

When you speak, you must come to the podium in the front and clearly state your name and address for the record. Please turn off or mute your cell phone or pager at the start of the meeting. Please be advised that if you don't turn off your cell phone or pager and it rings, you will be asked to leave the chambers.

**MEETING OF THE
PLANNING AND ZONING BOARD
QUASI-JUDICIAL PUBLIC HEARING**

September 20, 2016

AGENDA

CALL TO ORDER: Set for 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Administration of oath of office to newly appointed Board member, Robert Saland. (The oath will be administered by Town Clerk Marlene Siegel).
2. Request for approval for a new multi-family dwelling for "Beau Rivage Condominium" located at 9781 E. Bay Harbor Drive, Lot 28 of Block 4. The developers are proposing to construct a nine (9) unit mid rise development. On August 2, 2016 the Board deferred the project and advised the applicant to make several changes. The developer has submitted the revisions. The proposed units range from 1,601 to 4,036 sq. ft. of a/c plus balconies, etc. The proposed design incorporates one rectangular shaped building positioned on top of a one-story parking garage structure. The building has 8 stories in height (7 floors of residential over 1 story parking garage / common areas) @ max. 75 feet above BFE. No TDR's will be required. Enclosed please find the site plan and elevations. (Item #2A)

** Staff Review:* Design meets Town Code and was approved by the Development Review Committee.

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 9781 E. Bay Harbor Drive.

3. Request for approval for a new multi-family dwelling for "The Congress Group, Inc" located at 10301 E. Bay Harbor Drive, Lot 1 of Block 4. The developers are proposing to construct a ten (10) unit mid rise development. The proposed units range from 2,087 to 4,326 sq. ft. of a/c plus balconies, etc. The proposed design incorporates one rectangular shaped building positioned on top of a one-story parking garage structure. The building has 8 stories in height (7 floors of residential over 1 story parking garage / common areas) @ max. 75 feet above BFE. No TDR's will be required. Enclosed please find the site plan and elevations. (Item #3A)

** Staff Review:* Design meets Town Code and was approved by the Development Review Committee.

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 10301 E. Bay Harbor Drive.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

4. Request for approval for an addition for "Scott Weinberg" located at 9441 E. Broadview Drive, Lot 98 of Block 23. The owner is proposing to construct a sun-deck as well as some site work to the existing two-story single family home on a waterfront lot. The proposed second story sun-deck will have approximately 272 sq. ft. of accessible space. Enclosed please find the site plan and elevation. (Item 4A)

** Staff Review:* Design meets Town Code and was approved by Michael Miller Planning Associates Representative, Mr. Scott Marks, Community Planner.

5. Approval of minutes of the Board meeting held on July 19, 2016 and August 2, 2016. (Item #5A)

ADJOURNMENT: Approximately 8:00 p.m.

Pursuant to Florida Statutes 286.0105, the Town hereby advises the public that should any person decide to appeal any decision of the Planning and Zoning Board with respect to any matter to be considered at this meeting or hearing, he or she will need a record of the proceedings, and that, for such purposes he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

AGENDA ITEM REPORT

September 20, 2016

ITEM NUMBER: 2.

ITEM: Request for approval for a new multi-family dwelling for "Beau Rivage Condominium" located at 9781 E. Bay Harbor Drive, Lot 28 of Block 4. The developers are proposing to construct a nine (9) unit mid rise development. On August 2, 2016 the Board deferred the project and advised the applicant to make several changes. The developer has submitted the revisions. The proposed units range from 1,601 to 4,036 sq. ft. of a/c plus balconies, etc. The proposed design incorporates one rectangular shaped building positioned on top of a one-story parking garage structure. The building has 8 stories in height (7 floors of residential over 1 story parking garage / common areas) @ max. 75 feet above BFE. No TDR's will be required. Enclosed please find the site plan and elevations. (Item #2A)

DESCRIPTION:

for the purpose of hearing any public comment with respect to an application for site plan approval at 9781 E. Bay Harbor Drive.

RECOMMENDED ACTION:

Design meets Town Code and was approved by the Development Review Committee.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	Site Plan & Elevations	9781EBHDR-001.pdf
2.	Staff Report	BHI - Beau Rivage PZB Staff Report - September 12 2016.pdf



9781 EAST BAY HARBOR DRIVE BAY HARBOR ISLANDS, FLORIDA



CLIENT:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
BOSTON, MA 02110
TEL 617-897-7200



ARCHITECT OF RECORD:
BERMELLO AJAMIL & PARTNERS
118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL 212-334-2050

BEAU RIVAGE CONDOMINIUM

9781 East Bay Harbor Drive
BAY HARBOR ISLANDS, FLORIDA



ARCHITECT OF DESIGN:
Fiskistóð 31 101 Reykjavík Iceland
TEL 354 - 5686680 / 354 - 6968977

Date	04.23.2016
BAY VIEW	
0A-00	

ARCHITECTURAL ANALYSIS						
THE EXISTING BUILDING ON SITE (TO BE DEMOLISHED) IS A TWO STORY APARTMENT BUILDING OF MASONRY AND STUCCO CONSTRUCTION. BUILT IN THE 1960s. THE BUILDING IS AN EXAMPLE OF MASONRY VERNACULAR MIMO ARCHITECTURE.						
BUILDING OCCUPANCY RESIDENTIAL						
TYPE OF CONSTRUCTION						
LEVEL #	# OF UNITS	NSF PER UNIT	GSF PER UNIT	AREA	SF	# OF BD/#OF BA
level 02	2	1,601.6 / 2,609.7	1,883.1/2,914.2	4,797.3	SF	2 BD / 3 BA - 3 BD/4 BA
level 03	2	1,601.6 / 2,609.7	1,883.1/2,914.2	4,797.3	SF	2 BD / 3 BA - 3 BD/4 BA
level 04	1	4,036.5	5,038.1	5,038.1	SF	4 BD / 5 BA
level 05	1	4,036.5	4,394.7	4,394.7	SF	4 BD / 5 BA
level 06	1	3,526.2	4,486.6	4,486.6	SF	4 BD / 5 BA
level 07	1	3,526.2	3,855.7	3,855.7	SF	4 BD / 5 BA
level 08	1	3,526.2	3,855.7	3,855.7	SF	4 BD / 5 BA
TOTAL	9			31,225.4	SF	
STORAGE UNITS						
LEVEL	#of storages					
level 02-03	2					
level 04-08	1					
TOTAL PROVIDED	9					
TOTAL REQUIRED	9					
TOTAL GSF OF BUILDING	49,609 SF					



AERIAL MAP

SCALE: N.T.S.



CLIENT:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
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TEL:617-897-7200

ZONING SUMMARY			
9781 EAST BAY HARBOR DRIVE, BAY HARBOR ISLANDS, FLORIDA 33154			
LOT AREA	SF 11,286	ACRES 0.26 +/-	
LEGAL DESCRIPTION			
LOT 28, BLOCK 4, BAY HARBOR ISLAND, RECORDED IN PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.			
FLOOD ELEVATION			
THE SITE IS LOCATED IN FLOOD ZONE "AE", WITH A BFE OF 10.0' NGVD			
CROWN OF THE ROAD		4.815' NGVD	
ZONING CLASSIFICATION		RM1 - WATERFRONT MULTI FAMILY RESIDENTIAL DISTRICT	
FUTURE LAND USE DESIGNATION	MEDIUM-HIGH DENSITY RESIDENTIAL		
FLR	ALLOWABLE	PROPOSED	
(DETERMINED BY THE SETBACKS)	N/A		
MAXIMUM DENSITY 34 UNITS PER NET ACRE	9	9	
SETBACKS	REQUIRED	PROPOSED	
FRONT:			
UP TO 30'-0" HIGH	20'-0"	20'-0"	
UP TO 45'-0" HIGH	25'-0"	30'-0"	
UP TO 65'-0" HIGH	30'-0"	30'-0"	
REAR:	20'-0"	20'-0"	
1'-0" ADDITIONAL FOR EACH 3'-0" OF HEIGHT ABOVE 30'-0"	21'-8"(MAX)	21'-8"(MAX)	
SIDE:			
UP TO 30'-0" HIGH	10'-0"	10'-0"	
1'-0" ADDITIONAL FOR EACH 3'-0" OF HEIGHT ABOVE 30'-0"	20'-0"(MAX)	20'-0"(MAX)	
FLEX: 1/3 OF BUILDING LENGTH			
@ NORTH [0.33 X 110'-1"]	36'-8"	35'-9"	
@ WEST [0.33 X 53'-4"]	17'-9"	17'-9"	
@ SOUTH [0.33 X 110'-1"]	36'-8"	36'-1"	
@ EAST [0.33 X 57'-9"]	10'-0"	10'-0"	
MAXIMUM HEIGHT	ALLOWABLE	PROPOSED	
MAXIMUM BUILDING HEIGHT	75'-0" ABOVE BFE	75'-0" ABOVE BFE	
GROUND LANDSCAPE PERVIOUS AREA	REQUIRED	PROPOSED	
20% OF LOT AREA MINIMUM 11,286 X.20	2,257 SF	2,288 SF = 20.3%	
ROOF DECK LANDSCAPE REQUIRMENTS	REQUIRED	PROPOSED	
15% OF ROOF AREA MINIMUM 3,788 X.15	568.2 SF	930 SF = 25%	
LOT COVERAGE	ALLOWABLE	PROPOSED	
(PERIMETER DETERMINED BY THE SETBACKS)	DETERMINED BY SETBACKS	6,076 SF = 54%	
PARKING SPACE REQUIRMENTS	REQUIRED	PROPOSED	
RESIDENTIAL - 2 PER DWELLING UNIT MINIMUM & DROP-OFF AREA	18	18	
IMPERVIOUS AREA		PROPOSED 8,998 SF	

BEAU RIVAGE CONDOMINIUM

BAY HARBOR RESIDENTIAL DEVELOPMENT

9781 EAST BAY HARBOR DRIVE

BAY HARBOR ISLANDS, FLORIDA 33154

INDEX OF SHEETS

ARCHITECTURE		CIVIL	
OA-00	COVER SHEET	C-0	COVER SHEET
OA-01A	ARCHITECTUAL ANALYSIS	C-1	SITE AND PAVING PLAN
OA-01B	SITE PLAN/FLOOR PLAN	C-2	SITE AND PAVING DETAILS
OA-01C	FEMALOCATION MAP	C-3	DRAINAGE PLAN
OA-02	PLAN-LEVEL 02	C-4	GRADING PLAN
OA-03	PLAN-LEVEL 03	C-5	STORM DRAINAGE DETAILS
OA-04	PLAN-LEVEL 04	C-6	SEDIMENT TANK AND DRAINAGE WELL NO 1 DETAILS
OA-05	PLAN-LEVEL 05	C-7	SEDIMENT TANK PRESSURE RELEASE VENT DETAIL
OA-06	PLAN-LEVEL 06	C-8	SITE UTILITIES PLAN
OA-07	PLAN-LEVEL 07	LANDSCAPING	
OA-08	PLAN-LEVEL 08	L-1	EXISTING TREE PLAN
OA-09	PLAN-LEVEL 09	L-2	PLANTING PLAN
OA-09B	PLAN-ROOF PLAN	L-3	SPECIFICATIONS, DETAILS & NOTES
OA-22	ELEVATION - WEST/EAST	PHOTOMETRICS	
OA-23	ELEVATION - SOUTH	PH-1	GROUND LEVEL PHOTOMETRICS
OA-24	ELEVATION - NORTH	PH-2	ROOF TOP LEVEL PHOTOMETRICS
OA-25	EXTERIOR MATERIALS AND COLOR PALETTE	PH-3	SPECIFICATIONS 1
OC-01	SECTION A-A	PH-4	SPECIFICATIONS 2
OC-02	SECTION B-B	SURVEY	
OC-04	SECTION D-D		SITE PLAN SURVEY
OC-05	SECTION E-E		
OC-06	3D RENDERING 1		
OC-07	3D RENDERING 2		
OC-08	3D RENDERING 3		

APPLICABLE CODES

FLORIDA BUILDING CODE 5TH EDITION 2014
FLORIDA FIRE PREVENTION CODE 5TH EDITION
AMERICAN WITH DISABILITY ACT (ADA) ACCESSIBILITY GUIDELINES
FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION
FHA - FAIR HOUSING ACT DESIGN MANUAL
NFPA 101-2012 LIFE SAFETY CODE FLORIDA
NFPA 101-2010 PORTABLE FIRE EXTINGUISHER CODE

BEAU RIVAGE CONDOMINIUM
P&Z BOARD REVIEW COMMENTS
MEETING OF AUGUST 2, 2016

- REDESIGN EAST FAÇADE AT GARAGE LEVEL TO MAKE IT LOOK LESS LIKE A GARAGE DOOR AND INTRODUCE LOUVERS THAT WRAP FROM EAST TO NORTH
- SIDE AS A BAND-REFER TO SHEET OA-22
- EXPRESS VERTICAL LINES ON EAST ELEVATION TO CARRY DOWN GLAZING FROM ABOVE TO GROUND LEVEL-REFER TO SHEET OA-22
- EXPRESS VERTICAL LINES ON LOUVERS ON NORTH AND SOUTH ELEVATIONS FOLLOWING GLAZING FROM ABOVE-REFER TO SHEETS OA-23 & OA-24
- MODIFY ENTRANCE TO PROVIDE COVERING TO LOBBY, CONTINUE BALCONY FROM ABOVE (EYEBROW), AND MAKE THE GLASS OPENING THE SAME WIDTH AS ABOVE-REFER TO SHEETS OA-2, OA-3, OA-4, OA-22
- ALSO FOR WEST ELEVATION, CONTINUE THE HORIZONTAL LOUVERS FROM NORTH TO WEST-REFER TO SHEET OA-22
- FENCE DETAIL IS AS SHOWN ON SHEET A25. CHANGE IN ELEVATIONS TO MATCH-REFER TO SHEET OA-24
- TRASH ENCLOSURE AT SW CORNER SHOULD MATCH SAME FENCE DETAIL AND BE MOVED FURTHER EAST TO BE FARTHER FROM FRONT ENTRANCE.
- NOTE: LANDSCAPING WILL PROBABLY HAVE TO BE ADJUSTED TO ACCOMMODATE THIS MOVE-REFER TO SHEETS OA-01B, OA-23
- ALIGN WINDOWS ON NORTH ELEVATION BY MASTER BEDROOMS TO MATCH VERTICAL LINES BELOW-REFER TO SHEET-OA-23
- ALIGN WINDOWS ON SOUTH ELEVATION BY LAUNDRY TO MATCH VERTICAL LINES BELOW-REFER TO SHEET OA-23
- RELOCATE FPL TRANSFORMER FURTHER TO SOUTH PROPERTY LINE. NOTE: ADJUST LANDSCAPING-REFER TO SHEET OA-01B
- EXTEND LOBBY ALL THE WAY TO EAST WALL AND INTRODUCE GLASS DOORS AND COVER OPENING WITH EYEBROW OR OTHER FEATURE THAT ALIGNS WITH BALCONIES/EYEBROW ABOVE-REFER TO SHEETS OA-01B & OA-22
- ADD CIRCULAR/SPIRAL STAIR IN PENTHOUSE UNIT TO ROOFTOP TERRACE-REFER TO SHEETS OA-09 & OA-22
- REPLACE SOLID ROOF COVERINGS FOR FITNESS AREA WITH TRELLIS AND TRY TO LOWER STAIR BULKHEAD TO MATCH HEIGHTS-REFER TO SHEETS OA-09B AND OA-22



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8550 W. FLAGLER ST.,
SUITE 113
MIAMI, FL 33144
TEL: 305-551-6287
FAX: 305-551-4242

dave bodker

LANDSCAPING:
601 N. CONGRESS AVE.,
SUITE 105-A
DELRAY BEACH, FLORIDA 33445
TEL: 561-276-6311
FAX: 561-276-3869



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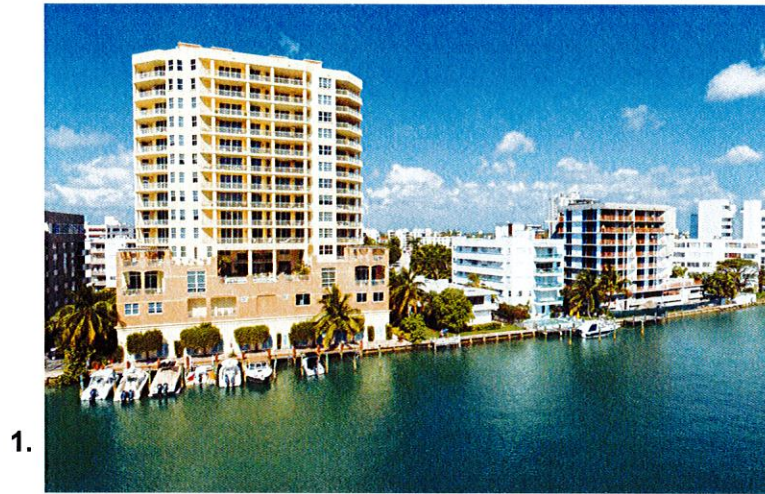
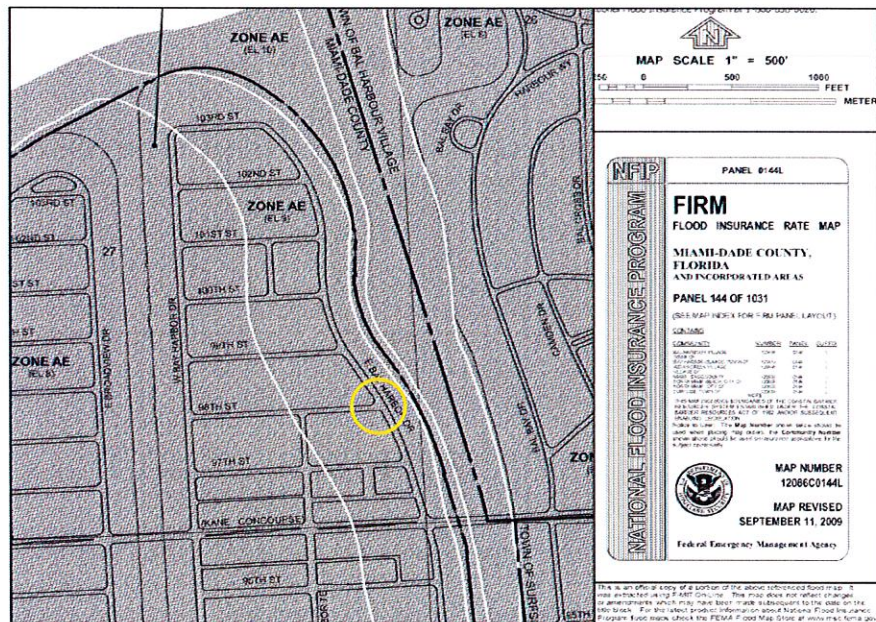
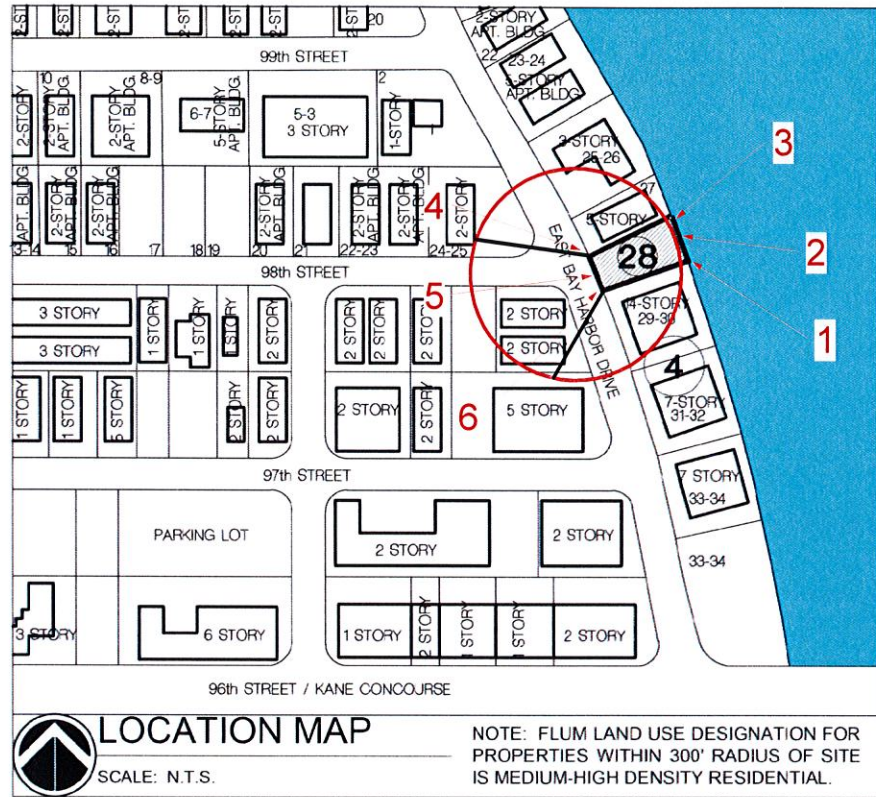


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Date 04.23.2016

ARCHITECTURAL
ANALYSIS
0A-01a

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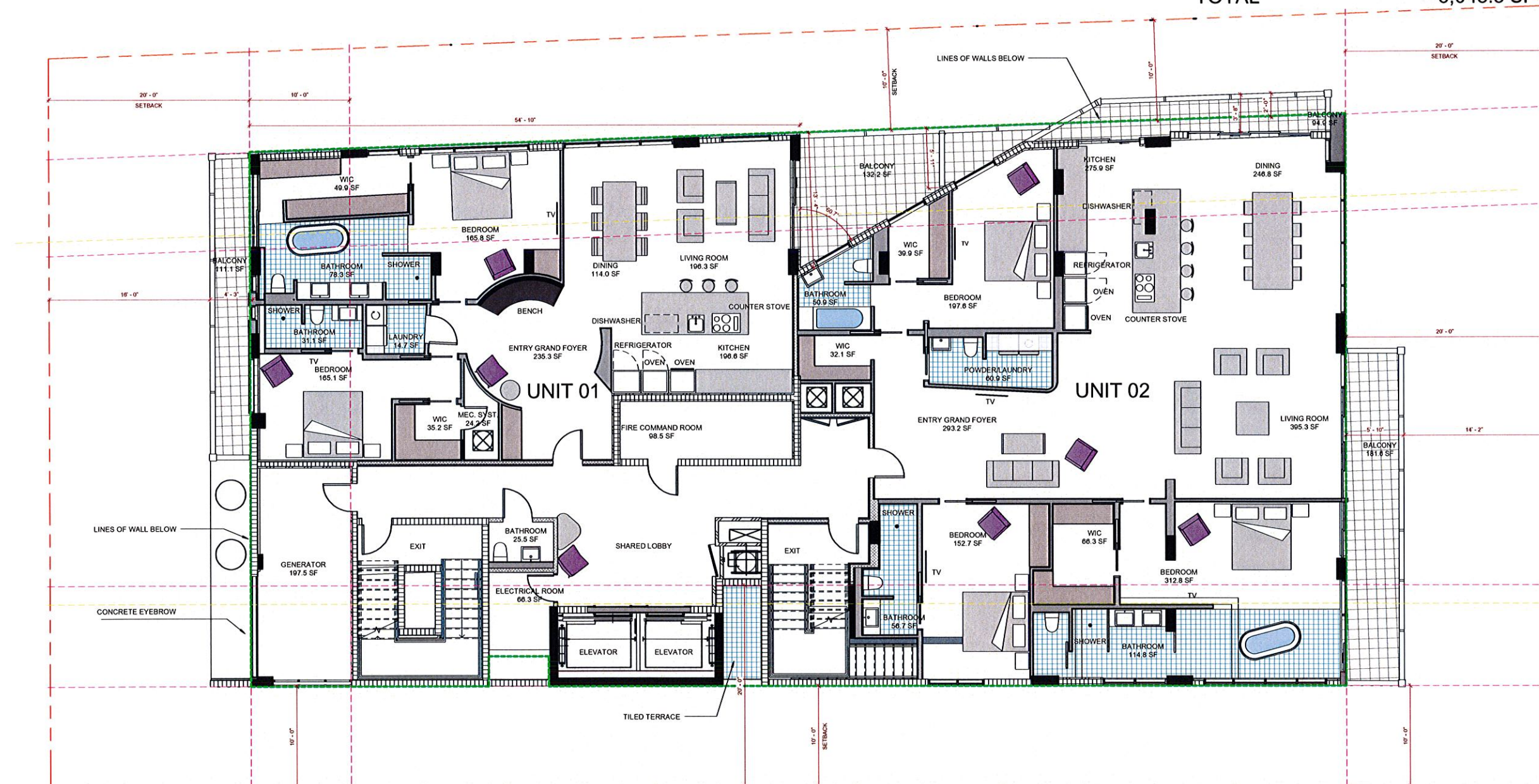
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Date 04.23.2016

FEMA/LOCATION
MAP
0A-01c

UNIT 01	= 1,601.6 SF
UNIT 02	= 2,609.7 SF
BALCONIES 01	= 272.5 SF
BALCONIES 02	= 304.5 SF
COMMON AREA	= 1,025.6 SF
GENERATOR	= 229.4 SF

TOTAL = 6,043.3 SF



FLOOR PLAN - LEVEL 02
3/16" = 1'-0"



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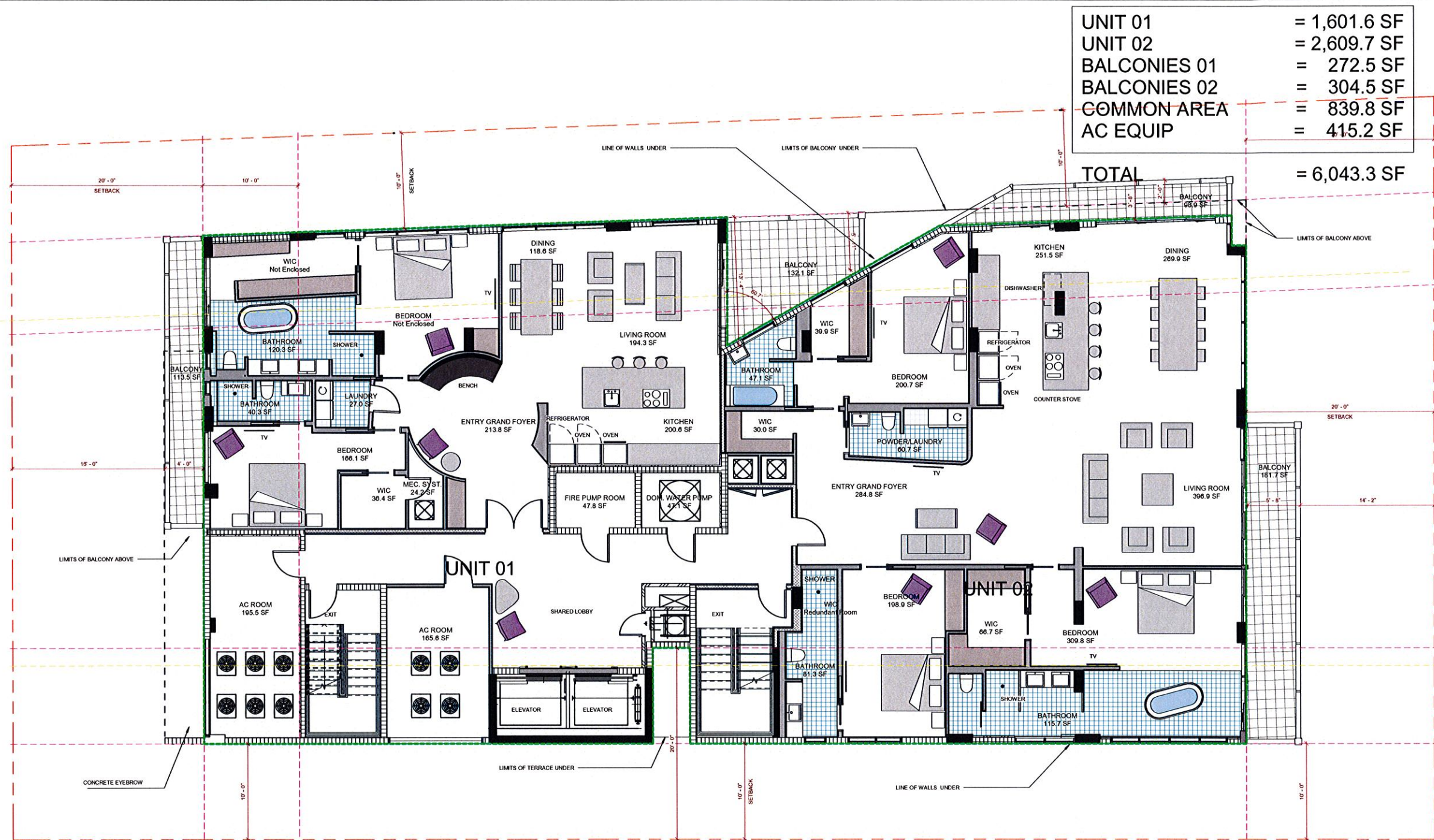
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Date 04.23.2016

PLAN-LEVEL 02

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FLOOR PLAN - LEVEL 03
3/16" = 1'-0"



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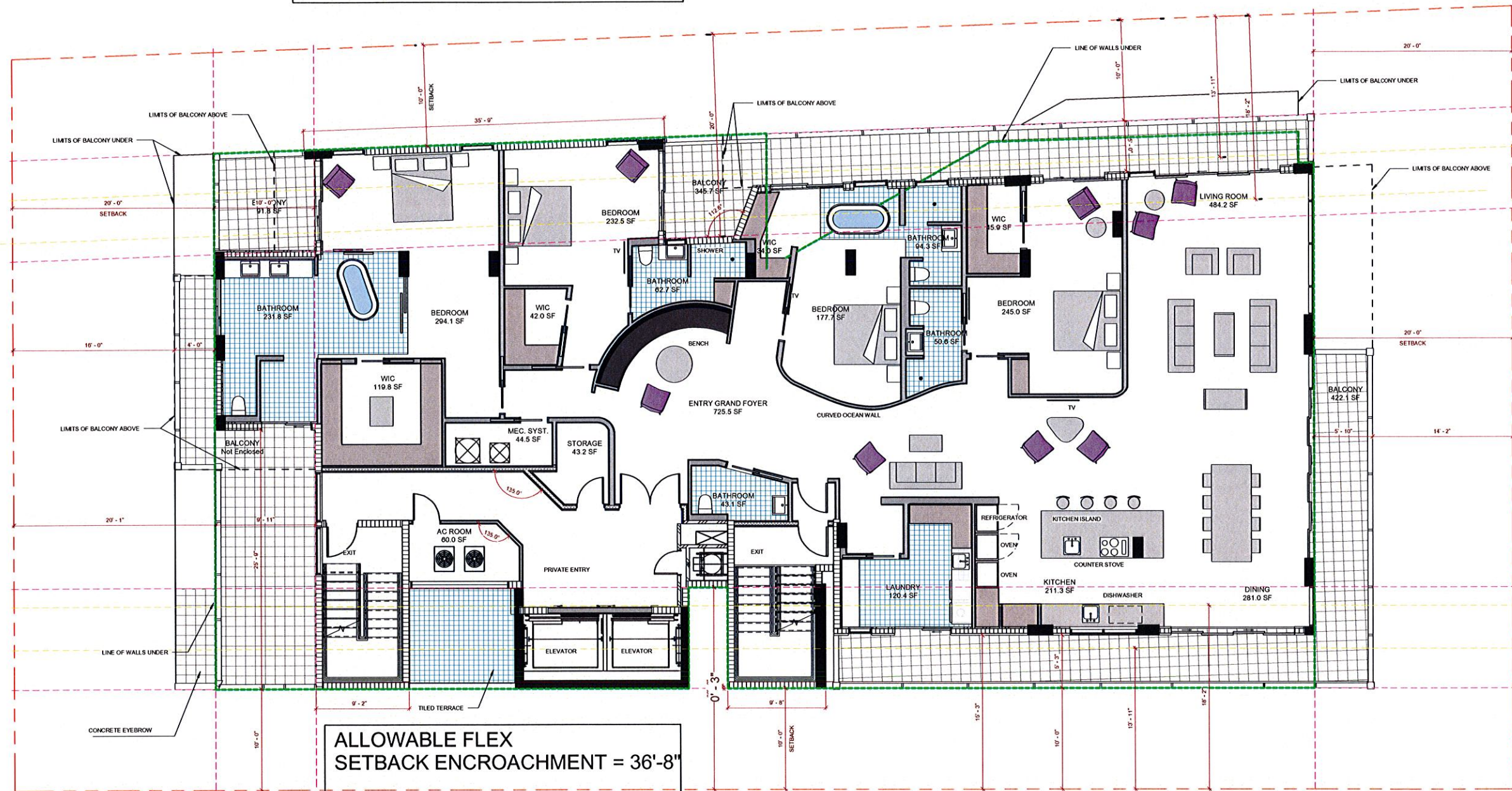
PLAN-LEVEL 03

0A-03

ALLOWABLE FLEX
SETBACK ENCROACHMENT = 36'-8"

PROVIDED FLEX
SETBACK ENCROACHMENT = 35'-9"

UNIT	= 4,036.5 SF
BALCONIES	= 1,228.7 SF
COMMON AREA	= 581.0 SF
AC EQUIP	= 68.7 SF
TOTAL	= 5,914.9 SF



FLOOR PLAN - LEVEL 04
3/16" = 1'-0"

ALLOWABLE FLEX
SETBACK ENCROACHMENT = 36'-8"

PROVIDED FLEX
SETBACK ENCROACHMENT = 36'-1"



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Date	04.23.2016
PLAN-LEVEL 04	
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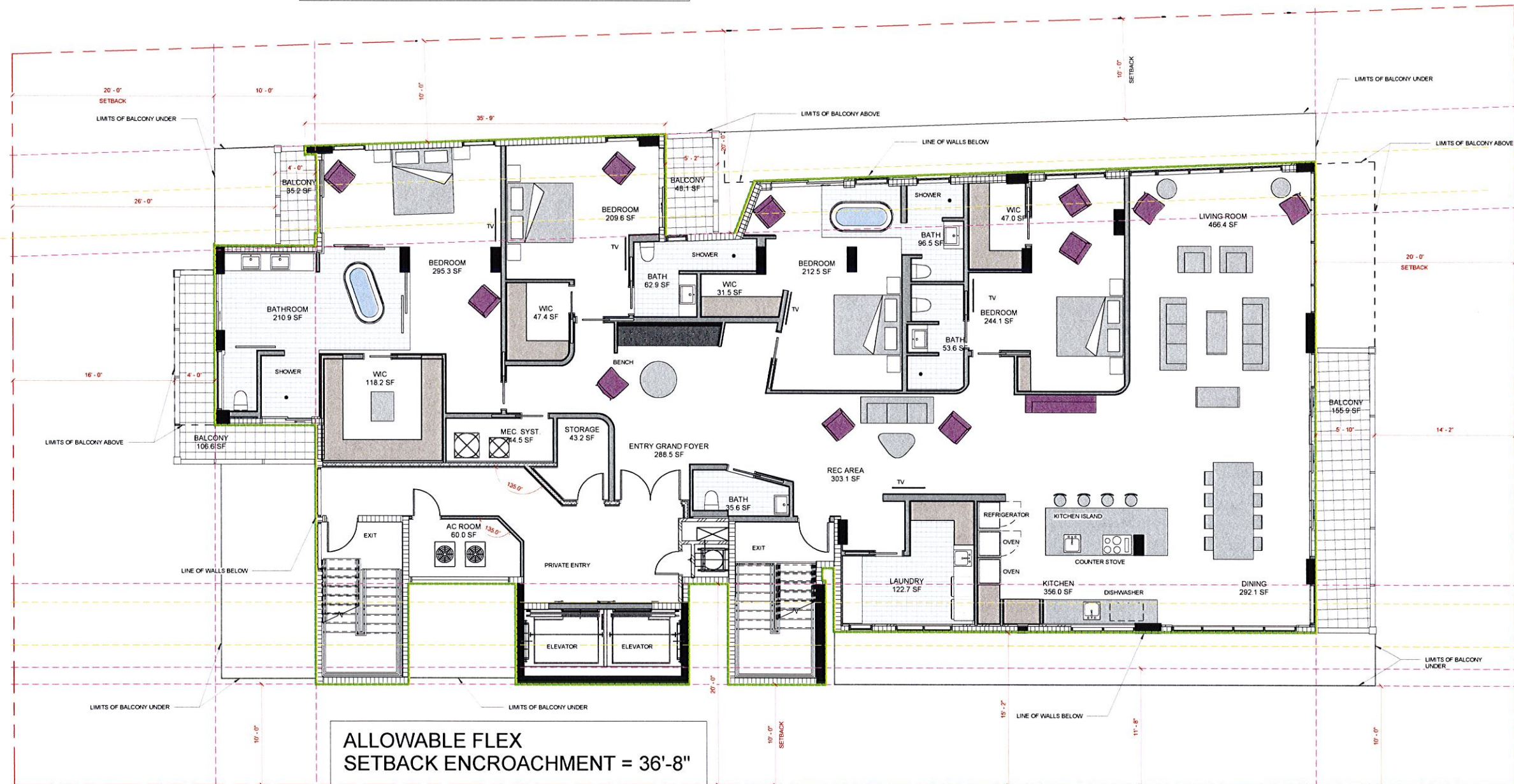
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ALLOWABLE FLEX
SETBACK ENCROACHMENT = 36'-8"

PROVIDED FLEX
SETBACK ENCROACHMENT = 35'-9"

UNIT = 4,036.5 SF
BALCONIES = 380.6 SF
COMMON AREA = 581.0 SF
AC EQUIP = 68.7 SF

TOTAL = 5,066.8 SF



FLOOR PLAN - LEVEL 05
3/16" = 1'-0"

ALLOWABLE FLEX
SETBACK ENCROACHMENT = 36'-8"

PROVIDED FLEX
SETBACK ENCROACHMENT = 36'-1"



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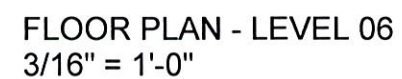
PLAN-LEVEL 05

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PROVIDED FLEX
SETBACK ENCROACHMENT = 35'-7"

TOTAL = 5,130.3 SF



PROVIDED FLEX
SETBACK ENCROACHMENT = 36'-1"



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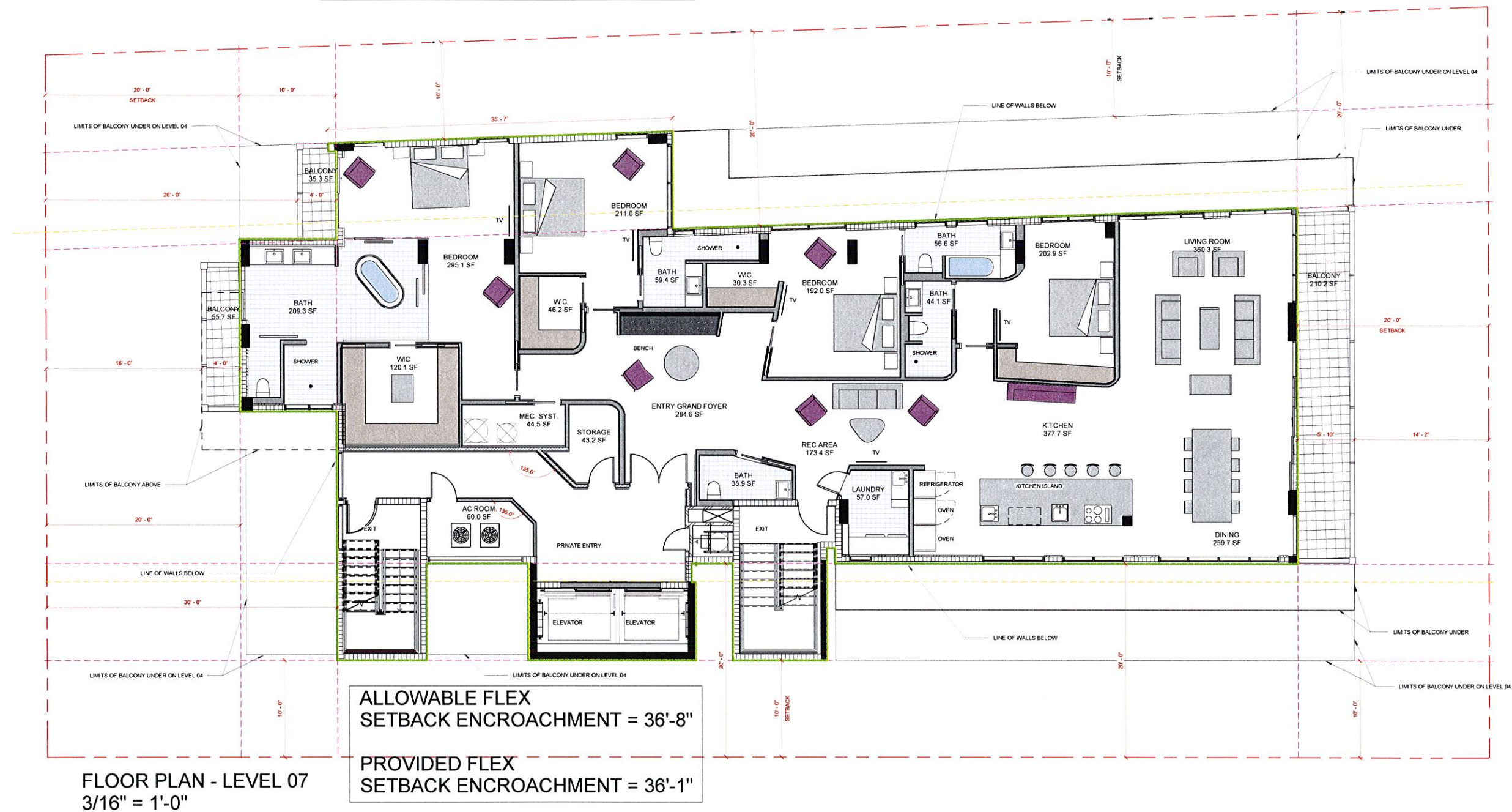
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ALLOWABLE FLEX
SETBACK ENCROACHMENT = 36'-8"

PROVIDED FLEX
SETBACK ENCROACHMENT = 35'-7"

UNIT	= 3,526.2 SF
BALCONIES	= 316.3 SF
COMMON AREA	= 581.0 SF
AC EQUIP	= 68.7 SF

TOTAL = 4,492.2 SF



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**BEAU RIVAGE
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atelier

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0' 5' 10' 20'

Date 04.23.2016

PLAN-LEVEL 07

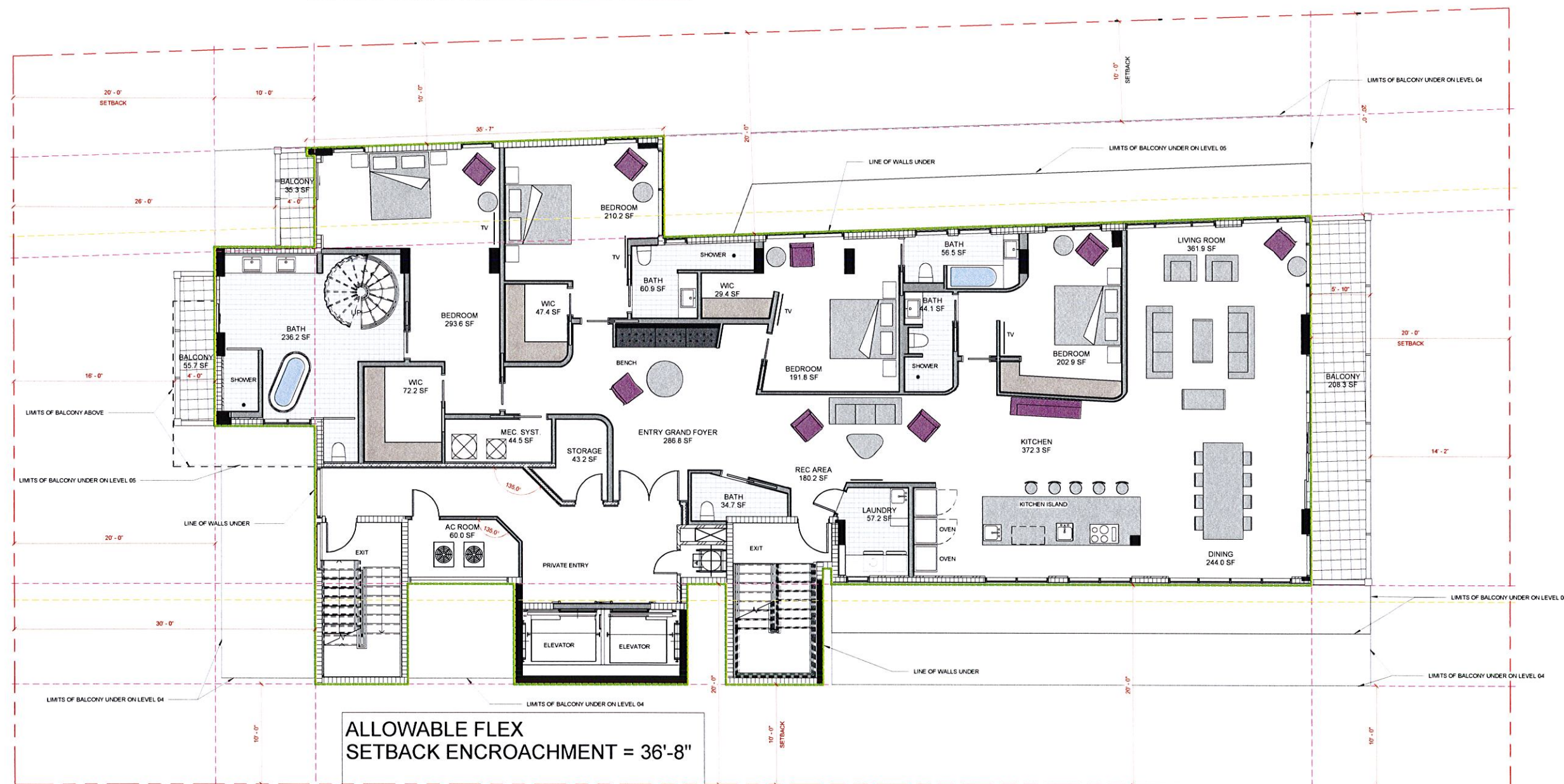
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ALLOWABLE FLEX
SETBACK ENCROACHMENT = 36'-8"

PROVIDED FLEX
SETBACK ENCROACHMENT = 35'-7"

UNIT	= 3,526.2 SF
BALCONIES	= 316.3 SF
COMMON AREA	= 581.0 SF
AC EQUIP	= 68.7 SF
TOTAL	= 4,492.2 SF



FLOOR PLAN - LEVEL 08
3/16" = 1'-0"

ALLOWABLE FLEX
SETBACK ENCROACHMENT = 36'-8"

PROVIDED FLEX
SETBACK ENCROACHMENT = 36'-1"



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ARCHITECT OF RECORD:
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**BEAU RIVAGE
CONDOMINIUM**
9781 East Bay Harbor Drive
BAY HARBOR ISLANDS, FLORIDA

atelier
ARCHITECT OF DESIGN:
Fiskistóð 31 101 Reykjavík Iceland
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Date	04.23.2016
PLAN-LEVEL 08	
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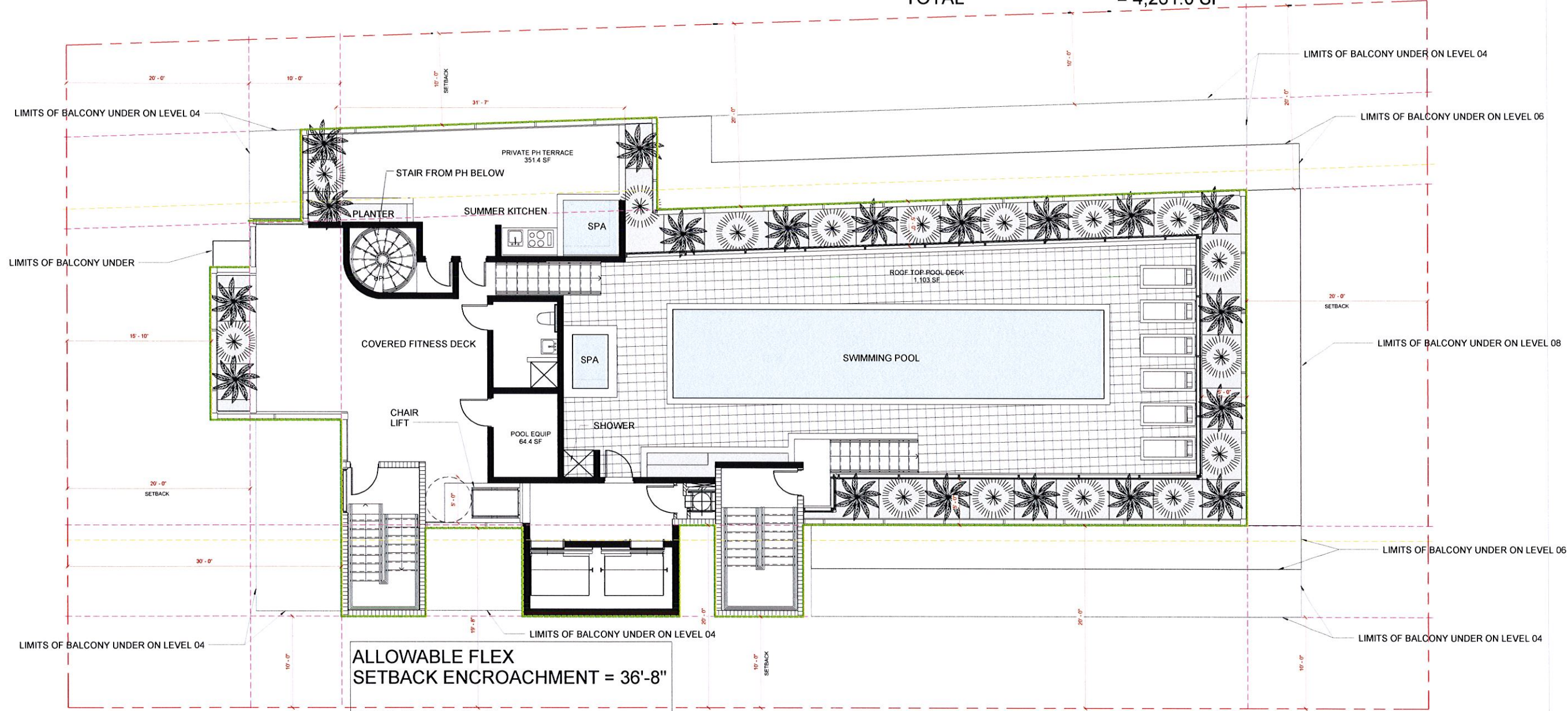
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ALLOWABLE FLEX
SETBACK ENCROACHMENT = 36'-8"

PROVIDED FLEX
SETBACK ENCROACHMENT = 31'-7"

FITNESS DECK	= 776.1 SF
PRIV. PH TERRACE	= 321.6 SF
COMMON AREA	= 596.3 SF
UPPER POOL DECK	= 1,103.0 SF
POOL	= 534.0 SF
PLANTERS	= 930.0 SF

TOTAL = 4,261.0 SF



FLOOR PLAN - LEVEL 09
3/16" = 1'-0"

ALLOWABLE FLEX
SETBACK ENCROACHMENT = 36'-8"

PROVIDED FLEX
SETBACK ENCROACHMENT = 36'-1"



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ARCHITECT OF DESIGN:
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TEL: 354 - 5686680 / 354 - 6968977

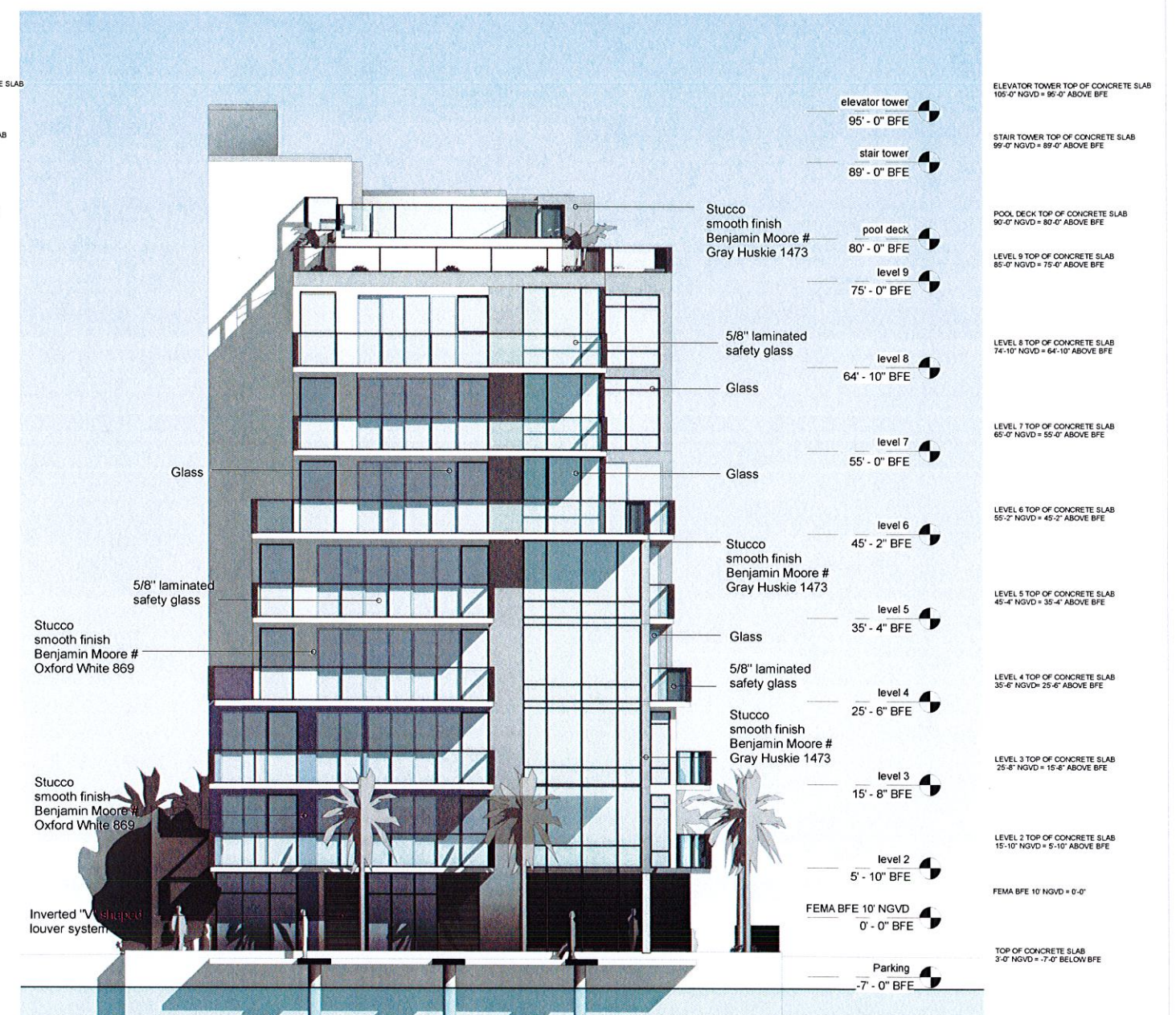
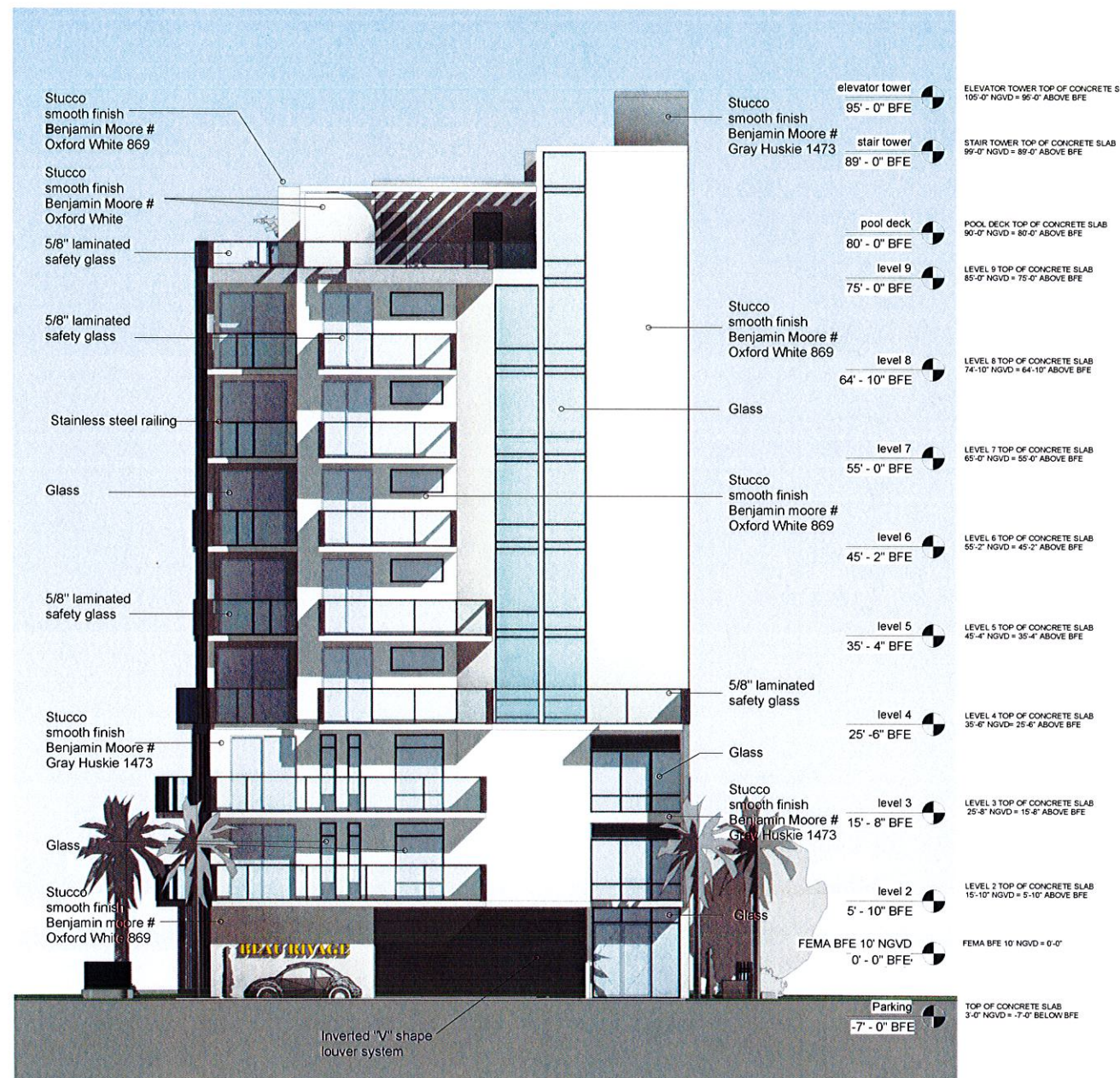


Date 04.23.2016

PLAN-LEVEL 09

0A-09

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**BEAU RIVAGE
CONDOMINIUM**

9781 East Bay Harbor Drive
BAY HARBOR ISLANDS, FLORIDA

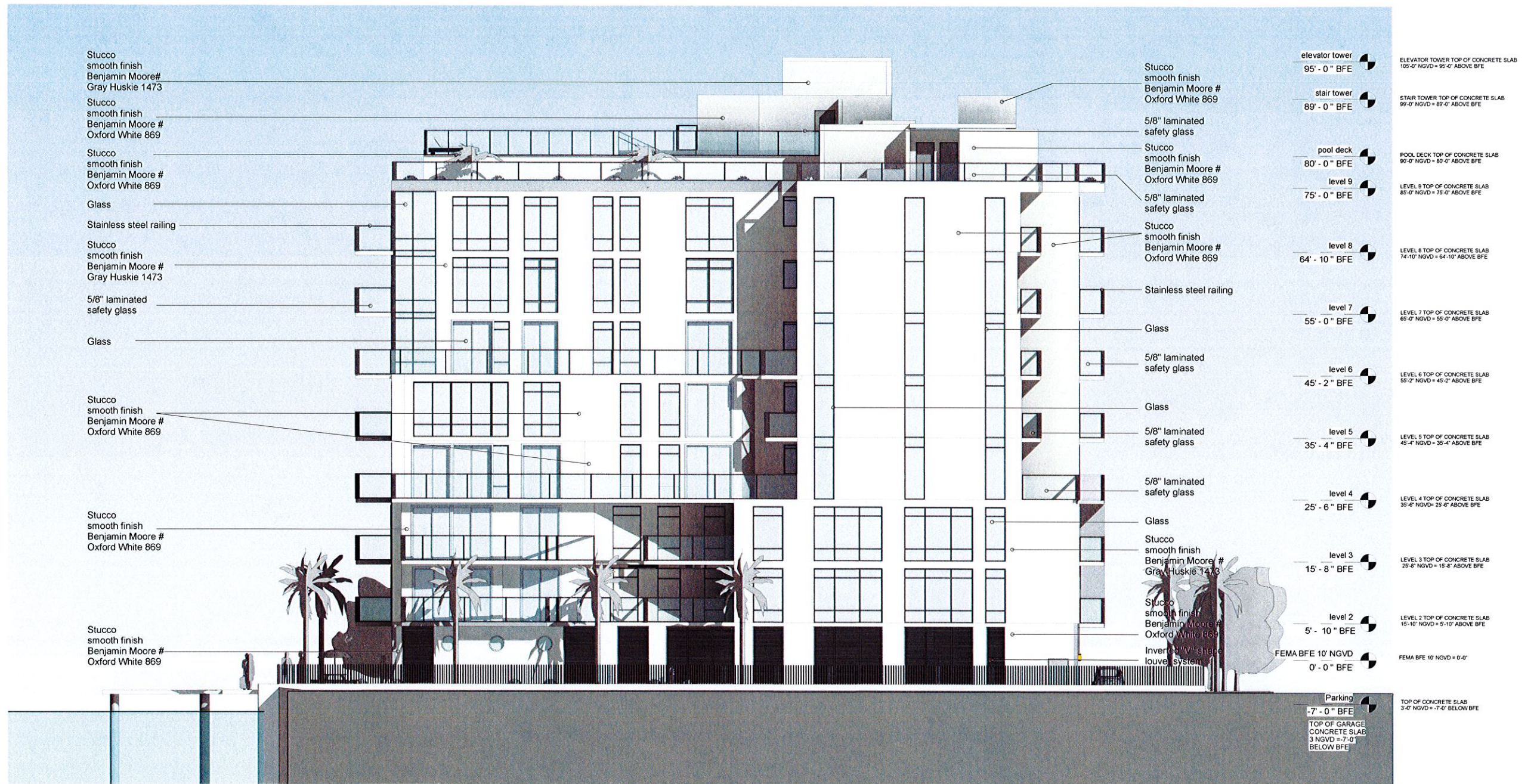
atelier

ARCHITECT OF DESIGN:
Fiskislóð 31 101 Reykjavík Iceland
TEL: 354 - 5686680 / 354 - 6968977

Date 04.23.2016

ELEVATION -
west/east
0A-22

10.1.1.47.60.4.01.07/61.06



NORTH ELEVATION
1/8" = 1'-0"



CLIENT:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
BOSTON, MA 02110
TEL: 617-897-7200



ARCHITECT OF RECORD:
BERMELLO AJAMIL & PARTNERS
118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL: 212-334-2050

BEAU RIVAGE CONDOMINIUM

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atelier

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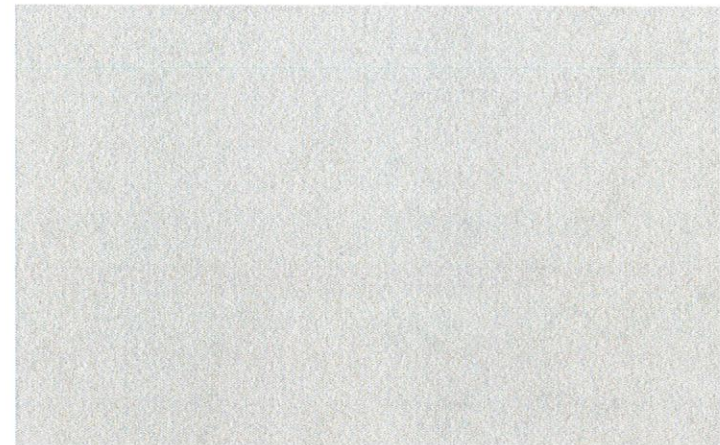
Date 04.23.2016

ELEVATION - north

0A-24

8/19/2016 4:14:23 PM

Color palette of exterior stucco walls from Benjamin Moore Classic Colors

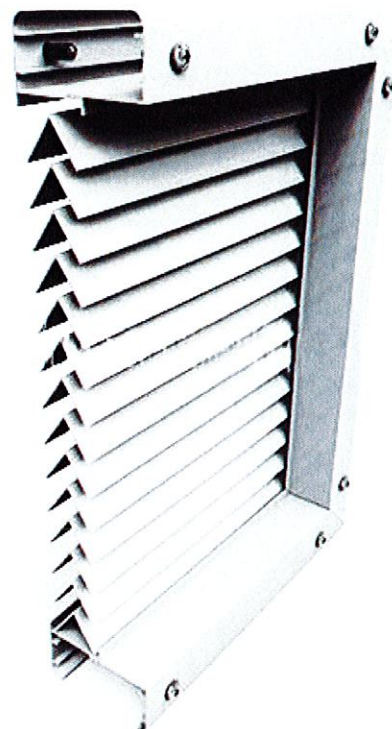
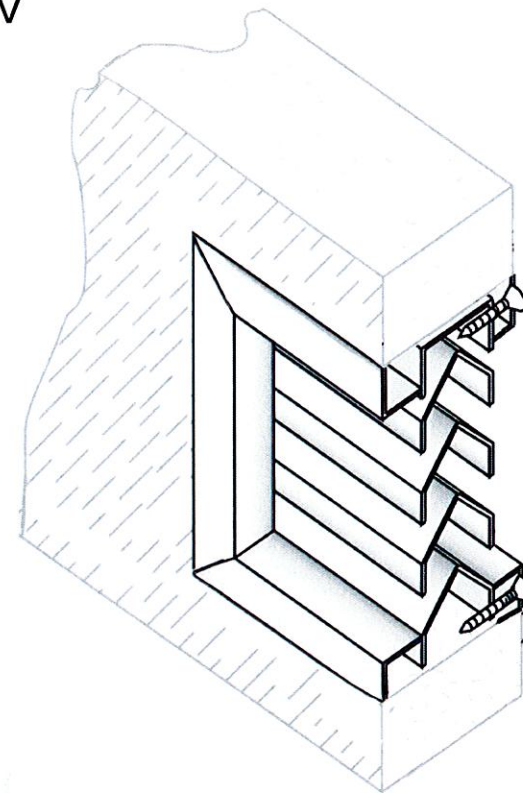
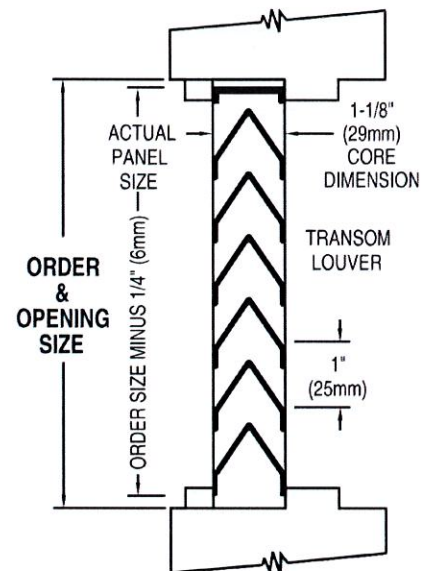


Huskie Gray 1473

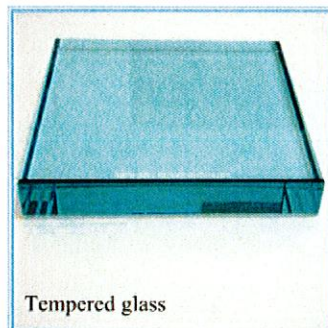
Oxford White 869

Louvers Type V

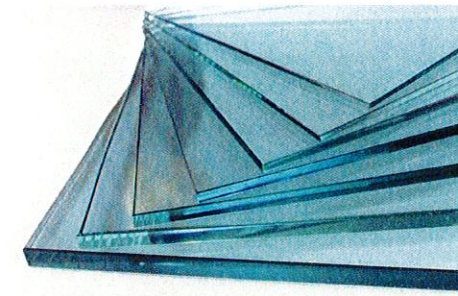
FOR USE IN TRANSOMS
SIDELITES OR BORROWED LITES.



