

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

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

MEETING OF THE DESIGN REVIEW BOARD

QUASI-JUDICIAL PUBLIC HEARING

**May 6, 2025
7:00 PM**

AGENDA

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

PLEDGE OF ALLEGIANCE:

ROLL CALL

1. Request for approval for exterior modifications for "Amerant Bank" to be located at 1050 Kane Concourse, Lot 8 of Block 12. The applicant is proposing an exterior modification to the storefront to include the installation of an ATM machine, relocation of the front door and making changes to the framing of the storefront. Enclosed please find the site plan and elevations. Item #1.

** Staff Review:* The design meets the Town Code and was approved by Lorraine Belle, Town Planner.

2. Request for approval for a new multifamily dwelling for "Arman Corp" located at 1085 94 Street, Lot 10 of Block 13. The developer is proposing to construct a new six (6) dwelling unit "townhouse" development. The proposed site design incorporates one rectangular-shaped building positioned north / south of the site. The proposed building will have four (4) stories in height. The proposed dwelling units will range from 3,650 to 3,745 square feet of A/C space plus garages, balconies, etc. On the buildings' rooftop are proposed "open roof" areas with a powder room bath and small interior areas. The proposed building will not require any TDRs. Enclosed please find the site plan and elevations. Item #2.

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

PUBLIC COMMENT - for the purpose of hearing any public comment with respect to an application for site plan approval at 1085 94 Street.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

3. Approval of Meeting Minutes:
 - A. January 7, 2025, Regular Design Review Board Meeting
 - B. February 4, 2025, Regular Design Review Board Meeting
 - C. March 4, 2025, Regular Design Review Board Meeting

ADJOURNMENT: Approximately 8:00 p.m.

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

AGENDA ITEM REPORT

May 6, 2025

ITEM NUMBER: 1.

ITEM: Request for approval for exterior modifications for "Amerant Bank" to be located at 1050 Kane Concourse, Lot 8 of Block 12. The applicant is proposing an exterior modification to the storefront to include the installation of an ATM machine, relocation of the front door and making changes to the framing of the storefront. Enclosed please find the site plan and elevations. Item #1.

DESCRIPTION:

RECOMMENDED ACTION:

The design meets the Town Code and was approved by Lorrainia Belle, Town Planner.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1.	BHI DRB Staff Report -1050 Kane Concourse
2.	1050 KC DRB Set 5.6.2025 Bank ATM Storefront

Town of Bay Harbor Islands, FLORIDA
Design Review Board
ADVISORY BOARD AGENDA ITEM REPORT

AGENDA ITEM NO. 1

MEETING DATE: 05/06/2025

PREPARED BY: Lorrainia Belle
Town Planner

SUBJECT:

Project # SPR25-000015

A public hearing to consider an application by Aby Rodriguez (representative) requesting approval for exterior and interior modifications in connection with a bank use for the subject property located at 1050 Kane Concourse, identified with parcel identification number 13-2227-001-2370.

1. BACKGROUND/HISTORY

Issue Statement: The applicant, represented by Aby Rodriguez, is requesting approval for the renovation and conversion of a vacant 1,023 square foot office bay into a new bank branch. The scope of work includes interior demolition, a new floor plan layout, and exterior modifications to the storefront. The subject tenant space is one of three bays within an existing 4,258 square foot commercial building located on a 6,750 square foot lot at 1050 Kane Concourse.

Recommended Action: Staff recommend that the Design Review Board (DRB) consider the applicant's request for approval of the proposed renovation and conversion of a 1,023 square foot vacant office bay into a bank branch. The project includes both interior and exterior alterations, such as interior demolition, a reconfigured floor plan, and exterior modifications to the storefront, including the installation of an ATM machine, relocation of the front door, and changes to the storefront framing. Staff further recommend approval of the project subject to all staff recommended conditions.

Property Description: The property located at 1050 Kane Concourse is a 6,750 square foot lot improved with a 4,258 square foot commercial building originally constructed in 1962. The building contains three tenant bays. The proposed tenant bay, previously occupied by the "Old Alana Sales Center," is currently vacant and encompasses approximately 1,023

square feet. On-site parking is available at the rear of the building. The applicant is proposing both interior and exterior alterations to accommodate the conversion of the space into a new bank branch. The proposed scope of work includes:

Interior Alterations:

- Complete interior demolition of the existing office layout.
- Implementation of a new interior floor plan to accommodate the bank's operational needs.

Exterior Alterations:

- Removal of approximately 25 square feet of storefront glass to accommodate installation of an ATM machine.
- Installation of a security camera above the ATM.
- Relocation of the front door, including associated modifications to the storefront framework.
- Removal of the existing green awning.
- Installation of new storefront glass to match the adjacent bays and maintain architectural cohesion.

These proposed alterations are designed to modernize the space and support the change of use, while maintaining compatibility with the architectural character of the building.

2. ANALYSIS

The applicant, represented by Aby Rodriguez, is proposing both interior and exterior alterations to a vacant 1,023 square-foot tenant bay located within a 4,258 square foot commercial building at 1050 Kane Concourse. The subject property was originally constructed in 1962 and is situated on a 6,750 square foot lot with rear parking access. The proposed alterations will support the conversion of the space formerly occupied by the "Old Alana Sales Center", into a new bank branch.

The proposal includes the removal of approximately 25 square feet of existing storefront glass to install an ATM machine, the relocation of the front door, installation of a security camera above the ATM, and the removal of the existing green awning. The new storefront glazing will match adjacent bays to ensure architectural consistency. Interior improvements include full demolition of the existing layout and construction of a new floor plan to accommodate the bank's operational needs.

Zoning and Land Use:

The property is located within the Business District (B-1) zoning district, which permits uses such as banks, savings and loan associations, and business and professional offices. The proposed interior and exterior alterations are consistent with the allowable uses under this designation. The improvements are intended to accommodate a bank use within an existing commercial space and do not represent a change in the intensity or nature of the approved land use.

Platting:

Re-platting of the site will not be required, as it is already platted as outlined in the legal description above.

Neighborhood Compatibility:

The proposed alterations are consistent with the surrounding commercial context of Kane Concourse. The design updates are modest in scale and respectful of the existing building's Mid-Century architectural features, originally constructed in 1962. The new storefront elements are designed to integrate seamlessly with the remaining bays and will enhance the street-facing appearance without disrupting the aesthetic cohesion of the area.

Parking Considerations:

The property is designated for commercial use under the Town's Future Land Use Map. The proposed conversion to a bank is compatible with this designation and does not alter the intensity or use classification of the site. The project remains consistent with the goals and objectives outlined in the Comprehensive Plan for commercial corridors.

Future Land Use Map Designation:

The property is designated as Commercial on the Future Land Use Map (FLUM). The proposed use of the property as a bank aligns with the designated Commercial designation and is consistent with the objectives outlined for commercial properties within this zoning category.

Conclusion:

The proposed interior and exterior alterations to the 1,023-square-foot commercial bay at 1050 Kane Concourse are intended to accommodate a new bank use while preserving the architectural integrity and character of the existing building. The scope of work is consistent with the applicable zoning, land use regulations, and surrounding built environment. Staff recommends approval of the application subject to all applicable conditions.

Applicable Code Sections:

The following sections of the Land Development and Zoning Code are applicable to this proposal:

- Section 23-3 (Use Regulations for b-1 Business District),
- Section 17-20 (Exterior signs)
- In addition to these provisions, the Town has separate regulations that must be followed, ensuring compliance with all requirements outlined in the Town Code.

Review criteria. The Design Review Board shall not approve unless the Board finds that the following criteria have been met: (Section 5-23.1)

- 1) *The plan for the proposed structure or project is in conformity with good design and in general, contributes to the image of the town as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.*

- 2) *The proposed structure or project is not, in its exterior design and appearance, of inferior qualities such as to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.*
- 3) *The exterior building components and exterior architectural features shall have attractive and cohesive architectural character.*
- 4) *The orientation, appearance, and design of exterior architectural features of new and existing buildings and structures, and/or modifications to existing buildings and structures, shall indicate sensitivity to and shall be compatible with the streetscape and adjacent property, not detract from the appearance of surrounding properties, and create or maintain view corridors.*
- 5) *Landscaping and paving materials shall ensure a cohesive relationship with and enhancement of the overall site plan design.*
- 6) *Buffering materials shall ensure that headlights from vehicles, noise, light, and mechanical equipment are adequately shielded from public view, adjacent properties, and sidewalks.*
- 7) *The proposed structure is in conformity with standards of this Code and other applicable ordinances in so far as the location and appearance of the buildings and structures are involved.*
- 8) *The proposed structure or project is consistent with other actual and proposed developments in the general area, considering the following additional criteria:*
 - a. *Site layout, orientation, location of structures and relationship to one another and to open spaces, and topography.*
 - b. *Harmonious relationship with existing and proposed adjoining developments, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted.*
 - c. *Maximum height, area, setbacks, and overall masks as well as parts of any structure (buildings, walls, screens, towers, or signs) and effective concealment of all mechanical equipment.*
 - d. *Building design, materials, and colors to be sympathetic with surroundings.*
 - e. *Harmony of materials, colors, and composition of low sides of a structure which are visible simultaneously.*
 - f. *Consistency of composition and treatment. The choice of materials and their usage shall be conducive to regular maintenance and durability, given the town's location to surrounding saltwater bodies.*
 - g. *Location and type of planting with due regard for climatic conditions, preservation of specimens and landmark plantings upon a site, and proper irrigation to insure maintenance of all plant materials.*
 - h. *Design and appropriateness of signs, as well as interior and exterior lighting of signs.*
 - i. *Graphics, as understood in architectural design.*
 - j. *The design review board shall not have jurisdiction over the number, types or layout of interior rooms or spaces in single-family homes or two-family homes.*

3. RECOMMENDATION

Staff recommend that the Design Review Board approve the proposed interior and exterior alterations for the vacant office bay at 1050 Kane Concourse, as shown in the submitted plans by the architect Chris Houck, dated May 2, 2025.

- **Staff recommend approval with the following conditions:**
 1. **Permits:** Separate permits are required for all wall and window signs.
 2. **Compliance with Architectural Guidelines:** Ensure that all exterior changes match the architectural style and materials of the adjacent tenant bays to maintain design continuity.
 3. **Security Camera Installation:** The security camera above the ATM must be installed in a manner that is minimally intrusive to the building façade and must be oriented solely toward the tenant's frontage. The camera is not permitted to capture or record activity on the public sidewalk.

GENERAL NOTES

01. PROJECT DESCRIPTION: ALTERATION TO AN EXISTING COMMERCIAL OFFICE SPACE FOR A NEW BANK BRANCH LOCATION (NO CHANGE OF OCCUPANCY); DELIVER UNIT FINISHED AND READY FOR OCCUPANCY, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ALL REQUIREMENTS OF THE LAW:

1050 KANE CONCOURSE
BAY HARBOR ISLANDS, FL 33154
02. PROJECT SCOPE: ALTERATION OF AN EXISTING OFFICE SPACE FOR A NEW BANK LOCATION. NO CHANGE OF OCCUPANCY. FULL INTERIOR RENOVATION WITH DEMOLITION, NEW PARTITIONS, MEP FIXTURES AND LAYOUT, CEILING, FINISHES, MILLWORK, DOORS, NO STRUCTURAL WORK. NEW STOREFRONT AND STREET FACING ATM. REFER TO THE ARCHITECTURAL AND MEP DRAWINGS FOR FULL SCOPE.

- PERFORM ALL WORK REQUIRED BY THE CONTRACT DOCUMENTS FOR THE ALTERATION OF THE DESIGNATED PREMISES, INCLUDING ALL LABOR, MATERIALS, EQUIPMENT, TRANSPORTATION, SCAFFOLDING AND OTHER FACILITIES AND SERVICES NECESSARY FOR THE PROPER AND COMPLETE EXECUTION OF THE WORK.
03. VERIFY ALL EXISTING CONDITIONS IN THE FIELD COVERING OR AFFECTING THE WORK PRIOR TO SUBMITTING A BID.
04. INCONSISTENCIES: WHERE DIFFERENCES BETWEEN THE DRAWINGS, NOTES AND SPECIFICATIONS OCCUR, THE DECISION OF THE ARCHITECT SHALL GOVERN AS TO WHICH TAKES PRECEDENCE. THE ARCHITECT SHALL PROMPTLY RESOLVE ANY SUCH DISCREPANCIES BROUGHT TO HIS ATTENTION BY THE CONTRACTOR.
05. DOUBTFUL CONDITIONS / FIELD CONDITIONS: VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AFFECTING THE WORK AT THE SITE. NOTIFY THE ARCHITECT OF ANY CONDITIONS OR MATERIALS THAT ARE FOUND CONTRARY TO THOSE INDICATED ON THE DRAWINGS, OR OF ANY DOUBTFUL CONDITIONS THAT MIGHT AFFECT THE QUALITY OF OR INTERFERE WITH THE PROPER COMPLETION OF THE PROJECT PRIOR TO COMMENCING WORK. COMMENCEMENT OF WORK INDICATES ACCEPTANCE OF EXISTING CONDITIONS. NOTIFICATIONS: NOTIFY ADJACENT PROPERTY OWNERS IN ACCORDANCE WITH THE PROVISIONS OF LAW.
07. INSURANCE: PROVIDE PROOF OF WORKER'S COMPENSATION INSURANCE AND DISABILITY INSURANCE COVERAGE AS REQUIRED BY FLORIDA STATE LAW, PRIOR TO THE COMMENCEMENT OF WORK. PROOF OF LIABILITY, PROPERTY DAMAGE AND OTHER INSURANCE SHALL BE PROVIDED IN THE AMOUNTS STATED IN THE CONTRACT BETWEEN THE OWNER AND CONTRACTOR.
08. COMPLIANCE WITH CODES: PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE AND ALL LOCAL LAWS AND ORDINANCES
09. MEANS AND METHODS: THE CONTRACTOR SHALL SUPERVISE THE WORK USING HIS BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR, AND SHALL HAVE CONTROL OVER, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES.
10. SAFETY: THE CONTRACTOR IS SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK. GIVE NOTICES AND COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE SAFETY OF PERSONS AND PROPERTY, AND THEIR PROTECTION FROM DAMAGE, INJURY AND LOSS. INSURE THAT THE JOB SITE IS MAINTAINED AT ALL TIMES IN SUCH A WAY AS TO PREVENT INJURY OR DAMAGE TO ALL PERSONS WORKING ON OR VISITING THE PREMISES, AND TO PERSONAL PROPERTY.
11. SCHEDULE: PROVIDE A CONSTRUCTION SCHEDULE TO THE ARCHITECT AND OWNER PRIOR TO COMMENCING THE WORK. THE SCHEDULE SHALL INDICATE THE CHRONOLOGICAL PHASES OF THE CONTRACTOR'S WORK THROUGH THE COMPLETION OF THE PROJECT. THE SCHEDULE SHALL INDICATE ALL ORDERING LEAD TIME, LENGTH OF TIME FOR EACH PHASE AND START AND COMPLETION DATES FOR EACH TRADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE APPROVED SCHEDULE.
12. LICENSED TRADESPEOPLE: PLUMBING, ELECTRICAL, AND MECHANICAL WORK SHALL BE PERFORMED BY CONTRACTORS LICENSED IN THEIR TRADE.
13. CURRENT DRAWINGS: MAINTAIN A COMPLETE AND CURRENT SET OF CONTRACT DOCUMENTS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR THE USE OF ALL TRADES.
14. SHOP DRAWINGS & SAMPLES: THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, PRODUCT SAMPLES, AND MANUFACTURER'S TECHNICAL INFORMATION FOR THE ARCHITECT'S REVIEW, PRIOR TO THE COMMENCEMENT OF FABRICATION, WHERE REQUIRED BY THE CONTRACT DOCUMENTS OR WHEN REQUESTED BY THE ARCHITECT.
15. APPROVALS: THE ARCHITECT'S APPROVAL OF SHOP DRAWINGS IS FOR CONFORMANCE WITH THE DESIGN CONCEPT ONLY. APPROVAL OF A SPECIFIC ITEM DOES NOT INDICATE APPROVAL OF AN ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR QUANTITIES, DIMENSIONS, COMPLIANCE WITH THE DESIGN INTENT OF THE CONTRACT DOCUMENTS, AND COORDINATION OF THE WITH OTHER TRADES. THE CONTRACTOR IS NOT RELIEVED OF RESPONSIBILITY FOR ANY DEVIATION FROM REQUIREMENTS OF THE CONTRACT DOCUMENTS, NOR BY ERRORS OR OMISSIONS IN THE SHOP DRAWINGS BY THE ARCHITECT'S REVIEW OF THESE DRAWINGS.
16. ALL WORK SHALL BE PERFORMED AND SUPERVISED BY WORKMEN THOROUGHLY FAMILIAR WITH THE MATERIALS AND METHODS SPECIFIED.
- B) WORK SHALL BE INSTALLED PLUMB AND LEVEL. SHOULD EXISTING ADJACENT WORK NOT BE PLUMB AND LEVEL, NEW WORK SHALL BE INSTALLED AS NECESSARY TO MEET THE EXISTING WORK, WITHOUT APPEARING TO EMPHASIZE THE VARIANCE. THE CONTRACTOR SHALL CONSULT WITH THE ARCHITECT TO DETERMINE HOW BEST TO DEEMPHASIZE THE VARIANCE PRIOR TO COMMENCING THE WORK.
17. PROTECTION DURING CONSTRUCTION: PROVIDE AND MAINTAIN COVERINGS AND PROTECTION TO PREVENT DAMAGE, DISCOLORATION OR SOILING OF EXISTING AND NEW CONSTRUCTION, FINISHES, FURNISHINGS, FABRICS AND THE OWNER'S POSSESSIONS. MAINTAIN PROTECTION UNTIL OWNER'S FINAL ACCEPTANCE. UPON OWNER'S ACCEPTANCE, REMOVE PROTECTION AND CLEAN ALL EXPOSED SURFACES.
18. DELIVERIES: THE CONTRACTOR SHALL MAKE ALL REQUIRED ARRANGEMENTS FOR DELIVERY AND TRANSFER OF EQUIPMENT AND MATERIALS TO THE JOB SITE.
19. CUTTING AND PATCHING: PERFORM ALL CUTTING AND PATCHING REQUIRED BY THE INSTALLATION OF PLUMBING, PLUMBING FIXTURES AND CONNECTIONS, WIRING, ELECTRICAL AND TELEPHONE OUTLETS, SWITCHES, HEATING AND VENTILATION ELEMENTS AND DEVICES TO PROVIDE A FINISHED PROJECT.
- A) MATERIALS USED IN CUTTING AND PATCHING SHALL BE IDENTICAL TO ORIGINAL MATERIALS, UNLESS OTHERWISE NOTED. IF IDENTICAL MATERIALS ARE NOT AVAILABLE, PROVIDE FINISHED WORK THAT WILL RESULT IN EQUAL OR BETTER THAN EXISTING PERFORMANCE CHARACTERISTICS.
- B) USE CUTTING METHODS LEAST LIKELY TO DAMAGE ELEMENTS RETAINED OR ADJOINING WORK. USE TOOLS TO ENSURE NEAT, ACCURATELY FORMED HOLES AND EDGES AT ADJACENT WORK.
- C) LOCATE UTILITIES BEFORE CUTTING. CAP VALVE, SEAL AND PLUG ABANDONED UTILITIES TO PREVENT ENTRY OF MOISTURE OR OTHER FOREIGN MATTER.
- D) PATCHING SHALL BE PERFORMED SO AS TO PROVIDE SOLID, TRUE AND ALIGNED SUBSTRATA FOR THE INSTALLATION OF FINISH MATERIALS.
- E) PATCHING SHALL SEAMLESSLY JOIN THE IMMEDIATE EXISTING ADJACENT CONSTRUCTION IN MATERIAL, FINISH AND COLOR, UNLESS OTHERWISE NOTED. JOINTS SHALL BE DURABLE AND INVISIBLE. CREATE

- TRUE, EVEN PLANES WITH UNIFORM CONTINUOUS APPEARANCE. MATERIALS USED SHALL BE IDENTICAL TO MATERIALS CUT AND PATCHED.
- F) REPAINT ENTIRE ASSEMBLIES, NOT JUST PATCHED AREAS.
20. REMOVALS: MAINTAIN A CLEAN AND NEAT WORK SITE AT ALL TIMES. CLEAN UP AND REMOVE FROM THE PREMISES ALL WASTE MATERIALS, RUBBISH, WRAPPINGS, CONTAINERS AND SALVAGES AS GENERATED BY THE CONSTRUCTION, DEMOLITION, AND BY THE DELIVERY AND INSTALLATION OF WOODWORK, FURNITURE AND APPLIANCES, WHETHER PROVIDED UNDER THIS CONTRACT OR NOT.
21. FINAL CLEANUP: LEAVE ALL SPACES VACUUM CLEAN AND ORDERLY, READY FOR OWNER OCCUPANCY. ALL SURFACES, INCLUDING COUNTERS, CABINET SHELVES AND TOPS, MANTLES, MOLDINGS, DOOR AND WINDOW HEADS, PLUMBING AND LIGHTING FIXTURES, APPLIANCES, HEATING AND AIR-CONDITIONING EQUIPMENT (INCLUDING RADIATORS, FIN-TUBE AND CONVECTORS) AND FLOORS SHALL BE THOROUGHLY DUSTED WITH A FREQUENTLY RINSED DAMP CLOTH. AFTER DUSTING ALL SURFACES, FLOORS SHALL BE VACUUMED USING ATTACHMENTS APPROPRIATE FOR THE FINISH. WINDOWS SHALL BE SCRAPED CLEAN WITH A RAZOR AND WASHED WITH VINEGAR AND NEWSPRINT.
22. WARRANTY & GUARANTEE:
- A) THE CONTRACTOR GUARANTEES THAT WORK COMPLETED UNDER THIS CONTRACT IS FREE FROM FAULTY MATERIALS AND WORKMANSHIP, INCLUDING IMPROPER INSTALLATION. THIS GUARANTEE SHALL COVER A MINIMUM PERIOD OF ONE (1) YEAR FOLLOWING THE DATE OF ACCEPTANCE OF THE WORK BY THE OWNER AND SHALL BIND THE CONTRACTOR TO REPAIR OR REPLACE, PROMPTLY AND EFFICIENTLY, ANY AND ALL WORK AND MATERIALS FOUND TO BE DEFECTIVE DURING THIS PERIOD, INCLUDING OTHER WORK NOT PERFORMED UNDER THIS CONTRACT, THAT IS DAMAGED BY SUCH DEFICIENCY.
- B) NEITHER THE FINAL CERTIFICATE NOR THE FINAL PAYMENT, NOR ANY OTHER PROVISION IN THE CONTRACT, SHALL RELIEVE THE CONTRACTOR OF RESPONSIBILITY DESCRIBED IN THIS SECTION.
- C) THIS WARRANTY IS IN ADDITION TO MANUFACTURER'S STANDARD WARRANTIES ON SPECIFIC PRODUCTS, MATERIALS AND ASSEMBLIES.
- D) IN THE EVENT THAT ADDITIONAL PROFESSIONAL SERVICES ARE REQUIRED TO VERIFY AND DIRECT REPAIRS OR REPLACEMENT OF WORK AS A DIRECT CONSEQUENCE OF THE FAILURE OF MATERIALS OR WORKMANSHIP GUARANTEED BY THE CONTRACTOR, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PAYMENT OF FEES FOR SUCH PROFESSIONAL SERVICES, AND ANY OTHER FEES NECESSARY TO CORRECT THE WORK.

CONSTRUCTION NOTES

- ALL NEW FINISHES (WALL/CEILING/FLOOR/TRIM/DECOR), ARE TO COMPLY WITH FBCB CHAPTER 8 FOR FLAME SPREAD AND SMOKE DEVELOPMENT CLASSIFICATION.
- ALL TILE BACKING AND ALL BACKING BOARD IN WET AREAS TO BE 3" WP GWB. REPLACE EXISTING BACKING IF REQUIRED. IF TILING AT A FIRE RATED SEPARATION WALL ASSEMBLY, BACKING TO BE WP TYPE X GWB, UL TYPE SCX. FIRE WALL AND JOINT ASSEMBLY RATING TO BE RESTORED TO COMPLY WITH CURRENT FIRE CODES. FIRE RATED WALLS NOT TO BE COMPROMISED WHERE INSTALLING BACKING BEHIND KITCHEN CABINETS AND BATHROOM VANITIES.
- FIRESTOPPING PER DETAILS A-501. FIRE WALL AND JOINT ASSEMBLY RATING TO BE RESTORED AND TO COMPLY WITH CURRENT FIRE CODES.
- ALL INTERIOR FINISHES SHALL COMPLY WITH (FFPC) 7TH EDITION NFPA 101 CH 10.2.
- IF ANY FIRE RATED WALLS, CEILINGS, OR FLOOR ASSEMBLIES BETWEEN TENANT SPACES, DEMISING WALLS OR PARTITIONS ARE DISTURBED, THEY SHALL BE REPAIRED TO MAINTAIN THEIR ORIGINAL FIRE RATING.
- ANY COMBUSTIBLE MATERIALS USED TO COMPLY WITH FBC 603.1 (FIRE-RETARDANT-TREATED WOOD ONLY).

CODE COMPLIANCE AND INSPECTIONS

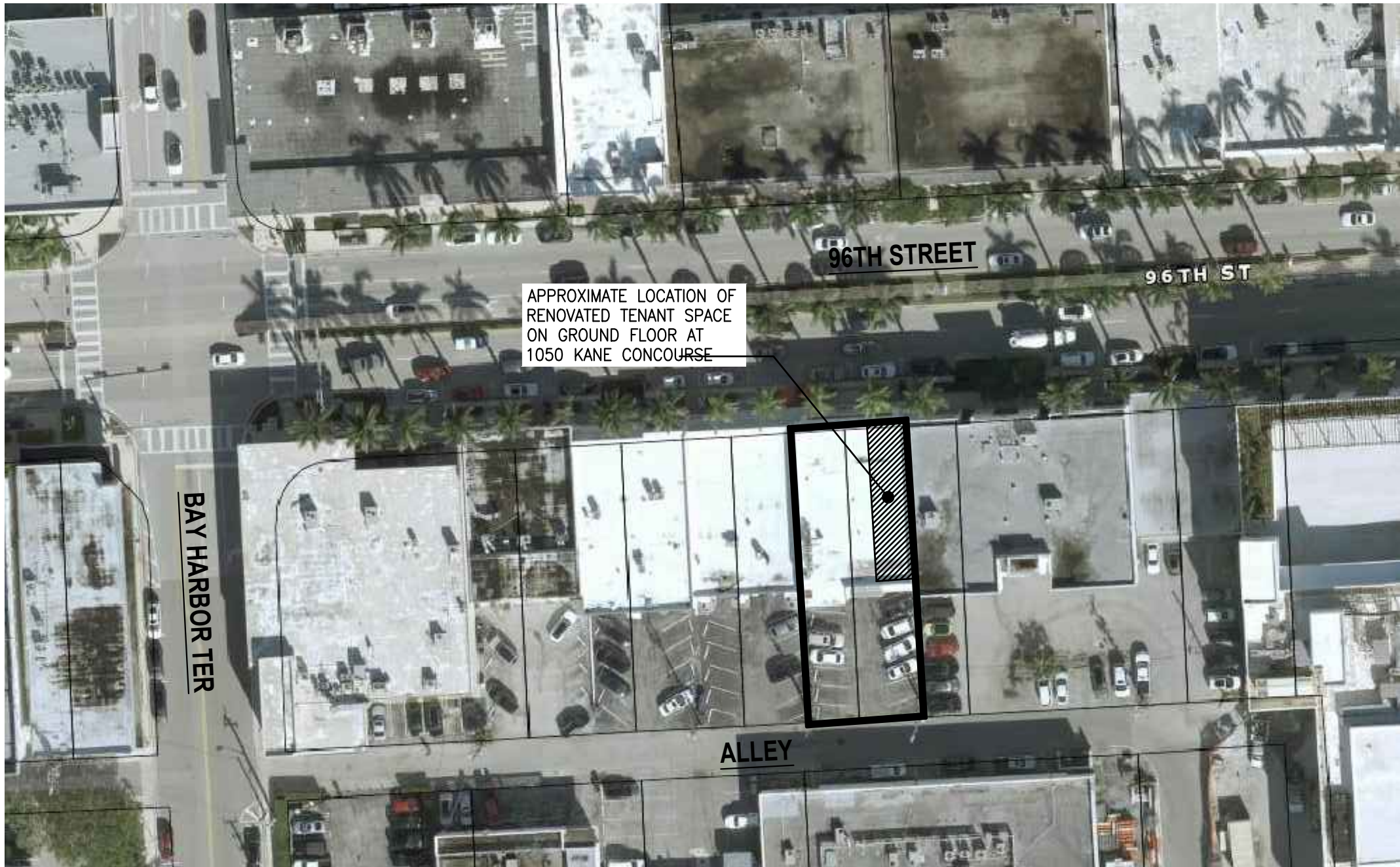
- ALL CONSTRUCTION SHALL CONFORM TO THE 2023 FLORIDA BUILDING CODE, THE 2023 FLORIDA FIRE PREVENTION CODE, ALL APPLICABLE SUBCODES AND ASCE 7-22.
- ALL WORK SHALL BE PERFORMED OR DIRECTLY SUPERVISED BY CONTRACTORS LICENSED TO WORK IN THE JURISDICTION.
- THE CONTRACTOR IS REQUIRED TO FILE WITH THE OWNER AND THE ARCHITECT COPIES OF EACH PERMIT, INSPECTION AND SIGN-OFF.
- THE CONTRACTOR SHALL ARRANGE FOR INSPECTIONS AND SIGN-OFFS
- ALL INSURANCE, PERMITS, INSPECTIONS AND SIGN-OFFS SHALL BE AT THE CONTRACTOR'S EXPENSE.
- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROCURE A BUILDING WORK PERMIT PRIOR TO THE COMMENCEMENT OF THE WORK.
- ALL CONTRACTORS, SUBCONTRACTORS AND OTHERS WORKING ON THE PROJECT SHALL SUBMIT WAIVERS OF LIENS SIGNED AT THE COMPLETION OF THEIR WORK
- ALL NEW FINISHES (WALL/CEILING/FLOOR/TRIM/DECOR), ARE TO COMPLY WITH FBCB 804.4 FOR FLAME SPREAD AND SMOKE DEVELOPMENT CLASSIFICATION AND 7TH EDITION NFPA 101 CH 10.2.
- PER FBC TABLE 803.11, GROUP B, FINISHES SHALL BE: TYPE A FOR INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS, TYPE A FOR CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS, TYPE C FOR ROOMS AND ENCLOSED SPACES
- INSULATING MATERIALS, WHERE CONCEALED, SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 PER FBC 720.10.2.2
- INTERIOR FINISHES SHALL COMPLY WITH FFPC 8TH EDITION 10.2.2 FOR BUSINESS AND
- MEANS OF EGRESS SHALL BE LEVEL AND SLIP RESISTANT
- WOOD FINISHES SHALL BE INHERENTLY FLAME RETARDANT

ABBREVIATIONS

CL	CLOSET
CLG	CEILING
DWGS	DRAWINGS
ELECT	ELECTRICAL
EP	EXISTING ELECTRICAL PANEL
EX'G	EXISTING
FIN	FINISH
FL	FLOOR
GA	GAUGE
GEN	GENERATOR
GWB	GYPSUM WALL BOARD
LAV	LAVATORY
LED	LIGHT EMITTING DIODE
MAX	MAXIMUM
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MIN	MINIMUM
MTD	MOUNTED
MTL	METAL
RCP	REFLECTED CEILING PLAN
REL	RELOCATED
REQ'D	REQUIRED
SPEC'D	SPECIFIED
SPECS	SPECIFICATIONS
TYP	TYPICAL
W/	WITH
WC	WATER CLOSET
WD	WOOD
WP	WATERPROOF

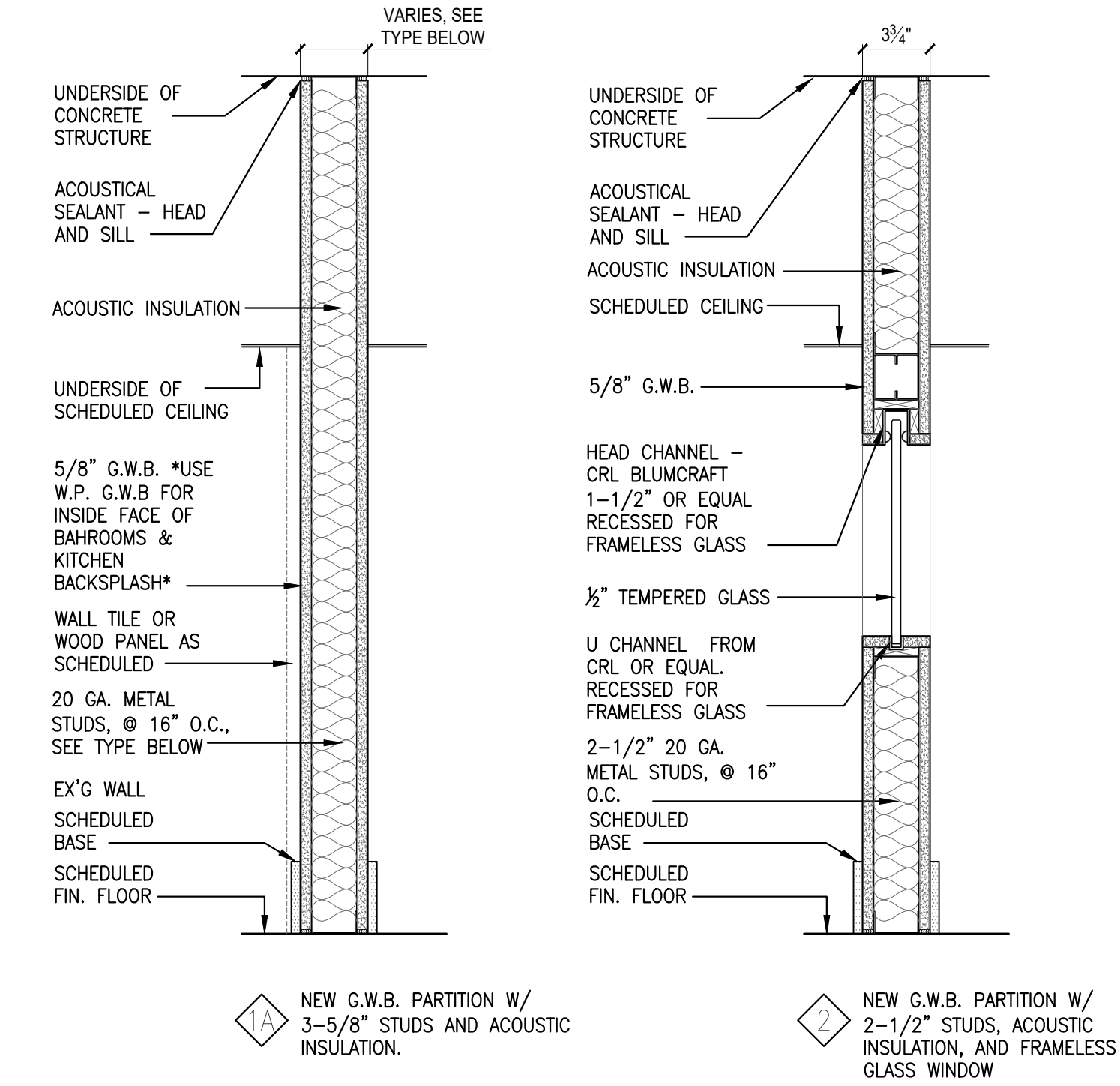
DRAWING LIST

A-001	COVER SHEET
A-002	LIFE SAFETY PLAN
A-101	DEMOLITION & LIFE SAFETY PLAN
A-102	FLOOR PLAN AND RCP
A-103	ENLARGED ADA PLAN
A-201	INTERIOR ELEVATIONS
A-202	STOREFRONT
A-501	DOOR DETAILS & SCHEDULE
A-502	MISC. DETAILS & SCHEDULES
M-001	MECHANICAL COVER PAGE
M-002	MECHANICAL DEMOLITION PLAN
M-101	MECHANICAL FLOOR PLAN
M-201	MECHANICAL SCHEDULES AND DETAILS
M-301	MECHANICAL NOTES
E-001	ELECTRICAL COVER SHEET
E-002	ELECTRICAL DEMO PLAN
E-101	ELECTRICAL PROPOSED PLANS
E-201	ELECTRICAL RISER & PANELS
E-301	ELECTRICAL DETAILS
E-401	ELECTRICAL SPECS
SC-101	SECURITY PLAN
P-001	PLUMBING COVER PAGE
P-002	PLUMBING DEMOLITION PLAN
P-101	PLUMBING FLOOR PLAN
P-201	PLUMBING SCHEDULES & DETAILS



1 PLOT PLAN
NTS

REFER TO A-002 FOR BUILDING AND OCCUPANCY DETAILS



PARTITION NOTES:

- PARTITION TYPES ARE DIAGRAMMATIC AND DO NOT REFLECT SPECIFIC CONDITIONS OF EACH PARTITION AT/ABOVE FINISH CEILING AND AT/BELOW FINISH FLOOR.
- SEE INDIVIDUAL SECTION DETAILS FOR SPECIFICS OF CONSTRUCTION AT/ABOVE FINISH CEILING.
- SEE INDIVIDUAL FINISH FLOOR DETAILS FOR SPECIFICS OF CONSTRUCTION AT/BELOW FINISH FLOOR.
- TOP OF PARTITION HEIGHTS VARY PER BEAM OR STEPPED SLAB CONDITIONS ABOVE.
- PROVIDE ADDITIONAL METAL STUD REINFORCEMENT AT DOORS AND IN-WALL CARRIERS AS SHOWN ON INTERIOR DETAILS.
- WATERPROOF MEMBRANE IN INDIVIDUAL WALL TYPES IS REQUIRED THROUGHOUT BATHROOMS.

REFER TO ELEVATION DRAWINGS AND FINISH SCHEDULE FOR LOCATION AND TYPE OF FINISHES, WALL BASES, CEILINGS AND TYPES, AND ALL HEIGHTS

general contractor



11950 W Dixie Highway
Miami, FL 33161
305-892-8453

architect

CHRIS HOUCK ARCHITECT

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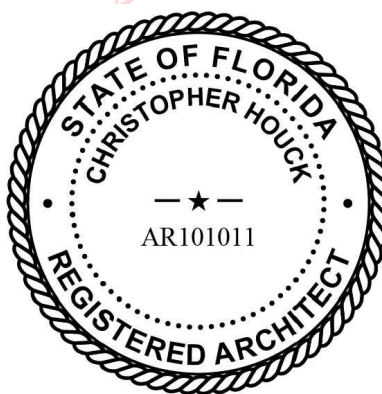
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project

1050 KANE CONCOURSE
INTERIOR RENOVATION

Bay Harbor Islands, FL 33154

REVISION 1 05/01/25

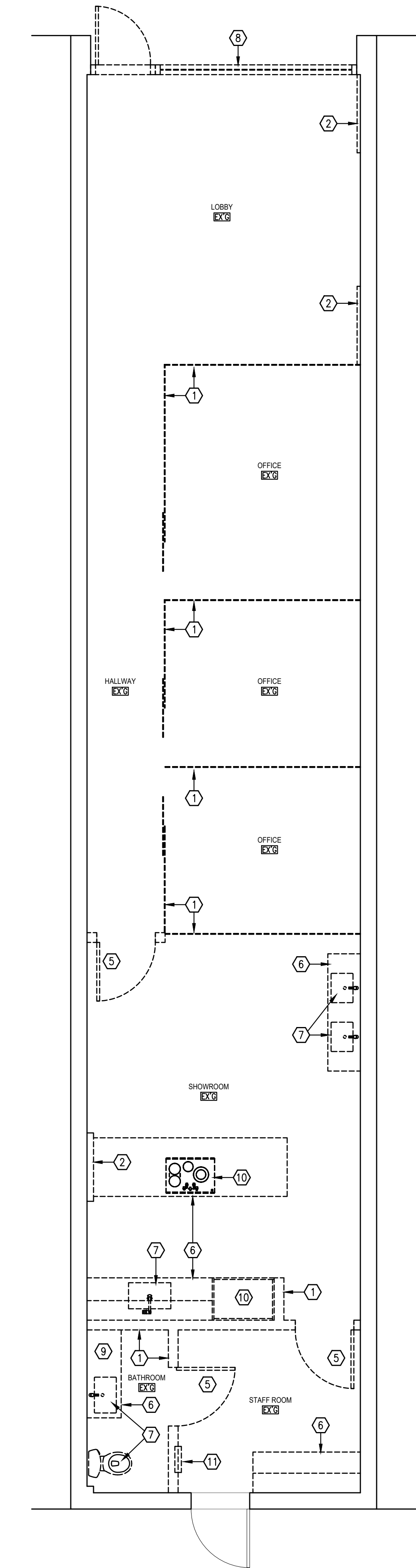
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Cover Sheet

ISSUE: PLANNING SUBMISSION 05/01/25
SHEET NUMBER: 1 OF 8
SCALE: AS NOTED

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A-001



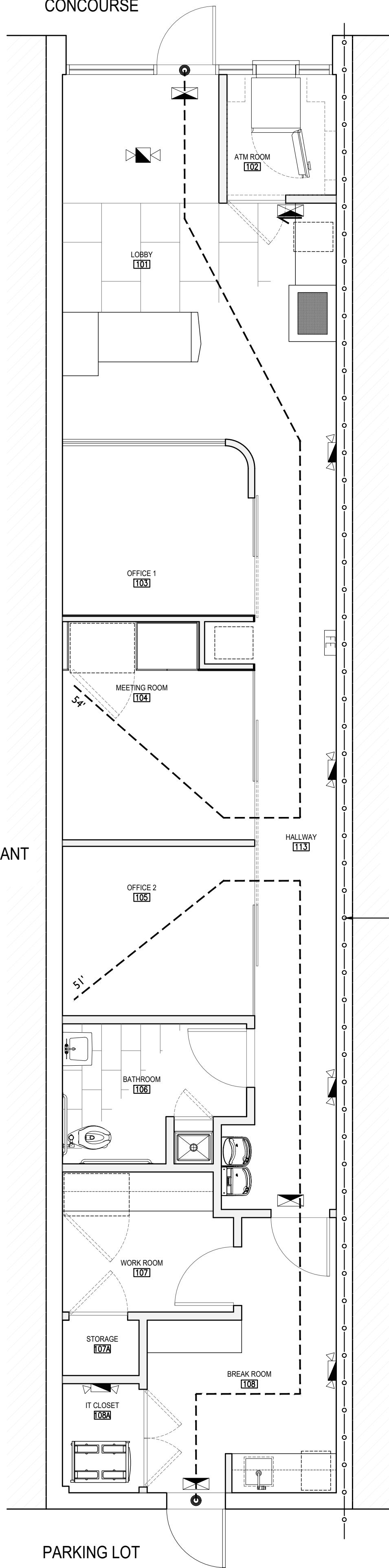
DEMOLITION GENERAL NOTES:

1. CONTRACTOR TO PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, SERVICES, AND OBTAIN ALL PERMITS REQUIRED TO DEMOLISH, REMOVE, AND LEGALLY DISPOSE OF EXISTING CONSTRUCTION, FIXTURES, AND FITTINGS INDICATED FOR DEMOLITION ON THE DRAWING AND IN THE NOTES.
2. PERFORM DEMOLITION AND RELATED WORK, INCLUDING REMOVAL AND DISPOSAL OF DEBRIS AND RUBBISH, IN STRICT ACCORDANCE WITH THE TERMS OF THE ALTERATION AGREEMENT BETWEEN THE BUILDING AND THE OWNER AND WITH ALL LAWS, REGULATIONS, AND RULES OF THE LOCAL AUTHORITIES HAVING JURISDICTION.
3. MAINTAIN A CLEAN AND NEAT WORK SITE AT ALL TIMES. REMOVE ALL WASTE MATERIALS, RUBBISH, WRAPPINGS, CONTAINERS, AND SALVAGES GENERATED BY THE DEMOLITION WORK. REMOVALS SHALL BE PERFORMED AT FREQUENT INTERVALS, BUT NOT LESS THAN ONCE A DAY.
4. IN THE COURSE OF DEMOLITION, PLUMBING AND ELECTRIC CHASES, DUCT SHAFTS AND OTHER PENETRATIONS OF THE CONCRETE FLOOR AND DEMISING WALLS MAY BECOME EXPOSED TO VIEW. ALL PENETRATIONS OF THE SLAB OR DEMISING WALLS, AS WELL AS ALL SPANDREL CONDITIONS, SHOULD BE PROPERLY FIRESTOPPED WITH RATED, APPROVED MATERIALS AND ASSEMBLIES. THE CONTRACTOR SHALL IMMEDIATELY BRING TO THE ATTENTION OF THE ARCHITECT ALL PENETRATIONS OR OTHER CONDITIONS THAT BECOME EXPOSED, THAT DO NOT HAVE APPROPRIATE, RATED FIRESTOP MATERIAL IN PLACE. NO SUBSTANDARD CONDITIONS WHICH BECOME EXPOSED SHALL BE COVERED OR CONCEALED PRIOR TO THE ARCHITECT'S REVIEW.
5. DASHED LINES ON DEMO PLANS REPRESENT WALLS, DOORS, SOFFITS, CASEWORK, ETC TO BE REMOVED. PATCH & REPAIR EXISTING ADJOINING AREAS TO REMAIN.
6. THE CONTRACTOR SHALL NOT CONSIDER DEMOLITION AND ALTERATION NOTES TO BE ALL-INCLUSIVE. IT IS CONTRACTOR'S RESPONSIBILITY TO INSPECT AND ASSESS EACH AREA AND TO FULFILL THE INTENT OF THE DESIGN INDICATED BY THE CONTRACT DOCUMENTS. CONTRACTOR SHALL COORDINATE ARCHITECTURAL DEMOLITION DRAWINGS AND NOTES WITH HVAC, ELECTRICAL, FIRE PROTECTION AND PLUMBING DRAWINGS AND NOTES. PATCH OR REBUILD ANY AREAS TO REMAIN THAT HAVE BEEN DAMAGED OR DISTURBED BY HVAC, ELECTRICAL, FIRE PROTECTION AND PLUMBING DEMOLITION.
7. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS WITHIN THE CONTRACT LIMITS AND NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING OF ANY DEVIATION FROM CONTRACT DOCUMENTS NECESSITATED BY FIELD CONDITIONS OR ITEMS NOT COVERED.
8. MAINTAIN ACCESS TO EXITS AND EXIT STAIRS AT ALL TIMES. FIRE ALARM AND SMOKE DETECTION SYSTEM SHALL REMAIN OPERATIONAL AT ALL TIMES. PROTECT SMOKE DETECTORS AS REQUIRED AND IN CONFORMANCE WITH CODES AND LOCAL AUTHORITIES HAVING JURISDICTION.
9. ALL DEMOLITION SHALL BE PERFORMED IN A SAFE AND ACCEPTABLE MANNER TO ALL AUTHORITIES HAVING JURISDICTION AND THE OWNER. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION FOR POLLUTION CONTROL. THOROUGHLY CLEAN ADJACENT AREAS OF DUST, DIRT AND DEBRIS CAUSED BY DEMOLITION WORK. BEFORE NEW WORK BEGINS, RETURN ADJACENT AREAS TO CONDITION FOUND PRIOR TO START OF DEMOLITION WORK.
10. PROVIDE TEMPORARY PARTITIONS/DUST PROTECTION (RATED AND/OR NON-RATED) AS REQUIRED. REVIEW LOCATIONS OF TEMPORARY PARTITIONS/DUST PROTECTION WITH OWNER AND ARCHITECT PRIOR TO START OF WORK.
11. HAZARDOUS MATERIAL NOTE: CONTRACTOR SHALL STOP WORK AND INFORM OWNER IMMEDIATELY IN WRITING OF ANY HAZARDOUS MATERIAL ENCOUNTERED OR THOUGHT TO BE HAZARDOUS MATERIAL. THE OWNER, AFTER RECEIVING WRITTEN NOTICE SHALL INSTRUCT CONTRACTOR ON HOW TO PROCEED.
12. ALL WORK SHALL BE DONE IN PROTECTED SPACE. NO DUST OR DIRT SHALL TRAVEL FROM CONSTRUCTION AREA TO ADJACENT AREAS. TEMPORARY DUST PROTECTION SHALL BE ERECTED PRIOR TO START OF WORK.
13. CONTRACTOR SHALL REVIEW ALL ITEMS TO BE DEMOLISHED WITH OWNER TO IDENTIFY ANY ITEMS TO BE SALVAGED PRIOR TO START OF DEMOLITION.
14. FLOOR OPENINGS SHALL BE COVERED DURING DEMOLITION AND CONSTRUCTION.
15. CONTRACTOR SHALL PRESERVE AND PROTECT ALL AREAS OF THE APARTMENT NOT AFFECTED BY THE SCOPE OF WORK.
16. ALL EXISTING SURFACES AND EQUIPMENT TO REMAIN SHALL FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DAMAGE AND SHALL MAKE REPAIRS REQUIRED WITHOUT ADDITIONAL COST TO THE OWNER.
17. NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE JOB PROCEEDS. THE SITE SHALL BE LEFT BROOM CLEAN AT THE COMPLETION OF DEMOLITION.
18. NO STRUCTURAL ELEMENTS SHALL BE REMOVED UNLESS PORTIONS AFFECTED ARE ADEQUATELY SUPPORTED BY EITHER TEMPORARY SHORING OR NEW STRUCTURAL ELEMENTS AS REQUIRED TO PROTECT THE STABILITY AND INTEGRITY OF THE EXISTING STRUCTURE.
19. ALL ADJOINING PROPERTY AFFECTED BY ANY OPERATIONS OF DEMOLITION SHALL BE PROTECTED. REMOVE OR RELOCATE ALL WIRING, PLUMBING, AND MECHANICAL EQUIPMENT AFFECTED BY REMOVAL OF PARTITIONS. ABANDONED PIPES AND/OR LINES SHALL BE CUT TO A POINT OF CONCEALMENT BEHIND OR BELOW FINISH SURFACES, AND SHALL BE PROPERLY CAPPED OR PLUGGED.
21. THE CONTRACTOR SHALL FILE ALL NECESSARY CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS, PAY ALL FEES, OBTAIN ALL PERMITS AND PROVIDE ANY AND ALL BONDS REQUIRED BY ANY CITY AGENCY IN ORDER TO DO THE WORK HEREIN DESCRIBED.

