

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**

November 15, 2016

FINAL AGENDA

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

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval for an addition for Fernando Rosenberg at 1330 100 Street, Lot 3 of Block 37. The owner is proposing an addition and garage enclosure to the existing single family residence. The proposed home will have approximately 3,095 square feet of living space, including the proposed addition. The residence will have four (4) bedrooms, four (4) full bathrooms and one half bathroom. Enclosed please find the site plan and elevations. (Item 1A)

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

2. Request for approval for a new single family home for 1310 Bay Holdings, LLC (Figueira Residence) located at 1310 95 Street, Lot 9 of Block 32. The owner is proposing to construct a new two story single family home in an interior lot. The proposed home will have approximately 5,350 square feet of a/c living space. The applicant is proposing a swimming pool and pool deck in the rear of the property. The residence will have six (6) bedrooms, six (6) full bathrooms and one half bathroom. Enclosed please find 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. Request for approval for an addition for Sholom D. Lipskar & Chana Lipskar and Zulman Lipskar located at 1311 Kane Concourse, Lot 13 of Block 34. The owners are proposing a partial second floor addition and garage enclosure to the existing single family residence. The proposed home will have approximately 4,194 square feet of living space, including the proposed addition. The residence will have five (5) bedrooms, four (4) full bathrooms and two (2) half bathrooms. Enclosed please find the site plan and elevations. (Item 3A)

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

4. Approval of minutes of the Board meeting held on August 16, 2016 (Item #4A)

** Staff Review:*

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

November 15, 2016

ITEM NUMBER: 1.

ITEM: Request for approval for an addition for Fernando Rosenberg at 1330 100 Street, Lot 3 of Block 37. The owner is proposing an addition and garage enclosure to the existing single family residence. The proposed home will have approximately 3,095 square feet of living space, including the proposed addition. The residence will have four (4) bedrooms, four (4) full bathrooms and one half bathroom. Enclosed please find the site plan and elevations. (Item 1A)

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.	Staff Report	1330 100th Street - PZB Staff Report Nov 8 2016.pdf
2.	Site Plan & Elevations	1330.100Street.pdf

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

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

Date: November 8th, 2016

Subject: Rosenberg Residence
1330 100th Street
Bay Harbor Islands Acct. No.: BP2016-128
MMPA Acct. No.: 01-0702-1035

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 11/3/16) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications as deemed appropriate and/or with conditions, to allow for the renovation, addition and garage enclosure to an existing single-family home located at 1330 100th Street.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 1330 100th Street
Legal Description: Lot 3 of Block 37, "Bay Harbor Island" according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION

The project engineer, Edward A. Landers, as agent for the property owner, Fernando Rosenberg, has submitted an application for the renovation, addition, and garage enclosure to an existing single-family residence on an interior lot located at 1330 100th Street. The single-story home will have approximately 3,095 square feet of A/C living space, including the proposed addition. The

existing swimming pool and pool deck in the rear of the property is to remain; however, some site design changes are proposed (driveway, walkway, rear concrete slabs, etc.). The expanded residence will have four (4) bedrooms, four (4) full bathrooms and one (1) half bathroom. The overall height of the structure will be 14'-2" above Base Flood Elevation (BFE), which is under the maximum height permitted in the RD Single-Family District. The applicant is proposing one driveway connection to 100th Street. 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 100th Street. The applicant is providing two (2) Live Oak trees along the front property line.

The Historical Structure Survey for the Town of Bay Harbor Islands lists the existing structure as a Ranch design that was built in 1950 (FMSF No. DA10341).

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 the renovation, addition and garage enclosure to an existing single-family home located at 1330 100th Street meet or exceed all Town Land Development and Landscape Code requirements. The applicant previously submitted plans

**Town of Bay Harbor Islands
Planning and Zoning Board Staff Report
Rosenberg Residence
1330 100th Street
November 8th, 2016
Page 3**

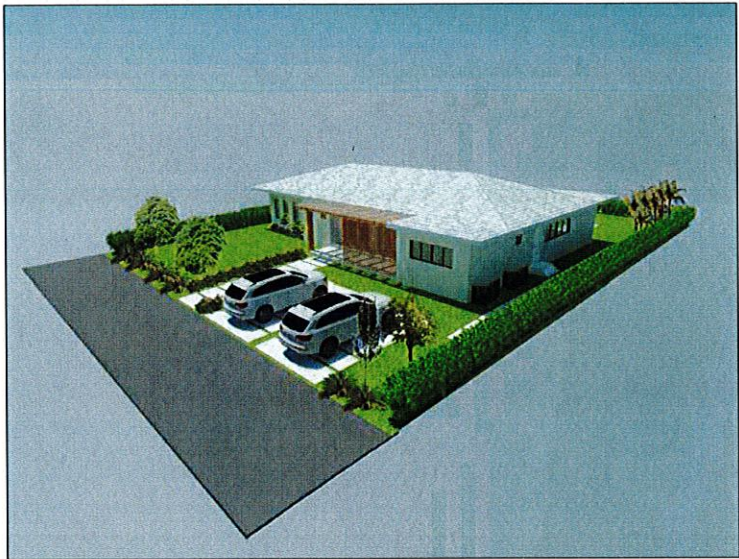
that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

The following conditions of approval are recommended:

- 1) This approval is based on the plans prepared by Edward A. Landers, dated November 3rd, 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.

COVER SHEET

1330 - 100 St - BAY HARBOUR ISLANDS, FL



INDEX

C COVER SHEET

LANDSCAPING

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L-2 LANDSCAPING ELEVATION

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A-2 FLOOR PLAN / PROPOSAL

A-3 ELEVATIONS

A-4 SURVEY

A-5 EXIST HOUSE PICTURES

A-6 NEIGHBORS HOUSES PICTURES

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S-2 ROOFING PLAN

ELECTRICAL

E ELECTRICAL PLAN

PLUMBING

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M-1 MECHANICAL, NOTES & DETAILS

R RENDERING

Edward A.
LANDERS, P.E.

CONSULTING ENGINEERS

7800 NW 14TH STREET, SUITE 200 MIAMI LAKES FL 33054
P.E. LICENSE

Tel. (305) 823-3938
Fax (305) 823-9355

PERMIT
SET

DWG INFO:

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INGS AND DRAWINGS SHOWN. THESE DRAWINGS ARE
TO BE USED FOR THE PROJECT STATED
ONLY AND SHALL NOT BE USED OR
REPRODUCED FOR ANY OTHER PURPOSE
WITHOUT THE EXPRESS WRITTEN CONSENT. CONTRACTORS SHALL
VERIFY ALL DIMENSIONS AND SHALL NOT
RELY ON SCALE DIMENSIONS. NOTIFY THE
ENGINEER OF ANY DISCREPANCIES PRIOR TO
COMMENCING WORK.

APPROVED BY	DATE

ADDITION TO:

NEW RENOVATION FOR:

1330 - 100 St
BAY HARBOUR ISLANDS FLORIDA

C

SHEET NUMBER

B.R. 9PER PLAT)

LOT 3
BLK 37

1 STY
RES #1330

LOT 7
BLK 37

1 LANDSCAPE PLAN
L-1 1/8" = 1'0"

DENOTES:

- DRIVEWAY WITH GRASS
IN BETWEEN / SALERNO PORCELAIN TILE -
CONCRETE SERIE
LIGHT GRAY 24"x24"
- STEPS ON REAR OF THE HOUSE WITH GRASS
IN BETWEEN / SALERNO PORCELAIN TILE -
CONCRETE SERIE
LIGHT GRAY 24"x24"

LEGAL DESCRIPTION:

LOT 3, BLOCK 37 OF "BAY HARBOR ISLAND"
ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 46, PAGE 5 OF THE
PUBLIC RECORDS OF MIAMI DADE COUNTY,
FLORIDA

LANDSCAPE DATA

Town of Bay Harbor Islands—Single Family Non-Waterfront Lot

SEC. 24-16. - LANDSCAPING:	REQUIRED	PROVIDED
A. SHADE TREE REQUIRED		
SINGLE - FAMILY NON-WATERFRONT LOT	5	5
NUMBER OF SHADE TREES IN FRONT YARD:	2	4
NATIVE SPECIES REQUIRED - 50%	3	5
DROUGHT TOLERANT & LOW MAINTENANCE SPECIES REQUIRED	3	5
B. SHRUBS REQUIRED:		
SINGLE - FAMILY NON-WATERFRONT LOT	50	285
NATIVE SPECIES REQUIRED- 30%	15/18	260
DROUGHT TOLERANT AND LOW MAINTENANCE SPECIES REQUIRED-50%	25/30	260
B. MAXIMUM LAWN AREA ALLOWED 50% OF NET LOT AREA	5,580 SQ.FT MAX.	5500

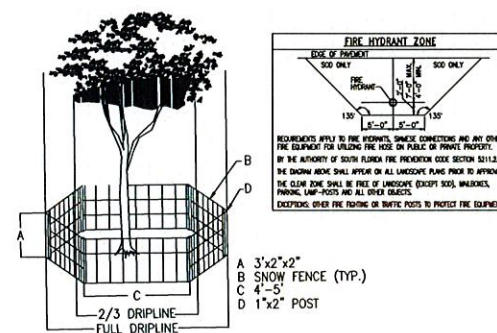
KEY	QTY.		PLANT NAME	NATI	VE	SIZE	SPECS
SYMBOL	NEW	EXIST.	BOTANICAL NAME/ COMMON NAME	YES	NO	HT. X SPR.	CALIPER
QV	2	--	QUERCUS VIRGINIANA/ OAK	YES	--	12' MIN	MIN 45 GAL.
CE	207	--	CONOCARPUS ERECTUS / GREEN BUTTONWOOD	YES	--	42"-48"	7 GAL.
CE-2	8	--	CONOCARPUS ERECTUS / GREEN BUTTONWOOD	YES	--	72"-84"	15 GAL.
CE-1	10	--	CONOCARPUS ERECTUS / GREEN BUTTONWOOD	YES	--	12' MIN	25 GAL.
MF	2	--	MYRCIANTHES FRAGRANS/ SIMPSON STOPPER	YES	--	12' MIN	25 GAL.
MUH	18	--	MUHLENBERGIA CAPILLARIS / MUHLY GRASS	YES	--	24" X 18"	#3 24" O.C. FULL
TD	11	--	TRIPSACUM DACTYLOIDES/ DWARF FAKAHATCHEE GRASS	YES	--	2'-3'	7 GAL. MIN
TD-1	16	--	TRIPSACUM DACTYLOIDES/ FAKAHATCHEE GRASS	YES	--	3'	7 GAL. MIN
C	25	--	CTENANTHE/ BURLE MARX	--	NO	15"	
CES	2	--	CONOCARPUS ERECTUS SERICEUS/SILVER BUTTONWOOD	YES	--	12' MIN	MIN 50 GAL.
CZ	4	--	CALYPTRANSTHES ZUYZGIUM/ MYRTLE OF THE RIVER	YES	--	12'-14'	MIN 50 GAL.
CT	2	--	CLERODENDRUM THOMSONIAE/ BLEEDING HEART VINE	--	NO	4'-5'	7 GAL. TRELLIS
MA	--	1	MANGO TREE	--	NO	13'-15'	
DL	--	5	DYPsis LUTENSIS/ARICA PALM	--	NO	20'-30'	

COMPLY WITH F.B.C 2014 - 5TH EDITION

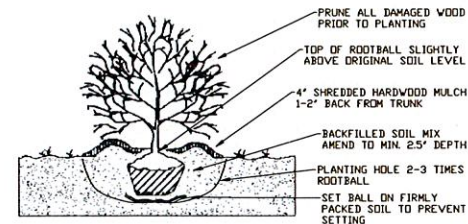
EXIST. AREA UNDER AC	= 2,271 SQ.FT
NEW GARAGE CONVERSION AREA	= 391 SQ.FT
NEW ADDITION	= 288 SQ.F

NOTES:

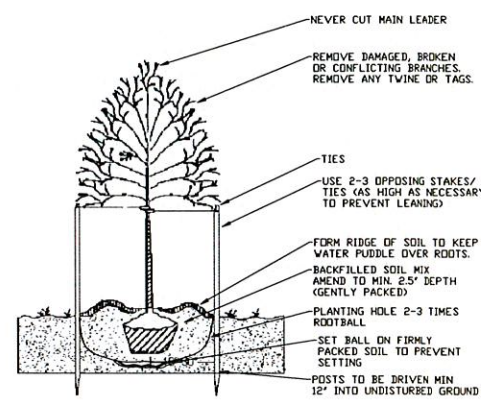
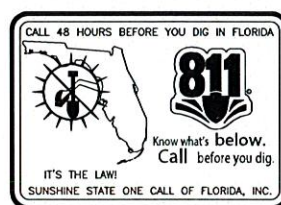
- NOTES:**
1. SEE SPECIFICATION SHEET FOR ADDITIONAL DETAILS.
 2. ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER & SHALL BE INSTALLED AS SPECIFIED IN "GRADES AND STANDARDS FOR NURSERY PLANTS" FLORIDA DEPT. OF AGRICULTURE GRADES AND STANDARDS. CURRENT EDITION RESPECTIVELY.
 3. LANDSCAPE CONTRACTOR TO PROVIDE AN AUTOMATIC LAWN IRRIGATION SYSTEM GUARANTEEING 100% COVERAGE & 50% MIN. OVERLAP TO ALL LANDSCAPED AREAS. SYSTEM SHALL HAVE A RAIN SENSOR DEVICE AS REQUIRED.
 4. ALL EXISTING TREES SHALL BE TRIMMED AS PER "THE AMERICAN NATIONAL STANDARD INSTITUTE, (ANSI) A300-1995" CURRENT EDITION RESPECTIVELY.
 5. LANDSCAPE CONTRACTOR TO REMOVE ALL EXISTING BRAZILIAN PEPPER & FLORIDA HOLLY FROM SITE.
 6. EXISTING TREES TO BE BARRICADED PRIOR TO BEGINNING OF CONSTRUCTION & SHALL REMAIN IN PLACE DURING CONSTRUCTION.
 7. NO HEAVY EQUIPMENT, CONSTRUCTION MATERIALS OR SOIL DEPOSITS ARE TO BE ALLOWED INSIDE TREE BARRIERS.
 8. TOPSOIL SHALL BE CLEAN & REASONABLY FREE OF CONSTRUCTION DEBRIS, WEEDS, ROCKS, & NOXIOUS PESTS & DISEASE (SEE SOIL PLANTING SPECIFICATIONS).
 9. ALL TREES TO HAVE AT LEAST 5" CLEAR TRUNK AND SHALL HAVE 36" DIA. MULCH BED.
 10. TOPSOIL SHALL BE CLEAN & REASONABLY FREE OF CONSTRUCTION DEBRIS, WEEDS, ROCKS, & NOXIOUS PESTS



TREE BARRICADE DETAIL
N.T.S



SHRUB PLANTING DETAIL
N.T.S



TREE PLANTING DETAIL
N.T.S

KEN L. FARRINGTON
LANDSCAPE ARCHITECTURE LC0001209

EMAIL -

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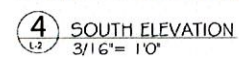
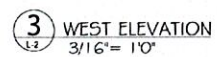
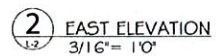
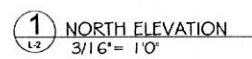
Project: 1330 - 100 St
BAY HARBOR ISLANDS FLORIDA

Sheet Title:
L-1

Date	09/30/2016
Drawn by	A.M.
Checked by	K.F
Scale: AS SHOWN	

Sheet N:

L-1



1 LANDSCAPE ELEVATIONS
L-2 3/16" = 1'0"

KEN L. FARRINGTON
LANDSCAPE ARCHITECTURE LC0001209

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Project:
1330 - 100 St
BAY HARBOR ISLANDS FLORIDA

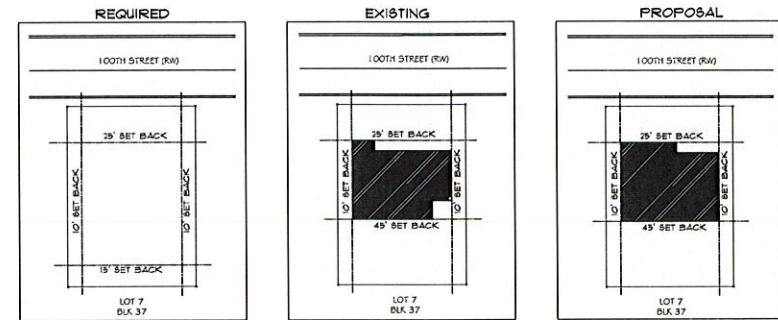
L-2

Date	09-30-2016
Drawn by	A.M.
Checked by	K.F
Scale: AS SHOWN	

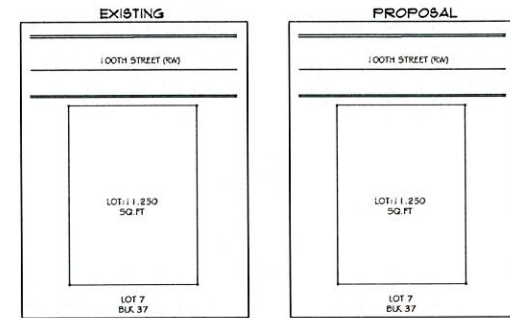
Sheet N:

L-2

SET BACK:



LOT:



SETBACKS		
HOUSE	REQUIRED	PROVIDED
FRONT	25 FT	25 FT
SIDE	10 FT	10 FT
REAR	15 FT	45 FT

HEIGHT	
REQUIRED	PROVIDED
25 FT	15 FT

LOCATION MAP

LEGAL DESCRIPTION:
LOT 3, BLOCK 31 OF "BAY HARBOR ISLAND"
ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 46, PAGE 5 OF THE
PUBLIC RECORDS OF MIAMI DADE COUNTY,
FLORIDA

ZONING DATA
ZONING DISTRICT - RESIDENTIAL - RD -SINGLE FAMILY
AREA - LOW DENSITY (0-6 DU/AC)
LOT WIDTH - 30'
DEPTH - 125'
LOT AREA - 11,250 SQ.FT
BUILDING COVERAGE - 3,102 SQ.FT

PROPOSED FLOOR AREA

	DESG.
EXIST. HOME	2,656 S.F.
NEW ADDITION	439 S.F.
TOTAL...	3,095 S.F.
EXTERIOR COVER TERRACE	243 S.F.

