

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

**MEETING OF THE DESIGN REVIEW BOARD
MORRIS N. BROAD COMMUNITY CENTER
1175 95TH STREET
BAY HARBOR ISLANDS, FL 33154**

QUASI-JUDICIAL PUBLIC HEARING

**September 5, 2023
7:00 PM**

AGENDA

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

PLEDGE OF ALLEGIANCE:

ROLL CALL

1. Request for approval for a revision for "DDG 1055 BHI, LLC" located at 1055 93 Street, Lot 13 of Block 14. On January 3, 2023, the Board approved the site plan application. The project architect, Carl Levin, as agent for the property owner, submitted revisions to the previously approved site plan after encountering problems with FPL concerning obtaining permits to relocate and/or remove their facilities and underground, due to existing poles and overhead lines running along their rear property line. The proposed construction is a new nine (9) dwelling unit mid-rise development. The proposed site design incorporates one (1) rectangular-shaped building positioned north / south of the site on top of a grade level parking area. The proposed building will have seven (7) stories in height (6 floors of residential use over a one-story parking area at 65 feet above BFE + 1" FBC freeboard. The proposed dwelling units range from 1,440 to 2,527 square feet of a/c space plus balconies. The proposal is to build nine (9) dwelling units. Therefore, no TDR will be required. Enclosed please find the site plan and elevations. (Item #1)

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

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 1055 93 Street.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

2. Request for approval for exterior modifications for “Richard & Jodie Rozencwaig” located at 9900 East Broadview Drive, Lot 14 of Block 27. The owners are proposing modifying portions of the exterior and interior to an existing single family and adding a new vehicle "portico" along 99th Street. The exterior work includes replacement of most existing doors and windows with impact glass, replacing an existing garage door, and extending an existing roof overhang over a new accessible balcony to the 2nd floor master bedroom. Enclosed please find the site plan and elevations. (Item #2)

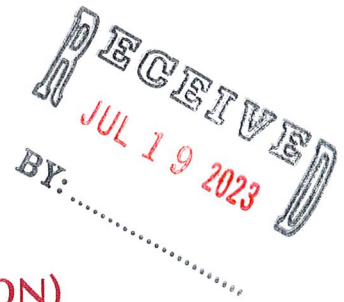
** Staff Review:* The design meets the Town Code and was approved by Michael Miller Planning Associates.

ADJOURNMENT: Approximately 8:00 p.m.

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



TOWN OF BAY HARBOR ISLANDS
Design Review Board
(APPLICATION FOR PLAN REVISION)



"PLEASE FILL OUT COMPLETELY"

Application is hereby made for plan revision as indicated below. I certify that all information is accurate. I understand that my plans must be reviewed and approved by staff prior to being placed on the agenda. I am aware that any error in indicating all the descriptive changes may result in the need for further plan revisions or inspection delays.

PROCESS/PERMIT NUMBER SPR22-000026 / Rev SPR23-000024

APPLICANT INFORMATION

Company DDG 1055 BHI, LLC
Name Lee Cohen Contact Number 718-852-8162
Address 138 Pioneer Street
City Brooklyn State NY Email Address lee@redhoek.com

OWNER / PROPERTY INFORMATION

Name DDG 1055 BHI, LLC Address 1055 93 Street
Folio# 13-2227-001-2780 Lot 13 Block 14
Contact Number 718-852-8162 Email Address lee@redhoek.com

DATE OF ORIGINAL APPROVAL ~ DRC: 11/23/22 P&Z: 12/03/23

REVISION # 1 REVISION DATE: 07/18/23

ENTER SHEET # Revised sheets: A-12, A-13, A-14, A-15, A-21, A-22, A-23, A31, A-32, A-33, and A-41

Owner / Applicant given copy of Plan Revision Checklist (☒) Yes (☐) No

REVISION REVIEW FEE: \$350.00 Please make payment payable to The Town of Bay Harbor Islands

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

INCOMPLETE SUBMISSIONS WILL NOT BE PLACED ON THE AGENDA

**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 28th, 2023

Subject: Site Development Plan Application - Revision
Proposed New 9 DU Multifamily Residential Complex
Revisions to Approved Site Development Plan
1055 93rd Street
Bay Harbor Islands Acct. No. SPR22-000026
MMPA Acct. No. 01-0702-1144

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the most recent revised plans dated August 2nd, 2023 and the contents of this staff report, and if found acceptable, **APPROVE** the proposed Site Development Plan revisions, as-is or with modifications, subject to the suggested condition listed in the summary section of this report.

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential
Zoning District: RM-2 Multiple Family District
General Location: 1055 93rd Street
Legal Description: Lot 13 of Block 14, "Bay Harbor Island" Subdivision according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of M-D County.

PURPOSE OF REVISIONS TO PREVIOUSLY APPROVED SITE DEVELOPMENT PLANS

On January 3, 2023 the Town's Design Review Board (DRB) approved a 9 DU multifamily residential complex on the subject site. Subsequent to the DRB meeting the architects have been working on the actual construction plans for building permits and apparently encountered

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Design Review Board (DRB) Staff Report
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problems with FPL concerning obtaining permits to relocate and/or remove & underground their facilities due to existing poles & overhead lines running along their rear property line – which is common throughout the Town. The survey / plans show that one of the poles is placed several feet into their site with overhead lines angling to the opposite corner of the site. More commonly poles and overhead lines are placed generally straddling adjoining rear lot lines within the platted Blocks in the Town. The Town Code requires developers to underground any existing overhead facilities during redevelopment; however, there is a clause that if FPL / other utility providers (phone / internet / cable) objects - which FPL has on several smaller projects - the existing utility facilities can remain until larger / longer segments are undergrounded. In this instance the Town has required developers to install underground conduits for future overhead utility undergrounding. The subject site is located mid-block north of 93rd Street with all nearby land fully developed. FPL has repeatedly stated that undergrounding small segments mid-block is difficult to access and construct. Several other projects in the Town have encountered similar problems, and at least one project has stopped construction due to this (and other reasons). Multiple segmented overhead / underground installations are generally banned – especially mid-block – FPL would prefer to underground entire blocks at a time. As this block is fully developed, access to rear yards is limited, and cooperation from all landowners in the block would be required, as well as other utility providers using the FPL poles, including how payment for the undergrounding work would occur, the Town's efforts to eventually underground as much of the overhead utilities has been frustrated.

This project was designed in accordance with the required Town setbacks / other criteria. At the rear of this site the original building design had balconies for the dwelling units; however, FPL has commented some would be too close to their existing overhead lines, and construction workers / future residents might get shocked or worse. The developers and their design team have exhausted every means to relocate / underground the overhead utilities, but FPL has objected. Therefore, the project architects have reluctantly revised the plans to remove the balconies and reconfigure some of the dwelling units at the rear of the building. The plans include before and after comparison plans. There are NO changes to the ground level site plan layout (building footprint / driveway / parking / etc.). The plans include a slight revision to an interior 2nd floor common terrace area and change to some of the dwelling unit layouts / removal of all balconies on the upper floors (3rd thru 6th floors) at the rear of the site near the FPL lines.

PROJECT DESCRIPTION

The local project architect, Carl Levin Architecture + Design, as agent for the property owner, DDG 1055 BHI LLC, submitted a Site Development Plan application to allow for the construction of a nine (9) dwelling unit mid-rise residential development located at 1055 93rd Street. The proposed dwelling units range from 1,440 sq. ft. to 2,527 sq. ft. of A/C space plus balconies. The lot is currently cleared and vacant. The proposed site design incorporates one (1) rectangular-shaped building positioned north / south on the site on top of a grade level parking area. The building floors above the parking garage form a single enclosed structure.

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The proposed building is 7-stories in height (6 floors of residential use) over a one (1) story parking area @ 65-feet above BFE + 1' FBC freeboard which meets Code. One (1) driveway connection to 93rd Street is proposed. The driveway is shown as a two-way driveway that is twenty-three (23) feet in width which meets the Code minimum. The driveway provides access to the under-building parking garage area and one exterior parking space (guest / lobby drop-off / delivery). All parking spaces, except one grade level guest space, will be in the under-building parking area. The plan includes a tentative Fire Department staging area in the street adjoining the site (typical). It appears from the survey that this site never deeded any land to the Town (11-foot area) for the on-street roadway swale parking as some others had done; however, there are four (4) parallel parking spaces in the Town swale. The Town's Code requires that all re-development must completely remove existing on-street paved parking, place new parking on-site, and landscape the swale area for drainage / aesthetics.

The second floor provides a common courtyard and landscape area on the east side / middle of the building. Two (2) units are also on this floor. The units have access from a common enclosed hallway on the west side of building. One unit is on the front of the building and other unit is on the rear. On the 5th floor, the southern half of the building has a pool, outdoor kitchen and sundeck area. An amenity room and bathroom are provided adjacent to the pool / rec area within the building. On the building rooftop an additional rooftop pool / deck was added since the original submission. The revised plans for these added features meet Code requirements.

As stated above according to the survey, the lot is currently vacant. Town records indicate that the lot was previously developed with a duplex (2 DU). The total lot area is 11,250 square feet / 0.26 acres in size. This would allow a maximum of nine (9) dwelling units on the property at the maximum allowable base density (34 DUA). The proposal is to build nine (9) dwelling units; therefore, no TDR will be required. The net DU increase would be seven (7) DU.

The adjoining / nearby development sites currently include a 6-story multi-family residential complex @ 69 DU / 67 DUA to the immediate north. To the immediate east is a one-story quad multi-family residential complex @ 4 DU / 15 DUA. To the immediate west is a one-story triplex, @ 3 DU / 12 DUA. To the south across 93rd Street is the 7-story Stuart House multi-family residential complex @ 54 DU / 52 DUA. This area of the Town is predominated by a mixture of older low-rise residential complexes (1-3 stories) and mid-rise residential complexes (5-7 stories). The Town's 2002 Community Vision Master Plan identifies this area as being preferred for mid-rise residential complexes (7+/- stories). Therefore, the proposed development is deemed generally consistent with the Town's future vision for this area.

BACKGROUND INFORMATION

The Town of Bay Harbor Islands completed major amendments to the Town's adopted Comprehensive Plan and Land Development Regulations (LDRs) in the last 20+/- years. The former RE zoned lands located on waterfront lots were rezoned into the RM-1 District, while interior (non-waterfront lots) are zoned RM-2. The Town also adopted numerous other modifications to many other code provisions that affect yard encroachments, parking lot

designs, building height limits and exceptions, building design standards, landscaping and other provisions. The submittal package has a few design / Code compliance issues.

It is noted that in 2015 the Town received a Site Development Plan application for a fifteen (15) DU midrise building on this site. An initial DRC review / meeting was held but the project never moved forward for formal Town approval.

COMPREHENSIVE PLAN / ZONING

Comprehensive Plan – The property has a Future Land Use Map (FLUM) designation of "Medium-High Density Residential". The maximum allowable base density is 34 DUA. Based on the site size a maximum of nine (9) DU could be built on this site. The applicant is requesting nine (9) DU; therefore, the proposed land use / density is consistent with the Complan designation.

Land Development Regulations / Zoning Code – The property has a Zoning classification of RM-2 Multiple Family Zoning District. The maximum building height allowed in this area is 65 feet (measured from BFE + 1' FBC Freeboard to top of the main roof deck). The proposed use of the property is consistent with this zoning classification. The latest revised site design is deemed consistent with all provisions of the Code.

PLATTING

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

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

93rd Street was platted as a 50' wide local roadway – no additional right-of-way is necessary. As stated above, the Site Development Plan depicts access to the site from one driveway connection to 93rd Street. The driveway is shown as a 23-foot-wide two-way driveway that provides access to the parking garage which meets Code. Based on nine (9) DU the Code requires at least eighteen (18) parking spaces. Nineteen (19) parking spaces are provided (18 standard, 1 ADA including 1 guest space). Therefore, the site design meets / exceeds the current minimum Code requirements for on-site parking spaces. As this is a single lot, no guest spaces are required; however, one (1) guest space is provided. The Town encourages applicants to provide a guest space if possible.

The plan includes a proposed tentative Fire Department staging area in the street adjoining the site which is typical. Any changes required by the Fire Department subsequent to the Town's site plan approval may cause the plans to be re-submitted to the DRC / DRB.

BUILDING DESIGN / BUILDING LENGTH / BREEZEWAY

The building design is somewhat unusual with clean / modern with decorative vertical and horizontal design elements, as well as the use of painted vertical accents. The building does not exceed one hundred twenty (120) feet in length; therefore, no "breezeway" is required. The building design incorporates significant building articulation.

**Town of Bay Harbor Islands
Design Review Board (DRB) Staff Report
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1055 93rd Street – Proposed 9 DU Multifamily Residential Complex
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As related to the site parking facilities, Sec. 23-24(d)(4) requires that for all parking garages the building façades must be completely enclosed to screen vehicles to adjoining neighbors for noise / light / odors unless the Design Review Board (DRB) approves equivalent screening. However, the Code also allows parking spaces to extend out from under a building into yard areas or be constructed totally in yards areas, subject to compliance with setbacks, screening and landscaping requirements. This project includes both under-building parking garage spaces, but portions of some parking spaces extend out from under the building (east side), and a front yard guest space. The plans show that the north / south parking garage façades as solid walls with no openings (except at entry gate). Along the sides where the parking extends out from under the building into the side yards the parking spaces are proposed to be screened from the adjoining sites with a solid white 6' tall aluminum metal fence along each side lot line, with landscaping on the inside of the fences. A detail on the proposed aluminum fence is included. This design will comply with minimum Code requirements.

SUGGESTED CONDITIONS OF APPROVAL / SITE PLAN COMMENTS

Following are our suggested conditions of approval and/or comments based on the most recent revised plans dated August 2nd, 2023, submitted to the Town for consideration:

1. This revised approval is based on the Site Development Plans prepared by Carl Levin Architecture & Design, dated August 2nd, 2023, as well as any required modifications stated herein, and any modifications required by the Design Review Board (DRB). Any substantial changes desired after the DRB's approval may require separate approvals from the Town staff and/or DRB as specified by the Code.
2. All previously listed conditions of approval (2 through 7) from the DRB's original January 3rd, 2023 meeting shall remain in full force and affect. See summary below:
 - Underbuilding parking garage / side yard design and screening method previously approved.
 - Outdoor Lighting Plan Code final design compliance.
 - Payment of County / Town Impact Fees to be paid / satisfied at building permit.
 - Miami-Dade Fire Department final approval of the Fire Truck staging area.
 - Screening of all FPL transformers / backflow preventers / exposed utility facilities.

07/18/23
08/02/23 - Revision 1

Town of Bay Harbor Islands
9665 Bay Harbor Terrace
Bay Harbor Islands, FL 33154

**RE: 1055 93 Street
Bay Harbor Islands, FL 33154**

Revision to Approved Planning and Zoning Board Submission

To Whom it May Concern:

The following is a list of the revisions to the approved Planning and Zoning Submission for the ground-up, seven story, nine unit apartment building located at 1055 93 Street:

ARCHITECTURAL

Sheet A-06, Site Plan and Zoning Information

1. Unit Mix Chart updated to reflect new Unit designations and provided square footages
2. Flood Vent Calculations added to Building / Zoning Information for Level 1 areas
3. Site Requirement information updated to current information
4. Parking layout has been updated to coordinate with structural
5. Exterior landscape areas reconfigured to coordinate with building structure/egress requirements
5. Elevator Lobby, Trash Room, and Tenant Storage reconfigured
6. CMU walls added around Egress Stair as per Fire coordination
7. Parking egress gate has been updated to incorporate a pedestrian egress door

Sheet A-12, Level 2 Floor Plan

1. Modifications to the design of the Level 2 Exterior Terrace in order to meet Miami-Dade Fire Egress requirements
2. Modifications to the exterior window/door placements and sizes due to changes to the unit layouts and coordination with Structural
3. Modifications to the interior unit layouts
4. Modifications to the Fire and Domestic Water Pump rooms in order to combine them into one room

Sheet A-13, Level 3 Floor Plan

1. Modifications to the floor plan to remove the north facing balcony along the rear elevation due to the proximity of the FPL power lines that are running along the rear property line
2. Modifications to the exterior window/door placements and sizes due to changes to the unit layouts and coordination with Structural
3. Modifications to the interior unit layouts

ARCHITECTURAL (con't)

Sheet A-14, Level 4 Floor Plan

1. Modifications to the floor plan to remove the north facing balcony along the rear elevation due to the proximity of the FPL power lines that are running along the rear property line
2. Modifications to the exterior window/door placements and sizes due to changes to the unit layouts and coordination with Structural
3. Modifications to the interior unit layouts

Sheet A-15, Level 5 Floor Plan

1. Modifications to the floor plan to reduce the north facing balcony along the rear elevation due to the proximity to the FPL power lines that are running along the rear property line
2. Modifications to the exterior window/door placements and sizes due to changes to the unit layouts and coordination with Structural
3. Modifications to the interior unit layouts
4. Modifications to the upper and lower pool deck and planter locations/sizes as per coordination with the Pool and Structural Engineer

Sheet A-16, Level 6 Floor Plan

1. Modifications to the exterior window/door placements and sizes due to changes to the unit layouts and coordination with Structural
2. Modifications to the interior unit layouts

Sheet A-17, Level 7 Floor Plan

1. Modifications to the exterior window/door placements and sizes due to changes to the unit layouts and coordination with Structural
2. Modifications to the interior unit layouts

Sheet A-18, Roof Level Floor Plan

1. Modifications to the upper and lower pool deck and planter locations/sizes as per coordination with the Pool and Structural Engineer

Sheet A-21b, Exterior Elevation - NORTH

1. Modifications to the North Elevation to remove the north facing balconies and associated louvers on Levels 3 and 4 and to reduce the balcony on Level 5 due to the proximity to the FPL power lines that are running along the rear property line
2. Modifications to the exterior window/door placements and sizes due to changes to the unit layouts and coordination with Structural

Sheet A-22, Exterior Elevation - WEST

1. Modifications to the West Elevation to remove the north facing balconies and associated louvers on Levels 3 and 4 and to reduce the balcony on Level 5 due to the proximity to the FPL power lines that are running along the rear property line
2. Modifications to the exterior window/door placements and sizes due to changes to the unit layouts and coordination with Structural

ARCHITECTURAL (con't)

Sheet A-23, Exterior Elevation - EAST

1. Modifications to the East Elevation to remove the north facing balconies and associated louvers on Levels 3 and 4 and to reduce the balcony on Level 5 due to the proximity to the FPL power lines that are running along the rear property line
2. Modifications to the design Level 2 Exterior Terrace in order to meet Miami-Dade Fire Egress requirements
3. Modifications to the exterior window/door placements and sizes due to changes to the unit layouts and coordination with Structural

Sheet A-31, Colored Exterior Elevation - NORTH and SOUTH

1. Modifications to the North/South Elevation to remove the north facing balconies and associated louvers on Levels 3 and 4 and to reduce the balcony on Level 5 due to the proximity to the FPL power lines that are running along the rear property line
2. Modifications to the exterior window/door placements and sizes due to changes to the unit layouts and coordination with Structural

Sheet A-32, Colored Exterior Elevation - WEST

1. Modifications to the West Elevation to remove the north facing balconies and associated louvers on Levels 3 and 4 and to reduce the balcony on Level 5 due to the proximity to the FPL power lines that are running along the rear property line
2. Modifications to the exterior window/door placements and sizes due to changes to the unit layouts and coordination with Structural

Sheet A-33, Colored Exterior Elevation - EAST

1. Modifications to the East Elevation to remove the north facing balconies and associated louvers on Levels 3 and 4 and to reduce the balcony on Level 5 due to the proximity to the FPL power lines that are running along the rear property line
2. Modifications to the exterior window/door placements and sizes due to changes to the unit layouts and coordination with Structural

Sheet A-41, Building Section

1. Modifications to the rear of the building to remove the north facing balconies and associated louvers on Levels 3 and 4 and to reduce the balcony on Level 5 due to the proximity to the FPL power lines that are running along the rear property line
2. Section updated to reflect plan and elevation changes due to unit layout modifications and structural coordination

CIVIL

Sheet PD-1, Cover Sheet

1. No drawing changes

Sheet PD-2, Paving, Grading, Drainage Plans and Typical Sections

1. Coordination with updated Architectural Site Plan
2. Elimination of a drainage manhole and relocation of French Drain

Sheet PD-3, Pavement and Drainage Details

1. No drawing change

Sheet WS-1, Cover Sheet

1. No drawing change

Sheet WS-2, Water and Sewer Plans and Details

1. Added Water and Sewer Profile

Sheet WS-3, Water and Sewer Details

1. Relocated details from WS-2

Drainage Calculations

1. No change to the calculations

LANDSCAPE

Sheet L-02, 1st and 2nd Floor Planting Plan

1. Updated Planting Plans to coordinate with updated Architectural Site and Level 2 Floor Plan

Sheet L-03, 5th Floor and Roof Planting Plan

1. Updated Planting Plans to coordinate with updated Architectural Floor Plans

Sheet L-04, Planting Palette

1. No drawing change

PHOTOMETRIC STUDIES

Sheet PS-01, 1st Floor Photometric, Normal Power

1. Modified Photometric Plan to coordinate with updated Level 1 Parking Layout

Sheet PS-02, 1st Floor Photometric, Emergency Power

1. Modified Photometric Plan to coordinate with updated Level 1 Parking Layout

PHOTOMETRIC STUDIES (con't)

Sheet PS-03, 2nd Floor Photometric, Normal Power

1. Modified Photometric Plan to coordinate with updated Level 2 Layout

Sheet PS-04, 2nd Floor Photometric, Emergency Power

1. Modified Photometric Plan to coordinate with updated Level 2 Layout

Sheet PS-05, 5th Floor Photometric, Normal Power

1. Modified Photometric Plan to coordinate with updated Level 5 Pool Deck

Sheet PS-06, 5th Floor Photometric, Emergency Power

1. Modified Photometric Plan to coordinate with updated Level 5 Pool Deck

Sheet PS-07, Roof Photometric, Normal Power

1. Modified Photometric Plan to coordinate with updated Roof Level Pool Deck Layout

Sheet PS-08, Roof Photometric, Emergency Power

1. Modified Photometric Plan to coordinate with updated Roof Level Pool Deck Layout

If you have any questions regarding our submission or the modifications that have been made to the Approved DRB Set, please feel free to reach out to CLA+D at 305-442-3118, or via email at carl@cla-d.com.

Sincerely,

Carl D Levin

Carl Levin
Architect

Digitally signed by
Carl D Levin
Date: 2023.08.02
16:01:30-04'00



**FPL****NOTIFICATION OF FPL FACILITIES**

Customer/Agency RM2 Engineering
 Developer/Contractor Name RM2 Engineering
 Location of Project 1055 93rd ST
 FPL Representative ISABELLA ARCOS
 Developer/Contractor Representative Robert Molina

Date of Meeting/Contact: 05/02/23
 Project Number/Name: 1055 93rd ST
 City: Bay Harbor Islands
 Phone: 786-719-0535
 FPL Work Request #/Work Order #: N/A

FPL calls your attention to the fact that there may be energized, high voltage electric lines, both overhead and underground, located in the area of this project. It is imperative that you visually survey the area and that you also take the necessary steps to identify all overhead and underground facilities prior to commencing construction to determine whether the construction of any proposed improvements will bring any person, tool, machinery, equipment or object closer to FPL's power lines than the OSHA-prescribed limits. If it will, you must either re-design your project to allow it to be built safely given the pre-existing power line location, or make arrangements with FPL to either deenergize and ground our facilities, or relocate them, possibly at your expense. **You must do this before allowing any construction near the power lines.** It is impossible for FPL to know or predict whether or not the contractors or subcontractors, and their employees, will operate or use cranes, digging apparatus or other mobile equipment, or handle materials or tools, in dangerous proximity to such power lines during the course of construction, and, if so, when and where. Therefore, if it becomes necessary for any contractor or subcontractor, or their employees, to operate or handle cranes, digging apparatus, draglines, mobile equipment, or any other equipment, tools or materials in such a manner that they might come closer to underground or overhead power lines than is permitted by local, state or federal regulations, you and any such contractor or subcontractor must notify FPL in writing of such planned operation prior to the commencement thereof and make all necessary arrangements with FPL in order to carry out the work in a safe manner. **Any work in the vicinity of the electric lines should be suspended until these arrangements are finalized and implemented.**

The National Electrical Safety Code ("NESC") prescribes minimum clearances that must be maintained. If you build your structure so that those clearances cannot be maintained, you may be required to compensate FPL for the relocation of our facilities to comply with those clearances. As such, you should contact FPL prior to commencing construction near pre-existing underground or overhead power lines to make sure that your proposed improvement does not impinge upon the NESC clearances.

It is your responsibility and the responsibility of your contractors and subcontractors on this project to diligently fulfill the following obligations:

1. Make absolutely certain that all persons responsible for operating or handling cranes, digging apparatus, draglines, mobile equipment or any equipment, tool, or material capable of contacting a power line, are in compliance with all applicable state and federal regulations, including but not limited to U.S. Department of Labor OSHA Regulations, while performing their work.
2. Make sure that all cranes, digging apparatus, draglines, mobile equipment, and all other equipment or materials capable of contacting a power line have attached to them any warning signs required by U.S. Department of Labor OSHA Regulations.
3. Post and maintain proper warning signs and advise all employees, new and old alike, of their obligation to keep themselves, their tools, materials and equipment away from power lines per the following OSHA minimum approach distances (refer to OSHA regulations for restrictions):

*Power Line Voltages	**Personnel and Equipment (29 CFR 1910.333 and 1926.600)	Cranes and Derricks (29 CFR 1926.1407, 1408)	Travel under or near Power Lines (on construction sites, no load) (29 CFR 1926.600 – Equipment) (1926.1411 – Cranes and Derricks)	
0 - 750 volts	10 Feet	10 Feet	4 Feet	4 Feet
751 - 50,000 volts	10 Feet	10 Feet	4 Feet	6 Feet
69,000 volts	11 Feet	15 Feet	10 Feet	10 Feet
115,000 volts	13 Feet	15 Feet	10 Feet	10 Feet
138,000 volts	13 Feet	15 Feet	10 Feet	10 Feet
230,000 volts	16 Feet	20 Feet	10 Feet	10 Feet
500,000 volts	25 Feet	25 Feet	16 Feet	16 Feet

***When uncertain of the voltage, maintain a distance of 20 feet for voltages up to 350,000 volts and 50 feet for voltages greater than 350,000 volts.**

****For personnel approaching insulated secondary conductors less than 750 volts, avoid contact (Maintain 10 Feet to bare energized conductors less than 750 volts). For qualified personnel and insulated aerial lift equipment meeting requirements of 29 CFR 1910.333, distances may be reduced to those shown in 29 CFR 1910.333 Table S-5.**

4. All excavators are required to contact the Sunshine State One Call of Florida, phone number 1-800-432-4770 or 811 a minimum of two working days (excluding weekends) in advance of commencement of excavation to ensure facilities are located accurately.
5. Conduct all locations and excavations in accordance with the Florida Statute 556 of the Underground Facilities Damage Prevention & Safety Act and all local city and county ordinances that may apply.
6. When an excavation is to take place within a tolerance zone, an excavator shall use increased caution to protect underground facilities. The protection requires hand digging, pot holing, soft digging, vacuum methods, or similar procedures to identify underground facilities.

A copy of this notification must be provided by you to each contractor and subcontractor on this project, to be shared with their supervision and employees prior to commencing work on this project.

Sent via E-Mail to Robert Molina

Means by which this notification was provided to customer and/or contractor

Isabella Arcos

FPL Representative Signature

Customer/Developer/Contractor Representative Signature

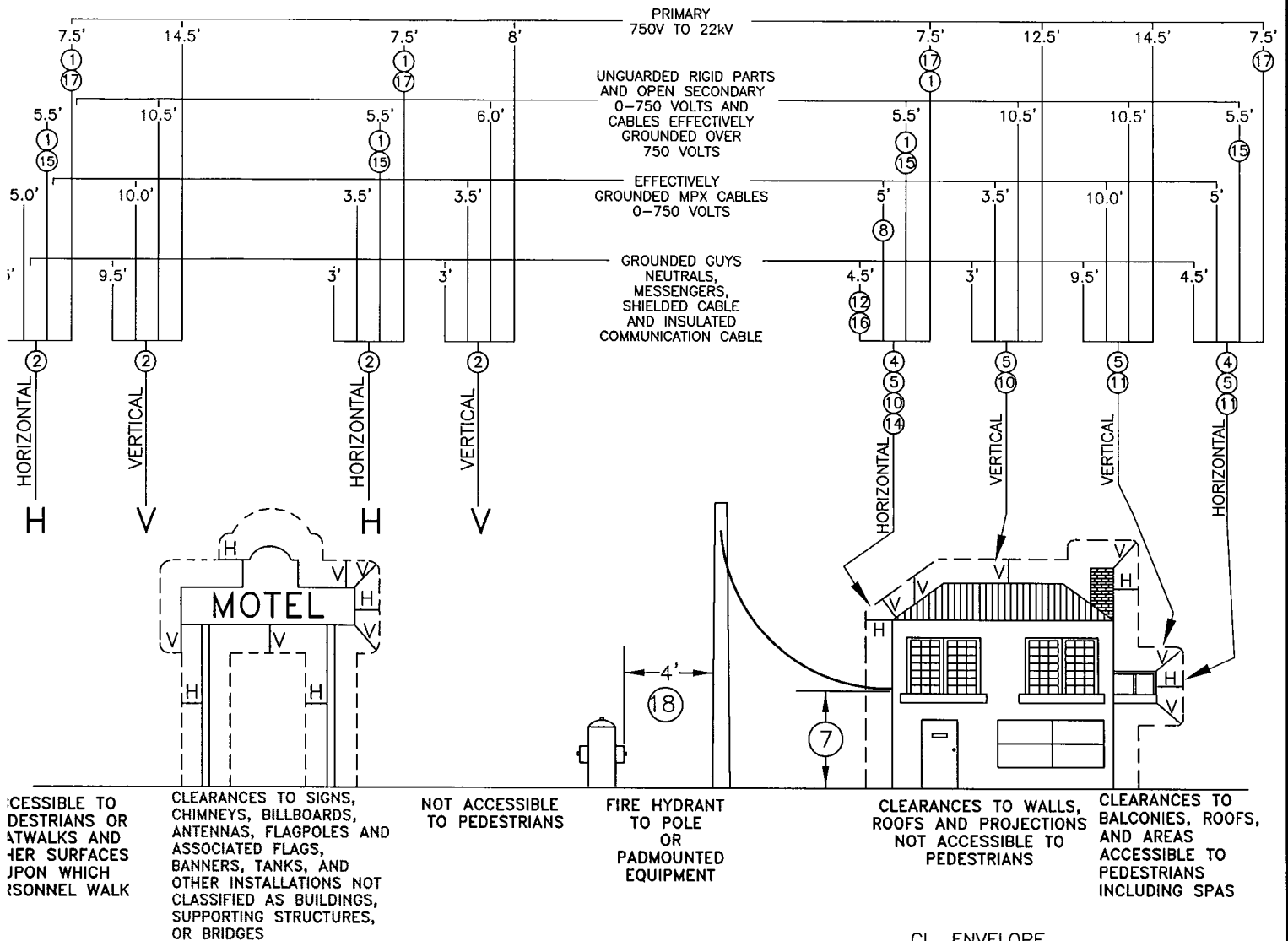
robert@rm2eng.com

Address

05/02/23

Date

Date



DIAGONAL VS. HORIZONTAL AND VERTICAL CLEARANCES

IN THE SKETCHES ABOVE, DIAGONAL CLEARANCE LINES ARE SHOWN IN ADDITION TO THOSE STRICTLY VERTICAL OR HORIZONTAL. IN ORDER TO SIMPLIFY A DIAGONAL CLEARANCE CONCERN, THE FOLLOWING EXAMPLE IS OFFERED:

ASSUME THAT A CONDUCTOR IS TO BE INSTALLED ABOVE BUT SLIGHTLY TO THE SIDE OF A STRUCTURE AND THAT THE REQUIRED CLEARANCES AFTER ADJUSTMENTS, IF ANY, THAT MAY BE REQUIRED BY SAGS AT OPERATING TEMPERATURE HAVE BEEN INCLUDED. THE ADJUSTED CLEARANCES ARE 10 FEET VERTICALLY AND 8 FEET HORIZONTALLY.

FROM THE TOP CORNER OF THE STRUCTURE, A 10 FOOT RADIUS ARC IS DRAWN TANGENT TO THE VERTICAL CLEARANCE LINE AND INTERSECTING THE HORIZONTAL CLEARANCE LINE. (THE ARC MUST BE STARTED TANGENT TO THE GREATER REQUIRED CLEARANCE AND INTERSECT THE LESSER). ANY CONDUCTOR LOCATION OUTSIDE THIS ARC MEETS CLEARANCE REQUIREMENTS. SEE FIGURE 1.

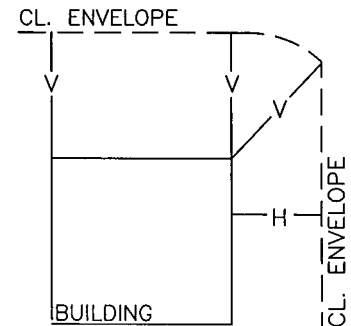


FIGURE 1 - DIAGONAL CLEARANCE
V = VERTICAL CLEARANCE
H = HORIZONTAL CLEARANCE



F P L

OH & UG DISTRIBUTION SYSTEM STANDARDS

11/14/22	UPDATE DRAWING	DGY	GXN	DC
9/28/11	UPDATE DRAWING	ARR	ELS	WM
5/22/07	REVISE FIGURE 1	JNM	ELS	JJM
9/21/05	UPDATE DRAWING AND NOTES	JNM	ELS	JJM
DATE	REVISION	ORIG.	DRAWN	APPR.

ORIGINATOR: ARR

DRAWN BY: EMH

DATE: 6/30/93

APPROVED: R.J. SALESKY

NO SCALE

DIRECTOR, DISTRIBUTION ENGINEERING
AND OPERATIONS SERVICES

NOTES

- ① WHERE BUILDING, SIGN, CHIMNEY, ANTENNA, TANK, OR OTHER INSTALLATION DOES NOT REQUIRE MAINTENANCE SUCH AS PAINTING, WASHING, CHANGING OF SIGN LETTERS, OR OTHER OPERATION WHICH WOULD REQUIRE PERSONS TO WORK OR PASS BETWEEN SUPPLY CONDUCTORS AND STRUCTURE, THE CLEARANCE MAY BE REDUCED BY 2 FEET.
- ② THE REQUIRED CLEARANCES SHALL ALLOW FOR THE CLOSEST APPROACH OF MOTORIZED SIGNS OR MOVING PORTIONS OF INSTALLATIONS.
- ③ THESE CLEARANCES APPLY TO CONDUCTORS PASSING BY UNATTACHED TO BRIDGES. MOVING BRIDGES SHALL MAINTAIN THE REQUIRED CLEARANCES THROUGHOUT THE FULL RANGE OF MOVEMENT OF THE BRIDGE OR ANY ATTACHMENT THERE TO. IF NECESSARY TO ATTACH TO BRIDGES, REFER TO DISTRIBUTION ENGINEERING AND OPERATIONS SERVICES.
- ④ WHERE BUILDINGS EXCEED THREE STORIES (OR 50 FEET) IN HEIGHT, OVERHEAD LINES SHOULD BE ARRANGED SO THAT A CLEAR SPACE OR ZONE AT LEAST 6 FEET WIDE WILL BE LEFT EITHER ADJACENT TO THE BUILDING OR BEGINNING NOT OVER 8 FEET FROM THE BUILDING TO FACILITATE THE RAISING OF LADDERS FOR FIRE FIGHTING. THIS DOES NOT APPLY WHERE IT IS THE UNVARYING RULE OF THE LOCAL FIRE DEPARTMENTS TO EXCLUDE THE USE OF LADDERS IN ALLEYS OR OTHER RESTRICTED PLACES OCCUPIED BY SUPPLY CONDUCTORS AND CABLES.
- ⑤ A ROOF, BALCONY OR AREA IS CONSIDERED READILY ACCESSIBLE TO PEDESTRIANS IF IT CAN BE CASUALLY ACCESSED THROUGH A DOORWAY, RAMP, STAIRWAY, OR PERMANENTLY MOUNTED LADDER BY A PERSON ON FOOT WHO NEITHER EXERTS EXTRAORDINARY PHYSICAL EFFORT NOR EMPLOYS SPECIAL TOOLS OR DEVICES TO GAIN ENTRY. A PERMANENTLY MOUNTED LADDER IS NOT CONSIDERED A MEANS OF ACCESS IF ITS BOTTOM RUNG IS 8 FEET OR MORE FROM THE GROUND OR OTHER PERMANENTLY INSTALLED ACCESSIBLE SURFACE. FOR CLEARANCE OVER ROOFS ACCESSIBLE TO VEHICLES, REFER TO DISTRIBUTION ENGINEERING AND OPERATIONS SERVICES.
- ⑥ WHERE NOT MORE THAN 6 FT. OF A SERVICE DROP MEASURED HORIZONTALLY, MEETING ONE OF THE FOLLOWING CONDITIONS PASS OVER A ROOF TO TERMINATE AT A (THROUGH-THE-ROOF) SERVICE RACEWAY OR APPROVED SUPPORT LOCATED NOT MORE THAN 4 FT. MEASURED HORIZONTALLY, FROM THE NEAREST EDGE OF THE ROOF, THE CLEARANCES ABOVE THE ROOF MAY BE MAINTAINED AT NOT LESS THAN 18 IN. (A) CONDUCTORS 300 VOLTS OR LESS (B) CABLES OF 750 VOLTS OR LESS. CABLED SERVICES ATTACHED TO THE BUILDING SHALL NOT PASS OR ATTACH WITHIN 3 FEET OF A WINDOW, FIRE ESCAPE, DOOR, PORCH, OR SIMILAR LOCATION, UNLESS THEY RUN ABOVE THE TOP LEVEL OF A WINDOW. (SEE FPL ELECTRIC SERVICE STANDARDS FOR ILLUSTRATIONS OF SERVICE DROP CLEARANCES)
- ⑦ REFER TO B-3 FOR CLEARANCE OF DRIP LOOPS AND SERVICE CLEARANCES OVER ROADS, GROUNDS, ETC.
- ⑧ THESE CLEARANCES APPLY TO MULTIPLEX CABLES, 0 TO 750V: DPX, TPX, QPX SECONDARY AND SERVICES.
- ⑨ CLEARANCES OVER OR NEAR SWIMMING AREAS APPLY UNDER THE FOLLOWING CONDITIONS:
 - A. WHERE CONDUCTORS CROSS OVER OR WITHIN 25 FEET OF THE EDGE OF A SWIMMING AREA, EXCEPT THAT GUYS, NEUTRALS, DUPLEX, TRIPLEX AND QUADRUPLX SECONDARY OR SERVICE CABLES WHICH ARE 10 FEET OR MORE HORIZONTALLY FROM THE EDGE OF THE POOL, DIVING PLATFORM OR DIVING TOWER ARE NOT CONTROLLED BY THESE CLEARANCES.
 - B. WHERE A SWIMMING POOL IS NOT FULLY ENCLOSED WITHIN A SOLID OR SCREENED PERMANENT STRUCTURE.
 - C. FOR BEACHES AND WATERWAYS RESTRICTED TO SWIMMING AND SUPERVISED BY LIFEGUARDS WHO USE RESCUE POLES.
- ⑩ THESE CLEARANCES APPLY TO AREAS WHICH ARE NOT ACCESSIBLE TO PEDESTRIANS. SEE NOTE 5 FOR DEFINITION OF "ACCESSIBLE TO PEDESTRIANS".
- ⑪ THESE CLEARANCES APPLY TO UNGUARDED WINDOWS AND TO AREAS SUCH AS ROOFS, BALCONIES, ETC. WHICH ARE ACCESSIBLE TO PEDESTRIAN AS DEFINED IN NOTE 5.
- ⑫ THIS CLEARANCE MAY BE REDUCED TO 3 INCHES FOR THE GROUNDED PORTION OF GUYS.
- ⑬ NO CLEARANCE IS SPECIFIED FOR GROUNDED GUYS, SPAN WIRES, SURGE PROTECTION WIRES, AND NEUTRALS IN THE NESC.
- ⑭ THESE HORIZONTAL DIMENSIONS APPLY TO WALLS, PROJECTIONS, GUARDED WINDOWS AND WINDOWS NOT DESIGNED TO OPEN.
- ⑮ THIS CLEARANCE SHALL BE NOT LESS THAN 3.5 FT. WITH THE CONDUCTOR DISPLACED BY WIND.
- ⑯ THESE CLEARANCES APPLY TO GROUNDED GUYS, MESSENGERS, AND NEUTRALS AND TO BOTH SERVICE AND SECONDARY CONDUCTORS WHEN CABLED TOGETHER WITH A BARE GROUND NEUTRAL MESSENGER AND SHIELDED.
- ⑰ THIS CLEARANCE SHALL BE NOT LESS THAN 4.5 FEET WITH THE CONDUCTOR DISPLACED BY WIND.
- ⑱ THIS CLEARANCE SHOULD BE INCREASED TO 7.5 FEET WHEREEVER POSSIBLE TO COMPLY WITH THE FLORIDA FIRE PREVENTION CODE.

SUPERSEDES B-4.0.2 LAST REVISED ON 3-15-91



F P L

OH & UG DISTRIBUTION SYSTEM STANDARDS

9/21/05	ADD NOTE 18	JNM	ELS	JJM
9/8/99	REVISED NOTE 6	JNM	DLW	JJM
6/30/93	REDRAWN-REVISED NOTES 5 & 6	ARR	EMH	RJS
DATE	REVISION	ORIG.	DRAWN	APPR.