- 1 REMOVE NON-LOADBEARING PARTITION, REFER TO CONSTRUCTION PLAN FOR EXTENTS
- 2 REMOVE FURRING OR WALL FINISH
- 3 REMOVE TILE FLOORING AND CLEAN SUBFLOOR (ENTIRE UNIT)
- 4 REMOVE EX'G GWB CEILING FINISH, TILE, CEILING GRID, LIGHTING, HVAC GRILLES, EXIT SIGNS (ENTIRE UNIT) SEE MEP DRAWINGS FOR FULL EXTENT OF REMOVALS.
- 5 REMOVE DOOR AND FRAME
- 6 REMOVE CABINETS / MILLWORK
- 7 REMOVE PLUMBING FIXTURE, REFER TO PLUMBING DRAWINGS
- 8 REMOVE STOREFRONT.
- 9 REMOVE MIRROR AND BATH ACCESSORIES
- 10 REMOVE APPLIANCES
- 11 REMOVE ELECTRICAL PANEL. SEE ELECTRICAL DWGS.

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

SIDEWALK KANE CONCOURSE



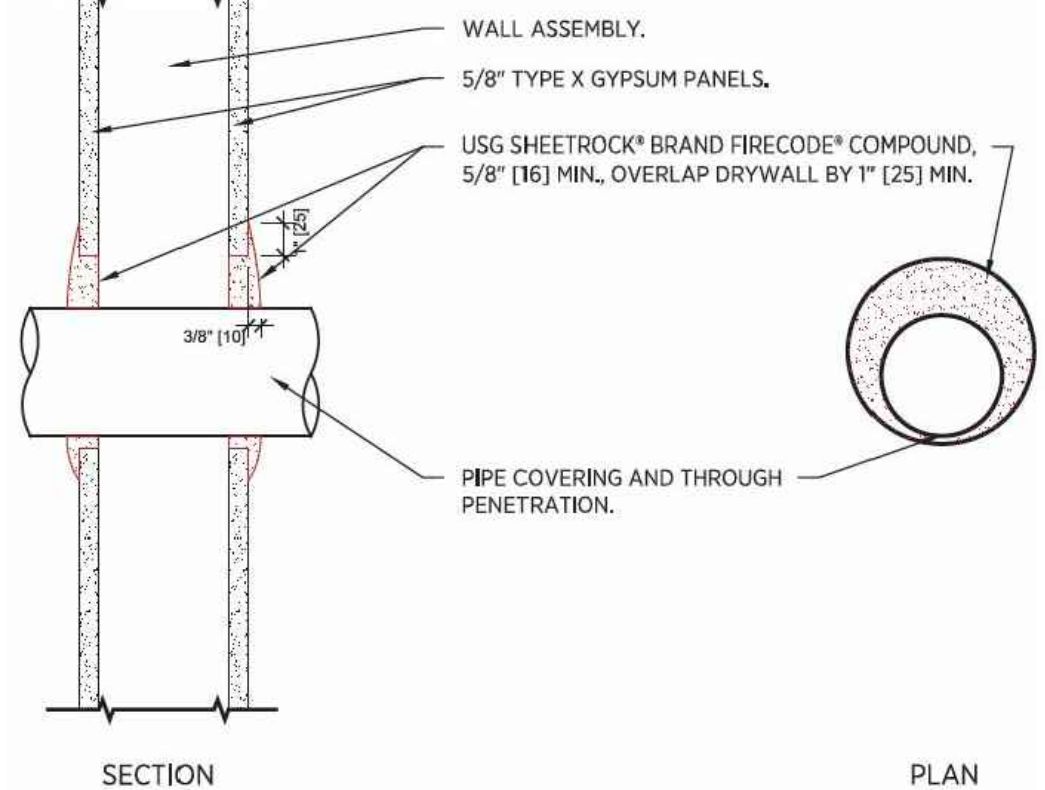
2 PLAN - LIFE SAFETY
1/4" = 1'-0"

PROPERTY DETAILS		
SITE ADDRESS: 1050 KANE CONCOURSE		LEGAL DESCRIPTION: BAY HARBOR ISLAND PB 46-5 LOT 8 LESS N15FT BLK 12 LOT SIZE 50.000 X 135 OR 20953-3413 0103 1
EQUID: 13-2227-001-2370		
PROPERTY OWNER: D & F LLC		
TENANT: AMERANT BANK		
PA PRIMARY ZONE: 6000 COMMERCIAL - GENERAL		
LAND USE: 1111 STORE: RETAIL OUTLET		
FLOOD_ZONE: AE		
PROJECT DETAILS		
ALTERATION TYP: REHABILITATION CATEGORY PER NFPA:		2 MODIFICATION
PROJECT SCOPE: RENOVATION OF AN EXISTING RETAIL UNIT INCLUDING DEMOLITION, NEW FLOORING, LIGHTING, MILLWORK, PARTITIONS, DOORS, OUTLETS, CEILINGS, HVAC DUCTWORK AND GRILLES. NEW EXTERIOR STOREFRONT STOREFRONT AND STREETFACING ATM MACHINE. REFER TO THE ARCHITECTURAL AND MEP DRAWINGS FOR FULL PROJECT SCOPE.		
BUILDING DETAILS		PLUMBING FIXTURE CALCULATION
BUILDING TYPE: TYPE IIB		FOR BUSINESS SPACE:
SPRINKLERED: NO		1WC PER 25, 1LAV PER 40, 1 DRINKING FOUNTAIN PER 100, 1 SERVICE SINK
ADJ. BUILDING SF: 3,937 SF		
WORK AREA: 1,023 SF		REQUIRED COUNTS
FIRE RESISTANCE RATINGS PER TABLE 601 (HOURS)		WC: 19 OCCUPANTS / 25 = .76 (1)
STRUCTURAL FRAME: 0		LAV: 19 / 40 = .475 (1)
BEARING WALLS: 0		DRINKING FOUNTAIN: 19 / 100 = .19 (1)
NONBEARING WALLS(EXTERIOR): 0		SERVICE SINK: (1)
NONBEARING INTERIOR PARTITIONS: 0		PROVIDED COUNTS
FLOOR CONSTRUCTION: 0		WC: (1)
ROOF CONSTRUCTION: 0		LAV: (1)
		DRINKING FOUNTAIN: (1)
		SERVICE SINK: (1)
		PER FBC TABLE 2902.1
OCCUPANCY DETAILS		
UNIT SIZE:		1,023 SF
OCCUPANCY:		GROUP B BUSINESS (NO CHANGE)
OCCUPANCY PER EFFC:		BUSINESS (NO CHANGE)
OCCUPANT LOAD (BUSINESS):		
GENERAL BUSINESS USE:		823 SF @ 150 SF / OCCUPANT = 5.5 OCCUPANTS
CONFERENCE RMS, BREAK RMS, LOUNGE AREAS:		200 SF @ 15 SF / OCCUPANT = 13.3 OCCUPANTS
TOTAL OCCUPANT LOAD (PER NFPA TABLE 7.3.1.2)		= 19 OCCUPANTS
TENANT SEPARATION PER FBC 508.4:		NONE REQUIRED BETWEEN BUSINESS AND MERCANTILE
EXIT ACCESS TRAVEL DISTANCE PER FBC 1017.2:		200FT MAX W/O SPRINKLER SYSTEM (54FT MAX TRAVEL DISTANCE PROVIDED IN UNIT)
NUMBER OF EXITS REQUIRED PER FBC 1006.2.1:		1 FOR BUSINESS WITH 30 OR LESS OCCUPANTS AND MAX EGRESS TRAVEL OF 100 FEET (2 EXITS PROVIDED)

ADJACENT BUILDING

EX'G ONE-HOUR RATED SEPARATION BETWEEN BUILDINGS PER FBC 705.5. CMU PARTY WALL IS TO REMAIN IN-TACT. DO NOT REMOVE DRYWALL. IN THE EVENT THAT THE DRYWALL FINISH ON THESE WALL IS COMPROMISED, PATCH/SEAL ALL OPENINGS W/ NEW TYPE 'X' GWB WITH EQUAL NUMBER OF WALLBOARD PANELS AS EX'G

SYSTEM NO. W-L-1087 F-RATING 1-HR/T-RATING 0-AND 1-HR



WALL PENETRATION DETAIL

GENERAL CONTRACTOR SHALL VERIFY FIREWALLS AND REPAIR AS NEEDED, PROVIDING THE RESPECTIVE "UL" LISTED FIRE SEPARATION ASSEMBLY.

ANY FIREWALL PENETRATION / OPENING SHALL BE PROTECTED BY PROPER "UL" LISTED ASSEMBLY.

legend

EXISTING WALL OR PARTITION

EXISTING TO BE REMOVED

WALL MOUNTED FIRE EXTINGUISHER

CEILING MOUNTED EMERGENCY LIGHT FIXTURE

CEILING MOUNTED EXIT SIGN

WALL MOUNTED BUGEYES EMERGENCY LIGHT FIXTURE

BUILDING IS NOT SPRINKLERED. NO SPRINKLER WORK

general contractor



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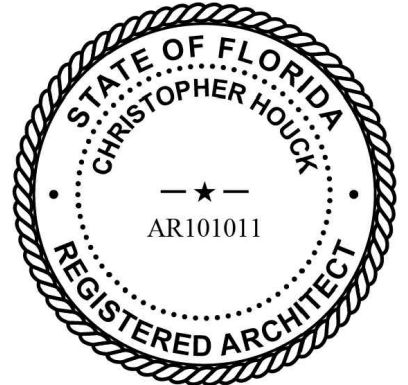
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project

1050 KANE CONCOURSE
INTERIOR RENOVATION

Bay Harbor Islands, FL 33154

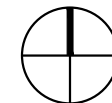
REVISION 1

05/01/25

drawing info

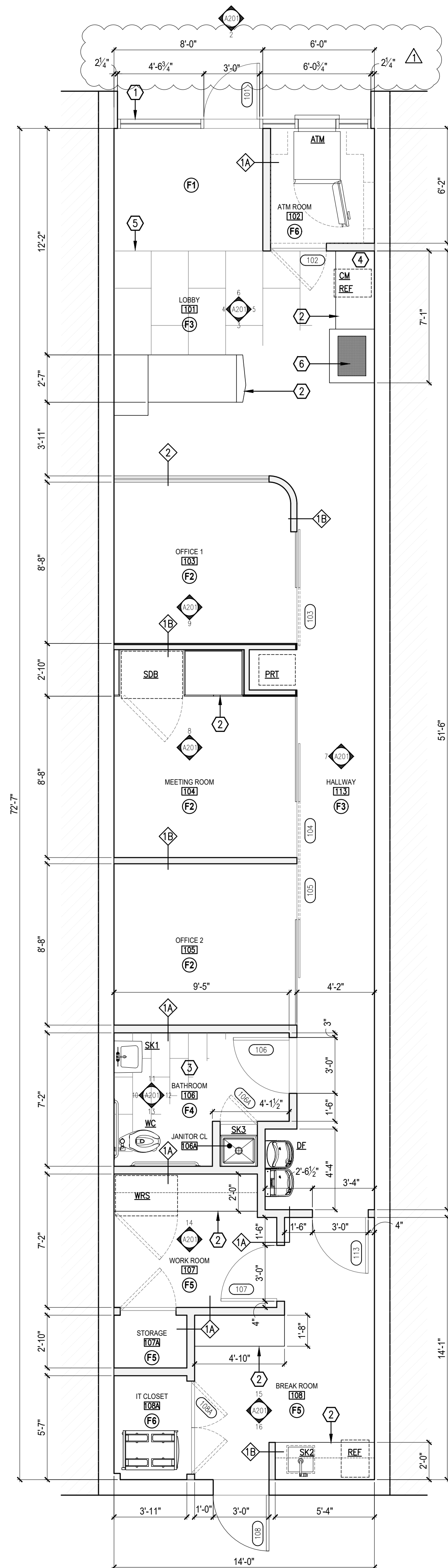
Demo& Life Safety Plan

ISSUE: PLANNING SUBMISSION 05/01/25
SHEET NUMBER: 2 OF 8
SCALE: AS NOTED

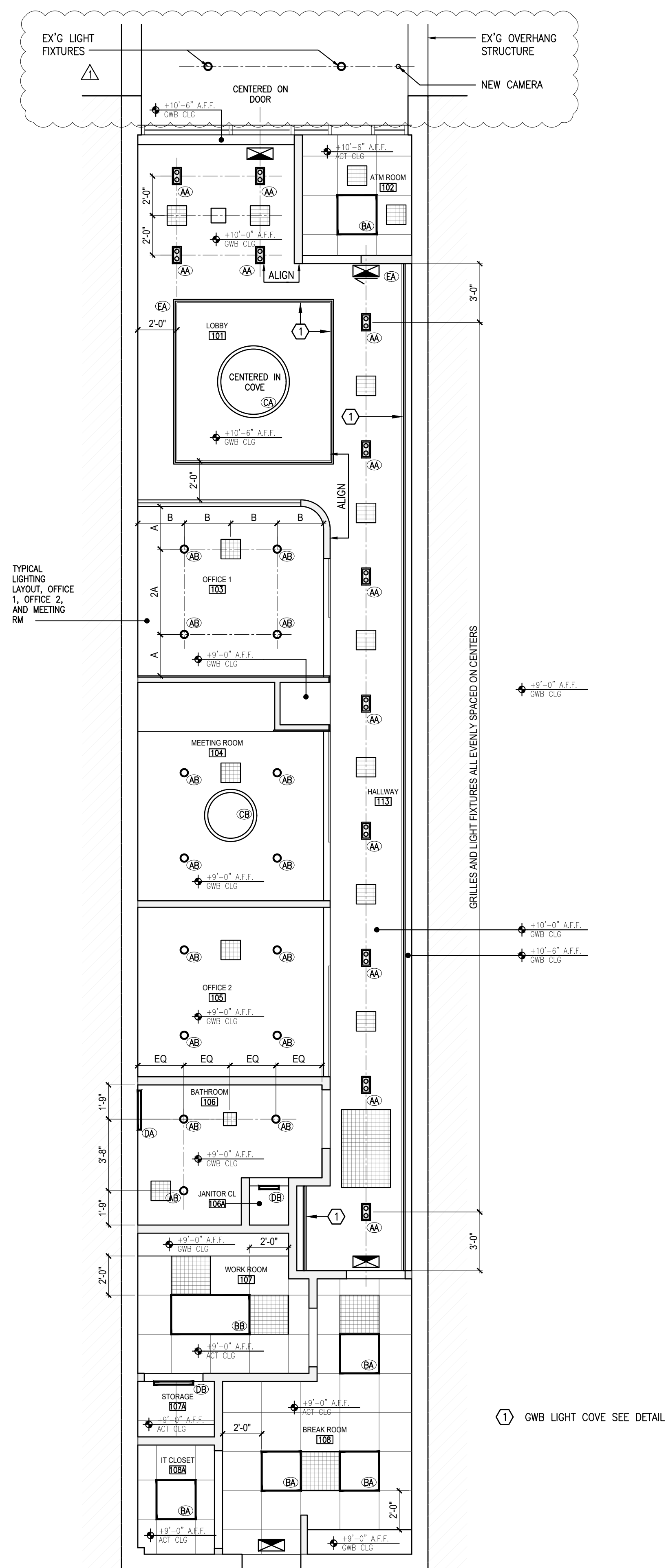


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A-002



- ① NEW STOREFRONT
- ② NEW MILLWORK, SEE ELEVATIONS AND DETAILS
- ③ NEW WALL TILE, BATH ACCESSORIES, MIRRORS
- ④ NEW CW LINE TO COFFEE MAKER, SEE PLUMBING DRAWINGS
- ⑤ METAL STRIP FOR FLUSH FLOORING TRANSITIONS, SEE DETAILS
- ⑥ INTERACTIVE SCREEN



- 1 GWB LIGHT COVE SEE DETAIL

	EXISTING WALL OR PARTITION
	NEW PARTITION
	PARTITION TYPE, SEE A-001
	KEYNOTE
	NEW OR MODIFIED INTERIOR DOOR, SEE SCHEDULE A-501
	SCHEDULED APPLIANCE, FIXTURE OR EQUIPMENT, SEE A-502
	CEILING MOUNTED EXIT SIGN, SEE ELECTRICAL DWGS
	SPECIFIED LIGHT FIXTURE, SEE SCHEDULE A-502
	HVAC DIFFUSER OR RETURN, SEE MECHANICAL DWGS
	SCHEDULED FINISH, SEE A-502

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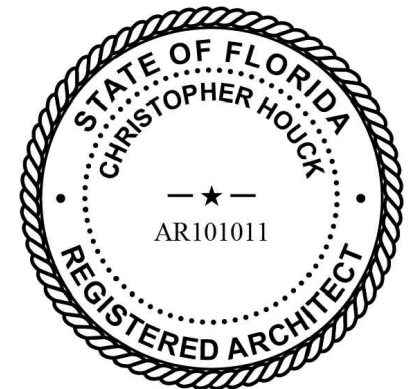
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1050 KANE CONCOURSE

INTERIOR RENOVATION

Bay Harbor Islands, FL 33154

1 REVISION 1 05/01/25

drawing info

Floor Plan & RCP

ISSUE: PLANNING SUBMISSION 05/01/25
SHEET NUMBER: 3 OF 8
SCALE: AS NOTED

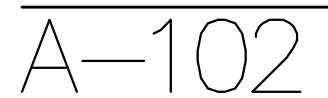


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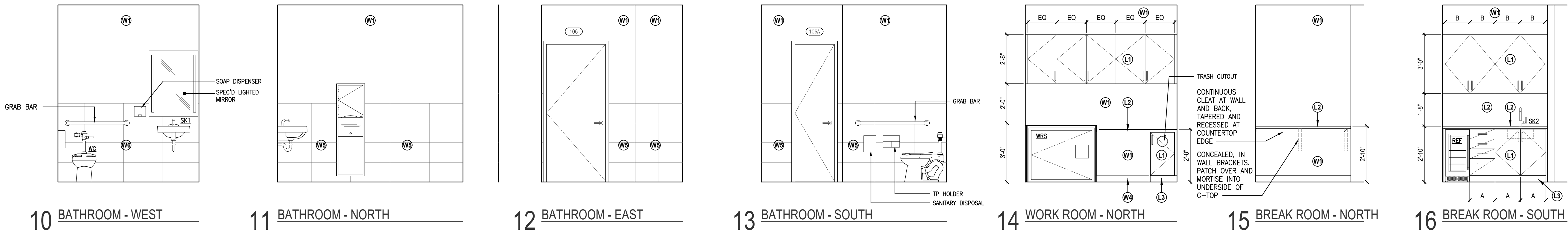
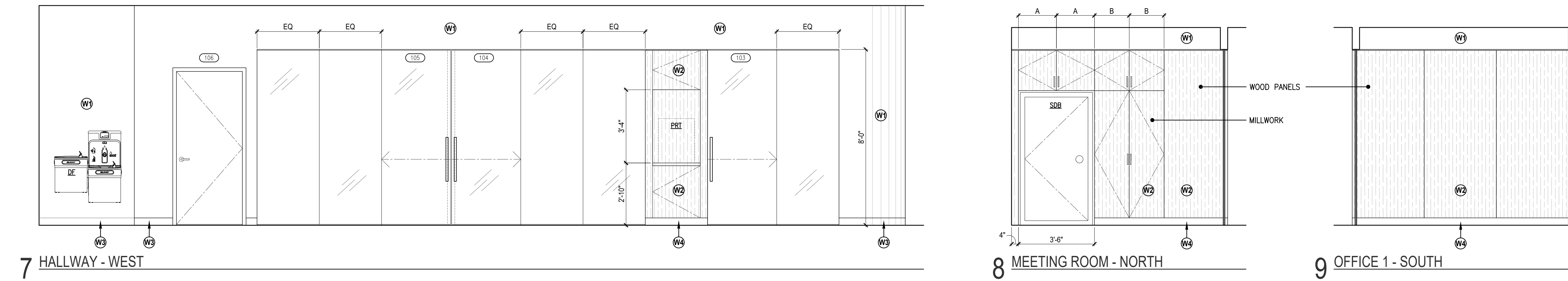
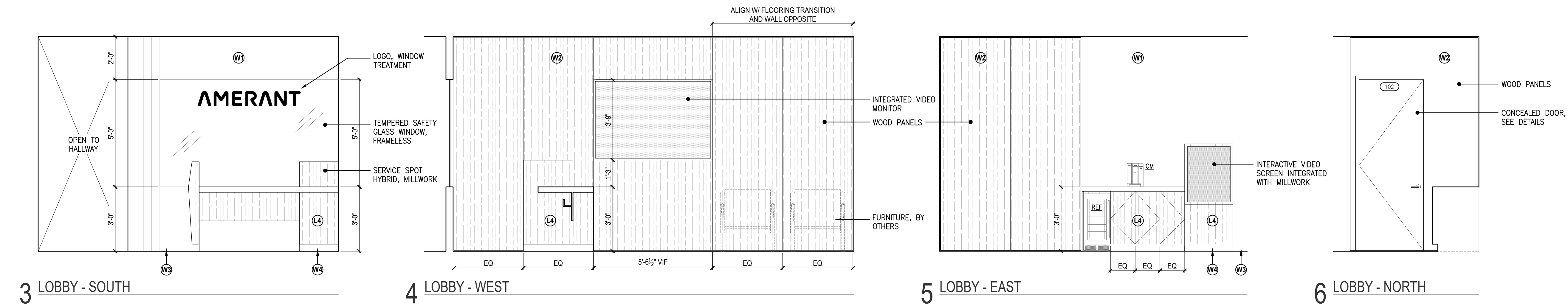
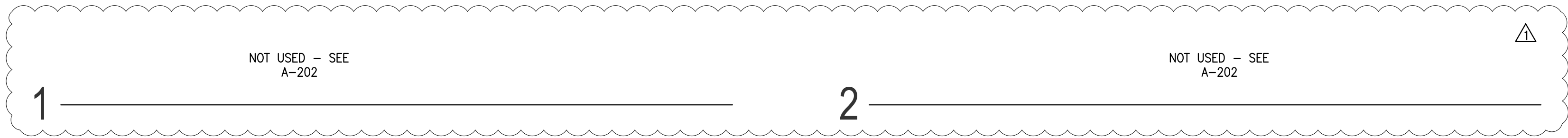
A-101



- PLAN - FLOOR
1/2" = 1'-0"



legend	
	NEW OR MODIFIED INTERIOR DOOR, SEE SCHEDULE A-501
	SCHEDULED APPLIANCE, FIXTURE OR EQUIPMENT, SEE A-502
	SCHEDULED FINISH, SEE A-502



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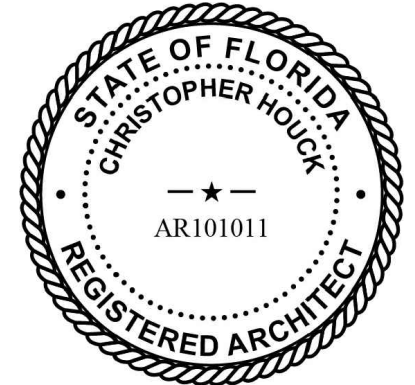
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project

1050 KANE CONCOURSE
INTERIOR RENOVATION

Bay Harbor Islands, FL 33154

REVISION 1 05/01/25

drawing info

Interior Elevations

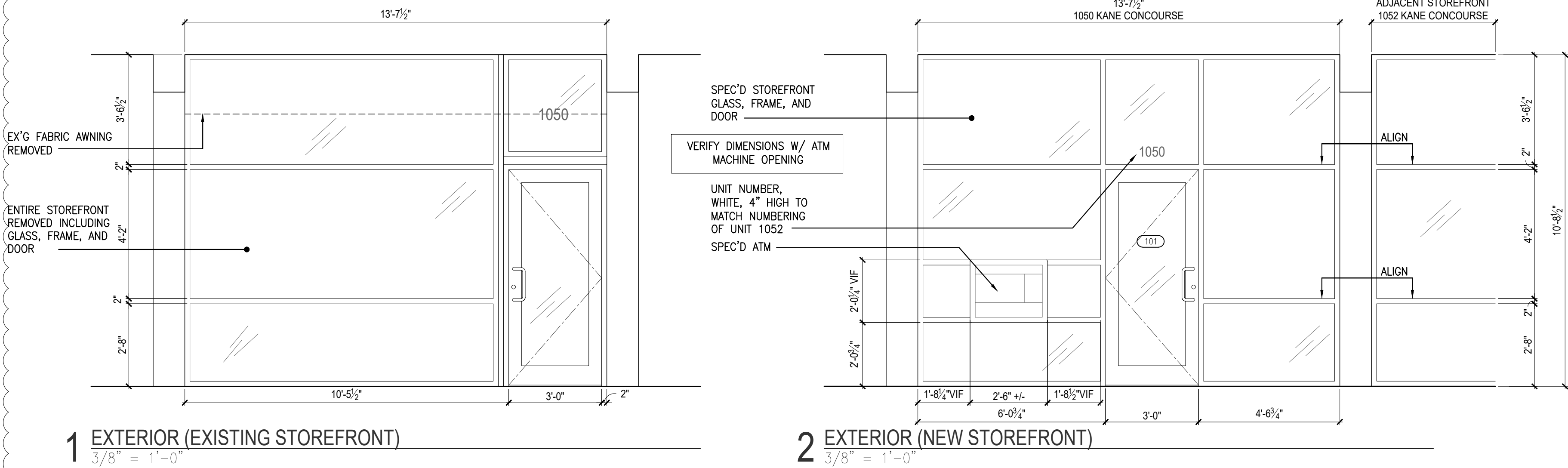
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SHEET NUMBER: 5 OF 8

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

drawing number

A-201



EXTERIOR SCOPE OF WORK NARRATIVE

EXISTING STOREFRONT AND AWNING TO BE REMOVED. NEW STOREFRONT INCLUDING NEW FRONT DOOR, ATM, AND UNIT NUMBER TO BE INSTALLED. NEW CAMERA TO BE INSTALLED ON UNDERSIDE OF EXISTING OVERHANG.

STOREFRONT AND WINDOW SIGNAGE SUBMITTED UNDER SEPARATE PERMIT APPLICATIONS.



legend

- NEW OR MODIFIED INTERIOR DOOR, SEE SCHEDULE A-501
- SCHEDULED APPLIANCE, FIXTURE OR EQUIPMENT, SEE A-502
- SCHEDULED FINISH, SEE A-502



EXTERIOR WINDOW & DOOR SCHEDULE								
NUMBER	SIZE (WXH) NOMINAL	TYPE	MODEL	MANUFACTURER	ACCEPTANCE NUMBER	LOCATION	COMMENTS	
101	168" X 126"	ALUMINUM STOREFRONT SYSTEM W/ LARGE & SMALL MISSILE LAMINATED AND INSULATED IMPACT GLASS	JAZS 70000	GIG WINDOWS & DOORS	FL #42523.1	LOBBY	REPLACEMENT, EX'G OPENING. DARK BRONZE FINISH	
	36" X 80"	COMMERCIAL OUTSWING ENTRANCE DOOR W/ LARGE & SMALL MISSILE LAMINATED AND INSULATED IMPACT GLASS			FL #42453.1		INSTALLED IN NEW STOREFRONT. DARK BRONZE FINISH.	

NOTES:

GLASS TO BE CLEAR -- TO MATCH COLOR OF ADJACENT STOREFRONT GLASS, UNIT 1052 KANE CONCOURSE.

METAL STOREFRONT FRAMES AND DOOR FRAME TO MATCH DARK BRONZE FINISH OF ADJACENT STOREFRONT, UNIT 1052 KANE CONCOURSE.

DOOR HANDLE TO BE OFFSET PULL TYPE TO MATCH STYLE AND COLOR OF DOOR HARDWARE OF ADJACENT STOREFRONT, UNIT 1052 KANE CONCOURSE.

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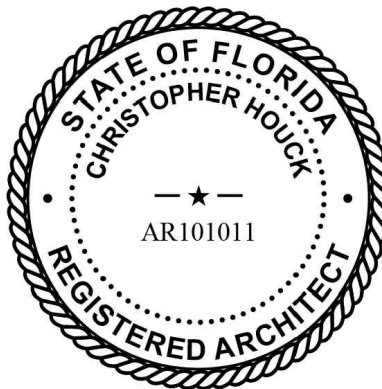
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project

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INTERIOR RENOVATION

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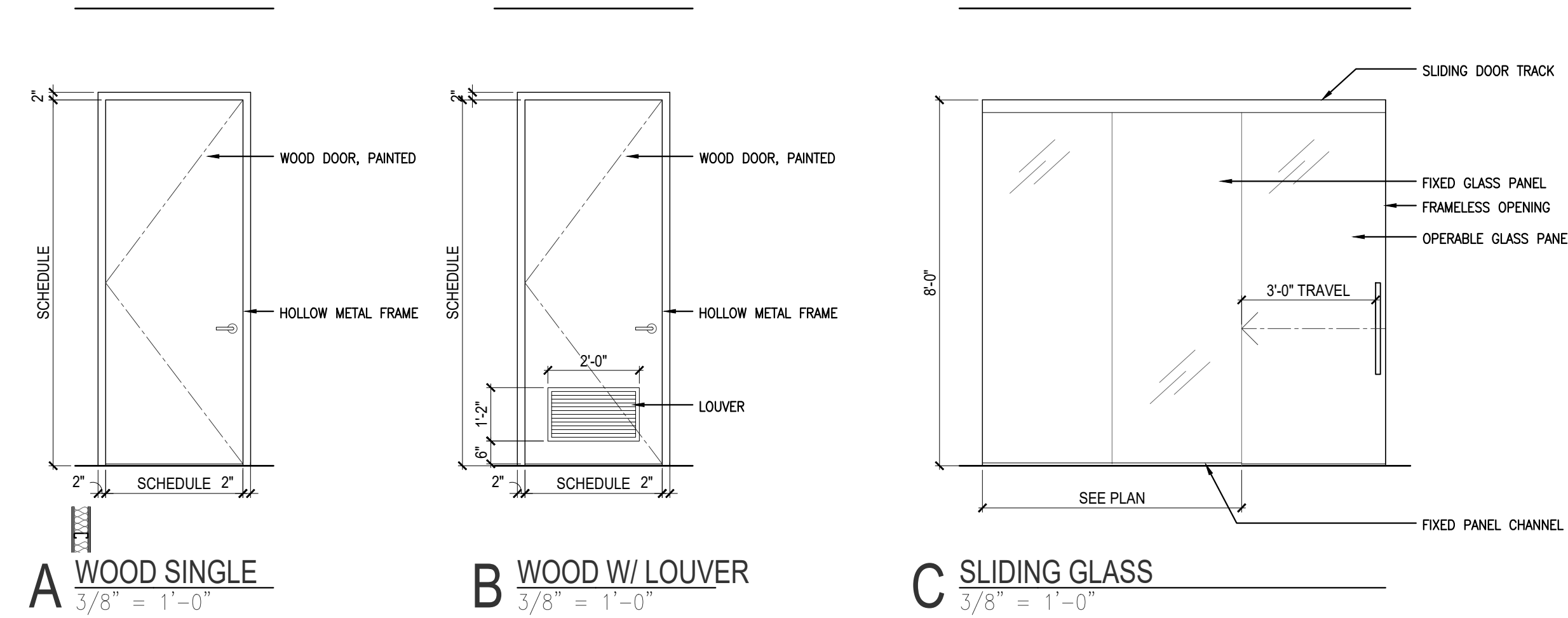
REVISION 1 05/01/25
drawing info

Storefront

ISSUE: PLANNING SUBMISSION 05/01/25
SHEET NUMBER: 6 OF 8
SCALE: AS NOTED

drawing number

A-202



DOOR SCHEDULE												
NO.	ROOM	TYPE	DOOR MATERIAL	DOOR THK.	WIDTH (NOM.)	HEIGHT (NOM.)	FRAME MATERIAL	SADDLE	HARDWARE SET / SPEC	CARD ACCESS	CLOSER & (SIDE)	NOTES
102	ATM ROOM	A	WOOD	1-3/4"	3'-0"	8'-0"	HOLLOW METAL	MTL STRIP	1	YES	YES (PUSH)	
103	OFFICE 1	B	GLASS	1/2"	3'-0"	8'-0"	FRAMELESS	MTL STRIP	2	NO	NO	
104	MEETING ROOM	B	GLASS	1/2"	3'-0"	8'-0"	FRAMELESS	MTL STRIP	6	NO	NO	
105	OFFICE 2	B	GLASS	1/2"	3'-0"	8'-0"	FRAMELESS	MTL STRIP	2	NO	NO	
106	BATHROOM	A	WOOD	1-3/4"	3'-0"	7'-0"	HOLLOW METAL	MTL STRIP	3	NO	YES (PULL)	
106A	JANITOR CLOSET	A	WOOD	1-3/4"	3'-0"	7'-0"	HOLLOW METAL	MTL STRIP	1	YES	NO	
107	WORK ROOM	A	WOOD	1-3/4"	3'-0"	7'-0"	HOLLOW METAL	NONE	1	YES	YES (PULL)	
107A	STORAGE	A	WOOD	1-3/4"	3'-0"	7'-0"	HOLLOW METAL	NONE	4	YES	YES (PULL)	
108	BREAK ROOM	EX'G	-	-	-	-	-	-	-	YES	YES (PUSH)	EX'G DOOR EQUIPPED W/ CARD ACCESS
108A	IT CLOSET	A	WOOD	1-3/4"	3'-0"	7'-0"	HOLLOW METAL	MTL STRIP	5	NO	NO	WITH LOUVER
113	HALLWAY	C	WOOD	1-3/4"	3'-0"	7'-0"	HOLLOW METAL	MTL STRIP	1	YES	YES (PUSH)	

HARDWARE SCHEDULE

HARDWARE SET-1
DOOR TYPE: SINGLE, WOOD, WITH ELECTRONIC ACCESS CONTROL
3 - HINGES, DELTANA 4-1/2" BALL BEARING SATIN NICKEL OVER BRASS
#DSB45B15
1 - MORTISE LOCKSET, STOREROOM FUNCTION, SARGENT 8200 SERIES
1 - ELECTRIC STRIKE, HESS 5000
2 - LEVERS, SARGENT 8200 SERIES, F-LEVER
3 - SILENCERS
1 - DOOR STOP
1 - CLOSER 1100 SERIES BY ASSA ABLOY OR SIMILAR (SIDE PER SCHEDULE)

KEYWAY - SARGENT LE KEYWAY

HARDWARE SET-2
DOOR TYPE: GLASS SLIDING
1 - CRL 285 SERIES SLIDER WITH FIXED PANEL KIT FOR 1/2" TEMPERED GLASS
2 - STAINLESS STEEL PUSH/PULL BAR BY ROCKWOOD RM2302 BACK TO BACK
OR SIMILAR SPECS

HARDWARE SET-3
DOOR TYPE: SINGLE, WOOD, BATHROOM
3 - HINGES, DELTANA 4-1/2" BALL BEARING SATIN NICKEL OVER BRASS
#DSB45B15
1 - MORTISE LOCKSET, OFFICE FUNCTION, SARGENT 8200 SERIES
2 - LEVERS, SARGENT 8200 SERIES, F-LEVER
3 - SILENCERS
1 - DOOR STOP
1 - CLOSER 1100 SERIES BY ASSA ABLOY OR SIMILAR (PULL SIDE)

KEYWAY - SARGENT LE KEYWAY

HARDWARE SET-4
DOOR TYPE: SINGLE, WOOD, CLOSET
3 - HINGES, DELTANA 4-1/2" BALL BEARING SATIN NICKEL OVER BRASS
#DSB45B15
1 - MORTISE LOCKSET, STOREROOM FUNCTION, SARGENT 8200 SERIES
2 - LEVERS, SARGENT 8200 SERIES, F-LEVER
3 - SILENCERS
1 - DOOR STOP

