

AKUA

9740-60 WEST BAY HARBOR DRIVE, BAY HARBOR ISLANDS, FLORIDA 33154

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ARCHITECT:
FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AX-C001496
MARKUS A. FRANKEL, LICENSE NO. AR0007143
IFHAT BENAYOUN FISHMAN, LICENSE NO. AR0017273
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LANDSCAPE ARCHITECT:
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PH: (305) 665.9688

DRC SUBMITTAL

OWNER / DEVELOPER:
WBHD DEVELOPMENT, LLC
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLAND, Florida 33154
T: (000) 000.0000

CIVIL ENGINEER:
HOLLAND ENGINEERING
111 South 21 Avenue
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PH: (954) 367.0371
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NOVEMBER 30, 2015



LOCATION MAP
SCALE: N.T.S.

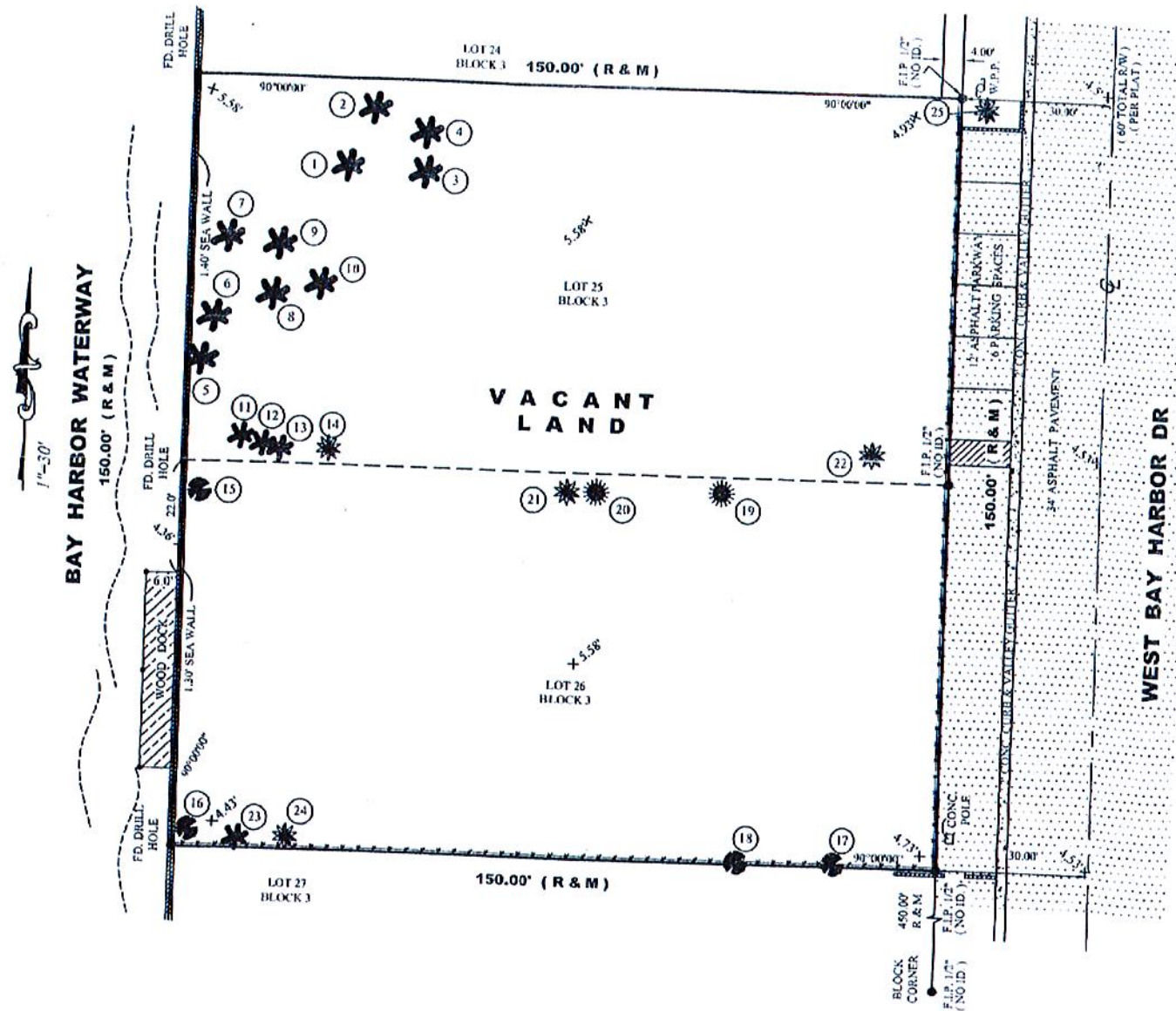
NOTE: FLUM LAND USE DESIGNATION FOR PROPERTIES WITHIN 300' RADIUS OF SITE IS MEDIUM-HIGH DENSITY RESIDENTIAL. [HATCHED AREA INDICATES 300' RADIUS]



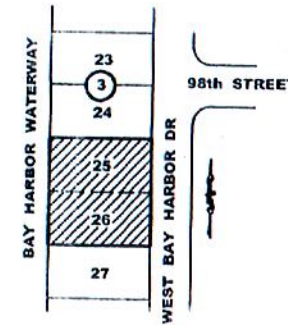
AERIAL MAP
SCALE: N.T.S.

NOTE: HATCH AREA INDICATES A 300' RADIUS.

ARCHITECTURAL ANALYSIS						ZONING SUMMARY			
THE SITE IS VACANT						SF ACRES			
						LOT AREA 22,500 0.52 +/-			
BUILDING OCCUPANCY			R1			LEGAL DESCRIPTION			
TYPE OF CONSTRUCTION			TYPE I-B			LOTS 25 & 26 BLOCK 3 BAY HARBOR ISLAND, RECORDED IN PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.			
UNIT #	# OF UNITS	NSF PER UNIT	GSF PER UNIT	SF	# OF BD / # OF BA	FLOOD ELEVATION 8.0' NGVD			
UNIT 1	1	1,847	1,951	SF	3 BD / 2.5 BA	THE SITE IS LOCATED IN FLOOD ZONE "AE", WITH A BFE OF 8.0' NGVD. MAP/PANEL			
UNIT 2	1	1,605	1,700	SF	3 BD / 3 BA	CROWN OF THE ROAD 4.53' NGVD			
UNIT 3	1	1,030	1,092	SF	1 BD / 2 BA + DEN	ZONING CLASSIFICATION RM2 - MULTI FAMILY RESIDENTIAL DISTRICT			
UNIT 4	1	1,653	1,745	SF	2 BD / 2.5 BA	FUTURE LAND USE DESIGNATION MEDIUM-HIGH DENSITY RESIDENTIAL			
UNIT 5	1	1,869	1,948	SF	2 BD / 3 BA + DEN	FLR ALLOWABLE PROPOSED			
UNIT 6	1	1,950	2,047	SF	3 BD / 3 BA + DEN	(DETERMINED BY THE SETBACKS) N/A			
UNIT 7	1	1,717	1,826	SF	3 BD / 2.5 BA	MAXIMUM DENSITY 30 DU 30 DU			
UNIT 8	1	1,470	1,560	SF	2 BD / 3 BA + DEN	34 UNITS PER NET ACRE 17.68 (18) 30 (12 TDRs REQ.)			
UNIT 9	1	1,030	1,092	SF	1 BD /2 BA + DEN	SETBACKS REQUIRED PROPOSED			
UNIT 10	1	1,653	1,745	SF	2 BD /2.5 BA	FRONT:			
UNIT 11	1	1,869	1,948	SF	2 BD/3 BA + DEN	UP TO 30'-0" HIGH 20'-0" 20'-0"			
UNIT 12	1	1,950	2,047	SF	3 BD/3 BA + DEN	UP TO 45'-0" HIGH 25'-0" 30'-0"			
UNIT 13	1	1,682	1,793	SF	3 BD / 2.5 BA	UP TO 65'-0" HIGH 30'-0" 30'-0"			
UNIT 14	1	1,463	1,560	SF	2 BD / 3 BA + DEN	REAR 20' 20'			
UNIT 15	1	986	1,046	SF	1 BD /2 BA + DEN	SIDE:			
UNIT 16	1	1,653	1,745	SF	2 BD /2.5 BA	UP TO 30'-0" HIGH 10% OF LOT WIDTH 15' 15'			
UNIT 17	1	1,869	1,948	SF	2 BD/3 BA + DEN	FLEX: 1/3 OF BUILDING LENGTH			
UNIT 18	1	1,950	2,047	SF	3 BD/3 BA + DEN	@ NORTH [0.33 X 110'-0"] 36'-8" 36'-8"			
UNIT 19	1	1,491	1,597	SF	3 BD / 3 BA	@ SOUTH [0.33 X 180'-0"] 36'-8" 36'-8"			
UNIT 20	1	1,291	1,390	SF	2 BD / 2 BA	@ WEST [0.33 X 120'-0"] 40'-0" 40'-0"			
UNIT 21	1	953	1,017	SF	1 BD /2 BA	MAXIMUM HEIGHT ALLOWABLE PROPOSED			
UNIT 22	1	1,474	1,766	SF	2 BD /2.5 BA	MAXIMUM BUILDING HEIGHT 65'-0" above BFE 65'-0" above BFE			
UNIT 23	1	1,869	1,948	SF	2 BD/3 BA + DEN	GROUND LANDSCAPE AREA REQUIRED PROPOSED			
UNIT 24	1	1,759	1,852	SF	3 BD/3 BA + DEN	20% OF LOT AREA MINIMUM 22,500 X .20 4,500 SF 5,427 SF = 24%			
UNIT 25	1	1,491	1,597	SF	3 BD / 3 BA	ROOF DECK LANDSCAPE REQUIREMENTS REQUIRED PROPOSED			
UNIT 26	1	1,165	1,252	SF	2 BD / 2 BA + DEN	15% OF ROOF AREA MINIMUM 6,755 X .15 1,013 SF 1,128SF = 17 %			
UNIT 27	1	953	1,017	SF	1 BD /2 BA	LOT COVERAGE ALLOWABLE PROPOSED			
UNIT 28	1	1,474	1,766	SF	2 BD /2.5 BA	(PERIMETER DETERMINED BY THE SETBACKS) DETERMINED BY SETBACKS 13,200 SF = 59%			
UNIT 29	1	1,935	2,015	SF	2 BD/3 BA + DEN	PARKING SPACE REQUIREMENTS REQUIRED PROPOSED			
UNIT 30	1	1,759	1,852	SF	3 BD/3 BA + DEN	RESIDENTIAL - 2 PER DWELLING UNIT MINIMUM & 2 GUEST PARKING AS A SUBSET OF THE TOTAL 60 (INCLUDING 3 GUEST) 62 (INCLUDING 2 GUEST)			
TOTAL	30	46,860	49,909	SF					
						FRANKEL BENAYOUN ARCHITECTS INC. ARCHITECTS PLANNERS INTERIOR DESIGN			
						LICENSE NO. AA-0001494			
						MARKUS A. FRANKEL LICENSE NO. AR00007143			
						FRANK BENAYOUN FISHMAN LICENSE NO. AR0017273			
						1177 KANE CONCOURSE, SUITE 120 BAY HARBOR ISLANDS, FLORIDA 33154			
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						OWNER / DEVELOPER			
						XXXXXXXXXXXXXXXXXXXX			
						XXXXXXXXXXXXXXXXXXXX			
						XXXXXXXXXXXXXXXXXXXX			
						DA ENG			
						HOLLAND ENGINEERING INC. civil engineers			
						3900 HOLLYWOOD BOULEVARD HOLLYWOOD, FL - 33021			
						(954)387-0371 (954)387-0372 Fax			
						SUSAN C. HOLLAND, PE			
						Reg. no. 41831			
						LANDSCAPE ARCH			
						GEOMANTIC DESIGNS, INC. LANDSCAPE ARCHITECTURE			
						ROBERT PARSLEY A.S.A.			
						JACKSONVILLE, FLORIDA 32211			
						STRUCTURAL ENG			
						MEP ENG			
						SIGNATURE			
						NO. REVISION DATE BY			
						DRAWING TITLE			
						ZONING DATA			
						SCALE DATE NOVEMBER 30, 2015			
						SHEET NUMBER			
						A-0.00			



LOCATION SKETCH SCALE: NTS



TREE CHART

No.	NAME	DIAMETER	SPAN	HEIGHT
1	COCONUT PALM	13"	10'	15'
2	COCONUT PALM	15"	12'	17'
3	COCONUT PALM	13"	10'	18'
4	COCONUT PALM	13"	10'	15'
5	COCONUT PALM	12"	12'	17'
6	COCONUT PALM	13"	10'	14'
7	COCONUT PALM	12"	10'	17'
8	COCONUT PALM	12"	10'	15'
9	COCONUT PALM	13"	10'	16'
10	COCONUT PALM	12"	10'	15'
11	COCONUT PALM	15"	10'	16'
12	COCONUT PALM	20"	12'	18'
13	COCONUT PALM	12"	10'	15'
14	PALMETTO PALM	13"	10'	12'
15	ROYAL PALM	14"	12'	50'
16	ROYAL PALM	15"	12'	40'
17	ROYAL PALM	16"	15'	30'
18	ROYAL PALM	15"	15'	30'
19	PINE TREE	24"	7'	50'
20	PINE TREE	25"	7'	50'
21	PALMETTO PALM	12"	10'	15'
22	PALMETTO PALM	12"	10'	7'
23	COCONUT PALM	15"	10'	10'
24	PALMETTO PALM	13"	10'	10'
25	PALMETTO PALM	13"	10'	10'

ABBREVIATIONS:

SVK=SEWER, CBS=CONCRETE BLOCK STRUCTURE, CLF=CHAIN LINK FENCE, PL=PROPERTY LINE, DUE=DRAINAGE UTILITY EASEMENT, IP=IRON PIPE, F=FOUND, A/C=AIR CONDITIONER PAD, PIC=PROPERTY CORNER, DH=DRILLED HOLE, WF=WOODEN FENCE, RES=RESIDENCE, CL=CLEAR, RB=REBAR, UE=UTILITY EASEMENT, CONC=CONCRETE SLAB, RAW=RIGHT OF WAY, DE=DRAINAGE EASEMENT, CL=CENTER LINE, O=DIA, TYP=TYPICAL, M=MEASURED, R=RECORDED, ENCR=ENCROACHMENT, COMP=COMPUTER, ASH=ASPHALT, NID=NAIL & DISC, S=SET, FEE=FINISH FLOOR ELEVATION, O/S=OFFSET, PP=POWER POLE, OHP=OVERHEAD POWERLINE, WM=WATER METER, WOOD FENCE=WOOD FENCE, MASONRY WALL=MASONRY WALL, CONCRETE=CONCRETE, MAINTENANCE & DRAINAGE EASEMENT=M & D E.

ELEVATION BASED ON LOC. # 2225 W
CBM#R-243 ELV. 6.59' TYPE OF SURVEY: BOUNDARY SURVEY

SURVEYOR'S NOTES: 1) OWNERSHIP SUBJECT TO OPINION OF TITLE. 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE. 4) LEGAL DESCRIPTION PROVIDED BY CLIENT. 5) UNDERGROUND ENCROACHMENTS NOT LOCATED. 6) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. 7) OWNERSHIP OF FENCES ARE UNKNOWN. 8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. 9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION. 10) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.

Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID PB 46 PAGE 5

NOT VALID UNLESS EMBOSSED WITH
SURVEYOR'S SEAL



REVISED:
FOR TREES
11/19/15

Property Address: 9740-9760 W. Bay Harbor Dr., Bay Harbor Islands, FL. 33154.

