

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 do not turn off your cell phone or pager and it rings, you will be asked to leave the council chambers.

**TOWN OF BAY HARBOR ISLANDS
MORRIS N. BROAD COMMUNITY CENTER
1175 95TH STREET
BAY HARBOR ISLANDS, FL 33154**

DESIGN REVIEW BOARD

**April 11, 2023
7:00 PM**

FINAL AGENDA

CALL TO ORDER: Set for 6:00 p.m.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

1. Request for approval for a new single-family home for "ISOLABELLA LLC" located at 1230 101 Street, Lot 3 of Block 26. The owner is proposing to construct a new two-story single-family home. The existing 2,154 sq. ft. single-story home (built in 1949 will be demolished and replaced with a new two-story 5,797 sq. ft. home. The residence will have 6 bedrooms, 7 full baths, 1 1/2 half baths and a 2-car garage. Enclosed please find the site plan and elevations. (Item #1)

** Staff Review:* The design meets the Town Code and was approved by Michael Miller Planning Associates.

2. Request for approval for a new single-family home for "9525 BH 2 LLC" located at 9640 West Broadview Drive, Lot 67 of Block 23. The owner is proposing to construct a new two-story single-family home. The existing 4,413 sq. ft. single-story home (built in 1983 will be demolished and replaced with a new two-story 8,007 sq. ft. home. The residence will have 7 bedrooms, 8 full baths, 2 half bathrooms and a 2-car garage. Enclosed please find the site plan and elevations. (Item #2)

** Staff Review:* The design meets the Town Code and was approved by Michael Miller Planning Associates.

3. Request for approval for exterior alterations of a single-family home for "SZ, FL, LLC" located at 1310 101 Street, Lot 9 of Block 26. The owner is proposing constructing two gazebos and a new decorative entry canopy over the front door. The existing house has permits for interior renovations, new windows and doors and replacing its driveway. Enclosed please find the site plan and elevations. (Item #3)

** Staff Review:* The design meets the Town Code and was approved by Michael Miller Planning Associates.

4. Approval of the following Council Meeting Minutes:
 1. December 6, 2023 Regular Meeting
 2. January 3, 2023 Regular Meeting

** Staff Review:*

ADJOURNMENT:

Pursuant to Florida Statutes 286.0105, the Town hereby advises the public that should any person decide to appeal any decision of the Design Review 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

April 11, 2023

ITEM NUMBER: 1.

ITEM: Request for approval for a new single-family home for “ISOLABELLA LLC” located at 1230 101 Street, Lot 3 of Block 26. The owner is proposing to construct a new two-story single-family home. The existing 2,154 sq. ft. single-story home (built in 1949 will be demolished and replaced with a new two-story 5,797 sq. ft. home. The residence will have 6 bedrooms, 7 full baths, 1 1/2 half baths and a 2-car garage. Enclosed please find the site plan and elevations. (Item #1)

DESCRIPTION:

RECOMMENDED ACTION:

The design meets the Town Code and was approved by Michael Miller Planning Associates.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1.	BHI 1230 101 St SFR DRB Staff Report March 6 2023
2.	1230 101 Street DRB Set 4.11.2023
3.	SPR22-000031 DRB Application

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

To: Design Review Board (DRB)
Town of Bay Harbor Islands

From: Michael J. Miller, AICP *h4pm*
Consultant Town Planner

Date: March 6th, 2023

Subject: Single-Family Residence – Redevelopment / New Construction
1230 101 Street
Bay Harbor Islands Acct. No.: SPR22-000031
MMPA Acct. No.: 01-0702-1148

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the contents of this staff report, the latest revised Site Development Plans signed & sealed (dated 2/20/23) 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 a new single-family home located at 1230 101st Street.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 1230 101st Street
Legal Description: Lot 3 of Block 26, "Bay Harbor Island", according to the plat thereof, as recorded in the Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.

PROJECT DESCRIPTION

The project architect, SDH Design Studio Architecture + Design, as agent for the property owner, (Isola Bella, LLC) has submitted an application to construct a new single-family residence on a dry lot located at 1230 101st Street. The existing 2,154 sq. ft. single-story home (built in 1949) will be demolished and replaced with a new two-story 5,797 sq. ft. home under A/C that has 6 bedrooms, 7 full baths, 1 ½ baths and a two (2) car garage.

The proposed new home is rectangularly shaped with a flat roof, extensive window glazing that is oriented towards outdoor living with a pool, outdoor kitchen, covered terrace and 2nd level balconies. The overall height of the proposed structure is 25' above the Base Flood Elevation (BFE) + 1' FBC Freeboard, which complies with the maximum height permitted for flat roofed homes. The proposed landscaping exceeds the Miami-Dade County Landscape Code & Town Supplemental Landscape Code requirements. The landscape design and theme are very tropical.

PROJECT HISTORY

The applicant submitted an initial set of plans in mid-December 2022 and one (1) revised set of plans that were reviewed by MMPA / Town staff for consistency with the Town Code requirements. Comments were given to the applicant 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 density for the West Island is six (6) DUA; however, the current as-built density is only about 2.64 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 23-3 (Use Regulations RD Single-Family District), Section 23-9 (Minimum Size of Living Units), Section 23-10 (Minimum Size of Building Lot), 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, building material regulations, and other items.

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

SUMMARY / RECOMMENDATION

The latest revised Site Development Plans submitted for the construction of a new single-family home located at 1230 101st Street meets or exceeds all Town Land Development and Landscape Code requirements. The applicant submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

The following condition of approval is recommended:

- 1) This approval is based on the latest plans prepared by SDH Studio Architecture + Design signed & sealed by the architect February 20th, 2023, with any modifications required by the Design Review Board. Any future modifications to the above plans shall be reviewed by Town staff / MMPA and may require re-approval by the Board if felt to be substantial.



SDH_STUDIO
ARCHITECTURE+DESIGN

Firm License No. AA26002883

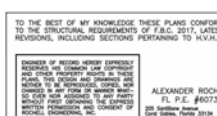
18200 NE 19th Ave. Suite 100
North Miami Beach, Florida
33162

305.501.5013

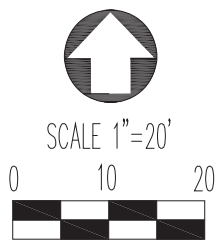
www.sdhstudio.com

Netzer 1230

1230 101 STREET. BAY HARBOR ISLANDS, FL 33154-1110

DRAWING INDEX	LANDSCAPING		ARCHITECTURE		STRUCTURAL	PLUMBING	MECHANICAL	ELECTRICAL	CIVIL
	L-1 L-2 L-3 TD-1	LANDSCAPE PLAN LANDSCAPE ELEVATIONS COLORED LANDSCAPE PLAN TREE DISPOSITION PLAN	A-000 A-001 A-002 A-003 A-100 A-100.1.1 A-100.1.2 A-100.1.3 A-100.2 A-100.3 A-100.4 A-101 A-102 A-103 A-200 A-201 A-202 A-300 A-301	COVER PAGE GENERAL NOTES SITE PHOTOS SITE PHOTOS SITE PLAN PROJECT RENDERINGS & MATERIALS PROJECT RENDERINGS & MATERIALS II PROJECT RENDERINGS & MATERIALS III SITE PLAN DETAILS SITE PLAN DIAGRAMS PROJECT VIEWS FIRST FLOOR PLAN SECOND FLOOR PLAN ROOF PLAN ELEVATIONS ELEVATIONS ELEVATIONS DIAGRAMS SECTIONS SECTIONS					C-1 C-2
PROJECT TEAM		ECOPACHECO DESIGN CONSULTANT WWW.ECOPACHECO.COM (305) 915-6626		18200 NE 19TH AVE, SUITE 100 NORTH MIAMI BEACH, FL 33160 (305) 501-5013		ROCHELL ENGINEERING, INC 205 SANTILLANE AVE CORAL GABLES, FL 33134 (305) 649-4049			GANEM CONSULTING ENGINEERING 15805 BISCAYNE BLVD, SUITE 105 NORTH MIAMI BEACH, FL 33160 (786) 916-6546 INFO@GANEMCE.COM

BOUNDARY & TOPOGRAPHIC SURVEY



LEGEND & ABBREVIATIONS:

○ CLEANOUT	⊕ ELECTRIC MANHOLE	✉ MAIL BOX	← GUY WIRE	⚡ SPOT ELEVATION	CH. CHORD DISTANCE	E EAST
▣ CATCH BASIN	⚡ FIRE HYDRANT	NS □ NEWS PAPERS AND MAGAZINE STAND	— STREET LIGHT	WP □ WOOD POLE WITH TRANSFORMER	CL CENTER LINE	ENC. ENCROACHMENT
CP □ CONCRETE POWER POLE	⚡ IRRIGATION CONTROL VALVE	SG □ SIGN	TSB □ TRAFFIC SIGNAL BOX	A/C AIR CONDITIONING PAD	CONC. CONCRETE	F.I.P. FOUND IRON PIPE
GR GUARD RAIL	□ METAL BUS STOP BENCH	SG □ SIGN	PTB □ PUBLIC TELEPHONE BOOTH	BLDG. BUILDING	Δ DELTA	F.I.R. FOUND REBAR
⊙ GREASE TRAP	⊕ MONITORING WELL	⊕ SANITARY SEWER MANHOLE	TCPD TRAFFIC CONTROL PANEL	C.L.F. CHAIN LINK FENCE	F.F.E. FINISH FLOOR ELEVATION	R RADIUS
⊕ GAS VALVE	⊕ SEWER VALVE	⊕ TELEPHONE MANHOLE	PSPO PEDESTRIAN SIGNAL POLE	CBS CONCRETE BLOCK STRUCTURE	F.N. FOUND NAIL	R/W RIGHT-OF-WAY
♿ HANDICAP SIGN	⊕ UNKNOWN MANHOLE	⊕ DETECTABLE SURFACING	LPO LIGHT POLE	(C) CALCULATED	GV GAS VALVE	S SOUTH
⚡ LIGHT POLE	⊕ LAWN SPOT LIGHT	□ CONCRETE POLE	TB □ TELEPHONE BOX	CB CATCH BASIN	L LENGTH	SEC. SECTION
⚡ LIGHT BOLLARD	⊕ WATER VALVE	⊕ TREE	PTB □ PUBLIC TELEPHONE BOX	D.E. DRAINAGE EASEMENT	N NORTH	T TANGENT
⊕ ELECTRIC BOX	⊕ WATER METER	⊕ PALM	CLF CHAIN LINK FENCE	U.E. UTILITY EASEMENT	N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM	W WEST
	⊕ WOOD POLE		WF WOOD FENCE	D.M.E. DRAINAGE MAINTENANCE EASEMENT	O.E. OVERHEAD ELECTRIC LINE	P.R.M. POINT REFERENCE MONUMENT
					O/L ON LINE	P.O.B. POINT OF BEGINNING
					(O.R.B.) OFFICIAL RECORD BOOK	P.O.C. POINT OF COMMENCEMENT
					(MEAS.) MEASURED	(REC.) RECORD
						W/F WOOD FENCE

TREE TABLE

TREE No.	COMMON NAME	SCIENTIFIC NAME	TRUNK DIAM.	HEIGHT	CANOPY
1	Phoenix palm	Phoenix canariensis	18"	18'	15'
2	Adonidia palm	Adonidia merrillii	4"	23'	15'
3	Areca cluster	Dypsis lutescens	2"—4"	12'—18'	6'—10'

SURVEYOR'S NOTES

I- DATE OF COMPLETION:

10-03-2022

II- LEGAL DESCRIPTION AND ADDRESS:

1230 101ST STREET BAY HARBOR ISLAND, FLORIDA 33154

LOT 3, BLOCK 26, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, AT PAGE(S) 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL NO. 13-2227-001-5110

III- ACCURACY:

1- This survey was predicated on the expected use of land, as classified in the standards of practice for land surveying in the state of Florida," pursuant to rule 5J-17 of the Florida administrative code is "residential." the minimum relative distance accuracy for this type of survey is 1 foot in 7,500 feet. the accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement.

IV- SOURCES OF DATA:

1-North arrow direction is based on an assumed meridian.
Bearings as shown hereon are based upon the Centerline of 101st Street with an assumed bearing of N86°53'56"E, said line to be considered a well monumented line.

1-a All distances as shown in this survey are based on the US Survey foot.

2-Subsurface soil conditions were not determined, as this falls outside the purview of this survey, these conditions may include the determination of wetlands, filled-in areas, geological conditions or possible contamination by hazardous liquid or solid waste that may occur within, upon, across, abutting, or adjacent to the subject property

3-No effort was made by this office to locate any underground utilities and/or structures within or abutting the subject property.

4-No search records was made by this firm beside the record plat; therefore we do not imply or accept responsibility for any Easement, Dedication or limitation for which information was not furnished.

5-Adjacent properties were not investigated at the time of this Survey.

6-The legal ownership of the fences and/or walls as shown hereon was not determined, and the locations as shown are based on the recovered boundary monumentation and calculations.

7-Distances from property lines to fences or walls may slightly varies due to their irregularity, width and composition. Fences or walls not always travel on a straight line and in most cases meander through trees, hedges, vines and heavy landscaping usually located along boundary lines, therefore the resultant of said dimensions as shown hereon may vary slightly within 0.30' to 0.50' of a foot more or less.

8-Well-identified features as depicted on the survey map were measured to an estimated horizontal positional accuracy of 1/10 foot.

9-Survey done by occupation, physical evidence, the recovery of existing property corners, field measurements, calculations, adjacent plats and legal description provided to the surveyor and also from the Miami-Dade County Public Records/ Property Appraiser Office and no claims as to ownership are made or implied.

10-Call 811 or visit www.sunshine811.com before digging.

11-Contact the appropriate authorities prior to any design work on the hereon-described parcel for Building and Zoning information.

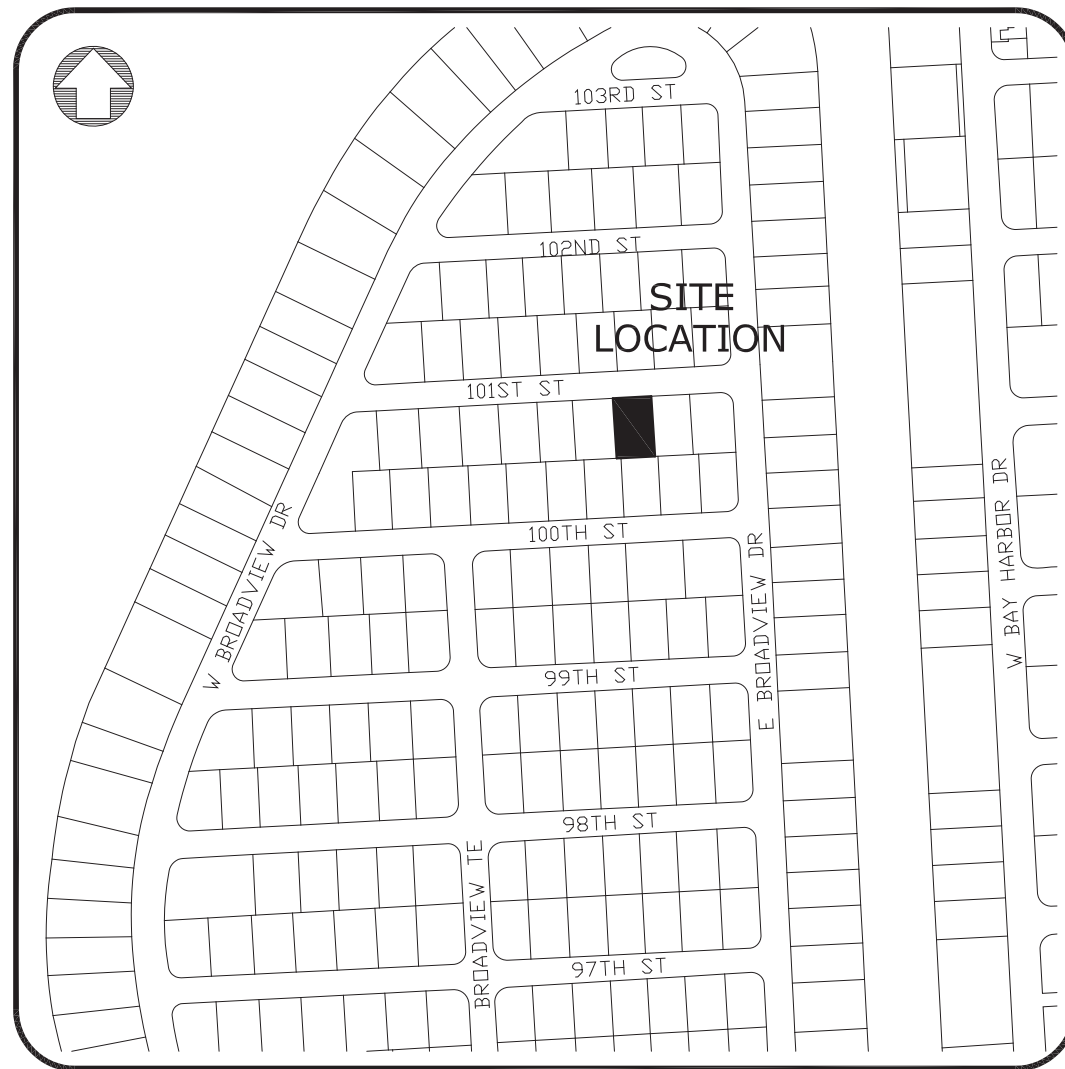
12-The dimensions and directions shown hereon are in substantial agreement with record and calculated values unless otherwise noted in this map of survey.

13-In some instances graphic representations have been exaggerated to more clearly illustrate the relationship between physical improvements(ex. fences and/or lot lines). In all cases dimensions shall control the location of the improvements over scaled positions.

14-Fence ownership is determined by visual means only (if any). The Legal ownership of fences are not determined or ruled by the surveyor in charge.

15-Any foundations and/or footings that might be located underneath the ground surface that may cross beyond the boundary lines of the herein described parcel are not shown in this map of survey.

16-Any Information referring to invert elevation, bottom of the structure elevation, pipe size and material were obtain by using the best available resources and procedures and the result can be approximate in many cases due to the lack of ability of direct reading and measurement and in some instances due to accumulation of debris and sediments. This information must be verified on the field prior to design and/ or compared with existing as-builts if available to avoid conflicts.



LOCATION MAP

NOT TO SCALE

SECTION 27, TOWNSHIP 52 S., RANGE 42 E.

VERTICAL CONTROL:

1-All spot elevations are based upon the National Geodetic Vertical Datum of 1929 as per Miami-Dade County Benchmark No. R-243, said benchmark has an elevation of 6.61 feet (N.G.V.D.-29).

2-All elevations as shown hereon were obtained by using RTK - GPS measurements and results are subject to variations due to equipment vertical displacement.

FEMA INFORMATION:

1-This property is in flood zone: AE El. 8, as per Federal Emergency Management Agency (FEMA) Community name: TOWN OF BAY HARBOR ISLANDS: 120637, Map:12086C, Panel: 0144, Suffix L, effective date: Sep. 11, 2009.

2-All physical lines shown in this survey as pertaining to Flood Zone delineations are herein for the main purpose of reference only and can not be used for construction design of any kind. These lines are the result of an approximation extracted from FEMA maps and are not depicted on any exact location with reference tie points. In the event of a design close to these lines, architect should seek permission directly from FEMA agents.

V- EASEMENTS AND ENCUMBRANCES:

1-No information was provided as to the existence of any easements or encumbrances. This Boundary Survey was prepared as per information given by client and no title search has been performed prior to the execution of this survey.

2-Legal Description subject to any dedications, limitations, retractions reservations or easements of record. Examination of the Abstract of Title will have to be made to determine recorded instruments, if any affecting the property; search of Public Records not performed by this office.

VI- CLIENT INFORMATION:

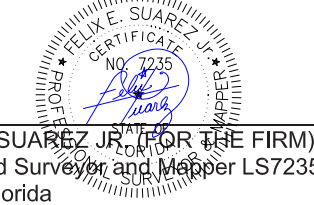
This Boundary & Topographic Survey was prepared at the insistence of and certified to:

ISOLA BELLA LLC

VII- SURVEYOR'S CERTIFICATE:

I hereby certify: That this "BOUNDARY & TOPOGRAPHIC SURVEY" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "BOUNDARY & TOPOGRAPHIC SURVEY" meets the intent of the applicable provisions of the Standards of practice for Land Surveying in the State of Florida", pursuant to Rule (5J-17.050 through 5J-17.052) of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

3TCI, Inc. , a Florida corporation
Florida Certificate of Authorization Number LB7799

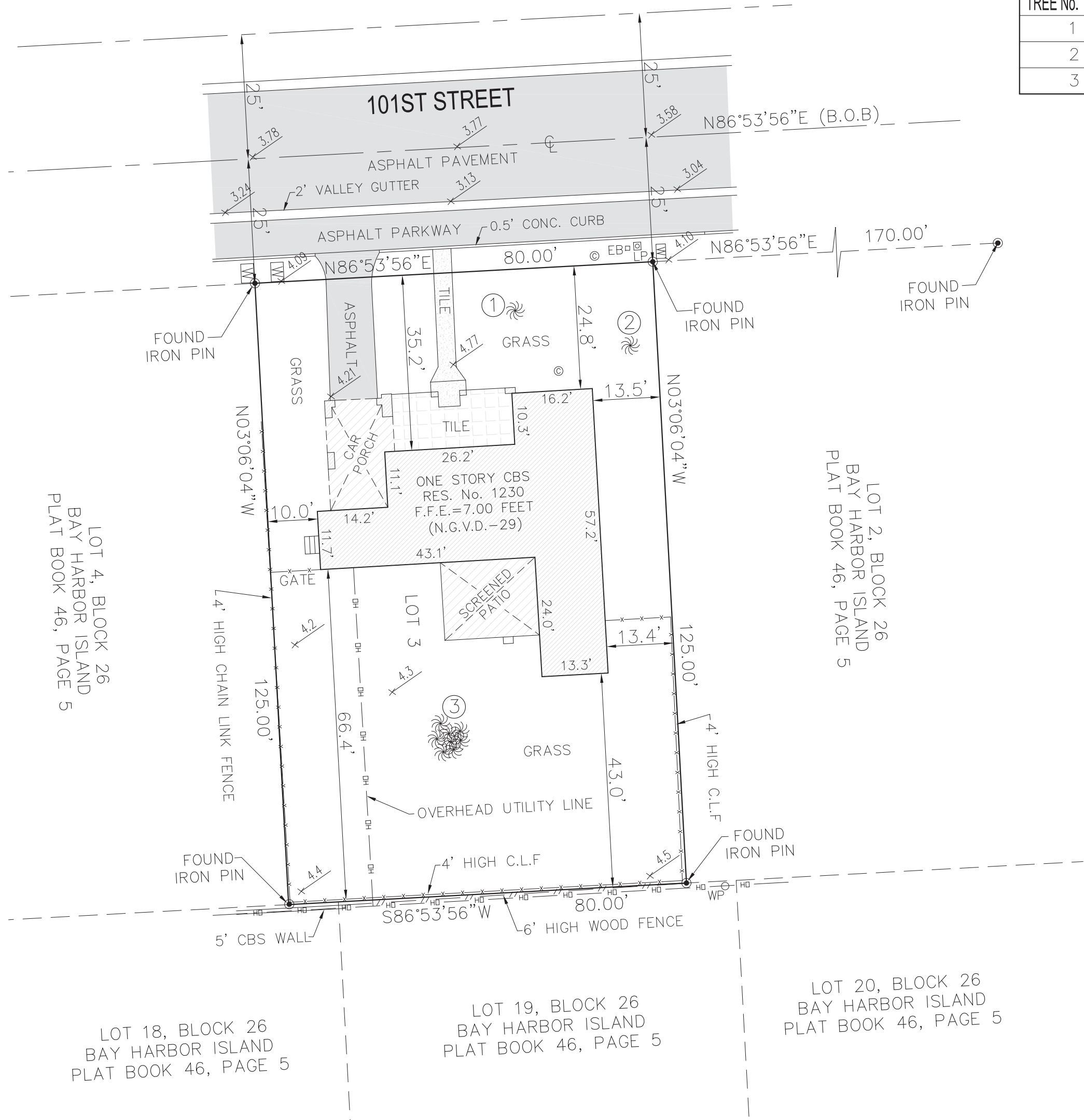
By: 
FELIX E. SUAREZ JR. (FOR THE FIRM)
Registered Surveyor and Mapper LS7235
State of Florida

NOTICE: Not valid without the electronic or original signature and electronic or original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party. In case of signed electronically, the digital date may not reflect the exact date of the survey or the latest revision date. Printed copies of this survey are not considered signed and sealed and the signature must be verified by electronic PDF confirmation.

THE SURVEYOR IS COVERED BY PROFESSIONAL LIABILITY INSURANCE

THIS SURVEY IS MADE ON THE DATE HEREIN DEPICTED FOR THE OWNER(S) LISTED ONLY AND NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

DRAFTER: RCE	CHECKED: FES	FIELD BOOK: 2021-13-20	JOB NUMBER: 22-4009	SCALE: 1"=20'	SHEET: 1 OF 1
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3TCI, Inc. LB7799
PROFESSIONAL LAND SURVEYORS AND MAPPERS
12211 SW 129th CT. MIAMI FL 33186
tel: 305-316-8474 fax: 305-378-1662 www.3tci.com
MAPPING A NEW FUTURE OF EXPERTISE

SKETCH OF SURVEY OF

1230 101ST STREET BAY HARBOR ISLAND, FL 33154



AC	ANCHOR	HT	HEIGHT
AC	AIR CONDITIONING	HORIZ	HORIZONTAL
ACU	ACUSTICAL	HB	HOSE BIBB
ACP	ACUSTICAL CEILING PANEL	ID	INTERIOR DIMENSION
AFF	ABOVE FINISH FLOOR	INSUL	INSULATION
AHU	AIR HANDLE UNIT	INTERM	INTERMEDIATE
ALUM	ALUMINUM	JAN	JANITOR
ANOID	ANOIZE	MANUF	MANUFACTURER
BD	BOARD	MAT	MATERIAL
BFF	BELOW FINISH FLOOR	MAX	MAXIMUM
BLK'G	BLOCKING	MIN	MINIMUM
BLCK	BLOCK	MTL	METAL
CEM	CEMENT	NIC	NOT IN CONTRACT
CFR	CERAMIC	NEOPR	NEOPRENE
CON	CONTRACTOR FIELD VERIFY	OD	OUTSIDE DIMENSION
CON	CONTROL JOINT	OC	ON CENTER
CLG	CEILING	OS	OVERFLOW SCUPPERS
COL	COLUMN	PTN	PARTITION
CONC	CLOSET	PJ	PANEL JOINT
CON	CONTINUOUS	PL	PLATE
COVER'G	COVERING	PLP	LIGHT POLE
DGL	DOUBLE	PLYWOD	PLAYWOOD
DI	DIMENSION	PNL	PANEL
DTL/DTLS	DETAILS	PLAM	PLASTIC LAMINATE
DW	DISH WASHER	PT	PRESSURE TREATED
EA	EACH	REINF	REINFORCING
ETEC	ELECTRICAL	REQ'D	REQUIRED
EL	ELEVATION	RM	ROOM
ELEV	ELEVATOR	RD	ROOF DRAIN
EXH	EXHAUST	SHT	SHEET
EXIST	EXISTING	SCH	SCHEDULE
EXP	EXPANSION	SS	STAINLESS STEEL
EXP	EXTERIOR	STL	STEEL
FD	FLOOR DRAIN	STD	STANDARD
FE	FIRE EXTINGUISHER	SECT	SECTION
FIRE EXT CAB	FIRE EXTINGUISHER CABINET	SIM	SIMILAR
FOIC	FURNISHED BY OWNER	SPC'S	SPECIFICATIONS
	INSTALED BY CONTRACTOR	STR	STRUCTURAL
	FLOURESCNT	SC	SOLID CORE WOOD
FLOOR	FINISH	PH	TELEPHONE
FIN	GAUGE	TEMP	TEMPERED
GWB	GYPSUM WALL BOARD	TOP	TOP OF SLAB
GYP BD	GYPSUM BOARD	VCT	VINYL COMPOSITION TILE
GALV	GALVANIZED	VERT	VERTICAL
GS	GALVANIZED STEEL	VEST	VESTIBULE
GL	GLASS	WH	WATER HEATER
HM	HOLLOW METAL		

SYMBOL LEGEND			
	CENTER LINE		MATERIAL TAG
	PROPERTY LINE		PRINCIPAL ENTRY
	WINDOWS TAG		SLOPE TAG
	DOOR TAG		WATER METER
	DATUM FLOOR ELEV.		POLE
	BREAKLINE		PLUMBING TAG
	GRID BUBBLE TAG		REVISION TAG
+ELEVATION 	LEVEL HEAD CIRCLE		CHANGE OF ELEV.
	SECTION MARK		NORTH ARROW
	CALLOUT HEAD TAG	Room name AREA	ROOM TAG
	BUILDING ELEV. TAG		INTERIOR ELEV. TAG
	VIEW NAME 1/8" = 1'-0"	VIEW TITLE	

CONTRACTOR SHALL COMPLY WITH THE LATEST APPLICABLE LOCAL, STATE AND FEDERAL BUILDING CODES, LAWS, REGULATIONS AND ORDINANCES.

2. ALL MATERIALS AND EQUIPMENT UTILIZED IN THIS PROJECT SHALL BE UTILIZED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

3. ALL WORK PERFORMED IN RELATIONSHIP TO THESE DOCUMENTS SHALL CONFORM TO STANDARDS PUBLISHED BY RECOGNIZED PROFESSIONAL AND INDUSTRY ORGANIZATIONS.

4. CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING AND FAMILIARIZING THEMSELVES WITH ALL EXISTING CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT LIMITED TO PRIVATE AND PUBLIC UTILITIES, ON AND OFF SITE AREAS, ACCESS ROADS, AND OTHER SUPPORT FACILITIES.

5. CONTRACTOR TO CAP, REMOVE, RELOCATE OR RE-ROUTE AS NECESSARY ALL ELECTRICAL, WATER, GAS OR ANY OTHER UTILITY LINES ENCOUNTERED DURING CONSTRUCTION.

6. CONTRACTOR MUST NOTIFY ARCHITECT/ENG. IMMEDIATELY OF ANY UNEXPECTED OR DISCOVERED DISCREPANCIES WITH THE PROJECT'S DRAWINGS AND/OR THE FIELD PRIOR TO BIDDING, BEFORE PROCEEDING WITH WORK AND/OR SHOP FABRICATION.

7. CONTRACTOR SHALL NOTIFY ARCHITECT/ENG. FOR CLARIFICATION PRIOR TO BIDDING OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL, MECHANICAL AND ELECTRICAL, LANDSCAPE AND CIVIL DRAWINGS. ANY DISCREPANCIES DISCLOSED AFTER BIDDING SHALL BE INTERPRETED BY THE ARCHITECT BASED ON THE USE OF THE MOST EXPENSIVE METHOD OR FINISH.

8. CONTRACTOR TO OBTAIN WRITTEN APPROVAL FROM THE ARCHITECT/ENG. PRIOR TO ANY CHANGES OR DEVIATIONS FROM CONTRACT DOCUMENTS.

9. UNDER NO CIRCUMSTANCES SHALL ASSUMPTIONS BY THE CONTRACTOR BE CONSIDERED THE SIGNATURE INTENT OF THE APPROVED ARCHITECT/ENGINEER WITHOUT THEIR WRITTEN APPROVAL.

10. CONTRACTOR SHALL PREPARE AND MAINTAIN ALL CONSTRUCTION AND SURROUNDING AREAS KEEPING THEM FREE OF DEBRIS, HAZARDOUS EQUIPMENT OR MATERIALS.

11. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR THE REPLACEMENT OF ANY MATERIALS, FINISHES OR EQUIPMENT DAMAGED DURING CONSTRUCTION OR CLEAN-UP. CONSTRUCTION PERSONNEL SHALL BE RESPONSIBLE TO PROTECT AND MAINTAIN THE EXISTING FIRE RATED SEPARATION WITHIN THE BUILDING'S CONSTRUCTION AS REQUIRED BY CODE. THE USE OF SPECIFIC MATERIALS AND COMBINATIONS OF MATERIALS WITHIN FIRE RATED ASSEMBLIES AS CALLED FOR ON THE DRAWINGS AND SPECIFICATIONS ARE FOR THE PURPOSE OF ACHIEVING THOSE REQUIRED FIRE SEPARATIONS. IF SUBSTITUTIONS ARE REQUESTED BY THE CONTRACTOR OR SUBCONTRACTORS, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE SUBSTITUTIONS WILL MAINTAIN THE SAME LEVEL OF PROTECTION. THE MATERIALS DRAWN OR SPECIFIED, DOES NOT IN ANY WAY EFFECT OR LESSEN THE REQUIRED FIRE RATED CONSTRUCTION OR ASSEMBLY.

15. WHERE CMU IS INDICATED TO HAVE A SPECIFIC HOURLY FIRE RATING, THIS SHALL BE TAKEN AS THE MINIMUM ALLOWED.

16. ALL WORK FORMING, INCLUDING PLYWOOD, WHICH IS CONCEALED WITHIN WALLS OR CEILINGS OR USED FOR FORMING WALLS OR CEILINGS SHALL BE FIRE RETARDANT.

17. ALL PIPING SHALL BE SLEEVED THROUGH SLABS. CONTRACTOR TO FULLY SEAL SPACE AROUND PIPES WITH A U.S. APPROVED FIRE RESISTIVE "THERMAFIBER" GLASS FIBER SAFING INSULATION AS MANUFACTURED BY U.S. GYPSUM CO. COMPLYING WITH ASTM E-119 OR APPROVED SIMILAR OR AS DETAILED ON DRAWINGS. PROTRUSIONS THROUGH FIRE RATED WALLS SHALL BE PROTECTED AS TO MAINTAIN THE FIRE RATING OF SAID WALL.

18. ALL SLABS, SHALL BE THICKENED WHERE REQUIRED BY THE EXISTING U.L. DESIGN NO. U-465 OR APPROVED SIMILAR AND SHALL CONTINUE AS SUCH TO UNDERSIDE OF ROOF DECKING.

19. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION.

20. ALL SHOP DRAWINGS DIMENSIONS SHALL BE FIELD VERIFIED AND SHALL BEAR THE REVIEW STAMP, DATE AND SIGNATURE OF THE CONTRACTOR BEFORE SUBMITTAL TO THE ARCHITECT AND/OR ENGINEER.

21. SHOP DRAWING SUBMITTALS SHALL CONSIST OF 1 SET OF REPRODUCIBLE COPIES AND TWO SETS OF BLUE PRINTS.

22. REFER TO CIVIL ENGINEERING DRAWINGS FOR SITE DETAILS, PAVING, CURBING, WHEEL STOPS, ETC., IF APPLICABLE.

23. REFER TO LANDSCAPE DRAWINGS FOR ALL PLANTING AND INSTALLATION DETAILS.

24. CONTRACTOR TO FURNISH AND INSTALL ALL METAL AND WOOD BLOCKING REQUIRED FOR WALL MOUNTED OR BRACED FIXTURES, MILLWORK OR 'BY OTHER' ITEMS DESCRIBED IN THE CONTRACT DOCUMENTS.

25. IN ADDITION TO WALL TYPES SHOWN ON PLANS, THE CONTRACTOR SHALL REFER TO THE ROOM FINISH SCHEDULE FOR INTERIOR CEILING TYPES AND TO THE ADJACENT AREA SCHEDULE FOR CEILING FINISHES.

26. CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL ACCESS PANELS WITH MECHANICAL AND ELECTRICAL CONTRACTORS SO AS TO ALLOW FOR PROPER EQUIPMENT ACCESSIBILITY AND MAINTENANCE. NOTIFY ARCHITECT/ENG. AS TO SAID LOCATIONS PRIOR TO THEIR INSTALLATION TO AVOID CONFLICTS WITH INTERIOR FINISH MATERIALS AND DESIGN INTENT.

27. CONTRACTOR TO PROVIDE ACCESS PANELS FOR ALL A/C FIRE DAMPERS. COORDINATE LOCATIONS WITH ARCHITECT/ENG.

28. CONTRACTOR SHALL PAINT ALL VISIBLE SURFACES OF FACTORY PRIMED OR FACTORY PAINT FINISHED EQUIPMENT, A/C GRILLS OR REGISTERS, COVERS, ETC. UNLESS SPECIFICALLY NOTED OTHERWISE. VERIFY AND COORDINATE COLORS WITH ARCHITECT.

29. CONTRACTOR SHALL INSTALL AND THE CONTRACTOR SHALL COORDINATE THE EXACT MOUNTING LOCATION OF ALL SWITCHES, WALL RECEPTACLES, PLUGS, THERMOSTATS AND OTHER WALL MOUNTED FIXTURES WITH THE ARCHITECT/ENG. UNLESS NOTED ON PLANS.

30. INTERIOR AND EXTERIOR JOINTS BETWEEN DISSIMILAR MATERIALS, PLANES OR FINISHES SHALL RECEIVE A BEAD OF CAULKING TO MATCH COLOR OF ADJACENT SURFACE.

31. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING WORK FOR PROPERLY CLEANING ALL AREAS PRIOR TO FINAL ACCEPTANCE BY THE OWNER, INCLUDING BUT NOT LIMITED TO WINDOWS, STOREFRONT FLOORS, CONSTRUCTION MATERIAL FROM THE SITE AND SHALL ALSO BE RESPONSIBLE WALLS, DOORS, ETC. CONTRACTOR SHALL PROVIDE ITS OWN TRASH CONTAINER AT A LOCATION SELECTED BY THE OWNER.

32. UPON COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER A COMPLETE SET OF AS-BUILT DRAWINGS OF THE PROJECT, INCLUDING ALL CHANGES, REVISIONS, AND ALL OPERATION AND MAINTENANCE MANUALS OF ALL EQUIPMENT AND FINISHES INSTALLED.

33. NO EXISTING FACILITY SHALL BE OCCUPIED DURING REMODELING OR RENOVATION UNLESS ALL EXISTING EXITS AND ANY EXISTING FIRE PROTECTION ARE CONTINUOUSLY MAINTAINED OR, IN LIEU THEREOF, OTHER ALTERNATE MEASURES ARE TAKEN WHICH PROVIDE EQUIVALENT SAFETY CONDITIONS.

34. CONSTRUCTION STAGING IS REQUIRED TO BE CONDUCTED IN A MANNER THAT DOES NOT CAUSE COSTS FOR ANY CHANGE OR ALTERATION OF ADJACENT AREAS TO BE DISTURBED DURING DEMOLITION OR CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO PAVING AND LANDSCAPING OF THE PROPOSED STAGING AREA TO INSURE PROPER DRAINAGE AND TO RETURN THEM TO THEIR ORIGINAL EXISTING CONDITION.

35. ALL SLABS ON GRADE, INTERIOR AND EXTERIOR, TO BE ON 6 MIL. POLYETHYLENE VAPOR BARRIER WITHOUT EXCEPTION.

36. IF THE NORMAL WORK FLOW OF AN AREA MUST BE INTERRUPTED IN ORDER TO PROCEED WITH THE SCHEDULE, PROPER NOTICE MUST BE GIVEN TO THE OWNER IN ADVANCE, AND PERMISSION BE OBTAINED PRIOR TO THE OWNER IN ADVANCE, AND PERMISSION BE OBTAINED PRIOR TO COMMENCEMENT OF SUCH WORK.

37. CONTRACTOR SHALL BE RESPONSIBLE FOR PAINTING STRIPES, NUMBERS AND/OR LABELING OF EACH CURB, STALL, SIGN, ETC. WITH THE CONTRACTOR WITH DESIRED SEQUENCE.

38. CONTRACTOR SHALL AVOID INTERFERENCE WITH THE NORMAL WORK FLOW AND PROPER FUNCTIONING OF ALL AREAS WITHIN THE BUILDING. CONTRACTOR SHALL COORDINATE WITH OWNER'S SECURITY PROGRAM METHODS TO AVOID UNAUTHORIZED ENTRY, VANDALISM AND THEFT.

39. CONTRACTOR SHALL BE REQUIRED TO CONTINUOUSLY MAINTAIN ALL NECESSARY UTILITIES TO THE EXISTING BUILDING THROUGHOUT THE PROJECT. TEMPORARY PROTECTION SHALL BE MAINTAINED.

40. ALL ROOFING, DECKING, WATERPROOFING, FLASHING TO COMPLY WITH ALL REQUIREMENTS UNDER SECTION 1519.16 OF THE FLORIDA BUILDING CODE. INSTALLATION TO BE DONE UNDER SEPARATE ROOF SUBMITTAL, AND ALL NOA MUST BE SUBMITTED FOR APPROVAL. WATERPROOFING MEMBRANE AS PER VULKEM 350N/EPXY PRIMER - VULKEM 350N/35T1 OR APPROVED EQUAL.

41. CONTRACTOR TO VERIFY SOIL VALUES AND CAPACITIES IN REFERENCE TO SOIL TEST AND STRUCTURAL PLANS.

42. CONTRACTOR TO COORDINATE ELEVATOR REQUIREMENTS WITH ELEVATOR SELECTION

O.S.F.H. -(OUTSIDE SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE REQUIRED LOWEST FLOOR ELEVATION.

S.F.H. -(SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE BASE FLOOR ELEVATION OR REQUIRED LOWEST FLOOR ELEVATION WHICH EVER IS HIGHER.

THE LOWEST FLOOR - SHALL MEAN THE LOWEST FLOOR OF THE LOWEST ENCLOSED AREA (INCLUDING BASEMENT), AN UNFINISHED OR FLOOD RESISTANT ENCLOSURE, USABLE FOR PARKING OF VEHICLES, BUILDING ACCESS OR STORAGE IN AN AREA OTHER THAN A BASEMENT AREA, IS NOT CONSIDERED A BUILDING'S LOWEST FLOOR; PROVIDED THAT SUCH ENCLOSURE IS NOT BUILT AS TO RENDER THE STRUCTURE IN VIOLATION OF THE APPLICABLE NON-ELEVATION DESIGN REQUIREMENTS IN SECTIONS IIC-3,IIC-4,IIC-5. GARAGE OR STORAGE (SF,SHA,OSHA(IIC-5-F)) FULLY ENCLOSED AREAS BELOW THE BASE ELEVATION SHALL BE DESIGN TO PRECLUDE FLOODING LIVING

DESIGN FOR COMPLIING WITH THIS REQUIREMENT SHALL BE EITHER CERTIFIED BY A PROFESSIONAL ENGINEER OR ARCHITECT AND MEET THE FOLLOWING CRITERIA:

- (1) PROVIDE A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN ONE (1) SQUARE FOOT FOR EACH SQUARE FOOT OF ENCLOSED AREA SIZE. BOTTOM OF ALL OPENING SHALL BE NO MORE HIGHER THAN ONE(1) FOOT ABOVE GRADE.
- (2) THE INTERIOR PORTION OF SUCH ENCLOSED AREA SHALL NOT BE PARTITIONED OR FINISH INTO SEPARATE ROOMS OR AIR CONDITIONED.

WHERE A WALL OF A DWELLING SERVES AS PART OF THE BARRIER, ONE OF THE FOLLOWING SHALL APPLY: REQUIREMENTS RELATING TO POOL SAFETY FEATURES:

ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH A MECHANICAL LATCHING DEVICE, SUCH AS A DEADBOLT, WITH A MINIMUM LOCK PRESSURE RATING OF 95 DBA AT 10 FT. FROM THE EXIT ALARM SHALL PRODUCE A CONTINUOUS AUDIBLE WARNING WHEN THE DOOR AND ITS SCREEN ARE OPENED AND BE CAPABLE OF BEING HEARD THROUGHOUT THE HOUSE DURING NORMAL HOUSEHOLD ACTIVITIES. THE ALARM SHALL BE EQUIPPED WITH A MANUAL MEANS TO TEMPORARILY DEACTIVATE THE ALARM FOR A SINGLE OPENING. SUCH DEACTIVATION SHALL LAST NO MORE THAN 15 SECONDS. THE DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 IN ABOVE THRESHOLD OF THE DOOR OR WINDOW. PROTECTED WINDOWS HAVING A MINIMUM HEIGHT OF 48 IN. SHALL BE PROTECTED FROM THE INTERIOR FINISHED FLOOR AT THE POOL ACCESS LEVEL. WINDOWS FACING THE POOL ON FLOOR ABOVE THE FIRST STORY SCREENED OR PROTECTED PASS-THROUGH KITCHEN WINDOWS OR HIGHER WITH A COUNTER BENEATH.

SEPARATE ALARMS ARE NOT REQUIRED FOR EACH DOOR OR WINDOW IF SENSORS WIRED TO A CENTRAL SOUND WHEN CONTACT IS BROKEN AT ANY OPENING.

IF THE BARRIER PROVIDING ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH A SELF-CLOSING, SELF LATCHING DEVICE WITH POSITIVE MECHANICAL LATCHING/ LOCKING INSTALLED A MINIMUM OF 54" ABOVE THE THRESHOLD WHICH IS APPROVED BY THE AUTHORITY HAVING JURISDICTION.

GENERAL NOTES

DRAWN BY: SDH
CHECKED BY: RB
INITIAL DRAWING ISSUE DATE
RELEASE DATE:

A-001



HOUSE TO THE EAST



HOUSE TO THE NORTH



HOUSE TO THE WEST



EXISTING HOUSE



EXISTING HOUSE



EXISTING HOUSE



TOP VIEW



TOP VIEW



AERIAL VIEW

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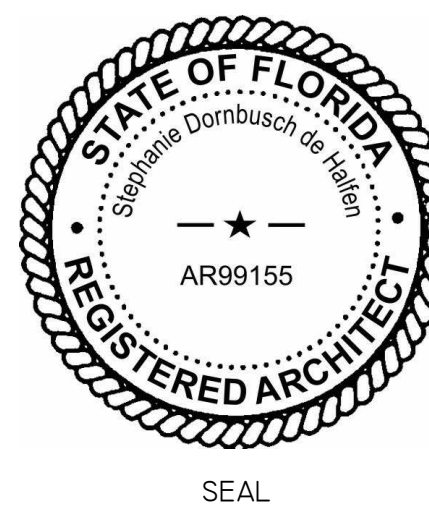
18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305) 501-5013
INFO@SDHSTUDIO.COM

STEPHANIE D. DE HALPEN
ARCHITECT P.A.
ARCH. REG.# 99155

NETZER 1230

1230 101 STREET, BAY
HARBOR ISLANDS, FL
33154-1110

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A-002



EXISTING HOUSE



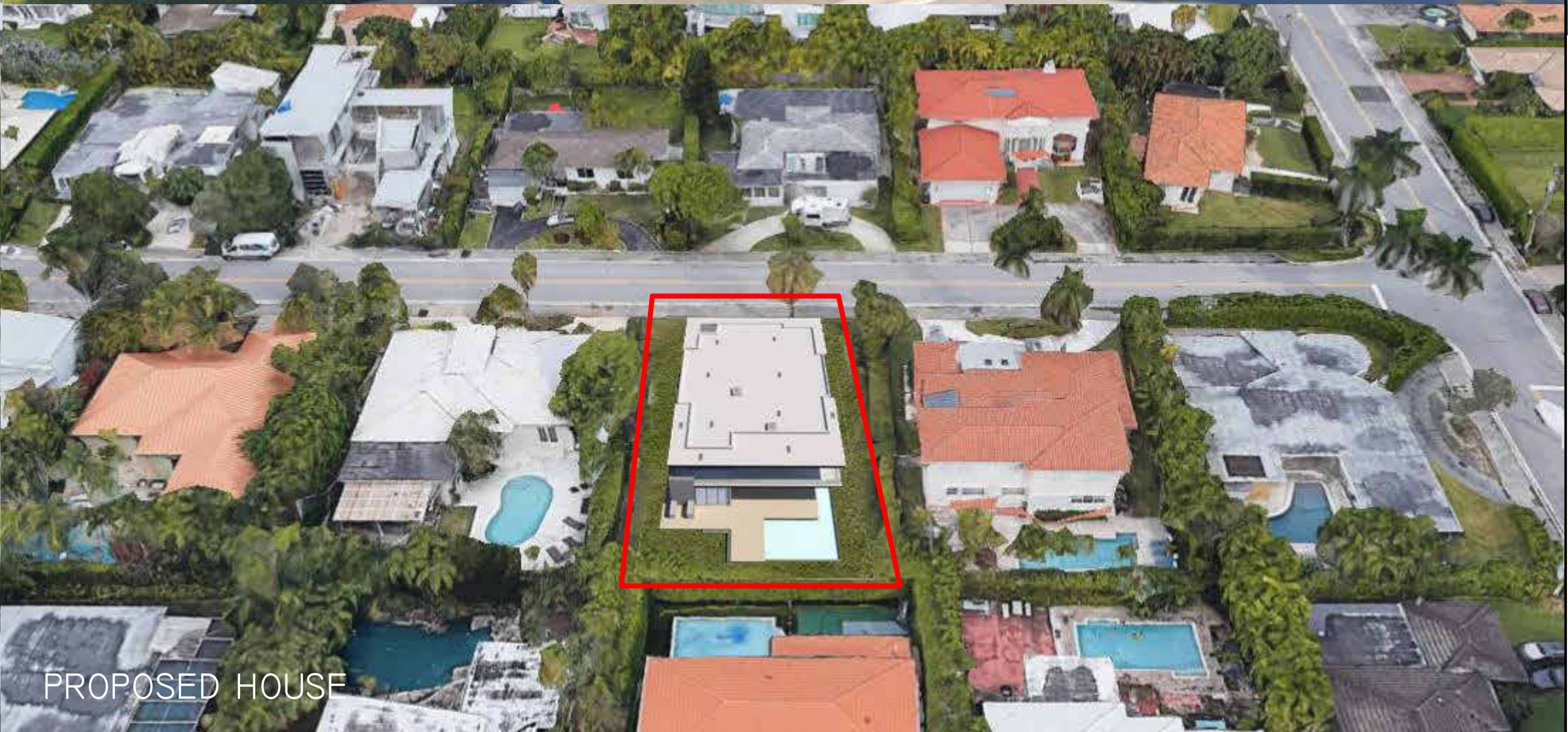
PROPOSED HOUSE



PROPOSED HOUSE



SUPERIMPOSITION OF PROPOSED PROJECT ON AERIAL VIEW



PROPOSED HOUSE

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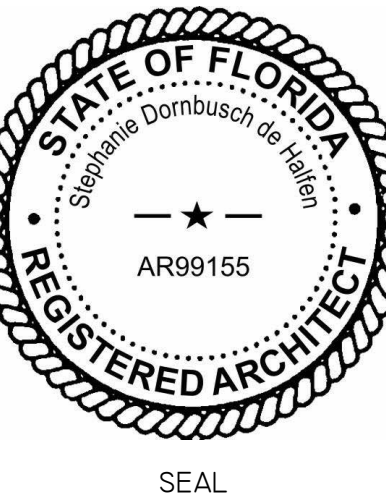
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ARCHITECT P.A.
ARCH. REG.# 99155

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HARBOR ISLANDS, FL
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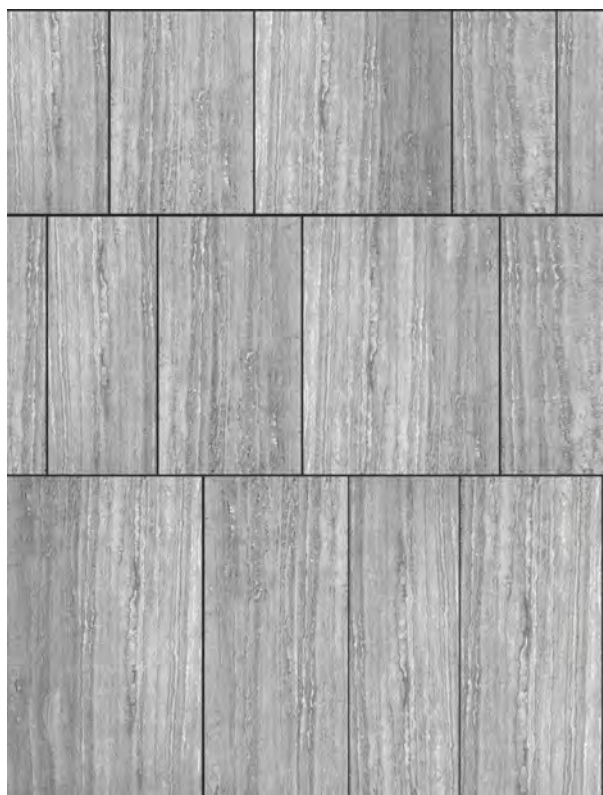
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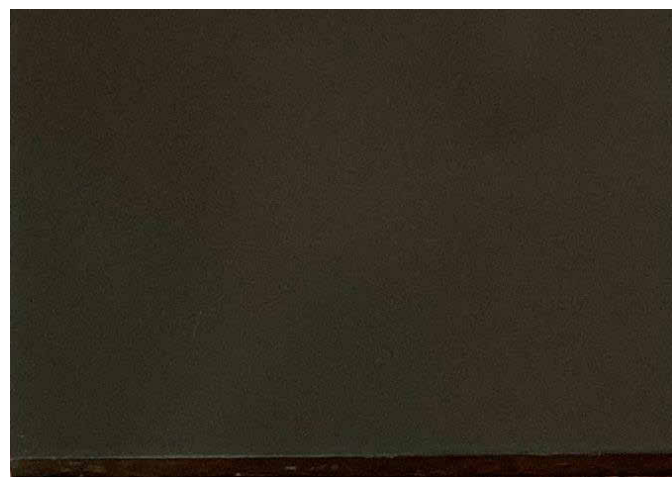
A-003



SMOKE SILVER
TRAVERTINE STONE



GLASS RAILING



ALUMINUM FRAMING



SMOOTH STUCCO -
BENJAMIN MOORE
SUPER WHITE PAINT

RENDERING OF FRONT FACADE

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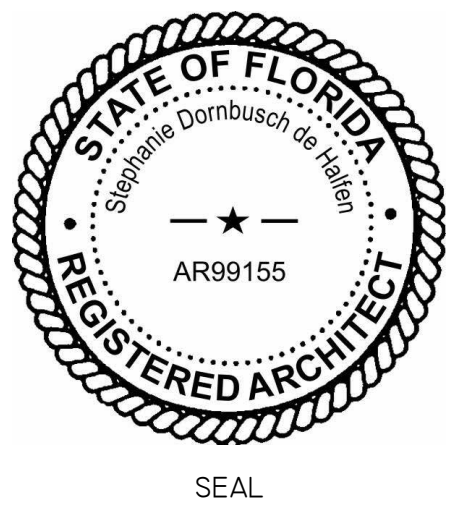
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NORTH MIAMI BEACH, FL 33162
(305) 501-5013
INFO@SDHSTUDIO.COM

STEPHANIE D. DE HALFEN
ARCHITECT P.A.
ARCH. REG.# 99155

NETZER 1230

1230 101 STREET, BAY
HARBOR ISLANDS, FL
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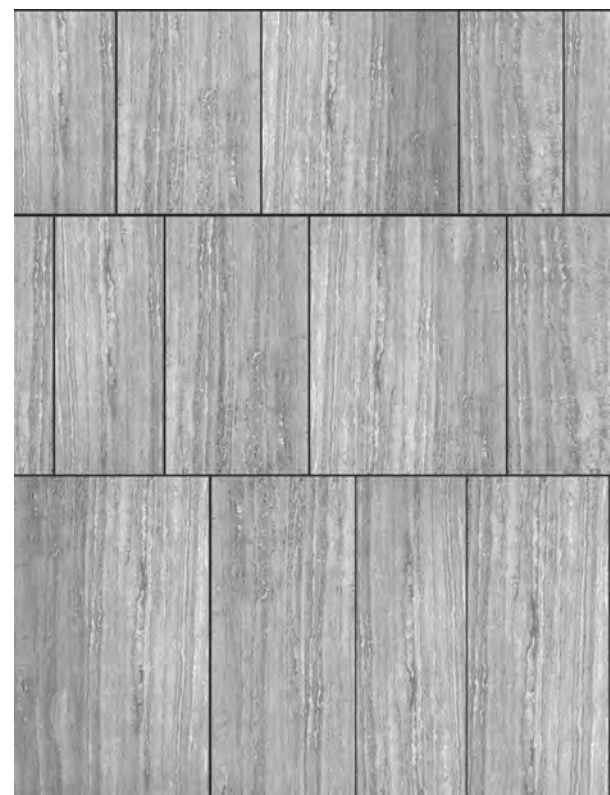
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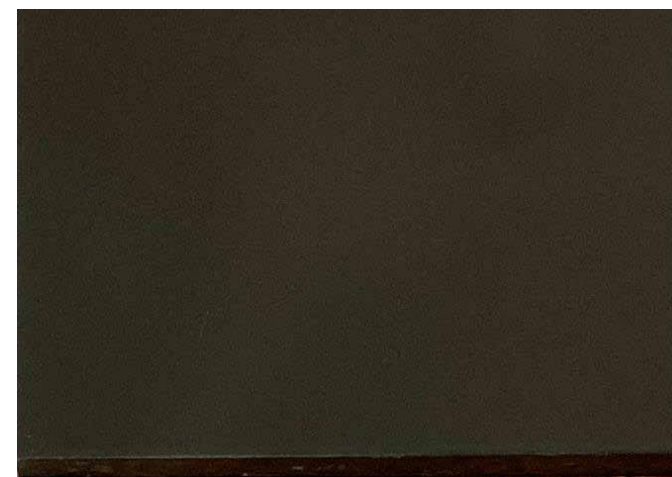
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SMOKE SILVER
TRAVERTINE STONE



GLASS RAILING



ALUMINUM FRAMING



SMOOTH STUCCO -
BENJAMIN MOORE
SUPER WHITE PAINT

RENDERING OF REAR YARD

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ARCHITECTURE+DESIGN

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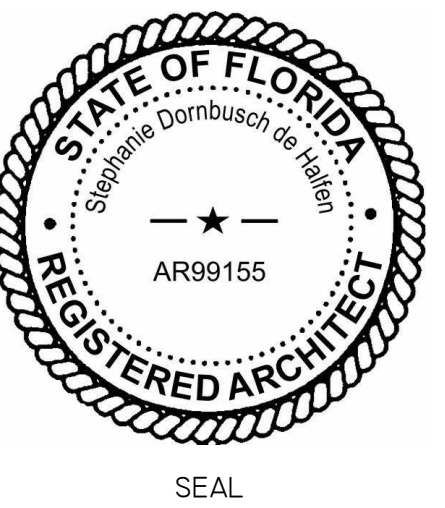
18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305).501.5013
INFO@SDHSTUDIO.COM

STEPHANIE D. DE HALFEN
ARCHITECT P.A.
ARCH. REG.# 99155

NETZER 1230

1230 101 STREET, BAY
HARBOR ISLANDS, FL
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PROJECT RENDERINGS &
MATERIALS II

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RELEASE DATE: ISSUE DATE

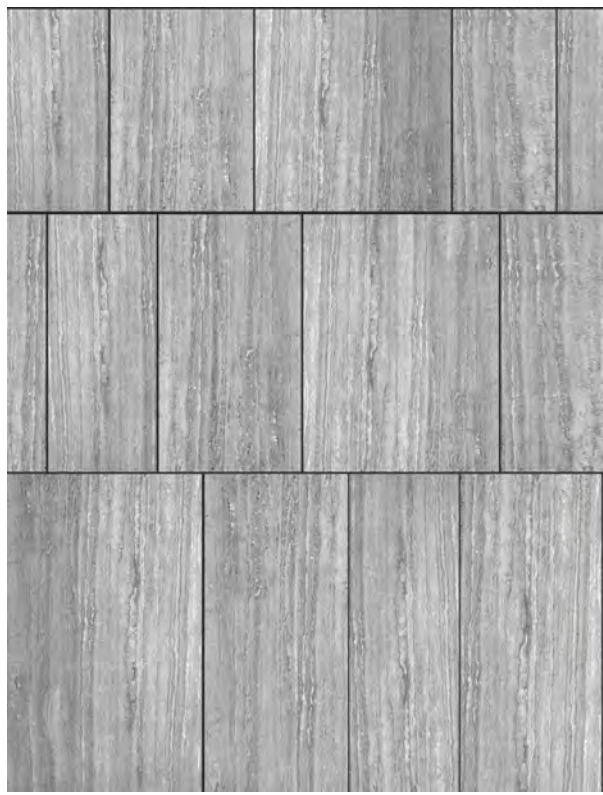
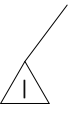
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RENDERING OF EAST SIDE YARD



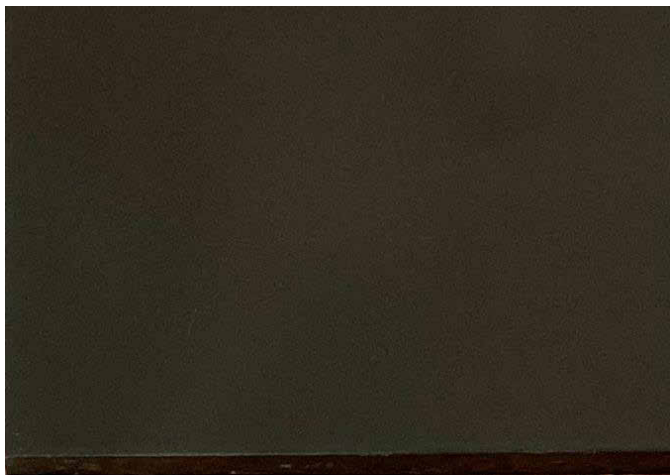
RENDERING OF WEST SIDE YARD



SMOKE SILVER
TRAVERTINE STONE



GLASS RAILING



ALUMINUM FRAMING



SMOOTH STUCCO -
BENJAMIN MOORE
SUPER WHITE PAINT

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ARCHITECTURE+DESIGN

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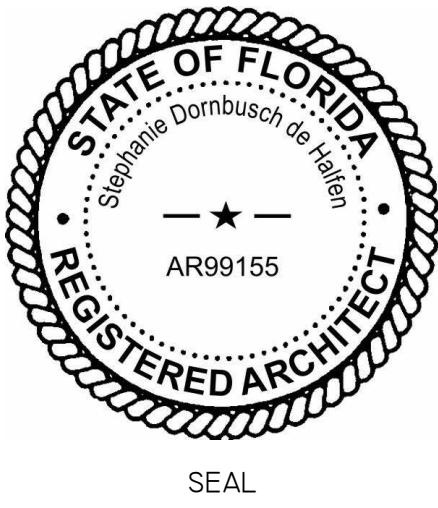
18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305) 501-5015
INFO@SDHSTUDIO.COM

STEPHANIE D. DE HALPEN
ARCHITECT P.A.
ARCH REG# 99155

NETZER 1230

1230 101 STREET, BAY
HARBOR ISLANDS, FL
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I	BOARD COMMENTS	01-25-23
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PROJECT RENDERINGS &
MATERIALS III

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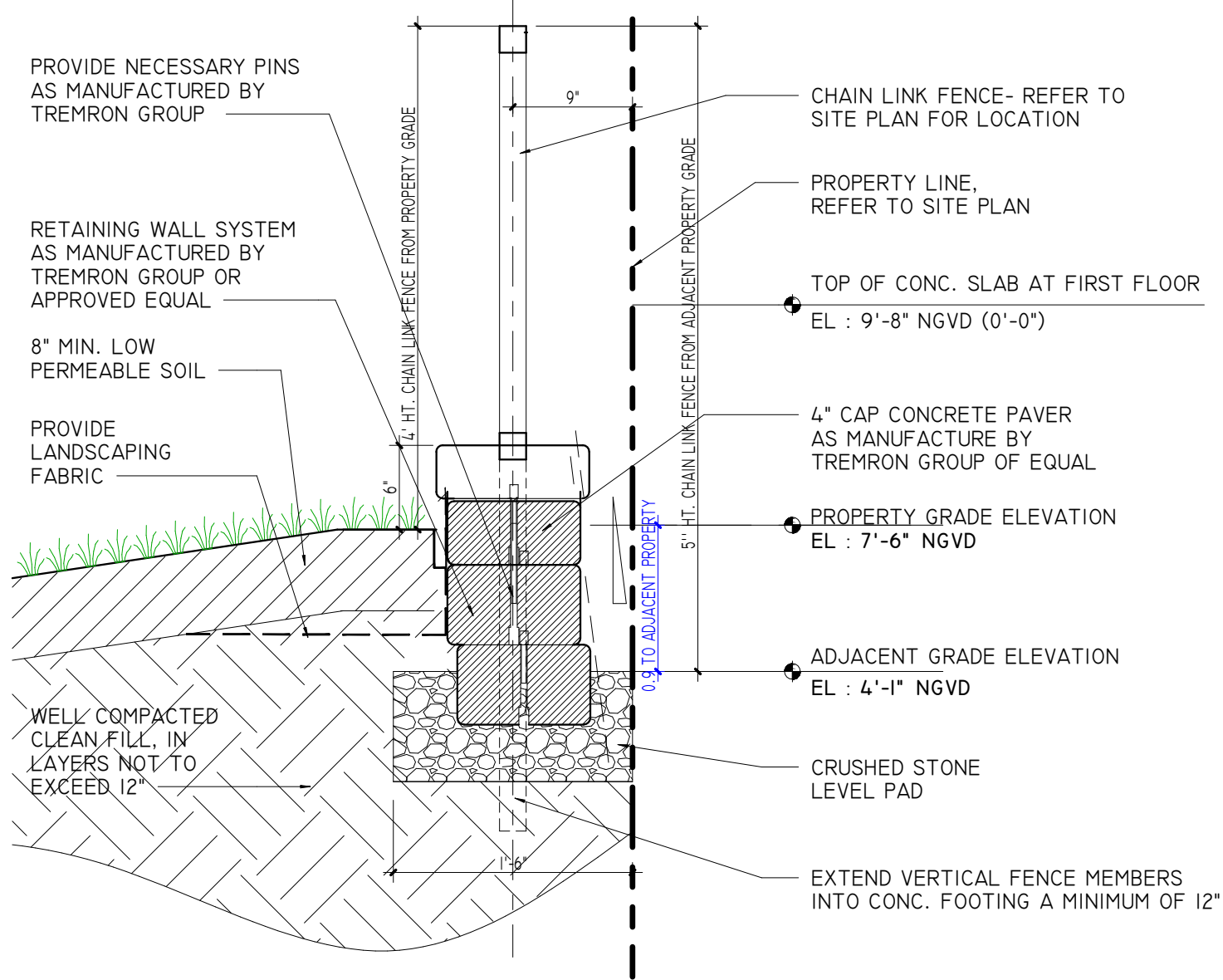
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A-100.1.3

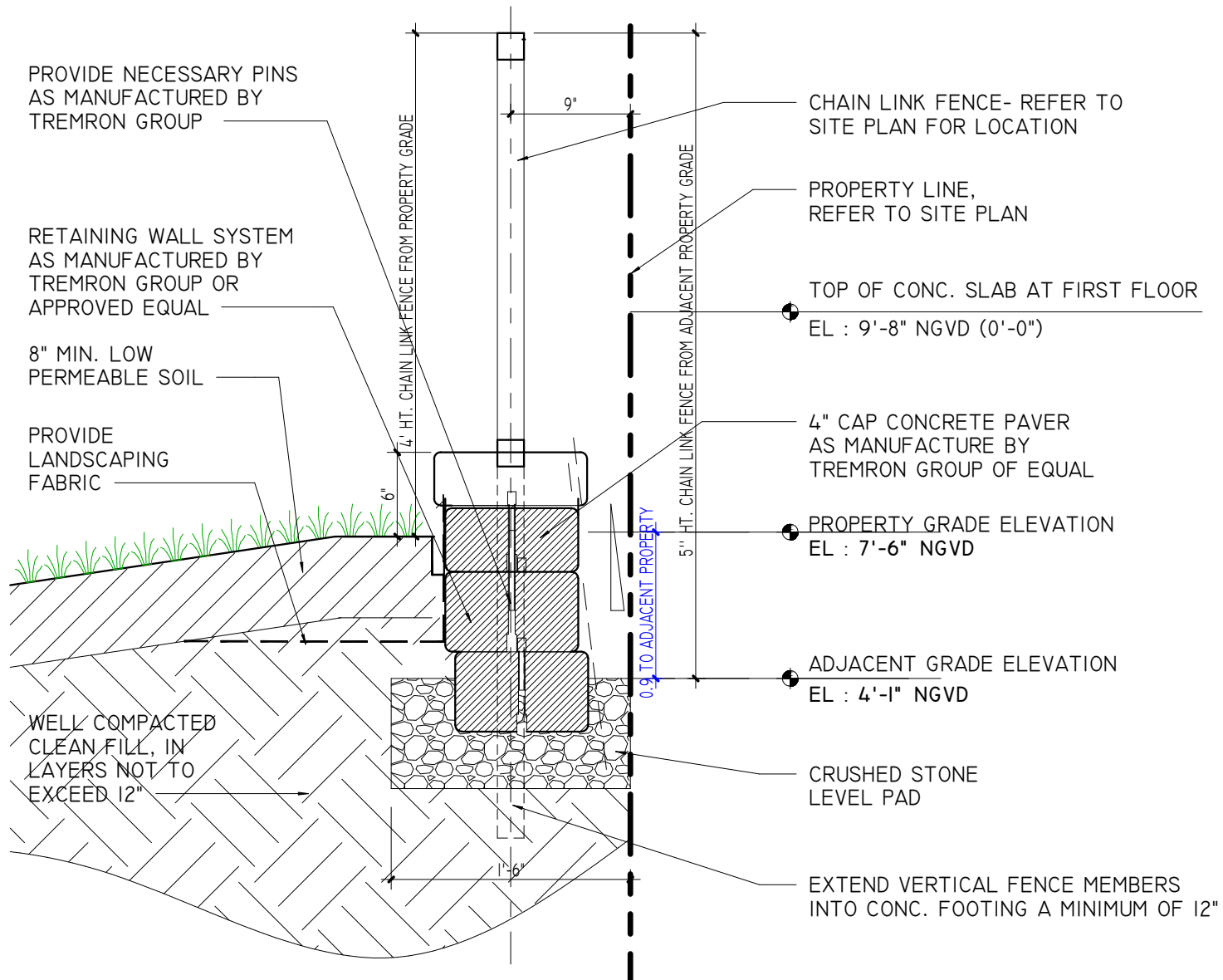


NOTE: FENCE TO COMPLY WITH THE MIN. REQUIREMENTS SPECIFIED IN F.B.C. TABLE 2224.

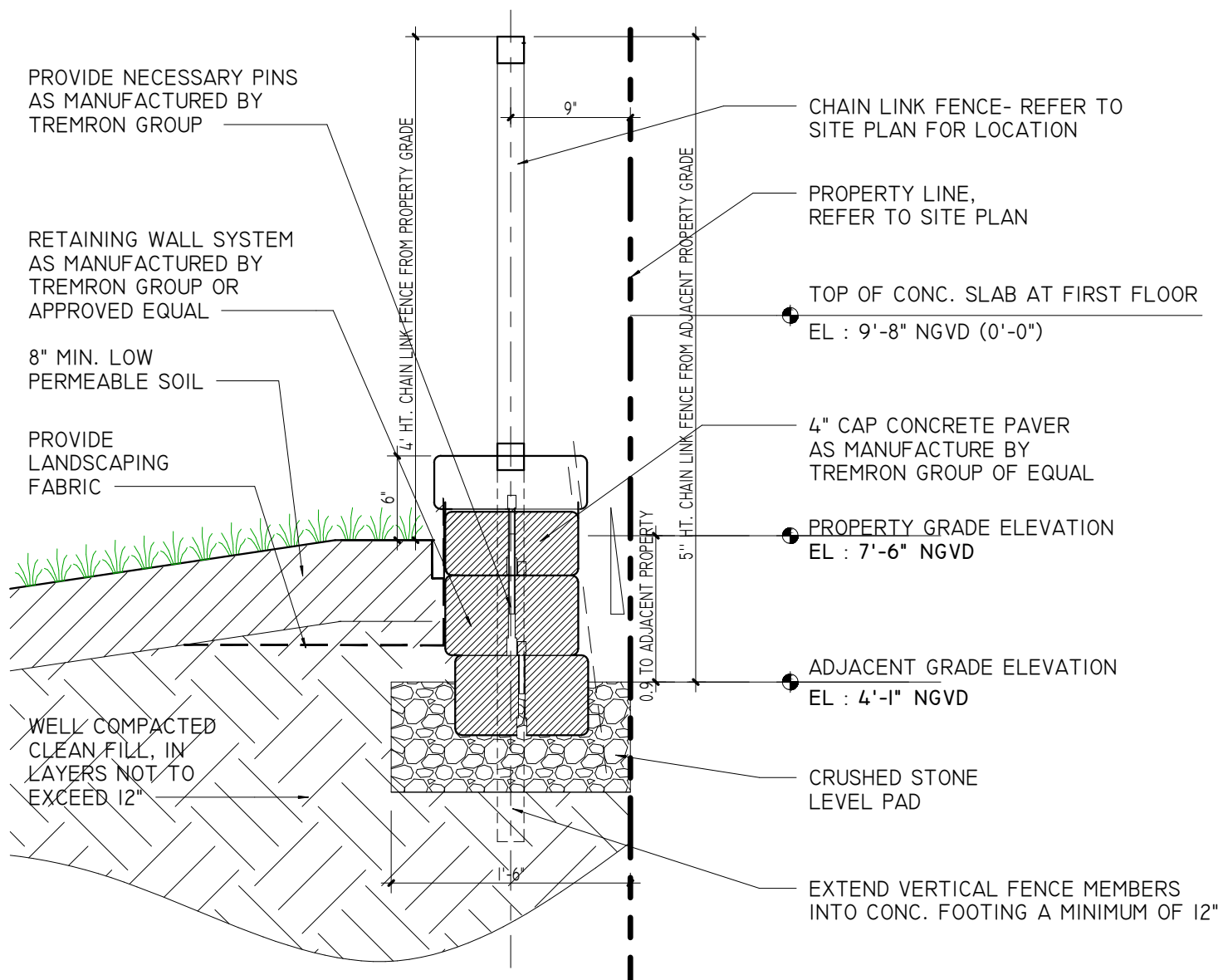
NOTE: FENCE TO COMPLY WITH F.B.C. 454.2.17.1.6/ F.B.C.- R.4501.17.1.6. MAX. SIZE SHALL BE A 2 1/4" SQUARE UNLESS THE FENCE IS PROVIDED WITH SLATS FASTENED AT THE TOP OR BOTTOM WHICH REDUCE THE OPENINGS TO NO MORE THAN 1 3/4".



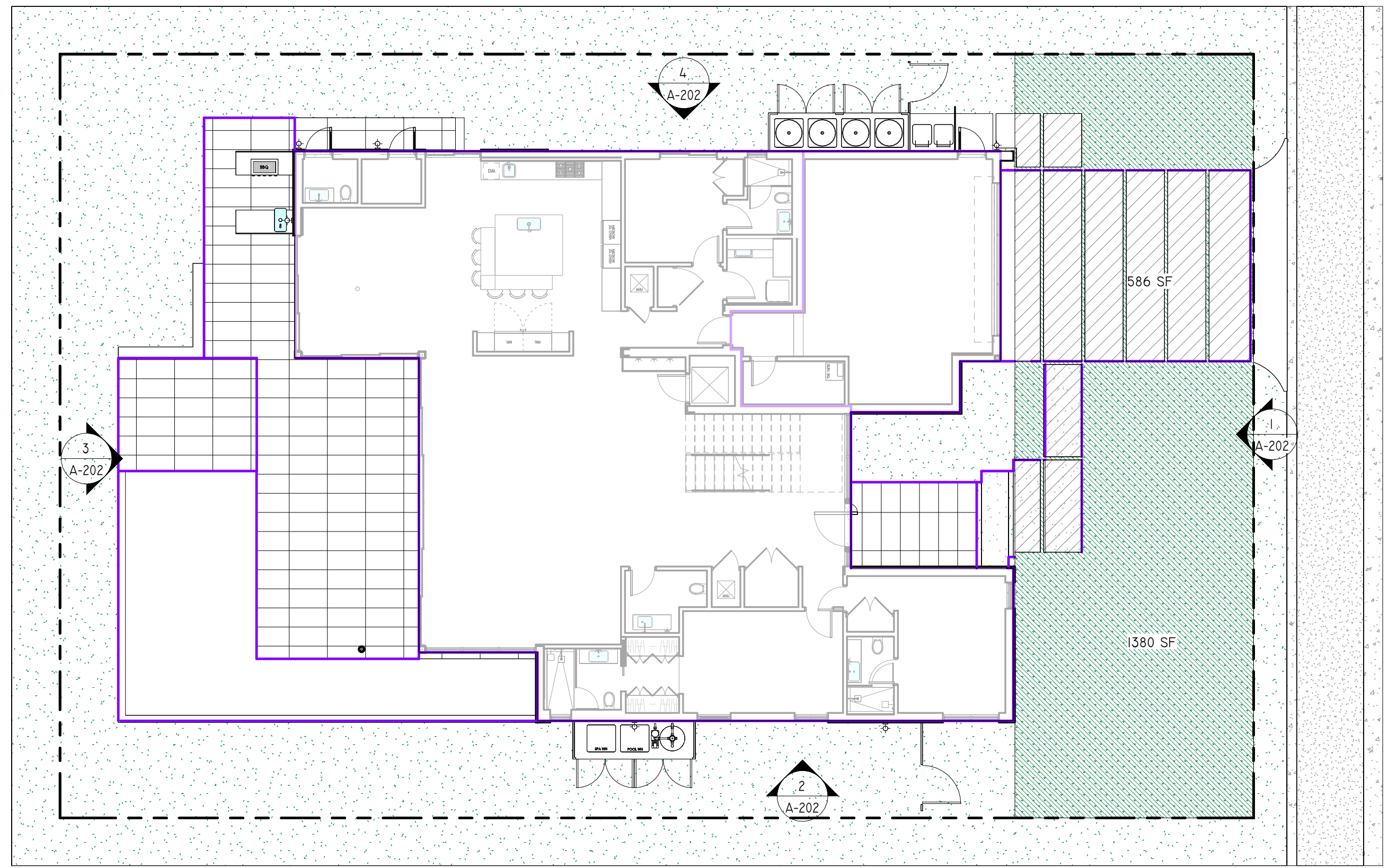
2 EAST RETAINING WALL TYPICAL DETAIL
1" = 1'-0"



3 SOUTH RETAINING WALL TYPICAL DETAIL
1" = 1'-0"

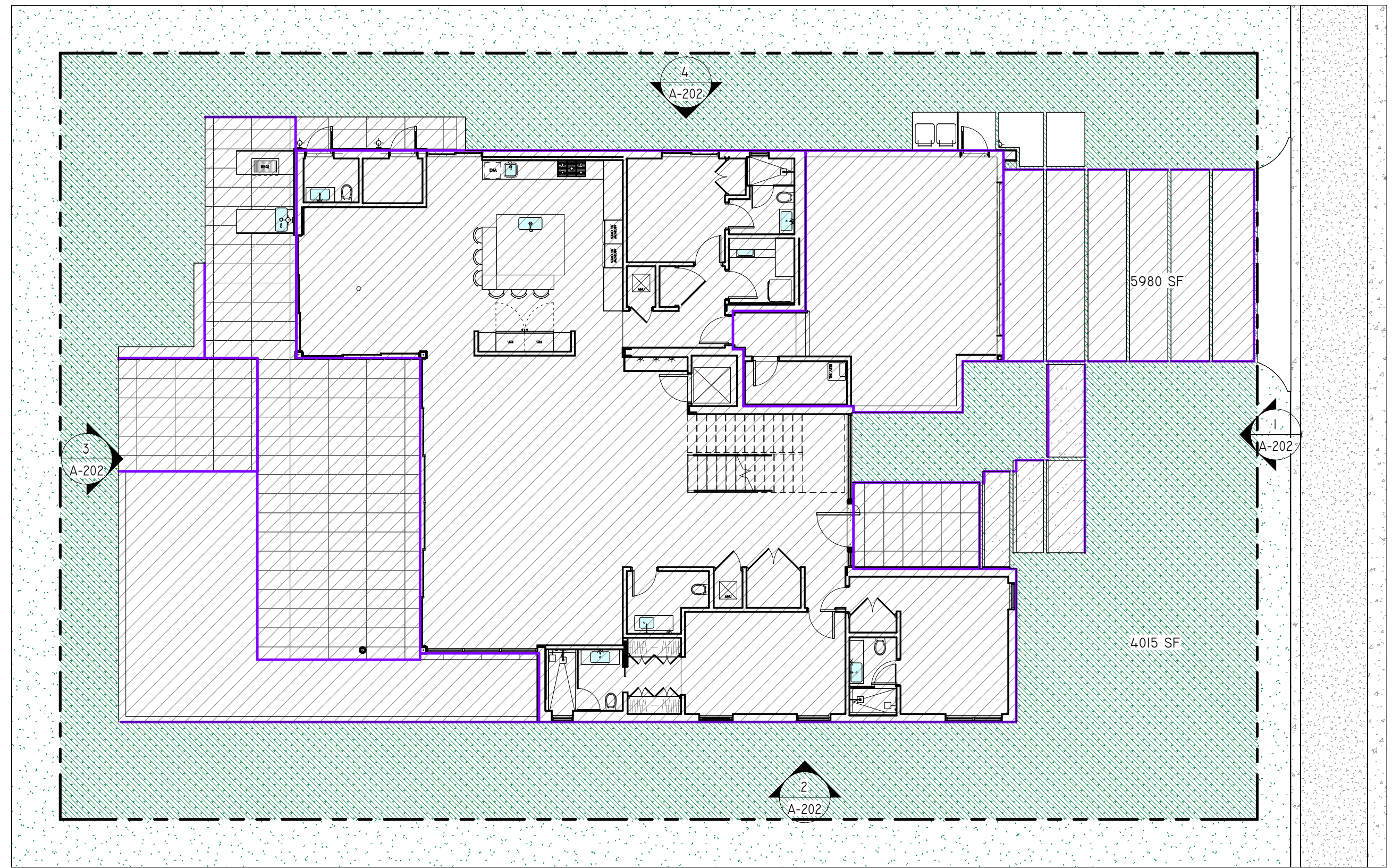


4 WEST RETAINING WALL TYPICAL DETAIL
1" = 1'-0"



1 GREEN SPACE DIAGRAM
3/32" = 1'-0"

TOTAL LOT AREA:	10,000 SF
FRONT YARD:	2,000 SF
GREEN SPACE:	1000 SF (50% MIN. REQUIRED)
IMPERVIOUS AREA:	620 SF 31%



5 OPEN AREA DIAGRAM
3/32" = 1'-0"

TOTAL LOT AREA:	10,000 SF
GREEN SPACE:	PROVIDED 4,015 SF 40.15% > REQUIRED 4,000 SF (40% MIN. REQUIRED)
IMPERVIOUS AREA:	5985 SF 59.85% < 6000 SF (60% MAX.)