EXIST. IMPERVIOUS SURFACE CALC.

EXIST. HOUSE - 2,614 S.F.
DRIVEWAYS - 520 S.F.
POOL DECK - 1,634 S.F.
REAR PATIO - 238 S.F.
AC PADS - 24 S.F.
TOTAL - 5,210 S.F.
5,210 S.F. / 11,250 S.F. (LOT)
= 46% < 54%

NEW IMPERVIOUS SURFACE CALC.

NEW HOUSE - 3,071 S.F.
DRIVEWAYS - 1,168 S.F.
POOL DECK - 131 S.F.
REAR PATIO - 242 S.F.
AC PADS - 24 S.F.
TOTAL - 5,242 S.F.
5,242 S.F. / 11,250 S.F. (LOT)
= 47% < 54%

DENOTES:

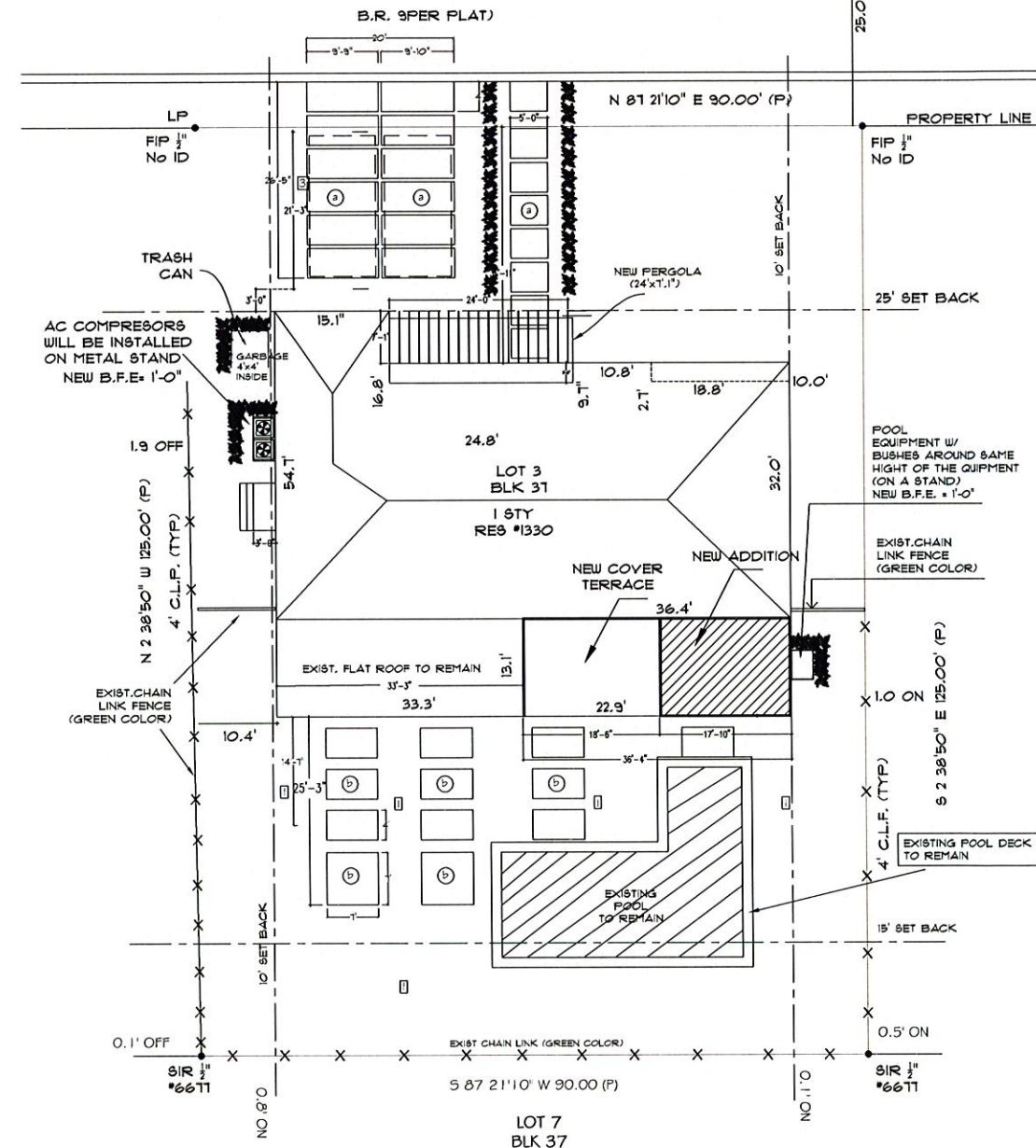
- ① DRIVEWAY / WALKWAY WITH GRASS IN BETWEEN / SALERNO PORCELAIN TILE CONC. SERIE (LIGHT GRAY 24" x 24")
- ② STEPS ON REAR OF THE HOUSE W/ GRASS IN BETWEEN / SALERNO PORCELAIN TILE CONC. SERIE (LIGHT GRAY 24" x 24")
- ③ GRASS

SCOPE OF WORK:

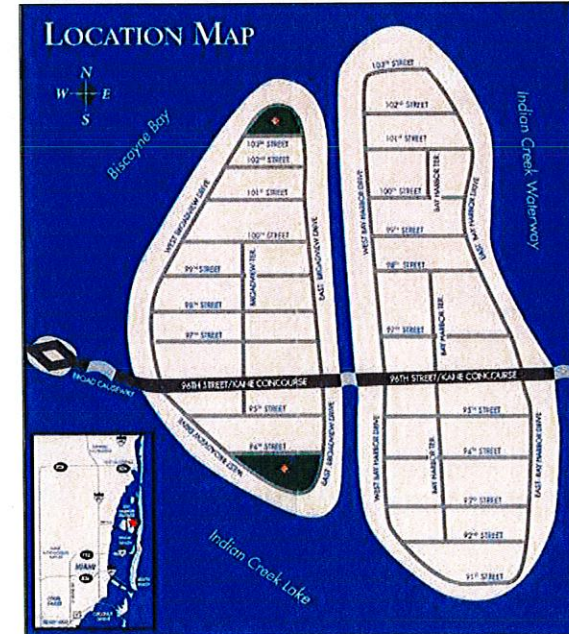
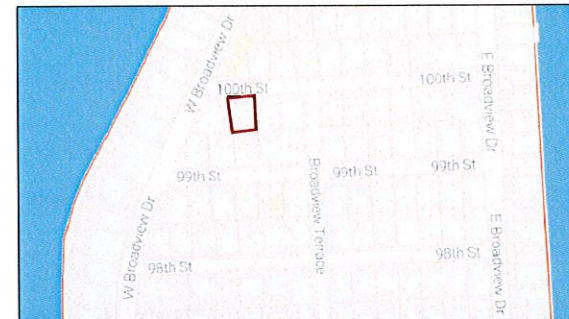
1. NEW MASTER BEDROOM EXTENSION.
2. NEW GARAGE CONVERSION INTO A NEW BEDROOM
3. REPLACE EXIST. KITCHEN CABINETS
4. REPLACE EXIST. WINDOWS
5. EXTEND EXIST. LIVING AREA (REMOVE EXIST. FRONT WALL)
6. NEW PERGOLA IN FRONT OF THE HOUSE

COMPLY WITH F.B.C 2014 - 5TH EDITION

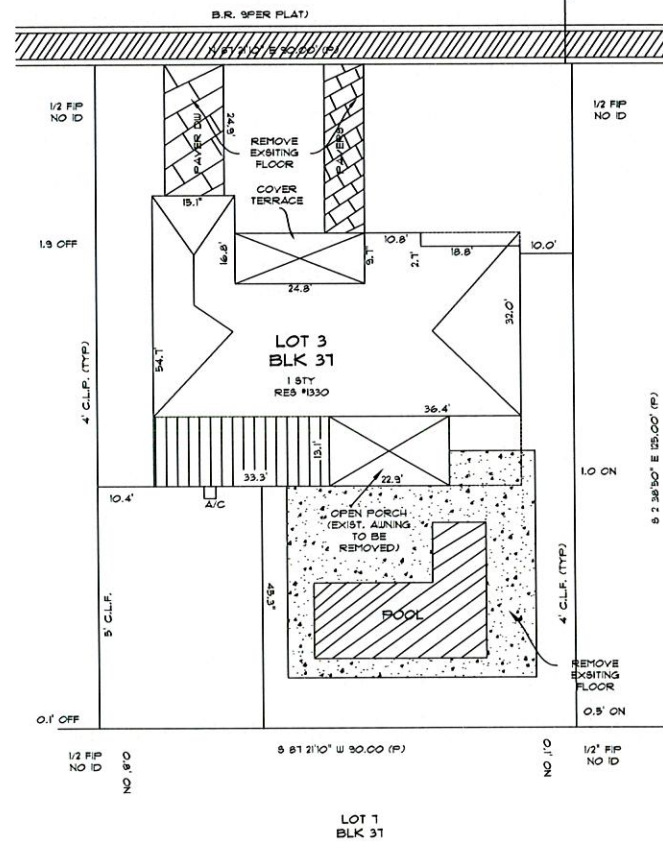
100TH STREET (RW)



LOCATION MAP:



100TH STREET (RW)



EXIST SITE PLAN N.T.S.

NEW SITE PLAN SC: 3/32"=1'
PROPOSAL

Edward A.
LANDERS, P.E.
CONSULTING ENGINEERS
3800 NE 16TH STREET, SUITE 308, MIAMI LAKES, FL 33094
Tel: (305) 823-3338
Fax: (305) 823-9359

PERMIT SET

DUG INFO:	
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APPROVED BY:	DATE:
	1/23/16

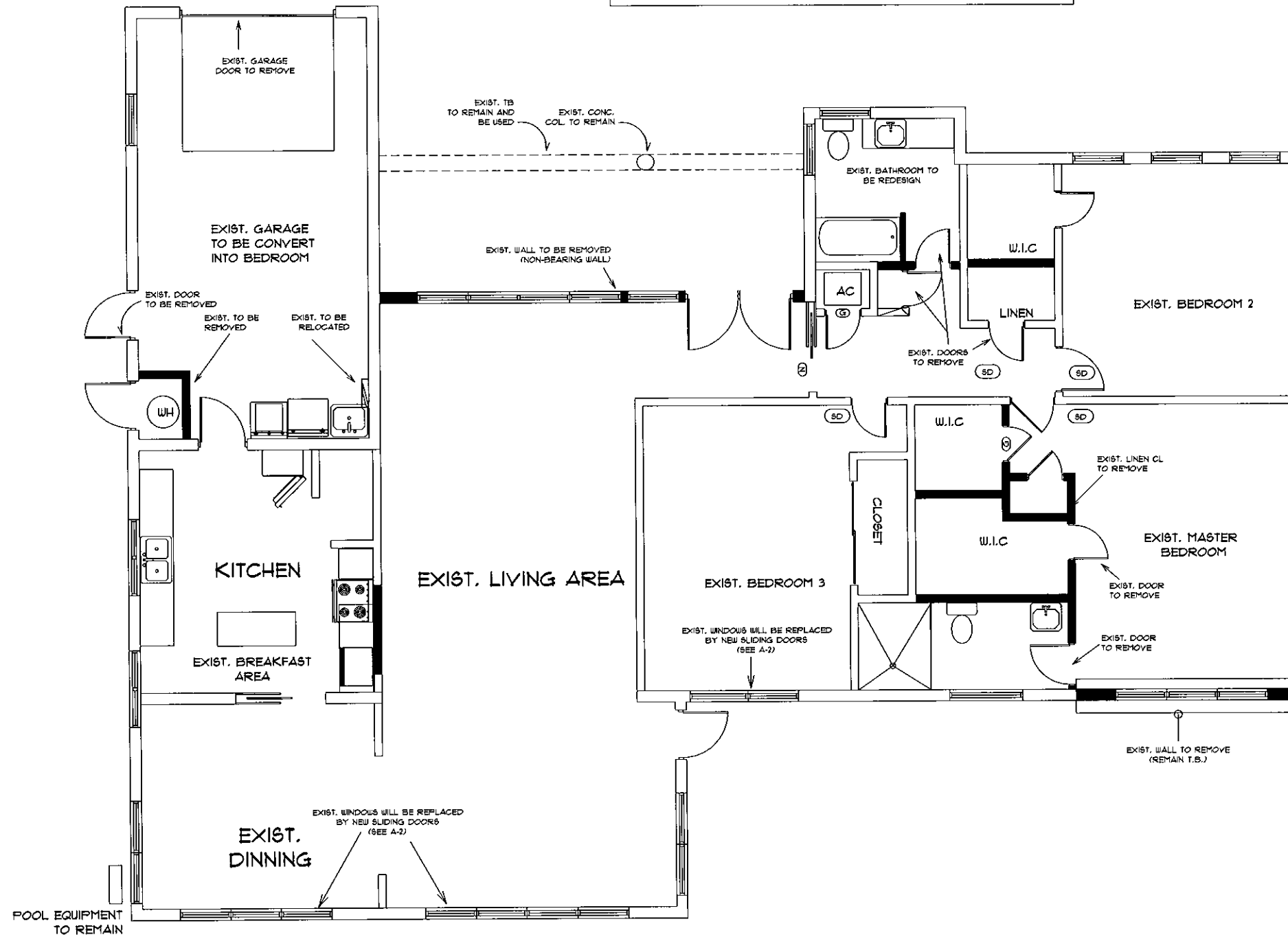
ADDITION TO:
NEW RENOVATION FOR:
MR. AND MRS. FERNANDO ROSENBERG
1330 - 100 ST
BAY HARBOR ISLANDS FLORIDA

A
SHEET NUMBER

SCOPE OF WORK:

1. INTERIOR RENOVATION
2. CONVERT EXIST. GARAGE INTO A BEDROOM
3. RELOCATE EXIST. WALL ENTRANCE (NON-BEARING)
4. REPLACE EXIST. W.H. FOR A TANKLESS W.H.
5. REPLACE EXIST. DOORS & WINDOWS

COMPLY WITH F.B.C 2014- 5TH EDITION



EXISTING PLAN - SC: 1/4"=1'

PROPOSAL

PERMIT
SET

DUG INFO:	

AFFROVED BY	DATE
	1.12.2016

ADDITION TO:
NEW RENOVATION FOR:
MR. AND MRS. FERNANDO ROSENBERG
1330 - 100 ST
BAY HARBOR ISLANDS FLORIDA

A-1
SHEET NUMBER

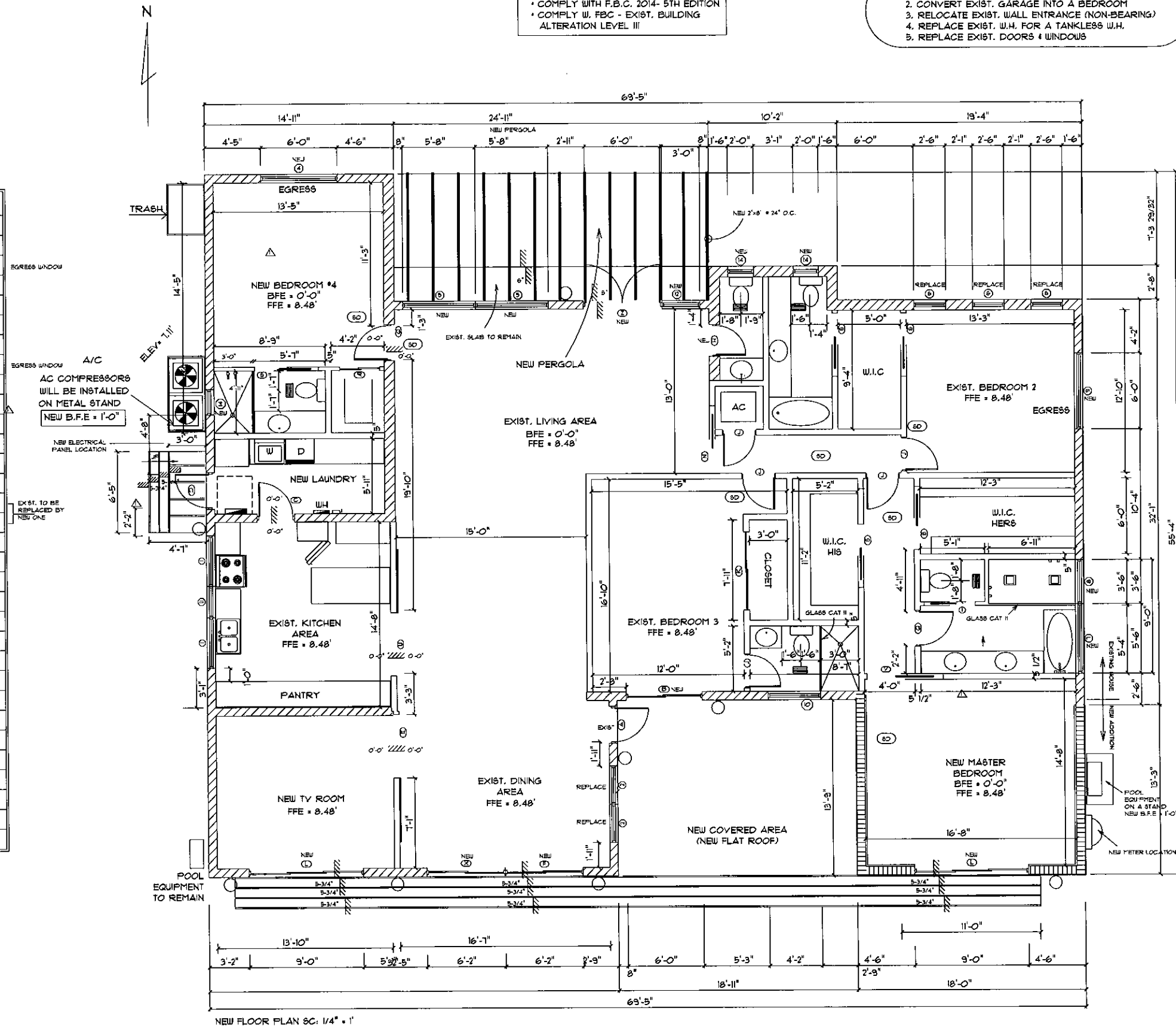
NOTES:
• COMPLY WITH F.B.C. 2014- 5TH EDITION
• COMPLY W. FBC - EXIST. BUILDING
ALTERATION LEVEL III