Legal Description: Lots 25 and 26, Block 3, 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.

I HEREBY CERTIFY That the survey represented thereon meets the minimum technical requirements adopted by the STATE OF FLORIDA Board of Land Surveyors pursuant to Section 472.027 Florida Statutes.
There are no encroachments, overlaps, easements appearing on the plat or visible easements other than as shown hereon.

Adis N Nunez
ADIS N NUNEZ
REGISTERED LAND SURVEYOR
STATE OF FLORIDA #5924

SINCE 1987	
BLANCO SURVEYORS INC.	
Engineers • Land Surveyors • Planners • LB # 0007059	
555 NORTH SHORE DRIVE	
MIAMI BEACH, FL 33141	
Email: blanco.surveyorsinc@yahoo.com Fax: (305) 865-7810	
FLOOD ZONE AE	SUFFIX L
PANEL 0144	DATE 9/11/09 BASE 8'
DATE 6/1/15	SCALE 1" = 30'
COMMUNITY # 120637	OWN BY F. Blanco
JOB No 15-502	



ADJACENT SOUTH NEIGHBOR



SUBJECT SITE



ADJACENT NORTH NEIGHBORS

EXISTING PROPERTIES



CONTEXT ELEVATION

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
THAT BENAYOUN FISHMAN
LICENSE NO. AR0017273
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OWNER / DEVELOPER

XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXXXXXXXXXX

DATE

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HOLLYWOOD, FL 33021
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SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.

GEOMANTIC
DESIGNS, INC.

LANDSCAPE ARCHITECTURE
ROBERT FARLEY A.S.L.A.
4141 4th Street Suite 1111
BAY HARBOR ISLANDS, FLORIDA 33154

STRUCTURAL ENG.

MEP ENG.

9740-9760 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

DATE

NO.

REVISION

DATE

BY

DRAWING TITLE

CONTEXT
PHOTOS

SCALE

DATE

NOVEMBER 30, 2016

SHEET NUMBER

A-0.01



FRONT RENDERING

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-0001494
VARIKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN FISHMAN
LICENSE NO. AR0017273

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STRUCTURAL ENG.

MEP ENG.

9740-9760 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-80 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE

FRONT RENDERING

SCALE DATE
NOVEMBER 30, 2015

SHEET NUMBER

A-0.02



AERIAL RENDERING

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494

MARKUS A. FRANKEL
LICENSE NO. AR0007143

PHILIP BENAYOUN FISHMAN
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OWNER / DEVELOPER

XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX

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HE HOLLAND ENGINEERING INC.
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STRUCTURAL ENG.

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9740-9760 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-80 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33554

SIGNATURE

DATE

NO.

REVISION

DATE

BY

DRAWING TITLE

AERIAL RENDERING

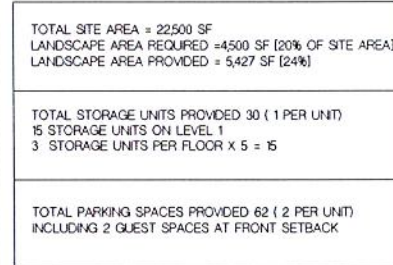
SCALE

DATE

NOVEMBER 30, 2015

SHEET NUMBER

A-0.03

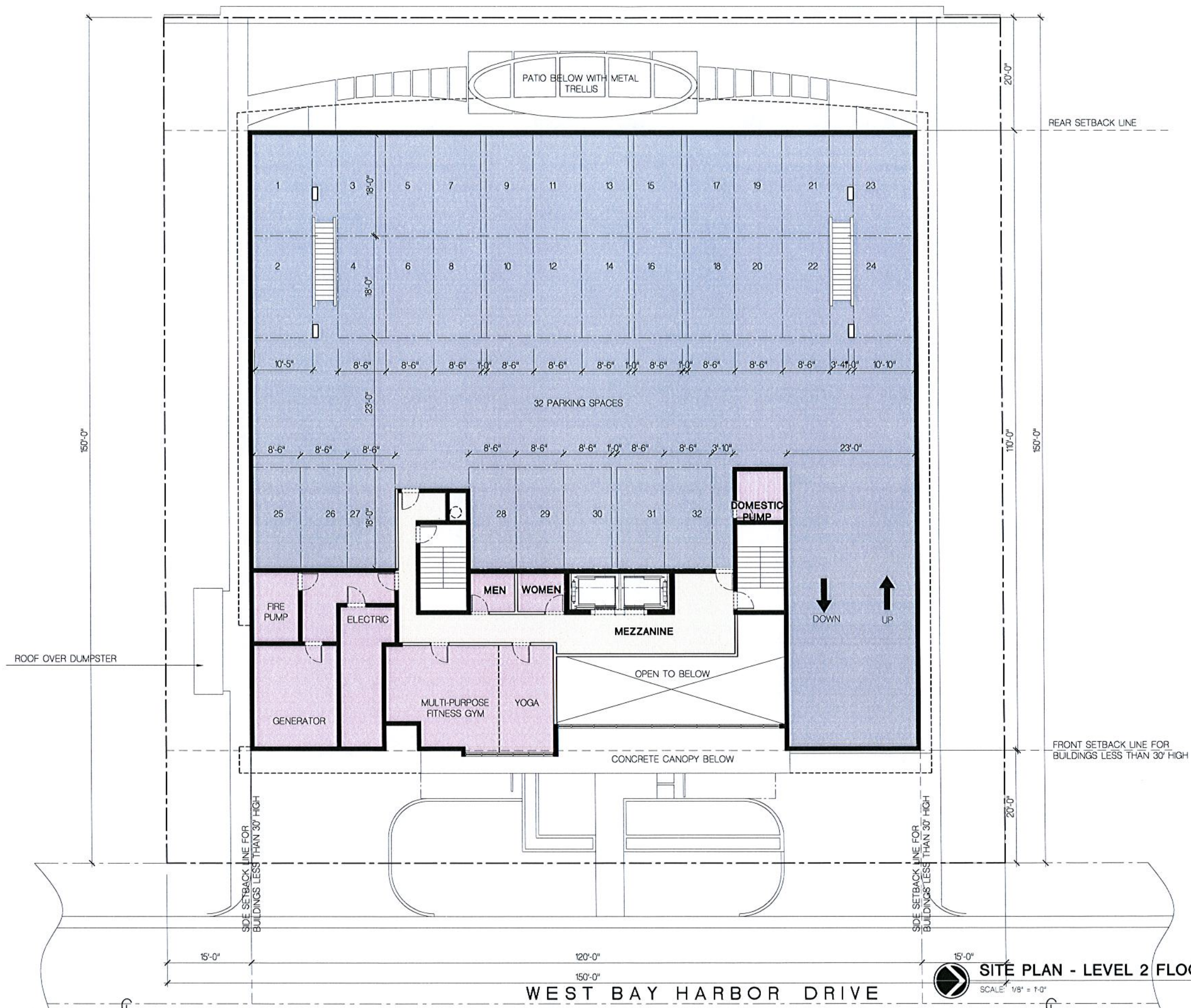


SCALE 3/32" = 1'-0"



SCALE 1/8" = 1'-0"

A-1.01



FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-0001494
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STRUCTURAL ENG.

MEP ENG.

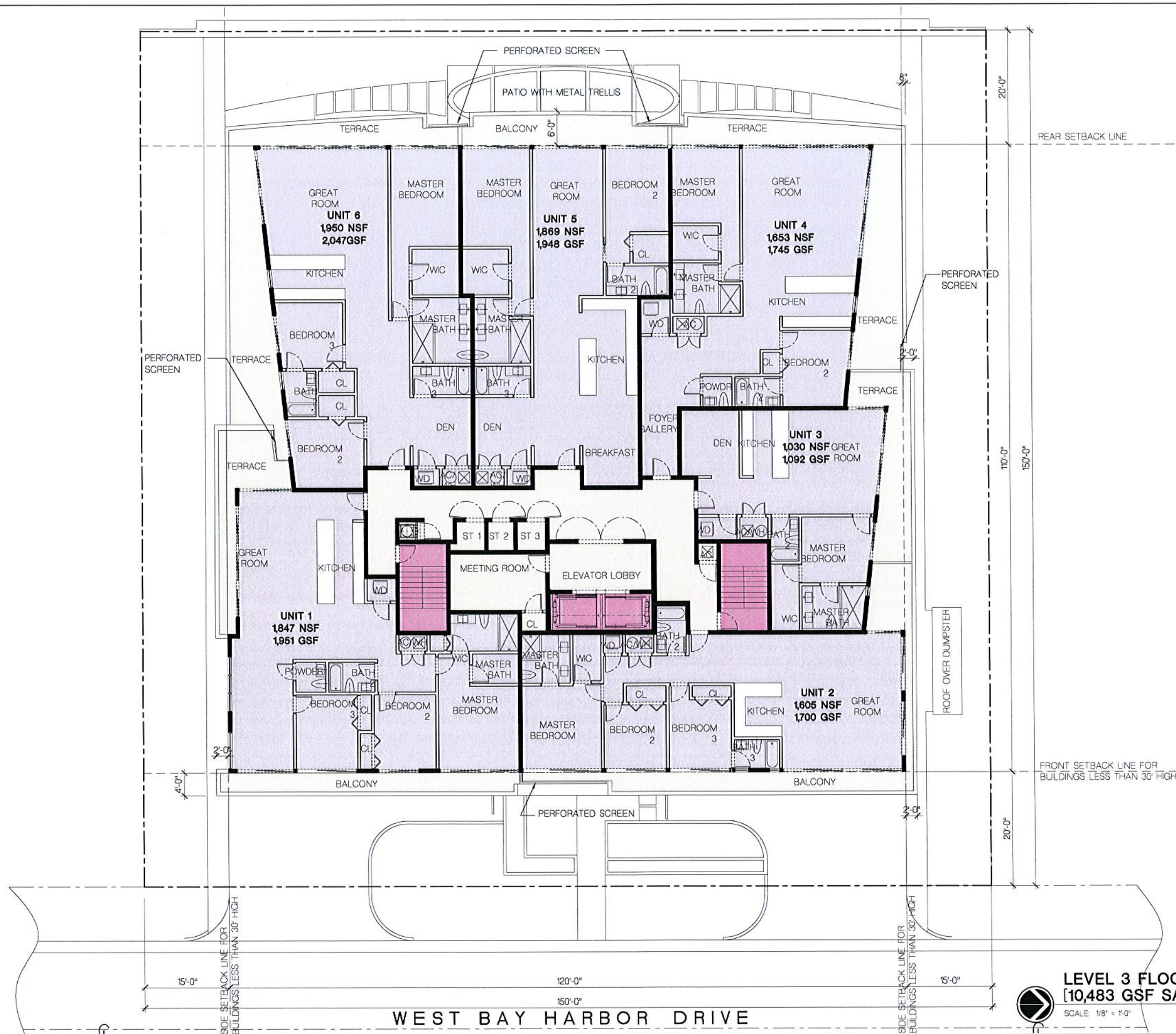
9740-9760 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-80 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE

SITE PLAN - LEVEL 2 FLOOR PLAN

SCALE: 1/8" = 1'-0" DATE: NOVEMBER 30, 2015
SHEET NUMBER: A-102



FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

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STRUCTURAL ENG

MEP ENG

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NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE	DATE
NO	REASON
DATE	BY

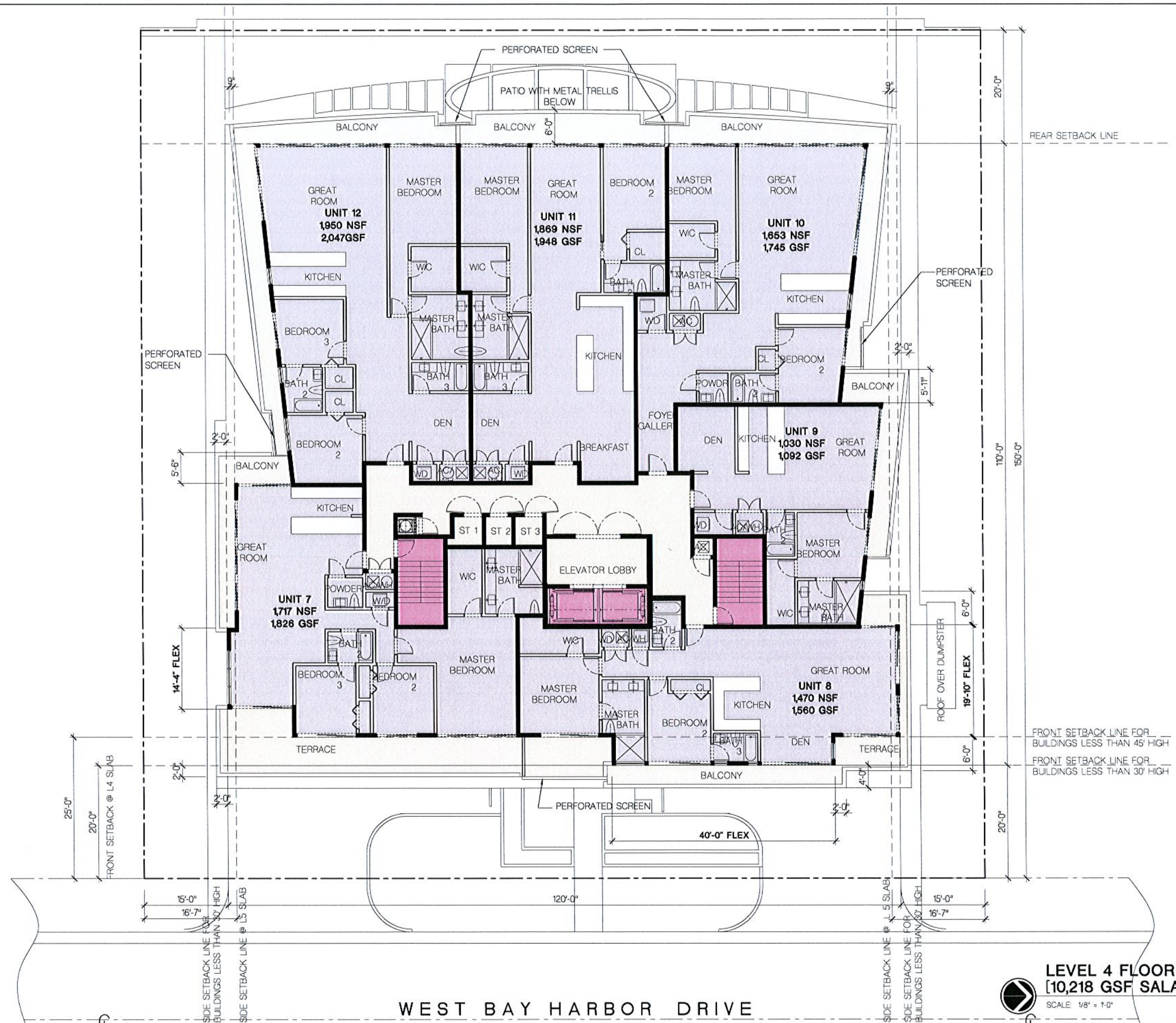
DRAWING TITLE
LEVEL 3 FLOOR PLAN

SCALE: 1/8" = 1'-0" DATE: NOVEMBER 30, 2015
SHEET NUMBER
A-103

LEVEL 3 FLOOR PLAN
[10,483 GSF SALABLE]



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



FRANKEL BENAYOUN
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9740-9760 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-80 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE	DATE
NO.	REVISION
DATE	BY