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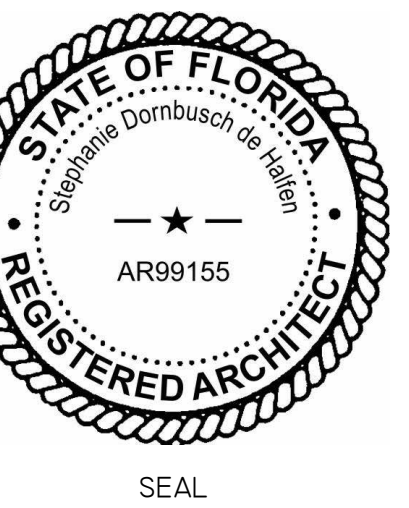
18200 NE 19TH AVE. SUITE 100
NORTH MIAMI BEACH, FL 33162
(305).501.5015
INFO@SDHSTUDIO.COM

STEPHANIE D. DE HALPEN
ARCHITECT P.A.
ARCH. REG.# 99155

NETZER 1230

1230 101 STREET, BAY
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NOTES/COMMENTS

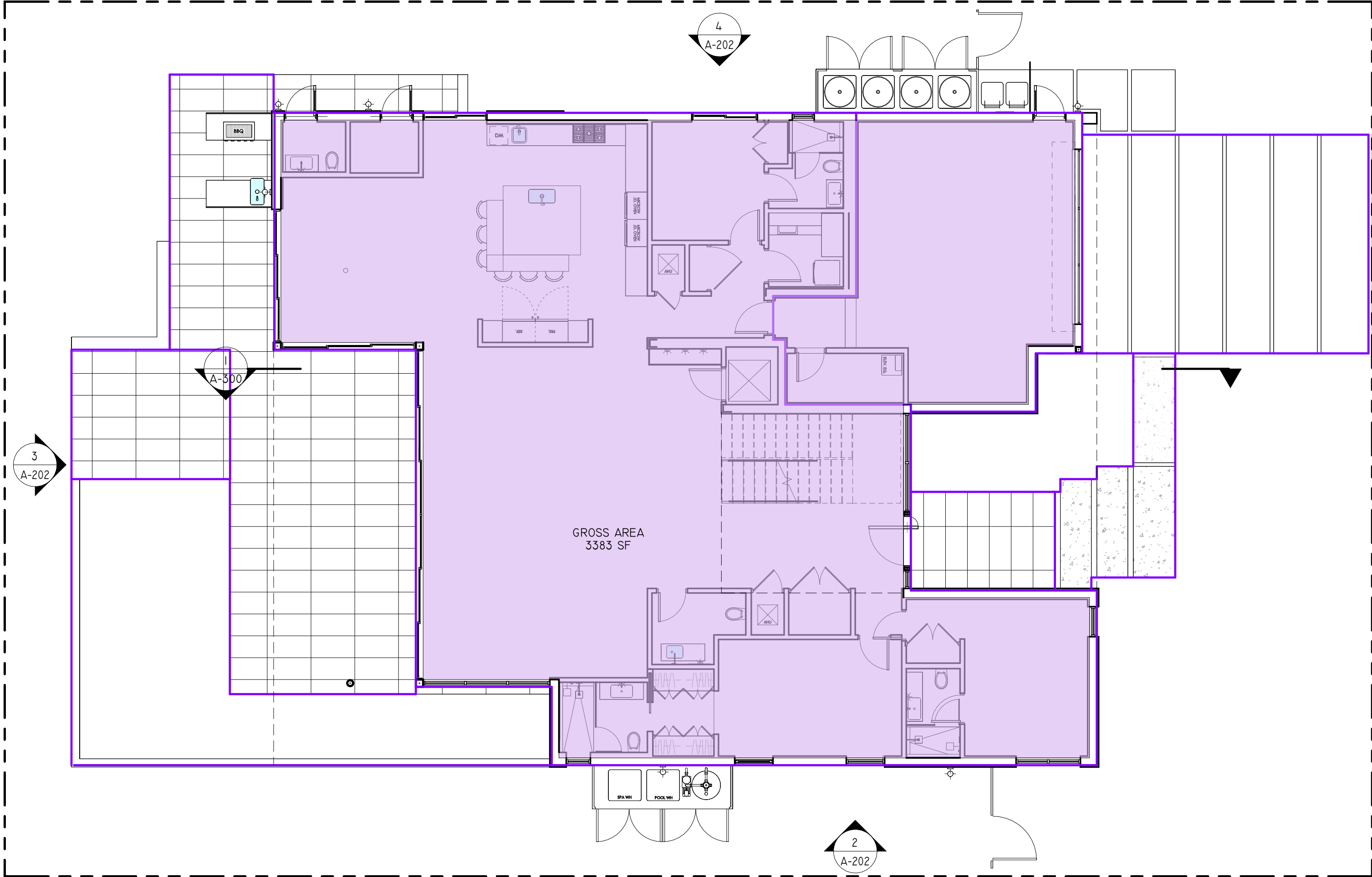
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SITE PLAN DETAILS

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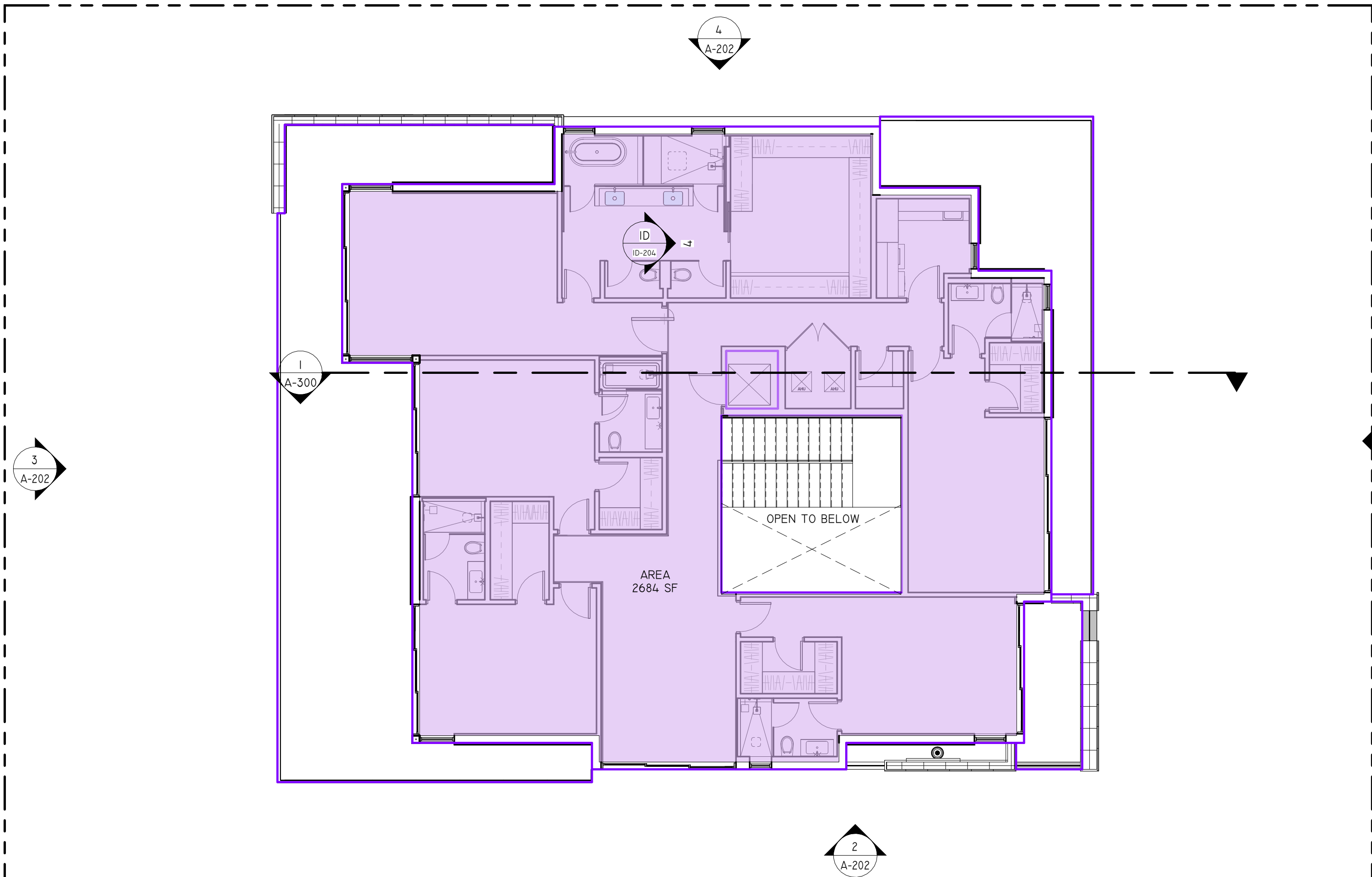


1 FIRST FLOOR AREA
1/8" = 1'-0"

NOTE: FOR RESIDENCES DESIGNED AS TWO-STORY STRUCTURES, THE SECOND STORY SHALL NOT EXCEED 80 PERCENT OF THE FIRST (GROUND) FLOOR GROSS FLOOR AREA INSIDE EXTERIOR WALLS (AIR-CONDITIONED/NON-AIR-CONDITIONED AREAS).

FIRST FLOOR: 3,420 SF
80% OF 3,383 SF = 2,706 SF

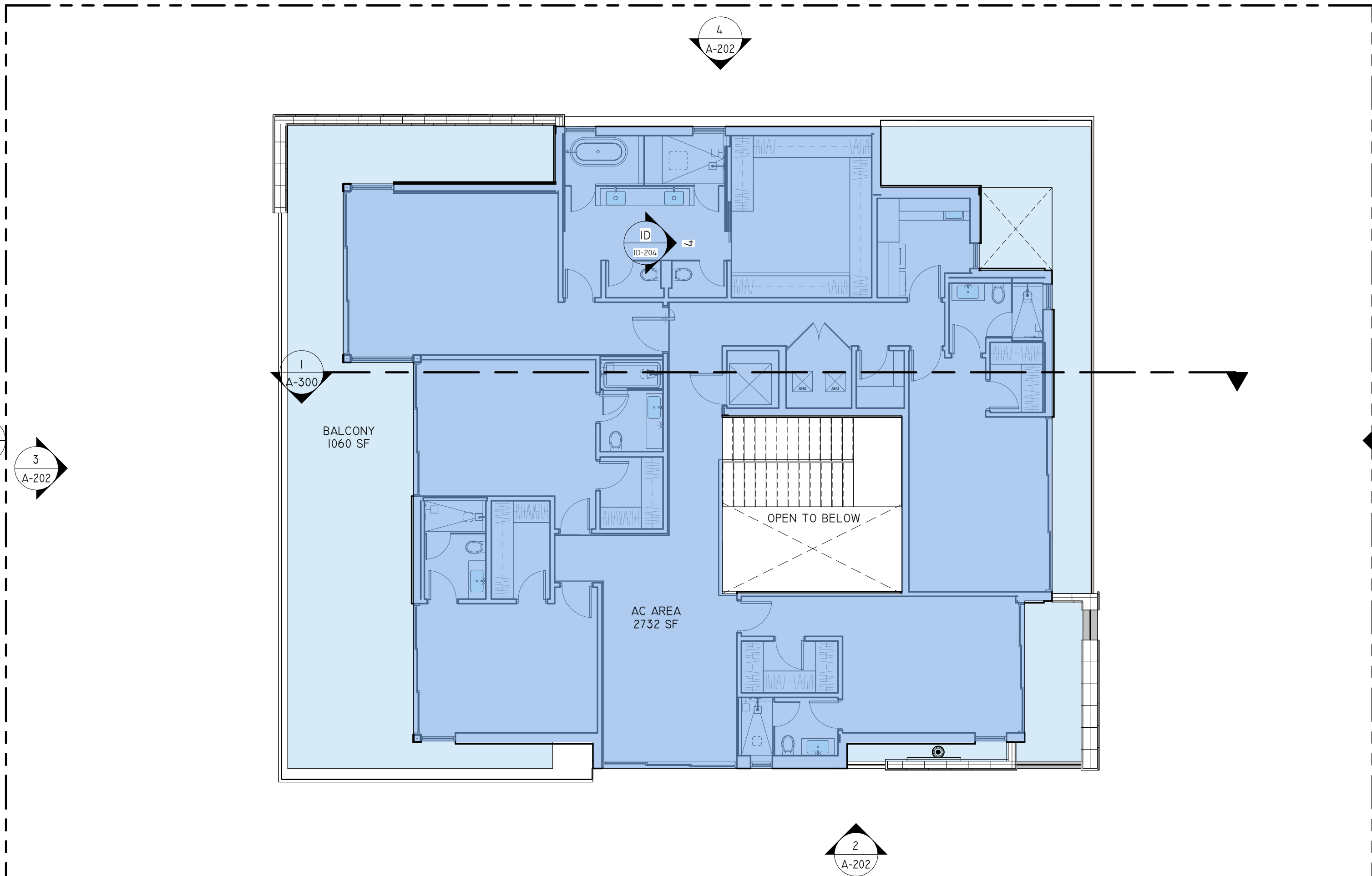
SECOND FLOOR: 2684 SF
78.48% OF 3,383 SF = 2654 SF < 2736 SF



2 SECOND FLOOR AREA
1/8" = 1'-0"



4 FIRST FLOOR AC AREAS
1/8" = 1'-0"



3 SECOND FLOOR AC AREAS
1/8" = 1'-0"

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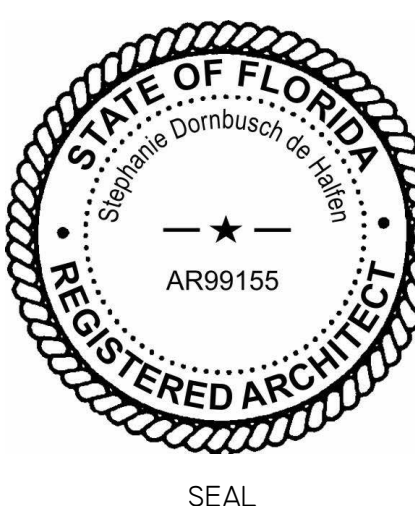
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NORTH MIAMI BEACH, FL 33162
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INFO@SDHSTUDIO.COM

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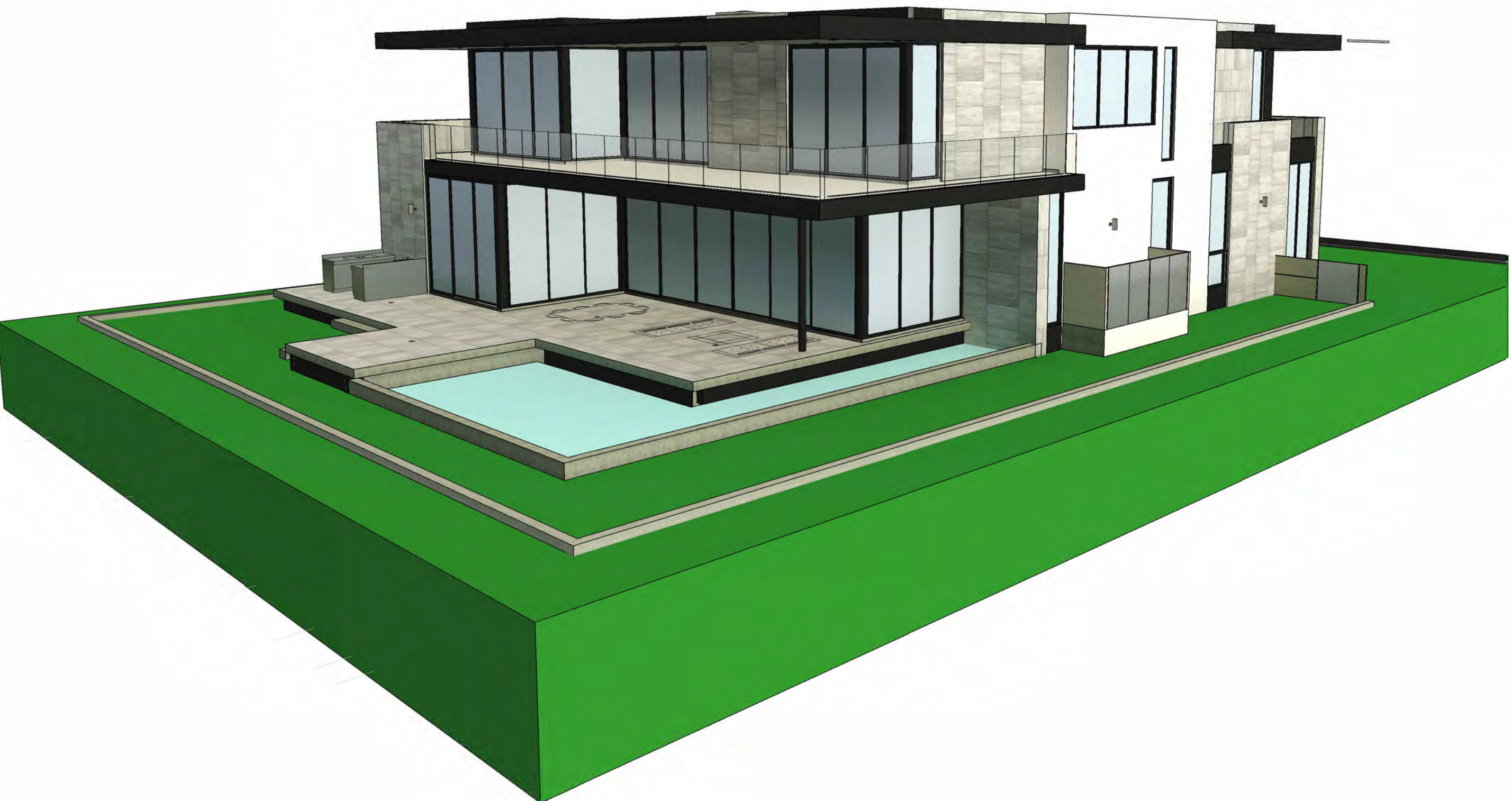
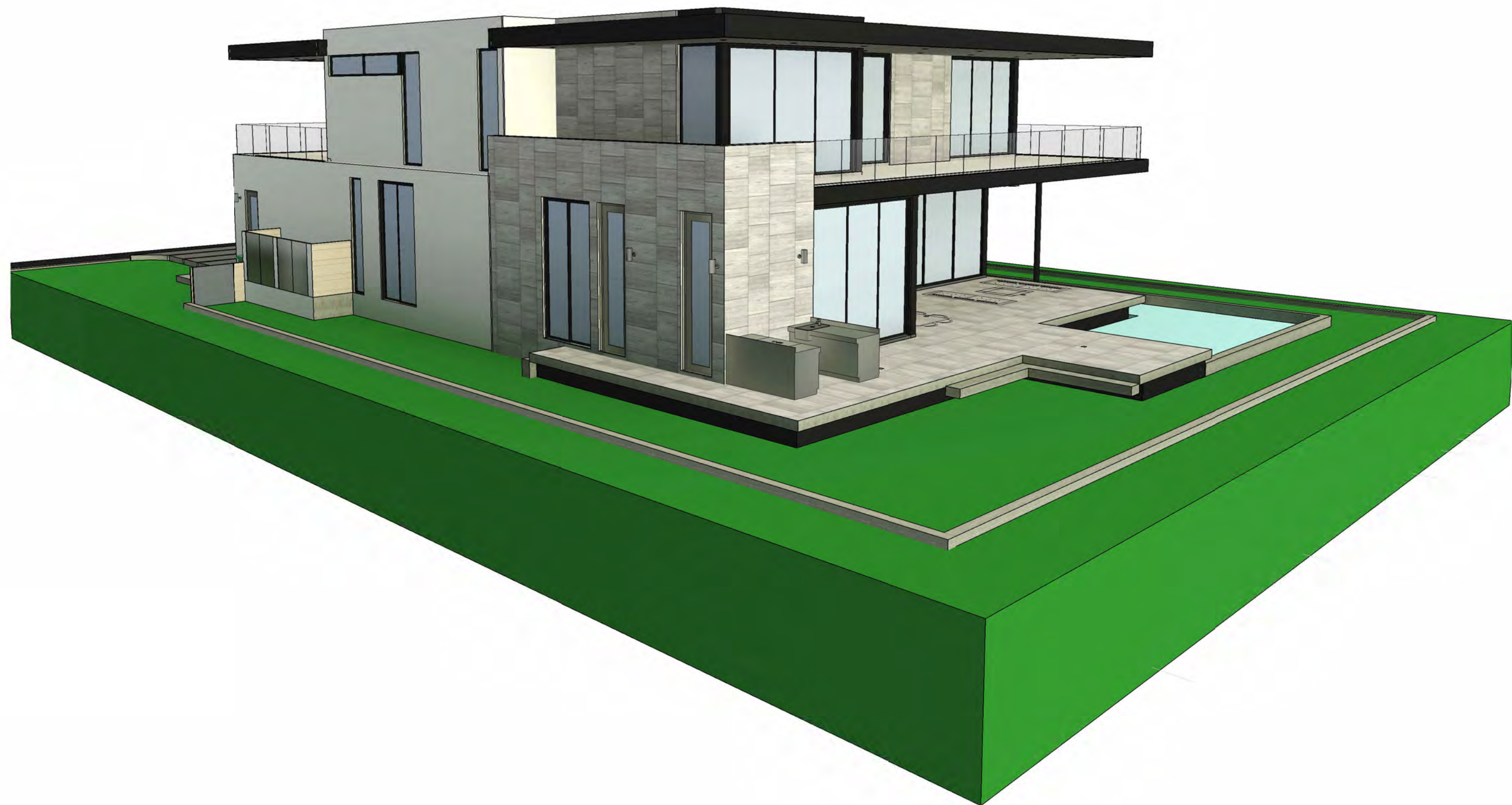
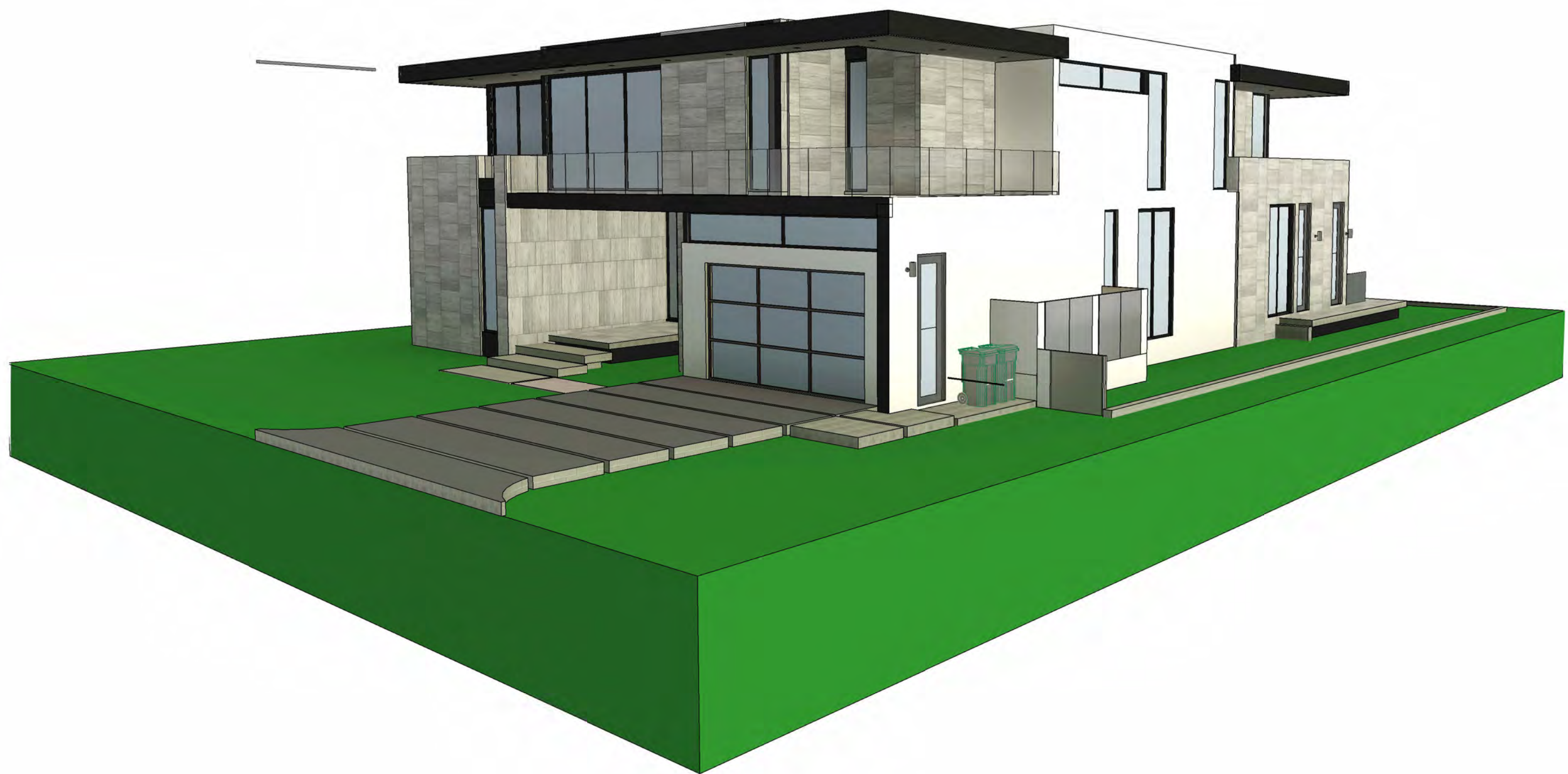
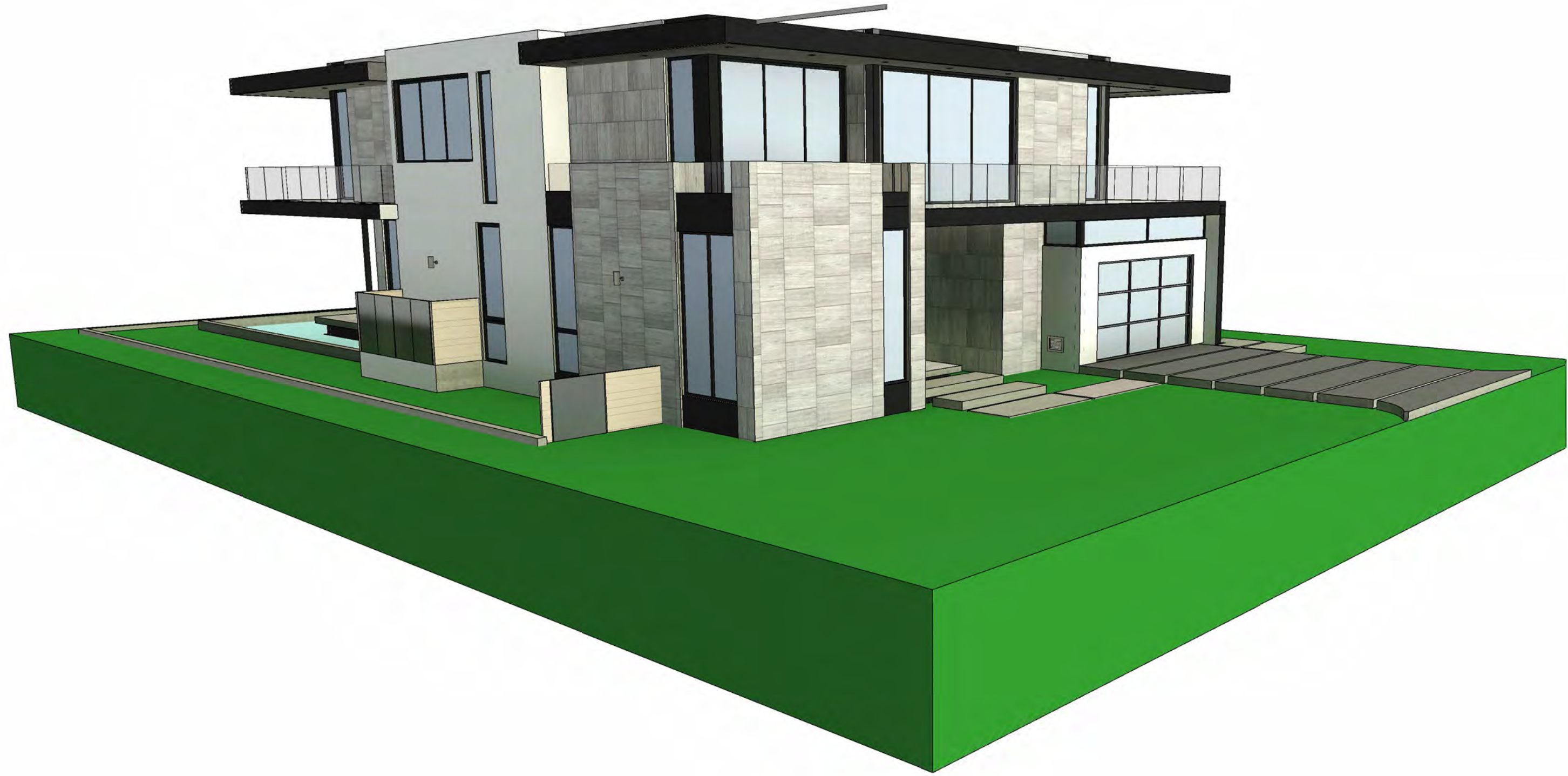
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SITE PLAN DIAGRAMS

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A-100.3



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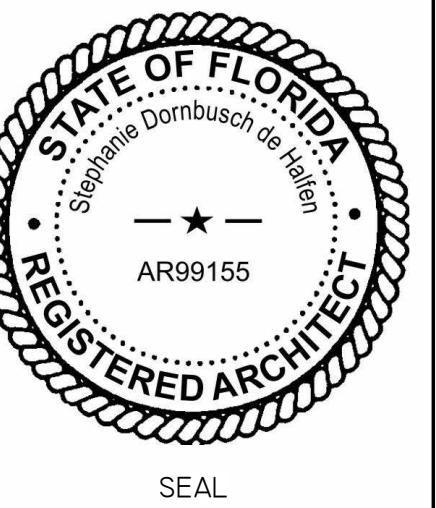
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(305).501.5013
INFO@SDHSTUDIO.COM

STEPHANIE D. DE HALFEN
ARCHITECT P.A.
ARCH. REG.# 99155

NETZER 1230

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PROJECT VIEWS

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A-100.4

1 NE CORNER VIEW

3 NW CORNER VIEW

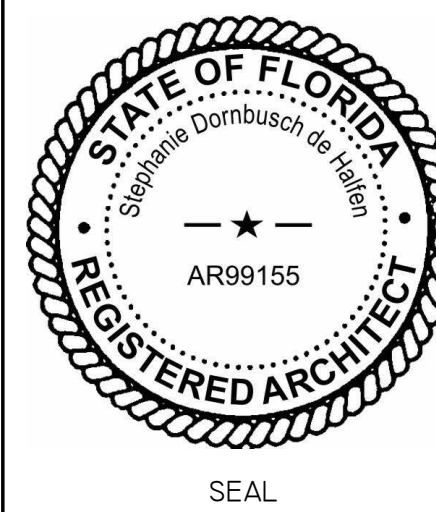
2 SW CORNER VIEW

4 SE CORNER VIEW

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1230 101 STREET, BAY
HARBOR ISLANDS, FL
33154-1110

OWNER



NOTES/COMMENTS

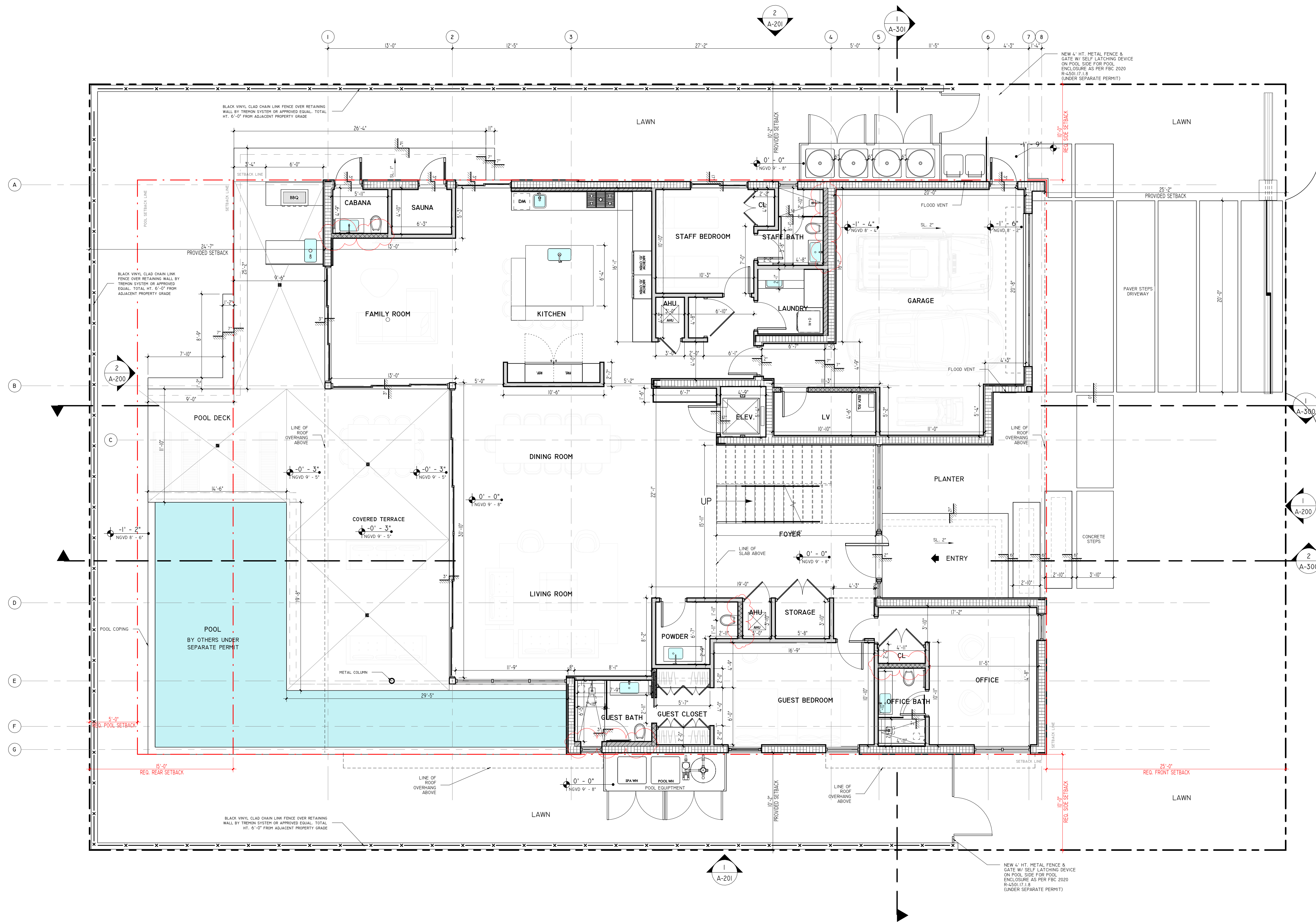
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1 BOARD 01-25-23
COMMENTS

FIRST FLOOR PLAN

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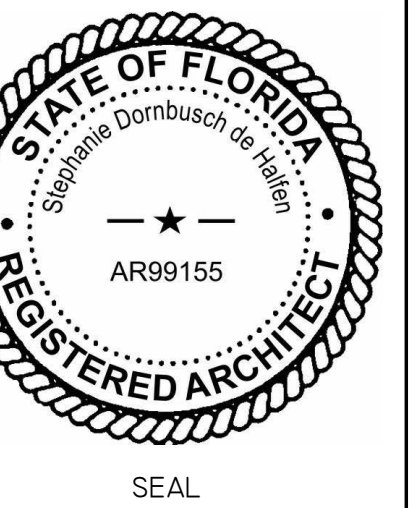
WALL LEGEND

- 3 5/8" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND *MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS.).
- 6" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND *MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS.).
- NEW 8" C.M.U. WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS
- NEW 8" POUR-IN-PLACE CONCRETE WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS
- NEW 8" C.M.U. WALL W/ - 2"x2" P.T. WD OR 1 1/2" MTL. FURRING @ 24" O.C. & R-7.8 INSULATION SEE STRUCTURAL DWGS. FOR SPECIFICATIONS

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

30 101 STREET. BAY
HARBOR ISLANDS, FL
354-1110

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TES/COMMENTS

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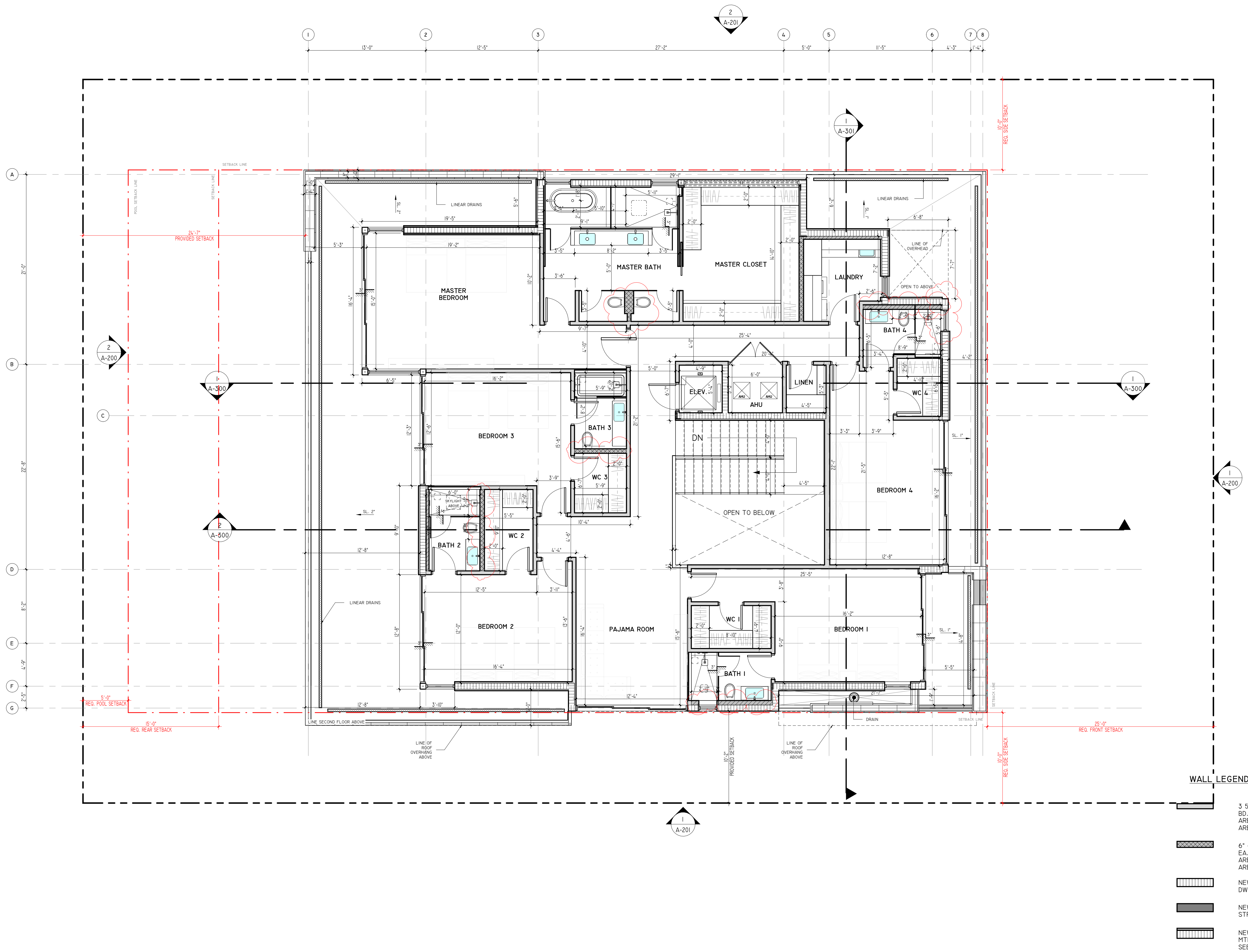
BOARD
COMMENTS

SECOND FLOOR PLAN

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ASE DATE:	

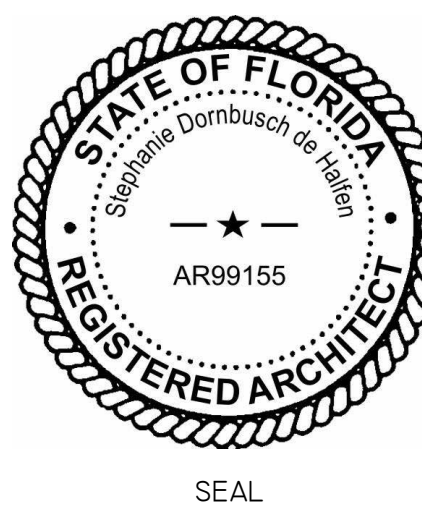
A-102



SECOND FLOOR PLAN
3/16" = 1'-0"

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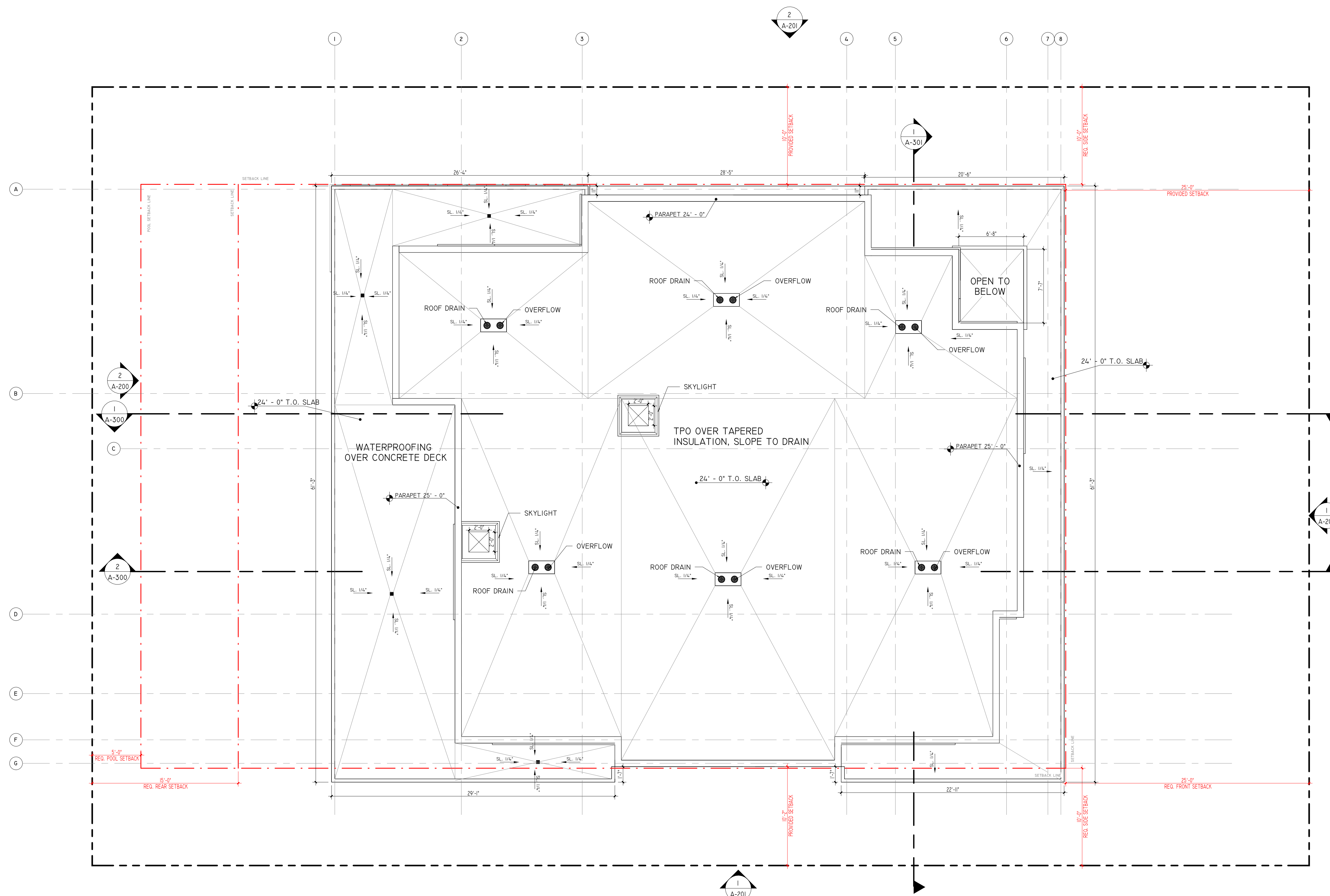
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ROOF PLAN

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A-103



FINISH MATERIALS		
MATERIAL: MARK	MATERIAL: NAME	MATERIAL: DESCRIPTION
01	SMOOTH STUCCO	WHITE
03	METAL CLADDING	DARK BRONZE (TO MATCH STOREFRONT)
04	STONE CLAD	SMOKE SILVER TRAVERTINE TILE
05	GLASS	CLEAR IMPACT GLASS RAILING



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



2 SOUTH ELEVATION
1/4" = 1'-0"

SDH_STUDIO
ARCHITECTURE+DESIGN

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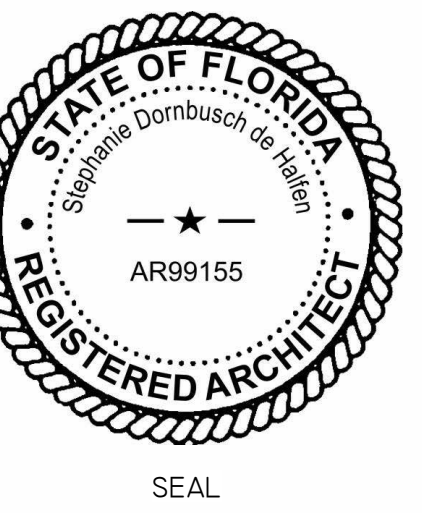
18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305).501.5015
INFO@SDHSTUDIO.COM

STEPHANIE D. DE HALPEN
ARCHITECT P.A.
ARCH. REG.# 99155

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A-200

FINISH MATERIALS		
MATERIAL: MARK	MATERIAL: NAME	MATERIAL: DESCRIPTION
01	SMOOTH STUCCO	WHITE
03	METAL CLADDING	DARK BRONZE (TO MATCH STOREFRONT)
04	STONE CLAD	SMOKE SILVER TRAVERTINE TILE
05	GLASS	CLEAR IMPACT GLASS RAILING



1 WEST ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

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ARCHITECTURE+DESIGN

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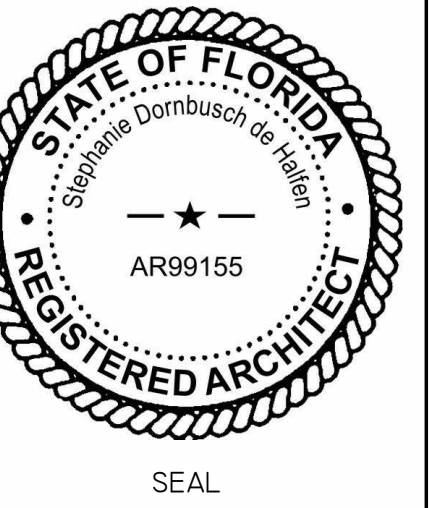
18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
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INFO@SDHSTUDIO.COM

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ARCHITECT P.A.
ARCH REG# 99155

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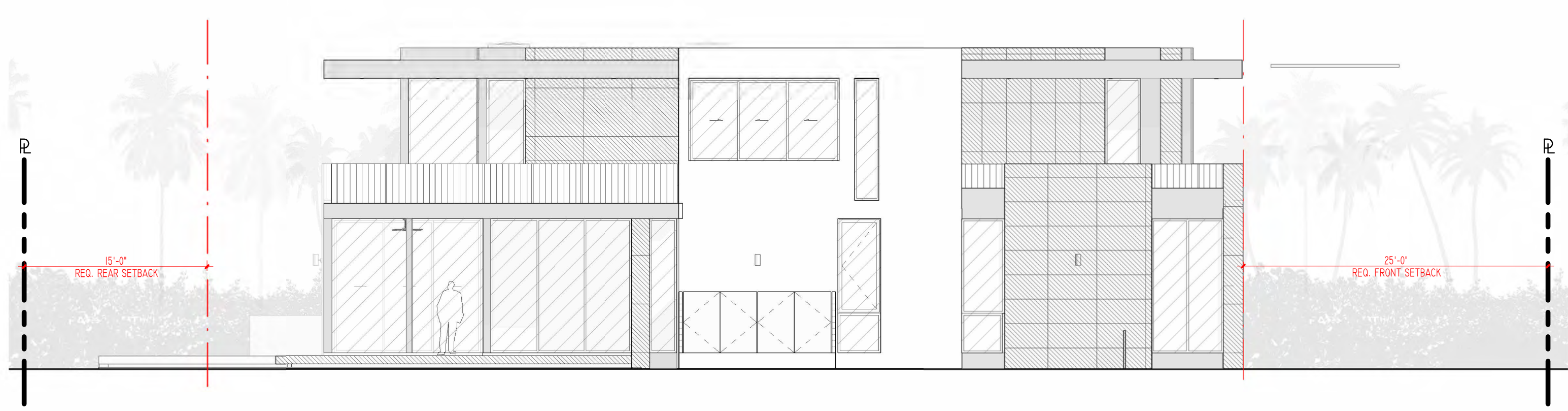
A-201



ARCHITECTURAL EMBELLISHMENTS
TOTAL AREA OF ELEVATION: 1621 SF

	ARCHITECTURAL "EMBELLISHMENTS" - RELIEFS PROVIDED: 146 SF (9%)
	ARCHITECTURAL "EMBELLISHMENTS" - FACADE OPENINGS PROVIDED: 565 SF (35%)
	ARCHITECTURAL "EMBELLISHMENTS" - STONE PROVIDED: 444 (28%)
	SMOOTH STUCCO PROVIDED: 135 SF (9%)
	METAL CLADDING PROVIDED: 239.5 SF (15%)
	ARCHITECTURAL "EMBELLISHMENTS" - WOOD PROVIDED: 52 SF (3%)

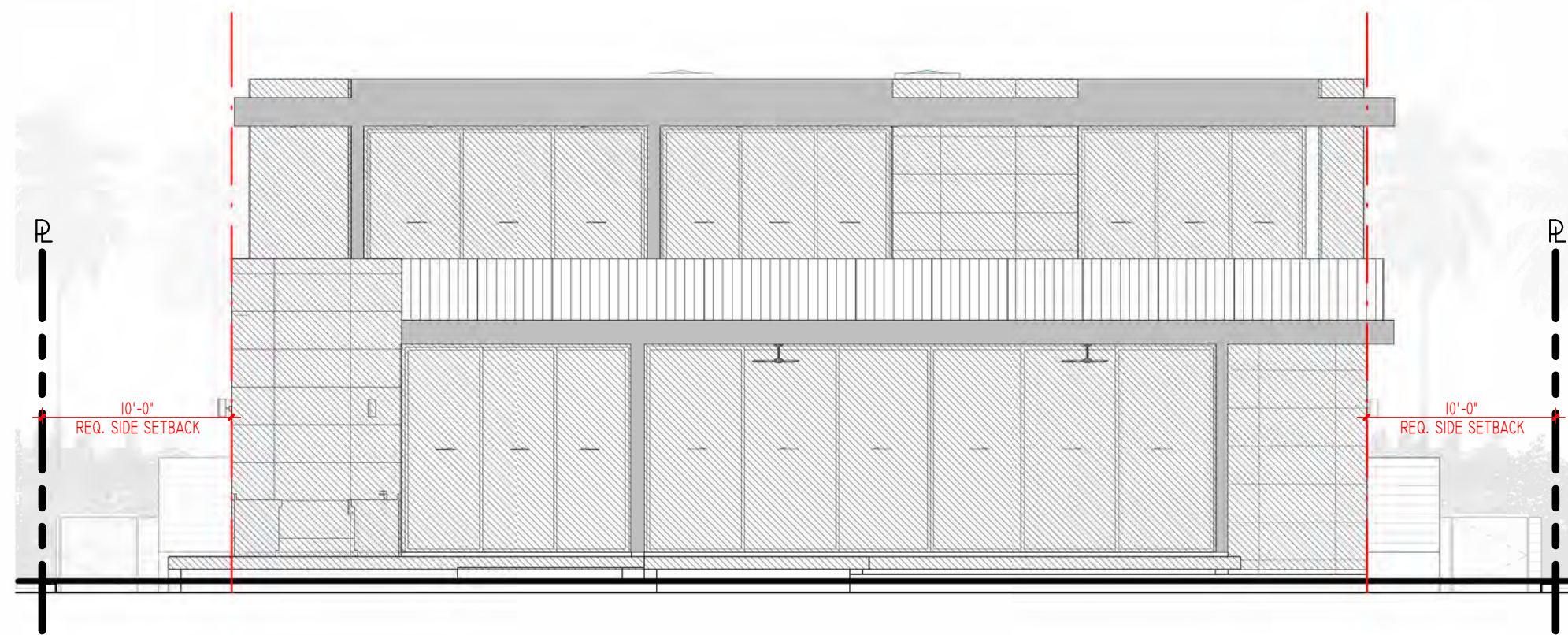
1 NORTH ELEVATION
1/8" = 1'-0"



ARCHITECTURAL EMBELLISHMENTS
TOTAL AREA OF ELEVATION: 1902 SF

	ARCHITECTURAL "EMBELLISHMENTS" - RELIEFS PROVIDED: 111 SF (6%)
	ARCHITECTURAL "EMBELLISHMENTS" - FACADE OPENINGS PROVIDED: 615 SF (33%)
	ARCHITECTURAL "EMBELLISHMENTS" - STONE PROVIDED: 478 SF (25%)
	SMOOTH STUCCO PROVIDED: 470 SF (25%)
	METAL CLADDING PROVIDED: 216 SF (11%)

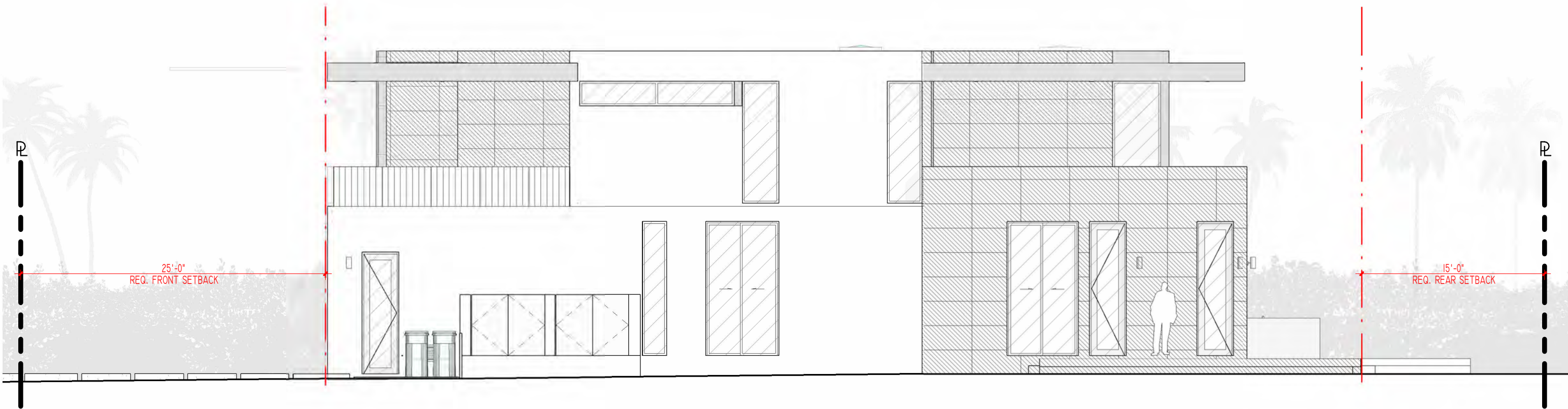
2 WEST ELEVATION
1/8" = 1'-0"



ARCHITECTURAL EMBELLISHMENTS
TOTAL AREA OF ELEVATION: 1595 SF

	ARCHITECTURAL "EMBELLISHMENTS" - RELIEFS PROVIDED: 169 SF (11%)
	ARCHITECTURAL "EMBELLISHMENTS" - FACADE OPENINGS PROVIDED: 742 SF (47%)
	ARCHITECTURAL "EMBELLISHMENTS" - STONE PROVIDED: 408 SF (26%)
	SMOOTH STUCCO NON PROVIDED
	METAL CLADDING PROVIDED: 222.5 SF (14%)

3 SOUTH ELEVATION
1/8" = 1'-0"



ARCHITECTURAL EMBELLISHMENTS
TOTAL AREA OF ELEVATION: 1956 SF

	ARCHITECTURAL "EMBELLISHMENTS" - RELIEFS PROVIDED: 63 SF (4%)
	ARCHITECTURAL "EMBELLISHMENTS" - FACADE OPENINGS PROVIDED: 569 SF (29%)
	ARCHITECTURAL "EMBELLISHMENTS" - STONE PROVIDED: 581 SF (30%)
	SMOOTH STUCCO PROVIDED: 846 SF (43%)
	METAL CLADDING PROVIDED: 99 SF (5%)

4 EAST ELEVATION
1/8" = 1'-0"

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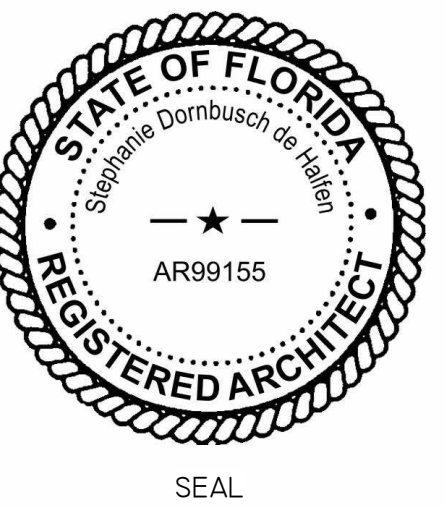
18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
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INFO@SDHSTUDIO.COM

STEPHANIE D. DE HALFEN
ARCHITECT P.A.
ARCH. REG.# 99155

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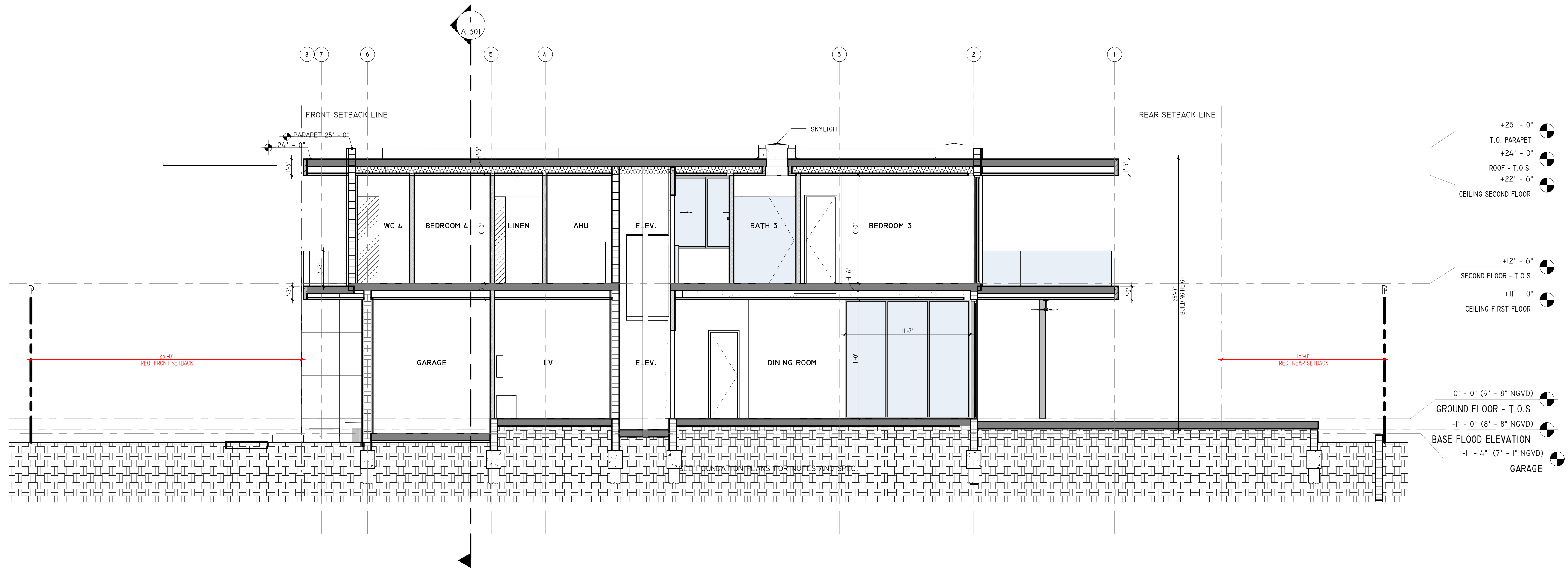
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ELEVATIONS DIAGRAMS

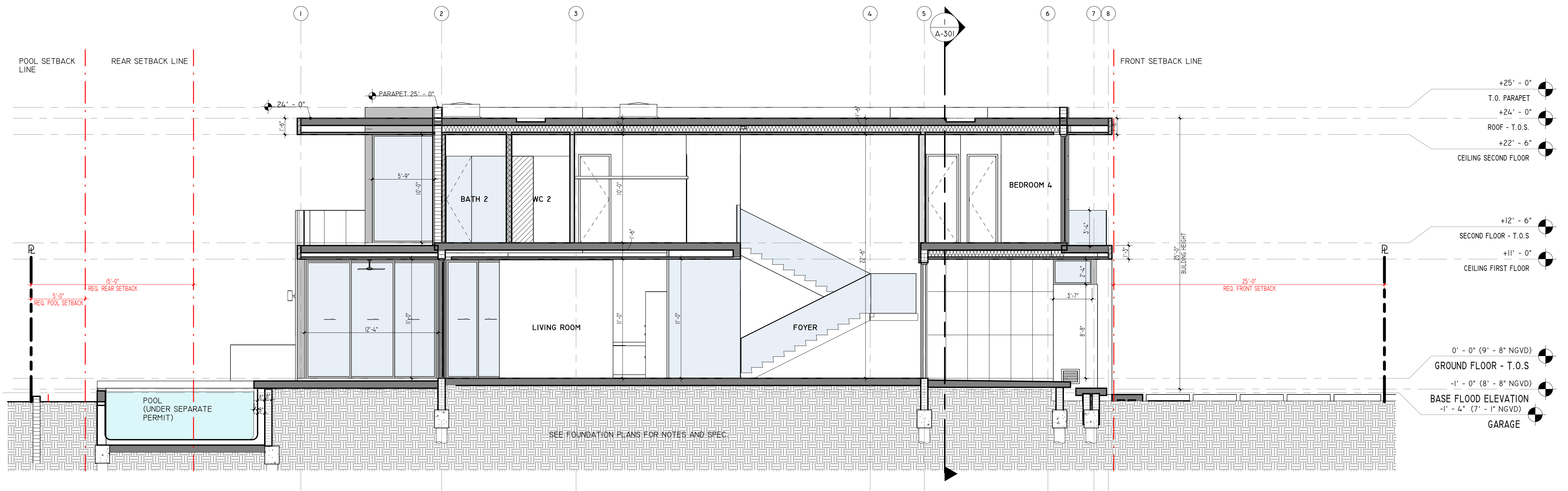
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SECTION BI
3/16" = 1'-0"



SECTION B
3/16" = 1'-0"

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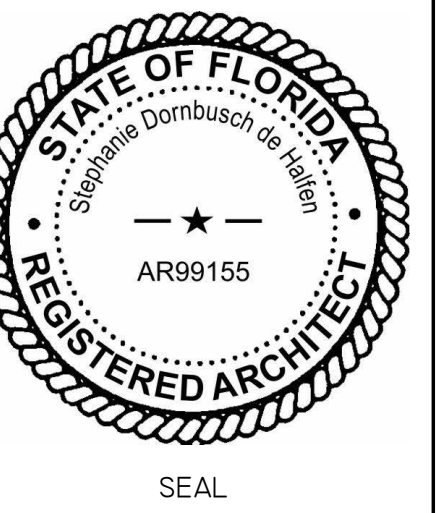
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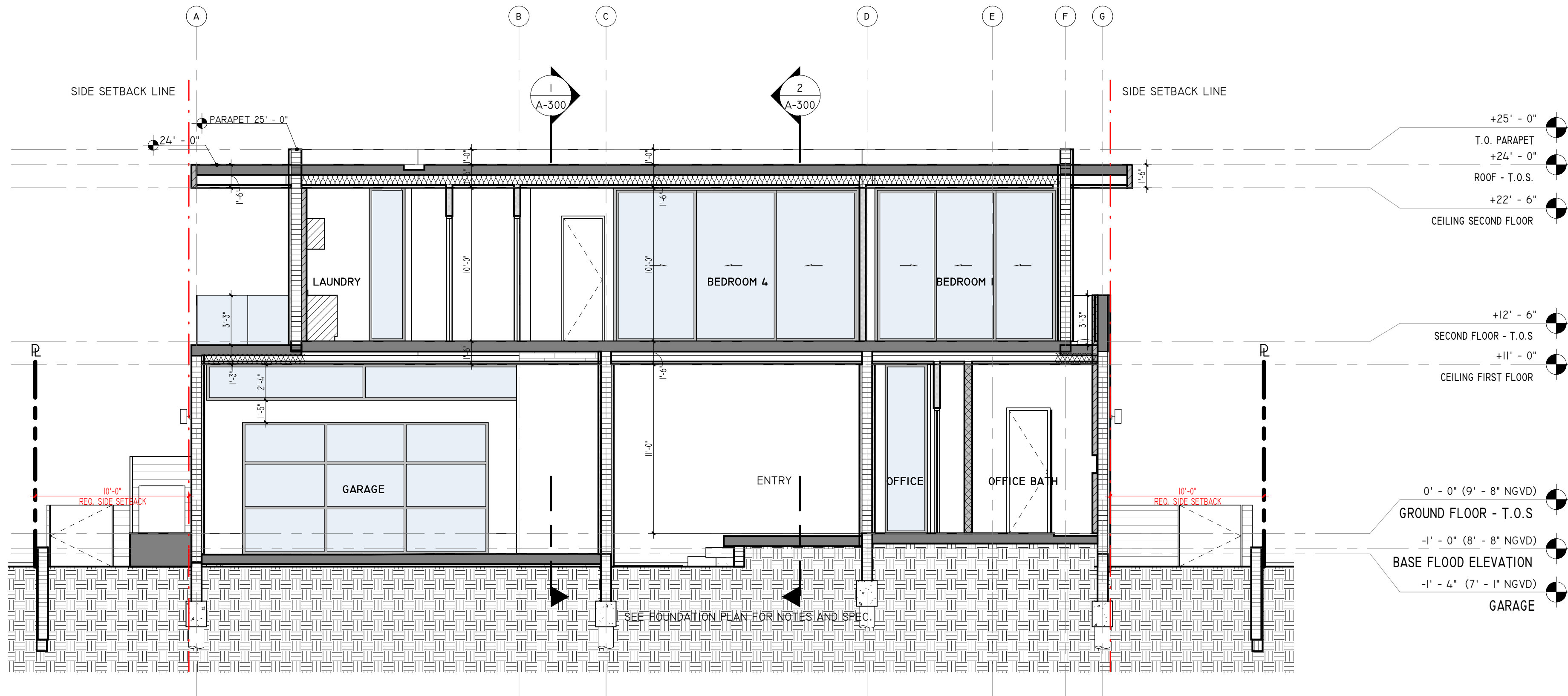
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A-300



SECTION C
3/16" = 1'-0"

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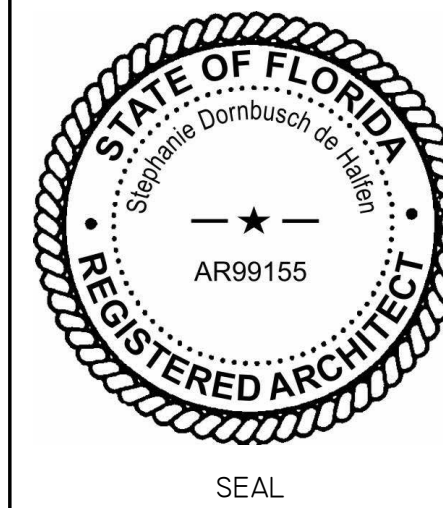
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18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305).501.5013
INFO@SDHSTUDIO.COM

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ARCH. REG.# 99155

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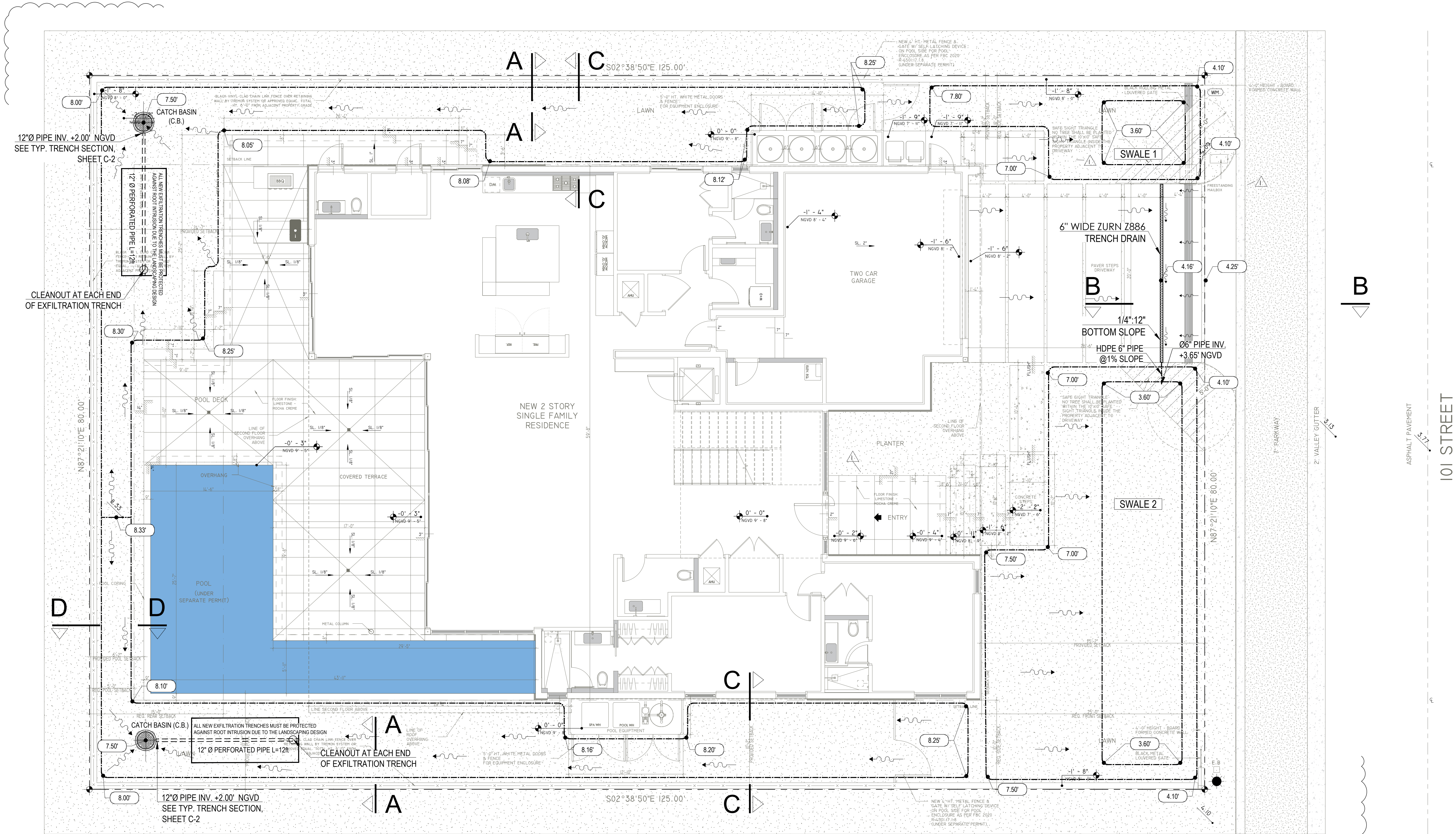
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A-301



LEGEND

8.33'

S.S.

PROPOSED ELEVATION

S.S.

EXISTING ELEVATION

S.S.

PROPOSED SWALE

S.S.

DIRECTION OF RUNOFF FLOW

●

S.S.

CATCH BASIN (C.B.)

*NOTE: PAVERS IN THE RIGHT OF WAY - CONCRETE CURB, GUTTERS SHALL BE REINFORCED WITH #5 REBARS AND DOWELED INTO EXISTING CONCRETE.

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18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305) 501-5013
INFO@SDHSTUDIO.COM

STEPHANIE D. DE HALFEN
ARCHITECT P.A.
ARCH REG# 99155

GCE

GANEM CONSULTING ENGINEERING
FL C.A.#31187 FL PE #74745
15805 BISCAYNE BLVD, SUITE 105
NORTH MIAMI BEACH, FL 33160
TEL: (786) 916-6546
info@ganemce.com

PROFESSIONAL ENGINEER

FLORIDA

NO. 74745

AIOS KAR GANEM

NETZER I230

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STORM DRAINAGE PLAN

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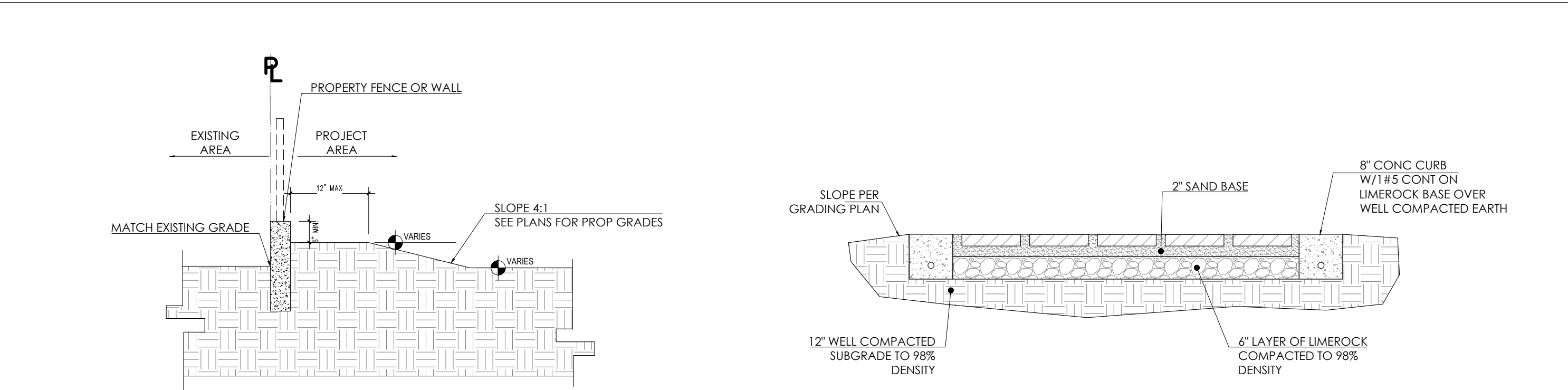
INITIAL DRAWING

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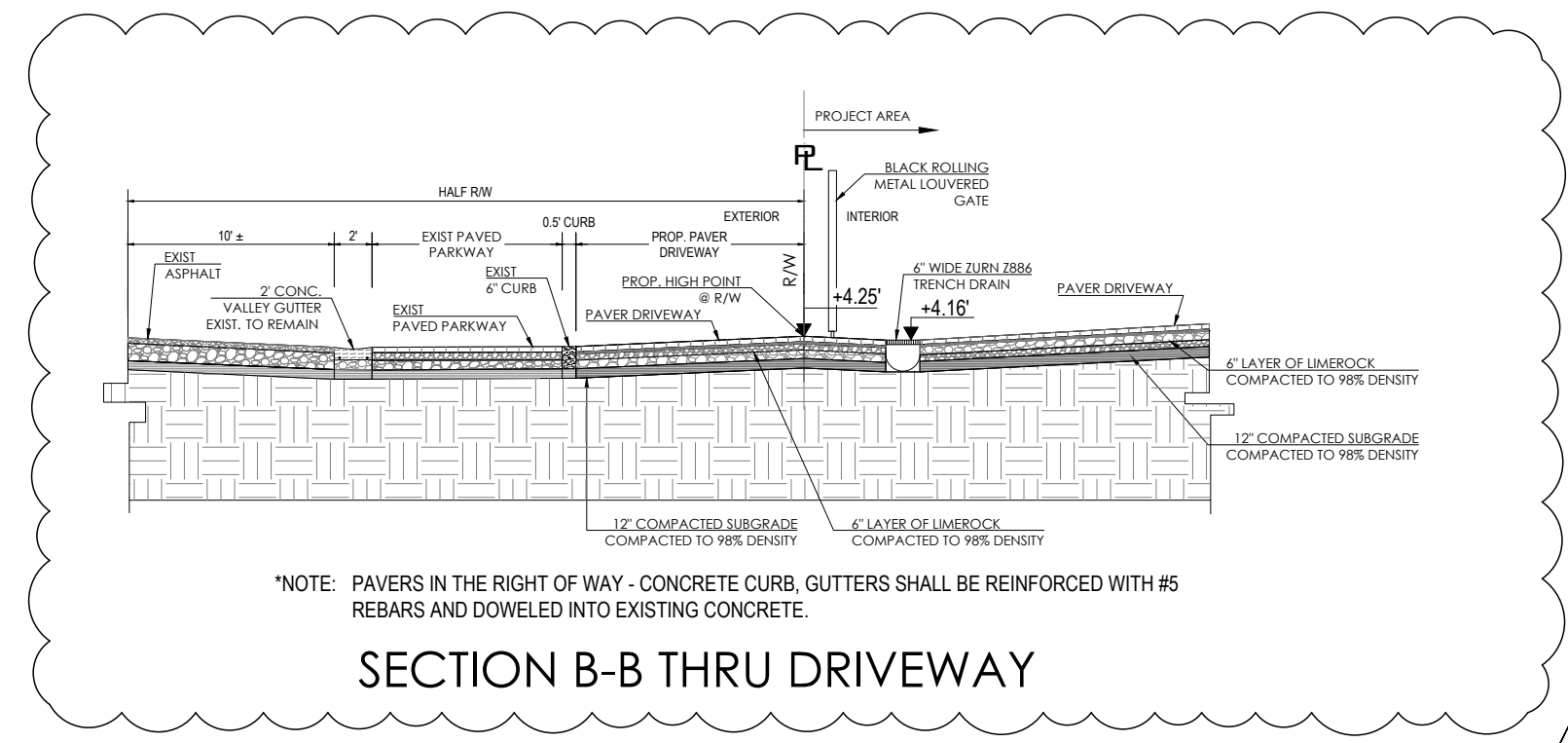
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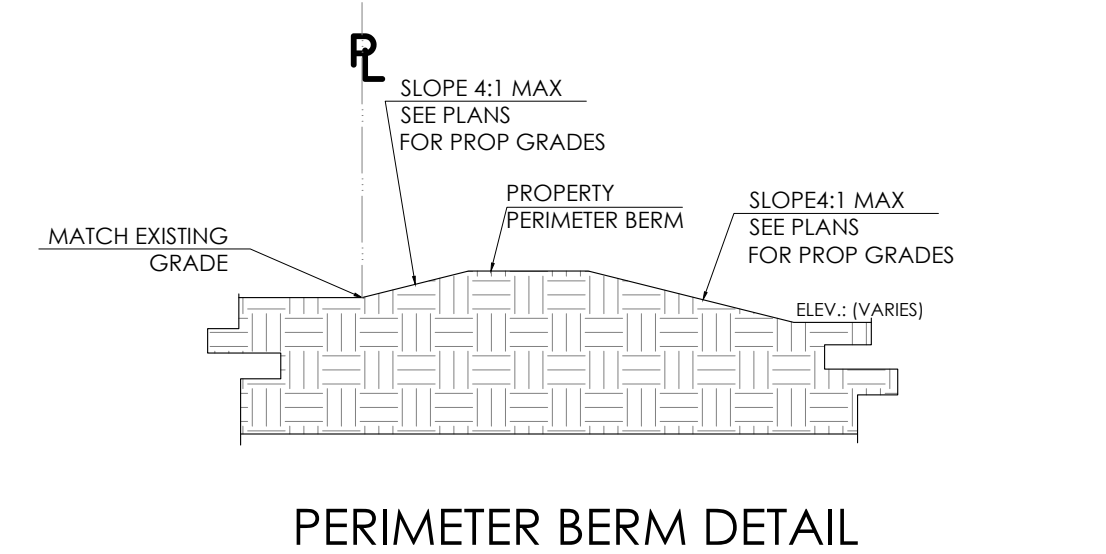


SECTION A-A (ALONG PROPERTY LINE)

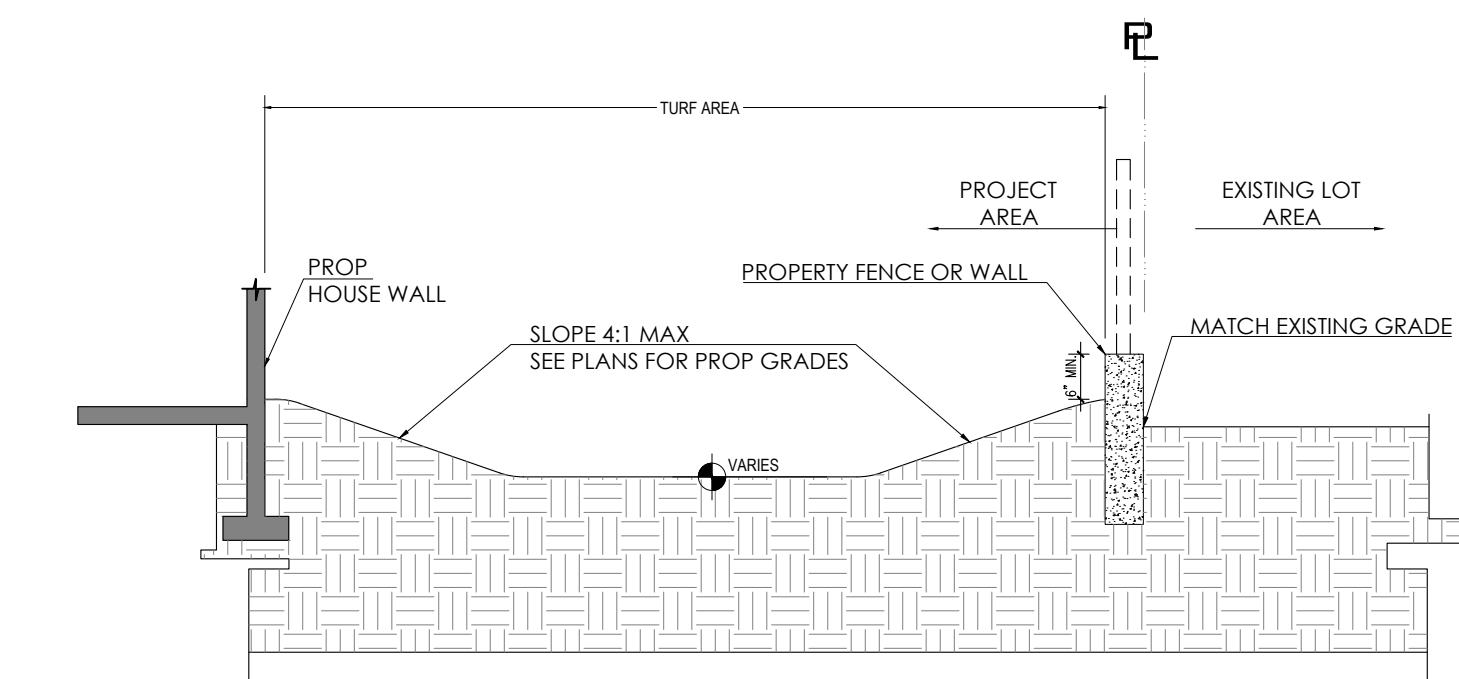
CONCRETE / BRICK PAVER DETAIL



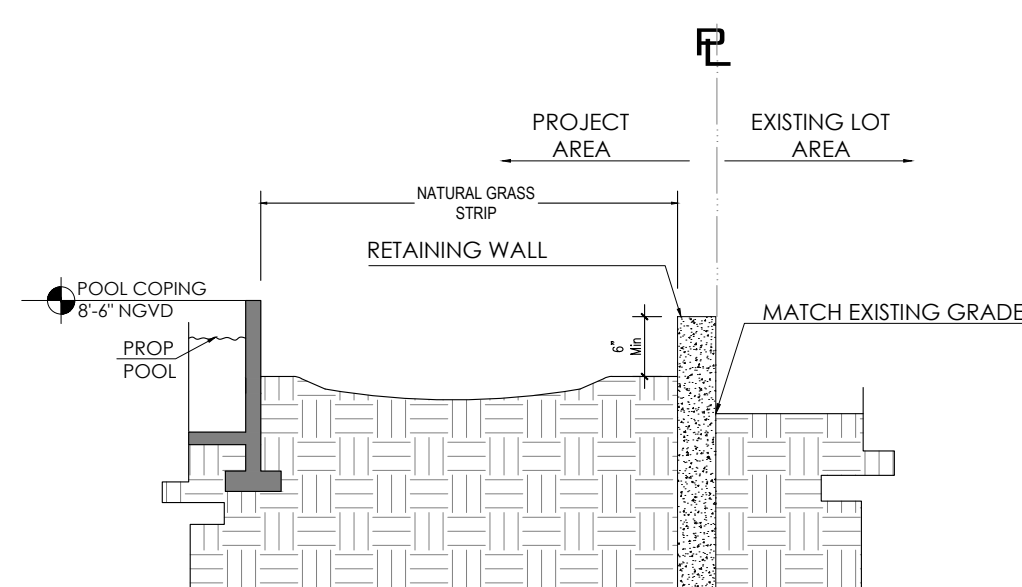
SECTION B-B THRU DRIVEWAY



PERIMETER BERM DETAIL

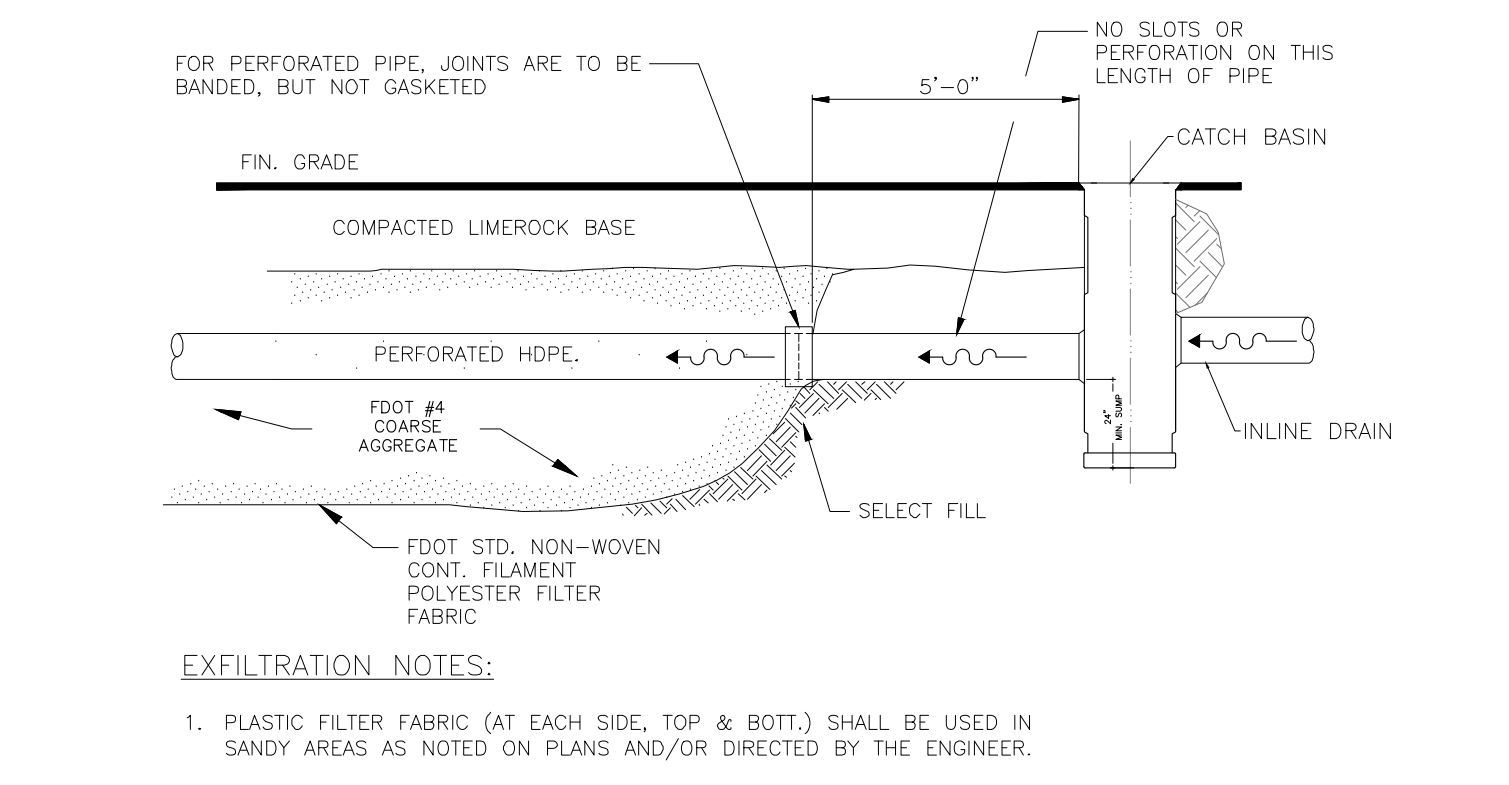


SECTION "C"-"C"

