

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

**DEVELOPMENT & REVIEW COMMITTEE MEETING**

**September 25, 2025  
11:00 AM**

**AGENDA**

**CALL TO ORDER:** Set for 11:00 AM

**PLEDGE OF ALLEGIANCE:**

**ROLL CALL:**

1. Review and discussion of the Site Plan Application by Bay Harbor 1080 Partners, LLC located at 1060 95 Street, Lot 7 of Block 13. The owners have submitted an application to raise the ceiling heights on both floors to improve natural light penetration and spatial volume and increase the overall building height by 3.96 feet to accommodate the new ceiling elevations. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

**ADJOURNMENT:**

**AGENDA ITEM REPORT**  
September 25, 2025

**ITEM NUMBER: 1.**

**ITEM:** Review and discussion of the Site Plan Application by Bay Harbor 1080 Partners, LLC located at 1060 95 Street, Lot 7 of Block 13. The owners have submitted an application to raise the ceiling heights on both floors to improve natural light penetration and spatial volume and increase the overall building height by 3.96 feet to accommodate the new ceiling elevations. Enclosed are the Site Plans and the Staff Report prepared by Town Planner Michael Miller.

**DESCRIPTION:**

Owner's Name: Bay Harbor 1080 Partners, LLC  
Folio: 13-2227-001-2540  
Property Address: 1060 95 Street  
Zoning District: RM-2  
Legal Description: Lot 7 of Block 13

**RECOMMENDED ACTION:**

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**FINANCIAL ANALYSIS:**

**BUDGET IMPACT:**

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Submitted By:           Ayanidys Martinez  
                                  Ayanidys Martinez

**ATTACHMENTS**

1.	SPR25-000020 DRC Application 1060 95 Street 8.27.2025
2.	BHI 1060 95 St MFR Reno DRC #1 Memo Sept 15 2025
3.	C22-0237_DRC LETTER OF INTENT_AUG 2025
4.	C22-0237_CD_V4 - 1060 95th St Bay Harbour_2025_DRC 11X17

# 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.

Bay Harbor Island PB 46-5 LOT 7 BLK 13 LOT SIZE 75.000X150

Folio # 13-2227-001-2540

## 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

Size of described property Lot size 11,250sqft / Building 7,708sqft

Project Description Remodeling of Existing BLDG Units 9

Owner(s) Name Bay Harbor 1080 Partners LLC

Mailing Address 9 Terrace CT

City OLD WESTBURY State NY Zip 11568

Phone Number \_\_\_\_\_ Email \_\_\_\_\_

Signature of Owner [Signature]

Name of Applicant (if different from owner) \_\_\_\_\_

Mailing Address 3585 NE 207 ST - Suite C77

City Aventura State FL Zip 33180

Phone Number 3056828570 Email Adam.elyseeinc@gmail.com

Signature of Applicant [Signature]

Name of Representative Adam Anderson

Mailing Address 3585 NE 207 ST Suite C77

City Aventura State FL Zip 33180

Phone Number 3056828570 Email Adam.elyseeinc@gmail.com

## TO BE COMPLETED BY TOWN OF BAY HARBOR ISLANDS

Date Received 8/27/2025 By am

Process Number SPR25-000020 Fee Paid \$3,000.00 CLC 1354

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

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**To:**            Development Review Committee (DRC)  
                  Town of Bay Harbor Islands

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

**Date:**         September 15<sup>th</sup>, 2025

**Subject:**     Site Development Plan Application – Exterior & Interior Renovations (2025)  
                  Bay Harbor Multi-Family Residential Complex (9 DU)  
                  1060 95<sup>th</sup> Street  
                  Bay Harbor Islands Acct. No. SPR2025-000020 / Previous SPR23-000027  
                  MMPA Acct. No. 01-0702- 1171B

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**RECOMMENDED ACTION / PROJECT HISTORY**

MMPA recommends the Development Review Committee (DRC) **DEFER** the proposed site development plan application at this time to allow the applicant to address the comments, as the plan submittal is somewhat incomplete. Our office records reveal the Town reviewed / approved a similar application in 2023, but due to inactivity, it appears the project approval expired.

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**GENERAL PROJECT INFORMATION**

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

**PROJECT DESCRIPTION**

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

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**Town of Bay Harbor Islands  
Development Review Committee (DRC) Staff Report  
Site Development Plan Application – Exterior & Interior Renovations (2025 Review)  
1060 95<sup>th</sup> Street Multifamily Residential Complex (9 DU)  
September 15<sup>th</sup>, 2025  
Page 2**

the M-D County Property Appraiser the building was constructed in 1948; however, the Town's 2006 Historic Structure Survey indicates the complex was built in 1954. The Town's Historic Structure Survey identifies the architectural style as Masonry Vernacular (some MiMo features). It appears from the plans that all of the DU are 1-bedroom / 1-bathroom units. The plans show some proposed interior renovations (Existing / Proposed Walls). A small 115 sq. ft. addition is also proposed. There does not appear to be a clear floor plan of the existing DU layout to compare to the plans submitted. There is no table with the individual DU information listed such as BR / Bath mix or square footage. From a cursory MMPA calculation none of the DU appears to meet the minimum DU size requirement of today. Per Sec. 23-9 the minimum DU sizes of today are 750 sq. ft. (studio) / 900 sq. ft. 1-BR / 1,150 sq. ft. 2-BR). None of the DU sizes appear to meet even the 750 sq. ft. criteria. The Town needs each DU interior calculations (existing gross SF from inside exterior DU separation walls / not room by room / include interior partition walls). As was common for most earlier land developments in the Town, there are no on-site parking spaces at all, and the quantity of adjoining "street" parking spaces is only 9 (1 space per DU / 2 spaces required today = 18 spaces). In the early years of the Town there was no Zoning Code (initially adopted in 1957) with land development criteria, only the developer's Deed Restrictions that had minimal standards. Therefore, this site is deemed legal non-conforming as to the DU sizes and several other current day criteria.

The following are the modifications to the exterior elements of the building:

1. Modification the exterior façade and finish materials
2. All windows and doors are to be replaced by impact, keeping the same openings. A few of those openings will be blocked.
3. All exterior doors are distressed and will be replaced by impact doors keeping the same openings.
4. All parking areas are to be fixed (pavement). Keeping the same quantity and location.
5. Existing railings are damaged and are not complying with the code. All of them will be replaced.

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

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

The Resolution's accompanying Town Manager memo from 2008 states the Town staff can administratively approve a number of common building permits, including interior work, door and window replacements, provided they do not change the building appearance (size / shape / quantity). Based on the applicant's desired modifications, staff collectively determined the Design Review Board (DRB) is required to review this application. As stated previously most of

the complex's window replacement would not require the DRB's review / approval, but they intend on blocking in several windows. This complex is in poor condition and numerous improvements are planned.

### **COMPREHENSIVE PLAN / ZONING**

**Comprehensive Plan** – The property has a Future Land Use Map (FLUM) designation of "Medium-High Density Residential". The maximum allowable base density is 34 DUA. Based on the lot size (11,250 sq. ft.) a maximum of 9 DU can be built on this site – and 9 DU now exists. No additional units are being requested in this application. Therefore, the use and density are compliant with the Town's Comprehensive Plan FLUM.

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

### **PLATTING**

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

### **RIGHT-OF-WAY AND ACCESS DESCRIPTION**

The site will continue to use the existing nine (9) perpendicular off-street parking spaces in front of the property connecting to 95<sup>th</sup> Street.

### **SITE PLAN COMMENTS**

During the Town's 2023 project review many of our initial questions / corrections were addressed. Following are #1 comments based on the updated plans signed & sealed on August 1<sup>st</sup>, 2025, submitted to the Town for consideration:

- 1) Although this complex is old and has several non-conforming features, the Town needs a certain amount of base information to proceed. There does not appear to be clear floor plans of the existing DU layouts to compare to the new plans submitted (only foundation plans). There is no "table" with the individual DU information listed such as BR / Bath mix or gross square footage. From a cursory MMPA calculation none of the DU appears to meet the minimum DU size requirement of today. Per Sec. 23-9 the minimum DU sizes of today are 750 sq. ft. (studio) / 900 sq. ft. (1-BR) / 1,150 sq. ft. (2-BR). None of the DU sizes appear to meet even the smallest 750 sq. ft. criteria. The Town will need information for each DU interior calculation (existing gross SF from inside of exterior DU separation walls / not room by room / include interior partition walls).



**345 W 75 PL, HIALEAH, FL 33014**

**AUG/2025**

**Project: C22-0237**

**Town of Bay Harbor Islands**

**Subject: Letter of Intent – Development Review Committee**

**Property Address: 1060 95TH St Bay Harbor, FL 33154**

Dear Members of the Development Review Committee,

We hereby submit this Letter of Intent to apply to the Town of Bay Harbor Islands Development Review Committee (DRC) for a review of an approved Design Review Board (DRB) under process number: SPR23-000027.

In addition, this property had two other approved processes by Miami-Dade County under process number: M2023021261, and the Town of Bay Harbor Islands Building Department under process number: B23-000333.

Our project entails the renovation of the existing two-story building, which contains nine residential units in a modern architectural style. We will preserve the building's overall aesthetic as previously approved by the Building Department, the county and the DRB while incorporating the following enhancements:

- Raising the ceiling heights on both floors to improve natural light penetration and spatial volume
- Increasing the overall building height by 3.96 feet to accommodate the new ceiling elevations

With these improvements, more than 50% of the existing facades and structure are preserved.



**345 W 75 PL, HIALEAH, FL 33014**

We appreciate the Committee's review of this application and look forward to your guidance on any additional materials or clarifications needed to complete the DRC process.

Florida Building plans is a company of certified architects and engineers that develop new architectural projects, remodeling, and code violation solutions.

Thank you for your attention to this matter. Should you require any additional documentation or clarification, please do not hesitate to contact us at:

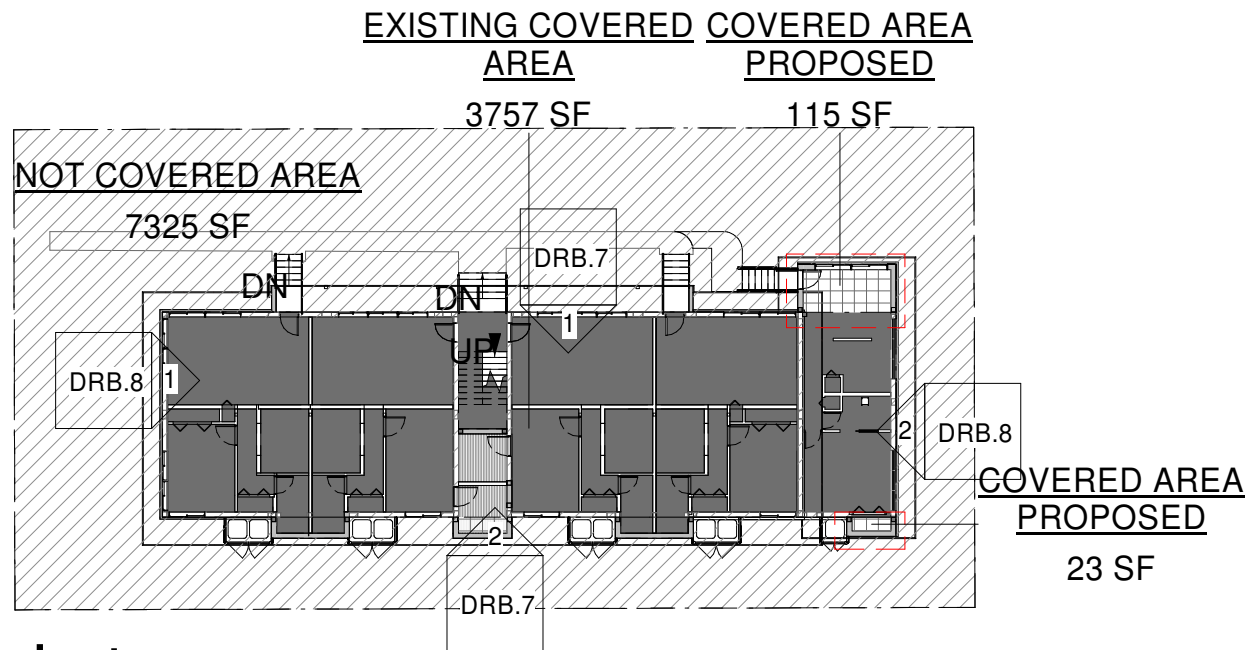
**Phone number: (305)424-9223**

Regards,

Victor R. Vega-Sanabria, AIA  
Professional Architect

**ONLINE BUILDING PLANS CORP**  
LICENSE NUMBER: 26003924  
Register Architect # AR-97719

# LOT COVERAGE



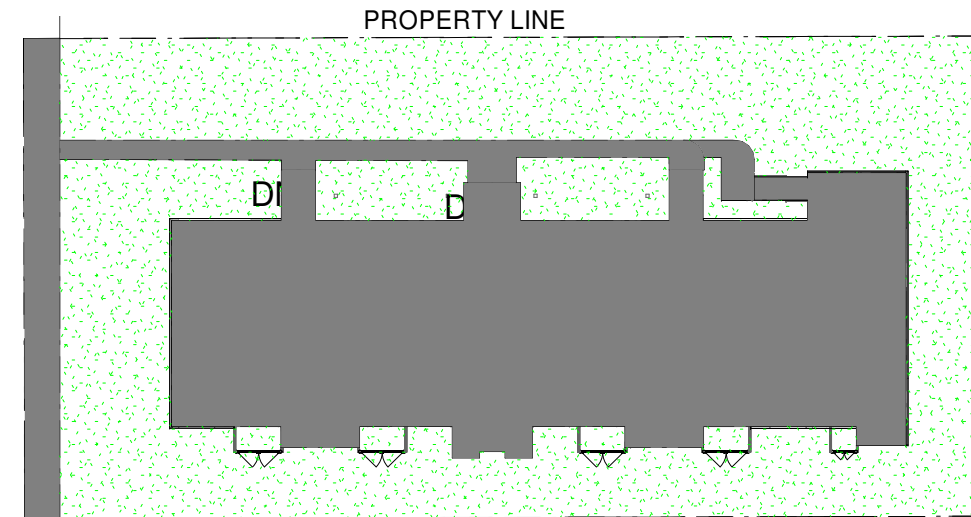
## Lot coverage

-  COVERED AREA PROPOSED
-  NOT COVERED AREA
-  EXISTING COVERED AREA



### LOT COVERAGE CALCULATIONS

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

# PERVIOUS VS IMPERVIOUS



## Proposed Pervious/Impervious areas legend

-  IMPERVIOUS
-  PERVIOUS

### (Existing Pervious/Impervious) DRB 1

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

### (Proposed Pervious/Impervious) DRB 1

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

Revision Number

Revision

Date



1060 Bay Harbor

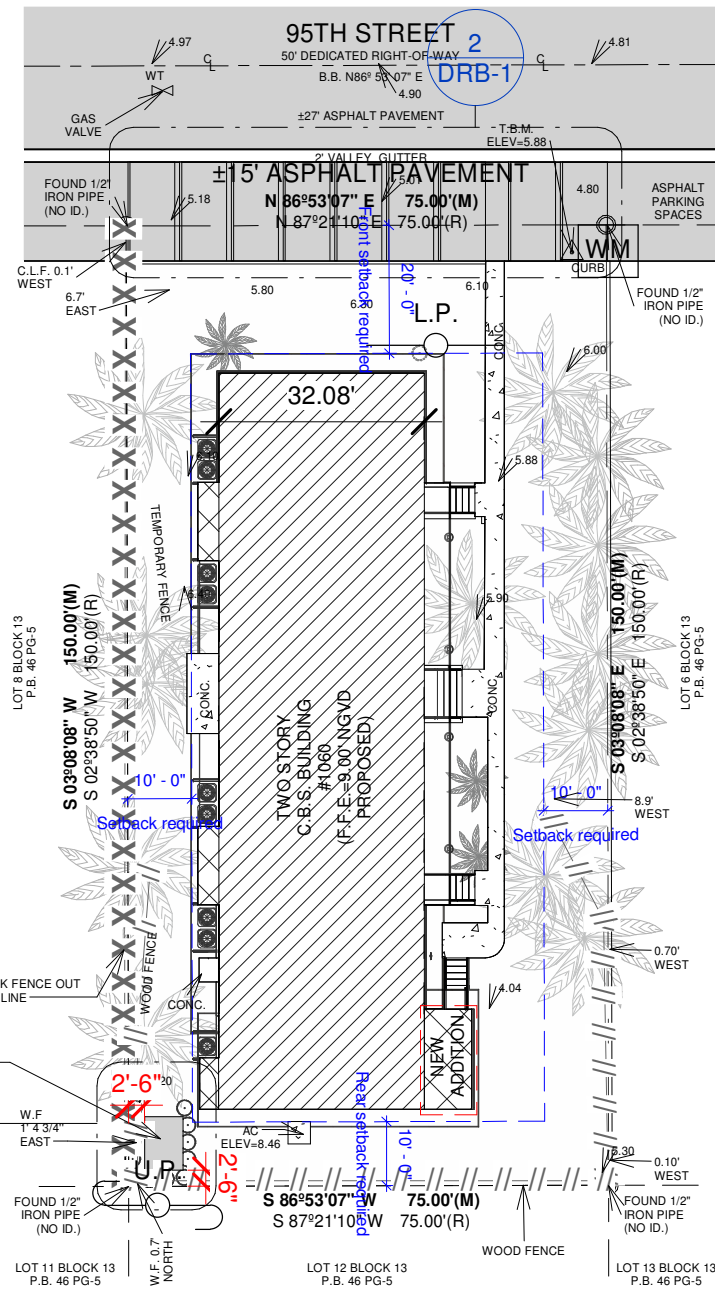
address: 1060 95TH ST BAY HARBOR, FL 33154

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

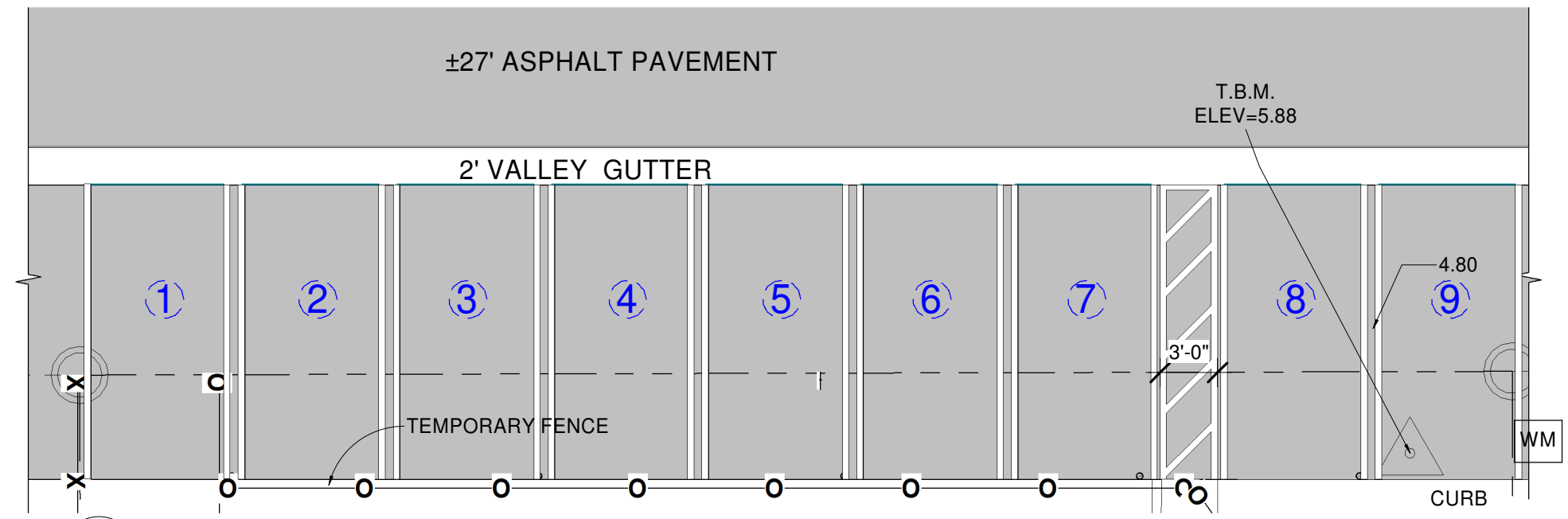
**LOT COVERAGE AND PERVIOUS PLAN**

**DRB.1**

# SITE PLAN W/ EXISTING PARKING SPACES



6 SITE PLAN - PROPOSED - DRB-1  
DRB.2 Scale: 1" = 30'-0"



2 EXISTING ASPHALT PARKING SPACES  
DRB.2 Scale: 1/8" = 1'-0"

PARKING LOTS REQUIRED		
2 Parking lots per D/U required		
APARTMENT UNITS PROVIDED	PARKING LOTS REQUIRED	PARKING LOTS PROVIDED
9	18	9

\*PARKING LOTS ARE EXISTING TO REMAIN  
NOTE: THIS SITE IS DEEMED LEGAL NON-CONFORMING

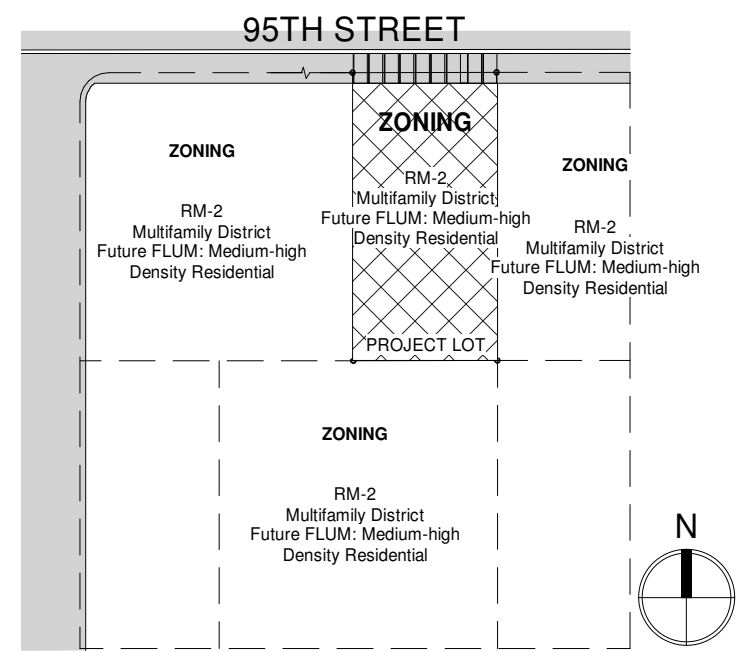
EXISTING PARKING LOT	
PARKING SPACES	EXISTING
STANDARD	8
ADA	1
<b>TOTAL PARKING SPACES</b>	<b>9</b>

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

**PROPERTY LEGAL DESCRIPTION**

LOT 7, BLOCK 13, OF "BAY HARBOR ISLAND" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, AT PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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



1 ZONING- SITE PLAN WITH ADJOINING LOTS - DRB Copy 1  
DRB.2 Scale: 1" = 100'-0"



1060 Bay Harbor  
address: 1060 95TH ST BAY HARBOR, FL 33154

Issued For: \_\_\_\_\_ Drawn By: Author  
 Issued By: \_\_\_\_\_ Checked: Checker  
 Date: 07/25/23 Project #: Project Number  
 Title: EXISTING PARKING SPACES  
 Dwg: DRB.2