ORIGINATOR: ARR

DRAWN BY: EMH

DATE: 6/30/93

APPROVED: R.J. SALESKY

NO SCALE

DIRECTOR, DISTRIBUTION ENGINEERING
AND OPERATIONS SERVICES



BHI 1055 93RD ST DESIGN REVIEW BOARD REVISION TO APPROVED SUBMISSION

AUGUST 16, 2023

1055 93RD STREET,
BAY HARBOR ISLANDS, FL 33154

DRAWING LIST

ARCHITECTURAL	
T-01	COVER SHEET
A-01	EXTERIOR RENDERING
A-02	EXTERIOR RENDERING
A-06	SITE PLAN AND ZONING INFOMRATION - APPROVED SUBMISSION
A-06N	SITE PLAN AND ZONING INFOMRATION - NEW SUBMISSION

A-11	FLOOR PLAN - 1ST FLOOR - APPROVED SUBMISSION
A-11N	FLOOR PLAN - 1ST FLOOR - NEW SUBMISSION
A-12	FLOOR PLAN - 2ND FLOOR - APPROVED SUBMISSION
A-12N	FLOOR PLAN - 2ND FLOOR - NEW SUBMISSION
A-13	FLOOR PLAN - 3RD FLOOR - APPROVED SUBMISSION
A-13N	FLOOR PLAN - 3RD FLOOR - NEW SUBMISSION
A-14	FLOOR PLAN - 4TH FLOOR - APPROVED SUBMISSION
A-14N	FLOOR PLAN - 4TH FLOOR - NEW SUBMISSION
A-15	FLOOR PLAN - 5TH FLOOR - APPROVED SUBMISSION
A-15N	FLOOR PLAN - 5TH FLOOR - NEW SUBMISSION
A-16	FLOOR PLAN - 6TH FLOOR - APPROVED SUBMISSION
A-16N	FLOOR PLAN - 6TH FLOOR - NEW SUBMISSION
A-17	FLOOR PLAN - 6TH FLOOR - APPROVED SUBMISSION
A-17N	FLOOR PLAN - 6TH FLOOR - NEW SUBMISSION
A-18	FLOOR PLAN - ROOF - APPROVED SUBMISSION
A-18N	FLOOR PLAN - ROOF - NEW SUBMISSION

A-21	EXTERIOR ELEVATIONS - SOUTH / NORTH - APPROVED SUBMISSION
A-21Na	EXTERIOR ELEVATION - SOUTH - NEW SUBMISSION
A-21Nb	EXTERIOR ELEVATION - NORTH - NEW SUBMISSION
A-22	EXTERIOR ELEVATION - WEST - APPROVED SUBMISSION
A-22N	EXTERIOR ELEVATION - WEST - NEW SUBMISSION
A-23	EXTERIOR ELEVATION - EAST - APPROVED SUBMISSION
A-23N	EXTERIOR ELEVATION - EAST - NEW SUBMISSION

A-31	COLOR EXTERIOR ELEVATION - SOUTH / NORTH - APPROVED SUBMISSION
A-31N	COLOR EXTERIOR ELEVATION - SOUTH / NORTH - NEW SUBMISSION
A-32	COLOR EXTERIOR ELEVATION - EAST - APPROVED SUBMISSION
A-32N	COLOR EXTERIOR ELEVATION - EAST - NEW SUBMISSION
A-33	COLOR EXTERIOR ELEVATION - WEST - APPROVED SUBMISSION
A-33N	COLOR EXTERIOR ELEVATION - WEST - NEW SUBMISSION

A-41	BUILDING SECTION - APPROVED SUBMISSION
A-41N	BUILDING SECTION - NEW SUBMISSION

LANDSCAPE	
L-02	1ST & 2BD FLOOR PLANTING PLAN - APPROVED SUBMISSION
L-02N	1ST & 2BD FLOOR PLANTING PLAN - NEW SUBMISSION
L-03	5TH FLOOR & ROOF PLANTING PLAN - APPROVED SUBMISSION
L-03N	5TH FLOOR & ROOF PLANTING PLAN - NEW SUBMISSION
L-04	PLANTING PALETTE - APPROVED SUBMISSION
L-04N	PLANTING PALETTE - NEW SUBMISSION

Architect of Record

CLAD

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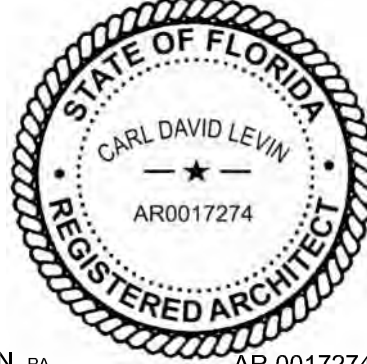
FAB ^{III}/₄
workshop

Designer

pa | nyc

CONSTRUCTION DRAWINGS FOR:
BHI 1055 93rd STREET
1055 93rd STREET
BAY HARBOR ISLANDS, FL 33154

Seal



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Revision

 08/02/23 DESIGN REVIEW SUBMISSION

Project Number

23-001

Date

03/01/23

Sheet Title

COVER
SHEET

Drawn by:

BP

Checked by:

CDL

Sheet Number

T 01



**NEW
SUBMISSION**

CONSTRUCTION DRAWINGS FOR:
BHI 1055 93rd STREET
1055 93rd STREET
BAY HARBOR ISLANDS, FL 33154



NEW
SUBMISSION

CONSTRUCTION DRAWINGS FOR:
BHI 1055 93rd STREET
1055 93rd STREET
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Revision	
 08/02/23	DESIGN REVIEW SUBMISSION

Project Number 23-001

Date 03/01/23

Sheet Title
**EXTERIOR
RENDERING**

Drawn by: BP
Checked by: CDL

Sheet Number

DEVELOPMENTAL IMPACT ANALYSIS

2020 U.S. CENSUS:	2.60 PERSONS PER HOUSEHOLD		
EXISTING PROPERTY INFORMATION:			
0 LIVING UNITS, 0 STORIES			
POTABLE WATER:	200 GALLONS PER CAPITA, PER DAY x 2.60 =	520 GAL x 0 D.U. =	0 GAL PER DAY
SANITARY SEWER:	156 GALLONS PER CAPITA, PER DAY x 2.60 =	405.6 GAL x 0 D.U. =	0 GAL PER DAY
SOLID WASTE:	0.632 TONS PER CAPITA, PER YEAR x 2.60 =	1.64 GAL x 0 D.U. =	0 GAL PER DAY
TRAFFIC:	5.44 TRIPS PER UNIT PER DAY =	5.44 TRIPS x 0 D.U. =	0 TRIPS
	5.44 x 0.36 A.M. PEAK =	1.96 TRIPS x 0 D.U. =	0 TRIPS A.M. PEAK
	5.44 x 0.44 P.M. PEAK =	2.39 TRIPS x 0 D.U. =	0 TRIPS P.M. PEAK
9 LIVING UNITS, 7 STORIES			
POTABLE WATER:	200 GALLONS PER CAPITA, PER DAY x 2.60 =	520 GAL x 9 D.U. =	4,683 GAL PER DAY
SANITARY SEWER:	156 GALLONS PER CAPITA, PER DAY x 2.60 =	405.6 GAL x 9 D.U. =	3,650.4 GAL PER DAY
SOLID WASTE:	0.632 TONS PER CAPITA, PER YEAR x 2.60 =	1.64 GAL x 9 D.U. =	10.76 GAL PER DAY
TRAFFIC:	5.44 TRIPS PER UNIT PER DAY =	5.44 TRIPS x 9 D.U. =	48.96 TRIPS
	5.44 x 0.36 A.M. PEAK =	1.96 TRIPS x 9 D.U. =	17.64 TRIPS A.M. PEAK
	5.44 x 0.44 P.M. PEAK =	2.39 TRIPS x 9 D.U. =	21.51 TRIPS P.M. PEAK
POTABLE WATER:	4,683 GAL PER DAY - 0 GAL PER DAY =	4,683 GAL PER DAY DIFFERENCE	
SANITARY SEWER:	3,650.4 GAL PER DAY - 0 GAL PER DAY =	3,650.4 GAL PER DAY DIFFERENCE	
SOLID WASTE:	01.76 GAL PER DAY - 0 GAL PER DAY =	01.76 GAL PER DAY DIFFERENCE	
TRAFFIC:	48.96 TRIPS - 0 TRIPS =	48.96 TRIPS DIFFERENCE	
	17.64 TRIPS A.M. PEAK - 0 TRIPS =	17.64 TRIPS A.M. PEAK DIFFERENCE	
	21.51 TRIPS P.M. PEAK - 0 TRIPS =	21.51 TRIPS P.M. PEAK DIFFERENCE	

UNIT MIX CHART

UNIT / # OF BEDROOMS	REQUIRED:	PROVIDED:	TOTAL AREA:	SELLABLE AREA:
2A / 2	1,150 SF	1,433 SF	LEVEL 1 (PARKING GARAGE): 6,380 SF	-
2B / 3	1,350 SF	2,074 SF	LEVEL 2: 4,668 SF	3,507 SF
3A / 3	1,350 SF	1,981 SF	LEVEL 3: 5,058 SF	4,153 SF
3B / 3	1,350 SF	2,172 SF	LEVEL 4: 5,058 SF	4,207 SF
4A / 3	1,350 SF	1,981 SF	LEVEL 5: 2,580 SF	1,512 SF
4B / 3	1,350 SF	2,226 SF	LEVEL 6: 2,930 SF	2,389 SF
5A / 2	1,150 SF	1,512 SF	LEVEL 7: 2,810 SF	2,273 SF
6A / 3	1,550 SF	2,389 SF	ROOF: 478 SF	-
7A / 3	1,350 SF	2,273 SF	GRAND TOTAL: 29,962 SF	18,041 SF

OF UNIT BREAKDOWN

UNITS PER FLOOR:	SUBTOTAL UNITS:	TOTAL UNITS PROPOSED:
LEVEL 2-4: 2 RESIDENTIAL UNITS	6 RESIDENTIAL UNITS	9 RESIDENTIAL UNITS
LEVEL 5-7: 1 RESIDENTIAL UNIT	3 RESIDENTIAL UNITS	

AREA BREAKDOWN

SETBACK REQUIREMENTS

ALLOWED / REQUIRED:	PROPOSED:
FRONT YARD SETBACK: BUILDING LESS THAN 30': 20'-0" BUILDING LESS THAN 45': 25'-0" BUILDING LESS THAN 65': 30'-0"	LEVEL 1: 24'-0" LEVEL 2: 25'-2" LEVEL 3: 25'-2" LEVEL 4: 25'-2" LEVEL 5: 58'-0" LEVEL 6: 55'-2" LEVEL 7: 55'-2"
SIDE YARD SETBACK: BUILDING LESS THAN 30': 10'-0" FOR EACH ADDITIONAL THREE FEET OF BUILDING HEIGHT ABOVE 30', THERE SHALL BE ONE ADDITIONAL FOOT OF BUILDING SETBACK FOR THAT PORTION OF THE STRUCTURE OVER 30' IN HEIGHT MAXIMUM SETBACK: 20'	WEST / EAST LEVEL 1: 10'-0" / 5'-0" LEVEL 2: 11'-5" / 10'-5" LEVEL 3: 11'-5" / 14'-5" LEVEL 4: 11'-5" / 14'-5" LEVEL 5: 18'-0" / 18'-0" LEVEL 6: 20'-0" / 20'-0" LEVEL 7: 20'-0" / 20'-0"
REAR YARD SETBACK: BUILDING LESS THAN 30': 10'-0" FOR EACH ADDITIONAL THREE FEET OF BUILDING HEIGHT ABOVE 30', THERE SHALL BE ONE ADDITIONAL FOOT OF BUILDING SETBACK FOR THAT PORTION OF THE STRUCTURE OVER 30' IN HEIGHT	LEVEL 1: 10'-0" LEVEL 2: 11'-5" LEVEL 3: 11'-5" LEVEL 4: 11'-5" LEVEL 5: 17'-8" LEVEL 6: 18'-3" LEVEL 7: 21'-8"
OFF-STREET PARKING SETBACK: 5'-0"	LEVEL 1: 9'-4" (WEST) 5'-0" (EAST)

FLOOD INFORMATION AND LEGEND

FLOOD ZONE: COMMUNITY NUMBER: PANEL NUMBER: SUFFIX: BASE FLOOD ELEVATION: HEIGHT OF LOWEST HABITABLE FLOOR: BUILDING ELEVATIONS ARE BASED ON: ELEVATION DATUM USED:	AE 8.00 120637 1208660144 L 8.00' NGVD 14.53' NGVD CONSTRUCTION DRAWING NGVD 1929 5.20' NGVD 14.53' NGVD N/A 5.20' NGVD 14.53' NGVD 5.18' NGVD 5.18' NGVD N/A 4.76' NGVD
A) TOP OF BOTTOM FLOOR: B) TOP OF THE NEXT HIGHER FLOOR: C) BOTTOM OF THE LOWEST HORIZONTAL STRUCTURAL MEMBER: D) ATTACHED GARAGE (TOP OF SLAB): E) LOWEST ELEVATION OF MACHINERY OR EQUIPMENT SERVICING THE BUILDING: F) LOWEST ADJACENT GRADE NEXT TO BUILDING: G) HIGHEST ADJACENT GRADE NEXT TO BUILDING: H) LOWEST ADJACENT GRADE AT LOWEST ELEVATION OF DECK OR STAIRS, INCLUDING STRUCTURAL SUPPORT: I) HIGHEST CROWN OF ROAD:	

SITE REQUIREMENTS

ALLOWED / REQUIRED:	PROPOSED:
LOT AREA: DENSITY: BUILDING HEIGHT: BUILDING LENGTH: LANDSCAPE REQUIREMENTS: BUILDING ROOF DESIGN:	11,250 SF (0.258 ACRES) 34 DWELLINGS/ACRE MAX 0.258 X 34 = 8.8 (9 UNITS) 65'-0" 120'-0" MIN. 20 PERCENT LANDSCAPED "GREEN" OPEN SPACE AT GROUND LEVEL 1ST FLOOR: 11,250 SF x 20% = 2,250 SF 2ND FLOOR: 1,246 SF x 15% = 186.9 SF 3RD FLOOR: 2,120 SF x 15% = 318 SF 4TH FLOOR: 2,120 SF x 15% = 318 SF 5TH FLOOR: 2,120 SF x 15% = 318 SF 6TH FLOOR: 2,120 SF x 15% = 318 SF 7TH FLOOR: 2,120 SF x 15% = 318 SF 8TH FLOOR: 2,120 SF x 15% = 318 SF 9TH FLOOR: 2,120 SF x 15% = 318 SF 10TH FLOOR: 2,120 SF x 15% = 318 SF 11TH FLOOR: 2,120 SF x 15% = 318 SF 12TH FLOOR: 2,120 SF x 15% = 318 SF 13TH FLOOR: 2,120 SF x 15% = 318 SF 14TH FLOOR: 2,120 SF x 15% = 318 SF 15TH FLOOR: 2,120 SF x 15% = 318 SF 16TH FLOOR: 2,120 SF x 15% = 318 SF 17TH FLOOR: 2,120 SF x 15% = 318 SF 18TH FLOOR: 2,120 SF x 15% = 318 SF 19TH FLOOR: 2,120 SF x 15% = 318 SF 20TH FLOOR: 2,120 SF x 15% = 318 SF 21TH FLOOR: 2,120 SF x 15% = 318 SF 22TH FLOOR: 2,120 SF x 15% = 318 SF 23TH FLOOR: 2,120 SF x 15% = 318 SF 24TH FLOOR: 2,120 SF x 15% = 318 SF 25TH FLOOR: 2,120 SF x 15% = 318 SF 26TH FLOOR: 2,120 SF x 15% = 318 SF 27TH FLOOR: 2,120 SF x 15% = 318 SF 28TH FLOOR: 2,120 SF x 15% = 318 SF 29TH FLOOR: 2,120 SF x 15% = 318 SF 30TH FLOOR: 2,120 SF x 15% = 318 SF 31TH FLOOR: 2,120 SF x 15% = 318 SF 32TH FLOOR: 2,120 SF x 15% = 318 SF 33TH FLOOR: 2,120 SF x 15% = 318 SF 34TH FLOOR: 2,120 SF x 15% = 318 SF 35TH FLOOR: 2,120 SF x 15% = 318 SF 36TH FLOOR: 2,120 SF x 15% = 318 SF 37TH FLOOR: 2,120 SF x 15% = 318 SF 38TH FLOOR: 2,120 SF x 15% = 318 SF 39TH FLOOR: 2,120 SF x 15% = 318 SF 40TH FLOOR: 2,120 SF x 15% = 318 SF 41TH FLOOR: 2,120 SF x 15% = 318 SF 42TH FLOOR: 2,120 SF x 15% = 318 SF 43TH FLOOR: 2,120 SF x 15% = 318 SF 44TH FLOOR: 2,120 SF x 15% = 318 SF 45TH FLOOR: 2,120 SF x 15% = 318 SF 46TH FLOOR: 2,120 SF x 15% = 318 SF 47TH FLOOR: 2,120 SF x 15% = 318 SF 48TH FLOOR: 2,120 SF x 15% = 318 SF 49TH FLOOR: 2,120 SF x 15% = 318 SF 50TH FLOOR: 2,120 SF x 15% = 318 SF 51TH FLOOR: 2,120 SF x 15% = 318 SF 52TH FLOOR: 2,120 SF x 15% = 318 SF 53TH FLOOR: 2,120 SF x 15% = 318 SF 54TH FLOOR: 2,120 SF x 15% = 318 SF 55TH FLOOR: 2,120 SF x 15% = 318 SF 56TH FLOOR: 2,120 SF x 15% = 318 SF 57TH FLOOR: 2,120 SF x 15% = 318 SF 58TH FLOOR: 2,120 SF x 15% = 318 SF 59TH FLOOR: 2,120 SF x 15% = 318 SF 60TH FLOOR: 2,120 SF x 15% = 318 SF 61TH FLOOR: 2,120 SF x 15% = 318 SF 62TH FLOOR: 2,120 SF x 15% = 318 SF 63TH FLOOR: 2,120 SF x 15% = 318 SF 64TH FLOOR: 2,120 SF x 15% = 318 SF 65TH FLOOR: 2,120 SF x 15% = 318 SF 66TH FLOOR: 2,120 SF x 15% = 318 SF 67TH FLOOR: 2,120 SF x 15% = 318 SF 68TH FLOOR: 2,120 SF x 15% = 318 SF 69TH FLOOR: 2,120 SF x 15% = 318 SF 70TH FLOOR: 2,120 SF x 15% = 318 SF 71TH FLOOR: 2,120 SF x 15% = 318 SF 72TH FLOOR: 2,120 SF x 15% = 318 SF 73TH FLOOR: 2,120 SF x 15% = 318 SF 74TH FLOOR: 2,120 SF x 15% = 318 SF 75TH FLOOR: 2,120 SF x 15% = 318 SF 76TH FLOOR: 2,120 SF x 15% = 318 SF 77TH FLOOR: 2,120 SF 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DEVELOPMENTAL IMPACT ANALYSIS

2020 U.S. CENSUS:	2.60 PERSONS PER HOUSEHOLD				
EXISTING: 0 LIVING UNITS, 0 STORIES					
POTABLE WATER:	200 GALLONS PER CAPITA, PER DAY x 2.60 =	520 GAL x 0 D.U. =	0 GAL PER DAY		
SANITARY SEWER:	156 GALLONS PER CAPITA, PER DAY x 2.60 =	405.6 GAL x 0 D.U. =	0 GAL PER DAY		
SOLID WASTE:	0.632 TONS PER CAPITA, PER YEAR x 2.60 =	1.64 GAL x 0 D.U. =	0 GAL PER DAY		
TRAFFIC:	5.44 TRIPS PER UNIT PER DAY =	5.44 TRIPS x 0 D.U. =	0 TRIPS		
	5.44 x 0.36 A.M. PEAK =	1.96 TRIPS x 0 D.U. =	0 TRIPS A.M. PEAK		
	5.44 x 0.44 P.M. PEAK =	2.39 TRIPS x 0 D.U. =	0 TRIPS P.M. PEAK		
PROPOSED: 9 LIVING UNITS, 7 STORIES					
POTABLE WATER:	200 GALLONS PER CAPITA, PER DAY x 2.60 =	520 GAL x 9 D.U. =	4,683 GAL PER DAY		
SANITARY SEWER:	156 GALLONS PER CAPITA, PER DAY x 2.60 =	405.6 GAL x 9 D.U. =	3,650.4 GAL PER DAY		
SOLID WASTE:	0.632 TONS PER CAPITA, PER YEAR x 2.60 =	1.64 GAL x 9 D.U. =	10.76 GAL PER DAY		
TRAFFIC:	5.44 TRIPS PER UNIT PER DAY =	5.44 TRIPS x 9 D.U. =	48.96 TRIPS		
	5.44 x 0.36 A.M. PEAK =	1.96 TRIPS x 9 D.U. =	17.64 TRIPS A.M. PEAK		
	5.44 x 0.44 P.M. PEAK =	2.39 TRIPS x 9 D.U. =	21.51 TRIPS P.M. PEAK		

UNIT MIX CHART

UNIT/# BDRM	REQUIRED:	PROVIDED:
2A / 2 BDRM	1,150 SF	1,599 SF
2B / 3 BDRM	1,350 SF	2,121 SF
3A / 3 BDRM	1,350 SF	2,068 SF
3B / 3 BDRM	1,350 SF	2,100 SF
4A / 3 BDRM	1,350 SF	2,117 SF
4B / 3 BDRM	1,350 SF	2,100 SF
5A / 2 BDRM	1,150 SF	1,416 SF
PH6 / 4 BDRM	1,550 SF	2,367 SF
PH7 / 3 BDRM	1,350 SF	2,234 SF

AREA BREAKDOWN

LEVEL 1:	6,355 SF
LEVEL 2:	4,687 SF
LEVEL 3:	5,110 SF
LEVEL 4:	5,110 SF
LEVEL 5:	2,636 SF
LEVEL 6:	2,950 SF
LEVEL 7:	2,723 SF
ROOF:	432 SF
GRAND TOTAL:	30,003 SF

SETBACK REQUIREMENTS

	REQUIRED:	PROPOSED:
FRONT YARD SETBACK:	BUILDING LESS THAN 30': 20'-0"	25'-2"
	LEVEL 1	25'-2"
	LEVEL 2	25'-2"
	LEVEL 3	25'-2"
	BUILDING LESS THAN 45': 25'-0"	
	LEVEL 4	25'-2"
	LEVEL 5	57'-11"
	LEVEL 6	55'-2"
	BUILDING LESS THAN 65': 30'-0"	
	LEVEL 7	55'-2"
SIDE YARD SETBACK:	BUILDING LESS THAN 30': 10'-0"	
	LEVEL 1	WEST / EAST
	LEVEL 2	10'-1" / 9'-1"
	LEVEL 3	11'-5" / 10'-5"
	LEVEL 4	11'-5" / 14'-5"
	FOR EACH ADDITIONAL THREE FEET OF BUILDING HEIGHT ABOVE 30', THERE SHALL BE ONE ADDITIONAL FOOT OF BUILDING SETBACK FOR THAT PORTION OF THE STRUCTURE OVER 30' IN HEIGHT	
	LEVEL 4, 11'-4"	11'-5" / 14'-5"
	LEVEL 5, 14'-10"	18'-4" / 20'-0"
	LEVEL 6, 18'-2"	18'-4" / 20'-0"
	LEVEL 7, 20'-0"	20'-1" / 20'-0"
REAR YARD SETBACK:	BUILDING LESS THAN 30': 10'-0"	
	LEVEL 1	10'-0"
	LEVEL 2	11'-5"
	LEVEL 3	11'-5"
	FOR EACH ADDITIONAL THREE FEET OF BUILDING HEIGHT ABOVE 30', THERE SHALL BE ONE ADDITIONAL FOOT OF BUILDING SETBACK FOR THAT PORTION OF THE STRUCTURE OVER 30' IN HEIGHT	
	LEVEL 4, 11'-4"	11'-5"
	LEVEL 5, 14'-10"	18'-3"
	LEVEL 6, 18'-2"	18'-3"
	LEVEL 7, 21'-7"	21'-8"
OFF-STREET PARKING SETBACK:	5'-0"	9'-4" (WEST) 6'-8" (EAST)

FLOOD INFORMATION AND LEGEND

FLOOD ZONE:	AE 8.00
COMMUNITY NUMBER:	120837
PANEL NUMBER:	1208660144
SUFFIX:	L
BASE FLOOD ELEVATION:	8.00' NGVD
HEIGHT OF LOWEST HABITABLE FLOOR:	14.78' NGVD
BUILDING ELEVATIONS ARE BASED ON:	CONSTRUCTION DRAWING
ELEVATION DATUM USED:	NGVD 1929
A) TOP OF BOTTOM FLOOR:	5.20' NGVD
B) TOP OF THE NEXT HIGHER FLOOR:	14.78' NGVD
C) BOTTOM OF THE LOWEST HORIZONTAL STRUCTURAL MEMBER:	N/A
D) ATTACHED GARAGE (TOP OF SLAB):	5.20' NGVD
E) LOWEST ELEVATION OF MACHINERY OR EQUIPMENT SERVICING THE BUILDING:	14.78' NGVD
F) LOWEST ADJACENT GRADE NEXT TO BUILDING:	5.16' NGVD
G) HIGHEST ADJACENT GRADE NEXT TO BUILDING:	5.18' NGVD
H) LOWEST ADJACENT GRADE AT LOWEST ELEVATION OF DECK OR STAIRS, INCLUDING STRUCTURAL SUPPORT:	N/A
I) HIGHEST CROWN OF ROAD:	4.76' NGVD

FLOOD VENT REQUIREMENTS

ROOM NAME	SIZE	VENTS REQUIRED	VENTS PROVIDED
TRASH ROOM	143 SF	2	2
ELEVATOR LOBBY	113 SF	2	2
STAIR #1	119 SF	2	2
TENANT STORAGE	239 SF	2	2

SITE REQUIREMENTS

LOT AREA:	PERMITTED / REQUIRED:	PROPOSED:
	11,250 SF (0.258 ACRES)	11,250 SF (0.258 ACRES)
DENSITY:	34 DWELLINGS/ACRE MAX 11,250 SF / 43,560 SF = 0.258 ACRES 0.258 x 34 = 8.8 (9 UNITS)	9 UNITS
BUILDING HEIGHT:	65'-0"	64'-11 1/2"
BUILDING LENGTH:	120'-0"	114'-9"
LANDSCAPE REQUIREMENTS:	MINIMUM 20% LANDSCAPED "GREEN" OPEN SPACE AT GROUND LEVEL 11,250 SF x 20% = 2,250 SF	2,607 SF (23.2%)
BUILDING ROOF DESIGN:	MINIMUM 15% OF FLAT ROOF DECK USED FOR RECREATION SHALL BE LANDSCAPED	
	2nd FLOOR: 947 SF x 15% = 142 SF	148 SF (15.6%)
	5th FLOOR: 1,787 SF x 15% = 268 SF	310 SF (17.3%)
	ROOF: 856 SF x 15% = 128 SF	344 SF (40.2%)

PARKING REQUIREMENTS

RESIDENTIAL	2 PARKING SPACES PER DWELLING UNIT 9 UNITS x 2 = 18 PARKING SPACES
LEVEL 1 (PARKING GARAGE)	18 TOTAL 17 STANDARD + 1 ACCESSIBLE
H.C. SPACES REQUIRED	FBC 2020, ACCESSIBILITY 208.2 1 TO 25 SPACE PROVIDED = 1 H.C. REQUIRED
H.C. SPACE PROVIDED	1 VAN ACCESSIBLE H.C. SPACE PROVIDED

PROJECT DESCRIPTION

PROJECT ADDRESS:	1055 93rd STREET BAY HARBOR ISLANDS, FL 33154
LEGAL DESCRIPTION:	LOT 13, BLOCK 14, BAY HARBOR ISLANDS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
FOLIO NUMBER:	13-2227-001-2780
PROJECT NAME:	BH1 1055 93rd ST
MUNICIPALITY:	THE TOWN OF BAY HARBOR ISLAND
ZONING:	RM-2 (MULTIPLE FAMILY DISTRICT, NON-WATERFRONT LOTS)
OCCUPANCY CLASSIFICATION:	R-2 as per FBC 2020 SECTION 310.1
CONSTRUCTION TYPE:	TYPE I-B as per FBC 2020 SECTION 602.5

Architect of Record



CARL LEVIN ARCHITECTURE + DESIGN
3390 MARY STREET, SUITE 135
COCONUT GROVE, FL 33133
305-442-3118 CARL@CLA-D.COM

Designer



Designer



NEW
SUBMISSION

CONSTRUCTION DRAWINGS FOR:

BH1 1055 93rd STREET
1055 93rd STREET
BAY HARBOR ISLANDS, FL 33154

Seal



CARL LEVIN, PA

AR 0017274

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Revision

08/02/23 DESIGN REVIEW SUBMISSION

Project Number

23-001

Date

03/01/23

Sheet Title

SITE PLAN and
ZONING INFORMATION

Drawn by:

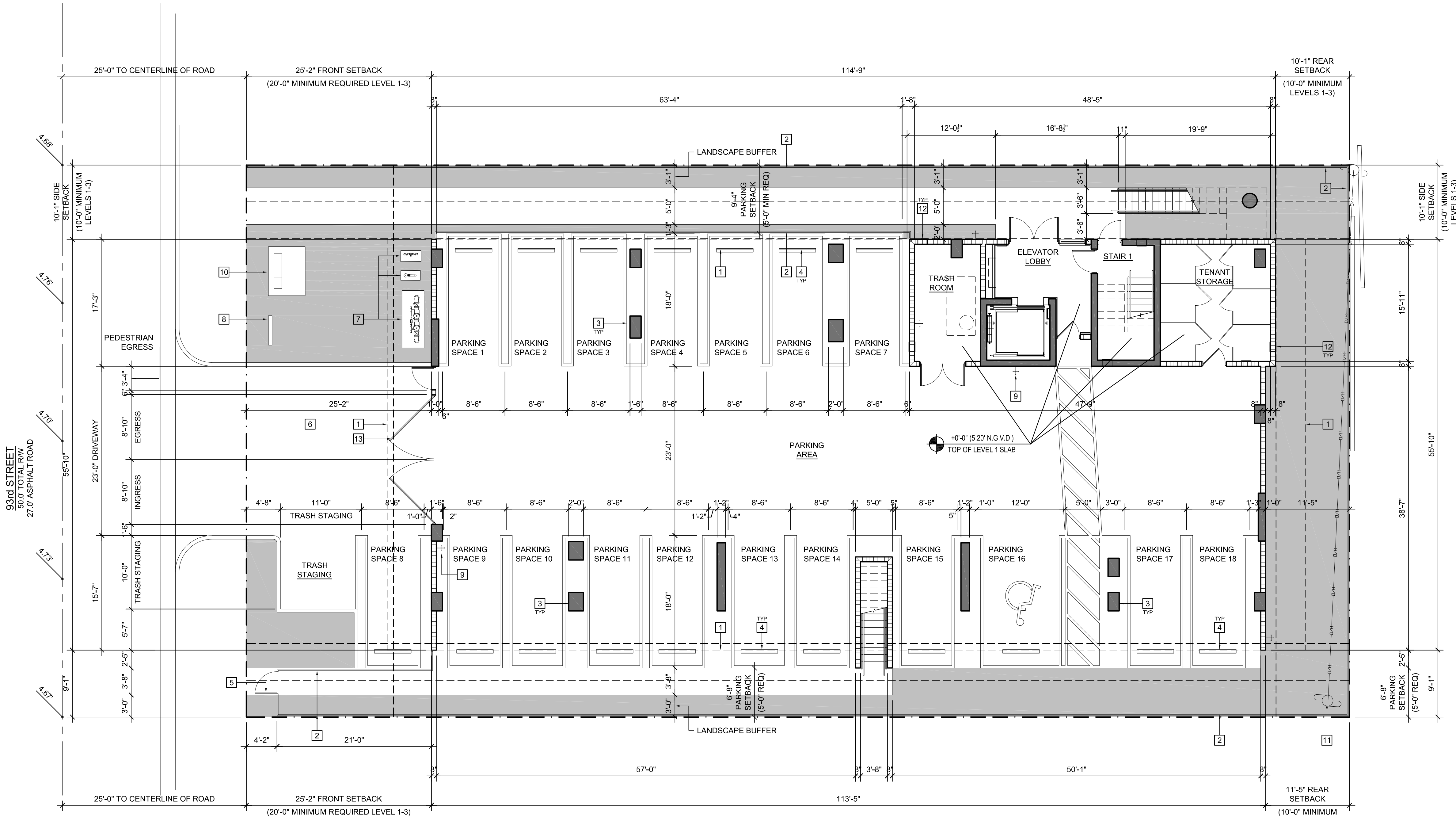
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Checked by:

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Sheet Number

A 6N



SITE PLAN KEYED NOTES

- DASHED LINE OF BUILDING ABOVE
- 6'-0" VERTICAL PICKET ALUMINUM FENCE (MEASURED FROM ADJACENT GRADE). G.C. TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
- CONCRETE COLUMN WITH SMOOTH STUCCO FINISH, PAINTED. G.C. TO PROVIDE CORNER GUARDS AT ALL EXPOSED CORNERS FOR COLUMNS LOCATED WITHIN PARKING AREA ONLY. REFER TO 4/A5.01
- CONCRETE CAR STOP. REFER TO 2/A5.00
- LOCKABLE 3'-0"Wx6'-0"H SWING GATE WITH PANIC BAR ON THE PUSH SIDE TO MATCH ADJACENT FENCING
- 23'-0"W DRIVEWAY APPROACH. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
- LOCATION OF BACKFLOW PREVENTOR, DOUBLE DETECTOR CHECK VALVE ON CONCRETE HOUSEKEEPING PADS. REFER TO CIVIL DRAWING FOR ADDITIONAL INFORMATION.
- LOCATION OF BUILDING SIGNAGE GROUND SIGN (UNDER SEPARATE PERMIT)
- TAMPER PROOF HOSE BIB. REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFO
- LOCATION OF FPL TRANSFORMER LOCATED ON A CONCRETE HOUSEKEEPING PAD. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION
- EXISTING ELECTRIC POLE TO BE RELOCATED BY FLORIDA POWER AND LIGHT (UNDER SEPARATE PERMIT)
- INSULATED FLOOD VENT (MODEL #1540-520 BY SMART VENT OR APPROVED EQUAL) WITH 200 SF OF FLOOD COVERAGE. MINIMUM TWO VENTS PER ENCLOSED AREA MOUNTED ON (2) DIFFERENT WALLS TO BE LOCATED 12" MAX FROM ADJACENT GRADE
- (2) 8'-6"W x 8'-0"H VEHICULAR SWING GATE WITH A 3'-0"W x 8'-0" LOCKABLE PEDESTRIAN GATE WITH PANIC HARDWARE ON THE PUSH SIDE. G.C. TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION

SITE LEGEND

	LANDSCAPE AREA. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION
	CONCRETE WALKWAY / DRIVEWAY

1

Overall Site Plan

1/8" = 1'-0"

BH 1055 93RD ST
1055 93RD STREET,
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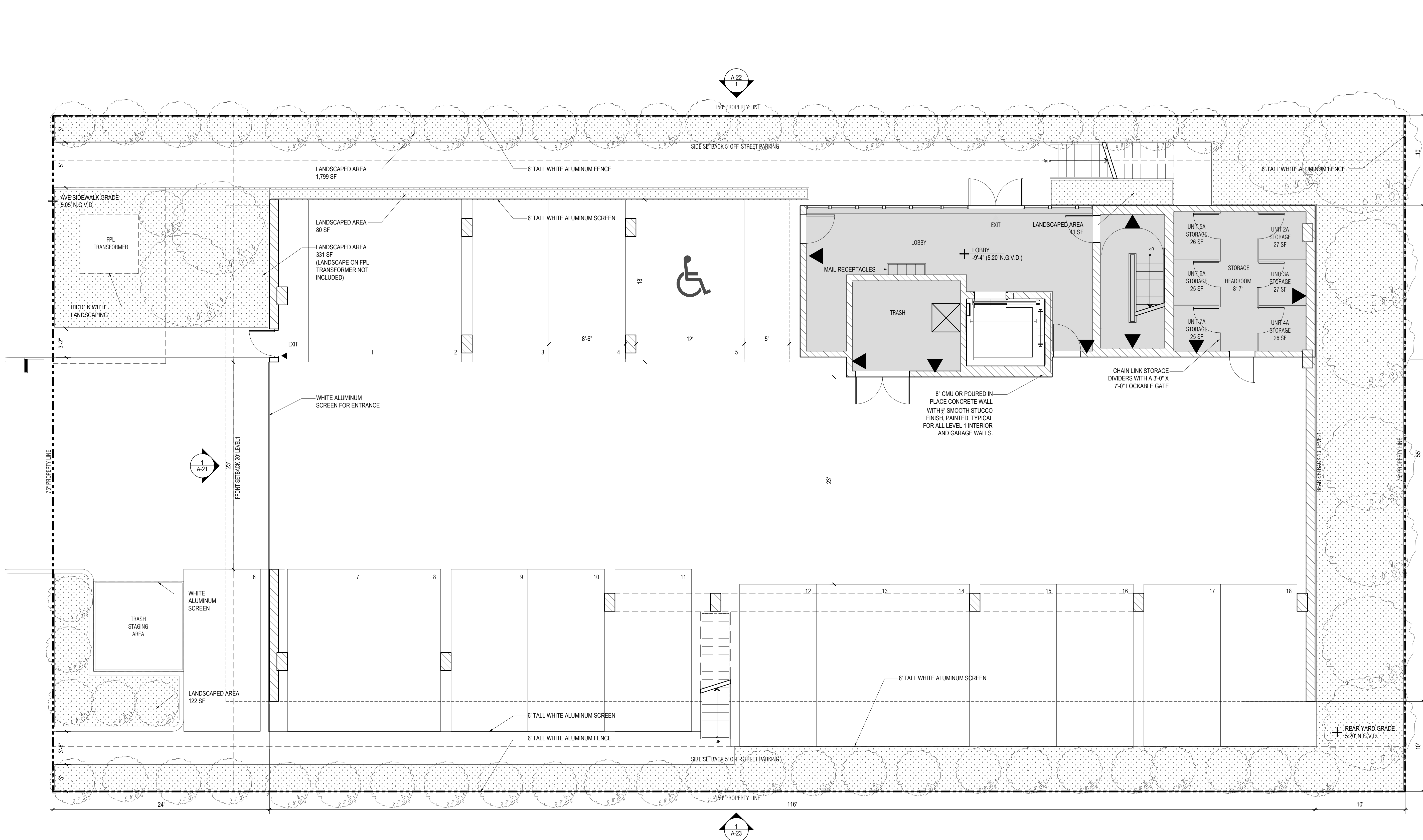
TITLE
1ST FLOOR
FLOOR PLAN

DRAWING NO.

A-11

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DRAWING KEY

- 8" CMU OR POURED IN PLACE CONCRETE WALL WITH 1/2" SMOOTH STUCCO FINISH, PAINTED
- WET FLOOD AREA
- ENGINEERED FLOOD VENT (SMART VENT MD. NO. 1540-520)

SHEET NOTES

- ALL MATERIALS BELOW BFE +1 (9.00' N.G.V.D.) TO BE COMPATIBLE WITH FLOOD-RESISTANT MATERIALS IN ACCORDANCE WITH SECTION 5, ASCE 24.
- PROPOSED LAYOUT DESIGNED TO PROVIDE FOR THE AUTOMATIC ENTRY AND EXIT OF FLOODWATERS FOR EQUALIZATION OF HYDROSTATIC FLOOD FORCES IN ACCORDANCE WITH SECTION 2.6.2, ASCE 24.
- ALL FLOOD VENTS TO COMPLY WITH THE DESIGN PRINCIPLE NOTED IN SECTION 2.7.2.2 AND SECTION 2.7.3 OF ASCE/SEI 24-14 FOR A MAXIMUM RATE OF RISE AND FALL OF 5.0 FEET PER HOUR (0.433 MM/S).

FLOOD VENT CALCULATION

FLOOD VENT SIZE = 16' W X 8' H X 3'D
FLOOD VENT OPENING SIZE = 16.25' W X 8.25' H
FLOOD VENT COVERAGE = 200 SF

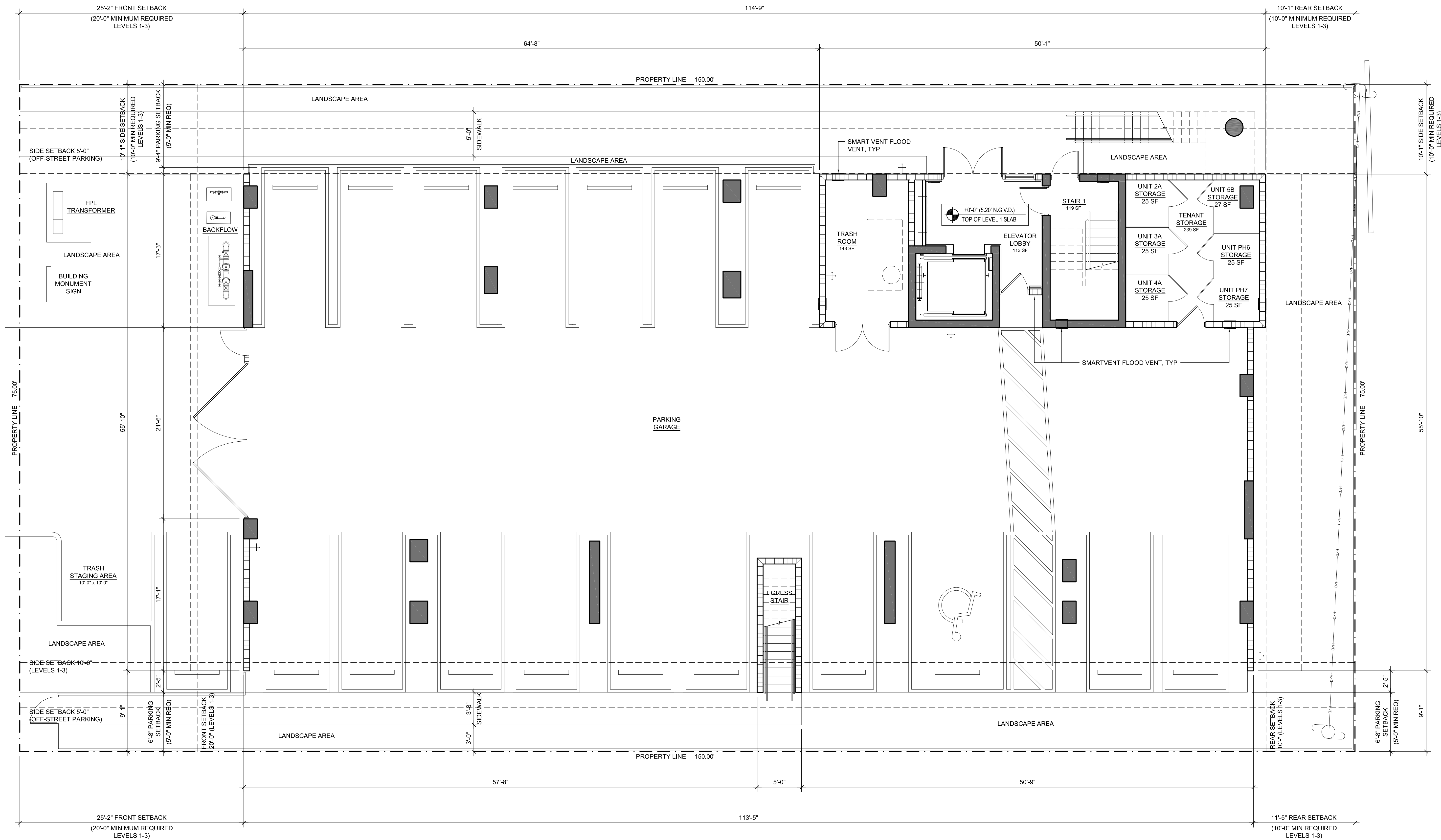
WET FLOODED AREA 1: LOBBY = 326 SF
2 X FLOOD VENT = 2 X 200 SF = 400 SF
FLOOD COVERAGE = 400 SF > WET FLOODED AREA 326 SF

WET FLOODED AREA 2: TRASH ROOM = 120 SF
2 X FLOOD VENT = 2 X 200 SF = 400 SF
FLOOD COVERAGE = 400 SF > WET FLOODED AREA 120 SF

WET FLOODED AREA 3: STAIR ROOM = 106 SF
2 X FLOOD VENT = 2 X 200 SF = 400 SF
FLOOD COVERAGE = 400 SF > WET FLOODED AREA 106 SF

WET FLOODED AREA 4: STORAGE ROOM = 226 SF
2 X FLOOD VENT = 2 X 200 SF = 400 SF
FLOOD COVERAGE = 400 SF > WET FLOODED AREA 226 SF

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



1 Level 1 Floor Plan
3/16" = 1'-0"

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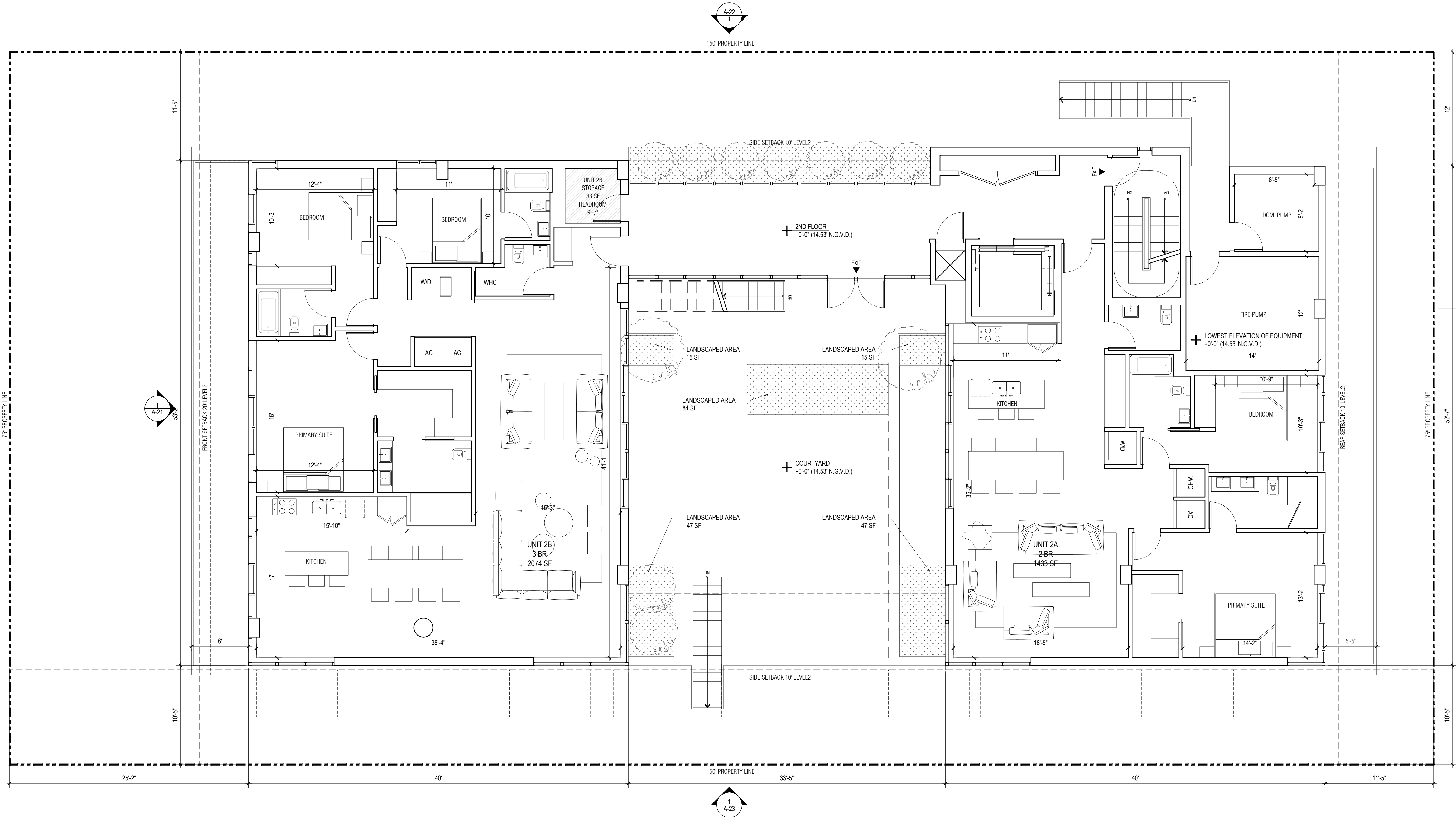
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2ND FLOOR
FLOOR PLAN

DRAWING NO.