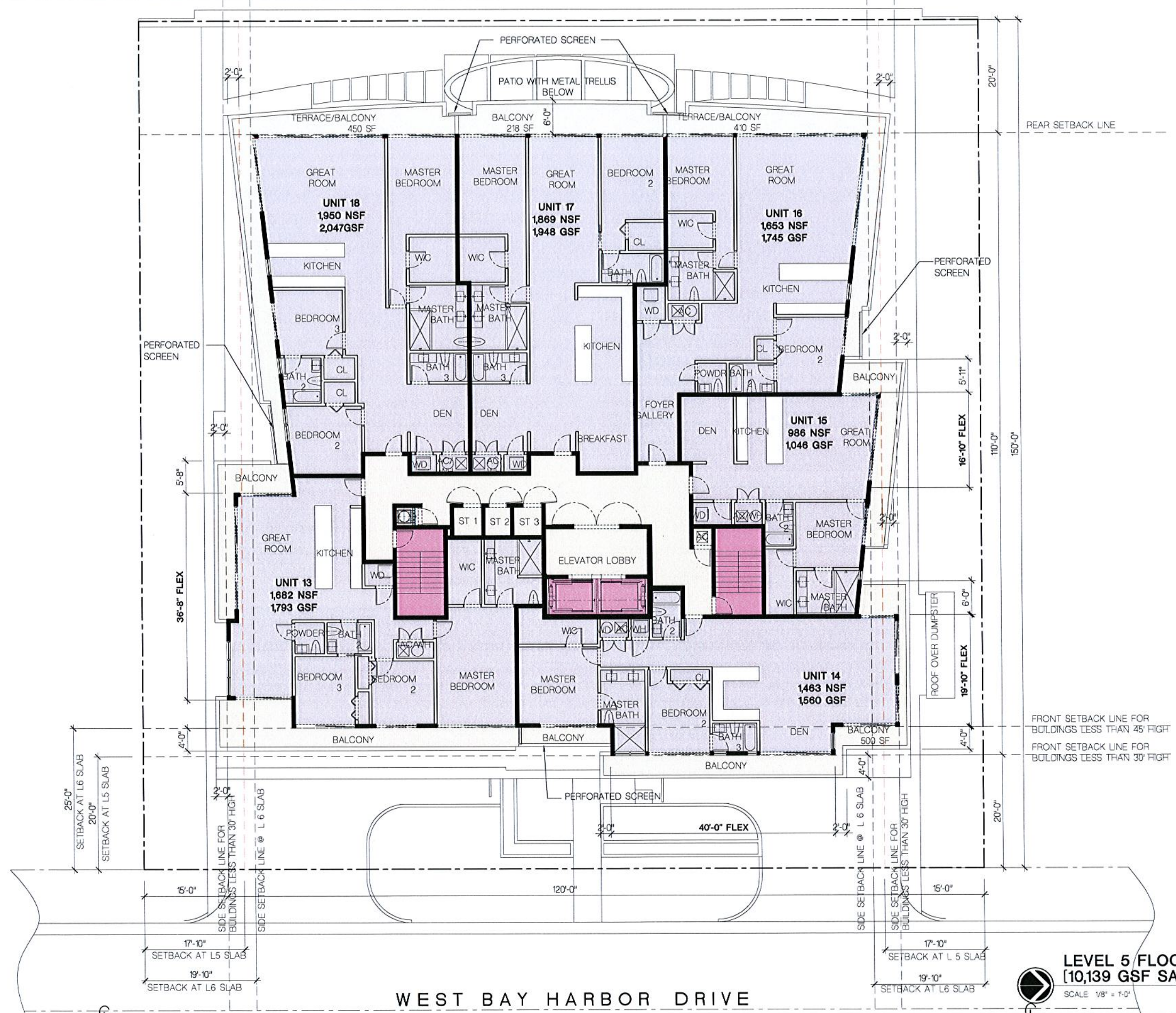
DRAWING TITLE

LEVEL 4 FLOOR PLAN

SCALE: 1/8" = 1'-0" DATE: NOVEMBER 30, 2015

SHEET NUMBER

A-104



FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
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PH: (305) 868.3655 FAX: (305) 868.3650
E MAIL: INFO@FRANKELBENAYOUN.COM

[illegible]

ONE ENG.
 **HOLLAND ENGINEERING INC.**
civil engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL - 33021
(954)367-3371 • (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCHITECTS

 **GEOMANTIC
DESIGNS, INC.**
LANDSCAPE ARCHITECTURE

ROBERT PARSLLEY A.S.L.A.

600 S.W. 31 STREET MIAMI FL 33135
PHONE: 305 665 5961 FAX: 305 668 3138

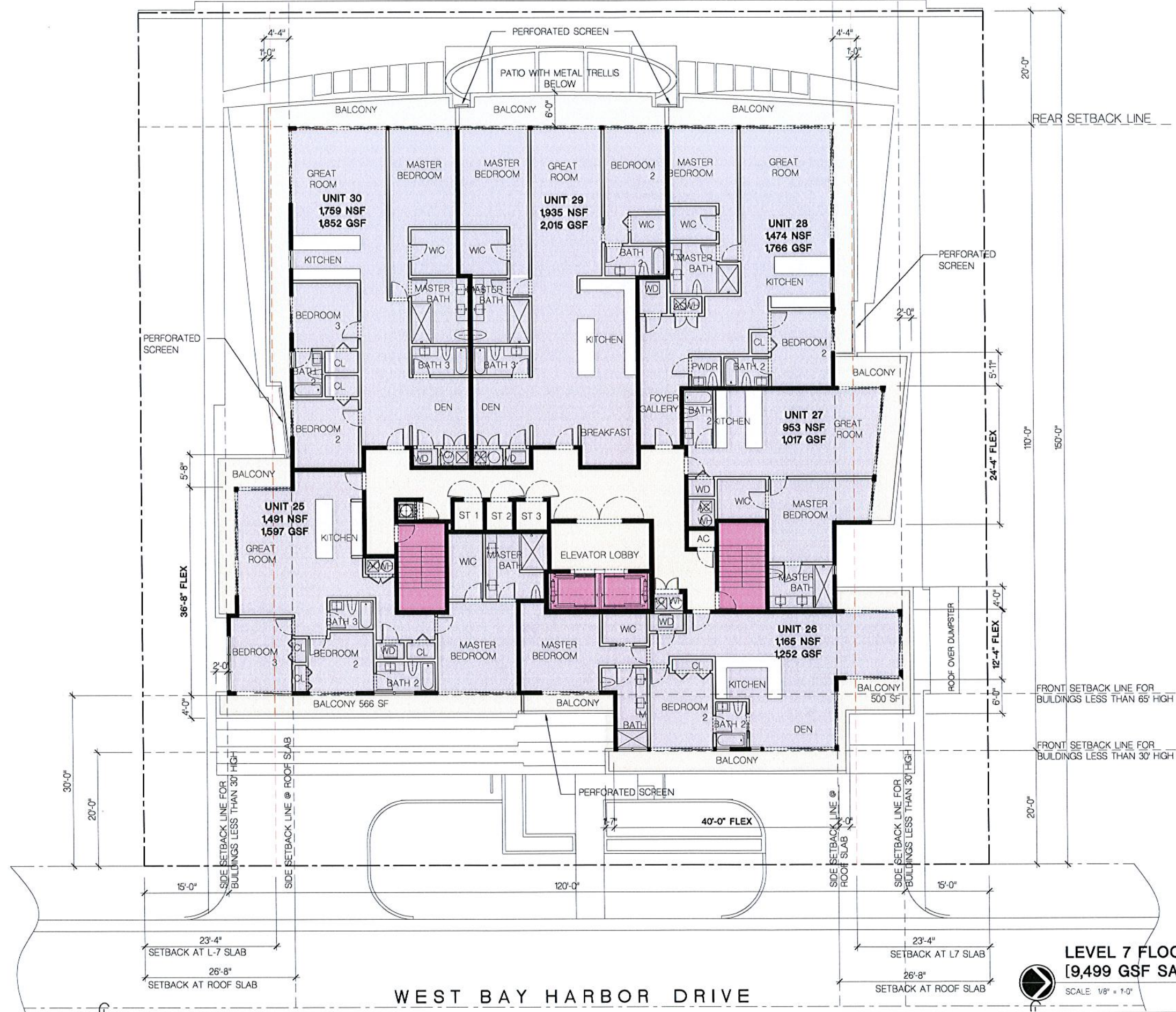
STRUCTURAL ENVS

VEP ENG

**9740-9760 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 3354**

SIGNATURE		DATE	
NO.	REVISION	DATE	
			BY

LEVEL 5 FLOOR PLAN	
SCALE 1/8" = 1'-0"	DATE NOVEMBER 30, 2015
SHEET NUMBER A-1.05	



FRANKEL BENAYOUN
ARCHITECTS INC.

LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
PHAT BENAYOUN FISHMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868-3669 FAX: (305) 868-3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX

CIVIL ENG.
HE HOLLAND ENGINEERING INC.
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Reg. no. 41831

LANDSCAPE ARCH.
GEOMANTIC
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LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
4803 W. 41 STREET MIAMI, FL 33149
PHONE: 305-441-9866 FAX: 305-441-9868

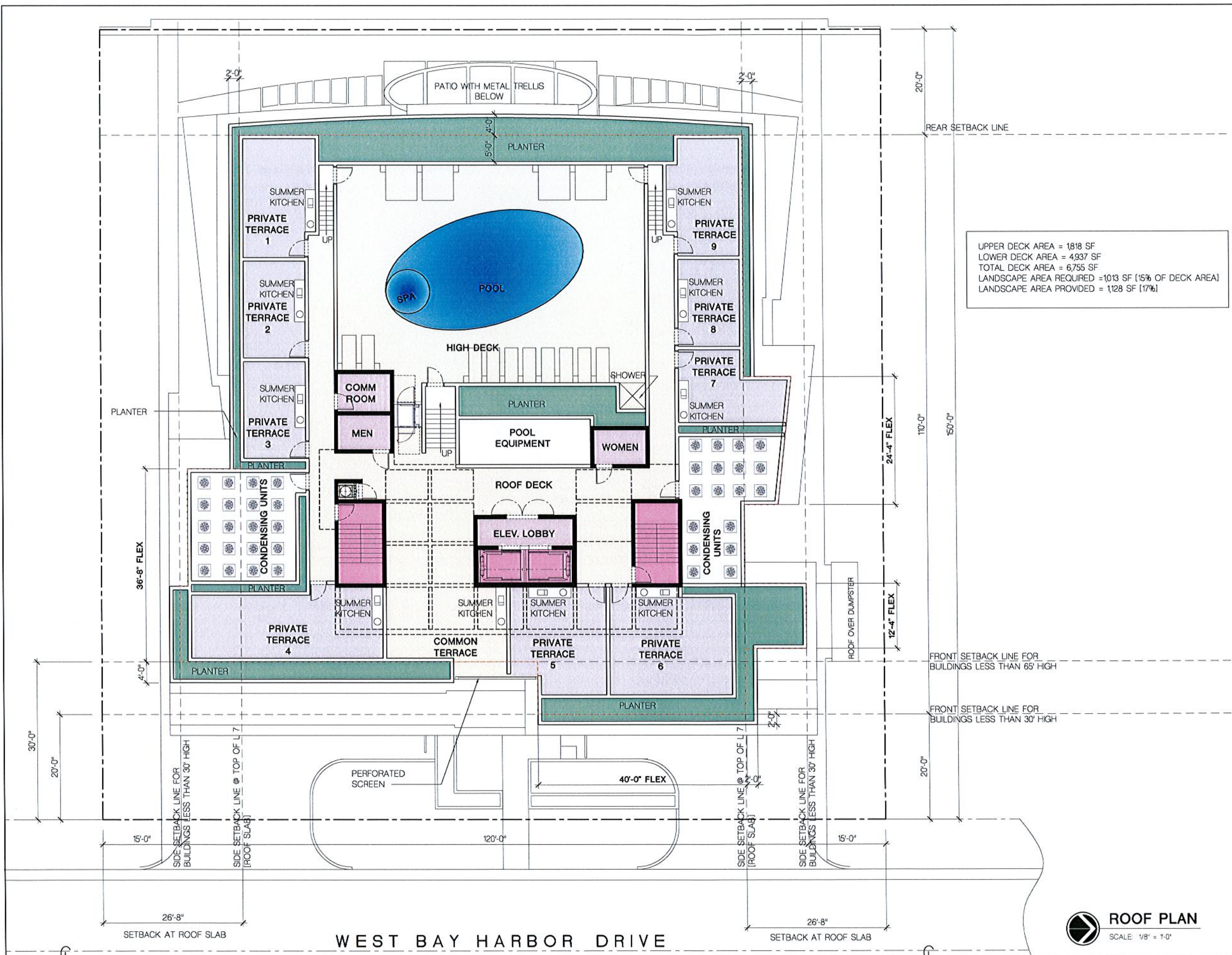
STRUCTURAL ENG.

MEP ENG.

9740-9760 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE	DATE
NO.	REVISION
DATE	BY

DRAWING TITLE
LEVEL 7 FLOOR PLAN
SCALE: 1/8" = 1'-0" DATE: NOVEMBER 30, 2015
SHEET NUMBER
A-107



UPPER DECK AREA = 1818 SF
 LOWER DECK AREA = 4937 SF
 TOTAL DECK AREA = 6755 SF
 LANDSCAPE AREA REQUIRED = 1013 SF [15% OF DECK AREA]
 LANDSCAPE AREA PROVIDED = 1128 SF [17%]

FRANKEL BENAYOUN
 ARCHITECTS INC.
 ARCHITECTS PLANNERS INTERIOR DESIGN
 LICENSE NO. AA-0001434
 MARKUS A. FRANKEL
 LICENSE NO. AR0007143
 PHIL BENAYOUN FID-1044
 LICENSE NO. AR0017273
 1177 KANE CONCOURSE, SUITE 120
 BAY HARBOR ISLANDS, FLORIDA 33154
 PH: (305) 868-1865 FAX: (305) 868-3550
 E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
 XXXXXXXXXXXXXXXXXXXX
 XXXXXXXXXXXXXXXXXXXX
 XXXXXXXXXXXXXXXXXXXX

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 civil engineers
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 SUSAN C. HOLLAND, PE
 Reg. no. 41831

LANDSCAPE ARCH.
GEOMANTIC DESIGNS, INC.
 LANDSCAPE ARCHITECTURE
 ROBERT PARSLEY A.S.L.A.
 4805 S.W. 11 STREET MIAMI, FL 33155
 PHONE: 305 402 7458 FAX: 305 402 7459

STRUCTURAL ENG.