# AERIAL REPRESENTATIONS

## AERIAL CONTEXT VIEWS



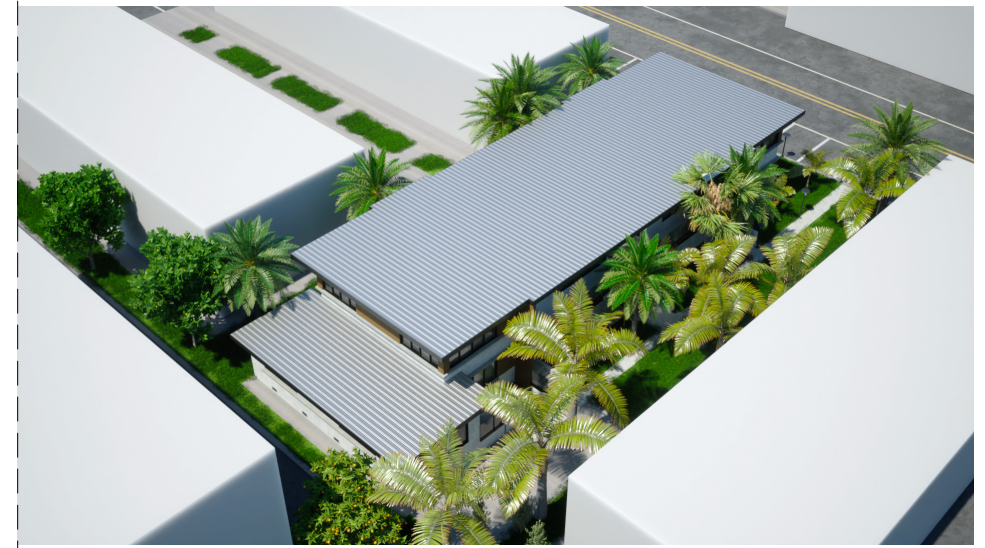
Revision  
Number

## AERIAL FRONT VIEWS



Revision

## AERIAL REAR VIEWS



Date



1060 Bay Harbor

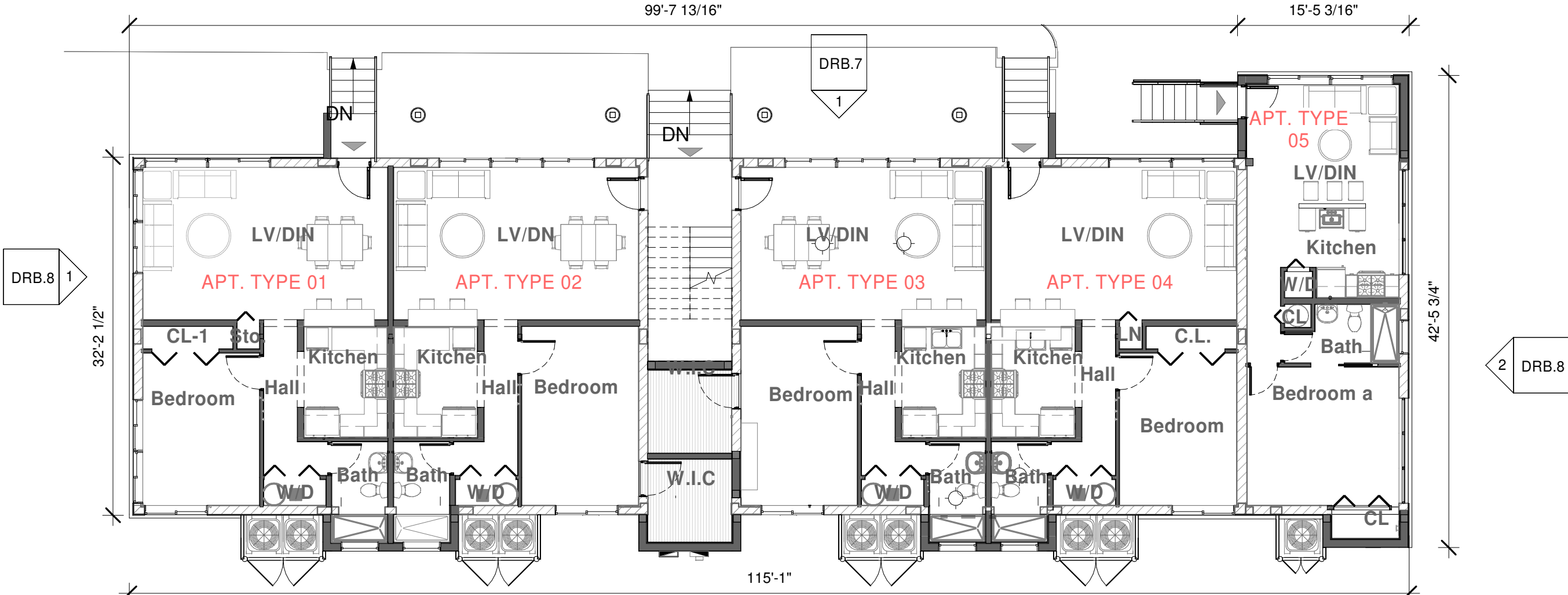
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HARBOR, FL 33154

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 Date: 07/25/23 Project #: Project Number  
 Title: \_\_\_\_\_ Dwg: \_\_\_\_\_

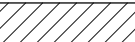
**AERIAL  
REPRESENTATIONS**


**DRB.3**

# GENERAL 1ST FLOOR



**WALL PHASES:**

 INDICATES EXISTING WALL - PHASE

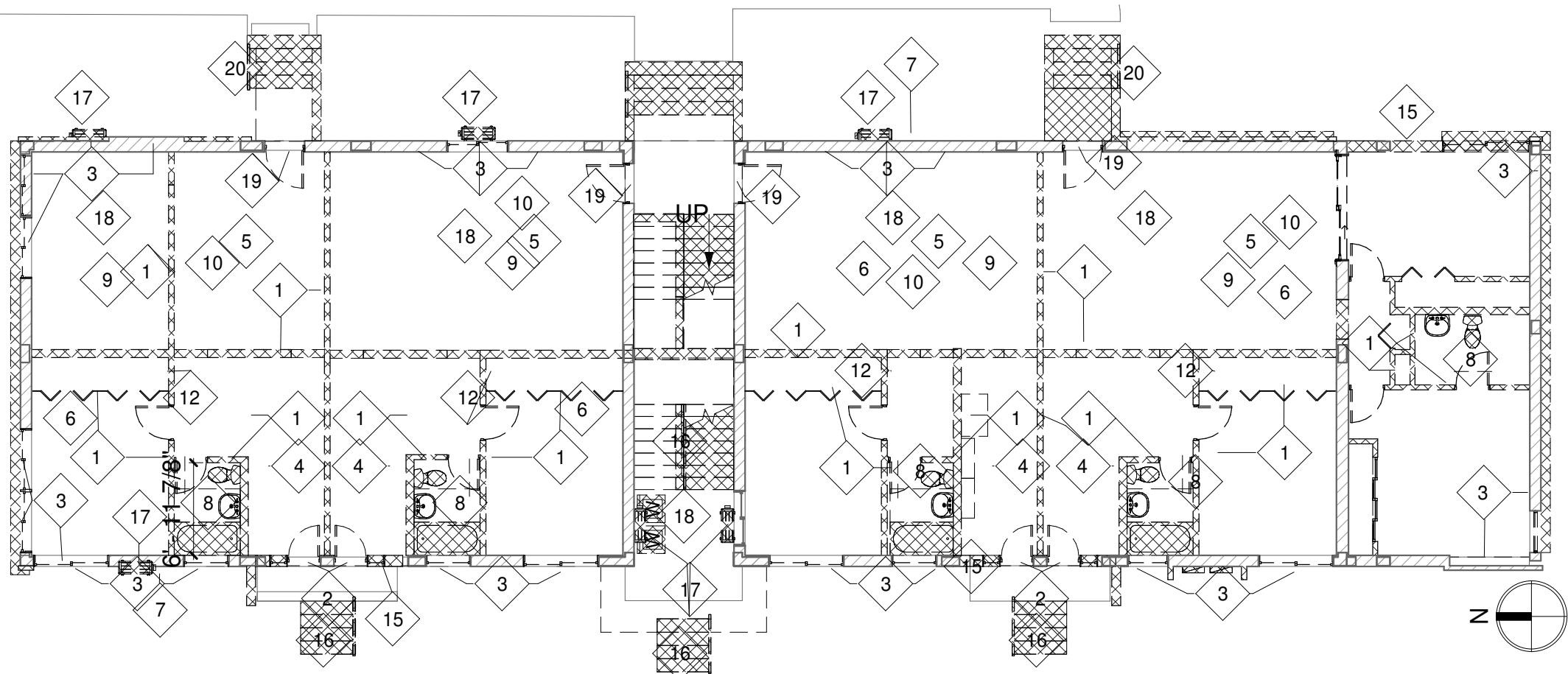
 INDICATES WALL PROPOSED - PHASE

Revision Number	Revision	Date



1060 Bay Harbor  
 address: 1060 95TH ST BAY HARBOR, FL 33154

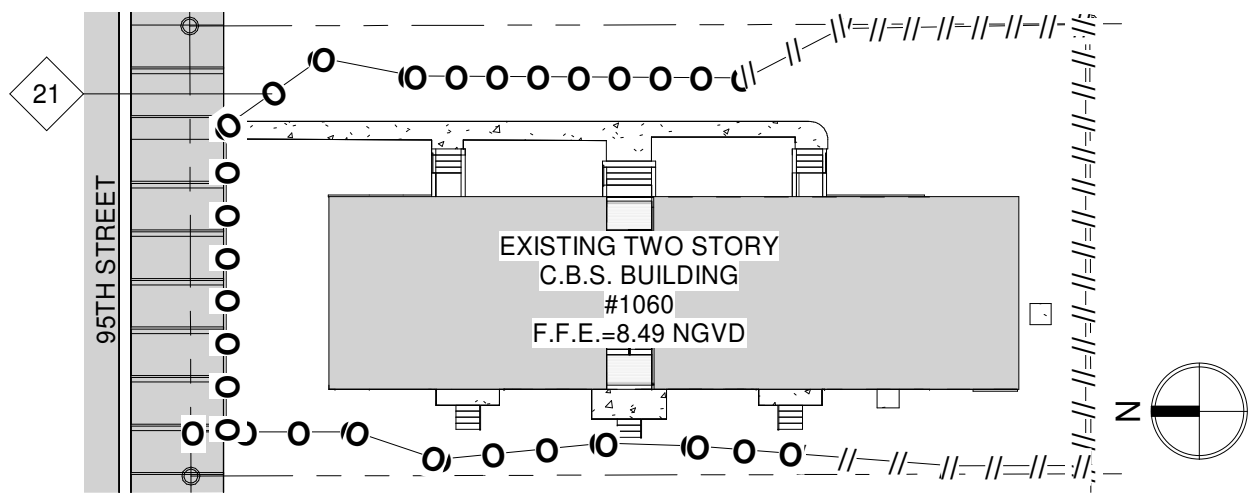
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 Issued By: \_\_\_\_\_ Checked: Checker  
 Date: 07/25/23 Project #: Project Number  
 Title: **GENERAL 1ST FLOOR PROPOSED** Dwg: **DRB.4**



## DEMOLITION NOTES -...

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

1 (01) - 1ST FLOOR - EXISTING/ DEMOLITION PLAN-DRB-1  
 DRB.4.1 Scale: 3/32" = 1'-0"