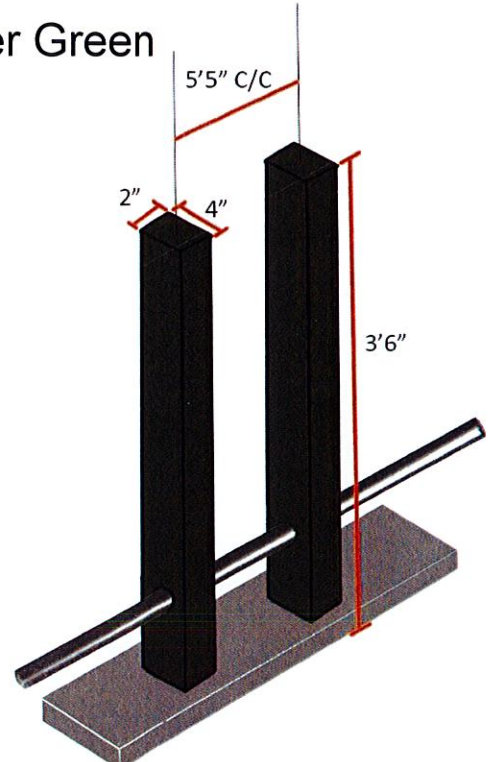
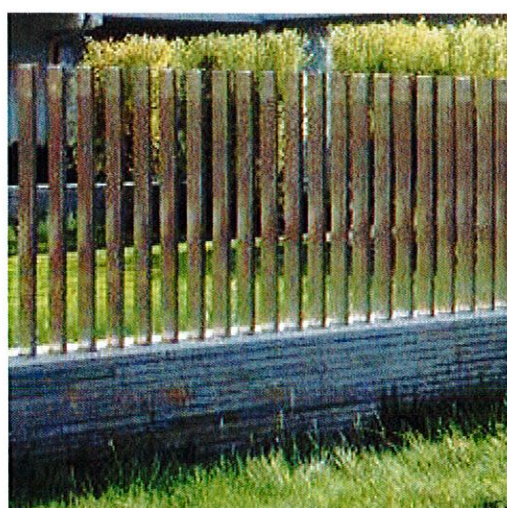
Glass and Windows



Tempered glass



Aluminum Vertical Picket Fence
Painted Hunter Green



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118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL: 212-334-2050

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ARCHITECT OF DESIGN:
Fiskistóð 31 101 Reykjavík Iceland
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Date	04.23.2016
EXT. MATERIALS & COLOR PALETTE	
0A-25	

8/19/2016 4:14:24 PM



SECTION A-A
1/8" = 1'-0"



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THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
BOSTON, MA 02110
TEL: 617-897-7200



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BERMELO AJAMIL & PARTNERS
118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL: 212-334-2050

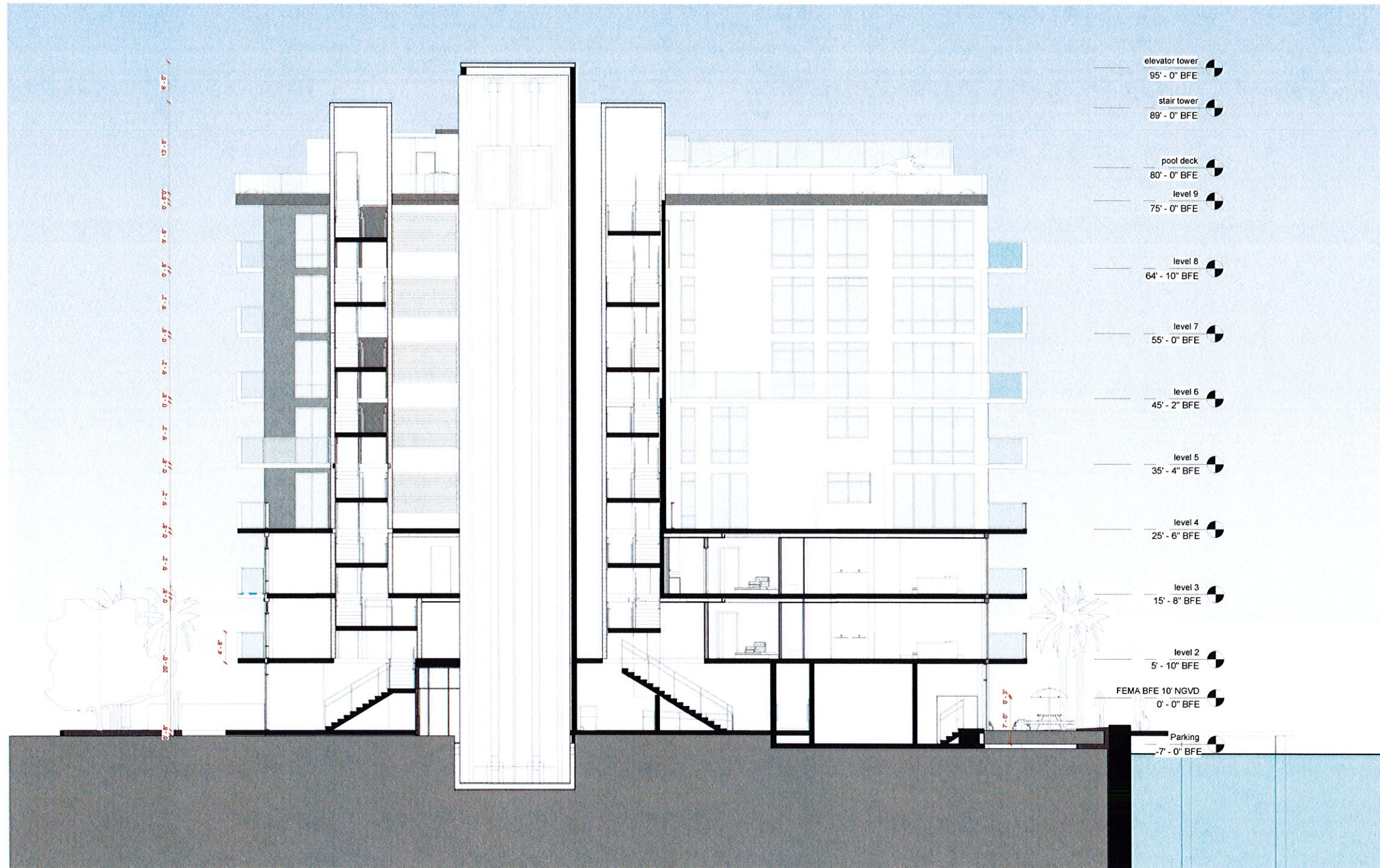
BEAU RIVAGE CONDOMINIUM

9781 East Bay Harbor Drive
BAY HARBOR ISLANDS, FLORIDA



ARCHITECT OF DESIGN:
Fiskistóð 31 101 Reykjavík Iceland
TEL: 354 - 5686680 / 354 - 6968977

Date	04.23.2016
SECTION A-A	
0C-01	



elevator tower	95' - 0" BFE	ELEVATOR TOWER TOP OF CONCRETE SLAB 105'-0" NGVD = 95'-0" ABOVE BFE
stair tower	89' - 0" BFE	STAIR TOWER TOP OF CONCRETE SLAB 99'-0" NGVD = 89'-0" ABOVE BFE
pool deck	80' - 0" BFE	POOL DECK TOP OF CONCRETE SLAB 90'-0" NGVD = 80'-0" ABOVE BFE
level 9	75' - 0" BFE	LEVEL 9 TOP OF CONCRETE SLAB 85'-0" NGVD = 75'-0" ABOVE BFE
level 8	64' - 10" BFE	LEVEL 8 TOP OF CONCRETE SLAB 74'-10" NGVD = 64'-10" ABOVE BFE
level 7	55' - 0" BFE	LEVEL 7 TOP OF CONCRETE SLAB 65'-0" NGVD = 55'-0" ABOVE BFE
level 6	45' - 2" BFE	LEVEL 6 TOP OF CONCRETE SLAB 55'-2" NGVD = 45'-2" ABOVE BFE
level 5	35' - 4" BFE	LEVEL 5 TOP OF CONCRETE SLAB 45'-4" NGVD = 35'-4" ABOVE BFE
level 4	25' - 6" BFE	LEVEL 4 TOP OF CONCRETE SLAB 35'-6" NGVD = 25'-6" ABOVE BFE
level 3	15' - 8" BFE	LEVEL 3 TOP OF CONCRETE SLAB 25'-8" NGVD = 15'-8" ABOVE BFE
level 2	5' - 10" BFE	LEVEL 2 TOP OF CONCRETE SLAB 15'-10" NGVD = 5'-10" ABOVE BFE
FEMA BFE 10' NGVD	0' - 0" BFE	FEMA BFE 10' NGVD = 0'-0"
Parking	-7' - 0" BFE	TOP OF CONCRETE SLAB 3'-0" NGVD = -7'-0" BELOW BFE

SECTION B-B
1/8" = 1'-0"



CLIENT:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
BOSTON, MA 02110
TEL:617-897-7200



ARCHITECT OF RECORD:
BERMELLO AJAMIL & PARTNERS
118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL:212-334-2050

BEAU RIVAGE CONDOMINIUM

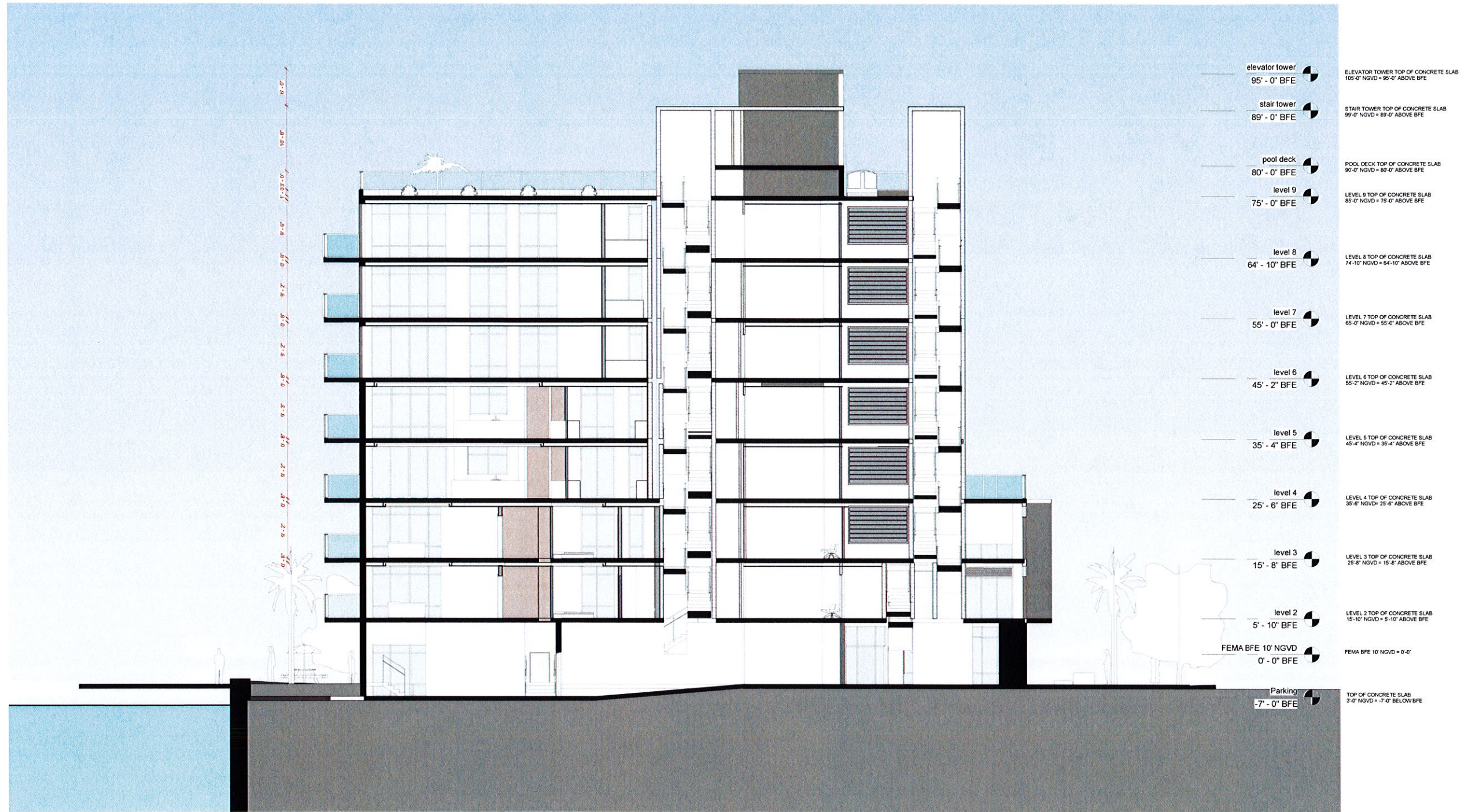
9781 East Bay Harbor Drive
BAY HARBOR ISLANDS, FLORIDA



ARCHITECT OF DESIGN:
Fiskislaó 31 101 Reykjavik Iceland
TEL:354 - 5686880 / 354 - 6968977

Date	04.23.2016
SECTION B-B	
0C-02	

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CLIENT:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
BOSTON, MA 02110
TEL:617-897-7200



ARCHITECT OF RECORD:
BERMELLO AJAMIL & PARTNERS
118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL:212-334-2050

BEAU RIVAGE CONDOMINIUM

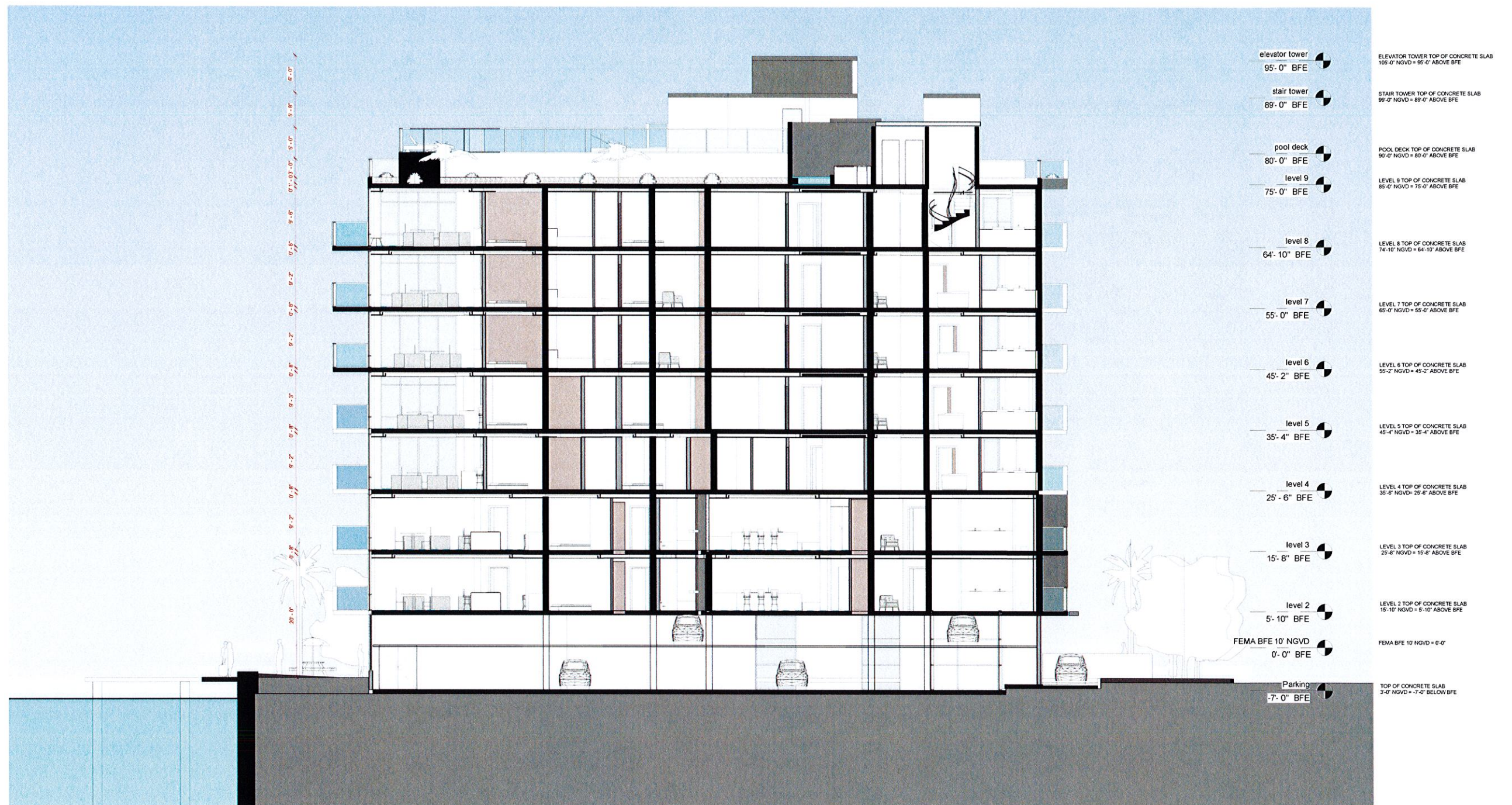
9781 East Bay Harbor Drive
BAY HARBOR ISLANDS, FLORIDA



ARCHITECT OF DESIGN:
Fiskistóð 31 101 Reykjavík Iceland
TEL:354 - 5686880 / 354 - 6968977

Date	04.23.2016
SECTION D-D	
0C-04	

8/19/2016 4:15:04 PM



SECTION E-E
1/8" = 1'-0"



CLIENT:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
BOSTON, MA 02110
TEL: 617-897-7200



ARCHITECT OF RECORD:
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118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
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ARCHITECT OF DESIGN:
Fiskistóð 31 101 Reykjavík Iceland
TEL: 354 - 5686680 / 354 - 6968977

Date	04.23.2016
SECTION E-E	
0C-05	

8/19/2016 4:15:13 PM



CLIENT:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
BOSTON, MA 02110
TEL: 617-897-7200



ARCHITECT OF RECORD:
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118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL: 212-334-2050

BEAU RIVAGE CONDOMINIUM

9781 East Bay Harbor Drive
BAY HARBOR ISLANDS, FLORIDA

atelier

ARCHITECT OF DESIGN:
Fiskistóð 31 101 Reykjavík Iceland
TEL: 354 - 5686680 / 354 - 6968977

Date	04.23.2016
3d rendering 1	
0C-06	



CLIENT:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
BOSTON, MA 02110
TEL: 617-897-7200



ARCHITECT OF RECORD:
BERMELLO AJAMIL & PARTNERS
118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL: 212-334-2050

BEAU RIVAGE CONDOMINIUM

9781 East Bay Harbor Drive
BAY HARBOR ISLANDS, FLORIDA



ARCHITECT OF DESIGN:
Fiskistóð 31 101 Reykjavík Iceland
TEL: 354 - 5686680 / 354 - 6968977

Date	04.23.2016
3d rendering 2	
0C-07	



CLIENT:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
BOSTON, MA 02110
TEL: 617-897-7200



ARCHITECT OF RECORD:
BERELLO AJAMIL & PARTNERS
118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL: 212-334-2050

BEAU RIVAGE CONDOMINIUM

9781 East Bay Harbor Drive
BAY HARBOR ISLANDS, FLORIDA

atelier

ARCHITECT OF DESIGN:
Fiskistóð 31 101 Reykjavík Iceland
TEL: 354 - 5686680 / 354 - 6968977

Date	04.23.2016
3d rendering 3	
0C-08	

BEAU RIVAGE

CONDOMINIUMS

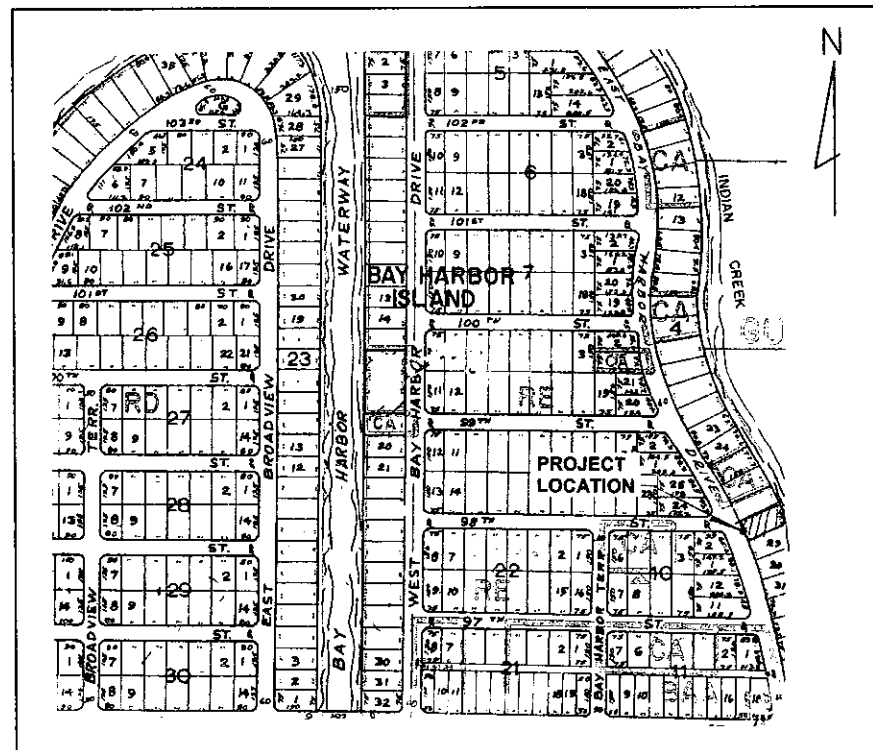
9781 EAST BAY HARBOR DRIVE

TOWN OF BAY HARBOR ISLANDS, FLORIDA

DEVELOPERS:

THE CONGRESS GROUP, INC.

33 ARCH STREET, SUITE 2100
BOSTON, MA 02110



LOCATION MAP

LEGAL DESCRIPTION:

LOTS 28, BLOCK 4, OF "BAY HARBOR ISLAND" ACCORDING TO
THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC
RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

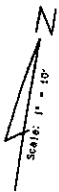
ENGINEERS:

V. S. N. ENGINEERING, INC.
CIVIL ENGINEERS

8550 W. FLAGLER STREET, SUITE 113
MIAMI, FLORIDA 33144
TEL (305) 551-6267
FAX (305) 551-4542

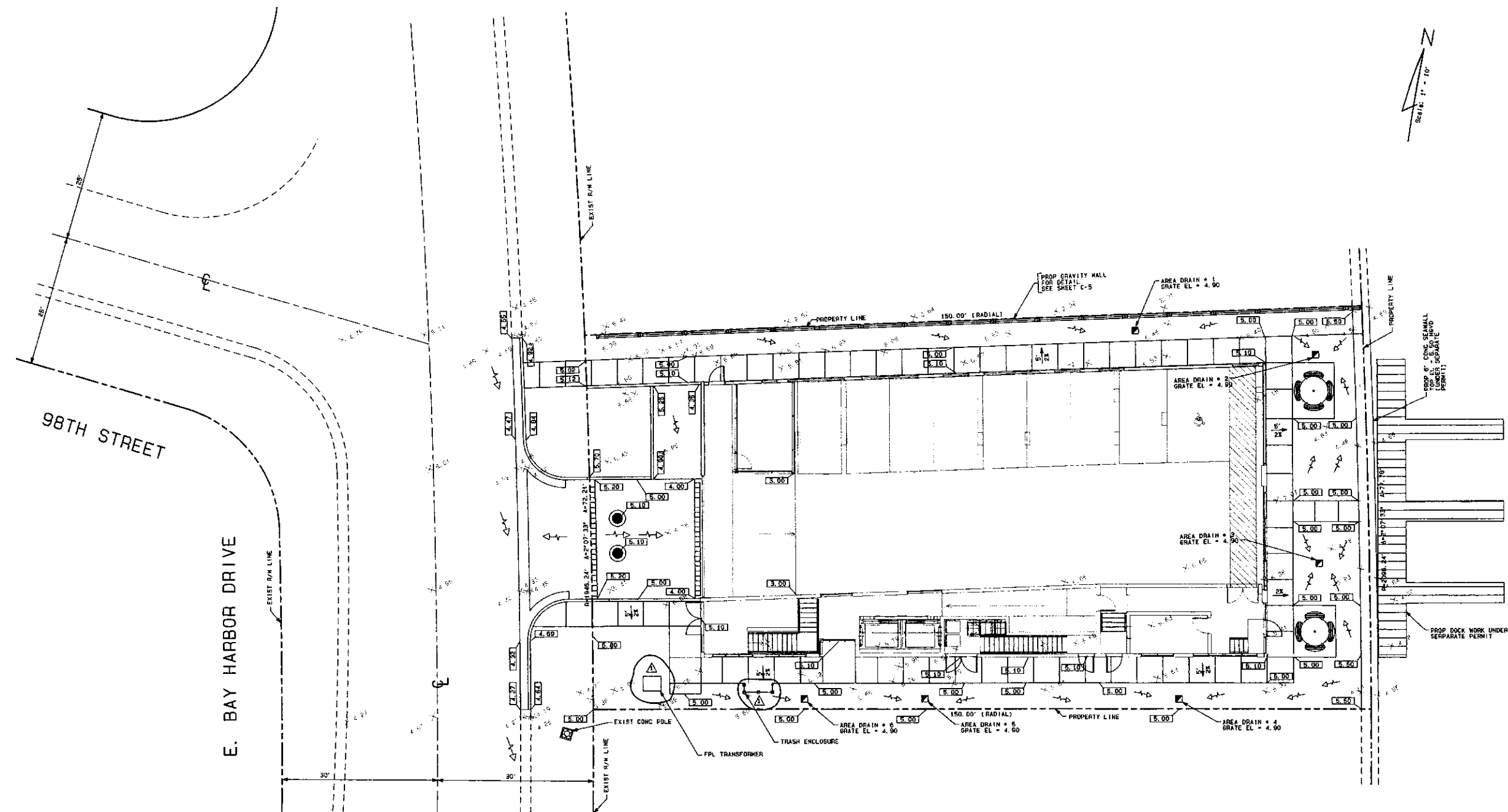
LIST OF DRAWINGS:

C-0	COVER SHEET AND LOCATION MAP
C-1	SITE AND PAVING PLAN
C-2	SITE AND PAVING DETAILS
C-3	DRAINAGE PLAN
C-4	GRADING PLAN
C-5	GRADING AND DRAINAGE DETAILS
C-6	SEDIMENT TANK AND DRAINAGE WELL NO. 1 DETAILS
C-7	SEDIMENT TANK PRESSURE RELEASE VENT DETAIL
C-8	SITE UTILITIES PLAN



E. BAY HARBOR DRIVE

C-1



LEGEND:

SPOT ELEVATION

EXISTING	PROPOSED
4.11	6.00

SCALE: 1" = 10'

GRADING PLAN

V S N

e	n	g	i	n	e	r	i	n	g
i	n	c							

CERTIFICATE OF AUTH #5529

- CIVIL
- LAND DEVELOPMENT
- TRAFFIC AND TRANSPORTATION

8550 W. FLAGLER ST. SUITE 113, MIAMI, FLORIDA 33144
TEL. (305)591-6287 FAX (305)591-4542
e-mail: vsm@vsmeng.com

BEAU RIVAGE
CONDOMINIUMS
9781 EAST BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, FLORIDA

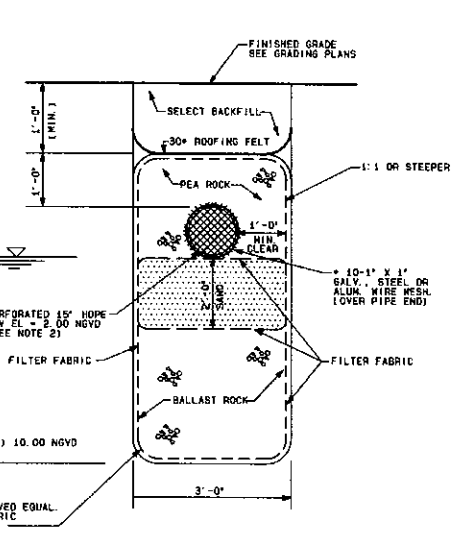
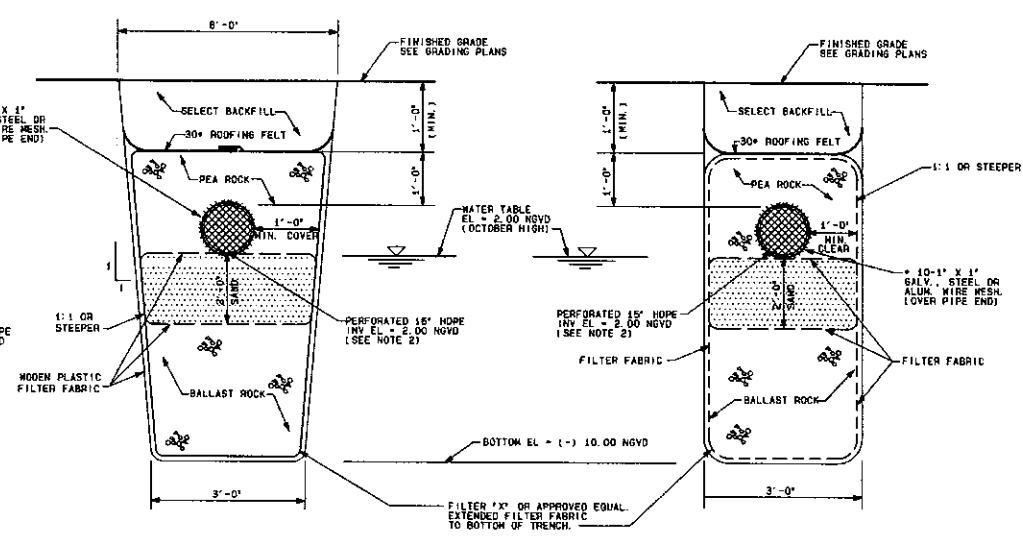
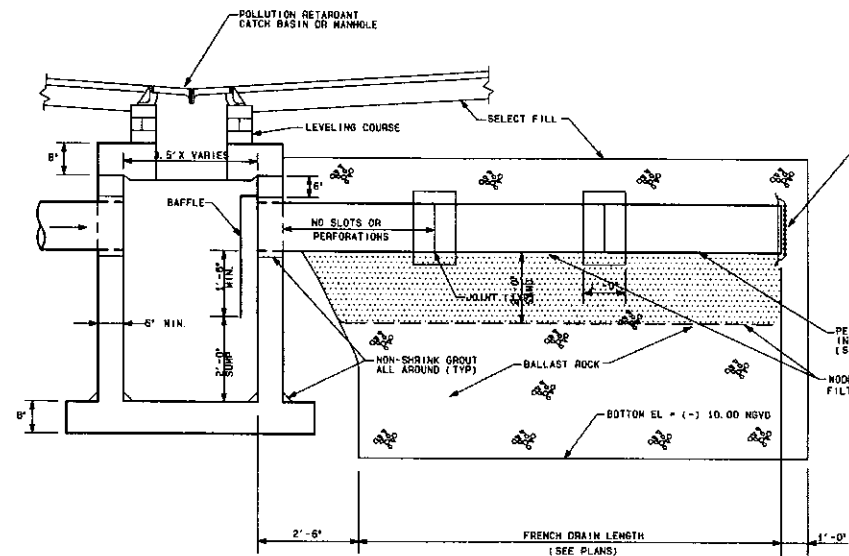
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designed	L. SERRATE
drawn	N. SERRATE
checked	L. SERRATE
approved	R. VARGAS
proj no	16007-01
scale	1" = 10'
date	AUG 17, 2016
cad ref	16007-14

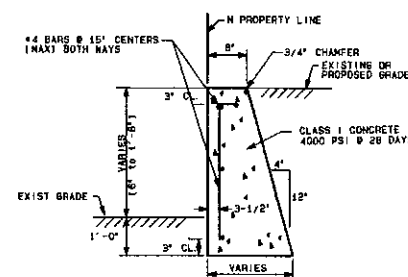
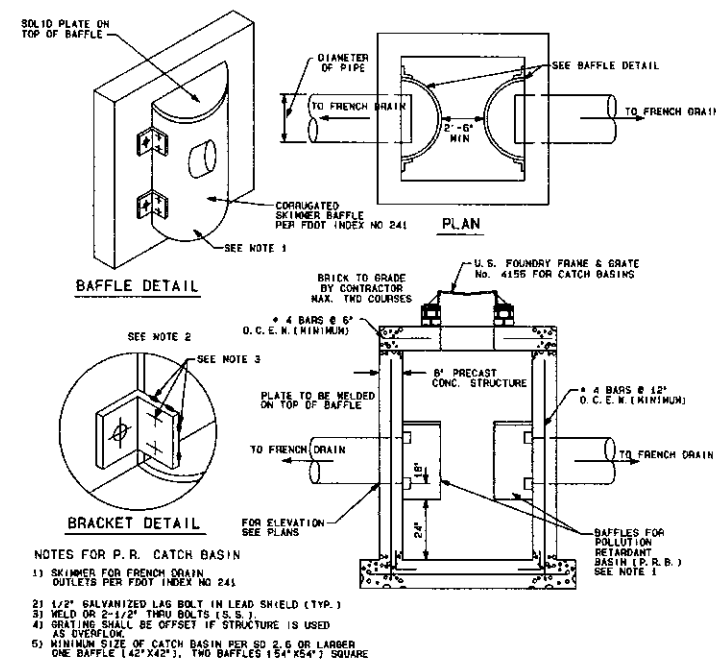
RODOLFO J. VARGAS
PE • 35648

drawing

C-4



- NOTE:
1. FRENCH DRAIN TO BE IN ACCORDANCE WITH DADE COUNTY STANDARD DETAILS SD-1.1 LATEST REVISION MARCH 12, 1992.
 2. MOVEN PLASTIC FILTER FABRIC (AT EACH SIDE, TOP AND BOTTOM) SHALL BE USED IN SANDY OR FILLED AREAS.
 3. WASH DOWN THE BALLAST ROCK WITH CLEAN WATER AFTER ROCK HAS BEEN PLACED TO THE PROPER ELEVATION TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. ADD ADDITIONAL BALLAST ROCK TO RESTORE ROCK TO THE PROPER ELEVATION IN ACCORDANCE WITH THE DETAILS.
 4. FOR PERFORATED CWP PIPE JOINT ARE TO BE Banded, BUT NOT GASKETED.
 5. FOR BAFFLE DETAILS SEE THIS SHEET



- DRAINAGE NOTES:

1. These plans have been prepared with the best information available to the Engineer. Contractor must verify all existing underground utilities prior to beginning of construction. If any discrepancies are encountered, the Engineer must be notified immediately.
2. It is the responsibility of the Contractor to protect all existing improvements and structures. If any damage occurs as a result of the construction activities, Contractor shall restore such improvements to identical line, grade, aesthetic and structural conditions as they were prior to beginning of construction.
3. All elevations refer to National Geodetic Vertical Datum (N.G.V.D.), 1929.
4. Dade County Flood Criteria for this project is 5.00 (N.G.V.D.)
5. October High Water Elevation is 2.50 (N.G.V.D.).
6. All proposed elevations are to edge of pavement or driveway center line.
7. The following items shall be constructed in accordance with the referenced details from the Dade County Public Works Manual:

a. French Drain	SD 1.1
b. Catch Basin	SD 2.6
c. Catch Basin, Grates and Grates	SD 2.6
d. 2' Valley Gutter	R 14.8
e. 6" inlet	SD 3.4
f. Swale Inlet	SD 3.4
8. Contractor must observe extreme care to prevent debris, silt and fines from entering French Drain, inlet Grates shall remain covered with filter covered with 1/2" mesh. The construction until the system is ready to enter in operation.
9. Contractor to verify soil conditions at site. If suck is encountered, contractor shall remove area and fill to grade with minimum 95% density.
10. All areas not paved must be sodded.
11. All work to be done in accordance with Miami-Dade County Public Works Standard and City of Bay Harbor Shells and Specifications.
12. All topographic and survey information is based on Sketches of Survey prepared by Blance Surveyors Inc.
13. Pipe requirements:
French Drain pipes shall be ADS Corrugated Polyethylene (Perforated).
All other pipes shall be ADS N-12 Polyethylene Non-Perforated (or approved) pipes.
14. Contractor shall provide a Paving and Drainage "AS-BUILT" PLAN. The Engineer and Professional Engineer shall certify the State of Florida reflecting all the features of the Stormwater System and should include, station pavement and axle area grades, catch basin line and invert elevations, French Drain, Inlet and Swale elevations, etc.
15. a. Drainage Trenches to be ZURN Z-892 12" Perfor-Trench as per ZURN FLO-DRAIN Catalog (B13) 754-714B or approved alike.
b. Trench Drains shall be capable of conveying a minimum flow of 1,709 gpm at the last down stream section.
c. Contractor shall submit Shop Drawings and documentation for review and approval prior to ordering and shall strictly follow manufacture's Specifications and Installation Instructions.
d. Trench Drain grates shall be selected by the Project Architect.

BEAU RIVAGE
CONDOMINIUMS

9781 EAST BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, FLORIDA

[illegible]

designed	L. SERRATE
drawn	N. SERRATE
checked	L. SERRATE
approved	R. VARGAS
proj no	16007-01
scale	AS SHOWN
date	JUNE 13, 2016
cad ref	16007-15

RODOLFO J. VARGAS
PE # 35648

drawing

C-5

STORM DRAINAGE DETAILS



N. T. S.

e	n	g	i	n	e	r	i	n	g
i	n	c							

CERTIFICATE OF AUTHORIZATION NO. 5529

V S N

• CIVIL
 • LAND DEVELOPMENT
 • TRAFFIC AND TRANSPORTATION
 8550 W. FLAGLER ST. SUITE 113, MIAMI, FLORIDA 33144
 TEL. (305) 551-6287 FAX (305) 551-4542
 e-mail: vsingh@vsnl.com

BEAU RIVAGE
CONDOMINIUMS
9781 EAST BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, FLORIDA

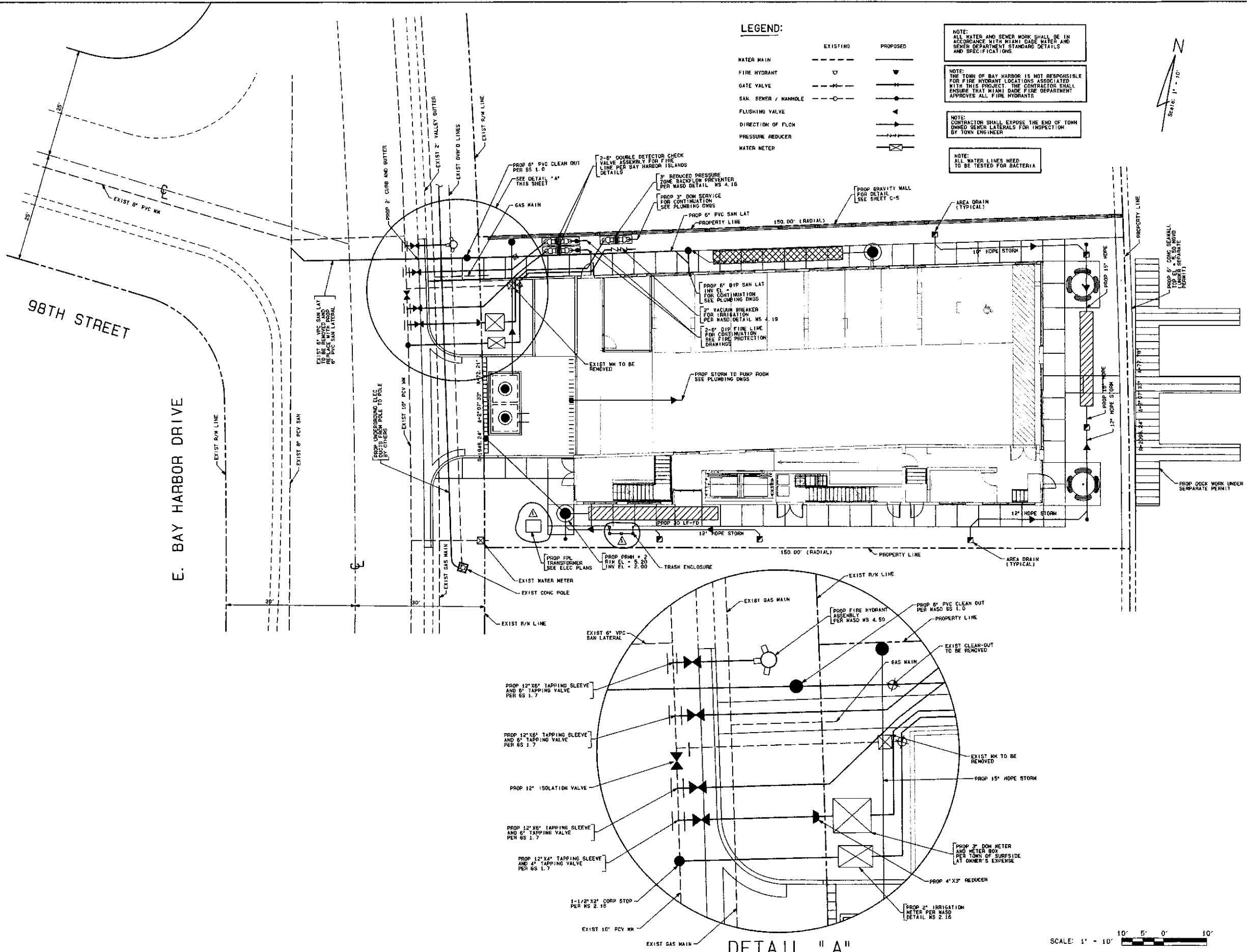
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designed	R. VARGAS
drawn	N. SERRATE
checked	L. SERRATE
approved	R. VARGAS
proj no	16007-01
scale	AS SHOWN
date	MARCH 23, 2016
cad ref	16007-16

RODOLFO J. VARGAS
PE • 35648

drawing

C-7



engineering
INC.

CERTIFICATE OF AUTH. #5529

CIVIL

LAND DEVELOPMENT

TRAFFIC AND TRANSPORTATION

8550 W. FLAGLER ST., SUITE 113, MIAMI, FLORIDA 33144

TEL: (305) 551-6867 FAX: (305) 551-4542

E-MAIL: ysm@vsn.net

**BEAU RIVAGE
CONDOMINIUMS**

9781 EAST BAY HARBOR DRIVE

TOWN OF BAY HARBOR ISLANDS, FLORIDA

no	date	revision/issue
1	8/17/18	REVISED PER TOWN ENGINEER

designed L. SERRATE

drawn N. SERRATE

checked L. SERRATE

approved R. VARGAS

proj no 16007-01

scale 1" = 10'

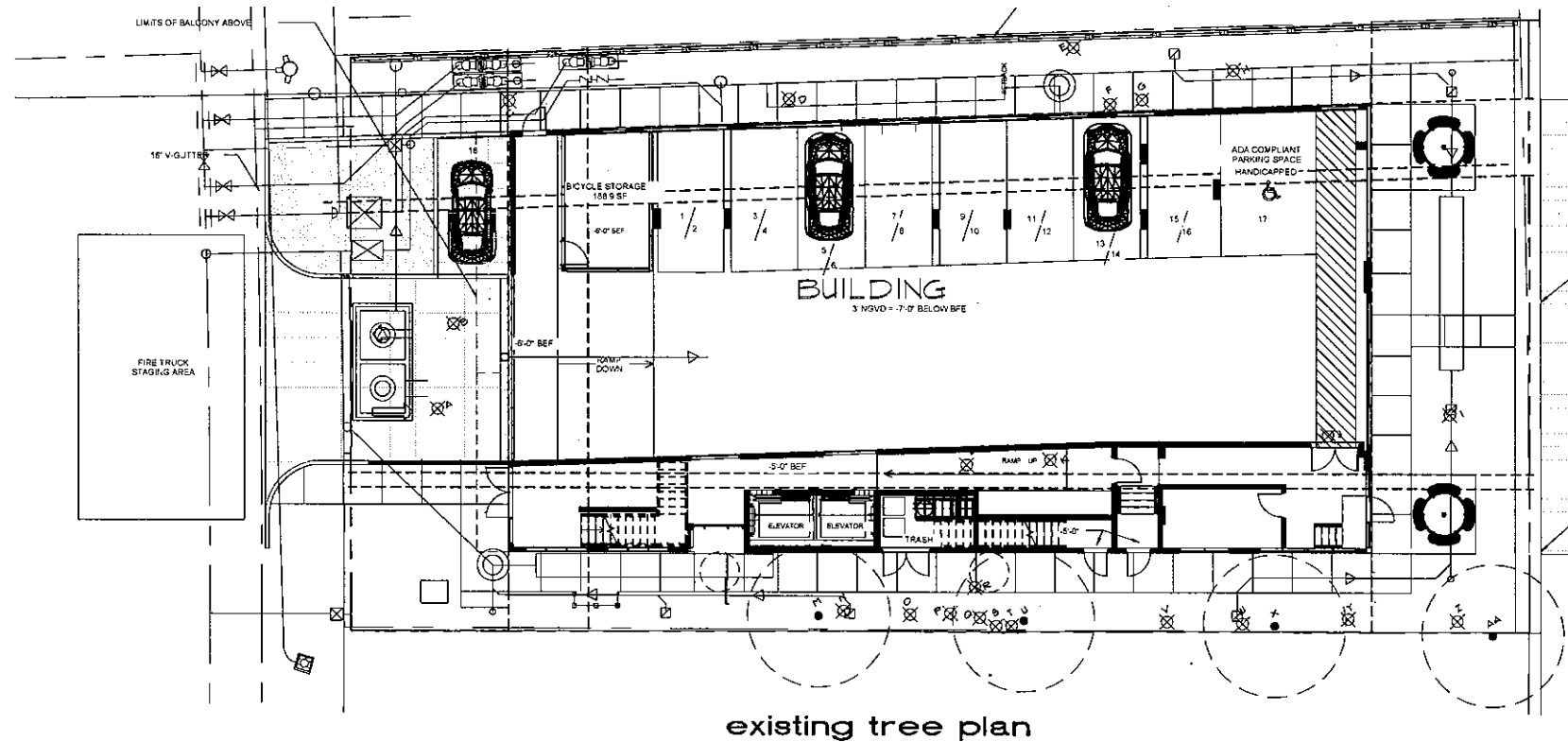
date AUG 17, 2016

cad ref 16007-18

RODOLFO J. VARGAS
PE # 35648

drawing

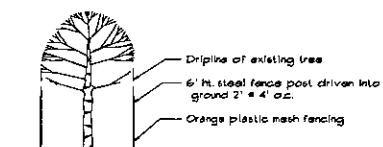
C-8



EXISTING TREE LIST

S/N	TREE TYPE	DESCRIPTION	DISPOSITION
A	Washington palm	10' ht. x 6\"	remove
B	Washington palm	10' ht. x 6\"	remove
C	White bird of paradise	20' ca. ht. very poor	remove
D	White bird of paradise	20' ca. ht. very poor	remove
E	Coconut palm	25' ht. 12\"	remove
F	White bird of paradise	20' ca. ht. very poor	remove
G	White bird of paradise	20' ca. ht. very poor	remove
H	White bird of paradise	20' ca. ht. very poor	remove
I	Calophyllum tree	25' ht. x 16\"	remove
J	Sabal palm	20' ht. 14\"	remove
K	Alexander palm	25' ca. ht. double trunk	remove
L	Alexander palm	25' ca. ht. double trunk	remove
M	Coconut palm	40' ca. ht. 18\"	remain
N	Alexander palm	14' ht. 4\"	remove
O	Alexander palm	20' ht. 4\"	remove
P	Alexander palm	20' ht. 4\"	remove
Q	Alexander palm	20' ht. 4\"	remove
R	Alexander palm	20' ht. 5\"	remove
S	Alexander palm	20' ht. 6\"	remove
T	Alexander palm	12' ht. 4\"	remove
U	Coconut palm	40' ht. 18\"	remain
V	Alexander palm	18' ht. 4\"	remove
W	Alexander palm	14' ht. 4\"	remove
X	Coconut palm	40' ht. 18\"	remain
Y	Alexander palm	14' ht. 6\"	remove
Z	Alexander palm	12' ht. 4\"	remove
AA	Coconut palm	40' ht. 18\"	remain

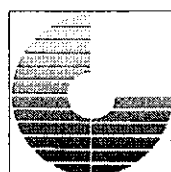
EXISTING TREE PROTECTION BARRIER DETAIL



LEGEND

- ⊗ EXISTING TREES TO BE REMOVED
- ⊕ EXISTING TREES TO REMAIN
- ⊙ EXISTING PALMS TO REMAIN
- ⊙ PROPOSED PALMS
- ⊕ PROPOSED TREES

NORTH
SCALE: 1\"/>



CLIENT:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
BOSTON, MA 02110
TEL:617-697-7200



ARCHITECT OF RECORD:
BERMELO AJAMIL & PARTNERS
118 E. 26TH ST SUITE #501
NEW YORK, NY, 10016
TEL:212-334-2050

BEAU RIVAGE CONDOMINIUM

BAY HARBOR ISLANDS, FLORIDA



ARCHITECT OF DESIGN:
Fiskisloð 31 101 Reykjavik Iceland
TEL:354 - 5586680 / 354 - 55868977

dave bodker
landscape architecture/planning inc.

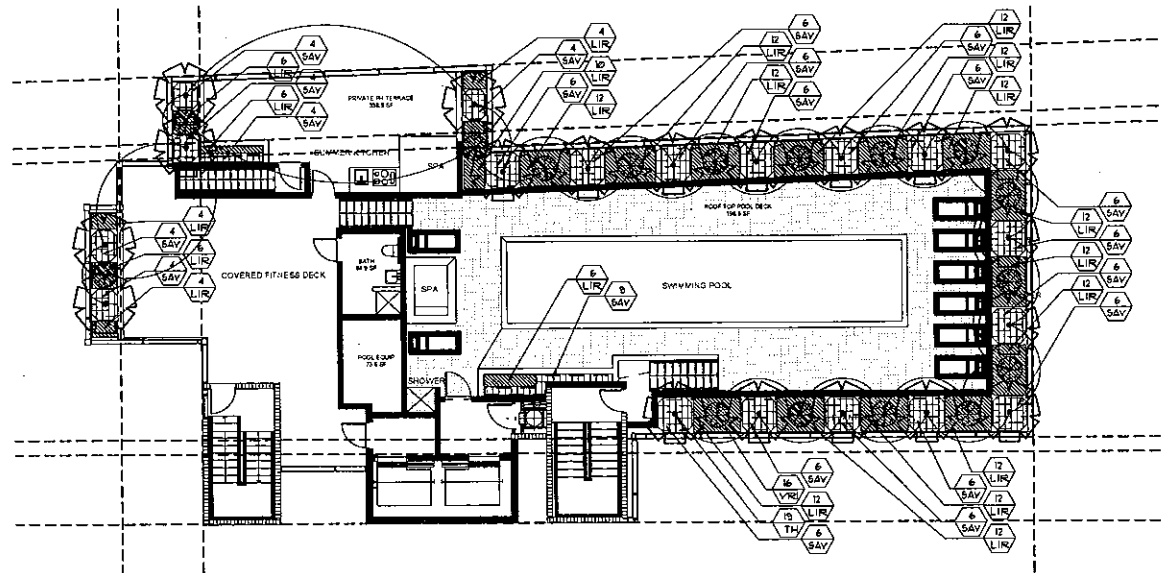
601 n. congress ave. suite 105-a
delray beach, florida 33445
561-276-6311

#LA0000999
job# 3316

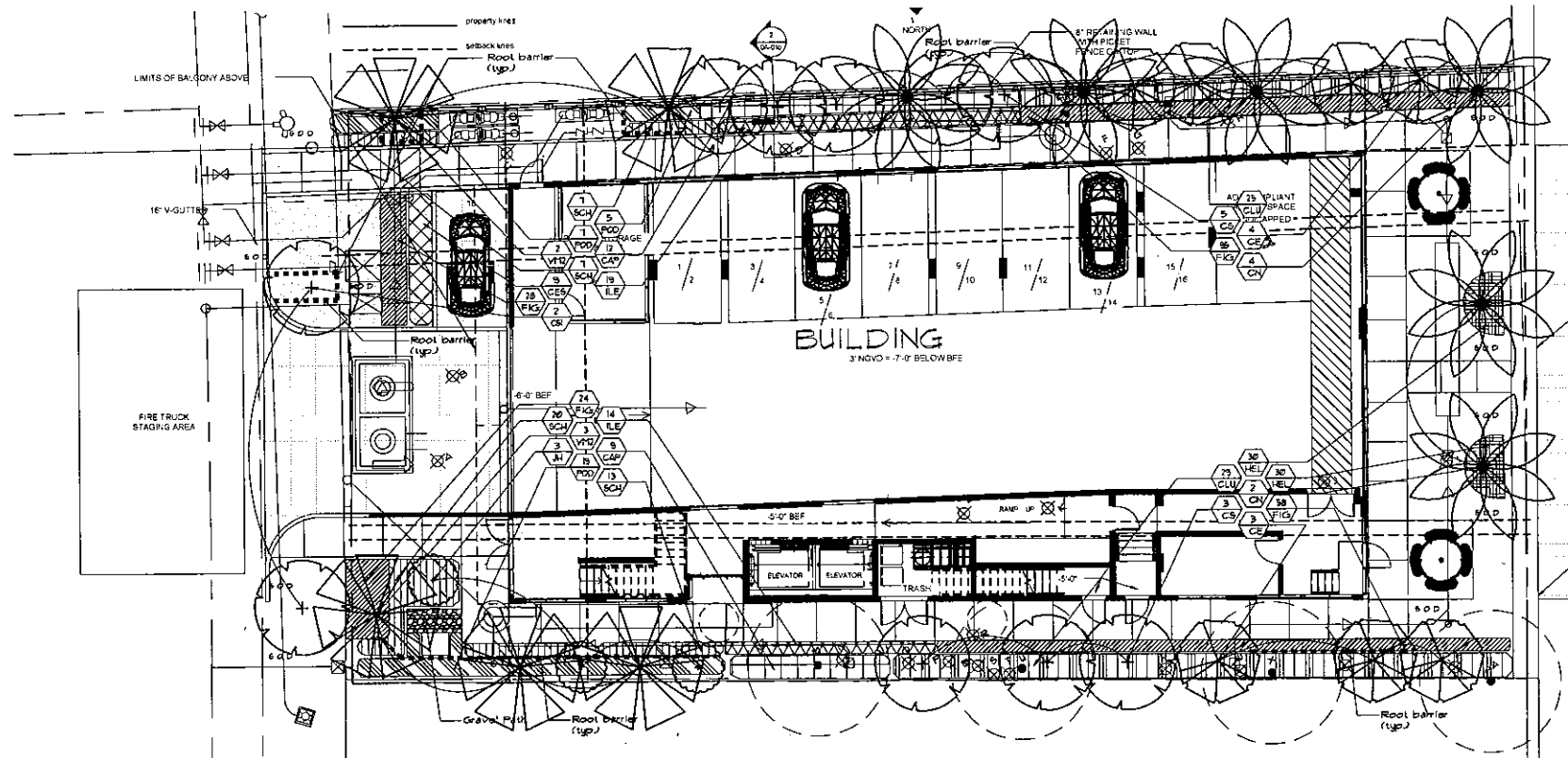
Date 26 April, 2016

Existing tree plan

L-1



planting plan - roof deck



planting plan

PLANT LIST

SYM	BOTANICAL/COMMON NAME	SPECIFICATIONS	QTY
CE	Coccoloba nucifera Green Buttonwood	18" x 20" H. x 8" S.P. 4" cal.	1
CN	Coccoloba nucifera Coconut Palm	35" o.d. H.	6
CS	Coccoloba nucifera Silver Buttonwood	12" H. x 6" S.P. single trunk 2 1/2" cal. 5' o.d.	8
CSL	Coccoloba nucifera Silver Buttonwood	15" H. x 6" S.P. single trunk 3" cal. 6' o.d.	2
JH	Jatropha spp. Jatropha Standard	5' H. x 3" S.P. standard	3
TH	Triplaris radiata Triplaris Palm	12" o.d. H.	10
VT2	Verticillium montgomeryana Double Montgomery Palm	20" H. double trunk	5
CAP	Capparis cynophallophora Jamaica Cap	6' H. x 24" S.P. 36" o.d.	21
CE5	Coccoloba nucifera Silver Buttonwood	4' H. x 24" S.P. 24" o.d.	9
CLU	Clusia guianensis Small Leaf Clusia	4' H. x 24" S.P. 30" o.d.	54
FG	Ficus microcarpa Green Island	10" H. x 10" S.P. 18" o.d.	205
HEL	Heliconia debilis Beach Heliconia	10" H. x 10" S.P. 12" o.d.	60
ILE	Illex verticillata Dwarf Yaupon	10" H. x 10" S.P. 18" o.d.	33
LIR	Liriodendron evergreen giant Giant Liriodendron	10" H. x 10" S.P. 18" o.d.	202
POD	Podocarpus macrophyllus Podocarpus Hedge	8" H. x 36" S.P. 36" o.d.	73
SAV	Sansevieria variegata Variegated Snake Plant	18" H. x 18" S.P. 24" o.d.	111
SCI	Schefflera arboricola Variegated Trinitie	24" H. x 18" S.P. 24" o.d.	41
VRI	Wisteria imbricaria Imperial Broomed	3' H. x 3" S.P.	16
SOD	Empire japonica zoyis Empire Zoyis Sod	full, fresh sod	as req'd

LEGEND

- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO REMAIN
- EXISTING PALMS TO REMAIN
- PROPOSED PALMS
- PROPOSED TREES

TOWN OF BAY HARBOR ISLANDS, FLORIDA LANDSCAPE REQUIREMENTS LEGEND (WORKSHEET)

Multi-Family Residential / Townhouse Sites (RM-1, RM-2, RM-3)
Town Landscape Code (Sec. 24-10) and Plant Shade Landscape Code (Chapter 18A)

Site Address: 3781 East Bay Harbor Dr., Legal Description

Net Lot Area: 26 Acres / 1,125,000 SF.

	Required	Provided
1. Net Lot Area = 1,125,000 SF x 10% = 112,500 SF.	20% / 225,000 SF.	23.4 % / 228,000 SF.
2. Maximum Leaf Area Allowed (MDC - Sec. 18A-6 (d)(1)(b))		
3. Req. open space 225,000 SF x 50% = 112,500 SF.	60% max. / 135,000 SF.	135,000 % / 52% SF.

II. Shade Trees

A. Required

1. 28 shade trees / acre: 28 x 26 acres = 8	8	14
(Min. 12" in height / 4" clear wood / 2 1/2" caliper) (Palm trees substituted at a 3:1 ratio max. 25% of required shade trees) (MDC - Sec. 18A-6(d)(1)(b) and Bldg. Sec. 24-10)		
2. Native Species Required - 50% Min. * of shade trees req. 8 x 50% = 4	4	8
(MDC - Sec. 18A-6(d)(1)(b))		
3. Drought Tolerant and Low Maintenance Species Required - 50% Min. * of shade trees req. 8 x 50% = 4	4	11
(MDC - Sec. 18A-6(d)(1)(b))		

B. Tree Species

1. Number of shade trees required (from Sec. 11(A)(1) above)	8	
2. Number of shade tree species required (Bldg. Sec. 24-10 (d)(2)(b))	3	3

See Following Table:

Number of Different Tree Species based on Quantity

1-5 required shade trees	2 shade tree species
6-10 required shade trees	3 shade tree species
11-15 required shade trees	4 shade tree species
16-20 required shade trees	5 shade tree species
21-30 required shade trees	6 shade tree species
31 or more required shade trees	7 shade tree species

C. Tree Heights

1. Number of stories of building	3	
2. Number of shade trees required - 8 (from Sec. 11(A)(1) above)		
3. Shade tree heights required:		
12 ft. - 25 % or 2 shade trees		
14-16 ft. - 50 % or 4 shade trees		
16-18 ft. - 50 % or 4 shade trees		
18-20 ft. - 25 % or 2 shade trees		

Size of Tree Species in Relationship to Building Height

No. Stories	Min. Shade Tree Height (ft.)	Min. Spread (ft.)	Min. Height (ft.)
1-3	50% min. req.	5	14-16
4	50% min. req.	6	18-22
5	50% min. req.	7	22-26
6	50% min. req.	8	26-30
7	50% min. req.	9	30-34
8	50% min. req.	10	34-38
9	50% min. req.	11	38-42
10	50% min. req.	12	42-46

(Bldg. Sec. 24-10 (d)(2)(b))

III. Street Trees

1. Street Trees = 1:35 Width of lot: 72' / 35' = 2	2	2
(12" min. height / 4" clear wood / 2 1/2" caliper) (Street tree species determined by Street Tree Master Plan) (Street trees do not count toward required on-site shade trees) (Bldg. Sec. 24-10 (d)(2)(b))		

IV. Shrub Required

1. 10 shrubs required per shade tree (Min. 24" in height / visual screen min. 36" in height / max. 24" on center) (Bldg. Sec. 24-10 (d)(2)(b))	80	141
2. Native Species Required - 50% Min. (MDC - Sec. 18A-6 (d)(1)(b))	24	41
3. Drought Tolerant and Low Maintenance Species Required - 50% Min. (MDC - Sec. 18A-6 (d)(1)(b))	40	56

V. Buffers (if applicable)

1. Parking Lot from ROW	yes	yes
2. Dissimilar Uses	yes / no	yes / no

VI. Parking Lot Landscaping (if applicable)

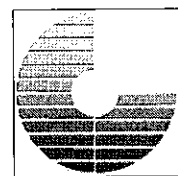
1. 10 SF / parking space 10 x 10 = 100 SF. (MDC - Sec. 18A-6(d)(1)(b))	10	100
2. Shade Trees Required (MDC - Sec. 18A-6(d)(1)(b))	1	1
3. Shrubs Required (MDC - Sec. 18A-6(d)(1)(b))	9	17

VII. Right Tree Right Place

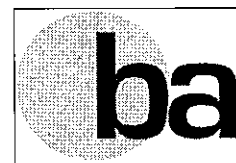
1. Number of trees near power lines (see attached PPL guidelines)		2
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VIII. Florida Friendly Landscaping

(MDC - Sec. 18A-6 (d)(1)(b))
All landscaping shall promote Florida friendly landscaping principles through the use of drought tolerant plant species, grouping of plant material by water requirements, the use of irrigation systems that conserve water and non-potable water supplies and restrictions on the amount of lawn area. Florida friendly landscaping principles also promote planting the right plant in the right place and appropriate fertilization and mulching.



CLIENT:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
BOSTON, MA 02110
TEL: 617-897-7200



ARCHITECT OF RECORD:
BERMELLO AJAMIL & PARTNERS
116 E. 28TH ST SUITE #501
NEW YORK, NY 10016
TEL: 212-334-2050

BEAU RIVAGE CONDOMINIUM

BAY HARBOR ISLANDS, FLORIDA



ARCHITECT OF DESIGN:
FIKSIKID 31 101 Reykjavik Iceland
TEL: 354 - 5886580 / 354 - 6868977

dave bodker
landscape architecture/planning inc.

601 n. congress ave., suite 105-a
delray beach, florida 33445
561-276-6311

#LAC000999

job# 3316

Rev: 6-17-16

Date: 26 April, 2016

Planting plan

L-2

Applicable Documents:

A. These Specifications and the requirements hereinafter will govern the project during the installation, guarantee and maintenance period.

Scope of Work:

A. The work specified by this Section of the Specifications and on the Plans consists of furnishing all labor, machinery, tools, apparatus, means of transportation, supplies, equipment, materials, services and incidentals necessary to complete the work as indicated on the Plans and in the Specifications, as well as all other related responsibilities, including all change and repairs incident thereto.

B. The work shall include, but not be limited to, furnishing material, roots growing where required, layout, protection to the public, excavation, installation, backfilling, grading, fertilizing, watering, staking and guying where required, watering pruning where required, soil installation, weeding, removal, maintenance and guarantee.

C. Quantities and Location: The Landscape Architect reserves the right to adjust the numbers and locations of the designated types and species to be used at any of the locations shown in order to provide for any modifications which might be necessary.

D. Investigation of Subsurface Condition: The Contractor shall be responsible for making site subsurface investigations and examination as far as he deems in order to become familiar with the character of the existing material and the construction conditions under which he or she will work. These subsurface investigations and examinations will be included in the bid. The Contractor shall not receive separate additional compensation for this.

E. The Landscape Contractor shall be paid for only those units which are installed at the time of payment for payment. The contractor's unit prices shall be the basis for all payment. The final amount of payment may or may not be the total sum of the contract depending on the number of units installed.

F. Ten percent (10%) of the total contract price will be held as retainer for 90 days after final unit acceptance.

G. The Landscape Contractor will coordinate his work with all other trades at the job site.

Guarantee Assurance:

A. The Landscape Architect may inspect trees, shrubs, and plants at any time during the project. The Contractor shall be responsible for compliance with the requirements for maintenance of the work as indicated on the Plans and in the Specifications, as well as all other related responsibilities, including all change and repairs incident thereto.

B. Responsibility for Assuring Quality Work:

(1) The Contractor's Superintendent shall speak English and be well versed in Florida plant material, planting operation, Plan and Specification interpretation, coordination with other contractors or service in the project area and coordination between the nursery and the project.

(2) All employees shall be competent and highly skilled in their particular job in order to properly perform the work assigned to them. The Contractor shall be responsible for maintaining the quality of the material on the project.

(3) The Contractor will comply with applicable Florida, State, County and local requirements governing landscape materials and work.

C. Grade Standards:

(1) Plant material shall be Florida 1 or better as set forth in the latest edition of the Florida Department of Agriculture's Grades and Standards for Nursery Plants.

(2) All plant material will be subject to the approval of the Landscape Architect for quality size and color. The contractor's unit prices shall be the basis for all payment. The final amount of payment may or may not be the total sum of the contract depending on the number of units installed.

(3) Plant material shall have normal, well developed branches and shall be vigorous plants, free from defects, decay, bore, gnawing, roots, insect damage, holes, abrasion of the bark, plant diseases, insect pests, damage, and all other defects or objectionable characteristics.

Delivery, Handling and Storage:

A. Delivery and Handling:

(1) Movement of nursery stock shall comply with all Federal, State and local laws, regulations, ordinances, codes, etc., relating to the transport of nursery stock.

(2) Protection during delivery to prevent damage to root ball or deterioration of leaves. Remove unnecessary plant material immediately from the job site. Plants and protect while stored at the site.

(3) Transport animals on vehicles large enough to allow plants not to be crushed or damaged. Plants will be covered to protect them from the sun. Do not cut off cutting to prevent and damage during transit.

B. Soil:

(1) Deliver soil on pallets with root system protected from exposure to wind and sun. Deliver soil in quantities necessary to maintain the quality of the material delivered and installed on the project. The Contractor must provide written proof that the specified plant material is available.

(2) Any request for the approval of an equal shall be in writing. Approval will be given by the Landscape Architect before the material is delivered and installed on the project.

(3) Submit three copies of shop drawings for any special conditions not covered in the details indicated. This shall be for approval by the Landscape Architect before they are installed on the project.

(4) If requested by the Owner or Landscape Architect submit a schedule of all specimen plant material and collected plant material to be delivered and installed on the project. The Contractor shall submit photographs of each different item, showing different side views of the item shall be submitted with the schedule. Approval of each photograph shall be submitted, if requested.

(5) If requested by the Owner or Landscape Architect, submit a letter indicating the sources or suppliers of all soil and the grade to be applied for approval by the Landscape Architect before it is delivered and installed on the project.

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(5) If requested by the Owner or Landscape Architect, submit a letter indicating the sources or suppliers of all soil and the grade to be applied for approval by the Landscape Architect before it is delivered and installed on the project.

Guarantee:

A. The guarantee shall not begin until the day final unit acceptance is given.

B. All plant material, except soil, trees and palms, shall be guaranteed for a minimum of one year from the time of final acceptance. All soil shall be guaranteed for a minimum of 60 days from the time of final acceptance. All trees and palms shall be guaranteed for one year from the time of final acceptance.

C. The guarantee shall be null and void for plant material which is damaged or dies as a result of "Acts of God" listed in the Plans, trees, lightning and wind which exceed hurricane force, providing the plant dies in a healthy growing condition prior to these "Acts of God".

D. In the option of the Owner, and inspections may be made at the end of the guarantee period, but prior to the last day of the guarantee period.

E. Submit in writing any hindrance to the timely completion of the installation.

F. Submit and Certificate of Inspection of plant material as may be required by State, local or Federal Authorities.

G. When the specific plant designation (BIB, SBIB, CO, etc.) is available, the Contractor shall submit a written request, and/or Federal jurisdiction the project is located in.

