

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**

February 21, 2017

AGENDA

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

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval for a new multi-family dwelling for “Sea Moon, Inc.” located at 9880 & 9900 W. Bay Harbor Drive, Lots 19 & 20 of Block 3. The developers are proposing to construct a thirty (30) unit mid rise residential development. The proposed units range from 1,540 to 2,606 sq. ft. The proposed design incorporates one square shaped building on top of a 12 foot tall (interior span) one-story parking garage. The building is 7 stories in overall height (6 floors of residential over 1 floor parking and common areas @ 65 feet above BFE. The developer will be required to obtain 12 Transfer of Development Rights (TDR). Enclosed please find the site plan and elevations. (Item #1A)

** Staff Review:* Design meets Town Code and was approved by the Development Review Committee pending the approval of 12 Transfer of Development Rights.

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 9880-9900 W. Bay Harbor Drive.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

2. Request for approval for revisions for “Sawmill LLC” located at 9420 W. Broadview Drive, Lots 83-84 of Block 23. On August 4, 2015 the Board approved the addition and renovations as proposed. The owner is now proposing a few modifications to the previously approved plan. Some of the revisions consist of enclosing the existing two car garage, modify the front entry design and add a portico. Enclosed please find the site plan and elevations. (Item #2A)

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

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

February 21, 2017

ITEM NUMBER: 1.

ITEM: Request for approval for a new multi-family dwelling for “Sea Moon, Inc.” located at 9880 & 9900 W. Bay Harbor Drive, Lots 19 & 20 of Block 3. The developers are proposing to construct a thirty (30) unit mid rise residential development. The proposed units range from 1,540 to 2,606 sq. ft. The proposed design incorporates one square shaped building on top of a 12 foot tall (interior span) one-story parking garage. The building is 7 stories in overall height (6 floors of residential over 1 floor parking and common areas @ 65 feet above BFE. The developer will be required to obtain 12 Transfer of Development Rights (TDR). Enclosed please find the site plan and elevations. (Item #1A)

DESCRIPTION:

for the purpose of hearing any public comment with respect to an application for site plan approval at 9880-9900 W. Bay Harbor Drive.

RECOMMENDED ACTION:

Design meets Town Code and was approved by the Development Review Committee pending the approval of 12 Transfer of Development Rights.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	Staff Report	BHI PZB Staff Report 9900 WBHD Jan 31 2017.pdf
2.	Site Plan & Elevations	capriccio.pdf

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

To: Planning and Zoning Board
 Town of Bay Harbor Islands

From: Michael J. Miller, AICP *MTM*
 Consultant Town Planner

Date: January 31st, 2017

Subject: Site Development Plan Application
 30 DU Multi-Family Residential Complex
 9880-9900 W. Bay Harbor Drive
 Bay Harbor Islands Acct. No. MB2016-142
 MMPA Acct. No. 01-0702-1044

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the most recent revised plans dated January 17th, 2017 and, if found acceptable, **APPROVE** the proposed Site Development Plan application as is, or with any modifications deemed appropriate, subject to the following:

- (1) The Board finds the proposed increased density (18 Base DU / 12 TDR Units = 30 DU) "fits" within the building envelope without alterations or variances;
 - (2) The Board reviews / approves the applicant's request to provide a 7.5-foot front yard setback for the guest parking spaces (Sec. 23-24(d)(2));
 - (3) The Board reviews / approves the proposed covered pedestrian walkways (Sec. 23-12(15)(e)(vii));
 - (4) The Board reviews / approves the proposed garage screening in lieu of completely closing in the garage (Section 23-24(d)(4));
 - (5) The Board reviews / approves the applicant's request to provide a few larger (deeper) balconies than specified in Section 23-15(a)(v);
 - (6) Subject to any staff recommended conditions listed herein.
-

PROJECT REVIEW HISTORY

In August 2016, the Town's DRC staff reviewed this project as a conceptual pre-application submittal. In October 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 (1/17/17) 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
General Location: 9880-9900 W. Bay Harbor Drive
Legal Description: Lots 19 & 20 of Block 3, "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, Gustavo J. Ramos, as agent for the property owner, Sea Moon Inc., has submitted a Site Development Plan application to allow for the construction of a thirty (30) dwelling unit mid-rise residential development located at 9880-9900 W. Bay Harbor Drive. The proposed dwelling units range from 1,540 to 2,606 square feet of A/C space plus balconies, etc.

The proposed site design incorporates one (1) square-shaped building on top of a 12-foot tall (interior span) one-story parking garage. The building floors above the parking garage form a single enclosed structure. Two (2) main driveway connection to W. Bay Harbor Drive are proposed that are 23-feet in width. The driveways provide access to the ground level parking garage as well as two (2) guest spaces in the front yard area (one near each driveway). A Fire Department staging area is shown on the plans near the southern driveway.

On the building rooftop is a proposed recreational facility with a swimming pool, sun-deck area, and restrooms. The proposed new building is 7-stories in height; six (6) floors of residential use over one (1) floor of parking / common areas @ 65-feet above BFE.

The survey indicates that Lot 19 is currently developed with a three-story residential complex known as the 9900 Cooperative. Our records indicate that six (6) DU currently exist on Lot 19. The survey also indicates that Lot 20 is currently developed with a two-story apartment complex. Our records indicate that seven (7) DU currently exist on Lot 20. **Therefore, upon redevelopment, the site would have a net increase of seventeen (17) DU.** The survey indicates that both lots are full lots and it does not appear that either lot has ever deeded the front 11-feet to the Town for on-street roadway swale parking as others had done. Therefore, the total lot area is 22,500 square feet / 0.517 acres in size. This would allow a maximum of eighteen (18) dwelling units on the property at the maximum allowable base density (34 DUA). **The proposal is to build thirty (30) dwelling units (58 DUA) which would require the developer to acquire twelve (12) TDR units.**

The adjoining / nearby sites currently include the 7-story KAI residential complex (under construction) @ 54 DU / 69.8 DUA to the immediate north. To the west across the Bay Harbor Waterway is the Town's west island which consists of single-family homes. To the immediate south is the 7-story Guildford House Condominium complex @ 72 DU / 70 DUA. To the east across W. Bay Harbor Drive is the 2-story Arias Condominium complex @ 8 DU / 15.5 DUA and the 2-story Covenant Manor Condominium complex @ 6 DU / 23.1 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

Bay Harbor Islands completed major amendments to the Town's adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last decade. 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 thirty (30) DU; therefore, twelve (12) 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 65 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. A Unity-of-Title document must be submitted / approved by the Town to legally tie the two lots together.

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

As stated above, the Site Development Plan depicts access to the site from two (2) main driveway connection to W. Bay Harbor Drive. The southern driveway is a one-way inbound driveway that is 23-feet in width and provides access to the parking garage and a guest space in the front yard area. The northern driveway is a one-way outbound driveway that is 23-feet in width and provides access from the garage to the street as well as a second guest space in the front yard area. Based on 30 DU the Code requires at least sixty (60) parking spaces - which the plan exceeds. Sixty-two (62) parking spaces are provided (6 standard and 56 through vertical lifts). As this project is a two-lot development and TDR units are being requested, two guest spaces are required; the plans provide two (2) guest spaces / drop-off area in the front yard.

A Fire Department staging area is shown on the plans near the southern driveway. 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 modern with decorative vertical and horizontal design elements and abundant use of glass, creating architectural articulation on the all of the building facades. The parking garage is not completely closed-in visually. The use of architectural glass block is proposed on the plans; therefore, some means of mechanical ventilation will be required. Therefore, vehicle noise and odors will be contained; however, in evening hours some lighting will be visible through the glass block. Abundant landscaping is proposed to screen these areas.

The building does not exceed one hundred twenty (120) feet in length; therefore, no "breezeway" is required. Despite this the architect has attempted to undulate the exterior building facades.

SUGGESTED CONDITIONS OF APPROVAL / SITE PLAN COMMENTS

Following are suggested conditions of approval and/or comments on the latest revised plans dated January 17th, 2017 submitted to the Town for consideration:

- 1) This approval is based on the Site Development Plans prepared by Gustavo J. Ramos, dated January 17th, 2017. 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) This approval is subject to the Town Council granting the developer / property owner the ability to allocate twelve (12) additional TDR dwelling units to the site from either the Town or private property owners. If the number of DU requested is not approved by the Town the development approval shall be deemed null and void and must be re-designed.
- 3) A Unity of Title document acceptable to the Town Attorney's Office is necessary to legally tie the two (2) lots together. This must be accomplished prior to the issuance of building permits.
- 4) Payment of all required Town impact fees prior to issuance of building permits.
- 5) 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.
- 6) 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).

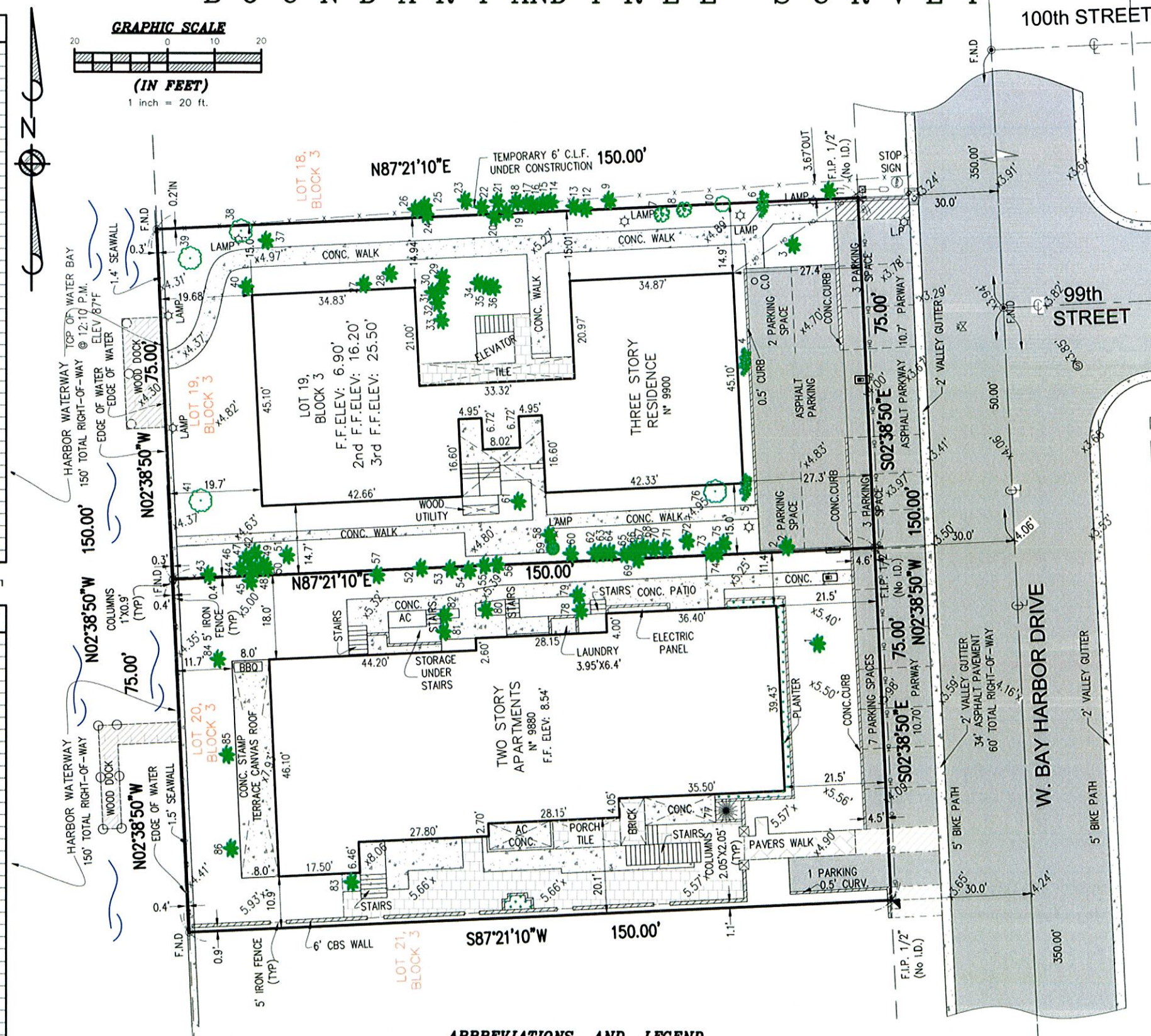
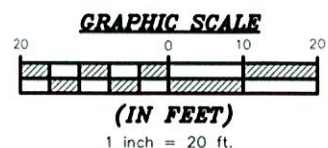
- 7) Guest parking spaces in front yard areas must be setback a minimum of 10-feet from the front property line (Sec. 23-24(d)(2)). However, the Town may allow a landscape strip width reductions (min. 7 feet) during the site plan review. The applicant is requesting a 7.5 feet setback. MMPA is OK with this request. Specific Planning and Zoning Board approval is required.
- 8) Per Sec. 23-12(15)(e)(vii), covered pedestrian walkways are permitted for apartment buildings (no design criteria / only PZB approval). MMPA feels the proposed covering over the lobby entrance is somewhat too large. The Town has generally preferred a softer green streetscape appearance. Specific Planning and Zoning Board approval is required.
- 9) 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. Specific Planning and Zoning Board approval is required.
- 10) Some of the balconies are deeper than the Code allows. Per Section 23-12(15)(a)(v), balconies in the front (street) yard may encroach 4 feet into the setback with a maximum depth of 6 feet, balconies in the side yards may encroach 2 feet into the setback with a maximum depth of 8 feet, and balconies in the rear (water) yard may encroach 6 feet into the setback with a maximum depth of 8 feet. The Code allows for balconies to be deeper (not further yard encroachment) if approved by the Town during site plan review. The applicant meets the setback requirement but seeks balcony depths up to 9'-0" for some of the units. Specific Planning and Zoning Board approval is required.

B O U N D A R Y A N D T R E E S U R V E Y

No.	TREE NAME	DIAMETER (feet)	HEIGHT (feet)	SPREAD (feet)
1	PALM	1.3	5	12
2	PALM	1.4	3	11
3	PALM	0.4	25	5
4	BUSH 4	0.5	10	3
5	BUSH 4	0.6	10	3
6	BUSH 3	0.8	13	4
7	COCONUT	2	22	22
8	COCONUT	1.8	6	12
9	PALM	1	27	15
10	TREE	0.7	6	8
11	PALM	0.6	8	9
12	PALM	1.3	6	5
13	PALM	1.3	10	5
14	PALM	0.4	22	5
15	PALM	0.5	26	7
16	PALM	0.5	26	7
17	PALM	0.45	25	6
18	PALM	0.45	27	7
19	PALM	0.4	28	5
20	PALM	0.5	30	6
21	PALM	0.5	29	6
22	PALM	0.4	29	6
23	PALM	0.5	28	6
24	PALM	0.5	27	5
25	PALM	0.5	24	5
26	PALM	0.4	16	5
27	PALM	0.5	9	5
28	PALM	0.4	11	5
29	PALM	0.4	12	5
30	PALM	0.6	32	7
31	PALM	0.4	11	6
32	PALM	0.45	23	7
33	PALM	0.4	13	5
34	PALM	0.4	30	6
35	PALM	0.5	30	6
36	PALM	0.5	30	6
37	PALM	0.4	6	5
38	FRUIT TREE	3.5	25	25
39	FRUIT TREE	2.2	33	30
40	PALM	0.5	9	6
41	FRUIT TREE	1.5	26	25
42	FRUIT TREE	2.9	36	17
43	PALM	0.5	13	6

No.	TREE NAME	DIAMETER (feet)	HEIGHT (feet)	SPREAD (feet)
44	PALM	0.45	22	6
45	PALM	0.5	27	7
46	PALM	0.4	22	6
47	PALM	0.4	11	6
48	PALM	0.4	11	6
49	PALM	0.4	24	6
50	PALM	0.4	22	6
51	PALM	0.4	20	6
52	PALM	0.5	13	6
53	PALM	0.5	23	6
54	PALM	0.5	12	6
55	PALM	0.4	8	7
56	PALM	0.4	8	6
57	AVOCADO	4.0	9	14
58	PALM	0.4	23	6
59	AVOCADO	0.5	20	15
60	PALM	0.4	11	6
61	8 BUSH PALM	0.4	11	6
62	PALM	0.4	11	6
63	PALM	0.4	22	6
64	PALM	0.4	21	6
65	PALM	0.5	26	7
66	PALM	0.5	18	7
67	PALM	0.5	18	7
68	PALM	0.5	19	6
69	PALM	0.5	21	6
70	PALM	0.4	12	6
71	PALM	0.5	11	6
72	PALM	0.4	12	6
72	PALM	0.4	8	6
74	PALM	0.5	24	6
75	PALM	0.5	28	6
76	TREE	0.4	10	5
77	PINE	0.8	11	6
78	PALM	0.4	12	6
79	PALM	0.4	12	6
80	PALM	1.9	20	15
81	PALM	0.4	15	6
82	PALM	0.4	15	6
83	PALM	0.6	16	7
84	3 PALMS	0.6	14	7
85	PALM	0.4	16	5
86	PALM	0.8	25	7

** TREE LOCATION & DIMENSION ARE APPROXIMATE.
** FOR PROPER AND SCIENTIFIC TREE NAME AN ARBORIS
SHOULD BE CONTACTED.

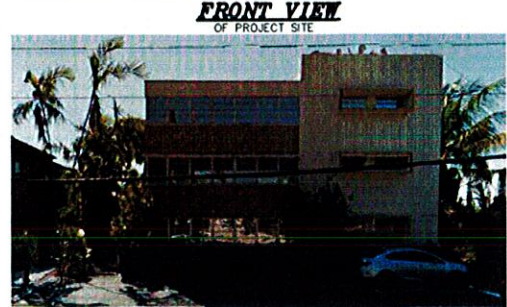


A	ARC
A/C	AIR CONDITIONER
BM	BENCHMARK
BRG	BEARING
(C)	CALCULATED
C.G	CONCRETE GUTTER OR VALLEYED GUTTER
C&G	CURB & GUTTER
CH	CHORD
CHBRG	CHORD BEARING
C.M.E	CANAL MAINTENANCE EASEMENT
C.N.A	CORNER NOT ACCESSIBLE
CONC	CONCRETE
Δ	DELTA
D.E.	DRAINAGE EASEMENT
E.O.P.	EDGE OF PAVEMENT
F.C.	FENCE CORNER
F.D.H.	FOUND DRILL HOLE
F.E.	FENCE ENDS
F.F.	FENCE

F.I.P./F.I.R.	FOUND IRON PIPE/ROD
F.N.	FOUND NAIL
F.N&O	FOUND NAIL AND DISC
F.P.K.N.	FOUND PARKER KALON NAIL
GAR.	GARAGE
I.D.	SURVEYOR'S IDENTIFICATION
L	LENGTH
L.A.E.	LAKE ACCESS EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
(M)	MEASURED
O/S	OFFSET
(P)	PLATED
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT

R	RADIUS
(R)	RECORD
R/W	RIGHT-OF-WAY
R.E.E.	ROOF ENCROACHMENT EASEMENT
S.I.P./S.I.P.	SET 1/2" IRON ROD/PIPE
S.N.D.	SET NAIL AND DISC
TAN	TANGENT
(TYP.)	TYPICAL
U.E.	UTILITY EASEMENT
W.E.	WATER'S EDGE
On	OVERHEAD WIRE LINE
//	WOOD FENCE
- X	CHAIN LINK FENCE
- - -	IRON/ALUMINUM FENCE
W	MONUMENT LINE
C	CENTERLINE
D	PROPERTY LINE

	=AIR CONDITIONER		=FLORIDA POWER & LIGHT BOX
	=BELLSOUTH BOX		=HANDICAP SPACE
	=CABLE BOX		=INLET
	=CATCH BASIN		=LIGHT POLE
	=CONTROL VALVE BOX		=METAL LIGHT POLE
	=ELECTRIC BOX		=SANITARY MANHOLE
	=ELECTRIC METER		=SATELLITE DISH
	=ELECTRIC SERVICE BOX		=WATER METER
	=EXISTING ELEVATIONS		=WATER VALVE
	=FIRE HYDRANT		



CERTIFY TO:

A) SEA MOON, INC., a FLORIDA CORPORATION
B) FINLEY & BOLOGNA INTERNATIONAL
C) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

FOLIO NO:
13-2227-001-0670 & 13-2227-091-0001

LEGAL DESCRIPTION

Lots 19 & 20, Block 3 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.

FLOOD ELEVATION INFORMATION

This property appears to be located in Flood Zone AE Base Flood Elevation 8.00' as per Federal Emergency Management Agency (FEMA) Community--Panel Number :TOWN OF BAY HARBOR ISLAND/120637, 12086 C Map No. 0144 Suffix L, Effective Date: September 11, 2009.

BENCH MARK:

Elevations shown are based on the national geodetic vertical datum of 1929. Miami-Dade Engineering Division Benchmarks.
Benchmark: R-243 Elevation: 6.59' Locator: 2225W

SURVEYOR'S NOTES:

- 1) The above captioned property was surveyed and based on the above legal description.
- 2) Foundations and/or footings that may cross the boundary line of the parcel herein described are not shown. Underground utilities are not depicted hereon.
- 3) The lands shown hereon were not adstracted for easement or other recorded encumbrances not shown on the plat and the same if any may not be shown on this section
- 4) Wall ties are to face to the wall
- 5) Ownership subject to opinion of the Title.
- 6) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 7) Elevations shown hereon are based on a closed level loop using third order procedures and are relative to the National Geodetic Vertical Datum 1929.
- 8) Survey map and report copies thereof are not valid without the signature and raised seal of the Florida Licensed Surveyor.
- 9) Ownership of fences are unknown.
- 10) This survey has been prepared for the exclusive use of entities named hereon this Certification does not extend to any unnamed party or parties.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION, ALSO THAT THERE ARE NO VISIBLE ENCROACHMENTS UNLESS SHOWN, AND THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET BY THE FLORIDA BOARD OF LAND SURVEYORS, AS SET FORTH IN CHAPTER 472.027 (F.S.) AND CHAPTER 200.09 OF THE FLORIDA ADMINISTRATIVE CODE. THIS SURVEY DOES NOT REFLECT OF OR PRECLUDE OWNERSHIP.



NOTE: NOT VALID UNLESS



REVISED DATE

This drawing and any other document prepared by the Architect for the Client, shall remain the property of the Architect and shall not be reproduced, copied, or used in any way without the written consent of the Architect. The Client agrees to hold the Architect harmless from and against all claims, damages, and expenses, including reasonable attorney's fees, that may be asserted against the Architect by any third party as a result of the Client's use of this drawing or any other document prepared by the Architect.

CLIENT
CAPRICCIO • BAY HARBOR
9880 - 9900 W BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

SEAL
GUSTAVO J. RAMOS ARCH. AR 8715

ARCHITECTURE / PLANNING / INTERIORS
GUSTAVO J. RAMOS
10305 NW 41st ST # 113 MIAMI, FL
PHONE 305 599 4847

DATE 01/05/17
SCALE AS NOTED
DRAWN AB & DAV & GF
DRAWING #

A-0.2



REVISED	DATE

Notes:
1. All drawings and specifications are prepared by the Architect and are subject to change without notice.
2. The Architect is not responsible for the construction of the project.
3. The drawings are not to be used for any other purpose.
4. The drawings are not to be used for any other purpose.
5. The drawings are not to be used for any other purpose.

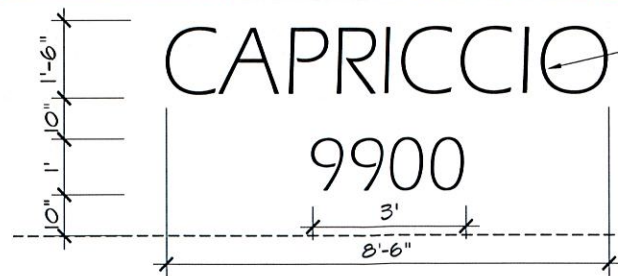
CLIENT
CAPRICCIO • BAY HARBOR
9880 - 9900 W BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

SEAL
GUSTAVO J. RAMOS ARCH. AR 8715

GUSTAVO J. RAMOS
ARCHITECTURE / PLANNING / INTERIORS
10305 NW 41st ST # 113, MIAMI, FL
PHONE 305 599 4847

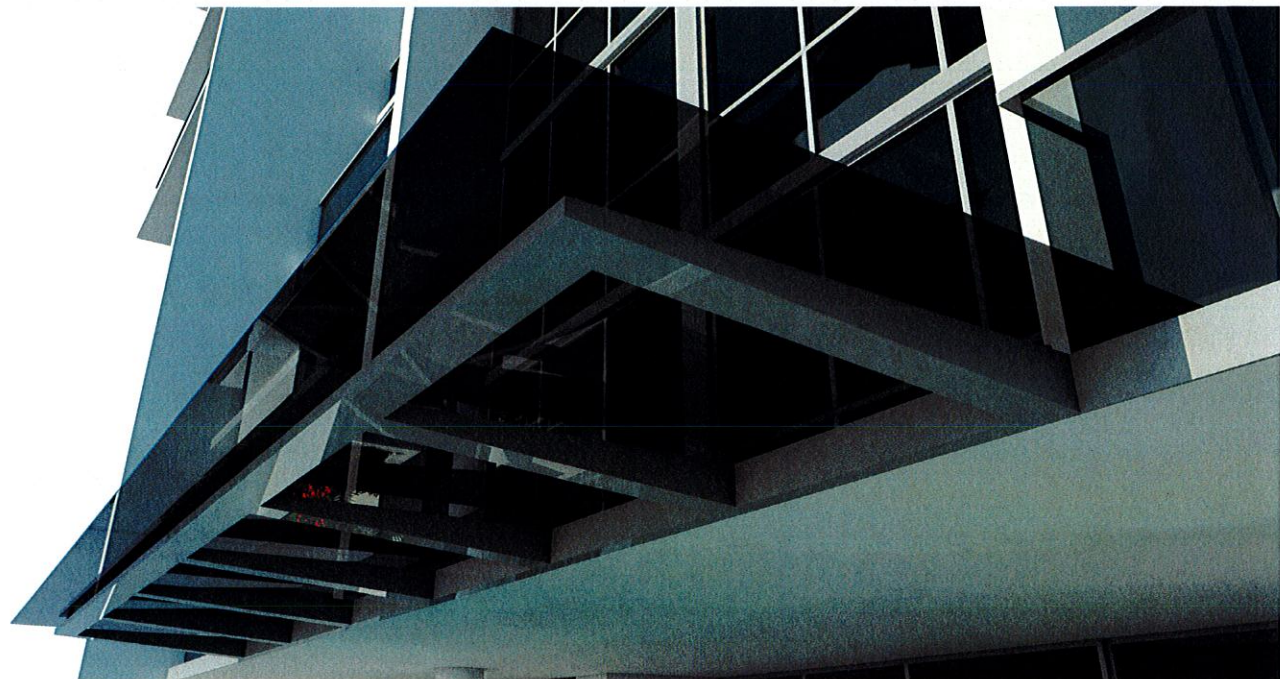
DATE 01/05/17
SCALE AS NOTED
DRAWN AB & DAV & GF
DRAWING #

A-0.3



STAINLESS STEEL RAISED LETTERING.
FONT: ERAS LIGHT ITC
LOCATION: AT FRONT ENTRANCE
FOUNTAIN.
(SEE RENDERINGS AND EAST ELEVATION
ON THIS SHEET)

BASE FLOOD ELEVATION
ELEV: +0'-0" (+8.00' NGVD)



REVISED DATE

These drawings and specifications are prepared by the Architect for the Client. They are not to be used for any other purpose without the written consent of the Architect. The Client is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The Architect is not responsible for any errors or omissions in these drawings and specifications.

