

There is a three (3) minute time limit for each speaker during public comment. Your cooperation is appreciated in observing the three (3) minute rule. When you speak, you must come to the podium in the front and clearly state your name and address for the record. Please turn off or mute your cell phone or pager at the start of the meeting. Please be advised that if you do not turn off your cell phone or pager and it rings, you will be asked to leave the council chambers.

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

DESIGN REVIEW BOARD

**May 7, 2024
7:00 PM**

FINAL AGENDA

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

PLEDGE OF ALLEGIANCE:

ROLL CALL:

1. Request for approval for replacement of railings for the "Guilford House Condominium" located at 9800 West Bay Harbor Drive, Lots 21-24 of Block 3. The Association is proposing to replace the existing horizontal metal railings across the front of the complex's balconies with glass / metal framed railings. Enclosed please find the elevations showing the existing and proposed style. (Item #1)

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

2. Request for approval for exterior modification for a multi-family building "Bay Harbor 1080 Partners, LLC" located at 1060 95 Street, Lot 7 of Block 13. The owners have submitted an application to allow for exterior building / landscaping renovations deemed substantial for an existing 9 unit, two-story garden apartment complex. Enclosed please find the elevations and site plan. (Item #2)

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

3. Request for approval for an exterior renovation to a single-family home for "Ian Perchik & Nicole Birmaher" located at 10240 East Broadview Drive, Lot 1 of Block 24. The owners are proposing to remodel the exterior and interior of an existing single-family home. The proposed renovations will consist of removing the existing circular driveway with a new rectangular 2 car driveway. As to the facade changes, all windows & doors will be changed to a modern impact design. The existing veneer cladding on the eastern facade (front elevation) will be removed with a new stucco finish. Enclosed please find the site plan and elevations. (Item #3)

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

ADJOURNMENT:

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

AGENDA ITEM REPORT

May 7, 2024

ITEM NUMBER: 1.

ITEM: Request for approval for replacement of railings for the "Guilford House Condominium" located at 9800 West Bay Harbor Drive, Lots 21-24 of Block 3. The Association is proposing to replace the existing horizontal metal railings across the front of the complex's balconies with glass / metal framed railings. Enclosed please find the elevations showing the existing and proposed style. (Item #1)

DESCRIPTION:

RECOMMENDED ACTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1.	BHI 9800 WBHD Balcony Railing Mod DRB Staff Report Feb 23 2024
2.	LETTER-GUILFORD-(RAILINGS)022324
3.	9800 WBH Drive DRB Set 5.7.2024

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

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

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

Date: February 23rd, 2024

Subject: Site Development Plan Application
Guildford House Condominium Multifamily Residential Development
9800 West Bay Harbor Drive
Replace Metal Railings on Balconies with Impact Glass Railings
Bay Harbor Islands Acct. No. SPR23-000030
MMPA Acct. No. 01-0702-1173

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the applicant's front building elevation illustration received in October 2023 and HOA explanation letter received Feb. 23rd, 2024, and if found acceptable, **APPROVE** the proposed Site Development Plan application, as is or with modifications, subject to the suggested conditions listed in the summary section of this report.

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential
Zoning District: RM-1 Multiple Family District
General Location: 9800 West Bay Harbor Drive
Legal Description: Lots 21 through 24, of Block 3, "Bay Harbor Island" Subdivision, according to the Plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION

In mid-September 2023 the Town received a building permit application from a contractor to replace the existing horizontal metal railings across the front of the complex's balconies with impact glass / metal framed railings across the front of the balconies at the Guildford House Condominium complex located at 9800 West Bay Harbor Drive.

**Town of Bay Harbor Islands
Design Review Board (DRB) Staff Report
Site Development Plan Application
Renovations to Guildford House Condominium Multi-Family Residential Development
Replace Horizontal Metal Railings on Front of Balconies with Impact Glass Railings
9800 West Bay Harbor Drive
February 23rd, 2024
Page 2**

Due to updated state laws requiring periodic building inspections and mandatory repairs, primarily as a result of the Surfside Champlain Tower disaster, many older complexes are having more frequent inspections performed, and a variety of repairs / modifications made. The Town recently received a building permit application to replace all of the Guildford Houses complex's windows at this existing 7-story / 72 DU multifamily complex built in 1967 according to the MDPA website. Most building permit applications can be handled administratively; however, the Town Code & Town Council directives mandate that the Design Review Board (formerly Planning & Zoning Board) must review & approved certain features prior to permits being issued. As part of the Guildford House Condominium's 50-year structural recertification, Guzman Construction, Inc. (project contractor) identified some problems with the existing exterior louvered balcony railings, due to their age and cost to maintain. The complex owners expressed a desire to replace the existing horizontal metal balcony railings across the front of each balcony with modern impact glass & metal framed railings. As a result, the contractor has submitted this Site Development Plan application to remove and replace the existing metal louvered balcony railings with impact glass and metal framed railings. The contractor states the new railings will be lighter, extending the longevity of the restored concrete balconies and reducing overall stress on the balconies. The modifications will not affect the building or site in any other significant way, all work being proposed in this application will be confined to the respective balcony areas. All materials and finishes will be cohesive throughout the exterior including new impact glass windows throughout all units and common areas.

The Site Development Plan package was prepared by Door Styles, Inc. / Guzman Construction, Inc. and includes before / after building elevation plans, building renderings, and some photographs to help explain the request.

According to Town Council Resolution No. 1077 adopted in October 2008, Sec. 1(e) states:

"The Planning and Zoning Board (now the DRB) shall review and approve revisions to plans previously approved by the Board for changes in materials and/or colors that affect the overall aesthetic look. (Structural changes: location, reduction or addition of doors, windows, roof design changes (pitch), and architectural features (railings, balconies, columns, or any other accent feature".

An accompanying Town Manager memo from 2008 states the Town staff would administratively approve a number of common building permits, including interior work, door and window replacements, provided they do not change the building appearance (size / shape / quantity), and a number of other items.

Based on the applicant's desired modifications to the building balcony railing materials and appearance, staff determined the Design Review Board (DRB) was required to review this application, due to the change in the railing appearance / materials. The DRB has recently reviewed similar requests at other complexes. As related to the complex's other renovation work (windows / other), they did not require the DRB's review / approval, as they were not changing the existing locations / sizes or exterior appearance of the windows.

SUMMARY / RECOMMENDATION

In summary, the applicant (Door Styles, Inc. / Guzman Construction, Inc.), as agent to the property owner (Guildford House at Bay Harbor Condominium), has been inspecting their building / site improvements and embarking on several repairs, one of which is related to the exterior balconies. Because the complex owners desire to significantly change the balcony railing design (material), the Town's regulations require the submittal of a minor Site Development Plan application showing the removal of the existing horizontal metal louvered balcony railings and replacing them with impact glass and metal framed railings on the East and West sides of the building. MMPA believes this change will result in a more modern appearance by replacing the existing horizontal metal railings with open glass with metal frames.

The following conditions of approval are recommended:

- 1) The approval is based on the latest composite Site Development Plans prepared by Door Styles, Inc. / Guzman Construction, Inc. dated October 30th, 2023, as well as any requested 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 as specified by Code, including DRB re-review.

Guildford House of Bay Harbor Condominium

9800 West Bay Harbor Drive
Bay Harbor Islands, Florida 33154
GHC9800@gmail.com

February 14, 2024

Building and Zoning Supervisor
Town of Bay Harbor Islands
9665 Bay Harbor Terrace, 2nd Floor
Bay Harbor Islands, FL 33154

RE: Guildford House of Bay Harbor Condominium

Dear Mr. Miller:

We are seeking approval from the town to replace our balcony front facing panels.

The current front facing panels were installed when the building was built in 1967. These panels are louver type panels which require maintenance and painting. Given that these panels are now 50+ years of age their maintenance requirements are now much more frequent and much more expensive. Maintaining the balcony panels in acceptable condition is financially unsustainable for us.

We see that these panels have come to the end of their useful life.

We would like to install impact glass, maintenance free balcony panels. Having glass panels would grant the Guildford immediate financial relief and relief from the burden of maintenance and painting.

Our installer is prepared to share drawings, renderings and product specs of the panels we wish to install as required by the town and the county.

Please help us move to a maintenance free solution.

Respectfully,



Hector Gualda - President
Guildford House Board of Directors



Town of Bay Harbor Islands
Building Department
9665 Bay Harbor Terrace, 2nd Floor
Bay Harbor Islands, Florida 33154
Tel: (305) 993-1786 Fax: (305) 861-1130

OFFICE USE ONLY	
☐ Master	☐ Sub
Process No.	_____
Date Submitted	_____
Type Code	_____
Permit Clerk	_____

Location of Improvements

Job Address 9800 W BAY HARBOR DR.	Folio Number 13-2227-047-0001	Master Permit No.
Lot 21 THRU 24	Block 3	Current Use of Property RES. CONDOMINIUM
Proposed Use Of Property CONDOMINIUM		

Owner Information

Name GUILDFORD HOUSE OF BAY HARBOR CONDOMINIUM	Address 9800 W BAY HARBOR DR.
Telephone Number (305) 653-4447	Fax Number
Proposed Use of Property RESIDENTIAL CONDOMINIUM	

Contractor Information

Company Name GUZMAN CONSTRUCTION INC.	Qualifiers' Name YURY GUZMAN	Complete Address 3670 INVERRARY DR.# 1Q LAUDERHILL, FL 33319
License Number CGC1506302	E-Mail Address yury@guzmanconstructioninc.com	Phone Number (954) 682-3727
		Fax Number

Type of Improvement

Description of Work (BE SPECIFIC) Replacement of Impact Glass balcony railings			
Zoning Designation	Value of all Work \$ 248,400.00	Type of Construction:	No. of Units 72
Square Feet	Linear Feet	Gallons	Group Occ.
		No. of Floors 7	Bldg. Height 64'
Check all the items below that apply (PERMIT WILL COVER CHECKED ITEMS ONLY)			
☐ New Construction on Vacant Land	☐ Screen Enclosure	☐ Shell Only	☐ Signs
☐ Alteration, Interior	☐ Repair	☐ Addition Attached	☐ Roofing
☒ Alteration, Exterior	☐ Demolition	☐ Addition Detached	☐ Swimming Pool/Spa
☐ Emergency Generator:	☐ Shed/Prefab	☐ Awning/Canopy	☐ Hurricane Shutters
	☐ Seawall	☐ Fencing	☐ Doors and Windows
		☐ Shop Drawing	☐ Landscaping
Permit Type		Change to Existing Permit	
☒ Building		☐ Change Contractor	
☐ Electrical		☐ Revision	
☐ Mechanical		☐ Extension	
☐ Plumbing		☐ Upgrade	
☐ Public Works		☐ Supplement	
☐ Landscaping		☐ Re-Inspection	
		☐ Permit Renewal	

Architect/ Engineer Information

Name JUAN ANDRES BARRAGAN	Flood Zone	F.B.E.	Panel	Map No.	Date
Address	Improvement Ratio		Zip		
Telephone (954) 773-3179	Fax ()	Certification No.			

Flood Criteria

Affidavits - Please read carefully

Warning to Owner: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOU PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR ATTORNEY OR LENDER BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

Reminder: "The issuance of the permit does not relieve the property owner from obtaining homeowner/condominium association's approval (if applicable) prior to beginning any work and in no way authorizes work that is in violation of any association's rule or regulation"

Owner's Affidavit: I, the owner of the property, have disclosed all information regarding any work at the property performed in the prior 12 months to the Building Official. I understand that if the cumulative cost of the work to my home or business under this and any other permit meets the following criteria:

- equals or exceeds 50% of the fair market value of the structure, the entire structure must meet the present federal flood criteria for finished floor elevation.
- equals or exceeds 50% of the replacement cost of the structure, then the entire structure must conform to the current code requirements of the Florida Building Code.

I certify that all of the foregoing information is accurate and that all work will be done in compliance with the applicable laws regulating construction and zoning. I certify that I am the owner of the property described in this application and that the qualifier for the contracting firm listed on this form is authorized to act as my agent to obtain a building permit for the work described herein.

Qualifier's Affidavit: Application is hereby made to obtain a permit to do work and installation as indicated on this form. I certify that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that separate permits are required for ELECTRICAL, PLUMBING, POOL, EXTERIOR DOOR, MECHANICAL, WINDOW, FENCE, DRIVEWAY, ROOFING and SIGNS WORK; and that additional permits may be required by other governmental agencies.

Notarized Signature of Property Owner or Authorized Agent

☒ Signature of Property Owner or Authorized Agent:	
Date	09/06/2023
Subscribed and Sworn before me this	06 day of Sep (year) 2023 by Constantin Magureanu
Check one:	☐ Personally Known ☒ Produced Identification
Type of Identification (if any)	FL D.L.

Notary Public 	Notary Public SEBASTIAN FERNANDEZ-LENS Notary Public - State of Florida Commission # HH 302449 My Comm. Expires Aug 18, 2026
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Notarized Signature of Qualifier

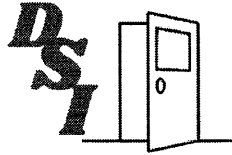
☒ Signature of Qualifier	
Date	8/31/2023
Subscribed and Sworn before me this	31 day of AUGUST (year) 2023 by YURY GUZMAN
Check one:	☒ Personally Known ☐ Produced Identification
Type of Identification (if any)	

Notary Public 	Notary Public CLAUDIA P. THEILKUH My Commission HH 128479 Expires 05/05/2025
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Notary Public State of Florida
Claudia P. Theilkuhl
My Commission HH 128479
Expires 05/05/2025

DOOR STYLES INC.

1178 NW 163rd. Dr. - Miami, FL 33169
Ph. 305 653-4447 - Fax. 305 653-1608
info@doorstylesinc.com



Proposal

Date	Proposal #
6/6/2023	Q19443E

Name / Address	
GUILDFORD HOUSE CONDOMINIUM 9800 W. Bay Harbor Dr. BAY HARBOR ISLANDS FL 33154	
Phone #:	Fax #: 305 503-9052

Ship To
GUZMAN CONSTRUCTION

Qty	Description	Unit	Total
	WE PROPOSE TO FURNISH, DELIVER & INSTALL THE REQUESTED MATERIAL AS FOLLOWS: RE: IMPACT GLASS-RAILINGS. *NOA # 20-1217.01 (Attached) (24) - APTS. TYPE "A" (R-1) . . . @ \$4,800.00 EA. TOTAL PRICE: (36) - APTS. TYPE "B" (R-2) . . . @ \$3,700.00 EA. TOTAL PRICE: SCOPE OF WORK: *Removal of existing railings *Patch and Repair concrete as needed. *Install New Glass Railings as per Mfg. Specs and Bldg. Code. *Clean-up and Haul-away all debris. *Concrete Finish Painting By Others.		
		115,200.00	115,200.00
		133,200.00	133,200.00

Thank you for the opportunity to serve you!

TERMS - TO BE DISCUSSED.

Accepted


Door Styles, Inc

Subtotal	\$248,400.00
Sales Tax (7.0%)	\$0.00
Total	\$248,400.00



DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER)
BOARD AND CODE ADMINISTRATION DIVISION

MIAMI-DADE COUNTY
PRODUCT CONTROL SECTION
11805 SW 26 Street, Room 208
Miami, Florida 33175-2474
T (786) 315-2590 F (786) 315-2599

NOTICE OF ACCEPTANCE (NOA)

www.miamidade.gov/economy

Mr. Glass Doors & Windows, Inc.
8120 N.W. 84th Street
Medley, Florida 33166

SCOPE:

This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed and accepted by Miami-Dade County RER- Product Control Section to be used in Miami Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami-Dade County Product Control Section (In Miami Dade County) and/or the AHJ (in areas other than Miami Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. RER reserves the right to revoke this acceptance if it is determined by Miami-Dade County Product Control Section that this product or material fails to meet the requirements of the applicable building code.

This product is approved as described herein and has been designed to comply with the High Velocity Hurricane Zone of the Florida Building Code.

DESCRIPTION: "MG-2530" Aluminum Glazed Railing

APPROVAL DOCUMENT: Drawing No. 14-04, titled "Series MG2530 Alum. Glass Railing System", sheets 1 through 4 of 4, prepared by Al-Farooq Corporation, revision #B dated November 05, 2020, signed and sealed by Jalal Farooq, P.E., on November 30, 2020, bearing Miami-Dade County Product Control Revision stamp with the Notice of Acceptance number and the expiration date by the Miami-Dade County Product Control Section.

MISSILE IMPACT RATING: Large and Small Missile Impact Resistant

LABELING: Each unit shall bear a permanent label with the manufacturer's name or logo, city, state and the following statement: "Miami-Dade County Product Control Approved", unless otherwise noted herein.

RENEWAL of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

TERMINATION of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

ADVERTISEMENT: The NOA number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

INSPECTION: A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official. The structural adequacy of the supporting structures is not part of this approval & shall be reviewed by the corresponding Building Dept.

This NOA revises and renews NOA # 14-1922.02 and consists of this page 1, evidence submitted pages E-1 & E-2 as well as approval document mentioned above.

The submitted documentation was reviewed by Helmy A. Makar, P.E., M.S.



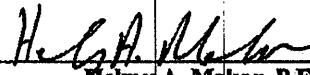
Helmy A. Makar
02/25/2021

NOA No. 20-1217.01
Expiration Date: 03/26/2025
Approval Date: 02/25/2021
Page 1

Mr. Glass Doors & Windows, Inc.

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

1. **EVIDENCE SUBMITTED UNDER PREVIOUS APPROVAL #14-1022.02**
 - A. **DRAWINGS**
 1. *Drawing No. 14-04, titled "Series MG2530 Alum. Glass Railing System", sheets 1 through 4 of 4, prepared by Al-Farooq Corporation, revision #A dated February 26, 2015, signed and sealed by Javad Ahmad, P.E., on February 27, 2015.*
 - B. **TESTS**
 1. *Test Report No. 7861, by Fenestration Testing Laboratory, Inc., dated September 19, 2014, signed and sealed by Idalmis Ortega, P.E.*
 - C. **CALCULATIONS**
 1. *Calculation titled "Series MG 2530 Aluminum & Glass Railing", 61 sheets, dated October 02, 2014, prepared by Al Farooq Corporation, signed and sealed by Javad Ahmad, P.E., on October 16, 2014.*
 2. *Calculation titled "Series MG 2530 Aluminum & Glass Railing", 10 sheets, dated February 25, 2015, prepared by Al Farooq Corporation, signed and sealed by Javad Ahmad, P.E., on February 27, 2015.*
 - D. **QUALITY ASSURANCE**
 1. *By Miami-Dade County Department of Regulatory and Economic Resources.*
 - E. **MATERIAL CERTIFICATIONS**
 1. *Die Drawings.*
 2. *Non-Shrink Precision Grout, Product No. 1585-00 by Commercial Grade Quikrete.*
 - F. **OTHERS**
 1. *Letter of compliance with the FBC Fifth Edition (2014), dated October 08, 2014, issued by Al Farooq Corporation, signed and sealed by Javad Ahmad, P.E., on October 16, 2014.*
2. **NEW EVIDENCE SUBMITTED**
 - A. **DRAWINGS**
 1. *Drawing No. 14-04, titled "Series MG2530 Alum. Glass Railing System", sheets 1 through 4 of 4, prepared by Al-Farooq Corporation, revision #B dated November 05, 2020, signed and sealed by Jalal Farooq, P.E., on November 30, 2020.*
 - B. **TESTS**
 1. *None.*



Helmy A. Makar, P.E., M.S.
Product Control Unit Supervisor
NOA No. 20-1217.01
Expiration Date: 03/26/2025
Approval Date: 02/25/2021

Mr. Glass Doors & Windows, Inc.

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

C. CALCULATIONS

1. *Calculation titled "Series MG 2530 Aluminum & Glass Railing", 4 sheets, dated November 23, 2020, prepared by Al Farooq Corporation, signed and sealed by Jalal Farooq, P.E., on December 15, 2020.*

D. QUALITY ASSURANCE

1. *By Miami-Dade County Department of Regulatory and Economic Resources, (RER).*

E. MATERIAL CERTIFICATIONS

1. *None.*

F. OTHERS

1. *Letter of compliance with the FBC Sixth Edition (2017) and the FBC Seventh Edition (2020), dated November 23, 2020, issued by Al Farooq Corporation, signed and sealed by Jalal Farooq, P.E., on December 15, 2020.*



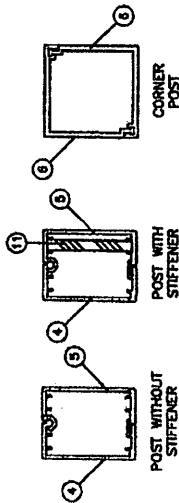
Helmy A. Makar, P.E., M.S.
Product Control Unit Supervisor

NOA No. 20-1217.01

Expiration Date: 03/26/2025

Approval Date: 02/25/2021

* POST PERFORMANCE CHART DESIGN LOAD CAPACITY-PSF (RAILING HEIGHT = 44 IN.)			
POST SPACING	POST WITHOUT STIFFENER	POST WITH STIFFENER	CORNER POST
36"	110.0	-	110.0
42"	110.0	-	110.0
48"	100.0	110.0	110.0

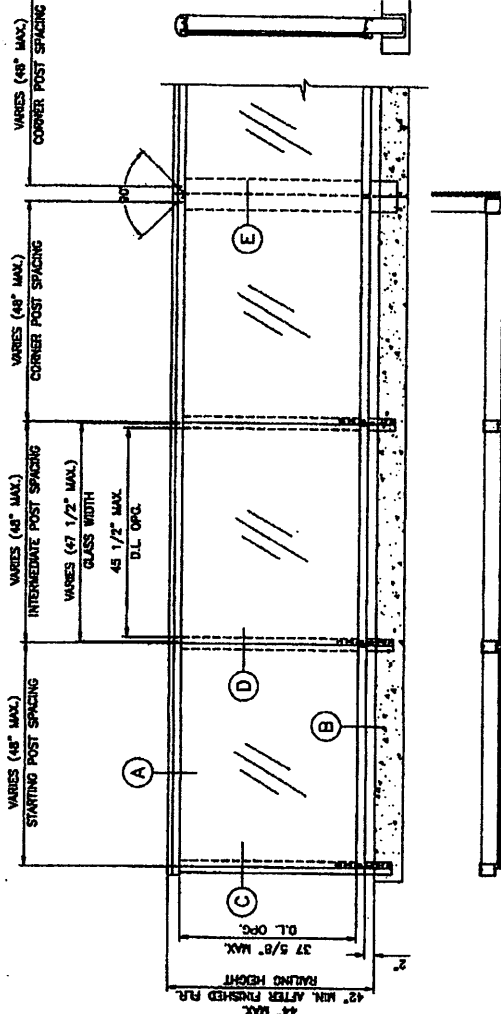


* POST EMBEDMENT CHART (RAILING HEIGHT = 44 IN.)				
CONCRETE	SOLE DIA.	POST EMBED	POST SPACING	LOAD CAPACITY
3000 PSI	5 IN.	4 IN.	36 IN.	80.0 PSF
			42 IN.	70.0 PSF
	6 IN.	4 IN.	36 IN.	90.0 PSF
			42 IN.	80.0 PSF
4000 PSI	5 IN.	4 IN.	36 IN.	110.0 PSF
			42 IN.	100.0 PSF
	6 IN.	4 IN.	36 IN.	120.0 PSF
			42 IN.	110.0 PSF
5000 PSI	5 IN.	4 IN.	36 IN.	130.0 PSF
			42 IN.	120.0 PSF
	6 IN.	4 IN.	36 IN.	140.0 PSF
			42 IN.	130.0 PSF

* INSTRUCTIONS:

USE CHARTS AS FOLLOWS:

- STEP 1 DETERMINE DESIGN WIND LOAD REQUIREMENTS BASED ON WIND VELOCITY, BLDG. HEIGHT, WIND ZONE USING APPLICABLE ASCE 7 SCHEDULE.
- STEP 2 USE POST PERFORMANCE CHART TO VERIFY POST CAPACITY FOR THE REQUIRED DESIGN LOAD.
- STEP 3 USE POST EMBEDMENT CHART TO CHECK POST SPACING AND REQUIRED EMBEDMENT.
- STEP 4 THE LOWER VALUE RESULTING FROM STEPS 2 AND 3 SHALL APPLY TO ENTIRE SYSTEM.



TYPICAL ELEVATION

SERIES MG2530

ALUMINUM GLASS RAILING SYSTEM

THIS PRODUCT HAS BEEN DESIGNED AND TESTED TO COMPLY WITH THE REQUIREMENTS OF THE 2017 (6TH EDITION)/2020 (7TH EDITION) FLORIDA BUILDING CODE INCLUDING HIGH VELOCITY HURRICANE ZONE (HVHZ). ANCHORS SHALL BE CORROSION RESISTANT, SPACED AS SHOWN ON DETAILS AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS. SPECIFIED EMBEDMENT TO BASE MATERIAL SHALL BE BEYOND FLOOR DRESSING. MATERIALS INCLUDING BUT NOT LIMITED TO STEEL/METAL SCREWS, THAT COME INTO CONTACT WITH OTHER DISSIMILAR MATERIALS SHALL MEET THE REQUIREMENTS OF THE 2017/2020 FLORIDA BLDG. CODE & ADOPTED STANDARDS. THIS PRODUCT APPROVAL IS GENERIC AND DOES NOT PROVIDE INFORMATION FOR A SITE SPECIFIC PROJECT, I.E. LIFE SAFETY OF THIS PRODUCT, ADEQUACY OF STRUCTURAL DESIGN, ETC. CONDITIONS NOT SHOWN IN THIS DRAWING ARE TO BE ANALYZED SEPARATELY, AND TO BE REVIEWED BY BUILDING OFFICIAL.

DESIGN LOADS SHOWN ARE BASED ON 'ALLOWABLE STRESS DESIGN (ASD)'.

PRODUCT (REVISED)

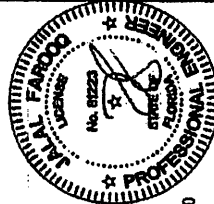
in compliance with the Florida

Building Code

Approval No. 20-12/1/01

By: [Signature]

Professional Engineer

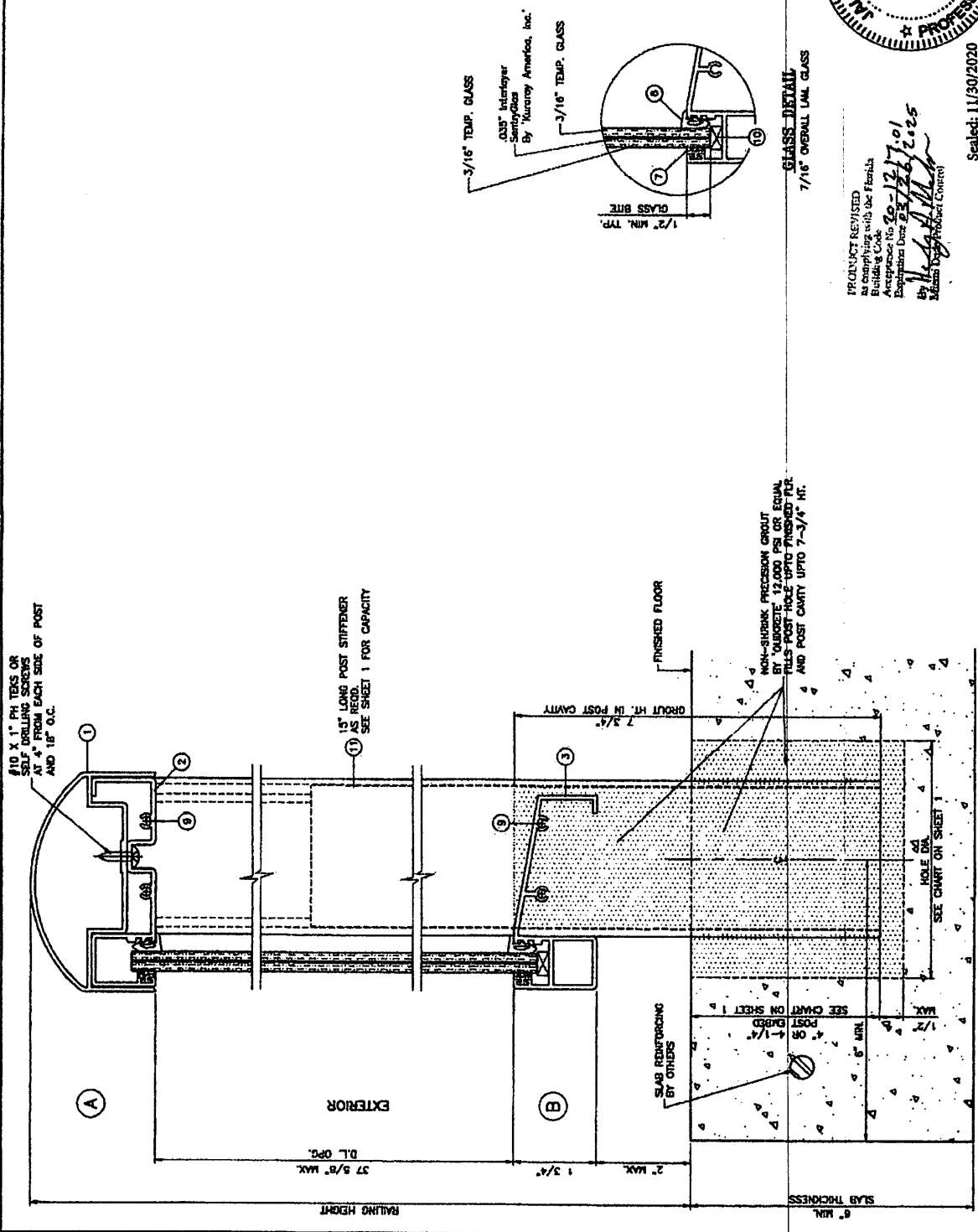


Sealed: 11/30/2020

AL-FARROO CORPORATION
ENGINEERS & PRODUCT DEVELOPMENT
2850 SUNSET DRIVE, SUITE 200
MIAMI, FLORIDA 33179
(305) 289-8978 FAX (305) 289-8978

MR. GLASS DOORS & WINDOWS INC.
8120 N.W. 84 STREET
MEDLEY, FL 33166
TEL (305) 470-8284 FAX (305) 470-8285

RAILING 14-04-00
Sheet 1 of 4
Drawing No. 14-04
Date: 10-03-14
Scale: 1/8"=1'-0"





ASCE 7-16 Design Wind Loads For Wall Components & Cladding

easyseals.com

Broward, Palm Beach

Wind Speed: 170 mph
Exposure Category 'C'

Broward, Palm Beach (Coast)

Wind Speed: 170 mph
Exposure Category 'D'

Miami-Dade

Wind Speed: 175 mph
Exposure Category 'C'

Miami-Dade (Coast)

Wind Speed: 175 mph
Exposure Category 'D'

Florida Keys (Coast)

Wind Speed: 180 mph
Exposure Category 'D'

REGIONAL WIND LOAD CHART - SOUTH FLORIDA EDITION -

ASD Load Combination Coeff: 0.6 Kzt = 1.0
Enclosed Bldg: GCpl = ±0.18 Ke = 1.0 Kd = 0.85

Mean Roof Height up to:	All Tributary Areas			
	Zone 4 (Interior)	Zone 5 (Corner)	Zone 4 (Interior)	Zone 5 (Corner)
15 ft	+37.8 -41.0	+37.8 -50.6	+37.8 -41.0	+37.8 -50.6
20 ft	+40.2 -43.6	+40.2 -53.8	+40.2 -43.6	+40.2 -53.8
25 ft	+42.1 -45.7	+42.1 -56.4	+42.1 -45.7	+42.1 -56.4
30 ft	+43.7 -47.4	+43.7 -58.6	+43.7 -47.4	+43.7 -58.6
35 ft	+45.2 -49.0	+45.2 -60.5	+45.2 -49.0	+45.2 -60.5
40 ft	+46.5 -50.4	+46.5 -62.2	+46.5 -50.4	+46.5 -62.2
45 ft	+47.6 -51.7	+47.6 -63.8	+47.6 -51.7	+47.6 -63.8
50 ft	+48.7 -52.8	+48.7 -65.2	+48.7 -52.8	+48.7 -65.2
55 ft	+49.7 -53.9	+49.7 -66.5	+49.7 -53.9	+49.7 -66.5
60 ft	+50.6 -54.9	+50.6 -67.8	+50.6 -54.9	+50.6 -67.8
70 ft	+47.8 -47.8	+47.8 -87.7	+47.8 -47.8	+47.8 -87.7
80 ft	+49.2 -49.2	+49.2 -90.2	+49.2 -49.2	+49.2 -90.2
90 ft	+50.4 -50.4	+50.4 -92.5	+50.4 -50.4	+50.4 -92.5
100 ft	+51.6 -51.6	+51.6 -94.6	+51.6 -51.6	+51.6 -94.6
120 ft	+53.6 -53.6	+53.6 -98.3	+53.6 -53.6	+53.6 -98.3
140 ft	+55.4 -55.4	+55.4 -101.5	+55.4 -55.4	+55.4 -101.5
160 ft	+56.9 -56.9	+56.9 -104.4	+56.9 -56.9	+56.9 -104.4
180 ft	+58.4 -58.4	+58.4 -107.0	+58.4 -58.4	+58.4 -107.0
200 ft	+59.7 -59.7	+59.7 -109.4	+59.7 -59.7	+59.7 -109.4

Mean Roof Height up to:	All Tributary Areas			
	Zone 4 (Interior)	Zone 5 (Corner)	Zone 4 (Interior)	Zone 5 (Corner)
15 ft	+45.9 -49.8	+45.9 -61.4	+45.9 -49.8	+45.9 -61.4
20 ft	+48.2 -52.3	+48.2 -64.6	+48.2 -52.3	+48.2 -64.6
25 ft	+50.1 -54.4	+50.1 -67.1	+50.1 -54.4	+50.1 -67.1
30 ft	+51.7 -56.1	+51.7 -69.3	+51.7 -56.1	+51.7 -69.3
35 ft	+53.2 -57.7	+53.2 -71.2	+53.2 -57.7	+53.2 -71.2
40 ft	+54.4 -59.0	+54.4 -72.8	+54.4 -59.0	+54.4 -72.8
45 ft	+55.5 -60.2	+55.5 -74.3	+55.5 -60.2	+55.5 -74.3
50 ft	+56.6 -61.3	+56.6 -75.7	+56.6 -61.3	+56.6 -75.7
55 ft	+57.5 -62.4	+57.5 -77.0	+57.5 -62.4	+57.5 -77.0
60 ft	+58.4 -63.3	+58.4 -78.2	+58.4 -63.3	+58.4 -78.2
70 ft	+54.9 -54.9	+54.9 -100.6	+54.9 -54.9	+54.9 -100.6
80 ft	+56.2 -56.2	+56.2 -103.0	+56.2 -56.2	+56.2 -103.0
90 ft	+57.3 -57.3	+57.3 -105.1	+57.3 -57.3	+57.3 -105.1
100 ft	+58.4 -58.4	+58.4 -107.1	+58.4 -58.4	+58.4 -107.1
120 ft	+60.3 -60.3	+60.3 -110.5	+60.3 -60.3	+60.3 -110.5
140 ft	+61.9 -61.9	+61.9 -113.5	+61.9 -61.9	+61.9 -113.5
160 ft	+63.4 -63.4	+63.4 -116.2	+63.4 -63.4	+63.4 -116.2
180 ft	+64.7 -64.7	+64.7 -118.6	+64.7 -64.7	+64.7 -118.6
200 ft	+65.9 -65.9	+65.9 -120.8	+65.9 -65.9	+65.9 -120.8

Mean Roof Height up to:	All Tributary Areas			
	Zone 4 (Interior)	Zone 5 (Corner)	Zone 4 (Interior)	Zone 5 (Corner)
15 ft	+40.1 -43.4	+40.1 -53.6	+40.1 -43.4	+40.1 -53.6
20 ft	+42.6 -46.2	+42.6 -57.0	+42.6 -46.2	+42.6 -57.0
25 ft	+44.6 -48.4	+44.6 -59.7	+44.6 -48.4	+44.6 -59.7
30 ft	+46.3 -50.3	+46.3 -62.1	+46.3 -50.3	+46.3 -62.1
35 ft	+47.9 -51.9	+47.9 -64.1	+47.9 -51.9	+47.9 -64.1
40 ft	+49.2 -53.4	+49.2 -65.9	+49.2 -53.4	+49.2 -65.9
45 ft	+50.5 -54.8	+50.5 -67.6	+50.5 -54.8	+50.5 -67.6
50 ft	+51.6 -56.0	+51.6 -69.1	+51.6 -56.0	+51.6 -69.1
55 ft	+52.7 -57.1	+52.7 -70.5	+52.7 -57.1	+52.7 -70.5
60 ft	+53.6 -58.2	+53.6 -71.8	+53.6 -58.2	+53.6 -71.8
70 ft	+50.7 -50.7	+50.7 -92.9	+50.7 -50.7	+50.7 -92.9
80 ft	+52.1 -52.1	+52.1 -95.6	+52.1 -52.1	+52.1 -95.6
90 ft	+53.5 -53.5	+53.5 -98.0	+53.5 -53.5	+53.5 -98.0
100 ft	+54.7 -54.7	+54.7 -100.2	+54.7 -54.7	+54.7 -100.2
120 ft	+56.8 -56.8	+56.8 -104.1	+56.8 -56.8	+56.8 -104.1
140 ft	+58.7 -58.7	+58.7 -107.6	+58.7 -58.7	+58.7 -107.6
160 ft	+60.3 -60.3	+60.3 -110.6	+60.3 -60.3	+60.3 -110.6
180 ft	+61.9 -61.9	+61.9 -113.4	+61.9 -61.9	+61.9 -113.4
200 ft	+63.2 -63.2	+63.2 -115.9	+63.2 -63.2	+63.2 -115.9

Mean Roof Height up to:	All Tributary Areas			
	Zone 4 (Interior)	Zone 5 (Corner)	Zone 4 (Interior)	Zone 5 (Corner)
15 ft	+48.6 -52.7	+48.6 -65.1	+48.6 -52.7	+48.6 -65.1
20 ft	+51.1 -55.4	+51.1 -68.4	+51.1 -55.4	+51.1 -68.4
25 ft	+53.1 -57.6	+53.1 -71.1	+53.1 -57.6	+53.1 -71.1
30 ft	+54.8 -59.5	+54.8 -73.4	+54.8 -59.5	+54.8 -73.4
35 ft	+56.3 -61.1	+56.3 -75.4	+56.3 -61.1	+56.3 -75.4
40 ft	+57.6 -62.5	+57.6 -77.2	+57.6 -62.5	+57.6 -77.2
45 ft	+58.8 -63.8	+58.8 -78.8	+58.8 -63.8	+58.8 -78.8
50 ft	+59.9 -65.0	+59.9 -80.2	+59.9 -65.0	+59.9 -80.2
55 ft	+60.9 -66.1	+60.9 -81.6	+60.9 -66.1	+60.9 -81.6
60 ft	+61.9 -67.1	+61.9 -82.8	+61.9 -67.1	+61.9 -82.8
70 ft	+58.2 -58.2	+58.2 -106.6	+58.2 -58.2	+58.2 -106.6
80 ft	+59.5 -59.5	+59.5 -109.1	+59.5 -59.5	+59.5 -109.1
90 ft	+60.8 -60.8	+60.8 -111.4	+60.8 -60.8	+60.8 -111.4
100 ft	+61.9 -61.9	+61.9 -113.4	+61.9 -61.9	+61.9 -113.4
120 ft	+63.9 -63.9	+63.9 -117.1	+63.9 -63.9	+63.9 -117.1
140 ft	+65.6 -65.6	+65.6 -120.3	+65.6 -65.6	+65.6 -120.3
160 ft	+67.1 -67.1	+67.1 -123.1	+67.1 -67.1	+67.1 -123.1
180 ft	+68.5 -68.5	+68.5 -125.7	+68.5 -68.5	+68.5 -125.7
200 ft	+69.8 -69.8	+69.8 -128.0	+69.8 -69.8	+69.8 -128.0

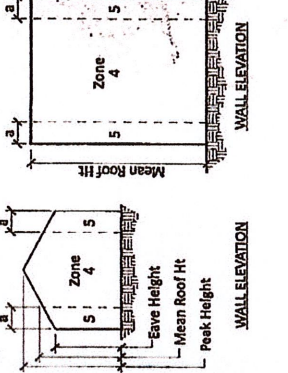
Mean Roof Height up to:	All Tributary Areas			
	Zone 4 (Interior)	Zone 5 (Corner)	Zone 4 (Interior)	Zone 5 (Corner)
15 ft	+51.4 -55.8	+51.4 -68.9	+51.4 -55.8	+51.4 -68.9
20 ft	+54.1 -58.6	+54.1 -72.4	+54.1 -58.6	+54.1 -72.4
25 ft	+56.2 -61.0	+56.2 -75.3	+56.2 -61.0	+56.2 -75.3
30 ft	+58.0 -62.9	+58.0 -77.7	+58.0 -62.9	+58.0 -77.7
35 ft	+59.6 -64.6	+59.6 -79.8	+59.6 -64.6	+59.6 -79.8
40 ft	+61.0 -66.2	+61.0 -81.7	+61.0 -66.2	+61.0 -81.7
45 ft	+62.3 -67.5	+62.3 -83.4	+62.3 -67.5	+62.3 -83.4
50 ft	+63.4 -68.8	+63.4 -84.9	+63.4 -68.8	+63.4 -84.9
55 ft	+64.5 -69.9	+64.5 -86.3	+64.5 -69.9	+64.5 -86.3
60 ft	+65.4 -71.0	+65.4 -87.6	+65.4 -71.0	+65.4 -87.6
70 ft	+61.5 -61.5	+61.5 -112.8	+61.5 -61.5	+61.5 -112.8
80 ft	+63.0 -63.0	+63.0 -115.4	+63.0 -63.0	+63.0 -115.4
90 ft	+64.3 -64.3	+64.3 -117.8	+64.3 -64.3	+64.3 -117.8
100 ft	+65.5 -65.5	+65.5 -120.0	+65.5 -65.5	+65.5 -120.0
120 ft	+67.6 -67.6	+67.6 -123.9	+67.6 -67.6	+67.6 -123.9
140 ft	+69.4 -69.4	+69.4 -127.2	+69.4 -69.4	+69.4 -127.2
160 ft	+71.0 -71.0	+71.0 -130.2	+71.0 -71.0	+71.0 -130.2
180 ft	+72.5 -72.5	+72.5 -132.9	+72.5 -72.5	+72.5 -132.9
200 ft	+73.9 -73.9	+73.9 -135.4	+73.9 -73.9	+73.9 -135.4

GENERAL NOTES

- Conforms to the Florida Building Code 7th Ed (2020).
- Tabulated design wind loads are based on ASCE 7-16 specifications for components and cladding based on design criteria as noted herein.
- Where this document is used for permit, applicability of design criteria noted herein (Basic Wind Speed, Exposure Category, Risk Category, etc.) shall be verified by the contractor & building official prior to construction.
- This specification may be used in conjunction with engineering under separate certification (by this engineer or by others) using Allowable Stress Design (ASD).
- Refer to the above-noted ASCE 7 standard for descriptions and definitions of all design criteria.
- Wind pressures are applicable to all building floors.
- Design is based on structure classification as Enclosed Bldg:

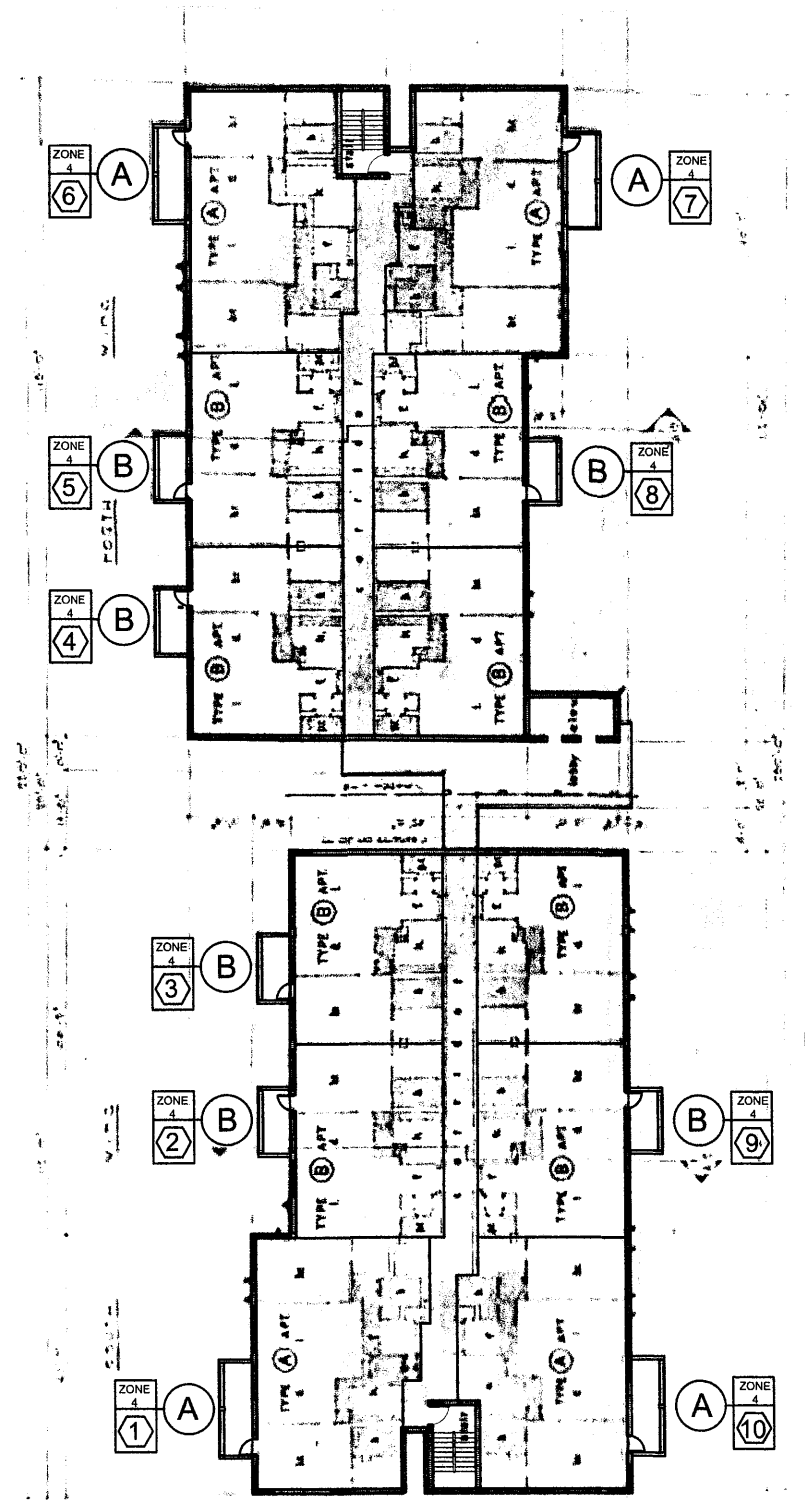
- Wind Speeds noted above are ultimate design wind speeds (3-second gust).
- Cities and/or counties are listed only as a general guide, based on Risk Category II buildings. Verify applicable wind speed and exposure category with local building dept.
- Plus (+) & minus (-) signs signify pressures acting toward and away from the exterior component or cladding surface, respectively.
- Where "Mean (average) Roof Height" cannot be determined, peak roof height shall be used, except that eave height shall be used for roof angle less than or equal to 10°. Round up to values shown
- Wind pressures are applicable to all building floors.
- Design is based on structure classification as Enclosed Bldg:

- Tabulated wind pressures are valid for all roof slopes; no reduction for roof slopes ≤ 10° has been considered.
- Tributary Area noted in table (effective wind area) is equal to the minimum of (height x width) or (ht x ht / 3). Round down to values shown.
- Zones 4 & 5 ("interior" and "corner" zones, respectively) are as shown to the right, where the dimension "a" is the minimum of 10% of the building's least horizontal dimension or 40% of the mean roof height, but never less than 3'-0" or 4% of the least horizontal dimension.
- This specification is valid only for use with structures NOT located in the upper one-half of an isolated hill, ridge or escarpment, and below 1000' elevation.