SCOPE OF WORK:
1. INTERIOR RENOVATION
2. CONVERT EXIST. GARAGE INTO A BEDROOM
3. RELOCATE EXIST. WALL ENTRANCE (NON-BEARING)
4. REPLACE EXIST. W.H. FOR A TANKLESS W.H.
5. REPLACE EXIST. DOORS & WINDOWS

WINDOW & DOOR SCHEDULE

OPENING ID	TYPE	SIZE	COUNT
1	SLIDING WINDOW	4'-0" x 3'-6"	2
2	WINDOW	3'-0" x 5'-0"	2
4	SLIDING WINDOW	5'-0" x 4'-2"	1
5	WINDOW - FIXED	5'-3" x 1'-3"	2
6	WINDOW - FIXED	2'-6" x 5'-0"	3
7	WINDOW - FIXED	5'-6" x 6'-0"	1
8	WINDOW - FIXED	3'-6" x 5'-0"	1
9	SLIDING WINDOW	6'-0" x 4'-0"	1
10	SLIDING WINDOW	4'-8" x 2'-0"	1
11	WINDOW - FIXED	2'-6" x 3'-6"	1
12	WINDOW - FIXED	3'-0" x 1'-5"	1
14	SLIDING WINDOW	2'-0" x 2'-6"	3
A	DOOR	2'-8"	1
B	SLIDING DOOR	6'-0"	1
C	DOOR	2'-8"	1
D	DOOR	2'-8"	1
E	FACE SLIDING DOOR	5'-0"	1
F	SLIDING DOOR	6'-2"	1
G	DOOR	2'-0"	2
H	DOOR	2'-4"	1
I	POCKET	2'-0"	1
J	DOOR	2'-6"	5
K	SLIDING DOOR	6'-0"	1
L	SLIDING DOOR	9'-0"	2
N	POCKET	2'-8"	1
Q	DOOR	2'-8"	2
R	SLIDING DOOR	3'-0"	1
S	POCKET	2'-6"	5
U	FACE SLIDING DOOR	5'-0"	1
V	POCKET	3'-0"	1
X	SLIDING DOOR	6'-2"	1
Z	DOOR	6'-0"	1

" ALL WINDOWS & DOORS WILL BE NEW



PERMIT SET

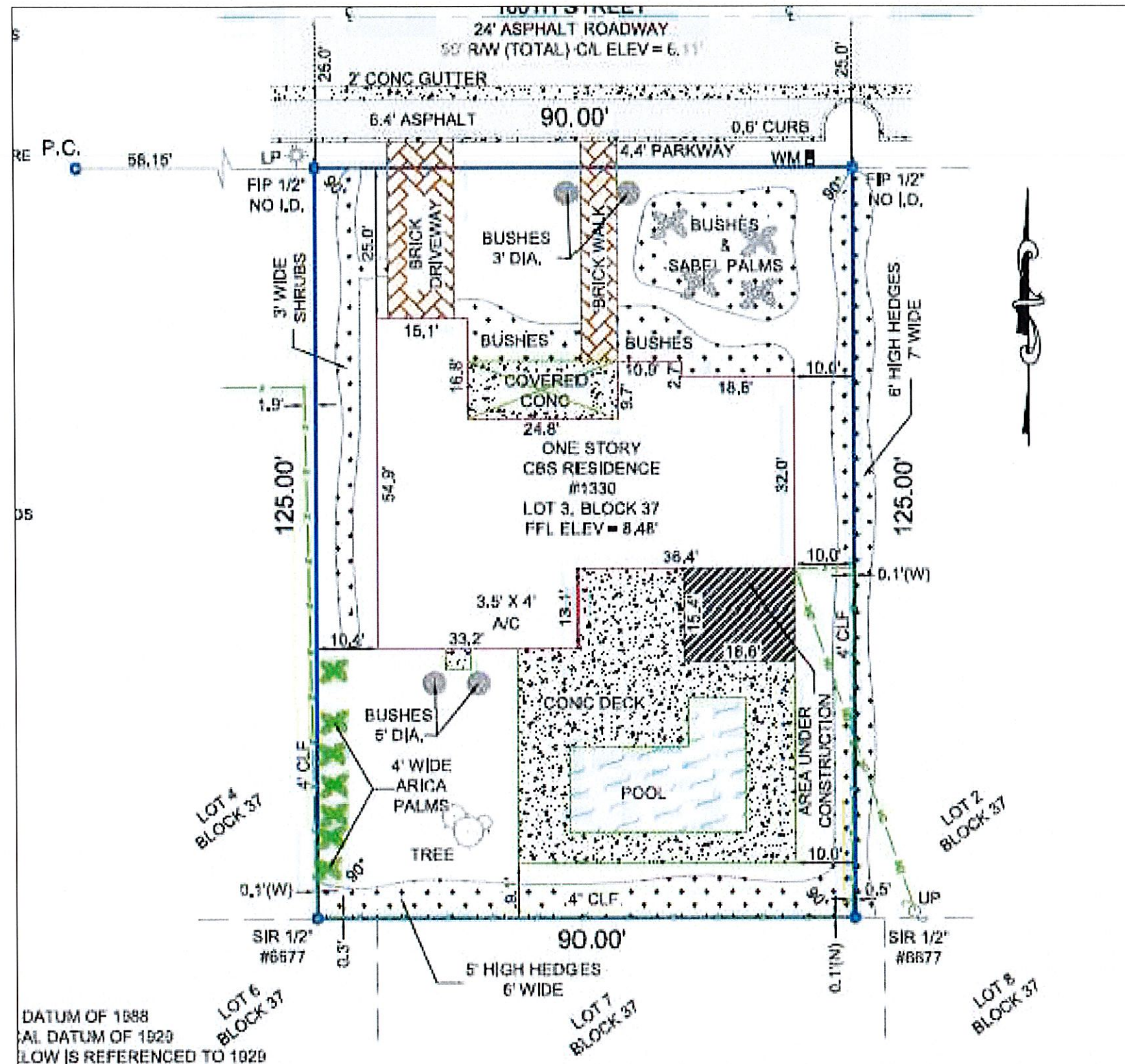
DATE:

APPROVED BY: [Signature]
DATE: 1/2/2016

ADDITION TO:
NEW RENOVATION FOR:
MR. AND MRS. FERNANDO ROSENBERG
1330 - 100 ST
BAY HARBOR ISLANDS FLORIDA

A-2

SHEET NUMBER



DATUM OF 1988
CAL DATUM OF 1929
FLOW IS REFERENCED TO 1929

DD ZONE DATA:	REVISIONS:	DATE:	SCALE: 1" = 20'	THIS SURVEYS MEETS THE STANDARDS FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 6J-17, FLORIDA STATUTES
AE B	FIELD LOCATION OF IMPROVEMENTS	2/4/2016	CADD: LJ	JULIO S. PITA, PSM, STATE OF FLORIDA
MUNITY #: 120037	TREE SURVEY	3/20/2016	CHECKED BY: JSP	

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APPROVED BY	DATE

ADDITION TO:

NEW RENOVATION FOR:

1330 - 100 St
BAY HARBOUR ISLANDS FLORIDA

A-4
SHEET NUMBER



FRONT VIEW 1



FRONT VIEW 2



BACK VIEW 1



BACK VIEW 2

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ENGINEER OF ANY DISCREPANCIES PRIOR TO
COMMENCING WORK.

APPROVED BY	DATE

ADDITION TO:
NEW RENOVATION FOR:
1330 - 100 St
BAY HARBOUR ISLANDS FLORIDA

A-5

SHEET NUMBER



NEIGHBOR WEST



NEIGHBOR EAST



NEIGHBOR SOUTH

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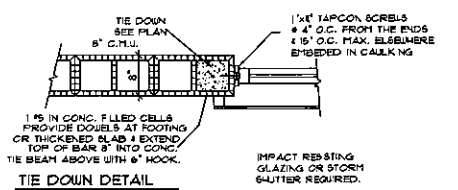
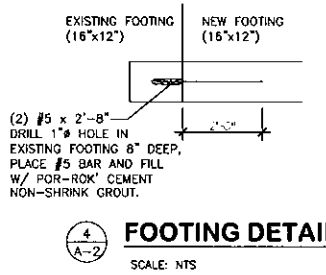
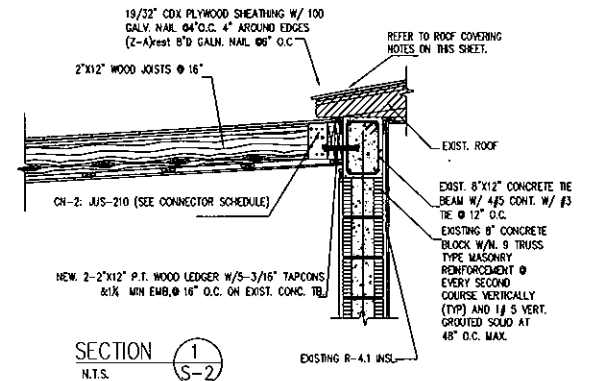
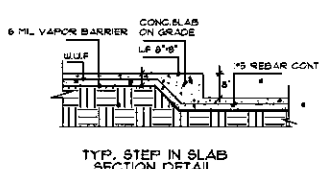
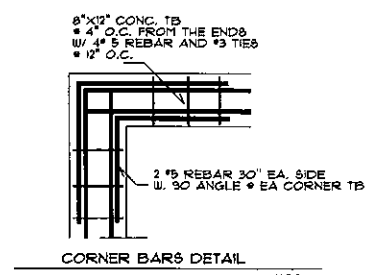
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COMMENCING WORK.

APPROVED BY	DATE

ADDITION TO:
NEW RENOVATION FOR:
1330 - 100 St
BAY HARBOUR ISLANDS FLORIDA

A-6
SHEET NUMBER



COLUMN SCHEDULE				
MARK	SIZE	REINFORCEMENT	TIES OR CAP PLATE	REMARKS
CC	8"x12"	(4) #5	#3 @ 8"	FILL W/CONC.
9C	8"x 8"	(2) #5	#3 @ 12"	FILL W/CONC.
TD	1/2 CELL OF BLOCK	(1) #6		FILL W/CONC.
C-1	4"x4"x3/8"	STEEL COL		FILL W/CONC.

FOOTING SCHEDULE				
MARK	SIZE	REINFORCEMENT	TIES OR CAP PLATE	REMARKS
F-16	16"x12"x CONT.	(2) #5 CONTINUOUS		FILL W/CONC.
F-2	24"x24"x16"	(4) #5 EA WAY		FILL W/CONC.

CONCRETE NOTES:

- ALL STEEL REINFORCEMENT SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A615, GRADE 60.
- UNLESS OTHERWISE NOTED, ALL DETAILING, FABRICATION, AND PLACING OF REINFORCING STEEL SHALL CONFORM TO THE MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE MEMBERS.
- LAP ALL BAR SPLICES 30 BAR DIAMETERS UNLESS OTHERWISE NOTED.
- ALL CONCRETE SHALL DEVELOP A MINIMUM OF 3000 PSI COMPRESSIVE STRENGTH IN 28 DAYS UNLESS OTHERWISE NOTED.
- WIRE MESH REINFORCEMENT SHALL LAP ONE FULL MESH +2" AND BE SECURELY WIRED AT EACH SIDE AND END.
- WIRE MESH REINFORCEMENT SHALL BE WELDED SMOOTH WIRE FABRIC CONFORMING TO ASTM A185-79 WITH A YIELD STRENGTH OF 60,000 PSI.
- MINIMUM COVER FOR REINFORCING STEEL UNLESS OTHERWISE NOTED SHALL BE:
 - A. CONCRETE DEPOSITED AGAINST THE GROUND—3"
 - B. CONCRETE EXPOSED TO THE WEATHER OR IN CONTACT WITH THE GROUND—2"
 - C. SLABS AND WALLS NOT EXPOSED TO THE WEATHER OR IN CONTACT WITH THE GROUND—3/4"
 - D. BEAMS (OVER MAIN REINFORCING)—2"
 - E. SLABS ON GRADE (NON-STRUCTURAL)—0" CENTER LINE
 - F. COLUMNS (OVER MAIN REINFORCING)—2"

SOIL STATEMENT

THE SOIL CONDITION CONSIST OF UNDISTURBED SAND AND ROCK WITH AN APPROXIMATE 2000 PSF ALLOWABLE BEARING CAPACITY. SHOULD OTHER CONDITION BE ENCOUNTERED WHILE EXCAVATING, CONTACT ARCHITECT BEFORE PROCEEDING WITH WORK.

A LETTER WILL BE SUBMITTED AFTER THE GROUND HAS BEEN BROKEN ATTESTING THAT THE SITE HAS BEEN OBSERVED AND THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN WAS BASED.

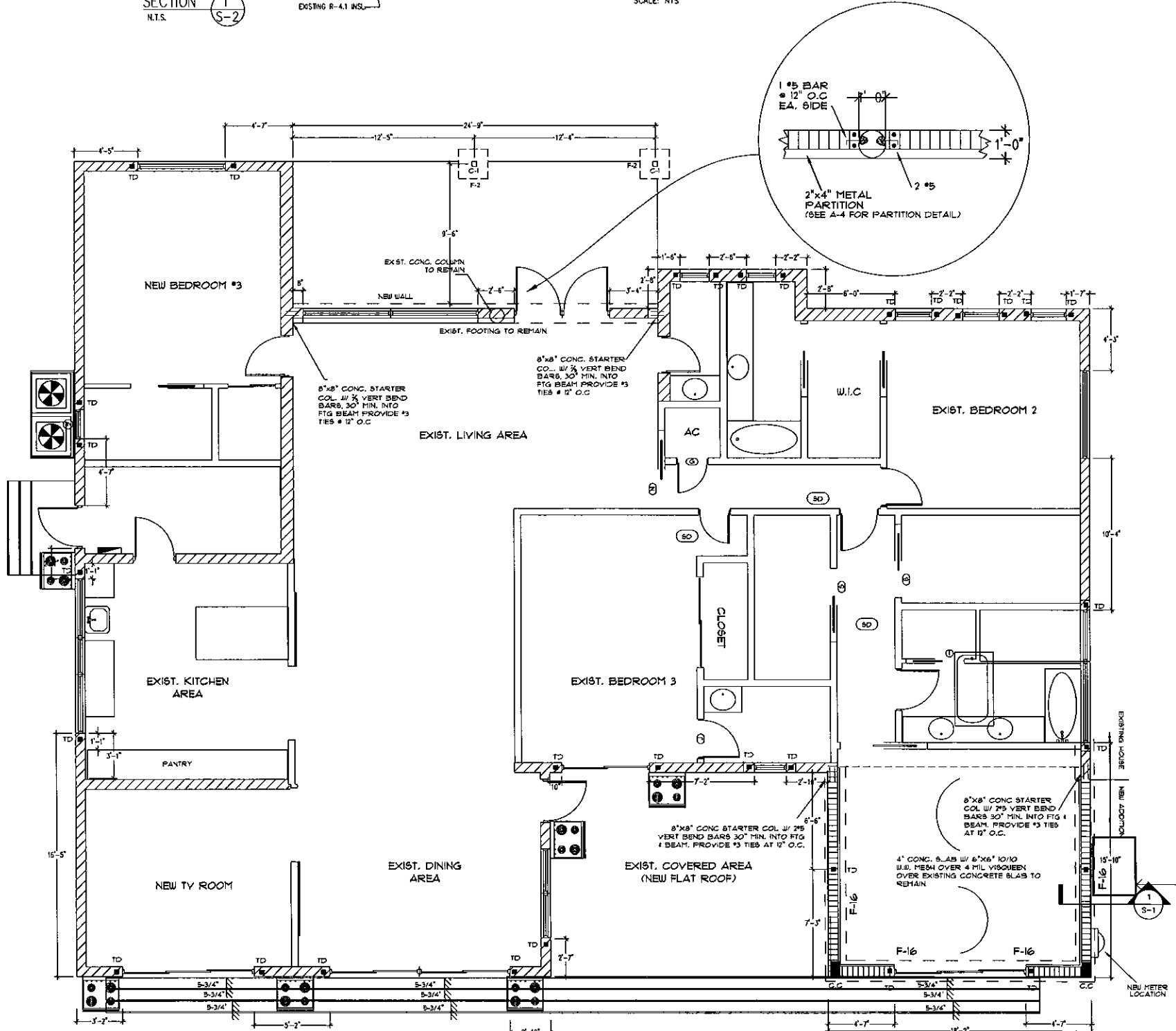
WOOD NOTES:

- STRUCTURAL LUMBER:
 - 1. THE QUALITY OF WOOD SHALL BE SOUTHERN PINE NO.2 OR BETTER SURFACE DRYED 19% MOISTURE CONTENT WITH EXTREME FIBER STRESS OF 1050 PSI FOR SINGLE MEMBER AND 1200 PSI FOR REPETITIVE MEMBER.
 - 2. WOOD SHALL BE OF A GRADE OF NOT LESS THAN 1000 P.S.I. OF NORMAL EXTREME FIBER STRESS.
 - 3. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
 - 4. ALL ROOF JOISTS, TRUSSES, LOOKOUTS, BEAMS, & GIRDERS SHALL BE SECURED WITH APPROVED METAL TIES, CLIPS, AND ANCHORS AT CONNECTIONS. (SEE WOOD CONNECTOR SCHEDULE & DETAILS).
 - 5. SHEATHING:
 - USE 5/8" PLYWOOD APA RATED SHEATHING EXPOSURE 1. INSTALL WITH THE LONG DIMENSION OR STRENGTH AXIS OF THE PANEL ACROSS SUPPORTS, AND WITH PANEL CONTINUOUS OVER TWO OR MORE SPANS. PANEL END JOINTS SHALL OCCUR OVER FRAMING. NAILS @ 6" O.C. ALONG SUPPORT PANEL EDGES AND AT INTERMEDIATE SUPPORTS. NAIL @ 4" O.C. ALONG THE PERIMETER OF THE ROOF. THIS IS BASED ON MAXIMUM SUPPORT SPACING OF 24" O.C. NAILS SHALL BE 8D NAILS WITH 1 3/4" MIN. PENETRATION INTO SUPPORTING MEMBER.