CLIENT
CAPRICCIO • BAY HARBOR
9880 - 9900 W BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

SEAL
GUSTAVO J. RAMOS ARCH. AR 8715

ARCHITECTURE / PLANNING / INTERIORS
GUSTAVO J. RAMOS
10305 NW 41st ST # 113, MIAMI, FL
PHONE 305 599 4847

G
GUSTAVO J. RAMOS
10305 NW 41st ST # 113, MIAMI, FL
PHONE 305 599 4847

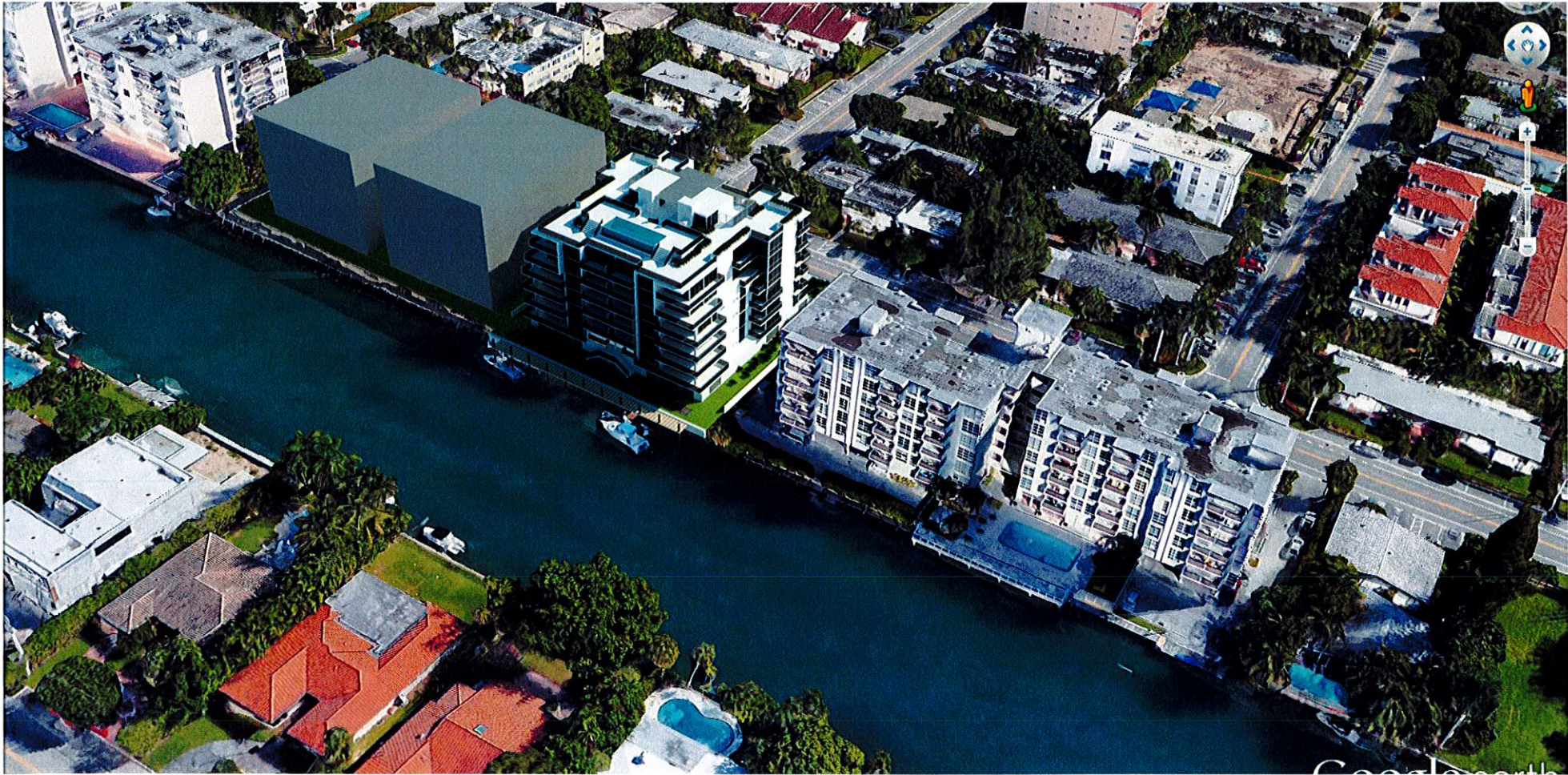
DATE 01/05/17

SCALE AS NOTED

DRAWN AB & DAV & GF

DRAWING #

A-0.6



GUSTAVO J. RAMOS
10305 NW 41st ST # 113, MIAMI, FL

GUSTAVO J. RAMOS ARCH. AR 8715

CLIENT

CAPRICCIO • BAY HARBOR
9880 - 9900 W BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

SEAL

REVISED

DATE

DATE 01/05/17

SCALE AS NOTED

DRAWN AB & DAV & GF

DRAWING #

A-0.7

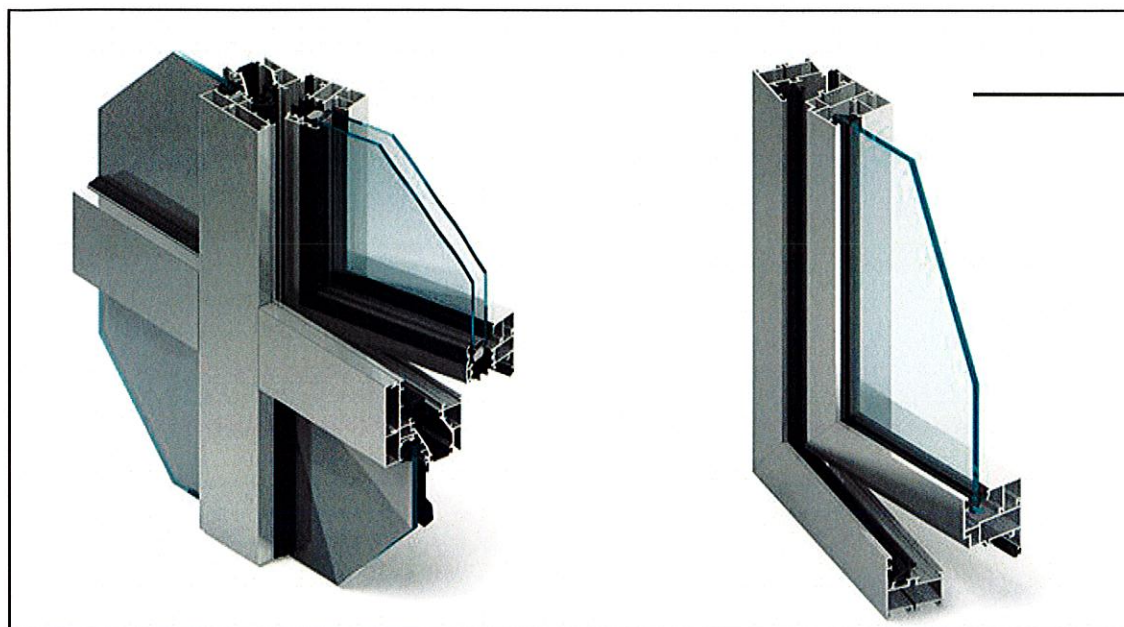
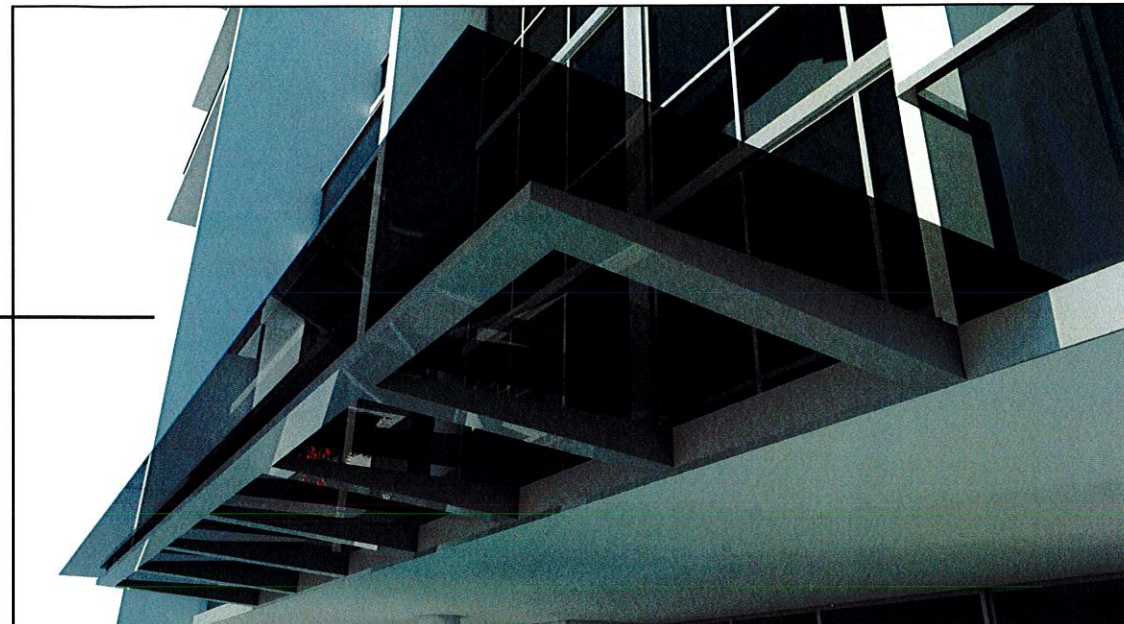
The map shows the West Bay Harbor area, bounded by East Broadview Drive to the north, West Bay Harbor Drive to the south, and Bay Harbor Waterway to the east. The map includes several streets: 100th St., 99th St., and 98th St. A 300-foot radius circle is drawn around a central building, which is highlighted in green. The map also shows various colored buildings (red, yellow, blue, green) and a wavy line representing the waterway.

	RM-1 MULTIPLE FAMILY RESIDENTIAL DISTRICT
	RM-2 MULTIPLE FAMILY RESIDENTIAL DISTRICT
	RD SINGLE FAMILY RESIDENTIAL DISTRICT
	1 STORY BUILDING
	2 STORY BUILDING
	3 STORY BUILDING
	5 STORY BUILDING
	7 STORY BUILDING
	9880 W. BAY HARBOR DR. (PROPOSED BUILDING)



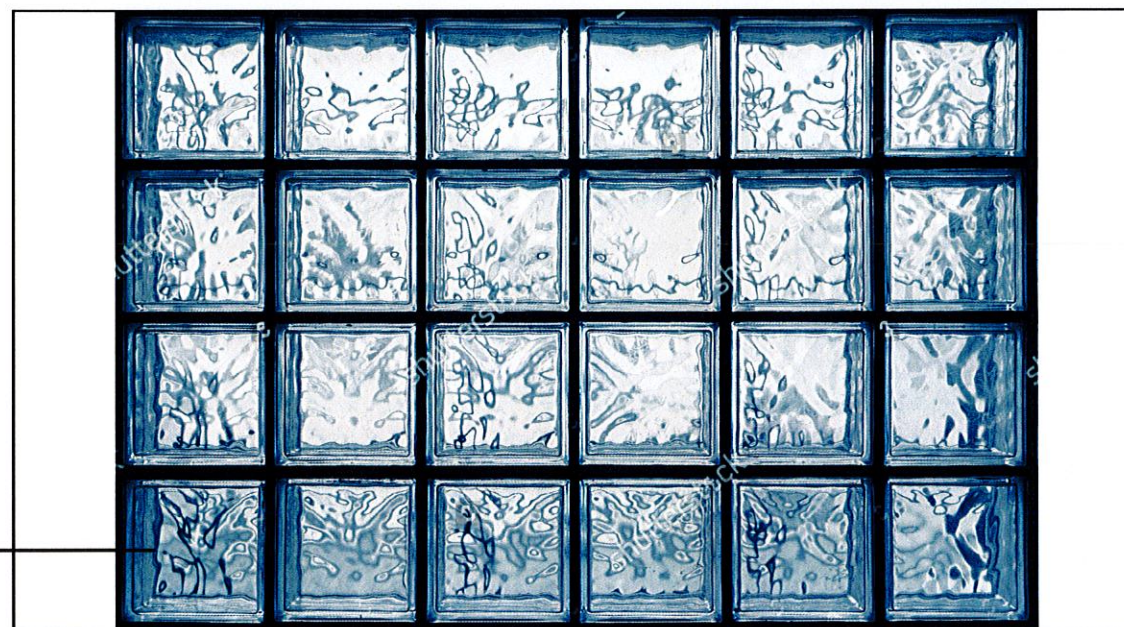
WHITE SMOOTH STUCCO FINISHES.

CANOPY CRYSTAL MOUNTED IN ALUMINUM BRACKETS AND NEOPRENE GASKET. NOTE: MATCH ALUMINUM BRACKETS W/ WINDOW FINISH.



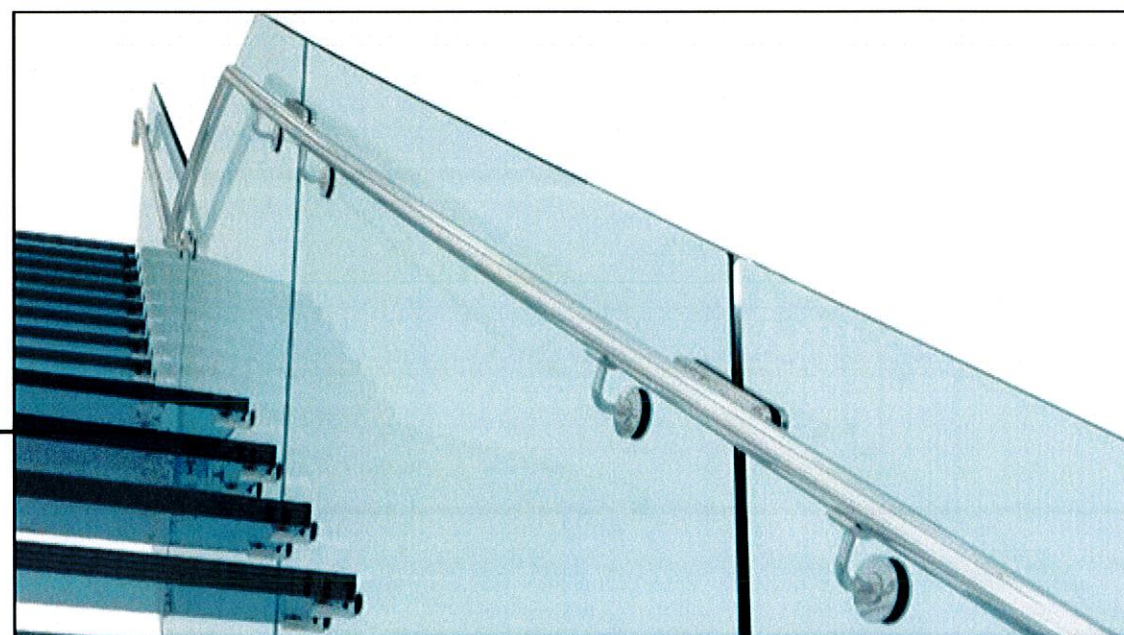
WINDOW AND DOORS IN ALUMINUM AND TINTED IMPACT SAFETY GLASS. NOTE: MATCH ALL BRACKET METALS WITH WINDOW FINISH.

1-1/2 HR. FIRE RATED GLASS BLOCK.



42" HEIGHT CLEAR SAFETY GLASS AND STAINLESS STEEL GUARDRAILS FOR BALCONIES AND TERRACES.

42" HEIGHT CLEAR SAFETY GLASS AND 36" HEIGHT STAINLESS STEEL HANDRAILS FOR EXTERIOR STAIRS.



REVISED	DATE

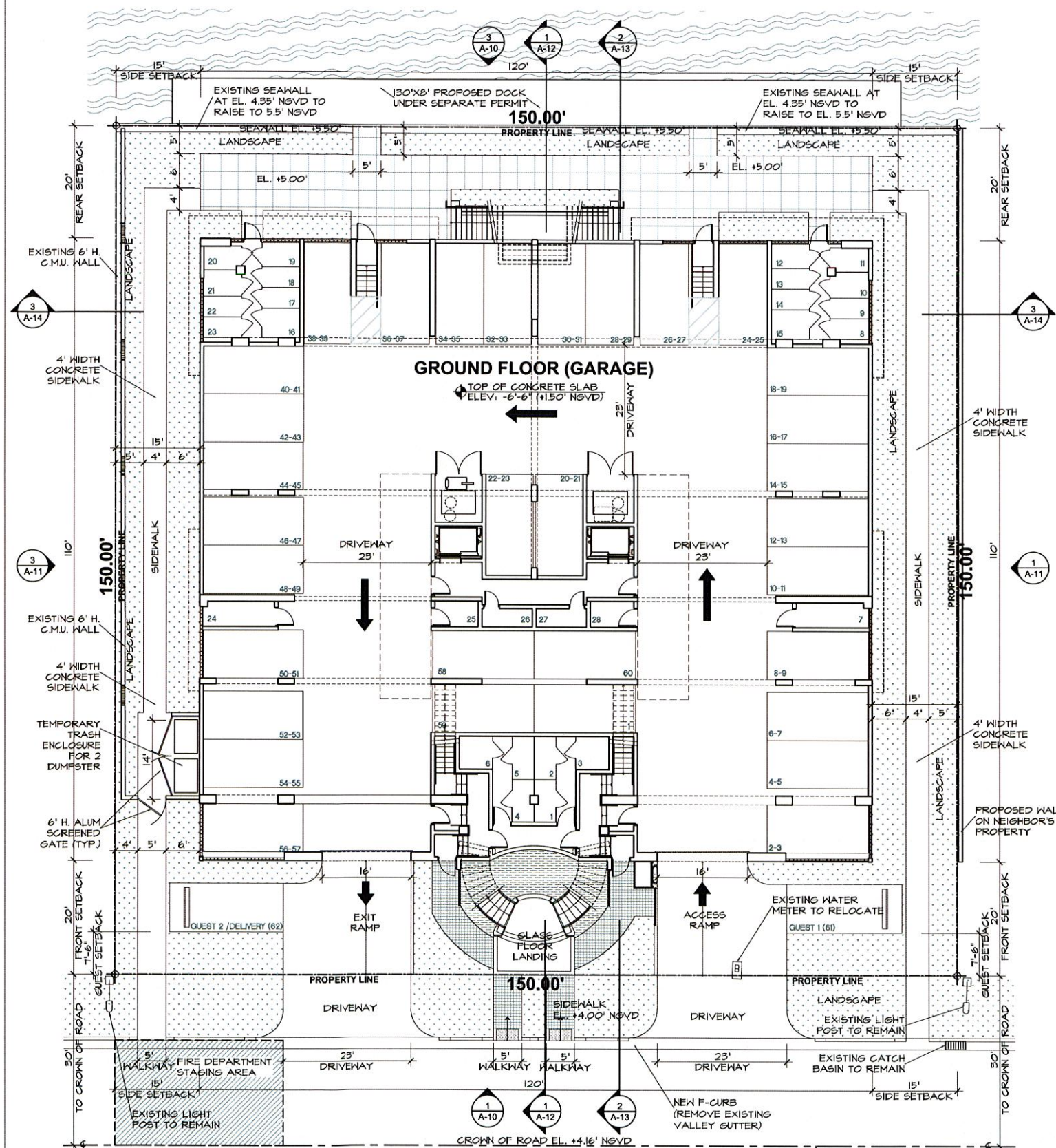
CLIENT
CAPRICCIO • BAY HARBOR
9880 - 9900 W BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

SEAL
GUSTAVO J. RAMOS ARCH. AR 8715

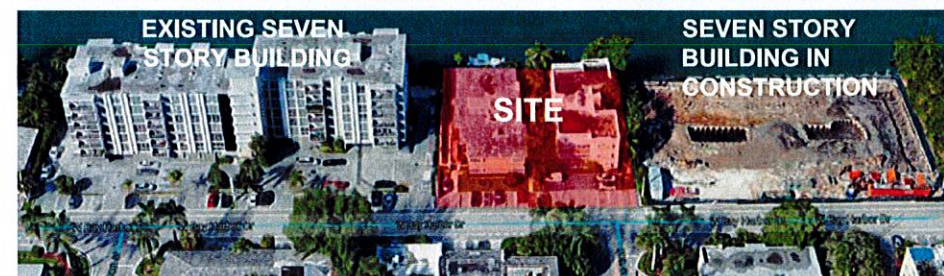
ARCHITECTURE / PLANNING / INTERIORS
GUSTAVO J. RAMOS
10305 NW 41st ST # 113, MIAMI, FL
PHONE 305 599 4847

DATE 01/05/17
SCALE AS NOTED
DRAWN AB & DAV & CF
DRAWING #

A-0.10



SITE PLAN
SCALE: 3/8" = 1'-0"



LEGAL DESCRIPTION

LOT 20, BLOCK 3 OF "BAY HARBOR ISLAND" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
FOLIO #: 13-2227-001-0670

LOT 19, BLOCK 3 OF "BAY HARBOR ISLAND" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLATBOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
FOLIO #: 13-2227-091-0001 (REFERENCE)

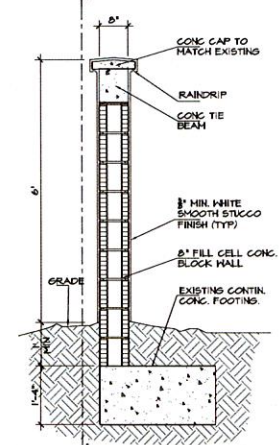
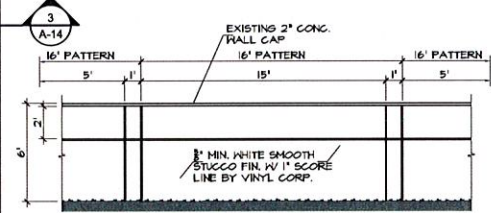
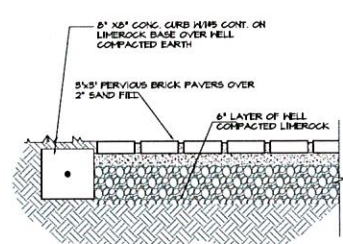
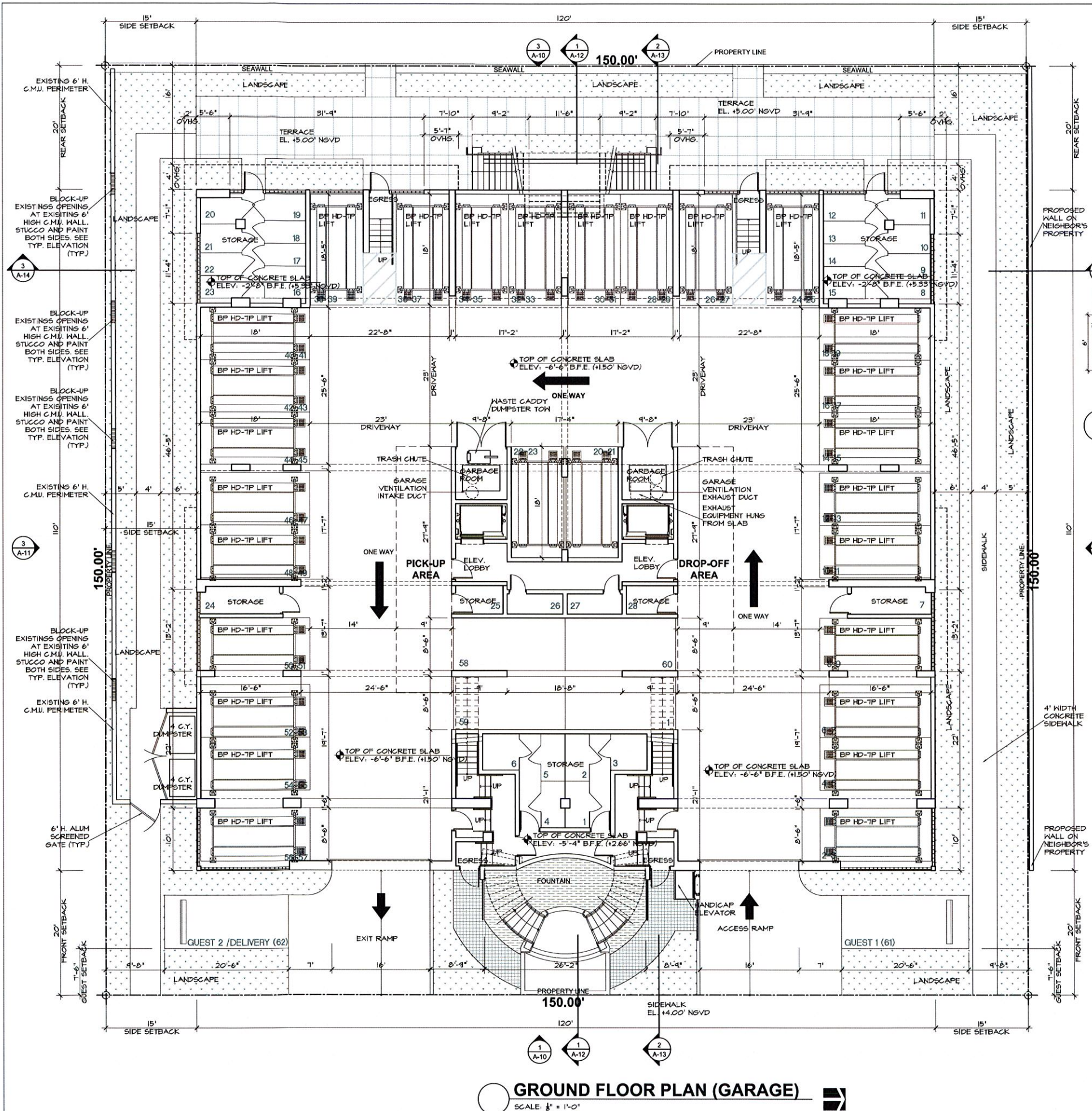
ZONING INFORMATION

ZONING	RM-1
No. OF UNITS	30 WITH TDRs
LOT AREA	22,500 SF.
LANDSCAPE REQUIREMENT	REQUIRED: 20% MIN. (4,500 SF. MIN.) PROVIDED: 5,115 SF. (22.7%)
ROOF LANDSCAPED AREA	REQUIRED: 15% MIN. (1,380 SF. MIN.) PROVIDED: 1,536 SF. (16.7%)
MAX ALLOWABLE DENSITY	34 U/ACRE (18 UNITS MAX.) 70 U/ACRE (TDRs) (36 UNITS MAX. TDRs) 0.516x34DU@ = 18 UNITS 12 UNITS W/ TDRs TOTAL: 30 UNITS (58 DU@)
BUILDING HEIGHT	65'-0" MAX. 65'-0" TOP OF ROOF SLAB FROM +8.00' NGVD.
MAX. BUILDING LENGTH	205'-0" 110'-0" SIDE 120'-0" FRONT & REAR
BUILDING LENGTH/BREEZEWAY	120'-0" N/A
SET BACKS	REQUIRED: 20'-0" (LESS THAN 30' H.) 25'-0" (LESS THAN 45' H.) 30'-0" (LESS THAN 75' H.) PROVIDED: 20'-0" (BELOW 30' H.) 25'-0" (BETWEEN 30' H. AND 45' H.) 30'-0" (ABOVE 45' H.)
FRONT (FLEX SETBACK PROVISION APPLIES)	10% OF STREET FRONTAGE (15') TO 30' H. AND 1' SETBACK FOR EACH 3' H. FROM 30' H. 15'-0" (BELOW 30' H.) 1' SETBACK FOR EACH 3' H. (ABOVE 30' H.)
SIDE (TWO LOTS) (FLEX SETBACK PROVISION APPLIES)	20'-0" MIN. 20'-0"
REAR (WATERFRONT)	REQUIRED: 60 + 2 GUEST SPACES PROVIDED: TOTAL 62 SPACES (28 MECH. LIFTS + 44 ON GARAGE + 2 GUESTS AT GRADE) (VALLET PARKING SHALL BE PROVIDED FOR ALL SPACES)
PARKING	
2 SPACES PER UNIT	

GENERAL NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH FLORIDA BUILDING CODE 2014.
- BASE FLOOD ELEV. +0'-0" = +8.00' NGVD
- TOP OF GROUND FLOOR SLAB ELEVATION ON GARAGE -6'-6" = +1.50' NGVD.
- ALL CONSTRUCTION MATERIAL BELOW BASE FLOOD ELEVATION SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL.
- ALL ELECTRICAL EQUIPMENTS & OUTLETS TO BE AT MIN. ELEV. +8.00' NGVD + 1.00'.

UNIT SIZE TABLE					
FLOOR	UNIT NUMBER	NUMBER OF BEDROOMS	NUMBER OF BATHS	UNIT AREA (S.F.)	BALCONY AREA (S.F.)
2nd	1R	2	2.5	1,598	307
	1L	2	2.5	1,598	307
	2R	2	2.5	1,858	489
	2L	2	2.5	1,858	489
3rd	3R	2	2.5	1,540	238
	3L	2	2.5	1,540	238
	4R	2	2.5	1,864	372
	4L	2	2.5	1,864	372
4th	5R	2	2.5	1,744	233
	5L	2	2.5	1,744	233
	6R	2	2.5	1,540	238
	6L	2	2.5	1,540	238
5th	7R	2	2.5	1,864	372
	7L	2	2.5	1,864	372
	8R	2	2.5	1,744	233
	8L	2	2.5	1,744	233
6th	9R	2	2.5	1,540	188
	9L	2	2.5	1,540	188
	10R	2	2.5	1,864	372
	10L	2	2.5	1,864	372
7th	11R	2	2.5	1,744	203
	11L	2	2.5	1,744	203
	12R	3	3.5	2,606	875
	12L	3	3.5	2,606	875
	13R	3	3.5	2,058	371
	13L	3	3.5	2,058	371
	14R	3	3.5	2,606	628
	14L	3	3.5	2,606	628
	15R	3	3.5	2,058	371
	15L	3	3.5	2,058	371

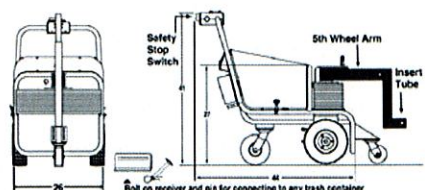


BendPak
Model 63
HD-7P Four Post Lift
NARROW / HIGH LIFT / SHORT RUNWAYS

Features:

- 7,000 pound lifting capacity
- Extended lifting height and short runways
- Electric/hydraulic power system
- Internal "X" bracing stabilizes each column
- Features heavy duty 1/2" armweld cable
- Multi-position safety locks in each column
- Ramps feature non-skid surface
- Runways include rail kit for optional accessories
- Single hydraulic cylinder underneath runway
- Overlaid self-lubricating cable rollers
- Suggested 1/4" roller area
- Adjustable lock fasteners
- Push-button pneumatic safety release
- Optional 8,000 lb. capacity jack available (Model K2-K4)

MODEL	HD-7P
Style	Short Runway / Narrow / High Lift
Lifting Capacity*	7,000 lbs. / 3175 Kg.
*Max Capacity / Front Axle	3,500 lbs. / 1588 Kg.
*Max Capacity / Rear Axle	3,500 lbs. / 1588 Kg.
A - Overall Width	99-3/4" / 2534 mm.
B - Outside Length	174" / 4420 mm.
C - Overall Length	189" / 4802 mm.
D - Height of Columns	100" / 2540 mm.
E - Min. Runway Height	4-1/2" / 114 mm.
F - Max. Rise	82" / 2083 mm.
G - Max. Lifting Height	86-1/2" / 2197 mm.
H - Width Between Posts	89-3/4" / 2280 mm.
I - Runway Width	19" / 483 mm.
J - Width Between Runways (*) NARROW	37-1/2" / 952 mm.
J - Width Between Runways (*) WIDE	N/A
K - Runway Centerline (*) NARROW	56-1/2" / 1435 mm.
K - Runway Centerline (*) WIDE	N/A
L - Outside Edge of Runways (*) NARROW	75-1/2" / 1918 mm.
L - Outside Edge of Runways (*) WIDE	N/A
M - Drive-Thru Clearance	76-1/2" / 1943 mm.
N - Length of Runways	164" / 4166 mm.
Min. Wheelbase @ Rated Capacity	115" / 2921 mm.
Min. Wheelbase @ 75% Capacity	100" / 2540 mm.
Min. Wheelbase @ 50% Capacity	85" / 2159 mm.
Min. Wheelbase @ 25% Capacity	70" / 1778 mm.
Locking Positions	15
Lock Spacing	Every 4" / 102 mm.
Lifting Time	35 Seconds
Standard Motor (*)	220 VAC / 60 Hz 1Ph.