Valid only with engineer's signature & raised seal

CHRISTIAN LINGLEY, P.E.
FL PE #67382
CA #81124
Document No. A16RS



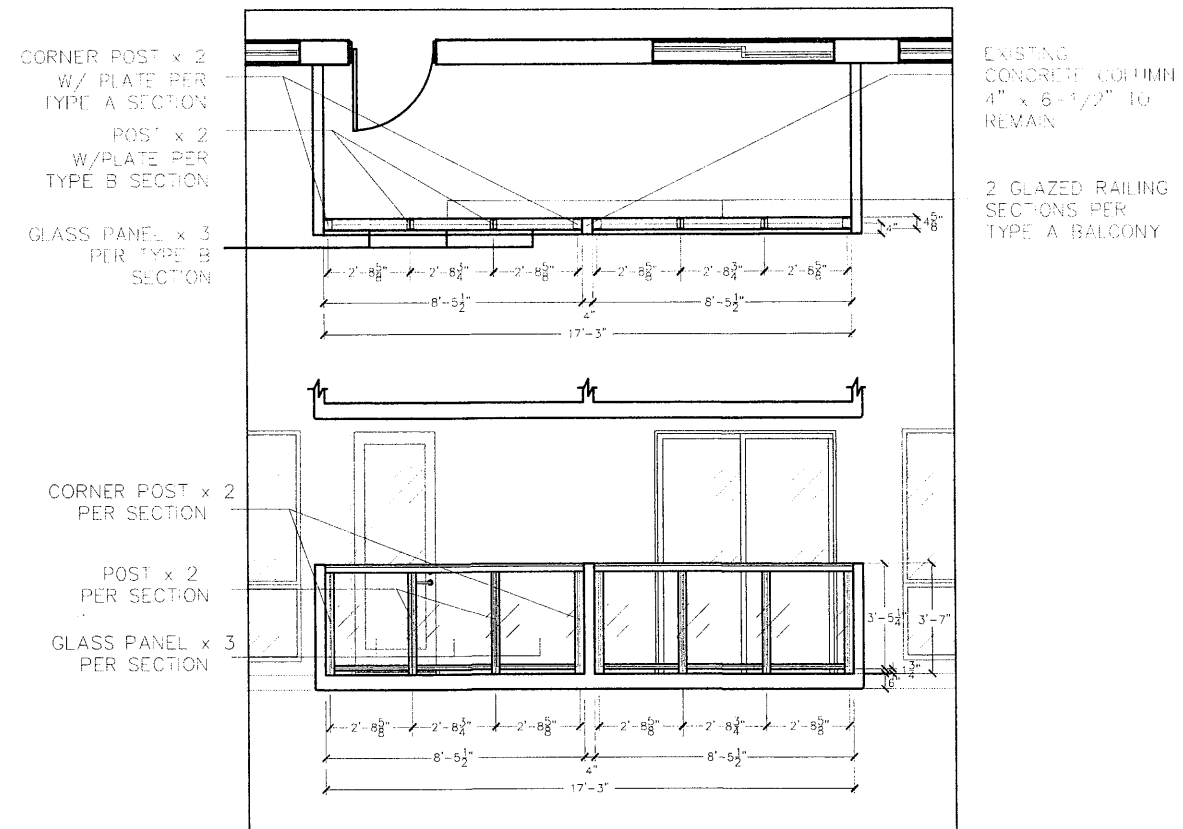
**TYPICAL FLOORPLAN
FLOORS 2 THRU 7**
SCALE: N.T.S

APPLICABLE CODE
7TH. EDITION
FBC 2020 BUILDING
ASCE 7-16

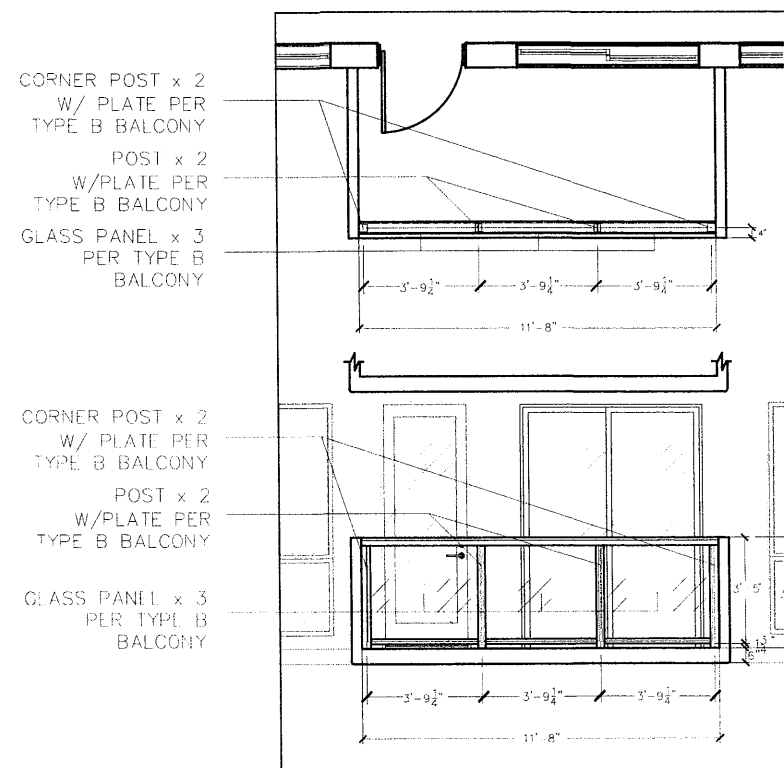
**AREA OF WORK No.2:
NORTH WING**

**AREA OF WORK No.1:
SOUTH WING**

SCOPE OF WORK
REMOVAL AND DISPOSAL OF
EXISTING BALCONY RAILINGS
AND INSTALLATION OF (60)
NEW IMPACT GLASS RAILINGS.



**DETAIL: TYPICAL BALCONY TYPE A
ELEVATION**
SCALE: N.T.S



**DETAIL: TYPICAL BALCONY TYPE B
ELEVATION**
SCALE: N.T.S

GUILFORD HOUSE CONDOMINIUM
PROJECT
REPLACEMENT OF IMPACT GLASS BALCONY
RAILS FLOORS 2 THRU 7
ADDRESS
9800 W BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154-0000

REVISION		
NO.	DATE	DESCRIPTION

DATE	7/11/2023
SCALE	AS NOTED
DRAWN BY	C.T
CHECK BY	

Sheet Title
**TYPICAL FLOORPLAN
ELEVATIONS**

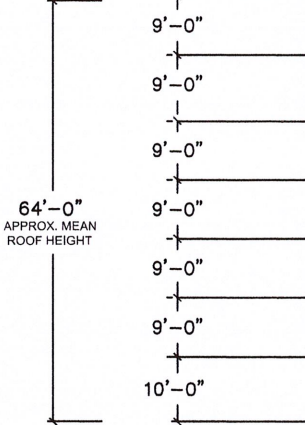
Sheet No.
A -1.0

CATEGORY
D

MEAN ROOF
HEIGHT
APPROX. 64'-0"

APPLICABLE CODE
7TH. EDITION
FBC 2020 BUILDING
ASCE 7-16

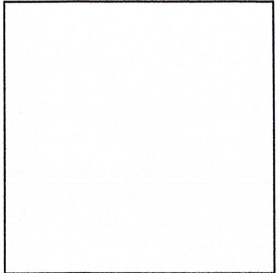
7th. FLOOR
6th. FLOOR
5th. FLOOR
4th. FLOOR
3rd. FLOOR
2nd. FLOOR
1st. FLOOR



BALCONY GLAZED RAILING SCHEDULE

FLOOR	TYPE	No.	DESCRIPTION	QTY.	SBTL. PER FL.	OPENING DIMS.		POST SPACING	MATERIAL	GLASS TYPE	ZONE	DES.WIND LOAD PRESS.		PRODUCT APPROVAL	POST DESIGN LOAD CAP.		FINISH	
						L	H					EXT.	INT.		EXT.	INT.	FRAME	GLASS
2	(A)	1,6,7,10	TWO -3 PANEL- SECTIONS MR. GLASS SERIES MG-2530 ALUMINUM GLAZED RAILING	4	10	207"	43"	32-3/4"	ALUM.	TYP.	4	+ 51.1	- 55.4	NOA No.22-1217.01	+ 110.0	- 110.0	BRONZE	CLEAR
	(B)	2,3,4,5,8,9	SINGLE MR. GLASS SERIES MG-2530 ALUMINUM GLAZED 3 PANEL RAILING	6		140"	43"	45-1/4"										
3	(A)	1,6,7,10	TWO -3 PANEL- SECTIONS MR. GLASS SERIES MG-2530 ALUMINUM GLAZED RAILING	4	10	207"	43"	32-3/4"	ALUM.	TYP.	4	+ 54.8	- 59.5	NOA No.22-1217.01	+ 110.0	- 110.0	BRONZE	CLEAR
	(B)	2,3,4,5,8,9	SINGLE MR. GLASS SERIES MG-2530 ALUMINUM GLAZED 3 PANEL RAILING	6		140"	43"	45-1/4"										
4	(A)	1,6,7,10	TWO -3 PANEL- SECTIONS MR. GLASS SERIES MG-2530 ALUMINUM GLAZED RAILING	4	10	207"	43"	32-3/4"	ALUM.	TYP.	4	+ 57.6	- 62.5	NOA No.22-1217.01	+ 110.0	- 110.0	BRONZE	CLEAR
	(B)	2,3,4,5,8,9	SINGLE MR. GLASS SERIES MG-2530 ALUMINUM GLAZED 3 PANEL RAILING	6		140"	43"	45-1/4"										
5	(A)	1,6,7,10	TWO -3 PANEL- SECTIONS MR. GLASS SERIES MG-2530 ALUMINUM GLAZED RAILING	4	10	207"	43"	32-3/4"	ALUM.	TYP.	4	+ 59.9	- 65.0	NOA No.22-1217.01	+ 110.0	- 110.0	BRONZE	CLEAR
	(B)	2,3,4,5,8,9	SINGLE MR. GLASS SERIES MG-2530 ALUMINUM GLAZED 3 PANEL RAILING	6		140"	43"	45-1/4"										
2	(A)	1,6,7,10	TWO -3 PANEL- SECTIONS MR. GLASS SERIES MG-2530 ALUMINUM GLAZED RAILING	4	10	207"	43"	32-3/4"	ALUM.	TYP.	4	+ 60.9	- 66.1	NOA No.22-1217.01	+ 110.0	- 110.0	BRONZE	CLEAR
	(B)	2,3,4,5,8,9	SINGLE MR. GLASS SERIES MG-2530 ALUMINUM GLAZED 3 PANEL RAILING	6		140"	43"	45-1/4"										
2	(A)	1,6,7,10	TWO -3 PANEL- SECTIONS MR. GLASS SERIES MG-2530 ALUMINUM GLAZED RAILING	4	10	207"	43"	32-3/4"	ALUM.	TYP.	4	+ 58.2	- 58.2	NOA No.22-1217.01	+ 110.0	- 110.0	BRONZE	CLEAR
	(B)	2,3,4,5,8,9	SINGLE MR. GLASS SERIES MG-2530 ALUMINUM GLAZED 3 PANEL RAILING	6		140"	43"	45-1/4"										
			TOTAL GLAZED RAILINGS		60													

* SEE ATTACHED NOA No. 20-1217.01
* SEE ATTACHED WIND LOAD CHART



CLIENT

GUILFORD HOUSE CONDOMINIUM

PROJECT

REPLACEMENT OF IMPACT GLASS BALCONY
RAILS FLOORS 2 THRU 7

ADDRESS

9800 W BAY HARBOR DR
BAY HARBOR ISLANDS, FL 33154-0000

REVISION		
NO.	DATE	DESCRIPTION

DATE	7/11/2023
SCALE	AS NOTED
DRAWN BY	C.T
CHECK BY	

Sheet Title
**BUILDING FRONT
ELEVATION
BALCONY RAILINGS
SCHEDULE**

AGENDA ITEM REPORT

May 7, 2024

ITEM NUMBER: 2.

ITEM: Request for approval for exterior modification for a multi-family building "Bay Harbor 1080 Partners, LLC" located at 1060 95 Street, Lot 7 of Block 13. The owners have submitted an application to allow for exterior building / landscaping renovations deemed substantial for an existing 9 unit, two-story garden apartment complex. Enclosed please find the elevations and site plan. (Item #2)

DESCRIPTION:

RECOMMENDED ACTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1.	BHI 1060 95 St MFR Reno DRB Staff Report Dec 18 2023
2.	1060 95 Street DRB Set 5.7.2024

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

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

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: December 18th, 2023

Subject: Site Development Plan Application – Exterior Renovations
Existing Multi-Family Residential Complex (9 DU)
1060 95th Street
Bay Harbor Islands Acct. No. SPR23-000027
MMPA Acct. No. 01-0702- 1171

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review this staff report and the most recent revised plans received November 14th, 2023, and if found acceptable, **APPROVE** the proposed Site Development Plan application as is, or with modifications as deemed appropriate by the DRB.

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential
Zoning District: RM-2 Multiple Family District
General Location: 1060 95th Street
Legal Description: Lot 7, Block 13, "Bay Harbor Island" according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION

The project architect, Victor R. Vega Sanabria / Florida Building Plans, as agent for the property owner (Bay Harbor 1080 Partners, LLC / Avi Dashi Principal) has submitted a Site Development Plan application to allow for exterior building / landscaping renovations deemed "substantial" by the Town staff to an existing 9-unit / 2-story garden apartment type complex located at 1060 95th Street. The property is zoned RM-2 Multiple Family Residential District.

**Town of Bay Harbor Islands
Design Review Board (DRB) Staff Report
Site Development Plan Application – Exterior Renovations
1060 95th Street Multifamily Residential Complex (9 DU)
December 18th, 2023
Page 2**

According to the M-D County Property Appraiser's website information, the building was originally constructed in 1948; however, the Town's 2006 Historic Structure Survey indicates the complex was built in 1954. The Town's Historic Structure Survey identifies the architectural style as Masonry Vernacular (some MiMo features). It appears from the plans that all of the DU are 1-bedroom / 1-bathroom units. The plans also show several proposed interior renovations (Existing / Proposed Walls). A small 115 sq. ft. addition is also proposed at the southeast corner of the building and three (3) additional small additions (100+/- sq. ft. total) along the west side of the building (closets). There does not appear to be a true floor plan of the existing DU layouts but there is a demolition plan for each floor indicating the existing DU configuration to compare to the proposed DU layout submitted. There is no table with the individual DU information listed such as BR / Bath mix or square footage. However, based on the living area square footage shown (600+/- sq. ft.), none of the DU appear to meet the minimum DU size requirement of today. Per Sec. 23-9 the minimum DU sizes today are 750 sq. ft. (studio) / 900 sq. ft. 1-BR / 1,150 sq. ft. 2-BR). As was common for most earlier land developments in the Town, there are no on-site parking spaces at all, and the quantity of adjoining "street" parking spaces is only 9 (1 space per DU vs. 2 spaces required today = 18 spaces). In the early years of the Town there was no Zoning Code (initially adopted in 1957) with land development criteria, only the developer's Deed Restrictions that had minimal standards. Therefore, this site is deemed legal non-conforming as to DU sizes, parking, and several other current day criteria.

Following are the modifications noted to the exterior elements of the building:

1. Modification the exterior façade and finish materials
2. All windows and doors are to be replaced by impact, keeping the same openings. A few of those openings will be blocked.
3. All exterior doors are rotten and will be replaced by impact doors keeping the same openings.
4. All parking areas are to be repaired, maintaining the same quantity and location.
5. Existing railings are damaged and are not compliant with current Code. All railings will be replaced.

According to Town Council Resolution No. 1077 adopted in October 2008, Sec. 1(e) states:

"The Planning and Zoning Board (now the DRB) shall review and approve revisions to plans previously approved by the Board for **changes in materials and/or colors that affect the overall aesthetic look.** (Structural changes: **location, reduction or addition of doors, windows, roof design changes (pitch), and architectural features (railings, balconies, columns, or any other accent feature**".

The accompanying a Town Manager memo from 2008 it states the Town's staff can administratively approve a number of common building permits, including interior work, door and window replacements, provided they do not change the building appearance (size / shape / quantity). Based on the applicant's desired modifications, staff collectively determined the

Design Review Board (DRB) is required to review this application due to the extent of the renovations, new building additions, and changes to the exterior façade appearance. As stated previously most of the complex's window replacement would not require the DRB's review / approval, but they intend on blocking-in several windows. This complex is in poor condition and numerous improvements are planned and desired.

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 lot size (11,250 sq. ft.) a maximum of 9 DU can be built on this site – and 9 DU now exists. No additional dwelling units are being requested in this application, nor would they be allowed without acquiring TDRs and the extreme parking limitations). Therefore, the use and density are compliant with the Town's Comprehensive Plan FLUM.

Land Development Regulations / Zoning Code –The property has a Zoning classification of RM-2 Multiple Family Zoning District. The maximum allowable base density is 34 DUA. Based on the lot size (11,250 sq. ft.) a maximum of 9 DU can be built on this site – and 9 DU now exists. No additional units are requested; therefore, the use and density are compliant with the Town's zoning classification and regulations.

PLATTING

The site will not require re-platting, as the site is currently platted as described above (1 lot). The subject site is comprised of Lot 7 of Block 13.

RIGHT-OF-WAY AND ACCESS DESCRIPTION

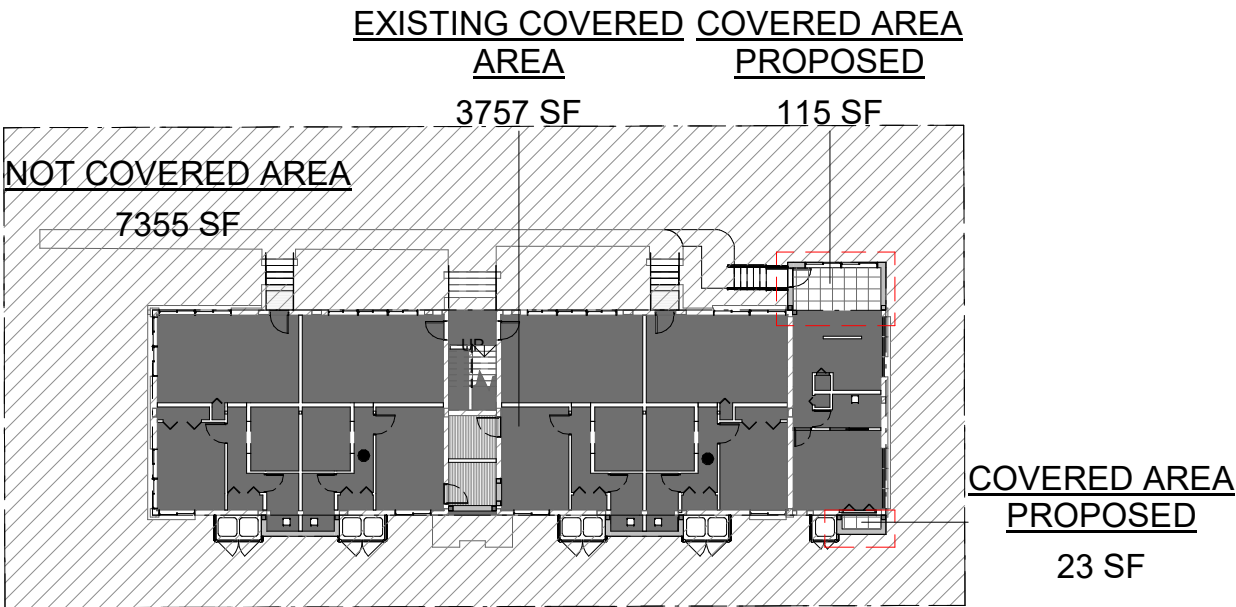
The site will continue to use the existing non-conforming nine (9) perpendicular off-street parking spaces located in front of the property connecting to 95th Street.

SUGGESTED CONDITIONS OF APPROVAL

Following are our suggested conditions of approval based on the most recent revised plans dated November 14th, 2023, submitted to the Town for consideration:

1. This approval is based on the Site Development Plans prepared by Victor R. Vega Sanabria / Florida Building Plans, as agent for the property owner (Bay Harbor 1080 Partners, LLC / Avi Dashi Principal), dated November 14th, 2023, as well as any required 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.

LOT COVERAGE



Lot coverage

 COVERED AREA PROPOSED

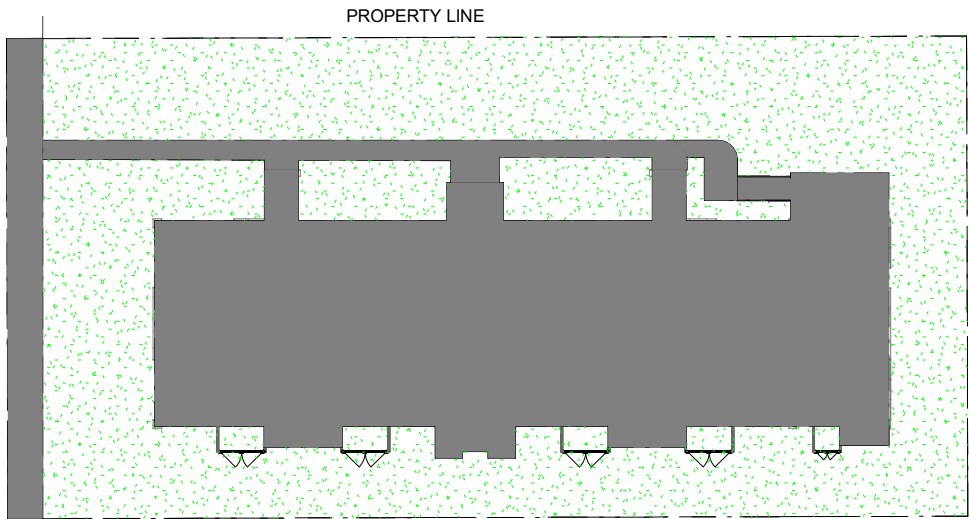
 EXISTING COVERED AREA

 NOT COVERED AREA

LOT COVERAGE CALCULATIONS

EXISTING LOT SIZE:	11.250 ft ²
EXISTING LOT COVERAGE:	3.757 ft ²
NEW ADDITION L.C:	138 ft ²
NEW TOTAL LOT COVERAGE:	3.895 ft ²

PERVIOUS VS IMPERVIOUS



Proposed Pervious/Impervious areas legend

 IMPERVIOUS

 PERVIOUS

(Existing Pervious/Impervious) DRB 1		
LOT AREA: 11250 SF		
Name	Area	%
IMPERVIOUS	4742 SF	42.15%
PERVIOUS	6508 SF	57.85%
11250 SF		
(Proposed Pervious/Impervious) DRB 1		
LOT AREA: 11250 SF		
Name	Area	%
IMPERVIOUS	4932 SF	44%
PERVIOUS	6318 SF	56%
11250 SF		



1060 Bay Harbor

address: 1060 95TH ST BAY
HARBOR, FL 33154

Revision
Number
53
D.Impervious/Pervious area calculations is square footage / Percentage.

Revision

Date
09-14-2023

Issued For: _____

Issued By: DRB

Date: 07/25/23

Title: LOT COVERAGE AND PERVIOUS PLAN

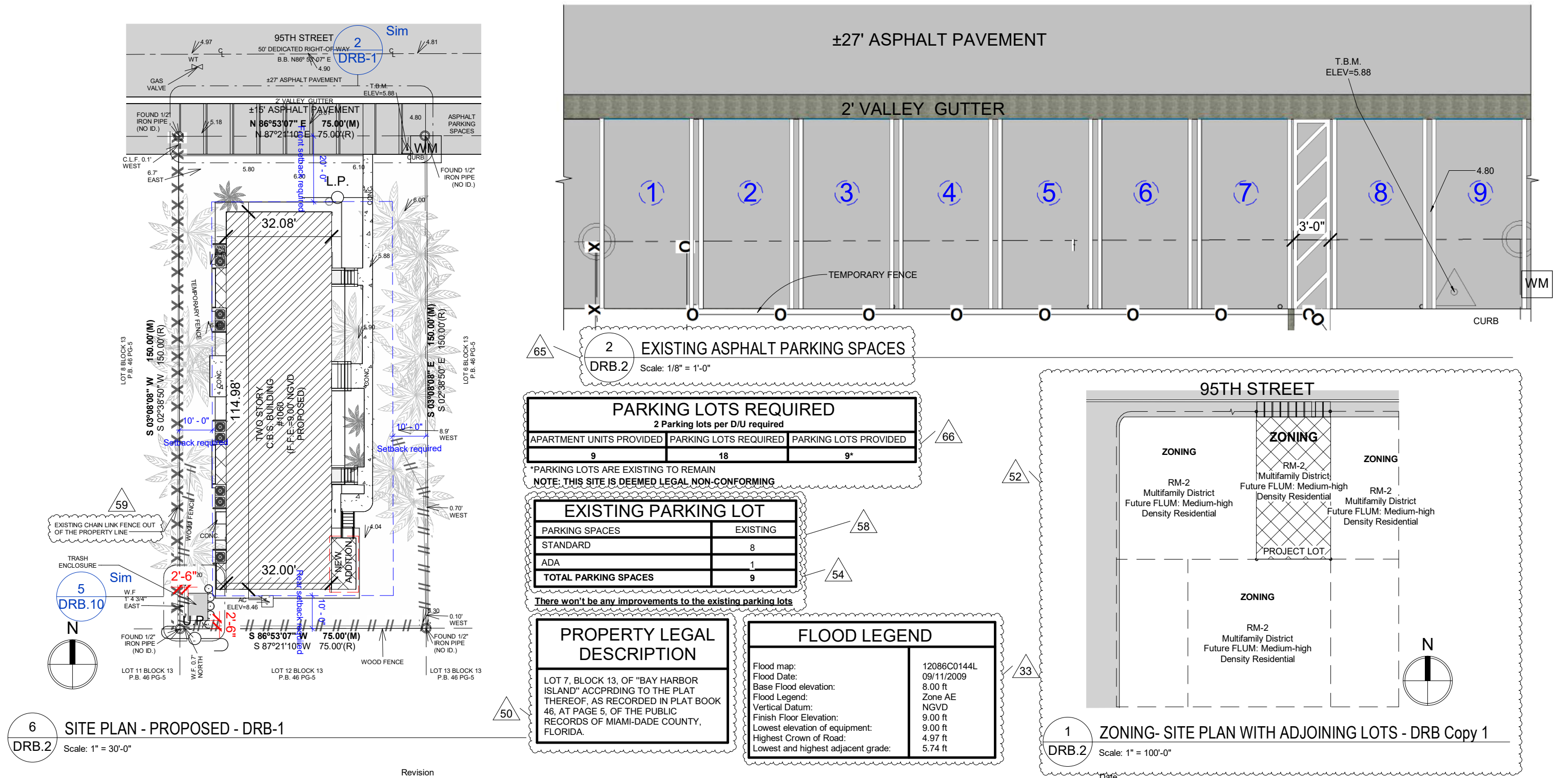
Drawn By: Author

Checked: Checker

Project #: Project Number

Dwg: DRB.1

SITE PLAN W/ EXISTING PARKING SPACES



1060 Bay Harbor

address: 1060 95TH ST BAY
HARBOR, FL 33154

- | Revision Number | Revision |
|-----------------|--|
| 33 | 2. SHOW A COMPLETE FLOOD LEGEND (FINISHED FLOOR ELEVATION, LOWEST ELEVATION OF EQUIPMENT, FLOOD ZONE, PANEL NUMBER, BASE FLOOD ELEVATION, HIGHEST CROWN OF ROAD, LOWEST AND HIGHEST ADJACENT GRADE, ETC) AS PER FBC 107.3.5. |
| 50 | A. Legal description of the property |
| 52 | C. The applicable Zoning District Classification (RM-2) and comprehensive Plan FLUM designation (Medium-high Density Residential) are not on the plans, nor do the plans reflect the existing uses, Zoning or complain designations for adjoining properties as required by Sec. 5-20. |
| 54 | E. Number of parking spaces required and provided. |
| 58 | 8. What if any are the improvements to the existing parking spaces? |
| 59 | 9. What is the height/color/material of the fence along the west property line? who owns it ? |
| 65 | 1. The site will continue to use the existing nine (9) perpendicular off/street parking spaces in front of the property connecting the 95th street. |
| 66 | A. Number of parking spaces required and provided. Not provided with submittal |

09-13-2023

09-14-2023

09-14-2023

09-14-2023

09-14-2023

09-14-2023
09.14.2023

10-23-2023

Issued For:

Issued By: DRB

Date: 07/25/23

Title:

EXISTING PARKING SPACES

Drawn By: Author

Checked: Checker

Project #: Project Number

Dwg:

DRB.2

AERIAL REPRESENTATIONS

AERIAL CONTEXT VIEWS



Revision
Number

AERIAL FRONT VIEWS



Revision

AERIAL REAR VIEWS



Date



1060 Bay Harbor

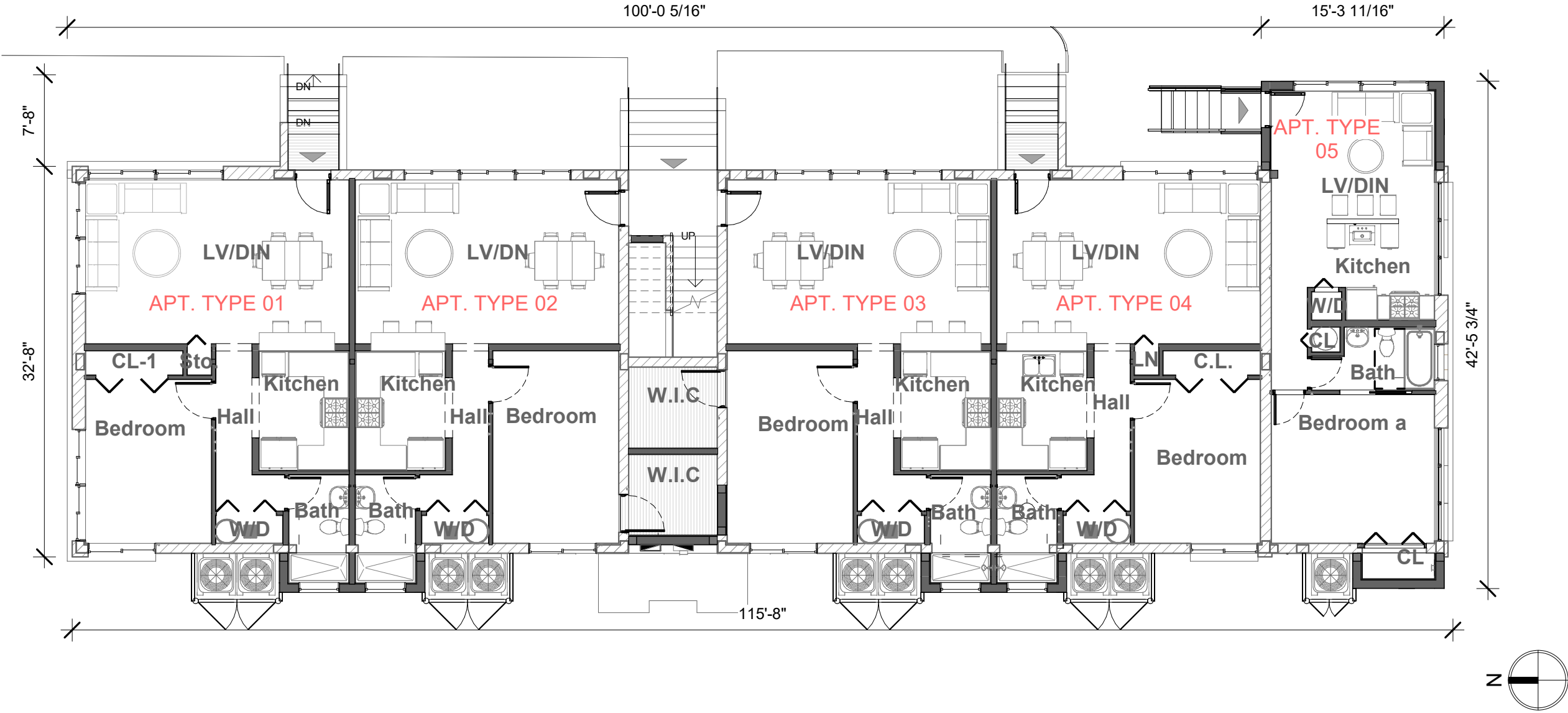
address: 1060 95TH ST BAY
HARBOR, FL 33154

Issued For: _____ Drawn By: Author
Issued By: _____ Checked: Checker
Date: 07/25/23 Project #: Project Number
Title: _____ Dwg: _____

**AERIAL
REPRESENTATIONS**

DRB.3

GENERAL 1ST FLOOR



WALL PHASES:

- INDICATES EXISTING WALL - PHASE
- INDICATES WALL PROPOSED - PHASE



1060 Bay Harbor

address: 1060 95TH ST BAY
HARBOR, FL 33154

Revision
Number

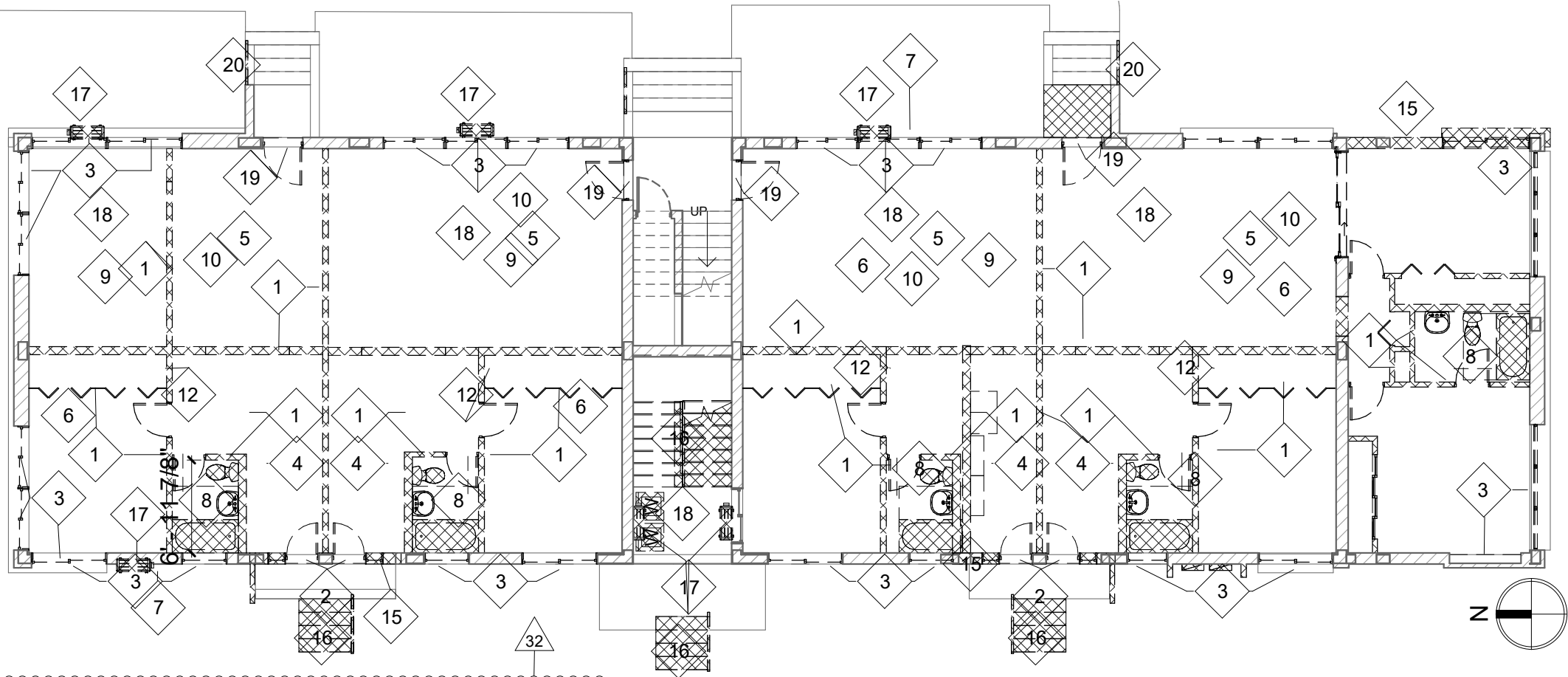
Revision

Date

Issued For: _____ Drawn By: Author
Issued By: _____ Checked: Checker
Date: 07/25/23 Project #: Project Number
Title: _____ Dwg: _____

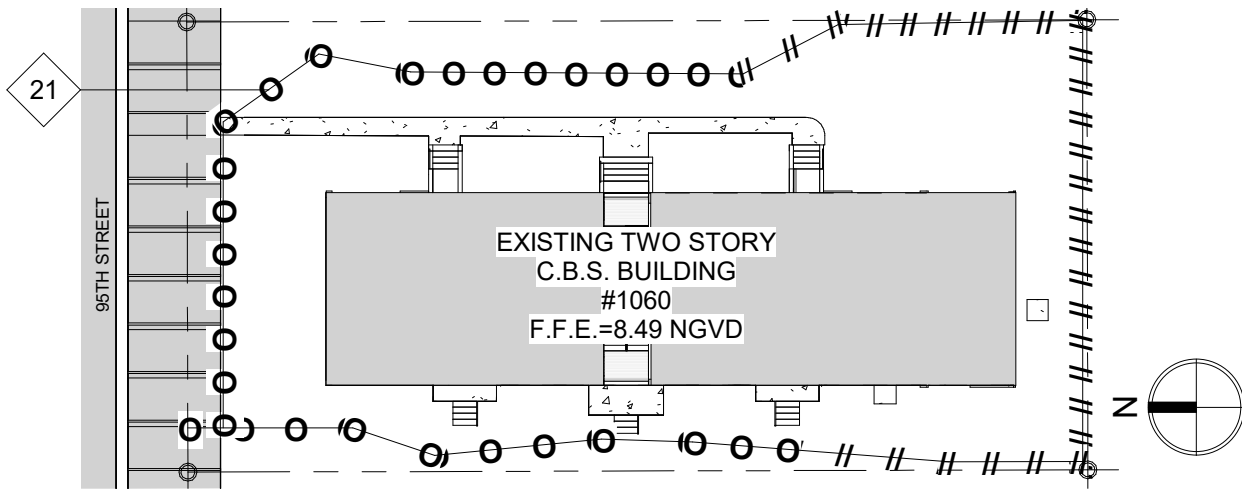
GENERAL 1ST FLOOR
PROPOSED

DRB.4



1 (01) - 1ST FLOOR -EXISTING/ DEMOLITION PLAN-DRB-1

DRB.4.1 Scale: 3/32" = 1'-0"



2 SITE PLAN - EXISTING - DRB-1

DRB.4.1 Scale: 1/32" = 1'-0"

DEMOLITION NOTES -...

MKD	Description
1	Existing wall to be demolished
2	Existing door to be replaced
3	Existing windows to replaced
4	Existing Kitchen cabinets, fixtures and accessories to be removed and replaced
5	Existing ceiling finish to be replaced
6	Existing interior floor finish to be replaced
7	A/C Wall enclosure
8	Existing plumbing fixture to be replaced
9	Replace all insulation (R30) at ceiling
10	Contractor will check for any damage of drywall and if necessary replace according to code.
11	Flooring to be replaced on same elevation. If contractor find any damage in the flooring structural system repairs according to code
12	Remove all electrical outlet, Lighting & Switches and install new ones.
13	Existing roof to be replaced on same elevation.
14	Existing Railing to replaced
15	Existing exterior wall to be demolished
16	Existing stairs to be demolished
17	Exterior air condition unit to be removed
18	Flooring to be replaced & Elevated to 9.00' NGVD to comply with code. If contractor find any damage in the flooring system repairs according to code
19	Existing 1st floor door to be replaced and elevated to 9.00' NGVD
20	Existing stairs to be demolished and re-built
21	Temporary fence to be demolished
22	Existing door to be demolished



1060 Bay Harbor

address: 1060 95TH ST BAY
HARBOR, FL 33154

Revision
Number

32
57

1. PLANS APPEAR TO INDICATE THAT ADDITIONS ARE BEING PROPOSED. PLEASE PROVIDE AND EXISTING AND PROPOSED PLAN.
7.What is the purpose of the temporary fence? Is this simply to secure the site at present?

Revision

Date

09-13-2023
09-14-2023

Issued For:

Issued By: DRB

Date: 09/27/23

Title:

**GENERAL 1ST FLOOR
EXISTING**

Drawn By: Author

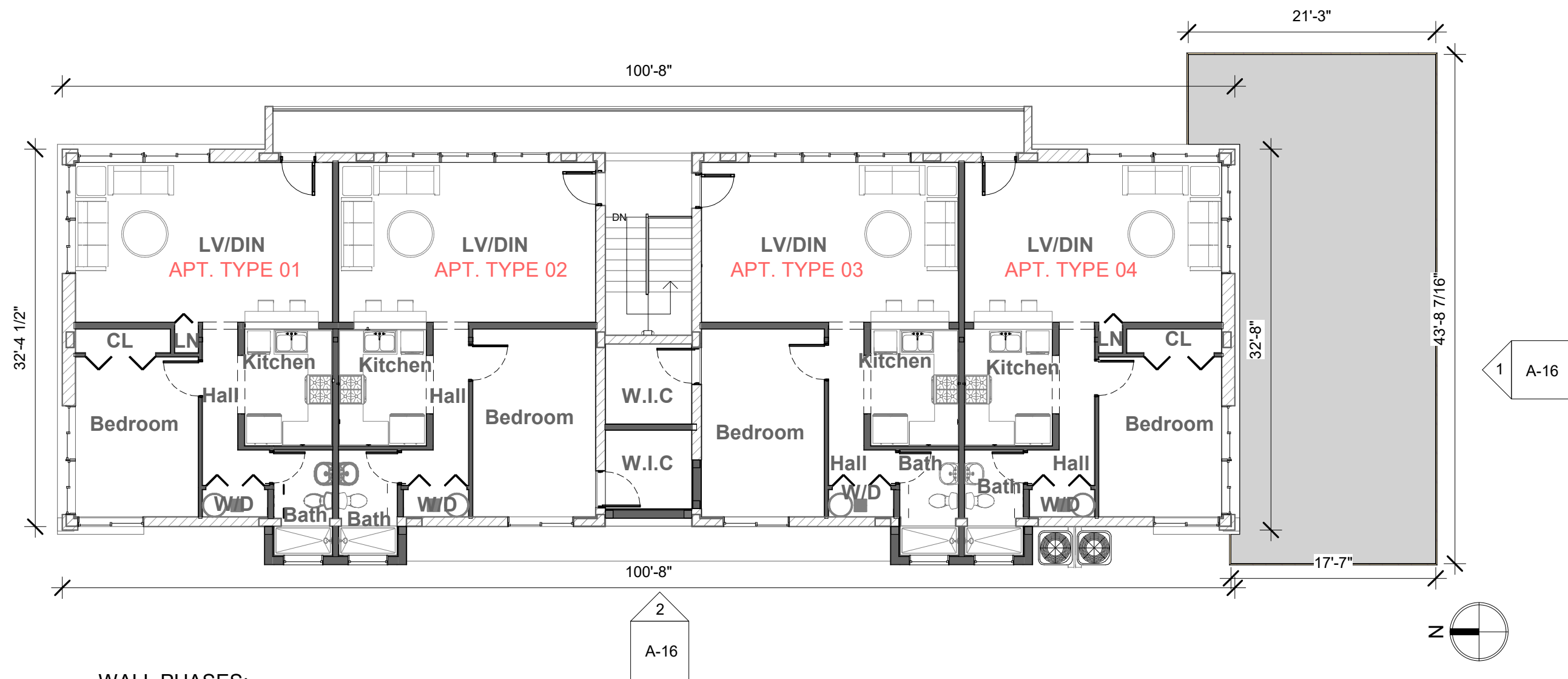
Checked: Checker

Project #: Project Number

Dwg:

DRB.4.1

GENERAL 2ND FLOOR



WALL PHASES:

- INDICATES EXISTING WALL - PHASE
- INDICATES WALL PROPOSED - PHASE



1060 Bay Harbor

address: 1060 95TH ST BAY
HARBOR, FL 33154

Revision
Number

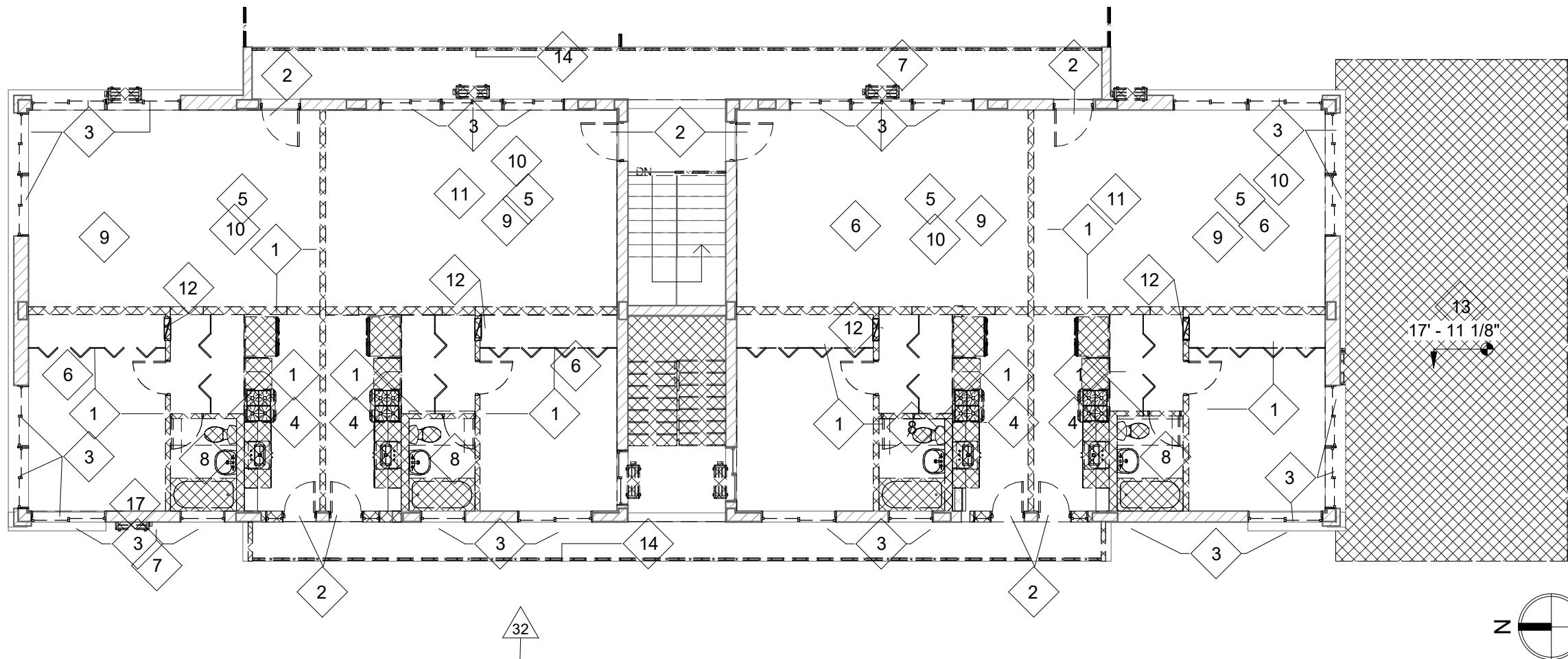
Revision

Date

Issued For: _____ Drawn By: Author
Issued By: _____ Checked: Checker
Date: 07/26/23 Project #: Project Number
Title: _____ Dwg: _____

GENERAL 2ND FLOOR
PROPOSED

DRB.5



1 (02) - 2ND FLOOR -EXISTING/ DEMOLITION PLAN-DRB-1
DRB.5.1 Scale: 1" = 10'-0"

DEMOLITION NOTES ...

MKD	Description
1	Existing wall to be demolished
2	Existing door to be replaced
3	Existing windows to be replaced
4	Existing Kitchen cabinets, fixtures and accessories to be removed and replaced
5	Existing ceiling finish to be replaced
6	Existing interior floor finish to be replaced
7	A/C Wall enclosure
8	Existing plumbing fixture to be replaced
9	Replace all insulation (R30) at ceiling
10	Contractor will check for any damage of drywall and if necessary replace according to code.
11	Flooring to be replaced on same elevation. If contractor find any damage in the flooring structural system repairs according to code
12	Remove all electrical outlet, Lighting & Switches and install new ones.
13	Existing roof to be replaced on same elevation.
14	Existing Railing to be replaced
15	Existing exterior wall to be demolished
16	Existing stairs to be demolished
17	Exterior air condition unit to be removed
18	Flooring to be replaced & Elevated to 9.00' NGVD to comply with code. If contractor find any damage in the flooring system repairs according to code
19	Existing 1st floor door to be replaced and elevated to 9.00' NGVD
20	Existing stairs to be demolished and re-built
21	Temporary fence to be demolished
22	Existing door to be demolished



1060 Bay Harbor

address: 1060 95TH ST BAY
HARBOR, FL 33154

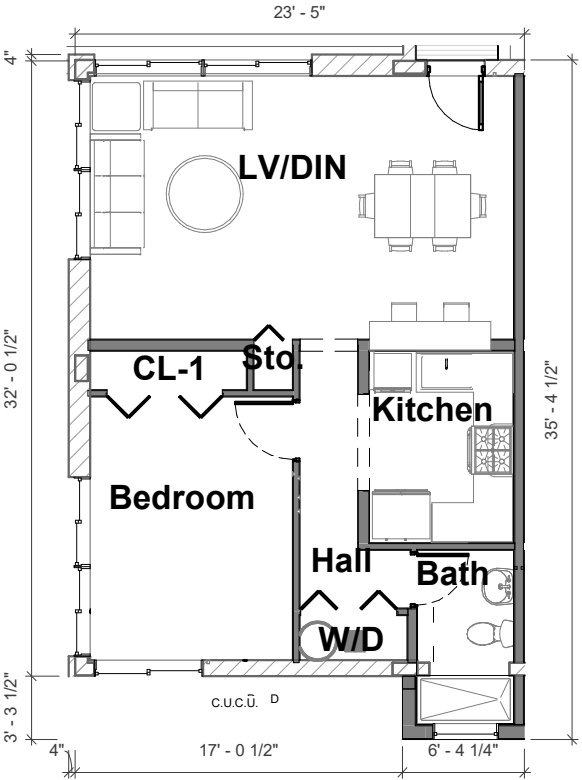
Revision Number 32 1. PLANS APPEAR TO INDICATE THAT ADDITIONS ARE BEING PROPOSED. PLEASE PROVIDE AND EXISTING AND PROPOSED PLAN.

