

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

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

DESIGN REVIEW BOARD

**June 30, 2026
7:00 PM**

FINAL AGENDA

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

PLEDGE OF ALLEGIANCE:

ROLL CALL:

1. Request for approval for revisions for "Orit & Jack Osman" located at 9655 West Broadview Drive, Lot 7 of Block 34. On March 4, 2025, the board approved the initial site plan. On September 9, 2025, the board approved the reduction of the roof deck. The owners have submitted a new application for some exterior modifications. They are requesting approval to add some new windows, modify the stone materials and finishes to the facade and retain the current green wall in lieu of the previously approved stone cladding at the front elevation. Enclosed please find the site plan and elevations. (Item #1).

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

2. Request for approval for exterior modifications for "Peter A. Markowitz TRS the Markowitz Revocable Trust" located at 1310 100 Street, Lot 2 of Block 37. The owner is proposing exterior modifications to the existing one-story single-family home. The proposed project includes the enclosure of an existing covered terrace. New exterior sliding glass doors to the pool. New front swing entry door and the removal and installation of new windows in the master bedroom and new music studio. Enclosed please find the site plan and elevations. (Item #2)

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

3. Request for approval for exterior modifications for "Cole Investment Group, LLC" located at 1250 98 Street, Lot 4 of Block 29. The owner is proposing exterior modifications to the existing one-story single-family home. The proposed project includes the replacing of some existing windows and doors, installing a new entry door with impact-resistant, permanent closure of two windows and the creation of two new window openings. Enclosed please find the site plan and elevations. (Item #3)

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

ADJOURNMENT:

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

AGENDA ITEM REPORT

June 30, 2026

ITEM NUMBER: 1.

ITEM: Request for approval for revisions for "Orit & Jack Osman" located at 9655 West Broadview Drive, Lot 7 of Block 34. On March 4, 2025, the board approved the initial site plan. On September 9, 2025, the board approved the reduction of the roof deck. The owners have submitted a new application for some exterior modifications. They are requesting approval to add some new windows, modify the stone materials and finishes to the facade and retain the current green wall in lieu of the previously approved stone cladding at the front elevation. 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.	SPR26-000015 DRB Application
2.	BHI-DRB Staff Report- 9655 W Broadview
3.	LOI for DRB Meeting 6-30-26
4.	9655 Previouslly Approved Elevations
5.	9655 WBDR Drive DRB Set 6.30.2026



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

(SUBMITTAL)

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

PROCESS NUMBER SPR26-000015
612312026 - Paid \$2,500.00 am

APPLICANT INFORMATION (IF DIFFERENT THAN PROPERTY OWNER)

Name JACK OSMAN Contact Number 786-210-5302
Address 9655 W. Broadview Dr.
City Bay Harbor Islands State Florida Email Address jack@theosmans.com

OWNER / PROPERTY INFORMATION

Name JACK OSMAN Address 9655 W. Broadview Dr., Bay Harbor Islands
Folio# 13-2227-001-6300 Lot _____ Block _____

DESCRIPTION OF PROPOSED USE / REQUEST

PLEASE READ AND SIGN BELOW

I hereby attest that the information on this application form is, to the best of my knowledge, true and accurate. I understand that my plans must be reviewed and approved by staff prior to being placed on the agenda.

Date: 6/22/26 Signature of Applicant: _____

I hereby grant permission for members of the Town of Bay Harbor Islands Design Review Board, Town Council, and Town Staff to enter the above described property (or as described in the attached) for the purposes of gathering information related to this application/request/proposal.

Date: 6/22/26 Signature of Owner: _____

I hereby agree to reimburse the Town of Bay Harbor Islands for all professional planning and legal fees that are incurred on behalf of the Town while reviewing and/or considering this application. These fees include reviews by the Town's planner of record and zoning attorney. The Town may also require reviews from other outside professional services. The Town of Bay Harbor Islands will provide an itemized bill of professional costs incurred while reviewing and/or considering this application. Building permits and/or final occupancy permits will not be issued until the itemized bill is paid in full to the Town of Bay Harbor Islands.

Date: _____ Signature of Applicant: _____

NOTE: If any application is disapproved, the Design Review Board shall detail in its findings the criterion or criteria that are not met. The action taken by the Board shall be reduced to writing, signed by the Chairman, and a copy thereof made available to the applicant upon request. Any action taken by the Design Review Board may be appealed to the Town Council, whose decision on appeal shall be final.

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

AGENDA ITEM NO. 1

MEETING DATE: 06/30/2026

PREPARED BY: Lorrainia Belle
Town Planner

SUBJECT:

Project # SPR26-000015

A public hearing to consider an application by Jack Osman (property owner) requesting Design Review Board (DRB) approval for exterior design modifications to a single-family residence located at 9655 West Broadview Drive, Bay Harbor Islands, Florida, identified by parcel identification number 13-2227-001-6300.

This item is brought back to the DRB for re-review due to exterior changes requested by the applicant during the building permit review process. The proposed changes are considered a material alteration to the approved exterior design, which requires DRB review and approval.

1. BACKGROUND/HISTORY

Issue Statement: The applicant, Jack Osman, requests Design Review Board (DRB) approval for several minor exterior design modifications to the single-family residence located at 9655 West Broadview Drive. This item is brought back to the DRB due to changes proposed by the applicant during the building permit review process that deviate from the DRB-approved plans. The applicant's Letter of Intent, dated June 22, 2026, outlines the specific modifications requested. Staff identified these changes and, in accordance with Town Resolution No. 1077, which stipulates that changes to window/door locations, sizes, or shapes require re-approval by the DRB, the project must return to the full Board for review.

Recommended Action: Staff recommends that the Design Review Board review the proposed changes and, if found acceptable as submitted or with modifications, approve the revised exterior design subject to the staff recommended conditions listed herein, or any additional changes or conditions felt to be necessary by the DRB.

Previous DRB Review & Action: This is the third time this project has come before the Design Review Board for review and approval.

1. March 4, 2025: The Design Review Board reviewed and approved the initial Site Development Plan for the second-story addition and renovations.
2. August 2025 (Second Appearance): During the building permit review, staff noticed the size of the second-story addition and roof deck were significantly reduced (from 900 sq. ft. to 720 sq. ft. and 832 sq. ft. to 254 sq. ft., respectively). As a result, the

project returned to the DRB on August 22, 2025, for re-review and approval, which was granted.

3. June 2026 (Current - Third Appearance): The project is before the DRB for the third time due to new exterior modifications proposed during the building permit review. These changes are detailed below.

Summary of Proposed Post-Approval Changes:

The applicant has submitted a Letter of Intent, dated June 22, 2026, which requests approval for the following exterior design modifications:

- North Elevation: Addition of a new window above the existing sliding glass doors.
- East Elevation: Addition of a new window within the stairwell.
- Facade Finishes: Evaluation of alternative exterior stone materials and finishes for portions of the facade.
- Front Elevation: Consideration of retaining the current green wall in lieu of the previously approved stone cladding.

Property Description: The subject property consists of Lot 7, Block 34, "Bay Harbor Island" Subdivision, located at 9655 West Broadview Drive. The lot area is approximately 12,500 square feet (0.29 acres). The property is zoned RD (Single-Family District) with a Future Land Use Map designation of Low Density Residential.

Architectural Design: The originally approved project, which was revised in August 2025, includes:

- A 720 sq. ft. second-story addition to create a new Master Suite.
- A 254 sq. ft. roof deck.
- Interior renovations to the ground level.
- The existing home is a 3,893 sq. ft., single-story, 5-bedroom home originally built in 1959.

2. ANALYSIS

Project Overview:

This is a re-review of an application for exterior modifications to an existing single-family residence located at 9655 West Broadview Drive. The applicant, Jack Osman, returns to the DRB because staff identified material changes proposed during the permit review process that require Board approval.

Post-Approval/Permit Review Changes:

The applicant submitted a Letter of Intent requesting approval for changes that deviate from the DRB-approved design. While minor adjustments are typical during permit review,

the following changes constitute a material change to the exterior appearance requiring DRB re-approval:

1. North Elevation: Addition of a new window above the existing sliding glass doors.
2. East Elevation: Addition of a new window within the stairwell.
3. Facade Finishes: Evaluation of alternative exterior stone materials and finishes.
4. Front Elevation: Consideration of retaining the current green wall in lieu of stone cladding.

Zoning and Land Use:

The property is zoned RD – Single-Family Residential District. The proposed material change does not alter the use, massing, setbacks, height, lot coverage, or floor area ratio (FAR) of the approved structure. All zoning requirements continue to be met. No variance is requested or required.

Platting:

No re-platting is required for this project.

Neighborhood Compatibility:

The area is predominantly comprised of single-family residences. The proposed exterior modifications are minor in nature and are designed to maintain compatibility with the surrounding residential neighborhood. The architectural character of the home (1950s Ranch style) will be preserved.

Parking Considerations:

No changes to parking are proposed. The existing home does not have a garage, and the project does not alter the existing parking conditions.

Future Land Use Map Designation:

The property is designated Low Density Residential on the Town's Future Land Use Map. The proposed modifications are consistent with this designation.

Conclusion:

The applicant, Jack Osman, is requesting approval for exterior changes to a previously approved design during the permit review process. Staff identified these changes on the north and east elevations (new windows) and proposed material changes (stone finishes and green wall). Staff finds that the project may be approved subject to the conditions outlined below.

Applicable Code Sections:

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

- Section 23-3 (Use Regulations for RD Single-Family District)
- Section 23-9 (Minimum Size of Living Units)
- Section 23-10 (Minimum Size of Building Lot)
- Section 23-11(A) (Land Development Regulations for RD Single-Family Areas)
- Section 23-12 (Land Development Regulations - General Provisions)

- Section 23-16 (Minimum Landscape Standards)

All proposed developments must comply with the Town's current codes and applicable ordinances.

Design Review Board Review Criteria (Section 5-23.1):

In accordance with Section 5-23.1, the Design Review Board shall review and approve projects based on the following:

1. Conformance with good design principles and the aesthetic vision of the Town.
2. Avoidance of inferior design that may diminish the neighborhood's visual appeal.
3. Use of quality architectural features and materials with cohesive character.
4. Compatibility with surrounding properties and respect for existing view corridors.
5. Cohesive landscaping and hardscaping that enhance the property and streetscape.
6. Adequate buffering from public views, adjacent properties, and sidewalks.
7. Compliance with applicable Town Code standards.
8. Harmony with surrounding development in terms of:
 - a. Site layout and orientation
 - b. Relationship to open space and adjacent buildings
 - c. Massing, height, and architectural style
 - d. Material durability and coastal environment resilience
 - e. Landscape sustainability and irrigation
 - f. Appropriate lighting, signage, and architectural graphics.

3. RECOMMENDATION

Staff recommends that the Design Review Board review the application at its discretion and evaluate the proposed exterior modifications to the single-family residence located at 9655 West Broadview Drive.

Staff recommend approval with the following conditions:

1. Plan Set Compliance: Approval is based on the project description and plans as last revised. Any substantial revisions shall be reviewed by staff and may require re-approval by the DRB.
2. Separate Permits Required: Separate permits are required for demolition, fence, retaining wall, pool, and any mechanical equipment. Please coordinate with the Building Department for all applicable permit requirements.
3. Zoning Compliance: All construction must comply with the RD zoning district development standards and Town Code requirements, including height, setbacks, lot coverage, and FAR. Final zoning verification shall occur at the building permit stage.
4. Flood Control and Drainage Compliance: The finished grade of the lot may not be increased above the base flood elevation (BFE) prescribed by United States, state or county flood-control laws or regulations. All yards shall be sloped to drain to the street drainage gutter, seawall or on-site retention/discharge system, and shall not

drain into adjacent property. Finished grades at adjoining lots shall be equal unless the Town Council approves a retaining wall system. All swale areas within adjoining roadways, adjoining lots, and yard areas adjacent to seawalls shall be designed to provide retention for sediments prior to discharge to meet NPDES permit requirements.

5. Changes Require Further Review: Any changes to the proposed architectural design, site layout, or approved materials must be returned to the DRB for further review and approval.
6. Any previous conditions from the August 22, 2025, and March 4, 2025, meetings shall remain in full force and effect, unless explicitly amended or superseded by the conditions herein.

LETTER OF INTENT

Date: 6/22/26

To: Town of Bay Harbor Islands Design Review Board

Re: Design Review Board Application

Property Address: 9655 West Broadview Dr., Bay Harbor Islands, FL 33154

Dear Members of the Design Review Board,

This Letter of Intent is submitted in support of the Design Review Board application for the property located at: 9655 West Broadview Dr., Bay Harbor Islands, FL 33154.

The purpose of this application is to obtain approval for several minor exterior design modifications to the previously approved residence. The proposed changes are limited to the following:

1. Addition of a window above the existing sliding glass doors on the north elevation of the residence.
2. Addition of a window within the stairwell on the east elevation of the residence.
3. Evaluation of alternative exterior stone materials and finishes for portions of the façade.
4. Consideration of retaining the current green wall on the front elevation in the area where stone cladding was previously approved.

These modifications are intended to enhance the architectural character of the residence while maintaining consistency with the overall design concept previously approved by the Design Review Board.

We respectfully request the Design Review Board's review and approval of the proposed revisions as presented in the accompanying plans and renderings.

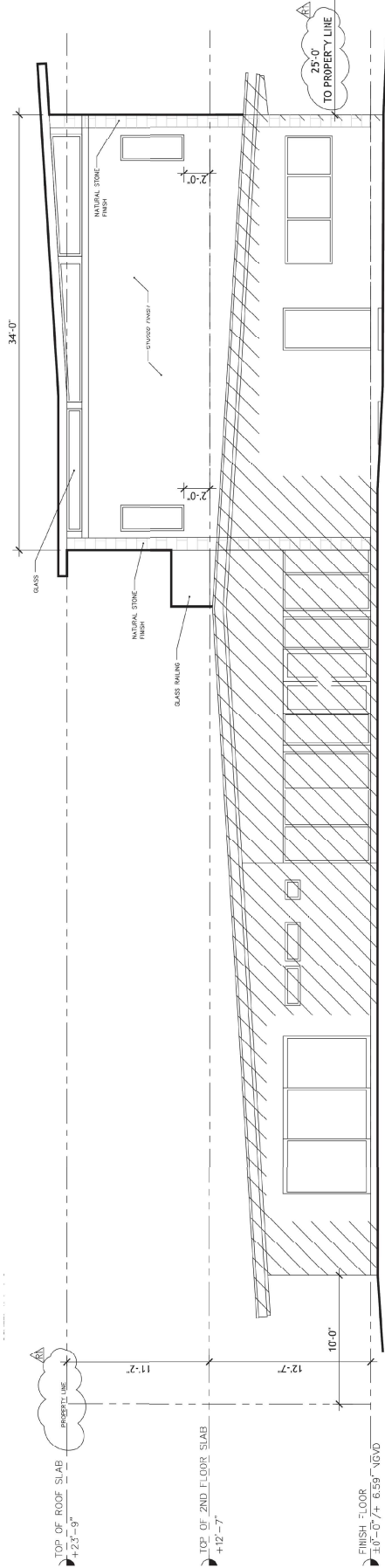
Thank you for your consideration. Should additional information be required, we will be pleased to provide it.

Sincerely,

Jack Osman

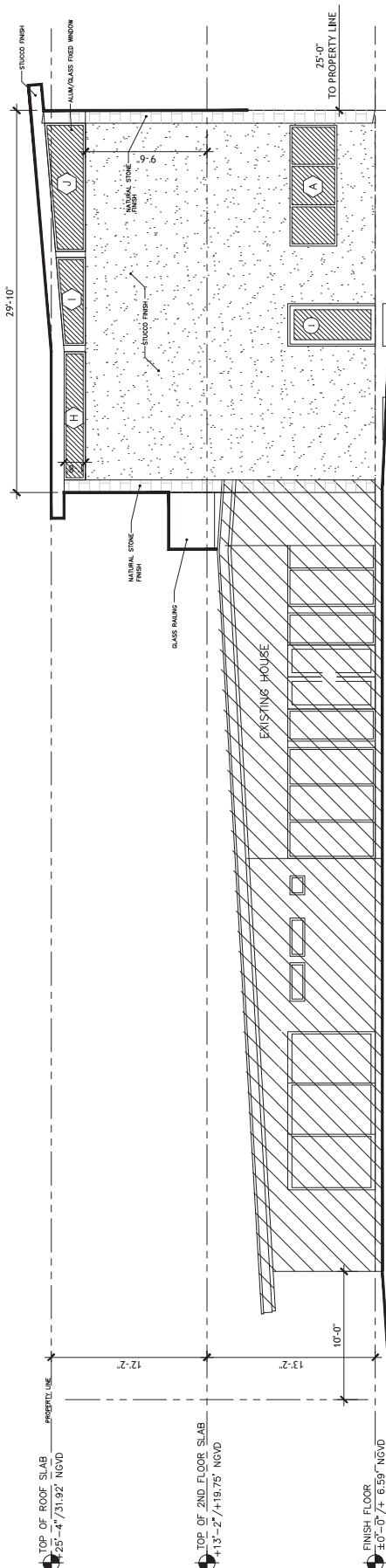
Property Owner

PREVIOUSLY APPROVED



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

ORIGINAL EAST ELEVATION



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

REVISED EAST ELEVATION

EAV / BTD LLC.
ARCHITECTURE
EDUARDO ALBERTO MADRUEZ, P.E. 014389

PROJECT TEAM

PROJECT DESCRIPTION

RESIDENTIAL SECOND FLOOR ADDITION

PROJECT ADDRESS

9655 W BROADVIEW DRIVE
BAY HARBOR ISLAND, FL

OWNER

JACK AND ORT OSMAN

SEAL / SIGNATURE / DATE

Eduardo A. Valquez, signed
Date: 2025.08.11
Eduardo A. Valquez, P.E. 014389

REVISIONS

DESIGN SUB. 1.10.24

DESIGN SUB. 8.11.25

KEY

ELEVATION

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

PROJECT NUMBER: *

DATE ISSUED: MAY 5TH 2024

DRAWN: JN

CHECKED: EAV

SHEET:

A3.0

 E&W BTD LLC 1000 N. 10th St. Suite 1000 Tampa, FL 33604 Phone: 813.241.1111 Fax: 813.241.1112 www.eandwbtd.com	EDUARDO A VAREZ VAZQUEZ, AIA ©1986 ARCHITECTURE
PROJECT TEAM	
PROJECT DESCRIPTION	
RESIDENTIAL SECOND FLOOR ADDITION	
PROJECT ADDRESS 9655 W BROADVIEW DRIVE BAY HARBOR ISLAND, FL	
OWNER JACK AND ORIT OSMAN	
SCALE / SIGNATURE / DATE	 Eduardo A. Varez Vazquez Professional Engineer No. 13449 State of Florida Vazquez 3744-19-04007
REVISIONS	
A DESIGN SUB 11.02.24	
A DESIGN SUB. 5.11.25	
KSY	
ELEVATION	
SCALE AS SHOWN	
PROJECT NUMBER	
DATE MAY 2024	
DRAWN BY	
CHECKED BY	
SHEET	