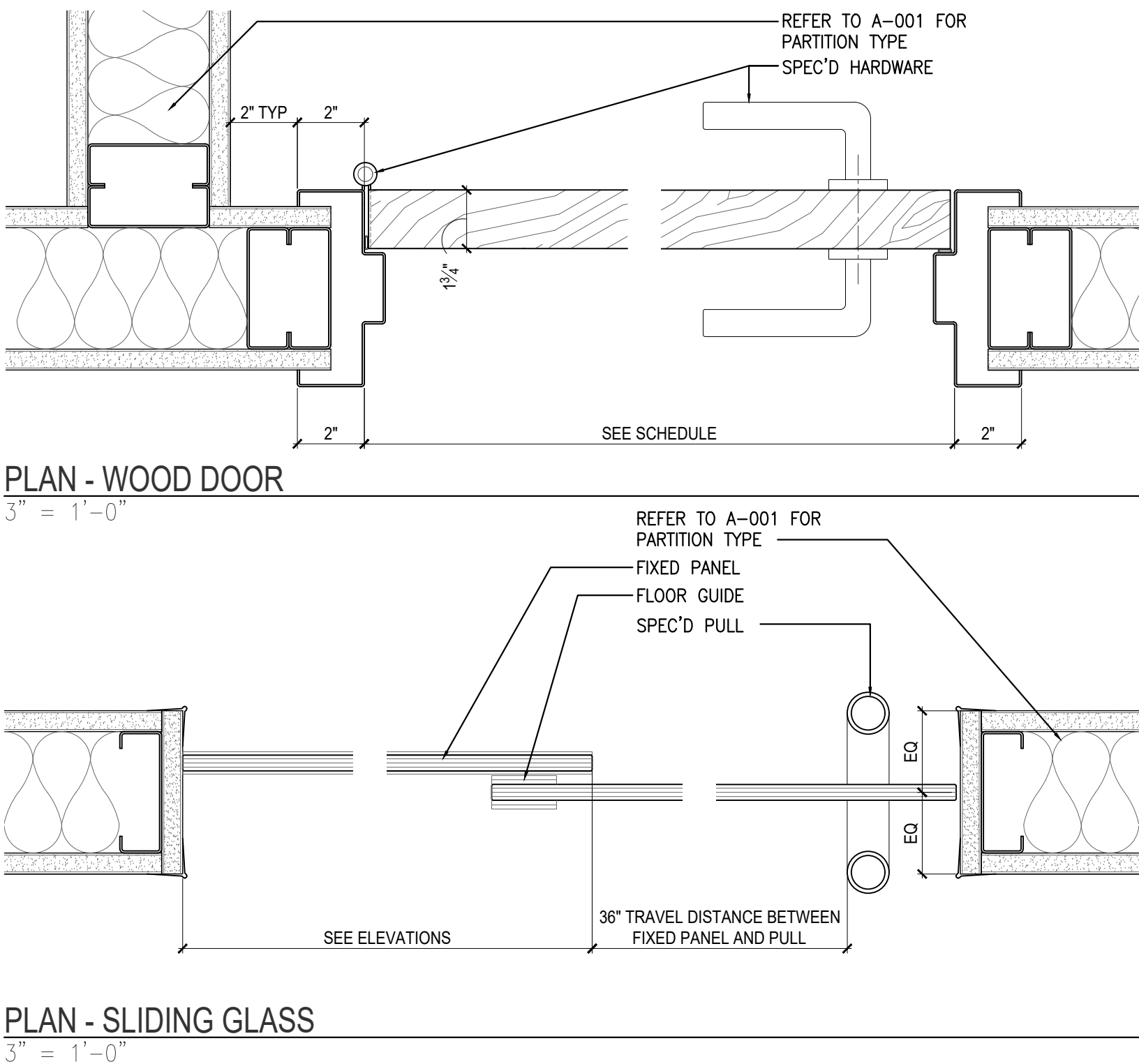
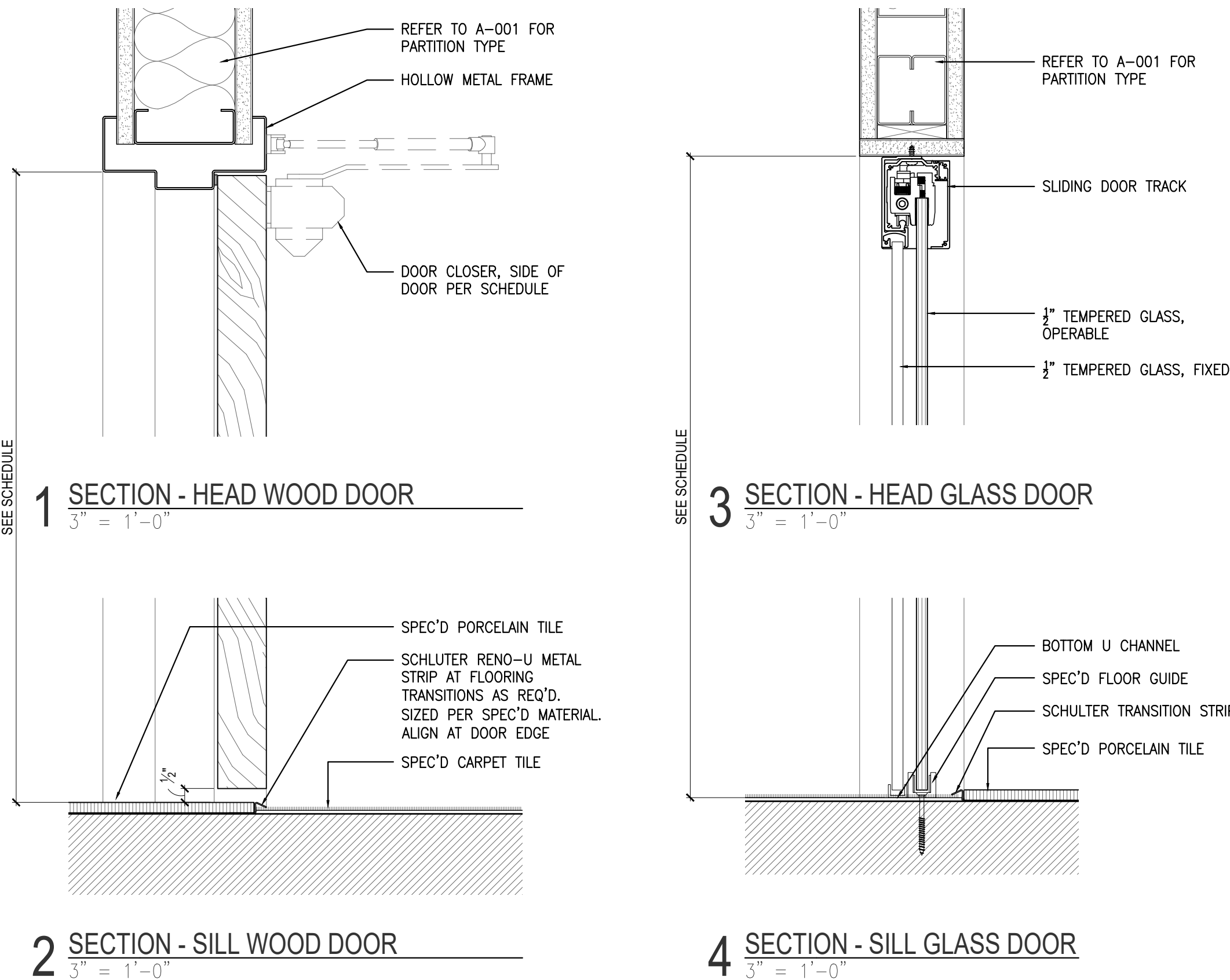
KEYWAY - SARGENT LE KEYWAY

HARDWARE SET-5
DOOR TYPE: DOUBLE, WOOD, IT CLOSET, WITH ELECTRONIC ACCESS CONTROL
6 - HINGES, DELTANA 4-1/2" BALL BEARING SATIN NICKEL OVER BRASS
#DSB45B15
1 - MORTISE LOCKSET, STOREROOM FUNCTION, SARGENT 8200 SERIES
2 - DUMMY LEVER, SARGENT 8200 SERIES, F-LEVER
2 - LEVERS, SARGENT 8200 SERIES, F-LEVER
1 - MANUAL FLUSH BOLT BY IVES, FB358
6 - SILENCERS
2 - DOOR STOP

KEYWAY - SARGENT LE KEYWAY

HARDWARE SET-6
DOOR TYPE: GLASS SLIDING
1 - CRL 285 SERIES SLIDER WITH FIXED PANEL KIT FOR 1/2" TEMPERED GLASS
2 - STAINLESS STEEL PUSH/PULL BAR BY ROCKWOOD RM2302 BACK TO BACK
1 - HOOL BOLT PATCH LOCK W/ STRIKE PLATE BY BOHLE OR SIMILAR

OR SIMILAR SPECS



general contractor



11950 W Dixie Highway
Miami, FL 33161
305-892-8453

architect

CHRIS HOUCK ARCHITECT

111 NE 1ST ST
8TH Floor #332
Miami, FL 33132
786-773-0534

MEP engineer

MEP360 ENGINEERING

8400 NW 36TH ST
Suite 450
Doral, FL 33166
786-403-3904

license

CHRISTOPHER HOUCK
Digitally signed by CHRISTOPHER HOUCK
DN: c=US, o=CHRIS HOUCK ARCHITECT
LLC,
dnQualifier=A01410C0000190FF1736E20
0608E6C, cn=CHRISTOPHER HOUCK
Date: 2025.05.01 15:25:49 -0400



project

1050 KANE CONCOURSE
INTERIOR RENOVATION

Bay Harbor Islands, FL 33154

REVISION 1 05/01/25

drawing info

Door Details & Schedule

ISSUE: PLANNING SUBMISSION 050125
SHEET NUMBER: 7 OF 8
SCALE: AS NOTED

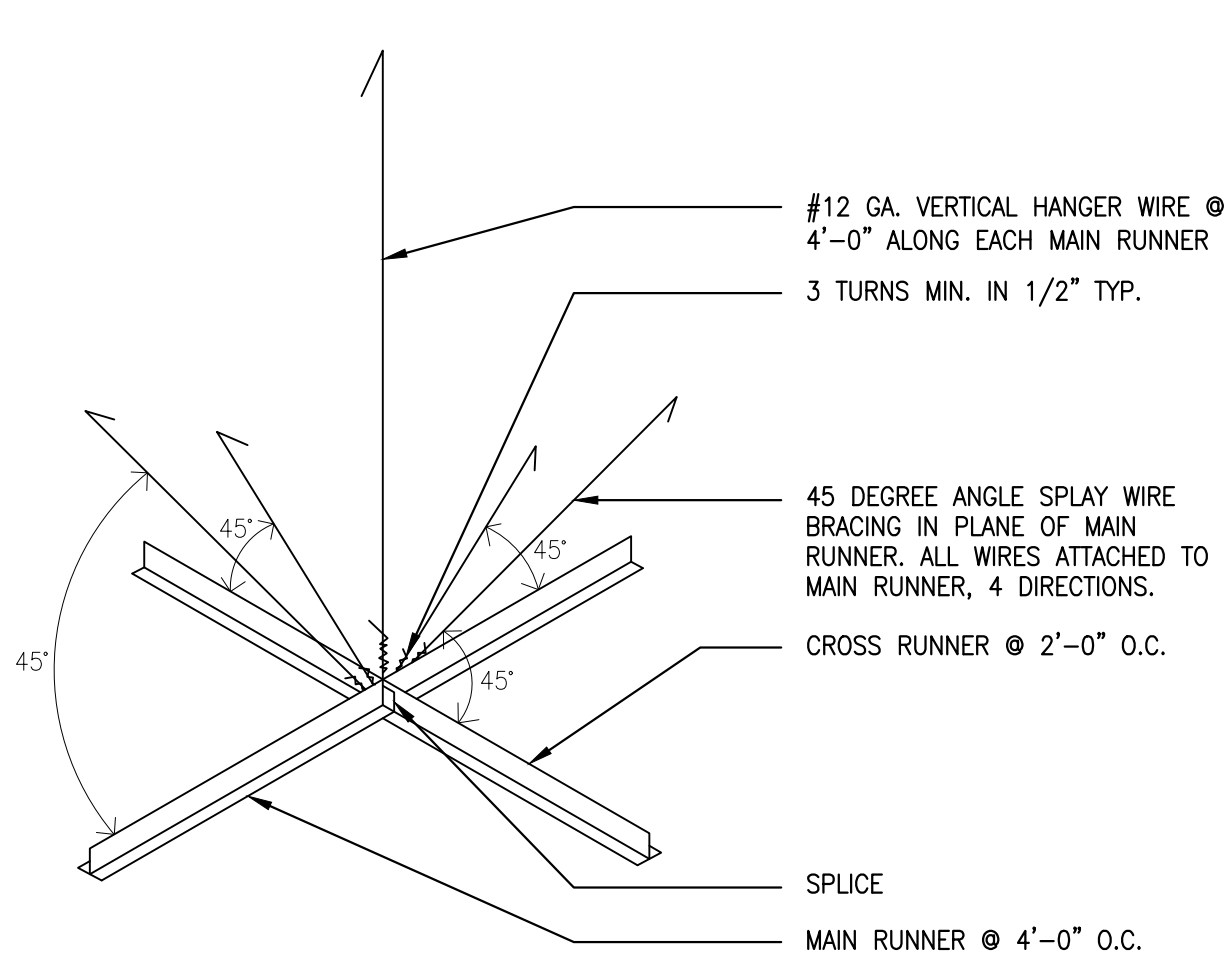
drawing number

A-501

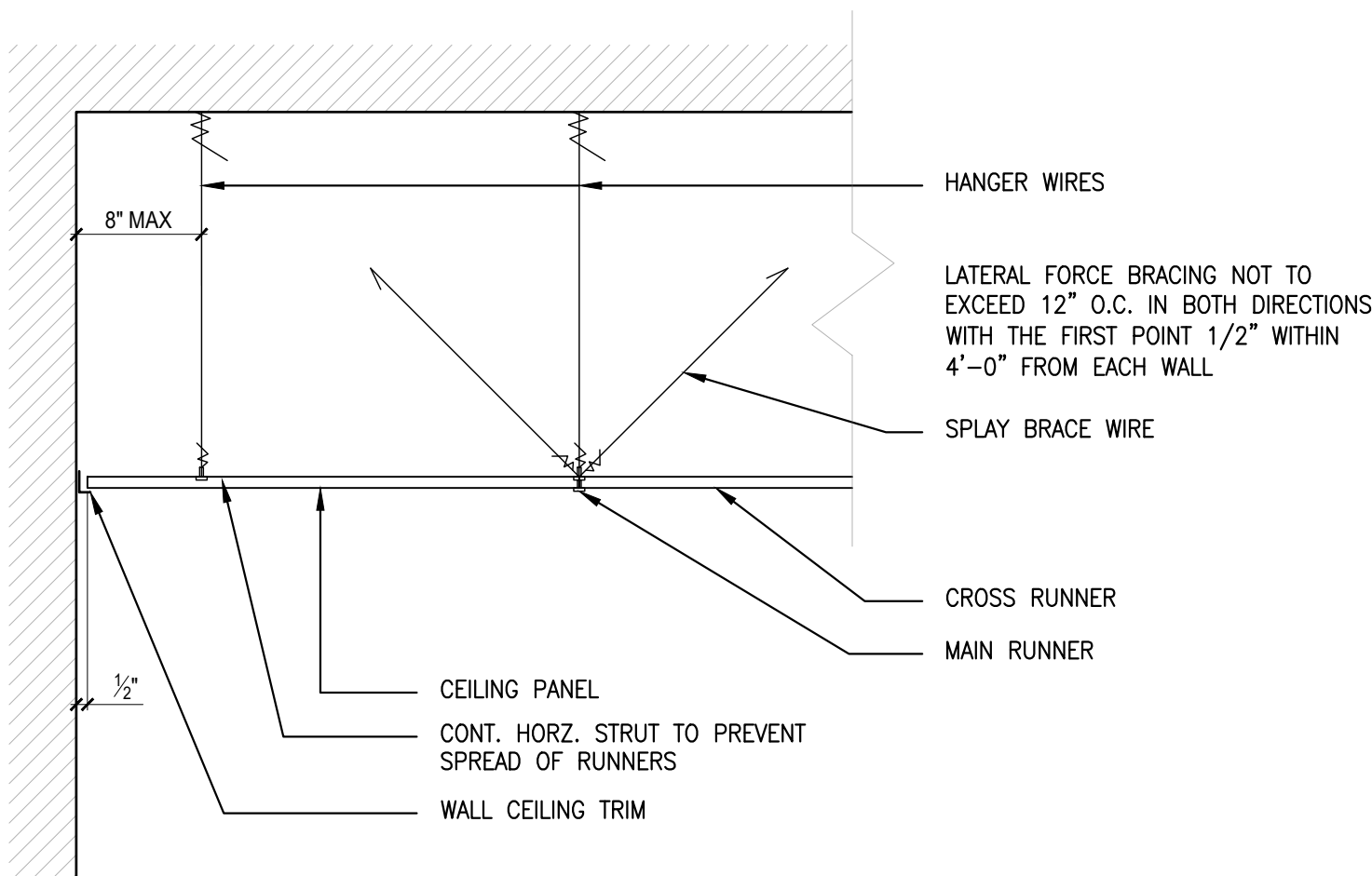
NOTES:

METAL SUSPENSION SYSTEMS FOR ACOUSTICAL TILE AND FOR LAY-IN PANEL CEILINGS SHALL BE INSTALLED IN ACCORDANCE WITH 2023 FLORIDA BUILDING CODE CH. 16

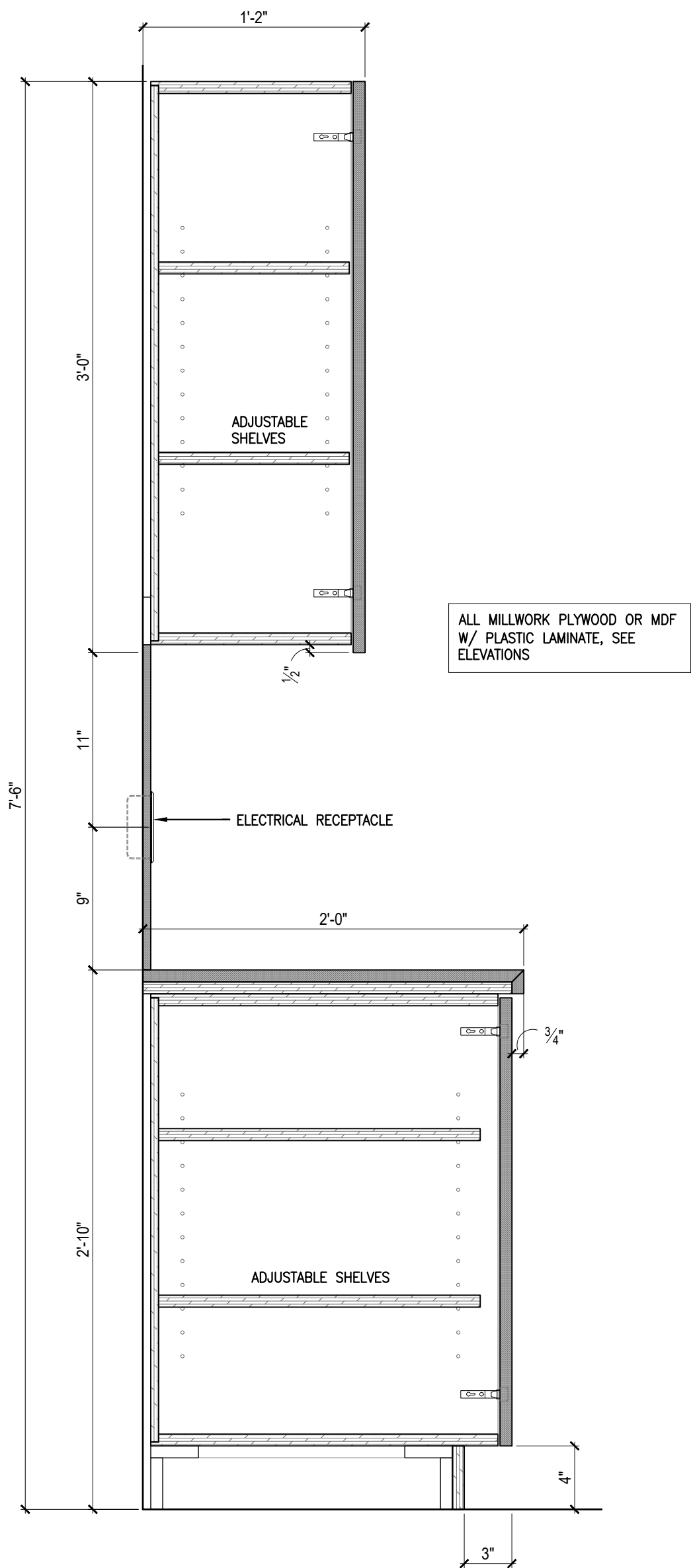
HANGERS FOR SUSPENDED CEILINGS SHALL BE NOT LESS THAN THAT SET FORTH IN F.B.C. FASTENED TO OR EMBODIED IN THE STRUCTURAL FRAMES, MASONRY OR CONCRETE. HANGERS SHALL BE SADDLE-TIED AROUND MAIN RUNNERS TO DEVELOP THE FULL STRENGTH OF THE HANGERS. LOWER ENDS OF FLAT CHANNELS OR BENT TIGHTLY AROUND RUNNERS AND BOLTED TO THE MAIN PART OF THE HANGERS.



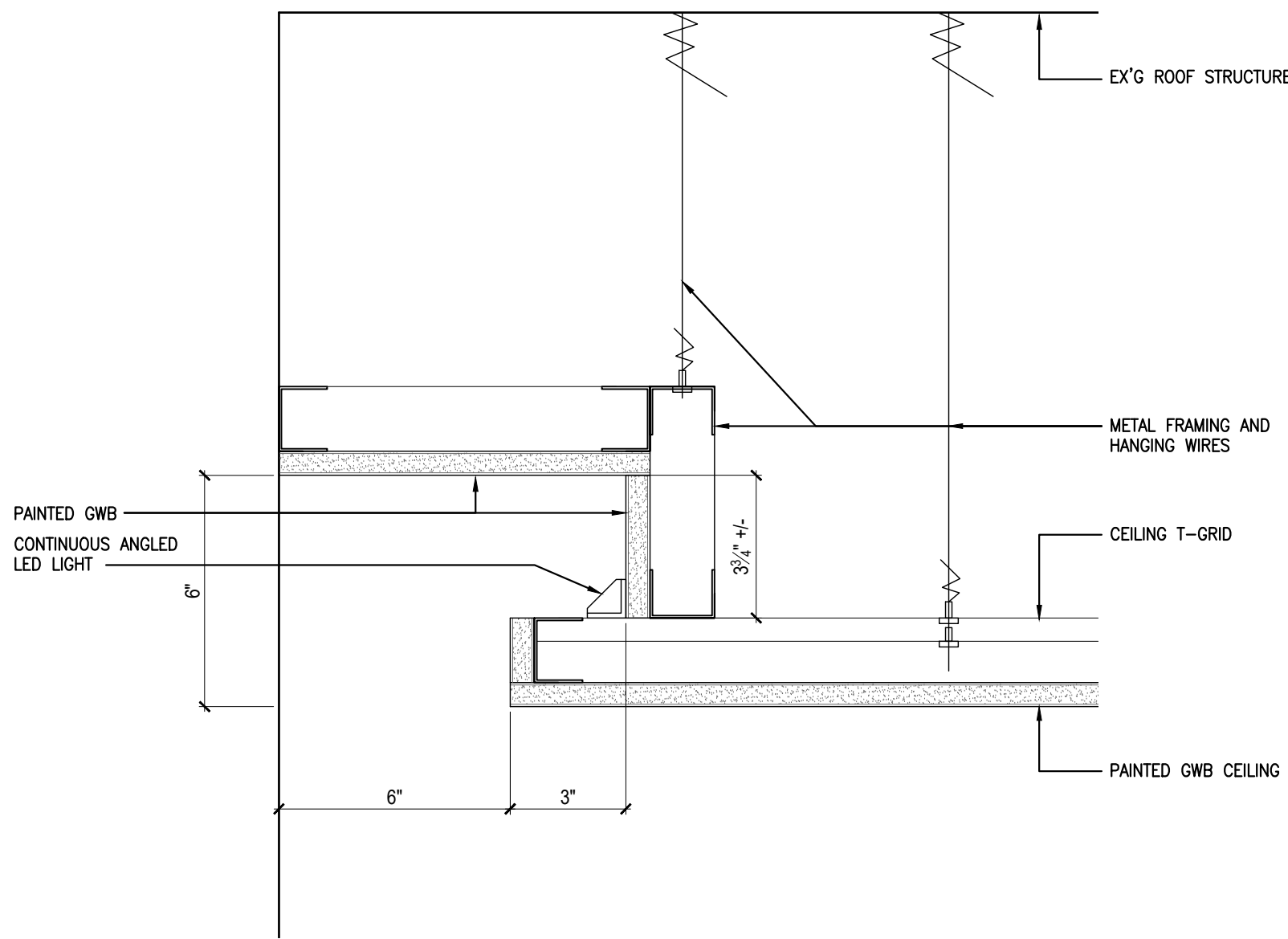
1 AXONOMETRIC CEILING DETAIL
NTS



2 CEILING DETAIL
NTS



3 SECTION - MILLWORK
1-1/2" = 1'-0"



3 LIGHT COVE DETAIL
3" = 1'-0"

APPLIANCES AND EQUIPMENT SCHEDULE			
TAG	TYPE	SPECIFICATION	NOTES
REF	REFRIGERATOR	SUMMIT 15" WIDE, UNDER COUNTER ADA, #ALBV15	
ATM	AUTOMATED TELLER MACHINE	NCR SELFSERV, CENT1, 4 HIGH SECURITY ENCLOSURE	
CM	COFFEE MAKER	ARAMARK FLAVIA CREATION 500	REQUIRES WATERLINE
PRT	PRINTER	CANON IR 529IF	
WRS	WORK ROOM SAFE	33H X 40W X 42D, BY HAMILTON, LEFT HINGE	
SDB	SAFE DEPOSIT BOX	72.5H X 39.5W X 30.5D, BY HAMILTON, LEFT HINGE	

PLUMBING SCHEDULE		
TAG	TYPE	SPECIFICATION
SK1	SINK AND FAUCET	AMERICAN STANDARD, LUCERN, SINGLE HOLE, WHITE #0356.421, SLOAN #SF-2150-4-BAT-BDM-CP-0.5GPM-MLM-FCT
SK2	SINK AND FAUCET	ELKAY 28X18X5 UNDERMOUNT #ELUHAD161655PD & AMERICAN STANDARD BEALE #4931410.002, WATER DISPENSER TBD
SK3	SINK AND FAUCET	ELKAY 24X20X17.25 FLOOR MOP SINK #FLR-1X & ZURN FAUCET #Z843M1
WC1	WATER CLOSET	AMERICAN STANDARD CADET FLOOR MOUNTED ADA HEIGHT #2467.016
DF1	DRINKING FOUNTAIN	ELKAY BI LEVEL WITH WATER FILLER #LZSTL8WSVRLK

LIGHTING SCHEDULE			
TAG	TYPE	SPECIFICATION	NOTES
AA	ALTERNATE DOWNLIGHT	LIGHTOLIER TRACK LIGHTING OMNISPT, LCRM	2 HEAD
AB	LED DOWNLIGHT	LITHONIA LIGHTING, 4" ROUND DOWNLIGHT, LDN4, 3500K	L04 TRIM AND FLANGE IN WHITE, MATTE DIFFUSE
BA	2X2 LED TROFFER	SATCO NUVO, #65-690, 3500K	
BB	2X4 LED TROFFER	SATCO NUVO, #65-691, 3500K	
CA	LARGE CHANDELIER	TBD BY OWNER	
CB	SMALL CHANDELIER	TBD BY OWNER	
DA	LIGHTED MIRROR	BOBRICK, #B-169 3040	
DB	CLOSET LIGHTING	TBD BY OWNER	
EA	LINEAR LED COVE	TBD BY OWNER	

NOTE: SOME LIGHTS EQUIPPED WITH EMERGENCY BATTERY BACKUP OPTION. REFER TO ELECTRICAL DRAWINGS

FINISH SCHEDULE				
TAG	TYPE	SPECIFICATION	SIZE	NOTES
F1	FLOORING (CARPET)	TARKETT, ASSERTIVE ACTION, CARPET TILE, FUSION	24X24	ENTRYWAY WALKOFF CARPET
F2	FLOORING (CARPET)	MANNINGTON TREAD HEX SLATE CARPET TILE	12X48	OFFICES, MEETING ROOM
F3	FLOORING (TILE)	CROSSVILLE SHADES 2.0, SEMI POLISHED, MIST SHD44	24X48	PUBLIC AREAS
F4	FLOORING (TILE)	CROSSVILLE SHADES 2.0, MATTE, ASH SHD46	12X24	BATHROOMS AND MOP CLOSET
F5	FLOORING (VINYL)	VINYL TILE, ENDUROMAX, MALIBU, OYSTER SHELL		BREAK ROOM, WORK ROOM, WORK ROOM CLOSET
F6	FLOORING (VINYL)	VINYL TILE, STATIC SMART, RANIER C6005		IT CLOSET, ATM ROOM
C1	CEILING (GWB)	PAINTED GYPSUM WALL BOARD		
C2	CEILING (ACT)	ACOUSTIC CEILING TILE BY ARMSTRONG OR SIMILAR	24X24	
W1	WALLS (PAINT)	TBD		
W2	WALLS (WOOD)	STAINED WOOD VENEER, TBD		
W3	WALLS (BASE)	TARKETT MILLWORK REVEAL BEDROCK TAB CG	4.25	FRONT OF HOUSE; CLIENT AREAS
W4	WALLS (BASE)	TARKETT PERCEPTIONS RECESS BEDROCK RWDC	4.25	BACK OF HOUSE: BREAK ROOM, WORK ROOM, CLOSETS
W5	WALLS (TILE)	DALTILE MULTITUDE URBAN GREY, WAVE	12X24	BATHROOMS TYPICAL WALLS, TRANSITIONS BY SCHULTER
W6	WALLS (TILE)	DALTILE MULTITUDE NOSTALGIC BLUE, WAVE	12X24	BATHROOMS ONE ACCENT WALL, TRANSITIONS BY SCHLUTER
L1	LAMINATE	FORMICA MICRODOT CITDAEL, PLASTIC LAMINATE		KITCHEN AND WORK ROOM CABINETS
L2	LAMINATE	ARBORITE, ORGANIC TWILL, PLASTIC LAMINATE		KITCHEN AND WORK ROOM COUNTERTOPS
L3	LAMINATE	WILSONART SATIN BRUSHED NICKEL, METAL LAMINATE		MILLWORK KICKS THROUGHOUT
L4	LAMINATE	WILSONART WOODGRAIN WALNUT HEIGHTS, PLASTIC LAM		BEVERAGE BAR, TELLER, SAFE DEPOSIT CABINETS
Q1	QUARTZ	SILESTONE ETERNAL CALCATTA GOLD, QUARTZ COMP.		BEVERAGE BAR, TELLER, CABINET TOPS

general contractor



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Miami, FL 33161
305-892-8453

architect

CHRIS HOUCK ARCHITECT

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8TH Floor #332
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MEP engineer

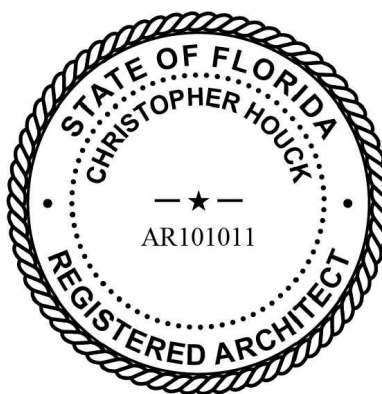
MEP360 ENGINEERING

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license

CHRISTOPHER HOUCK

Digitally signed by CHRISTOPHER HOUCK
DN: cn=US, o=CHRIS HOUCK ARCHITECT
LLC,
#000862AE, cn=CHRISTOPHER HOUCK
Date: 2025.05.01 15:26:02 -0400



project

1050 KANE CONCOURSE
INTERIOR RENOVATION

Bay Harbor Islands, FL 33154

REVISION 1 05/01/25
drawing info

Misc. Detail & Schedules

ISSUE: PLANNING SUBMISSION 05/01/25
SHEET NUMBER: 8 OF 8
SCALE: AS NOTED

drawing number

A-502

AGENDA ITEM REPORT

May 6, 2025

ITEM NUMBER: 2.

ITEM: Request for approval for a new multifamily dwelling for "Arman Corp" located at 1085 94 Street, Lot 10 of Block 13. The developer is proposing to construct a new six (6) dwelling unit "townhouse" development. The proposed site design incorporates one rectangular-shaped building positioned north / south of the site. The proposed building will have four (4) stories in height. The proposed dwelling units will range from 3,650 to 3,745 square feet of A/C space plus garages, balconies, etc. On the buildings' rooftop are proposed "open roof" areas with a powder room bath and small interior areas. The proposed building will not require any TDRs. Enclosed please find the site plan and elevations. Item #2.

DESCRIPTION:

for the purpose of hearing any public comment with respect to an application for site plan approval at 1085 94 Street.

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.	SPR24-000025 DRC Application 1085 94 Street
2.	Traffic Statement.doc 2
3.	Fire Truck Set Up Approved Plans
4.	DEVELOPMENT IMPACT ANALYSIS REPORT R2 (Guido)
5.	Bay Harbor - Drainage calculations - Guido
6.	1085 94 Street DRB Set 5.6.2025
7.	Approved plans - FireTruck Set up

APPLICATION FOR SITE PLAN REVIEW



Legal description of real property in the Town of Bay Harbor Islands, Florida for which site plan approval is requested.

Town Council

Joshua D. Fuller
Mayor

Elizabeth Tricoche
Vice Mayor

Stephanie Bruder
Council Member

Molly Winters Diallo
Council Member

Isaac Salver
Council Member

Teri D'Amico
Council Member

Robert Yaffe
Council Member

Town Officials

Maria Lasday
Town Manager

Yvonne Hamilton
Town Clerk

Joseph S. Geller
Town Attorney

Folio # 13-2227-001-2570

Size of described property 11,116 Sq.ft

Project Description New Townhomes Units 6

Owner(s) Name Arman Corp.

Mailing Address 247 Malaga Ave

City Coral Gables State FL Zip 33134

Phone Number 305-445-2399 Email Mhajjar@mhajjar.com

Signature of Owner [Signature]

Name of Applicant (if different from owner) Mohammad Hajjar

Mailing Address 247 Malaga Ave

City Coral Gables State FL Zip 33134

Phone Number 305.445.2399 Email Mhajjar@mhajjar.com

Signature of Applicant [Signature]

Name of Representative Alireza Shirvani

Mailing Address 247 Malaga Ave

City Coral Gables State FL Zip 33134

Phone Number 305.445.2399 Email Alireza@mhajjar.com

TO BE COMPLETED BY TOWN OF BAY HARBOR ISLANDS

Date Received 10/31/2024 By [Signature]

Process Number SPR24-000025 Fee Paid \$3,000 - CC

Bay Harbor Townhomes

Dolce Vita Townhouses is a proposed residential building planned to be located in the northeast corner of the intersection at 94th Street and Bay Harbor Terrace in the Town of Bay Harbor Islands in Miami-Dade County, Florida. More specifically, the site is located at 1085 94th Street. The subject site currently consists of a one-story multi-family residential building. This site will be redeveloped with 6 residential townhouses.

The trip generation analysis for the Bay Harbor Townhomes project was based upon information contained in the Institute of Transportation Engineer's (ITE) Trip Generation Manual (9th. Edition). The results of this analysis are summarized in Table 1 below.

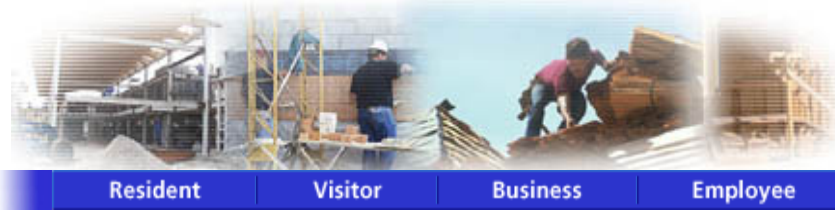
Table 1 Trip Generation Summary Bay Harbor Island - Bay Harbor Island, Florida								
LAND USE	SIZE	Daily Trips	AM peak Hour Trips			PM peak Hour Trips		
			In	Out	Total	In	Out	Total
Proposed Residential Townhouses	6U.	94	2	7	9	7	3	10

The net new external trips anticipated to be generated by the proposed Bay Harbor Townhomes project consists of 94 vehicle trips during a typical weekday, 9 vehicle trips (2 inbound and 7 outbound) during the weekday AM peak hour, and 10 vehicle trips (7 inbound and 3 outbound) during the weekday PM peak hour.

The new trips to be generated by the subject residential project are considered minimal from a traffic-engineering standpoint (i.e. approximately one (1) net new vehicle-trip per six (6) minute period during both the AM and PM peak hours).

e-Permitting

miamidade.gov



Resident

Visitor

Business

Employee

MIAMI·DADE

MUNICIPAL INSPECTION REQUIREMENTS AND RECORD 01/09/2025

MUNICIPAL NO.2025-018039 FOLIO: 1322270012570

JOB SITE ADDRESS 1085 94 ST

PROPOSED USE APT BUILDING 3-4 UNITS /SITE PLAN

LEGAL BAY HARBOR ISLAND PB 46-5 LOT 10 BLK 13

APPLICATION TYPE NEW 500 SQFT 3 UNITS 1 FLOORS

OWNER NAME ARMAN CORP

CONTRACTOR

QUALIFIER

PERMIT TYPE MUNICIPAL BLDG

CATEGORIES 0111 SITE PLAN

DATE: 1/09/2025 PROCESS NUMBER: M2025006213 NEW *AMOUNT PAID 310.60

FIRE 1 TECHNICAL PRO 252.81 FIRE 1 WATER MAIN/SI 35.10

FRWK 1 1ST FIRE MINO 92.89 UBS1 1 BLDG 7.5% UPF 1.88

UPMU 25 UPFRONT FEE F 25.00

1/ 9/2025 08:39 BNZWEB1 182501090482 WEBIPAS 310.60

MUNICIPAL INSPECTION REQUIREMENTS AND RECORD 01/09/2025

MUNICIPAL NO.2025-018039 PROCESS NO. M2025006213 FOLIO: 1322270012570

JOB SITE ADDRESS 1085 94 ST

PROPOSED USE APT BUILDING 3-4 UNITS /SITE PLAN

REQUIRED INSPECTIONS INIT DATE

FIRE

0111 SITE PLAN

200 FIRE HYDRANTS

209 FIRE FINAL

MUNICIPAL INSPECTION REQUIREMENTS AND RECORD 01/09/2025

MUNICIPAL NO.2025-018039 PROCESS NO. M2025006213 FOLIO: 1322270012570

JOB SITE ADDRESS 1085 94 ST

PROPOSED USE APT BUILDING 3-4 UNITS /SITE PLAN

TO SCHEDULE A FIRE INSPECTION, PLEASE VISIT THE WEB AT
WWW.MIAMIDADE.GOV/BUILDING OR WWW.MIAMIDADE.GOV/FIRE. YOU WILL
NEED TO PROVIDE YOUR TEN DIGIT MUNICIPAL INSPECTION NUMBER AND
INSPECTION TYPE. THE INSPECTION TYPE CAN BE FOUND ON YOUR
INSPECTION REQUIREMENTS AND RECORDS CARD.

IF YOU HAVE ANY QUESTIONS OR CONCERNS REGARDING AN INSPECTION,
SCHEDULING A PRELIMINARY INSPECTION, OR LOAD BANK TEST
INSPECTION, PLEASE CALL FIRE PREVENTION AT 786-331-4800.

IF YOU HAVE ANY QUESTIONS OR CONCERNS REGARDING A PLAN REVIEW,
PLEASE CALL FIRE ENGINEERING AT (786) 315-2771.

****BE ADVISED THIS IS NOT A PERMIT. PERMIT IS TO BE ISSUED BY
YOUR CORRESPONDING MUNICIPAL BUILDING DEPARTMENT.**

[Back to Main Menu](#)

[BLDG Home Page](#) | [BLDG Main Menu](#) | [BLDG Permit Menu](#) | [BLDG Plans Processing Menu](#) | [Inspection Types](#) | [Address Format](#)

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E-mail your comments, questions and suggestions to [Webmaster](#)
This page was last edited on: February 23, 2004

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DEVELOPMENT IMPACT ANALYSIS REPORT

Bay Harbor Townhomes

1085 94th Streer, Bay Harbor Island, FL 33154

Total No. of units -----	6
Total No. of bedrooms -----	18
Total No. of Occupants -----	36

Potable water: 100 gallons / capita, per day:

100 Gal x 36 = 3600 gal/day

Sanitary sewer: 250 GPD /Unit (based on MDWASD Table of Schedule of Daily Rate:

250 GPD x 6 = 1,500 GPD

Solid waste: 0.632 Tons per capita, per year

0.632 Ton x 36 = 22.752 Ton/year

GUIDO VAN MEEK, P.E.

Consulting Engineer

GENERAL INFORMATION:

Building Name: 1085 TOWNHOMES

Mar. 14, 2025

Address: SAME

Owner:

Contact Name: HAJJAR ASSOCIATES

Address: 247 Malaga Avenue, Coral Gables, Fl.

Phone Number 3054452399

Fax Number

0

Tw-Rg-Sec TWG.52 S -RG.42E -SEC 27

Ticket Number 0

Tax Folio Number 13-2227-001-2570

GENERAL DATA

Flood criteria:	3.40	Ft.	NGVD
Average Oct. Elev	2.00	Ft.	
Rainfall Intensity	6.50	In/Hr	
Storm frequency	10	Years	
Time of Concentration	15	Min.	

AREAS

Sf

Acres

Gross Area(Land)	11,250.00	0.258
Roof Area	6,480.00	0.149
Parapet Area	0	0.000
Ground Floor	0	0.000
Green Area	3,448.00	0.079
Total Tributary Area	9,928.00	0.228

Pervious Area 3,448.00 0.079

Impervious Area 6,480.00 0.149

FLOW CALCULATION

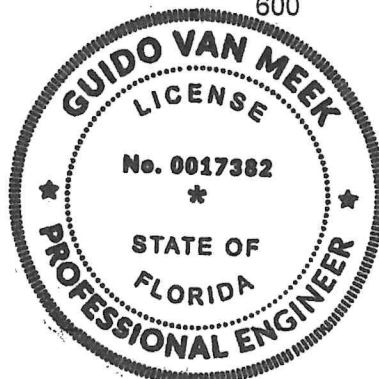
Pervious Factor 0.20

Impervious Factor 0.90

Cw Factor: 0.579697778

$Q=(Cw)*iA$	0.86	CFS
	385.43	GPM

Well Capacity 600 **GPM/Ft of Head**



**GUIDO
VAN
MEEK**

Digitally signed
by GUIDO VAN
MEEK
Date: 2025.03.15
12:36:08 -04'00'

3/15/2025

GUIDO VAN MEEK, P.E.
Consulting Engineer

Project 1085 TOWNHOMES
SAME

Mar. 14,2025

DRAINAGE CALCULATIONS

GENERAL CRITERIA

RETAINING TANK

Retaining time
Volume= $Q \times 90$

Q 0.86 Cubic Feet/Sec
0.90 Seconds
0.77 Cubic Feet
6 Gallons

For a tank with: Depth 7.00 Feet
Width 6.00 Feet
Length = Vol/Width/Deep Length 0.02 Feet

Provide length Length 12.00 Feet

Provide Volume Volume 504.00 Cubic Feet
3,770 Gallons

Dimentions for 1 tank:

Dimensions for 1 Tank		
Depth	6.25	Feet
Width	6.00	Feet
Length	14.50	Feet
Volume	543.75	Cubic Feet

DEEP WELL DESIGN (See sketch)

Well capacity : (Vol/Head) 600.00 GPM/Ft of head
(As per Dynamic Drilling Contractor) 1.34 C.Ft./Sec of head

Ground Elevation 32

(Ground Elev. - Elev. To Weir) 27 Feet

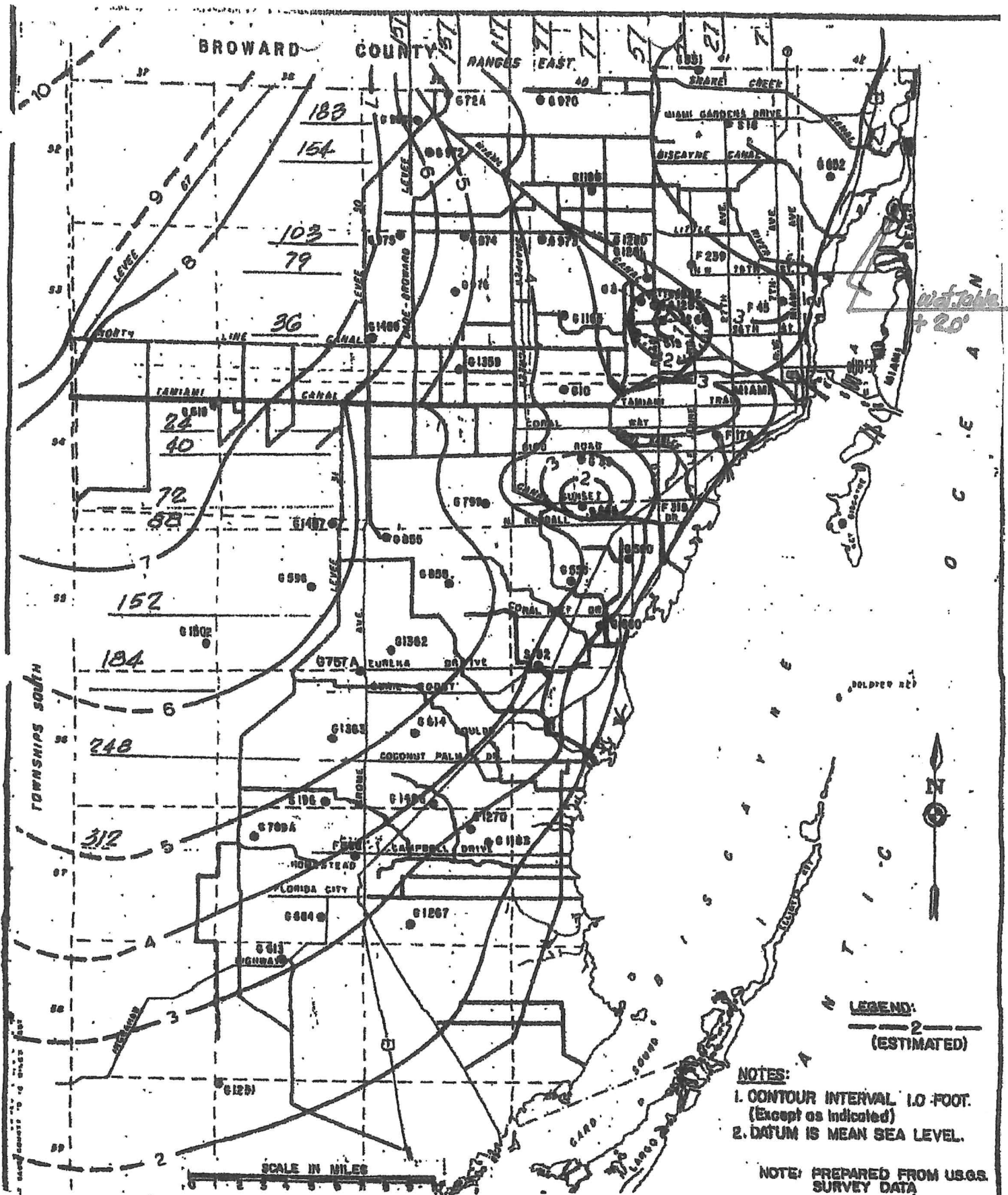
Weir Crest Elevation: 5.00 Feet (1)

Loss of head to compensate for specific Gravity of salt water: 1.50 Feet (2)

Water Table Elevation 2.00 Feet (3)

AVAILABLE HEAD

Available head	(1)-(2)-(3)	1.50	Feet
Well capacity; (Vol/Head*Available Head)		2.01	C.F.S.
	2.01	>	0.86
			C.F.S.