H. There is a question to its ability to survive after the end of the guarantee period that would render it below the annual quality indicated in the Specifications.

I. It is dead.

J. The 3 calendar days may be extended due to seasonal conditions, availability, preparation time such as root pruning, etc. only if approved by the Landscape Architect in advance. The extended time shall be negotiated between all parties concerned. The Contractor shall not receive final approval by the Landscape Architect.

K. The Contractor shall be responsible for performing all work in accordance with all applicable regulations, ordinances and code requirements from the appropriate city, county, state and/or Federal jurisdiction the project is located in.

L. The Contractor shall not start on any changes or additional work in the project until a written agreement setting forth the scope of work and the Contractor's unit prices for any changes or additional work prior to the execution of a written agreement may or may not be compensated for.

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However, if for some reason, the plant to be replaced is smaller than the size originally specified, the Contractor shall be responsible for the difference in the original and replacement sizes.

(1) Replacements shall be guaranteed for a period equal to the originally specified guarantee. The guarantee period shall begin at the time of acceptance.

(2) Final payment to the Contractor shall not relieve him or her of the guarantee obligations.

(3) The Contractor shall be responsible for the difference in the original and replacement sizes.

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(58) The Contractor shall be responsible for the difference in the original and replacement sizes.

The Landscape Architect's on site observations or inspections shall be only for the purpose of verifying that the Plans and Specifications are being implemented properly. The Landscape Architect's observations or inspections are not for safety on or off the job site.

(1) The Contractor shall make requests for on site observations or inspections 48 hours in advance and they shall be in writing if directed by the Landscape Architect.

(2) If an inspection is requested to completion and the Contractor is unable to complete the work within 48 hours in advance, the request shall be made in writing 48 hours in advance.

(3) An inspection at the growing site does not preclude the right of the Contractor to make additional requests for inspection.

(4) The fact that the Landscape Architect has not made a written request for inspection does not constitute an acceptance of the work or a release of the Contractor from its obligations under the contract requirements, but shall not bar the Landscape Architect from subsequently rejecting such work at a later time.

(5) The Landscape Architect's on site observations or inspections shall be only for the purpose of verifying that the Plans and Specifications are being implemented properly. The Landscape Architect's observations or inspections are not for safety on or off the job site.

(6) The Contractor shall be responsible for the difference in the original and replacement sizes.

(7) The Contractor shall be responsible for the difference in the original and replacement sizes.

(8) The Contractor shall be responsible for the difference in the original and replacement sizes.

(9) The Contractor shall be responsible for the difference in the original and replacement sizes.

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(15) The Contractor shall be responsible for the difference in the original and replacement sizes.

(16) The Contractor shall be responsible for the difference in the original and replacement sizes.

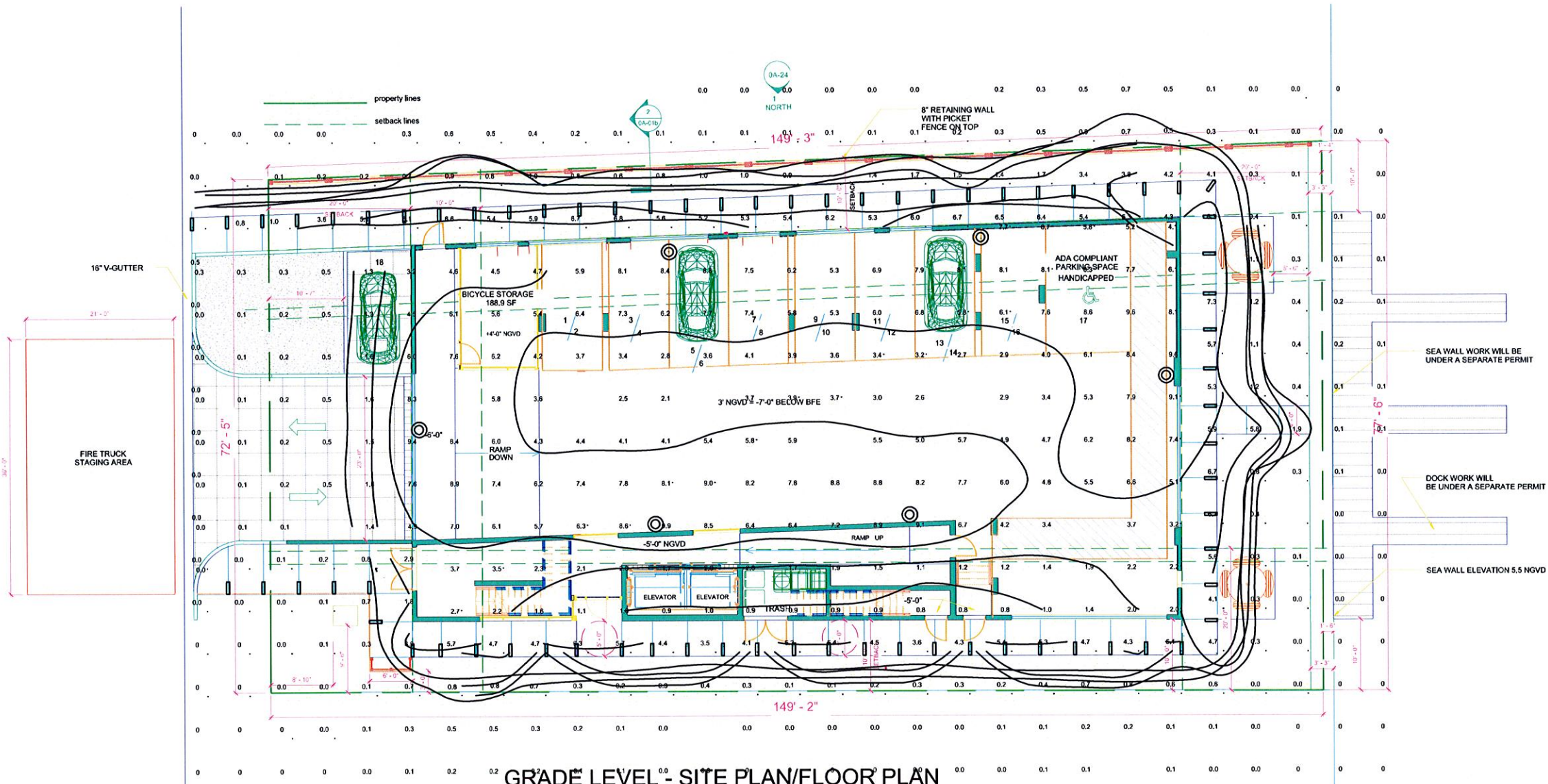
(17) The Contractor shall be responsible for the difference in the original and replacement sizes.

(18) The Contractor shall be responsible for the difference in the original and replacement sizes.

(19) The Contractor shall be responsible for the difference in the original and replacement sizes.

(20) The Contractor shall be responsible for the difference in the original and replacement sizes.

(21) The Contractor shall be responsible for the difference in the original and replacement sizes.



GARAGE AREA	
GENERAL PHOTOMETRIC SCHEDULE	
SUPPORT@DESIGNMASTER.BIZ	BIB2
MAXIMUM FOOTCANDLES	12.4
MINIMUM FOOTCANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	12721.83
AVERAGE TO MINIMUM FC RATIO	NOT FOR PRODUCTION USE

PATHWAY	
GENERAL PHOTOMETRIC SCHEDULE	
WWW.DESIGNMASTER.BIZ	3.88
MAXIMUM FOOTCANDLES	18.0
MINIMUM FOOTCANDLES	0.0
MINIMUM TO MAXIMUM FC RATIO	0.00
MAXIMUM TO MINIMUM FC RATIO	2135.78
AVERAGE TO MINIMUM FC RATIO	FOR EVALUATION USE ONLY

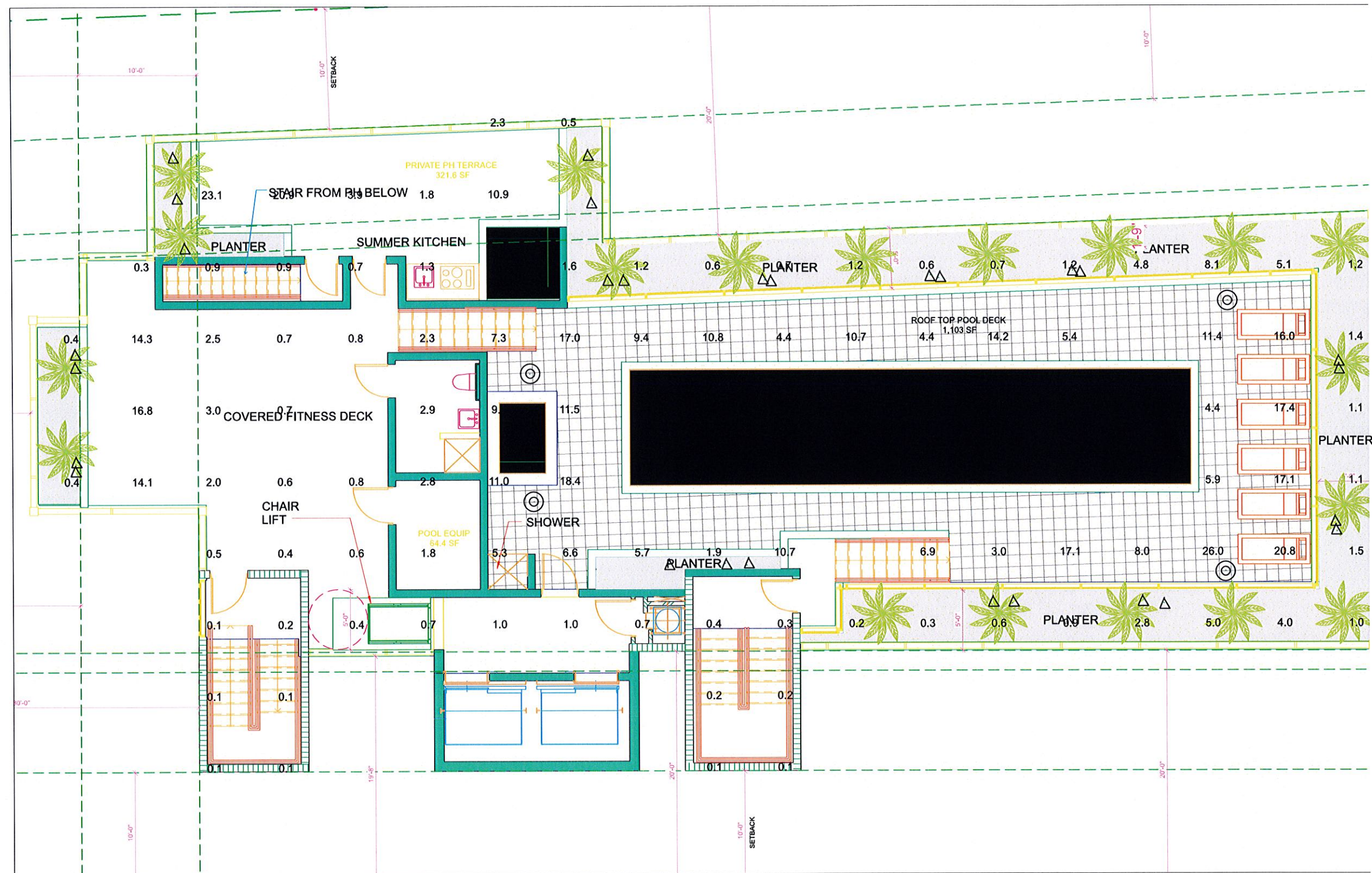
POWERHOUSE LIGHTING

Project:
9781 Bay Harbor

Diego Fernandez
d@powerhouselighting.com
261 NW 23rd Street
Office 305.571.8079
Cell 786.255.5288

- Wallpacks, Height:12'.
- Pathlights.

Spec sheets for this fixtures are attached.



GENERAL PHOTOMETRIC SCHEDULE	
AVERAGE FOOTCANDLES	4.63
MAXIMUM FOOTCANDLES	26.0
MINIMUM FOOTCANDLES	0.1
MINIMUM TO MAXIMUM FC RATIO	0.00
866-516-9497	459.46
AVERAGE TO MINIMUM FC RATIO	81.79

POWERHOUSE LIGHTING

Project:
9781 Bay Harbor

Diego Fernandez
d@powerhouselighting.com
261 NW 23rd Street
Office 305.571.8079
Cell 786.255.5288

⊙ Bollards, Height: 79"

△ Landscape bullets, Height: 3' . in planters pointing pool area.

Spec sheets for this fixtures are attached.

POLE PARC

The 4.2 ft. and 3.94 ft. pole fittings were designed for extensive gardens and parks. The specialty dimensions showed lampposts of the and integrated in the lamp have inputs of wires. Duration of the surroundings and the agency, modern design, again, stay fresh, into the environment.

POLE PARC 150

Electronic ballast, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

POLE PARC 200

Electronic ballast, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Accessories (not included):
Electronic ballast (not included)
Grounding wire (not included)

Material:
Aluminum (not included)

Material:
Aluminum (not included)

Material:
Aluminum (not included)

Material:
Aluminum (not included)

Material:
Aluminum (not included)

Material:
Aluminum (not included)

BRASS UPLIGHT MR16 FIXTURE

01



Key Features & Benefits

- Solid Cast-Brass Construction.
- Uses industry standard MR16 GU5.3 lamps.
- Fits Halogen MR16 and most LED MR16 lamps.
- Special lens design allows better light spread.
- Adjustable knuckle to precisely aim and lock.
- Designed for outdoor use under any climate.
- Durable construction allows for a lifetime of use.
- Not designed to be submerged in any liquid.
- Includes 4.5' of 18/2 wire and mounting stake.
- Use on a number of applications including landscape lighting, accent lighting, wall wash, etc.

Specifications & Order Information

BMR16 - ☐
For example: BMR16-NL

BMR16 - LAMP

NL No Lamp

Parameters	Value	Unit
Dimensions (W x H)	2.5" x 9.35"	in
Stake Dimension (W x H)	2" x 8.75"	in
Material	Brass	

261 NW 23rd Street • Miami, FL 33127 • 1-877-571-4LED (4533) • Fax 305.571.8076 • ledsparks.com

WPLED3T78Y

WALLPACKS



LED 78W Wallpack, 3 color options, Polished Porcelain thermal management system.
50,000 hour L70 lifespan, 5 Year Warranty.
Color: Bronze Weight: 3.4 lbs

Order Info		LED Info	
Type	Constant Current	Wattage	78W
80V	0.6A	Order Temp	8000K (Warm)
80V	0.41A	Order Accuracy	±8 CRI
80V	0.36A	L70 lifespan	50,000
277V	0.36A	Lumen	5,800
Input Wattage	78W	Efficiency	71 LPW
Efficiency	60%		

Technical Specifications

Lighting:
UL Listing:
Suitable for wet locations as a downlight.
IESNA LM-79 & IESNA LM-80 Testing:
All LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.
Dark Sky Approved:
This International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.
DLC Listing:
This product is on the Design Lights Consortium (DLC) Qualified Product List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P000117A1
Optical:
Lumen Maintenance:
50,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.
Specifications (Standard Options):
The Type II classification is used for roadway, general parking, and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.
Replacement:
The WPLED3T78Y replaces 80W Metal Halide Wallpacks.
WLED Rating:
E1 LM 80
Construction:
IP Rating:
Ingress Protection rating of IP66 for dust and water.

Ambient Temperature:
Suitable for use in 40°C ambient temperatures.
Cold Weather Warning:
The reference storage temperature is -40°F/-40°C.
Thermal Management:
Superior heat sinking with enhanced Air-Flow fan.
Housing:
Die cast aluminum housing, low beam and mounting arm.
Reflector:
Spectrally enhanced polycarbonate.
Structure:
High temperature aluminum grade.
Finish:
Our environmentally friendly powder primer coating is formulated for high-visibility and long-lasting color, and contains no VOC or toxic heavy metals.
Green Technology:
Mercury and UV free.
For use on LED Buildings:
EIA Dark Sky Approved means that this luminaire can be used to enhance LED Cutoffs for Light Pollution Reduction.

LED Characteristics:
LEDs:
Die (p) multi-chip, 19W, High-output, long-life LEDs.
Color Characteristics:
5-die MacAdam Elipse being to achieve excellent bin-to-bin color.
Color Stability:
LED color

WPLED3T78Y

Technical Specifications (continued)

Other:
Warranty: All components and materials will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color rendering, power performance and fixture life.

Patents:
The WPLED design is protected by patents pending in the U.S., Canada, China, Taiwan and Mexico.

Country of Origin:
Designed by HPS in New Jersey and assembled in the USA by HPS's 8000 Local S services.

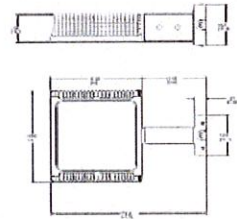
Key American Act Compliance:
This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliance:
This product complies with the 2009-2010 "Recovery Act of American Recovery and Reinvestment Act" (October 2009).

Trade Agreements Act Compliance:
This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

OSA Schedule:
Schedule in accordance with HPS Standard 35A.

Dimensions



Features

- High performance LED light engine
- Minimum 70% of rated lumens at 100,000 hours
- Weatherproof high temperature silicone gaskets
- Rounded heat sinking with die and aluminum housing and external fins
- Replaces 400W MH
- 100 up to 277 Vrms
- 5 year warranty

Ordering Guide

Family	Configuration	Watts	Order Temp	Mount	Finish	Voltage	Photocell	Dimming	Sensor	IS-Level
WPLED	3T = Type III	75 = 75W	• 8000K (Cool)	•	•	• 120-277V	• No Photocell	• No Dimming	• 128 3T/7T with 2/10 for 30T/1	• No IS-Level
	3T = Type III	150 = 150W	• 5000K (Warm)	• 150 = 150W	• 150 = 150W	• 120-277V	• 150 = 150W	• 150 = 150W	• 128 3T/7T with 2/10 for 30T/1	• No IS-Level
	4T = Type IV	225 = 225W	• 4000K (Warm)	• 225 = 225W	• 225 = 225W	• 120-277V	• 225 = 225W	• 225 = 225W	• 128 3T/7T with 2/10 for 30T/1	• No IS-Level
	4T = Type IV	300 = 300W	• 3000K (Warm)	• 300 = 300W	• 300 = 300W	• 120-277V	• 300 = 300W	• 300 = 300W	• 128 3T/7T with 2/10 for 30T/1	• No IS-Level



JOHN IBARRA & ASSOCIATES, INC.

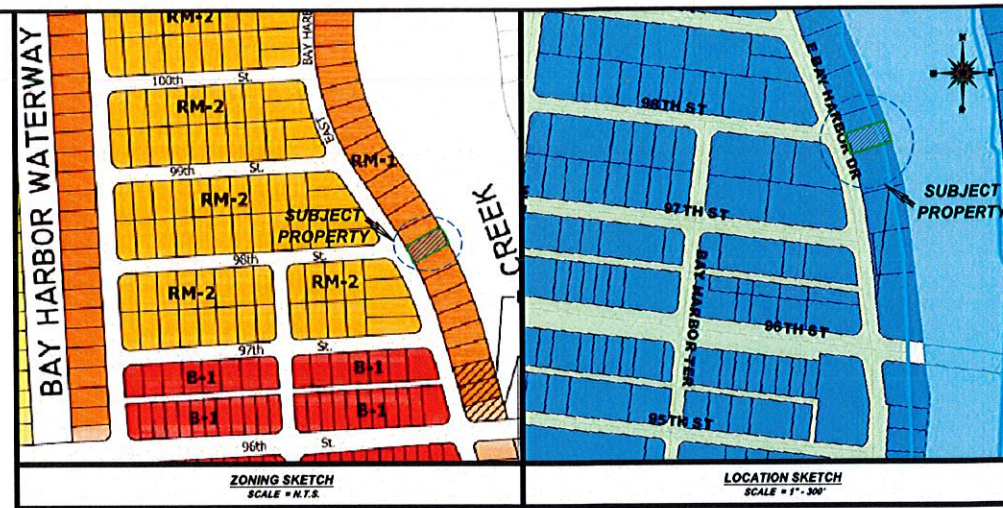
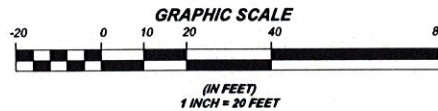
Professional Land Surveyors & Mappers

WWW.IBARRALANDSURVEYORS.COM
777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
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2804 DEL PRADO BLVD SOUTH
SUITE NO. 202 UNIT 1
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664



ALTA/ACSM Land Title Survey



SURVEYOR'S CERTIFICATE:
THE UNDERSIGNED, MARION GOMEZ, LAND SURVEYOR OF THE STATE OF FLORIDA, CERTIFIES THAT: MARION GOMEZ, SNYDER GROSMAN, P.A. FIRST AMERICAN TITLE INSURANCE COMPANY.

1. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NPS IN 2011, AND INCLUDES ITEMS 1.2.3.4.5.6.7.8.9.10.11.12.13.14.15.16.17.18.19.20.21.22.23.24.25.26.27.28.29.30.31.32.33.34.35.36.37.38.39.40.41.42.43.44.45.46.47.48.49.50.51.52.53.54.55.56.57.58.59.60.61.62.63.64.65.66.67.68.69.70.71.72.73.74.75.76.77.78.79.80.81.82.83.84.85.86.87.88.89.90.91.92.93.94.95.96.97.98.99.100.101.102.103.104.105.106.107.108.109.110.111.112.113.114.115.116.117.118.119.120.121.122.123.124.125.126.127.128.129.130.131.132.133.134.135.136.137.138.139.140.141.142.143.144.145.146.147.148.149.150.151.152.153.154.155.156.157.158.159.160.161.162.163.164.165.166.167.168.169.170.171.172.173.174.175.176.177.178.179.180.181.182.183.184.185.186.187.188.189.190.191.192.193.194.195.196.197.198.199.200.201.202.203.204.205.206.207.208.209.210.211.212.213.214.215.216.217.218.219.220.221.222.223.224.225.226.227.228.229.230.231.232.233.234.235.236.237.238.239.240.241.242.243.244.245.246.247.248.249.250.251.252.253.254.255.256.257.258.259.260.261.262.263.264.265.266.267.268.269.270.271.272.273.274.275.276.277.278.279.280.281.282.283.284.285.286.287.288.289.290.291.292.293.294.295.296.297.298.299.300.301.302.303.304.305.306.307.308.309.310.311.312.313.314.315.316.317.318.319.320.321.322.323.324.325.326.327.328.329.330.331.332.333.334.335.336.337.338.339.340.341.342.343.344.345.346.347.348.349.350.351.352.353.354.355.356.357.358.359.360.361.362.363.364.365.366.367.368.369.370.371.372.373.374.375.376.377.378.379.380.381.382.383.384.385.386.387.388.389.390.391.392.393.394.395.396.397.398.399.400.401.402.403.404.405.406.407.408.409.410.411.412.413.414.415.416.417.418.419.420.421.422.423.424.425.426.427.428.429.430.431.432.433.434.435.436.437.438.439.440.441.442.443.444.445.446.447.448.449.450.451.452.453.454.455.456.457.458.459.460.461.462.463.464.465.466.467.468.469.470.471.472.473.474.475.476.477.478.479.480.481.482.483.484.485.486.487.488.489.490.491.492.493.494.495.496.497.498.499.500.501.502.503.504.505.506.507.508.509.510.511.512.513.514.515.516.517.518.519.520.521.522.523.524.525.526.527.528.529.530.531.532.533.534.535.536.537.538.539.540.541.542.543.544.545.546.547.548.549.550.551.552.553.554.555.556.557.558.559.560.561.562.563.564.565.566.567.568.569.570.571.572.573.574.575.576.577.578.579.580.581.582.583.584.585.586.587.588.589.590.591.592.593.594.595.596.597.598.599.600.601.602.603.604.605.606.607.608.609.610.611.612.613.614.615.616.617.618.619.620.621.622.623.624.625.626.627.628.629.630.631.632.633.634.635.636.637.638.639.640.641.642.643.644.645.646.647.648.649.650.651.652.653.654.655.656.657.658.659.660.661.662.663.664.665.666.667.668.669.670.671.672.673.674.675.676.677.678.679.680.681.682.683.684.685.686.687.688.689.690.691.692.693.694.695.696.697.698.699.700.701.702.703.704.705.706.707.708.709.710.711.712.713.714.715.716.717.718.719.720.721.722.723.724.725.726.727.728.729.730.731.732.733.734.735.736.737.738.739.740.741.742.743.744.745.746.747.748.749.750.751.752.753.754.755.756.757.758.759.760.761.762.763.764.765.766.767.768.769.770.771.772.773.774.775.776.777.778.779.780.781.782.783.784.785.786.787.788.789.790.791.792.793.794.795.796.797.798.799.800.801.802.803.804.805.806.807.808.809.810.811.812.813.814.815.816.817.818.819.820.821.822.823.824.825.826.827.828.829.830.831.832.833.834.835.836.837.838.839.840.841.842.843.844.845.846.847.848.849.850.851.852.853.854.855.856.857.858.859.860.861.862.863.864.865.866.867.868.869.870.871.872.873.874.875.876.877.878.879.880.881.882.883.884.885.886.887.888.889.890.891.892.893.894.895.896.897.898.899.900.901.902.903.904.905.906.907.908.909.910.911.912.913.914.915.916.917.918.919.920.921.922.923.924.925.926.927.928.929.930.931.932.933.934.935.936.937.938.939.940.941.942.943.944.945.946.947.948.949.950.951.952.953.954.955.956.957.958.959.960.961.962.963.964.965.966.967.968.969.970.971.972.973.974.975.976.977.978.979.980.981.982.983.984.985.986.987.988.989.990.991.992.993.994.995.996.997.998.999.1000.1001.1002.1003.1004.1005.1006.1007.1008.1009.1010.1011.1012.1013.1014.1015.1016.1017.1018.1019.1020.1021.1022.1023.1024.1025.1026.1027.1028.1029.1030.1031.1032.1033.1034.1035.1036.1037.1038.1039.1040.1041.1042.1043.1044.1045.1046.1047.1048.1049.1050.1051.1052.1053.1054.1055.1056.1057.1058.1059.1060.1061.1062.1063.1064.1065.1066.1067.1068.1069.1070.1071.1072.1073.1074.1075.1076.1077.1078.1079.1080.1081.1082.1083.1084.1085.1086.1087.1088.1089.1090.1091.1092.1093.1094.1095.1096.1097.1098.1099.1100.1101.1102.1103.1104.1105.1106.1107.1108.1109.1110.1111.1112.1113.1114.1115.1116.1117.1118.1119.1120.1121.1122.1123.1124.1125.1126.1127.1128.1129.1130.1131.1132.1133.1134.1135.1136.1137.1138.1139.1140.1141.1142.1143.1144.1145.1146.1147.1148.1149.1150.1151.1152.1153.1154.1155.1156.1157.1158.1159.1160.1161.1162.1163.1164.1165.1166.1167.1168.1169.1170.1171.1172.1173.1174.1175.1176.1177.1178.1179.1180.1181.1182.1183.1184.1185.1186.1187.1188.1189.1190.1191.1192.1193.1194.1195.1196.1197.1198.1199.1200.1201.1202.1203.1204.1205.1206.1207.1208.1209.1210.1211.1212.1213.1214.1215.1216.1217.1218.1219.1220.1221.12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22.2223.2224.2225.2226.2227.2228.2229.2230.2231.2232.2233.2234.2235.2236.2237.2238.2239.2240.2241.2242.2243.2244.2245.2246.2247.2248.2249.2250.2251.2252.2253.2254.2255.2256.2257.2258.2259.2260.2261.2262.2263.2264.2265.2266.2267.2268.2269.2270.2271.2272.2273.2274.2275.2276.2277.2278.2279.2280.2281.2282.2283.2284.2285.2286.2287.2288.2289.2290.2291.2292.2293.2294.2295.2296.2297.2298.2299.2300.2301.2302.2303.2304.2305.2306.2307.2308.2309.2310.2311.2312.2313.2314.2315.2316.2317.2318.2319.2320.2321.2322.2323.2324.2325.2326.2327.2328.2329.2330.2331.2332.2333.2334.2335.2336.2337.2338.2339.2340.2341.2342.2343.2344.2345.2346.2347.2348.2349.2350.2351.2352.2353.2354.2355.2356.2357.2358.2359.2360.2361.2362.2363.2364.2365.2366.2367.2368.2369.2370.2371.2372.2373.2374.2375.2376.2377.2378.2379.2380.2381.2382.2383.2384.2385.2386.2387.2388.2389.2390.2391.2392.2393.2394.2395.2396.2397.2398.2399.2400.2401.2402.2403.2404.2405.2406.2407.2408.2409.2410.2411.2412.2413.2414.24

**TOWN OF BAY HARBOR ISLANDS
COMMUNITY DEVELOPMENT
MEMORANDUM**

To: Planning and Zoning Board
Town of Bay Harbor Islands

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: September 12th, 2016

Subject: Site Development Plan Application
Beau Rivage Condominium – New 2016 Proposal – 2nd Review
9781 East Bay Harbor Drive
Bay Harbor Islands Acct. No. MB2016-43
MMPA Acct. No. 01-0702-0906C

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the most recent revised plans dated (signed by architect) August 29th, 2016 and, if found acceptable, **APPROVE** the proposed Site Development Plan application subject to the following:

- (1) Subject to any staff recommended conditions listed herein.
-

PROJECT HISTORY

In 2005, the Town received a Site Development Plan application to allow for the construction of a proposed twelve (12) unit mid-rise development located at 9781 East Bay Harbor Drive. The proposed dwelling units at that time ranged in size from about 1,354 - 3,300 square feet of A/C space. The proposed building was 7-stories in height with one level of partially recessed parking. That project was reviewed / approved by the Town's PZB in July 2005; however, building permits were never requested within the prescribed Code timeframe and the 2005 Site Development Plan approval expired. In 2007, an updated / revised Site Development Plan application was submitted to allow for the construction of a proposed thirteen (13) unit mid-rise development. The proposed dwelling units at that time ranged in size from about 1,560 - 3,342 square feet of A/C space. Again, the proposed building was 7-stories in height with one level of parking in a garage beneath the building. Our records indicate that this project was reviewed twice by the Town's DRC but it never went before the PZB. If it had, any Town approval would have expired long ago. In 2014, a new updated / revised Site Development Plan application was again submitted to allow for the

**Town of Bay Harbor Islands
Planning and Zoning Board Staff Report
Site Development Plan Application
Beau Rivage Condominium – New 2016 Proposal – 2nd Review
9781 East Bay Harbor Drive
September 12th, 2016
Page 2**

construction of a proposed thirteen (13) unit mid-rise development. The proposed dwelling units at that time ranged in size from about 1,354 - 3,300 square feet of A/C space. Again, the proposed building was 7-stories in height with one level of parking in a garage beneath the building. That project was reviewed / approved by the Town's PZB in June 2014. The Town issued a foundation permit; however, no activity took place within the prescribed Code timeframe and the Site Development Plan approval expired. In early April 2016, the Town received a new site plan application for the site. The Town's DRC recommended approval of the application on May 12th, 2016 subject to the architect making a few minor revisions discussed at the meeting, and submitting a plan revision check-set to staff for final sign-off prior to scheduling the matter for Planning and Zoning Board meeting.

On August 2nd, 2016 the Planning and Zoning Board reviewed the project but deferred action recommending that several items be addressed. The Town/ MMPA received several revised sets of plans from the architect and found that the most recent plans (8/29/16) appear to have attempted to address all of the Board's concerns.

GENERAL PROJECT INFORMATION

Land Use Designation:	MH – Medium-High Density Residential
Zoning District:	RM-1 Multiple Family District
General Location:	9781 East Bay Harbor Drive
Legal Description:	Lot 28, Block 4, "Bay Harbor Island" according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public records of Miami-Dade County.

PROJECT DESCRIPTION

The new project architect, Bermello Ajamil & Partners, as agent for the owner, Beau Rivage, LLC, has submitted a new Site Development Plan application to allow for the construction of a proposed nine (9) unit mid-rise development located at 9781 East Bay Harbor Drive. The proposed dwelling units will range from 1,601 - 4,036 square feet of A/C space plus balconies, etc. The proposed site design incorporates one (1) rectangular-shaped building positioned east / west on top of a one-story parking garage structure at grade. One (1) two-way driveway connection to East Bay Harbor Drive is proposed. The driveway provides access to the parking garage / guest parking space / main entrance / common areas. On the building rooftop is a recreational facility with a swimming pool / spa, sundeck, covered fitness deck, a joint men's / women's restroom, and a private terrace with spa for the penthouse unit. The proposed new building is 8-stories in height - seven (7) floors of residential over a one (1) story parking garage / common areas @ max. 75-feet above BFE (measured to main roof deck). The survey submitted with the application indicates there is currently a two-story apartment building on the site with a total of six (6) DU. Therefore, the net increase would be three (3) DU. The current lot area is 11,286+/- sq. ft. / 0.26 acres in size. This would allow a maximum of nine (9) dwelling units on the property at the maximum allowable base density (34 DUA). The developer is proposing to build nine (9) residential units (34 DUA) which does not require any TDR units.

The Town's Historic Structure Survey refers to the site as the "Melody Manor" site, and lists it as being built in 1950. The architectural style is listed as Miami Modern.

The existing site is deemed legal non-conforming, as it was developed with no on-site parking spaces. Seven (7) perpendicular parking spaces exist today adjoining the site in the Town's roadway swale area. Under the current Town Code requirement twelve (12) parking spaces are required (6 DU x 2 per DU = 12). Therefore, the existing site is five (5) parking spaces short of meeting current day Zoning Code requirements. The redevelopment of the site will remove all of the existing on-street swale parking spaces as required by Town Code and place all required parking spaces within the building / site. All existing asphalt in the roadway swales will be removed with landscaping added for improved storm-water management and aesthetics. Based on nine (9) DU at least 18 parking spaces are required which the proposed plans meet.

The adjoining development sites include the 5-story Elegant Eight Condo to the immediate north @ 8 DU / 30.1 DUA. To the immediate south is the Carroll Walk 15-story PRD complex @ 42 DU / 80.8 DUA. To the west across East Bay Harbor Drive on both sides of 98th Street are two multifamily complexes owned by this same developer (Bay Harbour Holdings, LLC). The site to the north of 98th Street is a 2-story apartment complex @ 16 DU / 26.7 DUA while the site to the south of 98th Street is a 1-story apartment complex @ 17 DU / 34 DUA. To the east of the subject site is the Indian Creek Waterway. This waterfront area of the Town is predominated by older low-rise (1-3 story), newer mid-rise (4-7 story) and two high-rise PRD residential complexes. The Town's 2002 Community Vision Master Plan identifies this area as being preferred for mid-rise residential complexes of 7+/- stories in height. Therefore, the proposed development is deemed generally consistent with the Town's future vision.

BACKGROUND INFORMATION

The Town completed major amendments to the Town's adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 12+/- years. The former RE zoned lands located on waterfront lots are now zoned RM-1, while interior (non-waterfront lots) are zoned RM-2. Also, the Town adopted numerous other modifications to several Code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions as well as other building design standards. As the previous site plans and foundation permit expired, this is considered a new project and must comply with all current Code provisions.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Medium-High Density Residential". The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase density if approved by the Town Council. Since the developer is seeking to build 9 DU, and 9 DU are allowed by right, no additional TDR units are required.

Land Development Regulations / Zoning Code – The subject property has a Zoning classification of RM-1 Multiple Family Zoning District. The maximum building height allowed in this area is 75 feet (measured from BFE to top of main roof deck). The proposed use and density of the property is consistent with this zoning classification.

PLATTING

The site will not require re-platting, as the site is currently platted as described above.

RIGHT-OF-WAY / ACCESS DESCRIPTION / PARKING

As stated above, the Site Development Plan depicts access to the site from East Bay Harbor Drive via a one (1) two-way driveway connection. The driveway provides access to the parking garage / guest parking space / main entrance / common areas. The Town requires at least 23 feet width pavement for 2-way driveways - which the plan meets. The Code requires at least 18 parking spaces (2 spaces per DU), which the plan also meets. Eighteen (18) parking spaces are provided on site; 16 through vertical lifts, 1 ADA space, and one (1) guest parking space in the front yard area.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design is typical “South Florida” retro modern with prominent horizontal design elements and abundant use of concrete and painted stucco banding as well as purple accent colors. Due to the width of the building (110+/- feet) a formal “breezeway” is not required.

PLANNING AND ZONING BOARD REQUESTED CHANGES

On August 2nd, 2016 the Planning and Zoning Board discussed but deferred action on the application and advised the applicant to make several changes. The applicant has attempted to address all of the PZB requests. Below are the requested changes:

- 1. *Redesign the East façade to remove the garage door look, add louvers and express vertical lines.***
The applicant has redesigned the façade to address these issues.
- 2. *Redesign the North and South façade to express vertical lines and to better align the windows.***
The applicant has redesigned the North and South façade to address this issue.
- 3. *Provide a covering over lobby entrance.***
The applicant has provided a canopy / eyebrow over the entrance area.
- 4. *Shift the trash enclosure away from the street and shift the transformer toward the side property line.***
The applicant has revised the plans to address these concerns.
- 5. *Revise the fence detail and elevations to be consistent.***
The applicant has revised the elevations to match the fence detail.
- 6. *Revise the access to the roof from the penthouse and revise the roof coverings over the fitness area.***
The applicant has revised the roof plan to address the Board’s concern.

SUGGESTED CONDITIONS OF APPROVAL / SITE PLAN COMMENTS

Following are suggested conditions of approval and/or comments on the latest plans dated August 29th, 2016 submitted to the Town for consideration:

- 1) This approval is based on the Site Development Plans prepared by Bermello Ajamil & Partners dated August 29th, 2016. Any substantial changes requested after the PZB approval may require a separate approval from staff and/or the Planning and Zoning Board, as specified in the Town Code.
- 2) The PZ Board must determine if the above grade parking garage is adequately screened from adjoining sites in accordance with Section 23-24(d)(4). This section of the Code requires parking garages to be completely closed-in and/or all openings adequately screened as required by the Planning and Zoning Board to protect adjoining sites from noise / light.
- 3) Payment of all required Town impact fees prior to issuance of building permits.
- 4) Coordinate with the Miami-Dade County School Board staff through the Town's Building Department staff to address any public school concurrency deficiencies at public schools that serve the Town. If impact fees / mitigation is required, an agreement / mitigation must be finalized prior to the issuance of building permits.
- 5) Changes required by the Miami-Dade County Fire Department, Building Codes or owner / architect refinements subsequent to the Town's site plan approval may cause the plans to be resubmitted to the DRC / PZB in accordance with Section 5-23.1(c).

AGENDA ITEM REPORT

September 20, 2016

ITEM NUMBER: 3.

ITEM: Request for approval for a new multi-family dwelling for "The Congress Group, Inc" located at 10301 E. Bay Harbor Drive, Lot 1 of Block 4. The developers are proposing to construct a ten (10) unit mid rise development. The proposed units range from 2,087 to 4,326 sq. ft. of a/c plus balconies, etc. The proposed design incorporates one rectangular shaped building positioned on top of a one-story parking garage structure. The building has 8 stories in height (7 floors of residential over 1 story parking garage / common areas) @ max. 75 feet above BFE. No TDR's will be required. Enclosed please find the site plan and elevations. (Item #3A)

DESCRIPTION:

for the purpose of hearing any public comment with respect to an application for site plan approval at 10301 E. Bay Harbor Drive.

RECOMMENDED ACTION:

Design meets Town Code and was approved by the Development Review Committee.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

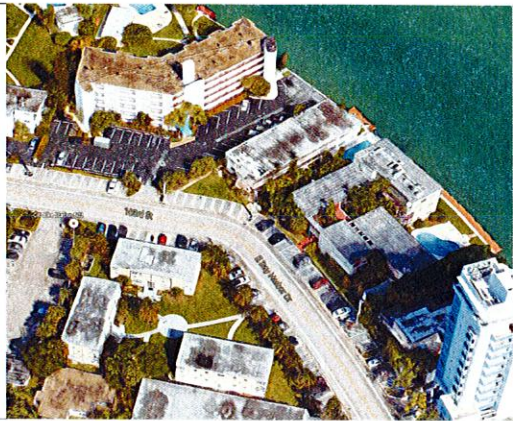
1.	Site Plan & Elevation	10301EBHDR.pdf
2.	Staff Report	BHI - 10301 EBHD - PZB Staff Report - Sept 12 2016.pdf



10301 E.BAY HARBOR BAY HARBOR ISLANDS, FLORIDA



ARCHITECT OF RECORD:
BERMEJO AJAMIL & PARTNERS
118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL: 212-334-2050



ZONING SUMMARY

10301 EAST BAY HARBOR DRIVE, BAY HARBOR ISLANDS, FLORIDA

LOT AREA SF 13,010 ACRES 0.3 +/-

LEGAL DESCRIPTION

LOT 1, BLOCK 4, BAY HARBOR ISLAND, RECORDED IN PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ELEVATION

THE SITE IS LOCATED IN FLOOD ZONE "AE", WITH A BFE OF 10'-0" NGVD

CROWN OF THE ROAD 4.08' NGVD

ZONING CLASSIFICATION

RM1 - WATERFRONT MULTI FAMILY RESIDENTIAL DISTRICT

FUTURE LAND USE DESIGNATION

MEDIUM-HIGH DENSITY RESIDENTIAL

FLR

(DETERMINED BY THE SETBACKS)

ALLOWABLE

N/A

PROPOSED

MAXIMUM DENSITY

34 UNITS PER NET ACRE

10

10

SETBACKS

REQUIRED

PROPOSED

FRONT: UP TO 30' HIGH
UP TO 45' HIGH
UP TO 65' HIGH

20'-0"
25'-0"
30'-0"

20'-0"
30'-0"
30'-0"

SIDE: 1'-0" ADDITIONAL FOR EACH 3'-0" OF HEIGHT ABOVE 30'-0"

10'-0"

10'-0"

REAR:

20'-0"

20'-0"

FLEX. 1/3 OF BUILDING LENGHT

@ NORTH [202'-4"/3]

54'-0"

47'-6"

@ WEST [72'-2"/3]

17'-4"

0'-0"

@ SOUTH [153'-4"/3]

37'-6"

35'-8"

@ EAST [80'-2"/3]

20'-0"

0'-0"

MAXIMUM HEIGHT

ALLOWABLE

PROPOSED

MAXIMUM BUILDING HEIGHT

75'-0" ABOVE BFE

75'-0" ABOVE BFE

GROUND LANDSCAPE AREA (PERVIOUS AREA)
20% OF LOT AREA MINIMUM 13,010 X.20

REQUIRED

2,602 SF

PROPOSED

3,410.1 SF = 26%

ROOF DECK LANDSCAPE REQUIRMENTS

REQUIRED

547.5 SF

PROPOSED

1555.0 SF = 36%

LOT COVERAGE

(PERIMETER DETERMINED BY THE SETBACKS)

ALLOWABLE

DETERMINED BY SETBACKS

PROPOSED

6,396.8 SF = 49%

PARKING SPACE REQUIREMENTS

RESIDENTIAL - 2 PER DWELLING UNIT MINIMUM & DROP-OFF AREA

REQUIRED

20

PROPOSED

20

IMPERVIOUS AREA

PROPOSED

9600 SF

STORAGE UNIT

REQUIRED

10

PROPOSED

10

BAY HARBOR NORTH

10301 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA

INDEX OF SHEETS

ARCHITECTURE

A-000	STARTING VIEW
A-001	ARCHITECTURAL ANALYSIS
A-002	FEMA/LOCATION MAP
A-101	SITE PLAN/GROUND LEVEL
A-102	SECOND LEVEL
A-103	3RD LEVEL
A-104	4TH LEVEL
A-105	5TH LEVEL
A-106	6TH LEVEL
A-107	7TH LEVEL
A-108	8TH LEVEL
A-109	POOL LEVEL
A-110	ROOF LEVEL
A-111	SECTION 1
A-112	SECTION 2
A-113	SECTION 3
A-114	SECTION 4
A-115	STAIRS SECTIONS
A-116	NORTH ELEVATION
A-117	SOUTH ELEVATION
A-118	EAST ELEVATION
A-119	WEST ELEVATION
A-120	3D WEST ELEVATION
A-121	3D WEST ELEVATION
A-122	3D EAST ELEVATION
A-123	3D EAST ELEVATION
A-124	3D POOL LEVEL
A-125	EXTERIOR MATERIALS

CIVIL

C-0	COVER SHEET
C-1	SITE AND PAVING PLAN
C-2	SITE AND PAVING DETAILS
C-3	DRAINAGE PLAN
C-4	GRADING PLAN
C-5	STORM DRAINAGE DETAILS
C-6	SEDIMENT TANK AND DRAINAGE WELL NO 1 DETAILS
C-7	SEDIMENT TANK PRESSURE RELEASE VENT DETAIL
C-8	SITE UTILITIES PLAN

LANDSCAPING

L-1	PLANTING PLAN
L-2	SPECIFICATIONS, DETAILS, NOTES

PHOTOMETRICS

PH-1	GROUND LEVEL PHOTOMETRICS
PH-2	ROOF TOP LEVEL PHOTOMETRICS
PH-3	SPECIFICATION 1
PH-4	SPECIFICATION 2

SURVEY

ARCHITECTURAL ANALYSIS

THE EXISTING BUILDING ON SITE (TO BE DEMOLISHED) IS A TWO STORY APARTMENT BUILDING OF MASONRY AND STUCCO CONSTRUCTION. BUILT IN THE 1960s. THE BUILDING IS AN EXAMPLE OF MASONRY VERNACULAR MIMO ARCHITECTURE.

BUILDING OCCUPANCY RESIDENTIAL

TYPE OF CONSTRUCTION

FLOOR	UNITS	COMMON	SELLABLE	BALCONY	BACK OF HOUSE	STAIRS/ ELEVATORS	CORRIDORS	TOTAL
GROUND		5908.1 SF			144.0 SF	343.7 SF		6,395.8 SF
2	2A	-	2,087.5 SF	270.1 SF	641.8 SF	594.8 SF	451.4 SF	6,900.4 SF
	2B		2,373.3 SF	481.5 SF				
3	3A	-	2,165.2 SF	269.1 SF	602.3 SF	536.6 SF	409.3 SF	6,907.2 SF
	3B		2,431.9 SF	492.8 SF				
4	4A	300.3 SF	2,229.6 SF	536.5 SF	18.6 SF	496.5 SF	362.3 SF	6,919.4 SF
	4B		2,117.9 SF	857.7 SF				
5	5A	-	4,326.3 SF	936.0 SF	18.6 SF	496.5 SF	-	5,777.4 SF
6	6A	-	4,326.3 SF	994.2 SF	18.6 SF	496.5 SF	-	5,835.6 SF
7	7A	-	4,326.3 SF	726.8 SF	18.6 SF	496.5 SF	-	5,564.7 SF
8	8A	-	4,326.3 SF	474.9 SF	18.6 SF	496.5 SF	-	5,316.9 SF
9	-	2,653.3 SF	-	-	18.6 SF	496.5 SF	-	3,168.4 SF
POOL	-	2,296.8 SF	-	-	18.6 SF	496.5 SF	-	2,811.9 SF
ROOF	-	-	-	-	-	-	-	896.2 SF
TOTAL	10	11,158.5 SF	30,710.6 SF	6,039.6 SF	1,518.3 SF	4,950.6 SF	1,223.0 SF	56,442.2 SF

BIKE STORAGE

TOTAL PROVIDED 18

APPLICABLE CODES

FLORIDA BUILDING CODE: 5TH EDITION 2014

FLORIDA FIRE PREVENTION CODE: 5TH EDITION

AMERICAN WITH DISABILITY ACT (ADA) ACCESSIBILITY GUIDELINES

FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION

FHA - FAIR HOUSING ACT DESIGN MANUAL

NFPA 101-2012, LIFE SAFETY CODE FLORIDA

NFPA 101-2010, PORTABLE FIRE EXTINGUISHER CODE



ARCHITECT OF RECORD:
BERMELLO AJAMIL & PARTNERS
118 E. 28TH ST SUITE #501
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BAY HARBOR NORTH

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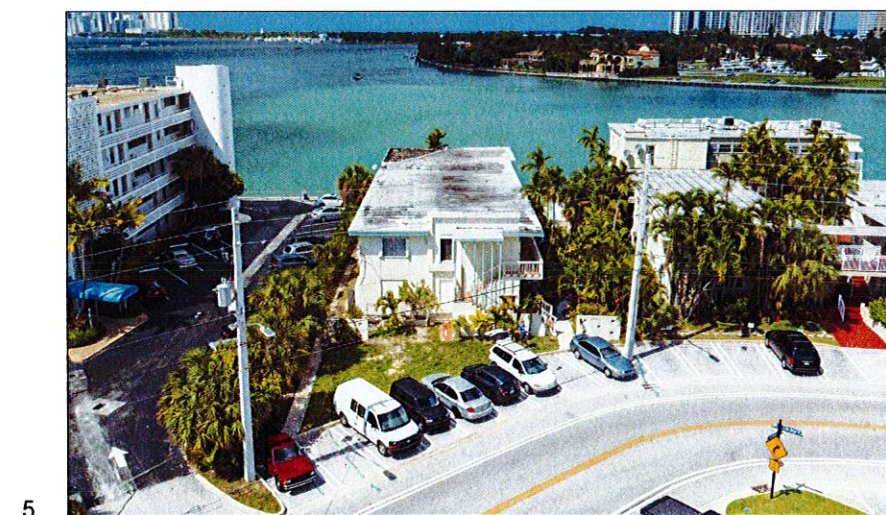
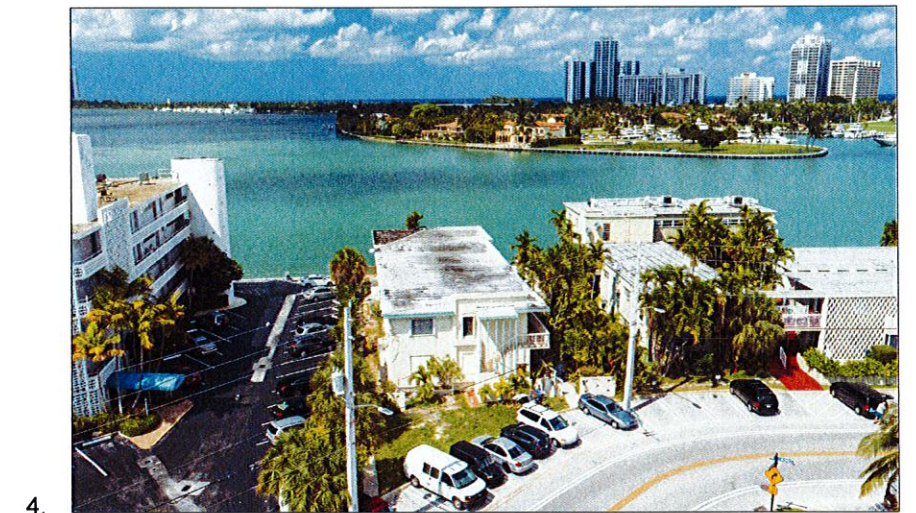
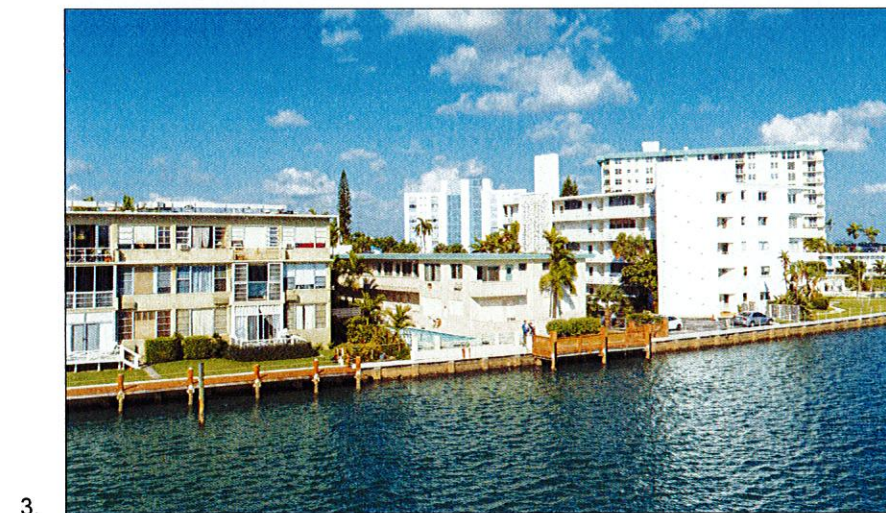
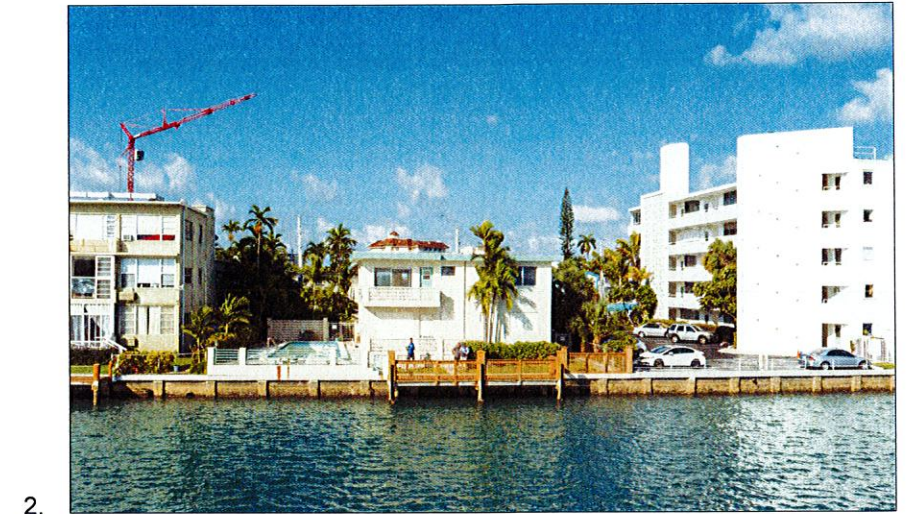
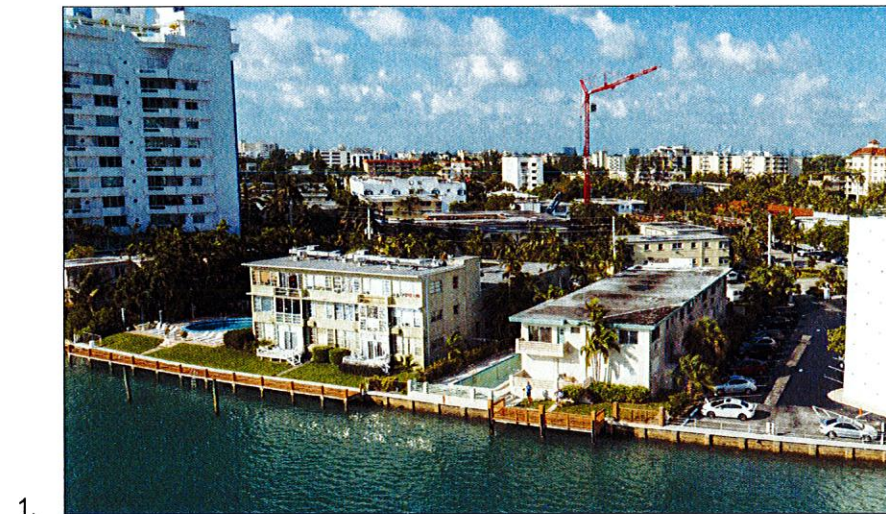
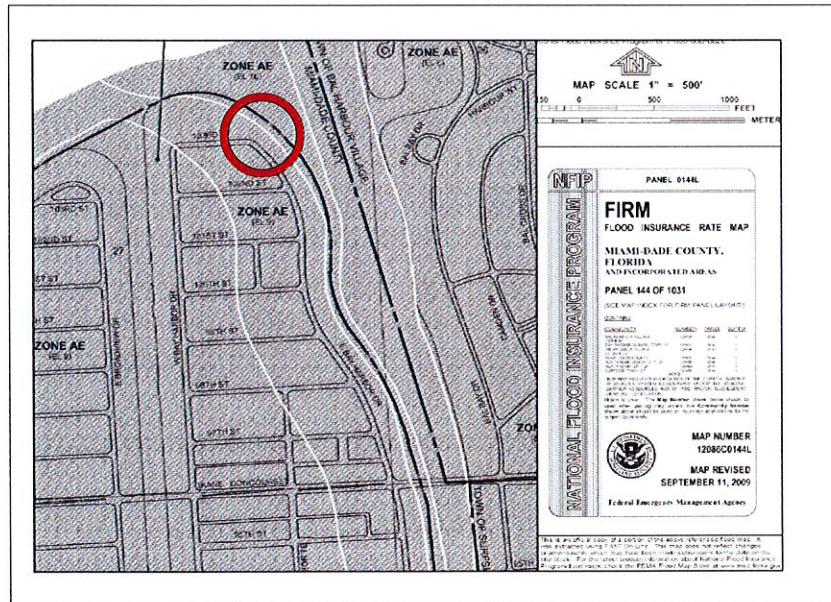
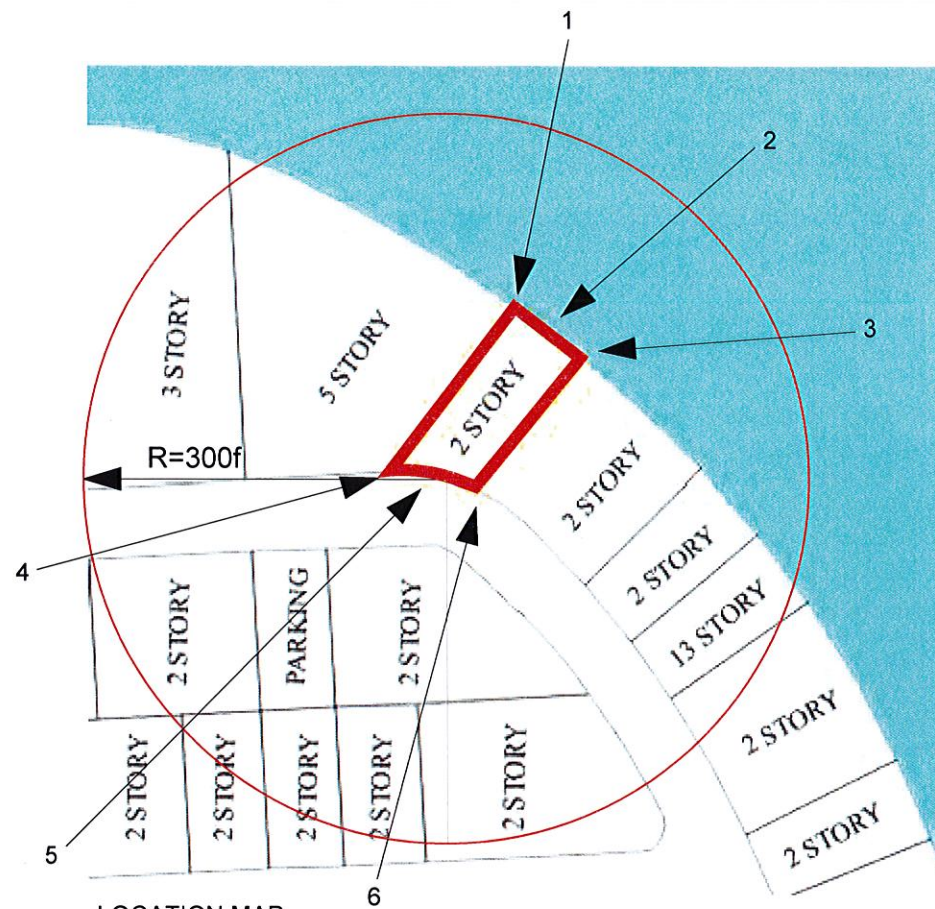
dave bodker

LANDSCAPING:
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TEL: 561-276-6311
FAX: 561-276-3869

Date 04.26.2016

ARCHITECTURAL ANALYSIS

A-001



CLIENT:
THE CONGRESS GROUP INC.
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TEL: 617-897-7200



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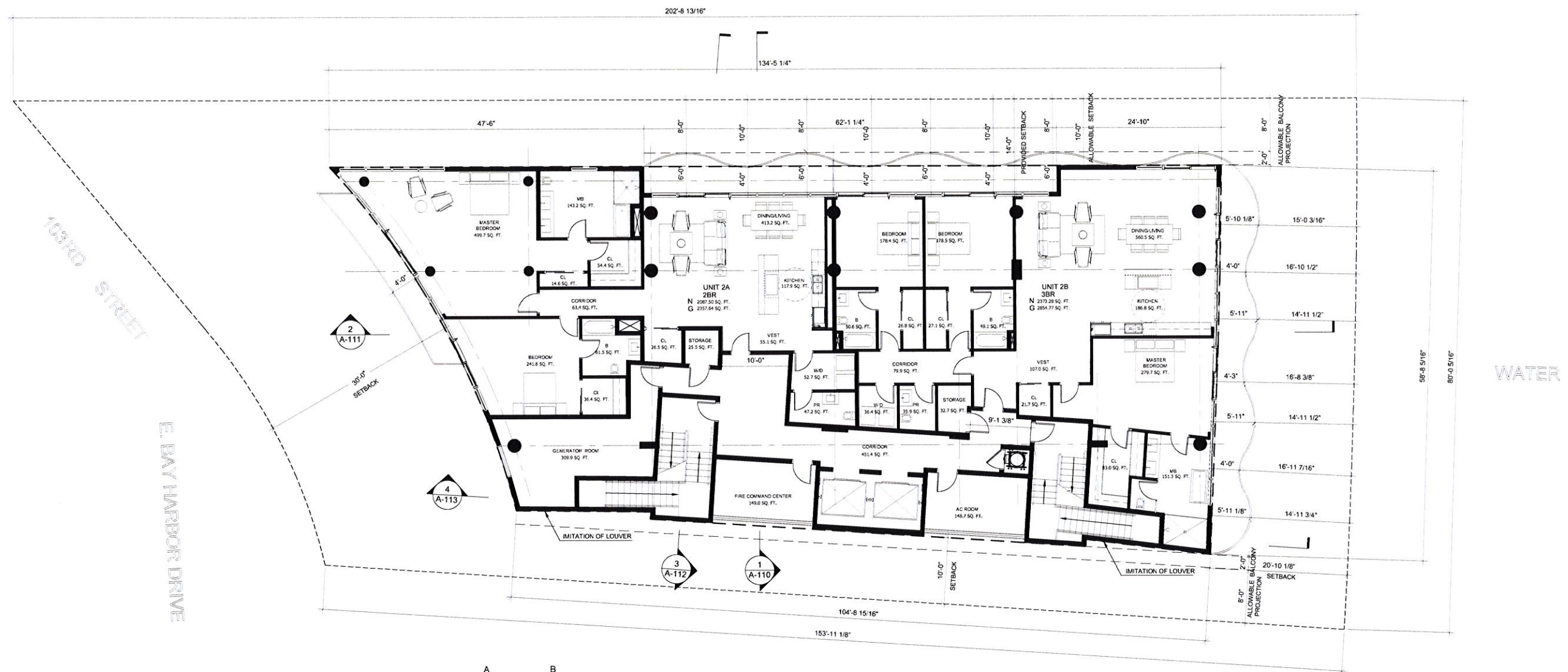
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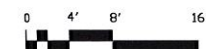
Date 04.26.2016
**FEMA/LOCATION
MAP**
A-002



	A	B
UNIT	2,087.5 SF	2,373.3 SF
BALCONIES	270.8 SF	481.5 SF
BACK OF HOUSE	641.8 SF	
TOTAL	6,900.9 SF	

1 2nd FLOOR PLAN

Scale: 1/8" = 1'-0"



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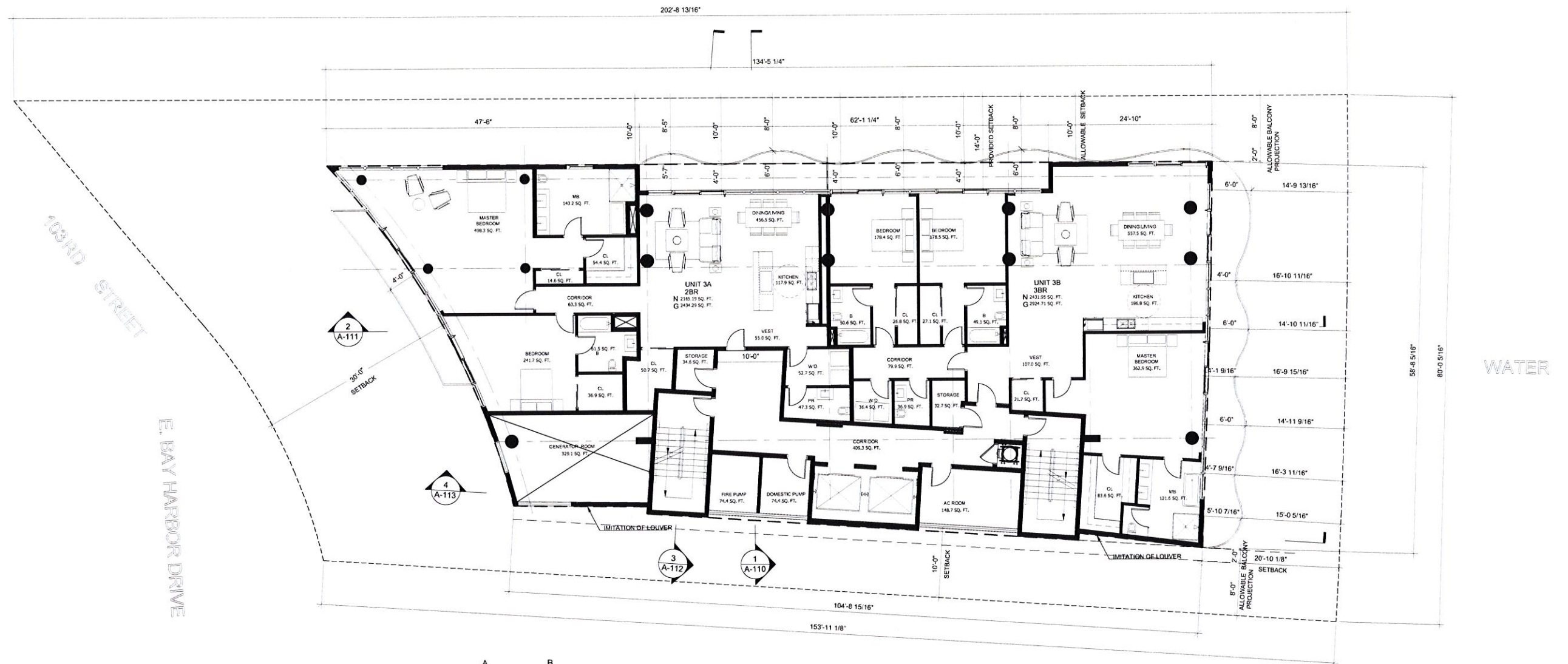


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Date	06.03.2016
2nd FLOOR PLAN	
A-102	



	A	B
UNIT	2,165.2 SF	2,431.9 SF
BALCONIES	269.1 SF	492.8 SF
BACK OF HOUSE	602.3 SF	
TOTAL	6907.2 SF	

1 3rd FLOOR PLAN
Scale: 1/8" = 1'-0"