EAU 010 EAU / BTD LLC. 10000 E. 15th Ave., Suite 103 Denver, CO 80231 303.755.0099 www.eau-btd.com and bau.com	EDUARDO ALBERTO VAZQUEZ - A1011099 ARCHITECTURE
PROJECT TEAM	
PROJECT ADDRESS	
RESIDENTIAL SECOND FLOOR ADDITION	
PROJECT ADDRESS 9655 W BROADVIEW DRIVE BAY HARBOR ISLAND, FL	
OWNER JACK AND ORIT OSMAN	
REAL / SIGNATURE / DATE Eduardo A Vazquez of EAU / BTD LLC. is hereby signed for Vazquez on 10/25/2024 Date: 2025.08.11 Vazquez 22747619 10/25/2024 EAU BTD	
Eduardo A. Vazquez, R.A. AR 143599	
REVISIONS A DESIGN SUB: 1.10.24 A DESIGN SUB: 8.11.25	
KEY	
ELEVATION	
SCALE	
PROJECT NUMBER +	
DATE ISSUED - MAY 5TH 2024	
DRAWN - JV	
CHECKED - EAV	
SHEET	
A3.1	



REVISED SIDE STREET ELEVATION

SIDE STREET ELEVATION
SCALE: 1/4"=1'-0"











26-27-34-35 52 42
BAY HARBOR ISLAND PB 46-5
LOT 7 BLK 34
LOT SIZE 86,360 X 126
OR 270.38-2088 02 2003 4
THE PUBLIC RECORDS OF MIAMI-DADE COUNTY,
FLORIDA
COLLO NUMBER: 13-2227-001-6300

PROJECT TEAM:

PROJECT DESCRIPTION:

RESIDENTIAL SECOND
FLOOR ADDITION

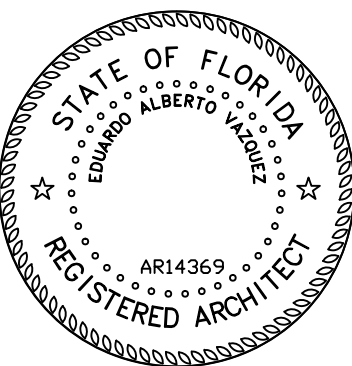
PROJECT ADDRESS:

9655 W BROADVIEW DRIVE
BAY HARBOR ISLAND, FL

OWNER:

JACK AND ORIT OSMAN

SEAL / SIGNATURE / DATE:



Eduardo A. Vazquez, R.A.
AR 14369

REVISIONS

REVISION 2 16-26

KEY:

ELEVATION

SCALE: AS SHOWN

PROJECT NUMBER: *

DATE ISSUED: JUNE 16TH 2025

DRAWN: JV

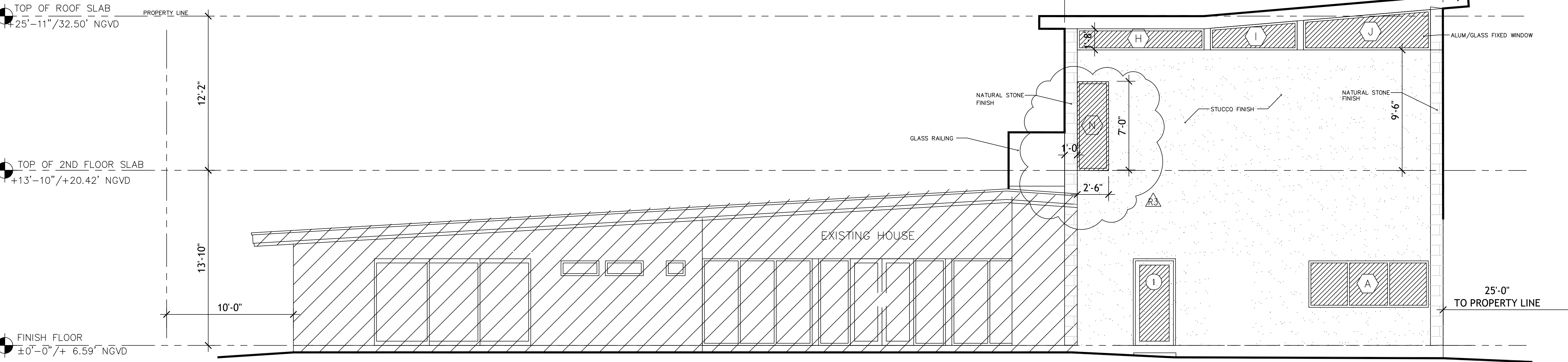
CHECKED: EAV

SHEET:

A3.0

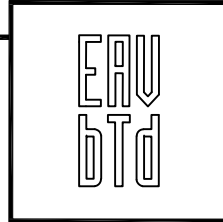
WEST ELEVATION

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



EAST ELEVATION

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



EAV / BTD LLC.
8425 Biscayne Blvd., Suite 103
Miami, FL 33138
T: 305.759.4568
F: 305.759.4567
www.bgtmarchitects.com

EDUARDO ALBERTO VAZQUEZ - AR 0014369
ARCHITECTURE

PROJECT TEAM

PROJECT DESCRIPTION

RESIDENTIAL SECOND
FLOOR ADDITION

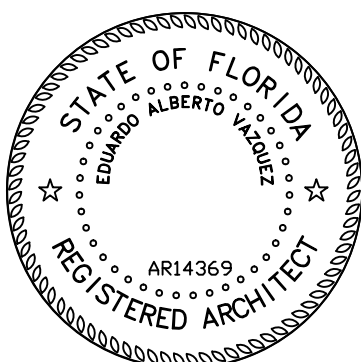
PROJECT ADDRESS

9655 W BROADVIEW DRIVE
BAY HARBOR ISLAND, FL

OWNER

JACK AND ORIT OSMAN

SEAL / SIGNATURE / DATE



Eduardo A. Vazquez, R.A.
AR 14369

REVISIONS

A3 REVISION 2 16-26

KEY:

ELEVATION

SCALE: AS SHOWN

PROJECT NUMBER: *

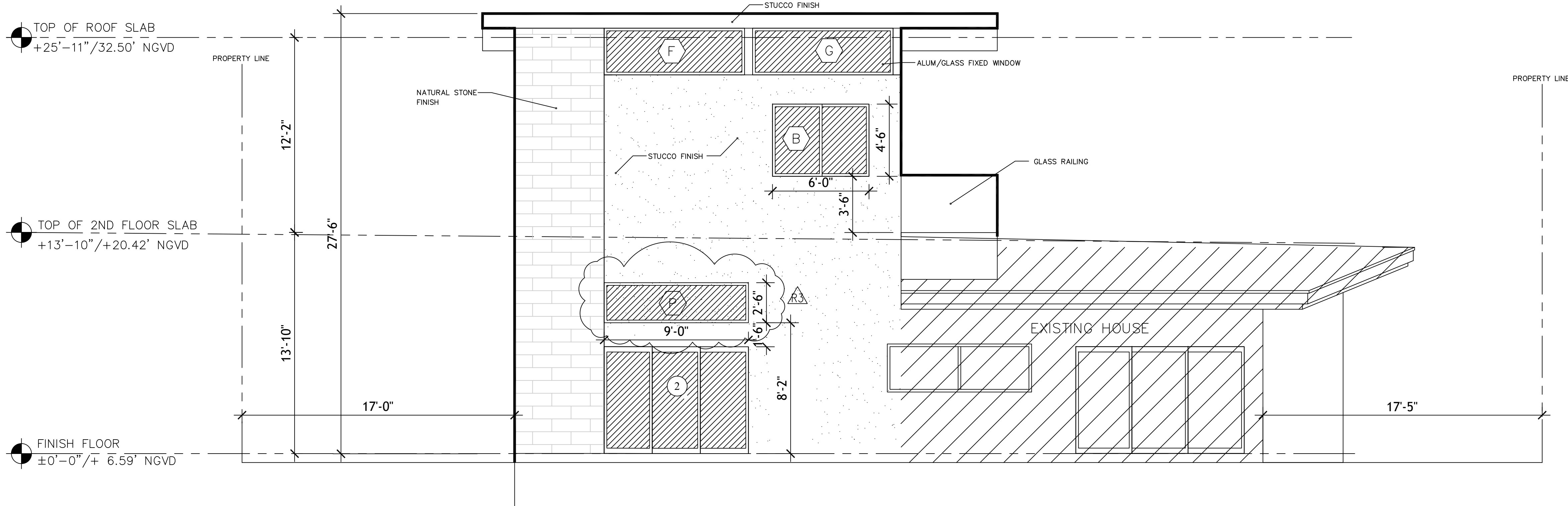
DATE ISSUED: JUNE 16TH 2025

DRAWN: JV

CHECKED: EAV

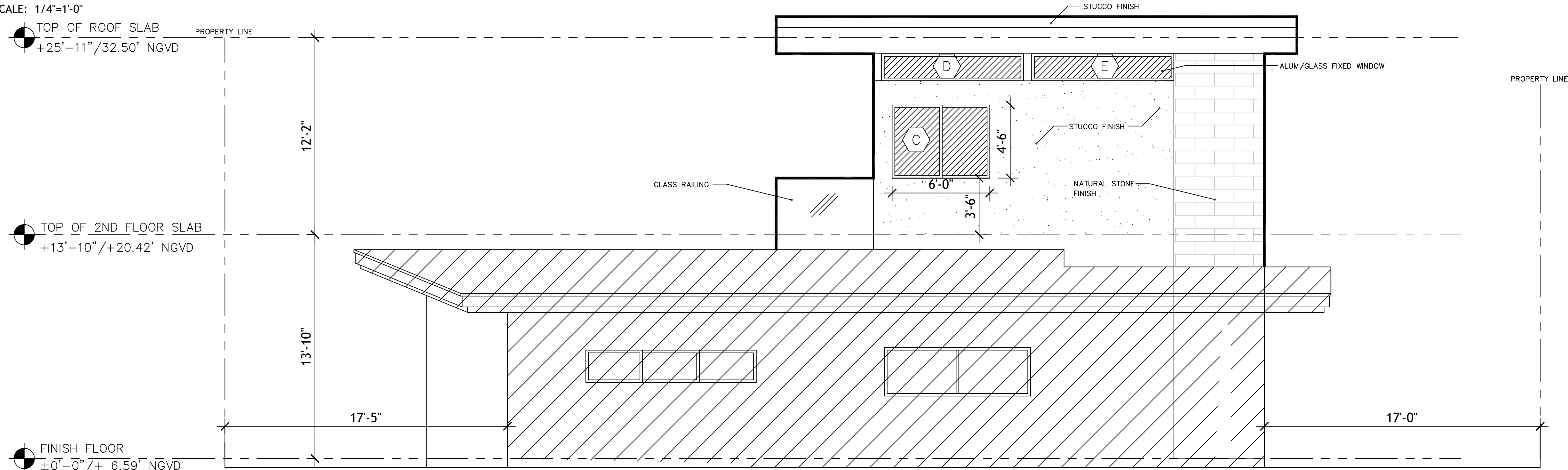
SHEET:

A3.1



NORTH ELEVATION

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



SOUTH ELEVATION

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

AGENDA ITEM REPORT

June 30, 2026

ITEM NUMBER: 2.

ITEM: Request for approval for exterior modifications for “Peter A. Markowitz TRS the Markowitz Revocable Trust” located at 1310 100 Street, Lot 2 of Block 37. The owner is proposing exterior modifications to the existing one-story single-family home. The proposed project includes the enclosure of an existing covered terrace. New exterior sliding glass doors to the pool. New front swing entry door and the removal and installation of new windows in the master bedroom and new music studio. Enclosed please find the site plan and elevations. (Item #2)

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.	SPR26-000005 DRB Application
2.	BHI-DRB Staff Report- 1310 100 Street
3.	Letter of Intent
4.	1310 100 Street DRB Set 6.30.2026



TOWN OF BAY HARBOR ISLANDS
DESIGN REVIEW BOARD

(NEW SUBMITTAL)

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

PROCESS NUMBER SPR26-000005
DRB APPLICATION FEE - ~~\$150.00~~

APPLICANT INFORMATION (IF DIFFERENT THAN PROPERTY OWNER)

Name Brandon Zarco Contact Number 305 607 8814
Address 1310 100TH ST
City Bay Harbor Islands State FL Email Address bzarco@zarcodevelopment.com

OWNER / PROPERTY INFORMATION

Name Peter A Markovitz TRS/The Markovitz Revocable TRS Address 1310 100 ST, Bay Harbor Islands, FL 33154
Folio# 13-2227-001-6640 Lot 2 Block 37

DESCRIPTION OF PROPOSED USE / REQUEST

REPLACE DOUBLE FRONT DOOR WITH SINGLE DOOR IN TALLER OPENING. MODIFY SOME
EXTERIOR WINDOW SIZES AND REPLACE THOSE WINDOWS. SMALL ADDITION AT REAR WITHIN
EXISTING COVERED TERRACE. LIMITED INTERIOR REMODEL.

PLEASE READ AND SIGN BELOW

I hereby attest that the information on this application form is, to the best of my knowledge, true and accurate. I understand that my plans must be reviewed and approved by staff prior to being placed on the agenda.

Date: 2/19/2026 Signature of Applicant: Brandon Zarco

I hereby grant permission for members of the Town of Bay Harbor Islands Design Review Board, Town Council, and Town Staff to enter the above described property (or as described in the attached) for the purposes of gathering information related to this application/request/proposal.

Date: 2/26/26 Signature of Owner: Peter A Markovitz

I hereby agree to reimburse the Town of Bay Harbor Islands for all professional planning and legal fees that are incurred on behalf of the Town while reviewing and/or considering this application. These fees include reviews by the Town's planner of record and zoning attorney. The Town may also require reviews from other outside professional services. The Town of Bay Harbor Islands will provide an itemized bill of professional costs incurred while reviewing and/or considering this application. Building permits and/or final occupancy permits will not be issued until the itemized bill is paid in full to the Town of Bay Harbor Islands.

Date: 2/19/2026 Signature of Applicant: Brandon Zarco

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

AGENDA ITEM NO. 2

MEETING DATE: 06/30/2026

PREPARED BY: Lorrainia Belle
Town Planner

SUBJECT:

Project # SPR26-000005

A public hearing to consider an application by Jerome Gavcovich (project architect) on behalf of the property owner, requesting Design Review Board (DRB) approval for exterior design modifications to a single-family residence located at 1310 100th Street, Bay Harbor Islands, Florida, identified by parcel identification number 13-2227-001-6640.

1. BACKGROUND/HISTORY

Issue Statement: The applicant's representative, Jerome Gavcovich, requests Design Review Board (DRB) approval for exterior design modifications to an existing single-family residence located at 1310 100th Street. The proposed project includes a small addition and interior renovations. Per Town Resolution No. 1077, which stipulates that changes to window/door locations, sizes, or shapes require approval by the DRB, the project must come before the full Board for review.

Recommended Action: Staff recommend that the Design Review Board review the proposed changes and, if found acceptable as submitted or with modifications, approve the exterior design subject to the staff recommended conditions listed herein, or any additional changes or conditions felt to be necessary by the DRB.

Summary of Proposed Changes:

The applicant's representative has submitted a Letter of Intent, dated June 22, 2026, which requests approval for the following exterior design modifications:

- Enclosure of approximately 59 square feet under the existing covered terrace in the rear of the home, to be built within the existing roof line on an existing slab.
- Installation of a new exterior sliding glass door to the pool area from the expanded gym.
- Installation of a new front swing entry door with an increased height.
- Removal and replacement of three existing windows in the master bedroom.
- Addition of a new window in the rear of the home to expand the master bedroom.
- Removal of existing windows and installation of new windows to align with the new music studio.

Property Description: The subject property consists of Lot 2, Block 37, "Bay Harbor Island" Subdivision, located at 1310 100th Street. The lot area is approximately 11,250 square feet (0.23 acres). The property is zoned RD (Single-Family District) with a Future Land Use Map designation of Low Density Residential. The existing home is a one-story, single-family residence originally built in 1951.

Architectural Design: The existing home is a 3,116 sq. ft., one-story, 3-bedroom, 4.5-bathroom residence. The proposed project includes:

- Enclosure of approximately 59 square feet under the existing covered terrace in the rear of the home, to be built within the existing roof line on an existing slab.
- Installation of a new exterior sliding glass door to the pool area from the expanded gym.
- Installation of a new front swing entry door with an increased header height.
- Removal and replacement of three existing windows in the master bedroom.
- Addition of a new window in the rear of the home to expand the master bedroom.
- Removal of existing windows and installation of new windows to align with the new music studio.

2. ANALYSIS

Project Overview:

This is a review of an application for exterior modifications to an existing single-family residence located at 1310 100th Street. The applicant's representative, Jerome Gavcovich, seeks DRB approval for the proposed changes.

Proposed Changes:

The applicant's representative submitted a Letter of Intent requesting approval for the following changes:

1. Enclosure of approximately 59 square feet under the existing covered terrace in the rear of the home, within the existing roof line on an existing slab.
2. Installation of a new exterior sliding glass door to the pool area.
3. Installation of a new front swing entry door with increased header height.
4. Removal and replacement of three existing windows in the master bedroom.
5. Addition of a new window in the rear of the home to expand the master bedroom.
6. Removal of existing windows and installation of new windows to align with the new music studio.

Interior Renovations:

The project also includes the following interior work (for informational purposes):

- Expansion of the existing gym area.
- Modification of the master dressing area to include new built-in closet.
- Raising interior door headers between the living room and adjacent rooms to create a uniform header height throughout.

- Removal of existing soffit in the master bedroom.
- Reworking of lighting layout in the living room and master bedroom.
- Conversion of existing bedrooms into a new music studio to include a control room and recording room.

Zoning and Land Use:

The property is zoned RD – Single-Family Residential District. The proposed material change does not alter the use, massing, setbacks, height, lot coverage, or floor area ratio (FAR) of the approved structure. All zoning requirements continue to be met. No variance is requested or required.

Platting:

No re-platting is required for this project.

Neighborhood Compatibility:

The area is predominantly comprised of single-family residences. The proposed exterior modifications are minor in nature and are designed to maintain compatibility with the surrounding residential neighborhood. The architectural character of the home (1950s Ranch style) will be preserved.

Parking Considerations:

No changes to parking are proposed. The existing home does not have a garage, and the project does not alter the existing parking conditions. Parking is provided in the front yard via a circular driveway.

Future Land Use Map Designation:

The property is designated Low Density Residential on the Town's Future Land Use Map. The proposed modifications are consistent with this designation.

Conclusion:

The applicant's representative, Jerome Gavcovich, is requesting approval for exterior changes to an existing residence. The proposed addition is minor (59 sq. ft.) and is enclosed within the existing roof line on an existing slab. The window modifications are necessary to accommodate the interior renovation and expansion of the master bedroom and music studio. Staff finds that the project may be approved subject to the conditions outlined below.