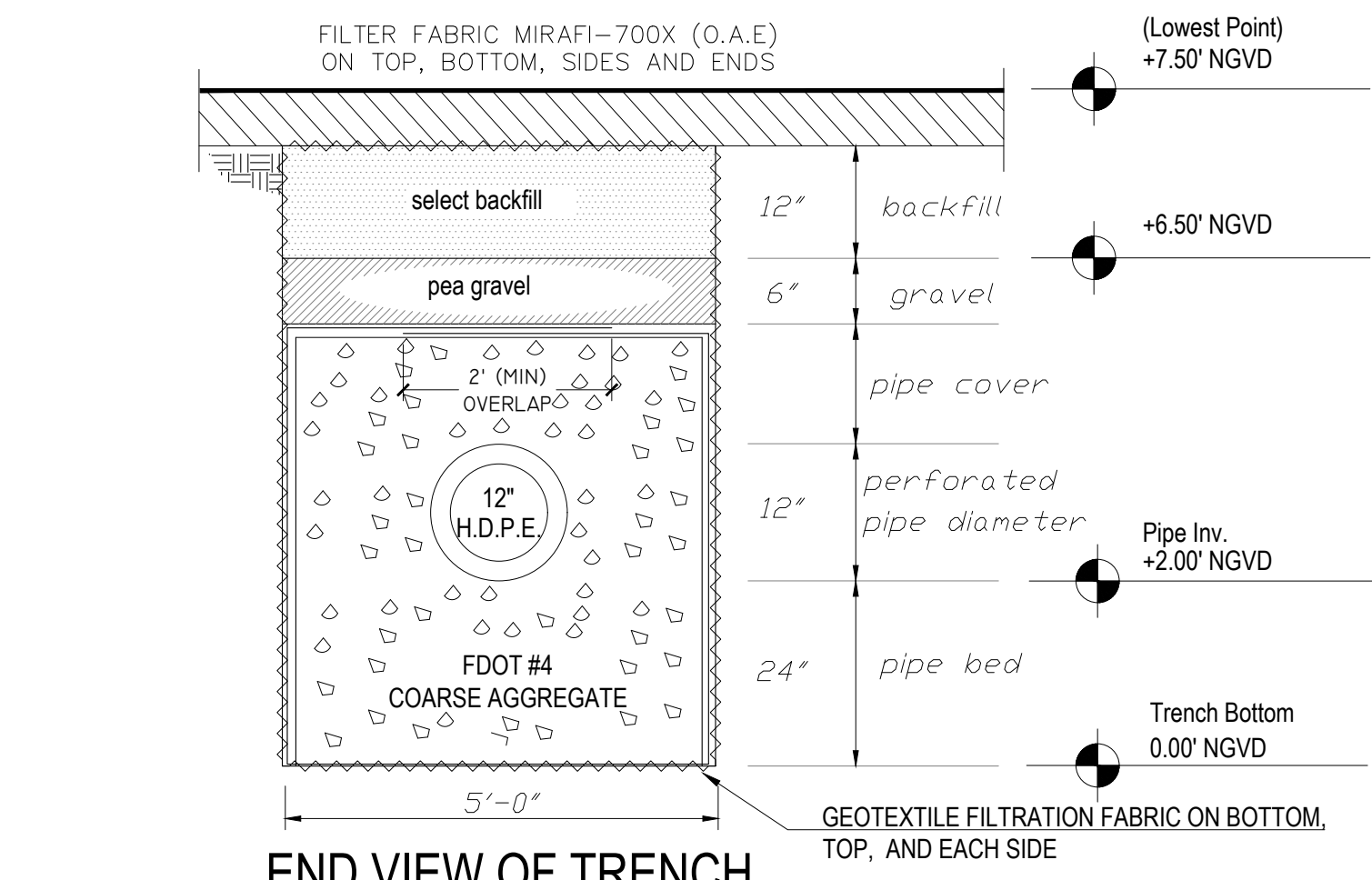


SECTION "D"-"D"

LEGAL DESCRIPTION	LEGEND	
LOT 3, BLOCK 26, 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.		PROPOSED ELEVATION
ADDRESS: 1230 101ST BAY HARBOR ISLAND, FL 33154 Folio# 13-2227-001-5110		EXISTING ELEVATION
1. ELEVATIONS SHOWN ON ENGINEERING PLAN ARE BASED ON N.V.G.D.29 UNLESS OTHERWISE NOTED.		PROPOSED SWALE
2. INFORMATION ON THIS SITE PLAN IS BASED ON SURVEY BY: 3TCI, INC. PROFESSIONAL LAND SURVEYORS AND MAPPERS		DIRECTION OF RUNOFF FLOW

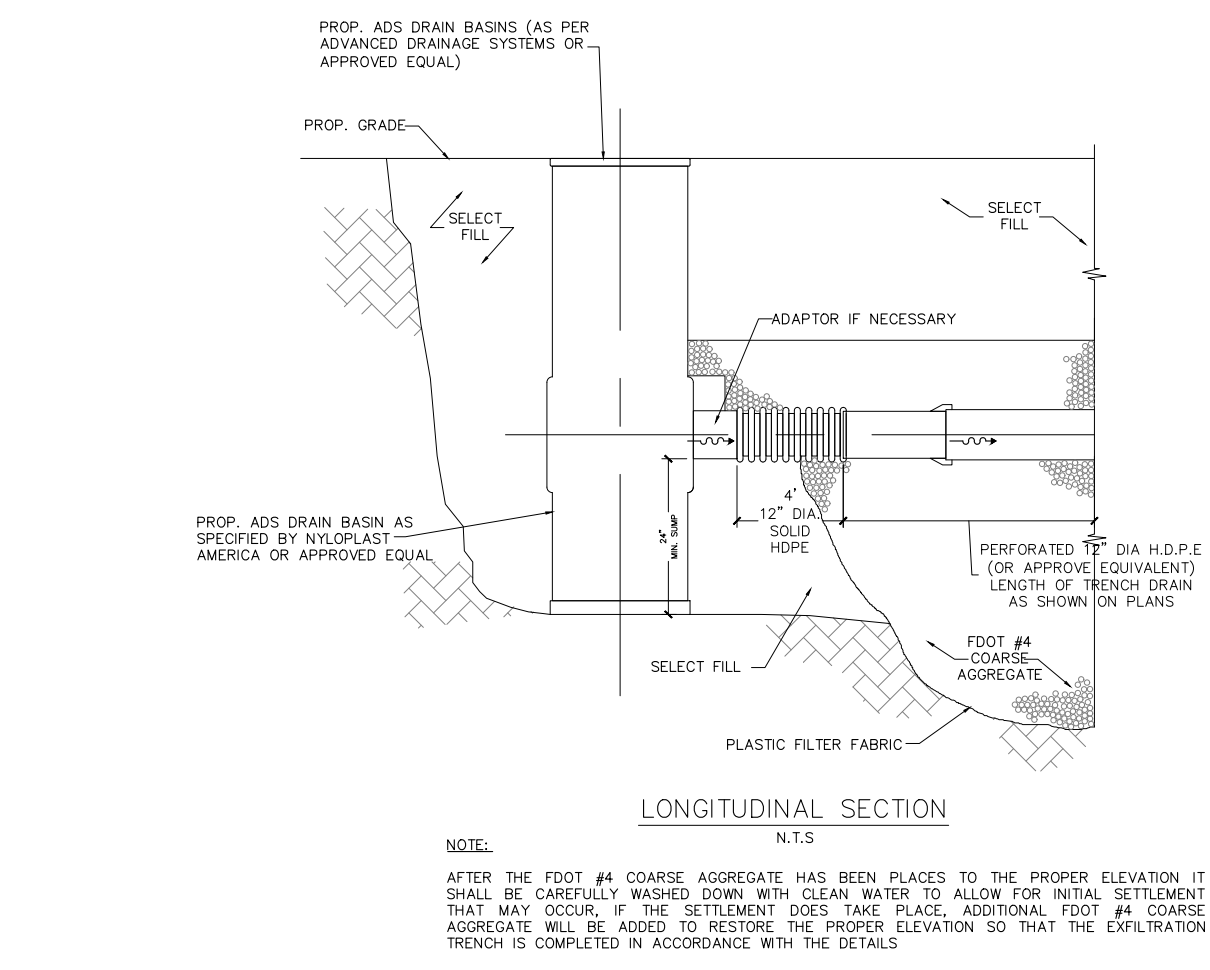
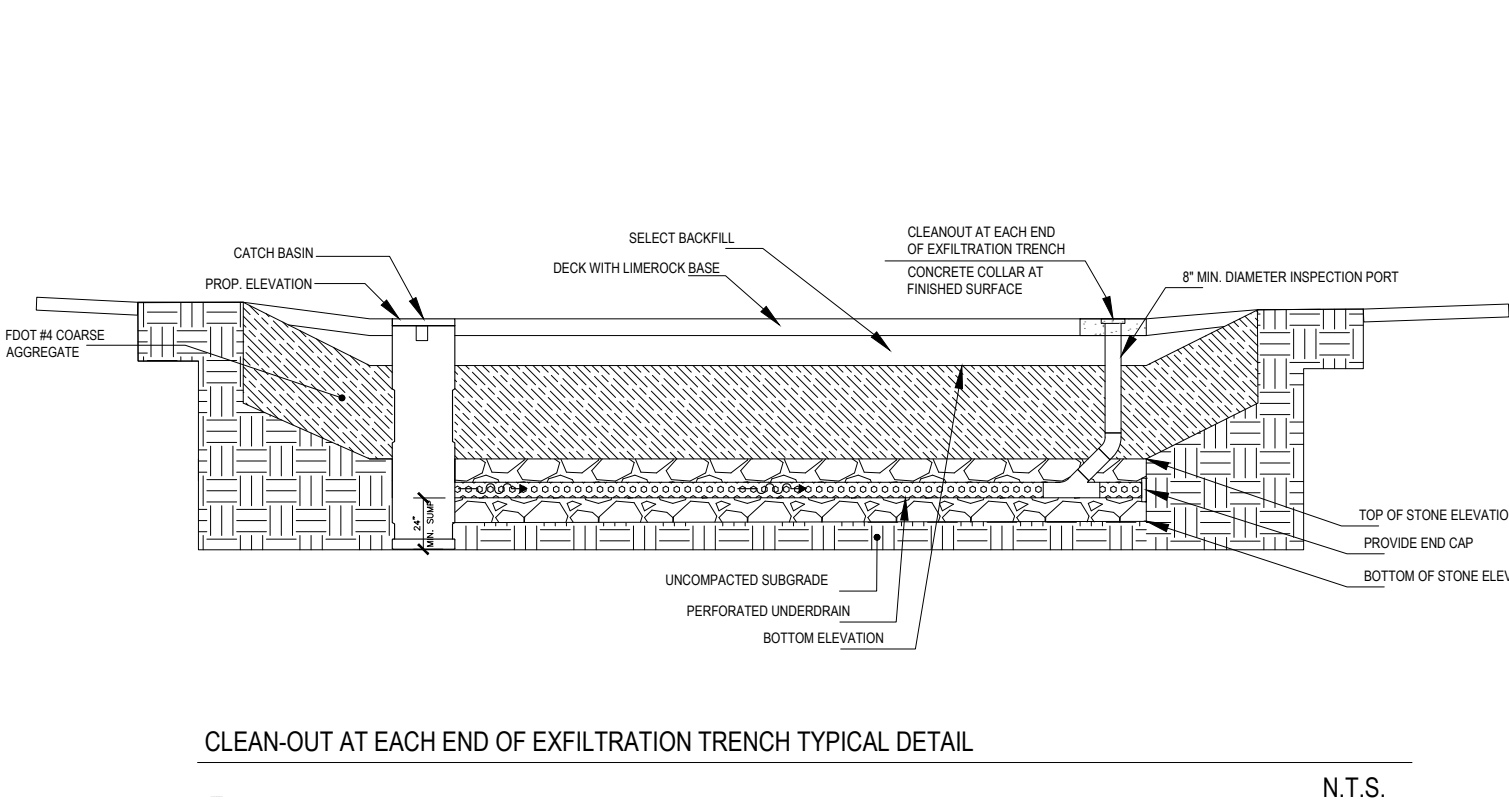


2 TYP. CATCH BASIN DETAILS (C.B)
N/A



- NOTES:
1. PLASTIC FILTER FABRIC (AT EACH SIDE, TOP & BOTTOM) SHALL BE USED IN THE TRENCH.
 2. THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE A MIN 7.5'± BELOW EXISTING GROUND ELEVATION.
 3. AFTER THE FDOT #4 COARSE AGGREGATE HAS BEEN PLACED TO THE PROPER ELEVATION, IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL FDOT #4 COARSE AGGREGATE WILL BE ADDED TO RESTORE THE FDOT #4 COARSE AGGREGATE TO THE PROPER ELEVATION, SO THAT THE EXFILTRATION TRENCH WILL BE COMPLETED IN ACCORDANCE WITH THE DETAILS.
 4. AVERAGE OCTOBER GROUND WATER ELEV = +2.0'.
 5. FILTER FABRIC SHALL BE FILTER X, POLY FILTER X, FILTERWEAVE 70, EXXON GTF-400E, MIRAFI 700X, BELTON AEF 650W, OR ARMCO 1199.
 6. DESIGN VALUES:
 - 6.1. H2= 5.50'
 - 6.2. DU= 3.50'
 - 6.3. DS= 2.00'
 - 6.4. K= 2.81E-04

3 TYP. TRENCH SECTION
N/A



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AA26002883
18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305) 501-5013
INFO@SDHSTUDIO.COM

STEPHANIE D. DE HALFEN
ARCHITECT P.A.
ARCH.REG# 99155

GCE
GANEM CONSULTING ENGINEERING
FL C.A.#31187 FL PE #74745
15805 BISCAYNE BLVD, SUITE 105
NORTH MIAMI BEACH, FL 33160
TEL: (786) 916-6546
info@ganemce.com

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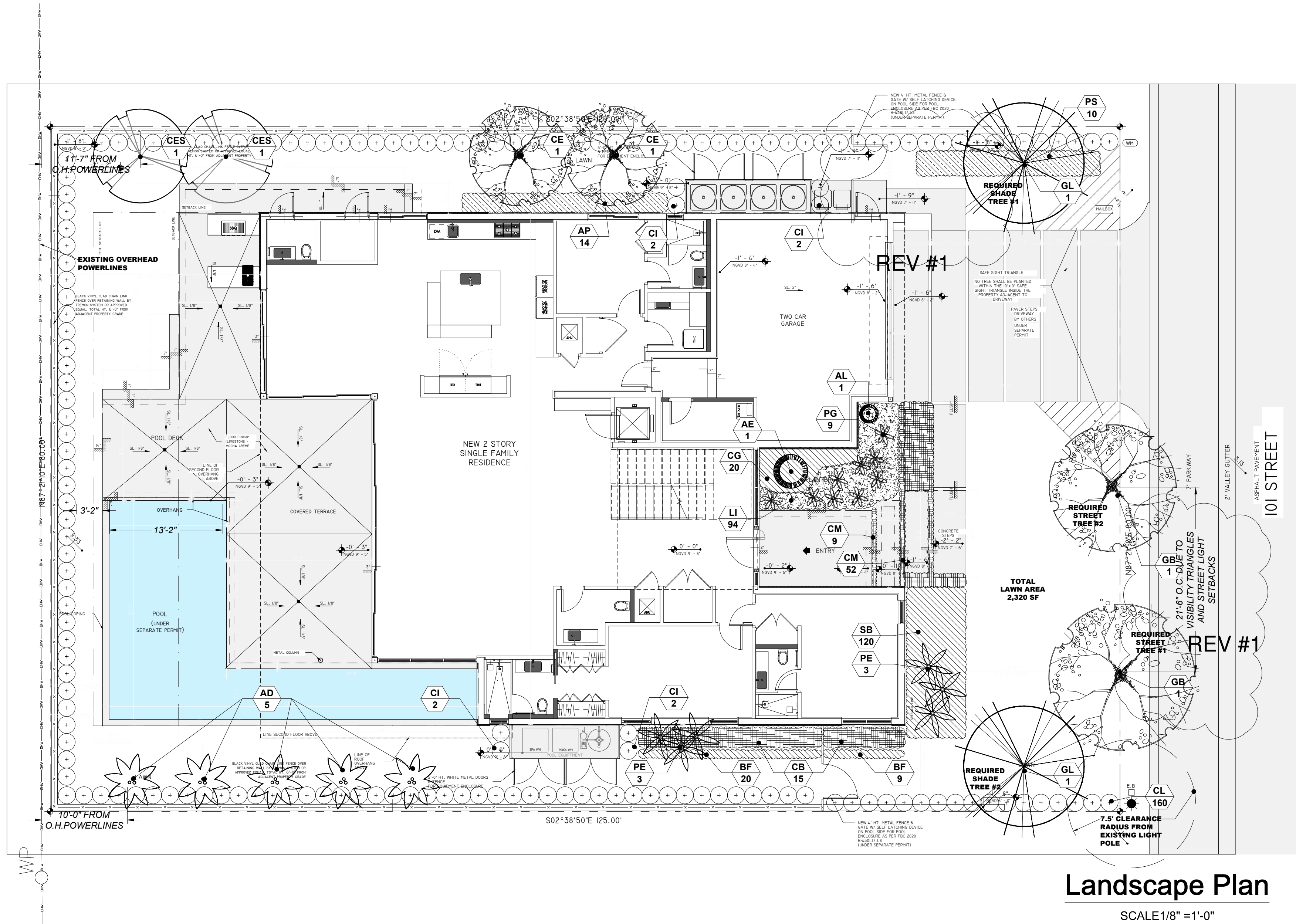
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PLANT SCHEDULE						
SHRUBS						
KEY	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION	
CM	61	CARISSA MACROCARPA/ DWARF CARISSA	NO	LOW	12" HT. X 12" SPR/ FULL/ 12" OC.	
AP	14	ALPINIA PURPURATA/ RED GINGER	NO	LOW	48" HT. X 24" SPR/ FULL/ AS SHOWN	
CL	160	CLUSIA GUTTIFERA/ SMALL LEAF CLUSIA (FOR HEDGE)	YES	LOW	48" HT. X 24" SPR. / FULL/ 24" O.C.	
PG	9	PHILODENDRON GIGANTEUM/ GIANT PHILODENDRON	NO	LOW	24" HT. X 24" SPR. / FULL/ AS SHOWN	
AE	1	ANGIOTERIS EVECTA/ GIANT TREE FERN	NO	LOW	48" HT. X 48" SPR. / FULL/ SHADE GRWN	
AL	1	ALLOCAISIA 'KUCHING MASK' / ELEPHANT EAR	NO	LOW	36" HT. X 24" SPR. / FULL/ AS SHOWN	
CG	20	PHILODENDRON 'CONGO GREEN/ CONGO GREEN	NO	LOW	24" HT. X 24" SPR. / FULL/ AS SHOWN	
BF	29	NEPHROLEPIS EXALTATA/ BOSTON FERN	NO	LOW	12" HT. X 12" SPR. / FULL/ 18" OC.	
CB	15	COSTUS BARBATUS/ COSTUS	NO	LOW	36" HT. X 18" SPR. / FULL/ AS SHOWN	
CI	8	CHRYSOBALANUS ICACO 'RED TIP' / COCO PLUM	YES	LOW	48" HT. X 24" SPR. / FULL/ 24" O.C.	
LI	94	LIRIOPE MUSCARI GREEN GIANT BLUE/ GIANT LIRIOPE	NO	LOW	12" HT. X 12" SPR. / FULL/ 12" OC.	
PS	10	PHILODENDRON SELLOUM/ SELLOUM PHILODENDRON	NO	LOW	24" HT. X 24" SPR. / FULL/ AS SHOWN	
SB	120	SPARTINA BAKERI/ SAND CORDGRASS	YES	LOW	24" HT. X 24" SPR. // FULL/ 18" OC.	
TREES AND PALMS						
SYM	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION	
	CE/ 2	CONOCARPUS ERECTUS GREEN BUTTOWNWOOD	YES	LOW	14" HT. X 5" SPR. X 4" C.T. X 2.5" CAL.FG. BB, FF/ SINGLE MAIN LEADER	
	GU/ 2	BURSERIA SIMAROUBA GUMBO LIMBO	YES	LOW	14" HT. X 5" SPR X 4" C.T. X 2.5" CAL.FG. BB, FF/ SINGLE MAIN LEADER	
	CES/ 2	CONOCARPUS ERECTUS SERICEUS SILVER BUTTOWNWOOD	YES	LOW	12" HT. X 5" SPR X 4" C.T. X 2.5" CAL. FG. BB, FF/ SINGLE MAIN LEADER	
	AD/ 5	ADONIDIA MERRILLI (TRIPLE) TRIPLE CHRISTMAS PALM	NO	LOW	8" - 12" O.A. HT/ F.G. / FULL / HEAVY HEADS/ TRIPLE.	
	PE/ 6	PTYCHOSPHERMA ELEGANS ALEXANDER PALM/ SOLITAIRE PALM	NO	LOW	8" - 12" O.A. HT/ F.G. / FULL / HEAVY HEADS/ SINGLE/ STRAIGHT TRUNKS	
STREET TREES						
	GB/ 2	"CONOCARPUS ERECTUS GREEN BUTTOWNWOOD (STREET TREES)	YES	LOW	15" HT. X 6" SPR X 6" C.T. X 2.5" CAL.FG. BB, FF/ SINGLE MAIN LEADER	

L-1



Front facade showing street trees



Front facade showing front yard landscape



Rear Facade



East Facade



West Facade

TOPO
GRAPHIC
landscape architecture & design

TOPO_GRAPHIC LLC
LC20000377
954-584-5016
Miami Beach FL / Punta Gorda FL
info@topo-graphic.com

All ideas, designs, and indicated or represented by this drawing are owned by and are the exclusive property of TOPO_GRAPHIC LLC, and were created, evolved and developed for the use in and in conjunction with the project therein referenced. No such ideas, designs, and plans shall be used or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of TOPO_GRAPHIC LLC.

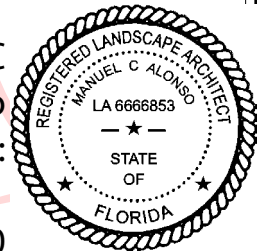
NETZER RESIDENCE
Landscape Elevations

1230 101 STREET
BAY HARBOR ISLANDS, FL 33154

Project:

Revisions:

Seal:
Digitally signed
by Manuel C
Alonso
Date:
2022.10.31
17:42:49 -04'00



Drawing: Landscape Plan
Date: 10.15.2022
Scale: 1/8"=1' - 0"
Drawn by: JRP
Sheet No.:

L-2



PLANT SCHEDULE						
SHRUBS						
KEY	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION	
CM	61	CARISSA MACROCARPA/ DWARF CARISSA	NO	LOW	12" HT. X 12" SPR. / 3 GALLONS/ FULL/ 18" OC.	
AP	14	ALPINA PURPURATA/ RED GINGER	NO	LOW	48" HT. X 24" SPR. / 15 GAL/ FULL/ AS SHOWN	
CL	160	CLUSIA GUTTIFERA/ SMALL LEAF CLUSIA (FOR HEDGE)	YES	LOW	48" HT. X 24" SPR. / 15 GAL/ FULL/ 24" O.C.	
PG	9	PHILODENDRON GIGANTEUM/ GIANT PHILODENDRON	NO	LOW	24" HT. X 24" SPR. / 7 GAL/ FULL/ AS SHOWN	
AE	1	ANGIOTERIS EVECTA/ GIANT TREE FERN	NO	LOW	48" HT. X 48" SPR. / 25 GAL/ FULL/ SHADE GRWN	
AL	1	ALOCASIA "KUCHING MASK" / ELEPHANT EAR	NO	LOW	36" HT. X 24" SPR. / 17 GAL/ FULL/ AS SHOWN	
CG	20	PHILODENDRON 'CONGO GREEN' CONGO GREEN	NO	LOW	24" HT. X 24" SPR. / 7 GAL/ FULL/ AS SHOWN	
BF	29	NEPHROLEPS EXALATA/ BOSTON FERN	NO	LOW	12" HT. X 12" SPR. / 3 GALLONS/ FULL/ 18" OC.	
CB	15	COSTUS BARBATUS/ COSTUS	NO	LOW	36" HT. X 18" SPR. / 7 GAL/ FULL/ AS SHOWN	
CI	8	CHRYSOBALANUS ICACO 'RED TIP' / COCO PLUM	YES	LOW	48" HT. X 24" SPR. / 15 GAL/ FULL/ 24" O.C.	
LI	94	LIROPE MUSCARI GIANT BLUE/ GIANT LIROPE	NO	LOW	12" HT. X 12" SPR. / 3 GALLONS/ FULL/ 1" OC.	
PS	10	PHILODENDRON SELLOU/ SELLOU PHILODENDRON	NO	LOW	24" HT. X 24" SPR. / 7 GAL/ FULL/ AS SHOWN	
SB	120	SPARTINA BAKERI/ SAND CORNDRASS	YES	LOW	24" HT. X 24" SPR. / 7 GALLONS/ FULL/ 2" OC.	
TREES AND PALMS						
SYM	QUAN	PROPOSED MATERIAL	NATIVE	WATER	DESCRIPTION	
	CE/ 2	CONOCARPUS ERECTUS GREEN BUTTWOOD	YES	LOW	14" HT. X 5" SPR. X 4" C.T. X 2.5" CAL.FG. BB, FF/ SINGLE MAIN LEADER	
	GL/ 1	BURSERA SIMAROUBA GUMBO LIMBO	YES	LOW	14" HT. X 5" SPR. X 4" C.T. X 2.5" CAL.FG. BB, FF/ SINGLE MAIN LEADER	
	CES/ 1	CONOCARPUS ERECTUS SERICEUS SILVER BUTTWOOD	YES	LOW	12" HT. X 5" SPR. X 4" C.T. X 2.5" CAL. FG. BB, FF/ SINGLE MAIN LEADER	
	QV/ 1	"QUERCUS VIRGINIANA LIVE OAK	YES	LOW	14" HT. X 5" SPR. X 4" C.T. X 2.5" CAL.FG. BB, FF/ SINGLE MAIN LEADER	
	AD/ 5	ADONIDIA MERRILLI (TRIPLE) TRIPLE CHRISTMAS PALM	NO	LOW	8" - 12" O.A. HT./ F.G. / FULL / HEAVY HEADS/ TRIPLE.	
	PE/ 6	PTYCHOSPERMA ELEGANS ALEXANDER PALM/ SOLITAIRE PALM	NO	LOW	8" - 12" O.A. HT./ F.G. / FULL / HEAVY HEADS/ SINGLE/ STRAIGHT TRUNKS	
STREET TREES						
QV/ 2		"QUERCUS VIRGINIANA LIVE OAK (STREET TREES)	YES	LOW	14" HT. X 5" SPR. X 4" C.T. X 2.5" CAL.FG. BB, FF/ SINGLE MAIN LEADER	

TOPO —
GRAPHIC
landscape architecture & design

TOPO_GRAPHIC LLC
LC26000577
941-564-5016
Miami Beach FL. / Punta Gorda FL.
info@topo-graphic.com

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NETZER RESIDENCE
Colored Landscape Plan
& Landscape Images

BAY HARBOR ISLANDS, FL 33154

Project:

Revisions:

Seal: Digitally
signed by
Manuel C
Alonso
Date:
2022.10.31

2022.10.31
7:41:31 04:00

Drawing: Landscape Plan

Date: 05.16.2022

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

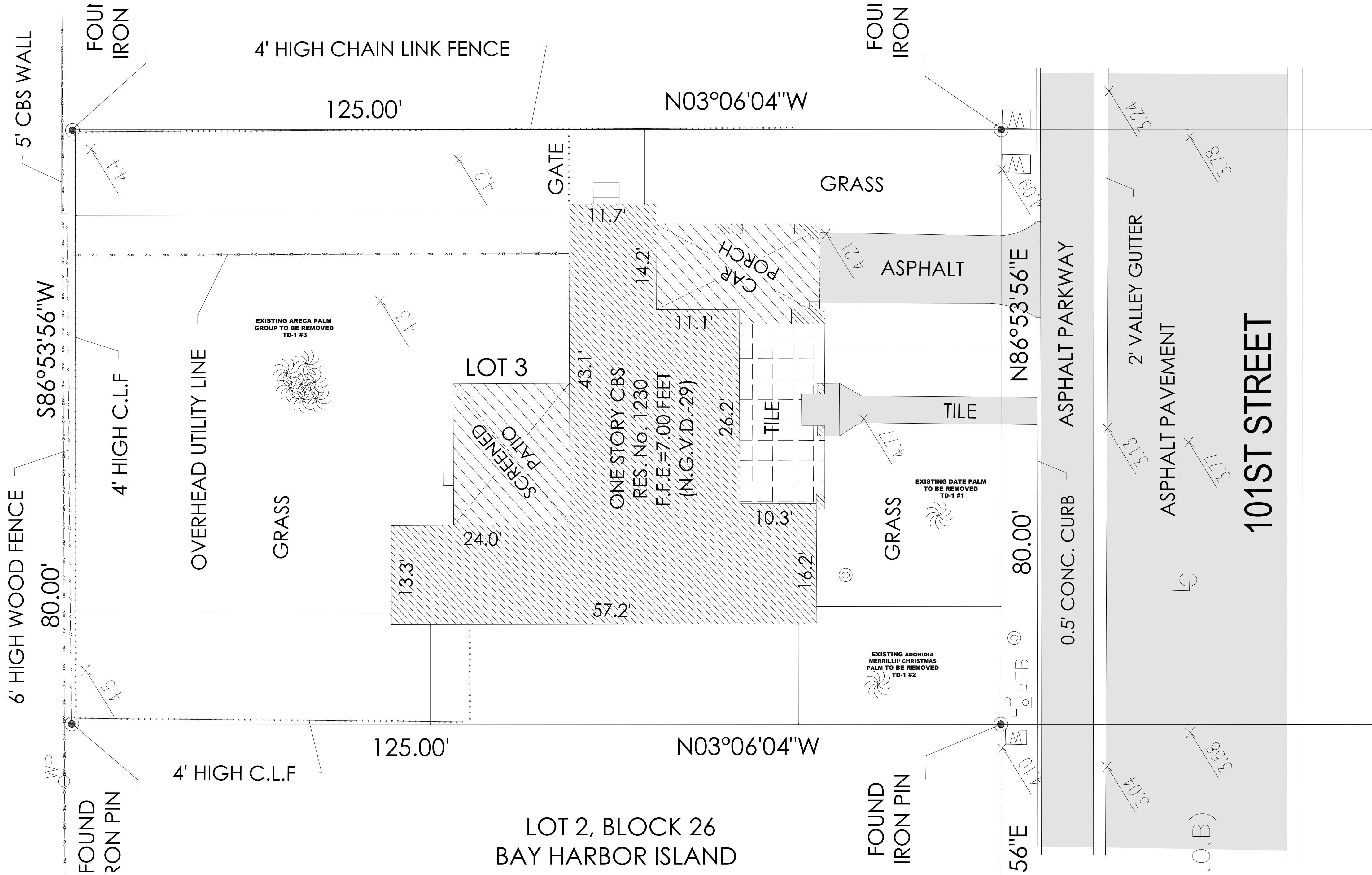
Drawn by: JRP

Sheet No.:

L-3

LOT 17, BLOCK 26
BAY HARBOR ISLAND
PLAT BOOK 46, PAGE 5

BAY HARBOR ISLAND
PLAT BOOK 46, PAGE 5



Tree Disposition Plan
SCALE 1/8" = 1'-0"

EXISTING TREE SCHEDULE & TREE MITIGATION CALCULATIONS							
TREE #	NAME	DIAMETER	HEIGHT	SPREAD	CONDITION	ACTION	CANOPY REMOVAL
1	PHOENIX CANARIENSIS/ DATE PALM	18"	18'	15'	FAIR	REMOVE	300 SF
2	ADONIDIA MERRILLII/ CHRISTMAS PALM	4"	23'	8'	GOOD	REMOVE	64 SF
3	DYPSIS LUTESCENS/ ARECA PALM GROUP	2" - 4"	12'- 18'	10'	GOOD	REMOVE	100 SF
TOTAL CANOPY REMOVAL							464 SF

	NEW TREES/ PALMS	EACH					MITIGATION CANOPY
6 PE	PTYCHOSPERMA ELEGANS/ ALEXANDER PALM	100 SF					600 SF
5 AD	ADONIDIA MERRILLII (TRIPLE)/ TRIPLE CHRISTMAS PALM	100 SF					1,500 SF
	TOTAL NEW CANOPY REPLACEMENT						2,100 SF

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NETZER RESIDENCE
Tree Disposition Plan

1230 101 STREET
BAY HARBOR ISLANDS, FL 33154

Project:

Revisions:

Seal:
Digitally signed
by Manuel C
Alonso
Date:
2023.02.21
20:16:56 -05'00

MANUEL C ALONSO
LA 6668853
STATE OF
FLORIDA

MANUEL C ALONSO - LA6668853

Drawing: Tree Disposition Plan

Date: 10.15.2022

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

Drawn by: JRP

Sheet No.:

TD-1



TOWN OF BAY HARBOR ISLANDS
PLANNING AND ZONING APPLICATION
(NEW SUBMITTAL)

**TO ENSURE EFFICIENT PROCESSING OF YOUR APPLICATION, PLEASE
MAKE SURE THIS FORM IS FILLED OUT COMPLETELY.**

PROCESS NUMBER SPR22-000031

APPLICANT INFORMATION (IF DIFFERENT THAN PROPERTY OWNER)

Name SDH Studio - Stephanie Haffen Contact Number 305 519 5731
Address 18200 NE 19th Ave, North Miami Beach, 33162
City North Miami Beach State FL Email Address stephanie@sdhstudio.com

OWNER / PROPERTY INFORMATION

Name ISOLA BELLA LLC Address 1230 101st STREET
Folio# 13-2227-001-5110 Lot 3 Block 26

DESCRIPTION OF PROPOSED USE / REQUEST

NEW 2 STORY SINGLE FAMILY RESIDENCE

PLEASE READ AND SIGN BELOW

I hereby attest that the information on this application form is, to the best of my knowledge, true and accurate. I understand that my plans must be reviewed and approved by staff prior to being placed on the agenda.

Date: 12/02/2022 Signature of Applicant: [Signature]

I hereby grant permission for members of the Town of Bay Harbor Islands Planning and Zoning Board, Town Council, and Town Staff to enter the above described property (or as described in the attached) for the purposes of gathering information related to this application/request/proposal.

Date: 11/24/2022 Signature of Owner: [Signature]

I hereby agree to reimburse the Town of Bay Harbor Islands for all professional planning and legal fees that are incurred on behalf of the Town while reviewing and/or considering this application. These fees include reviews by the Town's planner of record and zoning attorney. The Town may also require reviews from other outside professional services. The Town of Bay Harbor Islands will provide an itemized bill of professional costs incurred while reviewing and/or considering this application. Building permits and/or final occupancy permits will not be issued until the itemized bill is paid in full to the Town of Bay Harbor Islands.

Date: 12/02/22 Signature of Applicant: [Signature]

NOTE: If any application is disapproved, the Planning and Zoning Board shall detail in its findings the criterion or criteria that are not met. The action taken by the Board shall be reduced to writing, signed by the Chairman, and a copy thereof made available to the applicant upon request. Any action taken by the Planning and Zoning Board may be appealed to the Town Council, whose decision on appeal shall be final.

Owner / Applicant given copy of Planning and Zoning Checklist () Yes () No

G Approved _____ G Denied _____

AGENDA ITEM REPORT

April 11, 2023

ITEM NUMBER: 2.

ITEM: Request for approval for a new single-family home for “9525 BH 2 LLC” located at 9640 West Broadview Drive, Lot 67 of Block 23. The owner is proposing to construct a new two-story single-family home. The existing 4,413 sq. ft. single-story home (built in 1983 will be demolished and replaced with a new two-story 8,007 sq. ft. home. The residence will have 7 bedrooms, 8 full baths, 2 half bathrooms and a 2-car garage. Enclosed please find the site plan and elevations. (Item #2)

DESCRIPTION:

RECOMMENDED ACTION:

The design meets the Town Code and was approved by Michael Miller Planning Associates.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1.	BHI 9640 WBVD SFR DRB Staff Report March 27 2023
2.	SPR23-000010 DRB Application
3.	9640 W BRDV Dr DRB Set 4.11.2023

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

To: Town of Bay Harbor Islands
Design Review Board

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: March 27th, 2023

Subject: Proposed New Single-Family Residence
9640 West Broadview Drive
Bay Harbor Islands Acct. No.: SPR23-000010
MMPA Acct. No.: 01-0702-1156

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the contents of this staff report, the latest site plan & architectural plans last revised 3/14/23 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 a new single-family house located at 9640 West Broadview Drive.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 9640 W. Broadview Drive
Legal Description: Lot 67 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, SDH Studio Architecture + Design, as agent for the property owner, 9525 BH 2 LLC, has submitted an application for the construction of a new replacement single-family residence on a waterfront lot located at 9640 West Broadview Drive. The proposed two-story home will have approximately 8,007 square feet of A/C living space with a two-car garage. The residence will have seven (7) bedrooms, eight (8) full bathrooms and two (2) half bathrooms. The overall height of the structure will be 25'-0" above Base Flood Elevation (BFE) + 1' FBC freeboard,

**Town of Bay Harbor Islands
Design Review Board Staff Report
Proposed New Single-Family Residence
9640 West Broadview Drive
March 27th, 2023
Page 2**

which is the maximum allowed within the RD Single-Family District. The applicant is proposing one (1) driveway connection to West Broadview Drive. The modern style home is proposed to have a cream limestone finish, wood accents and tinted windows. The house is oriented to Biscayne Bay and outdoor living areas with a covered terrace, pool & deck, jacuzzi, gazebo and outdoor kitchen. A decorative 2' tall retaining wall with fencing (6' max.) is proposed around the rear of the site. The existing seawall cap elevation appears to be only about 3.4' NGVD which is quite low – the recommended seawall height for this location adjoining Biscayne Bay is 6.0' NGVD. The Town's 2018 Seawall Condition survey notes the site's seawall is in "fair" condition and the existing boat dock is in "critical" condition. The Town Code encourages waterfront owners to raise / rebuild their seawalls & docks at the time of redevelopment – but it is not mandatory – unless the Town has cited the property owner. Extensive landscaping is proposed that meets / exceeds the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements, including the use of native and drought tolerant plant materials.

It is noted the subject site is located immediately north of and adjoining the Town's Tot Lot situated at the Causeway Bridge / West Broadview Drive / 96th Street.

PROJECT HISTORY

In late February 2023, the applicant submitted an initial set of plans and a corrected set of plans that were reviewed by MMPA for consistency with the Town Code requirements. Comments were given to the applicant 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 23-3 (Use Regulations RD Single-Family District), Section 23-9 (Minimum Size of Living Units), Section 23-10 (Minimum Size of Building Lot), 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

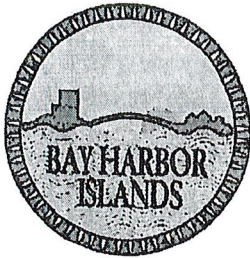
The site will not require re-platting, as the site is currently platted as described above under the legal description (single lot).

SUMMARY / SITE PLAN COMMENTS

The current site plan and architectural plan drawings submitted to the Town for the construction of a new replacement single-family house located at 9640 West Broadview Drive meet or exceed all Town Land Development and Landscape Code requirements.

The following conditions of approval are recommended:

- 1) This approval is based on the plans prepared by SDH Studio Architecture Design, last revised March 14th, 2023, with any modifications required by the Design Review Board (DRB). All modifications to the above plans shall be reviewed by Town staff and may require re-approval by the Board if felt to be substantial.
- 2) Per Town Code Section 23-12(12) the approval of a proposed retaining wall system is conditioned upon the Design Review Board (DRB) approving the design. If the Board does not approve the retaining wall system, the site design shall be redesigned accordingly to accommodate uses / drainage.
- 3) Per Town Code Section 23-12(15)(e)(iii) cabanas / gazebos / trellis / similar structures may be approved in the required minimum base yard areas subject to approval by the Design Review Board (DRB). The proposed site design includes a gazebo structure in the rear (waterfront) 40' setback at the south side of the pool deck with barbeque / cooking facilities. Specific DRB approval is required. If the Board does not approve the gazebo, the site design shall be redesigned accordingly.



TOWN OF BAY HARBOR ISLANDS

PLANNING AND ZONING APPLICATION

(NEW SUBMITTAL)

TO ENSURE EFFICIENT PROCESSING OF YOUR APPLICATION, PLEASE
MAKE SURE THIS FORM IS FILLED OUT COMPLETELY.

PROCESS NUMBER SPR23-000010

APPLICANT INFORMATION (IF DIFFERENT THAN PROPERTY OWNER)

Name _____ Contact Number _____
Address _____
City _____ State _____ Email Address _____

OWNER / PROPERTY INFORMATION

Name 9525 BH 2 LLC Address 9640 W. Broadview Drive
Folio# 13-2227-001-4510 Lot 67 Block 23
Bay Harbour Island PB 46-5

DESCRIPTION OF PROPOSED USE / REQUEST

new single family residence 8000ft

PLEASE READ AND SIGN BELOW

I hereby attest that the information on this application form is, to the best of my knowledge, true and accurate. I understand that my plans must be reviewed and approved by staff prior to being placed on the agenda.

Date: 3/27/23 Signature of Applicant: _____

I hereby grant permission for members of the Town of Bay Harbor Islands Planning and Zoning Board, Town Council, and Town Staff to enter the above described property (or as described in the attached) for the purposes of gathering information related to this application/request/proposal.

Date: 3/27/23 Signature of Owner: _____

I hereby agree to reimburse the Town of Bay Harbor Islands for all professional planning and legal fees that are incurred on behalf of the Town while reviewing and/or considering this application. These fees include reviews by the Town's planner of record and zoning attorney. The Town may also require reviews from other outside professional services. The Town of Bay Harbor Islands will provide an itemized bill of professional costs incurred while reviewing and/or considering this application. Building permits and/or final occupancy permits will not be issued until the itemized bill is paid in full to the Town of Bay Harbor Islands.

Date: 3/27/23 Signature of Applicant: _____

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Owner / Applicant given copy of Planning and Zoning Checklist () Yes () No

G Approved _____ G Denied _____



PEDRO J. GARCIA
MIAMI-DADE PROPERTY APPRAISER



Address Owner Name Subdivision Name Folio

SEARCH:

9640 W Broadview Drive



[Back to Search Results](#)

PROPERTY INFORMATION

Folio: 13-2227-001-4510

Sub-Division:
BAY HARBOR ISLAND

Property Address
9640 W BROADVIEW DR

Owner
9525 BH 2 LLC

Mailing Address
10010 W BROADVIEW DR
BAY HARBOR ISLANDS, FL 33154

PA Primary Zone
0100 SINGLE FAMILY - GENERAL

Primary Land Use
0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT

Beds / Baths / Half 4 / 4 / 1

Floors 2

Living Units 1

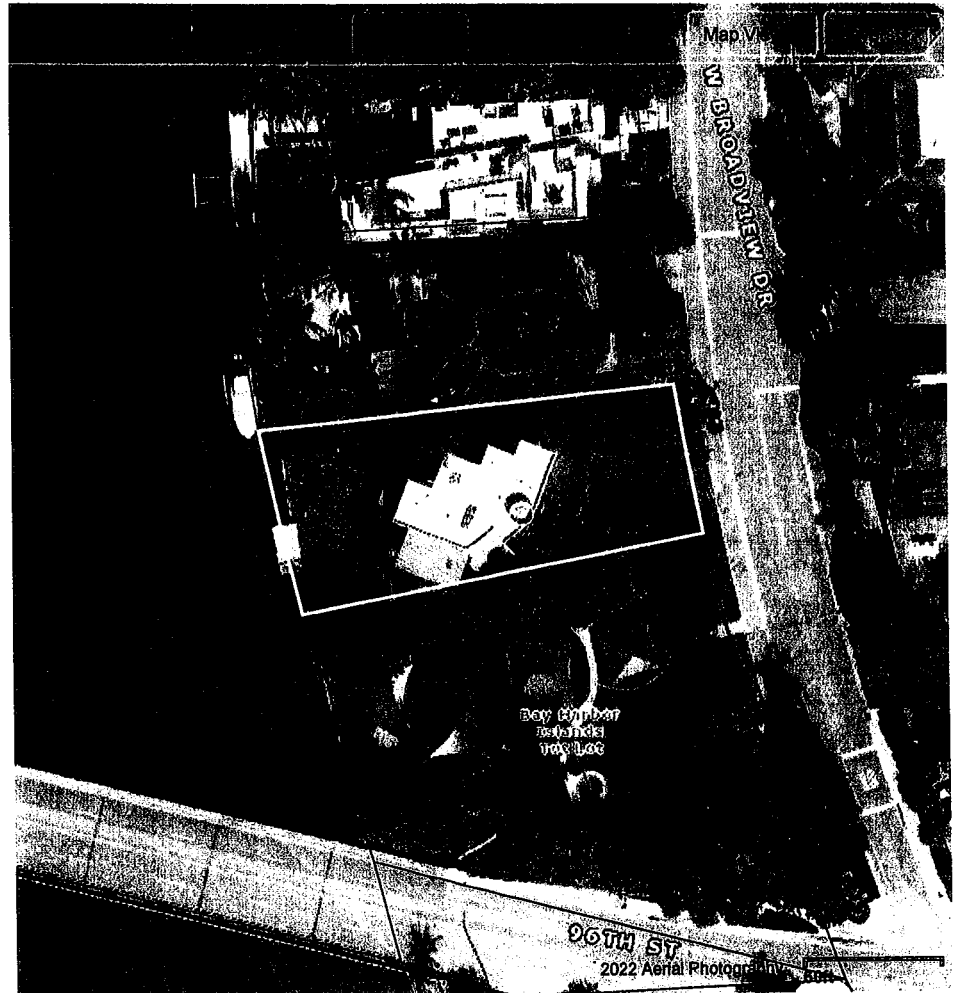
Actual Area 4,413 Sq.Ft

Living Area 3,721 Sq.Ft

Adjusted Area 3,563 Sq.Ft

Lot Size 13,125 Sq.Ft

Year Built 1983



Featured Online Tools

Comparable Sales	Glossary	PA Additional Online Tools	Property Record Cards	Property Search Help	Property Taxes
Report Discrepancies	Report Homestead Fraud	Special Taxing Districts and Other Non-Ad valorem Assessments	Tax Comparison	Tax Estimator	TRIM Notice
Value Adjustment Board					



9640 W Broadview

9640 W Broadview Drive, Bay Harbor
Islands, FL. 33154

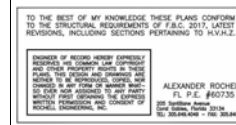
SDH_STUDIO
ARCHITECTURE + DESIGN

Firm License No. AA26002883

18200 NE 19th Ave. Suite 100
North Miami Beach, Florida 33162

305.501.5013

www.sdhstudio.com

DRAWING INDEX	LANDSCAPING	ARCHITECTURE	STRUCTURAL	PLUMBING	MECHANICAL	ELECTRICAL	CIVIL
		A-000 COVER PAGE A-001 GENERAL NOTES A-002 SITE PHOTOS A-003 SITE PHOTOS II A-100 SITE PLAN A-100.1 PROJECT RENDERS & MATERIALS A-100.2 SITE PLAN DETAILS & DIAGRAMS A-100.3 FLOOR PLAN DIAGRAMS A-100.4 PROJECT VIEWS A-101 FIRST FLOOR PLAN A-102 SECOND FLOOR A-103 ROOF PLAN A-200 ELEVATIONS A-201 ELEVATIONS A-202 ELEVATION DIAGRAM A-203 GAZEBO ELEVATIONS A-300 SECTIONS A-301 SECTIONS					
PROJECT TEAM		SDH_STUDIO ARCHITECTURE+DESIGN 18200 NE 19TH AVE, SUITE 100 NORTH MIAMI BEACH, FL 33160 (305) 501-5013	 ROCHELL ENGINEERING, INC 205 SANTILLANE AVE CORAL GABLES, FL 33134 (305) 649-4049	 GANEM CONSULTING ENGINEERING 15805 BISCAYNE BLVD, SUITE 105 NORTH MIAMI BEACH, FL 33160 (786) 916-6546 INFO@GANEMCE.COM	 GANEM CONSULTING ENGINEERING 15805 BISCAYNE BLVD, SUITE 105 NORTH MIAMI BEACH, FL 33160 (786) 916-6546 INFO@GANEMCE.COM	 GANEM CONSULTING ENGINEERING 15805 BISCAYNE BLVD, SUITE 105 NORTH MIAMI BEACH, FL 33160 (786) 916-6546 INFO@GANEMCE.COM	 GANEM CONSULTING ENGINEERING 15805 BISCAYNE BLVD, SUITE 105 NORTH MIAMI BEACH, FL 33160 (786) 916-6546 INFO@GANEMCE.COM



ABBREVIATIONS

SYMBOL LEGEND			
	CENTER LINE		MATERIAL TAG
	PROPERTY LINE		PRINCIPAL ENTRY
	WINDOWS TAG		SLOPE TAG
	DOOR TAG		WATER METER
	DATUM FLOOR ELEV.		POLE
	BREAKLINE		PLUMBING TAG
	GRID BUBBLE TAG		REVISION TAG
+ELEVATION 	LEVEL HEAD CIRCLE		CHANGE OF ELEV.
	SECTION MARK		NORTH ARROW
	CALLOUT HEAD TAG	Room name AREA	ROOM TAG
	BUILDING ELEV. TAG		INTERIOR ELEV. TAG
	VIEW NAME 1/8" = 1'-0"	VIEW TITLE	

ALL RAIN WATER SHALL BE RETAINED WITHIN PROPERTY LIMITS. FOR DETAILS REFER TO DRAINAGE PLAN, IF APPLICABLE.

O.S.F.H. -(OUTSIDE SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE REQUIRED LOWEST FLOOR ELEVATION.

S.F.H. -(SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE BASE FLOOR ELEVATION OR REQUIRED LOWEST FLOOR ELEVATION WHICH EVER IS HIGHER.

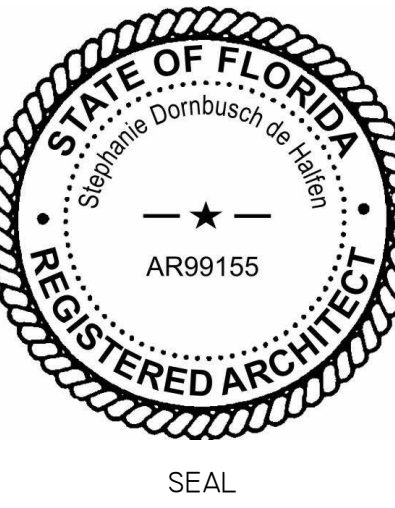
LOWEST FLOOR - SHALL MEAN THE LOWEST FLOOR OF THE LOWEST ENCLOSED AREA (INCLUDING BASEMENT) AN UNFINISHED OR FLOOD RESISTANT ENCLOSURE, USABLE FOR PARKING OF VEHICLES, BUILDING ACCESS OR STORAGE IN AN AREA OTHER THAN A BASEMENT AREA, IS NOT CONSIDERED A BUILDING'S LOWEST FLOOR. PROVIDED THAT SUCH ENCLOSURE IS NOT BUILT AS TO RENDER THE STRUCTURE IN VIOLATION OF THE APPLICABLE NON-ELEVATION ELEVATION REQUIREMENTS IN SECTIONS 101.05, 101.06, 101.07, 101.08, 101.09, 101.10, 101.11, 101.12, 101.13, 101.14, 101.15, 101.16, 101.17, 101.18, 101.19, 101.20, 101.21, 101.22, 101.23, 101.24, 101.25, 101.26, 101.27, 101.28, 101.29, 101.30, 101.31, 101.32, 101.33, 101.34, 101.35, 101.36, 101.37, 101.38, 101.39, 101.40, 101.41, 101.42, 101.43, 101.44, 101.45, 101.46, 101.47, 101.48, 101.49, 101.50, 101.51, 101.52, 101.53, 101.54, 101.55, 101.56, 101.57, 101.58, 101.59, 101.60, 101.61, 101.62, 101.63, 101.64, 101.65, 101.66, 101.67, 101.68, 101.69, 101.70, 101.71, 101.72, 101.73, 101.74, 101.75, 101.76, 101.77, 101.78, 101.79, 101.80, 101.81, 101.82, 101.83, 101.84, 101.85, 101.86, 101.87, 101.88, 101.89, 101.90, 101.91, 101.92, 101.93, 101.94, 101.95, 101.96, 101.97, 101.98, 101.99, 102.00, 102.01, 102.02, 102.03, 102.04, 102.05, 102.06, 102.07, 102.08, 102.09, 102.10, 102.11, 102.12, 102.13, 102.14, 102.15, 102.16, 102.17, 102.18, 102.19, 102.20, 102.21, 102.22, 102.23, 102.24, 102.25, 102.26, 102.27, 102.28, 102.29, 102.30, 102.31, 102.32, 102.33, 102.34, 102.35, 102.36, 102.37, 102.38, 102.39, 102.40, 102.41, 102.42, 102.43, 102.44, 102.45, 102.46, 102.47, 102.48, 102.49, 102.50, 102.51, 102.52, 102.53, 102.54, 102.55, 102.56, 102.57, 102.58, 102.59, 102.60, 102.61, 102.62, 102.63, 102.64, 102.65, 102.66, 102.67, 102.68, 102.69, 102.70, 102.71, 102.72, 102.73, 102.74, 102.75, 102.76, 102.77, 102.78, 102.79, 102.80, 102.81, 102.82, 102.83, 102.84, 102.85, 102.86, 102.87, 102.88, 102.89, 102.90, 102.91, 102.92, 102.93, 102.94, 102.95, 102.96, 102.97, 102.98, 102.99, 103.00, 103.01, 103.02, 103.03, 103.04, 103.05, 103.06, 103.07, 103.08, 103.09, 103.10, 103.11, 103.12, 103.13, 103.14, 103.15, 103.16, 103.17, 103.18, 103.19, 103.20, 103.21, 103.22, 103.23, 103.24, 103.25, 103.26, 103.27, 103.28, 103.29, 103.30, 103.31, 103.32, 103.33, 103.34, 103.35, 103.36, 103.37, 103.38, 103.39, 103.40, 103.41, 103.42, 103.43, 103.44, 103.45, 103.46, 103.47, 103.48, 103.49, 103.50, 103.51, 103.52, 103.53, 103.54, 103.55, 103.56, 103.57, 103.58, 103.59, 103.60, 103.61, 103.62, 103.63, 103.64, 103.65, 103.66, 103.67, 103.68, 103.69, 103.70, 103.71, 103.72, 103.73, 103.74, 103.75, 103.76, 103.77, 103.78, 103.79, 103.80, 103.81, 103.82, 103.83, 103.84, 103.85, 103.86, 103.87, 103.88, 103.89, 103.90, 103.91, 103.92, 103.93, 103.94, 103.95, 103.96, 103.97, 103.98, 103.99, 104.00, 104.01, 104.02, 104.03, 104.04, 104.05, 104.06, 104.07, 104.08, 104.09, 104.10, 104.11, 104.12, 104.13, 104.14, 104.15, 104.16, 104.17, 104.18, 104.19, 104.20, 104.21, 104.22, 104.23, 104.24, 104.25, 104.26, 104.27, 104.28, 104.29, 104.30, 104.31, 104.32, 104.33, 104.34, 104.35, 104.36, 104.37, 104.38, 104.39, 104.40, 104.41, 104.42, 104.43, 104.44, 104.45, 104.46, 104.47, 104.48, 104.49, 104.50, 104.51, 104.52, 104.53, 104.54, 104.55, 104.56, 104.57, 104.58, 104.59, 104.60, 104.61, 104.62, 104.63, 104.64, 104.65, 104.66, 104.67, 104.68, 104.69, 104.70, 104.71, 104.72, 104.73, 104.74, 104.75, 104.76, 104.77, 104.78, 104.79, 104.80, 104.81, 104.82, 104.83, 104.84, 104.85, 104.86, 104.87, 104.88, 104.89, 104.90, 104.91, 104.92, 104.93, 104.94, 104.95, 104.96, 104.97, 104.98, 104.99, 105.00, 105.01, 105.02, 105.03, 105.04, 105.05, 105.06, 105.07, 105.08, 105.09, 105.10, 105.11, 105.12, 105.13, 105.14, 105.15, 105.16, 105.17, 105.18, 105.19, 105.20, 105.21, 105.22, 105.23, 105.24, 105.25, 105.26, 105.27, 105.28, 105.29, 105.30, 105.31, 105.32, 105.33, 105.34, 105.35, 105.36, 105.37, 105.38, 105.39, 105.40, 105.41, 105.42, 105.43, 105.44, 105.45, 105.46, 105.47, 105.48, 105.49, 105.50, 105.51, 105.52, 105.53, 105.54, 105.55, 105.56, 105.57, 105.58, 105.59, 105.60, 105.61, 105.62, 105.63, 105.64, 105.65, 105.66, 105.67, 105.68, 105.69, 105.70, 105.71, 105.72, 105.73, 105.74, 105.75, 105.76, 105.77, 105.78, 105.79, 105.80, 105.81, 105.82, 105.83, 105.84, 105.8

WHERE A WALL OF A DWELLING SERVES AS PART OF THE BARRIER, ONE OF THE FOLLOWING SHALL APPLY: REQUIREMENTS RELATING TO POOL SAFETY FEATURES:

ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM. EFFECTIVE JANUARY 1, 2017, THE EXIT ALARM SHALL HAVE A MINIMUM SOUND PRESSURE RATING OF 55 DBA AT 10 FT TO THE EXIT ALARM SHALL PRODUCE A CONTINUOUS AUDIBLE WARNING WHEN THE DOOR OR WINDOW IS SCREEN ARE OPENED AND BE CAPABLE OF BEING HEARD THROUGH THE HOUSE DURING NORMAL HOUSEHOLD ACTIVITIES THE ALARM SHALL BE EQUIPPED W/ A MANUAL MEANS TO TEMPORARILY DEACTIVATE THE ALARM FOR A SINGLE OPENING. SUCH DEACTIVATION SHALL LAST NO MORE THAN FIFTEEN (15) SECONDS. THE DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 5 FT ABOVE THE THRESHOLD OF THE POOL SCREENED OR PROTECTED PASS-THROUGH DOOR HAVING HEIGHT OF 6 FT OR MORE, OR LOCATED INSURED FROM THE INTERIOR FINISHED FLOOR AT THE POOL ACCESS LEVEL WINDOWS FACING THE POOL ON FLOOR ABOVE THE FIRST STORY SCREENED OR PROTECTED PASS-THROUGH KITCHEN WINDOWS OR HIGHER W/ A COUNTER BENEATH. SEPARATE ALARMS ARE NOT REQUIRED FOR EACH DOOR OR WINDOW IF SENSORS WIRED TO A CENTRAL SOUND WHEN CONTACT IS BROKEN AT ANY OPENING.

ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH A SELF CLOSING, SELF LATCHING DEVICE W/ POSITIVE MECHANICAL LATCHING/ LOCKING INSTALLED A MINIMUM OF 54" ABOVE THE THRESHOLD WHICH IS APPROVED BY THE AUTHORITY HAVING JURISDICTION.

9640 W
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33154



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GENERAL NOTES

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A-001



HOUSE TO THE EAST



HOUSE TO THE NORTH



HOUSE TO THE NORTHWEST



EXISTING HOUSE



PARK TO THE SOUTH



EXISTING HOUSE



AERIAL VIEW



TOP VIEW



AERIAL VIEW

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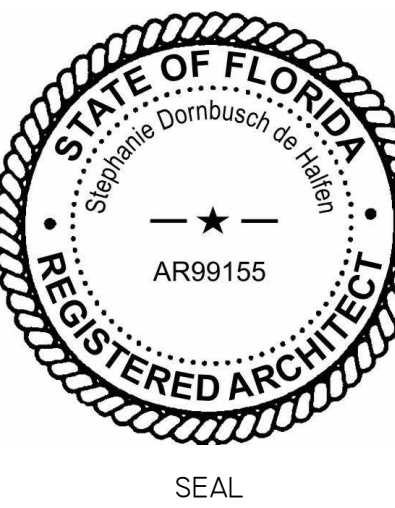
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NORTH MIAMI BEACH, FL 33162
(305) 501-5013
INFO@SDHSTUDIO.COM

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ARCHITECT P.A.
ARCH. REG.# 99155

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NOTES/COMMENTS

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SITE PHOTOS

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PROPOSED HOUSE



SUPERIMPOSITION OF PROPOSED PROJECT ON AERIAL VIEW

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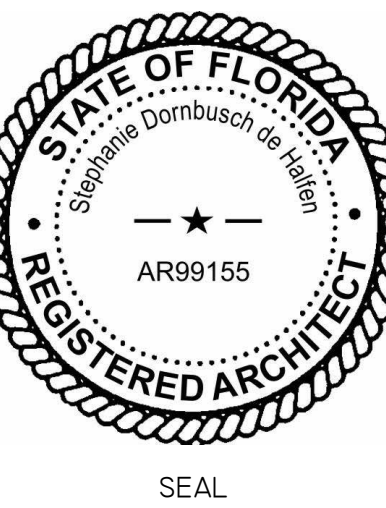
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ARCHITECT P.A.
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SITE PHOTOS II

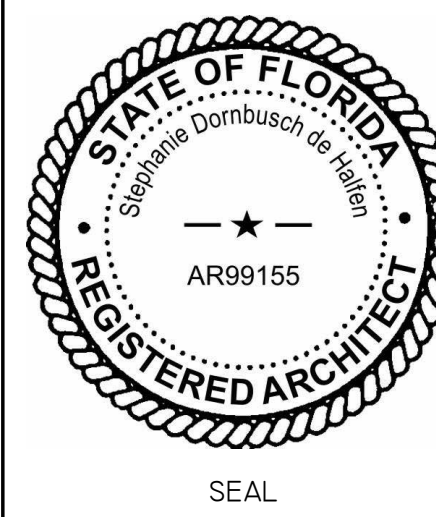
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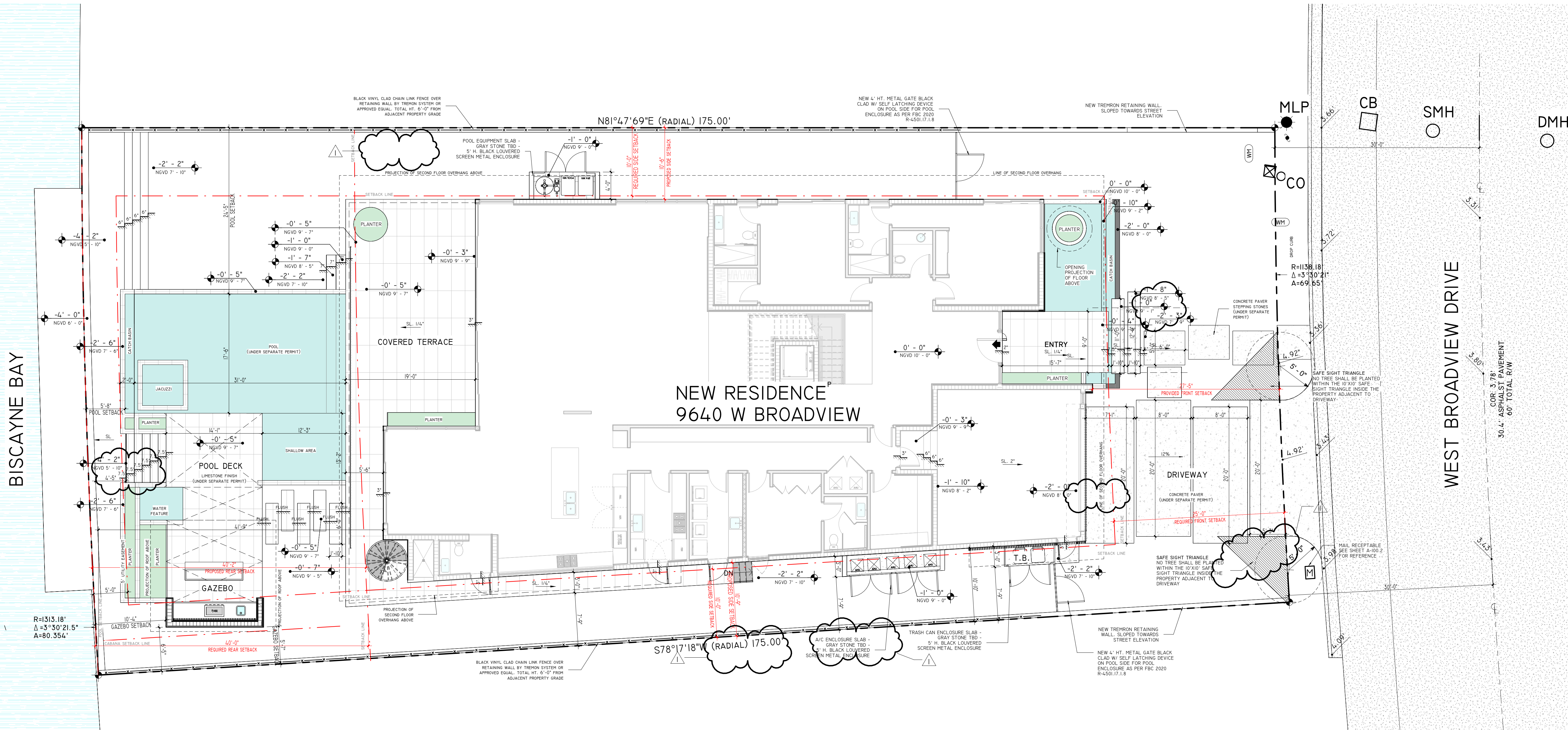
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SITE PLAN

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

APPLICABLE CODES

FLORIDA BUILDING CODE 2020 EDITION
FLORIDA RESIDENTIAL CODE 2020
NATIONAL ELECTRICAL CODE 2020
FLORIDA PLUMBING CODE 2020
FLORIDA MECHANICAL CODE 2020
FLORIDA ENERGY CODE 2020

SCOPE OF WORK

I. NEW 2 STORY SINGLE FAMILY RESIDENCE

AREA TALLY

LOT AREA (SF)	13,125 SF
LOT AREA (ACRES)	0.301 AC
A/C GROUND FL	4,223 SF
A/C SECOND FL	3,784 SF
A/C TOTAL	8,007 SF
ENTRY	141 SF
TERRACES	4,612 SF
GARAGE	537 SF
BALCONIES	0 SF
POOL - POOL DECK	628 SF-153 SF
WALKWAY	146 SQF
DRIVEWAY	578 SQF

ZONING INFORMATION

CITY OF BAY HARBOR ISLANDS ART. I - ZONING DISTRICT REQUIREMENTS - SECTION 23-II ZONING DISTRICT - RD I FLUM: RESIDENTIAL LOW DENSITY		
BUILDING SETBACK	REQUIRED	PROVIDED
FRONT SETBACK	25'-0"	27'-5"
REAR SETBACK	4'-0"	4'-2"
SIDES SETBACK	10'-0"	10'-6" N - 10'-9" S
POOL SETBACK	5'-0" FROM REAR; 10'-0" FROM SIDES	24'-5" FROM SIDE & 5'-8" REAR
GAZEBO SETBACK	5'-0" FROM REAR; 5'-0" FROM SIDES	5'-7" FROM SIDE & 10'-4" REAR
HEIGHT LIMITATION	25' FROM BASE FLOOD ELEVATION PLUS 1'-0"	25' FROM BASE FLOOD ELEVATION PLUS 1'-0"
OPEN SPACE CALCULATION/ PERVIOUS AREA	< 40% 13125 SF X .40 = 5250 SF	5255 SF = 40.03%
IMPERVIOUS AREA	60% = 7875 SF (MAX.)	7870 SF = 59.96%
50% MIN. FRONT YARD OPEN SPACE	TOTAL FRONT YARD AREA = 1761 SF 50% (MIN.) = 880.5 SF	1077 SF = 61%
SECOND FLOOR AREA RATIO	< 0.80 4760 SF X 0.80 = 3808 SF	79.49% 3784 SF
PARKING SPACES	2 SPACES MINIMUM	2 SPACES IN GARAGE & 2 SPACES IN DRIVEWAY

SITE DESCRIPTION

LEGAL DESCRIPTION

ADDRESS: 9640 W BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33154

LOT: 67 BLOCK: 23 PLAT BOOK: 46 PAGE: 5

HIGHEST CROWN OF ROAD ELEVATION: 3'-11" FLOOD ZONE: AE

AVERAGE OF CROW OF ROAD ELEVATION: 3'-9" BASE FLOOD: 8

ALL SITE INFORMATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED PREPARED BY:

SURVEYOR'S NAME: GEOFFREY LEITER PLS LIC.: 6395 FIELD WORK DATE: 09/30/2022

	LOWEST FLOOR ELEVATION	GARAGE/STORAGE ELEV.	ADJACENT GRADE ELEV.
PROPOSED	10' - 0" NGVD	8' - 0" NGVD	6' - 0" NGVD(AVG)
MINIMUM	10' - 0" NGVD	8' - 0" NGVD	6' - 0" NGVD(AVG)

AS-BUILT ELEVATION SURVEY IS REQUIRED BEFORE MAKING ANY INSPECTION ABOVE LOWEST FLOOR AND AS-BUILT
ELEVATION CERTIFICATE IS REQUIRED BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY OR COMPLETION (11C3-303)



BRONZE ALUMINUM FRAMING



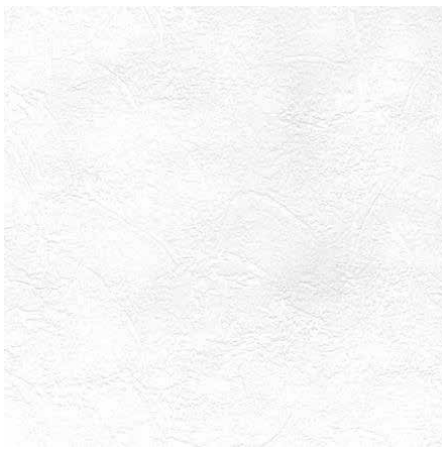
TRAVERTINE STONE OR SIMILAR



IMPACT GLASS RAILING



WOOD CLADDING FOR DETAILS



SMOOTH STUCCO - BEJAMIN MOORE SUPER WHITE PAINT

- V. GRIGIO SANDBLASTED FOR FRONT AND BACK FACADE DETAILS
- BRONZE ALUMINUM FRAMING FOR STOREFRONTS
- WOOD CLADDING FOR DETAILS AN ROOF
- SMOOTH STUCCO - BEJAMIN MOORE SUPER WHITE PAINT



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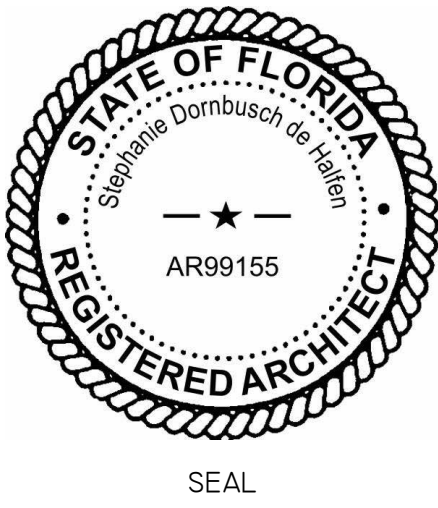
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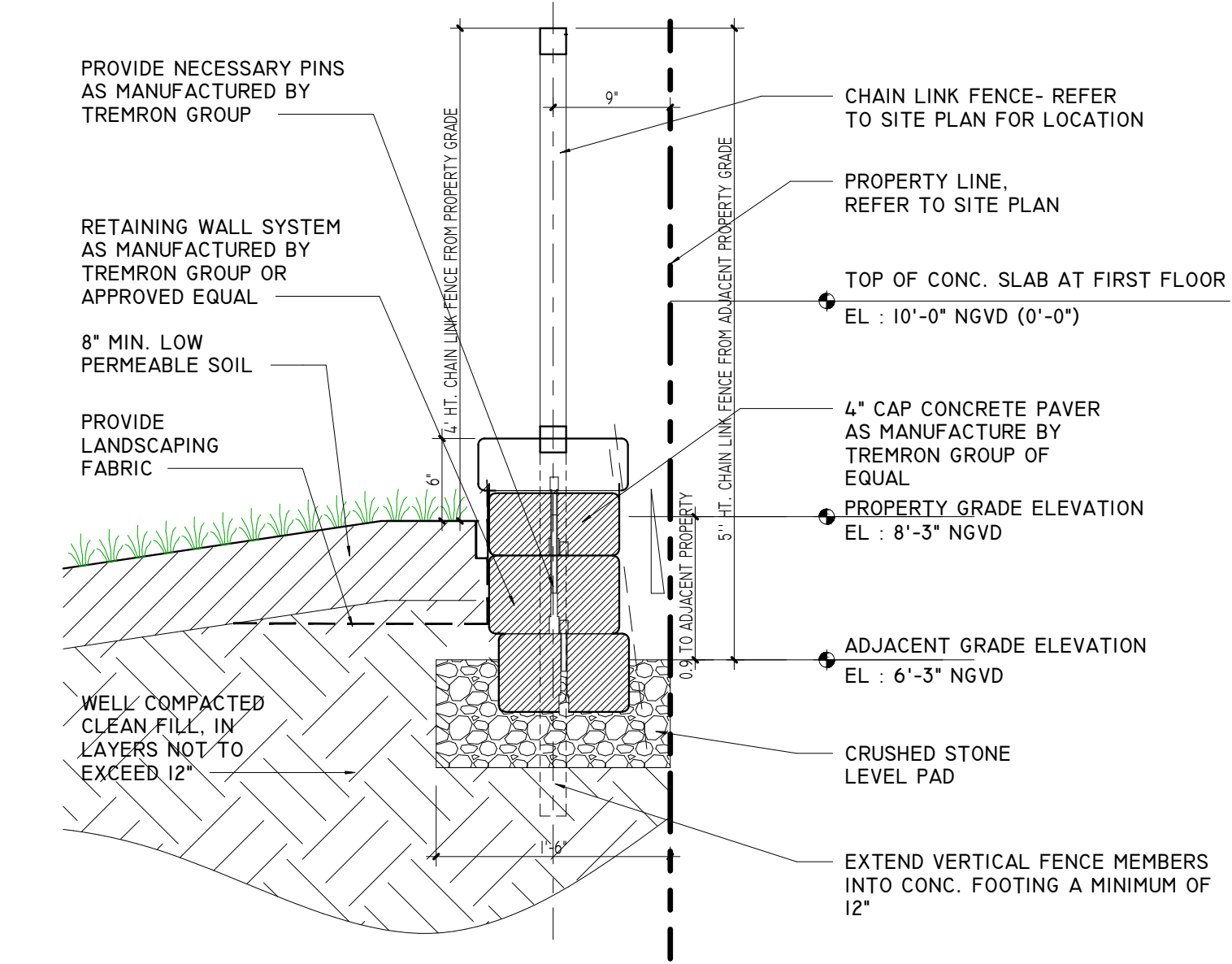
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PROJECT RENDERS &
MATERIALS

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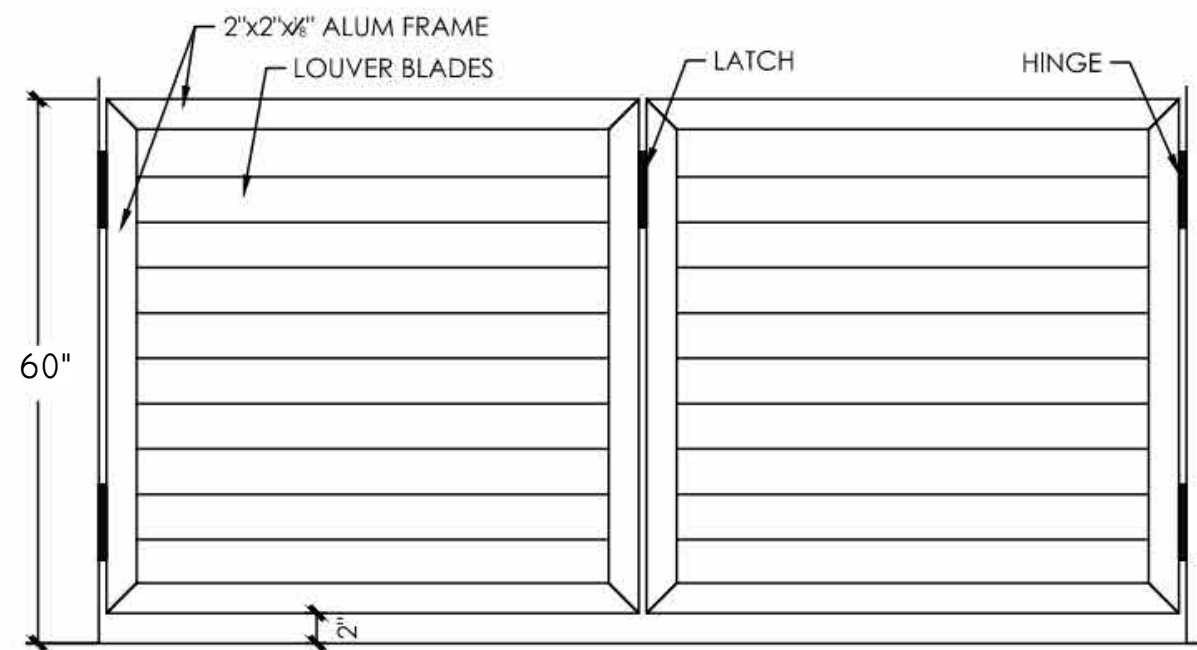
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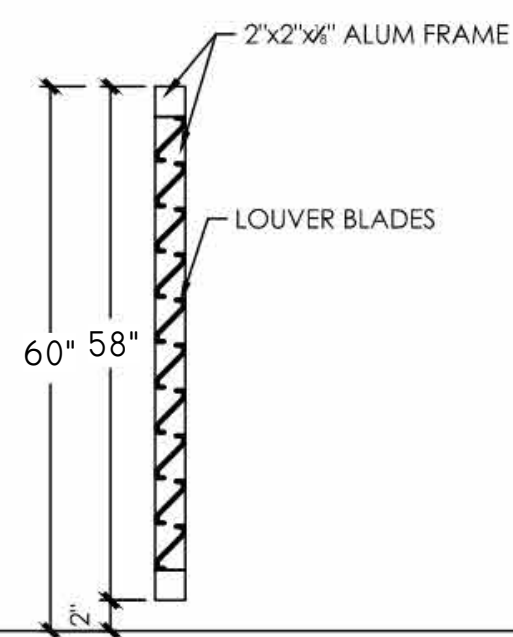
NOTE: FENCE TO COMPLY WITH THE MIN. REQUIREMENTS SPECIFIED IN F.B.C. TABLE 222.4

NOTE: FENCE TO COMPLY WITH F.B.C. 454.2 (7.1.6) F.B.C. R.450.1 (7.1.6). MAX SIZE SHALL BE A 2 1/4" SQUARE UNLESS THE FENCE IS PROVIDED WITH SLATS FASTENED AT THE TOP OR BOTTOM WHICH REDUCE THE OPENINGS TO NO MORE THAN 1 3/4".

