

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

**August 15, 2023
7:00 PM**

FINAL AGENDA

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

PLEDGE OF ALLEGIANCE:

ROLL CALL:

1. Request for approval for an addition to a single-family home for “Rasha Rivkin” located at 1311 95 Street, Lot 10 of Block 33. The owner is proposing an addition of 590 sq. ft. to the existing 2,321 sq. ft. single-story home. The new a/c floor area will be 2,932 sq. ft. The expanded home will have 5 bedrooms, 4 full baths, 1 half bath, no garage and a proposed roof terrace. 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 an addition to an existing single-family home for “Alexander Galsky Trust” located at 1271 95 Street, Lot 9 of Block 31. On June 6, 2023 the Board deferred the project. The Board requested a better front facade rendering showing the project addition. The architect has submitted new sheets for review. The owner is proposing an addition of 742 sq. ft. The expanded home will have 4 bedrooms / 4 baths and no garage. The new total square footage will be 3,549 sq. ft. 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 modifications for “Mary Shaked” located at 10125 West Broadview Drive, Lot 9 of Block 25. The owner is proposing to modify portions of the exterior house facade (West/South), the driveway along West Broadview Drive and related landscaping modifications. 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 minutes that was held on May 2, 2023 (Item #4).

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

August 15, 2023

ITEM NUMBER: 1.

ITEM: Request for approval for an addition to a single-family home for “Rasha Rivkin” located at 1311 95 Street, Lot 10 of Block 33. The owner is proposing an addition of 590 sq. ft. to the existing 2,321 sq. ft. single-story home. The new a/c floor area will be 2,932 sq. ft. The expanded home will have 5 bedrooms, 4 full baths, 1 half bath, no garage and a proposed roof terrace. 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.	SPR23-000011 DRB Application
2.	BHI 1311 95 St SFR Add DRB Staff Report July 19 2023
3.	1311 95th St DRB Set 8.15.2023



**TOWN OF BAY HARBOR ISLANDS
DESIGN REVIEW BOARD**

(NEW SUBMITTAL)

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

PROCESS NUMBER SPR23-000011
DRB APPLICATION FEE - \$350.00

APPLICANT INFORMATION (IF DIFFERENT THAN PROPERTY OWNER)

Name IFILA LEDER KREMER Contact Number 305 803 7332
Address 1154 NE 160 TER NMB. FL 33162
City _____ State FL Email Address ADMIN@SYBARIS-INTERIORS.COM

OWNER / PROPERTY INFORMATION

Name RASHA RIUKIN DRIMMER Address 1311 95 ST
Folio# 13-222-001-6220 Lot _____ Block _____

DESCRIPTION OF PROPOSED USE / REQUEST

NEW TWO STORY ADDITION, PARTIAL RE-FRAME OF EXISTING ROOF, NEW
TRUSSES & ROOF OVER EXISTING BEDROOM, KITCHEN, LAUNDRY, NEW ENTRY PORCH

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: 3/7/23 Signature of Applicant: [Signature]

I hereby grant permission for members of the Town of Bay Harbor Islands Design Review 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.

X Date: 3/6/23 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: 3/7/23 Signature of Applicant: [Signature]

NOTE: If any application is disapproved, the Design Review 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 Design Review Board may be appealed to the Town Council, whose decision on appeal shall be final.

**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: July 19th, 2023

Subject: Single-Family Residence – Building Addition
1311 95th Street
Bay Harbor Islands Acct. No.: SPR23-0000011
MMPA Acct. No.: 01-0702-1158

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the contents of this staff report, the latest revised Site Development Plans (S&S 5/17/23 / Recd. By Town 7/03/23) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications, as deemed appropriate and/or with conditions, to allow for a 2-story building addition & renovations to an existing single-family home located at 1311 95th Street.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 1311 95th Street
Legal Description: Lot 10 of Block 33, "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, Erick Torres, as agent for the property owner, Rasha Rivkin, has submitted an application to allow an addition to their existing home located at 1311 95th Street. According to the MDPA website, the existing 2,321 sq. ft. single-story home (interior lot) was originally built in 1954. The proposed addition will add 590 sq. ft. of new A/C floor area (total 2,932 sq. ft.). The expanded home will have 5 bedrooms / 4 full baths, 1 half bath, no garage and a proposed roof

terrace. The traditional Florida styled home will have a stucco exterior finish, painted with a coco color scheme, and a Spanish tile roof that is oriented towards an outdoor living area with an existing pool and pool deck. The two-story addition is planned in the SW quadrant of the building envelope and will include a new master bedroom & bath, along with a roof terrace. The existing landscaping exceeds the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements.

PROJECT HISTORY

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

COMPREHENSIVE PLAN / ZONING

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

Land Development Regulations / Zoning Code –The property has a Zoning Classification of RD Single Family Zoning District. The proposed use and density of the property is consistent with this zoning classification. The following Zoning and Planning sections of the Code apply to this proposal: Section 23-3 (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

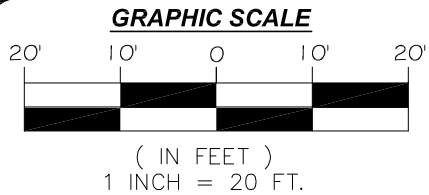
The site will not require re-platting, as the site is currently platted as described above (single lot).

SUMMARY / SITE PLAN COMMENTS

The latest Site Development Plans submitted for the construction of a 590 square foot building addition to an existing single-story single-family home located at 1311 95th Street meet or exceeds all Town Land Development and Landscape Code requirements. The applicant submitted plans that were reviewed and commented on by MMPA / Town Staff and all previous comments and issues have been addressed by the current revised plans.

The following conditions of approval are recommended:

- 1) This approval is based on the latest revised plans prepared by Architectural Workshop / Erick Torres Architect, signed & sealed dated May 17th, 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 Design Review Board if felt to be substantial.



MAP OF BOUNDARY SURVEY

LEGAL DESCRIPTION:

LOT 10, BLOCK 33, 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.

PROPERTY ADDRESS:

FOLIO NO. 13-2227-001-6220

1311 95TH STREET,
BAY HARBOR ISLANDS, FL 33154-1904

AREA OF PROPERTY: 10,000 SQUARE FEET AND/OR
0.229 ACRES MORE OR LESS.

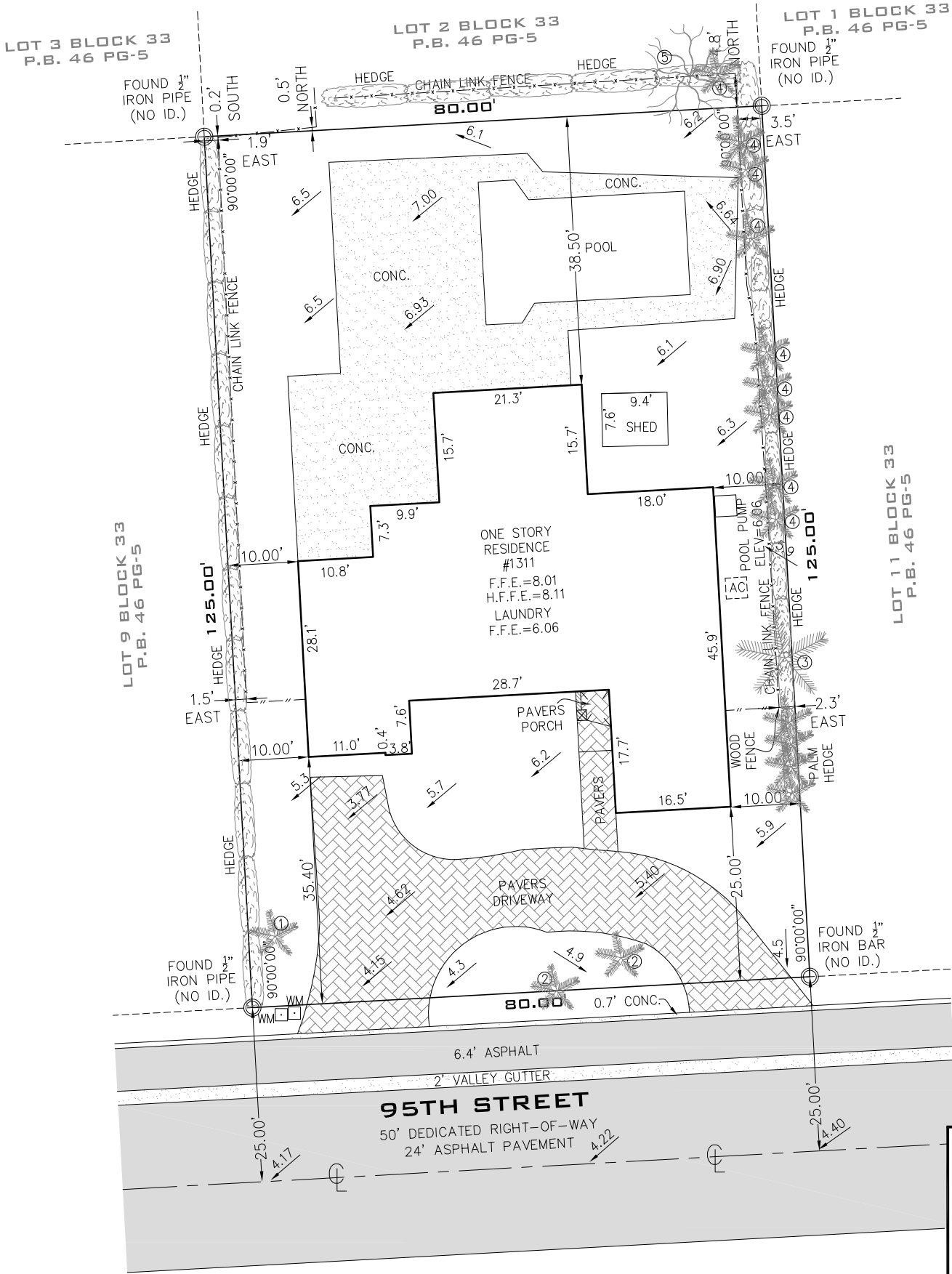
CERTIFIED TO:

THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

-RASHA RIVKIN

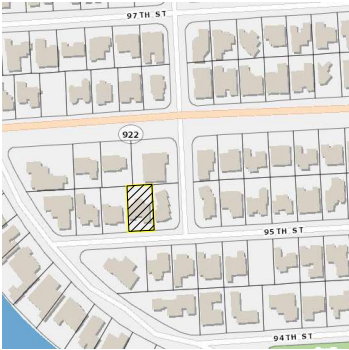
SURVEYOR'S NOTES:

- 1.) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION: PROVIDED BY CLIENT.
- 2.) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED.
- 3.) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS BOUNDARY SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HIS COUNTY. EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
- 4.) ACCURACY: THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN FLORIDA MINIMUM TECHNICAL STANDARDS (5J-17.51FAC), IS "RESIDENTIAL". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- 5.) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN.
- 6.) TYPE OF SURVEY: BOUNDARY SURVEY
- 7.) ELEVATIONS SHOWN HEREON ARE BASED ON TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.29)
- 8.) ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD U.S. FOOT
- 9.) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- 10.) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- 11.) ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 12.) THE WRITTEN CONSENT OF LANDMARK SURVEYING & ASSOCIATES, INC. UNDERGROUND PORTIONS OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 13.) ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
- 14.) WALL TIES ARE TO THE FACE OF THE WALL.
- 15.) FENCE OWNERSHIP NOT DETERMINED.
- 16.) BASIS OF BEARINGS REFERENCED TO LINE NOTED AS B.B.
- 17.) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD.
- 18.) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- 19.) THE SOURCES OF DATA USED FOR THE PREPARATION OF THIS BOUNDARY SURVEY IS "BAY HARBOR ISLAND" RECORDED IN PLAT BOOK 46, AT PAGE 5.
- 20.) THIS MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT A SCALE OF ONE INCH EQUALS 20 FEET OR SMALLER.



LOCATION MAP

SECTION 34, TOWNSHIP 52 SOUTH, RANGE 42 EAST
LYING AND BEING IN MIAMI-DADE COUNTY FLORIDA
(NOT TO SCALE)



NO.	TREES	DESCRIPTION (FEET)		
		DIAMETER	HIGH	CANOPY
1	PALM	1.0	20	8
2	PALM	0.8	10	5
3	PALM	2.0	40	15
4	PALM	0.5	15	5
5	TREE	1.0	20	15

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS "MAP OF BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THAT IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 THROUGH 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, PURSUANT TO CHAPTER 42-02, FLORIDA STATUTES.

SIGNED Arturo Mendigutia, P.S.M. FOR THE FIRM
STATE OF FLORIDA P.S.M. No. 5844-STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR
REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT
WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES AND/OR NOT VALID WITHOUT AN
AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.



LB No. 7633

PROFESSIONAL SURVEYORS AND MAPPERS
8532 S.W. 8 STREET, SUITE "282"
MIAMI, FL 33144

PHONE: (305) 556-4002 FAX: (305) 556-4003
WWW.LMSURVEYING.COM
EMAIL-REQUEST@LMSURVEYING.COM

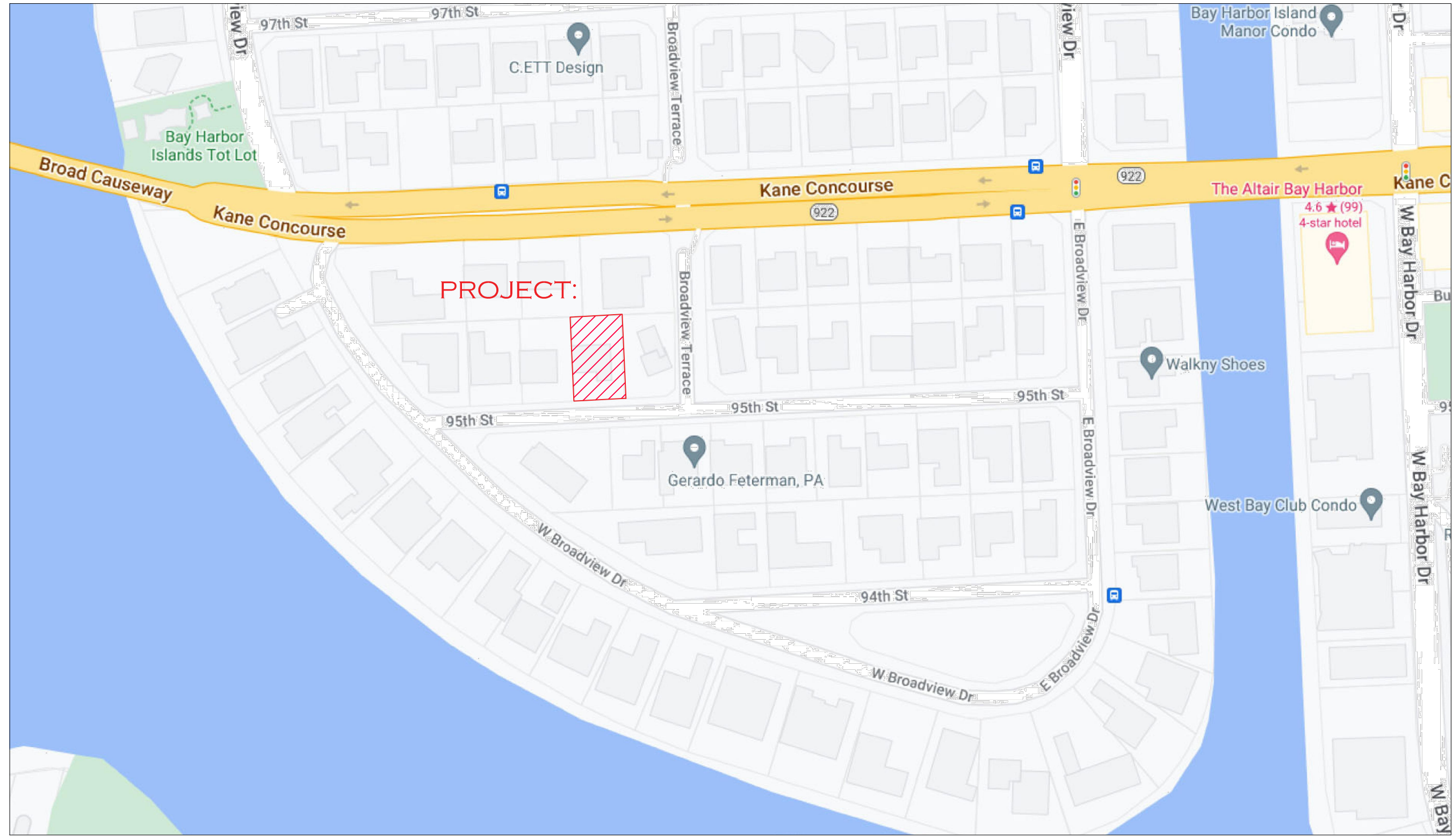
ABBREVIATIONS AND LEGEND:

A/C	=DENOTES AIR CONDITIONING UNIT
B.B.	=DENOTES BASIS OF BEARINGS
ASPH.	=DENOTES ASPHALT
P	=DENOTES PROPERTY LINE
B.M.	=DENOTES BENCH MARK
C.B.S.	=DENOTES CONCRETE BLOCK STUCCO
CONC.	=DENOTES CONCRETE
L.P.	=DENOTES LIGHT POLE
C.B.	=DENOTES CATCH BASIN
C	=DENOTES CENTERLINE
M	=DENOTES MONUMENT LINE
L.M.E.	=DENOTES LAKE & MAINTENANCE EASEMENT
D.E.	=DENOTES DRAINAGE EASEMENT
D.H.	=DENOTES DRILL HOLE
(M)	=DENOTES MEASURE
(R)	=DENOTES RECORD
WPP	=DENOTES WOOD POWER POLE
U.E.	=DENOTES UTILITY EASEMENT
P.B.	=DENOTES PLAT BOOK
PG.	=DENOTES PAGE
P.C.P.	=DENOTES PERMANENT CONTROL POINT
P.O.B.	=DENOTES POINT OF BEGINNING
TYP.	=DENOTES TYPICAL
M.H.W.	=DENOTES MEAN HIGH WATER LINE
---	=DENOTES WOOD FENCE
-x-	=DENOTES CHAIN LINK FENCE
-o-	=DENOTES IRON FENCE
o	=DENOTES FOUND IRON PIPE (NO ID.)
△	=DENOTES FOUND NAIL AND DISC
△	=DENOTES ASPHALT PAVEMENT
X.XX	=DENOTES ELEVATIONS
▒	=DENOTES BRICK
▒	=DENOTES CONCRETE PAD

ALL BEARINGS AND DISTANCES SHOWN
HEREON ARE RECORD AND MEASURED
UNLESS OTHERWISE NOTED.

MAP OF BOUNDARY SURVEY

FLOOD ZONE:	AE	
ELEVATION:	8.0 FEET	
COMMUNITY:	120637	
PANEL:	12086C0144	
DATE OF FIRM:	09-11-2009	
SUFFIX:	L	
ORIGINAL FIELD WORK SURVEY DATE	07-28-2022	
BENCH MARK:	N/A	
ELEVATION:	N/A	
DATE	DRAWN BY	SCALE
07-28-2022	J.FEE	1"=20'
REVISION / UPDATE OF SURVEY		
DATE	DRAWN BY	DESCRIPTION
06/07/2023	D.DIAZ	TREE SURVEY
JOB No.		
2207.0204.01		



LOCATION PLAN
NOT TO SCALE

INDEX:

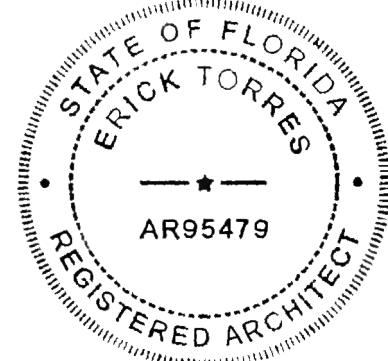
Sheet	Dwg.	Title
1	TS	TITLE SHEET, LOCATION AND INDEX OF DRAWINGS
2	SP-1	EXISTING SITE PLAN.
3	SP-2	PROPOSED SITE PLAN.
4	A-1	PROPOSED ARCHITECTURAL FIRST FLOOR PLAN.
5	A-2	PROPOSED ARCHITECTURAL 2nd. FLOOR PLAN & ROOF PLAN.
6	A-3	COLOR GRAPHIC SITE PLAN & PHOTOS OF EXISTING STRUCTURE & SURROUNDINGS.
7	A-4	COLOR PHOTOS OF EXISTING STRUCTURE & SURROUNDINGS
8	A-5	FRONT (SOUTH) ELEVATION & RENDERING.
9	A-6	REAR (NORTH) ELEVATION & RENDERING.
10	A-7	RIGHT SIDE (EAST) ELEVATION & RENDERING.
11	A-8	LEFT SIDE (WEST) ELEVATION & RENDERING.

GENERAL NOTES:

- THE CONTRACTOR SHALL VISIT THE PREMISES AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL DETAILS OF THE WORK AND WORKING CONDITIONS. VERIFY ALL DIMENSIONS IN THE FIELD, AND ADVISE THE ARCHITECT / ENGINEER OF ANY DISCREPANCY BEFORE PERFORMING THE WORK.
- THE CONTRACTOR SHALL PERFORM ALL WORK REQUIRED UNDER THIS CONTRACT FOR A COMPLETE INSTALLATION AND IN SUCH MANNER THAT SURFACES NOT AFFECTED BY REMOVAL OF EXISTING OR FROM NEW WORK SHALL REMAIN UNDISTURBED AND NORMAL ACTIVITIES AT THE INSTALLATION MAY CONTINUE WITH THE LEAST POSSIBLE INTERFERENCE. ALL DEBRIS SHALL BE REMOVED FROM THE SITE OF THE WORK AT THE END OF EACH WORKING DAY. MATERIALS AND EQUIPMENT SHALL BE STORED ONLY AT LOCATIONS APPROVED BY THE ARCHITECT / ENGINEER AND OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE STRUCTURES AND PERSONNEL DURING THE WORK UNDER THIS CONTRACT. ALL ALTERING, CUTTING, DRILLING OF PAVEMENT, FLOOR AND OTHER MODIFICATIONS SHALL BE NEATLY AND CAREFULLY DONE BY SKILLED MECHANICS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING WORK, MATERIALS, AND EQUIPMENT AS A RESULT OF HIS OPERATIONS. ALL DAMAGED WORK SHALL BE REPAIRED OR REPLACED WITH MATERIALS OF LIKE TYPE, QUALITY AND FINISH BY SKILLED MECHANICS OF THE TRADES INVOLVED AT NO ADDITIONAL COST TO THE OWNER AND TO THE FULL SATISFACTION OF THE ARCHITECT/ENGINEER.
- DISPOSAL OF ALL MATERIAL NOT SPECIFIED OR SHOWN TO BE SALVAGED AND / OR REUSED RESULTING FROM REMOVAL OPERATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL COSTS IN CONNECTION WITH DISPOSING OF THE MATERIALS WILL BE AT THE CONTRACTOR'S EXPENSE. ALL LIABILITY OF ANY NATURE RESULTING FROM THE DISPOSAL OF THE MATERIALS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN ACCESS TO ALL EXISTING FACILITIES AND THOSE UNDER CONSTRUCTION IN THE IMMEDIATE VICINITY, AT ALL TIMES DURING CONSTRUCTION OF PROPOSED PROJECT.
- CONTRACTOR SHALL INSTALL SECURITY FENCING AND BARRICADES AS REQUIRED BY THE LOCAL AUTHORITIES, AND/OR DIRECTED BY ARCHITECT / ENGINEER.
- VERIFICATION OF EXISTING CONDITIONS: EACH CONTRACTOR SHALL DETERMINE AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE BUILDING SITE AND SHALL BE RESPONSIBLE FOR SAME BEFORE COMMENCING THE WORK. DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AND/OR ENGINEER AND SHALL BE RESOLVED BEFORE RESUMING THE WORK. DIMENSIONS SHALL BE READ AND NEVER SCALED OR ESTIMATED FROM THE ARCHITECTURAL DRAWINGS.
- CODE COMPLIANCE: EACH CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2020, 7th EDITION, AND WITH ALL OTHER CODES AND GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER EACH PORTION OF THE WORK. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR SAFETY PRECAUTION AND PROGRAMS IN CONNECTION WITH HIS PORTION OF THE WORK.
- EXAMINATION OF THE CONTRACT DOCUMENTS AND SITE: EACH CONTRACTOR FOR THIS PROJECT SHALL STUDY AND FAMILIARIZE HIMSELF WITH THE SITE AND WITH ALL THE DRAWINGS FOR ALL TRADES AND PARTS OF THE WORK. SHOULD ANY CONTRACTOR HAVE THE OPINION THAT THERE EXISTS IN THE ARCHITECTURAL DRAWINGS ANY ERRORS OR DISCREPANCIES, OR THAT CONDITIONS OF THE WORK OF ANY OTHER CONTRACTOR IS SUCH THAT IT WILL PREVENT HIM FROM COMPLETING HIS WORK IN A COMPETENT MANNER, HE SHALL NOTIFY THE ARCHITECT OF SUCH BEFORE PROCEEDING WITH HIS WORK. THE CONTRACTOR SHALL HAVE AT THE BUILDING SITE, FROM START TO FINISH OF CONSTRUCTION, A RESPONSIBLE FOREMAN. IN ADDITION, THE CONTRACTOR SHALL GIVE HIS PERSONAL SUPERVISION TO THE WORK. THE FOREMAN SHALL BE ON DUTY DURING ALL WORKING HOURS. ANY INSTRUCTIONS OR NOTICES GIVEN HIM SHALL HAVE THE SAME IMPORTANCE AS IF GIVEN TO THE CONTRACTOR IN PERSON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TEMPORARY PROVISIONS SUCH AS TOILETS, WATER SUPPLY, LIGHT AND POWER AS WELL AS ANY OTHER DEEMED NECESSARY FOR THE COMPLETION OF THE BUILDING. ANY ITEM OF WORK NECESSARY TO THE PROPER COMPLETION OF CONSTRUCTION WHICH IS NOT SPECIFICALLY COVERED IN THESE DOCUMENTS SHALL BE PERFORMED IN A MANNER DEEMED GOOD PRACTICE OF THE TRADE INVOLVED.
- PERMITS, FEES AND TAXES: THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, FEES LICENSES AND DEPOSITS AND BE LIABLE FOR ALL STATE AND FEDERAL SALES TAXES, AND ALL OBLIGATION UNDER THE FEDERAL SECURITY ACT. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL OBTAIN CERTIFICATES OF COMPLIANCE, APPROVAL OR ACCEPTANCE FROM ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK AND DELIVER THESE CERTIFICATES TO THE OWNER ALONG WITH OFFICIAL RECEIPTS FOR SAME.
- PERFORMANCE OF WORK: NO SUBCONTRACTOR SHALL BEGIN HIS WORK UNLESS THE PREVIOUS TRADES, UPON WHOM HE IS DEPENDENT, HAS PERFORMED THEIR WORK SATISFACTORILY ACCORDING TO THE PLANS AND SPECIFICATIONS. ONCE THE CONTRACTOR HAS STARTED HIS WORK, HE ASSUMES FULL RESPONSIBILITY FOR THAT WORK, BOTH FOR MATERIALS AND LABOR PERFORMED. ALL SUBCONTRACTORS ARE RESPONSIBLE FOR REMOVING DEBRIS RESULTING FROM THEIR WORK FROM THE PREMISES.
- CLEANUP: IN ADDITION TO THE REMOVAL OF ALL CONSTRUCTION DEBRIS FROM THE PREMISES, IT IS THE FINAL RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL SMUDGES, SPOTS OF PLASTER, PUTTY, CAULKING COMPOUND, ADHESIVE, PAINT AND PENCIL MARKINGS, TAGS AND DESTINATION LABELS NOT CALLED FOR AS BEING PERMANENT. THE CONTRACTOR SHALL ALSO CLEAN EACH AREA SEPARATELY, INCLUDING THE WASHING OF ALL WINDOWS AND VACUUMING OR WAXING OF ALL FLOORS, PRIOR TO HANDING THE COMPLETED PROJECT OVER TO THE OWNER.
- MATERIALS: ALL MATERIALS SHALL BE NEW, AS CALLED FOR IN THE DRAWINGS, AND THE BEST OF THEIR RESPECTIVE KINDS. NO SUBSTITUTIONS SHALL BE MADE BY THE CONTRACTOR WITHOUT PRIOR WRITTEN APPROVAL BY THE OWNER, UNLESS SPECIFIED OTHERWISE ON THE DRAWINGS. FOR PORTIONS OF THE WORK NOT SHOWN IN DETAIL, BUT WHICH ARE SHOWN GENERALLY, OR ARE REASONABLY INFERRABLE AS BEING REQUIRED FOR A COMPETENT AND COMPLETE INSTALLATION, THE MATERIAL METHODS AND WORKMANSHIP SHALL CONFORM AS A MINIMUM TO THE TYPICAL OR REPRESENTATIVE.
- FIRE RESISTANCE / UNDERWRITERS LABORATORY RATINGS: WHERE ASSEMBLIES OR THEIR VARIOUS COMPONENTS, MATERIALS OR CONSTRUCTION SYSTEMS ARE INDICATED TO HAVE FIRE RESISTANCE RATINGS / UNDERWRITERS LABORATORY RATINGS, ALL SUCH SHALL BE COMPOSED OF MATERIALS AND BE ASSEMBLED SO AS TO CONFORM TO THE STANDARDS ESTABLISHED IN GOVERNING CODES IN ORDER TO ACHIEVE THE REQUIRED RATING IN THE COMPLETED WORK.
- CUTTING AND PATCHING: EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CUTTING, FITTING, PATCHING AND MATCHING OF HIS NEW WORK TO EXISTING WORK WHERE APPLICABLE AND INDICATED IN THE DRAWINGS. NO CONTRACTOR SHALL ENDANGER ANY WORK OF ANY OTHER CONTRACTOR BY EXCAVATING CUTTING OR OTHERWISE ALTERING ANY WORK OF ANY OTHER CONTRACTORS.
- DEMOLITION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF DEBRIS REQUIRED TO COMPLETE THE CONSTRUCTION AS SPECIFIED ON THE DRAWINGS. EXISTING UNUSED ELECTRIC AND PLUMBING SHALL BE REMOVED OR ADEQUATELY CAPPED AS ALLOWED BY CODE.

FINISHES:

- ALL GYPSUM WALL BOARD TO BE 1/2" TYPE "X" WITH BR USED AT ALL PLUMBING WALLS.
- METAL STUD FRAMING TO BE 20 GA. 16"OC. PROVIDE WOOD BLOCKING WHERE SHOWN AND REQUIRED.
- PROVIDE "J" BEADS, CORNER BEADS & TRIM AS REQUIRED. TAPE, SPACKLE, ALL JOINTS & SCREWS W/ 3 COATS FEATHERED FINISH & SAND SMOOTH.
- ALL WOOD PLACED AT INTERIOR PARTITIONS FOR DOOR FRAMES WILL BE TREATED WOOD.



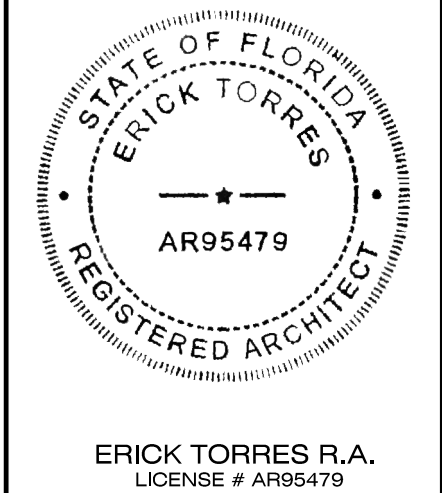
SCOPE OF WORK (GENERAL):

- BUILD RIGHT SIDE ADDITION WITH 337 ADDITIONAL SQ. FT. (BEDROOM #3 & STAIRS).
- ENLARGE KITCHEN AREA WITH 161 ADDITIONAL SQ. FT.
- BUILD ENTRY PORCH WITH 90 ADDITIONAL SQ. FT.
- BUILD SECOND FLOOR MASTER BEDROOM WITH 761 ADDITIONAL SQ. FT.
- TOTAL PROPOSED ADDITION: 1,349 SQ. FT.

CONSTRUCTION DRAWINGS FOR REAR & SIDE ADDITIONS AT:

1311-95 STREET
BAY HARBOR ISLANDS, FLORIDA

CONSTRUCTION DRAWINGS FOR REAR & SIDE ADDITIONS AT:
1311-95 STREET, BAY HARBOUR ISLANDS, FL.