Applicable Code Sections:

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

- Section 23-3 (Use Regulations for RD Single-Family District)
- Section 23-9 (Minimum Size of Living Units)
- Section 23-10 (Minimum Size of Building Lot)
- Section 23-11(A) (Land Development Regulations for RD Single-Family Areas)
- Section 23-12 (Land Development Regulations - General Provisions)
- Section 23-16 (Minimum Landscape Standards)

All proposed developments must comply with the Town's current codes and applicable ordinances.

Design Review Board Review Criteria (Section 5-23.1):

In accordance with Section 5-23.1, the Design Review Board shall review and approve projects based on the following:

1. Conformance with good design principles and the aesthetic vision of the Town.
2. Avoidance of inferior design that may diminish the neighborhood's visual appeal.
3. Use of quality architectural features and materials with cohesive character.
4. Compatibility with surrounding properties and respect for existing view corridors.
5. Cohesive landscaping and hardscaping that enhance the property and streetscape.
6. Adequate buffering from public views, adjacent properties, and sidewalks.
7. Compliance with applicable Town Code standards.
8. Harmony with surrounding development in terms of:
 - a. Site layout and orientation
 - b. Relationship to open space and adjacent buildings
 - c. Massing, height, and architectural style
 - d. Material durability and coastal environment resilience
 - e. Landscape sustainability and irrigation
 - f. Appropriate lighting, signage, and architectural graphics.

3. RECOMMENDATION

Staff recommends that the Design Review Board review the application at its discretion and evaluate the proposed exterior modifications to the single-family residence located at 1310 100th Street.

Staff recommend approval with the following conditions:

1. This approval is valid for a period of one year from the date of the DRB meeting. If substantial construction does not commence within that time, the approval shall expire and the applicant must reapply.
2. Separate Permits Required: Separate permits are required for demolition, fence, retaining wall, pool, driveways, generators and any mechanical equipment. Please coordinate with the Building Department for all applicable permit requirements.
3. Zoning Compliance: All construction must comply with the RD zoning district development standards and Town Code requirements, including height, setbacks, lot coverage, and FAR.
4. Any redevelopment of existing properties that increases the gross floor area by more than 200 square feet must upgrade the landscaping to meet contemporary standards.
5. Flood Control and Drainage Compliance: The finished grade of the lot may not be increased above the base flood elevation (BFE) prescribed by United States, state or county flood-control laws or regulations. All yards shall be sloped to drain to the

street drainage gutter, seawall or on-site retention/discharge system, and shall not drain into adjacent property. Finished grades at adjoining lots shall be equal unless the Town Council approves a retaining wall system. All swale areas within adjoining roadways, adjoining lots, and yard areas adjacent to seawalls shall be designed to provide retention for sediments prior to discharge to meet NPDES permit requirements.

6. Changes Require Further Review: Any changes to the proposed architectural design, site layout, or approved materials must be returned to the DRB for further review and approval.
7. This approval is valid for a period of one year from the date of the DRB meeting. If substantial construction does not commence within that time, the approval shall expire and the applicant must reapply.

To Whom it May Concern,

The subject property is 1310 100th st, Bay Harbor Islands, FL and is a one story single-family home folio #13-2227-001-6640. The home is currently 3116 ft.² under air-conditioning and the proposed project includes a small addition of 65 ft.² bringing the new total to 3181 ft.² under air-conditioning. This addition will be built *within* the existing roof line of the home, not extending the house outwards, as we are simply seeking to enclose an area under the existing covered terrace.

Additionally, as written in the "scope of work" section within the permit of plans, the house will be undergoing an interior renovation and the scope of work is as follows:

- expand the existing gym area. Install a new exterior sliding glass door to the pool area from that room.
- provide and install a new front swing entry door. Increase the front door, header height as required..
- modify the master dressing area to include new built-in closet
- raise interior door headers between the living room room and adjacent rooms to create a uniform header height throughout
- removing the existing soffit in the master bedroom
- rework, lighting layout in the living room and master bedroom
- remove and replace three existing windows in the master bedroom
- convert existing bedrooms area into a new music studio to include a control room and recording room. Remove existing windows and provide new to align with music studio windows. See proposed plans and elevations for more details.

For any further questions related to this project, please reach out to Jerry Gavcovich, the project architect whose email is jeri@architecture-tag.com, or Brandon Zarco, the owners representative whose email is bzarco@zarcodevelopment.com.

Thank you,

BRANDON ZARCO, MBA

Principal

Zarco Development & Construction
305 607 8814

PROJECT TEAM

ARCHITECT
TAG ARCHITECTURE LLC
PO Box 402332
Miami Beach, FL
T: 305 318 0670
F: 305 866 8792

TO THE BEST OF THE ARCHITECTS' KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THE FBC, 109.3.6.4.4 AND CHAPTER 633, FLORIDA STATUTES.

THE 2023 FLORIDA BUILDING CODE, 8TH EDITION RESIDENTIAL, & THE 2023 FLORIDA BUILDING CODE, 8TH EDITION "EXISTING" ARE THE BASED CODES FOR DESIGN

SCOPE OF WORK:
REFER TO SHEET A-1.00 FOR SCOPE OF WORK

MUNICIPALITY: TOWN OF BAY HARBOR ISLANDS
ZONING SUBDIVISION: RD SINGLE FAMILY DISTRICT
OCCUPANCY CLASSIFICATION: R-3 (AS PER SEC 310.5 OF THE FBC 2020)
CLASSIFICATION OF WORK: SEE SHEET A-1.00

DRAWING INDEX

ARCHITECTURAL
A-0.01 COVER SHEET
A-0.02 ADJACENT PROPERTIES/SITE PHOTOS
A-1.00 SITE PLAN & PROJECT DATA
A-2.00 PROPOSED FLOOR PLAN
A-2.01 ROOF PLAN
A-2.10 REFLECTED CEILING PLAN
A-3.00 ELEVATIONS
A-3.10 COLORED ELEVATIONS
A-3.20 ELEVATIONS DIAGRAMS
A-4.00 AERIAL VIEWS
D-1.00 DEMOLITION PLAN
D-2.00 DEMOLITION REFLECTED CEILING PLAN
D-3.00 DEMOLITION ELEVATIONS



COVER SHEET

MARKOVITZ RESIDENCE
1310 100 STREET, BAY HARBOR ISLANDS, FLORIDA 33154

SHEET TITLE:

PROJECT:

PROJECT NO. : 25-503

DRAWN BY: MD
CHECKED BY: JG
DATE: 02-09-26

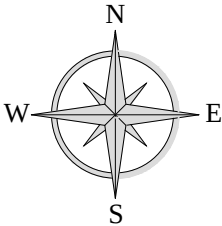
04-20-26 DRB COMMENTS

REV. DATE DESCRIPTION
SHEET

A-0.01

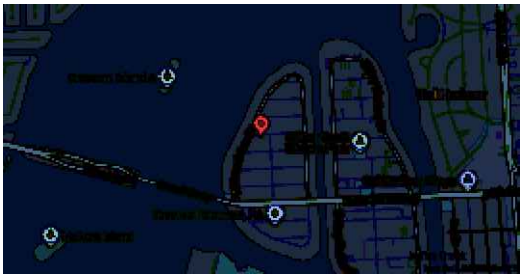
SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 30'



LOCATION MAP

SCALE: NTS



SITE PICTURE



ABBREVIATION (IF ANY APPLIED)

ARC = ARC CURVE	P/W = PARKWAY
A/C = AIR CONDITIONING UNIT	P.O.B. = POINT OF BEGINNING
ASPH. = ASPHALT	P.O.C. = POINT OF COMMENCEMENT
B.M. = BENCH MARK	P.C. = POINT OF CURVATURE
Blk/Corn. = BLOCK CORNER	P.I. = POINT OF INTERSECTION
CALC.(C) = CALCULATED	P = PROPERTY LINE
CB = CATCH BASIN	P.P. = POWER POLE
C.B.S. = CONCRETE BLOCK STRUCTURE	P.R.M. = PERMANENT REFERENCE MONUMENT
CL = CLEAR	P.T. = POINT OF TANGENCY
CONC. = CONCRETE	RAD. = RADIAL
D.M.E. = DRAINAGE MAINT. EASEMENT	REC. (R) = RECORDED
Ø = DIAMETER	RES. = RESIDENCE
EASMT. = EASEMENT	R/W = RIGHT OF WAY
ELEV. = ELEVATION	SEC. = SECTION
ENC. = ENCROACHMENT	S.D/H = SET DRILL HOLE
F.D/H = FOUND DRILL HOLE	S.N/D = SET NAIL AND DISC
F.H. = FIRE HYDRANT	S.I.P. = SET IRON PIPE
F.N/D = FOUND NAIL AND DISC	S.R.B. = SET REBAR
F.I.P. = FOUND IRON PIPE	STY = STORY
F.S. = FOUND SPIKE	SWK. = SIDEWALK
L.P. = LIGHT POLE	T.O.P. = TOP OF BANK
MEAS.(M) = MEASURED	U.E. = UTIL. EASEMENT
MH = MANHOLE	W.P. = WOODEN POLE
M = MONUMENT	§ = SECTION LINE
NTS = NOT TO SCALE	Δ = DELTA
R = RADIUS	C = CALCULATED

SURVEYOR'S LEGEND (IF ANY APPLIED)

	BOUNDARY LINE		CATCH BASIN
	STRUCTURE (BLDG.)		MANHOLE
	CONCRETE BLOCK WALL		OVER-HEAD ELECT.
	METAL FENCE		POWER POLE
	WOODEN FENCE		LIGHT POLE
	CHAIN LINK FENCE		HANDICAP SPACE
	WOOD DECK/DOCK		FIRE HYDRANT
	ASPHALTED AREAS		EASEMENT LINE
	CONCRETE		WATER VALVE
	BRICKS OR PAVERS		TV-CABLE BOX
	ROOFED AREAS		WM WATER METER
	WATER (EDGE OF WATER)		CONC. LIGHT POLE
	AIR CONDITIONER		WATER HEATER
	POOL PUMP		
	PROPOSED ELEVATIONS		
	EXIST. ELEVATIONS		

JOB SPECIFIC SURVEYOR NOTES:

- ① THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN TWO SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY: THE PROPERTY LIES WITHIN A FLOOD ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. **12086C-0144L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 8.00 FEET** (NGVD)
- ② LAND AREA OF SUBJECT PROPERTY AS PER PUBLIC RECORD: **10,625 SF (+/-)**
LAND AREA OF SUBJECT PROPERTY CALCULATED: **11,250 SF (+/-)**
- ③ ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. A-17**, WITH AN ELEVATION OF **7.66 FEET**.
- ④ BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF S.03°04'46"E., BEING THE RECORDED BEARING FOR THE CENTERLINE OF BROADVIEW TERRACE, AS SHOWN ON PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.

SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.

UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.

THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/20 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER CHAPTER 53-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.

CERTIFY TO:
PETER A MARKOVITZ TRS
THE MARKOVITZ REVOCABLE TRUST
LESLEY MARKOVITZ TRS

LEGAL DESCRIPTION:

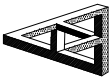
LOT 2, BLOCK 37, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46 AT PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SITE ADDRESS: 1310 100 STREET, BAY HARBOR ISLANDS, FL. 33154-0000

JOB NUMBER: 26-418

DATE OF SURVEY: APRIL 10, 2026

FOLIO NUMBER: 13-2227-001-6640



LB 6683

American Services of Miami, Corp.
Consulting Engineers . Planners . Surveyors

266 GIRALDA AVENUE
CORAL GABLES, FL 33134
PHONE: (305)598-5101 FAX: (305)598-8627
ASOMIAMI.COM



DATE : APRIL 13, 2026



PHOTO #1A - SUBJECT PROPERTY



PHOTO #1B - SUBJECT PROPERTY



PHOTO #1C - SUBJECT PROPERTY



PHOTO #2



PHOTO #3



PHOTO #4



PHOTO #6



PHOTO #7

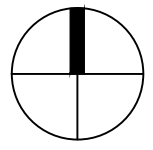


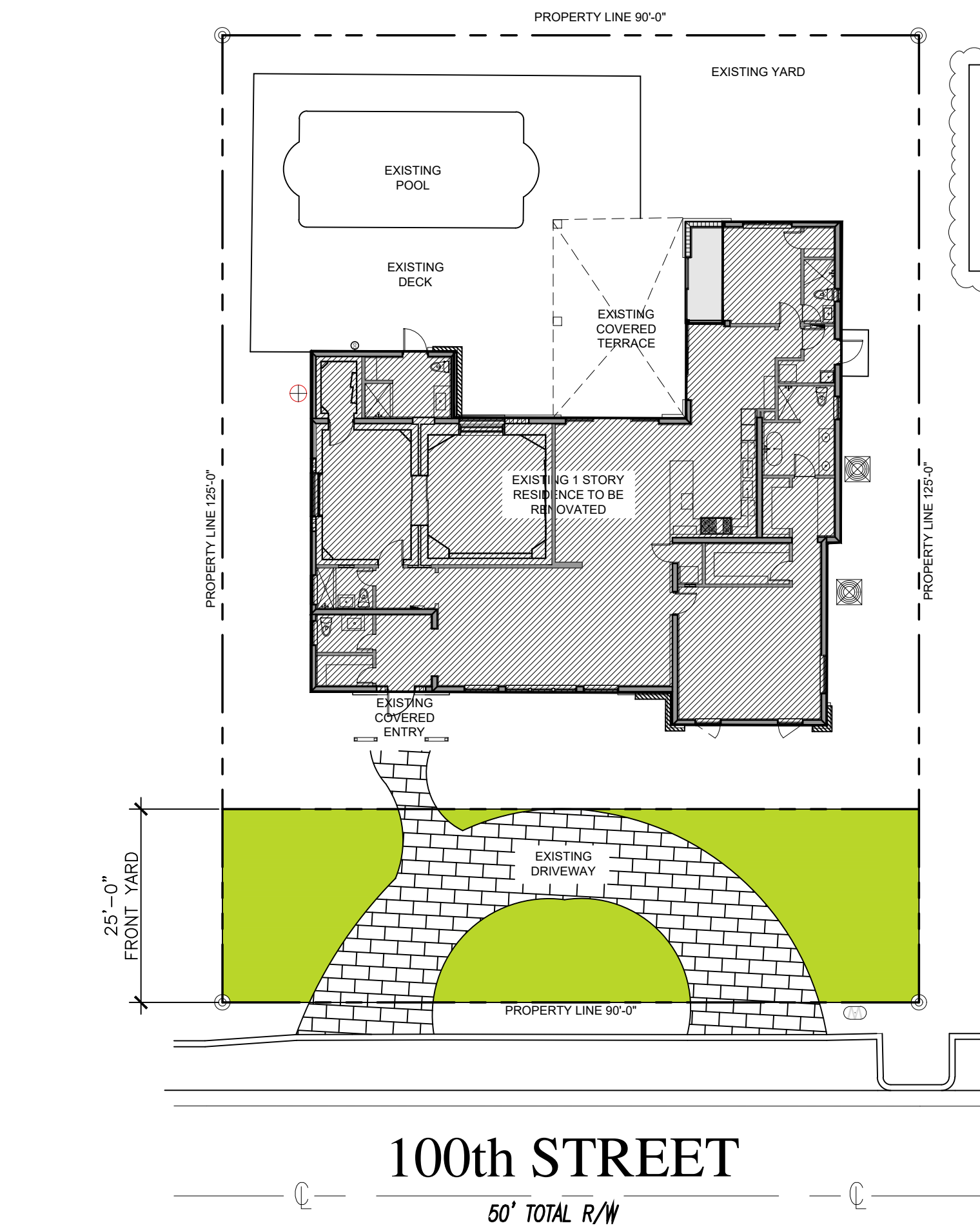
PHOTO REFERENCE PLAN
SITE LOCATION
N.T.S



