

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

**TOWN OF BAY HARBOR ISLANDS
PLANNING AND ZONING BOARD**

October 19, 2016

FINAL AGENDA

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

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Approval of revisions for "Bijou (formerly La Boutique)" located at 9521-41 E. Bay Harbor Drive, Lots 3 & 4 of Block 1. The developers are proposing several changes to the previously approved site plan dated December 3, 2013 and October 20, 2015. They are requesting approval to the revisions that have made to the parking garage/common floor area, the roof area, some of the elevations and the landscape to comply with the new conditions. Please see attached the approved and revised plans. (Item #1A)

** Staff Review:* Design meets Town Code and was approved by Michael Miller, AICP Consultant Town Planner.

2. Request for approval for an addition for "Levyco Investments, LLC" located at 1331 98 Street, Lot 11 of Block 36. The owners are proposing an addition to an existing single family home. The proposed 650 sq. ft. addition will provide the existing home with a total of approximately 2,678 square feet of a/c living space. The expanded residence will have four bedrooms, three full bathrooms and one half bath. Enclosed please the site plan and elevations. (Item #2A)

** Staff Review:* Design meets Town Code and was approved by Michael Miller Planning Associates Representative, Mr. Scott Marks, Community Planner.

3. Approval of the minutes held on June 21, 2016 (Item #3A)

ADJOURNMENT

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

AGENDA ITEM REPORT

October 19, 2016

ITEM NUMBER: 1.

ITEM: Approval of revisions for "Bijou (formerly La Boutique)" located at 9521-41 E. Bay Harbor Drive, Lots 3 & 4 of Block 1. The developers are proposing several changes to the previously approved site plan dated December 3, 2013 and October 20, 2015. They are requesting approval to the revisions that have made to the parking garage/common floor area, the roof area, some of the elevations and the landscape to comply with the new conditions. Please see attached the approved and revised plans. (Item #1A)

DESCRIPTION:

RECOMMENDED ACTION:

Design meets Town Code and was approved by Michael Miller, AICP Consultant Town Planner.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Marlene Siegel, Town Clerk

ATTACHMENTS

1.	Staff Report	PZB Bijou Staff Report - Revisions - Sept 30 2016.pdf
2.	Site Plan & Elevations	BIJOURev9.30.16.pdf
3.	Narrative	BIJOUNarrative.pdf

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: September 30th, 2016

Subject: Bijou (Formerly La Boutique)
9521-41 East Bay Harbor Drive
Proposed Revisions from PZ Board Approval
Bay Harbor Islands Acct. No. MB2015-207
MMPA Acct. No. 01-0702-0974

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the most recent revised plans signed / dated by the architect May 25th, 2016 and, if found acceptable, **APPROVE** the revised Site Development Plan application subject to the following:

- (1) The Board reviews / approves the applicant's request to make alterations to the previously approved design;
 - (2) Subject to any staff recommended conditions listed herein.
-

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential

Zoning District: RM-1 Multiple Family District

General Location: 9521-41 East Bay Harbor Drive

Legal Description: Lots 3 and 4 of Block 1, "Bay Harbor Island" Subdivision according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION / HISTORY

In late-2013 the Town reviewed / processed / approved a Site Development Plan for the above referenced land re-development project. The Planning and Zoning Board approved the Site Development Plan on December 3rd, 2013 subject to several conditions as noted in Resolution No. 1187. Since the original PZ Board approval, the property has changed ownership, as has the architect of record. On September 17th, 2015, MMPA / Town staff met with the new developers on September 17th, 2015 to discuss the requested revisions to the project. On October 20th, 2015, the Planning and Zoning Board approved the revised Site Development Plan subject to several conditions as noted in Resolution No. 2074. This 2-lot development included forty-one (41) DU, which required the developer to obtain 23 TDR units. Our records indicate that all 23 TDR units have been acquired (18 private / 5 town). Building Permit plans for this development have now been submitted to the Town. MMPA reviewed the plans and noted several proposed changes that would require Planning and Zoning Board approval.

Since the original and revised PZ Board approval, several proposed changes are requested that differ from the PZB approved plans. The building elevations and parking levels / common areas are requested to be changed. The requested changes do not appear to be related to any Building / Fire Code requirements. If plan refinements are simply "desired" by the developer that differ from the PZB approved plans, staff reviews each modification and determines if the changes require PZB re-approval. The PZB spends most of its review time on detailed exterior appearances, but also site design and interior layouts. It is expected that on occasion Building Codes / Fire Codes require certain plan refinements; however, if conflicts occur they are discussed and plan modifications / re-approvals may be necessary. The Miami-Dade County Fire Department does not attend / review / comment on site plan applications during DRC processing, as is common in most communities. This concurrent review would afford a project designer knowledge of preliminary Fire Department issues, such as fire staging areas, access into, out of and around buildings, etc. A standard Town condition is that if the M-D Fire Department requires any substantial site design changes, the Town will review the requested changes, and may require the re-approval of a revised Site Development Plan.

It should also be noted that Section 5-23.1(c) states as follows:

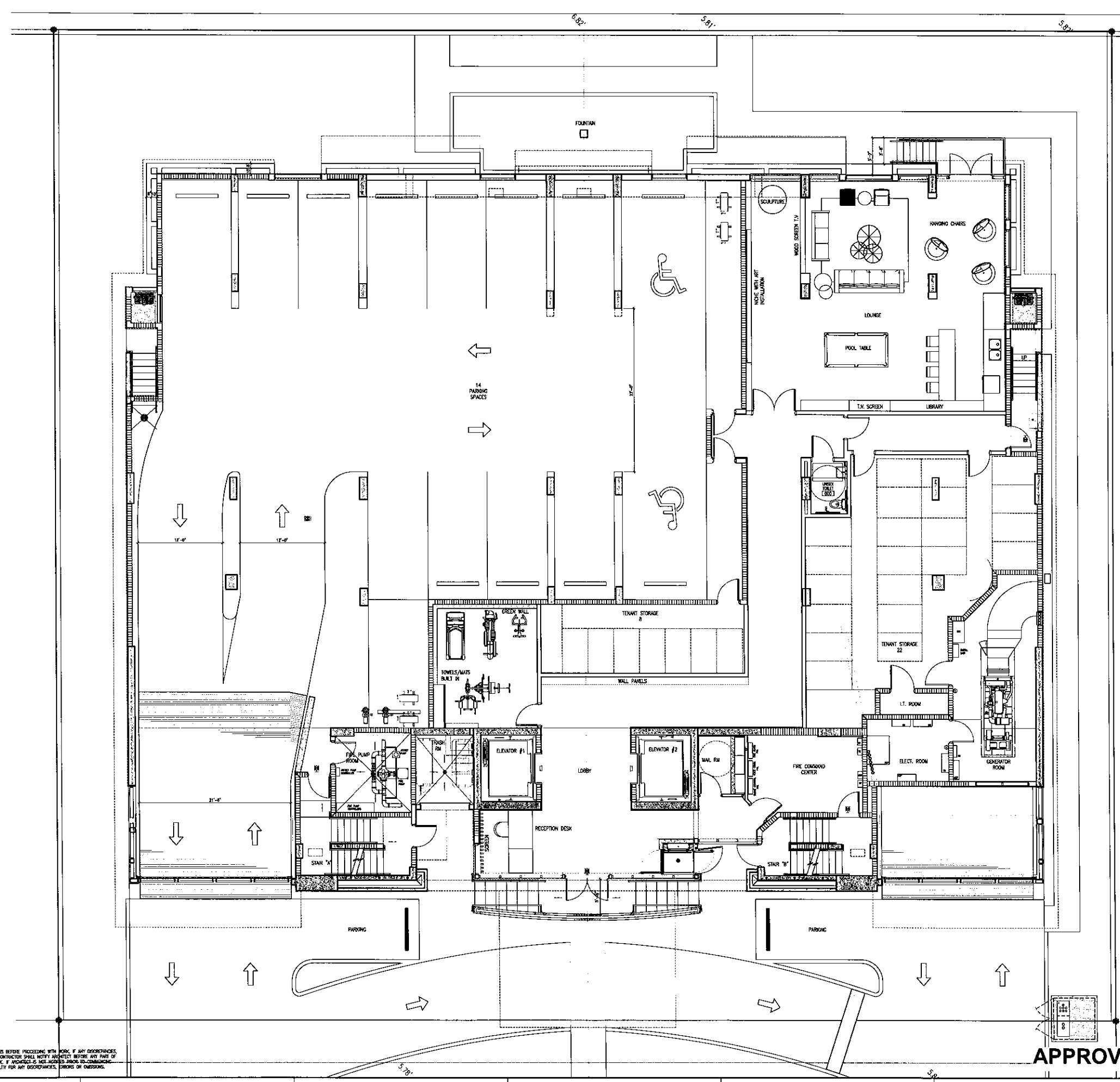
"Subsequent to planning and zoning board approval, if the proposed structure or project is not constructed in accordance with the plan proposed and approved by the planning and zoning board, no certificate of occupancy shall be issued, and a fine may be levied against a real property owner in an amount not to exceed \$250.00 per day per unit for each day of continued violation. And in the event that a certificate of occupancy has been issued previously, it shall be revoked and no further occupancy shall be permitted until the proposed structure or project is brought into conformity with the plan approved by the planning and zoning board. Provided further, in the event that occupancy is not discontinued, then a fine shall be levied in the amount of \$250.00 per day per unit for each day of continued occupancy until the proposed structure or project is brought into conformity with the plan approved by the planning and zoning board."

ALTERATIONS SOUGHT SINCE DEC. 2013 / OCT. 2015 P&Z BOARD APPROVAL

MMPA notes the following alterations from the 12/03/13 & 10/20/15 PZB approved plans:

- 1) The layout of the parking garage / common floor areas has changed slightly from the PZB approved plans. A few interior areas were shifted. Most notably, the exit staircase from the second level on the south side was removed and the second floor exterior staircase leading to the rear yard from the lounge has been altered. **PZB approval is being requested for the new revised design.**
- 2) The roof plan has changed slightly from the PZB approved plans. The rooftop layout / amenities are requested to be modified. **PZB approval is being requested for the new revised design.**
- 3) The building elevations have changed slightly from the PZB approved plans. The design at the Roof Level has changed slightly. The most noticeable changes are to the South Elevation (generator screening now shown at the garage levels) and to the East Elevation (reduction of windows on each side of the façade). The applicant is proposing to reduce the number / design of the windows due to the location (large windows in bathrooms / closets). **PZB approval is being requested for the new revised design.**
- 4) The landscape plans have been revised to comply with the 10/20/15 conditions of approval and show the proposed revisions due to the changes in exterior stair cases from the second level. MMPA is OK with the proposed changes as they are not substantial.

E
D
C
B
A



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 DISCREPANCIES ARE NOT NOTICED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

2nd LEVEL PARKING & LOBBY FLOOR PLAN
SCALE: 1/4" = 1'-0"
APPROVED PZB 10-15

CLIENT
JCG BAY HARBOR, LLC.
1001 BRICKELL BAY DRIVE, SUITE 2110
MIAMI, FLORIDA 33131
T 305 740 1950

DESIGN ARCHITECT
REVUELTA ARCH. INTERN.
2950 SW 27th AVENUE, SUITE 110
MIAMI, FLORIDA 33133
T 305 580 5000 / F 305 580 5040

CIVIL ENGINEERS
HOLLAND ENGINEERING, Inc.
3800 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33021
T 954 367 0371 / F 954 367 0372

STRUCTURAL ENGINEERS
ARISAB ENGINEERING, Inc.
3343 NE 163 STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33180
T 305 546 3088 / F 305 546 3275

M/E/P ENGINEERS
Florida Engineering Services
34 NW 168th Street
NORTH MIAMI BEACH, FL 33189
T 305 553 0212

LANDSCAPE ARCHITECT
J.F.B. DESIGN Inc.
11523 NW 140TH TERR.
PEMBROKE PINES, FL 33028
T 954 447 1852 / F 305 856 0742

BIJOU

9821 EAST BAY HARBOR DRIVE BAY
HARBOR ISLAND, FLORIDA 33154

Project :

ARCHITECT OF RECORD
CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
Interiors planner architect
1685 WASHINGTON AVE., 2nd FLOOR MIAMI BEACH, FLORIDA 33139
T 305 532 6161 / F 305 532 6151
ARCHITECTURAL LICENSE NO. AR 14022
NCARB CERTIFICATE NO. 42,136

Seal

STATE OF FLORIDA
CHARLES H. BENSON
ARCHITECT
REGISTERED ARCHITECT
AR0014022

NOTE: DRAWINGS AND CONTENTS HERETO SUBMITTED BY ME, ARCHITECT, ARE THE PROPERTY OF BENSON & ASSOCIATES, P.A. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM BENSON & ASSOCIATES, P.A.

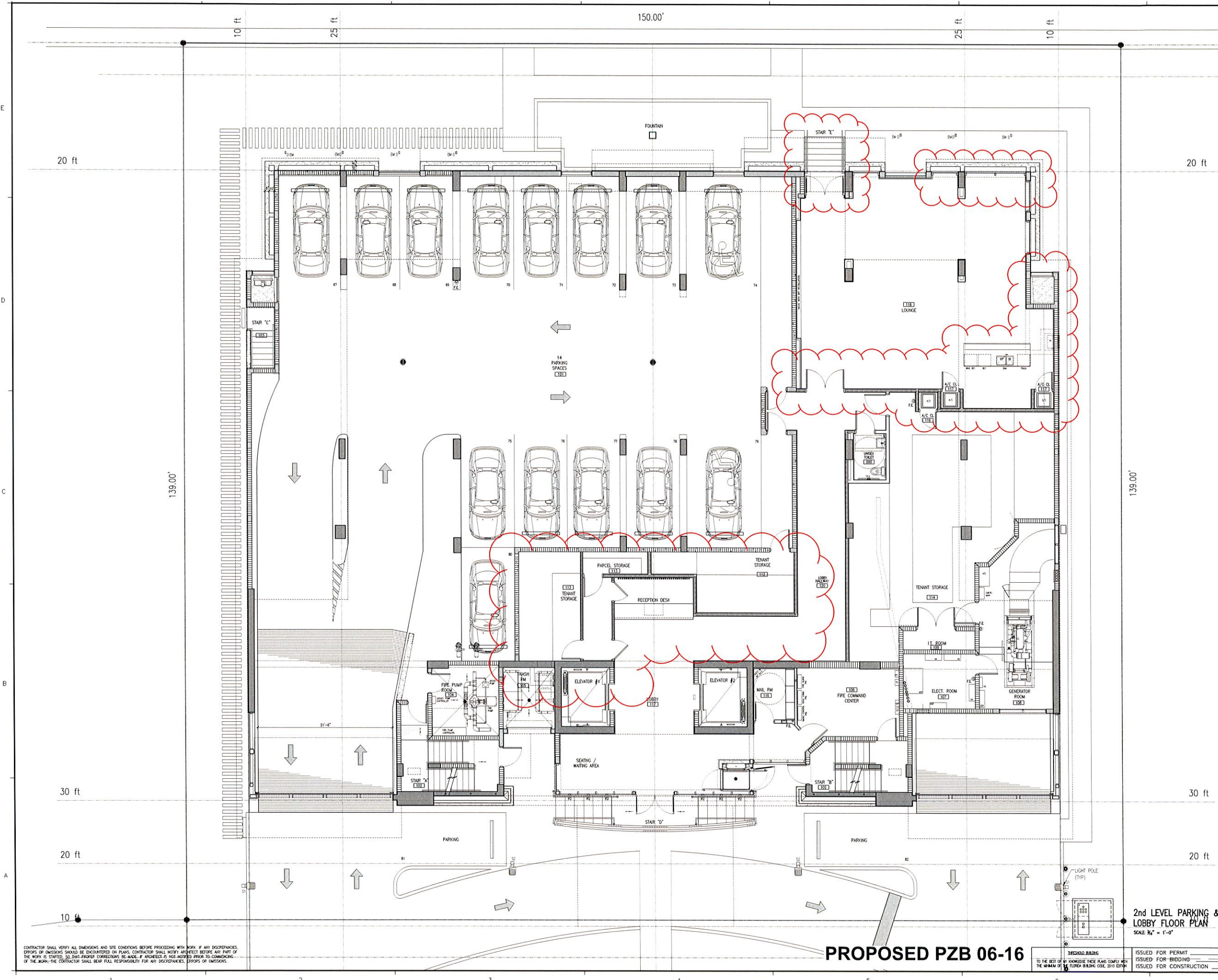
Revised:

21406	08/04/2014
-------	------------

2nd LEVEL PARKING & LOBBY FLOOR PLAN

21406 08/04/2014

A-1.03



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.

PROPOSED PZB 06-16

2nd LEVEL PARKING & LOBBY FLOOR PLAN
SCALE: 3/8" = 1'-0"

ISSUED FOR PERMIT: 05/11/2015
ISSUED FOR BIDDING: 05/11/2015
ISSUED FOR CONSTRUCTION: 05/11/2015

CLIENT
JCG BAY HARBOR, LLC.
1001 BRICKELL BAY DRIVE, SUITE 2110
MIAMI, FLORIDA 33131
T 305.590.3000 / F 305.590.0540

DESIGN ARCHITECT
REVUELTA ARCH. INTERN.
2950 SW 27th AVENUE, SUITE 110
MIAMI, FLORIDA 33133
T 305.590.3000 / F 305.590.0540

CIVIL ENGINEERS
HOLLAND ENGINEERING, Inc.
3000 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021
T 954.367.0311 / F 954.367.0312

STRUCTURAL ENGINEERS
ARBAB ENGINEERING, Inc.
3303 NE 163 STREET, SUITE 201
NORTH MIAMI BEACH, FLORIDA 33160
T 305.940.3068 / F 305.940.3213

M/E/P ENGINEERS
Florida Engineering Services
34 NW 168th Street
NORTH MIAMI BEACH, FL 33169
T 305.650.0212

LANDSCAPE ARCHITECT
J.F.S. DESING Inc.
1833 NW 140TH TERR
PENSACOLA, FL 32508
T 904.447.1852 / F 905.856.0142

BIJOU

9521 EAST BAY HARBOR DRIVE BAY
HARBOR ISLAND, FLORIDA 33154

Project:

ARCHITECT OF RECORD
CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
interiors planner architect
1666 WASHINGTON AVE., 2nd FLOOR MIAMI BEACH, FLORIDA 33139
T 305.532.6161 / F 305.532.6151
ARCHITECTURAL LICENSE No. AR 14022
NCARB CERTIFICATE No. 42,136

Seal

STATE OF FLORIDA
CHARLES H. BENSON
MAY 23 2016
AR0014022
REGISTERED ARCHITECT

These drawings are copies thereof furnished in the
architect's office for the purpose of record only. They
are not to be used as such for any other purpose
without the written consent of the architect.

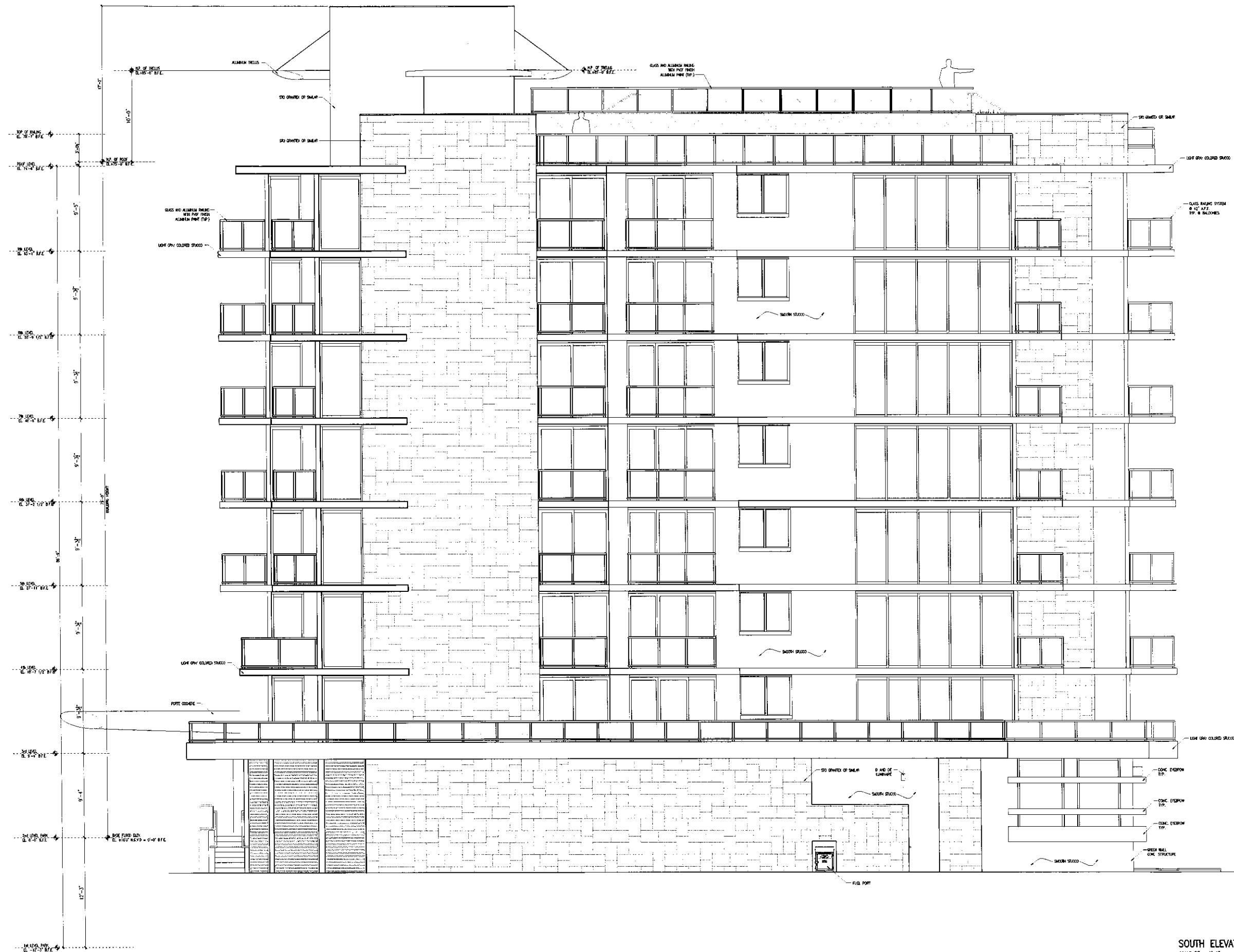
Revised:

1	2	3	4	5	6	7
---	---	---	---	---	---	---

2nd LEVEL PARKING & LOBBY FLOOR PLAN

21504 5/15/2015

A-1.03



CLIENT
JCG BAY HARBOR, LLC.
1001 BRICKELL BAY DRIVE, SUITE 2110
MIAMI, FLORIDA 33131
TEL 305 740 1550

DESIGN ARCHITECT
REVUELTA ARCH. INTERN.
2850 SW 27th AVENUE, SUITE 110
MIAMI, FLORIDA 33133
T 305.589.5000 / F. 305.520.5040

CIVIL ENGINEERS
HOLLAND ENGINEERING, Inc.
3900 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021
T 954/367-0371 F 954/367-0372

STRUCTURAL ENGINEERS
ARBAB ENGINEERING, Inc
3063 NE 63 STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
T 305-940-3088 / F 305-940-3273

M/E/P ENGINEERS
Florida Engineering Services
34 NW. 168th Street
NORTH MIAMI BEACH, FL 33169
T 305.663.0212

LANDSCAPE ARCHITECT
J.F.S. DESING Inc.
1833 HWY 140TH TERR
PENSACOLA PINES, FL 32028
T 904.441-1852 / F 305.268.0742

Biljou

1521 EAST BAY HARBOR DRIVE BAY
HARBOR ISLAND, FLORIDA 33154

Project :

**CHARLES H. BENSON
& ASSOCIATES ARCHITECTS, P.A.**
interiors planner architect
6665 WASHINGTON AVE., 2ND FLOOR MIAMI BEACH, FLORIDA 33139
T 305.532.6161 F 305.532.6151
ARCHITECTURAL LICENSE NO. AR 14022
NCARB CERTIFICATE NO. 42-136



Sept 1999



THESE DRAWINGS AND COPIES HEREBY FURNISHED BY THE ARCHITECT ARE THE PROPERTY OF ARBACH & LLP, L.L.P. THEY ARE NOT TO BE USED ON OTHER WORK AND ARE TO RETURNED UPON DEMAND AT THE COMPLETION OF WORK.

Revised

SOUTH ELEVATION

21504	5/15/2015
-------	-----------

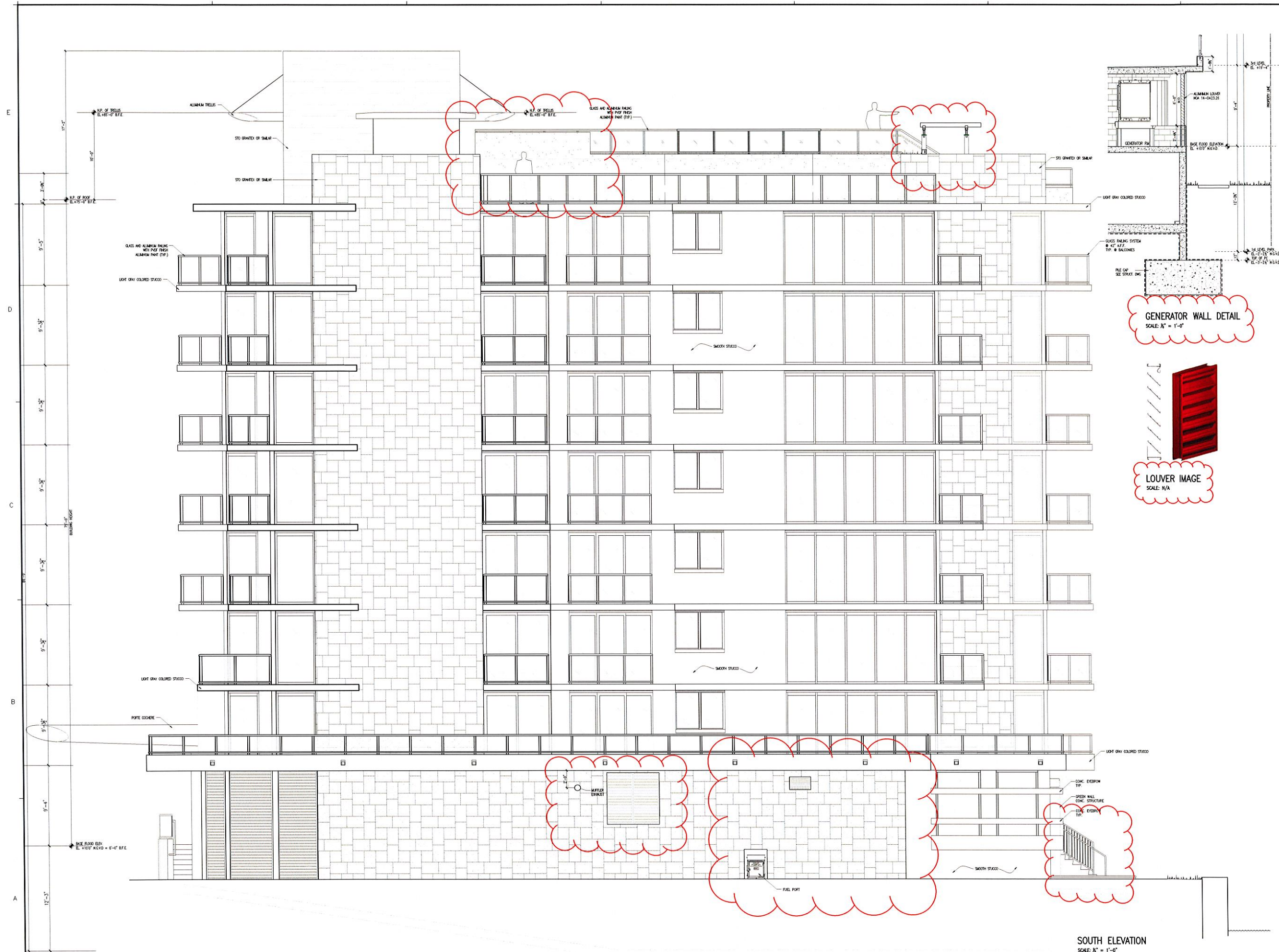
A-3.02

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.

APPROVED PZB 10-15

<u>THRESHOLD BUILDING</u> TO THE BEST OF MY KNOWLEDGE THESE PLANS COMPLY WITH THE PROVISIONS OF THE FLORIDA BUILDING CODE, 2004 EDITION	ISSUED FOR PERMIT <u>05/11/2015</u> ISSUED FOR BIDDING <u>05/25/2015</u> ISSUED FOR CONSTRUCTION
---	---

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



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

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.