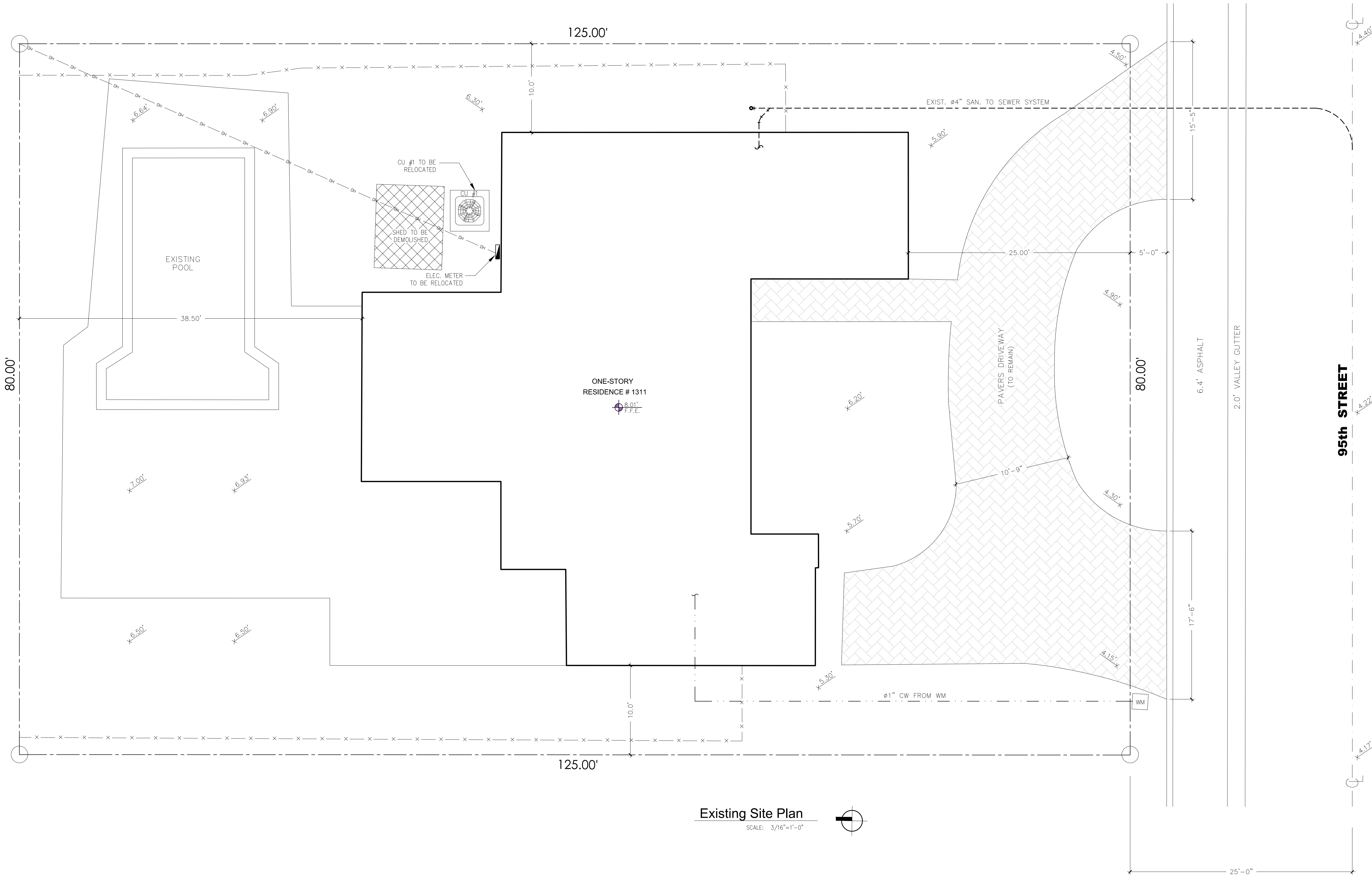


ARCH. DESIGN: _____
DRAWN BY: ARCH. ERICK TORRES
CHECKED BY: ARCH. ERICK TORRES
DATE: _____ DECEMBER, 2021

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MK	DATE	DESCRIPTION

SHEET TITLE:
EXISTING SITE PLAN



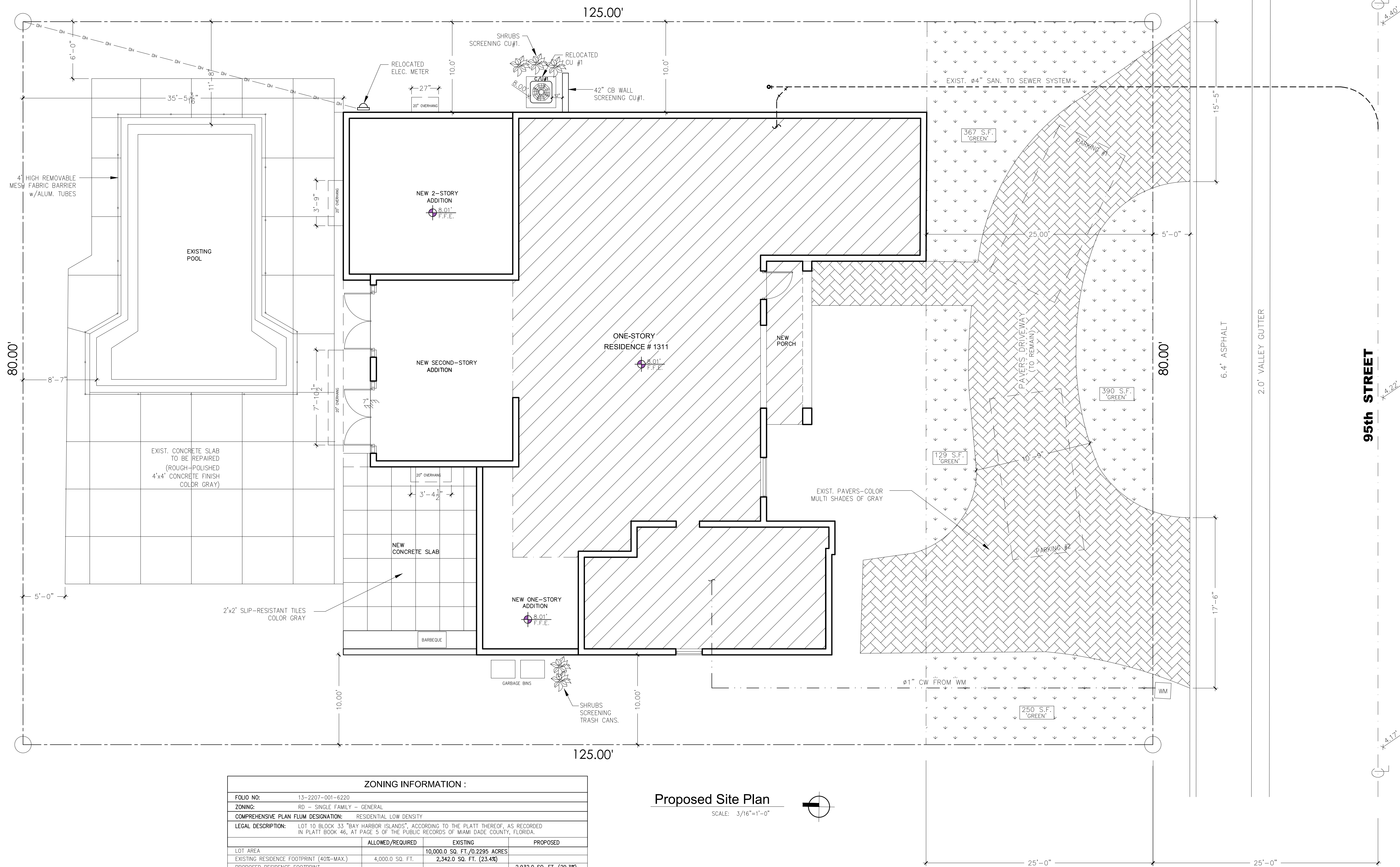
Existing Site Plan
SCALE: 3/16"=1'-0"

SCOPE OF WORK (SITE DEMOLITION):

1. DEMOLISH EXISTING REAR SHED.
2. RELOCATE ELECTRICAL METER.
3. RELOCATE CU #1.

MK	DATE	DESCRIPTION

SHEET TITLE:
**PROPOSED
SITE PLAN**



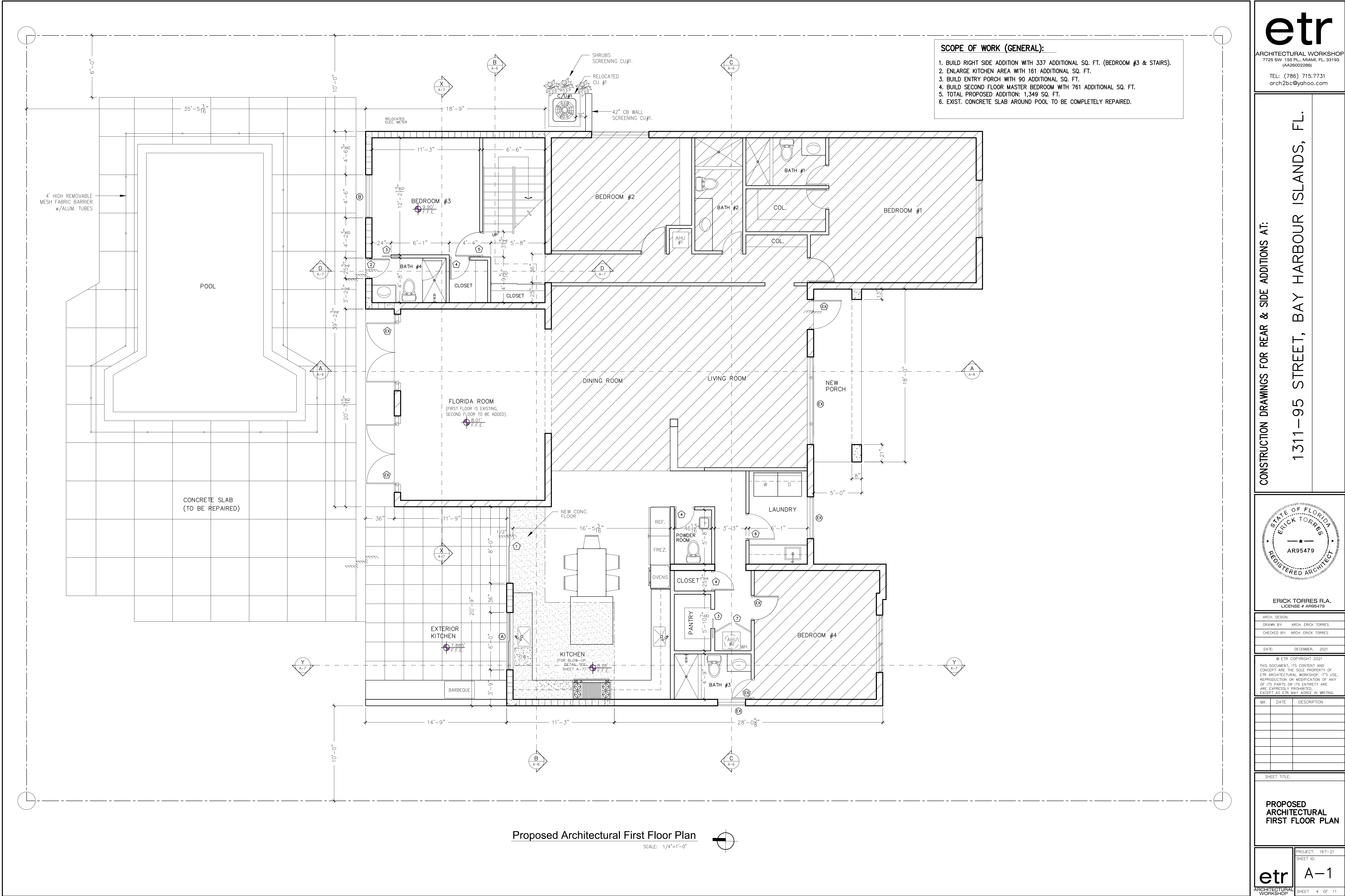
ZONING INFORMATION :			
FOLO NO:	13-2207-001-6220		
ZONING:	RD - SINGLE FAMILY - GENERAL		
COMPREHENSIVE PLAN FLUM DESIGNATION:	RESIDENTIAL LOW DENSITY		
LEGAL DESCRIPTION:	LOT 10 BLOCK 33 "BAY HARBOR ISLANDS", ACCORDING TO THE PLATT THEREOF, AS RECORDED IN PLATT BOOK 46, AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.		
	ALLOWED/REQUIRED	EXISTING	PROPOSED
LOT AREA		10,000.0 SQ. FT./0.2295 ACRES	
EXISTING RESIDENCE FOOTPRINT (40%-MAX.)	4,000.0 SQ. FT.	2,342.0 SQ. FT. (23.4%)	2,932.0 SQ. FT. (29.3%)
PROPOSED RESIDENCE FOOTPRINT			
PROPOSED ADDITION FIRST FLOOR KITCHEN AREA			161 SQ. FT.
PROPOSED ADDITION FIRST FLOOR BEDROOM #3			337 SQ. FT.
PROPOSED ADDITION FIRST FLOOR ENTRY PORCH			90 SQ. FT.
TOTAL PROPOSED ADDITION FIRST FLOOR			588 SQ. FT.
PROPOSED ADDITION SECOND FLOOR			761 SQ. FT.
TOTAL PROPOSED ADDITION			1,349 SQ. FT.
BUILDING HEIGHT ABOVE GRADE	25 FT.	13.30 FT.	21.5 FT.
NUMBER OF STORIES	2	1	2
PARKING SPACES REQUIRED		2	
OPEN SPACE (40%-MIN.)	4,000.0 SQ. FT.	5,658 SQ. FT. (56.5%)	5,068 SQ. FT. (50.6%)
SETBACKS:			
FRONT (WEST)	25.0'	25.0'	25.0'
RIGHT SIDE (SOUTH)	10.0'	10.0'	10.0'
REAR (EAST)	15.0'	35.4'	35.4'
LEFT SIDE (NORTH)	10.0'	10.0'	10.0'
FIRST STORY SQ. FT.		2,342.0 SQ. FT.	2,932.0 SQ. FT.
SECOND STORY SQ. FT.	MAX. 80% OF 1st. FL.		761 SQ. FT. (25.9%)
FIRST STORY VOLUME			21,078.0 CU. FT.
SECOND STORY VOLUME	MAX. 80% OF 1st. FL.		8,371 CU. FT. (39.7%)
PERVIOUS AREA (WHOLE LOT)			4,014 SQ. FT. (40.2%)
IMPERVIOUS AREA (WHOLE LOT)			5,986 SQ. FT. (59.8%)

Proposed Site Plan

SCALE: 3/16"=1'-0"

LANDSCAPE LEGEND	
↓ ↓ ↓ ↓ ↓ ↓ ↓ ↓	GREEN PERVIOUS AREA-FRONT YARD

FRONT YARD 'GREEN' PERVIOUS DIAGRAM SCHEDULE			
AREA	PERMITTED	EXISTING	PROPOSED
AREA OF FRONT YARD		2,000 SF.	
'GREEN' PERVIOUS OPEN SPACE	50% MIN.	1,136 S.F. (56.8%)	1,136 S.F. (56.8%)



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ARCHITECTURAL WORKSHOP

7725 SW 155 PL., MIAMI, FL 33193

(AA26002286)

TEL: (786) 715.7731

arch2bc@yahoo.com

CONSTRUCTION DRAWINGS FOR REAR & SIDE ADDITIONS AT:
1311-95 STREET, BAY HARBOUR ISLANDS, FL.

STATE OF FLORIDA
ERICK TORRES
AR95479
REGISTERED ARCHITECT

ERICK TORRES R.A.
LICENSE # AR95479

ARCH. DESIGN:
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CHECKED BY: ARCH. ERICK TORRES
DATE: DECEMBER, 2021

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MK	DATE	DESCRIPTION

SHEET TITLE:
**PROPOSED
ARCHITECTURAL
FIRST FLOOR PLAN**

etr

ARCHITECTURAL
WORKSHOP

PROJECT: 167-21
SHEET ID:
A-1

SHEET 4 OF 11



FRONT/SOUTH VIEW-PHOTO #1



REAR/NORTH VIEW-PHOTO #5
(VIEW ONLY OF RIGHT SIDE NEIGHBOR'S HOUSE)



REAR/NORTH VIEW-PHOTO #6
(NO VIEW OF NEIGHBOR'S HOUSE)



REAR/NORTH VIEW-PHOTO #7
(VIEW ONLY OF RIGHT SIDE NEIGHBOR'S HOUSE)



LEFT SIDE/WEST VIEW-PHOTO #2
(NO VIEW OF NEIGHBOR'S HOUSE)



LEFT SIDE/WEST VIEW-PHOTO #3
(NO VIEW OF NEIGHBOR'S HOUSE)



REAR/NORTH VIEW-PHOTO #4
(VIEW ONLY OF RIGHT SIDE NEIGHBOR'S HOUSE)



Color Graphic Site Plan

NOT TO SCALE



LEFT SIDE/WEST VIEW-PHOTO #8
(NO VIEW OF NEIGHBOR'S HOUSE)



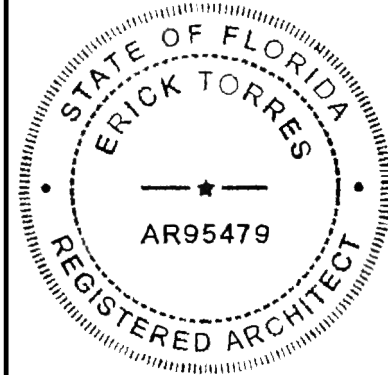
RIGHT SIDE/EAST VIEW-PHOTO #9
(NO VIEW OF NEIGHBOR'S HOUSE)

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(AA26002286)

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arch2bc@yahoo.com

CONSTRUCTION DRAWINGS FOR REAR & SIDE ADDITIONS AT:
1311-95 STREET, BAY HARBOUR ISLANDS, FL.



ERICK TORRES R.A.
LICENSE # AR95479

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MK	DATE	DESCRIPTION

SHEET TITLE:
COLOR GRAPHIC
SITE PLAN
COLOR PHOTOS
OF EXISTING
STRUCTURE &
SURROUNDINGS

PROJECT: 167-21
SHEET ID:
etr A-3
ARCHITECTURAL
WORKSHOP
SHEET 6 OF 11



FRONT/SOUTH VIEW



FRONT/SOUTH VIEW



FRONT/SOUTH PARTIAL VIEW



LEFT SIDE /WEST VIEW



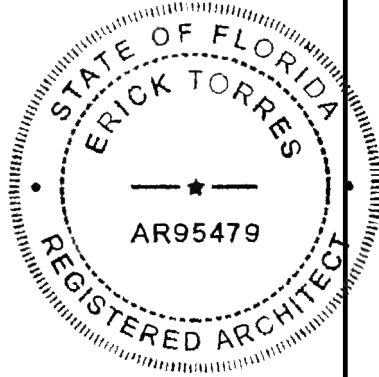
REAR/NORTH VIEW



REAR/NORTH VIEW



RIGHT/EAST VIEW



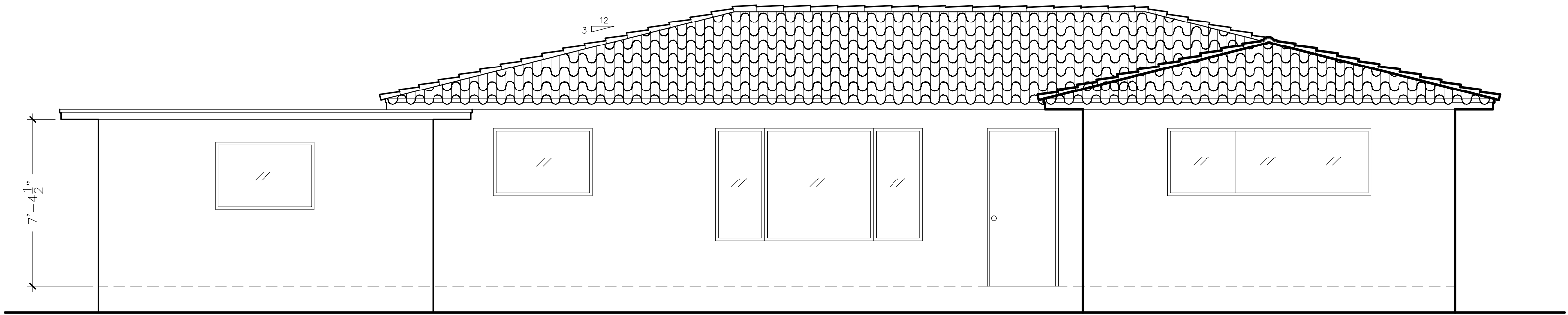
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DATE:	DECEMBER, 2021

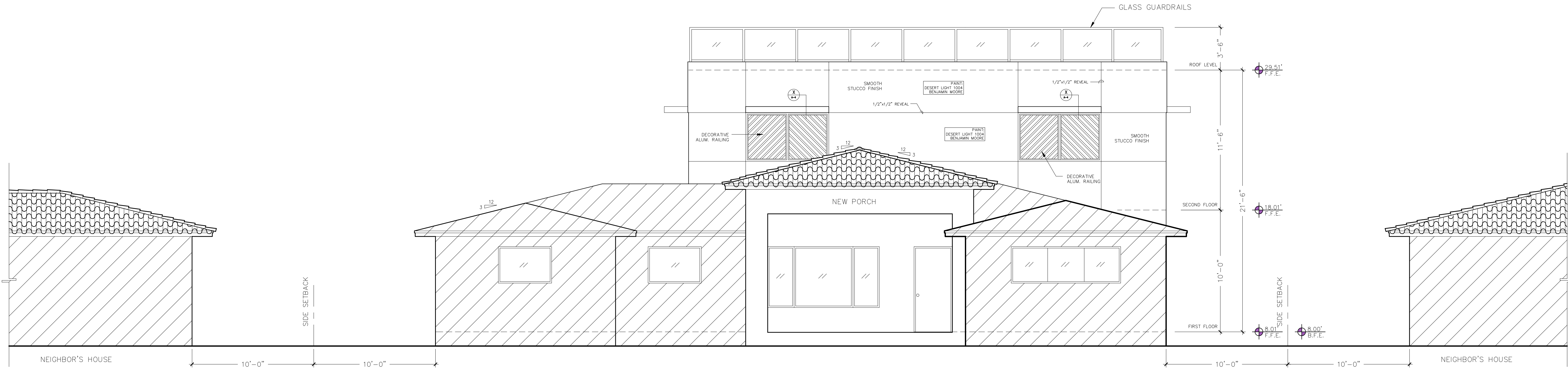
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MK	DATE	DESCRIPTION

SHEET TITLE:
**COLOR PHOTOS
OF EXISTING
STRUCTURE &
SURROUNDINGS**



Existing Front (South) Elevation
SCALE: 1/4"=1'-0"



Proposed Front (South) Elevation
SCALE: 1/4"=1'-0"

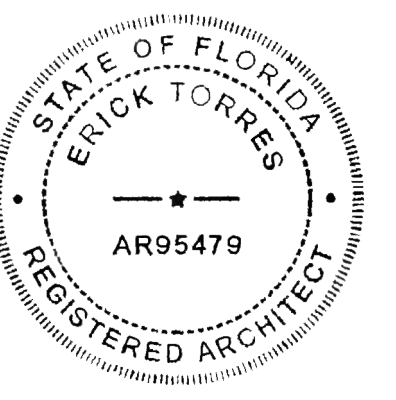


Proposed Front (South) Elevation with neighbors
NOT TO SCALE

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arch2bc@yahoo.com

CONSTRUCTION DRAWINGS FOR REAR & SIDE ADDITIONS AT:
1311-95 STREET, BAY HARBOUR ISLANDS, FL.



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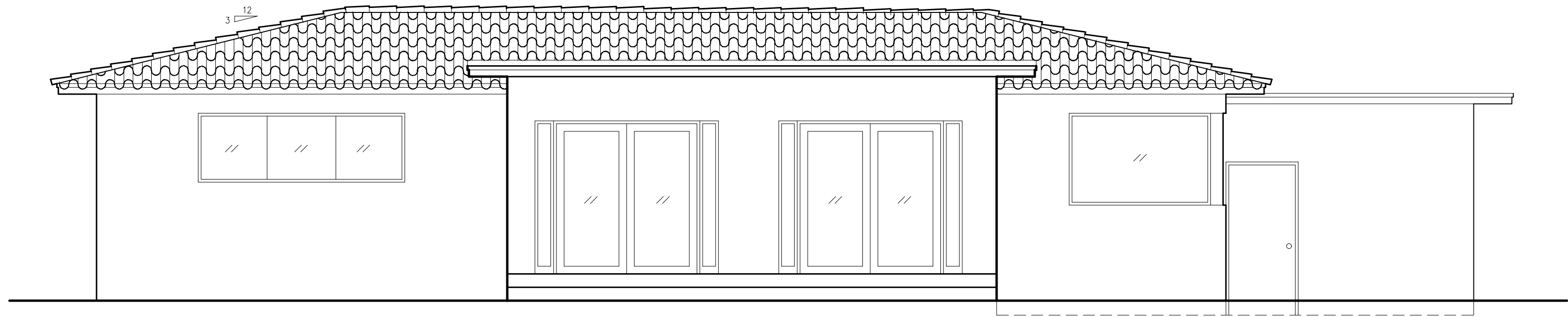
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MK	DATE	DESCRIPTION

SHEET TITLE:
**FRONT/SOUTH
ELEVATION
& RENDERING**

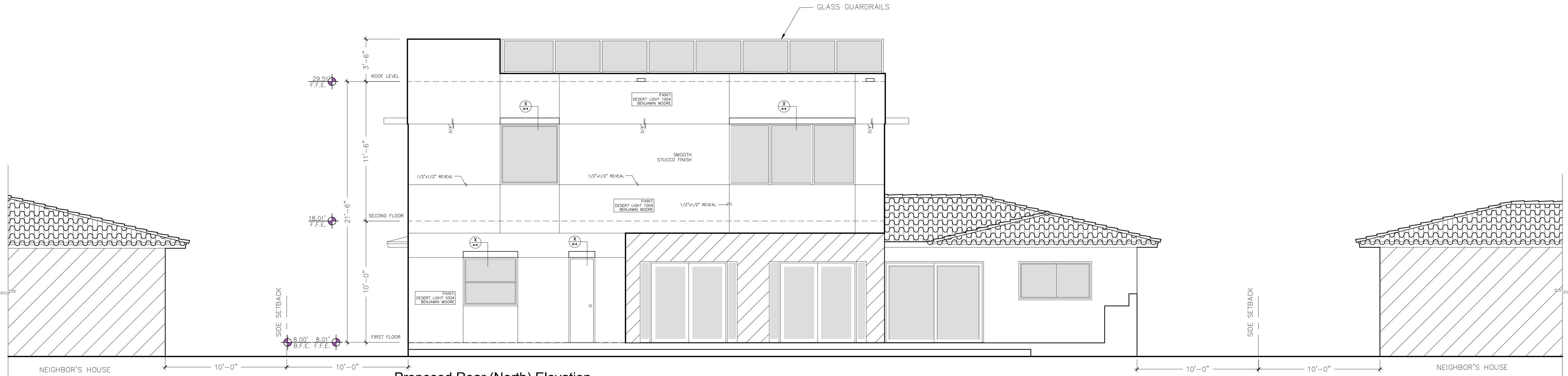
PROJECT: 167-21
SHEET ID:
A-5
SHEET 8 OF 11

etr
ARCHITECTURAL
WORKSHOP



Existing Rear (North) Elevation

BUILDING ARTICULATION CALCULATIONS				
ELEVATION	FRONT ELEV.	REAR ELEV.	RIGHT ELEV.	LEFT ELEV.
FACADE TOTAL SQ. FT.	467 SQ. FT.	981 SQ. FT.	478 SQ. FT.	478 SQ. FT.
WINDOWS	61 SQ. FT.	116 SQ. FT.	12 SQ. FT.	18 SQ. FT.
DOORS	—	99 SQ. FT.	—	—
GLASS GUARDRAIL	110 SQ. FT.	89 SQ. FT.	21 SQ. FT.	54 SQ. FT.
3/4" RELIEF	157 SQ. FT.	186 SQ. FT.	114.5 SQ. FT.	81.5 SQ. FT.
EYEBROWS	6.8 SQ. FT.	10.7 SQ. FT.	3.5 SQ. FT.	4.5 SQ. FT.
1/2"x1/2" REVEALS	64 LIN. FT.	114 LIN. FT.	112 LIN. FT.	103 LIN. FT.
TOTAL ARTICULATIONS	334.8 SQ. FT.	619.7 SQ. FT.	263 SQ. FT.	261 SQ. FT.
% OF ARTICULATIONS	71.7%	63.2%	55.0%	54.6%



Proposed Rear (North) Elevation

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



EXISTING OVERGROWN
VEGETATION SCREENS THE
ADJOINING PROPERTY FROM VIEW.

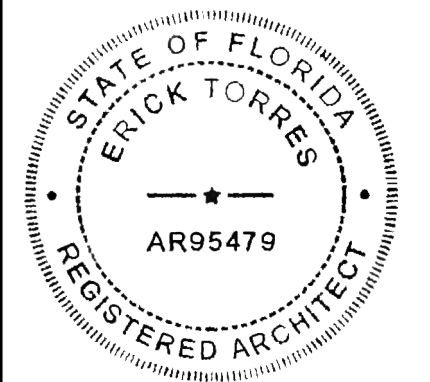
EXISTING OVERGROWN VEGETATION
SCREENS THE ADJOINING PROPERTY FROM VIEW.

etr

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7725 SW 155 PL., MIAMI, FL. 33193
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arch2bc@yahoo.com

CONSTRUCTION DRAWINGS FOR REAR & SIDE ADDITIONS AT:

1311-95 STREET, BAY HARBOUR ISLANDS, FL.



ERICK TORRES R.A.
LICENSE # AR95479

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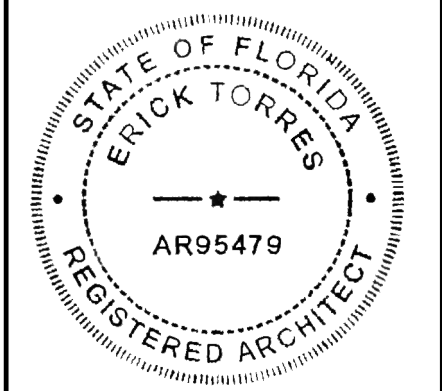
MK	DATE	DESCRIPTION

SHEET TITLE:

PROJECT: 167-21
SHEET ID:
A-6
SHEET 9 OF 11

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CONSTRUCTION DRAWINGS FOR REAR & SIDE ADDITIONS AT:
1311-95 STREET, BAY HARBOUR ISLANDS, FL.



ERICK TORRES R.A.
LICENSE # AR95479

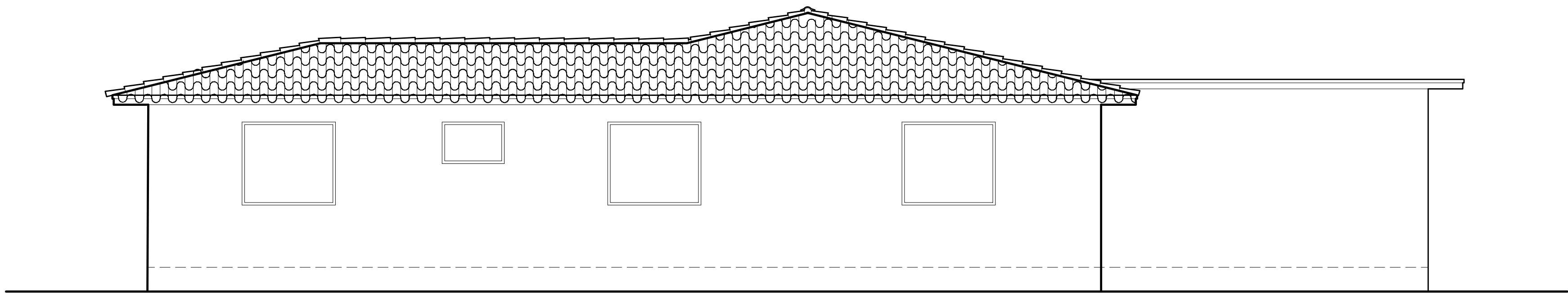
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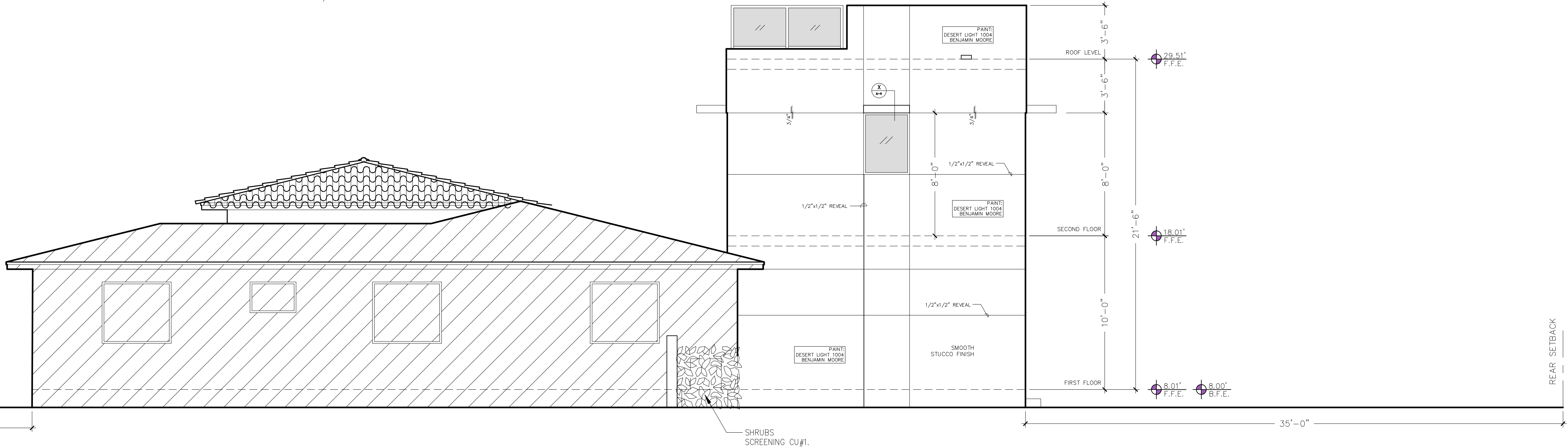
MK	DATE	DESCRIPTION

SHEET TITLE:

**RIGHT/EAST
ELEVATION
& RENDERING**



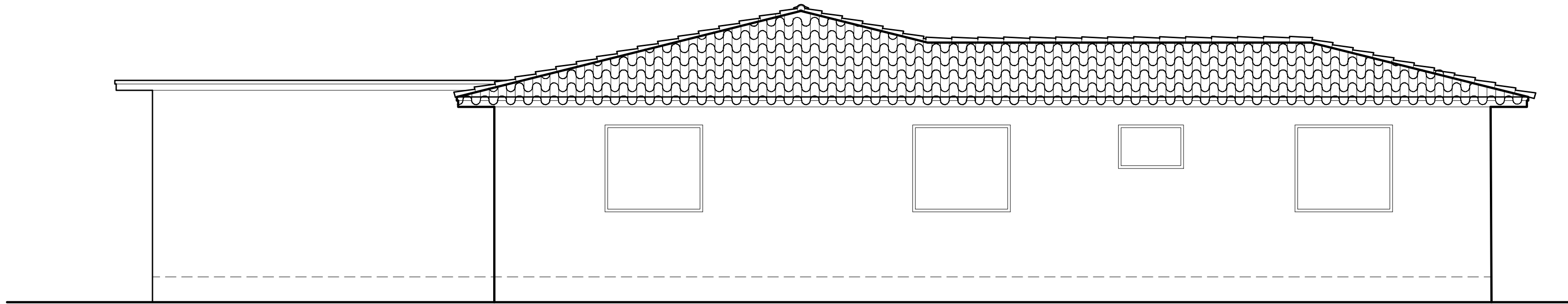
Existing Right Side (East) Elevation
SCALE: 1/4"=1'-0"



Proposed Right Side (East) Elevation
SCALE: 1/4"=1'-0"

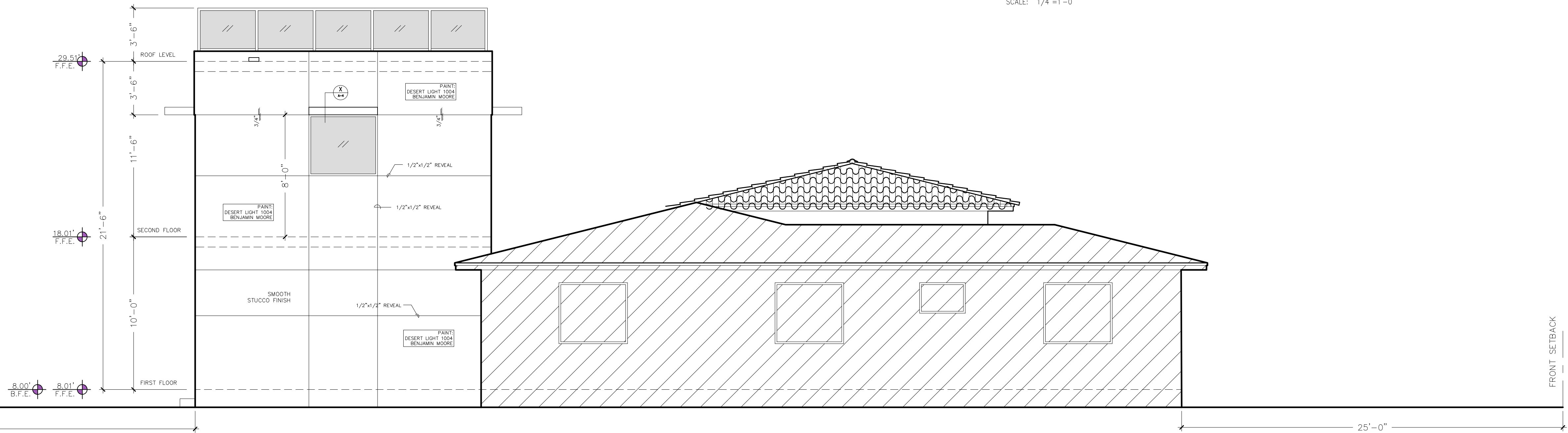


EXISTING OVERGROWN
VEGETATION SCREENS THE
ADJOINING PROPERTY FROM VIEW.



Existing Left Side (West) Elevation

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



Proposed Left Side (West) Elevation

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



EXISTING OVERGROWN
VEGETATION SCREENS THE
ADJOINING PROPERTY FROM VIEW.

EXISTING OVERGROWN
VEGETATION SCREENS THE
ADJOINING PROPERTY
FROM VIEW.