**METROPOLITAN
DADE COUNTY
PUBLIC WORKS
DEPARTMENT**

APPROVED

4/5/72

REVISED

2/19/75

4/14/77

DESIGN STANDARDS
**AVERAGE OCTOBER
GROUND WATER LEVEL**
1960-75

W.C.
2.2
 SHEET 1 OF 1

PROPOSED NEW 5 STORY BUILDING FOR:

1085 TOWNHOUSES

1085 94th St, Bay Harbor Islands, FL 33154

DRAWING INDEX		
ARCHITECTURE	CIVIL	LANDSCAPE
SURVEY	C-1 PAVEMENT MARKING AND SIGNAGE	L-1 LANDSCAPE PLAN
A-0 COVER	C-2 OVERALL PAYMENT, GRADING, DRAINAGE	L-2 ROOF LANDSCAPE PLAN
A-0A AERIAL AND CONTEXT RENDERINGS		L-3 LANDSCAPE DETAILS
A-0B RENDERINGS		L-4 PLANTING NOTES
A-1 SITE PLAN / SITE DATA / LOCATION MAP		
A-1A LAND USE MAP		
A-2 FIRST FLOOR PLAN		
A-2A SECOND FLOOR PLAN		
A-2B THIRD FLOOR PLAN		
A-2C FOURTH FLOOR PLAN		
A-2D FIFTH FLOOR PLAN		
A-3 EXTERIOR ELEVATIONS		
A-4 BUILDING SECTION		
A-5 MATERIAL SAMPLES		



AERIAL PERSPECTIVE LOOKING NORTH-EAST



AERIAL PERSPECTIVE LOOKING SOUTH-EAST



STREET VIEW FROM BAY HARBOR TERRACE AND 94TH STREET LOOKING NORTH-EAST



STREET VIEW FROM BAY HARBOR TERRACE AND 94TH STREET LOOKING NORTH-WEST



VIEW FROM INTERCEPTION BETWEEN BAY HARBOR TERRACE AND 94TH STREET LOOKING NORTH-EAST



VIEW 94TH STREET LOOKING NORTH



VIEW FROM BAY HARBOR TERRACE AND 94TH STREET LOOKING SOUTH-EAST



VIEW FROM 94TH STREET LOOKING NORTH-WEST



285 Sevilla Avenue
Coral Gables,
Florida 33134
Ph (305) 444-4433
Fax (305) 444-0181

PETER BLITSTEIN
LIC. No. - AR0007570

project name

1085 TOWNHOMES

1085 94th St, Bay Harbor Islands, FL 33154

date

2024

revisions

drawn by

F.P.

sheet title

RENDERINGS

SCALE: AS SHOWN

sheet number

A-0B

LEGEND	
SYMBOL	DESCRIPTION
	NEW BUILDING
	LANDSCAPING / LAWN
	EXTERIOR/STRUCTURE WALLS
	NEW INTERIOR PARTITION WALLS
	CONCRETE DRIVEWAY
	CONCRETE
	PROPOSED GRADE ELEVATION N.G.V.D. 1929
	EXISTING GRADE ELEVATION N.G.V.D. 1929

SCOPE OF WORK:	
NEW CONSTRUCTION OF MULTIFAMILY RESIDENTIAL DEVELOPMENT	
SITE DATA	
ZONING	RM-2 (MULTIFAMILY RESIDENTIAL DISTRICT - NON WATERFRONT)
FUTURE LAND USE DESIGNATION	MEDIUM - HIGH DENSITY RESIDENTIAL
ADDRESS	1085 94th St, Bay Harbor Islands, FL 33154
FOLIO	13-2227-001-2570
GROSS LOT AREA	11,116 SQ FT = 0.26 ACRES
DENSITY	34 DWELLING UNITS PER ACRE (MAX. 9)
FLOOD ZONE	AE (BASE FLOOD ELEV. = 8'-0" N.V.G.D.)
OCCUPANCY CLASSIFICATION	RESIDENTIAL (GROUP R-2 / 2023 FBC 310.1)
LEGAL DESCRIPTION	
BAY HARBOR ISLAND PB 46-5 LOT 10 BLK13 LOT SIZE 75,000 X 150 OR 19390-1314 11 2000 4 COC 24195-4659 01 2006 1 OR 24195-4659 0106 00	

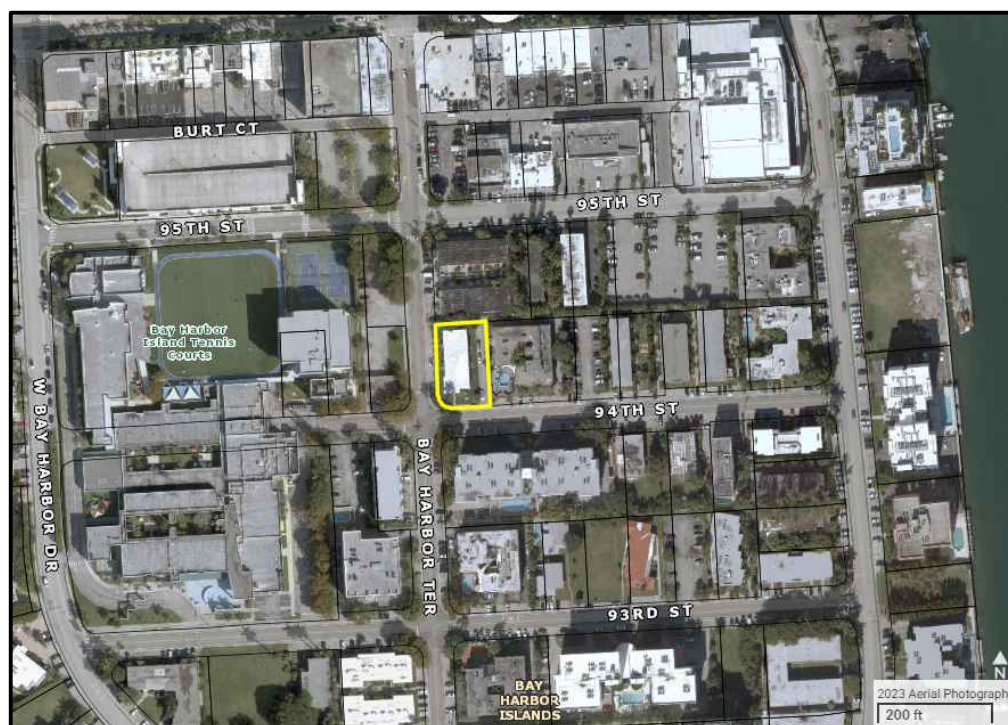
BUILDING HEIGHT	ALLOWED / REQ	PROVIDED
	65 FT (FROM BASE FLOOR ELEV.)	
DENSITY (34 DU PER ACRE)	9	6
OPEN SPACE/GREEN (MIN. 20%)	2,804.2	3,100 S.F.

UNITS AREA	GR. FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	ROOF	TOTAL
UNIT #1	846.4	891	891	838.2	234.4	3,501 S.F.
UNIT #2	830.2	874.8	874.8	735.6	265.1	3,580.5 S.F.
UNIT #3	830.2	874.8	874.8	735.6	265.1	3,580.5 S.F.
UNIT #4	830.2	874.8	874.8	735.6	265.1	3,580.5 S.F.
UNIT #5	830.2	874.8	874.8	735.6	265.1	3,580.5 S.F.
UNIT #6	877.8	904.4	904.4	563	221	3,470.6 S.F.
TOTAL AREA						21,293.6 S.F.

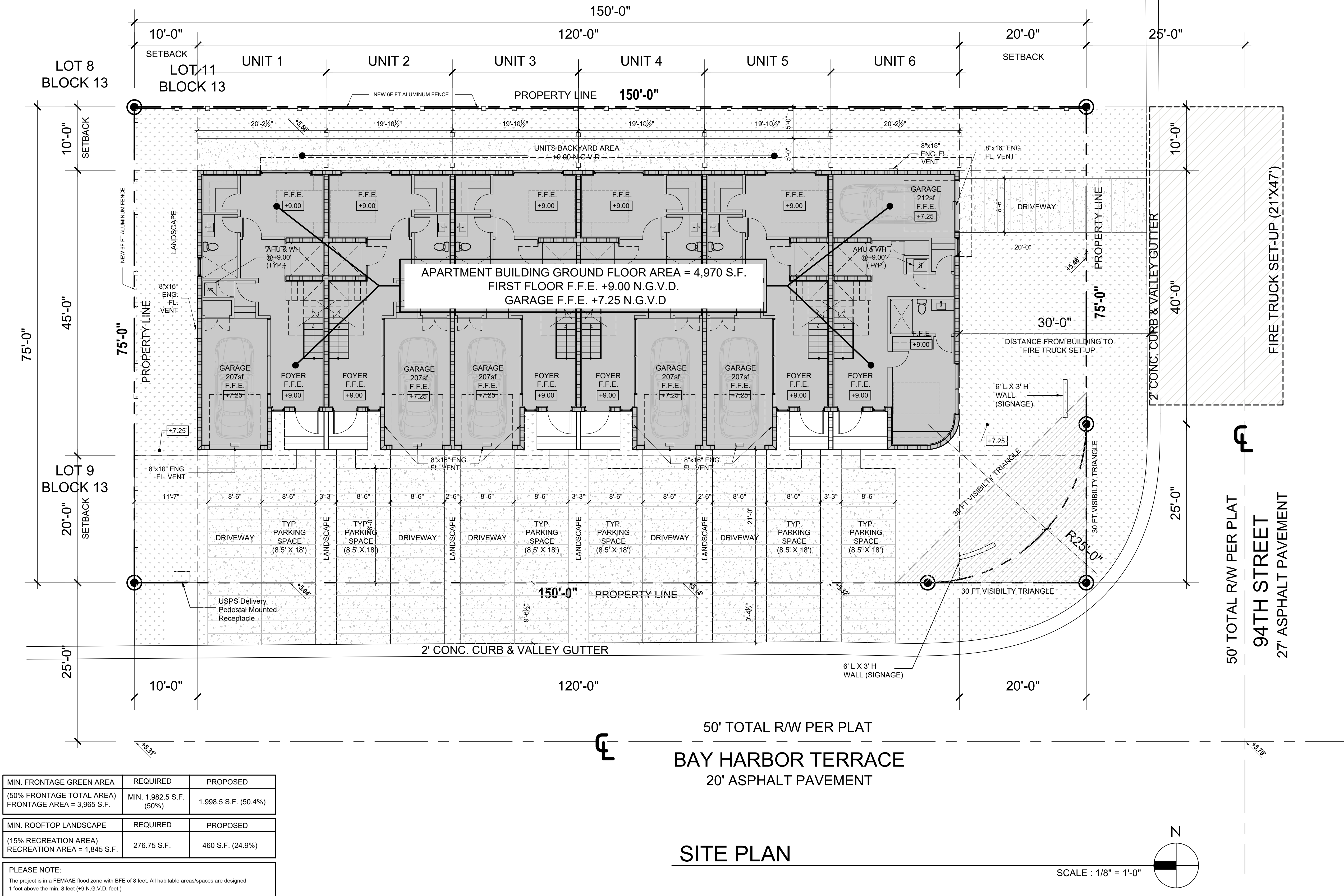
BUILDING AREAS	S.F.
BUILDING (STEPS IN FRONT INCLUDED)	5,211.6 S.F.
DRIVEWAYS	2,042.3 S.F.
BACKYARD	600 S.F.
GREEN AREA	3,258.6 S.F.
MAILBOX	3.5 S.F.
TOTAL AREA	11,116 S.F.

SETBACKS	ALLOWED / REQ	PROVIDED
PRINCIPAL FRONT (BAY HARBOR TE)		
- 30 FT IN HEIGHT	20'-0" MIN	20'-0"
- FROM 30FT TO 45FT IN HEIGHT	25'-0" MIN	25'-0"
SECONDARY FRONT (94TH STREET)		
- 30 FT IN HEIGHT	20'-0" MIN	20'-0"
- FROM 30FT TO 45FT IN HEIGHT	25'-0" MIN	25'-0"
INTERIOR SIDE (NORTH)		
- 30 FT IN HEIGHT	10'-0" MIN	10'-0"
- 40 FT IN HEIGHT (*)	23'-0" MIN	13'-0"
- 48 FT IN HEIGHT (*)	16'-0" MIN	17'-0"
REAR		
- 30 FT IN HEIGHT	10'-0" MIN	10'-0"
- 40 FT IN HEIGHT (*)	13'-0" MIN	13'-0"
- 48 FT IN HEIGHT (*)	16'-0" MIN	20'-8"

PARKING	ALLOWED / REQ	PROVIDED
RESIDENCE (2 SPACES/UNIT)	MIN. 12	12
GUEST PARKING	N/A	N/A



LOCATION MAP



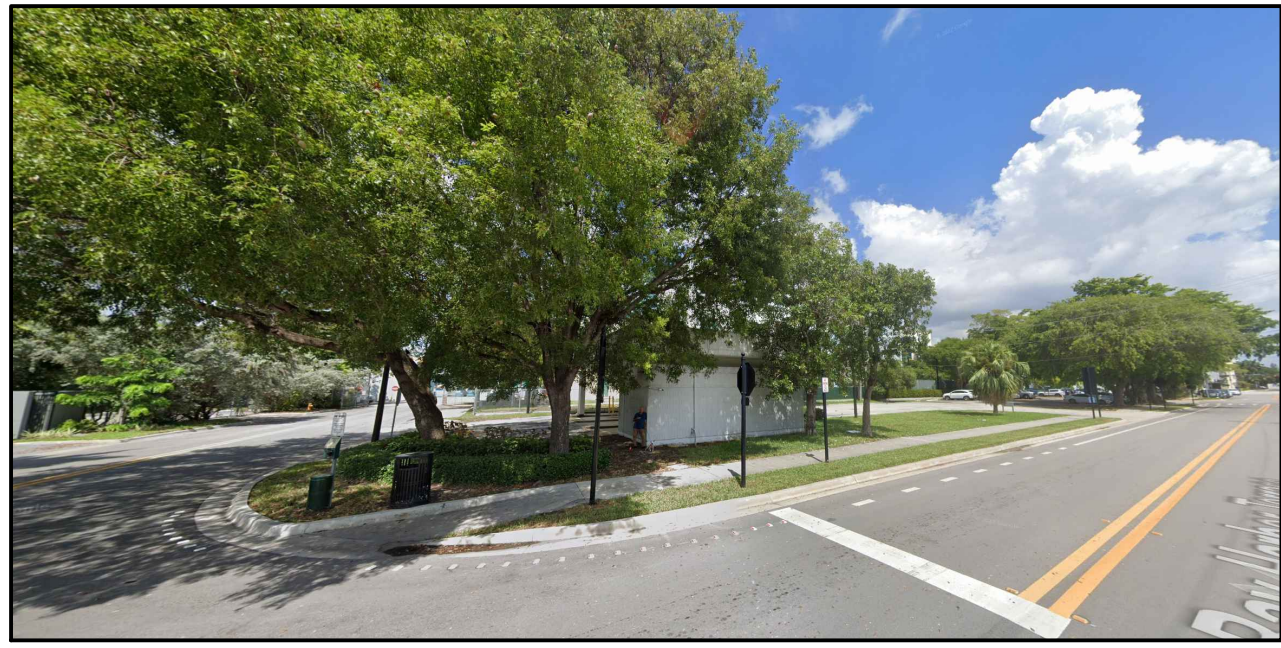
MIN. FRONTAGE GREEN AREA	REQUIRED	PROPOSED
(50% FRONTAGE TOTAL AREA) FRONTAGE AREA = 3,965 S.F.	MIN. 1,982.5 S.F. (50%)	1,998.5 S.F. (50.4%)

MIN. ROOFTOP LANDSCAPE	REQUIRED	PROPOSED
(15% RECREATION AREA) RECREATION AREA = 1,845 S.F.	276.75 S.F.	460 S.F. (24.9%)

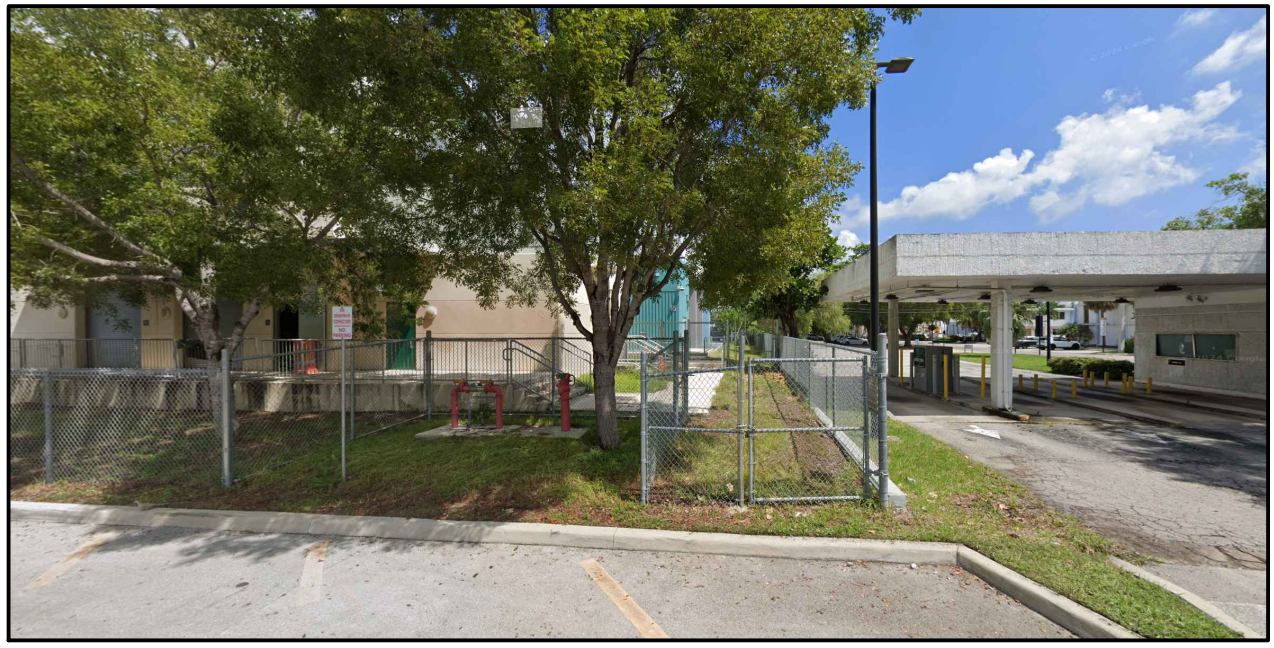
PLEASE NOTE: The project is in a FEMA AE flood zone with BFE of 8 feet. All habitable areas/spaces are designed 1 foot above the min. 8 feet (+9 N.G.V.D. feet.)		
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FLOOD LEGEND	
CODE REFERENCES	
COMMUNITY NAME	TOWN OF BAY HARBOR ISLANDS
COMMUNITY NUMBER	120637
MAP NUMBER	12086C0144L
PANEL No.	0144
FLOOD ZONE	AE
BASE FLOOD ELEVATION	+8.00' NGVD 1929
HIGHEST CROWN OF ROAD	+5.79' NGVD 1929
HIGHEST ADJACENT GRADE	+5.34' NGVD 1929
LOWEST ADJACENT GRADE	+5.33' NGVD 1929
FINISHED FLOOR ELEVATION	(BFE +1) +9.00' NGVD 1929
FINISHED FLOOR ELEVATION - GARAGE	+7.25' NGVD 1929
LOWEST ELEVATION OF EQUIPMENT	(MIN.) +9.00' NGVD 1929

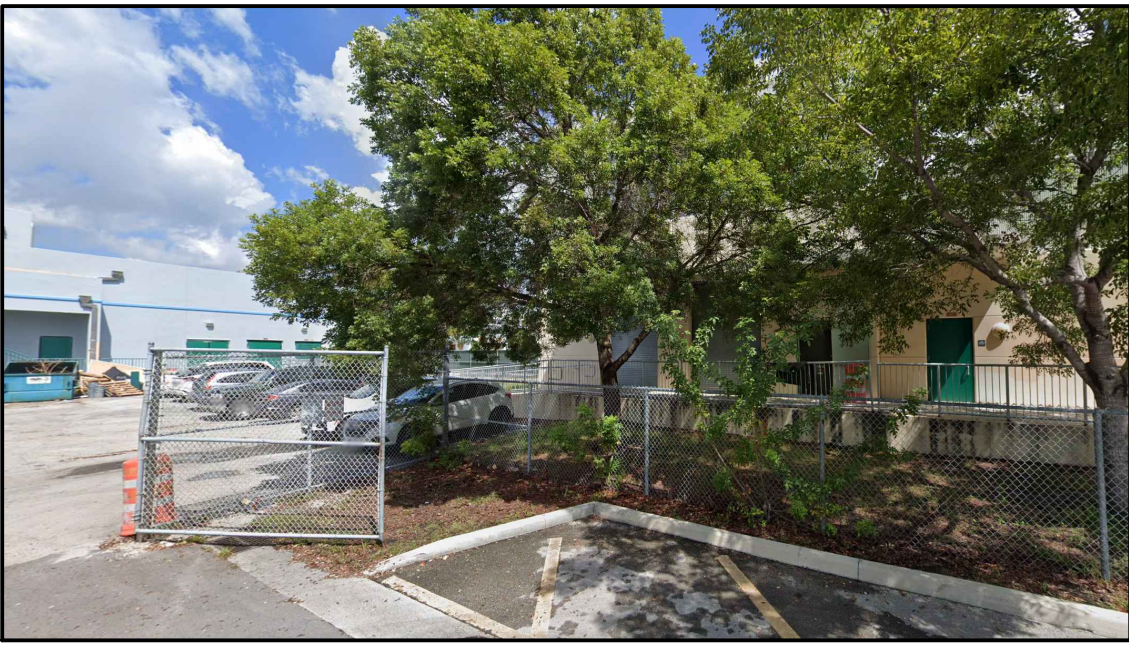
WET FLOODPROOFING METHOD PROPOSED FOR ENCLOSED GARAGE AREAS BELOW B.F.E.			
ENGINEERED FLOOD VENTS: SMART-VENT #1540-510 WALL & #1540-524 GARAGE DOOR			
200sqft PER VENT			
VENTS TO BE INSTALLED @ 12" ABOVE INT. FIN. FLOOR or EXT. FIN. GRADE, WHICHEVER IS HIGHEST			
UNITS	#1 TO #5	2-REQ.	2-PROVIDED
UNIT	#6	2-REQ.	2-PROVIDED
ALL INTERIOR FINISHES IN THE BUILDING SHALL BE WATER RESISTANT UP TO MIN. (BFE + 1.50') - AND IN ACCORDANCE WITH FEMA TECH BULLETIN-2			
WALLS:			
• NON PAPER-FACED GYPSUM BOARD			
• POLYESTER-EPoxy AND OTHER OIL-BASED PAINT, WATERPROOF TYPES OR LATEX.			
• CER. OR PORCELAIN TILE WITH MORTAR SET			
FLOORS:			
• CAST-IN-PLACE CONCRETE			
• CER. OR PORCELAIN TILE WITH MORTAR SET			
ELEVATOR NOTES:			
IN ACCORDANCE WITH ASCE-24 AND FEMA TECH BULLETIN-4:			
• THE ELEVATOR MOTORS, ELECTRIC CONTROL PANELS, AND ASSOCIATED EQUIPMENT SHALL BE LOCATED ABOVE (BFE + 1') MIN.			
• THE ELEVATOR SHALL BE EQUIPPED WITH CONTROLS THAT WILL PREVENT THE CAB FROM DESCENDING INTO FLOOD WATERS BELOW ELEVATION (BFE +1')			



1 RM-2 (MULTIPLE FAMILY RESIDENTIAL DISTRICT)



2 RM-2 (MULTIPLE FAMILY RESIDENTIAL DISTRICT)



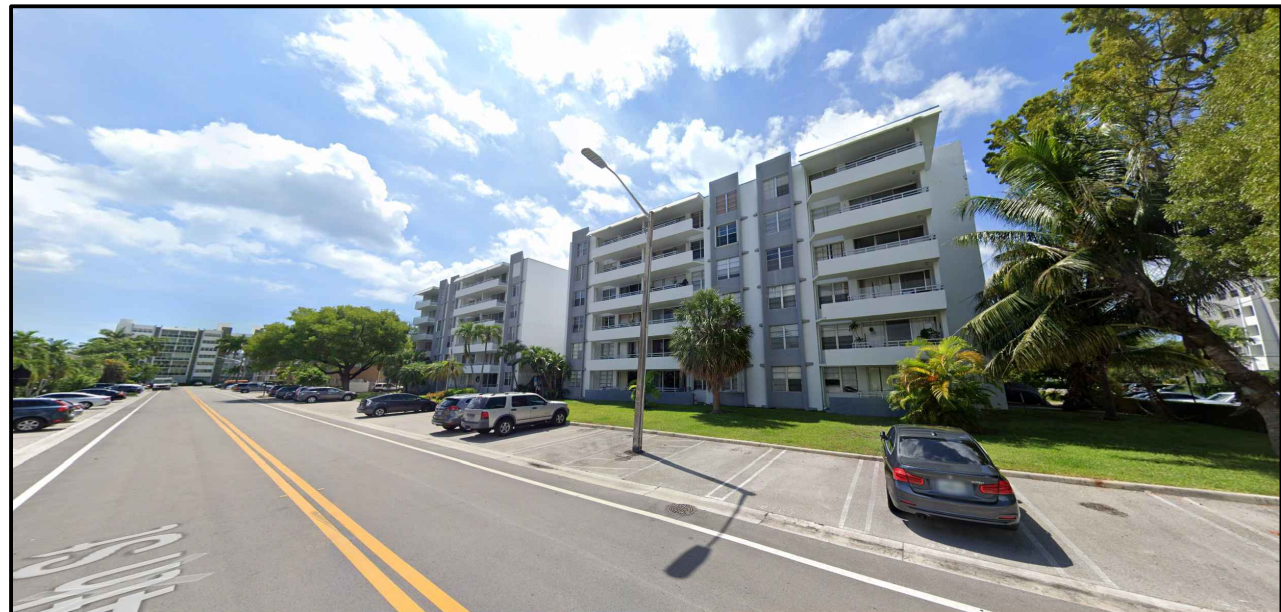
3 RM-2 (MULTIPLE FAMILY RESIDENTIAL DISTRICT)



4 RM-2 (MULTIPLE FAMILY RESIDENTIAL DISTRICT)



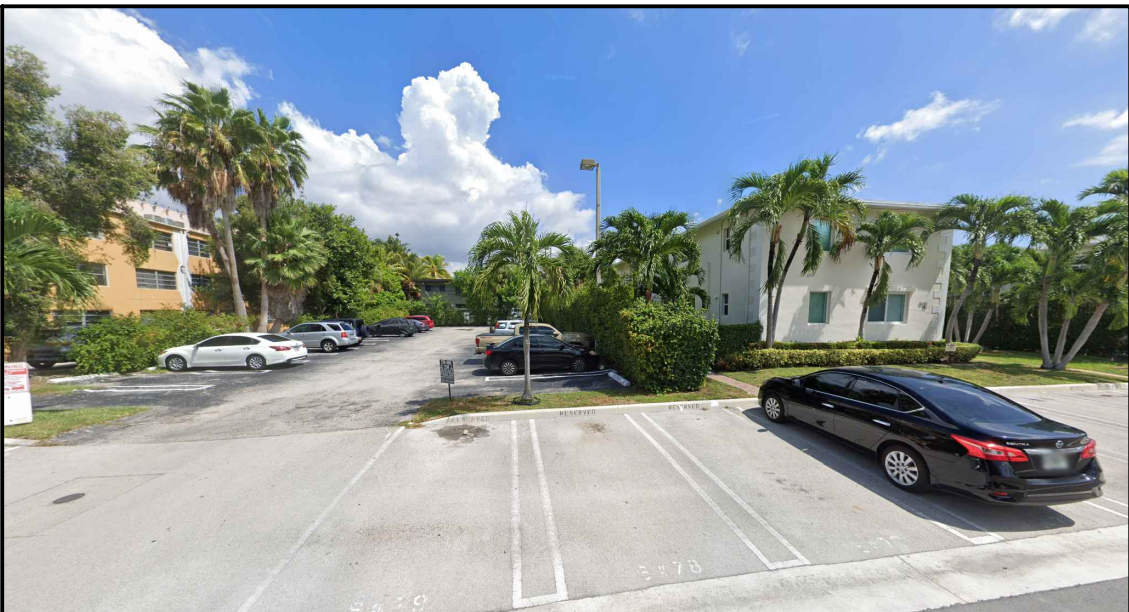
5 RM-2 (MULTIPLE FAMILY RESIDENTIAL DISTRICT)



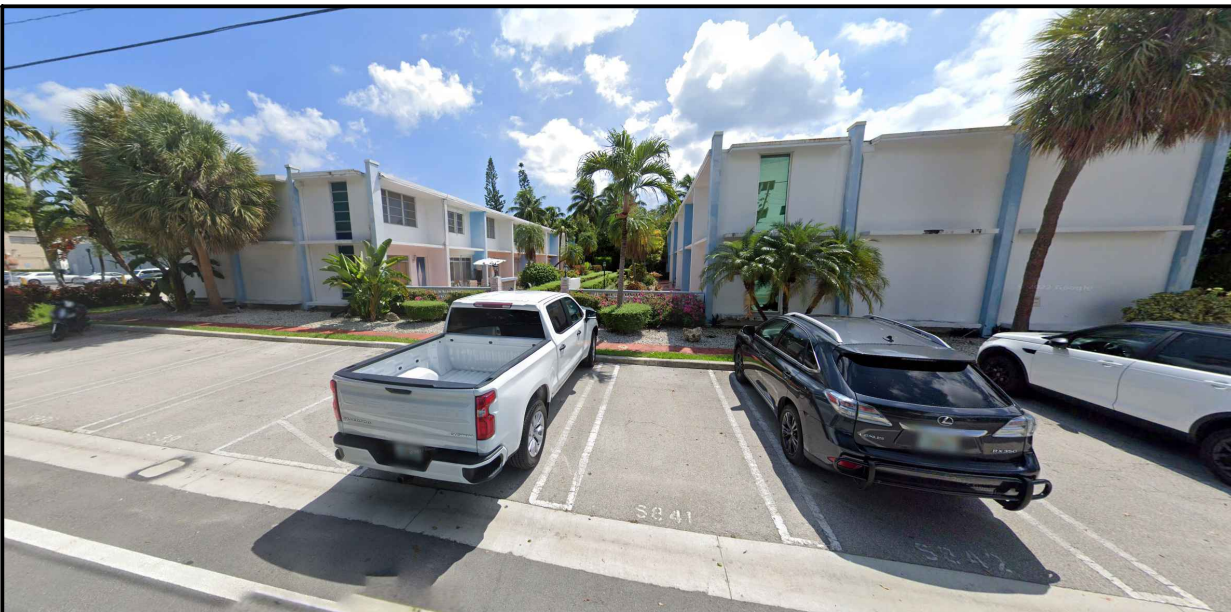
6 RM-2 (MULTIPLE FAMILY RESIDENTIAL DISTRICT)



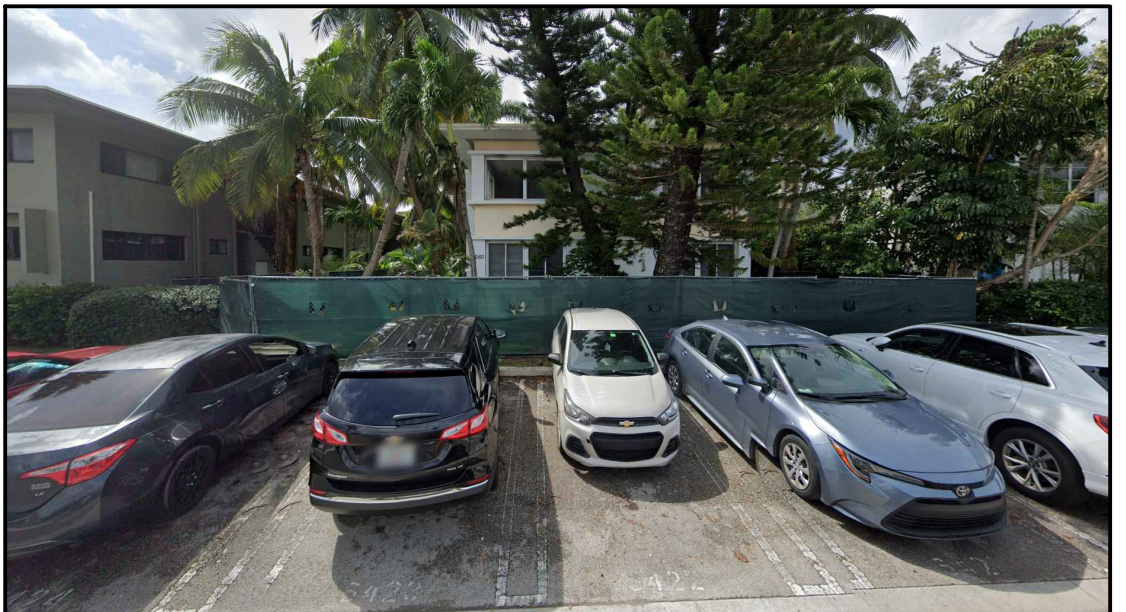
7 RM-2 (MULTIPLE FAMILY RESIDENTIAL DISTRICT)



8 RM-2 (MULTIPLE FAMILY RESIDENTIAL DISTRICT)



9 RM-2 (MULTIPLE FAMILY RESIDENTIAL DISTRICT)



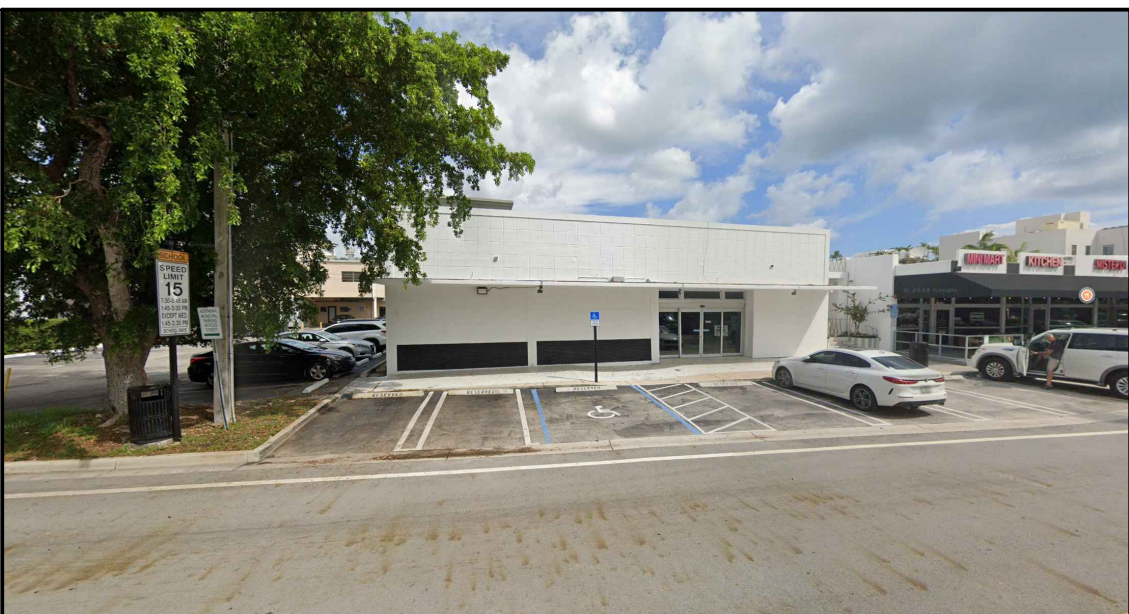
10 RM-2 (MULTIPLE FAMILY RESIDENTIAL DISTRICT)



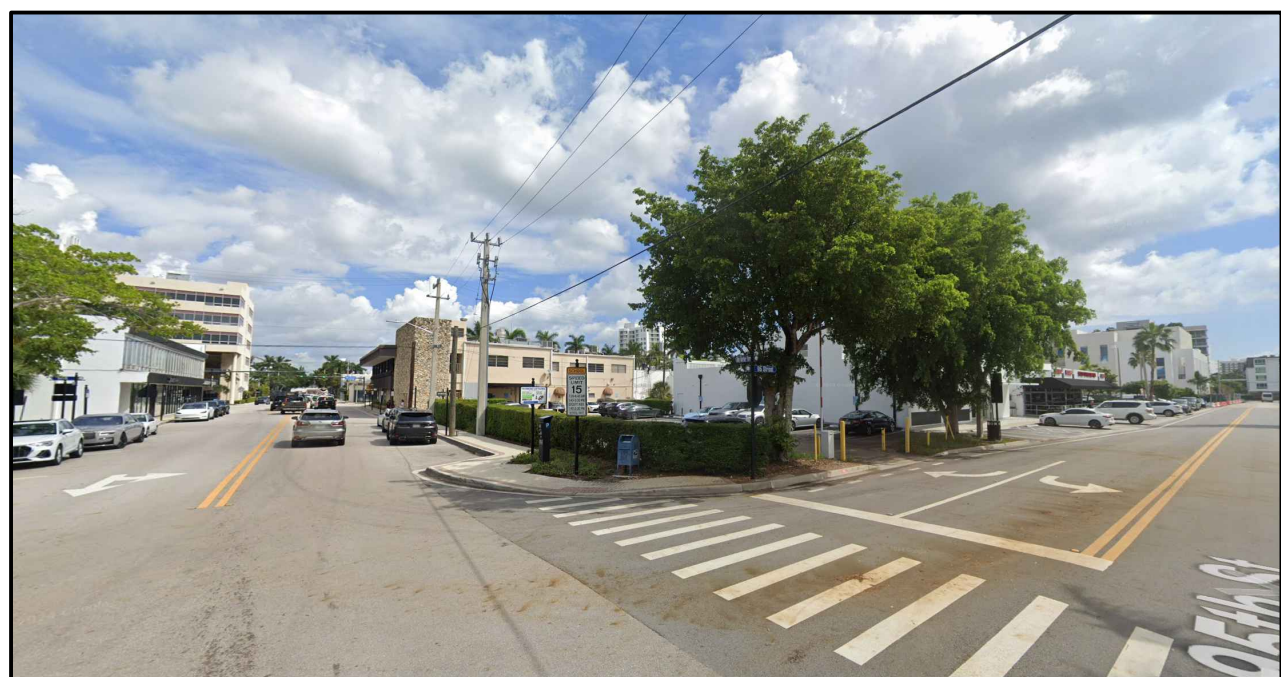
11 RM-2 (MULTIPLE FAMILY RESIDENTIAL DISTRICT)



12 RM-2 (MULTIPLE FAMILY RESIDENTIAL DISTRICT)



13 B-1 (BUSINESS DISTRICT)



14 B-1 (BUSINESS DISTRICT)



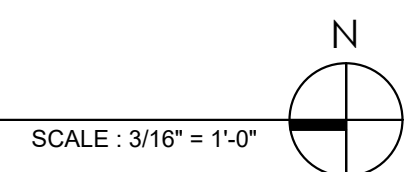
15 B-1 (BUSINESS DISTRICT)