GENERAL NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH FLORIDA BUILDING CODE 2014.
- BASE FLOOD ELEV. +0'-0" (B.F.E.) = +8.00' NGVD
- TOP OF GROUND FLOOR SLAB ELEVATION ON GARAGE -6'-6" = +150' NGVD.
- ALL CONSTRUCTION MATERIAL BELOW BASE FLOOD ELEVATION SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL.
- ALL ELECTRICAL EQUIPMENTS & OUTLETS TO BE AT MIN. ELEV. +8.00' NGVD + 1.00'.

REVISED DATE

CLIENT

SEAL

DATE 01/05/17

SCALE AS NOTED

DRAWN AB & GF & LP

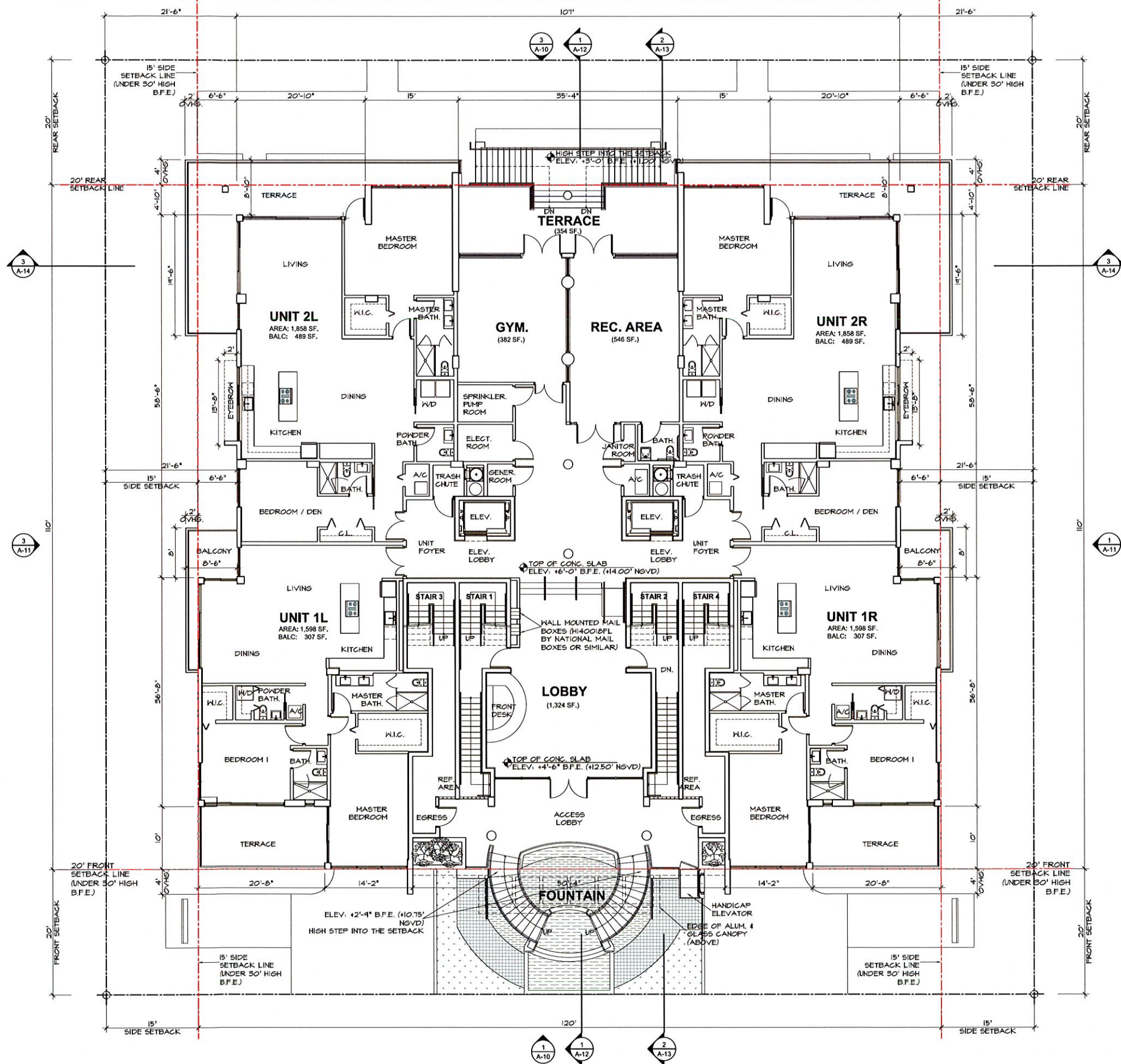
DRAWING #

A-2

CAPRICCIO • BAY HARBOR
9880 - 9900 W BAY HARBOR DR., BAY HARBOR ISLANDS, FL 33154

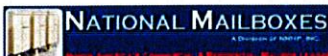
GROUND FLOOR PLAN

CLIENT AR 8715
GUSTAVO J. RAMOS ARCH.
ARCHITECTURE / PLANNING / INTERIORS
PHONE 305 599 4947
10305 NW 41st ST # 113, MIAMI, FL



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

FLOOR	UNIT NUMBER	NUMBER OF BEDROOMS	NUMBER OF BATHS	UNIT AREA (S.F.)	BALCONY AREA (S.F.)
2nd	1R	2	2.5	1,598	307
	1L	2	2.5	1,598	307
	2R	2	2.5	1,858	489
	2L	2	2.5	1,858	489



NATIONAL MAILBOXES
A Division of NMB, INC.
North America's #1 Commercial & Residential Mailbox Manufacturer
Call Today! 1-800-676-5161

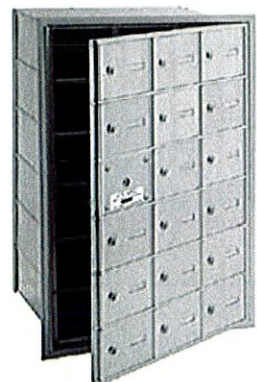
H140018FL USPS Approved Horizontal Mailboxes

Front Loading (FL) Horizontals: please note that one door will be used as either a postal door (for U.S. Postal approved units) or as a master door (for private access units), and cannot be used as a tenant door. However this door can be used as an outgoing mail slot or as an office drop box upon request, but ONLY on private use/access units.

These mailboxes are wall mount recessed style units. Recommended minimum wall opening depth is 17".

Standard finish is anodized aluminum / silver finish. Other finishes available.

- USPS Approved H1400 & H1500 Series
- Available for US Postal Service Use
- Can also be used for Private Party Access / Distribution.



Item # **H140018FL**
18 A-size Door Unit
(6 Doors H x 3 Doors W)
17 Usable Doors;
Front Loading

Item #	Description	Size
H140018FL	18 "A" Size Door Horizontal Mailbox (17 usable doors)	21"W x 33.63"H x 17"D

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH FLORIDA BUILDING CODE 2014.
2. BASE FLOOD ELEV. +0'-0" (B.F.E.) = +8.00' NGVD
3. TOP OF GROUND FLOOR SLAB ELEVATION ON GARAGE -6'-6" = +1.50' NGVD.
4. ALL CONSTRUCTION MATERIAL BELOW BASE FLOOD ELEVATION SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL.
5. ALL ELECTRICAL EQUIPMENTS & OUTLETS TO BE AT MIN. ELEV. +8.00' NGVD + 1.00'.

REVISED

DATE

CLIENT

9880 - 9900 W BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

SEAL

CUSTAVO J. RAMOS ARCH. AR 8715

ARCHITECTURE / PLANNING / INTERIORS

PHONE 305 599 4947

10005 NW 41st ST # 113, MIAMI, FL

GUSTAVO J. RAMOS

DATE

01/05/17

SCALE

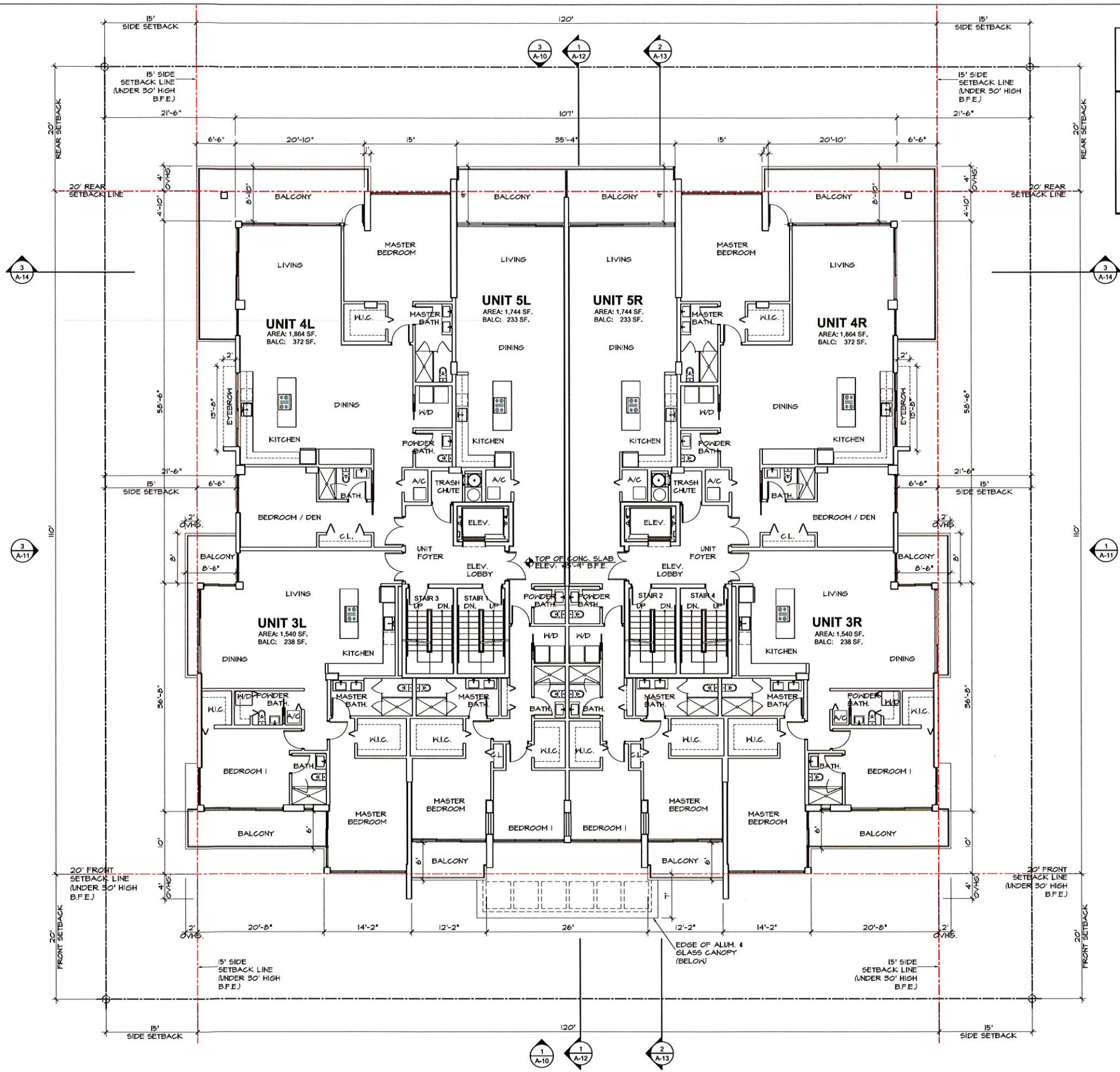
AS NOTED

DRAWN

AB & GF & LP

DRAWING #

A-3



FLOOR	UNIT NUMBER	NUMBER OF BEDROOMS	NUMBER OF BATHS	UNIT AREA (S.F.)	BALCONY AREA (S.F.)
3rd	3R	2	2.5	1,540	238
	3L	2	2.5	1,540	238
	4R	2	2.5	1,864	372
	4L	2	2.5	1,864	372
	5R	2	2.5	1,744	233
	5L	2	2.5	1,744	233

THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

- GENERAL NOTES:**
- ALL WORK SHALL BE IN ACCORDANCE WITH FLORIDA BUILDING CODE 2014.
 - BASE FLOOD ELEV. +0'-0" (B.F.E.) = +8.00' NGVD
 - TOP OF GROUND FLOOR SLAB ELEVATION ON GARAGE -6'-6" = +1.50' NGVD.
 - ALL CONSTRUCTION MATERIAL BELOW BASE FLOOD ELEVATION SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL.
 - ALL ELECTRICAL EQUIPMENTS & OUTLETS TO BE AT MIN. ELEV. +8.00' NGVD + 1.00'.

REVISED
DATE

CLIENT
CAPRICCIO • BAY HARBOR
9880 - 9900 W BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154
THIRD FLOOR PLAN

SEAL
GUSTAVO J. RAMOS ARCH.
AR 8715

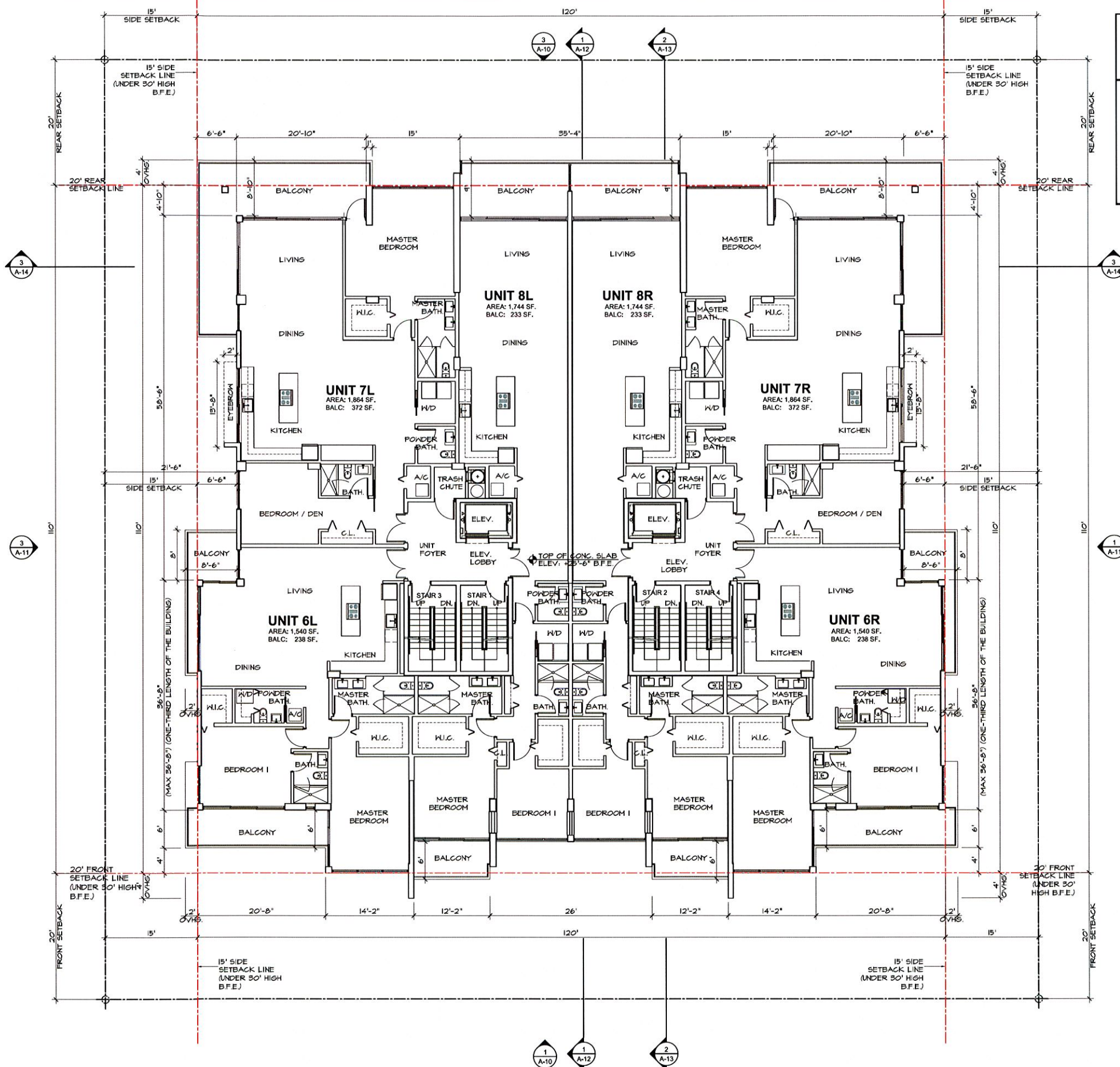
ARCHITECTURE / PLANNING / INTERIORS
GUSTAVO J. RAMOS
10305 NW 41st ST # 113, MIAMI, FL
PHONE 305 599 4947

DATE
01/05/17

SCALE
AS NOTED

DRAWN
AB & CF & LP

DRAWING #
A-4



FLOOR	UNIT NUMBER	NUMBER OF BEDROOMS	NUMBER OF BATHS	UNIT AREA (S.F.)	BALCONY AREA (S.F.)
4th	6R	2	2.5	1,540	238
	6L	2	2.5	1,540	238
	7R	2	2.5	1,864	372
	7L	2	2.5	1,864	372
	8R	2	2.5	1,744	233
	8L	2	2.5	1,744	233

REVISED	DATE

CLIENT
CAPRICCIO • BAY HARBOR
9880 - 9900 W BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

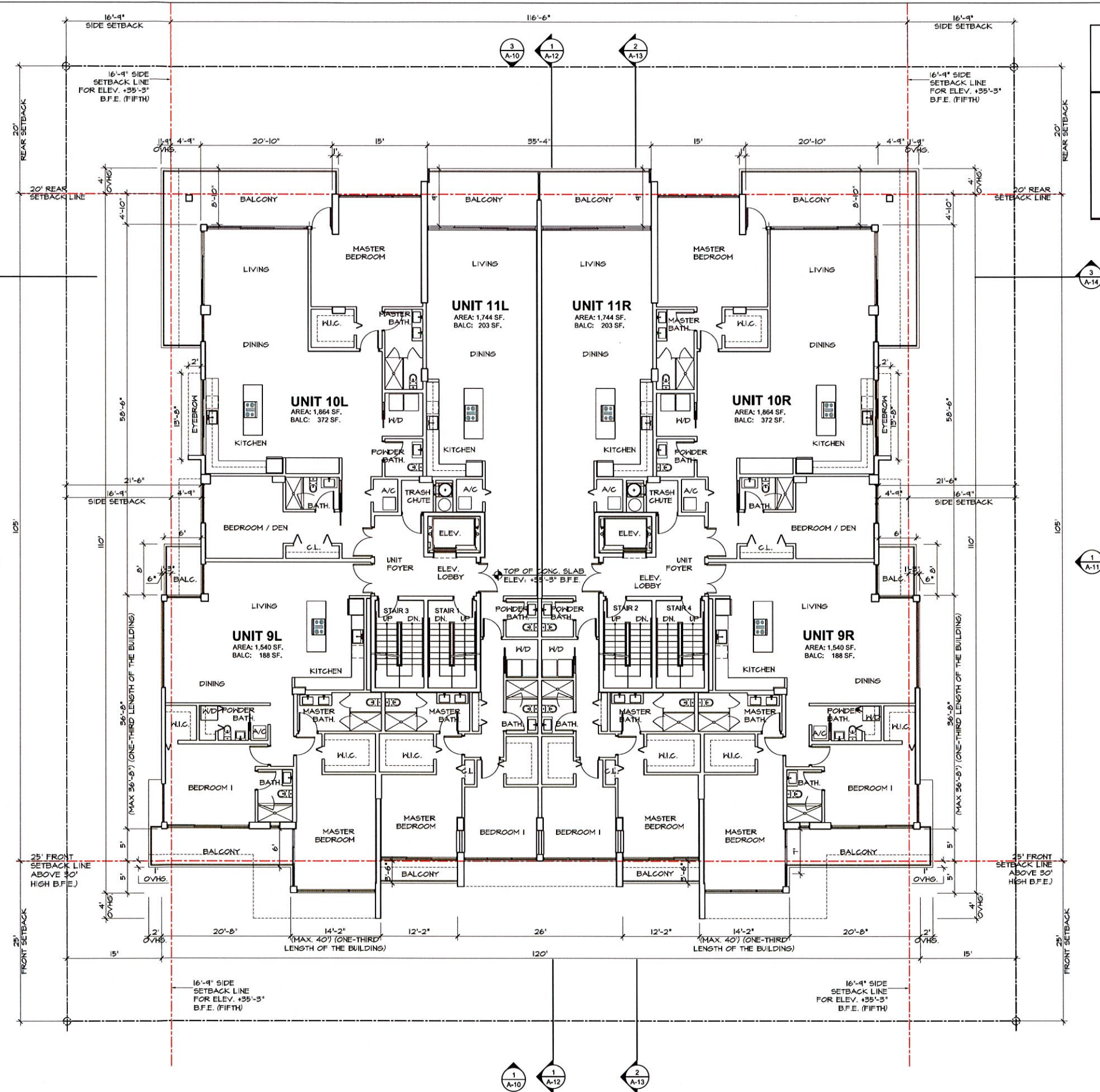
SEAL
GUSTAVO J. RAMOS ARCH. AR 8715

ARCHITECTURE / PLANNING / INTERIORS
GUSTAVO J. RAMOS
10005 NW 41st ST # 113, MIAMI, FL
PHONE 305 599 4947

DATE 01/05/17
SCALE AS NOTED
DRAWN AB & GF & LP
DRAWING # **A-5**

- GENERAL NOTES:**
1. ALL WORK SHALL BE IN ACCORDANCE WITH FLORIDA BUILDING CODE 2014.
 2. BASE FLOOD ELEV. +0'-0" (B.F.E.) = +8.00' NGVD
 3. TOP OF GROUND FLOOR SLAB ELEVATION ON GARAGE -6'-6" = +15.0' NGVD.
 4. ALL CONSTRUCTION MATERIAL BELOW BASE FLOOD ELEVATION SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL.
 5. ALL ELECTRICAL EQUIPMENTS & OUTLETS TO BE AT MIN. ELEV. +8.00' NGVD + 1.00'.

FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



FLOOR	NUMBER OF		NUMBER OF		UNIT AREA (S.F.)	BALCONY AREA (S.F.)
	UNIT NUMBER	BEDROOMS	BATHS			
5th	9R	2	2.5		1,540	188
	9L	2	2.5		1,540	188
	10R	2	2.5		1,864	372
	10L	2	2.5		1,864	372
	11R	2	2.5		1,744	203
	11L	2	2.5		1,744	203

FIFTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

- GENERAL NOTES:**
- ALL WORK SHALL BE IN ACCORDANCE WITH FLORIDA BUILDING CODE 2014.
 - BASE FLOOD ELEV. +0'-0" (B.F.E.) = +8.00' NGVD
 - TOP OF GROUND FLOOR SLAB ELEVATION ON GARAGE -6'-6" = +1.50' NGVD.
 - ALL CONSTRUCTION MATERIAL BELOW BASE FLOOD ELEVATION SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL.
 - ALL ELECTRICAL EQUIPMENTS & OUTLETS TO BE AT MIN. ELEV. +8.00' NGVD + 1.00'.

REVISED

DATE

CLIENT

9880 - 9900 W BAY HARBOR DR., BAY HARBOR ISLANDS, FL 33154

SEAL

GUSTAVO J. RAMOS ARCH. AR 8715

ARCHITECTURE / PLANNING / INTERIORS

PHONE 305 599 4947

DATE

01/05/17

SCALE

AS NOTED

DRAWN

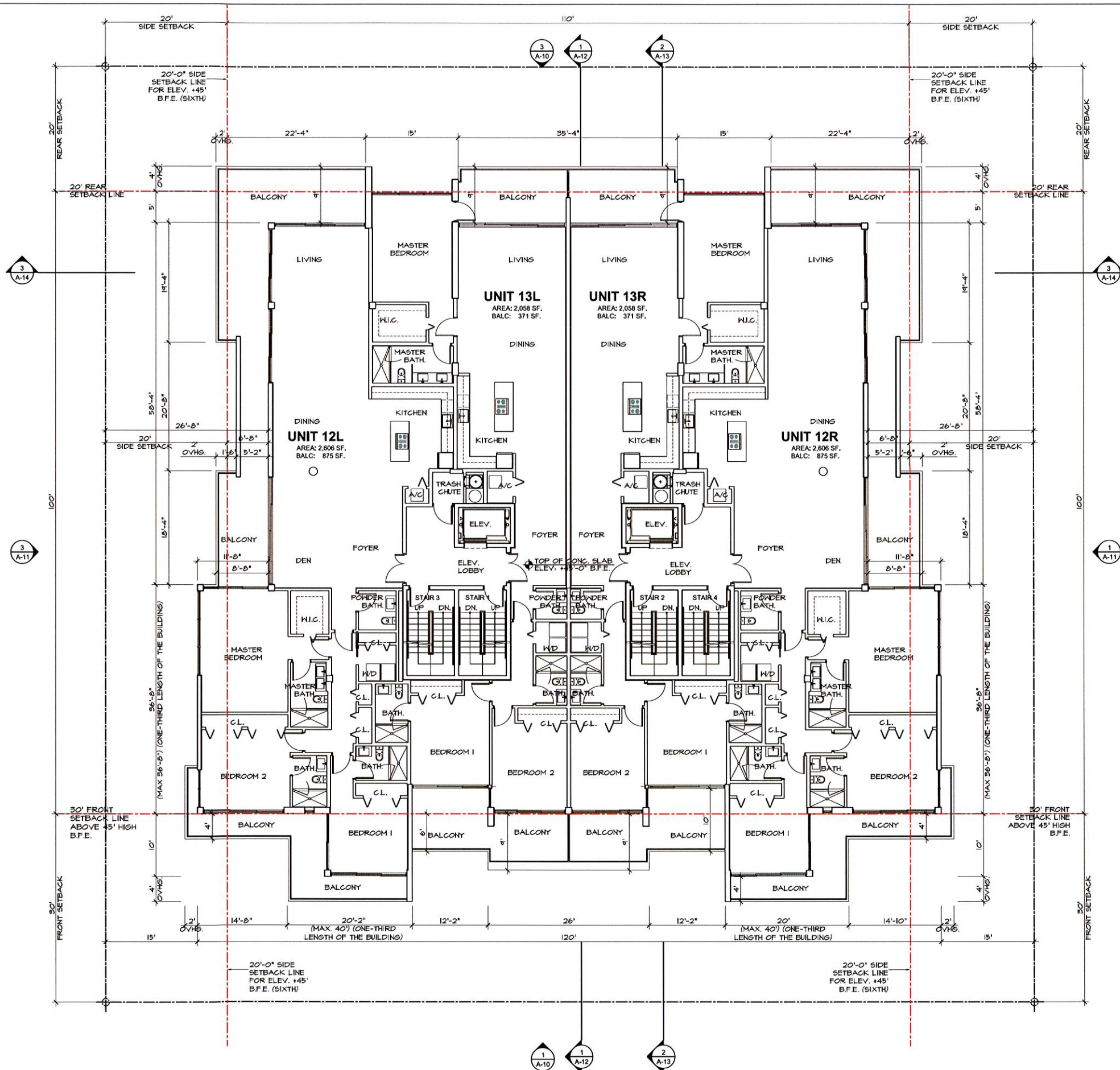
AB & GF & LP

DRAWING #

A-6

CAPRICCIO • BAY HARBOR
FIFTH FLOOR PLAN





FLOOR	UNIT NUMBER	NUMBER OF		UNIT AREA (S.F.)	BALCONY AREA (S.F.)
		BEDROOMS	BATHS		
6th	12R	3	3.5	2,606	875
	12L	3	3.5	2,606	875
	13R	3	3.5	2,058	371
	13L	3	3.5	2,058	371

SIXTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH FLORIDA BUILDING CODE 2014.
- BASE FLOOD ELEV. +0'-0" (B.F.E.) = +8.00' NGVD
- TOP OF GROUND FLOOR SLAB ELEVATION ON GARAGE -6'-6" = +1.50' NGVD.
- ALL CONSTRUCTION MATERIAL BELOW BASE FLOOD ELEVATION SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL.
- ALL ELECTRICAL EQUIPMENTS & OUTLETS TO BE AT MIN. ELEV. +8.00' NGVD + 1.00'.