PROPOSED PZB 06-16

21504	5/15/2015
ISSUED FOR PERMIT	05/11/2015
ISSUED FOR BIDDING	05/22/2015
ISSUED FOR CONSTRUCTION	

CLIENT
JCG BAY HARBOR, LLC.
1001 BRICKELL BAY DRIVE, SUITE 2110
MIAMI, FLORIDA 33131
T 305.740.1950

DESIGN ARCHITECT
REVUELTA ARCH. INTERN.
2940 SW 27th AVENUE, SUITE 110
MIAMI, FLORIDA 33133
T 305.590.9000 / F 305.100.9040

CIVIL ENGINEERS
HOLLAND ENGINEERING, Inc.
3000 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021
T 854.367.0311 / F 854.367.0312

STRUCTURAL ENGINEERS
ARBAB ENGINEERING, Inc
3303 NE 43rd STREET, SUITE 101
NORTH MIAMI BEACH, FLORIDA 33160
T 305.940.3688 / F 305.940.3213

M/E/P ENGINEERS
Florida Engineering Services
34 NW 162nd Street
NORTH MIAMI BEACH, FL 33169
T 305.643.0212

LANDSCAPE ARCHITECT
J.F.S. DESING Inc.
1833 NW 140TH TERR
POMEROY PINES, FL 33026
T 954.447.1852 / F 305.856.0142

BIJOU

9521 EAST BAY HARBOR DRIVE BAY
HARBOR ISLAND, FLORIDA 33154

Project:

ARCHITECT OF RECORD
**CHARLES H. BENSON
& ASSOCIATES ARCHITECTS, P.A.**
interiors planner architect
1665 WASHINGTON AVE., 2nd FLOOR MIAMI BEACH, FLORIDA 33139
T 305.532.6161 / F 305.532.6151
ARCHITECTURAL LICENSE No. AP 14022
NCARB CERTIFICATE No. 42.136

Seal

STATE OF FLORIDA
REGISTERED ARCHITECT
CHARLES H. BENSON
MAY 25 2016
AP0014022

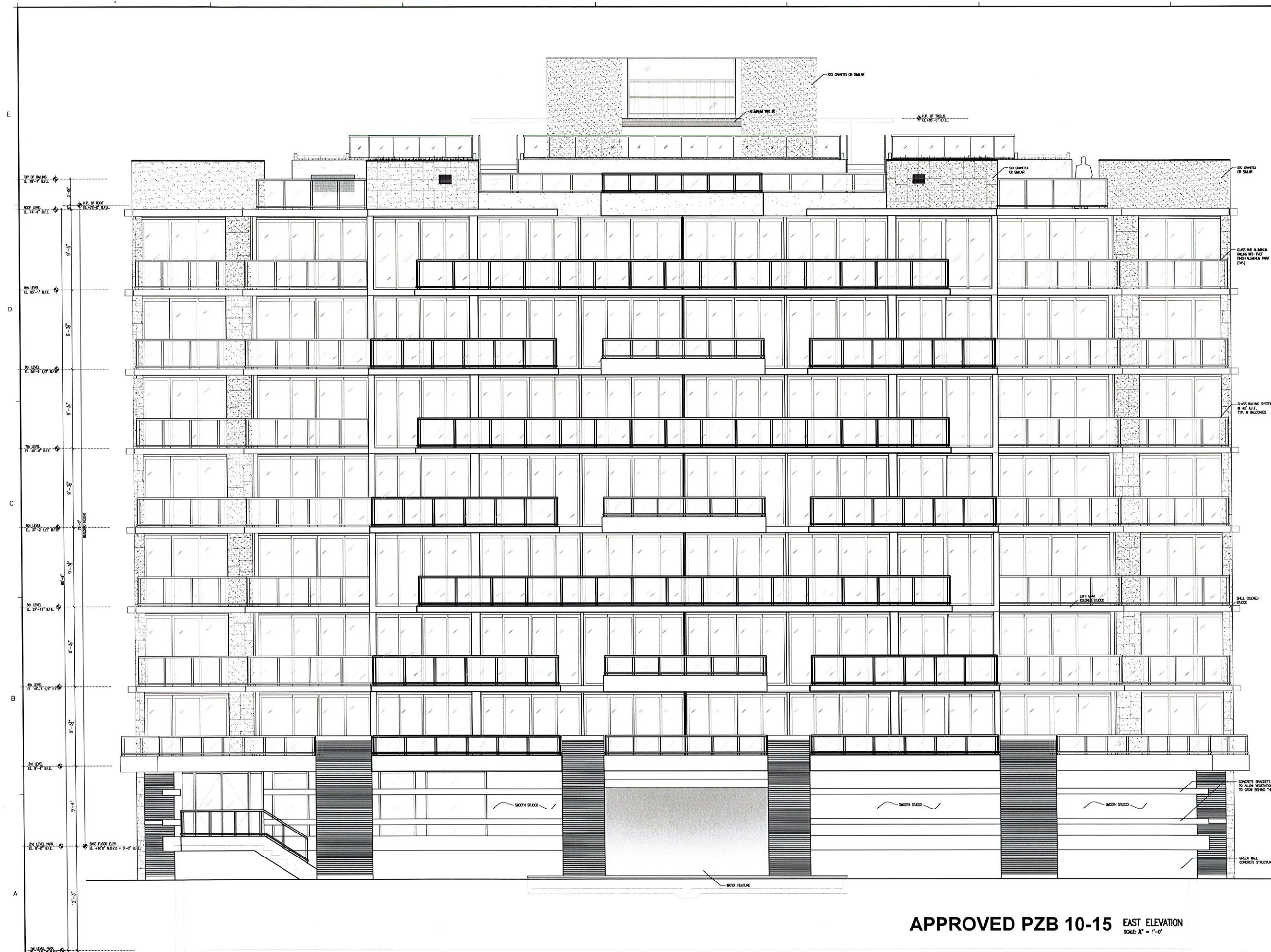
These drawings and copies thereof furnished in the project are the property of ARCHITECTS, P.A. and are not to be reproduced or used in any way without the written consent of ARCHITECTS, P.A.

Revised:

SOUTH ELEVATION

21504 5/15/2015

A-3.02



CLIENT
JCG BAY HARBOR, LLC.
1001 BRICKELL BAY DRIVE, SUITE 2110
MIAMI, FLORIDA 33131
T 305 740 1550

DESIGN ARCHITECT
REVUELTA ARCH. INTERN.
2950 SW 27th AVENUE, SUITE 110
MIAMI, FLORIDA 33133
T 305 580 5000 / F 305 580 5040

CIVIL ENGINEERS
HOLLAND ENGINEERING, Inc.
3900 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021
T 954 367 0371 / F 954 367 0372

STRUCTURAL ENGINEERS
ARBAB ENGINEERING, Inc
3303 NE 163 STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
T 305 940 3068 / F 305 940 3273

M/E/P ENGINEERS
Florida Engineering Services
34 NW 158th Street
NORTH MIAMI BEACH, FL 33189
T 305 653 0212

LANDSCAPE ARCHITECT
J.F.S. DESING Inc.
1833 NW 140TH TERR
PEMBROKE PINES, FL 33028
T 954 447 1852 / F 305 856 0742

BIJOU
9521 EAST BAY HARBOR DRIVE BAY
HARBOR ISLAND, FLORIDA 33154

Project :
ARCHITECT OF RECORD
**CHARLES H. BENSON
& ASSOCIATES ARCHITECTS, P.A.**
interiors planner architect
1665 WASHINGTON AVE., 2nd FLOOR MIAMI BEACH, FLORIDA 33139
T 305 532 6161 / F 305 532 6151
ARCHITECTURAL LICENSE No. AR 14022
NCARB CERTIFICATE No. 42,156

Seal

Revised:
21406 08/04/2014

EAST ELEVATION

A-402



CLIENT
JCG BAY HARBOR, LLC.
1001 BRICKELL BAY DRIVE, SUITE 2110
MIAMI, FLORIDA 33131
T 305.740.1950

DESIGN ARCHITECT
REVUELTA ARCH. INTERN.
2950 SW 27TH AVENUE, SUITE 110
MIAMI, FLORIDA 33133
T 305.590.5000 / F 305.590.5040

CIVIL ENGINEERS
HOLLAND ENGINEERING, Inc.
3900 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33021
T 854.361.0371 / F 854.361.0372

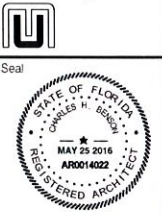
STRUCTURAL ENGINEERS
ARBAB ENGINEERING, Inc
3303 NE 163 STREET, SUITE 701
NORTH MIAMI BEACH, FLORIDA 33160
T 305.940.5068 / F 305.940.3273

M/E/P ENGINEERS
Florida Engineering Services
34 NW, 118th Street
NORTH MIAMI BEACH, FL 33169
T 305.653.0212

LANDSCAPE ARCHITECT
J.F.S. DESING Inc.
1833 NW 140TH TERR
POMERICHIE PINES, FL 33069
T 854.447.1852 / F 305.856.0742

BIJOU
9521 EAST BAY HARBOR DRIVE BAY
HARBOR ISLAND, FLORIDA 33154

Project :
ARCHITECT OF RECORD
**CHARLES H. BENSON
& ASSOCIATES ARCHITECTS, P.A.**
interiors planner architect
1665 WASHINGTON AVE., 2nd FLOOR MIAMI BEACH, FLORIDA 33139
T 305.532.6161 / F 305.532.6151
ARCHITECTURAL LICENSE No. AR 14022
NCARB CERTIFICATE No. 42,136



THESE DRAWINGS AND COPIES HEREBY FURNISHED BY THE ARCHITECT ARE THE PROPERTY OF BENSON & ASSOCIATES, P.A. AND ARE NOT TO BE USED OR COPIED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF BENSON & ASSOCIATES, P.A.

Revised:

RENDER

21504 5/15/2015

R-1

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.

PROPOSED PZB 06-16

ISSUED FOR PERMIT 05/11/2015
ISSUED FOR BIDDING 05/25/2015
ISSUED FOR CONSTRUCTION



CLIENT
JCG BAY HARBOR, LLC.
1801 BRICKELL BAY DRIVE, SUITE 2110
MIAMI, FLORIDA 33131
T 305.740.1950

DESIGN ARCHITECT
REVUELTA ARCH. INTERN.
2950 SW 20th AVENUE, SUITE 110
MIAMI, FLORIDA 33133
T 305.590.5000 / F 305.590.5040

CIVIL ENGINEERS
HOLLAND ENGINEERING, Inc.
3900 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021
T 854.361.0371 / F 854.361.0372

STRUCTURAL ENGINEERS
ARBAB ENGINEERING, Inc
3303 NE 163 STREET, SUITE 101
NORTH MIAMI BEACH, FLORIDA 33160
T 305.940.3668 / F 305.940.3213

M/E/P ENGINEERS
Florida Engineering Services
14 NW 16th Street
NORTH MIAMI BEACH, FL 33109
T 305.653.0212

LANDSCAPE ARCHITECT
J.F.S. DESING Inc.
1833 NW 140TH TERR
POMEROY PARK, FL 33062
T 954.447.1852 / F 305.856.0742

BIJOU
9521 EAST BAY HARBOR DRIVE EAY
HARBOR ISLAND, FLORIDA 33154

Project:
ARCHITECT OF RECORD
**CHARLES H. BENSON
& ASSOCIATES ARCHITECTS, P.A.**
interiors planner architect
1665 WASHINGTON AVE., 2nd FLOOR MIAMI BEACH, FLORIDA 33139
T 305.532.6161 / F 305.532.6151
ARCHITECTURAL LICENSE NO. AR 14022
NCARB CERTIFICATE NO. 42,136



THESE DRAWINGS AND COPIES THEREOF FURNISHED BY THE ARCHITECT ARE THE PROPERTY OF ARCHITECT J.F.S. DESING, INC. THEY ARE NOT TO BE USED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF ARCHITECT J.F.S. DESING, INC.

Revised

RENDER

21504	5/15/2015
-------	-----------

R-2

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.

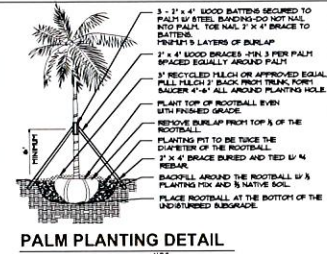
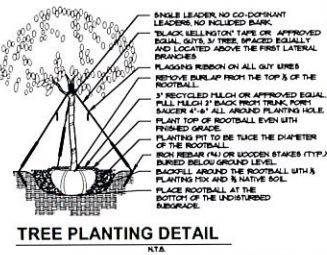
PROPOSED PZB 06-16

RESIDUAL BUILDING
TO THE BEST OF MY KNOWLEDGE THESE PLANS COMPLY WITH THE MINIMUM OF THE FLORIDA BUILDING CODE 2010 EDITION

ISSUED FOR PERMIT 05/11/2015
ISSUED FOR BIDDING 05/25/2015
ISSUED FOR CONSTRUCTION

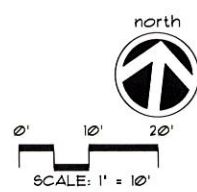
LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 GRADE OR BETTER.
2. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID AND PROTECT UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
3. TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BEDS AND OTHER LANDSCAPE AREAS.
5. SODDED-LAWN AREAS:
a. 2" DEPTH PLANTING SOIL, SPREAD IN PLACE - THROUGHOUT.
b. GROUNDCOVER PLANTING BEDS:
c. 6" DEPTH PLANTING SOIL, SPREAD IN PLACE - THROUGHOUT.
d. SHRUB AND HEDGE PLANTING AREAS:
e. 12" DEPTH PLANTING SOIL, SPREAD IN PLACE - THROUGHOUT.
f. TREES, PALMS, SPECIFIC PLANT MATERIAL:
g. 24" DEPTH PLANTING SOIL, SPREAD IN PLACE OR TO THE DEPTH OF THE ROOTBALL OR CONTAINER WHICHEVER IS GREATEST.
h. LANDSCAPE ISLANDS AND BUILDING FOUNDATIONS:
i. EXCAVATE AND REMOVE ALL LITER, ROCKS, DEBRIS, ETC. TO A DEPTH OF 12" AND BACKFILL WITH 50:50 TOPSOIL:SAND MIX. BUILDING FOUNDATIONS SHALL BE THE SAME DEPTH TO A WIDTH OF 36" FROM THE BUILDING BASE.
6. THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.
7. THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE 2" APPLICATION OF 50:50 MIX FOR ALL SOD AREAS AS A REFERENCE IN THE CASE THAT THERE WOULD BE A DISCREPANCY BETWEEN SITE AND LANDSCAPE CONTRACTORS AND NOTIFY THE SITE CONTRACTOR OR PROJECT SUPERINTENDENT AS TO THIS DISCREPANCY. IT WILL THEN BE DETERMINED WHICH PARTY WILL PROVIDE THIS 2" TOPSOIL:SAND APPLICATION AND SUBSEQUENT PAYMENT.
8. OTHER PLANTING SOIL MIXES TO BE ADDED, I.E. FOR TREES, PALMS, SPECIFIC PLANTS, SHRUBS AND GROUNDCOVERS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE WITH THE LANDSCAPE BID.
9. CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL, INCLUDING UNDERGROUND UTILITY LINE LOCATIONS DIAL, 8" NO OUTS AS REQUIRED BY LAW.
10. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3" WITH AN APPROVED RECYCLED MULCH BY THE PRESIDING GOVERNING AGENCY. NO HEAVY METALS, I.E. ARSENIC, LEAD, ETC. ARE TO BE CONTAINED IN THE MULCH AND THE CONTRACTOR SHALL PROVIDE CERTIFICATION OR PROOF THAT THE MULCH IS FREE OF HEAVY METALS OR SIMILAR ENVIRONMENTAL CONTAMINANTS.
11. SOD SHALL BE ARGENTINE "BAHIA" OR ST. AUGUSTINE "FLORATAM" AS SHOWN ON THE PLANS, STRONGLY ROOTED, FREE FROM WEED, FUNGI, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLAN OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL REQUIRED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED.
12. SOD SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AS DERIVED BY PDOT. SOD SHALL CARRY A 9-MONTH WARRANTY.
13. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
14. ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERY AND GROUVERS LANDSCAPE ASSOCIATION (FNLGA). THERE SHALL BE ONE FINAL INSPECTION FOR APPROVAL BY THE PRESIDING GOVERNING AGENCY. CONTRACTOR SHALL INSURE THAT THE PLANS, DETAILS, SPECIFICATIONS AND NOTES HAVE BEEN ADHERED TO AND THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS COMPLIANT TO ALL ITEMS AS DIRECTED ON THE PLANS PRIOR TO SCHEDULING OF THE FINAL INSPECTION.
15. THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST, THE QUANTITIES ON THE PLAN SHALL BE HELD VALID.
16. IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH A 100% OVERLAP. AUTOMATIC SYSTEM WITH RAIN POSTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "F" IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES.
17. EXISTING IRRIGATION SYSTEM (IF APPLICABLE) SHALL BE RETROFITTED TO COMPLY WITH THOSE SPECIFICATIONS AS OUTLINED ABOVE.
18. CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO PROPER WATERING IN DURING INSTALLATION AND WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.
19. ALL EXISTING TREES, PALMS AND PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. CONTRACTOR SHALL INSTALL PROTECTIVE BARRIERS SUCH AS "TENA" PROTECTIVE FENCING OR AS SHOWN ON THE DETAILS TO BE INSTALLED AT THE BEGINNING OF THE PROJECT. BARRIERS SHALL BE LOCATED TO INCLUDE THE DRIPLINE OF THE TREES, PALMS AND PLANT MATERIAL WHERE POSSIBLE. THE CONTRACTOR SHALL TAKE EXTRA CAUTION TO PREVENT ANY DAMAGE TO THE TRUNK, BRANCHES, ROOTS, ROOT ZONE AREAS AND ADJACENT GRADES.
20. EXISTING TREES AND PALMS TO REMAIN SHALL BE TRIMMED PER ANSI-300 STANDARDS. SUPERVISION OF THE TRIMMING SHALL BE PERFORMED BY AN ISA-CERTIFIED ARBORIST.
21. ALL EXISTING TREES AND PALMS SHALL BE "LIFTED AND THINNED" TO PROVIDE FOR AN 8' MINIMUM CLEARANCE FOR SIDEWALKS AND PEDESTRIAN WALKWAYS AND A 14' MINIMUM CLEARANCE FOR ROADWAYS, DRIVEWAYS, AND ALL VEHICULAR USE AREAS.
22. REMOVAL OF ANY TREES OR PALMS WILL REQUIRE A WRITTEN "TREE REMOVAL PERMIT" FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL.
23. ALL PLANTINGS IN NON-IRRIGATED AREAS, I.E. RIGHTS OF WAYS, SHOULDS, ETC. SHALL BE WATERED-N THOROUGHLY AND CONTINUED TO BE WATERED THROUGHOUT UNTIL C.O. ACCEPTANCE. COORDINATE WITH OWNER AND PROJECT MANAGER TO PROVIDE POST-C.O. WATERING TO INSURE PLANT ESTABLISHMENT FOR A MINIMUM OF ONE YEAR AFTER CERTIFICATE OF OCCUPANCY ACCEPTANCE.



SYML	NATIVE	*	NAME	BOTANICAL NAME	SPECIFICATION
ALL PROPOSED TREES ARE NATIVE (TREES 100% NATIVE)					
TREES					
CET	YES	4	SILVER BUTTWOOD	Conocarpus erect 'sericeus'	12' x 6", multi tk.
CS	YES	2	ORANGE GELDER	Cordia sebestena	FG, 12' x 5", 2' cal.
CD	YES	8	PIGEON PLUM	Coccoloba diversifolia	16' x 1" spr, 3' cal.
CE	YES	4	GREEN BUTTWOOD	Conocarpus erectus	18' x 8" spr, 4' cal, 6' c.t.
PALMS					
CN		6	GREEN MALAYAN COCONUTS	Cocos nucifera	30' o.a., 12' c.t., full head
THR	YES	11	KEY THATCH PALMS	Thrinax morrisii	25 gal, 8' o.a., DBL TK, full
MTS		2	MONTGOMERY PALMS	Veitchia montgomeryana	TPL TK, FG, 14' o.a., full incl.
SHRUBS					
CN	YES	40	COCOPLUM	Chrysobalanus icaco	7 GAL, 30' x 24' full, 24' o.c.
CR1		55	PITCH APPLE	Clusia rosea	7 GAL, 36" HL, 30' o.c., FTB.
HPD	YES	80	DIWARR FIREBUSH	Hamelia nodosa	3 gal, 18' x 18', 18' o.c.

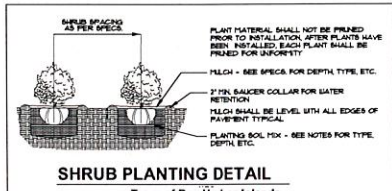
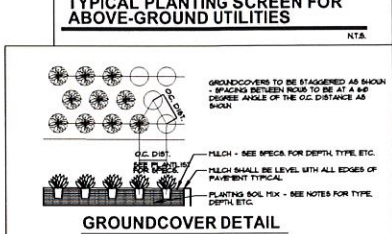
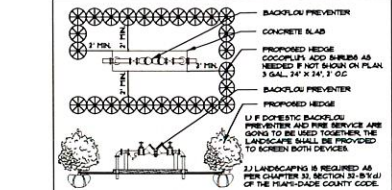
SYML	NATIVE	*	NAME	BOTANICAL NAME	SPECIFICATION
ACCENT PLANTS AND GROUNDCOVERS					
AEC	30		AECHMEA BROCKELIADS	Aechmea blanchetiana 'Orange'	3 gal, 18' x 18', BULL16
HAR	25		AECHMEA 'LITTLE HARV'	Aechmea spp.	10" container, BULL16
ARA	1450 s.f.		PERENNIAL PEANUT	Arachis glabrata 'EcoTurf'	SOLID SOD, price per s.f.
BL3	605		BLUEBERRY FLAX LILY	Dianella tasmanica	3 gal, 12' x 18', 18' o.c., full
FG3	265		'GREEN ISLAND' FICUS	Ficus 'Green Island'	3 gal, 18' x 18', 18' o.c., full
CRP	10		'QUEEN EMMA' CRINUM	Crinum augustum 'Queen Emma'	25 gal, 3'-4', full
SVL	265		SANSEVERIA 'LAURENTII'	Sansevieria trifasciata	3 gal, 18' x 12', 18' o.c., full
THJ	20		BLUE SKY THUNDERBOLT	Thunbergia grandiflora	3 gal, 24' x 18', full, 2 leaders
SOD					
FLO	1500 SF.		'FLORATAM' ST. AUGUSTINE	Stenotaphrum secundatum	SOLID SOD, price per s.f.
TOPSOIL:					
TOPSOIL:SAND MIX 50:50 TOPSOIL:SAND MIX, SPREAD IN PLACE					
25 C.Y. TREES, PALMS, SHRUBS AND GROUNDCOVERS					
10 C.Y. AREA TO BE SODDED WITH A 2" DEPTH OF TOPSOIL, SPREAD IN PLACE					
MULCHING:					
45 C.Y. "PINE BARK" MULCH 3" DEPTH, SPREAD IN PLACE, ATLAS FEAT AND SOIL					
PROVIDE SAMPLE FOR APPROVAL PRIOR TO INSTALLATION					
TOPSOIL, SOD AND MULCH QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR TO PROVIDE A UNIT PRICE PER UNIT AND WILL BE PAID ON THAT UNIT PRICE BASIS UPON FINAL INSPECTION AND APPROVAL.					



SITE LANDSCAPE PLAN

APPROVED PZB 10-15

ISSUED FOR PERMIT
ISSUED FOR BIDDING
ISSUED FOR CONSTRUCTION



Site Address: 9521-9541 EAST BAY HARBOR DRIVE, Bay Harbor Islands, FL 33154	Net Lot Area: 0.52 Acres / 22,600 SF
A. Open Space Requirement	Required: 20% / 4,500 SF Provided: 4,628 / 20.57%
B. Maximum Lawn Area Allowed	Reg. 10% max: 2,250 SF x 20% = 450 SF Max: 2,700 SF
C. Shade Trees Required	14+21/palms
1. 28 trees/acre: 28 x 0.52 acres = 15	15
2. Native Species Required - 50%	8
# of trees req: 15 x 50% = 8	10
3. Drought Tolerant and Low Maintenance Species Required - 50%	8
# of trees req: 14 x 50% = 7	10
D. Shrubs Required	
1. 10 shrubs/required trees	150
2. Native Species Required - 50%	45
3. Drought Tolerant and Low Maintenance Species Required - 50%	75
E. Parking Lot Landscaping (If applicable)	
1. 10 SF/parking space: 10 x spaces = SF	119
2. Trees Required	119
3. Shrubs Required	

LA BOUTIQUE-9521 EAST BAY HARBOR DRIVE
BAY HARBOR ISLANDS, FL 33154
SEC. 24-16. Minimum landscape standards
12/10/2014

(a), (2) Number of required trees (c) Multiple-family Number of required tree species 14 required trees	REQUIRED 4 species	PROVIDED 4 CD, CE, CET, CS
Size of tree species in relationship to building height min, tree ht. (ft.) min, Spread (ft.) Palm height (ft.)		
6 Stories plus REQUIRED REQUIRED PROVIDED	25% min, 12' 6 4 CET+2 CS	5 not included
REQUIRED REQUIRED PROVIDED	60% 16'-18' 8 8 CD	7 not included
REQUIRED REQUIRED PROVIDED	25% 18'-20' 4 4 CE	8 not included

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM MIAMI-DADE COUNTY DEER FOR REMOVAL OR RELOCATION OF ANY TREES OR PALMS FROM THIS PROPERTY.

SEE LANDSCAPE PLANS FOR PROPOSED PLANTINGS, LANDSCAPE LEGEND, DETAILS, NOTES, ETC.

LA BOUTIQUE

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
interiors planner architect
1665 WASHINGTON AVE., 2nd FLOOR MIAMI BEACH, FLORIDA 33139
T 305 532 6161 F 305 532 6151
ARCHITECTURAL LICENSE No. AR 14022
NCARB CERTIFICATE No. 42,136

JAMES F. BOGASH
RLA # 000132

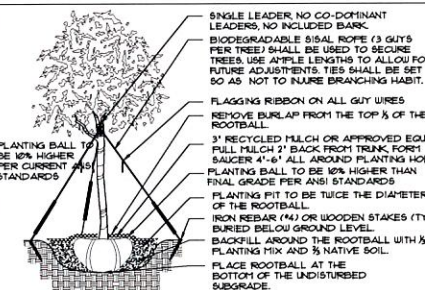
Revised

21406 08/04/2014

L-1

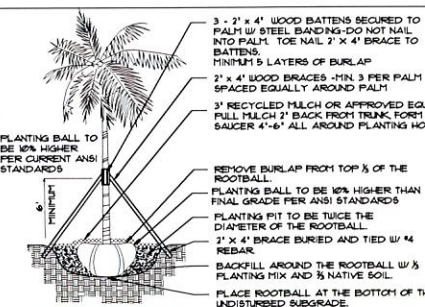
LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA NO. 1 GRADE OR BETTER.
 2. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID AND PROTECT UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
 3. TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 4. ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL/SAND MIX FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BEDS AND OTHER LANDSCAPE AREAS.
- SODDED-LAWN AREAS**
 3" DEPTH PLANTING SOIL SPREAD IN PLACE - THROUGHOUT.
GROUNDCOVER PLANTING BEDS:
 4" DEPTH PLANTING SOIL SPREAD IN PLACE - THROUGHOUT.
SHRUB AND HEDGE PLANTING AREAS:
 6" DEPTH PLANTING SOIL SPREAD IN PLACE - THROUGHOUT.
TREES, PALMS, SPECIEN PLANT MATERIAL:
 24" DEPTH PLANTING SOIL SPREAD IN PLACE OR, TO THE DEPTH OF THE ROOTBALL, OR CONTAINER WHICHEVER IS GREATER.
- LANDSCAPE ISLANDS AND BUILDING FOUNDATIONS:**
 EXCAVATE AND REMOVE ALL LIMESTONE, ROCKS, DEBRIS, ETC. TO A DEPTH OF 12" AND BACKFILL W/ 50:50 TOPSOIL/SAND MIX. BUILDING FOUNDATIONS SHALL BE THE SAME DEPTH TO A WIDTH OF 36" FROM THE BUILDING BASE.
5. THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL/SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.
 6. THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE 2" APPLICATION OF 50:50 MIX FOR ALL SOD AREAS AS A REFERENCE. IN THE CASE THAT THERE IS A DISCREPANCY BETWEEN THE SITE AND LANDSCAPE CONTRACTORS AND NOTIFY THE SITE CONTRACTOR OR PROJECT SUPERINTENDENT AS TO THIS DISCREPANCY. IT WILL THEN BE DETERMINED WHICH PARTY WILL PROVIDE THIS 2" TOPSOIL/SAND APPLICATION AND SUBSEQUENT PAYMENT.
 7. OTHER PLANTING SOIL TYPES TO BE ADDED, IE. FOR TREES, PALMS, SPECIEN PLANTS, SHRUBS AND GROUNDCOVERS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE WITH THE LANDSCAPE BID.
 8. CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL, INCLUDING UNDERGROUND UTILITY LINE LOCATIONS DIAL, 6" NO CUTS" AS REQUIRED BY LAW.
 9. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3" WITH AN APPROVED RECYCLED MULCH BY THE PRESIDING GOVERNING AGENCY. NO HEAVY METALS, IE. ARSENIC, LEAD, ETC. ARE TO BE CONTAINED IN THE MULCH AND THE CONTRACTOR SHALL PROVIDE CERTIFICATION OR PROOF THAT ALL MULCH IS FREE OF HEAVY METALS OR SIMILAR ENVIRONMENTAL CONTAMINANTS.
 10. SOD SHALL BE ARGENTINE 'BAHIA' OR ST. AUGUSTINE 'FLORATAM' AS SHOWN ON THE PLANS. STRONGLY ROOTED, FREE FROM WEED, INSECTS, AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLAN OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED.
 11. SOD SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AS DERIVED BY POST. A SOD SHALL CARRY A 5-MONTH WARRANTY.
 12. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
 13. ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS ASSOCIATION (FNGLA). THERE SHALL BE ONE FINAL INSPECTION FOR APPROVAL BY THE PRESIDING GOVERNING AGENCY. CONTRACTOR SHALL INSURE THAT THE PLANS, DETAILS, SPECIFICATIONS AND NOTES HAVE BEEN ADHERED TO AND THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS COMPLIANT TO ALL ITEMS AS DIRECTED ON THE PLANS PRIOR TO SCHEDULING OF THE FINAL INSPECTION.
 14. THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST, THE QUANTITIES ON THE PLAN SHALL BE HELD VALID.
 15. IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH A 100% OVERLAP. AUTOMATIC SYSTEM W/ RAIN HYSTERTIS SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX F" IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES.
 16. EXISTING IRRIGATION SYSTEM (IF APPLICABLE) SHALL BE RETROFITTED TO COMPLY WITH THOSE SPECIFICATIONS AS OUTLINED ABOVE.
 17. CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO INSURE PROPER WATERING IN DURING INSTALLATION AND WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.
 18. ALL EXISTING TREES, PALMS AND PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. CONTRACTOR SHALL INSTALL PROTECTIVE BARRIERS SUCH AS 'TERRAZ' PROTECTIVE FENCING OR AS SHOWN ON THE DETAILS TO BE INSTALLED AT THE BEGINNING OF THE PROJECT. BARRIERS SHALL BE LOCATED TO INCLUDE THE DRIPLINE OF THE TREES, PALMS AND PLANT MATERIAL WHERE POSSIBLE. THE CONTRACTOR SHALL TAKE EXTRA CAUTION TO PREVENT ANY DAMAGE TO THE TRUNK, BRANCHES, ROOTS, ROOT ZONE AREAS AND ADJACENT GRADES.
 19. EXISTING TREES AND PALMS TO REMAIN SHALL BE TRIMMED PER ANSI-300 STANDARDS. SUPERVISION OF THE TRIMMING SHALL BE PERFORMED BY AN ISA-CERTIFIED ARBORIST.
 20. ALL EXISTING TREES AND PALMS SHALL BE 'LIFTED AND THINNED' TO PROVIDE FOR AN 8' MINIMUM CLEARANCE FOR SIDEWALKS AND PEDESTRIAN WALKWAYS AND A 14' MINIMUM CLEARANCE FOR ROADWAYS, DRIVEWAYS, AND ALL VEHICLE USE AREAS.
 21. REMOVAL OF ANY TREES OR PALMS WILL REQUIRE A WRITTEN 'TREE REMOVAL PERMIT' FROM THE LOCAL GOVERNING AGENCY PRIOR TO REMOVAL.
 22. ALL PLANTINGS IN NON-IRRIGATED AREAS, IE. RIGHTS OF WAY, SUELES, ETC. SHALL BE WATERED-IN THOROUGHLY AND CONTINUED TO BE WATERED THROUGHOUT UNTIL C.O. ACCEPTANCE. COORDINATE WITH OWNER AND PROJECT MANAGER TO PROVIDE POST C.O. WATERING TO INSURE PLANT ESTABLISHMENT FOR A MINIMUM OF ONE YEAR AFTER CERTIFICATE OF OCCUPANCY ACCEPTANCE.