3 RETAINING WALL TYPICAL DETAIL
1" = 1'-0"



LOUVERED GATES ELEVATION



LOUVERED GATES SECTION

4 LOUVERED GATES FOR EQUIPMENT DETAIL
N.T.S.



DEUS-MODERN
WALDO CUSTOM MAILBOX
MATTE BRONZE/DARK GRAY
(MAIL RECEPTABLE REFERENCE IMAGE)

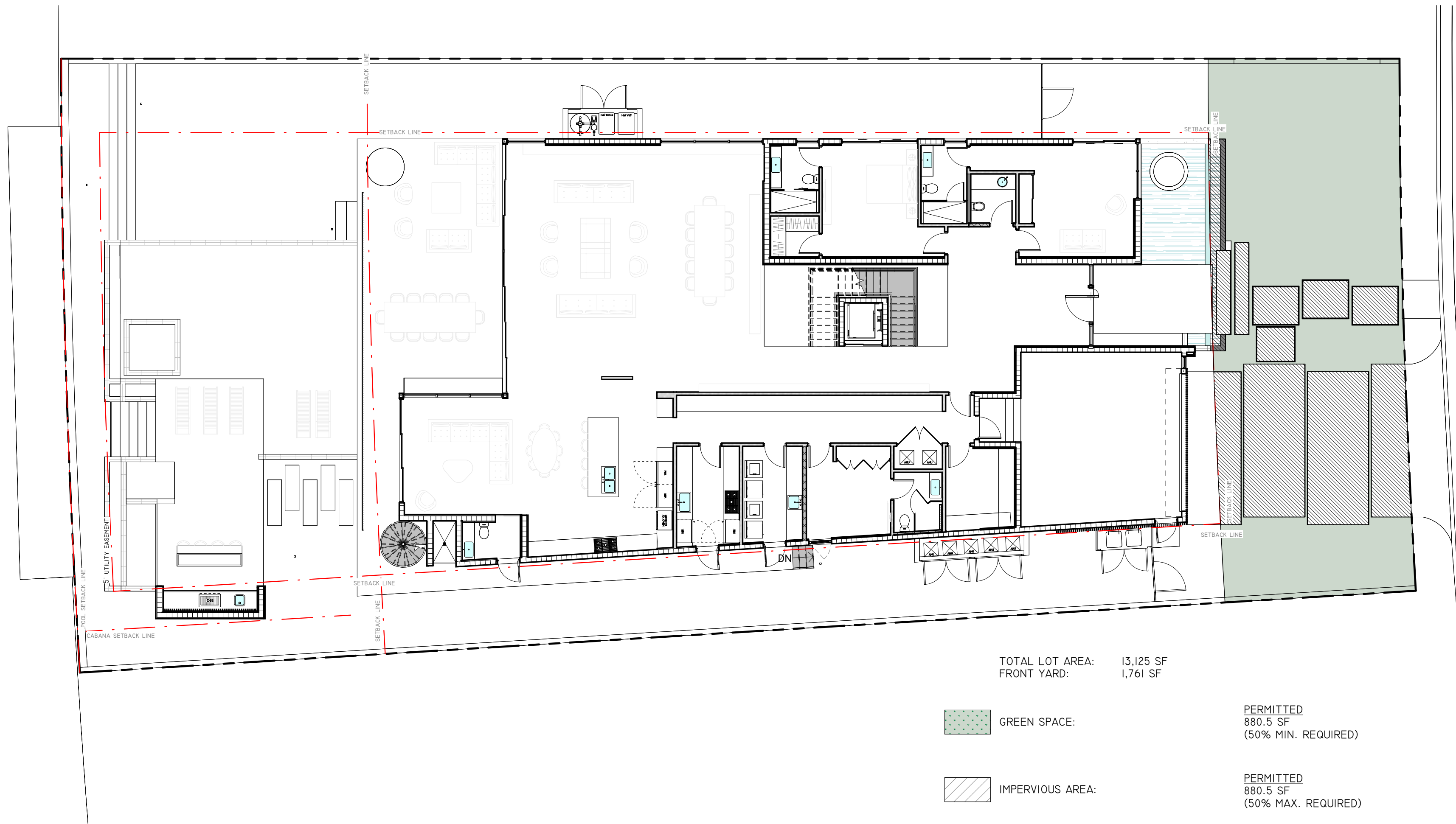
MATERIAL LEGEND



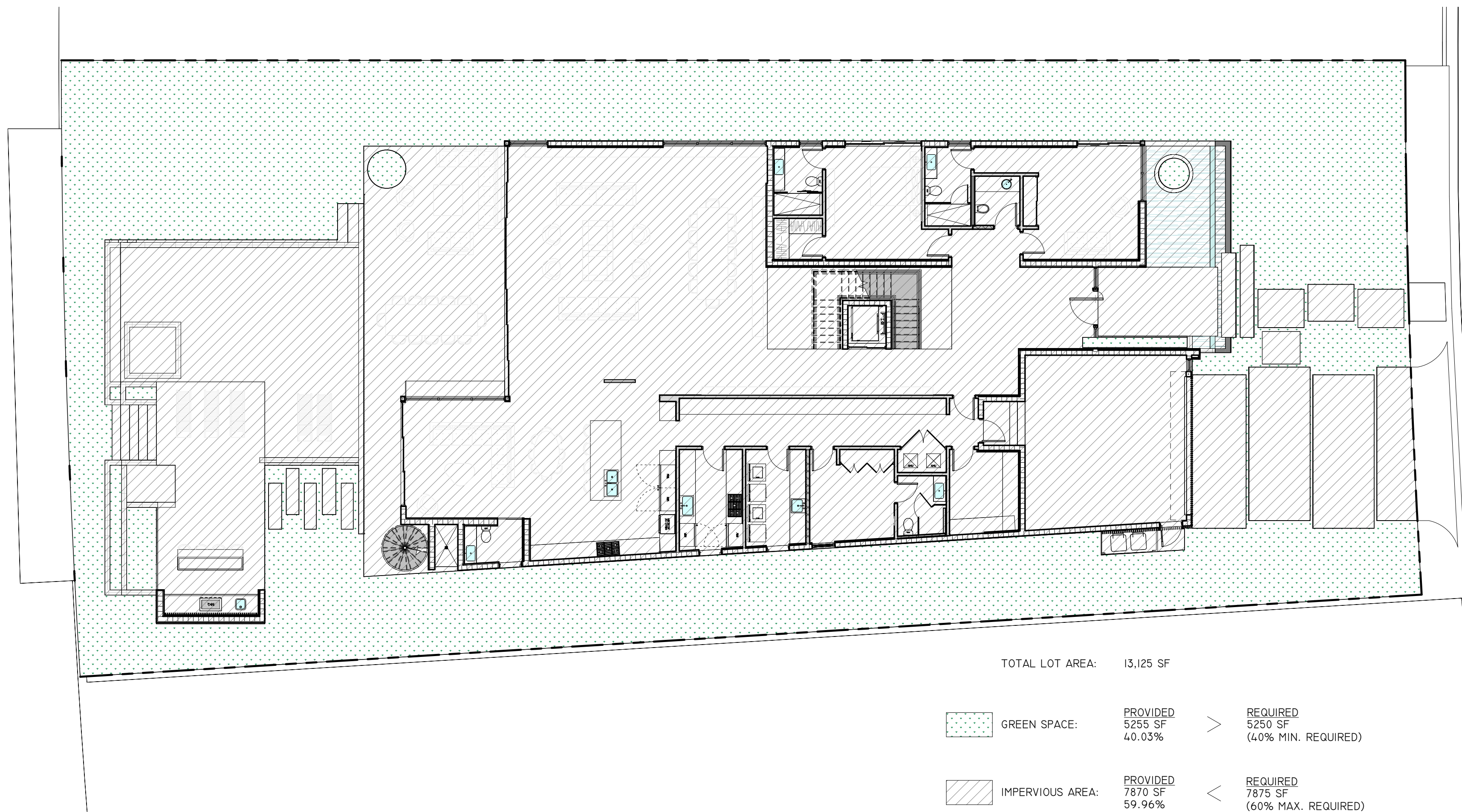
CONCRETE PAVERS



CREAM LIMESTONE



1 FIRST FLOOR PLAN
3/32" = 1'-0"



2 FIRST FLOOR PLAN
3/32" = 1'-0"

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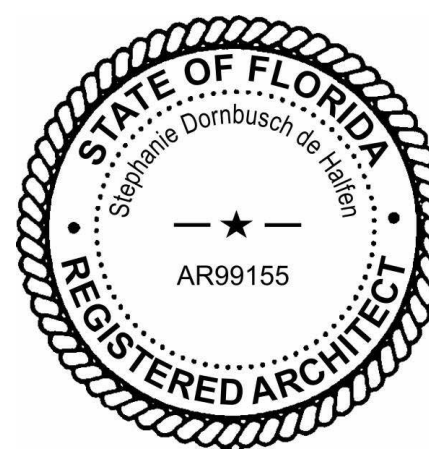
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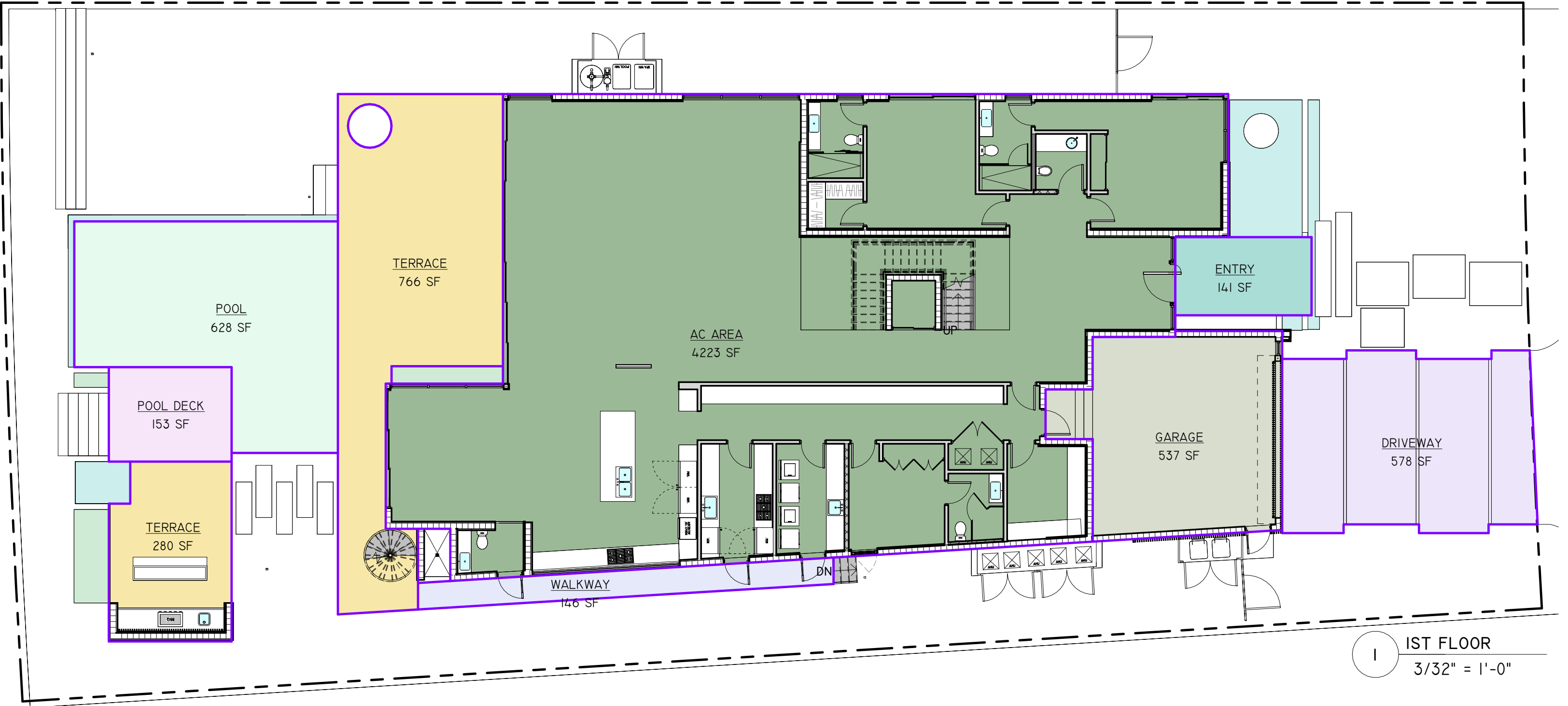
1 REVISION 03/14/2023

SITE PLAN DETAILS &
DIAGRAMS

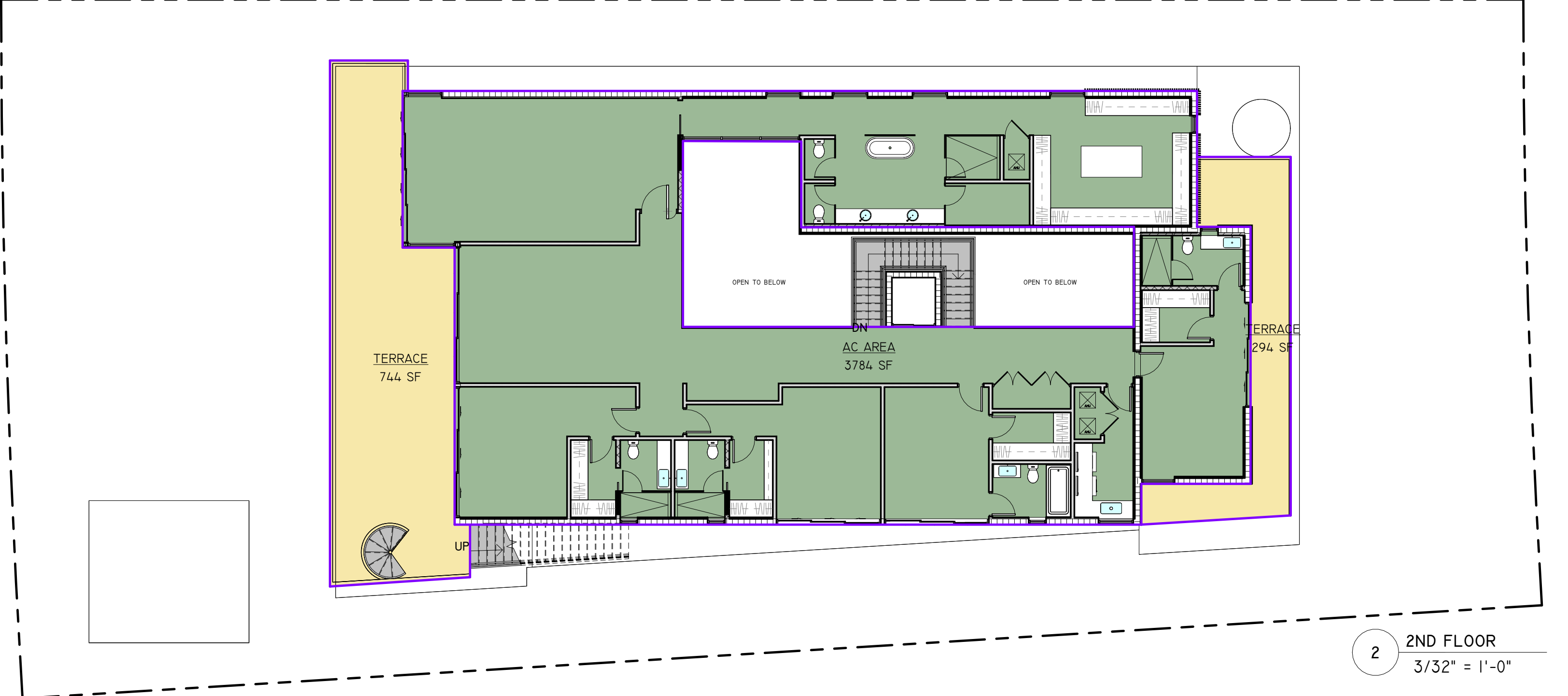
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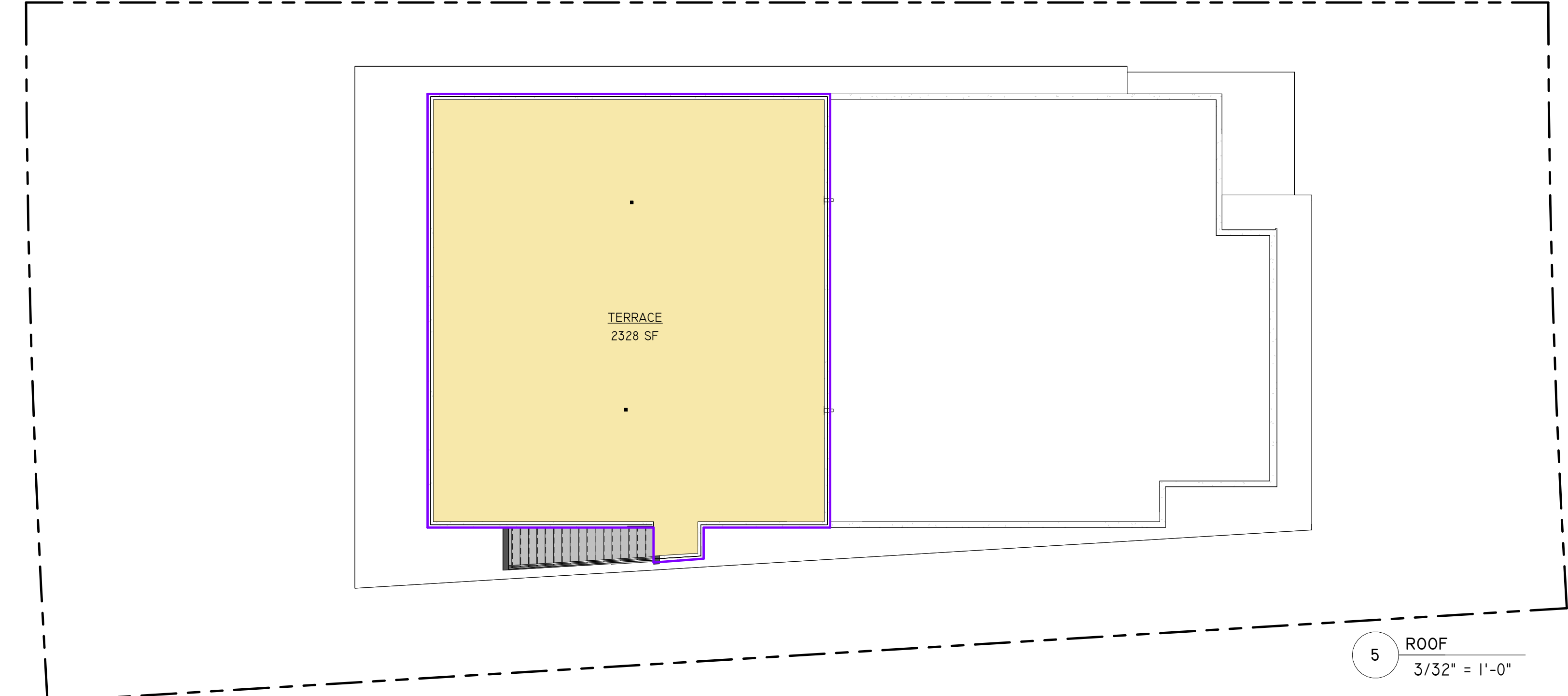
A-100.2



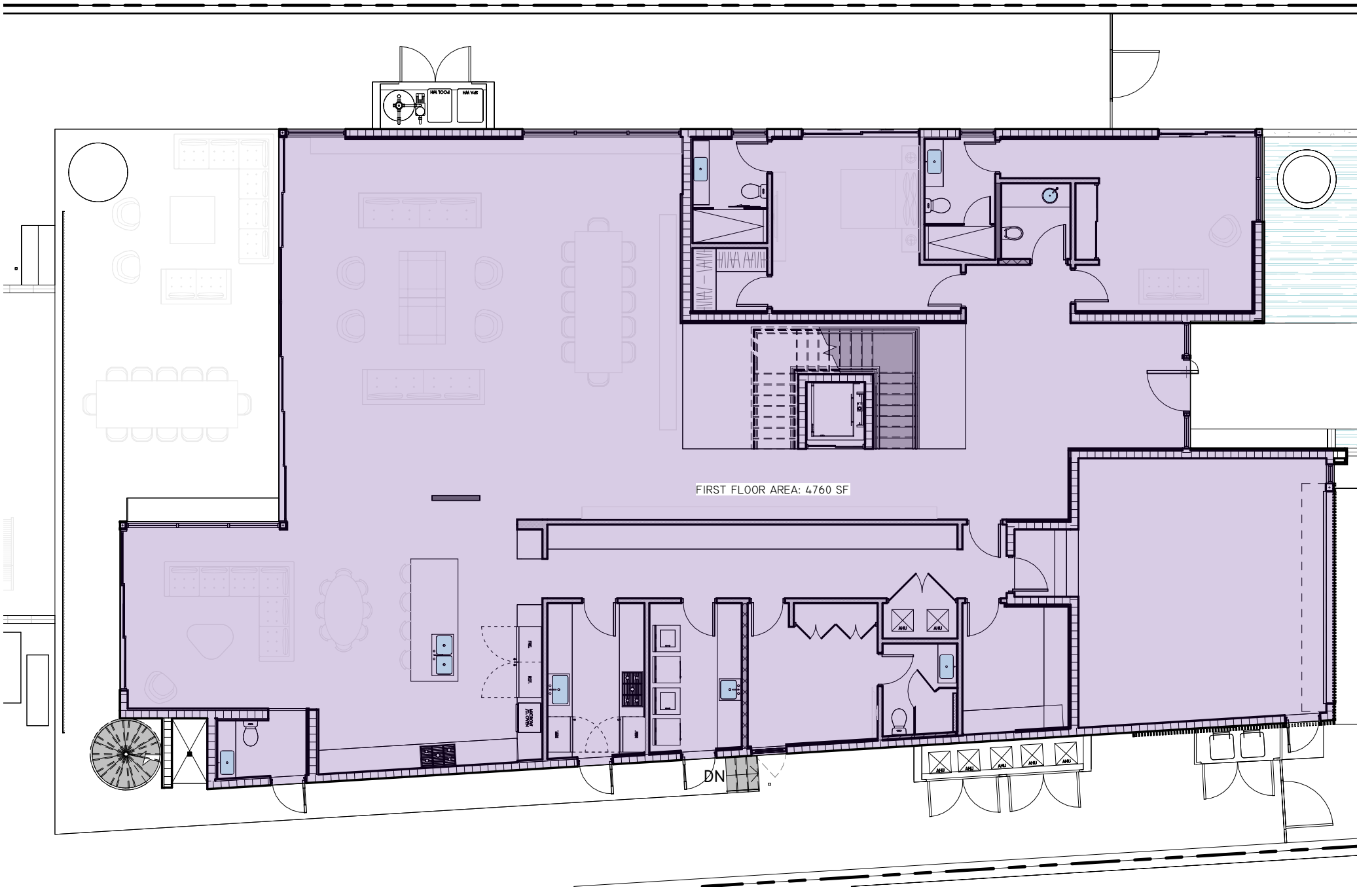
1 1ST FLOOR
3/32" = 1'-0"



2 2ND FLOOR
3/32" = 1'-0"



5 ROOF
3/32" = 1'-0"



3 FIRST FLOOR PLAN
3/32" = 1'-0"



NOTE: FOR RESIDENCES DESIGNED AS TWO-STORY STRUCTURES, THE SECOND STORY SHALL NOT EXCEED 80 PERCENT OF THE FIRST (GROUND) FLOOR GROSS FLOOR AREA INSIDE EXTERIOR WALLS (AIR-CONDITIONED/NON-AIR-CONDITIONED AREAS).

FIRST FLOOR: 4760 SF
80% OF 4760 SF = 3808 SF
SECOND FLOOR: 3784 SF
79.49% OF 4760 SF

4 SECOND FLOOR AREA DIAGRAM
3/32" = 1'-0"

AREA TALLY			
AREAS		ADJUSTED AREA	
AREA UNDER AC			
GROUND FLOOR - T.O.S.	4223 SF		
2ND FLOOR - T.O.S.	3784 SF		
TOTAL	8007 SF	8007 SF	8007 SF
TERRACES/ENTRY/CARPORT			
GARAGE	537 SF	537 SF / 2	269 SF
GROUND FLOOR - T.O.S.	1046 SF		
2ND FLOOR - T.O.S.	1038 SF		
ROOF - T.O.S.	2328 SF	4412 SF / 3	1471 SF
TOTAL	4412 SF	TOTAL	9746 SF

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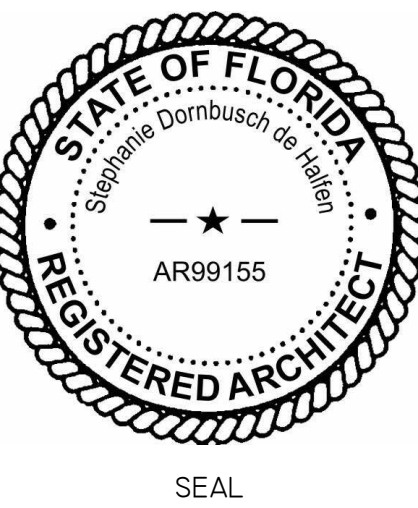
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INFO@SDHSTUDIO.COM

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ARCHITECT P.A.
ARCH. REG.# 99155

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FLOOR PLAN DIAGRAMS

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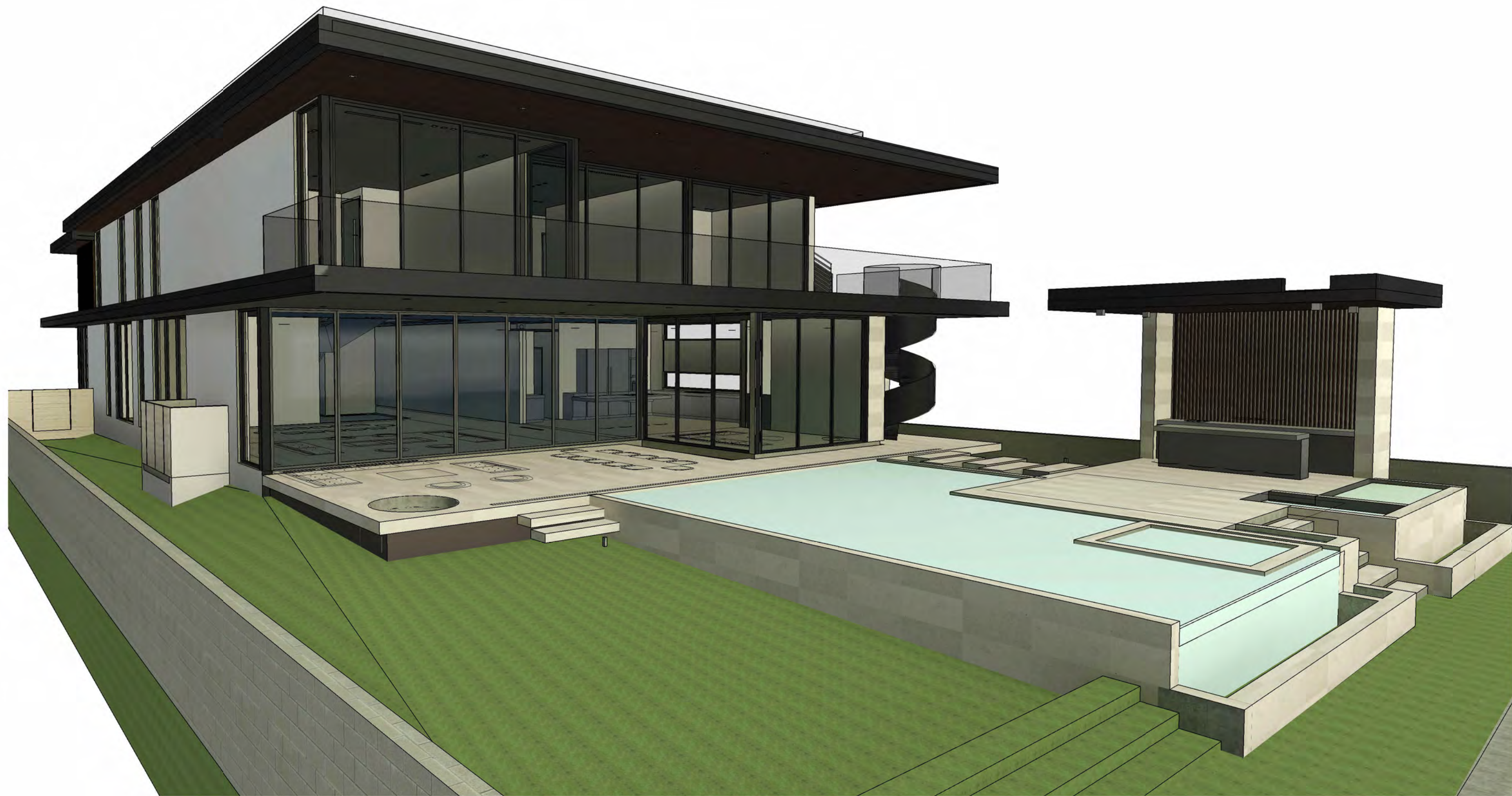
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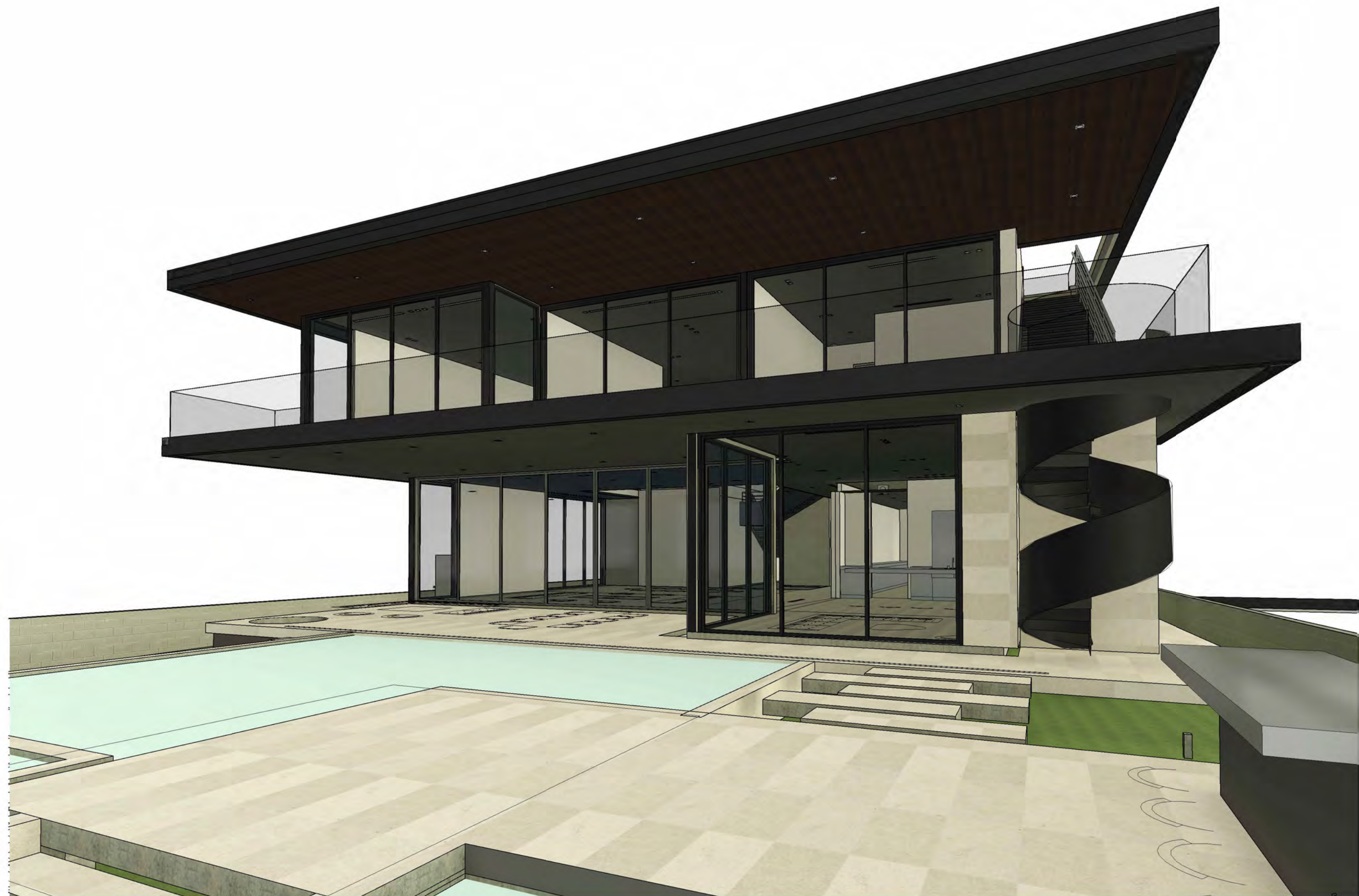
1 3D VIEW 1



2 3D VIEW 2



3 3D VIEW 3



4 3D VIEW 4

SDH_STUDIO
ARCHITECTURE+DESIGN

AA26002883

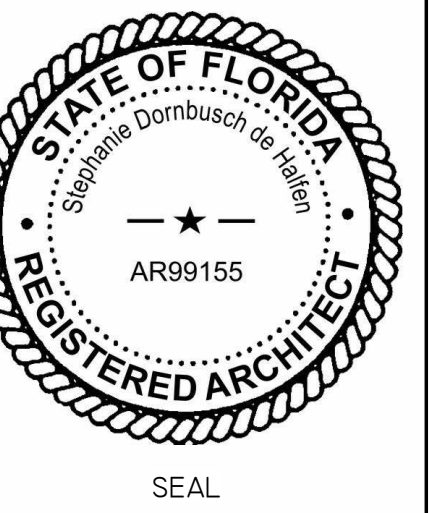
18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305) 501-5013
INFO@SDHSTUDIO.COM

STEPHANIE D. DE HALFEN
ARCHITECT P.A.
ARCH. REG.# 99155

9640 W BROADVIEW

9640 W BROADVIEW DRIVE,
BAY HARBOR ISLANDS, FL.
33154

9525 BH 2 LLC



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

1 REVISION 1 03/14/2023

PROJECT VIEWS

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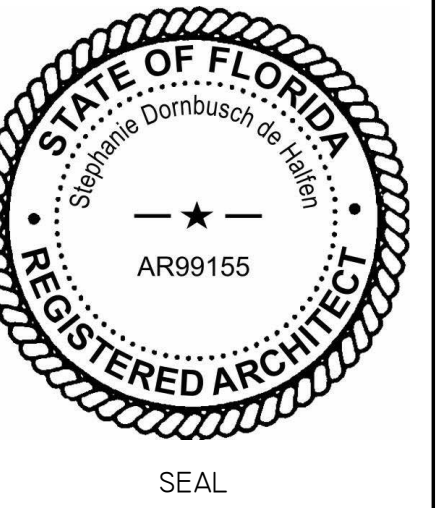
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A-100.4

9640 W
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NOTES/COMMENTS

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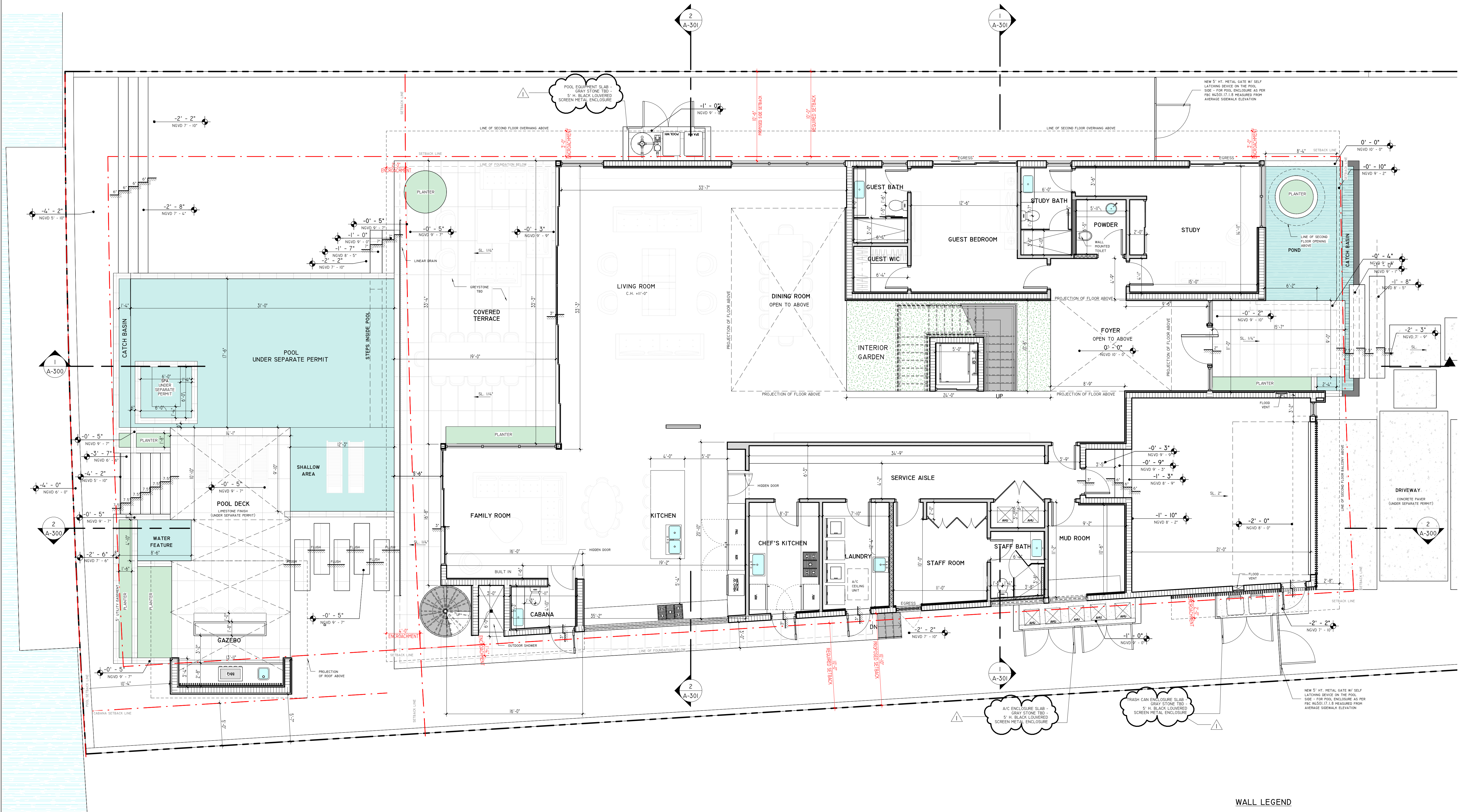
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FIRST FLOOR PLAN

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A-101



WALL LEGEND

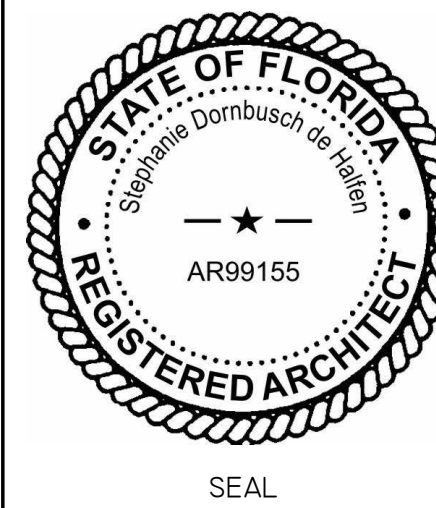
- 3 5/8" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND "MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS).
- 6" - 25 GA. MTL. STUDS @ 16" O.C. 5/8" GYP. BD. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND "MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS).
- NEW 8" C.M.U. WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS
- NEW 8" POUR-IN-PLACE CONCRETE WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS
- NEW 8" C.M.U. WALL W/ - 2"x2" P.T. WD OR 1 1/2" MTL. FURRING @ 24" O.C. & R-7.6 INSULATION SEE STRUCTURAL DWGS. FOR SPECIFICATIONS

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

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BROADVIEW

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NOTES/COMMENTS

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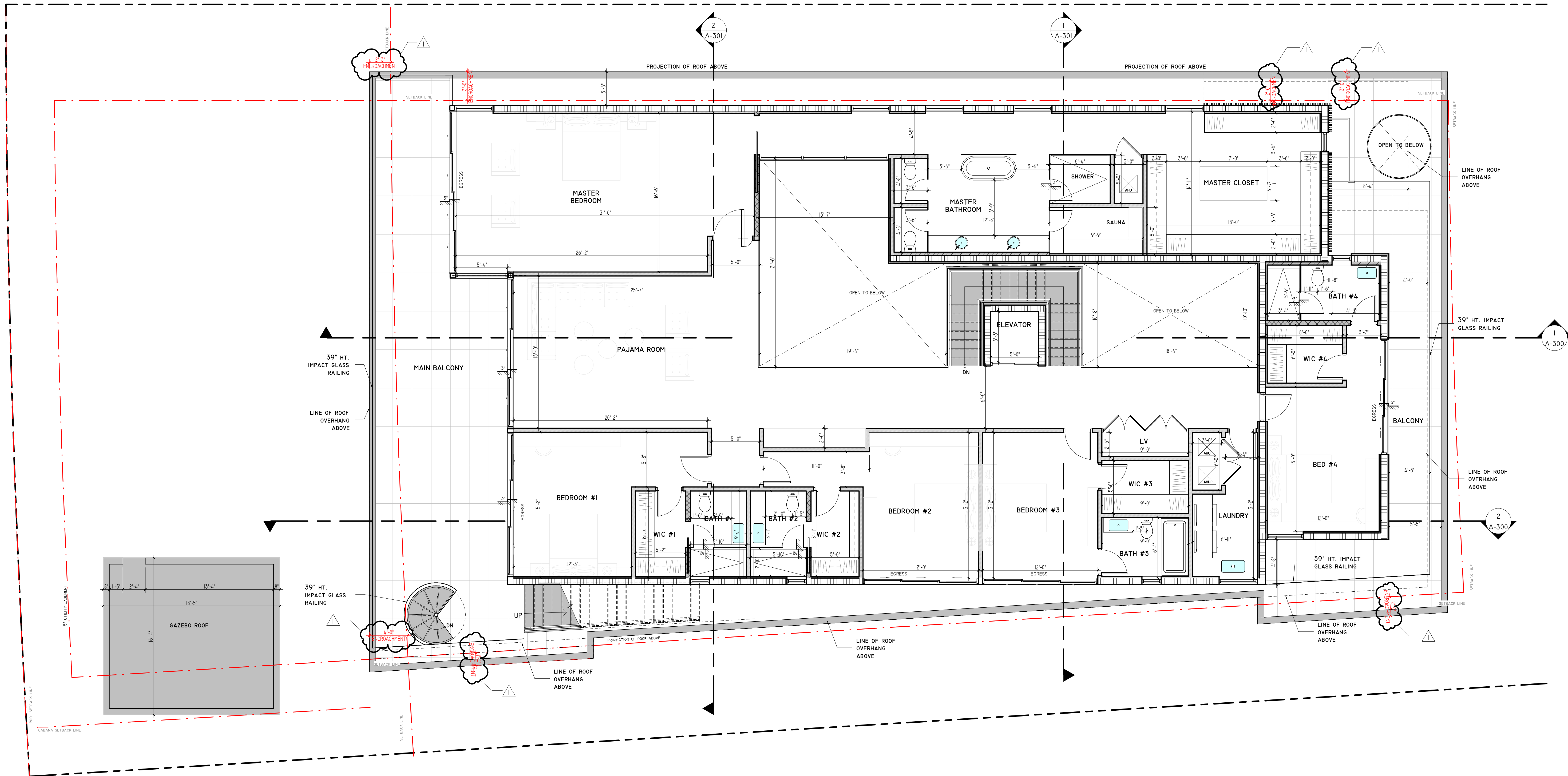
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SECOND FLOOR

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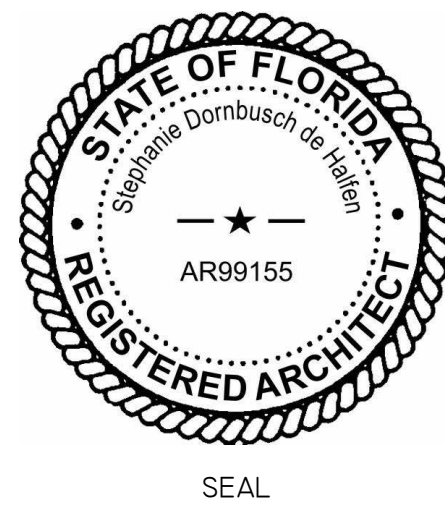
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NOTES/COMMENTS

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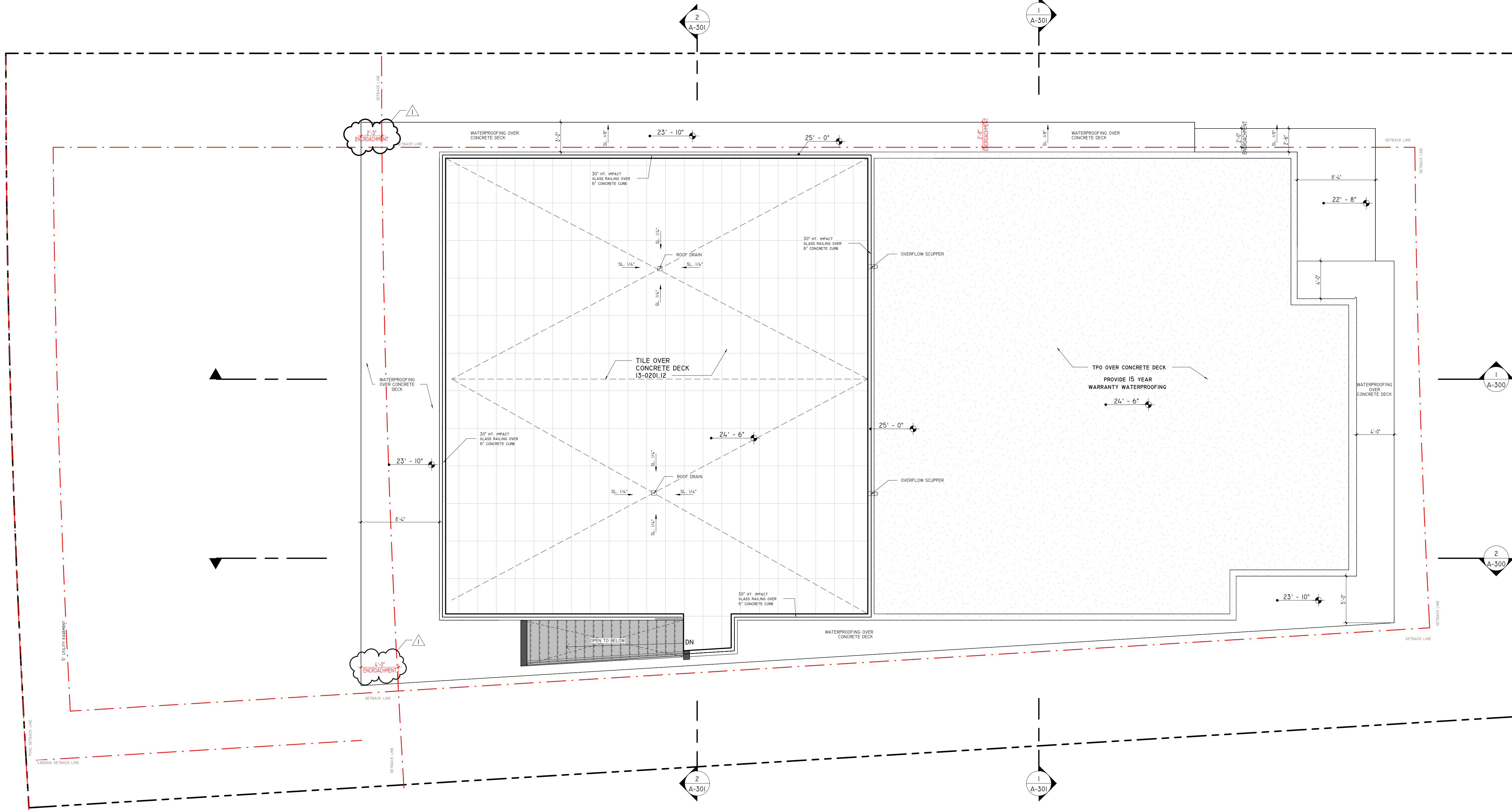
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ROOF PLAN

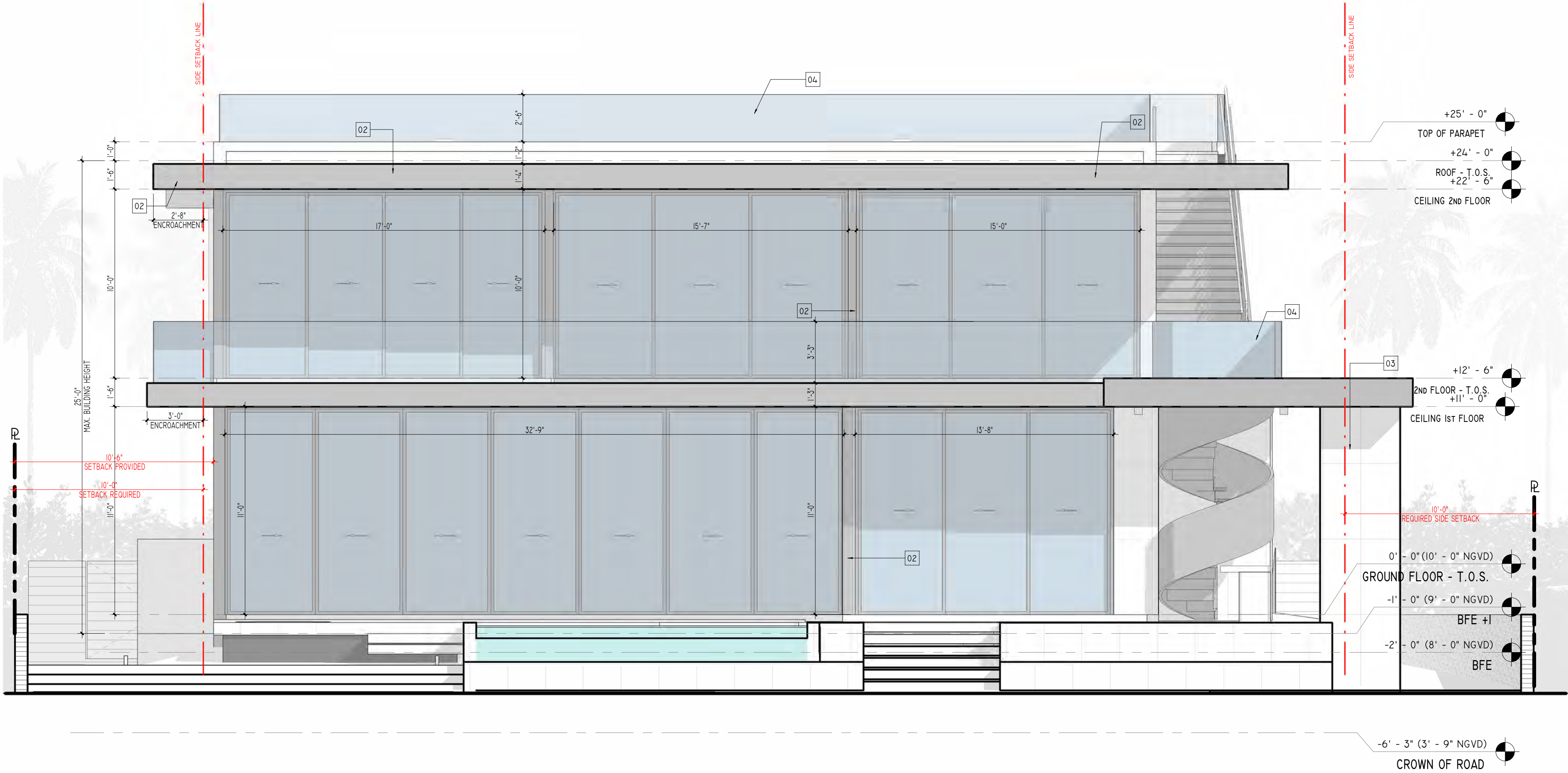
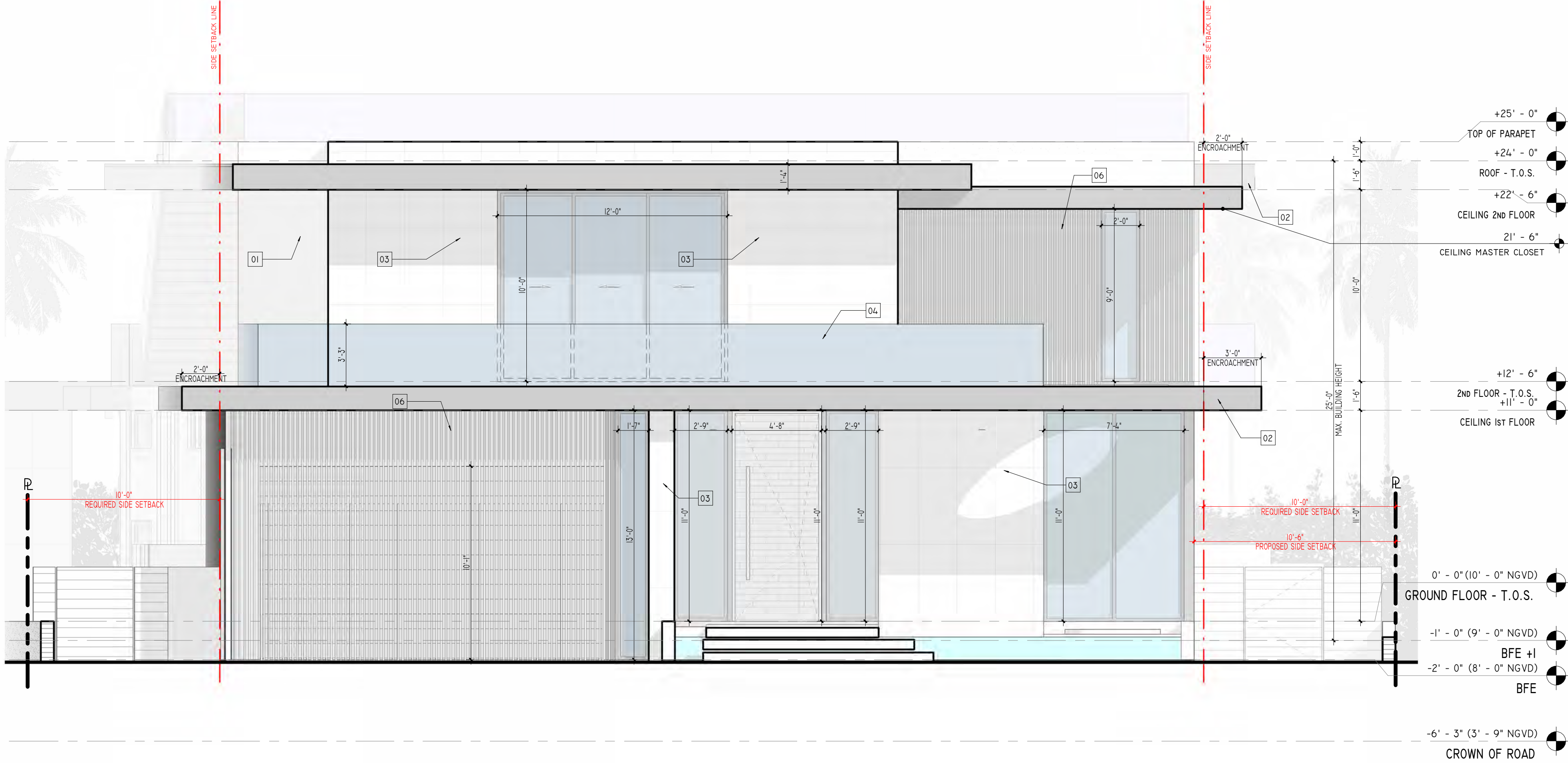
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A-103



FINISH MATERIALS		
MATERIAL: MARK	MATERIAL: NAME	MATERIAL: DESCRIPTION
01	SMOOTH STUCCO	BENJAMIN MOORE, SUPER WHITE
02	ALUMINUM FRAME	BLACK
03	STONE	
04	GLASS 2	
06	WOOD 2	
07	CEILING WOOD	
08	GYPSUM BOARD	GYPSUM BOARD



SDH_STUDIO
ARCHITECTURE+DESIGN

AA26002883

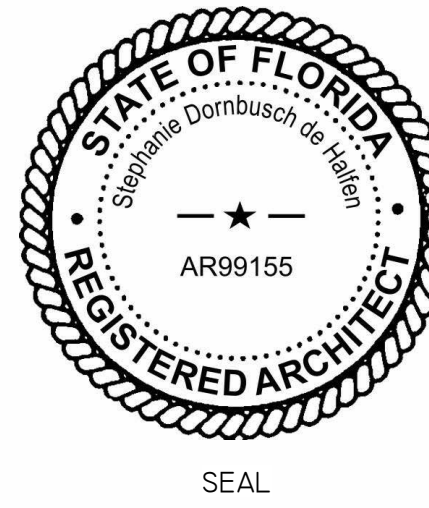
18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305).501.5013
INFO@SDHSTUDIO.COM

STEPHANIE D. DE HALFEN
ARCHITECT P.A.
ARCH REG# 99155

9640 W
BROADVIEW

9640 W BROADVIEW DRIVE,
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33154

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NOTES/COMMENTS

REVISIONS / SUBMISSIONS

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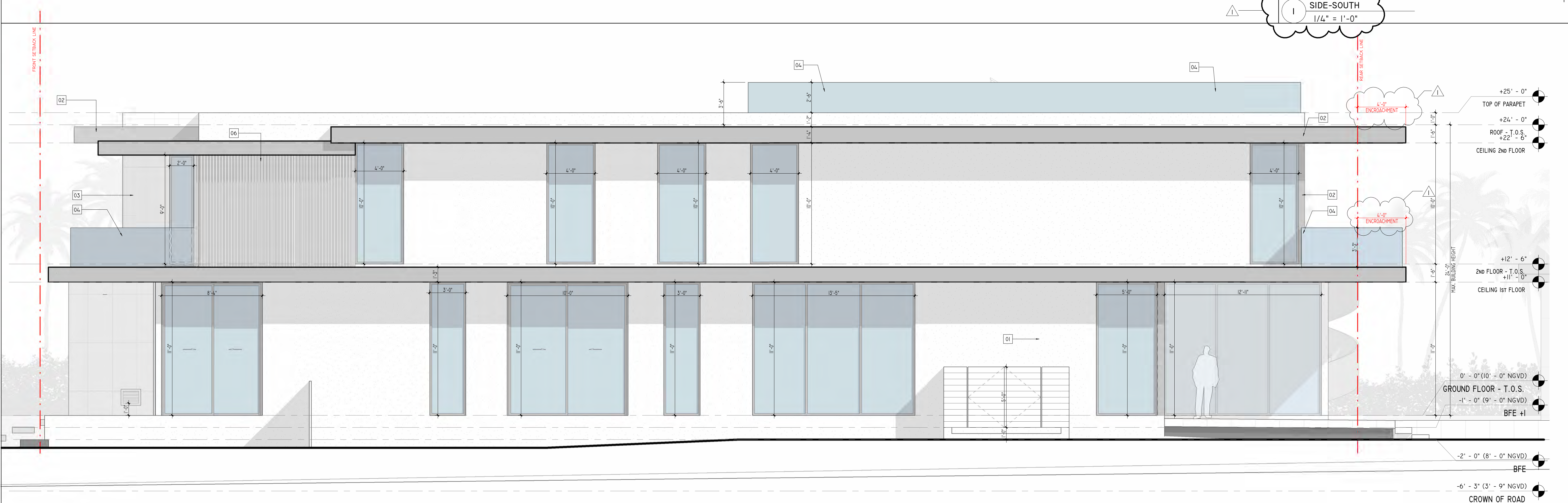
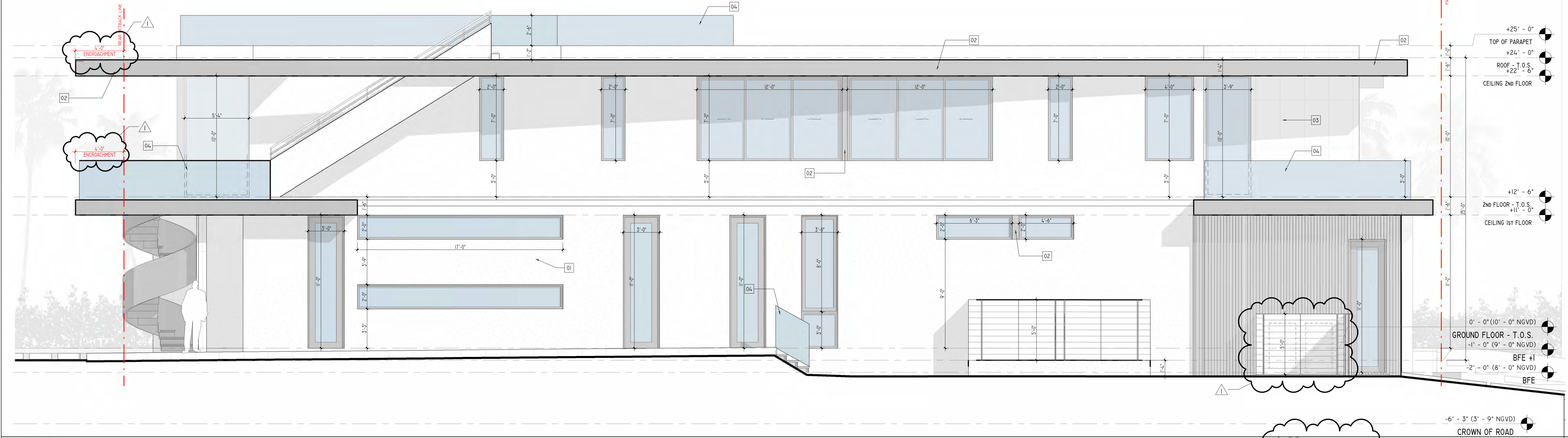
ELEVATIONS

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INITIAL DRAWING RELEASE DATE: ISSUE DATE

A-200

FINISH MATERIALS		
MATERIAL: MARK	MATERIAL: NAME	MATERIAL: DESCRIPTION
01	SMOOTH STUCCO	BENJAMIN MOORE, SUPER WHITE
02	ALUMINUM FRAME	BLACK
03	STONE	
04	GLASS 2	
06	WOOD 2	
07	CEILING WOOD	
08	GYPSUM BOARD	



SDH_STUDIO
ARCHITECTURE+DESIGN

AA26002883

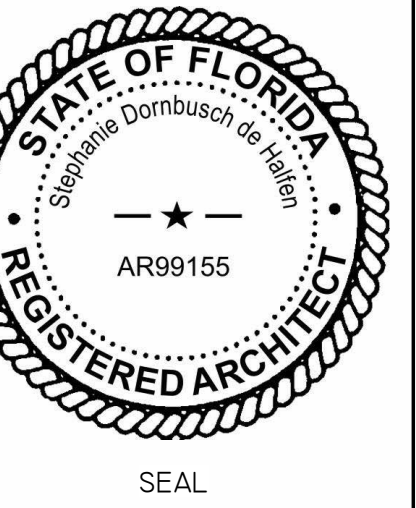
18200 NE 19TH AVE, SUITE 100
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ARCHITECT P.A.
ARCH. REG# 99155

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NOTES/COMMENTS

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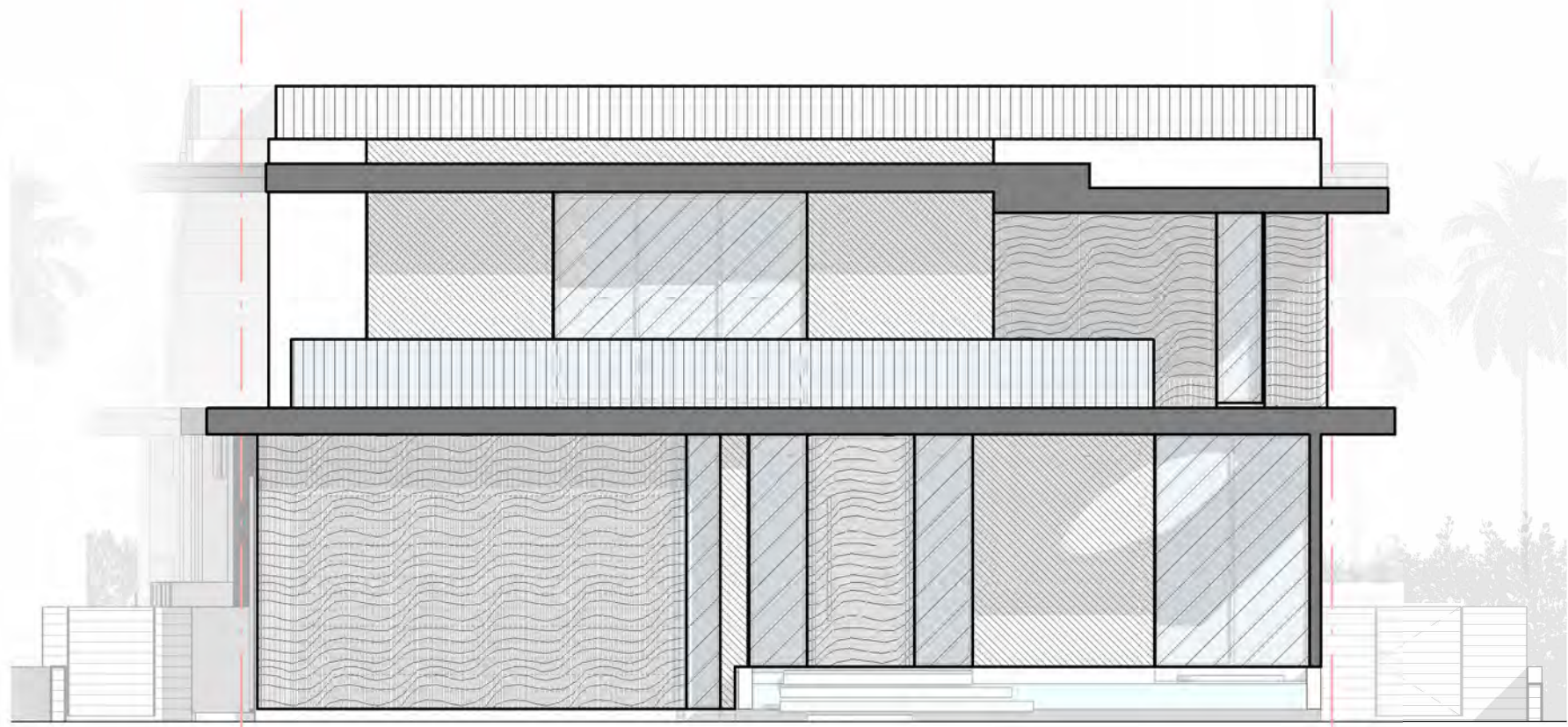
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ELEVATIONS

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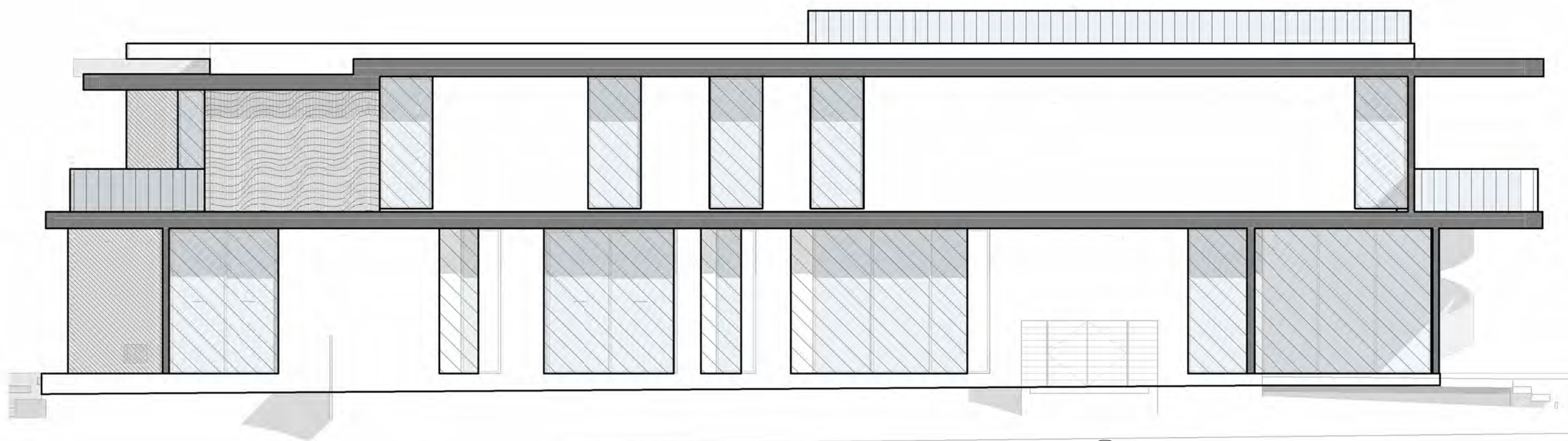
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INITIAL DRAWING
RELEASE DATE:

A-201



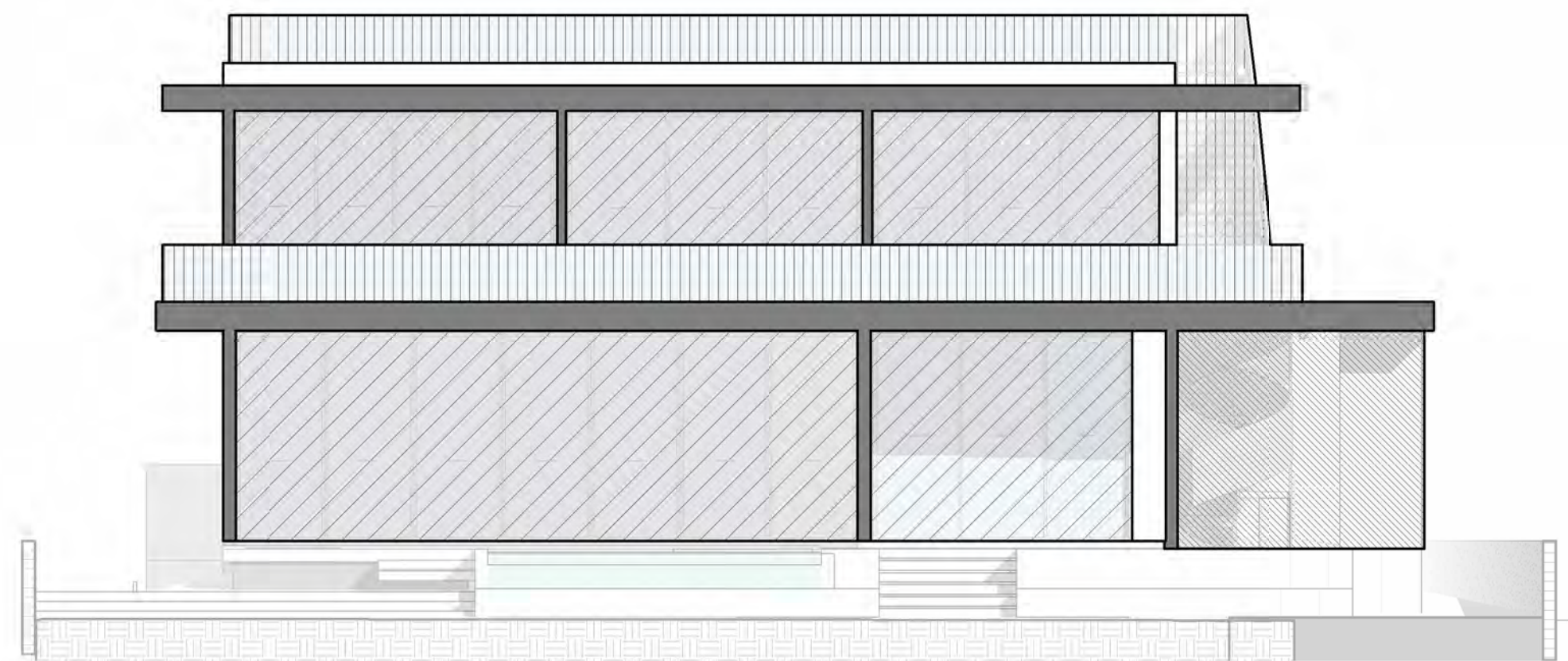
1 FRONT-EAST ELEVATION DIAGRAM
1/8" = 1'-0"

ARCHITECTURAL EMBELLISHMENTS TOTAL AREA OF ELEVATION: 1478 SF	
	ARCHITECTURAL "EMBELLISHMENTS" - RELIEFS PROVIDED: 248 SF 202 x 100% = 20200 / 1478 = 13.66%
	ARCHITECTURAL "EMBELLISHMENTS" - FACADE OPENINGS PROVIDED: 284 SF 264 x 100% = 26400 / 1478 = 17.86%
	ARCHITECTURAL "EMBELLISHMENTS" - STONE PROVIDED: 268 SF 268 x 100% = 26800 / 1478 = 18.13%
	SMOOTH STUCCO PROVIDED: 72 SF 72 x 100% = 7200 / 1478 = 4.87%
	MTL. CLADDING PROVIDED: 146 SF 146 x 100% = 14600 / 1478 = 9.87%
	ARCHITECTURAL "EMBELLISHMENTS" - WOOD ELEMENTS PROVIDED: 426 SF 426 x 100% = 42600 / 1478 = 28.82%



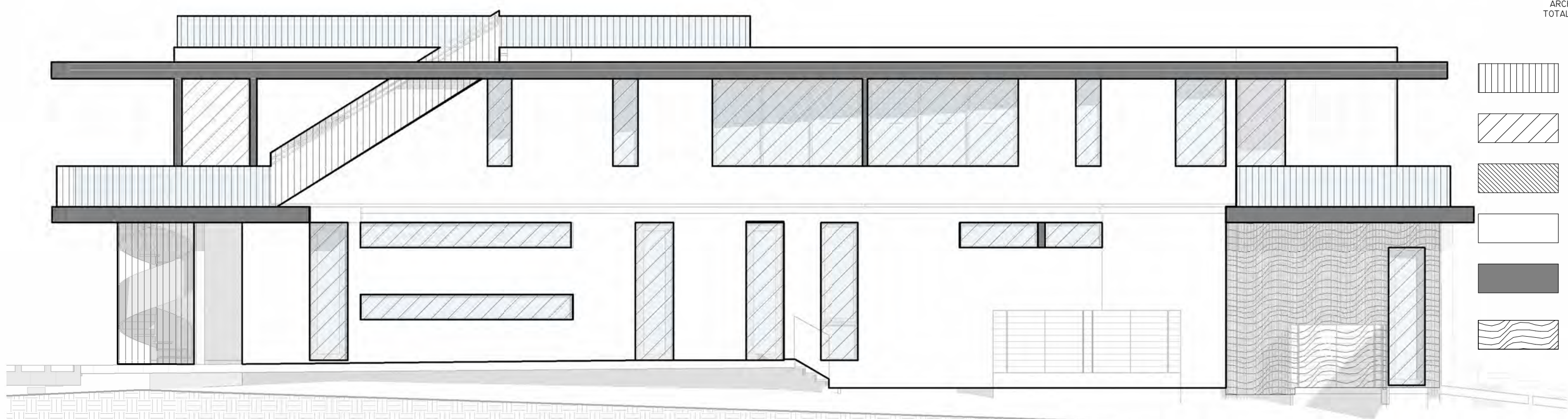
2 SIDE-NORTH ELEVATION DIAGRAM
1/8" = 1'-0"

ARCHITECTURAL EMBELLISHMENTS TOTAL AREA OF ELEVATION: 3123 SF	
	ARCHITECTURAL "EMBELLISHMENTS" - RELIEFS PROVIDED: 286 SF 286 x 100% = 28600 / 3123 = 9.15%
	ARCHITECTURAL "EMBELLISHMENTS" - FACADE OPENINGS PROVIDED: 682 SF 682 x 100% = 68200 / 3123 = 21.83%
	ARCHITECTURAL "EMBELLISHMENTS" - STONE PROVIDED: 110 SF 115 x 100% = 11500 / 3123 = 3.68%
	SMOOTH STUCCO PROVIDED: 1436 SF 1436 x 100% = 143600 / 3123 = 45.98%
	MTL. CLADDING PROVIDED: 320 SF 320 x 100% = 32000 / 3123 = 10.24%
	ARCHITECTURAL "EMBELLISHMENTS" - WOOD ELEMENTS PROVIDED: 123 SF 123 x 100% = 12300 / 3123 = 3.93%



3 REAR-WEST ELEVATION DIAGRAM
1/8" = 1'-0"

ARCHITECTURAL EMBELLISHMENTS TOTAL AREA OF ELEVATION: 1564 SF	
	ARCHITECTURAL "EMBELLISHMENTS" - RELIEFS PROVIDED: 360 SF 360 x 100% = 36000 / 1564 = 23.01%
	ARCHITECTURAL "EMBELLISHMENTS" - FACADE OPENINGS PROVIDED: 831 SF 831 x 100% = 83100 / 1564 = 53.13%
	ARCHITECTURAL "EMBELLISHMENTS" - STONE PROVIDED: 144 SF 148 x 100% = 14800 / 1564 = 9.46%
	SMOOTH STUCCO PROVIDED: 75 SF 75 x 100% = 7500 / 1564 = 4.79%
	MTL. CLADDING PROVIDED: 196 SF 196 x 100% = 19600 / 1564 = 12.53%



4 SIDE-SOUTH ELEVATION DIAGRAM
1/8" = 1'-0"

ARCHITECTURAL EMBELLISHMENTS TOTAL AREA OF ELEVATION: 2974 SF	
	ARCHITECTURAL "EMBELLISHMENTS" - RELIEFS PROVIDED: 456 SF 456 x 100% = 45600 / 2974 = 15.33%
	ARCHITECTURAL "EMBELLISHMENTS" - FACADE OPENINGS PROVIDED: 574 SF 574 x 100% = 57400 / 2974 = 19.30%
	ARCHITECTURAL "EMBELLISHMENTS" - STONE PROVIDED: 395 SF 395 x 100% = 39500 / 2974 = 13.28%
	SMOOTH STUCCO PROVIDED: 1514 SF 1514 x 100% = 151400 / 2974 = 50.92%
	MTL. CLADDING PROVIDED: 187 SF 187 x 100% = 18700 / 2974 = 6.28%
	ARCHITECTURAL "EMBELLISHMENTS" - WOOD ELEMENTS PROVIDED: 196 SF 196 x 100% = 19600 / 2974 = 6.59%



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ARCHITECTURE+DESIGN

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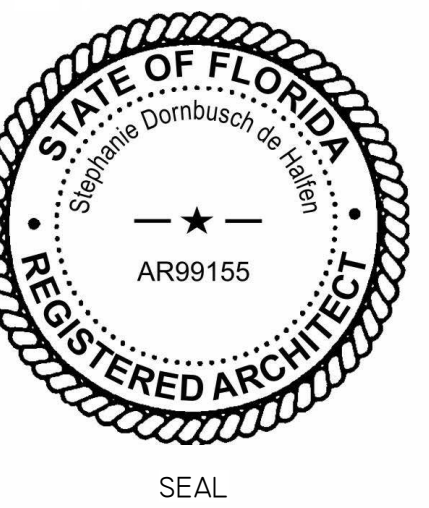
18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305) 501-5013
INFO@SDHSTUDIO.COM

STEPHANE D. DE HALPEN
ARCHITECT P.A.
ARCH. REG.# 99155

9640 W
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9640 W BROADVIEW DRIVE,
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33154

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NOTES/COMMENTS

REVISIONS / SUBMISSIONS

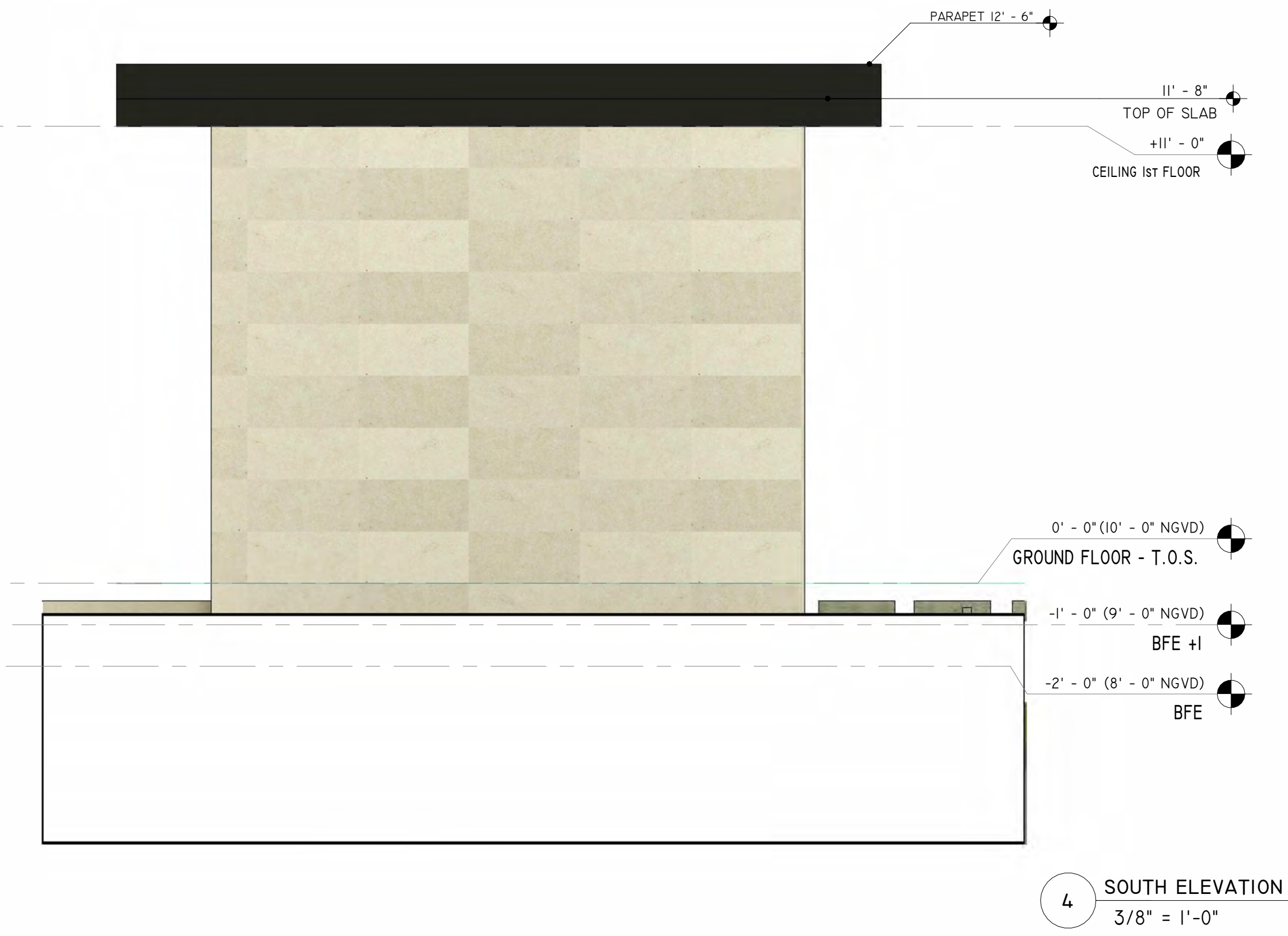
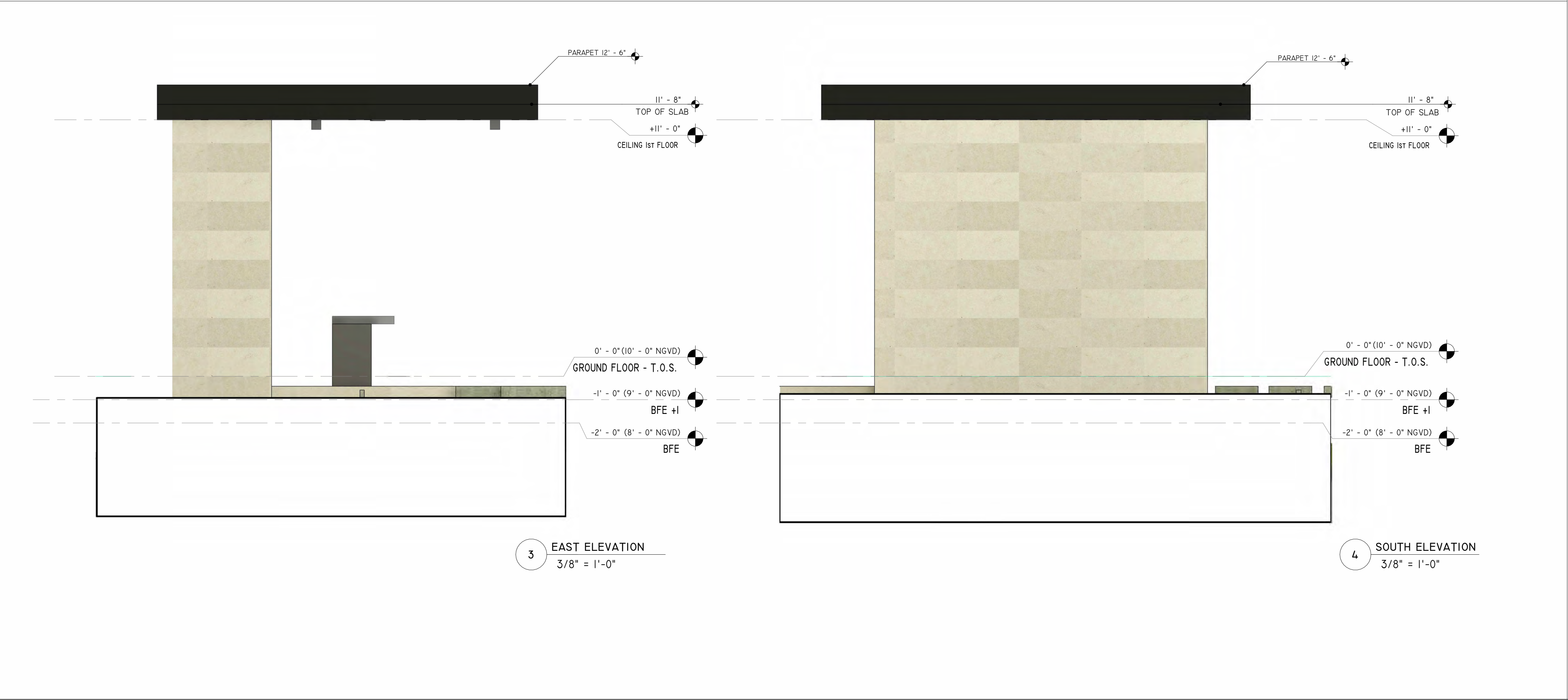
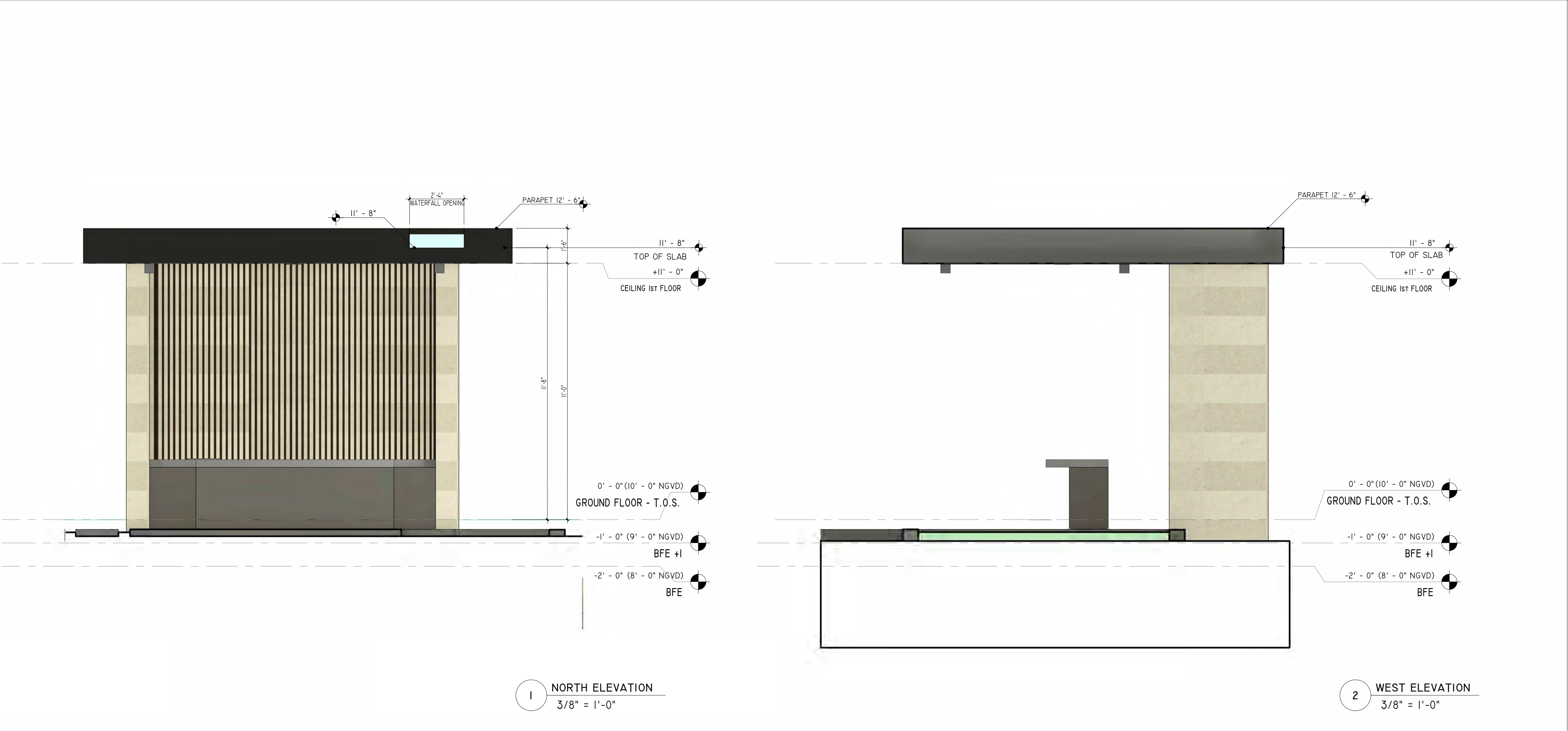
1 REVISION 03/14/2023