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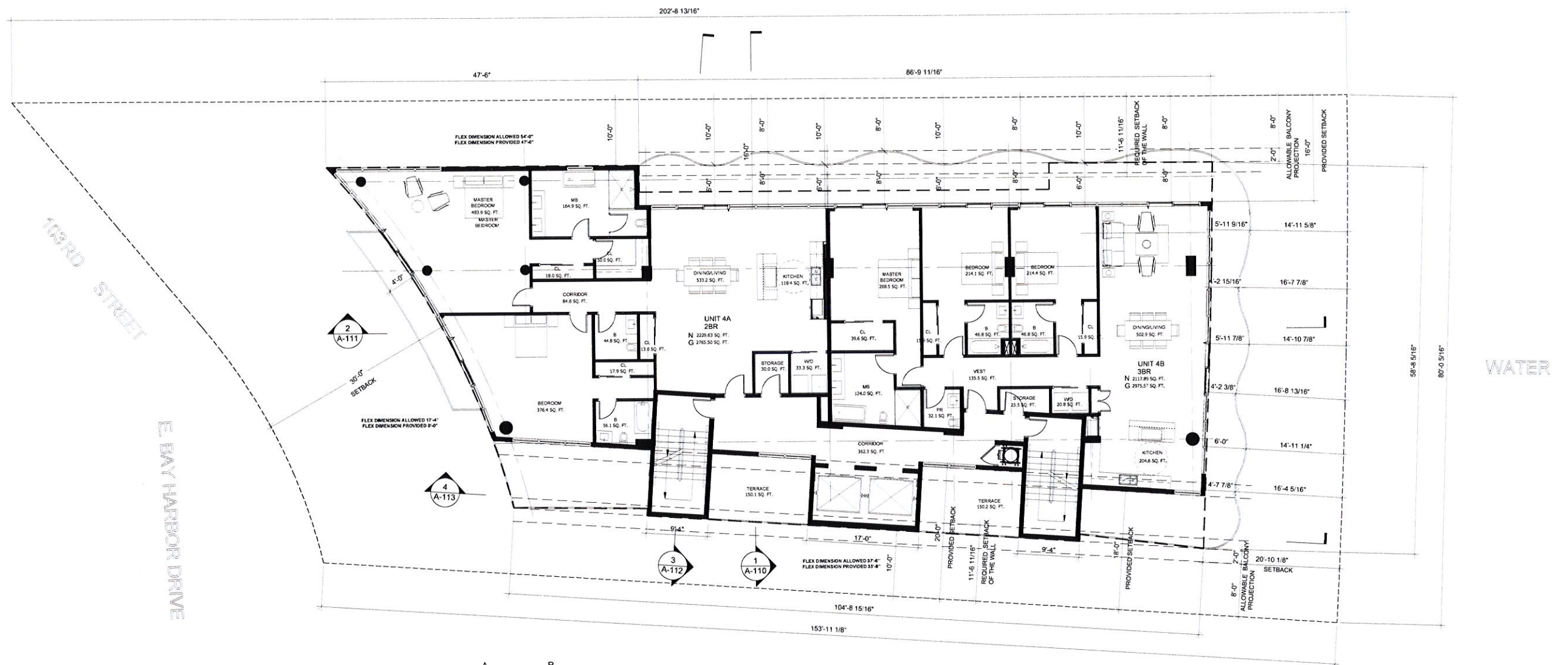


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TEL: 561-276-6311
FAX: 561-276-3869

Date	06.03.2016
3rd FLOOR PLAN	
A-103	



1 4th FLOOR PLAN

Scale: 1/8" = 1'-0"

	A	B
UNIT	2,229.6 SF	2,117.9 SF
BALCONIES	536.5 SF	557.7 SF
BACK OF HOUSE	18.6 SF	
COMMON AREA	300.3 SF	
TOTAL	6,919.4	



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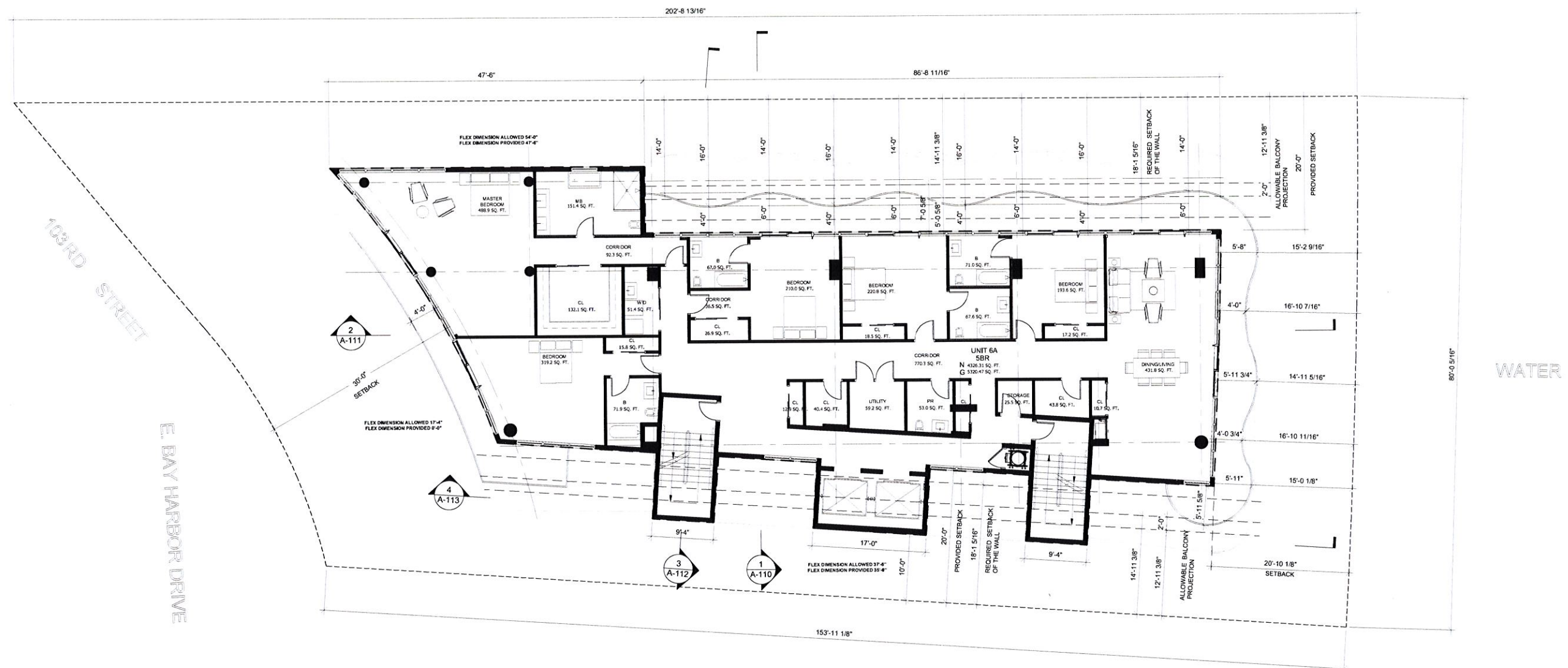
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FAX: 561-276-3869

Date 06.03.2016

4th
FLOOR PLAN
A-104



UNIT	4,326.3 SF
BALCONIES	994.2 SF
BACK OF HOUSE	18.6 SF
TOTAL	5,835.6 SF

1 6th FLOOR PLAN

Scale: 1/8" = 1'-0"



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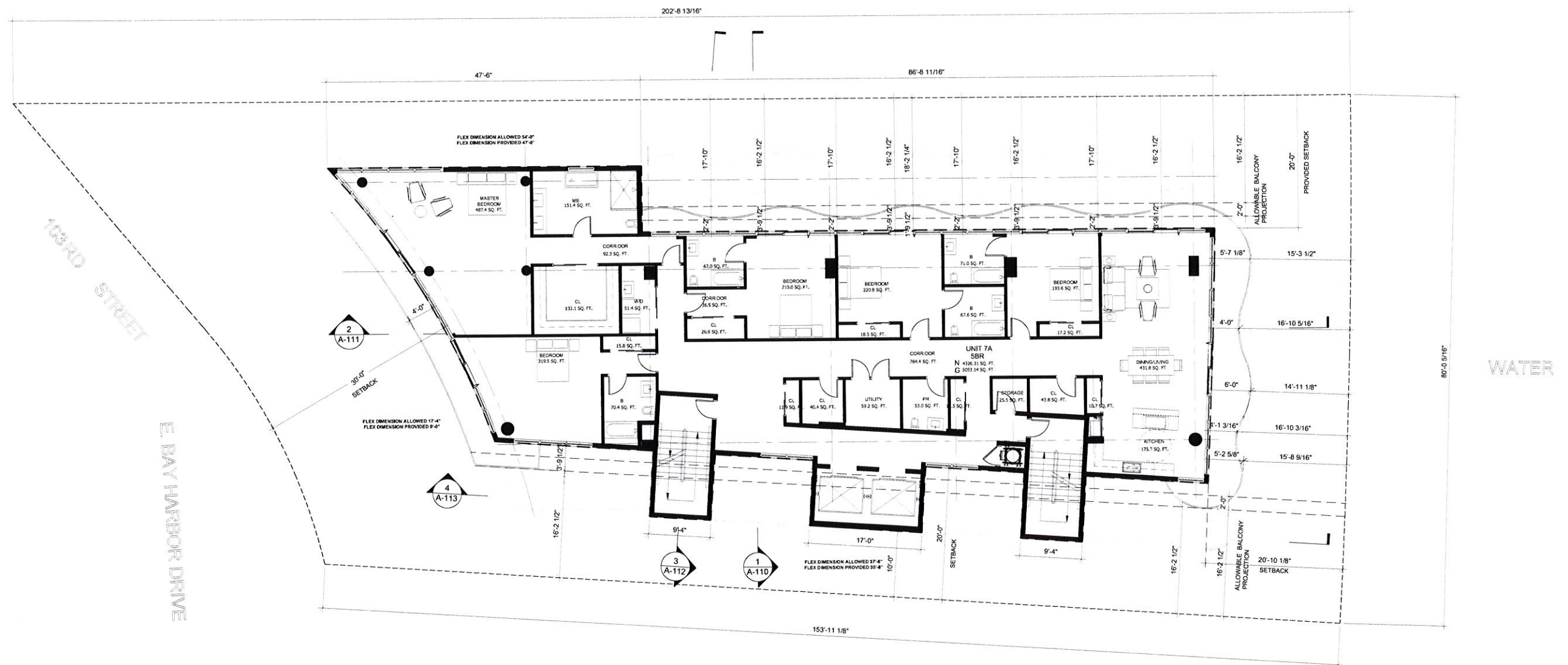
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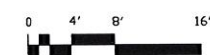
Date 06.03.2016

6th
FLOOR PLAN
A-106



UNIT	4,326.3 SF
BALCONIES	723.3SF
BACK OF HOUSE	18.6 SF
TOTAL	5,564.7 SF

1 7th FLOOR PLAN
Scale: 1/8" = 1'-0"



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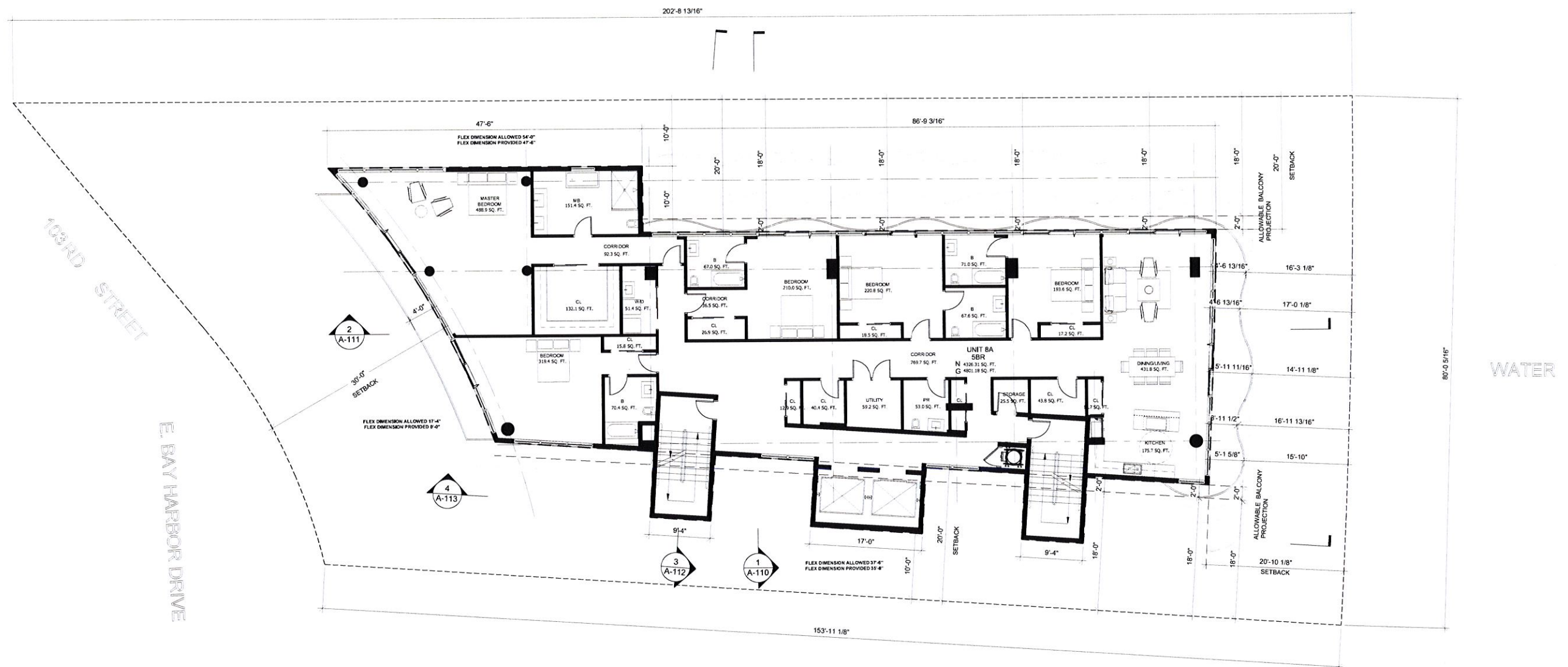
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LANDSCAPING:
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SUITE 105-A
DELRAY BEACH, FLORIDA 33445
TEL: 561-276-6311
FAX: 561-276-3869

Date 06.03.2016

7th
FLOOR PLAN
A-107



UNIT	4,326.3 SF
BALCONIES	475.5 SF
BACK OF HOUSE	18.6 SF
TOTAL	5,316.9 SF

1 8th FLOOR PLAN
Scale: 1/8" = 1'-0"



CLIENT:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
BOSTON, MA 02110
TEL: 617-897-7200



ARCHITECT OF RECORD:
BERMELO AJAMIL & PARTNERS
118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL: 212-334-2050

**BAY HARBOR
NORTH**
10301 East Bay Harbor Drive
BAY HARBOR ISLANDS, FLORIDA

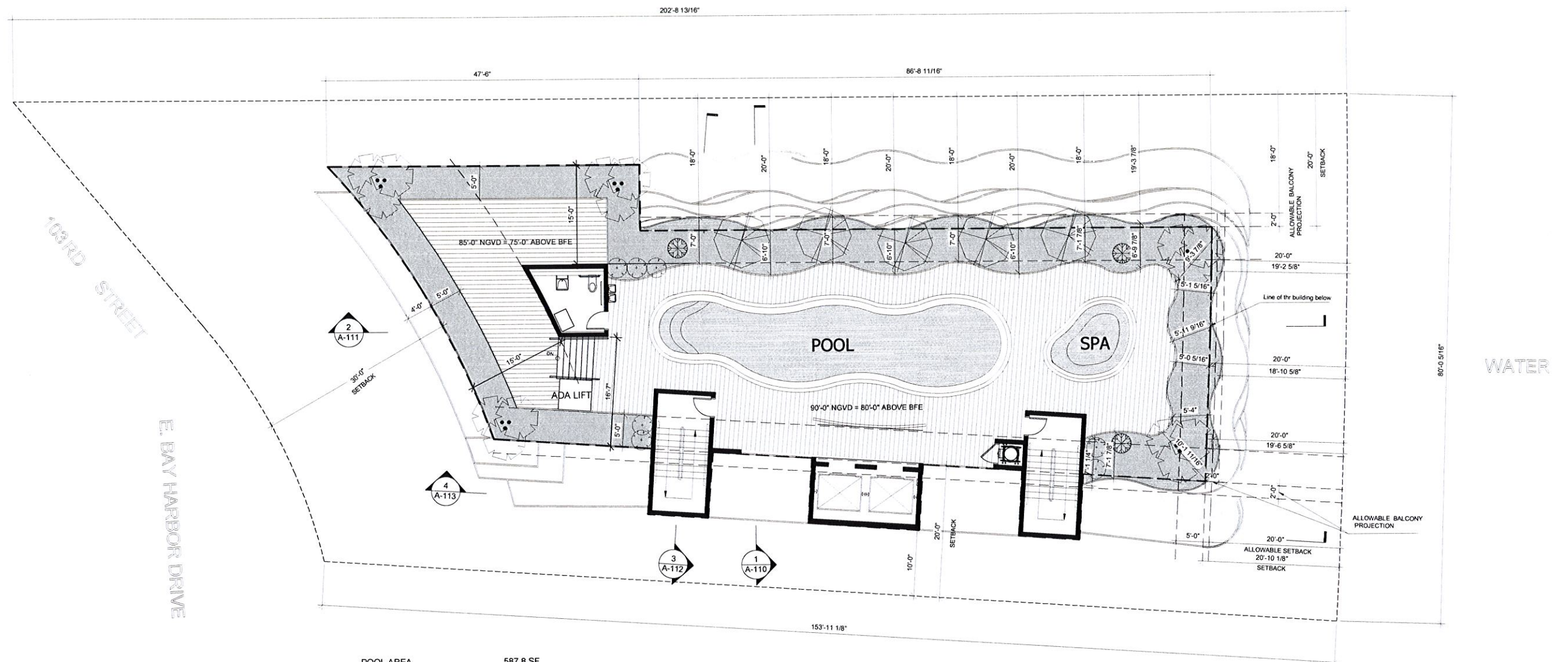


CIVIL ENGINEER:
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SUITE 113
MIAMI, FL 33144
TEL: 305-551-6267
FAX: 305-551-4242

dave bodker

LANDSCAPING:
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SUITE 105-A
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TEL: 561-276-6311
FAX: 561-276-3869

Date	06.03.2016
8th FLOOR PLAN	
A-108	



1 POOL PLAN

Scale: 1/8" = 1'-0"



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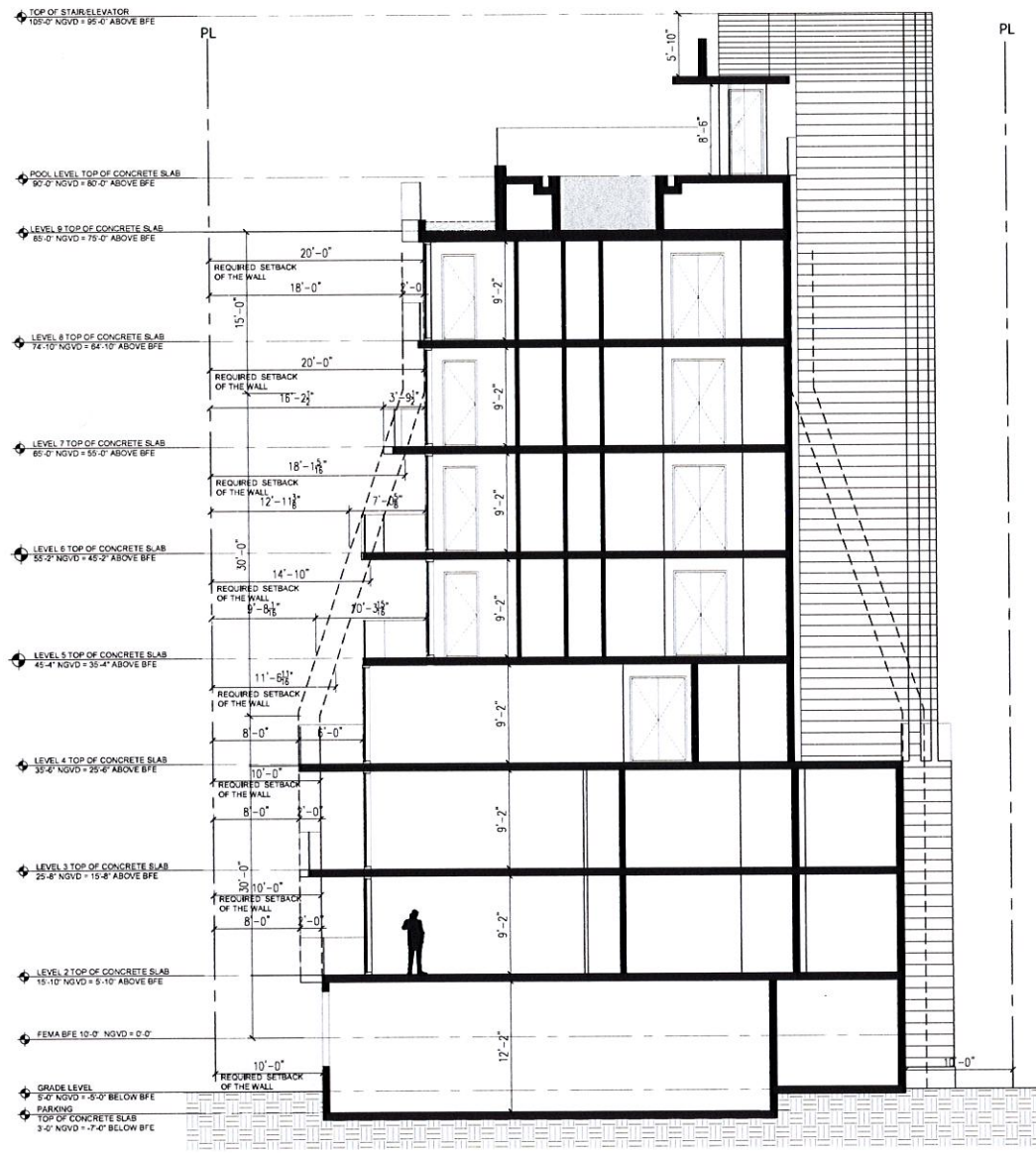
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Date 06.03.2016

POOL PLAN

A-109



1 SECTION 1
Scale: 1/8" = 1'-0"



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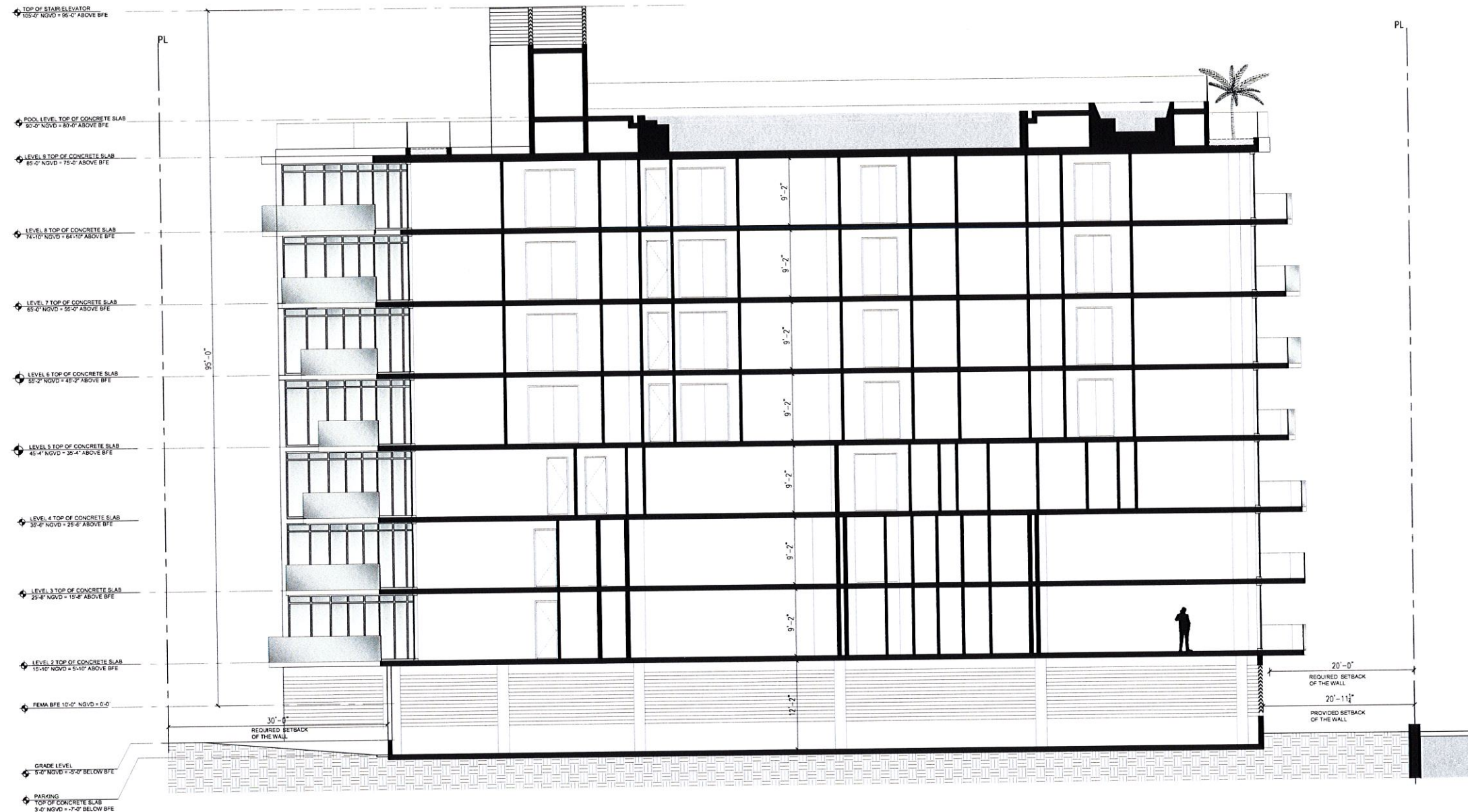
**BAY HARBOR
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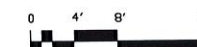
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Date	06.03.2016
SECTION 1	
A-111	



1 SECTION 2
Scale: 1/8" = 1'-0"



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Date 06.03.2016

SECTION 2

A-112



1 SECTION 3
Scale: 1/8" = 1'-0"



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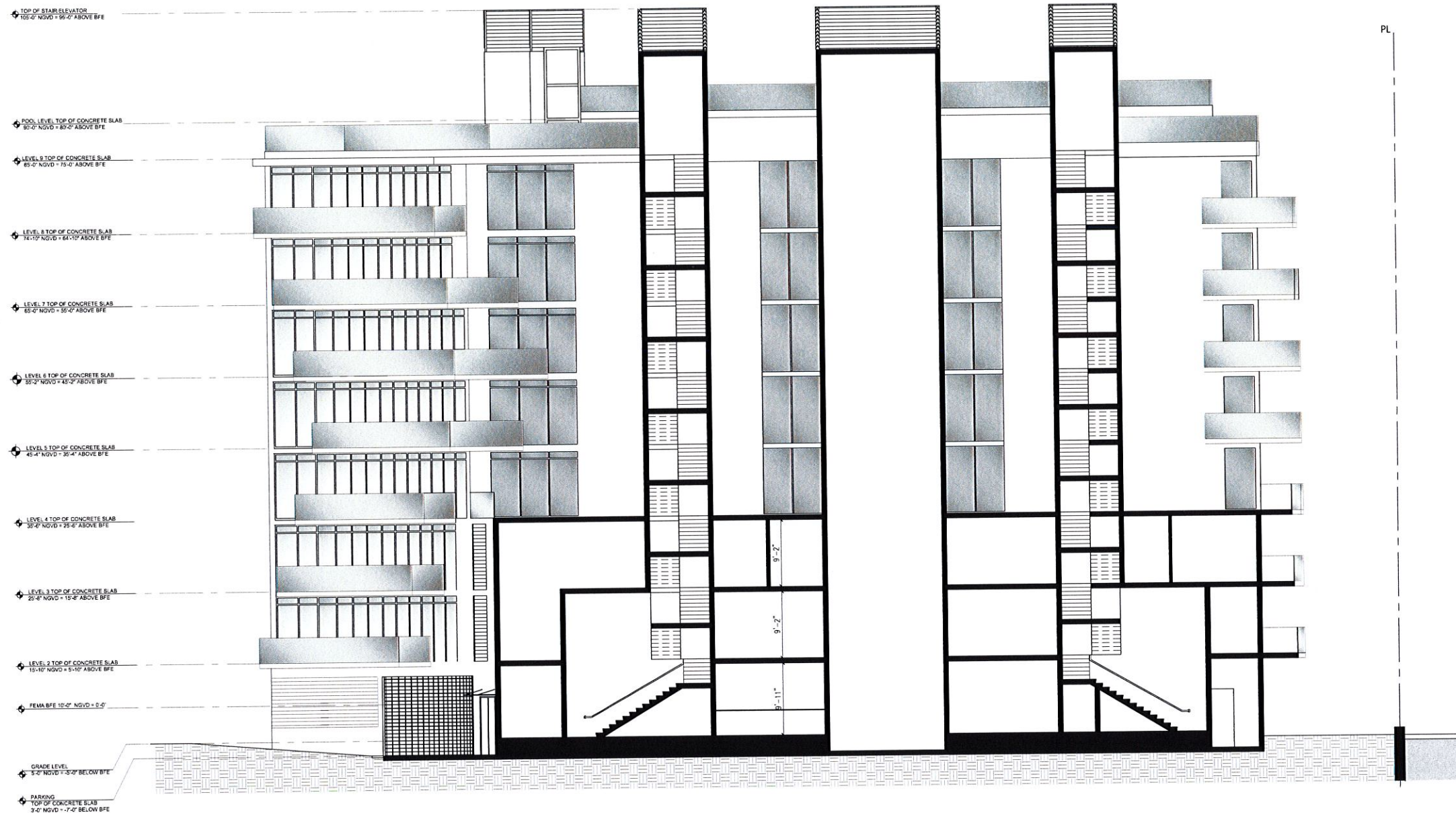
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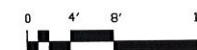
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FAX: 561-276-3869

Date	06.03.2016
SECTION 3	
A-113	



1 SECTION 2

Scale: 1/8" = 1'-0"



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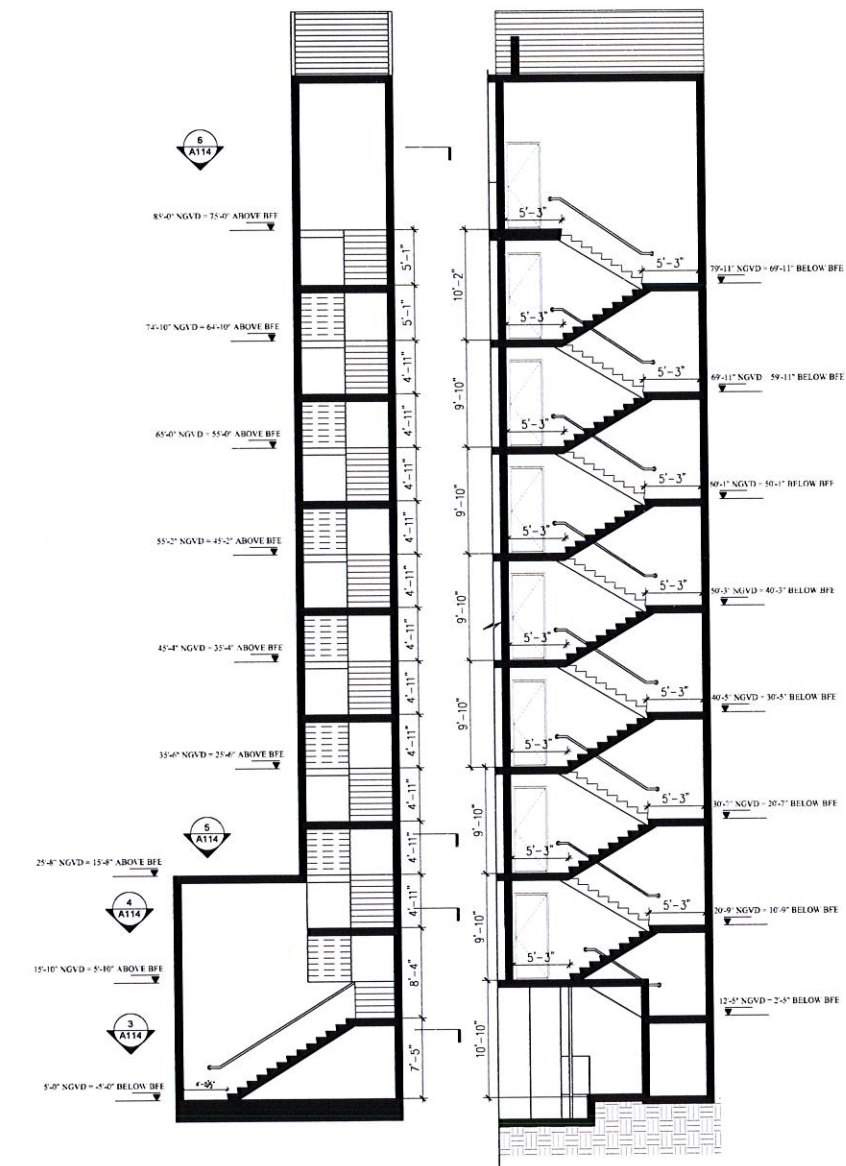
dave bodker

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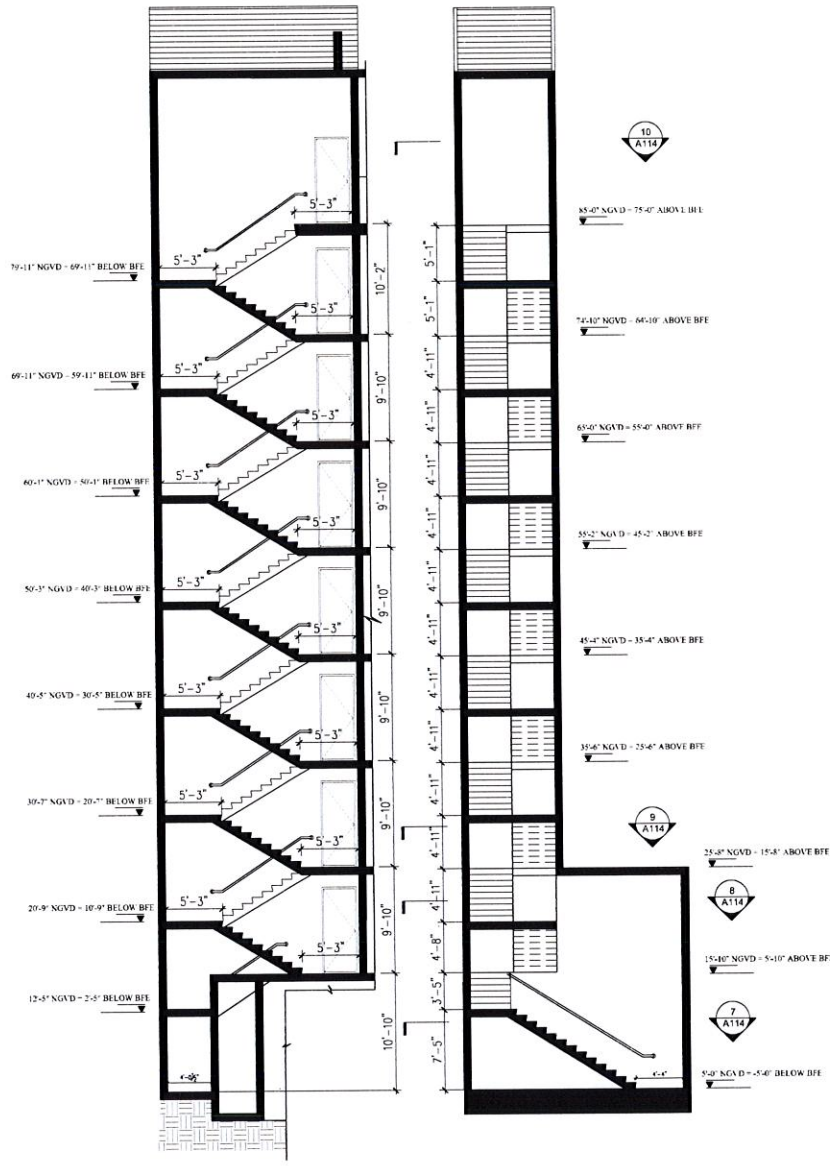
Date 06.03.2016

SECTION 4

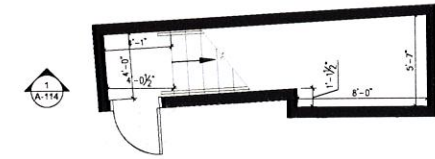
A-114



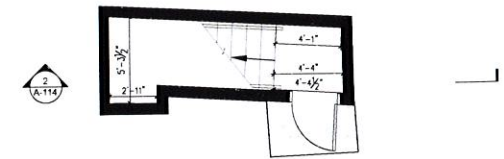
1 STAIR 1
Scale: 1/8" = 1'-0"



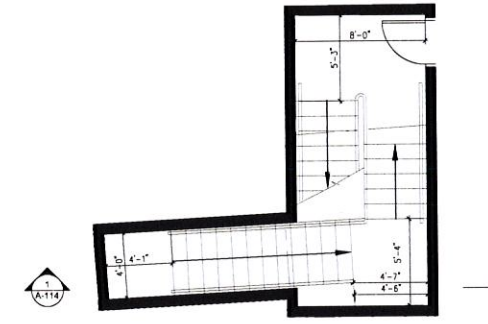
2 STAIR 2
Scale: 1/8" = 1'-0"



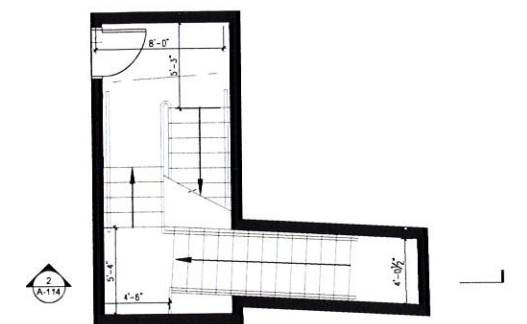
3 STAIR SECTION
Scale: 3/16" = 1'-0"



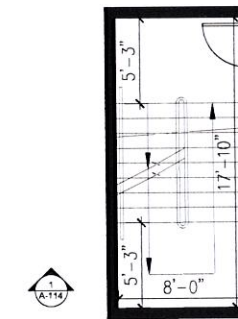
7 STAIR SECTION
Scale: 3/16" = 1'-0"



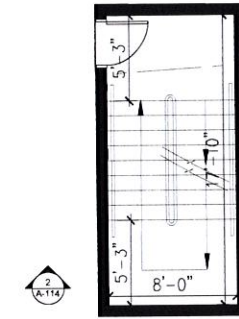
4 STAIR SECTION
Scale: 3/16" = 1'-0"



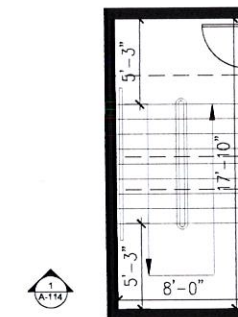
8 STAIR SECTION
Scale: 3/16" = 1'-0"



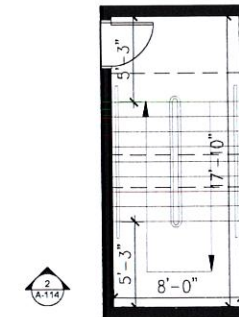
5 STAIR SECTION
Scale: 3/16" = 1'-0"



9 STAIR SECTION
Scale: 3/16" = 1'-0"



6 STAIR SECTION
Scale: 3/16" = 1'-0"



10 STAIR SECTION
Scale: 3/16" = 1'-0"



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BAY HARBOR NORTH

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dave bodker

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DELRAY BEACH, FLORIDA 33445
TEL: 561-276-6311
FAX: 561-276-3869

Date 06.03.2016

STAIRS SECTIONS

A-115

TOP OF STAIR/ELEVATOR
105'-0" NGVD = 80'-0" ABOVE BFE

POOL LEVEL TOP OF CONCRETE SLAB
90'-0" NGVD = 60'-0" ABOVE BFE

LEVEL 9 TOP OF CONCRETE SLAB
85'-0" NGVD = 55'-0" ABOVE BFE

LEVEL 8 TOP OF CONCRETE SLAB
74'-10" NGVD = 44'-0" ABOVE BFE

LEVEL 7 TOP OF CONCRETE SLAB
65'-0" NGVD = 35'-0" ABOVE BFE

LEVEL 6 TOP OF CONCRETE SLAB
56'-0" NGVD = 25'-0" ABOVE BFE

LEVEL 5 TOP OF CONCRETE SLAB
45'-4" NGVD = 15'-4" ABOVE BFE

LEVEL 4 TOP OF CONCRETE SLAB
35'-0" NGVD = 5'-0" ABOVE BFE

LEVEL 3 TOP OF CONCRETE SLAB
25'-0" NGVD = -5'-0" ABOVE BFE

LEVEL 2 TOP OF CONCRETE SLAB
15'-10" NGVD = -5'-10" ABOVE BFE

FEMA BFE 10'-0" NGVD = 0'-0"

GRADE LEVEL
0'-0" NGVD = 0'-0" BELOW BFE

PARKING
TOP OF CONCRETE SLAB
3'-0" NGVD = -7'-0" BELOW BFE

3" SMOOTH STUCCO FINISH

LAMINATED INSULATED
BLUE-GREEN GLASS

RAILING
LAMINATED GLASS
WITH LIGHT CERAMIC FRIT IN
ALUMINUM FRAME

WHITE ALUMINUM LOUVERS

1 NORTH ELEVATION

Scale: 1/8" = 1'-0"



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Date 06.03.2016

NORTH ELEVATION

A-116

TOP OF STAIR/ELEVATOR
105'-0" NGVD = 95'-0" ABOVE BFE

POOL LEVEL TOP OF CONCRETE SLAB
90'-0" NGVD = 80'-0" ABOVE BFE

LEVEL 9 TOP OF CONCRETE SLAB
85'-0" NGVD = 75'-0" ABOVE BFE

LEVEL 8 TOP OF CONCRETE SLAB
75'-10" NGVD = 64'-10" ABOVE BFE

LEVEL 7 TOP OF CONCRETE SLAB
65'-0" NGVD = 55'-0" ABOVE BFE

LEVEL 6 TOP OF CONCRETE SLAB
55'-0" NGVD = 45'-0" ABOVE BFE

LEVEL 5 TOP OF CONCRETE SLAB
45'-4" NGVD = 35'-4" ABOVE BFE

LEVEL 4 TOP OF CONCRETE SLAB
35'-4" NGVD = 25'-4" ABOVE BFE

LEVEL 3 TOP OF CONCRETE SLAB
25'-4" NGVD = 15'-4" ABOVE BFE

LEVEL 2 TOP OF CONCRETE SLAB
15'-10" NGVD = 5'-10" ABOVE BFE

FEMA BFE 10'-0" NGVD = 5'-0"

GRADE LEVEL
5'-0" NGVD = 3'-0" BELOW BFE

PARKING
TOP OF CONCRETE SLAB
3'-0" NGVD = -7'-0" BELOW BFE

3/4" SMOOTH STUCCO FINISH

LAMINATED INSULATED
BLUE-GREEN GLASS

RAILING
LAMINATED GLASS
WITH LIGHT CERAMIC FRIT IN
ALUMINUM FRAME

White aluminum louver

Stone veneer align with louver

White aluminum louver

Stone veneer align with louver

1 SOUTH ELEVATION

Scale: 1/8" = 1'-0"



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NORTH

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FAX: 561-276-3869

Date 06.03.2016

SOUTH ELEVATION

A-117

TOP OF STAIR/ELEVATOR
105'-0" NGVD = 65'-0" ABOVE BFE

POOL LEVEL TOP OF CONCRETE SLAB
97'-0" NGVD = 57'-0" ABOVE BFE

LEVEL 9 TOP OF CONCRETE SLAB
85'-0" NGVD = 45'-0" ABOVE BFE

LEVEL 8 TOP OF CONCRETE SLAB
74'-10" NGVD = 34'-10" ABOVE BFE

LEVEL 7 TOP OF CONCRETE SLAB
65'-0" NGVD = 25'-0" ABOVE BFE

LEVEL 6 TOP OF CONCRETE SLAB
55'-0" NGVD = 15'-0" ABOVE BFE

LEVEL 5 TOP OF CONCRETE SLAB
45'-4" NGVD = 5'-4" ABOVE BFE

LEVEL 4 TOP OF CONCRETE SLAB
35'-0" NGVD = 0'-0" ABOVE BFE

LEVEL 3 TOP OF CONCRETE SLAB
25'-0" NGVD = 0'-0" ABOVE BFE

LEVEL 2 TOP OF CONCRETE SLAB
15'-10" NGVD = 5'-10" ABOVE BFE

FEMA BFE 10'-0" NGVD = 0'-0"

GRADE LEVEL
5'-0" NGVD = 5'-0" BELOW BFE

PARKING
TOP OF CONCRETE SLAB
3'-0" NGVD = -7'-0" BELOW BFE

3/4" SMOOTH STUCCO FINISH

LAMINATED INSULATED
BLUE-GREEN GLASS

RAILING
LAMINATED GLASS
WITH LIGHT CERAMIC FRIT IN
ALUMINUM FRAME

WHITE ALUMINUM LOUVERS

1 EAST ELEVATION

Scale: 1/8" = 1'-0"



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Date 06.03.2016

EAST ELEVATION

A-118

TOP OF STAIR/ELEVATOR
 100'-0" NGVD = 90'-0" ABOVE BFE
 POOL LEVEL TOP OF CONCRETE SLAB
 90'-0" NGVD = 80'-0" ABOVE BFE
 LEVEL 9 TOP OF CONCRETE SLAB
 85'-0" NGVD = 75'-0" ABOVE BFE
 LEVEL 8 TOP OF CONCRETE SLAB
 74'-10" NGVD = 64'-10" ABOVE BFE
 LEVEL 7 TOP OF CONCRETE SLAB
 65'-0" NGVD = 55'-0" ABOVE BFE
 LEVEL 6 TOP OF CONCRETE SLAB
 55'-0" NGVD = 45'-0" ABOVE BFE
 LEVEL 5 TOP OF CONCRETE SLAB
 45'-0" NGVD = 35'-0" ABOVE BFE
 LEVEL 4 TOP OF CONCRETE SLAB
 35'-0" NGVD = 25'-0" ABOVE BFE
 LEVEL 3 TOP OF CONCRETE SLAB
 25'-0" NGVD = 15'-0" ABOVE BFE
 LEVEL 2 TOP OF CONCRETE SLAB
 15'-10" NGVD = 5'-10" ABOVE BFE
 FEMA BFE 10'-0" NGVD = 0'-0"
 GRADE LEVEL
 5'-0" NGVD = -5'-0" BELOW BFE
 PARKING
 TOP OF CONCRETE SLAB
 3'-0" NGVD = -7'-0" BELOW BFE



3/4" SMOOTH STUCCO FINISH
 LAMINATED INSULATED
 BLUE-GREEN GLASS
 RAILING
 LAMINATED GLASS
 WITH LIGHT CERAMIC FRIT IN
 ALUMINUM FRAME
 WHITE ALUMINUM LOUVERS

1 WEST ELEVATION
 Scale: 1/8" = 1'-0"



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Date	06.03.2016
WEST ELEVATION	
A-119	



1 3D WEST ELEVATION



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Date 06.03.2016

3D WEST
ELEVATION
A-120



1 3D EAST ELEVATION



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Date 06.03.2016

3D WEST
ELEVATION
A-121



1 3D EAST ELEVATION



CLIENT:
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Date

06.03.2016

3D EAST
ELEVATION
A-122



1 3D EAST ELEVATION



CLIENT:
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Date 06.03.2016

3D EAST
ELEVATION
A-123



1 3D POOL LEVEL



CLIENT:
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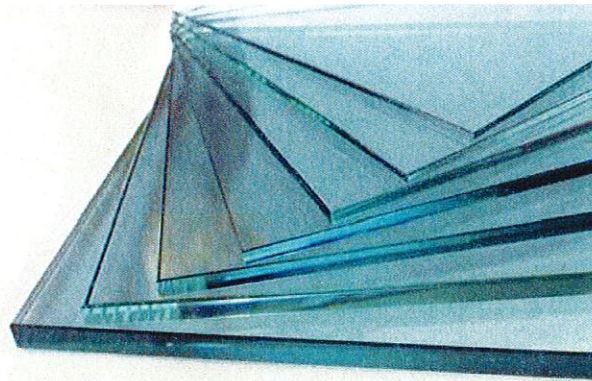
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FAX: 561-276-3869

Date 06.03.2016

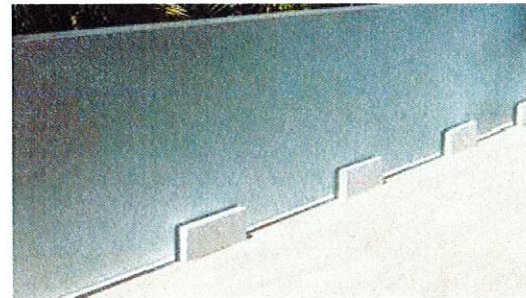
3D POOL LEVEL

A-124

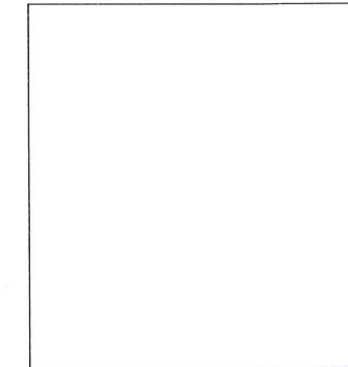
LAMINATED INSULATED
BLUE-GREEN GLASS



RAILING
LAMINATED GLASS
WITH LIGHT CERAMIC FRIT IN
ALUMINUM FRAME



SMOOTH STUCCO FINISH
(Color palette of exterior stucco walls
from Benjamin Moor Classic Colors)



Oxford White 869

WHITE ALUMINUM LOUVERS



CLIENT:
THE CONGRESS (C)
33 ARCH ST. #210
BOSTON, MA 021
TEL: 617-897-7201



ARCHITECT OF RECORD:
BERMELLO AJAMIL & PARTNERS
118 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL: 212-334-2050

BAY HARBOR
NORTH
10301 East Bay Harbor Drive
BAY HARBOR ISLANDS, FLORIDA



CIVIL ENGINEER:
8550 W. FLAGLER ST.
SUITE 113
MIAMI, FL 33144
TEL: 305-551-6267
FAX: 305-551-4242

dave bodker

LANDSCAPING:
601 N. CONGRESS AVE.
SUITE 105-A
DELRAY BEACH, FLORIDA 33445
TEL: 561-276-6311
FAX: 561-276-3869

Date 04.26.2016

EXTERIOR
MATERIALS

A -125

BAY HARBOR NORTH

CONDOMINIUMS

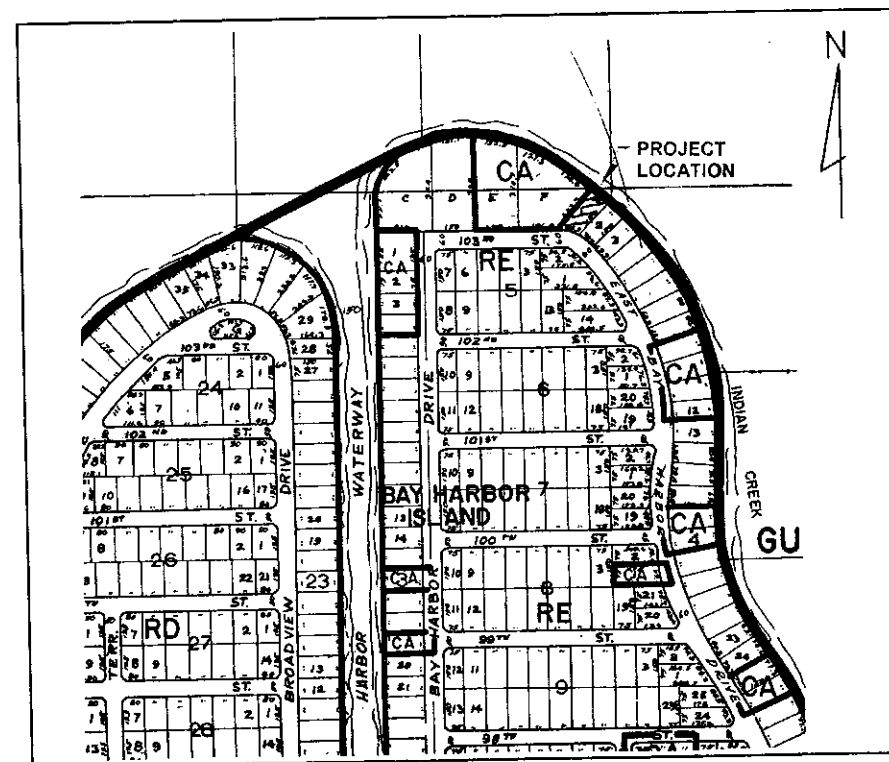
10301 EAST BAY HARBOR DRIVE

TOWN OF BAY HARBOR ISLANDS, FLORIDA

DEVELOPERS:

THE CONGRESS GROUP, INC.

33 ARCH STREET, SUITE 2100
BOSTON, MA 02110



LOCATION MAP

LEGAL DESCRIPTION:

LOT 1, BLOCK 4, OF "BAY HARBOR ISLAND" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

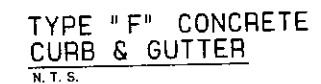
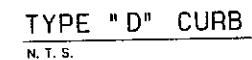
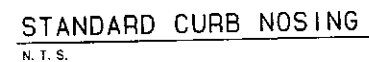
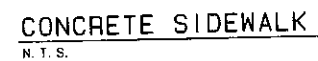
ENGINEERS:

V. S. N. ENGINEERING, INC.
CIVIL ENGINEERS

8550 W. FLAGLER STREET, SUITE 113
MIAMI, FLORIDA 33144
TEL (305) 551-6267
FAX (305) 551-4542

LIST OF DRAWINGS:

C-0	COVER SHEET AND LOCATION MAP
C-1	SITE AND PAVING PLAN
C-2	SITE AND PAVING DETAILS
C-3	DRAINAGE PLAN
C-4	GRADING PLAN
C-5	GRADING AND DRAINAGE DETAILS
C-6	SEDIMENT TANK AND DRAINAGE WELL NO. 1 DETAILS
C-7	SEDIMENT TANK PRESSURE RELEASE VENT DETAIL
C-8	SITE UTILITIES PLAN



§

9550 W. FLAGLER ST., SUITE 413, MIAMI, FLORIDA 33144
 TEL. (305) 551-6267 FAX (305) 551-4542
 WWW.CARTRAVELPRO.COM

BAY HARBOR NORTH
CONDOMINIUMS
10301 EAST BAY HARBOR DRIVE
TOWN OF BAY HARBOR ISLANDS, FLORIDA

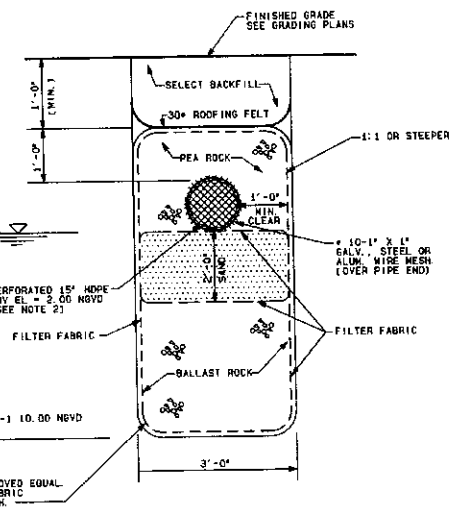
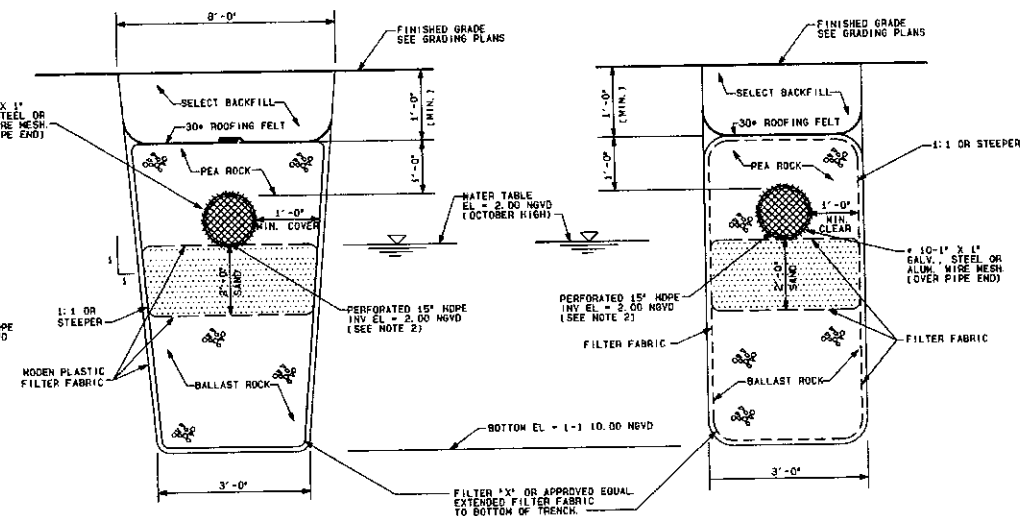
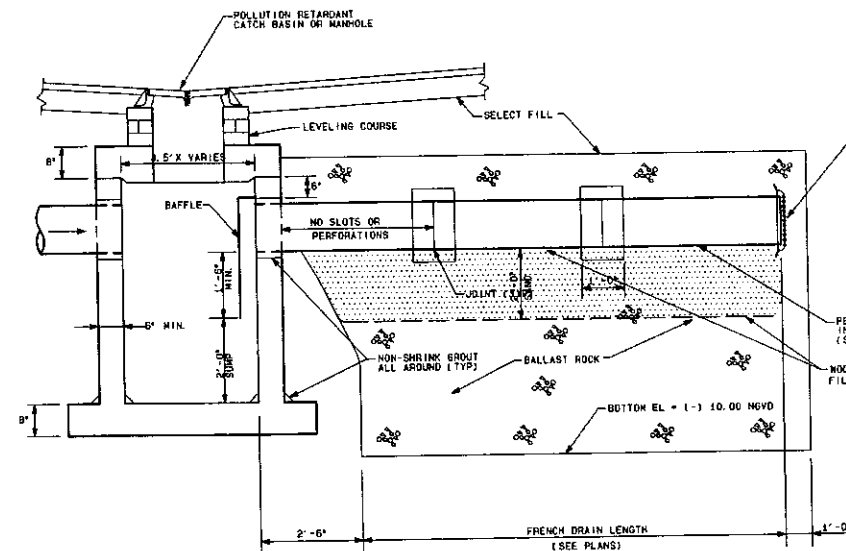
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designed	R. VARGAS
drawn	N. SERRATE
checked	L. SERRATE
approved	R. VARGAS
proj no	1600B-01
scale	AS SHOWN
date	JULY 14, 2016
cad ref	1600B-12

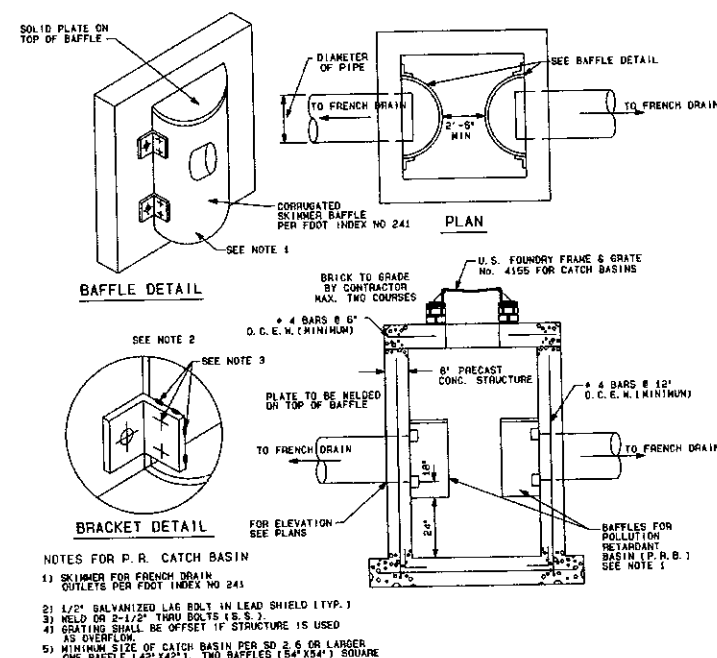
RODOLFO J. VARGAS
PE # 35648

drawing

C-2



- NOTE:
1. FRENCH DRAIN TO BE IN ACCORDANCE WITH
DADE COUNTY STANDARD DETAILS SD-1.1
LATEST REVISION MARCH 12, 1992.
 2. WOVEN PLASTIC FILTER FABRIC (AT EACH SIDE,
TOP AND BOTTOM) SHALL BE USED IN SANDY OR
FILLED AREAS.
 3. WASH DOWN THE BALLAST ROCK WITH CLEAN WATER
AFTER ROCK HAS BEEN PLACED TO THE PROPER
ELEVATION TO ALLOW FOR INITIAL SETTLEMENT THAT
MAY OCCUR. ADD ADDITIONAL BALLAST ROCK TO RESTORE
ROCK TO THE PROPER ELEVATION IN ACCORDANCE WITH
THE DETAILS.
 4. FOR PERFORATED CMP PIPE JOINT ARE TO BE Banded,
BUT NOT GASKETED.
 5. FOR DAFFLE DETAILS SEE THIS SHEET



DRAINAGE NOTES:

1. These plans have been prepared with the best information available to the Engineer. Contractor must verify all existing underground utilities prior to beginning of construction. If any discrepancies are encountered, the extent that field review and/or testing is required, Engineer must be notified immediately.
2. It is the responsibility of the Contractor to protect all existing improvements during construction. Any damage occurs as a result of the construction activities, Contractor shall restore such improvements to identical line, grade, esthetics and structural conditions as they were prior to beginning of construction.
3. All elevations refer to National Elevation Vertical Datum (N.G.V.D.), 1929.
4. Dade County Flood Criteria for this project is 5.00 (N.G.V.D.)
5. October High Water Elevation is 2.00 (N.G.V.D.).
6. All proposed elevations are to edge of pavement or driveway center line.
7. The following items shall be constructed in accordance with the referenced details from the Dade County Public Works Manual:
 - a. French Drain..... S.O. 1.1
 - b. Catch Basin..... S.D. 2.6
 - c. Catch Basins, Grates and Grates..... S.O. 2.9
 - d. V-Valley Gutter..... S.D. 4.8
 - e. P-S Inlet..... S.D. 3.1
 - f. Sewer Inlet..... S.D. 3.1
8. Contractor must observe extreme care to prevent debris, silt and fines from entering French Drain, Inlet Grates shall remain covered with fill to the extent that construction until the system is ready to enter in operation.
9. Contractor to verify soil conditions at site. If suck is encountered, contractor shall remove area and fill to grade with minimum 80% density.
10. All areas not paved must be sodded.
11. All work to be done in accordance with Miami-Dade County Public Works Standard and Detail Book 841 Waterway Islands Details and Specifications.
12. All topographic and survey information is based on Sketches of Survey prepared by Bianca Land Surveys Inc.
13. Pipe requirements:
 - French drain pipes shall be ADS Corrugated Polyethylene (Perforated).
 - All other pipes shall be ADS MC Polyethylene (non-Perforated, for approved equal).
14. Contractor shall provide a Paving and Drainage "AS-BUILT" plan certified by a Professional Registered Land Surveyor in the State of Florida reflecting all the features of the Stormwater System and should include, exist, proposed and new catch basins, catch basin and invert elevations, French drain length and bottom elevation, etc.
15. Drainage Trenches to be ZURN Z-882 12" Perfor-Trench as per ZURN FLO-UNION COMPANY (813) 764-7146 or approved equal.
16. French Drains shall be capable of conveying a minimum flow of 1.706 cfs at the last down stream section.
17. Contractor shall submit Shop Drawings and documentation for review and approval prior to start of installation and shall strictly follow Manufacturer's Specifications and Installation Instructions.
18. French Drain grates shall be selected by the Project Architect.

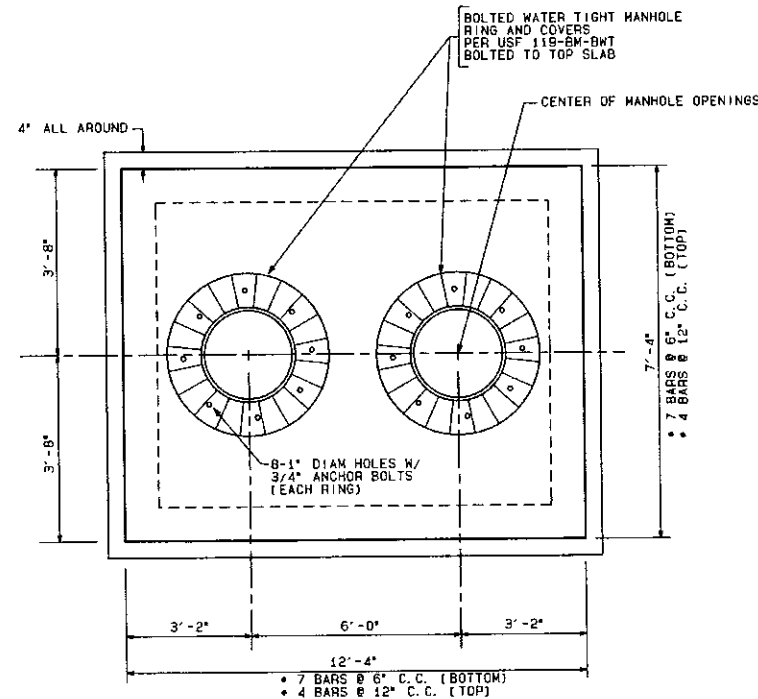
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RODOLFO J. VARGAS
PE • 35648

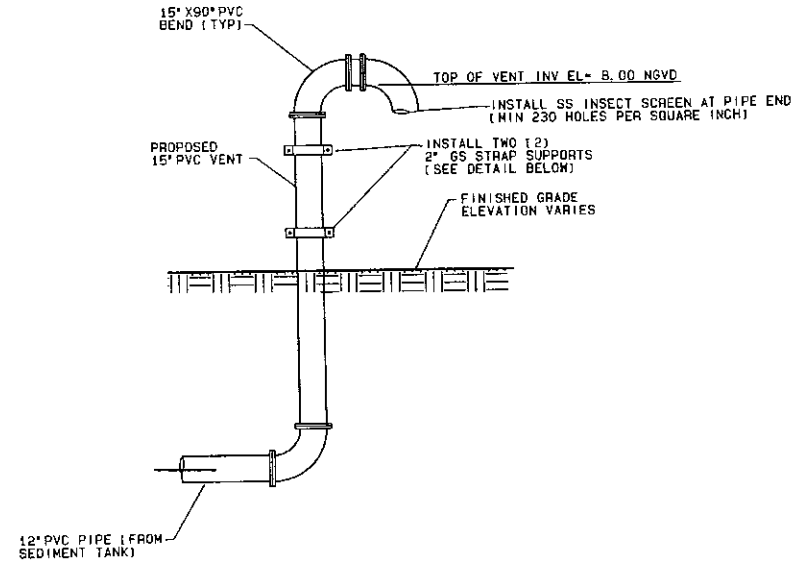
drawing

C-5

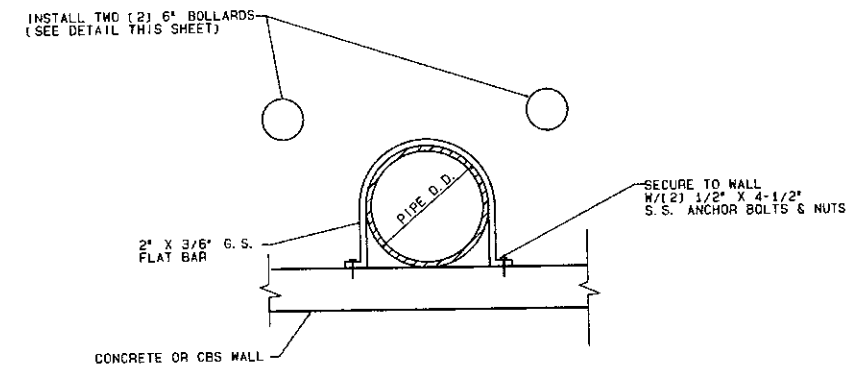
STORM DRAINAGE DETAILS



SEDIMENT TANK AND DRAINAGE WELL NO 1 DETAILS



VENT ELEVATION DETAIL



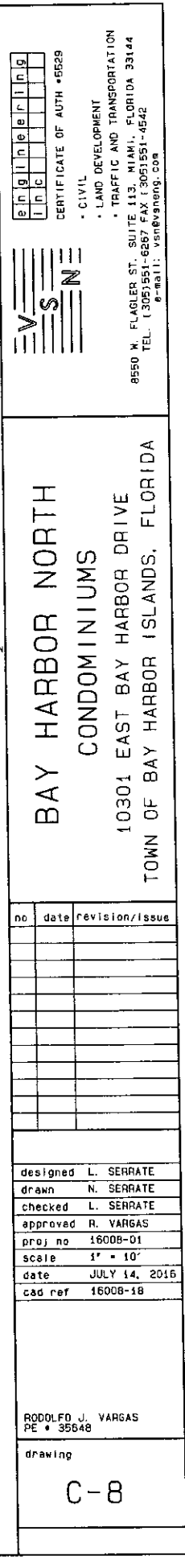
VENT SUPPORT DETAIL

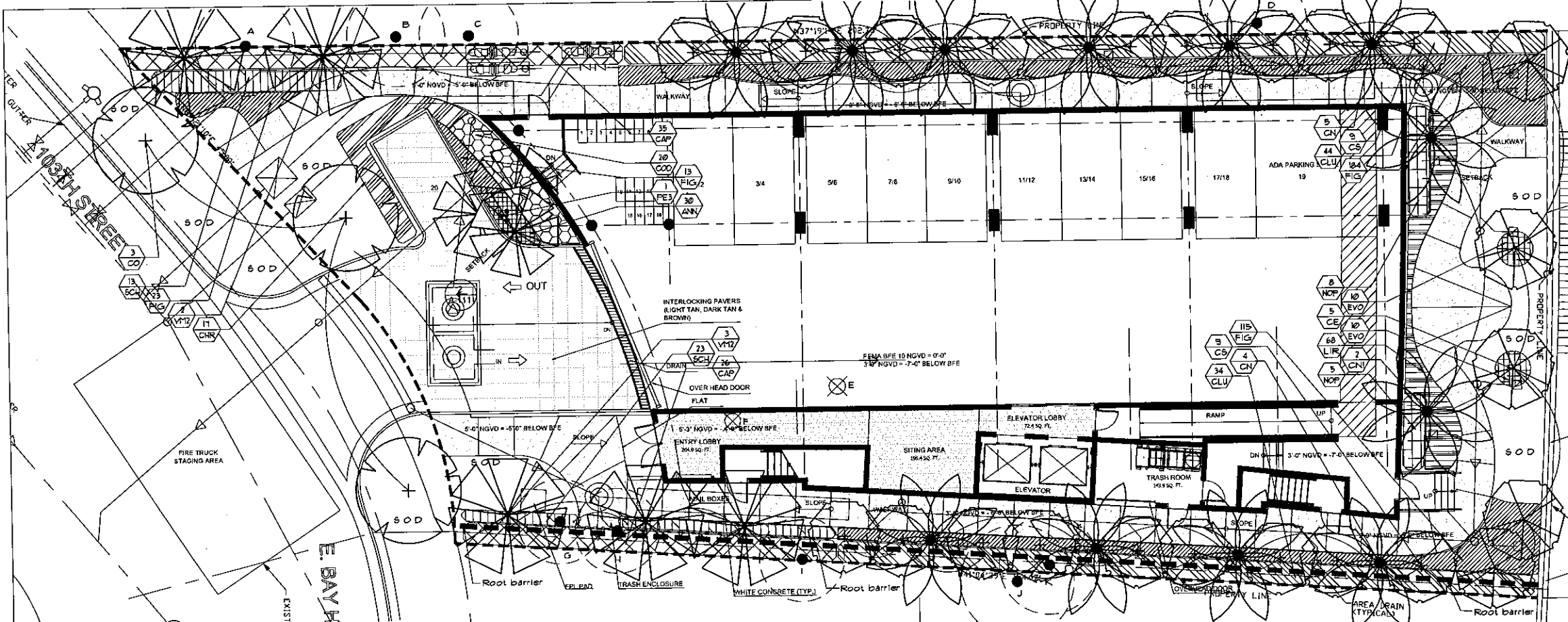
PRESSURE RELIEF VENT DETAIL

N.T.S.