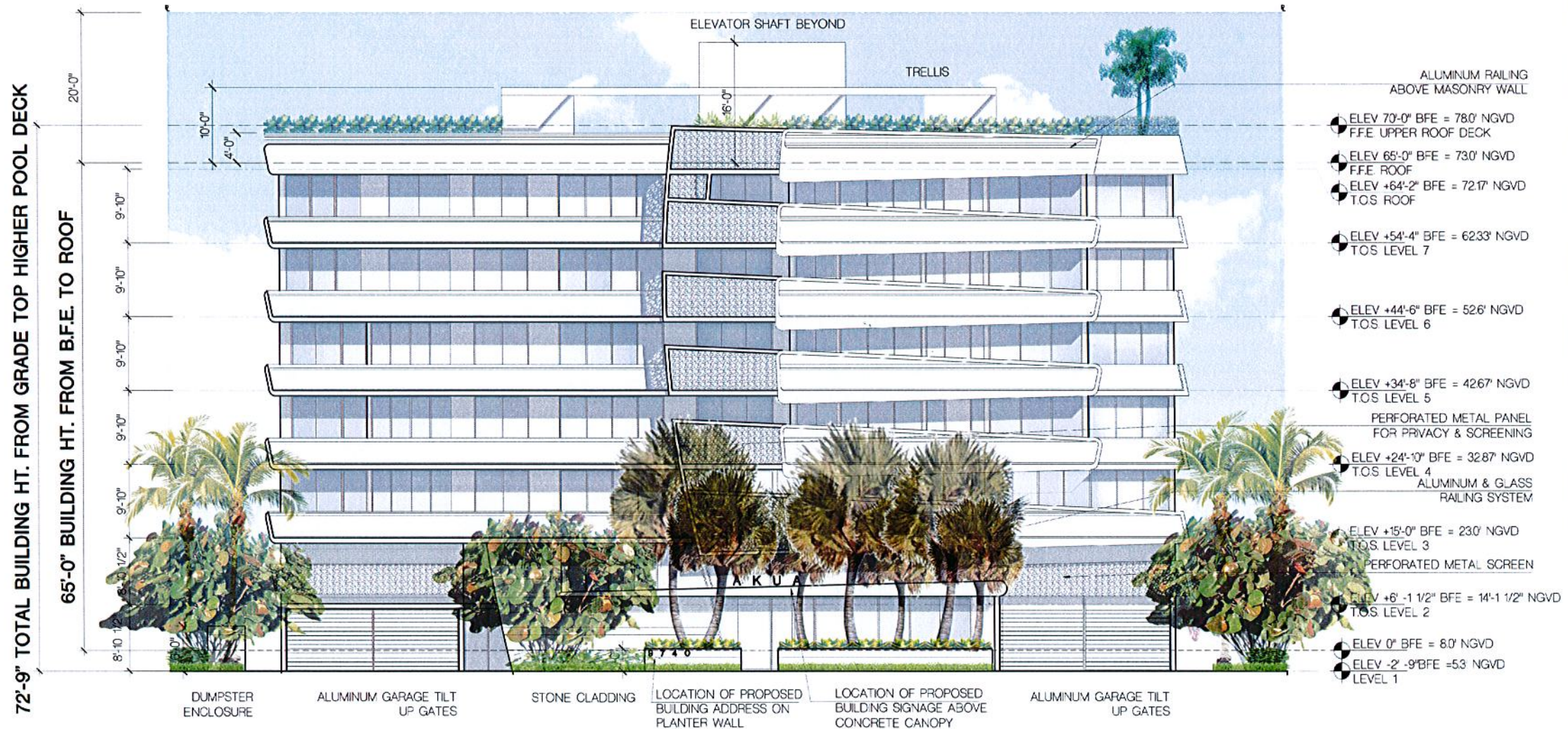
MEP ENG.

9740-9760 WEST BAY HARBOR DRIVE
 NEW CONDOMINIUM BUILDING
 9740-80 WEST BAY HARBOR DRIVE
 BAY HARBOR ISLANDS, FLORIDA 33154

NO.	REVISION	DATE	BY

DRAWING TITLE
ROOF PLAN
 SCALE 1/8" = 1'-0" DATE NOVEMBER 30, 2015
A-108

ROOF PLAN
 SCALE 1/8" = 1'-0"



EAST [FRONT] ELEVATION
SCALE 1/8" = 1'-0"

FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. FA-C001194
MARKUS A. FRANKEL
LICENSE NO. AR0707145
FRANK BENAYOUN FISHMAN
LICENSE NO. AR0717273
1127 KANE CONDOURSE SUITE 1120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868 3660 FAX: (305) 868 3660
E MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX

DATE
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civil engineers
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HOLLYWOOD, FL - 33021
(954)367-0371 (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.
 GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTS
ROBERT PARSLEY A.S.L.A.
ONE W. E. STREET, SUITE 101
DADE COUNTY, FL 33134

STRUCTURAL ENG.

MEP ENG.

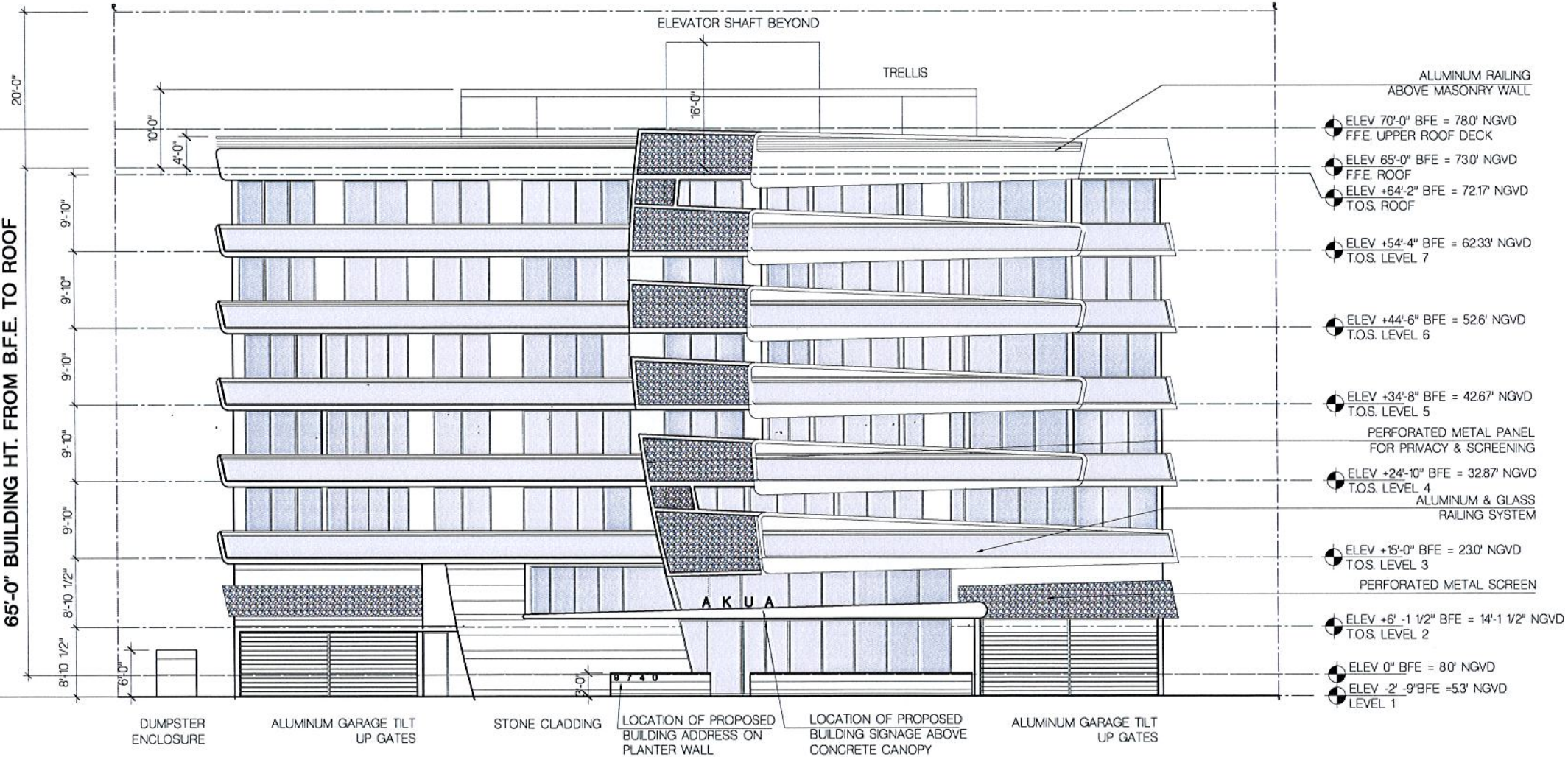
9740-9760 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
8740-80 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE	DATE
NO.	REVISION
	DATE

DESIGNED BY
EAST [FRONT] ELEVATION
SCALE 1/8" = 1'-0" DATE: NOVEMBER 30, 2018
SHEET NUMBER
A-2.01

72'-9" TOTAL BUILDING HT. FROM GRADE TOP HIGHER POOL DECK

65'-0" BUILDING HT. FROM B.F.E. TO ROOF



EAST [FRONT] ELEVATION

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

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
IFRAT BENAYOUN FISHMAN
LICENSE NO. AR0017273
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868 3663 FAX: (305) 868 3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX

ENGINEERING
HOLLAND ENGINEERING INC.
Civil Engineers
3900 HOLLYWOOD BOULEVARD
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Reg. no. 41831

LANDSCAPE ARCHITECT
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
4801 W. 41 STREET SUITE 111
FORT LAUDERDALE, FL 33309
TEL: 954-881-1488 FAX: 954-881-1489

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

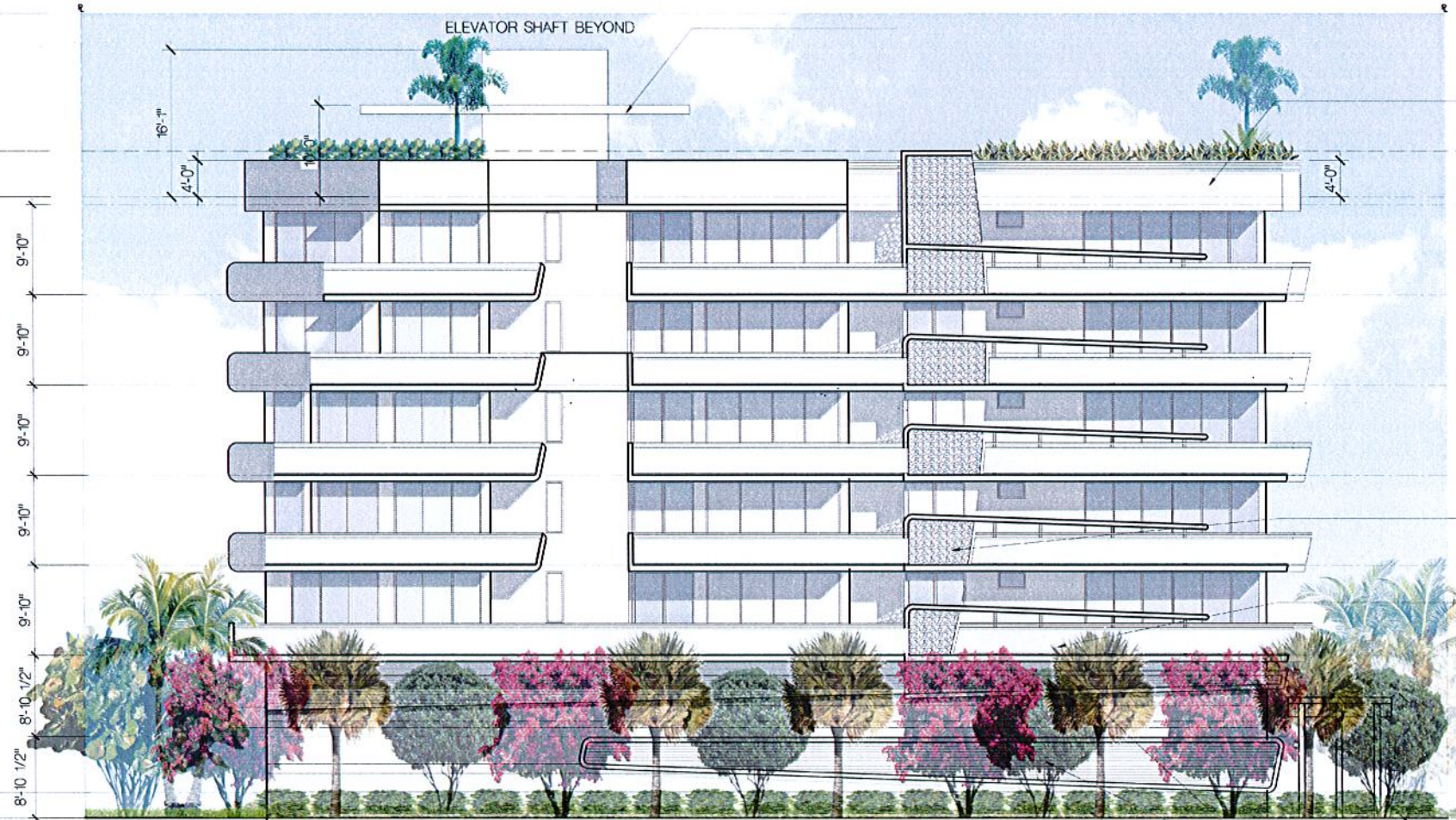
9740-9760 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
EAST [FRONT] ELEVATION
SCALE: 1/8" = 1'-0" DATE: NOVEMBER 30, 2015
SHEET NUMBER
A-2.01 A

72'-9" TOTAL BUILDING HT. FROM GRADE TOP HIGHER POOL DECK

65'-0" BUILDING HT. FROM B.F.E. TO ROOF



ALUMINUM RAILING ABOVE
MASONRY/ STUCCO WALL

ELEV 70'-0" BFE = 78'0" NGVD
FFE UPPER ROOF DECK

ELEV 65'-0" BFE = 73'0" NGVD
FFE ROOF

ELEV +64'-2" BFE = 72'17" NGVD
T.O.S. ROOF

ELEV +54'-4" BFE = 62'33" NGVD
T.O.S. LEVEL 7

ELEV +44'-6" BFE = 52'6" NGVD
T.O.S. LEVEL 6

ELEV +34'-8" BFE = 42'67" NGVD
T.O.S. LEVEL 5

PERFORATED METAL PANEL
FOR PRIVACY & SCREENING

ELEV +24'-10" BFE = 32'87" NGVD
T.O.S. LEVEL 4

ALUMINUM & GLASS RAILING SYSTEM

ELEV +15'-0" BFE = 23'0" NGVD
T.O.S. LEVEL 3

ELEV +6'-1 1/2" BFE = 11'-1 1/2" NGVD
T.O.S. LEVEL 2

ELEV 0' BFE = 8'0" NGVD

ELEV -2'-9" BFE = 5'3" NGVD
LEVEL 1

ALUMINUM SCREENS SET
IN CONCRETE FRAME

STUCCO REVEAL

NORTH ELEVATION

SCALE 1/8" = 1'-0"

**FRANKEL BENAYOUN
ARCHITECTS INC.**
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-0001494
MARKUS A. FRANKEL
LAD. NO. AA-0001494
FRANK BENAYOUN
LAD. NO. AA-0001494
1177 KANE CONDOURSE, SUITE 100
BAY HARBOR ISLANDS, FL 33154
PH. (305) 868-3660 FAX (305) 868-3660
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER

XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX

DAE ENG

HOLLAND ENGINEERING INC.
civil eng'rs
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HO 17000, FL 33001
(954) 367-0371 (954) 367-0372 Fax
EUSAN C. HOLLAND, PE
Reg. no. 41851

LANDSCAPE ARCH

**GEOMANTIC
DESIGNS, INC.**
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
4001 W. 41 STREET, SUITE 101
P.O. BOX 9040, HO 17000, FL 33001

STRUCTURAL ENG.

MEP ENG.