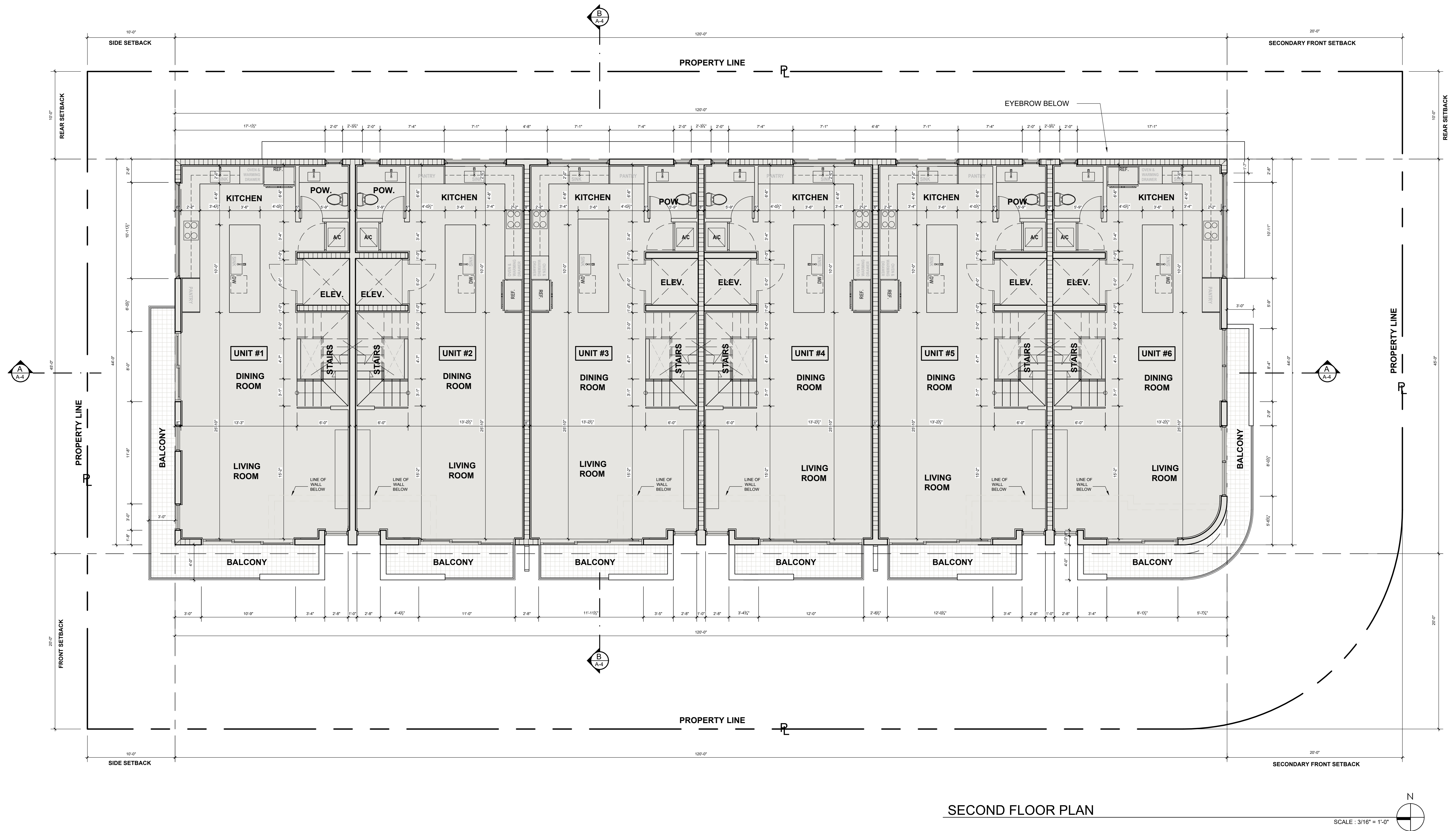


16 RM-2 (MULTIPLE FAMILY RESIDENTIAL DISTRICT)

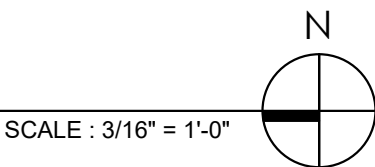


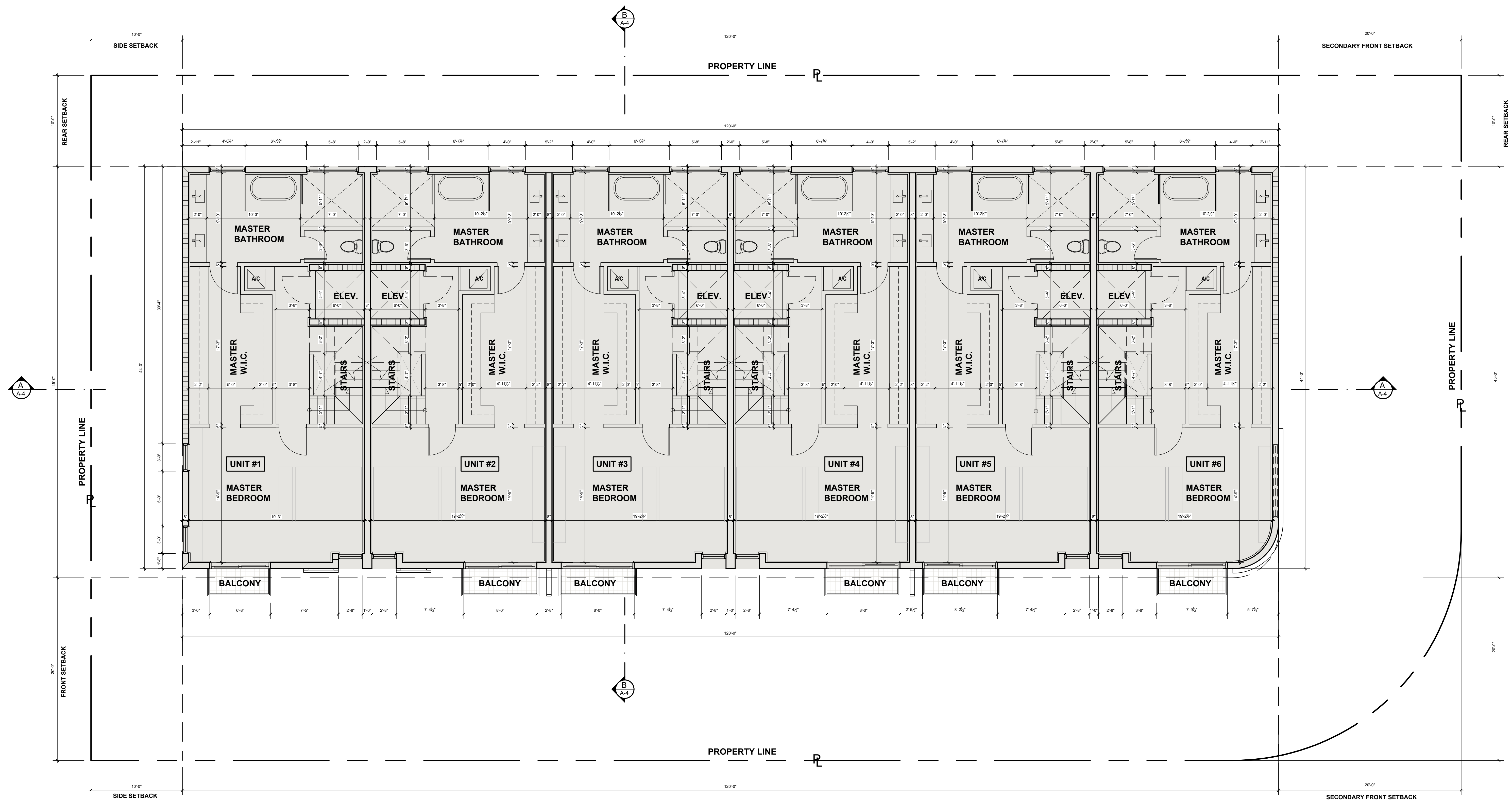
LOCATION MAP





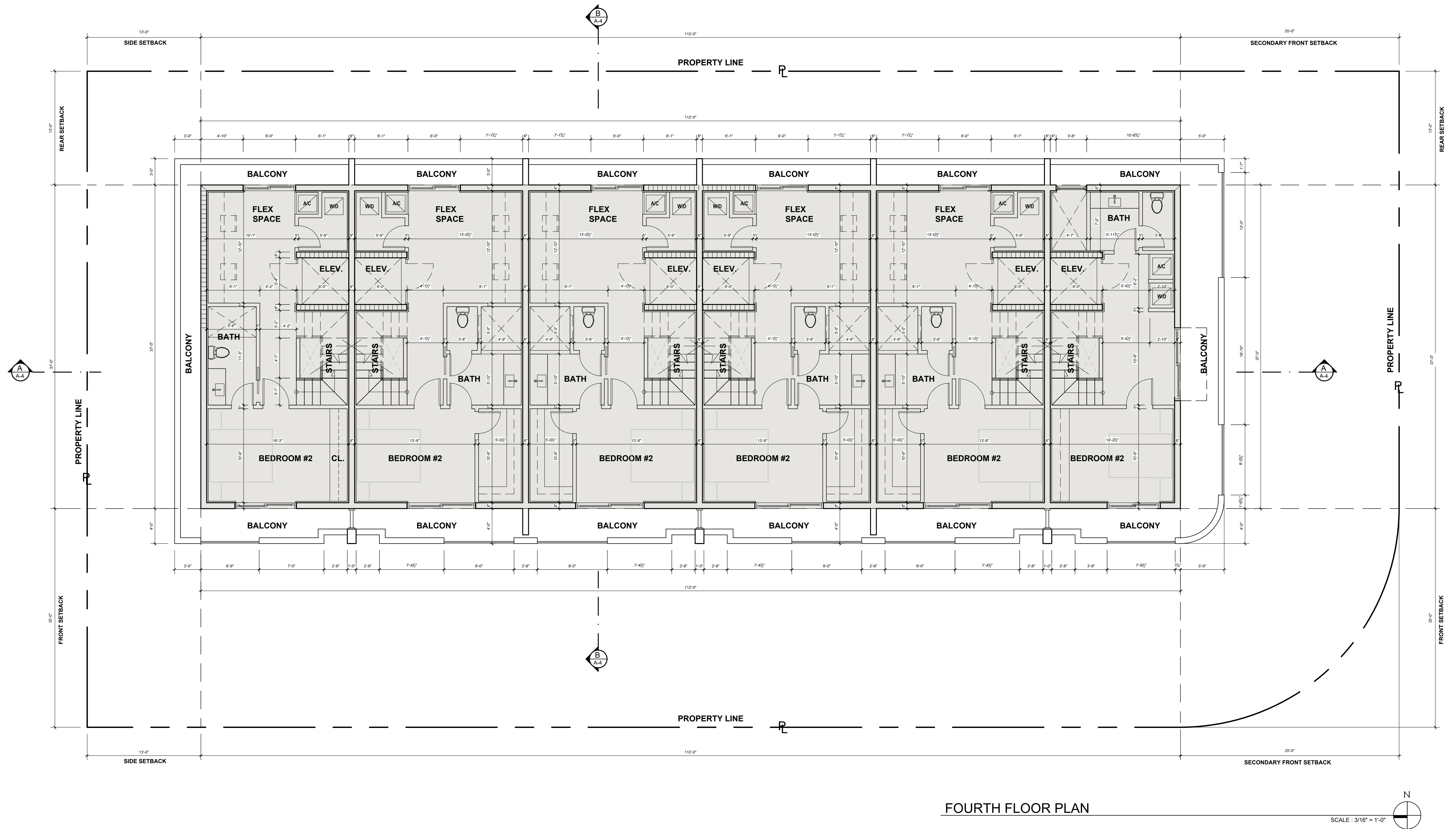
SECOND FLOOR PLAN

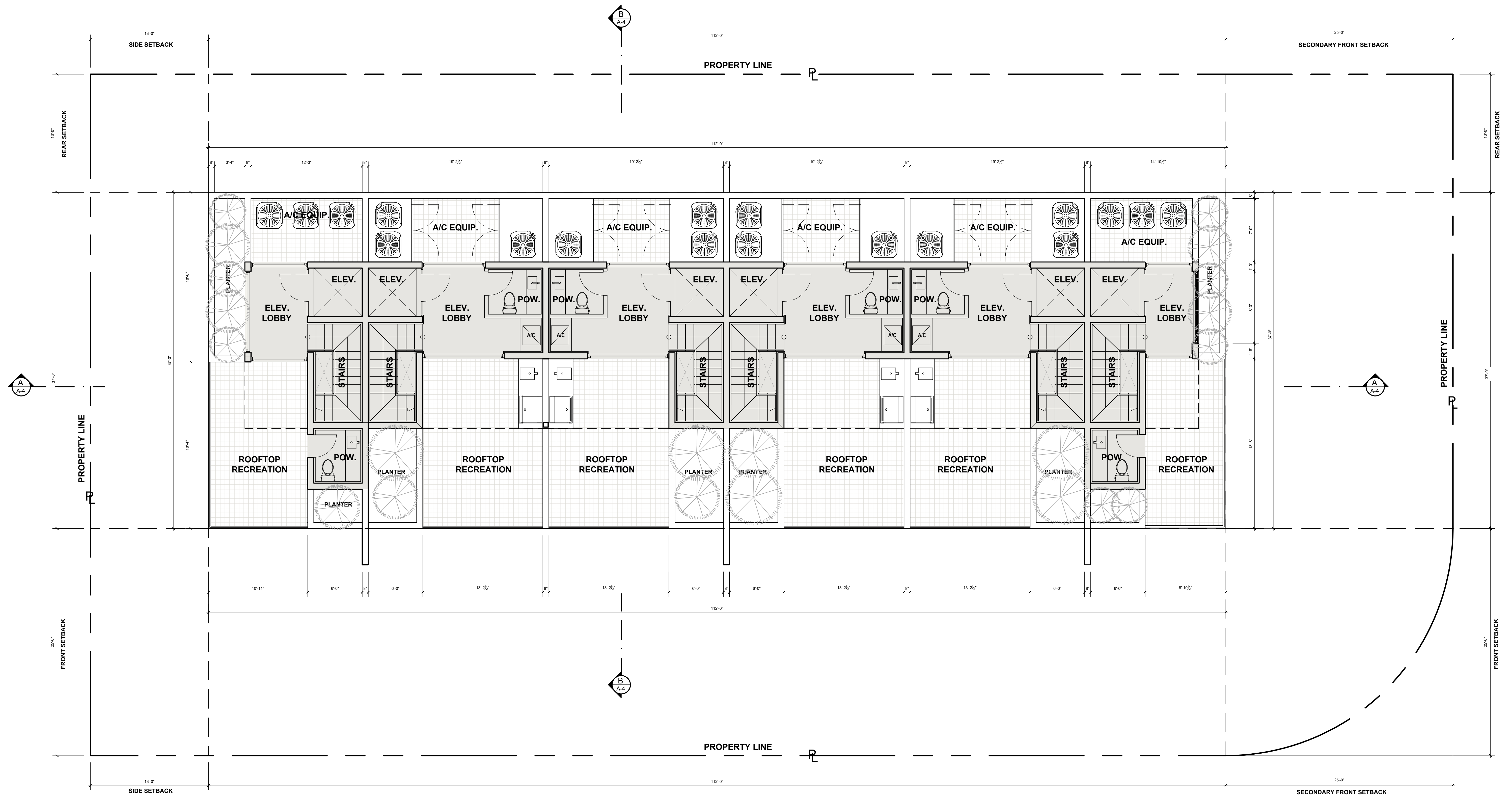




THIRD FLOOR PLAN

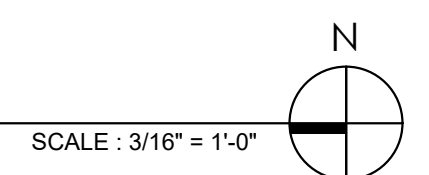
SCALE : 3/16" = 1'-0"



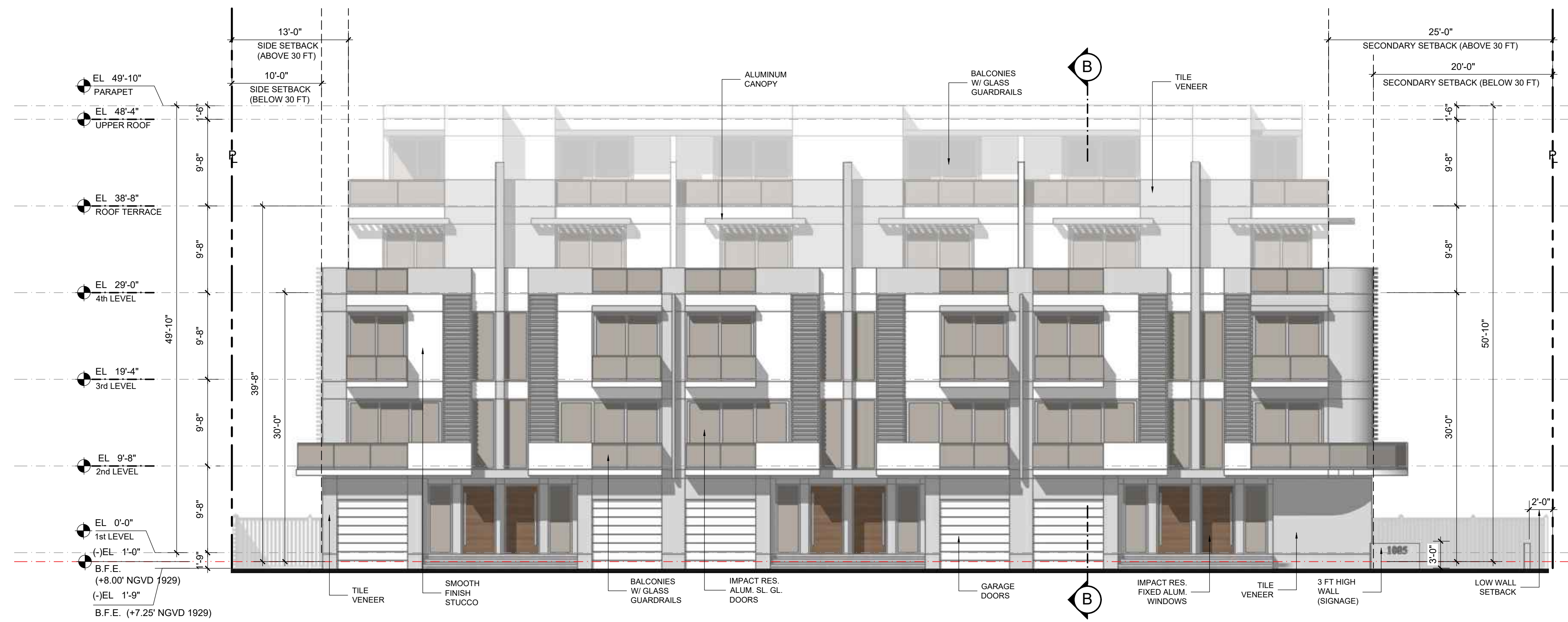


ROOF PLAN

TOTAL ROOFTOP RECREATION AREA = 1,875 S.F.

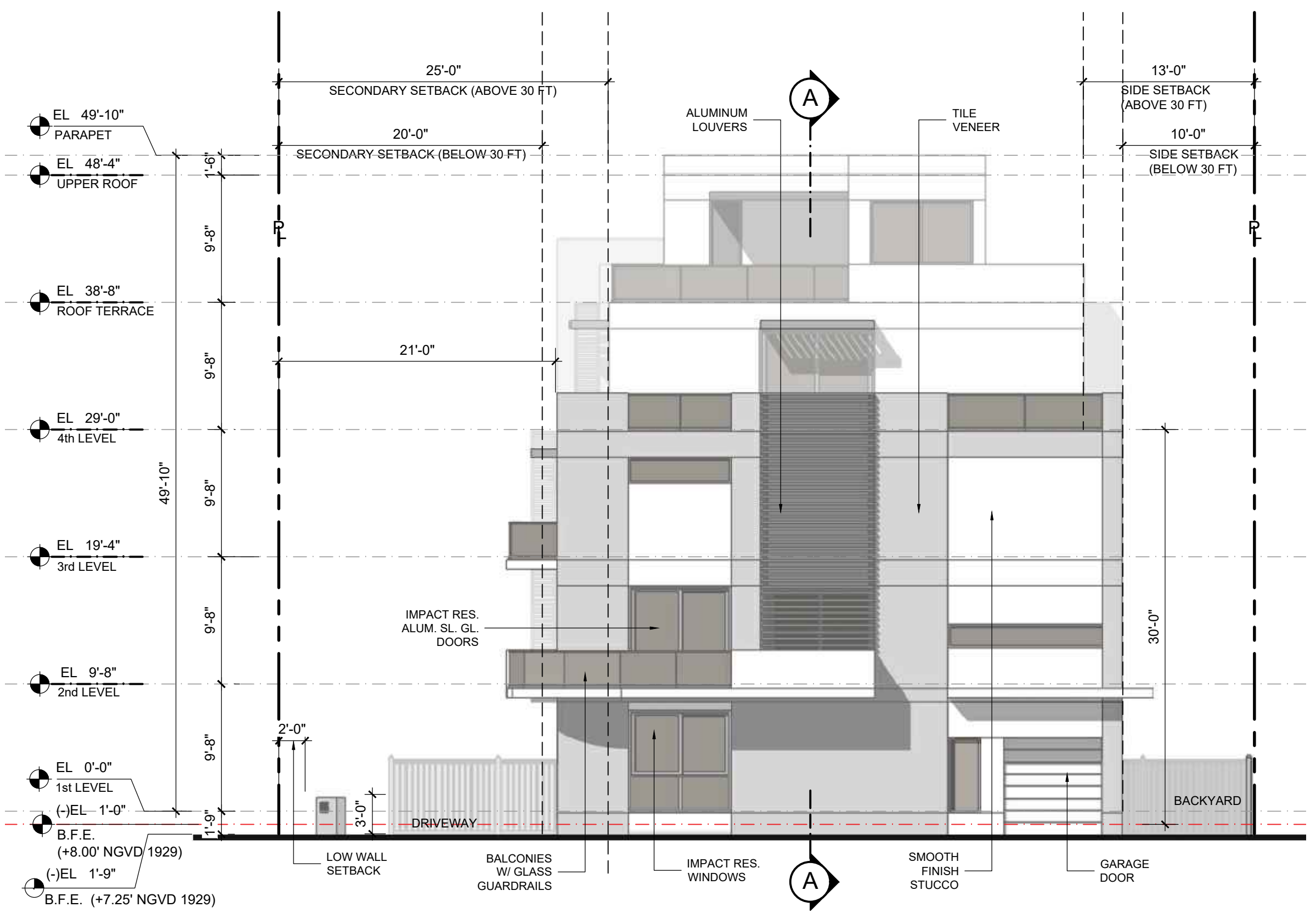


	REQUIRED	PROPOSED
MIN. ROOFTOP LANDSCAPE (15% RECREATION AREA)	276.75 S.F.	460 S.F. (24.9%)



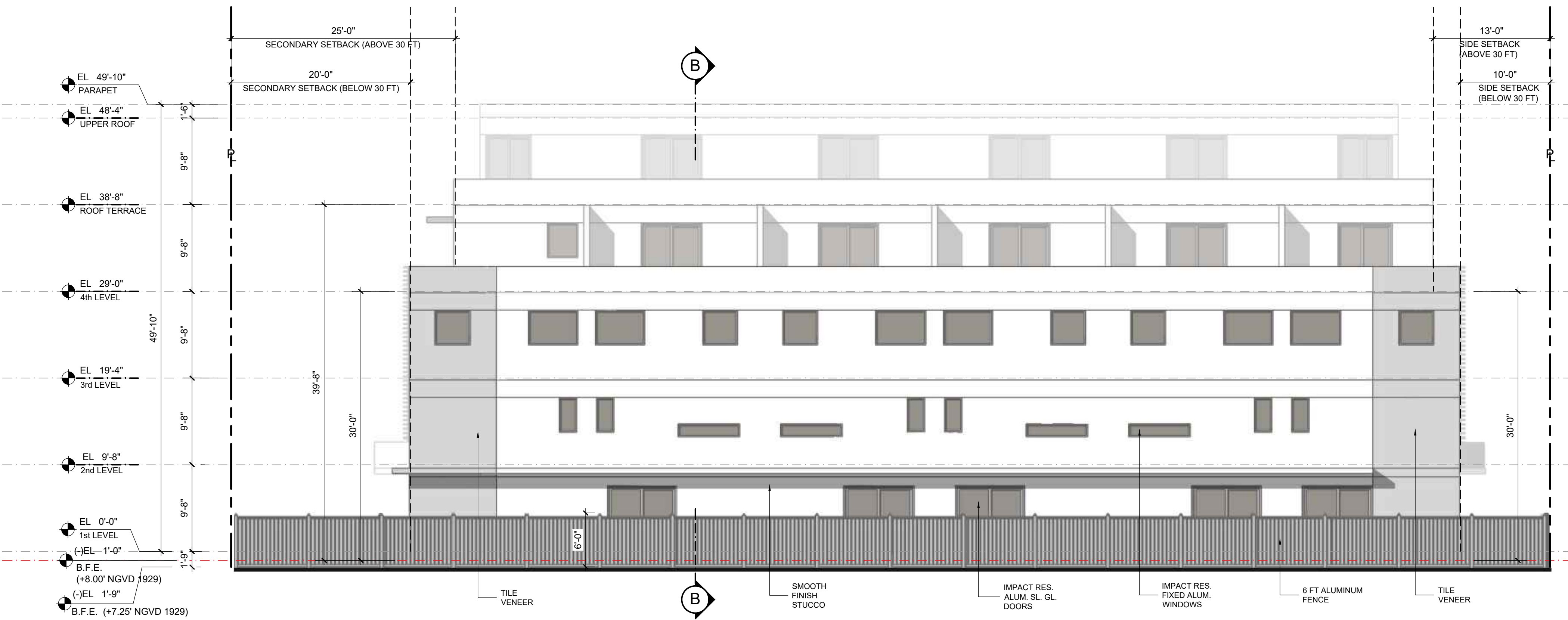
WEST ELEVATION (BAY HARBOR TERRACE)

SCALE 1/8" = 1'-0"



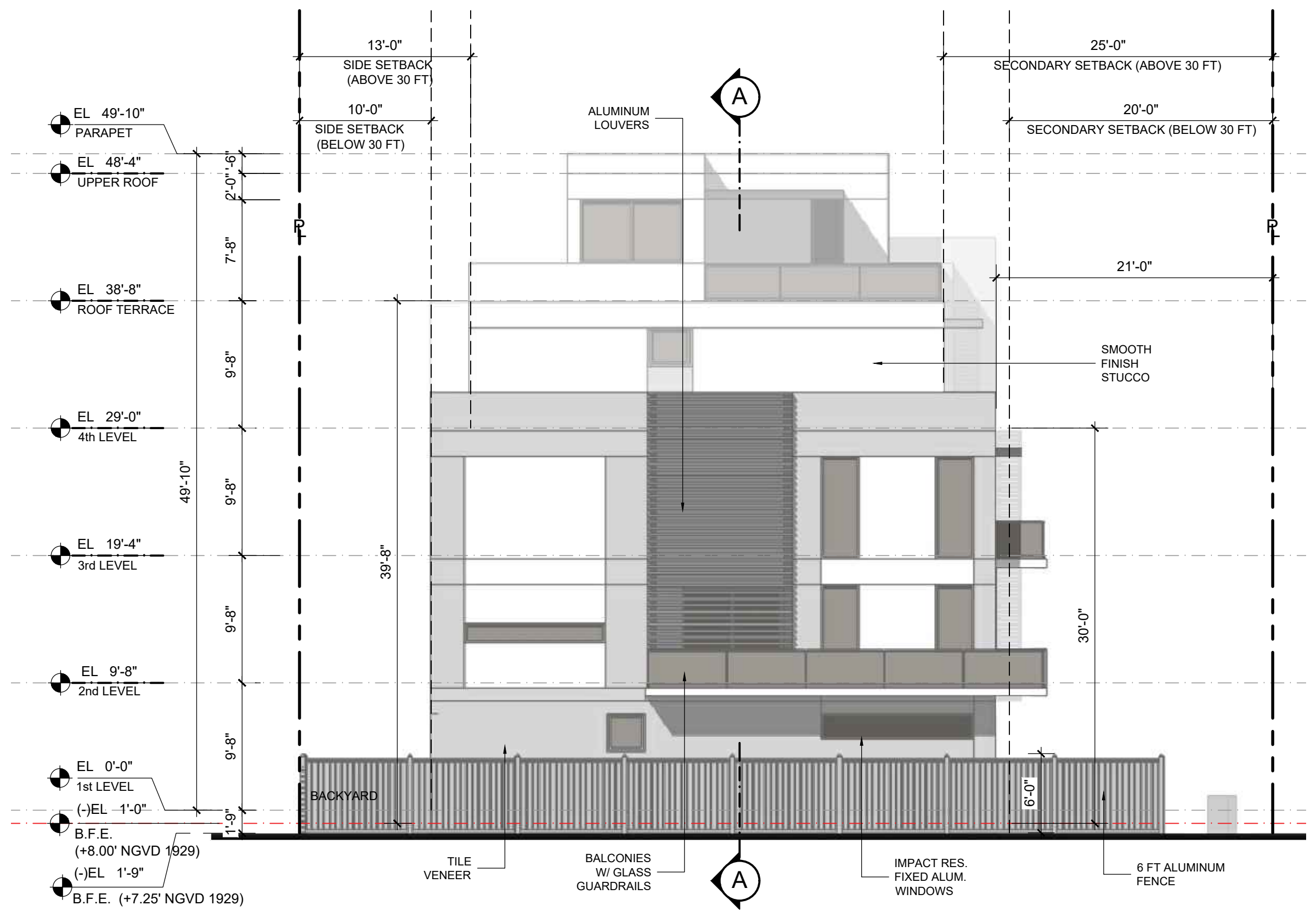
SOUTH ELEVATION (94th STREET)

SCALE 1/8" = 1'-0"



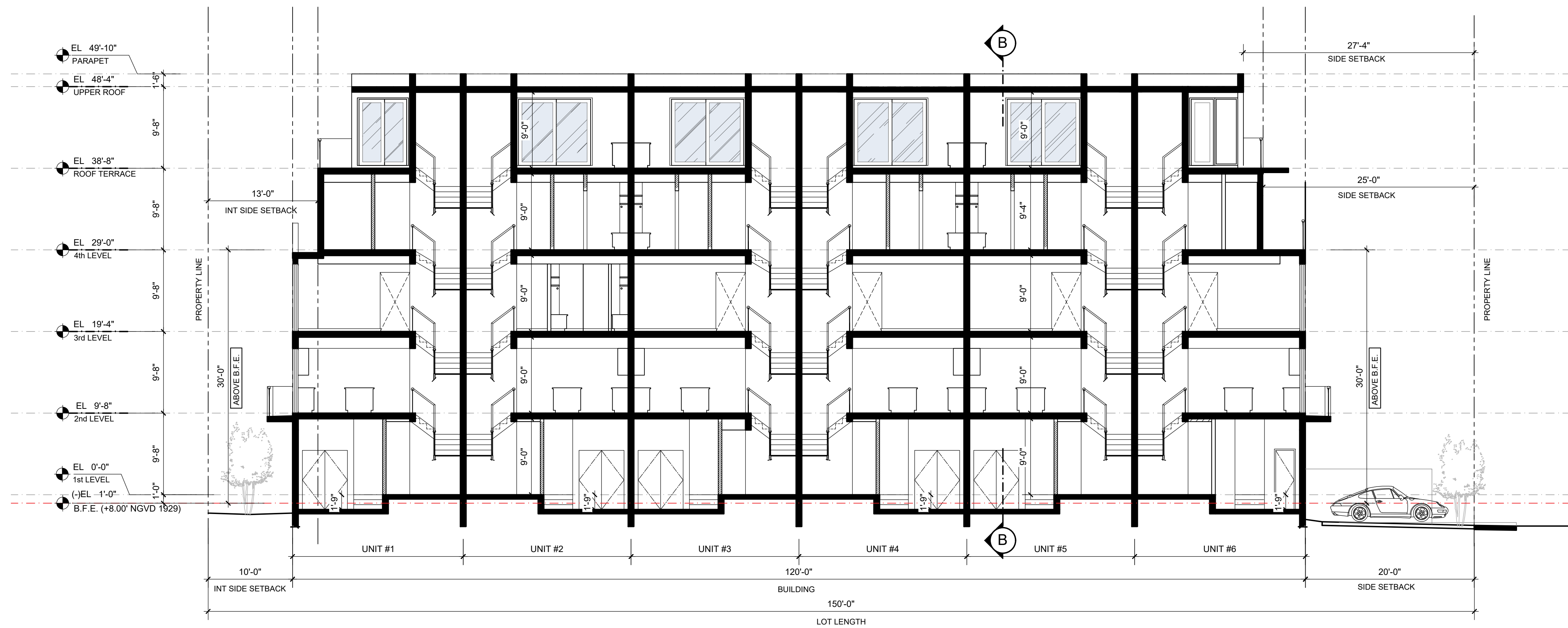
EAST ELEVATION (REAR)

SCALE 1/8" = 1'-0"



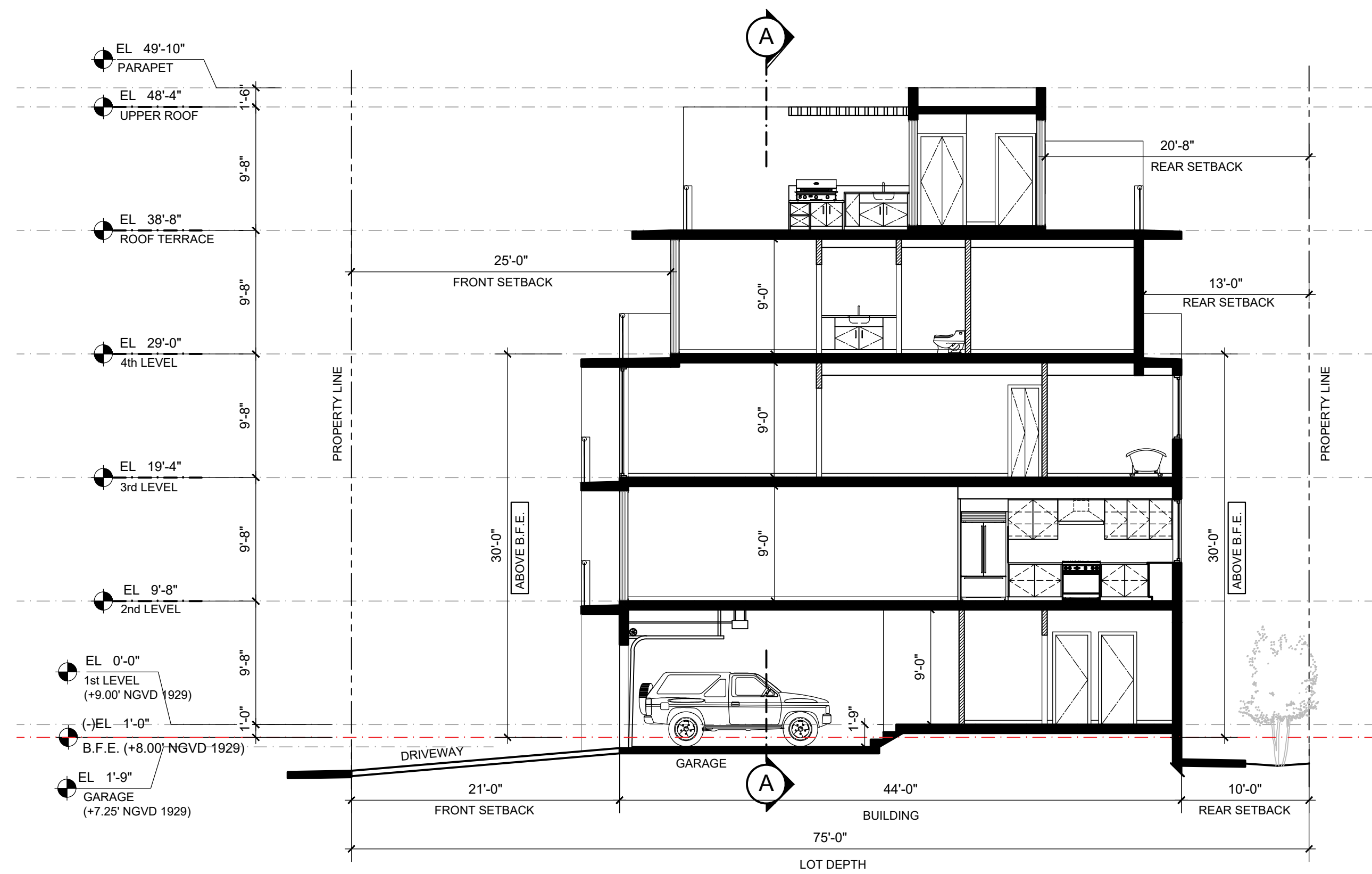
NORTH ELEVATION (INT. SIDE)

SCALE 1/8" = 1'-0"



A BUILDING SECTION

SCALE 1/8" = 1'-0"



B BUILDING SECTION

SCALE 1/8" = 1'-0"



ALUMINUM FENCE (GRAY E.S.P. FIN)



SITE LOW WALLS (EXPOSED CONC.)

PEDESTRIAN ENTRANCES, PLANTERS, TRASH ENCLOSURE



CONCRETE DRIVEWAY PAVERS



PHOTO FOR REFERENCE ONLY : FINISH MAY VARY

ALUM. LATTICE (GRAY E.S.P. FIN.)

ROOF TERRACES



SMOOTH STUCCO TEXTURE



SHERWIN WILLIAMS PURE WHITE : SW7005
(EXTERIOR WALL COLOR)



GRAY E.S.P. ALUMINUM FINISH
(ALUMINUM FENCES, LOUVERS, & LATTICES)



CLEAR ANODIZED ALUMINUM FINISH
(WINDOW & SL DOOR FRAMES)

PAINT COLORS / FINISHES



PHOTO FOR REFERENCE ONLY : FINISH MAY VARY

ALUMINUM LOUVERS (GRAY E.S.P. FIN.)



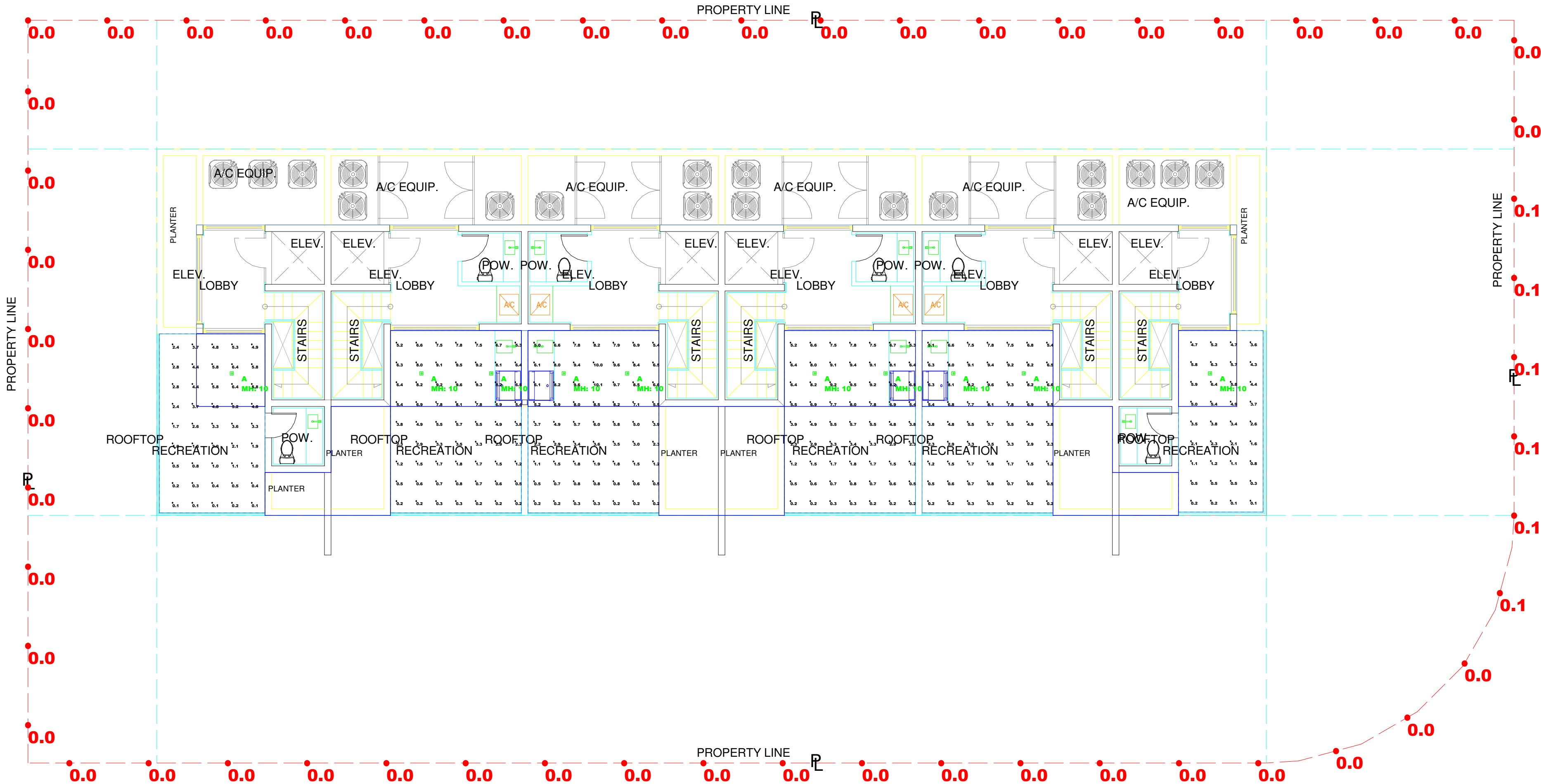
GALSS GUARDRAILINGS



TILE VENEER

CALCULATION SUMMARY										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PROPERTY LINE	Illuminance	Fc	8	N.A.	N.A.	0.01	0.1	0.0	N.A.	N.A.
ROOFTOP 1 Floor	Illuminance	Fc	2	2	0	2.72	6.4	0.1	27.20	64.00
ROOFTOP 2 Floor	Illuminance	Fc	2	2	0	4.45	9.6	0.2	22.25	48.00
ROOFTOP 3 Floor	Illuminance	Fc	2	2	0	4.56	10.1	0.2	22.80	50.50
ROOFTOP 4 Floor	Illuminance	Fc	2	2	0	4.44	9.5	0.2	22.20	47.50
ROOFTOP 5 Floor	Illuminance	Fc	2	2	0	4.44	9.6	0.2	22.20	48.00
ROOFTOP 6 Floor	Illuminance	Fc	2	2	0	3.05	6.4	0.1	30.50	64.00

LUMINAIRE SCHEDULE											
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS	
	10	A	Single	LUMENWERX	AE4SRB SW 14W 90DEG 35TP 80CRI 30K TRN SGL PTMB WET	RECESSED	N/A	0.760	1242	14	



Scale: 1 inch= 8 Ft.

DESCRIPTION:
ROOFTOP
NORMAL POWER

DATE:
12/23/2024

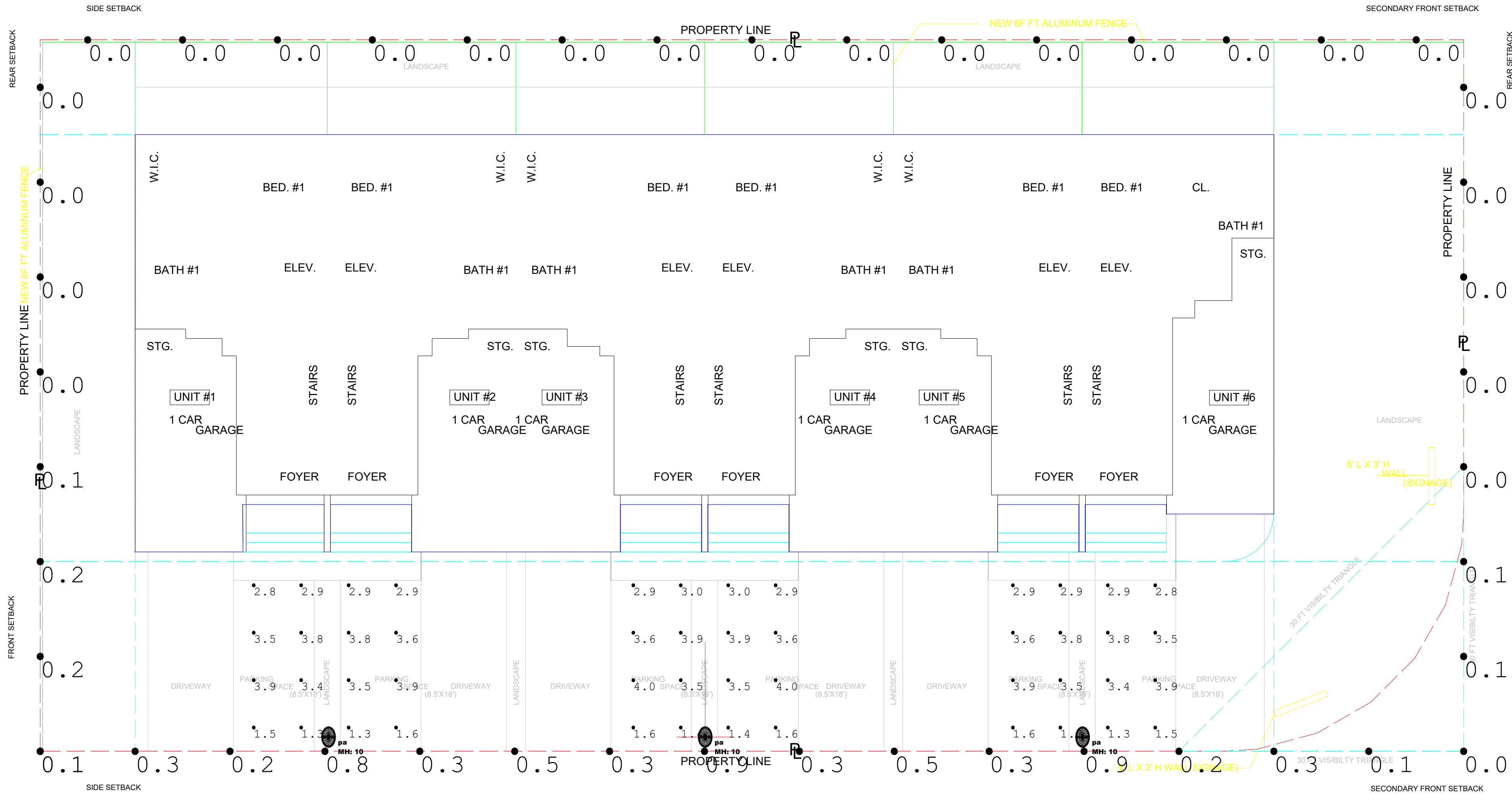
REV# 0

PROJECT:
1085 TOWNHOMES



LUMINAIRE SCHEDULE										
SYMBOL	QTY	LABEL	ARRANGEMENT	MANUFACTURER	CATALOG NUMBER	MOUNTING	EMERGENCY	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	3	PH	Single	U.S. ARCHITECTURAL LIGHTING	PAC16-PT2-PL10-14-FT-30LED-309mA-40C-100			0.890	4341	41.3

CALCULATION SUMMARY										
LABEL	CALC TYPE	UNITS	SPACING L-R (FT)	SPACING T-B (FT)	HEIGHT (FT)	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PARKING & DRIVE	Illuminance	Fc	9	9	9	2.94	4.0	1.3	2.26	3.08
PROPERTY LINE	Illuminance	Fc	10	N.A.	N.A.	0.10	0.0	0.0	N.A.	N.A.



Scale: 1 inch= 8 Ft.