ELEVATION DIAGRAM

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A-202



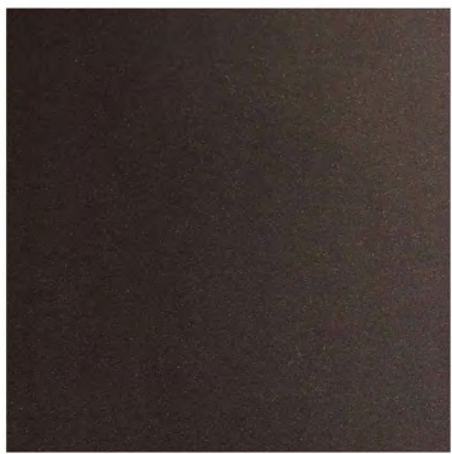
MATERIALS



WOODEN SLATS PANELS



SIENSA TRAVERTINE
GREY LIGHT



ALUMINUM CLADDING

SDH_STUDIO
ARCHITECTURE+DESIGN

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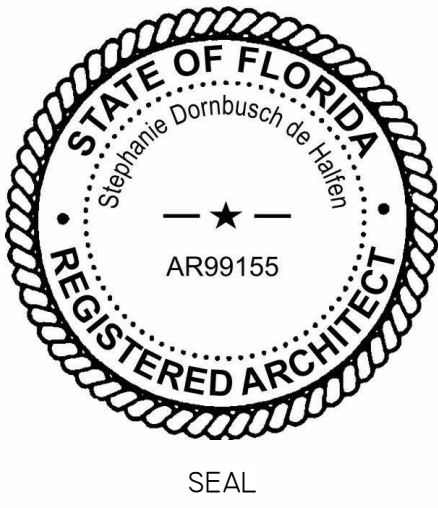
18200 NE 19TH AVE, SUITE 100
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33154

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NOTES/COMMENTS

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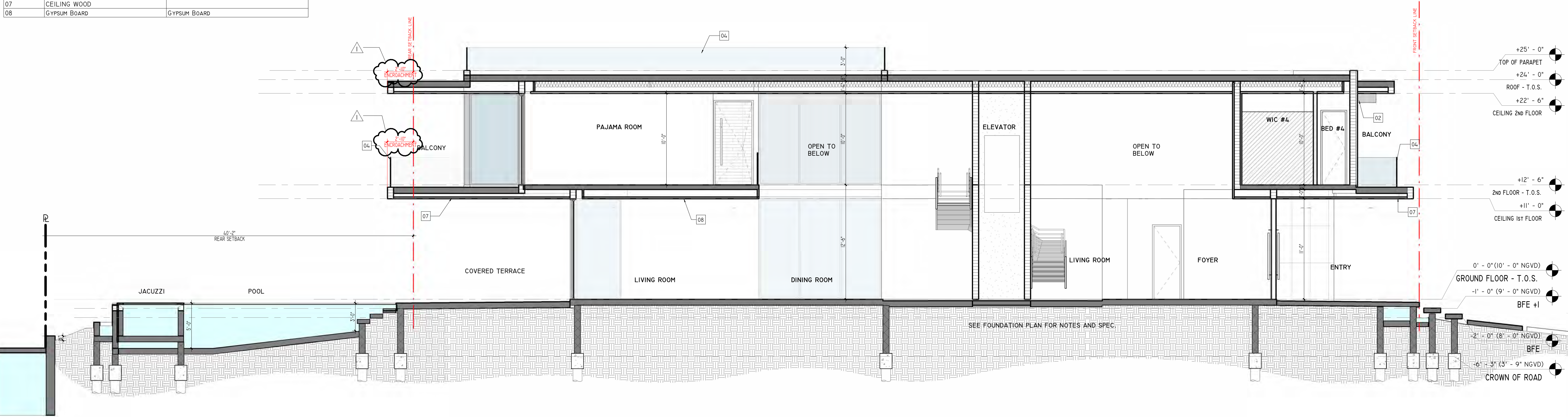
GAZEBO ELEVATIONS

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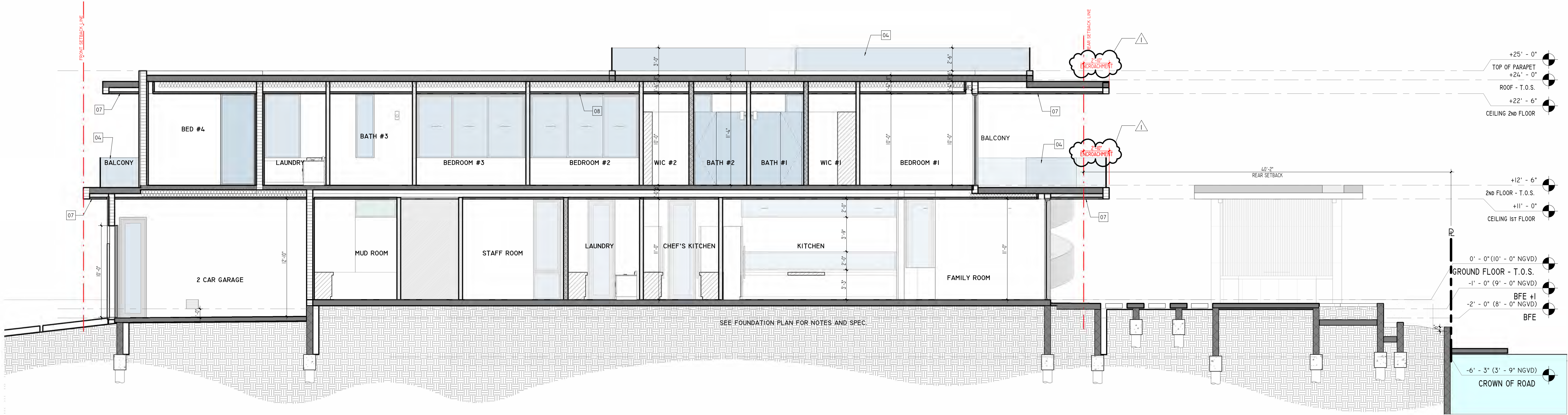
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INITIAL DRAWING RELEASE DATE: ISSUE DATE

A-203

FINISH MATERIALS		
MATERIAL: MARK	MATERIAL: NAME	MATERIAL: DESCRIPTION
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02	ALUMINUM FRAME	BLACK
03	STONE	
04	GLASS 2	
06	WOOD 2	
07	CEILING WOOD	
08	GYP SUM BOARD	GYP SUM BOARD



1 SECTION A
3/16" = 1'-0"



2 SECTION B
3/16" = 1'-0"

SDH_STUDIO
ARCHITECTURE+DESIGN

AA26002883

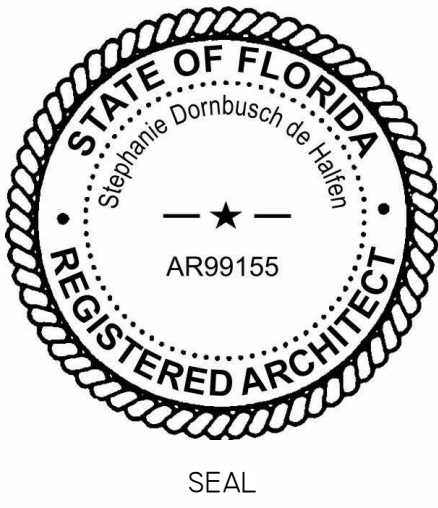
18200 NE 19TH AVE, SUITE 100
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(305).501.5013
INFO@SDHSTUDIO.COM

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ARCHITECT P.A.
ARCH REG# 99155

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NOTES/COMMENTS

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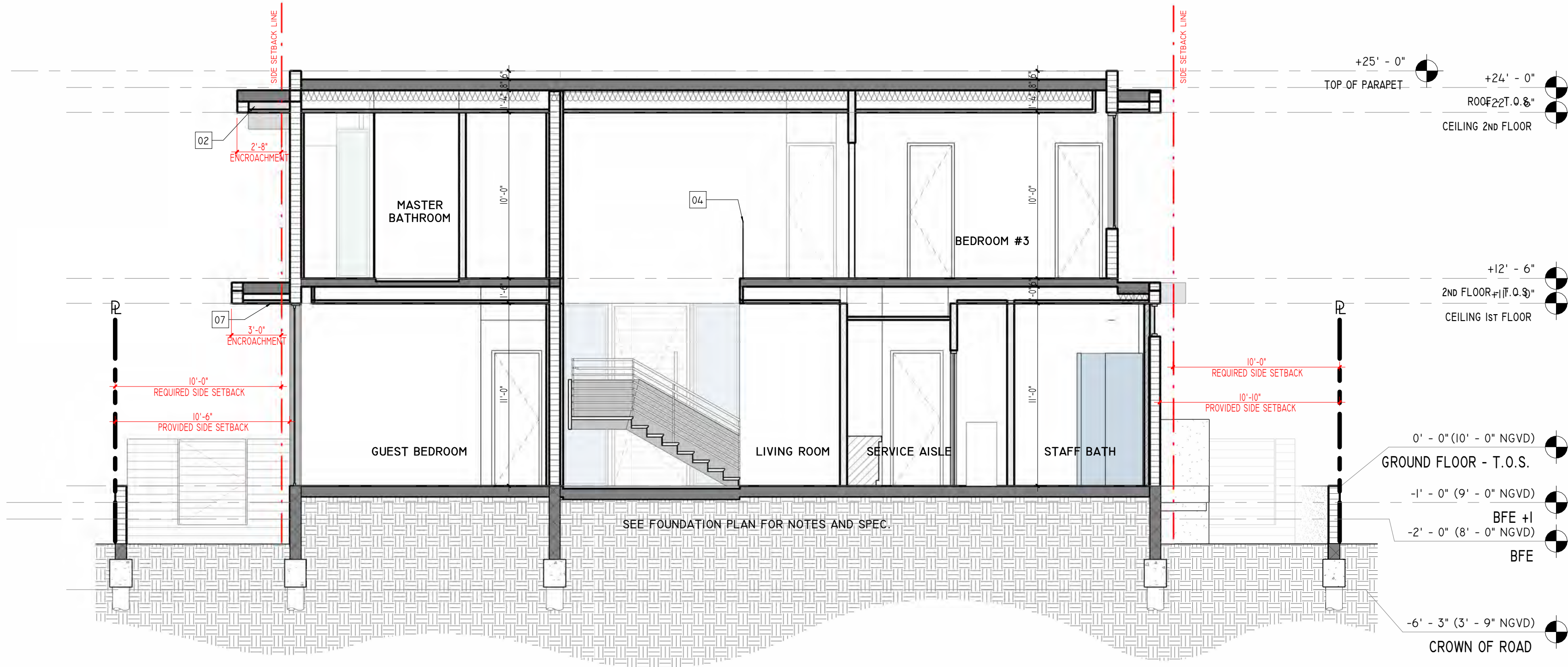
1 REVISION 1 03/14/2023

SECTIONS

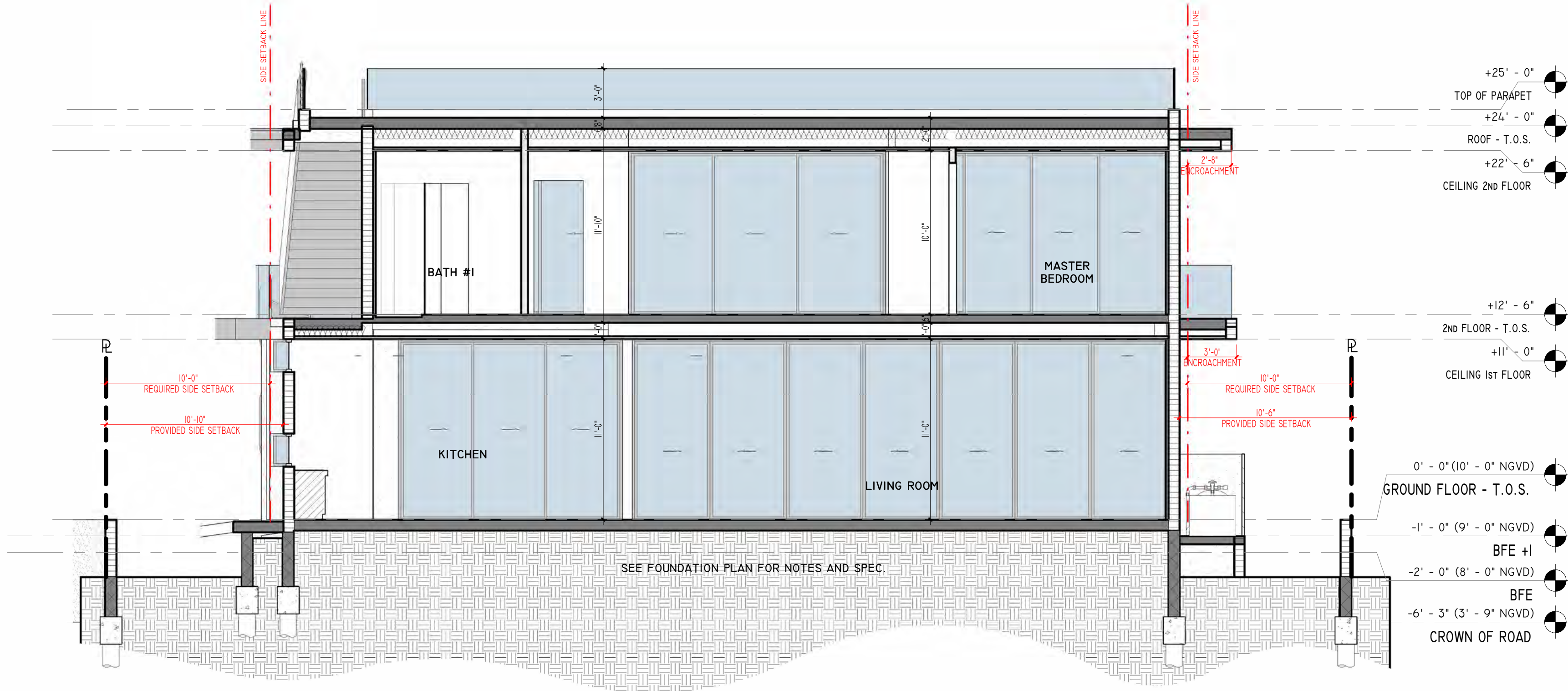
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A-300



SECTION C
3/16" = 1'-0"



SECTION D
3/16" = 1'-0"

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ARCHITECTURE+DESIGN

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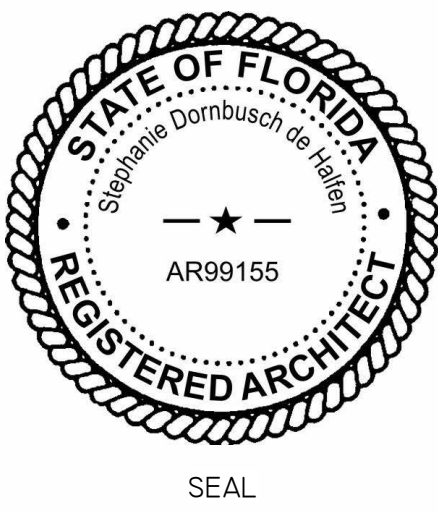
18200 NE 19TH AVE, SUITE 100
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33154

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NOTES/COMMENTS

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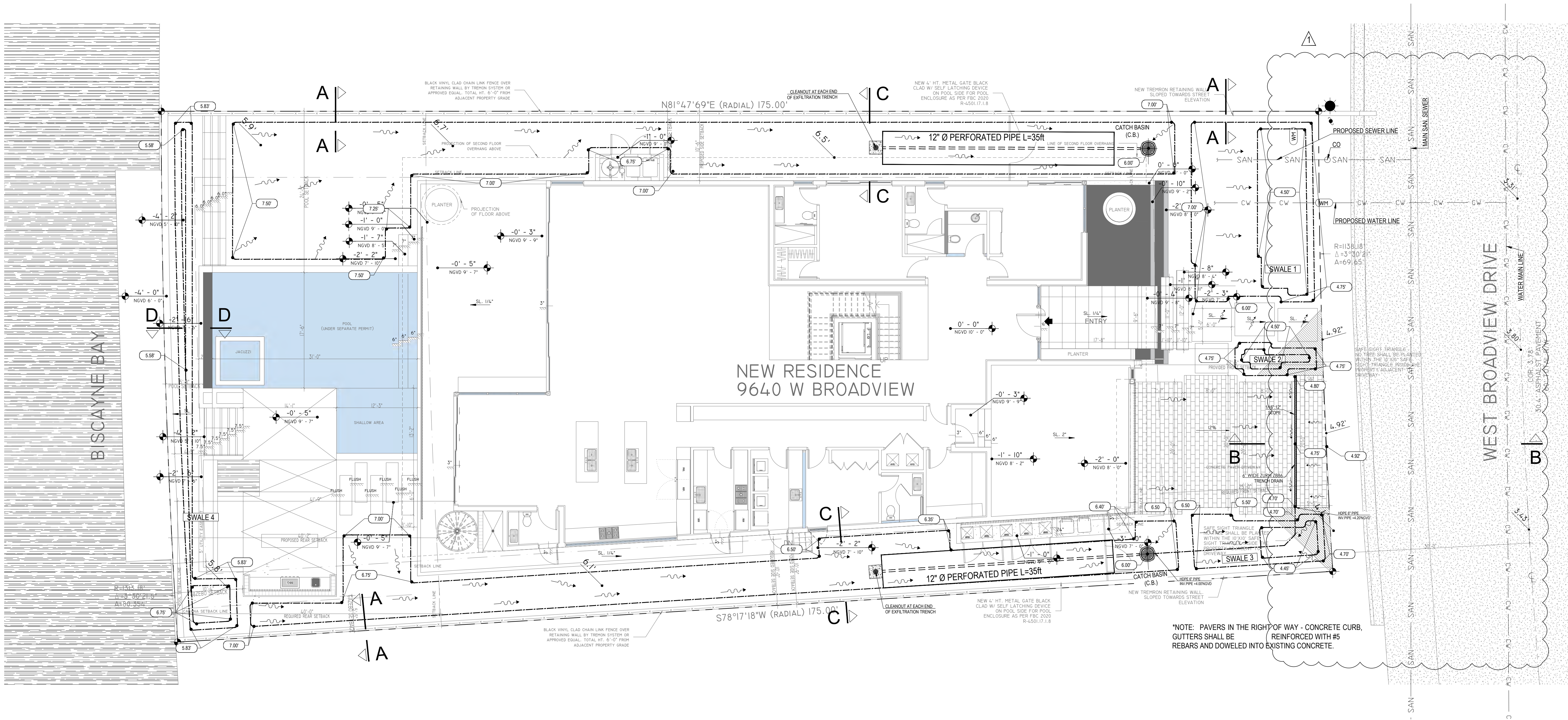
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A-301



11 STORM DRAINAGE PLAN
1/8" = 1'-0"

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ARCHITECTURE+DESIGN

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NORTH MIAMI BEACH, FL 33162
(305) 501-5013
INFO@SDHSTUDIO.COM

STEPHANIE D. DE HALFEN
ARCHITECT P.A.

ARCH. REG.# 99155



GANEM CONSULTING ENGINEERING
FL C.A.#31187 FL PE #74745
15805 BISCAYNE BLVD, SUITE 105
NORTH MIAMI BEACH, FL 33160
TEL: (786) 916-6546
info@ganemce.com



9640 W
BROADVIEW

9640 W BROADVIEW DRIVE, BAY
HARBOR ISLANDS, FL. 33154

OWNER

SEAL

NOTES/COMMENTS

03-16-2023

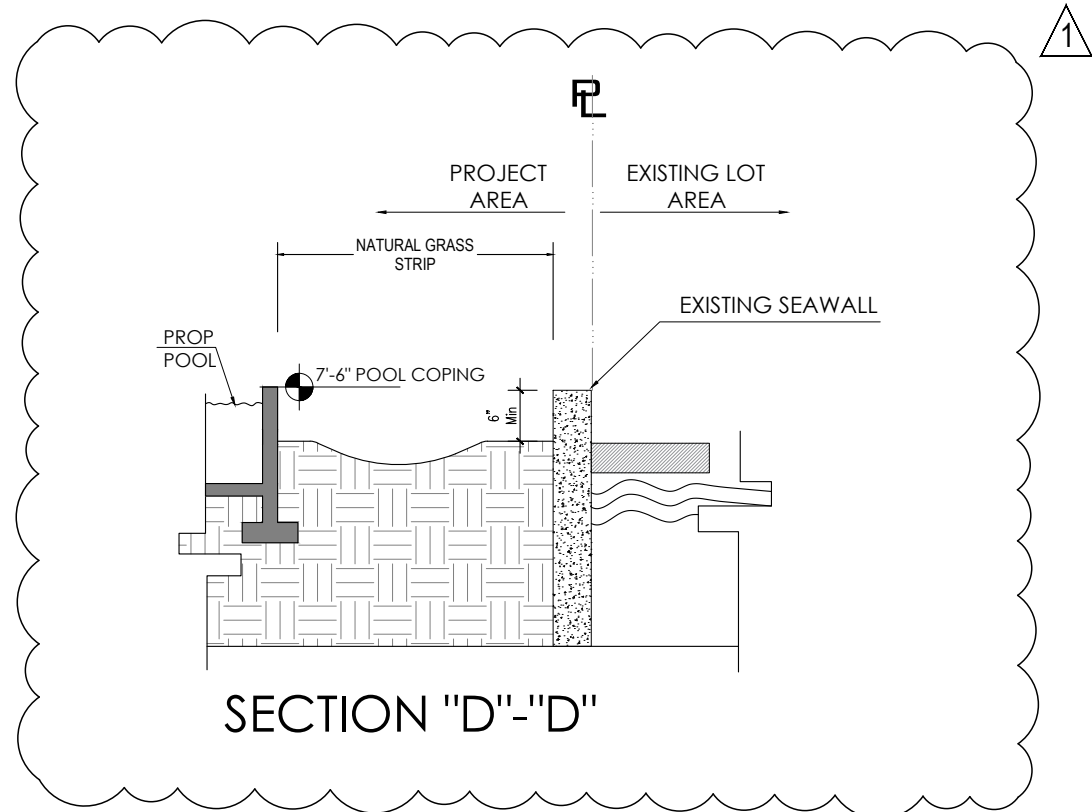
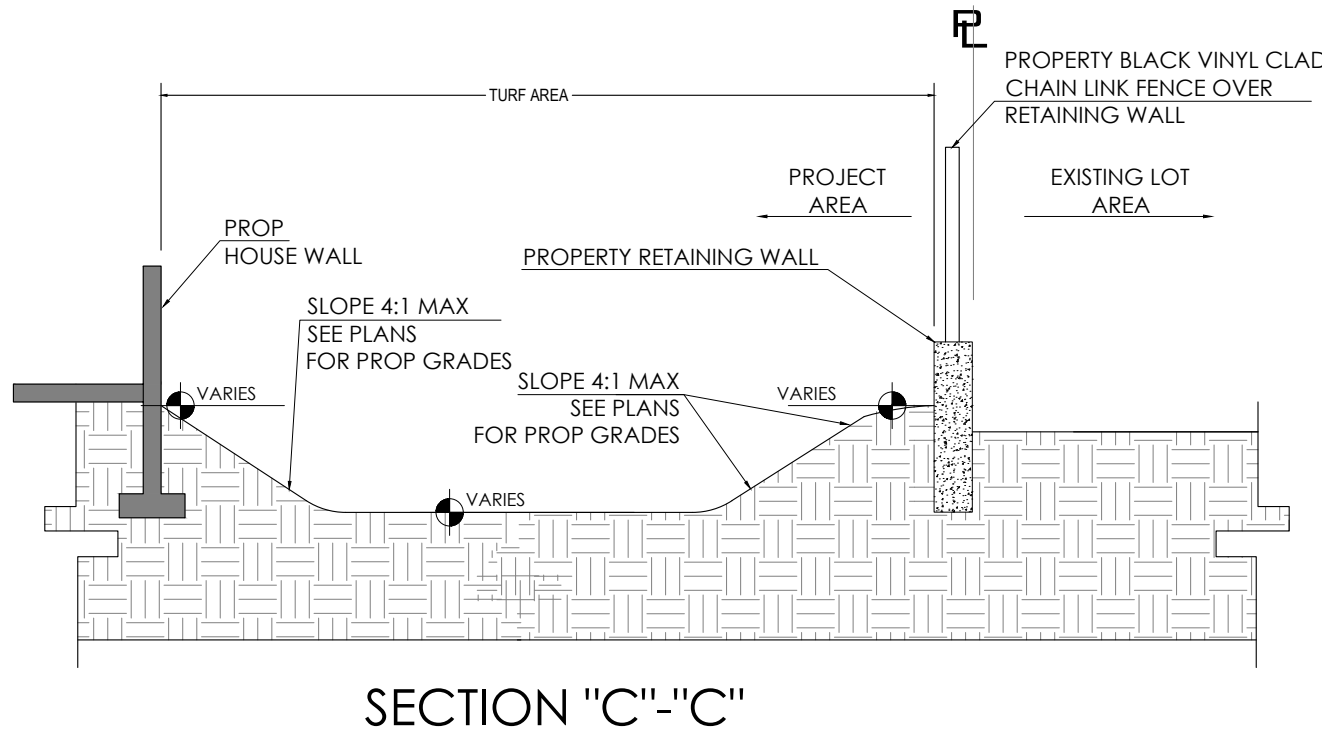
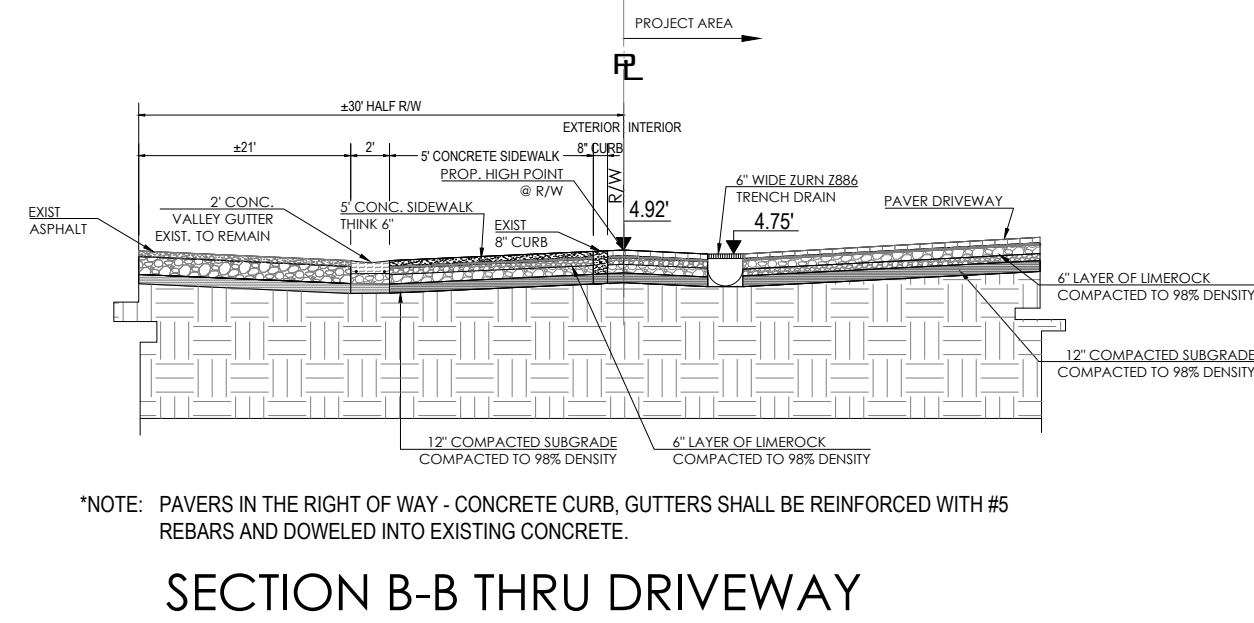
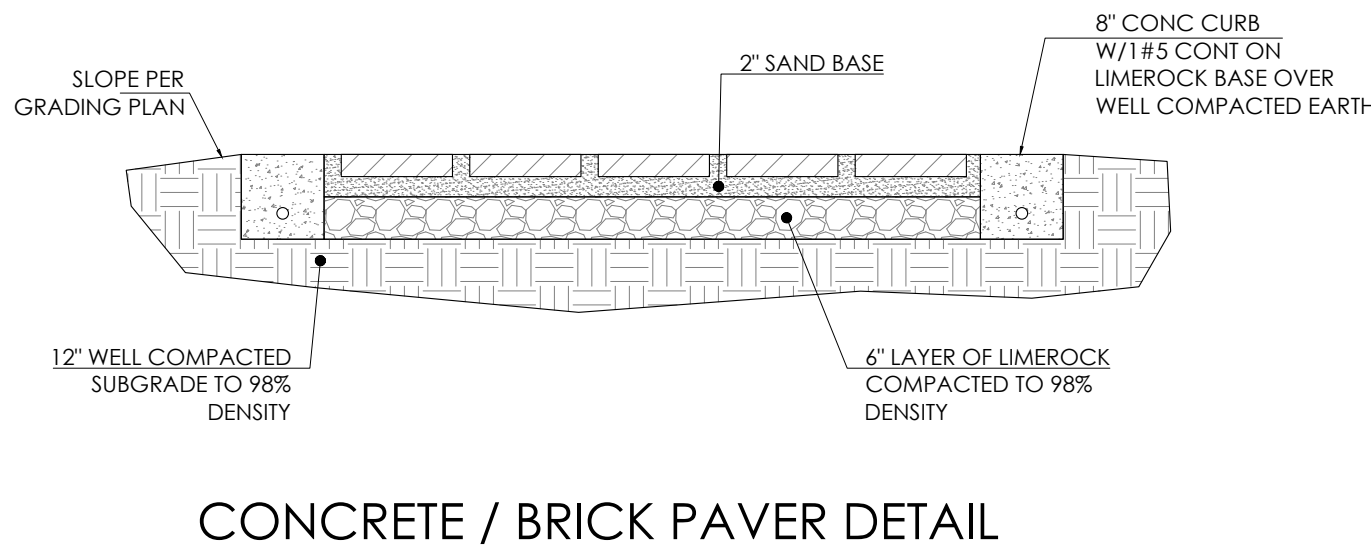
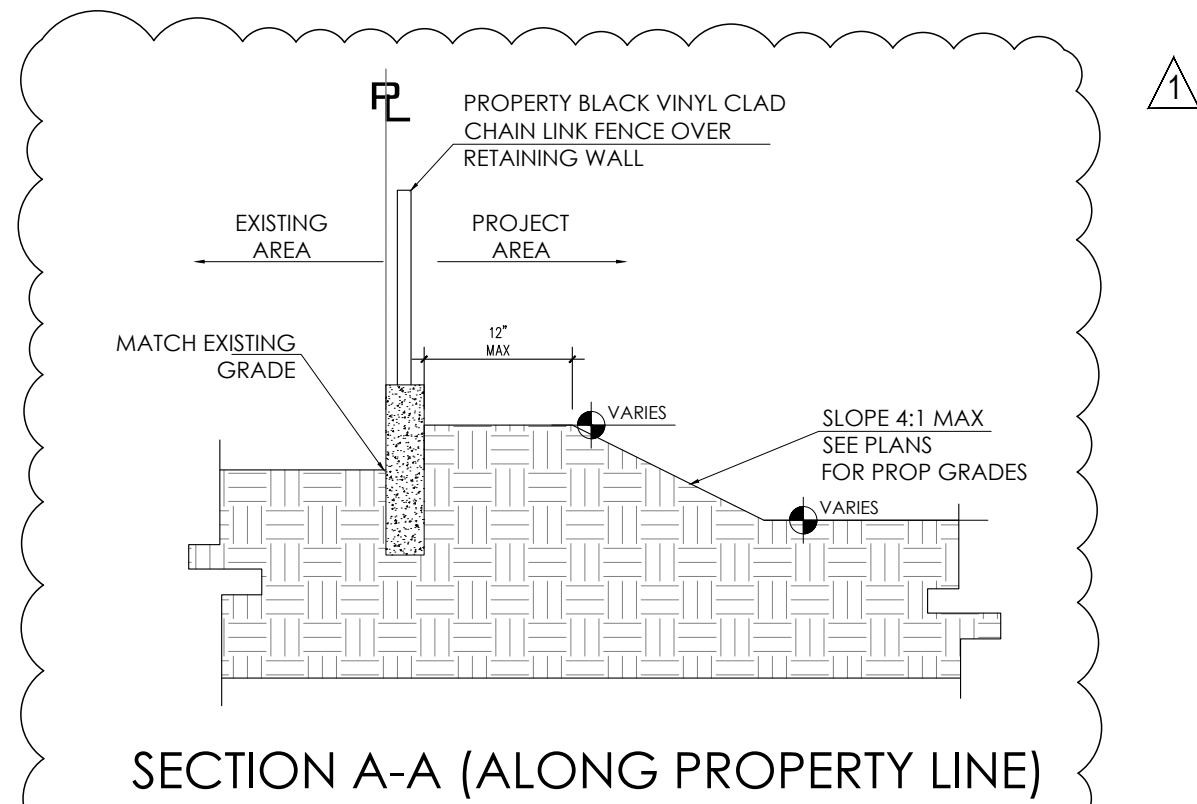
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STORM DRAINAGE PLAN

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RELEASE DATE: ISSUE DATE

C-1



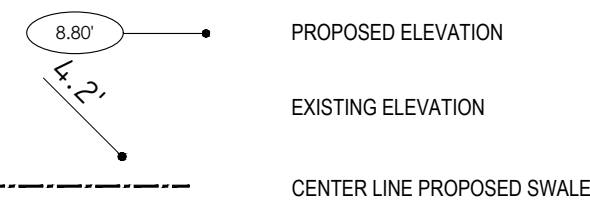
LEGAL DESCRIPTION

LOT 67, BLOCK 23 OF 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, FLORIDA.

ADDRESS:
9640 W BROADVIEW DRIVE, BAY HARBOR ISLAND, FL. 33154

- ELEVATIONS SHOWN ON ENGINEERING PLAN ARE BASED ON N.V.G.D. UNLESS OTHERWISE NOTED.
- INFORMATION ON THIS SITE PLAN IS BASED ON SURVEY BY: LEITER, PEREZ & ASSOCIATES INC.

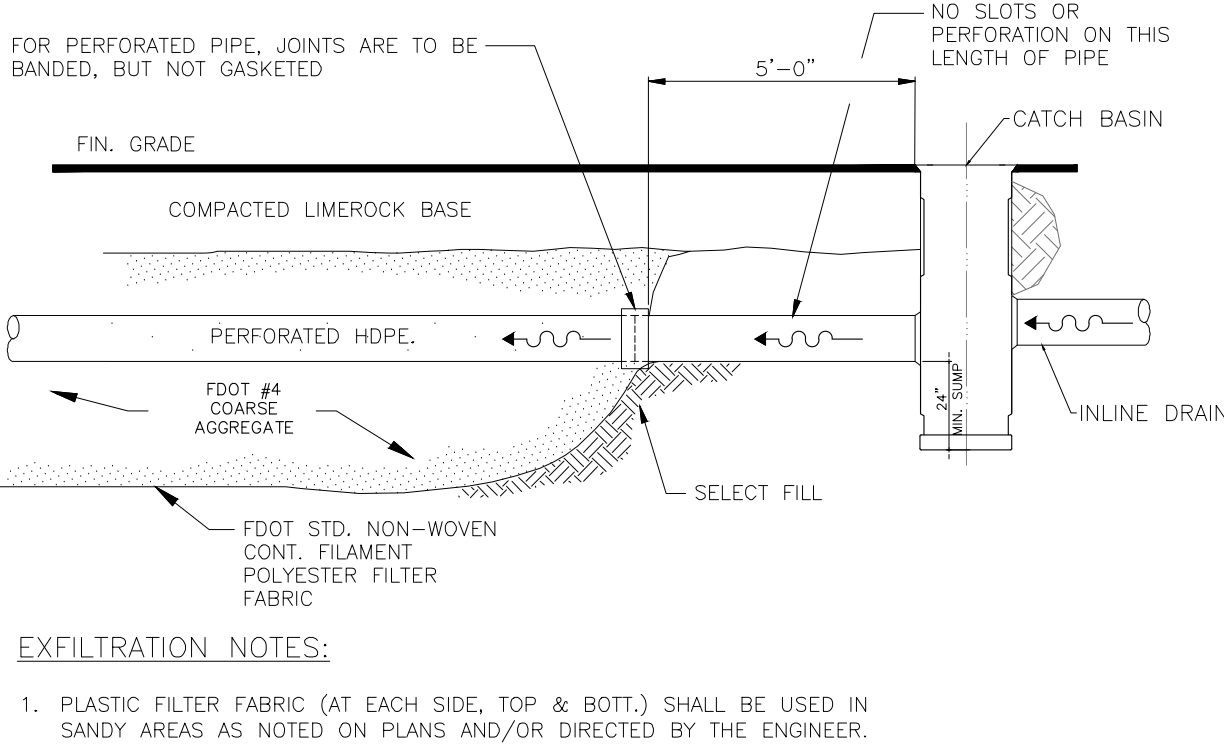
LEGEND



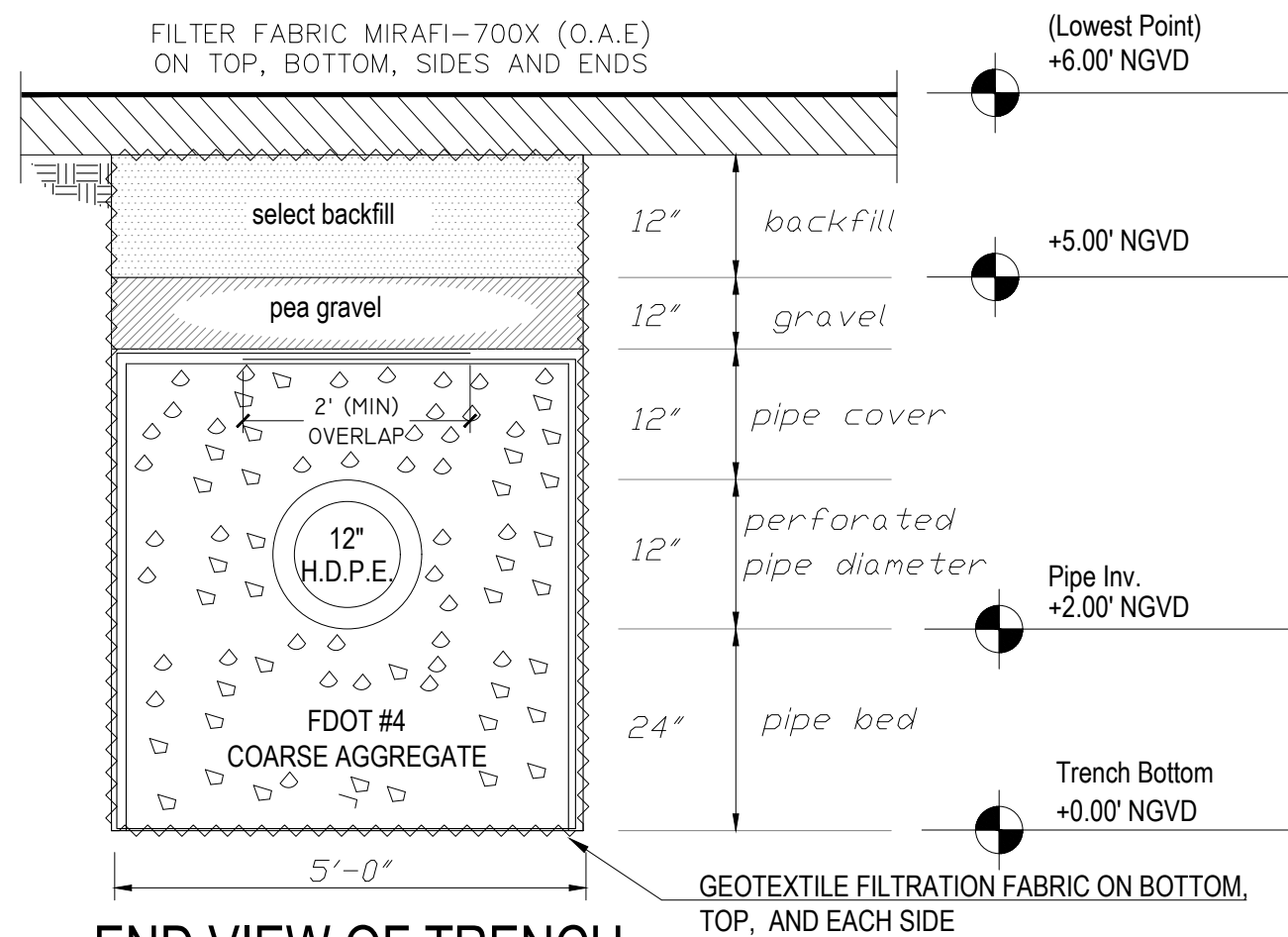
TOTAL VOLUME OF SWALE

PROVIDE STORAGE SWALE AREA STORAGE ± (TOP AREA + BOTTOM AREA) / 2 X DEPTH OF SWALE AREA					
SWALE	TOP AREA	BOTTOM AREA	(A+B)/2	DEPTH OF SWALE	SWALE AREA STORAGE
1	490.81	179.58	335.20	0.25	83.80
2	49.52	18.96	34.24	0.25	8.55
3	141.75	39.43	90.59	0.25	22.65
4	192.07	47.10	119.59	0.25	29.90
TOTAL (CF) ±					144.90

TOTAL RETENTION FOR SWALE = 144.90 CUBIT FEET

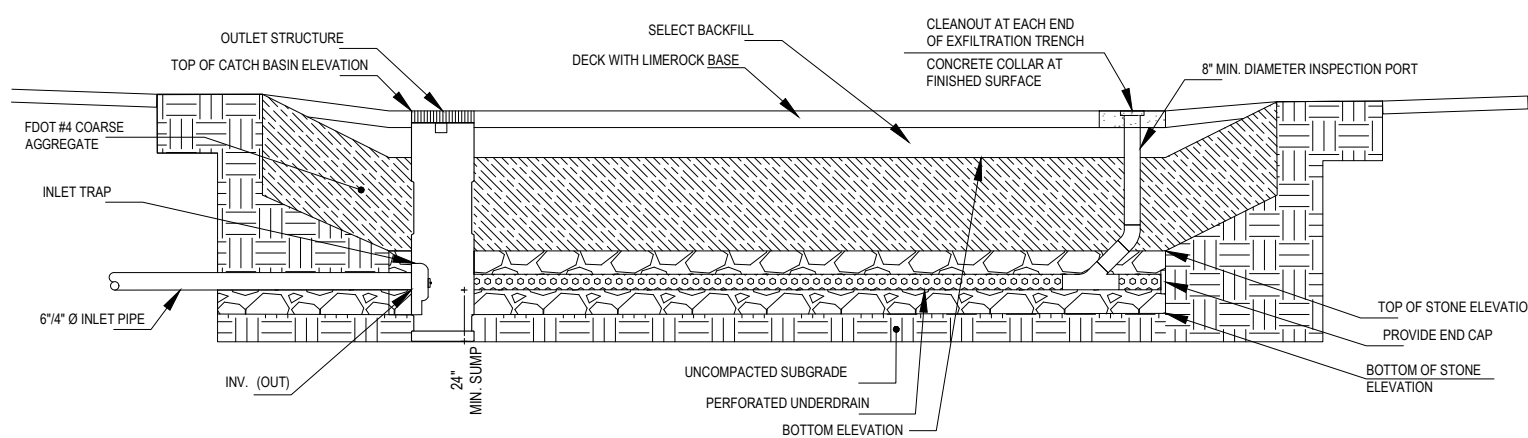


2 TYP. CATCH BASIN DETAILS (C.B.) N/A

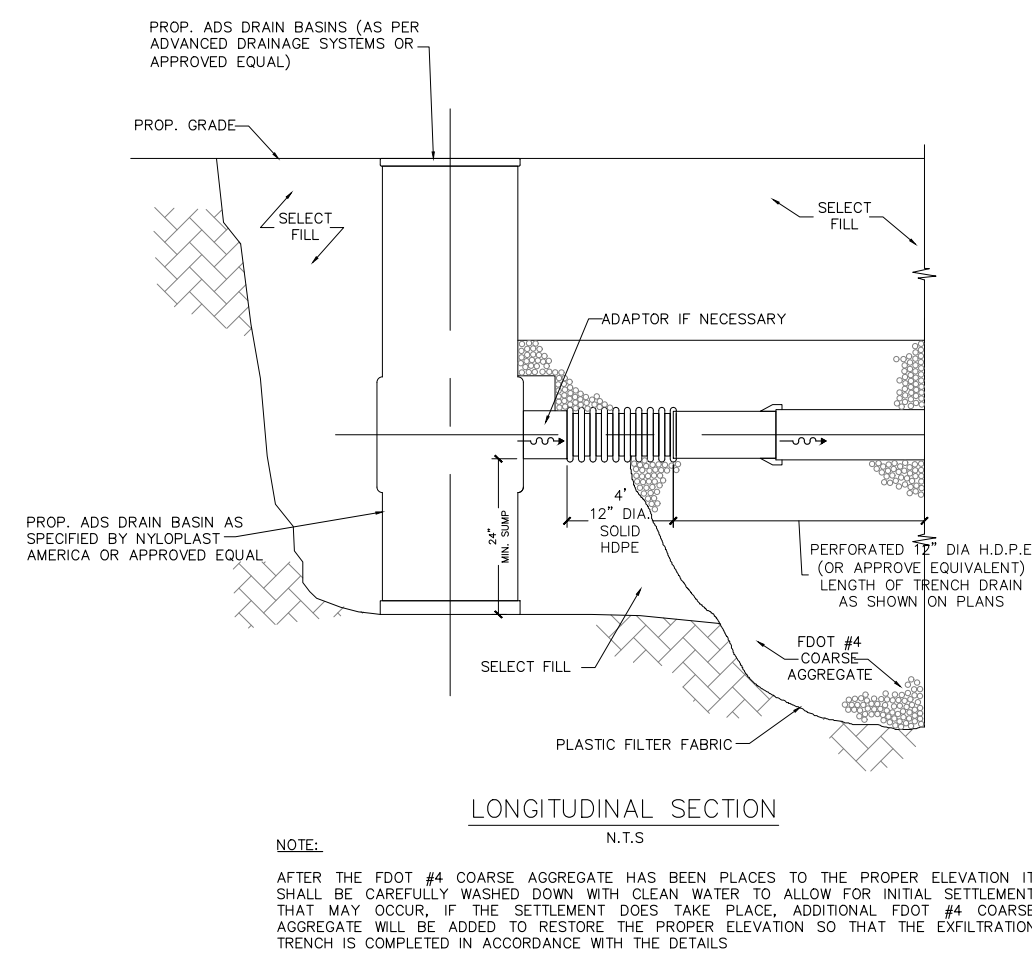


- NOTES:
- PLASTIC FILTER FABRIC (AT EACH SIDE, TOP & BOTTOM) SHALL BE USED IN THE TRENCH.
 - THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE A MIN 6.0'± BELLOW EXISTING GROUND ELEVATION.
 - AFTER THE FDOT #4 COARSE AGGREGATE HAS BEEN PLACED TO THE PROPER ELEVATION, IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL FDOT #4 COARSE AGGREGATE WILL BE ADDED TO RESTORE THE FDOT #4 COARSE AGGREGATE TO THE PROPER ELEVATION, SO THAT THE EXFILTRATION TRENCH WILL BE COMPLETED IN ACCORDANCE WITH THE DETAILS.
 - AVERAGE OCTOBER GROUND WATER ELEV = +2.0'.
 - FILTER FABRIC SHALL BE FILTER X, POLY FILTER X, FILTERWEAVE 70, EXXON GTF-400E, MIRAFI 700X, BELTON AEF 650W, OR ARMO 1199.
 - DESIGN VALUES:
 - H2= 4.00'
 - DU= 3.00'
 - DS= 2.00'
 - K= 2.18E-04

3 TYP. TRENCH SECTION N/A



4 EXFILTRATION TRENCH CLEAN OUT N/A



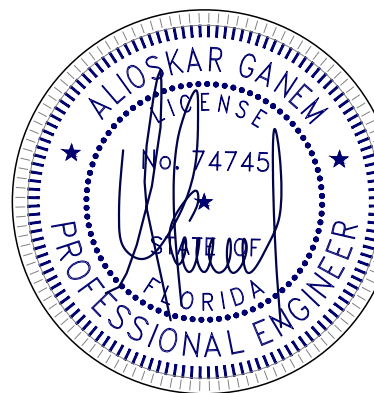
5 TYP. CATCH BASIN DETAILS N/A

SDH_STUDIO
ARCHITECTURE+DESIGN

AA26002883

18200 NE 19TH AVE, SUITE 100
NORTH MIAMI BEACH, FL 33162
(305) 501-5013
INFO@SDHSTUDIO.COM

STEPHANIE D. DE HALPEN
ARCHITECT P.A.
ARCH REG# 99155



9640 W
BROADVIEW

9640 W BROADVIEW DRIVE, BAY
HARBOR ISLANDS, FL. 33154

SEAL

NOTES/COMMENTS

03-16-2023

REVISIONS / SUBMISSIONS

STORM DRAINAGE DETAILS

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CHECKED BY: GCE
INITIAL DRAWING
RELEASE DATE:

C-2

II STORM DRAINAGE DETAILS N.T.S.

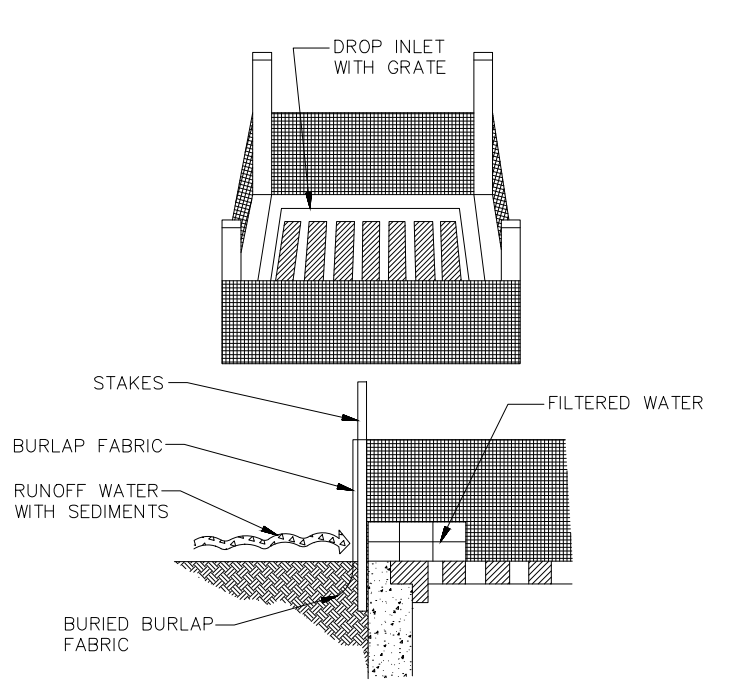
EROSION AND SEDIMENT CONTROL GENERAL NOTE

THE FOLLOWING DETAILS AND SPECIFICATIONS ARE BEST MANAGEMENT PRACTICES (BMPs) FOR EROSION AND SEDIMENT CONTROL FOR CONSTRUCTION ACTIVITY. THE FDOT MANUAL AND FLORIDA'S EROSION AND SEDIMENT CONTROL MANUAL MAY BE UTILIZED TO MEET EROSION AND SETTLEMENT CONTROL REQUIREMENTS. THESE DETAILS, SPECIFICATIONS, AND STANDARDS ARE PRESENTED OR REFERENCED HERE ONLY AS A SUGGESTED APPROACH DEVELOPED FOR USE BY THE OWNER, THE DESIGN PROFESSIONAL, AND/OR THE CONTRACTOR IN THE SELECTION, THE DESIGN, AND THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION TECHNIQUES TO COMPLY WITH THE NPDES STORM WATER REGULATIONS ESTABLISHED BY THE FDEP FOR CONSTRUCTION ACTIVITY.

IT IS THE RESPONSIBILITY OF THE DESIGN PROFESSIONAL TO PREPARE A STORMWATER POLLUTION PREVENTION PLAN THAT INCLUDES SITE-SPECIFIC BMPs. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PREPARE AN EROSION AND SEDIMENT CONTROL PLAN AND TO IMPLEMENT BMPs PURSUANT TO THAT PLAN. IF SITE CONDITIONS WARRANT ADDITIONAL BMPs, THE CONTRACTOR SHALL IMPLEMENT THOSE BMPs ACCORDINGLY.

EROSION AND SEDIMENT CONTROL NOTES

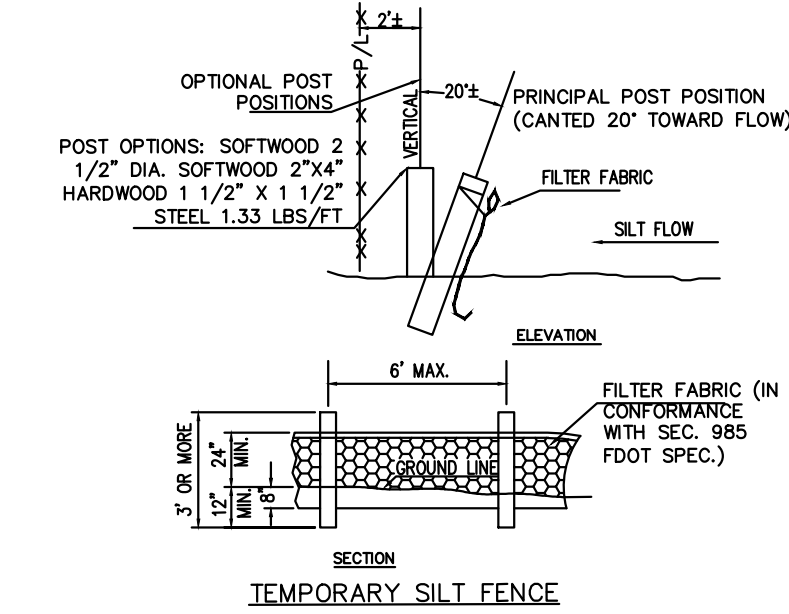
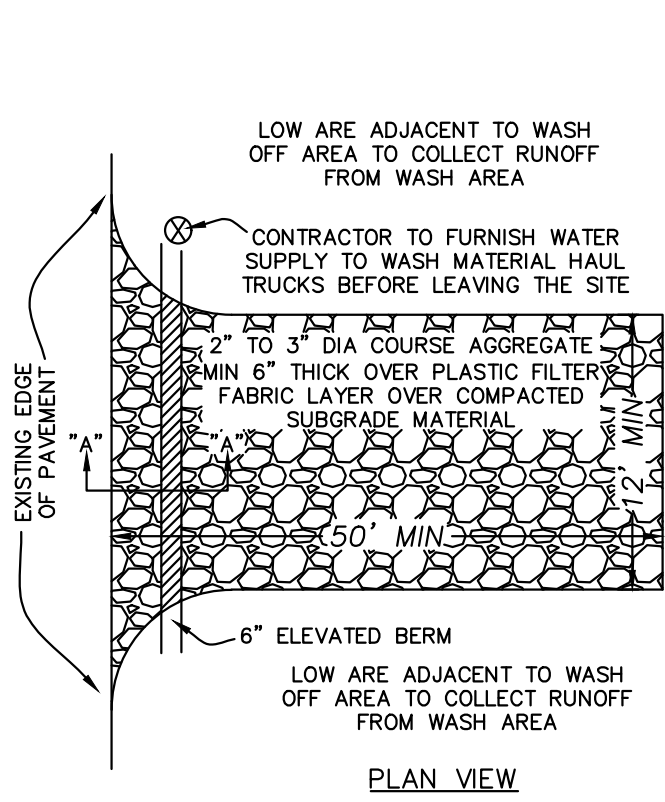
1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION.
2. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
3. ADDITIONAL PROTECTION - ON-SITE PROTECTION MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNFORESEEN CONDITIONS OR ACCIDENTS.
4. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.
5. WIRE MESH SHALL BE LAID OVER THE TOP DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 1/2-INCH OPENINGS SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED.
6. FOOT NO. 1 COARSE AGGREGATE SHALL BE PLACED OVER THE WIRE MESH AS INDICATED ON DETAIL. THE DEPTH OF STONE SHALL BE AT LEAST 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEAST 18 INCHES ON ALL SIDES.
7. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.
8. BALE SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES.
9. BALES SHALL BE PLACED LENGTHWISE IN SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.
10. THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET AND WIDTH OF A BALE TO A MINIMUM DEPTH OF FOUR INCHES. AFTER THE BALES ARE STACKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
11. EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBAR DRIVEN THROUGH THE BALE.
12. LOOSE STRAW SHOULD BE WEDGED BETWEEN BALE STO PREVENT WATER FROM ENTERING BETWEEN BALES.
13. HAYBALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
14. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.
15. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.
16. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
17. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE HAYBALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
18. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
19. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
20. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
21. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THT IT WILL NOT ERODE.
22. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND APPLICABLE WATER MANAGEMENT DISTRICT PERMIT(S) FOR THIS PROJECT.
23. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO THE FLORIDA DEVELOPMENT MANUAL - A GUIDE TO SOUND LAND AND WATER MANAGEMENT'S FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (FDER), CHAPTER 6.
24. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION.
25. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.
26. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.
27. ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
28. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE APPLICABLE WATER MANAGEMENT DISTRICT.
29. ALL DISTURBED AREAS TO BE STABILIZED THROUGH COVAPION, SILT SCREENS, HAYBALES AND GRASSING. ALL FILL SLOPES 3:1 OR STEEPER TO RECEIVE STAKED SOLID SOD.
30. ALL DEWATERING, EROSION, AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND BE REMOVED ONLY WHEN AREAS HAVE BEEN STABILIZED.
31. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT CONTROL MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.
32. ALL EXCAVATIONS AND EARTHWORK SHALL BE DONE IN A MANNER TO MINIMIZE WATER TURBIDITY AND POLLUTION. DISCHARGE SHALL BE CONTROLLED AND FILTERED THROUGH HAY FILTERS, SALTATION DAPERS AND SLUICERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION, CORRECTION, CONTROL, AND ABATEMENT OF EROSION AND WATER POLLUTION IN ACCORDANCE WITH CHAPTER 62-302, FLORIDA ADMINISTRATIVE CODE.
33. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ANY SEDIMENT THAT LEAVES THE SITE AND CHANGES ANY DOWNSTREAM CONDITIONS BY RAISING CHANNEL BOTTOMS AND/OR CLOGGING OUTFALL CULVERTS.
34. THE CONTRACTOR SHALL PAY FOR ANY WATER QUALITY CONTROL VIOLATIONS FROM ANY AGENCY THAT RESULTS IN FINES BEING ASSESSED TO THE OWNER BECAUSE OF THE CONTRACTOR'S FAILURE TO ELIMINATE TURBID RUNOFF FROM LEAVING THE SITE AND RAISING BACKGROUND LEVELS ABOVE EXISTING BACKGROUND LEVEL.
35. A MINIMUM OF ONE OF THE EROSION CONTROL MEASURE OPTIONS SHOWN FOR ALL DROP INLETS WILL BE USED BY THE CONTRACTOR.
36. FLOATING TURBIDITY BARRIERS WILL BE PLACED AT ALL OUTFALL LOCATIONS. IF SEAGASSES ARE PRESENT BARRIERS WILL NOT BE PLACED OVER THEM. THE FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED IN A MANNER TO PREVENT MANATEE ENTANGLEMENT.
37. SILT FENCES OR HAYBALES WILL BE USED ALONG BOTH SIDES OF LIMITS OF CONSTRUCTION TO MINIMIZE OFFSITE SILTATION MIGRATION.
38. CALL FOR NPDES INSPECTION DURING CONSTRUCTION TO VERIFY SILT FENCE.



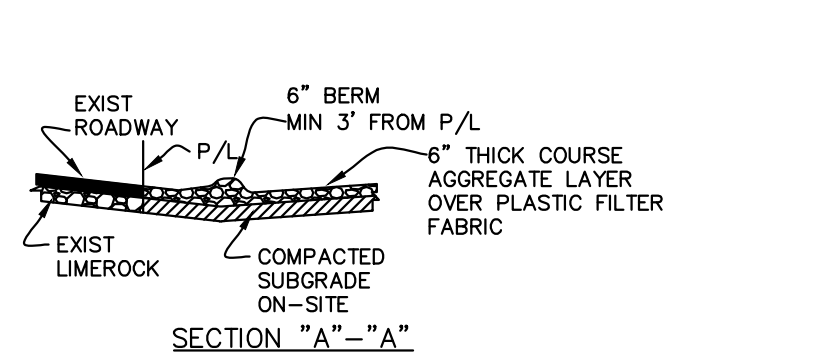
SPECIFIC APPLICATION:

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 1/8%) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.50 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

BURLAP DROP INLET SEDIMENT FILTER



1. SILT FENCES (EROSION CONTROL FENCE) SHALL BE PROVIDED AS SHOWN ALONG THE PROPERTY LINE TO PREVENT CONSTRUCTION DEBRIS FROM LEAVING THE CONSTRUCTION SITE.
2. THE SITE FENCE SHALL BE PLACED A MINIMUM OF TWO FEET INSIDE THE PROPERTY LINE TO ALLOW THE INSTALLATION OF A PERIMETER WIND SCREEN & CONSTRUCTION FENCE.
3. A PERIMETER SIX FOOT HIGH CHAIN LINK FENCE COVERED WITH A WIND SCREEN SHALL BE INSTALLED ALONG THE PROPERTY LINE.



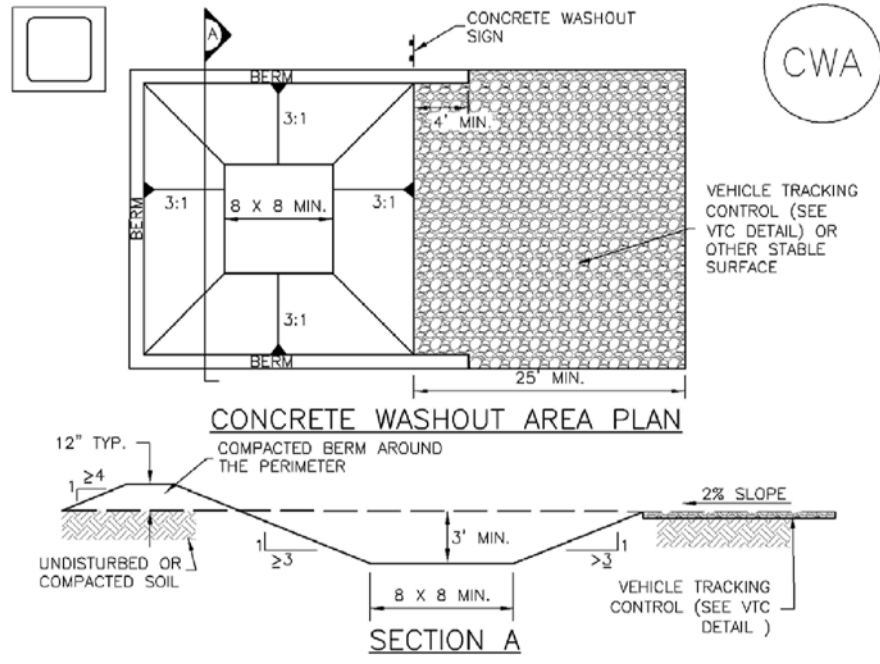
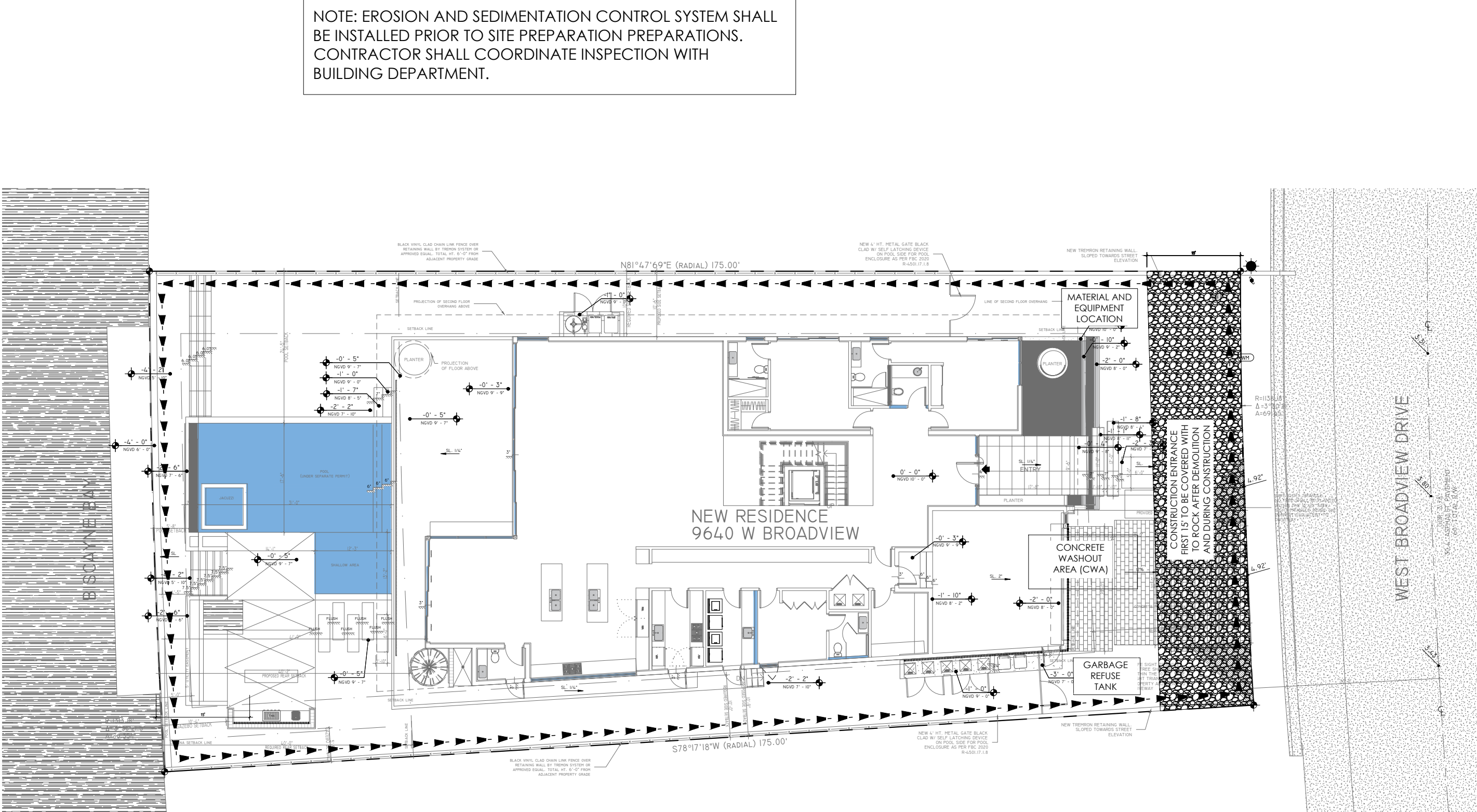
- NOTES:
1. THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION SO IT PREVENTS SEDIMENT FROM TRACKING OF FLOWING OFF THE CONSTRUCTION SITE ONTO THE PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE THE CLEANING OR REPLACEMENT OF THE COURSE AGGREGATE.
 2. IT MAY BE NECESSARY TO WASH THE TRUCK TIRES THAT WILL BE LEAVING THE SITE.
 3. IF WASHING IS REQUIRED THEN IT WILL BE DONE SO THAT THE WASH RUN-OFF GOES TO A DEPRESSED AREA ADJACENT TO THE CONSTRUCTION ENTRANCE AND NOT FLOW TO THE PUBLIC RIGHT-OF-WAY.

CONSTRUCTION ENTRANCE DETAIL

ALWAYS CALL 811 TWO FULL BUSINESS DAYS BEFORE YOU DIG TO HAVE UNDERGROUND UTILITIES LOCATED AND MARKED



SITE LOCATION

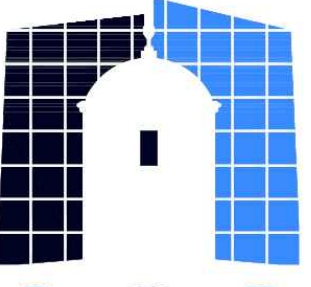


CWA-1. CONCRETE WASHOUT AREA

- CWA INSTALLATION NOTES
1. SEE PLAN VIEW FOR:
 - CWA INSTALLATION LOCATION.
 2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS UNAVOIDABLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PRE/AGGREGATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.
 3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
 4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8" BY 8" SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
 5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
 6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
 7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP TRUCKS.
 8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

- CWA MAINTENANCE NOTES
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
 5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
 6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
 7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED, AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.
- (DETAIL ADAPTED FROM COLORADO COUNTY, COLORADO AND THE CITY OF PUEBLO, COLORADO, NOT AVAILABLE IN AUTOCAD)
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

1. NOTE TO GC: CONTRACTOR MUST VERIFY EXISTING CURB DIMENSIONS PRIOR TO CONSTRUCTION. IF EXIST ANY DIMENSION DISCREPANCY BETWEEN APPROVED PLANS AND SITE CONDITIONS, GENERAL CONTRACTOR MUST ADVISE TO THE EOR BEFORE TO PROCEED WITH ANY JOB.
2. INLET PROTECTION (FILTER FABRIC AND A GUTTER BUDDY) WILL BE PLACED IN THE CLOSEST CATCH BASIN IN THE ROW DOWNSTREAM OF THE CONSTRUCTION.
3. NO STAGING OR STORING IS ALLOWED IN THE RIGHT OF WAY.



9640 W
BROADVIEW

9640 W Broadview Drive, Bay
Harbor Islands, FL. 33154

SEAL

NOTES/COMMENTS

REVISIONS / SUBMISSIONS

EROSION CONTROL PLAN

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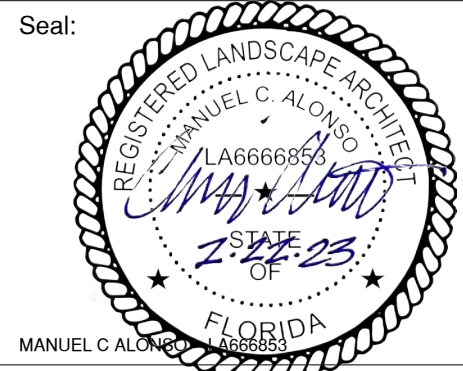
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RELEASE DATE:

9640 W. BROADVIEW RESIDENCE

Landscape Plan

9640 W. BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

Revisions:
REVISION #1 01.16.2023: Per Town's Comments: Written response provided, Street trees (Oak Trees) replaced w/ Green Buttonwoods as requested. Gallons removed from plant schedule as requested. Walkway to roll out trash added as suggested.



Drawing: Landscape Plan

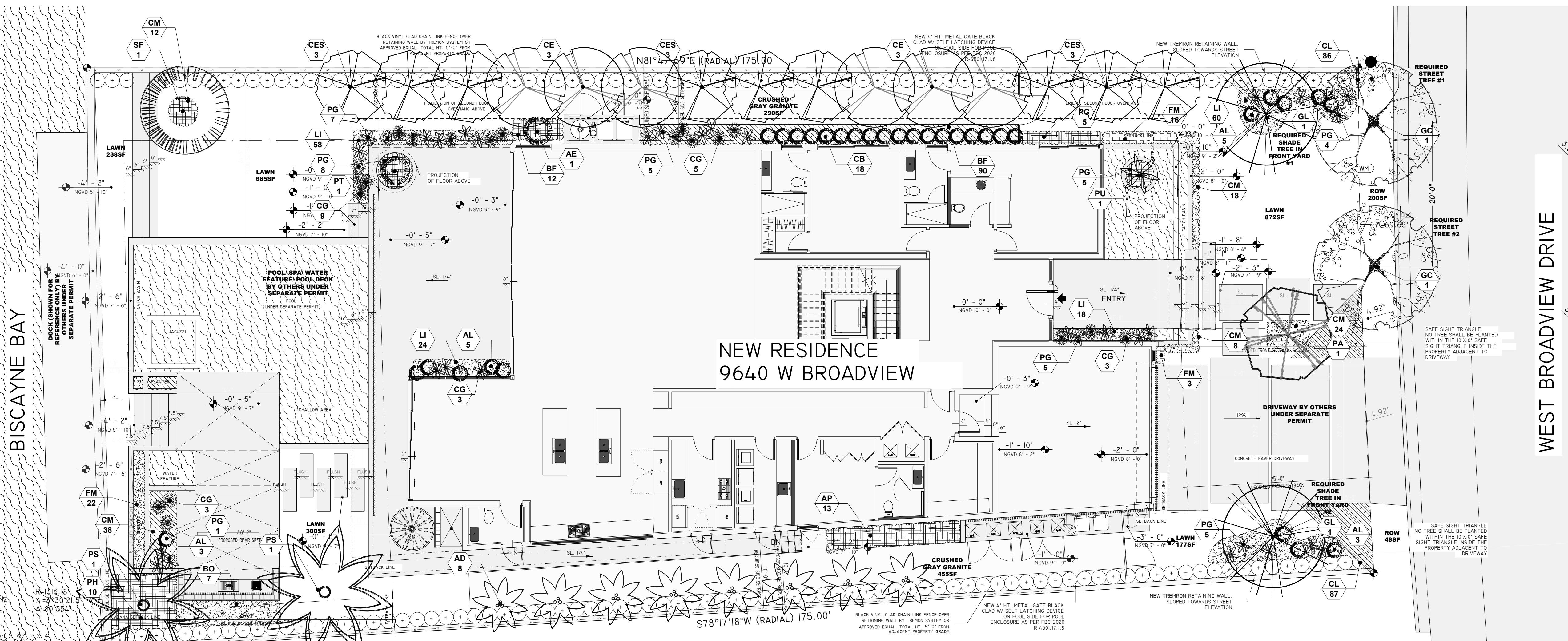
Date: 10.15.2022

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

Drawn by: JRP

Sheet No.:

L-1



WEST BROADVIEW DRIVE

NEW RESIDENCE 9640 W BROADVIEW

LANDSCAPE NOTES

PLANTING NOTES:

- (See plant specification and details for additional standards)
- All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants
- Lawn is to be grade "A" weed free. All areas marked "LAWN" shall be solid sodded with Soysia Empire, solid even pieces. See limits on plan. All sod is to be laid level, tight, and cut even along planting beds and must have a 3" topsoil base.
- All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal. Planting plans shall take precedence over plant list in case of discrepancies.
- No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and / or deletions to the plant material must be approved by the project manager.
- Landscape Contractor is responsible for providing their own square footage takeoffs and field verifications for 100% sod coverage for all areas specified.
- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap. A rain sensor must be part of the automatic system.
- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.
- All lawn located in parking islands is to be set flush with top of curb. Provide adequate soil to within 3" of top of curb.
- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are

not acceptable.

- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.
 - Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.
- GENERAL NOTES:
- The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines.
 - Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.
 - All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.
 - All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.
 - Any relocated or existing tree/ palm that dies during construction shall be replaced with same species/ size/ quality (or better)
 - Landscape contractor has to warranty and replace any plant material (if needed) for 12 months from date of final acceptance.
 - Landscape architect shall not be responsible for any damage caused by falling trees or tree limbs due to root pruning and stress caused by insufficient lateral roots and/or any other damage to trees related to construction, before root pruning or grading, landscape architect advises that an arborist and/or a structural engineer verify that the proposed lateral roots in the tree root protection zone are sufficient for trees not to fail.

TOWN OF BAY HARBOR ISLANDS LANDSCAPE CODE (MIAMI-DADE CH. 184 / TOWN SEC. 24-16) REQUIREMENTS LEGEND SINGLE-FAMILY RESIDENTIAL & TWO FAMILY (DUPLICATE) HOME SITES (RD) ADDRESS: 9640 W BROADVIEW DR., BAY HARBOR ISLANDS, FL 33154 - LOT AREA 13,125 SF / 0.30 ACRES

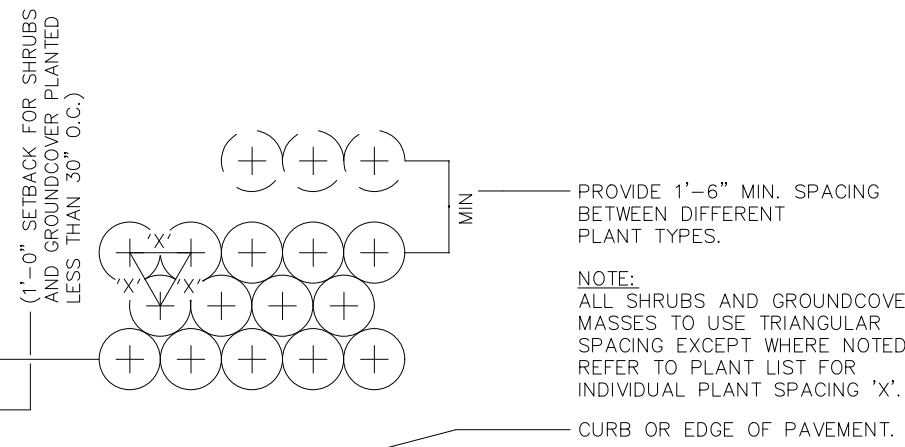
A. SHADE TREES REQUIRED*	REQUIRED	PROVIDED
1. SINGLE-FAMILY NON-WATERFRONT LOT	5	N/A
2. SINGLE-FAMILY WATERFRONT LOT	6	11
3. TWO-FAMILY LOT	N/A	N/A
4. NUMBER OF SHADE TREES IN FRONT YARD	2	3
5. NATIVE SPECIES REQUIRED - 50% MIN.	3	8
6. DROUGHT TOLERANT AND LOW MAINTENANCE SPECIES REQUIRED - 50% MIN.	3	11
B. STREET TREES REQUIRED**	REQUIRED	PROVIDED
MEASURED @ 1:35 LINEAL FEET OF FRONTAGE	2	2
WIDTH OF LOT 69.65' / 35' = 1.99		
NOTE: STREET TREES DO NOT COUNT TOWARD REQUIRED ON-SITE LOT TREES. NOTE: STREET TREE SPECIES DETERMINED BY TOWN STREET TREE MASTER PLAN.		
C. SHRUBS REQUIRED***	REQUIRED	PROVIDED
1. SINGLE-FAMILY NON-WATERFRONT LOT	N/A	N/A
2. SINGLE-FAMILY WATERFRONT LOT	60	549
3. TWO-FAMILY LOT	N/A	N/A
4. NATIVE SPECIES REQUIRED - 30% MIN.	18	173
5. DROUGHT TOLERANT AND LOW MAINTENANCE SPECIES REQUIRED - 50%	30	549
D. MAXIMUM LAWN AREA ALLOWED****	7,875 SF MAX.	2,402 SF
60% OF NET LOT AREA		

NOTES

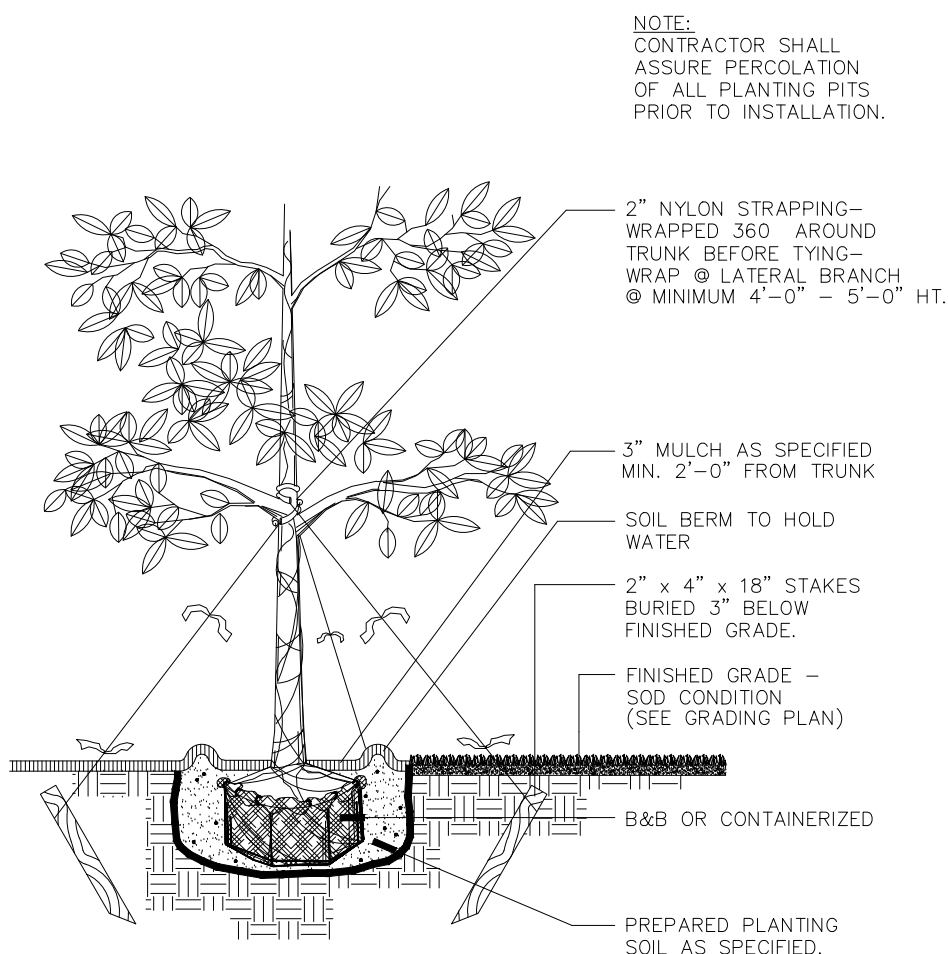
- * REQUIRED SHADE TREES AT TIME OF PLANTING MUST BE A MIN. OF 12 FT. IN OVERALL HEIGHT; MIN. 4 FT. OF CLEAR WOOD BEFORE BRANCHING; AND HAVE MIN. 2 1/2" TRUNK CALIPER. PALM TREES (15' HGT. X 3" CALIPER) CAN BE SUBSTITUTED AT A 3:1 RATIO (EXCEPT APPROVED LARGER PALM SPECIES AT 1:1 @ 15' WOOD) AT MAX. 25% OF THE REQUIRED TREES.
- ** MIAMI-DADE COUNTY RIGHT-OF-WAY CODE SEC. 18B / BHI LANDSCAPE CODE SEC. 24-16(A)(2)(A) STREET TREE SIZE = 15' MIN. HEIGHT / 6" MIN. CLEAR WOOD / 2 1/2" MIN. TRUNK CALIPER
- *** REQUIRED SHRUBS AT TIME OF PLANTING MUST BE A MIN. OF 24 INCHES IN OVERALL HEIGHT, SPACED MAX. 24 INCHES ON CENTER; IF USED AS A VISUAL SCREEN MUST BE A MINIMUM OF 36 INCHES IN OVERALL HEIGHT.
- **** MIAMI-DADE COUNTY LANDSCAPE CODE SEC. 18A-5(A)(5); 80% OF PLANT MATERIAL MUST BE LISTED IN EITHER M-D LANDSCAPE MANUAL / M-D STREET TREE MASTER PLAN / UF FLORIDA LOW-MAINTENANCE LANDSCAPE PLANTS FOR SOUTH FLORIDA.
- ***** ADDITIONAL PALMS PROVIDED ARE USED TOWARDS MITIGATION OF EXISTING PALMS BEING REMOVED.