2 SITE PLAN - EXISTING - DRB-1  
 DRB.4.1 Scale: 1/32" = 1'-0"



1060 Bay Harbor

address: 1060 95TH ST BAY HARBOR, FL 33154

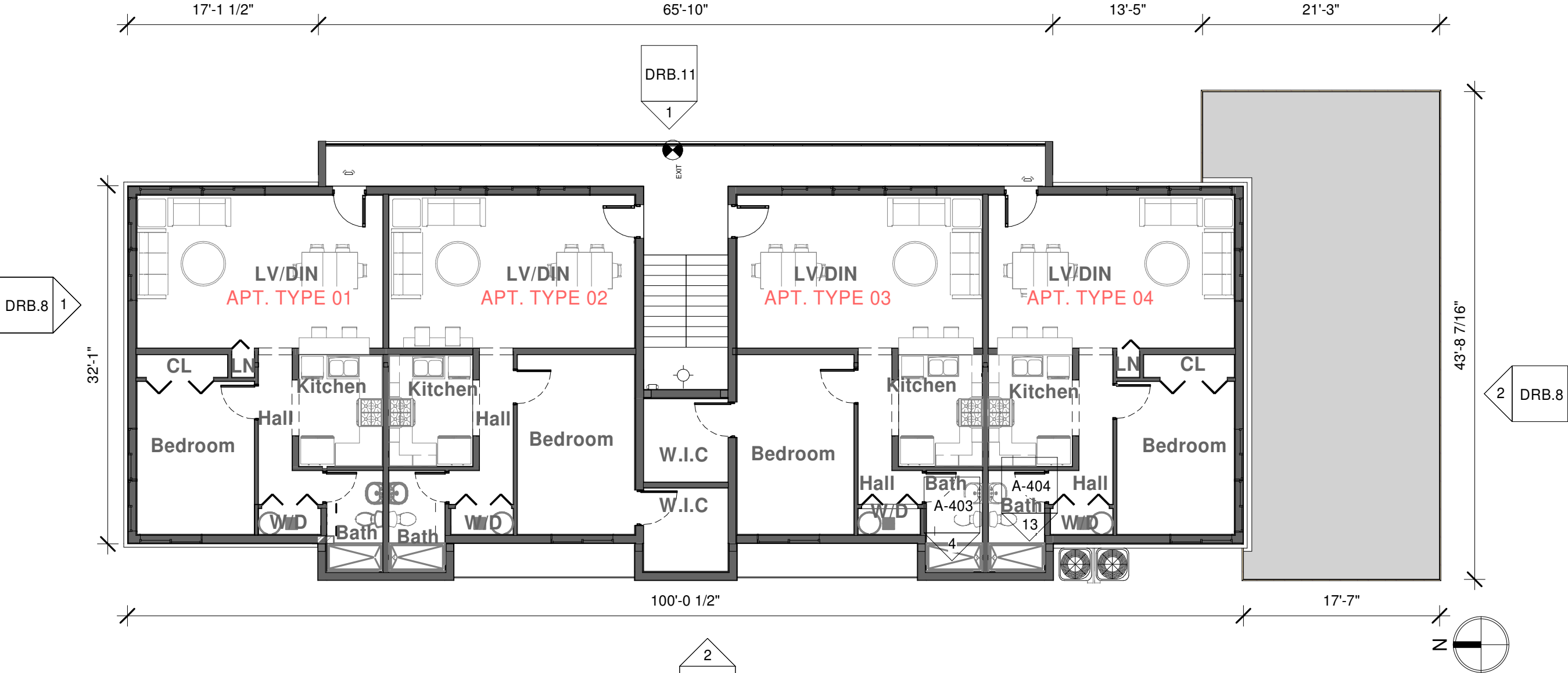
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Issued For: \_\_\_\_\_ Drawn By: Author  
 Issued By: \_\_\_\_\_ Checked: Checker  
 Date: 09/27/23 Project #: Project Number  
 Title: \_\_\_\_\_ Dwg: \_\_\_\_\_



**GENERAL 1ST FLOOR EXISTING**

**DRB.4.1**

# GENERAL 2ND FLOOR



**WALL PHASES:**

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



1060 Bay Harbor

address: 1060 95TH ST BAY HARBOR, FL 33154

Revision Number

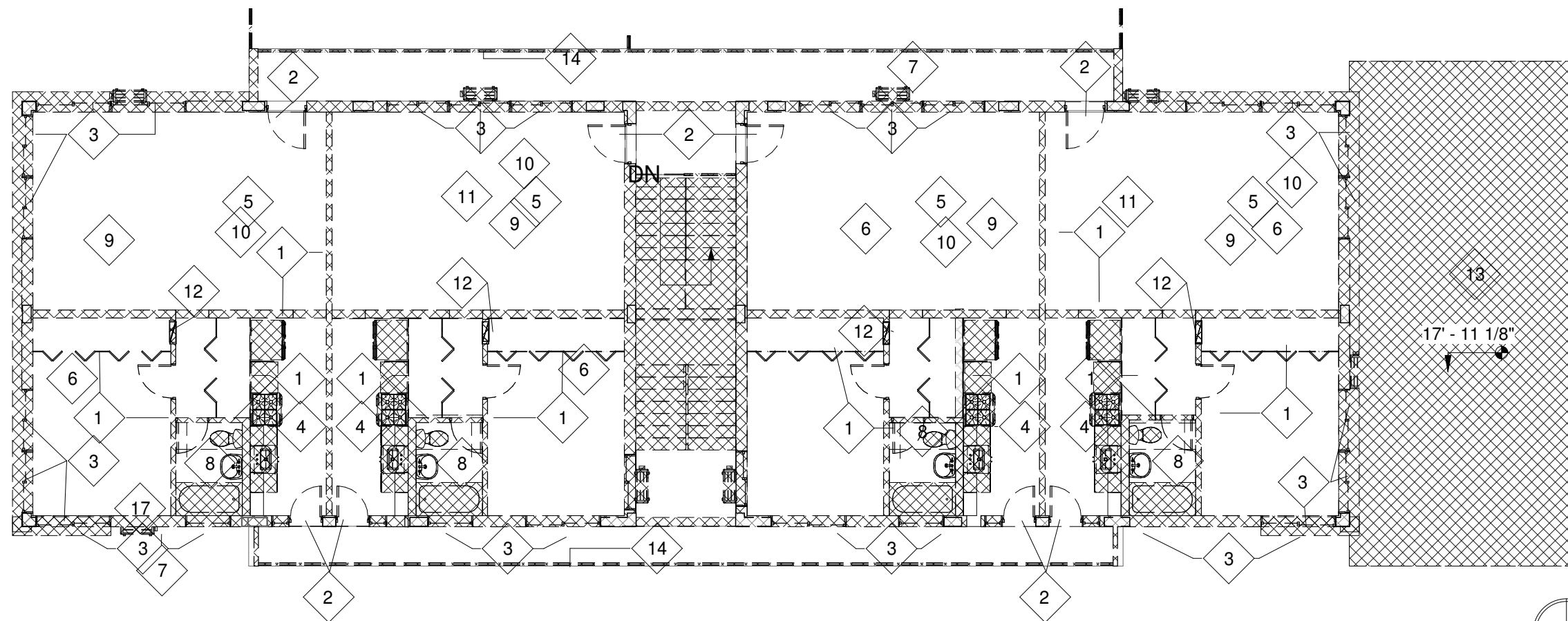
Revision

Date

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

**GENERAL 2ND FLOOR PROPOSED**

**DRB.5**



## DEMOLITION NOTES ...

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

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

Revision  
Number

Revision

Date



1060 Bay Harbor

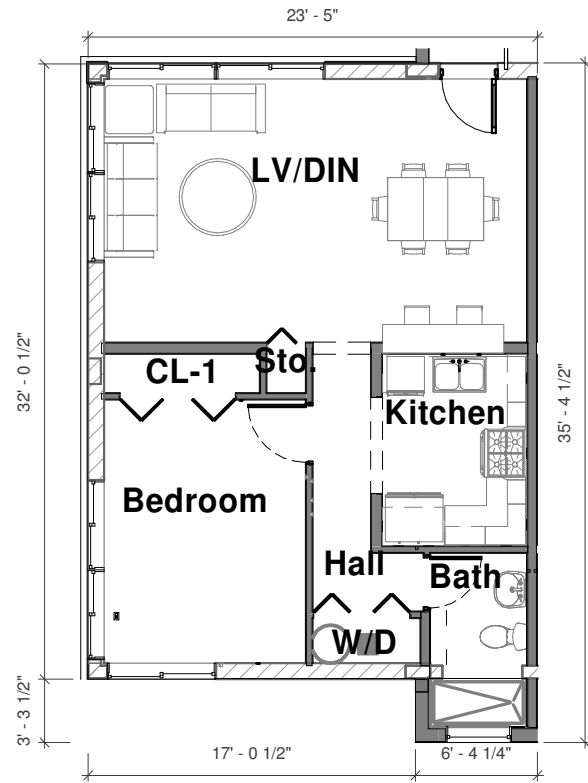
address: 1060 95TH ST BAY  
HARBOR, FL 33154

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

**GENERAL 2ND FLOOR  
EXISTING**

**DRB.5.1**

**TYP. APARTMENT 1**

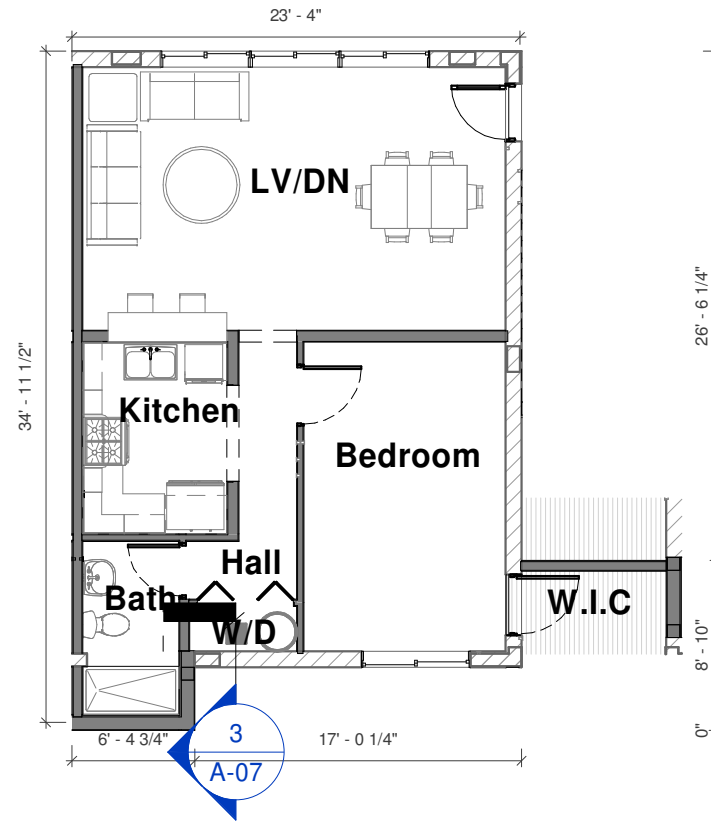


APT TYPE. 1	
Name	Area
W/D	13 SF
CL-1	16 SF
Bath	45 SF
Hall	48 SF
Kitchen	75 SF
Bedroom	144 SF
LV/DIN	302 SF
Grand total: 7	642 SF

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

TOTAL UNIT SF = 643 SF

**TYP. APARTMENT 2**

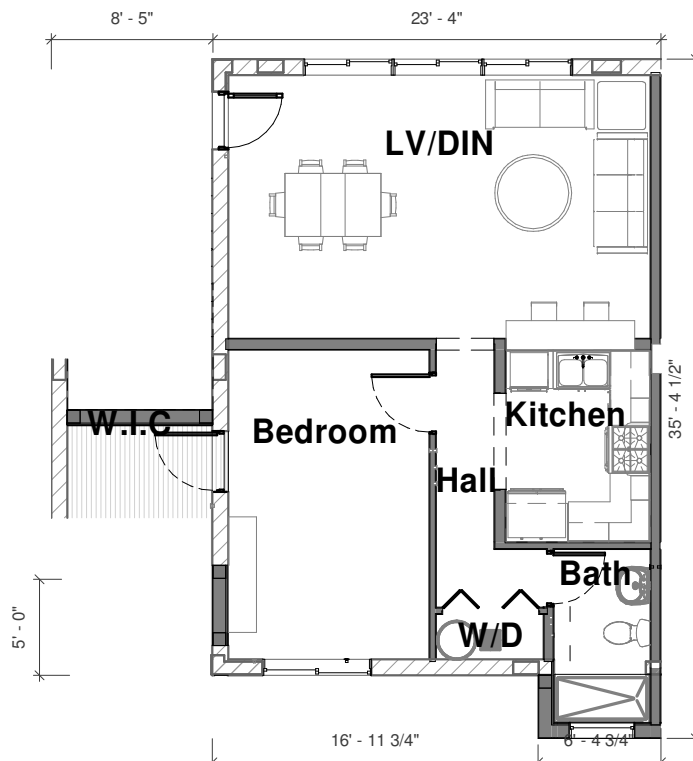


APT TYPE. 2	
Name	Area
W/D	13 SF
Bath	45 SF
Hall	48 SF
W.I.C	56 SF
Kitchen	75 SF
Bedroom	168 SF
LV/DIN	301 SF
Grand total: 7	706 SF