Date 09-13-2023

Issued For: _____ Drawn By: Author
Issued By: _____ Checked: Checker
Date: 09/27/23 Project #: Project Number
Title: _____ Dwg: _____

**GENERAL 2ND FLOOR
EXISTING** **DRB.5.1**

TYP. APARTMENT 1

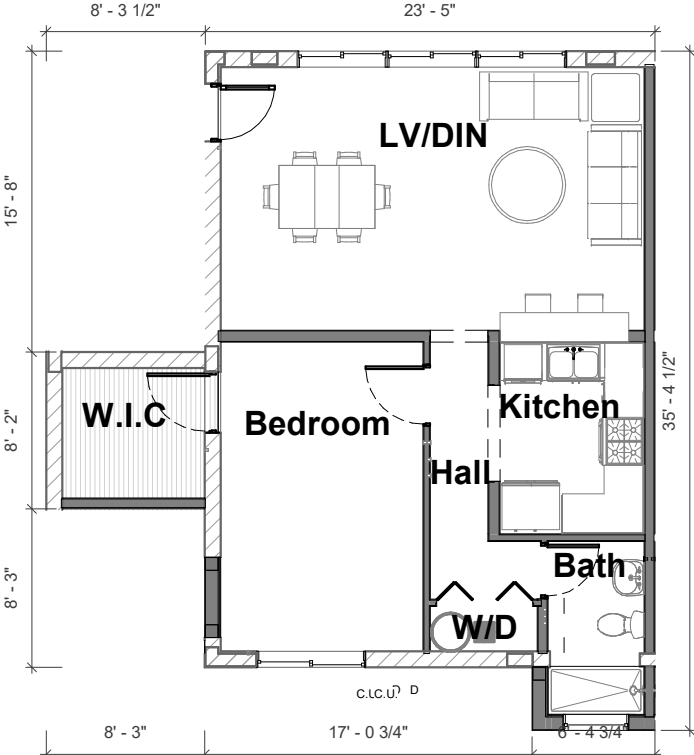


APT TYPE. 1	
Name	Area
W/D	13 SF
CL-1	16 SF
Bath	45 SF
Hall	48 SF
Kitchen	75 SF
Bedroom	144 SF
LV/DIN	302 SF
Grand total: 7	643 SF

Total # of bedrooms: 01
Total # of bathrooms: 01

TOTAL UNIT SF = 643 SF

TYP. APARTMENT 3

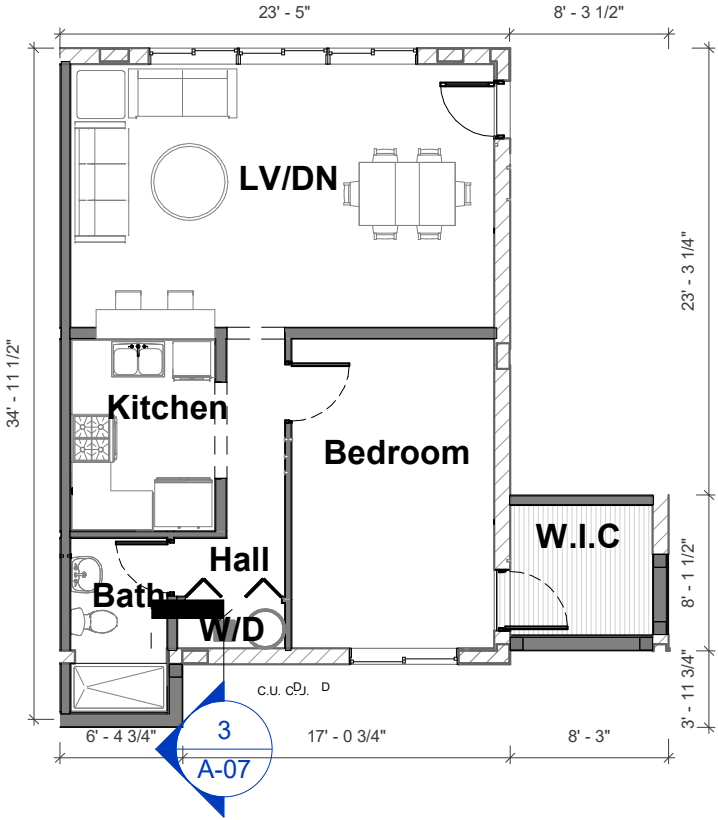


APT TYPE. 3	
Name	Area
W/D	13 SF
Bath	45 SF
Hall	48 SF
W.I.C	50 SF
Kitchen	75 SF
Bedroom	169 SF
LV/DIN	302 SF
Grand total: 7	703 SF

Total # of bedrooms: 01
Total # of bathrooms: 01

TOTAL UNIT SF = 703 SF

TYP. APARTMENT 2



APT TYPE. 2	
Name	Area
W/D	13 SF
Bath	45 SF
Hall	48 SF
W.I.C	50 SF
Kitchen	75 SF
Bedroom	169 SF
LV/DIN	302 SF
Grand total: 7	703 SF
Total # of bedrooms: 01	
Total # of bathrooms: 01	
TOTAL UNIT SF = 703 SF	

WALL PHASES:

- INDICATES EXISTING WALL - PHASE
- INDICATES WALL PROPOSED - PHASE



1060 Bay Harbor

address: 1060 95TH ST BAY
HARBOR, FL 33154

Revision Number	Revision
51	B.Provide a table listing each DU noting the number of bedrooms / bathrooms / square footage/

Date
09-14-2023

Issued For: _____

Issued By: DRB _____

Date: 07/26/23 _____

Title: _____

Drawn By: Author _____

Checked: Checker _____

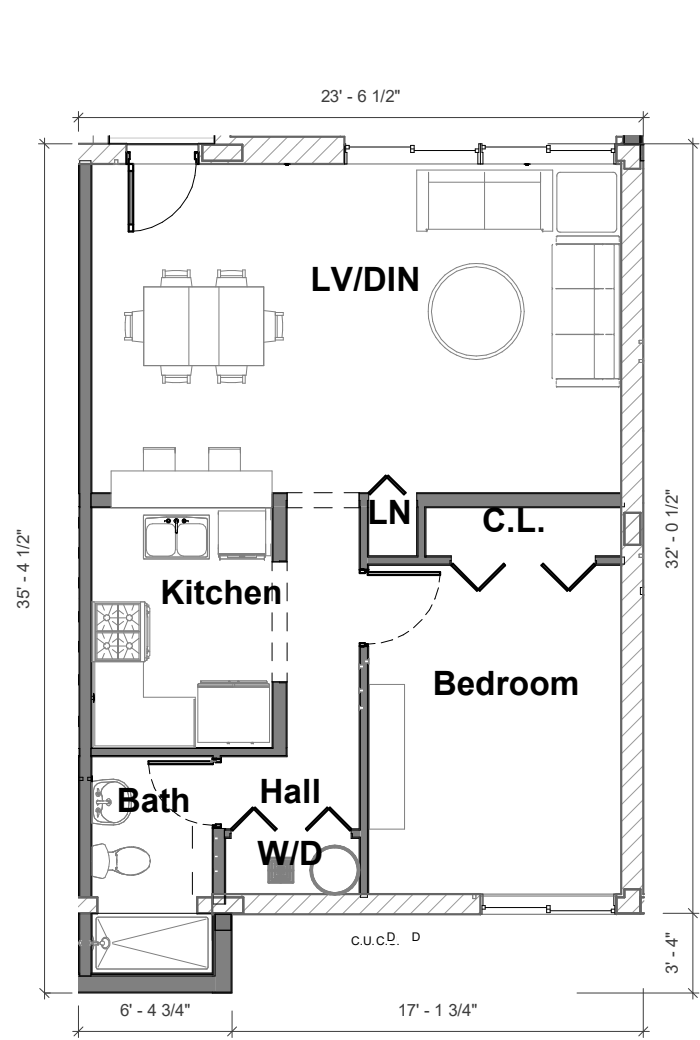
Project #: Project Number _____

Dwg: _____

TYP. FLOOR PLANS

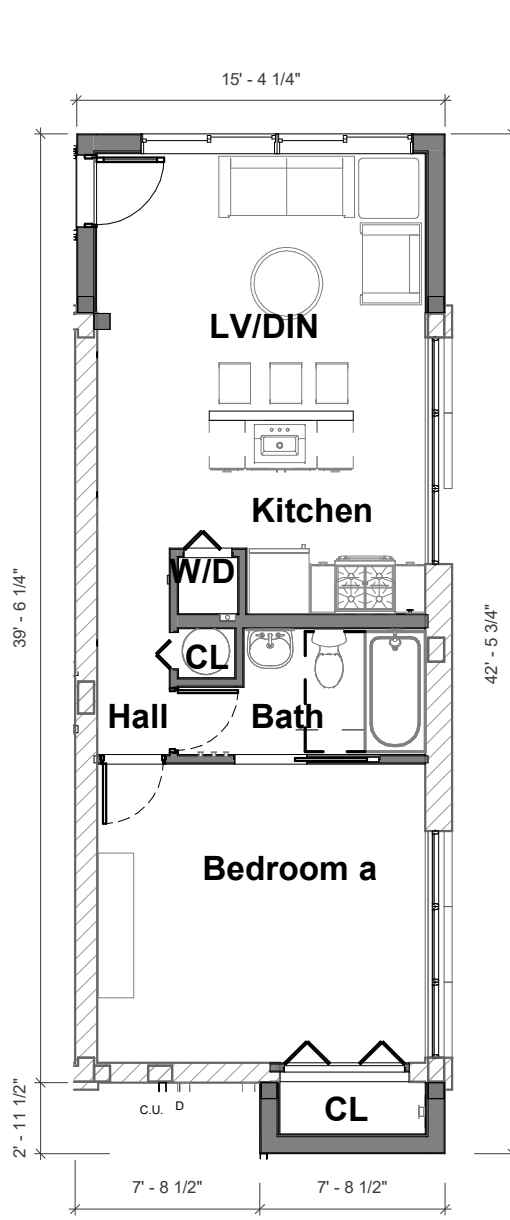
DRB.6

TYP. APARTMENT 4



APT TYPE. 4	
Name	Area
LN	4 SF
W/D	13 SF
C.L.	16 SF
Bath	45 SF
Hall	48 SF
Kitchen	75 SF
Bedroom	144 SF
LV/DIN	302 SF
Grand total: 8	647 SF
Total # of bedrooms: 01	
Total # of bathrooms: 01	
TOTAL UNIT SF = 647 SF	

TYP. APARTMENT 5



APT TYPE. 5	
Name	Area
CL	5 SF
W/D	6 SF
CL	15 SF
Hall	26 SF
Kitchen	39 SF
Bath	47 SF
Bedroom a	170 SF
LV/DIN	203 SF
Grand total: 8	511 SF
Total # of bedrooms: 01	
Total # of bathrooms: 01	
TOTAL UNIT SF = 511 SF	

WALL PHASES:

- INDICATES EXISTING WALL - PHASE
- INDICATES WALL PROPOSED - PHASE



1060 Bay Harbor

address: 1060 95TH ST BAY
HARBOR, FL 33154

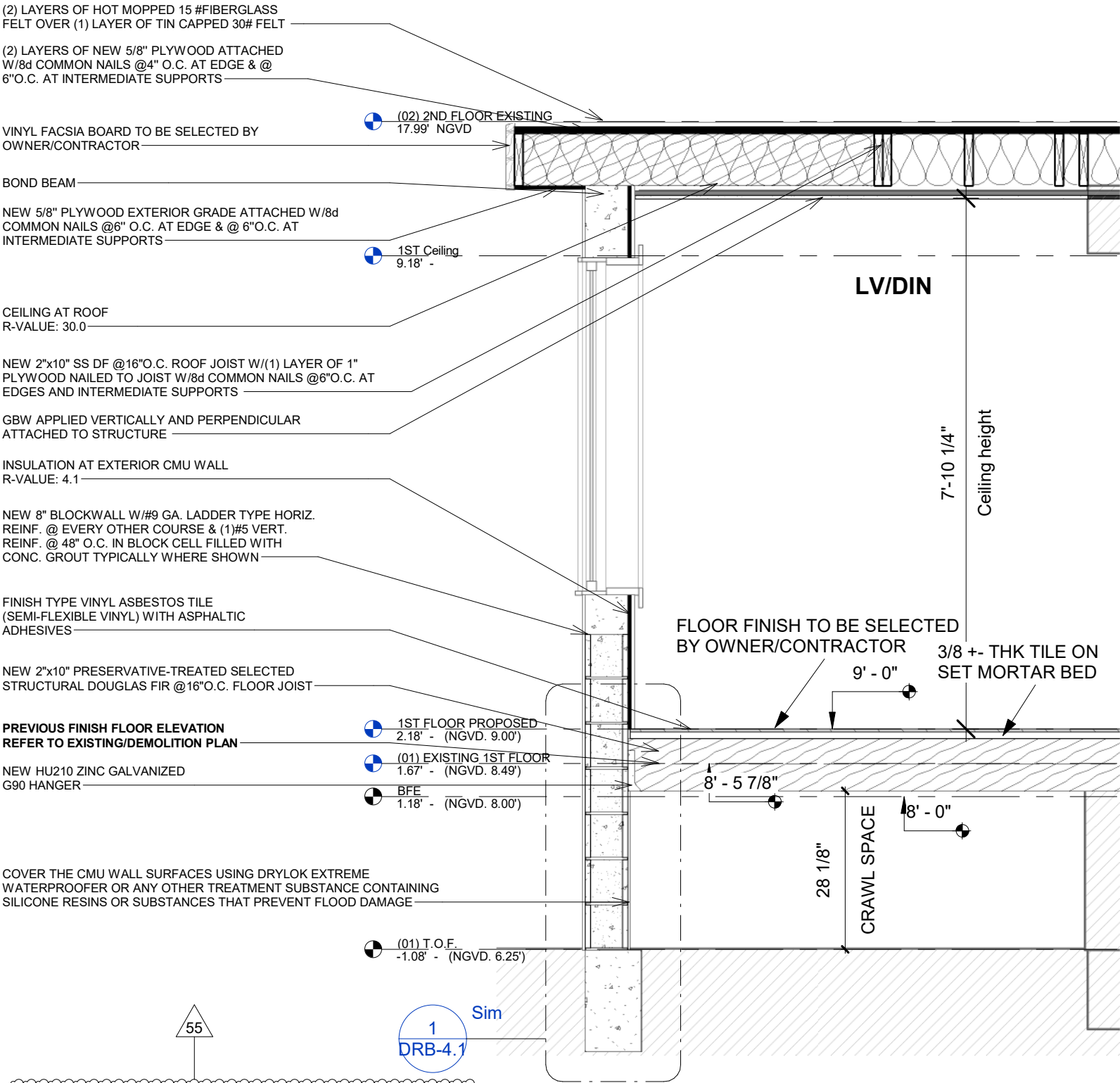
Revision Number	Revision
51	B.Provide a table listing each DU noting the number of bedrooms / bathrooms / square footage/

Date
09-14-2023

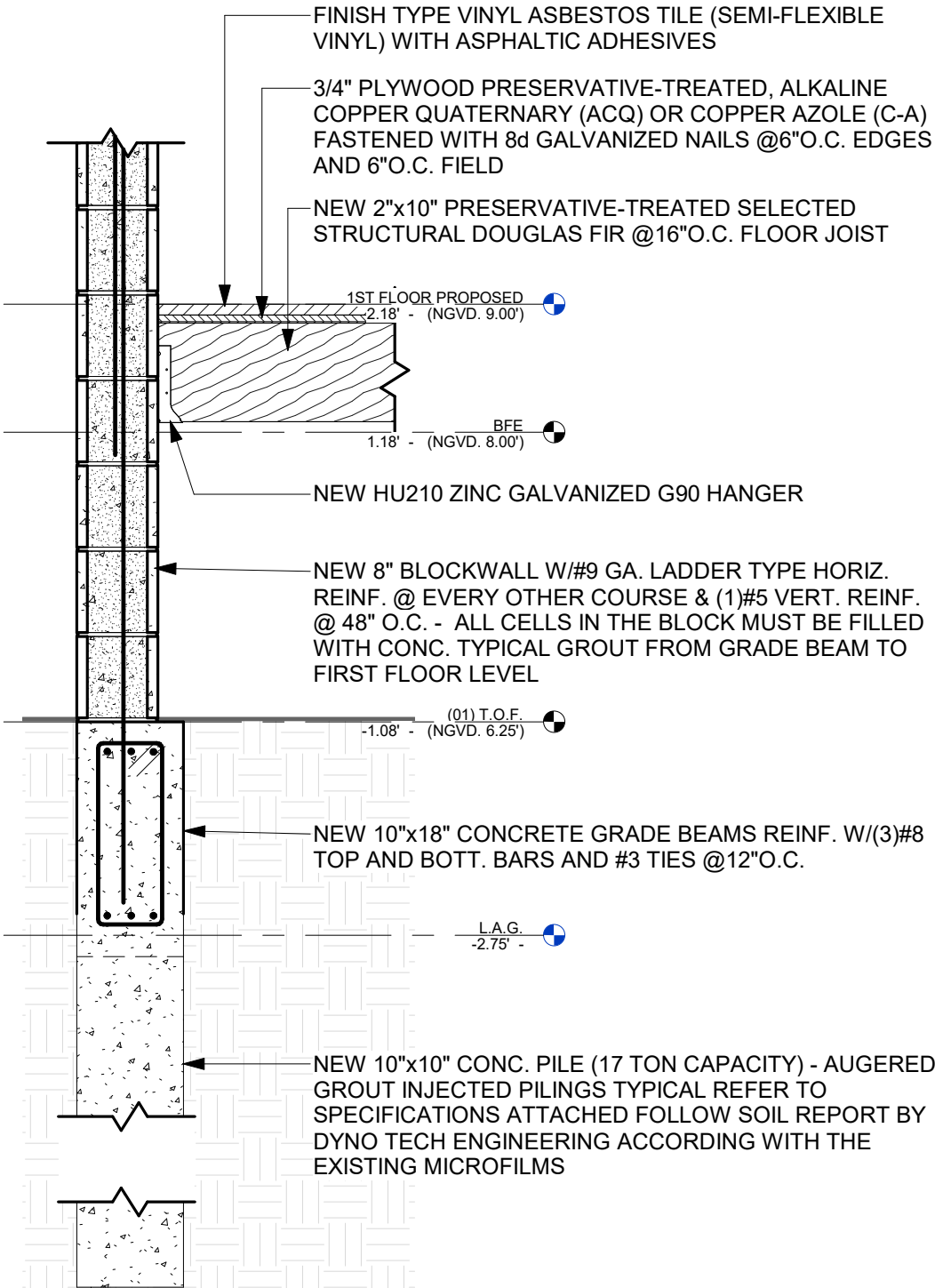
Issued For: _____ Drawn By: Author
Issued By: DRB _____ Checked: Checker
Date: 09/27/23 _____ Project #: Project Number
Title: _____ Dwg:

TYP FLOOR PLANS-B

DRB.6.1



1 Wall section - Proposed addition - DRB
DRB.6.2 Scale: 1/2" = 1'-0"



2 NEW CONCRETE PILE DETAIL-DRB 1
DRB.6.2 Scale: 3/4" = 1'-0"



1060 Bay Harbor

address: 1060 95TH ST BAY
HARBOR, FL 33154

Revision Number 55 5. Provide details on proposed 115 Square foot addition covered area.

Revision

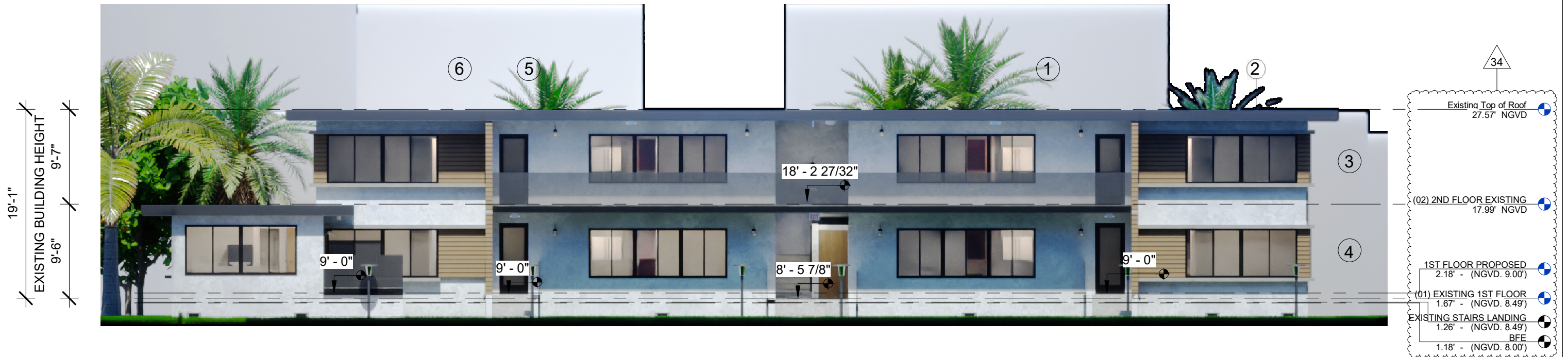
Date 09-14-2023

Issued For: _____ Drawn By: Author
Issued By: DRB _____ Checked: Checker
Date: 10/02/23 _____ Project #: Project Number
Title: _____ Dwg: _____

WALL SECTION

DRB.6.2

EAST ELEVATION



NORTH ELEVATION



1060 Bay Harbor

address: 1060 95TH ST BAY
HARBOR, FL 33154

Revision
Number

34

60

3. SHOW ALL PROPOSED ELEVATIONS (INCLUDING FINISHED FLOOR AND EQUIPMENT SERVICING THE BUILDING, GARAGE FFE, ETC). SHALL COMPLY WITH THE REQUIREMENTS IN ASCE 24,FEMA AND FBC. -ADDITIONAL COMMENTS MAY BE PENDING AFTER REVIEW OF THE REQUESTED DOCUMENTS AS LISTED ABOVE.
10. While pictures have been provided the code normally requires colored building elevations for all 4 sides of the building. Since there are minimal exterior changes perhaps a better representation would suffice due to the expense of renderings.

Revision

Date

09-13-2023

09-14-2023

Issued For:

Issued By: DRB

Date: 07/26/23

Title:

ELEVATIONS

Drawn By: Author

Checked: Checker

Project #: Project Number

Dwg:

DRB.7

WEST ELEVATION



Existing Top of Roof	27.57' NGVD
(02) 2ND FLOOR EXISTING	17.99' NGVD
1ST FLOOR PROPOSED	2.18' - (NGVD. 9.00')
(01) EXISTING 1ST FLOOR	1.67' - (NGVD. 8.49')
EXISTING STAIRS LANDING	1.26' - (NGVD. 8.49')
BFE	
1.18' - (NGVD. 8.00')	

SOUTH ELEVATION



Existing Top of Roof	27.57' NGVD
(02) 2ND FLOOR EXISTING	17.99' NGVD
1ST FLOOR PROPOSED	2.18' - (NGVD. 9.00')
(01) EXISTING 1ST FLOOR	1.67' - (NGVD. 8.49')
EXISTING STAIRS LANDING	1.26' - (NGVD. 8.49')
BFE	
1.18' - (NGVD. 8.00')	



1060 Bay Harbor

address: 1060 95TH ST BAY
HARBOR, FL 33154

Revision
Number

34

60

3. SHOW ALL PROPOSED ELEVATIONS (INCLUDING FINISHED FLOOR AND EQUIPMENT SERVICING THE BUILDING, GARAGE FFE, ETC). SHALL COMPLY WITH THE REQUIREMENTS IN ASCE 24,FEMA AND FBC. -ADDITIONAL COMMENTS MAY BE PENDING AFTER REVIEW OF THE REQUESTED DOCUMENTS AS LISTED ABOVE.
10. While pictures have been provided the code normally requires colored building elevations for all 4 sides of the building. Since there are minimal exterior changes perhaps a better representation would suffice due to the expense of renderings.

Revision

Date

09-13-2023

09-14-2023

Issued For:

Issued By: DRB

Date: 07/26/23

Title:

ELEVATIONS B

Drawn By: Author

Checked: Checker

Project #: Project Number

Dwg:

DRB.8

ELEVATIONS - RENDERERS

56

MATERIALS



NW-ELEVATION



NE-ELEVATION



SE-ELEVATION



SW-ELEVATION

1 ROOF
PVC Roof membrane

2 WINDOW
Aluminum/PVC frame

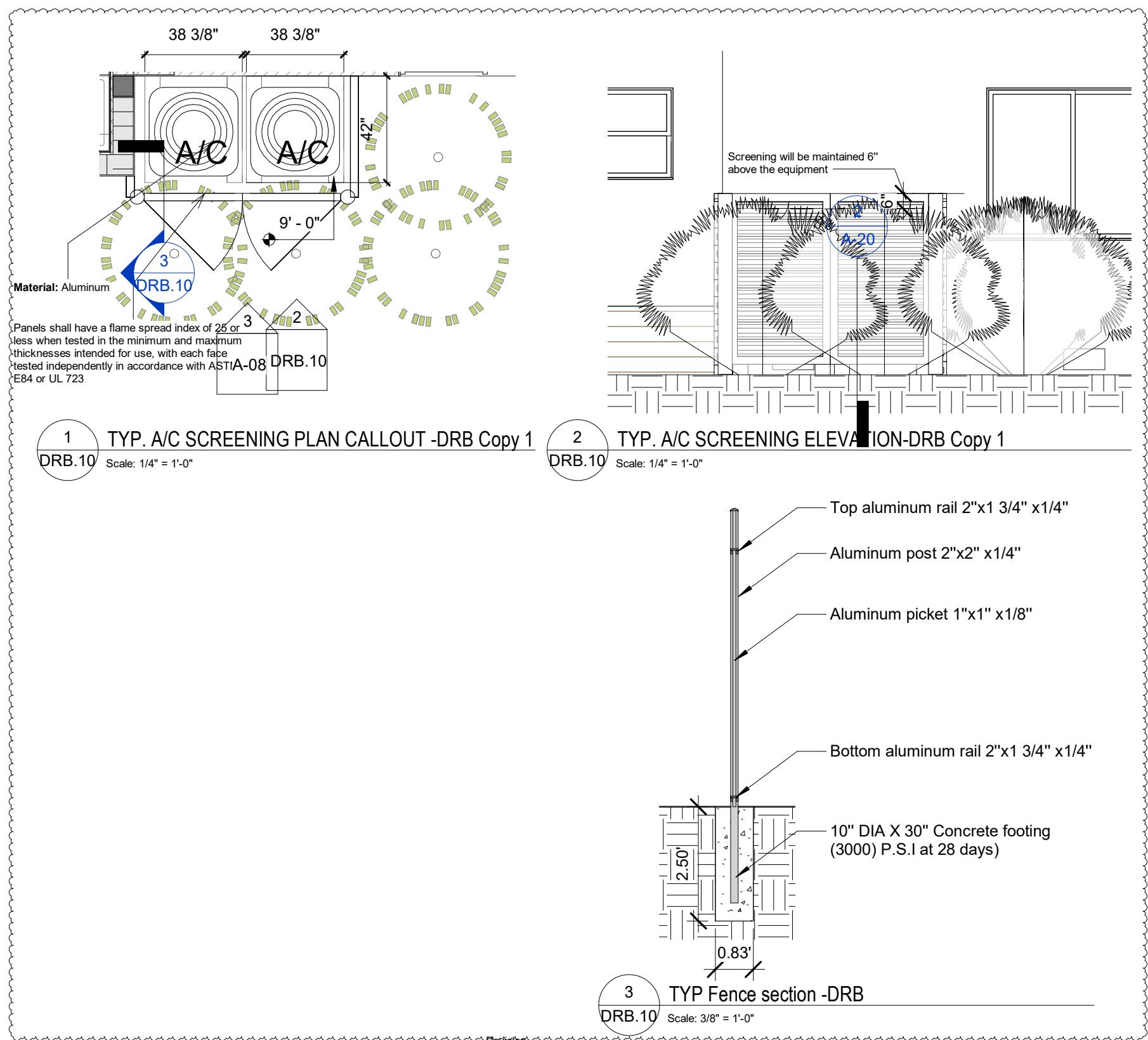
3 CORNICE
Concrete finish

4 WINDOW
Glass

5 WALL
Smooth Stucco

5 WALL
Wood siding finish

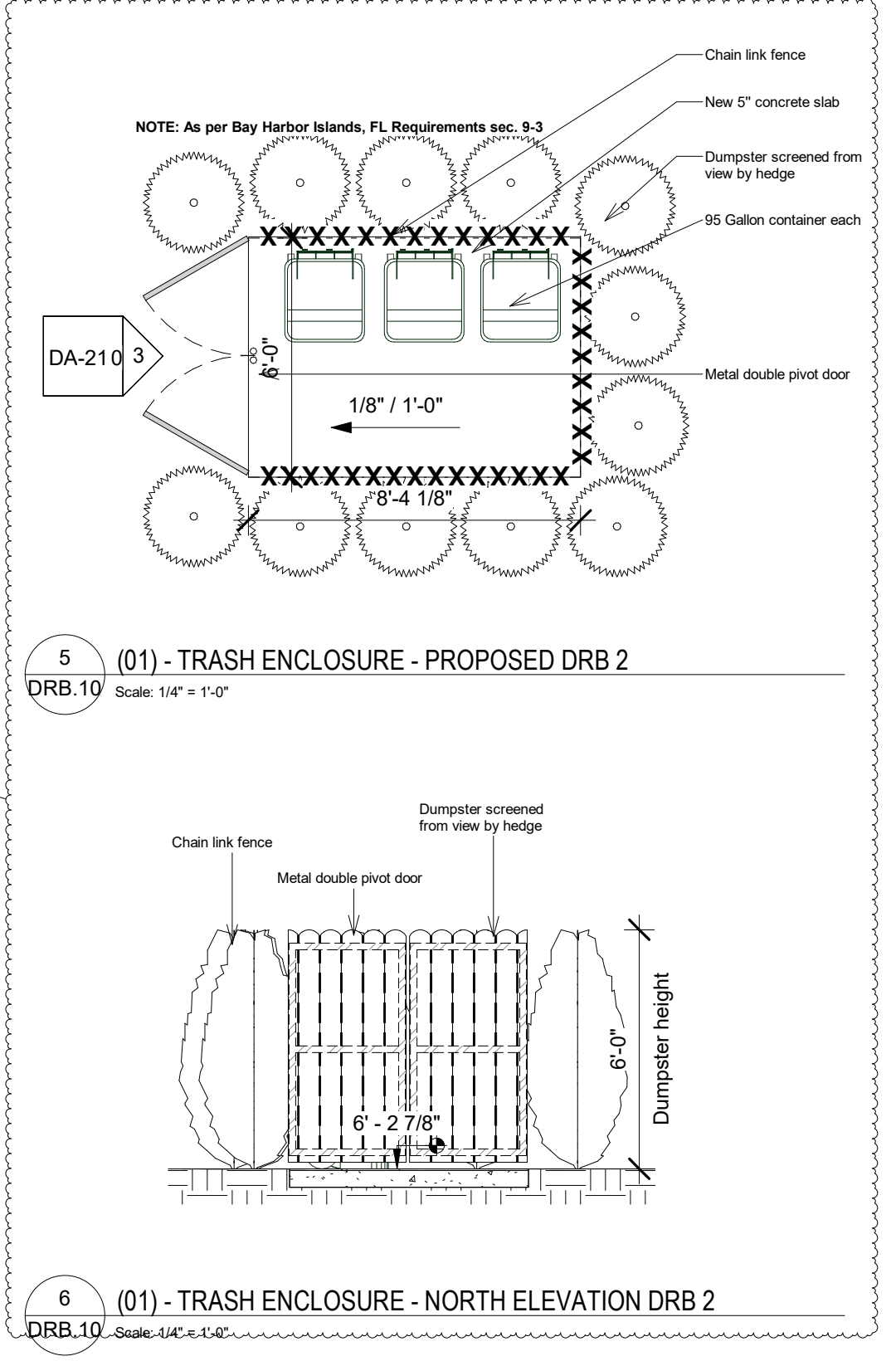
	Product category	Description	FL Approval #	Comments
1.	Roof cover	Thermoplastic (PVC and KEE/ PVC) single ply roof membranes	FL 14318-R19	VersiFlex™ PVC (polyvinyl chloride) and KEE (ketone ethylene ester) single-ply membranes
2.	Window frame	Aluminum material	FL 163-R8 & FL 153-R7.	
2.1	Window frame	PVC Vynil impact	FL 224-R20 & FL 4093 R-10.	
3.	Facade Cornice	Polished concrete	Do not require a Florida Product Approval Number	
4.	Window glass	Glass Category II	--	Glass type according to window size
5.	Walls finish	Smooth Stucco Finish (Traditional)	Do not require a Florida Product Approval Number	Comply with ASTM C 932
6.	Panel walls	NewTechWood European Siding System		Composite Belgian Board Siding Sample Board in Brazilian Ipe UH58-16-IP-S
7.	Doors	Metal & Glass	FL 4031-R10 & FL 6336 R8.	



1 TYP. A/C SCREENING PLAN CALLOUT -DRB Copy 1
DRB.10 Scale: 1/4" = 1'-0"

2 TYP. A/C SCREENING ELEVATION-DRB Copy 1
DRB.10 Scale: 1/4" = 1'-0"

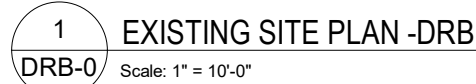
3 TYP Fence section -DRB
DRB.10 Scale: 3/8" = 1'-0"



5 (01) - TRASH ENCLOSURE - PROPOSED DRB 2
DRB.10 Scale: 1/4" = 1'-0"

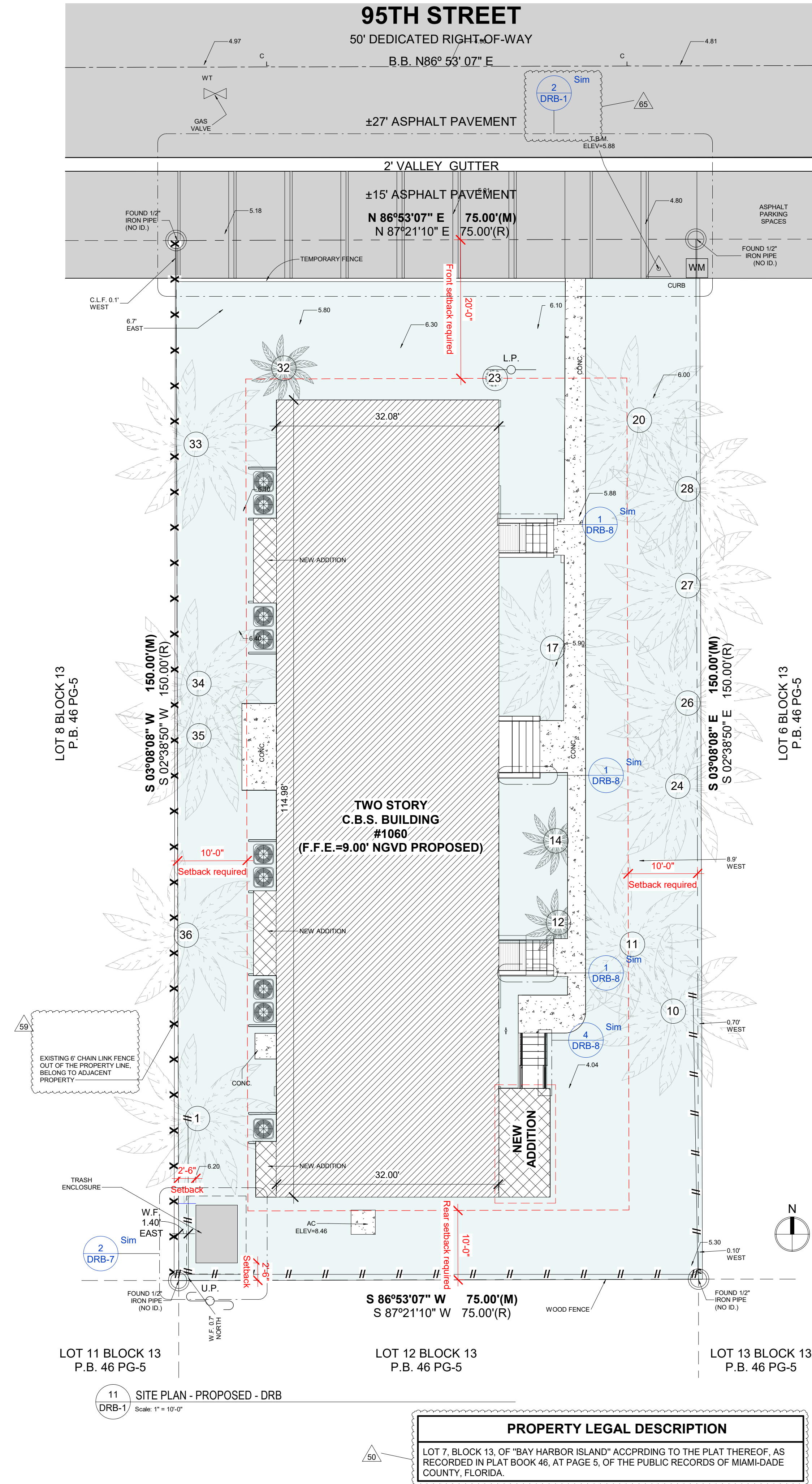
6 (01) - TRASH ENCLOSURE - NORTH ELEVATION DRB 2
DRB.10 Scale: 1/4" = 1'-0"

Revision Number	Revision	Date
49	3.The new A/C units appear to be elevated to meet FEMA / FBC requirements, however, they need to be screed. The code requires a physical barrier (Fence/wall) with supplemental landscaping. (Landscaping alone is not sufficient). Call out type of proposed screening including material, color and height.	09-14-2023
62	12.Provide information on existing/proposed trash and garage disposal storage system including the proposed required screening.	09-14-2023

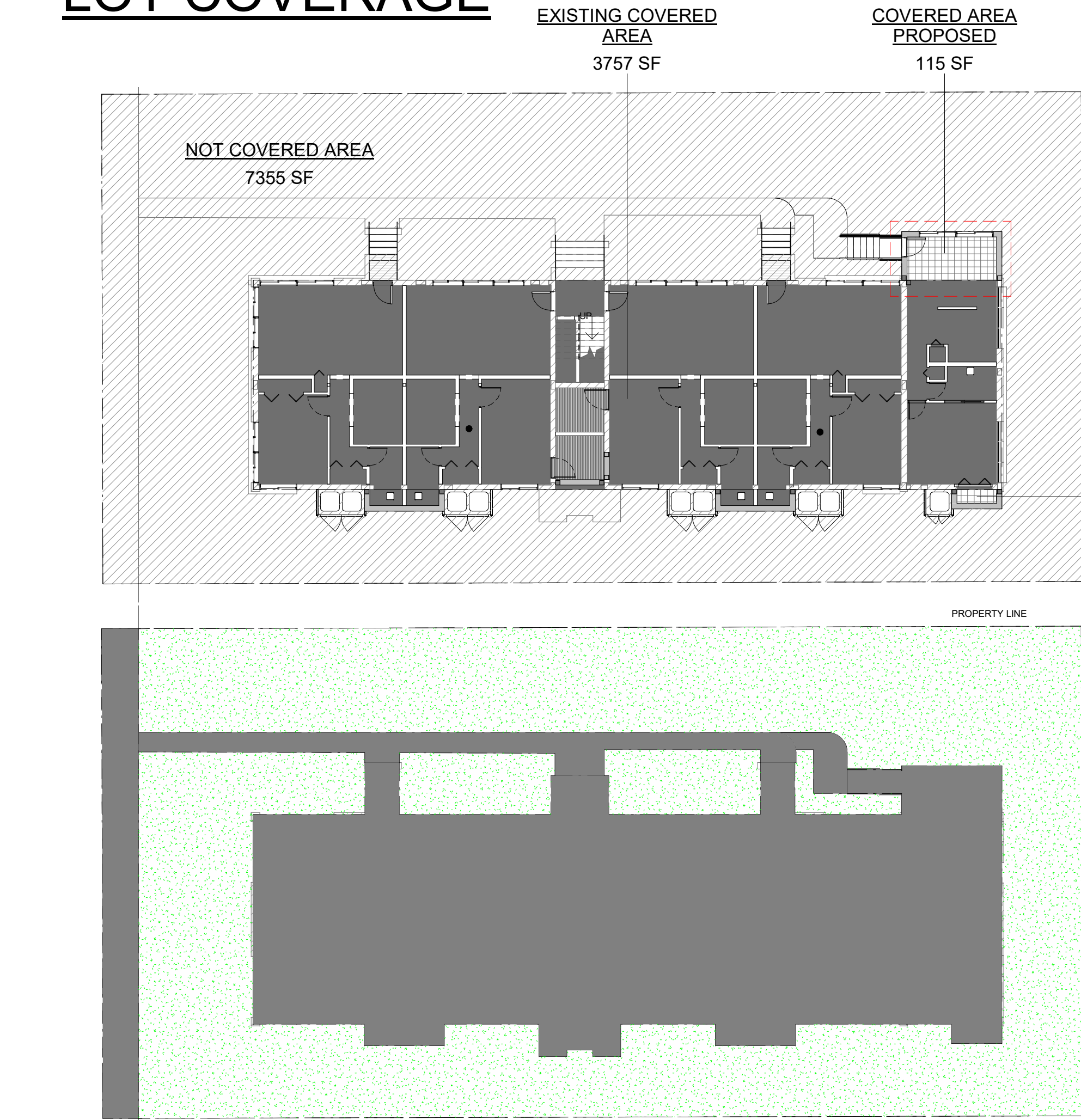


DRWG. NO. **DRB-0** Permit Process

SITE PLAN W/ EXISTING PARKING SPACES



LOT COVERAGE



Lot coverage

COVERED AREA PROPOSED NOT COVERED AREA EXISTING COVERED AREA

LOT COVERAGE CALCULATIONS

EXISTING LOT SIZE: 11,250 ft²
EXISTING LOT COVERAGE: 3,757 ft²
NEW ADDITION L.C.: 138 ft²
NEW TOTAL LOT COVERAGE: 3,895 ft²

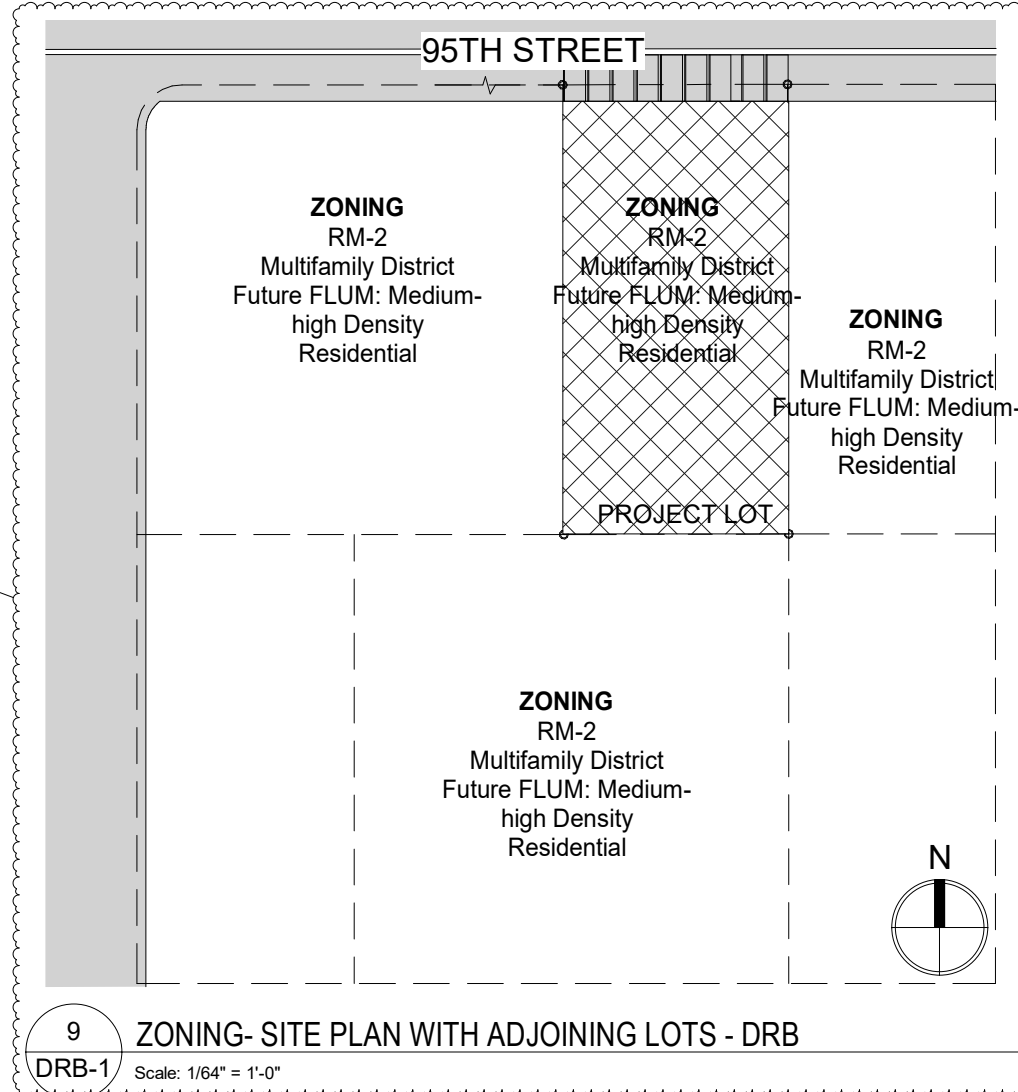
COVERED AREA PROPOSED 23 SF

(Existing Pervious/Impervious) DRB

LOT AREA: 11250 SF		
Name	Area	%
IMPERVIOUS	4742 SF	42.15%
PERVIOUS	6508 SF	57.85%
11250 SF		

(Proposed Pervious/Impervious) DRB

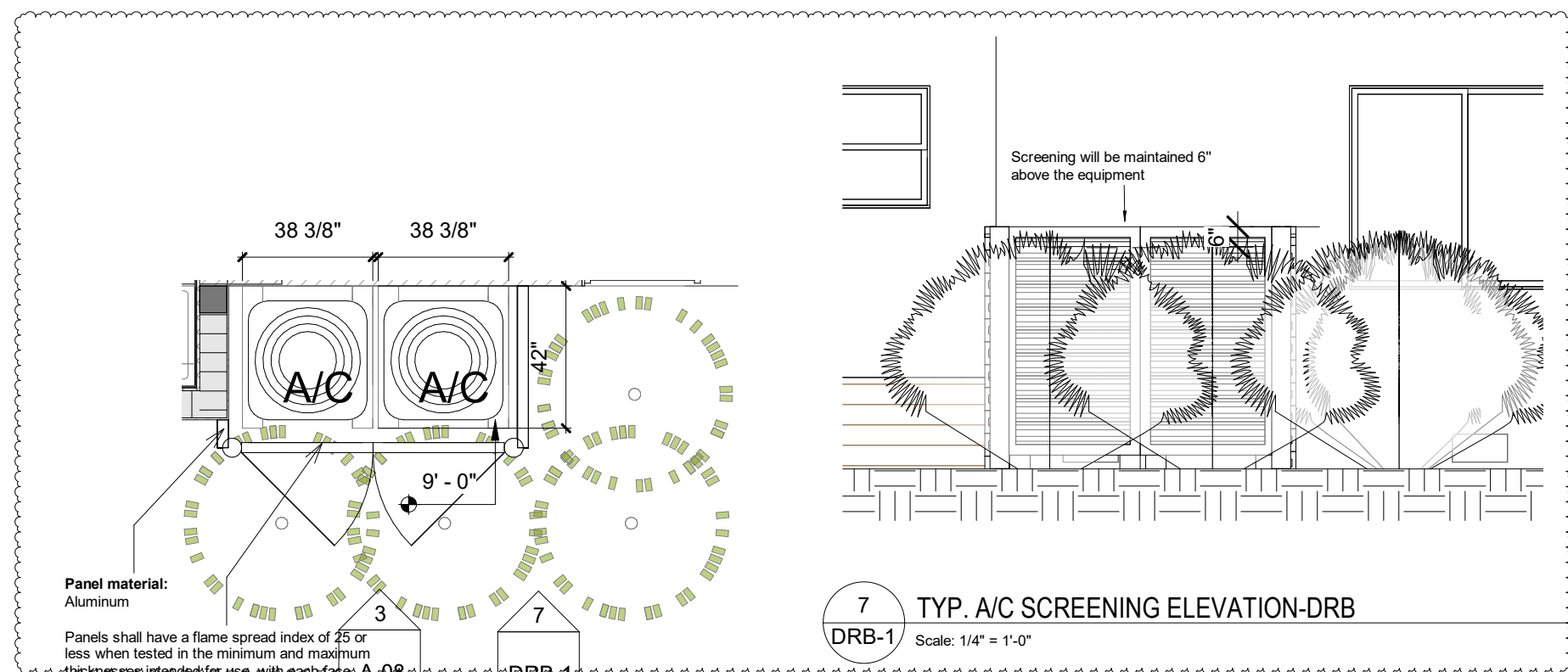
LOT AREA: 11250 SF		
Name	Area	%
IMPERVIOUS	4932 SF	44%
PERVIOUS	6318 SF	56%
11250 SF		



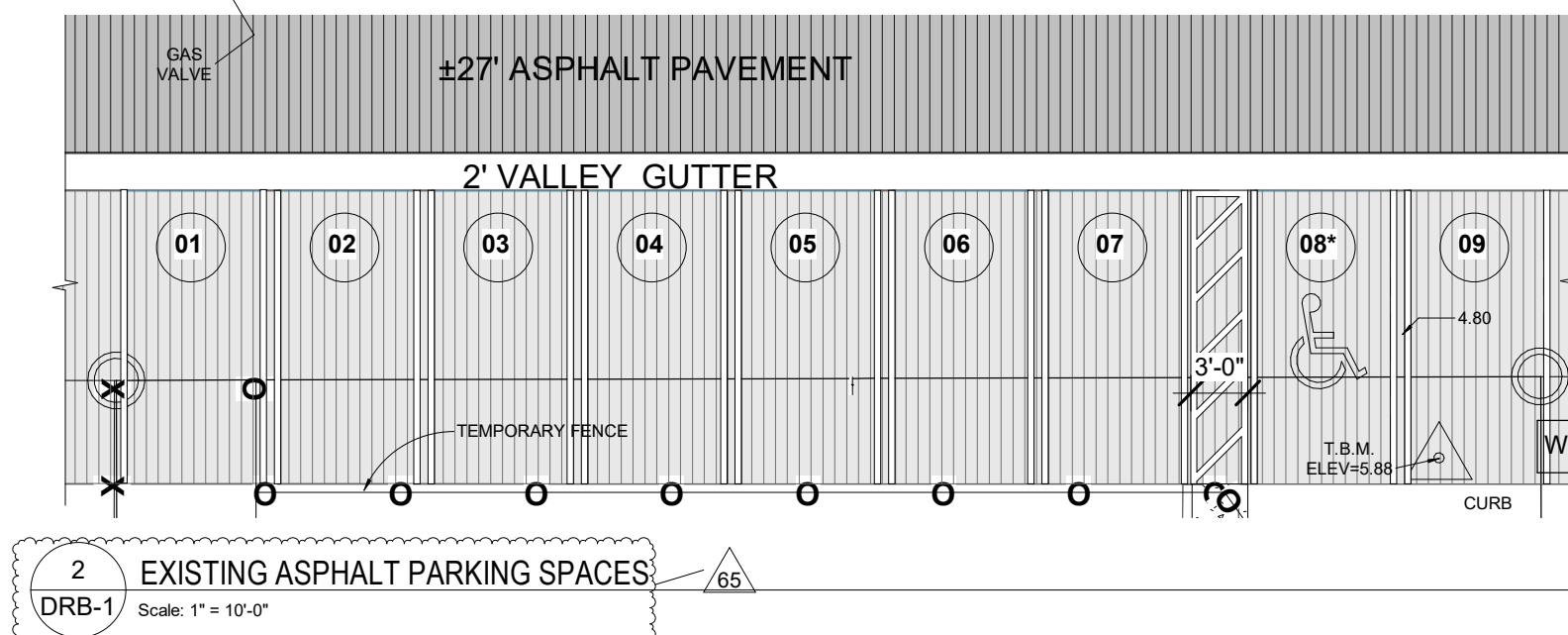
Proposed Pervious/Impervious areas legend

IMPERVIOUS PERVIOUS

PROPOSED PERVIOUS/IMPERVIOUS AREAS PLAN -DRB



TYP. A/C SCREENING PLAN CALLOUT -DRB



PARKING LOTS REQUIRED

APARTMENT UNITS PROVIDED	PARKING LOTS REQUIRED	PARKING LOTS PROVIDED
2	2	2

*PARKING LOTS ARE EXISTING TO REMAIN

NOTE: THIS SITE IS DEEMED LEGAL NON-CONFORMING

EXISTING/PROVIDED - PARKING LOT	
PARKING SPACES	EXISTING
STANDARD	8
ADA	1
TOTAL PARKING SPACES	9

There won't be any improvements to the existing parking lots

FLOOD LEGEND

Flood map:	12086C0144L
Flood Date:	09/11/2009
Base Flood elevation:	8.00 ft
Flood Legend:	Zone AE
Vertical Datum:	NGVD
Finish Floor Elevation:	9.00 ft
Lowest elevation of equipment:	4.97 ft
Highest Crown of Road:	4.97 ft
Lowest and highest adjacent grade:	5.74 ft



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No.	Description	Date
33	2. SHOW A COMPLETE FLOOD LEGEND (FINISHED FLOOR ELEVATION, LOWEST ELEVATION OF EQUIPMENT, FLOOD ZONE, PANEL NUMBER, BASE FLOOD ELEVATION, HIGHEST CROWN OF ROAD, LOWEST AND HIGHEST ADJACENT GRADE, ETC.) AS PER FBC 107.2.5.	09-13-2023
49	3. The new A/C units appear to be elevated to meet FEMA / FBC requirements, however, they need to be screened. The code requires a physical barrier (fence/wall) with supplemental landscaping. (Landscaping alone is not sufficient). Call out type of proposed screening including material, color and height.	09-14-2023
50	A. Legal description of the property.	09-14-2023
52	C. The applicable Zoning District Classification (RM-2) and comprehensive Plan FLUM designation (Medium-high Density Residential) are not on the plans, nor do the plans reflect the existing uses, Zoning or compliant designations for adjoining properties as required by Sec. 5-20.	09-14-2023
53	D. Impervious/Pervious area calculations in square footage / Percentage.	09-14-2023
54	E. Number of parking spaces required and provided.	09-14-2023
58	6. What if any are the improvements to the existing parking spaces?	09-14-2023
59	7. What is the height/color/material of the fence along the west property line? who owns it?	09-14-2023
65	1. The site will continue to use the existing nine (9) perpendicular offstreet parking spaces in front of the property connecting the 95th street.	09-14-2023
66	A. Number of parking spaces required and provided. Not provided with submittal	10-23-2023

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FBC 107.2.1. Scope of Work -

1. Reconvert to original approved version of each unit at the property

ONLINE BUILDING PLANS CORP.
345 W 75TH PL, HIALEAH, FL 33014
ARCHITECT OF RECORD
VICTOR R. VEGA SANABRIA, AR 97719

ALEJANDRO D. GONZALEZ PAGAN
PROFESSIONAL ENGINEER
PE 74126

Adam Anderson

1060 Bay Harbor

address: 1060 95TH ST BAY HARBOR, FL 33154

PARKING AREA & LOT COVERAGE

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Date:	09/11/2009
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Checked By:	Checker
Scale:	As indicated
5/01/2024 2:37:38 p.m.	