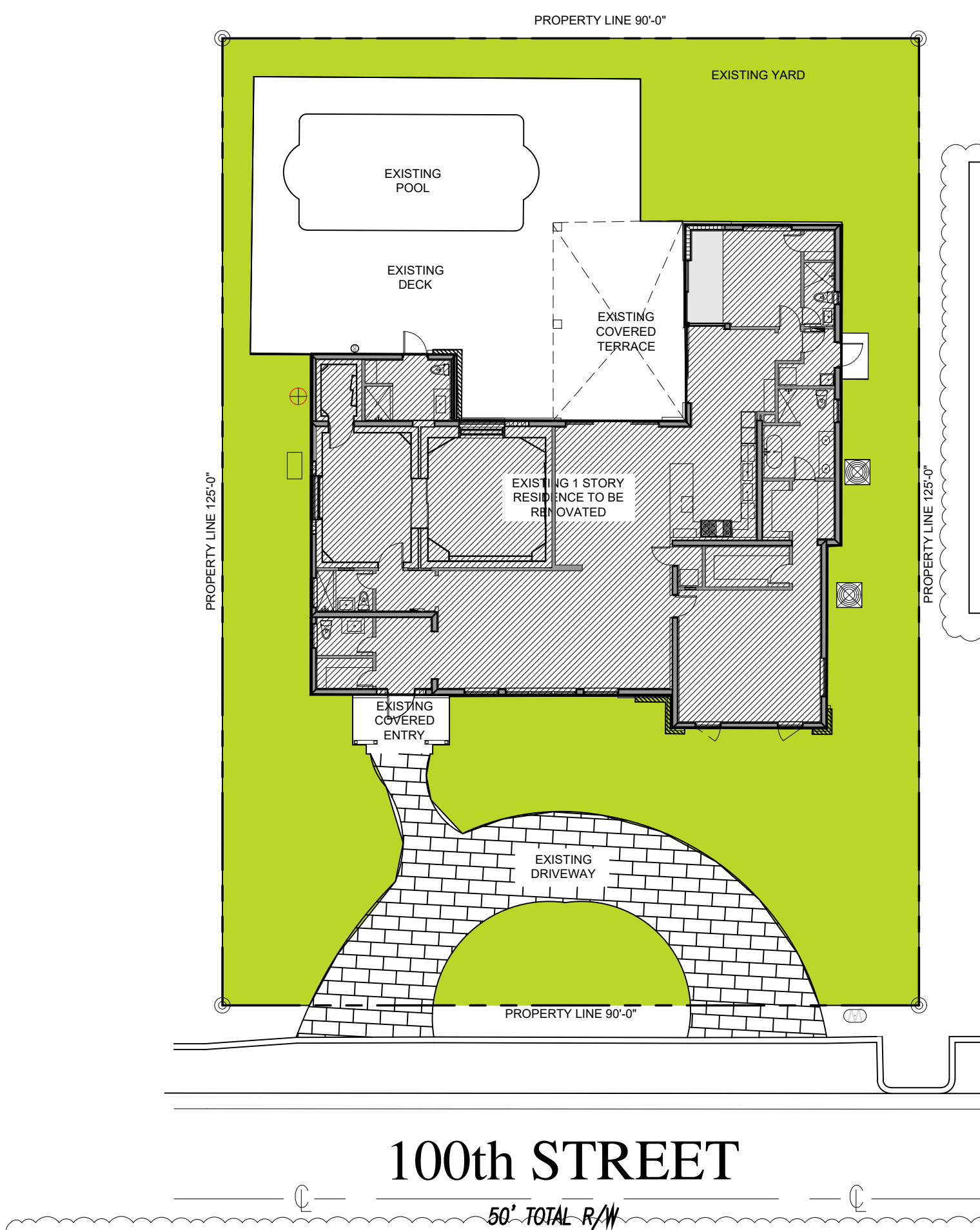
PHOTO #5



PHOTO #8



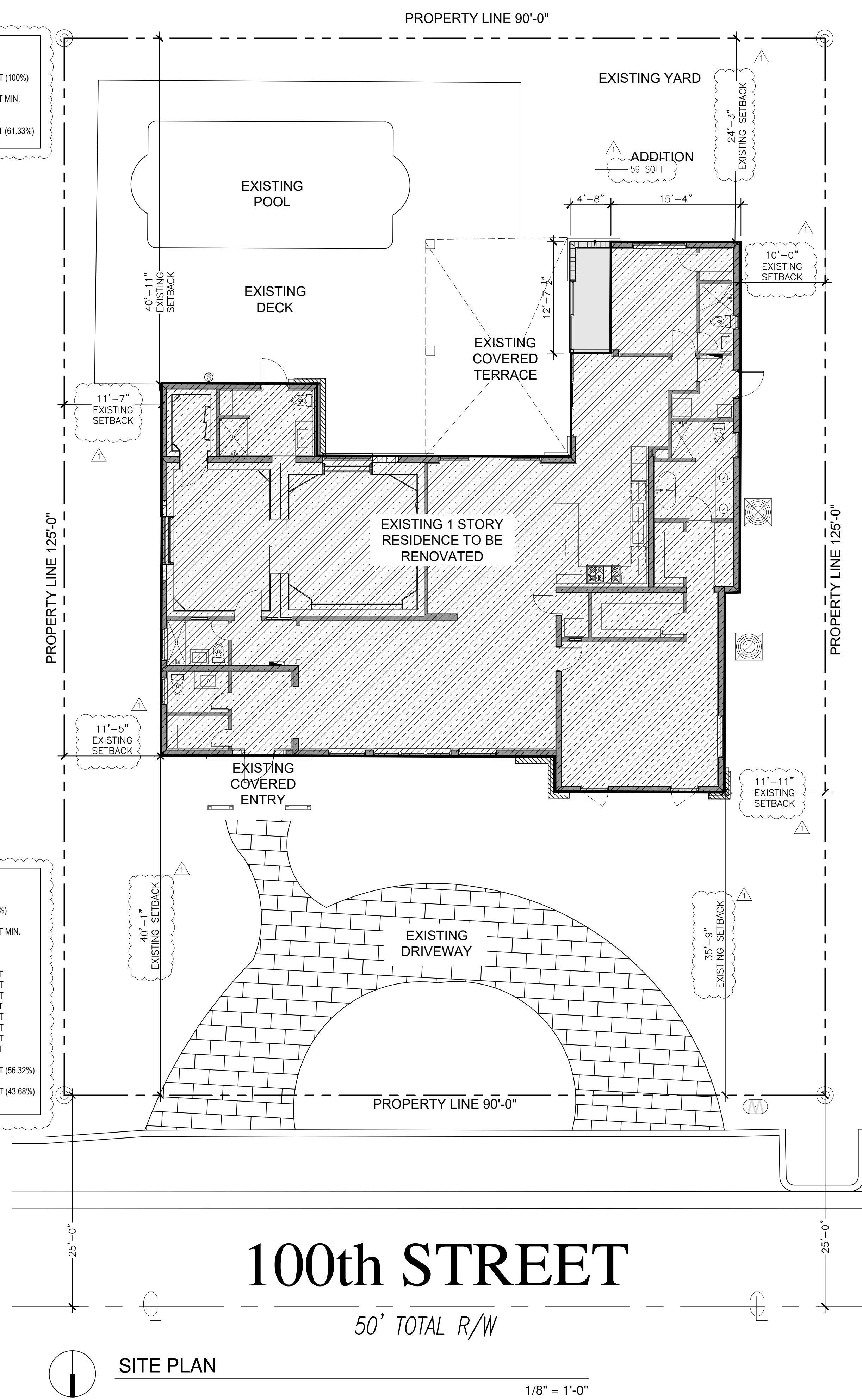
FRONT YARD OPEN GREEN SPACE DIAGRAM
1/16" = 1'-0"



OPEN SPACE DIAGRAM
1/16" = 1'-0"

AREA CALCULATION	
-FRONT YARD AREA=	2,250 SQFT (100%)
-MIN GREEN SPACE = REQUIRED 50% MINIMUM	1,125 SQFT MIN.
-GREEN SPACE AREA= PROVIDED	1,380 SQFT (61.33%)

AREA CALCULATION	
-LOT AREA=	11,250 SQFT (100%)
-MIN GREEN SPACE = REQUIRED 35% MINIMUM	3,938 SQFT MIN.
IMPERVIOUS AREA BREAKDOWN	
-MAIN HOUSE=	3,175 SQFT
-COVERED ENTRANCE=	76 SQFT
-SWIMMING POOL=	454 SQFT
-POOL DECK=	1,689 SQFT
-MECHANICAL PADS=	20 SQFT
-DRIVEWAY=	821 SQFT
-WALKWAY=	80 SQFT
-WEST DOOR CONCRETE LANDING=	21 SQFT
TOTAL IMPERVIOUS AREA=	6,336 SQFT (56.32%)
-GREEN SPACE AREA= PROVIDED	4,914 SQFT (43.68%)



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

SITE / PROJECT DATA

ZONING DATA	
PROPERTY ADDRESS:	1310 100TH ST, BAY HARBOR ISLAND
FOLIO #:	13-2227-001-6640
ZONING DISTRICT:	RD SINGLE FAMILY RESIDENTIAL DISTRICT
LAND DESIGNATION:	RESIDENTIAL
OCCUPANCY CLASSIFICATION:	R-3 (AS PER SEC 310.5 OF THE FBC 2023)
CONSTRUCTION TYPE:	VB (AS PER TABLE 503 OF THE FBC 2023)
LOT OCCUPATION	
REQUIRED	PROVIDED
LOT AREA	11,250 SQFT
MIN. UNIT SIZE	1,500 SQFT 3,175 SQFT (SEE TABLE BELOW)
MIN. STREET FRONTAGE:	80'-0" 90'-0"
BUILDING SETBACKS	
REQUIRED	PROVIDED (EXISTING- U.O.N)
FRONT (100TH STREET)	25'-0" MIN 35'-9"
REAR	15'-0" MIN 24'-3"
SIDE	10'-0" MIN 10'-0" (WEST) 11'-7" (EAST)
BUILDING HEIGHT	
REQUIRED	PROVIDED (EXISTING)
PRINCIPAL BUILDING	25'-0" 14'-10"
MAX # OF STORIES	1 1/2 STORIES MAX 1
PARKING SPACES	2 2

BUILDING AREAS

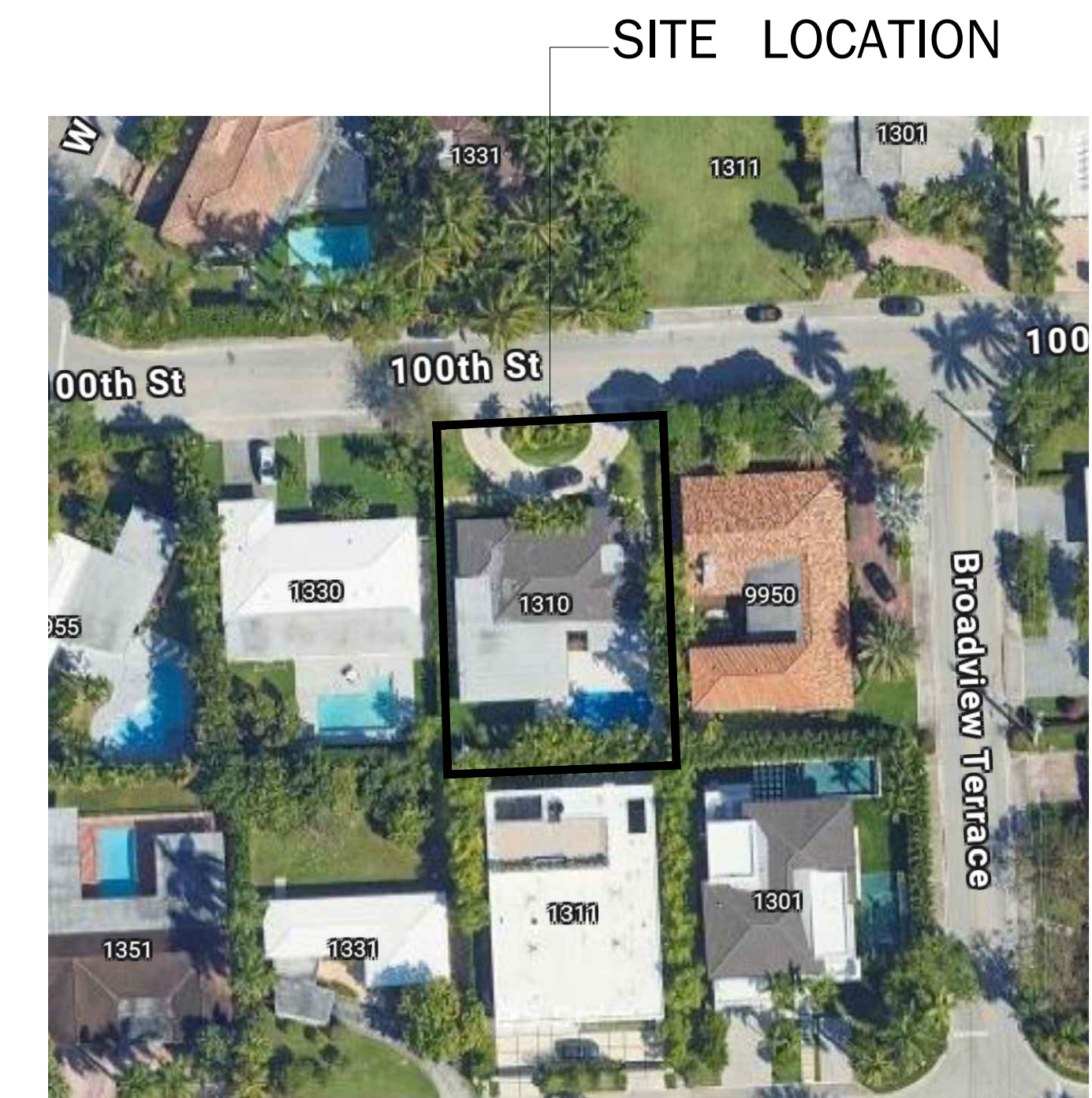
EXISTING A/C AREA:	3,116 SQFT
ADDITION (EXTENDED GYM):	59 SQFT
TOTAL NEW A/C AREA:	3,175 SQFT

APPLICABLE CODES

THE 2023 FLORIDA BUILDING CODE, 8TH EDITION RESIDENTIAL, & THE 2023 FLORIDA BUILDING CODE, 8TH EDITION 'EXISTING' ARE THE BASED CODES FOR DESIGN

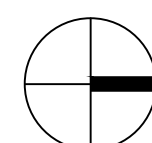
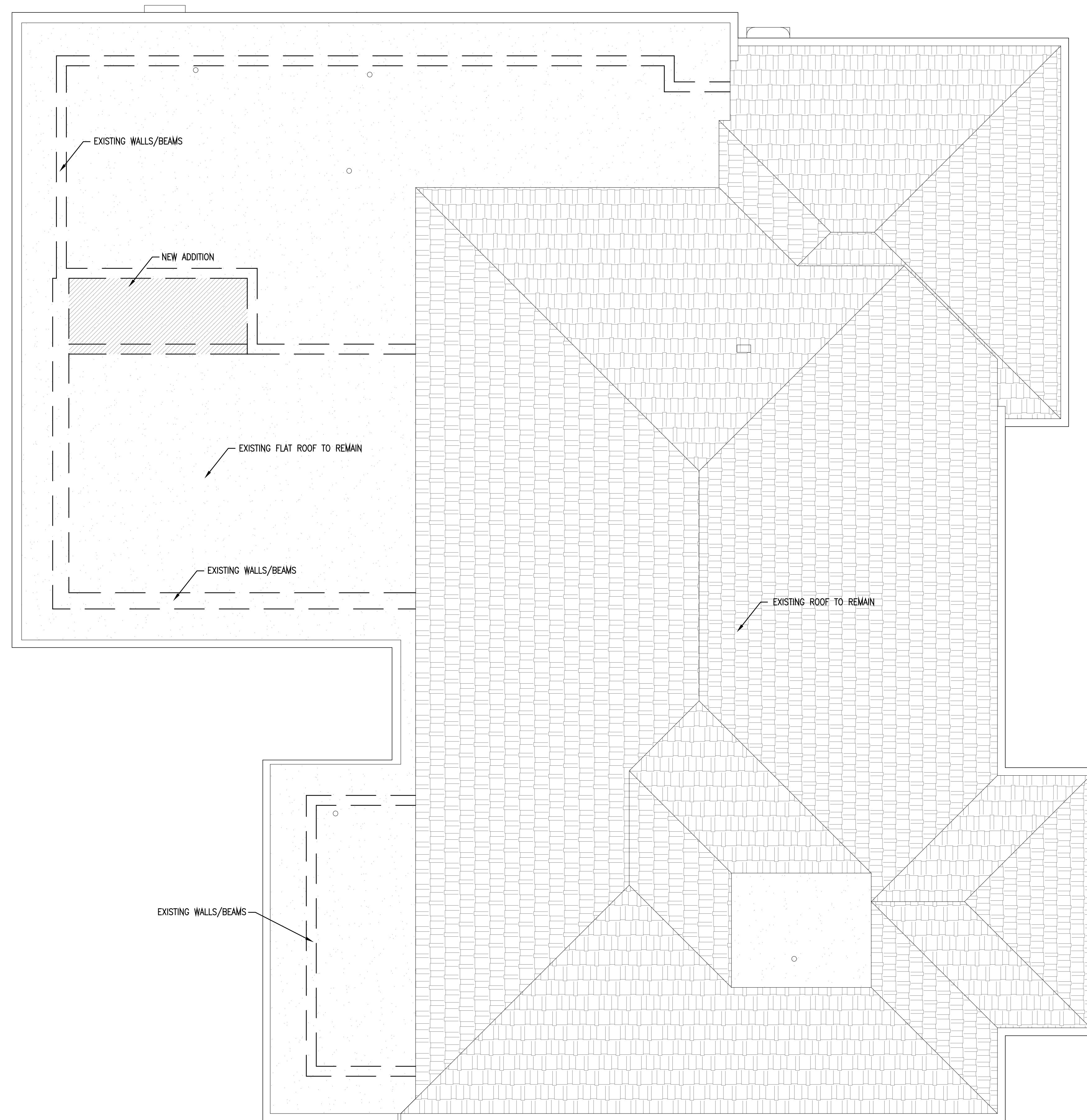
SCOPE OF WORK

- EXPAND THE EXISTING GYM AREA. INSTALL A NEW EXTERIOR SLIDING GLASS DOOR TO THE POOL AREA.
- PROVIDE AND INSTALL A NEW FRONT SWING ENTRY DOOR. INCREASE THE FRONT DOOR HEADER HEIGHT AS REQUIRED.
- MODIFY THE MASTER DRESSING AREA TO INCLUDE NEW BUILT-IN CLOSET.
- RAISE INTERIOR DOOR HEADERS BETWEEN THE LIVING ROOM AND ADJACENT ROOMS TO CREATE A UNIFORM HEADER HEIGHT THROUGHOUT.
- REMOVE THE EXISTING SOFFIT IN THE MASTER BEDROOM.
- REWORK LIGHTING LAYOUT IN THE LIVING ROOM AND MASTER BEDROOM.
- REMOVE AND REPLACE THREE (3) EXISTING WINDOWS IN THE MASTER BEDROOM
- CONVERT EXISTING BEDROOMS AREA INTO A NEW MUSIC STUDIO TO INCLUDE A CONTROL ROOM & RECORDING ROOMS. REMOVE EXISTING WINDOWS AND PROVIDE NEW TO ALIGN WITH MUSIC STUDIO WINDOWS. SEE PROPOSED PLANS AND ELEVATIONS



PROJECT LOCATION

LEGAL DESCRIPTION:
LOT 2, BLOCK 37, 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.