TERMITE PROTECTION

A COMPLETE TREATMENT FOR PREVENTION OF SUBTERRANEAN TERMITE. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:

"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITE. TREATMENT SHALL BE IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."



FOUNDATION PLAN - SC: 1/4"=1'
PROPOSAL

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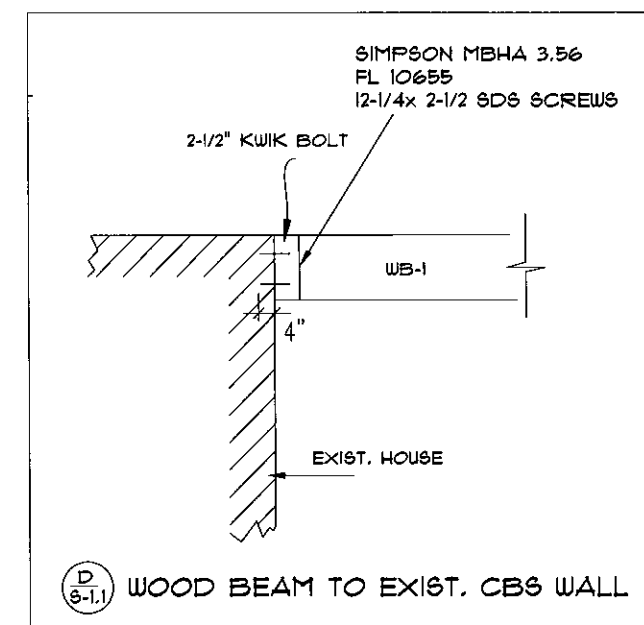
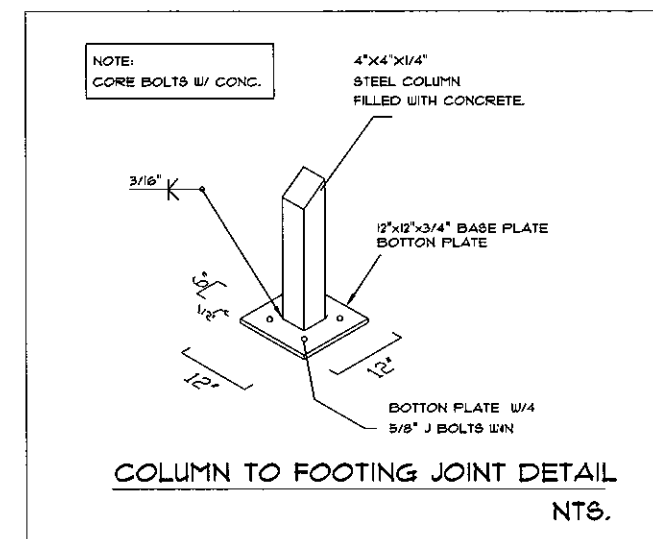
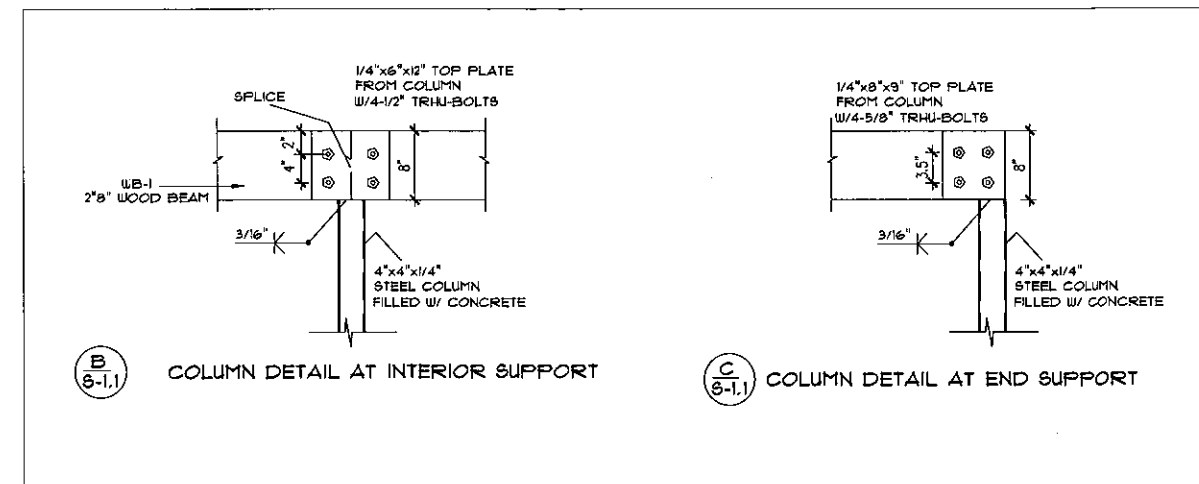
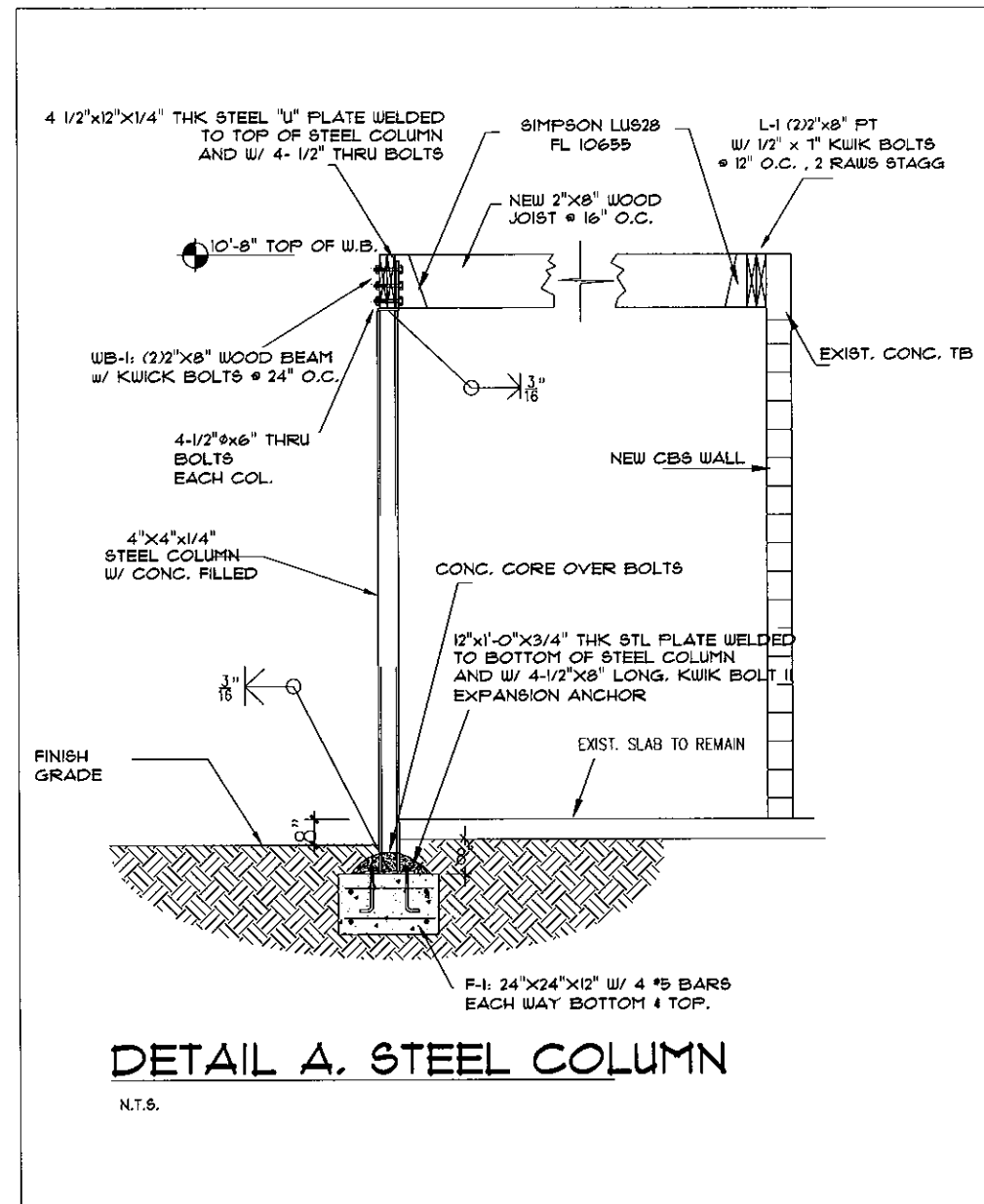
DWG INFO:

DESIGNED BY: EDWARD A. LANDERS, P.E.
CHECKED BY: EDWARD A. LANDERS, P.E.
DATE: 1.12.2016

APPROVED BY: DATE: 1.12.2016

NEW RENOVATION FOR:
MR. AND MRS. FERNANDO ROSENBERG
1330 - 100 ST
BAY HARBOR ISLANDS FLORIDA

S-1
SHEET NUMBER



SCOPE OF WORK:
1. NEW FLAT ROOF FOR NEW MASTER BEDROOM
EXTENSION AND OPEN COVER TERRACE

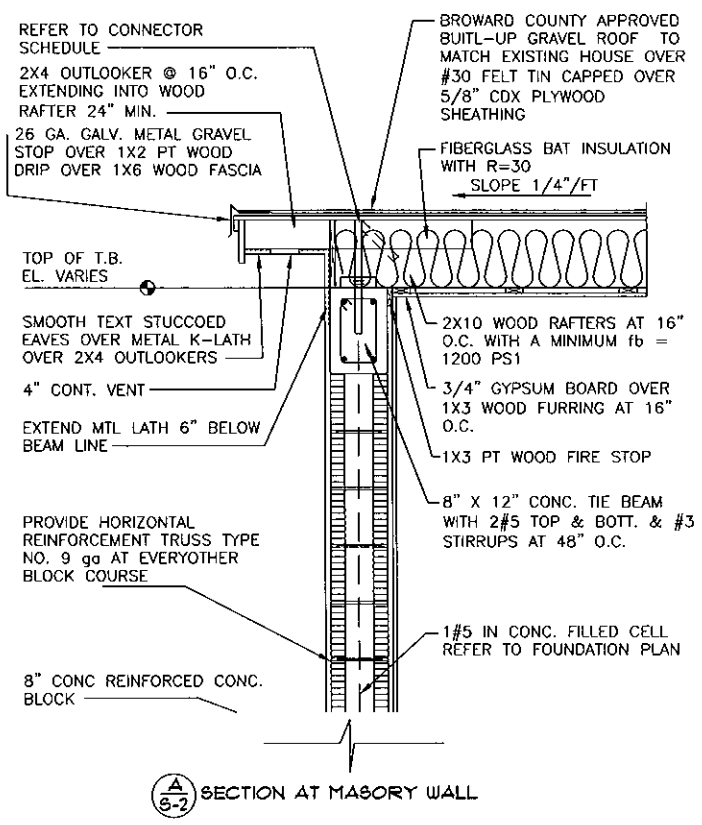
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DATE:

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DATE:

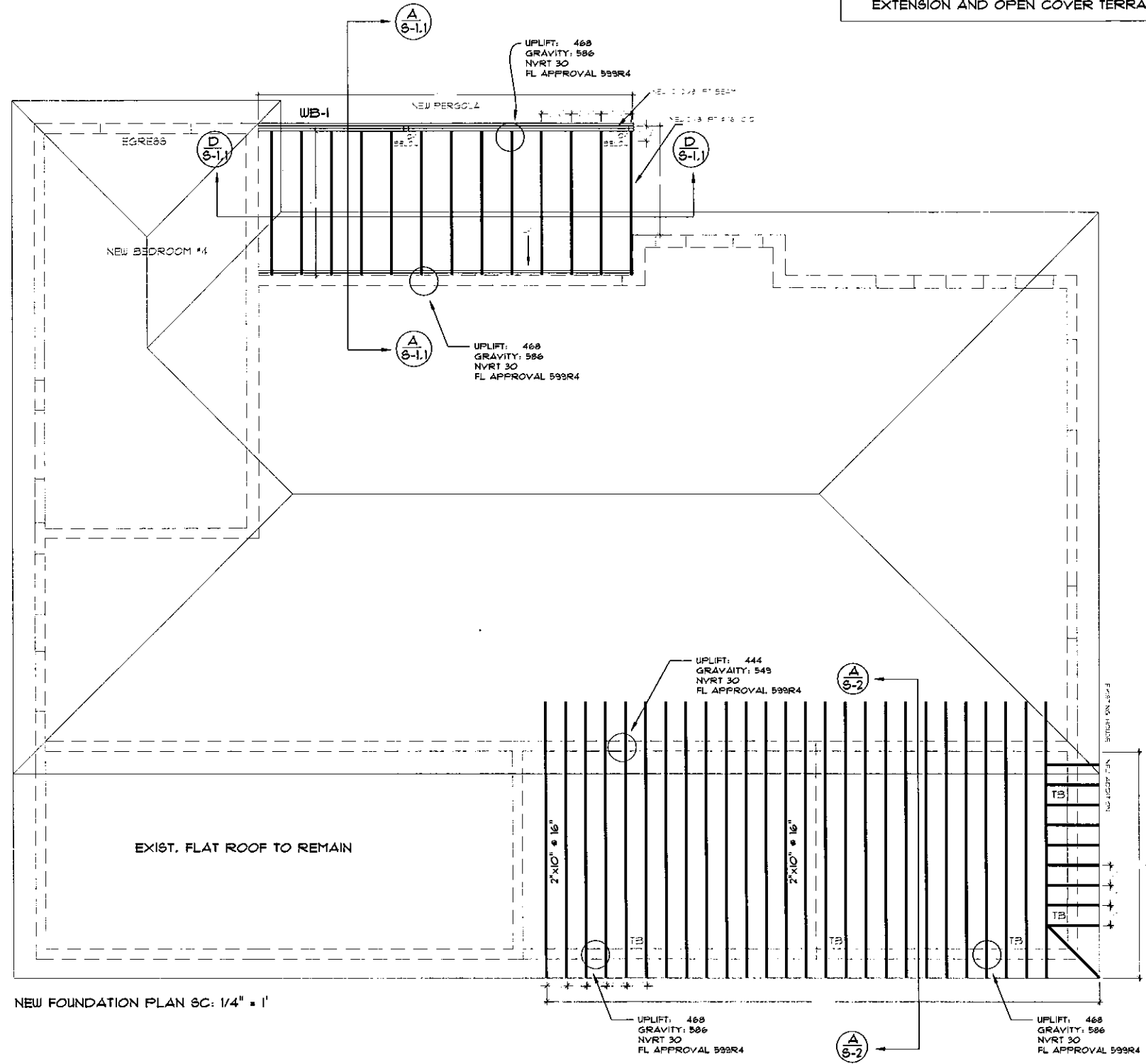


NVRT Twisted Rafter Ties to Concrete Tie Beam or Concrete Filled Masonry

LENGTH (INCHES)	Product Code	Gauge	No. of 1/4" Diameter Ties to Wood Framing	No. of 1/4" Diameter Ties to Concrete	Maximum Uplift Load (lbs)
12	NVRT-12	14	4	6	732
16	NVRT-16	14	5	7	856
18	NVRT-18	14	6	8	991
20	NVRT-20	14	7	9	1125
22	NVRT-22	14	8	10	
24	NVRT-24	14	9	11	
30	NVRT-30	14	12	14	
36	NVRT-36	14	15	18	
48	NVRT-48	14	20	24	

As shown, twisted rafter ties to concrete tie beam or concrete filled masonry.

As shown, twisted rafter ties to concrete tie beam or concrete filled masonry.



ROOF NOTES

ROOF TRUSSES NOTES

WOOD TRUSSES MUST BE ENGINEERED BY TRUSSES MANUFACTURER AND MUST PROVIDE SHOP DRAWINGS AND CALCULATIONS SIGNED AND SEALED BY A P.E. REGISTERED IN THE STATE OF FLORIDA FOR ARCHITECT / ENGINEER APPROVAL

ROOF SHEATHING NOTES

1) ALL NAILS SHALL BE 10d GALVANIZED COMMON NAILS MINIMUM.

2) INDIVIDUAL SHEATHING SHALL BE ATTACHED TO 3 TRUSSES MINIMUM.