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AERIAL REPRESENTATIONS

Aerial context views



Aerial front views



Aerial rear views

[illegible]

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FBC 107.2.1. Scope of Work -

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FL 33014

ARCHITECT OF RECORD
VICTOR R. VEGA SANABRIA, AR 97719

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Adam Anderson

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AERIAL PHOTOGRAPHIC REPRESENTATIONS

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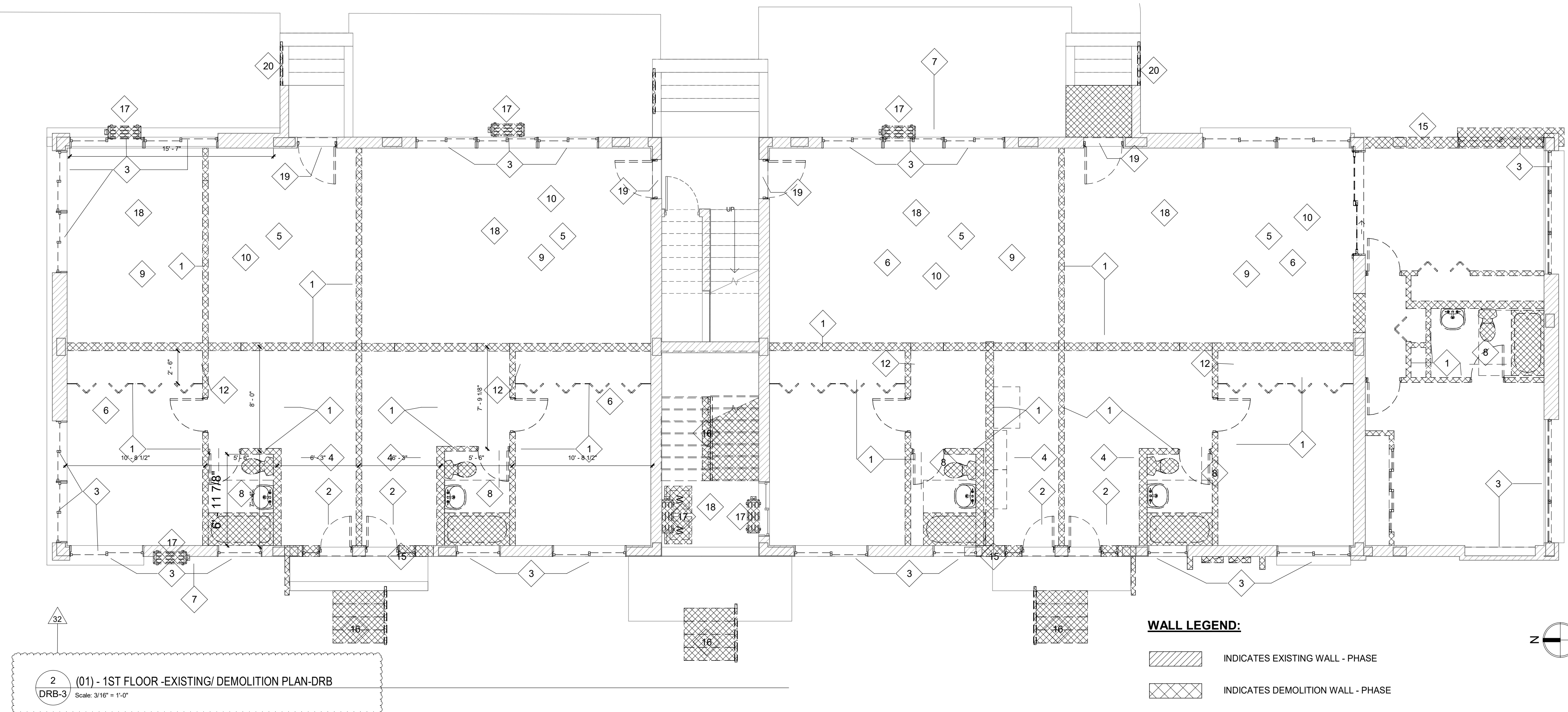
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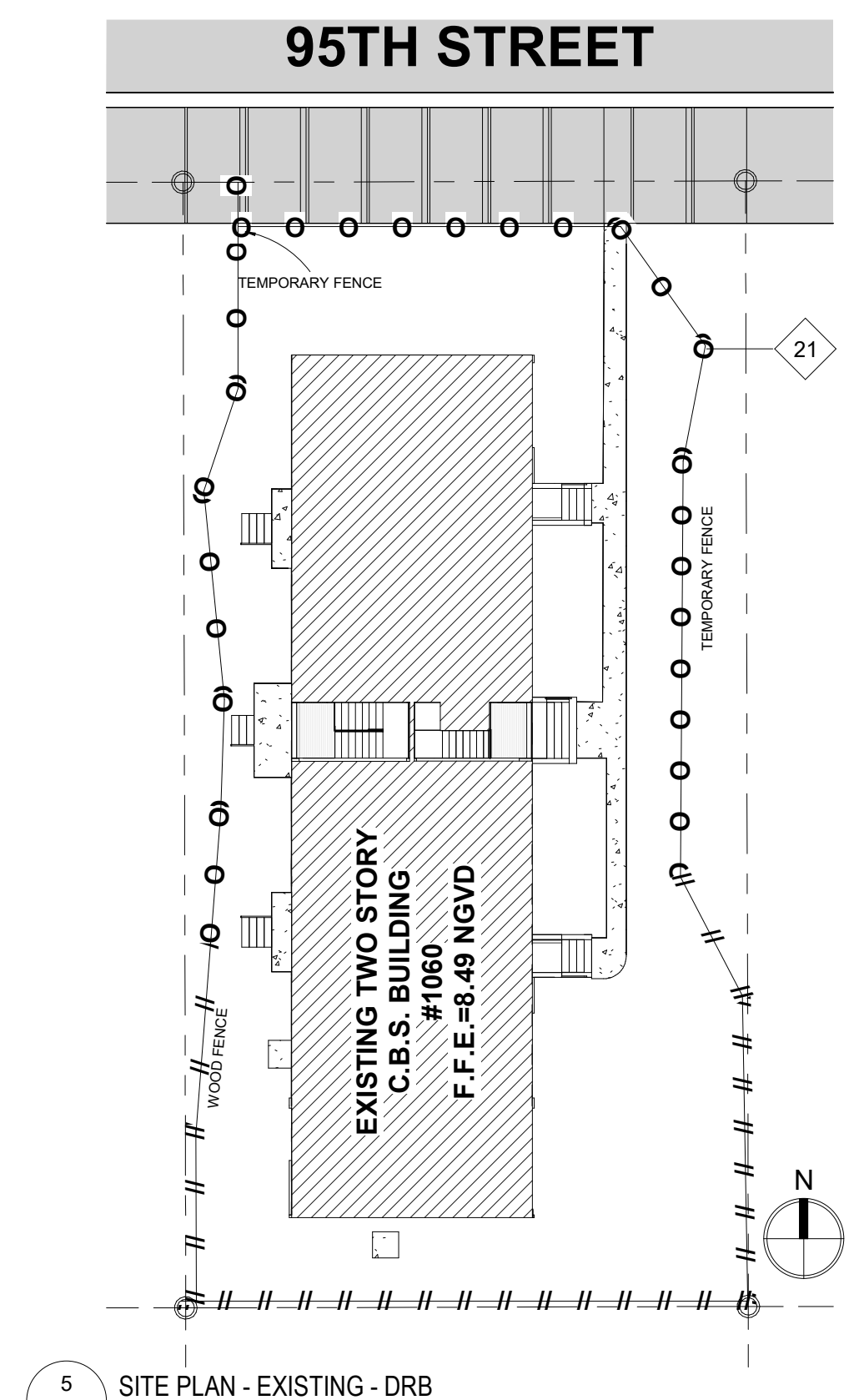
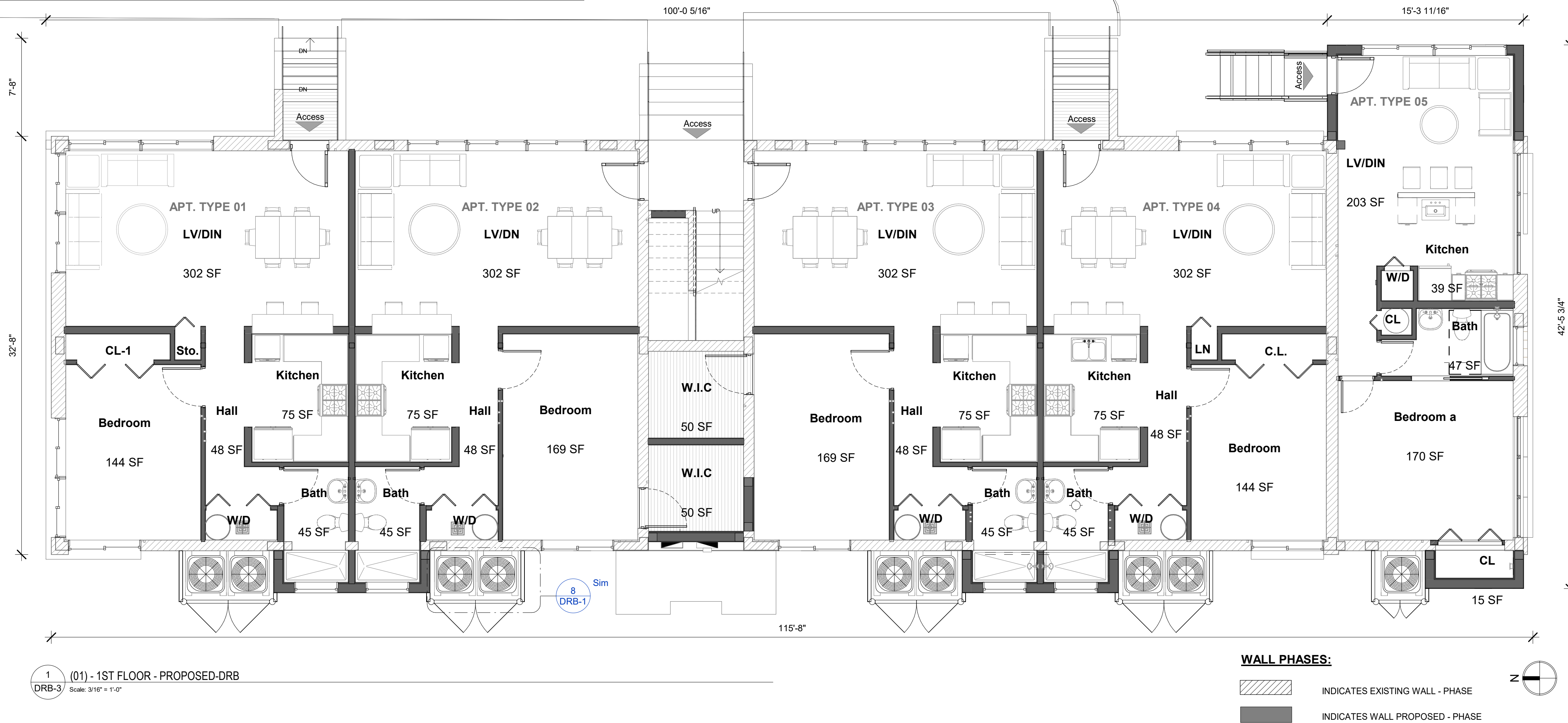
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DRB-2 Permit Process

EXISTING/DEMOLITION GENERAL 1ST FLOOR



GENERAL 1ST FLOOR PROPOSED



5 SITE PLAN - EXISTING - DRB
DRB-3 Scale: 3/64" = 1'-0"

DEMOLITION NOTES - DRB 1	
MKD	Description
1	Existing wall to be demolished
2	Existing door to be replaced
3	Existing windows to replaced
4	Existing Kitchen cabinets, fixtures and accessories to be removed and replaced
5	Existing ceiling finish to be replaced
6	Existing interior floor finish to be replaced
7	A/C Wall enclosure
8	Existing plumbing fixture to be replaced
9	Replace all insulation (R30) at ceiling
10	Contractor will check for any damage of drywall and if necessary replace according to code.
11	Flooring to be replaced on same elevation. If contractor find any damage in the flooring structural system repairs according to code
12	Remove all electrical outlet, Lighting & Switches and install new ones.
13	Existing roof to be replaced on same elevation.
14	Existing Railing to replaced
15	Existing exterior wall to be demolished
16	Existing stairs to be demolished
17	Exterior air condition unit to be removed
18	Flooring to be replaced & Elevated to 9'00" NGVD to comply with code. If contractor find any damage in the flooring system repairs according to code
19	Existing 1st floor door to be replaced and elevated to 9.00' NGVD
20	Existing stairs to be demolished and re-built
21	Temporary fence to be demolished
22	Existing door to be demolished



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FBC 107.2.1. Scope of Work -

1. Reconvert to original approved version of each unit at the property

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AA 28003924
345 W 75TH PL, HIALEAH
FL 33014
ARCHITECT OF RECORD
R. VEGA SANABRIA, AR 97719

ANDRO D. GONZALEZ PAGAN
PROFESSIONAL ENGINEER
PE 74126

Adam Anderson

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address: 1060 95TH ST BAY HARBOR, FL 33154

EXISTING AND PROPOSED
1ST FLOOR

ALL APPLICABLE PERMITS MUST BE OBTAINED PRIOR TO THE COMMENCEMENT OF THE CONSTRUCTION,
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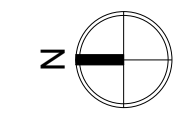
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DRB-3 Permit Process

	INDICATES EXISTING WALL - PHASE
	INDICATES DEMOLITION WALL - PHASE
	INDICATES TEMPORARY WALL - PHASE

MKD	Description
1	Existing wall to be demolished
2	Existing door to be replaced
3	Existing windows to be replaced
4	Existing Kitchen cabinets, fixtures and accessories to be removed and replaced
5	Existing ceiling finish to be replaced
6	Existing interior floor finish to be replaced
7	A/C Wall enclosure
8	Existing plumbing fixture to be replaced
9	Replace all insulation (R30) at ceiling
10	Contractor will check for any damage of drywall and if necessary replace according to code.
11	Flooring to be replaced on same elevation. If contractor find any damage in the flooring structural system repairs according to code
12	Remove all electrical outlet, Lighting & Switches and install new ones.
13	Existing roof to be replaced on same elevation.
14	Existing Rafting to be replaced
15	Existing exterior wall to be demolished
16	Existing stairs to be demolished
17	Exterior air condition unit to be removed
18	Flooring to be replaced & Elevated to 9.00' NGVD to comply with code. If contractor find any damage in the flooring system repairs according to code
19	Existing 1st floor door to be replaced and elevated to 9.00' NGVD
20	Existing stairs to be demolished and re-built
21	Temporary fence to be demolished
22	Existing door to be demolished

—



3
DRB-8
Sim

100'-8"

32'-4 1/2"

APT. TYPE 01
LV/DIN
302 SF
CL
LN
Bedroom
144 SF
Hall
48 SF
Kitchen
75 SF
Bath
45 SF
W/D

APT. TYPE 02
LV/DIN
302 SF
Bedroom
169 SF
Hall
48 SF
Kitchen
75 SF
Bath
45 SF
W/D

APT. TYPE 03
LV/DIN
302 SF
Bedroom
169 SF
Hall
48 SF
Kitchen
75 SF
Bath
45 SF
W/D

APT. TYPE 04
LV/DIN
302 SF
LN
CL
Bedroom
144 SF
Hall
48 SF
Kitchen
75 SF
Bath
45 SF
W/D

W.I.C.
51 SF
W.I.C.
50 SF

100'-8"

32'-8"

17'-7"

43'-8 7/16"

INDICATES EXISTING WALL - PHASE

INDICATES WALL PROPOSED - PHASE

A diagram showing a circle with a horizontal line segment passing through its center. The line segment is labeled with the letter 'z' on the left side.

[illegible]

FBC 107.2.1. Scope of Work -

1. Reconvert to original approved version of each unit at the property

ALEJANDRO D. GONZALEZ PAGAN
PROFESSIONAL ENGINEER
PE 74126

EXISTING AND PROPOSED
2ND FLOOR

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DRB-3.1
Permit Process

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APT TYPE. 1	
Name	Area
W/D	13 SF
CL-1	16 SF
Bath	45 SF
Hall	48 SF
Kitchen	75 SF
Bedroom	144 SF
LV/DIN	302 SF
Grand total: 7	643 SF

Total # of bedrooms: 01

Total # of bathrooms: 01

TOTAL UNIT SF = 643 SF

This floor plan shows a 302 SF apartment unit. The layout includes a Living Room (302 SF) with a circular coffee table and a TV stand, a Dining Room with a rectangular table and chairs, and a Kitchen (75 SF) with a sink, stove, and refrigerator. A Hall (48 SF) connects the main living areas to a Bathroom (45 SF) and a Bedroom (169 SF). The Bathroom features a toilet, sink, and shower. The Bedroom has a large bed and a closet. A Walk-In Closet (W.I.C.) is located near the Bedroom. The unit also includes a front entrance and a rear entrance. Dimensions are provided for the overall unit and individual rooms.

Overall Dimensions:
 Total Width: 23'-4 7/8"
 Total Depth: 34'-11 1/2"

Room Dimensions and Area:
 Living Room: 302 SF
 Dining Room: 8'-3 1/2" x 17'-0 5/8"
 Kitchen: 75 SF
 Hall: 48 SF
 Bedroom: 169 SF
 Bathroom: 45 SF
 W.I.C.: 50 SF

Other Features:
 Front Entrance: 6'-4 3/4" x 3'-3 1/2"
 Rear Entrance: 8'-3" x 3'-3 1/2"
 Closets: W.I.C. (50 SF), Bedroom Closet (8'-1 1/2" x 6'5/16")

	
APT TYPE. 2	
Name	Area
W/D	13 SF
Bath	45 SF
Hall	48 SF
W.I.C	50 SF
Kitchen	75 SF
Bedroom	169 SF
L/V/DIN	302 SF
Grand total: 7	703 SF
Total # of bedrooms: 01 Total # of bathrooms: 01 TOTAL UNIT SF = 703 SF	

INDICATES EXISTING WALL - PHASE 1

INDICATES WALL PROPOSED - PHASE 2

302 SF

Living/Dining (LV/DIN): 302 SF. Features a large sofa, a round coffee table, and a dining table with four chairs.

Kitchen: 75 SF. Includes a sink, stove, and refrigerator.

Bedroom: 144 SF. Features a large bed, a nightstand, and a closet.

Bath: 45 SF. Includes a bathtub, toilet, and sink.

Hall: 48 SF. Includes a closet and a linen closet (LN).

W/D: Washer/Dryer area.

C.L.: Central Locking area.

Dimensions: 23'-6 3/8" (width), 35'-4 1/2" (depth), 32'-0 1/2" (depth), 6'-4 3/4" (width), 17'-1 5/8" (width), 3'-4" (depth).

51	
APT TYPE. 3	
Name	Area
W/D	13 SF
Bath	45 SF
Hall	48 SF
W.I.C	50 SF
Kitchen	75 SF
Bedroom	169 SF
LV/DIN	302 SF
Grand total: 7	703 SF
Total # of bedrooms: 01	
Total # of bathrooms: 01	
TOTAL UNIT SF = 703 SF	

8'-3 1/2"

23'-4 7/8"

15'-8"

8'-2"

8'-3 1/16"

8'-3"

17'-0 5/8"

6'-4 3/4"

35'-4 1/2"

W.I.C.

50 SF

Bedroom

169 SF

LV/DIN

302 SF

Hall

48 SF

Kitchen

75 SF

Bath

45 SF

W/D

cu rfu

51	
APT TYPE. 4	
Name	Area
LN	4 SF
W/D	13 SF
C.L.	16 SF
Bath	48 SF
Hall	49 SF
Kitchen	75 SF
Bedroom	144 SF
L/V/DIN	302 SF
Grand total: 6	647 SF
Total # of bedrooms: 01 Total # of bathrooms: 01 TOTAL UNIT SF = 647 SF	



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345 W 75TH PL, HIALEAH
FL. 33014
ARCHITECT OF RECORD
R. R. VEGA SANABRIA, AR 97719

ARCHITECT OF RECORD
R. R. VEGA SANABRIA, AR 97719

EJANDRO D. GONZALEZ PAGAN
 PROFESSIONAL ENGINEER
 PE 74126

address: 1060 95TH ST BAY HARBOR, FL 33154

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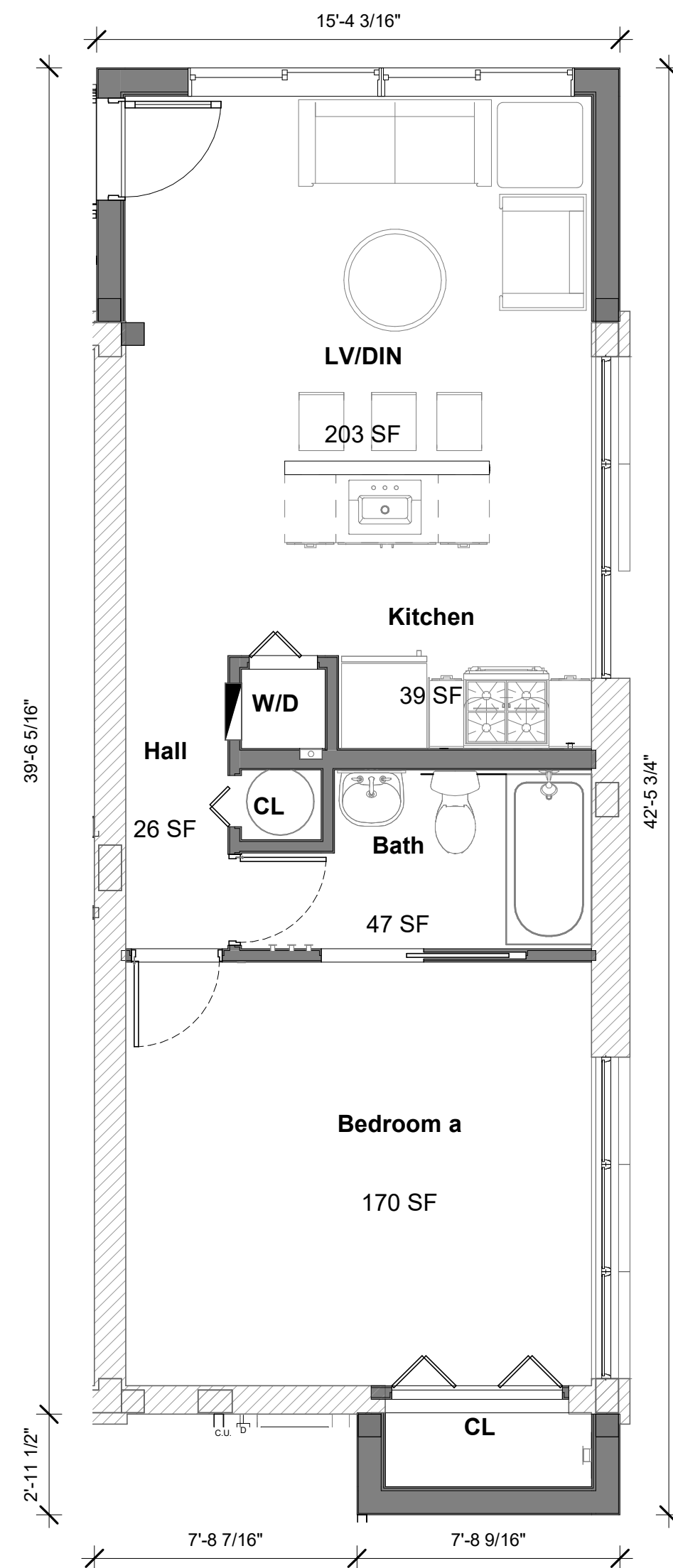
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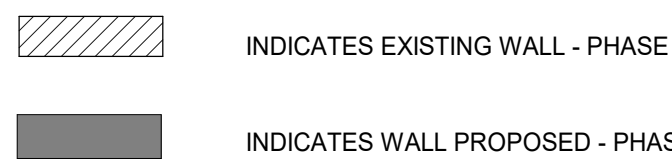
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APT TYPE 05



2 (01) - APT. TYPE 05 Copy 1
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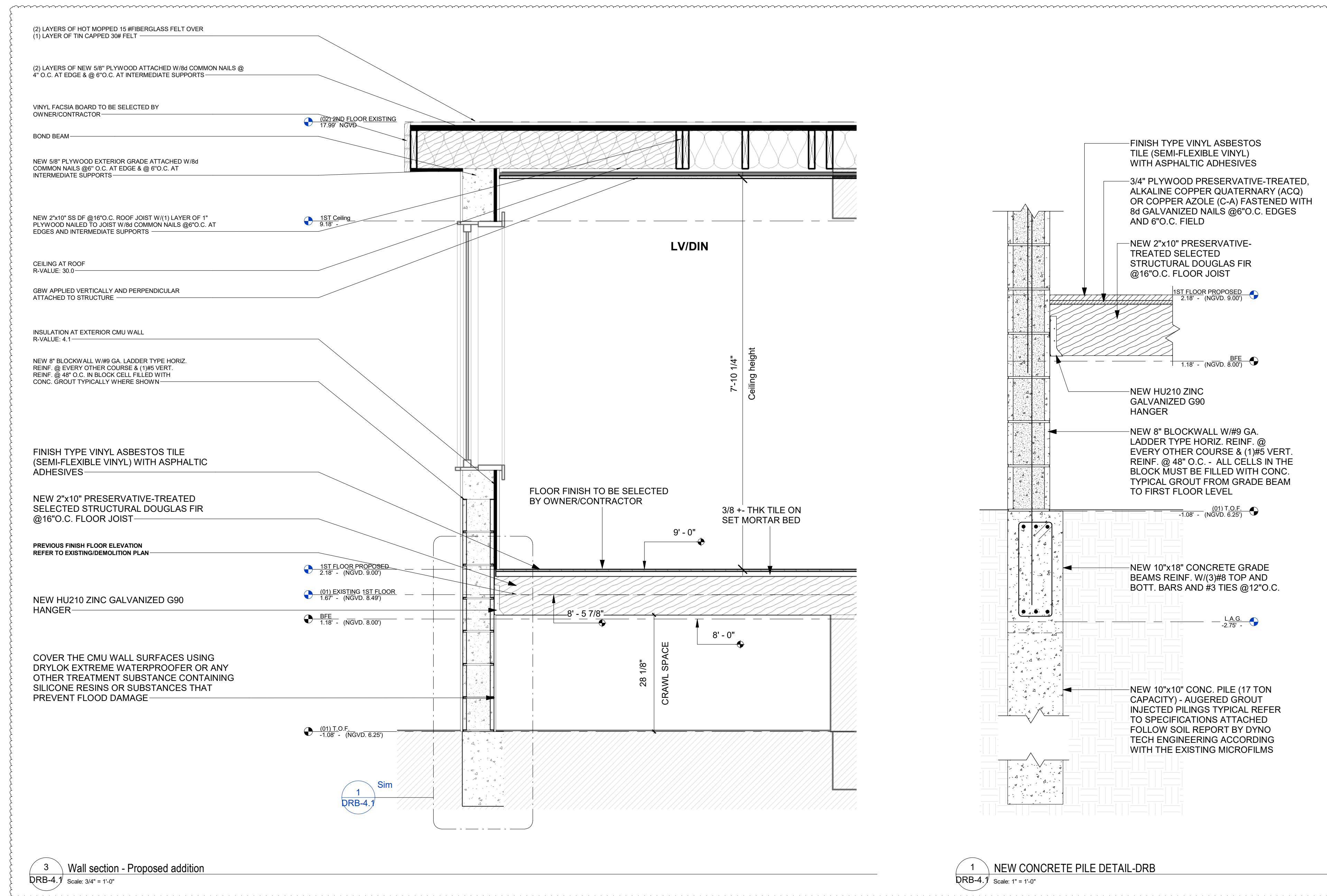
WALL PHASES:



APT TYPE. 5	
Name	Area
CL	5 SF
W/D	6 SF
CL	15 SF
Hall	26 SF
Kitchen	39 SF
Bath	47 SF
Bedroom a	170 SF
LV/DIN	203 SF
Grand total: 8	511 SF

Total # of bedrooms: 01
Total # of bathrooms: 01

TOTAL UNIT SF = 511 SF

[illegible]

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FBC 107.2.1. Scope of Work -

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VICTOR R. VEGA SANABRIA, AR 97719

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PROFESSIONAL ENGINEER
PE 74126

Adam Anderson

1060 Bay Harbor

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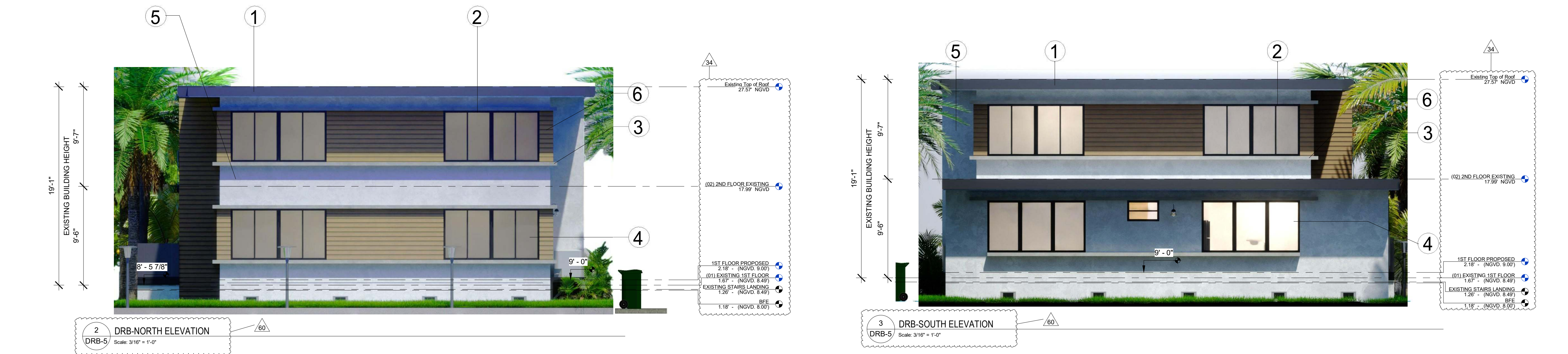
TYP. FLOOR PLANS-B

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PROJECT ELEVATIONS



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FL. 33014

ARCHITECT OF RECORD
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ALEJANDRO D. GONZALEZ PAGAN
PROFESSIONAL ENGINEER
PE 74126

Adam Anderson

1060 Bay Harbor

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ELEVATIONS

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DRWNG. NO. **5555**

DRB-5 Permit Process

56



Colors to be selected by owner/contractor



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FL. 33014

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PROFESSIONAL ENGINEER
PE 74126

Adam Anderson

1060 Bay Harbor

address: 1060 95TH ST BAY HARBOR, FL 33154

RENDERINGS & MATERIALS

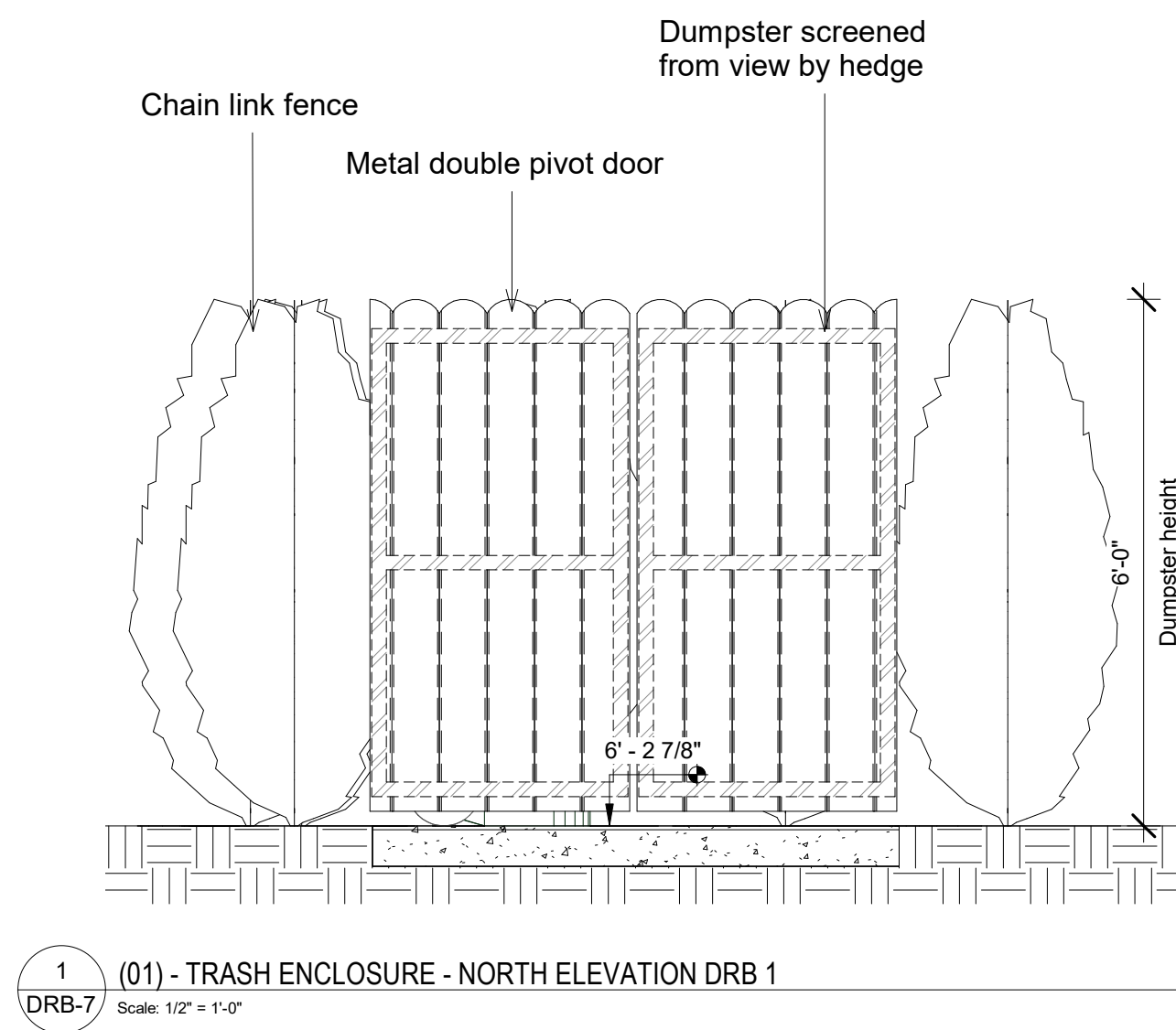
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DRB-6 Permit Process

Permit Process

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FBC 107.2.1. Scope of Work -

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FL 33014

ARCHITECT OF RECORD
VICTOR R. VEGA SANABRIA, AR 97719

ARCHITECT OF RECORD
VICTOR R. VEGA SANABRIA, AR 97719

5/01/2024 2:38:49 p. m

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PROFESSIONAL ENGINEER
PE 74126

Adam Anderson

1060 Bay Harbor

address: 1060 95TH ST BAY HARBOR, FL 33154

GARBAGE DISPOSAL

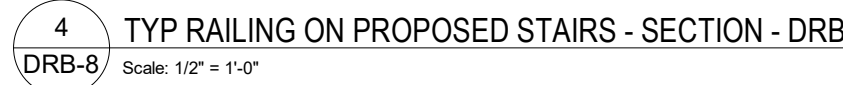
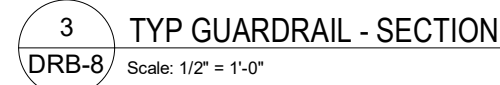
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DRB-7

Permit Process



1. Reconvert to original approved version of each unit at the property

DRB-8 Permit Process

July, 2023

Landscape set

1060 95th St
Residential
1060 95th St, Bay Harbor Islands, FL 33154

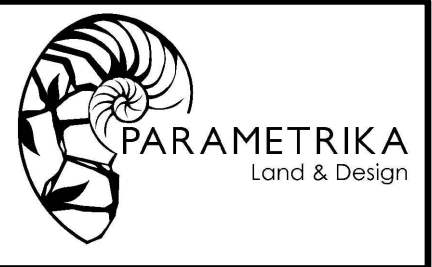
DRAWING INDEX

Sheet No.	Sheet Title
L-101	TREE DISPOSITION
L-102	LANDSCAPE PLAN
L-103	LANDSCAPE DETAILS AND NOTES
L-104	PLANT MATERIAL

PARAMETRIKA LAND & DESIGN

Gabriela Albomoz

Valeria Quintanilla LA6667640



1060 95th St

1060 95th St

Bay Harbor Islands, FL 33154

SHEET TITLE
Cover sheet

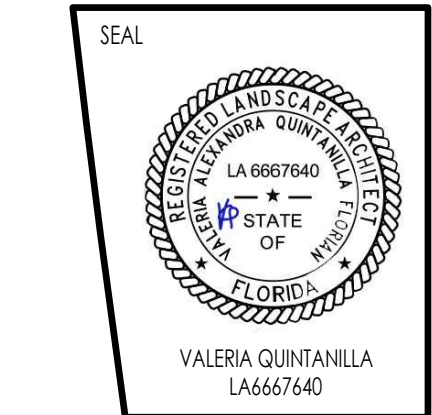
ISSUE DATE
07/26/2023

REVISION
July 2023

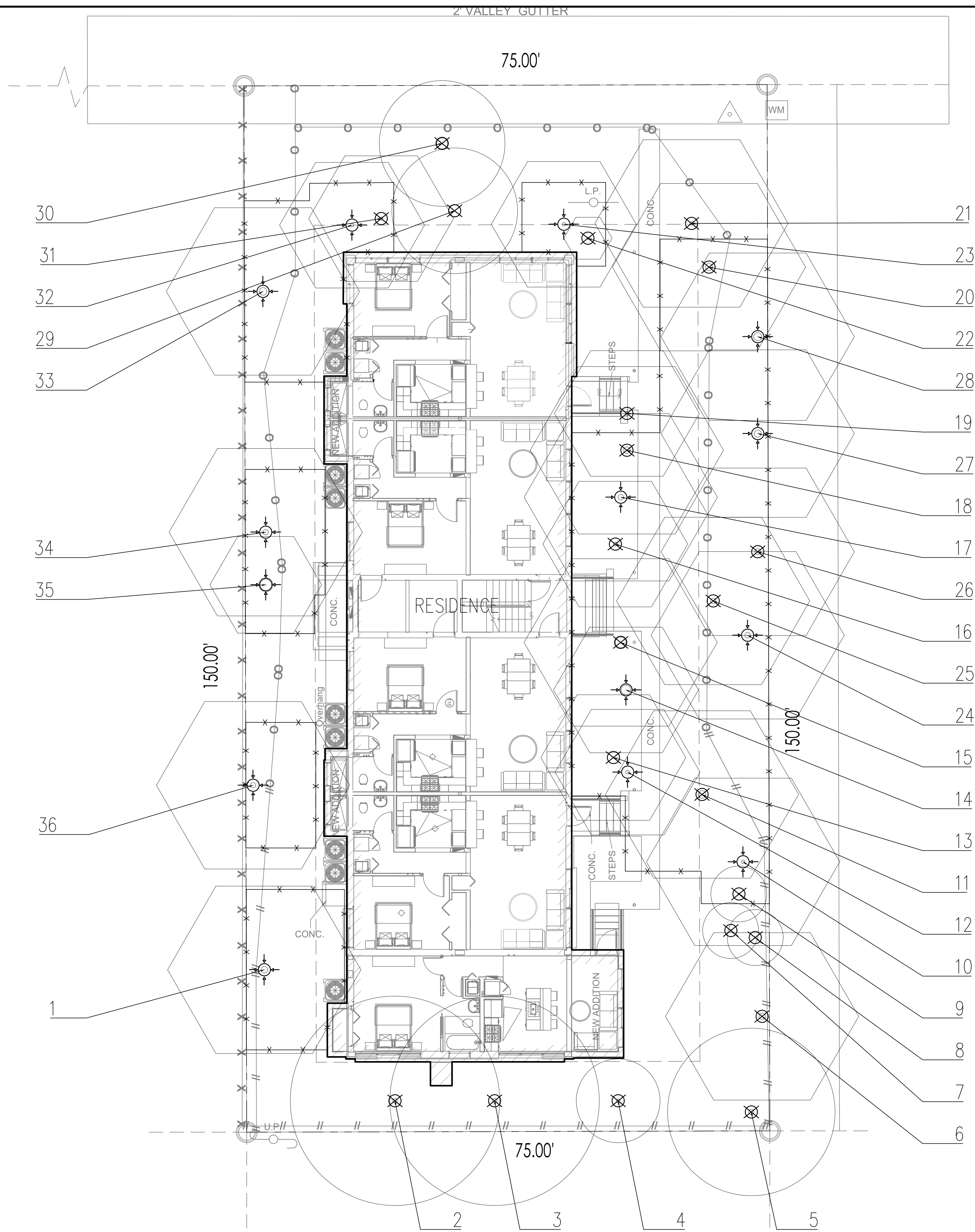
DESIGN
GA

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TY

SCALE
N/A



SHEET NUMBER



EXISTING TREES & PALMS									
Number	Common name	Botanical Name	Height (')	DBH (")	Spread (')	Category	Disposition	Condition	Mitigation
1	Coconut palm	Cocos nucifera	50	11.5	24	Property tree	To remain	Good	N/A
2	Avocado	Persea americana		7.5	30	Property tree	To remain	Co-canopy, above head power lines, poor structure	N/A
3	Avocado	Persea americana		8	30	Property tree	To remove	Co-canopy, above head power lines	N/A
4	Mango	Mangifera indica		6.25	12	Property tree	To remove	Co-canopy, above head power lines	N/A
5	Avocado	Persea americana		8.75	24	Property tree	To remove	Above head power lines, previous hatrack pruning	N/A
6	Coconut palm	Cocos nucifera	20	11	24	Property tree	To remove	Hole in trunk	N/A
7	Norfolk Island pine	Araucaria heterophylla		3	8	Property tree	To remove	Good	N/A
8	Norfolk Island pine	Araucaria heterophylla		3	8	Property tree	To remove	Good	N/A
9	Norfolk Island pine	Araucaria heterophylla		3	8	Property tree	To remove	Good	N/A
10	Coconut palm	Cocos nucifera	15	6	24	Property tree	To remain	Good	
11	Coconut palm	Cocos nucifera	28	11	24	Property tree	To remove	Good	
12	Christmas Palm	A donidia Merrill	20	6.5	18	Property tree	To remain	Good	
13	Montgomery Palm	Veitchia arecina	9	3.75	18	Property tree	To remove	Good	
14	Christmas Palm	A donidia Merrill	21	16.5	18	Property tree	To remain	Good	
15	Royal Palm	Roystonea regia	40	18.5	24	Property tree	To remove	Good	
16	Christmas Palm	A donidia Merrill	20	6.25	18	Property tree	To remove	Good	
17	Chinese fan palm	Livistona chinensis	30	9.5	24	Property tree	To remain	Good	
18	Coconut palm	Cocos nucifera	30	11.5	24	Property tree	To remove	Good	
19	Christmas Palm	A donidia Merrill	20	6.5	24	Property tree	To remain	Good	
20	Coconut palm	Cocos nucifera	30	12	24	Property tree	To remove	Good	
21	Coconut palm	Cocos nucifera	15	6	24	Property tree	To remove	Hole in trunk	N/A
22	White bird of paradise	Strelitzia reginae	4	4	6	Property tree	To remove	To small	N/A
23	Christmas Palm	A donidia Merrill	15	6	18	Property tree	To remain	Good	
24	Coconut palm	Cocos nucifera	20	9.5	24	Property tree	To remain	Good	
25	Coconut palm	Cocos nucifera	25	9	24	Property tree	To remove	Good	
26	Coconut palm	Cocos nucifera	27	10	24	Property tree	To remove	Good	
27	Coconut palm	Cocos nucifera	30	12	24	Property tree	To remain	Good	
28	Sabal Palm	Sabal palmetto	18	14	24	Property tree	To remain	Good	
29	Norfolk Island pine	Araucaria heterophylla		20	18	Property tree	To remove	Good	N/A
30	Norfolk Island pine	Araucaria heterophylla		19	18	Property tree	To remove	Good	N/A
31	Christmas Palm	A donidia Merrill	18	5.5	18	Property tree	To remain	Good	N/A
32	Christmas Palm	A donidia Merrill	18	6	18	Property tree	To remain	Good	
33	Coconut palm	Cocos nucifera	40	13	24	Property tree	To remain	Good	
34	Coconut palm	Cocos nucifera	40	9	24	Property tree	To remain	Good	
35	Coconut palm	Cocos nucifera	40	7	24	Property tree	To remain	Good	
36	Coconut palm	Cocos nucifera	40	9	24	Property tree	To remain	Good	
TOTAL DBH REMOVED									-
TOTAL PALMS REMOVED									-

LEGEND

 TO RELOCATE

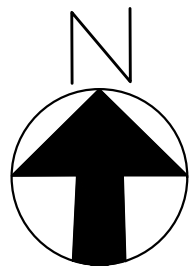
 TO REMOVE

 TO REMAIN

 ANSI TREE PROTECTION ZONE
(FOR EVERY INCH (") OF TRUNK DIA. THERE WILL BE 1' (FT.) OF DISTANCE OUT FROM THE TRUNK)

0'5'10'20'30'