SEDIMENT TANK
PRESSURE RELEASE VENT DETAIL

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planting plan ground floor
scale: 1"=10'-0"

TOWN OF BAY HARBOR ISLANDS, FLORIDA LANDSCAPE REQUIREMENTS WORKSHEET

Site Address: 10301 East Bay Harbor Dr., Legal Description:
Net Lot Area: .32 Acres / 13,920 SF.

I. Open Space Requirements	Required	Provided
1. Net Lot Area = 13,920 SF. x 20% = 2,784 SF. (Bldg. - Sec. 24-16)	20% / 2,784 SF.	20% / 3,402 SF.
2. Maximum Lawn Area Allowed (MTC - Sec. 24-16 (a)(2))		20% / 3,402 SF.
3. Required open space 2,784 SF. x 60% = 1,670 SF. (Bldg. - Sec. 24-16)	60% min. / 1,670 SF.	20% / 3,402 SF.

II. Shade Trees

A. Required

1. 25 shade trees / acre 20 x 30' = 600' x 600' = 360,000 sq. ft. (Min. 10' in height / 4" clear width / 3 1/2" caliper) (MTC - Sec. 24-16 (a)(2)) and Bldg. Sec. 24-16	9	16
2. Native Species Required - 50% Min. # of shade trees req. = 50% x 9 = 4.5	5	17
3. Drought Tolerant and Low Maintenance Species Required - 50% Min. # of shade trees req. = 50% x 4.5 = 2.25	3	11

B. Tree Species

1. Number of shade trees required (from Sec. 24-16 (a)(2))	9	
2. Number of shade tree species required (Bldg. - Sec. 24-16 (a)(2))	3	3

Below Following Table:
Number of Different Tree Species based on Quantity

Quantity	Number of Different Tree Species
1-5 required shade trees	2 shade tree species
6-10 required shade trees	3 shade tree species
11-15 required shade trees	4 shade tree species
16-20 required shade trees	5 shade tree species
21-25 required shade trees	6 shade tree species
26 or more required shade trees	7 shade tree species

C. Tree Heights

1. Number of stories of building	1
2. Number of shade trees required	9
3. Shade tree heights required	

No. Stories	Min. Shade Tree Height (ft.)	Min. Spread (ft.)	Min. Height (ft.)
1-2	10'	10'	10'
3	12'	12'	12'
4	14'	14'	14'
5	16'	16'	16'
6	18'	18'	18'
7	20'	20'	20'
8	22'	22'	22'
9	24'	24'	24'
10	26'	26'	26'
11	28'	28'	28'
12	30'	30'	30'

III. Street Trees

1. Street Trees = 120'	Required	Provided
2. Number of shade trees required	9	16

IV. Shrubs Required

1. 10 shrubs required per shade tree min. 14" in height / 1/2" caliper / 1/2" in height / max. 24" in center (Bldg. - Sec. 24-16 (a)(2))	Required	Provided
2. Native Species Required - 50% Min. (MTC - Sec. 24-16 (a)(2))	21	61
3. Drought Tolerant and Low Maintenance Species Required - 50% Min. (MTC - Sec. 24-16 (a)(2))	49	139

V. Planting Lot for RDU

1. Planting Lot for RDU	Required	Provided
2. Distiller Uses	10	10

VI. Parking Lot Landscaping (if applicable)

1. 10 SF / parking space 10' x 20' = 200 SF. (MTC - Sec. 24-16 (a)(2))	Required	Provided
2. Shade Trees Required (MTC - Sec. 24-16 (a)(2))	2	2
3. Shrubs Required (MTC - Sec. 24-16 (a)(2))	21	24

VII. Right Tree Right Place

1. Number of trees near power lines (see attached PM guidelines)	Required	Provided
2. Florida Friendly Landscaping (MTC - Sec. 24-16 (a)(2))	2	2

VIII. Florida Friendly Landscaping

All landscaping shall promote Florida Friendly landscaping principles through the use of drought tolerant plant species, grouping of plants by water requirements, the use of irrigation systems that conserve the use of water, Florida Friendly landscaping principles also promote planting the right plant in the right place and appropriate fertilization and watering.

NOTE: There currently are no existing trees on site.

CLIENT:
THE CONGRESS GROUP INC.
33 ARCH ST. #2100,
BOSTON, MA 02110
TEL: 617-897-7200

DATE: 04.26.2016

PLANTING PLAN

L-1

PLANT LIST

SYM	BOTANICAL COMMON NAME	SPECIFICATIONS	QTY	SYM	BOTANICAL COMMON NAME	SPECIFICATIONS	QTY
CE	Conocarpus erectus Green Buttonwood	16" H. x 8" spr. 4" cal.	5	EVO	Evolvulus glomeratus Blue Daze	12" H. x 10" spr. 10" o.c.	56
CN	Cocos nucifera Coconut Palm	35' o.c. H. leaving	9	FIG	Ficus microcarpa Green Island	12" H. x 10" spr. 10" o.c.	339
CNI	Cocos nucifera Coconut Palm	35' o.c. H. leaving	2	LIR	Litsea evergreen glauc. Giant Litsea	12" H. x 10" spr. 10" o.c.	284
XCO	Chrysophyllum oliviforme Satin Leaf	15' H. x 6" spr. 3" cal. 5' o.c. single trunk	3	NOP	Nerium oleander 'pink' Pink Oleander	24" H. x 10" spr. 24" o.c.	12
CS	Conocarpus e. sericeus Silver Buttonwood	12" H. x 6" spr. 2 1/2" cal. 5' o.c.	16	SCH	Schefflera arborescens Variegated Trinitas	24" H. x 10" spr. 24" o.c.	96
NO	Nerium oleander std. Dwarf Oleander Standard	10" H. x 5" spr. standard	5	TRD	Trichodesmium aestivum Dwarf Acanthaceae	12" H. x 10" spr. 12" o.c.	226
PE3	Phytolacca elegans Triple Alexander Palm	18" H. x 10" H. triple trunk	1	SOD	Empire Japanese Maple Empire Japanese Maple	Null, fresh wood as req'd	as req'd
TR3	Trinax radiata Triple Trinax Palm	10" o.c. H. specimen triple trunk	3				
VT2	Verticillium montgomeryi Double Montgomery Palm	18" H. x 10" H. double trunk	5				
ANN	Annals to be selected by Landscape Architect	4" pots, 12" o.c.	30				
CAP	Capparis cynophallophora Jamaica Capar	6" H. x 24" spr. 36" o.c.	61				
CE6	Conocarpus e. sericeus Silver Buttonwood Hedge	24" H. x 10" spr. 24" o.c.	34				
CHR	Chrysobalanus icaco Coccoloba Hedge	24" H. x 10" spr. 24" o.c.	11				
CLU	Clusia guttifera Small Leaf Clusia	4" H. x 24" spr. 36" o.c.	78				
CLU1	Clusia guttifera Small Leaf Clusia	6" H. x 36" spr. 36" o.c.	1				
COD	Cordia alliodora Mango Tree	24" H. x 10" spr. 24" o.c.	78				
CR1	Croton 'queen anne' Queen Anne Croton Lily	3" H. x 3" spr.	3				

LEGEND

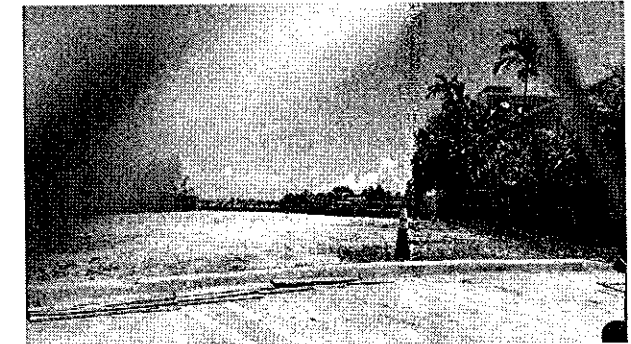
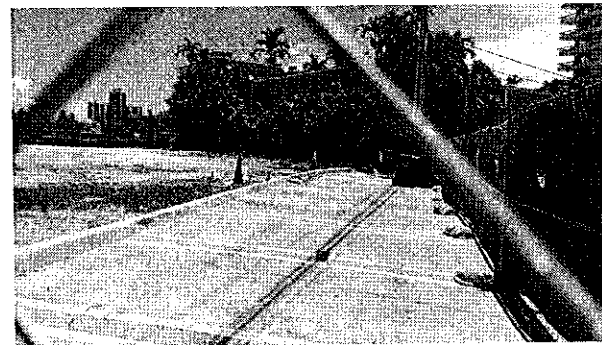
- EXISTING TREES TO BE REMOVED
- EXISTING TREES TO REMAIN
- EXISTING PALMS TO REMAIN
- EXISTING TREES TO BE RELOCATED
- NEW LOCATION OF RELOCATED TREES
- PROPOSED PALMS
- PROPOSED TREES

ba ARCHITECT OF RECORD:
BERMELLO AJAMIL & PARTNERS
116 E. 28TH ST SUITE #501
NEW YORK, NY, 10016
TEL: 212-334-2050

BAY HARBOR NORTH
10301 East Bay Harbor Drive
BAY HARBOR ISLANDS, FLORIDA

CIVIL ENGINEER:
8550 W. FLAGLER ST.,
SUITE 113
MIAMI, FL 33144
TEL: 305-551-6267
FAX: 305-551-4242

dave bodker
LANDSCAPING:
601 N. CONGRESS AVE.,
SUITE 105-A
DELRAY BEACH, FLORIDA 33445
TEL: 561-276-6311
FAX: 561-276-3869
job# 3316
Rev 7-25-2016



NOTE: There currently are no existing trees on site.

ba
 ARCHITECT OF RECORD:
 BERMELO AJAMIL & PARTNERS
 118 E. 28TH ST SUITE #501
 NEW YORK, NY, 10016
 TEL: 212-334-2050

**BAY HARBOR
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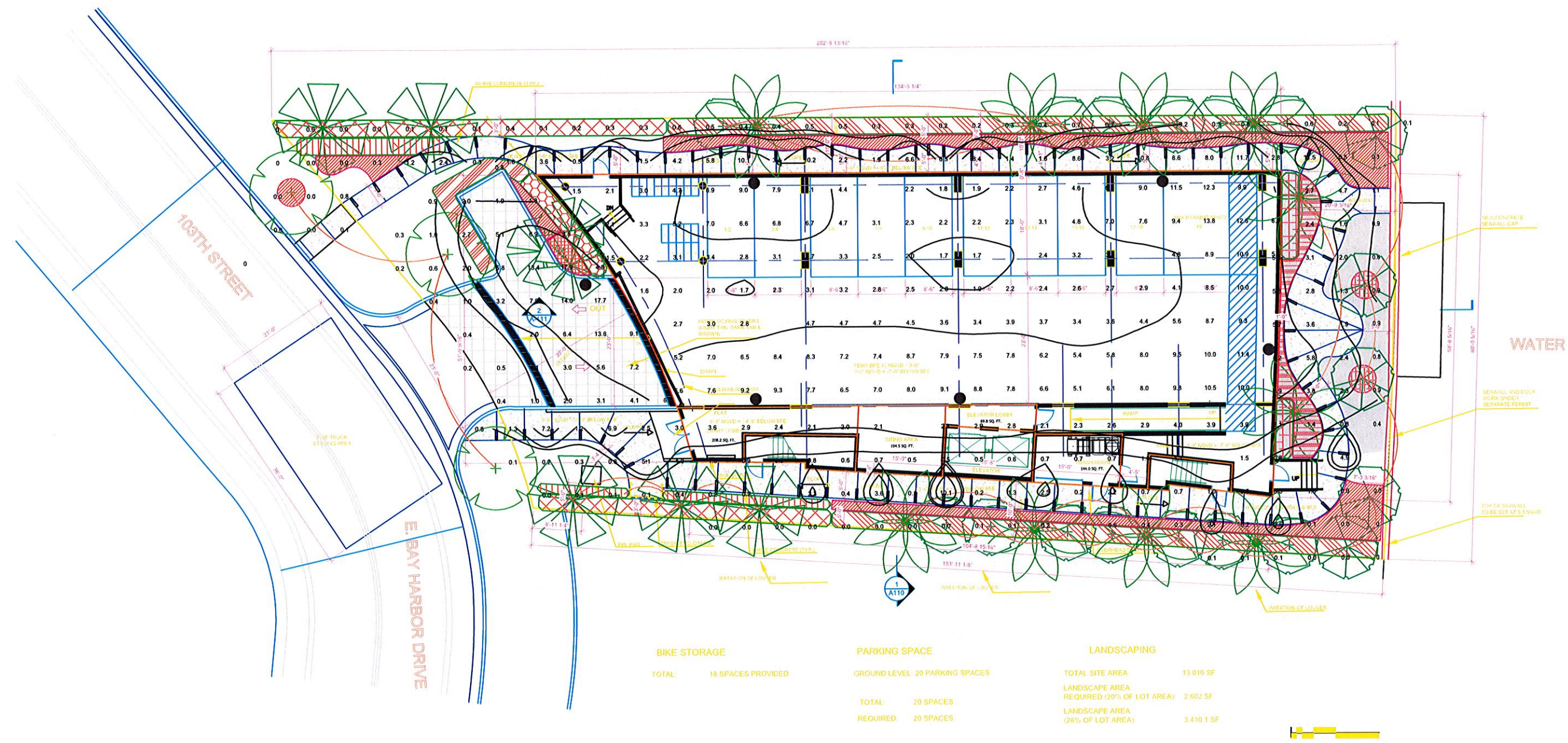
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job# 3316
 Rev 7-25-2016

Date 04.26.2016

SITE PHOTOS

L-2



POWERHOUSE LIGHTING

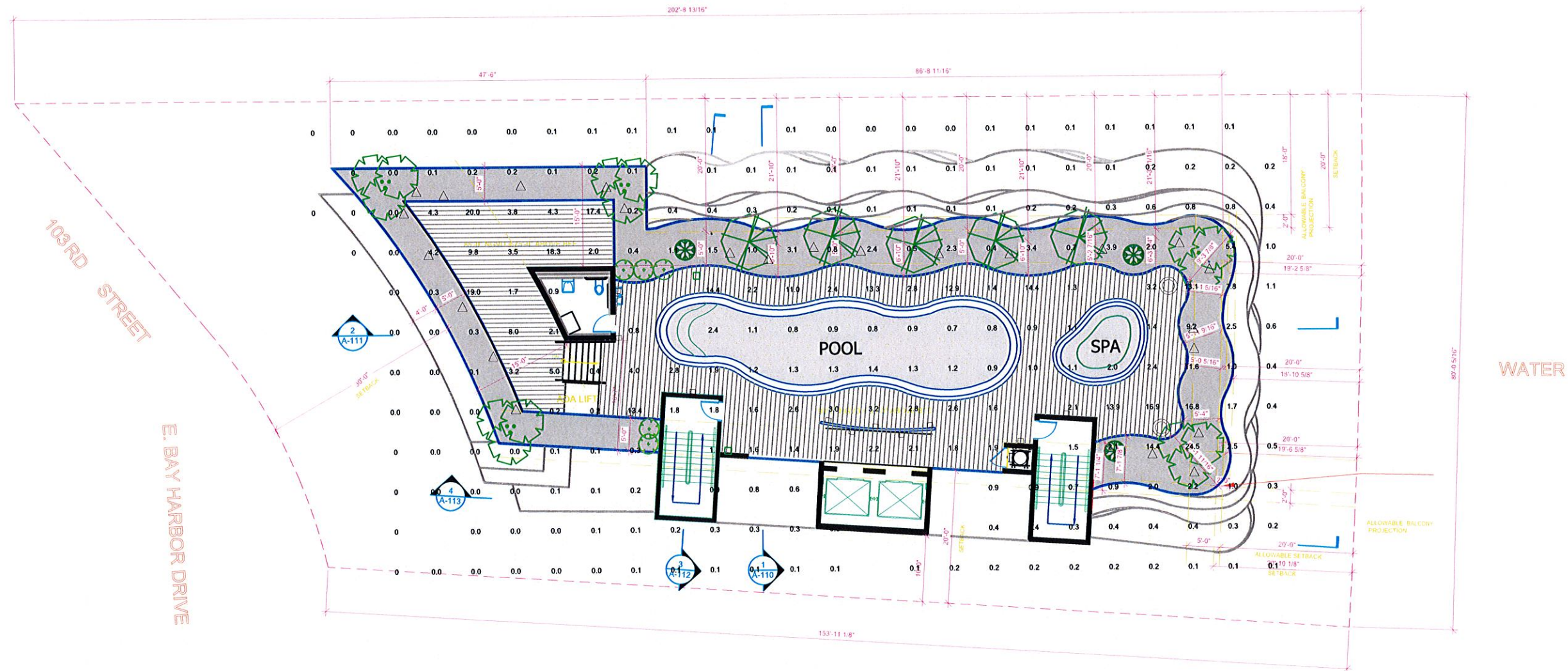
Project:
10301 East Bay Harbor Dr

Diego Fernandez
d@powerhouselighting.com
261 NW 23rd Street
Office 305.571.8079
Cell 786.255.5288

● Wallpacks, Height:12'.

□ Pathlights.

Spec sheets for this fixtures are attached.



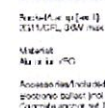
POWERHOUSE LIGHTING

Project:
10301 East Bay Harbor Dr

Diego Fernandez
d@powerhouselighting.com
261 NW 23rd Street
Office 305.571.8079
Cell 786.255.5288

- Ledge Wall sconces, height 7'
 - Bollards, Height: 79"
 - △ Landscape bullets, Height: 3' . in planters pointing pool area.
- Spec sheets for this fixtures are attached.

The 4.0 ft. and 3.0 ft. pillar fittings were designed for extensive gardens and parks. The dissipated downwards directed lamellae of the grid integrated in the lamp housing ensures optimum illumination of the surroundings, while the classic modern design makes these pillars ideal for landscaping.



01



- Solid Cast-Bronze Construction.
- Uses Industry standard MR16 GU5.3 lamps.
- Fits Halogen MR16 and most LED MR16 lamps.
- Special lens design allows better light spread.
- Adjustable knuckle to precisely aim and lock.
- Designed for outdoor use under any climate.
- Durable construction allows for a lifetime of use.
- Not designed to be submerged in any liquid.
- Includes 4.5' of 18/2 wire and mounting stake.
- Use on a number of applications including landscape lighting, accent lighting, wall wash, etc.

BMR16 - ☐

For example: BMR16-M

ML No Layer

LEDPARKS*

261 NW 23rd Street • Miami, FL 33127 • 1-877-571-4LED (4533) • Fax 305.571.8076 • ledsparks.com

WALLPACKS



LEO 750W Workmate. 3 color options. Patent Pending Thermal management system. 900,000 hours L70 lifespan. 8 Year Warranty.

Armstrong Therma-Tech:
Suitable for use in 40°C ambient temperatures.
Cold Weather Start-up:
The minimum starting temperature is -40°F/-40°C.
Thermal Storage:
Works hand in hand with radiant floor heat.
Humidity:
No air moisture handling, less heat and humidity loss.
Refill/Retire:
Spender units are installed permanently.
Structure:
High temperature silicon grade.
File Info:
Our revolutionary Microchannel spender units are formulated for high durability and long-life cycle, and contain no VOC or toxic heavy metals.
Stream Technology:
Mercury and UV free.
For more on LEED Buildings:
Ask Delta Valley Apparel owners how this fabric can be used to achieve LEED Credits for Light Pollution.

LICENS:
Site #09 multi-city, 1896, High-output, long-life LICENS.
Care Coordination:
8-day Molecular Biology training in solid-state molecular
biology before order.

Care Availability:
LICENS temperature is warranted in all cases from
200K to 200°C over a 6 year period.

Care Unavailability:
RANGE range of DCT (Circumferential order temperature)
Licensure by public law of the American National
Academy of Sciences for the Circumferential of
Solid State (Lysing 200K) Products, ANS 778-277-
2016.

Material:

Order:
Oxidant Current, Class B, 2000A, 100-277V, 80-
60 Hz, 1A, Power Factor 50%

THER:
4.4% at 180V, 22.4% at 277V

Surge Protection:
d/v

Warranty:
California Title 24:
See WELSH-TYPE for a 2016 California Title 24
compliance program. Any additional equipment
required will be listed in the Title 24 section and
included specifications on the product page.

California Title 24:
See WPLEDST7996 for a 2018 California Title 24 compliant product. Any additional required requirements will be listed in the Title 24 section on individual specifications on the product page.

Technical Specifications (continued)										
Other:			Roy American Aut Compliance:				OEA Software:			
Warranty: R&B warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color shifting, driver performance and fixture finish. Potential: The WPLED design is produced by patently pending in the U.S., Canada, China, Taiwan and Mexico. Country of Origin: Designed by R&B in New Jersey and assembled in the USA by Shuang United Lead S. Vietnam.			This product is a COTS item manufactured in the United States, and is compliant with the Roy/American Act. Recovery Act (ARRA) Compliance: This product complies with the 16230-21 "Required Use of American Iron, Steel, and Manufactured Goods - Roy/American Act - Construction Materials (October 2010). Trade Agreements Act Compliance: This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.				OSHA Software: Software is compatible with IPEX Ethernet SE-A.			
Dimensions										
Features										
- High performance LED light engine - Maintains 70% of initial lumens at 100,000 hours - Weatherproof high temperature silicone gaskets - Rugged heat driving with die seal stainless housing and external fan - Replaces 400W MH 100 up to 227Vdc 5 year warranty										
Ordering Matrix										
Family	Distribution	Width	Color Temp	Bond	Finish	Voltage	Protocol	Operating	Sensor	IS-Lamp
WPLED										
XT = Type B	FH =	FF = BBOR [C]all	FE = Full Y = 3000K PWR=	FF = Full Y = 3000K Standard	FF = Full Y = 3000K Standard	120- 277V ACV	No Protocol PG = 1EDV Black	No Dimming J013 = Dimmable	FFR2 = Mini-Low Motion Sensor (Only available for 120 277V with J013 for DVI)	No Bi- Level RL = Bi- Level
dt = Type IV							J022 = 277V F028 = 120V Red ACB3 = 277V Red F024 = 400V Red			

PRODUCT DESCRIPTION

A brushed stainless steel profile and superior construction make this recessed tape/light for installation in commercial interiors or outdoors. Mounted with screened glass encase a maximum of 100W engineered for optimal heat/dissipation. Three sizes allow for creative specifications across residential and commercial interior and exterior applications.

FEATURES

- ETL & cUL listed for wet locations, IP65
- CEC Title 24 Compliant
- Low profile design
- Replaceable LED and/or driver
- 2000' beam angle
- *Optional* dimmable for 1-10V, 1-10V and 1-10V
- 50,000 hour potential life
- Color Temp: 3000K
- CRI > 90

SPECIFICATIONS

Construction: Aluminum with white extruded glass.

Power Transformer located in outlet box

Light Source: high output LED

Dimming: Dim to 10% with an electronic low-voltage (ELV) dimmer

Mounting: Mounts directly to junction box

Finish: Brushed Aluminum (A1), Black (B1), Bronze (B2), Graphite (G1)

Standard ETL & cUL listed, AIA compliant.

Installation: Power line Transformer is to be recessed within the junction box.

Model	Height	Width	Voltage	LED		Finish
				Lumens	Lumens	
WIS-SP1408	8"	11.5W	120V	325	318	AL, B1, B2, G1
WIS-SP1416	14"	19.5W	120V	575	678	AL, B1, B2, G1
WIS-SP1420	20"	25W	120V	825	928	AL, B1, B2, G1

Examples: WIS-SP1420-AL

For 277V spatial color, add an "S" before the Finish: WIS-SP1420S-AL

REPLACEMENT GLASS

Model	Finish	Description
WIS-GL14-1008-01	WIS-SP1408	Outside Glass
WIS-GL14-1016-01	WIS-SP1416	
WIS-GL14-1020-01	WIS-SP1420	
WIS-GL14-1008-02	WIS-SP1408	Inside Glass
WIS-GL14-1016-02	WIS-SP1416	
WIS-GL14-1020-02	WIS-SP1420	

Model	Length	Width	Voltage	LED		Finish
				Lumens	Lumens	
WIS-SP1418	12"	2.0W	120V	1200	609	AL, B1, B2, G1

Examples: WIS-SP1418-AL

PL44.020 Access Point Antenna

construction

Model PL44.020 is 95-Tripole at 87x200x1.1

- Plastic constructed from 1/4" square tube
- Aluminum and black alloy POFET
- Solid copper or brass and black
- Paintable about 100 alloy 104
- Integrated stainless steel about 104
- 1/4" alloy metal alloy 104
- Aluminum alloy alloy 104

electrical

Model PL44.020

Single loop

- Highly sensitive to noise with brass antenna
- 14 mm Long Life Series with stainless
- 100 long 1000 brass for stainless
- Lowest voltage loop may be used
- Transformer required
- Low voltage / 100 watt AC operation
- Compatible with existing systems

18 finishes

Model and built by **Model for manufacturing system**

**TOWN OF BAY HARBOR ISLANDS
COMMUNITY DEVELOPMENT
MEMORANDUM**

To: Planning and Zoning Board
Town of Bay Harbor Islands

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: September 12th, 2016

Subject: Site Development Plan Application
10301 EBHD – 10 DU Multi-family Residential Complex
10301 E. Bay Harbor Drive
Bay Harbor Islands Acct. No. MB2016-66
MMPA Acct. No. 01-0702-1038

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the most recent revised Site Development Plans dated August 29th, 2016 and, if found acceptable, as presented or with modifications, **APPROVE** the proposed Site Development Plan application subject to the following:

- (1) Subject to any staff recommended conditions listed herein.
-

PROJECT REVIEW HISTORY

In April 2016, the Town received a formal Site Development Plan application for the above referenced property. The Town's DRC met several times and recommended approval of the application, subject to the architect making a few minor revisions discussed at the meetings, and submitting a plan revision check-set to staff for final sign-off prior to scheduling the matter for Planning and Zoning Board meeting. MMPA received a revised set of plans from the architect and found that the most recent plans (8/29/16) appear to have resolved all DRC issues.

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential

Zoning District: RM-1 Multiple Family District

Site Development Plan Application
10301 E. Bay Harbor Drive
Planning and Zoning Board Staff Report
September 12th, 2016
Page 2

General Location: 10301 E. Bay Harbor Drive

Legal Description: Lot 1 of Block 4, "Bay Harbor Island" Subdivision according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of M-D County.

PROJECT DESCRIPTION

The project architect, Bermello Ajamil & Partners, as agent for the property owner, the Congress Group, has submitted a Site Development Plan application to allow for the construction of a ten (10) dwelling unit mid-rise residential development located at 10301 E. Bay Harbor Drive. The proposed dwelling units range from 2,087 to 4,326 square feet of A/C space plus balconies, etc.

The proposed site design incorporates one (1) rectangular-shaped building on top of a one-story parking garage. The building floors above the parking garage form a single enclosed structure.

One (1) main driveway connection to E. Bay Harbor Drive is proposed that is 23-feet in width. The driveway provides access to the ground level parking garage as well as one guest space in the front yard area.

In reviewing the survey / Miami-Dade Property Appraiser public records the lot does not appear to have ever deeded the front 11-feet of the lot to the Town for the on-street roadway swale parking as others had done. The survey states the lot size is 13,010 sq. ft.

On the building rooftop is a proposed recreational facility with a swimming pool, sun-deck area, men's / women's restrooms, and a spa. The proposed new building is 8-stories in height; seven (7) floors of residential use over one (1) floor of parking / building lobby / common areas @ 75-feet above BFE, which is the maximum height allowed.

The site is currently vacant. The lot was previously developed with a two story residential complex known as the Harborview Condominium. Our records indicate that twelve (12) DU previously existed on the site. Therefore, upon redevelopment, the site would have a net **decrease** of two (2) DU. The survey indicates the total lot area is 13,010 square feet / 0.298 acres in size. This would allow a maximum of ten (10) dwelling units on the property at the maximum allowable base density (34 DUA). The proposal is to build ten (10) dwelling units (33.6 DUA) which would not require the developer to acquire any TDR units.

The adjoining / nearby sites currently include the 5-story Bay Harbor Continental complex @ 35 DU / 31.8 DUA to the immediate northwest. To the immediate northeast is Biscayne Bay. To the immediate southeast is the 2-story & 3-story Harbor Bay Condominium complex @ 18 DU / 34.6 DUA. To the southwest across E. Bay Harbor Drive / 103rd Street is the 2-story Town & Country apartment complex @ 12 DU / 20 DUA. This area of the Town is predominated by a mixture of low-rise residential complexes (1-3 stories) and mid-rise residential complexes (5-7 stories). The Town's 2002 Community Vision Master Plan identifies this area for mid-rise residential complexes (7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

BACKGROUND INFORMATION

The Town of Bay Harbor Islands completed major amendments to the Town's adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 12+/- years. The former RE zoned lands located on waterfront lots were rezoned into the RM-1 District, while interior (non-waterfront lots) are zoned RM-2. The Town also adopted numerous other modifications to many other code provisions that affect yard encroachments, parking lot designs, building height limits and exceptions, building design standards, landscaping and other provisions.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of “Medium-High Density Residential”. The maximum allowable base density is 34 DUA. Additional dwelling units may be acquired to increase the base density if approved by the Town Council. The developer is seeking to build ten (10) DU via the base density. Therefore, no additional TDR units are required.

Land Development Regulations / Zoning Code – The property has a Zoning classification of RM-1 Multiple Family Zoning District. The maximum building height allowed in this area is 75 feet (measured from BFE to top of main roof deck). The proposed use of the property is consistent with this zoning classification.

PLATTING

The site will not require re-platting, as the site is currently platted as described above.

RIGHT-OF-WAY, OFF-STREET PARKING AND ACCESS DESCRIPTION

As stated above, the Site Development Plan depicts access to the site from one (1) main driveway connection to E. Bay Harbor Drive. The driveway is a two-way driveway that is 23-feet in width and provides access to the parking garage the guest spaces in the front yard area. Based on 10 DU the Code requires at least twenty (20) parking spaces - which the plan meets. Twenty (20) parking spaces are provided (1 standard, 18 through vertical lifts, and 1 ADA). As this project is a single-lot development and no TDR units are being requested, guest spaces are not required; however, the applicant has elected to include one (1) guest spaces / drop-off area in the front yard.

A Fire Department staging area is shown on the plans in front of the driveway on the street. Any changes required by the Fire Department subsequent to the Town's site plan approval may cause the plans to be re-submitted to the DRC / PZB.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design is clean / modern with an abundant use of glass and curved / “wavy” glass railings / balconies on the sides and rear.

The building does not exceed one hundred twenty (120) feet in length; therefore, no “breezeway” is required.

SUGGESTED CONDITIONS OF APPROVAL / SITE PLAN COMMENTS

Following are suggested conditions of approval and/or comments on the latest revised plans dated August 29th, 2016 submitted to the Town for consideration:

- 1) This approval is based on the Site Development Plans prepared by Bermello Ajamil & Partners, dated August 29th, 2016. Any substantial changes requested after the PZB approval may require a separate approval from staff and/or the Planning and Zoning Board, as specified in the Town Code.
- 2) Payment of all required Town impact fees prior to issuance of building permits.
- 3) Coordinate with the Miami-Dade County School Board staff through the Town's Building Department staff to address any public school concurrency deficiencies at public schools that serve the Town. If impact fees / mitigation is required, an agreement / mitigation must be finalized prior to the issuance of building permits.
- 4) Changes required by the Miami-Dade County Fire Department, Building Codes or owner / architect refinements subsequent to the Town's site plan approval may cause the plans to be resubmitted to the DRC / PZB in accordance with Section 5-23.1(c).
- 5) The PZ Board must determine if the above grade parking garage is adequately screened from adjoining sites in accordance with Section 23-24(d)(4). This section of the Code requires parking garages to be completely closed-in and/or all openings adequately screened as required by the Planning and Zoning Board to protect adjoining sites from noise / light.

AGENDA ITEM REPORT

September 20, 2016

ITEM NUMBER: 4.

ITEM: Request for approval for an addition for "Scott Weinberg" located at 9441 E. Broadview Drive, Lot 98 of Block 23. The owner is proposing to construct a sun-deck as well as some site work to the existing two-story single family home on a waterfront lot. The proposed second story sun-deck will have approximately 272 sq. ft. of accessible space. Enclosed please find the site plan and elevation. (Item 4A)

DESCRIPTION:

RECOMMENDED ACTION:

Design meets Town Code and was approved by Michael Miller Planning Associates Representative, Mr. Scott Marks, Community Planner.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	Site Plan & Elevation	Architect One - Weinberg - Approved Set 9-7-16.pdf
2.	Landscape	Landscape Design - Weinberg - Approved Set 9-7-16.pdf
3.	Staff Report	Weinberg - 9441 EBVD SFR - PZB Staff Report Sep 13 2016.pdf

WEINBERG RESIDENCE

REAR DECK ADDITION

9441 E. BROADVIEW DRIVE

BAY HARBOR ISLAND, FL 33154

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List Of Drawings

Architectural

Cover Sheet	.TS-1
Notes 1 Sheet	.A1.0
Notes 2 Sheet	.A1.1
Site Plan	.A2.0
Demolition Plan	.A2.1
First Floor Plan	.A2.2
Second Floor Plan	.A2.3
Exterior Elevations	.A3.0
First Floor Electrical Plan	.E1.0
Foundation Plan	.S1.0
Second Fl. Deck Plan	.S2.0

Landscape

Tree Survey/Demo Plan	.L-1
Planting Plan, Plant Sched., Notes & Details	.L-2
Plant Schedule / Images	.L-2.1
Layout & Grading Plan	.L-3
Re-Modeled Pool Sections & Details	.L-4
Re-Modeled Outdoor Cooking Area	.L-5
Site Sections & Details	.L-6
Site Driveway Sections	.L-7
Landscape Lighting Plan	.LTG-1
Irrigation Plan	.IRR-1

ABBREVIATIONS LEGEND

ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
ACC	ACCESS
ACQU	ACOUSTICAL
APC	ACOUSTICAL PANEL CEILING
ADD	ADDENDUM
ADJ	ADJACENT
A/C	AIR CONDITIONING
ALT	ALTERNATE
AL, ALUM	ALUMINUM
ANC	ANCHOR, ANCHORAGE
AB	ANCHOR BOLT
ANOD	ANODIZED
ARCH	ARCHITECT (URAL)
AUTO	AUTOMATIC
AVE	AVENUE
AVG	AVERAGE
BM	BEAM
BLK	BLOCK
BLKG	BLOCKING
BO	BOARD
BOT	BOTTOM
BRG	BEARING
BLDG.	BUILDING
BUR	BUILT UP ROOFING
CAB	CABINET
CB	CATCH BASIN
CI	CAST IRON
CLG	CEILING
CEM	CEMENT
CER	CERAMIC
CT	CERAMIC TILE
CIR	CIRCLE
CCTV	CLOSED CIRCUIT TELEVISION
CLO	CLOSET
COL	COLUMN
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONST	CONSTRUCTION
CONT	CONTINUOUS OR CONTINUE
CONTR	CONTRACT (OR)
CJ	CONTROL JOINT
CORR	CORRUGATED

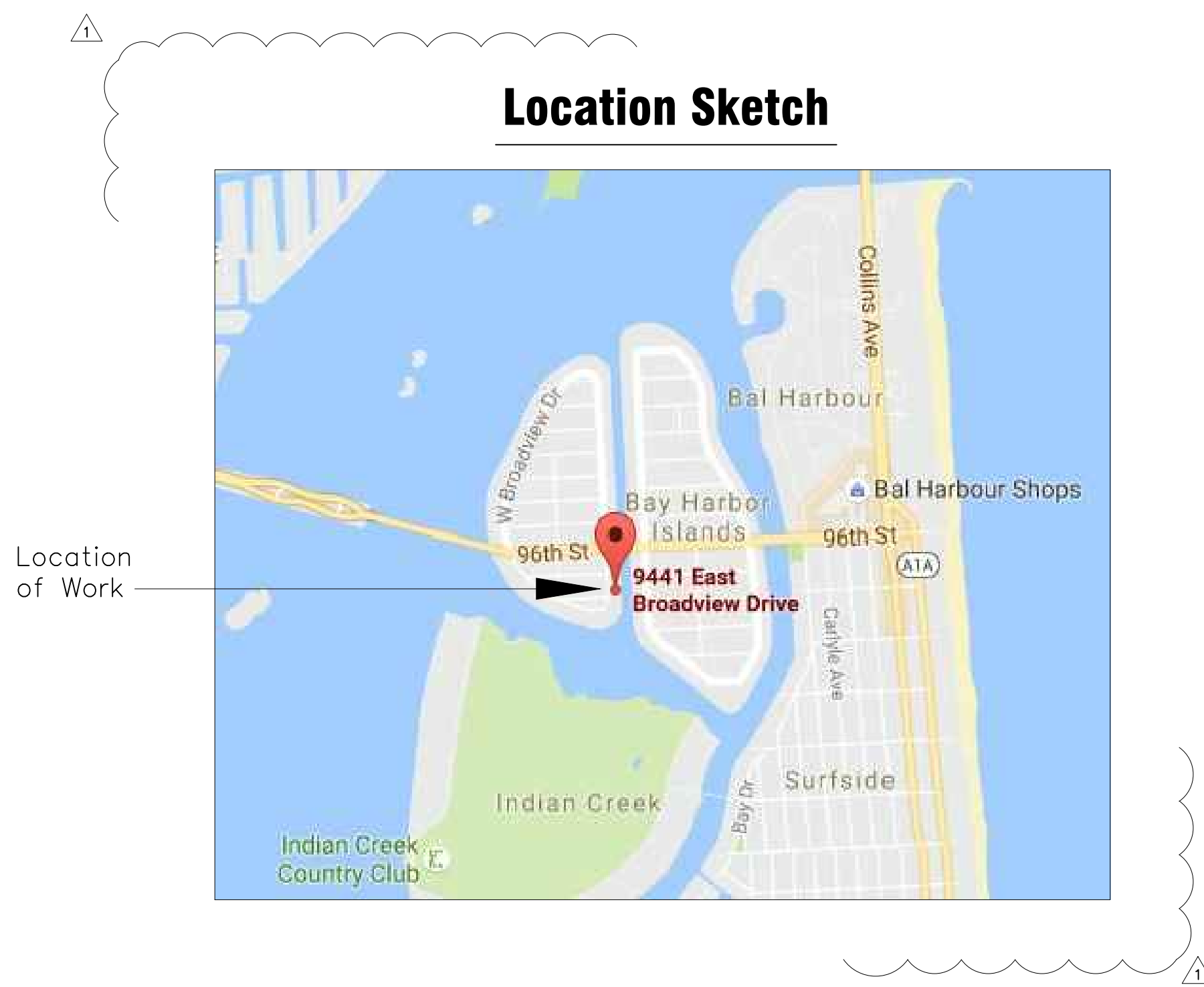
CRS	COURSE (S)
CFM	CUBIC FEET PER MINUTE
CU.FT.	CUBIC FOOT
CYD	CUBIC YARD
DEMO	DEMOLISH DEMOLITION
DTL	DETAIL
DIAG	DIAGONAL
DIA.	DIAMETER
DIM	DIMENSION
DIV	DIVISION
DR	DOOR
DBL	DOUBLE
DN	DOWN
DS	DOWN SPOUT
D	DRAIN
DWR	DRAWER
DWG	DRAWING
DF	DRINKING FOUNTAIN
DW	DISHWASHER
EA	EACH
E	EAST
ELEC	ELECTRIC (AL)
EWC	ELECTRIC WATER COOLER
EWI	ELECTRIC WATER HEATER
ELEV	ELEVATION
EL	ELEVATOR
EMER	EMERGENCY
EQ	EQUAL
EXH	EXHAUST
EXIST	EXISTING
EXPJT, EJ	EXPANSION JOINT
EXT	EXTERIOR
FIN	FINISH (ED)
FFE	FINISH FLOOR ELEVATION
FFL	FINISH FLOOR LINE
FA	FIRE ALARM
FEC	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FH	FIRE HYDRANT
FL	FLOOR (ING)
FD	FLOOR DRAIN
FLUR	FLUORESCENT
FND	FOUNDATION

FR	FRAME (D), (ING)
FUR	FURRED (ING)
GA	GAGE, GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS, GLAZING
GB	GRAB BAR
GWB	GYP SUM WALLBOARD
HDW	HARDWARE
HTG	HEATING
HVAC	HEATING/VENTILATING/AIR COND.
HT	HEIGHT
HC	HOLLOW CORE
H	HIGH
HM	HOLLOW METAL
HMF	HOLLOW METAL FRAME
HORZ	HORIZONTAL
HB	HOSE BIBB
HR	HOUR
IN	INCH
INCAN	INCANDESCENT
INCL	INCLUDE (D) (ING)
INSUL	INSULATION
ID	INSIDE DIAMETER
INT	INTERIOR
INV	INVERT
JT	JOINT
KIT	KITCHEN
LAB	LABORATORY
LAM	LAMINATE (D)
LAV	LAVATORY
LH	LEFT HAND
L	LENGTH
LLV	LONG LEG VERTICAL
LH	LONG LEG HORIZONTAL
LT	LIGHT
LVR	LOUVER

MH	MANHOLE
MFR	MANUFACTURE (ER)
MKBD	MARKER BOARD
MAS	MASONRY
MO	MASONRY OPENING
MAX	MAXIMUM
MECH	MECHANIC (AL)
MED	MEDIUM
MTL	METAL
MIN	MINIMUM
MISC	MISCELLANEOUS
MULL	MULLION
NRC	NOISE REDUCTION COEFFICIENT
NOM	NOMINAL
N	NORTH
NC	NOT IN CONTRACT
NTS	NOT TO SCALE
NO, #	NUMBER
OC	ON CENTER (S)
OPG	OPENING
OPP	OPPOSITE
OA	OVERALL
OH	OVERHEAD
OZ	OUNCE
OD	OUTSIDE DIAMETER
PNL	PANEL
PTD	PAPER TOWEL DISPENSER
PTR	PAPER TOWEL RECEPTOR
PKG	PARKING
PVMT	PAVEMENT
PLAS	PLASTIC
PLAM	PLASTIC LAMINATE
PL	PLATE
PWD	PLYWOOD
PVC	POLYVINYL CHLORIDE
PCF	POUNDS PER CUBIC FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
PREFAB	PREFABRICATE (D)
PL	PROPERTY LINE
QT	QUARRY TILE
R	RADIUS

RL	RAIL (ING)
RR	RAILROAD
REF	REFERENCE
REFR	REFRIGERATOR
REINF	REINFORCE (D), (ING)
RCP	REINFORCED CONCRETE PIPE
REQ'D	REQUIRED
RA	RETURN AIR
REV	REVISION (S), REVISED
RH	RIGHT HAND
R/W	RIGHT OF WAY
RO	ROOF DRAIN
RM	ROOM
RO	ROUGH OPENING
SCH	SCHEDULE
SEC	SECTION
SHT	SHEET
SH	SHELF, SHELIVING
SIM	SIMILAR
SLD	STUDENT LEARNING DISABILITIES
SC	SOLID CORE
S	SOUTH
STC	SOUND TRANSMITTANCE COEFFICIENT
SPEC	SPECIFICATION (S)
SPKR	SPRINKLER
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
ST	STREET
STO	STORAGE
STR	STRUCTURAL
SUSP	SUSPENDED
SYS	SYSTEM
TKBD	TACKBOARD
TEL	TELEPHONE
TV	TELEVISION
THK	THICK (NESS)
THR	THRESHOLD
TPD	TOILET PAPER DISPENSER
T/SL	TOP OF SLAB
T/ST	TOP OF STEEL
T/W	TOP OF WALL
TB	TOWEL BAR
T	TREAD
TYP	TYPICAL

UC	UNDERCUT
UL	UNDERWRITER'S LABORATORY
UR	URINAL
UON	UNLESS OTHERWISE NOTED
VERT	VERTICAL
VCT	VINYL COMPOSITION TILE
VOL	VOLUME
WC	WATER CLOSET
WH	WATER HEATER
WP	WATER PROOFING
WT	WEIGHT
WWF	WELDED WIRE FABRIC
W	WEST
W	WIDTH, WIDE
W/	WITH
W/O	WITHOUT
WD	WOOD
YD	YARD



REVISIONS		
REF.	DATE	BY
1	7-25-16	ZH

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ARCHITECT ONE

COM

ARCHITECTURE

C.WAYNE FERRELL ARCHITECT
AA 2800268

REAR DECK ADDITION
SCOTT WEINBERG
9441 E. BROADVIEW DRIVE
BAY HARBOR ISLAND, FL. 33154

DESIGN	CWF
DESIGN DWG	ZH
WORKING DWG	ZH
BID REVIEW	O
PERMIT REVIEW	O
ISSUE DATE	07-26-16
SCALE	AS NOTED
JOB NO.	20160302
SHEET	
TS-1	

SELECTIVE DEMOLITION

GENERAL

A. SECTION REQUIREMENTS

- i. Unless otherwise indicated, demolished materials become Contractor's property.
- ii. Comply with EPA regulations and disposal regulations of authorities having jurisdiction.
- iii. Conduct demolition without disrupting Owner's occupation of the building.

EXECUTION

A. DEMOLITION

- i. Maintain and protect existing utilities to remain in service before proceeding with demolition, providing bypass connections to other parts of the building.
- ii. Locate, identify, shut off, disconnect, and cap off utility services to be demolished.
- iii. Employ a certified, licensed exterminator to treat building and to control rodents and vermin.
- iv. Conduct demolition operations and remove debris to prevent injury to people and damage to adjacent buildings and site improvements.
- v. Provide and maintain shoring, bracing, or structural support to preserve building stability and prevent movement, settlement, or collapse.
- vi. Protect building structure or interior from weather and water leakage and damage.
- vii. Protect remaining walls, ceilings, floors, and exposed finishes. Erect and maintain dustproof partitions. Cover and protect remaining furniture, furnishings, and equipment.
- viii. Promptly patch and repair holes and damaged surfaces of building caused by demolition. Restore exposed finishes of patched areas and extend finish restoration into remaining adjoining construction.
- ix. Promptly remove demolished materials from Owner's property and legally dispose of them. Do not burn demolished materials.
- x. Remove all existing trip hazards. Remove all abandoned electrical, and mechanical, plumbing systems from site & building.

SITE CLEARING

GENERAL

A. SECTION REQUIREMENTS

- i. Protect remaining site improvements from damage. Restore damaged work to condition existing before start of site clearing. Protect designated "endangered" trees and or "protected" trees per state / local gov't.
- ii. Protect remaining trees and shrubs from damage and maintain vegetation. Employ a licensed arborist to repair tree and shrub damage. Restore damaged vegetation. Replace damaged trees that cannot be restored to full growth, as determined by arborist.
- iii. Do not store materials or equipment or permit excavation within drip line
- iv. Determine location of existing utility services before site clearing. Comply with local utility service requirements.

- i. Install erosion and sedimentation control measures before site clearing.
- ii. Remove trees, shrubs, grass, and other vegetation, site improvements, or obstructions to permit installation of new construction. Removal includes digging out and off-site disposal of stumps and roots.
- iii. Strip topsoil. Stockpile topsoil that will be reused in the Work.
- iv. In areas not to be further excavated, fill depressions resulting from site clearing. Place and compact satisfactory soil materials in 6-inch (150-mm-) thick layers to density of surrounding original ground.
- v. Dispose of waste materials, including trash, debris, and excess topsoil, off Owner's property. Burning waste materials on-site is not permitted.

- i. Unauthorized excavation consists of removing materials beyond indicated subgrade elevations or dimensions without direction by Architect. Unauthorized excavation and remedial work shall be at Contractor's
- ii. Do not interrupt existing utilities serving facilities occupied by Owner. Provide all temporary utility services within contract.

- i. Satisfactory Soil: ASTM D 2487 soil classification groups GW, GP, GM, SW, SP, and SM; free of rock or gravel larger than 2 inches (50 mm) in any dimension, debris, waste, frozen materials, vegetation, or other deleterious matter.
- ii. Unsatisfactory Soil: ASTM D 2487 soil classification groups GC, SC, ML, MH, CL, CH, OL, OH, and PT.
- iii. Backfill and Fill: Satisfactory soil materials.
- iv. Subbase: Naturally or artificially graded mixture of natural or crushed gravel, crushed stone, and natural or crushed sand, ASTM D 2940, with at least 95 percent passing a 1-1/2-inch (38-mm) sieve and not more than 8 percent passing a No. 200 (0.075-mm) sieve.
- v. Bedding: Subbase materials with 100 percent passing a 1-inch (25-mm) sieve and not more than 8 percent passing a No. 200 (0.075-mm) sieve.
- vi. Drainage Fill: Washed, evenly graded mixture of crushed stone, or crushed or uncrushed gravel, ASTM D 448, Size 57, with 100 percent passing a 1-1/2-inch (38-mm) sieve and not more than 5 percent passing a

EXECUTION

A. EARTHWORK

- i. Protect subgrades and foundation soils from softening and damage by water, freezing temperatures, or frost.
- ii. Explosives: Do not use explosives.
- iii. Excavate to subgrade elevations regardless of character of materials and obstructions encountered.
- iv. Excavate for structures, building slabs, pavements, and walkways. Trim subgrades to required lines and grades.
- v. Utility Trenches: Excavate trenches to indicated slopes, lines, depths, and invert elevations. Maintain 12 inches (300 mm) of working clearance on each side of pipe or conduit.
- (1) Place, compact, and shape bedding course to provide continuous support for pipes and conduits over rock and other unyielding bearing surfaces and to fill unauthorized excavations.
- (2) Place and compact initial backfill of satisfactory soil material or subbase material, free of particles larger than 1 inch (25 mm), to a height of 12 inches (300 mm) over the utility pipe or conduit. Place and compact final backfill of satisfactory soil material to final subgrade.

- vi. Plow strip or break up sloped surfaces steeper than 1 vertical to 4 horizontal to receive fill.
- vii. When subgrade or existing ground surface to receive fill has a density less than that required for fill, break up ground surface, pulverize, moisture-condition or aerate soil, and recompact.
- viii. Place backfill and fill in layers not more than 8 inches (200 mm) in loose depth at optimum moisture content. Compact each layer under structures, building slabs, pavements, and walkways to 95 percent of maximum dry density according to ASTM D 1557; elsewhere to 90 percent.
- ix. Grade areas to a smooth surface to cross-sections, lines, and elevations indicated. Grade lawns, walkways, and unpaved subgrades to tolerances of plus or minus 1-1/4 inch (32 mm) and pavements and areas within building lines to plus or minus 1/2 inch (13 mm).
- x. Under pavements and walkways, place subbase course material on prepared subgrades and compact at optimum moisture content to required grades, lines, cross-sections, and thicknesses.
- xi. Under slabs-on-grade, place drainage fill on prepared subgrade and compact to required cross-section and thickness.
- xii. Allow testing agency to inspect and test each subgrade and each fill or backfill layer and verify compliance with requirements.
- xiii. Remove surplus satisfactory soil and waste material, including unsatisfactory soil, trash, and debris, and legally dispose of it off Owner's property.

CAST-IN-PLACE CONCRETE

GENERAL

A. SECTION REQUIREMENTS

- i. Submit Product Data
- ii. Comply with ASTM C 94; ACI 301, "Specifications for Structural Concrete for Buildings"; ACI 318, "Building Code Requirements for Structural Concrete"; and CRSI's "Manual of Standard Practice."
- iii. Engage a qualified independent testing agency to test concrete mixes.

PRODUCTS

A. MATERIALS

- i. Deformed Reinforcing Bars: ASTM A 615, Grade 60 (ASTM A 615M, Grade 420).
- ii. Welded Steel Wire Fabric: ASTM A 185, flat sheets, not rolls. 6X6, #10/#10
- iii. Portland Cement: ASTM C 150, Type 1.
- iv. Fly Ash: ASTM C 618, Type F. Max. 20% of total of cement & fly ash.

- v. Aggregates: ASTM C 33, Class 4S.
- vi. Fiber Reinforcement: ASTM C 1116, Type III, engineered polypropylene fibers.
- vii. Air-Entraining Admixture: ASTM C 260.
- viii. Chemical Admixtures: ASTM C 494
- ix. Water Stops: Flat dumbbell or center-bulb type, of either rubber (CRD C 513) or PVC (CRD C 572).
- x. Vapor Retarder: Clear 6-mil- (0.2-mm-) thick polyethylene.
- xi. Liquid Membrane-Forming Curing Compound: ASTM C 309, clear, Type I, Class B, waterborne.

- xii. Nonslip Aggregate: Factory-produced, rustproof, nonglazing, fused aluminum-oxide granules or crushed emery, unaffected by freezing, moisture, and cleaning materials.
- xiii. Dry-Shake Color Hardener: Packaged, dry combination of materials consisting of portland cement, graded quartz aggregate, nonfading mineral-oxide coloring pigments, and plasticizing admixture. Color as selected by Architect.
- Note: For all exterior walks use dry-shake color hardener u.o.n. in place of plain concrete.

B. MIXES

- i. Proportion normal-weight concrete mixes to provide the following properties:
- (1) Compressive Strength: 3000 psi (17.3 MPa) at 28 days.
- (2) Slump Limit: 4 inches (100 mm) at point of placement.
- (3) Water-Cement Ratio: 0.45 maximum at point of placement.
- (4) Air Content: 5.5 to 7.0 percent for concrete exposed to freezing and thawing, 2 to 4 percent elsewhere.

EXECUTION

A. CONCRETING

- i. Construct formwork and maintain tolerances and surface irregularities within ACI 117 limits of Class A for concrete exposed to view and Class C for other concrete surfaces.
- ii. Set water stops where indicated to ensure joint watertightness.
- iii. Place vapor retarder on prepared subgrade, with joints lapped 6 inches (150 mm) and sealed.
- iv. Accurately position, support, and secure reinforcement.
- v. Install construction, isolation, and control joints.
- vi. Place concrete in a continuous operation and consolidate using mechanical vibrating equipment.
- vii. Protect concrete from physical damage or reduced strength due to weather extremes during mixing, placing, and curing.
- viii. Formed Surface Finish: Smooth-formed finish for concrete exposed to view, coated, or covered by waterproofing or other direct-applied material; rough-formed finish elsewhere.
- ix. Unformed Slab Finishes: Scratch finish for surfaces to receive mortar setting beds. Float finish surfaces for interior steps and ramps and surfaces to receive waterproofing, roofing, or other direct-applied material. Troweled finish for floor surfaces and floors to receive floor coverings, paint, or other thin film-finish coatings. Trowel and fine broom finish for surfaces to receive thin-set tile. Nonslip broom finish to exterior concrete platforms, steps, and ramps.
- x. Uniformly spread 25 lb/100 sq. ft. (1.5 kg/sq. m) of dampened nonslip aggregate over float-finished paving surface, tamp, and expose nonslip aggregate.
- xi. Apply dry-shake color hardener to float finished surface, repeating float finishing to embed each application. Apply final trowel finish.
- xii. Cure formed surfaces by moist curing until forms are removed.
- xiii. Begin curing unformed concrete after finishing. Keep concrete continuously moist for at least 7 days.
- xiv. Owner will engage a testing agency to perform tests and to submit test reports.
- xv. Protect concrete from damage. Repair surface defects in concrete.

ROUGH CARPENTRY

GENERAL

A. SECTION REQUIREMENTS

- i. Submit model code evaluation reports for engineered wood products.

PRODUCTS

A. LUMBER, GENERAL

- i. Dressed lumber, S4S, 19 percent maximum moisture content for 2-inch (38-mm) thickness or less, marked with grade stamp of inspection agency.

B. TREATED MATERIALS

- i. Preservative-Treated Materials: AWPAC C2 lumber and AWPAC C9 plywood, labeled by an inspection agency approved by ALSC's Board of Review. After treatment, kiln-dry lumber and plywood to 19 and 15 percent moisture content, respectively. Treat indicated items and the following:
- (1) Wood members in connection with roofing, flashing, vapor barriers, and waterproofing.
- (2) Concealed members in contact with masonry or concrete.
- (3) Wood framing members less than 18 inches (460 mm) above grade.
- (4) Wood floor plates installed over concrete slabs directly in contact with earth.
- ii. Fire-Retardant-Treated Materials: AWPAC C20 lumber and AWPAC C27 plywood, interior Type A treatment, labeled by a testing and inspecting agency acceptable to authorities having jurisdiction.

- (1) Use treated lumber and plywood with bending strength, stiffness, and fastener-holding capacities that are not reduced below values published by manufacturer of chemical formulation under elevated temperature and humidity conditions.

C. LUMBER

- i. Dimension Lumber: The following grades per inspection agency indicated.
- (1) Non-Load-Bearing Interior Partitions: Standard, Stud, or No. 3 grade; Mixed southern pine: SPIB
- (2) Framing Other Than Non-Load-Bearing Partitions: Construction or No. 2 grade; Southern pine: SPIB
- (3) Exposed Framing: Select Structural grade, hand-selected: Southern pine: SPIB
- ii. Timbers 5-inch Nominal (117-mm Actual) Size and Thicker: Southern pine, No. 1 Dense per SPIB rules
- iii. Concealed Boards: 19 percent maximum moisture content; Mixed southern pine: No. 2 per SPIB rules
- iv. Miscellaneous Lumber: No. 3 or Standard grade of any species for nailers, blocking, and similar members.

EXECUTION

A. INSTALLATION

- i. Fit rough carpentry to other construction; scribe and cope for accurate fit. Correlate location of furring, blocking, and similar supports to allow attachment of other construction.
- ii. Securely attach rough carpentry work to substrate by anchoring and fastening as indicated, complying with the following:
- (1) CABO NER-272 for power-driven staples, P-nails, and allied fasteners.
- (2) Published requirements of metal framing anchor manufacturer. "Table 1705.1--Fastening Schedule" of the Standard Building Code
- (3) Use hot-dip galvanized or stainless-steel nails where rough carpentry is exposed to weather, in ground contact, or in area of high relative humidity.
- iv. Installation of Structural-Use Panels: Comply with applicable recommendations contained in APA Form No. E30 and as follows:
- (1) Combination Subflooring-Underlayment: Glue and nail to framing.
- (2) Subflooring: Glue and nail to framing.
- (3) Sheathing: Nail to framing.
- (4) Underlayment: Nail or staple to subflooring.
- vNOTE: Wood-based Structural-use Panel Roof Sheathing Shall Be Rated For Exposure #1 Have A Minimum Nominal Thickness Of 19/32 Inches And Shall Be Continuous Over Two Or More Spans With Face Grain Perpendicular To Supports. Span Rating PANEL IDENTIFICATION INDEX is 32/16. Maximum Span If Block Or Other Edge Supports Is 32". Maximum Span Without Edge Support Is 28". Plywood To Be Type CDX.
- (1) 8d ring shank nails at 6" typical.
- (2) At gable ends, use 8d ring shank nails at 4" o.c. typical for first three trusses.
- vi. Nailing at windows.
- (1) Width 6'-3" or smaller use 2--.097"~ x2" long nails at 16" o.c. - four sides
- vii. Nailing at sliding glass doors.
- (1) use 2--.097"~ x2" long nails at 16" o.c. top and bottom and at fixed jamb.

MASONRY

GENERAL

A. SECTION REQUIREMENTS

- i. Minimum compressive strength of block shall be 2000 psi (net area).
- ii. Minimum prism strenght (f'm) shall be 1500 psi, U.O.N.
- iii. Mortar for masonry shall be type S or M.
- iv. Grout for block cell fill shall have a minimum compressive strength of 3000 psi at 28 days.
- v. WEEP HOLE MAXIMUM SPACING 33" O.C. NOT LESS THAN 3/16" DIA FBC 2104.1.8

REVISIONS		
REF.	DATE	BY

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ARCHITECT ONE
COM
ARCHITECTURE

REAR DECK ADDITION
SCOTT WEINBERG
9441 E. BROADVIEW DRIVE
BAY HARBOR ISLAND, FL. 33154

DESIGN	CWF
DESIGN DWG	ZH
WORKING DWG	ZH
BID REVIEW	O
PERMIT REVIEW	O
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SCALE	AS NOTED
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SHEET

A-1.0

GENERAL NOTES:

1. WRITTEN DIMENSIONS IN THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, DETAILS AND OR CONDITIONS ON THE JOB WHICH REQUIRE THE ARCHITECT OR ENGINEER OF RECORDS CLARIFICATION AND OR CORRECTION. THE ARCHITECT OR ENGINEER OF RECORD IS TO BE NOTIFIED BY THE CONTRACTOR PRIOR TO THE CONSTRUCTION OF ANY VARIATIONS OR DISCREPANCY OF THE DIMENSIONS, DETAILS OR CONDITIONS WHICH ARE NOT CLEAR OR SHOWN BY THESE DRAWINGS. THE BUILDER SHALL BE RESPONSIBLE FOR OBTAINING FROM THE ARCHITECT OR ENGINEER OF RECORD AND OR ANY GOVERNMENTAL AUTHORITIES ANY CLARIFICATIONS AND CORRECTIONS TO THESE DRAWINGS THAT ARE NOT CLEAR OR CORRECT BUT THAT ARE DEEMED NECESSARY FOR THE PROJECT. THE COST OF ALL CLARIFICATIONS AND CORRECTIONS ARE NOT THE RESPONSIBILITY OF THE OWNER OR THE ARCHITECT OR ENGINEER OF RECORD. ALL EXTRAS OR CHANGES INCLUDING COSTS SHALL BE APPROVED BY THE OWNER AND THE ARCHITECT OR ENGINEER OF RECORD PRIOR TO THE CONSTRUCTION OF SAID EXTRAS OR CHANGES. IT IS THE BUILDER'S RESPONSIBILITY TO MAINTAIN A CONSTRUCTION SUPERVISOR ON THE JOB AT ALL TIMES. THE CONSTRUCTION SUPERVISOR SHALL BE AWARE OF AND FOLLOW THE INTENT OF THE DESIGN AT ALL TIMES. WHEN IN QUESTION, THE ARCHITECT OR ENGINEER OF RECORD SHALL BE THE INTERPRETER OF THE INTENT OF THE DESIGN. ALL EXISTING SURFACE, OVERHEAD, AND SUBSURFACE CONDITIONS WHICH ARE NOT FORESEEN OR PREDICTED ON THESE DRAWINGS, WHICH MIGHT CAUSE LIABILITY, COSTS, OBLIGATIONS, OR DELAYS ARE THE OWNERS RESPONSIBILITY. ALL OWNER'S INSTRUCTIONS TO THE CONTRACTOR BE MADE THROUGH THE ARCHITECT OR ENGINEER OF RECORD. THE CONTRACTOR IS RESPONSIBLE TO KNOW ALL CURRENT CODES.

2. The general Contractor (GC) shall verify all existing conditions in the field prior to the bid & execution of any work. The G.C. shall carefully survey the existing job conditions to verify them, and the G.C. shall require all of the sub-contractors to do the same.

3. The GC shall verify all dimensions in the field – on site dimensions take priority over all. Use survey to verify.

4. Any discrepancies between the contract documents and existing conditions shall be reported to the architect prior to the GC's execution of any work.

5. Refer to the structural drawings for all-structural sizes and information (all Dimensions shown in the architectural drawings are for location purposes only).

6. All work shall conform to the code, County planning agency, in addition to all codes, (federal, state and local regulations). Hurricane calcs are to be followed.

7. The building shall comply with all current energy requirements and calculations.

8. All dimensions are from face of studs unless otherwise noted.

9. The GC shall ensure that existing work on the site is protected at all times. And shall replace and damaged work to the satisfaction of the owner. All that includes exterior surfaces, landscape, irrigation, signage etc.

10. The GC shall be responsible for the design, construction and coordination of all mechanical, electrical, plumbing and fire protection work. This includes any drawings, shop drawings, details, calculations ect, that may be required to properly execute this work.

Location of lighting devices, mechanical equipment, plumbing fixtures, and fire-protection devices show on the architectural drawings are for location reference only.

Locations, quantities and code compliance of all electrical, mechanical, plumbing and fire-protection devices are the sole responsibility of the GC.

Any relocations, additions or indications to be made in the mechanical, electrical, plumbing and fire-protection systems as required by the building inspector or regulatory agencies, or visible existing conditions shall be performed by the GC at no additional expense to the owner. all existing abandoned electrical, mechanical, systems are to be removed from job-site.

11. The architect is not responsible for the coordination, completeness, locations, or content of any consultants of contractors.

12. All interior non-load bearing partitions shall be comprised of 2x4 wood or metal studs @ 16" o.c. or as shown.

13. Paint: all painted surfaces to receive 1 – primer coat, and 1– finish coat. Colors to be selected by the owner

14. Accessory back-up plates:
Install back-up plate gaskets behind all in wall-mounted accessories as required.

16. At exterior building joints shall be filled with sealant.

26. Architect is here by given access to make photographs, videos, images etc. of project & promote & publish such images and articles in a free and unrestricted manner, place 3'0" x 4'0" sign at site front as needed by architect.

27. One note on one drawing is applicable to all drawings

28. The architect is the final interpreter of the drawing and any discrepancies there in.

WARNING
THE STRUCTURAL INTEGRITY OF THE ADDITION SHOWN ON THESE PLANS IS DEPENDENT UPON COMPLETION ACCORDING TO PLANS AND SPECIFICATIONS. STRUCTURAL MEMBERS ARE NOT SELF-SUPPORTING DURING CONSTRUCTION AND REQUIRE TEMPORARY BRACING UNTIL PERMANENTLY AFFIXED TO STRUCTURE AS DIRECTED. THE STRUCTURAL ENGINEER ASSUMES NO LIABILITY FOR THE STRUCTURE DURING CONSTRUCTION, UNLESS THE CONSTRUCTION METHOD AND BRACING ARE INCLUDED IN THE PLANS AND SPECIFICATIONS OR ARE SUPERVISED BY THE STRUCTURAL ENGINEER DURING CONSTRUCTION.