DESCRIPTION:
PARKING
NORMAL POWER

DATE:
2/26/2025

REV# 02 jel

PROJECT: 1085 TOWNHOMES

project name

PROPOSED 5 NEW STORY
BUILDING FOR:

1085 TOWNHOUSES

1085 94th.,
Bay Harbor Island, FL 33154

date

November 27, 2024

revisions

drawn by

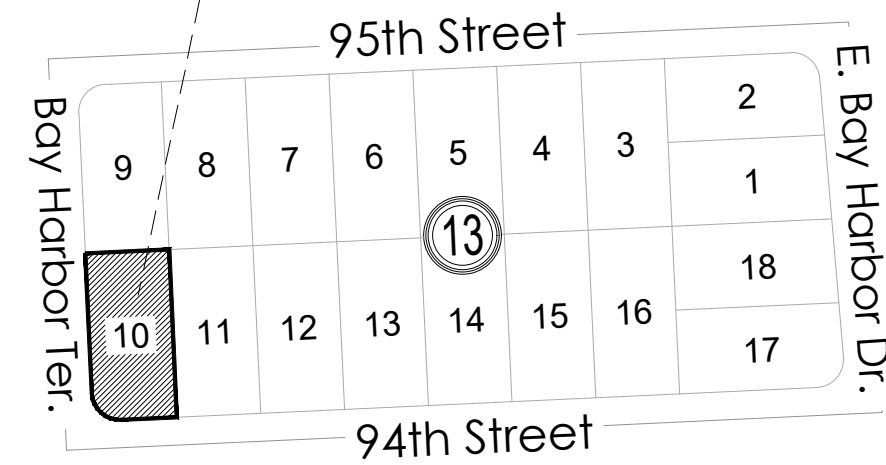
sheet title

**WATER AND
SEWER
PLAN**

sheet number

C-2

PROJECT LOCATION



LOCATION SKETCH

SCALE: 1" = 300'

LEGAL DESCRIPTION

LOT 10, BLOCK 13 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.

RER-DERM WATER-SEWER GENERAL NOTES

- A horizontal distance of at least 6 feet, and preferably 10 feet (outside to outside), shall be maintained between gravity or pressure sewer pipes and water pipes. The minimum horizontal separation can be reduced to 3 feet for vacuum-type sewers or for gravity sewers where the top of the sewer pipe is at least 6 inches below the bottom of the water pipe. When the above specified horizontal distance criteria cannot be met due to an existing underground facility conflict, smaller separations are allowed if one of the following is met:
 - The sewer pipes are designed and constructed equal to the water pipe and pressure tested at 150 psi.
 - The sewer is encased in a watertight carrier pipe or concrete.
 - The top of the sewer is at least 18 inches below the bottom of the water pipe.
- A vertical distance of at least 12 inches (outside to outside) shall be maintained between any water and sewer mains with sewer pipes preferably crossing under water mains. The minimum vertical separation can be reduced to 6 inches for vacuum-type sewers or for gravity sewers where the sewer pipe is below the water main. The crossing shall be arranged so that all water main joints are at least 6 feet from all joints in gravity and pressure sewer pipes. This distance can be reduced to 3 feet for vacuum-type sewers. When the above specified vertical distance criteria cannot be met due to an existing underground facility conflict, smaller separations are allowed if one of the following is met:
 - The sewer pipes are designed and constructed equal to the water pipe and pressure tested at 150 psi.
 - The sewer is encased in a watertight carrier pipe or concrete.
- Air release valves shall be provided at high points of new force main sanitary sewers.
- Gravity sanitary sewers constructed within a public wellfield protection area shall be C-900 PVC or Ductile Iron Pipe. The maximum allowable exfiltration rate of gravity sanitary sewers constructed in a public wellfield protection area shall be:
 - Residential Land Uses. Fifty (50) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe.
 - Non-Residential Land Uses. Twenty (20) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe.
 - Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
- The maximum allowable exfiltration rate of gravity sanitary sewers constructed outside a public wellfield protection area shall be one hundred (100) gallons per inch pipe diameter per mile per day, based on a minimum two (2) hour test having a minimum of two (2) feet of positive head above the crown of the pipe. Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
- Forcemain sanitary sewers constructed within a public wellfield protection area shall be ductile iron, C-900 PVC, HDPE or reinforced concrete pressure sewer pipes.
- The maximum allowable exfiltration/leakage rate of forcemain sanitary sewers shall be:
 - Ductile Iron, C-900 PVC, HDPE and PVC Pipe. The allowable leakage rate specified in American Water Works Association Standard (AWWAS) C600-82 at a test pressure of 100 psi for a duration of not less than two (2) hours.
 - Reinforced Concrete Pressure Pipe. Half (1/2) the allowable leakage rate specified in AWWA C600-82 at a test pressure of 100 psi for a duration of not less than two (2) hours.
 - Any observed leaks or any obviously defective joints or pipes shall be replaced even when the total leakage is below that allowed.
- The contractor shall verify nature, depth, and character of existing underground utilities prior to start of construction.
- In no case shall a contractor install utility pipes, conduits, cables, etc. in the same trench above an existing water or sewer pipe except where they cross.
- If any area of the work site is found to contain buried solid waste and/or ground or ground water contamination, the following shall apply:
 - All work in the area shall follow all applicable safety requirements (e.g., OSHA, etc.) and notification must be provided to the appropriate agencies.
 - Immediately notify the Environmental Monitoring and Restoration Division (EMRD). The EMRD can be contacted at (305) 372-6700.
 - If contaminated soils and/or buried solid waste material is excavated during construction, then they require proper handling and disposal in accordance with the local, state and federal regulations. Be advised that the landfill owner/operator is the final authority on disposal and may have requirements beyond those provided by herein. If disposal within a Miami-Dade County owned landfill (Class I landfill) is appropriate and selected, please contact the Miami-Dade County Department of Solid Waste Management at (305) 594-6666 for information.
 - The reuse of contaminated soils that are not returned to the original excavation requires prior approval of a Soil Management Plan from the Environmental Monitoring and Restoration Division. The EMRD can be contacted at (305) 372-6700.
- Pumps must comply with the National Electrical Code (NEC) requirements for Class I, Group D, Division 1 locations (Explosion Proof).
- The contractor is advised that a Tree Removal/Relocation Permit may be required prior to the removal and/or relocation of tree resources. Prior to removing or relocating any trees, the Contractor shall notify the Tree and Forest Resources Section of DERM at (305) 372-6574 or via e-mail at: tree@miamidade.gov, or contact the municipality with tree ordinance jurisdiction to obtain any required permits. Those trees not interfering with the construction shall be protected in place in accordance with the provisions of Section 24-49.5 of the Miami-Dade Code.
- Please note that the demolition, removal, and/or disturbance of existing underground utilities that contain asbestos-cement pipes (ACP) are subject to the provisions of 40 CFR-61 Subpart M. Therefore, pursuant to the provisions of 40 CFR-61-145, a NOTICE OF DEMOLITION OR ASBESTOS RENOVATION form must be filed with the Air Quality Management Division (AQMD) of DERM, at least ten (10) working days prior to starting any work. Note that the backfilling and burial of crushed ACP would cause these locations to be considered active disposal sites and subject to 40 CFR-61.154, and 40 CFR-61.153 a year after project completion. Existing standard operating procedures, as well as applicable federal, state and local regulatory criteria, must be followed and implemented to minimize any potential release of fugitive emissions, especially during project construction activities. The AQMD can be contacted via email at asbestos@miamidade.gov or 305-372-6925.

Rev. 4/30/2018

\\updates\regulation\delisted\env\permits\glaw.com_extenstion\sewer extension\forms and packages\application package\se permit package\package march 2018\rer-derm notes offsite use revised\2018 10420.doc

LEGEND:

- EXISTING CORPORATION STOP (NOTES 1& 2 APPLIES)
- EXISTING HEADER SUPPLY - 6" PIPE
- EXISTING 2" BALL VALVE & VALVE BOX
- 2"x2" POLYETHYLENE TEE
- HEADER- 2" PIPE
- 2"x1" TEE
- 2" POLYETHYLENE PLUG
- METER BOX - SINGLE SERVICE
- 1" SERVICE PIPE
- GATE VALVE
- 4" Ø DOUBLE DETECTOR CHECK VALVE FOR FIRE LINE PER WS 4.20
- 6 X 2" Ø DOUBLE DETECTOR CHECK VALVE

NOTE:

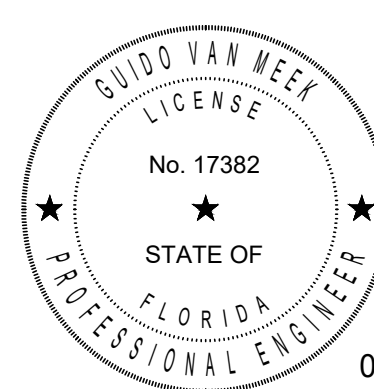
PLANTING WITHIN PUBLIC R/W SHALL COMPLY
WITH DTPW DETAIL G5.1 REF. TO LANDSCAPING PLANS

WE HEREBY CERTIFY : That this plans has been prepared under
our supervision and is true and correct to the best of our
knowledge and belief and that it conforms to the requirements
shown in the Manual of Uniform Minimum Standards for Design.
Construction and Maintenance for Streets and Highways as
adopted by the States of Florida Legislature Chapter 72-328 F.S.

This item has been digitally signed and sealed
by **Guido Van Meek, P.E.** on the date adjacent to the seal.

Printed copies of this document are not considered
signed and sealed and the signature must be verified
on any electronic copies.

02-25-25



1
C-2

**DETAIL PIPELINE
SCHEMATIC**

SCALE: N.T.S.



WATER AND SEWER PLAN

SCALE: 1" = 10'

**HEALTH DEPARTMENT NOTES:
(Not Part of MDWASD Notes nor Approval)**

WATER MAIN HORIZONTAL SEPARATIONS

SEPARATIONS SHALL BE MEASURED OUTSIDE EDGE TO OUTSIDE EDGE
BETWEEN WATER MAINS AND, STORM SEWERS, STORMWATER FORCE
MAINS, OR RECLAIMED WATER LINES. SHALL BE 3 FT. MINIMUM.

BETWEEN WATER MAINS AND VACUUM TYPE SEWER PREFERABLY 10 FT.
AND AT LEAST 3 FT. MINIMUM.

GRAVITY OR PRESSURE SANITARY SEWERS, WASTEWATER FORCE MAINS
OR RECLAIMED WATER PREFERABLY 10 FT. AND AT LEAST 6 FT. MAY
BE REDUCED TO 3 FT. WHERE BOTTOM OF WATER MAINS IS AT LEAST
6 INCHES ABOVE TOP OF SEWER.

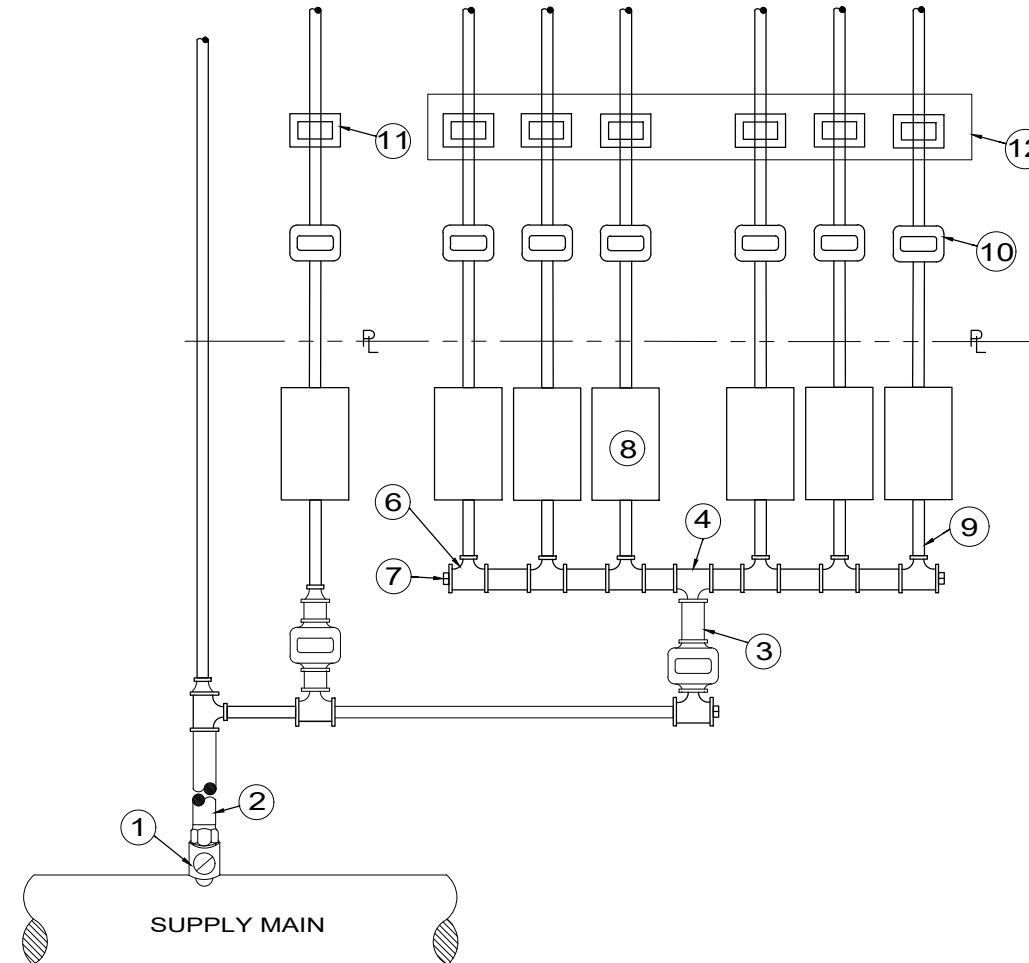
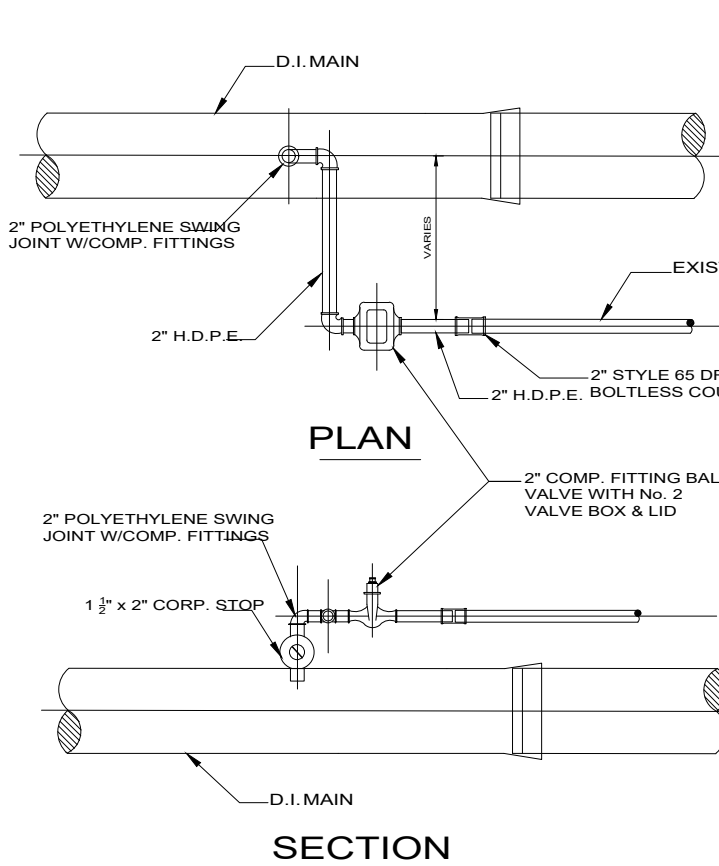
10 FT. TO ANY PART OF ON-SITE SEWER TREATMENT OR DISPOSAL SYSTEM.

WATER MAIN HORIZONTAL SEPARATIONS

SEPARATIONS BETWEEN WATER MAINS AND GRAVITY SEWER, VACUUM
TYPE SEWER, OR STORM SEWERS, TO BE PREFERABLY 12 INCHES, OR
AT LEAST 6 INCHES ABOVE, OR AT LEAST 12 INCHES IF BELOW.*

PRESSURE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE
MAIN, OR RECLAIMED WATER, AT LEAST 12 INCHES ABOVE OR BELOW.*

*NOTE: CENTER 1-FULL LENGTH OF WATER MAIN PIPE AT CROSSINGS,
ALTERNATIVELY ARRANGE PIPES SO JOINTS ARE AT LEAST 3 FT. FROM
JOINTS IN VACUUM, STORM OR STORM FORCE MAINS, AT LEAST 6 FEET
FROM JOINTS IN GRAVITY OR PRESSURE SEWERS, WASTEWATER FORCE
MAINS OR RECLAIMED WATER.



- NOTES:**
- MAXIMUM OF 10-5/8" METER OR 5-1" METERS.
 - FOR LARGER DEMAND SEE WS 4.16 SHEET 2 OF 2.
 - METERS WILL NOT BE INSTALLED IF THE METER BOXES ARE IN A DRIVING SURFACE.

PROPERTY LINE

TOWNHOUSE BUILDING
GROUND FLOOR AREA 4,970 S.F.
ELEVATION +9.00' NGVD
GARAGE +7.25' NGVD

PROPERTY LINE

2' CONC. CURB & VALLEY GUTTER

BAY HARBOR TERRACE

EXIST. 12"Ø CIP WATER MAIN

NOTE: CONTRACTOR TO VERIFY THE
LOCATION AND CONDITION OF EXISTING
2"Ø MAIN WATER SUPPLY

NOTES:

- ALL EXISTING WATER AND FORCE MAINS BEING IMPACED BY THIS PROJECT, INCLUDING OTHER PROPOSED MAINS AND FITTINGS TO BE RESTRAINED PER GS 2.0.
- THE FOLLOWING ACTIVITIES ON EXISTING WATER SERVICES AND/OR EXISTING WATER MAINS SUCH AS:
 - CUT AND PLUGS
 - WATER MAIN OFFSETS
 - INTERCONNECTIONS
 - SERVICE INSTALLATIONS / RETIREMENTS / SERVICE TRANSFERS
 - HYDRANT INSTALLATIONS / RETIREMENTS / RELOCATIONS
 - ANY WORK THAT MAY AFFECT THE QUALITY AND/OR QUANTITY OF WASD'S WATER TRANSMISSION AND DISTRIBUTION SYSTEM.
- SHALL BE PERFORMED BY A LICENSED CONTRACTOR UNDER THE SUPERVISION OF WASD LICENSED OPERATOR AND WASD DONATIONS INSPECTOR UNDER THE SCOPE AND JURISDICTION OF THE CONTRACTOR'S RIGHT OF WAY PERMIT PRIOR TO ANY WORK BEING DONE. THE LICENSED CONTRACTOR SHALL COORDINATE WITH THE WASD DONATION INSPECTOR FOR THE SCHEDULING OF LICENSED OPERATOR TO BE PRESENT FOR THE PROPOSED ACTIVITY.
- MD-WASD DOES NOT PROCESS THE PARTIAL RELEASE OF AN EXISTING EASEMENT. A RELEASE OF THE WHOLE EASEMENT SHOULD BE DONE AND THEN A NEW EASEMENT FOR THE REMAINING PORTION AND/OR ANY ADDITIONAL PORTIONS SHOULD BE RECORDED.
- PROJECT WITHIN WELLFIELD PROTECTION AREA, GRAVITY SEWER MATERIAL MUST BE PVC C-900 OR DIP.
- NO STRUCTURES LIKE FENCES AND RELATED FOUNDATION, LIGHT POLES, TREES ETC. SHALL BE PERMITTED INSIDE OF THE M-D WASD'S EASEMENT, INCLUDING WITHIN THE VERTICAL PROJECTIONS THEREOF. EASEMENTS SHALL BE EXCLUSIVELY FOR M-DWASD MAINS. OVERHEAD UTILITIES OR STRUCTURES MAY ONLY CROSS OR BE WITHIN THE VERTICAL PROJECTION OF M-DWASD WATER AND SEWER EASEMENTS IF A MINIMUM OF TWENTY FIVE (25) FEET CLEARANCE IS PROVIDED.
- METERS WILL NOT BE INSTALLED IF THE METER BOX IS LOCATED ON A DRIVING SURFACE.
- ALL WATER MAINS WASTEWATER AND STORM SEWER CROSSINGS SEPARATION AND CONFLICTS, SHALL COMPLY WITH GS 1.5.
- BACKFLOW PREVENTER DEVICE LOCATIONS ARE APPROVED SUBJECT TO BUILDING AND FIRE DEPARTMENT APPROVAL.
- MD-WASD FORCES SHALL HAVE 24/7 UNRESTRICTED ACCESS TO THE PROPOSED BACKFLOW DEVICES.
- SCOPE OF WORK TO BE COORDINATED BY DEVELOPER AND CONTRACTOR WITH WASD FIELD INSPECTOR AND WATER DISTRIBUTION TO AVOID ANY WATER SERVICE INTERRUPTION TO THE NEIGHBORING PROPERTIES.
- ALL WATER MAINS WASTEWATER AND STORM SEWER CROSSINGS, SEPARATION AND CONFLICTS SHALL COMPLY WITH GS A.5.

REMOVAL OF UTILITY LINES IS PROPOSED

1-ALL EXISTING UTILITIES BEING REMOVED AND/OR RELOCATED MUST REMAIN ACTIVE AND IN SERVICE UNTIL SUCH TIME WHEN NEW REPLACING UTILITIES HAVE BEEN INSTALLED, IN SERVICE, ACCEPTED BY THE DEPARTMENT AND ALL RELATED SERVICES FROM THE EXISTING MAINS HAVE BEEN TRANSFERRED TO THE NEW ONES BY A LICENSED CONTRACTOR UNDER THE SUPERVISION OF WASD LICENSED OPERATOR AND WASD DONATIONS INSPECTOR UNDER THE SCOPE AND JURISDICTION OF THE CONTRACTOR'S RIGHT-OF-WAY PERMIT AS APPLICABLE.

2-ALL WATER AND/OR SEWER FACILITIES LOCATED IN PRIVATE PROPERTY SHALL BE REMOVED AFTER ALL INSTALLED SERVICES FROM THEM HAVE BEEN TRANSFERRED TO THE ALREADY INSTALLED AND IN SERVICE NEW MAINS. ANY ASSOCIATED EXCLUSIVE EASEMENTS SHALL BE CLOSED AND RELEASED AFTER THE REMOVAL OF THE EXISTING WATER AND/OR SEWER FACILITIES.

FOR CONT. REFER TO
PLUMBING PLANS

EXIST. 6"Ø SAN.
SEWER LATERAL
STA. 6 +18.5

C.O.

EXIST. 8"Ø SAN. SEWER LINE

EXIST. SAN. M.H. 107-A
R.E. +6.56'
I.E. +3.00'

EXISTING 8" Ø P.V.C.

WATER MAIN.

94TH STREET

2' CONC. CURB & VALLEY GUTTER

PROPERTY LINE

3 FT WALL

3 FT WALL

PRESSURE VACUUM
BREAKER PER WS 4.19

4"Ø FIRE LINE

4"Ø DBL. DETECTOR
CHECK VALVE FOR FIRE
LINE PER WS 4.20

2"Ø IRRIGATION
SERVICE

WATER SAVING

GATE VALVE

6"x4" REDUCER

6"x4" TEE

2" BALL VALVE &
VALVE BOX

2"Ø CIP

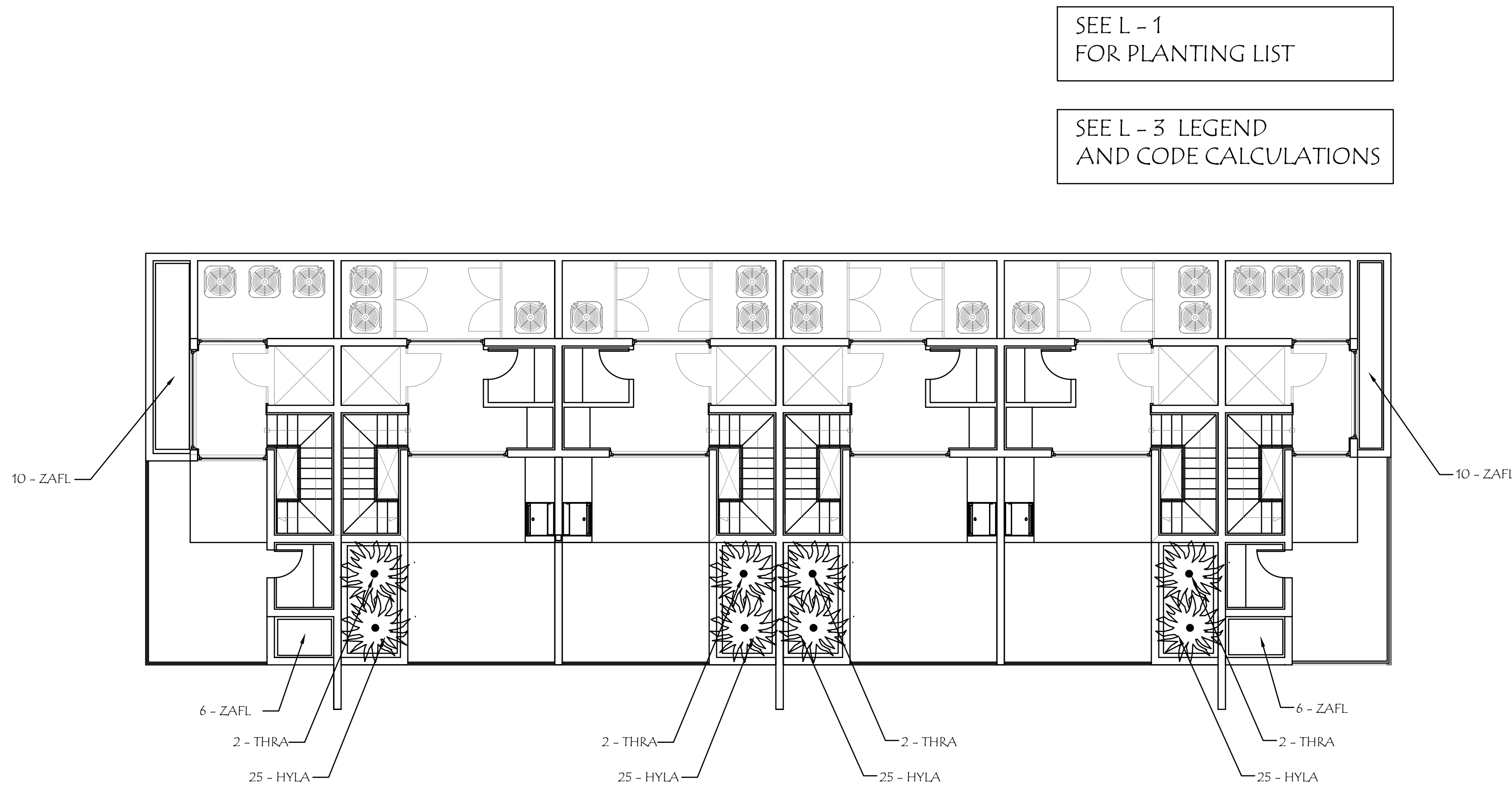
4"x2" REDUCER

4"x4" 90° ELB.

4"x2" REDUCER

PROP. 6"Ø CIP
WATER LINE

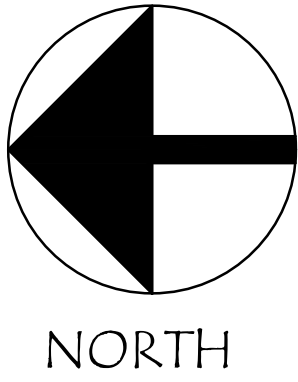
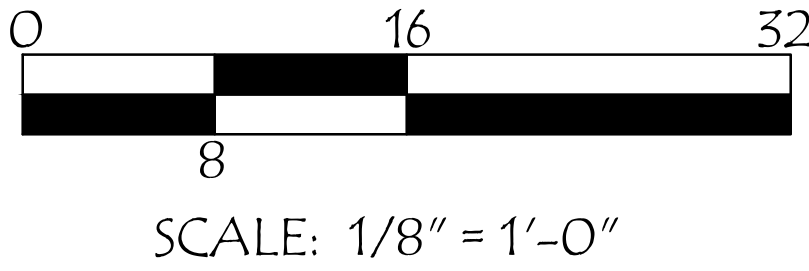
PROP. 12"x6" TAP.
SLEEVE & TAP. VALVE
PER WASD GS1.7



ROOF LANDSCAPE PLAN

CAUTION: PLEASE NOTE
Contractor shall secure all permits required for the work from any state or local departments, utility companies or jurisdiction affected by the work. The Contractor shall have permits "in hand" prior to starting work. The Landscape Architect and/or Owner shall bear no responsibility for work performed without permitted drawings. The Contractor shall be responsible for all changes to Work, at no additional cost to Owner, as a result of unauthorized work prior to receipt of permit.

48 HOURS BEFORE DIGGING
CALL 811
TOLL FREE
SUNSHINE STATE UTILITIES LOCATION
ONE CALL CENTER OF FLORIDA



■ **HS2G INC** ■
LANDSCAPE ARCHITECTURE
4747 NORTH OCEAN DRIVE, SUITE #212
LAUDERDALE-BY-THE-SEA, FL 33308
PHONE 954.326.7212
E-MAIL : PETE@HS2G.NET
state of florida registered landscape architect #la00000894 ■

■ **1085 TOWNHOUSES** ■
1085 94TH STREET
BAY HARBOUR ISLANDS, FL 33154 ■

■ REVISIONS ■

SCALE 1/8"=1'-0"

DESIGNED BY PFS

DRAWN BY PFS

DATE 11/25/2024

■ DRAWING TITLE ■

ROOF
LANDSCAPE
PLAN

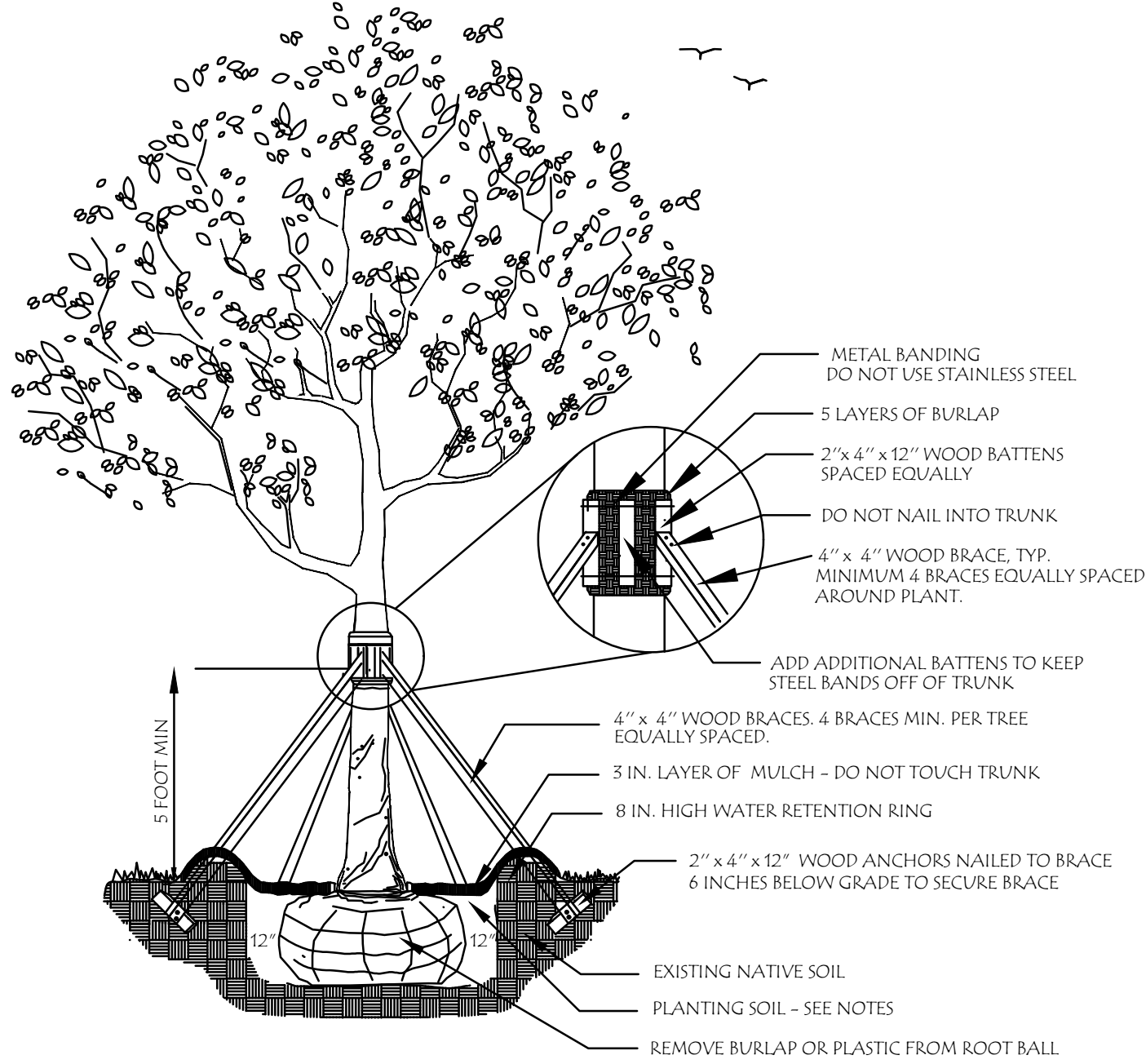
SEAL:



Date: _____

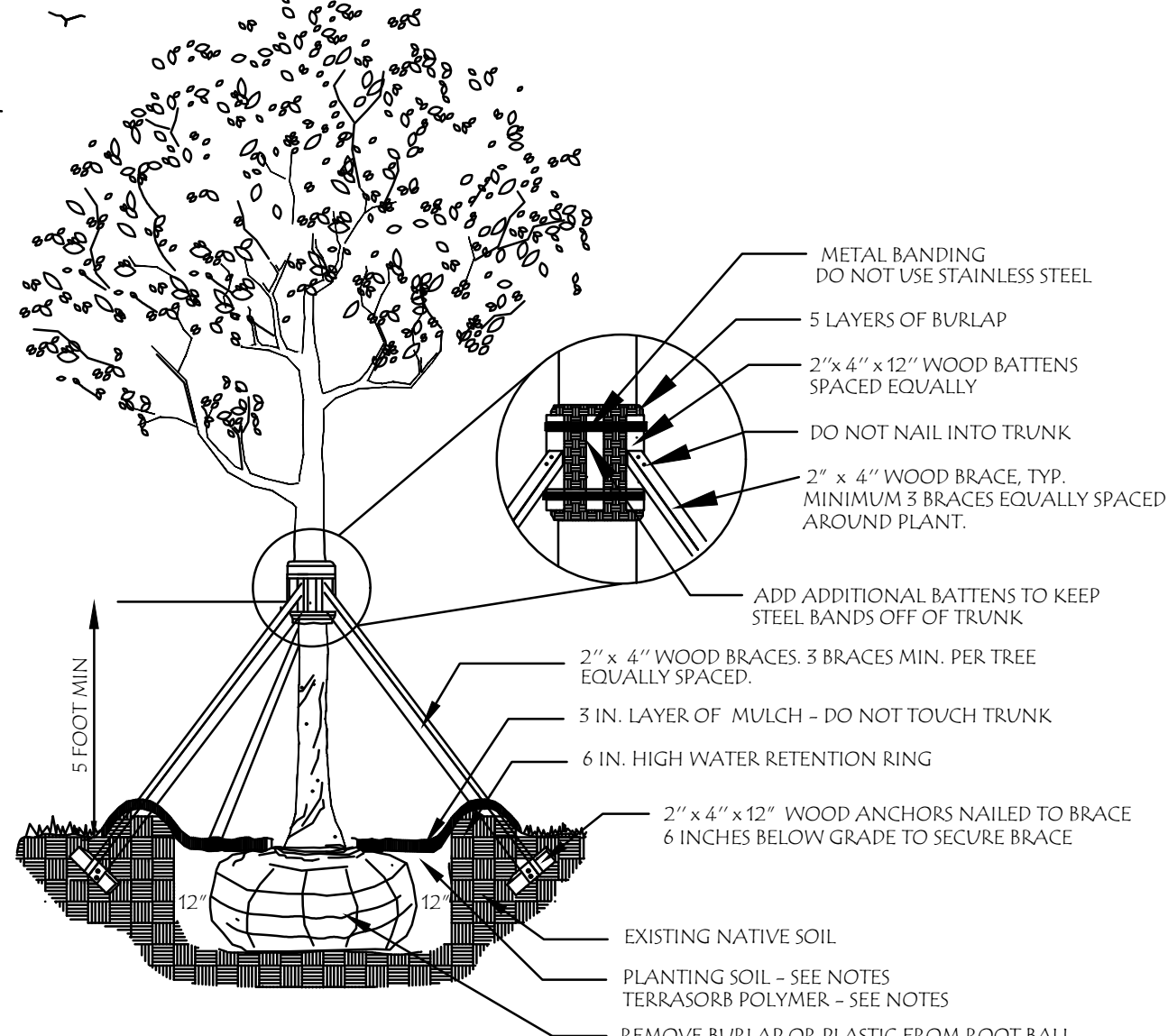
■ SHEET NUMBER ■

L-2



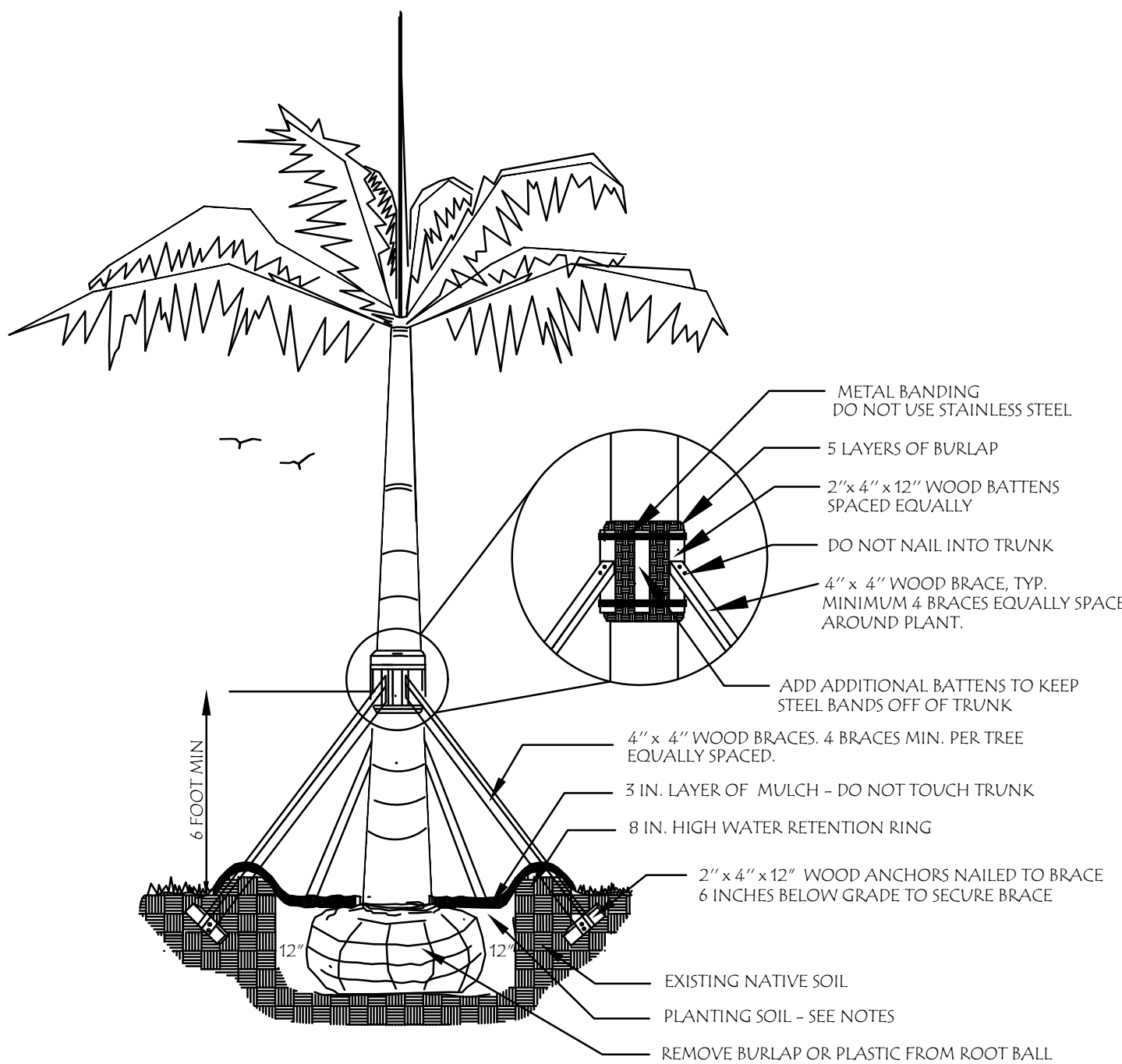
LARGE TREE PLANTING DETAIL

N.T.S.



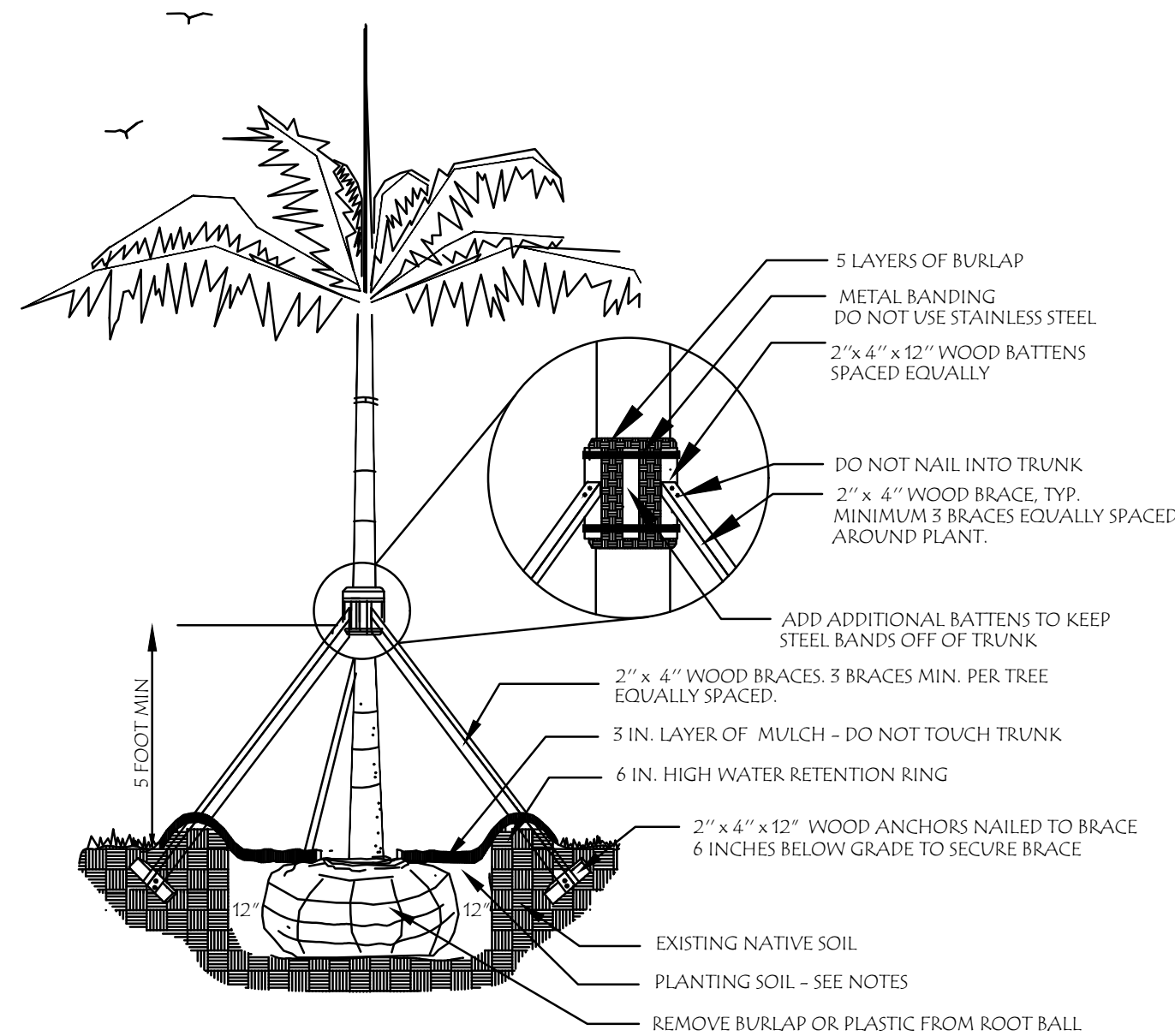
MEDIUM TREE PLANTING DETAIL

N.T.S.