TREE PLANTING DETAIL

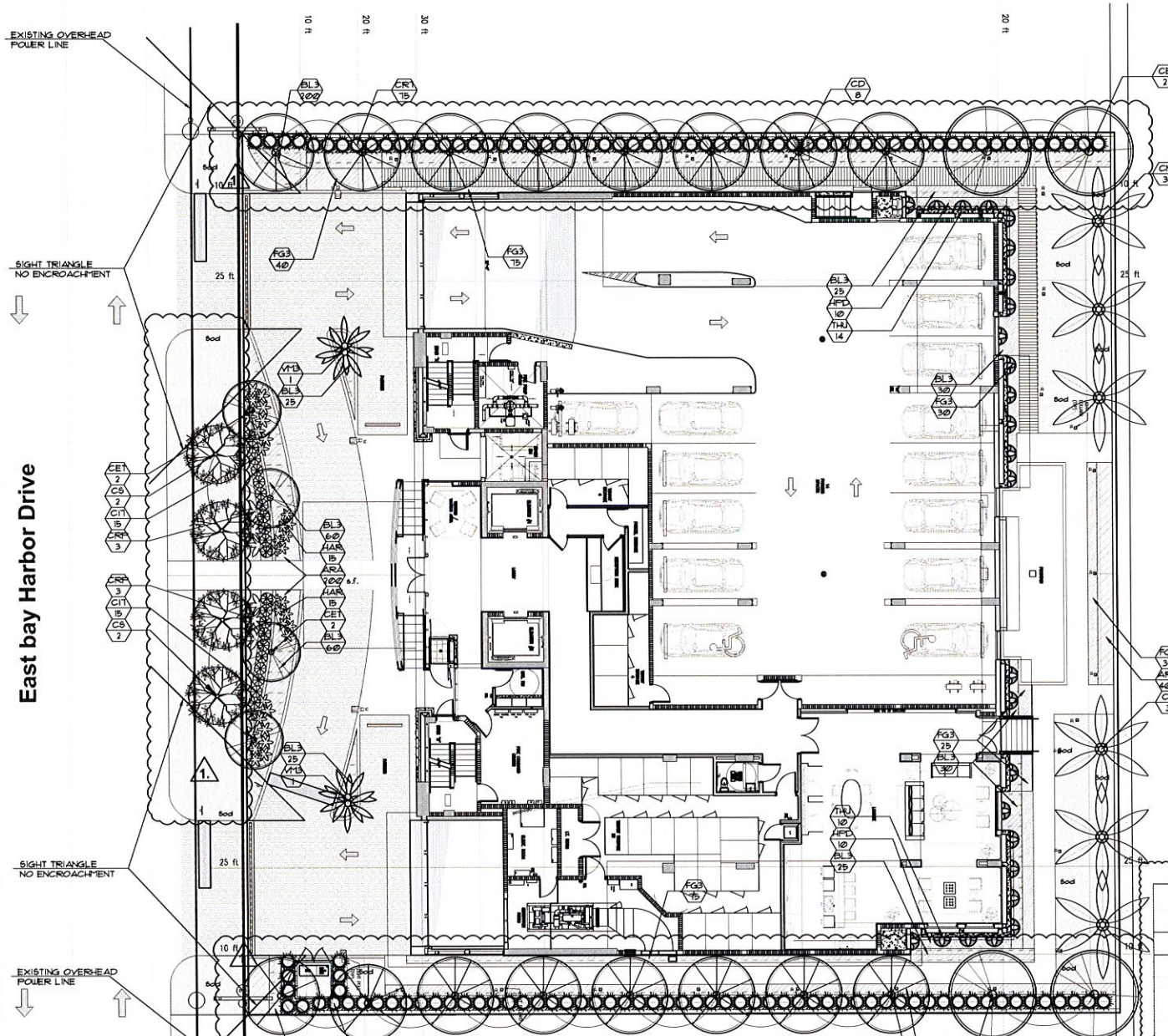
N.T.S.



PALM PLANTING DETAIL

N.T.S.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE DISCOVERED OR FOUND, 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.



PLANTLIST

SYM.	NATIVE	NAME	BOTANICAL NAME	SPECIFICATION
ALL PROPOSED TREES ARE NATIVE (TREES 100% NATIVE)				
TREES				
CET	YES	4 SILVER BUTTWOOD	Conocarpus erect. 'sericeus'	12' x 6' full, 1/4"
CS	YES	4 ORANGE GEIGER	Cordia sebestena	FG, 12' x 8' 3" cal.
CD	YES	16 PIGEON PLUM	Coccoloba diversifolia	16' x 1' spr, 3" cal.
CE	YES	4 GREEN BUTTWOOD	Conocarpus erectus	18' x 8' spr, 4" cal, 6' c.t.
PALMS				
CN		6 GREEN MALAYAN COCONUTS	Cocos nucifera	30' o.c., 12' c.t., full head
YTB		2 MONTGOMERY PALMS	Veitchia montgomeryana	TPL TK, FG, 14' o.c., full hd.
SHRUBS				
CIT	YES	30 COCCOLUB	Coccoloba leuco	1 GAL, 30" x 24" full, 24" o.c.
CRT	YES	88 SMALL-LEAVED CLUSIA	Clusia guianensis	1 GAL, 36" H, 30" o.c. FTB
HPD	YES	20 DWARF FIREBUSH	Hamelia nodosa	3 gal, 18" x 18", 8" o.c.

PLANTLIST

SYM.	NATIVE	NAME	BOTANICAL NAME	SPECIFICATION
ACCENT PLANTS AND GROUNDCOVERS				
HAR	25	AECHMEA 'LITTLE HARRY'	Aechmea spp.	10" container, BULLIS
ARA	600 s.f.	PERENNIAL PEANUT	Arachis glabrata EcoTurf	SOLID SOD, price per s.f.
BL3	605	BLUEBERRY FLAX LILY	Dianella tasmanica	3 gal, 12" x 18", 18" o.c., full
FG3	260	'GREEN ISLAND' FIGUS	Ficus 'Green Island'	3 gal, 18" x 18", 18" o.c., full
CRP	6	'QUEEN EMMA' CRINUM	Crinum augustum 'Queen Emma'	25 gal, 3'-4', full
THJ	24	BLUE SKY THUNDERBOLT	Thunbergia grandiflora	3 gal, 24" x 18", full, 2 leaders
SOD				
FLO	1500 SF.	'FLORATAM' ST. AUGUSTINE	Stenotaphrum secundatum	SOLID SOD, price per s.f.
TOPSOIL:				
		TOPSOIL/SAND MIX	50:50 TOPSOIL/SAND MIX	SPREAD IN PLACE
		25 C.Y.	TREES, PALMS, SHRUBS AND GROUNDCOVERS	
		10 C.Y.	AREA TO BE SODDED WITH A 2" DEPTH OF TOPSOIL	SPREAD IN PLACE
MULCHING:				
		45 C.Y. +/-	'PINE BARK' MULCH	3" DEPTH, SPREAD IN PLACE, ATLAS FEAT AND SOIL
PROVIDE SAMPLE FOR APPROVAL PRIOR TO INSTALLATION				
TO PROVIDE A UNIT PRICE PER UNIT AND WILL BE PAID ON THAT UNIT PRICE BASIS UPON FINAL INSPECTION AND APPROVAL.				

Town of Bay Harbor Islands Landscape Code (Sec. 24-16) Requirements Legend (Worksheet)

Multi-Family Residential - Townhouse Sites (RM-1, RM-2, RM-3)

Site Address: 9521-9541 EAST BAY HARBOR DRIVE, Bay Harbor Islands, FL 33154

Net Lot Area: 0.52 Acres / 22,500 SF

A. Open Space Requirement
 Required: 20% / 4,500 SF
 Provided: 4,628 / 20.57%

B. Maximum Lawn Area Allowed
 Res. open space: 4,500 SF x 60% = 2,700 SF
 60% Max / 1,620 SF

C. Shade Trees Required
 14+21 palms

1. 28 trees/acre: 28 x 0.52 acres = 15 trees
 2. Native Species Required - 50%
 # of Trees req. 15 x 50% = 8 trees

3. Drought Tolerant and Low Maintenance Species Required - 50%
 # of Trees req. 15 x 50% = 8 trees

D. Shrubs Required
 1. 10 shrubs/acre required trees: 150 shrubs
 2. Native Species Required - 30%
 45 shrubs
 3. Drought Tolerant and Low Maintenance Species Required - 50%
 75 shrubs

E. Parking Lot Landscaping (if applicable)
 1. 10 SF/parking space: 10 x 10 = 100 SF
 2. Trees Required: 4 trees
 3. Shrubs Required: 4 shrubs

BIJOU-9521 EAST BAY HARBOR DRIVE BAY HARBOR ISLANDS, FL 33154 SEC. 24-16, Minimum landscape standards 8/25/2018

(a), (2)
 Number of required trees
 (c) Multiple-family
 Number of required tree species
 14 required trees

REQUIRED: 4 species
 PROVIDED: 4 CD, CE, CET, CS

Size of tree species in relationship to building height

min. tree ht. (ft.) min. spread (ft.) Palm height (ft.)

5 Stories plus
 REQUIRED: 25% min, 12' 6"
 PROVIDED: 4 CET+ 4 CS

REQUIRED: 50% 16'-18' 8"
 PROVIDED: 16 CD

REQUIRED: 25% 18'-20' 8"
 PROVIDED: 4 CE

STREET TREE TABULATIONS

REQUIRED: 5
 PROVIDED: 5

CD, CE, CET, CS

NOTE: IF OVERHEAD POWER LINES ARE BURIED PRIOR TO FINAL CERTIFICATE OF OCCUPANCY, EXISTING OVERHEAD FPL POWER LINE REQUIRE USE OF 8" SMALL TREES PER FPL GUIDELINES.

NOTE: IF OVERHEAD POWER LINES ARE BURIED PRIOR TO FINAL CERTIFICATE OF OCCUPANCY, EXISTING OVERHEAD FPL POWER LINE REQUIRE USE OF 8" SMALL TREES PER FPL GUIDELINES.

NOTE: IF OVERHEAD POWER LINES ARE BURIED PRIOR TO FINAL CERTIFICATE OF OCCUPANCY, EXISTING OVERHEAD FPL POWER LINE REQUIRE USE OF 8" SMALL TREES PER FPL GUIDELINES.

NOTE: IF OVERHEAD POWER LINES ARE BURIED PRIOR TO FINAL CERTIFICATE OF OCCUPANCY, EXISTING OVERHEAD FPL POWER LINE REQUIRE USE OF 8" SMALL TREES PER FPL GUIDELINES.

NOTE: IF OVERHEAD POWER LINES ARE BURIED PRIOR TO FINAL CERTIFICATE OF OCCUPANCY, EXISTING OVERHEAD FPL POWER LINE REQUIRE USE OF 8" SMALL TREES PER FPL GUIDELINES.

NOTE: IF OVERHEAD POWER LINES ARE BURIED PRIOR TO FINAL CERTIFICATE OF OCCUPANCY, EXISTING OVERHEAD FPL POWER LINE REQUIRE USE OF 8" SMALL TREES PER FPL GUIDELINES.

NOTE: IF OVERHEAD POWER LINES ARE BURIED PRIOR TO FINAL CERTIFICATE OF OCCUPANCY, EXISTING OVERHEAD FPL POWER LINE REQUIRE USE OF 8" SMALL TREES PER FPL GUIDELINES.

NOTE: IF OVERHEAD POWER LINES ARE BURIED PRIOR TO FINAL CERTIFICATE OF OCCUPANCY, EXISTING OVERHEAD FPL POWER LINE REQUIRE USE OF 8" SMALL TREES PER FPL GUIDELINES.

NOTE: IF OVERHEAD POWER LINES ARE BURIED PRIOR TO FINAL CERTIFICATE OF OCCUPANCY, EXISTING OVERHEAD FPL POWER LINE REQUIRE USE OF 8" SMALL TREES PER FPL GUIDELINES.

NOTE: IF OVERHEAD POWER LINES ARE BURIED PRIOR TO FINAL CERTIFICATE OF OCCUPANCY, EXISTING OVERHEAD FPL POWER LINE REQUIRE USE OF 8" SMALL TREES PER FPL GUIDELINES.

NOTE: IF OVERHEAD POWER LINES ARE BURIED PRIOR TO FINAL CERTIFICATE OF OCCUPANCY, EXISTING OVERHEAD FPL POWER LINE REQUIRE USE OF 8" SMALL TREES PER FPL GUIDELINES.

NOTE: IF OVERHEAD POWER LINES ARE BURIED PRIOR TO FINAL CERTIFICATE OF OCCUPANCY, EXISTING OVERHEAD FPL POWER LINE REQUIRE USE OF 8" SMALL TREES PER FPL GUIDELINES.

NOTE: IF OVERHEAD POWER LINES ARE BURIED PRIOR TO FINAL CERTIFICATE OF OCCUPANCY, EXISTING OVERHEAD FPL POWER LINE REQUIRE USE OF 8" SMALL TREES PER FPL GUIDELINES.

NOTE: IF OVERHEAD POWER LINES ARE BURIED PRIOR TO FINAL CERTIFICATE OF OCCUPANCY, EXISTING OVERHEAD FPL POWER LINE REQUIRE USE OF 8" SMALL TREES PER FPL GUIDELINES.

NOTE: IF OVERHEAD POWER LINES ARE BURIED PRIOR TO FINAL CERTIFICATE OF OCCUPANCY, EXISTING OVERHEAD FPL POWER LINE REQUIRE USE OF 8" SMALL TREES PER FPL GUIDELINES.

NOTE: IF OVERHEAD POWER LINES ARE BURIED PRIOR TO FINAL CERTIFICATE OF OCCUPANCY, EXISTING OVERHEAD FPL POWER LINE REQUIRE USE OF 8" SMALL TREES PER FPL GUIDELINES.

NOTE: IF OVERHEAD POWER LINES ARE BURIED PRIOR TO FINAL CERTIFICATE OF OCCUPANCY, EXISTING OVERHEAD FPL POWER LINE REQUIRE USE OF 8" SMALL TREES PER FPL GUIDELINES.

NOTE: IF OVERHEAD POWER LINES ARE BURIED PRIOR TO FINAL CERTIFICATE OF OCCUPANCY, EXISTING OVERHEAD FPL POWER LINE REQUIRE USE OF 8" SMALL TREES PER FPL GUIDELINES.

NOTE: IF OVERHEAD POWER LINES ARE BURIED PRIOR TO FINAL CERTIFICATE OF OCCUPANCY, EXISTING OVERHEAD FPL POWER LINE REQUIRE USE OF 8" SMALL TREES PER FPL GUIDELINES.

NOTE: IF OVERHEAD POWER LINES ARE BURIED PRIOR TO FINAL CERTIFICATE OF OCCUPANCY, EXISTING OVERHEAD FPL POWER LINE REQUIRE USE OF 8" SMALL TREES PER FPL GUIDELINES.

NOTE: IF OVERHEAD POWER LINES ARE BURIED PRIOR TO FINAL CERTIFICATE OF OCCUPANCY, EXISTING OVERHEAD FPL POWER LINE REQUIRE USE OF 8" SMALL TREES PER FPL GUIDELINES.

NOTE: IF OVERHEAD POWER LINES ARE BURIED PRIOR TO FINAL CERTIFICATE OF OCCUPANCY, EXISTING OVERHEAD FPL POWER LINE REQUIRE USE OF 8" SMALL TREES PER FPL GUIDELINES.

NOTE: IF OVERHEAD POWER LINES ARE BURIED PRIOR TO FINAL CERTIFICATE OF OCCUPANCY, EXISTING OVERHEAD FPL POWER LINE REQUIRE USE OF 8" SMALL TREES PER FPL GUIDELINES.

NOTE: IF OVERHEAD POWER LINES ARE BURIED PRIOR TO FINAL CERTIFICATE OF OCCUPANCY, EXISTING OVERHEAD FPL POWER LINE REQUIRE USE OF 8" SMALL TREES PER FPL GUIDELINES.

NOTE: IF OVERHEAD POWER LINES ARE BURIED PRIOR TO FINAL CERTIFICATE OF OCCUPANCY, EXISTING OVERHEAD FPL POWER LINE REQUIRE USE OF 8" SMALL TREES PER FPL GUIDELINES.

NOTE: IF OVERHEAD POWER LINES ARE BURIED PRIOR TO FINAL CERTIFICATE OF OCCUPANCY, EXISTING OVERHEAD FPL POWER LINE REQUIRE USE OF 8" SMALL TREES PER FPL GUIDELINES.

NOTE: IF OVERHEAD POWER LINES ARE BURIED PRIOR TO FINAL CERTIFICATE OF OCCUPANCY, EXISTING OVERHEAD FPL POWER LINE REQUIRE USE OF 8" SMALL TREES PER FPL GUIDELINES.

NOTE: IF OVERHEAD POWER LINES ARE BURIED PRIOR TO FINAL CERTIFICATE OF OCCUPANCY, EXISTING OVERHEAD FPL POWER LINE REQUIRE USE OF 8" SMALL TREES PER FPL GUIDELINES.

NOTE: IF OVERHEAD POWER LINES ARE BURIED PRIOR TO FINAL CERTIFICATE OF OCCUPANCY, EXISTING OVERHEAD FPL POWER LINE REQUIRE USE OF 8" SMALL TREES PER FPL GUIDELINES.

NOTE: IF OVERHEAD POWER LINES ARE BURIED PRIOR TO FINAL CERTIFICATE OF OCCUPANCY, EXISTING OVERHEAD FPL POWER LINE REQUIRE USE OF 8" SMALL TREES PER FPL GUIDELINES.

NOTE: IF OVERHEAD POWER LINES ARE BURIED PRIOR TO FINAL CERTIFICATE OF OCCUPANCY, EXISTING OVERHEAD FPL POWER LINE REQUIRE USE OF 8" SMALL TREES PER FPL GUIDELINES.

NOTE: IF OVERHEAD POWER LINES ARE BURIED PRIOR TO FINAL CERTIFICATE OF OCCUPANCY, EXISTING OVERHEAD FPL POWER LINE REQUIRE USE OF 8" SMALL TREES PER FPL GUIDELINES.

NOTE: IF OVERHEAD POWER LINES ARE BURIED PRIOR TO FINAL CERTIFICATE OF OCCUPANCY, EXISTING OVERHEAD FPL POWER LINE REQUIRE USE OF 8" SMALL TREES PER FPL GUIDELINES.

NOTE: IF OVERHEAD POWER LINES ARE BURIED PRIOR TO FINAL CERTIFICATE OF OCCUPANCY, EXISTING OVERHEAD FPL POWER LINE REQUIRE USE OF 8" SMALL TREES PER FPL GUIDELINES.

CLIENT
JCG BAY HARBOR, LLC.
 1001 BROOKLYN DRIVE, SUITE 2110
 MIAMI, FLORIDA 33131
 T 305.740.1950

DESIGN ARCHITECT
REVUELTA ARCH. INTERN.
 2650 SW 27th AVENUE, SUITE 110
 MIAMI, FLORIDA 33135
 T 305.550.5000 / F. 305.550.5040

CIVIL ENGINEERS
HOLLAND ENGINEERING, Inc.
 3500 HOLLYWOOD BLVD
 HOLLYWOOD, FL 33021
 T 954.367.0311 / F. 954.361.0372

STRUCTURAL ENGINEERS
ARBAB ENGINEERING, Inc
 3360 NE 163 STREET, SUITE 201
 NORTH MIAMI BEACH, FLORIDA 33160
 T 305.940.3088 / F. 305.940.3273

M/E/P ENGINEERS
HOLLAND ENGINEERING Services
 34 NW 168th Street
 NORTH MIAMI BEACH, FL 33160
 T 305.653.0212

LANDSCAPE ARCHITECT
J.F.S. DESIGN Inc.
 1833 NW 140th TERR
 MIAMI, FLORIDA 33157
 T 954.447.1552 / F. 305.856.0142

ARCHITECT OF RECORD
CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
 1605 WASHINGTON AVE., 2ND FLOOR MIAMI BEACH, FLORIDA 33139
 T 305.532.6161 / F. 305.532.6151
 ARCHITECTURAL LICENSE NO. 42,156
 NCARB CERTIFICATE NO. 42,156

ARCHITECT OF RECORD
CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
 1605 WASHINGTON AVE., 2ND FLOOR MIAMI BEACH, FLORIDA 33139
 T 305.532.6161 / F. 305.532.6151
 ARCHITECTURAL LICENSE NO. 42,156
 NCARB CERTIFICATE NO. 42,156

ARCHITECT OF RECORD
CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
 1605 WASHINGTON AVE., 2ND FLOOR MIAMI BEACH, FLORIDA 33139
 T 305.532.6161 / F. 305.532.6151
 ARCHITECTURAL LICENSE NO. 42,156
 NCARB CERTIFICATE NO. 42,156

ARCHITECT OF RECORD
CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
 1605 WASHINGTON AVE., 2ND FLOOR MIAMI BEACH, FLORIDA 33139
 T 305.532.6161 / F. 305.532.6151
 ARCHITECTURAL LICENSE NO. 42,156
 NCARB CERTIFICATE NO. 42,156

ARCHITECT OF RECORD
CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
 1605 WASHINGTON AVE., 2ND FLOOR MIAMI BEACH, FLORIDA 33139
 T 305.532.6161 / F. 305.532.6151
 ARCHITECTURAL LICENSE NO. 42,156
 NCARB CERTIFICATE NO. 42,156

ARCHITECT OF RECORD
CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
 1605 WASHINGTON AVE., 2ND FLOOR MIAMI BEACH, FLORIDA 33139
 T 305.532.6161 / F. 305.532.6151
 ARCHITECTURAL LICENSE NO. 42,156
 NCARB CERTIFICATE NO. 42,156

ARCHITECT OF RECORD
CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
 1605 WASHINGTON AVE., 2ND FLOOR MIAMI BEACH, FLORIDA 33139
 T 305.532.6161 / F. 305.532.6151
 ARCHITECTURAL LICENSE NO. 42,156
 NCARB CERTIFICATE NO. 42,156

ARCHITECT OF RECORD
CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
 1605 WASHINGTON AVE., 2ND FLOOR MIAMI BEACH, FLORIDA 33139
 T 305.532.6161 / F. 305.532.6151
 ARCHITECTURAL LICENSE NO. 42,156
 NCARB CERTIFICATE NO. 42,156

ARCHITECT OF RECORD
CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
 1605 WASHINGTON AVE., 2ND FLOOR MIAMI BEACH, FLORIDA 33139
 T 305.532.6161 / F. 305.532.6151
 ARCHITECTURAL LICENSE NO. 42,156
 NCARB CERTIFICATE NO. 42,156

ARCHITECT OF RECORD
CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
 1605 WASHINGTON AVE., 2ND FLOOR MIAMI BEACH, FLORIDA 33139
 T 305.532.6161 / F. 305.532.6151
 ARCHITECTURAL LICENSE NO. 42,156
 NCARB CERTIFICATE NO. 42,156

ARCHITECT OF RECORD
CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
 1605 WASHINGTON AVE., 2ND FLOOR MIAMI BEACH, FLORIDA 33139
 T 305.532.6161 / F. 305.532.6151
 ARCHITECTURAL LICENSE NO. 42,156
 NCARB CERTIFICATE NO. 42,156

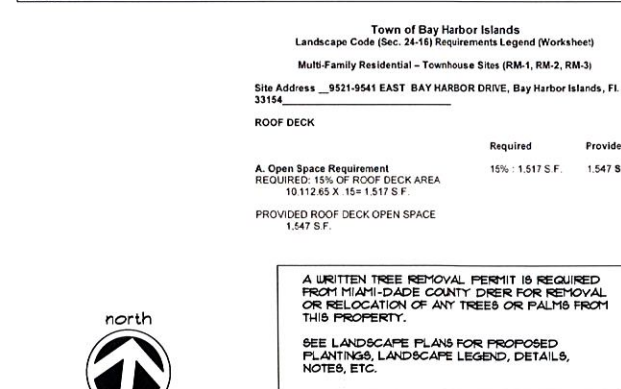
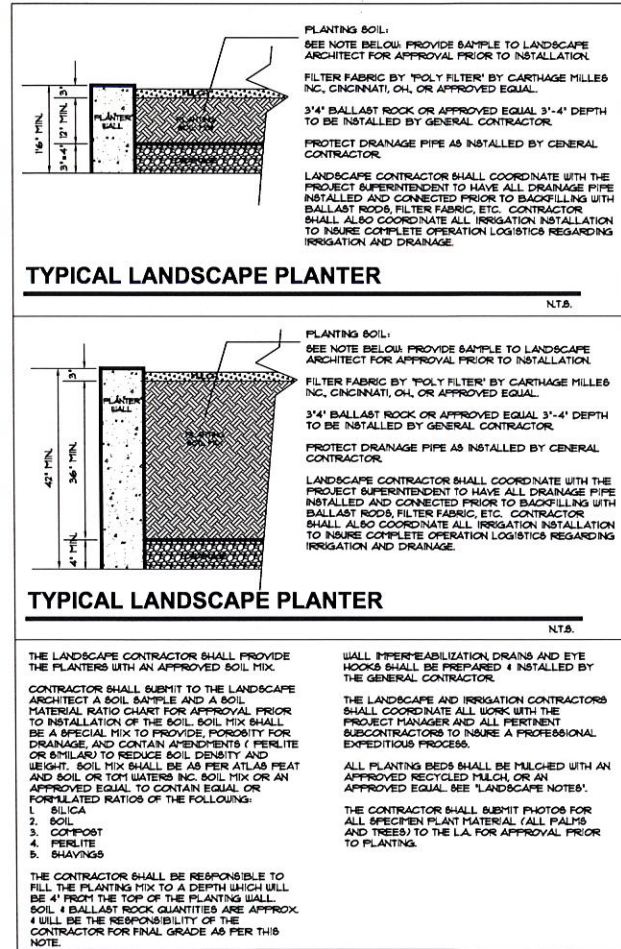
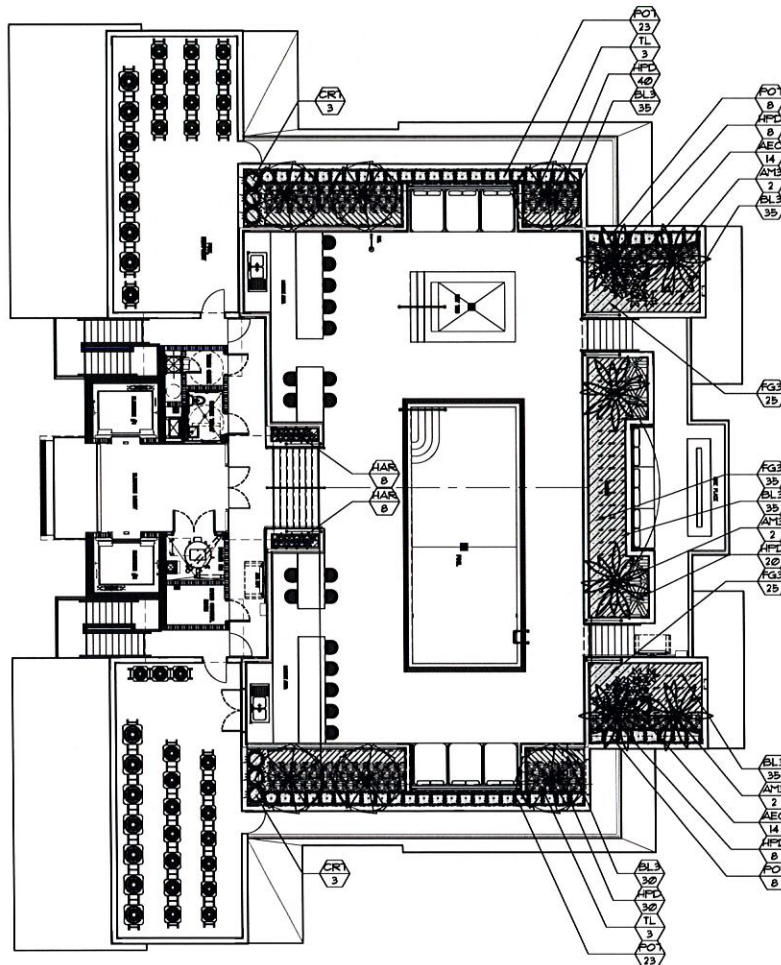
ARCHITECT OF RECORD
CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
 1605 WASHINGTON AVE., 2ND FLOOR MIAMI BEACH, FLORIDA 33139
 T 305.532.6161 / F. 305.532.6151
 ARCHITECTURAL LICENSE NO. 42,156
 NCARB CERTIFICATE NO. 42,156

ARCHITECT OF RECORD
CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
 1605 WASHINGTON AVE., 2ND FLOOR MIAMI BEACH, FLORIDA 33139
 T 305.532.6161 / F. 305.532.6151
 ARCHITECTURAL LICENSE NO. 42,156
 NCARB CERTIFICATE NO. 42,156

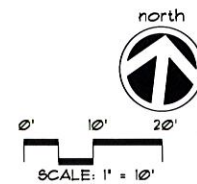
ARCHITECT OF RECORD
CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
 1605 WASHINGTON AVE., 2ND FLOOR MIAMI BEACH, FLORIDA 33139
 T 305.532.6161 / F. 305.532.6151
 ARCHITECTURAL LICENSE NO. 42,156
 NCARB CERTIFICATE NO. 42,156

ARCHITECT OF RECORD
CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
 1605 WASHINGTON AVE., 2ND FLOOR MIAMI BEACH, FLORIDA 33139
 T 305.532.6161 / F. 305.532.6151
 ARCHITECTURAL LICENSE NO. 42,156
 NCARB CERTIFICATE NO. 42,156

ARCHITECT OF RECORD
CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.