REVISED

DATE

CLIENT

SEAL

ARCHITECTURE / PLANNING / INTERIORS

PHONE 305 599 4947

DATE

01/05/17

SCALE

AS NOTED

DRAWN

AB & GF & LP

DRAWING #

A-7

CAPRICCIO • BAY HARBOR

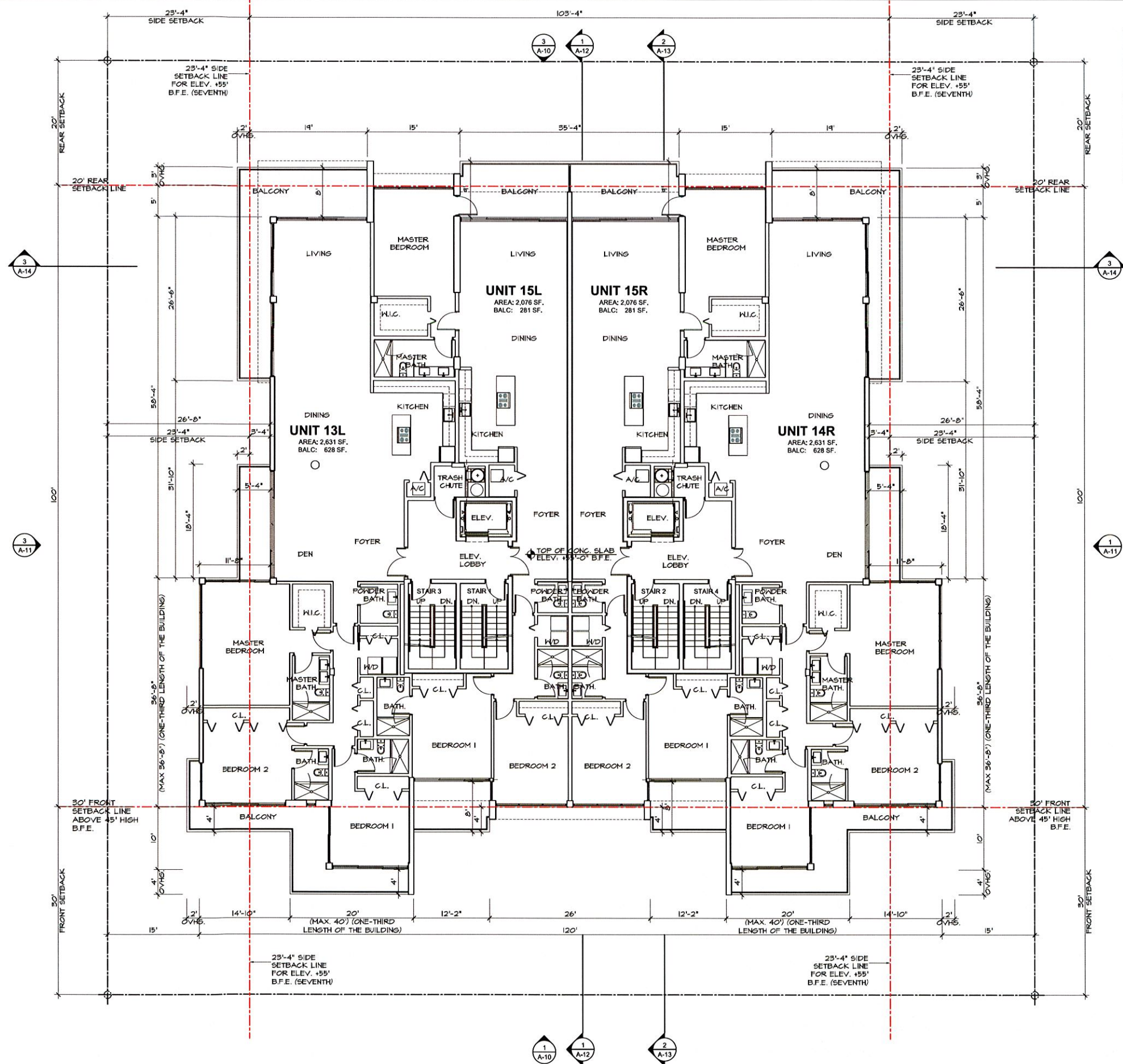
9880 - 9900 W BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

GUSTAVO J. RAMOS ARCH.

AR 8715

GUSTAVO J. RAMOS

10305 NW 41st ST # 113, MIAMI, FL



FLOOR	UNIT		NUMBER OF BEDROOMS	NUMBER OF BATHS	UNIT AREA (S.F.)	BALCONY AREA (S.F.)
	NUMBER	OF				
7th	14R	3	3.5	3.5	2,606	628
	14L	3	3.5	3.5	2,606	628
	15R	3	3.5	3.5	2,058	371
	15L	3	3.5	3.5	2,058	371

SEVENTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH FLORIDA BUILDING CODE 2014.
- BASE FLOOD ELEV. +0'-0" (B.F.E.) = +8.00' NGVD
- TOP OF GROUND FLOOR SLAB ELEVATION ON GARAGE -6'-6" = +1.50' NGVD.
- ALL CONSTRUCTION MATERIAL BELOW BASE FLOOD ELEVATION SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL.
- ALL ELECTRICAL EQUIPMENTS & OUTLETS TO BE AT MIN. ELEV. +8.00' NGVD + 1.00'.

REVISED

DATE

CLIENT

SEAL

ARCHITECTURE / PLANNING / INTERIORS

PHONE 305 599 4947

DATE

01/05/17

SCALE

AS NOTED

DRAWN

AB & GF & LP

DRAWING #

A-8

CAPRICCIO • BAY HARBOR

9880 - 9900 W BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

SEVENTH FLOOR PLAN

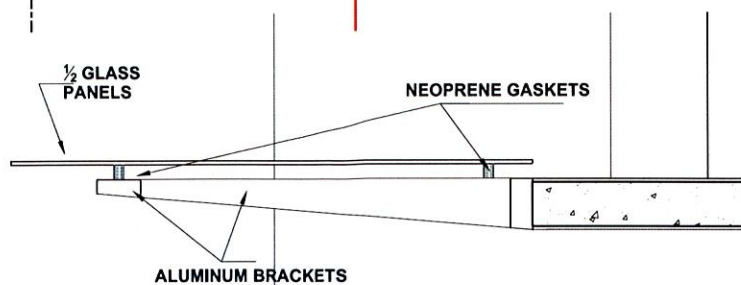
GUSTAVO J. RAMOS ARCH.

AR 8715

10005 NW 41st ST # 113, MIAMI, FL



1. ALL WORK SHALL BE IN ACCORDANCE WITH FLORIDA BUILDING CODE 2014.
2. BASE FLOOD ELEV. $+0'-0"$ (B.F.E.) = $+8.00'$ NGVD
3. TOP OF GROUND FLOOR SLAB ELEVATION ON GARAGE $-6'-6"$ = $+15.0'$ NGVD.
4. ALL CONSTRUCTION MATERIAL BELOW BASE FLOOD ELEVATION SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL.
5. ALL ELECTRICAL EQUIPMENTS & OUTLETS TO BE AT MIN. ELEV. $+8.00'$ NGVD $+1.00'$.

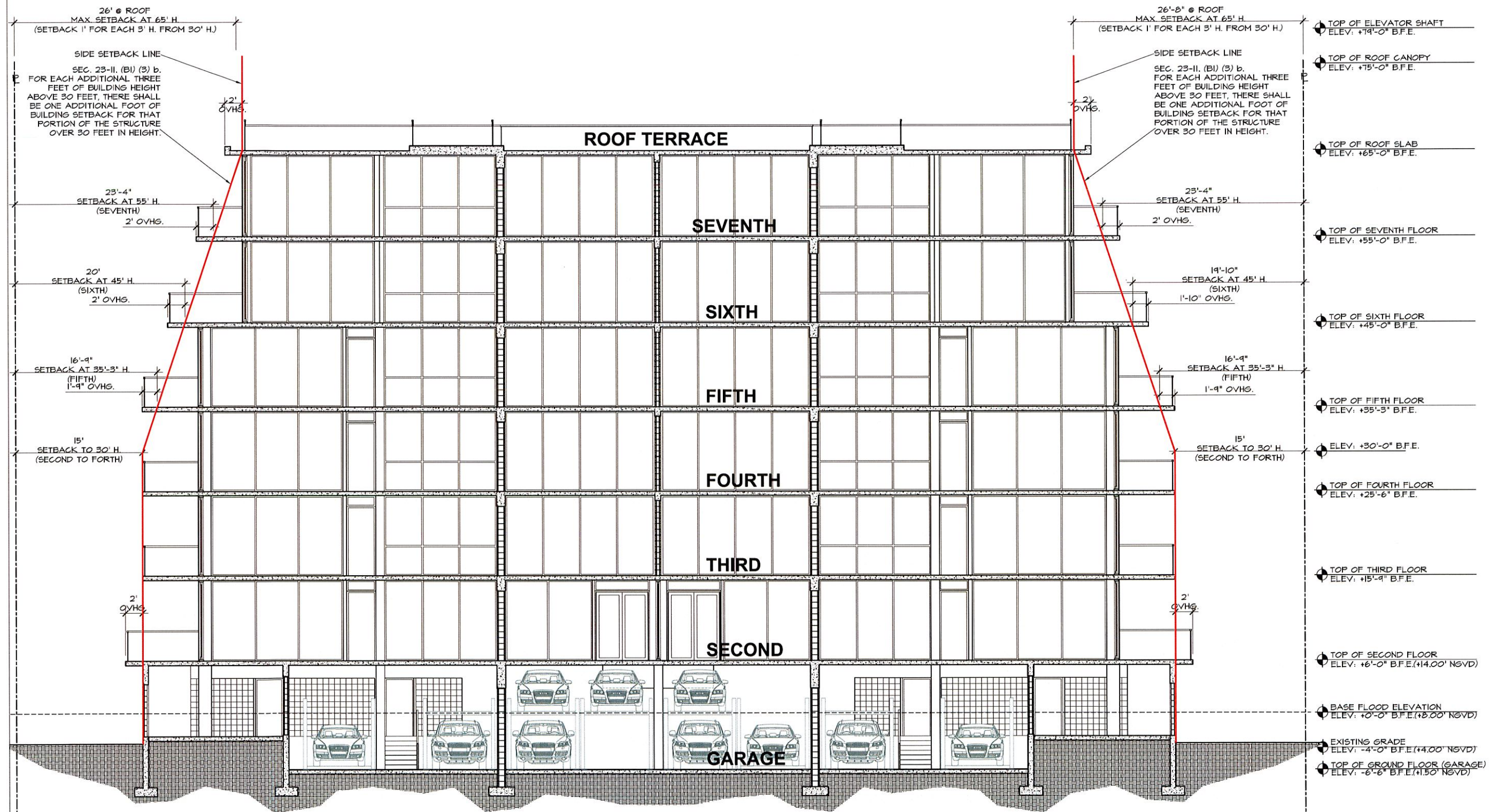


**½ GLASS
PANELS**

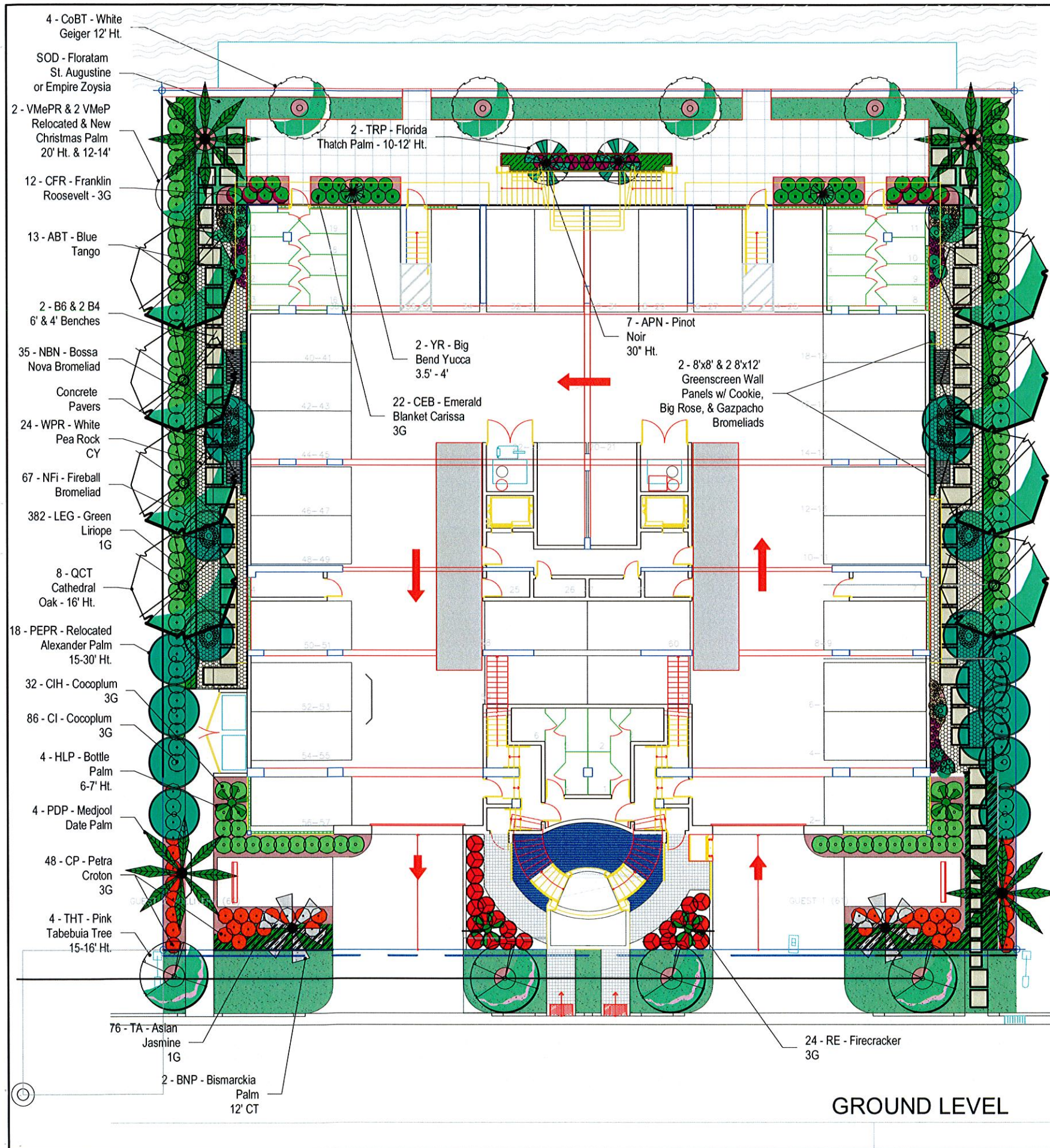
ALUMINUM BRACKETS

3 CANOPY DETAIL

[illegible]



L1

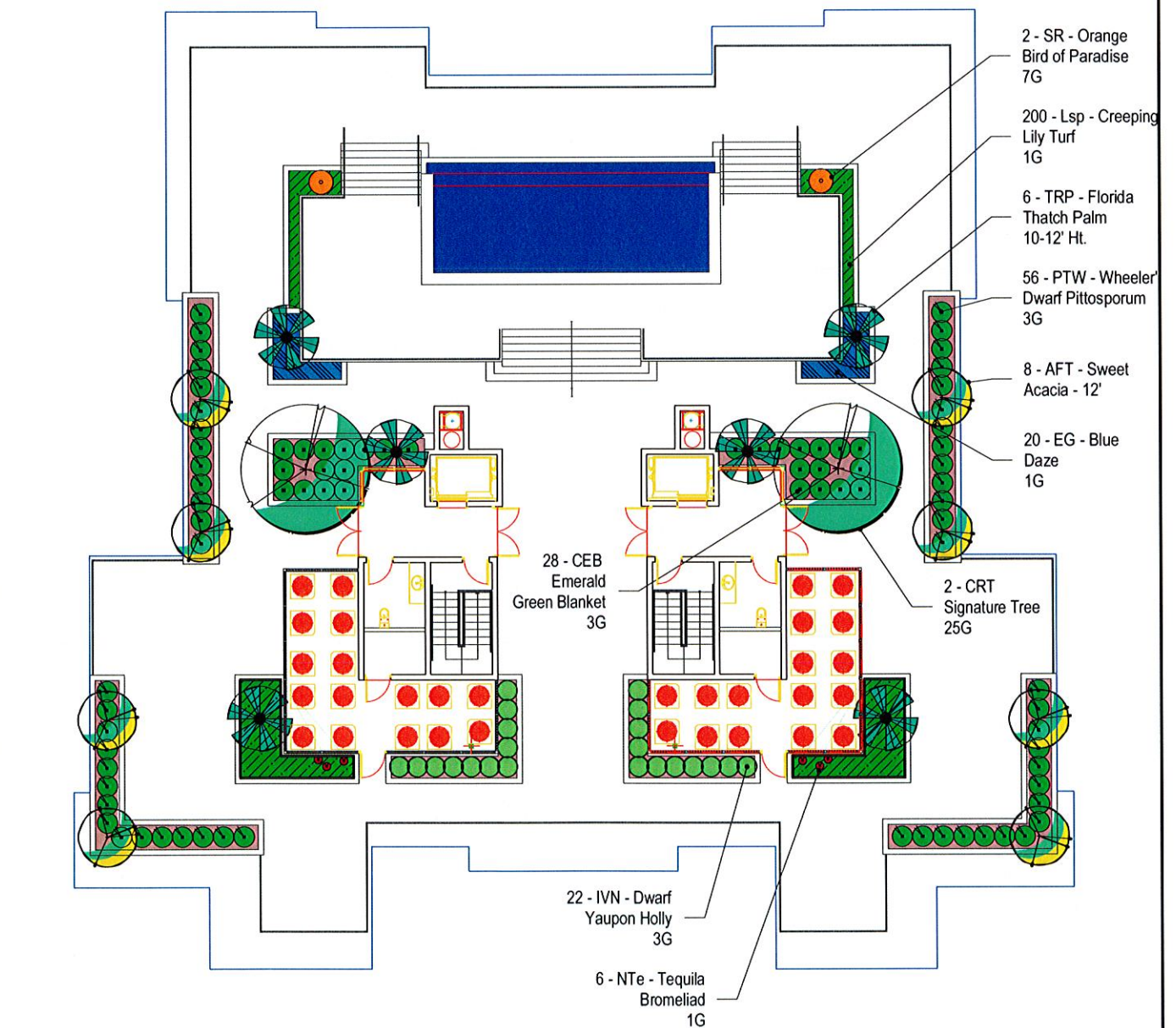


CAPRICCIO * BAY HARBOR

9880 - 9900 W. Bay Harbor Drive
Bay Harbor Islands, FL

PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 20'

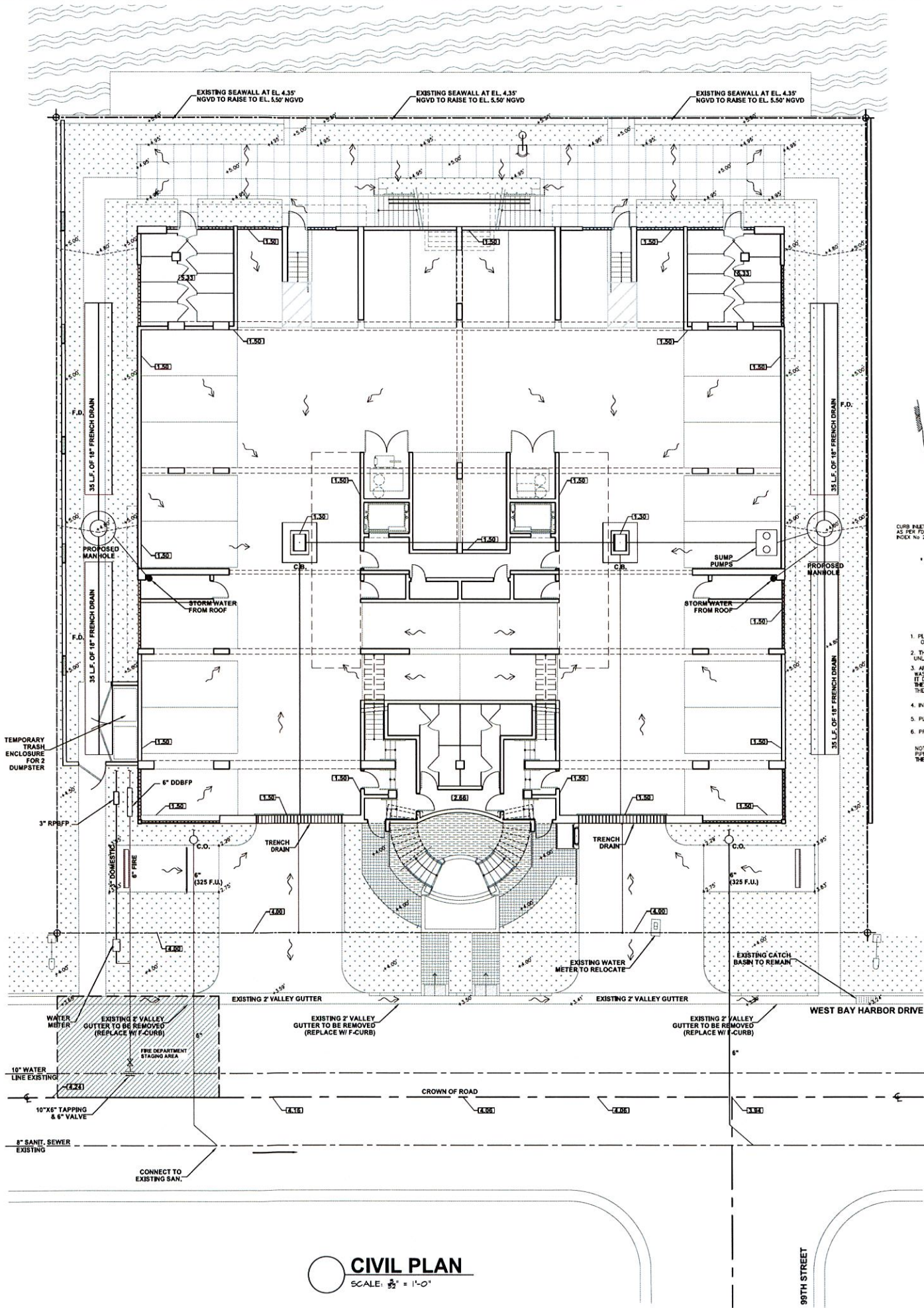




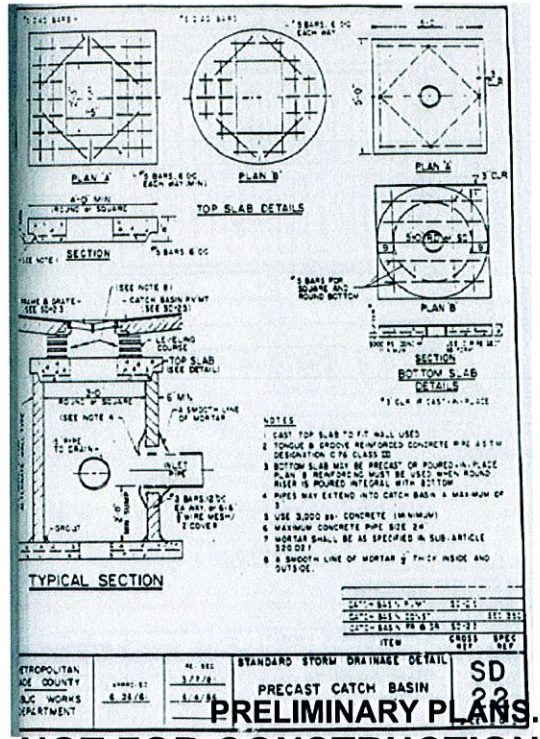
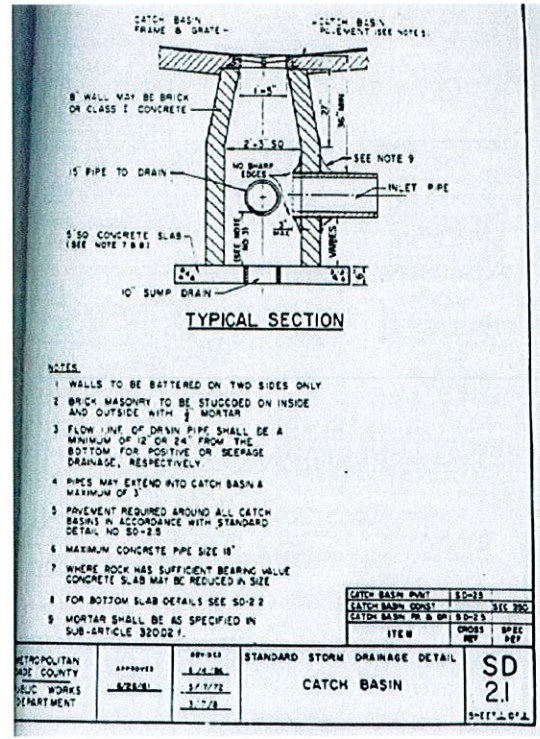
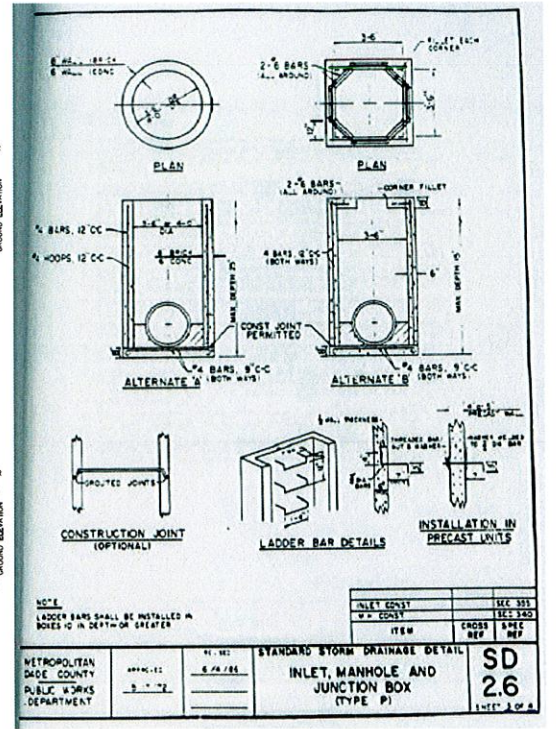
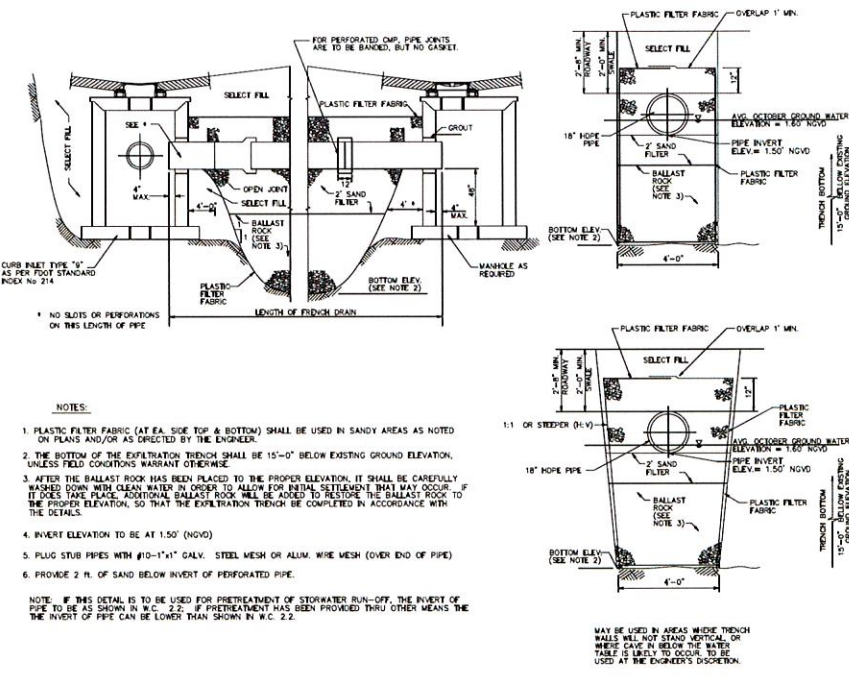
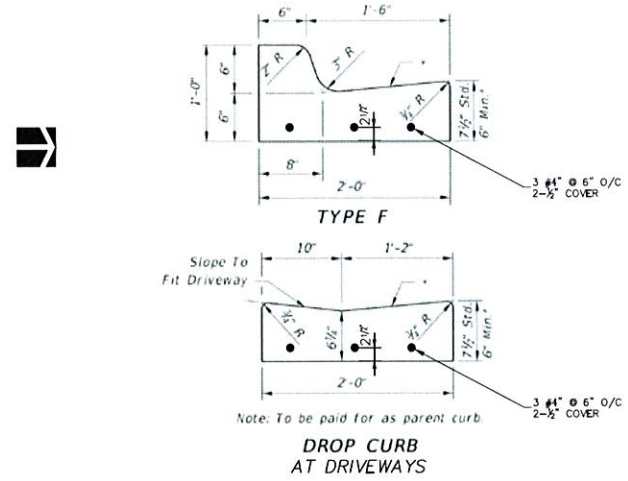
Tree Protection