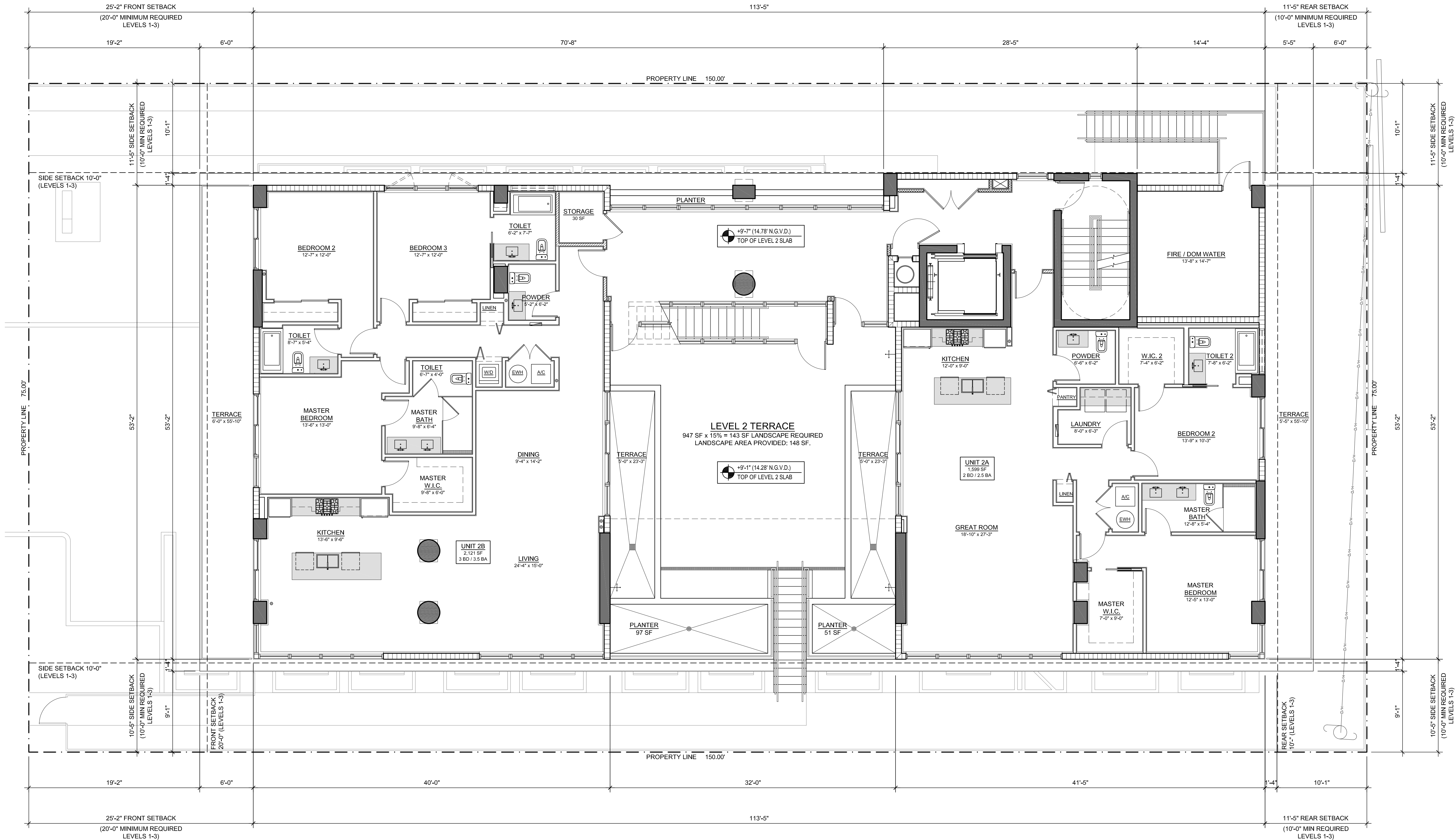
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1 2ND FLOOR PLAN
SCALE: 3/16" = 1' - 0"



1 Level 2 Floor Plan
3/16" = 1'-0"

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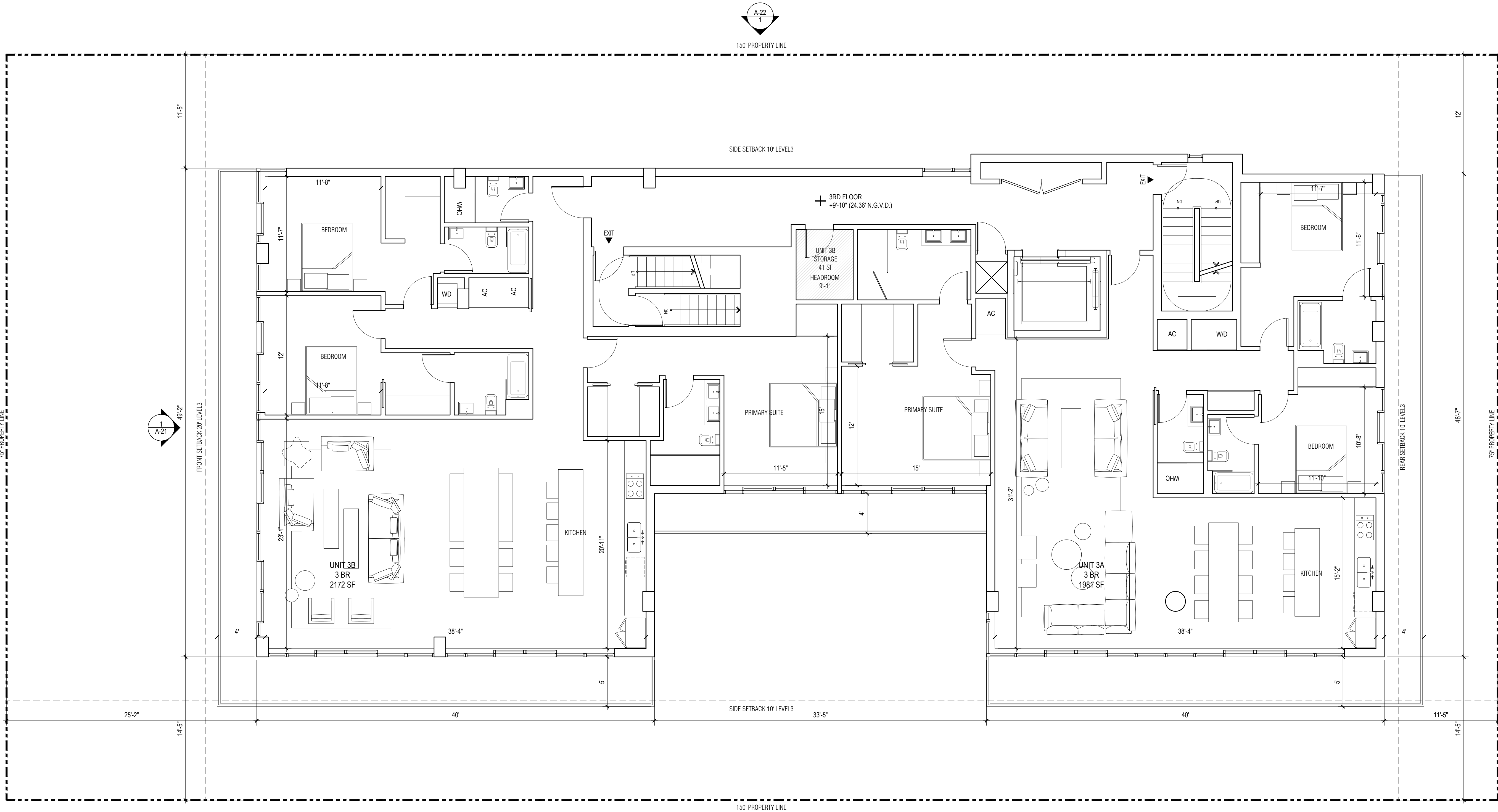
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FLOOR PLAN

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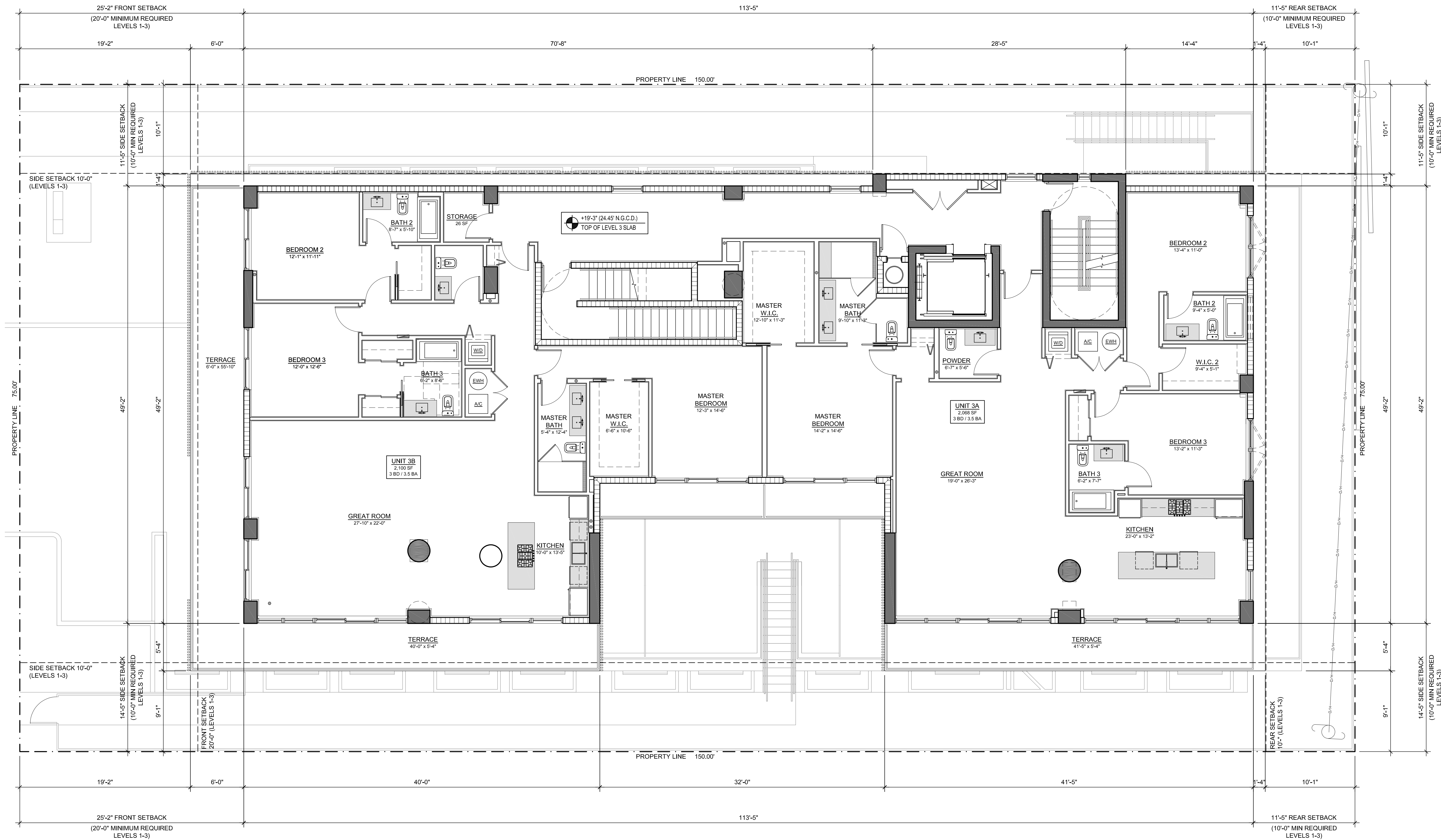
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1 3RD FLOOR PLAN
SCALE: 3/16" = 1' - 0"



1

Level 3 Floor Plan

3/16" = 1'-0"

Architect of Record

CLAD

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FAB
workshop

Designer

pa|nyc

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Revision

08/02/23 DESIGN REVIEW SUBMISSION

Project Number

23-001

Date

03/01/23

Sheet Title

LEVEL 3
FLOOR PLAN

Drawn by:

BP

Checked by:

CDL

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A 13N

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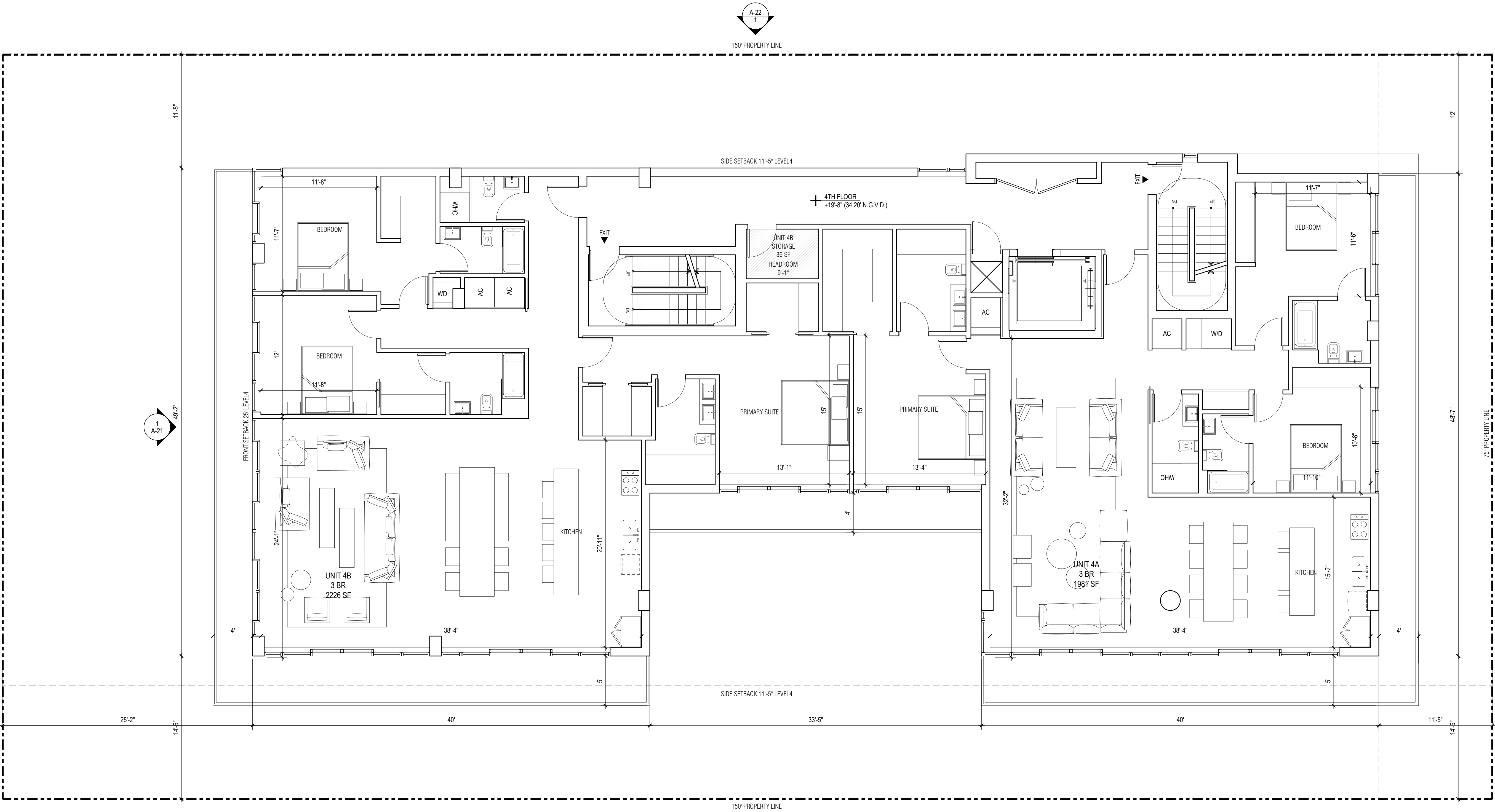
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4TH FLOOR PLAN

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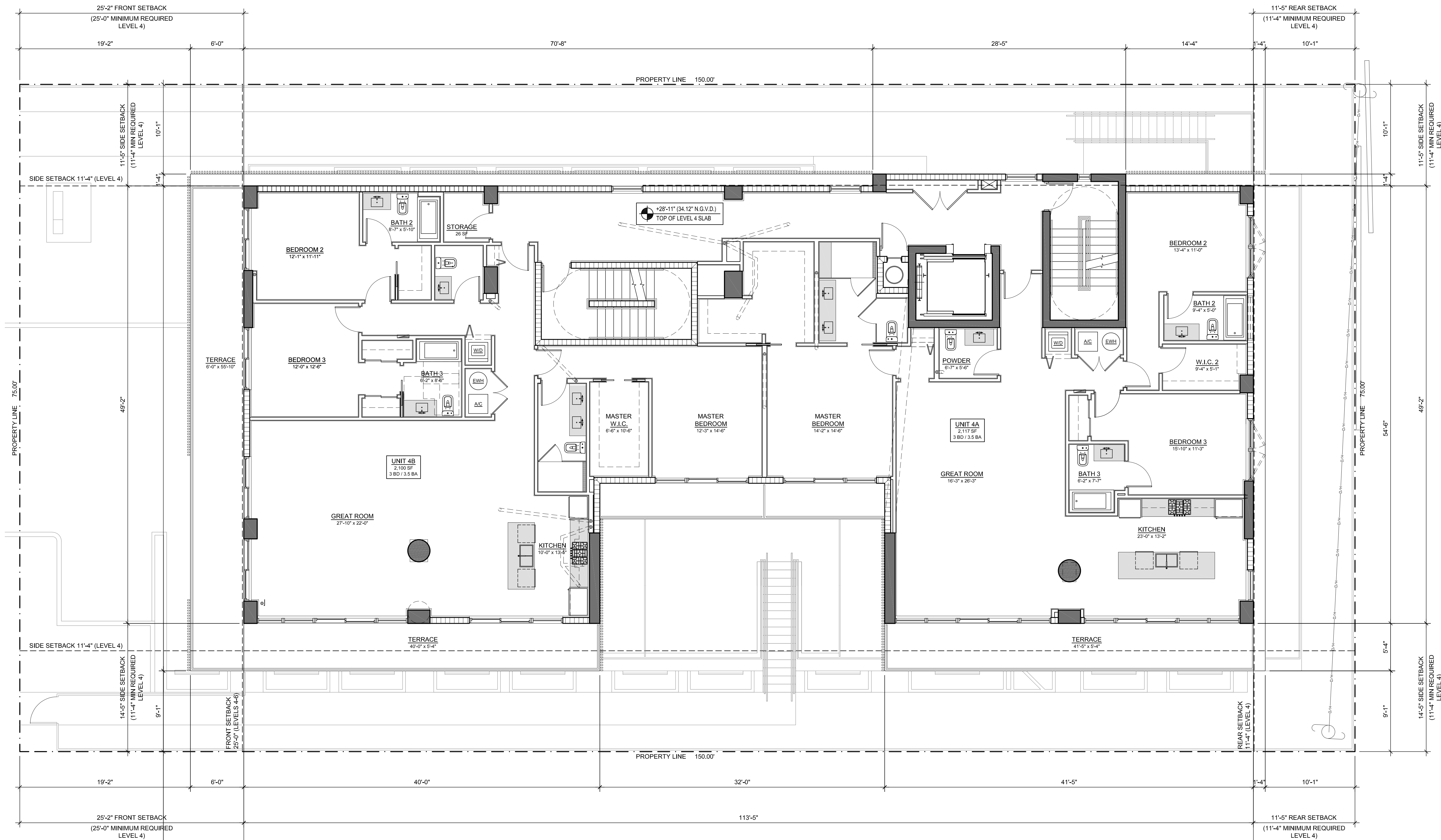
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1 4TH FLOOR PLAN
SCALE: 3/16" = 1' - 0"



1 Level 4 Floor Plan
3/16" = 1'-0"

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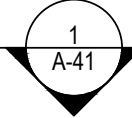
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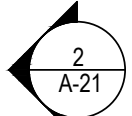
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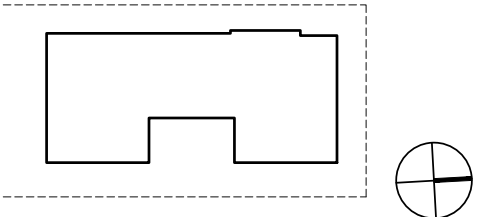
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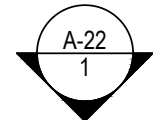
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5TH FLOOR PLAN

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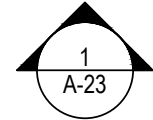
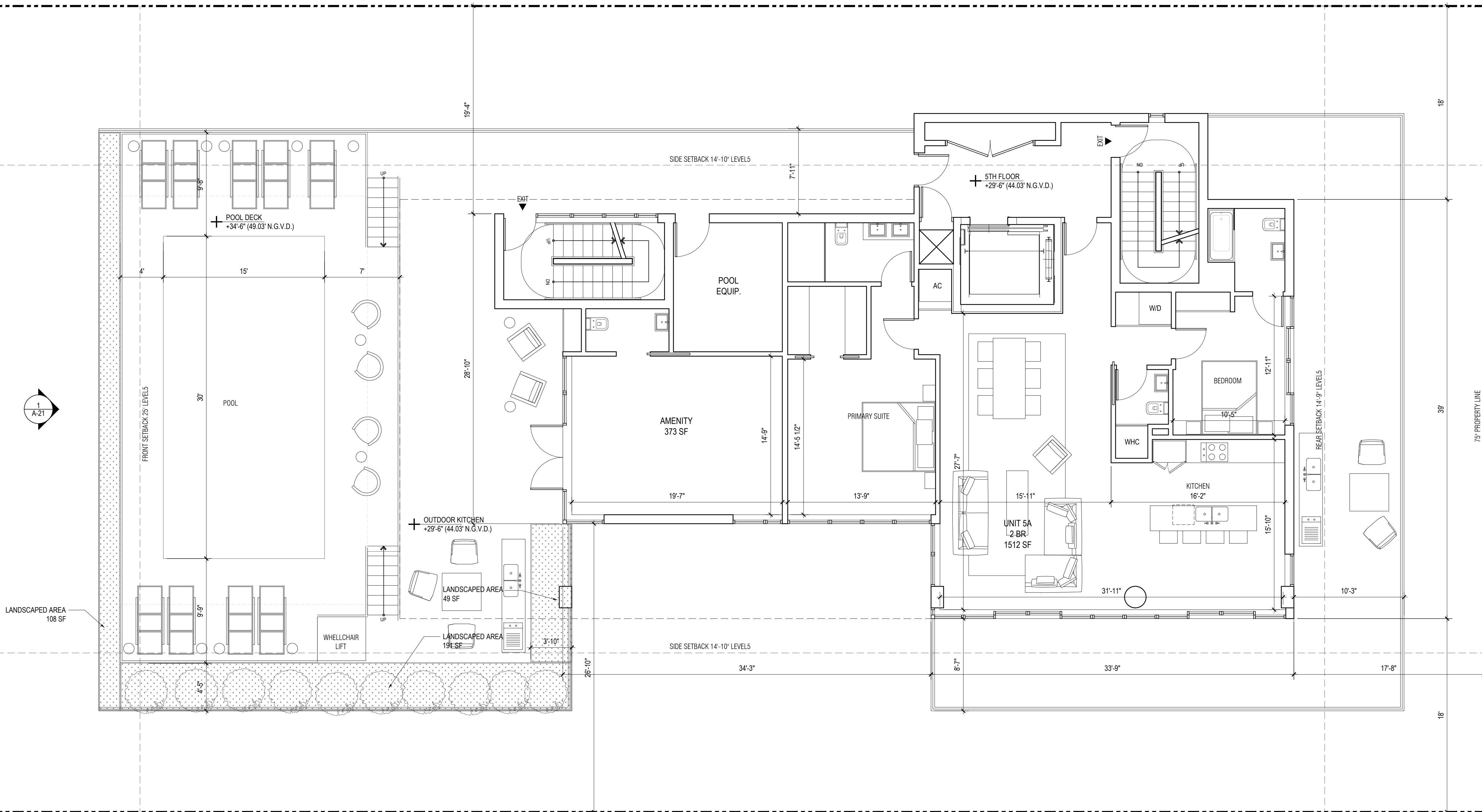
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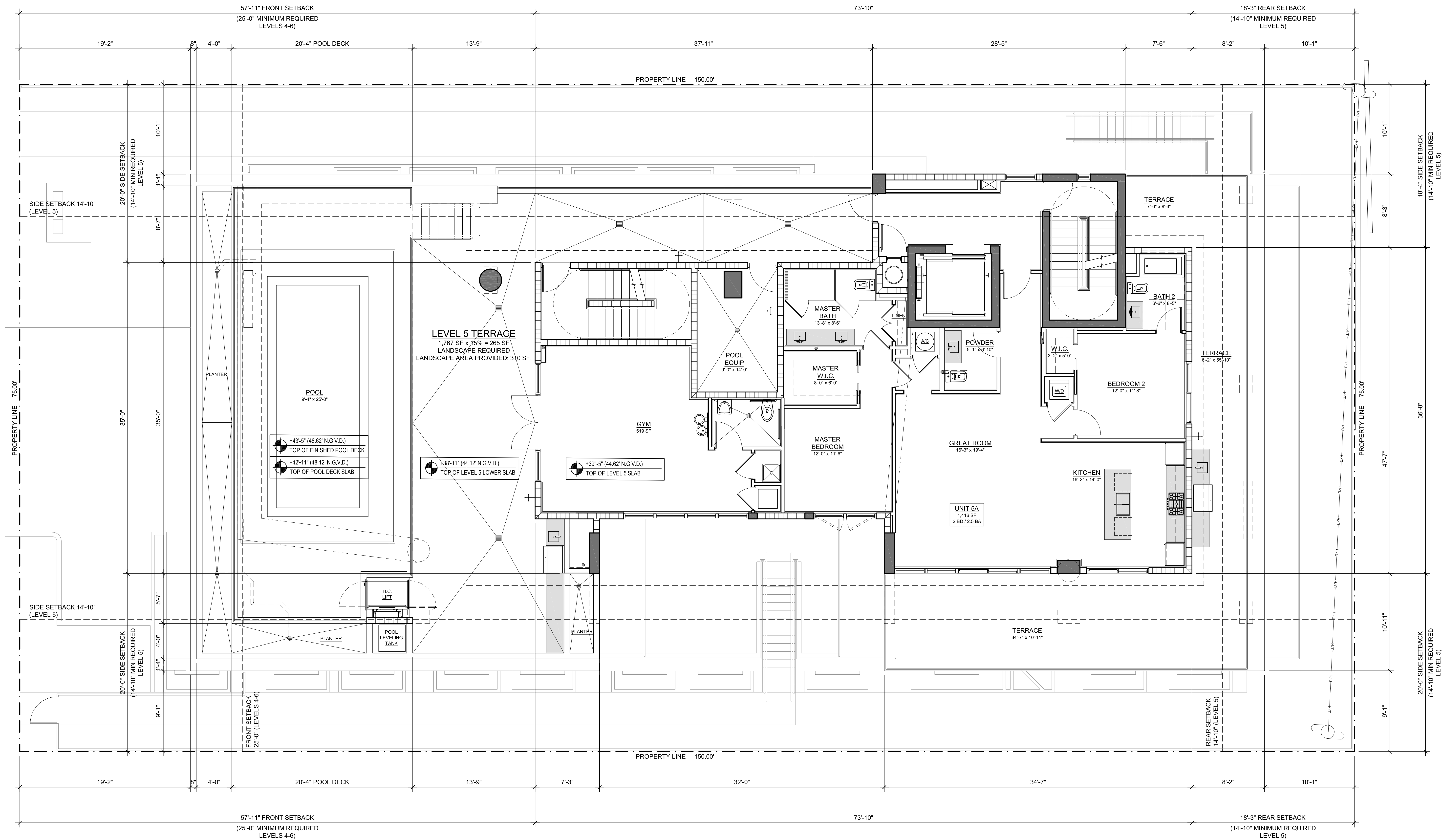


150' PROPERTY LINE



150' PROPERTY LINE

1 5TH FLOOR PLAN
SCALE: 3/16" = 1' - 0"



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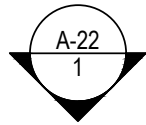
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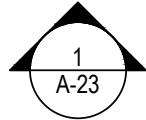
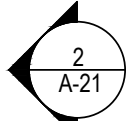
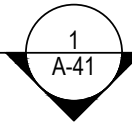
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6TH FLOOR PLAN

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150' PROPERTY LINE



150' PROPERTY LINE

75' PROPERTY LINE

18'-3"

20'

2'

11'

12'-5"

10'-6"

12'-0 1/2"

20'

35'

20'

150' PROPERTY LINE

75' PROPERTY LINE

18'-3"

2'

11'

12'-5"

10'-6"

12'-0 1/2"

20'

35'

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150' PROPERTY LINE

75' PROPERTY LINE

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12'-0 1/2"

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35'

20'

150' PROPERTY LINE

75' PROPERTY LINE

18'-3"

2'

11'

12'-5"

10'-6"

12'-0 1/2"

20'

35'

20'

150' PROPERTY LINE

75' PROPERTY LINE

18'-3"

2'

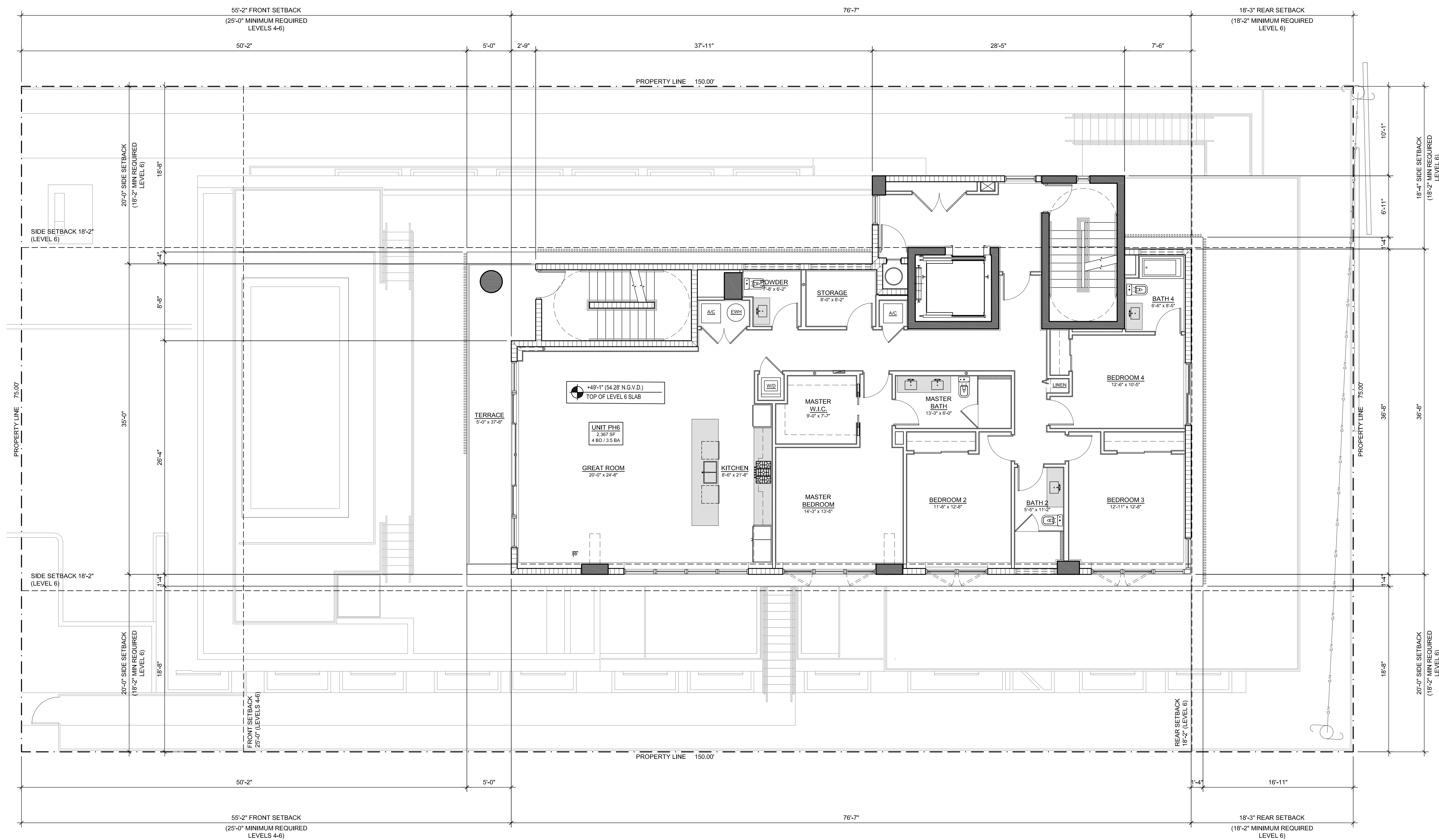
11'

12'-5"

10'-6"

12'-0 1/2"

20'



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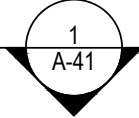
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CIVIL:
NGA ENGINEERS INC.
11231 SW 88TH ST., UNIT D-114
MIAMI, FL 33176
T: 305 200 6701

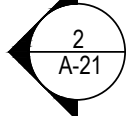
LANDSCAPE:
STRATA LANDSCAPE ARCHITECTURE
1906 TIGERTAIL AVE
MIAMI, FL 33133
T: 305 747 9336

LIGHTING:
POWER & LIGHTING SYSTEMS, INC.
3832 SHIPPING AVE.
MIAMI, FL 33146
T: 305 444 8520



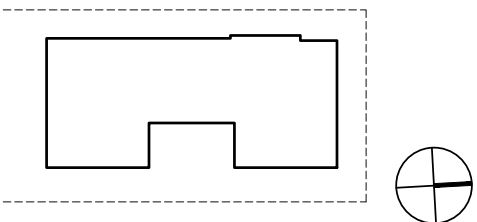
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APPROVED
SUBMISSION



DOB APPROVAL SCAN

KEY PLAN



PRINTING	DATE
01 ISSUE FOR SITE PLAN REVIEW	09.29.2022
02 ISSUE FOR SITE PLAN REVIEW	10.27.2022
03 ISSUE FOR SITE PLAN REVIEW	11.23.2022
04 ISSUE FOR DRB	12.14.2022

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PROJECT NUMBER
2211

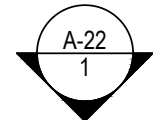
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7TH FLOOR PLAN

DRAWING NO.

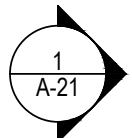
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150' PROPERTY LINE



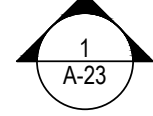
FRONT SETBACK 30' LEVEL

55'-2"

20'

35'

20'



150' PROPERTY LINE

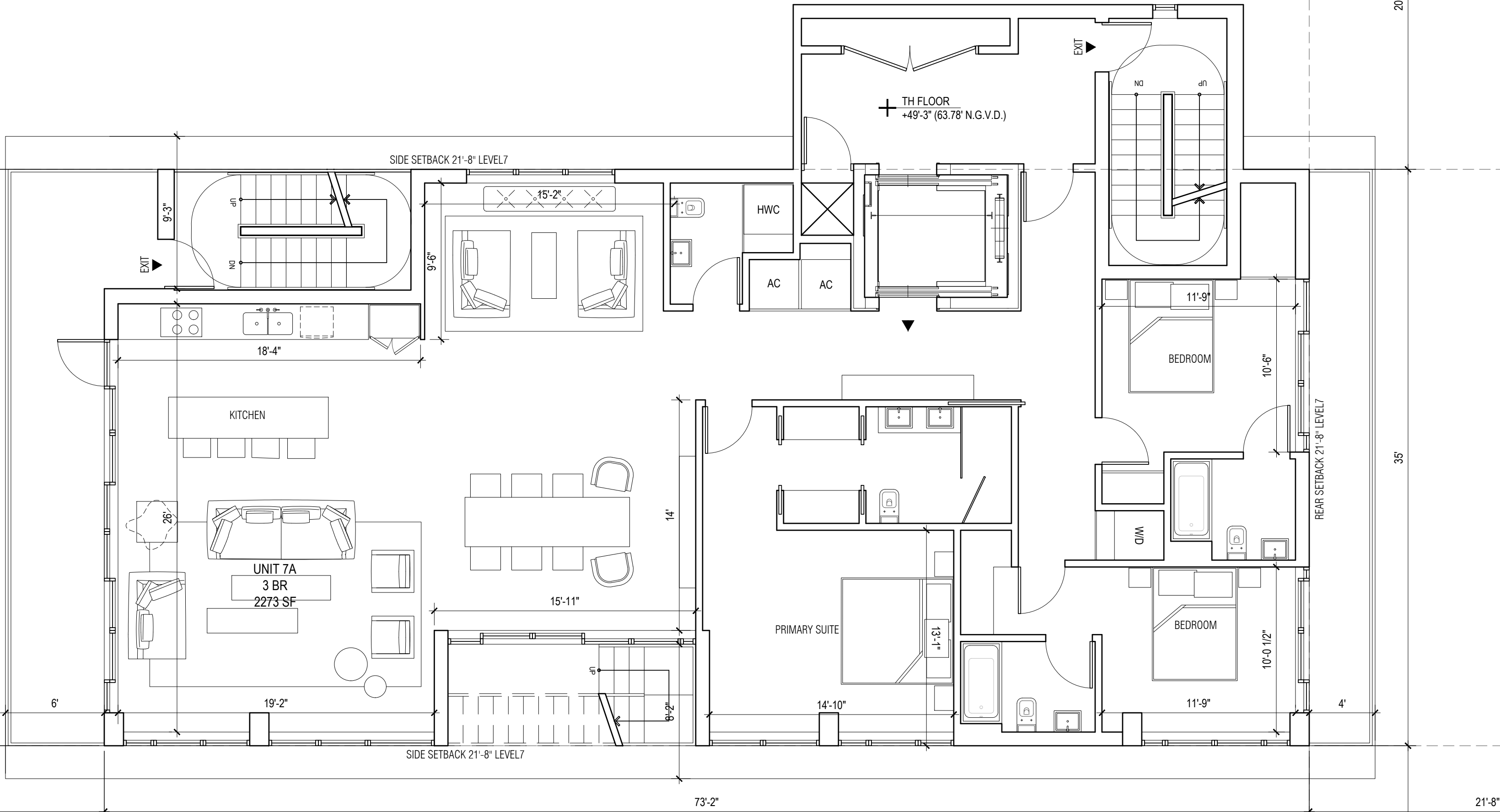
20'

35'

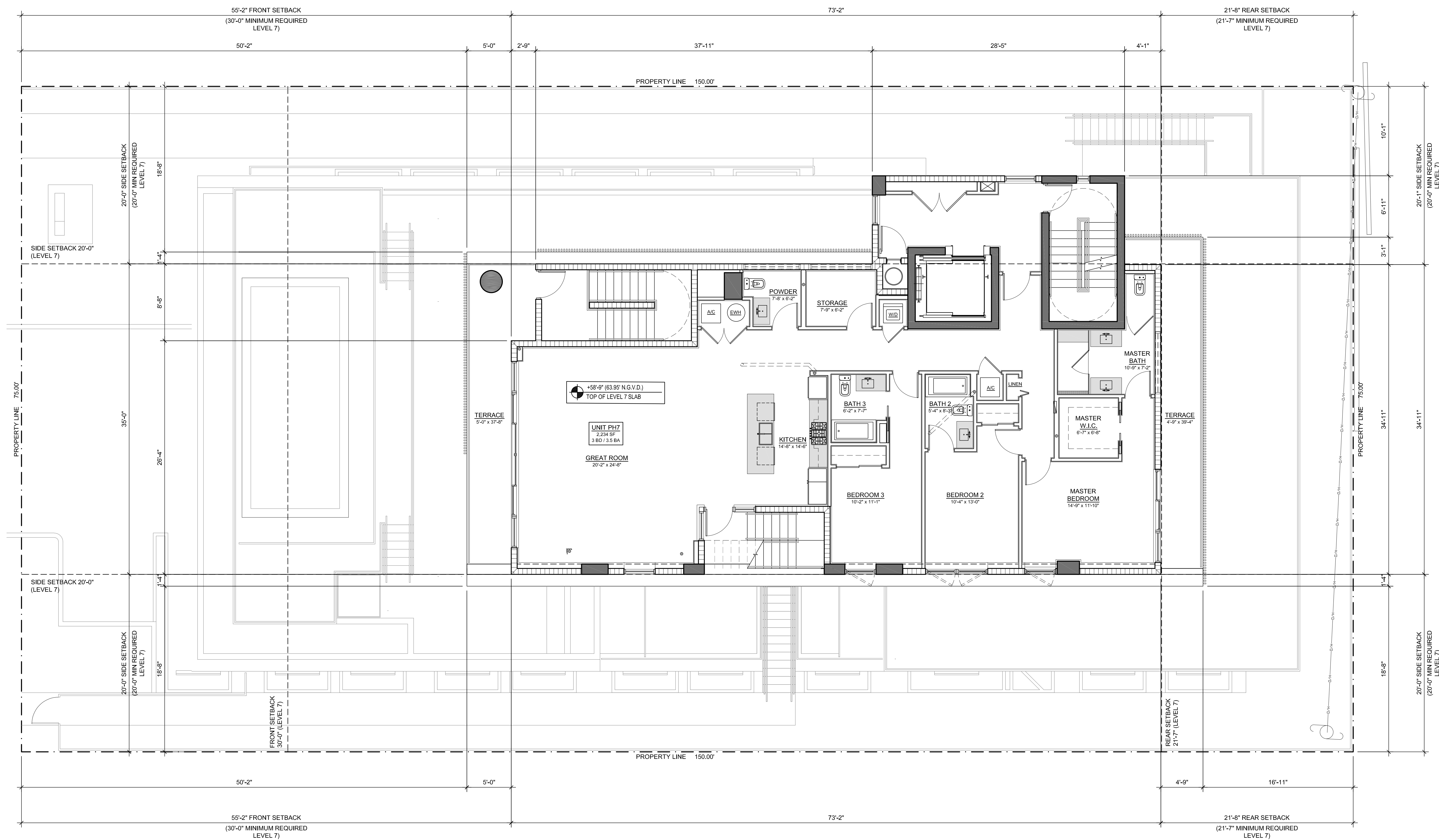
20'

75' PROPERTY LINE

75' PROPERTY LINE



1 7TH FLOOR PLAN
SCALE: 3/16" = 1' - 0"



BH1 1055 93RD ST
1055 93RD STREET,
BAY HARBOR ISLANDS, FL 33154

DEVELOPER:
REDNOX + PARTNERS
138 PIONEER STREET
BROOKLYN, NY 11231
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DESIGNER:
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HAYES00 STREET 2 #121
TEL AVIV-YAFO, 6816721, IL
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DESIGNER:
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ARCHITECT:
CARL LEVIN ARCHITECTURE + DESIGN
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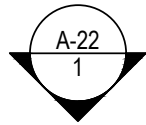
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ROOF PLAN

DRAWING NO.