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

TOTAL UNIT SF = 703 SF

**TYP. APARTMENT 3**





APT TYPE. 3	
Name	Area
W/D	13 SF
Bath	45 SF
Hall	48 SF
W.I.C	56 SF
Kitchen	75 SF
Bedroom	168 SF
LV/DIN	301 SF
Grand total: 7	706 SF

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

TOTAL UNIT SF = 703 SF

**WALL PHASES:**

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

Revision Number

Revision

Date



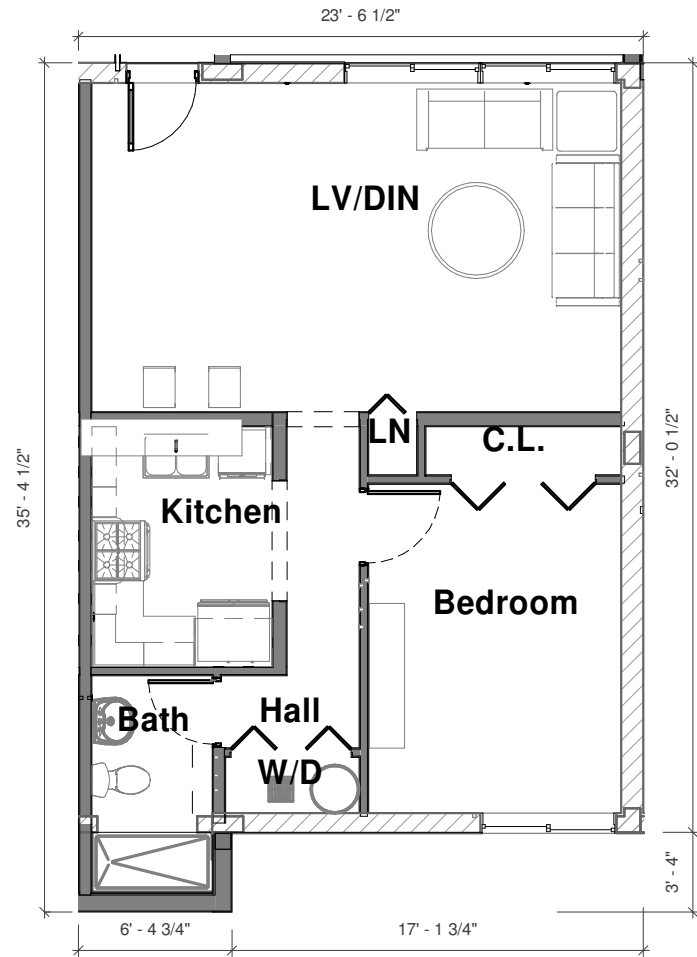
1060 Bay Harbor

address: 1060 95TH ST BAY HARBOR, FL 33154

Issued For: \_\_\_\_\_ Drawn By: Author  
 Issued By: \_\_\_\_\_ Checked: Checker  
 Date: 07/26/23 Project #: Project Number  
 Title: TYP. FLOOR PLANS Dwg: \_\_\_\_\_

DRB.6

**TYP. APARTMENT 4**



APT TYPE. 4	
Name	Area

LN	4 SF
W/D	13 SF
C.L.	16 SF
Bath	45 SF
Hall	48 SF
Kitchen	75 SF
Bedroom	144 SF
LV/DIN	302 SF

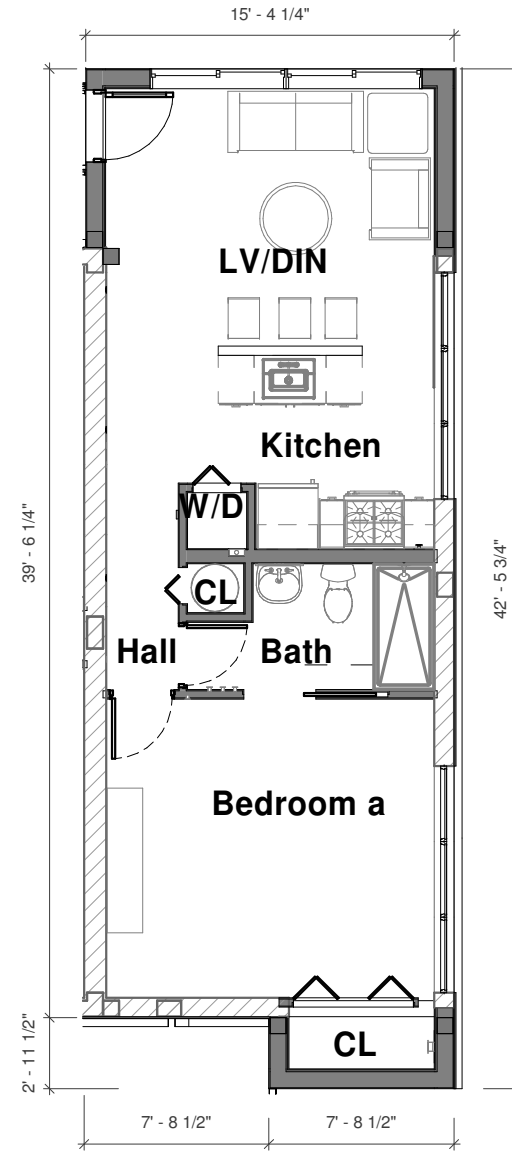
Grand total: 8 647 SF

Total # of bedrooms: 01

Total # of bathrooms: 01

TOTAL UNIT SF = 647 SF

**TYP. APARTMENT 5**



APT TYPE. 5	
Name	Area

CL	5 SF
W/D	6 SF
CL	15 SF
Hall	26 SF
Kitchen	39 SF
Bath	47 SF
Bedroom a	170 SF
LV/DIN	203 SF

Grand total: 8 511 SF

Total # of bedrooms: 01

Total # of bathrooms: 01

TOTAL UNIT SF = 511 SF

**WALL PHASES:**

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

Revision  
Number

Revision

Date



1060 Bay Harbor

address: 1060 95TH ST BAY  
HARBOR, FL 33154

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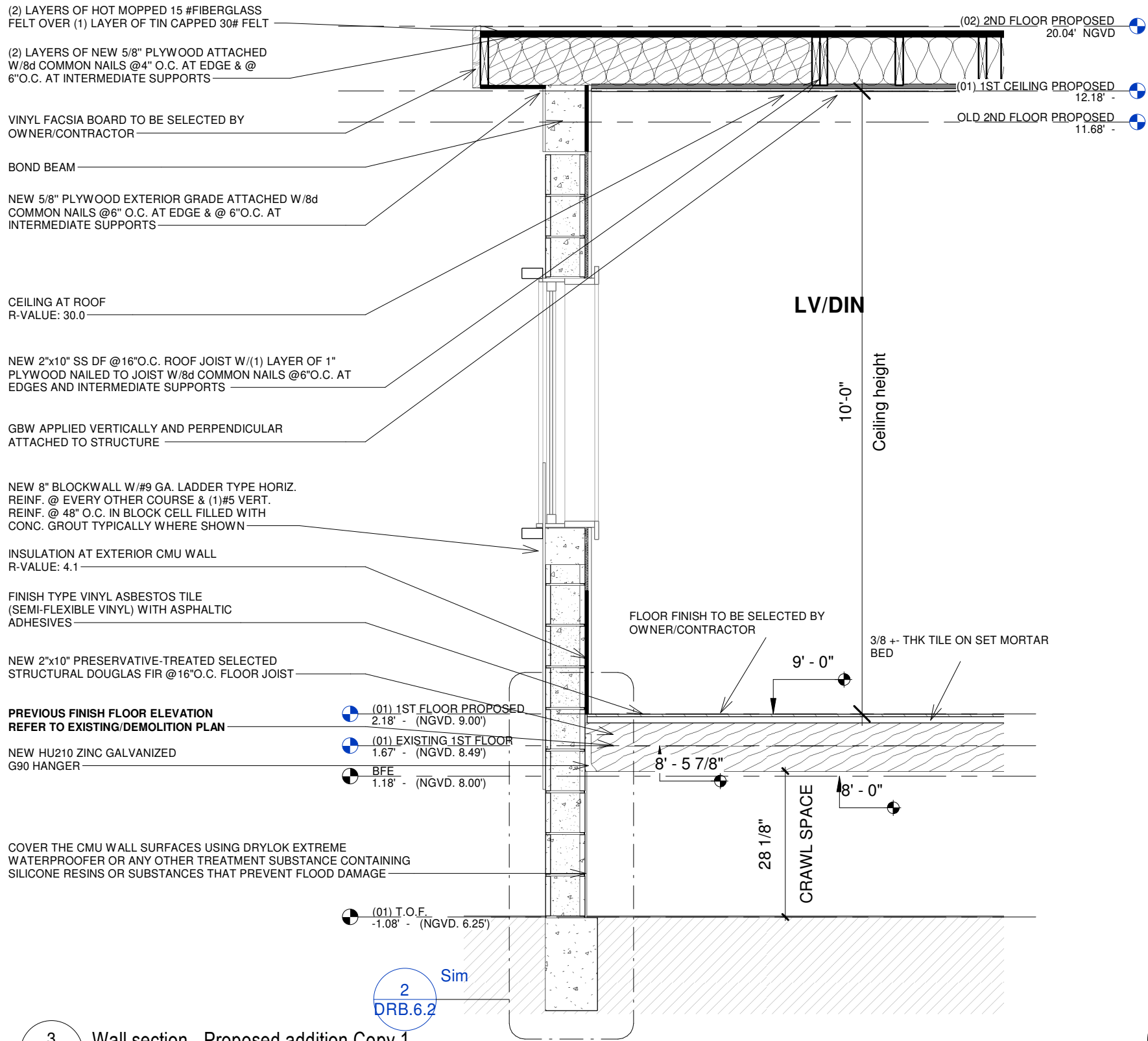
Issued By: \_\_\_\_\_ Checked: Checker \_\_\_\_\_