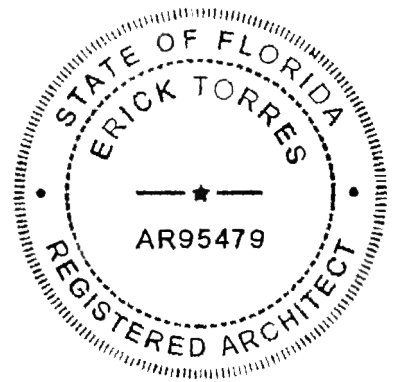
etr

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TEL: (786) 715.7731
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CONSTRUCTION DRAWINGS FOR REAR & SIDE ADDITIONS AT:

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MK	DATE	DESCRIPTION

SHEET TITLE:

LEFT/WEST
ELEVATION
& RENDERING

etr
ARCHITECTURAL
WORKSHOP

PROJECT: 167-21
SHEET ID:

A-8

SHEET 11 OF 11

LOT 3 BLOCK 33
P.B. 46 PG-5

LOT 2 BLOCK 33
P.B. 46 PG-5

LOT 1 BLOCK 33
P.B. 46 PG-5

SITE NOTES:

1. REFER TO LANDSCAPE PLANS FOR EXISTING, NEW AND RELOCATED TREES.
2. MAINTAIN A MAXIMUM OF 4:1 SLOPE ON SWALE AREAS

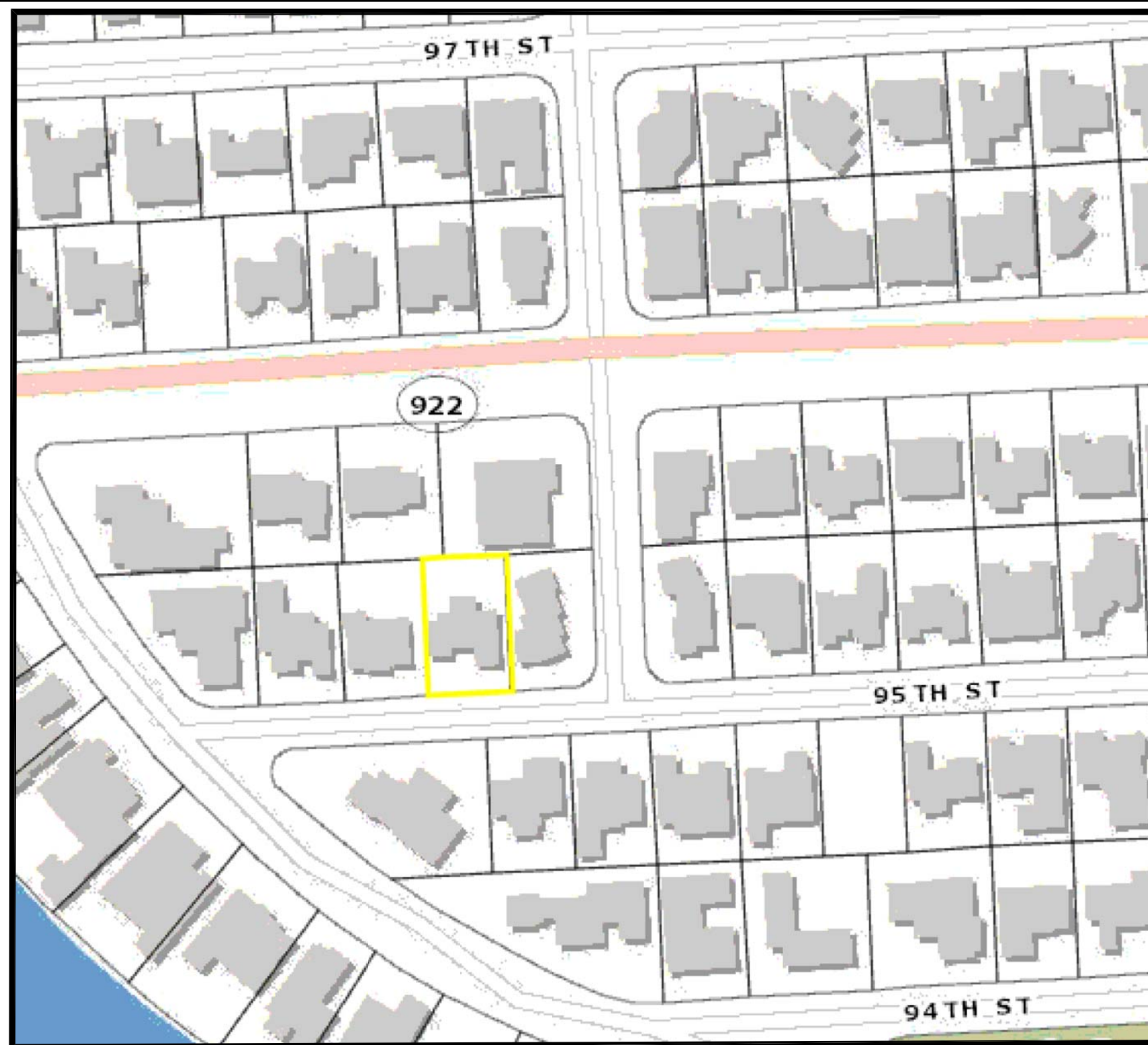
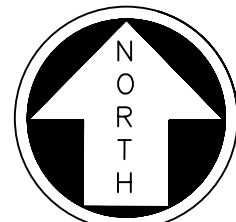
LEGEND

- EXISTING ELEVATIONS
- PROPOSED CONTOUR ELEVATIONS
- RUNOFF DIRECTION

LEGAL DESCRIPTION:

LOT 10, BLOCK 33, 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.

FOLIO NO. 13-2227-001-6220



LOCATION MAP

SECTION 34, TOWNSHIP 52 SOUTH, RANGE 42 EAST

PROP. 24" ADS DRAIN #1
RIM ELEV 6.00
INV. ELEV. 3.00

PROP. 25LF OF 12" HDPE
SHALLOW TRENCH
(10' DEEP, 4' WIDE)

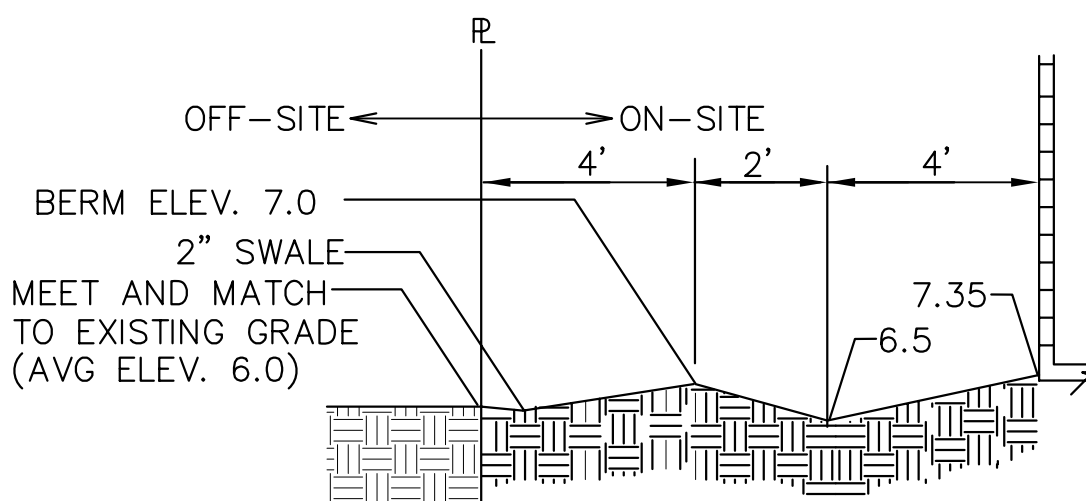
LOT 9 BLOCK 33
P.B. 46 PG-5

LOT 11 BLOCK 33
P.B. 46 PG-5

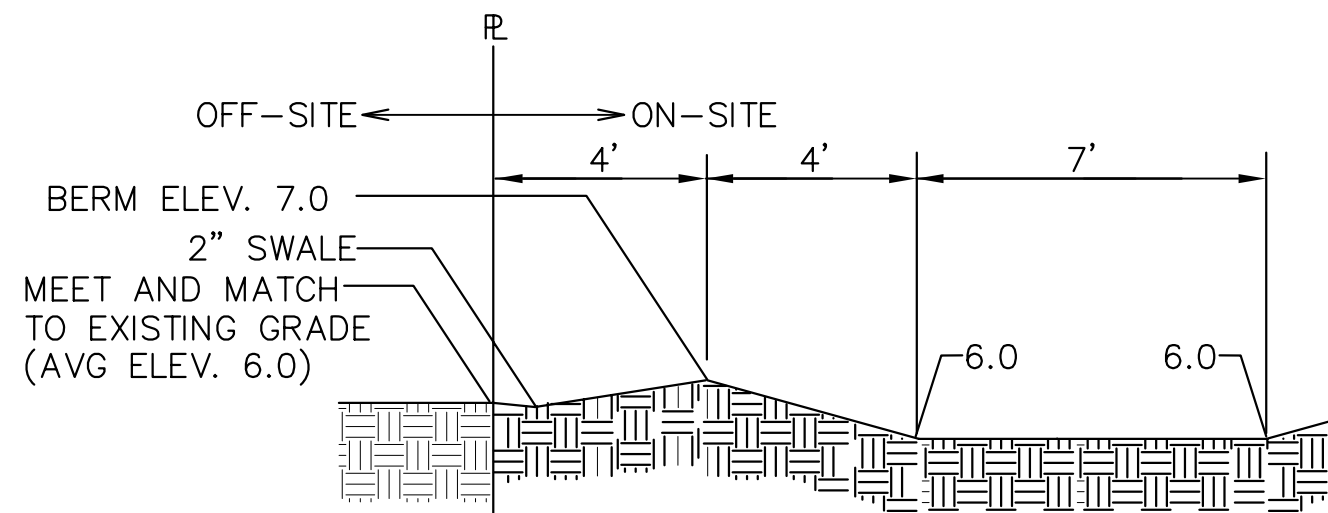
BROADVIEW TERRACE
50' DEDICATED RIGHT-OF-WAY

PROP. 25LF OF 12" HDPE
SHALLOW TRENCH
(10' DEEP, 4' WIDE)

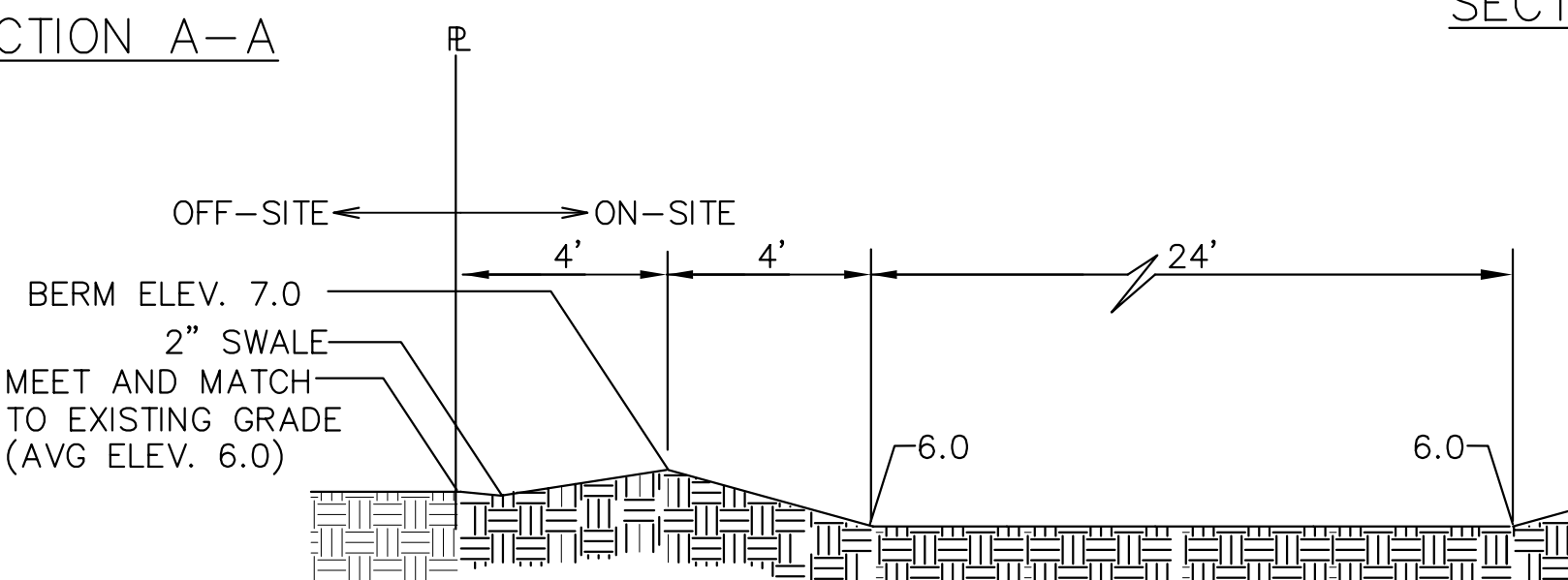
PROP. 24" ADS DRAIN #1
RIM ELEV 6.00
INV. ELEV. 3.00



SECTION A-A



SECTION B-B



SECTION C-C

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF BAY HARBOR AND FLORIDA BUILDING CODE LATEST EDITIONS.
2. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY OWNERS FOR ALL REQUIRED ADJUSTMENTS AND/OR RELOCATIONS.
3. NO DEVIATION FROM APPROVED PLANS SHALL BE PERMITTED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER OF RECORD.
4. ENGINEERING PERSONNEL WILL INSPECT ALL FACILITIES APPROVED BY THEIR OFFICE. ALL OTHER REQUIREMENTS OF THE PERMITTING AGENCY SHALL BE IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS.
5. ERECTION OR INSTALLATION OF APPROPRIATE SAFETY AND WARNING DEVICES WILL BE REQUIRED DURING THE COURSE OF CONSTRUCTION. SAID DEVICES WILL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF TRANSPORTATION'S "MANUAL ON TRAFFIC CONTROL AND SAFETY PRACTICES"

NOTE:
THE EXISTING UTILITIES SHOWN IN THE PLANS WERE PLOTTED FROM THE BEST AVAILABLE INFORMATION. HOWEVER, NO ASSURANCES ARE MADE FOR THEIR ACCURACY. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES IN THE AREA OF WORK BEFORE BEGINNING CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IF "OTHER" UTILITIES (NOT SHOWN ON THE PLANS) EXIST WITHIN THE AREA OF CONSTRUCTION. SHOULD THERE BE "OTHER" UTILITIES, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AND RESPECTIVE UTILITY OWNERS TO RESOLVE UTILITY CONFLICTS AND UTILITY ADJUSTMENTS, AS REQUIRED.

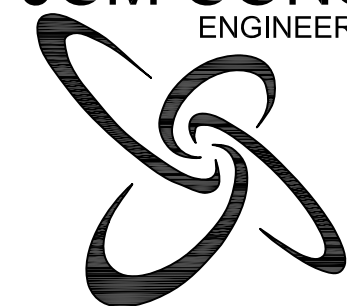


Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

ELEVATIONS REFER TO NGVD DATUM

JCM CONSULTANTS, INC.
ENGINEERING • LAND PLANNING



8401 S.W. 184th SREET
MIAMI, FLORIDA 33157
PH: (305) 772-0088
FAX: (305) 278-1118

OWNER:

PROJECT ADDRESS

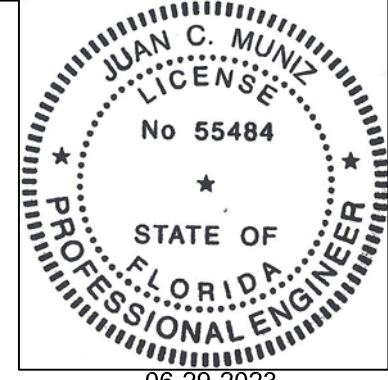
1311 95 STREET
BAY HARBOUR ISLANDS, FL. 33154

SHEET TITLE:

GRADING AND DRAINAGE PLAN

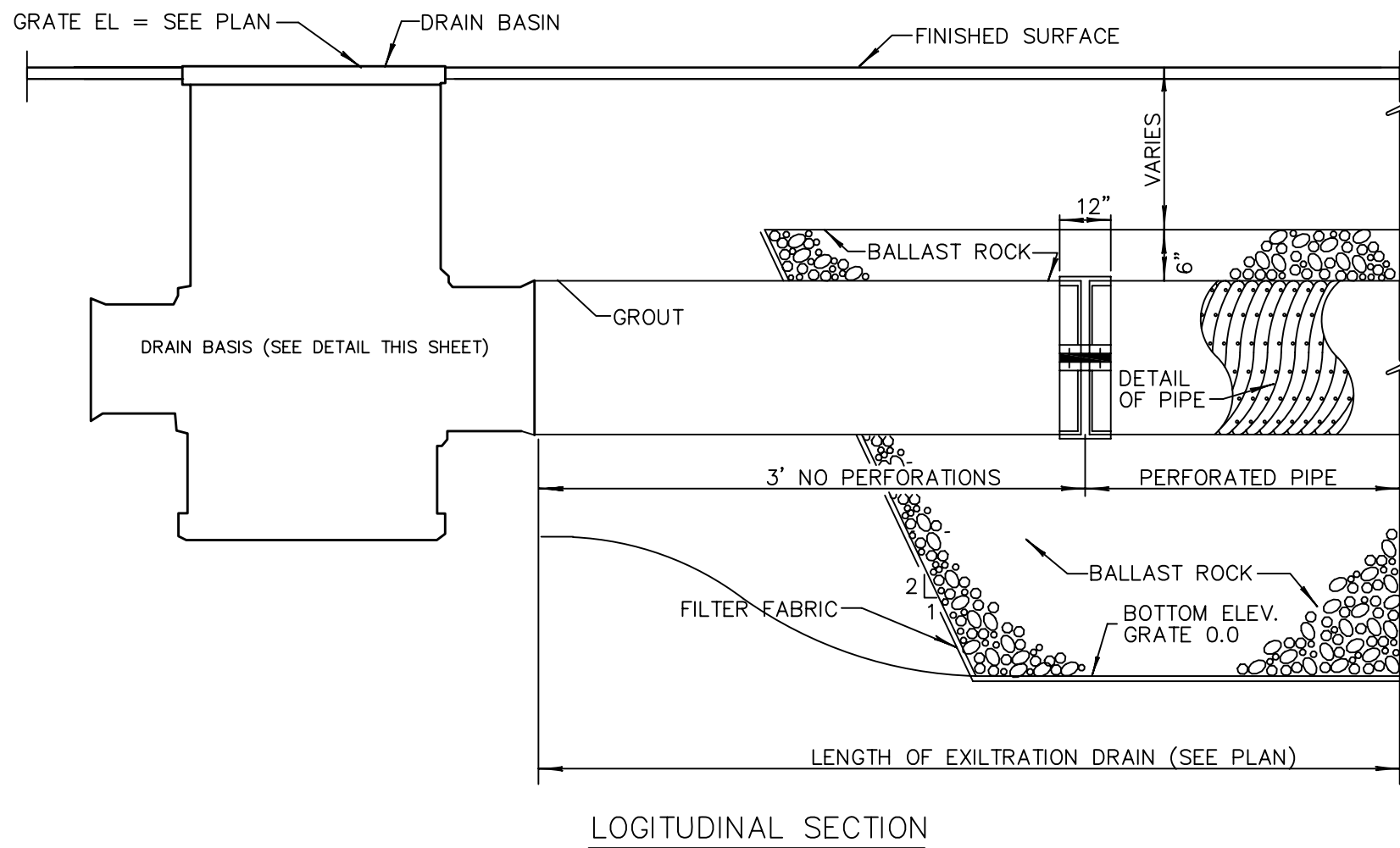
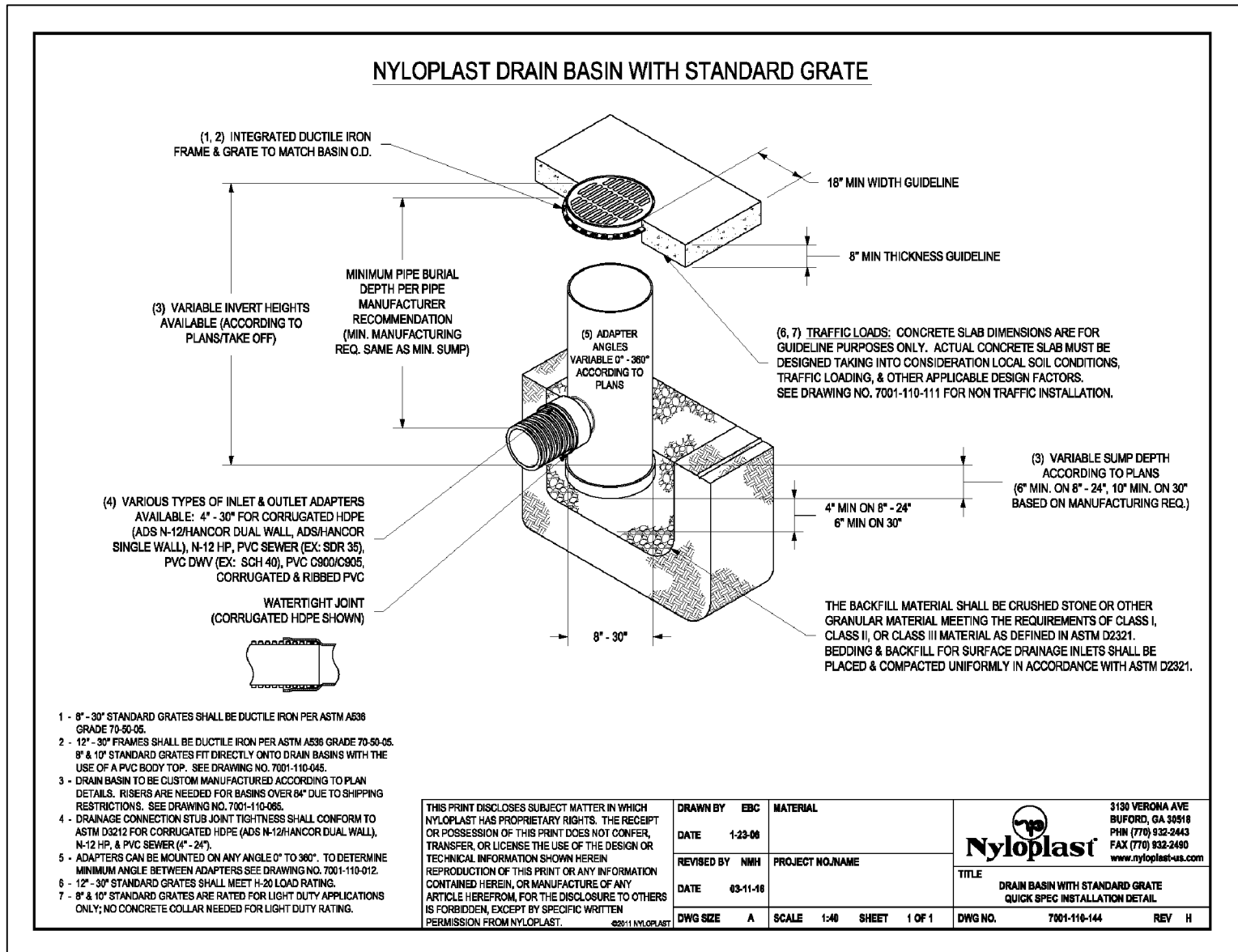
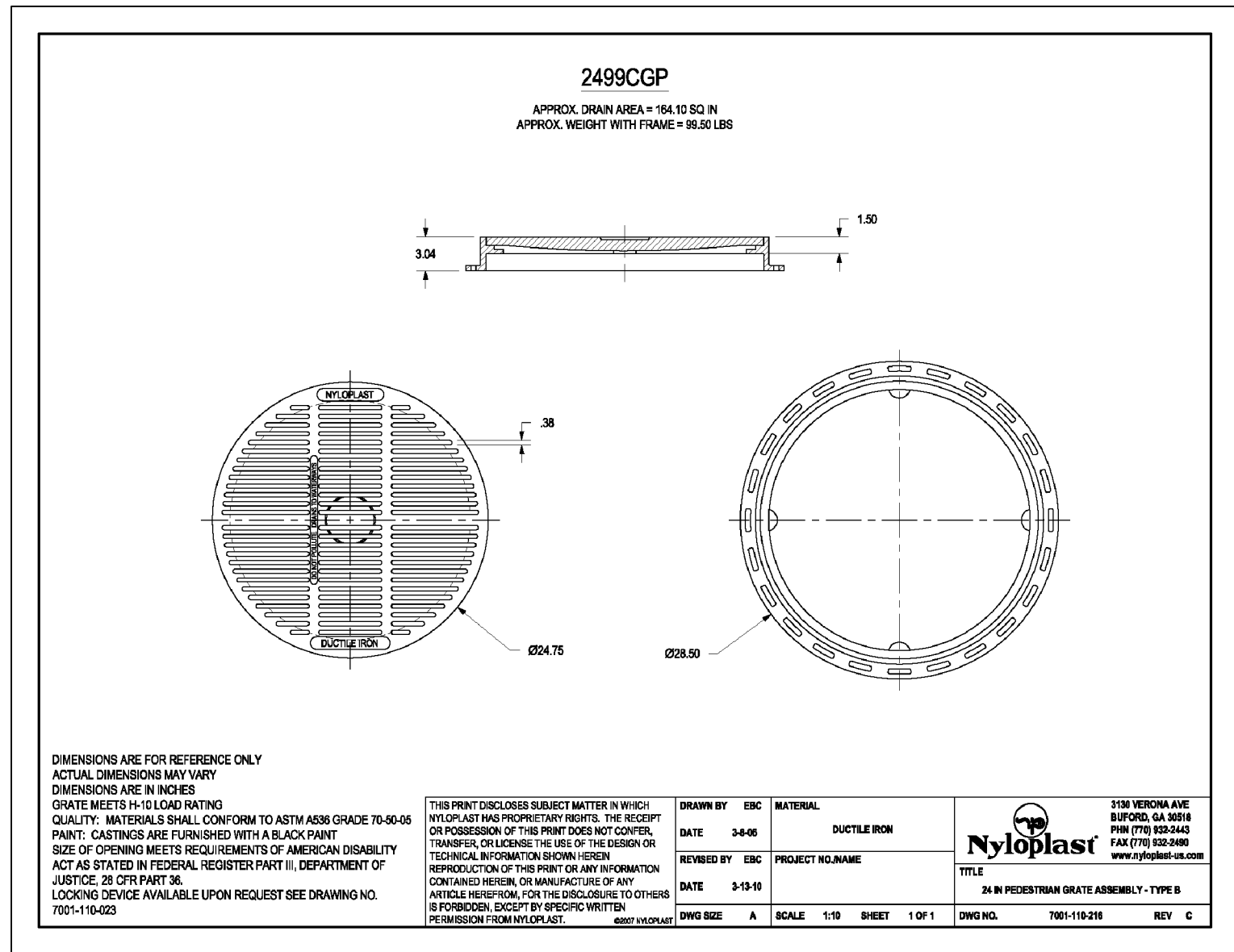
REV.	DESCRIPTION
1	
2	
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7	
8	

This item has been digitally signed and sealed by Juan C. Muniz, PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
JUAN C. MUNIZ
STATE OF FLORIDA
REGISTRATION No. 55484
C.A. 0008763

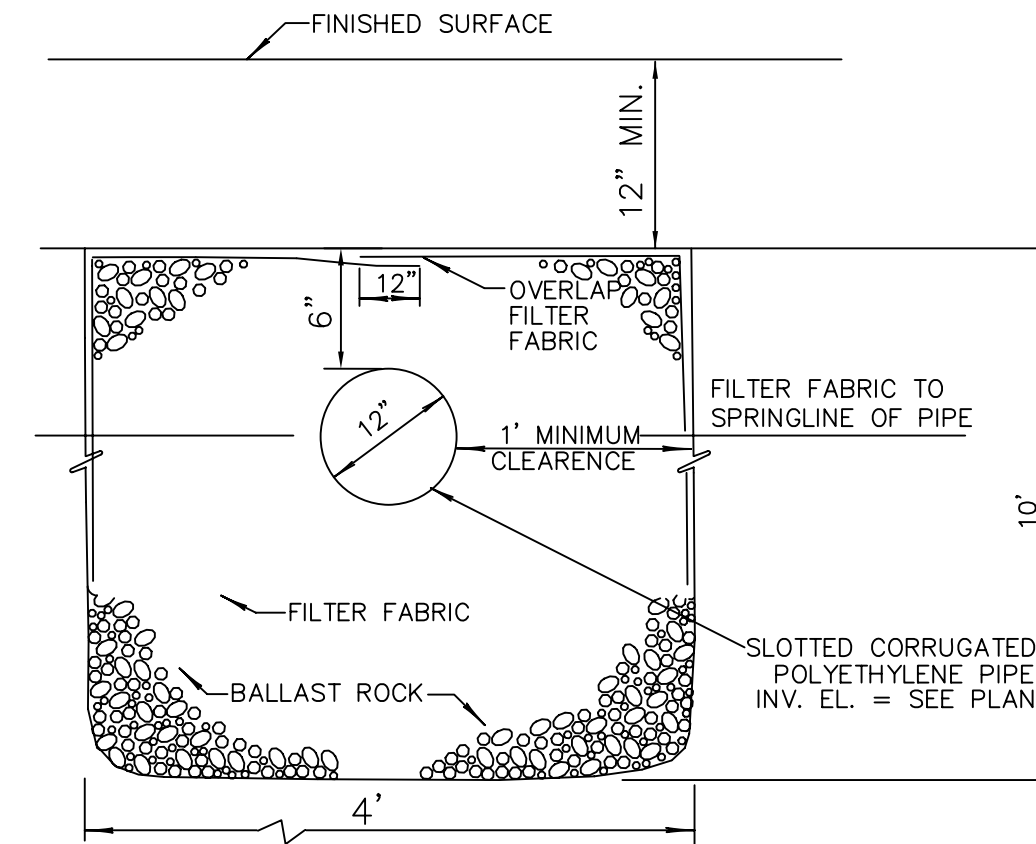


DESIGN INFORMATION
PROJECT No.: 2023-07
DESIGNED BY: J.C.M.
DRAWN BY: J.C.M.
CHECKED BY: J.C.M.
ISSUE DATE: 03-05-2023
DRAWING SCALE: 1"=10'

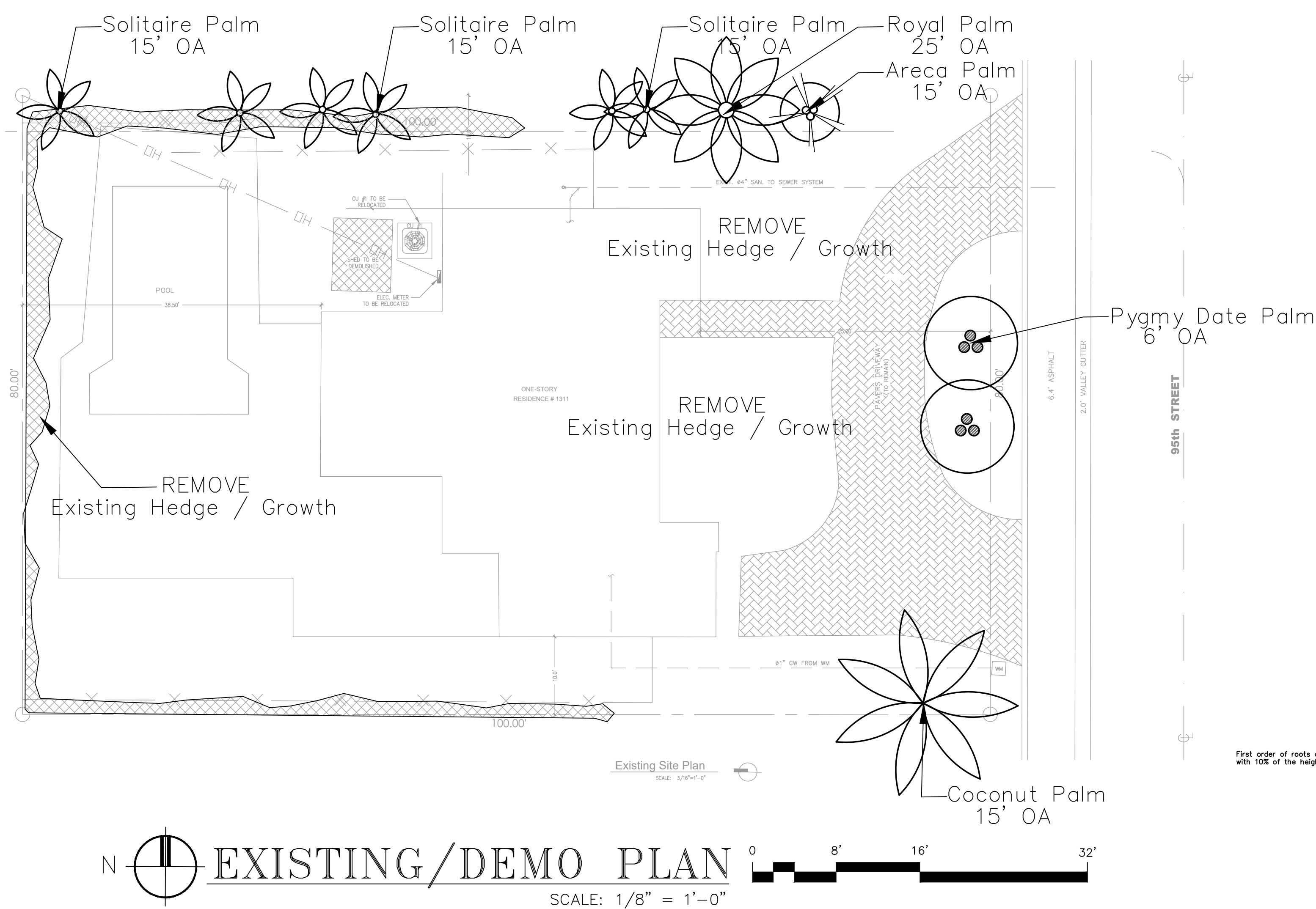
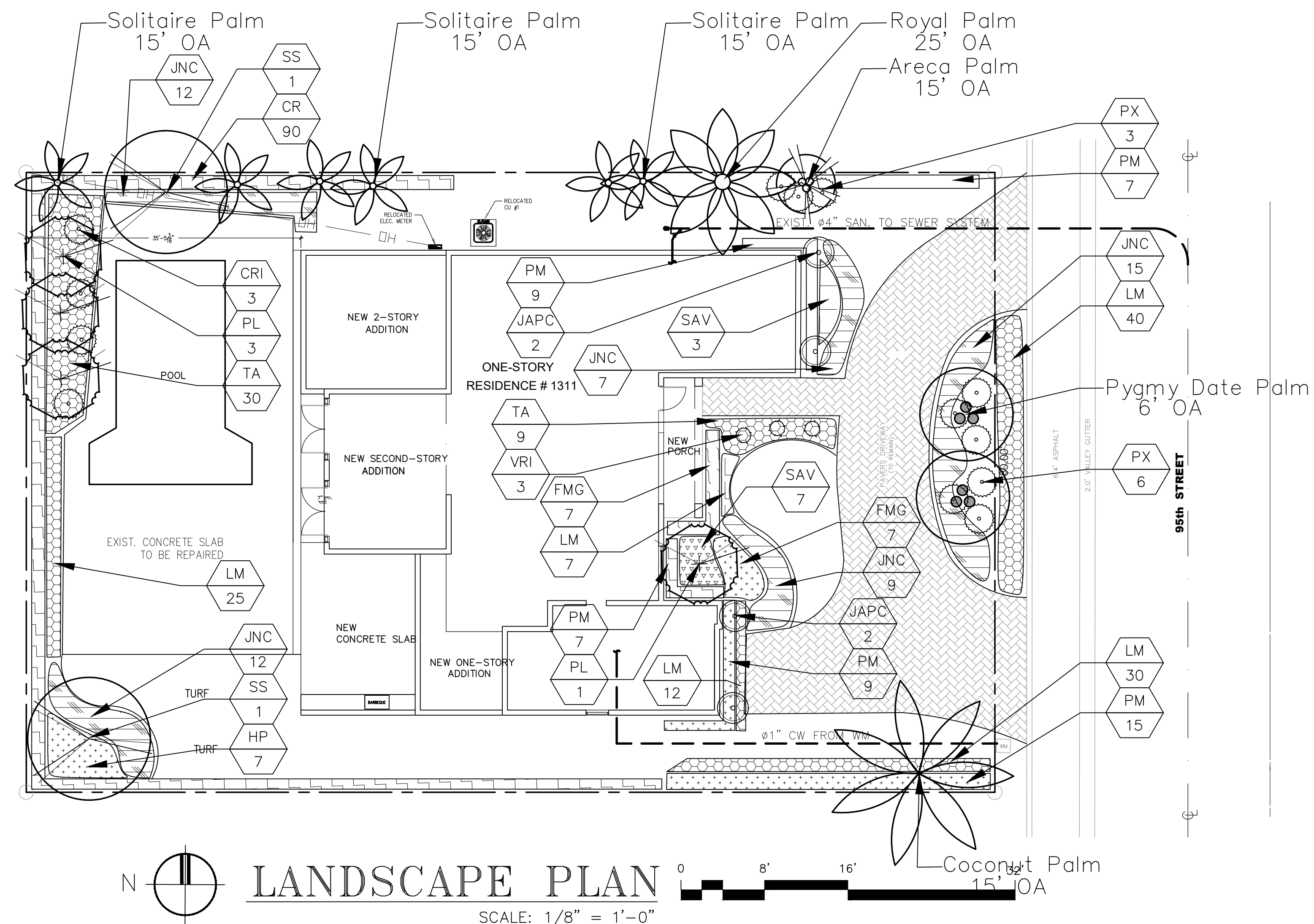
C1



SHALLOW TRENCH DETAIL
N.T.S.