3) PROVIDED 16d NAILS @ 4" O.C. AT ALL PANEL EDGES AND GABLE ENDS.

4) PROVIDED 8d NAILS @ 8" O.C. ON FIELD OF PANELS.

5) ALL STRUCTURAL SHEATHING PANELS SHALL BE A MINIMUM 5/8" THICK OR 19/32" APA RATED 40/20

ROOF NOTES

SPAN STYLE ROOF TILE SET ON ONE LAYER OF 90 MINERAL SURFACE ROLL ROOFING NOT MOPPED WITH 2" OVERLAP OVER 1 LAYER OF 30 ROOFING FELT, TIN TAGGED 4 NAILED W/3/4" NAILS @ 12" O.C. (ASTM D-226) W/ YELLOW STRIPE.

NEW PANEL				TYPE				MAINS			
				MNT				BUS			
				LOC				VOLTS			
				FEEDER				A.I.C.			
1	2/10	10.00	A.H.U.-1	2/4	1/0"	2	2/60	0.00	RANGE	2/40	1/2"
5	2/30	5.00	DRYER	2/10	1/2"	6	3/30	14.00	WATER HEATER	2/40	1/2"
9	1/20	1.50	SMALL APPLIANCE	2/12	1/2"	10	1/20	1.50	WASHER MACHINE	2/12	1/2"
11	1/20	1.50	SMALL APPLIANCE	2/12	1/2"	12	1/20	0.80	DISPOSAL	2/12	1/2"
13	1/20	0.80	REFRIGERATOR	2/12	1/2"	14	1/20	1.00	BEDROOM 4	2/12	1/2"
15	1/20	1.50	BATHROOM 2 CGFI	2/12	1/2"	16	1/20	1.00	WOOD	2/12	1/2"
17	1/20	1.00	GEN. LIGHTING & REC.	2/12	1/2"	18	1/20	1.50	CGFI BATH	2/12	1/2"
19	1/20	1.00	GEN. LIGHTING & REC.	2/12	1/2"	20	1/20	1.00	GEN. LIGHTING & REC.	2/12	1/2"
21	1/20	1.20	DISHWASHER	2/12	1/2"	22	1/20	1.00	MASTER BEDROOM	2/12	1/2"
23	1/20	1.20	KITCHEN LG-TH	2/12	1/2"	24	1/18	1.00	MASTER BATH + CLOSET	2/12	1/2"
25	1/20	1.20	TV & DINING LIGHTING	2/12	1/2"	26	1/18	1.00	BATHS 3 + MASTER	2/12	1/2"
27	1/20	1.00	BEDROOM 3	2/12	1/2"	28	3/40	3.0	OVEN	2/48	1"
29	1/20	1.50	BATHROOM 3 CGFI	2/12	1/2"	30	1/20	1.50	EXT. CGFI	2/12	1/2"
31	1/20	1.50	MASTER BATH CGFI	2/12	1/2"	32	1/20	1.50	LAUNDRY ROOM RECP	2/12	1/2"
33	1/20	1.50	BEDROOM 2	2/12	1/2"	34	1/20	1.50	SPARE		
35	1/20	1.50	POOL PUMP	2/12	1/2"	36			SPARE		
37	1/20	0.80	SPRINKLERS	2/12	1/2"	38			SPARE		
39	2/10	10.00	A.H.U.-2	2/4	1/0"	40			SPARE		
41						42					

TOTAL: 43.30 KVA

TOTAL: 28.60 KVA

69.60 VA - TOTAL CONNECTED LOAD

GEN. LIGHTING(*)

TOTAL SQ/F OF LIGHT SPACE 3,085 SQ/F
AT 3 WATTS/SF 9.3 KVA

ELECTRICAL LOAD CALCULATION

TOTAL SQ/F OF LIGHT SPACE 3,085 SQ/F
AT 3 WATTS/SF 9.3 KVA
3 SMALL APP. CKT. 3.0 KVA
-AT 1500 WATTS/CKT. 3.0 KVA
-DRYER 5.0 KVA
-WASHER 1.5 KVA
-W/H (ELECT.) 1.0 KVA
-REFRIGERATOR 0.8 KVA
-RANGE 2.0 KVA
-4 BATH GFI AT 1500 6.0 KVA
-1 EXT. FRONT GFI AT 1500 1.5 KVA
-1 DISPOSAL 0.8 KVA
-SMOKE DETECTORS 0.8 KVA
-DISH WASHER 1.2 KVA
-SPRINKLER SYSTEM 0.8 KVA
-LAUNDRY CGFI @ 1500 1.50 KVA

TOTAL LOAD W/OUT A/C 56.2 KVA

2ND AC - 10 KW @ 100% 10.0 KVA

REMAINER @ 40% 76.48 KVA

FIRST 10 KW @ 100% 10.0 KVA

TOTAL DEMAND LOAD 36.48 KVA

-AT 240 V 110 AMP

ADDITIONAL NOTE

* CONTRACTOR HAS TO CHECK THAT SMOKE DETECTORS MUST BE FED FROM ONLY ONE CIRCUIT AND SINCE IT ENTERS THE BEDROOMS IT WILL ALSO REQUIRE TO BE ARC-FAULT PROTECTED. THESE SMOKE DETECTORS MUST SOUND-OFF SIMULTANEOUSLY AND BE BATTERY BACK-UP TYPE.

ALL 15 AND 20 AMP CIRCUITS LOCATED IN BEDROOMS ARE TO BE PROTECTED AFCI AS PER 210-12 B OF THE NEC CODE

* ALL CIRCUITS IN BEDROOMS, LIVING AREA AND DINING AREA MUST BE AFCI SMOKE DETECTORS INCLUDED (ARC FAULT PROTECTED)
* ALL SWITCHES/OUTLETS HAS TO HAVE NEUTRAL

ELECTRICAL NOTES:

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE N.E.C., FLORIDA BUILDING CODE AND ALL OTHER PERTINENT CODES AND REGULATIONS ESTABLISHED BY AUTHORITIES HAVING JURISDICTION AND SHALL MEET THE REQUIREMENTS OF OTHER RECOGNIZED STANDARDS SUCH AS THE A.S.T.M., IEEE, IBC, N.E.P.A., AND NEMA WHERE THE REQUIREMENTS OF SUCH STANDARDS ARE MORE STRINGENT THAN THOSE CITED ABOVE.

ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS MANNER, FULLY OPERATIVE AND TO THE ACCEPTANCE OF THE OWNER AND THE ENGINEER.

ALL ELECTRICAL MATERIALS AND EQUIPMENT SHALL BE APPROVED BY U.L. AND SHALL BEAR THE U.L. LABEL

THE PLANS ARE GENERALLY DIAGNOSTIC AND THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE WORK OF OTHER TRADES SO THAT INTERFERENCES BETWEEN CONDUITS, PIPING, EQUIPMENT, ARCHITECTURAL AND STRUCTURAL WORK WILL BE AVOIDED.

THE CONTRACTOR SHALL HAVE VISITED THE JOB SITE BEFORE BIDDING AND ASCERTAINED ALL EXISTING CONDITIONS WHICH WILL AFFECT HIS WORK. FAILURE TO DO SO WILL NOT BE ACCEPTED AS A REASON FOR REQUESTING EXTRA PAY IN THE EVENT THAT THE EXISTING CONDITIONS RESULT IN EXTRA MATERIAL OR LABOR.

ANY EXISTING CONDITION FOUND BY THE CONTRACTOR WHICH WILL ADVERSELY AFFECT THE WORK SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.

SUBMIT FOR APPROVAL PROPERLY IDENTIFIED SHOP DRAWINGS AND MANUFACTURER'S LITERATURE GIVING MATERIALS, FINISHES, ACCESSORIES AND INSTALLATION DIRECTIONS, WHERE REQUIRED OF THE FOLLOWING ELECTRICAL EQUIPMENT, RACEWAYS AND CONDUITS, CONDUCTORS, PULL AND JUNCTION BOXES, WIRING DEVICES, SAFETY SWITCHES, OVERCURRENT PROTECTIVE DEVICES, PANELBOARDS, LIGHTING FIXTURES AND LAMPS, SUBMIT SAMPLES AS DIRECTED BY THE ARCHITECT/ENGINEER.

AFTER THE SYSTEM IS INSTALLED, THE CONTRACTOR SHALL CONDUCT AN OPERATIVE TEST FOR APPROVAL AND ACCEPTANCE BY THE OWNER. EQUIPMENT SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE THEREOF AGAINST DEFECTIVE MATERIALS, CONSTRUCTION AND WORKMANSHIP.

ALL CONDUCTORS SHALL BE SOFT-DRAIN COPPER, MINIMUM 625 SHALL BE #2 FOR POWER LIVING AND #4 FOR 5A CB'S. CONDUCTOR INSULATION SHALL BE 600 VOLT, THU OR THHN. ALL WIRING SHALL BE IN A RIGID CONDUIT OR ENT.

GROUNDING SHALL CONSIST OF COPPER CONDUCTORS IN CONDUIT WITH BOLTED OR BRAZED CONNECTION TO GROUND. LATER PIPE FOR 200,000VOLT NEUTRAL. GROUNDING AND BONDING SHALL COMPLY WITH N.E.C. 250. ALL METALLIC RACEWAYS SHALL BE GROUNDING.

MECHANICAL EQUIPMENT DISCONNECT SWITCHES SHALL BE PROVIDED WITH DUAL ELEMENT FUSES SIZED AS NOTED PER MANUFACTURER'S RECOMMENDATION. FIELD VERIFY BEFORE INSTALLATION.

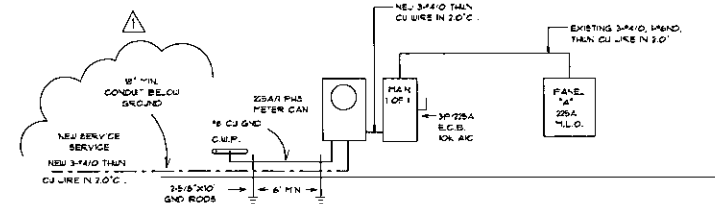
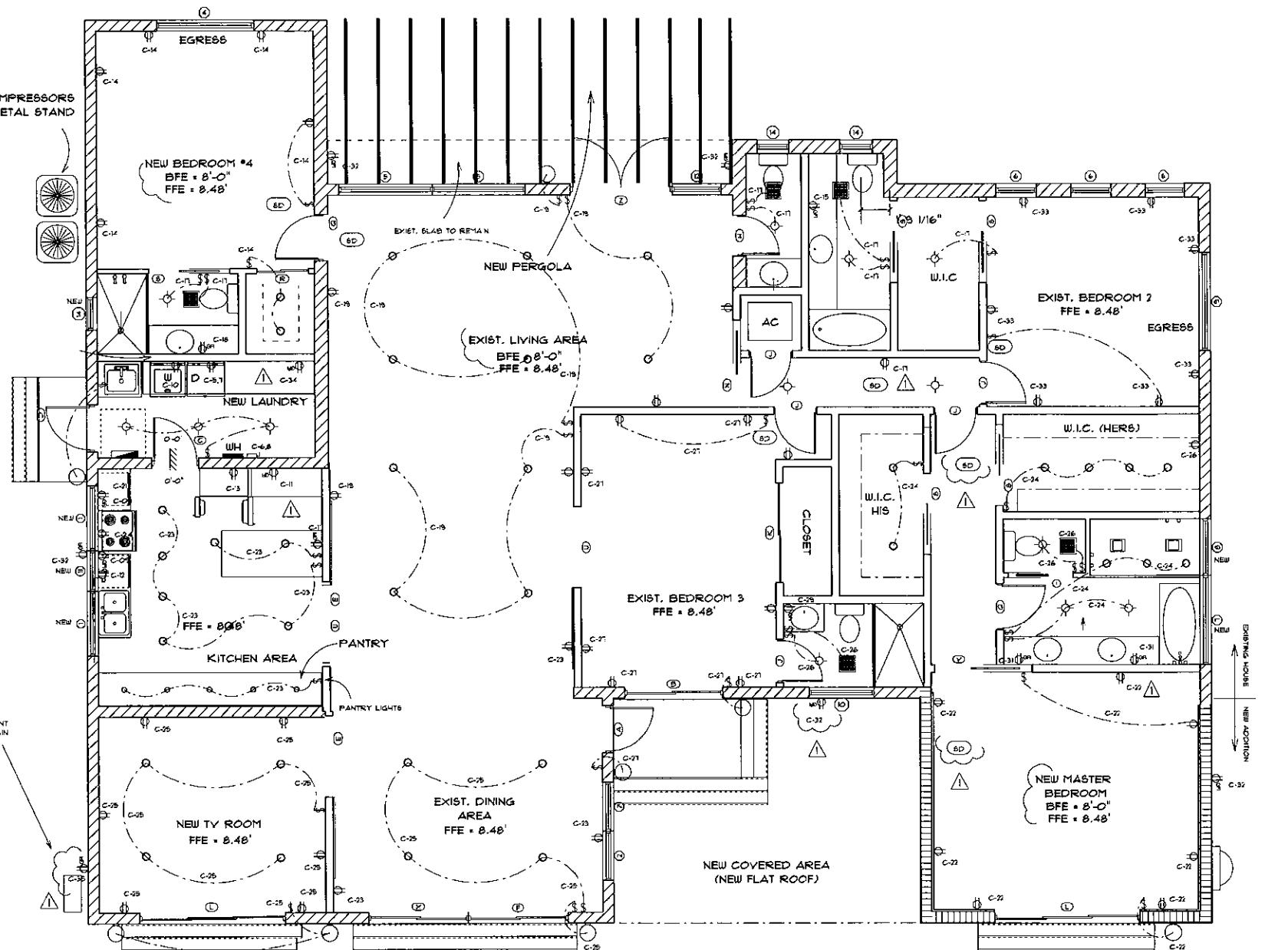
NEW ELECTRICAL PLAN SC: 1/4" = 1'

* MOTORS, TRANSFORMERS AND MECHANICAL EQUIPMENT SHALL BE PROVIDED WITH GREEN FIELD FLEXIBLE CONNECTIONS, WATER-TIGHT WHERE EXPOSED TO MOISTURE AND WEATHER CONDITIONS.

ALL TELEPHONE EQUIPMENT SUPPLIED BY OWNER AS PER TELEPHONE COMPANY SPECIFICATIONS.

NOTES:
* COMPLY W. NEC 2011
* ALL RECP. AND LIGHTS MUST BE AFCI - GFI (CK-35)
* ALL RECEPT. MUST BE TAMPER RESISTANT

SCOPE OF WORK:
1. RELOCATE EXIST. ELECT. METER (GARAGE)
2. REPLACE EXIST. WATER HEATER WITH A TANKLESS WATER HEATER.
3. CONVERT EXIST. GARAGE INTO A BEDROOM
4. NEW (2) BATHROOMS FOR NEW BED BEDROOM 4 AND NEW MASTER BEDROOM
5. REDESIGN EXIST. LAUNDRY
6. RELOCATE EXIST. METER



ELECTRICAL RISER DIAGRAM

N.T.S.

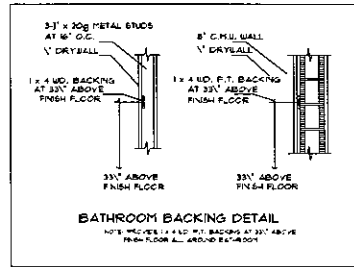
Edward A.
LANDERS, P.E.
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3400 N.W. 11TH STREET, SUITE 200, MIAMI, FL 33150
Tel: (305) 833-9836
Fax: (305) 833-9355

DATE INFO:	
APPROVED BY:	DATE:
	10/20/16

ADDITION TO:
NEW RENOVATION FOR:
1330 - 100 ST
BAY HARBOR ISLAND FLORIDA

E

SHEET NUMBER

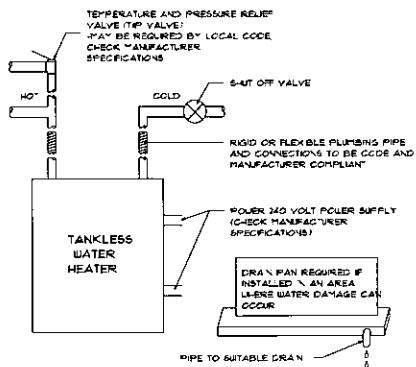


NOTES:
 710.0 FLOORS:
 IN OTHER THAN DWELLING UNITS, "OILES AND BATHING ROOM"
 FLOORS SHALL HAVE A SMOOTH, HARD, NONABSORBENT
 SURFACE THAT EXTEND UPWARD ONTO THE WALLS AT LEAST 6
 INCHES (152 MM).
 710.2 WALLS:
 WALLS WITHIN 3 FEET (914 MM) OF JRNALS AND WATER CLOSETS
 SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE TO A
 HEIGHT OF 4 FEET (1219 MM) ABOVE THE FLOOR, AND EXCEPT
 FOR STRUCTURAL ELEMENTS, THE MATERIALS USED IN SUCH
 WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY
 AFFECTED BY MOISTURE.