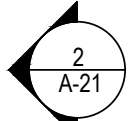
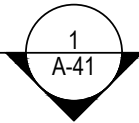
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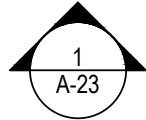
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150' PROPERTY LINE

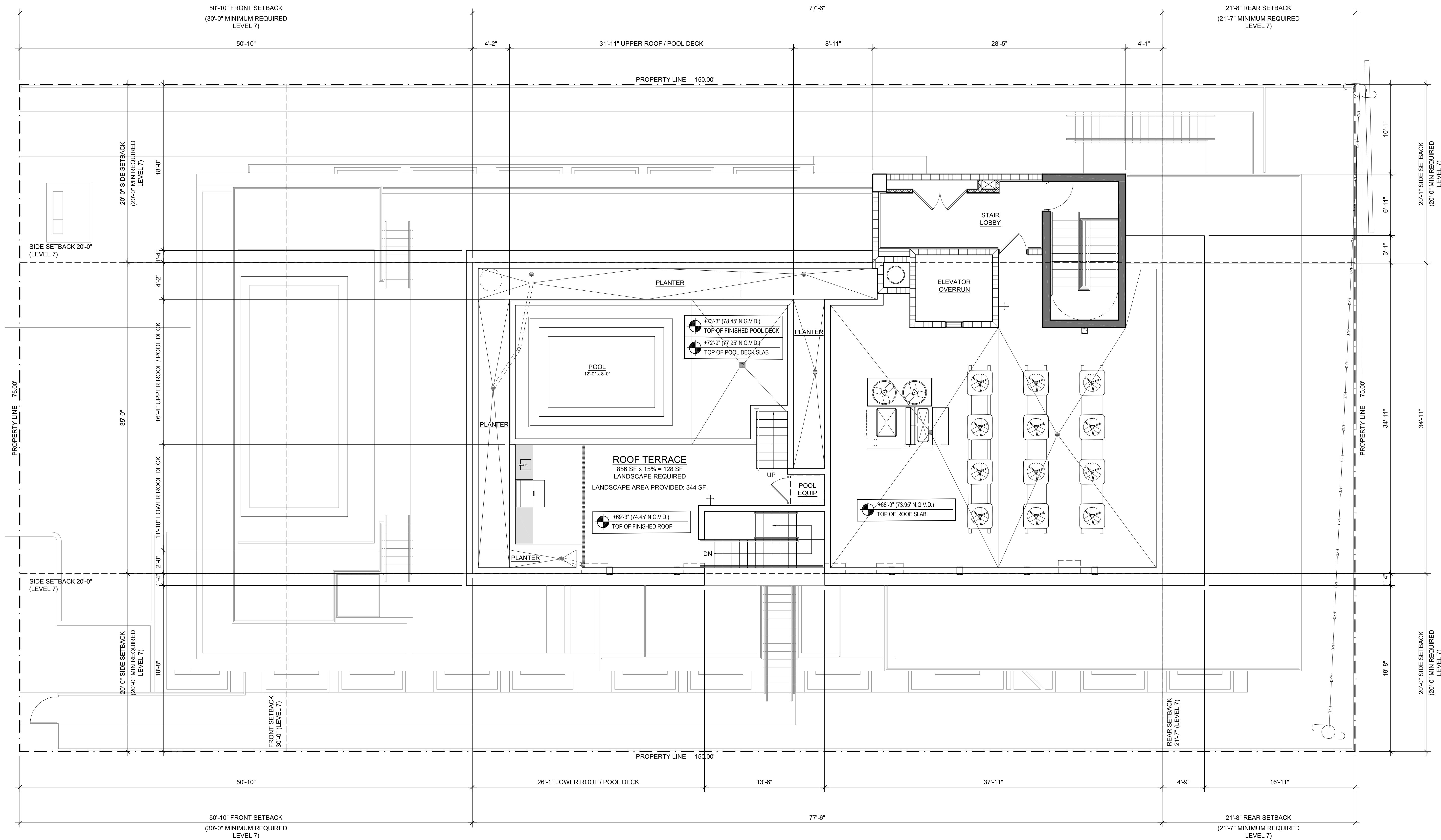


75' PROPERTY LINE



150' PROPERTY LINE

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



BH1 1055 93RD ST
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BAY HARBOR ISLANDS, FL 33154

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PROJECT NUMBER
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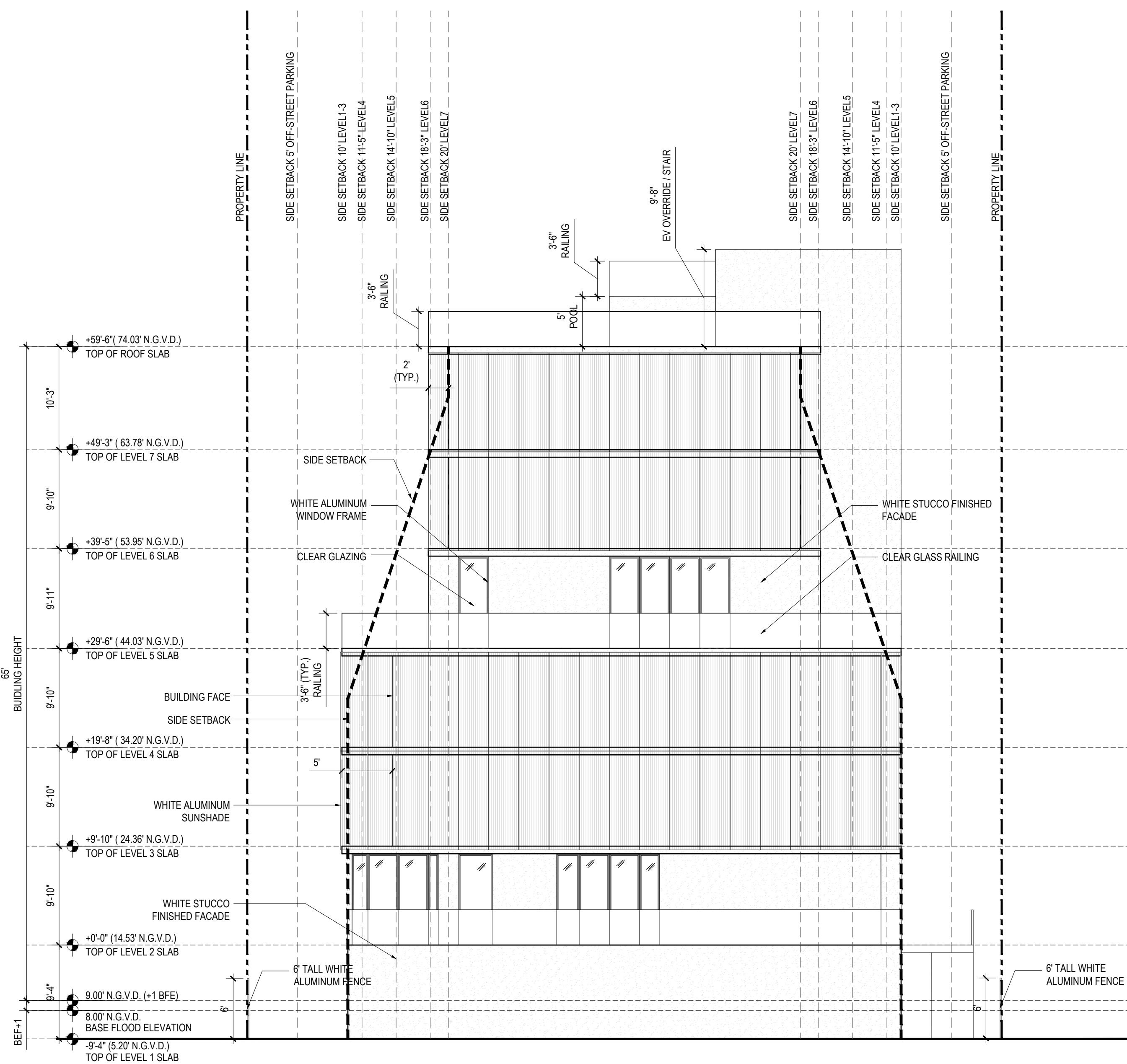
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BUILDING ELEVATION
SOUTH & NORTH

DRAWING NO.

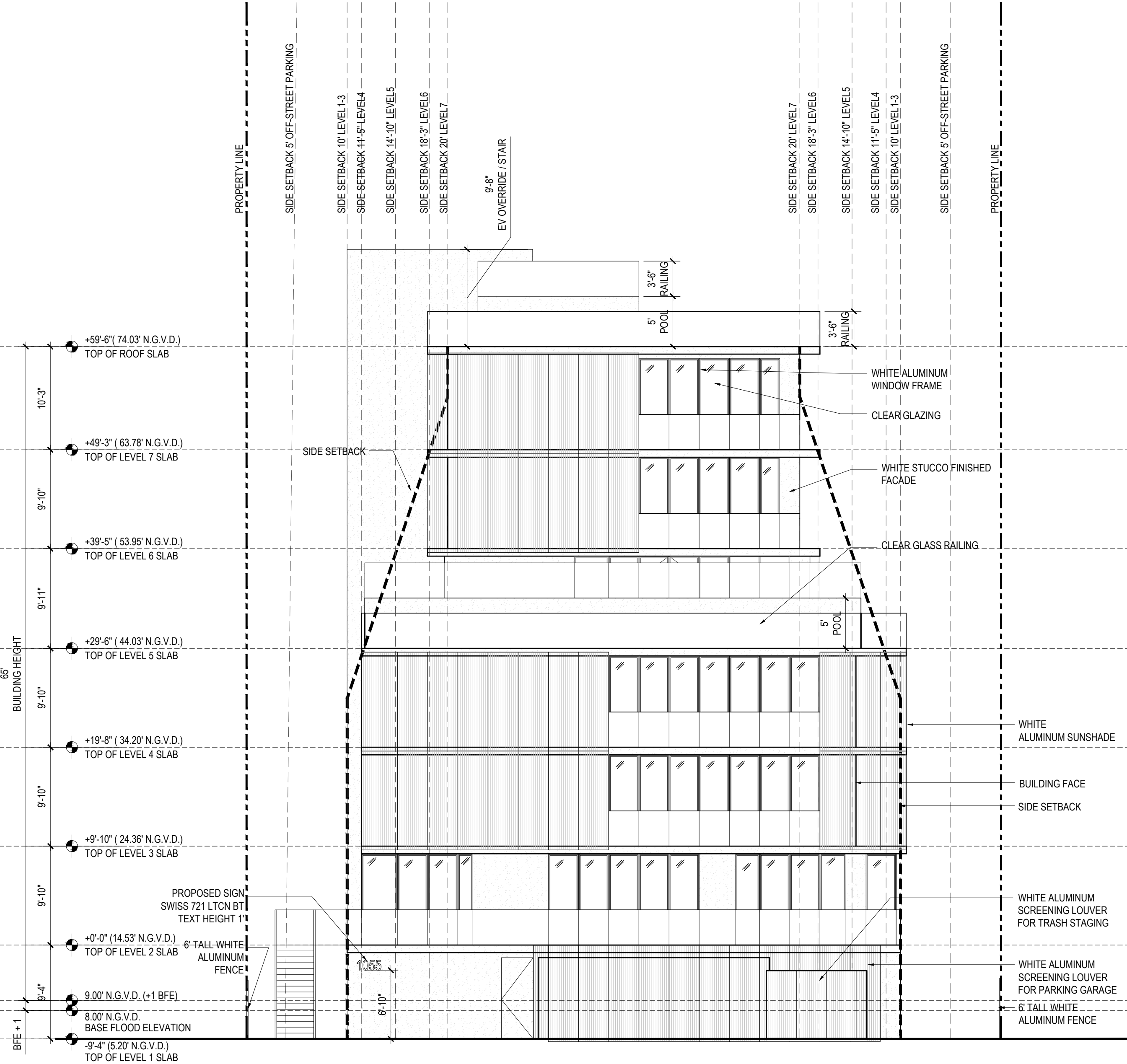
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2 BUILDING ELEVATION - NORTH
SCALE: 1/8" = 1' - 0"



1 BUILDING ELEVATION - SOUTH
SCALE: 1/8" = 1' - 0"

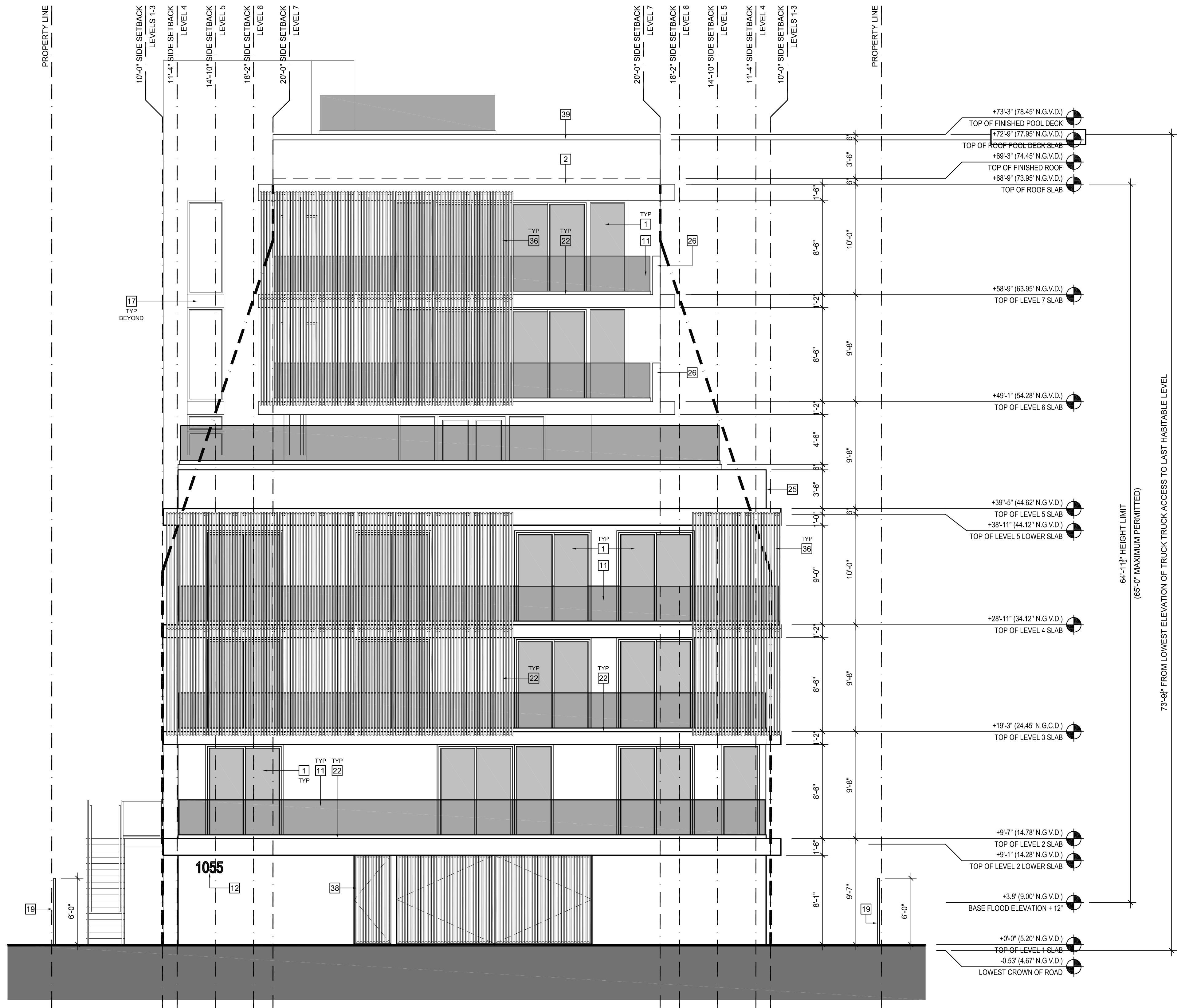
1	IMPACT RESISTANT DOOR OR WINDOW	3	PLY MODIFIED BITUMEN ROOFING (UNDER SEPARATE PERMIT) WITH A 20-YEAR N.D.L. OVER TAPERED INSULATION (MIN AVERAGE R-19) ON THE CONCRETE ROOF SLAB. INSTALL ALL ROOFING AND INSULATION AS PER MANUF.'S RECOMMENDATIONS. SLOPE TAPERED INSULATION MIN 1/4" PER FOOT TOWARDS ROOF DRAINS OR SCUPPERS AS SHOWN ON ROOF PLAN.
2	LINE OF CONCRETE EYEBROW WITH ELASTOMERIC LIQUID APPLIED WATERPROOFING LIGHT COAT FINISH TO BE APPLIED AS PER MANUF.'S RECOMMENDATIONS ON TOP FACE. SMOOTH STUCCO FINISH PAINTED ON ALL EXPOSED SIDES WITH A DROPPED EXTERIOR CEILING / SOFFIT. SMOOTH STUCCO FINISH, PAINTED, OVER 5/8" DENGSLANG SHEATHING ON METAL STUD FRAMING. G.C. SH. PROVIDE SHOP DRAWINGS BY A FLORIDA REGISTERED ENGINEER FOR EXTERIOR SMOOTH STUCCO FINISH THAT SHALL INCLUDED, BUT NOT BE LIMITED TO, ALL GRAVITY AND WIND LOADS, DETAILS OF FRAMING, STUD SIZE, GAUGE, SPACING, AND STUD TO STRUCTURE ATTACHMENTS. SLOPE TOP OF EYEBROW MIN 1/8" PER FOOT (UNLESS OTHERWISE NOTED) UPWARDS TOWARDS PEAK AS SHOWN.	8	PROVIDE SMOOTH PLASTER SKIM COAT, PAINTED, ON EXPOSED UNDERSIDE OF CONCRETE SLAB AND/OR STAIR
3	8"x4" OVERFLOW SCUPPERS TO BE LOCATED 2' MIN AND 4' MAX ABOVE LOW POINT OF ROOF REFER TO 2/AS.02 FOR ADDITIONAL INFO	9	36TH HANDBL ATTACHED TO CMU WALL. REFER TO 9/AS.01
4	42" HIGH CMU WALL (MEASURED FROM THE HIGH POINT OF THE FINISHED FLOOR 6 MIL POLYETHYLENE (OR APPROVED EQUIV) VAPOR RETARDER BETWEEN THE GROUND FLOOR CONCRETE FLOOR SLAB AND THE SUB-GRADE	10	DASHED LINE OF MECHANICAL CONDENSING UNITS MOUNTED OVER NEOPRENE SOUND ISOLATION PADS ON DADE COUNTY APPROVED SUPPORT STANDS IN COMPLIANCE WITH CHAPTER 16 (HIGH VOLUME HURRICANE ZONES). THE USE OF WOOD 'SLEEPERS' SHALL NOT BE PERMITTED. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFO.
5	6 MIL POLYETHYLENE (OR APPROVED EQUIV) VAPOR RETARDER BETWEEN THE GROUND FLOOR CONCRETE FLOOR SLAB AND THE SUB-GRADE	11	42TH GLASS GUARDRAIL TO MEET THE REQUIREMENTS OF FBC 2020 SECTIONS 1013 AND 1607.7. G.C. TO SUBMIT SHOP DRAWINGS FOR ARCHITECTS APPROVAL. PRIOR TO FABRICATE BLOCKS AND PROVIDE BLOCK OUTS IN THE SLAB AS REQUIRED FOR RAILING POSTS PRIOR TO POURING SLAB.
6	PROVIDE CMU R-2.2 FOIL INSULATION BETWEEN FRAMING STRIPS AT ALL EXTERIOR CMU WALLS	12	LOCATION OF BUILDING SIGNAGE (UNDER SEPARATE PERMIT). G.C. TO SUBMIT SHOP DRAWINGS THAT DEMONSTRATE, INCLUDING BUT NOT LIMITED TO, LETTER FONT, SIZE, ATTACHMENT, MATERIALS AND FINISH, FOR ARCHITECTS REVIEW AND APPROVAL PRIOR TO FABRICATION

13	U. LISTED EXTERIOR WALL SCONCE/WALL PACK. REFER TO REFLECTED CEILING PLANS AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. G.C. TO COORDINATE FINAL MOUNTING HEIGHT IN THE FIELD WITH ARCHITECT PRIOR TO INSTALLATION
14	DASHED LINE OF REQUIRED 6"-8" CLEAR STAIR HEADROOM CLEARANCE MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSING.
15	CONCRETE COLUMN WITH SMOOTH STUCCO FINISH, PAINTED. G.C. TO PROVIDE CORNER GUARDS AT ALL EXPOSED CORNERS FOR COLUMNS LOCATED WITHIN PARKING AREA ONLY. REFER TO 4/A5.01
16	HATCH INDICATES 1 OR 2 HOUR RATED DEMISING PARTITION AS PER U.L. U419. REFER TO PLANS FOR LOCATIONS
17	PROVIDE BREAK METAL OVERLAP CONCRETE SLAB TO MATCH ADJACENT WINDOW FRAMES. PROVIDE FLUID APPLIED WATERPROOFING ON CMU WALL PRIOR TO THE INSTALLATION OF WOOD CLADDING.
18	8"x4" GALVANIZED METAL ROOF SCUPPERS SET FLUSH WITH ROOF DECK WITH A GALVANIZED METAL RAINTHAW LEADER AND CONCRETE SPLASH BLOCK. REFER TO 12/A5.00 FOR ADDITIONAL INFORMATION.
19	6'-0" VERTICAL PICKET ALUMINUM FENCE [MEASURED FROM ADJACENT GRADE]. G.C. TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
20	CONC UPTURNED BEAM. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFO

21	8-6" ALUMINUM BALCONY DIVIDERS AS DESIGNED BY A SPECIALTY ENGINEER TO BE SUBMITTED THROUGH WINDOW/DOORS [UNDER SEPARATE PERMIT] G.C. TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
22	CONCRETE BALCONY WITH DAE-COQUA APPROVED WATERPROOFING MEMBRANE [TREMCO, VULKEM 350/351 OR APPROVED EQUAL] WITH A DROPPED EXTERIOR CEILING: SMOOTH STUCCO FINISH, PAINTED, OVER 5/8" DENSGLASS SHEATHING ON METAL STUD FRAMING. G.C. SHALL PROVIDE SHOP DRAWINGS BY A FLORIDA REGISTERED ENGINEER FOR ALL EXTERIOR SOFFIT FRAMING THAT SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL GRANTY AND BOND, DETAILS OF FRAMING, STUD SIZE, GAUGE, SPLICING, AND STUD TO STRUCTURE ATTACHMENTS. SLOPE TERRACE TOWARDS BUILDING END AT MINIMUM 1/8" PER FOOT UNLESS OTHERWISE NOTED. WATERPROOF MEMBRANE TO EXTEND UNDER DOOR THRESHOLD.
23	CATEGORY II SAFETY GLASS SHOWER/TOILET ENCLOSURE WITH A 32" MIN CATEGORY II SAFETY GLASS DOOR. PROVIDE OPAQUE GLASS AT TOILET ENCLOSURES/DOOR. G.C. TO COORDINATE WITH DESIGN CONSULTANT ON FINAL HEIGHT OF GLASS ENCLOSURES AND DOORS
24	EXTERIOR GRADE MILLWORK WITH ELECTRIC BAR-B-Q AND SINK WITH A STAINLESS STEEL COVER AS SELECTED BY OWNER.
25	42" H [MEASURED FROM LEVEL 5 SLAB] POUR IN PLACE PLANTER WALL WITH SMOOTH STUCCO FINISH, PAINTED, ON ALL EXPOSED SIDES
26	42" H [MEASURED FROM HIGH POINT OF FINISHED TERRACE SLAB] CMU PARAPET WALL WITH SMOOTH STUCCO FINISH ON ALL EXPOSED SIDES

27	INSULATED FLOOR VENT MODEL #1540-520 BY SMART VENT OR APPROVED [EQUAL] WITH 200 F OF FLOOD CEILING. MINIMUM TWO VENTS PER ENCLOSED AREA MOUNTED ON (2) DIFFERENT WALLS TO BE LOCATED 12" MAX FROM ADJACENT GRADE
28	STRUCTURAL STYROFOAM. REFER TO STRUCTURAL DRAWINGS
29	PROVIDE FLUID APPLIED WATERPROOFING ON TOP OF ELEVATOR PIT SLAB
30	18"x19"x24" DEEP SUMP PIT WITH A GALVANIZED METAL GRATE CENTERED ALONG REAR WALL (G.C. TO CONFIRM EXACT LOCATION IN FIELD WITH ELEVATOR MANUF) WITH A 3,000 GAL/HOUR PUMP
31	ELEVATOR HOIST BEAM RATED FOR 15,000#. REFER TO STRUCTURAL DRAWINGS
32	INTERSTITIAL SPACE UNDER PLANTER TO RUN PLANTER DRAINS. REFER TO XXXXX AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION
33	OWNER SELECTED TILE FINISH ON MUD BED SLOPED AT A MAXIMUM 1/8" PER FOOT TOWARD DRAIN DRAINS OVER A PROTECTION BOARD AND DRAINAGE MAT ON HOT APPLIED WATERPROOFING MEMBRANE (TREMCO TREMPROOF 6100 OR APPROVED [EQUAL]. EXTEND WATERPROOFING UNDER ALL DOOR THRESHOLDS. REFER TO 9A/5.02 FOR ADDITIONAL INFORMATION.
34	24"x18" ELEVATOR HOISTWAY LOUVER. LOUVER SHALL BE EITHER 3.5% OF THE SIZE OF THE HOISTWAY OR 3 SF, WHICHEVER IS LARGER. OF THE TOTAL REQUIRED AREA, NOT LESS THAN 1/3 SHALL BE PERMANENTLY OPEN OR AUTOMATICALLY OPENED BY A DAMPER.

35	PROVIDE GYPSUM BOARD CEILING 12" ABOVE HOIST BEAM
36	1-1/2" x 3" VERTICAL ALUMINUM LOUVERS AS DESIGNED BY A SPECIALTY ENGINEER (UNDER SEPARATE PERMIT). G.C. TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
37	24" [MEASURED FROM LEVEL 2 HIGH SLAB] POURED IN PLACE PLANTER WALL
38	(2) 10'-0"W x 8'-0"H VEHICULAR SWING GATE. G.C. TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION
39	48" CMU PARAPET WALL [MEASURED FROM TOP OF ROOF SLAB]. PROVIDE SMOOTH STUCCO FINISH, PAINTED, ON ALL EXPOSED SIDES. G.C. TO POUR IN PLACE CONCRETE AT ALL PLANTER LOCATIONS
40	CMU WALL TO EXTEND 60" OVER FINISHED POOL DECK TO SUPPORT H.C. LIFT TOWER
41	LINE OF ____" W x 6" H CONTINUOUS CONCRETE CURB. REFER TO X/AXXX
42	RIGID INSULATION BOARD (MIN AVE R-19) MECHANICALLY FASTENED TO UNDERSIDE OF CONCRETE SLAB BETWEEN A/C AND NON-A/C AREAS IN LOCATIONS WITHOUT TAPERED ROOF INSULATION



1 Exterior Elevation - SOUTH 



FAB 
workshop

pa|nyc

NEW
SUBMISSION

CONSTRUCTION DRAWINGS FOR:
BHI 1055 93rd STREET
1055 93rd STREET
BAY HARBOR ISLANDS, FL 33154

STATE OF FLORIDA
CARL DAVID LEVIN
— ★ —
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Revision		
1	08/02/23	DESIGN REVIEW SUBMISSION

Project Number 23-001

Date 03/01/23

Sheet Title
EXTERIOR ELEVATION
- SOUTH -

Drawn by:	BP
Checked by:	CDI

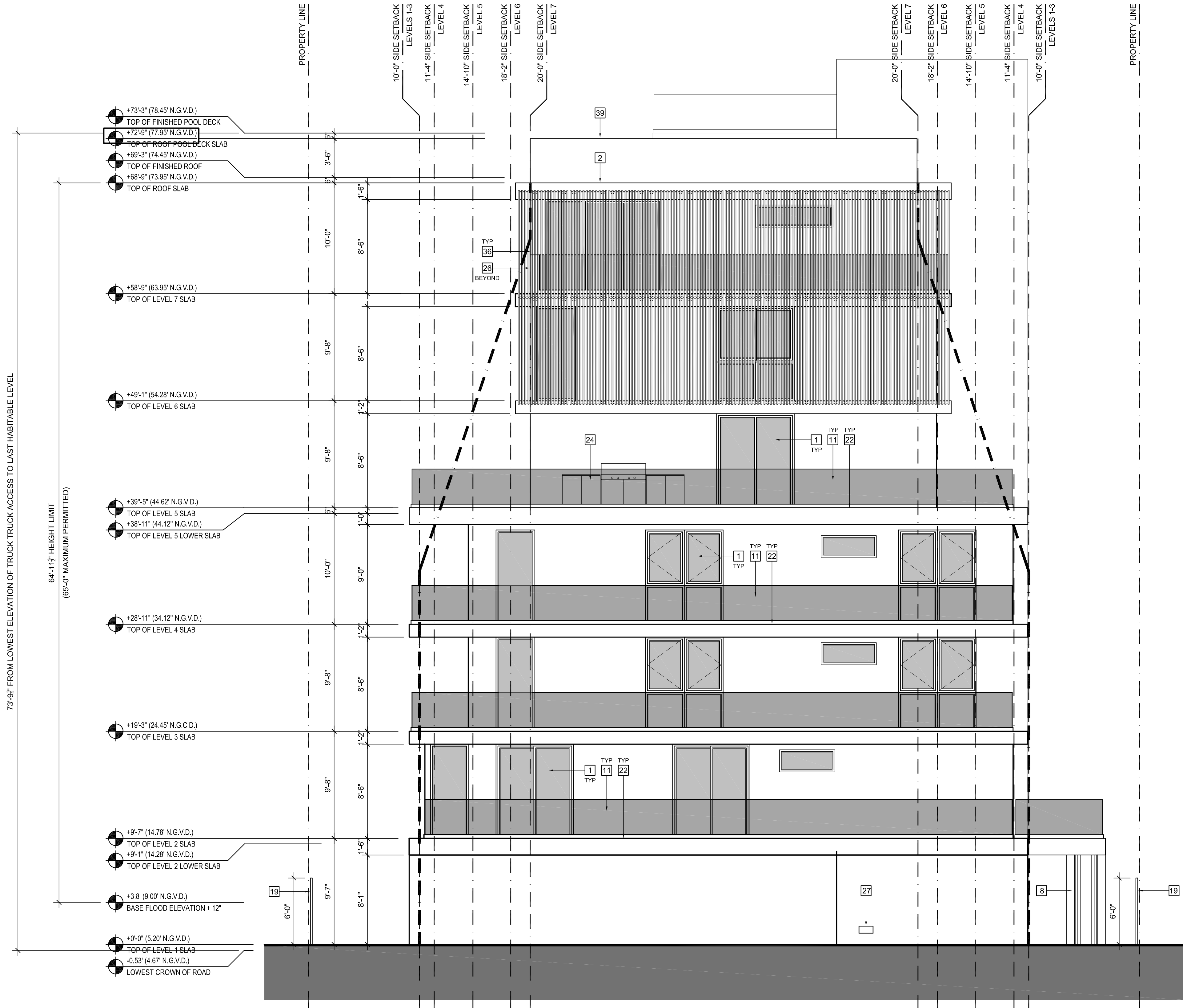
Sheet Number

A 21N-a

ELEVATION and SECTION KEYED NOTES

- [1] IMPACT RESISTANT DOOR OR WINDOW
- [2] LINE OF CONCRETE EYEBROW WITH ELASTOMERIC LIQUID APPLIED WATERPROOFING LIGHT COAT FINISH TO BE APPLIED AS PER MANUF'S RECOMMENDATIONS ON TOP FACE. SMOOTH STUCCO FINISH PAINTED ON ALL EXPOSED SIDES WITH A DROPPED EXTERIOR CEILING / SOFFIT: SMOOTH STUCCO FINISH, PAINTED, OVER 5/8" DENSGLASS SHEATHING ON METAL STUD FRAMING. G.C. SHALL PROVIDE SHOP DRAWINGS BY A FLORIDA REGISTERED ENGINEER FOR ALL EXTERIOR SOFFIT FRAMING THAT SHALL INCLUDED, BUT NOT BE LIMITED TO, ALL GRAVITY AND WIND LOADS, DETAILS OF FRAMING, STUD SIZE, GAUGE, SPACING, AND STUD TO STRUCTURE ATTACHMENTS. SLOPE TOP OF EYEBROW MIN 1/8" PER FOOT (UNLESS OTHERWISE NOTED) UPWARDS TOWARDS PEAK AS SHOWN.
- [3] 8"x4" OVERFLOW SCUPPERS TO BE LOCATED 2" MIN AND 4" MAX ABOVE LOW POINT OF ROOF REFER TO 2/AS.02 FOR ADDITIONAL INFO
- [4] 42" HIGH CMU WALL [MEASURED FROM THE HIGH POINT OF THE FINISHED POOL DECK] WITH SMOOTH STUCCO FINISH, PAINTED, ON ALL EXPOSED SIDES
- [5] 6 MIL POLYETHYLENE (OR APPROVED EQUAL) VAPOR RETARDER BETWEEN THE GROUND FLOOR CONCRETE FLOOR SLAB AND THE SUB-GRADE
- [6] PROVIDE MIN R-4.2 FOIL INSULATION BETWEEN FURRING STRIPS AT ALL EXTERIOR CMU WALLS
- [7] 3-PLY MODIFIED BITUMEN ROOFING [UNDER SEPARATE PERMIT] WITH A 20-YEAR N.D.L. OVER TAPERED INSULATION (MIN AVERAGE R-18) ON THE CONCRETE ROOF SLAB. INSTALL ALL ROOFING AND INSULATION AS PER MANUF'S RECOMMENDATIONS. SLOPE TAPERED INSULATION MIN 1/4" PER FOOT TOWARDS ROOF DRAINS OR SCUPPERS AS SHOWN ON ROOF PLAN.
- [8] PROVIDE SMOOTH PLASTER SKIM COAT, PAINTED, ON EXPOSED UNDERSIDE OF CONCRETE SLAB AND/OR STAIR
- [9] 36"H HANDRAIL, ATTACHED TO CMU WALL, REFER TO 9/AS.01
- [10] DASHED LINE OF MECHANICAL CONDENSING UNITS MOUNTED OVER NEOPRENE SOUND ISOLATION PADS ON DADE COUNTY APPROVED SUPPORT STANDS IN COMPLIANCE WITH CHAPTER 16 (HIGH VELOCITY HURRICANE ZONES). THE USE OF WOOD 'SLEEPERS' SHALL NOT BE PERMITTED. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFO.
- [11] 42"H GLASS GUARDRAIL TO MEET THE REQUIREMENTS OF FBC 2020 SECTIONS 1013 AND 1607.7. G.C. TO SUBMIT SHOP DRAWINGS FOR ARCHITECTS' APPROVAL PRIOR TO FABRICATION. G.C. TO PROVIDE BLOCK OUTS IN THE SLAB AS REQUIRED FOR RAILING POSTS PRIOR TO POURING SLAB.
- [12] LOCATION OF BUILDING SIGNAGE (UNDER SEPARATE PERMIT). G.C. TO SUBMIT SHOP DRAWINGS THAT DEMONSTRATE, INCLUDING BUT NOT LIMITED TO, LETTER FONT, SIZE, ATTACHMENT DETAILS, AND FINISH, FOR ARCHITECTS' REVIEW AND APPROVAL PRIOR TO FABRICATION

- [13] U.L. LISTED EXTERIOR WALL SCONCE/WALL PACK. REFER TO REFLECTED CEILING PLANS AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. G.C. TO COORDINATE FINAL MOUNTING HEIGHT IN THE FIELD WITH ARCHITECT PRIOR TO INSTALLATION
- [14] DASHED LINE OF REQUIRED 6'-8" CLEAR STAIR HEADROOM CLEARANCE MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSING.
- [15] CONCRETE COLUMN WITH SMOOTH STUCCO FINISH, PAINTED. G.C. TO PROVIDE CORNER GUARDS AT ALL EXPOSED CORNERS FOR COLUMNS LOCATED WITHIN PARKING AREA ONLY. REFER TO 4/AS.01
- [16] HATCH INDICATES 1 OR 2 HOUR RATED DEMISING PARTITION AS PER U.L.I. U419. REFER TO PLAN FOR LOCATIONS
- [17] PROVIDE BREAK METAL OVERALL CONCRETE SLAB TO MATCH ADJACENT WINDOW FRAMES. PROVIDE FLUID APPLIED WATERPROOFING ON CMU WALL PRIOR TO THE INSTALLATION OF WOOD CLADDING.
- [18] 8"x4"GALVANIZED METAL ROOF SCUPPERS SET FLUSH WITH ROOF DECK WITH A GALVANIZED METAL RAINWATER LEADER AND CONCRETE SPLASH BLOCK. REFER TO 12/AS.00 FOR ADDITIONAL INFORMATION.
- [19] 6'-0" VERTICAL PICKET ALUMINUM FENCE [MEASURED FROM ADJACENT GRADE]. G.C. TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
- [20] CONC UPTURNED BEAM. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFO
- [21] 8'-6"H ALUMINUM BALCONY DIVIDERS AS DESIGNED BY A SPECIALTY ENGINEER TO BE CENTERED BETWEEN WINDOWS/DOORS (UNDER SEPARATE PERMIT) G.C. TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
- [22] CONCRETE BALCONY WITH DADE-COUNTY APPROVED WATERPROOFING MEMBRANE (TREMCO, VULKEM 350/351 OR APPROVED EQUAL) WITH A DROPPED EXTERIOR CEILING: SMOOTH STUCCO FINISH, PAINTED, OVER 5/8" DENSGLASS SHEATHING ON METAL STUD FRAMING. G.C. SHALL PROVIDE SHOP DRAWINGS BY A FLORIDA REGISTERED ENGINEER FOR ALL EXTERIOR SOFFIT FRAMING THAT SHALL INCLUDED, BUT NOT BE LIMITED TO, ALL GRAVITY AND WIND LOADS, DETAILS OF FRAMING, STUD SIZE, GAUGE, SPACING, AND STUD TO STRUCTURE ATTACHMENTS. SLOPE TERRACE TOWARDS BUILDING END AT MINIMUM 1/8" PER FOOT UNLESS OTHERWISE NOTED. WATERPROOF MEMBRANE TO EXTEND UNDER DOOR THRESHOLD.
- [23] CATEGORY II SAFETY GLASS SHOWER/TOILET ENCLOSURE WITH A 32"W MIN CATEGORY II SAFETY GLASS DOOR, PROVIDE OPAQUE GLASS AT TOILET ENCLOSURES/DOOR. G.C. TO COORDINATE WITH DESIGN CONSULTANT ON FINAL HEIGHT OF GLASS ENCLOSURES AND DOORS
- [24] EXTERIOR GRADE MILLWORK WITH ELECTRIC BAR-B-Q AND SINK WITH A STAINLESS STEEL COVER AS SELECTED BY OWNER.
- [25] 42"H [MEASURED FROM LEVEL 5 SLAB] POURED IN PLACE PLANTER WALL WITH SMOOTH STUCCO FINISH, PAINTED, ON ALL EXPOSED SIDES
- [26] 42"H [MEASURED FROM HIGH POINT OF FINISHED TERRACE SLAB] CMU PARAPET PARAPET WITH SMOOTH STUCCO FINISH ON ALL EXPOSED SIDES
- [27] INSULATED FLOOD VENT [MODEL #1540-520 BY SMART VENT OR APPROVED EQUAL] WITH 200 SF OF FLOOD COVERAGE. MINIMUM TWO VENTS PER ENCLOSED AREA MOUNTED ON (2) DIFFERENT WALLS TO BE LOCATED 12" MAX FROM ADJACENT GRADE
- [28] STRUCTURAL STYROFOAM. REFER TO STRUCTURAL DRAWINGS
- [29] PROVIDE FLUID APPLIED WATERPROOFING ON TOP OF ELEVATOR PIT SLAB
- [30] 18"x18"x24" DEEP SUMP PIT WITH A GALVANIZED METAL GRATE CENTERED ALONG REAR WALL (G.C. TO CONFIRM EXACT LOCATION IN FIELD WITH ELEVATOR MANUF) WITH A 3,000 GAL-HOUR PUMP
- [31] ELEVATOR HOIST BEAM RATED FOR 15,000#. REFER TO STRUCTURAL DRAWINGS
- [32] INTERSTITIAL SPACE UNDER PLANTER TO RUN PLANTER DRAINS. REFER TO X/AXXX AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION
- [33] OWNER SELECTED TILE FINISH ON MUD BED SLOPED AT A MAXIMUM 1/8" PER FOOT TOWARDS DECK DRAINS OVER A PROTECTION BOARD AND DRAINAGE MAT ON HOT APPLIED WATERPROOFING MEMBRANE (TREMCO TREMPROOF 6100 OR APPROVED EQUAL). EXTEND WATERPROOFING UNDER ALL DOOR THRESHOLDS. REFER TO 9/AS.02 FOR ADDITIONAL INFORMATION.
- [34] 24"x18" ELEVATOR HOISTWAY LOUVER. LOUVER SHALL BE EITHER 3.5% OF THE SIZE OF THE HOISTWAY OR 3 SF, WHICHEVER IS LARGER. OF THE TOTAL REQUIRED AREA, NOT LESS THAN 1/3 SHALL BE PERMANENTLY OPEN OR AUTOMATICALLY OPENED BY A DAMPER.
- [35] PROVIDE GYPSUM BOARD CEILING 12" ABOVE HOIST BEAM
- [36] 1-1/2" x 3" VERTICAL ALUMINUM LOUVERS AS DESIGNED BY A SPECIALTY ENGINEER (UNDER SEPARATE PERMIT). G.C. TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
- [37] 24"H [MEASURED FROM LEVEL 2 HIGH SLAB] POURED IN PLACE PLANTER WALL
- [38] (2) 10'-0"W x 8'-0"H VEHICULAR SWING GATE. G.C. TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION
- [39] 48" CMU PARAPET WALL [MEASURED FROM TOP OF ROOF SLAB], PROVIDE SMOOTH STUCCO FINISH, PAINTED, ON ALL EXPOSED SIDES. G.C. TO POUR IN PLACE CONCRETE AT ALL PLANTER LOCATIONS
- [40] CMU WALL TO EXTEND 60" OVER FINISHED POOL DECK TO SUPPORT H.C. LIFT TOWER
- [41] LINE OF ___"W x 6"H CONTINUOUS CONCRETE CURB. REFER TO X/AXXX
- [42] RIGID INSULATION BOARD (MIN AVE R-19) MECHANICALLY FASTENED TO UNDERSIDE OF CONCRETE SLAB BETWEEN A/C AND NON-A/C AREAS IN LOCATIONS WITHOUT TAPERED ROOF INSULATION