PLANT SCHEDULE			
SHRUBS			
KEY	QUAN.	PROPOSED MATERIAL	NATIVE/ WATER DESCRIPTION
CM 48		CARISSA MACROCARPA/ DWARF CARISSA	NO LOW 12" HT. X 12" SPR. / FULL / 12" OC
AP 13		ALPINA PURPURATA/ RED GINGER	NO LOW 48" HT. X 24" SPR. / FULL / AS SHOWN
CL 173		CLUSIA GUTTIFERA/ SMALL LEAF CLUSIA (FOR HEDGE)	YES LOW 48" HT. X 24" SPR. / FULL / 24" O.C.
PG 45		PHILODENDRON GIGANTEUM/ GIANT PHILODENDRON	NO LOW 24" HT. X 24" SPR. / FULL / AS SHOWN
AE 1		ANGIOTERIS EVECTA/ GIANT TREE FERN	NO LOW 48" HT. X 48" SPR. / FULL / SHADE GRWN
AL 16		ALOCASIA 'KUCHING MASK'/ ELEPHANT EAR	NO LOW 36" HT. X 24" SPR. / FULL / AS SHOWN
CG 20		PHILODENDRON 'CONGO GREEN'/ CONGO GREEN	NO LOW 24" HT. X 24" SPR. / FULL / AS SHOWN
BF 102		NEPHROLEPS EXALTATA/ BOSTON FERN	NO LOW 12" HT. X 12" SPR. / FULL / 18" OC.
CB 18		COSTUS BARBATUS/ COSTUS	NO LOW 36" HT. X 18" SPR. / FULL / AS SHOWN
BO 7		BOUGAINVILLEA BARBARA KARSTY/ BOUGAINVILLEA	NO LOW 36" HT. X 24" SPR. / FULL / 24" O.C.
LI 42		LIRIOPE MUSCARI GREEN GIANT BLUE/ GIANT LIRIOPE	NO LOW 12" HT. X 12" SPR. / FULL / 12" OC.
PH 10		PHILODENDRON SELLOUM/ SELLOUM PHILODENDRON	NO LOW 24" HT. X 24" SPR. / FULL / AS SHOWN
PT 1		BEAUCARNEA RECURVATA/ PONYTAIL	NO LOW 6" HT. X 3" SPR. / FULL / HEAVY HEAD/ 15 GAL.
FM 141		FICUS MICROCARPA/ GREEN ISLAND FICUS	NO LOW 18" HT. X 18" SPR. / 3 GALLONS/ 18" O.C. / FULL
LAWN 2,272 SF		SOYSLA 'EMERALD' (CONTRACTOR TO CHECK QUANTITIES ON SITE)	NO MED SOLID EVEN PIECES
ROW 248 SF		STENOPTERUM SECUNDATUM/ ST. AUGUSTINE (CONTRACTOR TO CHECK QUANTITIES ON SITE)	NO LOW SOLID EVEN PIECES
TREES AND PALMS			
SYM	QUAN.	PROPOSED MATERIAL	NATIVE/ WATER DESCRIPTION
CE/ 6		CONOCARPUS ERECTUS GREEN BUTTWOOD	YES LOW 14" HT. X 5" SPR. X 4" C.T. X 2.5" CAL.FG. BB, FF/ SINGLE MAIN LEADER
GU/ 2		BURSERIA SIMAROUBA GUMBO LIMBO	YES LOW 14" HT. X 5" SPR. X 4" C.T. X 2.5" CAL.FG. BB, FF/ SINGLE MAIN LEADER
ND/ 8		ADONIDIA MERRILLII (TRIPLE) TRIPLE CHRISTMAS PALM	NO LOW 8' - 12' O.A. HT./ F.G. / FULL / HEAVY HEADS/ TRIPLE.
SF/ 1		CEREA SPECIOSA SILK FLOSS	NO LOW 16" HT. X 6" SPR. X 4" C.T. X 3.5" CAL.FG. BB, FF/ SINGLE MAIN LEADER
PA/ 1		PACHIRA AQUATICA GUIANA CHESTNUT	NO LOW 16" HT. X 6" SPR. X 4" C.T. X 3.5" CAL.FG. BB, FF/ SINGLE MAIN LEADER
PS/ 2		PHOENIX SYLVESTER/ SYLVESTER PALM	NO LOW 12" HT. CLEAR TRUNK, THICK TRUNK FG. BB, FF, DIAMOND CUT
PU/ 1		PANDANUS UTILIS SCREW PINE	NO LOW 8' - 12' O.A. HT./ F.G. / FULL / HEAVY HEADS/ MULTIPLE TRUNKS
STREET TREES			
GO/ 2		GLAUCOUS CASSIA SENNA SURATTENSIS (STREET TREES) PER TOWNS STREET TREE MASTERPLAN	NO LOW 15" HT. X 6" SPR. X 4" C.T. X 2.5" CAL.FG. BB, FF/ SINGLE MAIN LEADER
MITIGATION TREES / SEE TD-1			
CES/ 9		CONOCARPUS ERECTUS SERICEUS SILVER BUTTWOOD	YES LOW 12" HT. X 5" SPR. X 4" C.T. X 2.5" CAL.FG. BB, FF/ SINGLE MAIN LEADER

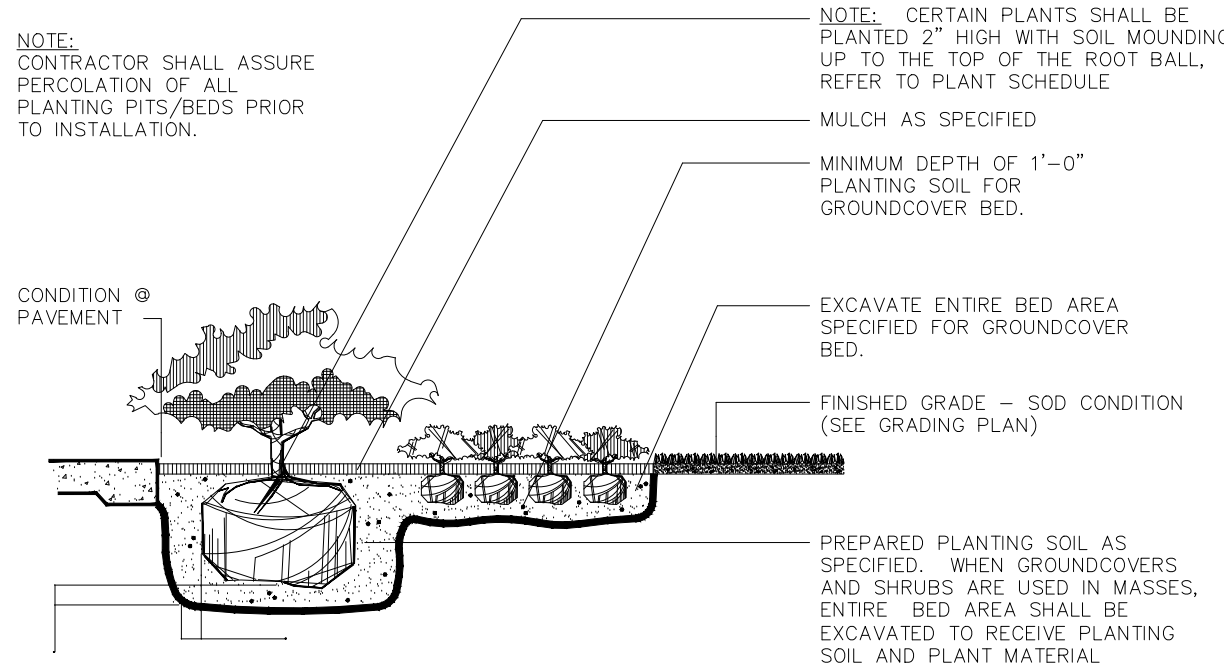
TREE PROTECTION DETAIL



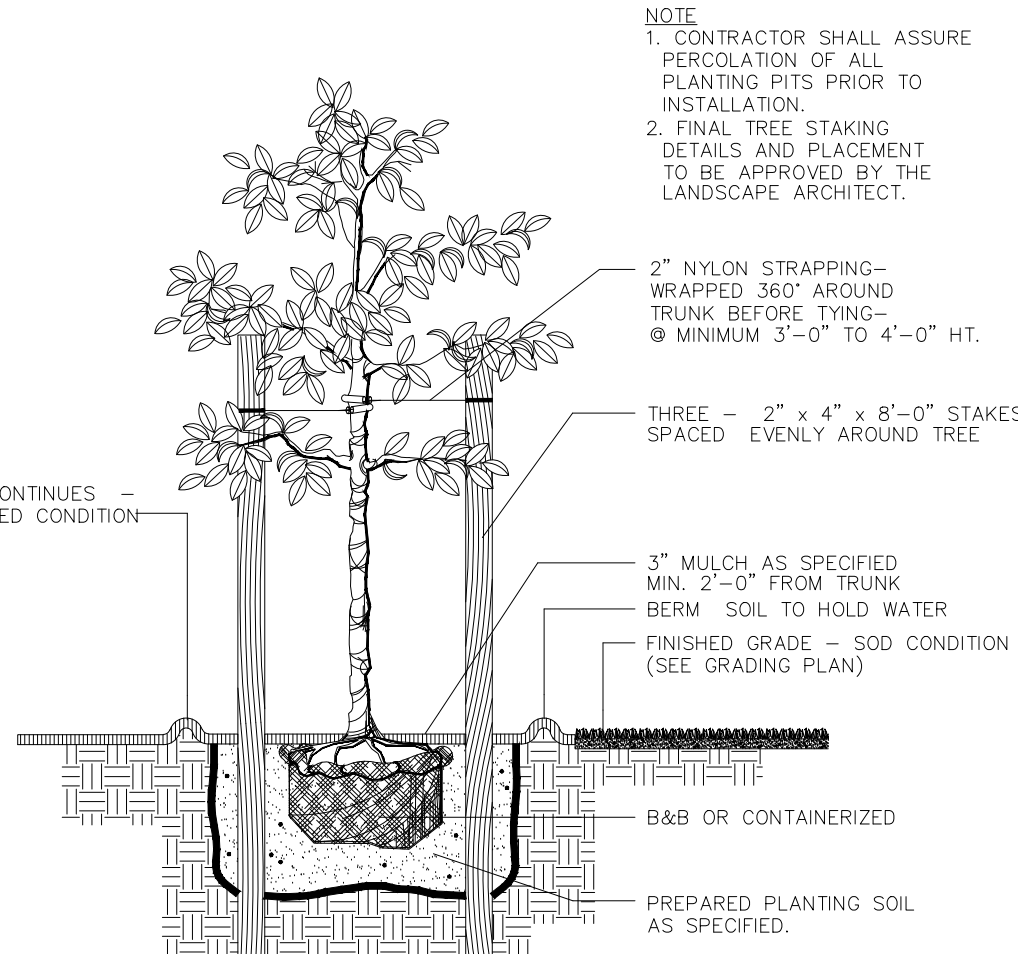
TYPICAL PLANT SPACING



LARGE TREE



SHRUB / GROUNDCOVER



SMALL TREE DETAIL



Front facade



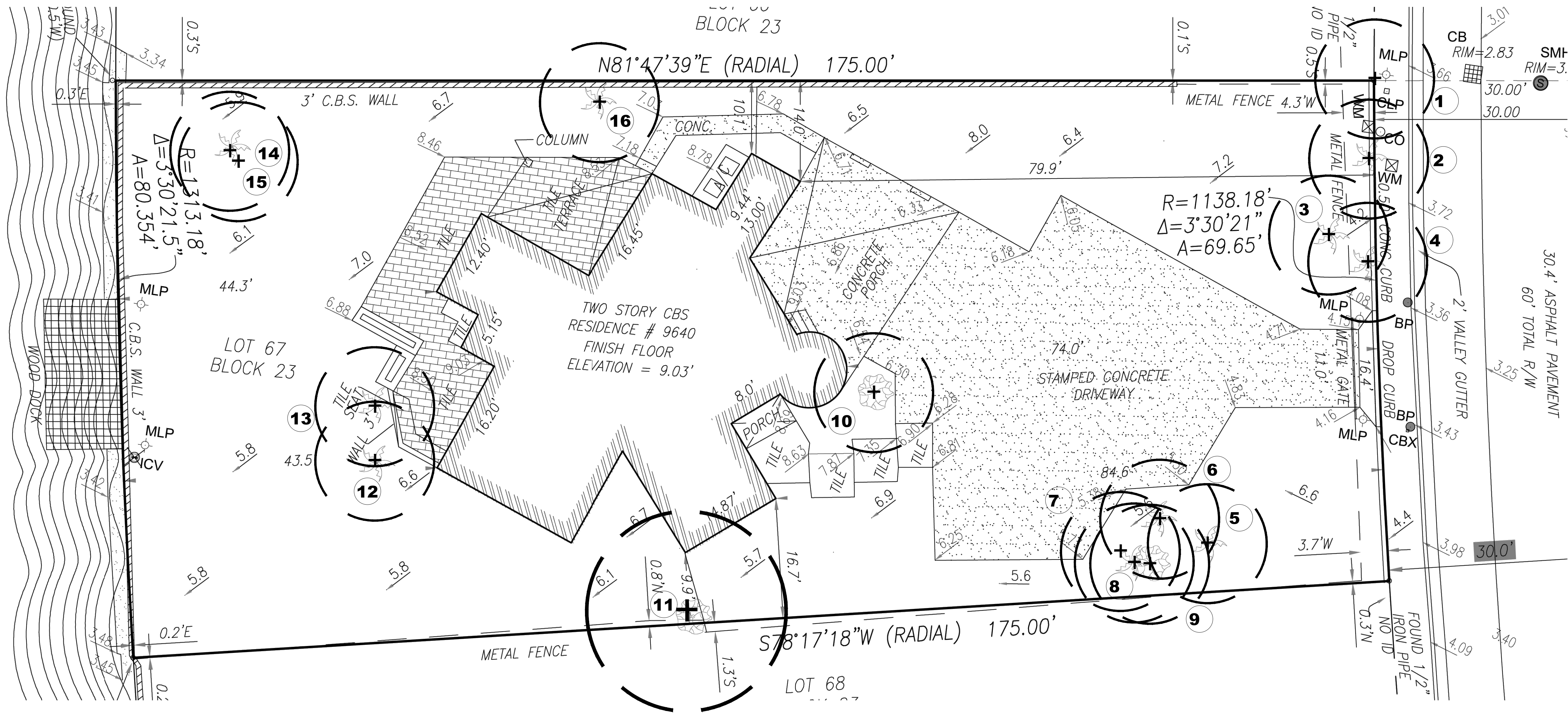
Rear Facade



North Facade



South Facade



Tree Disposition Plan

SCALE 1/8" = 1'-0"

TREE MITIGATION CALCULATIONS							
TREE #	NAME	DIAMETER	HEIGHT	SPREAD	CONDITION	ACTION	CANOPY REMOVAL
1	Callistemon/ BOTTLE BRUSH	5"	18'	12'	GOOD/ GROWN INTO POWERPOLE	REMOVE	144 SF
2	Livistona chinensis/ CHINESE FAN PALM	6"	8'	8'	GOOD	REMOVE	64 SF
3	Livistona chinensis/ CHINESE FAN PALM	6"	6'	8'	GOOD	REMOVE	64 SF
4	Livistona chinensis/ CHINESE FAN PALM	8"	7'	8'	GOOD	REMOVE	64 SF
5	Livistona chinensis/ CHINESE FAN PALM	8"	12'	8'	GOOD	REMOVE	64 SF
6	Livistona chinensis/ CHINESE FAN PALM	8"	12'	8'	GOOD	REMOVE	64 SF
7	Livistona chinensis/ CHINESE FAN PALM	8"	13'	12'	GOOD	REMOVE	144 SF
8	PLUMERIA/ FRANGIPANI	8"	12'	8'	GOOD	REMOVE	64 SF
9	Livistona chinensis/ CHINESE FAN PALM	8"	12'	8'	GOOD	REMOVE	64 SF
10	Ravenala madagascariensis/ TRAVELERS PALM GROUP	24"	15'	8'	GOOD	REMOVE	64 SF
11	Mangifera indica/ MANGO TREE	12"	18'	20'	GOOD	REMOVE	400 SF
12	ADONIDIA MERRILLII/ CHRISTMAS PALM (double)	6"	15'	8'	GOOD	REMOVE	64 SF
13	ADONIDIA MERRILLII/ CHRISTMAS PALM (double)	6"	15'	8'	GOOD	REMOVE	64 SF
14	COCOS NUCIFERA/ COCONUT	12"	30'	12'	GOOD	REMOVE	144 SF
15	COCOS NUCIFERA/ COCONUT	12"	30'	12'	GOOD	REMOVE	144 SF
16	COCOS NUCIFERA/ COCONUT	12"	30'	12'	GOOD	REMOVE	144 SF
TOTAL CANOPY REMOVAL							1,616 SF

	NEW TREES/ PALMS	EACH					MITIGATION CANOPY
9 CES	CONOCARPUS ERECTUS 'SERICEUS'/ SILVER BUTTONWOOD	300 SF					2,700 SF
	TOTAL NEW CANOPY REPLACEMENT						2,700 SF

TOPO
GRAPHIC
landscape architecture & design

TOPO GRAPHIC LLC
LC20000577
941.564.5016
Miami Beach, FL / Punta Gorda, FL
info@topo-graphic.com

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9640 W. BROADVIEW RESIDENCE
Tree Disposition Plan

9640 W. BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

Project:

Revisions:

Seal:

REGISTERED LANDSCAPE ARCHITECT
MANUEL C. ALONSO
18666662
2-28-23
OF
FLORIDA
MANUEL C. ALONSO

Drawing: Tree Disposition Plan

Date: 10.15.2022

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

Drawn by: JRP

Sheet No.:

TD-1

AGENDA ITEM REPORT

April 11, 2023

ITEM NUMBER: 3.

ITEM: Request for approval for exterior alterations of a single-family home for “SZ, FL, LLC” located at 1310 101 Street, Lot 9 of Block 26. The owner is proposing constructing two gazebos and a new decorative entry canopy over the front door. The existing house has permits for interior renovations, new windows and doors and replacing its driveway. Enclosed please find the site plan and elevations. (Item #3)

DESCRIPTION:

RECOMMENDED ACTION:

The design meets the Town Code and was approved by Michael Miller Planning Associates.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1.	BHI 1310 101 St SFR Reno Gazebos & Entry DRB Staff Report March 24 2023
2.	Survey
3.	Survey For Facade Awning
4.	Current Facade 1
5.	Current Facade 2
6.	Facade Rendering
7.	1310 101 Street Gazebo DRB Set 4.11.2023
8.	1310 101 Street DRB Set Facade 4.11.2023

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

To: Design Review Board (DRB)
Town of Bay Harbor Islands

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: March 24th, 2023

Subject: Existing Single-Family Residence – Renovations
New Gazebos / Front Entry Feature
1310 101st Street
Bay Harbor Islands Acct. No.: SPR23-000004
MMPA Acct. No.: 01-0702-1153

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the contents of this staff report and the submitted plans 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:

- 1) A new 29'-6" x 17' / 10' tall aluminum gazebo over a patio area with a summer kitchen.
- 2) A new 9'-6" x 9'-6" / 10' tall aluminum gazebo within a new pool now under construction.
- 3) A new decorative entry canopy feature over the front door.

The property owner (SZ FL, LLC) acquired this site and has been making phased improvements to this older 1950 house, most of which have been handled administratively, as allowed (interior renovations / new windows & doors / new pool & deck / driveway / landscaping). Because the Town Code and Resolution #1077 requires the DRB to approve certain additions, renovations, and particularly for pergolas / trellis / etc. this is being brought to the DRB for approval. These improvements are proposed at an existing home located at 1310 101st Street now being renovated.

BACKGROUND:

Since mid-2022 the property owner began to contact the Town about renovations to the house. Initially an addition to the home was proposed but dropped. As stated above, the owner has been

making several renovation improvements, mostly interior, to the home & site. Permits were requested for the interior, new pool / deck areas and other improvements that staff can approve administratively. Because the Town Code and Town Council Resolution #1077 requires the DRB to approve certain additions, renovations, and particularly for pergolas / trellis / etc. this is being brought to the DRB for approval. As part of the overall site improvements the owner is desirous of constructing two (2) aluminum gazebos in the rear yard area - one larger freestanding gazebo over a patio area with a summer kitchen / sitting area, and the other freestanding over a day bed within the new pool now being constructed. Both gazebo structures meet the current Town Code setback requirements, and the lot coverage / open space requirements are met as well (35% min. reqd. / 40.65% provided). The existing house had a covered roofed canopy over the raised front entry step. The owner started to construct a new replacement decorative front door entry canopy feature included discretely in the "interior renovation" plans; however, the Town believes upon seeing the feature, that this represents a substantial exterior modification that needs to be reviewed / approved by the DRB. The Town has issued a "Stop Work Order" until the DRB acts on this item.

According to the Miami-Dade Property Appraiser's public records this home was originally built in 1950 with some minor modifications made over the years. The 3 Bedroom / 3 Bath house is approximately 3,069 sq. ft. in total size. The subject site is a rectangular N/S oriented lot with the house centered on the lot with a pool / pool deck in the rear yard. There is no garage, but the existing circular driveway can easily accommodate 3-4 vehicles (min. 2 spaces required for a SFR), plus the adjoining street paved swale areas.

This house was built before there was a Town Zoning Code (1957 initial Code); therefore, the guiding land design regulations were the original developer's Deed Restrictions (CCRs). Over the years the Town adopted many additional regulations covering many topics. There was no Town Council or Planning & Zoning Board around at that time to review / approve anything – it was all through the developer - most likely through their staff to ensure compliance with the CCR setbacks / etc. The existing house and most other features meet the current Zoning Code setbacks, etc. As the Town has reviewed the renovation plans non-conforming features have been noted and if possible corrected to meet current day standards (pool / deck / open space). When the Town Council relinquished their role as the Planning and Zoning Board in 2008 and created a separate appointed Planning and Zoning Board (now DRB), Resolution No. 1077 was adopted to delegate various building review / approval responsibilities between the appointed Planning and Zoning Board and staff for more minor daily matters. Specifically, Resolution No. 1077 states as follows and has been applied to similar situations like this:

Section 1. The Planning and Zoning Board shall review and approve the following:

- b. Additions.
- c. Substantial renovations (not including interior renovations).
- g. Outdoor Kitchen.
- h. Gazebos.

On January 6th, 2023, the Town received a Site Development Plan application for the proposed two (2) outdoor gazebos at the above existing single-family home. The plans were reviewed by MMPA / Town staff for consistency with the Town Code / FBC requirements. Comments were given to the applicant and the current submitted plans are reflective of all requested changes. The current plan meets all Town Code requirements for the new outdoor gazebos and front door entry feature. As stated, once the Town noticed the front façade change and re-reviewed the BP plans, the new front entry canopy feature was felt to be a “substantial” exterior modification that should have been reviewed by the DRB prior to permits. The applicant is requesting DRB approval for the two gazebos and the front entry canopy feature.

PROJECT DESCRIPTION / SUMMARY

The property owner (SZ FL, LLC) acquired this site in 2021 and has been making phased improvements to this older 1950 era house, most of which have been handled administratively, as allowed (interior renovations / new windows & doors / new pool & deck / driveway / landscaping). Because the Town Code and Resolution #1077 requires the DRB to approve certain additions, renovations, and particularly for pergolas / trellis / etc. this is being brought to the DRB for approval. In addition, a prominent front façade entry canopy modification is also proposed. The applicant is requesting Design Review Board (DRB) approval for two (2) gazebos on the rear yard area as described herein, and a new front door entry canopy feature.

The Miami-Dade County Property Appraisers website list the existing structure as being built in 1950. The 2006 Historical Structure Survey for the Town of Bay Harbor Islands identified the existing home structure as having Masonry Vernacular / Post Modern architectural features.

The following conditions of approval are recommended:

- 1) This approval is based on the Site Development Plan drawings prepared by Michael Spicyn, PE dated received March 24th, 2023, with any modifications required by the Board. Any future modifications to the above plans shall be reviewed by Town staff / MMPA and may require re-approval by the DRB if felt to be substantial.

CERTIFIED TO:
SZ FL LLC, A FLORIDA LIMITED LIABILITY COMPANY
JONATHAN C. BENITAH, P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

LEGAL DESCRIPTION (FROM O.R.B. 29803, PAGE 4197):
LOT 9, BLOCK 26, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF,
RECORDED IN PLAT BOOK 46, PAGE 5, IN THE PUBLIC RECORDS OF
MIAMI-DADE COUNTY, FLORIDA

NATIONAL FLOOD INSURANCE PROGRAM INFORMATION:
TOWN OF BAY HARBOR ISLAND 120637
MAP/PANEL NUMBER 12086C0144L
INDEX DATE 9/11/09 PANEL EFFECTIVE DATE 9/11/09
FLOOD ZONE "AE" BASE FLOOD ELEVATION 8'

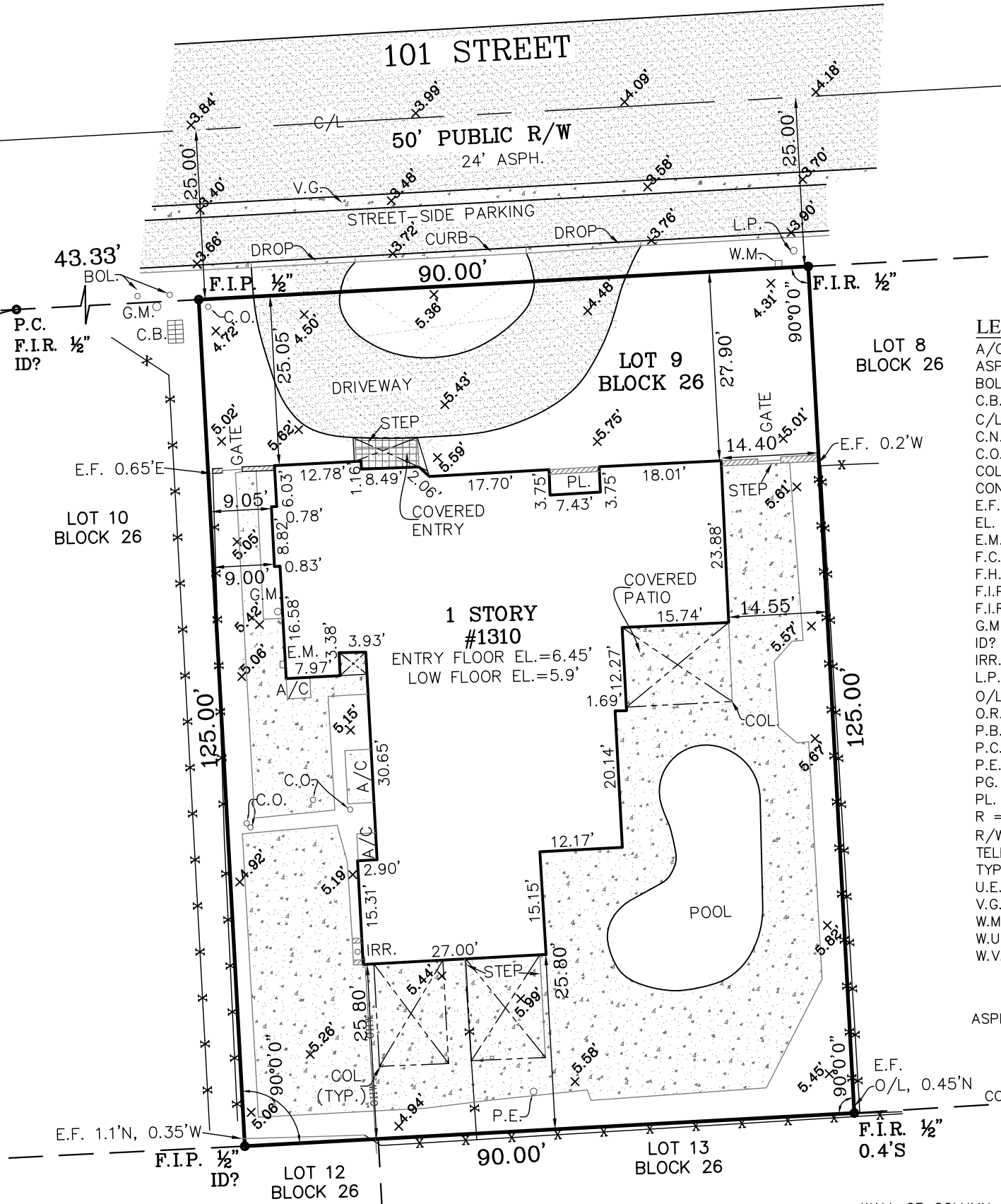
MAP OF BOUNDARY SURVEY

DATE OF FIELD WORK 11/16/2022

PROPERTY ADDRESS:
1310 101 STREET
BAY HARBOR ISLANDS, FL 33154

ELEVATION NOTES:
ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL
GEODETIC VERTICAL DATUM OF 1929, AND REFERENCED INTO
THE FLORIDA DEPARTMENT OF TRANSPORTATION GLOBAL
POSITIONING SYSTEM CONTROL NETWORK FOR A 6 MINUTE CYCLE

SPOT ELEVATION = x##



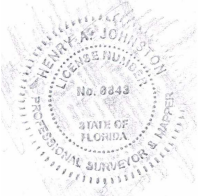
LEGEND AND ABBREVIATIONS

- A/C = AIR CONDITIONER
ASPH. = ASPHALT
BOL. = BOLLARD
C.B. = CATCH BASIN
C/L = CENTER LINE
C.N.A. = CORNER NOT ACCESSIBLE
C.O. = CLEAN OUT
COL. = COLUMN
CONC. = CONCRETE
E.F. = END FENCE
EL. = ELEVATION
E.M. = ELECTRIC METER
F.C. = FENCE CORNER
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
G.M. = GAS METER
ID? = IDENTIFICATION ILLEGIBLE
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- PLASTIC FENCE =
- WOOD FENCE =

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ON THE PLAT AND THE SAME, IF ANY MAY NOT BE SHOWN ON THIS SKETCH 4) FENCE
OWNERSHIP IS NOT DETERMINED BY UNDERSIGNED, FENCE TIES ARE TAKEN TO THE CENTER OF
THE FENCE, FENCE LINES MAY MEANDER ALONG PROPERTY LINES, FENCE LINES MAY BE
SHOWN EXAGGERATED TO BETTER ILLUSTRATE WHERE THEY ARE LOCATED 5) SUBSURFACE
FOUNDATION FEATURES WERE NOT LOCATED FOR THIS SURVEY 6) SUBSURFACE UTILITY
FEATURES WERE NOT LOCATED FOR THIS SURVEY 7) SYMBOLS SHOWN ON THIS SURVEY MAY
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FLORIDA LICENSED SURVEYOR AND MAPPER 9) UNLESS OTHERWISE SHOWN HEREON FOUND
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AUTHORIZED BY HENRY
JOHNSTON FL PLS#6843
2022.11.18 09:47:31 -05'00'



Henry Johnston
HENRY A. JOHNSTON P.L.S.#6843
JOHNSTON & JOHNSTON LAND SURVEYING SERVICES LB#7689
7081 TAFT ST. #160
HOLLYWOOD, FL 33024
PHONE: 954-296-9516
WEB: WWW.JJSURVEYING.COM

11/16/22



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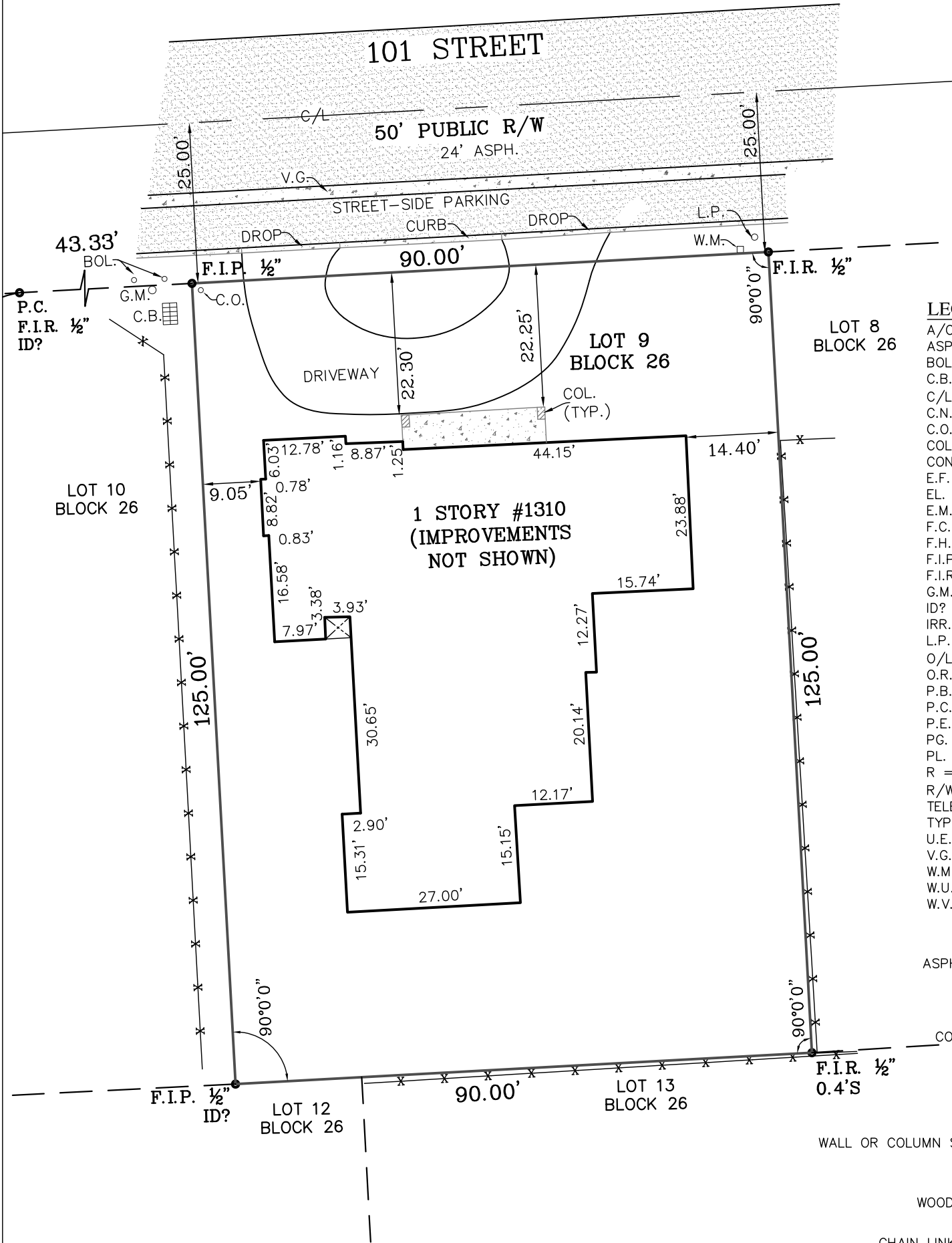
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- WOOD FENCE =

NOTES:
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Henry Johnston
HENRY A. JOHNSTON P.L.S.#6843
JOHNSTON & JOHNSTON LAND SURVEYING SERVICES LB#7689
7081 TAFT ST. #160
HOLLYWOOD, FL 33024
PHONE: 954-296-9516
WEB: WWW.JJSURVEYING.COM

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APPLICABLE CODES & STANDARDS:

ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL CODES, REGULATIONS, AND RESTRICTIONS HAVING JURISDICTION OVER PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BEING FAMILIAR WITH THE APPLICABLE CODES, REGULATIONS, AND RESTRICTIONS AND THEIR RELEVANCE TO THE PROJECT.

REGULATORY REQUIREMENTS APPLICABLE TO THIS PROJECT INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

1. ZONING CODE: CITY BAY HARBOR ISLAND, CODE OF ORDINANCES; CURRENT ON-LINE EDITION
2. MIAMI DADE COUNTY AMENDMENTS TO FBC
3. BUILDING CODE: THE GOVERNING BUILDING CODE FOR THIS PROJECT IS THE 6TH EDITION OF THE FLORIDA BUILDING CODE (FBC) 2017, WHICH INCLUDES THE FOLLOWING REFERENCED CODES:
 - a. FBC-B -- FLORIDA BUILDING CODE, BUILDING.
 - b. FBC-EB -- FLORIDA BUILDING CODE, EXISTING BUILDING.
 - c. FBC-A -- FLORIDA BUILDING CODE, ACCESSIBILITY.
 - d. FBC-EC -- FLORIDA BUILDING CODE, ENERGY CONSERVATION.
 - e. FBC-M -- FLORIDA BUILDING CODE, MECHANICAL.
 - f. FBC-P -- FLORIDA BUILDING CODE, PLUMBING.
 - g. FBC-FG -- FLORIDA BUILDING CODE, FUEL GAS.
 - h. FBC-TP -- FLORIDA BUILDING CODE, TEST PROTOCOLS FOR HVHZ.
4. FIRE PREVENTION CODE: FBC-B CHAPTER 36 AND THE 6TH EDITION OF THE FLORIDA FIRE PREVENTION CODE (FFPC 2017), WHICH INCLUDES THE FOLLOWING CODES BY REFERENCE:
 - a. NATIONAL FIRE PROTECTION ASSOCIATION (NFPA):
 - (1) NFPA 1(FL) -- FIRE CODE; 2015 EDITION, W/ STATE OF FLORIDA REVISIONS, ADOPTED PER FFPC.
 - (2) NFPA 101(FL) -- LIFE SAFETY CODE; 2015 EDITION, W/ STATE OF FLORIDA, REVISIONS; ADOPTED PER FFPC.
 - (3) NFPA 241 -- STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND
 - (4) DEMOLITION OPERATIONS, 2009 EDITION; ADOPTED PER FBC RULE 69A-60.005.
5. ELECTRICAL CODE: FBC-B CHAPTER 27, WHICH INCLUDES THE FOLLOWING CODES BY REFERENCE:
 - a. NATIONAL FIRE PROTECTION ASSOCIATION (NFPA):
 - (1) NFPA 70 -- NATIONAL ELECTRIC CODE; 2017.
6. ASHRAE 90.1 2016

SCOPE OF GENERAL WORK

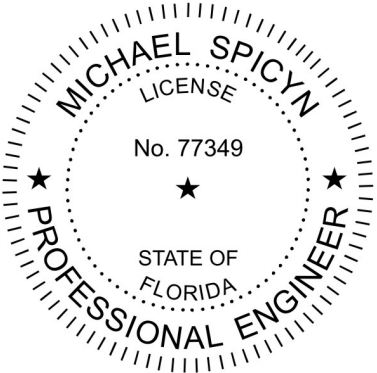
1. CONTRACTOR SHALL FURNISHED ALL LABOR, MATERIALS AND EQUIP. FOR A COMPLETE INSTALLATION. IN ACCORDANCE WITH THE DRAWINGS AND APPLICABLE CODES AND REGULATIONS.
2. INSTALL ALUMINUM GAZEBO.
3. INSTALL FOUNDATION FOR GAZIBO

Layout Page Table	
Label	Title
A-001	GENERAL NOTES & SCOPE OF WORK
A-103	FLOOR PLAN
A-501	DETAILS
A-502	DETAILS
A-503	DETAILS

Revision Table	
#	Description

PROJECT DESCRIPTION:
GAZEBO
1310 101 STREET
BAY HARBOR ISLAND, FL 33154
MICHAEL SPICYN, PE
FL PE LIC: 77349

1301 S. Ocean Drive
Hallandale Beach, FL 33009
Phone: 754-514-3222
Michael@DonauellConstruction.com

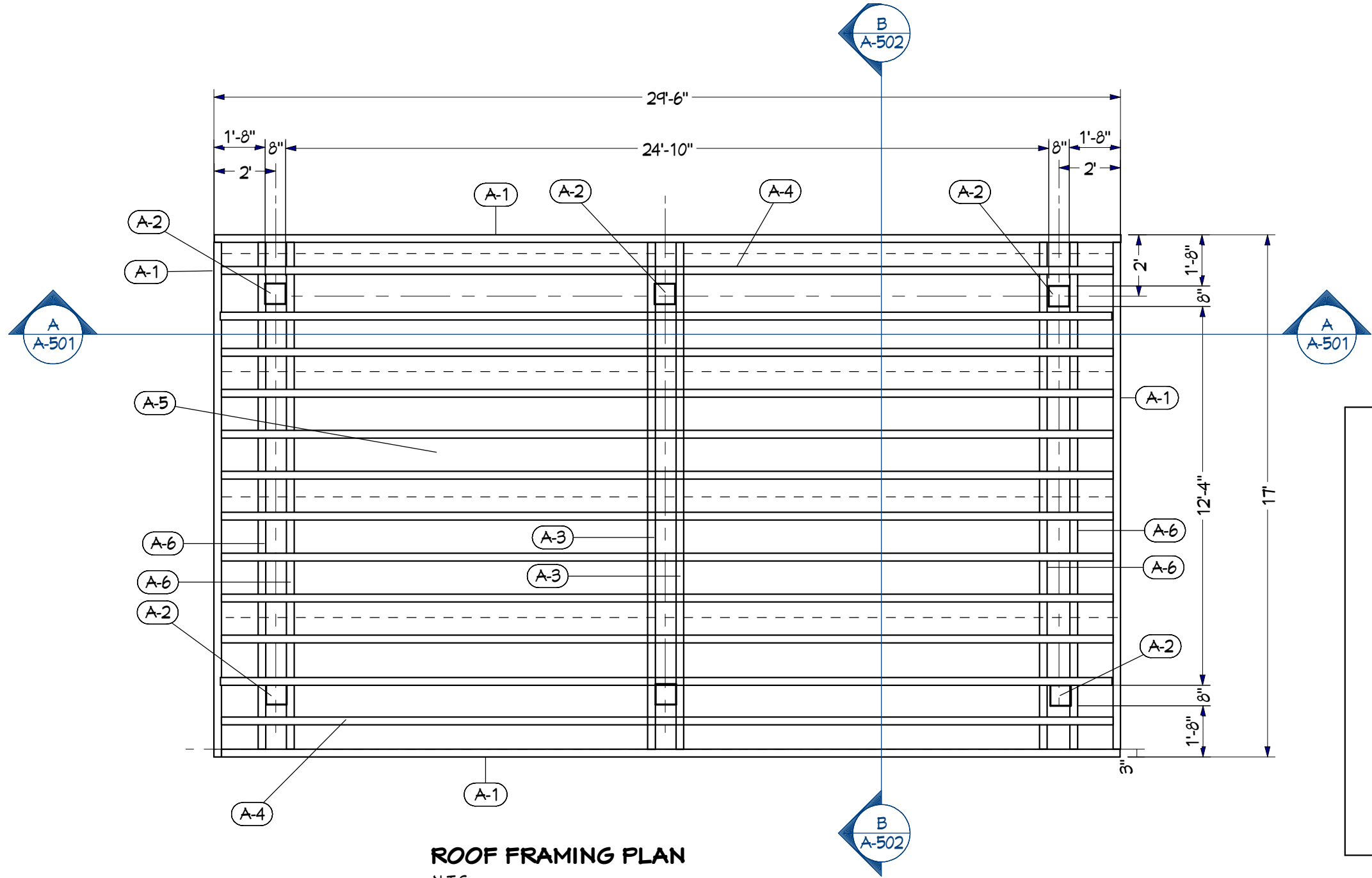


GENERAL NOTES &
SCOPE OF WORK

CONTRACT DATE:
10-26-2020

PRINT DATE: 12-14-2022
DRAWN BY: MS
SCALE: AS SHOWN

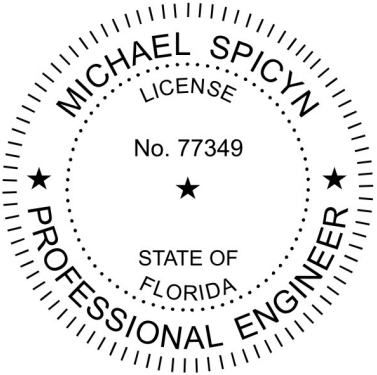
A-001



ROOF FRAMING PLAN
N.T.S.

STRUCTURAL SCHEDULE	
A-1	3" X 12" X 3/16" ALUMINUM FRAME
A-2	4" X 4" X 3/16" ALUMINUM COLUMN W/ CAP
A-3	6" X 4" X 3/16" ALUMINUM BEAM W/ CAP
A-4	2" X 6" X 3/16" ALUMINUM JOIST @ 16" O.C.
A-3	(2) - 2" X 8" X 1/8" ALUMINUM BEAM W/ CAP
A-5	3" INSULATED ROOF PANELS

MAX 2 WALLS, 42" HIGH



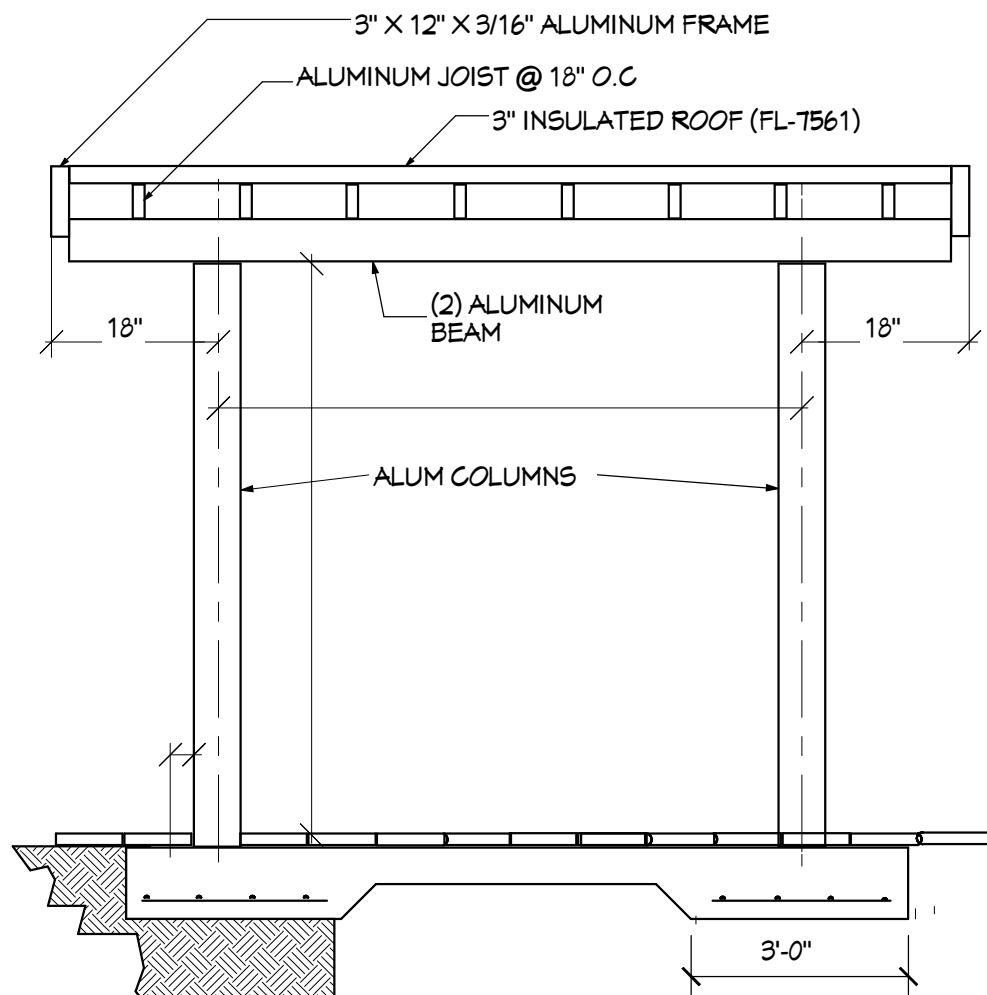
FLOOR PLAN

PROJECT DESCRIPTION:
MICHAEL SPICYN, PE
FL PE LIC: 77349
1310 101 STREET
BAY HARBOR ISLAND, FL 33154

CONTRACT DATE:
10-26-2020
PRINT DATE: 12-14-2022
DRAWN BY: MS
SCALE: AS SHOWN

A-103

Revision Table	
#	Description

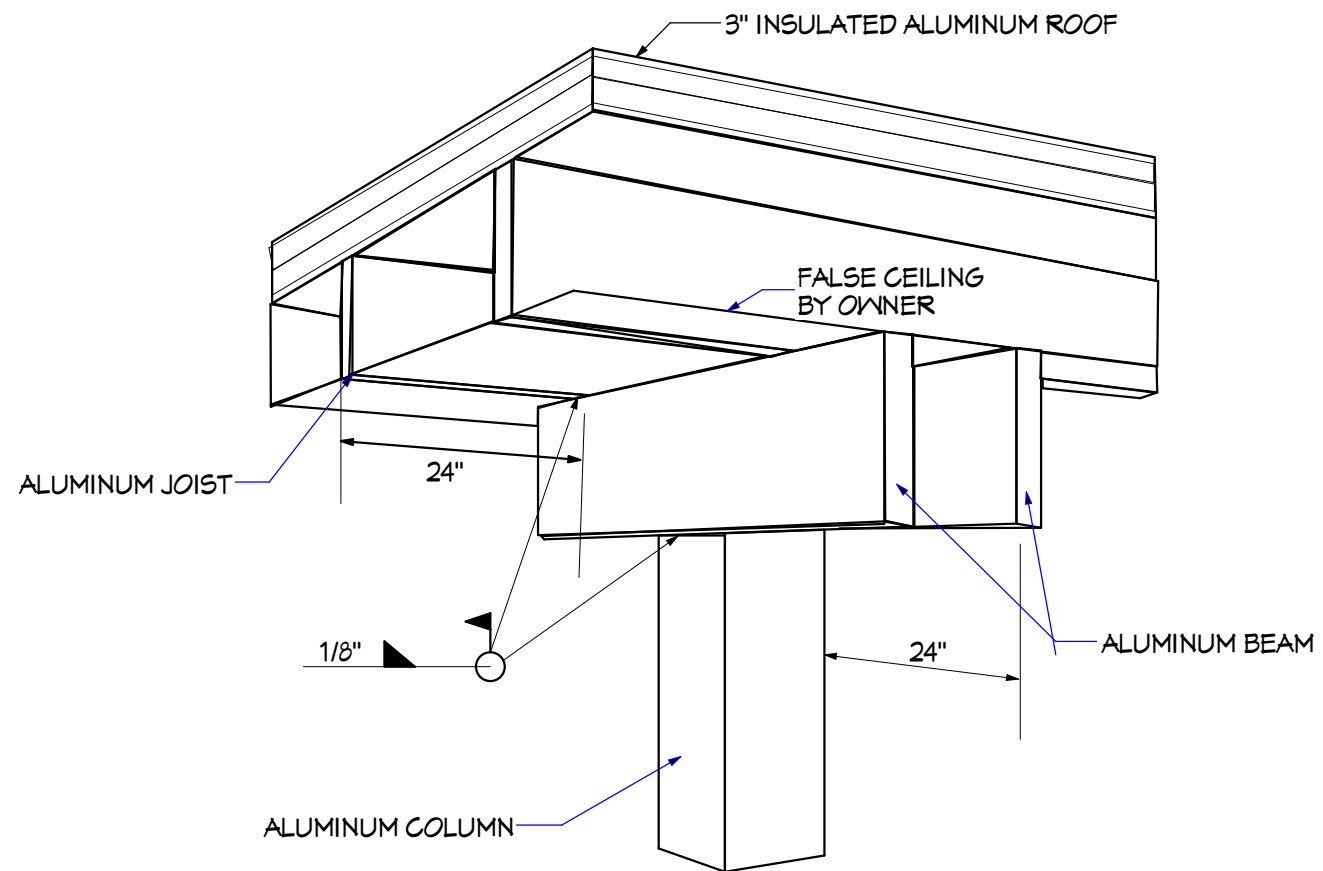


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A-103

SECTION B-B

N.T.S.

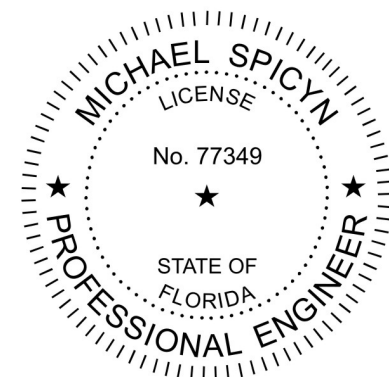
LINK TO PAGE



2

ISOMETRIC VIEW

N.T.S.



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MICHAEL SPICYN, PE
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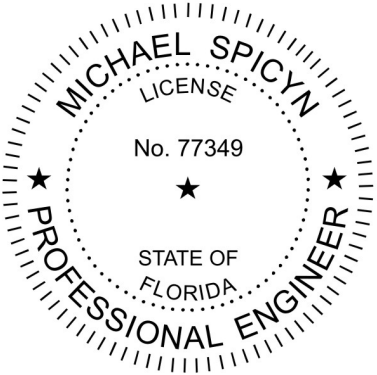
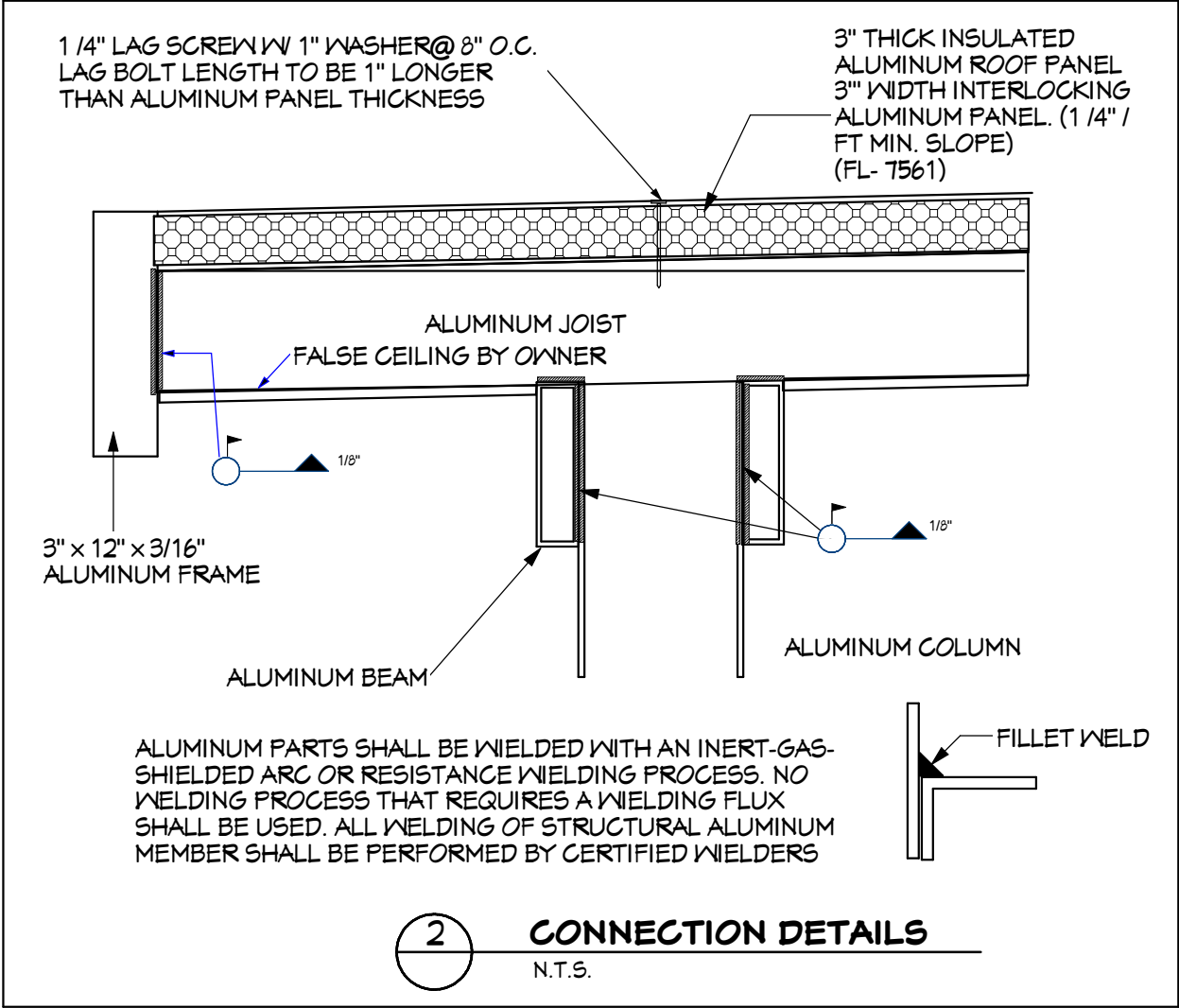
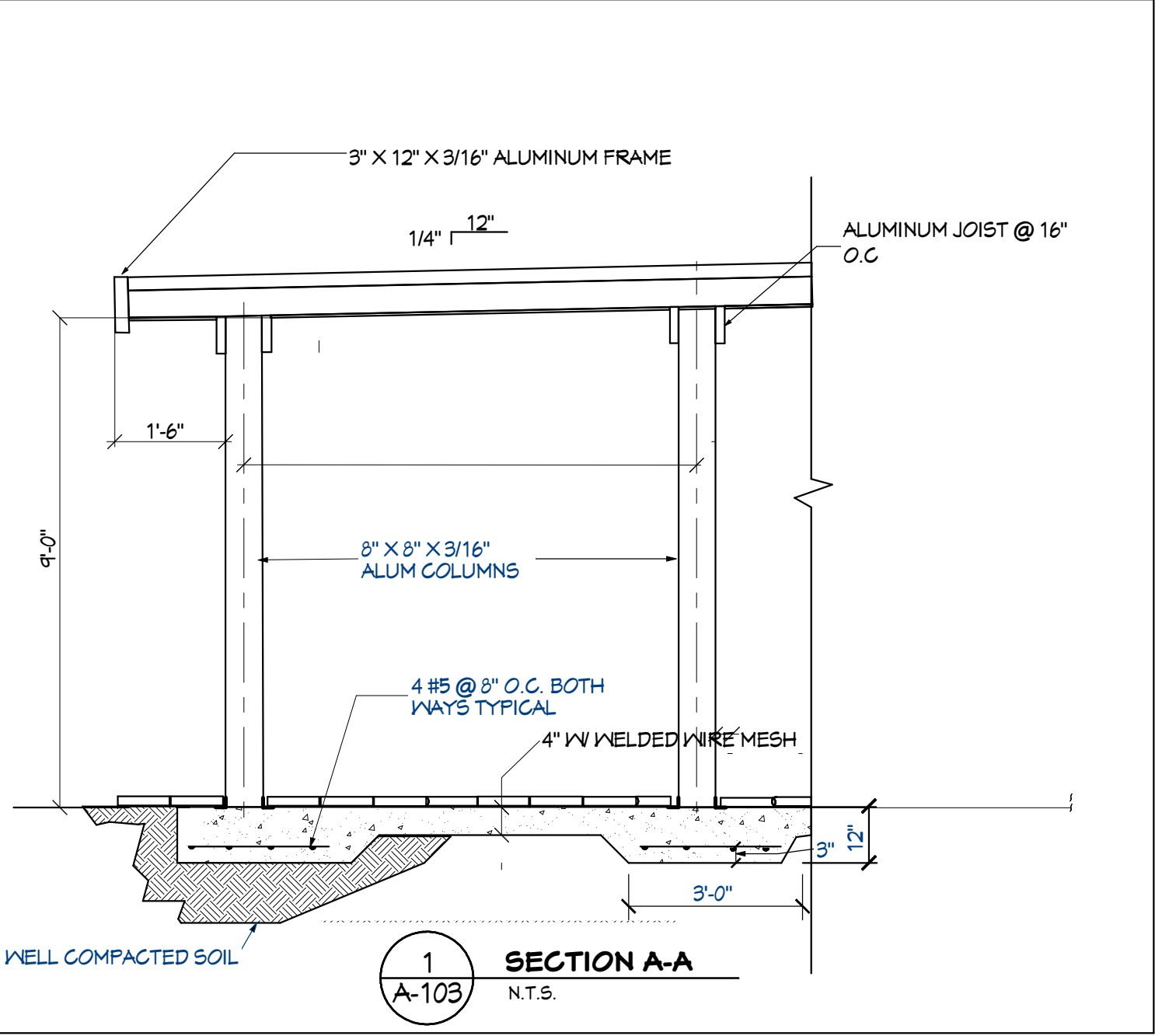
1801 S. Ocean Drive
Hallandale Beach, FL 33009
Phone: 754-514-3222
Michael@DonauellConstruction.com

DETAILS

CONTRACT DATE:
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A-501



DETAILS

CONTRACT DATE:
10-26-2020

PRINT DATE: 12-14-2022

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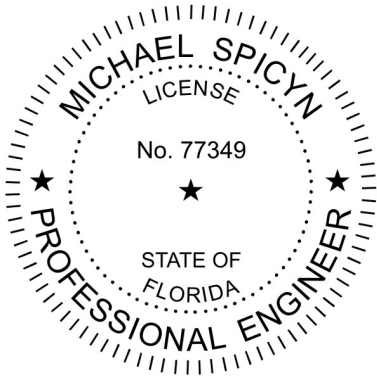
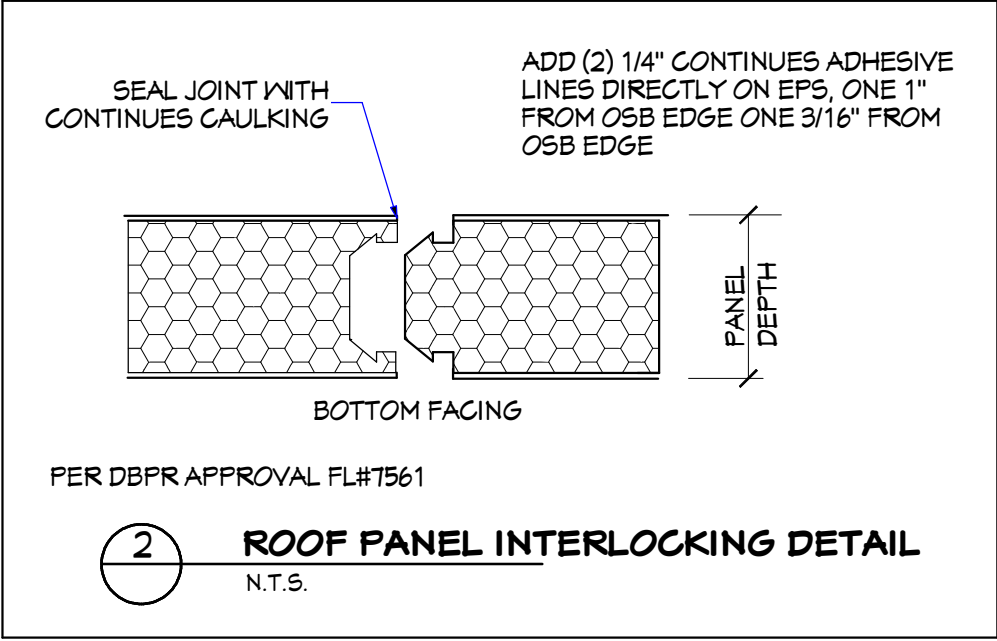
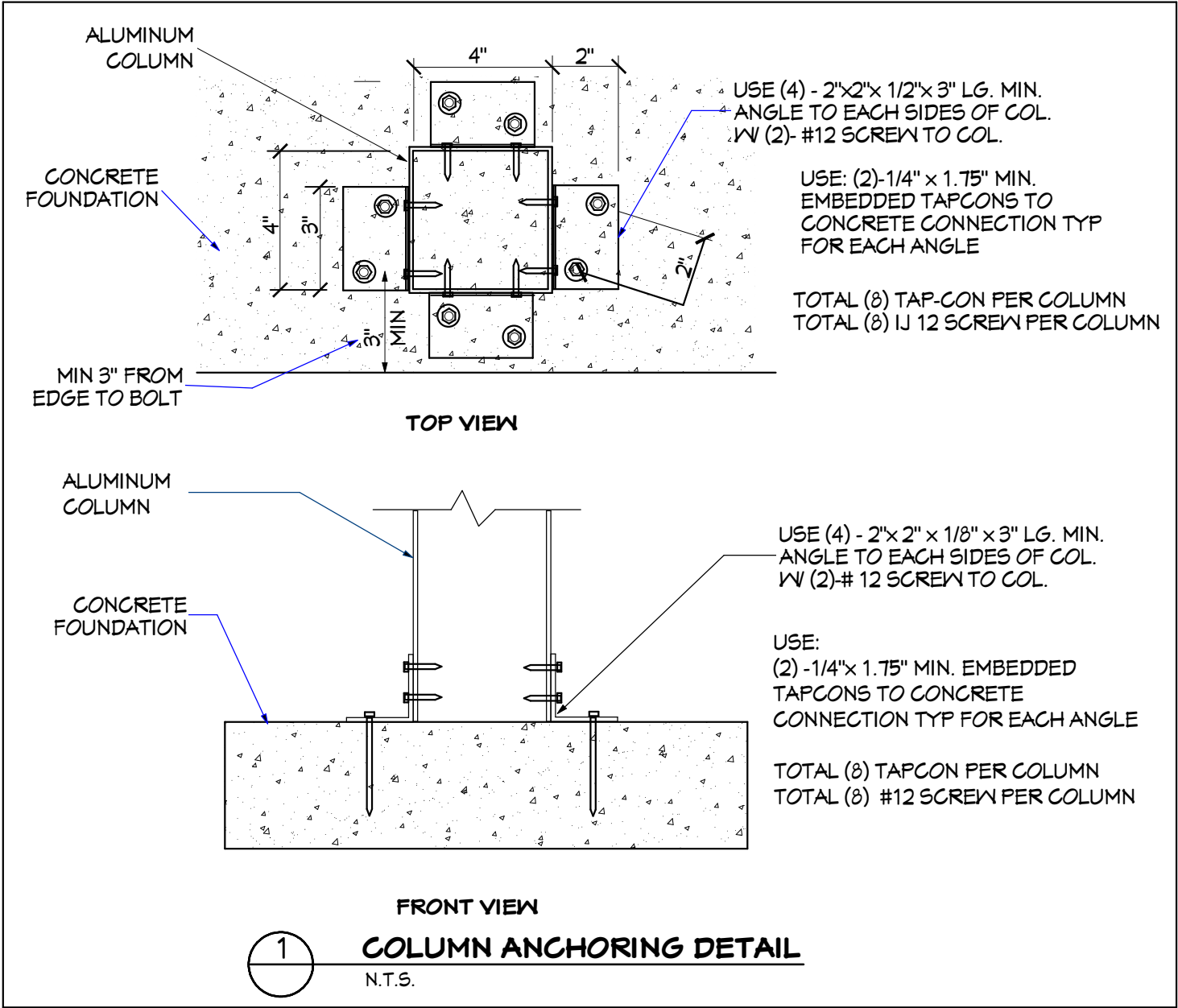
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1301 S. Ocean Drive
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Michael@DonauellConstruction.com

Revision Table	
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1310 101 STREET
BAY HARBOR ISLAND, FL 33154

1801 S. Ocean Drive
Hollandale Beach, FL 33009
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Michael@DonauellConstruction.com

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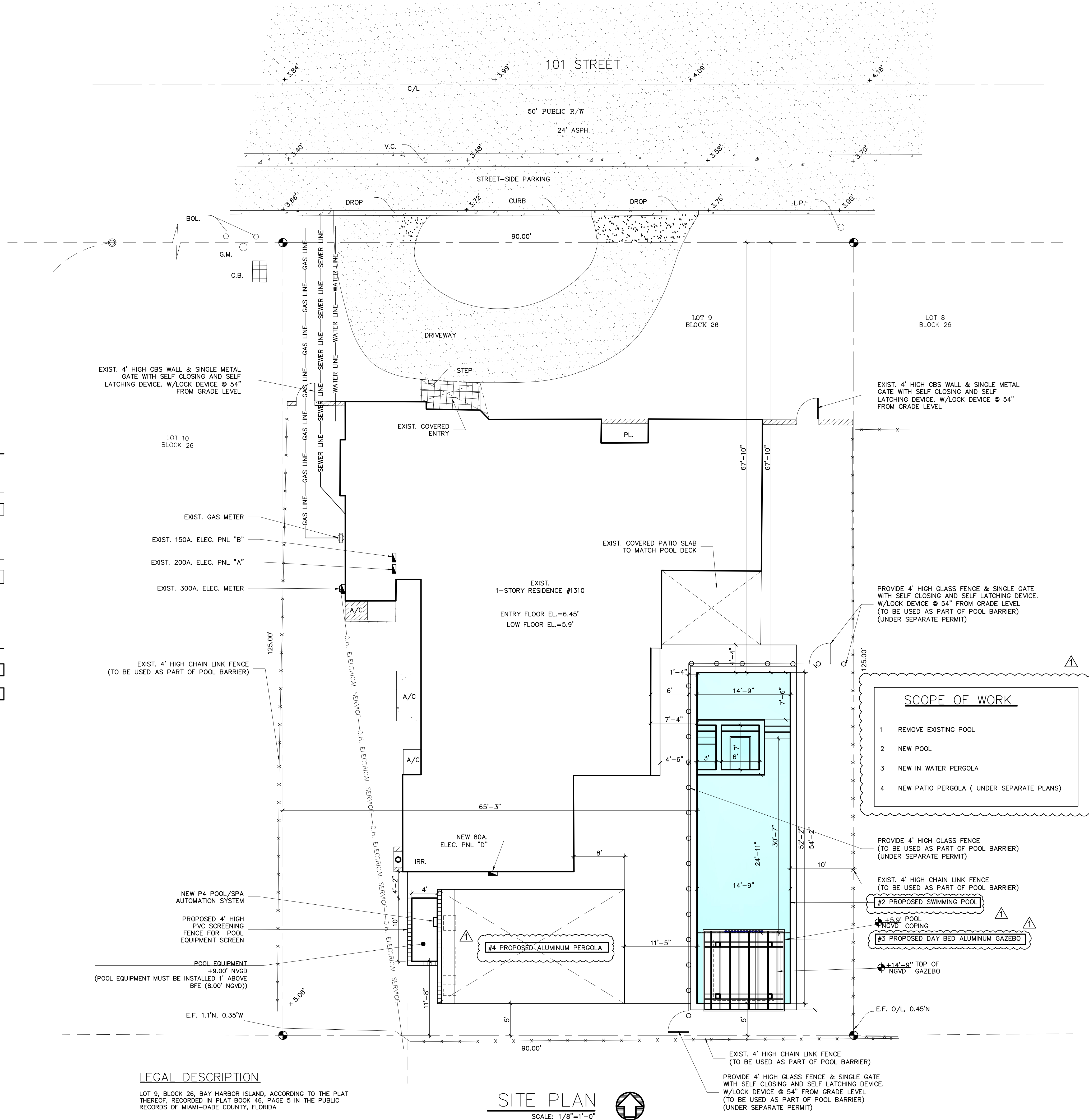
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A-503

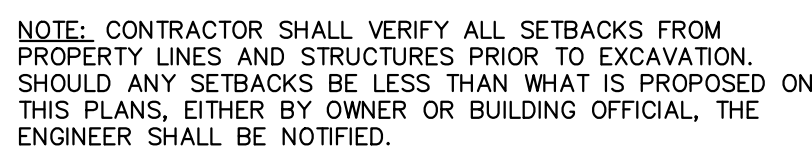


IMPERVIOUS AREA CALCULATION			
ZONING DATA: ZONE "SR--"			
TOTAL SQUARE FOOT AREA OF ENTIRE LOT (A)	10,625 SQFT	100.00	%
EXISTING IMPERVIOUS SQUARE FOOTAGE			
HOUSE (FIRST FLOOR ALL UNDER ROOF)	3,069 SQFT		
DRIVEWAY & ENTRY WAY	812 SQFT		
COVERED PATIO	184 SQFT		
TOTAL EXISTING (B)	4,065 SQFT	38.26	%
PROPOSED IMPERVIOUS SQUARE FOOTAGE			
NEW POOL	906 SQFT		
NEW POOL DECK	755 SQFT		
NEW PATIO ROOFED PERGOLA	530		
NEW POOL EQUIPMENT PAD	50 SQFT		
OTHER	0 SQFT		
TOTAL PROPOSED (C)	2,241 SQFT	21.09	%
TOTAL COVERAGE (IMPERVIOUS AREA) (B+C)	6,306 SQFT	59.35	%
TOTAL PERVIOUS AREA (GREEN AREA)	4,319 SQFT	40.65	%



LEGAL DESCRIPTION

LOT 9, BLOCK 26, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 48, PAGE 5 IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA



WARNING: TO EMPTY POOL AFTER CONSTRUCTION FOR REPAIRS OR ANY OTHER REASON, THE HYDROSTATIC UPLIFT PRESSURES BENEATH THE POOL MUST BE ELIMINATED TO PREVENT THE POOL FROM FLOATING UPWARD. THE OWNER MUST CONSULT AND POOL REPAIR CONTRACTOR EXPERIENCED IN ELIMINATING UPLIFT PRESSURES.

- | LEGEND | | |
|---|-------------------------------|-----|
| SYMBOL | NAME | QTY |
|  | RETURN | 12 |
|  | FLOOR RETURN | 4 |
|  | THERAPY JET | 8 |
|  | VACUUM W/ SPRING LOADED COVER | 1 |
|  | SKIMMER | 2 |
|  | CHANNEL MAIN DRAIN | 3 |
|  | LAMINAR JET | 3 |
|  | LED BUBBLER JET | 3 |
|  | 12W 12V LED NICHELESS LIGHT | 9 |

SLIP RESISTANT CANISTER LIP (PLATE)

LOW VOLTAGE (12 VOLT) TRANSFORMER (AT POOL EQUIP.)

3/4" ELECTRICAL CONDUIT

POOL DECK

1" MIN.

1" WATER SUPPLY

7' MAX. WATER HEIGHT

3'

POOL DECK

WATER LINE

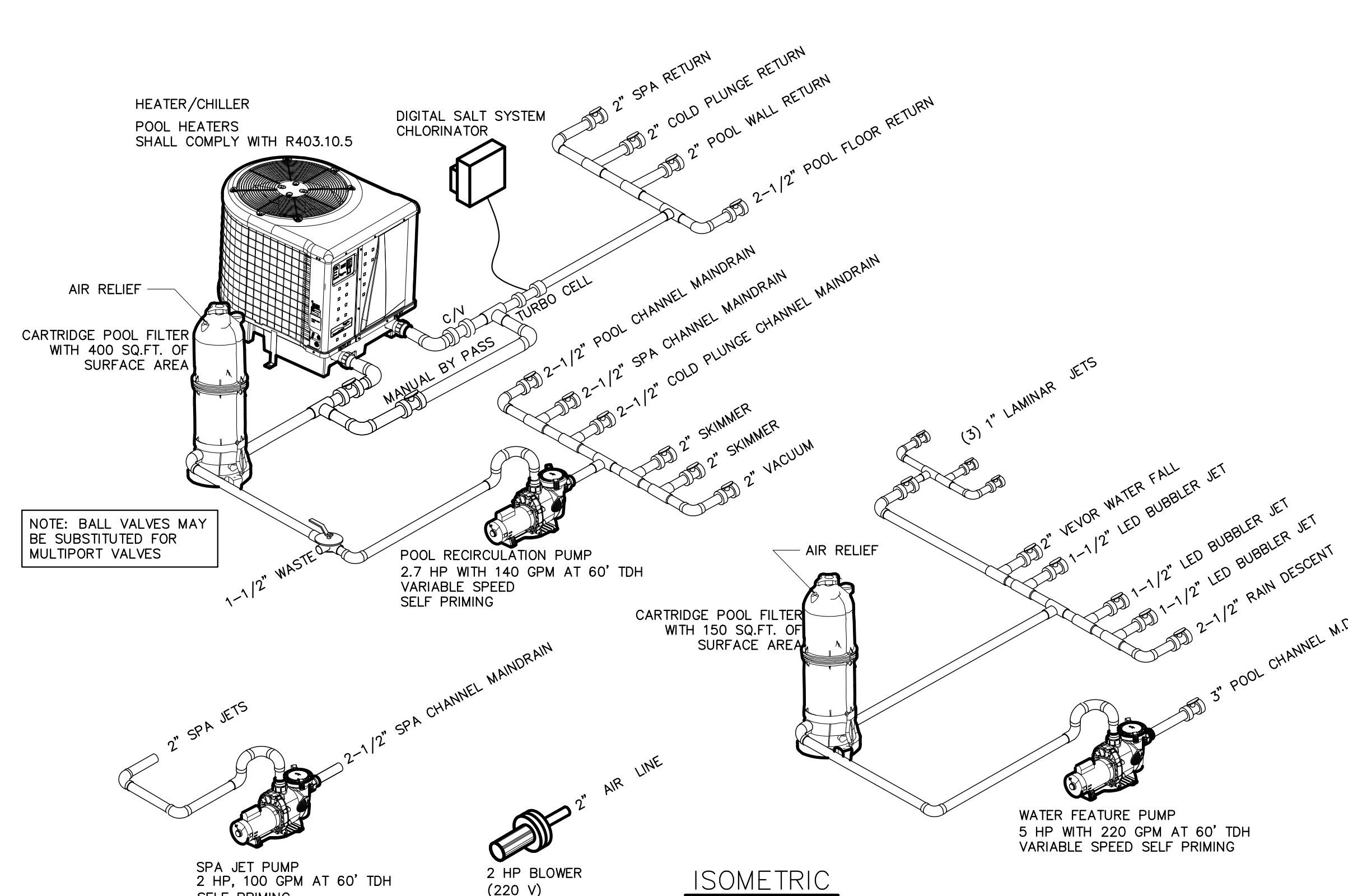
POOL WALL

DECK JET ASSEMBLY (LAMINAR JET WITH LED LIGHT)

DECK CANISTER

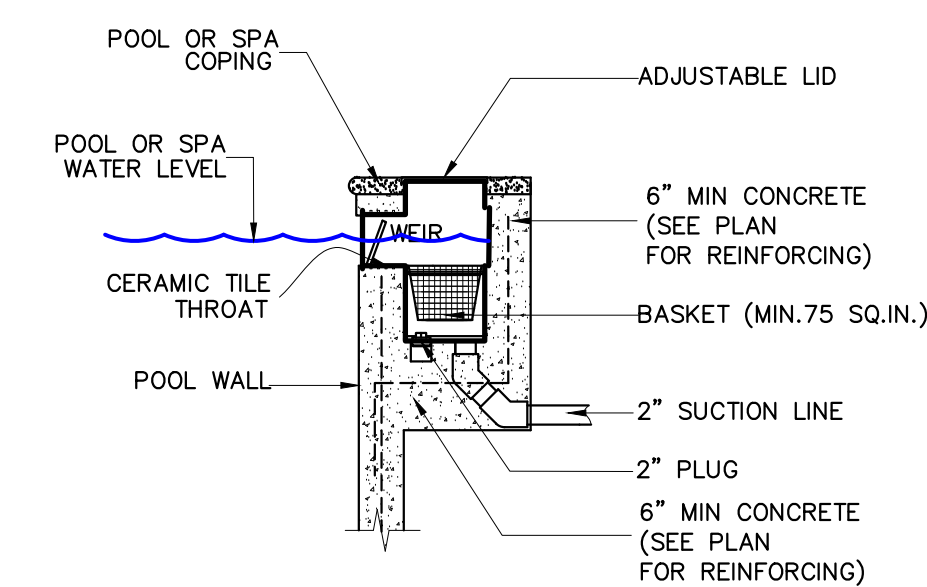
LAMINAR DECK JET DETAIL

NO SCALE

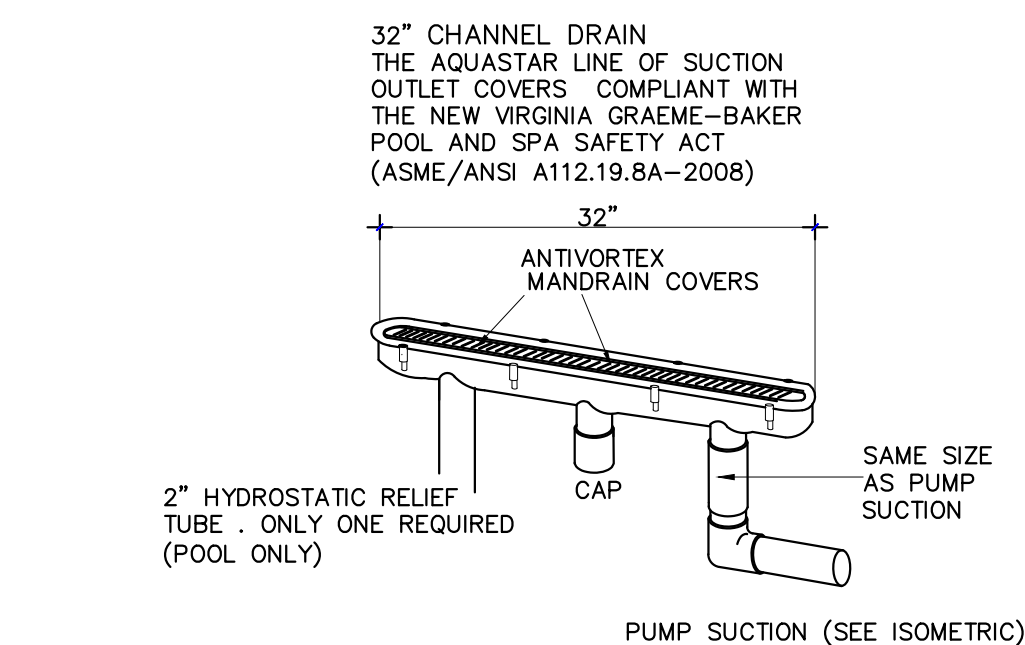


1. ALL POOL EQUIPMENT PIPING SHALL BE SCHEDULE 40, PVC-PW, NON-THREADED, NSF APPROVED SUPPORTED CONTINUOUSLY ON GROUND OR ON MAXIMUM 4"-0" CENTERS WITH CLEVIS HANGERS.
2. ALL SUCTION PIPING SHALL BE 2" DIA. AND ALL PRESSURE PIPING SHALL BE 1 1/2" DIA. UNLESS OTHERWISE NOTED.
3. POOL WATER DISPOSAL SHALL BE IN ACCORDANCE WITH LOCAL BUILDING DEPARTMENT REQUIREMENTS.
4. ALL IN-SPAC MACHINERY SHALL HAVE ITS PLATE SECURELY FASTENED WITH TAMPERPROOF SCREWS.
5. POOL VACUUM SHALL HAVE SPRING LOADED CAP IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.
6. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE-PLUMBING SECTION 309 AS IT PERTAINS TO BUOYANCY.
7. THE WATER VELOCITY THROUGH ALL SUCTION PIPING SHALL BE LESS THAN 8 FEET PER SECOND.
8. THE WATER VELOCITY THROUGH ALL PRESSURE PIPING SHALL BE LESS THAN 10 FEET PER SECOND.
9. ALL PIPING SHALL BE SUITABLE FOR EXPOSURE TO ULTRA VIOLET RADIATION AND NORMAL OPERATING TEMPERATURES.