NOTE:
 ALL COLD AND HOT WATER OUTLETS ARE IN 1/2"
 PIPE EXCEPT AS INDICATED ON PLANS.
 PLUMBING FIXTURE SCHEDULE

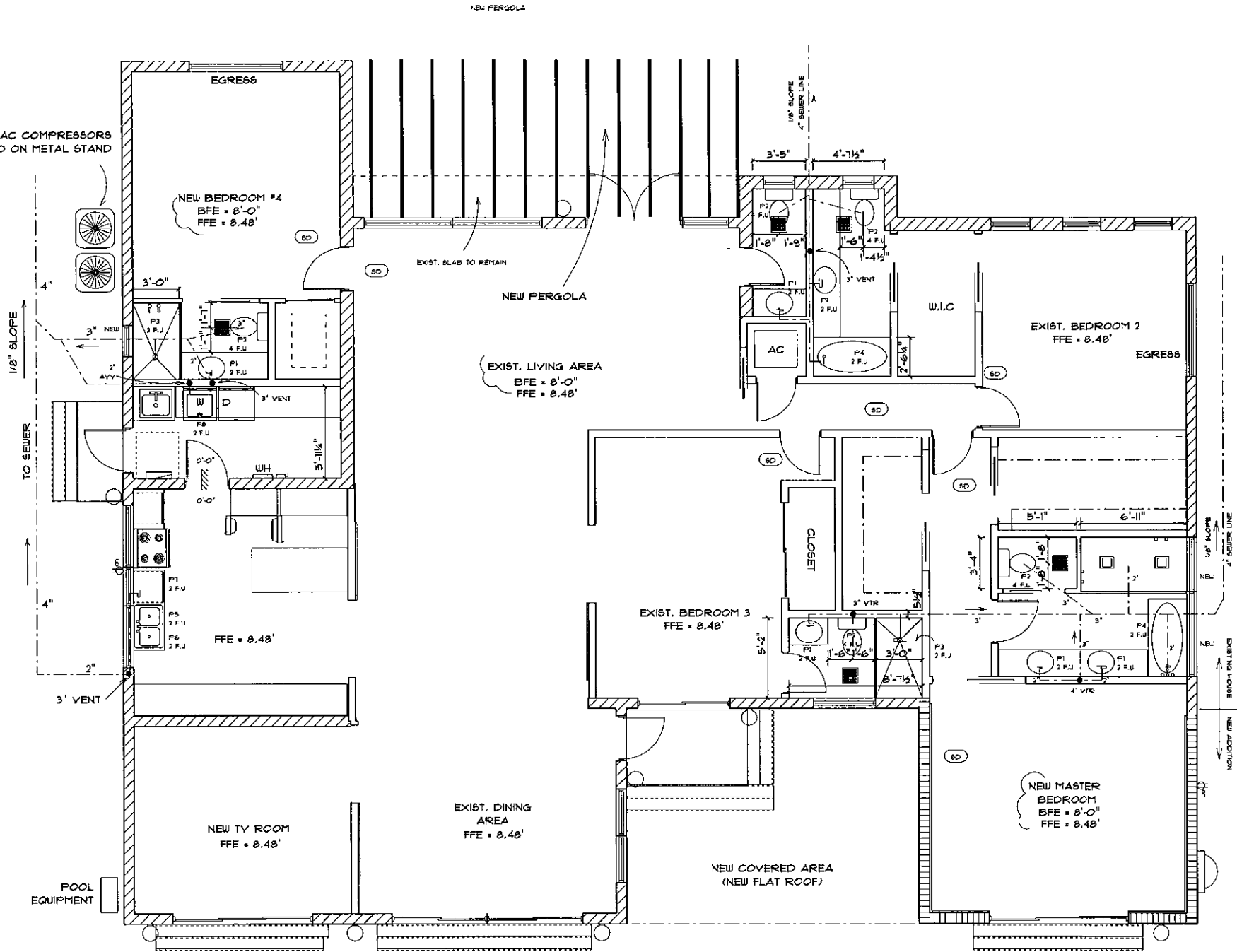
QTY.	SYMBOL	FIXTURE NAME	TRAP SIZE	C.R.	H.W.	P.W. UNIT	TOTAL	DESCRIPTION
6	P1	LAVATORY	3"	1/2"	1/2"	2	12	NEW
3	P2	JC	1 1/2"	1/2"	—	4	30	NEW
2	P3	SHOWER	2"	1/2"	1/2"	2	4	NEW
2	P4	HOT TUB	3"	1/2"	1/2"	2	4	NEW
1	P5	SINK	2"	1/2"	1/2"	2	2	NEW
1	P6	DISPOSAL	2"	—	—	2	2	NEW
1	P7	DJ	2"	1/2"	1/2"	2	2	NEW
1	P8	WASHER	2"	1/2"	1/2"	2	2	NEW

TOTAL P.W.U. = 48



NOTES:
 *PROTECT WATER HEATER FROM EXPOSURE TO DAPP, HUMID AND FREEZING CONDITIONS
 *WATER HEATER MUST BE INSTALLED TO CONFORM WITH CURRENT NATIONAL ELECTRIC CODE
 AND ANY APPLICABLE LOCAL PLUMBING, ELECTRICAL HEATING AND AIR CONDITIONING
 CODES.
 *FOLLOW MANUFACTURER INSTALLATION INSTRUCTIONS

AC COMPRESSORS
 WILL BE INSTALLED ON METAL STAND



NEW PLUMBING PLAN SC: 1/4" = 1'

- SCOPE OF WORK:
1. ADD NEW FULL BATHROOM FOR NEW BEDROOM 4
 2. REPLACE EXIST. KITCHEN CABINETS
 3. ADD A NEW FULL BATHROOM FOR BEDROOM 2
 4. NEW HALF BATHROOM
 5. NEW BATHROOM FOR BEDROOM 3
 6. NEW TANKLESS WATER HEATER

Edward A.
 LANDERS, P.E.
 CONSULTING ENGINEERS
 1100 N. W. 14th Street, Suite 200, Fort Lauderdale, FL 33304
 Tel: (305) 823-8888
 Fax: (305) 823-8355

DESIGN INFO.

9.00A.

EDWARD A. LANDERS P.E., 1100 N. W. 14th Street, Suite 200, Fort Lauderdale, FL 33304. THESE PLANS ARE TO BE USED FOR THE PROJECT STATED ONLY AND SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ENGINEER. VERIFY ALL DIMENSIONS AND MATERIALS BEFORE BEGINNING WORK. THE ENGINEER OF ANY DISCREPANCIES OR ON TO CORRECTING WORK.

APPROVED BY: _____ DATE: _____

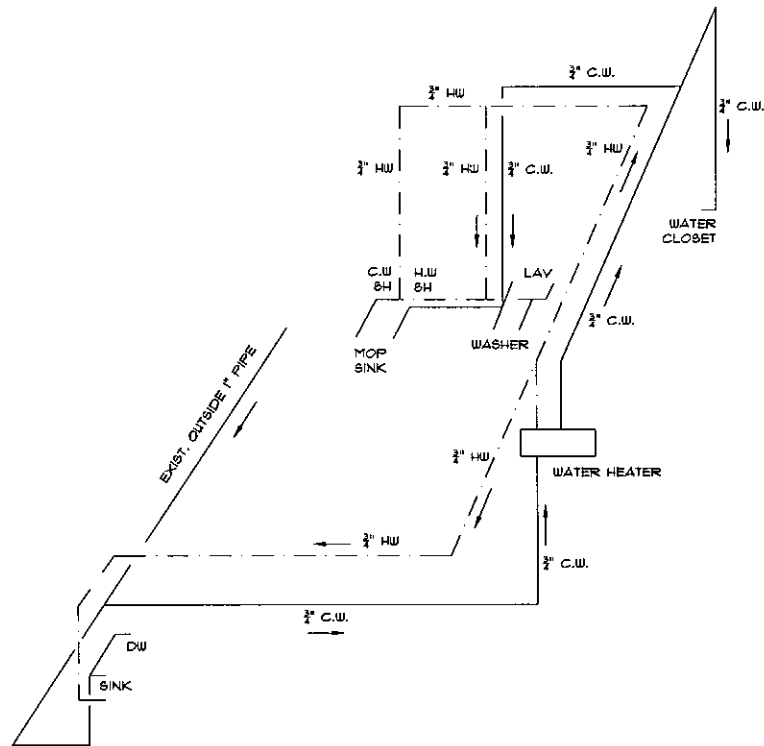
ADDITION TO:
NEW RENOVATION FOR:
 1330 - 100 ST
 BAY HARBOR ISLAND FLORIDA

WATER PRESSURE ISOMETRIC

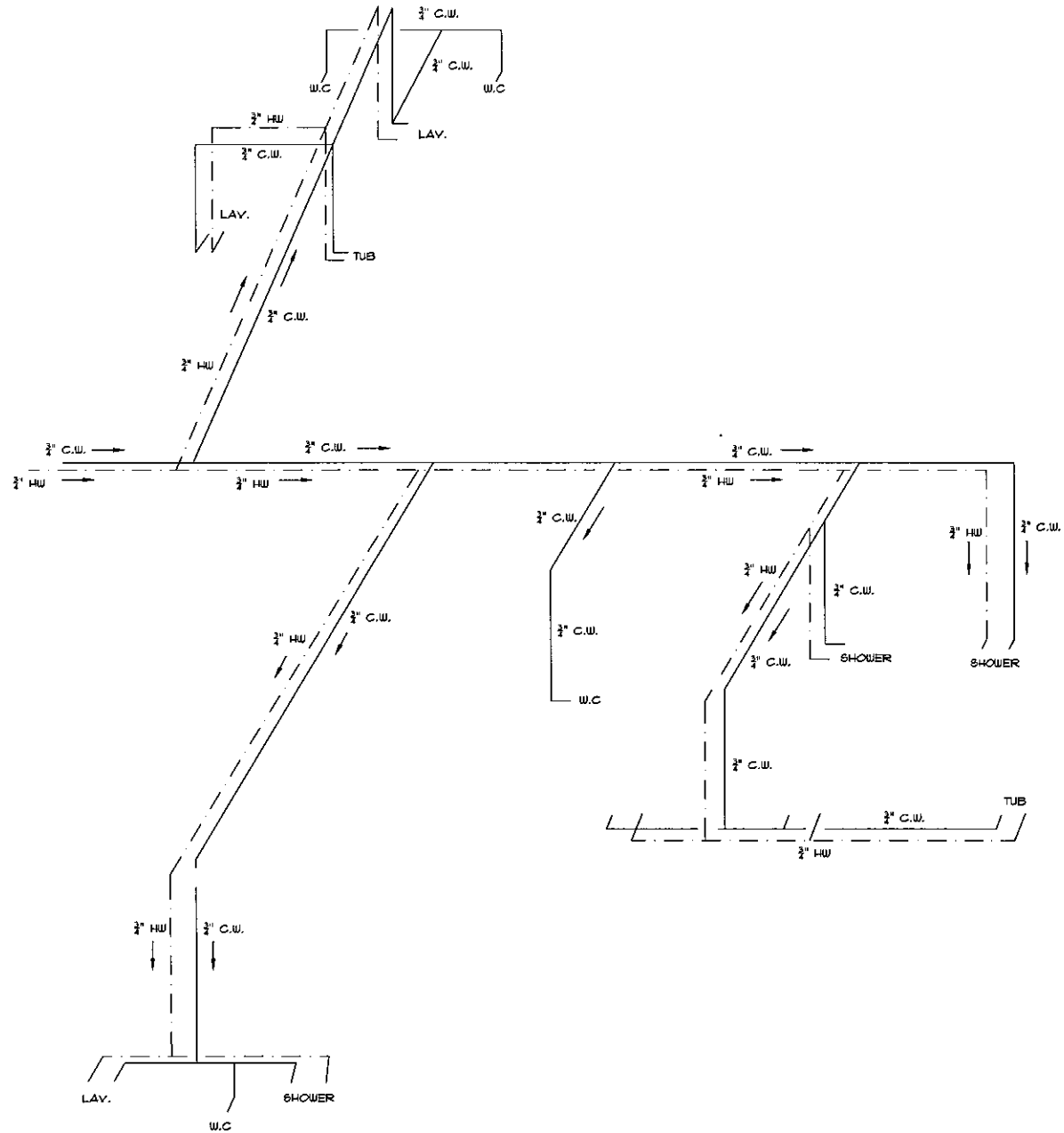
DENOTES:

- COLD WATER (C.W.)
----- HOT WATER (H.W.)

KITCHEN - LAUNDRY - NEW BEDROOM 4



3 BATHROOMS - 1/2 BATHROOM



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Fax (305) 823-9355

PERMIT
SET

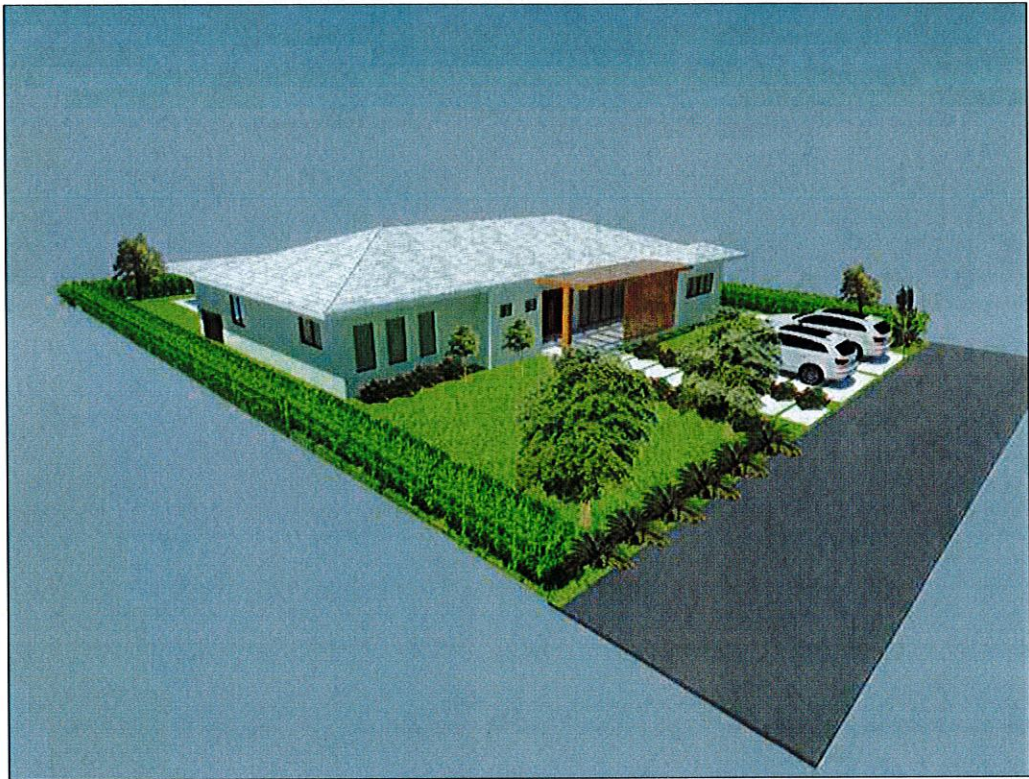
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CONSTRUCTION.

APPROVED BY	DATE

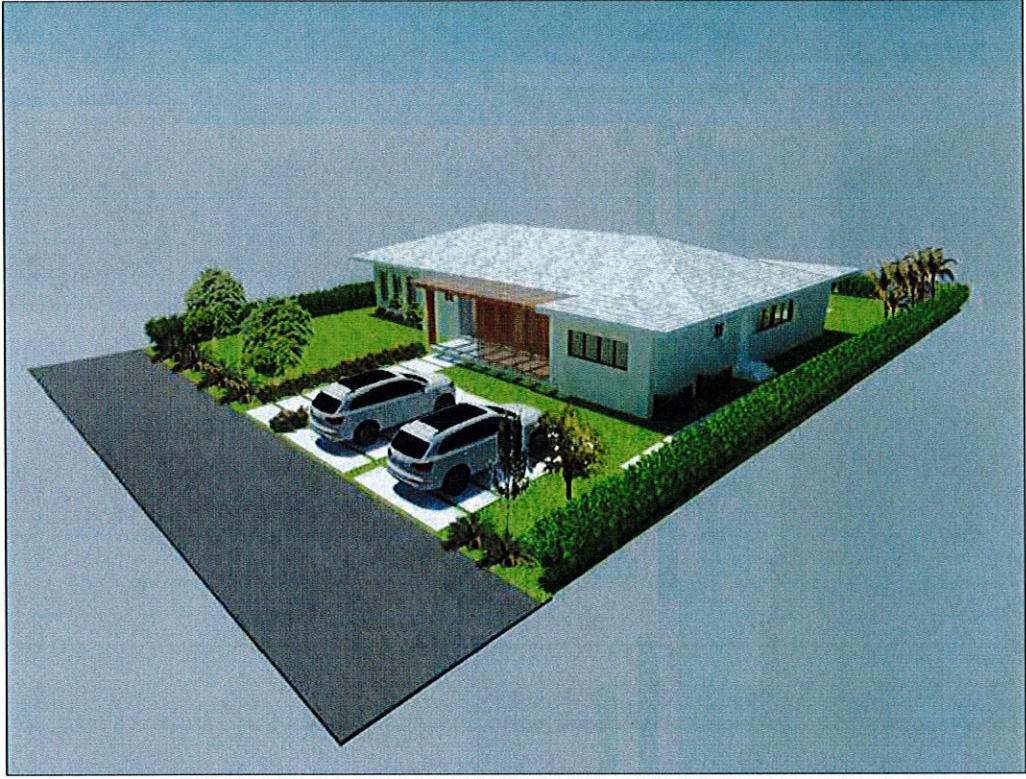
NEW RENOVATION

1330 - 100 BAY HARBOR DR.
BAY HARBOR, FLORIDA

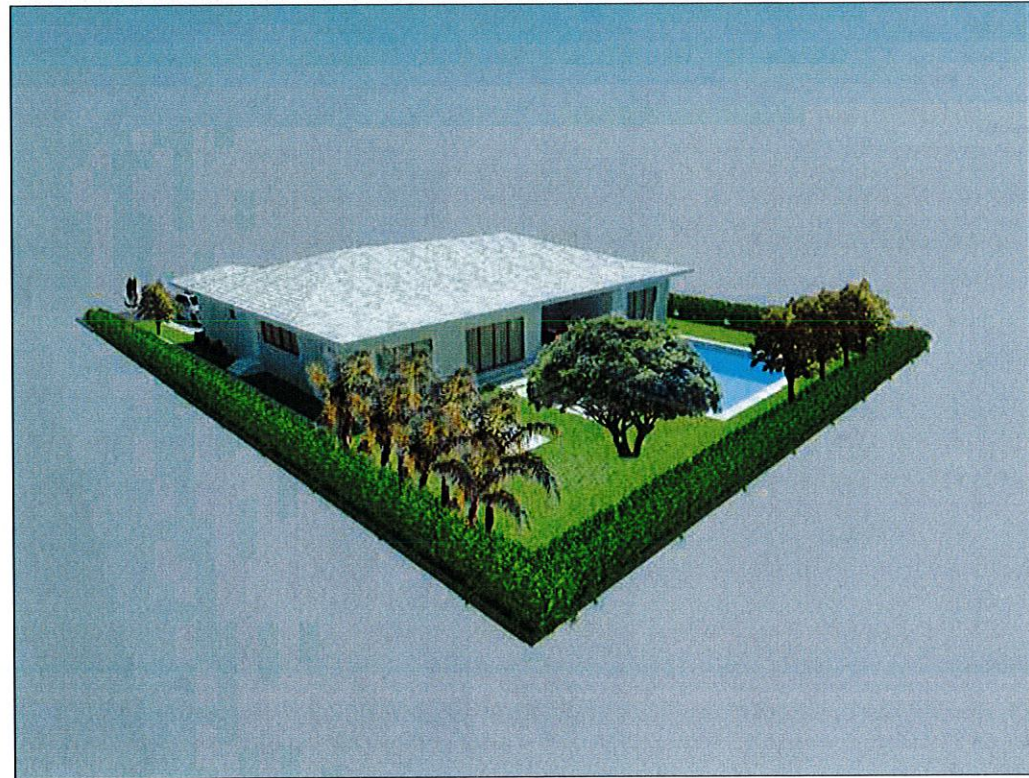
P-2
SHEET NUMBER



RENDER 1



RENDER 2



RENDER 3



RENDER 4

Edward A.
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PERMIT
SET

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REPRODUCED FOR ANY OTHER PURPOSE.
WHATSOEVER WITHOUT THE EXPRESSED
WRITTEN CONSENT. CONTRACTORS SHALL
VERIFY ALL DIMENSIONS AND SHALL NOT
RELY ON SCALED DIMENSIONS. NOTIFY THE
ENGINEER OF ANY DISCREPANCIES PRIOR TO
COMMENCING WORK.