Not to Scale

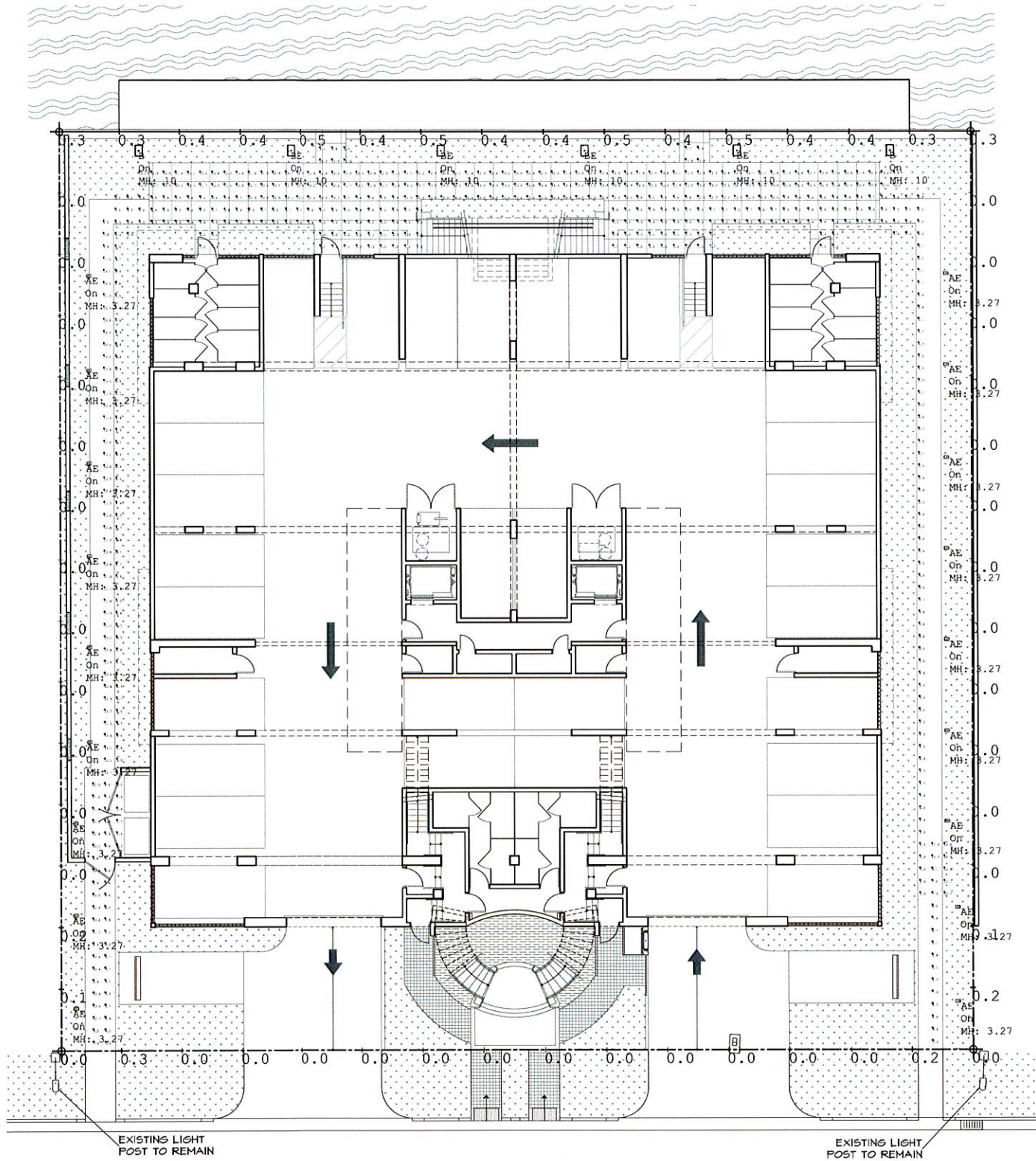
TD1



CIVIL PLAN
SCALE: 1/8" = 1'-0"



NOT FOR CONSTRUCTION



WEST BAY HARBOR DRIVE

99TH STREET



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	[MANUFAC]	Description	Lum. Lumens	Lum. Watts	LLF
	18	AE	SINGLE	U.S. ARCHITECTURAL LIGHTING	RZRB1-11-20PLED-1750A-NK-HS (ON INVERTER CIRCUIT)	1027	11.2	0.850
	2	B	SINGLE	U.S. ARCHITECTURAL LIGHTING	RZRP22-11-FR-40PLED-NK-350-HS/4300-10/-CC	3795	44.8	0.850
	4	BE	SINGLE	U.S. ARCHITECTURAL LIGHTING	RZRP22-11-FR-40PLED-NK-350-HS/4300-10/-CC (ON INVERTER CIRCUIT)	3795	44.8	0.850

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Exterior Walkway	Illuminance	Fc	7.83	14.3	1.0	7.83	14.30
Property Line	Illuminance	Fc	0.12	0.5	0.0	N.A.	N.A.

SOLID STATE AREA LIGHTING RAZAR BOLLARD-LED SPECIFICATIONS

OPTICAL RATING
Each unit has a beam spread of 120° and a beam diameter of 1.5m. The beam spread is adjustable by the user. The beam diameter is adjustable by the user. The beam spread is adjustable by the user. The beam diameter is adjustable by the user.

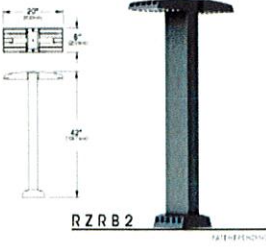
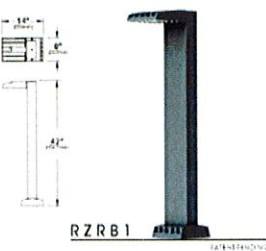
INSTALLATION
The RZR-B1 is a bollard-style lighting fixture. It is designed to be installed in a concrete base. The base is 12" high and 12" wide. The fixture is 12" high and 12" wide. The fixture is 12" high and 12" wide. The fixture is 12" high and 12" wide.

WARRANTY
The RZR-B1 is warranted for 5 years. The warranty is void if the fixture is not installed correctly. The warranty is void if the fixture is not maintained correctly. The warranty is void if the fixture is not used correctly. The warranty is void if the fixture is not used correctly.

NOTES
1. The RZR-B1 is a bollard-style lighting fixture. It is designed to be installed in a concrete base. The base is 12" high and 12" wide. The fixture is 12" high and 12" wide. The fixture is 12" high and 12" wide. The fixture is 12" high and 12" wide.

U.S. ARCHITECTURAL LIGHTING
10000 NW 41st St, Suite 1113, Miami, FL 33154
Phone: 305.599.4947
www.usalighting.com

PROJECT NAME
RUTHER TYPE



U.S. ARCHITECTURAL LIGHTING
10000 NW 41st St, Suite 1113, Miami, FL 33154
Phone: 305.599.4947
www.usalighting.com

SOLID STATE AREA LIGHTING RAZAR-PT2 SERIES-PLED SPECIFICATIONS

OPTICAL RATING
Each unit has a beam spread of 120° and a beam diameter of 1.5m. The beam spread is adjustable by the user. The beam diameter is adjustable by the user. The beam spread is adjustable by the user. The beam diameter is adjustable by the user.

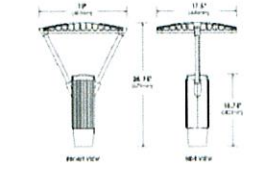
INSTALLATION
The RZR-PT2 is a pole-style lighting fixture. It is designed to be installed on a pole. The pole is 12" high and 12" wide. The fixture is 12" high and 12" wide. The fixture is 12" high and 12" wide. The fixture is 12" high and 12" wide.

WARRANTY
The RZR-PT2 is warranted for 5 years. The warranty is void if the fixture is not installed correctly. The warranty is void if the fixture is not maintained correctly. The warranty is void if the fixture is not used correctly. The warranty is void if the fixture is not used correctly.

NOTES
1. The RZR-PT2 is a pole-style lighting fixture. It is designed to be installed on a pole. The pole is 12" high and 12" wide. The fixture is 12" high and 12" wide. The fixture is 12" high and 12" wide. The fixture is 12" high and 12" wide.

U.S. ARCHITECTURAL LIGHTING
10000 NW 41st St, Suite 1113, Miami, FL 33154
Phone: 305.599.4947
www.usalighting.com

PROJECT NAME
RUTHER TYPE



U.S. ARCHITECTURAL LIGHTING
10000 NW 41st St, Suite 1113, Miami, FL 33154
Phone: 305.599.4947
www.usalighting.com

REVISIONS

DATE

CLIENT

SEAL

DATE

SCALE

DRAWN

DRAWING #

CAPRICCIO • BAY HARBOR

9880 W BAY HARBOR DR, BAY HARBOR ISLANDS, FL 33154

EXTERIOR LIGHTING

01/05/17

AS NOTED

AB & GF & LP

E-1

GUSTAVO J. RAMOS ARCH

10000 NW 41st St, Suite 1113, Miami, FL 33154

PHONE: 305.599.4947

www.usalighting.com

AGENDA ITEM REPORT

February 21, 2017

ITEM NUMBER: 2.

ITEM: Request for approval for revisions for “Sawmill LLC” located at 9420 W. Broadview Drive, Lots 83-84 of Block 23. On August 4, 2015 the Board approved the addition and renovations as proposed. The owner is now proposing a few modifications to the previously approved plan. Some of the revisions consist of enclosing the existing two car garage, modify the front entry design and add a portico. Enclosed please find the site plan and elevations. (Item #2A)

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 & Elevations	9420WBdrvdDr.pdf
2.	Staff Report	9420 WBVD SFR - PZB Staff Report - Revisions - Nov 15 2016.pdf

ADDITION AND RENOVATION TO EXISTING RESIDENCE

9420 W. BROADVIEW DRIVE,

BAY HARBOR ISLANDS, FLORIDA 33154



CLIENT
9420 BROADVIEW DR.
BAY HARBOR ISLANDS, FL. 33154

ARCHITECT
CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 BISCAYNE BLVD. SUITE 201
MIAMI, FL 33138
(305) 434-8338

LANDSCAPE ARCHITECTURE
MGRM, CHRISTOPHER CAWLEY LANDSCAPE
ARCHITECTURE LLC
780 NE 79 TH STREET SUITE 1106
MIAMI, FL 33138
(305) 979-1585
LC 26000460

STRUCTURAL ENGINEER
QUALITY STRUCTURAL DESIGN, P.E.
429 LENOX AVE. SUITE 5W09
MIAMI BEACH, FL 33139
(786) 419-2853

MEP ENGINEER
MEGPE ENGINEERS, INC.
13301 SW 132nd AVENUE, SUITE 211
MIAMI, FL 33186
(786) 732-6870

CIVIL ENGINEER
TERRA CIVIL ENGINEERING
4011 W. FLAGLER STREET STE. 404
MIAMI, FL 33134
(305) 499-5010

ADDITION AND RENOVATION TO
EXISTING RESIDENCE
9420 W. BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

seal

Ralph Choeff
registered architect
AR0009679

comm no.
1454

date:
05/07/15

revised:

sheet no.
A-0.0

PREVIOUSLY APPROVED DESIGN

REQUEST FOR APPROVAL OF PLAN REVISIONS TO ADDITION AND RENOVATION OF EXISTING RESIDENCE

9420 W. BROADVIEW DRIVE, BAY HARBOR ISLANDS, FLORIDA 33154



CLIENT
9420 BROADVIEW DR.
BAY HARBOR ISLANDS, FL. 33154

ARCHITECT
CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 BISCAYNE BLVD. SUITE 201
MIAMI, FL 33138
(305) 434-8338

LANDSCAPE ARCHITECTURE
MGRM, CHRISTOPHER CAWLEY LANDSCAPE
ARCHITECTURE LLC
780 NE 79 TH STREET SUITE 1106
MIAMI, FL 33138
(305) 979-1585
LC 26000460

STRUCTURAL ENGINEER
QUALITY STRUCTURAL DESIGN, P.E.
429 LENOX AVE. SUITE 5W03
MIAMI BEACH, FL 33139
(786) 419-2853

MEP ENGINEER
MEGPE ENGINEERS, INC.
13301 SW 132ND AVENUE, SUITE 211
MIAMI, FL 33186
(786) 732-6870

CIVIL ENGINEER
TERRA CIVIL ENGINEERING
4011 W. FLAGLER STREET STE. 404
MIAMI, FL 33134
(305) 499-5010

APPLICABLE CODE NOTE:
APPLICABLE CODE: FBC 2010 RESIDENTIAL - ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH F.B.C. 2010 RESIDENTIAL.

SURVEYOR NOTE
CONTRACTOR SHALL FIELD VERIFY, PRIOR TO CONSTRUCTION, THAT ALL SETBACKS ARE MET PER SITE PLAN AND THAT RESIDENCE AND ITS APPURTENANCES SIT ON SITE EXACTLY AS PER THIS SITE PLAN. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

FLOOD ELEVATION NOTE:
ALL ELECTRICAL, MECHANICAL & PLUMBING EQUIPMENT IS TO BE ABOVE BASE FLOOD ELEVATION (+8'-0" NGVD). ALL CONSTRUCTION & FINISH MATERIALS BELOW BASE FLOOD ELEVATION ARE TO BE FLOOD RESISTANT.

DRAINAGE NOTE
ALL DRAINAGE SHALL BE CONTAINED ON PROPERTY AND SHALL NOT DRAIN ONTO NEIGHBORING PROPERTY.

SLOPE GRADE AWAY FROM NEW CONSTRUCTION

TERMITE PROTECTION NOTE
TERMITE PROTECTION SHALL BE PROVIDED BY FLORIDA REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION.

SOIL SHALL BE TERMITE TREATED PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL POST A WEATHER RESISTANT JOB BOARD TO RECEIVE DUPLICATE TREATMENT CERTIFICATES & SHALL DISPLAY PRODUCT USED, IDENTITY OF APPLICATOR, TIME & DATE OF TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION & NUMBER OF GALLONS USED.

SITE CALCULATIONS AND PROJECT DATA NOTE:
FOR SITE CALCULATIONS AND PROJECT DATA, SEE SHEET A-04.

SETBACK NOTE:
ADDITIONS / RENOVATIONS TO THIS RESIDENCE DO NOT EXCEED EXISTING RESIDENCE PROFILE.

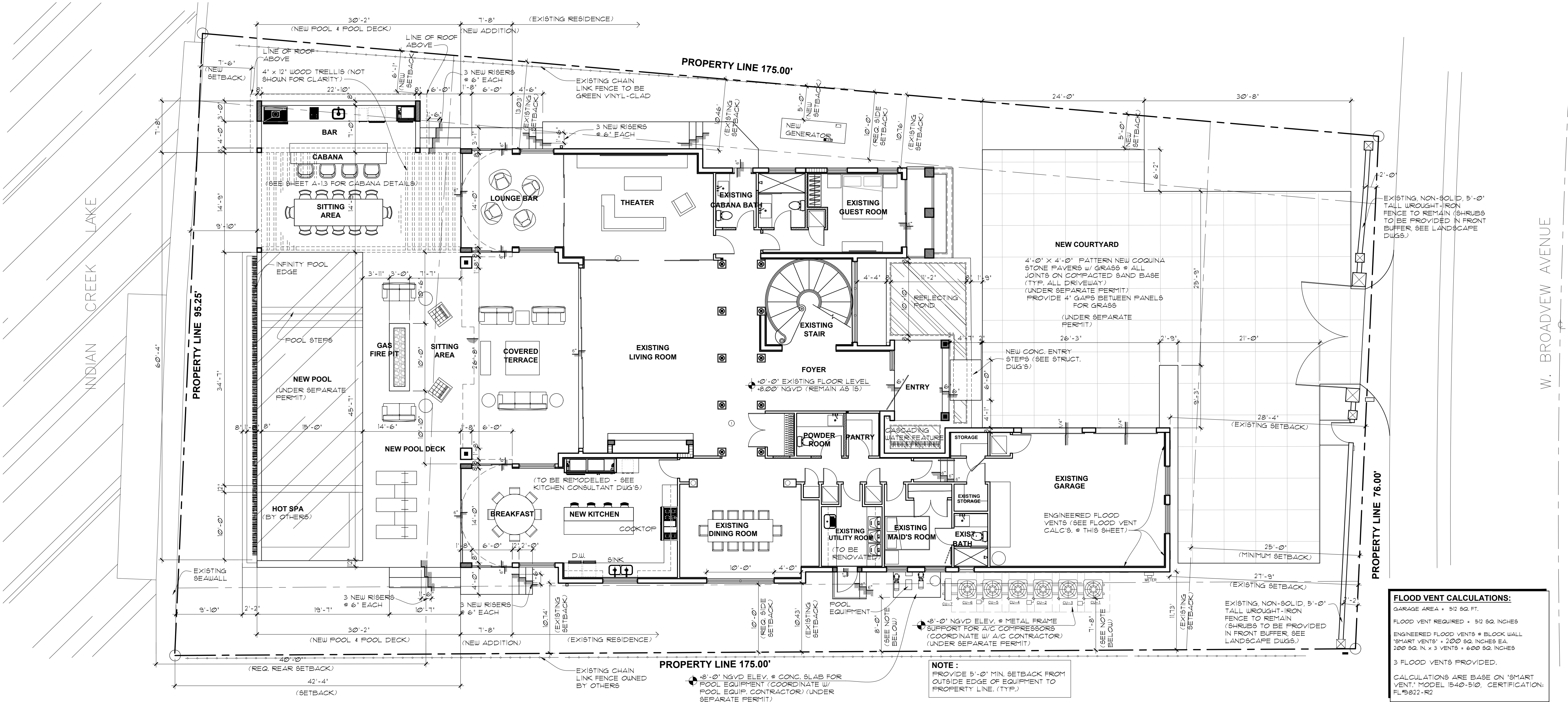
LEGAL DESCRIPTION

PORTION OF LOT 83 AND PORTION OF LOT 84, BLOCK 23 BAY HARBOR ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, AT PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

9420 W. BROADVIEW DRIVE, BAY HARBOR ISLANDS, FLORIDA 33154

ZONING DATA	REQUIRED /ALLOWED	EXISTING	PROVIDED
CLASSIFICATION:	RD		
FLOOD ZONE:	AE		
MIN. FLOOD ELEVATION:	+8.00' NG.V.D.	+8.00' NG.V.D.	+8.00' NG.V.D.
LOT AREA:	14,731 S. F. (100%)	14,731 S. F. (100%)	14,731 S. F. (100%)
MIN. FLOOR AREA (AC):	2,000 S. F.	6,654 S. F.	7,593 S. F.
MAX. BUILDING HEIGHT:	25'-0"	25'-0"	25'-0"
FRONT SETBACK:	25'-0"	27'-9"	27'-9"
REAR SETBACK:	40'-0"	42'-4"	42'-4"
SIDE SETBACKS:	10'-0"	W 10.46' E 10.43'	W 10.46' E 10.43'



FLOOD VENT CALCULATIONS:
GARAGE AREA = 512 SQ. FT.
FLOOD VENT REQUIRED = 512 SQ. INCHES
ENGINEERED FLOOD VENTS = BLOCK WALL
"SMART" VENTS = 200 SQ. INCHES EA.
200 SQ. IN. x 3 VENTS = 600 SQ. INCHES
3 FLOOD VENTS PROVIDED.
CALCULATIONS ARE BASED ON "SMART VENT," MODEL 1540-510, CERTIFICATION: FL-5827-R2

SITE PLAN
SCALE: 1/8"=1'-0"

ADDITION AND RENOVATION TO EXISTING RESIDENCE

9420 W. BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

seal

Ralph Choeff
registered architect
AR0009679

comm no.
1454

date:
05/07/15

revised:

sheet no.

A-1.0

PREVIOUSLY APPROVED DESIGN

APPLICABLE CODE: FBC 2010 RESIDENTIAL - ALL
PLANS AND CALCULATIONS HAVE BEEN PREPARED
IN COMPLIANCE WITH F.B.C. 2010 RESIDENTIAL.

CONTRACTOR SHALL FIELD VERIFY, PRIOR TO CONSTRUCTION, THAT ALL SETBACKS ARE MET PER SITE PLAN AND THAT RESIDENCE AND ITS AMENITIES SIT ON SITE EXACTLY AS PER THIS SITE PLAN. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

ALL ELECTRICAL, MECHANICAL & PLUMBING EQUIPMENT IS TO BE ABOVE BASE FLOOD ELEVATION (+8'-0" NGVD) - ALL CONSTRUCTION & FINISH MATERIALS BELOW BASE FLOOD ELEVATION ARE TO BE FLOOD RESISTANT.

ALL DRAINAGE SHALL BE CONTAINED ON PROPERTY
AND SHALL NOT DRAIN ONTO NEIGHBORING
PROPERTY

TERMITE PROTECTION SHALL BE PROVIDED BY FLORIDA REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION.

CONTRACTOR SHALL POST A WEATHER RESISTANT JOB BOARD TO RECEIVE DUPLICATE TREATMENT CERTIFICATES & SHALL DISPLAY PRODUCT USED, IDENTITY OF APPLICATOR, TIME & DATE OF TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION & NUMBER OF GALLONS USED.

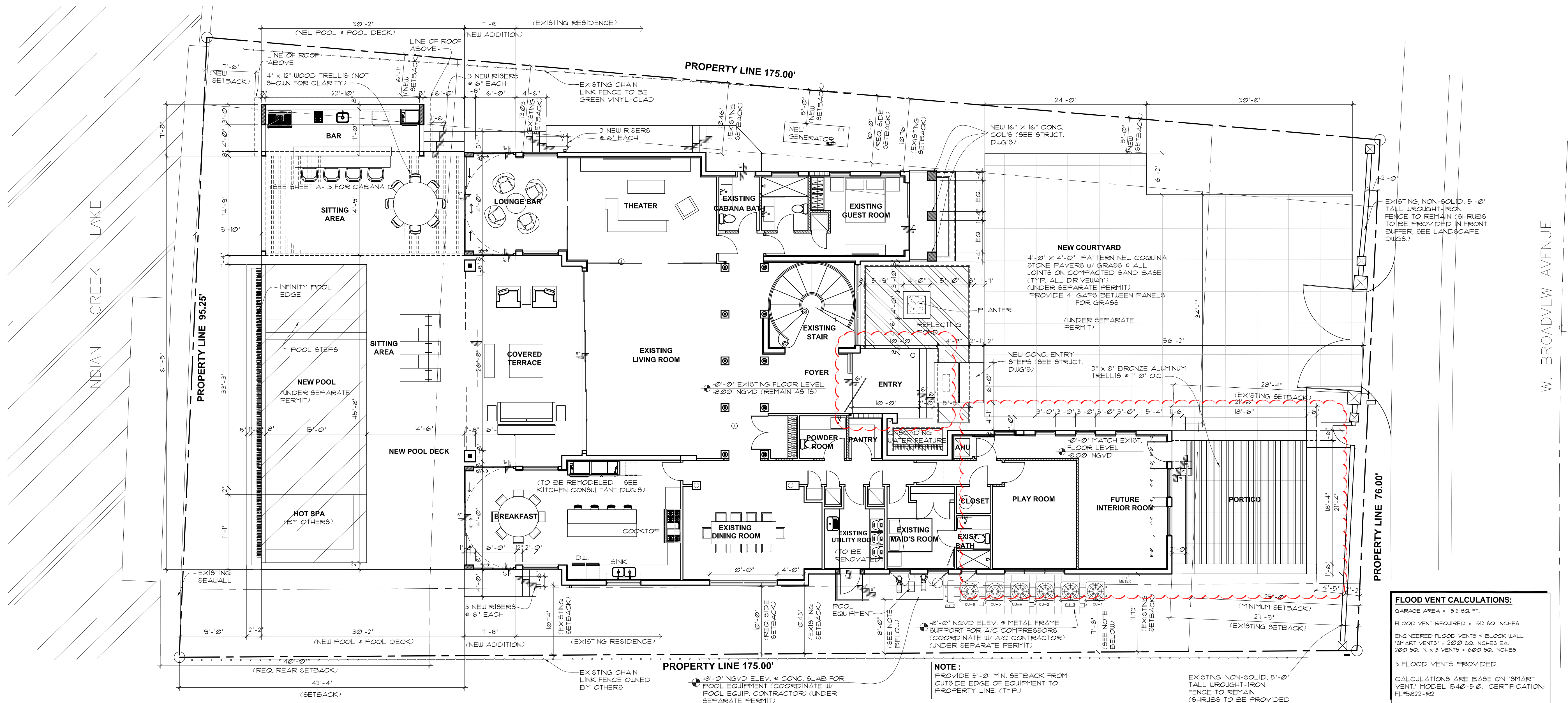
FOR SITE CALCULATIONS AND PROJECT DATA, SEE SHEET A-0.4.

ADDITIONS / RENOVATIONS TO THIS RESIDENCE DO NOT EXCEED EXISTING RESIDENCE PROFILE.

PORTION OF LOT 83 AND PORTION OF LOT 84, BLOCK
23 BAY HARBOR ACCORDING TO THE PLAT THEREOF
AS RECORDED IN PLAT BOOK 46, AT PAGE 5, OF THE
PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,

9420 W. BROADVIEW DRIVE, BAY HARBOR ISLANDS,
FLORIDA 33154

ZONING DATA	REQUIRED /ALLOWED	EXISTING	PROVIDED
CLASSIFICATION:	RD		
FLOOD ZONE:	AE		
MIN. FLOOD ELEVATION:	+8.00' NG.V.D.	+8.00' NG.V.D.	+8.00' NG.V.D.
LOT AREA:	14,737 S. F. (100%)	14,737 S. F. (100%)	14,737 S. F. (100%)
MIN. FLOOR AREA (AC):	2,000 S. F.	6,654 S. F.	7,593 S. F.
MAX. BUILDING HEIGHT:	25'-0'	25'-0'	25'-0"
FRONT SETBACK:	25'-0'	27'-9"	27'-9"
REAR SETBACK:	40'-0'	42'-4"	42'-4"
SIDE SETBACKS:	10'-0'	W 10.46' E 10.43'	W 10.46' E 10.43'



CHOEFF **LEVY** **FISCHMAN**
A R C H I T E C T U R E + D E S I G N

8425 Biscayne Blvd., suite 201
Miami, Florida 33138

(t) 305.434.8338
(f) 305.892.5292

www.choefflevy.com

CHOEFF
A R C H I T
8425 Biscayne Blvd, suite 201
Miami, Florida 33138

EXISTING RESIDENCE
9420 W. BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

deal

Ralph Choeff
Registered architect
AR0009679

comm no.
1454

date:
2/13/16

revised:
12-13-2016
PZB RESUBMISSION

sheet no.