ROOF LEVEL PLANTLIST				
SYM.	NATIVE	NAME	BOTANICAL NAME	SPECIFICATION
TREES				
TL	6	TREE LIGUSTRUM	Ligustrum Japonicum	FL, FANCY, 8' x 8' full crown
PALMS				
AM3	6	CHRISTMAS PALM	Adonidia merrillii	FG, 10' o.c., TPL, full head
SHRUBS				
CR7	6	PITCH APPLE	Chala rosea	1 GAL, 36" H, 30" ØC, FTB.
MPD YES	106	DWARF FIREBUSH	Hamelia nodosa	3 gal, 18" x 18", 18" o.c.
PO7	62	PODOCARPUS HEDGE	Podocarpus spp.	1 gal, 36" x 24", full heavy
ACCENT PLANTS AND GROUNDCOVERS				
AEC	28	AECHMEA BROMELIADS	Aechmea blanchetiana 'Orange'	3 gal, 18" x 18", BULLIS
HAR	16	AECHMEA 'LITTLE HARV'	Aechmea spp.	18", container, BULLIS
BL3	135	BLUEBERRY FLAX LILY	Dianella tasmanica	3 gal, 12" x 18", 18" o.c., full
FG3	85	'GREEN ISLAND' FIGUS	Ficus 'Green Island'	3 gal, 18" x 18", 18" o.c., full
PDT	1	PODOCARPUS TOPIARY	Podocarpus sp.	18 gal, 5'-6' TOPIARY
SVL	65	BANSEVIERIA 'LAURENTII'	Bansevieria trifasciata	3 gal, 18" x 12", 18" o.c. full
TOPSOIL:				
170' c.y. 2"ØØ MIX FOR PLANTING-PER ATLAS PEAT AND SOIL FOR PLANTERS				
* BASED UPON A 3' DEPTH FOR EACH PLANTER				
MULCHING:				
12 C.Y.- 3" PINE BARK MULCH 3' DEPTH, 6" SPREAD IN PLACE, ATLAS PEAT AND SOIL				
PROVIDE SAMPLE FOR APPROVAL PRIOR TO INSTALLATION				
TOPSOIL, SOIL AND MULCH QUANTITIES SHOWN ARE APPROXIMATE, CONTRACTOR				
TO PROVIDE A UNIT PRICE PER UNIT AND WILL BE PAID ON THAT UNIT PRICE BASIS				
UPON FINAL INSPECTION AND APPROVAL				



ROOF LEVEL-POOL LANDSCAPE PLAN

A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM MIAMI-DADE COUNTY DEER FOR REMOVAL OR RELOCATION OF ANY TREES OR PALMS FROM THIS PROPERTY.

SEE LANDSCAPE PLANS FOR PROPOSED PLANTINGS, LANDSCAPE LEGEND, DETAILS, NOTES, ETC.

APPROVED PZB 10-15

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE DOCUMENTED 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 COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

CLIENT
JCG BAY HARBOR, LLC.
1001 BROOKLYN BAY DRIVE, SUITE 2110
MIAMI, FLORIDA 33131
T 305.740.1950

DESIGN ARCHITECT
REVUELTA ARCH. INTERN.
2550 SW 27th AVENUE, SUITE 110
MIAMI, FLORIDA 33133
T 305.590.5000 / F. 305.590.5040

CIVIL ENGINEERS
HOLLAND ENGINEERING, Inc.
3500 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021
T 954.367.0311 / F. 954.361.0312

STRUCTURAL ENGINEERS
ARBAB ENGINEERING, Inc.
3390 NE 183 STREET, SUITE 101
NORTH MIAMI BEACH, FLORIDA 33161
T 305.540.3059 / F. 305.540.3073

M/E/P ENGINEERS
Florida Engineering Services
24 NW 1620 Street
NORTH MIAMI BEACH, FL 33169
T 305.653.1912

LANDSCAPE ARCHITECT
J.F.S. DESIGN Inc.
1831 NW 14TH TERR
PENSACOLA, FL 32503
T 904.441.1822 / F. 904.856.0142

BIJOU

9521 EAST BAY HARBOR DRIVE BAY
HARBOR ISLAND, FLORIDA 33154

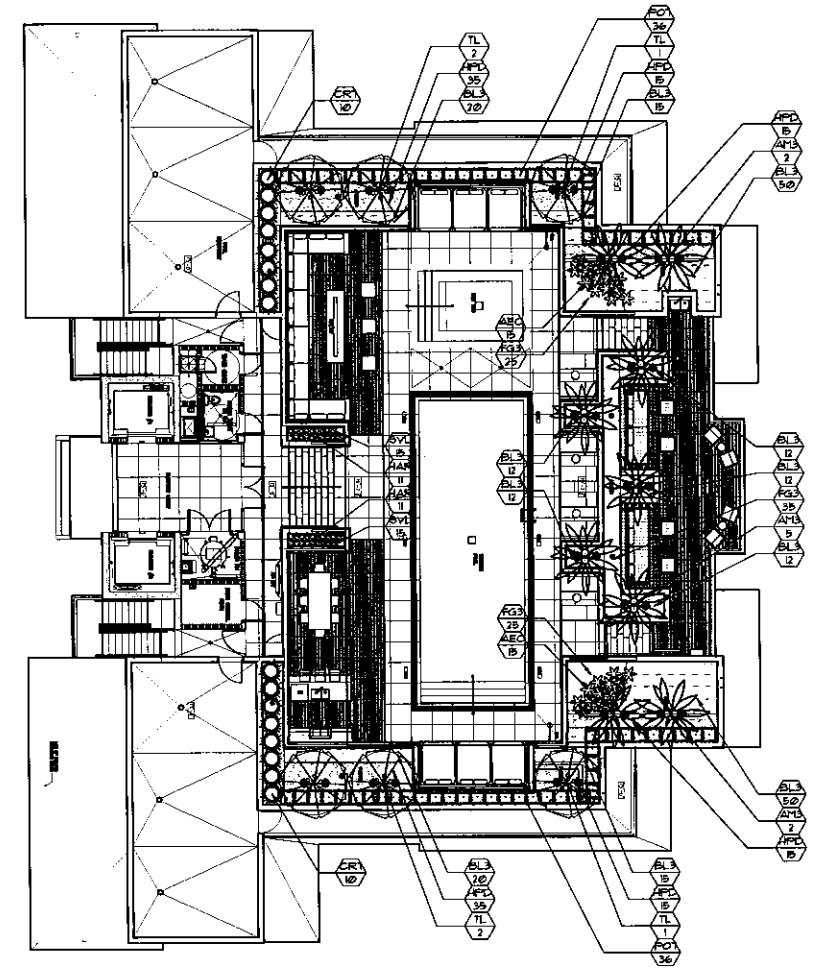
Project
ARCHITECT OF RECORD
**CHARLES H. BENSON
& ASSOCIATES ARCHITECTS, P.A.**
interiors planner architect
1665 WASHINGTON AVE., 2ND FLOOR MIAMI BEACH, FLORIDA 33139
T 305.532.6151 / F 305.532.6151
ARCHITECTURAL LICENSE No. AR 14022
NCARB CERTIFICATE No. 42,136

JAMES F. BOGASH
P.L.A. - 0000007

REVISION
06/07/16 Per City Staff
comments on June 15,
2016.

21504 5/15/2015

L-2



TYPICAL LANDSCAPE PLANTER

NTS.

PLANTING SOIL:
SEE NOTE BELOW. PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

FILTER FABRIC BY 'POLY FILTER' BY CARTHAGE MILLS INC., CINCINNATI, OH, OR APPROVED EQUAL.

3/4" BALLAST ROCK OR APPROVED EQUAL 3'-4" DEPTH TO BE INSTALLED BY GENERAL CONTRACTOR.

PROTECT DRAINAGE PIPE AS INSTALLED BY GENERAL CONTRACTOR.

LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE PROJECT SUPERINTENDENT TO HAVE ALL DRAINAGE PIPE INSTALLED AND CONNECTED PRIOR TO BACKFILLING WITH BALLAST ROCKS, FILTER FABRIC, ETC. CONTRACTOR SHALL ALSO COORDINATE ALL IRRIGATION INSTALLATION TO INSURE COMPLETE OPERATION LOGISTICS REGARDING IRRIGATION AND DRAINAGE.

TYPICAL LANDSCAPE PLANTER

NTS.

PLANTING SOIL:
SEE NOTE BELOW. PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

FILTER FABRIC BY 'POLY FILTER' BY CARTHAGE MILLS INC., CINCINNATI, OH, OR APPROVED EQUAL.

3/4" BALLAST ROCK OR APPROVED EQUAL 3'-4" DEPTH TO BE INSTALLED BY GENERAL CONTRACTOR.

PROTECT DRAINAGE PIPE AS INSTALLED BY GENERAL CONTRACTOR.

LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE PROJECT SUPERINTENDENT TO HAVE ALL DRAINAGE PIPE INSTALLED AND CONNECTED PRIOR TO BACKFILLING WITH BALLAST ROCKS, FILTER FABRIC, ETC. CONTRACTOR SHALL ALSO COORDINATE ALL IRRIGATION INSTALLATION TO INSURE COMPLETE OPERATION LOGISTICS REGARDING IRRIGATION AND DRAINAGE.

THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE PLANTERS WITH AN APPROVED SOIL MIX.

CONTRACTOR SHALL SUBMIT TO THE LANDSCAPE ARCHITECT A SOIL SAMPLE AND A SOIL MATERIAL RATIO CHART FOR APPROVAL PRIOR TO INSTALLATION OF THE SOIL. SOIL MIX SHALL BE A SPECIAL MIX TO PROVIDE POROSITY FOR DRAINAGE AND CONTAIN AMENDMENTS (PERLITE OR SHILLO) TO REDUCE SOIL DENSITY AND WEIGHT. SOIL MIX SHALL BE AS PER ATLAS PEAT AND SOIL OR YON WATERS INC. SOIL MIX OR AN APPROVED EQUAL TO CONTAIN EQUAL OR FORMULATED RATIOS OF THE FOLLOWING:

1. SILICA
2. SOIL
3. COMPOST
4. PERLITE
5. SHAVINGS

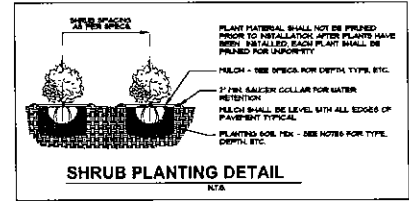
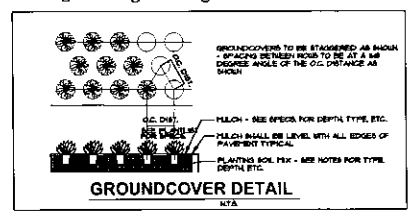
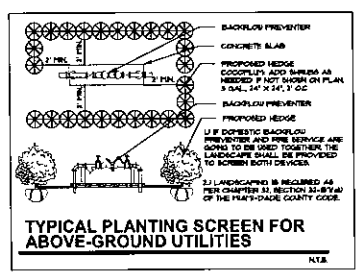
THE CONTRACTOR SHALL BE RESPONSIBLE TO FILL THE PLANTING MIX TO A DEPTH WHICH WILL BE 4" FROM THE TOP OF THE PLANTING WALL. SOIL & BALLAST ROCK QUANTITIES ARE APPROX. I WILL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR FINAL GRADE AS PER THIS NOTE.

WALL IMPERMEABILIZATION, DRAINS AND EYE HOOKS SHALL BE PREPARED & INSTALLED BY THE GENERAL CONTRACTOR.

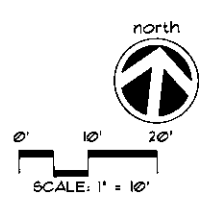
THE LANDSCAPE AND IRRIGATION CONTRACTORS SHALL COORDINATE ALL WORK WITH THE PROJECT MANAGER AND ALL PERTINENT SUB-CONTRACTORS TO INSURE A PROFESSIONAL EXPEDITIOUS PROCESS.

ALL PLANTING BEDS SHALL BE MULCHED WITH AN APPROVED RECYCLED MULCH, OR AN APPROVED EQUAL. SEE 'LANDSCAPE NOTES'.

THE CONTRACTOR SHALL SUBMIT PHOTOS FOR ALL SPECIFIED PLANT MATERIAL (ALL PALMS AND TREES) TO THE LA FOR APPROVAL PRIOR TO PLANTING.



ROOF LEVEL PLANTLIST				
SYTL	NATIVE	NAME	BOTANICAL NAME	SPECIFICATION
TREES				
TL	6	TREE LIGUSTRUM	Ligustrum japonicum	PL. FANCY, 8' x 8' full crown
APIS	9	CHRISTMAS PALM	Adonis merillii	FG, 10' o.c., TPL, full head
SHRUBS				
CRT	20	PITCH APPLE	Cuscuta rosea	1 GAL, 36" H, 36" @C, FTB.
HPD	YES	DWARF FIREBURN	Hamelia nodosa	3 gal, 18" x 18", 18" o.c.
POT	12	PODOCARPUS HEDGE	Podocarpus spp.	1 gal, 36" x 24", full heavy
ACCENT PLANTS AND GROUNDCOVERS				
AEC	30	AECHMEA BROCELADIAS	Aechmea blanchetiana 'Orange'	3 gal, 18" x 18", BULLIS
HAR	22	AECHMEA 'LITTLE MARY'	Aechmea spp.	18", container, BULLIS
BL3	230	BLUEBERRY FLAX LILY	Dianella laurifolia	3 gal, 18" x 18", 18" o.c., full
FG3	05	'GREEN ISLAND' FICUS	Ficus 'Green Island'	3 gal, 18" x 18", 18" o.c., full
SVL	30	SANSEVIERIA 'LAURENTI'	Sansevieria trifasciata	3 gal, 18" x 12", 18" o.c., full
TOPSOIL:				
70% c.y. '1000 MIX' FOR PLANTING-PER ATLAS PEAT AND SOIL FOR PLANTERS				
1 BASED UPON A 3' DEPTH FOR EACH PLANTER				
MULCHING:				
2 CY. 1/4" 'PINE BARK' MULCH 3" DEPTH SPREAD IN PLACE, ATLAS PEAT AND SOIL				
PROVIDE SAMPLE FOR APPROVAL PRIOR TO INSTALLATION				
TOPSOIL, SOIL AND MULCH QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR TO PROVIDE A UNIT PRICE PER UNIT AND WILL BE PAID ON THAT UNIT PRICE BASIS UPON FINAL INSPECTION AND APPROVAL.				



ROOF LEVEL-POOL LANDSCAPE PLAN

ISSUED FOR PERMIT 06/11/2015
ISSUED FOR BIDDING 06/24/2015
ISSUED FOR CONSTRUCTION 06/24/2015

PROPOSED PZB 06-16

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE IDENTIFIED 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 BEAT FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

**CHARLES H. BENSON & ASSOCIATES
ARCHITECTS P.A.**

1665 Washington Ave. 2nd Floor ▲ Miami Beach, FL 33139
PH: (305) 532-6161 ▲ Fax: (305) 532-6151

Town of Bay Harbor Islands
9665 W Bay Harbor Dr.
Bay Harbor Isles, FL 33154
Building Department

RE: 9521 East Bay Harbor Dr.
Harbor Island, FL 33154

BIJOU REVISION NARRATIVE

PZB Check Set Revisions: Architect Signed Plans May 25th, 2016

PZB Check Set Revisions Received by MMPA: June 30th, 2016

PZB Check Set Comments: July 12th, 2016

List of changes:

- Lounge 2nd Level Floor Plan: Stairs @ South was removed & East was relocated, Façade @ south and East, Interior Walls, Kitchen isle, a/c closets was modified
(See PROPOSED plans: Floor Plan A-1.12, South Elevation A-3.03, East Elevation A-3.03, Render R-2)
- Reception Desk & tenant storages 2nd Level Floor Plan modified
(See PROPOSED plans: Floor Plan A-1.03)
- Windows 3rd to 9th Level: Bathrooms and closet in all units @ East Elevations
(See PROPOSED plans: East Elevations A-3.03)
- Louver @ Generator Room 2nd Level Floor Plan & South Elevation
(See PROPOSED plans: Floor Plan A-1.03, South Elevation A-3.02)
- Roof: Trellis, Planters, Fire Pit, Summer Kitchen, Sky Lounge, Hot Tub, Swimming pool modified
(See PROPOSED plans: Floor Plan A-1.12, South Elevation A-3.02, East Elevation A-3.03, Render R-2)
- Gravity wall was removed. (See PROPOSED Plan: A-1.03)

AGENDA ITEM REPORT

October 19, 2016

ITEM NUMBER: 2.

ITEM: Request for approval for an addition for "Levyco Investments, LLC" located at 1331 98 Street, Lot 11 of Block 36. The owners are proposing an addition to an existing single family home. The proposed 650 sq. ft. addition will provide the existing home with a total of approximately 2,678 square feet of a/c living space. The expanded residence will have four bedrooms, three full bathrooms and one half bath. Enclosed please the site plan and elevations. (Item #2A)

DESCRIPTION:

RECOMMENDED ACTION:

Design meets Town Code and was approved by Michael Miller Planning Associates Representative, Mr. Scott Marks, Community Planner.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	Site Plan and Elevations	Alan133198Street.pdf
2.	Staff Report	1331 98th Street - PZB Staff Report Oct 14 2016.pdf

DEMOLITION NOTES:

- SCOPE: COMPLETE ALL DEMOLITION WORK AS SHOWN ON THE DRAWING AS SPECIFIED HEREIN.
- CONDITIONS AT SITE: VISIT THE SITE AND EXAMINE THE EXIST. STRUCTURES. NOTE ALL CONDITIONS AS TO CHARACTER AND EXTENTS OF WORK INVOLVED.
- PERMITS, ORDINANCES, ETC.: PROCURE AND PAY FOR ALL NECESSARY PERMITS OR CERTIFICATES REQUIRED TO COMPLETE THE WORK SPECIFIED. MAKE ANY AND ALL REQUIRED NOTIFICATIONS AND COMPLY WITH ALL APPLICABLE FEDERAL STATE AND LOCAL ORDINANCES.
- PROTECTIONS: EXECUTE ALL DEMOLITION WORK IN AN ORDERLY AND CAREFUL MANNER WITH CONSIDERATION FOR ANY EXISTING STRUCTURES, INCLUDING ANY PARTS OF THE SURROUNDING AREAS WHICH ARE TO REMAIN. BARRICADE AND COVER AS NECESSARY.
- DISPOSITION OF REMOVED MATERIAL: ALL MATERIAL REMOVED UNDER THIS CONTRACT WHICH IS NOT TO BE SALVAGED OR REUSED, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND BE PROMPTLY REMOVED FROM THE SITE. AT ALL TIMES USE MOVEABLE DEBRIS BOXES, COVERED, TO CONVEY THE MATERIAL THROUGH THE BUILDING. DO NOT STORE OR PERMIT DEBRIS TO ACCUMULATE ON THE SITE.
- CLEAN-UP: ON COMPLETION OF DEMOLITION WORK, LEAVE THE PROPERTY AND ADJACENT AREAS CLEAN AND SATISFACTORY TO LOCAL AUTHORITIES AND THE ARCHITECT.
- SALVAGE MATERIALS: ALL MATERIAL SALVAGED FROM SITE SHALL BECOME THE PROPERTY OF CONTRACTOR AND SHALL BE REMOVED FROM THE SITE BY CONTRACTOR AND HIS OWN EXPENSE.
- SALVAGE MATERIALS: CERTAIN MATERIALS SHALL BE CAREFULLY REMOVED, PROTECTED AND TURNED OVER TO OWNER OR REUSED AS SHOWN ON DRAWINGS. THEY INCLUDE BUT ARE NOT LIMITED TO:
 - WINDOWS & FRAMES
 - DOOR FRAMES
 - DOORS
 - FINISH HARDWARE
 - LIGHTING FIXTURES AND DEVICES.EXTREME CARE SHALL BE EXERCISED TO PREVENT CHIPPING, BREAKAGE, BENDING AND MISHANDLING OF ALL MATERIALS.
- REMOVAL OF PARTITIONS:
 - MASONRY WALLS OR OTHER SECTIONS OF MASONRY SHALL NOT BE PERMITTED TO FALL ON FLOORS. EXISTING TILE FLOORS SHALL BE PROPERLY PROTECTED WITH 1/4" INCH. PLYWOOD BOTH SIDES OF A PARTITION TO BE DEMOLISHED.
 - WHEREVER NECESSARY FOR PROTECTION OF WORKMEN, WALLS, PARTITIONS, OF FLOORS OF STRUCTURE BEING DEMOLISHED SHALL BE SHORED OR BRACED.
 - STRUCTURAL OR LOAD-SUPPORTING MEMBERS SHALL NOT BE CUT OR REMOVED UNTIL STRUCT. PROVISIONS HAVE BEEN MADE.
- GENERAL CONTRACTOR SHALL SUBMIT A SCHEDULE FOR DEMOLITIONS PROCEDURES AND OPERATIONAL SEQUENCE FOR REVIEW AND ACCEPTANCE BY ARCHITECT/ENGINEER.
- GENERAL CONTRACTOR SHALL SUBMIT A SCHEDULE SHOWING TIME OF DAY, AREA AND MEANS OF TRAVEL THROUGH PREMISES FOR DISPOSAL OF DEBRIS FOR OWNER'S APPROVAL.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND SUPPORT OF STRUCTURE. ASSUME LIABILITY FOR DAMAGE OR INJURY RELATED TO ANY PORTION OF THE WORK.
- GENERAL CONTRACTOR SHALL CEASE OPERATIONS AND NOTIFY ARCHITECT/ENGINEER IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE. DO NOT RESUME OPERATION UNTIL SAFETY IS RESTORED.
- GENERAL CONTRACTOR SHALL ERECT AND MAINTAIN DUSTPROOF PARTITIONS AS REQUIRED TO PREVENT SPREAD OF DUST, FUMES AND SMOKE TO OTHER PARTS OF THE BUILDING. ON COMPLETION, REMOVE PARTITIONS AND REPAIR DAMAGED SURFACES TO MATCH ADJACENT SURFACES.
- GENERAL CONTRACTOR SHALL DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED FOR CONNECTION TO THE EXIST. BUILDING.
- GENERAL CONTRACTOR SHALL PERFORM DEMOLITION IN ACCORDANCE WITH APPLICABLE AUTHORITIES HAVING JURISDICTION.
- GENERAL CONTRACTOR SHALL REPAIR ALL DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED, AT NOT COST TO THE OWNER.
- GENERAL CONTRACTOR SHALL REMOVE FROM SITE: CONTAMINATED, VERMIN INFESTED OR DANGEROUS MATERIALS ENCOUNTERED AND DISPOSE OF SAME MEANS SO NOT TO ENDANGER HEALTH OR WORKERS AND PUBLIC.
- GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER OF ANY THAT DIFFER OR DISCREPANCIES WITH THOSE SHOWN ON THIS PLAN. BEFORE PROCEEDING WITH WORK. ALL DIMENSIONS SUPERSEDE SCALED DRAWINGS.
- THE GENERAL CONTRACTOR, HIS SUB-CONTRACTOR OR ANY OTHER CONTRACTOR INVOLVED IN THIS PROJECT SHALL TAKE NOTE THAT ANY COST CAUSED BY DEFECTIVE WORK, AS RESULT OF, BUT NOT LIMITED TO DEFECTIVE WORKMANSHIP OF MATERIALS, IMPROPER SCHEDULING OR DELINQUENT ORDERING, SHALL BE BORNE BY THOSE RESPONSIBLE.
- CONTRACTOR IS NOTIFIED THAT NOT ALL EXISTING DEVICES MAY NOT HAVE BEEN INDICATED ON THE DRAWINGS AND THAT SOME EXISTING ELECTRICAL DEVICES MAY NOT HAVE BEEN SHOWN IN THEIR ACTUAL LOCATION. CONTRACTOR IS REQUIRED TO VISIT SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO DETERMINING THE WORK THAT NEEDS TO BE ACCOMPLISHED AS PART OF HIS/HER BID.
- THE WORK SHALL INCLUDE THE FURNISHING OF ALL MATERIALS, CUTTING, EXTENDING, CONNECTING, REPAIRING, ADAPTING, AND OTHER WORK CONSIDERED HEREIN TOGETHER WITH TEMPORARY INSTALLATIONS AS MAY BE NECESSARY TO SAFETY THE DEMOLITION PROGRAM. APPROVAL SHALL BE SECURED FROM THE ARCHITECT PRIOR TO CUTTING/DORLING ANY STRUCTURAL SUPPORT.
- ELECTRICAL CONTRACTOR TO REMOVE EXISTING RECEPTACLES, TELEPHONE, SWITCHES, AND ANY OTHER ELECTRICAL DEVICES AS INDICATED ON ELECTRICAL PLAN OR AS REQUIRED BY DRAWINGS. PROVIDE THE ARCHITECT/ENGINEER WITH A AS-BUILT SCHEMATIC DRAWINGS OF FINAL INSTALLATION FOR RECORD PURPOSES.
- ALL BUILDING CONSTRUCTION AFFECTED BY THE REMOVAL, RELOCATION, INSTALLATION OF ANY PIECE OF EQUIPMENT SHALL BE REPAIRED AND FINISHED AS REQUIRED TO MATCH EXISTING CONDITIONS OR AS DIRECTED BY ARCHITECTURAL DRAWINGS, SPECIFICATIONS, OR OWNER'S REPRESENTATIVE.
- WHEN ELECTRICAL DEVICES ARE INSTALLED IN PARTITIONS OR CEILING TO BE REMOVED, THE ELECTRICAL CONTRACTOR SHALL DISCONNECT THEM UP TO THE NEXT OUTLET TO REMAIN OR BACK TO THE PANELBOARD. IF EXISTING TO REMAIN OUTLETS ARE FED THROUGH DEMOLISHED PARTITIONS OR CEILING, THE CIRCUIT SHALL BE REARRANGED TO MAINTAIN CIRCUIT CONTINUITY. WIRE SHALL BE REMOVED BACK TO SOURCE FROM INACCESSIBLE PLACEMENTS. NOT REUSED. INSTALL BLANK PLATES ON FLUSH OUTLETS NOT REUSED. PLATE, COLOR SHALL MATCH ADJACENT SURFACE AS NEAR AS POSSIBLE IN FINISHED AREAS.
- ALL ELECTRICAL EQUIPMENT SHALL BE REMOVED FROM STRUCTURE TO BE REMOVED. ACCESSIBLE RACEWAYS, WIRES, BOXES, SWITCHES, AND OTHER ELECTRICAL ITEMS ASSOCIATED WITH WORK SHALL BE REMOVED IF NOT REQUIRED FOR NEW EQUIPMENT TO CONTINUE IN SERVICE.
- GENERAL CONTRACTOR SHALL VISIT THE SITE & FAMILIARIZE HIM/HERSELF BY ALL EXIST. CONDITIONS & THE JOBSITE, & ALSO, COORDINATE W/ APPROVED PLANS & W/ ARCHITECT ABOUT WORK TO BE DONE.
- ALL AREAS ADJACENT TO DEMO/REMOVED WORK SHALL BE LEFT IN SUCH A CONDITION- EQUAL TO THAT OF ADJACENT AREAS- READY TO APPLY FINISH.
- ALL MATERIAL REMOVED SHALL BE DISPOSED OF AS DIRECTED BY OWNER.
- ALL PLUMBING FIXTURES TO BE REMOVED & DISPOSED AS DIRECTED BY OWNER.
- ALL WATER SEWER LINES TO BE CAPPED & ABANDONED, OR SHOULD BE LEFT READY TO BE CONNECTED TO FUTURE INSTALLATION. SEE PLUMBING PLAN FOR CONTINUATION.
- ALL A/C COND. DUCTS & ELECTRICAL CONNECTIONS TO BE DISCONNECTED AND PREPARED FOR CONNECTION & NEW EQUIPMENT LOCATION. SEE MECHANICAL PLANS FOR MORE INFO.

SITE INVESTIGATION NOTE

EXAMINATION OF CONTRACT DOCUMENTS AND SITE OF WORK: THE BIDDER IS REQUIRED, BEFORE SUBMITTING HIS PROPOSAL, TO VISIT THE SITE OF THE PROPOSED WORK AND FAMILIARIZE HIM OR HERSELF WITH THE NATURE AND EXTENT OF THE WORK AND ANY LOCAL CONDITIONS THAT MAY IN ANY MANNER AFFECT THE WORK TO BE DONE AND EQUIPMENT, MATERIALS AND LABOR REQUIRED THEREFORE. SINCE THE WORK INVOLVES NEW AND/OR EXISTING BUILDINGS, SYSTEMS AND FACILITIES, SPECIAL CONSIDERATION SHALL BE GIVEN TO EXAMINATION OF WORKING CONDITIONS, NEW FACILITIES AND ALL BUILDING STRUCTURES FAMILIARIZE TO HIMSELF WITH ALL EXISTING CONDITIONS. SLIGHT VARIATION OF ROUTING AND OR CONSTRUCTIONS SHOULD BE ANTICIPATED BY THIS CONTRACTOR TO AVOID CONFLICTS WITH OTHER TRADES. THESE VARIATIONS ARE EXPRESSLY INCLUDED AS PART OF THE WORK WHENEVER REQUIRED AT NO ADDITIONAL COST TO THE OWNER. IGNORANCE ON THE PART OF THE CONTRACTOR WILL IN NO WAY RELIEVE HIM OF THE OBLIGATIONS AND RESPONSIBILITY ASSUMED UNDER THIS CONTRACT.

FIELD COORDINATION NOTE

EVERY CONTRACTOR SHALL COORDINATE IN FIELD W/ OTHER TRADES PRIOR START OF CONSTRUCTION FOR THE STRUCTURAL TEAM, SLAB, TRUSSES, ARCHITECTURAL DETAILING AS PRE-FAB FORMS, REVELING, CEILING, ARCH WITH THE LOCATION OF CEILING OR WALL GRILLES, DUCT WORKS, RETURN GRILLES, LIGHTING FIXTURES, SWITCHES, RECEPTACLES OR ANY OTHER DEVICES. AND TO NOTIFY ARCHITECT/ENGINEERS IF ANY CONFLICT OCCUR PRIOR ITS INSTALLATION. NO ADDITIONAL COST TO OWNER CAN BE APPLIED.