1 Exterior Elevation - NORTH
3/16" = 1'-0"

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1 08/02/23 DESIGN REVIEW SUBMISSION

Project Number

23-001

Date

03/01/23

Sheet Title

EXTERIOR ELEVATION
- NORTH -

Drawn by:

BP

Checked by:

CDL

Sheet Number

A 21N-b

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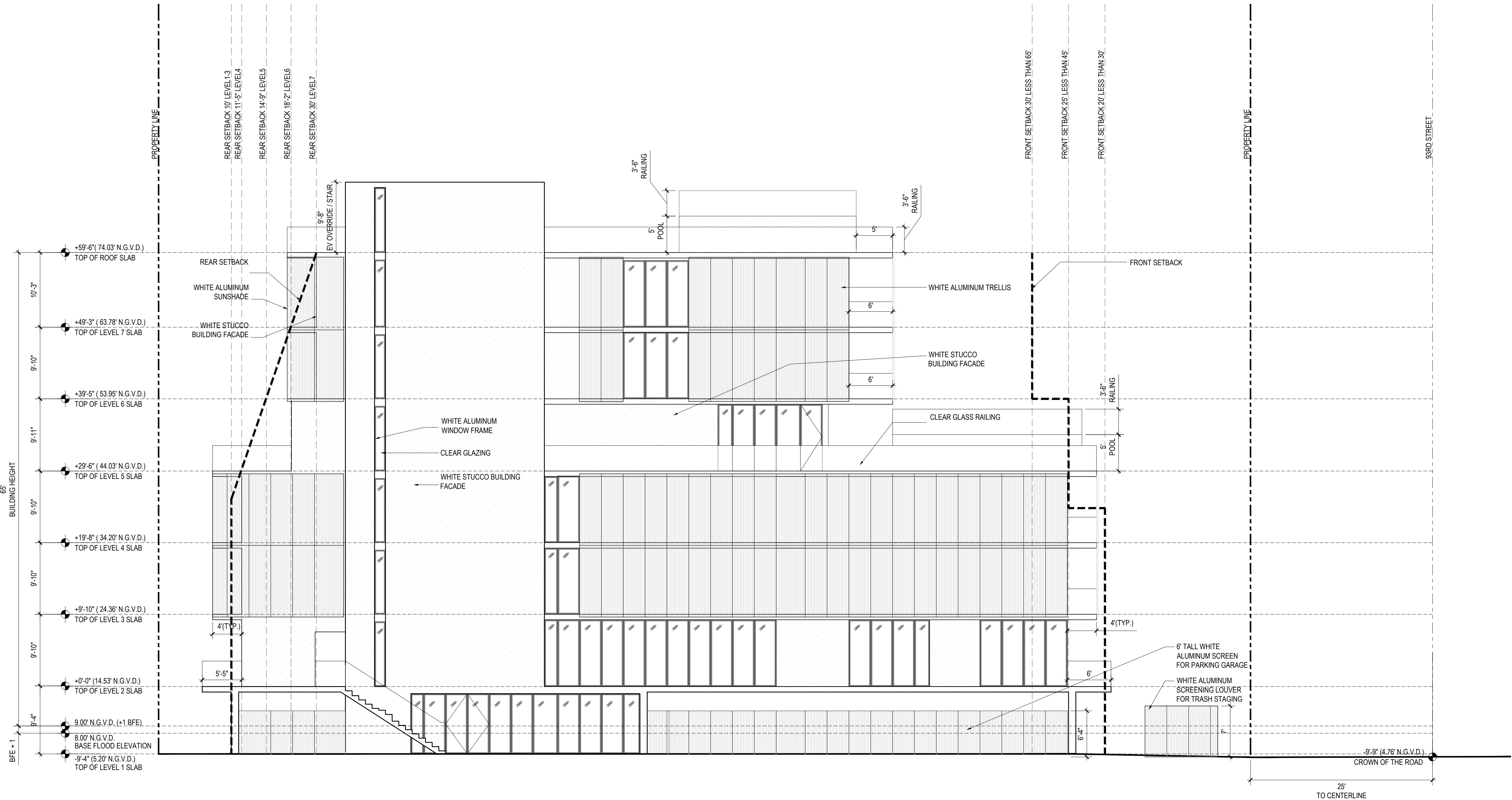
TITLE
BUILDING ELEVATION
WEST

DRAWING NO.

A-22

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1 BUILDING ELEVATION - WEST
SCALE: 1/8" = 1' - 0"

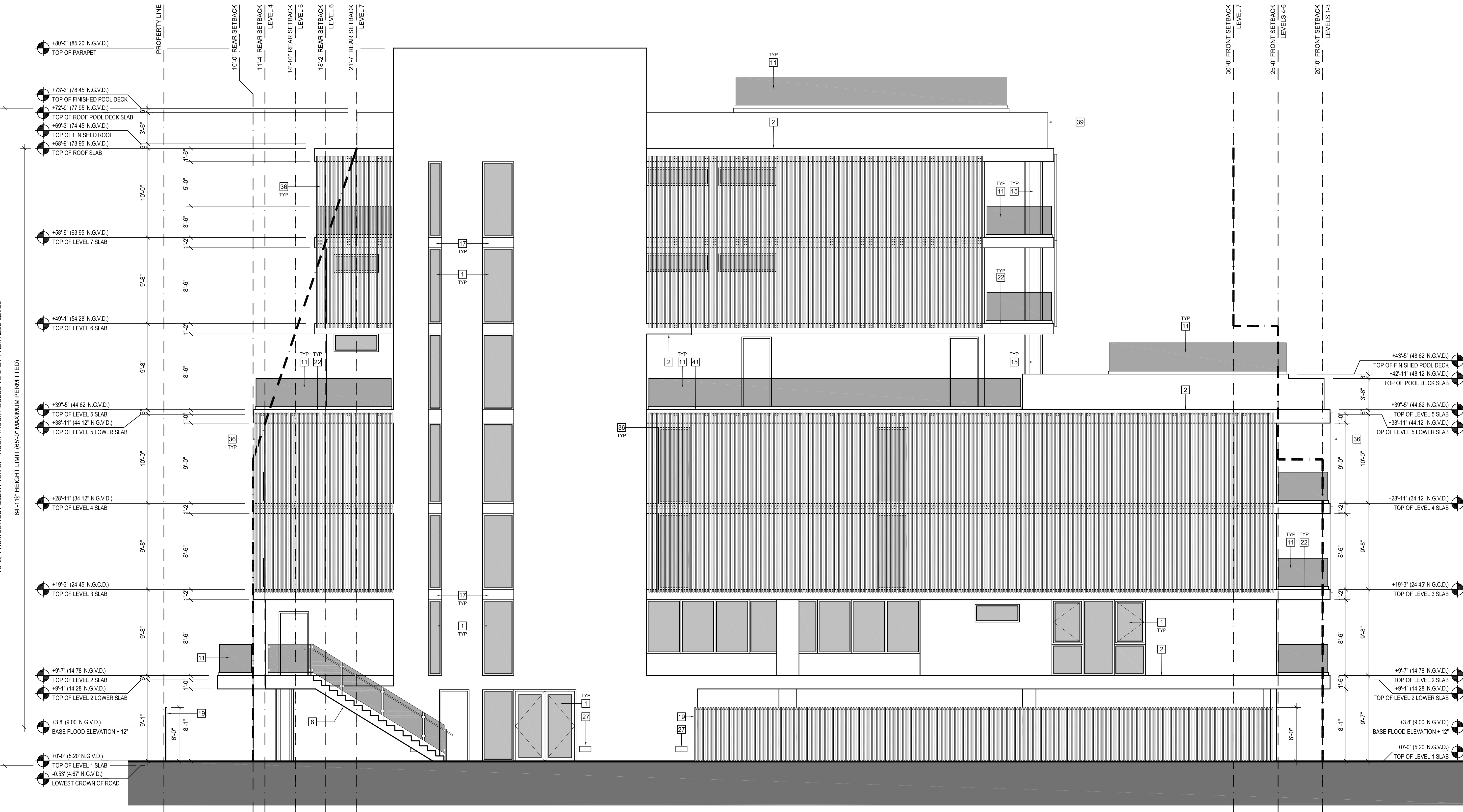
6 PROVIDE MIN R-4.2 FOIL INSULATION BETWEEN FURRING STRIPS AT ALL EXTERIOR CMU WALLS

12 LOCATION OF BUILDING SIGNAGE (UNDER SEPARATE PERMIT). G.C. TO SUBMIT SHOP DRAWINGS THAT DEMONSTRATE, INCLUDING BUT NOT LIMITED TO, LETTER FONT, SIZE, ATTACHMENT DETAILS, AND FINISH, FOR ARCHITECTS' REVIEW AND APPROVAL PRIOR TO FABRICATION

20 CONC UPTURNED BEAM. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFO.

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PARAPET WITH SMOOTH STUCCO FINISH ON ALL EXPOSED SIDES

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$$3/16'' = 1'-0''$$

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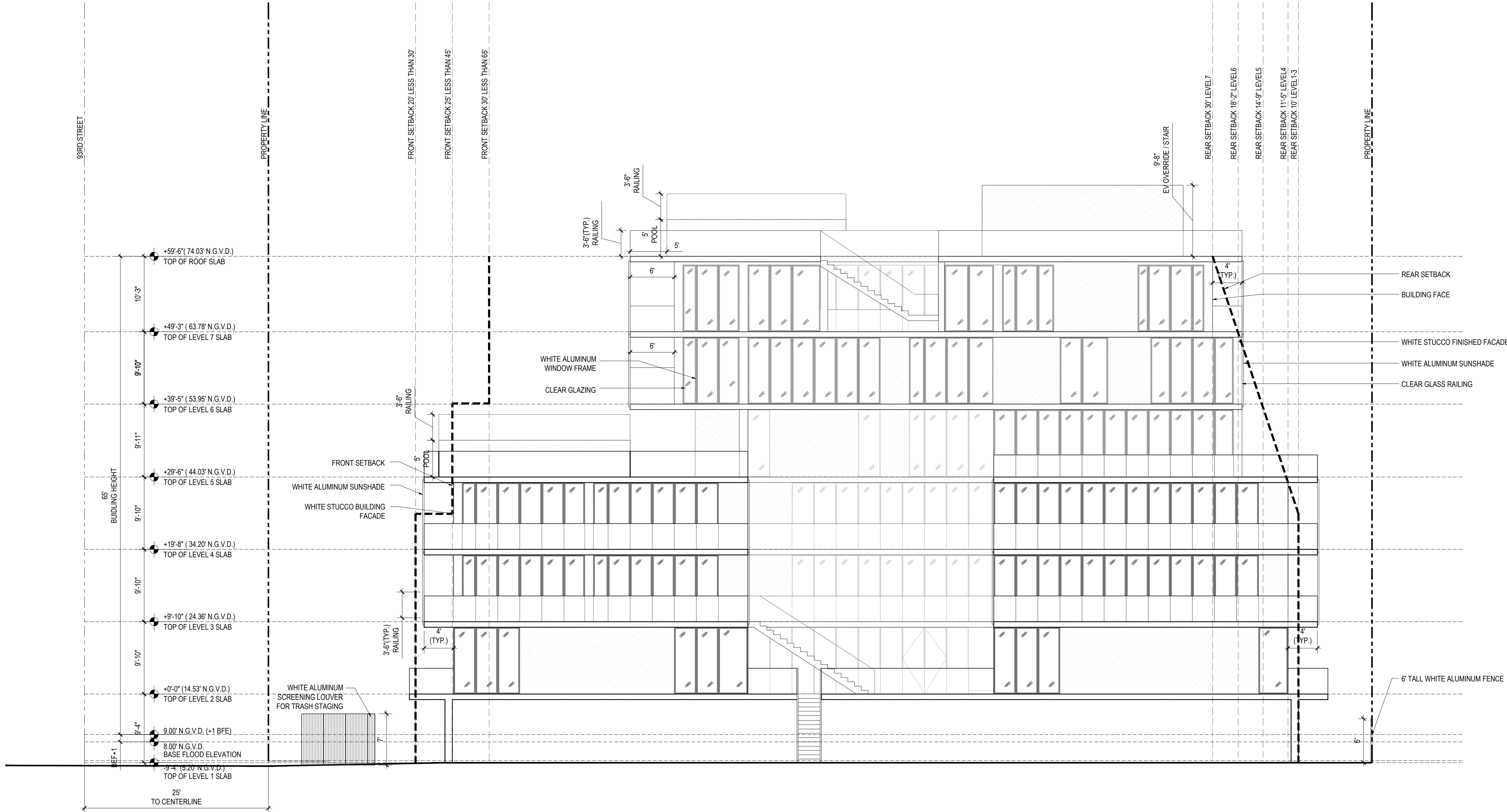
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EAST

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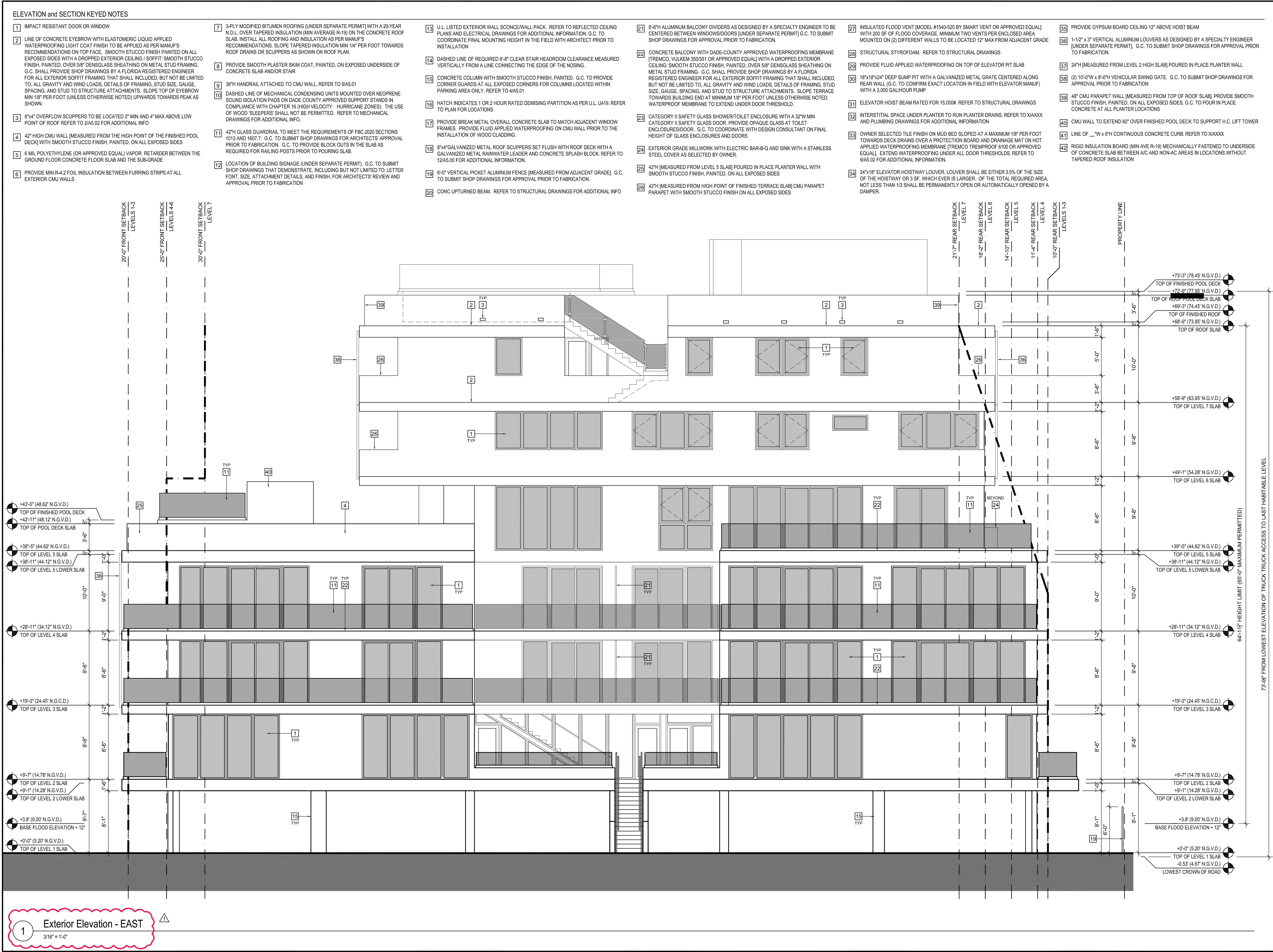
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1 BUILDING ELEVATION - EAST
SCALE: 1/8" = 1' - 0"



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Project Number
23-001

Date
03/01/23

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EXTERIOR ELEVATION - EAST -

Drawn by: BP
Checked by: CDL
Sheet Number

A 23N

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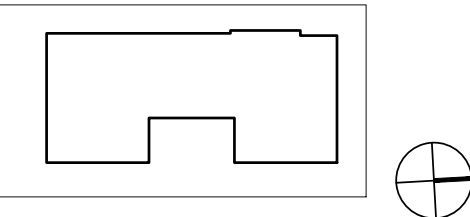
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TITLE
COLORED BUILDING ELEVATION
SOUTH & NORTH

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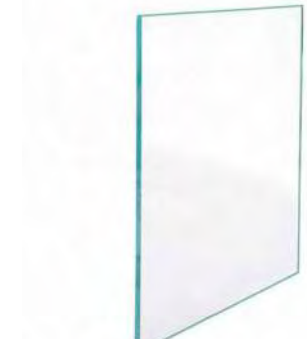


2 BUILDING ELEVATION - NORTH
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1 BUILDING ELEVATION - SOUTH
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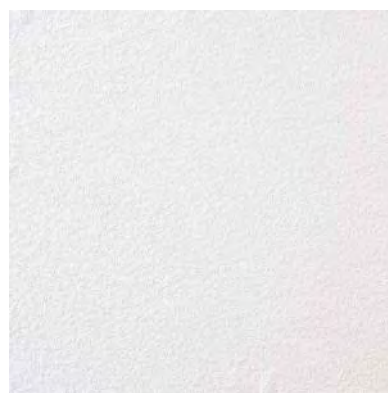
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**COLORED ELEVATION
SOUTH & NORTH**

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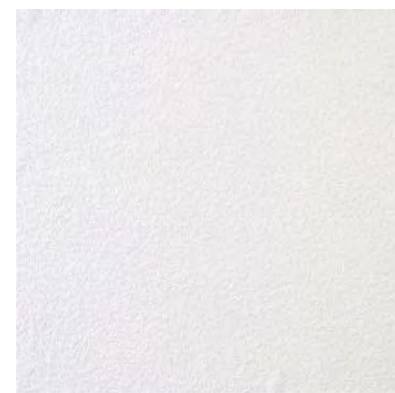
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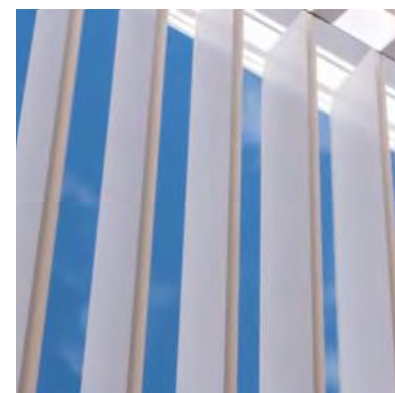
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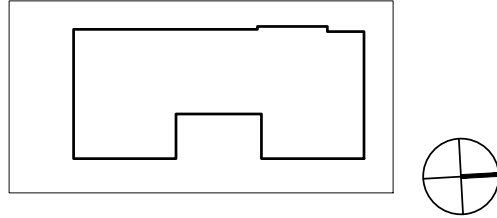
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TITLE
COLORED BUILDING ELEVATION
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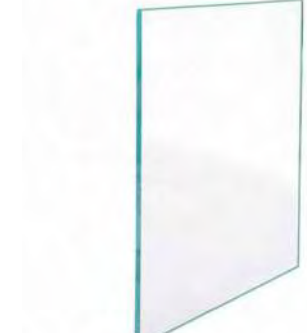
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1 BUILDING ELEVATION - WEST
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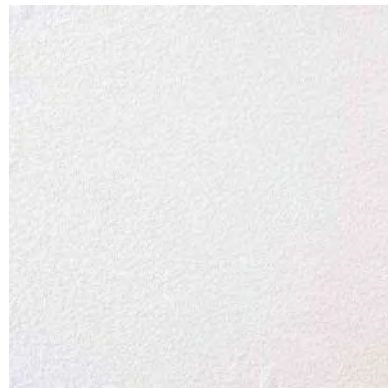
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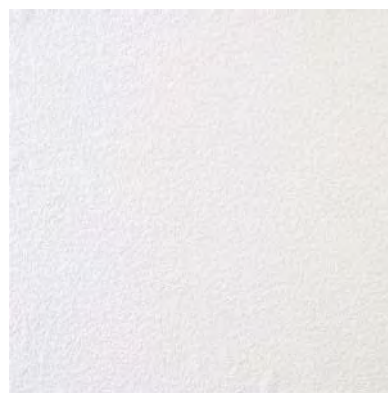
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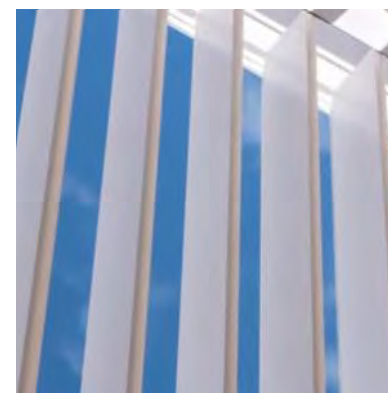
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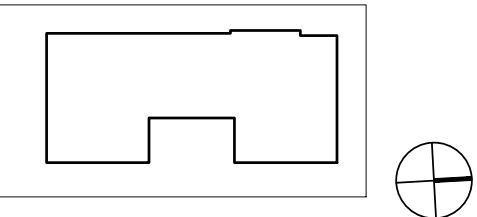
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BUILDING ELEVATION
EAST

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1 BUILDING ELEVATION - EAST
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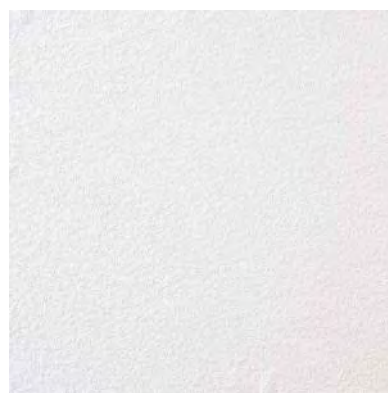
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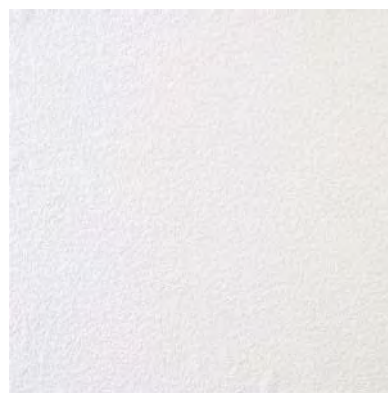
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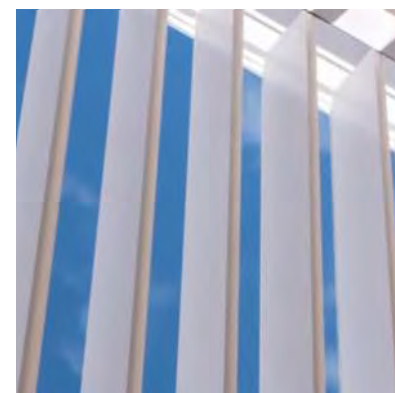
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MIAMI, FL 33176
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LANDSCAPE:
STRATA LANDSCAPE ARCHITECTURE
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LIGHTING:
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3832 SHIPPING AVE.
MIAMI, FL 33146
T: 305 444 8520

DOB APPROVAL STAMP

APPROVED
SUBMISSION

DOB APPROVAL SCAN

KEY PLAN

PRINTING	DATE
.01 ISSUE FOR SITE PLAN REVIEW	09.29.2022
.02 ISSUE FOR SITE PLAN REVIEW	10.27.2022
.03 ISSUE FOR SITE PLAN REVIEW	11.23.2022
.04 ISSUE FOR DRB	12.14.2022

NOT FOR CONSTRUCTION

STAMP



DRAWN BY CHECK BY

PROJECT NUMBER
2211

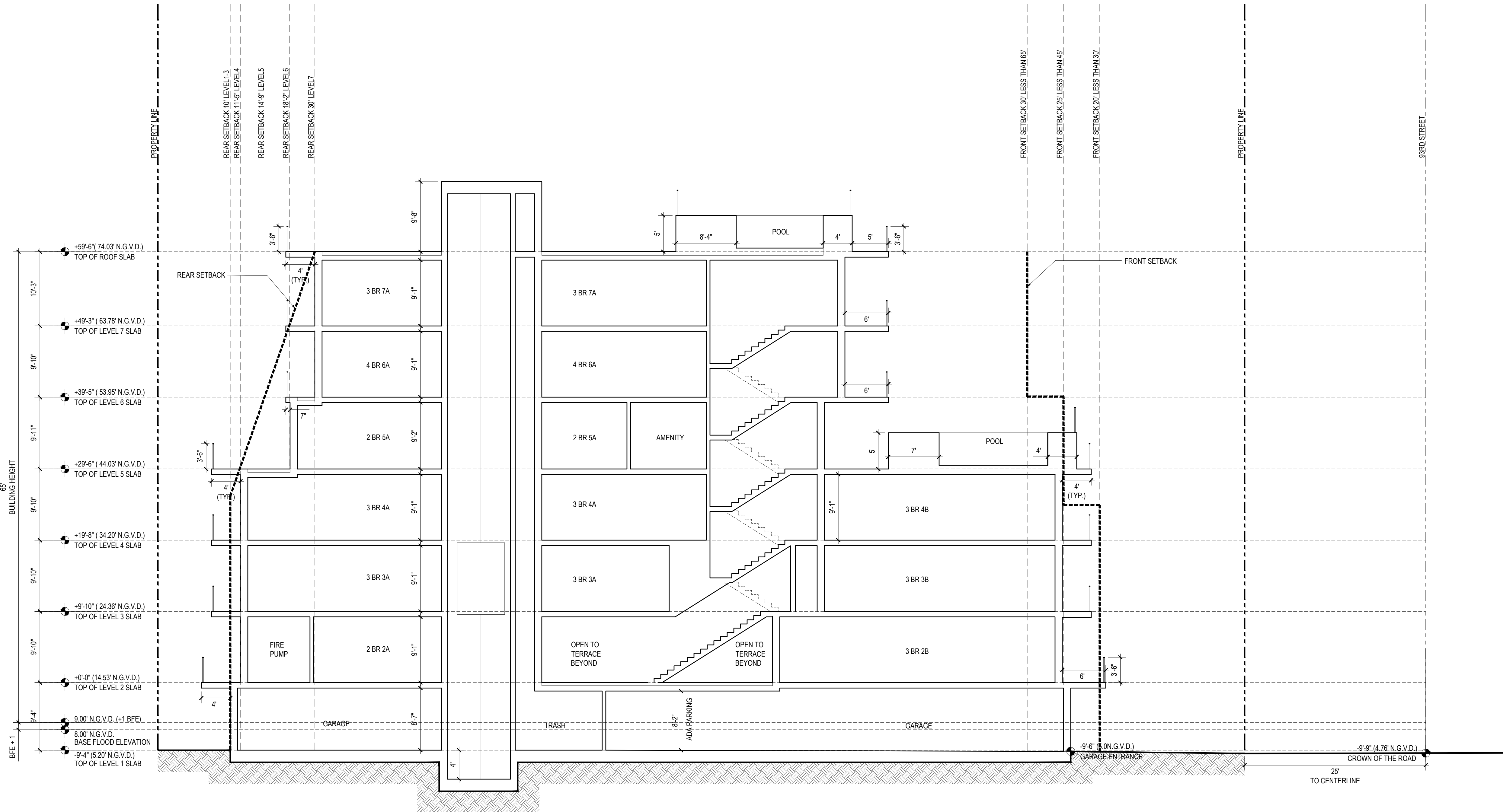
TITLE
BUILDING SECTION

DRAWING NO.

A-41

PAGE No. 1 OF 1

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1 BUILDING SECTION
SCALE: 1/8" = 1' - 0"

ELEVATION and SECTION KEYED NOTES

1 IMPACT RESISTANT DOOR OR WINDOW

2 LINE OF CONCRETE EYEBROW WITH ELASTOMERIC LIQUID APPLIED WATERPROOFING LIGHT COAT FINISH TO BE APPLIED AS PER MANUF'S RECOMMENDATIONS ON TOP FACE. SMOOTH STUCCO FINISH PAINTED ON ALL EXPOSED SIDES WITH A DROPPED EXTERIOR CEILING / SOFFIT: SMOOTH STUCCO FINISH, PAINTED, OVER 5/8" DENSGLASS SHEATHING ON METAL STUD FRAMING. G.C. SHALL PROVIDE SHOP DRAWINGS BY A FLORIDA REGISTERED ENGINEER FOR ALL EXTERIOR SOFFIT FRAMING THAT SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL GRAVITY AND WIND LOADS, DETAILS OF FRAMING, STUD SIZE, GAUGE, SPACING, AND STUD TO STRUCTURE ATTACHMENTS. SLOPE TOP OF EYEBROW MIN 1/8" PER FOOT (UNLESS OTHERWISE NOTED) UPWARDS TOWARDS PEAK AS SHOWN.

3 8"x4" OVERFLOW SCUPPERS TO BE LOCATED 2" MIN AND 4" MAX ABOVE LOW POINT OF ROOF REFER TO 2/AS.02 FOR ADDITIONAL INFO

4 42" HIGH CMU WALL [MEASURED FROM THE HIGH POINT OF THE FINISHED POOL DECK] WITH SMOOTH STUCCO FINISH, PAINTED, ON ALL EXPOSED SIDES

5 6 MIL POLYETHYLENE (OR APPROVED EQUAL) VAPOR RETARDER BETWEEN THE GROUND FLOOR CONCRETE FLOOR SLAB AND THE SUB-GRADE

6 PROVIDE MIN R-4.2 FOIL INSULATION BETWEEN FURRING STRIPS AT ALL EXTERIOR CMU WALLS

7 3-PLY MODIFIED BITUMEN ROOFING [UNDER SEPARATE PERMIT] WITH A 20-YEAR N.D.L. OVER TAPERED INSULATION (MIN AVERAGE R-19) ON THE CONCRETE ROOF SLAB. INSTALL ALL ROOFING AND INSULATION AS PER MANUF'S RECOMMENDATIONS. SLOPE TAPERED INSULATION MIN 1/4" PER FOOT TOWARDS ROOF DRAINS OR SCUPPERS AS SHOWN ON ROOF PLAN.

8 PROVIDE SMOOTH PLASTER SKIM COAT, PAINTED, ON EXPOSED UNDERSIDE OF CONCRETE SLAB AND/OR STAIR

9 36"H HANDRAIL, ATTACHED TO CMU WALL, REFER TO 9/AS.01

10 DASHED LINE OF MECHANICAL CONDENSING UNITS MOUNTED OVER NEOPRENE SOUND ISOLATION PADS ON DADE COUNTY APPROVED SUPPORT STANDS IN COMPLIANCE WITH CHAPTER 16 (HIGH VELOCITY HURRICANE ZONES), THE USE OF WOOD 'SLEEPERS' SHALL NOT BE PERMITTED. REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFO.

11 42"H GLASS GUARDRAIL TO MEET THE REQUIREMENTS OF FBC 2020 SECTIONS 1013 AND 1607.7. G.C. TO SUBMIT SHOP DRAWINGS FOR ARCHITECTS' APPROVAL PRIOR TO FABRICATION. G.C. TO PROVIDE BLOCK OUTS IN THE SLAB AS REQUIRED FOR RAILING POSTS PRIOR TO POURING SLAB.

12 LOCATION OF BUILDING SIGNAGE (UNDER SEPARATE PERMIT). G.C. TO SUBMIT SHOP DRAWINGS THAT DEMONSTRATE, INCLUDING BUT NOT LIMITED TO, LETTER FONT, SIZE, ATTACHMENT DETAILS, AND FINISH, FOR ARCHITECTS' REVIEW AND APPROVAL PRIOR TO FABRICATION

13 U.L. LISTED EXTERIOR WALL SCONCE/WALL PACK. REFER TO REFLECTED CEILING PLANS AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. G.C. TO COORDINATE FINAL MOUNTING HEIGHT IN THE FIELD WITH ARCHITECT PRIOR TO INSTALLATION

14 DASHED LINE OF REQUIRED 6'-8" CLEAR STAIR HEADROOM CLEARANCE MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSING.

15 CONCRETE COLUMN WITH SMOOTH STUCCO FINISH, PAINTED. G.C. TO PROVIDE CORNER GUARDS AT ALL EXPOSED CORNERS FOR COLUMNS LOCATED WITHIN PARKING AREA ONLY. REFER TO 4/AS.01

16 HATCH INDICATES 1 OR 2 HOUR RATED DEMISING PARTITION AS PER U.L. U419. REFER TO PLAN FOR LOCATIONS

17 PROVIDE BREAK METAL OVERALL CONCRETE SLAB TO MATCH ADJACENT WINDOW FRAMES. PROVIDE FLUID APPLIED WATERPROOFING ON CMU WALL PRIOR TO THE INSTALLATION OF WOOD CLADDING.

18 8"x4"GALVANIZED METAL ROOF SCUPPERS SET FLUSH WITH ROOF DECK WITH A GALVANIZED METAL RAINWATER LEADER AND CONCRETE SPLASH BLOCK. REFER TO 12/AS.00 FOR ADDITIONAL INFORMATION.

19 6'-0" VERTICAL PICKET ALUMINUM FENCE [MEASURED FROM ADJACENT GRADE]. G.C. TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.

20 CONC UPTURNED BEAM. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFO

21 8'-6"H ALUMINUM BALCONY DIVIDERS AS DESIGNED BY A SPECIALTY ENGINEER TO BE CENTERED BETWEEN WINDOWS/DOORS [UNDER SEPARATE PERMIT] G.C. TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.

22 CONCRETE BALCONY WITH DADE-COUNTY APPROVED WATERPROOFING MEMBRANE (TREMCO, VULKEM 350/351 OR APPROVED EQUAL) WITH A DROPPED EXTERIOR CEILING: SMOOTH STUCCO FINISH, PAINTED, OVER 5/8" DENSGLASS SHEATHING ON METAL STUD FRAMING. G.C. SHALL PROVIDE SHOP DRAWINGS BY A FLORIDA REGISTERED ENGINEER FOR ALL EXTERIOR SOFFIT FRAMING THAT SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL GRAVITY AND WIND LOADS, DETAILS OF FRAMING, STUD SIZE, GAUGE, SPACING, AND STUD TO STRUCTURE ATTACHMENTS. SLOPE TERRACE TOWARDS BUILDING END AT MINIMUM 1/8" PER FOOT UNLESS OTHERWISE NOTED. WATERPROOF MEMBRANE TO EXTEND UNDER DOOR THRESHOLD.

23 CATEGORY II SAFETY GLASS SHOWER/TOILET ENCLOSURE WITH A 32"W MIN CATEGORY II SAFETY GLASS DOOR. PROVIDE OPAQUE GLASS AT TOILET ENCLOSURES/DOOR. G.C. TO COORDINATE WITH DESIGN CONSULTANT ON FINAL HEIGHT OF GLASS ENCLOSURES AND DOORS

24 EXTERIOR GRADE MILLWORK WITH ELECTRIC BAR-B-Q AND SINK WITH A STAINLESS STEEL COVER AS SELECTED BY OWNER.

25 42"H [MEASURED FROM LEVEL 5 SLAB] POURED IN PLACE PLANTER WALL WITH SMOOTH STUCCO FINISH, PAINTED, ON ALL EXPOSED SIDES

26 42"H [MEASURED FROM HIGH POINT OF FINISHED TERRACE SLAB] CMU PARAPET PARAPET WITH SMOOTH STUCCO FINISH ON ALL EXPOSED SIDES

27 INSULATED FLOOD VENT [MODEL #1540-520 BY SMART VENT OR APPROVED EQUAL] WITH 200 SF OF FLOOD COVERAGE. MINIMUM TWO VENTS PER ENCLOSED AREA MOUNTED ON (2) DIFFERENT WALLS TO BE LOCATED 12" MAX FROM ADJACENT GRADE

28 STRUCTURAL STYROFOAM. REFER TO STRUCTURAL DRAWINGS

29 PROVIDE FLUID APPLIED WATERPROOFING ON TOP OF ELEVATOR PIT SLAB

30 18"x18"x24" DEEP SLUMP PIT WITH A GALVANIZED METAL GRATE CENTERED ALONG REAR WALL. (G.C. TO CONFIRM EXACT LOCATION IN FIELD WITH ELEVATOR MANUF) WITH A 3,000 GAL-HOUR PUMP

31 ELEVATOR HOIST BEAM RATED FOR 15,000#. REFER TO STRUCTURAL DRAWINGS

32 INTERSTITIAL SPACE UNDER PLANTER TO RUN PLANTER DRAINS. REFER TO X/AXXX AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION

33 OWNER SELECTED TILE FINISH ON MUD BED SLOPED AT A MAXIMUM 1/8" PER FOOT TOWARDS DECK DRAINS OVER A PROTECTION BOARD AND DRAINAGE MAT ON HOT APPLIED WATERPROOFING MEMBRANE (TREMCO TREMPROOF 6100 OR APPROVED EQUAL). EXTEND WATERPROOFING UNDER ALL DOOR THRESHOLDS. REFER TO 9/AS.02 FOR ADDITIONAL INFORMATION.

34 24"x18" ELEVATOR HOISTWAY LOUVER. LOUVER SHALL BE EITHER 3.5% OF THE SIZE OF THE HOISTWAY OR 3 SF, WHICHEVER IS LARGER. OF THE TOTAL REQUIRED AREA, NOT LESS THAN 1/3 SHALL BE PERMANENTLY OPEN OR AUTOMATICALLY OPENED BY A DAMPER.

35 PROVIDE GYPSUM BOARD CEILING 12" ABOVE HOIST BEAM

36 1-1/2" x 3" VERTICAL ALUMINUM LOUVERS AS DESIGNED BY A SPECIALTY ENGINEER [UNDER SEPARATE PERMIT]. G.C. TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.