Date: 09/27/23 Project #: Project Number \_\_\_\_\_

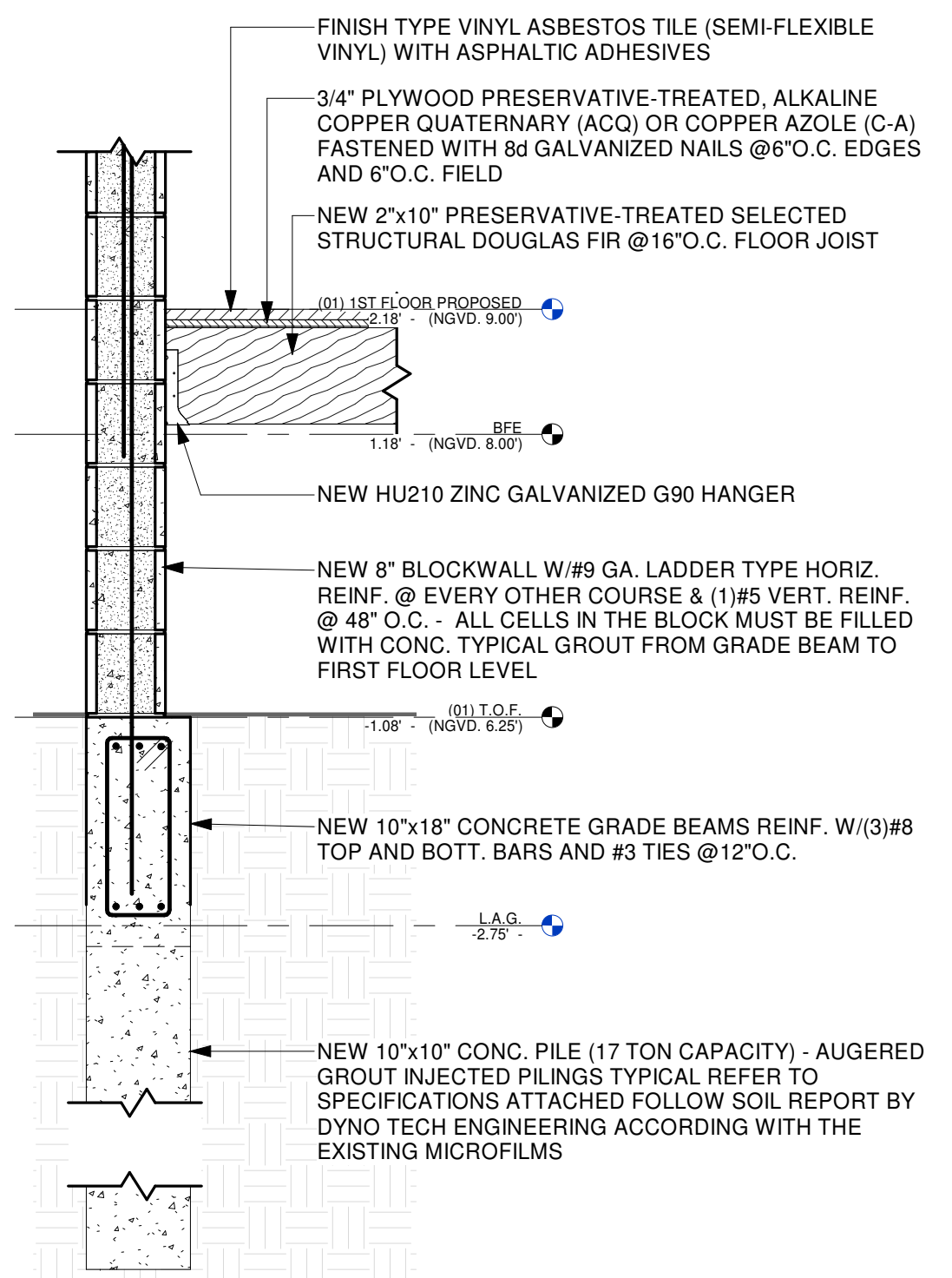
Title: \_\_\_\_\_ Dwg: \_\_\_\_\_

**TYP FLOOR PLANS-B**

**DRB.6.1**



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



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

Revision Number	Revision	Date



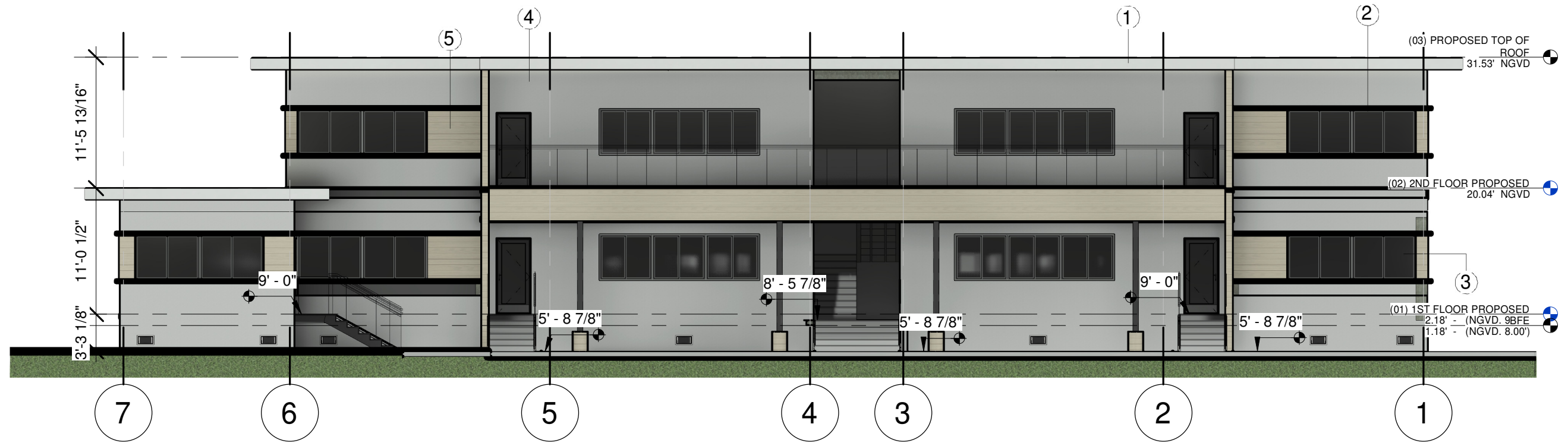
1060 Bay Harbor  
 address: 1060 95TH ST BAY  
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 Issued By: \_\_\_\_\_ Checked: Checker  
 Date: 10/02/23 Project #: Project Number  
 Title: \_\_\_\_\_ Dwg: \_\_\_\_\_

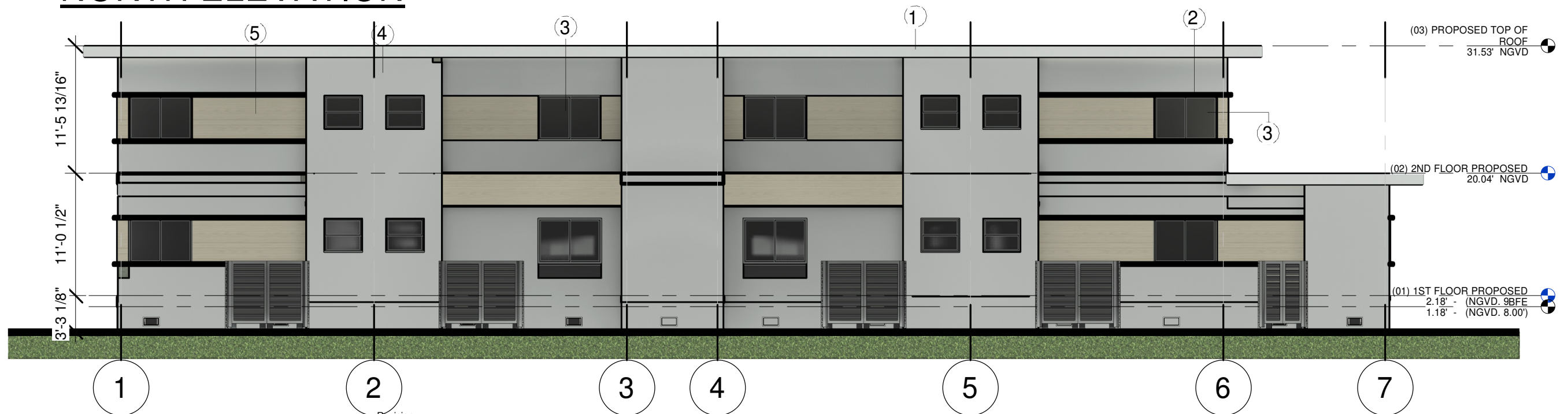
**WALL SECTION**

**DRB.6.2**

# EAST ELEVATION



# NORTH ELEVATION



Revision  
Number

Revision

Date



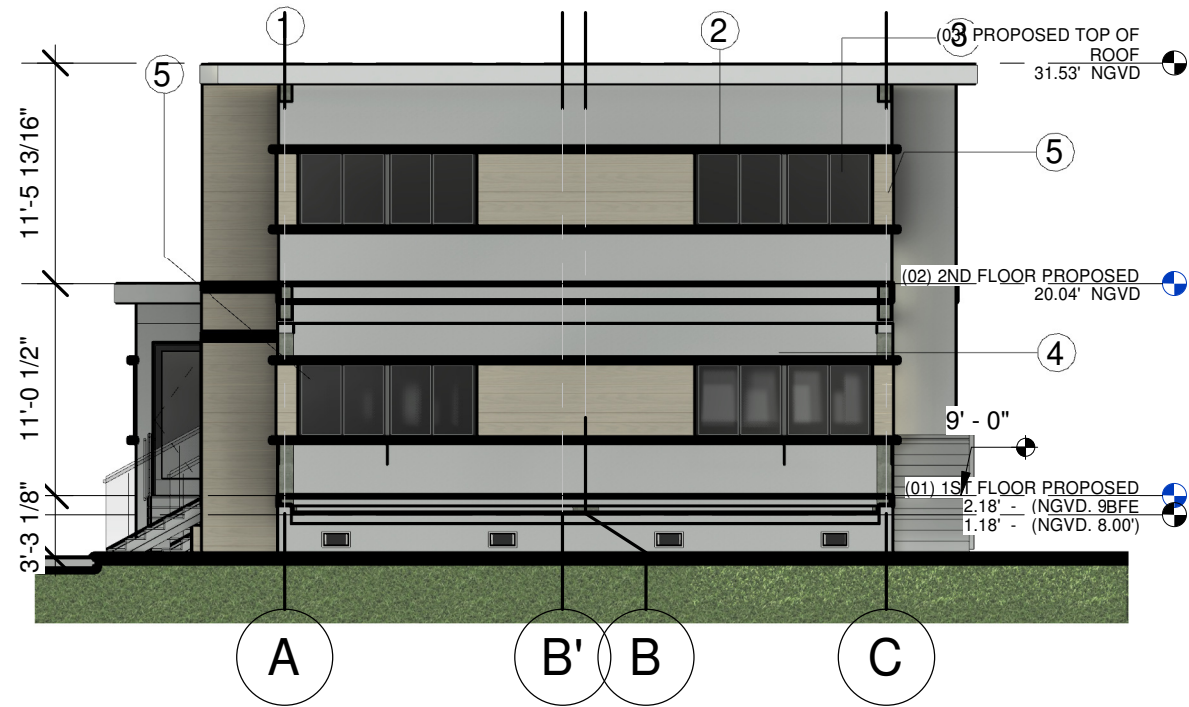
1060 Bay Harbor

address: 1060 95TH ST BAY  
HARBOR, FL 33154

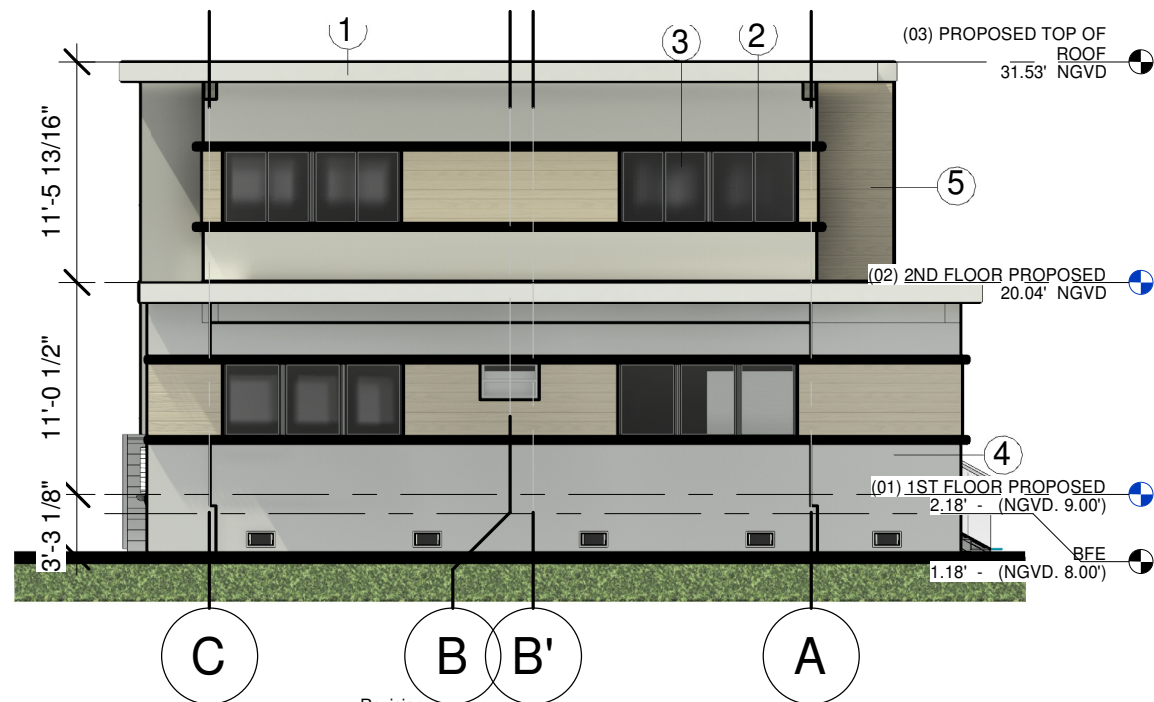
Issued For: \_\_\_\_\_ Drawn By: Author  
 Issued By: \_\_\_\_\_ Checked: Checker  
 Date: 07/26/23 Project #: Project Number  
 Title: ELEVATIONS Dwg: \_\_\_\_\_