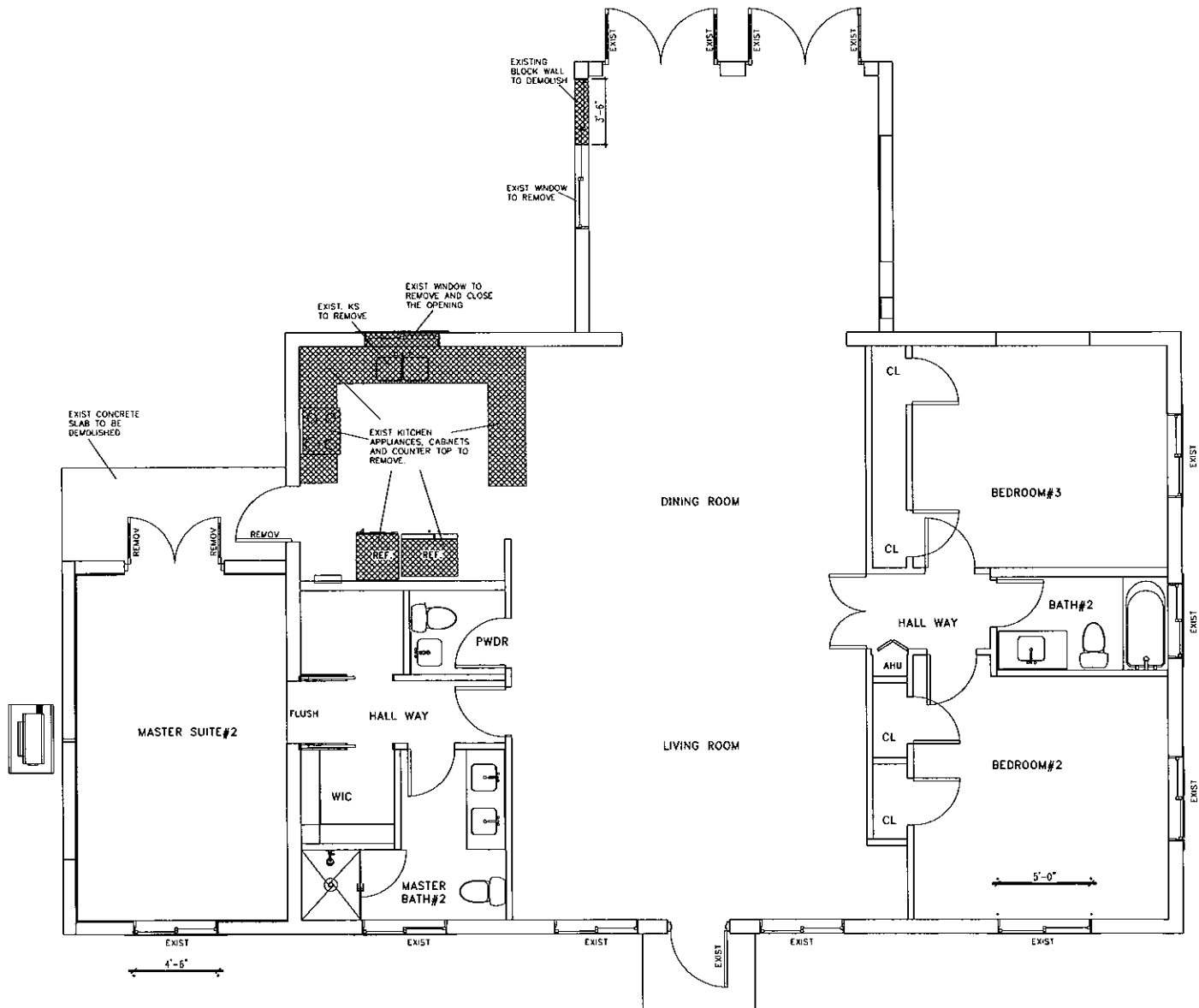
SCOPE OF WORK:

THIS IS NEW ADDITION FOR EXISTING RESIDENCE. THE ADDITION WILL BE WITH FLAT ROOF. THIS WILL BE A MASTER BEDROOM AND BATHROOM AND KITCHEN REMODELING WITH REPLACEMENT AND RELOCATED APPLIANCES AND CABINETS.

- THERE IS PLUMBING, BECAUSE NEW MASTER BATH.
- MECHANICAL DWG. BECAUSE WILL BE ADDED. MORE INTERIOR AREA AND NEW A/C UNIT FOR NEW ADDITION.
- WE WILL HAVE ELECTRICAL DWG. BECAUSE MORE AREA AND NEW A/C UNIT AND CIRCUITS.
- STRUCTURAL DWG BECAUSE NEW EXTERIOR WALLS AND ROOF.

LEGEND

- EX. PARTITIONS WALLS
- INDICATES 3-5/8" METAL STUDS PARTITION
- DRYWALL DEMOLITIONS



EXISTING & DEMO. FLOOR PLAN

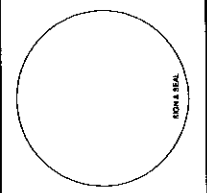
SCALE:1/4"=1'-0"

REVISION	BY



RODRIGUEZ PROFESSIONAL
DESIGN CORP
3201 SW 79 CT
MIAMI, FL 33155
PHONE: 305 634 8466
Fax: 305 638 4710
C.A. 27469

Wilbert Rodriguez
Professional Engineer
P.E. No 65688



LEVICO INVESTMENT LLC
Addition To Existing Residence
1331 98TH St
Bay Harbor Island, FL 33154

DATE: 05-20-16
SCALE: AS SHOWN
DRAWN: WR/SR
JOB:

SHEET

GENERAL NOTES

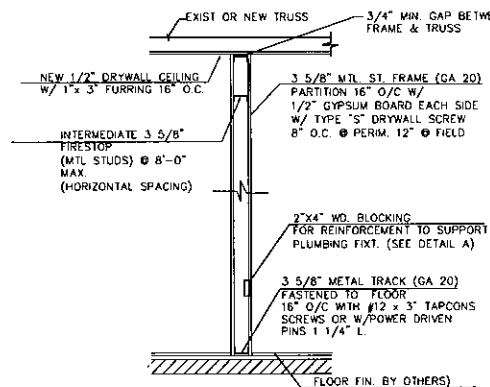
- ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE-EDITION 2014 AND ALL REGULATORY LOCAL AND GOVERNMENTAL CODES.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR TO ACQUIRE ALL REQUIRED PERMITS FOR THE CONSTRUCTION AND SUBSEQUENT OCCUPANCY OF THE PROJECT.
- ALL WORK DONE UNDER THE SUPERVISION OF THE CONTRACTOR SHALL BE DONE IN A NEAT AND WORKMAN-LIKE MANNER AND IN ACCORDANCE WITH ALL GOVERNING AGENCIES, RULES AND REGULATIONS HAVING JURISDICTION.
- CONTRACTOR TO PROVIDE ALL SUPPLEMENTARY MATERIALS REQUIRED TO INSTALL, SUPPORT, BRACE AND SHORE ALL BUILDING COMPONENTS.
- PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EQUIPMENT AND UTILITIES TO BE REMOVED. REMOVALS SHALL BE COORDINATED WITH THE OWNER AND ALL BUILDING AUTHORITIES HAVING JURISDICTION.
- CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH RED-LINED AS-BUILT DRAWINGS FOR ANY AND ALL FIELD CHANGES AND/OR ADDITIONS TO THE WORK INCLUDING IN THE DRAWINGS.
- IF ANY CHANGES AND/OR DEVIATIONS ARE MADE TO THESE PLANS WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND/OR DEVIATIONS.
- IF DURING THE COURSE OF CONSTRUCTION ANY DEVIATIONS ARE MADE AT THE FIELD, AGAIN, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND DEVIATIONS.
- ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR DESIGN CONFORMANCE ONLY.
- SUBSTITUTIONS MUST BE REVIEWED AND APPROVED BY THE ARCHITECT OR ENGINEERS.
- CONTRACTOR OR SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING HIS OPERATION AND ANY DAMAGE TO HIS WORK WHILE PROJECT IS UNDER CONSTRUCTION.
- ALL DESIGNS AND DRAWINGS HEREIN AND PRINTS ISSUED BY THE ARCHITECT ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REUSED ON ANY OTHER LOCATION EXCEPT WHERE THE ONE FOR WHICH THEY WERE EXPRESSLY DESIGNED. IF THESE DRAWINGS OR ANY PART THEREOF IS REPRODUCED WITHOUT THE CONSENT OF THE ARCHITECT, THE PERSON SO DOING WILL BE INDEBTED TO ARCHITECT FOR HIS FULL COMMISSION.

SITE INVESTIGATION NOTE

EXAMINATION OF CONTRACT DOCUMENTS AND SITE OF WORK: THE BIDDER IS REQUIRED, BEFORE SUBMITTING HIS PROPOSAL, TO VISIT THE SITE OF THE PROPOSED WORK AND FAMILIARIZE HIM OR HERSELF WITH THE NATURE AND EXTENT OF THE WORK AND ANY LOCAL CONDITIONS THAT MAY IN ANY MANNER AFFECT THE WORK TO BE DONE AND EQUIPMENT, MATERIALS AND LABOR REQUIRED THEREFORE. SINCE THE WORK INVOLVES NEW AND/OR EXISTING BUILDINGS, SYSTEMS AND FACILITIES, SPECIAL CONSIDERATION SHALL BE GIVEN TO EXAMINATIONS OF WORKING CONDITIONS, NEW FACILITIES AND ALL BUILDING STRUCTURES FAMILIARIZE TO HIMSELF WITH ALL EXISTING CONDITIONS, SLIGHT VARIATION OF ROUTING AND OR CONSTRUCTIONS SHOULD BE ANTICIPATED BY THIS CONTRACTOR TO AVOID CONFLICTS WITH OTHER TRADES. THESE VARIATIONS ARE EXPRESSLY INCLUDED AS PART OF THE WORK WHEREVER REQUIRED AT NO ADDITIONAL COST TO THE OWNER. IGNORANCE ON THE PART OF THE CONTRACTOR WILL IN NO WAY RELIEVE HIM OF THE OBLIGATIONS AND RESPONSIBILITY ASSUMED UNDER THIS CONTRACT.

WINDOW AND DOOR SCHEDULE

#	ZONA	WIDTH/SPAN	AREA	MAX MIN	NOA	DESCRIPTION
DOOR A	ZONE 5	72"x84"	42.0 SQ.FT.	+38.12 PSF -42.77 PSF	NOA 15-0611.10	FRENCH DOOR
WINDOW B	ZONE 4	72"x48"	24.0 SQ.FT.	+39.58 PSF -42.97 PSF	NOA 14-0923.10	HORIZONTAL ROLLER
WINDOW B.1	ZONE 5	72"x48"	24.0 SQ.FT.	+39.58 PSF -42.97 PSF	NOA 14-0923.10	HORIZONTAL ROLLER
DOOR C	ZONE 4	36"x84"	21.0 SQ.FT.	+38.12 PSF -41.51 PSF	NOA 15-0611.10	FRENCH DOOR



TYP. PARTITION
SCALE: N.T.S.

NOTE:

- FOR EGRESS, THE MIN. CLEAR WIDTH REQUIRED IS: 20" AND THE MIN. CLEAR HEIGHT REQUIRED IS: 24"
- SILL HEIGHTS AT EGRESS WINDOW ARE LESS THAN 44" FROM INTERIOR FINISHED FLOOR.
- ALL WINDOW SILL HEIGHTS @ 2ND FLOOR ARE HIGHER THAN 36" FROM INTERIOR FINISHED FLOOR (NO SAFEGUARD REQUIRED).

FIELD COORDINATION NOTE

EVERY CONTRACTOR SHALL COORDINATE IN FIELD W/ OTHER TRADES PRIOR START OF CONSTRUCTION FOR THE STRUCTURAL BEAM, SLAB, TRUSSES, ARCHITECTURAL DETAILING AS PRE-FAB FORMS, REVEALING, CEILINGS, ARCH WITH THE LOCATION OF CEILING OR WALL GRILLES, DUCT WORKS, RETURN GRILLES, LIGHTING FIXTURES, SWITCHES, RECEPTACLES OR ANY OTHER DEVICES, AND TO NOTIFY ARCHITECT/ ENGINEERS IF ANY CONFLICT OCCUR PRIOR ITS INSTALLATION. NO ADDITIONAL COST TO OWNER CAN BE APPLIED.

NOTE:

IN THE BATHROOM PROV. FLOOR TILE, WALL TILE & WALL BASE FINISH TO COMPLY THE SEC. 1204 FBC. Shower compartments shall have floors and walls constructed of smooth, corrosion resistant and nonabsorbent water-resistant materials (cement board) to a height of not less than 70 inches (1778 mm) above the compartment floor of the drain.

NOTE 1: ALL THE GLASS OF FRENCH DOOR AND GLASS IN WINDOWS ADJACENT TO TUBS & SHOWER COMPARTMENTS MUST BE CAT-II-- SAFETY GLAZING TO COMPLY THE SEC. FBC. (2004 ED.) R4410.2.6.2.

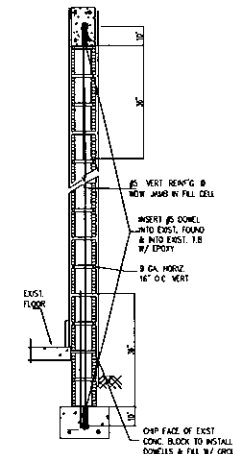
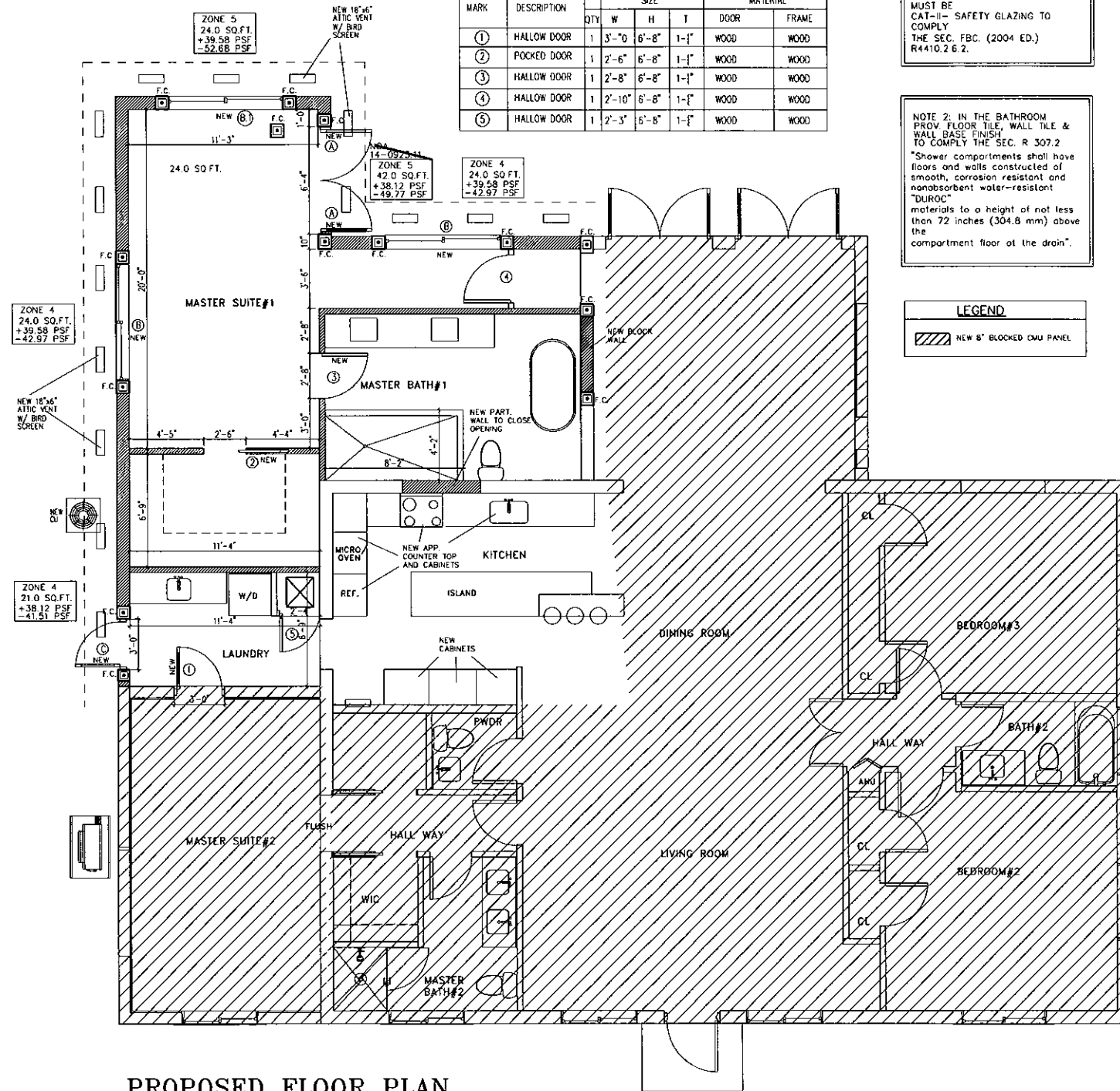
NOTE 2: IN THE BATHROOM PROV. FLOOR TILE, WALL TILE & WALL BASE FINISH TO COMPLY THE SEC. R 307.2. Shower compartments shall have floors and walls constructed of smooth, corrosion resistant and nonabsorbent water-resistant "DUROC" materials to a height of not less than 72 inches (304.8 mm) above the compartment floor of the drain.

LEGEND

NEW 8" BLOCKED CMU PANEL

WALL LEGEND:

EXISTING WALLS
NEW PART WALLS



FILL CELL DET. "A"

PROPOSED FLOOR PLAN

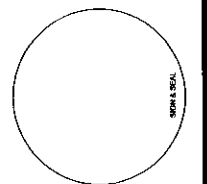
SCALE: 1/4" = 1'-0"

REVISION	BY



RODRIGUEZ PROFESSIONAL
DESIGN CORP
3201 SW 79 CT
MIAMI, FL 33155
PHONE: 305 634 8466
Fax: 305 638 4710
C.A. 27469

Wilbert Rodriguez
Professional Engineer
P.E. No 65688



LEVICO INVESTMENT LLC
Addition To Existing Residence
1331 98TH St
Bay Harbor Island, FL 33154

DATE: 05-20-16

SCALE: AS SHOWN

DRAWN: WR/SR

JOB:

SHEET

A-2

GENERAL NOTES

- ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE-EDITION 2014 AND ALL REGULATORY LOCAL AND GOVERNMENTAL CODES.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR TO ACQUIRE ALL REQUIRED PERMITS FOR THE CONSTRUCTION AND SUBSEQUENT OCCUPANCY OF THE PROJECT.
- ALL WORK DONE UNDER THE SUPERVISION OF THE CONTRACTOR SHALL BE DONE IN A NEAT AND WORKMAN-LIKE MANNER AND IN ACCORDANCE WITH ALL GOVERNING AGENCIES, RULES AND REGULATIONS HAVING JURISDICTION.
- CONTRACTOR TO PROVIDE ALL SUPPLEMENTARY MATERIALS REQUIRED TO INSTALL, SUPPORT, BRACE AND SHORE ALL BUILDING COMPONENTS.
- PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EQUIPMENT AND UTILITIES TO BE REMOVED. REMOVALS SHALL BE COORDINATED WITH THE OWNER AND ALL BUILDING AUTHORITIES HAVING JURISDICTION.
- CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH RED-LINED AS-BUILT DRAWINGS FOR ANY AND ALL FIELD CHANGES AND/OR ADDITIONS TO THE WORK INCLUDING IN THE DRAWINGS.
- IF ANY CHANGES AND/OR DEVIATIONS ARE MADE TO THESE PLANS WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND/OR DEVIATIONS.
- IF DURING THE COURSE OF CONSTRUCTION ANY DEVIATIONS ARE MADE AT THE FIELD, AGAIN, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND DEVIATIONS.
- ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR DESIGN CONFORMANCE ONLY.
- SUBSTITUTIONS MUST BE REVIEWED AND APPROVED BY THE ARCHITECT OR ENGINEERS.
- CONTRACTOR OR SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING HIS OPERATION AND ANY DAMAGE TO HIS WORK WHILE PROJECT IS UNDER CONSTRUCTION.
- ALL DESIGNS AND DRAWINGS HEREIN AND PRINTS ISSUED BY THE ARCHITECT ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REUSED ON ANY OTHER LOCATION EXCEPT WHERE THE ONE FOR WHICH THEY WERE EXPRESSLY DESIGNED. IF THESE DRAWINGS OR ANY PART THEREOF IS REPRODUCED WITHOUT THE CONSENT OF THE ARCHITECT, THE PERSON SO DOING WILL BE DEEMED TO ARCHITECT FOR HIS FULL COMMISSION.

SITE INVESTIGATION NOTE

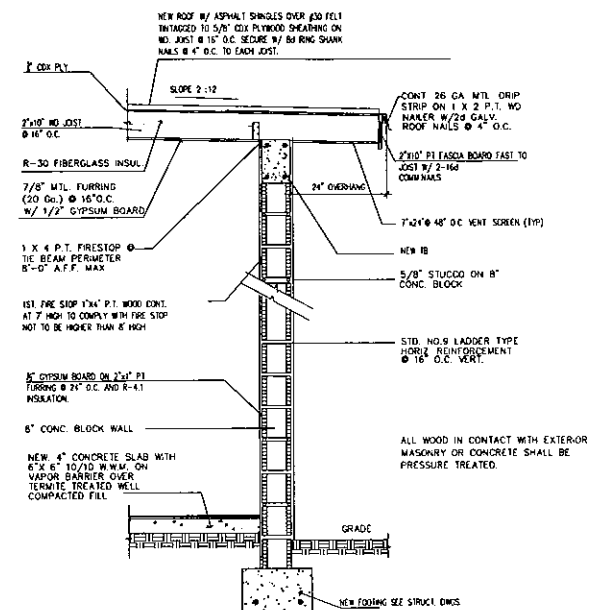
EXAMINATION OF CONTRACT DOCUMENTS AND SITE OF WORK: THE BIDDER IS REQUIRED, BEFORE SUBMITTING HIS PROPOSAL, TO VISIT THE SITE OF THE PROPOSED WORK AND FAMILIARIZE HIM OR HERSELF WITH THE NATURE AND EXTENT OF THE WORK AND ANY LOCAL CONDITIONS THAT MAY IN ANY MANNER AFFECT THE WORK TO BE DONE AND EQUIPMENT, MATERIALS AND LABOR REQUIRED THEREFORE. SINCE THE WORK INVOLVES NEW AND/OR EXISTING BUILDINGS, SYSTEMS AND FACILITIES, SPECIAL CONSIDERATION SHALL BE GIVEN TO EXAMINATION OF WORKING CONDITIONS, NEW FACILITIES AND ALL BUILDING STRUCTURES FAMILIARIZE TO HIMSELF WITH ALL EXISTING CONDITIONS, SIGHT VARIATION OF ROUTING AND OR CONSTRUCTIONS SHOULD BE ANTICIPATED BY THIS CONTRACTOR TO AVOID CONFLICTS WITH OTHER TRADES. THESE VARIATIONS ARE EXPRESSLY INCLUDED AS PART OF THE WORK WHENEVER REQUIRED AT NO ADDITIONAL COST TO THE OWNER. IGNORANCE ON THE PART OF THE CONTRACTOR WILL IN NO WAY RELIEVE HIM OF THE OBLIGATIONS AND RESPONSIBILITY ASSUMED UNDER THIS CONTRACT.

NOTE:

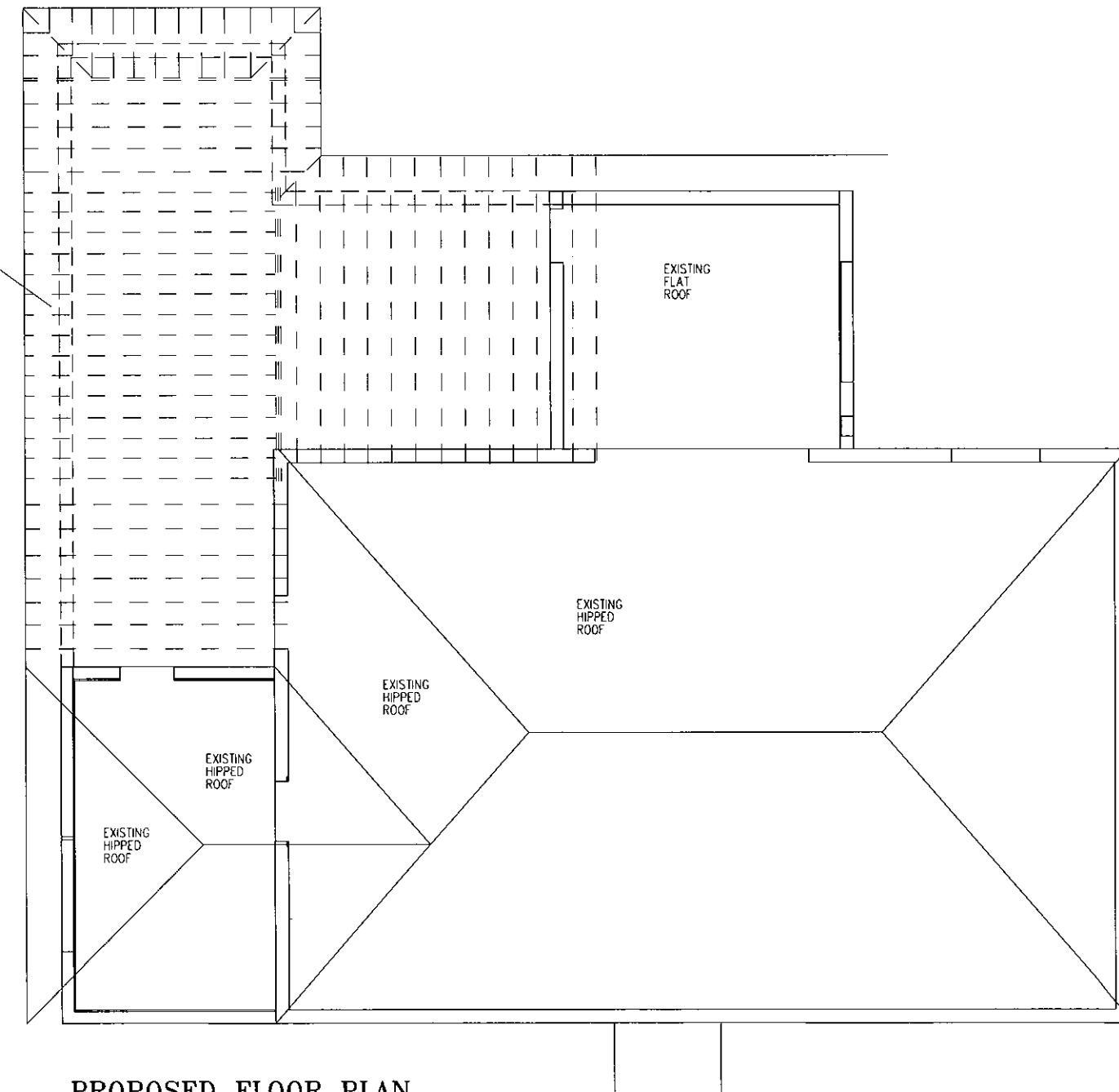
- FOR EGRESS, THE MIN. CLEAR WITH REQUIRED IS: 20"
- AND THE MIN CLEAR HEIGHT REQUIRED IS: 24"
- AND THE MIN CLEAR OPENING REQUIRED IS: 5.7 SQ. FT.
- SILL HEIGHTS AT EGRESS WINDOW ARE LESS THAN 44" FROM INTERIOR FINISHED FLOOR.
- ALL WINDOW SILL HEIGHTS @ 2ND FLOOR ARE HIGHER THAN 36" FROM INTERIOR FINISHED FLOOR (NO SAFEGUARD REQUIRED)

FIELD COORDINATION NOTE

EVERY CONTRACTOR SHALL COORDINATE IN FIELD W/ OTHER TRADES PRIOR START OF CONSTRUCTION FOR THE STRUCTURAL BEAM, SLAB, TRUSSES, ARCHITECTURAL DETAILING AS PRE-FAB FORMS, REVEALING, CEILINGS, ARCH WITH THE LOCATION OF CEILING OR WALL GRILLES, DUCT WORKS, RETURN GRILLES, LIGHTING FIXTURES, SWITCHES, RECEPTACLES OR ANY OTHER DEVICES, AND TO NOTIFY ARCHITECT/ENGINEERS IF ANY CONFLICT OCCUR PRIOR ITS INSTALLATION. NO ADDITIONAL COST TO OWNER CAN BE APPLIED.



WALL SECTION



PROPOSED FLOOR PLAN

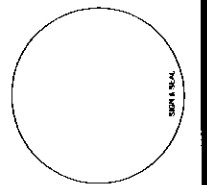
SCALE: 1/4" = 1'-0"

REVISION	BY



**RODRIGUEZ PROFESSIONAL
DESIGN CORP**
3201 SW 79 CT
MIAMI, FL. 33155
PHONE: 305 634 8466
Fax: 305 638 4710
C.A. 27469

Wilbert Rodriguez
Professional Engineer
P.E. No 65688



LEVICO INVESTMENT LLC
Addition To Existing Residence
1331 98TH St
Bay Harbor Island, FL 33154

DATE: 05-20-16
SCALE: AS SHOWN
DRAWN: WR/SR
JOB:

SHEET

A-3

FIELD COORDINATION NOTE

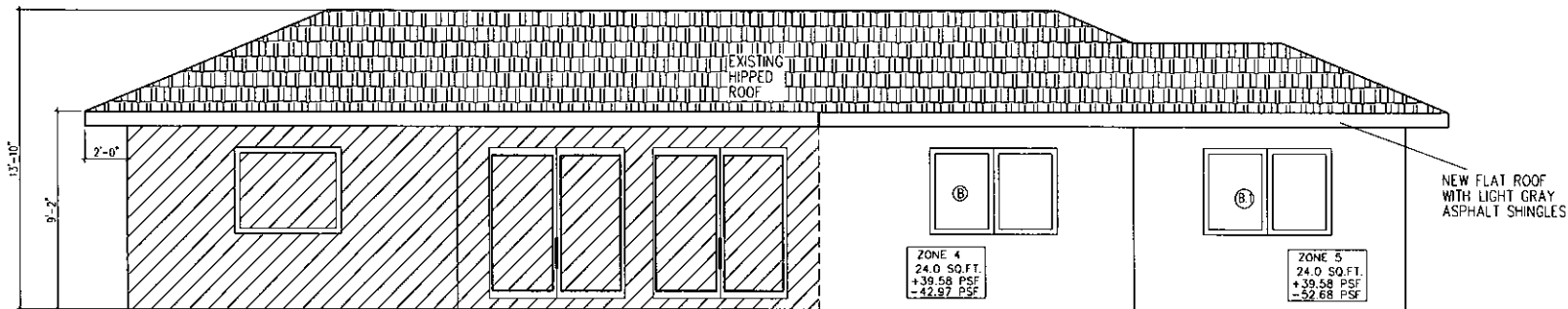
EVERY CONTRACTOR SHALL COORDINATE IN FIELD W/ OTHER TRADES PRIOR START OF CONSTRUCTION FOR THE STRUCTURAL BEAM, SLAB, TRUSSES, ARCHITECTURAL DETAILING AS PRE-FAB FORMS, REVELING, CEILINGS, ARCH WITH THE LOCATION OF CEILING OR WALL GRILLES, DUCT WORKS, RETURN GRILLES, LIGHTING FIXTURES, SWITCHES, RECEPTACLES OR ANY OTHER DEVICES, AND TO NOTIFY ARCHITECT/ENGINEERS IF ANY CONFLICT OCCUR PRIOR ITS INSTALLATION, NO ADDITIONAL COST TO OWNER CAN BE APPLIED.