REV.	DESCRIPTION
1	
2	
3	
4	
5	
6	
7	
8	



PROPOSED PLANT LIST
TREES / PALMS

Code	Drought	Q.T.I.	Botanical Name / Common Name	Specifications
PL	V	4	<i>Psidium littorale</i> / Cattle/Guava-Multitrunk	B&B Field Grown, 2-1/2" DBH, 6" Wide, 12' OA
SS	V	2	<i>Senna surratensis</i> / Guacuas Cassia	B&B Field Grown, 2-1/2" DBH, 6" Wide, 12' OA
ACCENTS / SHRUBS / GROUND COVERS				
CR	V	90	<i>Clusea rosea</i> / Clusia	10 Gal., 48" Tall x 24" Wide, 2' OC
CR	V	3	<i>Crinum asiaticum</i> / Queen Emma Purple Crinum	7 Gal., 30" Tall x 30" Wide
HP	V	14	<i>Ficus macrocarpa</i> / Green Ficus	3 Gal., 18" Tall x 18" Wide
HP	V	7	<i>Heliconia rostrata</i> / Lobster Claw Heliconia	3 Gal., 36" Tall x 24" Wide
JAPC	V	4	<i>Elaeagnus decipiens</i> / Japanese Blueberry Columns	2 Gal., 48" Tall x 24" Wide
JNC	V	55	<i>Juniperus conferta</i> / Shor Juniper	3 Gal., 18" Tall x 18" Wide
LM	V	114	<i>Liriope muscari</i> / Liriope	1 Gal., 12" Tall x 12" Wide, 1' OC
PM	V	47	<i>Podocarpus macrocarpa</i> / Podocarpus	3 Gal., 24" Tall x 24" Wide, 2' OC
PM	V	9	<i>Philodendron xanadu</i> / Xanadu	3 Gal., 24" Tall x 24" Wide, 2' OC
SAV	TA	39	<i>Scheffera oboricia variegata</i> / Trinetrie	3 Gal., 24" Tall x 24" Wide, 2' OC
TA	V	39	<i>Trachelospermum asiaticum</i> / Asiatic Jasmine	3 Gal., 6" Tall x 18" Wide, 2' OC
VRI	V	3	<i>Vriesia sp</i> / Vriesia	24" Tall x 18" Wide, 2' OC
MISCELLANEOUS				
SOD	M		<i>Stenotaphrum secundatum</i> / St. Augustine 'Floratum'	Solid application - no gaps between seams
	(N)		Moderate Drought Tolerance	
	(V)		Florida Native Plant Species	
			Low Drought Tolerance	
			Very Drought Tolerant	

NOTES:
GENERAL PLANTING REQUIREMENTS

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 50% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. The system shall be installed with a rain sensor.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

Special Note

No items to be stored higher than the screening wall or fence.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

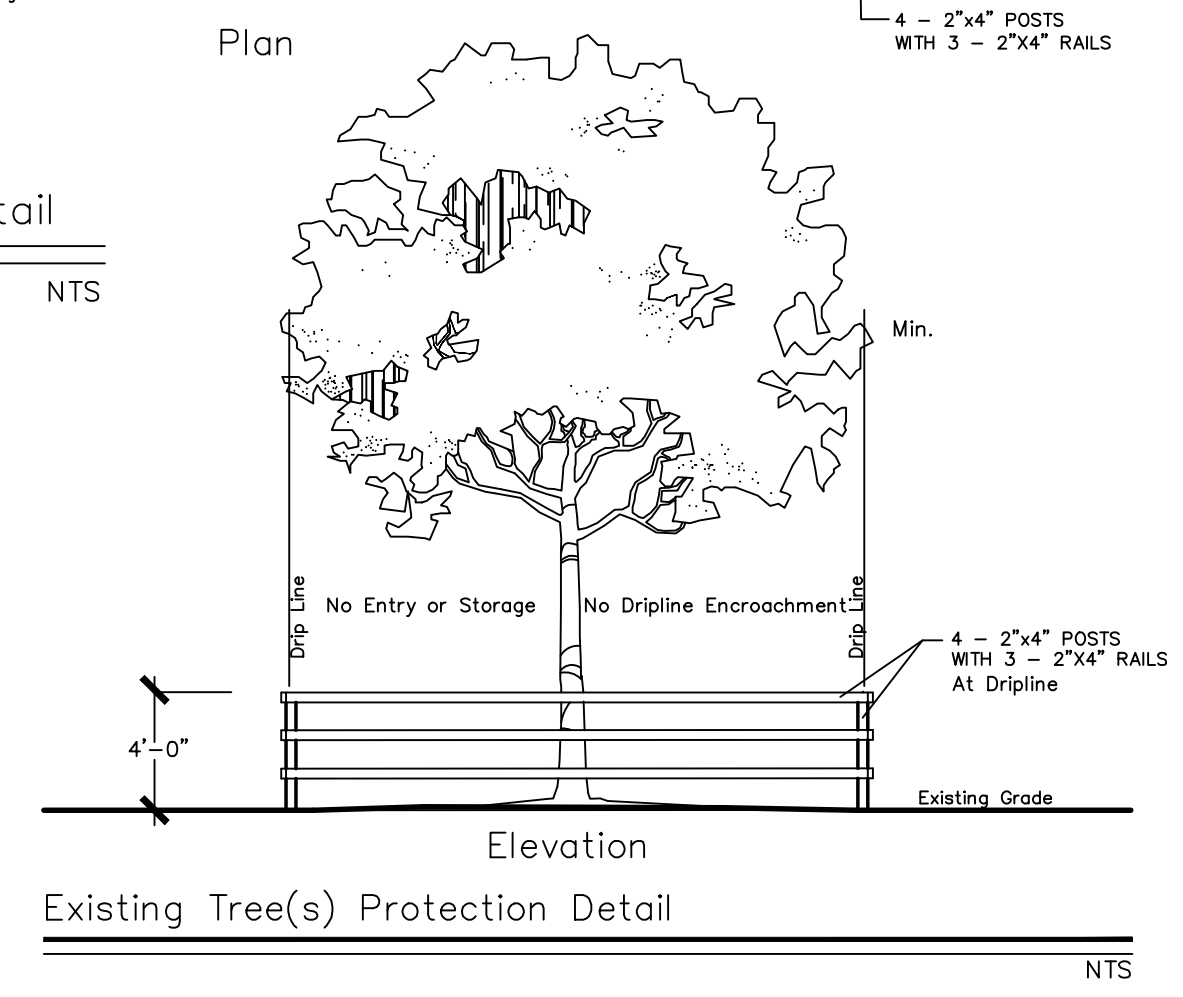
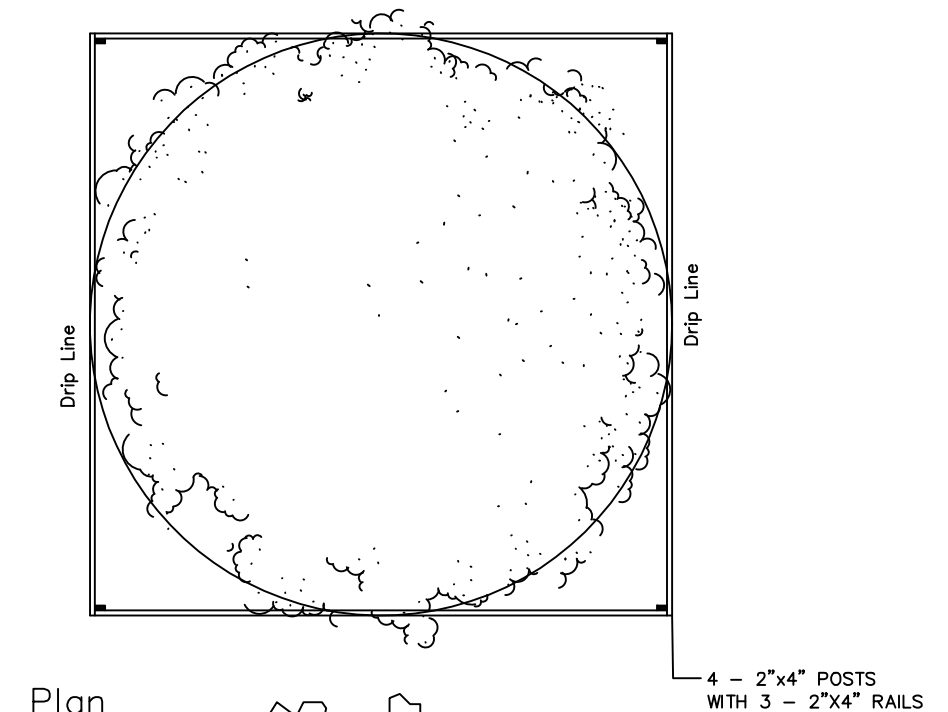
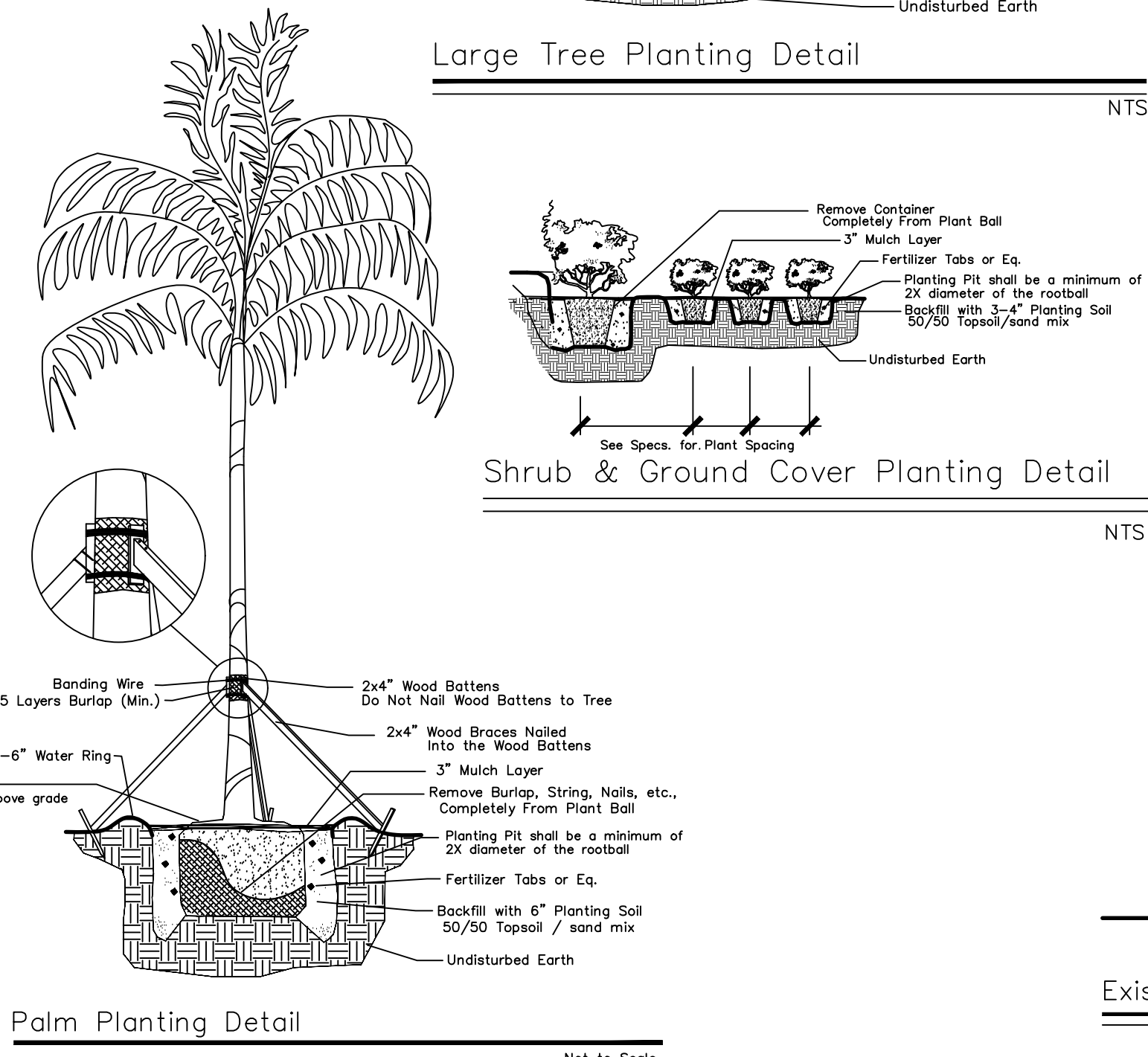
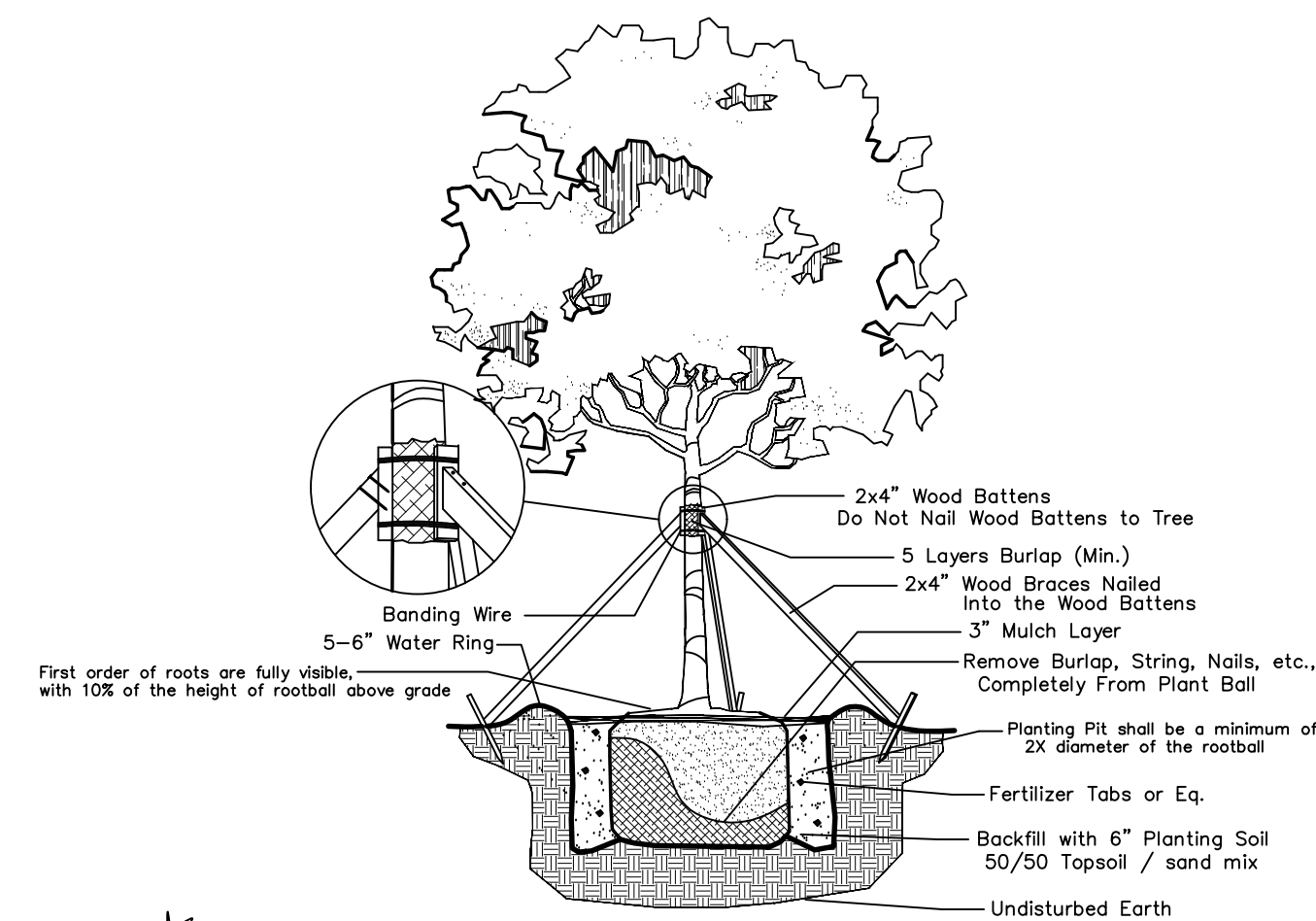
All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Wayne K. Tønning,RLA.

The plan takes precedence over the plant list.

SPECIAL INSTRUCTIONS

General site and berm grading to ± 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive *Stenotaphrum secundatum*, St. Augustine 'Floratan' solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.



AGENDA ITEM REPORT

August 15, 2023

ITEM NUMBER: 2.

ITEM: Request for approval for an addition to an existing single-family home for “Alexander Galsky Trust” located at 1271 95 Street, Lot 9 of Block 31. On June 6, 2023 the Board deferred the project. The Board requested a better front facade rendering showing the project addition. The architect has submitted new sheets for review. The owner is proposing an addition of 742 sq. ft. The expanded home will have 4 bedrooms / 4 baths and no garage. The new total square footage will be 3,549 sq. ft. 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.	SPR23-000007 DRB Application
2.	BHI 1271 95 St SFR Add DRB Staff Report July 27 2023
3.	1271 95 Street DRB Set Rev 8.15.2023



TOWN OF BAY HARBOR ISLANDS
DESIGN REVIEW BOARD

(NEW SUBMITTAL)

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

PROCESS NUMBER SPR23-000007
DRB APPLICATION FEE - \$350.00

APPLICANT INFORMATION (IF DIFFERENT THAN PROPERTY OWNER)

Name ALEXANDER GALSKY Contact Number 781.354.8499
Address 1271 95th STREET
City BAY HARBOR ISLANDS State FL Email Address ALEX@SKY18CAPITAL.COM

OWNER / PROPERTY INFORMATION

Name ALEXANDER GALSKY Address 1271 95th STREET
Folio# 13-2227-001-5910 Lot 9 Block 31
PB 46-5

DESCRIPTION OF PROPOSED USE / REQUEST

ADDITION (ATTACHED) FOR NEW BEDROOM & OFFICE (742 S.F.)

WESLEY@CASTELLANOSDESIGN.COM
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: 01/09/2023 Signature of Applicant: _____

I hereby grant permission for members of the Town of Bay Harbor Islands Design Review 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: 01/09/2023 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: 01/09/2023 Signature of Applicant: _____

NOTE: If any application is disapproved, the Design Review 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 Design Review Board may be appealed to the Town Council, whose decision on appeal shall be final.

**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: July 27th, 2023

Subject: Single-Family Residence – Building Addition
1271 95th Street
Bay Harbor Islands Acct. No.: SPR23-000007
MMPA Acct. No.: 01-0702-1155

PREVIOUS REVIEW / RECOMMENDED ACTION

On June 6th, 2023 the DRB reviewed this application, but deferred final action on the item, as the board members expressed that the initial plans did not clearly depict the intended front façade changes. The DRB requested a better front facade rendering showing the project addition / other renovations. Also, due to recent changes to the Zoning Code adopted by the Town in May 2023, a few revisions were necessary to meet the new Code (roof eaves / architectural features). New Sheet A-3.3 Proposed Renderings has been added. This rendering provides a better view of the appearance. The revised plans meet the roof eave overhang requirements / other new Code criteria.

MMPA recommends the Design Review Board (DRB) review the contents of this staff report, the latest revised Site Development Plans (signed & sealed dated July 24th, 2023) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications as deemed appropriate and/or with conditions, to allow for a 1-story building addition / renovations to an existing single-family home located at 1271 95th Street.

GENERAL PROJECT INFORMATION

Land Use Designation:	L – Low Density Residential
Zoning District:	RD Single-Family District
General Location:	1271 95 th Street
Legal Description:	Lot 9 of Block 31, "Bay Harbor Island" according to the plat thereof, as recorded in Plat Book 46, Page 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION

The project architect, Castellanos Design Studio, as agent for the property owners, Alexander Galsky Trust, has submitted an application to allow an addition to their existing home located at 1271 95th Street. According to the MDPA website the existing 2,807 sq. ft. single-story home (interior lot) was originally built in 1957. The proposed addition will add 742 sq. ft. of new A/C floor area (total 3,549 sq. ft.). The expanded home will have 4 bedrooms / 4 baths and no garage.

The modern styled home will have a white stucco exterior finish, and a standing seam metal roof that is oriented towards an outdoor living area with an existing pool and pool deck. The addition is planned in the SW quadrant of the building envelope where a portion of driveway now exists, and will include a new bedroom & bath, a home office, and entryway modifications. The existing landscaping exceeds the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements.

PROJECT HISTORY

The applicant submitted an initial set and revised set of plans that were reviewed by MMPA / Town staff for consistency with the Town Code requirements. Comments were given to the applicant each time and the current submitted plans are reflective of all requested changes. As stated above, the DRB reviewed this application on June 6th, 2023, but deferred final action, requesting a better rendering of the future front facade. The applicant submitted revised plans that were reviewed by MMPA / Town staff for consistency with the new Town Code requirements.

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, building material regulations, and other items.

PLATTING

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

SUMMARY / SITE PLAN COMMENTS

The latest revised Site Development Plans submitted for the construction of a 742 square foot building addition to an existing single-story single-family home located at 1271 95th Street meet or exceeds all Town Land Development and Landscape Code requirements. The applicant submitted revised plans that were reviewed and commented on by MMPA / Town Staff and all previous comments and issues have been addressed by the current revised plans.

The following conditions of approval are recommended:

- 1) This approval is based on the latest revised plans prepared by Castellanos Design Studio, signed & sealed dated July 24th, 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 Design Review Board if felt to be substantial.

Galsky Residence

1271 95th Street, Bay Harbor Islands, FL 33154

HOME EXPANSION (Bedroom and Office)

Design Review Board Revision 1

Town of Bay Harbor Islands

Presentation Comments JUNE 15, 2023

JULY / 2023



7300 BISCAYNE BLVD. SUITE 200
MIAMI, FL 33138

Tel: 786.218.5335
License #AA 26002467

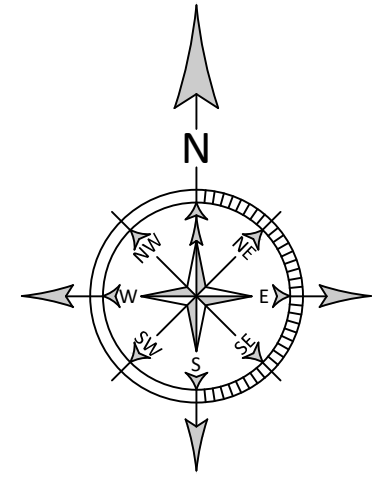
CASTELLANOSDESIGN.COM

COVER

The map shows a section of Manhattan, New York City, centered on 34th Street. The street grid is clearly visible, with 34th Street running horizontally across the middle. To the left of 34th Street is Broadway, which runs vertically. To the right of 34th Street is East 34th Street, also running horizontally. The map includes lot numbers for various blocks. For example, on the block between 33rd and 35th Streets, the lot numbers are 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. The map also shows the names of the streets: 34th St, Broadway, East 34th St, 33rd St, 35th St, 36th St, 37th St, 38th St, 39th St, 40th St, 41st St, 42nd St, 43rd St, 44th St, 45th St, 46th St, 47th St, 48th St, 49th St, 50th St, 51st St, 52nd St, 53rd St, 54th St, 55th St, 56th St, 57th St, 58th St, 59th St, 60th St, 61st St, 62nd St, 63rd St, 64th St, 65th St, 66th St, 67th St, 68th St, 69th St, 70th St, 71st St, 72nd St, 73rd St, 74th St, 75th St, 76th St, 77th St, 78th St, 79th St, 80th St, 81st St, 82nd St, 83rd St, 84th St, 85th St, 86th St, 87th St, 88th St, 89th St, 90th St, 91st St, 92nd St, 93rd St, 94th St, 95th St, 96th St, 97th St, 98th St, 99th St, 100th St. The map is a black and white line drawing with text labels for streets and lot numbers.

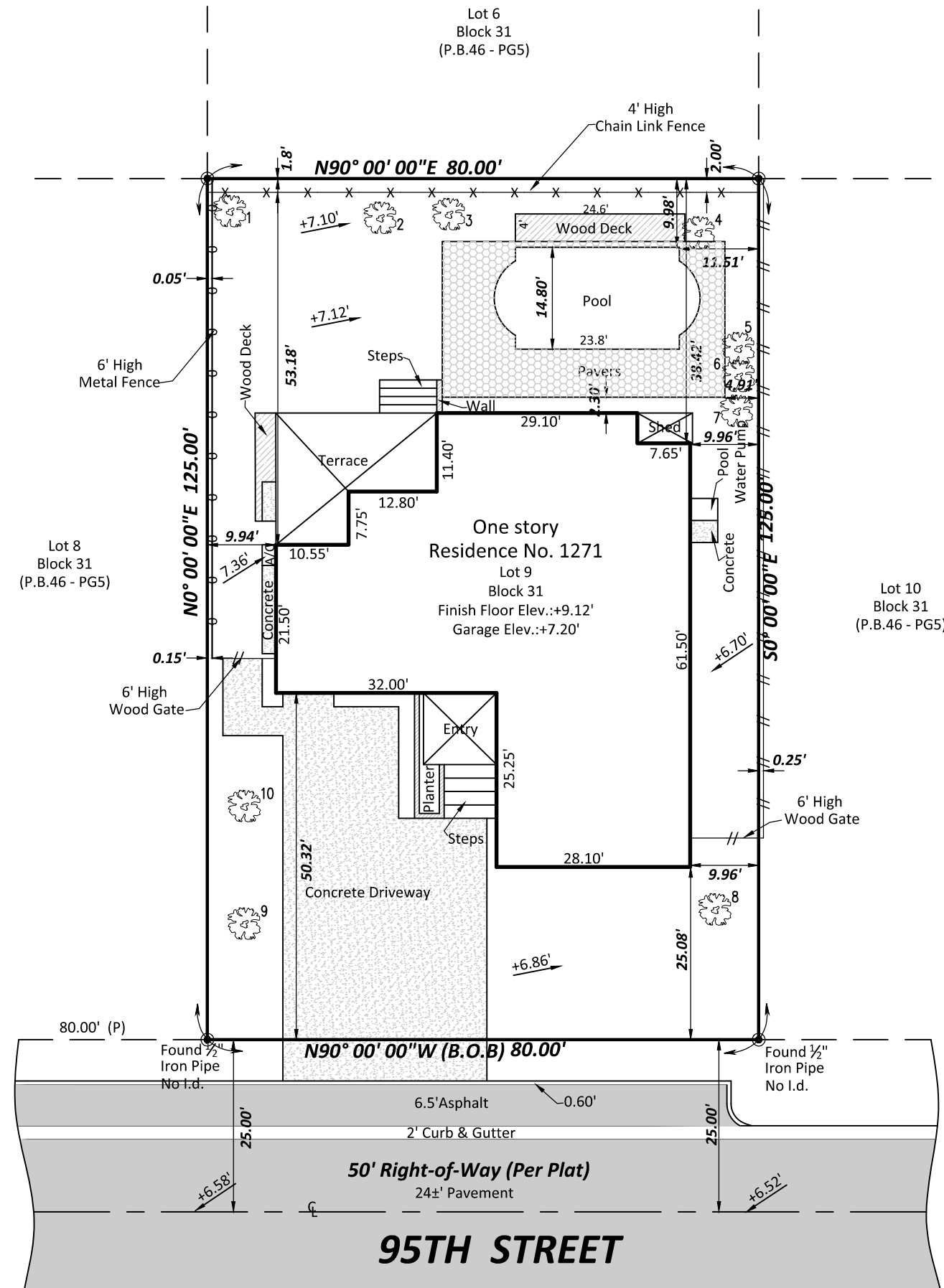
Figure 1 is a horizontal bar chart. The x-axis is labeled with values 20, 0, 10, 20, 40, and 8. The bars are black and white, representing different categories of children per family.

BOUNDARY SURVEY



	WATER METER
	CATCH BASIN
	FIRE HYDRANT
	CLEAN OUT
	SANITARY MANHOLE
	STORM MANHOLE
	FPL MANHOLE
	BELL SOUTH MANHOLE
	INLET
	WATER VALVE
	GAS VALVE
	UTILITY POLE
	CONCRETE UTILITY POLE
	TRAFFIC BOX
	TREE
P.B.	PLAT BOOK
P.G.	PAGE
SQ.FT.	SQUARE FEET
±	MORE OR LESS
ELEV.	ELEVATION
INV.	INVERT
	CENTERLINE
	CITY OF MIAMI MONUMENT LINE
	PROPERTY LINE
ENCR.	ENCROACHMENT
(M)	MEASURED
(P)	PLAT
(A)	ATLAS SHEET
	OVERHEAD POWER LINES
	WATER MAIN
	SEWER MAIN
	TELEPHONE LINE
	GAS LINE
	CHAIN LINK FENCE
	BACKFLOW PREVENTER
	HANDICAP PARKING
	ELECTRIC BOX
	COLUMN
TBM	TEMPORARY BENCH MARK
	STREET LIGHT POLE

Block
Corner
Found $\frac{1}{2}$ "
Iron Pipe
No I.d.



#	TREE NAME	SCIENTIFIC NAME	DIAMETER(")	HEIGHT(')	SPREAD(
1	PALM TREE	ARECACEAE	2.2	5	18
2	6 PALM TREES	ARECACEAE	.35	9	13
3	5 PALM TREES	ARECACEAE	.35	9	15
4	PALM TREE	ARECACEAE	.35	9	15
5	PALM TREE	ARECACEAE	.35	9	15
6	2 PALM TREES	ARECACEAE	.35	9	15
7	PALM TREES	ARECACEAE	.35	9	15
8	TREE	TREE	2	6	2.4
9	TREE	TREE	1.4	6	22
10	TRFF	TRFF	12	25	10

ELEVATION NOTE: (IF REQUESTED AND SHOWN)

1. +0.00' Indicates existing Elevations
2. Elevations are referred to the National Geodetic Vertical Datum of 1929

BENCHMARK INFORMATION: NAME: R-243. LOCATOR: 2225 W.
ELEVATION: +6.61

REVISIONS:	JOB NO.:	DATE:	REVISIONS:	JOB NO.:	DATE:

THIS NOT A VALID CERTIFICATION WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL PRESENT THAT THE BOUNDARY SURVEY OF THE ABOVE CAPTIONED PROPERTY WAS COMPLETED UNDER MY SUPERVISION AND/OR DIRECTION, TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 31-37 FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY: FOR THE FIRM DATE WALDOE, 04/27

DELTA MAPPING & SURVEYING, Inc
LAND SURVEYORS · LAND PLANNERS
13301 SW 132 Avenue, Suite 117



COMMUNITY NAME & NUMBER	TOWN OF BAY HARBOR ISLAND	120637
MAP/PANEL NUMBER	12086C0144 L	FLOOD ZONE(S)
FIRM PANEL		AE
		BASE FLOOD ELEVATION

SHEET:

1

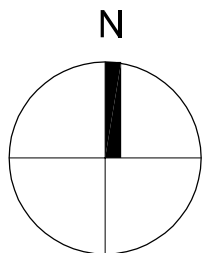
OF 1 SHEET(S)

04-11-2023

JOB NO.:

23-0085

SITE



SCALE : SCALE: N.T.S

SCALE : SCALE: N.T.S



SCALE : SCALE: N.T.S

SCALE : SCALE: N.T.S



SCALE : SCALE: N.T.S

SCALE : SCALE: N.T.S

INDEX OF DRAWINGS

A/B	ANCHOR BOLT	HB	HOSE BIBB
A/C	AIR CONDITIONER	HC	HANDICAP / HOLLOW CORE
ACCOM.	ACCOMMODATE	HDWR.	HARDWARE
A.C.F.	ABOVE FINISH FLOOR	H.H.	HOLLOW METAL
A.H.U.	AIR HANDLING UNIT	HORIZ.	HORIZONTAL
ALUM.	ALUMINUM	HT.	HEIGHT
AUX.	AUXILIARY	H.V.A.C.	HEATING VENTILATING
BLDG.	BUILDING		& AIR CONDITIONING
B.L.K.	BLACK	I.D.	INSIDE DIAMETER
B.M.	BEAM	INFO.	INFORMATION
B.M.	BENCH MARK	INSUL.	INSULATION
BOTT.	BOTTOM	INT.	INTERIOR
BRD.	BOARD	INTERM.	INTERMEDIATE
B.TWIN.	BETWEEN	JAN.	JANITOR
C.B.	CATCH BASIN	JOINT	JOINT
C.I.P.	CAST-IN-PLACE	JST.	JOIST
C.J.	CONTROL JOINT	LAM.	LAMINENT
C.L.	CHAIN LINK	LAV.	LAVATORY
C.F.	CENTER LINE	L.P.	LIGHT PIPE
C.G.	CILING	MAT.	MATERIAL
CL.	CLOSET	MAX.	MAXIMUM
CMU	CONCRETE MASONRY UNIT	MECH.	MECHANICAL
CNTR.	COUNTER	MFR.	MANUFACTURER
CL.	CLEANOUT	M.H.	MAN HOLE
COLUMN	COLUMN	MIN.	MINIMUM
CONC.	CONCRETE	MISC.	MISCELLANEOUS
CONN.	CONNECTION	ML.	METAL
CONSTR.	CONSTRUCTION	N.	NORTH
CONT.	CONTINUOUS	N.G.V.D.	NATIONAL GEODESIC
CONTR.	CONTRACTOR		VERTICAL DATUM
CPT	CARPET	N.I.C.	NOT IN CONTRACT
C.T.	CERAMIC TILE	NO.	NUMBER
DBL.	DOUBLE	N.T.S.	NOT TO SCALE
DEMO.	DEMOLITION	O.C.	ON CENTER
DET.	DETAIL	O.D.	OUTSIDE DIAMETER
DIA.	DIAMETER	PART.	PARTITION
DIM.	DIMENSION	PLYWD.	PLYWOOD
D.F.	DRINKING FOUNTAIN	PNT.	PAINT
DOC.	DOCUMENTS	P.T.	PRESSURE TREATED
DWG.	DRAWINGS	REINF.	REINFORCING
DWN.	DOWN	REQ.	REQUIRED
E.A.	EACH	RM.	ROOM
E.	ELEVATION	R.D.	ROUGH DRAIN
ELEC.	ELECTRICAL	SC.	SOLID CORE
ELEV.	ELEVATION / ELEVATOR	SCHED.	SCHEDULE
EQ.	EQUAL	SECT.	SECTION
EQUIP.	EQUIPMENT	S.F.	SQUARE FOOTAGE
ESC.	ESCALATOR	SHT.	SHEET
E.W.	EACH WAY	SIM.	SIMILAR
EXH.	EXHAUST	SPECS.	SPECIFICATIONS
EXIST.	EXISTING	S.S.	STAINLESS STEEL
EXP	EXPOSED / EXPANSION	STD.	STANDARD
EXT	EXTERIOR	STL.	STEEL
EXTING.	EXTINGUISHER (FIRE)	STRUCT.	STRUCTURE
FAB.	FABRICATE	SQ. FT.	SQUARE FOOTAGE
F.D.	FLOOR DRAIN	TEL	TELEPHONE
F.F.	FIRE EXTINGUISHER	TEMP.	TEMPERED / TEMPORARY
FIN.	FINISH	THK.	THICK
FIXT.	FIXTURE	TPY.	TYPICAL
F.F.	FINISH FLOOR	U.C.	UNDERCUT
FLR.	FLOOR	U.O.	UNLESS NOTED OTHERWISE
FTG.	FOOTING	V.B.	VINYL BASE
F.V.	FIELD VERIFY	V.C.T.	VINYL COMPOSITE TILE
G.A.	GAUGE	VERT.	VERTICLE
GALV.	GALVANIZED	VEST.	VESTIBULE
G.B.	GRAB BAR	V.T.R.	VENT THRU ROOF
G.C.	GENERAL CONTRACTOR	WI.	WITH
GLASS	GLASS	WD.	WOOD
GYP. BD.	GYPNUM WALL BOARD	WC	WATER CLOSET

LIFE SAFETY STATEMENT:
ALL LIFE SAFETY WORK SHALL BE UNDER 2020
FBC, EXISTING AND RESIDENTIAL 7TH EDITION.
AND NFPA 1/101 2020 EDITION.