GRAPHIC SCALE



PARAMETRIKA LAND & DESIGN
Gabriela Albornoz
Valeria Quintanilla LA6667640



1060 95th St
1060 95TH STREET
BAY HARBOR ISLAND, FL 33154

SHEET TITLE
Tree Disposition Plan

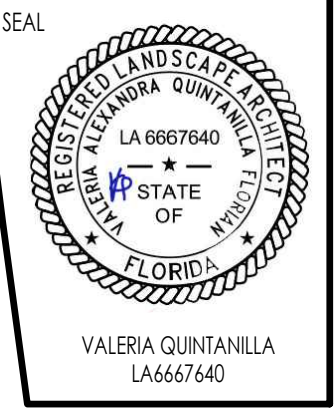
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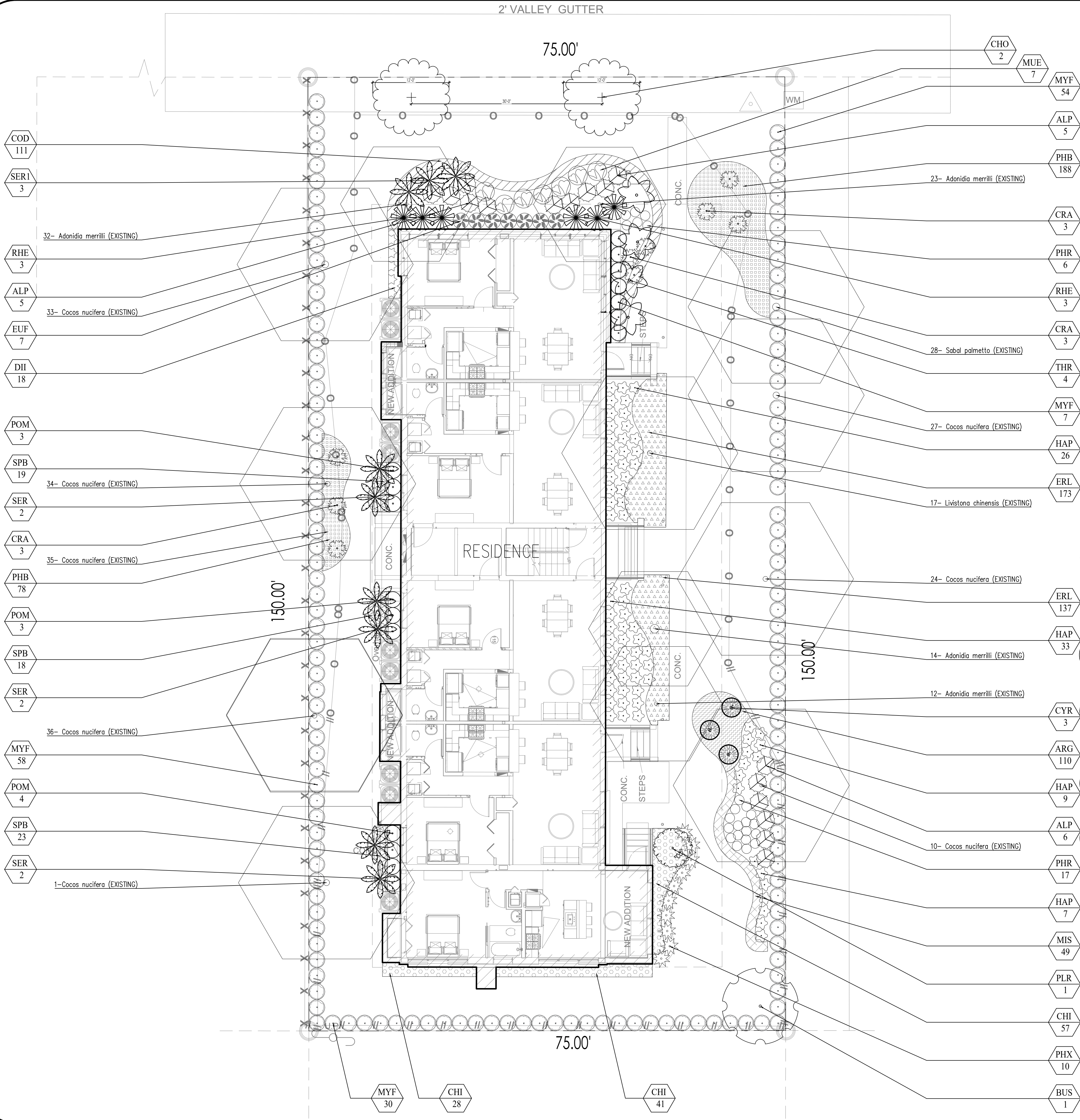
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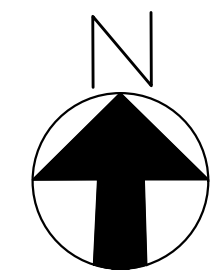
SCALE
1/8" = 1'-0"

SEAL

VALERIA QUINTANILLA
LA6667640

SHEET NUMBER
L-101



PLANT LIST							
Qty.	Label	Botanical Name	Common name	Size	Native	Drought tolerance	Specifications
TREES							
1	BUS	Bursera simaruba	Gumbo Limbo	14'	YES	Tolerant	Florida #1 or better
2	CHO	Chrysophyllum oliviforme	Satin Leaf	15'	YES	Tolerant	Florida #1 or better
1	PLR	Plumeria rubra	Frangipani	6'	NO	Tolerant	Florida #1 or better
PALMS							
3	CYR	Cycad revoluta	King sago	3'X3'	NO	Tolerant	Florida #1 or better
6	RHE	Rhapis excelsa	Lady Palm	4'	NO	Tolerant	Florida #1 or better
6	SER	Serenoa repens	Saw Palmeto	3'	YES	Tolerant	Florida #1 or better
3	SER1	Serenoa repens	Silver Saw Palmeto	3'	YES	Tolerant	Florida #1 or better
4	THR	Thrinax radiata	Thatch Palm	6'	YES	Tolerant	Florida #1 or better
SHRUBS							
16	ALP	Alpinia purpurata	Red Ginger	36"	NO	Tolerant	Florida #1 or better
111	COD	Cotoneaster dammeri	Cotoneaster	24"	NO	Tolerant	Florida #1 or better
9	CRA	Crinum asiaticum	Crinum lily	24"	NO	Tolerant	Florida #1 or better
126	CHI	Chrysobalanus icaco 'Green'	Green Cocoplum	24"	YES	Tolerant	Florida #1 or better
18	DII	Dietes iridoides	African Iris	24"	NO	Tolerant	Florida #1 or better
7	EUF	Eugenia foetida	Spanish Stopper	6'	YES	Tolerant	Florida #1 or better
75	HAP	Hamelia patens	Firebush	4'	YES	Tolerant	Florida #1 or better
7	MUE	Mussaenda erythrophylla	Mussaenda	24"	NO	Tolerant	Florida #1 or better
149	MYF	Myrcianthes fragrans	Simpson's stopper	6'	YES	Tolerant	Florida #1 or better
266	PHB	Philodendron Bursle Marx	Bursle marx	24"	NO	Tolerant	Florida #1 or better
23	PHR	Philodendron Red Congo	Red Congo	24"	NO	Tolerant	Florida #1 or better
10	PHX	Philodendron xanadu	Xanadu	24"	NO	Tolerant	Florida #1 or better
10	POM	Podocarpus macrophyllus	Podocarpus	6'	NO	Tolerant	Florida #1 or better
49	MIS	Microsorium scolopendrium	Wart Fern	24"	NO	Tolerant	Florida #1 or better
60	SPB	Spartina bakeri	Spartina grass	24"	YES	Tolerant	Florida #1 or better
GROUND COVERS							
110	ARG	Arachis grabata	Ornamental peanuts	12"	YES	Tolerant	Florida #1 or better
310	ERL	Eriosea littoralis Sw.	Beach Creeper	12"	YES	Tolerant	Florida #1 or better



PARAMETRIKA LAND & DESIGN
Gabriela Albornoz
Valeria Quintanilla LA6667640



1060 95th St
1060 95TH STREET
BAY HARBOR ISLAND, FL 33154

SHEET TITLE
Landscape Plan

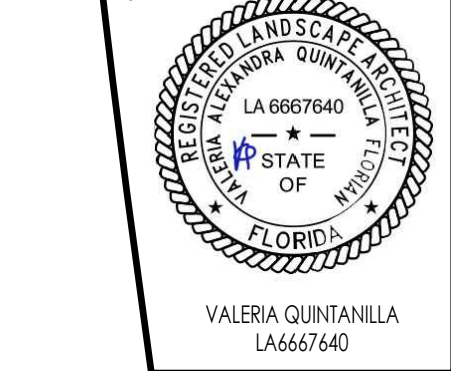
ISSUE DATE
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REVISION
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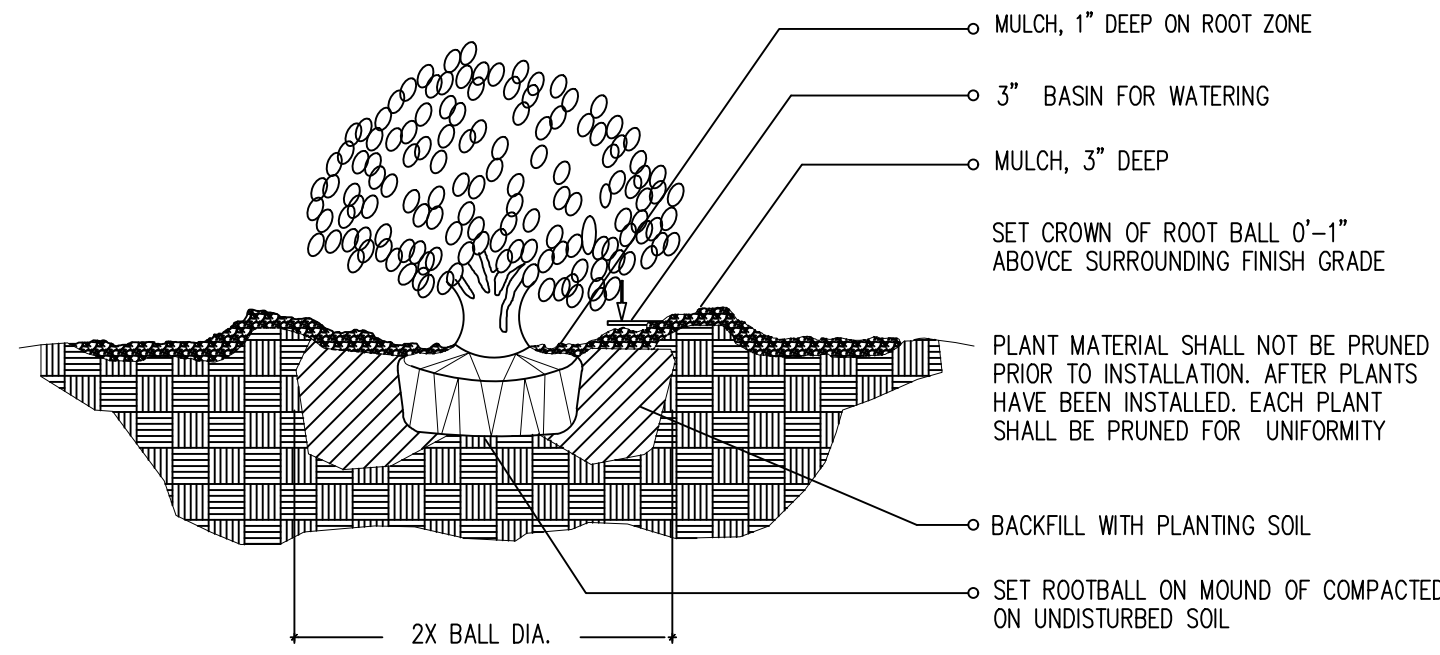
DESIGN
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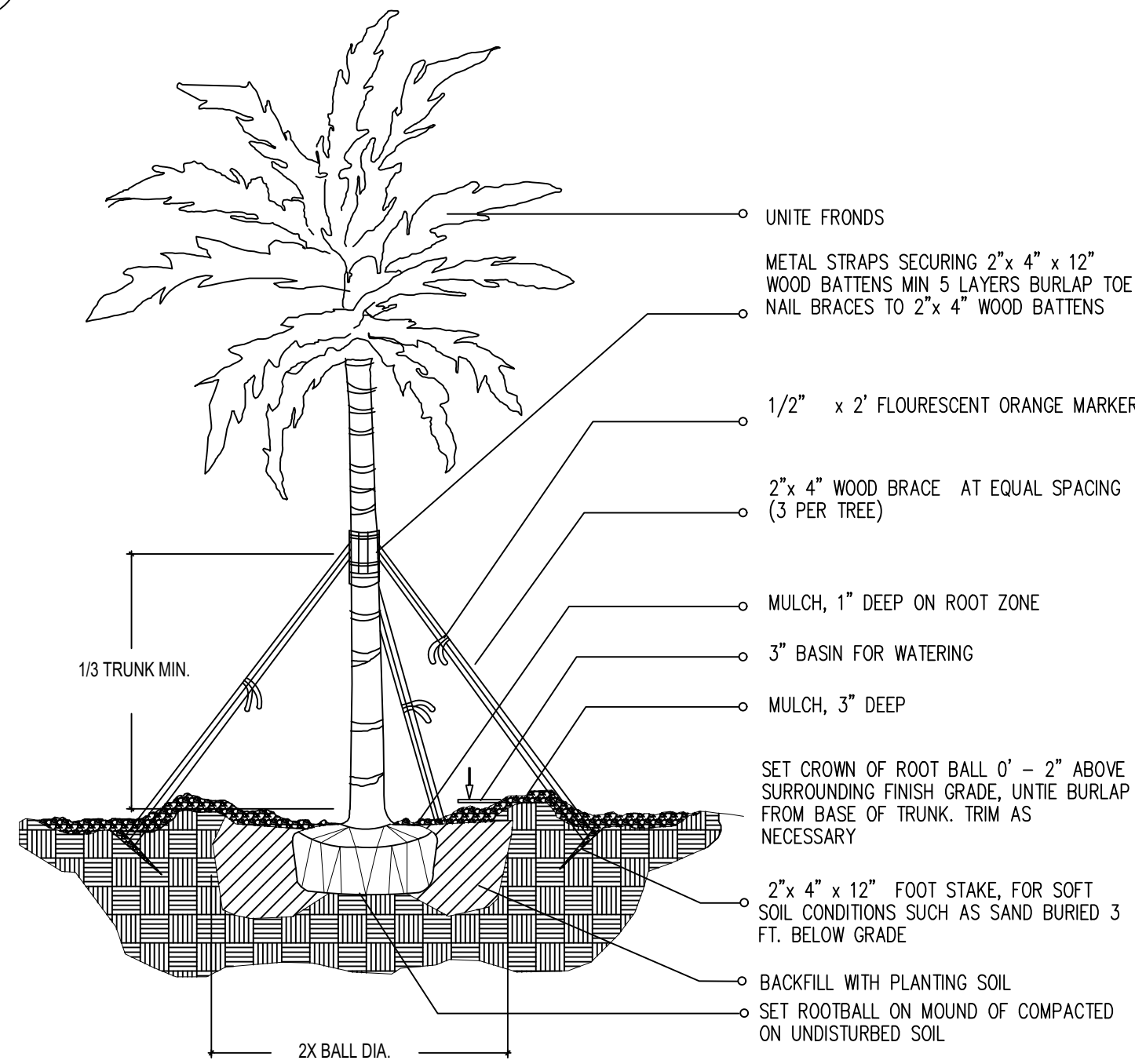
SCALE
1/8" = 1'-0"



SHEET NUMBER
L-102



1-1 SHRUB / PLANTING DETAIL



1-4 LARGE PALM / PLANTING DETAIL

LANDSCAPE LEGEND

INFORMATION REQUIRED TO BE PERMANENTLY APPLIED TO PLANS

Transect Zone: RM-2 Lot Area 11250 Acres 0.26

OPEN SPACE REQUIRED/PROVIDED ALLOWED

A. Square feet of required Open Space, as indicated on site plan:
Lot Area = 11250 s.f. x .25 % = 2813 s.f.

B. Square feet of parking lot open space required by Article 9, as indicated on site plan:
Number of parking spaces x 10 s.f. per parking space =

C. Total square feet of landscaped open space required: A+B=

LAWN AREA CALCULATION

A. Square feet of landscaped open space required: 2813 7253

B. Maximum lawn area (sod) permitted = .50 % x 7253 s.f. 3627 3625

TREES

A. Number of trees required per net lot acre, less existing number of trees meeting minimum requirements = 3 trees x net lot acres - number of existing trees = 1 11 (EX.)

B. % Palms allowed: Number of trees provided x 30% = 1 1

C. % Natives required: Number of trees provided x 30% = 1 1

D. % Drought tolerant and low maintenance: Number of trees provided x 40% = 1 1

E. Street Trees (maximum average spacing of 40' o.c.): 75 linear feet along street / 40' = 2 2

% Palms permitted to count towards street trees on 1:1 basis x 30%:

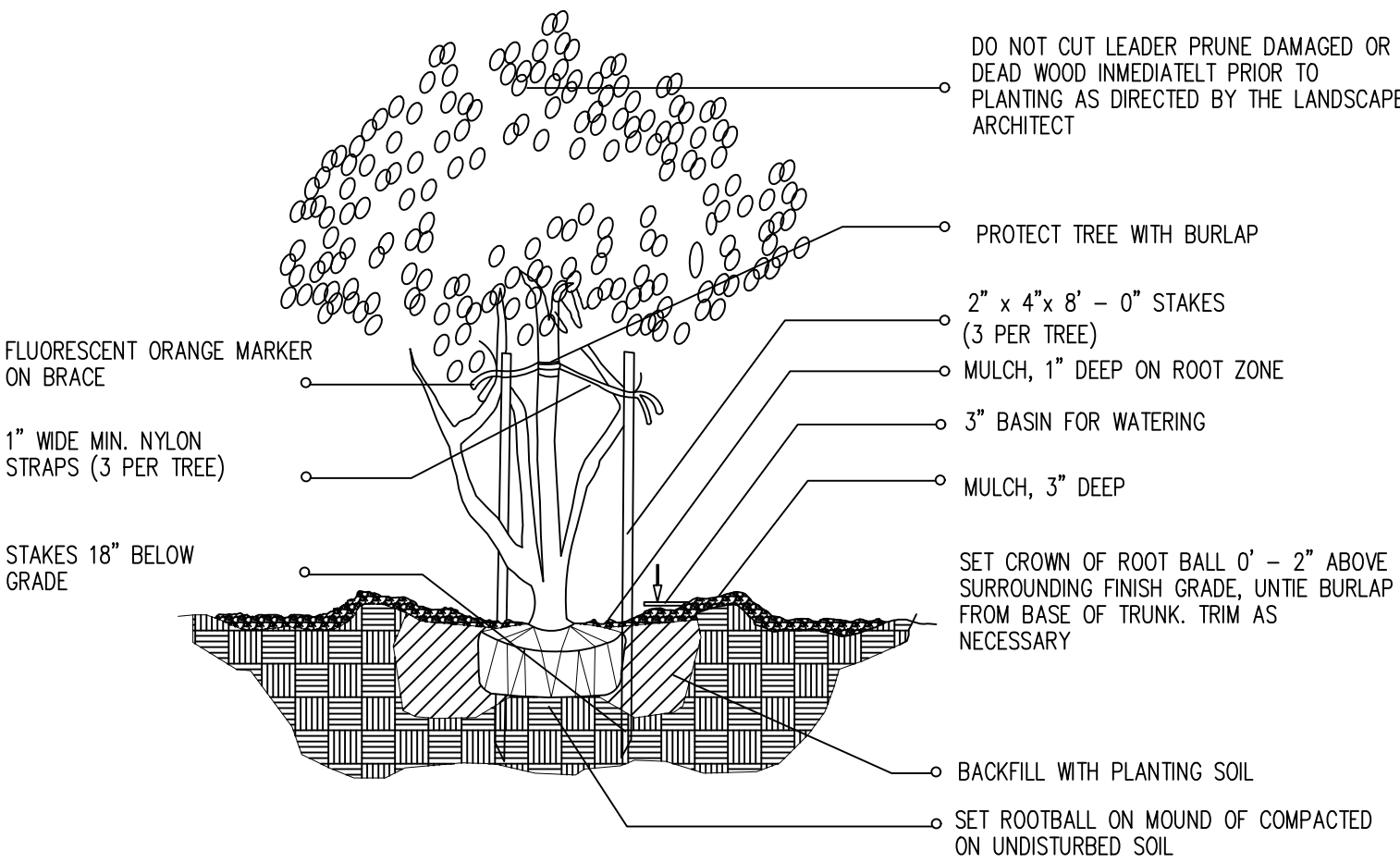
F. Street trees located directly beneath power lines: (maximum average spacing of 25' o.c.): linear feet along street / 25' =

SHRUBS

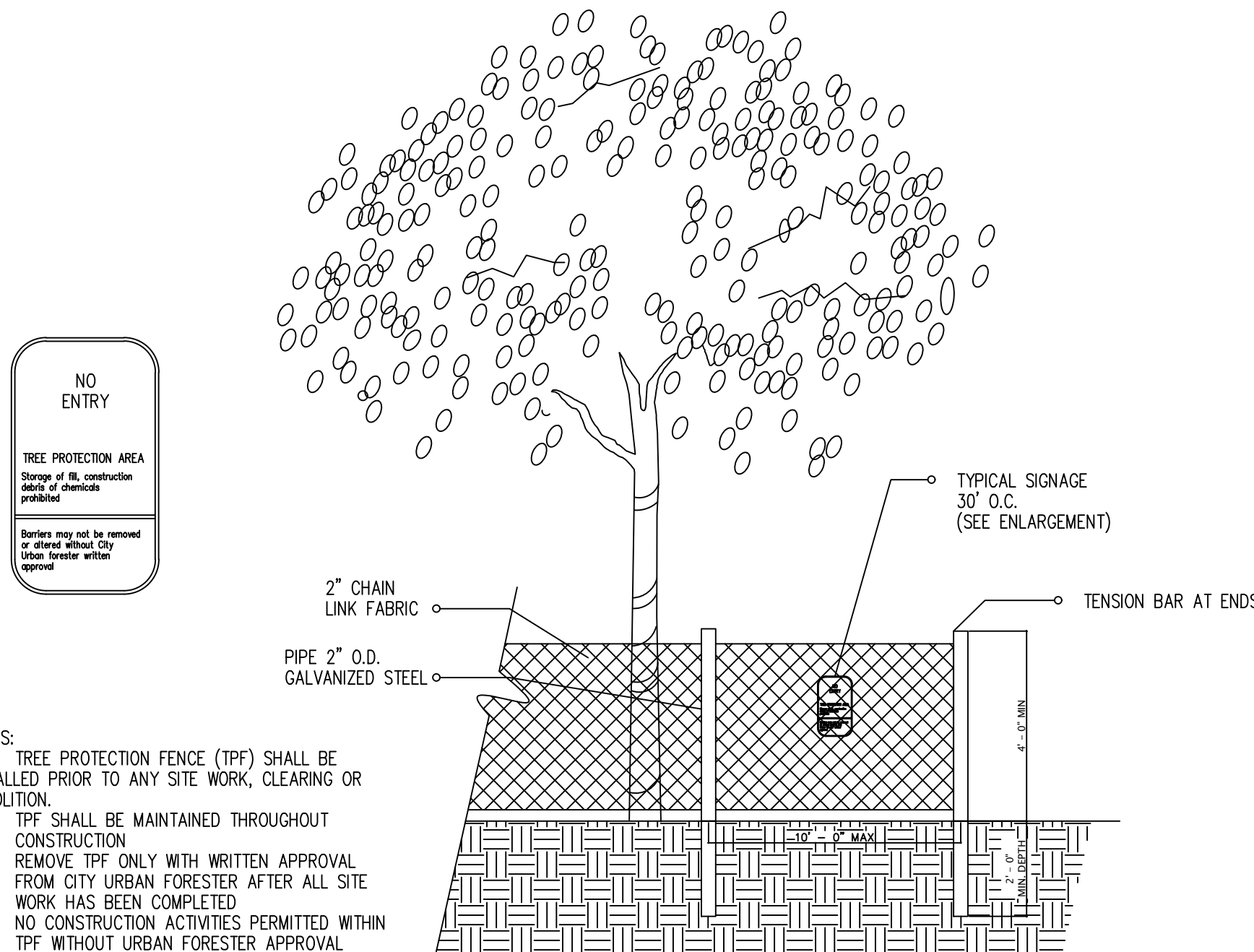
A. Number of shrubs required: Number of trees required x 10 = 50 936

B. % Native shrubs required: Number of shrubs required x 30% = 281 417

C. % Drought tolerant and low maintenance required: Number of shrubs provided x 20% = 187 417



1-2 MULTI-TRUNK AND SMALL TREE (2' cal. and under) / PLANTING DETAIL

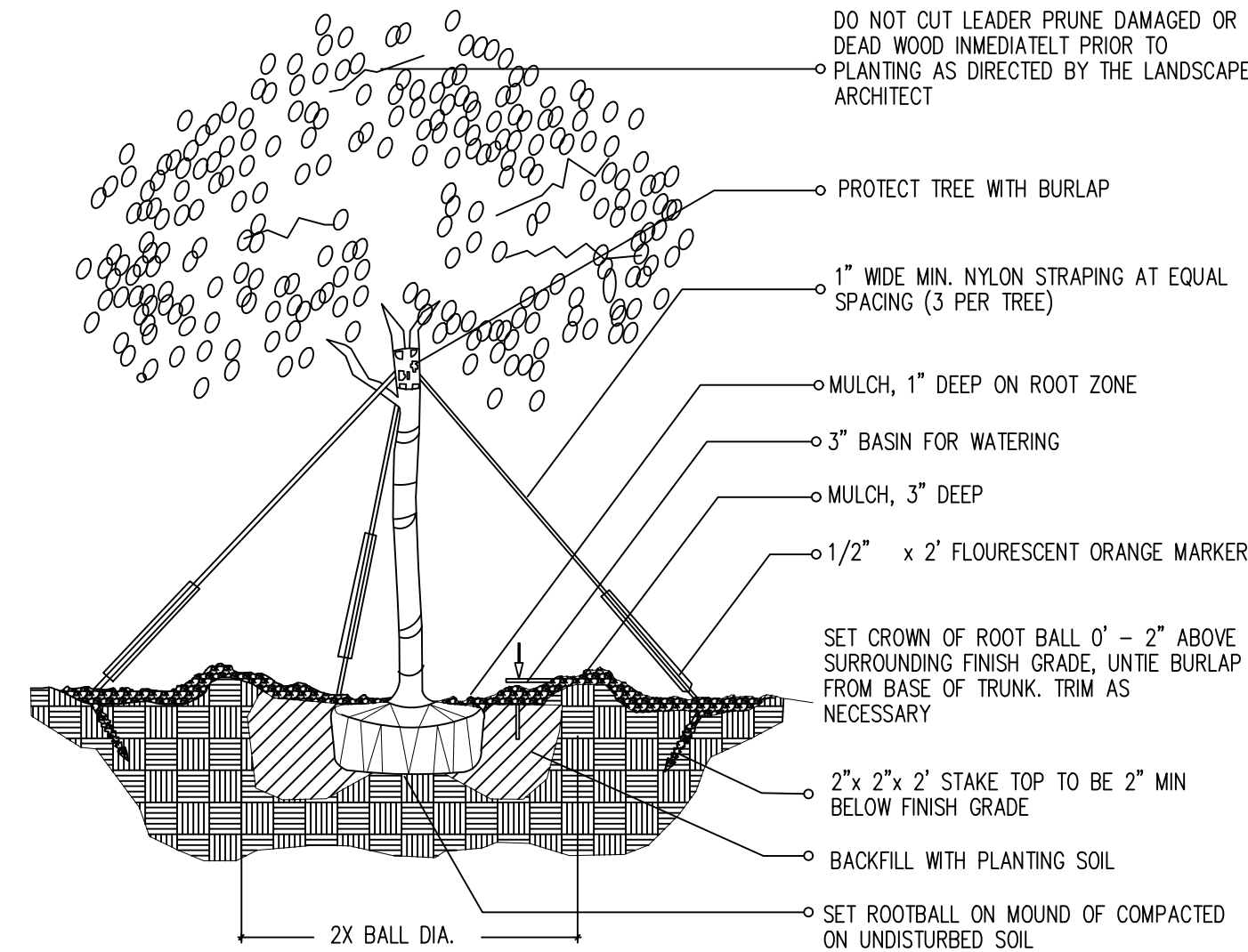


- NOTES:
1. TREE PROTECTION FENCE (TPF) SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION.
 2. TPF SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
 3. REMOVE TPF ONLY WITH WRITTEN APPROVAL FROM CITY URBAN FORESTER AFTER ALL SITE WORK HAS BEEN COMPLETED.
 4. NO CONSTRUCTION ACTIVITIES PERMITTED WITHIN TPF WITHOUT URBAN FORESTER APPROVAL.

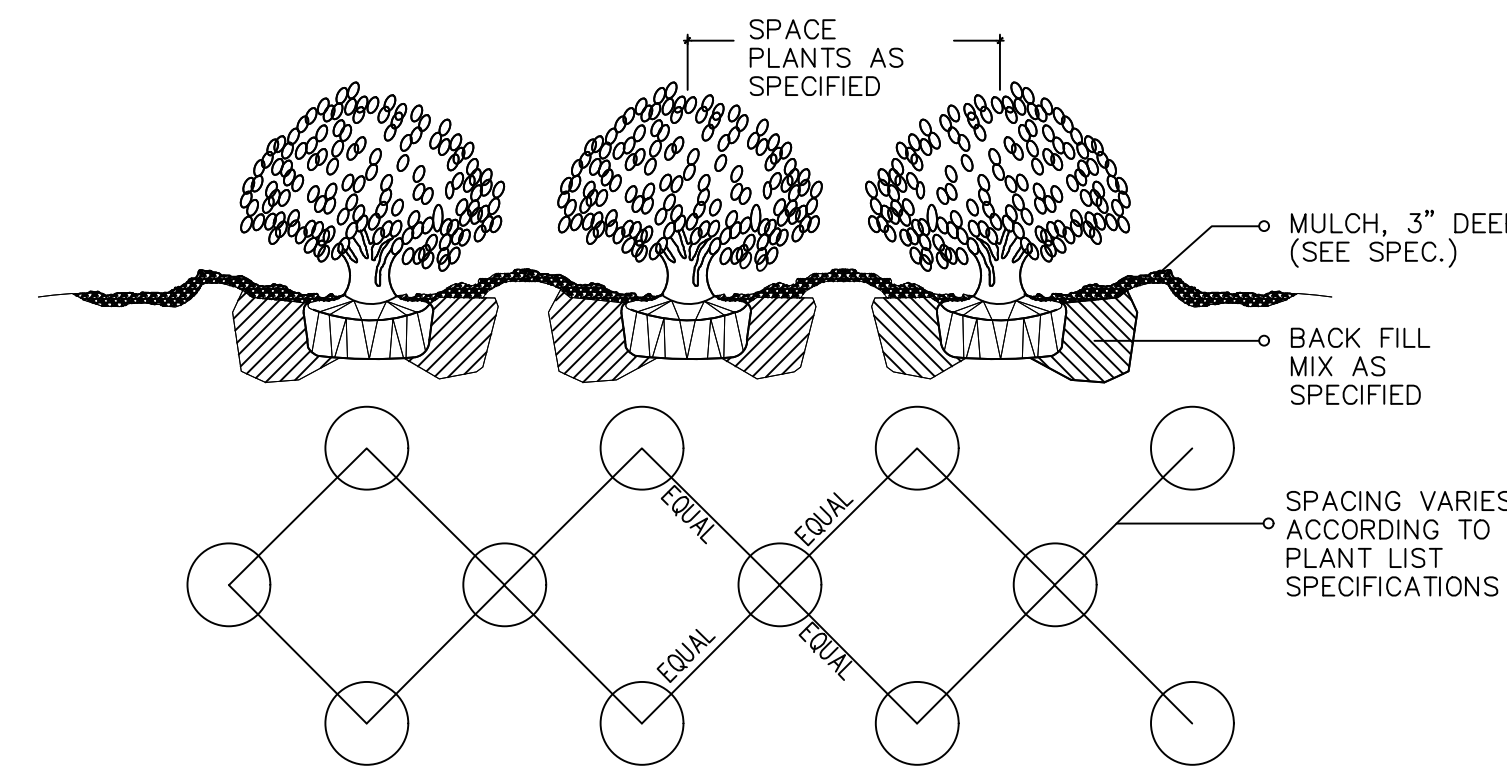
1-5 4' CHAIN LINK TREE PROTECTION FENCE BARRICADE FENCING DETAIL

LANDSCAPE NOTES

1. Non-Cypress variety mulch shall extend under all trees, shrubs and ground cover beds to the closest hard edge or sod border, in a minimum of 3" depth.
2. All plants shall meet the minimum standard of Florida No. 1 or better as specified in Grade and Standards for Nursery Plants as published by the Division of Plant Industry, Florida Department of Agriculture, latest edition.
3. All shrubs to be planted a minimum of 24" and ground covers a minimum of 12" from the edge of walks, building walls, pond's edge, etc... waza Nara Grant and Rapiholepsi Indico to be planted 30" from edge of walkways.
4. All trees and palms over 8" in height shall be braced to prevent lateral movement for a period of six months from the date of planting. Either wood braces as shown in the planting detail, or the wire and turnbuckle method shall be used. No nails, screws, metal straps or wires are to be used directly against the trees or palms trunks.
5. All palms except for species such as Cocco, Acolatopha, Rapihi, and other multi-trunk palms, shall have straight trunks, free of scars, decay or any damage caused by digging, transport or planting handling of the same.
6. All work by the Landscape Contractor shall be performed in a professional and sound manner in accordance with established standards of landscape installation practices and workmanship.
7. Landscape Contractor is responsible for verifying plant quantities prior to bidding. Quantities shown in the plans may vary due to actual site scale, job conditions, etc... Landscape Architect assumes no responsibility for the actual plant count necessary for the successful completion of the project, if applicable.
8. Landscape Contractor and his subcontractors shall be licensed and insured as required by the municipality, county, state or any other governmental agency requiring a license or insurance in order for the Landscape Contractor to perform his work.
9. All work shall conform to Miami-Dade County's landscape ordinance Chapter 18A, ordinance # 98-13, and any other municipal landscape ordinance in effect at the project's location, including street trees.
10. Landscape Contractor is required to procure and obtain any necessary permits applicable for the successful completion of this project, if applicable.
11. Landscape material shall not be allowed to grow in such a manner as to impede streetfront triangle of visibility to property owner or neighbors, so as to materially impede vision between a height of 3 feet and 8 feet.
12. Landscape Contractor shall call Sunshine State One Call Center of Florida at 1-800-432-4770 (Toll Free) 48 hours before digging.
13. Landscape Contractor is responsible for inspecting the site and physically observing all the site conditions prior to entering into Agreements or Contract with Owner. Landscape Contractor shall coordinate his work with the General Contractor of Construction Manager in such a manner as to allow for a speedy and orderly completion of all work on the site.
14. Any excess soil, landscape materials and debris from the landscape Contractor's work shall be removed from the site immediately upon completion of his work.
15. Landscape Contractor shall coordinate the proposed planting in the Planting Plan with the work required in relocating and removal of trees in sheet L-1 (Existing Trees).
16. One year warranty.



1-3 (2" cal. and over) LARGE TREE / PLANTING DETAIL



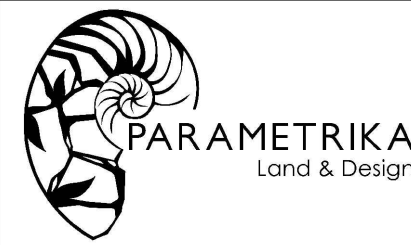
1-6 SHRUB / GROUND COVER SPACING PLANTING DETAIL

TREES & PLANTING TO BE PRESERVED NOTES

TREE AND PALM TRANSPLANTING NOTES:

1. Certified arborist is to be hired to supervise and direct all phases of transplanting trees and palms.
2. Trees to be relocated shall be root pruned a minimum of eight weeks prior to transplanting. Landscape Contractor shall maintain transplanted materials during construction period by watering, moving, spraying, fertilizing, and pruning.
3. Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All utility companies and/or the General Contractor shall be notified to verify locations prior to digging. Utility trenching is to be coordinated with the Landscape prior to beginning of project. The Owner and Landscape Architect shall not be responsible for damage to utility or irrigation lines.
4. The Landscape Contractor shall comply with all local and State codes and shall be responsible for obtaining all applicable permits.
5. The Landscape Contractor shall regularly inspect the relocated materials to ensure compliance with standard horticultural practices.
6. The Landscape Contractor is responsible for guaranteeing the transplanted trees and palms for a period of one year. At the time of the final inspection all transplanted trees and palms that are not health growing condition shall be replaced by the Landscape Contractor.
7. Root Pruning and Transplanting Operations: The Landscape Contractor shall take all precautions to minimize shock of root pruning and transplanting in accordance with standard arboriculture procedures including:
 - A. The diameter of the root-pruning or transplanting circle shall be at a distance away from the trunk equal to 12 times each inch of trunk diameter at breast height.
 - B. All small roots shall be cleanly cut with a sharp spade, a clean saw or chainsaw depending on the size of the root.
 - C. Trees shall not be pruned at transplanting to compensate for root loss. Any trimming required shall be as per the International Society of Arboriculture Timing Standards.
 - D. For all palms except Sabal palmetto, the lower fronds shall be pruned leaving 9-11 fronds that can be tied without an extensive amount of weight that may damage the heart of the palm. The Sabal palmetto shall have all fronds cut without damaging the bud.
 - E. After root pruning trees, backfill roots to original existing grade with existing soil free of any deleterious material to root growth.
 - F. Provide a minimum of 3" mulch over backfill area to prevent weed growth, conserve moisture and prevent evaporation. Keep mulch 6" away from the trunk.
 - G. Provide tree protection as per Tree Protection Detail to ensure that the tree or root system is not damaged during the root-pruning period.
 - H. After root pruning, during root regeneration period trees shall be watered as per standard horticultural practices.
 - I. Immediately prior to transplanting tie the branches of the tree up to avoid damage.
 - J. The root ball shall be wrapped with burlap to protect the soil around the roots and protect the roots from drying out at time of moving from the hole.
 - K. Finish cutting of root ball for transplanting.
 - L. Transplanting must occur within 24 hours after being dug for relocation. Trees/Palms should be kept in shade and the canopy kept moist.
 - M. Digging and preparation of the new hole for the transplant shall be done prior to removing the tree from the existing location.
 - N. The depth of the new hole shall be minimum equal to the depth of the root ball and the width shall be minimum equal to three times the width of the root ball. The Landscape Contractor is to verify that all new holes have appropriate percolation. Landscape Contractor is to report to the Landscape Architect if water percolation does not meet requirements for healthy plant growth.
 - O. Trees and palms shall be lifted from the ground with heavy equipment designed specifically for tree relocation so that the trunk and crown is not impacted and damaged by the equipment.
 - P. The slings used to lift the trees and heavy weight palms shall be non-binding nylon type slings that are wrapped around the root ball to support the weight of the tree and prevent the tree from being damaged by the sling. Slings shall not be solely wrapped around the trunk of the tree that can cause damage, girdling and result in decline and death of the tree.
 - Q. The slings used to lift the lighter weight palms shall be non-binding nylon type slings that are wrapped around the trunk to support the weight of the palm. Padding the sling may be necessary so that the trunk or 'boots' are not damaged.
 - R. Tree should be planted 2" max higher than their original planting level prior to relocation. Palms shall be planted at the same elevation prior to relocation. The tree and palm shall be centrally positioned in the planting hole and set straight, plumb or normal to the planting pattern prior to transplanting.
 - S. The trees and palms shall be backfilled with existing soil free of deleterious material to plant growth.
 - T. Trees and palms shall be deep root watered to eliminate air pockets in the backfill mix prior to mulching.
 - U. A 4" saucer shall be created around the edge of the planting hole to help hold water, see planting detail for additional information.
 - V. Provide a minimum of 3" layer of mulch over saucer and backfill area outside saucer to prevent the weed growth, conserve moisture, and prevent evaporation. Keep mulch 6" away from the trunk.
 - W. Install tree and palm bracing as per attached details, to ensure stability of tree and palm during time period to and after transplanting, stake trees and palms after transplanting only is required to keep them stable.
 - X. Over the guarantee period the Landscape Contractor is responsible for resetting any trees/palms that are not vertical when caused by winds less than 75 MPH.
 - Y. After transplanting trees and palms, the Landscape Contractor shall be responsible for obtaining water and watering to maintain soil moisture during the guarantee period at a minimum of:
 - First month - Daily; Second month - 3 times per week; Third and Fourth month - 2 times per week; Last Eight months - 1 time per week. For trees over 6" in caliper at the time of planting, the schedule should be: First 6 weeks - Daily; from 1.5 months to 6 months 3 times per week, last 6 months - 1 time per week.

PARAMETRIKA LAND & DESIGN
Gabriela Albanoz
Valeria Quintanilla LA6667640



1060 95th St
1060 95TH STREET
BAY HARBOR ISLAND, FL 33154

SHEET TITLE
Landscape details and notes

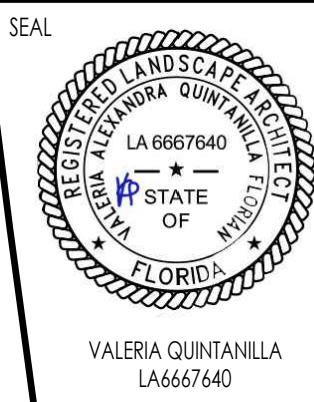
ISSUE DATE
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DESIGN
GA

DRAWN
TY

SCALE
N/A



SHEET NUMBER

L-103



Bursera simaruba



Chrysophyllum
oliviforme



Plumeria rubra



Cycad revoluta



Rhaps excelsa



Serenoa repens



Serenoa repens
(Silver)



Thrinax radiata



Alpinia purpurata



Cotoneaster
dammeri



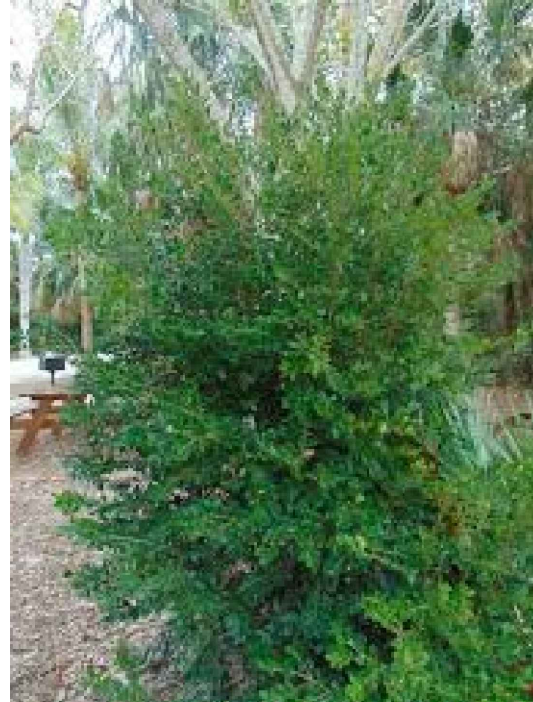
Crinum asiaticum



Chrysobalanus icaco
'Green'



Dietes iridoides



Eugenia foetida



Hamelia patens



Mussaenda
erythrophylla



Myrcianthes
frangans



Philodendron
Burle Marx



Philodendron Red
Congo



Philodendron
xanadu



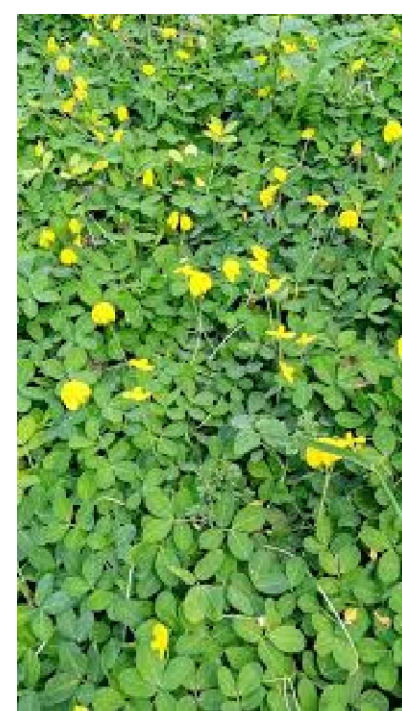
Podocarpus
macrophyllus



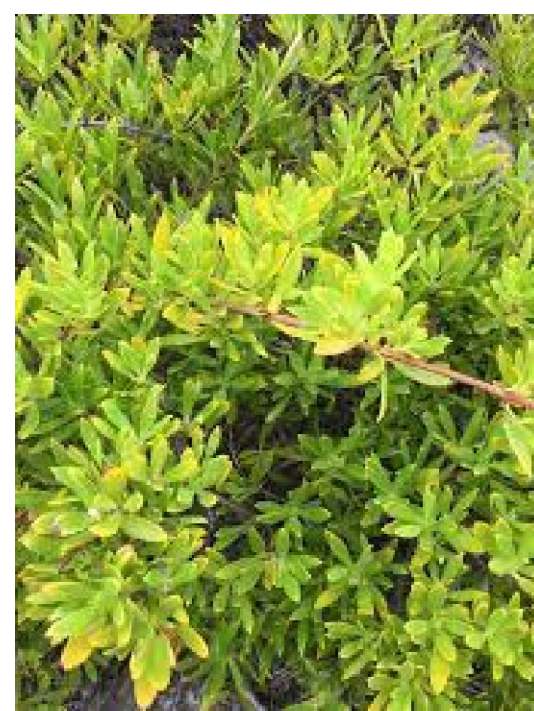
Microsorium
scolopendrium



Spartina bakeri



Arachis
glabrata



Ernodea littoralis
Sw.

PARAMETRIKA LAND & DESIGN
Gabriela Albornoz
Valeria Quintanilla LA6667640



1060 95th St
1060 95TH STREET
BAY HARBOR ISLAND, FL 33154

SHEET TITLE
Plant material

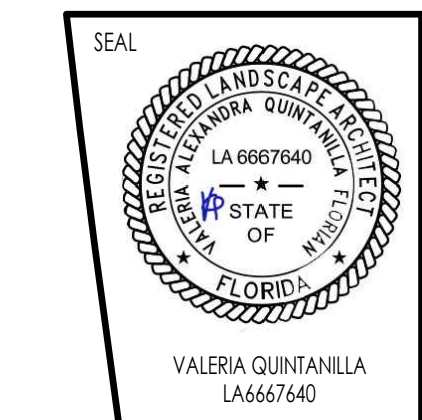
ISSUE DATE
07/26/2023

REVISION
July 2023

DESIGN
GA

DRAWN
TY

SCALE
N/A



SHEET NUMBER
L-104

AGENDA ITEM REPORT

May 7, 2024

ITEM NUMBER: 3.

ITEM: Request for approval for an exterior renovation to a single-family home for “Ian Perchik & Nicole Birmaher” located at 10240 East Broadview Drive, Lot 1 of Block 24. The owners are proposing to remodel the exterior and interior of an existing single-family home. The proposed renovations will consist of removing the existing circular driveway with a new rectangular 2 car driveway. As to the facade changes, all windows & doors will be changed to a modern impact design. The existing veneer cladding on the eastern facade (front elevation) will be removed with a new stucco finish. Enclosed please find the site plan and elevations. (Item #3)

DESCRIPTION:

RECOMMENDED ACTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1.	BHI 10240 EBVD SFR DRB Staff Report April 29 2024
2.	10240 E BRDV DRIVE DRB SET 5.7.2024

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

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

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

Date: April 29th, 2024

Subject: Existing Single-Family Residence – Renovations (Exterior & Interior)
10240 East Broadview Drive
Bay Harbor Islands Acct. No.: SPR24-000006
MMPA Acct. No.: 01-0702-1187

RECOMMENDED ACTION

MMPA recommends the Design Review Board review the contents of this staff report, the latest revised Site Development Plans (signed & sealed dated 4/12/24) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications as deemed appropriate and/or with conditions, to allow for substantial renovations of an existing 2,961+/- sq. ft. single-family house located at 10240 East Broadview Drive.

GENERAL PROJECT INFORMATION

Land Use Designation:	L – Low Density Residential
Zoning District:	RD Single-Family District
General Location:	10240 East Broadview Drive
Legal Description:	Lot 1, Block 24, "Bay Harbor Island" subdivision, according to the Plat thereof, as recorded in Plat Book 46, on Page 5 of the public records of Miami-Dade County.

PROJECT DESCRIPTION

The project architect, Kaller Architecture, as agent for the property owners, Ian Perchik & Nicole Birmaher, has submitted an application for substantial exterior & interior renovations to an existing interior (non-waterfront) corner lot single-family residence located at 10240 East Broadview Drive. The existing one-story single-family residence is about 2,961 square feet according to the MDPA website / plan information.

**Town of Bay Harbor Islands
Design Review Board Staff Report
Existing Single-Family Residence – Renovations (Exterior & Interior)
10240 East Broadview Drive
April 29th, 2024
Page 2**

According to the MDPA website the existing home / site improvements was built in 1955 and has 4 Bedrooms & 3 Bathrooms (includes a Maid's Room). The Town's 2006 Historic Structure Survey notes the site was built in 1950 and has a "Ranch" architectural style (Site DA10401). The house does not have an interior parking garage nor a swimming pool. There are two existing outdoor concrete decks / terraces (one on west side yard / one at NE corner) that will remain but be updated. There is an existing circular driveway along the East Broadview Drive (EBVD) frontage that will be removed / replaced. The proposed renovations are extensive including many interior room layout modifications that will again result in 3 Full Bedrooms and 2 Full Bathrooms at the southern portion of the home. The center portion of the home will have a Family Room and formal Living Room, and a new Powder Room. The northern portion of the home will have a new larger kitchen area, a new Breakfast Room, new Office, and a remodeled Maid's Room & Bathroom. The existing circular driveway along EBVD will be removed and a new decorative rectangular 2-car driveway is proposed, plus a new adjoining 4' wide walkway. As is common on the West Island there are paved roadway swales adjoining the site for overflow parking that will remain. The site has a large amount of landscaped open space (53% vs. min. 35% required) that will remain. As to the exterior façade changes, all of the doors & windows will be changed out to a modern impact design, including several relocated / size alterations, that cause the DRB to review this major renovation (Res. #1077). There is some existing brick veneer cladding on the eastern façade (front elevation) that will be removed per the plans (new stucco finish). The overall height of the one-story house structure will be about 9.0' to the roof tie beam and about 14' to the top of the highest sloped roof ridge (max. allowed 25' above BFE + 1' FBC Freeboard within the RD Single-Family District). The existing site landscaping is somewhat deficient and will be brought up to current code requirements and meets the Miami-Dade Countywide Landscape Code requirements and Town Supplemental Landscape Code requirements including for the use of native / drought tolerant plant materials.

COMPREHENSIVE PLAN / ZONING

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

Land Development Regulations / Zoning Code –The property has a Zoning Classification of RD Single Family Zoning District. The proposed use and density of the property is consistent with this zoning classification. The following Zoning and Planning sections of the Code apply to this proposal: Section 23-3 (Use Regulations RD Single-Family District), Section 23-9 (Minimum Size of Living Units), Section 23-10 (Minimum Size of Building Lot), Section 23-11(A) (Land Development Regulations RD Single-Family Area) and Section 23-12 (Land Development Regulations General Provisions). In addition, the Town has separate regulations for landscaping, driveways and building material regulations.