SITE INVESTIGATION NOTE

EXAMINATION OF CONTRACT DOCUMENTS AND SITE OF WORK. THE BIDDER IS REQUIRED, BEFORE SUBMITTING HIS PROPOSAL, TO VISIT THE SITE OF THE PROPOSED WORK AND FAMILIARIZE HIM OR HERSELF WITH THE NATURE AND EXTENT OF THE WORK AND ANY LOCAL CONDITIONS THAT MAY IN ANY MANNER AFFECT THE WORK TO BE DONE AND EQUIPMENT, MATERIALS AND LABOR REQUIRED THEREFORE. SINCE THE WORK INVOLVES NEW AND/OR EXISTING BUILDINGS, SYSTEMS AND FACILITIES, SPECIAL CONSIDERATION SHALL BE GIVEN TO EXAMINATION OF WORKING CONDITIONS, NEW FACILITIES AND ALL BUILDING STRUCTURES FAMILIARIZE TO HIMSELF WITH ALL EXISTING CONDITIONS. SLIGHT VARIATION OF ROUTING AND OR CONSTRUCTIONS SHOULD BE ANTICIPATED BY THIS CONTRACTOR TO AVOID CONFLICTS WITH OTHER TRADES. THESE VARIATIONS ARE EXPRESSLY INCLUDED AS PART OF THE WORK WHENEVER REQUIRED AT NO ADDITIONAL COST TO THE OWNER. IGNORANCE ON THE PART OF THE CONTRACTOR WILL IN NO WAY RELIEVE HIM OF THE OBLIGATIONS AND RESPONSIBILITY ASSUMED UNDER THIS CONTRACT.

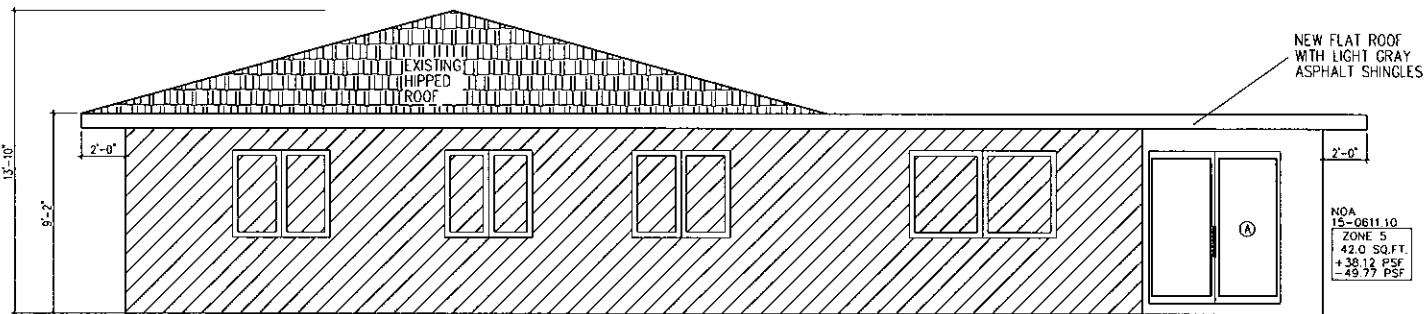
WINDOW AND DOOR SCHEDULE

#	ZONA	WIDTH/SPAN	AREA	MAX MIN	NOA	DESCRIPTION
DOOR A	ZONE 5	72"x84"	42.0 SQ.FT.	+38.12 PSF -49.77 PSF	NOA 15-0611.10	FRENCH DOOR
WINDOW B	ZONE 4	72"x48"	24.0 SQ.FT.	+39.58 PSF -42.97 PSF	NOA 14-0923.10	HORIZONTAL ROLLER
WINDOW B.1	ZONE 5	72"x48"	24.0 SQ.FT.	+38.58 PSF -52.68 PSF	NOA 14-0923.10	HORIZONTAL ROLLER
DOOR C	ZONE 4	36"x84"	21.0 SQ.FT.	+38.12 PSF -41.51 PSF	NOA 15-0611.10	FRENCH DOOR



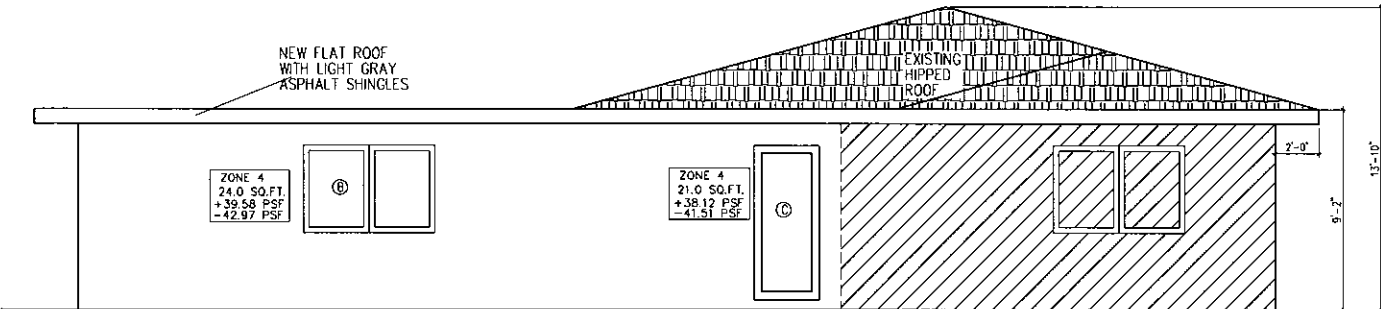
PROPOSE NORTH ELEVATION

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



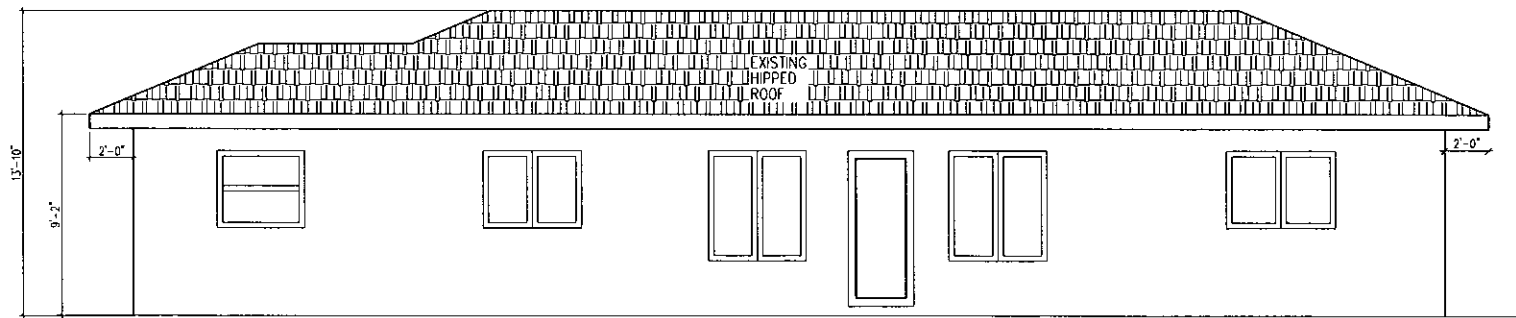
PROPOSE EAST ELEVATION

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



PROPOSE WEST ELEVATION

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



EXISTING SOUTH ELEVATION

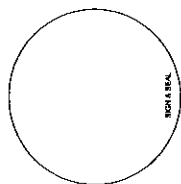
SCALE: 1/4" = 1'-0"

REVISION	BY



RODRIGUEZ PROFESSIONAL
DESIGN CORP
3201 SW 79 CT
MIAMI, FL. 33155
PHONE: 305 634 8466
Fax: 305 638 4710
C.A. 27469

Wilbert Rodriguez
Professional Engineer
P.E. No 65688



LEVICO INVESTMENT LLC
Addition To Existing Residence
1331 98TH St
Bay Harbor Island, FL 33154

DATE: 05-20-16

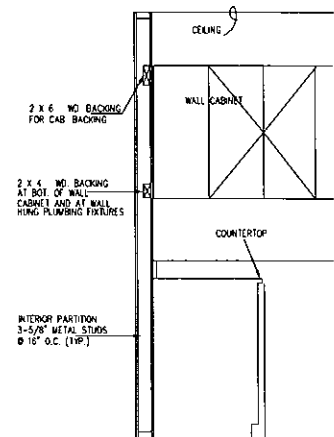
SCALE: AS SHOWN

DRAWN: WR/SR

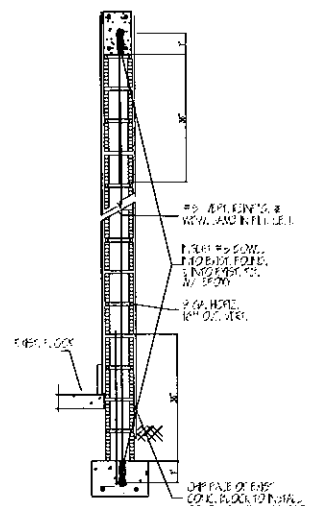
JOB:

SHEET

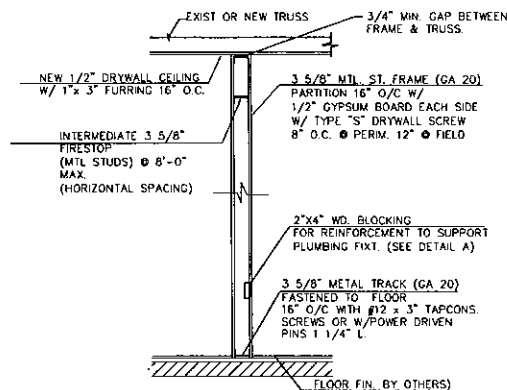
A-4



WOOD BACKING DETAIL
NOT TO SCALE

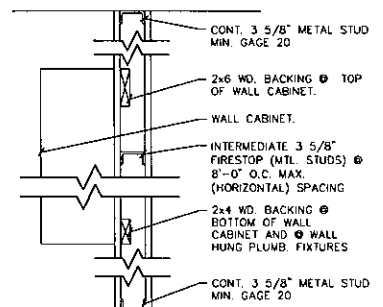


FILL CELL DET. "A"
N/S

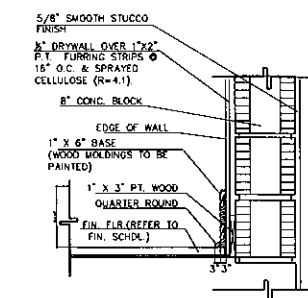


NOTE: USE "DUROC" OR SIMILAR TILE INSTALLATIONS

TYP. PARTITION
SCALE - N.T.S.



(1) STUDS IN BEARING WALLS, EXTERIOR WALLS & NON BEARING PARTITIONS SUPPORTING WALL HUNG PLUMBING FIXTURES & WALL CABINETS SHALL BE NOT LESS THAN 2"x4" WOOD, WHERE SPACED NOT MORE THAN 16" O.C.; OR, NOT LESS THAN 2"x6" WOOD, WHERE SPACED NOT MORE THAN 24" O.C.
(2) A MIN. 2x4 HORIZ. W.D. MEMBER, SECURELY FASTENED TO NOT LESS THAN 2 SUCH STUDS, SHALL BE INSTALLED FOR THE ATTACHMENT OF E.A. WALL HUNG PLUMBING FIXTURE & WALL CABINET.



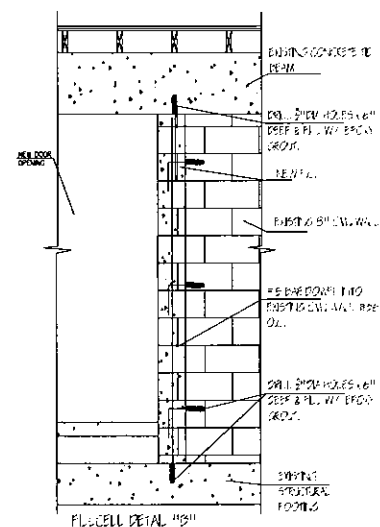
WOOD BASE DETAIL
SCALE - N.T.S.

SITE INVESTIGATION NOTE

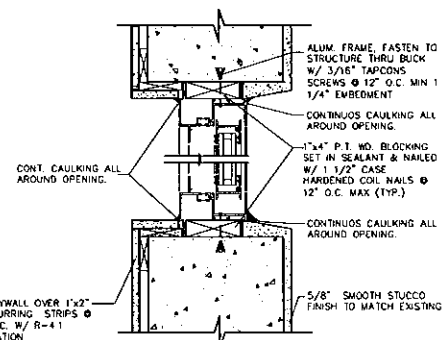
EXAMINATION OF CONTRACT DOCUMENTS AND SITE OF WORK. THE BIDDER IS REQUIRED, BEFORE SUBMITTING HIS PROPOSAL, TO VISIT THE SITE OF THE PROPOSED WORK AND FAMILIARIZE HIM OR HERSELF WITH THE NATURE AND EXTENT OF THE WORK AND ANY LOCAL CONDITIONS THAT MAY IN ANY MANNER AFFECT THE WORK TO BE DONE AND EQUIPMENT, MATERIALS AND LABOR REQUIRED THEREFORE. SINCE THE WORK INVOLVES NEW AND/OR EXISTING BUILDINGS, SYSTEMS AND FACILITIES, SPECIAL CONSIDERATION SHALL BE GIVEN TO EXAMINATION OF WORKING CONDITIONS, NEW FACILITIES AND ALL BUILDING STRUCTURES FAMILIARIZE TO HIMSELF WITH ALL EXISTING CONDITIONS. SLIGHT VARIATION OF ROUTING AND OR CONSTRUCTIONS SHOULD BE ANTICIPATED BY THIS CONTRACTOR TO AVOID CONFLICTS WITH OTHER TRADES. THESE VARIATIONS ARE EXPRESSLY INCLUDED AS PART OF THE WORK WHENEVER REQUIRED AT NO ADDITIONAL COST TO THE OWNER. IGNORANCE ON THE PART OF THE CONTRACTOR WILL IN NO WAY RELIEVE HIM OF THE OBLIGATIONS AND RESPONSIBILITY ASSUMED UNDER THIS CONTRACT.

FIELD COORDINATION NOTE

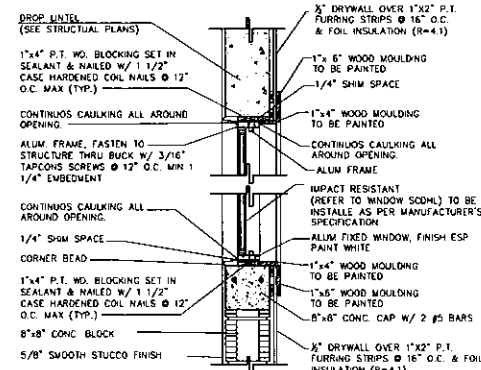
EVERY CONTRACTOR SHALL COORDINATE IN FIELD W/ OTHER TRADES PRIOR START OF CONSTRUCTION FOR THE STRUCTURAL BEAM, SLAB, TRUSSES, ARCHITECTURAL DETAILING AS PRE-FAB FORMS, REVEALING, CEILINGS, ARCH WITH THE LOCATION OF CEILING OR WALL GRILLES, DUCT WORKS, RETURN GRILLES, LIGHTING FIXTURES, SWITCHES, RECEPTACLES OR ANY OTHER DEVICES, AND TO NOTIFY ARCHITECT/ ENGINEERS IF ANY CONFLICT OCCUR PRIOR ITS INSTALLATION. NO ADDITIONAL COST TO OWNER CAN BE APPLIED.



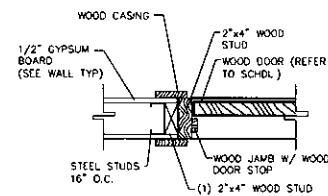
FILL CELL DETAIL "B"



DOOR DETAIL
SCALE - N.T.S.



WINDOW DETAIL
SCALE - N.T.S.



INT. DOOR JAMB DETAIL
SCALE - N.T.S.

NOTES & DETAILS

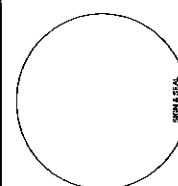
N.T.S.

REVISION	BY



RODRIGUEZ PROFESSIONAL DESIGN CORP.
3201 SW 79 CT
MIAMI, FL 33155
PHONE: 305 634 8466
Fax: 305 636 4710
C.A. 27469

Wilbert Rodriguez
Professional Engineer
P.E. No 65688



LEVICO INVESTMENT LLC
Addition To Existing Residence
1331 98TH St
Bay Harbor Island, FL 33154

DATE: 05-20-16

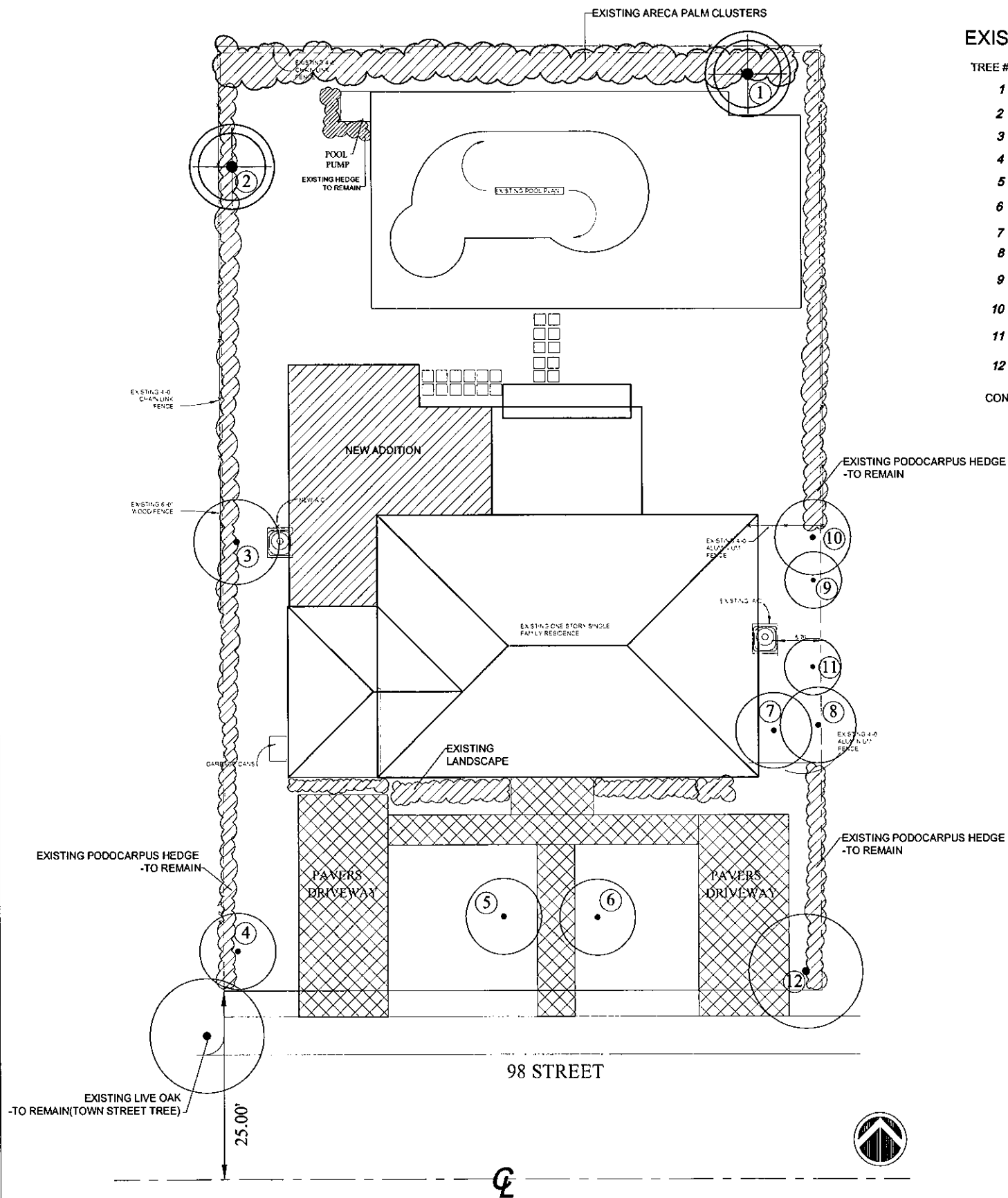
SCALE: AS SHOWN

DRAWN: WR/SR

JOB:

SHEET

A-5



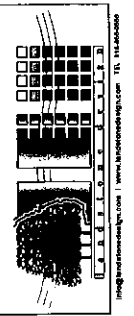
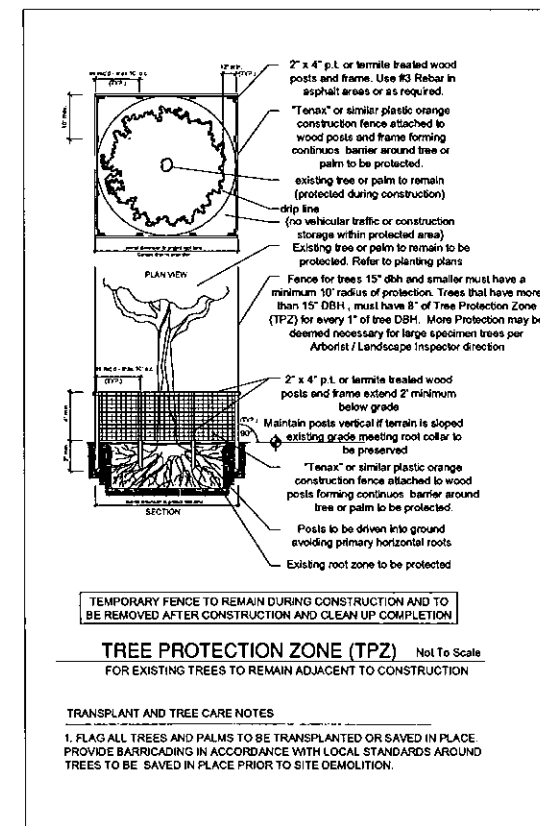
EXISTING TREE TABLE

TREE #	COMMON NAME / BOTANICAL NAME	DBH (IN INCHES)	HT (IN FEET)	SPR (IN FEET)	CONDITION	REMARKS / RECOMMENDATION
1	UMBRELLA TREE / Schefflera actinophylla	18	20	15	FAIR	INVASIVE/ TO BE REMOVED/ NO MITIGATION REQ.
2	UMBRELLA TREE / Schefflera actinophylla	24	25	15	FAIR	INVASIVE/ TO BE REMOVED/ NO MITIGATION REQ.
3	AVOCADO TREE / Persea americana	5	10	10	GOOD	TO REMAIN
4	ARECA PALM / Dypsis lutescens	Multi	10	10	GOOD	TO REMAIN
5	ADONIDIA PALM / Adonidia merrillii	21	17	15	GOOD	TO REMAIN
6	ADONIDIA PALM / Adonidia merrillii	14	17	15	GOOD	TO REMAIN
7	ROYAL PALM / Roystonea elata	18 + 15	35	15	GOOD	TO REMAIN
8	ROYAL PALM / Roystonea elata	18	35	15	GOOD	TO REMAIN
9	CABBAGE PALM / Sabal palmetto	18	25	10	GOOD	TO REMAIN
10	ROYAL PALM / Roystonea elata	18	40	15	GOOD	TO REMAIN
11	ALEXANDER PALM / Ptychosperma elegans	4	25	12	GOOD	TO REMAIN
12	ROYAL POINCIANA / Delonix regia	13	30	35	GOOD	TO REMAIN

CONDITION: EXCELLENT=90-100%, GOOD=75-85%, FAIR=60-70%, POOR=40-50%, VERY POOR=10-35%

SYMBOL KEY

- EXISTING TREE TO REMAIN
- ⊙ EXISTING TREE TO BE REMOVED



REVISIONS	DATE
rev. per added trees/ hedge size	10/7/2016
rev. per tree disposition	10/10/2016

BEBCHIK RESIDENCE
1331 98 Street
TOWN OF BAY HARBOR ISLANDS, FLORIDA

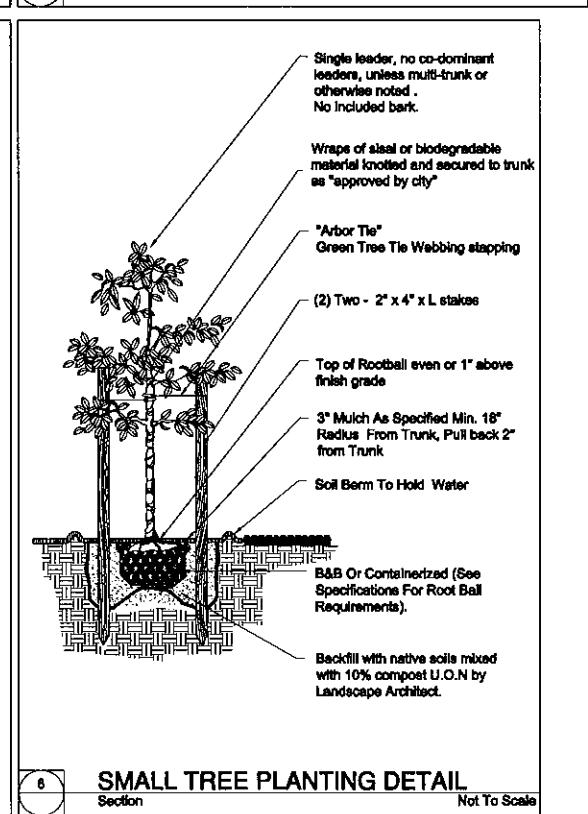
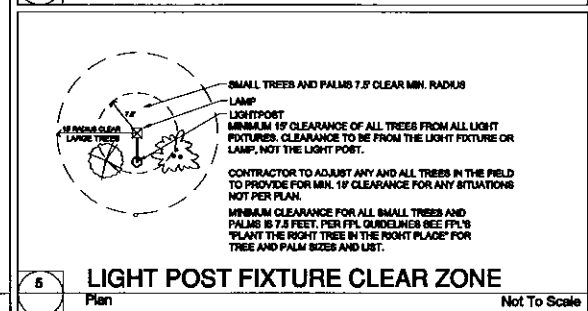
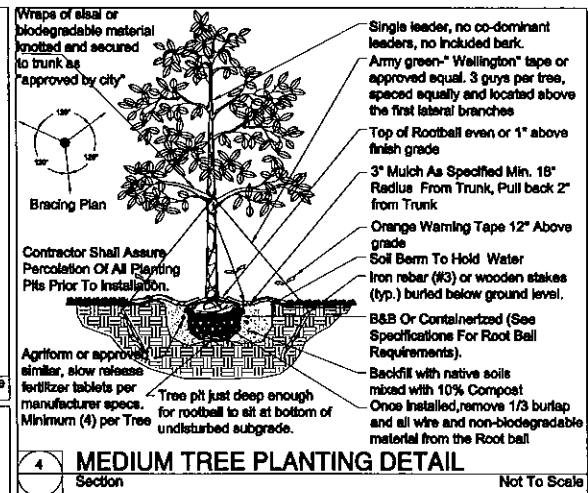
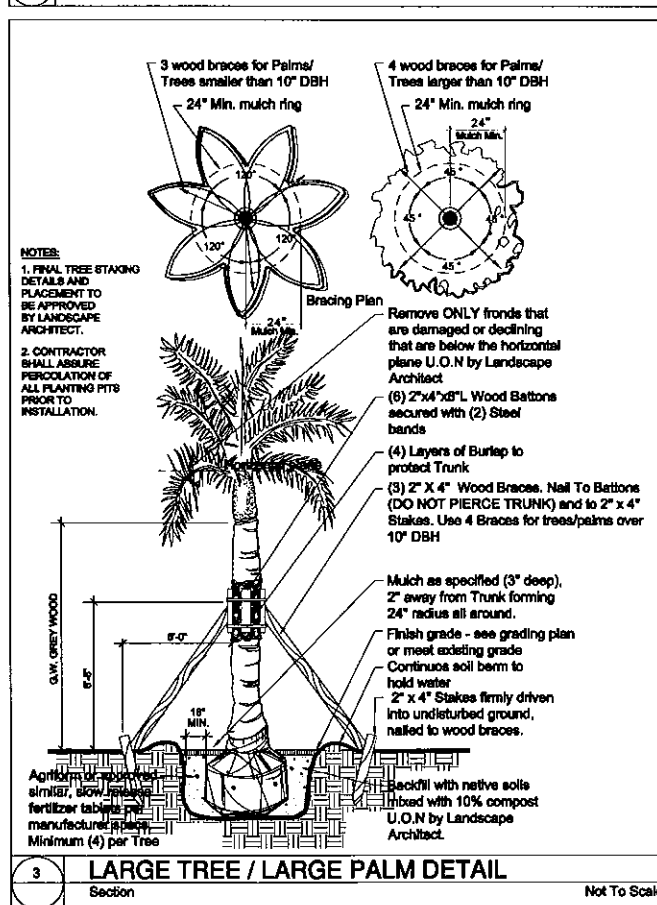
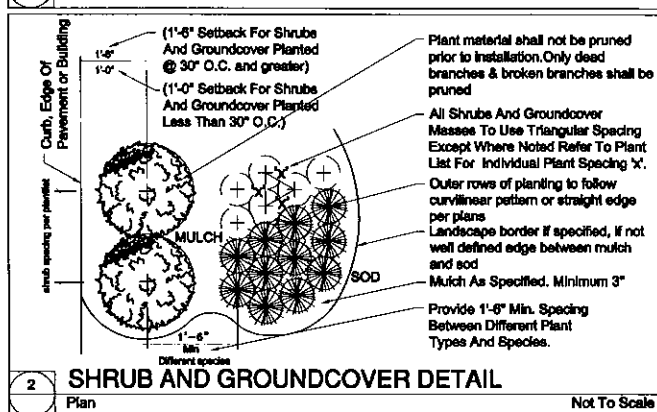
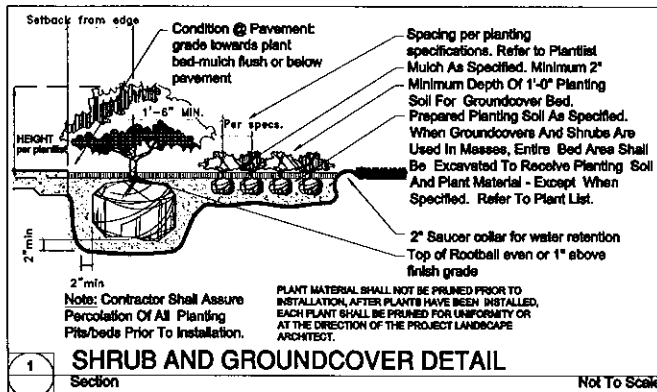
DEREK LANGE
F.L. LICENSE # AB087046
TEL: 918-658-3556
www.landscapeinc.com

DATE
09-19-2016
SCALE
SCALE: 1/8" = 1'-0"
SHEET

L-1

TREE DISPOSITION

LANDSCAPE PLAN



GENERAL PLANTING REQUIREMENTS

THE PLAN TAKES PRECEDENCE OVER THE PLANT LIST.