X-X BACK COVERSHEET

BUILDING DEPARTMENT WATERMARK

CLIENT :

Galsky Residence

ADDITION

1271 95th STREET
BAY HARBOR ISLANDS, FL 33154
FOLIO: 13-2227-001-5910

CDS
CASTELLANOS DESIGN STUDIO

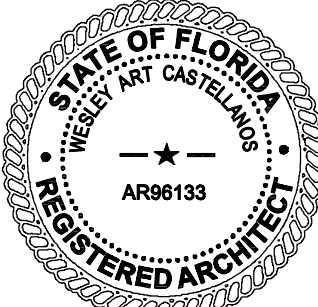
7300 BISCAYNE BLVD. SUITE 20
MIAMI, FL 33138
Tel: 786.218.5335
License #AA 26002467

ASTELLANOSDESIGN.COM

No.	DATE	ISSUED / REVISED
1	10JAN/2023	DESIGN REVIEW SUBMISSION
2	27MAR/2023	PLANNING & ZONING COMMENTS 
3	02MAY/2023	PLANNING & ZONING COMMENTS 
4		

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SEAL



WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO : 2022-31

PROJECT DATA & INFORMATION

CHECKED BY : W

DRAWN BY : WC

SCALE: AS NOTE

GN-1

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An aerial photograph of a residential street. A road sign on the left side of the road indicates 'St'. The street has a white dashed line down the center and solid lines on the edges. Several cars are visible on the road. On the left side of the street, there are houses with grey roofs and green lawns. On the right side, there are more houses, including one with a swimming pool, and some trees. A black arrow points towards the bottom right corner of the image.



CLIENT:

ADDITION

1271 95th STREET



MIAMI FL 33138

MIAMI, FL 33138
TEL: 305.343.5335

Tel: 786.218.5335

License #AA 26002467

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PROJECT NO : 2022-31

SITE CONTEXT

PHOTOS

SHEET NO

[illegible]

AS

	76
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AS-0A



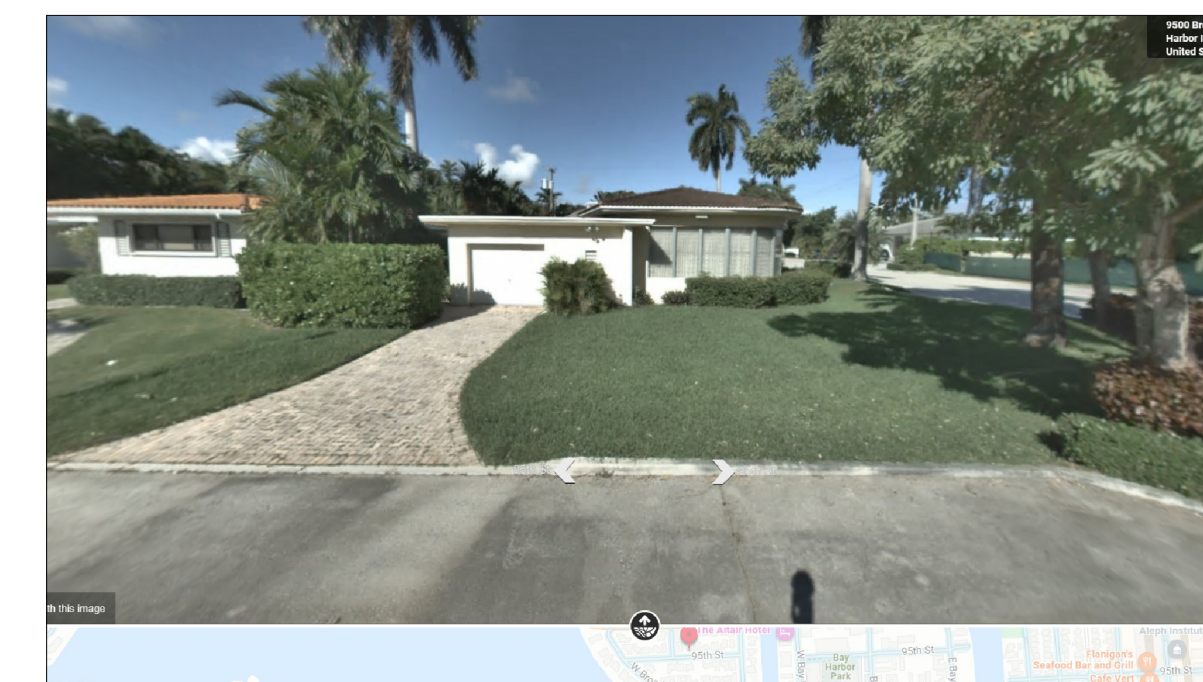
1351 95 ST



1333 95 ST

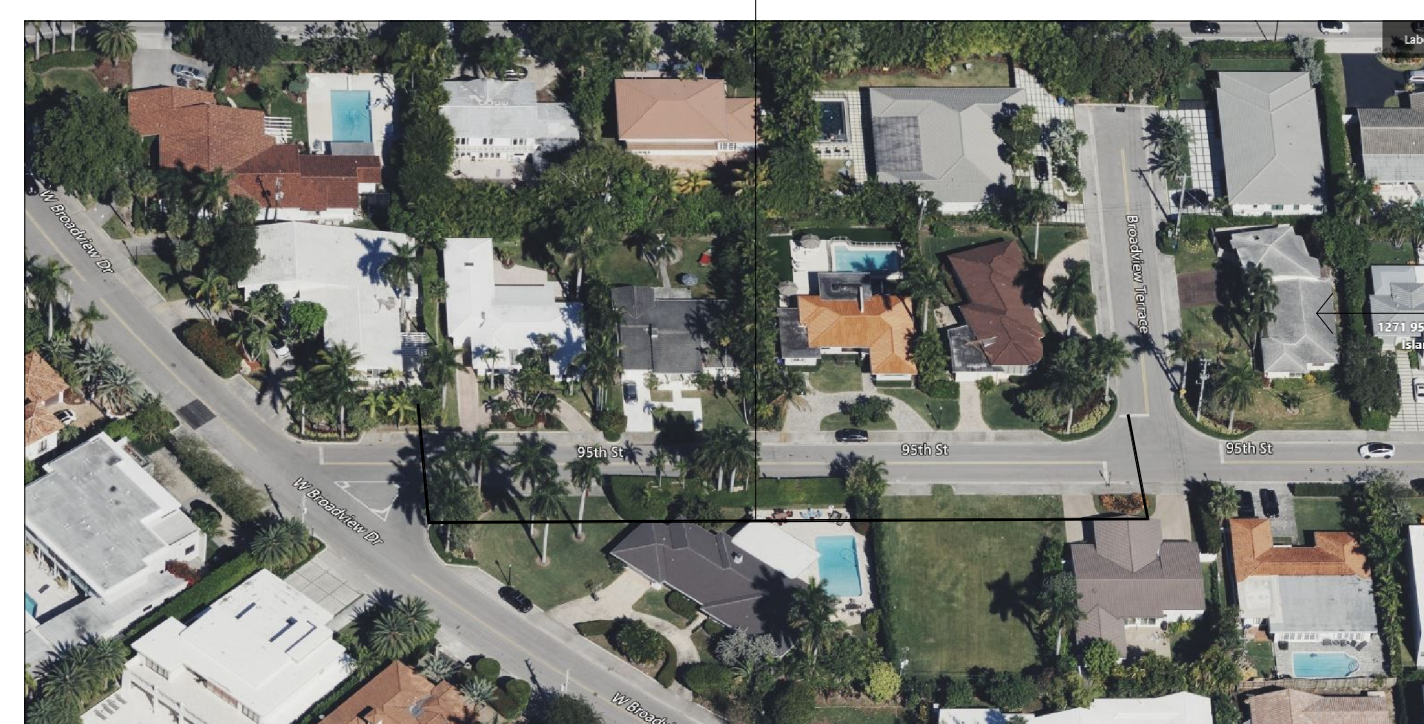


1311 95 ST

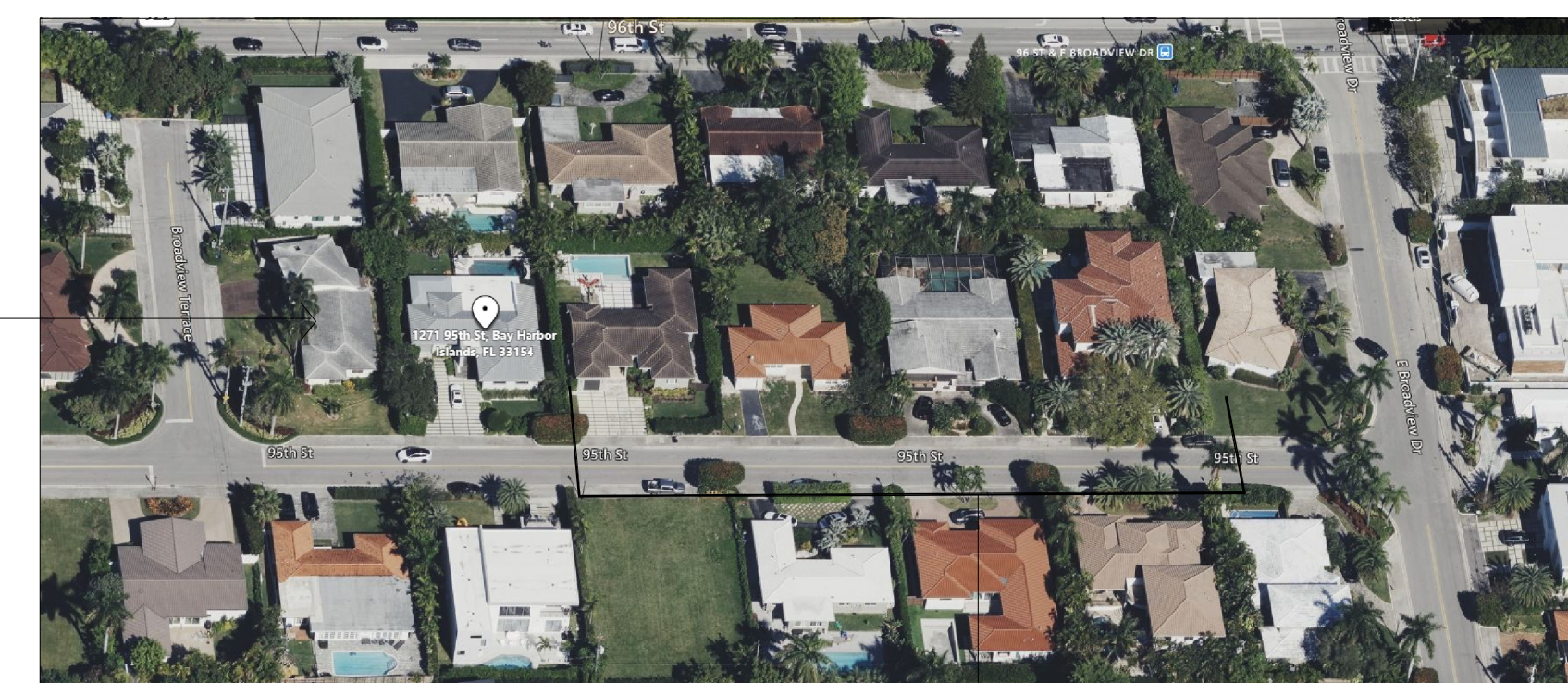


9500 BROADVIEW

WEST HOME OF SUBJECT PROPERTY



VACANT LAND



EAST HOME OF SUBJECT PROPERTY



1261 95 ST



1251 95 ST



1231 95 ST



1211 95 ST

BUILDING DEPARTMENT WATERMARK

CLIENT :

Galsky Residence

ADDITION

1271 95th STREET
BAY HARBOR ISLANDS, FL 33154
FOLIO: 13-2227-001-5910

CDS
CASTELLANOS DESIGN STUDIO

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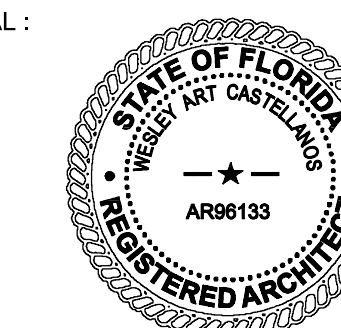
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SEAL



WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO : 2022-31

SITE CONTEXT PHOTOS

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DRAWN BY : WC

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2	SHEET NO. :
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The seal is circular with a rope-like outer border. Inside the border, the text "STATE OF FLORIDA" is at the top and "REGISTERED ARCHITECT" is at the bottom. In the center, the name "WESLEY ART CASTELLANOS" is written in a semi-circle above a five-pointed star. Below the star is the license number "AR96133".

PROJECT NO : 2022-31

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DRAWN BY : WC	
SCALE: AS NOTED	
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1271 95 ST



BUILDING DEPARTMENT WATERMARK

CLIENT :

Galsky Residence

ADDITION

1271 95th STREET
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FOLIO: 13-2227-001-5910



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Tel: 786.218.5335
License #AA 26002467

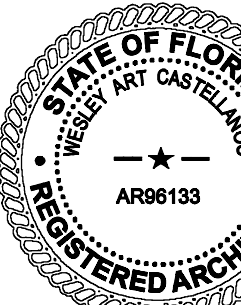
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SEAL :



WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO : 2022-31

SITE CONTEXT PHOTOS

CHECKED BY : WC

DRAWN BY : WC

SCALE: AS NOTED

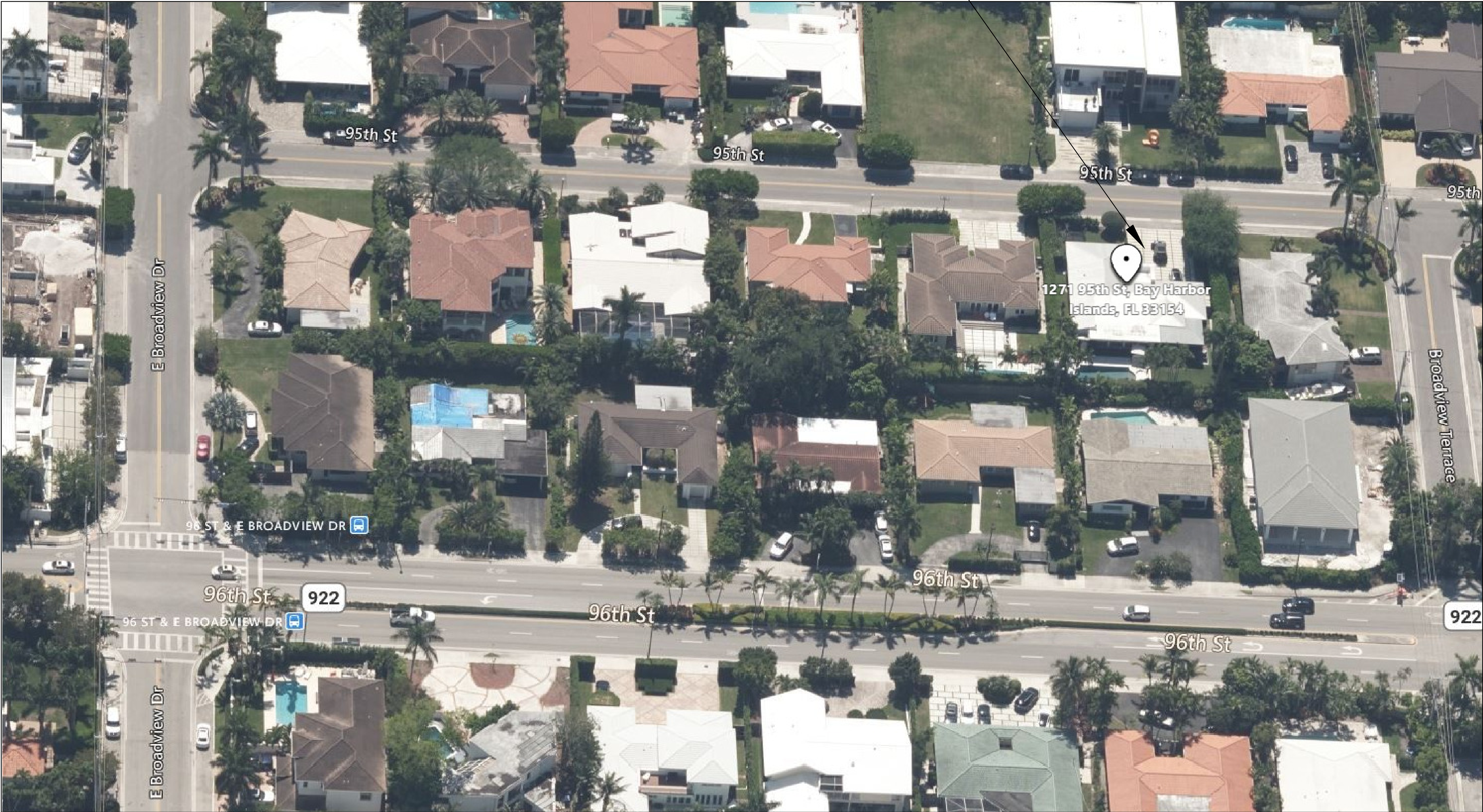
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BUILDING DEPARTMENT WATERMARK

CLIENT :

Galsky
Residence

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CDS

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7300 BISCAYNE BLVD, SUITE 200

MIAMI, FL 33138

Tel: 786.218.5335

License #AA 26002467

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No.	DATE	ISSUED / REVISED
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1	10JAN/2023	DESIGN REVIEW SUBMISSION
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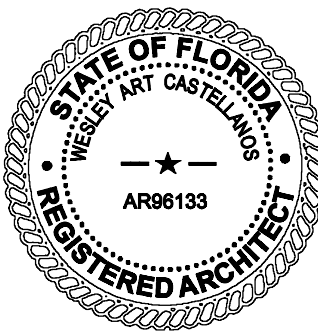
2		
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4		
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SEAL :



WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO : 2022-31

SITE CONTEXT
PHOTOS

CHECKED BY : WC

DRAWN BY : WC

SCALE: AS NOTED

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SHEET NO :

AS-0D



FRONT OF HOME

WHITE

GRAY-

EXTERIOR FINISHES

MAIN BUILDING:

WHITE - SHERWIN WILLIAMS EXTERIOR -
WHITE SNOW SW 9541

WINDOW PICTURE FRAMES AND DETAILS

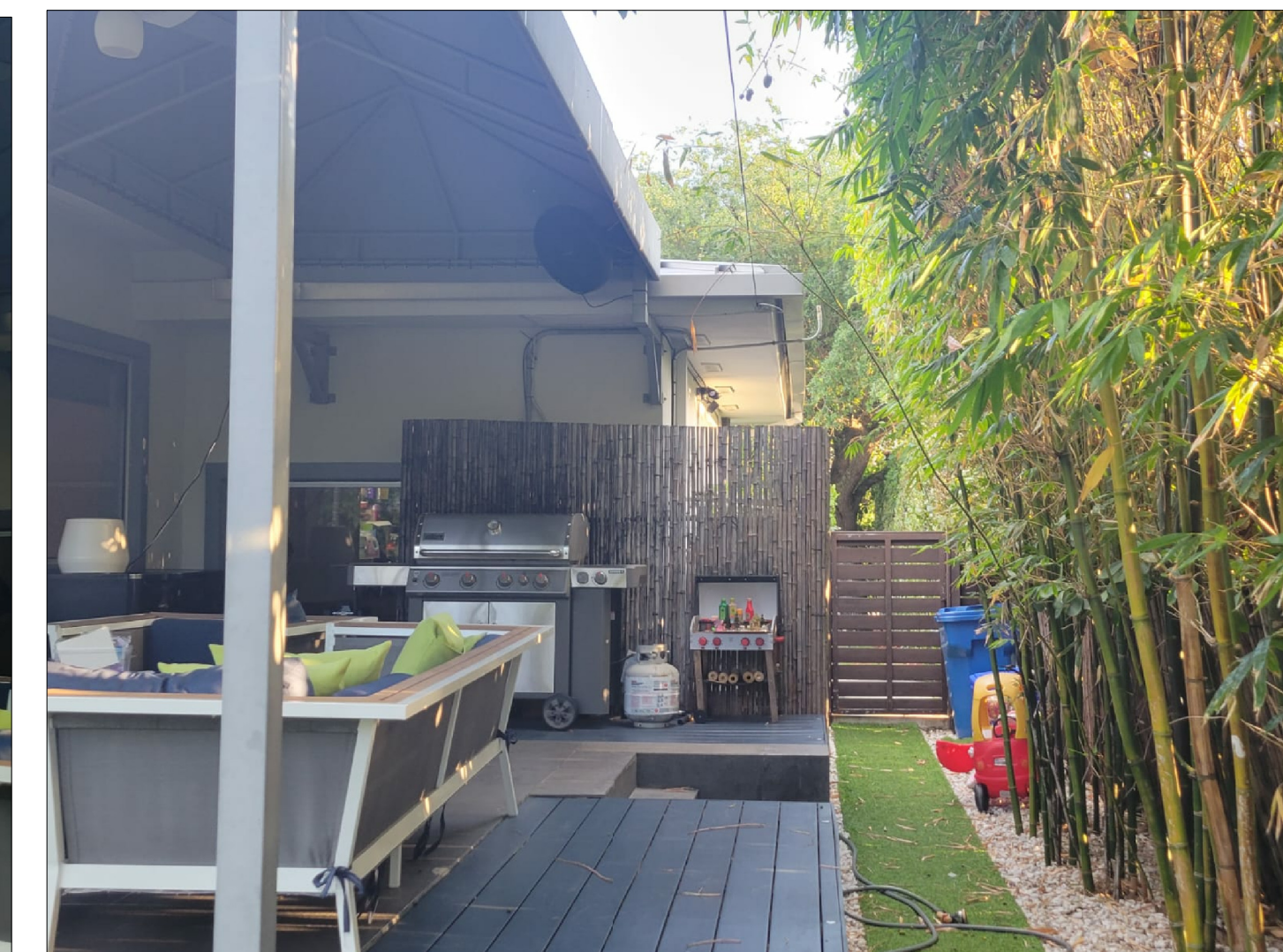
GRAY - SHERWIN WILLIAMS EXTERIOR
#GRAY CLOUDS SW 7658



EAST OF HOME



EAST OF HOME



REAR OF HOME

BUILDING DEPARTMENT WATERMARK

CLIENT :

Galsky Residence

ADDITION

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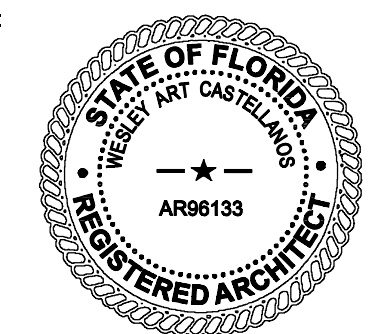
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WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO : 2022-31

PROPERTY PHOTOS

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DRAWN BY : WC

SCALE: AS NOTED

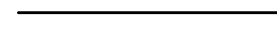
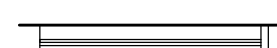
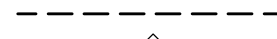
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SHEET NO :

AS-0F

RESIDENTIAL ZONE DISTRICT			
LOT OCCUPATION	EXISTING	NEW CONSTRUCTION	TOTAL PROPOSED
LOT AREA	10,000 SQ. FT.	10,000 SQ. FT.	10,000.00 SQ. FT./0.23 ACRE
LOT WIDTH	80 FT.	80 FT.	
LOT DEPTH	125 FT.	125 FT.	
MAIN BUILDING AREA	2,500 SQ. FT. (LIVING AREA) 307 SQ. FT. (GARAGE)	687 SQ. FT. (NEW ADDITION)	2,500 SQ. FT. (LIVING AREA) 307 SQ. FT. (GARAGE) 687 SQ. FT. (NEW ADDITION)
	2,807 SQ. FT. (TOTAL)	687 SQ. FT. (TOTAL)	3,494 SQ. FT. (TOTAL)
MINIMUM OPEN SPACE (35% OF NET LOT AREA)	10,000 SQ. FT. X 35% = 3,500		3,500 SQ. FT. 35.0 %
MINIMUM LANDSCAPED PERVIOUS OPEN SPACE AREA @ FRONT YARD (50%)	80' X 25' X 50% = 1,000 S.F. (MIN)		WEST AREA: 950 S.F. EAST AREA: 237.5 S.F. 1,187.5 SQ. FT.
MAXIMUM IMPERVIOUS AREA @ FRONT YARD (50%)	80' X 25' X 50% = 1,000 S.F. (MAX)		812.5 SQ. FT.
PARKING SPACES	2 PARKING SPACES 20' X 9' EACH	2 PARKING SPACES 20' X 9' EACH	2 PARKING SPACES 20' X 9' EACH

CONSTRUCTION LEGEND NOTES:

-  EXISTING INTERIOR PARTITION TO REMAIN
-  EXISTING MASONRY EXTERIOR WALL
-  EXISTING LOW MASONRY WALL
-  WINDOW
-  EXISTING ABOVE
-  TYPICAL NEW PARTITION. 3-5/8" 25 GA. MTL TRACK & STUDS 16" O.C. WITH 1/2" SHEETROCK U.O.N. ON SHEET A-5
-  EXISTING TO REMAIN

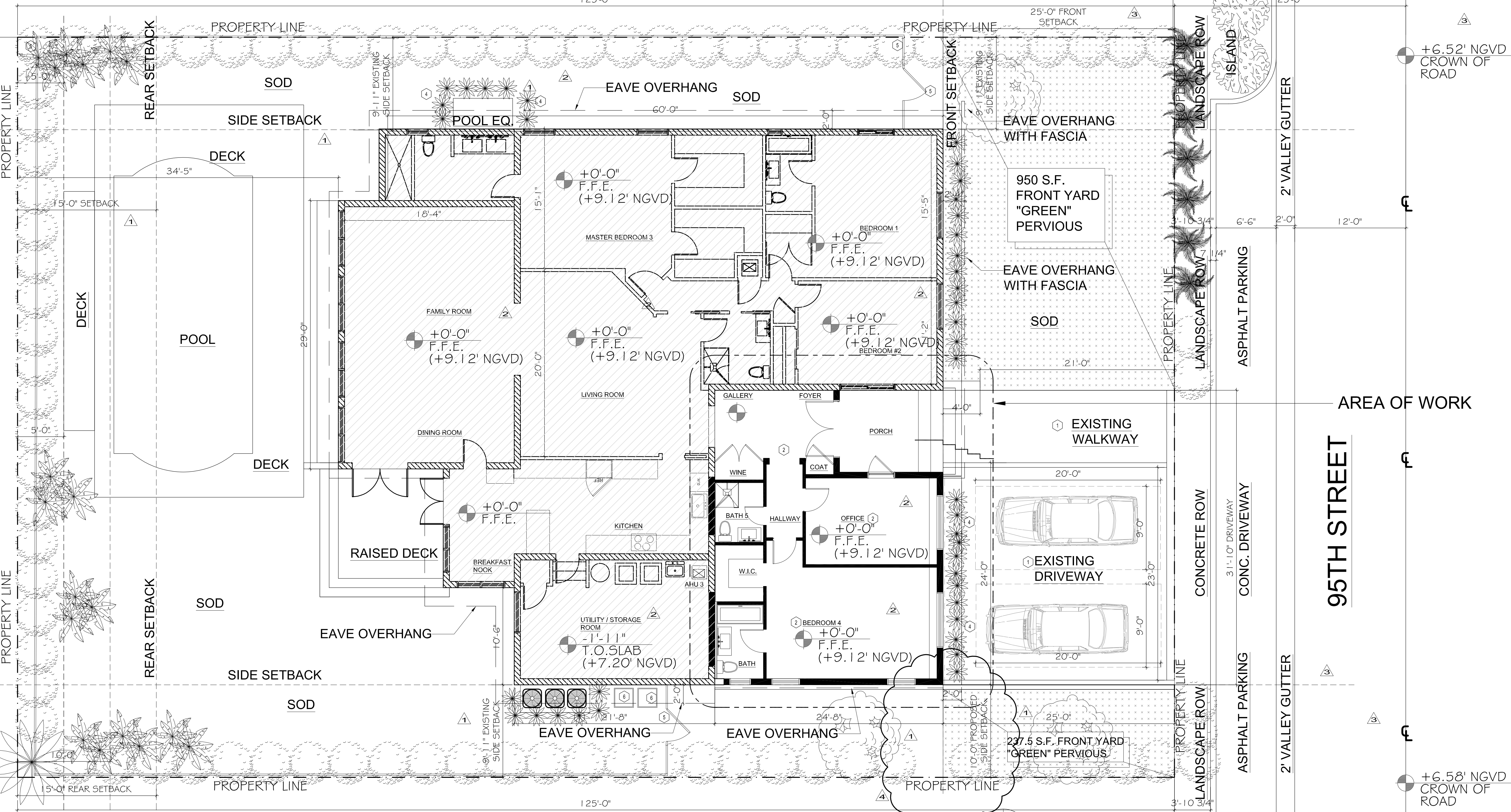
SITE PLAN REFERENCE NOTES:

-  1 EXISTING WALKWAY & DRIVEWAY TO REMAIN
-  2 NEW ADDITION.
-  3 EXTEND CONCRETE SLAB FOR ADDITIONAL CONDENSER UNITS
-  4 PROVIDE 2'-0" LANDSCAPED AREA WITH SHRUBS FOR BUFFER
-  5 EXISTING 6' WOOD & GATE FENCE TO BE IN COMPLIANCE WITH OUTDOOR SWIMMING BARRIERS (POOL SAFETY BARRIER) COMPLYING WITH 7TH EDITION (2020) R4501.17.1.1 THROUGH R4501.17.1.6 AND R4501.17.1.15
-  6 TRASH CANS LOCATION BEHIND GATE

SITE PLAN GENERAL NOTES:

1. ALL RAINWATER TO BE RETAINED WITHIN THE PROPERTY.
2. EXISTING STRUCTURE FFE = +9.02 NGVD 1929
3. PROPOSED STRUCTURE FFE TO MATCH EXISTING ALL NEW ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS; HEATING, VENTILATION, AIR CONDITIONING; PLUMBING APPLIANCES AND PLUMBING FIXTURES; DUCT SYSTEMS; AND OTHER SERVICE EQUIPMENT (POOL EQUIPMENT, WATER HEATERS, ELECTRICAL PANELS, HVAC, ETC.) SHALL BE ELEVATED AT OR ABOVE THE DESIGN FLOOD ELEVATION (+8.00' + 1' = +9.00' NGVD).
4.

BUILDING SETBACK	EXISTING	REQUIRED	PROVIDED
FRONT (SOUTH)	25'-1"	25 FT. MIN.	25'- 1"
INTERIOR SIDE (WEST)	9'-11"	10 FT. MIN.	9'-11" EXIST. 10'- 0" PROPOSED
INTERIOR SIDE (EAST)	9'-11"	10 FT. MIN.	9'-11" EXIST. 10'- 0" PROPOSED
REAR (NORTH)	34'-0"	15 FT. MIN.	34'-0"
BUILDING HEIGHT	14'-0"	REQUIRED	PROVIDED
	25' (1-STORY)	25' (1-STORY)	17'-0" (1 STORY)



1 ARCHITECTURAL SITE PLAN
SCALE: 3/16" = 1'-0"

BUILDING DEPARTMENT WATERMARK

CLIENT :

Galsky
Residence

ADDITION

1271 95th STREET
BAY HARBOR ISLANDS, FL 33154
FOLIO: 13-2227-001-5910

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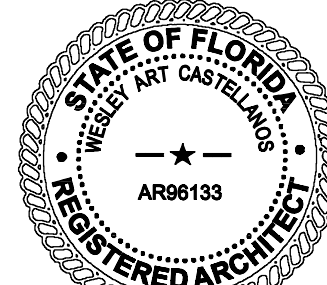
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No.	DATE	ISSUED / REVISED
1	10JAN/2023	DESIGN REVIEW SUBMISSION
2	27MAR/2023	PLANNING & ZONING COMMENTS 1
3	02MAY/2023	PLANNING & ZONING COMMENTS 2
4	19MAY/2023	PLANNING & ZONING COMMENTS 3
5	15JUN/2023	DRB COMMENTS 4

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WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO : 2022-31

ARCHITECTURAL
SITE PLAN

CHECKED BY : WC

DRAWN BY : WC

SCALE: AS NOTED

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SHEET NO :

AS-1

A. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

C. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.

E. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA , AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. CONTRACTOR SHALL CONSTRUCT TEMPORARY BERM ON DOWNSTREAM SIDES.

G. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

I. RUBBISH , TRASH , GARBAGE , LITTER , OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGHOUT THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

K. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED, SODDED , AND / OR VEGETATED IMMEDIATELY, AND NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND / OR LANDSCAPE PLAN.

M. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

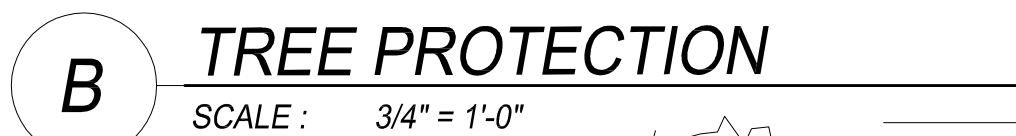
O. ON-SITE AND OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

Q. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT , THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.

S. WHEN INSTALLATION OF SILT FENCE IS PERFORMED, THE CONTRACTOR SHALL STABILIZE THE DISTURBED AREA ALONG THE DOWNWARD SLOPE BY SEEDING OR MULCHING AS CONDITIONS WARRANT.

0. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

- ## WASHING AREAS



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PROJECT NO : 2022-31

CHECKED BY : WC

DRAWN BY : WC

SCALE: AS NOTE

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AS-2

Residential - Single-Family and Two-Family Home Sites

A. Shade Trees Required*

Required	Provided
1. Single-Family Non-Waterfront Lot	<u>5</u>
2. Single-Family Waterfront Lot	<u>6</u>
3. Two-Family Lot	<u>5</u>
4. Number of Shade Trees in Front Yard	<u>2</u>
5. Native Species Required - 50%	<u>3</u>
6. Drought Tolerant and Low Maintenance Species Require - 50%	<u>3</u>

B. Shrubs Required**

1. Single-Family Non-Waterfront Lot	<u>50</u>	<u>50</u>
2. Single-Family Waterfront Lot	<u>60</u>	<u>n/a</u>
3. Two-Family Lot	<u>50</u>	<u>n/a</u>
4. Native Species Required - 30%	<u>15/18</u>	<u>15/18</u>
5. Drought Tolerant and Low Maintenance Species Require - 50%	<u>25/30</u>	<u>25/30</u>

C. Maximum Lawn Area Allowed***
50% of Net Lot Area

D. Street Trees @:35'
Width of lot 80/35' = 2.29
(15' min height / 6' spread / 4" caliper)
(street trees do not count toward required of site shade trees:
(BHI-Sec.24-16(a)(2)(d).

Notes

* Required Shade Trees at time of planting must be a minimum of: 12 feet in overall height; have 4 feet of clear wood before branching; and have a 2 1/2 inch caliper. Palm Trees can be substituted at a 3:1 ratio (except approved larger varieties) to a maximum of 25% of the required trees.

** Required Shrubs at time of planting must be a minimum of 24 inches in overall height; if used as a visual screen must be a minimum of 36 inches in overall height.