37 24"H [MEASURED FROM LEVEL 2 HIGH SLAB] POURED IN PLACE PLANTER WALL

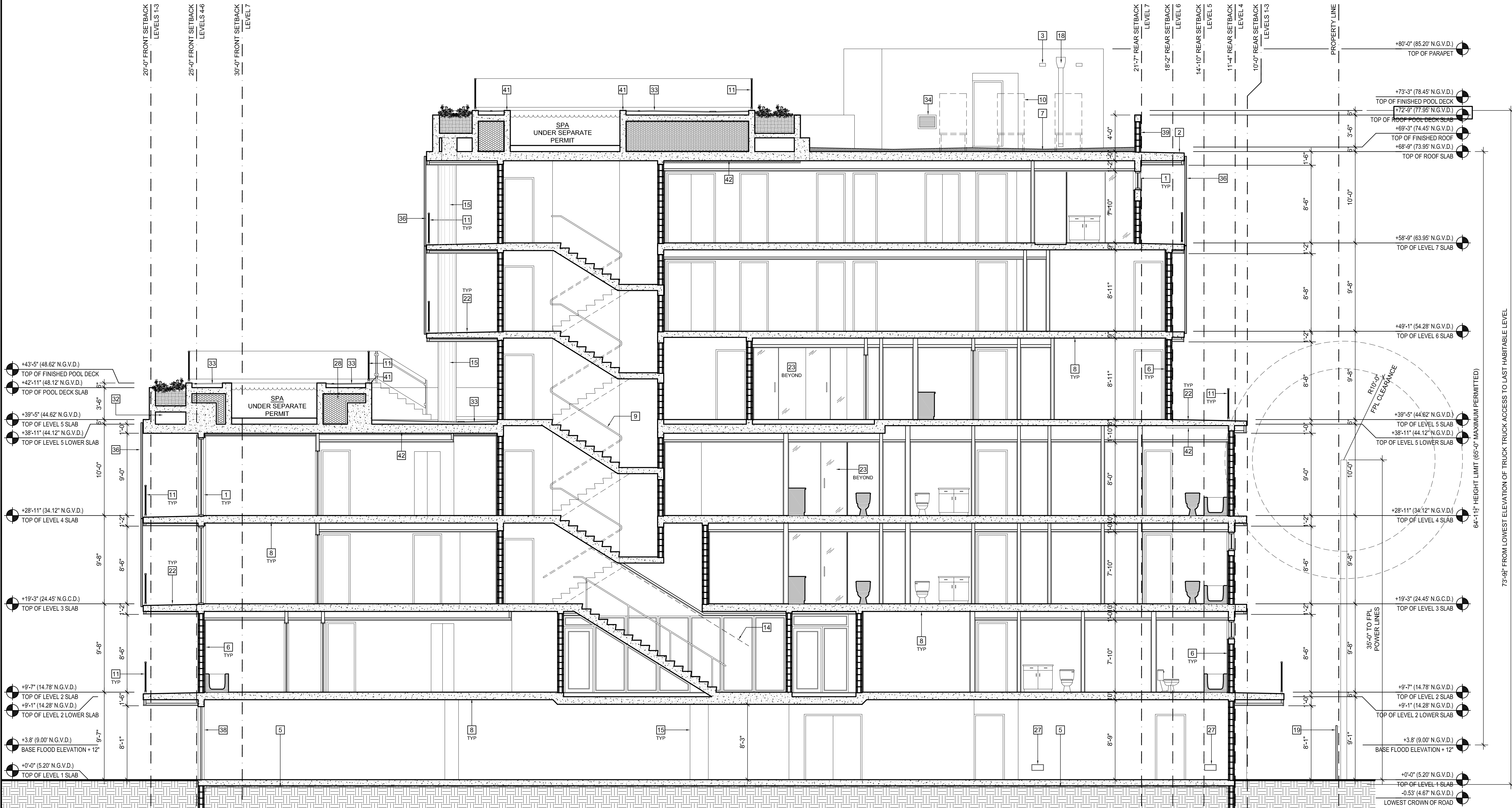
38 (2) 10'-0"W x 8'-0"H VEHICULAR SWING GATE. G.C. TO SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION

39 48" CMU PARAPET WALL [MEASURED FROM TOP OF ROOF SLAB]. PROVIDE SMOOTH STUCCO FINISH, PAINTED, ON ALL EXPOSED SIDES. G.C. TO POUR IN PLACE CONCRETE AT ALL PLANTER LOCATIONS

40 CMU WALL TO EXTEND 60" OVER FINISHED POOL DECK TO SUPPORT H.C. LIFT TOWER

41 LINE OF ___"W x 6"H CONTINUOUS CONCRETE CURB. REFER TO X/AXXX

42 RIGID INSULATION BOARD (MIN AVE R-19) MECHANICALLY FASTENED TO UNDERSIDE OF CONCRETE SLAB BETWEEN A/C AND NON-A/C AREAS IN LOCATIONS WITHOUT TAPERED ROOF INSULATION



1 Building Section
3/16" = 1'-0"

Architect of Record

CLAD

CARL LEVIN ARCHITECTURE + DESIGN
3390 MARY STREET, SUITE 135
COCONUT GROVE, FL 33133
305-442-3118 CARL@CLA-D.COM

Designer

FAB workshop

Designer

pa|nyc

NEW
SUBMISSION

CONSTRUCTION DRAWINGS FOR:

BHI 1055 93rd STREET
1055 93rd STREET
BAY HARBOR ISLANDS, FL 33154

Seal



CARL LEVIN, PA

AR 0017274

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Revision

07/18/23 DESIGN REVIEW SUBMISSION

Project Number

23-001

Date

03/01/23

Sheet Title

BUILDING
SECTION

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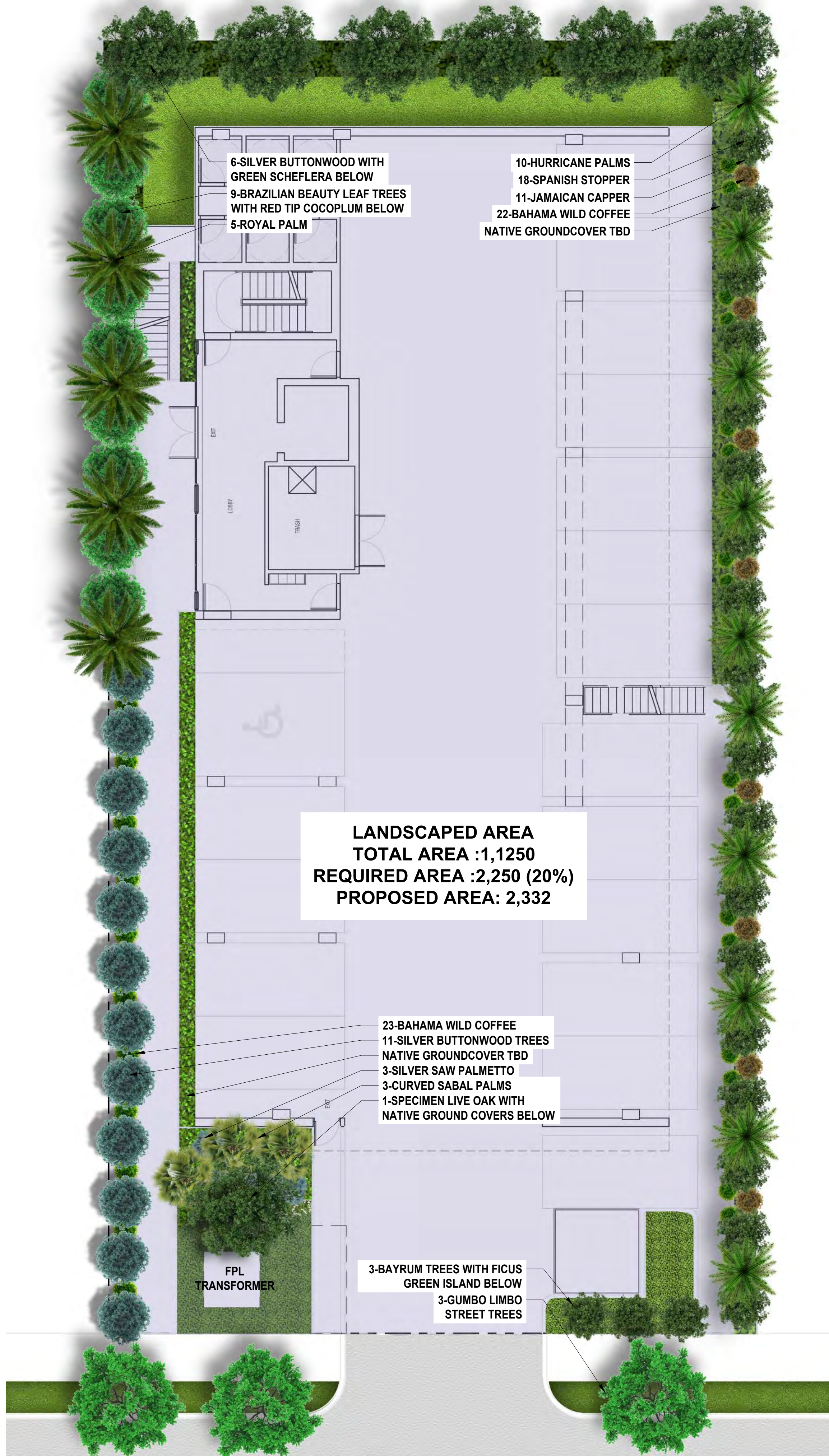
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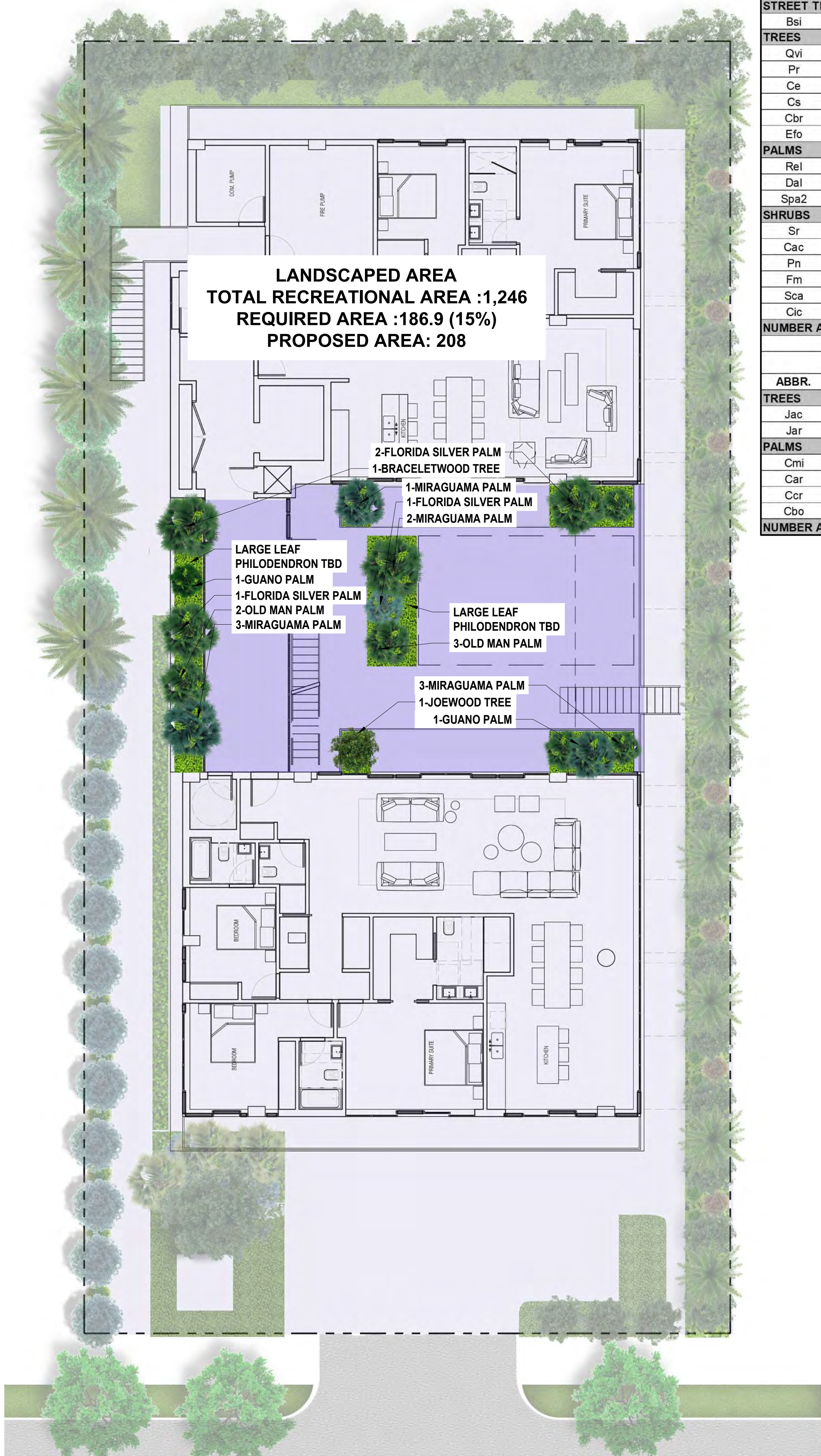
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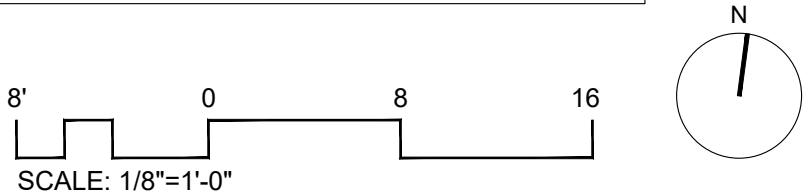
1ST FLOOR PLAN



2ND FLOOR PLAN

1ST FLOOR PLANT LIST				
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
STREET TREES				
Bsi	3	Bursera simaruba	Gumbo Limbo	3" DBH 16' Ht. Min. 6' CT
TREES				
Qvi	1	Quercus virginiana	Southern Live Oak	10" DBH 20' Ht. Min. 4' CT
Pr	3	Pimenta racemosa	Bay Rum	3" DBH 15' Ht. Min. 4' CT
Ce	9	Conocarpus Erectus	Green Buttonwood	3" DBH 15' Ht. Min. 4' CT
Cs	17	Conocarpus erectus var. sericeus	Silver Buttonwood	3" DBH 15' Ht. Min. 4' CT
Cbr	9	Calophyllum brasiliense	Brazilian Beautyleaf	4" DBH 17' Ht. Min. 4' CT
Efo	18	Eugenia foetida	Spanish Stopper	2" DBH 12' Ht. Min. 4' CT
PALMS				
Rel	4	Roystonea elata	Royal Palm	20'-28' Ht. O.A.
Dal	10	Dictyosperma album	Hurricane Palm	14'-18' Ht. OA
Spa2	6	Sabal palmetto	Sabal Palm (crooked trunk)	14'-18' Ht. OA
SHRUBS				
Sr	3	Serenoa repens 'Silver Form'	Silver Saw Palmetto	15 Gal. 36" Ht.
Cac	15	Capparis cynophallophora	Jamaican Caper	15 Gal. 36" Ht.
Pn	44	Psychotria nervosa	Wild Coffee	15 Gal. 36" Ht.
Fm	35	Ficus microcarpa	Green Island Ficus	7 Gal. 18" Ht.
Sca	20	Schefflera arboricola	Green Schefflera	15 Gal. 36" Ht.
Cic	48	Chrysobalanus icaco	Redtip Cocoplum	15 Gal. 36" Ht.
NUMBER AND TYPE OF GROUNDCOVERS TO BE DETERMINED DURING THE N0				
2ND FLOOR PLANT LIST				
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
Jac	1	Jacquinia keyensis	Joewood Tree	25 Gal. Sculptural
Jar	1	Jacquinia arborea	Braceletwood Tree	25 Gal. Sculptural
PALMS				
Cmi	4	Coccothrinax miraguama	Miraguama Palm	6'-10' Ht. OA
Car	5	Coccothrinax argentata	Florida Silver Palm	4'-6' Ht. OA
Ccr	6	Coccothrinax crinita	Old Man Palm	4'-6' Ht. OA
Cbo	7	Coccothrinax borhidiana	Guano Palm	4'-6' Ht. OA
NUMBER AND TYPE OF GROUNDCOVERS TO BE DETERMINED DURING THE NEXT DESIGN PHASE				

Town of Bay Harbor Islands, Florida Landscape Requirements Legend		
Multi-Family Residential / Townhouse Sites (RM-1, RM-2, RM-3) Town Landscape Code (Sec. 24-16) & Miami-Dade Landscape Code (Chapter 18A)		
Site Address	1055 93rd St. Bay Harbor Islands	
Legal Description	Lot 13, Block 14 of Bay Harbor Island	
Net Lot Area	0.258 Acres /	11,250 SF
I. Open Space Requirement		
Required Provided		
1. Net Lot Area = 11,250 SF x 20% = 2,250 SF		
(BHI - Sec. 23-11)		
2. Maximum Lawn Area Allowed		
(MDC - Sec. 18A-6(A)(5))		
a. Req. open space 2,250 SF x 60% = 1,350 SF		
60% Max / 1,350 SF		17 % / 385 SF
II. Shade Trees		
A. Required		
1. 28 shade trees/acre: 28 x 0.258 acres = 7		
(Min. 12' in height / 4' clear wood / 2 1/2" caliper)		
(Palm trees substituted at a 3:1 ratio; max. 25% of required shade trees)		
(MDC - Sec. 18A-6(C)(5)) and BHI Sec. 24-16		
2. Native Species Required - 50% Min.		
# of shade trees req. 7 x 50% = 4		
(BHI - Sec. 24-16(a)(2))		
3. Drought Tolerant and Low		
Maintenance Species Require - 50% Min.		
# of shade trees req. 7 x 50% = 4		
(MDC - Sec. 18A-6(C)(11)(b))		
B. Tree Species		
1. Number of shade trees required		
(from Sec. II)(A)(1) above)		
2. Number of shade tree species required		
(BHI - Sec. 24-16(a)(2))		
C. Tree Heights		
1. Number of Stories of building		
2. Number of shade trees required		
(from Sec. II)(A)(1) above)		
3. Shade tree heights required:		
12 ft. - 0 % or 0 shade trees		
14-16 ft. - 25 % or 2 shade trees		
16-18 ft. - 50 % or 4 shade trees		
18-20 ft. - 25 % or 2 shade trees		
III. Street Trees		
Required Provided		
1. Street Trees @ 1:35'		
Width of lot 100 / 35' = 2.85		
(15' min height / 6' clear wood / 2 1/2" caliper)		
(Street tree species determined by Street Tree Master Plan)		
(Street trees do not count toward required on site shade trees)		
(BHI - Sec. 24-16(a)(2)(a))		
IV. Shrubs Required		
Required Provided		
1. 10 shrubs required per shade tree		
(Min. 24" in height / visual screen min. 36" in height / max 24" on center)		
(BHI - Sec. 24-16(a)(2)(d))		
2. Native Species Required - 30% Min.		
(MDC - Sec. 18A-6(D)(1)(a))		
3. Drought Tolerant and Low		
Maintenance Species Required - 50% Min.		
(MDC - Sec. 18A-6(D)(1)(b))		



strata

LANDSCAPE ARCHITECTURE

1906 Tigertail Ave, Miami, FL 33133

strata-landarch.com | 305.747.9336

BHI 1055 93RD ST

PROJECT TITLE:

PROJECT ADDRESS:

1055 93RD STREET, BAY HARBOR ISLANDS, FL 33154

DESCRIPTION

DATE

REV.

SEAL

PROJECT NO: 51_22

PHASE: PERMITTING

DATE: 09/26/2022

DRAWN: M.V.

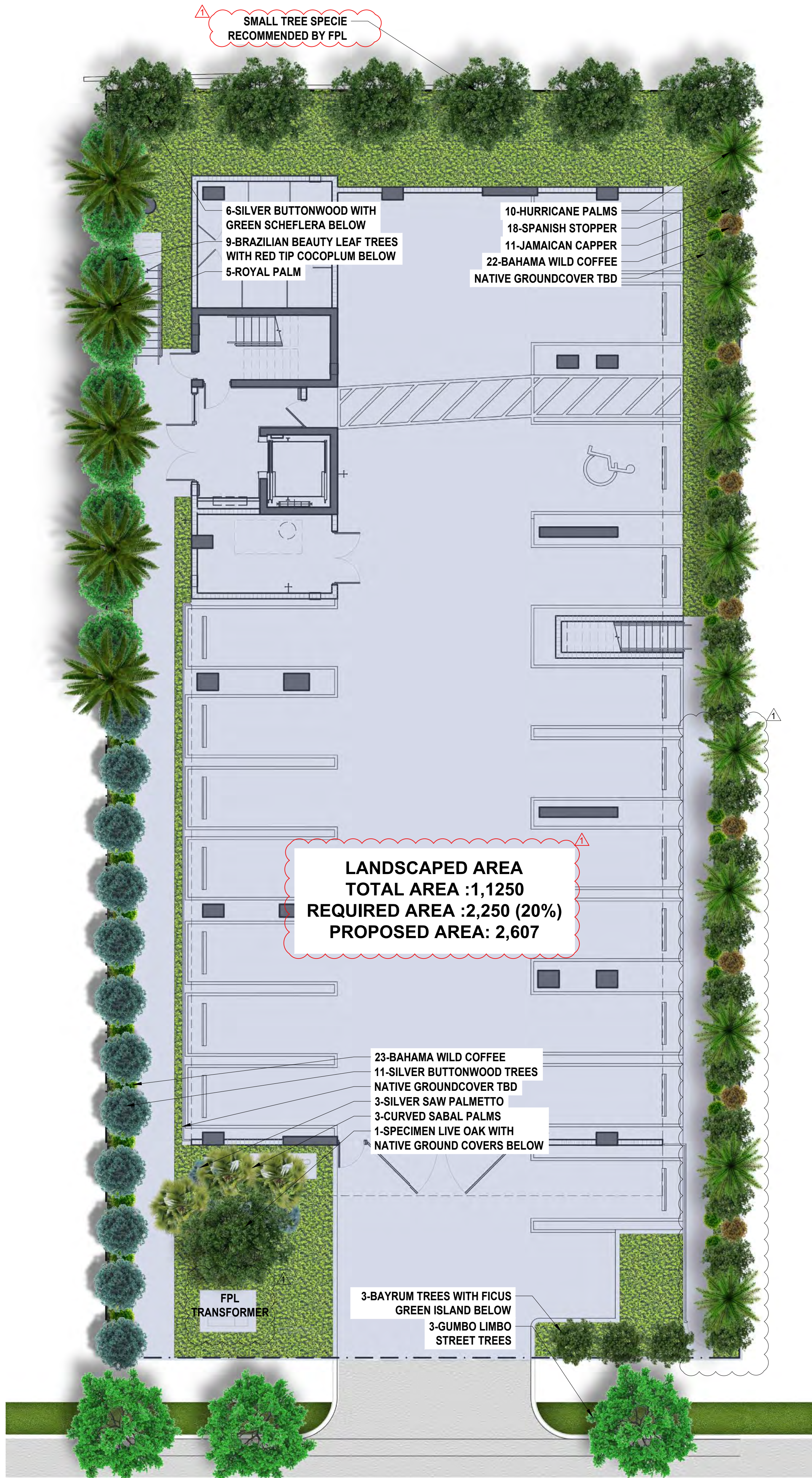
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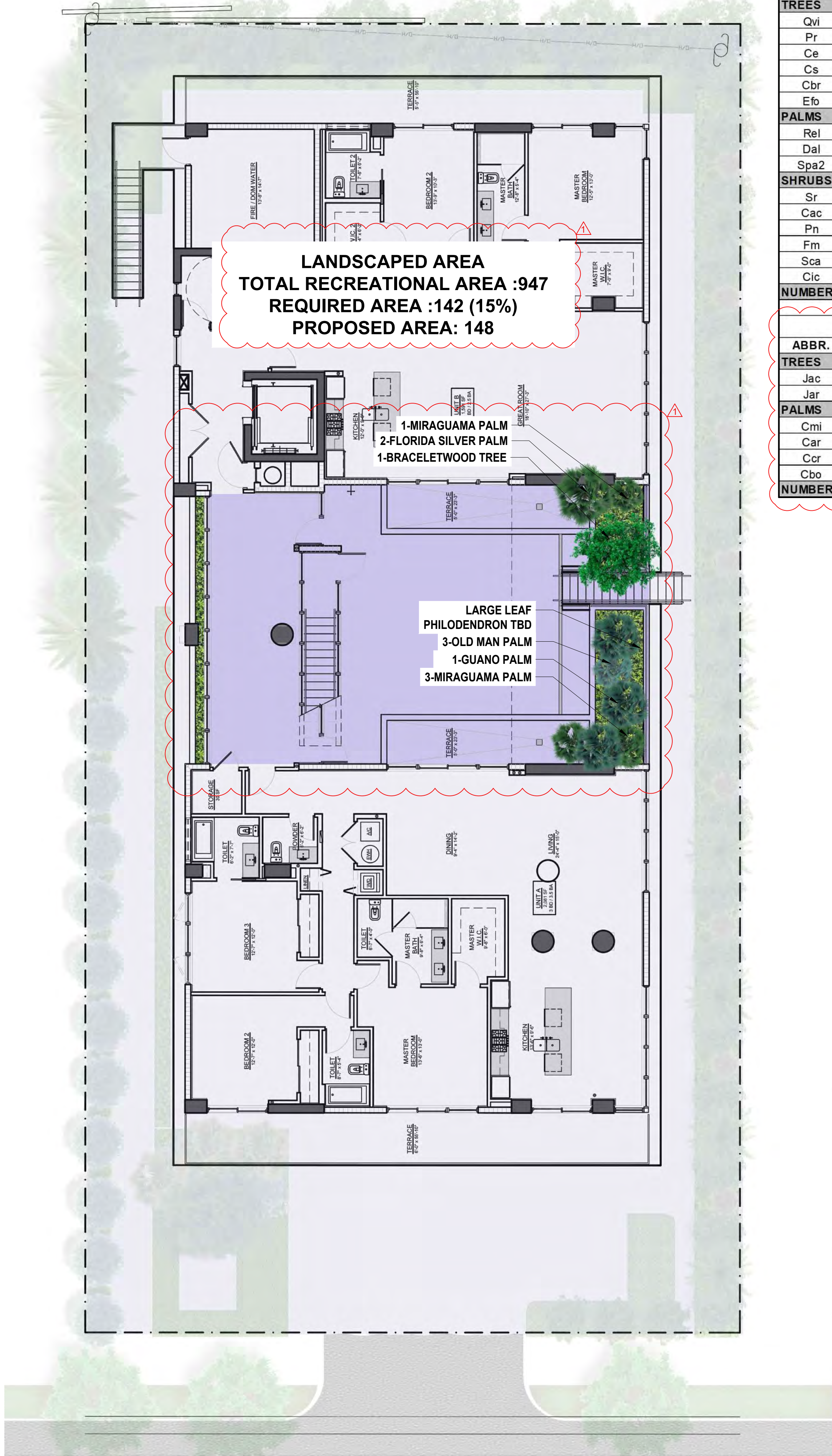
1ST & 2ND FLOOR PLANTING PLAN

SHEET NO.

L.02



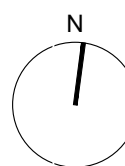
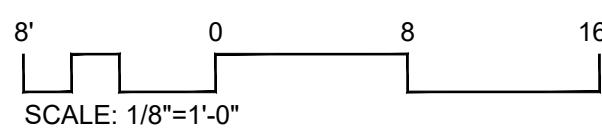
1ST FLOOR PLAN

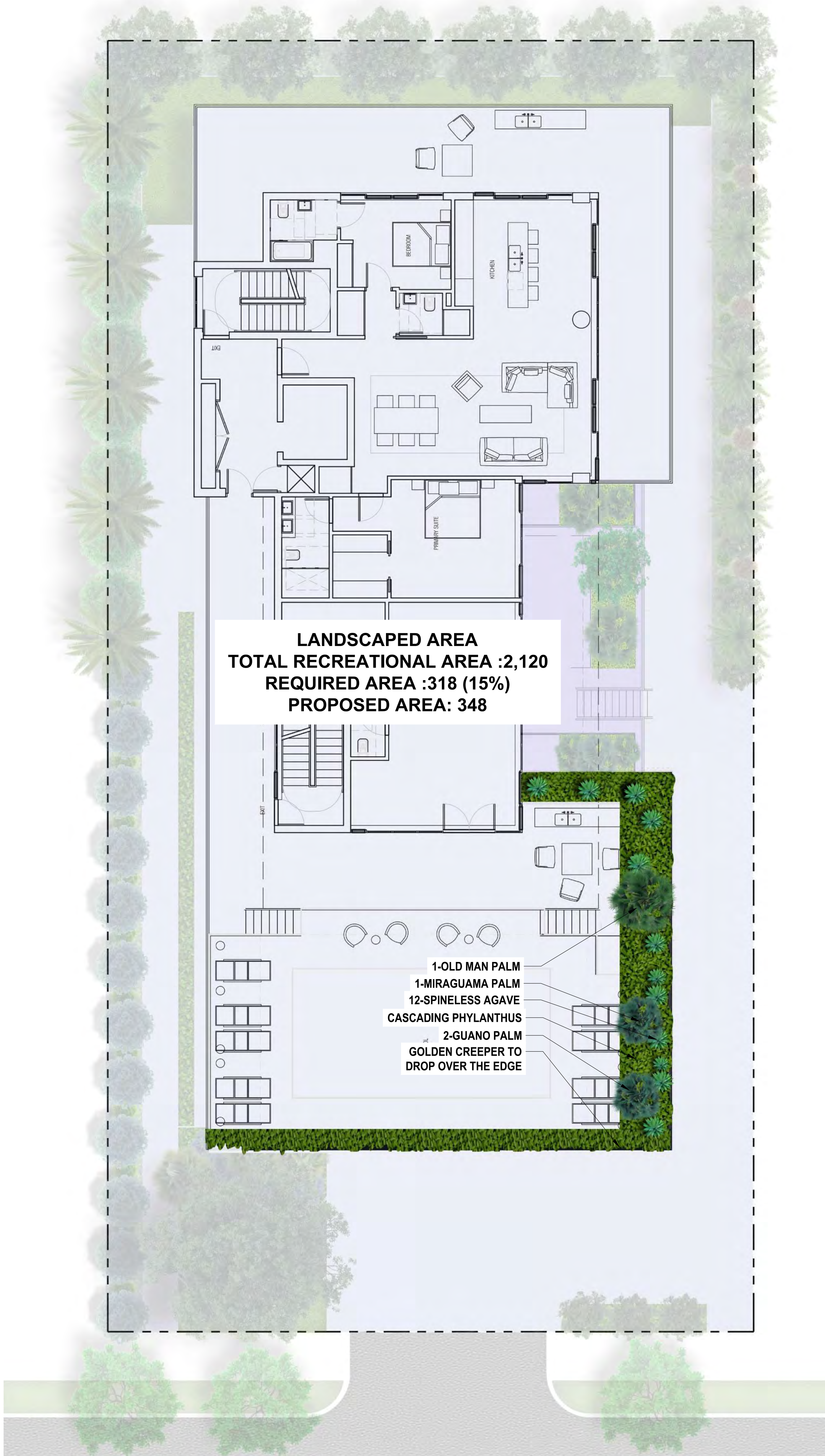


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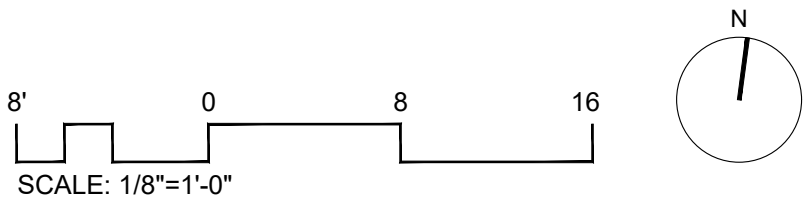
1ST FLOOR PLANT LIST				
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
STREET TREES				
Bsi	3	Bursera simaruba	Gumbo Limbo	3" DBH 16' Ht. Min. 6' CT
TREES				
Qvi	1	Quercus virginiana	Southern Live Oak	10" DBH 20' Ht. Min. 4' CT
Pr	3	Pimenta racemosa	Bay Rum	3" DBH 15' Ht. Min. 4' CT
Ce	9	Conocarpus Erectus	Green Buttonwood	3" DBH 15' Ht. Min. 4' CT
Cs	17	Conocarpus erectus var. sericeus	Silver Buttonwood	3" DBH 15' Ht. Min. 4' CT
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Efo	18	Eugenia foetida	Spanish Stopper	2" DBH 12' Ht. Min. 4' CT
PALMS				
Rel	4	Roystonea elata	Royal Palm	20'-28' Ht. O.A.
Dal	10	Dictyosperma album	Hurricane Palm	14'-18' Ht. OA
Spa2	6	Sabal palmetto	Sabal Palm (crooked trunk)	14'-18' Ht. OA
SHRUBS				
Sr	3	Serenoa repens 'Silver Form'	Silver Saw Palmetto	15 Gal. 36" Ht.
Cac	15	Capparis cynophallophora	Jamaican Caper	15 Gal. 36" Ht.
Pn	44	Psychotria nervosa	Wild Coffee	15 Gal. 36" Ht.
Fm	35	Ficus microcarpa	Green Island Ficus	7 Gal. 18" Ht.
Sca	20	Schefflera arboricola	Green Schefflera	15 Gal. 36" Ht.
Cic	48	Chrysobalanus icaco	Redtip Cocoplum	15 Gal. 36" Ht.
NUMBER AND TYPE OF GROUNDCOVERS TO BE DETERMINED DURING T+0				
2ND FLOOR PLANT LIST				
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
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Ccr	3	Coccothrinax crinita	Old Man Palm	4'-6" Ht. OA
Cbo	3	Coccothrinax borhidiana	Guano Palm	4'-6" Ht. OA
NUMBER AND TYPE OF GROUNDCOVERS TO BE DETERMINED DURING THE NEXT DESIGN PHASE				

Town of Bay Harbor Islands, Florida Landscape Requirements Legend				
Multi-Family Residential / Townhouse Sites (RM-1, RM-2, RM-3) Town Landscape Code (Sec. 24-16) & Miami-Dade Landscape Code (Chapter 18A)				
Site Address	1055 93rd St. Bay Harbor Islands			
Legal Description	Lot 13, Block 14 of Bay Harbor Island			
Net Lot Area	0.258	Acres /	11.250	SF
I. Open Space Requirement		Required	Provided	
1. Net Lot Area = 11,250 SF x 20% = 2,250 SF (BHI – Sec. 23-11)		20% / 2,250 SF	21% / 2,320SF	
2. Maximum Lawn Area Allowed (MDC – Sec. 18A-6(A)(5))		60% Max / 1,350 SF	17 % / 385 SF	
a. Req. open space 2,250 SF x 60% = 1,350 SF				
II. Shade Trees				
A. Required				
1. 28 shade trees/acre: 28 x 0.258 acres = 7 (Min. 12' in height / 4' clear wood / 2 1/2" caliper) (Palm trees substituted at a 3:1 ratio; max. 25% of required shade trees) (MDC – Sec. 18A-6(C)(5)) and BHI Sec. 24-16		7	39	
2. Native Species Required - 50% Min. # of shade trees req. 7 x 50% = 4 (BHI – Sec. 24-16(a)(2))		4	33	
3. Drought Tolerant and Low Maintenance Species Requirement – 50% Min. # of shade trees req. 7x 50% = 4 (MDC – Sec. 18A-6(C)(1)(b))		4	33	
B. Tree Species				
1. Number of shade trees required (from Sec. II)(A)(1) above)		7		
2. Number of shade tree species required (BHI – Sec. 24-16(a)(2))		3	5	
C. Tree Heights				
1. Number of Stories of building		5		
2. Number of shade trees required (from Sec. II)(A)(1) above)		7		
3. Shade Tree heights required:		12 ft. -	0 %	or 0 shade trees
		14-16 ft. -	25 %	or 2 shade trees
		16-18 ft. -	50 %	or 4 shade trees
		18-20 ft. -	25 %	or 2 shade trees
III. Street Trees		Required	Provided	
1. Street Trees @ 1:35' Width of lot 100 / 35' = 2.85 (15' min height / 6' clear wood / 2 1/2" caliper) (Street tree species determined by Street Tree Master Plan) (Street trees do not count toward required on site shade trees) (BHI – Sec. 24-16(a)(2)(a))		3	3	
IV. Shrubs Required		Required	Provided	
1. 10 shrubs required per shade tree (Min. 24" in height / visual screen min. 36" in height / max 24" on center) (BHI – Sec. 24-16(a)(2)(d))		70	113	
2. Native Species Required - 30% Min. (MDC – Sec. 18A-6(D)(1)(a))		21	93	
3. Drought Tolerant and Low Maintenance Species Required – 50% Min. (MDC – Sec. 18A-6(D)(1)(b))		35	93	



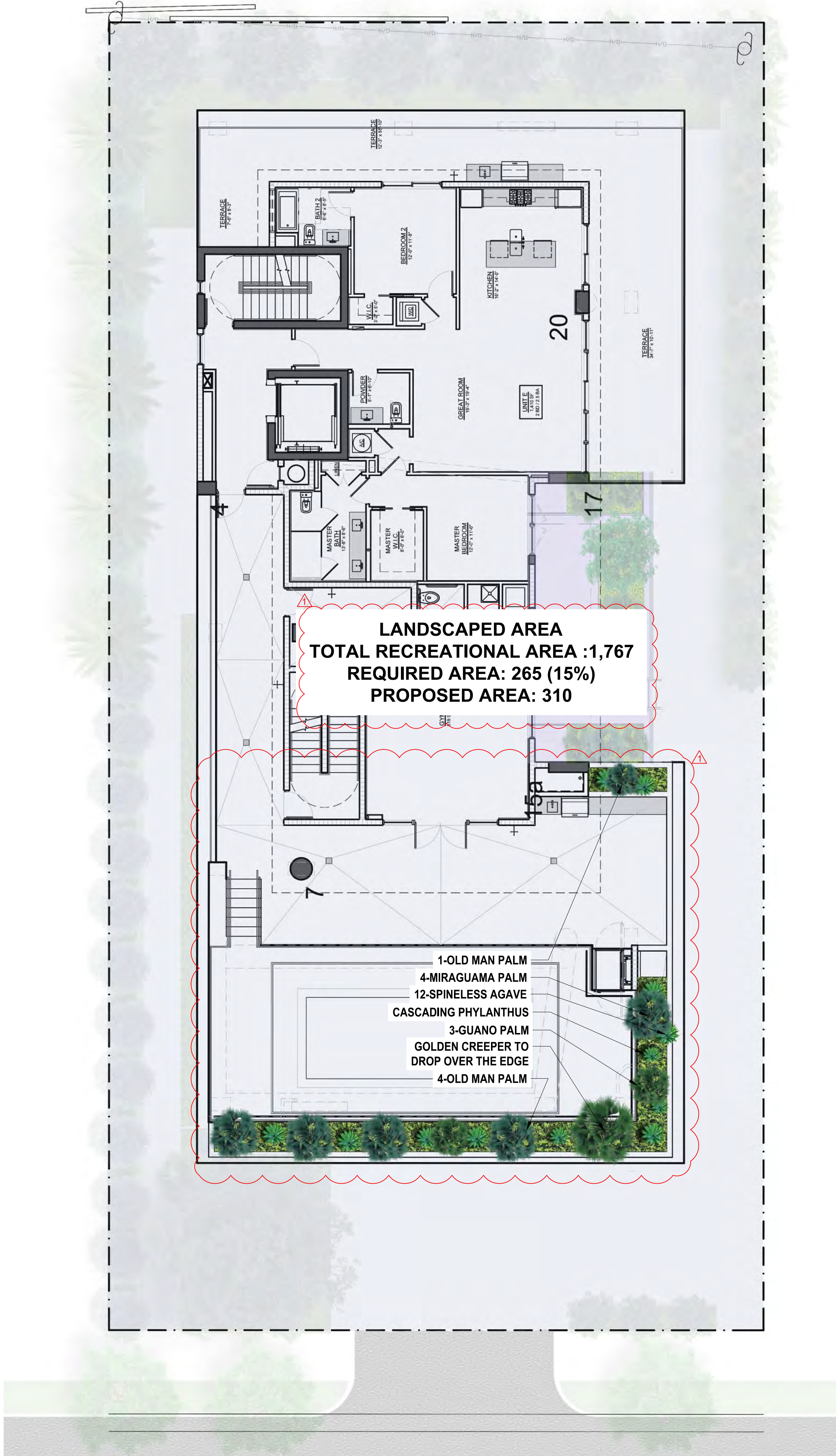


5TH FLOOR PLANT LIST				
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
SHRUBS				
Ei	TBD	<i>Ermodea littoralis</i>	Golden Creeper	1 Gal.
Pco	TBD	<i>Phyllanthus cochinchinensis</i>	Vietnam leaf flower	3 Gal.
ACCENTS				
Aat	13	<i>Agave attenuata</i>	Spineless Agave	3 Gal.
ROOF PLANT LIST				
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
Ei	TBD	<i>Ermodea littoralis</i>	Golden Creeper	1 Gal.
Ei	17	<i>Phyllanthus cochinchinensis</i>	Vietnam leaf flower	3 Gal.
Cac	12	<i>Capparis cynophallophora</i>	Jamaican Caper	15 Gal. 36" Ht.

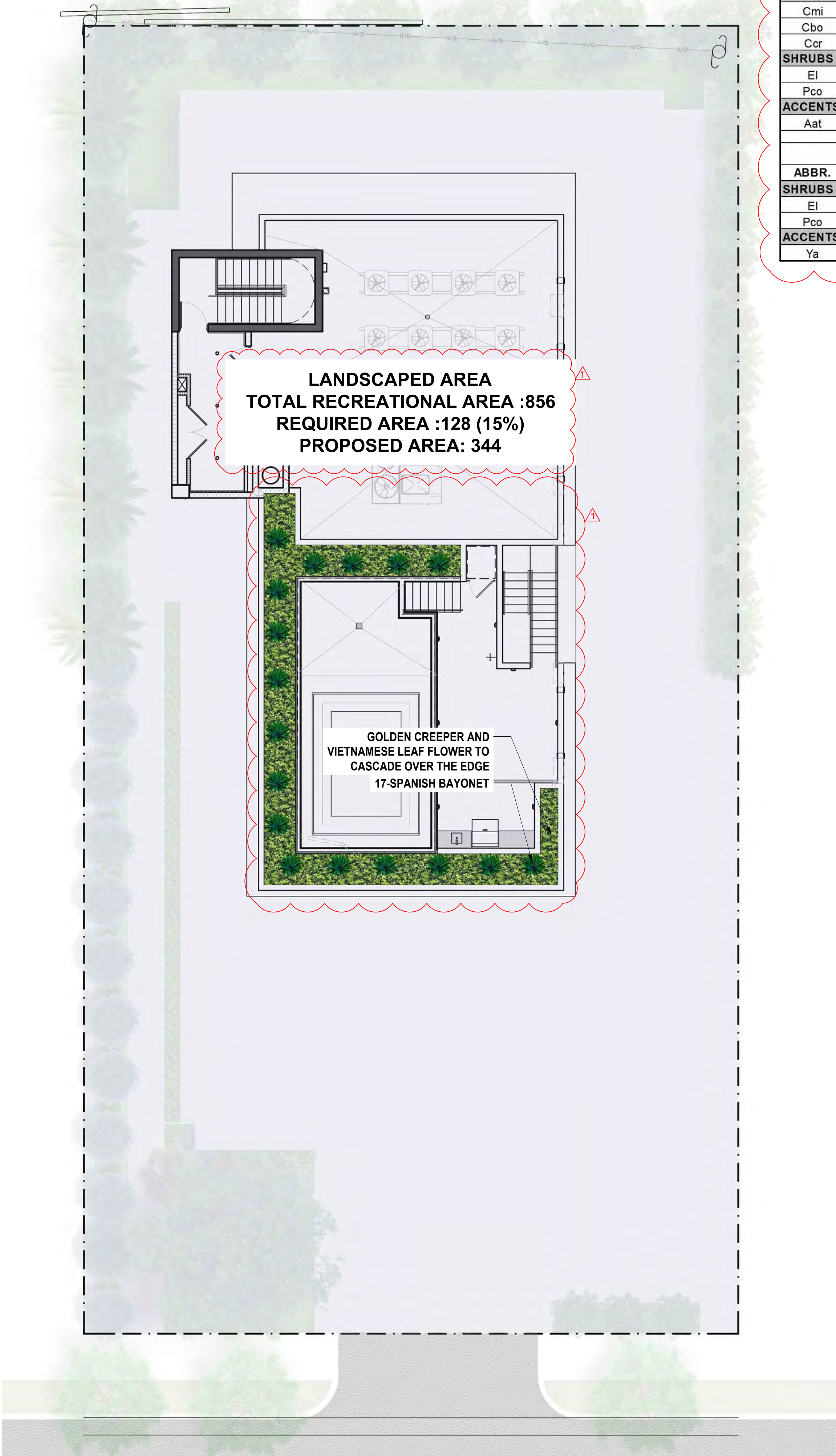


REV.	DATE	DESCRIPTION



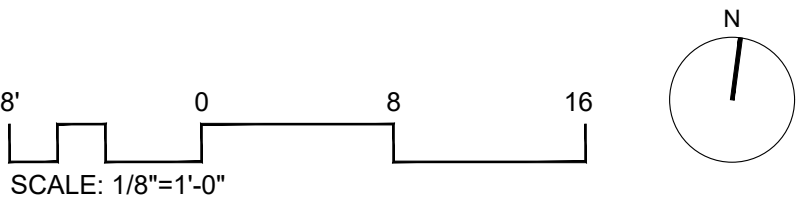


5TH FLOOR PLAN



ROOF PLAN

5TH FLOOR PLANT LIST				
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
PALMS				
Cmi	4	<i>Coccothrinax miraguama</i>	Miraguama Palm	6'-10' Ht. OA
Cbo	3	<i>Coccothrinax borhidiana</i>	Guano Palm	4'-6' Ht. OA
Ccr	1	<i>Coccothrinax crinita</i>	Old Man Palm	4'-6' Ht. OA
SHRUBS				
El	TBD	<i>Eriosea littoralis</i>	Golden Creeper	1 Gal.
Pco	TBD	<i>Phyllanthus cochinchinensis</i>	Vietnam leaf flower	3 Gal.
ACCENTS				
Aat	12	<i>Agave attenuata</i>	Spineless Agave	3 Gal.
ROOF PLANT LIST				
ABBR.	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
SHRUBS				
El	TBD	<i>Eriosea littoralis</i>	Golden Creeper	1 Gal.
Pco	TBD	<i>Phyllanthus cochinchinensis</i>	Vietnam leaf flower	3 Gal.
ACCENTS				
Ya	12	<i>Yucca aloifolia</i>	Spanish Bayonet	3 Gal.



strata

LANDSCAPE ARCHITECTURE

1906 Tigertail Ave. Miami, FL 33133

strata-landarch.com | 305.747.9336

NEW
SUBMISSION

BHI 1055 93RD ST

PROJECT TITLE:

1055 93RD STREET, BAY HARBOR ISLANDS, FL 33154

PROJECT ADDRESS:

REV.	DATE	DESCRIPTION
A	08/02/2023	DESIGN REVIEW SUBMISSION

REGISTERED LANDSCAPE ARCHITECT

PETER STRACCONI

LA6667526

STATE OF FLORIDA

Peter Stracconi, RLA #LA6667526

PROJECT NO: 51_22

PHASE: PERMITTING

DATE: 09/26/2022

DRAWN: M.V.