2 FULL BUSINESS DAYS BEFORE DIGGING, CALL TOLL FREE 1-800-432-4770 SUNSHINE STATE ONE CALL OF FLORIDA, INC. NOTIFICATION CENTER. CONTRACTORS ARE RESPONSIBLE FOR COORDINATING WITH THE OWNERS AND APPROPRIATE PUBLIC AGENCIES TO ASSIST IN LOCATING AND VERIFYING ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION. ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE TO BE CONSIDERED APPROXIMATE AND SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF WORK OPERATIONS.

GENERAL SITE AND BERM GRADING TO +/- 1 INCH (1") SHALL BE PROVIDED BY THE GENERAL CONTRACTOR. ALL FINISHED SITE GRADING AND ANY FINAL DECORATIVE BERM SHAPING SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR.

ALL SIZES SHOWN FOR PLANT MATERIAL ON THE PLANS ARE TO BE CONSIDERED MINIMUM. ALL PLANT MATERIAL MUST MEET OR EXCEED THESE MINIMUM REQUIREMENTS FOR BOTH HEIGHT AND SPREAD. ANY OTHER REQUIREMENTS FOR SPECIFIC SHAPE OR EFFECT AS NOTED ON THE PLANS WILL ALSO BE REQUIRED FOR FINAL ACCEPTANCE.

ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE FLORIDA #1 OR BETTER AS ESTABLISHED BY GRADES AND STANDARDS FOR FLORIDA NURSERY TREES AND PLANTS.

ALL TREES DESIGNATED AS SINGLE TRUNK SHALL HAVE A SINGLE, RELATIVELY STRAIGHT, DOMINANT LEADER, PROPER STRUCTURAL BRANCHING AND EVEN BRANCH DISTRIBUTION. TREES WITH BARK INCLUSION, TIPPED BRANCHES, AND CO-DOMINANT TRUNKS WILL NOT BE ACCEPTED. TREES WITH GIRDLING, CIRCLING AND/OR PLUNGING ROOTS WILL BE REJECTED.

ALL PLANTING BEDS SHALL BE FREE OF ALL ROCKS 1/2" OR LARGER, STICKS, AND OBJECTIONABLE MATERIAL INCLUDING WEEDS, WEED SEEDS. ALL LIMESTONE SHALL BE REMOVED/CLEANED DOWN TO THE NATIVE SOILS. PLANTING SOIL 50% SAND/TOPSOIL MIX SHALL BE DELIVERED TO THE SITE IN A CLEAN/LOOSE AND FRUABLE CONDITION AND IS REQUIRED AROUND THE ROOT BALL OF ALL TREES AND PALMS, THE TOP 6" OF ALL SHRUBS AND GROUND COVER BEDS AND TOP 2" OF ALL SOODED AREAS. THIS SOIL SHALL BE TILLED INTO THE EXISTING SOIL AFTER THE EXISTING SOIL HAS BEEN CLEANED OF ALL ROCKS, LIMESTONE AND STICKS. RECYCLED COMPOST IS ENCOURAGED AS A SOIL AMENDMENT ALTERNATIVE. A MANDATORY INSPECTION OF THE PLANTING BEDS IS REQUIRED BEFORE PLANTING.

ALL BURLAP, STRING, CORDS, WIRE BASKETS, PLASTIC OR METAL CONTAINERS SHALL BE REMOVED FROM THE ROOTBALLS BEFORE PLANTING. REMOVE ALL BAMBOO AND METAL NURSERY STAKES. REMOVE ALL TAGGING TAPE.

ALL TREES/PALMS SHALL BE PLANTED SO THE TOP OF THE ROOT BALL, ROOT FLAIR ARE SLIGHTLY ABOVE FINAL GRADE. SHRUB MATERIAL SHALL BE PLANTED SUCH THAT THE TOP OF THE PLANT BALL IS FLUSH WITH THE SURROUNDING GRADE. IT IS THE SOLE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO INSURE THAT ALL NEW PLANTINGS RECEIVE ADEQUATE WATER DURING THE INSTALLATION AND DURING ALL PLANT WARRANTY PERIODS. DEEP WATERING OF ALL NEW TREES AND PALMS AND ANY SUPPLEMENTAL WATERING THAT MAY BE REQUIRED TO AUGMENT NATURAL RAINFALL AND SITE IRRIGATION IS MANDATORY TO INSURE PROPER PLANT DEVELOPMENT AND SHALL BE PROVIDED AS A PART OF THIS CONTRACT.

ALL TREES/PALMS SHALL BE STAKED USING BIODEGRADABLE MATERIAL. NO WIRE, BLACK STRAPPING, OR OTHER SYNTHETIC MATERIAL SHALL BE USED. NAILING INTO TREES AND PALMS FOR ANY REASON IS PROHIBITED AND THE MATERIAL WILL BE REJECTED. PLEASE REFER TO THE PLANTING DETAILS.

ALL LANDSCAPE AND LAWN AREAS SHALL BE IRRIGATED BY A FULLY AUTOMATIC SPRINKLER SYSTEM WITH A MINIMUM 100% COVERAGE WITH ALL HEADS ADJUSTED TO 80% OVERLAP. EACH SYSTEM SHALL BE INSTALLED WITH AN OPERATIONAL RAIN SENSOR AND RUST INHIBITOR. EXISTING IRRIGATION SYSTEM (IF APPLICABLE) SHALL BE RETROFITTED TO COMPLY WITH THOSE SPECIFICATIONS AS OUTLINED ABOVE.

NO FERTILIZERS ARE REQUIRED.

ALL LANDSCAPE AREAS SHALL BE COVERED WITH A 1" COMPACTED LAYER OF PINE STRAW, THEN TOPPED WITH A 2" LAYER OF PINE BARK. MULCH TO A MINIMUM DEPTH OF THREE INCHES (3") OF TOTAL COVER WHEN SETTLED. SPREAD MULCH TO 1" THICKNESS 3' AWAY FROM THE TRUNKS/STEMS OF ALL PLANT MATERIAL. ALL TREES IN SOODED AREAS SHALL HAVE A CLEAN CUT 4" DIAMETER MULCH RING. THE 5-6" HEIGHT WATER RING SHALL BE MADE FROM MULCH, NOT SOIL. CERTAIN AREAS MAY RECEIVE A THICKER MULCH COVER WHERE NOTED ON PLANS. CYPRESS, RED, GOLD AND GREEN MULCH IS PROHIBITED.

ALL OPEN AREAS NOT COVERED BY TREES, PALMS, SHRUBS, VINES OR GROUND COVERS SHALL RECEIVE STENOTAPHRUM SECUNDATUM, ST. AUGUSTINE PALMETTO SOD, WHETHER LABELED ON THE PLANS OR NOT, UNLESS A DIFFERENT SPECIES IS INDICATED ON THE PLANTING PLAN. ALL NOTED S.F. SHALL BE APPROXIMATE; IT IS THE CONTRACTOR'S RESPONSIBILITY TO DO HIS OR HER TAKE OFF AND SOD ALL OPEN AREAS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INCLUDE IN THE BID, THE REPAIR OF ANY EXISTING SOD WHICH MAY BE DAMAGED DURING CONSTRUCTION.

PLEASE REFER TO THE PLANTING DETAILS FOR A GRAPHIC REPRESENTATION OF THE ABOVE NOTES.

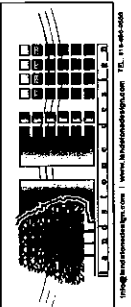
ALL PLANT MATERIAL AS INCLUDED HEREIN SHALL BE WARRANTED BY THE LANDSCAPE CONTRACTOR FOR A MINIMUM PERIOD AS FOLLOWS: ALL TREES AND PALMS FOR 12 MONTHS, ALL SHRUBS, VINES, GROUNDCOVERS AND MISCELLANEOUS PLANTING MATERIALS FOR 90 DAYS, AND ALL LAWN AREAS FOR 90 DAYS AFTER FINAL ACCEPTANCE BY THE OWNER OR OWNER'S REPRESENTATIVE.

FAILURE TO COMPLY WITH ANY OF THE ABOVE WILL RESULT IN LANDSCAPE REMOVAL.

EXISTING TREES TO REMAIN SHALL BE TRIMMED PER ANSI-A300 STANDARDS. SUPERVISION OF THE TRIMMING SHALL BE PERFORMED BY AN ISA CERTIFIED ARBORIST TO INSURE QUALITY WORK. ALL EXISTING TREES SHALL BE "LIFTED AND THINNED" TO PROVIDE AN 8' MINIMUM CLEARANCE FOR SIDEWALKS AND PEDESTRIAN WALKWAYS AND A 14' MINIMUM CLEARANCE FOR ROADWAYS, DRIVEWAYS AND ALL VEHICULAR USE AREAS.

ALL PLANT MATERIAL WAS CONFIRMED AVAILABLE AT THE TIME OF DESIGN. NO CHANGES ARE AUTHORIZED UNLESS APPROVED BY LANDSCAPE ARCHITECT.

PRUNING SHALL BE PER ANSI-300 STANDARDS



REVISIONS	DATE

BEBCHIK RESIDENCE
1331 98 Street
TOWN OF BAY HARBOR ISLANDS, FLORIDA

DERICK LANGE,
FLORIDA LANDSCAPE ARCHITECT
FL LICENSE #LA0007045
TEL: 813-854-0550
www.bebchikresidence.com

DATE
09-19-2016
SCALE
N.T.S.
SHEET

L-3

PLANTING DETAILS

EVERY CONTRACTOR SHALL COORDINATE IN FIELD W/ OTHER TRADES PRIOR START OF CONSTRUCTION FOR THE STRUCTURAL BEAM, SLAB, TRUSSES, ARCHITECTURAL DETAILING AS PRE-FAB FORMS, REVELING, CEILINGS, ARCH WITH THE LOCATION OF CEILING OR WALL GRILLES, DUCT WORKS, RETURN GRILLES, LIGHTING FIXTURES, SWITCHES, RECEPTABLES OR ANY OTHER DEVICES. AND TO NOTIFY ARCH/TEC/ENGINEERS IF ANY CONFLICT OCCUR PRIOR ITS INSTALLATION, NO ADDITIONAL COST TO OWNER CAN BE APPLIED.

EXAMINATION OF CONTRACT DOCUMENTS AND SITE OF WORK: THE BIDDER IS REQUIRED, BEFORE SUBMITTING HIS PROPOSAL, TO VISIT THE SITE OF THE PROPOSED WORK AND FAMILIARIZE HIM OR HERSELF WITH THE NATURE AND EXTENT OF THE WORK AND ANY LOCAL CONDITIONS THAT MAY IN ANY MANNER AFFECT THE WORK TO BE DONE AND EQUIPMENT, MATERIALS AND LABOR REQUIRED THEREFOR. THE BIDDER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION AND SPECIAL CONSIDERATION SHALL BE GIVEN TO EXAMINATION OF WORKING CONDITIONS, NEW FACILITIES AND ALL BUILDING STRUCTURES FAMILIARIZE TO HIMSELF WITH ALL EXISTING CONDITIONS, SLIGHT VARIATION IN THE ORDER OF THE WORK, AND THE LOCATION OF THE WORK TO BE DONE TO AVOID CONFLICTS WITH OTHER TRADES. THESE VARIATIONS ARE EXPRESSLY INCLUDED AS PART OF THE WORK WHENEVER REQUIRED AT NO ADDITIONAL COST TO THE OWNER. IGNORANCE ON THE PART OF THE BIDDER OF ANY FACTOR WHICH MAY RELIEVE HIM OF THE OBLIGATIONS AND RESPONSIBILITIES ASSUMED UNDER THIS CONTRACT SHALL NOT BE A BASIS FOR ANY CLAIM.

NET LOT AREA : 125.0' X 80.0' 10,000 SQ. FT.

1. EXISTING RESIDENCE:

1. EXISTING RESIDENCE: 2028.00 S.F.

1. EXISTING RESIDENCE: 2028.00 S.F.

1. 1000-1000

© 2004 Blackwell Publishing Ltd *Journal of Internal Medicine* 255: 229–234

© 2004 Blackwell Publishing Ltd *Journal of Internal Medicine* 255: 229–234

A. NEW MASTER BEDROOM AND LAUNDRY AREA:

A. NEW MASTER BEDROOM AND LAUNDRY AREA: 650 S.F.

TOTAL CONST. GROSS AREA (LOT COVERAGE)	2678.00 S.F.
--	--------------

TOTAL CONST. GROSS AREA (LOT COVERAGE)	2678.00 S.F.
--	--------------

2678.00 S.F. = 26.7 %

SETBACKS

<u>A. PRINCIPAL BUILDING</u>	<u>REQ.</u>	<u>EXISTING</u>	<u>PROPOSED ADDITION</u>
FRONT	25.0'	30.2'	30.2'
REAR	15.0'	48.6'	40.3'
SIDE	10.00'	10.3'	10.3'

ALLOWED BUILDING HIGH: 25.0'

ALLOWED BUILDING HIGH: 25.0'

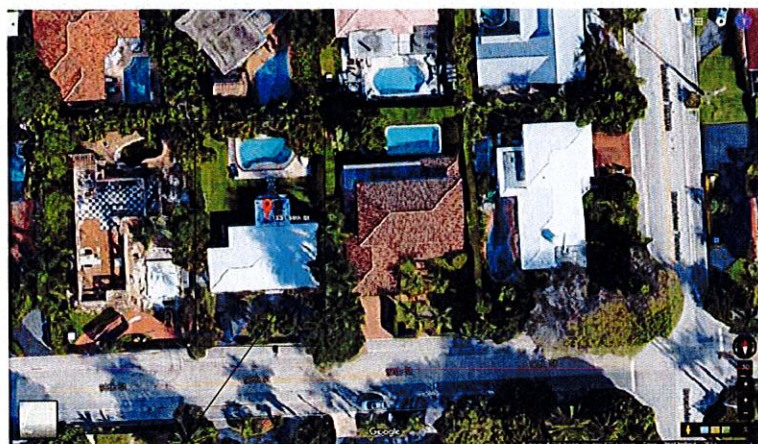
IMPERVIOUS AREA:

BUILDING AREA	2,678 SF
---------------	----------

FRONT PAVERS DRIVEWAY @ 60%	612 SF
-----------------------------	--------

POOL DECK AND WALKWAYS	1,556 SF
------------------------	----------

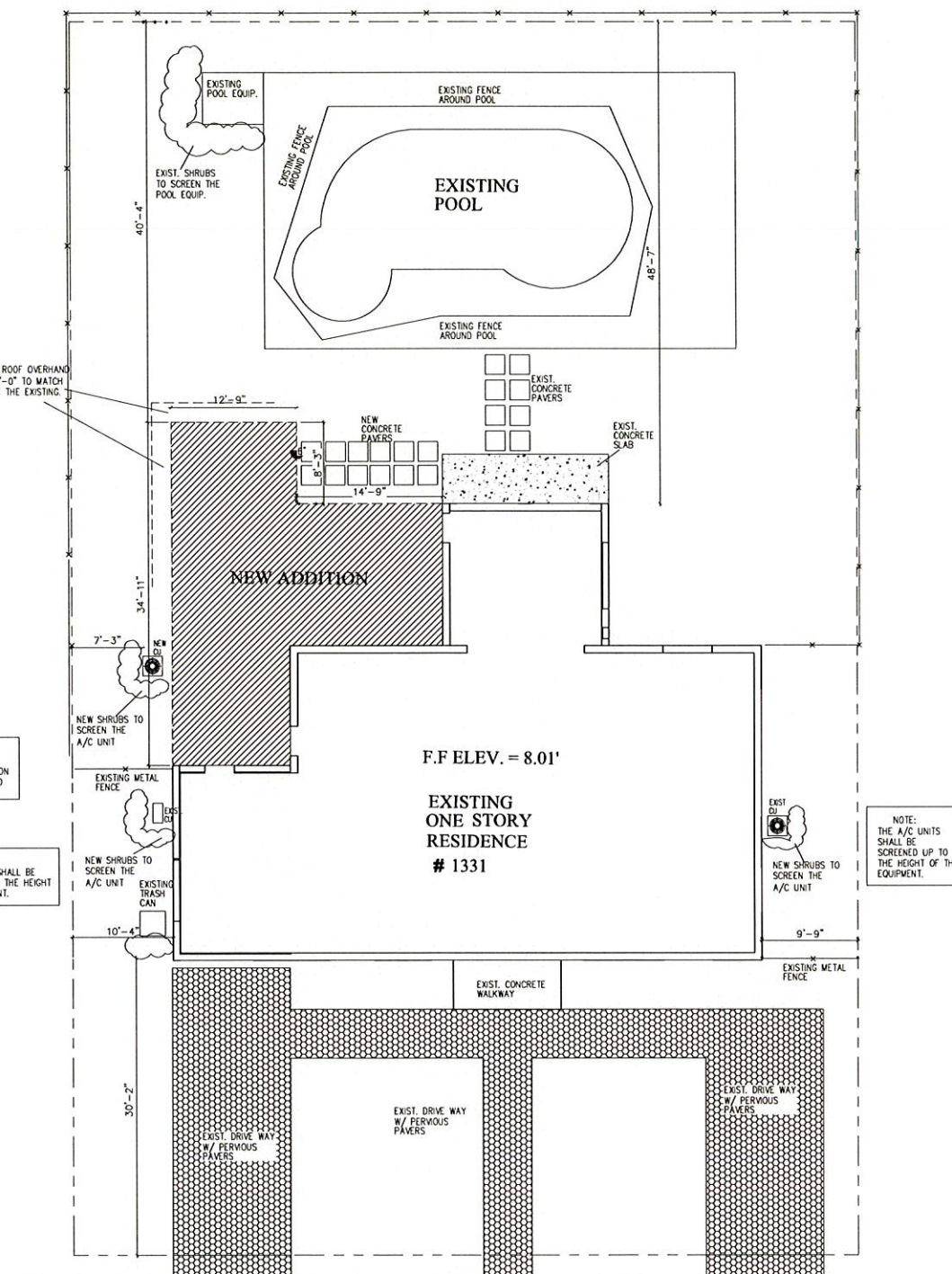
TOTAL IMPERVIOUS AREA: 4.846 SF (48.5%)



NOTE:
ALL EXISTING SITE FIXTURES
WILL REMAIN AND THE ADDITION
IS THE ONLY WORK PROPOSED

NOTE:
THE A/C UNITS SHALL BE
SCREENED UP TO THE HEIGHT
OF THE EQUIPMENT.

NOTE:
THE A/C UNITS
SHALL BE
SCREENED UP TO
THE HEIGHT OF THE
EQUIPMENT.

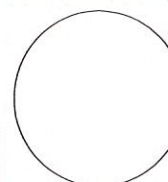


REVISION	BY



**RODRIGUEZ PROFESSIONAL
DESIGN CORP**
3201 SW 79 CT
MIAMI .FL. 33155
PHONE: 305 634 8466
Fax: 305 638 4710
C.A. 27469

Wilbert Rodriguez
Professional Engineer
P.E. No 65688



LEVICO INVESTMENT LLC
Addition To Existing Residence
1331 98TH St
Bay Harbor Island, FL 33154

DATE: 05-20-16

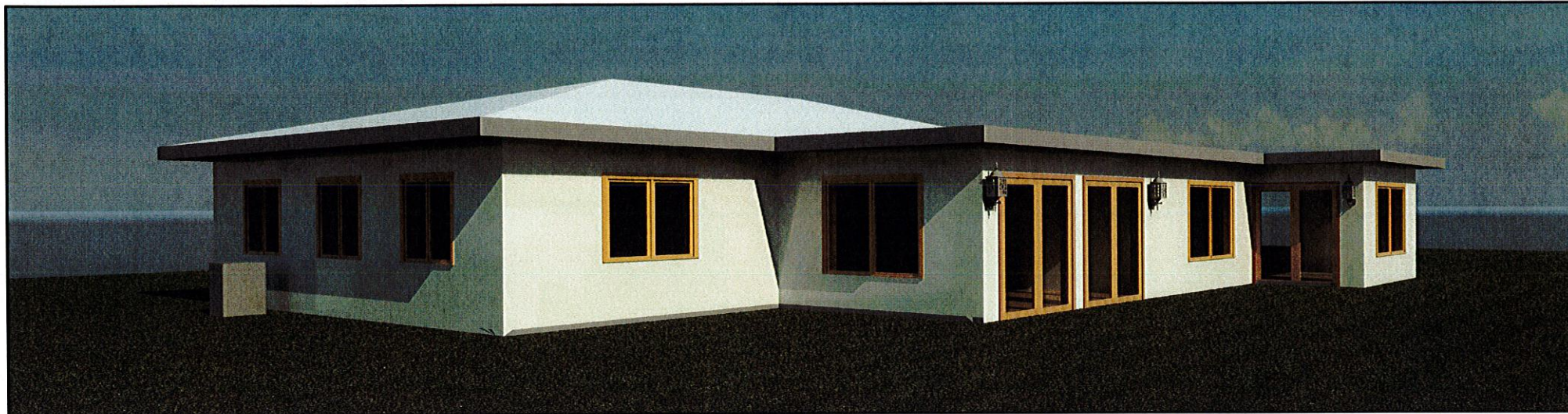
SCALE: AS SHOWN

DRAWN: WR/SR

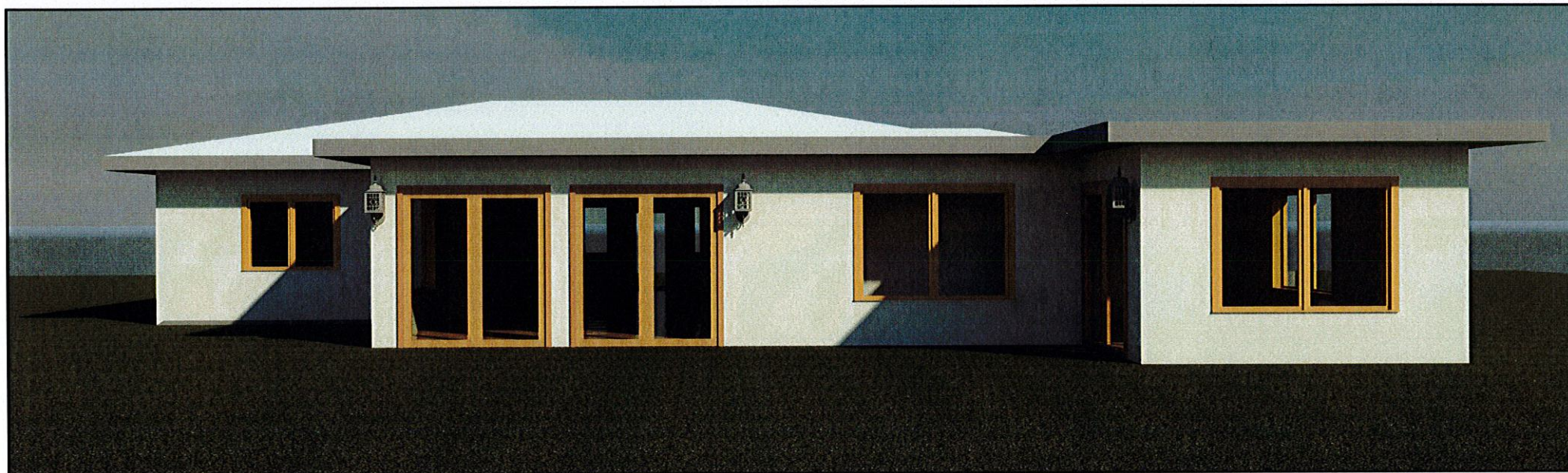
JOB:

SHEET

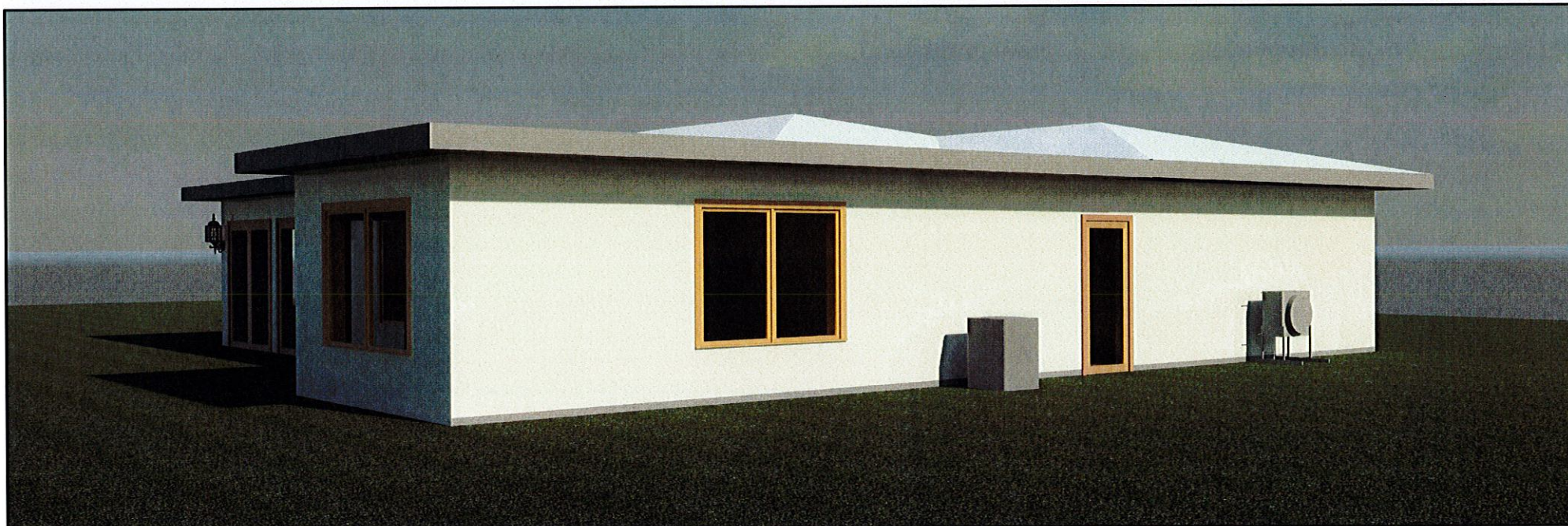
SP-1



PROPOSE SIDE ELEVATION



PROPOSE REAR ELEVATION

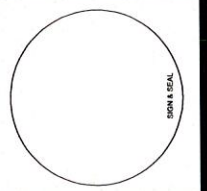


PROPOSE SIDE ELEVATION

REVISION	BY

WR
 RODRIGUEZ PROFESSIONAL
 DESIGN CORP
 3201 SW 79 CT
 MIAMI, FL. 33155
 PHONE: 305 634 8466
 Fax: 305 638 4710
 C.A. 27469

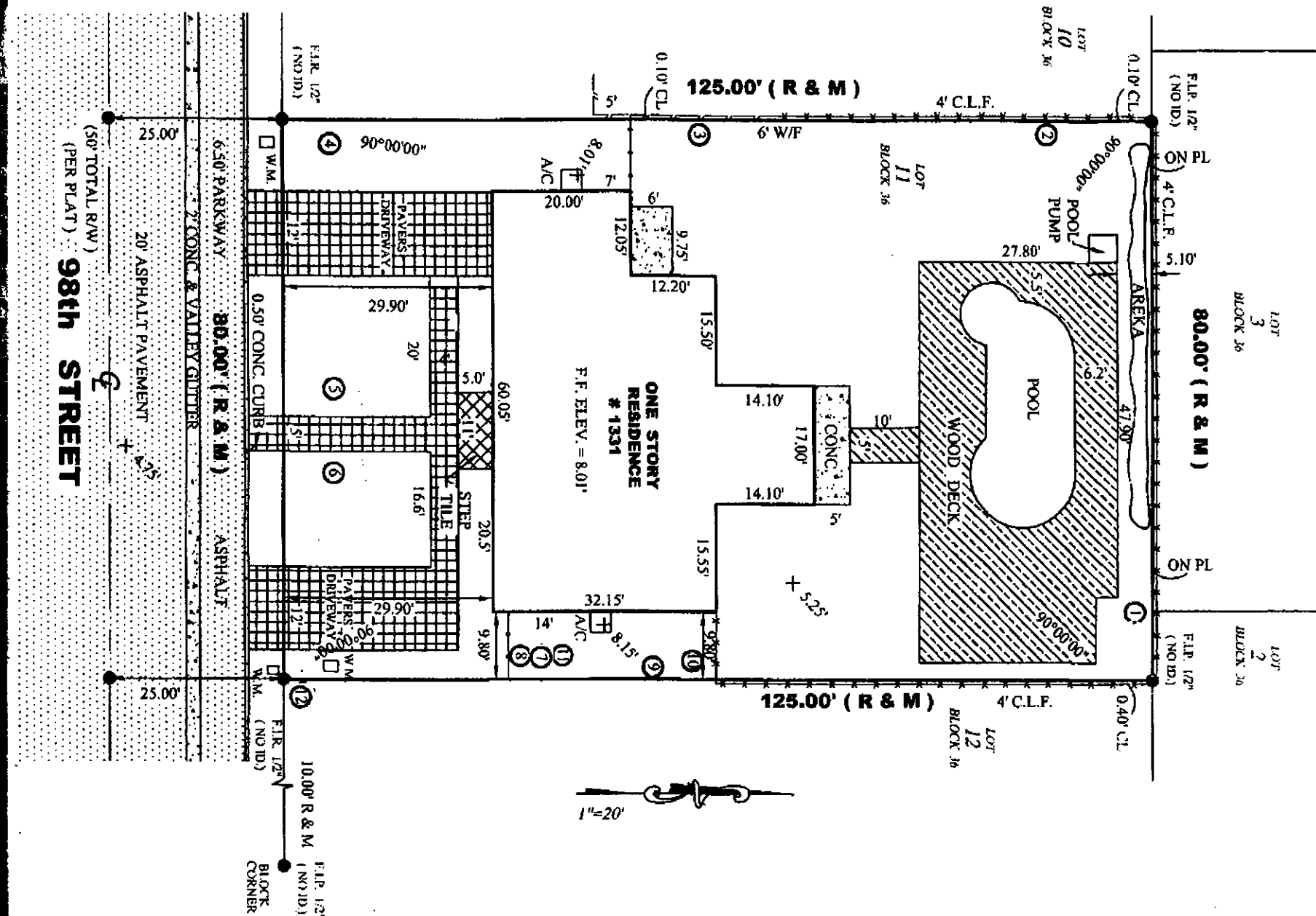
Wilbert Rodriguez
 Professional Engineer
 P.E. No 65688



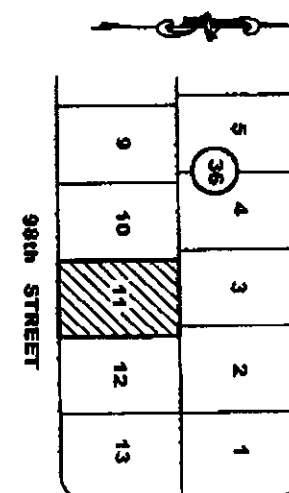
LEVICO INVESTMENT LLC
 Addition To Existing Residence
 1331 98TH St
 Bay Harbor Island, FL 33154

DATE: 05-20-16
 SCALE: AS SHOWN
 DRAWN: WR/SR
 JOB:

SHEET
 RD-1



LOCATION SKETCH SCALE: NTS



BROADVIEW TERRACE

TREE CHART

No.	NAME	DIAMETER	SPAN	HEIGHT
1	UMBRELLA TREE	1.5'	15'	20'
2	UMBRELLA TREE	2.0'	15'	25'
3	AVOCADO TREE	0.4'	10'	10'
4	AREKA PALM	0.5'	10'	10'
5	CHRISTMAN PALM (2)	0.5'	15'	17'
6	CHRISTMAN PALM (2)	0.5'	15'	17'
7	CUBAN PALM	1.5'	15'	35'
8	CUBAN PALM	1.5'	15'	35'
9	PALMETTO PALM	1.5'	15'	25'
10	CUBAN PALM	1.5'	15'	40'
11	CUBAN PALM	1.0'	12'	25'
12	ROYAL POINCIANA TREE	1.25'	35'	30'

PROPERTY ADDRESS: 1331 98TH ST., BAY HARBOR ISLAND, FL. 33154.