A-1.0

PROPOSED DESIGN



Front View

PREVIOUSLY APPROVED DESIGN



Front View

PROPOSED DESIGN



Side View (East)



Side View (East)



Side View (West)



Side View (West)

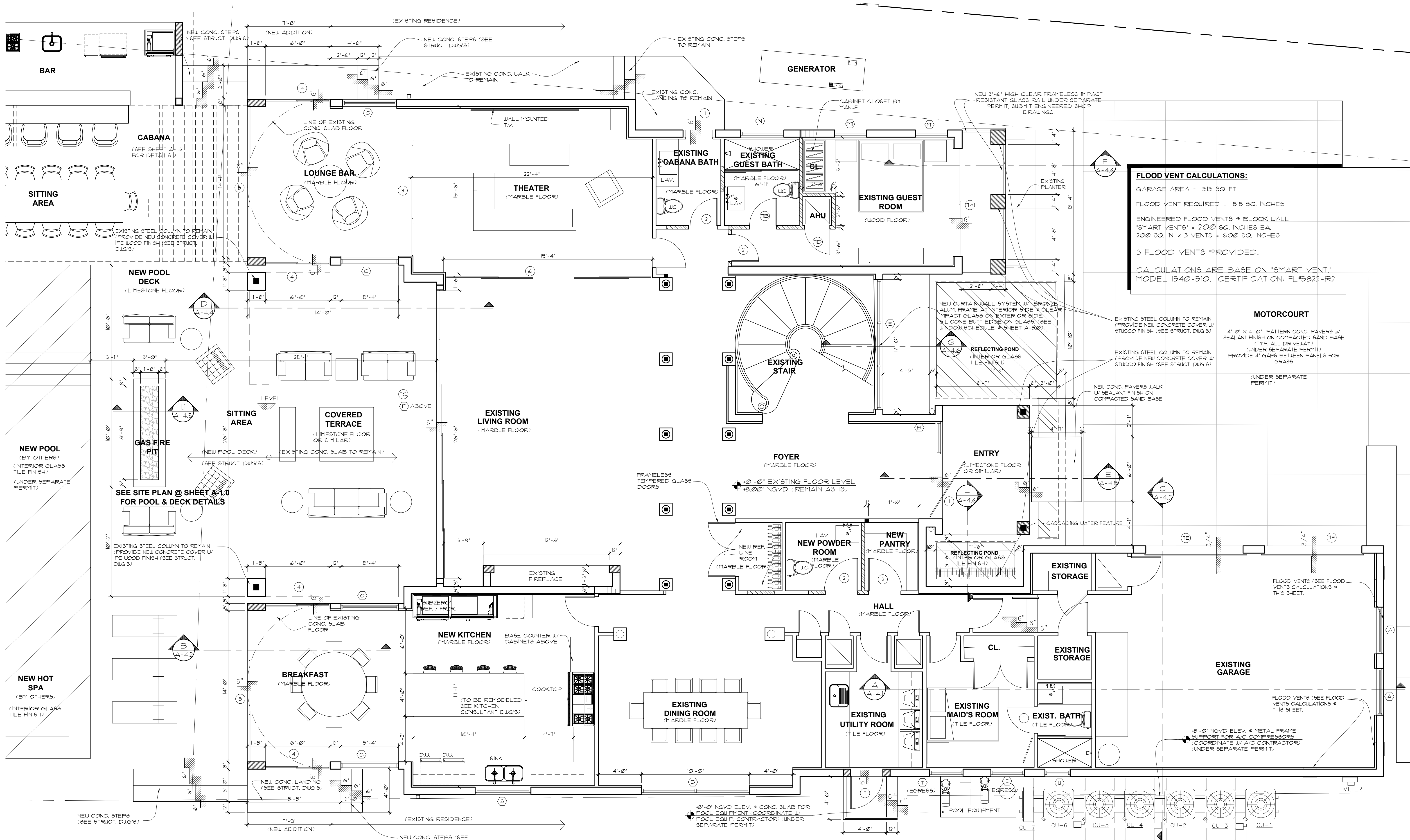


Front View

PREVIOUSLY APPROVED DESIGN



Front View



FLOOD VENT CALCULATIONS:
GARAGE AREA = 515 SQ. FT.
FLOOD VENT REQUIRED = 515 SQ. INCHES
ENGINEERED FLOOD VENTS @ BLOCK WALL
"SMART VENTS" = 200 SQ. INCHES EA.
200 SQ. IN. x 3 VENTS = 600 SQ. INCHES
3 FLOOD VENTS PROVIDED.
CALCULATIONS ARE BASE ON "SMART VENT."
MODEL 1540-510, CERTIFICATION: FL15022-R2

MOTORCOURT
4'-0" x 4'-0" PATTERN CONC. PAVERS W/
SEALANT FINISH ON COMPACTED SAND BASE
(TYP. ALL DRIVEWAY)
(UNDER SEPARATE PERMIT)
PROVIDE 4" GAPS BETWEEN PANELS FOR
GRASS
(UNDER SEPARATE PERMIT)

FLOOD VENTS (SEE FLOOD
VENTS CALCULATIONS @
THIS SHEET.)
FLOOD VENTS (SEE FLOOD
VENTS CALCULATIONS @
THIS SHEET.)
FLOOD VENTS (SEE FLOOD
VENTS CALCULATIONS @
THIS SHEET.)
FLOOD VENTS (SEE FLOOD
VENTS CALCULATIONS @
THIS SHEET.)

LEGEND:
EXISTING CBS WALL TO REMAIN
EXISTING PARTITION TO REMAIN
NEW CONC. BLOCK WALL
NEW PARTITION WITH 1 1/2" x 3 5/8" METAL
STUDS @ 16" O.C. WITH 5/8" GUB. @ BOTH
SIDES WITH FULL THICK BATT INSULATION.
(PAINT FINISH)
NEW CONCRETE COLUMN

NOTE:
STEEL STUDS SUPPORTING WALL HUNG
FIXTURES & CABINETS SHALL BE DOUBLE
OR 20 GAUGE AS PER 4411.451, FBC04.

APPLICABLE CODE NOTE:
APPLICABLE CODE: FBC 2004 ALL PLANS
AND CALCULATIONS HAVE BEEN PREPARED
IN COMPLIANCE WITH F.B.C. 2004

GLASS NOTE:
SEE MECHANICAL DRAWINGS & CALCULATIONS
FOR SHADING COEFFICIENT OF CLEAR GLASS.
LO E VALUES ARE AS FOLLOWS: SINGLE IMPACT,
SHGC 0.22 OR BETTER, U-FACTOR 1.04.

WET AREA NOTE:
PROVIDE DUROCK CEMENT BOARD
FOR ALL WET AREAS SUCH AS
SHOWERS, TUBS, ETC. THIS IS A
TYPICAL THRU-OUT.

NOTE:
ALL EXTERIOR DOORS AND WINDOWS SHALL
COMPLY WITH F.B.C. SECTION 2410 THROUGH 2415.
CONTRACTOR IS RESPONSIBLE FOR SUBMITTING
ALL NECESSARY PRODUCT APPROVALS AND
REQUIRED SHOP DRAWINGS TO THE BUILDING
DEPARTMENT.

VAPOR RETARDANT BARRIER:
A 6 MIL POLYETHYLENE OR APPROVED VAPOR RETARDER
SHALL BE PLACED BETWEEN THE CONCRETE FLOOR SLAB AND
THE BASE COURSE OR THE PREPARED SUB GRADE WHERE NO
BASE COURSE EXIST.

NOTE:
ALL DIMENSIONS GIVEN ON PLANS ARE
BASED ON FIELD INSPECTION.
CONTRACTOR TO VERIFY ALL EXISTING
CONDITIONS AND REPORT ANY
DISCREPANCIES TO ARCHITECT PRIOR
TO COMMENCEMENT OF ANY WORK.

CONTRACTOR NOTE:
CONTRACTOR TO COORDINATE ALL EXTERIOR
WINDOW & DOOR SIZES WITH FIXTURES, EQUIPMENT,
AND ALL INTERIOR FINISHES (INCLUDING FINISHED
DRYWALL @ CONC. WALLS WITH SWITCHES) PRIOR TO
ORDERING WINDOWS & DOORS.

ROUGH OPENING NOTE:
CONTRACTOR SHALL VERIFY W/ WINDOW AND DOOR
MANUFACTURER THE ROUGH OPENING DIMENSIONS
PRIOR TO ORDERING, MANUFACTURING OR
INSTALLING DOORS & WINDOWS.

DOOR NOTE:
ALL EXTERIOR DOORS SHALL MEET MIAMI-DADE
PRODUCT APPROVAL STANDARDS. CONTRACTOR
SHALL SUBMIT SUPPORTING LITERATURE TO THE
BUILDING DEPT. FOR APPROVAL PRIOR TO
ORDERING & INSTALLATION.

TERMITE PROTECTION NOTE:
TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED
TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING
SYSTEMS, AND PESTICIDES APPLIED TO WOOD OR OTHER
APPROVED METHODS OF TERMITE PROTECTION LEVELLED FOR
USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION.

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

ADDITION AND RENOVATION TO
EXISTING RESIDENCE
9420 W. BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 Biscayne Blvd. suite 201
Miami, Florida 33138
(t) 305.434.8338
(f) 305.892.5292
www.choefflevy.com

seal

Ralph Choeff
registered architect
AR0009679

comm no.
1454

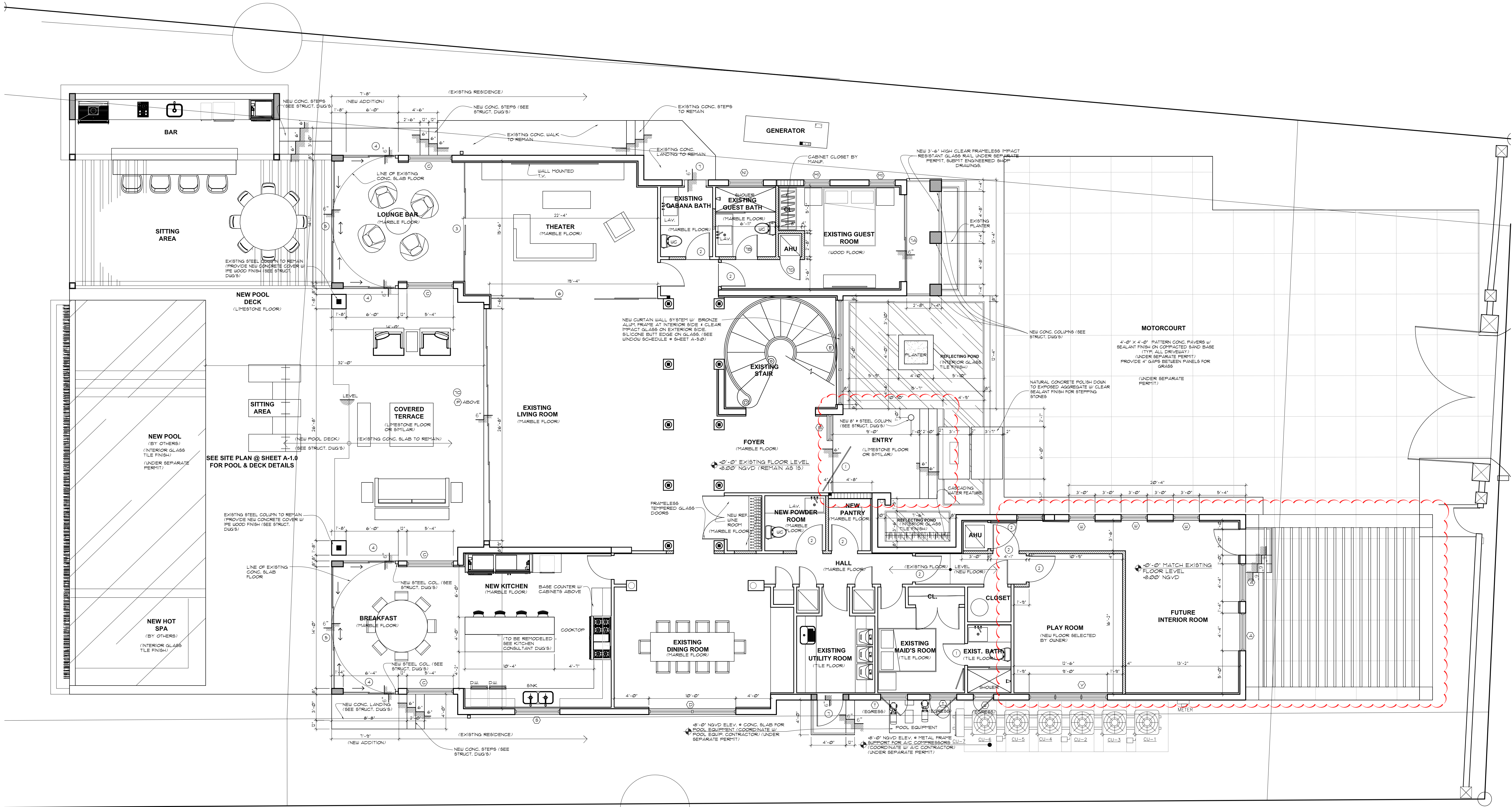
date:
05/07/15

revised:

sheet no.

A-1.1

PREVIOUSLY APPROVED DESIGN



LEGEND:

- EXISTING CBS WALL TO REMAIN
- EXISTING PARTITION TO REMAIN
- NEW CONC. BLOCK WALL
- NEW PARTITION WITH 1 1/2" x 3 5/8" METAL STUDS @ 16" O.C. WITH 5/8" GUS. @ BOTH SIDES WITH FULL THICK BATT INSULATION (PAINT FINISH)
- NEW CONCRETE COLUMN

NOTE:
STEEL STUDS SUPPORTING WALL HUNG FIXTURES & CABINETS SHALL BE DOUBLE OR 20 GAUGE AS PER 441.4.3.1, FBCR.

APPLICABLE CODE NOTE:
APPLICABLE CODE: FBC 2004 ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH F.B.C. 2004

GLASS NOTE:
SEE MECHANICAL DRAWINGS & CALCULATIONS FOR SHADING COEFFICIENT OF CLEAR GLASS. LOE VALUES ARE AS FOLLOWS: SINGLE IMPACT, SHGC 0.22 OR BETTER, U-FACTOR 1.04.

WET AREA NOTE:
PROVIDE DUROCK CEMENT BOARD FOR ALL WET AREAS SUCH AS SHOWERS, TUBS, ETC. THIS IS A TYPICAL THRU-OUT.

NOTE:
ALL EXTERIOR DOORS AND WINDOWS SHALL COMPLY WITH F.B.C. SECTION 2410 THROUGH 2415. CONTRACTOR IS RESPONSIBLE FOR SUBMITTING ALL NECESSARY PRODUCT APPROVALS AND REQUIRED SHOP DRAWINGS TO THE BUILDING DEPARTMENT.

VAPOR RETARDANT BARRIER:
A 6 MIL POLYETHYLENE OR APPROVED VAPOR RETARDER SHALL BE PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR THE PREPARED SUB GRADE WHERE NO BASE COURSE EXIST.

NOTE:
ALL DIMENSIONS GIVEN ON PLANS ARE BASED ON FIELD INSPECTION. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK.

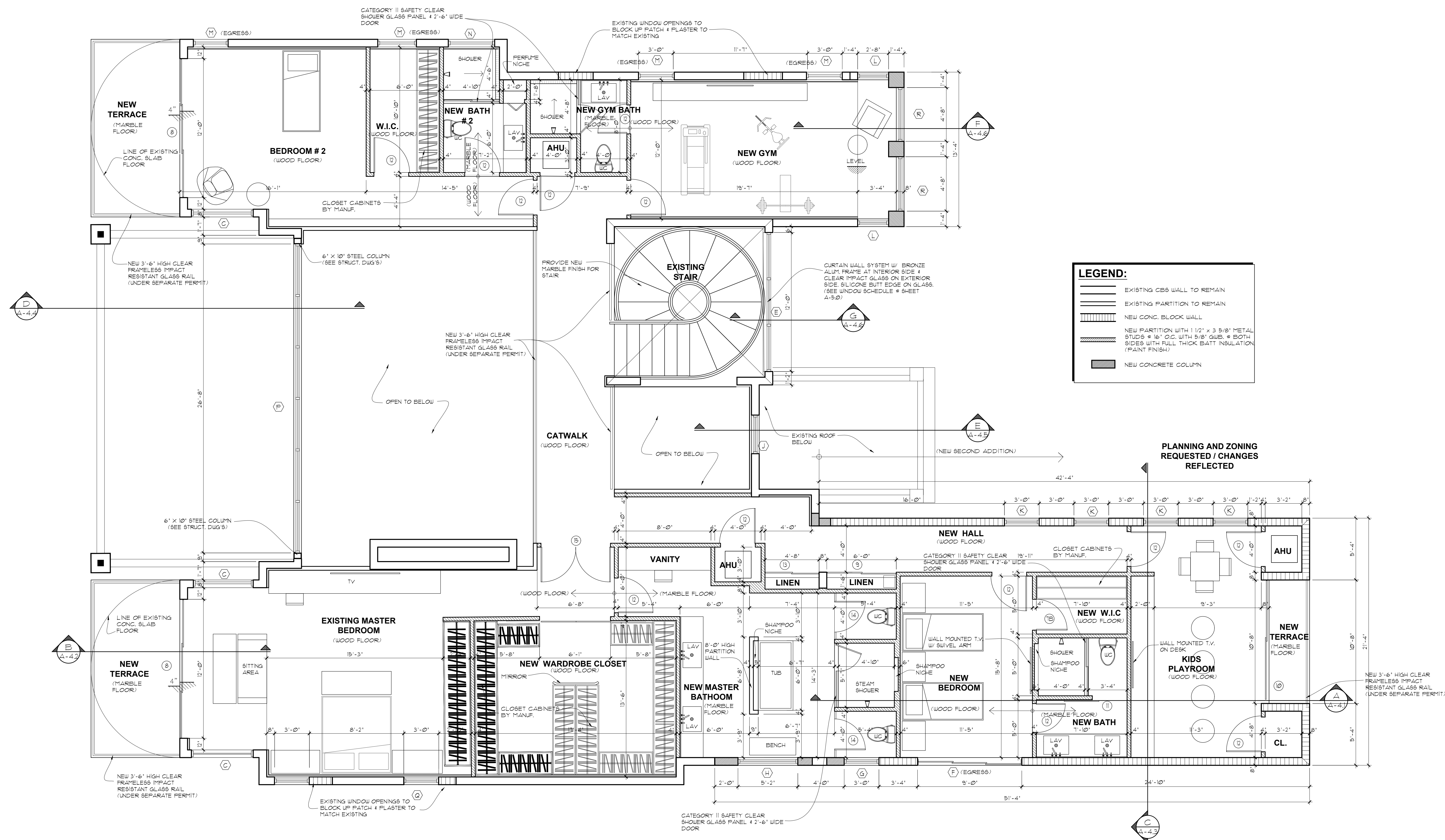
CONTRACTOR NOTE:
CONTRACTOR TO COORDINATE ALL EXTERIOR WINDOW & DOOR SIZES WITH FIXTURES, EQUIPMENT, AND ALL INTERIOR FINISHES (INCLUDING FINISHED DRYWALL @ CONC. WALLS WITH SWITCHES) PRIOR TO ORDERING WINDOWS & DOORS.

ROUGH OPENING NOTE:
CONTRACTOR SHALL VERIFY W/ WINDOW AND DOOR MANUFACTURER THE ROUGH OPENING DIMENSIONS PRIOR TO ORDERING MANUFACTURING OR INSTALLING DOORS & WINDOWS.

DOOR NOTE:
ALL EXTERIOR DOORS SHALL MEET MIAMI-DADE PRODUCT APPROVAL STANDARDS. CONTRACTOR SHALL SUBMIT SUPPORTING LITERATURE TO THE BUILDING DEPT. FOR APPROVAL PRIOR TO ORDERING & INSTALLATION.

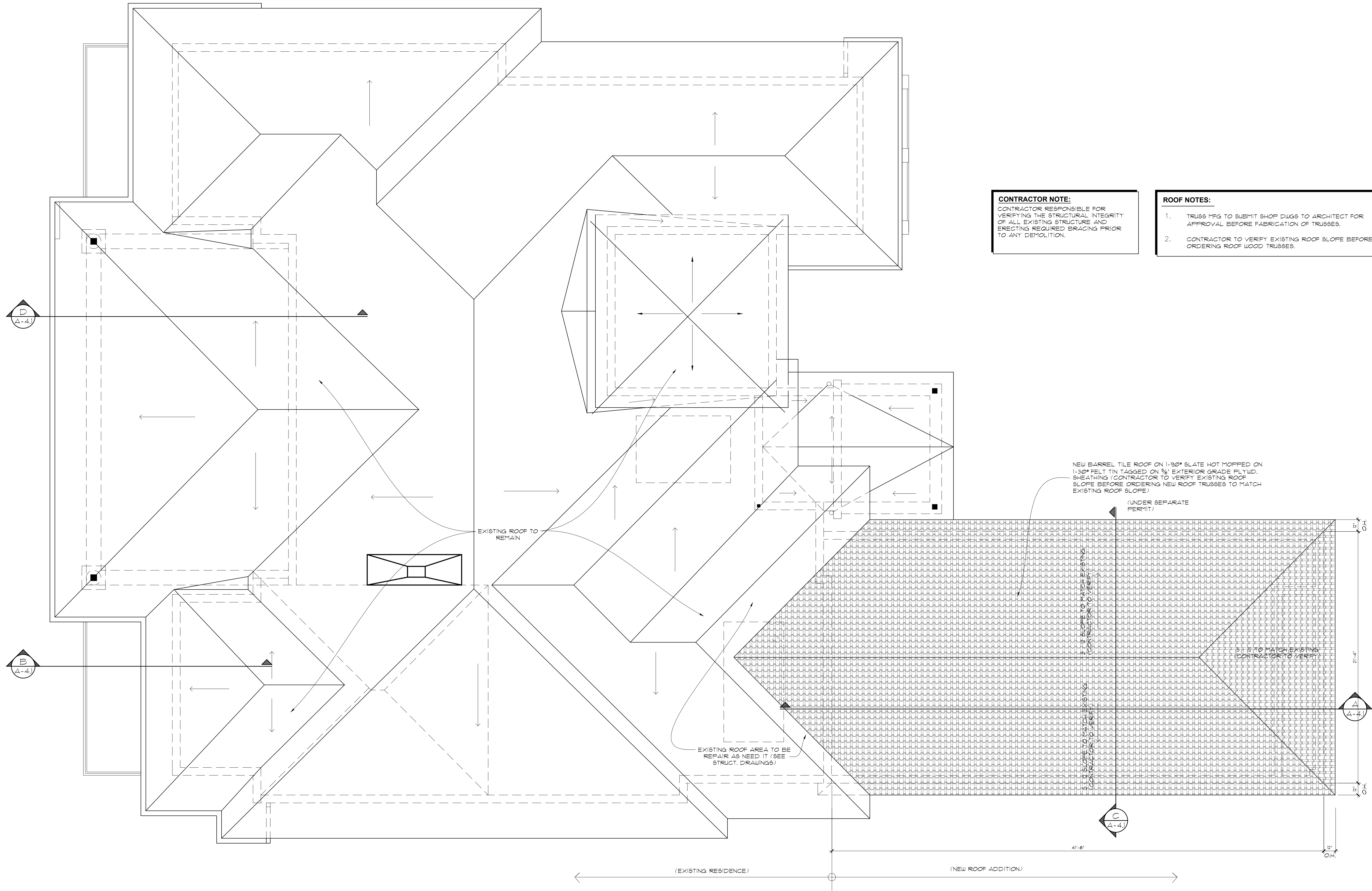
TERMITE PROTECTION NOTE:
TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITECIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD OR OTHER APPROVED METHODS OF TERMITE PROTECTION LEVELLED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION.

FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"



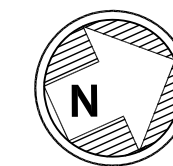
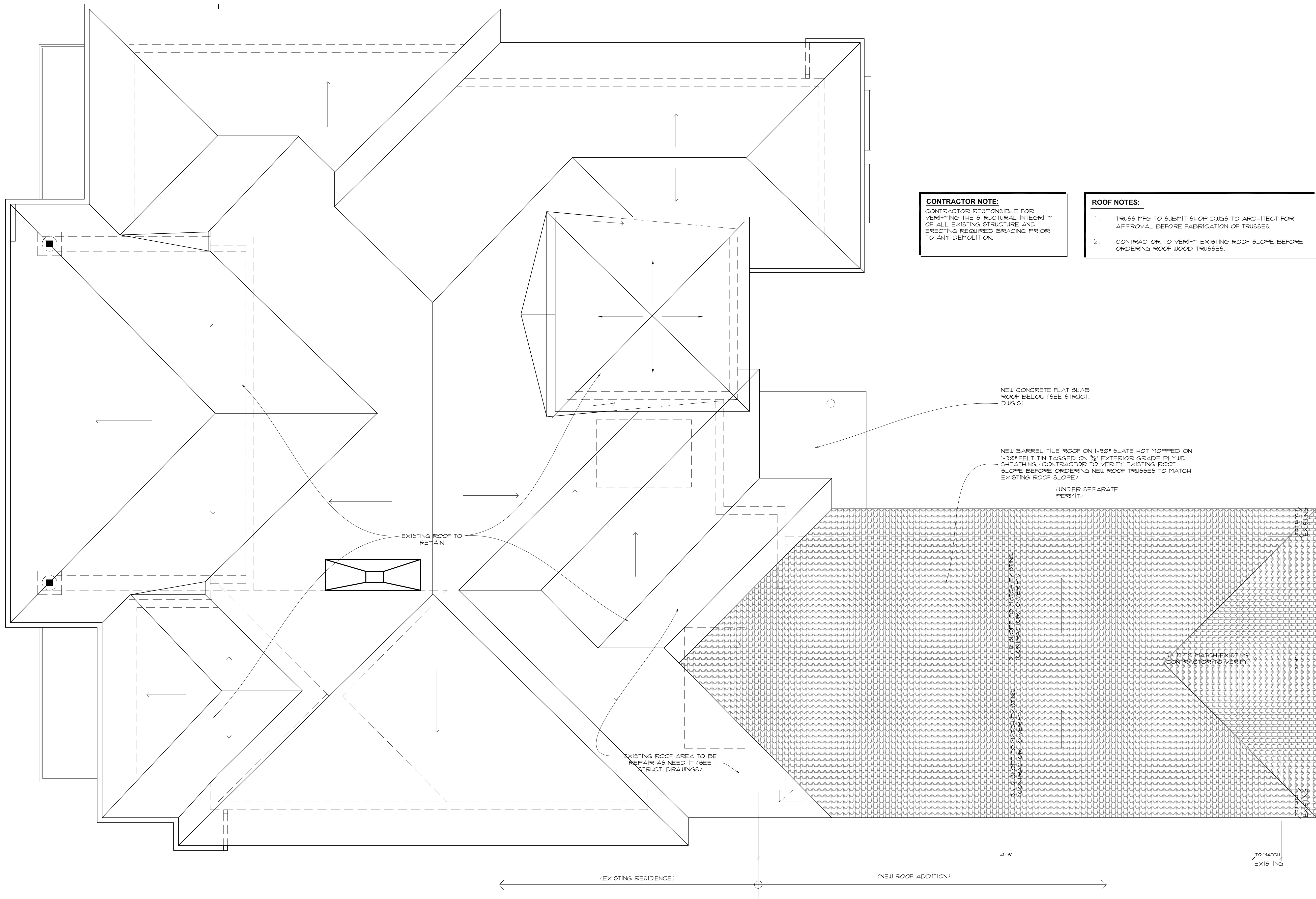
 SECOND FLOOR PLAN
SCALE: 1/4" = 1' - 0"



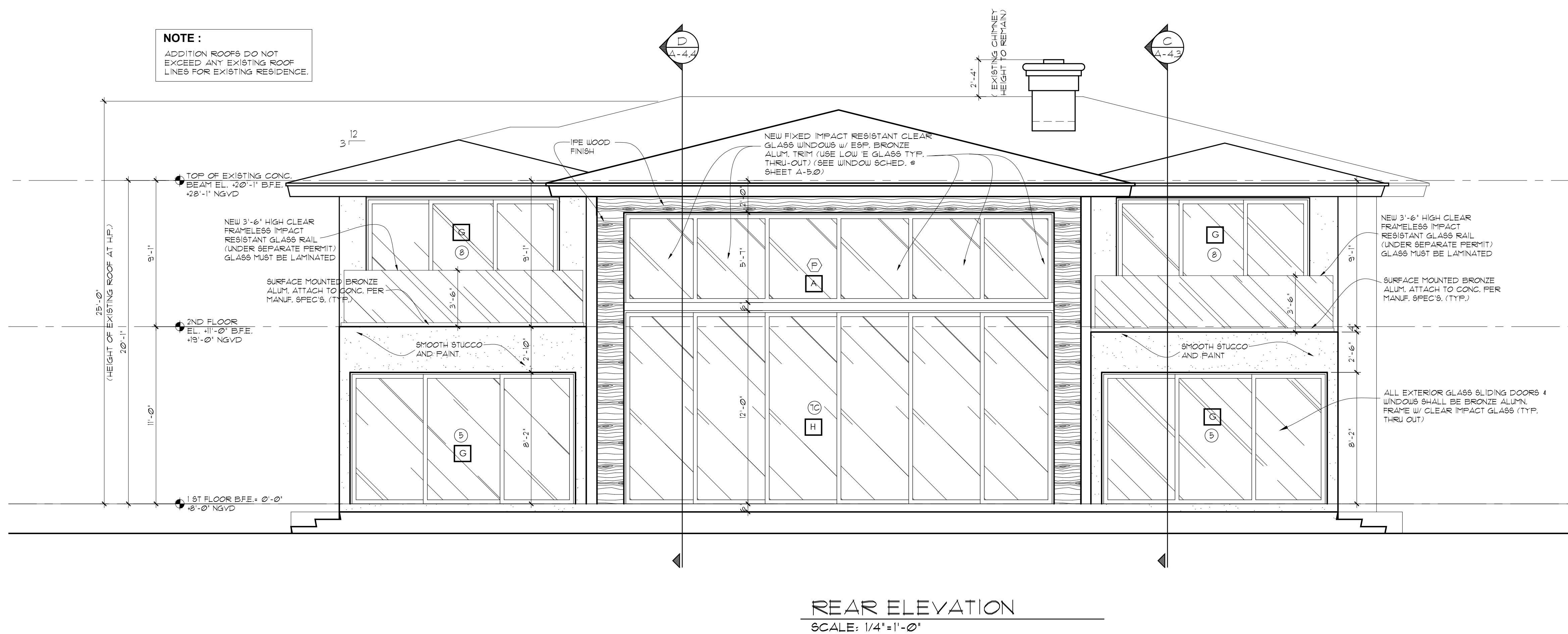
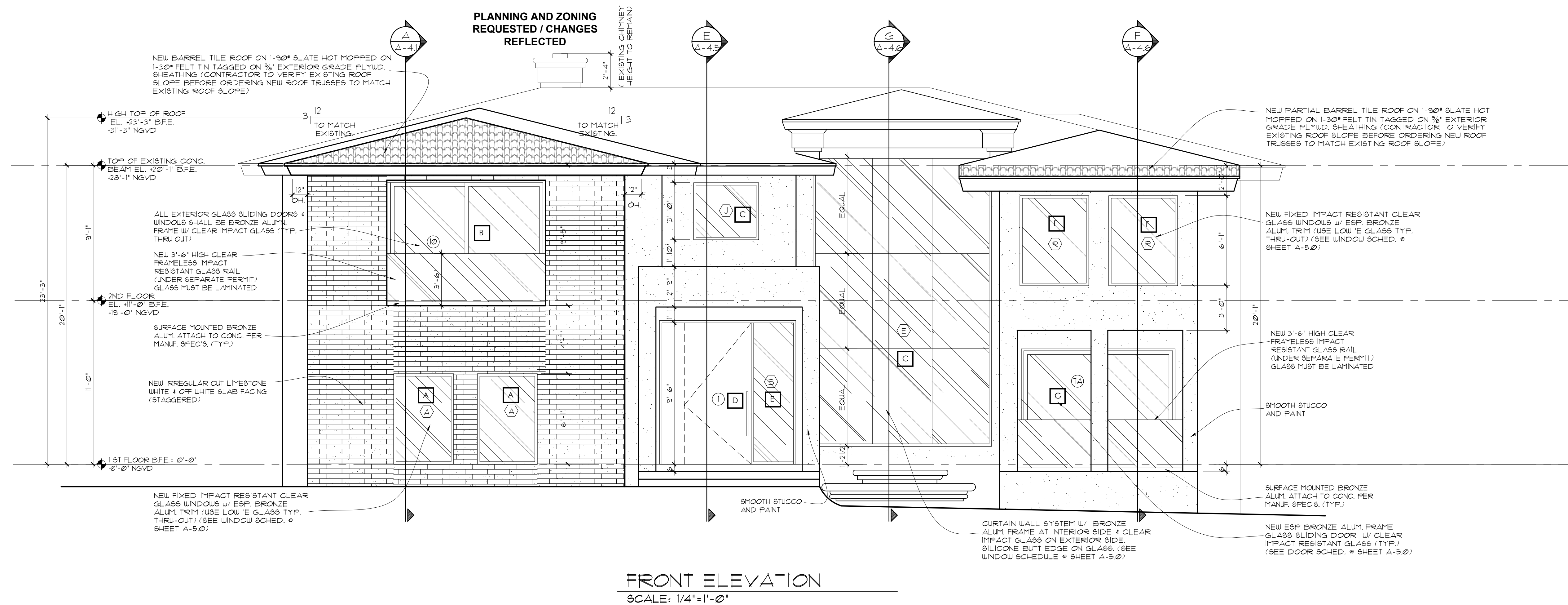


CONTRACTOR NOTE:
CONTRACTOR RESPONSIBLE FOR VERIFYING THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURE AND ERECTING REQUIRED BRACING PRIOR TO ANY DEMOLITION.