CHECKED: P.S.

SHEET TITLE:

5TH FLOOR & ROOF PLANTING PLAN

SHEET NO.

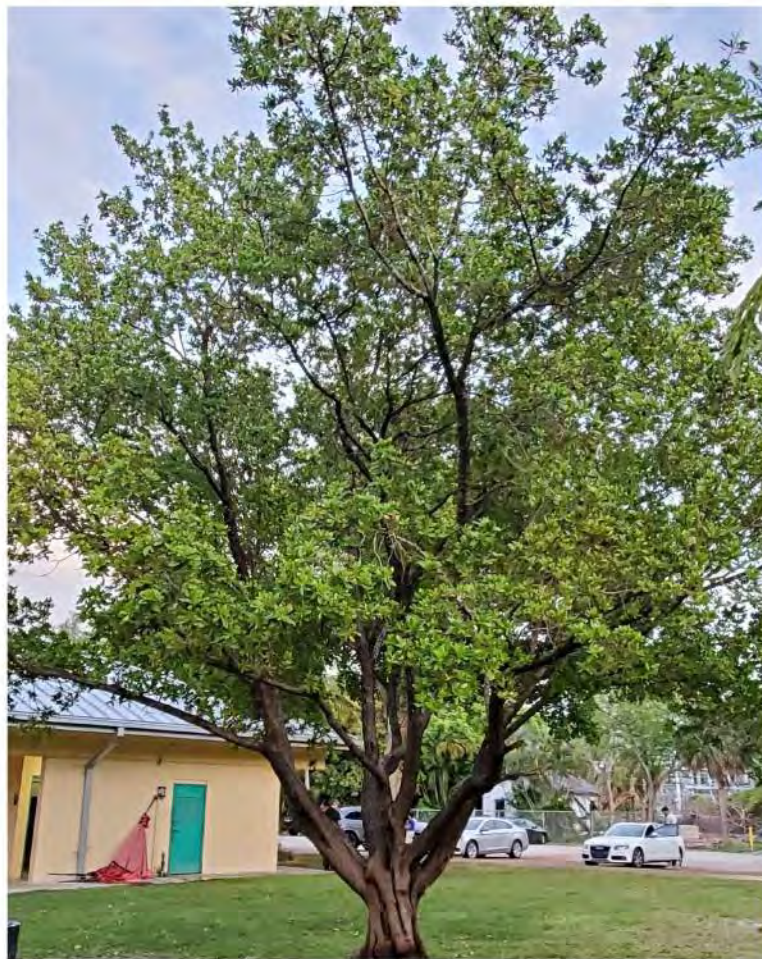
L.03N



Southern Live Oak
Quercus virginiana



Bay Rum
Pimenta racemosa



Green Buttonwood
Conocarpus Erectus



Silver Buttonwood
Conocarpus erectus var. sericeus



Sabal Palm
Sabal palmetto



Silver Saw Palmetto
Serenoa repens 'Silver Form'



Brazilian Beautyleaf
Calophyllum brasiliense



Spanish Stopper
Eugenia foetida



Royal Palm
Roystonea elata



Hurricane Palm
Dictyosperma album



Green Island Ficus
Ficus microcarpa



Trinette
Schefflera arboricola 'Trinette'



Florida Silver Palm
Coccothrinax argentata



Old Man Palm
Coccothrinax crinita



Guano Palm
Coccothrinax borhidiana



Golden Creeper
Ernodea littoralis



Jamaican Caper
Capparis cynophallophora



Wild Coffee
Psychotria nervosa



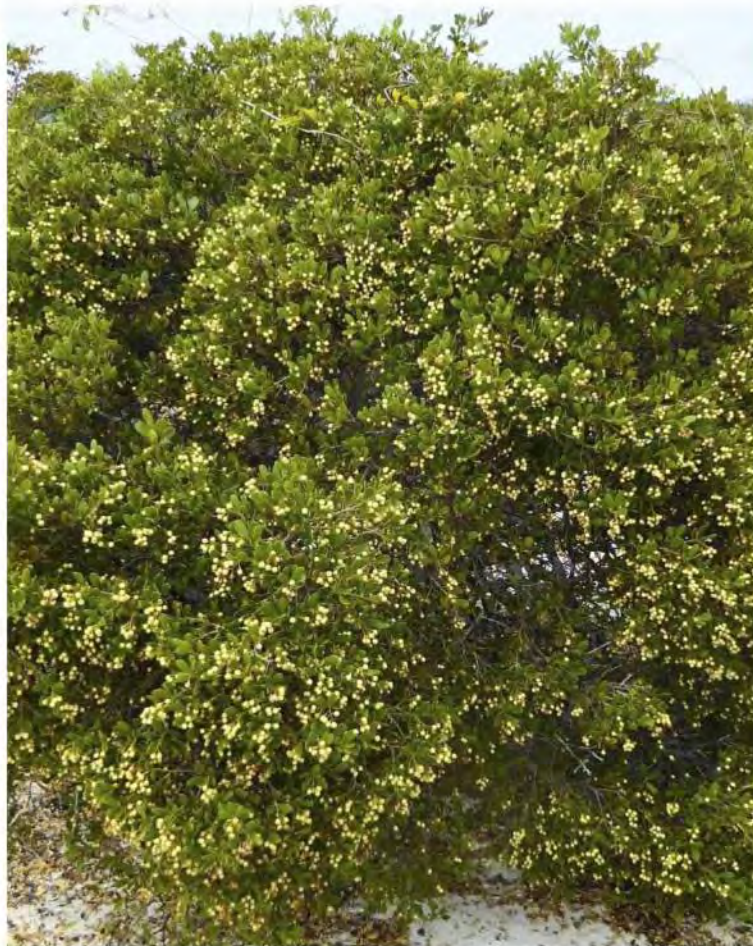
Vietnam leaf flower
Phyllanthus cochinchinensis



Spineless Agave
Agave attenuata



Jacquinia arborea
Braceletwood



Jacquinia keyensis
Joewood



Redtip Cocoplum
Chrysobalanus icaco



Miraguama Palm
Coccothrinax miraguama

REV.	DATE	DESCRIPTION



PROJECT NO: 51_22
PHASE: PERMITING
DATE: 09/26/2022
DRAWN: M.V.
CHECKED: P.S.
SHEET TITLE:
PLANTING
PALETTE
SHEET NO.
L.04



Satinleaf Tree
Chrysophyllum oliviforme



Bay Rum
Pimenta racemosa



Green Buttonwood
Conocarpus Erectus



Silver Buttonwood
Conocarpus erectus var. sericeus



Sabal Palm
Sabal palmetto



Silver Saw Palmetto
Serenia repens 'Silver Form'



Brazilian Beautyleaf
Calophyllum brasiliense



Spanish Stopper
Eugenia foetida



Royal Palm
Roystonea elata



Hurricane Palm
Dictyosperma album



Green Island Ficus
Ficus microcarpa



Trinette
Schefflera arboricola 'Trinette'



Florida Silver Palm
Coccothrinax argentata



Old Man Palm
Coccothrinax crinita



Guano Palm
Coccothrinax borhidiana



Golden Creeper
Ernodea littoralis



Jamaican Caper
Capparis cynophallophora



Wild Coffee
Psychotria nervosa



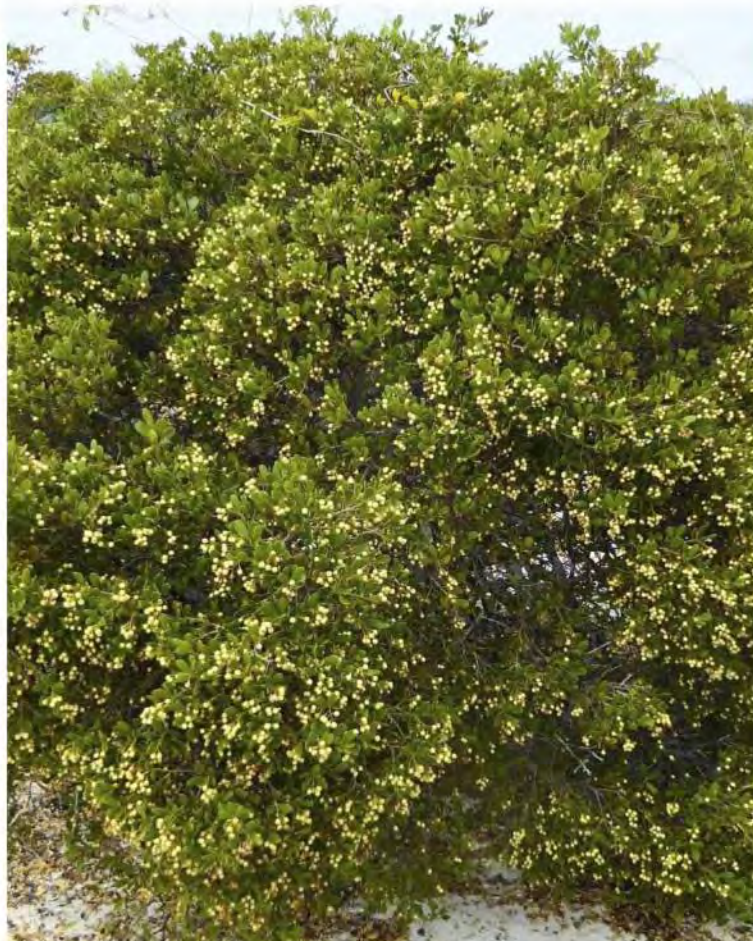
Vietnam leaf flower
Phyllanthus cochinchinensis



Spineless Agave
Agave attenuata



Jacquinia arborea
Braceletwood



Jacquinia keyensis
Joewood



Redtip Cocoplum
Chrysobalanus icaco



Miraguama Palm
Coccothrinax miraguama

strata

LANDSCAPE ARCHITECTURE

1906 Tigertail Ave. Miami, FL 33133

strata-landarch.com | 305.747.9336

NEW

SUBMISSION

BHI 1055 93RD ST

PROJECT TITLE:

1055 93RD STREET, BAY HARBOR ISLANDS, FL 33154

PROJECT ADDRESS:

REV.	DATE	DESCRIPTION

SEAL:

REGISTERED LANDSCAPE ARCHITECT

PETER STRACONSKI

LA6667526

STATE OF

FLORIDA

Peter Straconski, RLA #LA6667526

PROJECT NO:

51_22

PHASE:

PERMITTING

DATE:

09/26/2022

DRAWN:

M.V.

CHECKED:

P.S.

SHEET TITLE:

PLANTING PALETTE

SHEET NO.

L.04N

**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 28th, 2023

Subject: Single-Family Residence – Exterior / Interior Renovations
9900 East Broadview Drive
Bay Harbor Islands Acct. No.: SPR22-000030
MMPA Acct. No.: 01-0702-1147

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the contents of this staff report, the latest revised Site Development Plans signed & sealed on August 21st, 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 exterior / interior renovations to an existing single-family home located at 9900 East Broadview Drive, including a proposed "portico" in the front yard along 99th Street.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 9900 East Broadview Drive
Legal Description: Lot 14 of Block 27, "Bay Harbor Island" according to the plat thereof, as recorded in PB 46, at PG 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION

The project architect, Tag Architecture, LLC, as agent for the property owner, Richard & W Jodie Rozenywaig, has submitted an application for exterior / interior renovations to an existing single-family residence on a dry lot located at 9900 East Broadview Drive, including a proposed portico along 99th Street. Per the Miami-Dade County Property Appraiser the existing 4,006 sq. ft. home built in 2001 is requesting exterior / interior renovations. No additional building area is being

added to the existing house. The scope of exterior work listed will include replacement of most of the existing doors and windows with impact glass, replacing the existing garage door, extending an existing roof overhang over a new accessible balcony to the 2nd floor Master Bedroom (NW corner of house) and adding a new vehicle "portico" along 99th Street. The interior scope of work at ground level includes a new kitchen layout, cabinets, counters and appliances, removal of existing partitions at wine room and replace with new wine room w/ temp glass enclosure & door. The interior scope of work for Level 2 includes a complete remodeling of the Master Bedroom area including a new location of the Master Bathroom & closets, a new bathroom & closet for Bedroom #2, and the existing hallway leading to Master Bedroom was made wider. Existing A/C closet and units to be relocated. An existing closet for the study is to be removed and closed opening to add closet space to existing laundry room.

PROJECT HISTORY

The applicant submitted an initial set and several revised sets 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 under the legal description (single lot).

The current site and architectural plans submitted for the construction of a new house at 1261 101st

PORTICO – As stated above this application includes a request to allow a single-vehicle covered "portico" (carport?) along 99th Street with a covered walkway connection to the home's front door as allowed by Town Code Section 23-12(e)(vi). This section of the Code requires "porticos" to "give the appearance of being an integral part of the original construction of the main structure to which it is attached and its architectural style, as well as materials, must be such that will compliment, enhance, and blend with the main structure. Such porticos shall at no time be enclosed or transformed into anything other than for the protection of vehicular driveways". MMPA believes one of the Town's urban design objectives for single-family homes is for front yard areas to be mostly open, landscaped and devoid of structures, especially close to the roadways, but the Code allows such structures. Carports are also allowed but only within the main building setbacks. Porticos are meant to provide cover over a driveway at the entry to a single-family home, or a multifamily / commercial complex.

The proposed "portico" requires specific DRB approval per Sec. 23-12(15)(e)(vi). Following is a direct quote from the Town Code:

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

There are specific setback and size limitations of such structures, that the plan does meet. The DRB must determine if the proposed "portico" structure meets the intent of the Code. In the past the Town has approved just a few of these structures and much thought was given as to appearance and streetscape impact. To our knowledge all previous porticos have been designed with the vehicular entry sideways (parallel) to the adjoining street. The design proposed is a perpendicular design where vehicular access will be directly from the street. A single parking space is proposed under the portico – it will be more of a "carport". Finally, it can be argued the "portico" is not directly at the front entry to the home – it is nearby - but one must walk around the corner of the house under a covered walkway to access the front door. The DRB should consider this during its deliberations.

SUMMARY / RECOMMENDATION / SITE PLAN COMMENTS

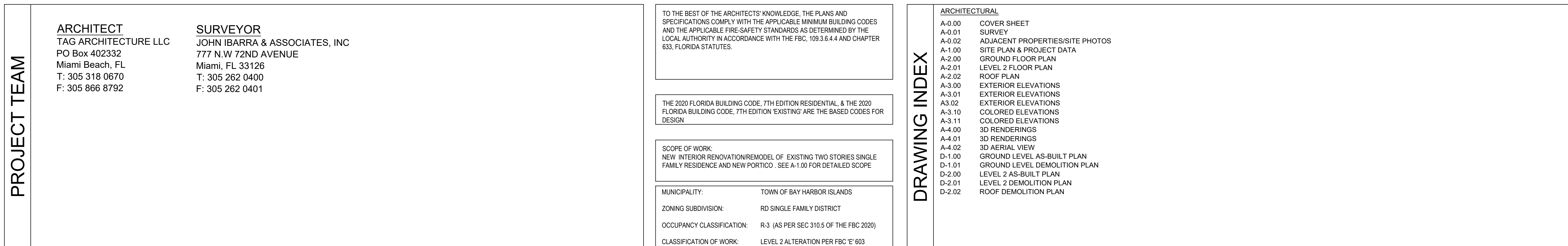
The latest Site Development Plans submitted for the exterior / interior renovations of an existing single-family home located at 9900 East Broadview Drive meet or exceed all Town Land Development and Landscape Code requirements, subject to the DRB approval of the "portico". The applicant submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

The following condition of approval is recommended:

- 1) This approval is based on the plans prepared by TAG architecture, LLC signed & sealed on August 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.

9900 EAST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FLORIDA

07 / 11 / 23 - DRB SUBMITTAL



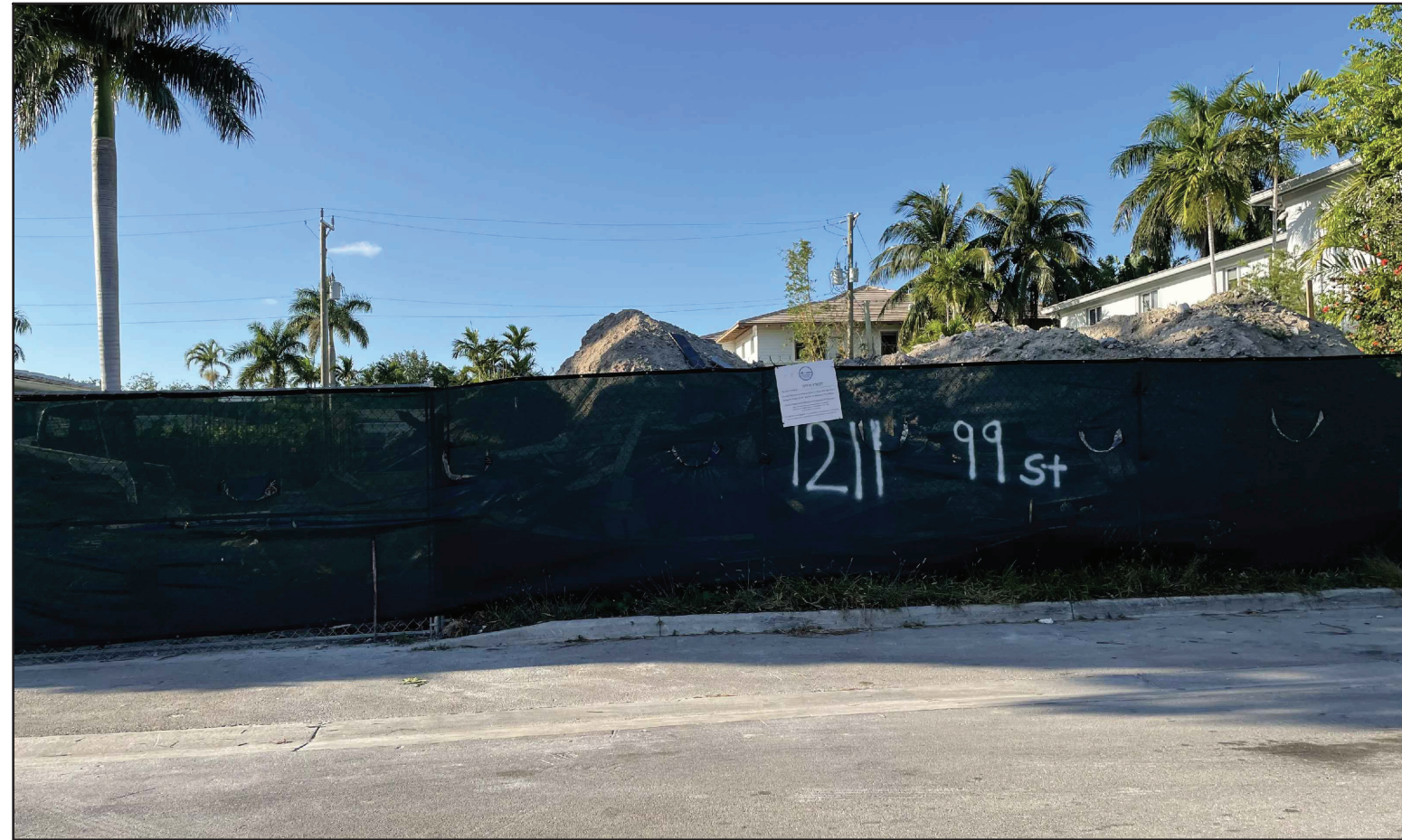


PHOTO REFERENCE PLAN

N.T.S



99th STREET

50' TOTAL RIGHT-OF-WAY

SITE PLAN

E BROADVIEW DRIVE

60' TOTAL RIGHT-OF-WAY

1/8" = 1'-0"

FRONT YARD- PERVIOUS AREA DIAGRAM

1/16" = 1'-0"

SITE / PROJECT DATA

ZONING DATA

LEGAL DESCRIPTION:

LOT 14, BLOCK 27, OF BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

PROPERTY ADDRESS: 9900 E. BROADVIEW DRIVE, BAY HARBOR ISLANDS, FLORIDA 33154

ZONING DISTRICT: RD SINGLE FAMILY RESIDENTIAL DISTRICT

OCCUPANCY CLASSIFICATION: R-3 (AS PER SEC 310.5 OF THE FBC 2020)

CONSTRUCTION TYPE: VB (AS PER TABLE 503 OF THE FBC 2020)

LOT OCCUPATION	REQUIRED	PROVIDED (EXISTING)
LOT AREA:		9,866 SF (0.23 ACRES)
LOT WIDTH (L.W.):		80.00'
LOT DEPTH:		125'

OPEN SPACE	REQUIRED	PROVIDED
OPEN SPACE (PERVIOUS AREA)	40% (3,946 SQFT)	47.10% (4,647 SQFT)
IMPERVIOUS AREA		52.90% (5,219 SQFT)

FRONT YARD GREEN AREA (PERVIOUS AREA)	4,366 SQFT FRONT YARD AREA 50% (2,183 SQFT)	3,346 SQFT (76.4%)
---------------------------------------	--	--------------------

BUILDING SETBACKS	REQUIRED	PROVIDED (EXISTING- U.O.N)
FRONT (E. BROADVIEW DRIVE)	25'-0" MIN	25'-0"
FRONT (99TH STREET)	25'-0" MIN	24'-9"
INT. SIDE	10'-0" MIN	9'-10" (WEST) 18'-8" (WEST- TO NEW BALCONY) 10'-5" (NORTH)

BUILDING HEIGHT	REQUIRED	PROVIDED (EXISTING)
PRINCIPAL BUILDING	24' FLAT ROOF MAX ABOVE B.F.E +1 27' SLOPED ROOF	23'-9"
MAX # OF STORIES	2 STORIES MAX	2
PARKING SPACES	2	2

NEW PORTICO

FRONT SIDE (99TH STREET)	20'-0" MAX PROJECTION	20'-0" PROJECTION
--------------------------	-----------------------	-------------------

MAX WIDTH	33.33% MAX OF FRONT FOOTAGE (43'-10" FOOTAGE x 33.33%= 14'-7")	13'-1" WIDTH PROVIDED
-----------	---	-----------------------

PARKING	REQUIRED	PROVIDED
PARKING SPACES	2	3

SCOPE OF WORK:

-EXTERIOR:

- REPLACE ALL EXISTING WINDOWS WITH NEW IMPACT RESISTANT WINDOWS UNDER SEPARATE PERMIT
- REPLACE EXISTING GARAGE DOOR WITH NEW GLASS PANELED OVERHEAD DOOR
- REMOVE EXISTING WINDOW AND SILL AT EXISTING MASTER BATHROOM TO ALLOW INSTALLATION OF NEW IMPACT RESISTANT GLAZING & DECORATIVE NON-ACCESSIBLE BALCONY WITH RAILING
- REMOVE EXISTING WINDOWS AND PORTIONS OF EXISTING BLOCK WALL AT MASTER BEDROOM TO ALLOW INSTALLATION OF NEW IMPACT RESISTANT WINDOWS
- EXTEND EXISTING ROOF OVERHANG OVER NEW NON-ACCESSIBLE BALCONY AT MASTER'S BEDROOM
- NEW CAR PORTICO AT SOUTH SIDE

-INTERIOR:

-GROUND LEVEL:

- NEW KITCHEN LAYOUT, CABINETS, COUNTERS AND APPLIANCES
- REMOVE EXISTING PARTITIONS AT WINE ROOM AND REPLACE WITH NEW WINE ROOM W/ TEMP GLASS ENCLOSURE & DOOR

-LEVEL 2:

- COMPLETE REMODEL OF MASTER AREA TO INCLUDE NEW LOCATION OF MASTER BATHROOM & CLOSETS
- NEW BATHROOM & CLOSET AT BEDROOM #2
- EXISTING HALLWAY LEADING TO MASTER ROOM WAS MADE WIDER, EXISTING A/C CLOSET AND UNITS TO BE RELOCATED AS SHOWN
- EXISTING CLOSET FOR STUDY TO BE REMOVED AND CLOSED OPENING TO ADD CLOSET SPACE TO EXISTING LAUNDRY ROOM

FLOOD INFORMATION

CLASSIFICATION OF STRUCTURES FOR FLOOD RESISTANT DESIGN AND CONSTRUCTION : CATEGORY II AS PER ASCE TABLE 1-1

- A) FLOOD ELEVATION:
B) BASE FLOOD ELEVATION (B.F.E)
C) DESIGNED FLOOD ELEVATION (D.F.E =B.F.E + 1.00)
D) LOWEST FLOOR ELEVATION:
E) LOWEST ADJACENT GRADE ELEVATION:
F) HIGHEST ADJACENT GRADE ELEVATION:
G) LOWEST ELEV. OF EQUIPMENT SERVICING BLDG:
H) CROWN OF ROAD ELEVATION:
I) FIRM MAP NUMBER:

AE 8.00
+8.87' NGVD (AS ESTABLISHED BY CITY OF BAY HARBOR)
+9.87' NGVD
GARAGE =+7.70' N.G.V.D (EXISTING)
HOUSE= +8.30' NGVD (EXISTING)
+6.20' NGVD
+7.20' NGVD
+8.40' NGVD
+3.98' NGVD
0144

GENERAL NOTE:

THE LISTED ITEMS SHALL BE UNDER SEPARATE PERMIT:

- EXTERIOR DOORS AND WINDOWS
- RAILINGS
- GARAGE DOOR
- ROOFING



SITE PLAN

N.T.S

SHEET TITLE:

PROJECT:

PROJECT NO. : 21-244

DRAWN BY: MD

CHECKED BY: JG

DATE: 07-06-23

REV. DATE DESCRIPTION

SHEET

A-1.00

TAG
ARCHITECTURE

TAG ARCHITECTURE LLC

P.O. Box 402332

Miami Beach, FL

305 866 8792

305 318 0670

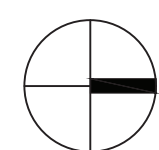
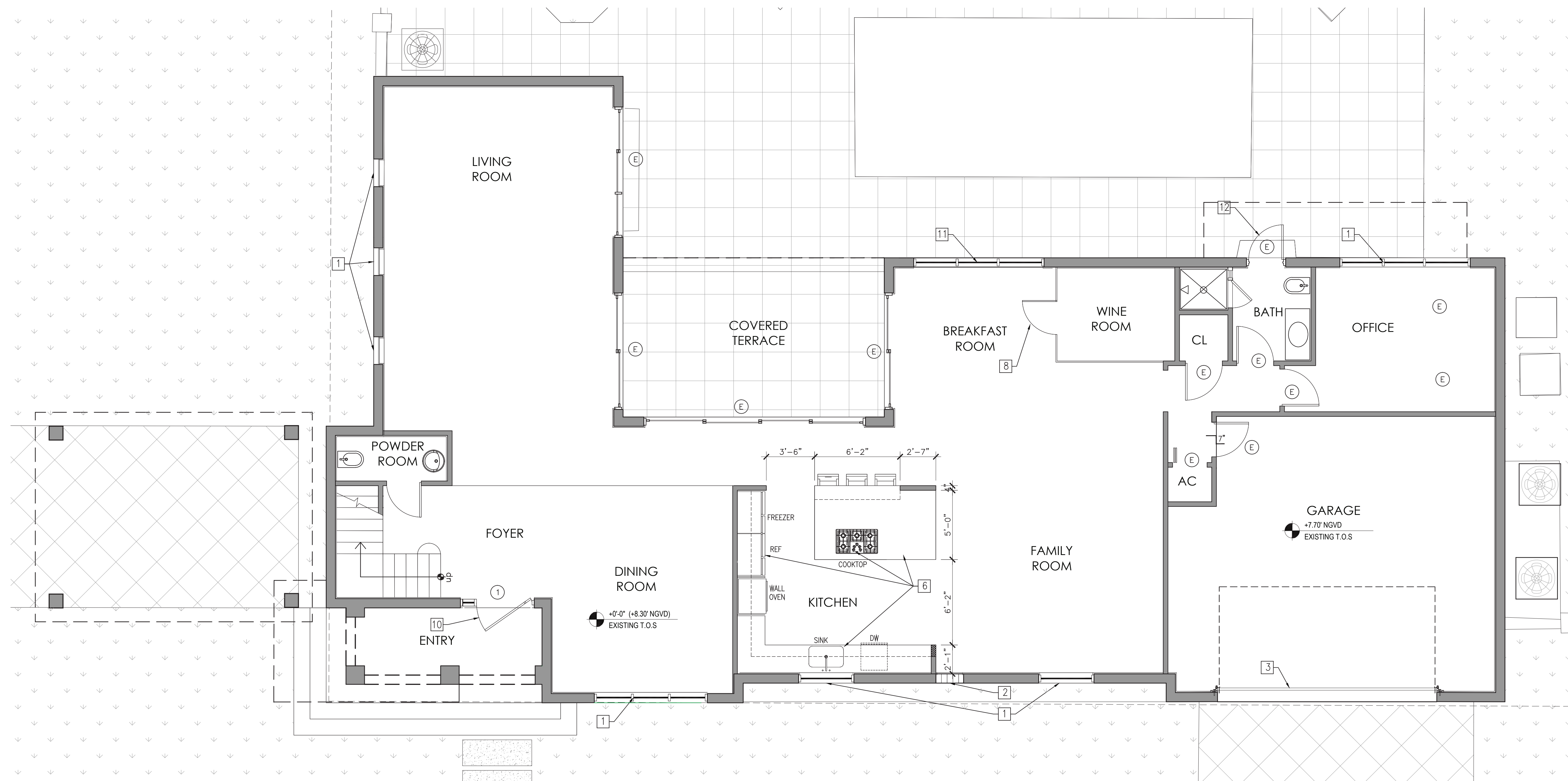
igav.arch@gmail.com

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JEROME GAVCOVICH
AR #0016294

SITE PLAN

ROZENCWAG RESIDENCE
9900 EAST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FLORIDA



GROUND LEVEL- PROPOSED PLAN

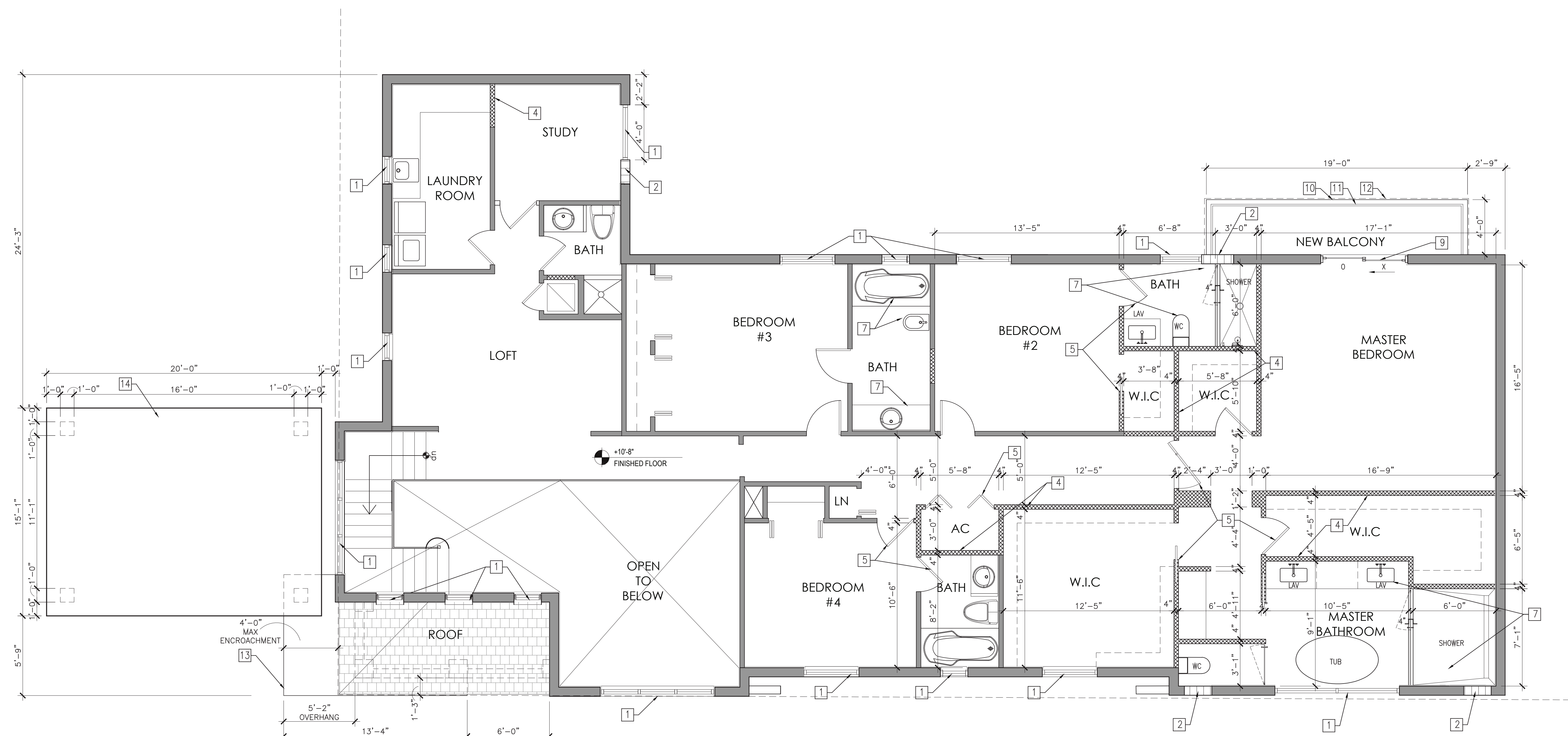
1/4" = 1'-0"

WALL LEGEND:

 EXISTING WALLS TO REMAIN
 NEW PARTITIONS.

PLAN LEGEND:

- 1 NEW IMPACT RESISTANT WINDOWS TO REPLACE EXISTING. EXISTING OPENING SIZE TO REMAIN U.O.N
- 2 NEW CMU WALL.. FINISH TO MATCH EXISTING ADJACENT SURFACES
- 3 NEW GLASS PANELED GARAGE OVERHEAD DOORS TO REPLACE EXISTING
- 4 NEW METAL FRAMED PARTITIONS.
- 5 NEW DOORS AND FRAMES
- 6 NEW KITCHEN APPLIANCES, COUNTERS & CABINETS
- 7 NEW PLUMBING FIXTURES & CABINETS
- 8 NEW FULL HEIGHT INSULATED DOUBLE PANE GLASS ENCLOSURE & DOOR
- 9 NEW IMPACT RESISTANT SLIDING GLASS DOOR
- 10 NEW IMPACT RESISTANT SOLID WOOD PIVOT DOOR & SIDELITE
- 11 EXISTING WINDOW TO REMAIN
- 12 NEW ALUMN & OPAQUE GLASS DOOR



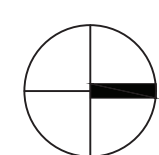
1/4" = 1'-0"

- WALL LEGEND:

 EXISTING WALLS TO REMAIN
 NEW PARTITIONS
 EXISTING DOOR & FRAME TO REMAIN

PLAN LEGEND:

1. NEW IMPACT RESISTANT WINDOWS TO REPLACE EXISTING. EXISTING OPENING SIZE TO REMAIN U.O.N
2. NEW CMU WALL.
3. NEW GLASS PANELED GARAGE OVERHEAD DOORS TO REPLACE EXISTING
4. NEW METAL FRAMED PARTITIONS.
5. NEW DOORS AND FRAMES
6. NEW KITCHEN APPLIANCES, COUNTERS & CABINETS
7. NEW PLUMBING FIXTURES & CABINETS
8. NEW FULL HEIGHT INSULATED DOUBLE PANE GLASS ENCLOSURE & DOOR
9. NEW IMPACT RESISTANT SLIDING GLASS DOOR
10. NEW CONCRETE BALCONY
11. NEW RAILING, TOP OF RAIL @ 42" AFF
12. OUTLINE OF NEW EXTENDED EXISTING ROOF OVERHANG OVER NEW BALCONY
13. NEW CONCRETE EYEBROW
14. NEW PORTICO CONCRETE CANOPY


$$1/4'' = 1'-0''$$

EXISTING TIE BEAM TO REMAIN

- | | |
|---|---|
| 1 | EXISTING FLAT CEMENT TILE ROOFING, SHEATHING AND TRUSSES TO REMAIN |
| 2 | PROVIDE NEW FLAT CEMENT TILE ROOF TO MATCH EXISTING OVER NEW MIAMI-DADE APPROVED ROOFING AND SHEATHING. SLOPE TO MATCH EXISTING |
| 3 | PROVIDE NEW 2X P.T WOOD JOIST SECURED TO EXISTING TRUSS TOP CHORD OVERHANG |
| 4 | NEW CONCRETE EYEBROW |
| 5 | NEW PORTICO CONCRETE CANOPY |



1/4" = 1'-0"

ELEVATION LEGEND:

- | | |
|---|---|
| 1 | NEW IMPACT RESISTANT WINDOWS TO MATCH EXISTING SIZE AND TYPE. U.O.N |
| 2 | NEW STUCCO BANDS TO MATCH EXISTING |
| 3 | NEW PORTICO CONCRETE CANOPY |
| 4 | NEW IMPACT RESISTANT WINDOW IN MODIFIED OPENING |
| 5 | NEW IMPACT RESISTANT SLIDING GLASS DOOR IN MODIFIED OPENING |
| 6 | NEW CONCRETE BALCONY WITH ALUMINUM GUARDRAIL. TOP OF RAIL @ 42" AFF MIN |
| 7 | NEW ROOF OVER NEW BALCONY. ROOF SLOPE AND ROOF TILE FINISH TO MATCH EXISTING. |



1/4" = 1'-0"

ELEVATION DEMO LEGEND:

- | | |
|---|---|
| 1 | EXISTING WINDOWS TO BE REMOVED. EXISTING OPENING TO REMAIN U.O.N |
| 2 | PORTION OF EXISTING EXTERIOR BLOCK WALL TO BE REMOVED TO ALLOW INSTALLATION OF NEW WINDOWS. SEE PROPOSED ELEVATIONS |
| 3 | EXISTING SLIDING DOORS TO REMAIN |
| 4 | EXISTING DOOR TO BE REMOVED |
| 5 | EXISTING WINDOW TO REMAIN |
| 6 | EXISTING STUCCO BANDS TO BE REMOVED |
| 7 | EXISTING ROOF TILE AND SHEATHING TO BE REMOVED TO ALLOW INSTALLATION OF NEW ROOF OVERHANG |

WEST ELEVATIONS

PROZENCWAIG RESIDENCE
9900 EAST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FLORIDA

SHEET TITLE:

PROJECT:

PROJECT NO. : 21-244

DRAWN BY: MD

CHECKED BY: JG

DATE: 07-06-23

[illegible]

REV.	DATE	DESCRIPTION
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SHEET

A-3.01


$$1/4" = 1'-0"$$


1/4" = 1'-0"

ELEVATION LEGEND:	
1	NEW IMPACT RESISTANT WINDOWS TO MATCH EXISTING SIZE AND TYPE. U.O.N
2	NEW STUCCO BANDS TO MATCH EXISTING
3	NEW PORTICO CONCRETE CANOPY
4	NEW IMPACT RESISTANT WINDOW IN MODIFIED OPENING
5	NEW CONCRETE EYEBROW
6	EXISTING SLIDING DOOR TO REMAIN
7	NEW CONCRETE BALCONY WITH ALUMINUM GUARDRAIL. TOP OF RAIL @ 42" AFF MIN



1/4" = 1'-0"



$1/4'' = 1'-0''$

ELEVATION DEMO LEGEND:	
1	EXISTING WINDOWS TO BE REMOVED. EXISTING OPENING TO REMAIN U.O.N
2	PORTION OF EXISTING EXTERIOR BLOCK WALL TO BE REMOVED TO ALLOW INSTALLATION OF NEW WINDOWS. SEE PROPOSED ELEVATIONS
3	EXISTING SLIDING DOORS TO REMAIN
4	EXISTING DOOR TO BE REMOVED
5	EXISTING WINDOW TO REMAIN
6	EXISTING STUCCO BANDS TO BE REMOVED

NORTH & SOUTH ELEVATIONS

PROZENC'WAIG RESIDENCE
9900 EAST BROADVIEW DRIVE
RAY HARBOR ISLANDS, FLORIDA

SHEET TITLE:

PROJECT:

PROJECT NO. : 21-244

DRAWN BY: MD

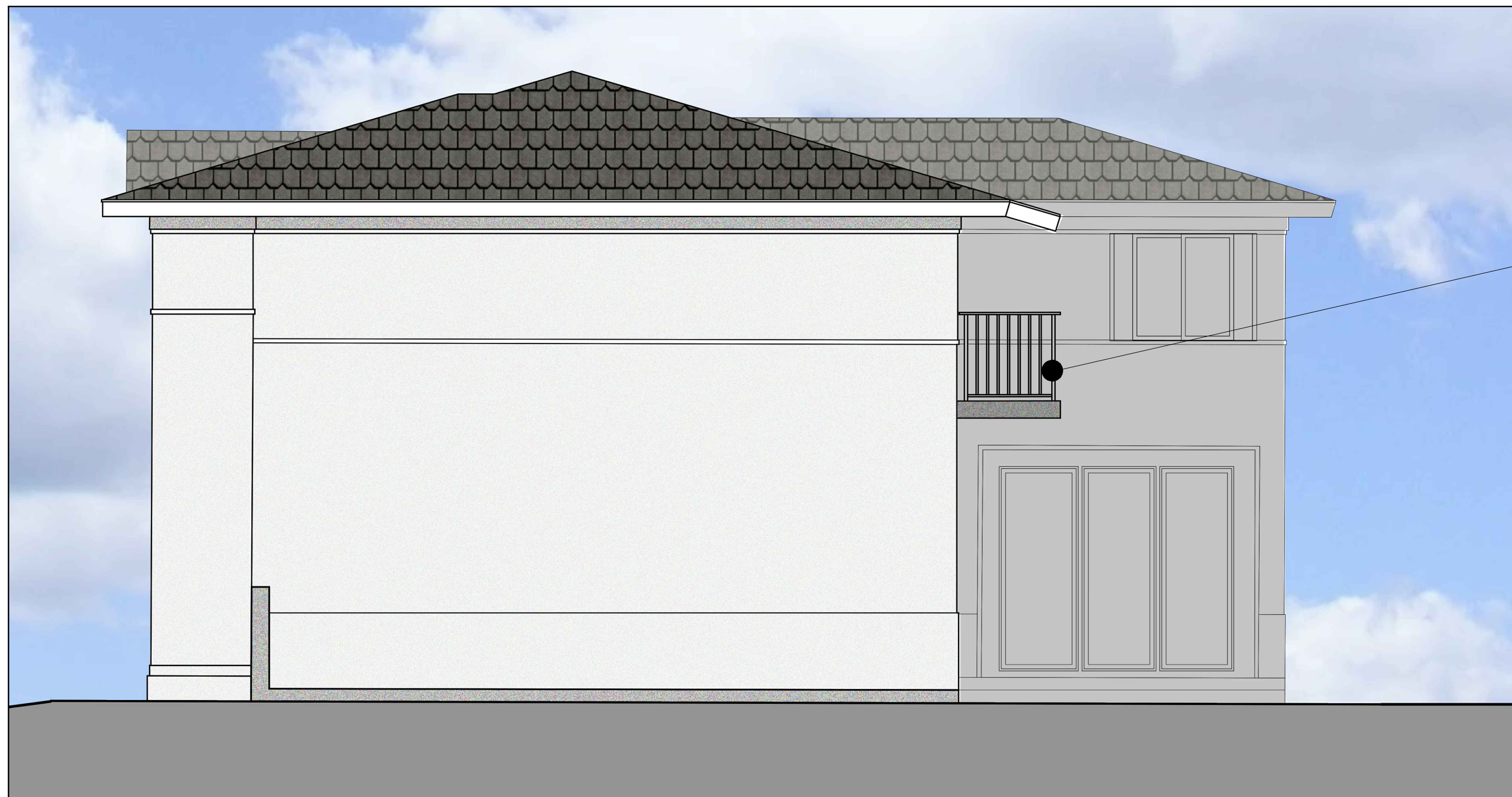
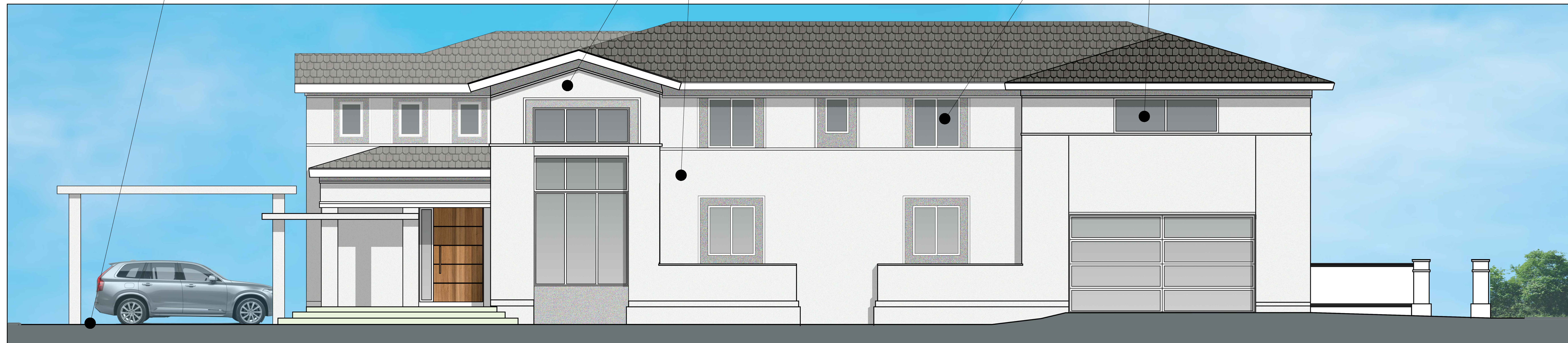
CHECKED BY: JC

DATE: 07-06-23

[illegible]

SHEET

A-3.02

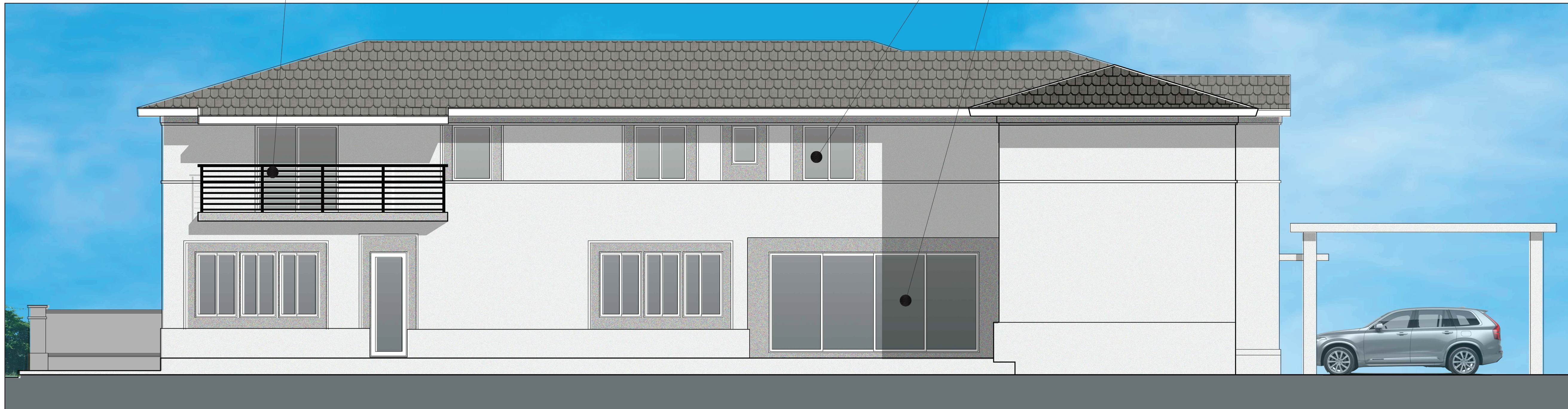




RAILING: ALUMINUM HORIZONTAL RAILING- GRAY COLOR



GLAZING: WHITE ALUMINUM FRAME & LIGHT GRAY
TINT GLASS (TO MATCH EXISTING)



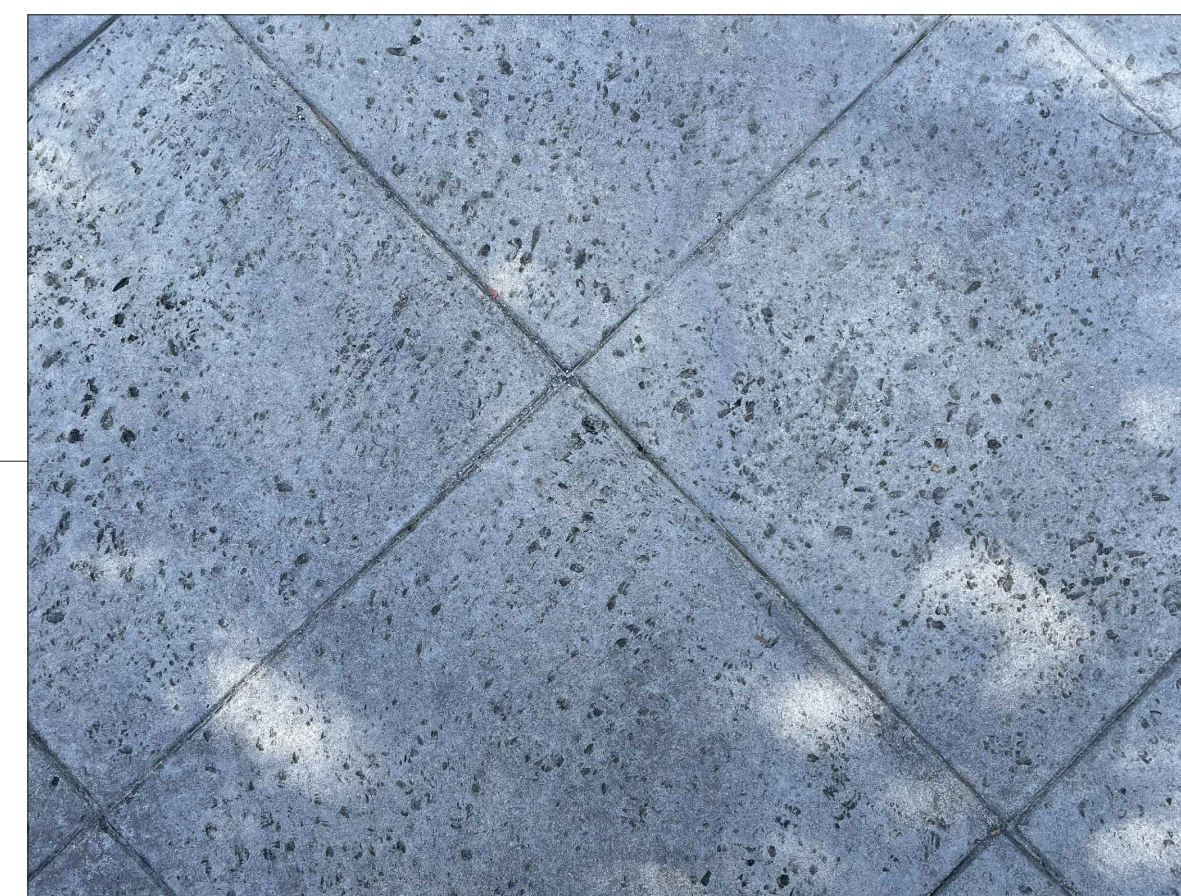
WEST ELEVATION



SOUTH ELEVATION



STUCCO: NEW LIGHT GRAY STUCCO FINISH (TO MATCH EXISTING)



DRIVEWAY: 2'X2' STONE PAVERS (TO MATCH EXISTING)



3D AERIAL VIEWS

ROZENCWAIG RESIDENCE
9900 EAST BROADVIEW DRIVE
BAY HARBOR ISLANDS, FLORIDA

SHEET III:

.....

PROJECT NO. : 21-244
DRAWN BY: MD
CHECKED BY: JG
DATE: 07-06-23

[illegible]

HEET

**GROUND LEVEL
AS-BUILT PLAN**

SHEET TITLE:

PROJECT:

PROJECT NO. : 21-244

DRAWN BY: MD

CHECKED BY: JC

DATE: 07-06-23

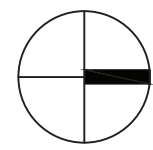
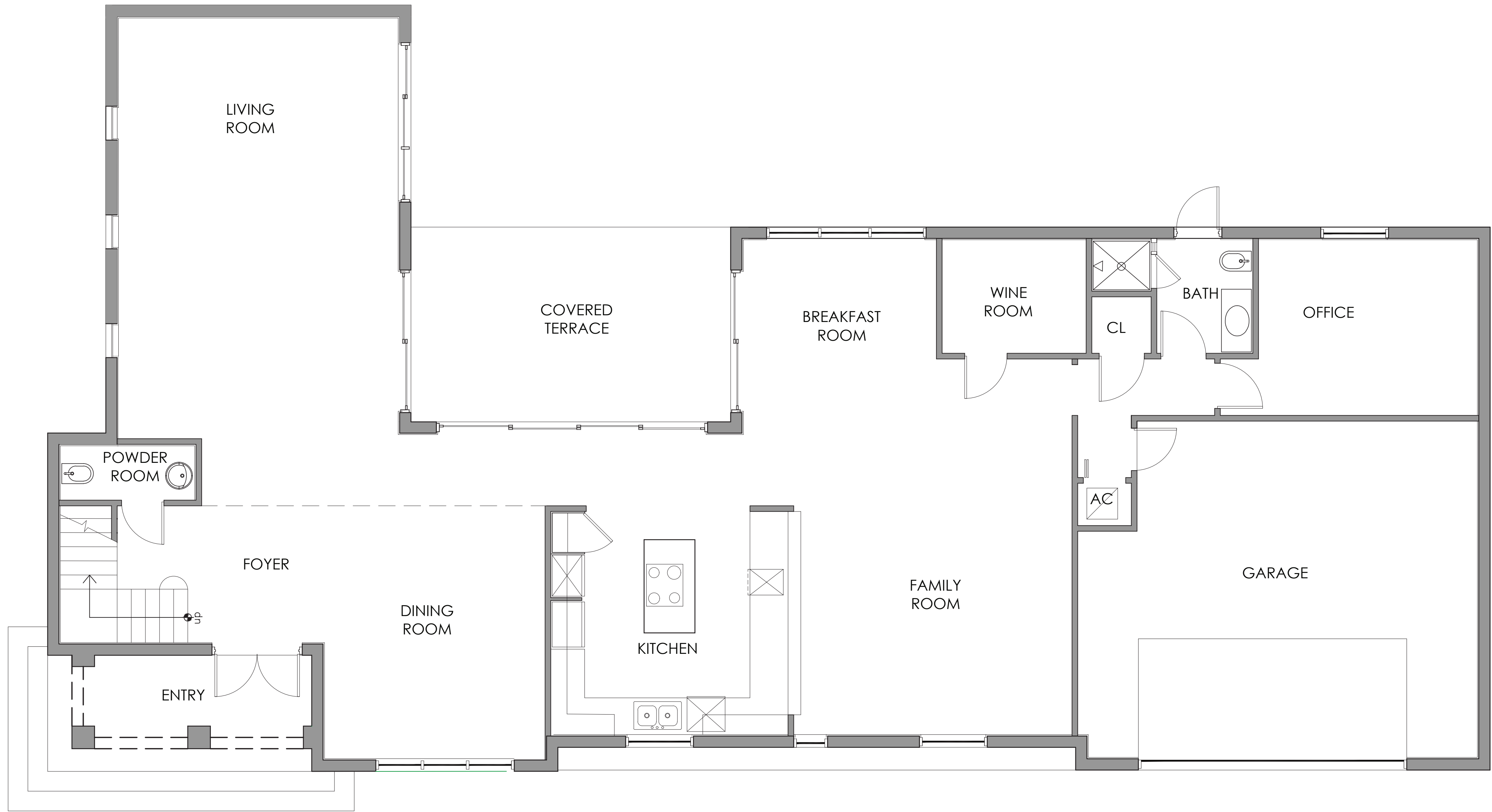
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SHEET

5

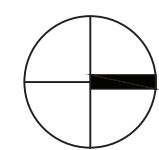
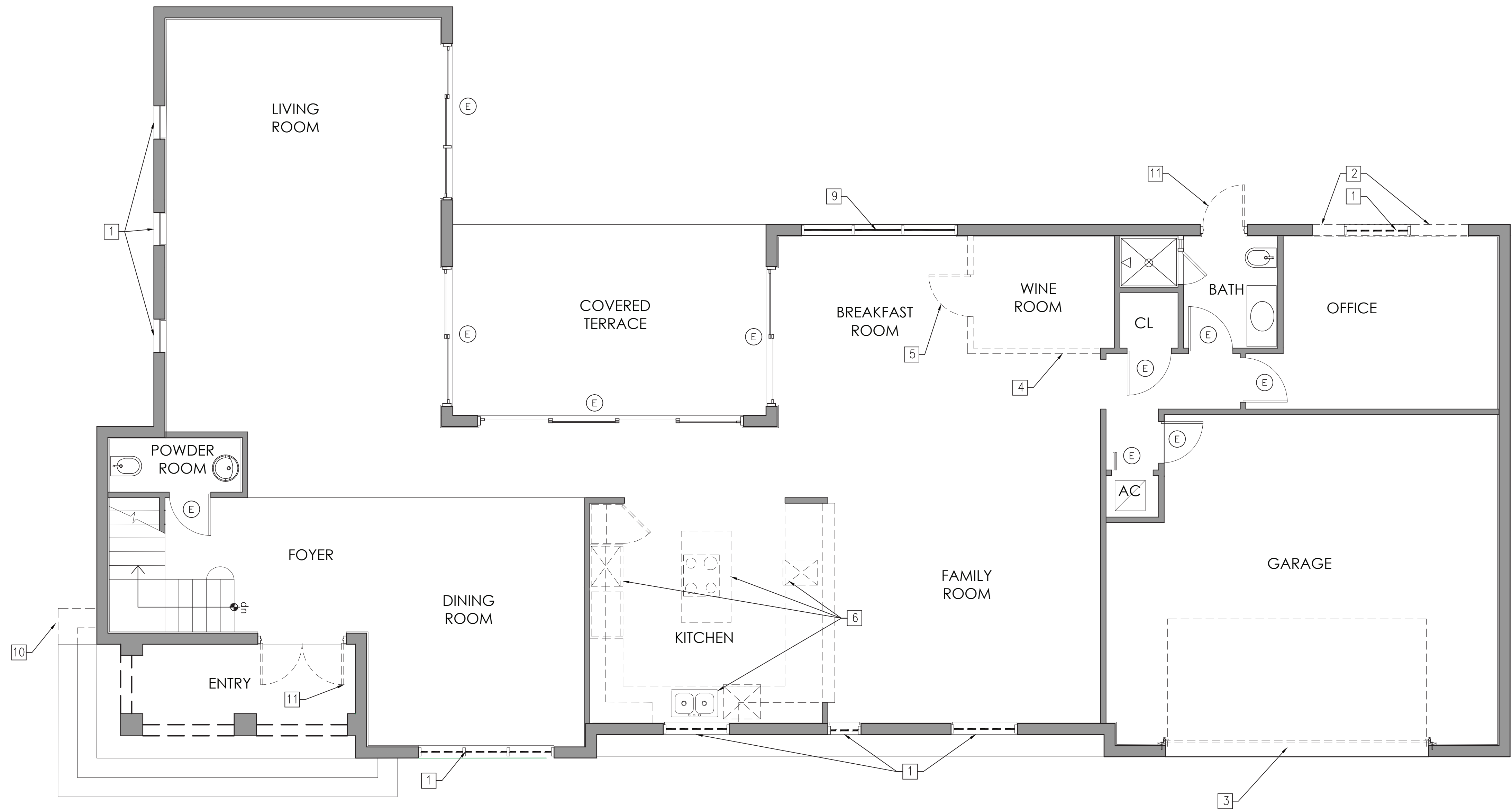
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1



GROUND LEVEL- AS-BUILT PLAN

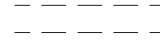
$$1/4" = 1'-0"$$



GROUND LEVEL- DEMO PLAN

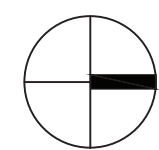
1/4" = 1'-0"

WALL LEGEND:

	EXISTING WALLS TO REMAIN
	EXISTING TO BE REMOVED
	EXISTING DOOR & FRAME TO REMAIN

DEMO LEGEND:

- EXISTING WINDOWS TO BE REMOVED. EXISTING OPENING TO REMAIN U.O.N
- PORTION OF EXISTING WALL TO BE REMOVED. SEE PROPOSED ELEVATIONS
- EXISTING GARAGE DOOR TO BE REMOVED
- EXISTING INTERIOR PARTITIONS, FRAMING AND DRYWALL TO BE REMOVED
- EXISTING INTERIOR DOORS AND FRAMES TO BE REMOVED
- EXISTING KITCHEN APPLIANCES, COUNTERS & CABINETS TO BE REMOVED. CAP ALL PLUMBING
- EXISTING AC UNIT TO BE RELOCATED. SEE PROPOSED PLAN. EXISTING DUCTS TO REMAIN
- EXISTING PLUMBING FIXTURES TO BE REMOVED AND CAP
- EXISTING WINDOW TO REMAIN
- PORTION OF EXISTING CONCRETE STEPS TO BE REMOVED
- EXISTING DOOR TO BE REMOVED AND REPLACED WITH NEW



SECOND LEVEL- AS-BUILT PLAN

$$1/4" = 1'-0"$$

SECOND LEVEL
AS-BUILT PLAN

SHEET TITLE:

PROJECT:

PROJECT NO. : 21-244

DRAWN BY: MD
CHECKED BY: JG
DATE: 07-06-23

[illegible]

SHEET

D-2.00

**SECOND LEVEL
DEMO PLAN**

SHEET TITLE:

PROJECT:

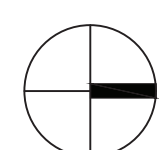
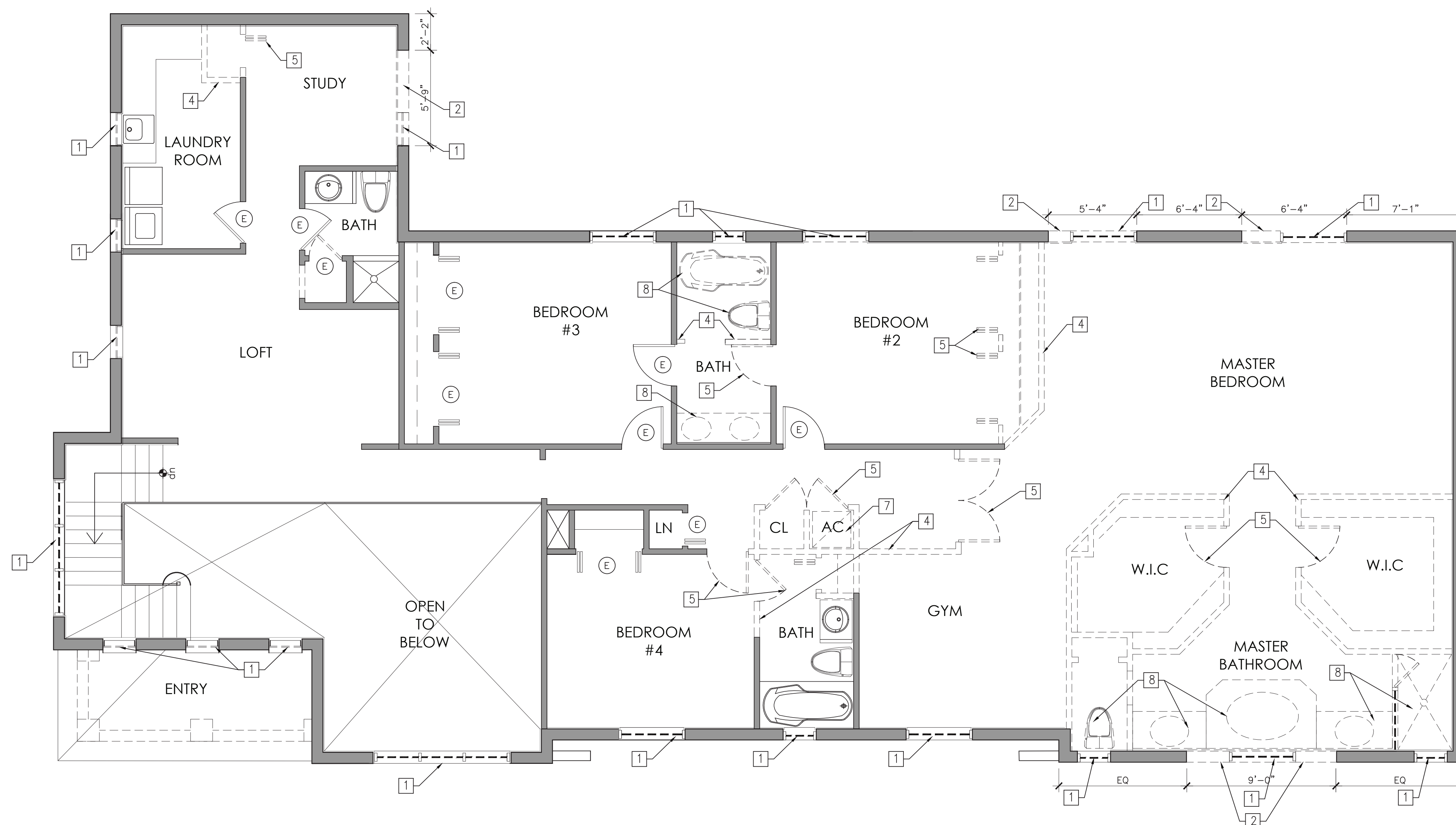
PROJECT NO. : 21-244

PROJECT NO.:
DRAWN BY: MD
CHECKED BY: JG
DATE: 07-06-23

REV.	DATE	DESCRIPTION

SHEET

D-2.01



SECOND LEVEL- DEMO PLAN

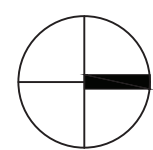
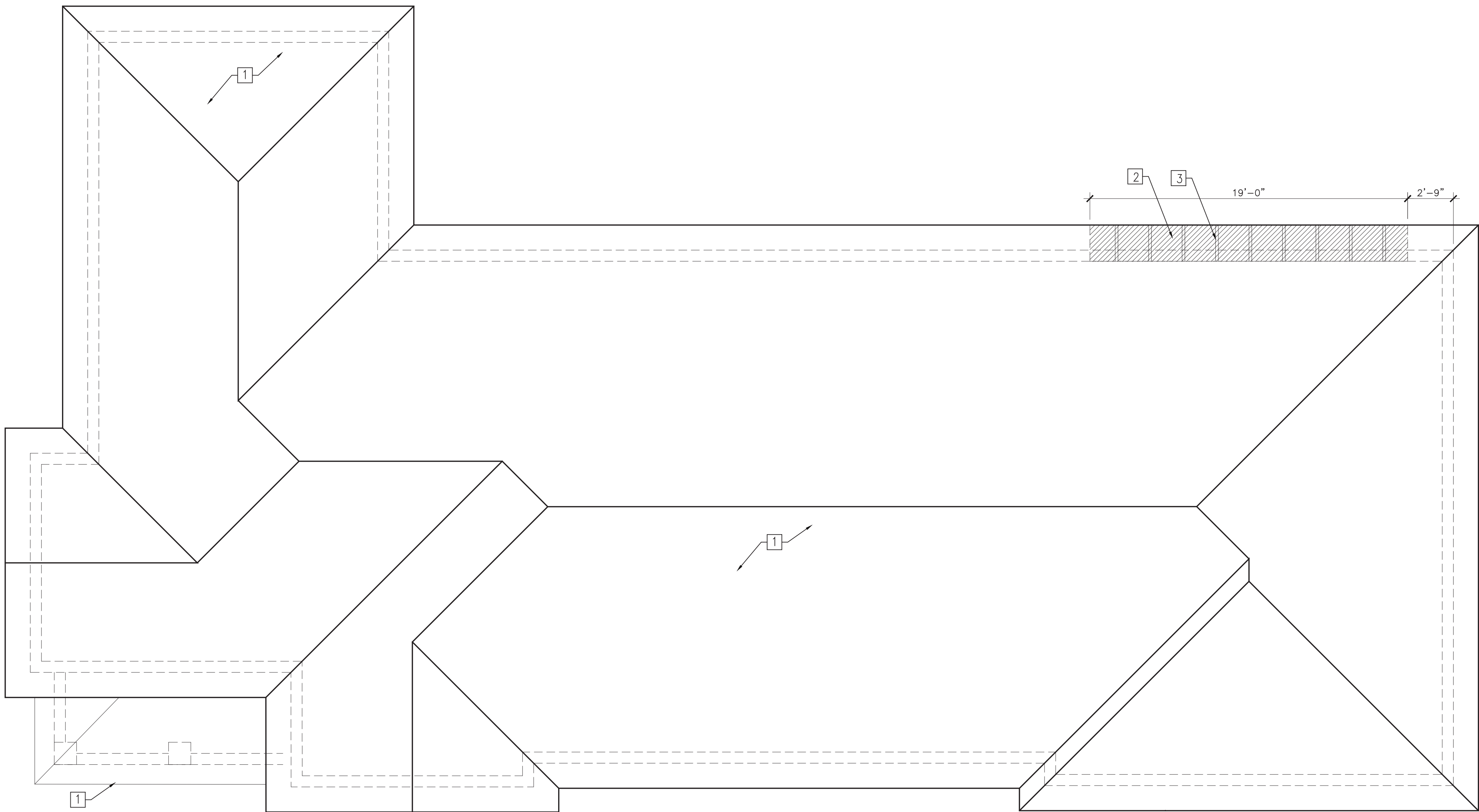
$$1/4" = 1'-0"$$

WALL LEGEND:

	EXISTING WALLS TO REMAIN
	EXISTING TO BE REMOVED
	EXISTING DOOR & FRAME TO REMAIN

DEMO LEGEND:

- 1 EXISTING WINDOWS TO BE REMOVED. EXISTING OPENING TO REMAIN U.O.N
- 2 PORTION OF EXISTING WALL TO BE REMOVED. SEE PROPOSED ELEVATIONS
- 3 EXISTING GARAGE DOOR TO BE REMOVED
- 4 EXISTING INTERIOR PARTITIONS, FRAMING AND DRYWALL TO BE REMOVED
- 5 EXISTING INTERIOR DOORS AND FRAMES TO BE REMOVED
- 6 EXISTING KITCHEN APPLIANCES, COUNTERS & CABINETS TO BE REMOVED. CAP ALL PLUMBING
- 7 EXISTING AC UNIT TO BE RELOCATED. SEE PROPOSED PLAN. EXISTING DUCTS TO REMAIN
- 8 EXISTING PLUMBING FIXTURES TO BE REMOVED AND CAP



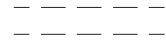
ROOF- DEMO PLAN

1/4" = 1'-0"

WALL LEGEND:



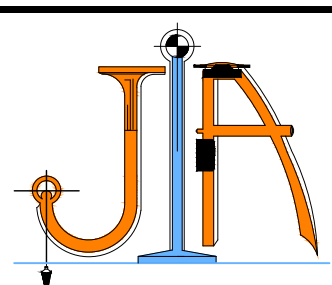
EXISTING PORTION OF ROOFING & SHEATHING
TO BE REMOVED



EXISTING TIE BEAM TO REMAIN

DEMO LEGEND:

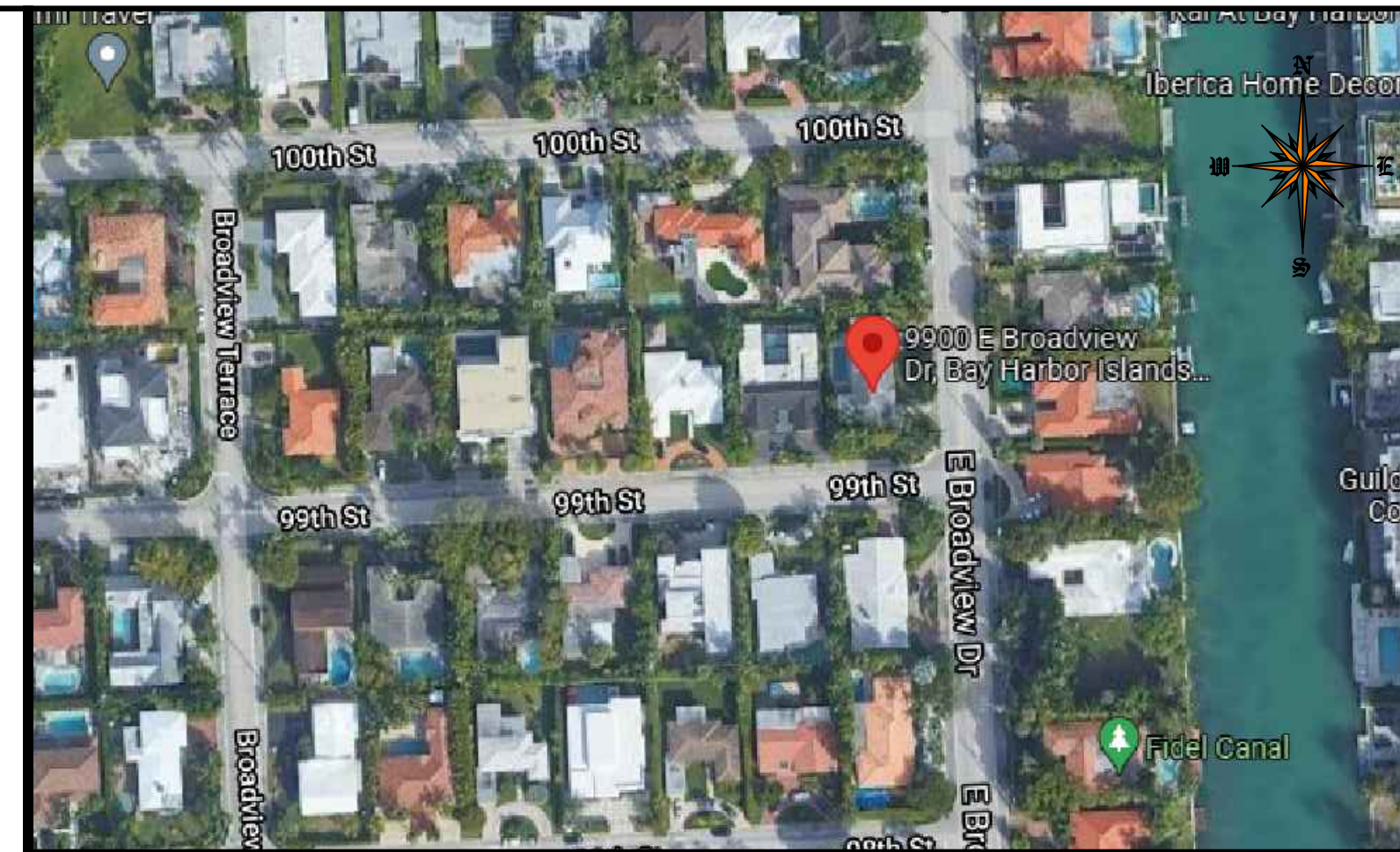
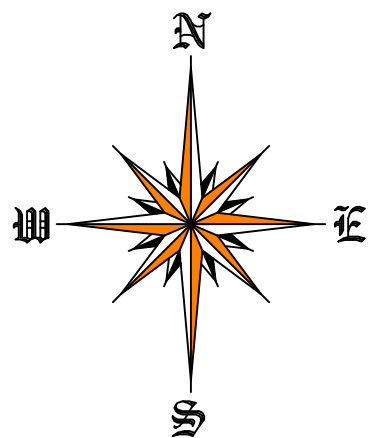
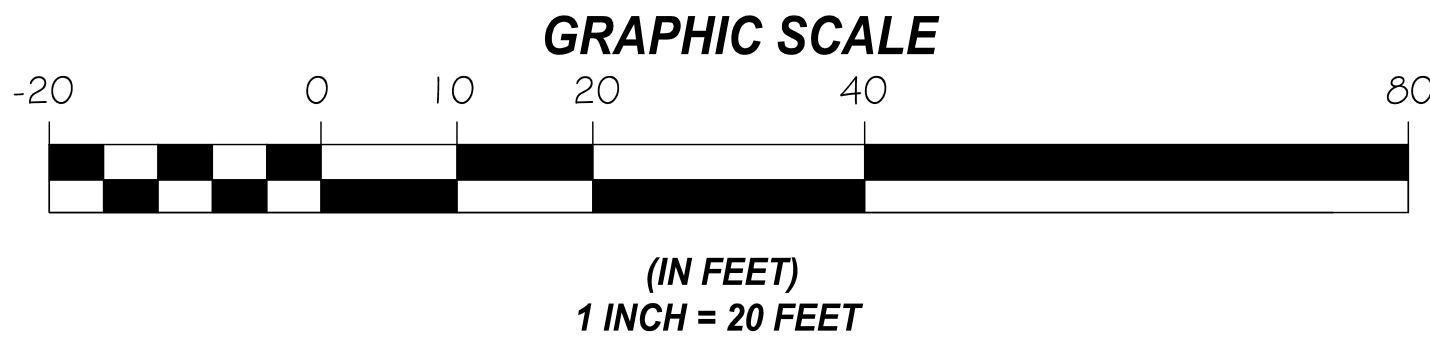
- 1 EXISTING FLAT CEMENT TILE ROOFING, SHEATHING AND TRUSSES TO REMAIN
- 2 REMOVE EXISTING ROOFING AND SHEATHING TO EXPOSE EXISTING TRUSSES TOP CHORD OVERHANG.
- 3 EXISTING TRUSSES TOP CHORD OVERHANG TO REMAIN



JOHN IBARRA & ASSOCIATES, INC.
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MIAMI, FLORIDA 33126
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FAX: (305) 262-0401
3725 DEL PRADO BLVD. S.
SUITE 823
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664



MAP OF BOUNDARY SURVEY



LOCATION SKETCH
SCALE = N.T.S.

LEGAL DESCRIPTION:

LOT 14, IN BLOCK 27, OF BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

9900 E. BROADVIEW DRIVE,
BAY HARBOR ISLANDS, FLORIDA, 33154

CERTIFICATION:

RICHARD ROZENCWAG AND
JODIE ROZENCWAG

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD. COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLAT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:
FLOOD ZONE: "AE"
BASE FLOOD ELEVATION: 8 FEET
COMMUNITY: 120637
PANEL: 0144
SUFFIX: L
DATE OF FIRM: 09/11/2009
THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S NOTES:

1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY "SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806.
4. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929. MIAMI-DADE COUNTY BENCH MARK # R-243. LOCATOR NO. 2225 W @ 96 ST (KANE CONCOURSE) & E BROADVIEW DRIVE; ELEVATION IS 6.61 FEET OF N.G.V.D. OF 1929

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THIS BOUNDARY SURVEY OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

Digitally signed by
JOHN A IBARRA
Date: 2022.12.08
11:10:59 -05'00'
10/13/2021
(DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO. 5204 STATE OF FLORIDA

REVISED ON:

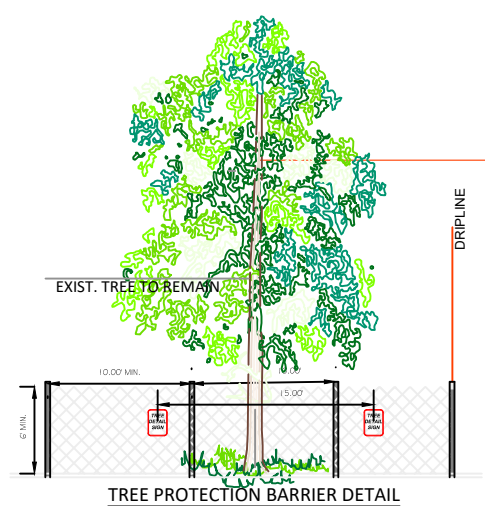
REVISED ON:

LEGEND

- O—H — = OVERHEAD UTILITY LINES
- CONC. — = CONCRETE BLOCK WALL
- CHAIN LINK — = CHAIN LINK FENCE
- IRON — = IRON FENCE
- WOOD — = WOOD FENCE
- BUILDING — = BUILDING SETBACK LINE
- UTILITY — = UTILITY EASEMENT
- LIMITED — = LIMITED ACCESS R/W
- NON-VEHICULAR — = NON-VEHICULAR ACCESS R/W
- EXISTING — = EXISTING ELEVATIONS

TREE TABLE				
No.	Name	Diameter (Ft.)	Height (Ft.)	Spread (Ft.)
1	TRAVELERS PALM GROUP (5)	4.50	30	15
2	UNKNOWN	1.30	18	8
3	TRAVELERS PALM GROUP (5)	4.50	30	15
4	TRAVELERS PALM GROUP (5)	4.50	30	15
5	PALM	1.1	60	15
6	PALM	0.35	30	8
7	PALM	0.35	30	8
8	COCONUT	0.75	35	16
9	UNKNOWN	0.80	18	16
10	UNKNOWN	0.80	18	16
11	UNKNOWN	0.80	18	16
12	UNKNOWN	0.80	18	16
13	UNKNOWN	0.80	18	16
14	COCONUT	0.70	30	15
15	PALM	0.30	18	6
16	PALM	1.30	40	15
17	PALM	1.30	45	15
18	PALM	0.30	20	8
19	PALM	0.75	12	8
20	BAMBOO GROUP	6.0	35	20
21	PALM	0.40	35	8
22	PALM	0.40	35	8
23	PALM	0.40	35	8
24	PALM	0.40	35	8
25	PALM	0.40	35	8
26	PALM	0.40	35	8
27	PALM	0.40	35	8
28	PALM	0.30	13	5
29	PALM	0.20	17	6
30	PALM	0.25	20	6
31	PALM	0.25	20	6
32	PALM	0.35	30	6
33	PALM	0.35	30	6
34	PALM	0.35	15	6
35	PALM	0.35	15	6
36	PALM	0.35	15	6
37	PALM	0.30	30	8
38	PALM	0.30	30	8
39	PALM	0.20	12	6
40	COCONUT	0.50	13	8
41	COCONUT	0.80	40	15
42	PALM	0.25	35	6
43	COCONUT	0.75	40	15
44	PALM	0.35	15	8
45	PALM GROUP (10)	2.50	35	15
46	PALM	0.25	25	6
47	PALM	0.25	25	6
48	PALM	0.25	25	6
49	COCONUT	0.50	14	10

SURVEYOR'S NOTE:
AN ARBORIST MUST CONFIRM ALL THE TREE NAMES, CONDITION AND SPECIES, WHAT IS SHOWN ON THE SURVEY MAY NOT BE THE CORRECT NAME OF THE TREES. LAND SURVEYORS ARE NOT ARBORIST.



- NOTE:
1. BARRIERS TO BE CONTIGUOUS AROUND THE TREE OR GROUP OF TREES.
2. MINIMUM SIX (6) FOOT HIGH TEMPORARY CHAIN LINK FENCE SHALL BE PLACED AT THE CRITICAL ROOT ZONE OR DESIGNATED LIMIT OF DISTURBANCE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCLOSE TREES. RETAIL FENCE POSTS USING PIER BLOCK ONLY. AVOID POST OR STAKE INTO MAJOR ROOTS. MODIFICATIONS TO FENCING MATERIAL AND LOCATION MUST BE APPROVED BY PLANNING OFFICIAL.
3. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY THE CITY PLANNING OFFICIAL. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE ON-SITE ARBORIST AND WITH PRIOR APPROVAL BY THE CITY PLANNING OFFICIAL.
4. FENCING SIGNAGE AS DETAILED ABOVE MUST BE POSTED EVERY FIFTEEN (15) FEET ALONG THE FENCE.