29. Work shall comply with 2014 building code

30. CONTRACTOR BIDS TO REFLECT BRINGING THOSE REQUIRED BY BUILDING DEPARTMENT WORK UP TO CURRENT BUILDING CODE STANDARDS SUCH AS ELECTRICAL WIRING ETC.

32. ALL BUILDING DEPARTMENT CORRECTIONS ON PLANS SHALL BE INCLUDED IN THE BID.

33. ALL TIE BEAMS THAT ARE NOT FLAGGED OR SPECIFIED, BUT THAT ARE NEEDED AS SUPPORT ARE TO BE ASSUMED AS NEEDED FOR BUILDING PURPOSES ARE CLARIFIED OR SIZED BY RFI TO ARCHITECTURAL PLANS.

30.

35. FOR CONTRACTOR BIDDING PURPOSES, ALL WORK IS ASSUMED TO BE REQUIRED TO BE BUILT TO CODE EVEN IF THERE IS AN OMISSION IN THE ARCHITECT'S DRAWINGS. ALL G.C.'S AND THEIR SUB-CONTRACTORS ARE REQUIRED TO KNOW THE CODE AND BUILD TO CODE.

GENERAL DESIGN CRITERIA

FLORIDA BUILDING CODE 2014
AMERICAN NATIONAL STANDARD ANSI/ASCE 7-10
NATIONAL ELECTRICAL CODE (CURRENT) 2011
NFPA 70 2008

BASIC WIND SPEED = 170 MPH. WIND EXPOSURE CATAGORY = "C"
DESIGN WIND SPEED = 170 MPH, IMPORTANCE FACTOR = 1.00

LIVE LOADS SHALL BE IN ACCORDANCE WITH TABLES 1604.1, 1604.3
AND TABLE 1604.6 OF THE FLORIDA BUILDING CODE 2014

SOIL BEARING CAPACITY ASSUMED TO BE A MINIMUM OF 2000 PSF

REQUIREMENTS, INCLUDING THE MANUFACTURER'S RECOMMENDED
ATTACHMENTS

GENERAL NOTES

GENERAL CONTRACTOR SHALL VERIFY LOCATION OF ALL MECHANICAL
LINES BEFORE CASTING FOUNDATIONS OR CAST PROTECTION AROUND
LINES AS REQUIRED.

CONTRACTOR TO HAVE SURVEYORS TO SHOOT LINES FOR PLACEMENT
OF FOUNDATIONS TO VERIFY THEY ARE WITHIN GOVERNMENT SETBACKS &
GOVERNMENT UTILITY EASEMENTS.

ALL FILL UNDER SLABS AND FOUNDATIONS SHALL BE COMPACTED TO 95%
OF MAXIMUM DENSITY (MODIFIED PROCTOR TEST) AT OPTIMUM MOISTURE
CONTENT.
FOUNDATION DESIGN BASIS
CONTINUOUS STRIP FOOTINGS AND SPREAD FOOTINGS ARE DESIGNED WITH
AN ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF

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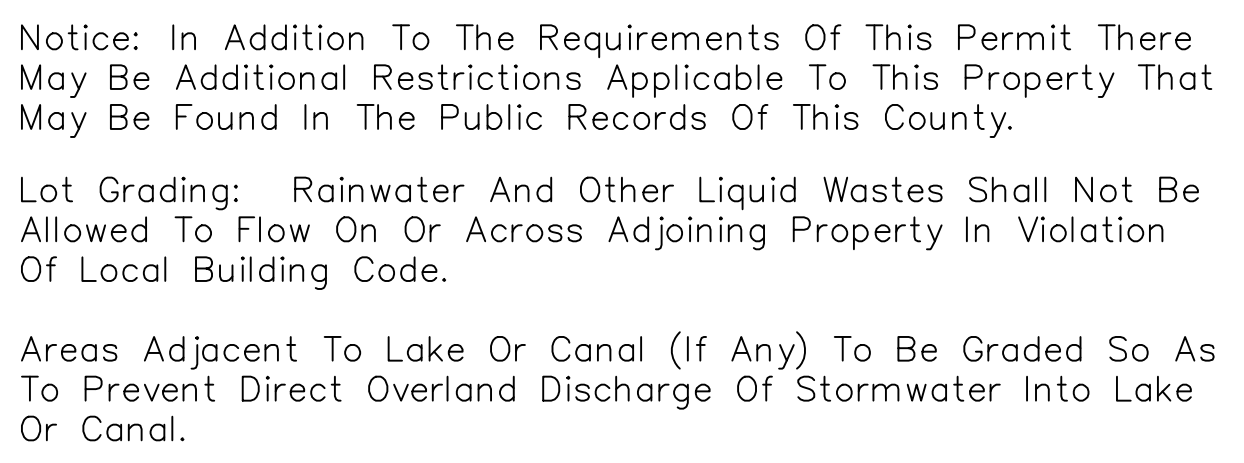
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<u>EXISTING BUILDING RENOVATION</u>	
(SEE FBC 2014 EXISTING BUILDINGS)	
RESTORATION LEVEL	<u>LEVEL 2</u>
OCCUPANCY DESIGNATION	<u>R-3</u>

- | AREA CALCULATIONS | | |
|-----------------------------------|----------|---------------|
| Existing Under Air | = 2879 | Sq. Ft (Est.) |
| Existing Garage | = 459 | Sq. Ft (Est.) |
| Total Existing Under Roof | = 3335 | Sq. Ft (Est.) |
| New A/C Space 1st Floor | = 0 | Sq. Ft (Est.) |
| New A/C Space 2nd Floor | = 0 | Sq. Ft (Est.) |
| Total Additional A/C Space | = 0 | Sq. Ft (Est.) |
| Other New Space Under Roof | = 228 | Sq. Ft (Est.) |
| Total Under Air (Existing & New) | = 2879 | Sq. Ft (Est.) |
| Total Under Roof (Existing & New) | = 3563 | Sq. Ft (Est.) |
| Existing Lot Area | = 11,240 | Sq. Ft (Est.) |
| Existing Lot Coverage | = 3335 | Sq. Ft (Est.) |
| New Lot Coverage | = 3563 | Sq. Ft (Est.) |

NEW SITE PLAN

SCALE 1/8" = 1'-0"

NOTE:
SEE LANDSCAPE DRAWINGS FOR SITE
WORK, POOL, PLANTINGS.



DEMOLITION LEGEND
EXISTING TO BE REMOVED - - - - -

DEMOLITION GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL IN THE WORK OF ALL TRADES , PERFORM ANY AND ALL CUTTING AND PATCHING NECESSARY TO COMPLETE THE WORK AND SHALL PROTECT THE EXISTING BUILDING FROM DAMAGE CAUSED BY THE WORK. THE GENERAL CONTRACTOR SHALL REPAIR AND RESTORE SATISFACTION OF THE OWNER AND THE ARCHITECT.
2. THE GENERAL CONTRACTOR SHALL NOT DISRUPT EXISTING SERVICES, OPERATIONS, OR UTILITIES WITHOUT OBTAINING OWNER'S PRIOR APPROVAL AND INSTRUCTIONS IN EACH CASE.
3. THE GENERAL CONTRACTOR SHALL COORDINATE DEMOLITION AND CONSTRUCTION TO REMAIN, SO AS TO PROVIDE THE BEST POSSIBLE STRUCTURAL START POINT FOR THE NEW WORK TO BEGIN.
4. ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES.
5. THE GENERAL CONTRACTOR SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR THE VERIFICATION OF ALL ELEVATIONS, CONDITIONS, AND DIMENSIONS PRIOR TO COMMENCING DEMOLITION & CONSTRUCTION.
6. ANY CONFLICTS OR OMISSIONS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR GENERAL NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY AND BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
7. THE GENERAL CONTRACTORS SHALL COORDINATE AND VERIFY WITH ALL SUBCONTRACTORS THE SIZE AND LOCATION OF ALL PIPING, DUCTWORK, TRENCHES, SLEEVES, SPECIAL BOLTING, ETC.
8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS FOR DEMOLITION. THE CONTRACTOR SHALL INFORM THE ARCHITECT OF ANY CONDITIONS THAT WOULD AFFECT THE STRUCTURAL INTEGRITY OF THE BUILDING PRIOR TO PROCEEDING WITH DEMOLITION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING ALL FINISH SURFACES CLEAN AT COMPLETION OF THE WORK AND SHALL REMOVE ALL EXCESS MATERIAL AND DEBRIS FROM THE JOB REGULARLY.
10. JOB SITE MEASUREMENTS ARE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND/OR SUBCONTRACTOR AND MUST BE TAKEN FOR ALL ITEMS BY ALL SUBCONTRACTORS PRIOR TO FABRICATION.
11. GENERAL CONTRACTOR RESPONSIBLE FOR INSTALLING SOLID BLOCKING BEHIND ALL SHELVING, CABINETS, ETC., OR EQUIPMENT REQUIRING BACKING.
12. ALL SALVAGE RIGHTS BELONG TO BUILDING OWNER.
13. DO NOT SCALE DRAWINGS.
14. ALL DEMOLISHED PORTIONS OF THIS BUILDING MUST BE REBUILT PER PLANS TO NEW CODES AND STANDARDS, OR IF BEING REPAIRED MUST BE RESTORED TO NEW OR OLD FUNCTION AND OR AESTHETIC LOOK, TO ALL APPLICABLE CODES, INCLUDING, BUT NOT LIMITED TO SUCH THINGS AS INSULATION, FRAMING, STRUCTURE, INTERIOR AND EXTERIOR SURFACES TO THE SATISFACTION OF THE OWNER WHEN IN DOUBT CALL THE ARCHITECT .
15. SHORE AS REQUIRED

NOTE:

IT IS THE CONTRACTORS RESPONSIBILITY TO BE THOROUGHLY FAMILIAR WITH ALL ARCHITECTURAL & STRUCTURAL PLANS IN THIS SET PRIOR TO BEGINNING ANY DEMOLITION.

FOR ANY CLARIFICATION OR QUESTIONS CONCERNING THE PROJECT, CALL ARCHITECT PRIOR TO PROCEEDING.

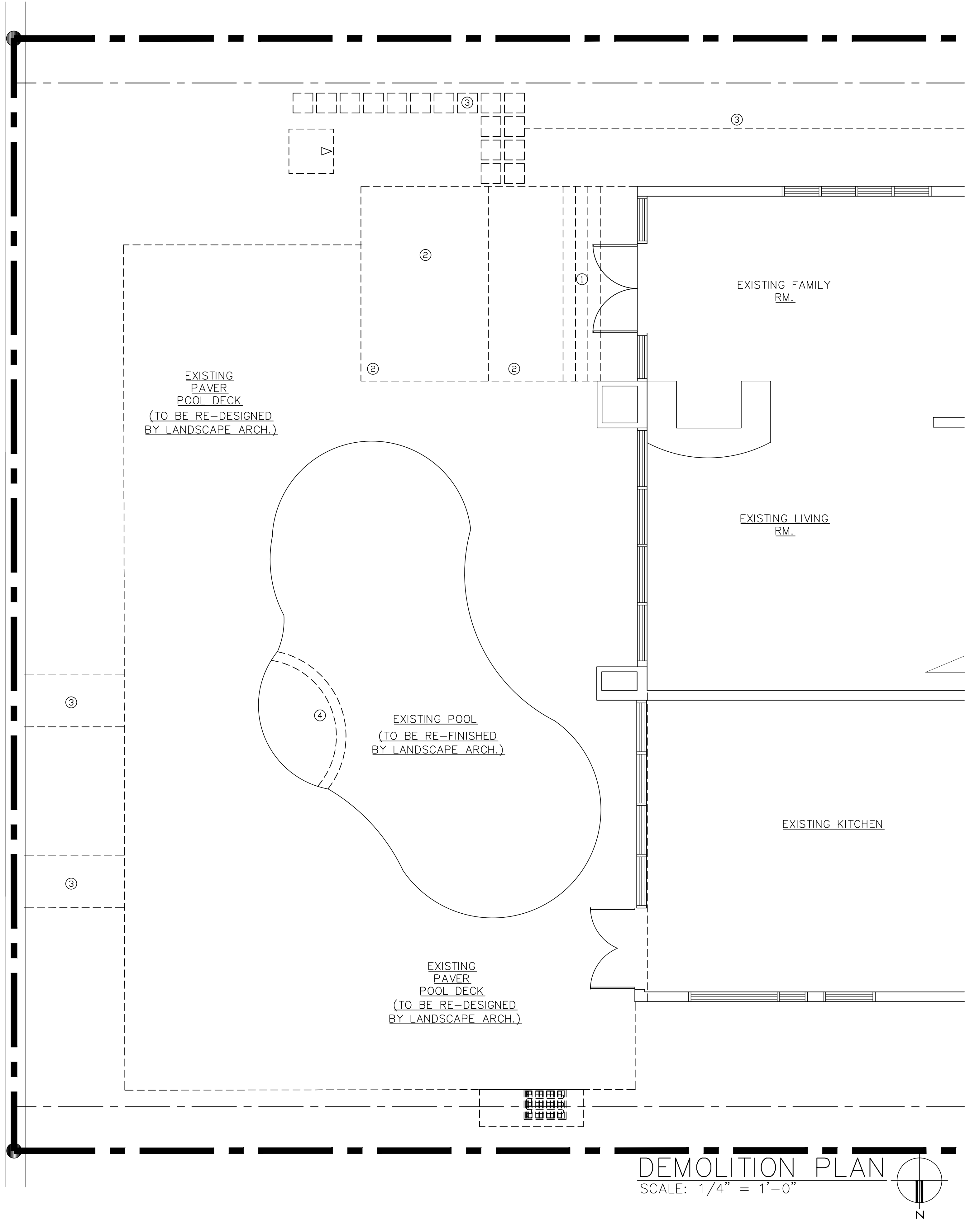
IT IS THE CONTRACTORS RESPONSIBILITY TO BE THOROUGHLY FAMILIAR WITH THESE PLANS PRIOR TO BEGINNING ANY DEMOLITION.

FOR ANY CLARIFICATION OR QUESTIONS CALL ARCHITECT PRIOR TO PROCEEDING.

△

DEMOLITION NOTES

- ① REMOVE EXISTING STEPS.
- ② REMOVE EXISTING PATIO SLAB AND PREPARE FOR NEW
- ③ REMOVE EXISTING WALKWAY
- ④ REMOVE EXISTING POOL WALL



REVISIONS		
REF.	DATE	BY
△	7-25-16	ZH

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ARCHITECT ONE
COM

ARCHITECTURE
C.WAYNE FERRELL-ARCHITECT
AA 26002488

REAR DECK ADDITION
SCOTT WEINBERG
9441 E. BROADVIEW DRIVE
BAY HARBOR ISLAND, FL. 33154

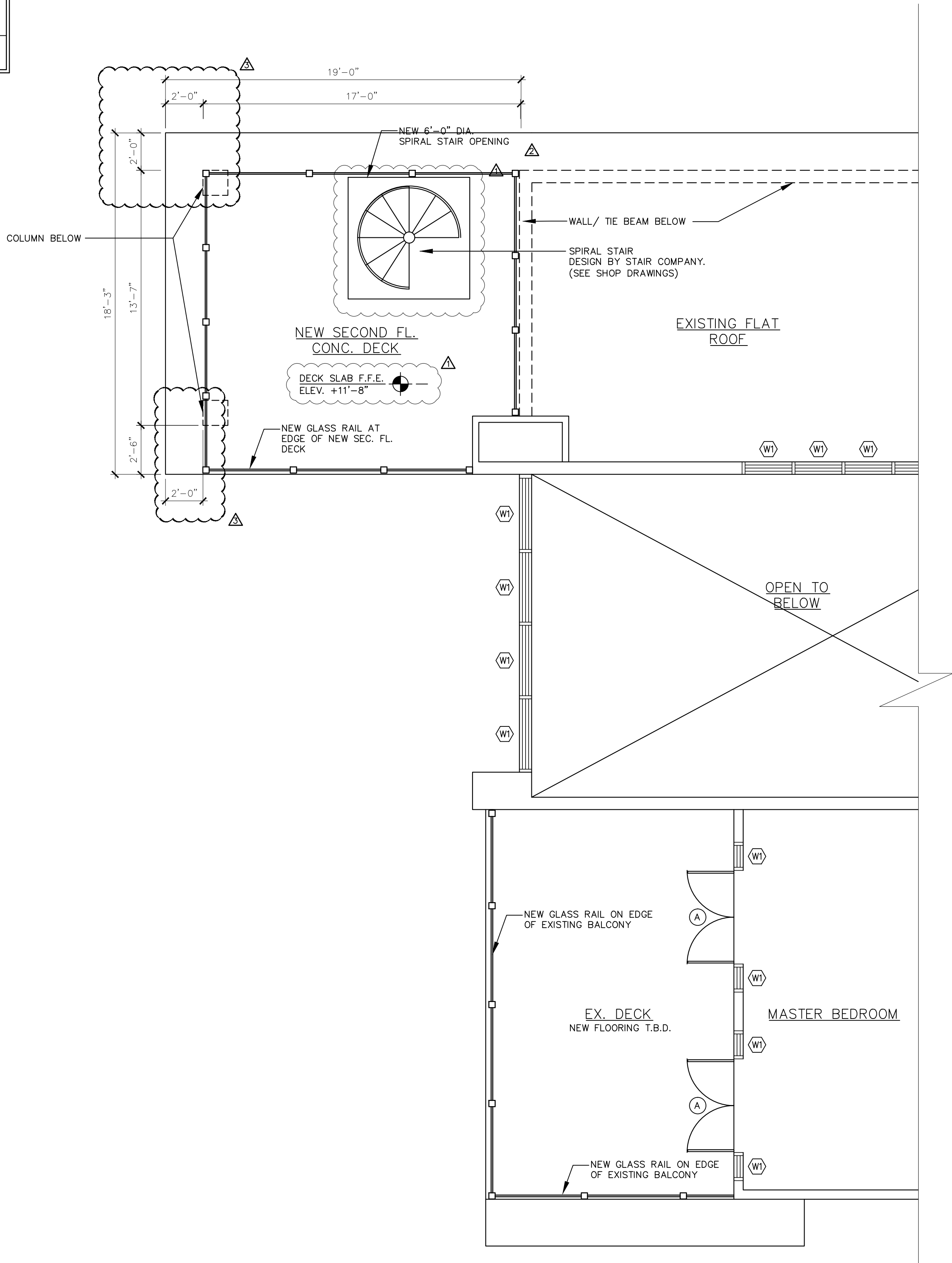
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PERMIT REVIEW	O
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JOB NO.	20160302

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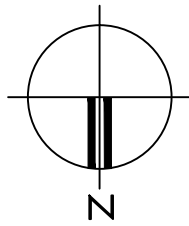
A-2.1

DOOR SCHEDULE									
NO.	SIZE			TYPE	MATERIAL	FINISH	THRESHOLD	JAMB	REMARKS
	WIDTH	HGT.	THICK						
(A)	--	--	--	EXISTING DOOR	--	--	--	--	EXISTING TO REMAIN

WINDOW SCHEDULE									
MARK	SIZE CODE	DESCRIPTION	DIMENSION (W x H)	FRAME		GLAZING			REMARKS
				MATERIAL	FINISH	THICK	U-VALUE	SHADE	
(W)	---	EXISTING WINDOWS	---	---	---	---	---	---	EXISTING TO REMAIN



NEW SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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△	8-25-16	ZH
△	9-1-16	ZH

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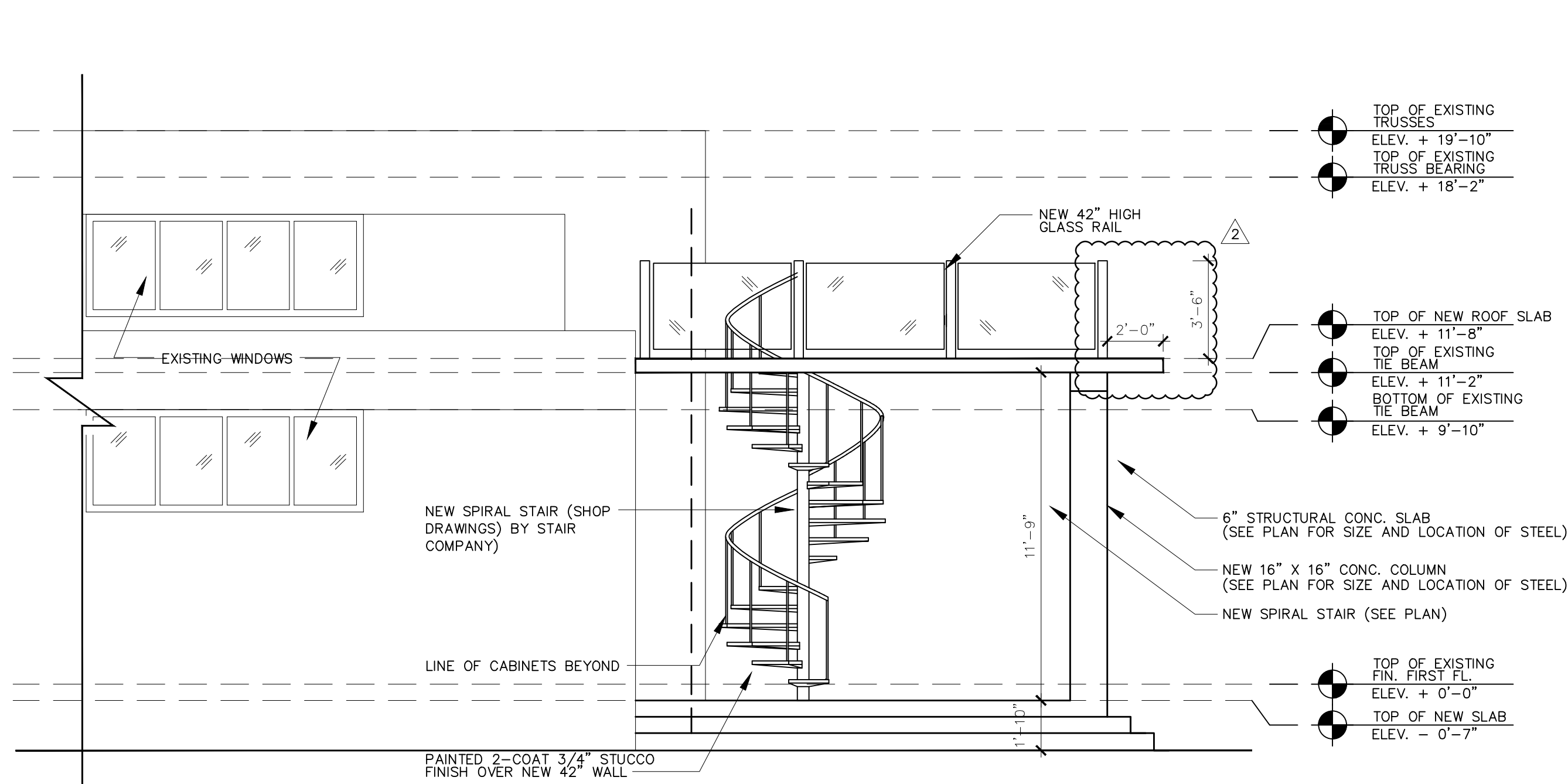
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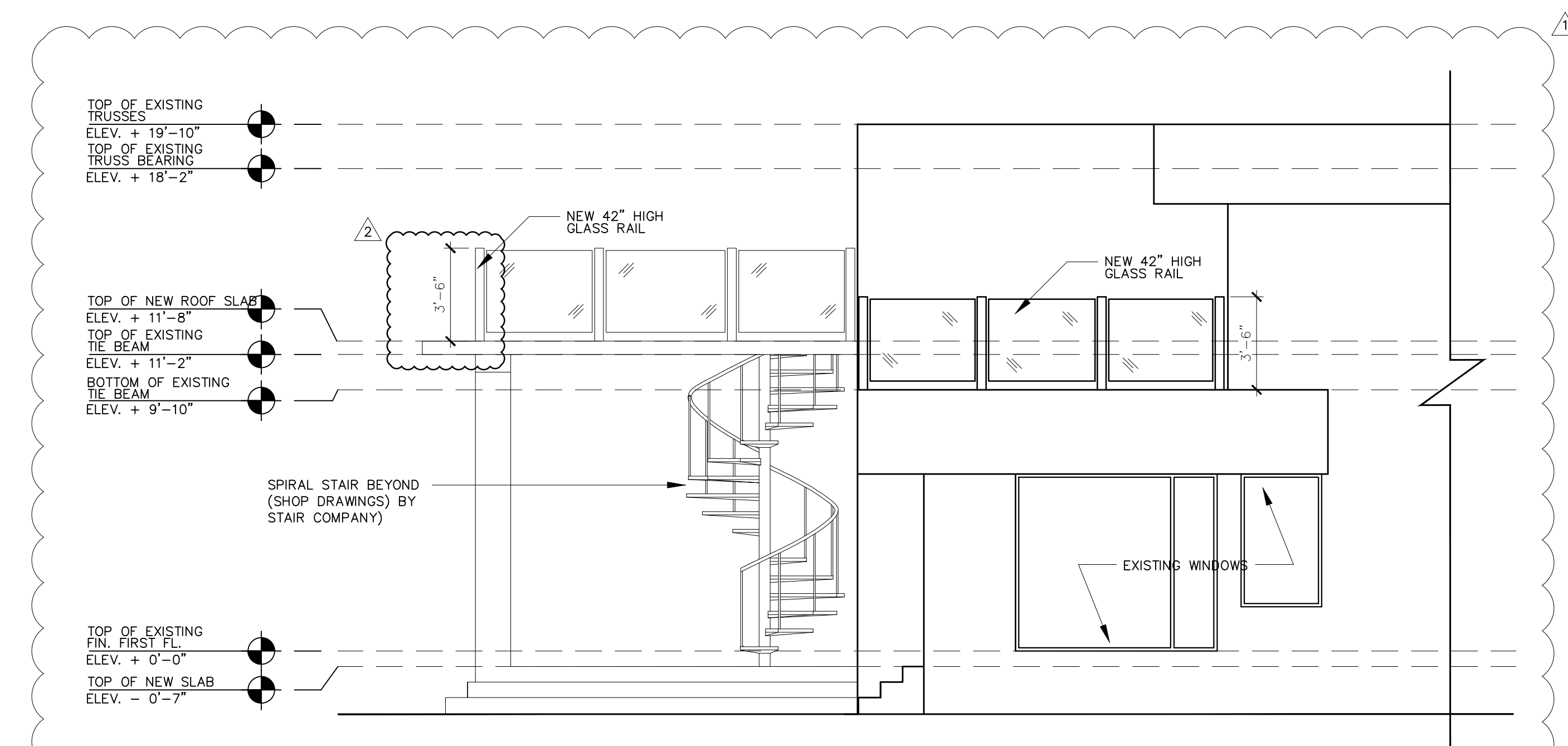
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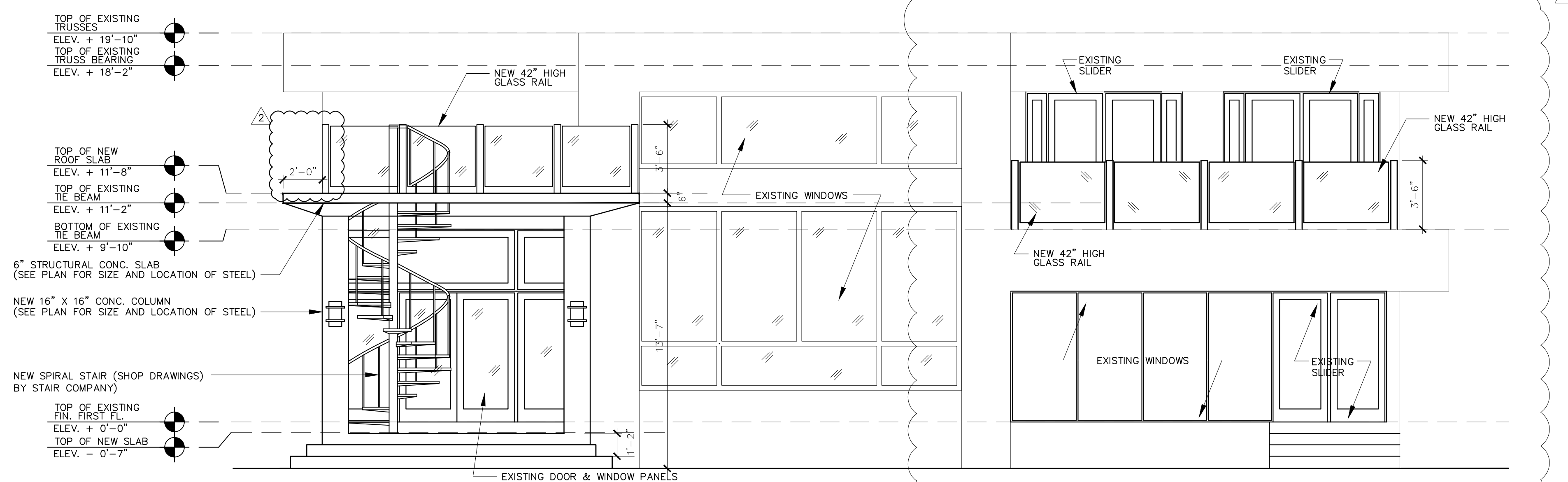
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A-2.3	



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATIONS
SCALE: 1/4" = 1'-0"

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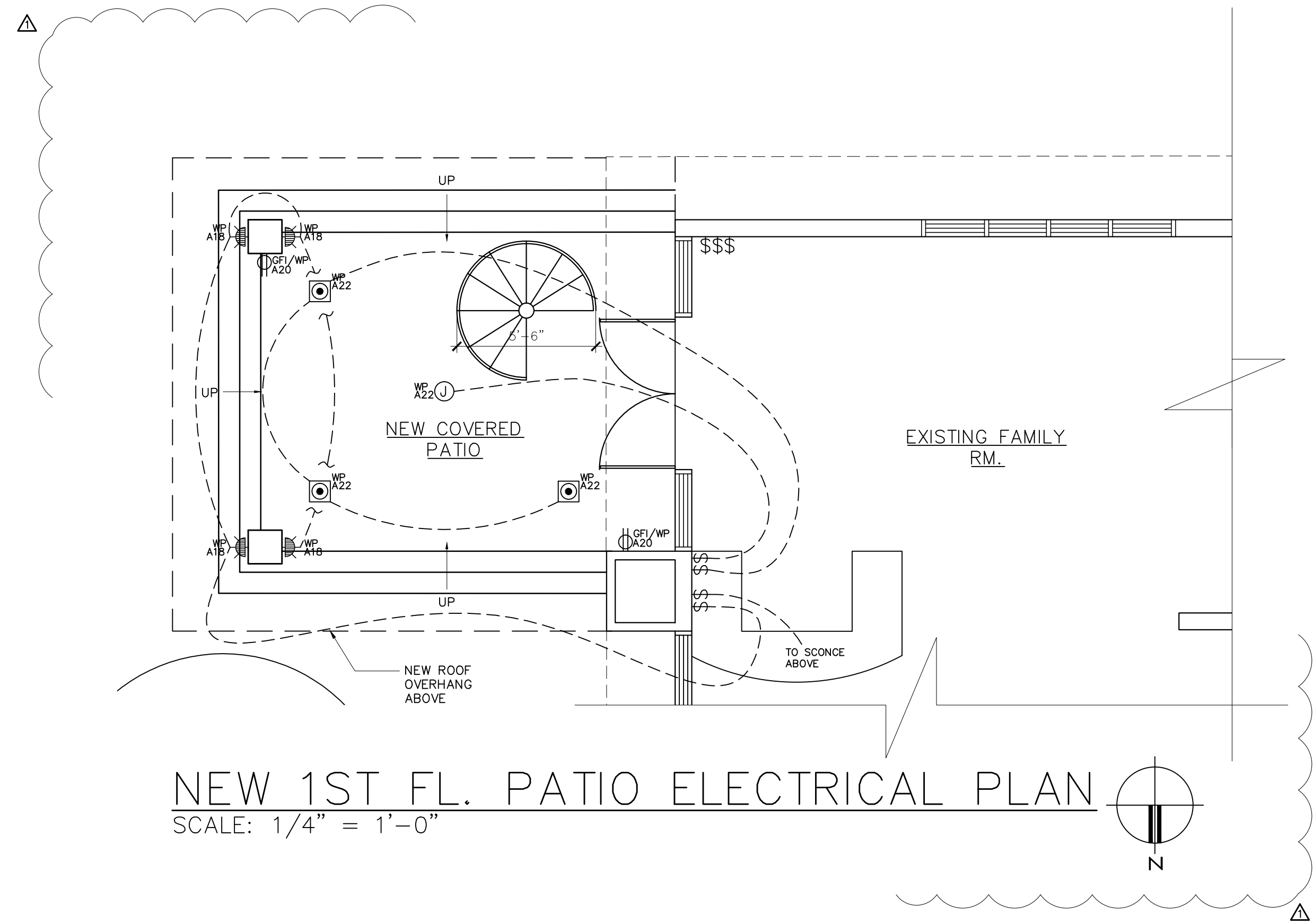
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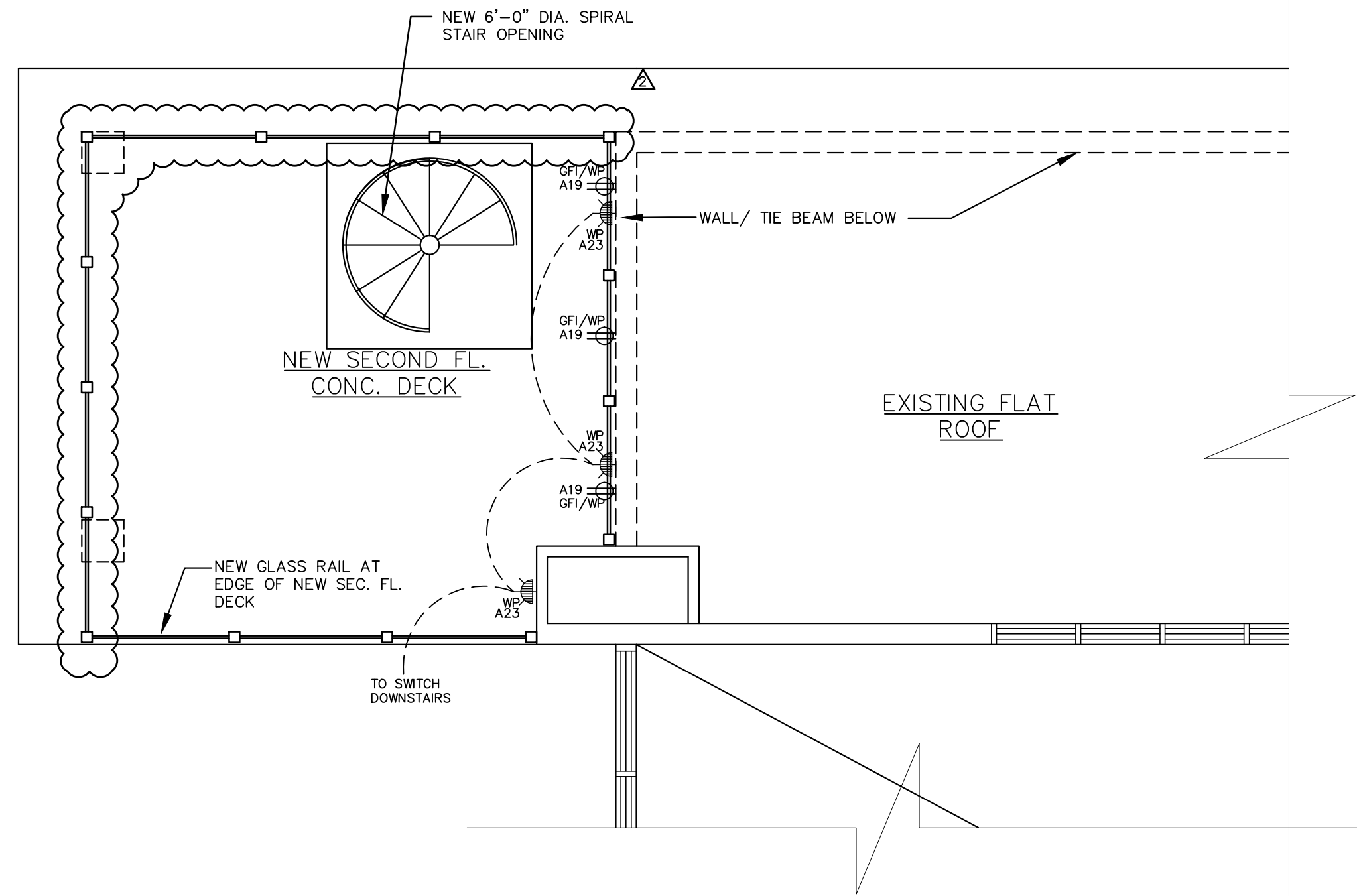
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A-3.0



NEW 1ST FL. PATIO ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL SYMBOLS LEGEND	
\$	SINGLE POLE SWITCH - 15 AMP (48" A.F.F.)
⊙	JUNCTION BOX (FAN/LIGHT COMBO)
⊙	MINI HI-HAT LIGHT FIXTURE
⊕	DEDICATED DUPLEX RECEPTACLE - 15 AMP (AT 18" A.F.F. UNLESS NOTED OTHERWISE)
GFI/WP	GFI/WATER-PROOF
⊕	WALL SCONCE



NEW 2ND FL. DECK ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

NOTE:
NEW ELECTRICAL TO BE CONNECTED TO EXISTING CIRCUITS

NOTE TO CONTRACTOR:
IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR CONSTRUCTION DETAIL. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS REQUIRED FOR A COMPLETE AND OPERATIVE ELECTRICAL SYSTEM, AND TO COMPLETE ALL NECESSARY WORK. ALL EQUIPMENT SHOWN, OR REFERRED TO, ON PLAN TO BE PLACED IN PROPER WORKING ORDER.

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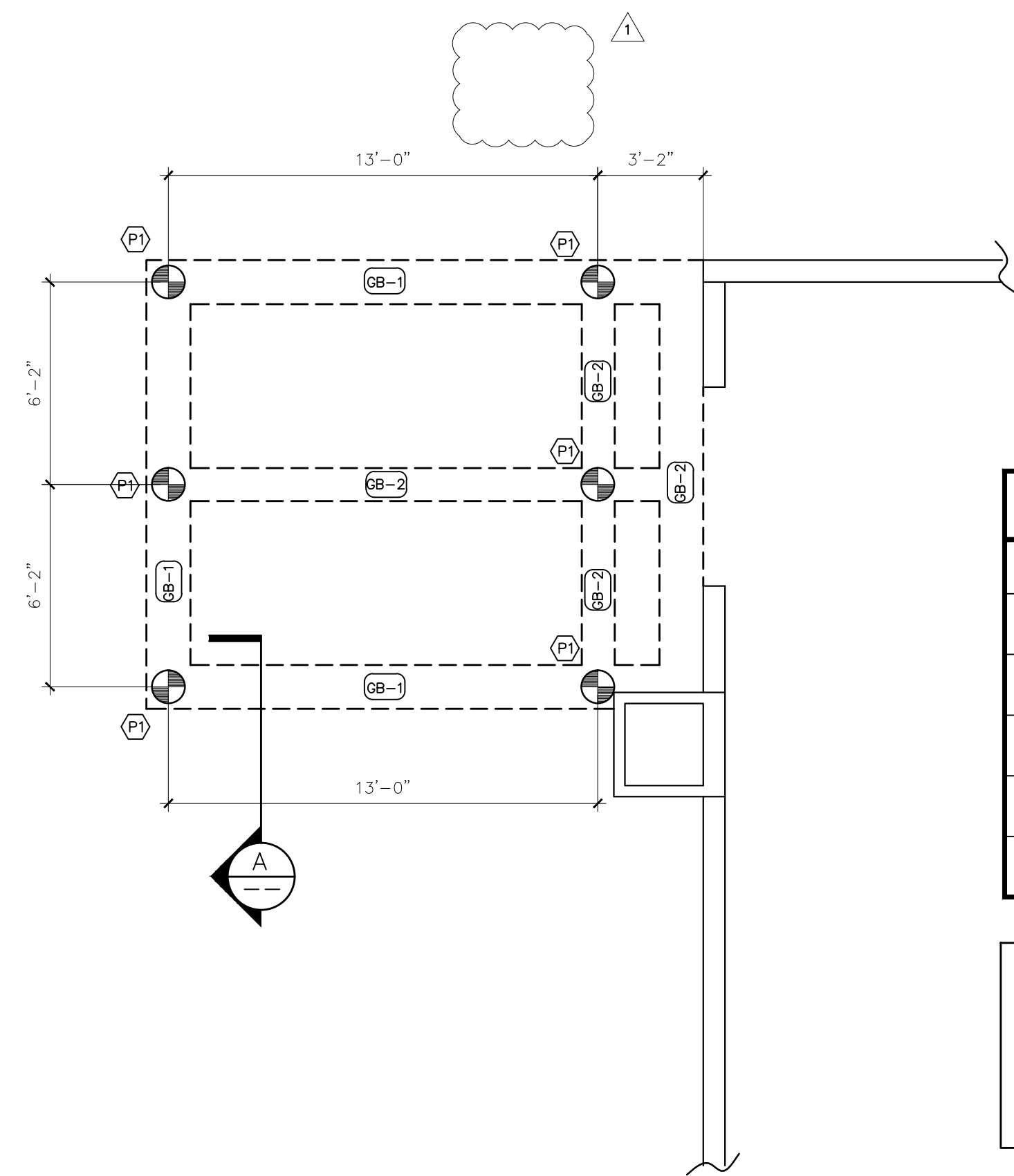
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ARCHITECTURE

C.WAYNE FERRELL ARCHITECT
LA 26002486

REAR DECK ADDITION
SCOTT WEINBERG
9441 E. BROADVIEW DRIVE
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GRADE BEAM & PILING PLAN
SCALE: 1/4" = 1'-0"

MARK	SIZE (W x H)	TYPE	REINFORCEMENT	TRANSVERSE STL. REBAR	REMARKS
GB-1	16"x 18"	GRADE BEAM	3 - #7 STL. REBAR TOP. 3 - #7 STL. REBAR BOT.	#3 STIRRUPS @ 8" O.C.	PROVIDE (2) #3 STIRRUPS @ 6" O.C. @ EA. SIDE OF PILING
GB-2	12"x 18"	GRADE BEAM	3 - #6 STL. REBAR TOP. 3 - #6 STL. REBAR BOT.	#3 STIRRUPS @ 12" O.C.	PROVIDE (2) #3 STIRRUPS @ 6" O.C. @ EA. SIDE OF PILING

MARK	TYPE	SIZE	ASSUMED BEARING CAPACITY	REMARKS
P1	HELICAL PILE	3" DIA. NOMINAL	15,000 LBS.	3-BLADE PILE

PILING KEY
NEW 3" DIA. HELICAL PILE W/ 3/4" THICK CAP PLATE.

HELICAL PILING NOTES:

- CONTRACTOR TO ENGAGE A SOILS ENGINEER TO DETERMINE CAPACITY AND DESIGN REQUIREMENTS FOR THE HELICAL PILES.
- IF PILE CAPACITY IS FOUND TO BE LESS THAN 15,000 LBS., IMMEDIATELY NOTIFY ARCHITECT PRIOR TO PROCEEDING WITH WORK.

DESIGN LOADS

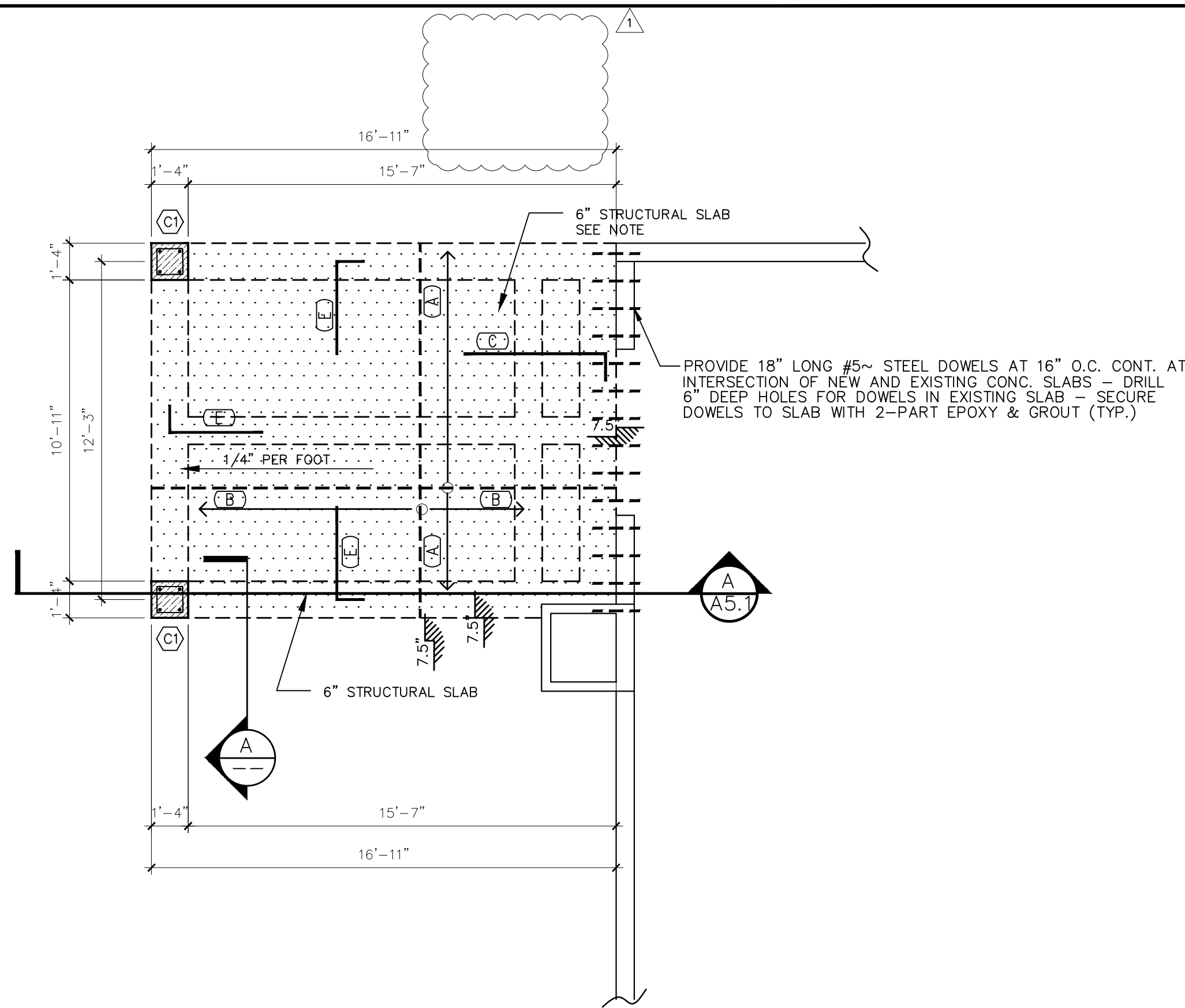
PATIO SLAB: DEAD LOAD - 82 PSF
LIVE LOAD - 40 PSF

2ND FL. DECK: DEAD LOAD - 85 PSF
LIVE LOAD - 40 PSF

MARK	TOP OR BOT. REINFORCING	DIMENSIONS AND CONFIGURATION	SPACING OF REBAR
A	#5 BOT.	BOTT. PRIMARY	@ 10" O.C.
B	#4 BOT.	BOTT. TEMP.	@ 12" O.C.
C	#5 TOP	6'-6" 10"	@ 12" O.C.
D	#4's	4'-0"	2 TOP AND 2 BOT.
E	#4 TOP	8" 3'-6"	@ 12" O.C.

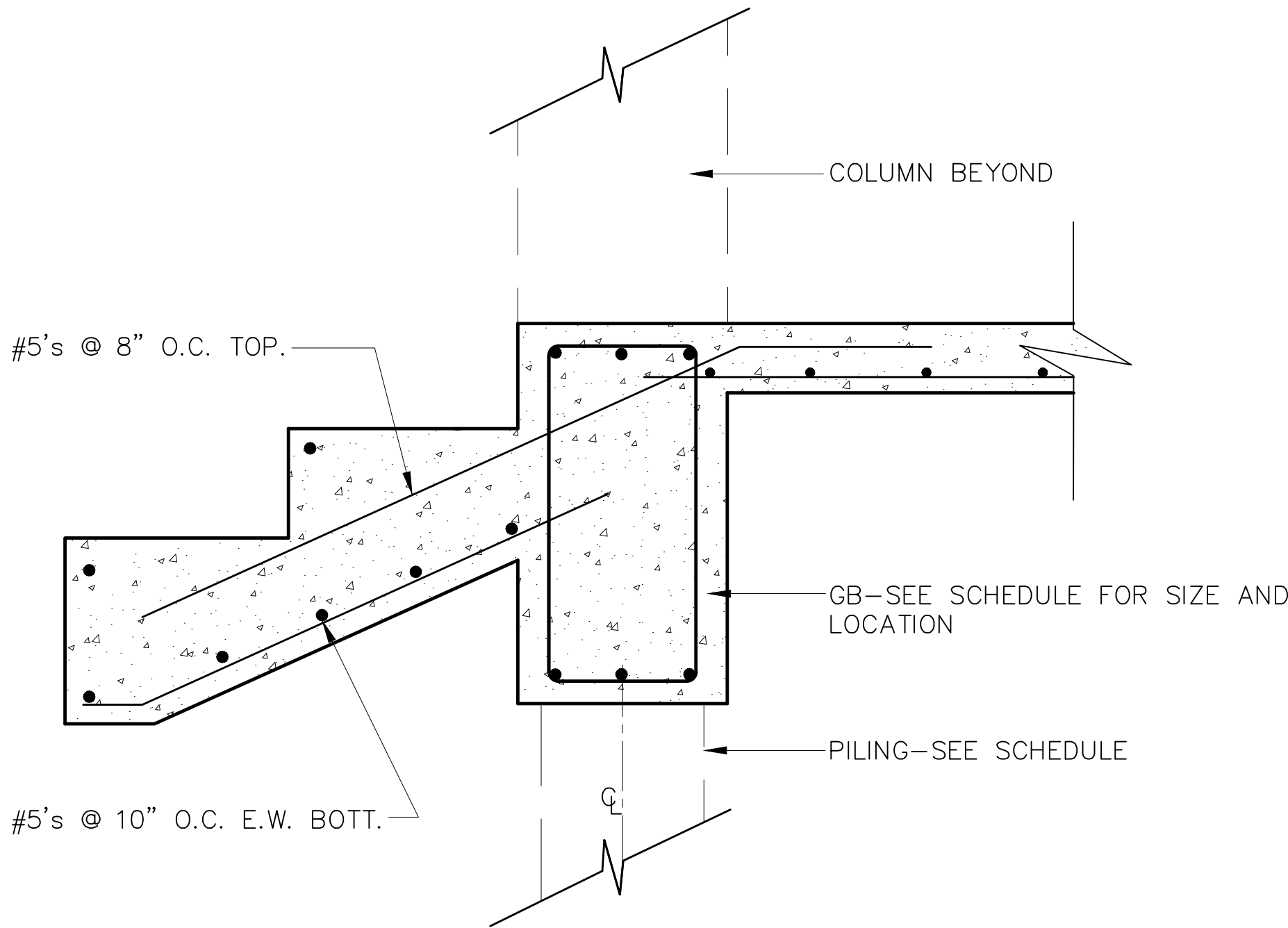
NEW STRUCTURAL SLAB NOTE:

ALL NEW CONCRETE STRUCTURAL SLABS TO BE MIN. 6" THICK
REINFORCING SCHEDULE ABOVE FOR SIZE AND SPACING.



COLUMN & SLAB PLAN
SCALE: 1/4" = 1'-0"

MARK	TYPE	SIZE	REINFORCEMENT	#3 TIES	REMARKS
C1	POURED CONCRETE	16"x 16"	4 - #5 REBAR VERT.	AT 8" O.C.	NEW



A TYP. STAIR FOOTING DETAIL
NOT TO SCALE

THOMAS M. KELAHER, P.E.

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REAR DECK ADDITION
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S-1.0



NEW STRUCTURAL SLAB NOTE:

5 #6'S BOTTM. @ 3-1/2" O.C. EACH SIDE OF OPENING

EX. TIE-BEAM BELOW

UPTURNED BEAM (8"X16")

EX. TIE-BEAM BELOW

SPIRAL STAIR OPENING

6" STRUCTURAL SLAB SEE NOTE

1/4" PER FOOT

19'-0"

9'-1"

18'-3"

2'-0"

2'-0"

A-A

B-B

A

A5.1



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SHEET

S-20



A SUBJECT PROPERTY – PROPOSED FRONT ELEVATION



B SUBJECT PROPERTY – EXISTING FRONT ELEVATION



C SUBJECT PROPERTY – PROPOSED NORTH ELEVATION – FRONT VIEW



D SUBJECT PROPERTY – PROPOSED REAR ELEVATION – AERIAL VIEW



E SUBJECT PROPERTY – PROPOSED REAR ELEVATION



F SUBJECT PROPERTY – PROPOSED SOUTH ELEVATION – REAR VIEW

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PHOTOS

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PHOTOS



G

PROPERTY DIRECTLY ACROSS THE STREET FROM SUBJECT PROPERTY



H

PROPERTY DIRECTLY TO THE NORTH OF SUBJECT PROPERTY



I

PROPERTY DIRECTLY TO THE SOUTH OF SUBJECT PROPERTY



J

SUBJECT PROPERTY – EXISTING NORTH ELEVATION



K

SUBJECT PROPERTY – EXISTING SOUTH ELEVATION



L

SUBJECT PROPERTY – EXISTING REAR ELEVATION

LANDSCAPE ARCHITECTURAL PACKAGE FOR:

Weinberg Residence

9441 E. Broadview Drive
Bay Harbor, Fl 33154

March 28, 2016
Rev. September 7, 2016



LOCATION MAP N.T.S.

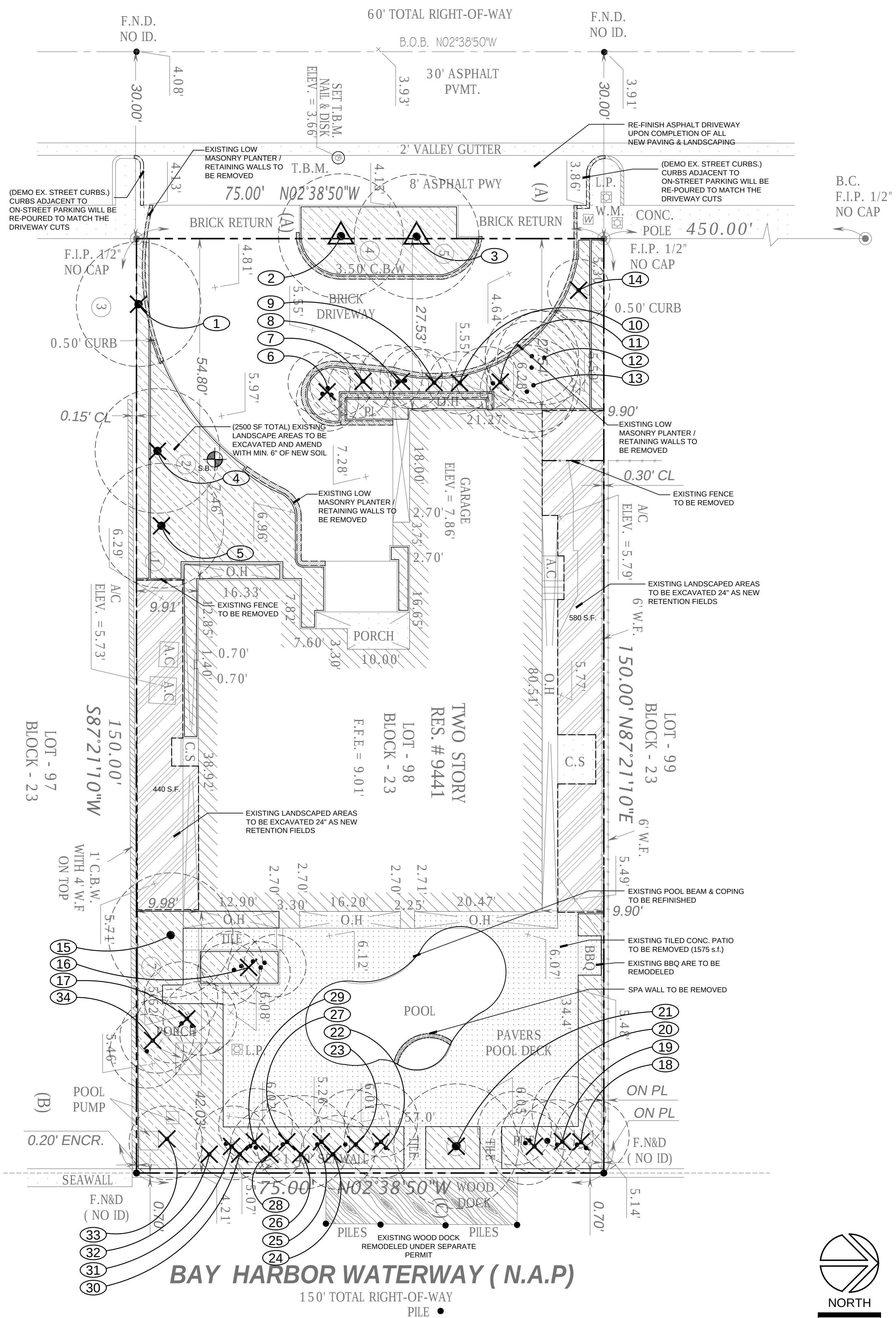
DRAWING INDEX:

LR-1	LANDSCAPE ILLUSTRATIVE SITE PLAN
L-1	TREE SURVEY & DISPOSITION PLAN / DEMOLITION PLAN
L-2	PLANTING PLAN, PLANT SCHEDULE, NOTES & PLANTING DETAILS
L-2.1	PLANT SCHEDULE & PLANT IMAGES
L-3	LAYOUT & GRADING PLAN
L-4	RE-MODEL POOL SECTIONS & DETAILS
L-5	RE-MODELED OUTDOOR COOKING AREA
L-6	SITE SECTIONS & DETAILS
L-7	SITE DRIVEWAY SECTIONS
LTG-1	LANDSCAPE LIGHTING PLAN
IRR-1	IRRIGATION PLAN



LANDSCAPE ARCHITECT / PLANNER:
RHETT ROY
Rhett Roy Landscape Architecture/Planning P.A.
412 N Andrews Avenue
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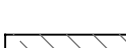
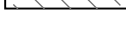
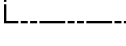
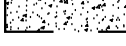
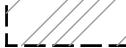
EAST BROADVIEW DRIVE



GENERAL NOTES

- | | | | | | |
|---|--|----|---|----|--|
| 1 | NOTIFY THE ARCHITECT OF ANY UNEXPECTED FIELD CONDITION OR ANY DISCREPANCY BEFORE PROCEEDING. GENERAL CONTRACTOR SHALL COORDINATE THE COMPLETE SCOPE OF WORK WITH CONSTRUCTION DOCUMENTS. | 8 | FIRE ALARM DEVICES (SMOKE DETECTORS) WITHIN DEMO SPACE SHALL REMAIN CONNECTED TO EXISTING SYSTEMS. SECURE DEVICES AS NECESSARY TO KEEP FROM HANGING FREELY UPON REMOVAL OF WALLS AND CEILINGS. | 13 | SHUTDOWN OF EXISTING SYSTEMS FOR CONNECTION TO EXISTING SERVICES SHALL BE COORDINATED WITH THE CONSTRUCTION MANAGER AND LOCAL UTILITY PROVIDERS. |
| 2 | NO MAIN FRAMING OR STRUCTURAL MEMBERS ARE TO BE MODIFIED, ALTERED OR CUT WITH OUT THE APPROVAL OF THE ARCHITECT. | 9 | PROTECT ALL BASE BUILDING SERVICES, TYPICAL. | 14 | ELECTRICAL DEVICES SHALL BE TERMINATED IN A SAFE AND PROPER METHOD BY A LICENSED PROFESSIONAL. |
| 3 | NO DEMOLITION OR REMOVAL OF SITE UTILITIES SHOULD BE CARRIED OUT WITH OUT THE EXPRESSED APPROVAL OF THE ARCHITECT AND OWNER. | 10 | ALL REQUIREMENTS FOR FIRE RATINGS TO BE MAINTAINED DURING CONSTRUCTION. | 15 | DEMOLITION OF AND NEW CONSTRUCTION WITHIN THE REAR YARD REFERENCE SPECIALTY ENGINEERED SPECIFICATIONS FOR THE REMOVAL OF ANY STRUCTURE ADJACENT TO EXISTING SEAWALL. |
| 4 | PROVIDE TEMPORARY SECURE ACCESS TO SPACE THROUGH CONSTRUCTION AND TEMPORARY LIGHT & POWER. | 11 | THIS PROJECT INVOLVES CONSTRUCTION INSIDE AN EXISTING STRUCTURE. CONTRACTORS, BY SUBMITTING A BID, ARE DEEMED TO BE COMPLETELY FAMILIAR WITH THE EXISTING CONDITION OF THE BUILDING AS IT INFLUENCES THE WORK DESCRIBED. ABSOLUTELY NO CLAIMS FOR EXTRA COMPENSATION WILL BE CONSIDERED FOR EXISTING CONDITIONS VISIBLE OR REASONABLY INFERRABLE FROM A CAREFUL EXAMINATION OF THE EXISTING BLDG. | | |
| 5 | PROVIDE STRICT CONTROL OF JOB CLEANING AND PREVENT DUST AND DEBRIS FROM EMANATING FROM CONSTRUCTION AREA. | 12 | THE CONTRACTOR SHALL INSPECT THE EXISTING FIELD CONDITIONS AT THE SITE PRIOR TO THE START OF ANY WORK TO DETERMINE WHAT EFFECT THE EXISTING CONDITIONS WILL HAVE ON HIS WORK. POTENTIAL PROBLEM AREAS SHALL BE BROUGHT TO THE ATTN. OF THE ARCHITECT AND/OR ENGINEER IMMEDIATELY. | | |
| 6 | DEBRIS REMOVAL MUST BE DONE DAILY. ALL DEBRIS REMOVAL MUST BE PERFORMED IN ACCORDANCE WITH OWNERS & GENERAL CONTRACTORS REQUIREMENTS AND PROCEDURES. | | | | |
| 7 | CAP AND SHUT OFF ALL UNUSED UTILITIES PER CITY AND STATE REQUIREMENTS, WHERE REQUIRED. | | | | |

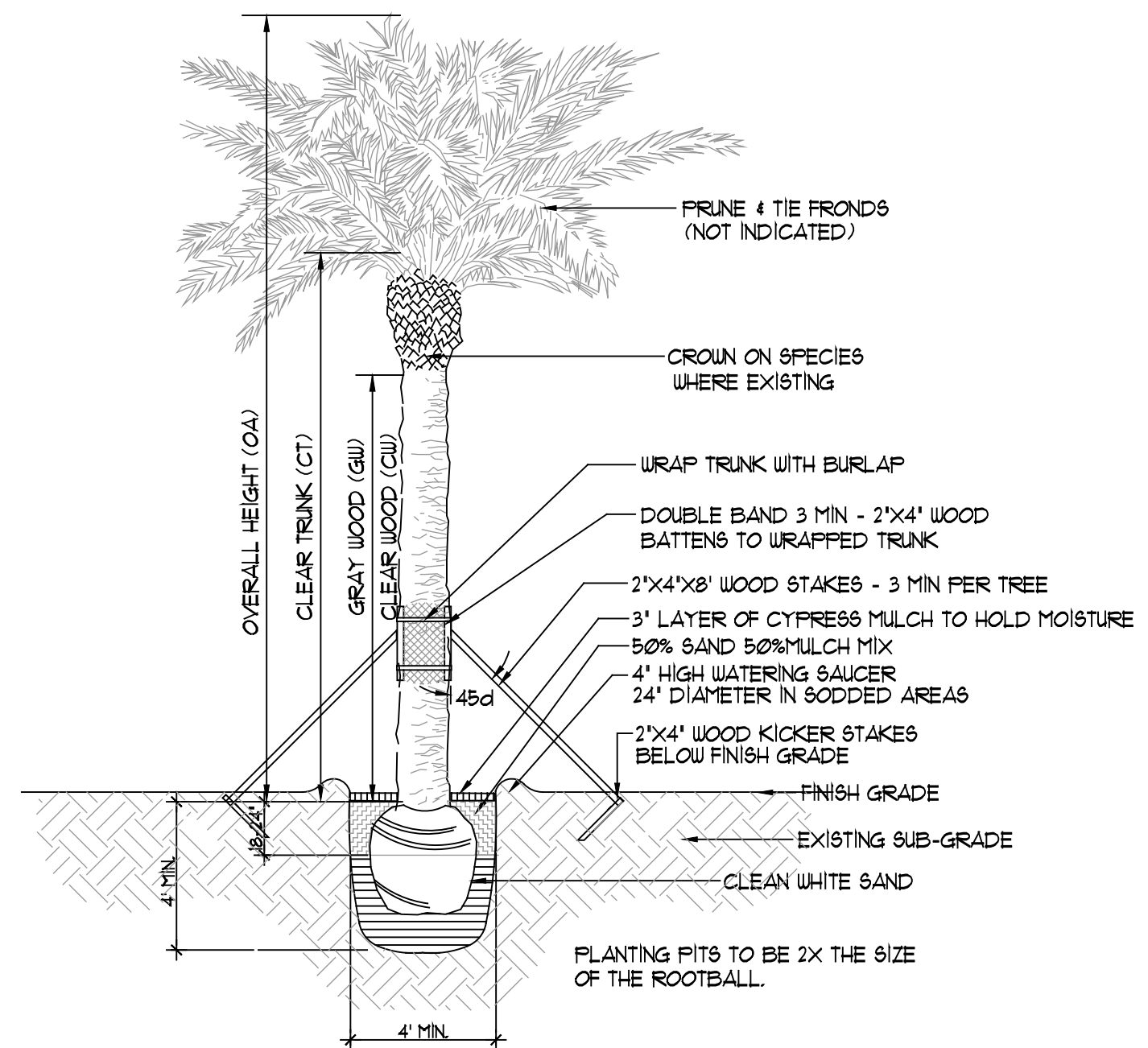
LEGEND

- | | |
|---|--|
|  | EXISTING TIED CONC. PATIO
TO BE REMOVED |
|  | EXISTING LANDSCAPE AREAS TO
BE EXCAVATED AND AMENDED WITH
MIN. 6\" OF NEW SOIL |
|  | EXISTING POOL RE-MODELED.
REFER TO SEPARATE POOL
PERMIT DRAWINGS FOR DETAILS |
|  | EXISTING DRIVEWAY TO BE
REMOVED |
|  | EXISTING LOW BRICK PLANTER
WALL TO BE REMOVED |
|  | EXISTING LANDSCAPED
AREAS TO BE EXCAVATED 24\"
AS NEW RETENTION FIELDS |
| <div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  </div> <div style="text-align: center;"> $\times$ </div> <div style="text-align: center;"> $\times$ </div> <div style="text-align: center;"> $\times$ </div> </div> | |
| EXISTING FENCE
TO BE REMOVED | |
| SOIL BORING LOCATION,
PERFORMED BY OTHERS | |

LEGEND

-
- The diagram illustrates symbols for tree management and a property boundary line. On the left, three circular symbols are shown, each with a dashed outer boundary and a solid inner boundary. The top symbol contains a cross and is labeled "TREE TO BE REMOVED". The middle symbol contains a triangle and is labeled "TREE TO BE RELOCATED". The bottom symbol contains a dot and is labeled "TREE TO REMAIN". To the right, a similar circular symbol is shown with a dashed outer boundary and a solid inner boundary. It is labeled "TREE NUMBER" and "EDGE OF CANOPY". Below these symbols, a dashed line is labeled "PROPERTY BOUNDARY LINE".