9740-9760 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-80 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

SIGNATURE DATE

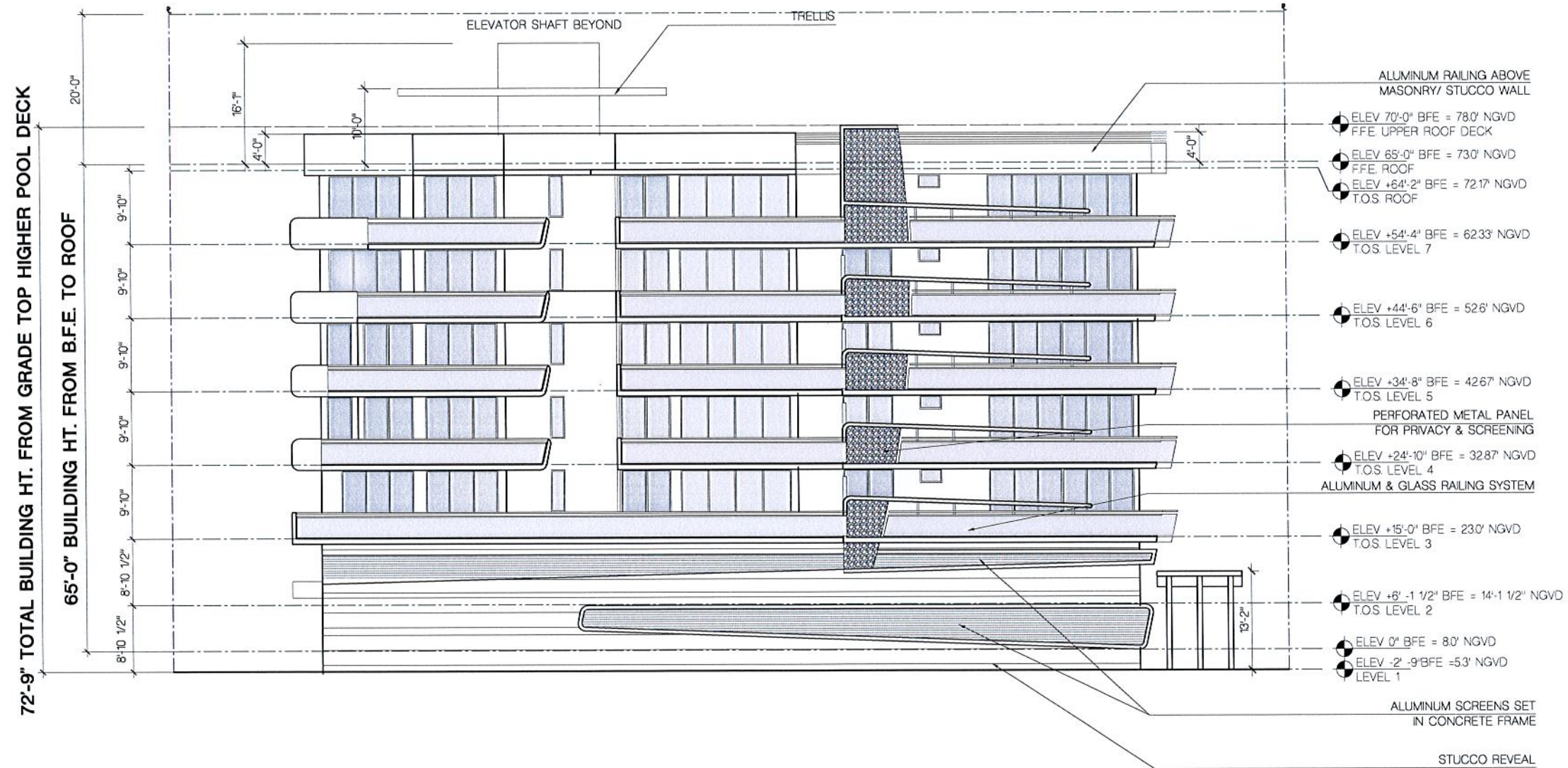
NO REASON DATE

DRAWING TO P.

**NORTH
ELEVATION**

SCALE 1/8" = 1'-0" DATE NOVEMBER 30, 2016
PLOT NUMBER

A-2.02



NORTH ELEVATION

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

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-0001494

MARCUS A. FRANKEL
LICENSE NO. AR0007143
PHILIP BENAYOUN FISHMAN
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868-1555 FAX: (305) 868-1555
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER

XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX

DATE

HOLLAND ENGINEERING INC.
Civil Engineers
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33021
(954) 387-0371 (954) 387-0372 FAX
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.

GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT FARLEY A.S.L.A.
2613 W. 11 STREET, MIAMI, FL 33135
PHONE: 305-461-5657 FAX: 305-461-5658

STRUCTURAL ENG.

MEP ENG.

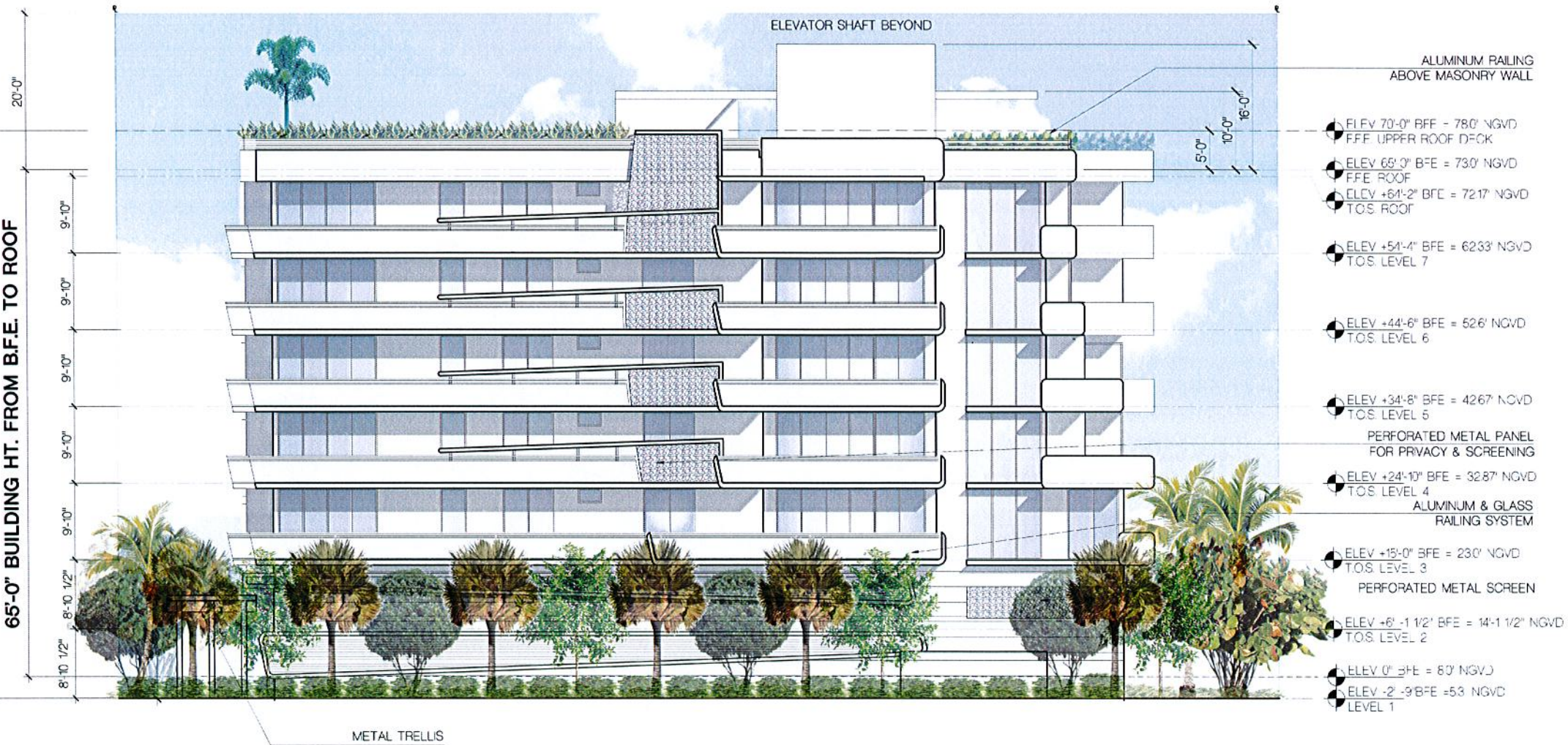
9740-9760 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33564

SIGNATURE	DATE
NO.	REVISION
DATE	BY

DRAWING TITLE
NORTH
ELEVATION
SCALE: 1/8" = 1'-0" DATE: NOVEMBER 30, 2015
SHEET NUMBER
A-202A

72'-9" TOTAL BUILDING HT. FROM GRADE TOP HIGHER POOL DECK

65'-0" BUILDING HT. FROM B.F.E. TO ROOF



SOUTH ELEVATION

SCALE 1/8" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-0001494

MATTHEW A. FRANKEL
L.L.P. NO. AA-0001494
FRANKEL BENAYOUN FISHMAN
L.L.P. NO. AA-0001494

1177 KANE CONDOURISE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868 3665 FAX: (305) 868 3665
E-MAIL: INFO@FRANKELBENAYOUN.COM

DRAWN BY DEVELOPER

XXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXX

CAL. ENG.

HOLLAND ENGINEERING INC.

CIVIL ENGINEER

3500 HOLLYWOOD BOULEVARD

HOUSTON, TX 77057

(281) 367-0311 (281) 367-0372 Fax

SUSAN C. HOLLAND, PE

Reg. No. 47851

LANDSCAPE ARCH.

GEOMANTIC

DESIGNS, INC.

LANDSCAPE ARCHITECTURE

ROBERT PARSLEY A.S.L.A.

1001 S.W. 11TH STREET, SUITE 1111

MIAMI, FL 33135

PHONE: 305-401-1001 FAX: 305-401-1002

STRUCTURAL ENG.

MEP ENG.

9740-9760 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE

DATE

NO.

REVISION

DATE

DRAWING TITLE

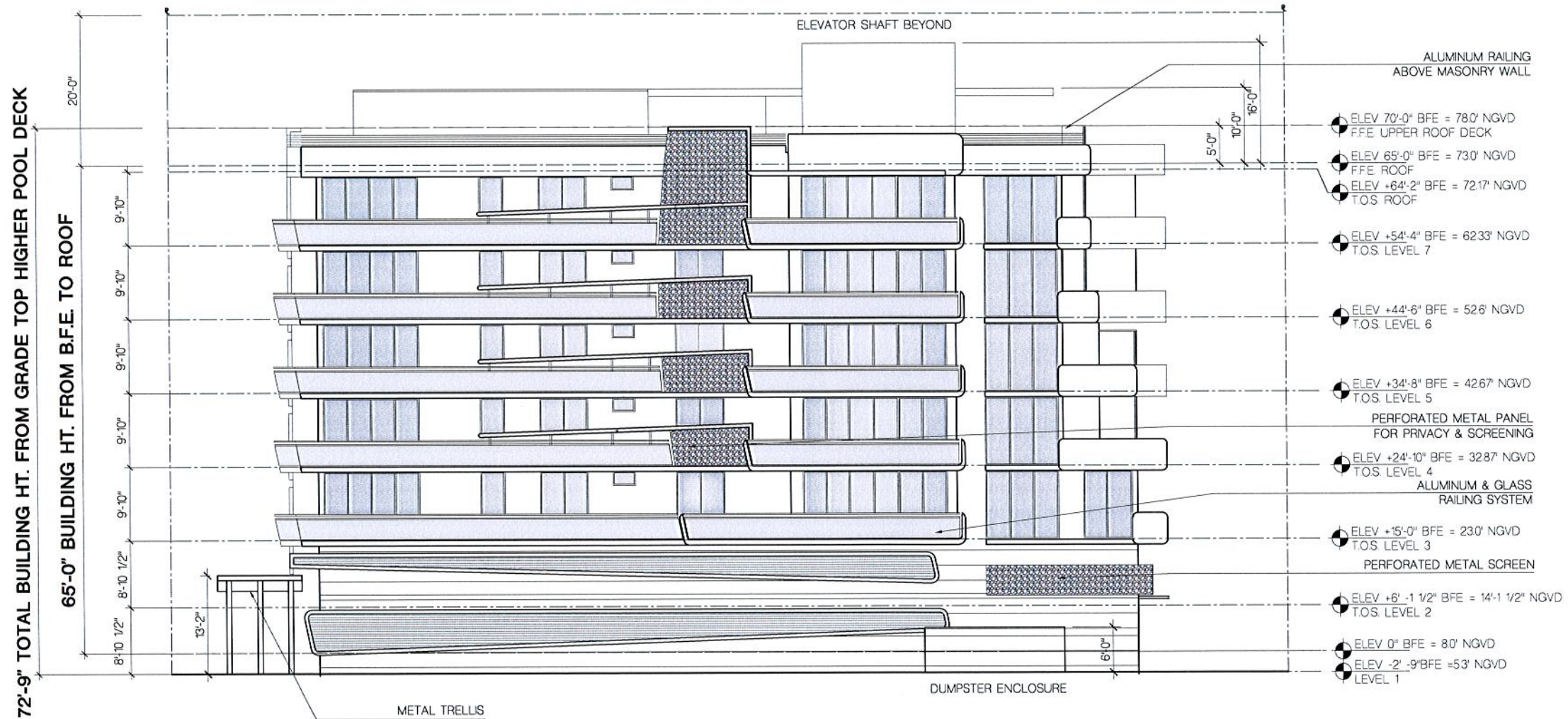
SOUTH
ELEVATION

SCALE 1/8" = 1'-0"

DATE NOVEMBER 31, 2016

SHEET NUMBER

A-2.03



SOUTH ELEVATION

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

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-0001494

MARKUS A. FRANKEL

LICENSE NO. AR0007143

FRANKEL BENAYOUN FISHMAN

LICENSE NO. AR0007273

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BAY HARBOR ISLANDS, FLORIDA 33154

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E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER

XXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXX

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HE HOLLAND ENGINEERING INC.

Civil Engineer

3900 HOLLYWOOD BOULEVARD

HOLLYWOOD, FL - 33021

(954) 587-3371 ; (954) 587-3372 fax

SUSAN C. HOLLAND, PE

Reg. no. 41831

LANDSCAPE ARCH.

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LANDSCAPE ARCHITECTURE

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1400 S.W. 11 STREET, MIAMI, FL 33135

PHONE: 305-467-8487 FAX: 305-467-8488

STRUCTURAL ENG.

MEP ENG.



WEST ELEVATION

SCALE 1/8" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. FA-0001494
MARKUS A. FRANKEL
L.L.D. NO. FA-0001494
FRANKEL BENAYOUN FISHMAN
L.L.D. NO. FA-0001494

137 W. HARBOR CONDOURSE, SUITE 100
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OWNER / DEVELOPER
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
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SUSAN C. HOLLAND, P.E.
Reg. no. 41851

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LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
1001 W. 11TH STREET, SUITE 101
HOUSTON, TX 77050

STRUCTURAL E.G.