- ROOF NOTES:**
1. TRUSS MFG TO SUBMIT SHOP DRGS TO ARCHITECT FOR APPROVAL BEFORE FABRICATION OF TRUSSES.
 2. CONTRACTOR TO VERIFY EXISTING ROOF SLOPE BEFORE ORDERING ROOF WOOD TRUSSES.



ROOF PLAN
SCALE: 1/4"=1'-0"



ADDITION AND RENOVATION TO EXISTING RESIDENCE

9420 W. BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

CHUEFF LEVY FISCHMAN
A R C H I T E C T U R E + D E S I G N

8425 Biscayne Blvd, suite 201
Miami, Florida 33138

(1) 305.434.8338
(1) 305.892.5292

www.choefflevy.com

seal

Ralph Choeff
registered architect
AR0009679

comm no.
1454

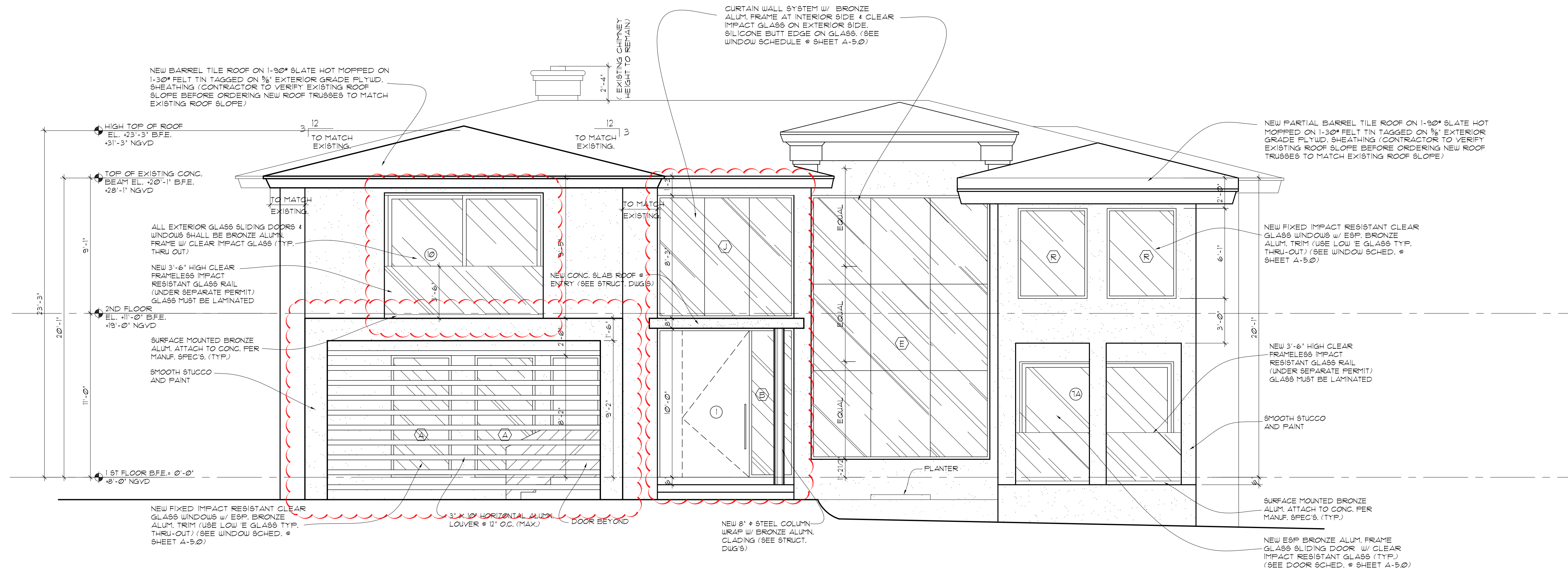
date:
05/07/15

revised:

sheet no.

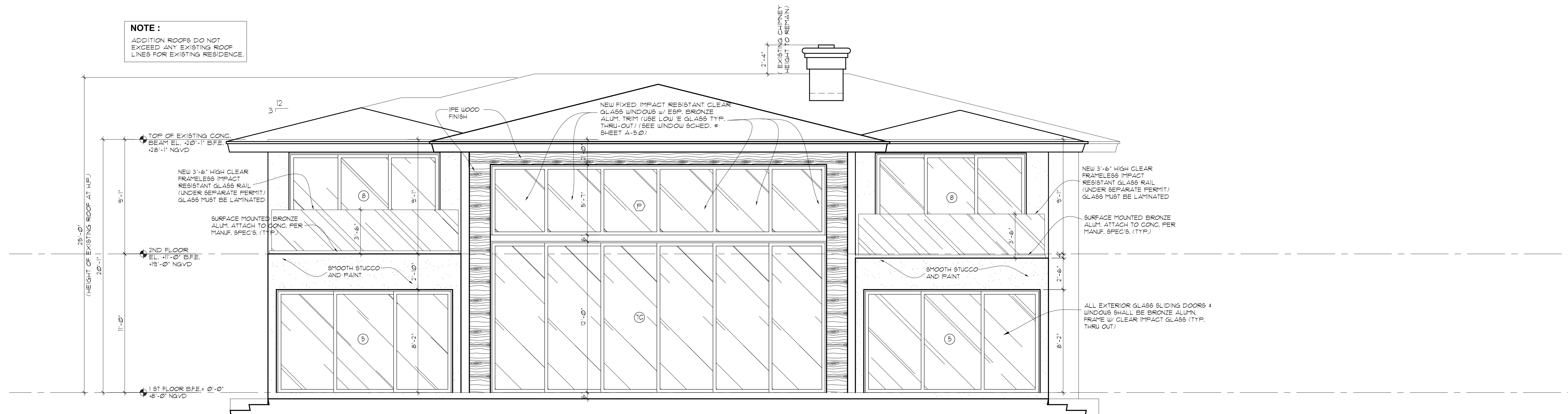
A-3.1

PREVIOUSLY APPROVED DESIGN



FRONT ELEVATION

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



REAR ELEVATION

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

seal

Ralph Choeff
registered architect
AR0009679

comm no.
1454

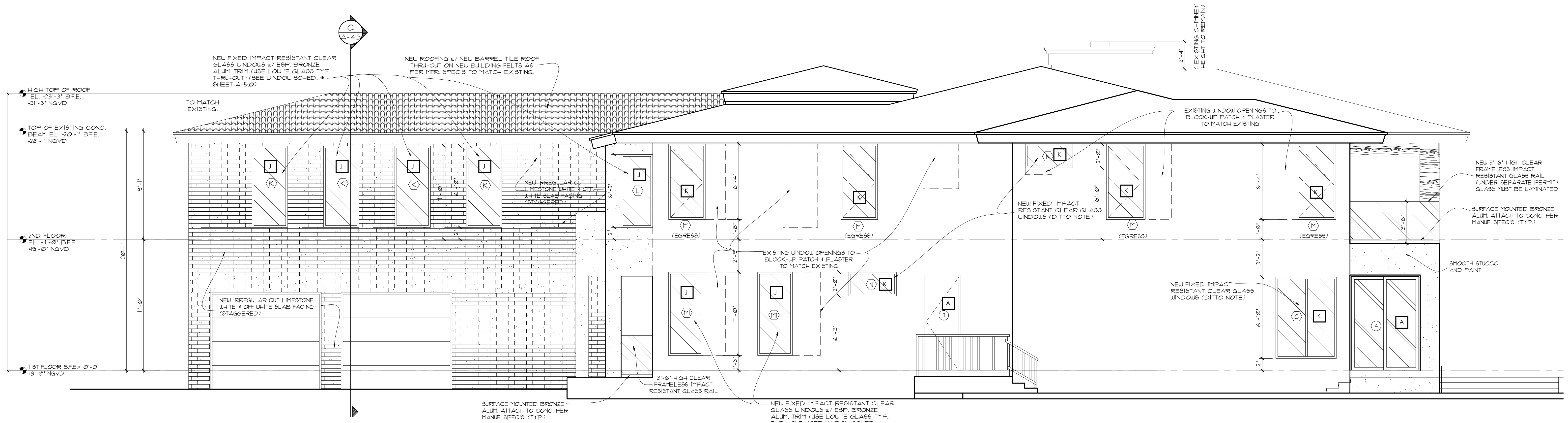
date:
12/13/16

revised:
12-13-2016
PZB RESUBMISSION

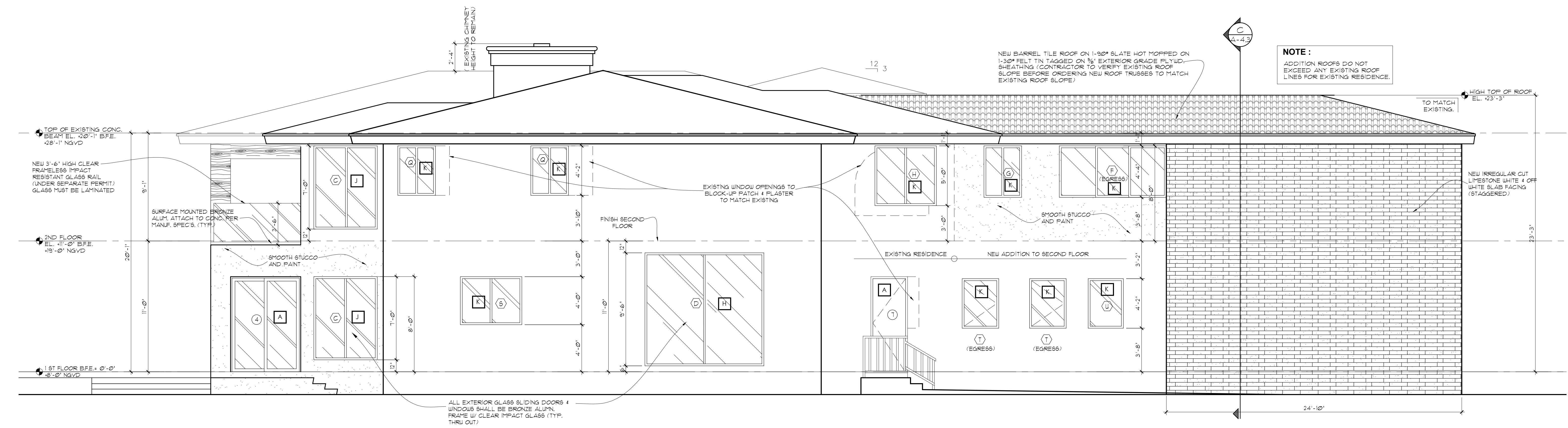
sheet no.

A-3.1

PROPOSED DESIGN



RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

ADDITION AND RENOVATION TO
EXISTING RESIDENCE

9420 W. BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

CHOEFF LEVY FISCHEMAN
ARCHITECTURE + DESIGN
8425 Biscayne Blvd. suite 201
Miami, Florida 33138
(t) 305.434.8338
(f) 305.892.5292
www.choefflevy.com

Ralph Choeff
registered architect
AR0009679

comm no.
1454

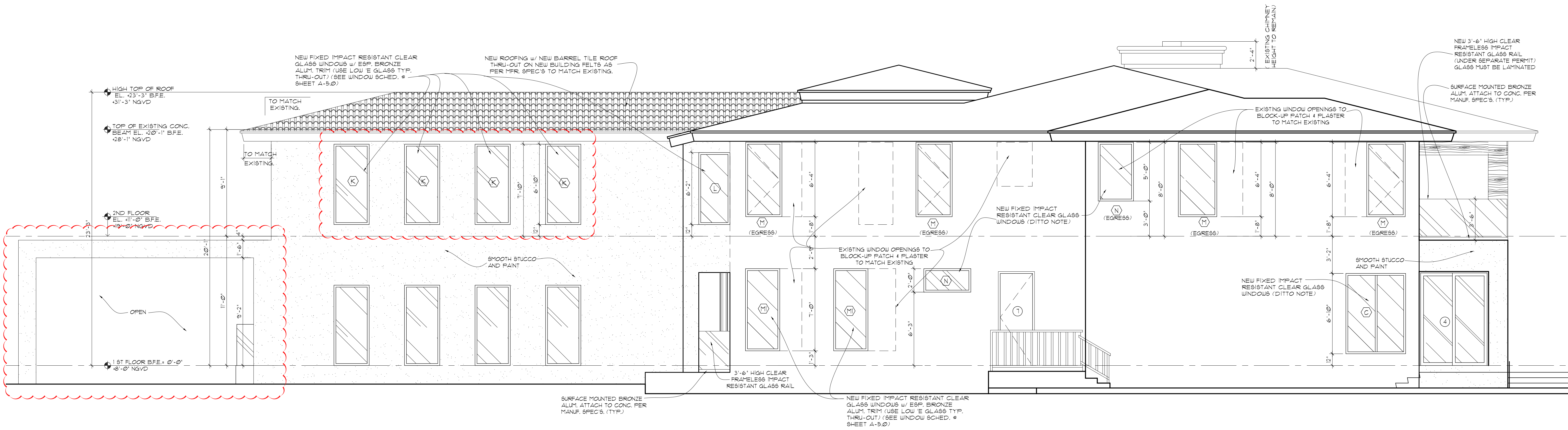
date:
05/07/15

revised:

sheet no.

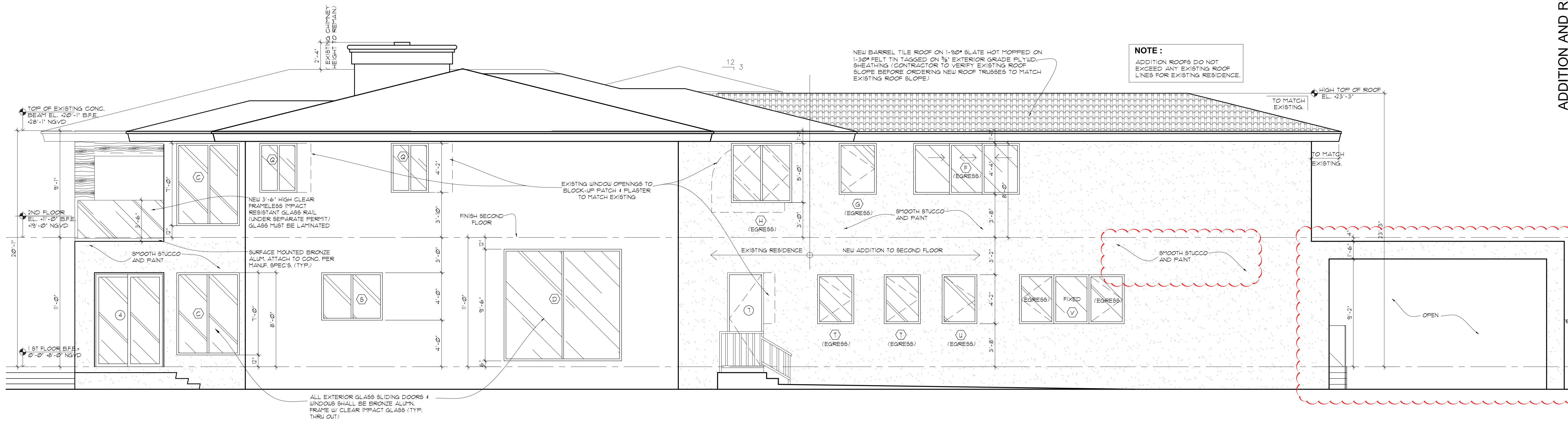
A-3.2

PREVIOUSLY APPROVED DESIGN



RIGHT SIDE ELEVATION

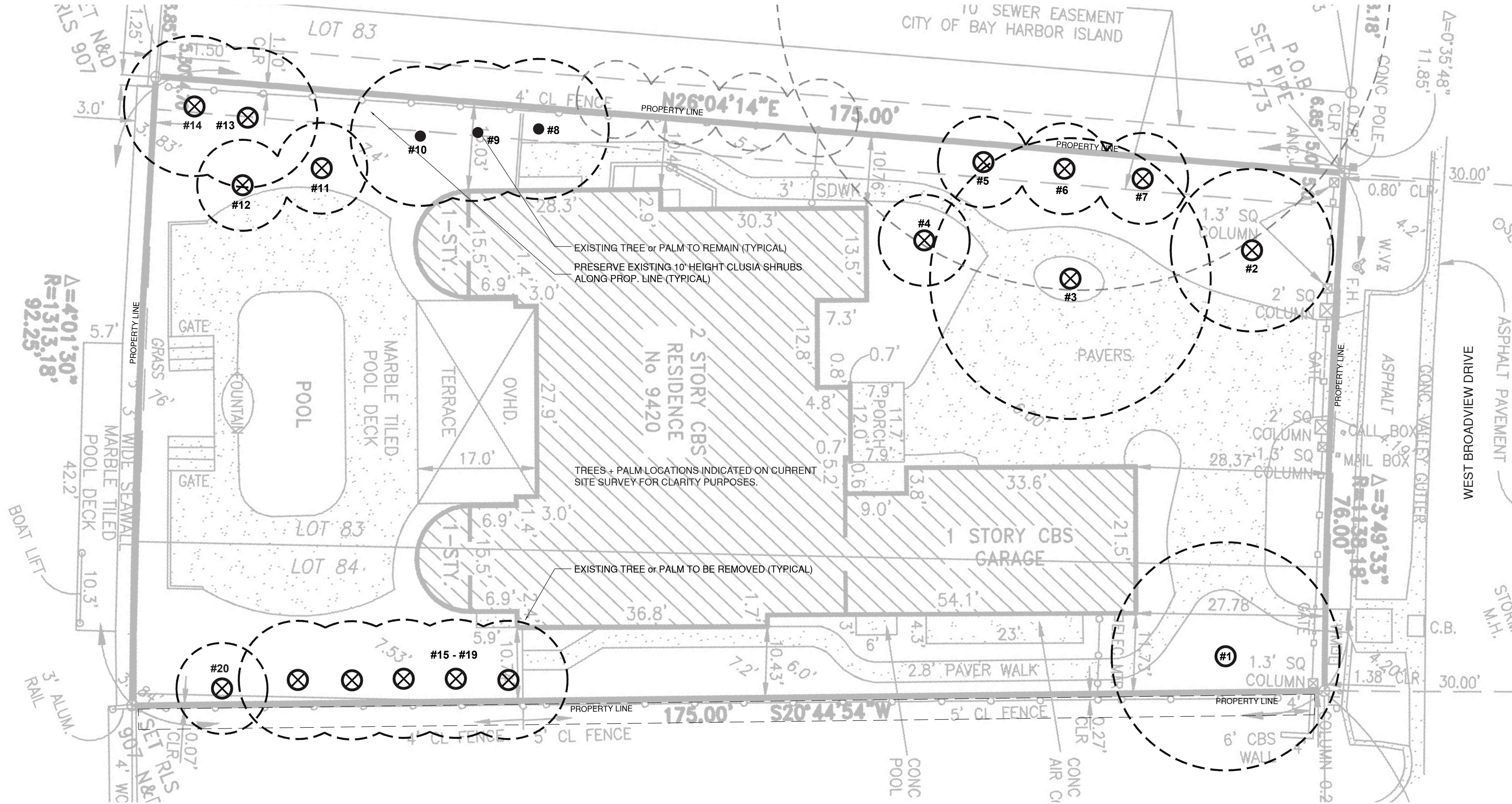
SCALE: 1/4"=1'-0"



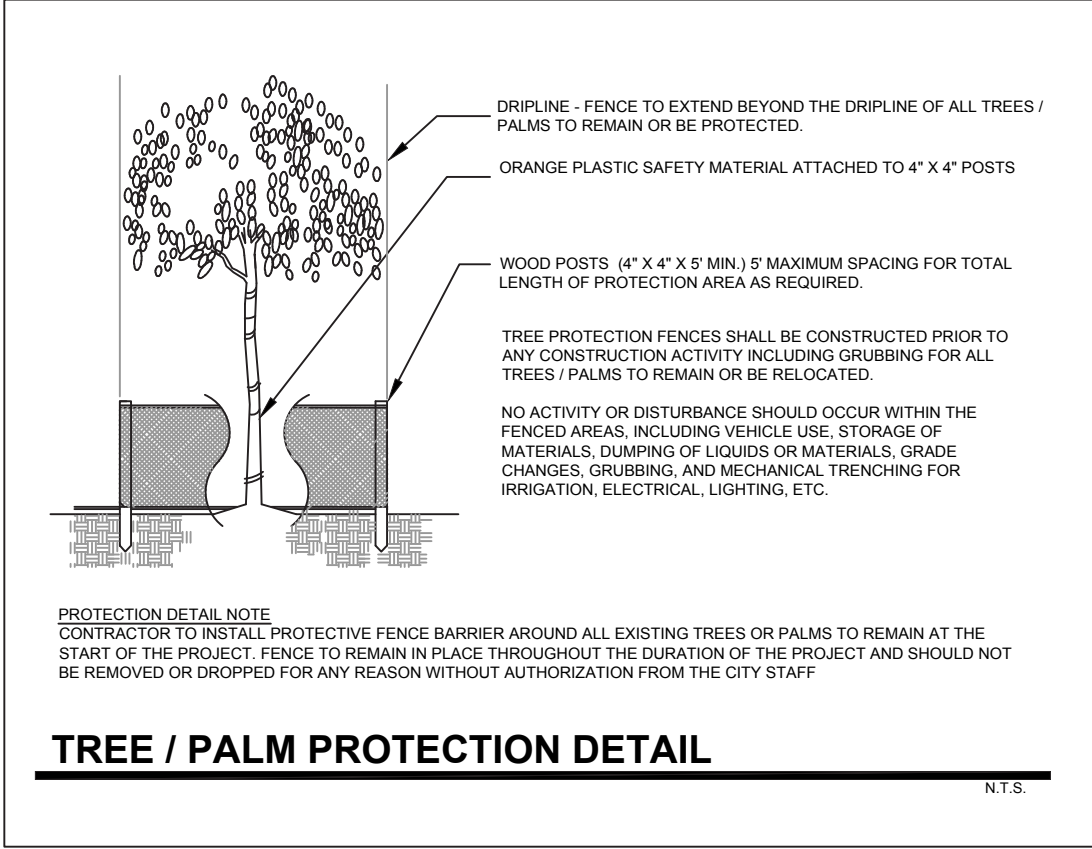
LEFT SIDE ELEVATION

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

INDIAN CREEK LAKE

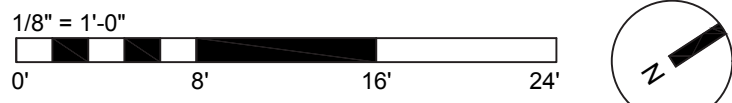


TREE INVENTORY + DISPOSITION PLAN NOTES
1. EXISTING TREE, PALM, AND VEGETATION INFORMATION AS INDICATED HAS BEEN PREPARED AS AN OVERLAY ON THE SITE SURVEY PREPARED BY A.R. TOUSSAINT & ASSOCIATES DATED 05.11.2015
2. A WRITTEN TREE REMOVAL PERMIT IS REQUIRED BY MD ERM PRIOR TO REMOVING ANY TREES OR PALMS AS NOTED IN THESE PLANS
3. EXISTING SITE CONDITIONS HAVE BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.