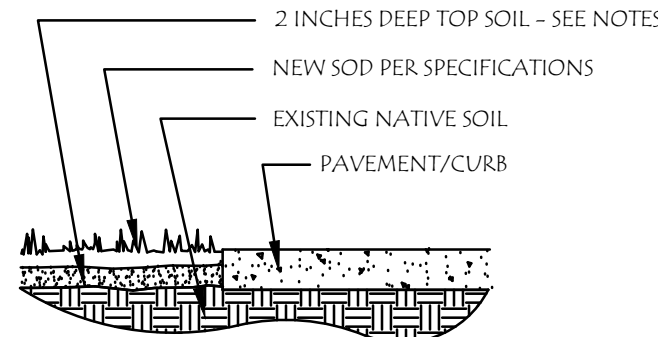
LARGE PALM PLANTING DETAIL

N.T.S.



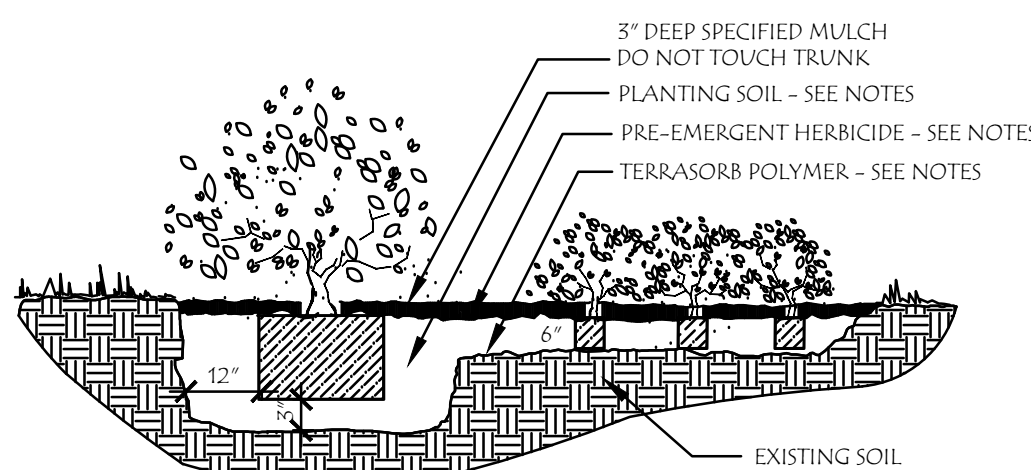
MEDIUM PALM PLANTING DETAIL

N.T.S.



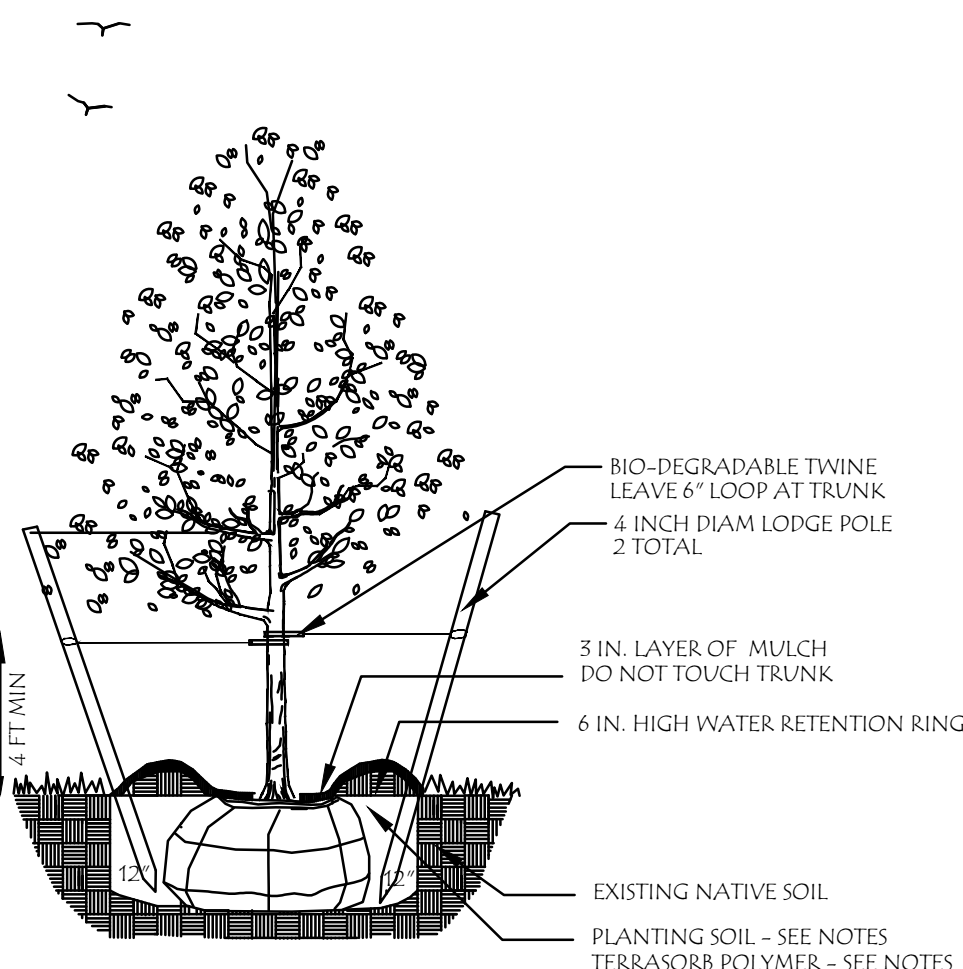
SOD INSTALLATION DETAIL (TYP.)

N.T.S.



SHRUB AND GROUND COVER DETAIL

N.T.S.



SMALL TREE PLANTING DETAIL

N.T.S.

Town of Bay Harbor Islands, Florida Landscape Requirements Legend (Worksheet)			
Multi-Family Residential / Townhouse Sites (RM-1, RM-2, RM-3)			
Town General Code (Sec. 24-1 & 24-2) and Town Code Landscape Code (Chapter 16A)			
Site Address: 1085 94TH STREET, BAY HARBOR ISLANDS, FL 33154			
Legal Description			
Net Lot Area: 11.14 AC. Acres: 1.26 AC. SF			
I. Open Space Requirement			
Required			
Provided			
1. Net Lot Area = 11.14 AC. SF x 20% = 2,228 SF	20% / 2,228 SF	26% / 5,795 SF	
2. Maximum Lawn Area Allowed (MGL - Sec. 16A-40.1)			
a. New open space = 2,228 SF x 80% = 1,782 SF	80% Max / 1,782 SF	44% / 965 SF	
II. Shade Trees			
A. Required			
1. 28 shade trees: 28 x .26 acres = 7	7	7	
(MGL - Sec. 16A-40.1) and (MGL - Sec. 16A-40.2) and (MGL - Sec. 16A-40.3) and (MGL - Sec. 16A-40.4) and (MGL - Sec. 16A-40.5) and (MGL - Sec. 16A-40.6) and (MGL - Sec. 16A-40.7) and (MGL - Sec. 16A-40.8) and (MGL - Sec. 16A-40.9) and (MGL - Sec. 16A-40.10) and (MGL - Sec. 16A-40.11) and (MGL - Sec. 16A-40.12) and (MGL - Sec. 16A-40.13) and (MGL - Sec. 16A-40.14) and (MGL - Sec. 16A-40.15) and (MGL - Sec. 16A-40.16) and (MGL - Sec. 16A-40.17) and (MGL - Sec. 16A-40.18) and (MGL - Sec. 16A-40.19) and (MGL - Sec. 16A-40.20) and (MGL - Sec. 16A-40.21) and (MGL - Sec. 16A-40.22) and (MGL - Sec. 16A-40.23) and (MGL - Sec. 16A-40.24) and (MGL - Sec. 16A-40.25) and (MGL - Sec. 16A-40.26) and (MGL - Sec. 16A-40.27) and (MGL - Sec. 16A-40.28) and (MGL - Sec. 16A-40.29) and (MGL - Sec. 16A-40.30) and (MGL - Sec. 16A-40.31) and (MGL - Sec. 16A-40.32) and (MGL - Sec. 16A-40.33) and (MGL - Sec. 16A-40.34) and (MGL - Sec. 16A-40.35) and (MGL - Sec. 16A-40.36) and (MGL - Sec. 16A-40.37) and (MGL - Sec. 16A-40.38) and (MGL - Sec. 16A-40.39) and (MGL - Sec. 16A-40.40) and (MGL - Sec. 16A-40.41) and (MGL - Sec. 16A-40.42) and (MGL - Sec. 16A-40.43) and (MGL - Sec. 16A-40.44) and (MGL - Sec. 16A-40.45) and (MGL - Sec. 16A-40.46) and (MGL - Sec. 16A-40.47) and (MGL - Sec. 16A-40.48) and (MGL - Sec. 16A-40.49) and (MGL - Sec. 16A-40.50) and (MGL - Sec. 16A-40.51) and (MGL - Sec. 16A-40.52) and (MGL - Sec. 16A-40.53) and (MGL - Sec. 16A-40.54) and (MGL - Sec. 16A-40.55) and (MGL - Sec. 16A-40.56) and (MGL - Sec. 16A-40.57) and (MGL - Sec. 16A-40.58) and (MGL - Sec. 16A-40.59) and (MGL - Sec. 16A-40.60) and (MGL - Sec. 16A-40.61) and (MGL - Sec. 16A-40.62) and (MGL - Sec. 16A-40.63) and (MGL - Sec. 16A-40.64) and (MGL - Sec. 16A-40.65) and (MGL - Sec. 16A-40.66) and (MGL - Sec. 16A-40.67) and (MGL - Sec. 16A-40.68) and (MGL - Sec. 16A-40.69) and (MGL - Sec. 16A-40.70) and (MGL - Sec. 16A-40.71) and (MGL - Sec. 16A-40.72) and (MGL - Sec. 16A-40.73) and (MGL - Sec. 16A-40.74) and (MGL - Sec. 16A-40.75) and (MGL - Sec. 16A-40.76) and (MGL - Sec. 16A-40.77) and (MGL - Sec. 16A-40.78) and (MGL - Sec. 16A-40.79) and (MGL - Sec. 16A-40.80) and (MGL - Sec. 16A-40.81) and (MGL - Sec. 16A-40.82) and (MGL - Sec. 16A-40.83) and (MGL - Sec. 16A-40.84) and (MGL - Sec. 16A-40.85) and (MGL - Sec. 16A-40.86) and (MGL - Sec. 16A-40.87) and (MGL - Sec. 16A-40.88) and (MGL - Sec. 16A-40.89) and (MGL - Sec. 16A-40.90) and (MGL - Sec. 16A-40.91) and (MGL - Sec. 16A-40.92) and (MGL - Sec. 16A-40.93) and (MGL - Sec. 16A-40.94) and (MGL - Sec. 16A-40.95) and (MGL - Sec. 16A-40.96) and (MGL - Sec. 16A-40.97) and (MGL - Sec. 16A-40.98) and (MGL - Sec. 16A-40.99) and (MGL - Sec. 16A-40.100)			
2. Native Species Required - 50% Min	50% Min	50% Min	
a. # of shade trees = 7 x 50% = 3.5	3.5	3.5	
B. Tree Species			
1. Number of shade trees required (MGL - Sec. 16A-40.1)	7	7	
2. Number of shade tree species required (MGL - Sec. 16A-40.2)	3	3	
*See Following Table:			
Page 1 of 3			
Revised 7/15/21			

Number of Different Tree Species based on Quantity			
1-5 required shade trees	2 shade tree species		
6-10 required shade trees	3 shade tree species		
11-15 required shade trees	4 shade tree species		
16-20 required shade trees	5 shade tree species		
21-30 required shade trees	6 shade tree species		
31 or more required shade trees	7 shade tree species		
C. Tree Heights			
1. Number of Stories of building	4		
2. Number of shade trees required (MGL - Sec. 16A-40.1)	7		
3. Shade tree heights required	12 ft. - 50% or 3 shade trees		
	14-16 ft. - 25% or 1 shade tree		
	16-18 ft. - 25% or 1 shade tree		
	18-20 ft. - 25% or 1 shade tree		
Size of Tree Species in Relationship to Building Height			
No. Stories	Min. Shade Tree Height (ft.)	Max. Spread (ft.)	Min. Height (ft.)
1-2	10	10	10
3	12	12	12
4	14	14	14
5	16	16	16
6	18	18	18
7	20	20	20
8	22	22	22
9	24	24	24
10	26	26	26
11	28	28	28
12	30	30	30
13	32	32	32
14	34	34	34
15	36	36	36
16	38	38	38
17	40	40	40
18	42	42	42
19	44	44	44
20	46	46	46
21	48	48	48
22	50	50	50
23	52	52	52
24	54	54	54
25	56	56	56
26	58	58	58
27	60	60	60
28	62	62	62
29	64	64	64
30	66	66	66
31	68	68	68
32	70	70	70
33	72	72	72
34	74	74	74
35	76	76	76
36	78	78	78
37	80	80	80
38	82	82	82
39	84	84	84
40	86	86	86
41	88	88	88
42	90	90	90
43	92	92	92
44	94	94	94
45	96	96	96
46	98	98	98
47	100	100	100
48	102	102	102
49	104	104	104
50	106	106	106
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214	434	434	434
215	436	436	436

A. GENERAL CONDITIONS AND REQUIREMENTS

- WORK TO INCLUDE FURNISHING LABOR, MATERIALS, TOOLS AND EQUIPMENT, OBTAINING NECESSARY PERMITS; INSTALLING ALL MATERIALS NECESSARY TO COMPLETE IN PLACE THE LANDSCAPING AS SHOWN ON THE PLANS AND AS HEREIN SPECIFIED.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING PLANT MATERIAL QUANTITIES ON DRAWINGS PRIOR TO BIDDING. THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT LIST. FINAL SOD, MULCH AND TOPSOIL QUANTITIES ARE TO BE CALCULATED BY CONTRACTOR AND INCLUDED IN BID.
 - EXISTING VEGETATION: REFER TO DISPOSITION PLAN FOR TREE PROTECTION AND RELOCATION NOTES AND DETAILS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES. CARE SHOULD BE TAKEN NOT TO DISTURB OR DAMAGE ANY UTILITIES. ANY DAMAGE WILL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR IN A MANNER APPROVED BY THE OWNER'S REPRESENTATIVE. WHERE UNDERGROUND CONSTRUCTION OR OBSTRUCTION WILL NOT PERMIT THE INSTALLATION PER PLANS, NEW LOCATIONS FOR THE PLANT MATERIAL WILL BE DESIGNATED BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE.
 - OWNER OR AUTHORIZED REPRESENTATIVE SHALL SCHEDULE A PRE-CONSTRUCTION MEETING 2-3 WEEKS PRIOR TO START DATE WITH CONTRACTOR(S) AND LANDSCAPE ARCHITECT. AT THE PRE-CON MEETING, CONTRACTOR SHALL PROVIDE REQUIRED SUBMITTALS INCLUDING, BUT NOT LIMITED TO: COPIES OF REQUIRED PERMITS, LIABILITY INSURANCE (INCLUDING SUBCONTRACTORS), UNIT COST BREAKDOWN FOR ALL MATERIALS, CUT SHEETS, SAMPLES, SOIL MIX, FERTILIZER, MULCH, HERBICIDES, ANTI-TRANSPIRANT, WATER RETAINING POLYMER, AND METHODOLOGY FOR RELOCATION OF EXISTING TREES/PALMS.
 - THE INSTALLATION SHALL COMPLY WITH ALL CITY, COUNTY AND STATE OF FLORIDA REGULATIONS. ALL LICENSES, PERMITS AND INSPECTIONS REQUIRED SHALL BE OBTAINED BY CONTRACTOR. OWNER WILL PAY PERMIT FEE DIRECTLY TO THE CITY. UPON COMPLETION OF THE WORK, THE CONTRACTOR WILL TRANSMIT ALL APPLICABLE CERTIFICATES OF INSPECTION TO THE OWNER, OR AUTHORIZED REPRESENTATIVE.
 - THE CONTRACTOR AND/OR THE LANDSCAPE SUBCONTRACTOR SHALL PROVIDE A QUALIFIED FOREMAN WHO SHALL BE PRESENT ON THE SITE AT ALL TIMES. THE FOREMAN SHALL BE WELL VERSED IN READING AND UNDERSTANDING PLANS. THE LANDSCAPE FOREMAN SHALL BE KNOWLEDGEABLE ABOUT SOUTH FLORIDA PLANT MATERIAL AND ITS PROPER HANDLING. THE FOREMAN SHALL BE A FULLY AUTHORIZED AGENT OF THE CONTRACTOR, CAPABLE OF MAKING ON-SITE DECISIONS.
- B. MATERIALS:
- PLANT SIZES: ALL PLANT MATERIAL SIZES SHOWN ON THE PLAN ARE TO BE CONSIDERED AS MINIMUMS. 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 WILL ALSO BE REQUIRED FOR ACCEPTANCE.
 - PLANT QUALITY: ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE SPECIFIED, SHALL BE FLORIDA NO. 1, OR BETTER, AND SHALL BE INSTALLED AS SPECIFIED IN "GRADES AND STANDARDS FOR NURSERY PLANTS", LATEST EDITION.
 - PLANTS NOT LISTED IN "GRADES AND STANDARDS FOR NURSERY PLANTS" SHALL CONFORM TO THE FLORIDA STANDARDS SPECIFIED FOR PLANTS LISTED WITH SIMILAR GROWTH HABITS. THE PLANT STANDARDS TO BE MET INCLUDE FREEDOM FROM PEST AND MECHANICAL DAMAGE, FOLIAGE CONDITIONS, TRUNK AND BRANCHING HABIT, AND ROOT CONDITION.
 - BALLED AND BURLAPPED PLANTS SHALL BE HANDLED BY THE ROOT BALL ONLY. PLANTS WITH CRACKED OR LOOSE ROOT BALLS WILL NOT BE ACCEPTED. ROOT BALLS ARE TO BE A SIZE NORMAL TO SOUND NURSERY PRACTICE. ROOT SYSTEMS SHALL BE WELL-BRANCHED AND FIBROUS.
 - CONTAINER GROWN PLANTS SHALL BE WELL-ROOTED. PLANTS THAT ARE ROOT BOUND, HAVE CIRCLING ROOTS, OR ARE DISPROPORTIONATELY LARGE FOR THE CONTAINER SIZE WILL BE REJECTED. NEWLY STEPPED UP WITH ROOT SYSTEMS THAT DO NOT FILL THE POT WILL BE REJECTED.
 - FIELD GROWN MATERIAL: FIELD GROWN TREES AND PALMS SHALL BE ROOT PRUNED A MINIMUM OF (3) MONTHS PRIOR TO DIGGING, OR AS NECESSARY TO AVOID TRANSPLANT DIEBACK. PLANTS EXHIBITING DIEBACK WILL BE REMOVED AND REPLACED AT THE REQUEST OF THE OWNER, OR AUTHORIZED REPRESENTATIVE.
 - PALMS: PALMS WITH DAMAGED TRUNKS ARE UNACCEPTABLE. REMOVE ALL DEAD FRONDS AND TAPER TRIM BY NO MORE THAN ONE-THIRD OF PALM HEAD. SABAL PALMS SHALL BE BOOTED, HURRICANE CUT OR REGENERATED AS SPECIFIED.

CAUTION: PLEASE NOTE
Contractor shall secure all permits required for the work from any state or local departments, utility companies or jurisdiction affected by the work. The Contractor shall have permits "in hand" prior to starting work. The Landscape Architect and/or Owner shall bear no responsibility for work performed without permitted drawings. The Contractor shall be responsible for all changes to Work, at no additional cost to Owner, as a result of unauthorized work prior to receipt of permit.

48 HOURS BEFORE DIGGING
CALL 811
TOLL FREE
SUNSHINE STATE UTILITIES LOCATION
ONE CALL CENTER OF FLORIDA

SUBSTITUTIONS: SUBSTITUTIONS OF PLANT TYPE OR SIZE WILL NOT BE ACCEPTED UNLESS SUBSTANTIAL DOCUMENTATION IS SUBMITTED SHOWING THE UNAVAILABILITY OF A PARTICULAR PLANT TYPE OR SIZE SPECIFIED ON PLANS. CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO BID. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR APPROVAL OF LANDSCAPE ARCHITECT.

PLANTING SOIL: ALL PLANT MATERIAL INSTALLED SHALL BE PLANTED WITH A MIX OF 75% PLANTING SOIL AND 25% NATIVE SOIL UNLESS OTHERWISE SPECIFIED ON PLAN, PLANTING SOIL SHALL BE 50% MUCK AND 50% SAND THAT IS CLEAN AND COMPLETELY FREE OF CONSTRUCTION DEBRIS, WEEDS, WEED SEEDS, SEDGES, NOXIOUS PESTS, ROCKS, DISEASE AND FOREIGN MATERIALS.

MULCH: ALL MULCH SHALL BE GRADE #1 EUCALYPTUS MULCH OR APPROVED EQUAL.

C. INSTALLATION

PLANTING BED PREPARATION: REFER TO PLANTING DETAILS.
2 WEEKS PRIOR TO BED PREP, ALL BED AREAS SHALL BE TREATED WITH A POST-EMERGENT HERBICIDE TO ERADICATE ALL BROADLEAF WEEDS AND SEDGES (NUT GRASS).

EXCAVATE BED TO SPECIFIED DEPTH AND REMOVE ANY ROCKS LARGER THAN (1) INCH IN DIAMETER AND BACKFILL WITH SPECIFIED PLANTING MIX.

IT IS CONTRACTORS RESPONSIBILITY TO PREPARE PLANTING BEDS WITH ADEQUATE DRAINAGE FOR GOOD PLANT GROWTH. PLANTS THAT FAIL DUE TO POOR DRAINAGE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE FOLLOWING BED REMEDIATION TO CORRECT DRAINAGE.

THE CONTRACTOR SHALL REMOVE ANY CONTAMINANTS (INCLUDING BUT NOT LIMITED TO: CONCRETE, ASPHALT, WOOD METAL, ETC.) IN A PLANTING BED THAT WOULD INHIBIT GOOD PLANT GROWTH.

TREE AND PALM LOCATIONS ARE SCHEMATIC AND MAY REQUIRE ADJUSTMENT. LOCATIONS ARE TO BE STAKED ON SITE AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. IN THE EVENT OF CONFLICTS WITH UTILITIES, EXISTING PLANT MATERIAL, ETC., CONSULT LANDSCAPE ARCHITECT.

SPECIMEN PLANTS: LANDSCAPE ARCHITECT SHALL BE PRESENT ON SITE AT TIME OF PLANTING TO DETERMINE OPTIMAL ORIENTATION. NOTIFY LANDSCAPE ARCHITECT (1) WEEK PRIOR FOR SCHEDULING.

GUYING AND STAKING: REFER TO PLANTING DETAIL SHEET.

SUPPLEMENTS: INCORPORATE WATER RETAINING POLYMER (TERRASORB OR EQUAL) AS PER MANUFACTURER'S RECOMMENDATIONS. SUBMIT LABEL TO LANDSCAPE ARCHITECT PRIOR TO APPLICATION.

FERTILIZER: TREES AND SHRUBS SHALL BE FERTILIZED AT TIME OF PLANTING WITH LESCO 12-6-8+4 TIME RELEASED FERTILIZER IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. SUBMIT LABEL TO LANDSCAPE ARCHITECT PRIOR TO APPLICATION.

PRE-EMERGENT HERBICIDE: APPLY APPROVED PRE-EMERGENT HERBICIDE TO ALL PLANTING AREAS AFTER PLANTING AND PRIOR TO APPLYING MULCH.

MULCH: ALL TRESS IN SOD AREAS ARE TO HAVE A (4) INCH RAISED SOIL RING COVERED WITH A (3) INCH LAYER OF GRADE #1 EUCALYPTUS COVER ALL SHRUBS AND GROUND COVER BEDS WITH A (3) INCH LAYER OF MULCH. DO NOT LET MULCH TOUCH OUTER BARK OF ANY PLANT.

WATERING: TREES AND PALMS SHALL BE HAND WATERED AT THE TIME OF PLANTING USING A HEAVY METAL BAR TO REMOVE ALL AIR POCKETS AND SETTLE THE ROOT BALL. ALL PLANTINGS SHALL BE HAND WATERED 2-3 TIMES PER WEEK UNTIL FINAL ACCEPTANCE. WATERING LOG SHALL BE SUBMITTED TO THE OWNER, OR AUTHORIZED REPRESENTATIVE AT FINAL INSPECTION.

IRRIGATION: CONTRACTOR SHALL OBTAIN REQUIRED PERMIT AND FURNISH ALL LABOR, MATERIALS AND EQUIPMENT TO INSTALL A FULLY AUTOMATIC IRRIGATION SYSTEM COVERING 100% OF LANDSCAPE AREAS. CONTRACTOR TO VERIFY WATER SOURCE PRIOR TO BIDDING.

THE SYSTEM SHALL HAVE SEPARATE TIME ZONES FOR PLANTING BEDS AND SOD AREAS AND PROVIDE 100% COVERAGE WITH 50% OVERLAP. EQUIPMENT INCLUDES, BUT IS NOT LIMITED TO: PROGRAMMABLE TIME CLOCK, ELECTRIC VALVES, VACUUM BREAKER, BACK FLOW PREVENTER, ROTARY HEADS, POP-UP HEADS, DRIP EMITTERS, RAIN GAUGE WITH AUTO SHUTOFF ETC. ALL PIPING SHALL BE SCHEDULE 40 PIPE.

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ALL LARGE TREES, PALMS AND SPECIMENS SHALL RECEIVE BUBBLER HEADS. ADDITIONAL HEADS MAY BE ADDED BY LANDSCAPE ARCHITECT.

ADJUST ALL HEADS TO PREVENT ANY OVER SPRAY ONTO BUILDINGS, SIDEWALKS, DRIVEWAYS AND HARDSCAPE FEATURES.

SODDING: HEALTHY AND WEED FREE SOD SHALL BE PLACED IN AREAS NOT COVERED WITH PLANT MATERIAL, MULCH, OR PAVING AS NOTED ON THE PLANS. CONTRACTOR IS RESPONSIBLE FOR CALCULATING FINAL SQUARE FOOTAGE OF SOD.

THE SOD BED IS TO BE WELL-COMPACTED AND FINE GRADED WITHOUT ANY BUMPS OR DEPRESSIONS. THE SOD SHALL BE MOIST AT TIME OF INSTALLATION. THE SOD SHALL BE THICK, WELL-MATTED AND EVENLY CUT, AND STRONG ENOUGH SO IT RETAINS ITS SHAPE WHEN HANDLED BY THE TOP GRASS BLADES. THE SOD PIECED SHALL BE A MINIMUM 12" X 24" SIZE. THE SOD SHALL BE LAID BY HAND SO THERE ARE NO GAPS OR VOIDS BETWEEN PIECES. STAGGER THE SOD PIECES BETWEEN ROWS.

ON SLOPES, THE ROWS SHALL RUN 90° TO THE SLOPE DIRECTION. ROLL OR HAND TAMP THE SOD IMMEDIATELY AFTER INSTALLATION AND COMMENCE WATERING. THE SOD LEVEL SHALL BE SET SO WATER FLOW FROM ADJACENT SURFACES IS NOT IMPEDED. MAINTENANCE OF THE SOD WILL BE THE RESPONSIBILITY OF CONTRACTOR UNTIL ACCEPTANCE BY THE OWNER, OR AUTHORIZED REPRESENTATIVE. MOWING SHALL BE DONE OFTEN ENOUGH SO NO MORE THAN ONE-THIRD THE HEIGHT OF THE GRASS BLADE IS REMOVED. THE SOD SHALL BE GUARANTEED FREE OF WEEDS AND PESTS THAT AFFECT ITS UNIFORM APPEARANCE UNTIL FINAL ACCEPTANCE. SOD LINES AT BEDS, TREE RINGS, PAVEMENTS SHALL BE CUT EVEN AND SHARP.

TREE GUYING AND STAKING: SEE PLANTING DETAILS.

PLANTING: REMOVE THE EXCAVATED SOIL MATERIAL FROM THE PLANT HOLES. INSTALL PLANTS AT THE CORRECT LEVEL (SEE DETAILS). GROUND COVER PLANTING AREAS ARE TO BE EXCAVATED TO A DEPTH OF SIX INCHES, AND PLANTING SOIL ADDED AS SPECIFIED. SHRUB PLANTING AREAS ARE TO BE EXCAVATED SIX INCHES DEEPER THAN THE ROOT DEPTH AND SIX INCHES GREATER IN RADIUS AND PLANTING SOIL ADDED AS SPECIFIED.

ALL SPECIMEN TREES AND MULTI STEM PALMS ARE TO BE ORIENTED ON-SITE BY LANDSCAPE ARCHITECT. NOTIFY LANDSCAPE ARCHITECT A MINIMUM OF 7 DAYS PRIOR TO INSTALLATION.

SET ALL PLANTS ON A FIRM WELL COMPACTED BASE IN A STRAIGHT, UPRIGHT POSITION, AT THE SAME DEPTH AS BEFORE PLANTING SO THAT THE TOP OF THE ROOT BALL IS EQUAL TO THE LEVEL OF THE SURROUNDING FINISHED GRADE. WHEN BACKFILLING AROUND THE PLANTS, TAMP AND WATER IN THE PLANTING SOIL TO ELIMINATE AIR POCKETS. RE-LEVEL AND FILL ANY AREAS THAT SETTLE AFTER COMPLETION OF THE JOB. THE OWNER OR AUTHORIZED REPRESENTATIVE WILL REQUIRE PLANTS BE RESET IF NOT SET PROPERLY OR LEANING.

DISPOSAL: CONTRACTOR SHALL MAINTAIN JOB SITE IN A CLEAN AND ORDERLY CONDITION. REMOVE ANY LANDSCAPE DEBRIS OR UNSUITABLE MATERIAL GENERATED BY THE CONTRACTOR OR HIS SUB-CONTRACTORS DAILY.

PRUNING: ALL TREES SHALL BE PRUNED PRIOR TO FINAL INSPECTION. ALL PRUNING SHALL BE DONE IN ACCORDANCE WITH STANDARDS SET FORTH IN THE ANSI A3000 GUIDELINES. LIMIT PRUNING TO BROKEN OR DAMAGED STEMS OR AS DIRECTED BY LANDSCAPE ARCHITECT. PRUNING SHALL NOT ADVERSELY AFFECT THE NATURAL HABIT OR SHAPE OF PLANTS UNLESS OTHERWISE DIRECTED. ROOTS THAT ARE BROKEN OR JAGGED SHALL BE CUT CLEANLY.

THE OWNER OR HIS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REQUIRE ADDITIONAL PRUNING FOR AESTHETIC OR PRUNING: ALL TREES SHALL BE PRUNED PRIOR TO FINAL INSPECTION. ALL PRUNING SHALL BE DONE IN ACCORDANCE WITH STANDARDS SET FORTH IN THE ANSI A3000 GUIDELINES. LIMIT PRUNING TO BROKEN OR DAMAGED STEMS OR AS DIRECTED BY LANDSCAPE ARCHITECT. PRUNING SHALL NOT ADVERSELY AFFECT THE NATURAL HABIT OR SHAPE OF PLANTS UNLESS OTHERWISE DIRECTED. ROOTS THAT ARE BROKEN OR JAGGED SHALL BE CUT CLEANLY. THE OWNER OR AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REQUIRE ADDITIONAL PRUNING FOR AESTHETIC OR OTHER REASONS

CONTRACTOR TO LEAVE JOB SITE CLEAN ON A DAILY BASIS. ALL VEGETATION, ROCKS, BOULDERS, DEBRIS, CONCRETE, OR OTHER UNSUITABLE MATERIALS SHALL BE DISPOSED IN A SUITABLE MANNER BY THE CONTRACTOR.

D. FINAL COMPLETION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING THE JOB SITE FREE OF ALL CONSTRUCTION DEBRIS AND IN AN ORDERLY STATE. PRESSURE CLEAN ALL WALKS, PAVING, AND SITE FEATURES OF DIRT, TIRE MARKS AND OTHER DEBRIS. WEEDING OF PLANT BEDS, PRUNING OF SHRUBS, CUTTING AND TRIMMING OF GRASS WILL BE DONE UNTIL THE JOB IS COMPLETE AND ACCEPTED BY THE OWNER OR AUTHORIZED REPRESENTATIVE. UNTIL FINAL ACCEPTANCE, THE PLANT MATERIALS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

E. GUARANTEE:

ALL PLANT MATERIAL AND WORK SHALL BE GUARANTEED FOR ONE YEAR FROM DATE OF FINAL JOB ACCEPTANCE. DURING THE SPECIFIED GUARANTEE PERIOD, ANY PLANT MATERIAL THAT DIES, OR IS IN AN UNHEALTHY CONDITION SHALL BE REPLACED WITH THE SAME PLANT TYPE EQUAL TO THE SIZE AND QUALITY ORIGINALLY SPECIFIED. THE REPLACEMENT MATERIAL SHALL BE INSTALLED WITHIN TWO (2) WEEKS OF NOTICE FROM OWNER AND SHALL BE GUARANTEED AS SPECIFIED ABOVE FROM THE DATE OF ITS INSTALLATION. THE GUARANTEE WILL BE NULL AND VOID IF PLANT MATERIAL IS DAMAGED OR KILLED BY VANDALISM, LIGHTNING, HURRICANE FORCE WINDS, HAIL OR FREEZE.

HS2G INC
LANDSCAPE ARCHITECTURE

4747 NORTH OCEAN DRIVE, SUITE #212
LAUDERDALE-BY-THE-SEA, FL 33308
PHONE 954.326.7212
E-MAIL : PETE@HS2G.NET

state of florida registered landscape architect #1a0000894

1085 TOWNHOUSES
1085 94TH STREET
BAY HARBOUR ISLANDS, FL 33154

REVISIONS

SCALE	N/A
DESIGNED BY	PFS
DRAWN BY	PFS
DATE	11/25/2024

DRAWING TITLE

PLANTING
NOTES

SEAL:



Date:_____

SHEET NUMBER

L-4

LEGEND	
SYMBOL	DESCRIPTION
	NEW BUILDING
	LANDSCAPING / LAWN
	EXTERIOR/STRUCTURE WALLS
	NEW INTERIOR PARTITION WALLS
	PERMEABLE PAVERS
	CONCRETE
	PROPOSED GRADE ELEVATION N.G.V.D. 1929
	EXISTING GRADE ELEVATION N.G.V.D. 1929

SCOPE OF WORK:
NEW CONSTRUCTION OF MULTIFAMILY RESIDENTIAL DEVELOPMENT

SITE DATA

ZONING	RM-2 (MULTI-FAMILY RESIDENTIAL DISTRICT - NON WATERFRONT)
FUTURE LAND USE DESIGNATION	MEDIUM - HIGH DENSITY RESIDENTIAL
ADDRESS	1085 94th St, Bay Harbor Islands, FL 33154
FOLIO	13-2227-001-2570
GROSS LOT AREA	11,116 SQ FT = 0.26 ACRES
DENSITY	34 DWELLING UNITS PER ACRE (MAX. 9)
FLOOD ZONE	AE (BASE FLOOD ELEV. = 8'-0" N.G.V.D.)
OCCUPANCY CLASSIFICATION	RESIDENTIAL (GROUP R-2 / 2023 FBC 311)
LEGAL DESCRIPTION BAY HARBOR ISLAND PB 46-5 LOT 10 BLK13 LOT SIZE 75,000 X 150 OR 19390-1314 11 2000 4 COC 24195-4659 01 2006 1 OR 24195-4659 0106 00	

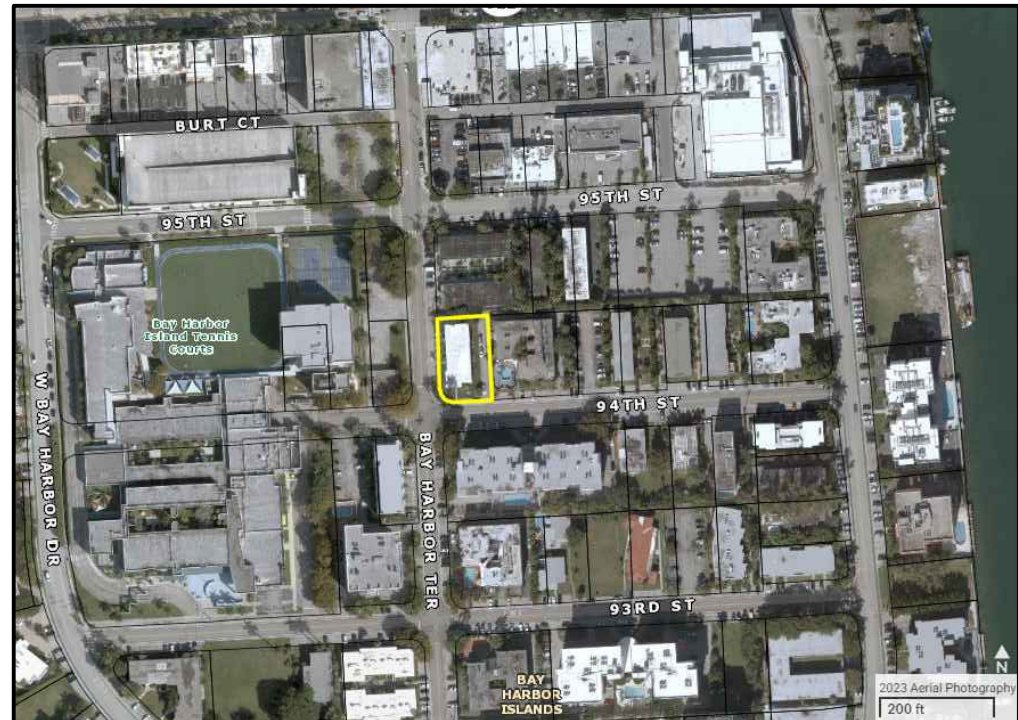
	ALLOWED / REQ	PROVIDED
BUILDING HEIGHT	65 FT (FROM BASE FLOOR ELEV.)	
DENSITY (34 DU PER ACRE)	9	6
OPEN SPACE/GREEN (MIN. 20%)	2,804.2	3,100 S.F.

UNITS AREA	GR. FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	ROOF	TOTAL
UNIT #1	846.4	891	891	638.2	234.4	3,501 S.F.
UNIT #2	830.2	874.8	874.8	735.6	265.1	3,580.5 S.F.
UNIT #3	830.2	874.8	874.8	735.6	265.1	3,580.5 S.F.
UNIT #4	830.2	874.8	874.8	735.6	265.1	3,580.5 S.F.
UNIT #5	830.2	874.8	874.8	735.6	265.1	3,580.5 S.F.
UNIT #6	877.8	904.4	904.4	563	221	3,470.6 S.F.
TOTAL AREA						21,293.6 S.F.

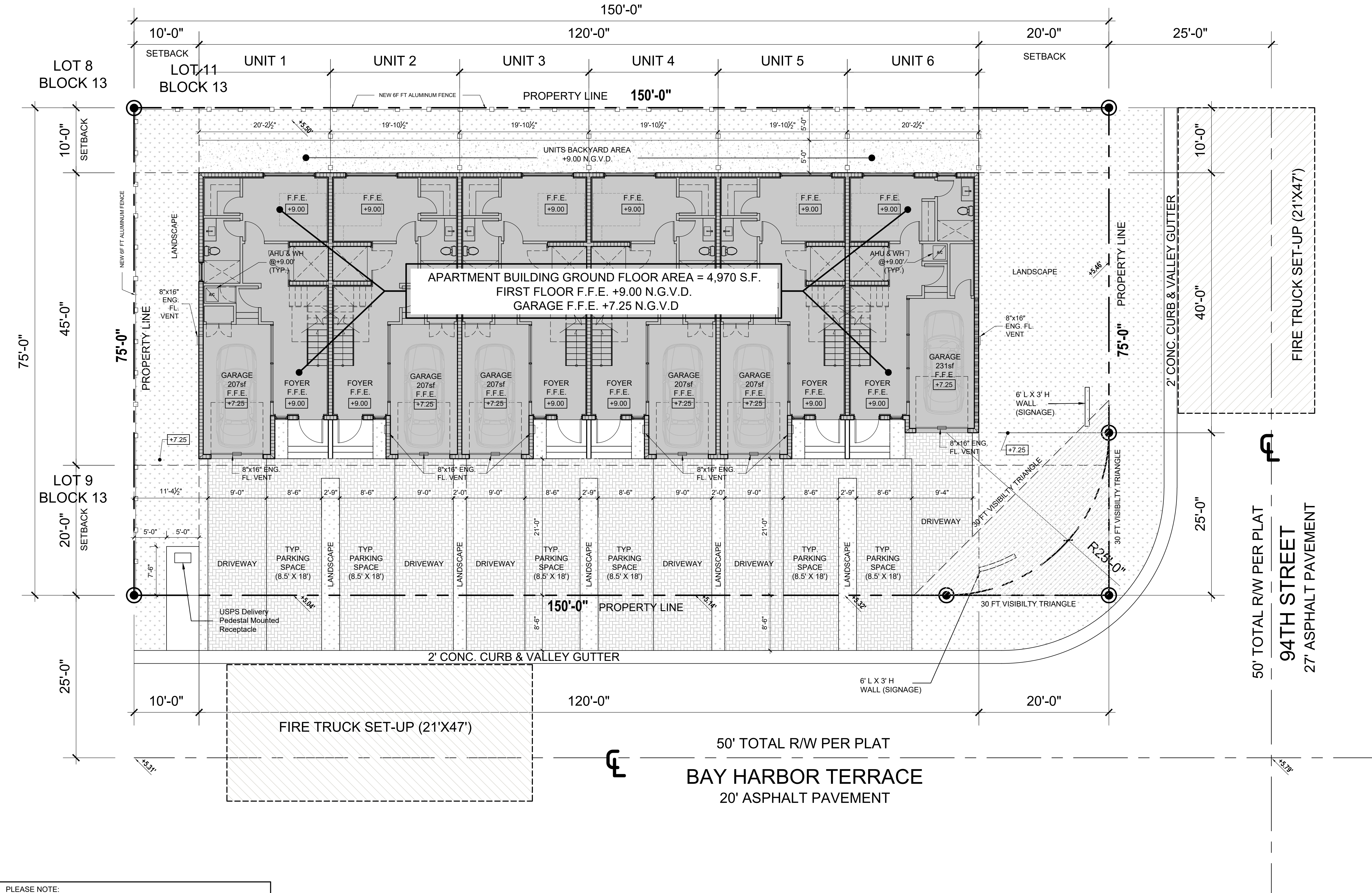
BUILDING AREAS	S.F.
BUILDING	4,970 S.F.
DRIVEWAYS	1,926 S.F.
BACKYARD	600 S.F.
GREEN AREA	3,100 S.F.
TRASH AREA	150 S.F.
ENTRY AREA	370 S.F.
TOTAL AREA	11,116 S.F.

SETBACKS	ALLOWED / REQ	PROVIDED
PRINCIPAL FRONT (BAY HARBOR TE) - 30 FT IN HEIGHT - FROM 30FT TO 45FT IN HEIGHT	20'-0" MIN 25'-0" MIN	20'-0" 25'-0"
SECONDARY FRONT (94TH STREET) - 30 FT IN HEIGHT - FROM 30FT TO 45FT IN HEIGHT	20'-0" MIN 25'-0" MIN	20'-0" 25'-0"
INTERIOR SIDE (NORTH) - 30 FT IN HEIGHT - 40 FT IN HEIGHT (*) - 48 FT IN HEIGHT (*)	10'-0" MIN 23'-0" MIN 16'-0" MIN	10'-0" 13'-0" 17'-0"
REAR - 30 FT IN HEIGHT - 40 FT IN HEIGHT (*) - 48 FT IN HEIGHT (*)	10'-0" MIN 13'-0" MIN 16'-0" MIN	10'-0" 13'-0" 20'-8"

PARKING	ALLOWED / REQ	PROVIDED
RESIDENCE (2 SPACES/UNIT)	MIN. 12	12
GUEST PARKING	N/A	N/A



LOCATION MAP



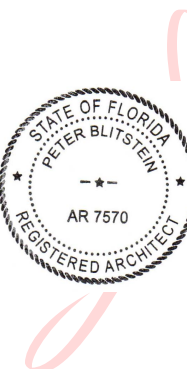
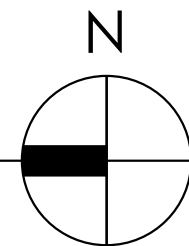
PLEASE NOTE:
The project is in a FEMA AE flood zone with BFE of 8 feet. All habitable areas/spaces are designed 1 foot above the min. 8 feet (+9 N.G.V.D. feet.)