PLATTING

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

SUMMARY / RECOMMENDED CONDITIONS

The latest revised Site Development Plans submitted for numerous “substantial” exterior & interior renovations to an existing interior (non-waterfront) corner lot single-family residence now meet or exceed all Town Land Development requirements. The applicant submitted plans that were reviewed and commented on by Town staff / MMPA, and all previous comments / issues have been addressed by the current plans.

The following condition of approval is recommended:

- 1) This approval is based on the latest revised plans prepared by Kaller Architecture last dated April 12th, 2024, with any modifications required by the Design Review Board. Any future modifications required 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.



SHALL HAVE NO OPENING INTO THE GARAGE. IF OPENINGS ARE NECESSARY THEN PROVIDE FIRE DAMPERS WHERE NEEDED.

35. FIREPROOFING: FIRESTOPPERS ARE REQUIRED IN ACCORDANCE WITH FBC R315. EVERY SEPARATE BLD'G OR AN ADDITION TO AN EXISTING BLD'G FOR WHICH A PERMIT FOR NEW CONSTR. CIT'ION IS ISSUED AND HAVING A FOSIL E- BL'D'G: RINGING HEAR OR APPLIANCE, A FIREPLACE, AN ATTACHED GARAGE, OR A CHIMNEY, SHALL BE CONSIDERED A FIRESTOPPING ELEMENT THAT EMITS CARBON MONOXIDE AS A BYPRODUCT OF COMB. ITION SHALL HAVE AN OPERATIONAL CARBON MONOXIDE ALARM INSTALLED WITHIN 10 FEET OF EACH ROOM WITH SLEEPING P. POSSES.

MOLD MITIGATION

1. THE GENERAL CONTRACTOR SHALL TAKE MEAS. RES TO DELIVER TO THE OWNER A CATION: O'S WATER TIGHT BLD'G ENVELOPE WHICH WILL PROVIDE A SOLID BARRIER TO WATER ENTRY.

2. PROVIDE VENTS AT MASONRY SYSTEM WHICH MAY COLLECT MOISTURE TO THE BLD'G D'RING CONSTR. CIT'ION.

4. GENERAL CONTRACTOR SHALL COMPLETE AND SEAL THE BLD'G ENVELOPE PRIOR TO INSTALLING WALLBOARD OF ANY FINISH MATERIAL.

5. GENERAL CONTRACTOR SHALL ESTABLISH A PROOCED- RES TO PROVIDE, DELIVER AND STORE MATERIALS SO AS TO PREVENT WATER DAMAGE. ALL MATERIALS SHALL BE INSPECTED FOR WATER DAMAGE PRIOR TO BEING USED.

6. THE CONTRACTOR SHALL TAKE REASONABLE STEPS TO MAINTAIN EFFECTIVE DRY IN CONDITIONS DURING THE "CONTROLLED" PHASE OF CONSTR. CIT'ION.

7. GENERAL CONTRACTOR SHALL ESTABLISH A PROOCED- RES TO INSURE SURFACES ARE DRY AND - EXPOSED TO SO- RICES OF HIGH HUMIDITY

8. PRIOR TO COVERING THEM WITH FINISH MATERIALS.

9. THE CONTRACTOR SHALL ESTABLISH A PROTOCOL FOR DEALING WITH ANY LARGE AND - UNEXPECTED WATER INTR- SION INTO COMPLETED PORTIONS OF THE BLD'G.

10. UPON COMPLETION OF CONSTR. CIT'ION, THE GENERAL CONTRACTOR SHALL DELIVER TO THE OWNER ALL AVAILABLE MATERIAL, INCL. DING B-T NOT LIMITED TO MAN- FACT- RERS RECOMMENDATION SO AS TO PROTECT DEVELOPMENT OF A BLD'G LONG- TERM OPERATIONS AND MAINTENANCE PLAN.

11. GENERAL CONTRACTOR SHALL REMOVE COMPLETELY GYP- S: WALL BOARD WHICH BECAME WET OR AND WHICH WILL S- PORT MOLD AND OR MILDW.

AS PER FBC 2023, 103.1, FIRE WALL/FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS SHALL BE IDENTIFIED WITH SIGNS OR STENCILING IN THE CONCEALED SPACE. S.I.CH IDENTIFICATION SHALL:

- a. BE LOCATED WITHIN 15 FEET ±5.2 MM OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET ±9.14 MM MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION.
- b. INCLUDE THE LETTERING NOT LESS THAN 3 INCHES ±76.2 MM IN HEIGHT WITH A MINIMUM 3 INCH ±76.2 MM STROKE IN A CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING, FIRE AND/OR SMOKE BARRIER, PROTECT ALL OPENINGS, OR OTHER WORDING.
- c. PER FBC 2023 SECTION 10-1, WHERE LIVE LOADS WHICH EACH FLOOR OR PORTION OF A COMMERCIAL BUILDING UTILITIES, GARAGE, ETC., HAS BEEN DESIGNED TO EXCEED 50 PSF ±2.4 KPa DESIGN LIVE LOADS SHALL BE POSTED USING RED OR BRIGHT SIGNS.
- d. PER FBC SECTION 901.2 THE APPROVED ADDRESS NUMBERS AND OR LETTERS SHALL BE A MINIMUM OF 4 INCHES HIGH AND MINIMUM OF 0.5 INCHES WIDE INSTALLED ON A CONTRASTING BACKGROUND AND PLAINLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

9. SECTION 1003.5, WHERE A SLOPE IS GREATER THAN 1 VERTICAL IN 20 HORIZONTAL NOTITS 100% 5 PERCENT SLOPE RAMPS COMPLYING WITH SECTION 1012 SHALL BE USED WHERE THE DIFFERENCE IN ELEVATIONS IS 1 INCHES OR LESS THE RAMP SHALL BE EQUIPPED WITH EITHER HANDRAILS OR FLOOR FINISH MATERIALS THAT CONTRAST WITH ADJACENT FLOOR FINISH MATERIALS.

INCORPORATING THE SUGGESTED WALKING, FIRE AND/OR SMOKE BARRIER, PROTECT ALL OPENINGS, OR OTHER WORKING.

□ PER FBC SECTION 101.1, WHERE LINE LOADS WHICH EACH FLOOR OR PORTION OF A COMMERCIAL BUILDING UTILITIES, GARAGE, ETC.: HAS BEEN DESIGNED TO EXCEED 50 PSF: SUCH DESIGN LIVE LOADS SHALL BE POSTED USING DANGER SIGNS.

□ FBC SECTION 501.2 THE APPROXIMATE ADDRESS NUMBERS AND OR LETTERS: SHALL BE A MINIMUM OF 4 INCHES HIGH AND MINIMUM OF 0.5 INCHES WIDE INSTALLED ON A CONTRASTING BACKGROUND AND PLAINLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

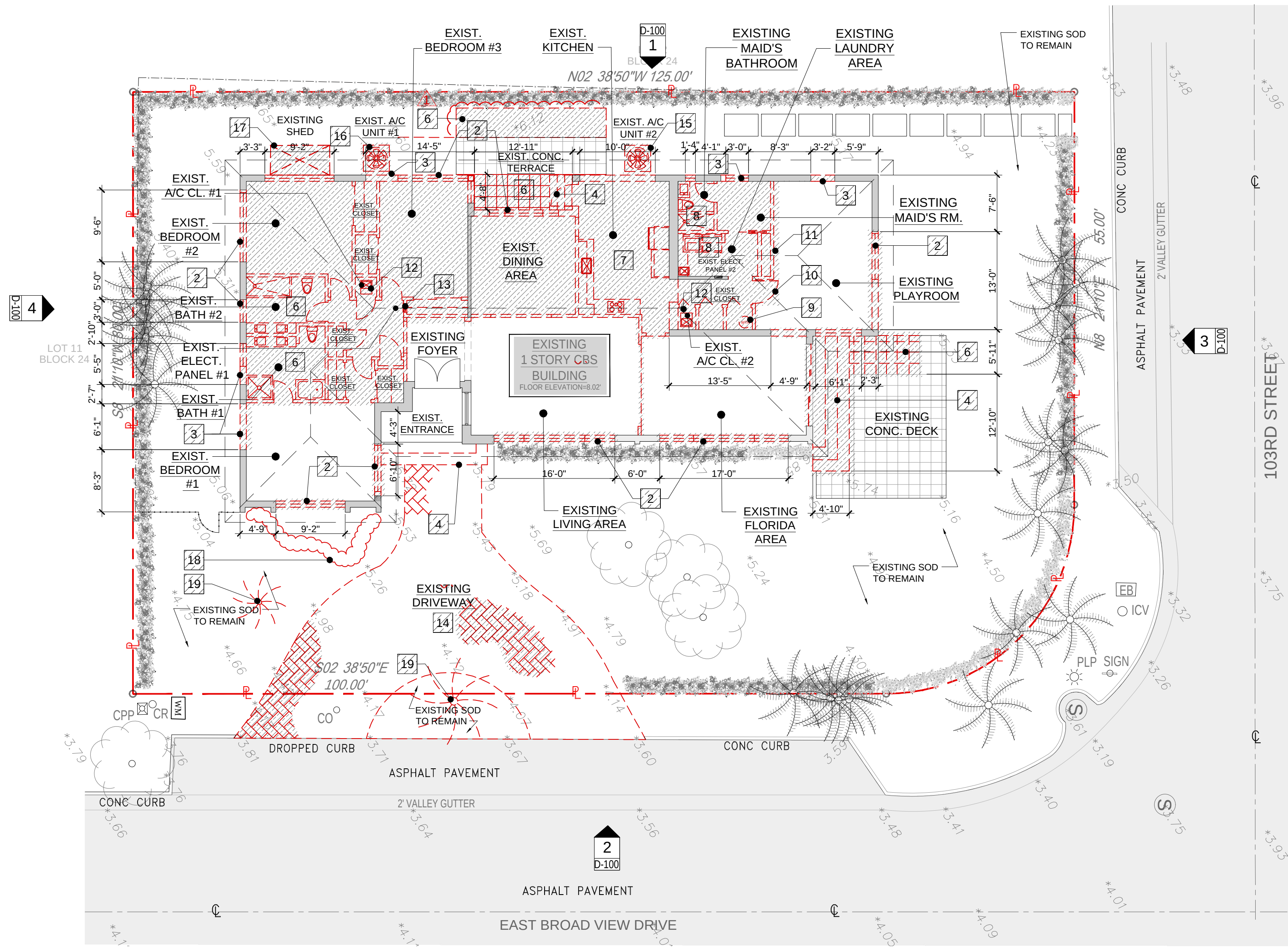
9. SECTION 1003.5, WHERE A SLOPE IS GREATER THAN 1 VERTICAL IN 20: NOTITS HORIZONTAL 5 PERCENT SLOPE: RAMPS COMPLYING WITH SECTION 1012 SHALL BE USED. WHERE THE DIFFERENCE IN ELEVATIONS IS 6 INCHES OR LESS THE RAMP SHALL BE EQUIPPED WITH EITHER HANDRAILS OR FLOOR FINISH MATERIALS THAT CONTRAST WITH ADJACENT FLOOR FINISH MATERIALS.

10. PROVIDE MEANS OF EGRESS ILLUMINATION PER 2020 FBC SECTION 100.1, 100.1.1, 100.3.3.3.1

11. FBC SECTION 1011.1: THE STAIRWAY WALKING SURFACE OF TREADS AND LANDINGS SHALL NOT BE SLOPED STEEPER THAN 1 VERTICAL IN 4: NOTITS HORIZONTAL 2 PERCENT SLOPE IN ANY DIRECTION.

12. FBC SECTION 1015.3 REQUIRES: STAIRS NOT LESS THAN 42 INCHES HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS.

13. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT IN ACCORDANCE WITH 2023 FBC SECTIONS 1205.2, 1205.2.1 AND 1205.2.2 OR PROVIDED WITH ARTIFICIAL LIGHTING SECTION 1205.3.1 AT 10 FOOT CANDLES 10 FCX OVER THE AREA OF THE ROOM AT A HEIGHT



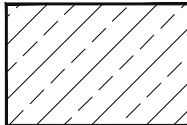
DEMOLITION SITE PLAN
3/32" = 1'-0"

1 REAR- FRONT ELEVATION
3/16" = 1'-0"

2 DEMOLITION- FRONT ELEVATION
3/16" = 1'-0"

4 DEMOLITION- LEFT ELEVATION
3/16" = 1'-0"

3 DEMOLITION- RIGHT ELEVATION
3/16" = 1'-0"

SCOPE OF WORK LEGEND		DEMOLITION GENERAL NOTES:	
	EXISTING AREA TO BE DEMOLISHED	- THE EXTENT OF THE DEMOLITION WORK IS TO SHOW ON THE DEMOLITION DRAWING AND REFERRED TO IN ALL DRAWINGS. DEMOLITION INCLUDES THE COMPLETE REMOVAL OF PORTIONS OF THE BUILDING AS INDICATED, AND ALL MISCELLANEOUS DAMAGED PORTIONS OF THE BUILDING AS REQUIRED TO MEET SPECIFICATIONS AND DRAWINGS REQUIREMENTS. EXISTING PLUMBING AND ELECTRICAL LINES TO BE REMOVED OR CONCEALED BY EXISTING STRUCTURE AND NEW WORK SHALL BE FULLY DE-ACTIVATED. - REMOVE ALL DEMOLITION MATERIALS AND DEBRIS FROM THE CONSTRUCTION SITE. - ALL EXISTING EXPOSED SURFACES THAT ARE TO REMAIN IN PLACE THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AS REQUIRED TO MATCH EXISTING UNDAMAGED SURFACES. - ARRANGE WITH UTILITY COMPANIES FOR THE DISCONNECTION OF SERVICES AND REMOVAL FITTINGS AND EQUIPMENT BEFORE STARTING DEMOLITION WORK. - PROTECT PARTS OF THE EXISTING WORK SCHEDULED TO REMAIN. CUT AWAY CAREFULLY THE PARTS TO BE DEMOLISHED TO REDUCE THE AMOUNT OF NECESSARY REPAIRS. - SECURE OWNER'S EXISTING PROPERTY TO BE SALVAGED. COORDINATE THOSE ITEMS WITH THE OWNER. - SHORE, BRACE AND SECURE STRUCTURAL ITEMS TO REMAIN BEFORE DEMOLITION. - REMOVE ANY AND ALL NECESSARY EXISTING CONCRETE SLABS TO ACCOMMODATE NEW PLUMBING LINES, COLUMNS, FOUNDATIONS & OTHER STRUCTURAL ITEMS IN COORDINATION WITH THESE DRAWINGS.	
	EXISTING AREA TO REMAIN		
DEMOLITION NOTE:			
	1 REMOVE EXISTING EXTERIOR DOOR, FRAME AND HARDWARE AS NOTED.		9 REMOVE WATER HEATER TANK
	2 REMOVE WINDOW AND FRAME AS NOTED.		10 REMOVE INTERIOR DOOR, TYP
	3 REMOVE EXISTING PORTION OF EXISTING WALL AS DIMENSIONED ON PLAN		11 REMOVE PARTIAL PARTITION WALL, TYP.
	4 REMOVE CONCRETE STEPS AS NOTED.		12 REMOVE AND RELOCATED A/C UNIT AND WATER HEATER
	5 NOT USED		13 REMOVE AND RELOCATED ELECTRICAL PANEL # 1
	6 REMOVE AND DISCARD EXISTING PARTIAL CONCRETE SLAB & FIN. FLOOR.		14 REMOVE EXISTING DRIVEWAY AND WALKWAY AS PER NEW FINISH
	7 EXISTING BATHROOM TO BE DEMOLISHED		15 REMOVE AND RELOCATED EXISTING A/C COMPRESSOR
	8 EXISTING KITCHEN TO BE DEMOLISHED		16 REMOVE AND REPLACED EXISTING A/C COMPRESSOR
	9 AT EXISTING MAIDS / LAUNDRY REMOVE AND DISPOSE OF EXISTING PLUMBING REMOVE AND DISPOSE OF EXISTING PLUMBING FIXTURE. CAP ALL EXISTING PLUMBING LINES. STORE/DISPOSE AS PER OWNER DIRECTIONS. ALL PLUMBING FIXTURE CONNECTING TO EXISTING PLUMBING LINE .		17 REMOVE ABANDONED SHED AS NOTED IT
			18 REMOVE AND RELOCATED EXISTING PLANTER
			19 REMOVE AND RELOCATED EXISTING PALM TREE

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PRIVATE RESIDENCE
10240 E BROADVIEW DR
BAY HARBOR ISLANDS, FL 33154

DEMOLITION PLAN
AND ELEVATIONS

REVISIONS

No.	DATE	DESCRIPTION
04.18.24	PLANNING & ZONING COMM.	

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PROJECT No.: 23093
DATE: 02.02.24
DRAWN BY: FT
CHECKED BY: JBK

SHEET

D-100



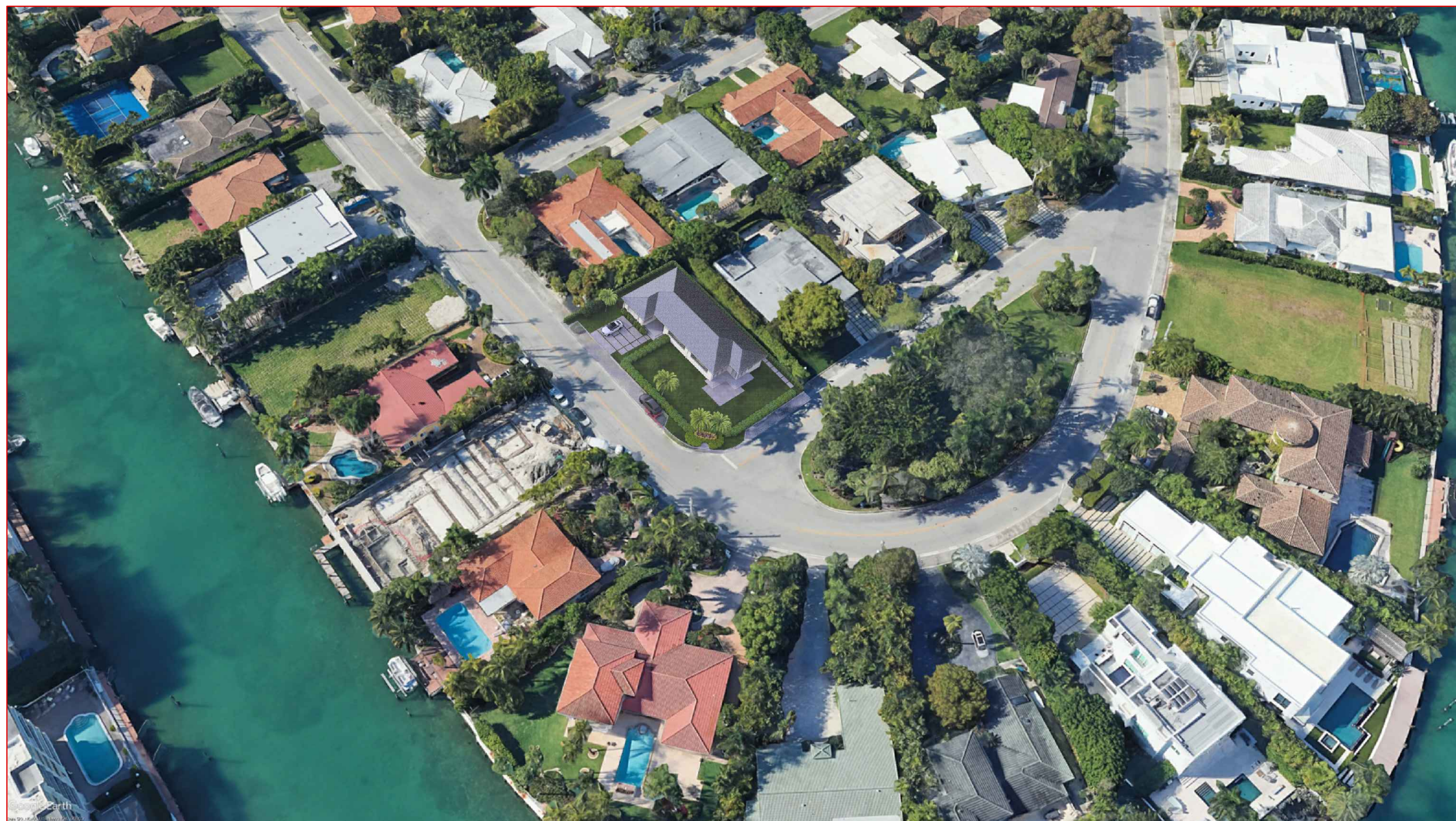
1 AERIAL VIEW RENDERING - NORTHEAST
N.T.S.



3 AERIAL VIEW RENDERING - SOUTHWEST
N.T.S.



2 AERIAL VIEW RENDERING - NORTHEAST
N.T.S.



4 AERIAL VIEW RENDERING - NORTHEAST
N.T.S.



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SEAL

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PROJECT TITLE
PARTIAL INTERIOR RENOVATION AND NEW ADDITION FOR :
PRIVATE RESIDENCE
10240 E BROADVIEW DR
BAY HARBOR ISLANDS, FL 33154

SHEET TITLE
**AERIAL VIEW
RENDERING**

REVISIONS		
No.	DATE	DESCRIPTION
1	04.18.24	PLANNING & ZONING COMM.

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1 SHEET
A-001

NEW SHEET



1 STREET EAST VIEW RENDERING
N.T.S.



3 STREET EAST VIEW RENDERING
N.T.S.



2 STREET NORTHEAST VIEW RENDERING
N.T.S.



4 STREET NORTHEAST VIEW RENDERING
N.T.S.



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PROJECT TITLE
PARTIAL INTERIOR RENOVATION AND NEW ADDITION FOR :
PRIVATE RESIDENCE
10240 E BROADVIEW DR
BAY HARBOR ISLANDS, FL 33154

SHEET TITLE
**STREET VIEW
RENDERING**

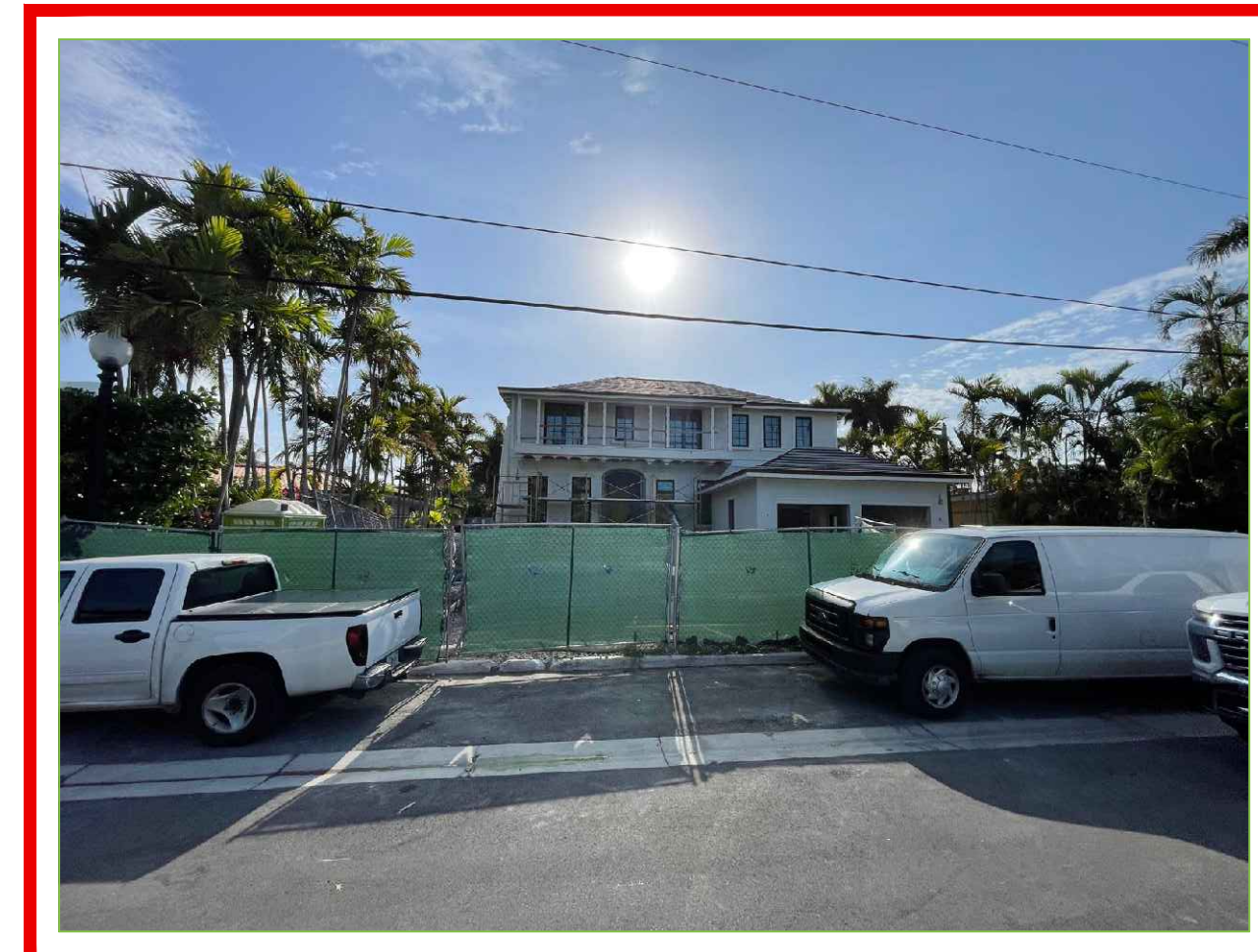
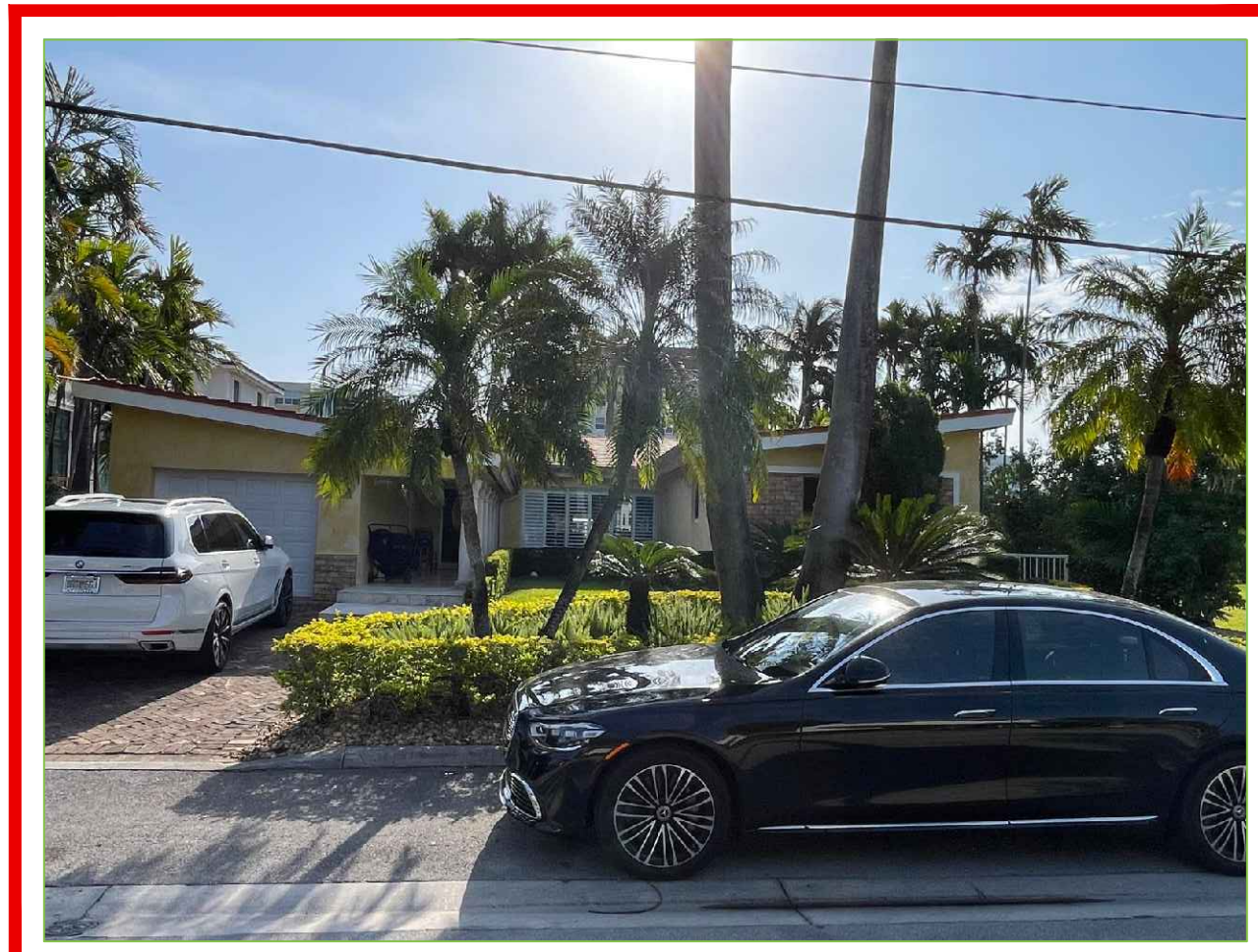
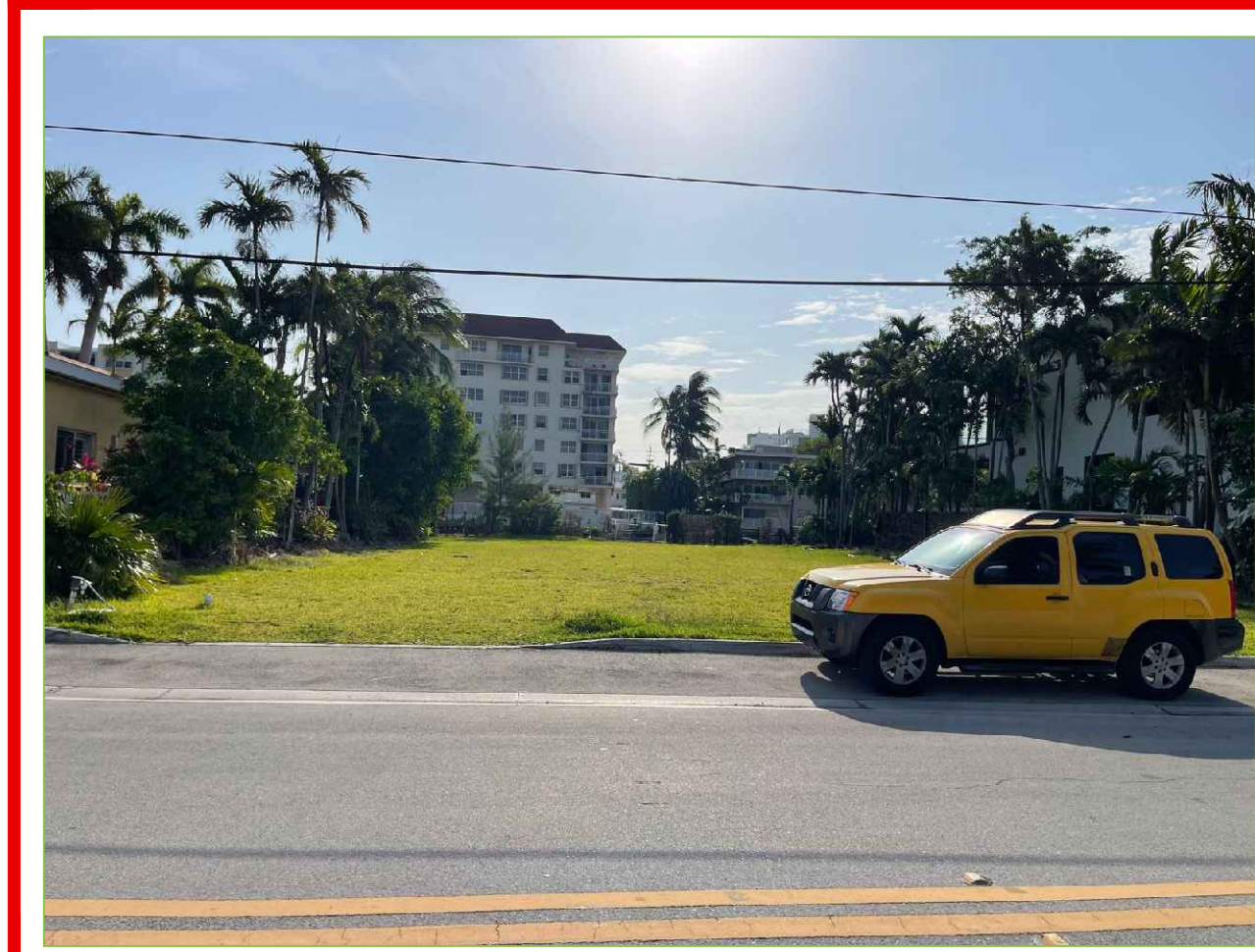
REVISIONS		
No.	DATE	DESCRIPTION
1	04.18.24	PLANNING & ZONING COMM.

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1 SHEET
A-002

NEW SHEET



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SEAL

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PROJECT TITLE
PARTIAL INTERIOR RENOVATION AND NEW ADDITION FOR :
PRIVATE RESIDENCE
10240 E BROADVIEW DR.
BAY HARBOR ISLANDS, FL 33154

SHEET TITLE
**EXISTING STREET
VIEW PHOTOGRAPHS**

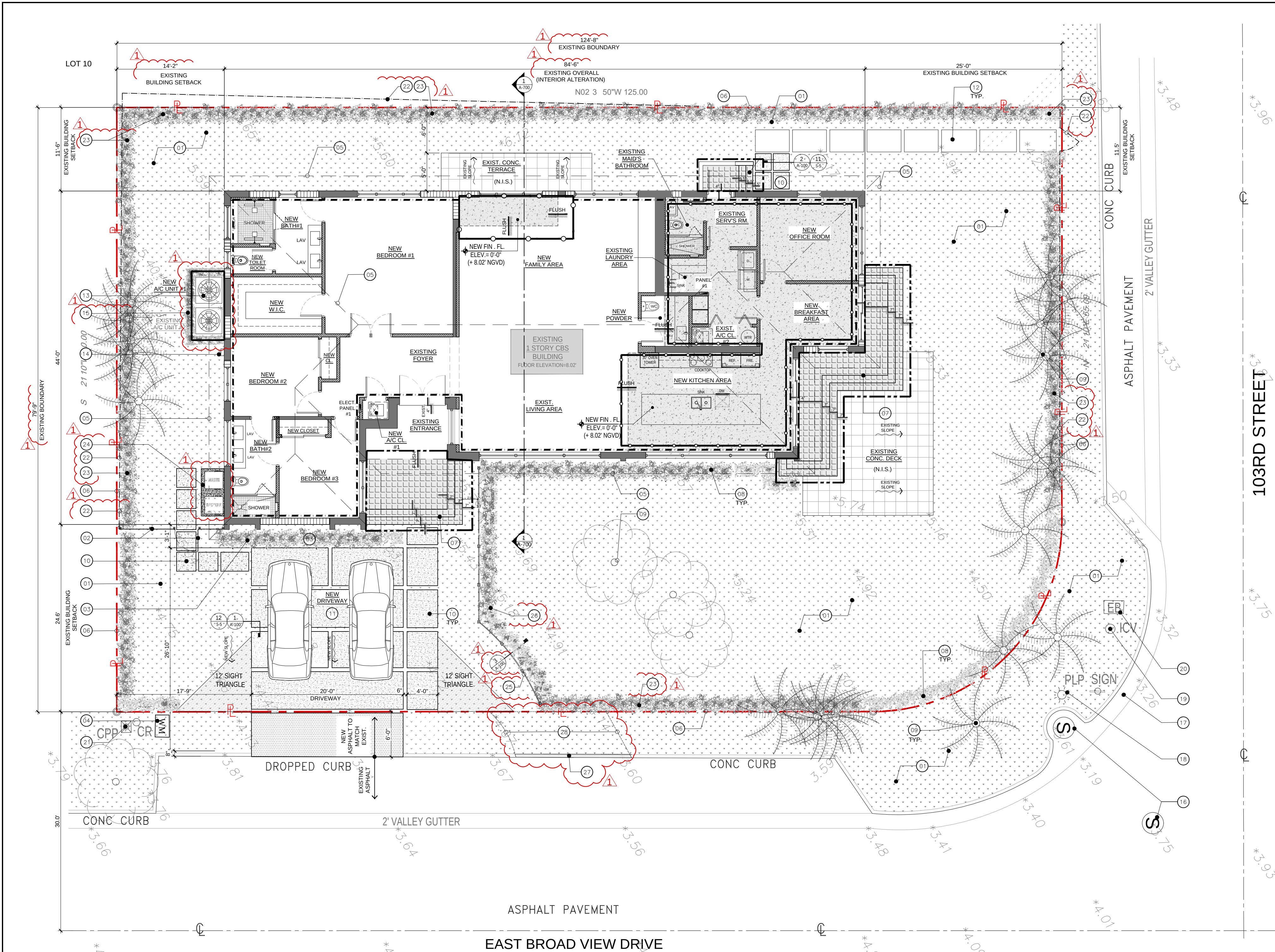
REVISIONS		
No.	DATE	DESCRIPTION
1	04.18.24	PLANNING & ZONING COMM.

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1 SHEET
A-003

NEW SHEET



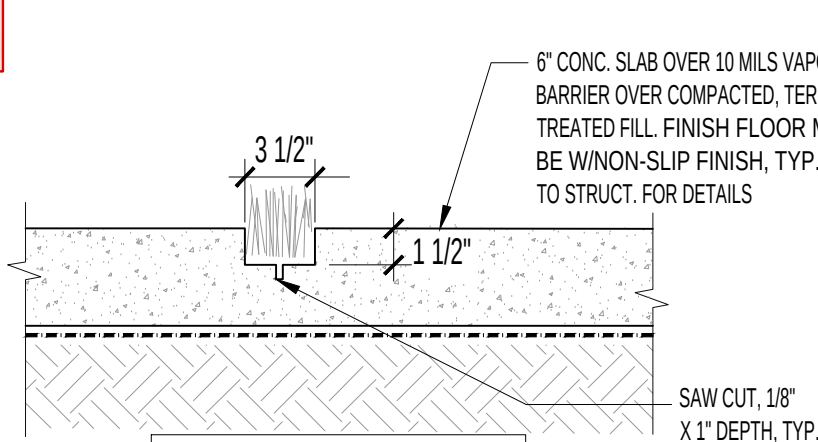
PROPOSED SITE PLAN
1/8" = 1'-0"



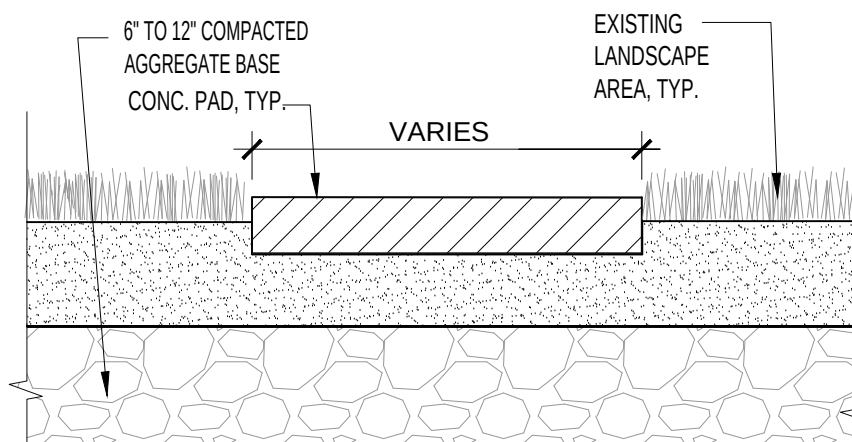
CONCRETE DRIVEWAY WITH ARTIFICIAL GRASS



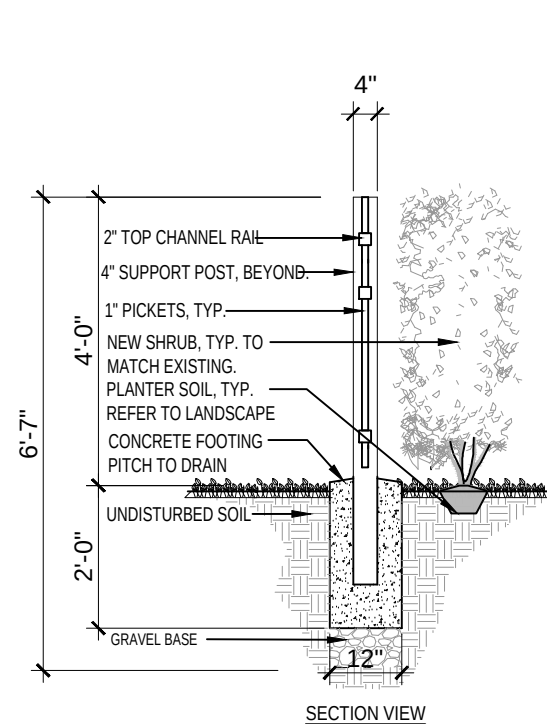
COLOR : DOLPHIN GREY



REFER TO STRUCT. DRAWINGS FOR ADDITIONAL INFORMATION. G.C. TO PROVIDE PRODUCT DATA SHEET AND SAMPLES FOR REVIEW AND APPROVAL.



REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION



FENCE SYSTEM UNDER SEPARATE PERMIT. CONTRACTOR TO SUBMIT SHOP DRAWINGS WITH PRODUCT CONTROL APPROVAL TO ARCHITECT AND BUILDING DEPARTMENT FOR REVIEW AND APPROVAL.

1 CONC. DRIVEWAY DETAIL

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

2 CONC. PAD DETAIL

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

3 FENCE DETAIL

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

SITE PLAN LEGEND

	NEW CONCRETE SLAB, REFER TO STRUCTURAL FOR DTL.		EXISTING WALL TO REMAIN
	DECORATIVE DRIVEWAY, 6" CONCRETE SLAB AT DRIVEWAY, OVER VAPOR BARRIER, COMPACTED, TERMITE TREATED FILL. FINISH FLOOR MUST BE WINON-SLIP FINISH, TYP. REFER TO STRUCTURAL.		8' M U WALL, REFER TO STRUCT. DRAWINGS FOR DETAILS
	SOD / PLANTER AREA TO REMAIN (NOT UNDER SCOPE OF WORK)		PARTITION WALL, TYP.
	EXISTING CONCRETE DECK TO REMAIN (NOT UNDER SCOPE OF WORK)		EXISTING SLOPE
	EXISTING DOOR/FENCE TO REMAIN (NOT UNDER SCOPE OF WORK)		PROPOSED GRADING ELEVATIONS, REFER TO CIVIL PLAN FOR DETAILS
	12' SIGHT TRIANGLE		NEW CONCRETE COLUMN, SEE STRUCTURAL FOR DTL.
			NEW IN FILLED CELL ADJACENT, SEE STRUCTURAL FOR DTL.
			EXISTING PROPERTY LINE
			NOTE: CONTRACTOR SHALL VERIFY ALL INFORMATION SHOWN ON THESE PLANS, INCLUDING ALL EXISTING SITE CONDITIONS, PRIOR STARTING ANY WORK IF THERE ARE ANY DISCREPANCIES WITH THESE PLANS, ARCHITECT/ENGINEER OF RECORD MUST BE INFORMED IMMEDIATELY.

SCOPE OF WORK LEGEND

	INTERIOR REMODELING AS NOTED IT (INTERIOR WORK)
	RELOCATE A/C UNITS COMPRESSOR AS NOTED, BASED FLOOD ELEVATION (8.02' NAVD). FOR STAND EQUIPMENT G.C. TO PROVIDE PRODUCT APPROVAL FOR MIAMI DADE COUNTY, FLORIDA NOA NO. 20-1013.03 (EXTERIOR WORK)
	PROVIDE NEW CONCRETE SLAB TO FLUSH WITH EXISTING AS NOTED. REFER TO STRUCTURAL ENGINEER FOR DETAILS (INTERIOR WORK)
	PROVIDE NEW CONCRETE SLAB STEPS AS NOTED. REFER TO STRUCTURAL ENGINEER FOR DETAILS (EXTERIOR WORK)
	NEW DECORATIVE DRIVEWAY & WALKWAY, 6" CONCRETE SLAB AT DRIVEWAY, OVER VAPOR BARRIER, COMPACTED, TERMITE TREATED FILL. FINISH FLOOR MUST BE WINON-SLIP FINISH, TYP. REFER TO STRUCTURAL. (EXTERIOR WORK)

GENERAL NOTES

- CONTRACTOR SHALL FIELD VERIFY, PRIOR TO CONSTRUCTION, THAT ALL SETBACKS ARE MET AS PER SITE PLAN AND THAT RESIDENCE AND ITS AMENITIES SIT ON SITE EXACTLY AS PER SITE PLAN. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 - PRIOR TO CONSTRUCTION THE CONTRACTOR IS TO NOTIFY THE FOLLOWING LOCAL AGENCIES AND ANY OTHERS SERVING THE AREA:
 - FLORIDA POWER AND LIGHT CO.
 - TELEPHONE AND TELECOMMUNICATIONS CO
 - LOCAL CITY/COUNTY ENGINEERING AND UTILITY DEPARTMENTS
 - F.D.O.T. AS APPLICABLE
 - UNDERGROUND UTILITIES NOTIFICATION CENTER OF FLORIDA (S.U.N.S.H.I.N.E.)
 - ALL CONCRETE SLABS ON GRADE WITH ENCLOSED AIR CONDITIONED SPACES ABOVE ARE TO HAVE A 6 MIL POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6" PLACED BETWEEN THE BOTTOM OF SLAB & THE BASE COURSE OR PREPARED SUBGRADE AS PER FBC R506.2.3
 - ALL DRAINAGE SHALL BE MAINTAINED ON PROPERTY & SHALL NOT DRAIN INTO NEIGHBORING PROPERTIES AND SLOPE GRADE AWAY FROM ALL NEW CONSTRUCTION, REFER TO CIVIL PLANS FOR DETAILS
 - TERMITE PROTECTION SHALL BE PROVIDED BY FLORIDA REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION AS PER SECTION FBC 318:
 - THE BUILDING SHALL HAVE PRECONSTRUCTION TREATMENT AGAINST SUBTERRANEAN TERMITES.
 - THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPT. OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE CONSTRUCTION SOIL TREATMENT.
 - A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY.
 - A CERTIFICATE OF PROTECTIVE TREATMENT FOR PREVENTION OF TERMITES ACCORDING TO FBC SECTION 104.2.6 SHALL BE ACQUIRED
 - AT DRIVEWAY, NOTHING SHALL BE ERRECTED, PLACED, PARKED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER WITHIN A 15'-0" TRIANGLE OF VISIBILITY SO AS TO MATERIALLY IMPEDE VISION BETWEEN A HEIGHT OF 2'-0" AND 8'-0" ABOVE AVERAGE GRADE, MEASURED AT THE DRIVEWAY OR AT THE TRIANGLE OF VISIBILITY AND INTERSECTION
 - UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION, AN ELEVATION CERTIFICATE SHALL BE SUBMITTED (FBC 2023, BUILDING SECTION 110.3)
 - FINAL ELEVATION CERTIFICATE FOR FINISHED CONSTRUCTION MUST BE SUBMITTED BEFORE ANY CO, TCO OR BUILDING FINAL INSPECTION IS ISSUED.
- GREEN BUILDING PRACTICES FROM CITY OF BAY HARBOR ISLANDS ORDINANCE 01-2011-06
- WINDOWS AND GLAZING: LOW E, TINTED DOUBLE GLAZING - U FACTOR 0.65, SHGC 0.44 (REFER TO ENGINEER ENERGY CALC'S FOR DETAILS)
 - DOORS: INSULATED AND FIRE RATED
 - ENERGY STAR ROOFING: SEALOFLEX COOL ROOF - REFLECTO, WHITE
 - PROGRAMMABLE THERMOSTATS
 - DUAL FLUSH TOILETS
 - 80% OF PLANT MATERIAL NATIVE
 - ENERGY EFFICIENT OUTDOOR LIGHTING
 - INSULATED PIPING
 - ENERGY STAR APPLIANCES
 - ONE LOW FLOW SHOWERHEAD
 - ICVENE SOY BASED CLOSED CELL SPRAY INSULATION

KEY NOTES

- | | | | | | |
|--|--|--|--|--|---|
| | EXISTING SOD TO REMAIN | | DECORATIVE DRIVEWAY APPROACH APPROACH 6" CONC. SLAB OVER VAPOR BARRIER, COMPACTED, TERMITE TREATED FILL, FIN. FL. SEE DTL. 1/4-100 REFER TO STRUCTURAL DRAWINGS FOR MORE DTL. | | EXISTING LIGHT POLE, TO REMAIN |
| | EXISTING 5' HT. WOOD FENCE/GATE TO REMAIN, NOT PART OF THE SCOPE OF WORK | | EXISTING CONCRETE PAD TO REMAIN | | EXISTING IRRIGATION CONTROL VALVE, TO REMAIN |
| | NEW PLANTER AS NOTED IT | | ALL ELECTRICAL, MECHANICAL, PLUMBING & FUTURE INSTALLATION OF A STAND BY GENERATOR AS A AUXILIARY MUST BE AT OR ABOVE BASED FLOOD ELEVATION (8.02' NAVD). FOR STAND EQUIPMENT G.C. TO PROVIDE PRODUCT APPROVAL FOR MIAMI DADE COUNTY, FLORIDA NOA NO. 20-1013.03 | | EXISTING ELECTRONIC BOX, TO REMAIN |
| | EXISTING FLORIDA WATER METER TO REMAIN. | | EXISTING FPL METER, REFER TO ELECTRICAL DRAWINGS FOR DETAILS | | EXISTING CONC. POWER POLE, TO REMAIN |
| | EXISTING LINE OF EXISTING ROOF TO REMAIN. | | NEW 36 INCH SHRUBS OR FENCE SCREEN AROUND THE NEW OR RELOCATED MECHANICAL EQUIPMENT, TYP. | | EXISTING 4' HT. CHAIN LINK GATE / FENCE TO REMAIN |
| | LINE OF PROPERTY LINE, TYP. | | EXISTING STORM MANHOLE, TO REMAIN | | EXISTING CONC. POWER POLE, TO REMAIN |
| | PROVIDE NEW CONC. STEPS, FINISH FLOOR MUST BE WINON-SLIP FINISH, TYP. REFER TO STRUCTURAL FOR DTL. | | EXISTING 2' CURB & GUTTER, TO REMAIN | | NEW PICKET ALUM. FENCE AS NOTED, (UNDER SEPARATE PERMIT) |
| | EXISTING PLANTER, TO REMAIN. | | | | NEW SHRUBS FENCE AROUND, TYP. |
| | EXISTING THREE, TO REMAIN, REFER TO EXISTING SURVEY | | | | PROVIDE NEW CONCRETE CURB TO MATCH EXISTING, REFER TO CIVIL DRAWING FOR DETAIL. |
| | NEW CONCRETE PAD, TYP. SEE DTL. 2/SP1.1 | | | | PROVIDED NEW SOD TO MATCH EXISTING, REFER TO LANDSCAPE TO DETAILS |

ALL ELECTRICAL, MECHANICAL AND PLUMBING EQUIPMENT MUST BE AT OR ABOVE BASED FLOOD ELEVATION (8.02' NAVD)

REFER TO LANDSCAPE PLAN FOR PLANT SPECIES, HARDSCAPE DETAILS AND IRRIGATION LAYOUT AND DETAILS

GENERAL NOTE: WINDOWS & DOORS UNDER SEPARATE PERMIT

ALL CONSTRUCTION MATERIAL BELOW BASED FLOOD ELEVATION (8.02' NAVD) AT GARAGE, STORAGE, VESTIBULE AND POOL EQUIPMENT ROOM SHALL BE FLOOD-DAMAGE RESISTANT MATERIAL AND SHALL COMPLY WITH FEMA TECHNICAL BULLETING 22008.