[illegible]

PROPOSED ROOF PLAN

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

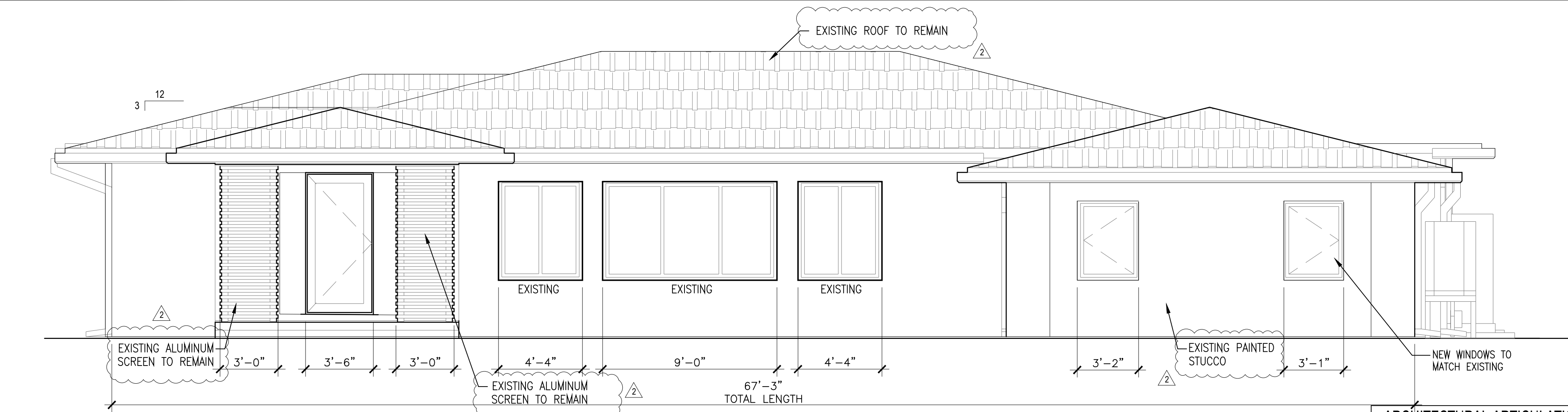


1 PROPOSED REFLECTED CEILING PLAN

0 2 4 8 12 16
SCALE 1/4"=1'-0" FEET

ALL DIMENSIONS ARE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF

CEILING DEMOLITION NOTES	
 (E)	EXISTING DOWNLIGHT TO REMAIN
 (N)	NEW SURFACE MOUNTED DIRECTIONAL DOWNLIGHT. HEDRA CLIP 92733 B-B HTTPS://DELTA
 (N)	NEW PENDANT
 (TV)	NEW TV LOCATION
 (S)	SMOKE DETECTOR
 (N) SPK	IN-WALL SPEAKER. HTTPS://WWW.SONOS.COM/EN-GB/SHOP/AMP-AND-CEILING-SET INSTALL SPEAKERS WITH SOUND ISOLATION BETWEEN SPEAKERS & FRAMING



NORTH ELEVATION

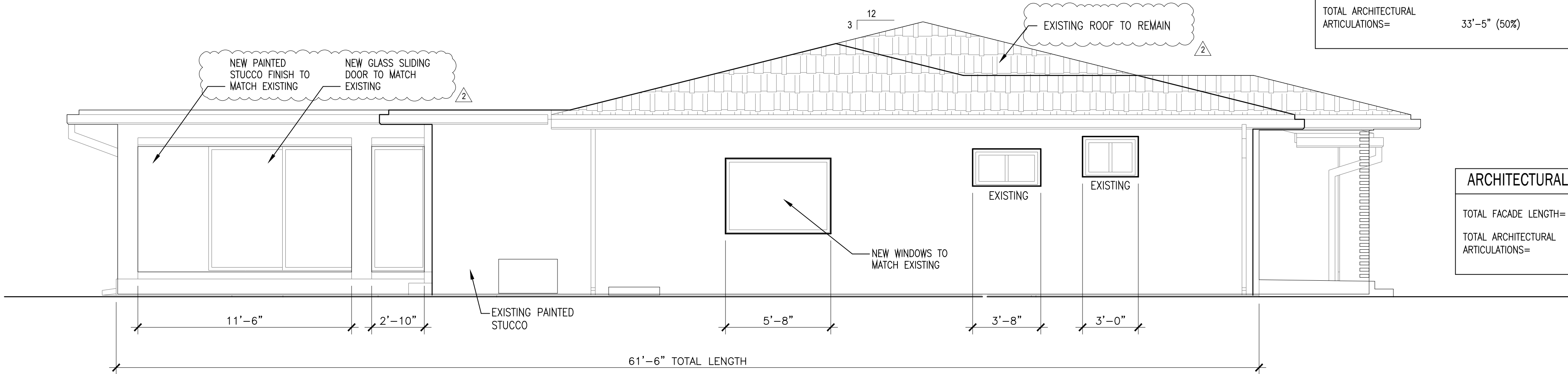
1/4" = 1'-0"

EXISTING HOUSE PHOTO



ARCHITECTURAL ARTICULATIONS CALCULATION:

TOTAL FACADE LENGTH=	67'-3" (100%)
TOTAL ARCHITECTURAL ARTICULATIONS=	33'-5" (50%)

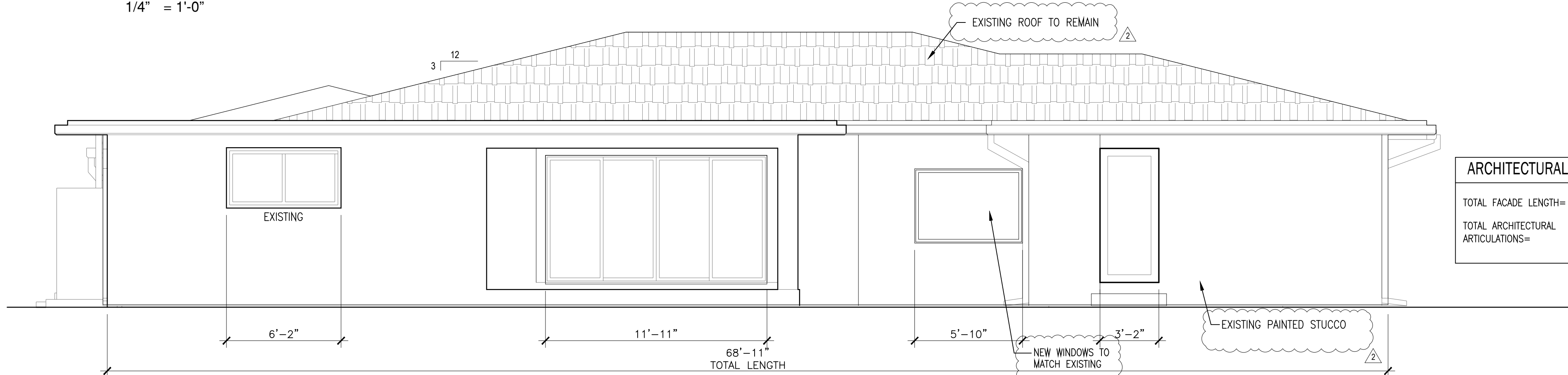


EAST ELEVATION

1/4" = 1'-0"

ARCHITECTURAL ARTICULATIONS CALCULATION:

TOTAL FACADE LENGTH=	61'-6" (100%)
TOTAL ARCHITECTURAL ARTICULATIONS=	26'-8" (43.4%)

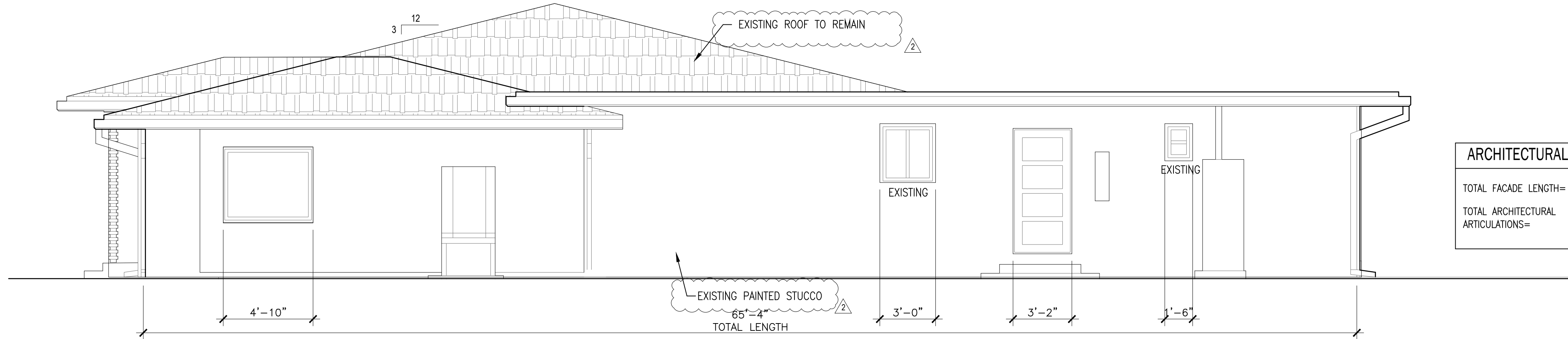


SOUTH ELEVATION

1/4" = 1'-0"

ARCHITECTURAL ARTICULATIONS CALCULATION:

TOTAL FACADE LENGTH=	68'-11" (100%)
TOTAL ARCHITECTURAL ARTICULATIONS=	27'-1" (39.25%)



WEST ELEVATION

1/4" = 1'-0"

ARCHITECTURAL ARTICULATIONS CALCULATION:

TOTAL FACADE LENGTH=	65'-4" (100%)
TOTAL ARCHITECTURAL ARTICULATIONS=	12'-6" (19.13%)



AERIAL VIEWS

MARKOVITZ RESIDENCE
1310 100 STREET, BAY HARBOR ISLANDS, FLORIDA 33154

SHEET TITLE:

PROJECT:

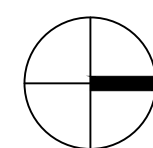
PROJECT NO. : 25-503

DRAWN BY: MD
CHECKED BY: JG
DATE: 02-09-26

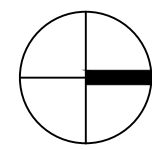
REV. DATE DESCRIPTION

SHEET

A-4.00


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

-  EXISTING WALL TO BE REMOVED
 EXISTING WALLS TO REMAIN



DEMOLITION REFLECTED CEILING PLAN

1/4" = 1'-0"

PLAN LEGEND:

- 1 EXISTING CEILING SOFFITS TO BE REMOVED
2 EXISTING HEADERS TO BE RAISED TO MATCH OTHER EXISTING HEADERS AT LIVING ROOM

WALL LEGEND:

- EXISTING WALL TO BE REMOVED
————— EXISTING WALLS TO REMAIN

CEILING DEMOLITION LEGEND

- | | | | |
|---|--------------------|-----|--------------------|
| ■ | RECESSED DOWNLIGHT | (D) | TO BE REMOVED |
| ⊙ | PENDANT LIGHT | (E) | EXISTING TO REMAIN |
| ○ | WALL SCONCE | (R) | REPLACE W/ NEW |
| ● | TOILET EXHAUST | Ⓢ | SMOKE DETECTOR |
| ◻ | ACCESS PANEL | | |
| ⊠ | A/C GRILL | | |

DEMOLITION REFLECTED CEILING PLAN

SHEET TITLE:

PROJECT:

PROJECT NO. : 25-503

DRAWN BY: MD

CHECKED BY: JG

DATE: 07-16-25

106-05-25 REVIEWER COMMENTS

REV. DATE DESCRIPTION

SHEET

D-2.00

MARKOVITZ RESIDENCE
1310 100 STREET, BAY HARBOR ISLANDS, FLORIDA 33154

AGENDA ITEM REPORT

June 30, 2026

ITEM NUMBER: 3.

ITEM: Request for approval for exterior modifications for “Cole Investment Group, LLC” located at 1250 98 Street, Lot 4 of Block 29. The owner is proposing exterior modifications to the existing one-story single-family home. The proposed project includes the replacing of some existing windows and doors, installing a new entry door with impact-resistant, permanent closure of two windows and the creation of two new window openings. Enclosed please find the site plan and elevations. (Item #3)

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.	SPR26-000016 DRB Application
2.	BHI-DRB Staff Report- 1250 98 Street
3.	1250 98 Street LOI
4.	1250 98 Street DRB Set 6.30.2026



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

(SUBMITTAL)

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

PROCESS NUMBER SPR 26-000016

APPLICANT INFORMATION (IF DIFFERENT THAN PROPERTY OWNER)

Name BILANTAR CONSTRUCTIONS USA LLC Contact Number (954) 825-6599
Address 20200 NW 2ND AVE
City MIAMI GARDEN State FL Zip 33169 Email Address _____

OWNER / PROPERTY INFORMATION

Name COLE INVESTMENT GROUP LLC Address 1250 98ST
Folio# 1322270015580 Lot _____ Block _____

DESCRIPTION OF PROPOSED USE / REQUEST

REPLACEMENT OF THE EXISTING WINDOW AND DOOR SYSTEMS WITH NEW
IMPACT-RESISTANT GLAZING SYSTEMS

PLEASE READ AND SIGN BELOW

I hereby attest that the information on this application form is, to the best of my knowledge, true and accurate. I understand that my plans must be reviewed and approved by staff prior to being placed on the agenda.

Date: 06/23/2026 Signature of Applicant: _____

I hereby grant permission for members of the Town of Bay Harbor Islands Design Review Board, Town Council, and Town Staff to enter the above described property (or as described in the attached) for the purposes of gathering information related to this application/request/proposal.

Date: 06/23/2026 Signature of Owner: _____

I hereby agree to reimburse the Town of Bay Harbor Islands for all professional planning and legal fees that are incurred on behalf of the Town while reviewing and/or considering this application. These fees include reviews by the Town's planner of record and zoning attorney. The Town may also require reviews from other outside professional services. The Town of Bay Harbor Islands will provide an itemized bill of professional costs incurred while reviewing and/or considering this application. Building permits and/or final occupancy permits will not be issued until the itemized bill is paid in full to the Town of Bay Harbor Islands.

Date: 06/23/2026 Signature of Applicant: _____

NOTE: If any application is disapproved, the Design Review Board shall detail in its findings the criterion or criteria that are not met. The action taken by the Board shall be reduced to writing, signed by the Chairman, and a copy thereof made available to the applicant upon request. Any action taken by the Design Review Board may be appealed to the Town Council, whose decision on appeal shall be final.

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

AGENDA ITEM NO. 3

MEETING DATE: 06/30/2026

PREPARED BY: Lorrainia Belle
Town Planner

SUBJECT:

Project # SPR26-000016

A public hearing to consider an application by Bilantar Construction USA LLC (project contractor) on behalf of the property owner, requesting Design Review Board (DRB) approval for exterior design modifications to a single-family residence located at 1250 98th Street, Bay Harbor Islands, Florida, identified by parcel identification number 13-3227-001-5580.

1. BACKGROUND/HISTORY

Issue Statement: The applicant, Bilantar Construction USA LLC, requests Design Review Board (DRB) approval for exterior design modifications to an existing single-family residence located at 1250 98th Street. The property owner recently completed an interior renovation project on the 4-bedroom, 3-bathroom home that included the removal, addition, and replacement of windows and doors.

The applicant pulled a building permit for the work after construction had already commenced. The permit application was subsequently failed by the Planning and Zoning Department because the work triggers DRB review requirements. Per Town Resolution No. 1077, which stipulates that changes to window/door locations, sizes, or shapes require approval by the DRB, the project must now come before the full Board for review and approval.

Recommended Action: Staff recommend that the Design Review Board review the proposed changes. While the work has been completed, the Board must evaluate whether the exterior modifications are acceptable. Staff recommends approval of the exterior design subject to the staff recommended conditions listed herein, or any additional changes or conditions felt to be necessary by the DRB.

Summary of Proposed Changes: The applicant's representative has submitted a Letter of Intent, dated June 22, 2026, which describes the exterior modifications performed as part of the interior renovation.

The proposed exterior improvements consist of the following:

- Replacement of the existing windows and doors with new impact-resistant glazing systems.

- Most existing window and door openings remain in their current locations and maintain their existing dimensions.
- Selected sliding glass door openings were increased approximately six (6) inches in height to accommodate the proposed impact-resistant glazing system and improve the overall architectural appearance of the residence.
- Replacement of the existing main entry door with a new impact-rated entry door.
- Removal and permanent closure of two existing window openings.
- Creation of two new window openings to provide natural light and ventilation to interior spaces that previously did not have direct exterior glazing:
 1. One new window opening in the kitchen.
 2. One new window opening in the service bathroom.

Interior Renovations:

While the DRB's purview is exterior modifications, the interior renovations prompted the window/door changes and are provided for informational purposes:

- Interior remodeling of existing spaces.

Property Description: The subject property consists of Lot 4, Block 29, "Bay Harbor Islands" Subdivision, located at 1250 98th Street. The lot area is approximately 10,000 square feet (0.21 acres). The property is zoned RD (Single-Family District) with a Future Land Use Map designation of Low Density Residential. The existing home is a one-story, single-family residence originally built in 1950.

Architectural Design: The existing home is a one-story residence. The proposed project included exterior modifications (completed) associated with the interior renovation.

2. ANALYSIS

Project Overview:

This is a review of an application for exterior modifications performed at an existing single-family residence located at 1250 98th Street. The applicant, Bilantar Construction USA LLC, seeks DRB approval for the complete changes as required by Town Code.

Proposed Changes:

Per the Letter of Intent submitted by the contractor, the work included the following:

1. Replacement of existing windows and doors with new impact-resistant glazing systems.
2. Installation of a new front entry door with an impact-rated system.
3. Removal and permanent closure of two existing window openings.
4. Creation of two new window openings (kitchen and service bathroom).

Zoning and Land Use:

The property is zoned RD – Single-Family Residential District. The proposed material change does not alter the use, massing, setbacks, height, lot coverage, or floor area ratio

(FAR) of the approved structure. All zoning requirements continue to be met. No variance is requested or required.

Platting:

No re-platting is required for this project.

Neighborhood Compatibility:

The area is predominantly comprised of single-family residences. The proposed exterior modifications are minor in nature and are designed to maintain compatibility with the surrounding residential neighborhood. The architectural character of the home (1950s Ranch style) will be preserved.

Parking Considerations:

No changes to parking are proposed. The existing home does not have a garage, and the project does not alter the existing parking conditions. Parking is provided in the front yard via a circular driveway.

Future Land Use Map Designation:

The property is designated Low Density Residential on the Town's Future Land Use Map. The proposed modifications are consistent with this designation.

Conclusion:

The applicant, Bilantar Construction USA LLC, is requesting approval for exterior changes completed at an existing residence. The modifications are minor and necessary to accommodate the interior renovation. The windows and doors were replaced with impact-resistant glazing that is consistent with Town requirements for hurricane protection. Staff finds that the project may be approved subject to the conditions outlined below.

Applicable Code Sections:

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

- Section 23-3 (Use Regulations for RD Single-Family District)
- Section 23-9 (Minimum Size of Living Units)
- Section 23-10 (Minimum Size of Building Lot)
- Section 23-11(A) (Land Development Regulations for RD Single-Family Areas)
- Section 23-12 (Land Development Regulations - General Provisions)
- Section 23-16 (Minimum Landscape Standards)

All proposed developments must comply with the Town's current codes and applicable ordinances.

Design Review Board Review Criteria (Section 5-23.1):

In accordance with Section 5-23.1, the Design Review Board shall review and approve projects based on the following:

1. Conformance with good design principles and the aesthetic vision of the Town.
2. Avoidance of inferior design that may diminish the neighborhood's visual appeal.
3. Use of quality architectural features and materials with cohesive character.
4. Compatibility with surrounding properties and respect for existing view corridors.
5. Cohesive landscaping and hardscaping that enhance the property and streetscape.
6. Adequate buffering from public views, adjacent properties, and sidewalks.
7. Compliance with applicable Town Code standards.
8. Harmony with surrounding development in terms of:
 - a. Site layout and orientation
 - b. Relationship to open space and adjacent buildings
 - c. Massing, height, and architectural style
 - d. Material durability and coastal environment resilience
 - e. Landscape sustainability and irrigation
 - f. Appropriate lighting, signage, and architectural graphics.

3. RECOMMENDATION

Staff recommends that the Design Review Board review the application at its discretion and evaluate the proposed exterior modifications to the single-family residence located at 1310 100th Street.

Staff recommend approval with the following conditions:

1. This approval is valid for a period of one year from the date of the DRB meeting. If substantial construction does not commence within that time, the approval shall expire and the applicant must reapply.
2. Separate Permits Required: Separate permits are required for demolition, fence, retaining wall, pool, driveways, generators and any mechanical equipment. Please coordinate with the Building Department for all applicable permit requirements.
3. Zoning Compliance: All construction must comply with the RD zoning district development standards and Town Code requirements, including height, setbacks, lot coverage, and FAR.
4. Landscaping: Any redevelopment of existing properties that increases the gross floor area by more than 200 square feet must upgrade the landscaping to meet contemporary standards.
5. Flood Control and Drainage Compliance: The finished grade of the lot may not be increased above the base flood elevation (BFE) prescribed by United States, state or county flood-control laws or regulations. All yards shall be sloped to drain to the street drainage gutter, seawall or on-site retention/discharge system, and shall not drain into adjacent property. Finished grades at adjoining lots shall be equal unless the Town Council approves a retaining wall system. All swale areas within adjoining roadways, adjoining lots, and yard areas adjacent to seawalls shall be designed to provide retention for sediments prior to discharge to meet NPDES permit requirements.