FLOOD LEGEND	
CODE REFERENCES	ASCE 24-14 2023 FBC 1612 FEMA (NFIP)
COMMUNITY NAME	TOWN OF BAY HARBOR ISLANDS
COMMUNITY NUMBER	120637
MAP NUMBER	12066C0144L
PANEL No.	0144
FLOOD ZONE	AE
BASE FLOOD ELEVATION	+8.00' NGVD 1929
HIGHEST CROWN OF ROAD	+5.79' NGVD 1929
HIGHEST ADJACENT GRADE	+5.84' NGVD 1929
LOWEST ADJACENT GRADE	+5.33' NGVD 1929
FINISHED FLOOR ELEVATION	(BFE +1) +9.00' NGVD 1929
FINISHED FLOOR ELEVATION - GARAGE	+7.25' NGVD 1929
LOWEST ELEVATION OF EQUIPMENT	(MIN.) +9.00' NGVD 1929

WET FLOODPROOFING METHOD PROPOSED FOR ENCLOSED GARAGE AREAS BELOW B.F.E. ENGINEERED FLOOD VENTS: SMART-VENT #1540-510 WALL & #1540-524 GARAGE DOOR			
VENTS TO BE INSTALLED @ 12" ABOVE INT. FIN. FLOOR or EXT. FIN. GRADE, WHICHEVER IS HIGHEST			
UNITS	#1 TO #5	GARAGE AREA 207sf	2-REQ.
UNIT #6		GARAGE AREA 231sf	2-PROVIDED
ALL INTERIOR FINISHES IN THE BUILDING SHALL BE WATER RESISTANT UP TO MIN. (BFE + 1.50') - AND IN ACCORDANCE WITH FEMA TECH BULLETIN-2			
WALLS:			
• NON PAPER-FACED GYPSUM BOARD			
• POLYESTER-EPHOXY AND OTHER OIL-BASED PAINT, WATERPROOF TYPES OR LATEX.			
• CER. OR PORCELAIN TILE WITH MORTAR SET			
FLOORS:			
• CAST-IN-PLACE CONCRETE			
• CER. OR PORCELAIN TILE WITH MORTAR SET			
ELEVATOR NOTES:			
• IN ACCORDANCE WITH ASCE-24 AND FEMA TECH BULLETIN-4:			
• THE ELEVATOR MOTORS, ELECTRIC CONTROL PANELS, AND ASSOCIATED EQUIPMENT SHALL BE			
• LOCATED ABOVE (BFE + 1') MIN.			
• THE ELEVATOR SHALL BE EQUIPPED WITH CONTROLS THAT WILL PREVENT THE CAB FROM DESCENDING INTO FLOOD WATERS BELOW ELEVATION (BFE +1')			

SITE PLAN

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



Digitally
signed by
Peter
Blitstein
Date:
2024.12.24
09:36:07
-05'00'

project name

1085 TOWNHOMES
1085 94th St, Bay Harbor Islands, FL 33154

date

2024

revisions

drawn by

F.P.

sheet title

SITE PLAN,
SITE DATA &
LOCATION PLAN

SCALE: AS SHOWN

sheet number

A-1

LEGEND	
SYMBOL	DESCRIPTION
	NEW BUILDING
	LANDSCAPING / LAWN
	EXTERIOR/STRUCTURE WALLS
	NEW INTERIOR PARTITION WALLS
	PERMEABLE PAVERS
	CONCRETE
+1.23	PROPOSED GRADE ELEVATION N.G.V.D. 1929
+1.25	EXISTING GRADE ELEVATION N.G.V.D. 1929

SCOPE OF WORK:	
NEW CONSTRUCTION OF MULTIFAMILY RESIDENTIAL DEVELOPMENT	

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DENSITY	34 DWELLING UNITS PER ACRE (MAX. 9)
FLOOD ZONE	AE (BASE FLOOD ELEV. = 8'-0" N.G.V.D.)
OCCUPANCY CLASSIFICATION	RESIDENTIAL (GROUP R-2 / 2023 FBC 310.1)
LEGAL DESCRIPTION	
BAY HARBOR ISLAND PB 46-5 LOT 10 BLK13 LOT SIZE: 75,000 X 150 OR 10390-1314 11 2000 4 COC 24195-4659 01 2006 1 OR 24195-4659 0106 00	

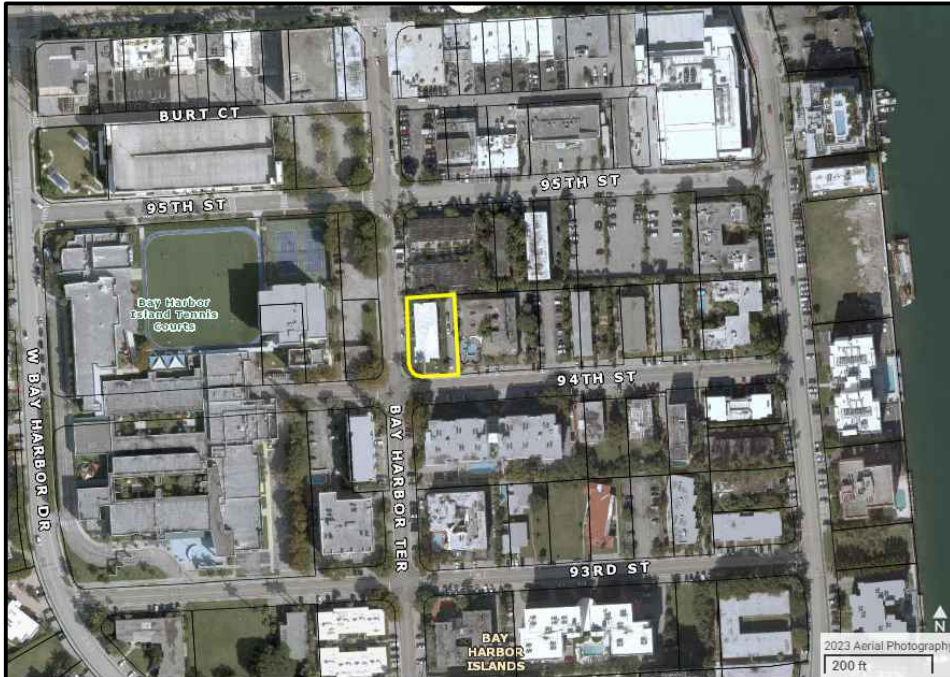
	ALLOWED / REQ	PROVIDED
BUILDING HEIGHT	65 FT (FROM BASE FLOOR ELEV.)	6
DENSITY (34 DU PER ACRE)	9	6
OPEN SPACE/GREEN (MIN. 20%)	2,804.2	3,100 S.F.

UNITS AREA	GR. FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	ROOF	TOTAL
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INTERIOR SIDE (NORTH) - 30 FT IN HEIGHT - 40 FT IN HEIGHT (*) - 48 FT IN HEIGHT (*)	10'-0" MIN 23'-0" MIN 16'-0" MIN	10'-0" 13'-0" 17'-0"
REAR - 30 FT IN HEIGHT - 40 FT IN HEIGHT (*) - 48 FT IN HEIGHT (*)	10'-0" MIN 15'-0" MIN 16'-0" MIN	10'-0" 13'-0" 20'-8"
(*) FOR ADDITIONAL 3 FT OF BUILDING HEIGHT ABOVE 30 FT ONE ADDITIONAL FOOT OF SETBACK FOR PORTION OF STRUCTURE ABOVE 30 FT		

PARKING	ALLOWED / REQ	PROVIDED
RESIDENCE (2 SPACES/UNIT)	MIN. 12	12
GUEST PARKING	N/A	N/A



Miami-Dade Department of Regulatory and Economic Resources

CONTACT INFORMATION FOR PERMIT APPLICATION

FIRST NAME <i>(print clearly)</i> Eliaenet	LAST NAME <i>(print clearly)</i> Thorne
MOBILE PHONE 305.299.3720	OFFICE/HOME PHONE 305.299.3720
EMAIL <i>(required so you can be notified on the status of your plans)</i> esrtenterprises@outlook.com	

COMMENTS *(If you are submitting a municipal plan, please provide the municipal process number(s) and ensure the municipal application is in the office set of plans.)*
FIRE REVIEW

PLANS *(check all that apply)*

Please indicate if plans qualify for the following expedited plan reviews:

- | | | |
|--|---|--|
| ☐ GOV'T PROJECT/DEPT _____ | ☐ GREEN BLDG* <i>(new construction only)</i> | ☐ PACE PROJECT* |
| ☐ AFFORDABLE/WORKFORCE HOUSING* | ☐ ECONOMIC SIGNIFICANCE* | ☐ CONCIERGE |

*(*Pursuant to Ordinance 99-140; Ordinance 05-115; and Ordinance 08-51. Project may have additional requirements.)*

Further, under the penalty of perjury, I, being first duly sworn, depose and say that I have read the foregoing application and that the facts stated herein are accurate and true, including any boxes checked. I further acknowledge that this application and affidavit is subject to penalties of perjury, and acknowledge that Miami-Dade County reserves the right to revoke, cancel, void, or suspend, any permit issued pursuant to any application that contains any materially false or fraudulent statements, and acknowledge that continued operation of the uses after the permit is revoked, canceled, voided, or suspended, may subject me to enforcement penalties allowed by law. I further acknowledge that any application that contains any materially false or fraudulent statements may subject me to additional permitting fees including fees for expedited plan review services.

REQUESTED PLAN REVIEWS *(check all that apply for rework only)*

- | | | | | | |
|--------------------------------------|--|---|---|--|---|
| ☐ ALL | ☐ BLDG/HCAP | ☐ ELEC | ☐ ENRG | ☒ FIRE | ☐ ROOF |
| ☐ LANDSCAPING | ☐ MECH | ☐ PLUM | ☐ PWKS | ☐ PWCC | ☐ SIGN |
| ☐ STRU | ☐ ZNPR | ☐ WASD | ☐ PWIF | ☐ LPGX | ☐ SHOP DRAWING |
| ☐ DERM CORE | ☐ DERM AIR | ☐ DERM AIRPORT | ☐ DERM ASBESTOS | ☐ DERM COASTAL | ☐ DERM FLOOD |
| ☐ DERM GREASE | ☐ DERM INDUSTRIAL | ☐ DERM PAVING & DRAINAGE | ☐ DERM POLLUTION | ☐ DERM PRE-TREATMENT | ☐ DERM SOLID WASTE |
| ☐ DERM TANKS | ☐ DERM TREES | ☐ DERM WATER TREATMENT | ☐ DERM WETLANDS | ☐ PERMIT BY AFFIDAVIT CHECK | ☐ SHORT TERM EVENT AFFIDAVIT CHECK |
| ☐ DOH/HRS | ☐ DERM OSTD | | | | |

OPTIONAL PLAN REVIEWS *(check all that apply)*

- | | | | | |
|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|
| ☐ BLDG | ☐ ELEC | ☐ MECH | ☐ PLUM | ☐ STRU |
|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|

OPR DERM INITIAL REVIEWS *(check all that apply)*

- | | |
|------------------------------------|---|
| ☐ DERM CORE | ☐ DERM SPECIALTY <i>(You will be notified after core review is complete for additional fees)</i> |
|------------------------------------|---|

OPR DERM REWORK *(OPR for specialty only available at PIC)*

- | | | | | | |
|--------------------------------|-------------------------------------|-----------------------------------|--|-------------------------------|--|
| ☐ TREE | ☐ GREASE | ☐ ASBESTOS | ☐ COASTAL | ☐ AIR | ☐ PAVING & DRAINAGE |
| ☐ TANKS | ☐ INDUSTRIAL | ☐ WETLAND | ☐ PRE-TREATMENT | ☐ CORE | ☐ FLOOD |

FOR OFFICE USE ONLY *(to be completed by Permitting Staff)*

APPLICATION DATE	CLERK NAME	ARRIVAL TIME
PROCESS NUMBER	PROCESS NUMBER	PROCESS NUMBER
☐ RE-ISSUE	☐ PLAN REVISION	☐ REWORK
☐ SHOP DRAWING		

AGENDA ITEM REPORT

May 6, 2025

ITEM NUMBER: 3.

ITEM: Approval of Meeting Minutes:

- A. January 7, 2025, Regular Design Review Board Meeting
- B. February 4, 2025, Regular Design Review Board Meeting
- C. March 4, 2025, Regular Design Review Board Meeting

DESCRIPTION:

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1.	01.07.2025 Design Review Board Meeting
2.	02.04.2025 Design Review Board Meeting
3.	03.04.2025 Design Review Board Meeting

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

A Regular Meeting of the Design Review Board was held on Tuesday, January 7, 2025, at 7:04 p.m. The Meeting was opened with the pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Steven Hurwitz

Vice Chair Alan Bebhik

Board Member Janet Adler

Board Member Jed Frankel

Town Attorney Geller swore in those individuals who provided testimony.

1. Request for approval of a revision to a new single-family home for “Michael Gad” located at 10130 West Broadview Drive, Lots 45-46 of Block 23. On July 20, 2021, April 7, 2022 (revisions), and September 6, 2022 (revisions) the Board approved the site plan for a new single-family home. Recently as part of an early TCO inspection the contractor and owner approached the Town with additional revisions. The owner is proposing some architectural changes to the previously approved plan. Town staff determined the extent of the proposed changes was too substantial for staff to approve administratively.

Michael Jarr, General Contractor, representing the property owner at 10130 West Broadview Drive, presented the proposed changes to the property. He explained that the modifications primarily affect the home's front façade, including alterations to the double-story main entry. The original vertical screens have been replaced with a storefront design featuring a solid wood door. Additionally, the color of the garage door has been updated to include horizontal lines. The vehicular and pedestrian gates at the front of the property have also been modified. The previously approved design featured vertical moving pickets that matched the front façade, but the new design incorporates solid 2' x 6' aluminum profiles instead. On the north side of the home, two clearstory windows have been added.

There were no public comments.

Discussion followed regarding the changes, including the shift in the garage material from light oak to dark bronze, the aluminum picket fence, and the centering of the entrance door.

Board Member Frankel raised concerns about additional equipment being added on the north elevation compared to the original approval and inquired about how it would be screened. Mr. Jarr responded that a louvered aluminum enclosure would be used as shown in the drawings. Mr. Frankel also asked what had been added to the elevation on the right side as indicated in Sheet A9. Mr. Jarr clarified that electrical panels had been added.

Vice Chair Bebachik asked if the pizza oven complies with the setback requirements and how the exhaust would be managed. Mr. Jarr explained that the pizza oven is an open-air appliance with a direct venting system, meaning it is vented directly to the open air.

The Vice Chair also inquired about a hood for the outdoor kitchen, to which Mr. Jarr responded that there is no ceiling above the oven. It is situated between the gazebo and the main house.

Board Member Frankel asked if the area with the meters would be screened to prevent it from being visible to neighbors. Mr. Jarr confirmed that it would be screened.

Chair Hurwitz asked if the screen for the electrical equipment would be higher than the fence. Mr. Jarr explained that the electrical equipment must be placed at a specific elevation due to flood code requirements. The Chair also noted that all landscaping on the side of the property must be fenced or landscaped to ensure it is not visible from the street. Mr. Jarr agreed with this requirement.

Vice Chair Bebachik asked if any soundproofing materials would be used for the generator and mechanical equipment. Mr. Jarr confirmed that no soundproofing would be added, as the generator had already been approved in the electrical drawings.

Board Member Adler pointed out that the design shows a Turkish beige with a marble finish, but the side still appears grey. Mr. Jarr clarified that all surfaces would use the beige material.

ACTION: Board Member Frankel made a motion to approve the proposed changes, with the conditions that the entire exterior would be finished in Turkish beige, and that all equipment and panels on the side of the house would be screened from the view of neighboring properties. Board Member Adler seconded the motion, and the board unanimously voted in favor.

2. Request for approval of an outdoor recreational court for “Stuart & Stacey Schwadron” located at 1270 98 Street, Lots 5 & 6 of Block 29. The owners are proposing to construct a tennis court on an existing single-family residence. Lot number 5 the home was demolished and removed, grass was installed, and it is now a vacant lot.

Matt Amster, from the law firm of Bercow Radell Fernandez Larkin & Tapanes, Suite 200, S. Biscayne Boulevard, Miami, FL 33131, representing property owners Stacey and Stewart Schwadron appeared before the Board. He explained that the Schwadrons own two unified lots where they have lived for several years and are seeking approval to construct a small tennis court and pergola on their property. The Schwadrons are avid fans of padel tennis—a sport similar to traditional tennis but played on a smaller court with glass walls at the rear. Though it follows traditional tennis rules and uses a tennis ball, padel differs significantly in setup and should not be confused with pickleball.

Due to zoning code limitations, only basketball and tennis courts are currently allowed on single-family residential lots. The inclusion of glass walls disqualifies padel courts from being classified as tennis courts. Over the past year and a half, the Schwadrons have worked with Town staff and the Council in an attempt to amend the code to include padel courts. While pickleball was added as an allowable outdoor sport, padel was not. The Schwadrons remain committed to creating a small court for recreational play and, though they cannot build a padel court at this time, are now proposing a small tennis court that complies with current regulations. If the Town eventually amends the code to permit padel, the court may be converted accordingly. For now, it will be used for tennis or possibly pickleball, though that is not their primary intention. The Staff Report incorrectly states that the Schwadrons intended to install a pickleball court. Their goal has always been to construct a padel court, and after being unable to change the code, they are now seeking approval for a regulation-compliant small tennis court and pergola. They have also submitted three letters of support from neighbors during the code amendment process.

Christina Blanco, from VFS Design, 9822 NE 2nd Avenue, Miami Shores, FL, presented site photographs and design plans. She explained that the proposed court and pergola would be placed at the rear of the property, respecting the 10-foot side setback and 25-foot front setback. Plans include irrigation and a chain-link fence with green vinyl mesh for screening. Mr. Amster noted that after demolition, the home was replaced with dense landscaping to prevent it from being an eyesore. Additional landscaping will be added around the court to ensure it is not visible from the right-of-way. The proposed layout meets all zoning requirements and setbacks and provides adequate visual buffering.

Board Member Adler asked about a light fixture shown on Page L900 of the plans. Mrs. Blanco clarified that the fixture would direct light downward onto the court, minimizing any potential disturbance to neighboring properties. Board Member Adler also inquired about the proposed court's size compared to a standard tennis court. Mr. Amster responded that it would be roughly one-third the size. He reiterated that a true padel court requires glass walls, which are not permitted under the current code, hence the application for a smaller fenced tennis court.

PUBLIC COMMENTS:

Alberto Cohen, of 10120 West Broadview Drive, whose house is next to the property, stated that he had no issue with the court itself but objected to a padel court due to noise from balls striking the glass. He also expressed concerns about lighting affecting his home.

Chair Hurwitz clarified that the applicants are not proposing a padel court, but a small, fenced tennis court, which is permitted under the current code.

Joyce Green, of 1360 99th Street, commented that an existing court on West Broadview causes noise as early as 6:30 a.m. due to public lessons being held there.

Alex Tauber, of 10121 East Broadview Drive, noted that the matter had gone to the Town Council but was deferred and later pulled due to mass opposition. He felt the applicants were trying to bypass the Town's decision by bringing the request to the Board, pretending it's a small tennis court when it is, in fact, a padel court. He urged the Board to deny the request and send it back to the Council.

Chair Hurwitz acknowledged concerns about the use of the court but clarified that the Board does not regulate or provide variances for uses, only for compliance with existing codes. He asked Town Planner Michael Miller if there was any prohibition against the proposed use and whether the proposal met the code. Mr. Miller explained that the current code only allows tennis and basketball courts, and tennis courts must be approved by the Board. Basketball courts are handled administratively. Chair Hurwitz questioned a basketball court on West Broadview Drive that didn't come before the Board, and a discussion followed regarding the Board's review of basketball courts to ensure they are shielded from public view.

Town Planner Miller explained that there is a very narrow list of uses allowed in the code, with specific design criteria, including setbacks. The fence must be chain link and either black or green; the applicants have specified green. Lighting is allowed but must comply with nuisance ordinances related to lighting and noise. The hours of operation for tennis courts are from 9:00 a.m. to 10:00 p.m. He listed conditions of approval:

1. Approval is specifically for a tennis court.
2. The court may not be used for padel, pickleball, or any similar facility.
3. Only a chain-link fence is allowed; no plastic, glass, mesh, or other materials.

Chair Hurwitz clarified with Mr. Amster that the long-term intention is to play padel, but only if it becomes an allowable use. Mr. Amster confirmed that this is the case.

Vice Chair Bebachik expressed concern that the request is essentially for a padel court and that it should be addressed by the Town Council. He motioned to deny the request.

Board Member Frankel asked if the request could be sent back to the Town Council. Town Attorney Geller advised the Board that they are required to take action—approve, deny, or defer—though they can communicate their views to the Council. Chair Hurwitz asked if the applicant could appeal to the Council if the request was not approved.

Chair Hurwitz emphasized that the Board's role is not to determine allowable uses, but to ensure compliance with current codes. He stated that the application meets current code requirements, and the applicants have clearly stated they will only use the court for approved activities.

Board Member Frankel questioned whether the proposed court fits the definition of a tennis court given its reduced size. Chair Hurwitz reiterated that the Town Planner confirmed the court meets code and is appropriately before the Board.

ACTION: Vice Chair Bebchik made a motion to deny the request and send a communication to the Town Council to decide what types of courts should be permitted in the Town. Board Member Frankel seconded the motion, which failed 2-2, with Chair Hurwitz and Board Member Adler opposing the denial.

ACTION: Vice Chair Bebchik then moved to defer the request. Board Member Frankel seconded the motion, and it passed 3-1, with Board Member Adler opposing.

Mr. Amster asked for the Board's reasons for the deferral. Chair Hurwitz responded that the deferral was not due to material design concern.

3. Request for approval for a new multifamily dwelling for "HORIZON AT CASA VERDE, LLC", located at 1130-1150 93 Street, Lots 3-5 of Block 17. On March 5, 2024 and August 6, 2024, the Board deferred the project due to some design considerations. A revised site plan was submitted for modifications as requested by the Board. The developer is proposing to construct a new thirty- nine (39) dwelling unit mid-rise development. The proposed building will have seven (7) stories in height with six (6) floors of dwelling units on top of a grade level parking garage. The proposed revised building would require the developer to acquire 1 TDR.

Matt Amster of Bercow Radell Fernandez Larkin & Tapanes, Suite 200, S. Biscayne Boulevard, Miami, FL 33131, appeared on behalf of Horizon at Casa Verde LLC. He noted this is the third time the project has come before the Board and emphasized that it has significantly improved due to the Board's feedback. The owner and developer is also currently constructing another project at 9900 West Bay Harbor Island. Mr. Amster explained that following recent Town Council amendments to construction fencing regulations—specifically increasing height for safety, privacy, and visual screening, the developer promptly implemented the new fencing at both project sites.

Marcus Frankel of Frankel Benayoun Architects (1166 Kane Concourse, Suite 200, Bay Harbor Islands, FL) also spoke on behalf of the project. He outlined the extensive review process, which included three DRC meetings, two DRB meetings, and consultations with the Chief Building Official and the Town Planner. These discussions resulted in numerous project enhancements.

Key revisions include:

- Reduction from 43 to 39 residential units
- Compliance with parking requirements (78 spaces minimum); the addition of a second-level parking garage increases capacity to 88 spaces
- All parking removed from side yard setbacks, per Board recommendation
- Parking garage (Levels 1 and 2) is now fully screened; Level 2 includes two residential units
- Landscaping increased to 27% of the site (exceeding the 20% minimum)

The central atrium was also enhanced. It now features an open-air breezeway running north to south, lined with walkways, planters, and hanging gardens. The originally proposed glass enclosure has been removed to maintain full openness.

Chair Hurwitz referenced Town Planner Michael Miller's Staff Report, which stated the garage was not fully enclosed. Ifhat Fishman of Frankel Benayoun Architects clarified that this comment was from a prior version of the report, and the garage is now completely enclosed with solid walls and screening. She confirmed it has mechanical ventilation.

Board Member Frankel asked if tandem parking was still required. Architect Frankel confirmed that tandem parking is used on both levels, with each pair of spaces assigned to a unit owner. These arrangements do not require valet services.

Unit types range in size:

- 2-bedroom units (approx. 1,400 sq. ft.)
- 5-bedroom units (up to 3,700 sq. ft.) on Level 7
- The 7th floor features two 4-bedroom and two 2-bedroom units
- Hanging gardens and upgraded materials enhance the atrium breezeway
- Landscaped permeable surface now covers 27% of the site
- Courtyard on Level 2 features plaza space and direct access to amenities, including:
 - 1,800 sq. ft. multipurpose room
 - 1,200 sq. ft. fitness center
 - Two bathrooms
 - Kids' room
 - Roof includes 21% landscaping, with seven private garden terraces featuring spas and kitchenettes

PUBLIC COMENTS

Albert Rotkin, a 27-year resident at 9281 West Bay Harbor Drive, expressed concerns about:

- Structural safety of his building
- Project duration
- Dust and noise control
- Construction timelines and regulations

Architect Frankel stated the new building will be set back at least 40 feet and use auger cast piles to minimize impact. Mr. Amster noted that the Town Council now requires outreach to neighbors before construction, and all concerns must be addressed through the Building Department. The project is expected to begin next year and take approximately 2.5 years to complete.

Dave Sanchez, 1080 94th Street, asked about preservation of existing trees on the site.

Architect Frankel explained that a landscaping disposition plan is in place. Three Royal Palms will be relocated to the rear, while the existing Ficus will be removed.

Board Member Frankel raised concerns about traffic and student safety, as the site is directly across from the school.

Adrian Dabkowski, Traffic Engineer, of Kimley Horn & Associates said they explored traffic calming for 93rd Street, but Miami-Dade County prohibits such measures in school zones. However, due to the property layout, residents exiting during morning peak hours (7:30–8:45 AM) can avoid school traffic by turning right onto 93rd Street. He also confirmed that speed bumps could be added near stop signs on the property to slow traffic.

Vice Chair Bebhik requested additional safety signage and enhancements to the green façade to reflect the “Casa Verde” branding.

Mr. Dabkowski suggested adding school zone signs beneath the stop signs to emphasize pedestrian safety. He also provided traffic estimates: 13 vehicle trips during morning peak hours (10 outbound, 3 inbound). Inbound vehicles would enter from the east via 93rd Street or access surface parking areas.

Chair Hurwitz confirmed the center breezeway includes transparent, code-compliant hanging greenery throughout its height.

ACTION: Board Member Frankel noted a correction in the Staff Report—Section 23-1(b)(1)(6) should reference 23-1(b)(2), which applies to non-waterfront properties. He motioned to:

- Approve the project with corrected code reference
- Remove Staff Report Condition #4 (no longer applicable)
- Include traffic calming features on the property (speed bumps near stop bars and school zone signage)
- Initially, required valet parking for tandem spaces

Mr. Amster explained that tandem parking will be managed by unit owners and works well. Valet could introduce unnecessary street traffic.

Board Member Frankel amended his motion to **remove** the valet parking requirement.

FINAL ACTION:

Board Member Frankel made a motion to approve the project with the following conditions:

1. Correct the code citation from 23-1(b)(1)(6) to 23-1(b)(2)
2. Remove Condition #4 from the Staff Report
3. Include internal traffic calming (speed bumps and school zone signage) on private property

Board Member Adler seconded the motion, and it passed unanimously.

4. Request for approval for a new multifamily dwelling for "LA JOLLA DINA LLC" located at 10084 West Bay Harbor Drive, Lot 15 of Block 3. The developer is proposing to construct a new nine (9) dwelling unit mid-rise development. The proposed building will have seven (7) stories in height with six (6) floors of dwelling units on top of a grade level parking garage. The proposed site design incorporates one rectangular shaped building at 64' above BFE + 1 FBC freeboard to the top of the main roof deck. The proposed building would not require any TDR units.

Juan Azuri, representing Mata Architect and a resident of 9407 East Broad View Drive, presented a proposed 9-unit residential project. He stated that the development complies fully with the Town's ordinance for this specific type of lot and is not requesting any transfers of development rights (TDRs), additional density, increased height, or variances. In addition to the nine residential units, the project includes a rooftop pool accessible via a small vestibule and a ground-level hot tub. The team also holds a permit to repair the existing seawall.

Sylvia Apoloski of Mata Architect further described the project, noting that it features two units per floor on the first three levels, and one unit per floor on the top three levels. Ground-level parking will be provided. In response to a Development Review Committee (DRC) recommendation, the project includes a designated delivery and visitor parking space outside the enclosed parking area, resulting in 19 spaces—more than the code requires.

Mr. Azuri explained that the building materials will include wood, board-formed cast-in-place concrete with a high-end finish, and glass. The building will comply with the 30-foot setback, and beyond that point, it will step back gradually.

PUBLIC COMMENTS

Scott Congdon, a resident of 10000 West Bay Harbor Drive, Unit 401, expressed concern regarding the height and mass of the new development compared to the two-story building it replaces. He felt that the new 7-story structure would be intrusive and impact the character of the neighboring community, especially since the new building appears to extend lot line to lot line. He also emphasized the importance of preserving the existing tree line, which serves as a natural privacy barrier, and expressed concern about vehicle headlights disturbing residents.

Board Member Frankel asked the applicant to explain the request for an exemption from the requirement to fully enclose the garage. He requested clarification on what is being proposed, how it will work, and how it will mitigate impacts such as light and fumes to adjacent properties.

Mr. Azuri responded that they are proposing a 54-inch-high aluminum louvered wall, which is completely opaque to prevent headlight glare. He added that they would be happy to walk through the 10000 West Bay Harbor Drive garage to better understand structural concerns. He also noted that auger cast piles, which will be used, do not cause the same ground vibrations as traditional driven piles.

Chair Hurwitz highlighted that both visual and auditory impacts must be considered. In addition to potential headlight glare, the visibility from upper floors into neighboring buildings is a concern. Mr. Azuri explained the garage screening design: a solid wall up to 54 inches, followed by a 2.5-foot gap and then the louvered portion above that.

Board Member Frankel asked whether the gap might allow fumes to reach neighboring properties. Chair Hurwitz noted that the garage is designed for natural ventilation.

Vice Chair Bebachik suggested adding a vertical architectural element to fully enclose the garage for security, to which Mr. Azuri agreed.

Chair Hurwitz questioned the need for a narrower landscape strip and driveway, especially since the applicant is not maximizing the site. Mr. Azuri explained that this was a condition inherited from the original site plan. Ms. Apoloski added that a parking space was added for deliveries. Mr. Miller commented that while the driveway could be widened, narrowing it allows for additional greenery in front.

Chair Hurwitz also referred to the site plan (Page A0.10), noting that the concrete design on the south and north façades felt harsh and overly brutalist in style.

Mr. Azuri responded that a more refined design, incorporating additional glazing and glass, is in development but was not available at the meeting. Chair Hurwitz emphasized that the front and rear façades appear inconsistent and should be further refined. Mr. Azuri agreed to return with updated designs for the Board's review.

Board Member Frankel requested a rendering of the fully enclosed garage and suggested improving the appearance of the bare grass strip in front of the property.

PUBLIC COMMENT

Dave Sanchez, of 1080 94th Street, recommended increasing landscaping to provide shade and help reduce urban heat, in line with Miami-Dade County's climate goals.

Frances Neuhut, of 1060 Kane Concourse, voiced concern over the removal of palm trees due to development. She emphasized the need for sidewalks, especially for children, and expressed frustration that developers' efforts to install sidewalks are sometimes blocked by the DRC. She also highlighted that the proposed project would remove existing trees.

In response, Mr. Azuri stated that the project includes a tree disposition plan that involves relocating some trees and planting new ones.

PUBLIC COMMENT CLOSED

5. Approval of Meeting Minutes:
1. November 12, 2024
 2. April 16, 2024
 3. March 5, 2024

ACTION: Vice Chair Bebachik moved to approve the Minutes, with a correction noting that Board Member Frankel was present. Board Member Frankel seconded the motion, and it was approved unanimously.

ADJOURNMENT:

There being no further business to discuss, the meeting was adjourned at 8:43 P.M.

CHAIR

ATTEST

TOWN CLERK

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

A Regular Meeting of the Design Review Board was held on Tuesday, February 4, 2025, at 7:06 p.m. The Meeting was opened with the pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Steven Hurwitz

Vice Chair Alan Bebhik

Board Member Janet Adler

Board Member Jed Frankel

1. Request for approval for a new single-family home for “Albert Gafhi” located at 10321 E. Broadview Drive, Lot 30 of Block 23. The owner is proposing to construct a new two-story single-family home. The existing single-story home (built in 1955) will be demolished and replaced with a new two-story 10,435 sq. ft. home. The residence will have 8 bedrooms, 9 full baths, 1 1/2 half bath and a three-car garage.

Town Attorney Geller swore in individuals who testified.

Tamara Fellman, Tamara Fellman Design, presented the item to the Board. The existing single-story home from 1955 will be demolished and replaced with a 10,435 square foot residence featuring eight bedrooms, nine full baths, one and a half baths, and a three-car garage. The design draws inspiration from tropical modern, Mexican, and Japanese styles, utilizing materials such as natural stone, metal cladding, lime wash, travertine, and horizontal metal louvers. The home emphasizes views of the open bay and incorporates lush landscaping throughout. The guest house is accessible from the outside and connects to the main house via a staircase; it includes amenities for extended stays.

The house’s height complies with current regulations, measured from the FEMA base flood elevation plus one foot, setting the lowest habitable floor at approximately nine feet, about four feet above the existing lot grade. The maximum building height is determined from this elevation, not the original grade, aligning with updated local and FEMA standards.

The property features mature landscaping, including palm trees, bamboos, and a mix of native plants (about 70% native species), such as cinnamon bark, allspice, crabwoods, Clusia rosea, and Sea grapes. Retaining walls (six feet high on both sides) and shallow retention areas are integrated to manage drainage and retain water on-site, with drains set higher to encourage percolation and support plant growth. The driveway uses black lava stone pavers with grass in between, and a louvered canopy covered in pothos vines creates a green frontage, minimizing the visual impact of the structure from the street and park. The house is set back 20 feet from the street, and the landscape design aims to make the home appear less imposing.

Mechanical equipment, including AC units and pool equipment, will be screened from view, and all outdoor equipment is visually covered. Pathways use organic materials like oolite, and at least 40% of the site is dedicated to living landscaping, meeting coverage requirements.

PUBLIC COMMENT

Frances Neuhut, 9920 West Broadview Drive, praised the project's drainage and retaining wall solutions, noting improvements over previous developments and addressing local flooding concerns. She raised questions about the board's authority and the transition from the Planning and Zoning Board to the Design Review Board. Town Planner Michael Miller clarified that the responsibilities and functions of the Board remain unchanged, and drainage is reviewed for all projects. He confirmed compliance with updated drainage regulations and ongoing coordination with county standards.

PUBLIC COMMENT CLOSED

ACTION: Board Member Adler made a motion to approve the request with the conditions outlined in Town Planner Michael Miller's Staff Report. Vice Chair Bebchik seconded the motion, and all voted in favor.

ADJOURNMENT:

There being no further business to discuss, the meeting was adjourned at 7:41p.m.

CHAIR

ATTEST

TOWN CLERK

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

A Regular Meeting of the Design Review Board was held on Tuesday, March 4, 2025, at 7:04 p.m. The Meeting was opened with the pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Steven Hurwitz

Vice Chair Alan Bebachik

Board Member Janet Adler

Board Member Jed Frankel

1. Request for approval for an addition and exterior renovations for “Orit & Jack Osman” located at 9655 W. Broadview Drive, Lot 7 of Block 34. The owners are proposing to add a new second- story addition at the northeast corner of the existing house, adding 900 sq. ft. of new a/c floor area totaling 4,783 sq. ft. In addition, a connected 832 sq. ft. roof deck is shown to the west of the addition. The expanded home will have 5 bedrooms and 5 bathrooms. Enclosed please find the site plan and elevations.

The individuals who provided testimony were sworn in by Town Attorney Joseph Geller.

Eduardo Vazquez, Vasquez Architect, 10301 N.W. 10th Street, Miami, Florida, was present on behalf of the property owner. He explained that the existing home is a mid-century modern design, and the owners have lived there for 25 years. The proposed addition includes a new master bedroom suite while preserving the architectural style of the existing house. The intention is to complement the current design with a modern addition that harmonizes with the mid-century aesthetic. He presented a rendering of the front elevation, noting that the original structure remains visible at the base, while the new addition rises behind it. The design incorporates the same roof slopes found in the existing structure but expresses them in a fresh way. Due to the existing mature landscaping much of the addition will be visually screened from the street. The second-story addition is to be built above a previously enclosed garage, now used as a playroom. A staircase will be added to connect the main level (dining/living area near the kitchen) to the new upper level, which will consist entirely of the master suite, including a bathroom, an entry foyer, and separate his-and-her closets. Mr. Vasquez also presented rendered elevations of the project.

It was noted that existing landscaping, including hedges and abundant foliage, will remain in place. Neighbors are unlikely to have a clear view of the addition, with sightlines limited to ocean views or clerestory windows.

A question was raised about the 40% open space requirement and whether a variance would be necessary due to the hardscape.

Town Planner Michael Miller clarified that under current Code, a one-story home must have at least 35% open-landscaped area, while a two-story home must have 40%. This house, originally a one-story structure, currently maintains approximately 37% open space. Since the proposal does not alter the building footprint and simply adds a second story, enforcing the 40% requirement would necessitate removing driveway or walkway space, which was deemed unnecessarily punitive.

Staff therefore recommended allowing the project to proceed without requiring such changes.

Board Member Frankel moved Town Manager Michael Miller's Staff Report into the record.

Board Member Adler suggested including double sinks in the new bathroom layout.

ACTION: Board Member Frankel made a motion to approve the project with the conditions in Town Planner Michael Miller's report. Board Member Adler seconded the motion, and all voted in favor.

2. Request for approval for a new multi-family dwelling for "West Bay Harbor 9761, LLC" located at 9761 West Bay Harbor Drive, Lot 8 of Block 22. The developer is proposing to construct a new five (5) dwelling unit "townhouse" development. The proposed site design incorporates one rectangular-shaped building positioned north / south on the site. The proposed building will have three (3) stories in height with two (2) floors of residential over one (1) floor (grade) of a garage with two bedrooms / bathrooms elevated to BFE @ 32'-10" feet above BFE + 1' FBC freeboard. The proposed dwelling units will range from 2,735 to 3,076 square feet of A/C space plus garages, balconies, etc. On the buildings' rooftop are five (5) proposed individual recreation areas with a plunge pool, half bathroom, lounge chair area and expansive open terrace. The proposed building will not require any TDR's.

Orlando Castro, Architect, 9039 West, Sunrise Blvd, Plantation, FL, presented the project. He described the project is on a corner lot and relationship between neighbors. The building features four facades, including a prominent corner view and a long main facade along West Broadview.

Reference was made to Sheet A109 which showed thin-profile glass railings with slim concrete. The other has thicker concrete knee walls topped with glass. It was clarified that the Sheet (A106) is the correct and updated version, while the top one may be outdated or unclear.

An explanation of the materials was requested. It was explained that Travertine marble (cream color) was described as the main decorative material, the wall finishes would be painted stucco, the doors would be of natural hard wood color, the window frames would be in a bronze finish, and the steel garage door will be painted to match the wood tones meeting code requirements.

There was a question about the materials for the garage door and about ventilation. Mr. Castro explained that the garage door will be steel, painted to match wood tones. Ventilation will be provided at the side of the garage, meeting Code requirements.

It was mentioned that the project introduced density and architectural variety to the area. The modular aspect and some facade elements were appreciated.

Concerns were raised about the facades not tying together cohesively; materials and forms feel disconnected. Suggestions included adding more articulation and material variation to unify the design.

The balcony walls will compose of a 12-inch (1-foot) concrete base (8" curb + slab) topped with 36–38 inches of glass, per Code. This would create a total balcony railing height of 42 inches. The thicker concrete was chosen to hide railing attachments and enhance visual design.

It was noted that some images don't correctly show this scale, leading to confusion.

The curb height will be 42 units, measured from the top of the railing to the slab level. There's a wood ceiling planned for the bottom, adding a decorative touch.

The design features a solid wall, but not excessively thick wall, which is part of the architectural intention. The wall serves both aesthetic and functional purposes, like providing fall protection in certain areas.

Fifteen percent (15%) of the avenue rendering will be landscaped. Green areas surrounding balconies are designed to both beautify the space and meet code requirements for fall protection.

The materials for the project were outlined: Doors and Windows: Bronze frames, considered the best available color for the windows.

Facade: The finish is primarily cream-colored travertine marble, with other walls painted white. It was clarified that the travertine marble will be a consistent cream color.

The facade uses wood, with some elements in aluminum matching the door and window frames. The wood appearance is maintained on the ceilings, and there's consideration of using composite PVC to mimic wood.

All drainage from balconies and terraces will be directed to an exfiltration trench (to prevent water from running off the property). No water will be directed outward, maintaining the property's aesthetic and functional requirements.

A suggestion was made for the travertine marble to be properly finished at edges, especially where it meets concrete or other materials. There was also a suggestion to "wrap" the marble around the corners, so the material appears continuous and intentionally designed, rather than leaving raw edges exposed.

There was a concern about the structural integrity and aesthetic purpose of the design elements, like the 45-degree cuts and how they are positioned. Some details are seen as not fully developed, particularly on the back facade. The use of ribbons and balconies was discussed, with suggestions to refine how these elements cover the space and give a more purposeful look. There's a focus on getting a sense of form for the windows and a recommendation to adjust the balcony's coverage.

The back facade needs more material contrast and refinement in the details (edges, window treatments). The speakers want to see clearer, full-page renders to get a better sense of the building's look and landscaping integration.

A concern was raised about the stone material used on the building. While it's beautifully applied in some places, there's a suggestion to extend it around the corners to tie the design together better. The stone is seen as potentially awkward if it doesn't wrap the corners, making the structure feel disjointed.

Discussion ensued on how the sliding doors and windows interact with the building, particularly in terms of how they transition from the inside of the house to the outside yard. Steps leading down to the yard are planned, but only some doors will have these steps, with each apartment having a designated window for egress.

There's a recommendation to simplify certain design features, such as reducing the number of ribbons above the windows to create a more balanced and consistent aesthetic with the front facade. Adjustments to window placement and consistency in design are also suggested.

More clarity was requested on the materials, recommending the presentation of actual samples to get a better understanding of the textures and finishes involved in the project.

Trellis Separation: The building features a transparent aluminum trellis used to separate apartments. This provides privacy while allowing wind to flow through, likely designed for ventilation and aesthetic purposes.

Garage Ventilation: The garage has a ventilation grid in its door, which helps evacuate gas from the motors. There's also a flood ventilation system in place to manage water in case of flooding. This is required by building code.

ACTION: Vice Chair Bebachik made a motion to defer approval of the project because the design details weren't fully clear. The consensus was that more refinement is needed for the project to move forward. Board Member Adler seconded the motion, and all voted in favor.

There was a question about the curvilinear design under the rooftop that starts and stops, creating a modern look. It was explained that the curves in opposite directions are intentional for aesthetic effect, not to be connected.

Overall, the feedback was geared toward refining the design, ensuring materials and features flow seamlessly, and maintaining a consistent aesthetic throughout. The goal is to enhance the overall visual impact without overcomplicating the design, while also improving the functionality and integration with the surrounding landscaping.

It was requested that detailed images or explanations of specific design aspects, particularly around the garage be provided, to ensure the design works as intended. The goal is to resolve minor concerns and finalize the design.

Mr. Castro asked about the next steps and scheduling for further review and asked if an exception could be made for approval. However, it was concluded that the minor issues needed further development before approval.

ADJOURNMENT:

There being no further business to discuss, the meeting was adjourned at 8:06 P.M.

CHAIR

ATTEST

TOWN CLERK

DRAFT