DRB.7

# WEST ELEVATION



# SOUTH ELEVATION



Revision Number

Revision

Date



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Issued For: \_\_\_\_\_ Drawn By: Author

Issued By: \_\_\_\_\_ Checked: Checker

Date: 07/26/23 Project #: Project Number

Title: ELEVATIONS B Dwg:

DRB.8

# ELEVATIONS - RENDERS



NW-ELEVATION



NE-ELEVATION

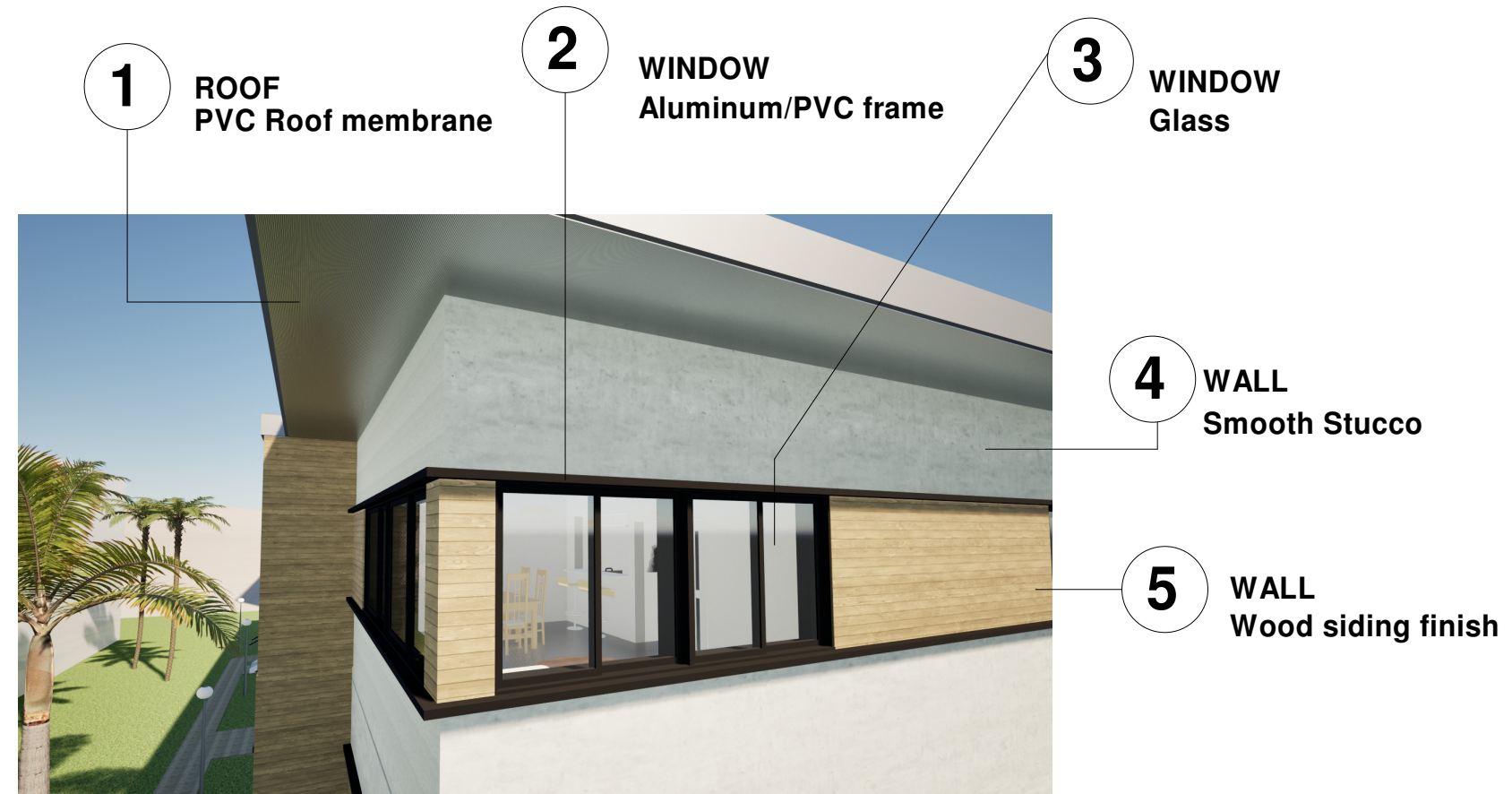


SE-ELEVATION



SW-ELEVATION

# MATERIALS



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

Revision Number

Revision

Date



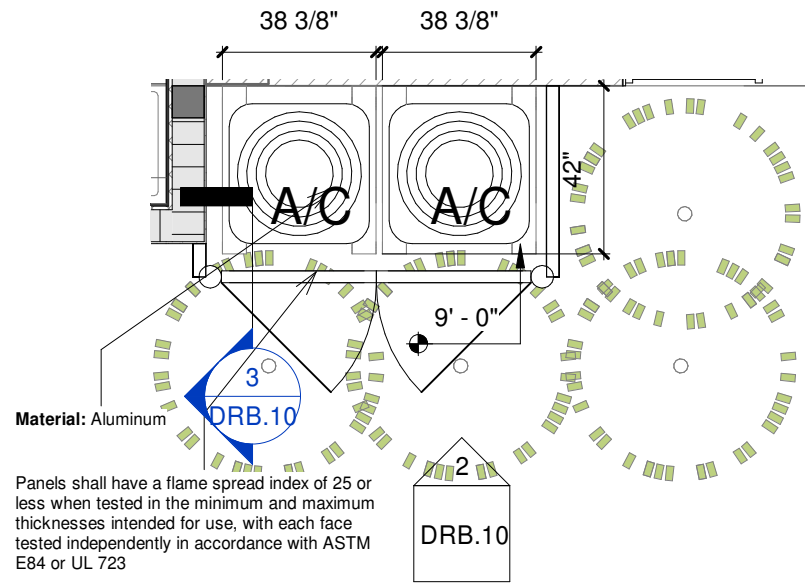
1060 Bay Harbor

address: 1060 95TH ST BAY HARBOR, FL 33154

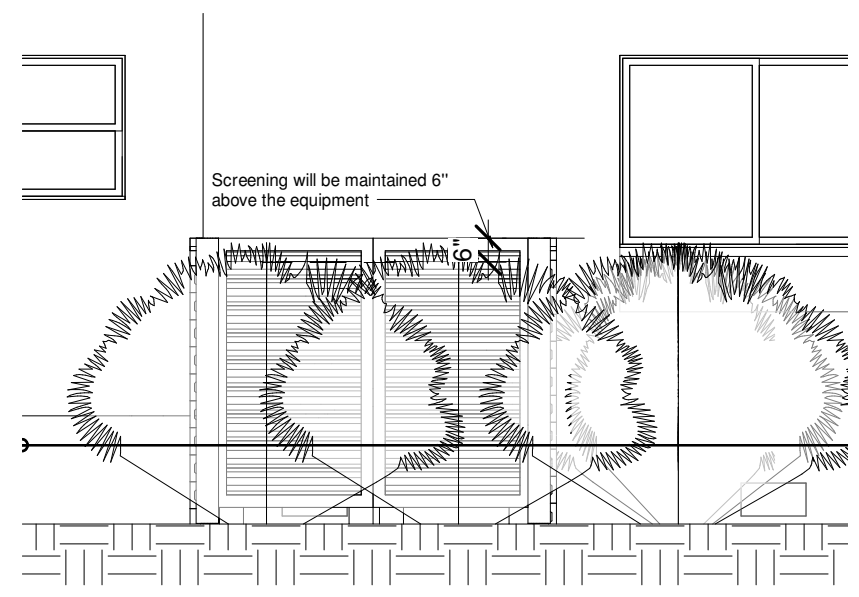
Issued For: \_\_\_\_\_ Drawn By: Author  
 Issued By: \_\_\_\_\_ Checked: Checker  
 Date: 07/26/23 Project #: Project Number  
 Title: \_\_\_\_\_ Dwg: \_\_\_\_\_

**RENDERING & MATERIALS**

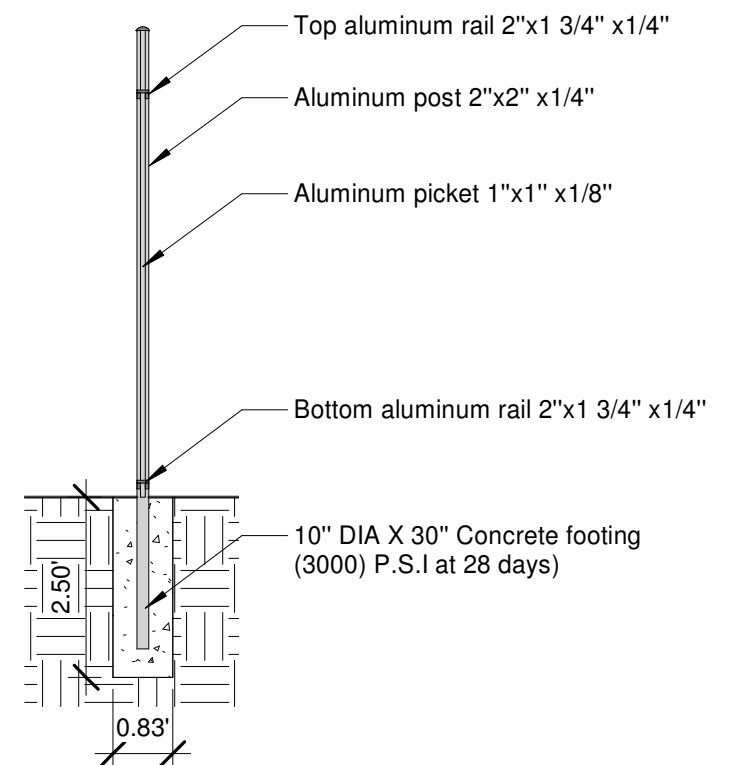
**DRB.9**



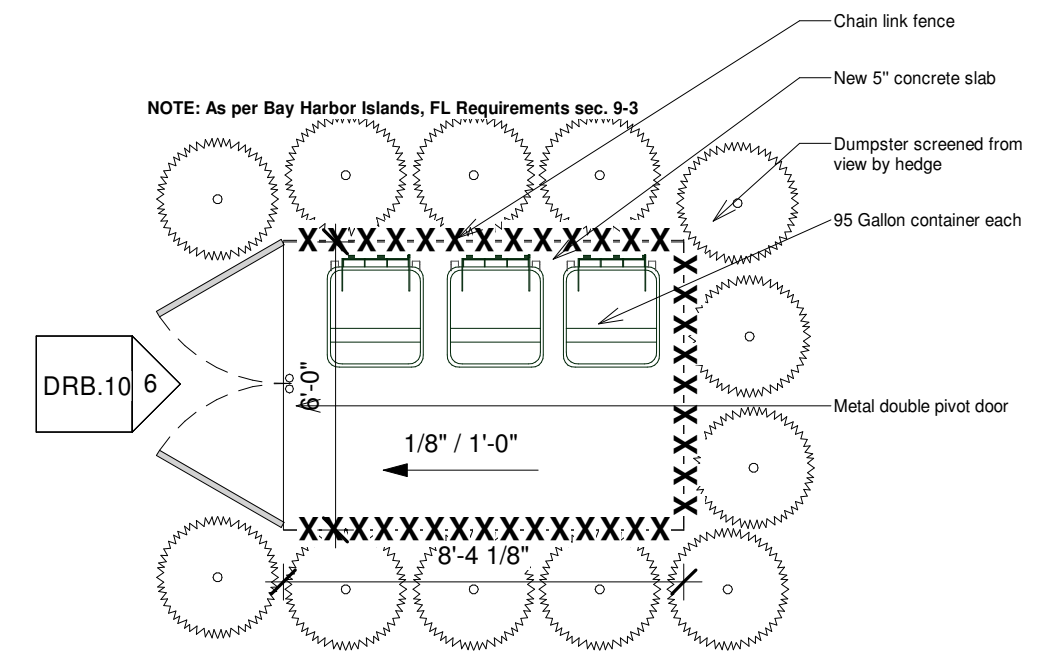
1 TYP. A/C SCREENING PLAN CALLOUT -DRB Copy 1  
 DRB.10 Scale: 1/4" = 1'-0"