6. Changes Require Further Review: Any changes to the proposed architectural design, site layout, or approved materials must be returned to the DRB for further review and approval.
7. Compliance with Approved Plans: All construction shall be in substantial compliance with the plans submitted and approved by the Design Review Board.

LETTER OF INTENT

Project Address: 1250 98th Street

Bay Harbor Islands, Florida

To Whom it May Concern:

This Letter of Intent is submitted in support of the Design Review Board (DRB) application for the property located at 1250 98th Street, Bay Harbor Islands, Florida.

The purpose of this application is to obtain approval for exterior architectural modifications associated with the replacement of the existing window and door systems with new impact-resistant glazing systems. The proposed work is limited to exterior architectural improvements and does not include any additions to the residence, modifications to the building footprint, changes to the roof structure, landscaping improvements, irrigation systems, driveways, decks, walkways, or other site improvements.

The proposed exterior improvements consist of the following:

- * Replacement of the existing windows and doors with new impact windows and doors.
- * Most existing window and door openings will remain in their current locations and substantially maintain their existing dimensions.
- * Selected sliding glass door openings will be increased approximately six (6) inches in height to accommodate the proposed impact-resistant glazing system and improve the overall architectural appearance of the residence.
- * Replacement of the existing main entry door with a new impact-rated entry door.
- * Removal and permanent closure of two existing window openings.
- * Creation of two new window openings to provide natural light and ventilation to interior spaces that currently do not have direct exterior glazing:

e/sj
06/23/26

* One new window opening in the kitchen.

* One new window opening in the service bathroom.

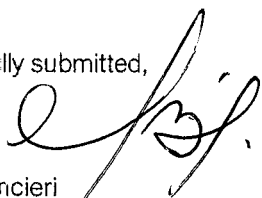
The proposed window and door system will be manufactured by ES Windows and will consist of impact-resistant aluminum-framed products with a black finish. The glazing system will utilize Solarban® 70 Low-E insulated glass, providing enhanced hurricane protection, energy efficiency, solar heat reduction, occupant comfort, and long-term durability.

The proposed improvements have been carefully designed to modernize the appearance of the residence while maintaining compatibility with the architectural character of the neighborhood. No modifications are proposed that would alter the overall scale, massing, height, or footprint of the existing residence.

We respectfully request the Design Review Board's review and approval of the proposed exterior architectural improvements as illustrated in the accompanying plans, elevations, renderings, product information, color samples, and supporting documentation.

Thank you for your consideration.

Respectfully submitted,



Israel Bilancieri

Bilantar Constructions USA LLC

Contractor

Date: 06/23/26

COHEN RESIDENCE
1250 98TH ST, BAY HARBOR ISLANDS, FL 33154

CODE DATA

CODE DATA

CODE DATA

LOCATION MAP

PROJECT DIRECTORY

PROJECT DATA

SCOPE OF WORK:
INTERIOR RENOVATION, INCLUDING THE REMOVAL OF EXISTING WINDOWS, INSTALLATION OF NEW IMPACT RESISTANT WINDOWS WITHIN RECONFIGURED OPENINGS, AND ASSOCIATED STRUCTURAL FRAMING MODIFICATIONS.

EXISTING CONDITIONS

PROPERTY ID	13-2227-001-5580
PROPERTY ADDRESS	1250 98 ST, BAY HARBOR ISLANDS, FL 33154
OWNER	COLE INVESTMENT GROUP LLC
PRIMARY LAND USE	0802 MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
USE CODE	0100 - SINGLE FAMILY - GENERAL
ZONING DISTRIC	RD
BEDROOMS/BATHS/HALF	4 / 3 / 0
EXISTING ADJUSTED AREA	2,539 sq
EXISTING BLDG UNDER AIR	2,627 sq
LOT SIZE	10,000 sq
YEAR BUILT	MULTIPLE (1950, 1991)
FULL LEGAL DESCRIPTION	BAY HARBOR ISLAND PB 46-5, LOT 4 BLK 29, LOT SIZE IRREGULAR OR 17941-2873 0198 1 COC 26086-1099 09 2007 5

CODE DATA

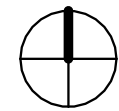
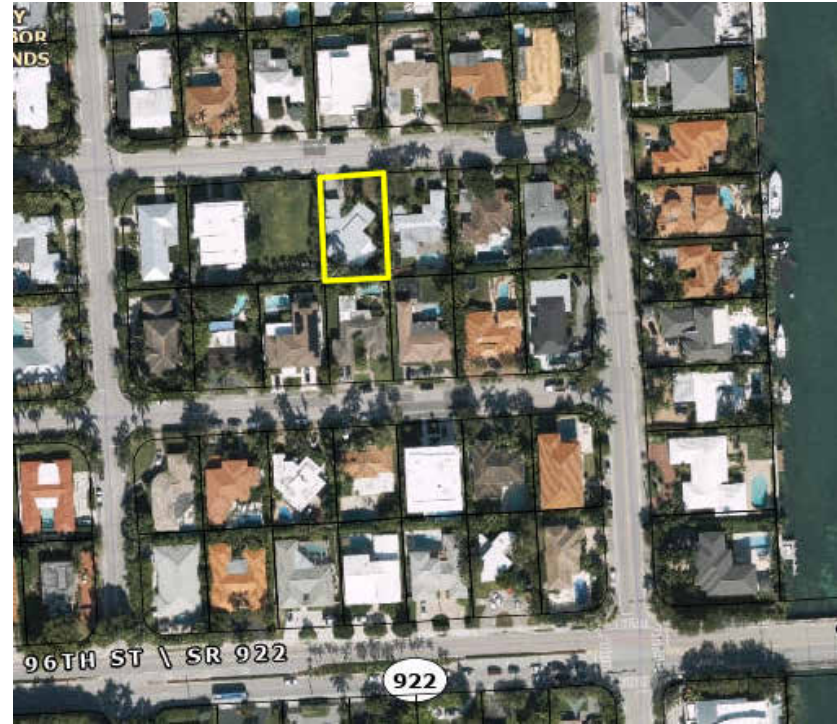
- FLORIDA BUILDING CODE 2023, 8TH EDITION
- FLORIDA MECHANICAL CODE 2023, 8TH EDITION
- FLORIDA ENERGY CODE 2023, 8TH EDITION
- ASCE-12
- MASONRY DESIGN IN ACCORDANCE WITH TMS402-2016, TMS-602-2016
- ASCE 7-22, MINIMUM DESIGN LOADS FOR BUILDING AND OTHER STRUCTURES
- ACI 318-22, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
- AISC STEEL CONSTRUCTION MANUAL, FOURTEENTH EDITION AND SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS 360-16
- NATIONAL ELECTRIC CODE 2020 - NEC 2020

EXISTING BUILDING CODE	COMPLIANCE METHOD	BUILDING STORIES
ALTERATION LEVEL 2	PRESCRIPTIVE	1

PROTECTION AGAINST TERMITES

PROVIDE 6 MILL VAPOR BARRIER UNDER BUILDING WITH JOINTS LAPPED NOT LESS THAN 6 INCHES. SOIL UNDER BUILDING SHALL HAVE PRE- CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST TERMITES.

R318.1TERMITE PROTECTION.
TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SEE SECTION 202. "REGISTERED TERMITICIDE." UPON COMPLETION OF THE APPLICATION OF THE TERMITES PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."



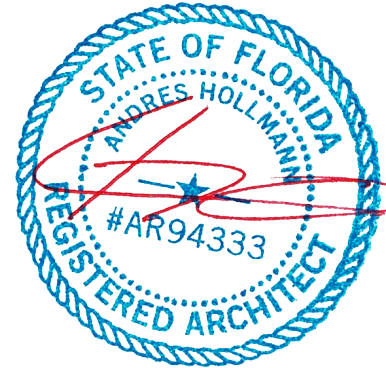
1
A.001

LOCATION
N.T.S.

ARCHITECT OF RECORD	ANDRES HOLLMANN P.A. 94333 1701 SUNSET HARBOUR DR. L706 MIAMI BEACH, FL 33139
GENERAL CONTRACTOR	ISRAEL BILANCIERI, CEO BILANTAR CONSTRUCTIONS U.S.A. LLC
STRUCTURAL ENGINEER	
CIVIL ENGINEER	
LANDSCAPE ARCHITECT	

DRAWING LIST.

SHEET	SHEET NAME	SHEET ISSUE DATE	CURRENT REVISION		
			NUMBER	DATE	DESCRIPTION
A.001	COVER SHEET	APR 2, 2026			
A.002	GENERAL OUTLINE SPECIFICATIONS	APR 2, 2026			
A.003	GENERAL OUTLINE SPECIFICATIONS	APR 2, 2026			
A.005	EXISTING CONDITIONS	JUNE 16, 2026			
A.006	EXISTING CONDITIONS	JUNE 16, 2026			
A.007	EXISTING CONDITIONS	JUNE 16, 2026			
A.008	NEIGHBORING PROPERTIES	JUNE 16, 2026			
A.009	NEIGHBORING PROPERTIES	JUNE 16, 2026			
A.101	EXISTING SITE PLAN	APR 2, 2026			
A.102	PROPOSED PLAN	APR 2, 2026			
A.103	DEMOLITION PLAN	APR 2, 2026			
A.201	ELEVATIONS	JUNE 16, 2026			
A.202	ELEVATIONS	JUNE 16, 2026			
A.401	ARCHITECTURAL DETAILS	APR 2, 2026			
P.101	SANITARY PLAN	APR 2, 2026			
P.102	WATER RISER, NOTES & DTLs	APR 2, 2026			
M.101	HVAC PLAN	APR 2, 2026			
M.102	HVAC NOTES & DTLs	APR 2, 2026			
E.001	ELECTRICAL NOTES & DTLs	APR 2, 2026			
E.101	ELECTRICAL PLAN	APR 2, 2026			



Digitally signed
by Andres
Hollmann
Date: 2026.06.23
13:09:40-04'00'



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A.001



EXISTING FRONT NORTH EAST



EXISTING FRONT 2



EXISTING FRONT 3



NEW IMPACT WINDOWS AND DOORS



WINDOW & DOOR SPECIFICATIONS

1

MANUFACTURER: ESWINDOWS

2

FRAME: ALUMINUM

3

FINISH: BLACK AAMA 2604

4

GLASS: SOLARBAN® 70 LOW-E CLEAR

5

TYPE: IMPACT RESISTANT

6

MIAMI-DADE APPROVED

HOLLMANN

ARCHITECTURE

ANDRES HOLLMANN ARCHITECT

LEED AP BD+C

LICENSE NUMBER AR-94333

PH: 954-566-9708

1701 SUNSET HARBOUR DR, 706

MIAMI BEACH, FL 33139

A226001991

THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS THEY ARE SIGNED AND SEALED AND HAVE BEEN APPROVED BY THE BUILDING DEPARTMENT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FROM THE HOST UP-TO-DATE AND COMPLETE SET OF CONSTRUCTION DOCUMENTS. THE RELEASE AND USE OF PARTIAL DURING DESIGN DEVELOPMENT AND BIDDING SHALL NOT RELIEVE THE GENERAL CONTRACTOR OF HIS RESPONSIBILITY FOR HIS WORK AND ITS COORDINATION WITH ALL TRADES.

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GENERAL CONTRACTOR

Bilantar Constructions U.S.A. LLC.

Israel Bilancieri, CEO

BILANTAR

CONSTRUCTIONS USA LLC

CONSULTANT

SIGN & SEAL

STATE OF FLORIDA

REGISTERED PROFESSIONAL ARCHITECT

#94933

Digitally signed by
Andres Hollmann
Date: 2026.06.23 13:08:56-04'00'

COHEN RESIDENCE

1250 98TH ST, BAY HARBOR ISLANDS, FL 33154

REVISIONS

NO.	DATE	DESCRIPTION
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PROJECT NUMBER

260XX

DATE

JUNE 16, 2026

DRAWN BY

M.P.D.

CHECKED BY

A.H.

A.005

SCALE

6/17/2026 12:03:36 PM



WINDOW & DOOR SPECIFICATIONS

- 1 MANUFACTURER: ESWINDOWS
2 FRAME: ALUMINUM
3 FINISH: BLACK AAMA 2604
4 GLASS: SOLARBAN® 70 LOW-E CLEAR
5 TYPE: IMPACT RESISTANT
6 MIAMI-DADE APPROVED



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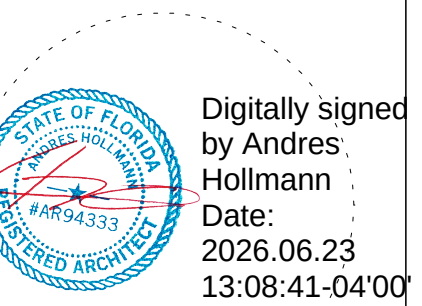
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ALL RIGHTS RESERVED

Bilantar Constructions U.S.A. LLC.
Israel Bilancieri, CEO



.....

.....

COHEN
RESIDENCE

250 98TH ST, BAY
HARBOR ISLANDS, FL
33154

.....		
NO.	DATE	DESCRIPTION

EXISTING CONDITIONS

260XX

JUNE 16, 2026

M.P.D.

A.H.

A.006

SCALE

8/17/2026 12:03:37 PM



EXISTING SOUTH EAST



EXISTING SOUTH EAST



EXISTING SOUTH EAST



NEW IMPACT WINDOWS AND DOORS



- WINDOW & DOOR SPECIFICATIONS
- 1

MANUFACTURER: ESWINDOWS
- 2

FRAME: ALUMINUM
- 3

FINISH: BLACK AAMA 2604
- 4

GLASS: SOLARBAN® 70 LOW-E CLEAR
- 5

TYPE: IMPACT RESISTANT
- 6

MIAMI-DADE APPROVED

HOLLMANN

ARCHITECTURE

ANDRES HOLLMANN ARCHITECT

LEED AP BD+C

LICENSE NUMBER AR-94333

PH: 954.566.9708

1701 SUNSET HARBOUR DR, 706

MIAMI BEACH, FL 33139

AA26001991

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GENERAL CONTRACTOR

Bilantar Constructions U.S.A. LLC

Israel Bilancieri, CEO

BILANTAR

CONSTRUCTIONS USA LLC

CONSULTANT

SIGN & SEAL

Digitally signed by

Andres Hollmann

Date: 2026.06.23 13:08:24-04'00'

COHEN RESIDENCE

1250 98TH ST, BAY HARBOR ISLANDS, FL 33154

NO.	DATE	DESCRIPTION
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EXISTING CONDITIONS

PROJECT NUMBER	260XX
DATE	JUNE 16, 2026
DRAWN BY	M.P.D.
CHECKED BY	A.H.

A.007

SCALE



1
A.008

1230 98th St



2
A.008

1210 98th St



3
A.008

9740 E Broadview Dr



4
A.008

9800 E Broadview Dr



5
A.008

1211 98th St



6
A.008

1231 98th St



7
A.008

1251 98th St



8
A.008

1261 98th St



1
A.008

AERIAL VIEW

SCALE: N.T.S.

ARCHITECTURE
ANDRES HOLLMANN ARCHITECT
LEED AP BD+C
LICENSE NUMBER AR-94333
PH: 954.546.9708
1701 SUNSET HARBOUR DR, 706
MIAMI BEACH, FL 33139
AA26001991

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GENERAL CONTRACTOR

Bilantar Constructions U.S.A. LLC
Israel Bilantieri, CEO

CONSULTANT

SIGN & SEAL

Digitally signed by Andres Hollmann
Date: 2026.06.23 13:06:58-04'00'

COHEN RESIDENCE

1250 98TH ST, BAY HARBOR ISLANDS, FL 33154

REVISIONS

NO.	DATE	DESCRIPTION
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NEIGHBORING PROPERTIES

260XX

DATE PROJECT NUMBER

JUNE 22, 2026

DRAWN BY

M.P.D.

CHECKED BY

A.H.

A.008

SCALE N.T.S.

6/22/2026 11:00 AM



9

A.009

1271 98th St



10

A.009

9825 Broadview Ter



11

A.009

9820 Broadview Ter



12

A.009

9750 Broadview Ter



13

A.009

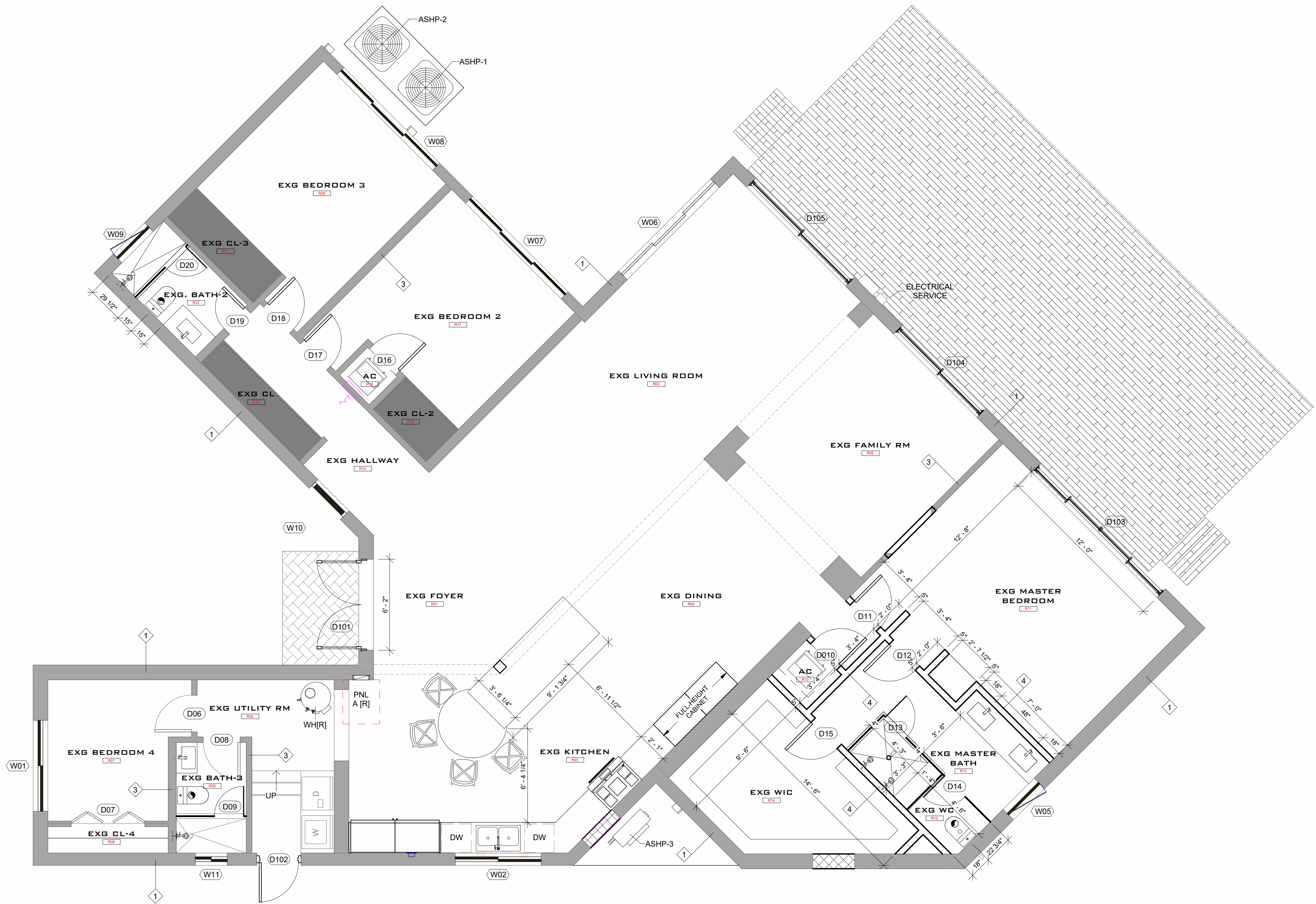
9755 Broadview Ter



14

A.009

1270 98th St



WALL LEGEND	
1	EXISTING CMU WALL TO REMAIN.
2	EXISTING PARTITION WALL TO REMAIN.
3	PARTITION WAA TO BE DEMOLISHED.
4	INTERIOR NON BEARING PARTITION WALL: 5/8" GYP. BD. INTERIOR SIDE ON 3-5/8" (25 GA. MIN.) GALV. MTL. STUDS @ 16" O.C. WIDTH MAY VARY. SEE PLAN FOR EXACT SIZES. SEE DETAIL 4/A.401 AND GENERAL OUTLINE SPECIFICATIONS.