LEGAL DESCRIPTION: LOT 11 BLOCK 36
OF BAY HARBOR ISLAND SUBDIVISION
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46 AT PAGE 5
OF THE PUBLIC RECORDS MIAMI-DADE COUNTY, FLORIDA

ABBREVIATIONS:

SVK=SIDEWALK, 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, P/C=PROPERTY CORNER, D/H=DRILLED HOLE, W/F=WOODEN FENCE, RES=RESIDENCE, CL=CLEAR, RB=REBAR,
UE=UTILITY EASEMENT, CONC=CONCRETE SLAB, RW=RIGHT OF WAY, DE=DRAINAGE EASEMENT, CA=CENTER LINE, O=DIAMETER, TYP=TYPICAL,
M=MEASURED, R=RECORDED, ENCR=ENCROACHMENT, COMP=COMPUTER, ASH=ASPHALT, N/D=NAIL & DISC, S=SET, FEE=FINISH FLOOR ELEVATION,
O/S=OFFSET, PIP=POWER POLE, OHP=OVERHEAD POWERLINE, WM=WATER METER

WOOD FENCE
MASONRY WALL
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:

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.

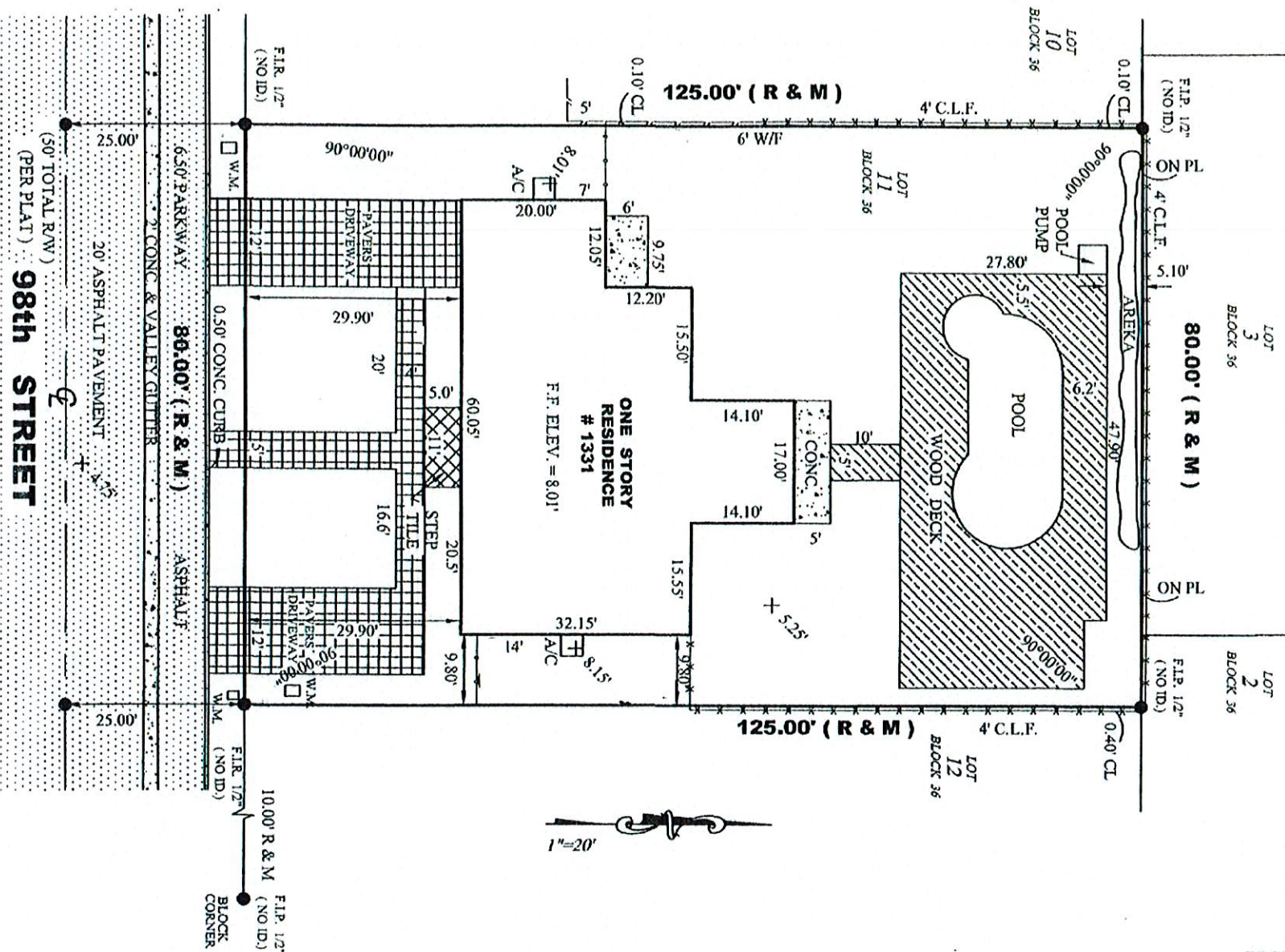
Engineers • Land Surveyors • Planners • LB # 0007059

555 NORTH SHORE DRIVE

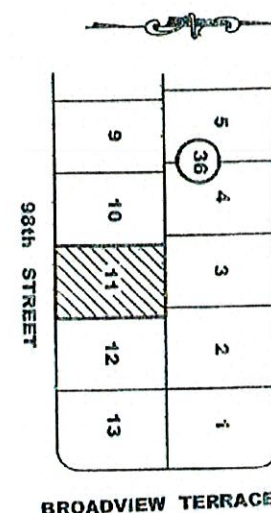
MIAMI BEACH, FL 33141

(305) 865-1200 Email: blancosurveyorsinc@yahoo.com Fax: (305) 865-7810

FLOOD ZONE: AE	SUFFIX: L	DATE: 9/11/09	BASE: 8'
PANEL: 0144	COMMUNITY # 120637	DWN. BY: F. Blanco	JOB No 16-534
DATE: 6/20/16	SCALE: 1" = 20'		



LOCATION SKETCH SCALE: NTS



PROPERTY ADDRESS: 1331 98TH ST., BAY HARBOR ISLAND, FL. 33154.

LEGAL DESCRIPTION: LOT 11 BLOCK 36
OF BAY HARBOR ISLAND SUBDIVISION
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46 AT PAGE 5
OF THE PUBLIC RECORDS MIAMI-DADE COUNTY, FLORIDA

ABBREVIATIONS:
SWK=SIDEWALK, 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, P/C=PROPERTY CORNER, D/H=DRILLED HOLE, W/F=WOODEN FENCE, RES=RESIDENCE, CL=CLEAR, RB=REBAR, UE=UTILITY EASEMENT, CONC=CONCRETE SLAB, R/W=RIGHT OF WAY, DE=DRAINAGE EASEMENT, CL=CENTER LINE, O=DIAMETER, TYP=TYPICAL, M=MEASURED, R=RECORDED, ENCR=ENCROACHMENT, COMP=COMPUTER, ASH=ASPHALT, N/D=NAIL & DISC, S=SET, FEE=FINISH FLOOR ELEVATION, O/S=OFFSET, P/P=POWER POLE, OHP=OVERHEAD POWERLINE, VM=VALUETER METER
WOOD FENCE= [Symbol]
MASONRY WALL= [Symbol]
CONCRETE= [Symbol]
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

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

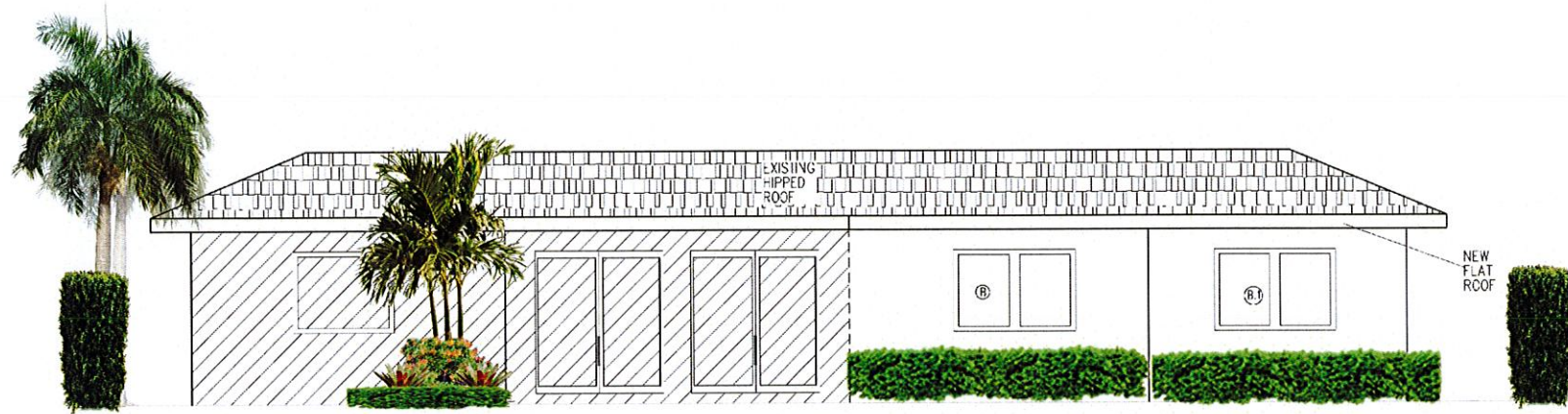
(305) 865-1200 Email: blancosurveyorsinc@yahoo.com Fax: (305) 865-7810

FLOOD ZONE: AE	SUFFIX: L	DATE: 9/11/09	BASE: 8'
PANEL: 0144	COMMUNITY #	120637	
DATE: 6/21/16	SCALE: 1" = 20'	DWN. BY: F. Blanco	JOB No: 16-534.

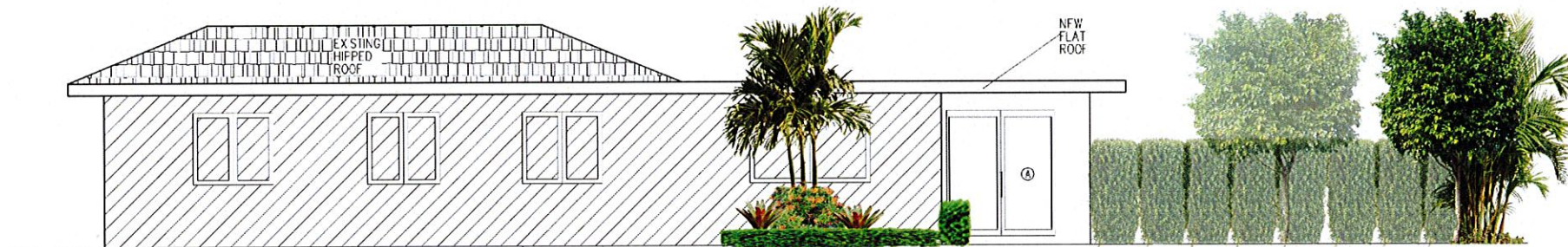
NOT VALID UNLESS EMBOSSED WITH
SURVEYOR'S SEAL



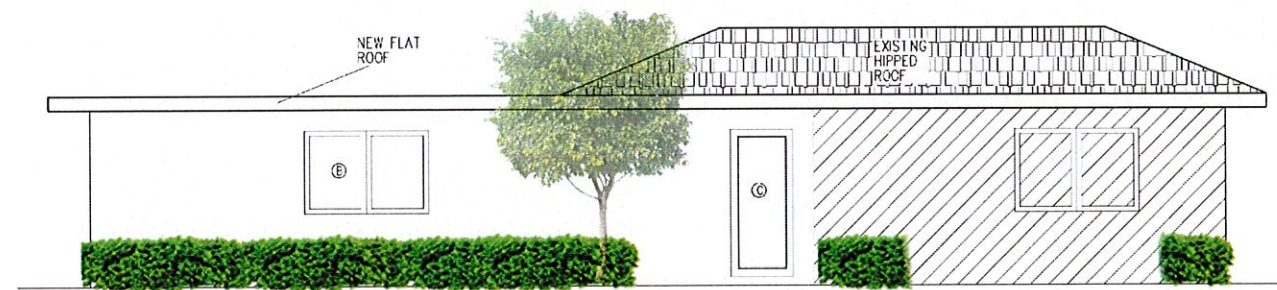
REVISED:



PROPOSE NORTH ELEVATION



PROPOSE EAST ELEVATION

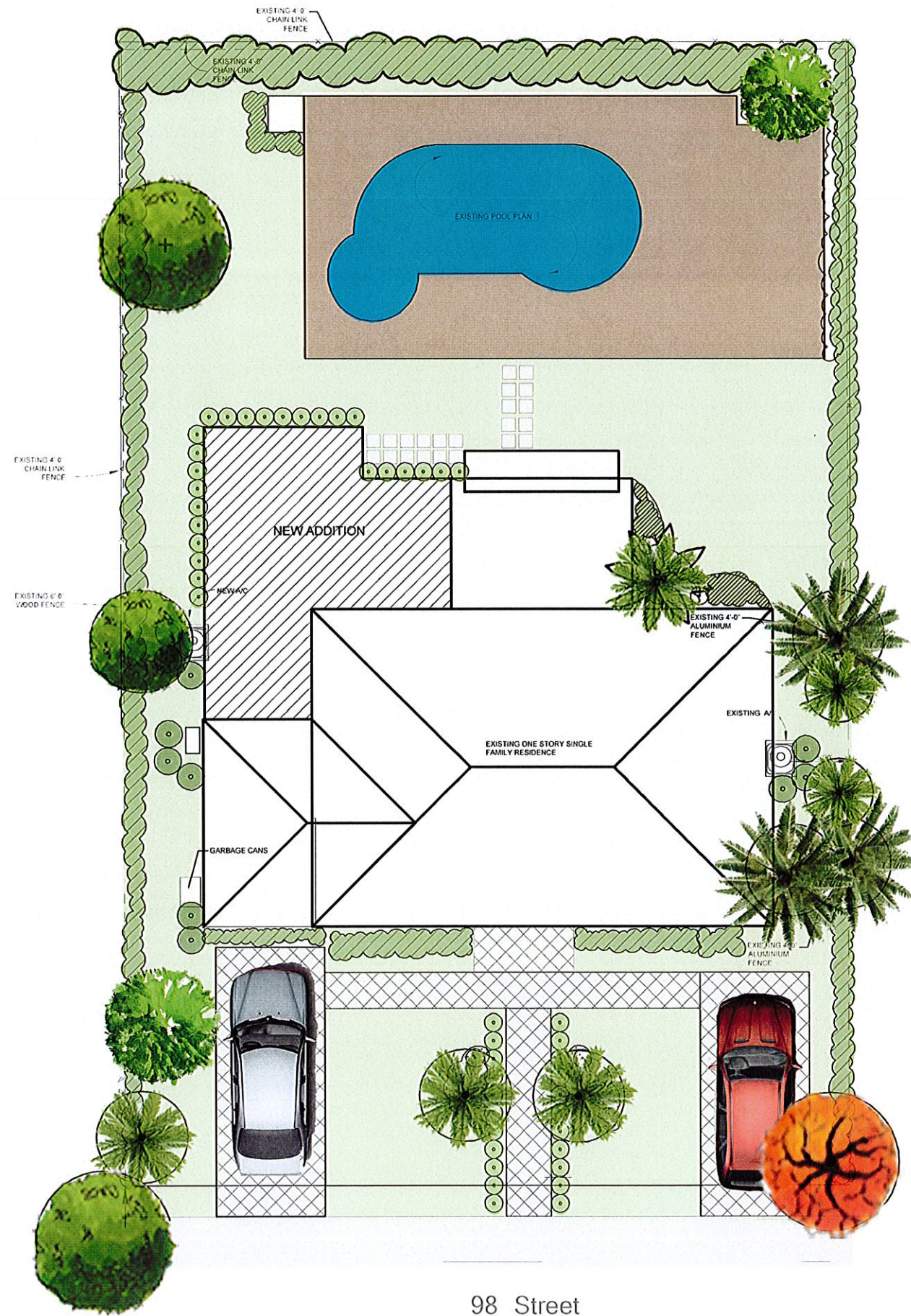


PROPOSE WEST ELEVATION

BEBCHIK RESIDENCE

1331 98 Street
TOWN OF BAY HARBOR ISLANDS, FLORIDA

DERICK LANGE
LANDSCAPE ARCHITECT
FL LICENSE #LA6667045
TEL 818-856-9556
info@landstonedesign.com
www.landstonedesign.com



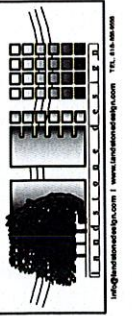
98 Street



LANDSCAPE PLAN

BEBCHIK RESIDENCE

1331 98 Street
TOWN OF BAY HARBOR ISLANDS, FLORIDA



Address: 1331 98TH ST
Bay Harbor Islands, FL 33154

Front view



Address: 1331 98TH ST
Bay Harbor Islands, FL 33154

Front view



Neighbor west

Address: 1331 98TH ST
Bay Harbor Islands, FL 33154

Front view



Neighbor east

Address: 1331 98TH ST
Bay Harbor Islands, FL 33154

Back view



Address: 1331 98TH ST
Bay Harbor Islands, FL 33154

Back view



Address: 1331 98TH ST
Bay Harbor Islands, FL 33154

Back view



East

Address: 1331 98TH ST
Bay Harbor Islands, FL 33154

Back view



West

Address: 1331 98TH ST
Bay Harbor Islands, FL 33154

Back view



East Neighbor

Address: 1331 98TH ST
Bay Harbor Islands, FL 33154

Back view



West Neighbor

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

From: Scott D. Marks *SDM*
Community Planner
MMPA-Consultant Town Planner

Date: October 14th, 2016

Subject: Bebachik Residence
1331 98th Street
Bay Harbor Islands Acct. No.: MB2016-77
MMPA Acct. No.: 01-0702-1040

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the latest revised site plan and architectural plans (dated 10/13/16) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications as deemed appropriate and/or with conditions, to allow for a 650 square foot addition to an existing single-family home located at 1331 98th Street.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 1331 98th Street
Legal Description: Lot 11 of Block 36, "Bay Harbor Island" according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION

The project engineer, Rodriguez Professional Design Corp, as agent for the property owner, Levyco Investments, LLC, has submitted an application for an addition to an existing single-family residence on an interior lot located at 1331 98th Street. The proposed 650 square foot addition will provide the existing home with a total of approximately 2,678 square feet of A/C living space. The property site design will remain the same as well as the existing facades (other than for the

addition). The property has an existing pool and pool deck in the rear of the property that will remain. The expanded residence will have four (4) bedrooms, three (3) full bathrooms and one (1) half bathroom. The overall height of the structure will be 13'-8" above Base Flood Elevation (BFE), which is under the maximum height permitted in the RD Single-Family District. The existing driveway and driveway connections to 98th Street are to remain the same. Extensive landscaping is existing / proposed that meets the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements, including the use of native and drought tolerant plant materials.

The Town's current Street Tree Master Plan identifies the tree species for this area of the Town as Live Oak along 98th Street. It should be noted that an existing large Live Oak tree is located in a landscape island in the Town swale near the west property line; the existing palms and Royal Poinciana tree along the front property line are also proposed to remain. As existing established trees are already located along the street, there is not ample room for additional street trees to be planted and mature; the existing landscaping along the street is permitted to remain as a substitute for the required street trees.

The Historical Structure Survey for the Town of Bay Harbor Islands lists the existing structure as a Masonry Vernacular design that was built in 1953 (FMSF No. DA10312). Town records indicate that an addition and renovation was completed to the home in 2013 which enclosed a carport adding 239 square feet to the home. The existing home design / style will not change.

PROJECT HISTORY

The applicant submitted an initial set and several revised sets of plans that were reviewed by MMPA for consistency with the Town Code requirements. Comments were given to the applicant each time and the current submitted plans are reflective of all requested changes.

COMPREHENSIVE PLAN / ZONING

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

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

PLATTING

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

SUMMARY / SITE PLAN COMMENTS

The latest site plan and architectural plans submitted for an addition to an existing single-family home located at 1331 98th Street meet or exceed all Town Land Development and Landscape Code requirements. The applicant previously submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

The following conditions of approval are recommended:

- 1) This approval is based on the plans prepared by Rodriguez Professional Design Corp, dated October 13th, 2016 with any modifications required by the PZ Board. All modifications to the above plans shall be reviewed by Town staff and may require re-approval by the PZB if felt to be substantial.

AGENDA ITEM REPORT

October 19, 2016

ITEM NUMBER: 3.

ITEM:

Approval of the minutes held on June 21, 2016 (Item #3A)

DESCRIPTION:

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Marlene Siegel, Town Clerk

ATTACHMENTS

1.	Minutes 6.21.16	6-21-16 DRAFT.docx
----	-----------------	--------------------

**MINUTES OF A PLANNING & ZONING BOARD MEETING
TOWN OF BAY HARBOR ISLANDS**

A Planning & Zoning Board Meeting was held Tuesday June 21, 2016 at 7:03 p.m. in the Council Chambers. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

Vice Chair Jerome Gavcovich
Board Member Oscar Sklar

Board Member Alan Bebchik
Board Member Thomas Telesco

QUASI-JUDICIAL PUBLIC HEARING

Assistant Town Attorney Frank Simone swore in all the individuals speaking at the Public Hearing.

Item 1. Request for approval for a new multi-family dwelling for “Dolce Vita” located at 1085 94 Street, Lot 10 of Block 13. The developer is proposing to construct a new six (6) Townhome complex. On February 2, 2016, the Board discussed the project but deferred action on the application and advised the applicant to make several changes. The Developer has made the changes as requested.

Architect, Arturo Greco of Artic Design, came forward to address the Board. He reminded the Board that the applicant was before the Board in February and has addressed all of the Board comments. He explained that revised plans reflected the Board comments to reduce the entry to the minimum; the second trash holding area was re-arrange to provide additional parking; the corners of the building was opened and a sample board of the materials was provided for the Board to review.

There was a brief discussion from the Board on the air conditioning units screening; setbacks; landscaping; basement; ramp; slope; drainage system; parking grade and driveway.

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

1. Use sound attenuations panels for the air condition compressors.
2. Use the horizontal slats for fencing materials on the front façade.

Board Member Bebchik seconded the motion and it passed unanimously.

Item 2. Request for approval for a new multi-family dwelling for “Atlantis” located at 1170 103 Street, Lots 6-7 of Block 5. The developer is proposing to construct a new thirty (30) unit multi-family residential complex. On March 1, 2016, the Board discussed the project but deferred action on the application and advised the applicant to make several changes. The Developer has made the changes as requested.

Architect, Johnathan Glaser, 1842 Oakland Park Blvd., came forward to address the Board. He stated that the applicant has returned with the modified site plans to make the more efficient. He explained that the parking ramp was modified to a 2 way drive with access on the west side; the column on the

front façade was removed; on the roof, only the trellis to allow an open view at the terrace; modified the unit layouts to 6 units per floor; added parking garage ventilation with the addition of green mesh material; added 2 guest parking in the front of the building and also added a water feature in the lobby area.

There was a detailed discussion from the Board on the mechanical equipment below grade level; dead end on the common path; proposed materials; setbacks; zoning data on the plans did not match; mechanical room was below grade elevation; generator ventilation; pedestrian access to the lobby from the garage; handicap parking spaces; possible breezeway; trash enclosure area and railings.

Consensus was for the applicant to come back to the Board with modified plans to address the following:

1. The generator room need to be brought up to grade elevation
2. The fire room, grade elevation.
3. The dead end of the common path needs to be addressed.
4. Reduce the steep on the ramp for the second floor ramp.
5. Add ventilation on the second floor.
6. Review the railings; elevations and garage.

Item 3. Request for approval for a new multi-family dwelling for “Sophie by Alure” located at 1045 92 Street, Lots 13-14 of Block 15. The developers are proposing to construct a twenty-six (26) unit multi-family residential development. The proposed units range from 1,105 to 2,355 sq. ft. of a/c plus balconies, etc. The proposed design incorporates one square shaped building positioned on top of a two-story parking garage structure. The building has 7 stories in height (5 floors of residential over 2 floors of parking / building lobby / common areas @ 65 feet above BFE. The developer will be required to obtain 8 Transfer of Development Rights (TDR).

Attorney, Steve Wernic of Akerman, LLP, came forward to address the Board. He was representing the applicant Oscar Costas. He explained that the applicant was proposing to construct a 26 unit multi-family residential project with an open atrium and breezeway on the interior.

Architects, Marcus Frankel & Ifhat Benayon, came forward to address the Board. They explained that the proposed project had passed all of the fire assessments to enrich the natural ventilation and complied with all of the Town requirements. He explained that the building offered larger units; 6 private roof gardens; fitness center; water elements; great views to an open atrium and a breezeway.

There was a brief discussion from the Board on the proposed materials; horizontal bands; 6 private gardens; generator; garage door material; atrium space; canopy; garage ventilation; parking spaces; balconies; setbacks; reduction of the ramp.

PUBLIC COMMENT

Paul Basile, 9240 W. Bay Harbor Drive, came forward to address the Board. He was in favor of the proposed project density, but was concerned with the landscaping on the roof top.

Frances Neuhut, 1060 Kane Concourse, came forward and requested a status on the TDR's for the reference project. Town Clerk Siegel responded that the previous owner lost \$60,000 in TDR money because the project expired.

David Nelson, 1050 93 St., came forward and was concerned the location of the air conditioning units. He suggested they be located on the roof top. Town Clerk Siegel stated that the Staff was working with the neighboring project, The Club on their ac units, and added that the Code was amended and the air conditioning units on the balconies were no longer allowed.

CLOSED PUBLIC COMMENT

ACTION: Board Member Sklar made a motion to approve with the following conditions:

1. Subject to the conditions listed on staff report provided by Town Planner, Michael Miller.
2. Ramp must be blended with the slope.
3. Must provide noise attenuation around the air conditioning compressors.
4. Add doors to the 7th floor master bathroom.

Board Member Telesco seconded the motion and it passed unanimously.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

Item 4. Request for approval for a revision for "All Seasons Developers, LLC" located at 1150 100 Street, Lot 7 of Block 8. The developers are proposing to construct a new four (4) Townhouse Residential Complex. On May 3, 2016, the Board reviewed the requested changes but tabled the item as further information was requested prior to taking action. The Developer has made the changes as requested.

There was a brief discussion from the Board on the north and south elevations; windows aligned; walking closets; bathroom on the east side; the addition of glass materials; eyebrows and south façade.

ACTION: Board Member Telesco made a motion to approve the project revisions with the condition to move the sliding door left on the first, second and fourth floors, so the vertical lines form one vertical line for all floors. Board Member Bebchik seconded the motion and it passed unanimously.

Item 5. Request for approval for a revision for "KAI / Bay Harbor Residences" located at 9940 W. Bay Harbor Drive 16-18 of Block 3. The Developer has requested to modify some of the plans after the initial approval from Planning and Zoning. Several modifications have been requested for PZB re-approval.

Attorney, Steve Wernic, 98 SW 7 Street, came forward to address the Board. He stated that the Kai Project was two (2) months away from obtaining a Certificate of Occupancy. He explained that there the proposed revisions were normal changes that happen through the permitting process.

Architect, Alfonso Jurado, came forward to address the Board. He stated that the project was near completion and underwent changes. He explained that there were accessibility issues that needed to be

addressed with the roof deck. The configuration to the lobby was also changes and the canopy was reduced in size; added stairs to access the fire pump; added one parking space, that was not on the original approval; increase in landscaping and also revised the sign of the building, aluminum material with cement.

PUBLIC COMMENT

Frances Neuhut, 1060 Kane Concourse, came forward to address the Board. She asked for a status update on the TDR's on the development. Assistant Town Attorney Simone explained that the project reduced the amount of units from 60 to 54, so they would only receive a total of 28 TDR's. The Town would not allow for them to bank more than what the project need.

CLOSED PUBLIC COMMENT

ACTION: Board Member Telesco made a motion to approve the proposed revision to the Kai Project. Board Member Bechik seconded the motion and it passed unanimously.

There being no further business to discuss meeting was adjourned at 9:51 p.m.

CHAIR

ATTEST

TOWN CLERK