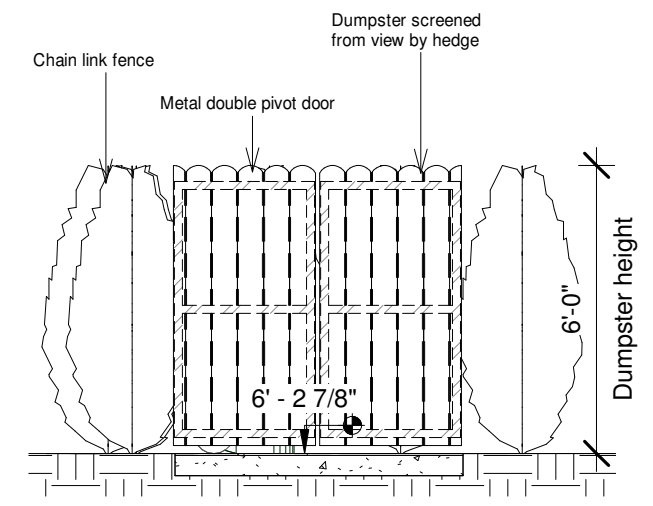
2 TYP. A/C SCREENING ELEVATION-DRB Copy 1  
 DRB.10 Scale: 1/4" = 1'-0"



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



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



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

Revision Number	Revision	Date

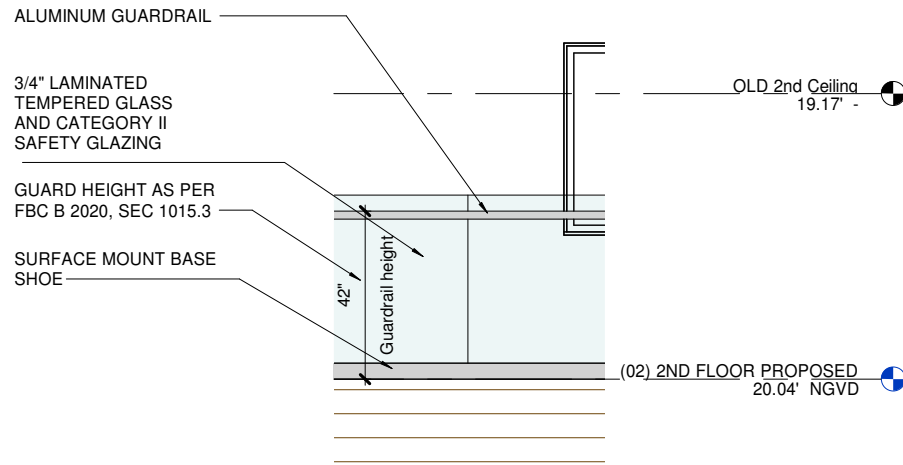


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 Issued By: \_\_\_\_\_ Checked: Checker  
 Date: 09/27/23 Project #: Project Number  
 Title: \_\_\_\_\_ Dwg: \_\_\_\_\_  
**CALLOUT DETAILS**

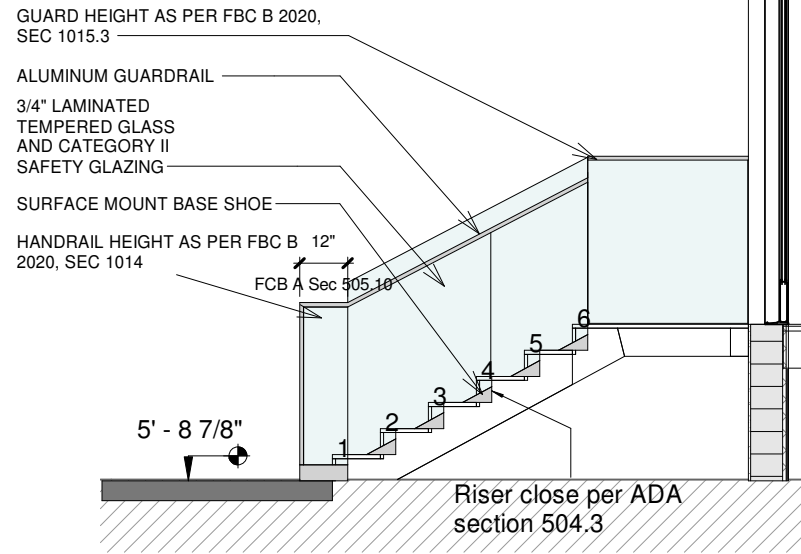
**DRB.10**

GLASS IN RAILINGS SHALL COMPLY WITH FBC B, SEC 2407

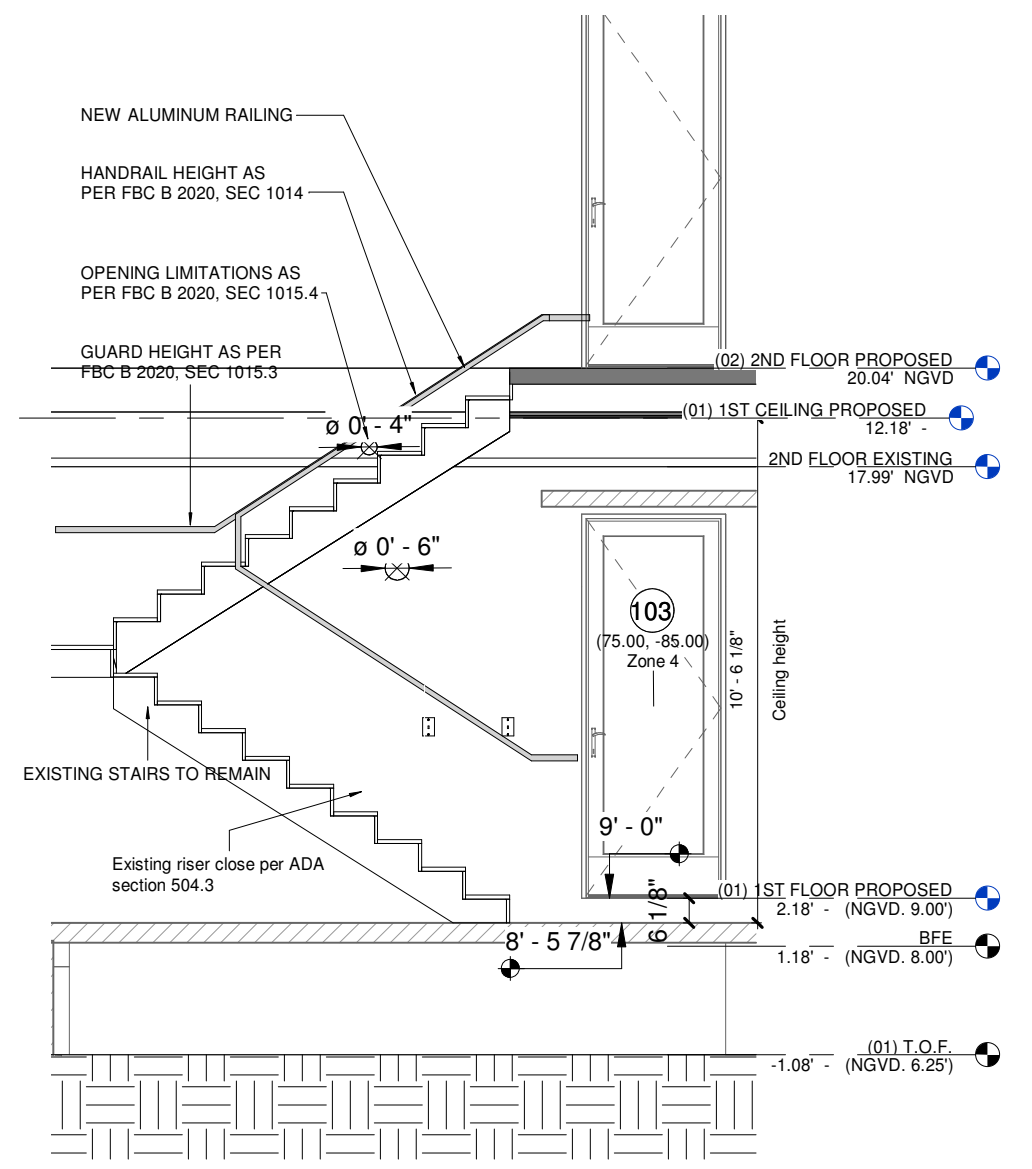


1 TYP GUARDRAIL - SECTION DRB  
DRB.11 Scale: 1/4" = 1'-0"

GLASS IN RAILINGS SHALL COMPLY WITH FBC B, SEC 2407

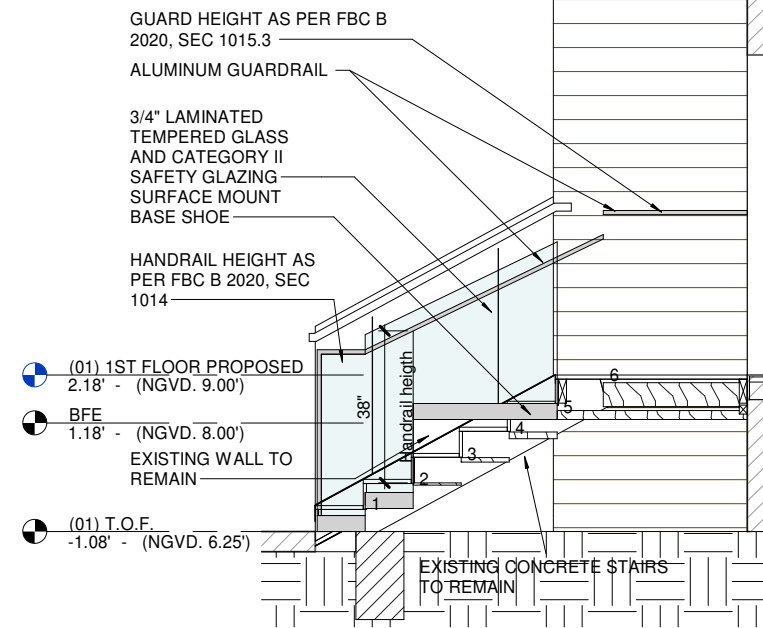


4 TYP RAILING ON PROPOSED STAIRS - SECTION - DRB 1  
DRB.11 Scale: 1/4" = 1'-0"



2 TYP RAILING ON EXISTING INTERIOR STAIRS - SECTION - DRB 1  
DRB.11 Scale: 1/4" = 1'-0"

GLASS IN RAILINGS SHALL COMPLY WITH FBC B, SEC 2407



3 TYP RAILING ON EXISTING STAIRS - SECTION - DRB 1  
DRB.11 Scale: 1/4" = 1'-0"

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Revision

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 Title: \_\_\_\_\_ Dwg: \_\_\_\_\_  
**RAILING DETAILS DRB**

**DRB.11**