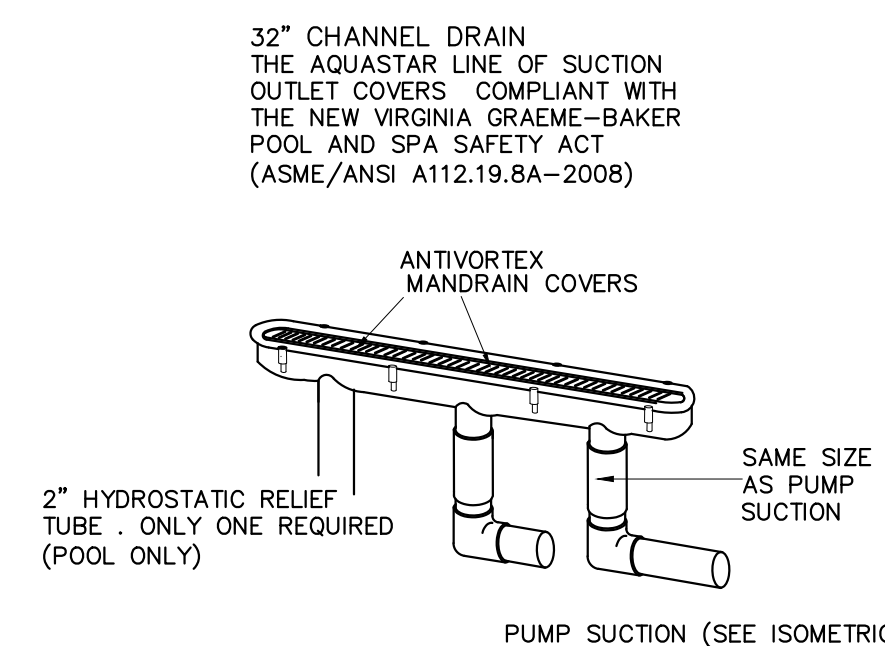
POOL DATA			
	POOL	SPA	COLD PLUNG
SURFACE AREA (SQFT)	5.85	42	21
AVERAGE DEPTH (FT)	4.0	3	3
VOLUME (GAL)	17,550	945	473
PUMP FLOW (GPM)		140	
TURNOVER (HOUR)	2.09	0.11	0.06
PERIMETER (LNFT)	155	26	20
DECK AREA (SQFT)		755	



NO SCALE



NO SCALE



NO SCALE

STRUCTURAL NOTES

GENERAL:

- ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE FLORIDA BUILDING CODE, 7TH EDITION (2020), ASCE 7-16 MINIMUM DESIGN LOADS FOR BUILDINGS, THE ACI 318-14 BUILDING CODE, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL ORDINANCES.
- THESE DRAWINGS AND SPECIFICATIONS COMPLY, TO THE BEST OF MY KNOWLEDGE WITH FLORIDA BUILDING CODE, 7TH EDITION (2020).
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS OF EXISTING STRUCTURES AFFECTING NEW CONSTRUCTION BEFORE COMMENCING ANY WORK. ANY VARIATIONS IN ACTUAL FIELD CONDITIONS/DIMENSIONS FROM THOSE SHOWN IN THE CONTRACT DRAWINGS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER FOR DETERMINING THE NEED OF REDESIGN PRIOR TO CONTRACTOR'S SUBMITTAL OF SHOP WORKING DRAWINGS FOR REVIEW.
- THESE DRAWINGS SHALL BE WORKED TOGETHER WITH ARCHITECTURAL, AIR CONDITIONING, MECHANICAL AND ELECTRICAL DRAWINGS TO LOCATE DEPRESSED SLABS, SLOPES, DRAINS, OUTLETS, RECESSES, OPENINGS, REGLETS, BOLT SETTINGS, SLEEVES, ETC. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- WHEN PERFORMING WORK BELOW GRADE, CARE SHALL BE TAKEN TO AVOID DAMAGING ANY EXISTING UTILITIES. ALL UNKNOWN UTILITIES DISCOVERED DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER. ANY DAMAGE TO THE EXISTING UTILITIES SHALL BE REPORTED TO ALL AFFECTED PARTIES, INCLUDING THE ARCHITECT/ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING HIS CONSTRUCTION DOCUMENTS WITH THE REVISED DRAWINGS AND SPECIFICATIONS, FIELD ORDERS, CHANGE ORDERS AND CLARIFICATION SKETCHES ISSUED DURING THE COURSE OF CONSTRUCTION.
- TYPICAL DETAILS AND NOTES ON THESE DRAWINGS SHALL APPLY UNLESS SPECIFICALLY NOTED OTHERWISE. CONSTRUCTION DETAILS AND SECTIONS NOT COMPLETELY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS AND SECTIONS SHOWN OR NOTED FOR SIMILAR CONDITIONS.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL ACCUMULATED WATER FROM EXCAVATIONS AND DEWATERING OPERATIONS IN SUCH A WAY AS TO NOT CAUSE INCONVENIENCE TO THE WORK AND DAMAGE TO THE STRUCTURAL ELEMENTS.
- STRUCTURAL NOTES SHALL BE USED IN CONJUNCTION WITH THE SPECIFICATIONS. IF A CONFLICT EXISTS, THE MORE STRINGENT GOVERNS.
- CONTRACTOR SHALL PROTECT EXISTING FACILITIES, STRUCTURES AND UTILITY LINES AND CONDUITS FROM DAMAGE. CONTRACTOR IS SOLELY RESPONSIBLE FOR DAMAGE OR INJURY DUE TO HIS ACT OR NEGLECT.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SAFETY, MEANS AND METHODS OF CONSTRUCTION AND CONSTRUCTION PROCEDURES.
- DO NOT SCALE THESE DRAWINGS, USE DIMENSIONS NOTED. IF DIMENSIONS ARE MISSING CONSULT ARCHITECT/ENGINEER FOR ADVISE.

SOIL STATEMENT

BASED ON THE INFORMATION OBTAINED FROM "DYNATECH ENGINEERING CORP."

THE PRESENCE OF LAYERS OF VERY LOOSE SILT AND ORGANIC MATERIALS OF VARIOUS THICKNESS, MAKES THE SITE LESS APPROPRIATE FOR CONSTRUCTION USING REGULAR METHOD AT THE EXISTING GRADE FOR THE PROPOSED STRUCTURE, THEREFORE, THE FOLLOWING FOUNDATION SYSTEMS WERE SELECTED:

1-14" DIAMETER AUGER PILES OF SUFFICIENT DEPTH TO PROVIDE A MINIMUM BEARING CAPACITY AS INDICATED IN THE TABLE ON THIS PAGE

CONCRETE:

- ALL CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301-14 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS."
- CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 5000 PSI.
- FORM WORK SHALL COMPLY WITH ACI 347-14, "RECOMMENDED PRACTICE FOR CONCRETE WORK."
- MIX DESIGNS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCEMENT OF ANY CONCRETE WORK.
- NO WATER SHALL BE ADDED TO THE CONCRETE AT THE JOB SITE.
- THE OWNER SHALL CONTRACT AN INDEPENDENT TESTING LABORATORY TO PERFORM CONCRETE CYLINDER TESTS AS FOLLOWS: SIX CYLINDER TESTS FOR ANY 50 CUBIC YARDS OF CONCRETE POURED, OR FRACTION THEREOF FOR EACH CLASS OF CONCRETE POURED EACH DAY. ONE CYLINDER SHALL BE TESTED AT 3 DAYS AND 7 DAYS, THREE AT 28 DAYS, AND ONE RESERVED TO BE TESTED AT 56 DAYS IF REQUIRED. ONE SLUMP TEST SHALL BE TAKEN FOR EACH SET OF TEST CYLINDERS CAST. SLUMP TESTS SHALL CONFORM WITH ASTM C 143. PROVIDE A SLUMP OF 4-1/2" WITH A TOLERANCE OF +1/2". IF "SUPERPLASTICIZER" IS USED, SLUMP SHALL BE 8" WITH A TOLERANCE OF 1"
- TRANSPORTING, PLACING, CURING AND DEPOSITING OF CONCRETE SHALL COMPLY WITH ACI 301-10: SPECIFICATIONS FOR STRUCTURAL CONCRETE.
- PROVIDE MAXIMUM W/C RATION OF 0.40 FOR 5 KSI CONCRETE.

REINFORCING STEEL:

- REINFORCING STEEL SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI 318-14
- REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A 615-10 (S1) GRADE 60.
- ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185-10
- REINFORCING SHALL BE HELD SECURELY IN POSITION WITH STANDARD ACCESSORIES DURING PLACING OF CONCRETE.
- ALL REINFORCING STEEL SPLICES SHALL BE 48 X BAR DIAMETER IN LENGTH UNLESS OTHERWISE INDICATED ON THESE PLANS.
- ALL REINFORCING STEEL BENDS SHALL BE BY HAND WITHOUT THE APPLICATION OF HEAT TO THE STEEL.
- MINIMUM CONCRETE COVER FOR REINFORCEMENT:
- CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH.....3"

CONCRETE NOT EXPOSED WEATHER OR CONTACT WITH EARTH
SLAB AND WALLS.....3/4"
BEAM AND COLUMNS.....1-1/2"
SHEAR WALLS.....1-1/2"

PILING DATA

NOTE:
SEE ATTACHMENT "DYNATECH ENGINEERING CORP." REPORT

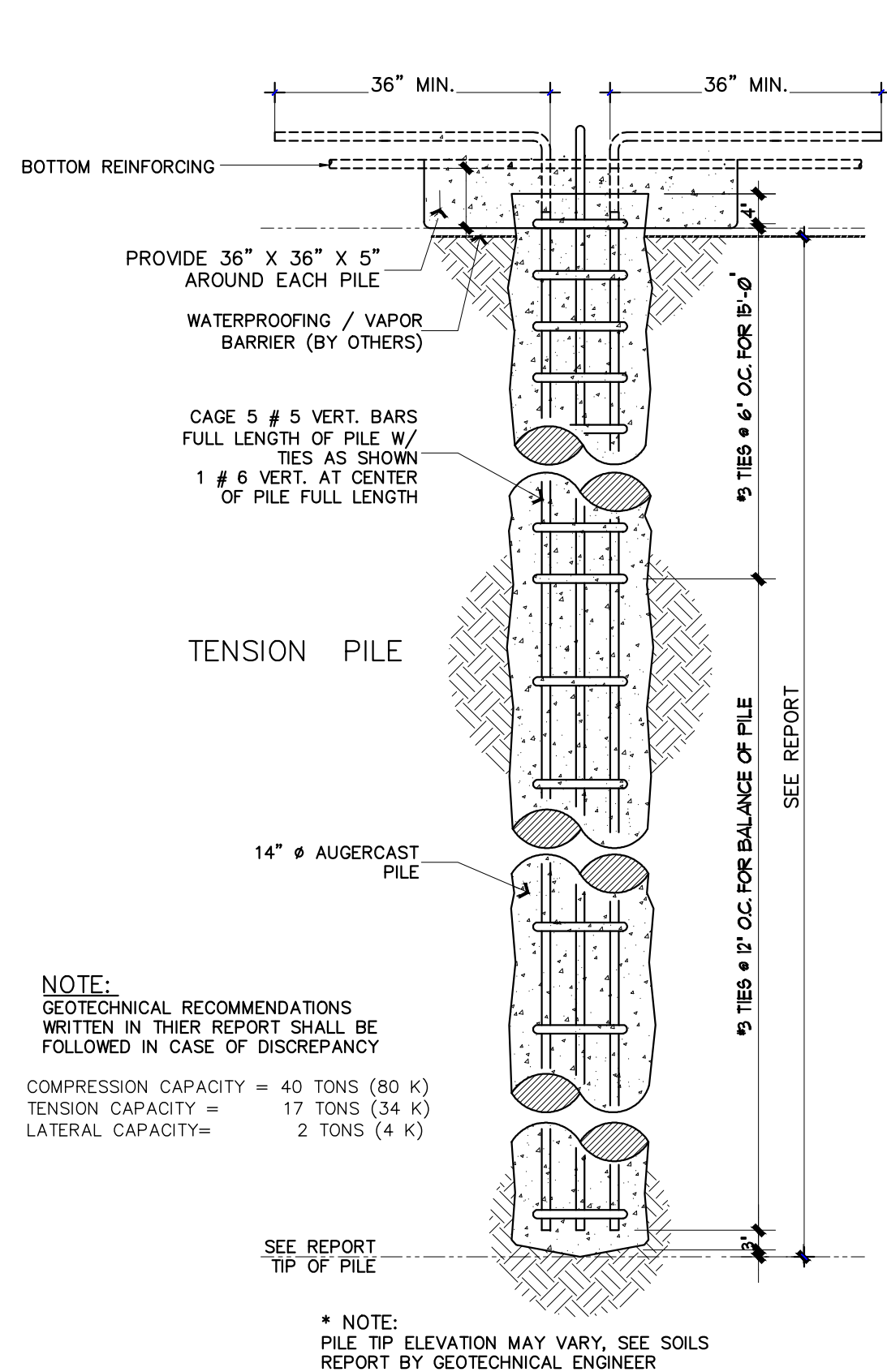
PILE	PILE CAPACITY COMP	PILE TENSION	LATERAL CAPACITY	PILE DEPTH
AUGER CAST PILES 14"	40 TONS	17 TONS	2 TONS	26'

NOTE:

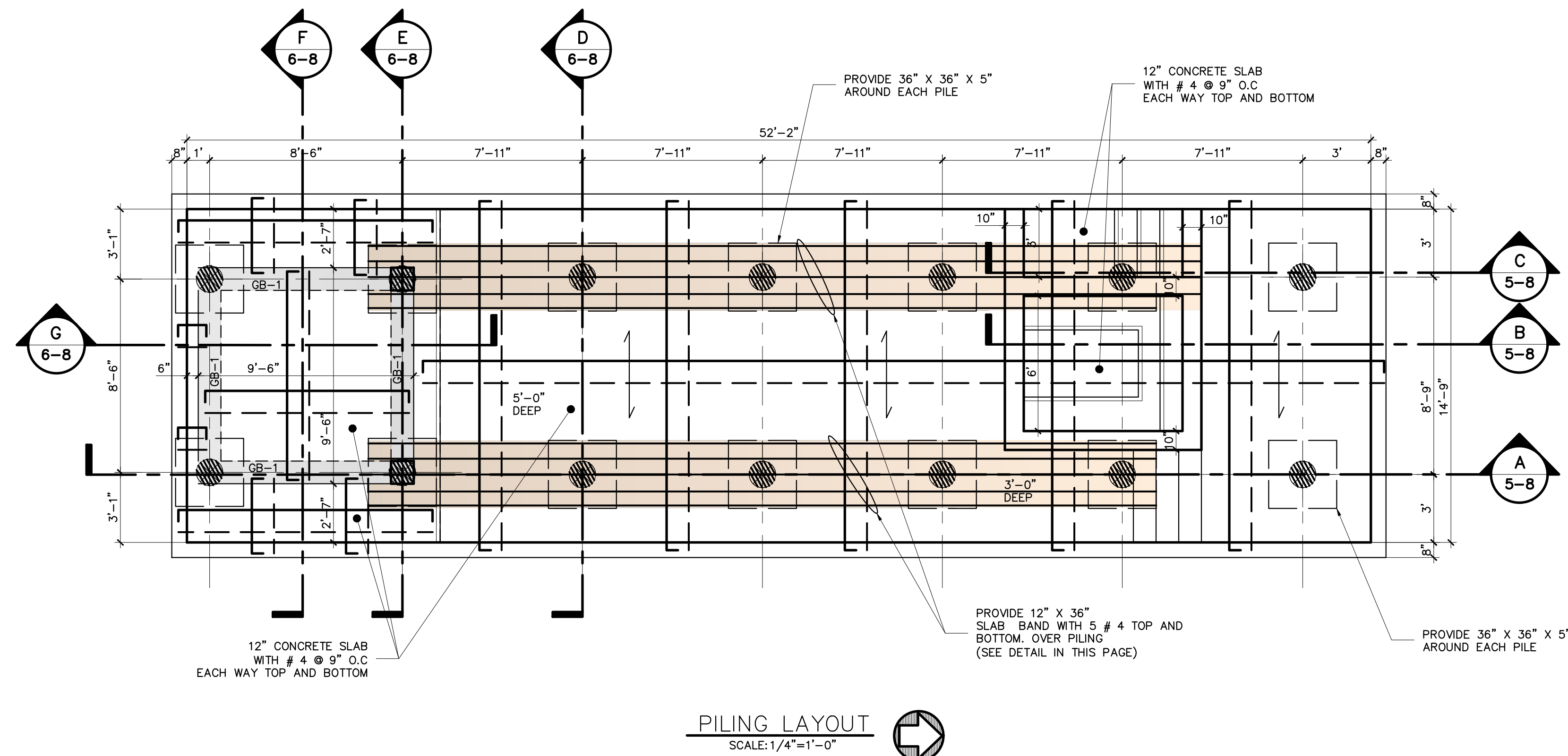
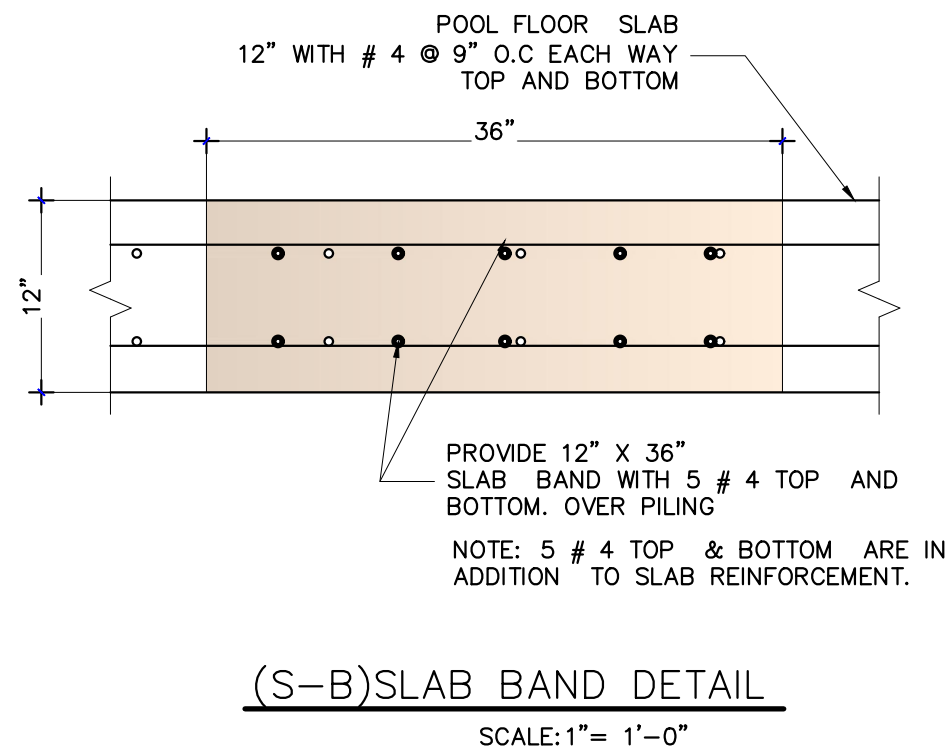
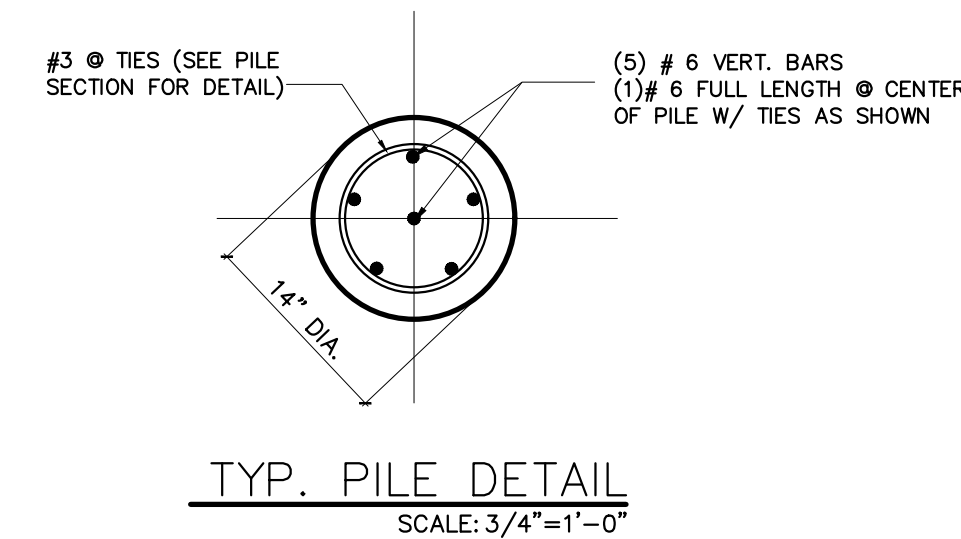
POOL CONTRACTOR OR OWNER MUST FOLLOW THE DESIGN OF THIS POOL AS PER APPROVED PLANS.

IF DURING CONSTRUCTION THE OWNER OR CONTRACTORS NEED TO MAKE SOME CHANGES TO THE APPROVED DESIGN, ALL WORK MUST BE STOPPED AND THE ENGINEER ON RECORD MUST BE NOTIFIED IN WRITING

ANY CHANGES DONE TO THE DESIGN DURING CONSTRUCTION WITHOUT APPROVAL OF ENGINEER AND MUNICIPALITY BUILDING DEPARTMENT IS SOLELY RESPONSIBILITY OF POOL CONTRACTOR OR OWNER.



TYP 14"Ø AUGERCAST PILE DETAIL
NO SCALE

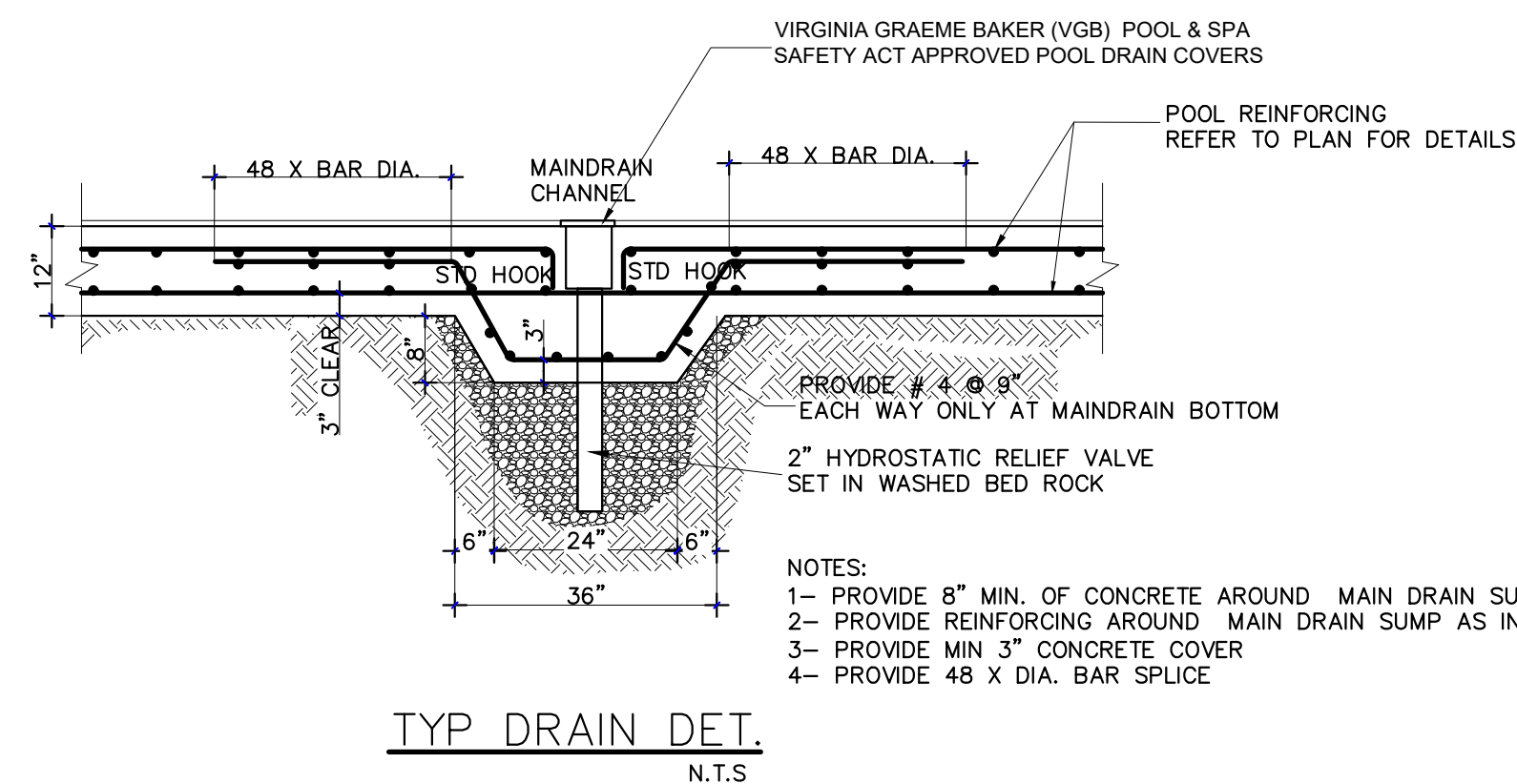
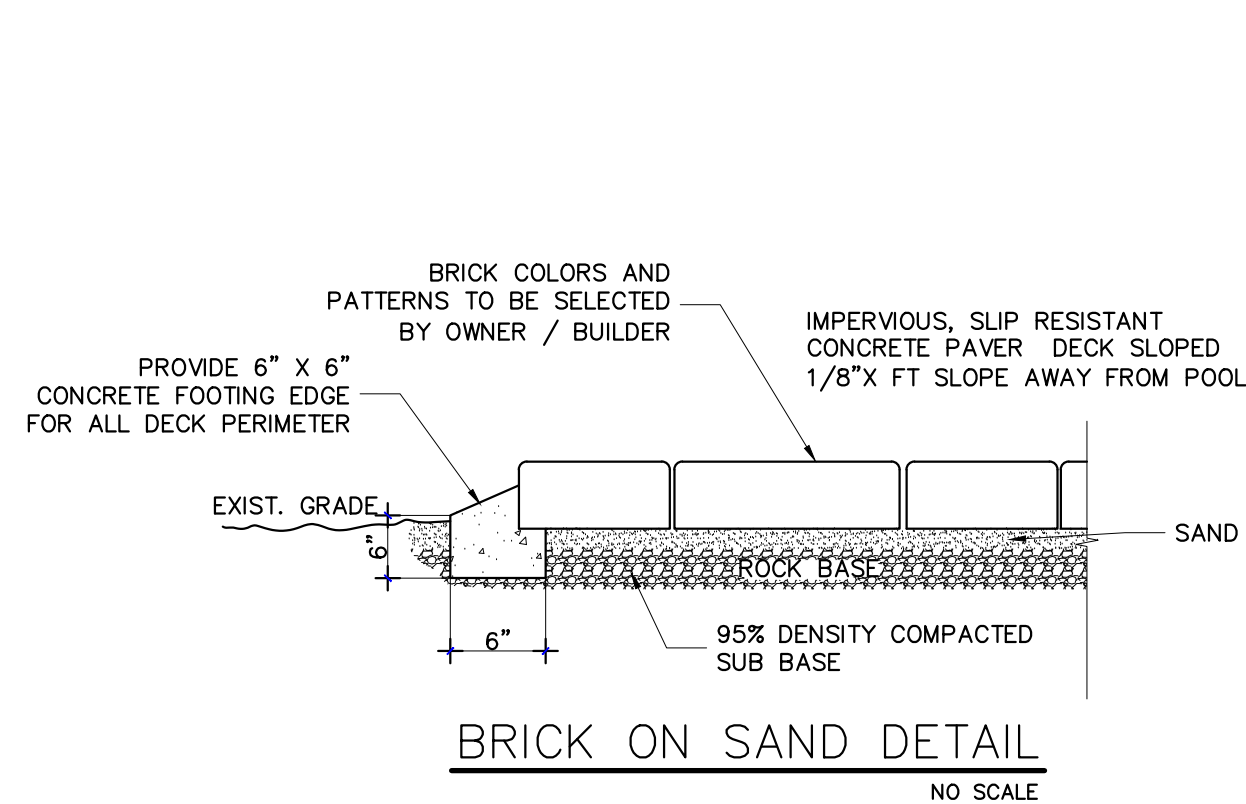


FOOTING SCHEDULE							
MARK	SIZE L x W x T (in)	BOTTOM REINF.		TOP REINF.		TOP ELEV.	REMARKS
		LONG BARS	SHORT BARS	LONG BARS	SHORT BARS		
PC-1	3'x 3'x 17"(DEEP)	4 # 6	4 # 6	4 # 6	4 # 6	SEE SECT	

BEAM SCHEDULE											
MARK	SIZE (in)	TOP BM ELEV.	REINFORCEMENT							TIES EACH END # SPACING	REMARKS
			BOTTOM	MIDDLE	TOP	'A'	'C'	'D'	'E'		
GB-1	12"x12"	-1'-2"	2 # 5	---	2 # 5	---	---			3 @ 6"	SEE SECTION

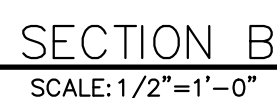
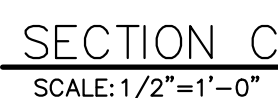
**** REFER TO SECTIONS

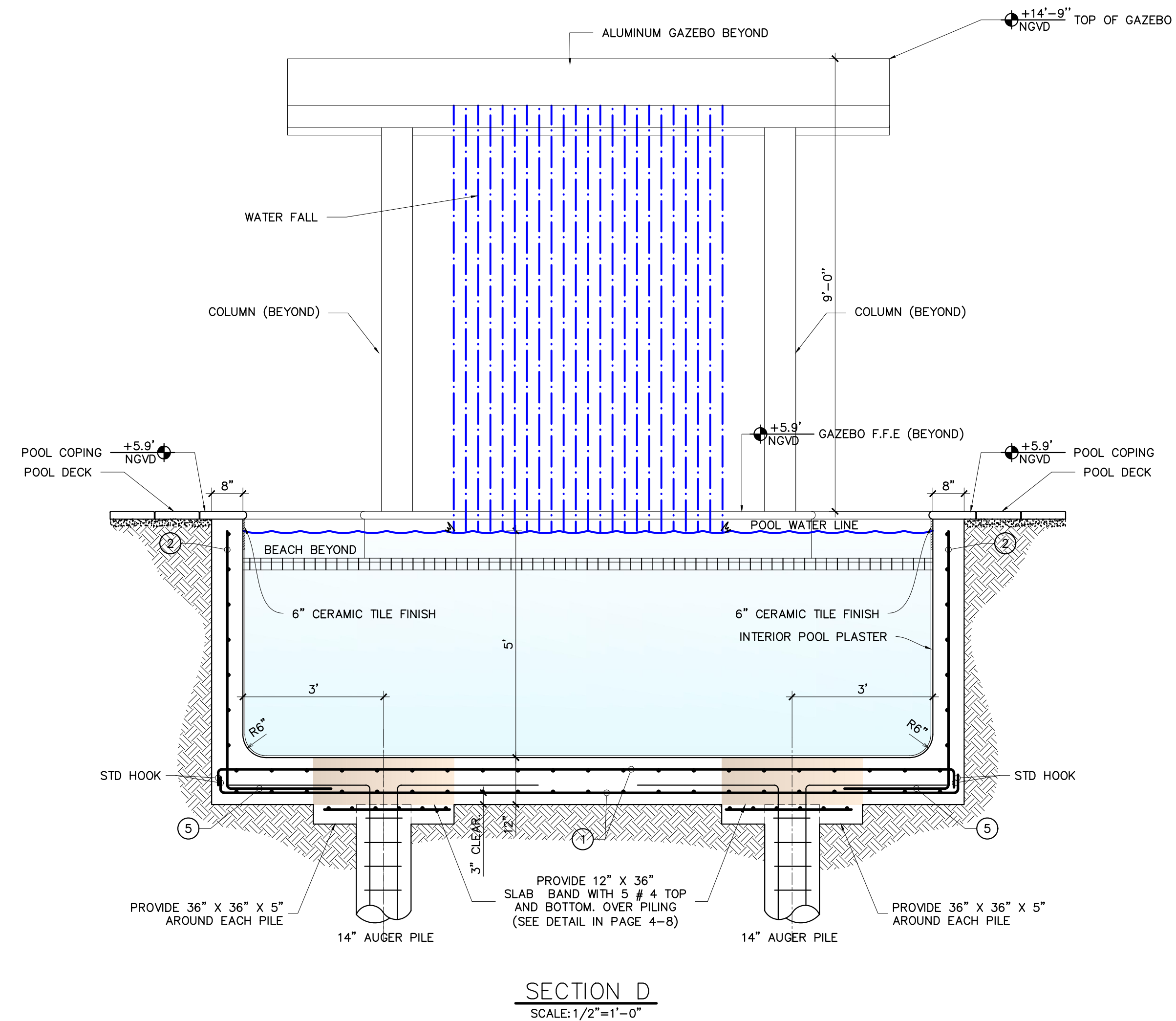
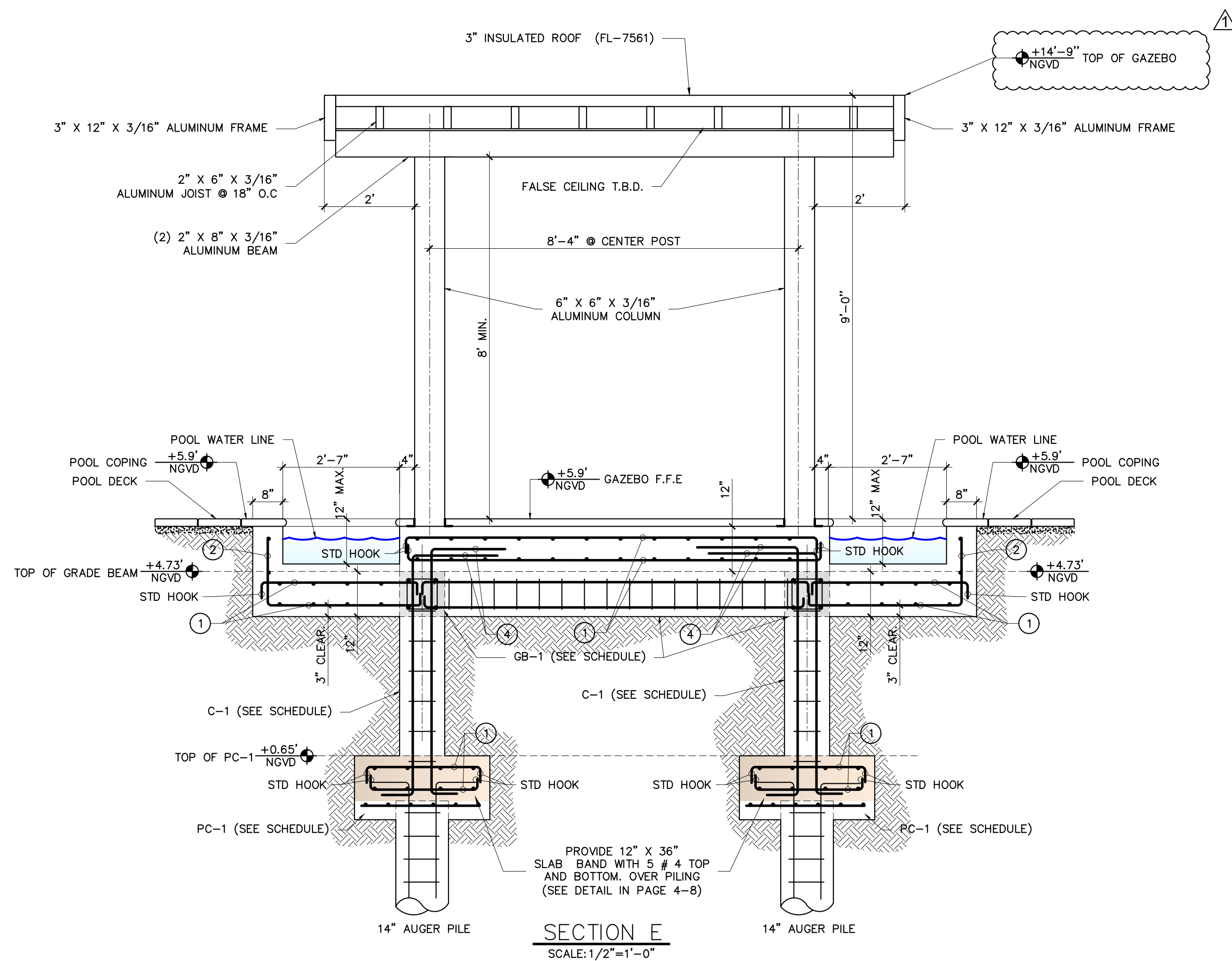
COLUMN SCHEDULE (GAZEBO)						
MARK	SIZE (in)	CONCRETE COL. REINF.		STEEL COLUMN		REMARKS
		VERTICAL	TIES	BASE PLATE	CAP PLATE	
C-1	6" x 6"x 3/16" ALUMINUM					



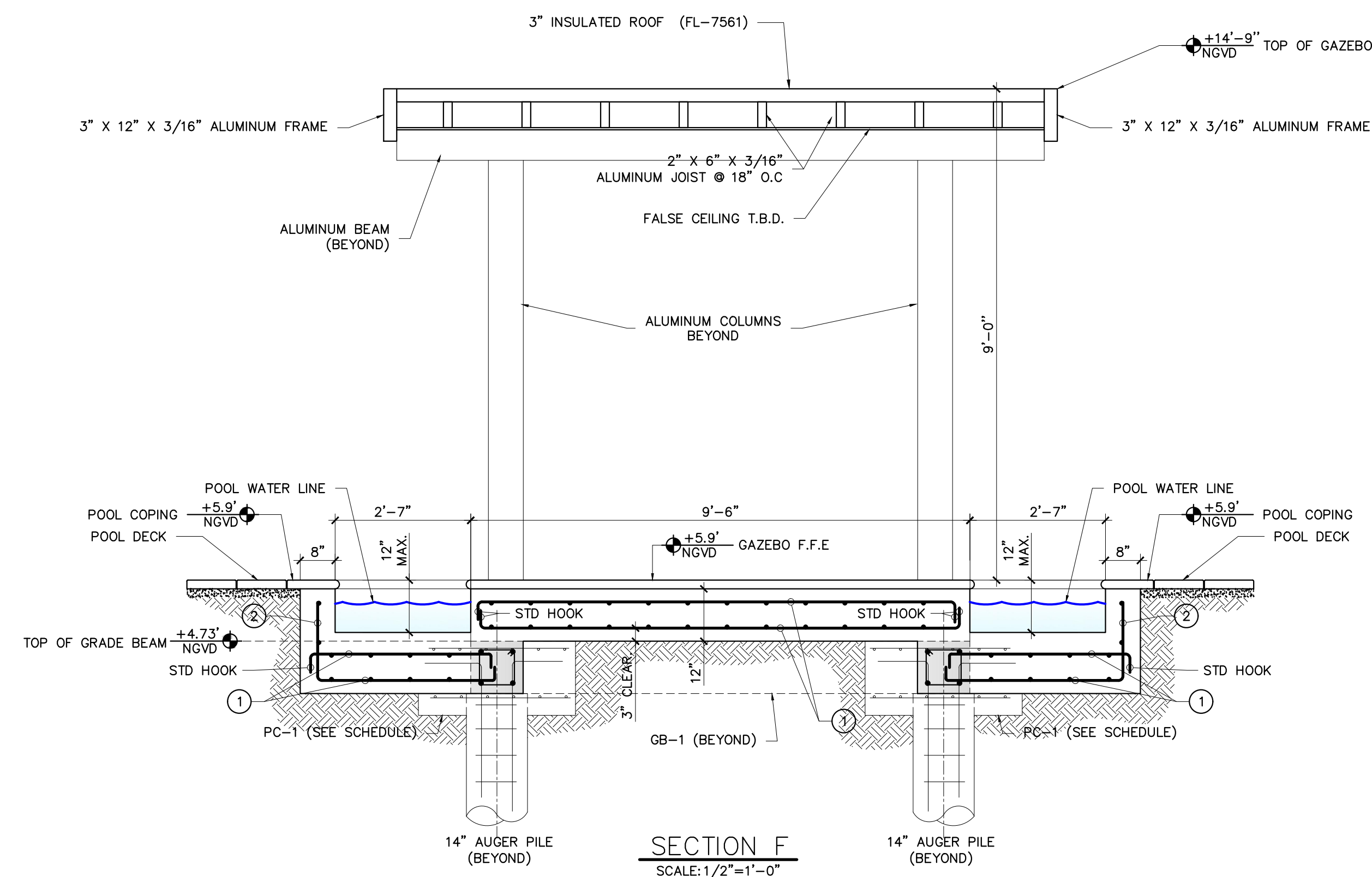
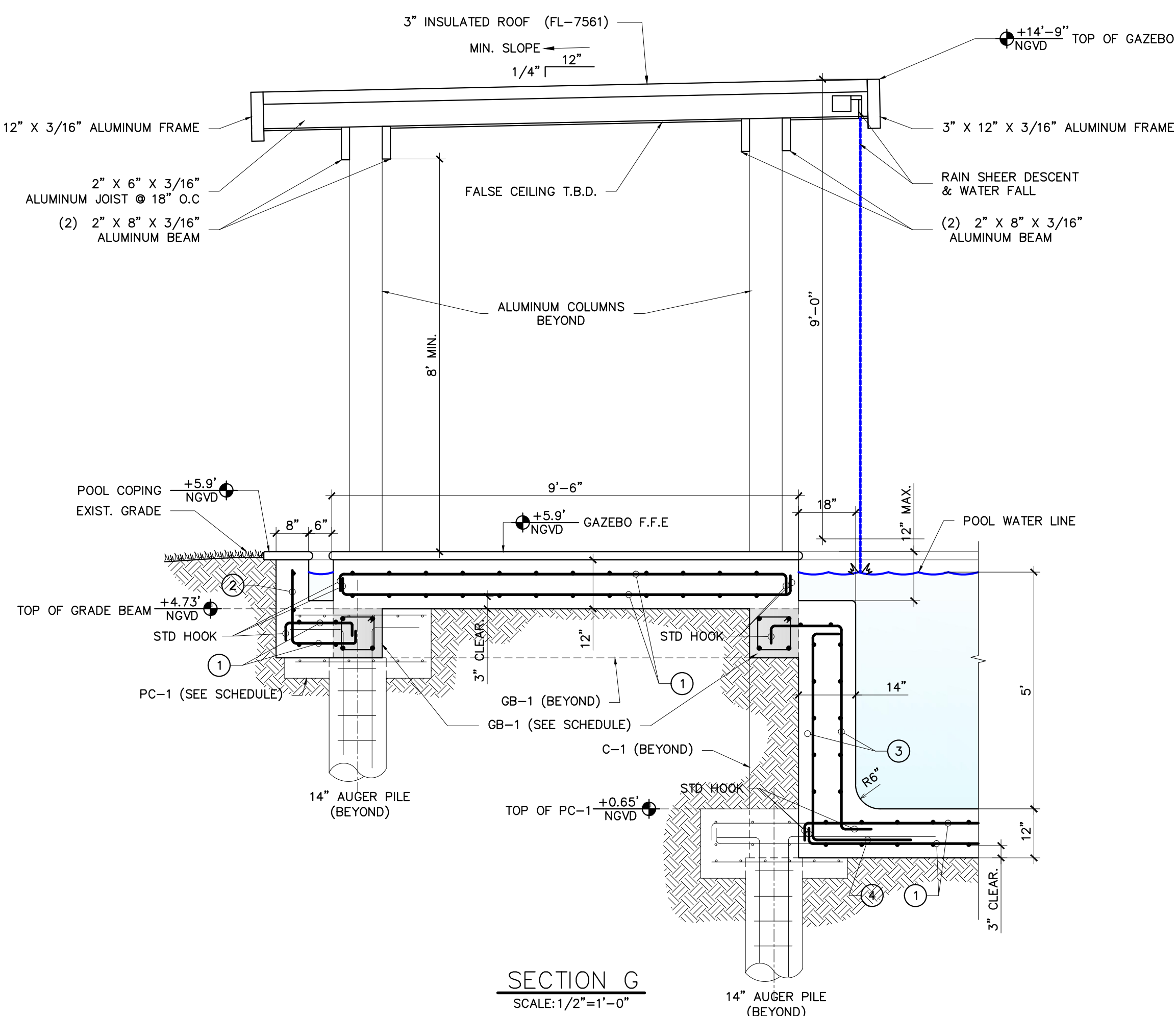
REVISIONS	
NO.	DATE

SECTION A
SCALE: 1/2"=1'-0"





REBAR SCHEDULE	
MARK	REBAR
1	PROVIDE 12" CONCRETE SLAB W/ # 4 @ 9" EACH WAY TOP AND BOTTOM
2	# 4 @ 9" HORIZONTAL & VERTICAL
3	TWO LAYERS OF #4 @ 9" O.C. HOR. & VERT
4	PROVIDE 48 X BAR DIAM. MIN. SPLICE
-ALL SPLICE MUST BE 48 X BAR DIAMETER -CONCRETE COVER MUST BE: 2" COVER FOR TOP REINFORCING, 3" COVER FOR REBAR EXPOSED TO WEATHER OR CONTACT WITH EARTH	



REVISIONS	
NO.	DATE

STRUCTURAL DESIGN CRITERIA:

1. THE DESIGN COMPLIES WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE – 7TH EDITION (2020), ASCE 7-16 AND OTHER REFERENCED CODES AND SPECIFICATIONS. ALL CODES AND SPECIFICATIONS SHALL BE LATEST EDITION AT TIME OF PERMIT.

2. WIND LOAD CRITERIA:

BASED ON ANSI/ASCE 7-16. BASIC WIND VELOCITY 175 MPH, OCCUPANCY CATEGORY II , EXPOSURE "C".

3. ALL SOLID ROOF SYSTEMS SHALL BE DESIGNED FOR A MINIMUM 30 PSF (1436 PA) LIVE LOAD.

ALUMINUM GENERAL NOTES

SECTION 2002 2020 FLORIDA BUILDING CODE, BUILDING, 7TH EDITION

ALUMINUM USED FOR STRUCTURAL PURPOSES IN BUILDINGS AND STRUCTURES SHALL COMPLY WITH AA ASM 35 AND AA ADM 1. THE NOMINAL LOADS SHALL BE THE MINIMUM DESIGN LOADS REQUIRED BY CHAPTER 16. THE USE OF ALUMINUM ALLOYS NOT LISTED IN THE MANUAL SHALL BE PERMITTED PROVIDED THEIR STANDARD OF PERFORMANCE IS NOT LESS THAN THOSE REQUIRED IN THE MANUAL AND THE PERFORMANCE IS SUBSTANTIATED TO THE SATISFACTION OF THE BUILDING OFFICIAL.

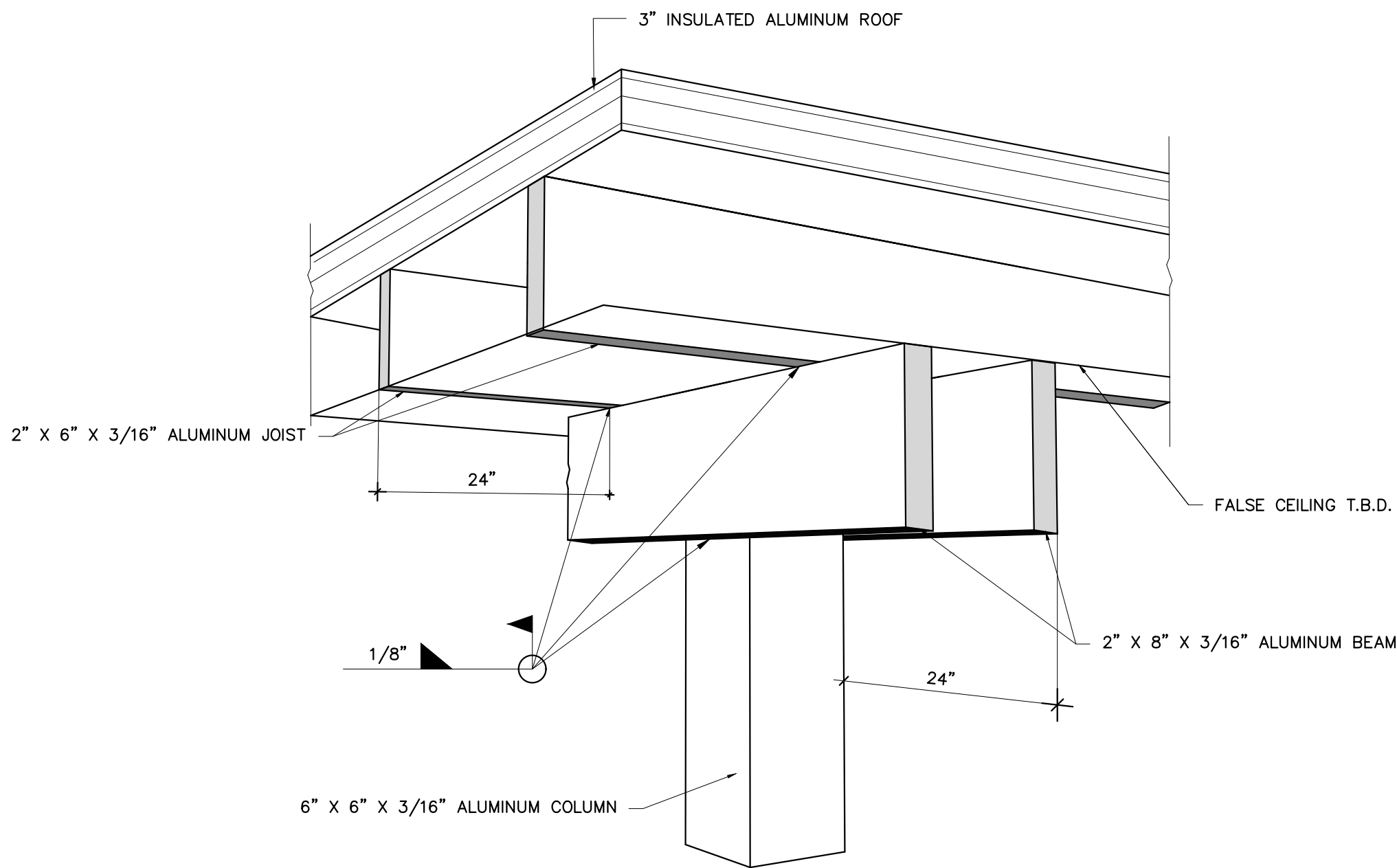
ACTUAL WALL THICKNESS OF EXTRUDED ALUMINUM MEMBERS SHALL BE NOT LESS THAN 0.040 INCH (1 MM).

THE DESIGN, FABRICATION, AND ERECTION OF STRUCTURAL ALUMINUM SHALL CONFORM TO THE ALUMINUM DESIGN MANUAL.

ALUMINUM CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE TOLERANCES, QUALITY AND METHODS OF CONSTRUCTION AS SET FORTH IN SECTION 2003.2 AND THE AMERICAN WELDING SOCIETY'S STRUCTURAL WELDING CODE--ALUMINUM (D1.2).

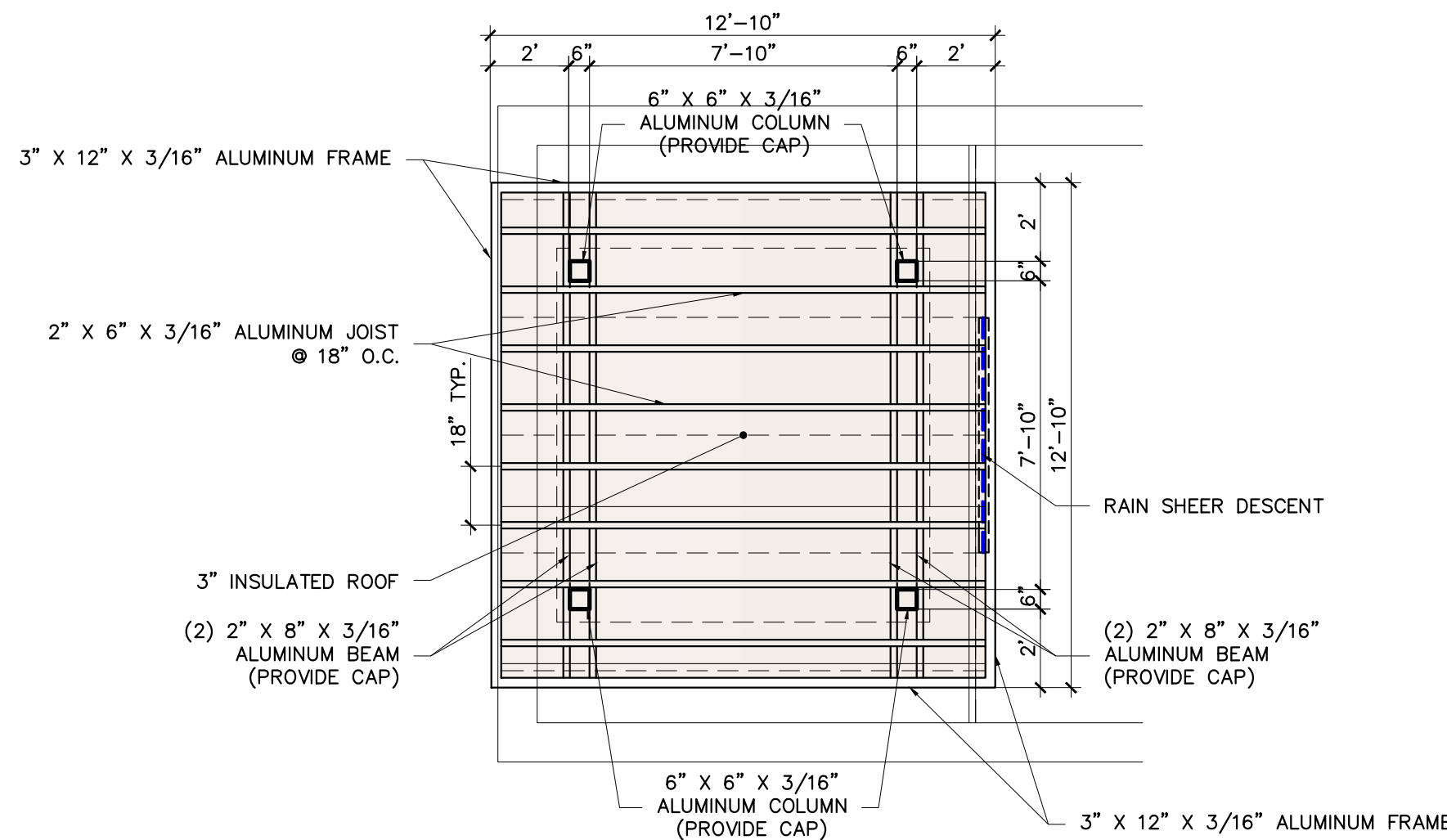
ALUMINUM MEMBERS SHALL BE LIMITED BY THE DEFLECTIONS SET FORTH IN SECTION 1616.3.

BOLTS AND OTHER FASTENERS SHALL BE ALUMINUM, STAINLESS STEEL, HOT-DIP OR ELECTRO-GALVANIZED STEEL. DOUBLE CADMIUM PLATED STEEL BOLTS MAY ALSO BE USED



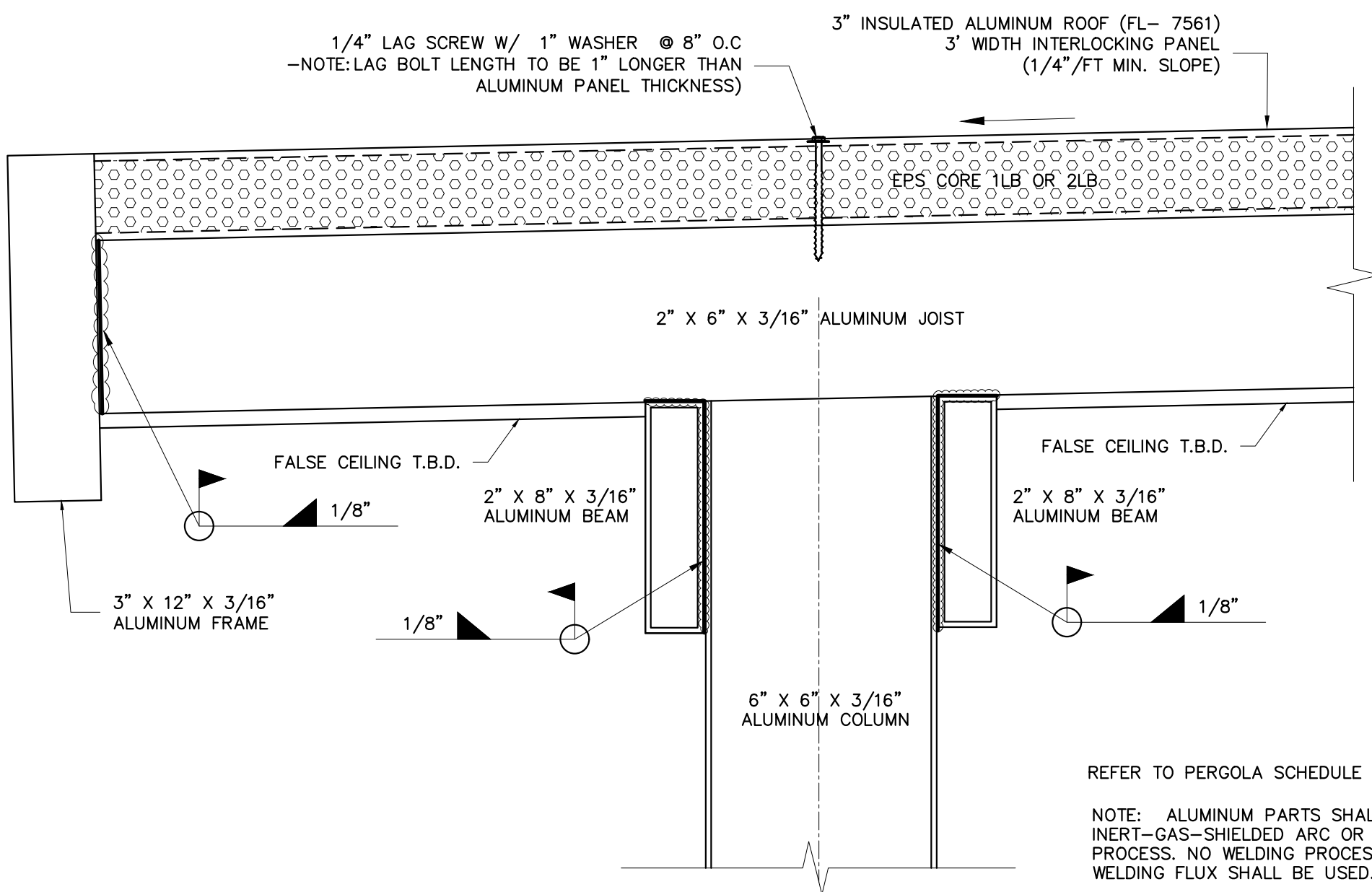
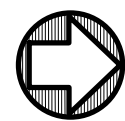
DETAIL 1 (ISOMETRIC VIEW)

SCALE: N.T.S.



GAZEBO ROOF FRAMING PLAN

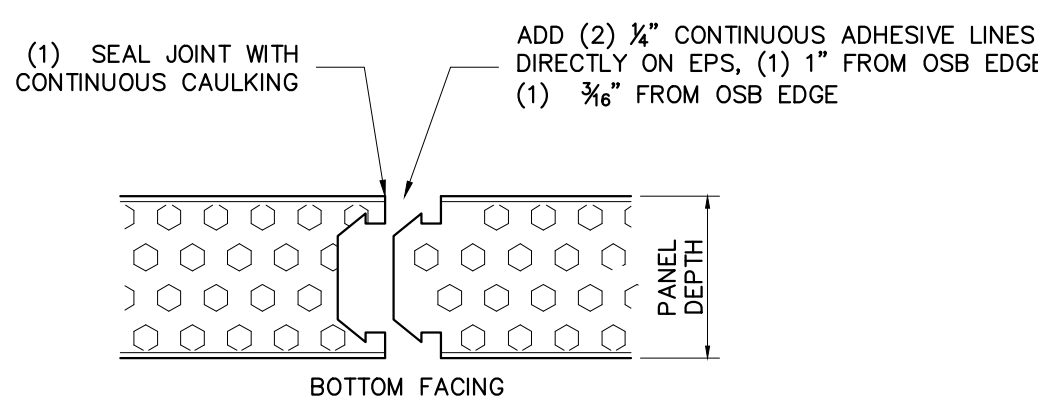
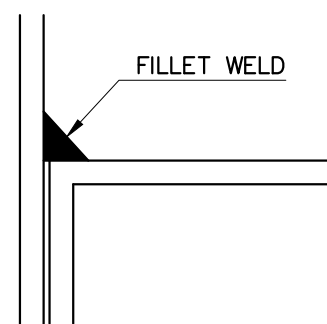
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REFER TO PERGOLA SCHEDULE PAG 2 OF 3

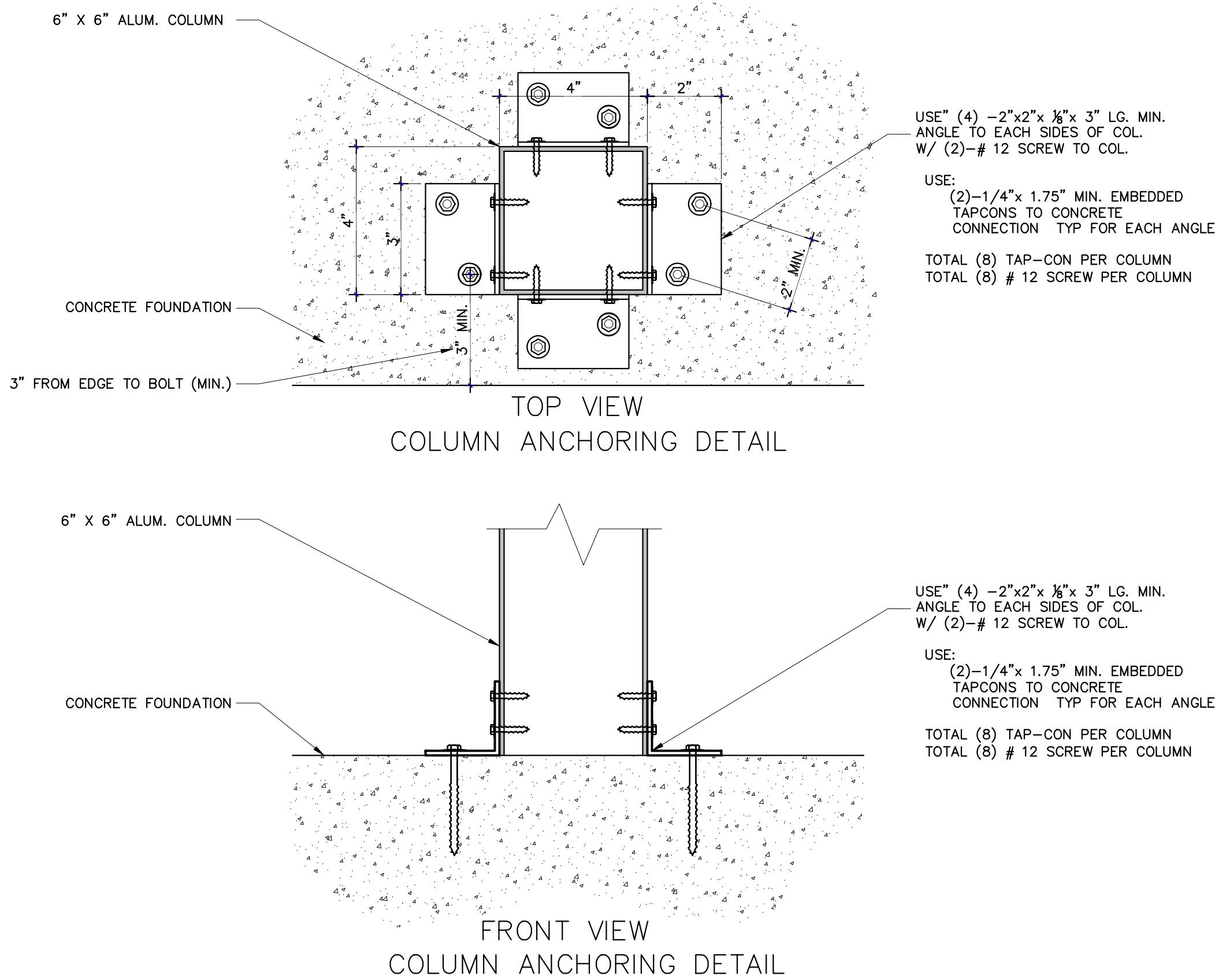
NOTE: ALUMINUM PARTS SHALL BE WELDED WITH AN INERT-GAS-SHIELDED ARC OR RESISTANCE WELDING PROCESS. NO WELDING PROCESS THAT REQUIRES A WELDING FLUX SHALL BE USED.

ALL WELDING OF STRUCTURAL ALUMINUM MEMBER SHALL BE PERFORMED BY CERTIFIED WELDERS



PANEL INTERLOCKING CROSS SECTION

(AS PER FLORIDA APPROVAL FL # 7561 REFER TO ATTACHED DOCUMENTS)



DETAIL 2

SCALE: N.T.S.



COLOR LEGEND: (E) EXISTING (N) NEW TO BE REMOVED

A circular professional engineer seal for Michael Spicyn. The outer ring contains the text "MICHAEL SPICYN" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. Inside this ring, the word "LICENSE" is at the top, "No. 77349" is in the center, and "STATE OF FLORIDA" is at the bottom, with a single star positioned between the license number and the state name. The seal is surrounded by a decorative border of short, radiating lines.

A-102

DRAWING DESCRIPTION:

2D Symbol	Number	Wall Schedule	Comments	Code
	WIL-01	CMU Wall w/ Stucco both sides		1E
	WIL-02	10" CMU Wall w/ Stucco both sides, NEW		1E
	WIL-03	EXIST. INTERIOR-6, NEW		6Z
	WIL-04	Exist. Interior 8"		6Z
	WIL-05	Interior-2, 6B ONE SIDE		2K
	WIL-06			3F
	WIL-07	Interior-4 BOTH SIDES		3F
	WIL-08	Exist 8" Concrete Wall		1L
	WIL-09	6" CMU Wall-stucco		1a
	WIL-10	8" Concrete Wall, NEW		1p
	WIL-11	Exist Interior-4"		3g
	WIL-12	Interior 4" NEW		4k
	WIL-13	Exist 2x6 Frame w/ Stucco & 1/2" GB		4be
	WIL-14	Exist 2x4 Steel Frame w/ Stucco - 1/2" GB		3he

CONCRETE MASONRY UNIT WITH REINFORCEMENT LEGEND	
	1 - #5 VERTICAL REINFORCEMENT BAR BENT INTO FOOTINGS AND TIE BEAMS, CONCRETE ENCASED AND LAPPED MINIMUM 30", AT EACH CELL AS INDICATED.
	2 - #5 VERTICAL REINFORCEMENT BAR BENT INTO FOOTINGS AND TIE BEAMS, CONCRETE ENCASED AND LAPPED MINIMUM 50", AT EACH CELL AS INDICATED.

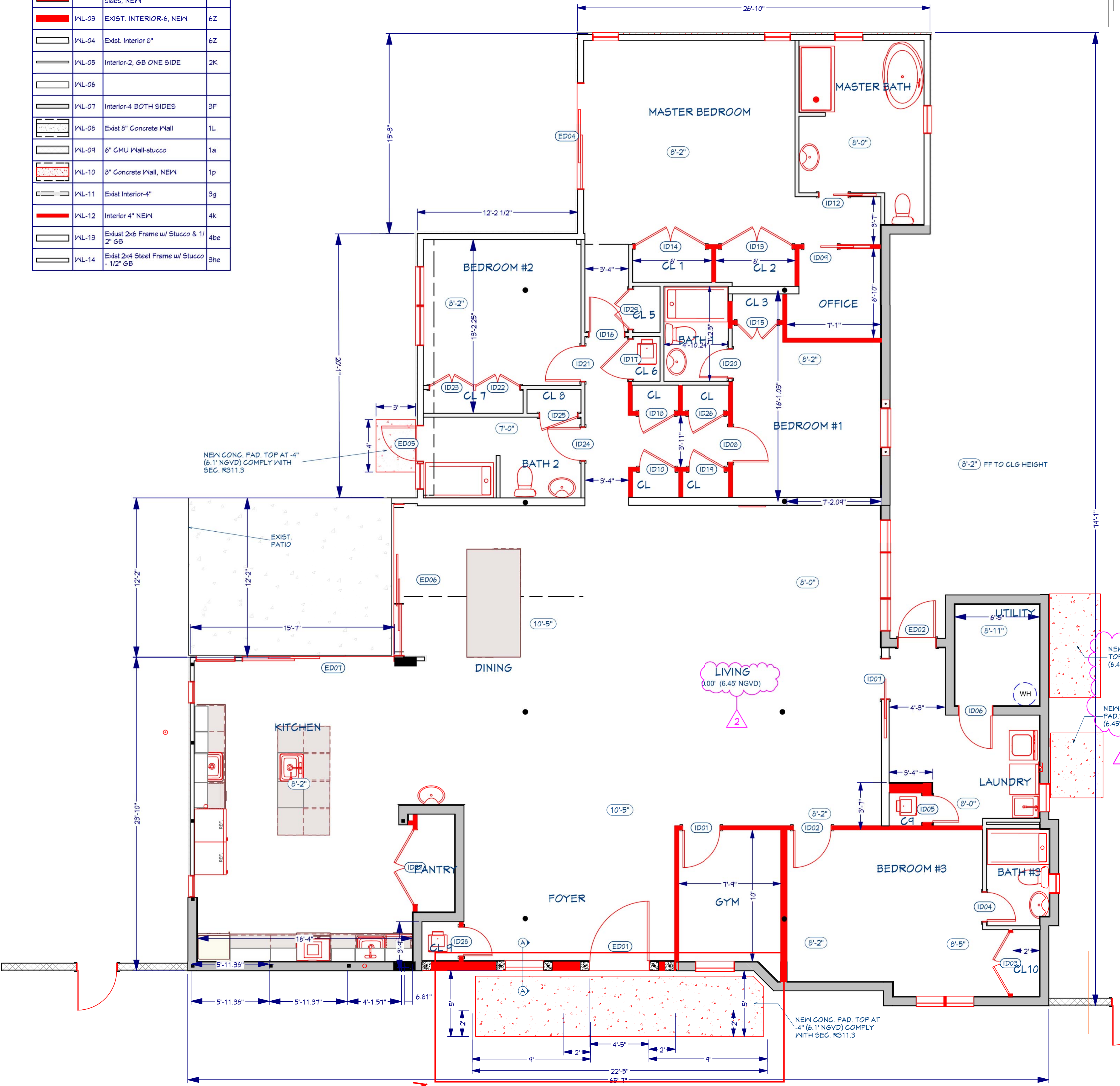
Door Schedule Interior									
Number	Room Name	Qty	Description	Width	Height	Code	Comments		
ID01	LIVING/GYM	1	Hinged-Slab	34"	80"				
ID02	LIVING/Bedroom #3	1	Hinged-Slab	34"	80"				
ID03	Bedroom #3/CL 10	1	Double Hinged-Slab	36"	80"				
ID04	Bedroom #3/BATH #3	1	Hinged-Slab	26"	80"				
ID05	LAUNDRY/CL 4	1	Hinged-Slab	24"	80"				
ID06	UTILITY/LAUNDRY	1	Hinged-Slab	30"	80"				
ID07	LAUNDRY/LIVING	1	Pocket-Slab	36"	80"				
ID08	LIVING/Bedroom #1	1	Hinged-Slab	32"	80"				
ID09	MAKE UP/OFFICE	1	Pocket-Door F04	30"	80"				
ID10	CL/LIVING	1	Hinged-Slab	32"	80"				
ID12	MAKE UP/MASTER BATH	1	Pocket-Slab	26"	80"				
ID13	CL 2/MASTER BEDROOM	1	Double Hinged-Slab	64"	80"				
ID14	CL 1/MASTER BEDROOM	1	Double Hinged-Slab	64"	80"				
ID15	CL 3/BEDROOM #1	1	Double Hinged-Slab	36"	80"				
ID16	MASTER BEDROOM/LIVING	1	Hinged-Glass Panel	32"	80"				
ID17	CL 6/LIVING	1	Hinged-Slab	36"	80"				
ID18	LIVING/CL	1	Hinged-Slab	32"	80"				
ID19	CL/LIVING	1	Hinged-Slab	32"	80"				
ID20	BATH 1/BEDROOM #1	1	Hinged-Slab	26"	80"				
ID21	BEDROOM #2/LIVING	1	Hinged-Slab	32"	80"				
ID22	BEDROOM #2/CL 7	1	Double Hinged-Slab	40"	80"				
ID23	BEDROOM #2/CL 7	1	Double Hinged-Slab	40"	80"				
ID24	BATH 2/LIVING	1	Hinged-Slab	30"	80"				
ID25	CL 8/BATH 2	1	Hinged-Slab	34"	80"				
ID26	LIVING/CL	1	Hinged-Slab	32"	80"				
ID27	KITCHEN/Pantry	1	Double Hinged-Slab	26"	80"				
ID28	CL 10/FOYER	1	Hinged-Slab	26"	80"				
ID29	CL 5/MASTER BEDROOM	1	Double Hinged-Slab	36"	80"				

EXTERIOR DOOR SCHEDULE									
Number	Room Name	Description	W	H	Comments	APPRVL	PROVIDED PRESS	REQ'D PRESS	
ED01	FOYER	ext. Hinged-Glass Panel	34"	96"				+42.40 / -45.36	
ED02	LAUNDRY	ext. Hinged-Slab	34"	80"				+42.40 / -45.36	
ED04	MASTER BEDROOM	ext. Slider-Glass Slab	46"	80"				+42.40 / -56.72	
ED05	BATH 2	ext. Hinged-Slab	32"	80"				+42.40 / -56.72	
ED06	Dining	ext. 3+0-Panel Slider-Glass Panel	136"	40"				+42.40 / -56.72	
ED07	KITCHEN	ext. 3+0-Panel Slider-Glass Panel	136"	40"				+42.40 / -56.72	

Window Schedule											
Number	Room Name	Qty	Height	Width	Egress	Description	Manufacturer	Comments	APPRVL	PROVIDED PRESS	REQ'D PRESS
W01	FOYER	1	46"	36"		Fixed Glass					+42.40 / -45.36
W02	GYM	1	46"	36"		Fixed Glass					+42.40 / -45.36
W03	Bedroom #3	1	76"	26"	Yes	Single Casement-hl					+42.40 / -56.72
W04	Bedroom #3	1	76"	26"		Single Casement-hl					+42.40 / -45.36
W05	BATH #3	1	26"	18"		Double Hung					+42.40 / -56.72
W06	LAUNDRY	1	50"	26"		Double Hung					+42.40 / -56.72
W07	LIVING	1	50"	30"		Single Casement-hr					+42.40 / -45.36
W08	LIVING	1	50"	30"		Single Casement-hr					+42.40 / -45.36
W09	BEDROOM #1	1	50"	36"	Yes	Double Hung					+42.40 / -45.36
W10	MASTER BATH	1	50"	26"		Double Hung					+42.40 / -45.36
W11	MASTER BATH	1	50"	26"		Double Hung					+42.40 / -45.36
W12	MASTER BEDROOM	1	50"	24"	Yes	Double Hung					+42.40 / -45.36
W13	MASTER BEDROOM	1	50"	24"		Double Hung					+42.40 / -56.72
W14	BEDROOM #2	1	36"	36"		Double Hung					+42.40 / -56.72
W15	BEDROOM #2	1	36"	36"	Yes	Double Hung					+42.40 / -45.36
W16	BATH 2	1	24"	24"		Double Hung					+42.40 / -56.72
W17	KITCHEN	1	40"	36"		Fixed Glass					+42.40 / -56.72
W18	KITCHEN	1	40"	20"		Fixed Glass					+42.40 / -56.72
W19	KITCHEN	1	40"	20"		Fixed Glass					+42.40 / -56.72
W20	LIVING	1	50"	42"		Fixed Glass					+42.40 / -45.36

- CHANGES IN LEVEL**
1. CHANGES IN LEVEL OF 1/4 INCH (6.4 MM) HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL.
2. CHANGES IN LEVEL BETWEEN 1/4 INCH (6.4 MM) HIGH MINIMUM AND 1/2 INCH (13 MM) HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.
- CEILING HEIGHT NOTE**
AS PER SECTION 1208.2 OF FBC 7TH EDITION
1. IN LIVING AND FOYER AREA OF RENOVATION MINIMUM CEILING HEIGHT SHALL BE MINIMUM 7'-0" A.F.F.
2. IN KITCHEN AREA OF RENOVATION MINIMUM CEILING HEIGHT SHALL BE MINIMUM 7'-0" A.F.F.
- GLAZING NOTES**
1. TYPE AND THICKNESS OF GLASS SHALL BE SPECIFIED IN ACCORDANCE WITH SECTION R308.1
2. LOUVERED WINDOW OR JALOUSIES SHALL BE SPECIFIED IN ACCORDANCE WITH SECTION R308.2
3. GLAZING IN THE FOLLOWING LOCATIONS SHALL BE OF SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (SECTION R308.4)
1. SIDE-HINGED DOORS EXCEPT JALOUSIES.
2. FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES.
3. STORM DOORS.
4. DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS AND IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
5. FIXED OR OPERABLE VERTICAL PANELS ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
6. INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE DESCRIBED IN ITEMS 5 AND 6 ABOVE, THAT MEET ALL OF THE FOLLOWING CONDITIONS:
A. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
B. BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
C. TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
D. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.
7. RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE INCLUDING STRUCTURED BALUSTRA PANELS AND NONSTRUCTURAL IN-FILL PANELS.
8. WALLS AND FENCES USED AS THE BARRIER FOR INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHEN:
A. THE BOTTOM EDGE OF THE POOL OR SPA IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND 60 INCHES HORIZONTALLY OF THE WATER'S EDGE (THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANELS IN MULTIPLE GLAZING).
9. WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 60 INCHES OF THE TOP AND BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
D) SKYLIGHTS AND SLOPED GLAZING SHALL COMPLY WITH SECTION R308.6.
E) SITE BUILT WINDOWS SHALL COMPLY WITH SECTION R308.5.
F) EXTERIOR WINDOWS AND GLASS DOORS SHALL CONFORM TO THE PROVISIONS OF SECTION R613 AND THE FOLLOWING:
1. EXTERIOR WINDOWS AND DOORS SHALL BE DESIGNED TO RESIST THE DESIGN WIND LOADS SPECIFIED IN TABLE R301.2(2) AND ADJUSTED FOR HEIGHT AND EXPOSURE PER TABLE R301.2(3). (SECTION R613.2)
G) WINDOWS AND GLASS DOORS SHALL BE ANCHORED IN ACCORDANCE WITH THE PUBLISHED MANUFACTURER'S RECOMMENDATIONS (SECTION R613.5.1)
H) ANCHORAGE OF EXTERIOR WINDOWS SHALL CONFORM TO SECTION R613.5.2.

- EMERGENCY ESCAPE & RESCUE OPENINGS:**
1. BASEMENT, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE & RESCUE OPENING.
2. OPENING CONTROL DEVICE: THE MODE OF OPERATION SHALL NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT.
3. MIN OPENING AREA: SUCH CLEAR OPENING SHALL BE NOT LESS THAN 20" IN WIDTH, AND 24" IN HEIGHT, 5'7" SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" ABOVE THE FINISHED FLOOR AND NO PART OF THE OPERATING MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE FINISHED FLOOR.
4. ALL AS PER FBC-R 3010.