REFER TO CIVIL DRAWINGS FOR DRAINAGE LAYOUT, CALCULATIONS AND DETAILS

ALL ENCLOSED AREAS THAT ARE BELOW BASE FLOOD ELEVATION SHALL ONLY BE USED FOR PARKING, BUILDING ACCESS OR STORAGE

GENERAL NOTE: WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450. INSULATION MATERIALS, FACINGS, VAPOR RETARDERS SHALL HAVE A FLAME-SPREAD CLASSIFICATION NOT GREATER THAN 25 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450.

ROOF SYSTEM AND ROOF WATER PROOFING MEMBRANE UNDER SEPARATE PERMIT. CONTRACTOR TO SUBMIT SHOP DRAWINGS WITH PRODUCT CONTROL APPROVAL TO ARCHITECT AND BUILDING DEPARTMENT FOR REVIEW AND APPROVAL.

DEFERRED SUBMITTALS LIST:

- EXTERIOR DOORS
 - EXTERIOR WINDOWS
 - PICKET FENCE
- NOTES: CONTRACTORS FOR THE ABOVE LISTED ITEMS SHALL SUBMIT PRODUCT APPROVALS (N.O.A.) UNDER SEPARATE PERMIT CONFORMING TO RESPECTIVE SCHEDULES OR TRADE.

SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PARTIAL INTERIOR RENOVATION AND NEW ADDITION FOR:
PRIVATE RESIDENCE
10240 E BROADVIEW DR
BAY HARBOR ISLANDS, FL 33154

PROJECT TITLE

SHEET TITLE

REVISIONS

No.	DATE	DESCRIPTION
1	04.18.24	PLANNING & ZONING COMM.
2		
3		
4		
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DATE: 02.02.24
DRAWN BY: FT
CHECKED BY: JBK

SHEET

A-100



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SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PARTIAL INTERIOR RENOVATION AND NEW ADDITION FOR :

PRIVATE RESIDENCE

10240 E BROADVIEW DR
BAY HARBOR ISLANDS, FL. 33154

PROJECT TITLE

SITE PLAN OPEN AREA CALCULATION

SHEET TITLE

REVIEWS		
No.	DATE	DESCRIPTION
1	04.18.24	PLANNING & ZONING COMM.
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-
9	-	-
10	-	-
11	-	-
12	-	-
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30	-	-
31	-	-

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DATE: 02.02.2

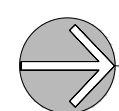
DRAWN BY: ET

CHECKED BY: JBK

SHEET

A-101

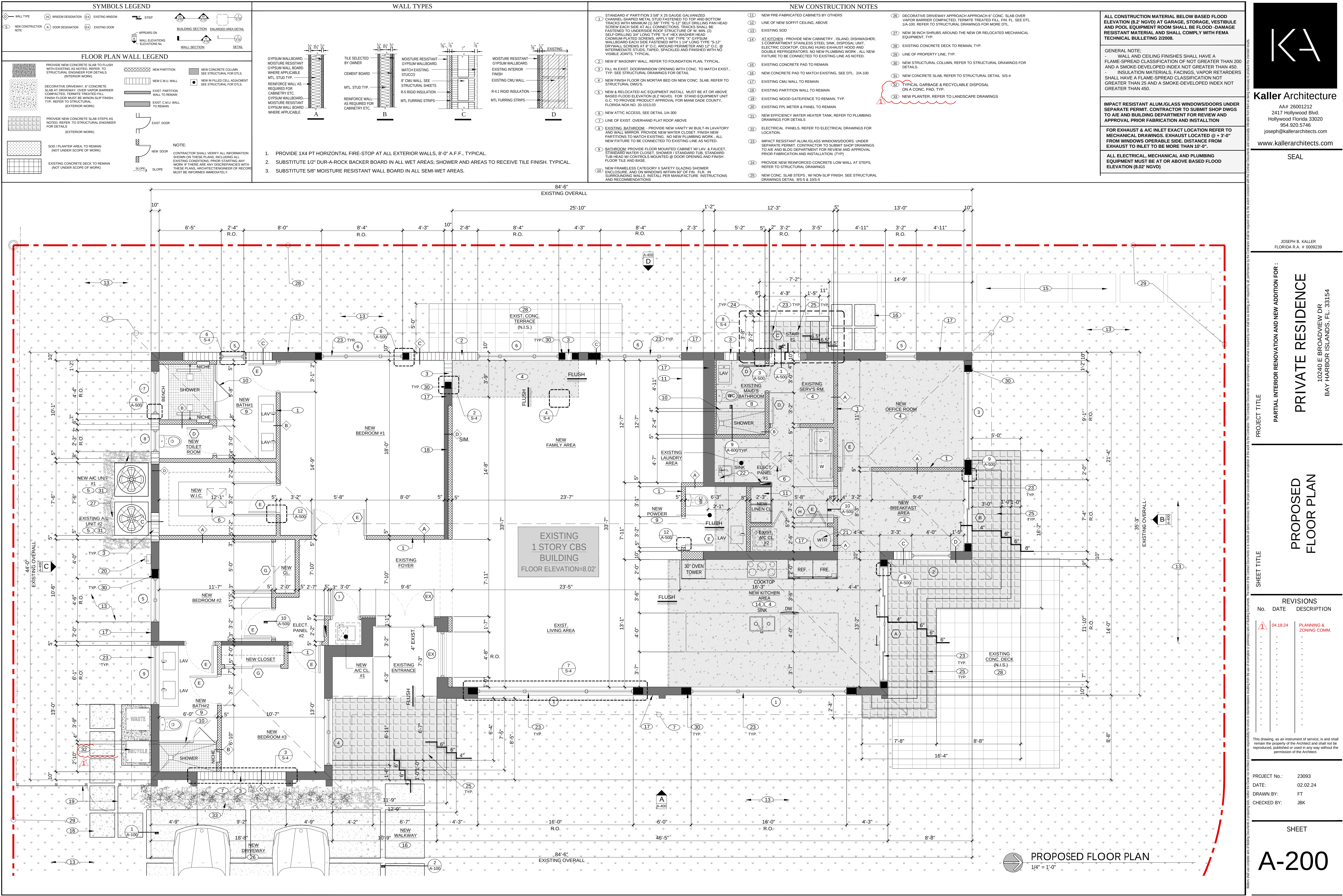
NEW SHEET



OPEN AREA CALCULATION

1/8" = 1'-0"

OPEN AREA CALCULATION		REQUIRED	PROVIDED	
	PERVIOUS AREA LANDSCAPE AREAS (TOTAL)	3,500 SF (35%)	MIN	5,359 SF (54%)
	IMPERVIOUS AREA PARKING, SIDEWALKS & DRIVES	6,500 SF (65%)	MAX	4,641 SF (46%)
	SIDEWALKS / SLABS			1,045 SF (10%)
	DRIVEWAY/PARKING			635 SF (6%)
	BUILDING			2,961 SF (30%)



SYMBOLS LEGEND

WALL TYPE, WINDOW DESIGNATION, EXISTING WINDOW, STEP, BUILDING SECTION, ENLARGED AREA DETAIL, FLOOR PLAN WALL LEGEND, NEW CONSTRUCTION, DOOR DESIGNATION, EXISTING DOOR, APPEARS ON, WALL ELEVATIONS, ELEVATION NO., NEW CONCRETE COLUMN, NEW IN FILED CELL ADJUSTMENT, SEE STRUCTURAL FOR DTLS, DECORATIVE DRIVEWAY, 6" CONCRETE SLAB AT DRIVEWAY, OVER VAPOR BARRIER, COMPACTED, TREATED FILL, FINISH FLOOR MUST BE W/NO-SLIP FINISH, TYP. REFER TO STRUCTURAL, (EXTERIOR WORK), PROVIDE NEW CONCRETE SLAB STEPS AS NOTED, REFER TO STRUCTURAL ENGINEER FOR DETAILS, (EXTERIOR WORK), SOD / PLANTER AREA, TO REMAIN (NOT UNDER SCOPE OF WORK), EXISTING CONCRETE DECK TO REMAIN (NOT UNDER SCOPE OF WORK).

FLOOR PLAN WALL LEGEND

NEW PARTITION, NEW C.M.U. WALL, EXIST. PARTITION WALL TO REMAIN, EXIST. C.M.U. WALL TO REMAIN, EXIST. DOOR, NEW DOOR, SLOPE, SLOPE, NOTE: CONTRACTOR SHALL VERIFY ALL INFORMATION SHOWN ON THESE PLANS, INCLUDING ALL EXISTING CONDITIONS, PRIOR STARTING ANY WORK. IF THERE ARE ANY DISCREPANCIES WITH THESE PLANS, ARCHITECT/ENGINEER OF RECORD MUST BE INFORMED IMMEDIATELY.

WALL TYPES

1. PROVIDE 1X4 PT HORIZONTAL FIRE-STOP AT ALL EXTERIOR WALLS, 8'-0" A.F.F., TYPICAL.
2. SUBSTITUTE 1/2" DUR-A-ROCK BACKER BOARD IN ALL WET AREAS; SHOWER AND AREAS TO RECEIVE TILE FINISH, TYPICAL.
3. SUBSTITUTE 5/8" MOISTURE RESISTANT WALL BOARD IN ALL SEMI-WET AREAS.

GYPSUM WALLBOARD, MOISTURE RESISTANT GYPSUM WALL BOARD WHERE APPLICABLE, MTL. STUD TYP., REINFORCE WALL AS REQUIRED FOR CABINETS ETC., GYPSUM WALLBOARD, MOISTURE RESISTANT GYPSUM WALL BOARD WHERE APPLICABLE, TILE SELECTED BY OWNER, CEMENT BOARD, MOISTURE RESISTANT GYPSUM WALLBOARD, MATCH EXISTING STUCCO, 8" C.M.U. WALL, SEE STRUCTURAL SHEETS, R-5 RIGID INSULATION, MTL. FURRING STRIPS, MOISTURE RESISTANT GYPSUM WALLBOARD, EXISTING INTERIOR FINISH, EXISTING C.M.U. WALL, R-4.1 RIGID INSULATION, MTL. FURRING STRIPS.

NEW CONSTRUCTION NOTES

1. STANDARD 4" PARTITION 3/8" X 25 GAUGE GALVANIZED CHANNEL SHAPED METAL STUD FASTENED TO TOP AND BOTTOM TRACKS WITH MINIMUM (3) 3/8" TYPE S-12 SELF DRILLING PAN HEAD SCREW EACH SIDE AT ALL CONNECTIONS. TRACKS SHALL BE FASTENED TO UNDERLIES ROOF STRUCTURE OF W. MIN. (2) SELF-DRILLING 3/4" LONG TYPE S-4 HEX WASHER HEAD CUMULATED SCREWS, APPROX 5/8" TYPE X CYPRESS WALLBOARD EACH SIDE FASTENED WITH 1 1/4" LONG TYPE S-12 DRYWALL SCREWS AT 8" O.C. AROUND PERIMETER AND 12" O.C. @ INTERMEDIATE STUDS, TAPED, SPACKLED AND FINISHED WITH NO VISIBLE JOINTS, TYPICAL.
2. NEW 8" MASONRY WALL, REFER TO FOUNDATION PLAN, TYPICAL.
3. FILL IN EXIST. DOOR/WINDOW OPENING WITH CONC. TO MATCH EXIST. TYP. SEE STRUCTURAL DRAWINGS FOR DETAIL.
4. NEW FINISH FLOOR ON MORTAR BED ON NEW CONC. SLAB, REFER TO STRUCTURAL DWG'S.
5. NEW 4" RELOCATED A/C EQUIPMENT INSTALL. MUST BE AT OR ABOVE BASED FLOOR ELEVATION (8.2' NGVD). FOR STAND EQUIPMENT UNIT G.C. TO PROVIDE PRODUCT APPROVAL FOR MIAMI DADE COUNTY, FLORIDA NON NO. 20-0333-03.
6. NEW ATTIC ACCESS, SEE DETAIL 1/A-300.
7. LINE OF EXIST. OVERHAND FLAT ROOF ABOVE.
8. EXISTING, BATHROOM - PROVIDE NEW VANITY W/ BUILT-IN LAVATORY AND WALL MIRROR. PROVIDE NEW WATER CLOSET. FINISH NEW PARTITIONS TO MATCH EXISTING. NO NEW PLUMBING WORK. ALL NEW FIXTURE TO BE CONNECTED TO EXISTING LINE AS NOTED.
9. BATHROOM: PROVIDE FLOOR MOUNTED CABINET W/ LAV. & FAUCET, STANDARD WATER CLOSET, SHOWER / STANDARD TUB, STANDARD TUB HEAD W/ CONTROLS MOUNTED @ DOOR OPENING AND FINISH FLOOR TILE AND BASE.
10. NEW FRAMELESS CATEGORY II SAFETY GLAZING SHOWER ENCLOSURE, AND ON WINDOWS WITHIN 48" OF THE FLOOR, IN SURROUNDING WALLS, INSTALL PER MANUFACTURE INSTRUCTIONS AND RECOMMENDATIONS.
11. NEW PRE-FABRICATED CABINETS BY OTHERS.
12. LINE OF NEW SOFFIT CEILING, ABOVE.
13. EXISTING SOD.
14. AT KITCHEN - PROVIDE NEW CABINETS, ISLAND, DISHWASHER, 1-COMPARTMENT STAINLESS STEEL SINK, DISPOSAL UNIT, ELECTRIC COOKTOP, CEILING HUNG EXHAUST HOOD AND DOUBLE REFRIGERATORS. NO NEW PLUMBING WORK. ALL NEW FIXTURE TO BE CONNECTED TO EXISTING LINE AS NOTED.
15. EXISTING CONCRETE PAD TO REMAIN.
16. NEW CONCRETE PAD TO MATCH EXISTING, SEE DET. 2/A-100.
17. EXISTING C.M.U. WALL TO REMAIN.
18. EXISTING PARTITION WALL TO REMAIN.
19. EXISTING WOOD GATE/PENCE TO REMAIN, TYP.
20. EXISTING FPL METER & PANEL TO REMAIN.
21. NEW EFFICIENCY WATER HEATER TANK, REFER TO PLUMBING DRAWINGS FOR DETAILS.
22. ELECTRICAL PANELS, REFER TO ELECTRICAL DRAWINGS FOR LOCATION.
23. IMPACT RESISTANT ALUM./GLASS WINDOWS/DOORS, UNDER SEPARATE PERMIT. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO AIE AND BLDG DEPARTMENT FOR REVIEW AND APPROVAL PRIOR FABRICATION AND INSTALLATION. (TYP)
24. PROVIDE NEW REINFORCED CONCRETE LOW WALL AT STEPS, REFER TO STRUCTURAL DRAWINGS.
25. NEW CONC. SLAB STEPS, W/ NO-SLIP FINISH, SEE STRUCTURAL DRAWINGS DETAIL 8/S-5 & 10/S-5.
26. DECORATIVE DRIVEWAY APPROACH APPROACH 6" CONC. SLAB OVER VAPOR BARRIER COMPACTED, TREATED FILL, FIN. FL. SEE DET. 1/A-100. REFER TO STRUCTURAL DRAWINGS FOR MORE DETL.
27. NEW 36 INCH SHRUBS AROUND THE NEW OR RELOCATED MECHANICAL EQUIPMENT, TYP.
28. EXISTING CONCRETE DECK TO REMAIN, TYP.
29. LINE OF PROPERTY LINE, TYP.
30. NEW CONCRETE SLAB, REFER TO STRUCTURAL DETAIL 5/S-4.
31. TYPICAL GARAGE & RECYCLABLE DISPOSAL ON A CONC. PAD, TYP.
32. NEW PLANTER, REFER TO LANDSCAPE DRAWINGS.

ALL CONSTRUCTION MATERIAL BELOW BASED FLOOD ELEVATION (8.2' NGVD) AT GARAGE, STORAGE, VESTIBULE AND POOL EQUIPMENT ROOM SHALL BE FLOOD-DAMAGE RESISTANT MATERIAL AND SHALL COMPLY WITH FEMA TECHNICAL BULLETIN 22008.

GENERAL NOTE: WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450. INSULATION MATERIALS, FACINGS, VAPOR RETARDERS SHALL HAVE A FLAME-SPREAD CLASSIFICATION NOT GREATER THAN 25 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450.

IMPACT RESISTANT ALUM./GLASS WINDOWS/DOORS UNDER SEPARATE PERMIT. CONTRACTOR TO SUBMIT SHOP DWGS TO AIE AND BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR FABRICATION AND INSTALLATION.

FOR EXHAUST & A/C INLET EXACT LOCATION REFER TO MECHANICAL DRAWINGS. EXHAUST LOCATED @ + 3'-0" FROM WINDOWS OPERABLE SIDE. DISTANCE FROM EXHAUST TO INLET TO BE MORE THAN 10'-0".

ALL ELECTRICAL, MECHANICAL AND PLUMBING EQUIPMENT MUST BE AT OR ABOVE BASED FLOOD ELEVATION (8.02' NGVD)

Kaller Architecture

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SEAL

JOSEPH B. KALLER
FLORIDA R.A. # 0009239

PROJECT TITLE
PARTIAL INTERIOR RENOVATION AND NEW ADDITION FOR:
PRIVATE RESIDENCE
10240 E BROADVIEW DR
BAY HARBOR ISLANDS, FL 33154

SHEET TITLE
PROPOSED FLOOR PLAN

REVISIONS		
No.	DATE	DESCRIPTION
04.18.24		PLANNING & ZONING COMM.

PROJECT No.: 23093
DATE: 02.02.24
DRAWN BY: FT
CHECKED BY: JBK

SHEET
A-200

PROPOSED FLOOR PLAN
1/4" = 1'-0"



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SEAL

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PARTIAL INTERIOR RENOVATION AND NEW ADDITION FOR:
PRIVATE RESIDENCE
10240 E BROADVIEW DR
BAY HARBOR ISLANDS, FL 33154

PROPOSED ELEVATIONS

SHEET TITLE

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SHEET

A-400

ELEVATION NOTES

- EXISTING ROOF TO REMAIN, TYP.
- NEW PARTIAL INFILL C.M.U. WALL, MATCH EXISTING STUCCO FINISH, TYP.
- NEW IMPACT WINDOW (PER SCHEDULE) - REFER TO PRODUCT APPROVALS FOR INSTALLATION REQUIREMENTS.
FINISH/COLOR : DARK BRONZE FRAME
- NEW IMPACT DOOR (PER SCHEDULE) - REFER TO PRODUCT APPROVALS FOR INSTALLATION REQUIREMENTS.
FINISH/COLOR : DARK BRONZE FRAME
- EXTERIOR WALL MOUNTED LIGHT. REFER TO ELECTRICAL DRAWINGS
- NEW & RELOCATED A/C EQUIPMENT INSTALL. MUST BE AT OR ABOVE BASED FLOOD ELEVATION (8.2' NGVD). FOR STAND EQUIPMENT UNIT G.C. TO PROVIDE PRODUCT APPROVAL FOR MIAMI DADE COUNTY, FLORIDA NOA NO. 20-1013.03
- NEW 36 INCH SHRUBS AROUND THE NEW OR RELOCATED MECHANICAL EQUIPMENT, TYP.
- EXISTING FPL EQUIPMENT METER SYSTEM TO REMAIN
- NEW CONC. SLAB STEPS, W/ NON-SLIP FINISH. SEE STRUCTURAL DRAWINGS
- PROVIDE NEW REINFORCED CONCRETE LOW WALL AT STEPS. REFER TO STRUCTURAL DRAWINGS
- EXISTING CRAWL SPACE VENT, TO REMAIN
- EXISTING WOOD GATE/FENCE TO REMAIN

DEFERRED SUBMITTALS LIST:

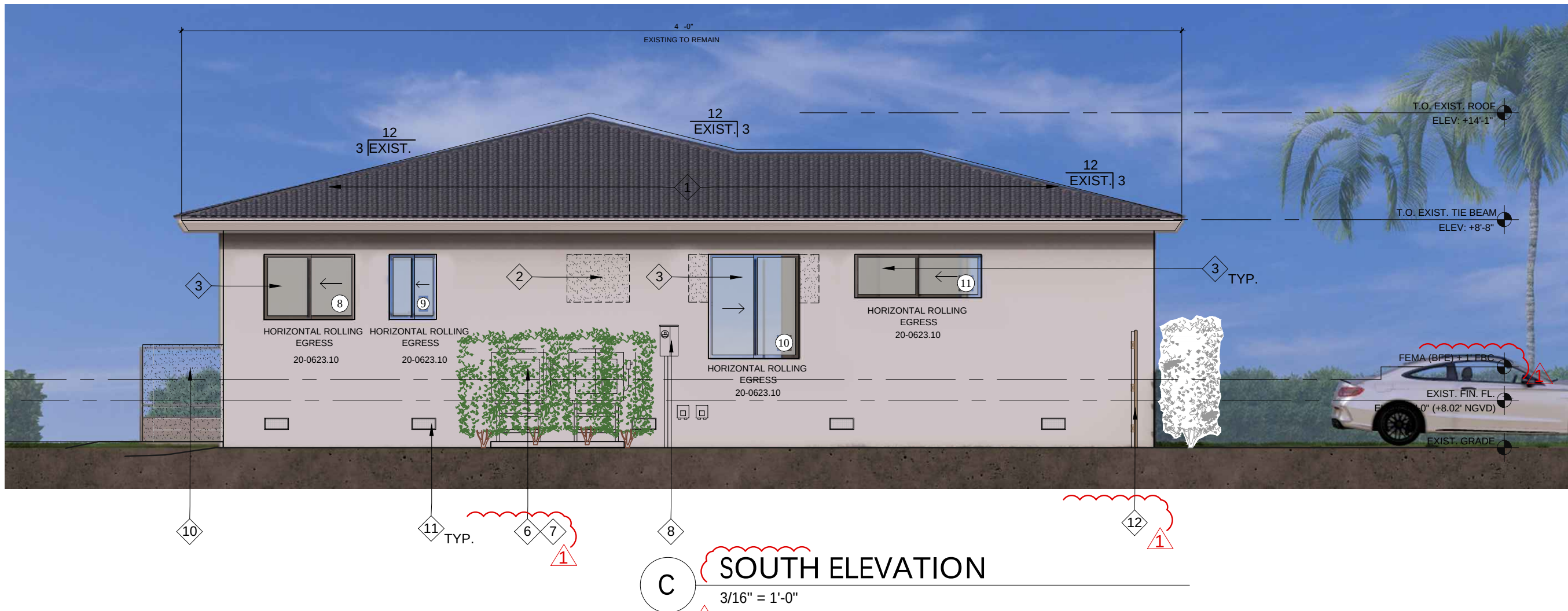
- EXTERIOR DOORS
- EXTERIOR WINDOWS
- FENCE

NOTES:

CONTRACTORS FOR THE ABOVE LISTED ITEMS SHALL SUBMIT PRODUCT APPROVALS (N.O.A.) UNDER SEPARATE PERMIT CONFORMING TO RESPECTIVE SCHEDULES OR TRADE.



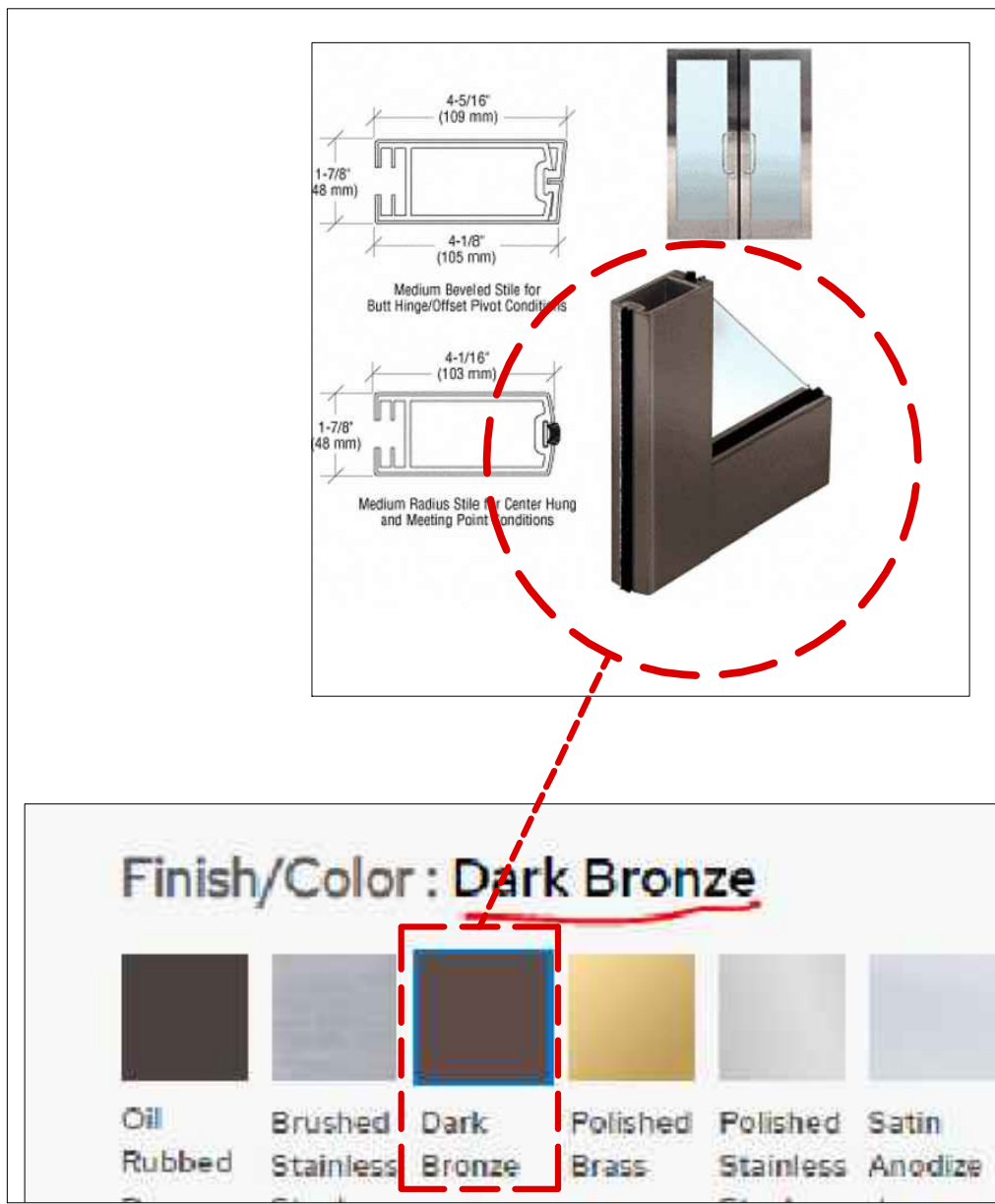
B NORTH ELEVATION
3/16" = 1'-0"



C SOUTH ELEVATION
3/16" = 1'-0"

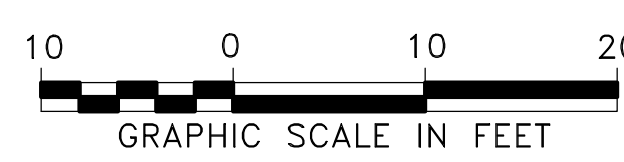
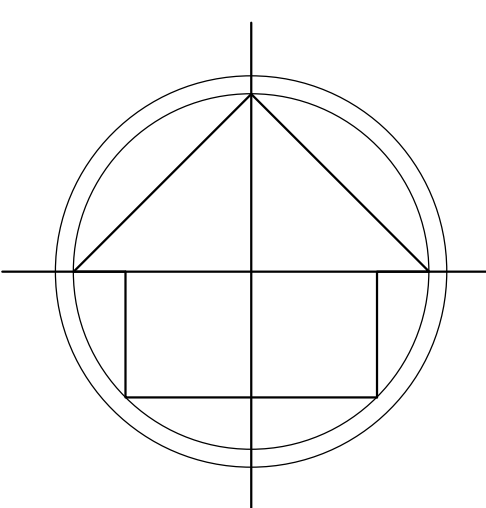
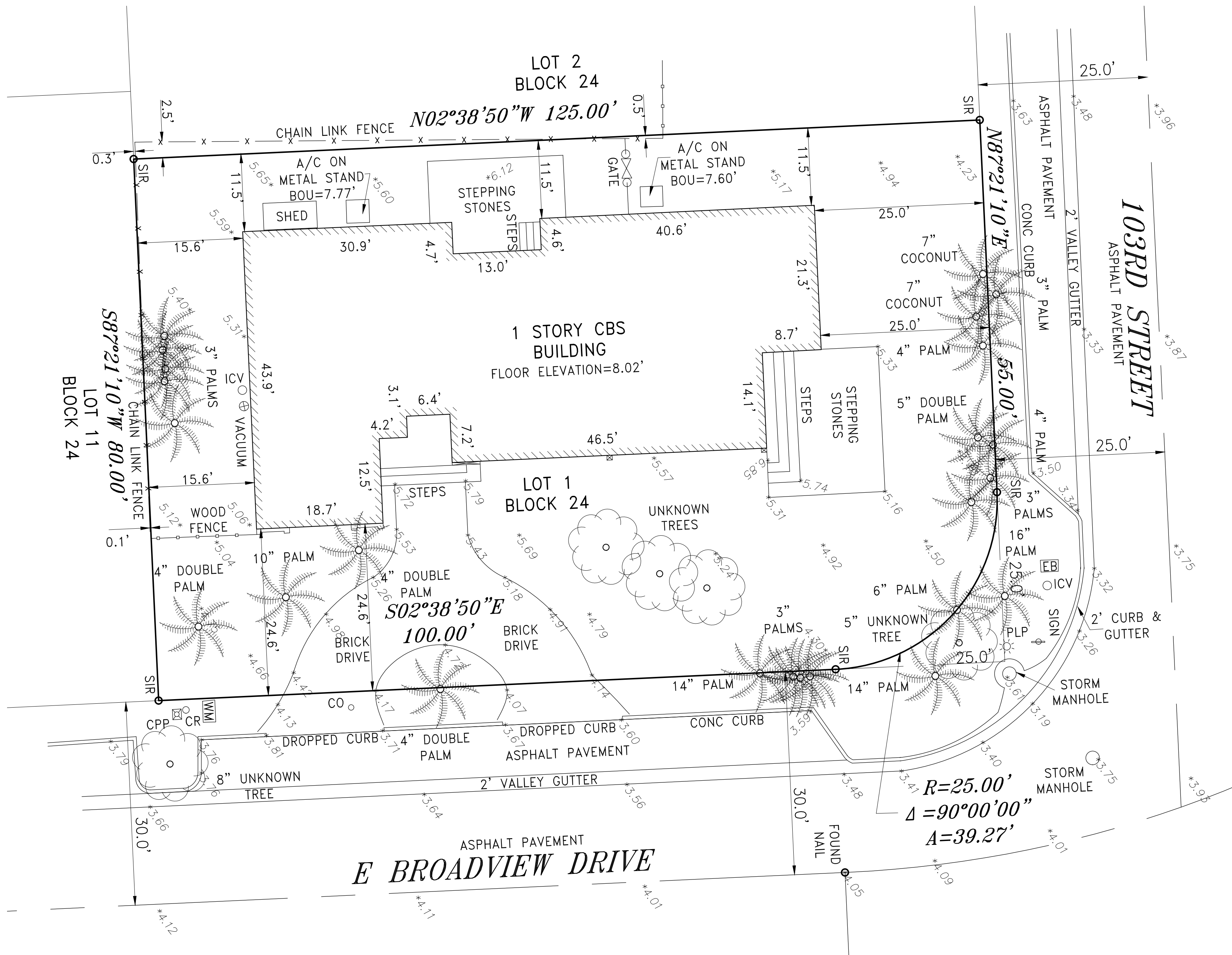


D WEST ELEVATION
3/16" = 1'-0"



1 WINDOW / DOOR FINISH-COLOR MATERIAL
3/16" = 1'-0"

SKETCH OF SURVEY



FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120637
PANEL NUMBER	0144 L
ZONE	AE
BASE FLOOD ELEV	8
EFFECTIVE DATE	09/11/09

- LEGEND:
- CKD CHECKED BY
 - CONC CONCRETE
 - DWN DRAWN BY
 - FB/PG FIELD BOOK AND PAGE
 - SIR SET IRON ROD & CAP #6448
 - SNC SET NAIL AND CAP #6448
 - FIR FOUND IRON ROD
 - FIP FOUND IRON PIPE
 - FNC FOUND NAIL AND CAP
 - FND FOUND NAIL & DISC
 - P.B. PLAT BOOK
 - M/D.C.R. MIAMI/DADE COUNTY RECORDS
 - X- CHAIN LINK / WOOD FENCE
 - WPP WOOD POWER POLE
 - CBS CONCRETE BLOCK STRUCTURE
 - E- OVERHEAD UTILITY WIRES
 - A/C AIR CONDITIONER
 - WM WATER METER
 - R RADIUS
 - A ARC DISTANCE
 - △ CENTRAL ANGLE
 - CO CLEAN OUT
 - ICV IRRIGATION CONTROL VALVE
 - EB ELECTRIC BOX
 - CPP CONCRETE POWER POLE
 - PLP PLASTIC LIGHT POLE
 - CR CABLE RISER
 - +5.52 ELEVATIONS



- NOTES :
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
 - THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
 - THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
 - UNDERGROUND IMPROVEMENTS NOT SHOWN.
 - ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
 - BENCHMARK DESCRIPTION : MIAMI/DADE COUNTY BENCHMARK # R-243. ELEVATION = 6.61'
 - BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF BAY HARBOR WATERWAY, OF "BAY HARBOR ISLAND", P.B. 46, PG. 5, M/D.C.R. SAID LINE BEARS N02°38'50"W.

LAND DESCRIPTION:

LOT 1, BLOCK 24 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.

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN DECEMBER, 2023. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

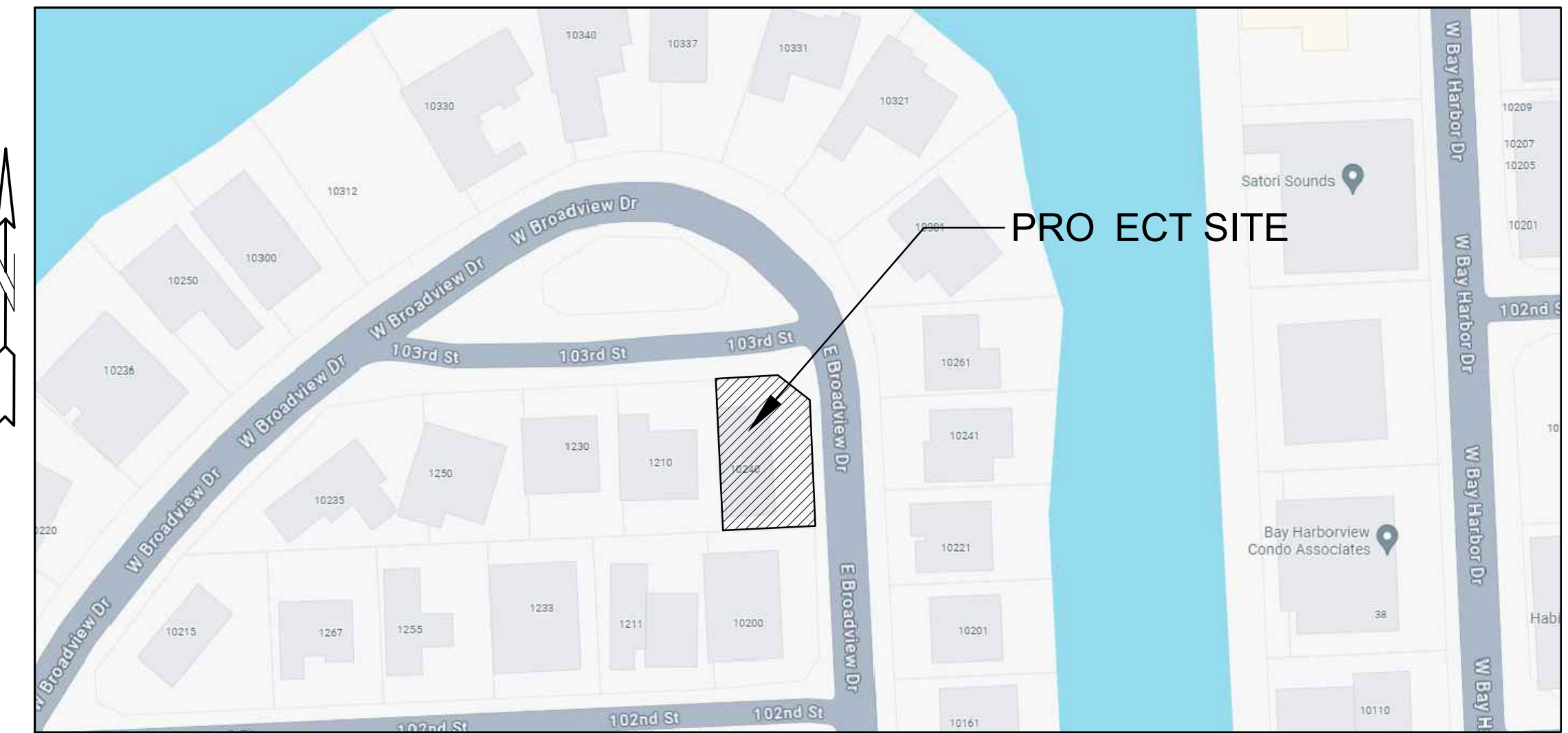
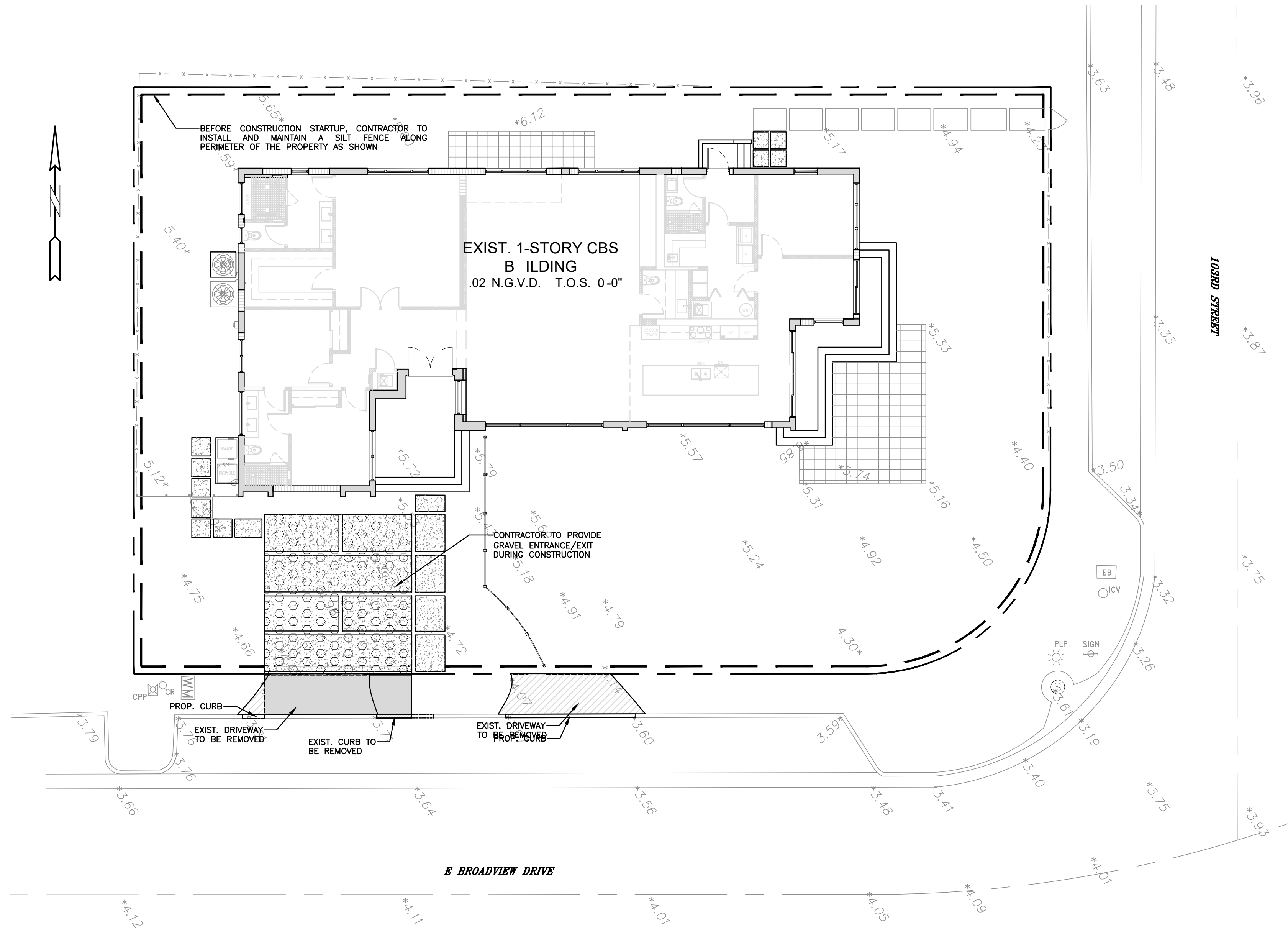
FOR THE FIRM, BY: *Richard E. Cousins*

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 12/19/23

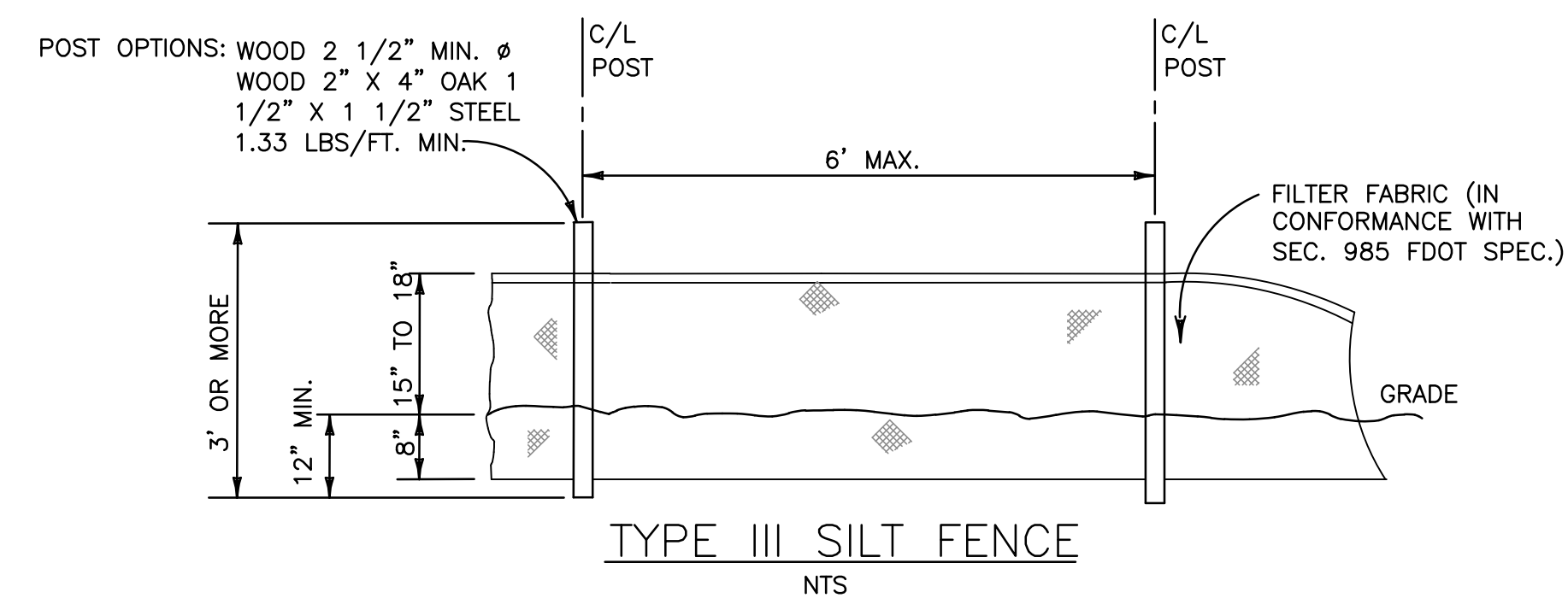
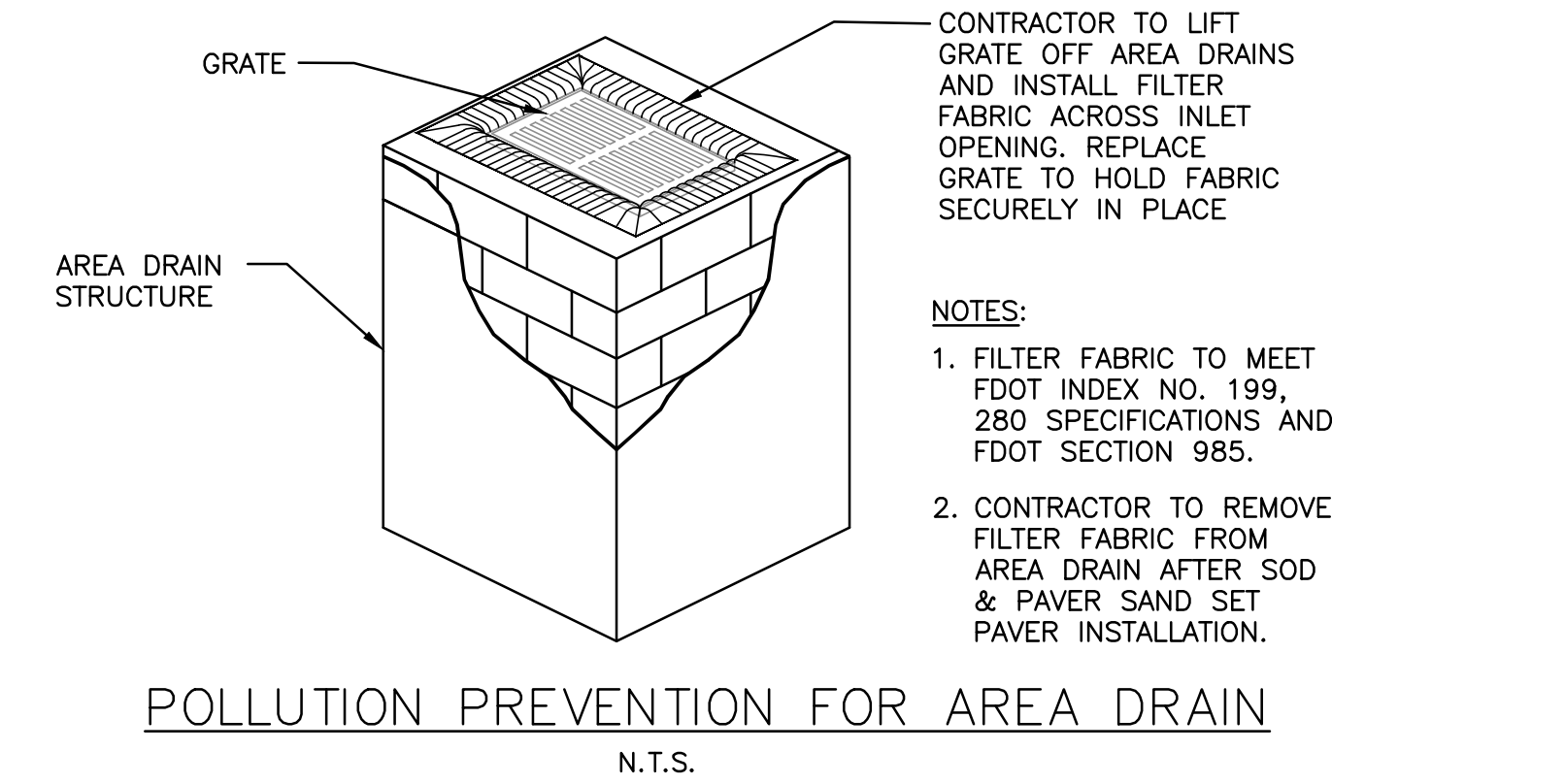
REVISIONS		DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY		01/11/21	DATA/COLL	AM	REC

ALL ELEVATIONS ARE REFERENCED
TO NGVD29 VERTICAL DAT M



LOCATION MAP

SCALE: N.T.S.

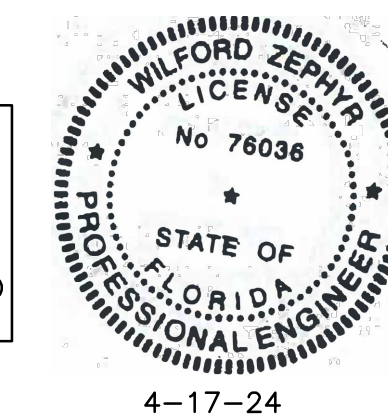


LEGEND

- | | |
|---|---------------------|
|  | PROPOSED CONCRETE |
|  | PROPOSED GRADE |
| X 4.14 | EXISTING ELEVATION |
|  | PROPOSED AREA DRAIN |

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
WILFORD ZEPHYR ON THE DATE ADJACENT TO THE SEAL.