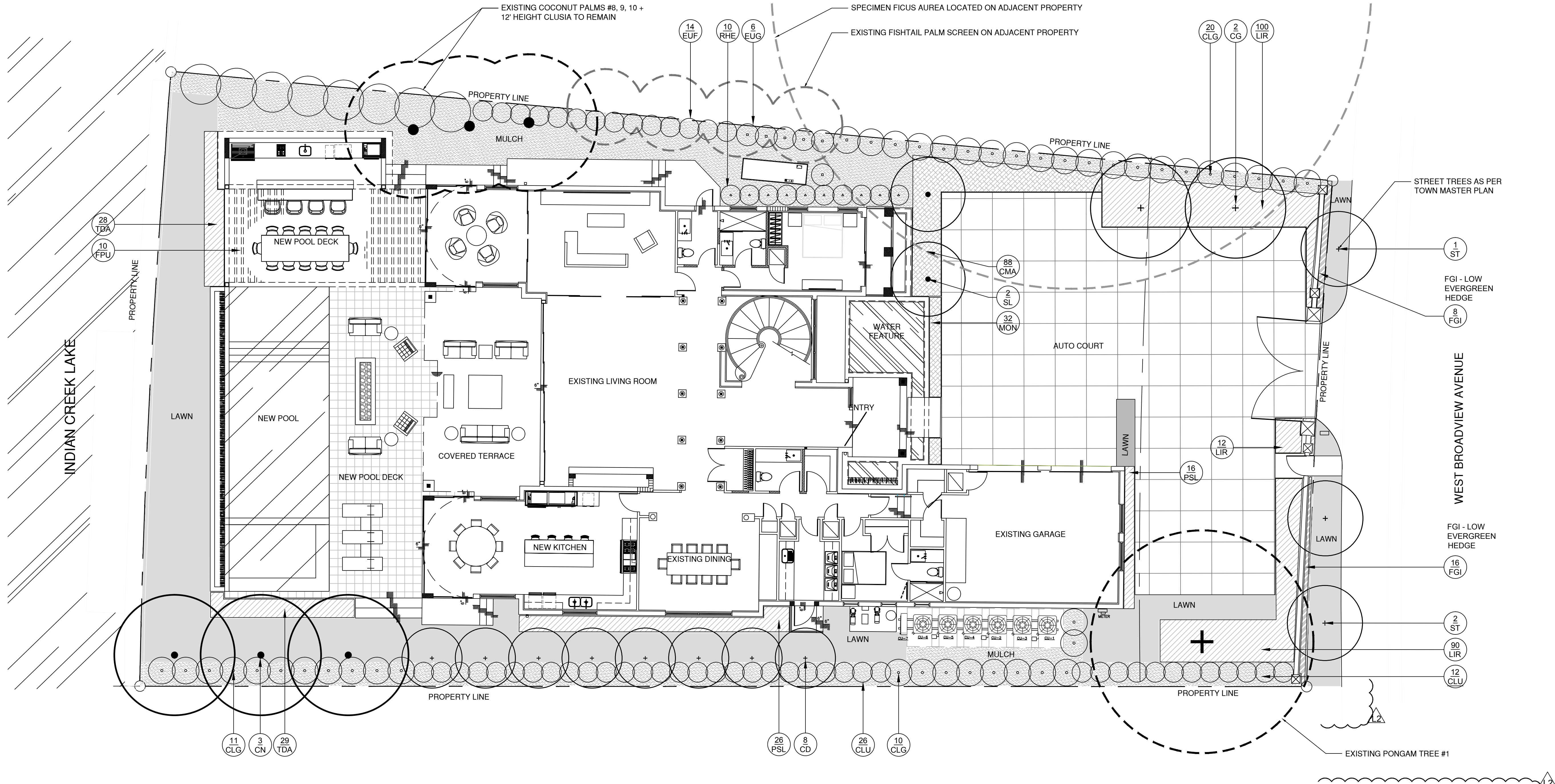


EXISTING TREE INVENTORY & DISPOSITION CHART - MIAMI DADE E.R.M.									
NUMBER	COMMON NAME	BOTANICAL NAME	HT. X SPREAD	D.B.H.	CONDITION	ACTION	CANOPY LOSS	COMMENTS	
#1	Pongam Tree	Pongamia pinnata	+/- 24' x 18'	+/- 18"	GOOD	REMAIN	0 SF	NICE TREE, PROVIDES SHADE. PRESERVE + PROTECT.	
#2	Pontail Palm	Beaucarnea recurvata	+/- 18' x 12'	+/- 16"	GOOD	REMOVE	114 SF	CONFLICT w/ NEW DESIGN. MITIGATION PROVIDED	
#3	Yellow Tabebuia	Tabebuia caraiba	+/- 30' x 20'	+/- 16"	FAIR	REMOVE	314 SF	CONFLICT w/ NEW DESIGN. MITIGATION PROVIDED	
#4	Pygmy Date Palm	Phoenix roebellini	+/- 15' x 8'	+/- 6"	FAIR	REMOVE	51 SF	CONFLICT w/ NEW DESIGN. MITIGATION PROVIDED	
#5	Foxtail Palm	Wodyetia bifurcata	+/- 20' x 8'	+/- 12"	FAIR	REMOVE	51 SF	CONFLICT w/ NEW DESIGN. MITIGATION PROVIDED	
#6	Thatch Palm	Thrinax radiata	+/- 20' x 6'	+/- 6"	FAIR	REMOVE	51 SF	CONFLICT w/ NEW DESIGN. MITIGATION PROVIDED	
#7	Foxtail Palm	Wodyetia bifurcata	+/- 20' x 8'	+/- 12"	FAIR	REMOVE	51 SF	CONFLICT w/ NEW DESIGN. MITIGATION PROVIDED	
#8	Coconut Palm	Cocos nucifera	+/- 24' x 18'	+/- 12"	GOOD	REMAIN	0 SF	NICE COCONUT. PROVIDES TROPICAL FLAIR. PROTECT.	
#9	Coconut Palm	Cocos nucifera	+/- 24' x 18'	+/- 12"	GOOD	REMAIN	0 SF	NICE COCONUT. PROVIDES TROPICAL FLAIR. PROTECT.	
#10	Coconut Palm	Cocos nucifera	+/- 24' x 18'	+/- 12"	GOOD	REMAIN	0 SF	NICE COCONUT. PROVIDES TROPICAL FLAIR. PROTECT.	
#11	Foxtail Palm	Wodyetia bifurcata	+/- 20' x 8'	+/- 12"	FAIR	REMOVE	51 SF	CONFLICT w/ NEW DESIGN. MITIGATION PROVIDED	
#12	Foxtail Palm	Wodyetia bifurcata	+/- 20' x 8'	+/- 12"	FAIR	REMOVE	51 SF	CONFLICT w/ NEW DESIGN. MITIGATION PROVIDED	
#13	Coconut Palm	Cocos nucifera	+/- 24' x 18'	+/- 12"	GOOD	REMOVE	254 SF	CONFLICT w/ NEW DESIGN. MITIGATION PROVIDED	
#14	Coconut Palm	Cocos nucifera	+/- 24' x 18'	+/- 12"	GOOD	REMOVE	254 SF	CONFLICT w/ NEW DESIGN. MITIGATION PROVIDED	
#15-19	Rubber Trees	Ficus elastica(s)	+/- 20' x 10'	+/- 8" ea.	FAIR	REMOVE	392 SF	CONFLICT w/ NEW DESIGN. MITIGATION PROVIDED	
#20	Foxtail Palm	Wodyetia bifurcata	+/- 20' x 8'	+/- 12"	FAIR	REMOVE	51 SF	CONFLICT w/ NEW DESIGN. MITIGATION PROVIDED	

TOTAL CANOPY LOSS = 1,685 SF - TOTAL MITIGATION PROVIDED EXCEEDS 1,685 SF. SEE SHEET L2 & L4 FOR MITIGATION TREES



EXISTING TREE INVENTORY + DISPOSITION CHART



LANDSCAPE PLAN NOTES
1. THE PROPOSED LANDSCAPE AND IRRIGATION DESIGN MEETS AND EXCEEDS THE LANDSCAPE CODE REQUIREMENTS AS STIPULATED IN TOWN OF BAY HARBOR ISLANDS (SEC 24-16) AND CHAPTER 18-A, MIAMI DADE COUNTY LANDSCAPE ORDINANCE.
2. ALL LANDSCAPE AREAS TO BE 100% COVERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR.
3. SHEETS L-1, L-2, and L-3 TO BE UTILIZED FOR LANDSCAPE AND IRRIGATION PURPOSES ONLY. ALL SITE IMPROVEMENTS INCLUDING GRADING AND DRAINAGE TO BE BY OTHERS. REFER TO ARCHITECTURE AND ENGINEERING PLANS FOR ALL ADDITIONAL INFORMATION.

REV L2 - DRC COMMENTS DATED 06.16.15
1. The provided column in the landscape template is revised to show the numbers to the correctly corresponding lines.
2. The generator is fully screened from view by 8' height at time of planting Spanish Stopper shrubs. An additional 8' Spanish Stopper is provided to screen the view from the street.
3. The A/C and pool equipments are fully screened from view by 6' height at time of planting Clusia Shrubs.

PLANTLIST - 9420 WEST BROADVIEW DRIVE

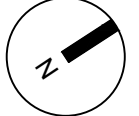
KEY	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
CD	YES	8	PIGEON PLUM TREES	Coccoloba diversifolia	18' height minimum, 6" c.t., standard form, 4" dbh, equal to 'Treeworld Wholesale'
CG	NO	2	BRIDAL VEIL TREES	Caesalpinia granadillo	18' height minimum, 6" c.t., standard form, 4" dbh, equal to 'Treeworld Wholesale'
ST	TBD	3	PER BAY HARBOR MASTER PLAN	Per Bay Harbor Master Plan	Per Bay Harbor Master Plan
PALMS					
CN	NO	3	'GR. MALAYAN' COCONUT PALM	Cocos nucifera 'Green Malayan'	14' grey wood, full heads, matched, 'Florida Fancy'
SL	NO	2	SATAKENTIA	Satakentia liukuensis	12' grey wood, full heads, matched, 'Florida Fancy'
RHE	NO	10	LADY PALMS	Rhaphis excelsa	3' x 3' clump, full, space 36" on center
SHRUBS					
CLG	NO	21	CLUSIA SHRUBS	Clusia guttifera	15 gallon, 6' height, full to base, columnar + matched appearance, space 4' o.c. or as necessary
CLU	NO	38	CLUSIA SHRUBS	Clusia guttifera	7 gallon, 3' height, full to base, space as necessary to create a consistent row planting
EUF	YES	14	SPANISH STOPPER	Eugenia foetida	15 gallon, 5' height, full to base, space as necessary to create a consistent row planting
EUG	YES	6	SPANISH STOPPER	Eugenia foetida	20 gallon, 8' height, full to base, space as necessary to create a consistent row planting
PSL	YES	32	DWARF BAHAMA COFFEE	Psychotria ligustrifolia	7 gallon, 24" height, full, space as necessary to create a consistent row
FGI	NO	24	GREEN ISLAND FICUS	Ficus 'Green Island'	3 gallon, 12" height x 12" spread, clipped into a neat hedge, to be maintained on private property

PLANTLIST - 9420 WEST BROADVIEW DRIVE

KEY	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
GROUNDCOVERS + VINES					
CMA	NO	88	CARISSA 'EMERALD BLANKET'	Carrissa mac. 'Emerald Blanket'	1 gallon, full, space 18" on center
LIR	YES	198	BIG BLUE LILY TURF	Liriope muscari	3 gallon, 12" x 18", full, space 18" on center or as necessary to look lush + full
OPJ	YES	32	MONDO GRASS	Ophiopogon japonicus	3 gallon, 12" x 18", full, space 18" on center or as necessary to look lush + full
TDA	YES	57	FAKAHATCHEE	Tripsacum dactyloides	3 gallon, 12" x 18", full, space 18" on center or as necessary to look lush + full
SOD, AGGREGATE, & MULCH					
SOD	'EMPIRE TURF' ZOYSIA OR LAWN TO BE SELECTED + APPROVED - OVER 2" TOPSOIL BED, SEE PLANTING SPECS.				
MLC	DARK COLORED SHREDDED ORGANIC MULCH, (NO CYPRESS MULCH OR DYED MULCH), 3" MINIMUM DEPTH				
EXISTING TREES TO REMAIN					
# 1	NO	1	PONGAM TREE	Pongamia pinnata	24' height, 18" width, full, good quality tree to remain, provides shade.
# 8,9,10	NO	3	'GR. MALAYAN' COCONUT PALM	Cocos nucifera 'Green Malayan'	24' height, 18" width, full, good quality palm to remain, provides tropical flair.



1/8" = 1'-0"
0' 8' 16' 24'



LANDSCAPE PLAN

PREVIOUSLY APPROVED DESIGN

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN

8425 Biscayne Blvd, suite 201
Miami, Florida 33138
(305) 434-8338
(305) 882-5292
www.choefflevy.com

CHRISTOPHER CAWLEY | CC
LANDSCAPE ARCHITECTURE LLC | LA

Florida Landscape Architecture Business LLC 26000460
750 NE 99th Street | Suite 1106 | Miami, FL 33138
T 305.979.1585 | www.christophercawley.com

ADDITION AND RENOVATION TO
EXISTING RESIDENCE

9420 W. BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

CHRISTOPHER CAWLEY, RLA
Florida License LA 6666796

comm no.
1454

date:
05/07/15

revised:

DRC COMMENTS
DATED 06.16.15

sheet no.

L-2

LANDSCAPE PLAN NOTES
1. THE PROPOSED LANDSCAPE and IRRIGATION DESIGN MEETS AND EXCEEDS THE LANDSCAPE CODE REQUIREMENTS AS STIPULATED IN TOWN OF BAY HARBOR ISLANDS (SEC 24-16) AND CHAPTER 18-A, MIAMI DADE COUNTY LANDSCAPE ORDINANCE.
2. ALL LANDSCAPE AREAS TO BE 100% COVERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR.
3. SHEETS L-1, L-2, and L-3 TO BE UTILIZED FOR LANDSCAPE AND IRRIGATION PURPOSES ONLY. ALL SITE IMPROVEMENTS INCLUDING GRADING AND DRAINAGE TO BE BY OTHERS. REFER TO ARCHITECTURE AND ENGINEERING PLANS FOR ALL ADDITIONAL INFORMATION.

PLANTLIST - 9420 WEST BROADVIEW DRIVE					
KEY	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
CD	YES	8	PIGEON PLUM TREES	Coccoloba diversifolia	18" height minimum, 6" c.t., standard form, 4" dbh, equal to 'Treeworld Wholesale'
CG	NO	2	BRIDAL VEIL TREES	Caesalpinia granadillo	18" height minimum, 6" c.t., standard form, 4" dbh, equal to 'Treeworld Wholesale'
CL	NO	1	DWARF POINCIANA	Caesalpinia lutea	14" height minimum, 6" c.t., standard form, 4" dbh, equal to 'Treeworld Wholesale'
LI	NO	3	CRAPE MYRTLE TREES	Lagerstroemia indica	15" height minimum at time of planting, 6" clear trunk, 4" caliper, standard form, flower color TBD
PALMS					
REV L-1 - DRC COMMENTS DATED 05.20.15					
CN	NO	3	'GR. MALAYAN' COCONUT PALM	Cocos nucifera 'Green Malayan'	14" grey wood, full heads, matched, 'Florida Fancy'
SL	NO	2	SATAKENTIA	Satakentia liukuensis	12" grey wood, full heads, matched, 'Florida Fancy'
RHE	NO	10	LADY PALMS	Rhapis excelsa	3' x 3' clump, full, space 36" on center
SHRUBS					
CLG	NO	21	CLUSIA SHRUBS	Clusia guttifer	15 gallon, 6' height, full to base, columnar + matched appearance, space 4' o.c. or as necessary
CLU	NO	38	CLUSIA SHRUBS	Clusia guttifer	7 gallon, 3' height, full to base, space as necessary to create a consistent row planting
EUF	YES	14	SPANISH STOPPER	Eugenia foetida	15 gallon, 5' height, full to base, space as necessary to create a consistent row planting
EUG	YES	6	SPANISH STOPPER	Eugenia foetida	20 gallon, 8' height, full to base, space as necessary to create a consistent row planting
FGI	NO	28	GREEN ISLAND FICUS	Ficus microcarpa 'Gr. Island'	3 gallon, 24" height, full, space as necessary to create a consistent row
PSL	YES	32	DWARF BAHAMA COFFEE	Psychotria ligustrifolia	7 gallon, 24" height, full, space as necessary to create a consistent row

PLANTLIST - 9420 WEST BROADVIEW DRIVE					
KEY	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
GROUNDCOVERS + VINES					
TRJ	NO	3	CONFEDERATE JASMINE	Trachelospermum jasminoides	15 gallon, 6' height trellis
CMA	NO	128	CARISSA 'EMERALD BLANKET'	Carrissa mac. 'Emerald Blanket'	1 gallon, full, space 18" on center
LIR	YES	198	BIG BLUE LILY TURF	Liriope muscari	3 gallon, 12" x 18", full, space 18" on center or as necessary to look lush + full
OPJ	YES	32	MONDO GRASS	Ophiopogon japonicus	3 gallon, 12" x 18", full, space 18" on center or as necessary to look lush + full
TDA	YES	57	FAKAHATCHEE	Tripsacum dactyloides	3 gallon, 12" x 18", full, space 18" on center or as necessary to look lush + full
SOD, AGGREGATE, & MULCH					
SOD	'EMPIRE TURF' ZOYSIA OR LAWN TO BE SELECTED + APPROVED - OVER 2" TOPSOIL BED, SEE PLANTING SPECS.				
MLC	DARK COLORED SHREDED ORGANIC MULCH, (NO CYPRESS MULCH OR DYED MULCH), 3" MINIMUM DEPTH				
EXISTING TREES TO REMAIN					
# 1	NO	1	PONGAM TREE	Pongamia pinnata	24' height, 18" width, full, good quality tree to remain, provides shade.
# 8,9,10	NO	3	'GR. MALAYAN' COCONUT PALM	Cocos nucifera 'Green Malayan'	24' height, 18" width, full, good quality palm to remain, provides tropical flair.



LANDSCAPE PLAN

PROPOSED DESIGN

sheet no.

L-2

revised:
P2B RESUBMITTAL
09.29.16
P2B RESUBMITTAL
12.09.16

date:
05/07/15

comm no.
1454

seal



CLUSIA SHRUBS FRAME PROPERTY
EXISTING PONGAM TREE PROVIDES SHADE

SATENKENTIA PALMS
LOW EVERGREEN GROUNDCOVER
BRIDAL VEIL

NORTH ELEVATION NTS
PREVIOUSLY APPROVED



CLUSIA SHRUBS
FAKAHATCHEE GRASS

FAKAHATCHEE GRASS
NEW COCONUT PALMS

SOUTH ELEVATION NTS

CHRISTOPHER CAWLEY | CC CHOEFF LEVY FISCHMAN
LANDSCAPE ARCHITECTURE LLC | LA A R C H I T E C T U R E + D E S I G N
Florida Landscape Architecture Business LC 26000460
780 NE 69th Street | Suite 1106 | Miami, FL 33138
T 305.979.1885 | www.christophercawley.com
8425 Biscayne Blvd, suite 201
Miami, Florida 33138
www.choefflevy.com

ADDITION AND RENOVATION TO
EXISTING RESIDENCE
9420 W. BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

CHRISTOPHER CAWLEY, RLA
Florida License LA 9560786

seal

comm no.
1454

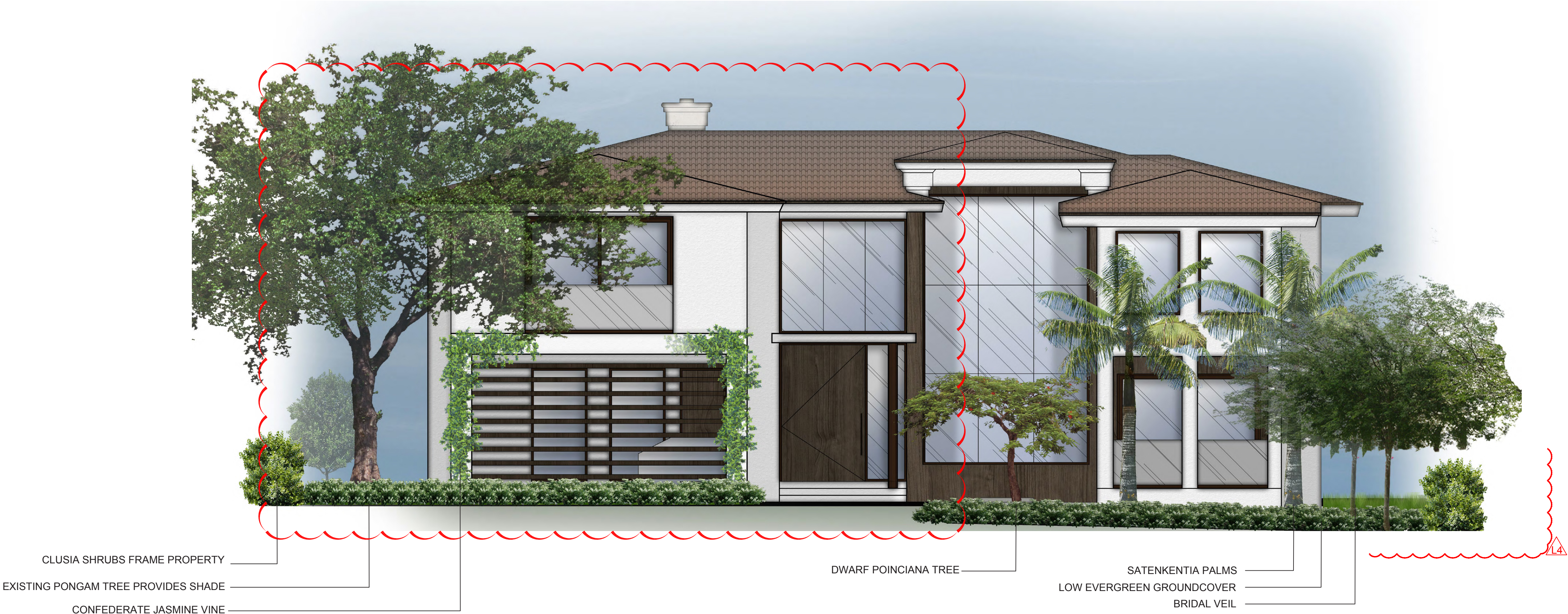
date:
 05/07/15

revised:
 P2B RESUBMITTAL
09.29.16

sheet no.

L-4a

PREVIOUSLY APPROVED DESIGN



NORTH ELEVATION NTS



SOUTH ELEVATION NTS

CHRISTOPHER CAWLEY | CC CHOEFF LEVY FISCHMAN
LANDSCAPE ARCHITECTURE LLC | LA ARCHITECTURE + DESIGN
Florida Landscape Architecture Business LC 26000460
780 NE 69th Street | Suite 1106 | Miami, FL 33138
T 305.979.1865 | www.christophercawley.com
8425 Biscayne Blvd, suite 201
Miami, Florida 33138
www.choefflevy.com
(t) 305.434.8338
(f) 305.892.5292

ADDITION AND RENOVATION TO
EXISTING RESIDENCE
9420 W. BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

CHRISTOPHER CAWLEY, RLA
Florida License LA 966796

seal

comm no.
1454

date:
05/07/15

revised:
PZB RESUBMITTAL
09.29.16
PZB RESUBMITTAL
12.09.16

sheet no.

L-4

PROPOSED DESIGN



BRIDAL VEIL TREES

SATENKENTIA PALMS

NATIVE DWARF BAHAMA COFFEE SHRUBS

EXISTING COCONUT PALMS

EXISTING CLUSIA SHRUBS

CLUSIA SHRUBS FRAME PROPERTY

WEST ELEVATION^{NTS}
PREVIOUSLY APPROVED^{Δ3}



CLUSIA SHRUBS PROVIDE SCREENING ALONG P.L.

NATIVE PIGEON PLUM TREES

6' HT CLUSIA SHRUBS SCREEN MECHANICAL EQUIPMENT

CLUSIA SHRUBS

EXISTING PONGAM TREE TO REMAIN. PRESERVE + PROTECT

EAST ELEVATION^{NTS}

CHRISTOPHER CAWLEY | CC CHOEFF LEVY FISCHMAN
LANDSCAPE ARCHITECTURE LLC | LA ARCHITECTURE + DESIGN
Florida Landscape Architecture Business LC 26000460
780 NE 69th Street | Suite 1106 | Miami, FL 33138
T 305.979.1885 | www.christophercawley.com
8425 Biscayne Blvd, suite 201
Miami, Florida 33138
www.choefflevy.com
(t) 305.434.8338
(f) 305.692.5292

ADDITION AND RENOVATION TO
EXISTING RESIDENCE
9420 W. BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

CHRISTOPHER CAWLEY, RLA
Florida License LA 9566786

seal

comm no.
1454

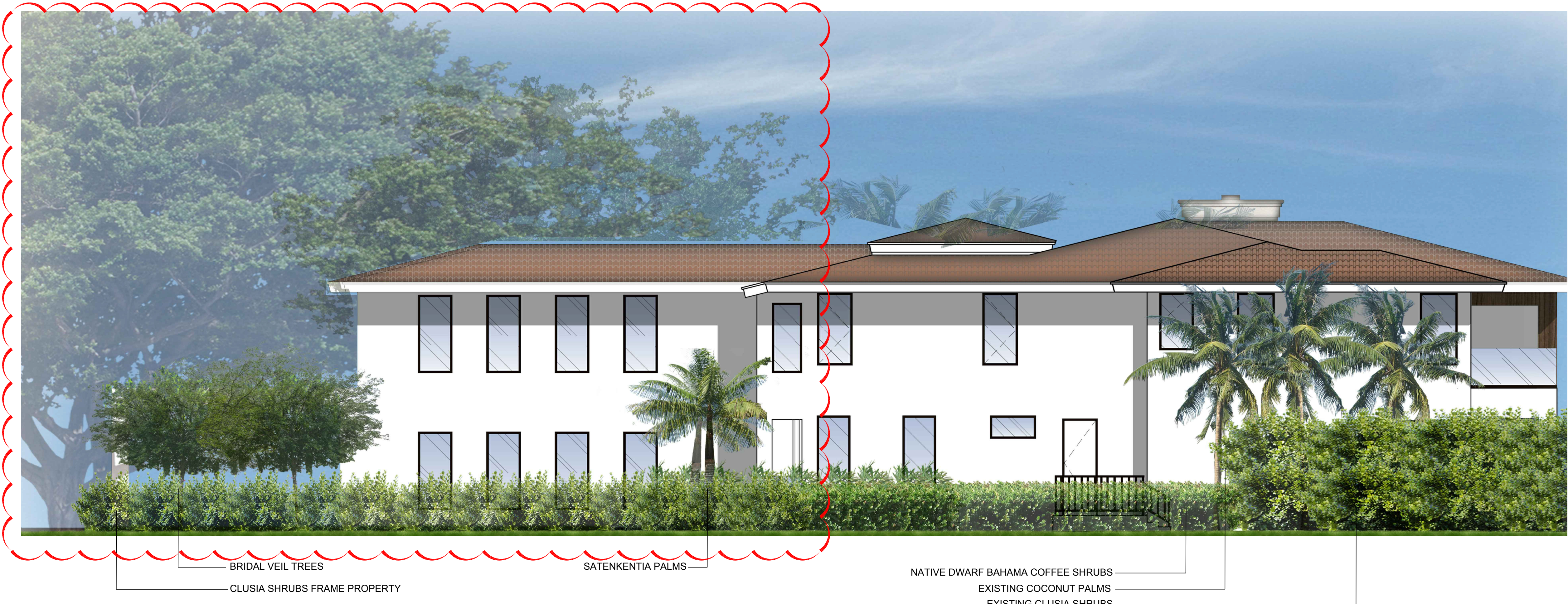
date:
05/07/15

revised:
PZB RESUBMITTAL
09.29.16

sheet no.

L-5a

PREVIOUSLY APPROVED DESIGN



WEST ELEVATION NTS



EAST ELEVATION NTS

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

To: Town of Bay Harbor Islands
Planning and Zoning Board

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: December 16th, 2016

Subject: Addition & Renovation of an Existing Single-Family Residence
9420 W. Broadview Drive
Proposed Revisions from Previous PZ Board Approval
Bay Harbor Islands Acct. No.: MB2015-87
MMPA Acct. No.: 01-0702-1015

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the submitted site plan and architectural plans (dated 12/14/16) 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 addition and renovation to an existing single-family house at 9420 W. Broadview Drive.

However, MMPA recommends the PZ Board **DENY** the application as currently designed, as the design essentially includes a "carport" in the front yard setback area, which is not listed as a permitted use. A "portico" is permitted (they are calling the structure a portico), but the Code states such structures may be used "only to protect vehicular driveways at the main entrance of hotels, apartment buildings and single-family residences". The structure covers 2 parking spaces.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 9420 W. Broadview Drive
Legal Description: Portions of Lot 83 and 84 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 / HISTORY

In mid-2013 the Town reviewed / processed / approved a Site Development Plan for the above referenced addition and renovation to an existing single-family home. The Planning and Zoning Board approved the proposed design on August 4th, 2015 subject to several conditions. In mid-2016 the applicant stated that several changes were desired that differed from the original PZB approved plans. MMPA reviewed the proposed changes and the current plans are reflective of all requested changes.

The requested changes do not appear to be related to any Building / Fire Code requirements. If plan refinements are simply "desired" by the developer that differ from the PZB approved plans, staff reviews each modification and determines if the changes require PZB re-approval. The PZB spends most of its review time on detailed exterior appearances, but also site design and interior layouts. It is expected that on occasion Building Codes / Fire Codes require certain plan refinements; however, if conflicts occur they are discussed and plan modifications / re-approvals may be necessary.

It should also be noted that Section 5-23.1(c) states as follows:

"Subsequent to planning and zoning board approval, if the proposed structure or project is not constructed in accordance with the plan proposed and approved by the planning and zoning board, no certificate of occupancy shall be issued, and a fine may be levied against a real property owner in an amount not to exceed \$250.00 per day per unit for each day of continued violation. And in the event that a certificate of occupancy has been issued previously, it shall be revoked and no further occupancy shall be permitted until the proposed structure or project is brought into conformity with the plan approved by the planning and zoning board. Provided further, in the event that occupancy is not discontinued, then a fine shall be levied in the amount of \$250.00 per day per unit for each day of continued occupancy until the proposed structure or project is brought into conformity with the plan approved by the planning and zoning board."

ALTERATIONS SOUGHT SINCE AUGUST 2015 P&Z BOARD APPROVAL

MMPA notes the following alterations from the 8/4/15 PZB approved plans:

- 1) The applicant is now proposing to enclose the existing two-car garage for a "future interior space". The garage doors will be filled in and windows added. The previously approved stone material is also proposed to be replaced with smooth stucco. **PZB approval is requested for the proposed change.**
- 2) The applicant is proposing to modify the previously approved front entry design. The proposed design will be a thin roof overhang rather than the previously approved walkthrough structure. **PZB approval is requested for the proposed change.**

- 3) The applicant is requesting to add what they are calling a "portico" structure in front of the existing garage / proposed interior space, which will cover 2 parking spaces. **PZB approval is requested for the proposed change.**

MMPA recommends the Board **DENY** the "portico" request, as the design is essentially a "carport" in the front yard setback area, which is not listed as a permitted use. A "portico" is permitted (they are calling the structure a portico), but the Code states such structures may be used **"only to protect vehicular driveways at the main entrance of hotels, apartment buildings and single-family residences"**. Section 23-12(e)(vi) of the Town Code requires "porticos" to "give the appearance of being an integral part of the original construction of the main structure to which it is attached and its architectural style, as well as materials, must be such that will compliment, enhance, and blend with the main structure. Such porticos shall at no time be enclosed or transformed into anything other than for the protection of vehicular driveways". MMPA believes the Town's urban design objective for the single-family areas is for front yard areas to be mostly open, landscaped and devoid of structures, especially close to the roadways. The proposed "portico" requires specific PZB approval per Sec. 23-12(15)(e)(vi). Following is a direct quote from the Town Code:

"Porticos shall be defined as a structure consisting of a roof supported from above or below or cantilevered, **only for the protection of vehicular driveways**, at the main entrance of hotels, apartment buildings, and single family residences. The portico shall give the appearance of being an integral part of the original structure to which it is attached and its architectural style, as well as materials, must be such that will complement, enhance, and blend with that of the main structure. Such porticos shall at no time be enclosed or transformed into anything **other than for the protection of vehicular driveways**"

There are specific setback and size limitations of such structures, that the plan does meet. The PZB must determine if the proposed "portico" structure meets the intent of the Code.

The Town Code defines "porticos" as a structure to cover a vehicular drop-off area near the main entrance. MMPA believes this structure is simply a "carport" which we feel is not listed as a permitted use. MMPA does not believe this structure meets the intent of the Code. The Board does not have the ability to "interpret" Zoning Code provisions. The PZB should discuss this and if necessary request the Town Council to clarify the issue and possibly modify the Code.