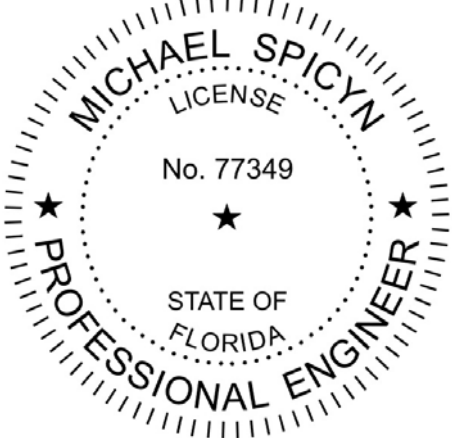


DIMENSIONS FOR AWNING SHOWN

PROPOSED 1-ST FLOOR PLAN

COLOR LEGEND: (E) EXISTING (N) NEW TO BE REMOVED

THIS IS TRUE COPY OF
DRAWINGS AS APPROVED BY
BAY HARBOR ISLAND
BUILDING DEPARTMENT.
ISSUED ON 11-14-2022



PROJECT NUMBER: 20220220
SCALE: 1/4" = 1' - 0"
DRAWN BY: MS
ISSUE DATE: 10-01-2022

A-103

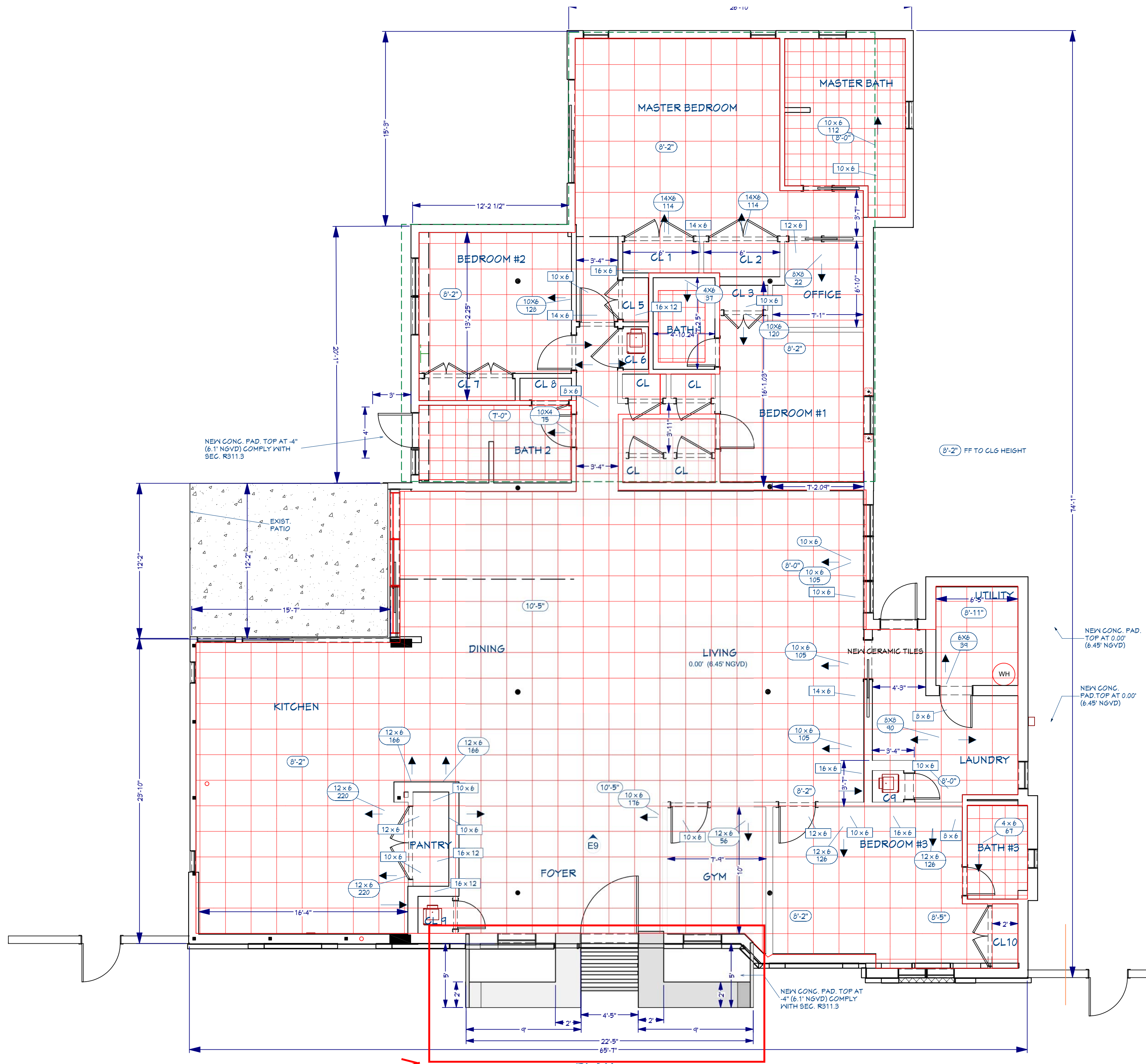
PROPOSED
ARCHITECTURAL FLOOR
PLAN

MICHAEL SPICYN
PROFESSIONAL ENGINEER, FL LIC #:
1301 SOUTH OCEAN DRIVE
T349
HALLANDALE BEACH, FL 33009
PHONE: 766-514-3222
michael@donnell.biz
www.DonnellConstruction.com

HOUSE RENOVATION
1310 101 STREET
BAY HARBOR ISLAND, FL 33154

REVISION TABLE

NUMBER	DESCRIPTION
1	EGRESS OPENING NOTES
2	



AWNING DESIGN AND DIMENSIONS SHOWN

PROPOSED FLOORING PLAN

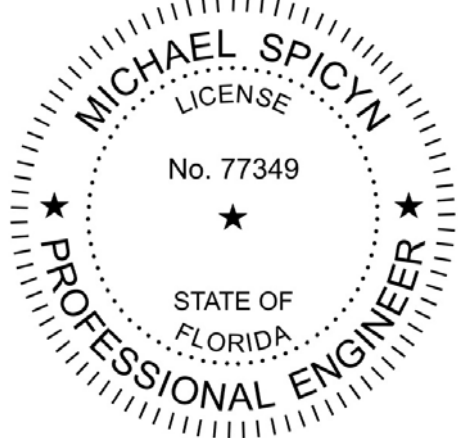
COLOR LEGEND: (E) EXISTING (N) NEW TO BE REMOVED

FLOORING LEGEND

NEW CERAMIC TILES

- CHANGES IN LEVEL**
1. CHANGES IN LEVEL OF 1/4 INCH (6.4 MM) HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL.
2. CHANGES IN LEVEL BETWEEN 1/4 INCH (6.4 MM) HIGH MINIMUM AND 1/2 INCH (13 MM) HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.
- CLEAR FLOOR OR GROUND SPACE**
1. THE CLEAR FLOOR OR GROUND SPACE SHALL BE 30 INCHES MINIMUM BY 48 INCHES MINIMUM (PARALLEL APPROACH).
- THRESHOLD OR FLOOR TRANSITION INSIDE THE UNIT SHALL BE MAXIMUM 1/2 INCH. RAISED THRESHOLDS & FLOOR LEVEL CHANGES ABOVE 1/4" AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2 AT THE CATWALK AND 1:12 TO THE INTERIOR FLOOR.**

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BUILDING DEPARTMENT.
ISSUED ON 11-14-2022



FLOORING PLAN

PROJECT NUMBER:	20220220
SCALE:	1/4" = 1' - 0"
DRAWN BY:	MS
ISSUE DATE:	07-18-2022

HOUSE RENOVATION
1310 101 STREET
BAY HARBOR ISLAND, FL 33154

MICHAEL SPICYN
PROFESSIONAL ENGINEER, FL LIC #:
T7949
1301 SOUTH OCEAN DRIVE
HALLANDALE BEACH, FL 33009
PHONE: 754-514-5222
michael@donnellbiz.com
www.DonnellConstruction.com

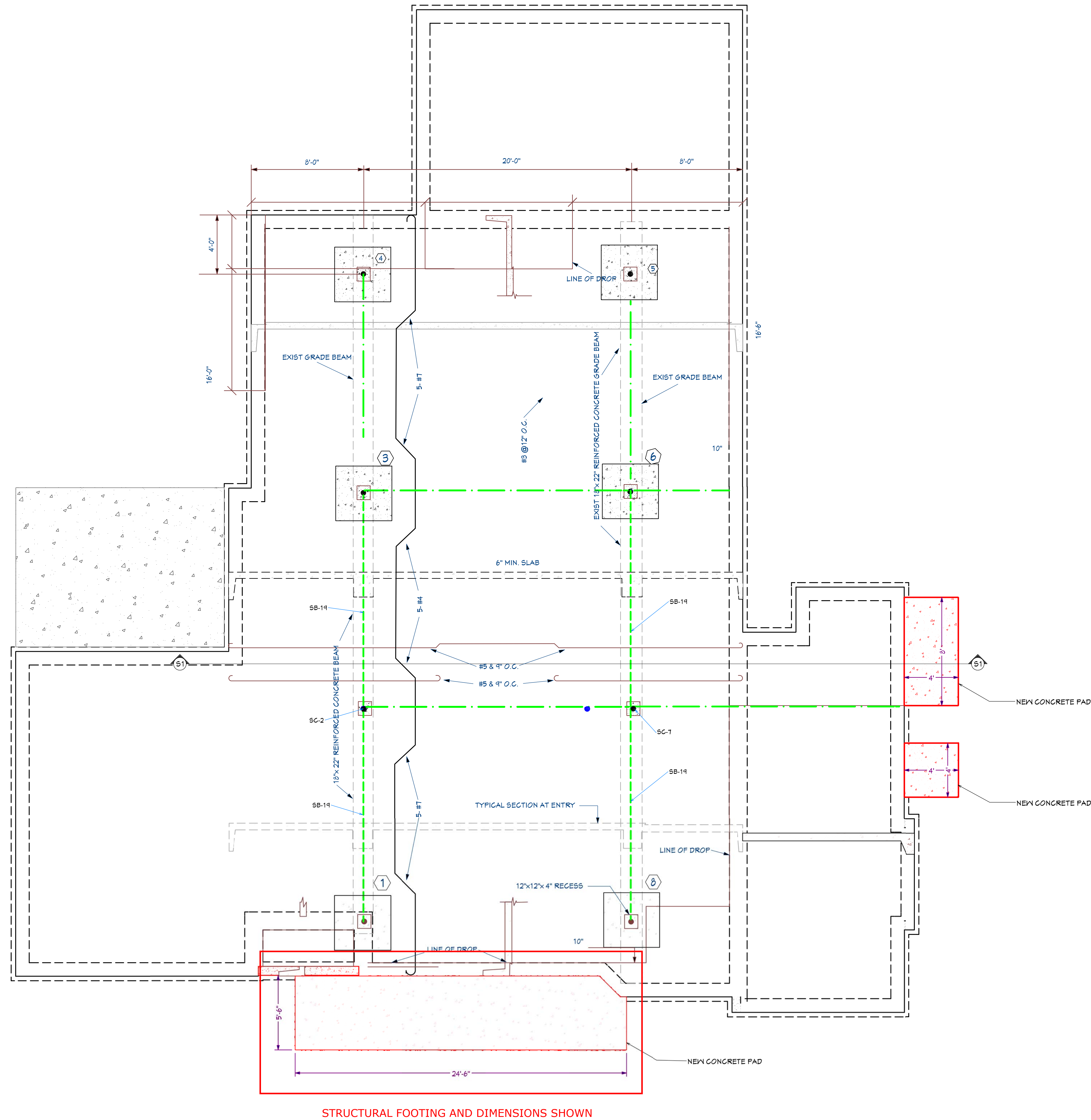
REVISION TABLE

NUMBER	DESCRIPTION
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DRAWING DESCRIPTION

PROJECT SITE

A-106



STRUCTURAL FOOTING AND DIMENSIONS SHOWN

COLOR LEGEND:



(E) EXISTING

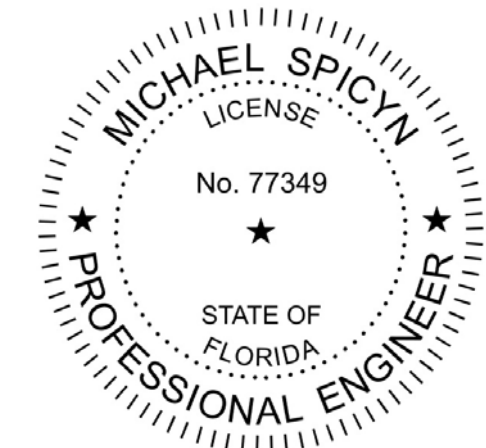


(N) NEW



TO BE REMOVED

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BAY HARBOR ISLAND
BUILDING DEPARTMENT.
ISSUED ON 11-14-2022



STRUCTURAL FOOTING
PLAN

MICHAEL SPICYN
PROFESSIONAL ENGINEER, FL LIC #:
17949
1301 SOUTH OCEAN DRIVE
HALLANDALE BEACH, FL 33009
PHONE: 754-514-3222
michael@donnell.biz
www.DonnellConstruction.com

HOUSE RENOVATION
1310 101 STREET
BAY HARBOR ISLAND, FL 33154

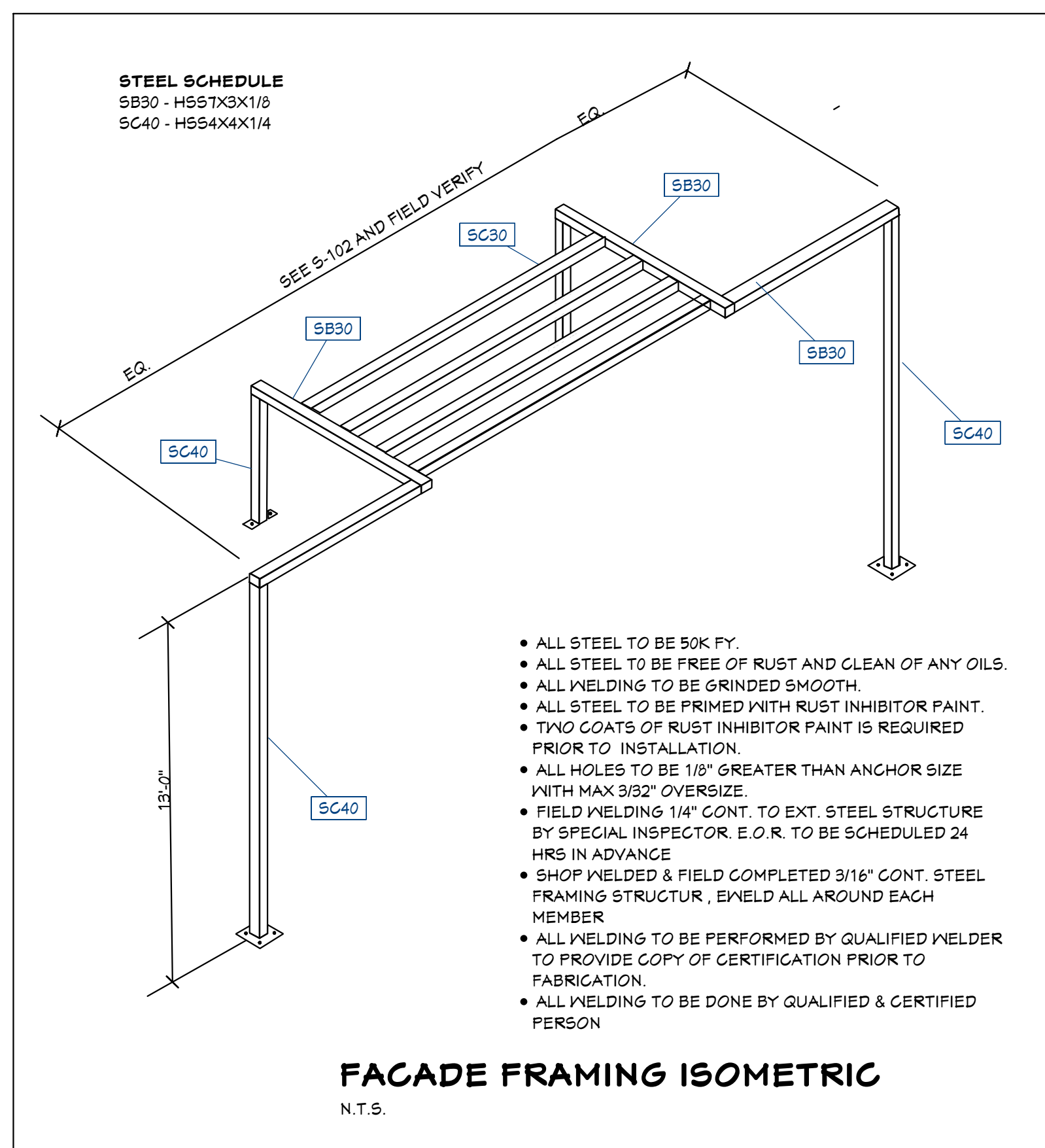
DRAWING DESCRIPTION

PROJECT SITE

REVISION TABLE

PROJECT NUMBER: 20220220
SCALE: 1/4" = 1' - 0"
DRAWN BY: MS
ISSUE DATE: 10-01-2022

S-102

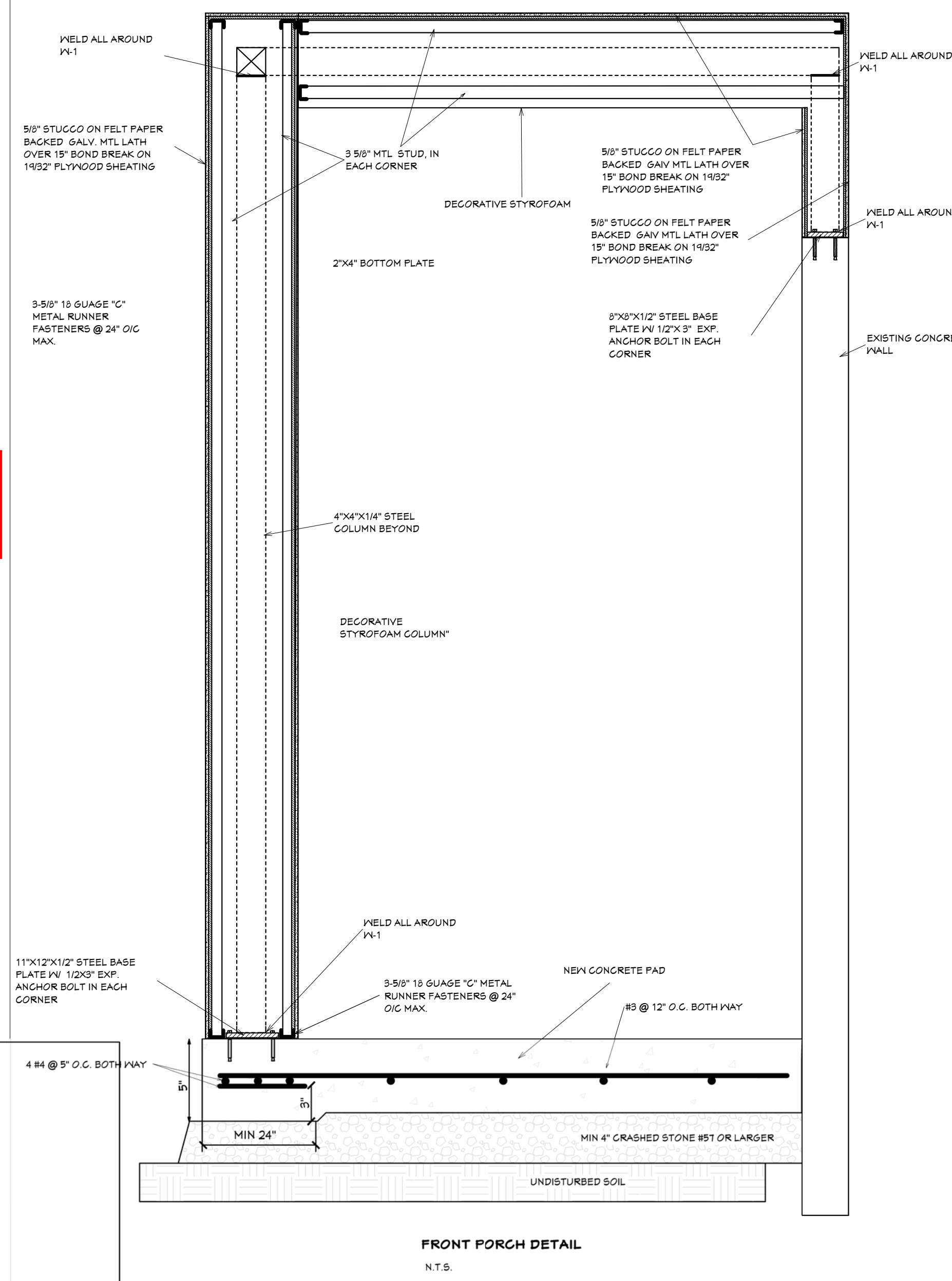


WELDING NOTES:

W-1 FIELD WELDING 1/4" CONT. TO EXT.
STEEL STRUCTURE BY SPECIAL INSPECTOR.
E.O.R. TO BE SCHEDULED 24 HRS IN
ADVANCE

W-2 SHOP WELDED & FIELD COMPLETED
3/16" CONT. STEEL FRAMING STRUCTURE

THIS PAGE SHOWS ALL OF THE DETAILS & CONSTRUCTION DRAWINGS FOR THE FACADE



McSWATH V2b4a

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HEC/HEC-AS

1880 JULES KLEIN BLVD.

WILLOWDALE, ONTARIO, M2H 3P9, CANADA

TEL: 416-735-8782

FAX: 416-735-8782

DESIGNER: B

CHECKED: J

DATE: 05/10/2022

PROJECT: HEC/HEC-AS

PROJECT NO.: 1509

PROJECT NAME: HEC/HEC-AS

PROJECT LOCATION: 1509 180 STREET, SAN RAMON

PROJECT DESCRIPTION: HEC/HEC-AS

PROJECT STATUS: HEC/HEC-AS

FILE LOCATION:

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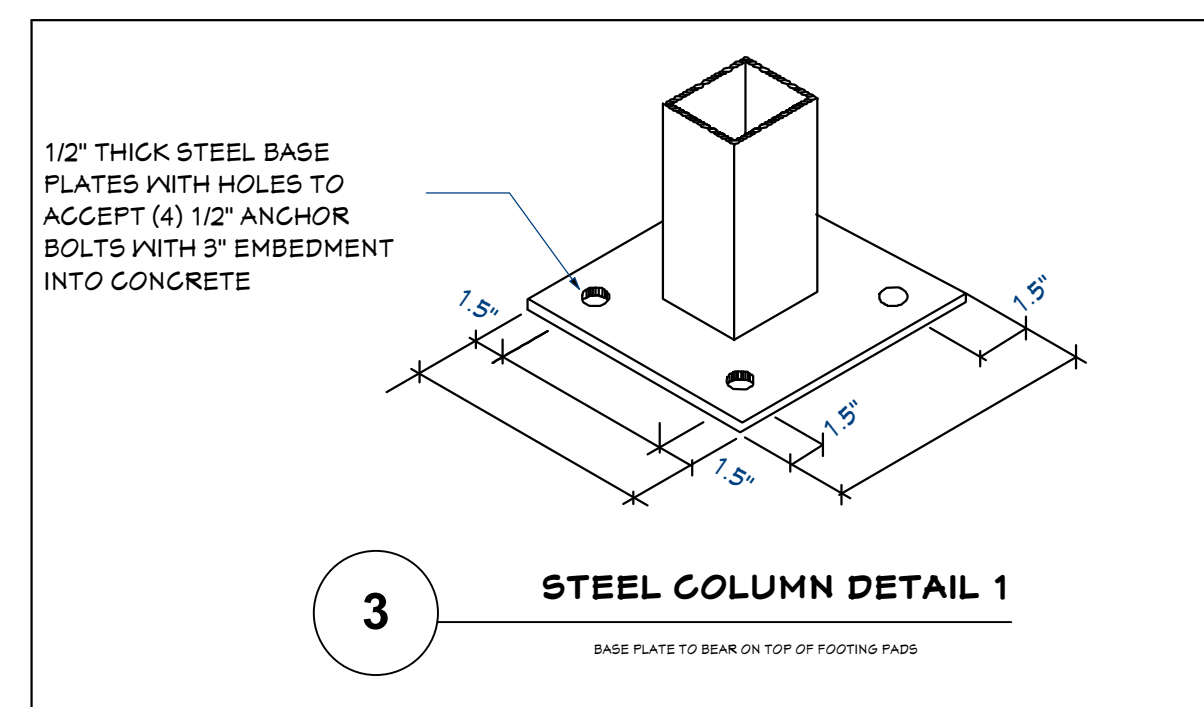
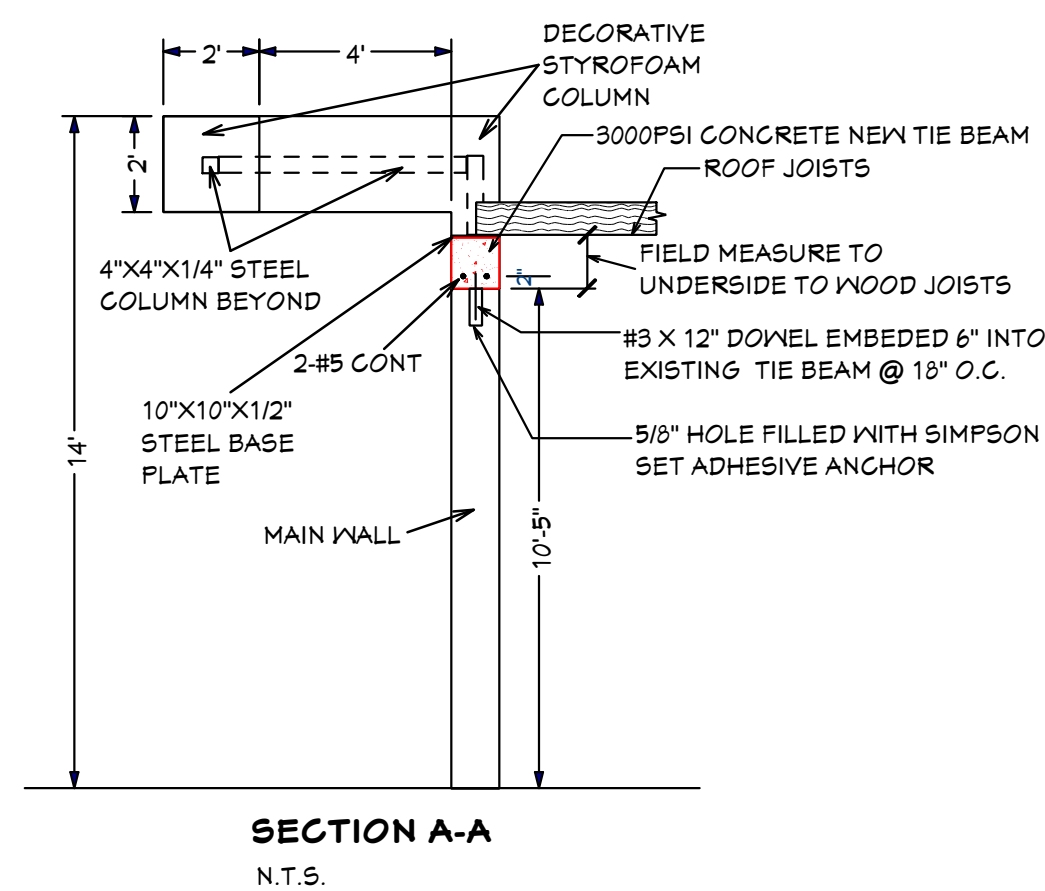
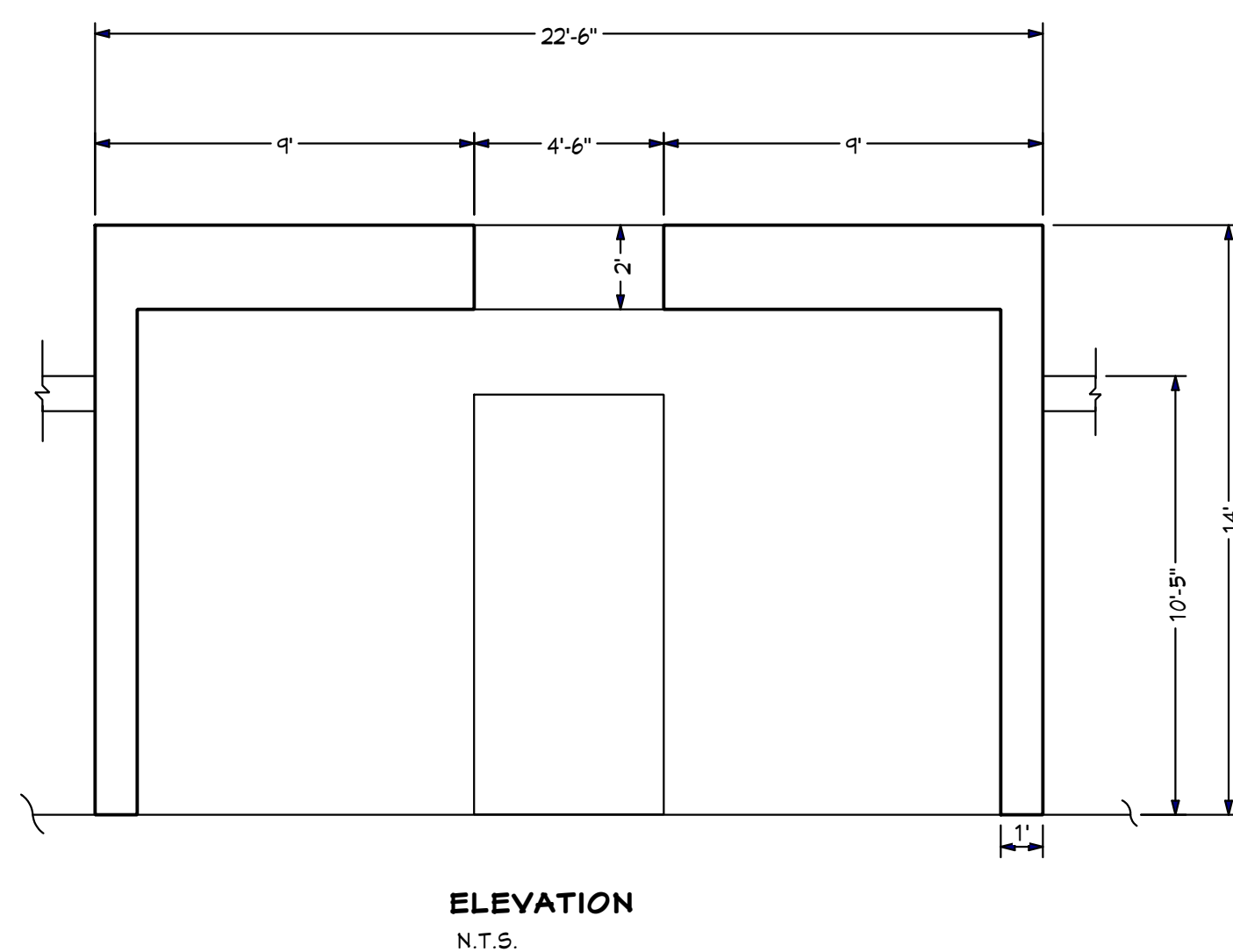
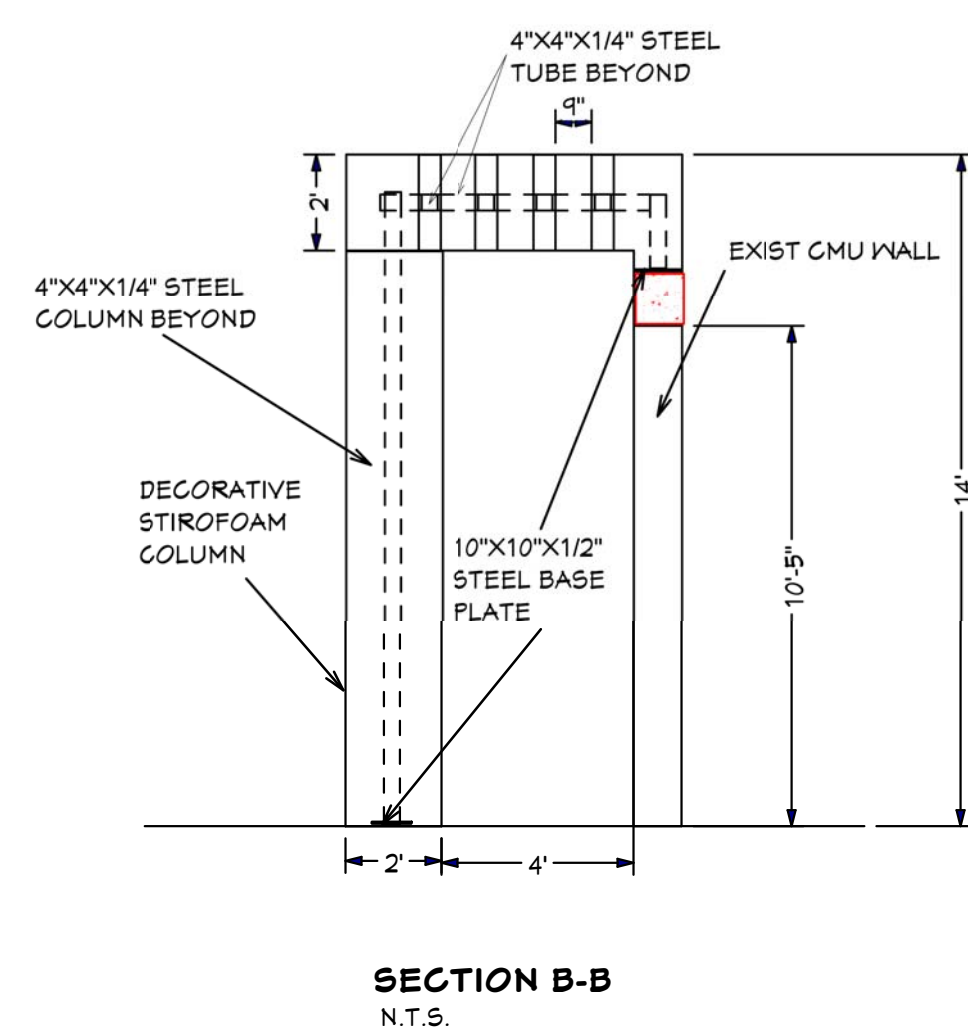
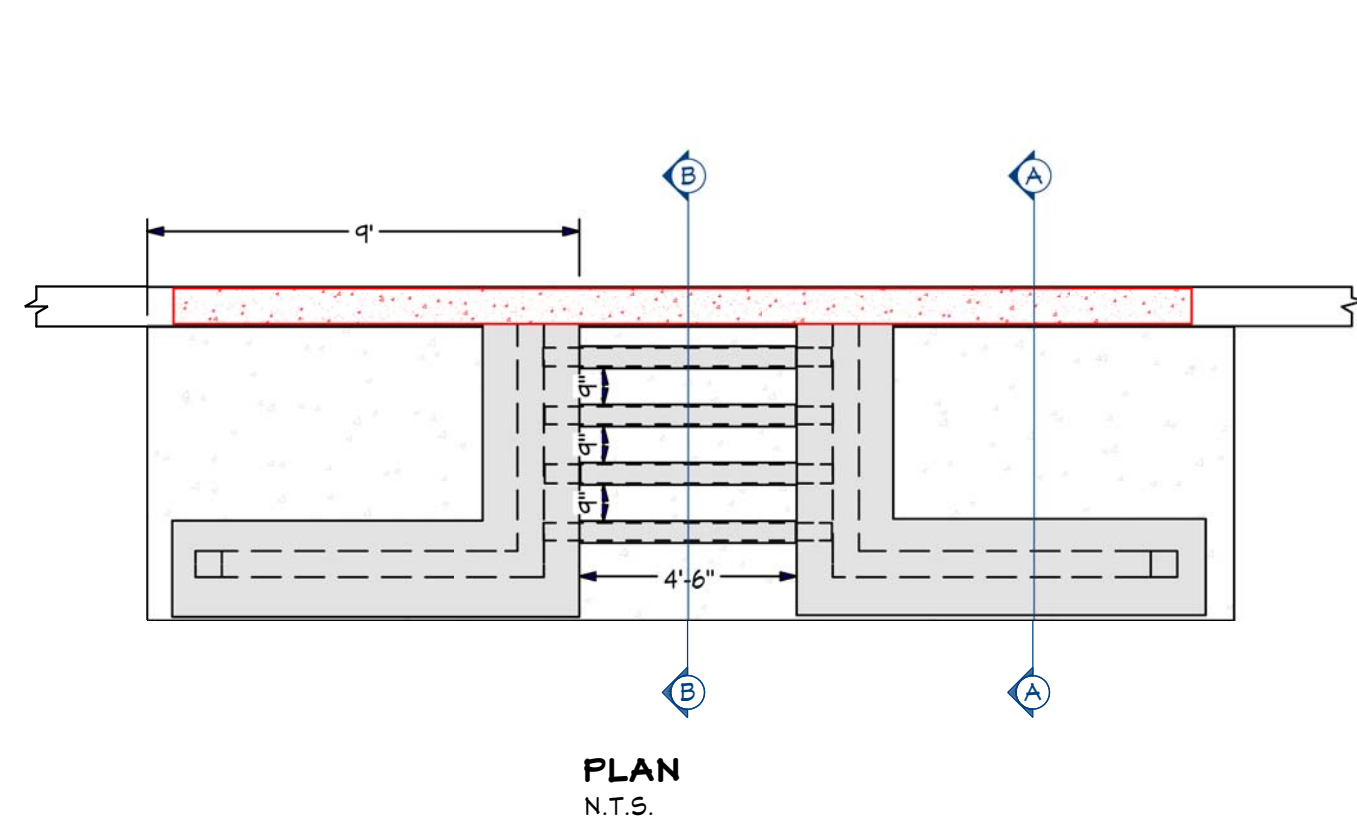
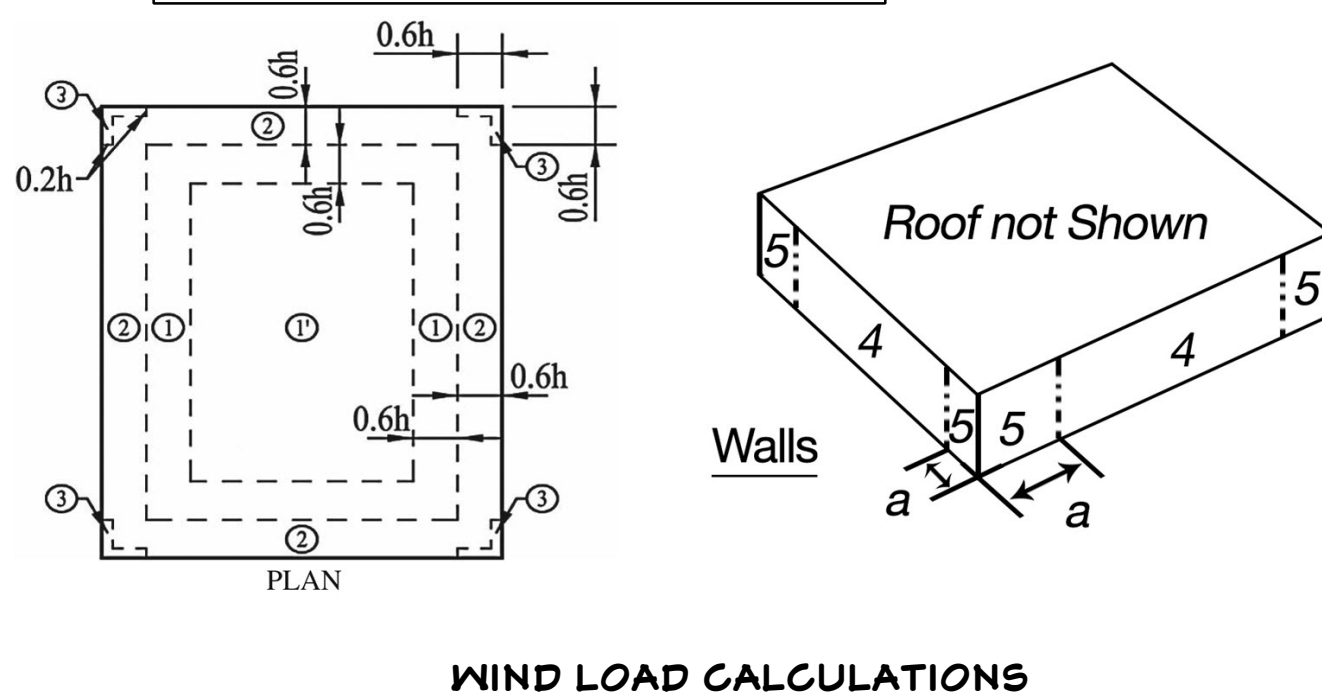
1509 180 STREET, SAN RAMON

Basic Model Parameters

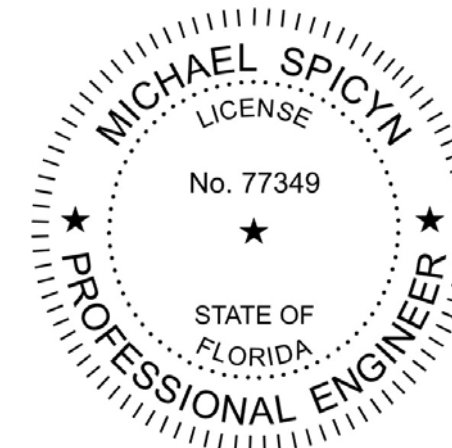
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Ultimate Wind Design Speed	130.4 mph	Risk Category	1
Structure Type	Building	Building Type	Shaped

General Wind Settings

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**THIS IS TRUE COPY OF
DRAWINGS AS APPROVED BY
BAY HARBOR ISLAND
BUILDING DEPARTMENT.
ISSUED ON 11-14-2022**



PROJECT NUMBER:	20220220
SCALE:	AS SHOWN
DRAWN BY:	MS
ISSUE DATE:	11-07-2022

HOUSE RENOVATION
1310 101 STREET
BAY HARBOR ISLAND, FL 33154

MICHAEL SPICYN
PROFESSIONAL ENGINEER, FL LIC #:

77349
1801 SOUTH OCEAN DRIVE
MALLANDALE BEACH, FL 33009
PHONE: 786-514-3222
michael@Donewell.biz
www.DonewellConstruction.com

FACADE STRUCTURAL

REVISION TABLE	
NUMBER	DESCRIPTION

NUMBER	DESCRIPTION
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PROJECT SITE

TOWN OF BAY HARBOR ISLANDS MINUTES OF A DESIGN REVIEW BOARD MEETING

A Regular Meeting of the Design Review Board was held on Tuesday, December 6, 2022, at 7:09 p.m. The Meeting was opened with the pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Matthew Hurwitz

Vice Chair Alan Bebhik

Board Member Janet Adler

Board Member Matthew Barnard

Board Member Alexander Feldman

Board Member Jed Frankel

Board Member Wesley Kean was present but came in at 7:35 p.m.

OATH OF OFFICE – New Board Member Alexander Feldman

Town Clerk Yvonne P. Hamilton administered the “Oath of Office” to Mr. Feldman.

At this time Town Attorney Geller swore in all the individuals presenting.

1. Request for approval for a new single-family home for “CDO Development, LLC” located at 1270 99 Street, Lot 6 of Block 28. On October 18, 2022, the Board deferred the project. The architect revised the plans as requested by the Board's comments. The owners are proposing to construct a new two-story single-family home. The existing 2,575 sq. ft. single-story home (built in 1954 will be demolished and replaced with a new two-story 5,537 sq. ft. home. The residence will have five bedrooms, 6 full baths, 2 1/2 half baths and a 2-car garage.

Architect Felipe Alvarado presented the project and explained modifications. One of the comments that was pending to resolve was enclosing the interior of the stair with a solid wall, making the stair not visible from the exterior and shielding it with architectural elements. He added a letter was submitted to waive the eighty percent rule; he asks the Board to consider this. The project went from 129 square feet to 102 square feet; they are providing a double headed foyer which is about 188 square feet, they are following the request of the waiver as provided by Code.

PUBLIC COMMENT

Frances Neuhut, 10920 West Broadview Drive, came forward and stated this is about the houses on the west island. The houses are getting large and there's an increase in flooding in the neighborhood; the vegetation is starting to dwindle. She doesn't understand from looking at the plans submitted, the maximum density is 6 DUA; she asked the Board to explain this to her; the developer speaks about the eighty percent rule but, they have presented eighty-three percent which seems nothing, but it's about 106 square feet extra inside the property. She added that although Town Planner Miller may say that the project is in Code, increasing in density and square footage doesn't mean to her the project is in Code and following the Comprehensive Plan.

Board Member Frankel acknowledged Ms. Neuhut' s comments as to flooding of the island. He added in conjunction with this submittal, the applicant added a drainage report and asked for clarification from staff if the report means the water won't be leaving the lot. Chief Building Official Mesa responded once the plans come to the Board, they have been approved by the Town Engineer, so it's met the Code. Board Member Frankel asked if there wouldn't be more water if there is rain because of this project. Chief Building Official Mesa affirmed the statement.

PUBLIC COMMENT CLOSED

Vice-Chair Bebchik added the project has too many things going on; the front façade has different railings and frames in the windows; lines going in different directions and materials and asked the developer to help him understand his vision. Mr. Alvarado responded they are doing different materials in the house to break-up the massing so when entering the house all the materials will be tied into the house. In terms to the lines, there is only one type of rail, the one above the garage; the one in the far center is a shading device; and a play with colors with the gray which is tied all over the house; the wood looking piece in front of the house is being tied all around the house toward the back and the sides. He added these types of houses must be very elaborate to break the volumes and make it interesting to not make the typical modern house. Board Member Kean cautioned the Architect and future architects that come in front of the Board, the Code speaks about embellishments which he sees a lot in this project. He explained the Board wants to stay away from chaotic façades and feels this project is borderline to becoming one. Chair Hurwitz suggested he should soften elements on the project.

It was the consensus of the Board Members that there were too many inconsistent elements in the project's design.

ACTION: Board Member Bebchik made a motion to defer the item. Board Member Wesley Kean seconded the motion, and it passed unanimously.

2. Request for approval for a new single-family home for "RAR House Trust" located at 9841 East Broadview Drive, Lot 10 of Block 23. The owners are proposing to construct a new two-story single-family home. The lot is currently vacant and was previously used by the neighboring lot (9861). A new two-story 6,604 sq. ft. under A/C home is proposed with seven bedrooms, 7 baths, 2 1/2 baths and a two-car garage.

Architect Stephanie Helfman presented the project of a tropical modern home with materials of coral stone, wood, bronze aluminum for window, and glazing; yard with 67% green space, large, covered terrace, and pool in the rear.

PUBLIC COMMENT

Frances Neuhut, 9920 West Broadview Drive, came forward and stated this property is an empty lot and should not be getting a minimum five-foot setback. They do not need such high a setback; the developers have a tendency of saying the side setbacks are incorrect. She doesn't appreciate it when developers come to this town with the idea that the Town Planner told them they are allowed those setbacks.

Vice Chair Bebachik advised this house is not taking any setbacks; the property has all the setbacks it needs.

PUBLIC COMMENT CLOSED

Vice Chair Bebachik advised Ms. Helfman that he liked the project. He raised one concern as to why there are no steps directly from the street to the door. Ms. Helfman responded it wasn't added because they were trying to have more green space. She added she can make modifications to the front and add a pedestrian sidewalk to go to the door. Chair Hurwitz agreed and congratulated Ms. Helfman on such a nice design. Board Member Barnard asked if they intend to use artificial planting. Ms. Helfman responded they will not be using artificial planting. Board Member Barnard stated the proposed design is successful because although it's a large project, the project doesn't appear massive. Board Member Kean stated this project is well designed, and appreciated the Architect's packets on how she explains and diagrams how the massing works in the community; it's not a requirement but it's always appreciated from the Boards perspective. He further added the roof is a sloped roof which can't be perceived from the renderings, but it's nice, subtle and allows it to be contemporary.

ACTION: Board Member Adler made a motion to approve the project with the conditions of the Town Planner's Staff Report, plus shifting of the garage door and sidewalk. Board Member Barnard seconded the motion which passed unanimously.

3. Request for approval for renovations to the hotel "Landon Hotel - (Bal Bay Inn, LLC)" located at 9650-9660 East Bay Harbor Drive, Lots 1-2 of Block 11. On October 18, 2022, the Board deferred the project. The architect has submitted corrections as requested by the Board. The owner is proposing to remodel the existing hotel lobby into an indoor food / bar area with about 60 seats. The existing outdoor area between the hotel and East Bay Harbor Drive is planned to remove the entire driveway / vehicular drop off areas and convert the area into an outdoor food/ bar area with 65 seats. A small pool (interior) and spa (along 97 Street) are also proposed. A fence / wall / landscape buffer is proposed along East Bay Harbor Drive and 97 Street around the outdoor activity areas.

Matt Amster, Bercow Radell Fernandez Larkin & Tapanes, 200 South Biscayne Blvd, representing Bal Bay Inn LLC, owners of the Landon Hotel, presented the project. The owners intend to keep the Palm restaurant and the Landon Hotel and wish to enhance the property by adding an outdoor seating component. Most of this request is outdoor seating; this proposal was heard on October 18, 2022, but the Board requested a more cohesive design at the front which they feel has been provided in this new proposal. They are also proposing a fence or wall that would be in the front hedge that surrounds the outdoor seating component; the project will include more trees, not just the hedge. The main comment being with this revision is to unify the frontage both by architectural and landscape design.

Board Member Kean asked if this is a renovation and not a new construction. Mr. Amster confirmed. He continued explaining the property has two curb cuts; that's where the drop off and pick up come into the property. The current owners have had discussions with the Town and staff to try to eliminate the curb cuts and to use on street parking with an easement; they would work with the Town to basically have the drop off where there would be on street parking, and space for four parallel parking spots which would be for the valet only. The project proposal allows for today's current drop-off pick-up area can now be remodeled into an outdoor seating area, and it becomes a safer condition for pedestrians. He added to the west of the property there are plans of developing a parking garage too, and the owner is willing to work with the town to utilize for some valet. The hotel has used the thirteen parking spaces in the north and will continue to be used as self-park for guests.

Jill Zalcurie, Architect, came forward and stated the aim was to find a more cohesive and harmony in the design to unify all the elements, and the second element was to identify the two entrances, the one of the hotel and the one of the restaurant. To reach their aim, they worked on three elements: identify the design element of the pergola, the materials and colors, and vegetation. The design of the front of the hotel was changed by integrating a double pergola. The pergola is an element in all the project, on the upper part of the hotel entrance, and at the pool. The pergola contains a wood composite; the awnings will have vertical slats and with oak and white as colors. The project will have green hedge all over the property, and they added planters on several parts of the property. They will plant red bougainvillea that will match with the white façade.

Chair Hurwitz asked where the pool was located. It was stated the pool is in the middle and cannot be seen from the streets. Board Member Kean asked if the pool is new or existing in the hotel. It was mentioned the pool is new.

Jennifer McCauney, Architect, came forward and explained the pool will be in the center of the courtyard. Board Member Kean asked if the spa was also new. It was confirmed the spa and pool are new.

PUBLIC COMMENT

Frances Neuhut, 1060 Kane Concourse, came forward to address the Board and stated the applicant is not only asking for use of Block 11 which has no parking, but they are also putting in a new restaurant. She added the Town Planner's report includes a discussion regarding Business Tax Receipt. A grease trap is needed for restaurants and do not know if the infrastructure can hold this. She added the applicant is taking away from the entrance; she does not know where they're getting their parking from. She complained as to the Town giving them four additional parking spaces along with East Bay Harbor Drive right of way.

Carry White, 9751 East Bay Harbor Drive, came forward and stated she has lived in Bay Harbor Islands for four years. This is a new project to her and is concerned with the traffic flow; the traffic is horrible. She wears a patrol vest at night to avoid getting hit by a car. She feels the ride-share dropping and picking up of customers, and the U-turns to get into the drop zone are unsafe. She added she doesn't like the idea of a restaurant in this area because of the light pollution and north pollution. She asked the Board to deny the applicant's request; they are a pedestrian friendly neighborhood with lots of children and elderly people. This project will make this more difficult for the residents.

Joyce Green, 1360 99 Street, came forward to address the Board and stated she has an office on the island for the past twenty years, and she knows all about block 11. Parking is a nightmare; people that come to Pura Vida park on reserved spots and get their cars towed. She agreed with the previous speaker. There is no parking available in this town. She feels four parking spaces will not be enough for the applicant.

PUBLIC COMMENT CLOSED

Board Member Kean asked for clarification as to what the Board is approving. Chair Hurwitz responded site approval which includes everything.

Mr. Amster came forward and stated the Palm Restaurant will stay and remain untouched. There will be no increase or decrease in hotel rooms. Historically, the parking spaces in the north of the hotel belong to them, and they will keep them. Part of those spaces are on their property and part of them are the town's property; they will work with the town to lease those spaces. Chair Hurwitz asked if the only change relative to parking is the removal of the two curb cuts, and now to the four spaces in front.

Rodney Finvarb, Owner, came forward and stated there are multiple easements granted to the town and one being granted to the hotel. The parking spaces on the west side and the north side, part of those parking spots is on the town's property, and some are on their property. They will be granting the town an easement to utilize those spaces which are currently on their property line. Also, the Town will be granting four parking spaces if the project is approved; however, they would be granting an easement to the Town to create a sidewalk. The sidewalk is expanded so there is a proper distance for pedestrian activity and will be safer. He added they created a unique al fresco dining experience with great landscaping and an amazing pergola.

Chair Hurwitz asked if there is a kitchen in the hotel. Mr. Finvarb responded there is the Palm kitchen and will probably be the kitchen to provide the food. Chair Hurwitz asked if they will be serving the café or another entity. Mr. Finvarb advised that is one option and they are looking at other options. The idea is for the Palm Kitchen to serve outdoor seating and would be creating an additional 60 seats. He feels they are elevating the whole experience and will be a much nicer design than what exists today. Chair Hurwitz asked where the connectivity from the kitchen to the service is. Mr. Finvarb advised there are doors that connect to the Palm. Chair Hurwitz asked if they intend to add a kitchen later. Mr. Finvarb advised that to do so they would have to knock down two rooms and for now that is not the intention.

Chair Hurwitz stated the residents are concerned as to the additional seating, traffic, and parking spaces, and to please advise how they intend to address this. Mr. Amster advised there is an existing valet contract that will be utilized. Their traffic engineer prepared a report, and the Board was provided with the packet that shows no impacts to the new area proposed to the valet and the alley. Chair Hurwitz asked if the alley was changing. Mr. Amster explained there is perpendicular parking in the alley, and the alley is the town's property; portion of Block 11 will be revised; that's forthcoming so they are addressing now. Chair Hurwitz asked if the noise level in the outdoor seating will be regulated. Mr. Finvarb advised the hotel's interest is aligned with the resident's interest. Board Member Kean feels the hotel is gaining parking spaces. The Board continued to discuss the parking and valet operations.

Town Attorney Geller added if there is a violation, the town could have a broader than usual range of action to enforce those agreements given the applicant is voluntarily agreeing with the conditions outlined in the Town Planner's Staff Report.

Board Member Kean asked if the sidewalk terminates on the north side. Mr. Finvarb advised it terminates. Ms. McCaune stated the sidewalks terminate and are proposing for the sidewalk to come around and will be a five-foot sidewalk. Board Member Kean asked how the operation of service vehicles will work. Ms. McCaune responded there is one loading space on the alley which is part of the alley work being done by the town and anticipates only one loading space will be needed. The restaurant and the hotel will have to coordinate the timing for deliveries. Board Member Kean suggested they use one of the spaces for rideshares. Mr. Amster advised they can explore the suggestion. Board Member Barnard commended the project and improvements made. Vice Chair Bebachik stated he likes the pergola and the color usage on the project. The Board continued to praise the project: the shading, the motif, the pergola, and the landscaping. Chair Hurwitz feels comfortable with the project and that the concerns raised by the residents have been addressed, and they are providing a safer environment for pedestrians. He raised one concern as to the noise levels from the outdoor seating. Mr. Finvarb advised they intend to follow the code regulations of the Town. Board Member Adler asked if the Board is approving a restaurant for this project. Town Planner Miller advised they are looking at a composite package. Board Member Adler feels the fact they are adding 60 additional seats without knowing in certainty who will be serving is ludicrous. She feels the project brought as presented is excellent, but speaking of a restaurant is premature. Mr. Finvarb responded the whole lobby will be a new restaurant with interior and exterior seating. The discussion continued as to the need for a new kitchen without knowing if the Palm or a new operator for the outdoor seating. Mr. Finvarb advised the fact he doesn't have an operator is irrelevant; he is requesting approval for use. The options are having the Palm service the new area, or a third party that works a deal with the Palm to use their kitchen or have a kitchen within the new space. He feels they are elevating the property to become like the authentic boutique hotel for this and surrounding neighborhood. Board Member Frankel raised concern about safety, the layout, and the parking. He feels residents will not use the sidewalk; the design and concept are beautiful but will not approve it due to safety concerns. There was further discussion as to the original columns. Board Member Kean stated one of his conditions for approval is to maintain the two existing columns.

ACTION: Board Member Kean made a motion to approve the item with the conditions outlined in the Town Planner's Staff Report, plus the following:

1. Service helpers through alley only.
2. Consideration of rideshare dedication zone.
3. Resolution of North end to terminate to east side.
4. Must maintain two of the existing columns.

Board Member Barnard seconded the motion, and it passed 6-1 with Board Member Frankel opposing.

4. Request for approval for a new multi-family dwelling for "9955 Bay Harbor Development, LLC" located at 9919-9955 E. Bay Harbor Drive, Lots 19-21 of Block 4. On November 1, 2022, the Board deferred the project. The architect has submitted corrections as requested by the Board. The developer is proposing to construct a new thirty-three (33) dwelling unit mid-rise development. The proposed site design incorporates one rectangular-shaped building on top of a grade level partially under the building parking garage / extended parking area into yard areas. The proposed building will have 7 floors of residential use over the grade level parking areas. The dwelling units will range in size between 1,572 to 4,008 square feet of a/c space plus balconies, etc. The proposed building would require the developer to acquire 7 TDR units.

Joe Ruiz, 320 Miracle Mile, representing developer presented the project. The project was previously presented to the Board on November 1st seeking a site plan approval for an eight-story 33-unit mid-rise residential development with 69 parking spaces. He described the site and its location. The application was deferred to address the architecture enhancement, specifically the Board requested an enhancement on the breezeway design, the removal of the columns in the corner in the rear balconies, consider additional glazing, and break up the massing throughout the building.

Kobi Karp, Architect of the proposed development, came forward and presented the project. He stated they removed the columns and created a greater definition of the end units. They were able to create a more bifurcation of the building to create more materials of luxury from the top to bottom. He thanked the Board for their previous comments. He stated they have made all the requested changes, creating a more unique, special, and dynamic project.

PUBLIC COMMENT

Frances Neuhut, 1060 Kane Concourse, came forward and stated the residents rely on the Board for design, but is also under the impression they approve parking and safety. She feels the Board is misrepresenting the residents of the Town by approving the previous project. She raised the concern of continued approvals of underground parking.

PUBLIC COMMENT CLOSED

Board Member Frankel asked Mr. Karp to discuss the proposed alternative breezeway. Mr. Karp advised they created a length of the façade, a corner treatment, and they furthered the length of the building. Chair Hurwitz provided a brief summary of this project; the breezeway is a requirement to be bifurcated top to bottom, front to back. The Board has the right to approve a project with architectural embellishments significant enough to waive that requirement. The Board was not comfortable the first time the applicant presented this project, and challenged them to create a more separated building. Also while the intent of the breezeway is to break up masses on larger buildings, they asked Mr. Karp to return with an enhanced version of what was originally presented. Mr. Karp continued explaining the previous proposal; the columns made the building look wider; he removed the columns which opened space, and the width of the building becomes less.

Board Member Adler asked Mr. Karp why one section couldn't be a playroom for children. Mr. Karp responded that can be implemented in this building. There is a section for a potential gym area, lobby, mini tea area and a lounge which can also be used as pace for children.

Vice Chair Bebachik stated the project is more articulated with better finishes than the previous proposal. He suggested they could have done more units; he likes what Mr. Karp has accomplished with the breezeway.

Board Member Feldman stated the building proposal is nice; the finishes of the proposed project are similar to the Four Seasons on Surfside. A building like this would be expensive to build but feels it would elevate the neighborhood. He commented on the landscaping, and asked if the planters in the front of the building will impact the balcony size. Mr. Karp asked to be allowed more time to study this concern. Vice Chair Bebachik suggested he wouldn't remove the planters and liked the green façade.

Chair Hurwitz stated the articulation of the building overall was done nicely. Board Member Kean stated the Board seats are not elected positions. He was asked to sit on the Board, and the recommendations and opinions he gives are just opinions. He also added this project has a good design. He raised a concern as to parking because he feels it would be harder to market; it's a logistical valet issue for the building, not an issue for the Town.

Board Member Frankel stated this is a beautiful building; he is torn between enforcing the breezeway which he thinks its very important.

Board Member Barnard stated the breezeway not only is a governor of design, but it's also a sense of utility. It allows some porosity on what is becoming an ever denser more monolithic approach to development. He feels it's a beautiful building and likes the wood element and the breaking of the façade, but feels the breezeway is a requirement and is not all there. Mr. Karp advised by having the breezeway in the middle, he felt there was greater light and air aligned to the neighbors by having shorter lengths to side yard setbacks, having larger corner treatments; the distances become shorter.

At this time, the Town Planner's Staff Report was accepted into the record, without objection.

ACTION: Vice Chair Bebachik made a motion to approve the item with the conditions outlined in the Town Planners Report. Board Member Adler seconded the motion, and it passed 6-1 with Board Member Barnard opposing.

5. Request for approval for an addition and renovations for “Alan Cohen Trust & 1025 Kane Concourse, Ltd” located at 1025 Kane Concourse, Lots 14-15 of Block 11. The property owner is proposing a second story addition and renovations to an existing two-story commercial complex.

Ari Sklar, Architect for this project, presented the renovation project. Mr. Sklar advised that the property is owned by the Cohen family since 1998. This project has been delayed for numerous years due to the complications of Block 11 parking and alley issues. Since the town is planning to reintroduce the original alley, they were able to update the building design. The first floor is retail, the second floor is the office for the business; the owner is looking to do an addition to the back of the building. They are proposing architectural features such as open breezeway, concrete eyebrow, canto leavers, perforated shading devices, rooftop and landscape gardens, and large glass panels. They will also be upgrading the finishes in the windows along Kane Concourse to match the new addition.

Chair Hurwitz asked if the front is changing. Mr. Sklar advised that they are only patching and painting the stucco and replacing the windows for impact in the front. Chair Hurwitz asked what was in between the windows. Mr. Sklar responded there is ceramic tile, and it is not breeze block tile.

Board Member Kean asked Mr. Sklar to explain the differences of the existing building and the proposed renovations. Mr. Sklar explained they cleaned the façade and squared off the frame, and used the same glass that they have but placing perforated metal.

Vice Chair Bebachik asked Town Planner to explain the conditions set on his Staff Report. Mr. Sklar presented a slide which compared current space with parking and the proposed renovation with parking. He explained the Town’s parking comes from his client’s property; part of the proposal is to provide tandem parking for all the sixteen spaces. In a few years, when the alley is restored then the tandem parking can come off, if it works with the new layout of the parking garage.

The Vice Chair entered the Town Planner’s Staff Report into record without objections.

Town Planner Miller came forward and explained Block 11 is Town Hall, one block on the west and two blocks on the southside; the blocks have an alley that runs from east of west. This Block was part of a deal; the property owners from Kane Concourse granted licenses to the public and the Town. When driving through the alley from the terrace to East Bay Harbor, one is trespassing through on everyone’s private property; the licenses that were there are all expired. The municipal lot is in between the public works building and the Landon Hotel. He explained the parking on the alley essentially is the owner’s parking spot; Chair Hurwitz confirmed that this explains why the owner is proposing tandem parking on their property. The Town Planner continued to explain the future projects of the parking garage. Chief Building Official advised the Board the Town approved funds for the design and the relocation of the alley several meetings ago.

Chair Hurwitz asked if they are installing more windows with perforated metal affixed to the window and adding a planter. Mr. Sklar confirmed the windows will be the same pattern as to the back. Chair Hurwitz asked about the material on the rooftop on the back, and if there is a reason it comes out so far from the glass, and the continued overhang for the outdoor deck on top. Mr. Sklar responded it is painted stucco, and there are stairs and elevator on that side that continue up, so they decided to take the wall; the reception area will have a balcony.

Vice Chair Bebachik raised a concern as to the parking and steel elements on the proposed renovations. He asked about having bigger beams or other structural elements, as to the little columns throughout. Mr. Sklar advised they had been speaking to the structural engineer for a while and were asked to put columns, and they would prefer not to have so many columns. Chair Hurwitz and Board Member Kean raised concerns about the columns.

Board Member Kean stated he likes the idea and the rooftop, but needs more input from the engineer; aesthetically, on the front of Kane Concourse side feels there is a nice rhythm of thin frames that's very mid century treatment, but on the other side, everything is bulkier.

Vice Chair Bebachik raised a concern as to the columns being visible and properly placed. Mr. Sklar advised that the columns are needed. Chair Hurwitz asked how they intend to have columns that can't be seen at night and didn't think it's structurally acceptable to have those types of support in between parking spaces. Mr. Sklar responded that all parking spaces have columns.

Board Member Feldman asked what the allowable use in the rooftop per code was. Mr. Sklar the rooftop will only be for the use of the office; it cannot be converted into a dining area, and will not be accessible to the public.

PUBLIC COMMENT

Frances Neuhut, 1060 Kane Concourse, came forward to address the Board and thanked Board Member Kean for clarifying their duties as a Board. She raised concerns as to parking for this project as she feels they will need to get this through the Parking Trust which does not have more spaces to provide.

PUBLIC COMMENT CLOSED

Chair Hurwitz asked Town Planner Miller to clarify if the five additional parking spots needed for this project will be requested from neighbors, from the town or buying into the Parking Trust. Town Planner Miller advised that they have two options: they can buy into the Parking Trust, or they can find the spaces from another property that may have the additional spaces and provide a contract showing they have acquired the additional parking spaces.

ACTION: Board Member Frankel made a motion to approve with the conditions outlined in the Town Planner's Staff Report and the suspended light fixtures to be flush mounted and recessed. Board Member Feldman seconded the motion, and it passed 4-3 with Board Members Adler, Kean, and Vice Chair Bebachik all opposing.

6. Request for approval for a new multi-family dwelling for "CHBH 103 Street LLC" located at 10270-10290 E. Bay Harbor Drive, Lots 1-2 / 14-15 of Block 5. The developer is proposing to construct a new seventy-seven (77) dwelling unit mid-rise development. The proposed architecture style is a typical "2020 South Florida Modern" dominated by abundant glass surfaces but with interesting curvilinear building facades and balconies. The proposed building will have six (6) stories in height with five (5) floors of dwelling units on top of a ground level parking garage. The proposed building would require the developer to acquire 36 TDR units.

Matt Amster, Bercow Radell Fernandez Larkin & Tapanes, 200 South Biscayne Blvd, representing CHBH 103 Street LLC presented the project; this would be the third rental project coming forward to the Board. This is a unique property because of the location of the property is on the curve; the property does not have a uniform north/south, east/west property line. They are seeking an alternative breezeway, and the property will offer 24/7 valet.

Bob Schneckenberg, S & E Architecture, came forward and presented the project. The project will consist of 77-units ranging from one-bedroom one-half bathroom, and a couple of four-bedroom three bath, long term rentals multi-residential. The 77 units require 154 parking spaces which are accounted for except for the ADA parking spots; the project will consist of lifts and 100% valet parking. The garage will be completely enclosed with mechanical ventilation, no need for screening. The landscape area exceeds what is required. The breezeway will be located on Level 2 and will connect the north/south towers. The fitness center will be accessed through the breezeway. Level 3 is a continuation of the breezeway. The setbacks are within compliance. Level 4-6 will include curved balconies to break up the massing. Landscape planters will surround the roof deck, pool, and multiple activity area.

Edward Shamash, S & E Architecture, came forward and stated the lot is a curb double corner lot with a long linear frontal span with a southwest encroachment that creates a unique condition for this project. The building composition is laid out in three different plains: to create geometric movement, to break up the linear mass, as well as four orthogonal building blocks. From the ground up, the ground level is clotted with composite wood all along the property line with a lush impact full landscaping design and a night LED low lighting. At the center will be made of micro cement covered columns. At the Second and Third Level units, an open double-height shaded space breezeway; diagonal breezeway. Fourth through Sixth Levels corners are recessed back to create visual space between neighboring buildings. At the rooftop, will include a curb element design.

Travis Harrison, Landscaping Architect, came forward and stated they are providing all the required site and street trees; they are following the Town's Master Plan for the required trees. The northern half of the project will consist of live oaks and golden cassia trees on the west and south side. The ground will consist of plain all native shrubs, on the northside will consist of Boston fern. On the rest of the property will be lawn and trees.

Mr. Amster stated they all agreed with all the conditions in the Town Planner's Report.

Vice Chair Bebachik asked for an explanation of what they are seeking approval for. Mr. Amster responded that the project providing all the setbacks, height requirements, and valet parking; TDRs will be needed and will be requested from the Town Council. Vice Chair Bebachik advised he doesn't feel the project is up to the Town of Bay Harbor Islands standards and needs better materials, better articulation of the elements, and felt the project was rushed, and he would not vote in favor of this project.

Board Member Kean stated he agrees, and on the design front, the breezeway does make sense; however, there is tension in the rational linear interior wall layouts. He liked the rounded balconies, and the landscaping.

Board Member Frankel asked the applicants to point out how the breezeway would look, and how they are allowed to have mechanical lifts when other applicants don't. Mr. Amster responded they are grandfathered, and lifts have not been prohibited.

It was the consensus of the Board that the breezeway was nice, but the project needs improvement as to breaking up the massing, more articulation of the elements, materials, finishes and design.

PUBLIC COMMENT

Frances Neuhut, 1060 Kane Concourse, came forward to address the Board and stated that any substantial changes made be required additional approval. She stated the Town Council should approve the alternative parking arrangements.

PUBLIC COMMENT CLOSED

ACTION: Vice Chair Alan Bebachik made a motion to defer the request. Board Member Adler seconded the motion, and it passed unanimously.

7. Request for approval for a new multi-family dwelling for "PPG BHT Owner, LLC" located at 10141-10143 E. Bay Harbor Drive, Lots 9-12 of Block 4. The developer is proposing to construct a new forty-four (44) dwelling unit mid-rise development. The proposed site design incorporates one rectangular-shaped 7-story building on top of a grade level partially under the building parking garage / extended parking area into yard areas. The dwelling units will range in size between 2,169 to 5439 square feet. The proposed building would require the developer to acquire 9 TDR units.

Matt Amster, Bercow Radell Fernandez Larkin & Tapanes, 200 South Biscayne Blvd, representing applicant, presented the project. The project will contain a forty-four-dwelling unit; it has a code compliance breezeway. This will have a valet operation with a partial screened enclosed ground floor parking garage.

Kobi Karp, Architect, presented the renderings. The breezeway is tied to the landscape along the bay, and on the rooftop is a tropical garden that has pools for the units below with a common area. The materials are luxurious. The breezeway will have a green roof garden that opens to the kitchens, bathrooms, elevator, and lobby. The breezeway is not only a physical separation, but also opens to the interior spaces. The sunrise at the east will penetrate the building; along the waterway they created private plunge pools. The project will have a walk around the property, the rooftop, the entry from the street with a lobby, a mini tea area that opens to the water, and a roof top garden which opens to the corner units on the inside of the breezeway, and the breezeway is open and glazed.

PUBLIC COMMENT

Frances Neuhut, 1060 Kane Concourse, came forward to address the Board and stated the charter height is limited to seventy-five feet. She stated that the TDR units are only approved by the Council, and the breezeway must be redesigned first before the Board can approve it. She mentioned that the Town Attorney should be checking for Unity of Title which she feels is not being done at this time.

Mr. Finberg, 10101 East Bay Harbor Drive, came forward and stated the most easterly point of the island is where this project is going to be built, and this project is recessed 20 feet from the water, and will result with a wall 8-9 story high and will obliterate the view of everybody in the south of the building. He suggested the Board require the applicant to recess the building more, so it won't obstruct the view for anyone.

PUBLIC COMMENT CLOSED

Board Member Feldman moved to enter the Town Planner's Staff Report into evidence.

Vice Chair Bebachik asked Town Planner Miller to explain if the lot allows for thirty-five dwelling units, why is the applicant asking for 44. Town Planner Miller explained when he started working for the Town 20 years ago, he discovered the Comprehensive Plan had a major error; there was more than a third of the existing developments that exceeded the density that was in the original Comprehensive Plan. The Town negotiated with the State and produced the TDR system, so that others can overcome that error in the Comprehensive Plan. So essentially, applicants are allowed to request additional density over the base density. He further explained how the TDRs can be acquired from the Town and private owners. He advised the Board there are only about 85 Town-owned in the pool.

Mr. Amster came forward and stated the maximum density is ninety units and they are only doing 44 units and will only need 9 TDRs.

Chair Hurwitz asked Mr. Karp to explain the designs of the balconies. Mr. Karp advised that

for example on Level 4 the balconies ungate out to create an outdoor living space. The idea was to create a living space to have a sitting area to see the water.

Board Member Kean stated he likes this building and likes the current building; likes the breezeway which looks sophisticated. He feels the palms on the roof look a little static, but like the garden at the breezeway.

Carolina Montero, Landscape Architect, came forward and advised that on the roof they will have canopy trees, and the palms were eliminated.

Board Member Barnard stated he likes the breezeway; the landscaping is very successful as it creates a unique experience. He added he liked the treatments on the balcony.

Board Member Feldman agreed and stated he likes the building as well. He suggested having a pedestrian walkway right in front of the lobby. Mr. Karp agreed and will add it. Board Member Feldman suggested they include balcony dividers.

Vice Chair Bebachik added he likes the building which is a nice change for what is typically seen.

ACTION: Vice Chair Bebachik made a motion to approve the request with the conditions outlined in the Town Planner's Staff Report, plus the addition of a pedestrian walkway and balcony dividers. Board Member Feldman seconded the motion, and it passed unanimously.

There being no further business to discuss, the meeting was adjourned at 12:05 A.M.

CHAIR

ATTEST

TOWN CLERK

**TOWN OF BAY HARBOR ISLANDS
MINUTES OF A DESIGN REVIEW BOARD MEETING**

A Regular Meeting of the Design Review Board was held on Tuesday, January 3, 2023, at 7:04 p.m. The Meeting was opened with the pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Matthew Hurwitz	
Vice Chair Alan Bebchik	Board Member Janet Adler
Board Member Alexander Feldman	Board Member Jed Frankel
Board Member Wesley Kean	

Board Member Matthew Barnard was absent.

Town Attorney Geller swore in those individuals who indicated they would provide testimony.

1. Request for approval for a garage conversion for “Thomas J. Stalzer Trust” located at 1230 95 Street, Lot 3 of Block 32. The owner is proposing to convert their existing garage into a/c living space with a new bedroom, bathroom, and laundry room.

Representative for the property owner, Jonathan Regine, 1385 N.W. 22nd Avenue, Delray Beach, Florida, came forward and presented the proposed conversion to the new single-family home. He explained that the homeowners were proposing to convert a small one-car garage into a spare bedroom, bathroom, and closet; eliminating the front garage door by closing it in; installing windows softening the front with landscaping and converting the area to the living space. He added the floor level will be brought all the way up to match the existing garage; the roof line will not change; and the window will be similar to the existing.

There was a brief discussion on the windows matching, clear story windows, mullions to match, installation of small hedges in the front, aligning partition with the mullions; if the bedroom bathroom closet were flipped, the closet will probably get too small; the requirement for two (2) parking spaces for these type of renovations; parking spaces to be onsite, not in the swale; and 50% rule implemented to preserve some of the open space.

PUBLIC COMMENT

Frances Neuhut, 9920 West Broadview Drive, came forward and expressed concern that children are playing in the streets; there is no place for them to play; and they are not being accommodated. She stated that the houses are getting bigger with five or six cars and could not believe the Board was not discussing these issues.

PUBLIC COMMENT CLOSED

ACTION: Vice Chair Bebachik made a motion to approve the renovation to the single-family home with the condition that the new landscaping matches the existing. Board Member Kean seconded the motion, and it passed unanimously.

2. Request for approval for a garage conversion for “Brian & Brittany Reimer” located at 9625 Broadview Terrace, Lot 8 of Block 30. The owners are proposing to convert their existing garage into a/c living space with a new bedroom, bathroom, and laundry room.

Property Owners Brian and Brittany Reimer, 9625 Broadview Terrace, came forward and presented the proposed conversion of the car garage into a bathroom, bedroom, and laundry room space. Mr. Reimer explained that landscaping will also be added to match the existing, in the front to soften the look; and the existing driveway will be extended to provide room for the additional parking spaces.

There was a brief discussion on concerns on what the house looks like to people from the outside; sufficient setback to accommodate equipment; garages or carports are not required for parking spaces; two parking spaces are required for one bedroom; existing elevation; standard garage door; extension of driveway a foot and a half; nothing will be done with the pool deck, just conversion of the garage.

PUBLIC COMMENT

Frances Neuhut, 9920 West Broadview Drive, came forward and expressed her belief that it was a terrible mistake to take away the garages. She stated the telephone lines that are required to be underground are taking away from the beauty of the neighborhood. She suggested, as a Design Review Board, they should really look at the requests instead of just passing them.

PUBLIC COMMENTS CLOSED

3. Request for approval for a new multi-family dwelling for "DDG 1055 BHI, LLC" located at 1055 93 Street, Lot 13 of Block 14. The owner is proposing to construct a new nine (9) dwelling unit mid-rise development. The proposed site design incorporates one (1) rectangular-shaped building positioned north/south of the site on top of a grade level parking area. The proposed building will have seven (7) stories in height (6 floors of residential use over a one-story parking area at 65 feet above BFE+1" FBC freeboard. The proposed dwelling units range from 1,440 to 2,527 square feet of a/c space plus balconies. The proposal is to build nine (9) dwelling units.

Lee Cohen, DDG 1055 BHI, LLC, property owner, came forward and described his vision for the building, which he will call home with his family and his parents. He believed the building was beautiful, clean, and respectful.

Barak Pliskin, Pliskin Architecture PLLC, 233 Broadway, Suite 2030, New York, New York, came forward and described the project as a place where families can call home and be part of the community; with plenty of outdoor space, a big terrace on the top of the garage on the second floor where kids can run around; community space on the fifth floor in the middle of the building; bigger setback with pool on the roof; amenity on the floor that can be used as kids' playroom or a gym; an outdoor kitchen; a covered area that can accommodate 12 people for dinner; predominantly glass façade to maximize views; aluminum louvers in front of bedrooms for privacy while still being able to see out; living rooms facing east; glazed floor to ceiling; and lush landscaping. A model of the building was presented for the Board to view.

Board Member Kean asked if the parking requirements were met and if no TDRs were required. The applicant said yes. Mr. Kean discussed his liking for the project with the open courtyard and the project not requiring a breezeway; the massing of the building with just a few stories that run into the historic context; followed by the rest of the massing that is stepped back, which he thought was well executed. The environmental response in the treatment of the louvers that fits in well with the breeze walk in the town; the articulation of the stair tower, all made the building really beautiful. He asked if they were and was comfortable with the ceiling heights at 9'-1" without drop ceilings, since the ceiling will be a little bit lower with the ductwork and the utilities in that environment.

Mr. Pliskin responded they were aware of the situation and was talking to engineers about trying to position the a/c closet in a central place, so a lot of ductworks is not needed. The property owner said he was thinking of potentially exposed concrete. Board Member Kean stated he was concerned as screen is most successful when detailed properly, and he wanted to make sure the connections were thought through and executed well, as it can make or break such a beautiful and subtle design. Chair Hurwitz stated the screen is very prevalent in the design and looks cool, and works well with the concept, but the devil is in the detail; he asked for a description of the material.

Chair Hurwitz requested a description of the materials to be used. Mr. Pliskin stated it's something they would have to research; they will work with the manufacturer and get to a point where they were comfortable it met their design intent and didn't expose the owner or anyone who was going to live in the building in any way.

Board Member Kean pointed out the glass in the rendering was really clear, beautiful, and reflective. He added energy requirements can make it very green; he stated there was an option to go a little bit darker with the glass rather than green. The property owner stated that the glass was not going to be green.

Board Member Feldman stated the building looks great; he liked the aesthetic of it and how they created the massing of the building. He suggested adding dividers to the two bedrooms on the third floor. He then asked if there would be a gate to the courtyard for security purposes.

Mr. Pliskin stated that the gate was not drawn, but it would be reasonable to add it.

Vice Chair Bebchik asked for an explanation on how a pedestrian taking rideshare will access the building and what kind of pavers will be used. Mr. Pliskin stated they will use concrete pavers and try to get as much landscaping in between them, so it's not a concrete walkway; it will be paved and easily maintained.

Chair Hurwitz asked how the pathway was calculated aside from the selection of the material for the pervious areas. Mr. Pliskin responded they were not counting any of the walkway as pervious; they were meeting the requirement and will try and introduce as much green as they can. Chair Hurwitz asked if it would be just a continued concrete path. Mr. Pliskin stated they are hoping to break it up either by jaggging the edges or by creating one-inch gaps to achieve low profile on the street and shared amenity in that setback; the elevator corridor was pushed to the back (Sheet A03); one would walk pass landscape both on the ground floor and the second-floor terrace. The pedestrian experience is an important feature, so the fact that the lobby is pushed back more than what is used to be seen; they didn't want that to feel like a liability, like they were walking on a back alley; both sides will be lushly landscaped with a generous wide path.

Chair Hurwitz referred to comments in the Town Planner's Report that the parking garage needs to be fully enclosed, and asked if it was self-ventilating. Mr. Pliskin stated it is self-ventilating; the west side is screened by the garage itself; the east side is screened at the property line and screened completely on the north. There is an aluminum fence to match the louvers to the property line to prevent a person at eye level from seeing into the garage. Chair Hurwitz asked if it was landscaped. Mr. Pliskin responded there was a three-foot landscaped zone next to the fence.

Board Member Frankel welcomed applications to the Board that did not ask for tons of TDRs and parking spaces that do not exist-people who wanted to build in the envelope of what they have. Regarding screening, he asked if they were proposing a chain link fence. Mr. Pliskin referred to Sheet A3 of the elevation rendering, and stated they were looking at variations, so there are louvers in front of the bedrooms to look through; there is aluminum screening at the garage that plants can climb on; and a six-foot tall opaque fence of the same rhythm as the louvers. Board Member Frankel asked if the fence was setback from the property line so the neighbors side can be landscaped. Mr. Pliskin responded that the fence is at the property line, and they will landscape on their side.

Board Member Frankel thought there was a code requirement for a fence like that to have landscaping on the neighbor's side of the property, so they do not see it. Mr. Pliskin explained his understanding of the code requirement to landscape on their side of the fence and screen the garage; they used the fence to screen the garage and used the landscaping abutting outside of their fence.

Board Member Frankel stated that one of the big concerns of the board is how development affects the neighboring properties. He asked if the neighbors would see any of the cars from their property, and Mr. Pliskin said no. Board Member Frankel referred to Sheet A04 of the rendering and stated that it looks like two vehicles were parked in the swale in front of the building. Mr. Pliskin stated that is not part of the Parking Plan; it was not being proposed.

PUBLIC COMMENT

Dave Sanchez, 1080 94th Street, came forward and stated the building does not seem like a building, but more like a housing facility. He referred to Page 5 of the Development Plan Application regarding electricity and spoke about the electrical and powerline around the building being kind of messy; are prone to blowing up; this past hurricane passing by they blew up two times and before; and it can affect the building he lives in. He had an issue with the kitchen in the 5th Floor with utilities and outside exposing parts on the top floor. He also was concerned with the possibility of underground parking space.

Town Planner Michael Miller came forward and explained the Town's ordinance which requires somebody developing land to take the lines down and put them underground and remove the poles. If the utility provider (FPL) objected, accommodation must be made. When there is single or two lot developments in the middle of a block, the town has been talking about methods to accomplish that for many years, as a resiliency thing.

Chair Hurwitz asked if the developers were paying into a reserve. Mr. Miller stated there is vegetation in the back of properties that goes up into the utility lines; they have to put conduit across the back, and they have to come underground from the pole into their own site. It was clarified monies are not being escrowed for work in the future. The Town Manager Lasday stated staff could advise the Council of this issue and they could consider imposing an impact fee, since there is no enforcement right now to set up that reserve.

As to the outdoor space, Chair Hurwitz explained that the code regulates lighting, hours of operation, etc.

Frances Neuhut, 1060 Kane Concourse, came forward and stated there are FPL poles behind her building, which are dangerous; the town has jurisdiction over the FPL franchise; and the lines should be underground; they put bulb-outs on the island where she lives, and they were to put the underground lines. She spoke about putting nine kids in an apartment; and questioned the quality of life with schools being overcrowded. She stated the school used to be number one and has been lowered; density is coming in and the Town Planner is not planning for the town to take care of the streets, the parks, the library, and the school. The density of the apartment building is taking over, and the quality of life is disappearing; the roads and bridges are cracking; everything around seems to be falling apart, including the poles. Developers get everything they want, which is not right; a new Town Planner is needed.

Vice Chair Bebchik asked the applicant to walk him through access to the pool deck on the roof top. Mr. Pliskin stated that the pool on the roof is dedicated to the sixth floor only; it's a private pool for that family alone; there is a sliding glass door from the dining room that leads to a stair along the east façade that leads to an outdoor kitchen facing the street; not facing the rear neighbor and an 8'x12' elevated pool masked by landscape and setback from the edge of the roof as required by code.

Vice Chair Bebchik then asked if there will be any noise screening for the condenser unit. Mr. Pliskin stated that no screen will be provided as they are putting them ten feet from the edge of the roof as required by code; there is a railing around them. He referred to Sheet A15 of the rendering and asked if there was an outside kitchen. Mr. Pliskin responded they were proposing an outdoor kitchen with electric, barbeque, sink, and a sub counter refrigerator next to the indoor kitchen. He clarified there is also an outdoor kitchen that is shared by the people on the 5th Floor on the front and one for the penthouse on the roof.

ACTION: Board Member Kean made a motion to approve the request with the conditions outlined in the Town Planner's Report and that the glass selected or specified, while being energy efficient is not overly green. Board Vice Chair Bebchik seconded the motion, and it passed unanimously.

ADJOURNMENT

There being no further business to discuss, the meeting adjourned at 8:03 P.M.

CHAIR

ATTEST

TOWN CLERK