*** Miami-Dade County Landscape Ordinance Sec. 18A-5 (A)(5)



Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

BUILDING DEPARTMENT WATERMARK

CLIENT :

Galsky
Residence

ADDITION

1271 95th STREET
BAY HARBOR ISLANDS, FL 33154
FOLIO: 13-2227-001-5910

CDS
CASTELLANOS DESIGN STUDIO

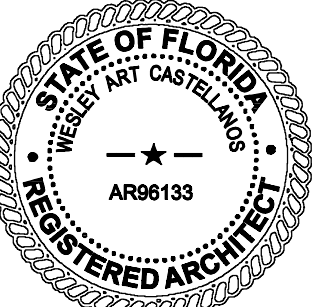
7300 BISCAYNE BLVD. SUITE 200
MIAMI, FL 33138
Tel: 786.218.5335
License #AA 26002467

CASTELLANOSDESIGN.COM

No.	DATE	ISSUED / REVISED
1	10JAN/2023	DESIGN REVIEW SUBMISSION
2	27MAR/2023	PLANNING & ZONING COMMENTS
3	02MAY/2023	PLANNING & ZONING COMMENTS
4	15JUN/2023	DRB COMMENTS

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SEAL :



WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO : 2022-31

LANDSCAPE
PLAN

CHECKED BY : WC

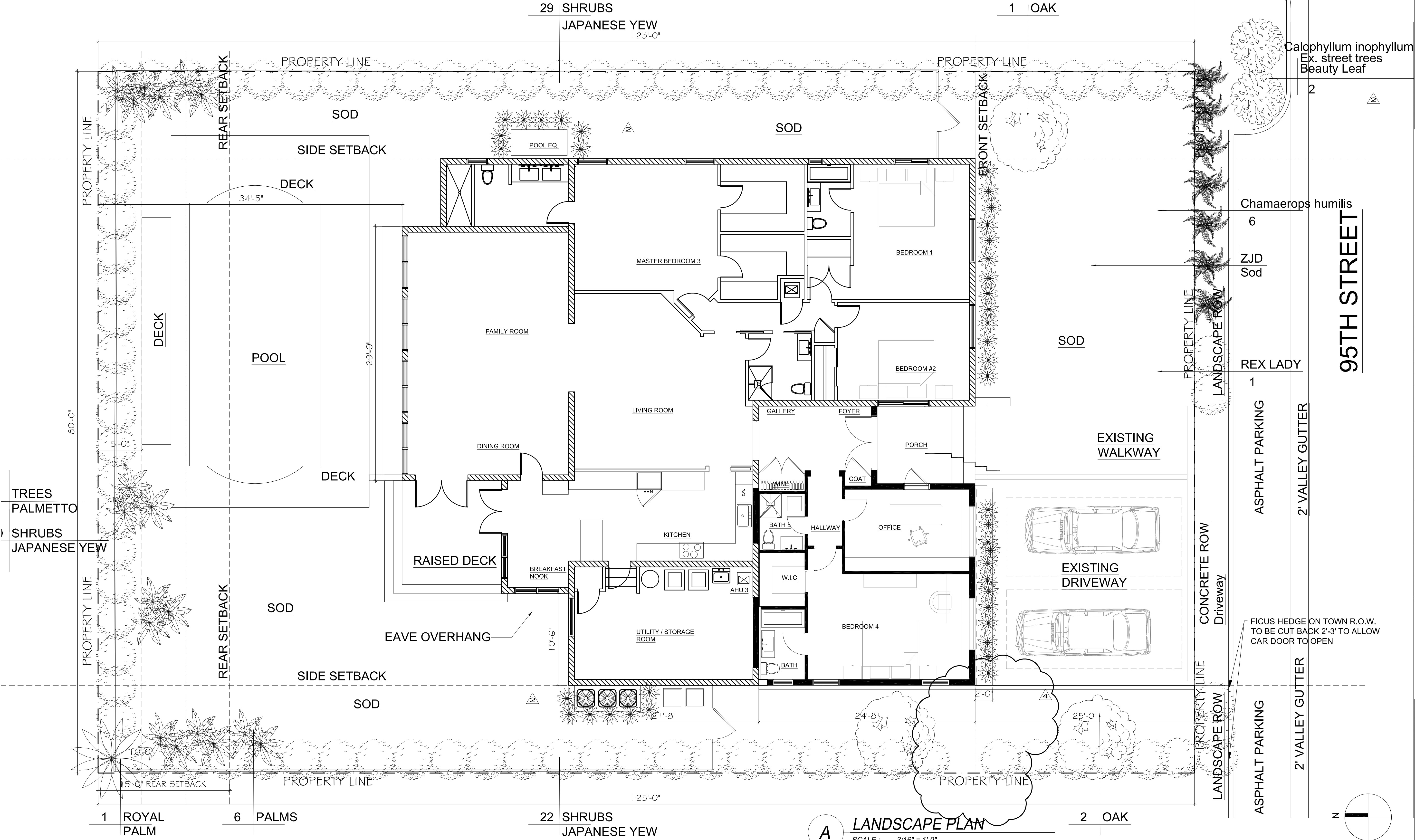
DRAWN BY : WC

SCALE : AS NOTED

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SHEET NO :

L-1



A

LANDSCAPE PLAN

SCALE : 3/16" = 1'-0"



1. ALL FLOORING IN AREA OF WORK TO REMAIN.
2. ALL EXISTING STRUCTURAL ELEMENTS PRESENT TO BE INTACT AND IN GOOD CONDITION.
3. EXISTING SITE WORK TO REMAIN. ALL LANDSCAPE AND IRRIGATION TO BE PROTECTED.
4. ALL EXTERIOR WINDOWS AND DOORS UNDER SUBPERMIT
5. EXISTING HVAC SYSTEM TO REMAIN. ADJUST WITH ROOF REMOVAL
6. ALL ELECTRICAL TO BE REMOVED BY LICENSED ELECTRICIAN UNDER SUBPERMIT.

BUILDING DEPARTMENT WATERMARK

CLIENT :

Galsky Residence

ADDITION

1271 95th STREET
BAY HARBOR ISLANDS, FL 33154
FOLIO: 13-2227-001-5910



7300 BISCAYNE BLVD. SUITE 200
MIAMI, FL 33138
Tel: 786.218.5335
License #AA 26002467

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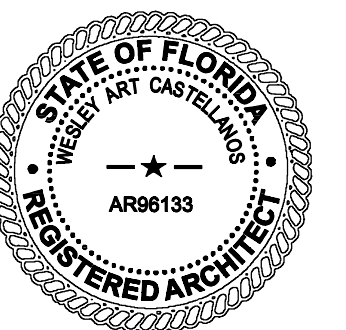
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SEAL :



WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO : 2022-31

DEMOLITION FLOOR PLAN

CHECKED BY : WC	\$
-----------------	----

EET NO :

DRAWN BY : WC

SCALE: AS NOTED

D 1

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D-1

D-1

Demolition Legend :

EXISTING INTERIOR
PARTITION TO REMAIN

EXISTING MASONRY EXTERIOR
LOW BEARING WALL

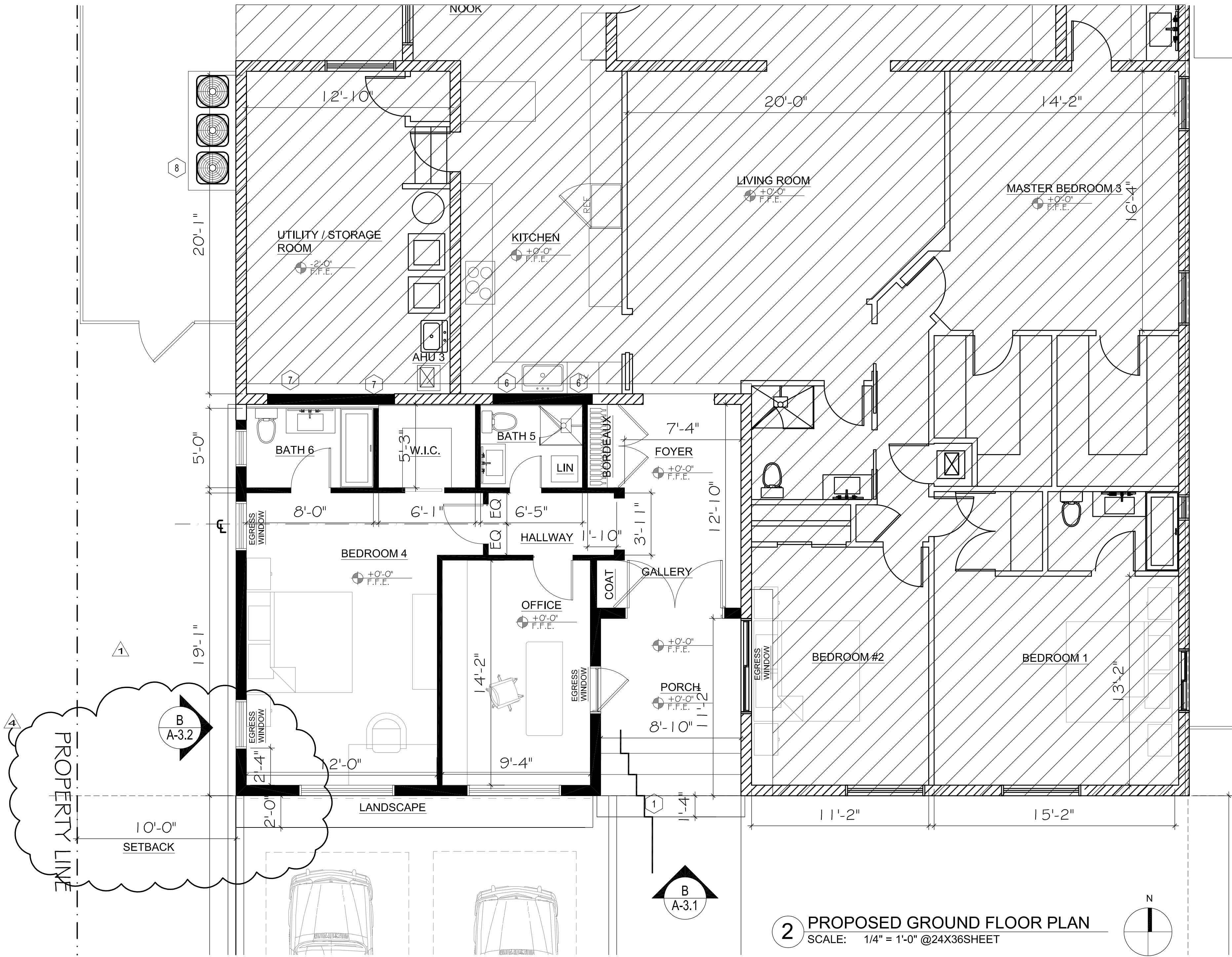
EXISTING TO BE
REMOVED

DATAM SPOT ELEVATION
+9.12' NGVD 1929 = 0'-0" FF

AREA NOT IN CONTRACT

Demolition General Reference Notes :

- 1 EXISTING STEP TO BE REMOVED.
- 2 EXISTING SLAB PATTERN DRIVEWAY TO REMAIN.
- 3 EXISTING SLAB PATTERN DRIVEWAY TO BE REMOVED.
- 4 EXISTING OVERHANG TO BE ADJUSTED.
COORDINATE WITH TRUSS COMPANY FOR ADJUSTMENTS.
- 5 REMOVE EXISTING GARAGE DOOR.
- 6 CAREFULLY REMOVE KITCHEN WINDOW.
- 7 REMOVE EXISTING FRONT DOOR AND SIDELITE



2 PROPOSED GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0" @24X36SHEET

CONSTRUCTION GENERAL NOTES:

1. ALL WINDOWS AND DOORS UNDER SEPARATE SUBPERMIT.
2. ROOF UNDER SEPARATE SUBPERMIT.
3. ALL ELECTRICAL OUTLETS WITHIN 4' OF SINK SHALL BE G.F.I
4. COORDINATE ALL NEW FIXTURES WITH PLUMBING.
5. FIRE DEPARTMENT REVIEW NOTES: ALL WORK WILL BE DONE ACCORDING TO FFPC 101 6TH EDITION AND NFPA 1 / 101 2015 EDITION.
6. INTERIOR FINISHES WILL COMPLY WITH FFPC 101 5TH EDITION 10.2.2.
7. SHOWER ACCESS SHALL NOT BE LESS THAN 22" CLEAR.
8. ALL GLASS IN HAZARDOUS AREAS (RAILINGS, SHOWERS, TUBS, ETC) SHALL BE SAFETY GLASS CATEGORY II TO COMPLY WITH FBC 2406.
9. ALL NEW FINISHES (WALLS / CEILINGS / FLOORING / ETC) SHALL COMPLY WITH FBC 803 AND FBC 804.
10. NEW EXTERIOR DOORS AND WINDOWS SHALL BE UNDER SEPARATE SUB-PERMIT. PLEASE PROVIDE N.O.A. FOR PRODUCT APPROVAL SPECIFICATIONS.
11. GENERAL CONTRACTOR SHALL COORDINATE WITH ARCHITECT/ENGINEER TO PREPARE AS-BUILT DRAWINGS FOR SUBMITTAL PRIOR TO FINAL INSPECTION.

LEGEND NOTES:

- EXISTING INTERIOR PARTITION TO REMAIN
- EXISTING MASONRY EXTERIOR WALL
- WINDOW
- EXISTING ABOVE
- NEW WALL

AREA NOT IN CONTRACT

DATAM SPOT ELEVATION
+9.12' NGVD 1929 = 0'-0" FFE

CONSTRUCTION PLAN REFERENCE NOTES:

- 1 NEW STONE STEPS AND PORCH
- 2 NEW FRENCH ENTRY DOORS
- 3 NEW EGRESS WINDOW
- 4 WINE DISPLAY
- 5 NOT USED
- 6 DRYWALL OPENING AT KITCHEN WITH CUSTOM SHELIVING. PROVIDE BACKING SUPPORT
- 7 CONCRETE WALL ENCLOSURE
- 8 NEW CONCRETE PAD EXTENDED FOR NEW C.U.

BUILDING DEPARTMENT WATERMARK

CLIENT :

Galsky
Residence

ADDITION

1271 95th STREET
BAY HARBOR ISLANDS, FL 33154
FOLIO: 13-2227-001-5910

CDS
CASTELLANOS DESIGN STUDIO

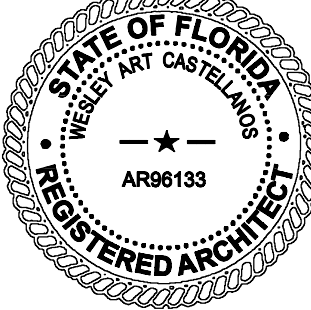
7300 BISCAYNE BLVD. SUITE 200
MIAMI, FL 33138
Tel: 786.218.5335
License #AA 26002467

CASTELLANOSDESIGN.COM

No.	DATE	ISSUED / REVISED
1	10JAN/2023	DESIGN REVIEW SUBMISSION
2	27MAR/2023	PLANNING & ZONING COMMENTS 1
3	02MAY/2023	PLANNING & ZONING COMMENTS 2
4	15JUN/2023	DRB COMMENTS 4

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SEAL :



WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO : 2022-31

PROPOSED
FLOOR PLAN

CHECKED BY : WC

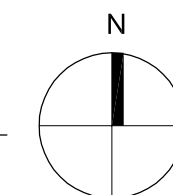
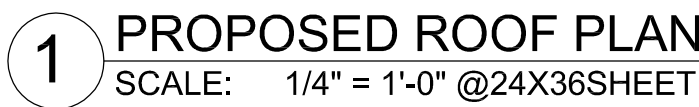
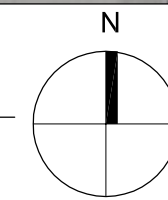
DRAWN BY : WC

SCALE: AS NOTED

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SHEET NO :

A-1



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GRAY
WHITE



EXTERIOR FINISHES

MAIN BUILDING:
WHITE - SHERWIN WILLIAMS EXTERIOR -
WHITE SNOW SW 9541

WINDOW PICTURE FRAMES AND DETAILS
GRAY - SHERWIN WILLIAMS EXTERIOR
#GRAY CLOUDS SW 7658

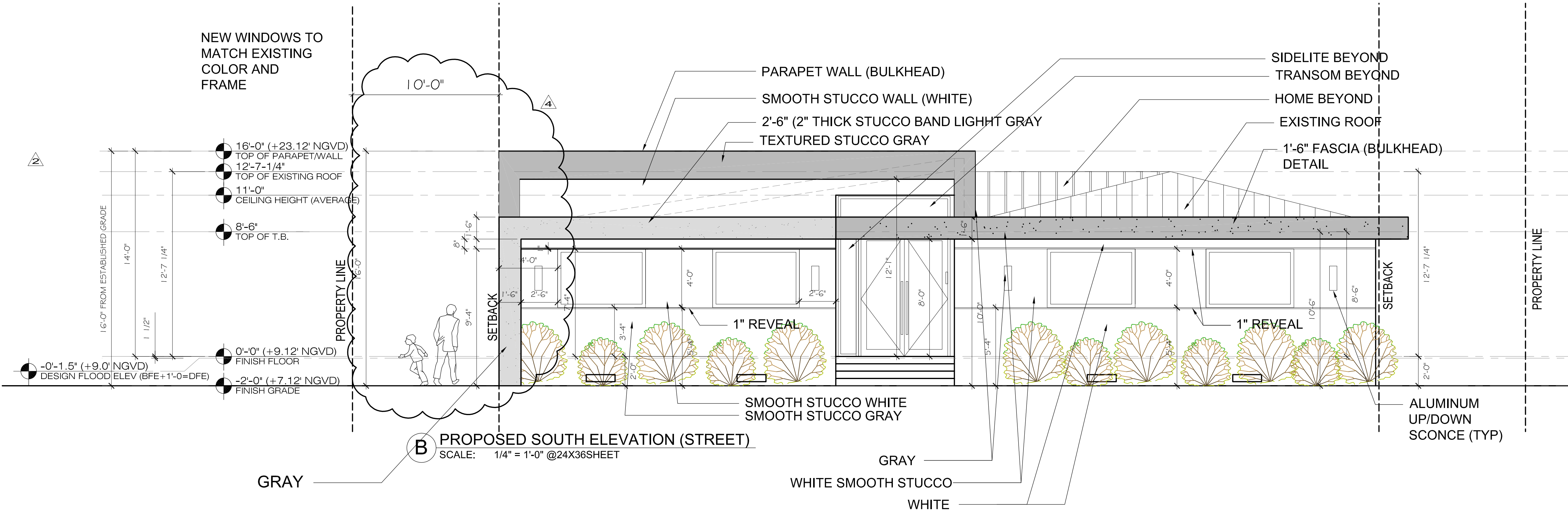
WHITE FRAME WINDOWS

A EXISTING PHOTOS
DETAILS AT ENTRY

B EXISTING PHOTOS
DETAILS AT ENTRY



A EXISTING SOUTH ELEVATION (STREET)
SCALE: 1/4" = 1'-0" @24X36SHEET



B PROPOSED SOUTH ELEVATION (STREET)
SCALE: 1/4" = 1'-0" @24X36SHEET

BUILDING DEPARTMENT WATERMARK

CLIENT :

Galsky
Residence

ADDITION

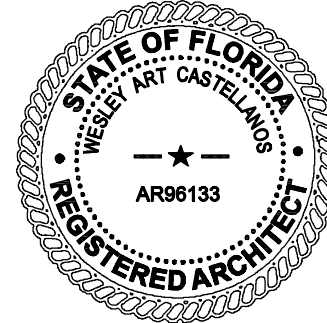
1271 95th STREET
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No.	DATE	ISSUED / REVISED
1	10JAN/2023	DESIGN REVIEW SUBMISSION
2	02MAY/2023	PLANNING & ZONING COMMENTS 2
3	15JUN/2023	DRB COMMENTS 4
4	10JUL/2023	CLIENT REVIEW COMMENT

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SEAL :



WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO : 2022-31

EXISTING &
PROPOSED
ELEVATIONS
SOUTH (STREET)

CHECKED BY : WC SHEET NO :

DRAWN BY : WC

SCALE: AS NOTED

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A-3.1

MAIN BUILDING:
WHITE - SHERWIN WILLIAMS EXTERIOR -
WHITE SNOW SW 9541

WHITE FRAME WINDOWS

CLIENT :

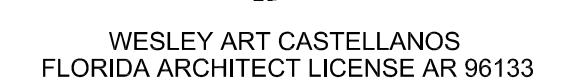
ADDITION

CDS
CASTELLANOS DESIGN STUDIO

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SEAL :



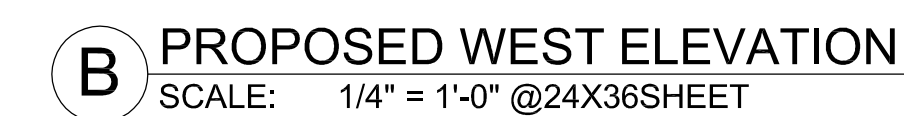
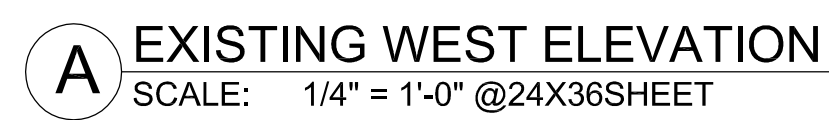
EXISTING &
PROPOSED
ELEVATIONS
WEST (INTERIOR)

DRAWN BY : WC

SCALE: AS NOTED

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A-3.2



X-X

AGENDA ITEM REPORT

August 15, 2023

ITEM NUMBER: 3.

ITEM: Request for approval for exterior modifications for “Mary Shaked” located at 10125 West Broadview Drive, Lot 9 of Block 25. The owner is proposing to modify portions of the exterior house facade (West/South), the driveway along West Boradview Drive and related landscaping modifications. 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.	SPR23-000015 DRB Application
2.	BHI 10125 WBVD SFR Reno DRB Staff Report Aug 7 2023
3.	10125 W BROADVIEW DR - DRB SET 8.15.2023



TOWN OF BAY HARBOR ISLANDS
DESIGN REVIEW BOARD

RECEIVED
APR 13 2023
BY:

(NEW SUBMITTAL)

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

PROCESS NUMBER SPR23-000015
DRB APPLICATION FEE - \$350.00

APPLICANT INFORMATION (IF DIFFERENT THAN PROPERTY OWNER)

Name ARTE HOMES Contact Number 786-218-3072
Address 1025 92ND ST. #701
City BAY HARBOR IS. State FL Email Address YOANN@ARTEHOMES.COM

OWNER / PROPERTY INFORMATION

Name MARY SHAKED Address 10125 W BROADVIEW DR.
Folio# 13-2227-001-5000 Lot _____ Block _____

DESCRIPTION OF PROPOSED USE / REQUEST

DRIVEWAY & FACADE ALTERATION

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: 04/15/23 Signature of Applicant: _____

I hereby grant permission for members of the Town of Bay Harbor Islands Design Review 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: _____ 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: 04/15/23 Signature of Applicant: _____

NOTE: If any application is disapproved, the Design Review 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 Design Review Board may be appealed to the Town Council, whose decision on appeal shall be final.

**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: August 7th, 2023

Subject: Single-Family Residence – Renovations
House Façade / Driveway / Landscaping Alterations
10125 West Broadview Drive
Bay Harbor Islands Acct. No.: SPR23-000015
MMPA Acct. No.: 01-0702-1162

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the contents of this staff report, the latest revised Site Development Plans (signed & sealed 7/23) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications, as deemed appropriate and/or with conditions, to allow a house façade renovation / driveway material / landscaping alterations to an existing single-family home located at 10125 West Broadview Drive.

GENERAL PROJECT INFORMATION

Land Use Designation:	L – Low Density Residential
Zoning District:	RD Single-Family District
General Location:	10125 West Broadview Drive
Legal Description:	Lot 9, Block 25, "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, ARTE Homes Design Studio (Alfredo Gamarra), as agent for the property owners, Mary Shaked Trust & Roy Shaked Limited Trust, has submitted an application to modify portions of the exterior house facades (west / south), the driveway along West Broadview Drive, and related landscaping modifications to an existing single-family residence (dry lot) located at

**Town of Bay Harbor Islands
Design Review Board (DRB) Staff Report
10125 West Broadview Drive – Existing Single-Family Residence
House Façade / Driveway / Landscaping Alterations
August 7th, 2023
Page 2**

10125 West Broadview Drive. According to the M-D County Property Appraiser the existing 4,352 sq. ft. two-story home was built originally in 1957. It appears from the county's website data that there have been some misc. improvements over the years. The architectural style can best be described as ranch with masonry vernacular features. Following is a summary of the requested modifications:

- 1) On the west & south house facades add stone veneer cladding over the existing stucco. On the 1-story house area a dark grey Reider Concrete Skin Slab vertical stone pattern is proposed appearing as vertical ribs. On the 2-story house areas large flat white stone panels are proposed.
- 2) As to the existing circular driveway along West Broadview Drive, the layout will stay the same, but the existing Old Chicago brown / red bricks are proposed to be replaced by large rectangular flat grey permeable architectural concrete pavers with artificial turf insets between the panels.
- 3) The window frames are proposed to be re-painted from white to a dark grey Keynar finish.
- 4) As to landscaping, the proposed revisions will meet minimum Code requirements. The site has a number of existing palm species but no shade trees exist (min. 5 reqd.). Some existing trees / shrubs are to be removed and replaced to meet current Code.

Pursuant to Resolution No. 1077 adopted by the Town Council on October 13th, 2008 the Planning & Zoning Board (now DRB) shall review and approved the following:

- c. Substantial renovations (not including interior renovations).
- e. Revisions to plans previously approved by the Planning and Zoning Board (now DRB) for changes in materials and/or colors that affect the overall aesthetic look. (Structural changes; location, reduction or addition of doors, windows, roof design changes (pitch), and architectural features (railings, balconies, columns, or any other accent features).

The Building Official / MPPA reviewed the proposed exterior facade modifications and determined that the application of the different stone veneers (1-story vs. 2-story façade areas) represented a "substantial" change to the house street appearance; therefore, we felt the DRB had to review & approve the changes. The driveway paver change and landscaping alterations could have been handled solely by the Town's administrative staff via the normal building permit process.

As a matter of information, it is noted there are a number of pre-existing non-conforming features at this site, including an encroachment of a portion of a patio / hedge into the Town's right-of-way along 101st Street. The survey / plans also show a swimming pool, pool deck, and expansive patio / walkway areas in the north (side) and east (rear) yard area extending close the property lines, some of which do not meet current day setbacks (3') for drainage / landscaping, in addition to the aforementioned 101st Street streetside yard area mentioned. It is unknown if permits were requested or issued (no Town records found), but the Code has required setbacks for many years and no permission would have ever been granted to build a private patio within the public road. MPPA / staff requested the owners to make alterations to the public road encroachment (remove them) and other features as part of this site upgrade but was instructed to alert the DRB to these

Michael Miller Planning Associates, Inc.

items for discussion. The most recent plans show the intended removal of the existing street patio encroachment meeting the 5' setback. No modifications are shown to the other items.

PROJECT HISTORY

The applicant submitted an initial set and revised set of plans that were reviewed by MMPA / Town staff for consistency with the Town Code requirements. The current submitted plans are reflective of all requested changes for the site modifications requested.

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, 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 / SITE PLAN COMMENTS

The latest Site Development Plans submitted for the modification to the existing house facades (apply stone cladding), the circular driveway material change along W. Broadview Drive and various landscaping alterations to this existing single-family home located at 10125 West Broadview Drive meets or exceeds all Town Land Development and Landscape Code requirements. The applicant submitted plans that were reviewed and commented on by MMPA / Town Staff and all previous comments and issues have been addressed by the current plans. See above comments on various non-conforming improvements and roadway encroachments.

The following condition of approval is recommended:

- 1) This approval is based on the latest revised plans prepared by ARTE Homes Design Studio, signed & sealed July 21st, 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 Design Review Board if felt to be substantial.

BAY HARBOR ISLAND RESIDENCE
PROPERTY ADDRESS

10125 WEST BROADVIEW DRIVE, BAY HARBOUR ISLANDS, FL 33154

LOT 9, BLOCK 25, 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



DRAWING INDEX
A0.0 COVER PAGE
A0.1 AERIAL VIEWS
A0.2 AERIAL VIEWS EXISTING / PROPOSE
A0.3 INDEX, SITE PLAN, CODE ANALYSIS & GENERAL NOTES
A0.4 SURVEY, PROJECT DATA & SITE LOCATION
A0.5 OPEN SPACE DIAGRAM
A1.0 SITE PLAN PROPOSED
A1.1 SITE PLAN EXISTING
A2.0 GROUND FLOOR
A2.1 SITE PLAN RENDER
A4.1 ELEVATIONS EXISTING / NEW
A4.2 ELEVATION & MATERIAL LEGEND
L-1 LANDSCAPE PLAN
L-2 LANDSCAPE DETAIL
L-3 RENDERED LANDSCAPE PLAN

SCOPE OF WORK
1. REPLACE DRIVEWAY PALMS ITH NEW MAPPLE TREE
2. REPLACE DRIVEWAY PAVERS
3. REWORK HEDGE CLOSE TO THE HOUSE
4. NEW LANDSCAPE ON PRIVATE GARDEN
5. RECLADING CLADING ON TWO STORY BUILDING
6. RECLADING 1 SOTRY BUILDING FAYING W BRADVIEW DR
7. REPAINT WINDOWS

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PROJECT:
10125 WEST BROADVIEW DRIVE, BAY HARBOUR ISLANDS, FL 33154

FOLIO NUMBER:
13-2227-001-5000

DATE: 04/5/23
PROJECT NO

OWNER/ CLIENT:
MARY SHAKED
1015 W BROADVIEW DR,
BAY HARBOUR ISLANDS, FL 33154
(786) 290-8063

DESIGNER:
ARTE HOMES
YOANN ANDREU
1003 BOND STREET, #701
BAY HARBOR ISLANDS, FL
(786) 218-3072

ARCHITECT OF RECORD
ALFREDO GAMARRA
605 LINCOLN ROAD MIAMI BEACH, FL 33139
(786) 218-3072
AR0017394

Table with 2 columns: REVISION, CITY COMMENTS. Rows 1, 2, 3.

DATE:
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SCALE:

ARCHITECT OF RECORD

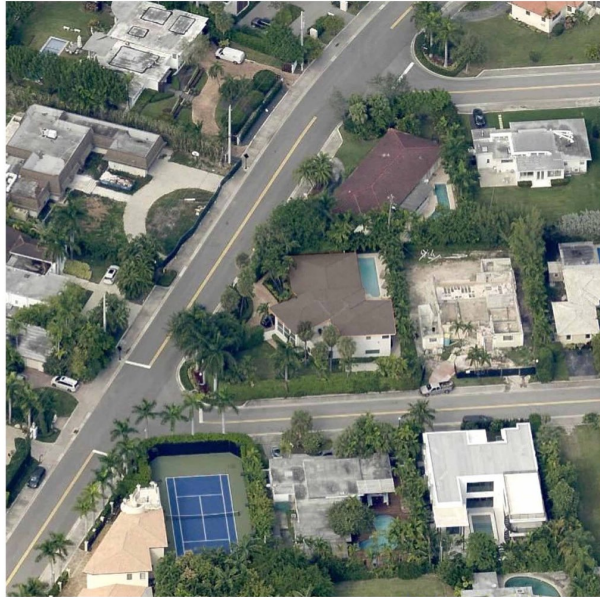


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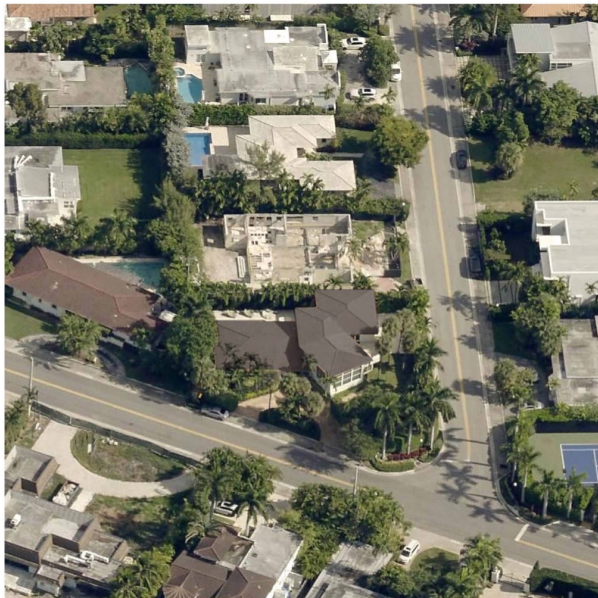
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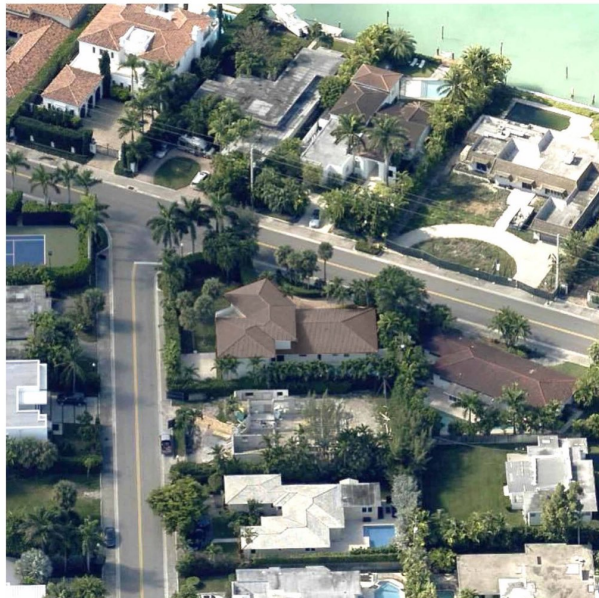
NORTH



SOUTH



EAST



WEST

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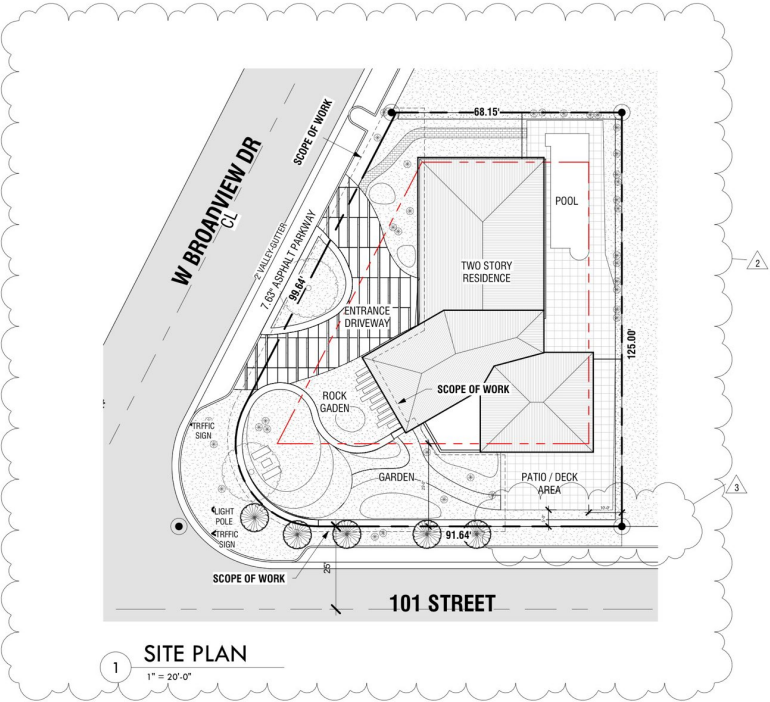
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AERIAL VIEWS



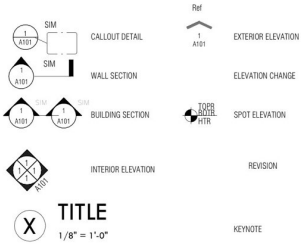
APPLICABLE CODES

1. FLORIDA BUILDING CODE (RESIDENTIAL) - 2020
2. FLORIDA BUILDING CODE - ACCESSIBILITY - (BASED ON FBC-A) - 2020
3. FLORIDA FIRE PREVENTION CODE 2020 - 7TH EDITION
6. NATIONAL ELECTRIC CODE (NEC-NFPA 70) - 2017

DRB ORDER NUMBER

N/A

ARQUITECTURAL LEGEND



GENERAL NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE CODES. ENGINEERING SHALL CONFORM WITH ALL APPLICABLE MUNICIPAL, STATE AND FEDERAL REGULATIONS HAVING JURISDICTION INCLUDING ACCESSIBILITY STANDARDS AND ADA REQUIREMENTS.

1. GENERAL NOTES

1. SUBCONTRACTORS FOR EACH TRADE ARE ADVISED THAT INFORMATION PERTINENT TO THEIR WORK MAY OCCUR IN OTHER PORTIONS OF THE CONTRACT DOCUMENTS. REFER TO: STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL GENERAL NOTES, ABBREVIATIONS AND SYMBOLS. ALL NOTES ARE TO BE REVIEWED AND APPLIED TO RELATED BUILDING COMPONENTS. NOTES APPEAR ON VARIOUS SHEETS FOR DIFFERENT SYSTEMS AND MATERIALS. SHEETS ARE TO BE REVIEWED AND NOTES ON ANY ONE SHEET ARE TO BE APPLIED ON RELATED DRAWINGS AND DETAILS.

3. N/A

4. DO NOT SCALE THE DRAWINGS. THE DRAWINGS ARE NOT NECESSARILY TO SCALE. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO THE START OF CONSTRUCTION. IF DISCREPANCIES ARE FOUND, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION BEFORE COMMENCING THE WORK. EXPLICIT DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE.

5. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE SHOWN, WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

6. N/A

7. NO SUBSTITUTIONS, UNLESS OTHERWISE AUTHORIZED BY THE ARCHITECT OF RECORD, IN WRITING, SHALL BE PERMITTED. ANY DETAILS, SYSTEMS, MATERIALS, (I.E. ARCHITECTURAL, STRUCTURAL, MECHANICAL, ETC) WHICH ARE PROPOSED TO BE SUBSTITUTED MUST FIRST BE REVIEWED BY THE OWNER, ARCHITECT AND GENERAL CONTRACTOR PRIOR TO THE PREPARATION OF SHOP DRAWINGS. CONTRACTOR TO PROVIDE ANY IMPACT IN TIME, SAVINGS OR COST TO THE ORIGINAL SCOPE IN WRITING TO THE OWNER AND ARCHITECT.

8. PRIOR TO SUBMITTING BID, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL THE CONDITIONS AT THE SITE RELATIVE TO EXISTING WORK, MATERIAL, HANDLING, STORAGE AND DELIVERY, WORKING SPACE AVAILABLE, SAFETY PRECAUTIONS REQUIRED, AND ALL OTHER CONDITIONS NECESSARY TO THE MAKING OF AN ACCURATE AND COMPLETE PROJECT BID. PROJECT COST WILL BE ALLOWED FOR FAILURE OF THE CONTRACTORS TO KNOW EXISTING SITE CONDITIONS. CONTRACTOR TO PREPARE A LOGISTICS PLAN PRIOR TO COMMENCEMENT WITH CONSTRUCTION.

9. ALL WORK TO BE IN STRICT ACCORDANCE WITH THE BEST PRACTICES OF THE CONSTRUCTION TRADE. THE CONTRACTOR GUARANTEES AND WARRANTS THAT ALL WORK SHALL BE FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER THE INSURANCE OF THE CERTIFICATE OF COMPLETION. ANY DEFECTS OR DAMAGE DISCOVERED DURING SAID PERIOD SHALL BE REPAIRED OR REPLACED AS DIRECTED IN WRITING BY THE ARCHITECT WITH NO COST TO THE OWNER OR ARCHITECT.

10. CONTRACTOR SHALL INCLUDE IN HIS BID ALL COST ASSOCIATED WITH MATERIAL HANDLING, STORAGE AND DELIVERY. CONTRACTOR TO PROVIDE PROTECTION MATS FOR ALL SURFACES OF ELEVATOR IF IT IS TO BE UTILIZED FOR MOVEMENT OF MATERIALS THROUGHOUT BUILDING PROCESS

11. NO WORK SHALL BE PERFORMED OUTSIDE THE PROJECT LIMITS WITHOUT PRIOR WRITTEN APPROVAL FROM THE BUILDING OWNER AND/OR ARCHITECT.

12. CONTRACTOR SHALL REMOVE ALL DEBRIS AT THE END OF EACH WORKDAY. CONTRACTOR WILL FURNISH OWN DUMPSTER FOR THRASH AND DEBRIS STORAGE. UNTIL CONTRACTOR CAN REMOVE SUCH FROM PREMISES. EACH AND ALL AREAS SHALL BE CLEANED UP AND PROTECTED.

13. ALL WOOD AND LUMBER SHALL BE FIRE RETARDING TREATED AS PER THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.

14. MATERIALS SHALL BE NEW, OF QUALITY SPECIFIED, AND DELIVERED IN A TIMELY FASHION AND AMPLE QUANTITY TO PREVENT DELAY OF WORK. SUBSTITUTION REQUIRED PRIOR APPROVAL OF ARCHITECT.

15. IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO SECURE THE PREMISES THROUGHOUT THE DURATION OF THE PROJECT. THE GENERAL CONTRACTOR SHALL TAKE THE APPROPRIATE MEASURES TO PROVIDE THE NECESSARY PROTECTION TO THE GENERAL PUBLIC FROM ACCESSING THE SITE AT ALL TIMES. THE GENERAL CONTRACTOR SHALL PROVIDE A SAFE WORKING ENVIRONMENT AS WELL AS REQUIRED MEANS OF EGRESS FOR ALL PERSONNEL ON THE PROJECT SITE. CONTRACTOR TO PROVIDE APPROPRIATE SIGNAGE, SITE LIGHTING, AND TEMPORARY FENCING FOR SITE SECURITY. TEMPORARY CONSTRUCTION FENCING SHALL BEAR SIGNAGE REPRESENTING THE OWNER, DEVELOPER, AND ARCHITECT.

16. THE GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, PRODUCT DATA AND SAMPLES TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION. SUBCONTRACTORS SHALL VISIT THE PROJECT SITE TO VERIFY FIELD CONDITIONS, DIMENSIONS, ETC. THE GENERAL CONTRACTOR SHALL ALLOW A MAXIMUM OF 7 DAYS TURNAROUND FOR THE ARCHITECT TO PROCESS SHOP DRAWINGS. THE GENERAL CONTRACTOR SHALL SUBMIT A MINIMUM OF FOUR PRINTS OR FOUR COPIES IF SUBMISSIONS ARE 8-1/2" X 11". THE GENERAL CONTRACTOR SHALL REVIEW AND APPROVE ALL SUBMISSIONS PRIOR TO SUBMITTING TO THE ARCHITECT FOR APPROVAL.

17. THE GENERAL CONTRACTOR SHALL INSTALL ALL MATERIALS ACCORDING TO MANUFACTURER'S RECOMMENDED SPECIFICATIONS. THE GENERAL CONTRACTOR SHALL SUBMIT IN WRITING TO THE ARCHITECT IF, BECAUSE OF UNFORESEEN CONDITIONS, ANY MATERIAL CANNOT BE INSTALLED ACCORDING TO SPECIFICATIONS PRIOR TO INSTALLATION.

18. THE GENERAL CONTRACTOR SHALL ASSEMBLE ALL REQUIRED GUARANTEES, WARRANTIES, AND MAINTENANCE CONTRACTS EXECUTED BY EACH OF THE RESPECTIVE MANUFACTURERS, SUPPLIERS, AND SUBCONTRACTORS. THE GENERAL CONTRACTOR SHALL SUBMIT THE ABOVE INFORMATION TO THE OWNER AND ARCHITECT.

19. ALL PLAN DETAILS AND WALL SECTIONS AREA ASSUMED TO BE TYPICAL CONDITIONS UNLESS DETAILED OR NOTED OTHERWISE.

20. N/A

21. SEPARATE PERMIT SHALL BE REQUIRED FOR THE FOLLOWING WORK: SIDEWALKS, DRIVEWAY, EXTERIOR GLAZING.

V. DIMENSIONING

1. PARTITIONS ARE DIMENSIONED TO THE UNFINISHED FACE OF THE CMU WALL OR CENTERLINE OF PARTITION UNLESS NOTED OTHERWISE.

2. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BEFORE PROCEEDING WITH THE WORK. THE ARCHITECT SHALL BE NOTIFIED OF ANY CORRECTION.

3. ALL DIMENSIONS SHALL BE VERIFIED AND COORDINATED WITH ALL OF THE WORK OF ALL TRADES.

IX. EXTERIOR WALL NOTES

1. GENERAL NOTES

- A. ALL DETAIL DRAWINGS AS SHOWN ARE SCHEMATIC ONLY, AND CONNECTIONS, ANCHORS, ETC. SHALL BE COORDINATED WITH THE STRUCTURAL FRAMING AND OTHER BUILDING COMPONENTS. IN ORDER TO PROVIDE A COMPLETE ENCLOSURE OF FINISH MATERIALS, STRUCTURAL, AND FIREPROOFING REQUIREMENTS SHALL COMPLY WITH APPLICABLE CODES AND REGULATIONS.

- B. DESIGN, FABRICATE, AND INSTALL COMPONENT PARTS SO THAT THE COMPLETED EXTERIOR WALL ASSEMBLY INCLUDING GLASS, CLADDING, AND ARCHITECTURAL ELEMENTS SHALL ALL CONFORM TO REQUIRE GOVERNING CODES AND AUTHORITIES, AND SHALL WITHSTAND THE INWARD AND OUTWARD WIND LOADS SHOWN IN THE LOCAL JURISDICTIONS WIND PRESSURE DIAGRAM.

- C. THE COLOR, CHARACTER, AND QUALITY OF ALL CLADDING TO MATCH ARCHITECT'S SAMPLE. CONTRACTOR TO PROVIDE 4 SAMPLES OF EACH FINISH FOR ARCHITECT'S APPROVAL.

2. STONE

- A. PROVIDE EXPANSION AND CONTROL JOINTS AS REQUIRED AND/OR AS SHOWN ON THE DRAWINGS.

- B. THE COLOR, CHARACTER, AND QUALITY OF ALL STONE TO MATCH THE ARCHITECT'S SAMPLE. EXTERIOR WALL SUBCONTRACTOR SHALL SUBMIT SAMPLES AS REQUIRED BY THE TECHNICAL SPECIFICATIONS. MOCK-UP OF STONE DESIGNS MAY BE REQUESTED BY THE ARCHITECT. THE COST OF WHICH SHALL BE BEAR BY THE CONTRACTOR.

- C. ALL DETAILS ARE TO BE COORDINATED WITH THE EXISTING STRUCTURAL FRAMING, ROOFING, EXTERIOR WALL AND ALL RELATED SYSTEMS, INTERIOR FINISHES AND OTHER RELATED BUILDING MATERIALS.

- D. CONTRACTOR TO PROVIDE EXTRA 6% OF THE TOTAL ESTIMATED STONE MATERIAL FOR THE USE OF CUTTING, CULLING OR BREAKAGE. ALL MATERIAL LEFT OVER SHALL BE KEPT ON PREMISES AS ATTIC STOCK FOR OWNERS USE.

3. ALUMINUM

- A. ALL ALUMINUM SHALL HAVE ESP FINISH WITH KYNAR 500 AND TO THE COLOR TO BE APPROVED BY THE ARCHITECT OF RECORD.

5. GASKETS, SEALANTS, AND PRIMERS

- A. ALL SEALANT JOINTS SHALL BE SIZED SUCH THAT THEY ARE WITHIN THE MAXIMUM/MINIMUM SIZES RECOMMEND BY THE MANUFACTURER.

- B. ALL SEALANT JOINTS SHALL MAINTAIN CONTACT WITH THE ADJOINING PARTS WITHIN ALLOWABLE DIMENSIONAL CHANGES IN THE JOINT SIZE. ALL SEALANT JOINTS SHALL MAINTAIN DURABILITY AND INTEGRITY UNDER ALL CONDITIONS.

- C. ALL SEALANTS SHALL BE INSTALLED WITH APPROPRIATE BACK-UP JOINT FILLERS AND TOOLED PER MANUFACTURER'S RECOMMENDATIONS.

- D. SEALANTS EXPOSED TO VIEW SHALL BE CUSTOM COLOR AS SELECTED BY THE ARCHITECT.

E. N/A

- F. COORDINATE LOCATION OF SEALANT AND COMPATIBILITY OF SEALANT WITH ADJACENT WORK, INCLUDING MATERIALS AND OTHER CONTIGUOUS SEALANTS.

- G. THE MANUFACTURERS SHALL VERIFY THAT ALL SEALANT USED ARE CORRECT FOR THE APPLICATION SHOWN AND WILL BE COMPATIBLE WITH EACH OTHER BEFORE, DURING, AND AFTER CURING.

- H. SIZES GIVEN ARE ROUGH OPENINGS. CONTRACTOR TO VERIFY AND COORDINATE

I. N/A

- J. CONTRACTOR TO COORDINATE ALL EXTERIOR STOREFRONT SIZES WITH FIXTURES, EQUIPMENT.

- K. STORE FRONTS IN ELEVATION ARE SHOWN FROM EXTERIOR.

- L. VERIFY QUANTITY, HANDLING, AND CLEARANCES WITH FLOOR PLANS

M. N/A

- N. ALL EXTERIOR STORE FRONTS SHALL COMPLY WITH F.B.C. SECTION 2410 - 2415. CONTRACTOR IS RESPONSIBLE FOR PRODUCT APPROVALS AND REQUIRED SHOP DRAWINGS TO BUILDING DEPARTMENT

- D. ALL EXTERIOR STORE FRONTS SHALL MEET MIAMI-DADE PRODUCT APPROVAL STANDARDS. CONTRACTOR SHALL SUBMIT SUPPORTING LITERATURE TO BUILDING DEPARTMENT FOR APPROVAL PRIOR TO ORDERING AND INSTALLATION

- P. ALL SEALANTS SHOULD BE IDENTIFIED ON THE SHOP DRAWINGS (I.E. FRAME ASSEMBLY SEALS, GLAZING SEALS AND PERIMETER SEALANTS JOINTS).

Q. N/A

- R. ALL COMPONENTS (I.E. SCREWS & ACCESSORIES) EXPOSED TO MOISTURE SHOULD BE NON-CORROSIVE.

- S. THE PAINT APPLICATION SHOULD BE IDENTIFIED AND THE PAINT Q.C. PROGRAM SUBMITTED BY THE MANUFACTURER.

- T. ALL WINDOW AND OUTSWING GLASS DOOR FRAMES AT WHICH STUCCO FINISH IS EMPLOYED MUST HAVE A PRIMARY CAULKING BEAD WHICH MUST BE APPLIED TO THE STRUCTURE PRIOR TO THE STUCCO. PROVIDE A SECONDARY BEAD AFTER THE STUCCO IS INSTALLED (WHERE APPLICABLE).

- U. USE A CLOSE CELL NON-GASSING BACKER ROD WITH A DOWNSIL 790 SILICONE SEALANT.

- V. ALL GLAZING, RAILINGS, TRELLISES, AND LOUVERS SHOULD BE A KYNAR 500 COATING (POLYVINYL FLUORIDE PVF2) WITH A MINIMUM TOTAL DRY FILM THICKNESS OF 1.6 MILS PER WITH 20 YEAR WARRANTY. SEALANT WARRANTY OF 20 YEARS SHOULD BE REQUIRED. KYNAR 500 OR KYNAR XL FINISHES ON ALUMINUM (OR EQUAL, APPROVED BY ARCHITECT). KYNAR FINISHES TO FOLLOW ANMA-2863, 3044, 3045 WITH 20 PPG LABOR MATERIAL WARRANTY. APPLICATOR TO HAVE PPG CERTIFICATION FOR KYNAR PAINT APPLICATION.

- W. METAL EXTRUSIONS SHOULD BE CUT TO SIZE, MITERED, PUNCHED PRIOR TO PRE-TREATMENT AND PAINT COATING APPLICATION. PAINTED METAL EXTRUSIONS SHOULD NOT BE CUT OR PUNCHED IN FIELD TO AVOID FLUORIDE CORROSION. ALL VISIBLE EXPOSED EDGES SHOULD BE PAINTED. SELF-TAPPING SCREWS ARE NOT RECOMMENDED. ANY SELF-TAPPING SCREWS SHOULD BE PROTECTED WITH GASKET TYPE WASHERS.

- X. APPLY FLASHING AT PERIMETERS OF EXTERIOR DOOR AND WINDOW ASSEMBLIES AS PER FBC CHAPTER 405, 4. ANMA 300 AND ANMA 714-10. COMPATIBILITY BETWEEN FLASHING AND WINDOW/DOOR SEALANT SHOULD BE OBSERVED. APPLY A FLUID APPLIED WATERPROOFING AS FLASHING DETAIL (DOWSIL 778 BY DOWSI).

6. EXTERIOR ENTRANCES

- A. ALL EXTERIOR ENTRANCES, GLASS LIGHTS, VESTIBULES, ETC. ARE TO BE A COMPLETE SYSTEM INCLUDING ALL STIFFENERS, FASTENERS, SEALANTS, JOINTING, MISCELLANEOUS PIECES, AND MATERIAL THICKNESS AS REQUIRED TO FORM A WATERPROOF ENCLOSURE.

- B. ALL DETAILS ARE TO BE COORDINATED WITH STRUCTURAL FRAMING, EXTERIOR MATERIAL, INTERIOR FINISHES, AND OTHER RELATED BUILDING COMPONENTS.

- C. ALL FASTENERS, ANCHORS, CONNECTION DEVICES, ETC. ARE TO BE CONCEALED. ALL BUTT JOINTS TO HAVE CONCEALED BACK-UP.

- D. ALL FINISHES AND DETAILS MUST BE REVIEWED AND ACCEPTED BY THE ARCHITECT BEFORE FABRICATION.

- E. DESIGN, FABRICATE AND INSTALL COMPONENT PARTS SO THAT THE COMPLETED ASSEMBLY, INCLUDING GLASS, WILL WITHSTAND THE INWARD AND OUTWARD WIND LOADS SHOWN IN THE WIND PRESSURE DIAGRAMS.

- G. PROVIDE HEAT STRENGTHENED, TEMPERED AND/OR LAMINATED GLASS AS RECOMMENDED BY GLASS MANUFACTURER FOR EACH APPLICATION.

- H. MAJOR ENTRANCE/EXIT DOORS SHALL BE PROVIDED IN ACCORDANCE WITH ADA STANDARDS.

ARTE

HOMES DESIGN STUDIO

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INDEX, SITE
PLAN, CODE
ANALYSIS &
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NOTES

A0.3

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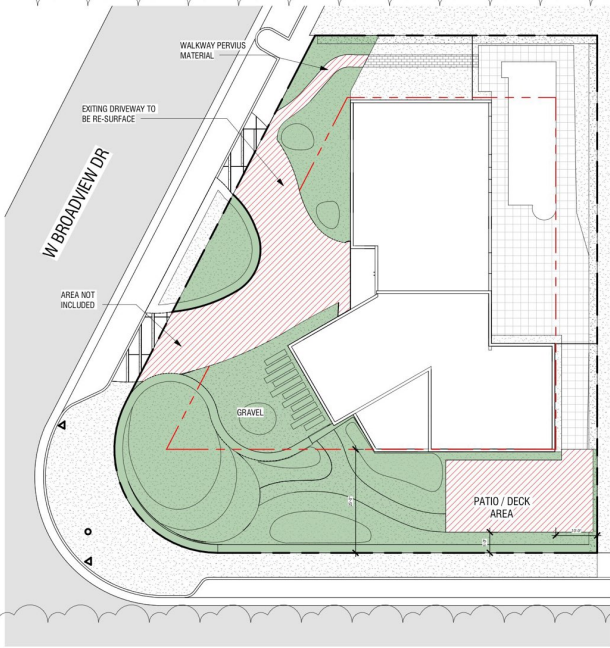
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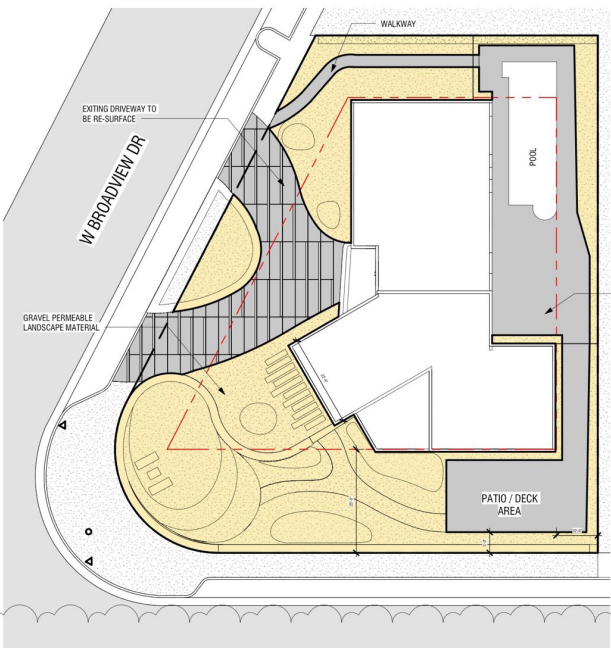


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OPEN SPACE
DIAGRAM



	TOTAL	REQUIRED PERVIOUS 50% OF THE FRONT YARD	PROVIDED IMPERVIOUS	PROVIDED PERVIOUS
FRONT YARD PERVIOUS AREA	6004 SF	3,002 SF	1,873 SF	4,131 SF 68.8%



	TOTAL	REQUIRED 40% TWO STORY HOME	PROVIDED
OPEN SPACE / PERVIOUS AREA	12,163 SF	4,865 SF	5,022 SF (41.28%)

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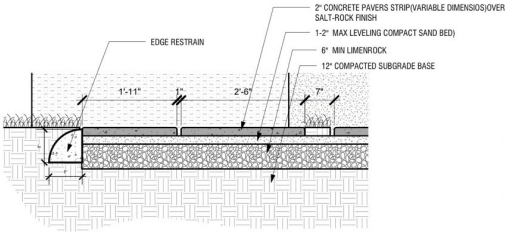
SITE PLAN
PROPOSED

A1.0

SCOPE OF WORK

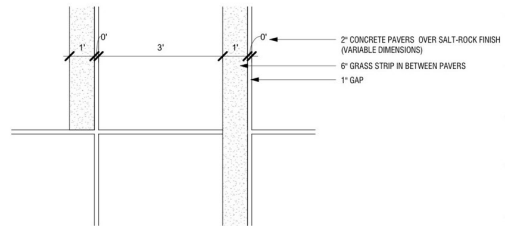
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7. REPAINT WINDOWS

*CHANGES AFFECT ONLY WEST AND SOUTH ELEVATION



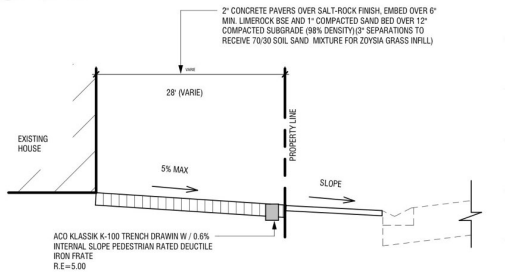
DRIVEWAY DETAIL

3/4" = 1'-0"



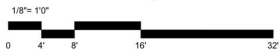
PAVER DETAIL

3/4" = 1'-0"



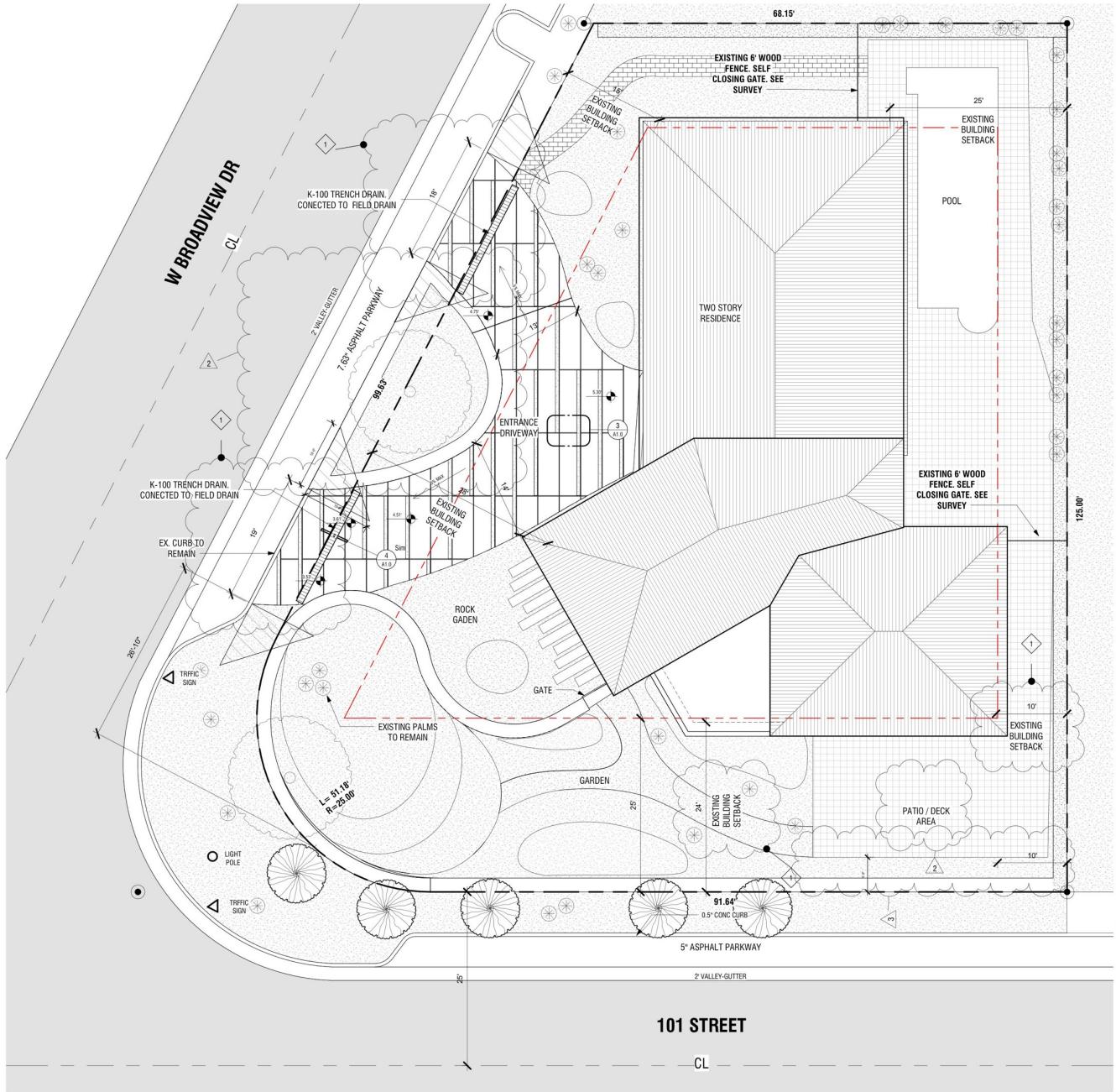
TRENCH DETAIL

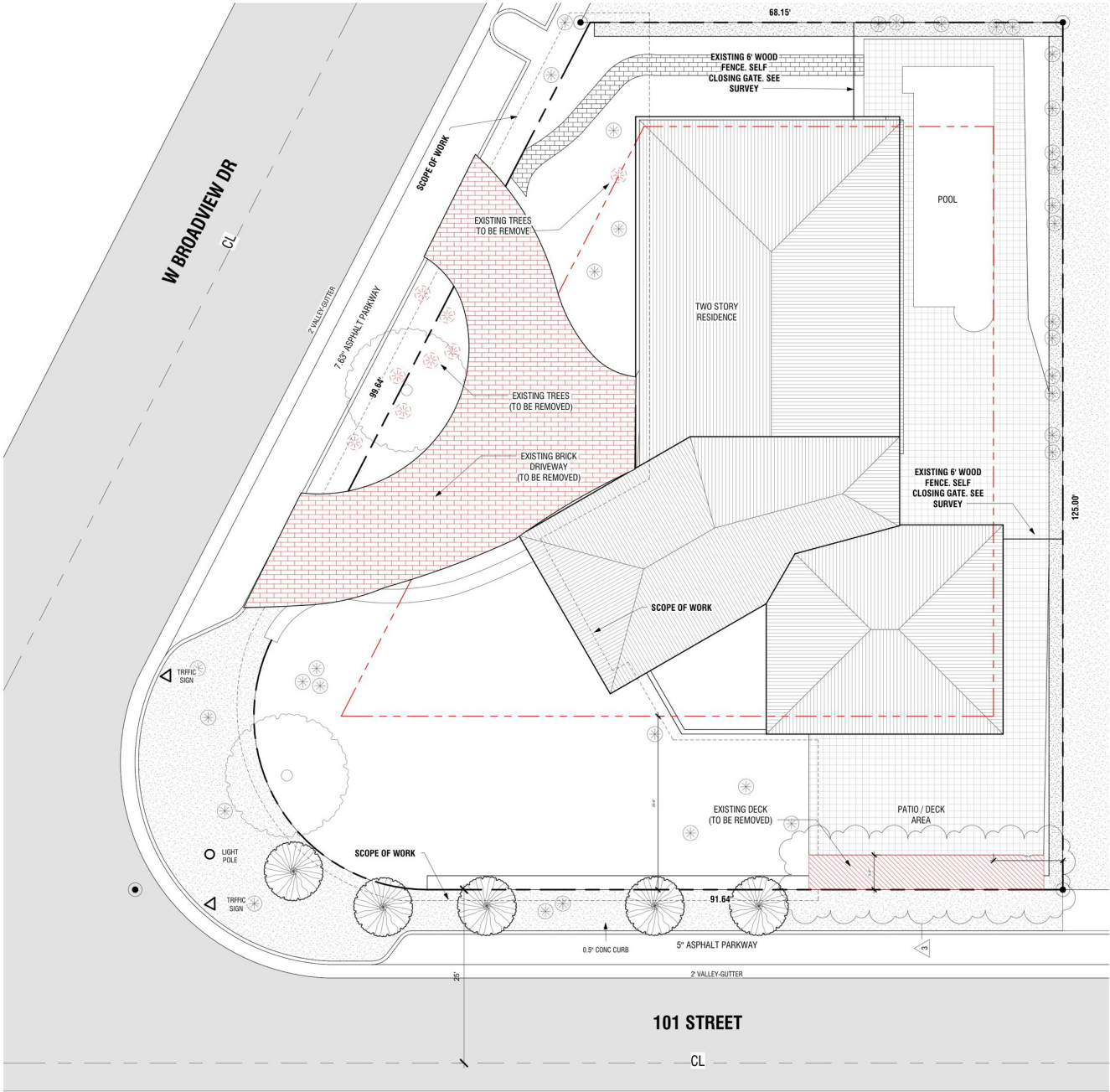
3/4" = 1'-0"



1/8" = 1'-0"

SITE PLAN GENERAL





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PROJECT:
10125 WEST
BROADVIEW DRIVE, BAY
HARBOR ISLANDS, FL
33154

FOLIO NUMBER:
13-2227-001-5000

DATE:
PROJECT NO 04/5/23

OWNER/ CLIENT:
MARY SHAKED
1015 W BROADVIEW DR,
BAY HARBOR ISLANDS, FL
33154
(786) 290-8063

DESIGNER:
ARTE HOMES
YOANN ANDREU
1003 BOND STREET, #701
BAY HARBOR ISLANDS, FL
(786) 218-3072

ARCHITECT OF RECORD
ALFREDO GAMARRA
605 LINCOLN ROAD MIAMI
BEACH, FL 33139
(786) 218-3072
AR0017394

REVISION	
1	CITY COMMENTS 5/22/2023
2	CITY COMMENTS 6/19/2023
3	CITY COMMENTS 7/21/2023

DATE:
DRAFTED BY:
SCALE:

ARCHITECT OF RECORD



J. ALFREDO GAMARRA
LIC # AR0017394

SITE PLAN
EXISTING

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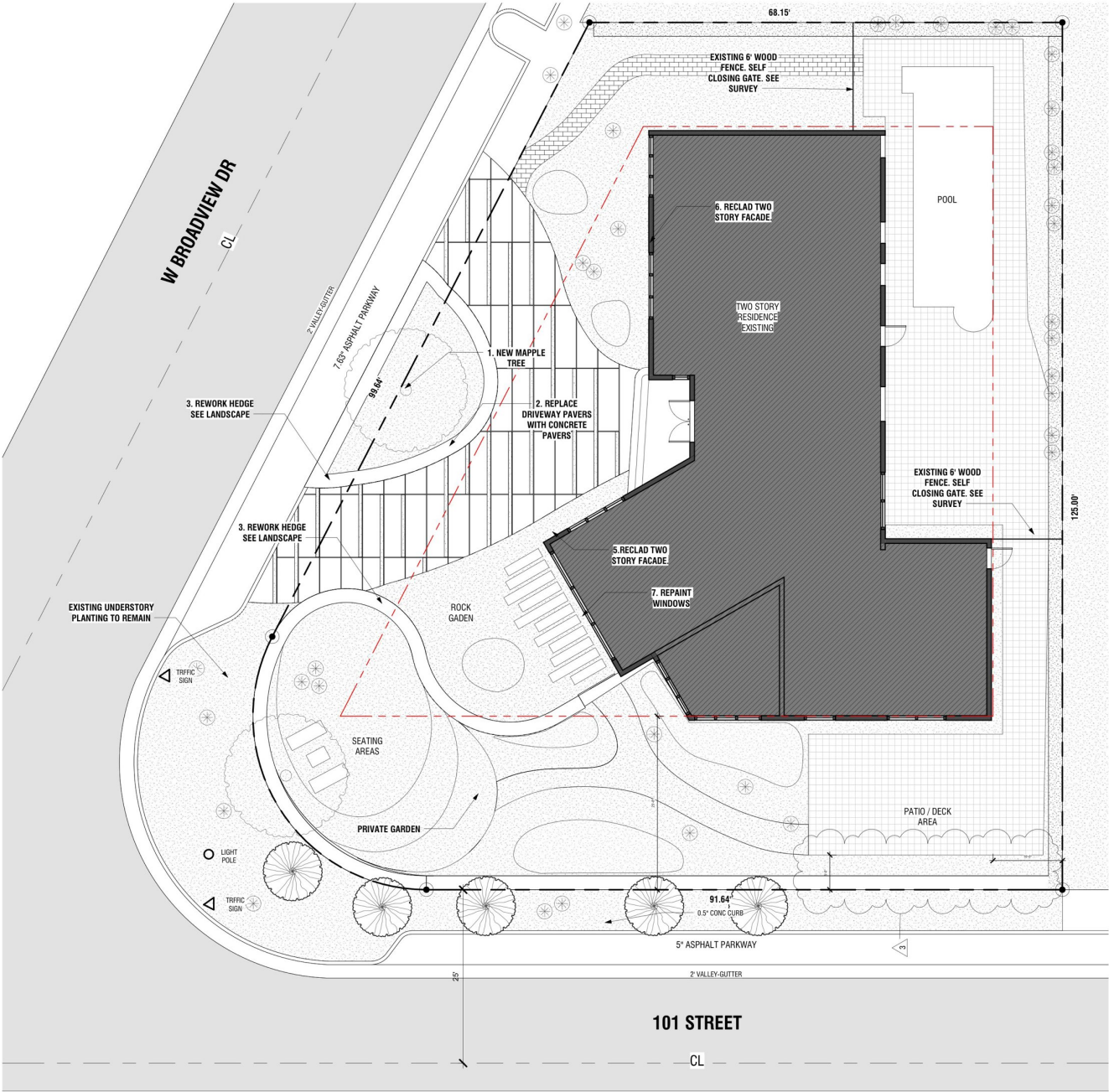
ARCHITECT OF RECORD



J. ALFREDO GAMARRA
LIC # AR0017394

GROUND
FLOOR

A2.0



SCOPE OF WORK

1. REPLACE DRIVEWAY PALMS ITH NEW MAPPLE TREE
2. REPLACE DRIVEWAY PAVERS
3. REWORK HEDGE CLOSE TO THE HOUSE
4. NEW LANDSCAPE ON PRIVATE GARDEN
5. RECLADING CLADING ON TWO STORY BUILDING
6. RECLADING 1 STORY BUILDING FACING W BRADVIEW DR
7. REPAINT WINDOWS

*CHANGES AFFECT ONLY WEST AND SOUTH ELEVATION



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DRAFTED BY:
SCALE:

ARCHITECT OF RECORD



J. ALFREDO GAMARRA
LIC # AR0017394

SITE PLAN
RENDER



EXISTING CONDITIONS



EXISTING CONDITIONS



PROPOSED DESIGN



PROPOSED DESIGN

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SCALE:

ARCHITECT OF RECORD



J. ALFREDO GAMARRA
LIC # AR0017394

ELEVATIONS
EXISTING /
NEW



EXISTING



PROPOSE

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PROPOSE WITH TREES

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33154

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13-2227-001-5000

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33154
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BEACH, FL 33139
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REVISION
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2 CITY COMMENTS 6/19/2023
3 CITY COMMENTS 7/21/2023

DATE:
DRAFTED BY:
SCALE:

ARCHITECT OF RECORD



J. ALFREDO GAMARRA
LIC # AR0017394

AERIAL VIEWS
EXISTING /
PROPOSE

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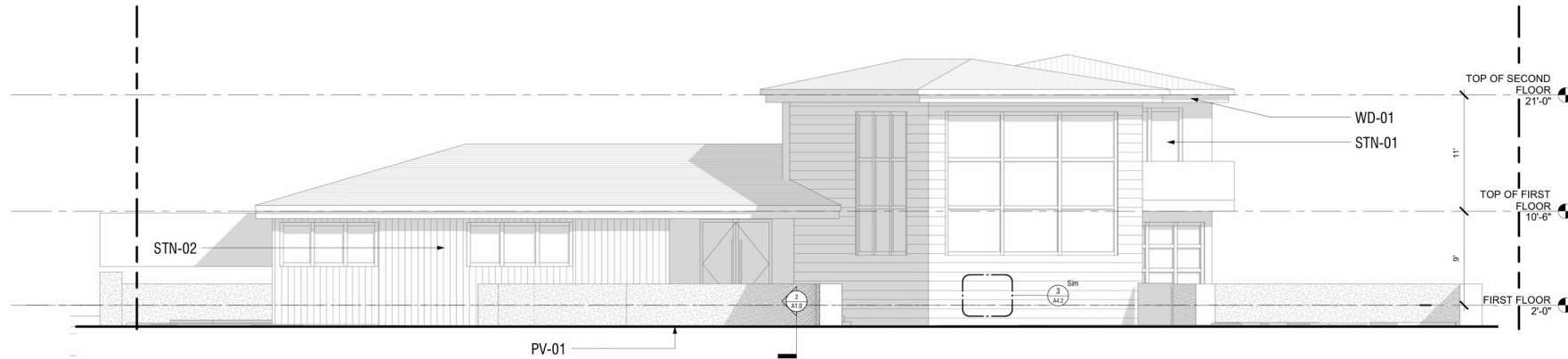
DATE:
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SCALE:

ARCHITECT OF RECORD

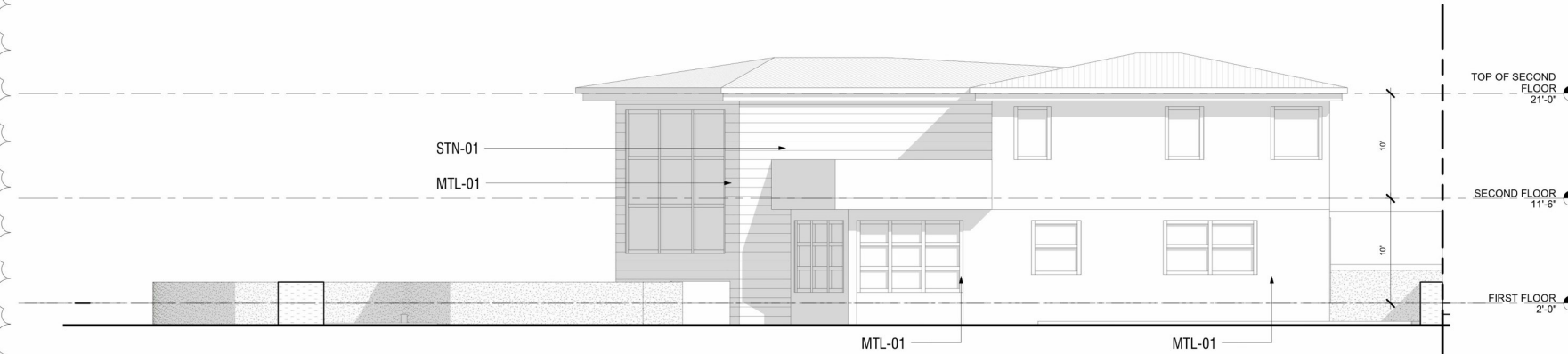


J. ALFREDO GANARRA
LIC # AR0017394

ELEVATION &
MATERIAL
LEGEND

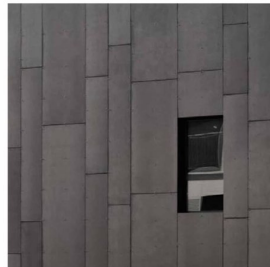


NEW WEST ELEVATION



NEW SOUTH ELEVATION

STN-02
REIDER, CONCRETE SKIN SLAB
GLASSFIBRE REINFORCED
CONCRETE



STN-01
WHITE STONE TILE



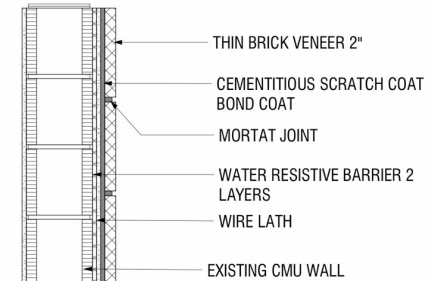
WD-01
MID OAK UNDERNEATH
CEILING



MTL-01
FINISH: DARK GREY KEYNAR
FINISH OR APPROVED EQUAL

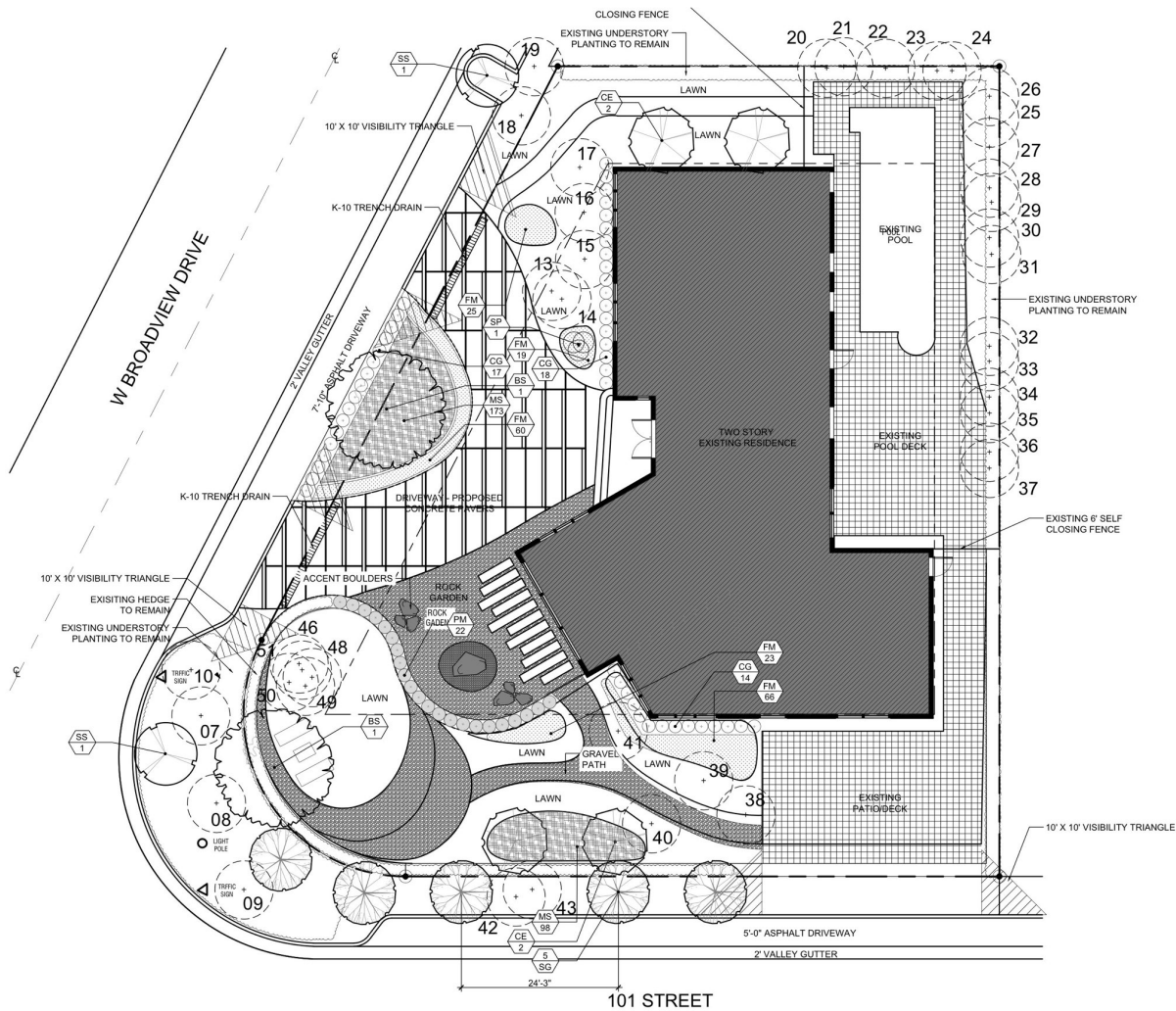


PV-01
PERMEABLE ARCHITECTURAL
PAVERS,



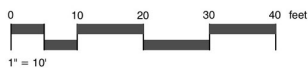
STONE ATTACH DETAIL

1 1/2" = 1'-0"



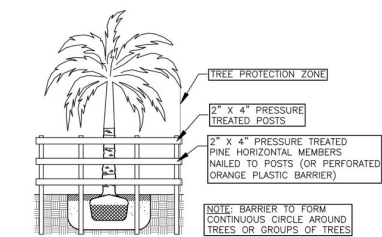
LANDSCAPE PLAN

Scale: 1" = 10'-0"



NOTES:

- 1) All invasive species shall be removed from site.
- 2) Hedges within the front yard property lines shall not exceed 4' height and hedges along the side yard property lines shall not exceed 6' height.
- 3) Length of warranty for plant material is 12 months minimum for trees and palms and 6 months minimum for shrubs and groundcover.
- 4) All mechanical equipment to be screened.
- 5) This plan was designed using FYN "Florida Friendly" landscaping principles.



TREE PROTECTION BARRIER FOR EXISTING TREES & PALMS

EXISTING TREE SYMBOL LEGEND



TREE TO REMAIN

LANDSCAPE LIST

TREES			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
 BS	2	*Bursera simaruba GUMBO LIMBO	12' HT. X 5' SPR. 2" DBH. F.G.
 CE	4	*Conocarpus erectus 'sericeus' SILVER BUTTONWOOD	10' HT. X 4' SPR. 2" DBH. F.G.
 SP	1	Ficus microcarpa 'Green Island' GREEN ISLAND FICUS 'TOPIARY POMPOM / MULTIBALL'	4' HT. X 3' SPR. 15 GAL., 8-10 MULTIBALLS
 SS	2	Senna surattensis GLAUCOUS CASSIA	STREET TREE 15' HT. X 6' SPR. 4" DBH. F.G.
 SG	5	*Simarouba glauca PARADISE TREE	STREET TREE 15' HT. X 6' SPR. 4" DBH. F.G.
SHRUBS AND GROUNDCOVERS			
SYMBOL	QUAN.	PROPOSED MATERIAL	DESCRIPTION
CG	49	*Clusia guttifera SMALL LEAF CLUSIA	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
FM	193	Ficus microcarpa 'Green Island' GREEN ISLAND FICUS	15" HT. X 15" SPR. / 15" O.C. 3 GAL.
MS	271	Microsorium scolopendrium WART FERN	12" HT. X 12" SPR. / 15" O.C. 1 GAL.
PM	22	Podocarpus macrophyllus PODOCARPUS	5' HT. X 24" SPR. / 24" O.C. 7 GAL.
LAWN	As Required	Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID EVEN SOD

* DENOTES NATIVE SPECIES

LANDSCAPE LEGEND Information Required to be Permanently Affixed to Plan			
Zone:	Single Family Residential	Net Lot Area	28 acres 12,166 s.f.
OPEN SPACE		REQUIRED	PROVIDED
A. Square Feet of paved area as indicated on site plan:		4,886	4,398 (36.14%)
B. Square Feet of pervious area as indicated on site plan:		7,280	7,768 (63.86%)
LAWN AREA CALCULATION			
A. Square Feet of lawn area 50% max.:		6,083	1,952
TREES			
A. No. trees required Non-Waterfront Lot =		5	5 (0 existing)
B. Min. 2 canopy trees located in front setback =		2	2
C. % Palms Allowed: No. trees required x 40% =		2	0
D. % Natives Required: No. trees provided x 50% =		3	3
E. Street trees (1 per 35 L.F. of frontage):		8*	7 (1 existing)
SHRUBS			
A. No. of shrubs required = 50		50	50+
B. % of native shrubs required: No. shrubs provided x 50% =		25	25+
C. % Drought tolerant and low maintenance required: Number of shrubs provided x 50% =		25	25+
* Two additional Street Trees provided along W Broadview Drive are to replace the two existing palms being removed.			

Tree Survey Chart				
Tree #	Diameter (ft)	Canopy Shade (Cs) (ft)	Height (H) (ft)	Type
1	0.6	7	20	PALM
2	0.6	9	18	PALM
3	0.3	6	15	PALM
4	0.3	6	15	PALM
5	0.5	10	18	PALM
6	0.6	10	20	PALM
7	1.7	16	40	PALM
8	1.3	20	35	PALM
9	1.5	17	35	PALM
10	1	27	20	UNKNOWN
11	0.4	8	18	PALM
12	0.4	8	18	PALM
13	0.2	6	16	PALM
14	0.2	6	16	PALM
15	0.4	8	17	PALM
16	1	6	10	PALM
17	0.4	7	16	PALM
18	0.5	10	17	PALM
19	1	12	10	PALM
20	0.4	6	16	PALM
21	0.4	6	12	PALM
22	0.3	7	18	PALM
23	0.4	6	15	PALM
24	0.3	6	15	PALM
25	0.3	6	15	PALM
26	0.4	7	16	PALM
27	0.4	7	16	PALM
28	0.4	7	17	PALM
29	0.4	6	16	PALM
30	0.4	8	16	PALM
31	0.4	7	16	PALM
32	0.4	7	16	PALM
33	0.5	8	17	PALM
34	0.5	7	17	PALM
35	0.4	8	15	PALM
36	0.4	7	16	PALM
37	0.4	7	16	PALM
38	0.5	12	18	PALM
39	0.4	10	15	PALM
40	0.6	12	18	PALM
41	0.5	10	15	PALM
42	1	15	30	PALM
43	0.2	5	11	PALM
44	0.4	8	16	PALM
45	0.4	8	16	PALM
46	0.4	8	16	PALM
47	0.4	8	16	PALM
48	0.4	8	16	PALM

FLORA
LANDSCAPE
DESIGN

SHAYC@FLORALANDSCAPE.COM
2023 FLORA LANDSCAPE ARCHITECTURE
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LANDSCAPE PLAN
SHAKED RESIDENCE
10125 WEST BROADVIEW DRIVE,
BAY HARBOR, FL 33154

Revisions: _____ Date: _____ By: _____

Seal: _____

Lic. # LA6667593

Sheet Description:

LANDSCAPE
PLAN

Release Date:

05.12.2023

Project Number:

2023-04

Drawing Number:

L-1

[illegible]

ic. # LA6667593

Sheet Description:

**LANDSCAPE
PLAN**

Release Date:
05.12.2023

Project Number:

2023-04

Drawing Number:

L-2

-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.

AGENDA ITEM REPORT

August 15, 2023

ITEM NUMBER: 4.

ITEM: Approval of the minutes that was held on May 2, 2023 (Item #4).

DESCRIPTION:

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1.	Final-05.02.2023 Design Review Board Meeting
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**TOWN OF BAY HARBOR ISLANDS
MINUTES OF A DESIGN REVIEW BOARD MEETING**

A Regular Meeting of the Design Review Board was held on Tuesday, May 2, 2023, at 7:04 p.m. The Meeting was opened with the pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Steven Hurwitz
Vice Chair Alan Bechik Board Member Alexander Feldman
Board Member Jed Frankel

Board Members Janet Adler, Mathew Barnard, Wesley Kean were absent.

1. Request for approval for a new single-family home for “Michael & Amy Landa” located at 9418 West Broadview Drive, Lots 84-85 of Block 23. The owners are proposing to construct a new two-story single-family home. The existing 6,282 sq. ft. two-story home built in 1955 will be demolished and replaced with a new two-story 8,915 sq. ft. home. The residence will have 5 bedrooms, 6 full baths, 1 half bath and a 3-car garage.

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

Mayer Abbo, Architect for the project, 4651 Sheridan Street, Hollywood, Florida, presented the project. He stated that Page A01 of the Site Development Plans contains various diagrams that show the project complies with the pervious and impervious regulations, as well as with the 80% Rule for the second floor. He described the square footage, the garage area of 774 square feet, the site views according to Sheet A02, and the irregularly shaped site. He continued to describe the front design with a sense of arrival separating the house from the street; the entrance area with a courtyard with sculpture; the emphasis on the water view to create an outdoor living with an infinity pool and outdoor spaces to enjoy the views of the bay and Indian Creek. He referred to Sheet A05 which shows the second floor is below the 80% Rule. He continued to explain that the second floor is below the 80% Rule; the first floor with an open living/dining space; the kitchen/family room oriented towards the back; the second floor with a covered terrace in the front overlooking the sculpture, and the courtyard garden. He described the primary spaces on the second floor all overlooking the back and water views; a flat roof, the design comprising of contemporary with horizontal lines, and stone that anchors the house. He showed the renderings of the project with the proposed landscaping for the property.

PUBLIC COMMENT

Frances Neuhut, 9920 West Broadview Drive, came forward and stated that the houses in the West Island require a minimum landscaping of 15%. She expressed concern that the landscaping is getting higher and going into the five-foot setbacks of the homes; she suggested this matter be reviewed when projects are being built. She stated that there is an issue with the Unity of Title as the lot size is 88'x175' and was amazed they can build a big house on two lots.

PUBLIC COMMENT CLOSED

Vice Chair Bebachik asked for the location of the pervious and impervious areas in the front setback. Mr. Abbo referred to Sheet A01 of the Site Development Plans, which outlined the pervious areas overall, on the site and in the front setback. Vice Chair Bebachik asked what materials will be used in the project. Mr. Abbo explained that the stone would be a split face coral stone, meant to anchor the house on the first level, because it is not appropriated properly if brought to the second level. He added that the grill work, which will be painted a dark brown, bronze color, is of aluminum for longevity and maintenance; and there will be simulated wood on the garage door. Vice Chair Bebachik asked if all the louvers were aluminum, and Mr. Abbo confirmed. Chair Hurwitz asked if the stone will be in all of the property, as he was unable to tell from the renderings. Mr. Abbo stated that it is the same material. Board Member Frankel asked about the fencing material, and Mr. Abbo explained that the fencing material is a horizontal pattern made of aluminum, which will be the same color for the fence, the windows, and the doors.

Board Member Frankel asked if there is a perimeter wall, and Mr. Abbo said no. Instead, there will be a grill horizontal fence with some piers, retaining walls along the sides of the property to meet flooding and other criteria; the building will be setback quite a bit further than it needed to be from the street, and on the sides as shown on the diagrams. He noted that they did meet the required setbacks and the Unity of Title issue will be resolved before they file for permitting.

Board Member Frankel raised a concern to the landscaping going into the setback in the front and the side of the home; he asked if the landscaping will be as shown on the elevations.

Christopher Cawley, Landscape Architect, confirmed that the landscaping will be as shown on the elevations, based on the owner's preference and style. Vice Chair Bebachik asked if they intend to use grass in the back yard, and Mr. Cawley said they will be using natural lawn.

Board Member Feldman stated that the project is beautiful, and it looks elegant.

ACTION: Vice Chair Bebachik made a motion to approve the request and to include Town Planner Miller's Staff Report into evidence. Board Member Feldman seconded the motion, and it passed unanimously.

2. Request for approval for two gazebos for "SZ, FL, LLC" located at 1310 101 Street, Lot 9 of Block 26. The owner is proposing constructing two gazebos. The property owner has been making phased improvements to this house, most of which have been handled administratively, as allowed (interior renovations, new windows, and doors / new pool & deck / driveway and landscaping.

Ivis Sanchez, representing the Applicant, came forward and stated that she was covering for the architect on the project. She described the project with two gazebos; one of aluminum pergola to be used for a lounge area with sofas and outdoor barbecue, probably with an open roof. The second one will be in the pool to the rear and would be more like a daybed gazebo, a dry platform. She noted that the permits for the gazebos were approved.

Vice Chair Bebachik asked if the gazebos can only be seen from inside the property. Ms. Sanchez confirmed. Chair Hurwitz asked if the materials being used are exactly from the pictures shown. Ms. Sanchez confirmed.

Vice Chair Bebachik asked Town Planner Miller if there was anything else, before they proceed.

Town Manager Lasday informed the Board that the Town Council had voted for Zoning-in-Progress; an ordinance is being voted on regarding setbacks for any kind of project. Therefore, direction will be needed from the Town Attorney on how to proceed, because this project might go into the setbacks.

Chair Hurwitz indicated that the Town Attorney was not present at the time and asked if they could approve the request conditionally, based upon the Town Attorney's response.

Board Member Frankel asked Town Planner Miller if there was a significant difference between a pergola and a gazebo. Mr. Miller stated that there is no difference as they just provide shade. Ms. Sanchez stated that the only difference between both of these pergolas is that one will have a roof and the other will not. Board Member Frankel asked if the gazebo proposed for the wall will have electricity, and Ms. Sanchez said it will not.

At this time, Town Attorney Geller returned to the meeting.

Chair Hurwitz asked Town Attorney Geller if the item should be voted on, since there is an ordinance scheduled for Second Reading. Town Attorney Geller advised the Board of pending legislation before the Town Council to restrict what can be placed into setback areas in backyards or side yards. He advised that the ordinance would not affect the project, if the gazebos were not in the setback area.

Town Planner Miller explained that every Zoning Code has setbacks for the main structure; the Town's setback requirements are 40 feet on the water, 25 feet on the front, and 10 feet on the sides. Residents are allowed to have some minor accessory structures in the setback such as a pool, a deck, a shade structure, and summer kitchens. The Code allowed residents to build within five (5) feet within a rear property line for accessory structures, not for the main structure. He explained the Zoning-in-Progress ordinance that is moving forward and the issue of whether a Zoning in Progress was declared when the First Reading occurred. He noted that the request was fully compliant with the Code, but if the Zoning in Progress ordinance was granted on Second Reading, this project will need to be compliant with the new setback requirements,

Town Attorney Geller asked Mr. Miller if the gazebos intrude into the setback area. Mr. Miller responded the gazebos encroach into the main setback of the house, but there is a separate code section for accessory structures which allows a 5-foot setback which this project complies with. Town Attorney Geller asked Mr. Miller if the project would be compliant, if the ordinance were approved. Mr. Miller said it will not be compliant because it would not allow any shade structures in the main setback areas. Town Attorney Geller advised the Board that the Town Council adopted a Zoning-in-Progress ordinance, and whether all the requirements have been met, there is notice that the Town is changing the code because, the ordinance passed on First Reading.

Vice Chair Bebachik compared this scenario to the mechanical lifts. Town Attorney Geller suggested the Board defer the project at their discretion, pending the Town Council's decision.

ACTION: Vice Chair Bebachik made a motion to enter Town Planner Miller's Staff Report into evidence and to approve the project with the conditions that if there's any administrative work that needs to be served by the town, the town will handle. Board Member Frankel seconded the motion, and it passed unanimously.

3. Request for approval for a revision for a new multi-family dwelling for "LDC WBHD Property Owner, LLC" located at 9110 West Bay Harbor Drive, Lot 29 of Block 2. In October 2022, the Board approved the original site plan. The owners have revised the plans with some items that have been altered slightly based on the dwelling unit reconfiguration. The revised multi-family will have nine (9) units (previous 11 units). The proposed building still shows seven (7) floors used for residential purposes over one level (at grade) enclosed parking garage. The proposed building would have 3 TDRs units available.

Neisen Kasdin, Akerman LLP, representing the Applicant, came forward and stated the project was approved, but minor modifications were made to the Site Development Plans; the project was previously approved for an 11-unit building replacing a two-story building that will contain one-site parking. The project changed ownership and the new owner wanted to make the project more luxurious and elegant, which resulted in a change in the units from 11 to 9 and a change to the façade of the entrance feature.

Kobi Karp, Architect for the project, came forward and stated that they increased the number of stones and curves in the front façade and the units were reduced from 11 to 9; the height and setbacks will remain the same.

Vice Chair Bebachik explained that normally when there are changes to a project, the Board would usually want to see both renderings next to each other to review the difference. Mr. Karp responded that they did not provide side-to-side renderings because the changes were minor.

PUBLIC COMMENTS

Frances Neuhut, 1060 Kane Concourse, came forward and asked if Mr. Kasdin is a registered lobbyist on the project. Mr. Kasdin confirmed he is registered with the Town. She suggested that going forward lobbyist registrations applications be included in the package. She commented on the flooding in the island and the shortage of parking.

Kathleen Kennedy, 9180 West Bay Harbor Drive, came forward and stated that this project will be next to her building. She expressed that she does not want flooding on her street and asked for the Board to deny the project.

PUBLIC COMMENTS CLOSED

Town Planner Miller's Staff Report was entered into evidence.

Board Member Frankel asked Mr. Kasdin if the two conditions outlined in the Town Planner's Report regarding the garage louvers and the tandem layout for parking spaces were previously approved. Mr. Kasdin said yes.

ACTION: Vice Chair Bechik made a motion to approve the project with the conditions set forth in Town Planner Miller's Staff Report. Board Member Feldman seconded the motion, and it passed unanimously.

4. Request for approval for a new multi-family dwelling for "10301 Bay Harbor Development, LLC" located at 10301 East Bay Harbor Drive, Lot 1 of Block 4. 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. The proposed building will have seven (7) floors of residential dwelling units on top of a one-story grade building lobby / common areas @ 75 ft above BFE. The proposed dwelling units will range from 2,261 to 4,573 square feet of a/c space plus balconies. If the developer chooses to only build 9 DU, they will have one TDR unit.

Joe Ruiz, 320 Miracle Mile, Coral Gables, Florida, representing the Applicant, came forward and presented the project. He explained that the project consist of an 8 story 9 dwelling unit midrise development water front property comprised of one lot with 18 parking spaces; the property was designated Medium High Density with a Zoning District of RM-1. The lot is temporarily developed with a Sales Center for the Onda residences; based on the lot size, 9 dwelling unit is appropriate; and no TDR is required. They requested tandem parking; 18 parking spaces were proposed, of which 16 will be tandem, and no mechanical lifts will be needed.

Kobi Karp, Architect for the project, came forward and stated that the building would be luxurious consisting of wood and stone. The building is setback from the street, and landscaping has been added; the parking will be covered. The apartments will have glass on three sides, and one to two apartments per floor. The rooftop would include a terrace, a mini tea area, landscaping, and a pool. The landscaping around the property will create a pathway that leads to the waterway.

Board Member Feldman stated that he liked the building and how the garage is open. He asked about the landscaping in the front and its accessibility to residents and about the maintenance plan. Mr. Karp responded that they would have an access panel on the inside to be able to maintain the landscaping. He explained there will be a side door that can be accessed, which will not be visible from the outside.

Chair Hurwitz asked about the lighting on the roof. Mr. Karp responded that the lights are low voltage LED lights; a moon light that will be controlled by the building just like the landscape lighting. Chair Hurwitz asked about the louvers in the garage that are not covered. Mr. Karp responded that the parking projects a little to the outside and the louvers will be hidden by the landscaping.

He explained that the whole building will be covered with glass surrounding the Lanai building.

Vice Chair Bebachik for additional information on the materials being used. Mr. Karp explained that travertine stone will be used; they do not want stucco material finishes; the louvers and balconies will contain wood. Vice Chair Bebachik commented that the property resembles an Art Deco design and that he likes the proposal.

PUBLIC COMMENT

Frances Neuhut, 1060 Kane Concourse, came forward and stated that the town has infrastructure problems and instability, and the size of this project surpasses the amount of the lot. She explained that the project which is next to the Onda project who wants to put in a marina, mentions the Biscayne Bay shoreline protection. She stated that no one is protecting the shoreline, and neither is the Board.

PUBLIC COMMENT CLOSED

Board Member Frankel raised a concern to the southern neighboring property and asked for more information as to the height of the landscaping. Mr. Karp explained that there will be mature specimen trees all throughout; the building is tilted so they can have more landscaping in the front, and the landscaping goes around to the termination of the waterway. Board Member Frankel what is the height of the trees and if they would have hedges. Mr. Karp confirmed the project will have hedges and the height would be eight (8) feet.

Vice Chair Bebachik asked what kind of pavers will be used on the driveway. Mr. Karp responded they will be granite pavers.

Board Member Feldman stated that the project is beautiful and suggested there be a pathway to the dock. Mr. Karp confirmed that he can add the pathway.

ACTION: Board Member Feldman made a motion to approve the project with the conditions outlined in Town Planner Miller's Staff Report; that a pathway that leads to the dock be added, if the Applicant chooses to do so; that there be a mechanism to service the landscaping on all the floors, that is not visible from the outside; and to confirm the LED lighting is ambient lighting. Vice Chair Bebachik seconded the motion, and it passed unanimously.

5. Request for approval for a revision for a new mixed-used mid-rise development for "1177 Bay Harbor Islands, LLC" located at 1177 Kane Concourse, Lots 5-14 of Block 21, and Lot 32 of Block 3. On August 20, 2019 (Resolution No 2185) the Board approved the original site plan. The owners have made site modifications that include a reduction in the number of DU from 89 to 54. The residential units will no longer be "rentals" as originally approved but will now be sold via condominiums. Due to the change in the number of DUs, the residential floor layouts have changed, which caused changes to the building's appearance (windows/balconies).

Graham Penn, Bercow, Radell Fernandez Larkin & Tapanes, 200 South Biscayne Boulevard, Miami, Florida, representing the Applicant, came forward and introduced Michael Piazza from the Terra Group, Anna Caruso, and Luis Asturias, from Arquitectonica as part of the team presenting on the project. Mr. Penn provided a brief introduction on the project. He explained the Board's approval of the existing plans back in August of 2019, the latter part of 2019, and the early part of 2020.

Mr. Penn stated that Town Council also approved the plan and the development agreement. He informed the Board that they made minor modifications to the project; they reduced the number of residential units, improved the ground level floor resiliency by taking a lot of the programming out of the ground floor and elevating it out of the flood plan; they improved the entrance for the residential component on the north side on 97th Street (which resulted with a far more resilient and far less impactful project by the reduction in the intensity), the office and the retail components and all the other elements that were associated with the development agreement. He informed the Board that this project dedicated a park to the Town valued at \$2.5 Million, which is the property to the southeast, southwest corner and \$500,000 to the Town for the improvements to that park. Mr. Penn added they honored the requirement to maintain 520 parking spaces in the project; they have 522 parking spaces. The project consists of lifts on the roof which were in the original approval plus tandem spaces that are on the ground floor; they are requesting approval for tandem parking as indicated in Mr. Miller's Staff Report. He added the impacts were significantly reduced. The architecture is essentially identical, except they removed balconies that are no longer necessary and reduced the amount of stucco and increased the glass significantly.

Chair Hurwitz referred to Page A-806 of the Site Development Plans and asked if there is a street or a double wide median that is being proposed. Mr. Asturias responded that those areas are the Bayview Drive and the corner of the building. Mr. Penn clarified that no street improvements are being proposed.

Chair Hurwitz asked if the units were reduced from 90 to 50, and Mr. Penn said yes. Chair Hurwitz asked if the balconies were cut down proportionally, and Mr. Asturias said yes.

Mr. Asturias clarified that the changes are only to the residential portion of the building. He pointed out the North view on the plans and explained that the units have smaller balconies; they reduced the density of the units which triggered the reduction of the balconies. He stated that there was another requirement based on the flood elevation, where they couldn't have the lobby on the first floor, so it was moved to the second floor.

Vice Chair Bebchik asked if the reduction on the balconies was to reduce the cost. Mr. Asturias responded that there's a requirement in the Zoning Code that they can only have a certain amount of protrusion into the setback; they were limited by the square footage. He added that it didn't make sense to have so many balconies for a unit; he preferred to combine it into one large balcony that people could enjoy.

Vice Chair Bebchik asked that the floor plan be reviewed to see if it makes sense to have the balconies narrower or wider. Mr. Asturias referred the Board to Page A103 of the Site Development Plans. He stated that most of the balconies are in the living room spaces; the layout showed the corner units have two balconies, Units 6 and 7. He pointed out that on the North facade and on the West facade, they were limited again by the zoning Code on the sizes of the balconies. Board Member Feldman stated that it seemed most of the units had two balconies per unit, and that Units 1 and 2 do not have balcony dividers.

Vice Chair Bebchik suggested the balconies be a little wider; Unit 5 can be wider; Unit 6 can connect the two smaller balconies into one larger balcony. Chair Hurwitz commented that the old renderings had a lot of movement. Unit 5 and 6 were on the northwest side which looked very flat now versus the other side; the West façade of the residential and the northeast side has plenty of balconies. He asked if there is any way to extend or add. Ms. Caruso explained they are taking advantage of the flex setbacks and can only use 30% encroachment of the façade.

Chair Hurwitz asked if they were amenable to adding more balconies on the Northeast NW side. Ms. Caruso confirmed. He asked if they could extend the length of the balconies in Units 5 and 6. Town Planner Miller responded yes. Ms. Caruso explained that the other sides of the building have more balconies because they were not encroaching into the setback; if they don't have more limitations, they would love to add more balconies.

Chair Hurwitz asked if they would widen the balconies or add more. She responded they would extend them since the units are large and they would like to give them a little more. Vice Chair Bebchik requested the balconies mirror the same style as on the other side of the façade.

Ms. Caruso explained that the original façade had panels of stucco and glass but now will be changed to glass. Vice Chair asked if they were removing the canopy. Mr. Asturias responded it was reduced because zoning required it.

Chair Hurwitz added that he liked the rooftop element from the other version and asked why it wasn't possible to include it. Mr. Asturias responded that the structure could not be there because of the elevation; the height of the building was maxed out, so they removed it. Town Manager Lasday explained that part of the reason the height was granted was because they were donating a park and assisting with some sewer improvements.

Vice Chair Bebchik asked if they proposed any changes to the redlines of the alleyway entries. Ms. Caruso responded they did not make any changes; people come from the East, West, and then turn North; there is a height limitation which explains the double height space. Board Member Feldman asked if the main entrance is from West Bay Harbor Drive or on 97th Street. Ms. Caruso responded on 97th Street; they are not allowed elsewhere because of the traffic of the school. Vice Chair Bebchik requested a walkthrough of the approved project and the changes made. Ms. Caruso responded that the only difference in the floor plans is that the lobby does not have habitable space anymore; it's just the straight access to the residential lobby upstairs. She also explained that the redline signifies a "Do Not Touch" zone.

Board Member Feldman asked if the parking was mixed-use, and if anyone can park there. Ms. Caruso responded that the parking spots are short-term. Vice Chair Bebchik asked about the two parking spaces that were added. Ms. Caruso responded that she believed they added two more parking spaces, but they need approval for the tandem parking, as that was not the original intent. Vice Chair Bebchik asked for the location of the tandem parking and if they still need lifts. Mr. Asturias confirmed the building will have mechanical lifts. Board Member Feldman asked about the parking that come into the ramps and if anyone will be able to use those spots.

Ms. Caruso responded that those spots are reserved for the residential and business components of the project. Vice Chair Bebachik asked how many parking spots they intend to have for the retail/business/restaurant component. Mr. Asturias explained that there will be 307 parking spaces for the offices and 54 for the retail; the retail parking spots will be located on the ground floor and there would be tandem and valet parking. Board Member Feldman asked if they would be amenable to allowing the public to use the parking spaces after hours. Mr. Asturias explained that the elevators that service the offices are located in one section and the residential in another section, so there's no connection to get from the garage to the retail; they are not controlling the ingress and egress in the building other than going through the lobby.

PUBLIC COMMENTS

Frances Neuhut, 1060 Kane Concourse, came forward and stated that this project is important to the Business District, which has a shortage of parking. She felt that allowing these projects destroys the Business District. She stated that this project should not have been brought to the Design Review Board.

Chair Hurwitz stated that this project will go to the Town Council if approved.

Sylvia Twersky, 9660 West Bay Harbor Drive, came forward and stated that she is new to the area; she moved from New York in November. She commented that the traffic is abhorrent; she is disappointed with all the projects surrounding her home-she has counted five so far. She raised concern to traffic and safety hazards for children, because there are no sidewalks. She felt the Town is becoming busy and dangerous.

PUBLIC COMMENTS CLOSED

ACTION: Vice Chair Bebachik made a motion to enter Town Planner Miller's Staff Report into evidence; to approve the request with the conditions outlined in the Staff Report; that there be improvements on the balconies of the north façade more specifically to mimic the balconies of the west façade; to allow parking to the public after hours and weekends; and that there be accessibility to the lobby through a designated elevator. Board Member Feldman seconded the motion, and it passed unanimously.

There being no further business to discuss, the meeting adjourned at 9:00 P.M.

CHAIR

ATTEST

TOWN CLERK