A-ROOM SCHEDULE.							
MARK	ROOM NAME	WALL	BASE	FLOOR	CEILING	CEILING HEIGHT	NOTES
R01	EXG FOYER	EXISTING	WOOD	TILE	EXISTING	8'-0"	
R02	EXG LIVING ROOM	EXISTING	WOOD	TILE	EXISTING	8'-0"	
R03	EXG KITCHEN	EXISTING	WOOD	TILE	S.P. GYP.	8'-0" N.4	
R04	EXG DINING	EXISTING	WOOD	TILE	S.P. GYP.	8'-0"	
R05	EXG FAMILY RM	EXISTING	WOOD	TILE	EXISTING	8'-0"	
R06	EXG UTILITY RM	EXISTING	WOOD	TILE	EXISTING	8'-0"	
R07	EXG BEDROOM 4	EXISTING	WOOD	TILE	EXISTING	8'-0"	
R08	EXG CL-4	EXISTING	WOOD	TILE	EXISTING	8'-0"	
R09	EXG BATH-3	EXISTING	TILE	TILE	EXISTING	8'-0" N.4	
R10	AC	S.P. GYP.	WOOD	TILE	S.P. GYP.	8'-0"	
R11	EXG MASTER BEDROOM	S.P. GYP.	WOOD	TILE	S.P. GYP.	8'-0"	
R12	EXG MASTER BATH	S.P. GYP.	TILE	TILE	S.P. GYP.	8'-0" N.4	
R13	EXG WC	S.P. GYP.	TILE	TILE	S.P. GYP.	8'-0"	
R14	EXG WIC	S.P. GYP.	WOOD	TILE	S.P. GYP.	8'-0"	
R15	EXG HALLWAY	EXISTING	WOOD	TILE	EXISTING	8'-0"	
R16	EXG CL	EXISTING	N/A	TILE	EXISTING	8'-0"	
R17	EXG BEDROOM 2	EXISTING	WOOD	TILE	EXISTING	8'-0"	
R18	EXG CL-2	EXISTING	N/A	TILE	EXISTING	8'-0"	
R19	AC	EXISTING	N/A	TILE	EXISTING	8'-0"	
R20	EXG BEDROOM 3	EXISTING	WOOD	TILE	EXISTING	8'-0"	
R21	EXG CL-3	EXISTING	N/A	TILE	EXISTING	8'-0"	
R22	EXG. BATH-2	EXISTING	TILE	TILE	EXISTING	8'-0" N.4	

A-ROOM SCHEDULE NOTES	
N.1	S.P. GYP. REFERS TO SMOOTH FINISH, PAINTED GYPSUM BOARD. GYPSUM BOARD FINISH LEVEL 4.
N.2	KD.P. GYP. REFERS TO KNOCKDOWN FINISH, PAINTED GYPSUM BOARD FINISH LEVEL 3.
N.3	CEILING HEIGHTS ARE MEASURED FROM FINISH FLOOR OF LIVING AREA.
N.4	PROVIDE MOISTURE RESISTANT GYPSUM BOARD AT BATHROOMS WALLS AND CEILINGS. SEE GENERAL OUTLINE SPECIFICATIONS.
N.5	PRIME COAT AND FINISH COAT OF EXTERIOR PAINT.
N.6	U.O.N. IN A.401. WOOD BASEBOARD MANUFACTURER FEDERAL MILLWORK (OR APPROVED EQUIVALENT) STOCK NUMBER 256, 3/4" THICK, 5 1/2" WIDE.
N.7	3/8" KNOCKDOWN FINISH COAT. COLOR TO BE SELECTED BY OWNER. SEE GENERAL OUTLINE SPECIFICATIONS.
N.8	PROVIDE INTERIOR FLOORING SOUNDPROOFING WhisperMat® CS OR APPROVED EQUIVALENT AT ANY LOCATION WHERE THE FLOORING IS TO BE REPLACED.



1701 SUNSET HARBOUR DRIVE, L706
MIAMI BEACH, FL 33139
954.288.4586

ARCHITECT OF RECORD
ANDRES HOLLMANN AIA
LEED AP BD+C -P.A. 94333

CONCEPT DESIGN
Bilantar Constructions U.S.A. LLC.
Israel Bilantien, CEO



Digitally signed
by Andres
Hollmann
Date:
2026.06.23
13:05:56-04'00'

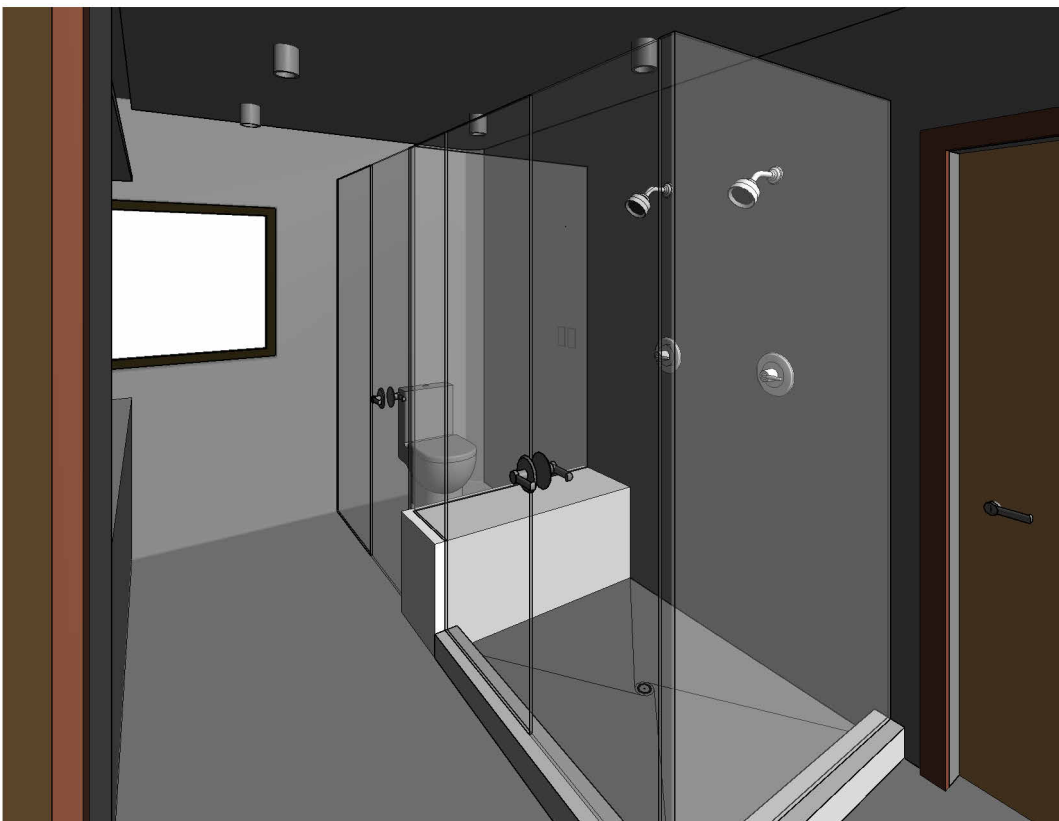
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DOCUMENTS. THE RELEASE AND USE OF PARTIAL
DRAWING DESIGN DEVELOPMENT AND BIDDING
SHALL NOT RELIEVE THE GENERAL CONTRACTOR
OF HIS RESPONSIBILITY FOR HIS WORK
AND ITS COORDINATION WITH ALL TRADES.

SEAL:

1 PROPOSED PLAN
A.102 1/4" = 1'-0"



2 3D View 1
A.102



3 3D View 2
A.102

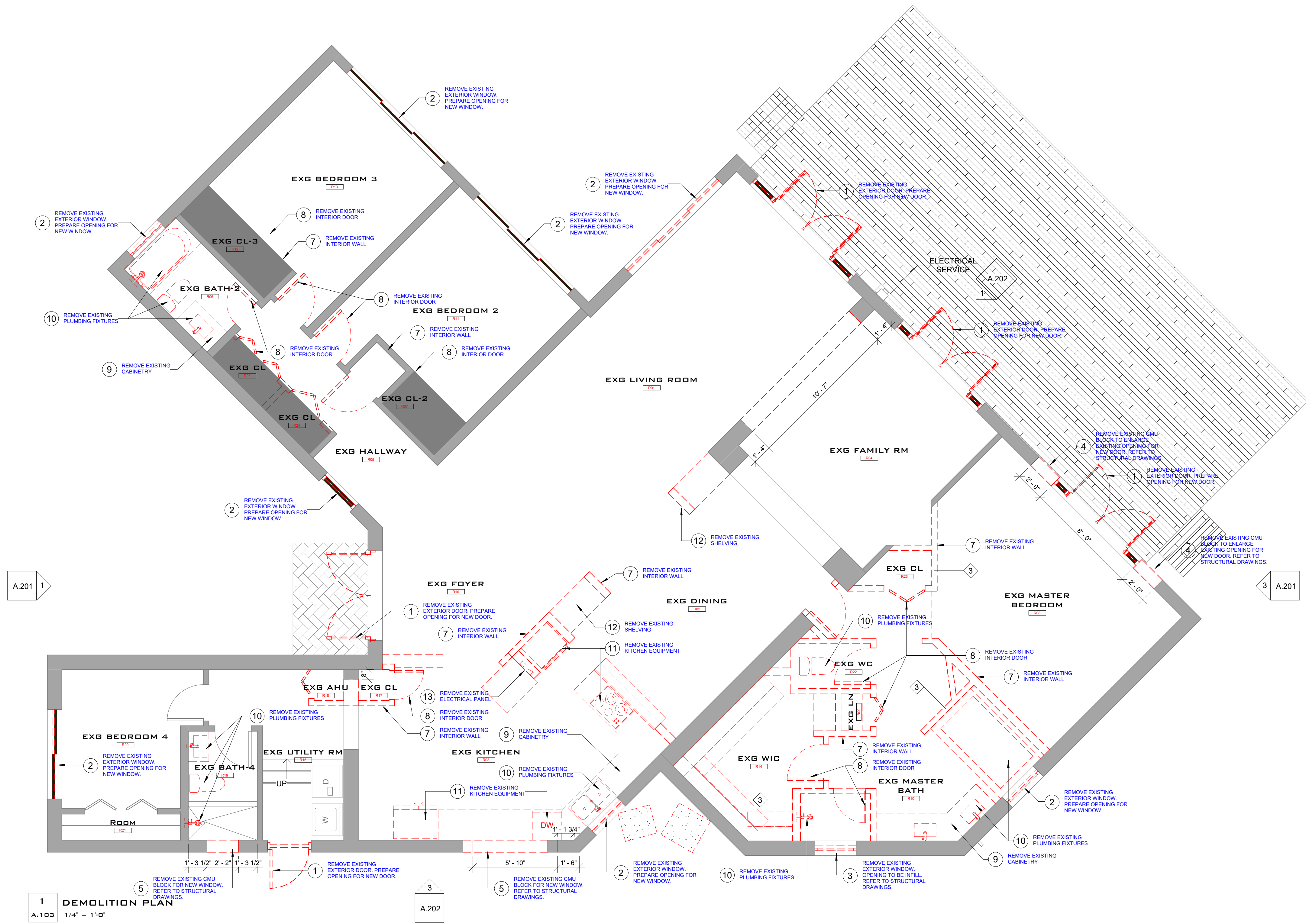


4 3D View 3
A.102

PROJECT TITLE
**COHEN
RESIDENCE**
1250 98TH ST, BAY
HARBOR ISLANDS, FL
33154

DATE APR 2, 2026
CHECKED BY M.P.D.
DRAWN BY A.H.
PROJECT NO. 260XX
DRAWING TITLE:

PROPOSED PLAN
SCALE: 1/4" = 1'-0"
PAGE:



1701 SUNSET HARBOUR DRIVE, L706
MIAMI BEACH, FL 33139
954.288.4586

ARCHITECT OF RECORD
ANDRES HOLLMANN AIA
LEED AP BC+D -P.A. 94333

CONCEPT DESIGN
Bilantar Constructions U.S.A. LLC.
Israel Bilancieri, CEO



No.	Date	Description
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Digitally signed by
Andres Hollmann
Date:
2026.06.23
13:05:42-04'00'

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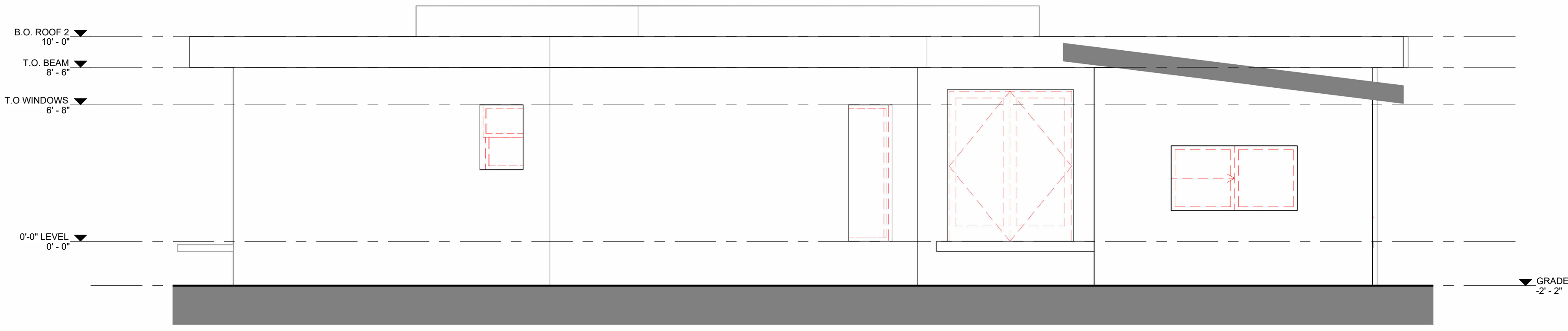
SEAL:

PROJECT TITLE
COHEN RESIDENCE
1250 98TH ST, BAY
HARBOR ISLANDS, FL
33154

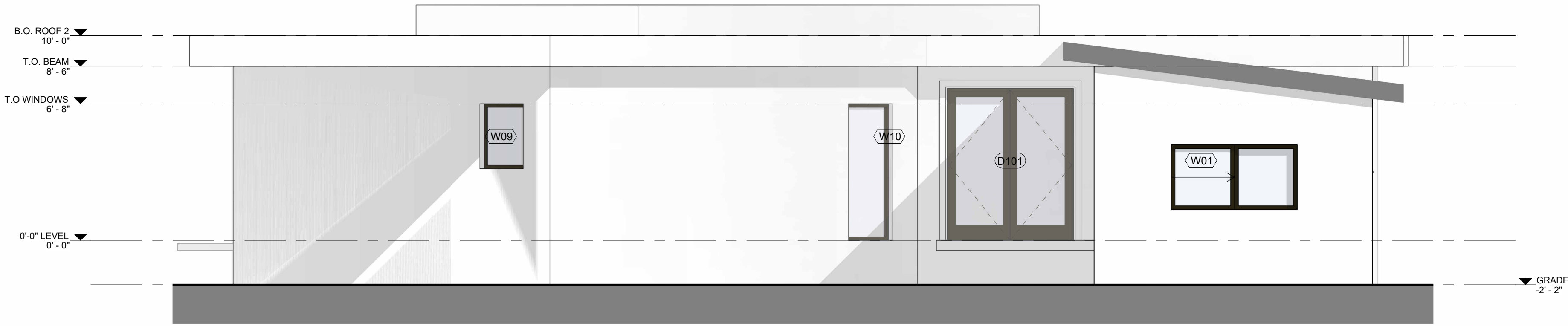
DATE
APR 2, 2026
CHECKED BY
M.P.D.
DRAWN BY
A.H.
PROJECT NO.
260XX
DRAWING TITLE:

DEMOLITION PLAN
SCALE:
1/4" = 1'-0"
PAGE:

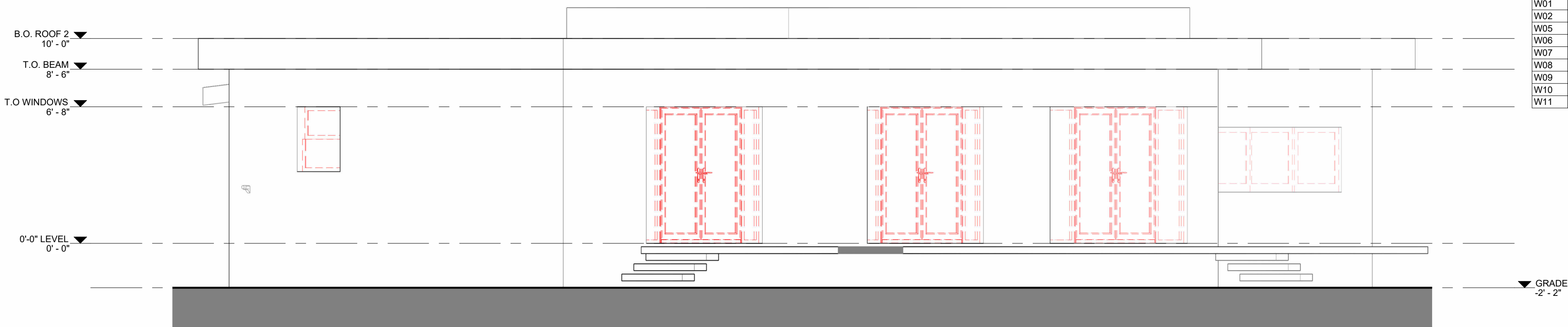
WALL LEGEND		
1		EXISTING CMU WALL TO REMAIN.
2		EXISTING PARTITION WALL TO REMAIN.
3		PARTITION WAA TO BE DEMOLISHED.
4		INTERIOR NON BEARING PARTITION WALL: 5/8" GYP. BD. INTERIOR SIDE ON 3-5/8" (25 GA. MIN.) GALV. MTL. STUDS @ 16" O.C. WIDTH MAY VARY. SEE PLAN FOR EXACT SIZES. SEE DETAIL 4/A.401 AND GENERAL OUTLINE SPECIFICATIONS.