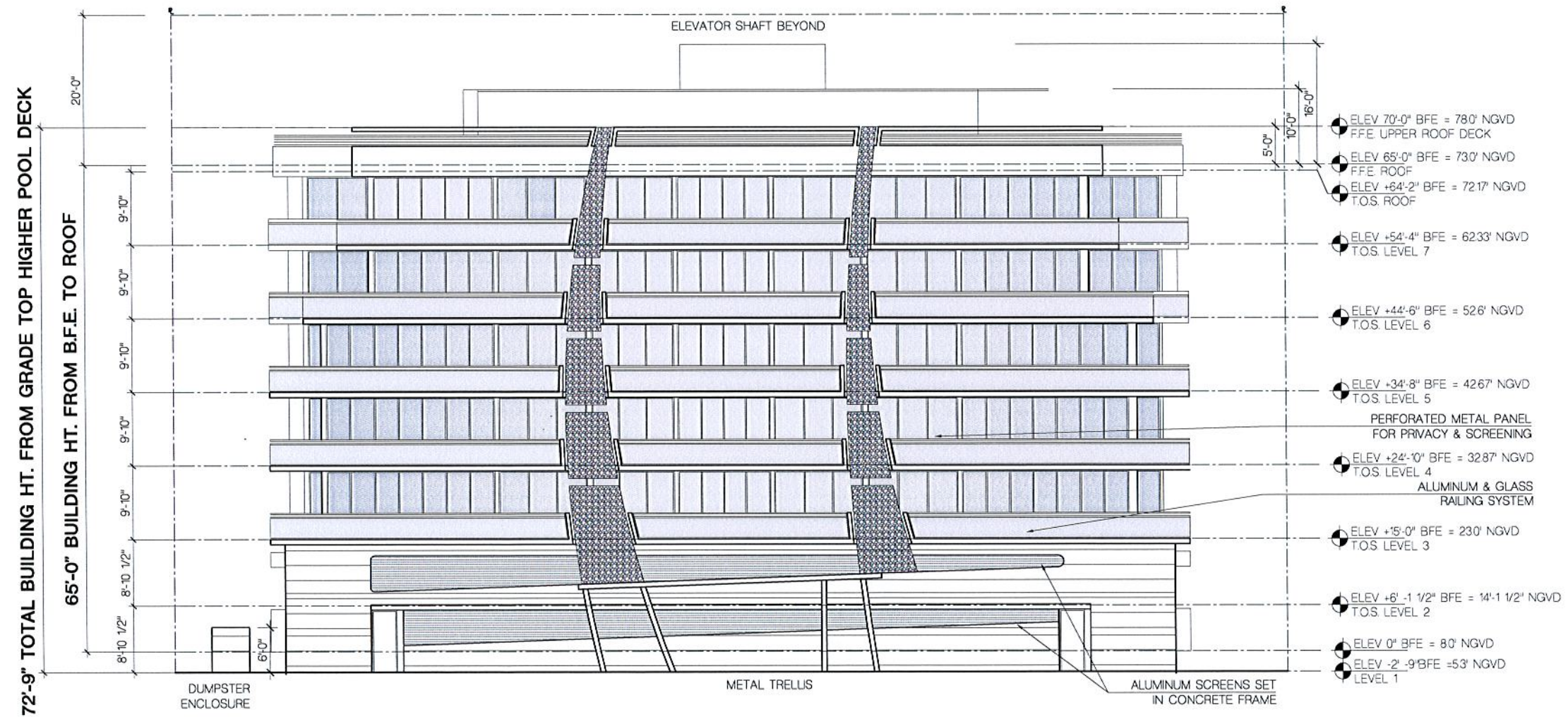
M.E.P. E.G.

9740-9760 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-80 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154

SIGNATURE DATE

NO. REVISION DATE

TRACING TO:
WEST ELEVATION
SCALE 1/8" = 1'-0" DATE NOVEMBER 30, 2016
SHEET NUMBER
A-2.04



WEST ELEVATION

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

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
PHAT BENAYOUN FISHMAN
LICENSE NO. AR0017273

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BAY HARBOR ISLANDS, FLORIDA 33154
PH. (305) 888 3650 FAX (305) 888 3650
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER

XXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXXX

DRG. ENG.

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SUSAN C. HOLLAND, PE
Reg. no. 41831

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LANDSCAPE ARCHITECTS
ROBERT PARSLEY A.S.L.A.
3008 W. 11 STREET, SUITE 101, HOLLYWOOD, FL 33021
TEL: 954-941-1100 FAX: 954-941-1101

STRUCTURAL ENG.

MEP ENG.

9740-9760 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE		DATE	
NO.	REVISION	DATE	BY

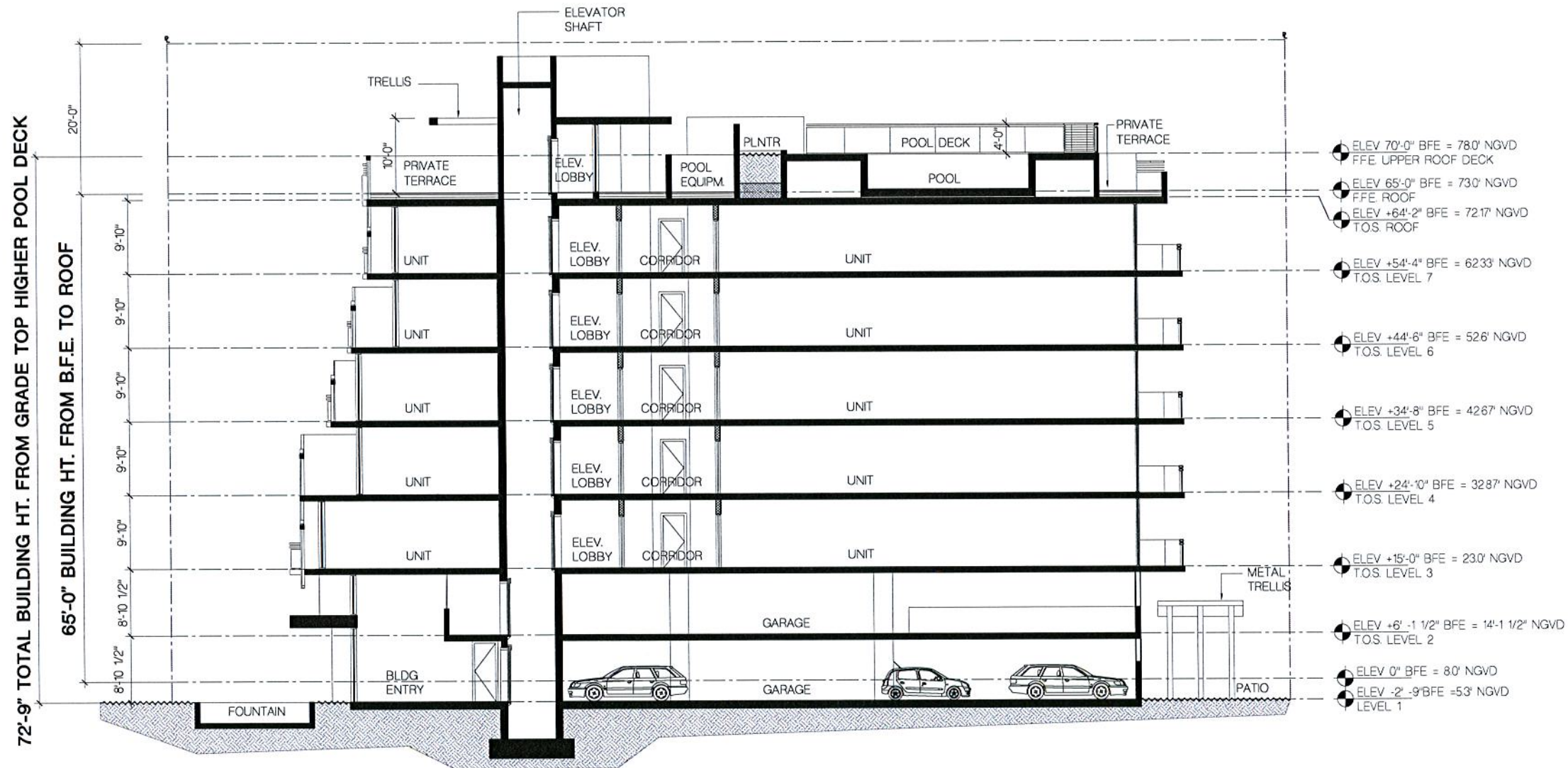
DRAWING TITLE

WEST ELEVATION

SCALE: 1/8" = 1'-0" DATE: NOVEMBER 30, 2015

SHEET NUMBER

A-2.04 A



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

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001434
MARKUS A. FRANKEL
LICENSE NO. AR0007143
PHAT BENAYOUN FISHMAN
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868-5665 FAX: (305) 868-3660
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER

XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX

DATE: 11/30/15
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civil engineers
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HOLLYWOOD, FL - 33021
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SUSAN C. HOLLAND, PE
Reg. no. 41931

LANDSCAPE ARCH.
GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
4802 W. 41 STREET, MIAMI, FL, 33154
PHONE: 305.461.7887 FAX: 305.461.7888

STRUCTURAL ENG.

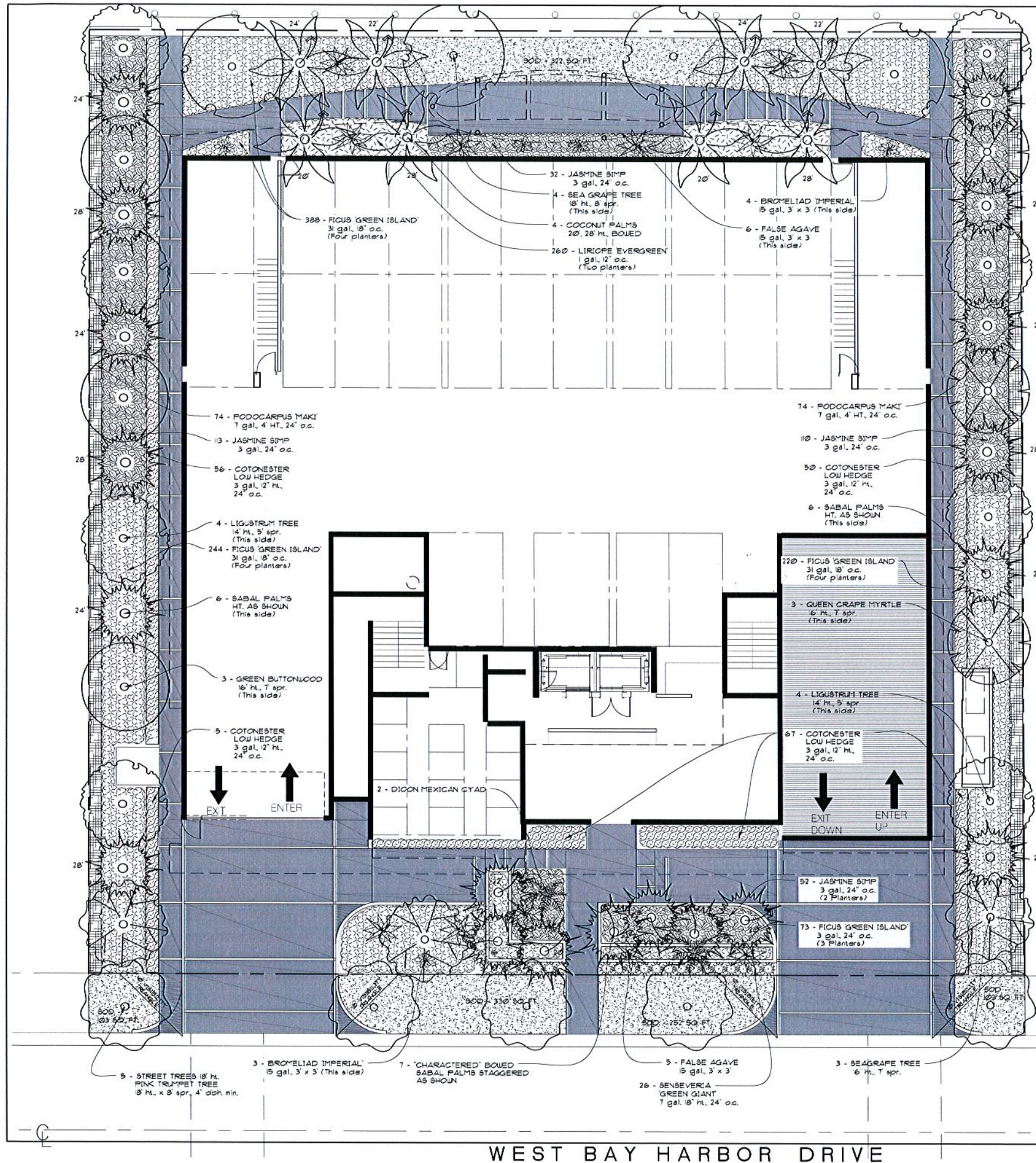
MEP ENG.

9740-9760 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

NO.	REVISION	DATE	BY

DRAWING TITLE
BUILDING SECTION

SCALE 1/8" = 1'-0" DATE: NOVEMBER 30, 2015
SHEET NUMBER
A-3.01



MASTER PLANT LIST

QTY	COMMON NAME	Native	BOTANICAL NAME	Drought	SIZE / REMARKS
Trees and Palms					
11	Sabal Palms	11	<i>Sabal palmetto</i>	11	as noted o.a., (booted)
7	Sabal Palms	7	<i>Sabal palmetto</i>	7	curved character as noted ht.
8	Coconut palms		<i>Cocos nucifera</i>	8	as noted
3	Green Buttwood tree	3	<i>Conocarpus erectus</i>	3	16" o.a. x 7' spr., 65 gal.
3	Sea Grape trees	3	<i>Coccoloba uvifera</i>	3	18" ht. x 8' spr. B&B
3	Montgomery palm		<i>Veitchia montgomeryana</i>		14" o.a. 65 gal., (tpt)
8	Japanese Private		<i>Ligustrum japonicum</i>	8	14" o.a., 5' spr., 65 gal.
3	Queen Grape Myrtle		<i>Lagerstroemia speciosa</i>	3	16" o.a., 7' spr., 65 gal.
5	Pink Trumpet tree	5	<i>Tabebuia pallida</i>	4	18" ht. x 8' spr. B&B
51		29		47	
Shrubs and Groundcovers & Vines					
15	Asparagus		<i>Asparagus 'Foxtail'</i>		1 gal., 12" o.c.
188	Cotoneaster hedge		<i>Cotoneaster dammeri</i>		3 gal. 12" ht. 24" o.c.
11	False Agave		<i>Furcraea foetida 'Variegata'</i>		15 gal., 3' x 3'
1046	Ficus 'Green Island'		<i>Ficus microcarpa 'Green Island'</i>		3 gal. 18" o.c.
312	Golden Creeper	312	<i>Variegated pittosporum</i>	312	3 gal., 18" o.c.
6	Imperial Bromeliad		<i>Bromeliad imperialis</i>		15 gal. 36" x 36"
307	Jasmine Simp		<i>Jasminum volubile</i>		3 gal. 24" x 24" 24" o.c.
4	King Sago		<i>Cycas revoluta</i>		15 gal., 36"x- 36"
260	Liriope Giant Evergreen		<i>Liriope muscari 'Evergreen'</i>		1 gal., 12" o.c.
2	Mexican Fern Palm		<i>Dioon edule</i>		15 gal., 36"x- 36"
148	Podocarpus 'maki'		<i>Podocarpus macrophyllus</i>		7 gal., 4' ht. 30" o.c.
119	Sanseveria 'Green Giant'		<i>Sanseveria 'Green Giant'</i>		7 gal., 36", 24" o.c.
50	Small Leaf Clusia		<i>Clusia guttifera</i>		15 gal., 48" x 24", 30" o.c.
2,468		312		312	
1,110	Total S. Augustine Sod ground floor				

GROUND FLOOR PLANTING PLAN
SCALE: 3/32" = 1'-0"

FRANKEL BENAYOUN
ARCHITECTS INC.

LICENSE NO. AA-0001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN
LICENSE NO. AR0007213
1177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868-3665 FAX: (305) 868-3666
E-MAIL: INFO@FRANKELBENAYOUN.COM

OWNER / DEVELOPER
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX

ONE-STOP
HOLLAND ENGINEERING INC.
Civil Engineer
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33021
(954) 567-0371 (954) 567-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.
GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.A.
1417 W. 11 STREET DEALE FL 33448
(888) 888-8888 FAX: (888) 888-8888

STRUCTURAL ENG.

MEP ENG.