SPECIES		COMMON	DIA.	HT.	CNPY. Ø	CONDITION	DISPOSITION
TREE NO	NAME	NAME	IN.	FT.	FT.		
***1	Tabebuia heterophylla	Pink Tabebuia	23"	40' o.a.	30' spr.	Fair	REMOVE
*** 2	Phoenix dactylifera 'Medjool'	Medjool Palm	14"	10' c.t.	15' spr.	Good	RELOCATE
*** 3	Phoenix dactylifera 'Medjool'	Medjool Palm	14"	10' c.t.	15' spr.	Good	RELOCATE
4	Hypophorbe verschaffeltii	Spindle Palm	12"	7' c.t.	10' spr.	Fair / Poor	REMOVE
5	Pandanus utilis	Screw Pine	10"	16' o.a.	12' spr.	Poor	REMOVE
6	Phoenix roebelenii	Pygmy Date Palm	3"	3'c.t.	5' spr.	Poor	REMOVE
7	Phoenix roebelenii	Pygmy Date Palm	3"	3'c.t.	5' spr.	Poor	REMOVE
8	Phoenix roebelenii	Pygmy Date Palm	3"	3'c.t.	5' spr.	Poor	REMOVE
9	Phoenix roebelenii	Pygmy Date Palm	3"	3'c.t.	5' spr.	Poor	REMOVE
10	Phoenix roebelenii	Pygmy Date Palm	3"	3'c.t.	5' spr.	Poor	REMOVE
11	Phoenix roebelenii	Pygmy Date Palm	3"	3'c.t.	5' spr.	Poor	REMOVE
12	Veitchia montgomeryana	Montgomery Palm 'tpi'	3"	10'c.t.	12' spr.	Poor	REMAIN
13	Veitchia montgomeryana	Montgomery Palm 'dbl'	3"	10'c.t.	12' spr.	Poor	REMAIN
14	Phoenix roebelenii	Pygmy Date Palm	3"	3'c.t.	5' spr.	Poor	REMOVE
15	Cocos nucifera	Coconut Palm	15"	25' c.t.	20' spr.	Fair	REMAIN
16	Yucca aloifolia	Spanish Bayonet	3"	3'c.t.	5' spr.	Poor	REMOVE
17	Phoenix roebelenii	Pygmy Date Palm	3"	3'c.t.	5' spr.	Poor	REMOVE
18	Veitchia montgomeryana	Montgomery Palm	3"	10'c.t.	12' spr.	Poor	REMOVE
19	Veitchia montgomeryana	Montgomery Palm	3"	10'c.t.	12' spr.	Poor	REMOVE
20	Veitchia montgomeryana	Montgomery Palm	3"	10'c.t.	12' spr.	Poor	REMOVE
** 21	Calophyllum brasiliense	Brazilian Beautyleaf	10"	20' o.a.	12' spr.	Fair / Poor	REMOVE
22	Veitchia montgomeryana	Montgomery Palm	3"	10'c.t.	12' spr.	Poor	REMOVE
23	Veitchia montgomeryana	Montgomery Palm	3"	10'c.t.	12' spr.	Poor	REMOVE
24	Veitchia montgomeryana	Montgomery Palm	3"	10'c.t.	12' spr.	Poor	REMOVE
25	Veitchia montgomeryana	Montgomery Palm	3"	10'c.t.	12' spr.	Poor	REMOVE
26	Veitchia montgomeryana	Montgomery Palm	3"	10'c.t.	12' spr.	Poor	REMOVE
27	Veitchia montgomeryana	Montgomery Palm	3"	10'c.t.	12' spr.	Poor	REMOVE
28	Veitchia montgomeryana	Montgomery Palm	3"	10'c.t.	12' spr.	Poor	REMOVE
29	Veitchia montgomeryana	Montgomery Palm	3"	10'c.t.	12' spr.	Poor	REMOVE
30	Veitchia montgomeryana	Montgomery Palm	3"	10'c.t.	12' spr.	Poor	REMOVE
31	Veitchia montgomeryana	Montgomery Palm	3"	10'c.t.	12' spr.	Poor	REMOVE
32	Veitchia montgomeryana	Montgomery Palm	3"	10'c.t.	12' spr.	Poor	REMOVE
33	Sabal palmetto	Sabal Palm	10"	14' o.a.	10' spr.	Poor	REMOVE
34	Veitchia montgomeryana	Montgomery Palm	3"	10'c.t.	12' spr.	Poor	REMOVE
**	Existing trees & palms along the waterway are invested w/ undesirable wild life, and pose a threat to the well being of the residence.						REMOVE
***	Existing palms installed under over-head powerlines to be relocated in accordance with FPL right tree right place guidelines.						



MEDJOL PALM PLANTING DETAIL

Project Name

Project Name
Scott Weinberg Residence
9441 E. Broadview Dr., Bay Harbor Fl 33154
Drawing Title
Tree Survey & Disposition Plan



Landscape Architecture-Planning, P.A.
412 North Andrews Avenue
Fort Lauderdale, FL 33301
Florida License Number LA393
Fax 954 / 462-0722
Phone 954 / 462-0704
rrla@bellsouth.net

Sec

Florida License No. 0000393

Drawn

Project No. JSC

Project No.
15056.00

CAD File No.

15056.00

Date 11/10/15

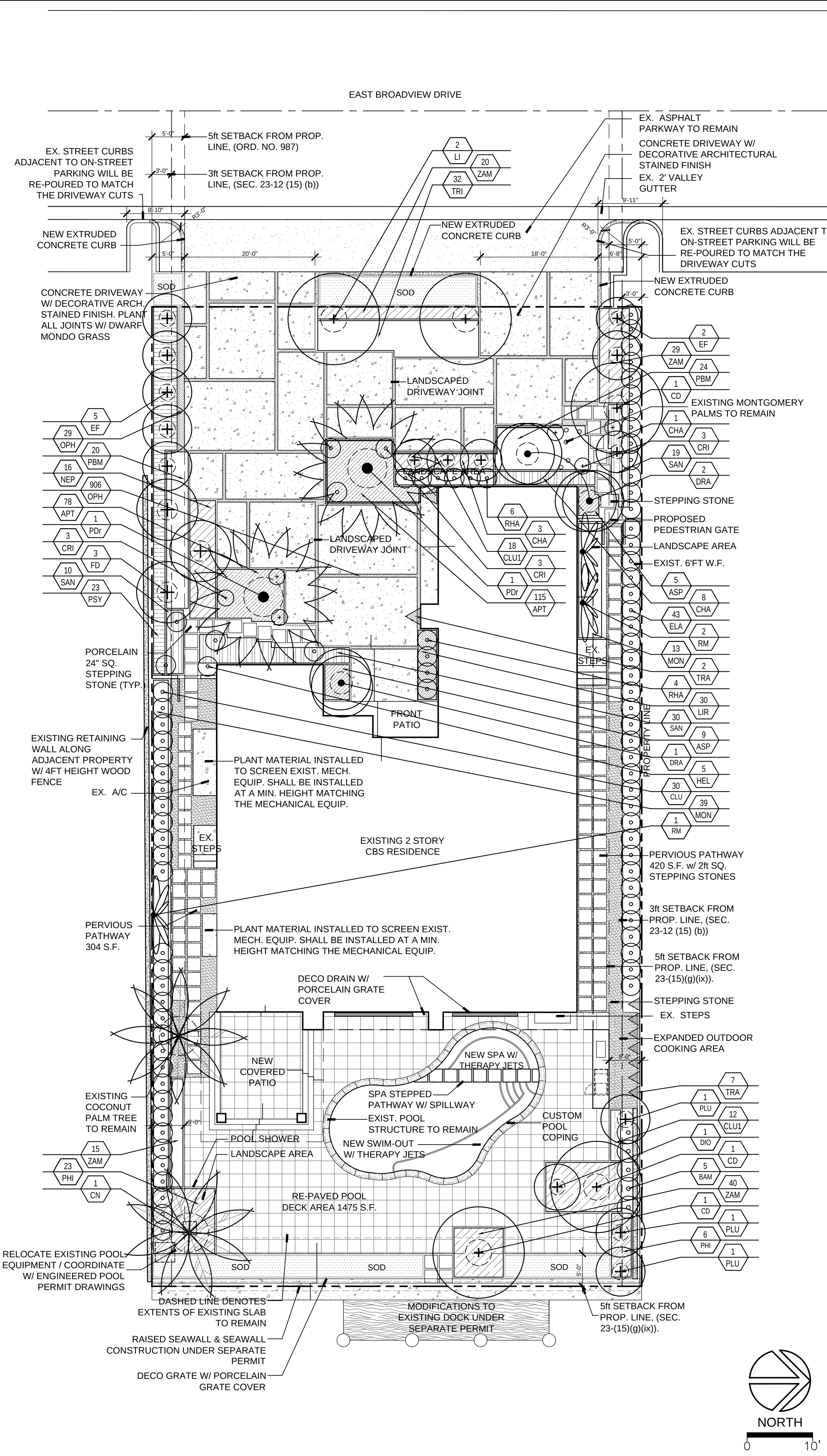
Scale

$$I'' = |O' - O''|$$

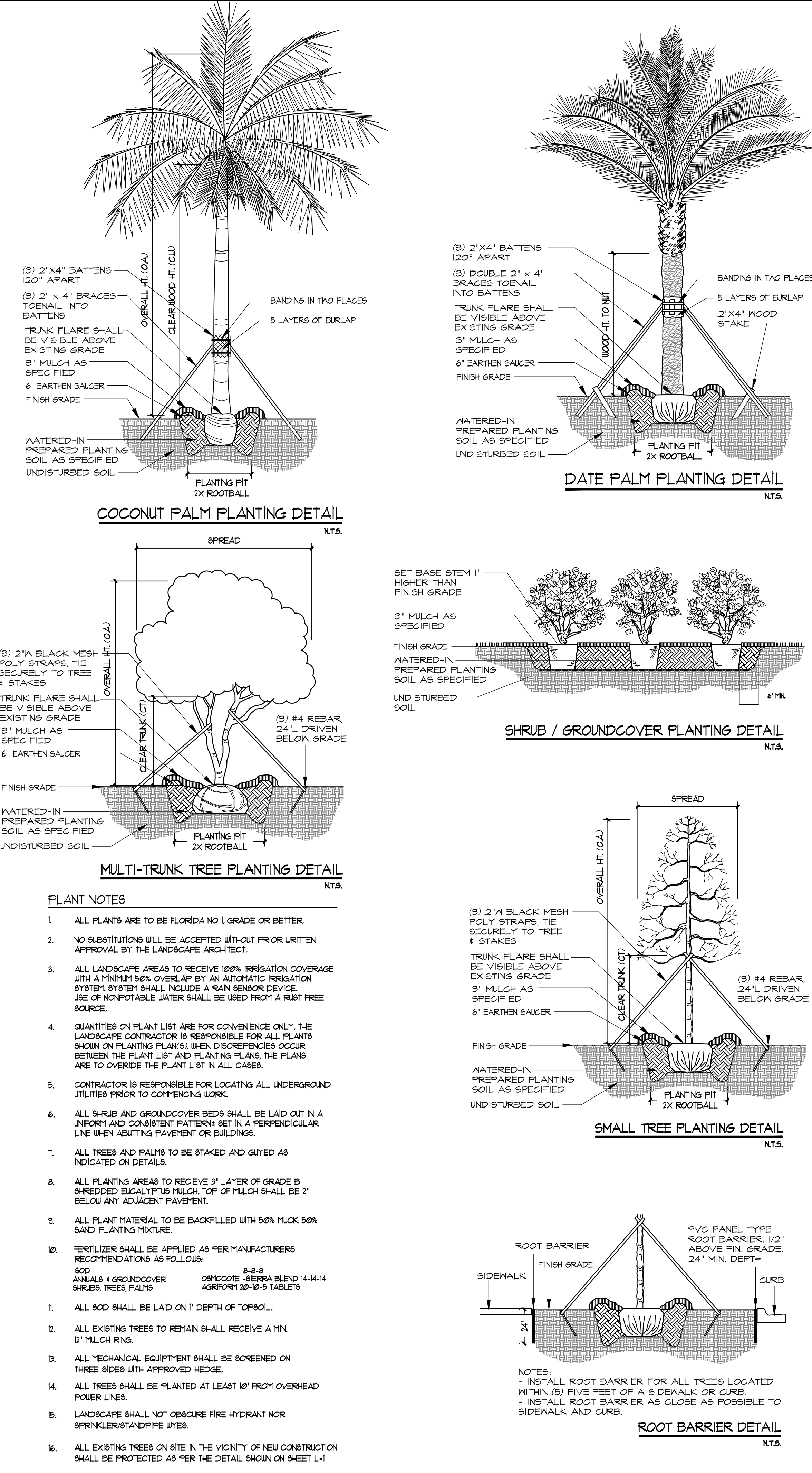
Drawing No.

11

L-1



PLANT LIST		SPECIFICATION	QTY	Revised: 7/26/2016	
SYM	ITEM			Native	
CD	Coccoloba diversifolia Pigeon Plum	F.G. 14"ht x 8"spr x 5c.t. Full Specimens , Matching	3	Y	
CN	Cocos nucifera Coconut Tree	F.G. 12c.t. curved trunk stout trunk	1	N	
FD	Filicium decipiens Japanese Fern Tree	F.G. 12"ht x 8"spr multi-trunk Full Specimens , Matching	3	N	
EF	Eugenia foetida Spanish Stopper	8"ht x 4"spr multi-trunk install w/ leaves touching	7	Y	
LI	Lagerstroemia indica Crape Myrtle	F.G. 14"ht. x 14"spr., 5c.t. Florida No. 1 multi-trunk	2	N	
LJ	Ligustrum japonicum Japanese Privet	F.G. 14"ht. x 14"spr., 5c.t. sculptural specimens	4	N	
PDR	Phoenix dactylifera 'Medjool' Medjool Date Palm	Relocated from Site	2	N	
RM	Ravennala madagascariensis Travelers Tree	F.G. 16"o.a. ht. full to base Matched Specimens	3	N	
APT	Aptenia cordifolia Baby Sun Rose 'Red & Yellow'	1gal. 12" full Install w/ leaves touching	193	N	
ASP	Aspidistra elatior Cast Iron Plant	3gal. 24" full Install w/ leaves touching	14	N	
BAM	Bambusa guangxiensis Chinese Dwarf Bamboo	7gal. 48" full	5	N	
CHA	Chamaedorea cataractarum Cat Palm	15 gal., 5' ht. x 5' spr., 4' o.c. matching specimens	12	N	
CLU	Cussia guttiferia Cussia	15 gal., 4' ht. x 3' spr., 3' o.c. full specimens	30	N	
CLU1	Clusia rosea 'Nana' Dwarf Clusia Nana	7 gal., 18"spr. X 18"ht., Install with leaves touching	30	N	
CRI	Crinum augustum Queen Emma	7 gal., 36" full	9	N	
DIO	Dioon edule Mexican Cycad	25 gal., 4"ht x 5"spr. Full to base matching specimens	1	N	
DRA	Dracaena draco Dragon Tree	45 gal., 6' ht., 3-5 heads, (2qty) Flat sided Specimens	3	N	
ELA	Elaeocarpus decipiens Japanese Blueberry	15 gal., 6"ht x 3"spr. Full to base Standard. Install w/ leaves touching	43	N	
FGI	Ficus microcarpa 'Green Island' Ficus Green Island	7gal. 18"ht x 18" spr. 18" o.c. full specimens	0	N	
HEL	Heliconia 'Guadalupe' Heliconia Guadalupe	15gal. 4-5ft. Ht. 3ft. Spr.	5	N	
LIR	Liriope muscari 'Evergreen Giant' Liriope Muscari 'Evergreen Giant'	3gal. 18" full Install w/ leaves touching	30	N	
MON	Monstera deliciosa Swiss Chees Plant	7 gal., 24" full Install w/ leaves touching	52	N	
OPH	Ophiopogon japonicus Mondo Grass	1 gal., 6" o.c., full	1000	N	
PHI	Philodendron 'Rojo Congo' Rojo Congo Philodendron	7gal. 30" full	43	N	
PBM	Philodendron 'Burle Marx' Philodendron Burle Marx	3Gal. 18" full	109	N	
PLU	Plumeria frangipani Frangipani Tree	F.G. 7ft. ht. x 7ft. Spr. Collected Sculptural Specimens	3	N	
PSY	Psychotria nervosa Wild Coffee	7 gal., 36" ht. x 24" spr., 30" o.c.	23	Y	
RHA	Rhapis excelsa Lady Palm	25 gal., 4-6' ht. x 36" spr. min. 5-7 canes	10	N	
SAN	Sanseveria 'Black Coral' Snake Plant	7gal. 24-36" full	59	N	
TRA	Trachelospermum jasminoides Confederate Jasmine	3gal. 3-4ft trellis	2	N	
TRI	Tripsacum flordanum Dwarf Fakahatchee Grass	3 gal., 24"spr. X 24"ht., Install with leaves touching	32	Y	
ZAM	Zamia pumila Coontie	3 gal., 18"spr. X 18"ht., Install with leaves touching	104	Y	
Town of Bay Harbor Islands Landscape code (Sec. 24-16) Requirements Legend					
Single Family Waterfront Lot			Required Provided		
A..	Shade Trees		6	9	
	Shade Trees in Front Yard		2	5	
	Native Requirement (50%)		3	3	
B..	Shrubs		60	≥60	
	Native Species Required (30%)		18	≥18	
	Drought Tolerant Species & Low		30	≥30	
	Maintenance Species Req. (50%)				
C..	Maximum Lawn Area Allowed		Max.	Prov.	
	50% Net Lot Area		5,625 sq. ft.	360 sq. ft.	



- PLANT NOTES**
- ALL PLANTS ARE TO BE FLORIDA NO. 1 GRADE OR BETTER.
 - NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT.
 - ALL LANDSCAPE AREAS TO RECEIVE 100% IRRIGATION COVERAGE WITH A MINIMUM 50% OVERLAP BY AN AUTOMATIC IRRIGATION SYSTEM. SYSTEM SHALL INCLUDE A RAIN SENSOR DEVICE. USE OF NONPOTABLE WATER SHALL BE USED FROM A RUST FREE SOURCE.
 - QUANTITIES ON PLANT LIST ARE FOR CONVENIENCE ONLY. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLAN(S). WHEN DISCREPANCIES OCCUR BETWEEN THE PLANT LIST AND PLANTING PLANS, THE PLANS ARE TO OVERRIDE THE PLANT LIST IN ALL CASES.
 - CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.
 - ALL SHRUB AND GROUND COVER BEDS SHALL BE LAID OUT IN A UNIFORM AND CONSISTENT PATTERN SET IN A PERPENDICULAR LINE WHEN ABUTTING PAVEMENT OR BUILDINGS.
 - ALL TREES AND PALMS TO BE STAKED AND GUYED AS INDICATED ON DETAILS.
 - ALL PLANTING AREAS TO RECEIVE 3" LAYER OF GRADE B SHREPPED EUCALYPTUS MULCH. TOP OF MULCH SHALL BE 2" BELOW ANY ADJACENT PAVEMENT.
 - ALL PLANT MATERIAL TO BE BACKFILLED WITH 50% MUCK 50% SAND PLANTING MIXTURE.
 - FERTILIZER SHALL BE APPLIED AS PER MANUFACTURERS RECOMMENDATIONS AS FOLLOWS:
800 ANNUALS & GROUND COVER 8-8-8 OSYMOCOTE -SIERRA BLEND 14-14-14
SHRUBS, TREES, PALMS AGRI-FORT 12-10-5 TABLETS
 - ALL SOD SHALL BE LAID ON 1" DEPTH OF TOPSOIL.
 - ALL EXISTING TREES TO REMAIN SHALL RECEIVE A MIN. 12" MULCH RING.
 - ALL MECHANICAL EQUIPMENT SHALL BE SCREENED ON THREE SIDES WITH APPROVED HEDGE.
 - ALL TREES SHALL BE PLANTED AT LEAST 10' FROM OVERHEAD POWER LINES.
 - LANDSCAPE SHALL NOT OBSCURE FIRE HYDRANT NOR SPRINKLER/STANDPIPE WYES.
 - ALL EXISTING TREES ON SITE IN THE VICINITY OF NEW CONSTRUCTION SHALL BE PROTECTED AS PER THE DETAIL SHOWN ON SHEET L-1

Always call 811 two full business days before you dig

Sunshine811.com

Project Name
Scott Weinberg Residence
9441 E. Broadview Dr., Bay Harbor FL 33154

Project No.
15056.00

CAD File No.
15056.00

Date
1/20/16

Scale
1" = 10'-0"

Drawing No.
L-2

Florida License No. 0000919

Drawn
JSC

Project No.
15056.00

CAD File No.
15056.00

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JSC

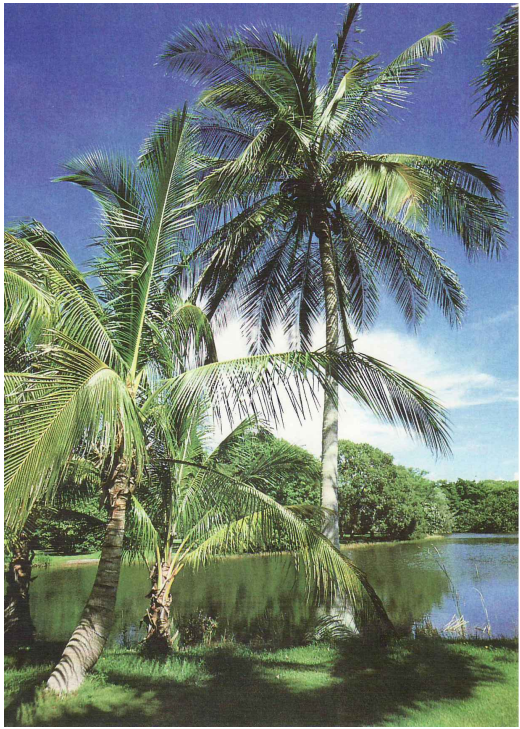
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15056.00

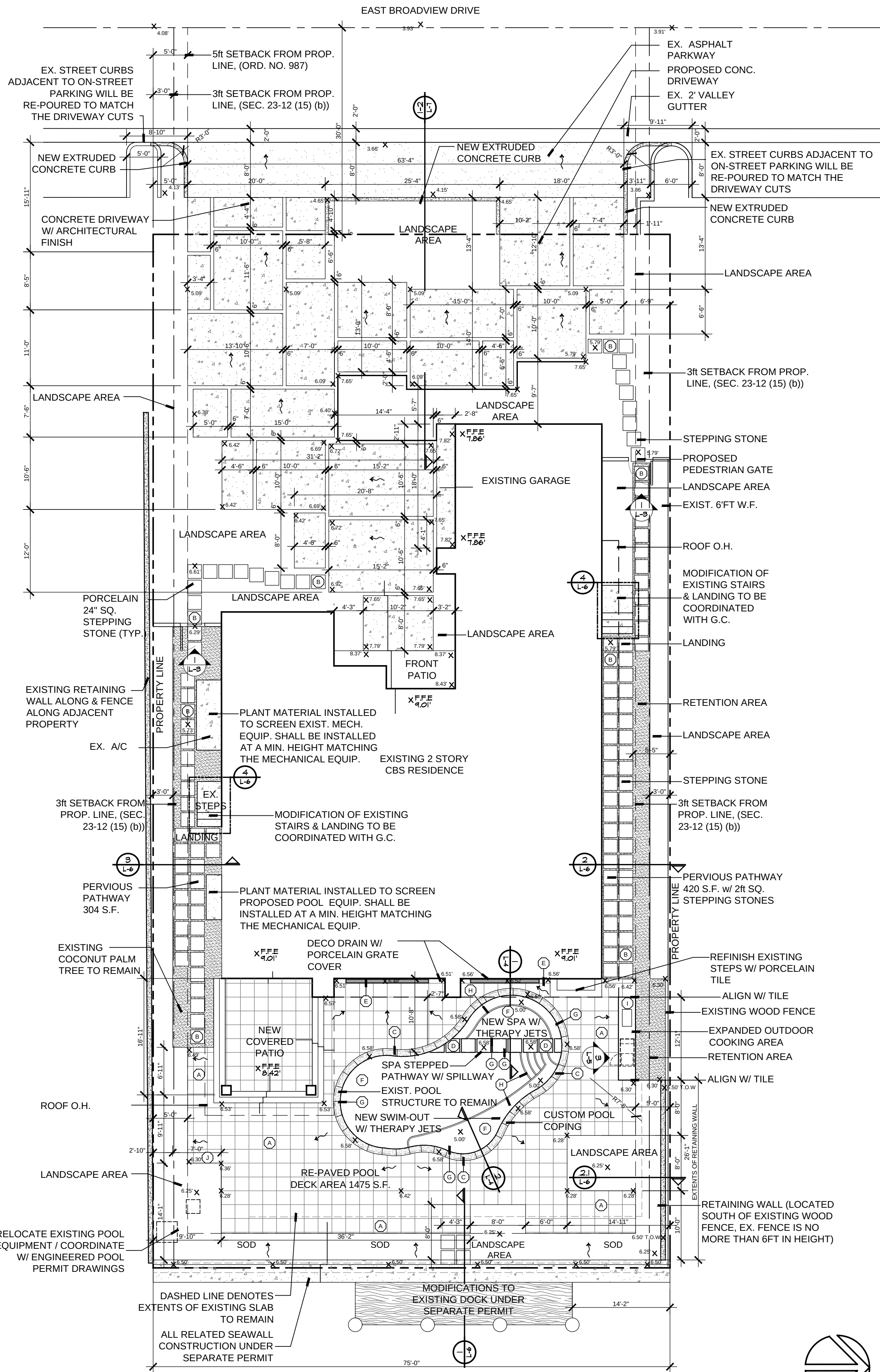
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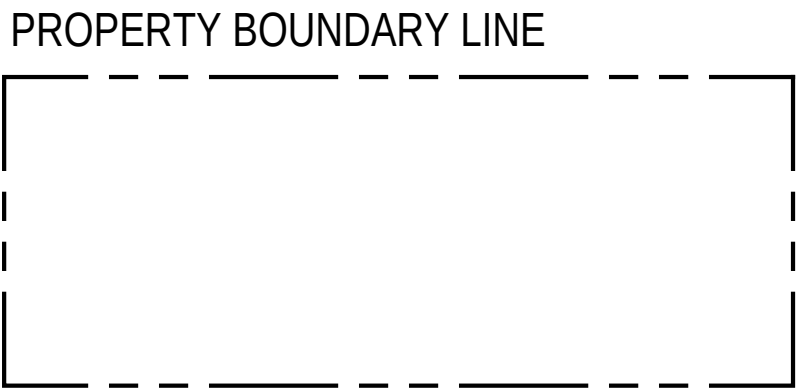
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Drawing No.
L-2

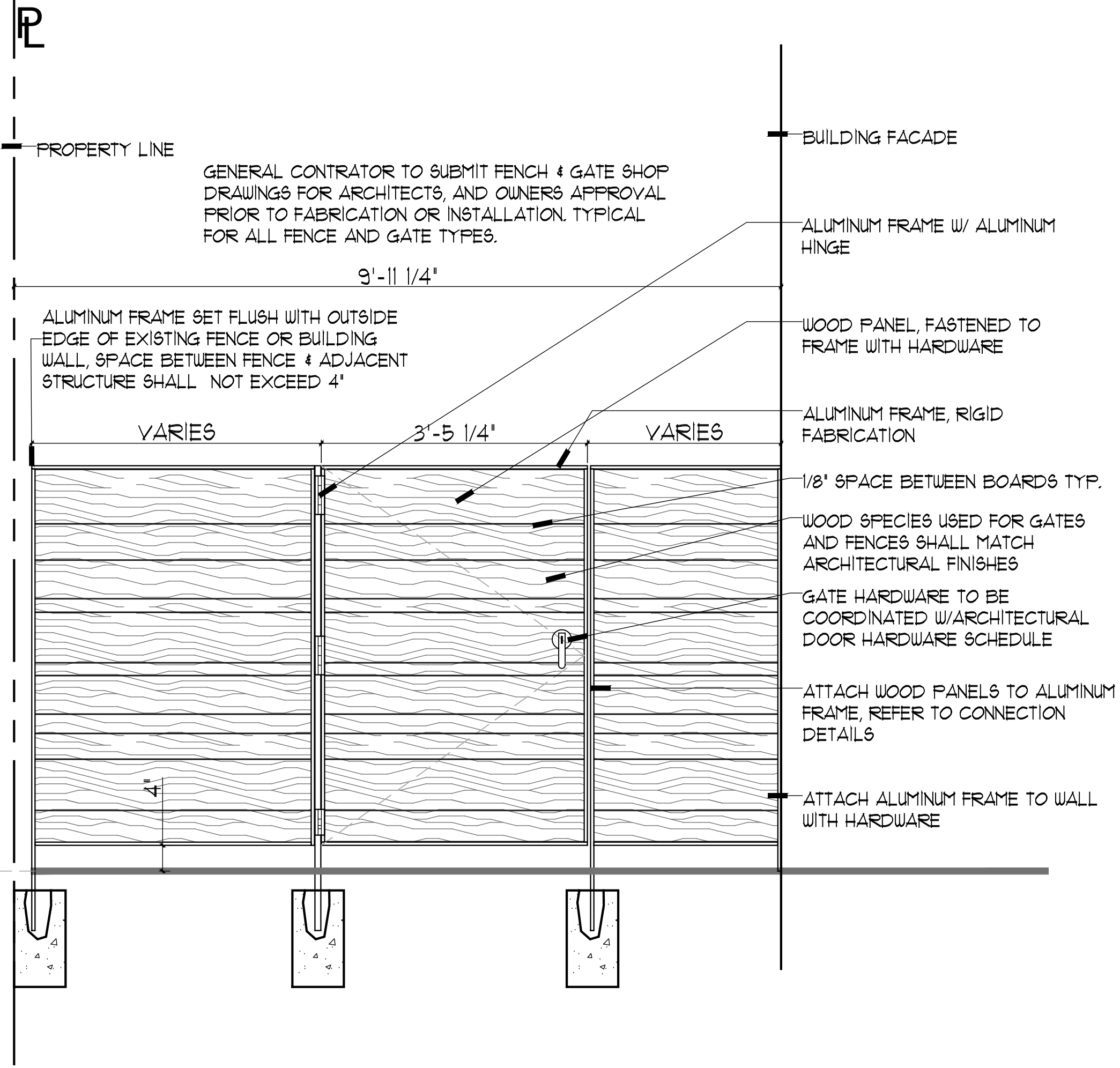
PLANT LIST			Revised	7/26/2016
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FD	Filicium decipiens Japanese Fern Tree	F.G. 12ht x 8'spr multi-trunk Full Specimens , Matching	3	N
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LI	Lagerstroemia indica Crape Myrtle	F.G. 14ht. x 14'spr., 5'c.t. Florida No. 1 multi-trunk	2	N
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PSY	Psychotria nervosa Wild Coffee	7 gal., 36" ht. x 24" spr., 30" o.c.	23	Y
RHA	Rhapis excelsa Lady Palm	25 gal., 4-6' ht. x 36" spr. min. 5-7 canes	10	N
SAN	Sanseveria 'Black Coral' Snake Plant	7gal. 24-36" full	59	N
TRA	Trachelospermum jasminoides Confederate Jasmine	3gal. 3-4ft trellis	2	N
TRI	Tripsacum floridanum Dwarf Fakahatchee Grass	3 gal., 24"spr. X 24"ht., Install with leaves touching	32	Y
ZAM	Zamia pumila Coontie	3 gal., 18"spr. X 18"ht., Install with leaves touching	104	Y
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		Shade Trees in Front Yard	2	5
		Native Requirement (50%)	3	3
B.	Shrubs		60	≥60
		Native Species Required (30%)	18	≥18
		Drought Tolerant Species & Low Maintenance Species Req. (50%)	30	≥30
C.	Maximum Lawn Area Allowed 50% Net Lot Area		Max. 5,625 sq.ft.	Prov. 360 sq.ft.
			Coccoloba diversifolia Pigeon Plum	
			Ravenala madagascariensis Travelers Palm	
			Clusia rosea 'Nana' Dwarf Clusia	
			Liriope muscari 'Evergreen Giant' Liriope Evergreen Giant	
			Psychotria nervosa Wild Coffee	
			Eugenia foetida Spanish Stopper	
			Dioon edule Mexican Cycad	
			Sanseveria 'Black Coral' Snake Plant	
			Filicium decipiens Japanese Fern Tree	
			Dracaena draco Dragon Tree	
			Trachelospermum jasminoides Confederate Jasmine (Trellis) espalied	
			Lagerstroemia indica Crape Myrtle	
			Elaeocarpus decipiens Japanese Blueberry (Hedge Form)	
			Phoenix dactylifera 'Medjool' Medjool Date Palm	
			Plumeria frangipani Frangipani Tree	
				Project Name Scott Weinberg Residence 9441 E. Broadview Dr., Bay Harbor Fl 33154 Drawing Title Planting Schedule & Plant Images
				Seal  Florida License No. 00003918 Drawn JSC Project No. 15056.00 CAD File No. 15056.00 Date 1/20/16 Scale 1" = 10'-0" Drawing No. L-2.1



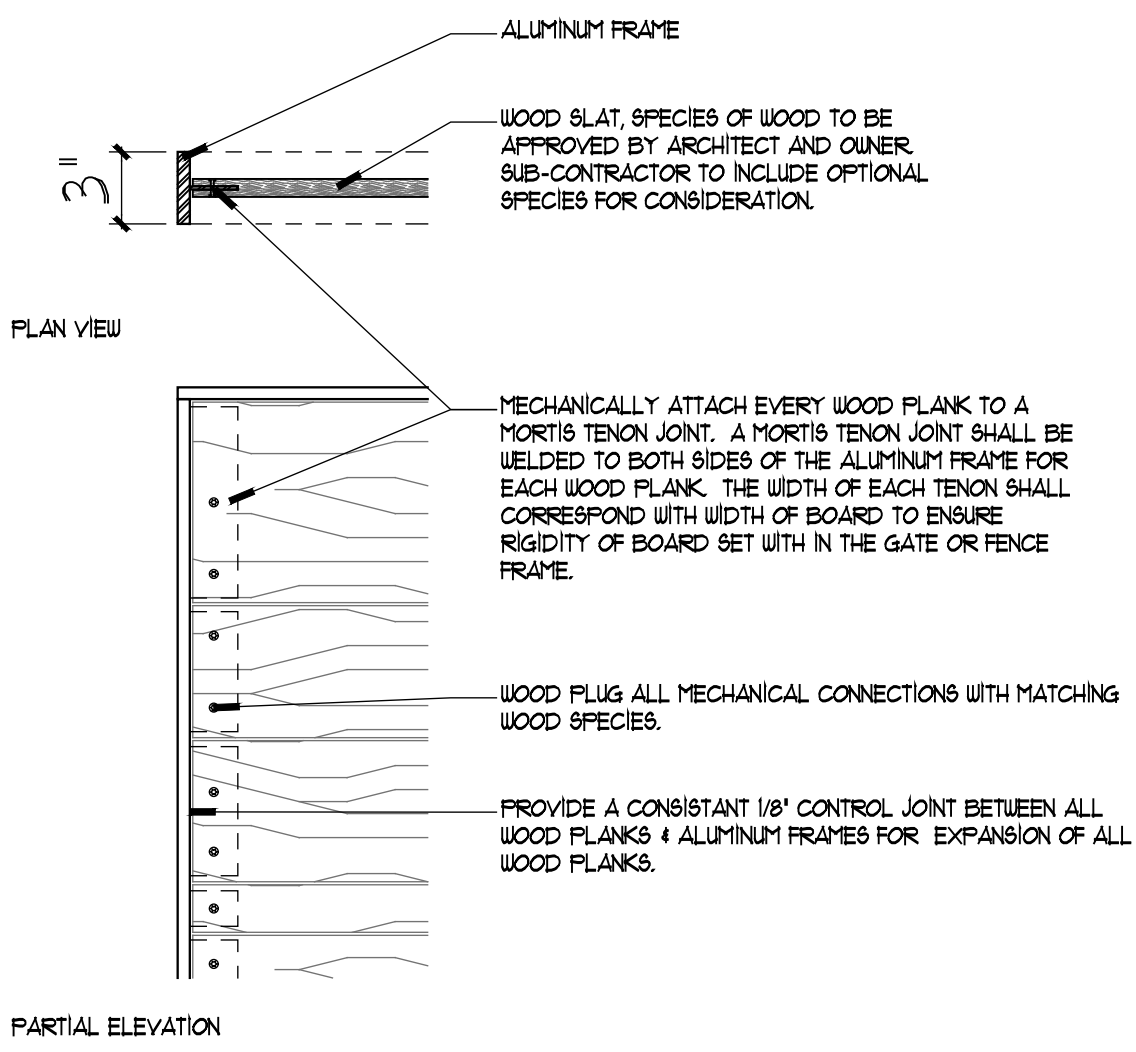
HARDSCAPE MATERIALS LEGEND (PENDING OWNER APPROVAL)	
PORCELAIN TILES -QUARZITI 2.0 BY MIRAGE, BELGARD HARDSCAPES, FRANK GONZALEZ (PH 305-522-0002), 24" X 24"X 3/4" THICK, TILE, COLOR: GLACIER	
(A)	FIELD: 24" X 24" X 3/4", PORCELAIN TILE STACKED BOND (SECTION LAID-OUT IN FIELD FOR APPROVAL) MUD SET ON STRUCTURAL SLAB.
(B)	STEPPING STONE: 24" X 24" X 3/4", PORCELAIN TILE SET ON GRAVEL BED PER MANUFACTURES RECOMMENDED SPECIFICATIONS.
(C)	CUSTOM POOL COPING: 12" X 24" X 3/4", PORCELAIN TILE MUD SET ON POOL BEAM. REFER TO ENGINEERED POOL DRAWINGS FOR ADDITIONAL DETAILS
(D)	POOL STEPPING STONE: 24" X 24" X 3/4", PORCELAIN TILE MUD SET ON POOL BEAM. REFER TO ENGINEERED POOL DRAWINGS FOR ADDITIONAL DETAILS
(E)	PORCELAIN TILE: DECO DRAIN GRATE 8"U X 24"L
(F)	POOL 4 SPA FINISH: FEEBLE TECHNOLOGY, INC. FEEBLE SHEET, COLOR: ARTIC WHITE (COLOR TO BE APPROVED BY OWNER)
(G)	POOL 4 SPA WATERLINE TILE: OCEANSIDE GLASS TILE 1"X1" DBL WIDE, SAPPHIRE MATTE #330 (COLOR TO BE APPROVED BY OWNER)
(H)	POOL 4 SPA STEPS 4 SWIM-OUT EDGE TILE: OCEANSIDE GLASS TILE 2" CORNER ROUND, SAPPHIRE MATTE #330 (COLOR TO BE APPROVED BY OWNER)
(I)	OUTDOOR KITCHEN: REFER TO SHOP DRAWINGS FOR FINAL MATERIAL SELECTIONS TO BE APPROVED BY OWNER
(J)	POOL SHOWER: STAINLESS STEEL POOL SHOWER FIXTURE, VENETO FREE STANDING STAINLESS STEEL SHOWER, SKU 311953 WWW.SIGNATUREHARDWARE.COM (TO BE APPROVED BY OWNER)



- GENERAL NOTES FOR ALL FENCE & GATES:
- GENERAL CONTRACTOR SHALL SUBMIT FENCE & GATE SHOP DRAWINGS FOR ARCHITECTS, AND OWNERS APPROVAL PRIOR TO FABRICATION OR INSTALLATION.
 - FINISH MATERIALS SHALL BE OF EQUAL OR GREATER QUALITY THAN SPECIFIED.
 - SUB-CONTRACTOR SHALL TAKE FIELD MEASUREMENTS PRIOR TO THE FABRICATION OR INSTALLATION OF ANY FENCE OR GATE.
 - DISCREPANCIES BETWEEN DESIGN DRAWINGS AND AS-BUILT CONDITIONS ARE THE SUB CONTRACTORS RESPONSIBILITY AND SHALL BE ADDRESSED THROUGH THE 'RFI' PROCESS.
 - MATERIAL SAMPLES SHALL BE SUBMITTED AND TAGGED FOR ARCHITECTS AND CLIENTS APPROVAL.
 - MOCK-UPS OF TYPICAL CONDITIONS MAY BE REQUIRED PRIOR TO FINAL AUTHORIZATION BY OWNER & ARCHITECT.



1 PEDESTRIAN GATE & FENCE DETAIL
SCALE: 3/4"=1'-0"



2 FENCE FRAME DETAIL
SCALE: 1 1/2" = 1'-0"

Project Name	Scott Weinberg Residence
Project No.	15056.00
CAD File No.	15056.00
Date	1/20/16
Scale	1" = 10'-0"
Drawing No.	L-3

Florida License No. 00003918

Drawn JSC

Project No. 15056.00

CAD File No. 15056.00

Date 1/20/16

Scale 1" = 10'-0"

Drawing No.

Project No. 9441 E. Broadview Dr., Bay Harbor Fl 33154

Drawing Title Layout and Grading Plan

Project Name

Project No.

CAD File No.

Date

Scale

Drawing No.

Florida License No. 00003918

Drawn JSC

Project No. 15056.00

CAD File No. 15056.00

Date 1/20/16

Scale 1" = 10'-0"

Drawing No.

Project Name

Project No.

CAD File No.

Date

Scale

Drawing No.

Florida License No. 00003918

Drawn JSC

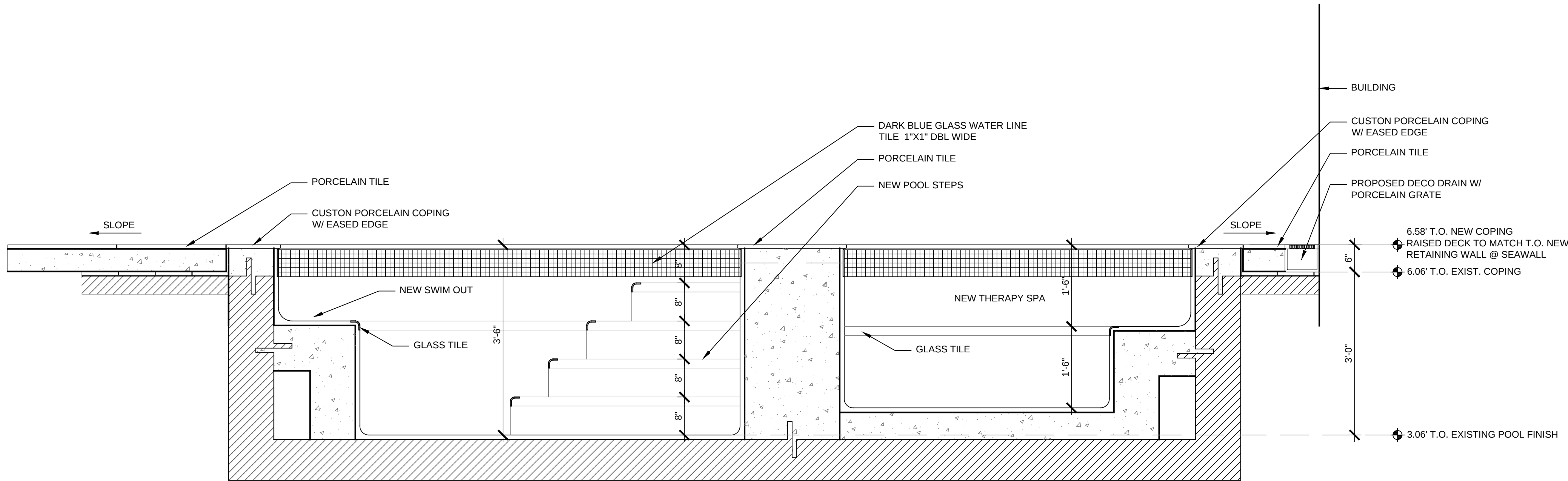
Project No. 15056.00

CAD File No. 15056.00

Date 1/20/16

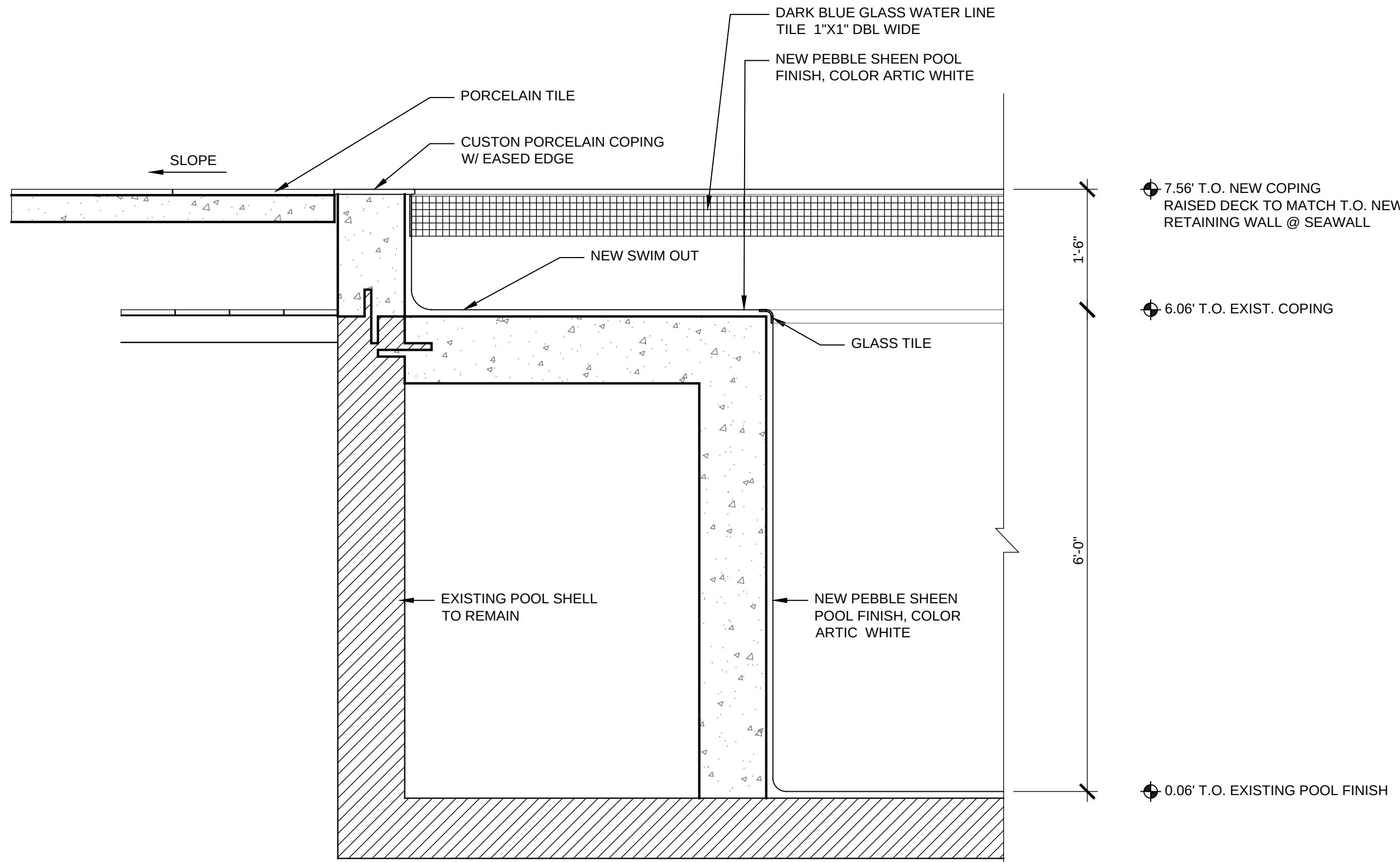
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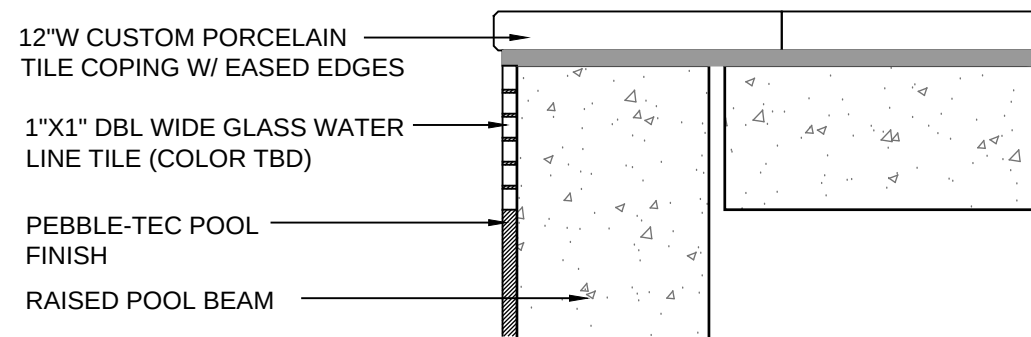


NOTES:
REFER TO SEPARATE POOL PERMIT DRAWINGS FOR STRUCTURAL DETAILS, & ALL OTHER
RELATED CONSTRUCTION DETAILS TO INCLUDE POOL LIGHTING & THERAPY JET LOCATIONS
G.C. SHALL FIELD VERIFY ALL EXISTING DIMENSIONS.

1
L-4
POOL SECTION
SCALE: 3/4"=1'-0"



2
L-4
POOL SECTION
SCALE: 3/4"=1'-0"



3
L-4
COPING DETAIL
SCALE: 1 1/2" = 1'-0"

GENERAL NOTES FOR POOL & SPA AMENITIES:

1. GENERAL CONTRACTOR SHALL SUBMIT ENGINEER POOL DRAWINGS FOR ARCHITECTS, AND OWNERS APPROVAL FOR SEPARATE PERMIT.
1. FINISH MATERIALS SHALL BE OF EQUAL OR GREATER QUALITY THAN SPECIFIED.
2. SUB-CONTRACTOR SHALL TAKE FIELD MEASUREMENTS PRIOR TO THE FABRICATION OR INSTALLATION.
3. DISCREPANCIES BETWEEN DESIGN DRAWINGS AND AS-BUILT CONDITIONS ARE THE SUB CONTRACTORS RESPONSIBILITY AND SHALL BE ADDRESSED THROUGH THE 'RFI' PROCESS.
4. MATERIAL SAMPLES SHALL BE SUBMITTED AND TAGGED FOR ARCHITECTS AND CLIENTS APPROVAL.
5. MOCK-UPS OF TYPICAL CONDITIONS MAY BE REQUIRED PRIOR TO FINAL AUTHORIZATION BY OWNER & ARCHITECT.
6. GENERAL CONTRACTOR SHALL INSTALL PORCELAIN TILES PER MANUFACTURES SPECIFICATIONS, INSTALL ALL PORCELAIN TILES WITH PRE-FABRICATED SPACERS.
7. GENERAL CONTRACTOR SHALL INSTALL PORCELAIN TILES PER MANUFACTURES SPECIFICATIONS, INSTALL ALL PORCELAIN TILES WITH PRE-FABRICATED SPACERS.
8. GROUT SHALL COMPLY WITH MANUFACTURES SPECIFICATIONS, COLOR TO BE SELECTED BY OWNER.



POOL DECK & CUSTOM POOL COPING
MIRAGE QUARZITI 2.0 PORCELAIN TILE
COLOR: GLACIER



ARTIC WHITE / PEBBLE SHEEN POOL FINISH



WATER LINE TILE
& POOL STEP TILE
OCEANSIDE GLASS TILE
SAPPHIRE MATTE #330



STAINLESS STEEL /
FREESTANDING POOL SHOWER

Project Name
Scott Weinberg Residence
9441 E. Broadview Dr., Bay Harbor Fl 33154
Drawing Title
Re-Modeled Pool Sections & Details

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Seal

Florida License No. 00009419
Drawn
JSC
Project No.
15056.00
CAD File No.
15056.00
Date
1/20/16
Scale
1" = 10'-0"
Drawing No.

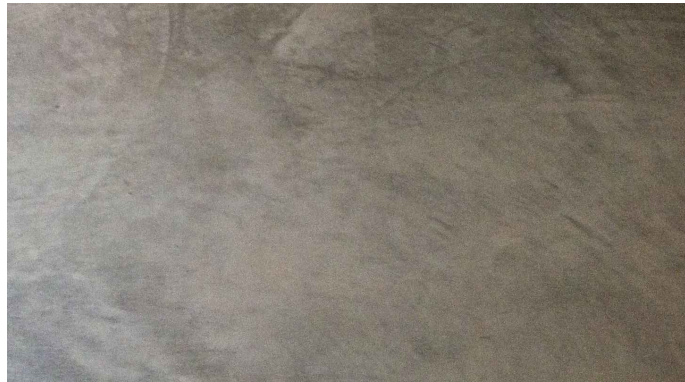
L-4

GENERAL NOTES FOR OUTDOOR KITCHEN:

1. GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ARCHITECTS AND OWNERS APPROVAL PRIOR TO FABRICATION OR INSTALLATION.
1. FINISH MATERIALS SHALL BE OF EQUAL OR GREATER QUALITY THAN SPECIFIED.
2. SUB-CONTRACTOR SHALL TAKE FIELD MEASUREMENTS PRIOR TO THE FABRICATION OR INSTALLATION.
3. DISCREPANCIES BETWEEN DESIGN DRAWINGS AND AS-BUILT CONDITIONS ARE THE SUB CONTRACTORS RESPONSIBILITY AND SHALL BE ADDRESSED THROUGH THE 'RFI' PROCESS.
4. MATERIAL SAMPLES SHALL BE SUBMITTED AND TAGGED FOR ARCHITECTS AND CLIENTS APPROVAL.
5. MOCK-UPS OF TYPICAL CONDITIONS MAY BE REQUIRED PRIOR TO FINAL AUTHORIZATION BY OWNER & ARCHITECT.
6. CUT-SHEETS FOR ALL APPLIANCES SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL, PRIOR TO PURCHASE. COORDINATION OF ALL ROUGH OPENING SHALL REFLECT MANUFACTURES SPECIFICATIONS.



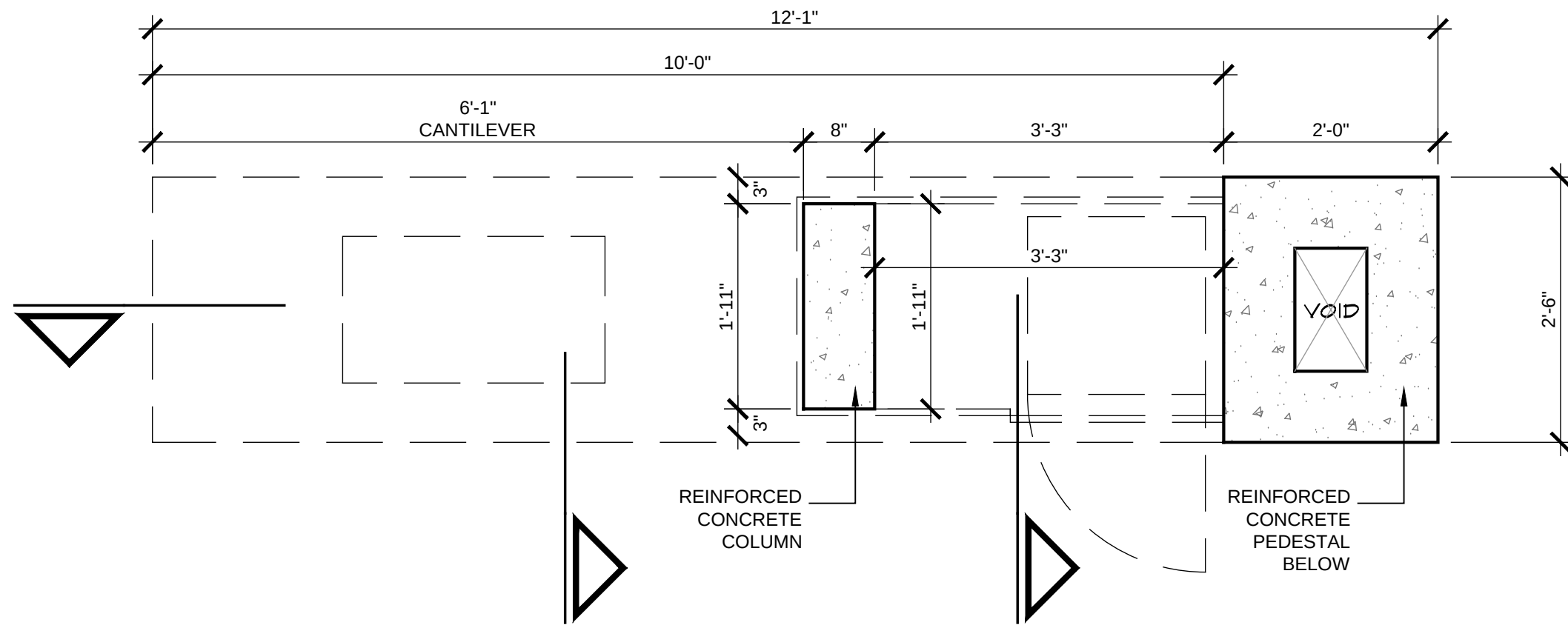
WOOD PLANK (IPE)



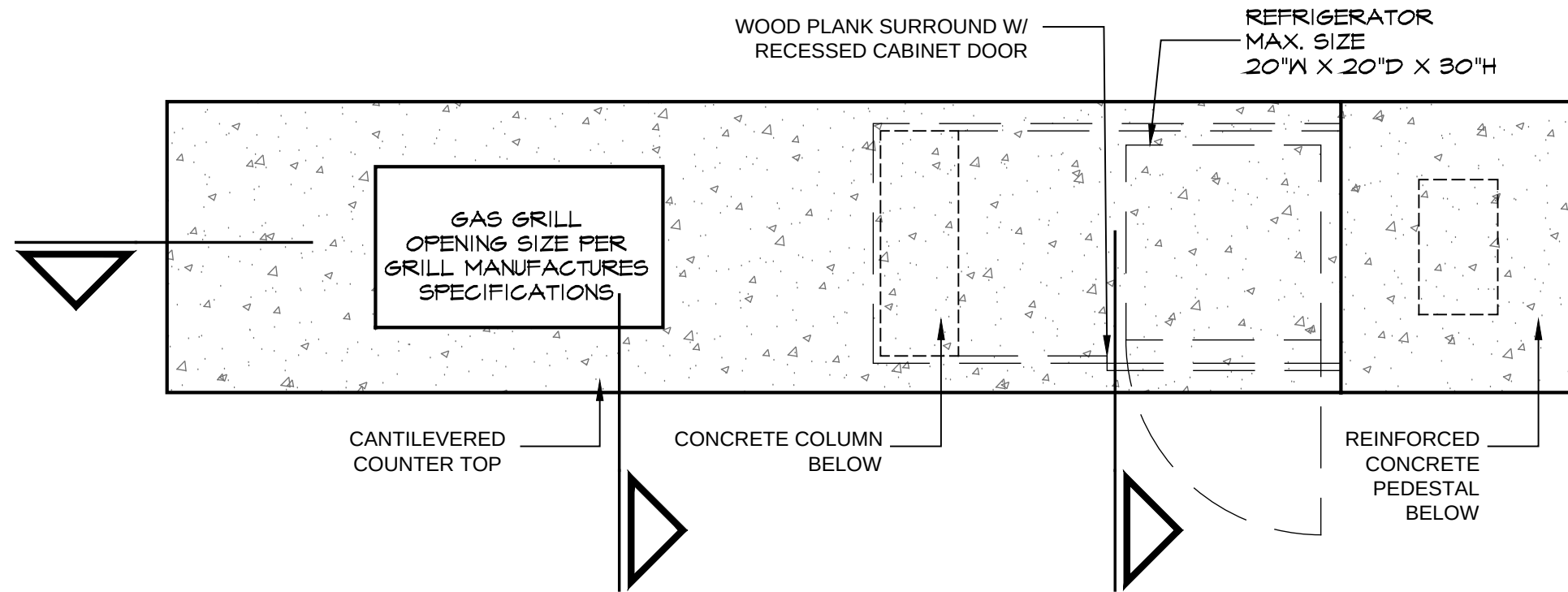
POLISHED CONCRETE COUNTER TOP & OUTDOOR KITCHEN PEDESTAL



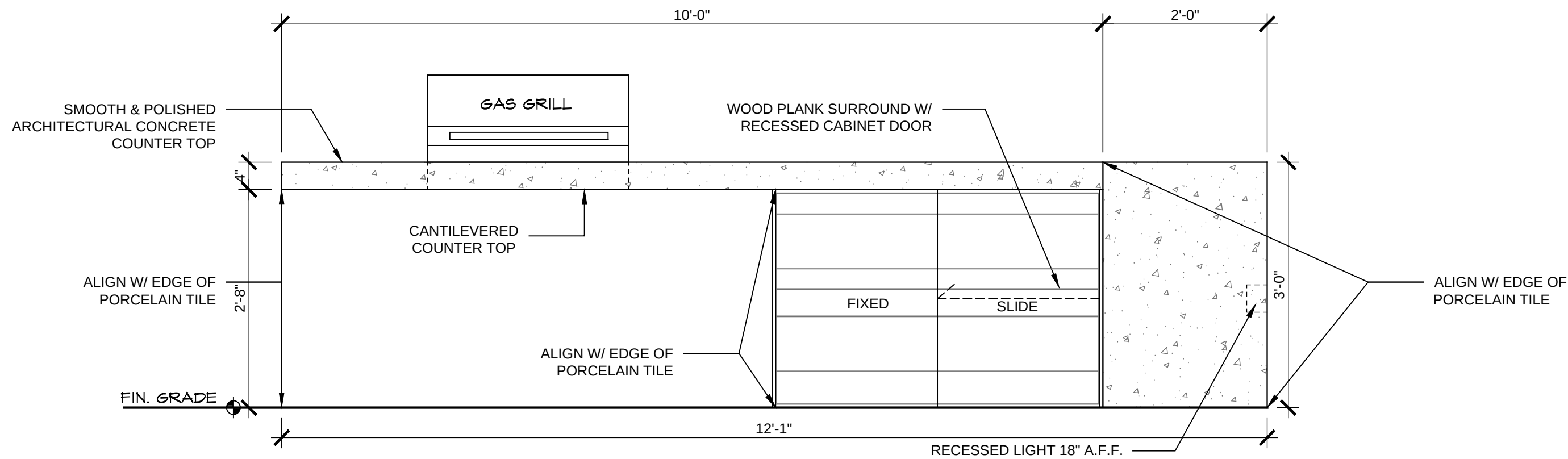
BRUSHED ALUMINUM FINISH



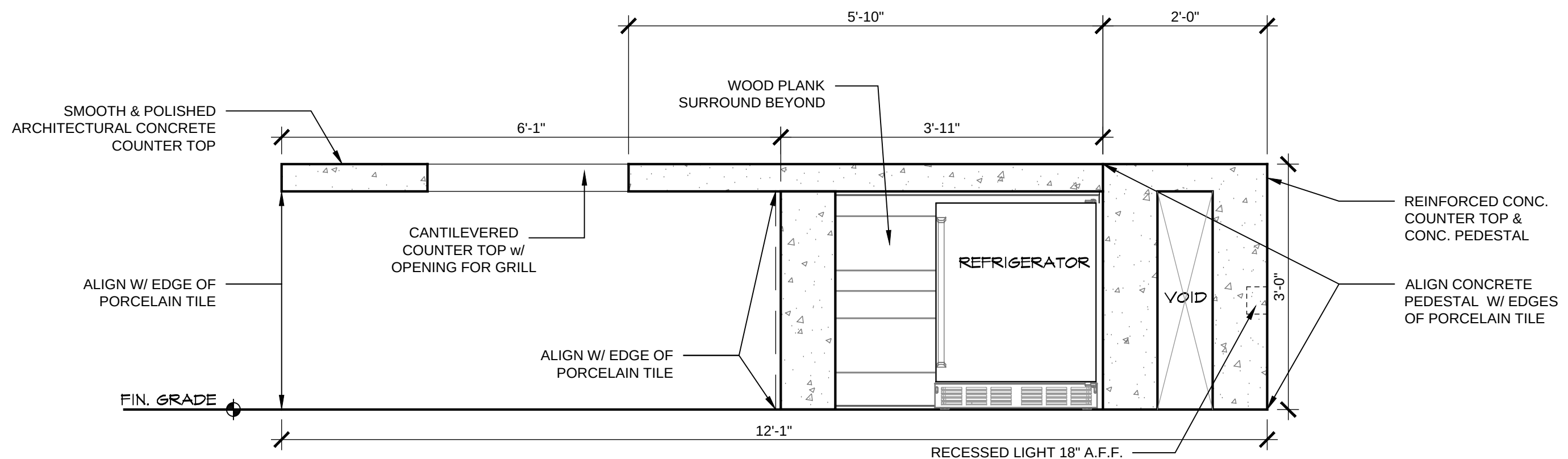
1 OUTDOOR KITCHEN PLAN
L-5 SCALE: 3/4"=1'-0"



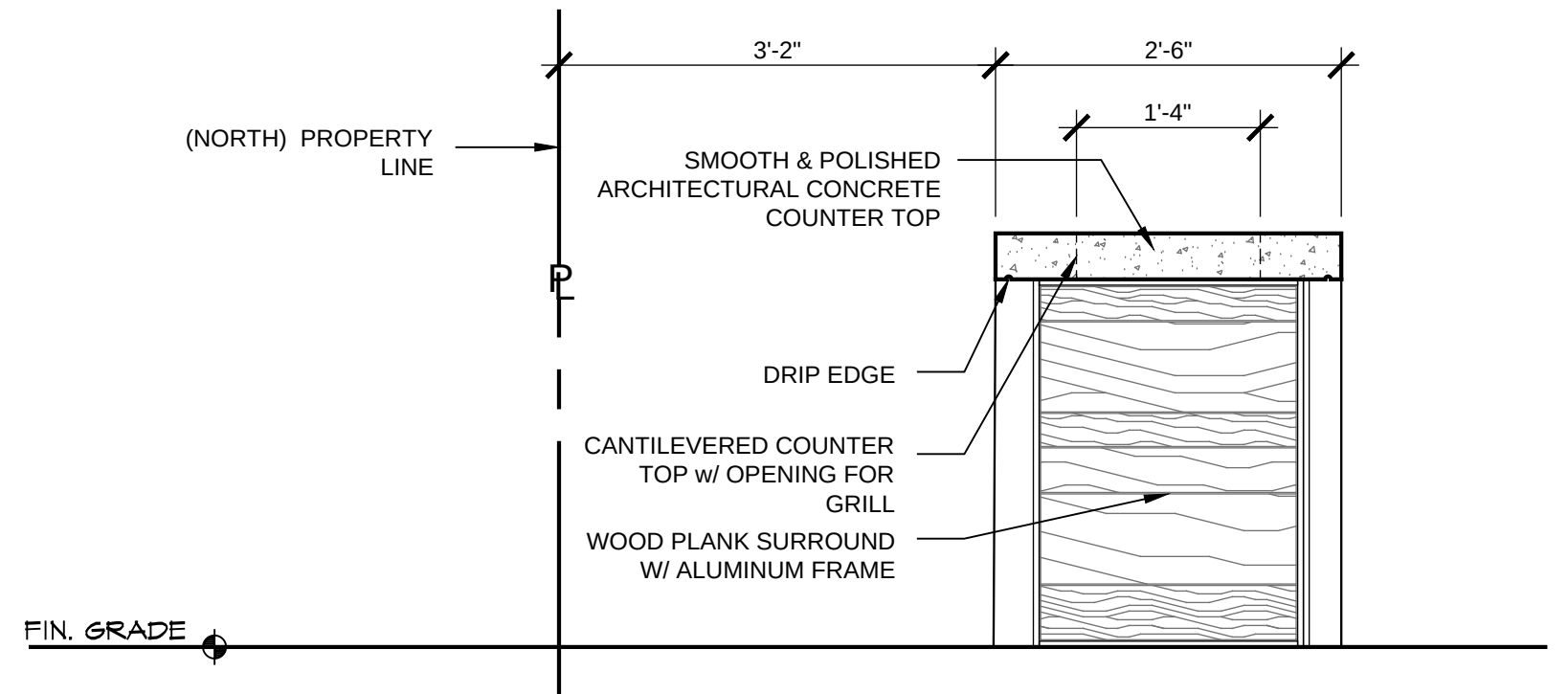
2 OUTDOOR KITCHEN PLAN
L-5 SCALE: 3/4"=1'-0"