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EROSION & SEDIMENT CONTROL PLAN

SCALE: 1"=10'

[illegible]

ZEPHYR ENGINEERING

HOLLYWOOD, FL
(786) 302-7693
wzephyreng@gmail.com
CA#: 31158

W
N

PRIVATE RESIDENCE
10240 EAST BROADVIEW
BAY HARBOR ISLAND
FLORIDA, 33154

P.E.#:76036

DATE: 4/10/24

SCALE: 1"=10'

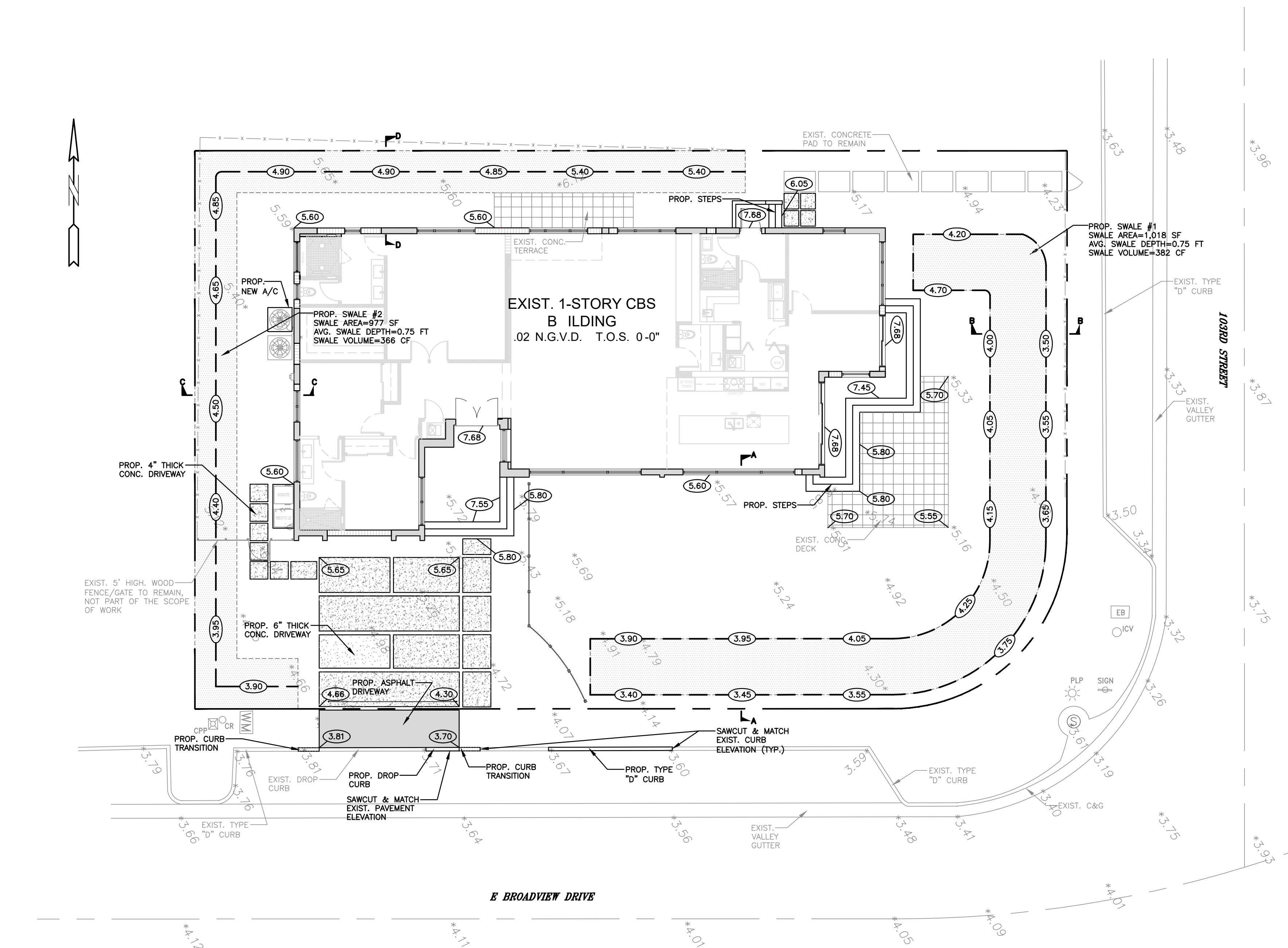
SHEET NO.: 01

C1

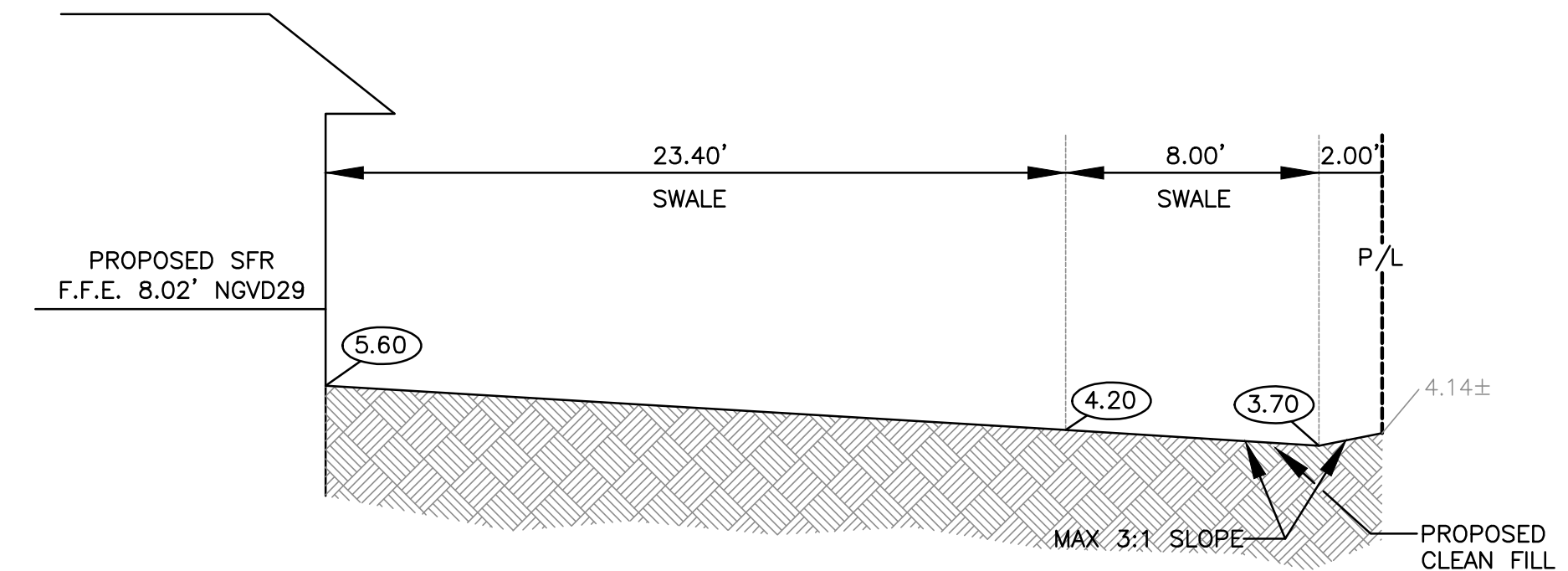
1 OF 3

PROJECT NO.: 24-26

ALL ELEVATIONS ARE REFERENCED
TO NGVD29 VERTICAL DAT M



SECTION A-A
N.T.S.



8.00'

2.00'

SWALE

4.00'

3.50'

4.25±

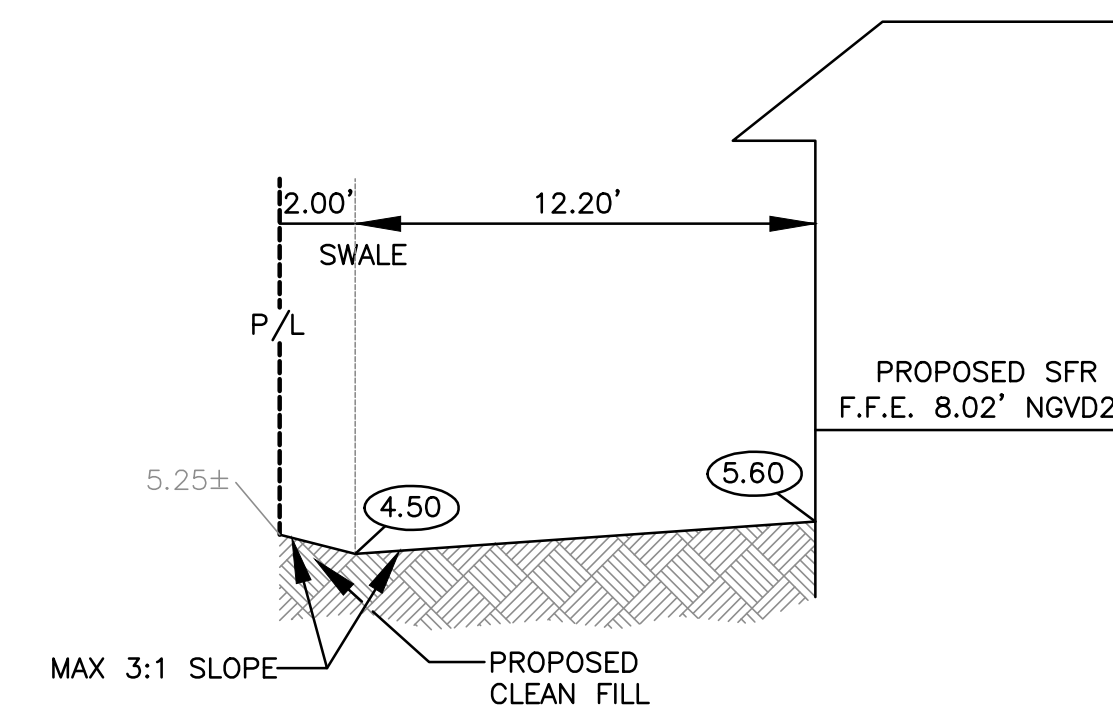
P/L

MAX 3:1 SLOPE

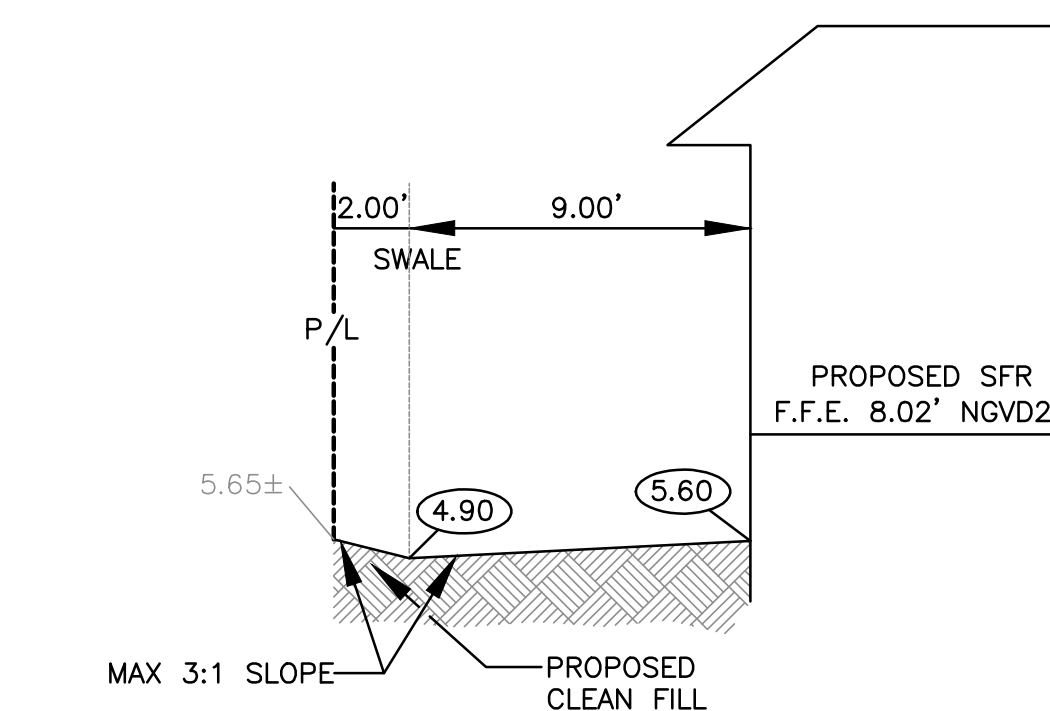
PROPOSED CLEAN

SECTION B-B

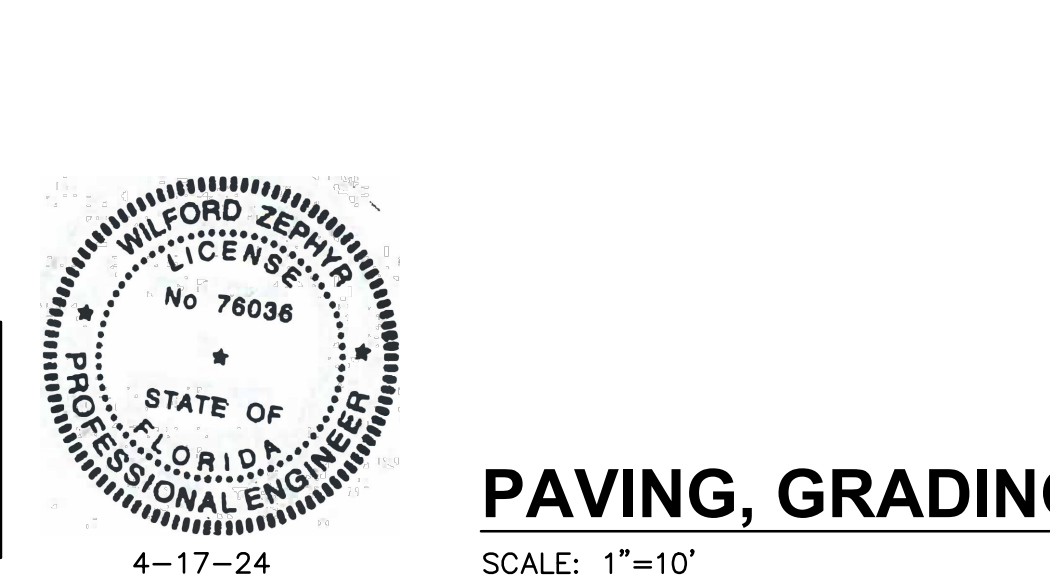
N.T.S.



SECTION C-C
N.T.S.

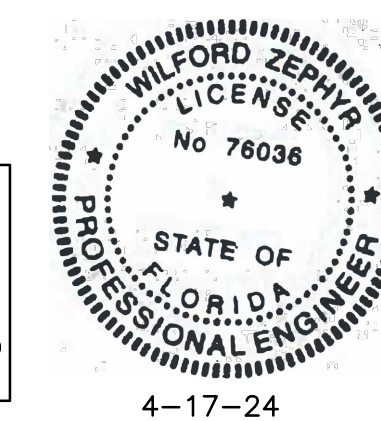


SECTION D-D
N.T.S.



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PAVING, GRADING & DRAINAGE PLAN

SCALE: 1"=10'

[illegible]

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UN

PRIVATE RESIDENCE
10240 EAST BROADVIEW
BAY HARBOR ISLAND
FLORIDA, 33154

P.E.#:76036

DATE: 4/10/24

SCALE: 1"=10'

SHEET NO.:

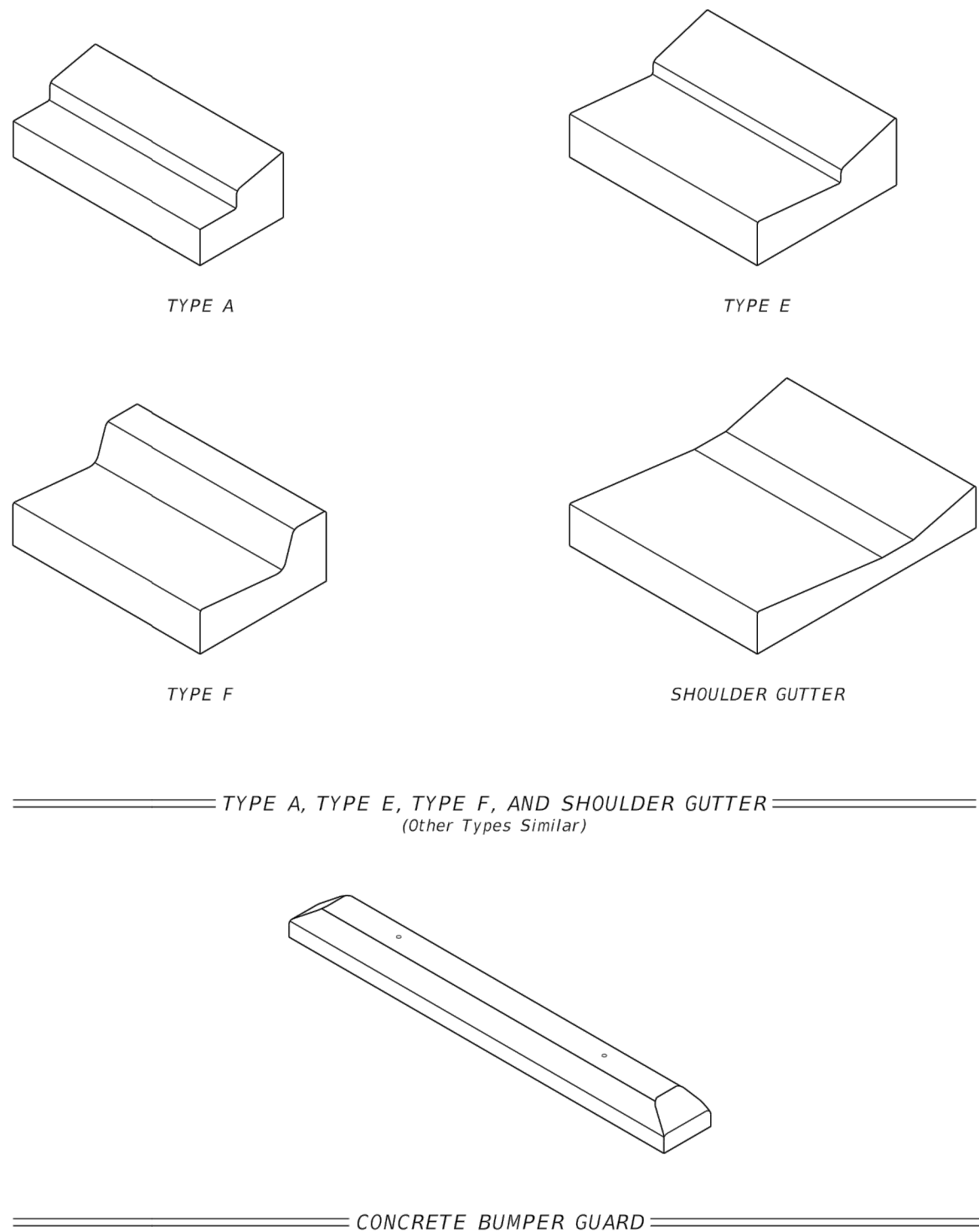
C2

2 OF 3

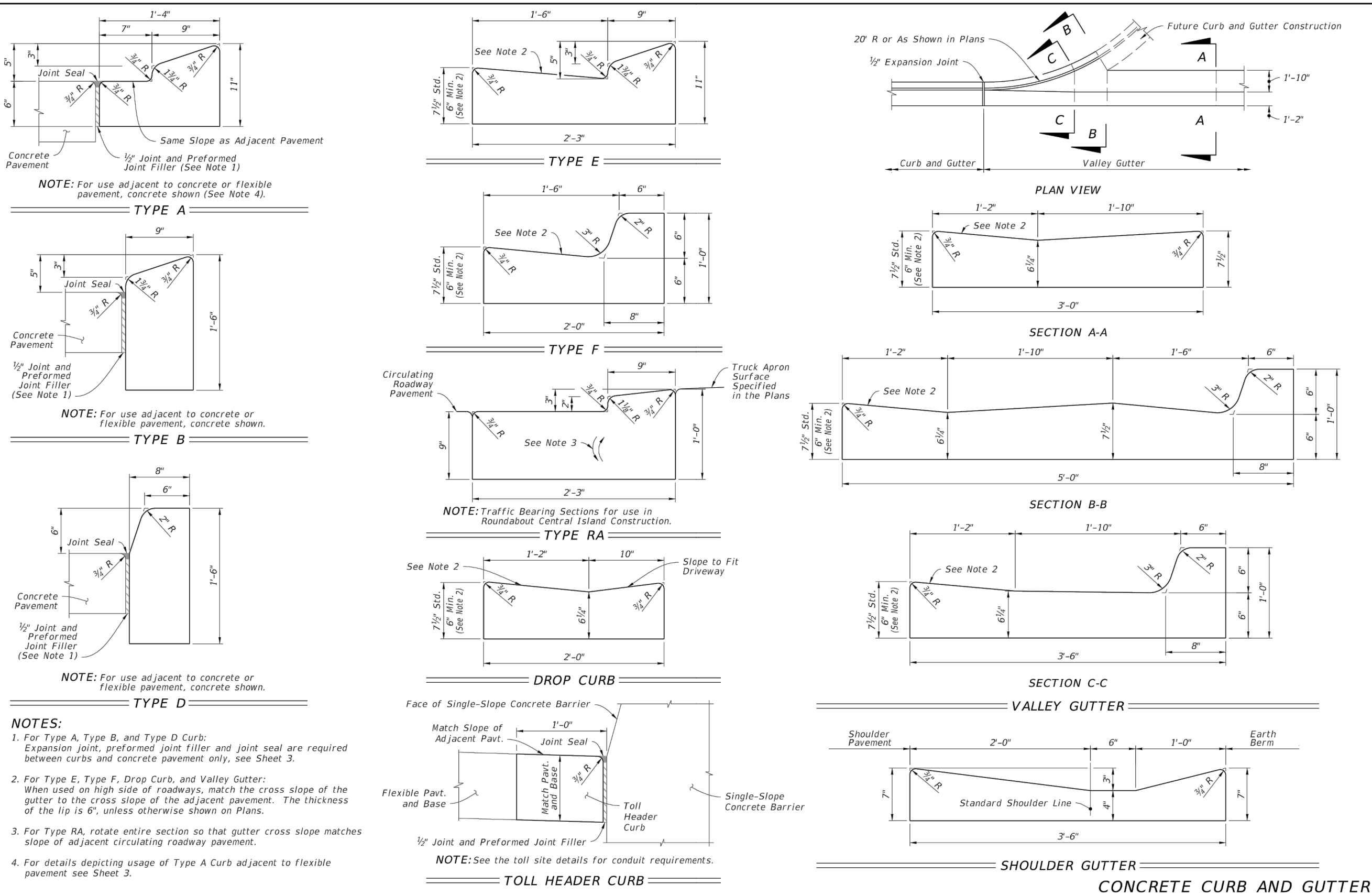
PROJECT NO.: 24-26

GENERAL NOTES:
1. For curb, gutter and curb & gutter provide 1/4" - 1/2" contraction joints at 10' centers (max.). Contraction joints adjacent to concrete pavement on tangents and flat curves are to match the pavement joints, with intermediate joints not to exceed 10' centers.
2. Locate expansion joints for curb, gutter and curb & gutter in accordance with Specification 520.

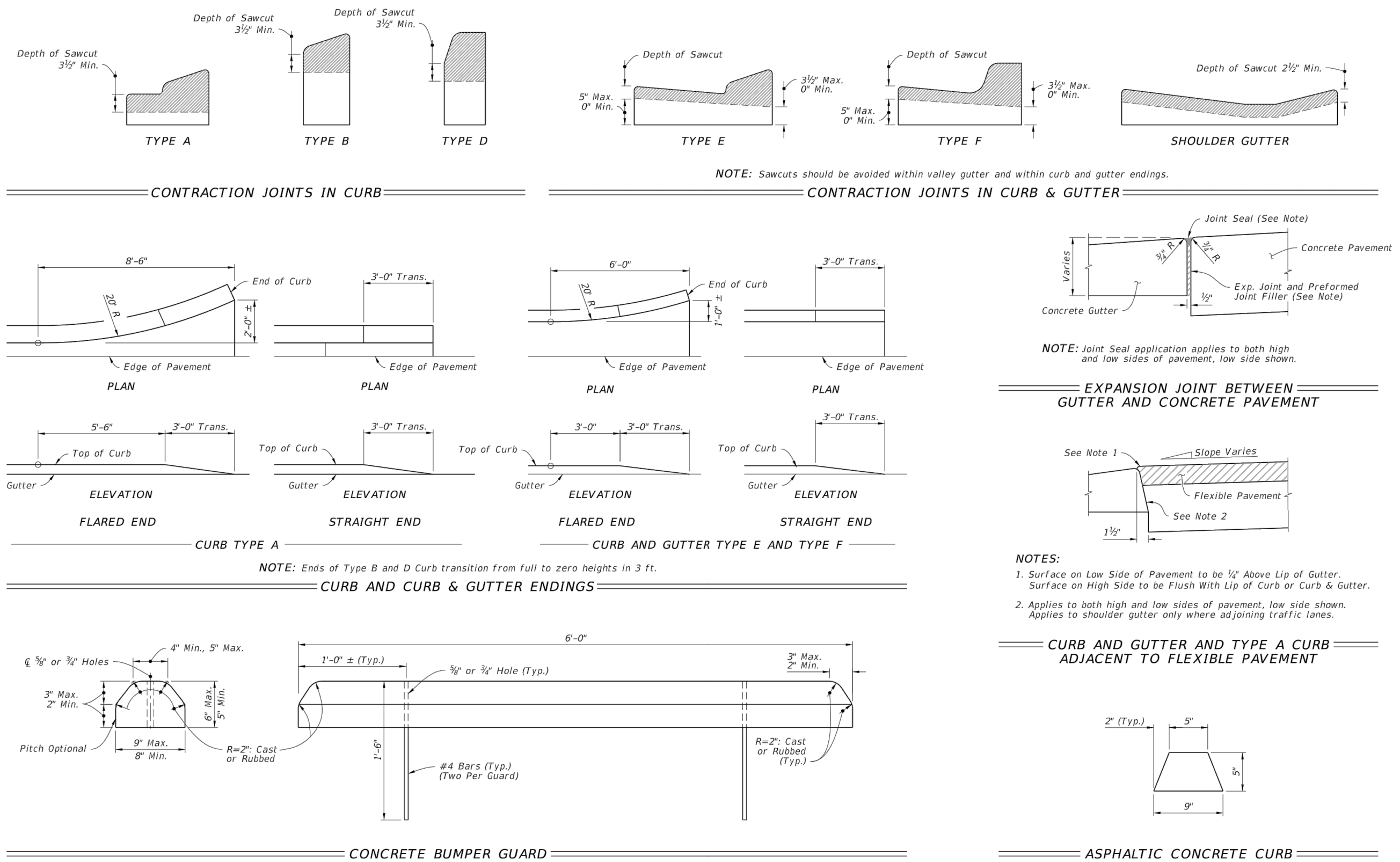
TABLE OF CONTENTS:	
Sheet	Description
1	General Notes and Contents
2	Concrete Curb and Gutter
3	Curb and Gutter Joints and Endings, Concrete Bumper Guard, and Asphaltic Concrete Curb



LAST REVISION	DESCRIPTION:	FDOT	FY 2024-25	CURB AND GUTTER	INDEX	SHEET
11/01/21			STANDARD PLANS		520-001	1 of 3

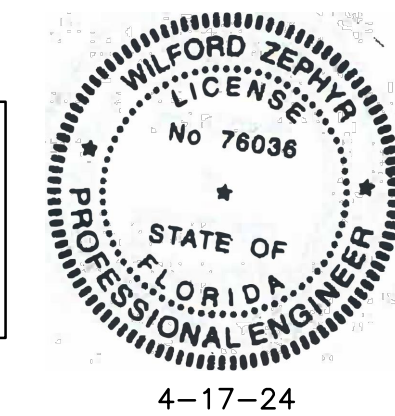


LAST REVISION	DESCRIPTION:	FDOT	FY 2024-25	CURB AND GUTTER	INDEX	SHEET
11/01/21			STANDARD PLANS		520-001	2 of 3



LAST REVISION	DESCRIPTION:	FDOT	FY 2024-25	CURB AND GUTTER	INDEX	SHEET
11/01/21			STANDARD PLANS		520-001	3 of 3

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PAVING, GRADING & DRAINAGE DETAILS
SCALE: N.T.S.

REVISIONS	
NO.	DATE

ZEPHYR ENGINEERING
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ZE

PRIVATE RESIDENCE
10240 EAST BROADVIEW
BAY HARBOR ISLAND
FLORIDA, 33154

P.E.#: 76036
DATE: 4/10/24
SCALE: N.T.S.
SHEET NO.: C3
3 OF 3
PROJECT NO.: 24-26

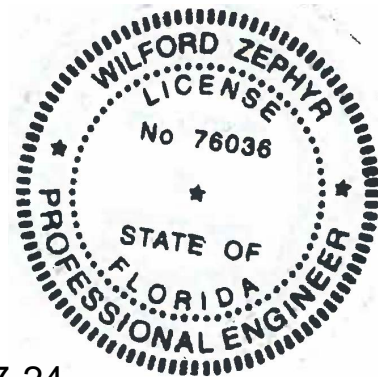


A Civil Engineering Firm
Tel: (786)302-7693 • Email: wilford@zephyrengineeringfl.com

April 12, 2024

Drainage Calculations for
Private Residence at
10240 East Broadview
Bay Harbor Island, FL
33154

Prepared by:



4-17-24

Wilford Zephyr, P.E., LEED AP, CFM

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Site Data & Design Storm Info

Design storm = 5 year storm event
Intensity = 7.2 in/hr (for 10 minimum T_c)
Site Area = 9,800.50 SF = 0.225 acre
Bldg Area = 2,963 SF = 0.068 acre
Paved Area = 1,465 SF = 0.034 acre
Pervious Area = 5,373 SF = 0.123 acre

Storage Required

$Q = CIA$

$$C = \frac{0.90(0.034) + 0.60(0.123)}{0.157} = 0.665$$

$$Q = (0.665)(7.2 \text{ in/hr})(0.225 \text{ acre}) = 1.08 \text{ cfs}$$

$$V_{\text{required}} = (1.08 \text{ CF/sec})(60 \text{ sec/min})(10 \text{ min}) = 648 \text{ CF}$$

Storage Provided

Swale Storage:

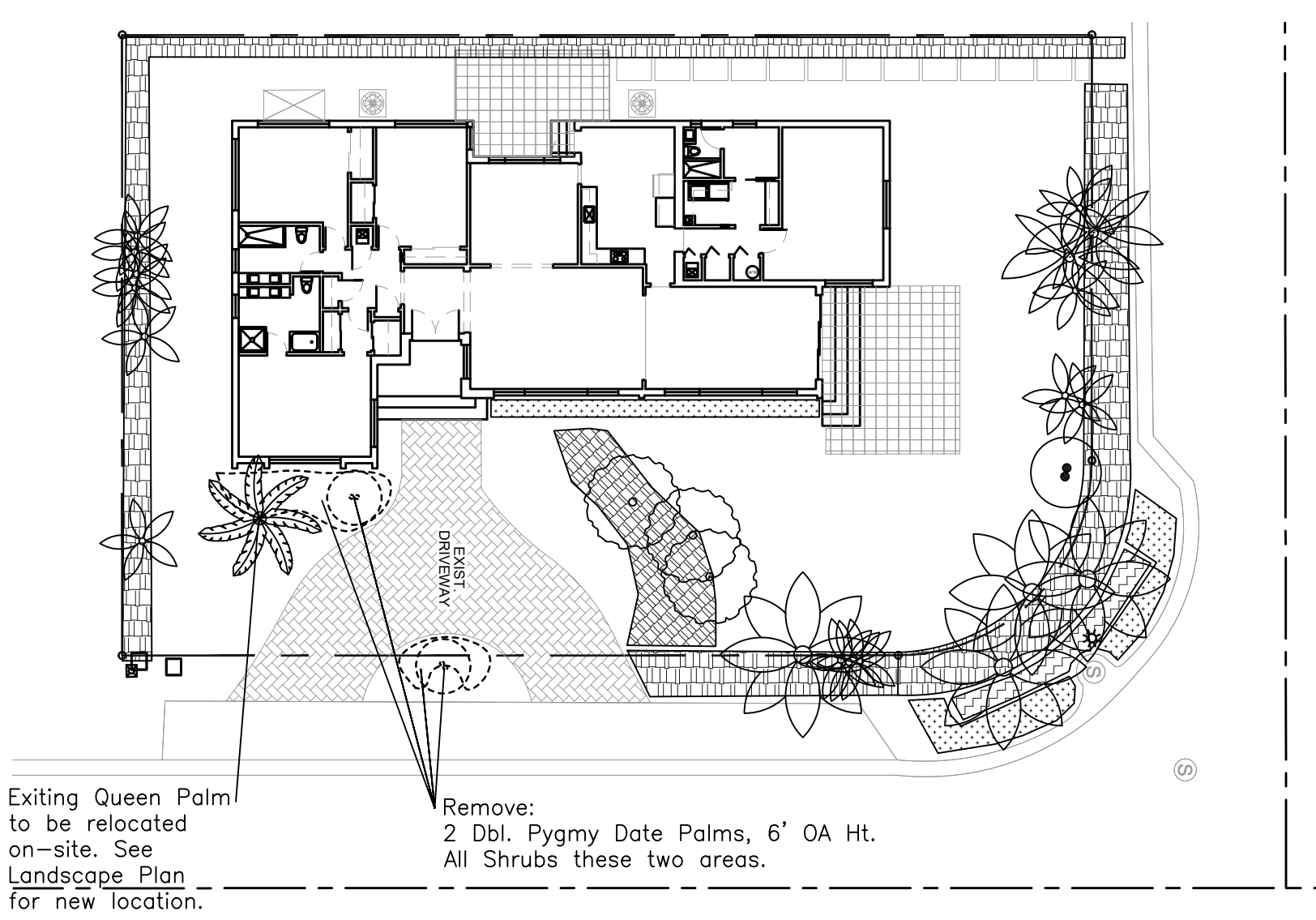
$$V_{\text{swale \#1}} = 382 \text{ CF}$$

$$V_{\text{swale \#2}} = 366 \text{ CF}$$

$$748 \text{ CF} > V_{\text{required}} = 648 \text{ CF}$$

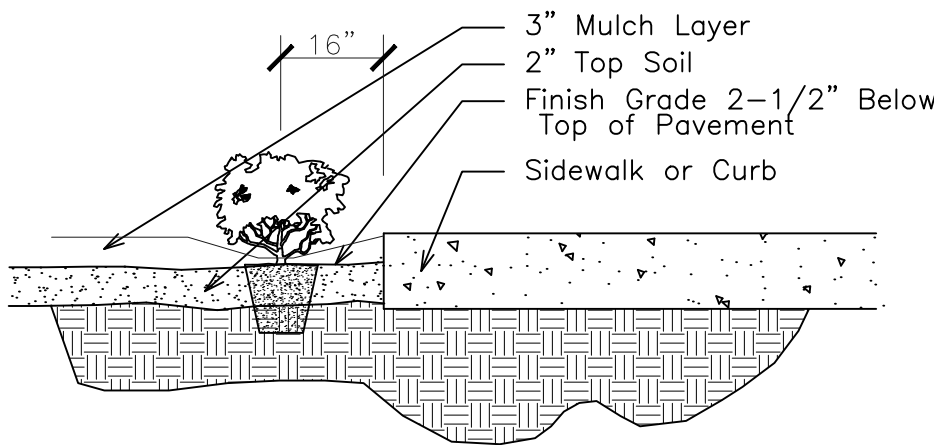
GENERAL LANDSCAPE NOTES

- The plan takes precedence over the plant list.
- 2 Full business days before digging, call toll free 1-800-432-4770 Sunshine State One Call of Florida, Inc. Notification Center. Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation. All existing utilities shown on the plans are to be considered approximate and should be verified by the contractor prior to the start of work operations.
- General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.
- All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.
- All plant material furnished by the landscape contractor shall be Florida #1 or better as established by Grades and Standards for Florida Nursery Trees and Plants.
- All trees designated as single trunk shall have a single, relatively straight, dominant leader, proper structural branching and even branch distribution. Trees with bark inclusion, tipped branches, and co-dominant trunks will not be accepted. Trees with girdling, circling and/or plunging roots will be rejected.
- All planting beds shall be free of all rocks 1/2" or larger, sticks, and all objectionable non-native material including weeds, weed seeds. All limerock, road rock, asphalt shall be removed/cleaned down to the native soils. Planting soil 50/50 sand/topsoil mix shall be delivered to the site in a clean loose and friable condition and is required around the root ball of all trees and palms, the top 6" of all shrubs and ground cover beds and top 2" of all sodded areas. This soil shall be tilled into the existing soil after the existing soil has been cleaned of all rocks, concrete, asphalt, limestone and sticks. Recycled compost is encouraged as a soil amendment alternative.
- All burlap, string, cords, wire baskets, plastic or metal containers shall be removed from the rootballs before planting. Remove all bamboo and metal nursery stakes.
- Remove all tagging tape.
- All trees/palms shall be planted so the top of the root ball, root flair are slightly above final grade. Shrub material shall be planted such that the top of the plant ball is flush with the surrounding grade. It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.
- All trees/palms shall be staked using biodegradable material. No wire, black strapping, or other synthetic material shall be used. Nailing into trees and palms for any reason is prohibited and the material will be rejected. Please refer to the planting details.
- All landscape and lawn areas are irrigated by an existing fully automatic sprinkler system with a minimum 100% coverage with all heads adjusted to 50% overlap. One bubbler shall be provided for each tree. The system is operational with a rain sensor and rust inhibitor.
- No fertilizers are required.
- All landscape areas shall be covered with a 3" layer of Melaleuca mulch or Florimulch when settled. Spread mulch to 1" thickness 3" away from the trunks/stems of all plant material. All trees in sodded areas shall have a clean cut 4" diameter mulch ring. The 5-6" height water ring shall be made from mulch, not soil. Certain areas may receive a thicker mulch cover where noted on plans. Cypress, red, gold and green mulch is prohibited.
- All open areas not covered by trees, palms, shrubs, vines or ground covers shall receive Stenotaphrum secundatum, St. Augustine 'Palmetto' sod, whether labeled on the plans or not, unless a different species is indicated on the planting plan. All noted s.f. shall be approximate; it is the contractor's responsibility to do his or her take off and sod all open areas. It shall be the responsibility of the contractor to include in the bid, the repair of any existing sod which may be damaged during construction.
- Please refer to the planting details for a graphic representation of the above notes.
- All ideas, designs and plans indicated or represented by this drawing are owned by and are the exclusive property of Thomas L White, ASLA-ISA.
- All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.



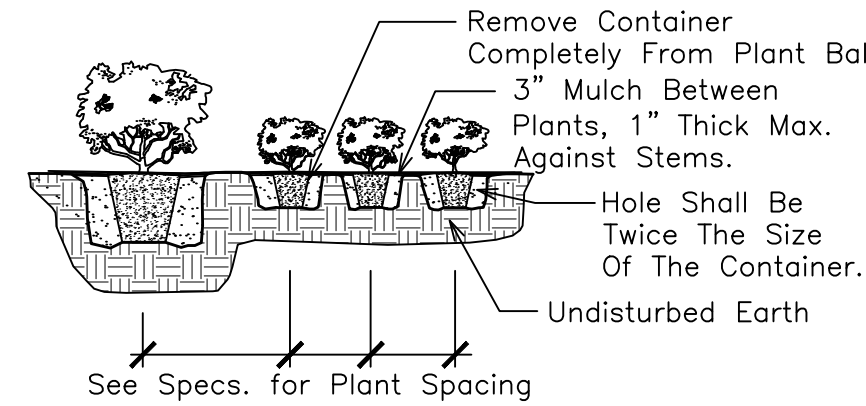
Existing Site Landscape Demo Plan

Scale: 1"-20'



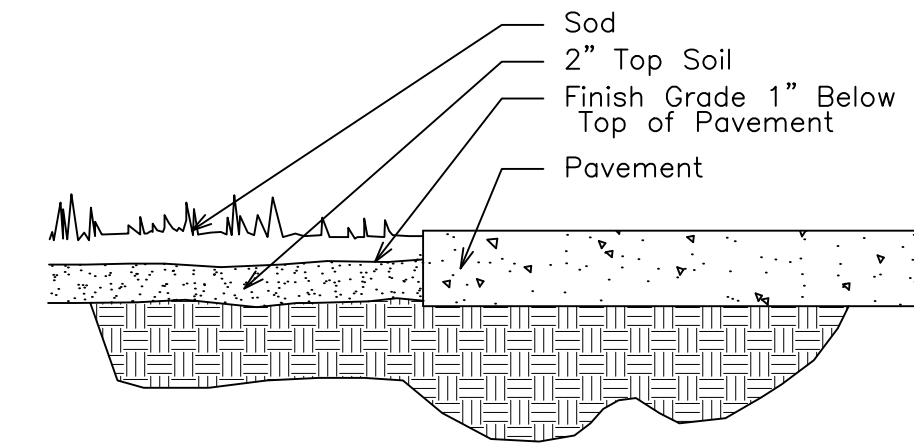
SHRUB INSTALLATION DETAIL

NTS



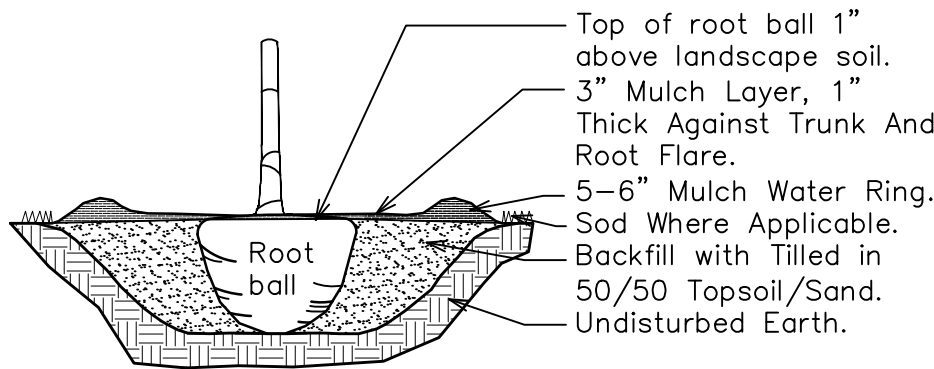
SHRUB PLANTING DETAIL

NTS



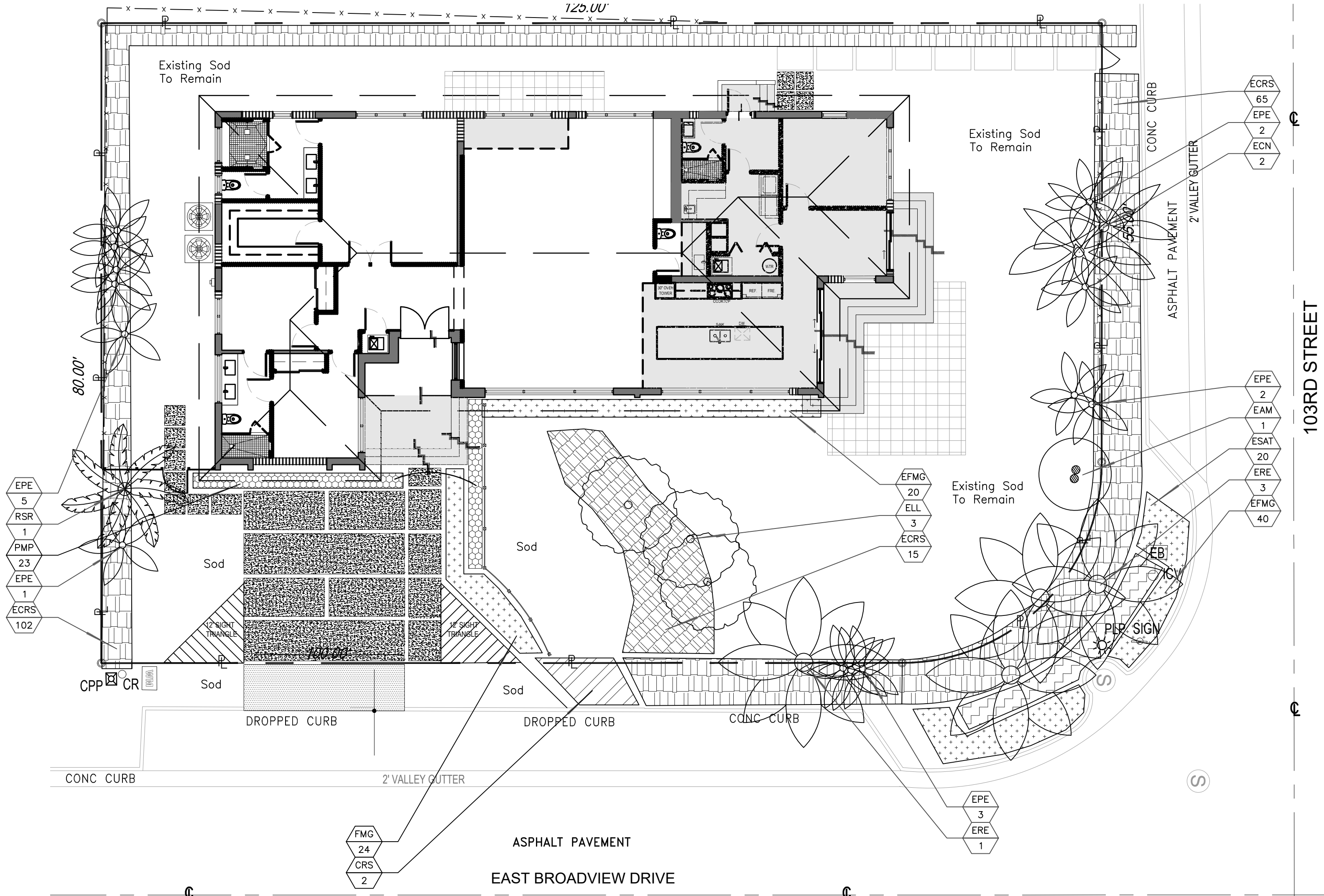
SOD INSTALLATION DETAIL

NTS



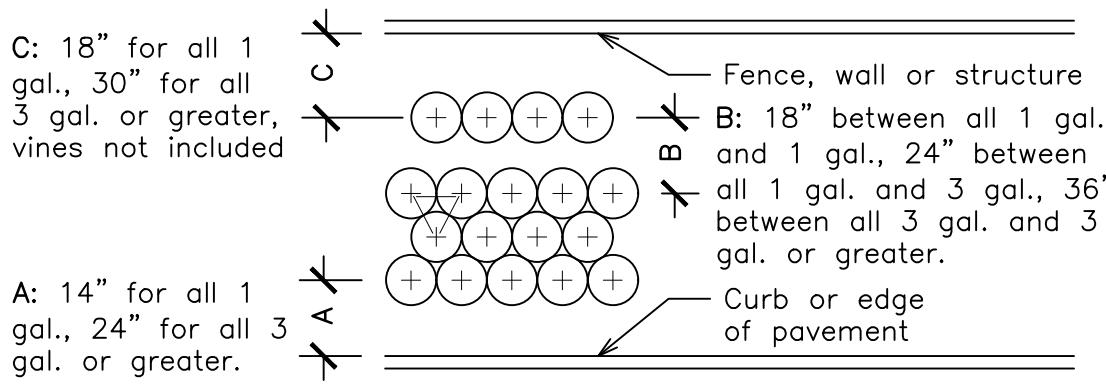
TREE/PALM PLANTING DETAIL

NTS



Existing Site Landscape Plan

Scale: 1"-10'



TYPICAL SHRUB SPACING DETAIL

NTS



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

Check positive response codes before you dig!

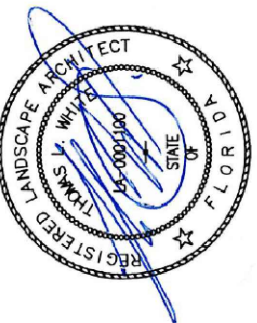
BROADVIEW PLANT LIST

Code	Drought	Qty.	Botanical Name / Common Name	Specifications
EXISTING TREES / PALMS				
EAM	V	1	Adonidia merrillii / Christmas Palm	10' CT, Dbl. Trunks
ECN	V	2	Cocos nucifera / Coconut Palm	10' GW
ELL	V	3	Ligustrum lucidum / Tree Ligustrum	12' Ht. x 12" Spr., 6-7" DBH
EPE	V	13	Ptychosperma elegans / Solitaire Palm	18-20' CT
ERE	(N)	4	Roystonea elata / Cuban-Florida Royal Palm	20' CT
RELOCATED PALM				
RSR	V	1	Syagrus romanzoffiana / Queen palm	15' CT
EXISTING SHRUBS (Approximate Quantities)				
ECRS	(N)	V	182	Clusia flava / Small Leaf Clusia
EFMG	V	V	60	Clusia flava / Small Leaf Clusia
ESAT	V	V	20	Clusia flava / Small Leaf Clusia
PROPOSED SHRUBS				
CFS	(N)	V	2	Clusia flava / Small Leaf Clusia
FMG	V	V	24	Hamelia patens / Fire Bush
PMP	V	V	23	Podocarpus macrophyllus / Podocarpus
SOD / MISCELLANEOUS				
SOD	M	S.F.	Stenotaphrum secundatum / St. Augustine 'Palmetto'	Solid - no gaps between seams
SOIL		5 C.Y.	50-60% Sand / 40-50% Topsoil	Per Planting Details
	(N)		Florida Native Plant Species	
	V		Very Drought Tolerant	
	M		Medium Drought Tolerant	

THOMAS WHITE, ASLA-ISA
LANDSCAPE ARCHITECT, LEED GREEN
ASSOCIATE, CERTIFIED ARBORIST
tcwhite@bellsouth.net
954-253-2265

REVISIONS

Existing Landscape Demo & Permit Plan
Single Family Residence
10240 E. Broadview Dr.
Bay Harbor Islands, Florida 33154



DRAWN:
TW
CHECKED:
TW
DATE:
4-19-2024
SCALE: As Shown

Sheet No.

L-1
Sheet 1 Of 1