1 FRONT ELEVATION -(NORTH) DEMO
A.201 1/4" = 1'-0"



2 FRONT ELEVATION -(NORTH) PROPOSED
A.201 1/4" = 1'-0"



3 SOUTH ELEVATION DEMO
A.201 1/4" = 1'-0"



4 SOUTH ELEVATION PROPOSED
A.201 1/4" = 1'-0"

WINDOW & DOOR SPECIFICATIONS

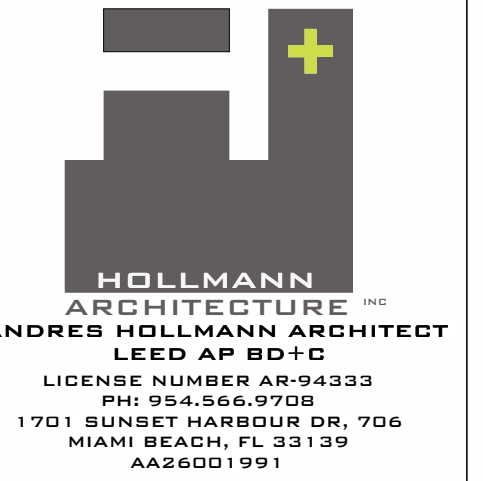
- 1 MANUFACTURER: ESWINDOWS
- 2 FRAME: ALUMINUM
- 3 FINISH: BLACK AAMA 2604
- 4 GLASS: SOLARBAN® 70 LOW-E CLEAR
- 5 TYPE: IMPACT RESISTANT
- 6 MIAMI-DADE APPROVED

A-WINDOW SCHEDULE1

MARK	LOCATION	MFR	OPERATION	WINDOW SIZE			Miami Dade NOA	FL APPROVAL
				W	H	AREA		
W01	EXG BEDROOM 4	E.S.W.	HORIZONTAL ROLLER	74"	38"	20 SF	23-0714.18	
W02	EXG KITCHEN	E.S.W.	HORIZONTAL ROLLER	70"	40"	19 SF	23-0714.18	
W05	EXG MASTER BATH	E.S.W.	CASEMENT	36"	38"	10 SF		FL41000.1
W06	EXG LIVING ROOM	E.S.W.	HORIZONTAL ROLLER	106"	50"	37 SF	23-0714.18	
W07	EXG BEDROOM 2	E.S.W.	HORIZONTAL ROLLER	110"	38"	29 SF	23-0714.18	
W08	EXG BEDROOM 3	E.S.W.	HORIZONTAL ROLLER	110"	38"	29 SF	23-0714.18	
W09	EXG BATH-2	E.S.W.	CASEMENT	36"	38"	10 SF		FL41000.1
W10	EXG HALLWAY	E.S.W.	FIXED-5100	36"	80"	20 SF	23-0714.17	
W11	EXG BATH-3	E.S.W.	HORIZONTAL ROLLER	26"	20"	4 SF	23-0714.18	

A-WINDOW NOTES

1. ALL WINDOWS SHALL HAVE IMPACT RESISTANT GLASS, TINTED.
2. EGRESS: AT LEAST ONE WINDOW IN ANY BEDROOM SHALL MEET THE EGRESS REQUIREMENTS, UNLESS OTHER DOOR TO THE EXTERIOR EXISTS. SUCH WINDOW SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS, AND SHALL PROVIDE A CLEAR OPENING OF NOT LESS THAN 20" IN WIDTH, 24" IN HEIGHT AND 5.7 SQUARE FEET IN AREA. BOTTOM OF WINDOW OPENING SHALL NOT BE MORE THAN 44" FROM FINISHED FLOOR AND SHALL COMPLY WITH THE FLORIDA BUILDING CODE RESIDENTIAL PER SECTION 3-10. CONTRACTOR TO VERIFY ACTUAL CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES
3. ANY GLAZING WITHIN 60" OF THE FINISHED FLOOR SURFACE IN WALLS SURROUNDING ANY TUB OR SHOWER ENCLOSURE SHALL BE CATEGORY II SAFETY GLAZING. PROVIDE OBSCURE GLAZING FOR ALL BATHROOM WINDOWS.
4. METAL WINDOWS TO BE "ES WINDOWS" UNLESS OTHERWISE NOTED ON WINDOW SCHEDULE - NOA. IMPACT RESISTANT. WINDOWS TO HAVE E.S.P. FINISH. WHITE. ALL OPERABLE WINDOWS SHALL BE PROVIDED WITH SCREENS.
5. ANY GLAZING MATERIAL IN ANY WINDOW ADJACENT TO TUB AND SHOWER COMPARTMENTS SHALL BE CATEGORY II SAFETY GLASS TO COMPLY WITH FBC R308.
6. HURRICANE SHUTTERS SHALL BE PROVIDED FOR WINDOWS THAT DO NOT MEET THE IMPACT RESISTANCE REQUIREMENTS.
7. CONTRACTOR IS RESPONSIBLE FOR MASONRY OPENING OF WINDOW INSTALLATIONS AND SHALL VERIFY DIMENSIONS WITH WINDOW MANUFACTURER PRIOR TO ORDERING.
8. FASTENERS SHALL BE INSTALLED THROUGH WINDOW FRAME P.T. WOOD BUCK TO CONCRETE.
9. HEAT STRENGTHENED GLASS SHALL BE PROVIDED IN WINDOWS WITH NEGATIVE PRESSURES EXCEEDING THOSE ON THE PRODUCT APPROVAL. GENERAL CONTRACTOR SHALL REFER TO DESIGN PRESSURE RATING TABLE IN THE PRODUCT APPROVAL FOR THE SPECIFIC WINDOW/ MANUFACTURER GLAZING FABRICATION REQUIREMENTS PRIOR TO PLACING MANUFACTURING PURCHASE ORDER.
10. WHERE THERE IS A DROP OF MORE THAN 4 FEET FROM THE FAR SIDE OF AN OPERATIVE WINDOW, THE SILL HEIGHT SHALL BE A MINIMUM OF 36" ABOVE THE NEAR SIDE WALKING.
11. FILL VOID BETWEEN WINDOW AND WOOD BUCK WITH INSULATION, BEING CAREFUL NOT TO BOW WINDOW FRAME.
12. APPLY A CONTINUOUS BEAD OF URETHANE SEALANT AROUND WINDOW. CHECK MANUFACTURER'S RECOMMENDATIONS FOR SURFACE PREP, APPLICATION, AND INSTALLATION.
13. ENSURE THAT THE EXTERIOR SILL IS SLOPED AWAY FROM THE WINDOW.
14. ANY GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMP WITHIN 36" HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLAZING IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE SHALL BE CATEGORY II SAFETY GLAZING.

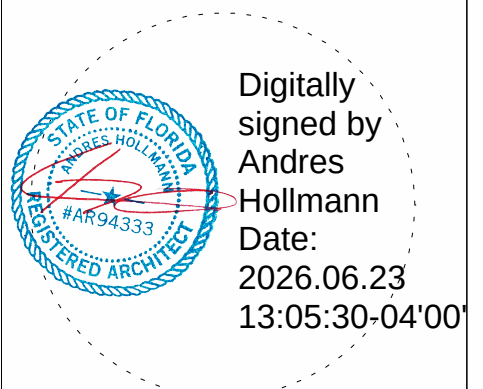


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GENERAL CONTRACTOR
CONSULTANT

SIGN & SEAL



COHEN RESIDENCE

1250 98TH ST, BAY
HARBOR ISLANDS, FL
33154

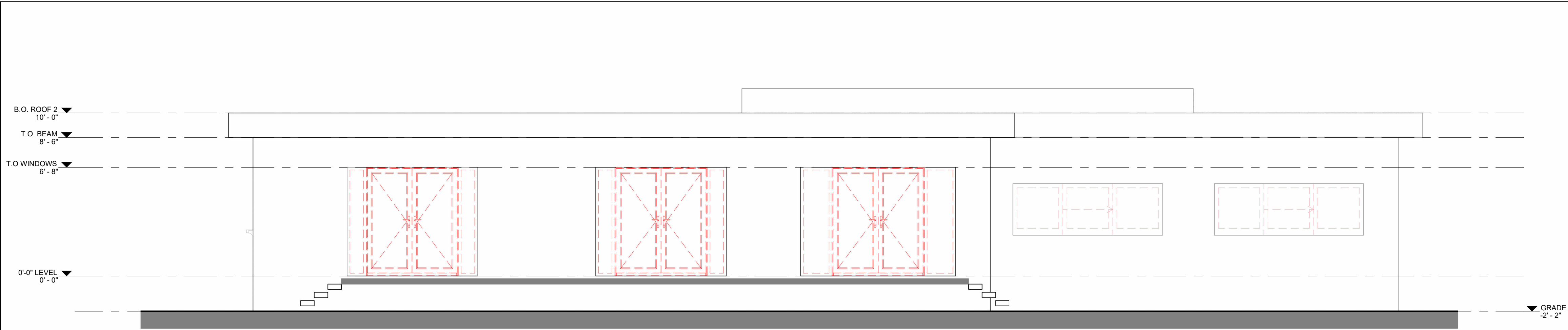
NO.	DATE	DESCRIPTION

ELEVATIONS

PROJECT NUMBER	260XX
DATE	JUNE 16, 2026
DRAWN BY	M.P.D.
CHECKED BY	A.H.

A.201

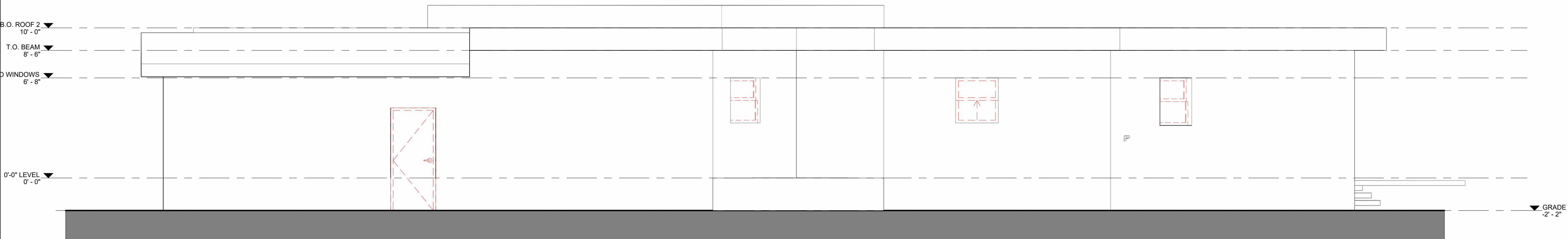
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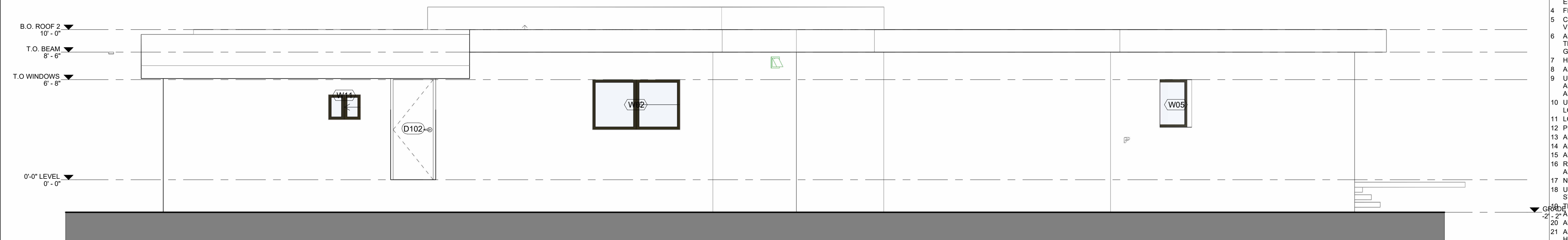
1 SOUTH EAST ELEVATION - DEMO
A.202 1/4" = 1'-0"



2 SOUTH EAST ELEVATION - PROPOSED
A.202 1/4" = 1'-0"



3 WEST ELEVATION DEMO
A.202 1/4" = 1'-0"



4 WEST ELEVATION DEMO PROPOSED
A.202 1/4" = 1'-0"

A-DOOR SCHEDULE								
MARK	From Room: Name	Manufac turer	Model	Type Comments	DOOR SIZE		Miami Dade NOA	FL APPROVAL
					W	H		
0'-0" LEVEL								
D101	EXG FOYER	E.S.W.	EL300	OUTSWIGN ALUMINUM, IMPACT RESISTANT	72"	88"	23-0714.09	
D102	EXG UTILITY RM	E.S.W.	EL300	OUTSWIGN ALUMINUM, IMPACT RESISTANT	32"	80"	23-0714.09	
D103	EXG MASTER BEDROOM	E.S.W.	EL400	SLIDING DOOR, IMPACT RESISTANT GLASS	144"	88"	23-0714.13	
D104	EXG FAMILY RM	E.S.W.	EL400	SLIDING DOOR, IMPACT RESISTANT GLASS	96"	88"	23-0714.13	
D105	EXG LIVING ROOM	E.S.W.	ES EGD2020	SLIDING DOOR, IMPACT RESISTANT GLASS	114"	88"	23-0714.12	

WINDOW & DOOR SPECIFICATIONS

1

MANUFACTURER: ESWINDOWS

2

FRAME: ALUMINUM

3

FINISH: BLACK AAMA 2604

4

GLASS: SOLARBAN® 70 LOW-E CLEAR

5

TYPE: IMPACT RESISTANT

6

MIAMI-DADE APPROVED

- DOOR NOTES
- 1

ANY GLAZING WITHIN 60" OF THE FINISHED FLOOR SURFACE IN WALLS SURROUNDING ANY TUB OR SHOWER ENCLOSURE SHALL BE CATEGORY II SAFETY GLAZING.
- 2

ALL HABITABLE ROOM ENTRY DOORS SHALL BE UNDERCUT 1" PER FMC 601.4
- 3

ALL CLOSET AND BATH DOORS SHALL BE OPERABLE FROM BOTH SIDES IN CASE OF EMERGENCY
- 4

FIELD MEASURE ALL OPENINGS PRIOR TO FABRICATION
- 5

CONTRACTOR IS RESPONSIBLE FOR ROUGH OPENING OF DOOR INSTALLATIONS AND SHALL VERIFY DIMENSIONS WITH DOOR MANUFACTURER PRIOR TO ORDERING
- 6

ANY GLAZING MATERIAL LOCATED IN DOORS OR ADJACENT TO DOOR WITHIN 48 INCHES OF THE DOOR IN THE CLOSED POSITION AND BELOW THE TOP OF THE DOOR SHALL BE SAFETY GLAZING.
- 7

HARDWARE SHALL BE SUBMITTED TO ARCHITECT AND OWNER FOR APPROVAL.
- 8

ALL DOOR HARDWARE SHALL MEET ADA CODE REQUIREMENTS.
- 9

U.O.N. IN A 400. DOOR HARDWARE SHALL BE OF THE LEVER OR PUSH TYPE, MOUNTED 30"-40" ABOVE THE FLOOR & BE OPERABLE WITH A MAX. EFFORT OF 8.5 LBS FOR EXTERIOR DOORS AND 5 LBS. FOR INTERIOR DOORS
- 10

U.O.N. IN A 400. ALL LOCKSETS SHALL BE ADA COMPLIANT, LEVER TYPE UNITS. VERIFY LOCKING REQUIREMENTS WITH OWNER PRIOR TO INSTALLING LOCKSETS.
- 11

LOCK SET SHALL HAVE REMOVABLE CYLINDER AND INTERCHANGEABLE CORES.
- 12

PROVIDE PRIVACY LOCKSETS AT BATHROOM DOORS
- 13

ALL DOORS SHALL HAVE DOOR STOPS.
- 14

ALL INTERIOR HINGED DOORS TO BE PRE-HUNG WITH TRIM UNLESS OTHERWISE NOTED.
- 15

ALL WOOD BUICKS ENDOR 1"x4" WOOD SPACER SHALL BE PROPERLY CAULKED.
- 16

REFER TO THE INSTALLATION INSTRUCTIONS FOR THE SPECIFIC PRODUCT BEING INSTALLED AND SHIM, LEVER, AND SQUARE TO ENSURE PROPER OPERATION.
- 17

NOT USED.
- 18

U.O.N. IN A 400. INTERIOR DOOR CASING: FEDEREL MILLWORK (OR APPROVED EQUIVALENT), STOCK NUMBER 131, 3/4" X 2 1/2".
- 19

THRESHOLD SHALL BE NO HIGHER THAN 1/2" ABOVE THE FLOOR. EDGE TO BE BEVELED WITH A SLOPE NO GREATER THAN 1 IN 2, IF MORE THAN 1/4".
- 20

ALL EDGES OF ALL WOOD DOORS TO BE SEALED AND FINISHED.
- 21

ALL DOORS, EXCEPT @ CLOSETS, SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER HARDWARE, OR OTHER TYPE NOT REQUIRING A GRASP TO OPEN. PROVIDE 32" MIN. CLEAR OPENING WIDTH
- 22

LOCKSET HARDWARE TO BE SELECTED BY OWNER AND SUPPLIED BY CONTRACTOR. HINGES, BLOCKING FRAMING LABOR AND MATERIALS REQUIRED TO PROPERLY INSTALL AND HANG THE DOOR ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- 23

ALL FRAMES TO BE HIGH GLOSS FINISH UNLESS OTHERWISE NOTED.

HOLLMANN ARCHITECTURE

ANDRES HOLLMANN ARCHITECT

LEED AP BD+C

LICENSE NUMBER AR-4333

PH: 954.566.9708

1701 SUNSET HARBOUR DR, 706

MIAMI BEACH, FL 33139

A226DD1991

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GENERAL CONTRACTOR

Bilantar Constructions U.S.A. LLC.

Israel Bilancieri, CEO

BILANTAR

CONSTRUCTIONS USA LLC

CONSULTANT

Sign & Seal

STATE OF FLORIDA

ARCHITECT

ANDRES HOLLMANN

2026.06.23

13:05:18-04'00'

COHEN RESIDENCE

1250 98TH ST, BAY HARBOR ISLANDS, FL 33154

NO.

DATE

DESCRIPTION

ELEVATIONS

260XX

JUNE 16, 2026

M.P.D.

A.H.

A.202

SCALE 1/4" = 1'-0"