9740-9760 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33564

SIGNATURE DATE
NO. REVISION DATE BY

DRAWING TITLE
Garage Planting Plan

SCALE 3/32" = 1'-0" DATE NOVEMBER 30, 2015

SHEET NUMBER
L-1

Town of Bay Harbor Islands, Florida
Landscape Requirements Legend (Worksheet)

Multi-Family Residential / Townhouse Sites (RM-1, RM-2, RM-3)
Town Landscape Code (Sec. 24-16) & Miami-Dade Landscape Code (Chapter 18A)

Site Address: 9740-60 W. Bay Harbor Dr.
BHI, Florida 33154

Legal Description:

Net Lot Area: 0.516 Acres / 22,500 SF

I. Open Space Requirement

1. Net Lot Area = 22,500 SF x 20% = 4,500 SF
(BHI - Sec. 23-11)

2. Maximum Lawn Area Allowed
(MDC - Sec. 18A-6(A)(5))
a. Req. open space 4,500 SF x 60% = 2,700 SF
60% Max / 2,700 SF

II. Shade Trees

A. Required

1. 28 shade trees/acre: 28 x 0.516 acres = 15 trees
(Min. 12" in height / 4" clear wood / 2 1/2" caliper)
(Palm trees substituted at a 3:1 ratio; max. 25% of required shade trees)
(MDC - Sec. 18A-6(C)(5)) and BHI Sec. 24-16

2. Native Species Required - 50% Min.
of shade trees req. 15 x 50% = 8
(BHI - Sec. 24-16(a)(2))

3. Drought Tolerant and Low Maintenance Species Required - 50% Min.
of shade trees req. 15 x 50% = 8
(MDC - Sec. 18A-6(C)(1)(b))

B. Tree Species

1. Number of shade trees required
(from Sec. (II)(A)(1) above)

2. Number of shade tree species required
(BHI - Sec. 24-16(a)(2))

*See Following Table.

Page 1 of 3

Revised 12/09/14

Number of Different Tree Species based on Quantity

1-5 required shade trees	2 shade tree species
6-10 required shade trees	3 shade tree species
11-15 required shade trees	4 shade tree species
16-20 required shade trees	5 shade tree species
21-30 required shade trees	6 shade tree species
31 or more required shade trees	7 shade tree species

C. Tree Heights

1. Number of Stories of building 7

2. Number of shade trees required
(from Sec. (II)(A)(1) above)

3. Shade tree heights required:

12 ft. - 25% or 4 shade trees

14-16 ft. - 25% or 4 shade trees provided 4

16-18 ft. - 50% or 8 shade trees provided 8

18-20 ft. - 25% or 4 shade trees provided 4

Size of Tree Species in Relationship to Building Height

No. Stories	Min. Shade Tree Height (ft.)	Min. Spread (ft.)	Palm Height (ft.)
1-2	12	5	14-18
3	50% min. req.	5	14-18
4	50% min. req.	5	18-22
5	25% min. req.	5	14-18
6	25% min. req.	5	18-22
7	25% min. req.	5	14-18
8	25% min. req.	5	18-22
9	25% min. req.	5	14-18
10	25% min. req.	5	18-22
11	25% min. req.	5	14-18
12	25% min. req.	5	18-22

III. Street Trees

1. Street Trees @ 1:35'
Width of lot 150' / 35' = 4
(15' min height / 8" clear wood / 2 1/2" caliper)
(Street tree species determined by Street Tree Master Plan)
(Street trees do not count toward required on site shade trees)
(BHI - Sec. 24-16(a)(2)(a))

Required 4

Provided 5

Page 2 of 3

Revised 12/09/14

IV. Shrubs Required

1. 10 shrubs required per shade tree
(Min. 24" in height / visual screen min. 36" in height / max 24" on center)
(BHI - Sec. 24-16(a)(2)(d))

2. Native Species Required - 30% Min.
(MDC - Sec. 18A-6(D)(1)(a))

3. Drought Tolerant and Low Maintenance Species Required - 50% Min.
(MDC - Sec. 18A-6(D)(1)(b))

V. Buffers (if applicable)
(BHI - Sec. 24-16)

1. Parking Lot from ROW

2. Dissimilar Uses

VI. Parking Lot Landscaping (if applicable)

1. 10 SF / parking space:
10 x spaces = SF
(MDC - Sec. 18A-6(J))

2. Shade Trees Required
(MDC - Sec. 18A-6(J))

3. Shrubs Required
(MDC - Sec. 18A-6(I))

VII. Right Tree Right Place
(BHI - Sec. 24-16(a)(2)(f))

1. Number of trees near power lines
(See attached FPL guidelines)

VIII. Florida Friendly Landscaping
(MDC - Sec. 18A-2(A))

All landscaping shall promote Florida Friendly landscaping principles through the use of drought-tolerant plant species, grouping of plant material by water requirements, the use of irrigation systems that conserve the use of potable and non-potable water supplies and restrictions on the amount of lawn areas. Florida Friendly landscape principles also promote planting the right plant in the right place and appropriate fertilization and mulching.

Page 3 of 3

Revised 12/09/14

FRANKEL BENAYOUN
ARCHITECTS INC
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-0001494
MARIUS A. FRANKEL
LICENSE NO. AR0001143
FRANK BENAYOUN, FISHMAN
LICENSE NO. AR0017273

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OWNER / DEVELOPER
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX

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SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCHITECT
GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
1001 W. 41 STREET SUITE 101, MIAMI
BEACH, FLORIDA 33134

STRUCTURAL ENG.

MEP ENG.

9740-9760 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO. REVIEW DATE BY

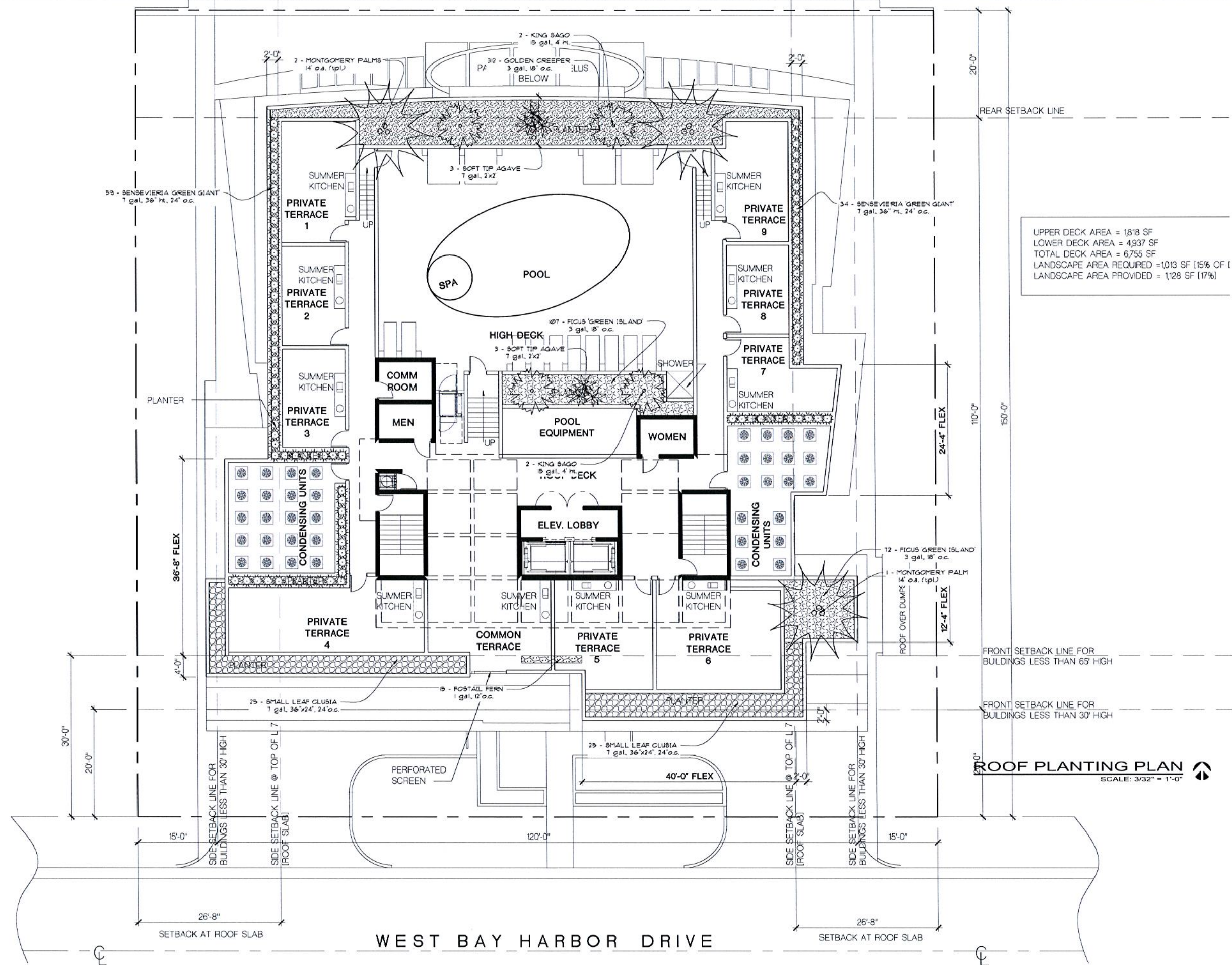
DRIPPING TITLE
Tabular City Specs

SCALE DATE NOVEMBER 30, 2015

SHEET NUMBER
L-2

Filename: I:\PROJECTS\FRANKEL-Benayoun Multiple Projects\20150740 - 5764 West Bay Harbor\LA0740 - 040West Bay Harbor Planning - Plot Date 11.30.2015 - Plotted By: Geomantic

Filename: J:\PROJECTS\FRANKEL-BENAYOUN (multiple Projects)\2015\9740 - 9764 West Bay Harbor\LA-0740 - 44\West Bay Harbor Planning - Plot Data:11.30.2015 - Plotted By: Geomantic



FRANKEL BENAYOUN ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-0001494

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THAT BENAYOUN FISHMAN
LICENSE NO. AR0017273

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OWNER / DEVELOPER

XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX

DATE

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CIVIL ENGINEERS
3900 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33021
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SUSAN C. HOLLAND, P.E.
Reg. no. 41831

LANDSCAPE ARCH.

GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.A.
1000 N. KENTWOOD AVE. SUITE 1111
FORT LAUDERDALE, FL 33304

STRUCTURAL ENG.

MEP ENG.

9740-9760 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE

NO.	DESIGN	DATE	BY

DRAWING TITLE

Roof Planting Plan

SCALE: 3/32" = 1'-0" DATE: NOVEMBER 30, 2015

SHEET NUMBER

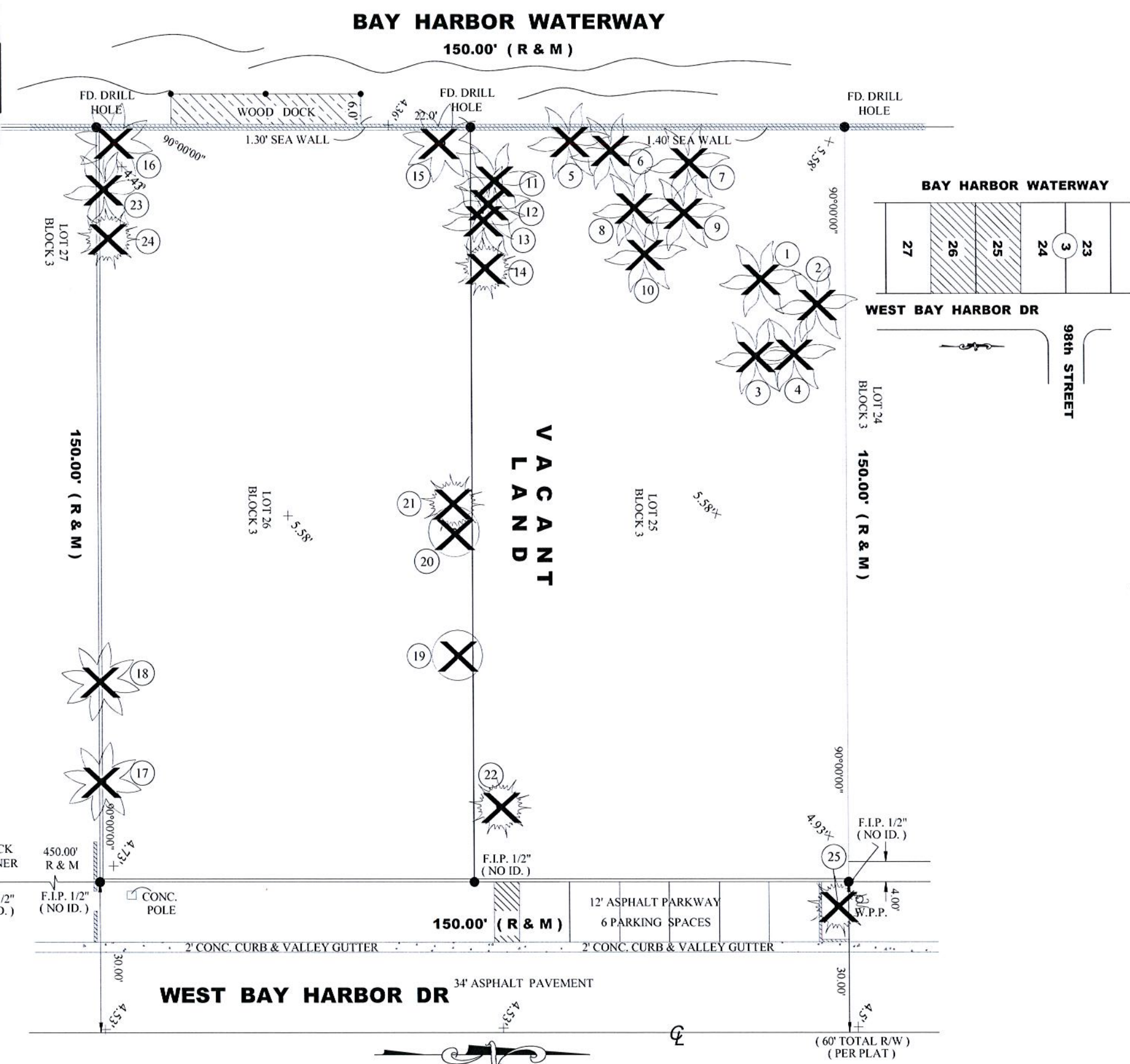
L-3

Table with 8 columns: No., cnt, Common Name, Botanical Name, Ht., Spr., dbh, Can. Sq. ft., Cond. / Disp. It lists 25 trees to be removed, including Coconut palm, Cabbage Palm, Royal Palms, Australian Pine, and Palmetto Palm.

Table with 5 columns: No., NAME, DIAMETER, SPAN, HEIGHT. It lists 25 trees to be removed, including Coconut palm, Cabbage Palm, Royal Palms, Australian Pine, and Palmetto Palm.

LEGEND

-REMOVE



TREE DISPOSITION PLAN
SCALE: 1" = 10'

FRANKEL BENAYOUN ARCHITECTS INC. ARCHITECTS PLANNERS INTERIOR DESIGN

177 KANE CONCOURSE, SUITE 120
BAY HARBOR ISLANDS, FLORIDA 33154
PH: (305) 868-3662 FAX: (305) 868-3800
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OWNER / DEVELOPER

XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX

DATE

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3900 HOLLYWOOD BOULEVARD
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SUSAN C. HOLLAND, PE
Reg. no. 41851

LANDSCAPE ARCHITECT

GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSEY A.S.L.A.