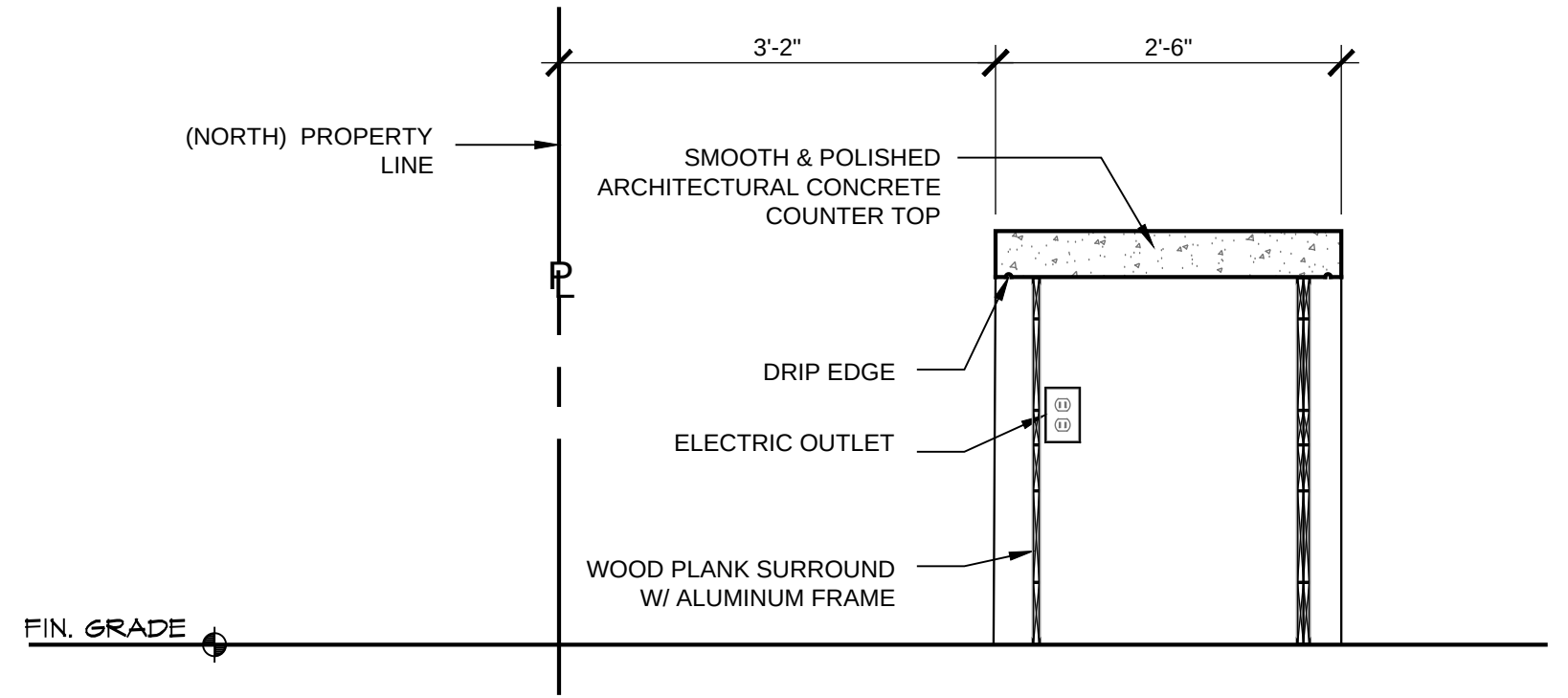
3 OUTDOOR KITCHEN (FRONT) ELEVATION
L-5 SCALE: 3/4"=1'-0"



4 OUTDOOR KITCHEN SECTION
L-5 SCALE: 3/4"=1'-0"



5 OUTDOOR KITCHEN SECTION
L-5 SCALE: 3/4"=1'-0"



6 OUTDOOR KITCHEN SECTION
L-5 SCALE: 3/4"=1'-0"

Project Name
Scott Weinberg Residence
9441 E. Broadview Dr., Bay Harbor Fl 33154
Drawing Title
Re-Modeled Outdoor Cooking Area



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Drawn
JSC

Project No.
15056.00

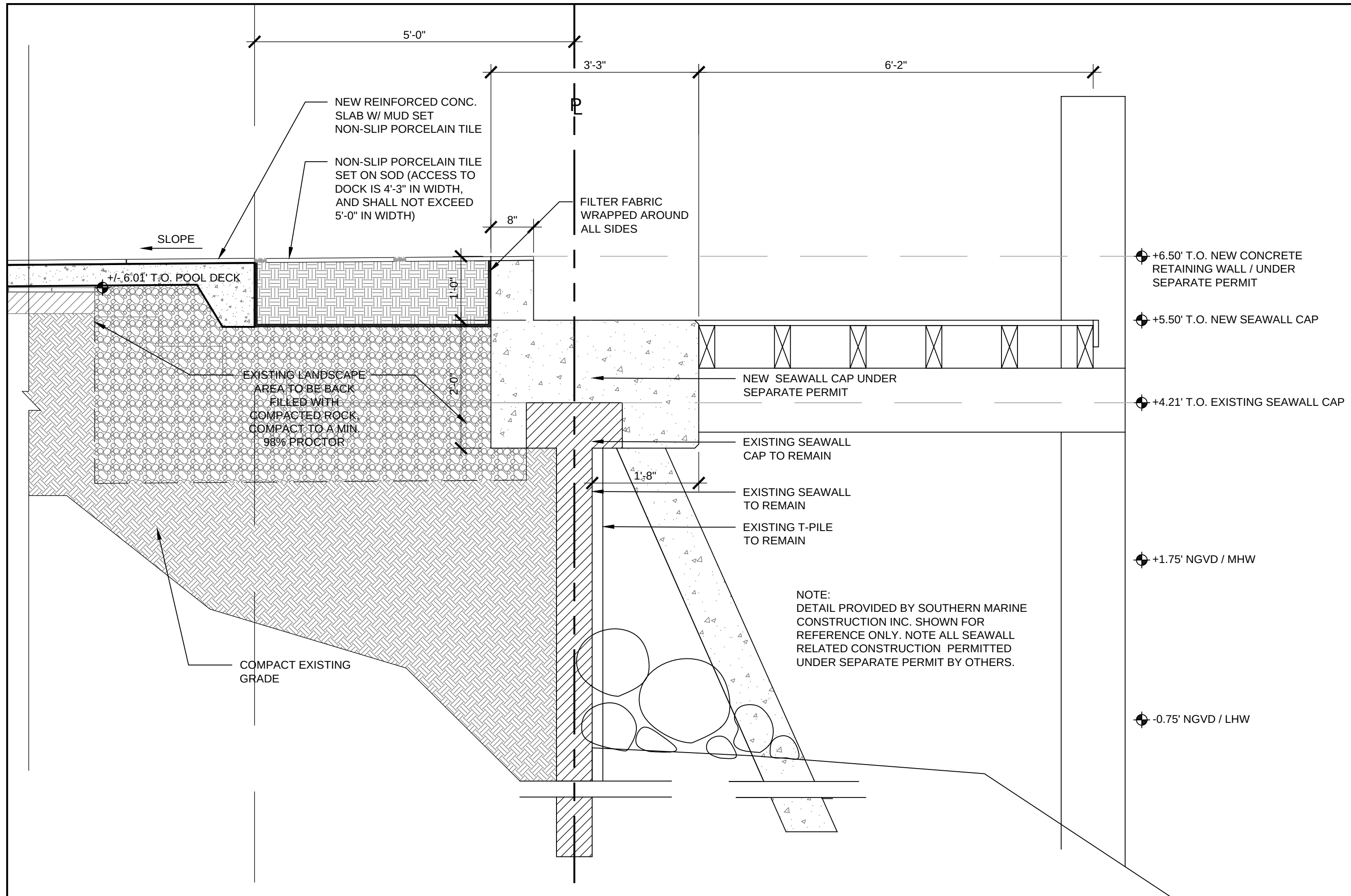
CAD File No.
15056.00

Date
1/20/16

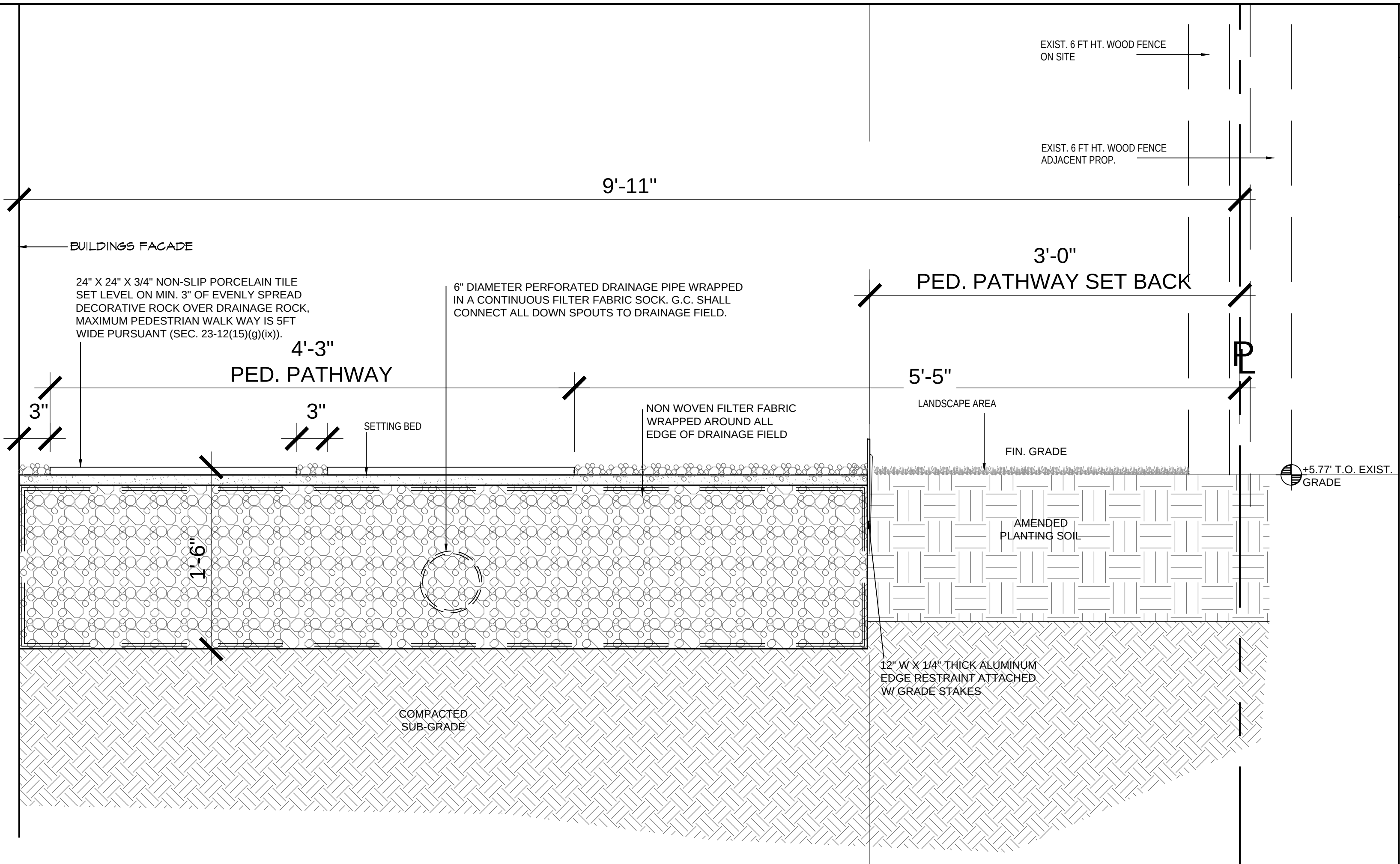
Scale
1" = 10'-0"

Drawing No.

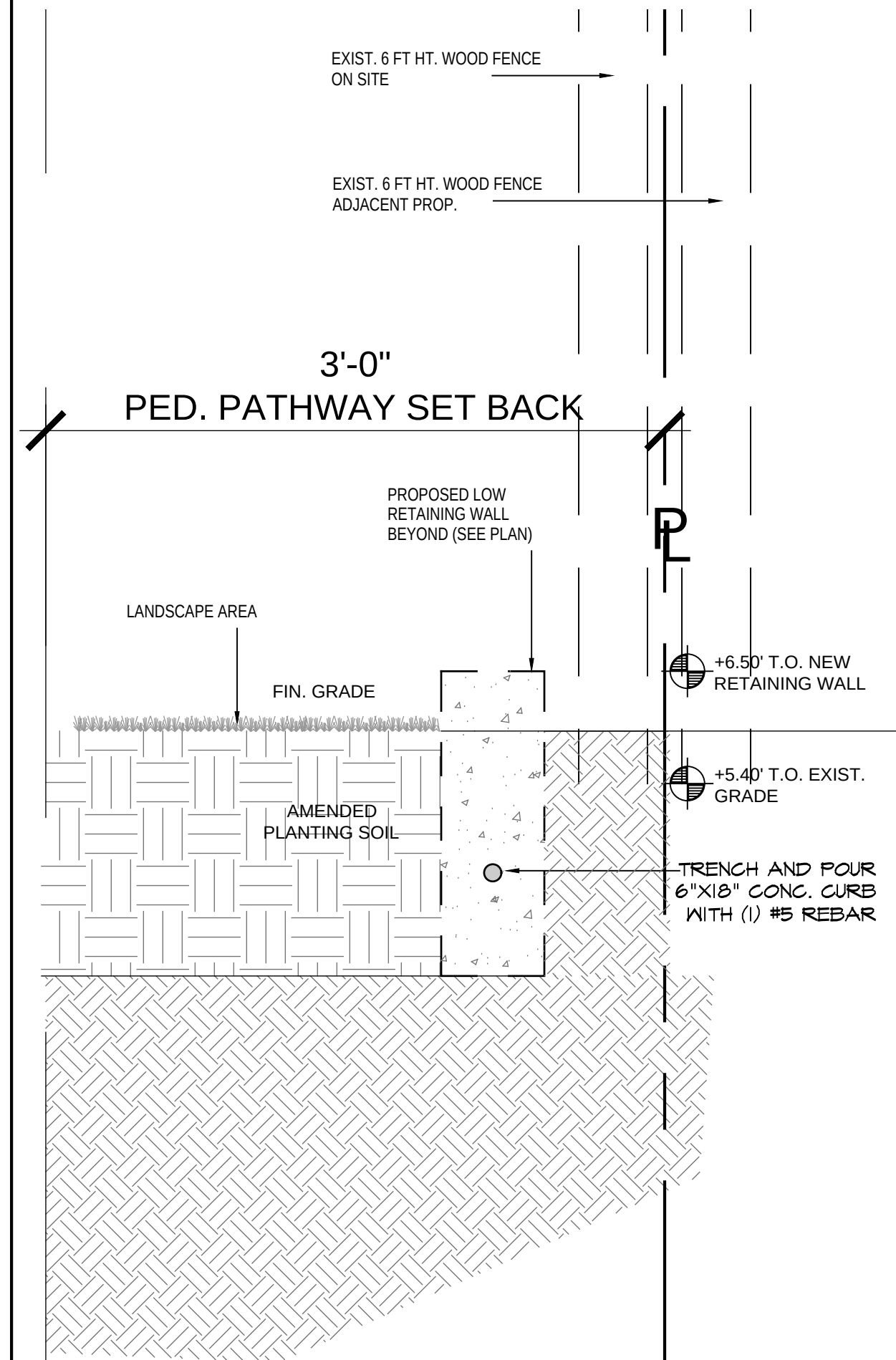
L-5



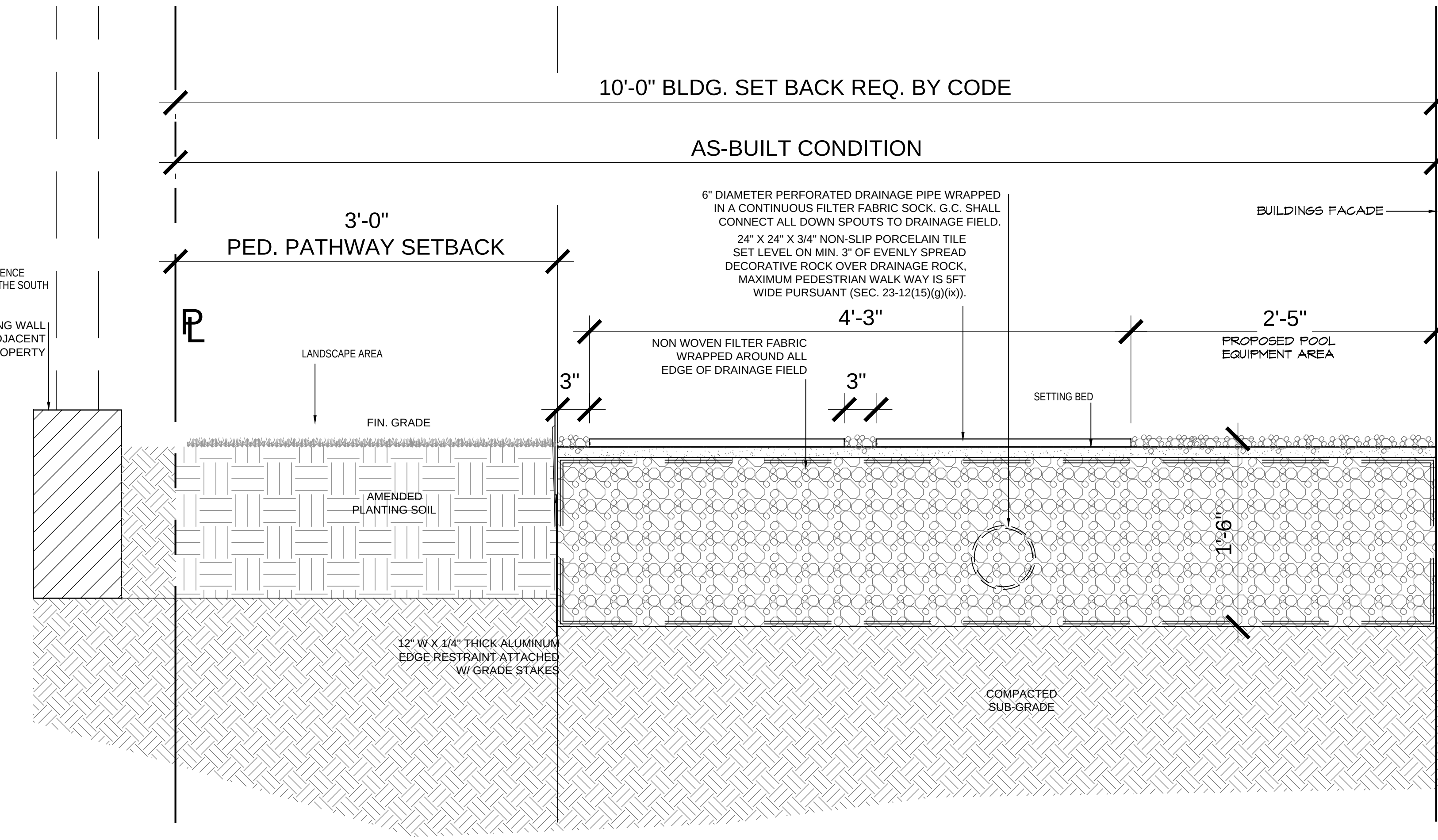
1 PAVING DETAIL ALONG NEW SEAWALL
L-6 SCALE: 3/4"=1'-0"



2 STEPPING STONE & DRAINAGE FIELD DETAIL
L-6 SCALE: 1 1/2" = 1'-0"

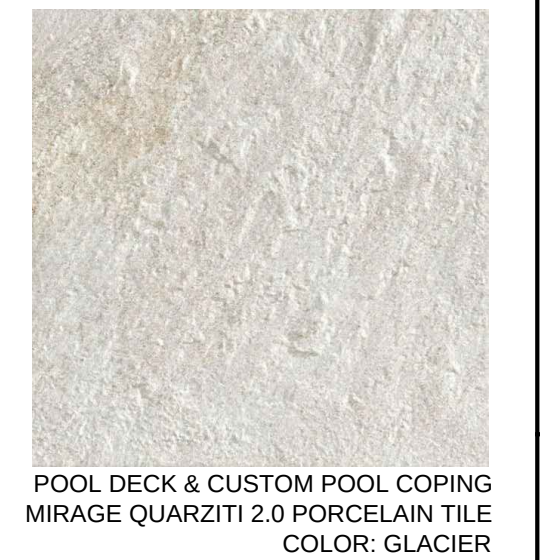


2.1 RETAINING WALL DETAIL
L-6 SCALE: 1 1/2" = 1'-0"

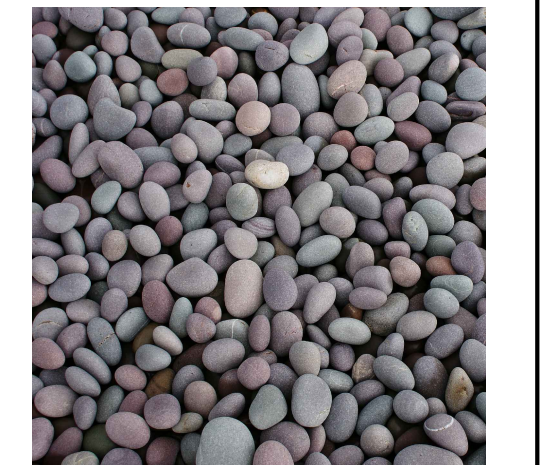


3 STEPPING STONE & DRAINAGE FIELD DETAIL
L-6 SCALE: 1 1/2" = 1'-0"

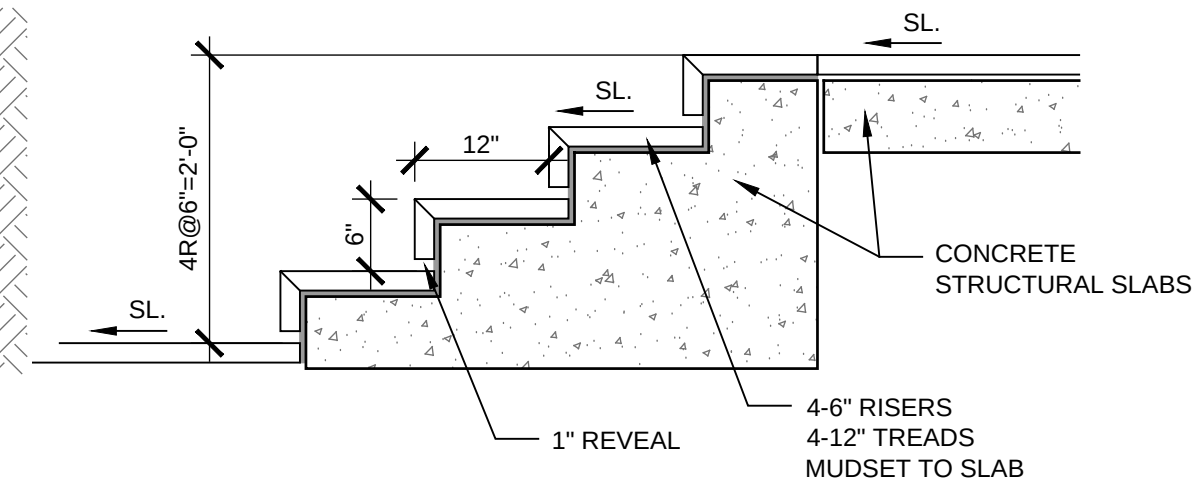
- GENERAL NOTES FOR PAVING:
- GENERAL CONTRACTOR SHALL INSTALL PORCELAIN TILES PER MANUFACTURES SPECIFICATIONS. INSTALL ALL PORCELAIN TILES WITH PRE-FABRICATED SPACERS.
 - FINISH MATERIALS SHALL BE OF EQUAL OR GREATER QUALITY THAN SPECIFIED.
 - SUB-CONTRACTOR SHALL TAKE FIELD MEASUREMENTS PRIOR TO THE FABRICATION OR INSTALLATION.
 - DISCREPANCIES BETWEEN DESIGN DRAWINGS AND AS-BUILT CONDITIONS ARE THE SUB CONTRACTORS RESPONSIBILITY AND SHALL BE ADDRESSED THROUGH THE 'RFI' PROCESS.
 - MATERIAL SAMPLES SHALL BE SUBMITTED AND TAGGED FOR ARCHITECTS AND CLIENTS APPROVAL.
 - MOCK-UPS OF TYPICAL CONDITIONS MAY BE REQUIRED PRIOR TO FINAL AUTHORIZATION BY OWNER & ARCHITECT.
 - FINAL SELECTION OF INFILL FINISH ROCK TO BE APPROVED BY OWNER (PROPOSED LIGHT GRAY RIVER ROCK (15' MAX. DIAMETER)



POOL DECK & CUSTOM POOL COPING
MIRAGE QUARZITI 2.0 PORCELAIN TILE
COLOR: GLACIER



SMALL RIVER ROCK / FINISH MATERIAL
BETWEEN STEPPING STONES



4 STEP SECTION
L-6 SCALE: 3/4"=1'-0"

No.	REVISIONS	Date
2	MMPA Plan Rev.	8/22/16
1	Plan Rev. Comm.	11/2/16

Project Name
Scott Weinberg Residence
9441 E. Broadview Dr., Bay Harbor Fl 33154
Drawing Title
Site Sections & Details

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Landscape Architecture-Planning, P.A.
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Fax 954 / 462-0704
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Seal

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Drawn
JSC

Project No.
15056.00

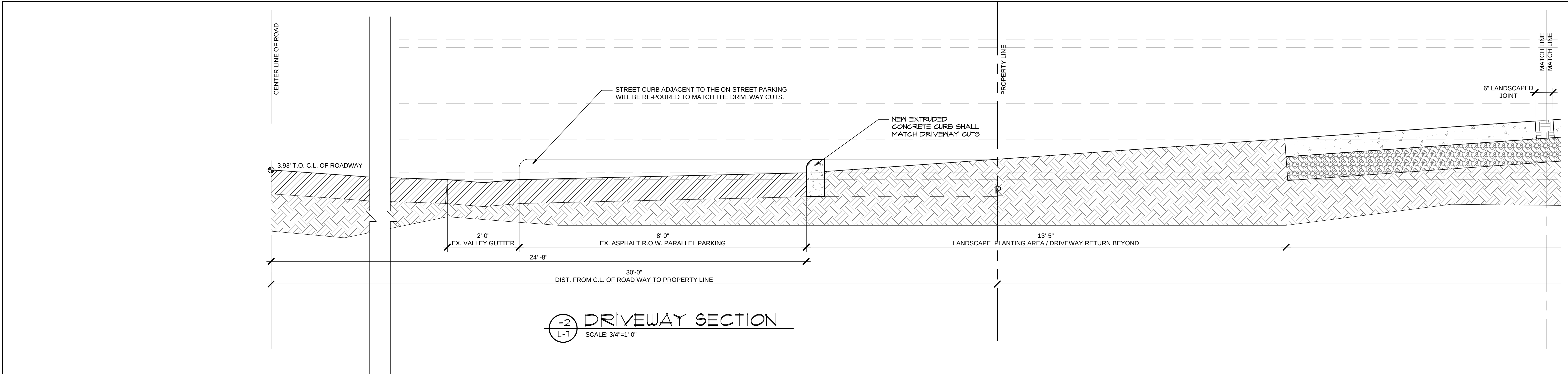
CAD File No.
15056.00

Date
1/20/16

Scale
1" = 10'-0"

Drawing No.

L-6

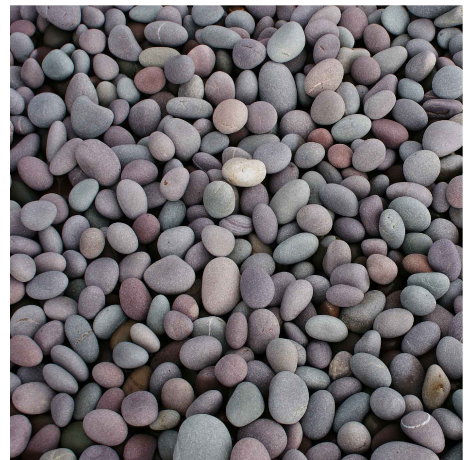


GENERAL NOTES FOR PAVING:

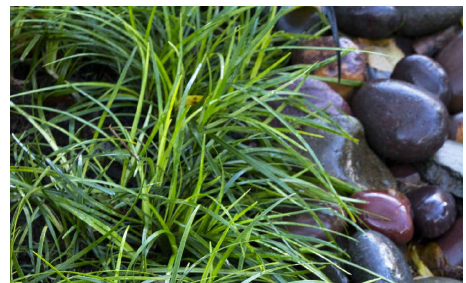
1. GENERAL CONTRACTOR SHALL INSTALL PORCELAIN TILES PER MANUFACTURES SPECIFICATIONS, INSTALL ALL PORCELAIN TILES WITH PRE-FABRICATED SPACERS.
2. FINISH MATERIALS SHALL BE OF EQUAL OR GREATER QUALITY THAN SPECIFIED.
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7. FINAL SELECTION OF INFILL FINISH ROCK TO BE APPROVED BY OWNER. (PROPOSED LIGHT GRAY RIVER ROCK (15' MAX. DIAMETER)



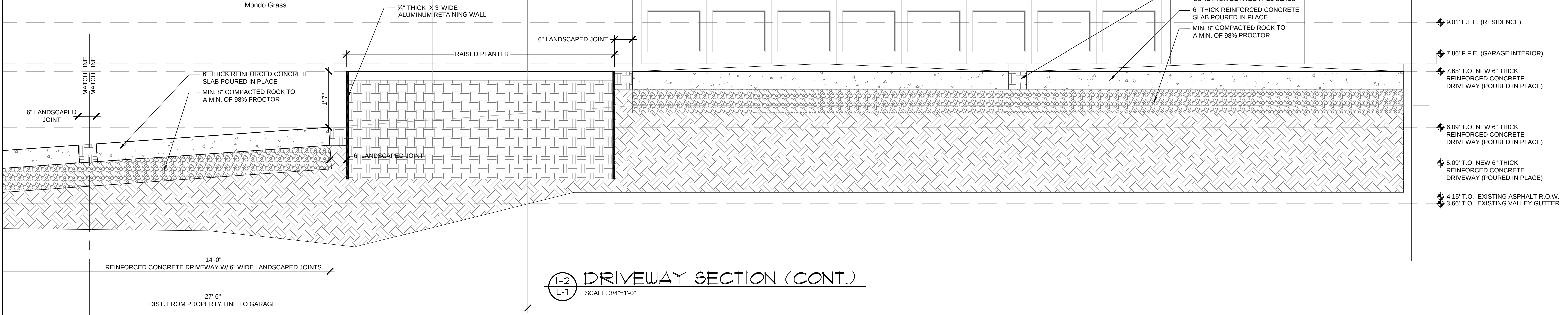
POOL DECK & CUSTOM POOL COPING
MIRAGE QUARZITI 2.0 PORCELAIN TILE
COLOR: GLACIER



SMALL RIVER ROCK / FINISH MATERIAL
BETWEEN STEPPING STONES



Mondo Grass



Project Name	Scott Weinberg Residence
Project No.	15056.00
CAD File No.	15056.00
Date	1/20/16
Scale	1" = 10'-0"
Drawing No.	L-7

9441 E. Broadview Dr., Bay Harbor Fl 33154

Site Driveway Sections

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Drawn JSC

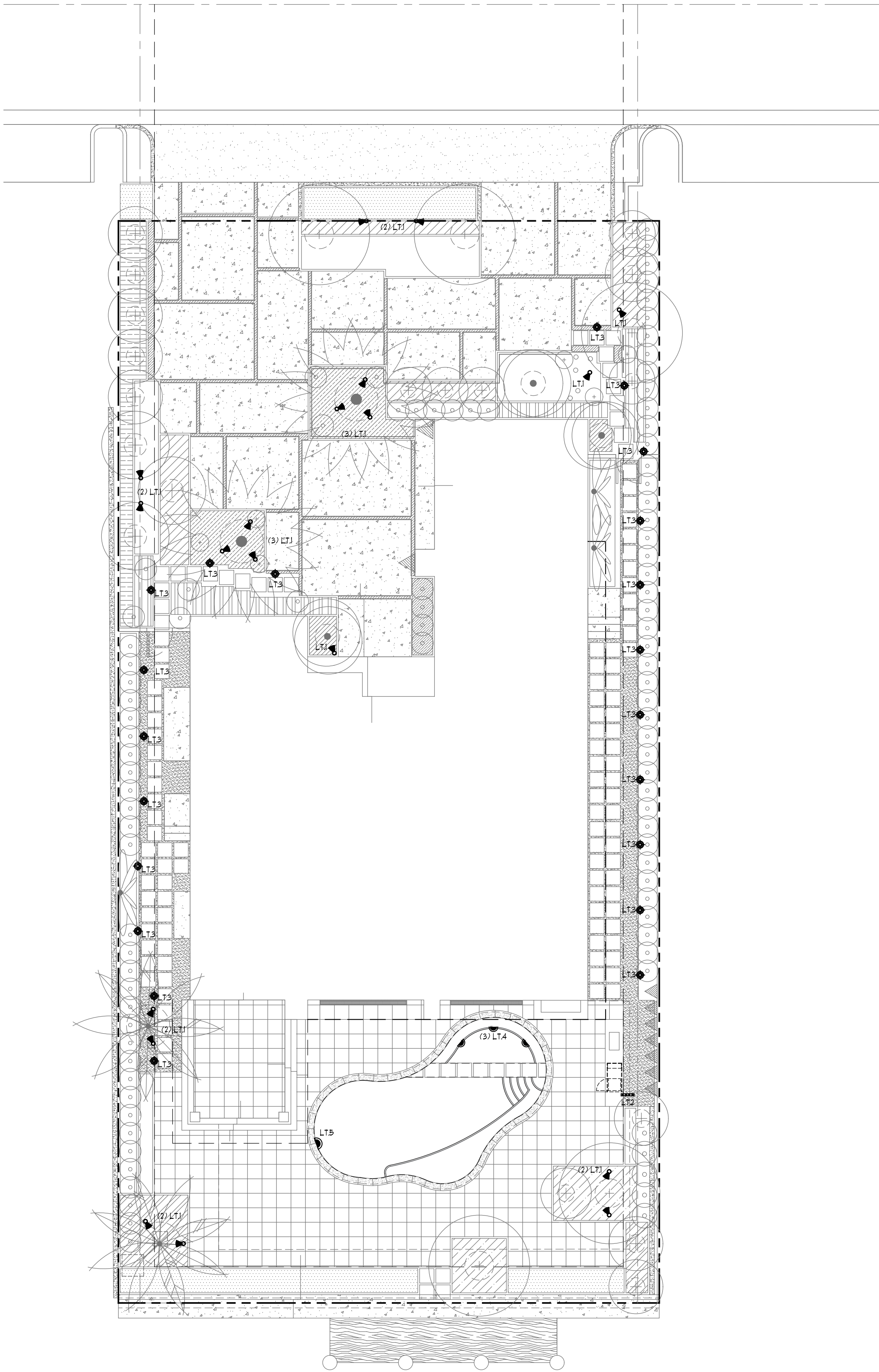
Project No. 15056.00

CAD File No. 15056.00

Date 1/20/16

Scale 1" = 10'-0"

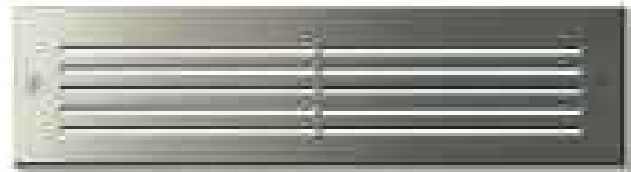
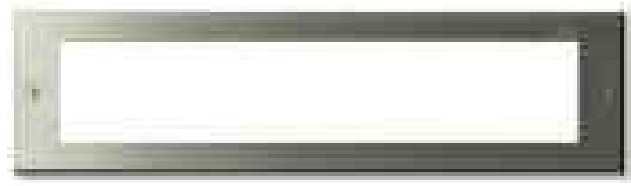
Drawing No.



LANDSCAPE LIGHTING SCHEDULE AMENITY ROOF DECK							
SYMBOL	TYPE	QTY	DESCRIPTION	INSTALLATION MOUNTING SYSTEM	LAMPS / LUMENS		MANUFACTURER
	LT1	19	DIRECTIONAL ACCENT LIGHT ZX16-TBPL-C	LANDSCAPE EXTENSION STAKE	50 WATT	MR16 12V	HK LIGHTING GROUP
	LT2	1	RECESSED WALL LIGHT 2221	SURFACE RECESSED 8ET FIXTURES 24" AFF.	10 WATT	MR16 12V	BEGA
	LT3	20	LED PATHWAY LIGHT	LANDSCAPE EXTENSION STAKE	50 WATT	MR16 12V	HK LIGHTING GROUP
	LT4	3	SPA LIGHTS (SEE POOL PERMIT SET)	RECESSED	BY OTHERS	BY OTHERS	REFER TO POOL PERMIT
	LT5	1	POOL LIGHTS (SEE POOL PERMIT SET)	RECESSED	BY OTHERS	BY OTHERS	REFER TO POOL PERMIT
NOTE: ELECTRICAL CONTRACTOR SHALL FILED VERIFY AND COORDINATE ALL JUNCTION BOXES, CONDUITS AND/OR ANY OTHER LIGHTING REQUIREMENTS FOR A FULL FUNCTIONING SYSTEM. CONTRACTOR SHALL SUBMIT CUT SHEETS FOR ALL LUMINARIES AND COORDINATE PLACEMENT AND OR MOUNTING LOCATIONS PRIOR TO INSTALLATION FOR LANDSCAPE ARCHITECTS AND CLIENT'S APPROVAL.							



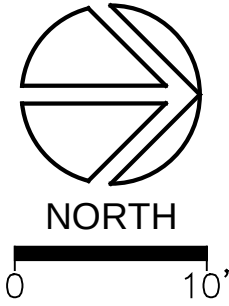
LT. 1 LANDSCAPE UP-LIGHT



LT. 2 RECESSED WALL LIGHT



LT. 3 LANDSCAPE PATHWAY LIGHT



Project Name
Scott Weinberg Residence
9441 E. Broadview Dr., Bay Harbor Fl 33154
Drawing Title
Landscape Lighting Plan

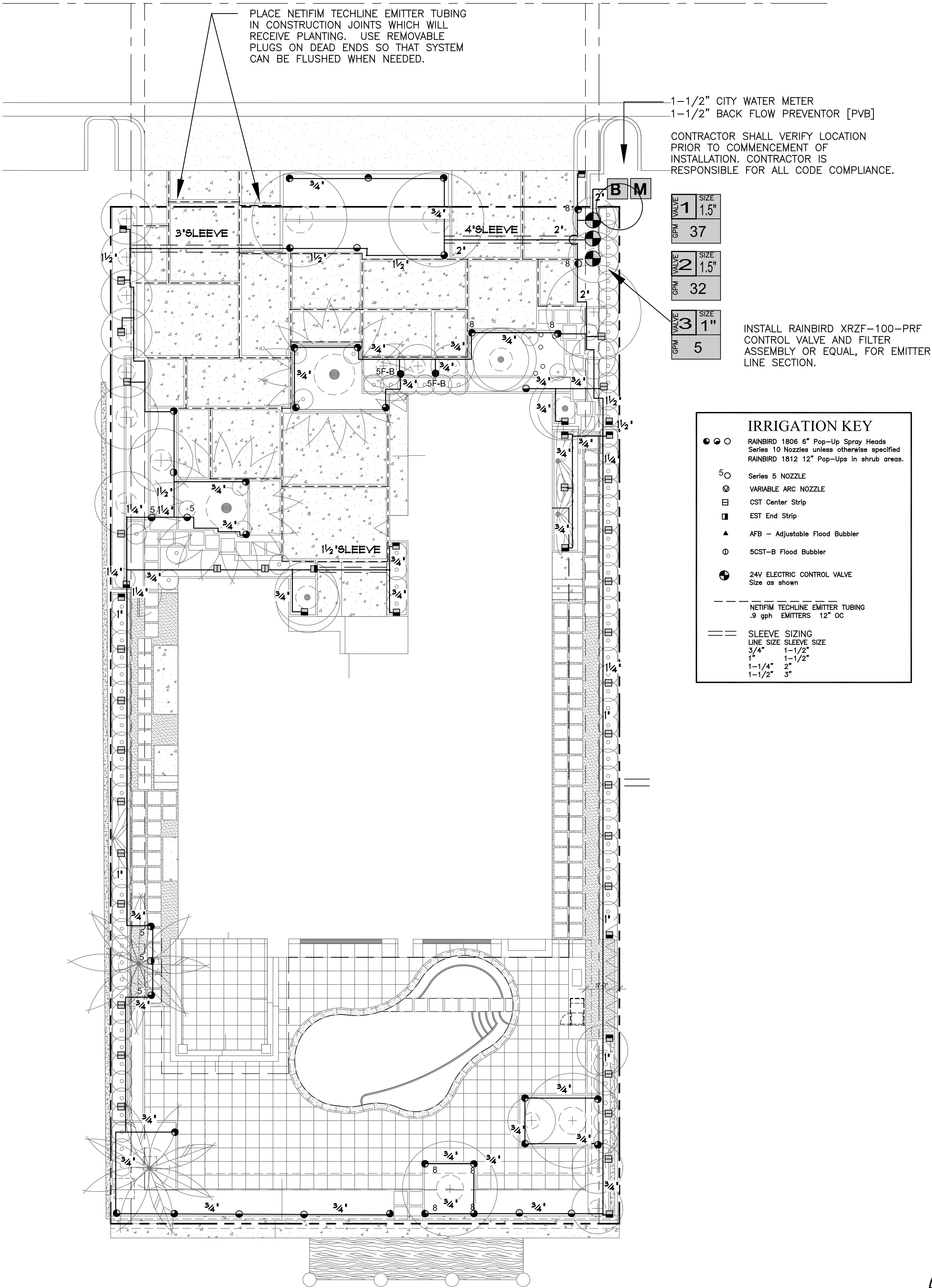
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rria@hellsouth.net

Seal

Florida License No. 00009419

Drawn
JSC
Project No.
15056.00
CAD File No.
15056.00
Date
1/20/16
Scale
1" = 10'-0"
Drawing No.

LTG-1



IRRIGATION SPECIFICATION

GENERAL NOTES:
Irrigation plans are schematic in nature. All valves and pipes shall be located in landscape areas, except at road/paving crossings. Some sprinkler mains and control valves are shown in paved areas for clarity. They shall be installed at the edges of landscape spaces. ALL PIPE UNDER PAVING SHALL BE SLEEVED. All material shall be new. It is the contractors responsibility to supply all material, equipment and labor to install a complete, operational, system as shown on this plan. Permits and code compliance is the responsibility of the contractor. If there are changes in the site plan, it is the contractors responsibility to notify the architect so that the irrigation system can be properly modified to accommodate the site modification. It is the contractors responsibility to see that the system is finally adjusted to have full coverage with no overspray onto pavement, and that all heads are set to proper height and vertical with the final grade. Turn pressure or flow regulation, on valves, down to lowest possible operational setting to prevent misting of spray heads. Any conditions not shown in the drawings, shall be provided by the contractor as shop drawings, prior to installation. Shop drawings shall be submitted for approval to the Owners representative. Any changes shall be submitted in writing and approval shall be in writing prior to installation. As-built drawings prepared by the contractor shall be turned over to the Owner prior to final acceptance. GPS coordinates for all valves and changes of direction on the main line shall be part of the As-built drawings. Submittals for all irrigation equipment being used on this project shall be submitted by the contractor. Approval of the equipment in these submittals, in writing, shall be required prior to equipment being brought to this job site.

SITE CONDITIONS:
Care must be taken not to damage any underground utilities or existing irrigation systems. Repair of damages will be the responsibility of the irrigation contractor. See owners representative for details. Safety on the job is the responsibility of the irrigation contractor. It is the responsibility of the irrigation contractor to see that surface drainage is NOT modified by his work. All rock that is brought to the surface by the trenching operation is to be removed from the site by the irrigation contractor. Irrigation in undisturbed landscape areas shall be repaired and restored to working condition.

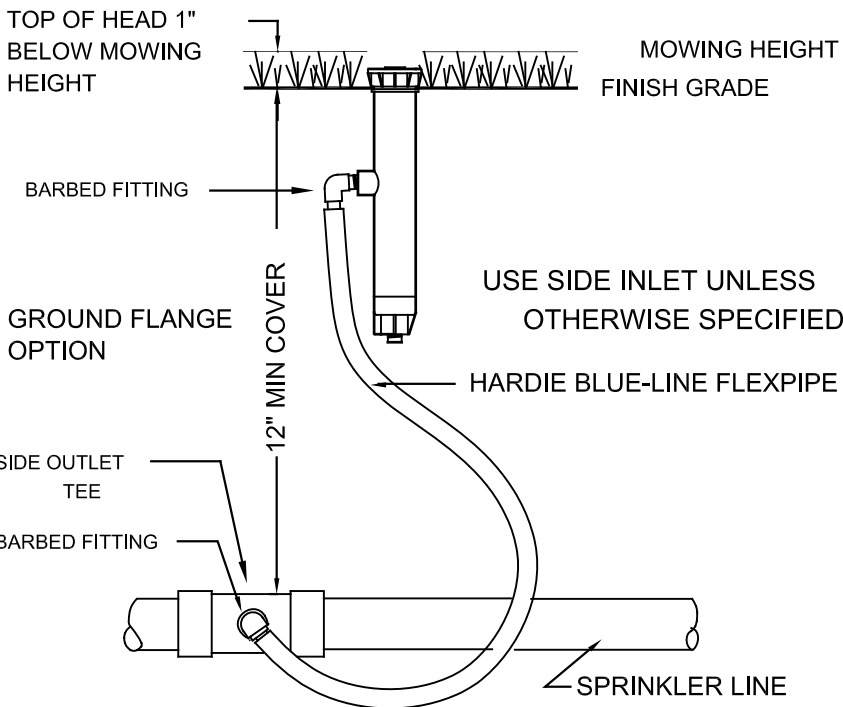
NOTE: INSTALLATION AROUND EXISTING TREES
Trenches in and around existing trees must be hand dug. Extreme care must be used to prevent damage to the root system of existing trees. Roots larger than 1 1/4" diameter shall NOT be cut. Soil beneath roots must be excavated so that the sprinkler lines can be carefully placed through and beneath the existing roots, at the proper depth, as called for in the specifications. Back filling in these areas shall be done by washing the soil back into the trenches to prevent the forming of any air pockets around the existing root system.

SYSTEM DESCRIPTION:
This is an automatic irrigation system, consisting of 2 sections + 1 emitter section for the driveway construction joints. Water supply is 1-1/2" City Water meter. Verify meter location.

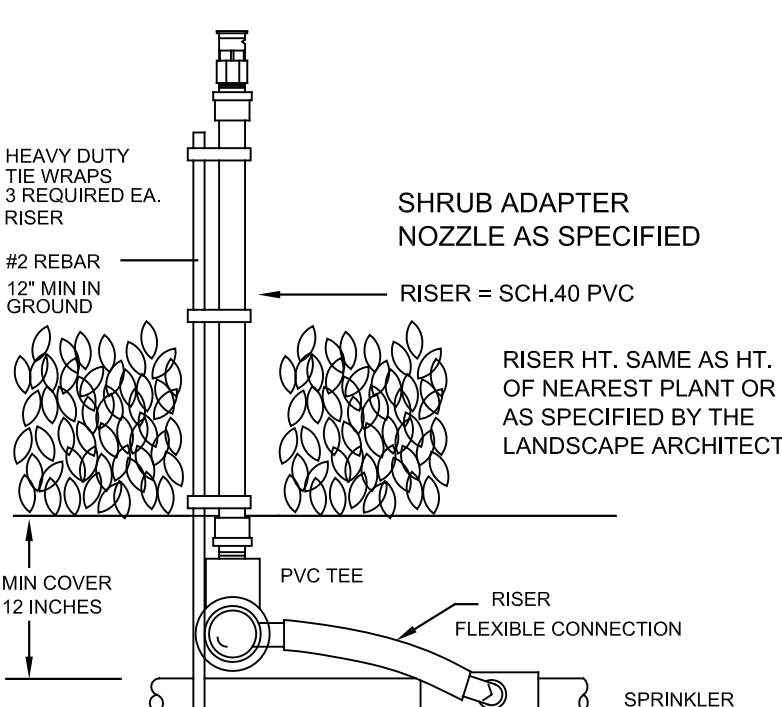
SYSTEM PIPE:
All pipe shall be Class 200 PVC or heavier. System Main shall be Sch.40 PVC pipe. All fittings shall be solvent weld Sch.40 fittings unless otherwise indicated in these specifications. e. Main shall be pressure tested with all valves in place and prior to backfilling. Test shall be 100 PSI for one hour. Loss of 10 PSI within the hour shall constitute failure. Solvent weld fittings and pipe ends shall be cleaned with an all purpose PVC pipe cleaner prior to applying glue. Main shall have a minimum 24" of cover. All other pipe, laterals, etc. shall have a minimum 12" of cover. Backfill shall be free of debris and sharp objects. No rock larger than 1/2" shall be in contact with PVC pipe anywhere. All pipe above ground, with the exception of shrub risers, shall be galvanized, copper, bronze or ductile iron, and shall be painted with a flat black epoxy water proof paint. Shrub risers shall be Sch.40 or Sch.80 PVC and shall be painted with flat black epoxy paint.

1. Assembly for Solvent Weld PVC pipe.
- a. Cut square with PVC cutter, and debur the cut prior to assembly.
 - b. Clean PVC pipe with PVC cleaner prior to assembly.
 - c. Use gray, heavy bodied, slow drying, high strength glue.
 - d. Keep out of service for the length of time as specified by the Manufacturer of the PVC glue.

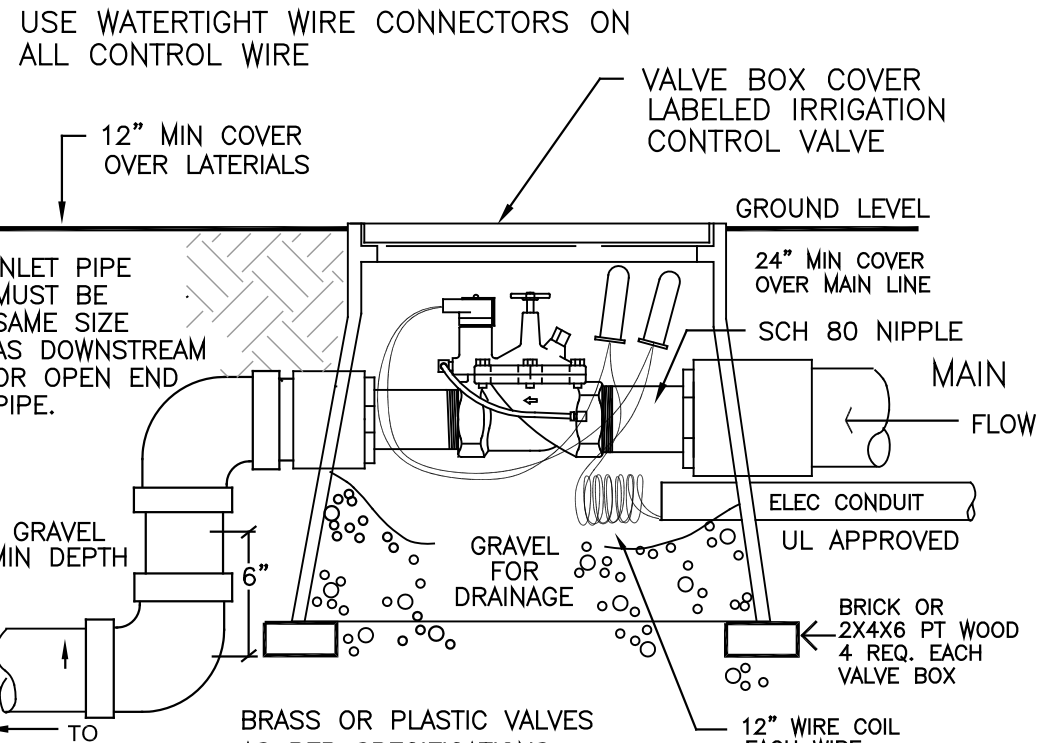
SLEEVES:
All pipe under paving (walks, planter walls and drives etc.) shall be sleeved with Sch.40 PVC pipe. Sleeves shall extend beyond the edge of pavement and shall be marked. The water line shall be installed in sleeve prior to installation of the sleeve. Cap ends of water line during construction to prevent debris from entering. Sleeves under roads shall have a minimum cover of 18 inches.



RAINBIRD 1806 POP-UP SPRAY



SHRUB SPRAY ON RISER



ELECTRIC REMOTE CONTROL VALVE WITH VALVE BOX

CONTROLLERS:
Rainbird ESP LXME to operate # sections. Controller shall be located (description). Grounding shall be equal to - or better than the manufacturer's recommendation. It shall also comply with the National Electrical Code. Both of these requirements preclude using the building or electrical supply line for grounding purposes. UL approved Ground Rod shall be utilized unless otherwise specified, or if the minimum resistance reading cannot be made. If minimum grounding cannot be made, utilize grounding plates until specified resistance is met.

RAIN SHUT OFF DEVICE:
Install a rain shut off device out of the range of the sprinklers as per State DER requirements. Submit manufacturers equipment sheet prior to installation of any such device.

ELECTRIC CONTROL VALVES:
Rainbird PGA 24V electric control valves. All valves shall be housed in 16"x 12" rectangular Carson 1419B valve boxes or larger, and installed as per details. Control Valve shall be rated at 150 PSI or higher. Use bottom inlet whenever possible. Use Rainbird XCFZ-100-PRF valve assembly - or equal, for emitter line section.

CONTROL WIRE:
Control wire shall be UL approved, solid core, PE or PVC covered irrigation control wire. SIZE: Use a minimum of, 14 gage control and 12 gage bond wire. All splices and connections shall be made at pull boxes or valve boxes. [No field splices] Communication wire shall be as recommended by manufacturer. All splices shall be made with 3m brand DBY-6 Direct Burial Splice Kit. All wire to be encased in UL approved PVC conduit. All wire to be brought back to controller. Wire pull boxes shall be 10" round Ametek or other approved boxes. Wire which is not rated for direct burial shall be installed in water tight conduit with water tight junction boxes. Communication wire for 2 wire controllers shall be connected utilizing the 600V wire nuts as recommended by manufacturer.

WATER SOURCE:
1-1/2" Water Meter. Verify location.

SPRINKLERS:
All sprinklers shall be the type referred to in the Sprinkler Key and shall be attached to the lateral with either flexible line (swing pipe) or a PVC swing joint such as those manufactured by Lasco, Rainbird or Dura Industries, specifically for irrigation use, being constructed with components utilizing Acme threads and o-ring seals. Pressure rating shall be 200 PSI, or greater, as stated by the manufacturer. Sprinklers using more than 4 GPM shall be connected utilizing PVC swing joints. Sprinklers shall be set flush with final grade and absolutely vertical. Use Stainless Steel risers on all rotor heads.

1. Spray heads shall be Rainbird 1806, 6" pop up heads with series 10 nozzles, unless otherwise specified in these drawings.
2. Spray heads in shrub areas shall be shrub adapters on Sch.40 risers. Height to be established by landscape architect. Risers shall NOT be used next to paved areas and pedestrian walks where they are exposed to damage. In these areas use 12" pop-ups. Paint shub risers with water proof black paint.
3. Emitter line in Driveway Area - Netifim Techline tubing with .9 gph pressure compensating emitters 12" OC. Cover over emitter line 1.5 - 2". Use emitter control package with filter and pressure regulator as recommended by Manufacturer.

MAINTENANCE:
It is the contractors responsibility to maintain the system, repairing leaks, repairing broken heads, adjusting sprinkler heads, flushing system, etc. until final acceptance by the Owner. Contractor shall instruct Owners maintenance personnel as to maintenance requirements for this irrigation system.

AS-BUILT DRAWINGS:
Contractor shall provide "as-built" drawings showing all changes. All valves and changes of direction on the main line shall have GPS coordinates noted on the as-built drawings. Controller program shall be part of this submission.

GUARANTEE:
The entire system shall be guaranteed for a period of one year from the time of final acceptance. All manufacturers written warranties and guarantees, as well as "as-built" drawings, maintenance and operational information, shall be turned over to the Owner prior to, and is a condition of final acceptance. Guarantee period shall not commence until all of the documents have been turned over to the Owners representative.

Project Name
Scott Weinberg Residence
9441 E. Broadview Dr., Bay Harbor Fl 33154
Drawing Title
Irrigation Plan

RHETT ROY
Landscape Architecture-Planning, P.A.
412 North Andrews Avenue
Fort Lauderdale, FL 33301
Florida License Number LA393
Phone 954 / 462-0722
Fax 954 / 462-0704
rrs@rhettroy.net

Florida License No. 0000943
Drawn
JSC
Project No.
15056.00
CAD File No.
15056.00
Date
11/10/15
Scale
1" = 10'-0"
Drawing No.
IR-1

**TOWN OF BAY HARBOR ISLANDS
COMMUNITY DEVELOPMENT
MEMORANDUM**

To: Planning and Zoning Board
Town of Bay Harbor Islands

From: Scott D. Marks *SDM*
Community Planner
MMPA-Consultant Town Planner

Date: September 13th, 2016

Subject: Proposed Single-Family Residence Addition
Weinberg Residence
9441 E. Broadview Drive
Bay Harbor Islands Acct. No.: MB2016-85
MMPA Acct. No.: 01-0702-1041

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the latest revised site plan and architectural plans (dated 9/7/16) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications as deemed appropriate and/or with conditions, to allow for the construction of an addition and site work to an existing single-family home located at 9441 E. Broadview Drive.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 9441 E. Broadview Drive
Legal Description: Lot 98 of Block 23, "Bay Harbor Island" according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION

The project architect, ArchitectOne.com, as agent for the property owner, Scott Weinberg, has submitted an application for the construction of a two-story rear sun-deck addition as well as some site work to an existing single-family residence on a waterfront lot located at 9441 E. Broadview

Drive. The proposed second-story sun-deck will have approximately 272 square feet of accessible space in the rear (water side) of the property. The height of the second story patio will be 11'-8" above Base Flood Elevation (BFE). The proposed plans also include a new driveway, pool deck and new landscaping. The applicant is proposing two (2) driveway connections to E. Broadview Drive (2 currently exist). Extensive landscaping is proposed that meets or exceeds the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements, including the use of native and drought tolerant plant materials.

The current draft of the Street Tree Master Plan identifies the tree species as Grape Myrtle for areas under powerlines along this portion of E. Broadview Drive.

The Historical Structure Survey for the Town of Bay Harbor Islands does not include the existing structure as it was not 50 year old at the time of the survey (built in 1980). The existing single-family home is a modern design. The applicant has stated that no changes are planned to the exterior of the structure other than in the rear (water side).

PROJECT HISTORY

The applicant / architect submitted an initial set and several revised sets of plans that were reviewed by MMPA for consistency with the Town Code requirements. Comments were given to the applicant each time and the current submitted plans are reflective of all requested changes.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Low Density Residential". The maximum allowable base density is six (6) DUA. The proposed use and density of the property would be consistent with the applicable FLUM designation of the property.

Land Development Regulations / Zoning Code –The property has a Zoning Classification of RD Single Family Zoning District. The proposed use and density of the property is consistent with this zoning classification. The following Zoning and Planning sections of the Code apply to this proposal: Section 23-11(A) (Land Development Regulations RD Single-Family Area) and Section 23-12 (Land Development Regulations General Provisions). In addition, the Town has separate regulations for landscaping, driveways and building material regulations.

PLATTING

The site will not require re-platting, as the site is currently platted as described above under the legal description.

SUMMARY / SITE PLAN COMMENTS

The latest site plan and architectural plans submitted for the construction of a two-story sun-deck and site design for an existing single-family home located at 9441 E. Broadview Drive meet or exceed all Town Land Development and Landscape Code requirements. The applicant previously submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

**Town of Bay Harbor Islands
Planning and Zoning Board Staff Report
Proposed Single-Family Residence Addition
Weinberg Residence – 9441 E. Broadview Drive
September 13th, 2016
Page 3**

The following conditions of approval are recommended:

- 1) This approval is based on the plans prepared by ArchitectOne.com dated September 7th, 2016 with any modifications required by the PZ Board. All significant exterior modifications to the above plans shall be reviewed by Town staff and may require re-approval by the PZB if felt to be substantial.

AGENDA ITEM REPORT

September 20, 2016

ITEM NUMBER: 5.

ITEM:

Approval of minutes of the Board meeting held on July 19, 2016 and August 2, 2016. (Item #5A)

DESCRIPTION:

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	Minutes 7.19.16	7-19-16 DRAFT.docx
2.	Minutes 8.2.16	8-2-16 DRAFT.docx

**MINUTES OF A PLANNING & ZONING BOARD MEETING
TOWN OF BAY HARBOR ISLANDS**

A Planning & Zoning Board Meeting was held Tuesday July 19, 2016 at 7:03 p.m. in the Council Chambers. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Steven Hurwitz

Vice Chair Jerome Gavcovich

Board Member Alan Bebachik

Board Member Jed Frankel

Board Member Thomas Telesco

QUASI-JUDICIAL PUBLIC HEARING

Item 1. Request for approval for a new commercial complex for "Church by the Sea" located at 1000 Kane Concourse, Tract N. The developers are proposing to construct a new 3 story mixed use development project. On May 17, 2016 the Board discussed and deferred and advised the applicant to make several changes. The Developers have made the changes as requested. The new complex proposes to have commercial retail space at the street level facing Kane Concourse. The new building is 3 stories in height @48'2" above BFE (65 feet BFE allowed).

Town Attorney Stanley Price swore all the individuals speaking at the Public Hearing.

Attorney Amy Huber of Shubin & Bassin Firm, came forward to address the Board. She stated that the applicant has revised the site plans and addressed the comments from the Board. She explained that modification were done for the western stairs; removed the garage door; added a pedestrian sidewalk to the parking lot; trellis to the east elevation and revised the south façade.

Architect, Robert Bezold, came forward to address the Board. He explained the revised site plans that included shift of the western stair to the front; increased the square footage to the retail space; increased the parking; added the continuation of the sidewalk along 95 street; replace the garage gate; added a trellis; enclosed the west corridor; modification to the proposed materials with the additions of metal mesh; perforated metal and added more glass.

PUBLIC COMMENT

Teri D'Amico, 9101 E. Bay Harbor Drive, came forward to address the Board. She was opposed to the proposed project and felt it did not fit the community.

Kathleen Kennedy, 9900 W. Bay Harbor Drive, came forward to address the Board. She was opposed to the location of the cross and was concerned with the emergency evacuation for this building.

Special Counsel, Price, clarified that the proposed cross was not a sign; it was a religious symbol that was protected by the first amendment.

Linda Zilber, 1251 95 Street, came forward and was opposed to the proposed cross.

Attorney Tucker Gibbs, representing 1060 Kane Concourse, 1048 LLC, 1050 LLC, D & F, LLC. The owners felt that the proposed plans did not meet the Town Code criteria on the 5 foot pedestrian walkway and the lobby entrance to the church.

Paul Ruthfield, 1231 95 St, was opposed to the proposed church coming to town.

Norma Orvitz, 9300 W. Bay Harbor Drive, came forward and stated it was difficult to understand the proposed site plans and was concerned with the proposed cross and stain glass in the rear.

Ken Eskin, came forward and was opposed to the proposed site plans and was concerned with the size of the kitchen.

CLOSED PUBLIC COMMENT

There was a detailed discussion on the ground floor usage; possible variance for the proposed cross; cross dimensions; stain glass; parking plan ; architectural enhancements to East Bay Harbor Drive; amount of parking needed when church was session; relocation of the front tower.

Special Counsel, Price, advised the Planning & Zoning board that under Miami Dade County Code the cross was not a sign, it was an architectural element. The Board could comment but asked to be cautious because of RLUPA.

ACTION: Bebhik made a motion to approve the proposed project with the following conditions:

1. To setback the northern face of the tower /steeple approximately 36 feet from the property line to where the northern sign of the Ocean Cadillac sign was currently located.
2. The site plan approval does include the Church by the Sea sign that was included on the renderings for illustrational purposes.

Board Member Telesco seconded the motion and it passed unanimously.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

Item 2. Request for approval for a new single family home for “Pro-Nan Investments” located at 9911 W. Broadview Drive. Lot 5 of Block 37. The proposed 2-story home has approximately 6,324 square feet of living space with a two-car garage and a pool and pool deck on the side street yard of the property fronting 99th Street. The residence will have five (5) bedrooms, seven (7) full bathrooms, one (1) half bathroom and an office that can be considered a bedroom.

Architect, Abe Borujerdi, representing the applicant and owners, came forward to present the proposed home. He explained that the applicant was proposing a new single family home 3 car garage; 5 bedrooms; 7 full bathrooms and would have a water wall feature in the front façade. The proposed home would have over 6000 square feet in space.

There was a detailed discussion from the board on the proposed concrete wall; landscaping on the south wall; cover entrance; setback requirements; storage room; balcony; roof drainage; sample materials; window; columns; roof elevation; elevations provided were not scale properly and concrete wall on the south side.

PUBLIC COMMENT

Frances Nuehut, 9920 W. Broadview drive, came forward and stated that she was the neighbor next door and shared a mango tree and requested to not remove it. The tree was located on the south side.

CLOSED PUBLIC COMMENT

Consensus was for the applicant to come back to the board with the following suggestions:

1. Add movement to the roof elevation
2. Remove the structural column in the front façade.
3. Addressed the shower windows for bedroom number 2
4. Address the transparent window for bedroom number 3 closet.
5. Architectural renderings need to be more detailed and more organized.
6. Address the canopy, windows, materials and fence.

Item 3. Approval of minutes of the Board meeting held on May 17, 2016. (Item #3A)

ACTION: Board Member Telesco made a motion to approve the proposed Minutes. Vice Chair Gavcovich seconded the motion and it passed unanimously.

There was a brief discussion from the Board on a possible recommendation to the Town Council regarding the lot coverage and for allowable encroachments such as balconies be usable.

Town Clerk Siegel proposed that such items be placed on the next Planning & Zoning Board Agenda for discussion.

There being no further business to discuss meeting was adjourned at 10:07 p.m.

ATTEST

TOWN CLERK

CHAIR

MINUTES OF A PLANNING & ZONING BOARD MEETING
TOWN OF BAY HARBOR ISLANDS

A Planning & Zoning Board Meeting was held Tuesday August 2nd, 2016 at 7:03 p.m. in the Council Chambers. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Steven Hurwitz	Vice Chair Jerome Gavcovich
Board Member Alan Bebachik	Board Member Jed Frankel
Board Member Oscar Sklar	Board Member Thomas Telesco

QUASI-JUDICIAL PUBLIC HEARING

Item 1. Request for approval for a new multi-family dwelling for "Beau Rivage Condominium" located at 9781 E. Bay Harbor Drive, Lot 28 of Block 4. The developers are proposing to construct a nine (9) unit mid rise residential development. The proposed units range from 1,601 to 4,036 sq. ft. of a/c plus balconies, etc. The proposed design incorporates one rectangular shaped building positioned east / west on top of a one story parking garage structure. The building has 8 stories in height (seven floors of residential over one floor of parking garage @ max. 75 feet above BF.

Town Clerk Siegel swore in all the individuals speaking at the Public Hearing.

Attorney, Mathew Amster, representing Congress Group, LLC., came forward and explained that the applicant was proposing to construct nine (9) residential units on a single lot near 98th Street. He stated that the owners would be requesting the 11 feet dedication in the front of the property to be return to the property owners. The property was within close proximity to the carol walk building and the Elegant Eight.

Architect, Ray Fernandez, came forward and explained that the applicant was proposing to construct a nine (9) unit residential development that included a parking garage; a continue walkway around the perimeter; bike storage and an active roof top with pool. He presented the board with the renderings; exterior views; street views and a sample board of the proposed materials.

Landscaped Architect, Dave Booker, came forward and presented the landscaping plan that included Montgomery plants; green button trees; coconut trees and hedges.

PUBLIC COMMENT

Frances Nuehut, 1060 Kane Concourse, came forward and thanked the developer for the low density project being proposed.

CLOSED PUBLIC COMMENT

There was a detailed discussion from the Board on the ceiling heights for the parking garage; ventilation on the ground floor; pedestrian walkway; concrete pavers for the sidewalk; additional enhancements were needed to the front façade; rear; overhand to the garage door; trash enclosure; picket fence; roof top; fire command room and a fitness area on the roof.

ACTION: Vice Chair Gavcovich made a motion to approve the proposed project subject to the following conditions:

1. Subject to conditions set on Town Planner, Miller staff report.
2. The applicant provide an easement
3. Redesign the east façade at the garage door and introduce louvers.
4. Re-design to express the vertical lines and glazing for the north and south façade.
5. Modified the entrance lobby, so the lobby doors and panels are the same width.
6. The louvers on the west and south façade need to be address.
7. The fence detailed that was provided on sheet A5 for the trash enclosure.
8. Align the windows on the north and south side elevation.
9. Push back the FPL power transformer.
10. Circular stairs to be added to the top master bedroom.
11. The fitness deck needs to have a cover trellis.

At this time Assistant Town Attorney Simone recommended that the applicant come back to the Board with all of the suggestions from the Board.

Board Member Telesco seconded the motion and it failed 5-1, with Chair Hurwitz, Vice Chair Gavcovich, Board Member Bebchik , Board Member Frankel and Board Member Sklar opposed.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

Item 2. Approval of the minutes held on May 3, 2016 and June 7, 2016. Item #2A

ACTION: Vice Chair Gavcovich made a motion to approve the Minutes. Board Member Frankel seconded the motion and it passed unanimously.

There being no further business to discuss meeting was adjourned at 8:49 p.m.

CHAIR

ATTEST

TOWN CLERK