STRUCTURAL ENGINEER

MEP ENGINEER

9740-9760 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 3354

SIGNATURE DATE

NO. REVISION DATE BY

DRAWING TITLE

Tree Disposition Plan

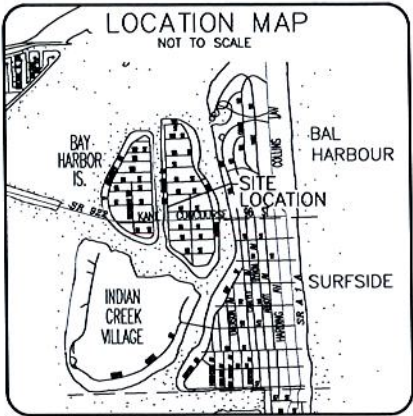
SCALE 1" = 10' DATE NOVEMBER 30, 2015

SHEET NUMBER

LD-1

BAY HARBOR WATERWAY

150.00' (R & M)



LOCATION MAP
NOT TO SCALE

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN
LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN FISHERMAN
LICENSE NO. AR0017273
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OWNER / DEVELOPER
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX

CIVIL ENG:
HE HOLLAND ENGINEERING INC.
civil engineers
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HOLLYWOOD, FL 33021
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SUSAN C. HOLLAND, PE
Reg. no. 41831

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DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
1001 N. BEECHER ST. SUITE 101
FORT LAUDERDALE, FL 33304
PH: 954-686-1111 FAX: 954-686-1112

STRUCTURAL ENG:

MEP ENG:

- NOTES:
1. REFER TO PLUMBING PLANS FOR COORDINATION WITH BUILDING WATER AND SEWER SERVICES.
 2. CONTRACTOR TO FIELD LOCATE EXISTING SEWER LATERAL AND CONFIRM DEPTH OF PIPE.
 3. CONTRACTOR TO FIELD LOCATE ALL EXISTING UNDERGROUND UTILITIES AND CONFIRM DEPTH PRIOR TO CONSTRUCTION.
 4. INSTALLATION OF ALL UTILITIES TO BE COORDINATED TO PREVENT PIPE CONFLICTS
 5. EXISTING SANITARY SEWER LATERAL CONNECTION TO BE INSPECTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 6. ALL BACKFLOW PREVENTERS TO BE INSTALLED PER COUNTY REGULATIONS.

THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON THE BEST AVAILABLE INFORMATION. ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITIES, BY ELECTRONIC METHODS AND BY HAND EXCAVATION IN COORDINATION WITH ALL UTILITY COMPANIES, PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF DISCREPANCIES PRIOR TO BEGINNING WORK. ANY AND ALL CONFLICTS OF EXISTING UTILITIES WITH PROPOSED IMPROVEMENTS SHALL BE RESOLVED BY THE ENGINEER AND THE UTILITY OWNER PRIOR TO BEGINNING ANY CONSTRUCTION OPERATIONS. THIS WORK BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

LEGEND

- PROPOSED CONCRETE
- PROPOSED CONC. PAVERS
- PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED AREA DRAIN
- PROPOSED PIPING
- EXISTING CONCRETE
- EXISTING PIPING AND APPURTENANCES
- EXISTING CATCH BASIN
- EXISTING ELEVATION
- EXISTING WOOD POWER POLE
- EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- EXISTING FENCE
- EXISTING WATER
- EXISTING GAS

Always call 811 two full business days before you dig
Sunshine811.com

9740-9760 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

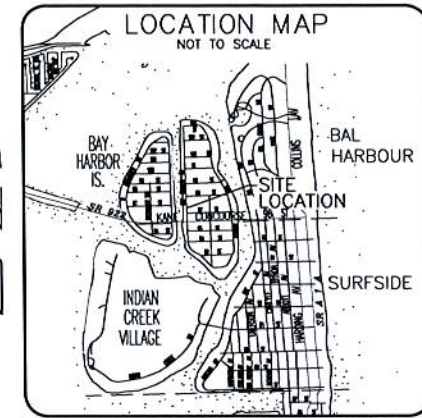
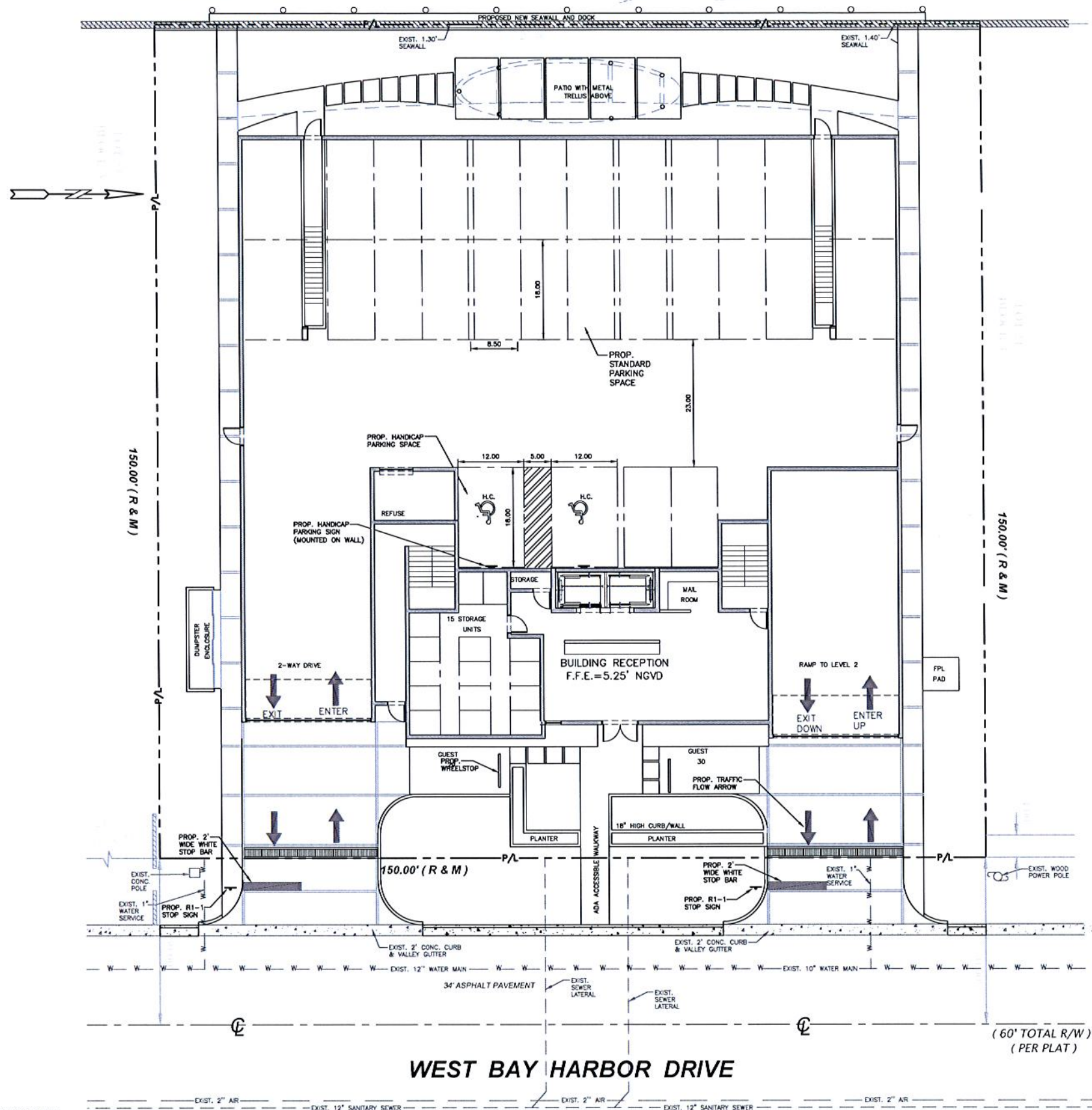
SIGNATURE		DATE	
NO.	REVISION	DATE	BY

DRAWING TITLE
WATER & SEWER PLAN
SCALE: 1"=10'
DATE: NOVEMBER 30, 2015
SHEET NUMBER
C-2
15-88

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

BAY HARBOR WATERWAY

150.00' (R & M)



LOCATION MAP NOT TO SCALE

FRANKEL BENAYOUN ARCHITECTS INC. ARCHITECTS PLANNERS INTERIOR DESIGN

LICENSE NO. AA-C001494
MARKUS A. FRANKEL
LICENSE NO. AR0007143
FRANK BENAYOUN, FISHMAN
LICENSE NO. AR0017273

1177 KANE CONCOURSE, SUITE 120
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OWNER / DEVELOPER

XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX

CIV. ENG.

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civil engineers
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HOLLYWOOD, FL - 33001
(954)367-0371 (954)367-0372 Fax
SUSAN C. HOLLAND, PE
Reg. no. 41831

LANDSCAPE ARCH.

GEOMANTIC DESIGNS, INC.
LANDSCAPE ARCHITECTURE
ROBERT PARSLEY A.S.L.A.
LAWRENCE H. HUBERT, LANDSCAPE ARCHITECT
PRINCIPAL, 1000 N. W. 10TH AVE., SUITE 200
MIAMI, FL 33136

STRUCTURAL ENG.

MEP ENG.

9740-9760 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-60 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

NO.	REVISION	DATE	BY

DRAWING TITLE
PAVEMENT MARKING & SIGNAGE PLAN

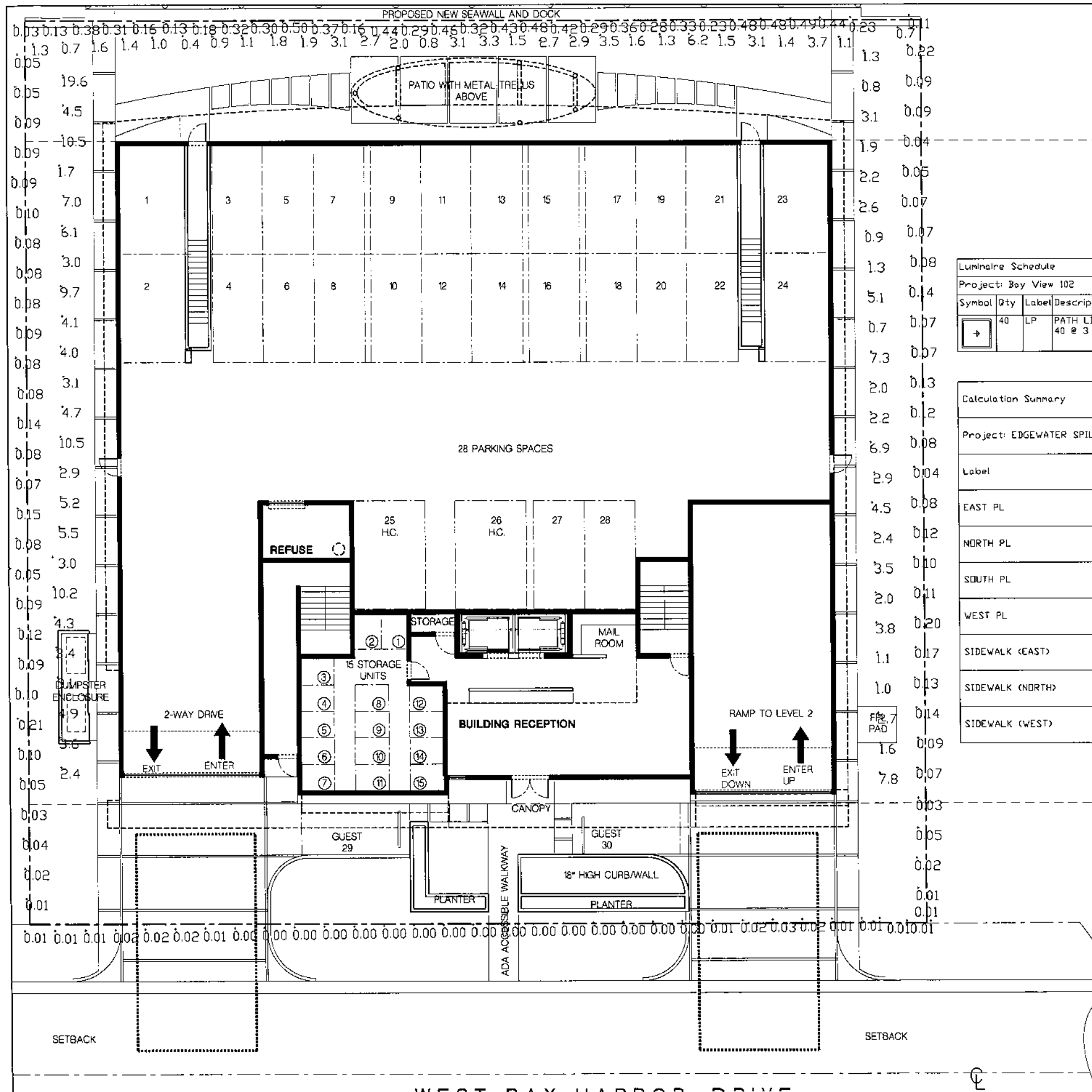
SCALE: 1"=10' DATE: NOVEMBER 30, 2015
SHEET NUMBER

C-3 15-RR

LEGEND

- PROPOSED CONCRETE
- PROPOSED CONC. PAVERS
- PROPOSED ELEVATION
- PROPOSED SURFACE FLOW
- PROPOSED AREA DRAIN
- PROPOSED PIPING
- EXISTING CONCRETE
- EXISTING PIPING AND APPURTENANCES
- EXISTING CATCH BASIN
- EXISTING ELEVATION
- EXISTING WOOD POWER POLE
- EXISTING MANHOLE (AS DESIGNATED)
- EXISTING WATER METER
- EXISTING FENCE
- EXISTING WATER
- EXISTING GAS

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.



Luminaire Schedule									
Project: Bay View 102									
Symbol	Qty	Label	Description	Lumens	LLD	LDD	LLF	Lum. Watts	Total Watts
→	40	LP	PATH LIGHT TWIN 20WMR16 FL 40 @ 3 FT AFG		1.000	1.000	1.000	0	0

Calculation Summary					
Project: EDGEWATER SPILL					
Label	Avg	Max	Min	Avg/Min	Max/Min
EAST PL	0.09	0.22	0.01	9.00	22.00
NORTH PL	0.31	0.50	0.03	10.33	16.67
SOUTH PL	0.01	0.03	0.00	N.A.	N.A.
WEST PL	0.08	0.21	0.01	8.00	21.00
SIDEWALK (EAST)	2.86	7.8	0.7	4.09	11.14
SIDEWALK (NORTH)	2.19	7.5	0.4	5.48	18.75
SIDEWALK (WEST)	5.71	19.6	1.7	3.36	11.53

FRANKEL BENAYOUN
ARCHITECTS INC.
ARCHITECTS PLANNERS INTERIOR DESIGN

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MARILYN A. FRANKEL
LICENSE NO. AS0007143
FRANK BENAYOUN FLSHMAN
LICENSE NO. AN0011223

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PH: (305) 888-1885 FAX: (305) 888-5050
E-MAIL: INFO@FRANKELBENAYOUN.COM

XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXX

DA INC.
HOLLAND ENGINEERING INC.
DA ENGINEERS
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HOLLYWOOD, FL - 33021
(954) 987-3371 (954) 987-0972 FAX
SUSAN C. HOLLAND, PE
Reg. no. 41831

Landscape ARCH.
GEOMANTIC
DESIGNS, INC.
LANDSCAPE ARCHITECTS
ROBERT PARSLEY A.S.L.A.
ROBERT PARSLEY A.S.L.A.
ROBERT PARSLEY A.S.L.A.

SPECIFICATIONS
MEP ENG.

9740-9760 WEST BAY HARBOR DRIVE
NEW CONDOMINIUM BUILDING
9740-40 WEST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FLORIDA 33154

SIGNATURE DATE
NO. REVISION DATE BY
DRAWING TITLE
SITE PLAN
PHOTOMETRIC
SCALE: 1/8" = 1'-0" DATE: NOVEMBER 30, 2016
SHEET NUMBER
E-1.01