APPROVED BY	DATE

ADDITION TO:
NEW RENOVATION FOR:
1330 - 100 St
BAY HARBOUR ISLANDS FLORIDA

R
SHEET NUMBER

AGENDA ITEM REPORT

November 15, 2016

ITEM NUMBER: 2.

ITEM: Request for approval for a new single family home for 1310 Bay Holdings, LLC (Figueira Residence) located at 1310 95 Street, Lot 9 of Block 32. The owner is proposing to construct a new two story single family home in an interior lot. The proposed home will have approximately 5,350 square feet of a/c living space. The applicant is proposing a swimming pool and pool deck in the rear of the property. The residence will have six (6) bedrooms, six (6) full bathrooms and one half bathroom. Enclosed please find 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.	Staff Review	1310 95th Street - PZB Staff Report Nov 8 2016.pdf
2.	Site Plan & Elevations	1310.95Street.pdf

**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: November 8th, 2016

Subject: Figueira Residence
1310 95th Street
Bay Harbor Islands Acct. No.: BP2016-294
MMPA Acct. No.: 01-0702-1046

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 11/2/16) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications as deemed appropriate and/or with conditions, to allow for the construction of a new single-family home located at 1310 95th Street.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 1310 95th Street
Legal Description: Lot 9 of Block 32, "Bay Harbor Island" according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION

The project architect, ArchiQuadra Architecture and Interior Design, as agent for the property owner, 1310 Bay Holdings, LLC, has submitted an application for the construction of a new single-family residence on an interior lot located at 1310 95th Street. The proposed two-story home will have approximately 5,350 square feet of A/C living space. The applicant is proposing a swimming pool and pool deck in the rear of the property. The proposed residence will have six (6) bedrooms,

six (6) full bathrooms and one (1) half bathroom. The overall height of the structure will be 24'-0" above Base Flood Elevation (BFE), which is just under the maximum height permitted in the RD Single-Family District. The applicant is proposing one driveway connection to 95th Street. Extensive landscaping is 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 Beauty Leaf along 95th Street. The applicant will be providing a beauty leaf tree in the existing landscape island in the Town swale.

The site is currently vacant; however, the Historical Structure Survey for the Town of Bay Harbor Islands lists the previously demolished structure as a Masonry Vernacular design that was built in 1950 (FMSF No. DA10255). The proposed new home will be a modern design.

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.

The Town previously approved a single-family home for this location in May 2015; however, the project approval has since expired and the ownership of the property has changed.

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

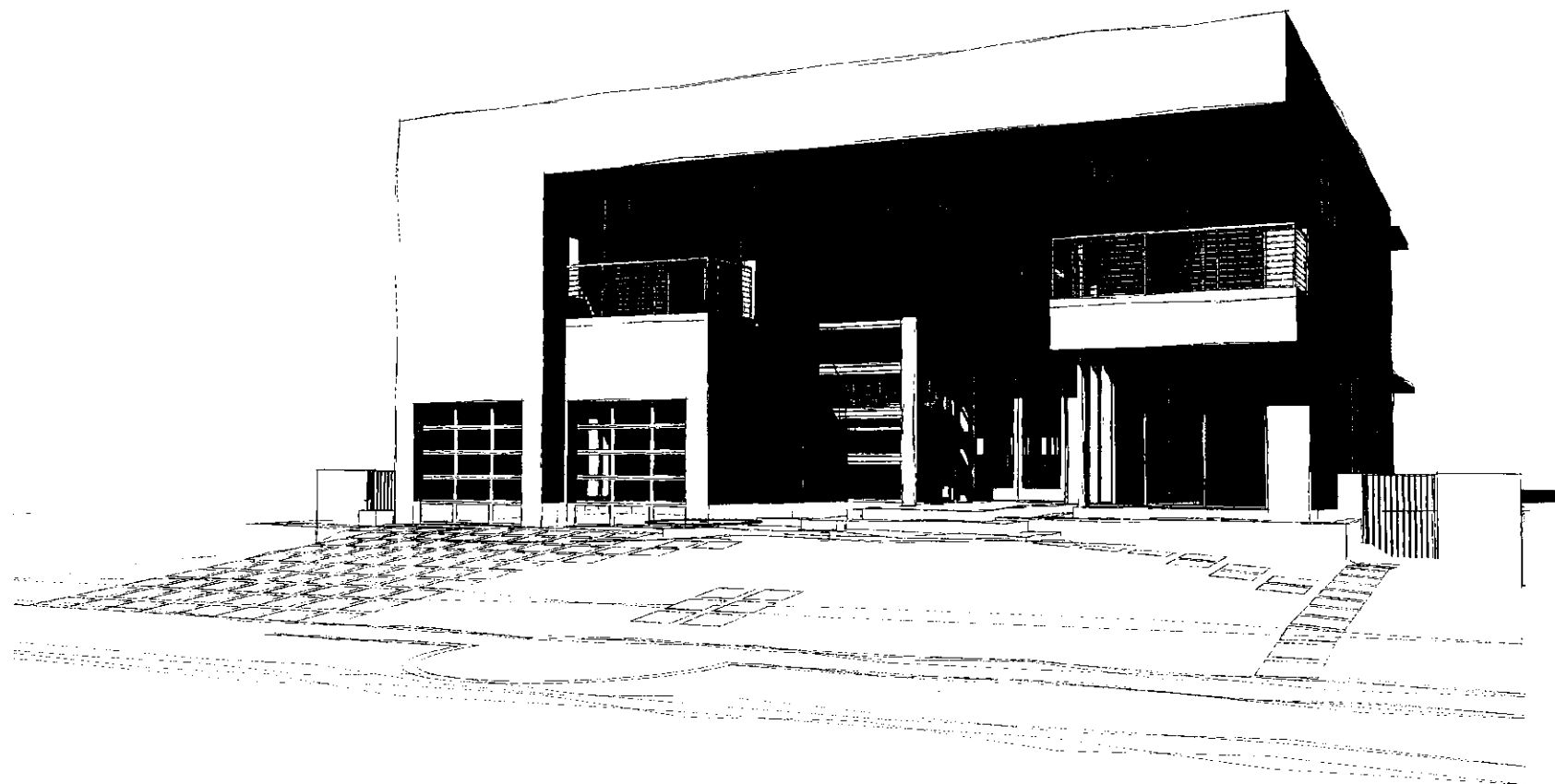
The site will not require re-platting, as the site is currently platted as described above under the legal description.

SUMMARY / SITE PLAN COMMENTS

The latest site plan and architectural plans submitted for the proposed new single-family home located at 1310 95th 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 ArchiQuadra Architecture and Interior Design, dated November 2nd, 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.



ARCHIQUADRA
ARCHITECTURE & INTERIOR DESIGN
ARCHIQUADRA, P.A. | AA26002287
2828 CORAL WAY | SUITE 204
MIAMI, FL 33145
786 430 7765 | ARCHI2.COM

FIGUEIRA RESIDENCE

1310 95TH STREET
BAY HARBOR ISLANDS, FLORIDA

SUBMITTAL:	PERMIT SET
DATE:	07/28/16

PROJECT #P151210



ABBREVIATIONS:

A	ANCHOR	HORIZ	HORIZONTAL
A/C	AIR CONDITIONING	H.B.	HOSE BIBB
ACoust	ACOUSTICAL	I.D.	INTERIOR DIMENSION
ACP	ACOUSTICAL CEILING PANEL	INSUL.	INSULATION
AFF.	ABOVE FINISH FLOOR	INTERM.	INTERMEDIATE
AL OR ALUM.	ALUMINUM	JAN.	JANITOR
ANOD.	ANODIZE	MANUF.	MANUFACTURER
BD	BOARD	MAT	MATERIAL
BLKG	BLOCKING	MAX	MAXIMUM
BLK	BLOCK	MIN.	MINIMUM
CEM	CEMENT	MTL	METAL
CER	CERAMIC	N.I.C.	NOT IN CONTRACT
C.J.	CONTROL JOINT	NEOPR.	NEOPRENE
CLO	CEILING	O.D.	OUTSIDE DIMENSION
COL	COLUMN	O.C.	ON CENTER
CONC.	CONCRETE	O.S.	OVERFLOW SCUPPERS
CONT.	CONTINUOUS	PIN	PARTITION
COVERG	COVERING	PJ	PANEL JOINT
DBL	DOUBLE	PL	PLATE
DM	DIMENSION	L.P.	LIGHT POLE
DET	DETAILS	PLYWD	PLYWOOD
E.A.	EACH	PNL	PANEL
ELECT/ELEC	ELECTRICAL	PLAM	PLASTIC LAMINATE
EL	ELEVATION	P.T.	PRESSURE TREATED
ELEV.	ELEVATOR	REINF.	REINFORCING
EXH.	EXHAUST	REQD	REQUIRED
EXIST	EXISTING	RM	ROOM
EXP.	EXPANSION	R.D.	ROOF DRAIN
EXT.	EXTERIOR	SHT	SHEET
F.D.	FLOOR DRAIN	SCH	SCHEDULE
F.E.	FIRE EXTINGUISHER	S.S.	STAINLESS STEEL
FIRE EXT. CAB.	FIRE EXTINGUISHER CABINET	STL	STEEL
F.O.I.C.	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR	STD.	STANDARD
FLUOR	FLUORESCENT	SECT	SECTION
FIN.	FINISH	SIM	SIMILAR
GA	GAUGE	SPEC	SPECIFICATIONS
GW8	GYP SUM WALL BOARD	STRUCT	STRUCTURE
GYP. BD.	GYP SUM BOARD	SCWD	SOLID CORE WOOD
GLV.	GALVANIZED	TEL	TELEPHONE
OS	GALVANIZED STEEL	TEMP	TEMPERED
GL	GLASS	VCT	VINYL COMPOSITION TILE
HM	HOLLOW METAL	VERT	VERTICAL
HT	HEIGHT	VEST.	VESTIBULE

SYMBOLS:

	NORTH ARROW
	COLUMN REFERENCE GRIDS
	COLUMN REFERENCE NUMBER
	WALL SECTION
	DETAIL NO.
	SHT. ON WHICH DETAIL IS SHOWN OR SHT. ON WHICH DETAIL IS CALLED OUT
	SECTION NO. BUILDING SECTION
	SHT. ON WHICH SECTION SHOWN OR SHT. ON WHICH SECTION IS CALLED OUT (PLAN, ELEVATION)
	WALL TYPE
	MILLWORK ELEVATIONS
	ELEVATION NO.
	SHEET ON WHICH ELEVATION IS SHOWN
	DOOR NO.
	WINDOW TYPE
	ROOM NAME
	ROOM NO.
	ELEVATION NGVD RELATED
	KEYED NOTE - NEW WORK
	KEYED NOTE - DEMOLITION

GENERAL NOTES:

- THE CONTRACTOR SHALL VISIT THE PREMISES AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL DETAILS OF THE WORK AND WORKING CONDITIONS. VERIFY ALL DIMENSIONS IN THE FIELD, AND ADVISE THE ARCHITECT / ENGINEER OF ANY DISCREPANCIES BEFORE PERFORMING THE WORK.
- THE CONTRACTOR SHALL PERFORM ALL WORK REQUIRED UNDER THIS CONTRACT FOR A COMPLETE INSTALLATION AND IN SUCH MANNER THAT SURFACES NOT AFFECTED BY REMOVAL OF EXISTING OR FROM NEW WORK SHALL REMAIN UNDISTURBED AND NORMAL ACTIVITIES AT THE INSTALLATION MAY CONTINUE WITHOUT POSSIBLE INTERFERENCE. ALL DEBRIS SHALL BE REMOVED FROM THE SITE OF THE WORK AT THE END OF EACH WORKING DAY. MATERIALS AND EQUIPMENT SHALL BE STORED ONLY AT LOCATIONS APPROVED BY THE ARCHITECT / ENGINEER AND OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE STRUCTURES AND PERSONNEL DURING THE WORK UNDER THIS CONTRACT. ALL ALTERING, CUTTING, DRILLING OF PAVEMENT, FLOOR AND OTHER MODIFICATIONS SHALL BE NEATLY AND CAREFULLY DONE BY SKILLED MECHANICS. X-RAYS OF SLAB MUST BE TAKEN PRIOR TO MAKING ANY PENETRATIONS TO ENSURE EXISTING REINFORCEMENT WILL NOT BE DISTURBED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING WORK, MATERIALS AND EQUIPMENT AS A RESULT OF HIS OPERATIONS. ALL DAMAGED WORK SHALL BE REPAIRED OR REPLACED WITH MATERIALS OF LIKE TYPE, QUALITY AND FINISH BY SKILLED MECHANICS OF THE TRADES INVOLVED AT NO ADDITIONAL COST TO THE OWNER AND TO THE FULL SATISFACTION OF THE ARCHITECT / ENGINEER.
- DISPOSAL OF ALL MATERIAL NOT SPECIFIED OR SHOWN TO BE SALVAGED AND / OR REUSED RESULTING FROM REMOVAL OPERATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL COSTS IN CONNECTION WITH DISPOSING OF THE MATERIALS WILL BE AT THE CONTRACTOR'S EXPENSE. ALL LIABILITY OF ANY NATURE RESULTING FROM THE DISPOSAL OF THE MATERIALS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN ACCESS TO ALL EXISTING FACILITIES AND THOSE UNDER CONSTRUCTION IN THE IMMEDIATE VICINITY, AT ALL TIMES DURING CONSTRUCTION OF PROPOSED PROJECT.
- CONTRACTOR SHALL INSTALL SECURITY FENCING AND BARRICADES AS REQUIRED BY THE LOCAL AUTHORITIES AND/OR DIRECTED BY THE ARCHITECT / ENGINEER.
- VERIFICATION OF EXISTING CONDITIONS: EACH CONTRACTOR SHALL DETERMINE AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE BUILDING SITE AND SHALL BE RESPONSIBLE FOR SAME BEFORE COMMENCING THE WORK. DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AND/OR ENGINEER AND SHALL BE RESOLVED BEFORE RESUMING THE WORK. DIMENSIONS SHALL BE READ AND NEVER SCALED OR ESTIMATED FROM THE ARCHITECTURAL DRAWINGS.
- CODE COMPLIANCE:**
EACH CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, 2014 EDITION, FLORIDA FIRE PREVENTION CODE, 5TH EDITION, AND ADOPTED NFPA STANDARDS AND WITH ALL OTHER CODES AND GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER HIS PORTION OF THE WORK. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR SAFETY PRECAUTION AND PROGRAMS IN CONNECTION WITH HIS PORTION OF THE WORK.
- EXAMINATION OF THE CONTRACT DOCUMENTS AND SITE: EACH CONTRACTOR FOR THIS PROJECT SHALL STUDY AND FAMILIARIZE HIMSELF WITH THE SITE AND WITH ALL THE DRAWINGS FOR ALL TRADES AND PARTS OF THE WORK. SHOULD ANY CONTRACTOR HAVE THE OPINION THAT THERE EXISTS IN THE ARCHITECTURAL DRAWINGS ANY ERRORS OR DISCREPANCIES, OR THAT CONDITIONS OF THE WORK OF ANY OTHER CONTRACTOR IS SUCH THAT IT WILL PREVENT HIM FROM COMPLETING HIS WORK IN A COMPETENT MANNER, HE SHALL NOTIFY THE ARCHITECT OF SUCH BEFORE PROCEEDING WITH HIS WORK.
- THE CONTRACTOR SHALL HAVE AT THE BUILDING SITE, FROM START TO FINISH OF CONSTRUCTION, A RESPONSIBLE FOREMAN. IN ADDITION, THE CONTRACTOR SHALL GIVE HIS PERSONAL SUPERVISION TO THE WORK. THE FOREMAN SHALL BE ON DUTY DURING ALL WORKING HOURS. ANY INSTRUCTIONS OR NOTICES GIVEN TO HIM SHALL HAVE THE SAME IMPORTANCE AS IF GIVEN TO THE CONTRACTOR IN PERSON.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TEMPORARY PROVISIONS SUCH AS TOILETS, WATER SUPPLY, LIGHT AND POWER AS WELL AS ANY OTHER DEEMED NECESSARY FOR THE COMPLETION OF THE PROJECT. COORDINATE WITH OWNER THE USE OF EXISTING FACILITIES DURING THE PROJECT.
- ANY ITEM OF WORK NECESSARY TO THE PROPER COMPLETION OF CONSTRUCTION WHICH IS NOT SPECIFICALLY COVERED IN THESE DOCUMENTS SHALL BE PERFORMED IN A MANNER DEEMED GOOD PRACTICE OF THE TRADE INVOLVED.
- PERMITS, FEES AND TAXES:**
THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, FEES, LICENSES AND DEPOSITS AND BE LIABLE FOR ALL STATE AND FEDERAL SALES TAXES, AND ALL OBLIGATIONS UNDER THE FEDERAL SECURITY ACT. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL OBTAIN CERTIFICATES OF COMPLIANCE, APPROVAL OR ACCEPTANCE FROM ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK AND DELIVER THESE CERTIFICATES TO THE OWNER ALONG WITH OFFICIAL RECEIPTS FOR THE SAME.
- PERFORMANCE OF WORK:**
NO SUBCONTRACTOR SHALL BEGIN HIS WORK UNLESS THE PREVIOUS TRADES, UPON WHOM HE IS DEPENDENT, HAS PERFORMED THEIR WORK SATISFACTORILY ACCORDING TO THE PLANS AND SPECIFICATIONS. ONCE THE CONTRACTOR HAS STARTED HIS WORK, HE ASSUMES FULL RESPONSIBILITY FOR THAT WORK, BOTH FOR MATERIALS AND LABOR PERFORMED. ALL SUBCONTRACTORS ARE RESPONSIBLE FOR REMOVING DEBRIS RESULTING FROM THEIR WORK FROM THE PREMISES.
- CLEANUP:**
IN ADDITION TO THE REMOVAL OF ALL CONSTRUCTION DEBRIS FROM THE PREMISES, IT IS THE FINAL RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL SMUDGES, SPOTS OF PLASTER, PUTTY, CAULKING COMPOUND, ADHESIVE, PAINT AND PENCIL MARKINGS, TAGS AND DESTINATION LABELS NOT CALLED FOR AS BEING PERMANENT. THE CONTRACTOR SHALL ALSO CLEAN EACH AREA SEPARATELY, INCLUDING THE WASHING OF ALL WINDOWS AND VACUUMING OR WAXING OF ALL FLOORS, PRIOR TO HANDING THE COMPLETED PROJECT OVER TO THE OWNER.
- MATERIALS:**
ALL MATERIALS SHALL BE NEW, AS CALLED FOR IN THE DRAWINGS, AND THE BEST OF THEIR RESPECTIVE KINDS. NO SUBSTITUTIONS SHALL BE MADE BY THE CONTRACTOR WITHOUT PRIOR WRITTEN APPROVAL BY THE OWNER, UNLESS SPECIFIED OTHERWISE ON THE DRAWINGS. FOR PORTIONS OF THE WORK NOT SHOWN IN DETAIL, BUT WHICH ARE SHOWN GENERALLY, OR ARE REASONABLY INFERRABLE AS BEING REQUIRED FOR A COMPETENT AND COMPLETE INSTALLATION, THE MATERIAL, METHODS AND WORKMANSHIP SHALL CONFORM AS A MINIMUM TO THE TYPICAL OR REPRESENTATIVE.
- CUTTING AND PATCHING:**
EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CUTTING, FITTING, PATCHING AND MATCHING OF HIS NEW WORK TO EXISTING WORK WHERE APPLICABLE AND INDICATED IN THE DRAWINGS. NO CONTRACTOR SHALL ENDANGER ANY WORK OF ANY OTHER CONTRACTOR BY EXCAVATING CUTTING OR OTHERWISE ALTERING ANY WORK OF ANY OTHER CONTRACTORS.
- PRIOR TO BEGINNING WORK, GC IS TO OBTAIN, BECOME FAMILIAR AND FOLLOW ANY AND ALL CONSTRUCTION GUIDELINES, RULES AND REGULATIONS FROM THE OWNER AND/OR CONDOMINIUM OFFICE, SO LONG AS SUCH GUIDELINES ARE NOT IN CONFLICT WITH THE FLORIDA BUILDING CODE OR LOCAL JURISDICTION. IF GC DETECTS DISCREPANCIES BETWEEN CONDO GUIDELINES AND LOCAL CONSTRUCTION REGULATIONS, GC MUST INFORM ARCHITECT, CONDO OFFICE AND OWNER IN WRITING IN ORDER TO REACH A RESOLUTION PRIOR TO PROCEEDING WORK.
- DEMOLITION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF DEBRIS REQUIRED TO COMPLETE THE CONSTRUCTION AS SPECIFIED ON THE DRAWINGS. EXISTING UNUSED ELECTRIC AND PLUMBING SHALL BE REMOVED OR ADEQUATELY CAPPED AS ALLOWED BY CODE.
- DEMOLITION NOTES ARE A GENERAL OUTLINE OF ITEMS TO BE REMOVED. HOWEVER, ANY ITEMS IN THE WAY OF NEW CONSTRUCTION MUST BE REMOVED AND DISCARDED IN ORDER TO INSTALL NEW PRODUCTS.
- DRYWALL FINISHES SHALL CONFORM WITH LEVEL 5 INDUSTRY STANDARDS.



PROJECT MAP



PROJECT LOCATION

ZONING DATA

	PERMITTED/REQUIRED	PROPOSED
ZONING DESIGNATION:	RD (SINGLE FAMILY RESIDENTIAL DISTRICT)	RD
LOT SIZE:	10,000 SF	10,000 SF
LOT WIDTH:		80'
FLOOR AREA:	1,500 SF MIN (EXCLUDING GARAGE)	1st FLOOR: 2,803 SF 2nd FLOOR: 2,778 SF TOTAL: 5,581 SF (EXCLUDING GARAGE)
LOT COVERAGE:		33.38% 3,338 SF (INCLUDING GARAGE)
HEIGHT:	+25' OR 2-1/2 STORIES ABOVE BASE FLOOD ELEVATION (FOR FLAT ROOF)	24'-0" (2 STORIES, TOP OF FLAT ROOF) 1'-6" (PARAPET ABOVE FLAT ROOF)
SETBACKS:		
FRONT:	25'	25'-10"
INTERIOR SIDE:	10'	EAST: 10'-3" WEST: 10'-10"
REAR:	15'	11'-0" (4' BALCONY ENCROACHMENT)
POOL:		
SIDE:	10' (INTERIOR SIDE SETBACK)	10'-0"
REAR:	5'	11'-0"
EQUIPMENT:	5' MAX FROM BLDG WALL INTO SETBACK (MUST BE SCREENED)	6'-7"
PARKING:	2 SPACES	4 SPACES
OPEN SPACE:		
PERVIOUS AREA:	N/A	3,932 SF
IMPERVIOUS AREA:	N/A	6,068 SF

LEGAL DESCRIPTION:

LOT 9, BLOCK 32, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FOLIO # 13-2227-001-6040

ZONING: RD (SINGLE FAMILY RESIDENTIAL DISTRICT)

BUILDING DATA:

OCCUPANCY TYPE: RESIDENTIAL
DESCRIPTION: RESIDENTIAL TWO-STORY CONCRETE BLOCK
STRUCTURE
TOTAL FLOOR AREA: 5,350 SF

CLASSIFICATION OF STRUCTURE FOR FLOOD-RESISTANT DESIGN AND CONSTRUCTION: OCCUPANCY CATEGORY II (AS PER ASCE TABLE 1-1)

SCOPE OF WORK:

- DEMOLITION OF EXISTING 1-STORY SINGLE FAMILY RESIDENCE.
- CONSTRUCTION OF PROPOSED 2-STORY SINGLE FAMILY RESIDENCE.

A0.0	COVER
A0.1	DATA SHEET / TABLE OF CONTENTS
A0.2	SURVEY
L1.0	PROPOSED PLANTING PLAN
L1.1	PLANTING DETAILS AND NOTES
L2.0	COLOR ELEVATIONS WITH LANDSCAPING
L2.1	COLOR ELEVATIONS WITH LANDSCAPING
PH1.0	SITE PHOTOGRAPHS
R1.0	COLOR RENDERINGS
R2.0	STREET/ARIAL VIEWS
MS1.0	MATERIALS BOARD
AS1.0	SITE PLAN
A1.0	GROUND LEVEL FLOOR PLAN
A1.1	SECOND LEVEL FLOOR PLAN
A1.2	ROOF PLAN
A1.5	EXTERIOR FINISH PLAN
A2.0	FRONT AND REAR ELEVATIONS
A2.1	SIDE ELEVATIONS
A3.0	SECTIONS
A3.1	SECTIONS
A3.2	SECTIONS

FIGUEIRA RESIDENCE

Project Architect

JORGE EDUARDO GONZALEZ, AIA
AIA 64751 - © 2016 - LEED AP

Revisions

No. Description Date

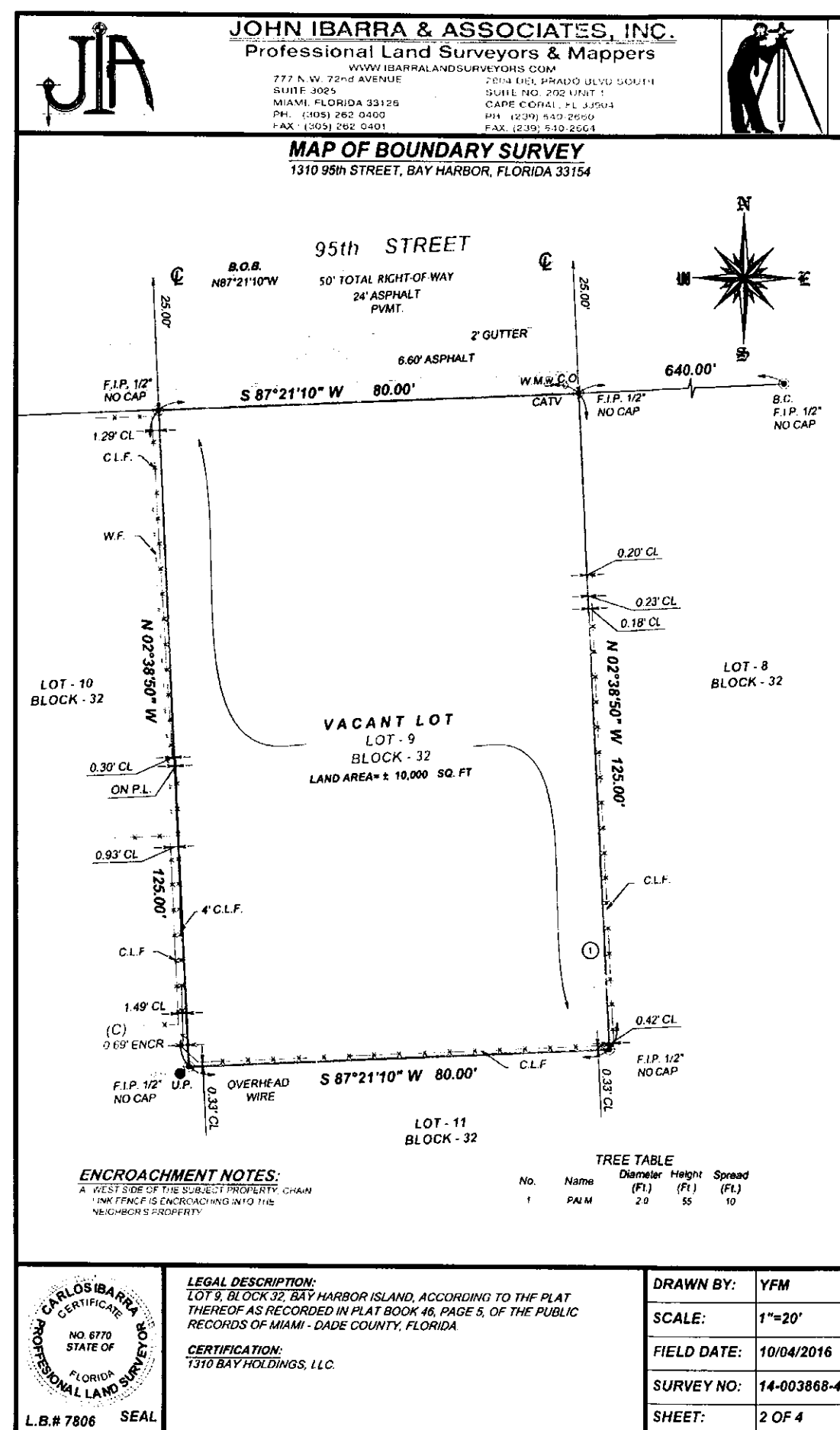
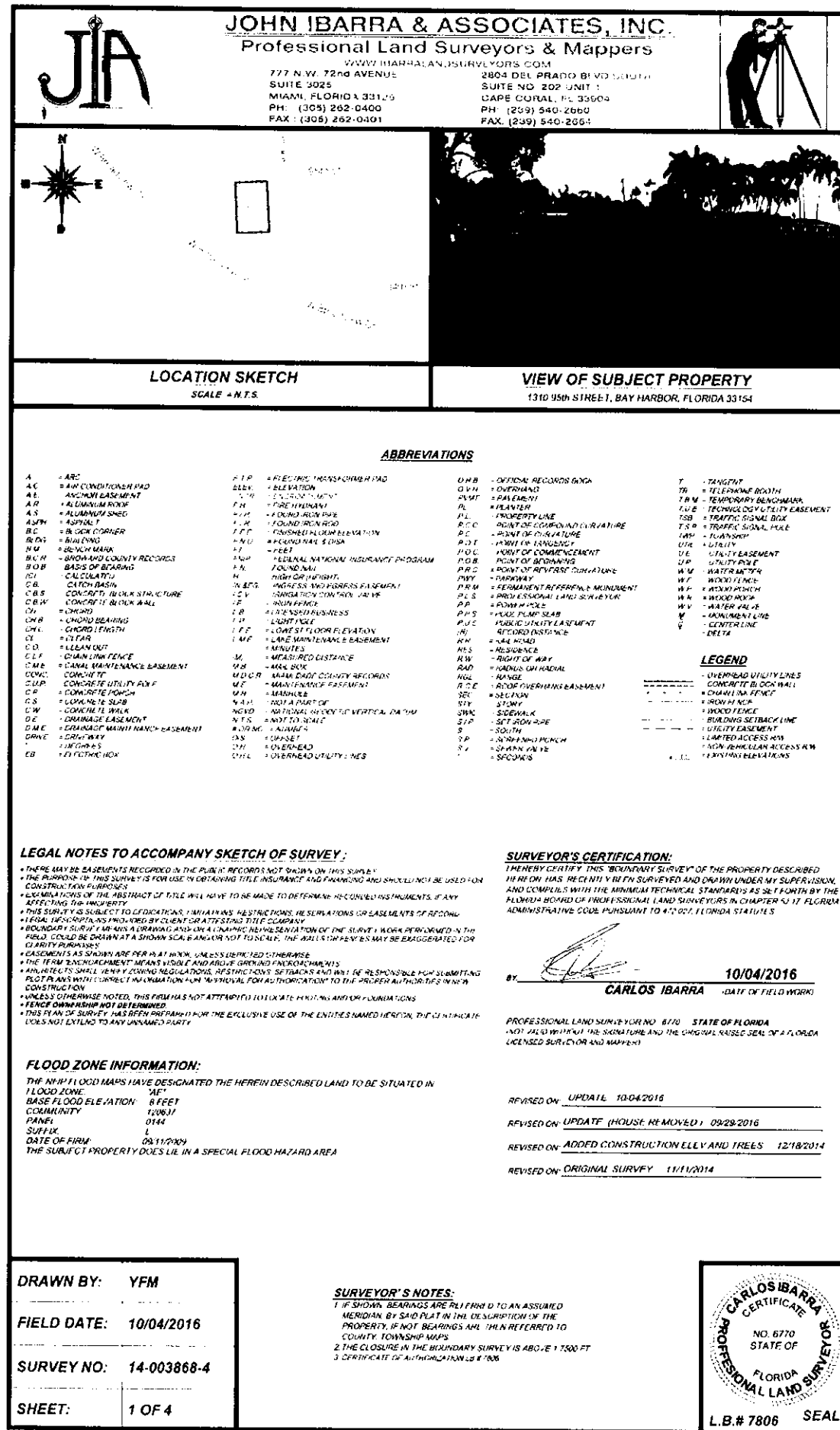
P151210

Project No.

Date: 07/28/16

DATA SHEET

A0.1



FIGUEIRA RESIDENCE
1310 95TH STREET
BAY HARBOR ISLAND, FLORIDA

Project Architect

Revisions

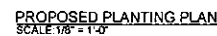
No.	Description	Date
1	1310 95TH STREET, BAY HARBOR ISLAND, FLORIDA	07/28/16

P151210
Project No.

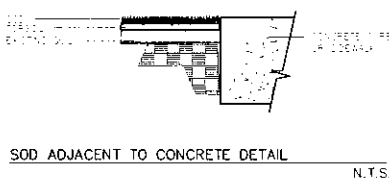
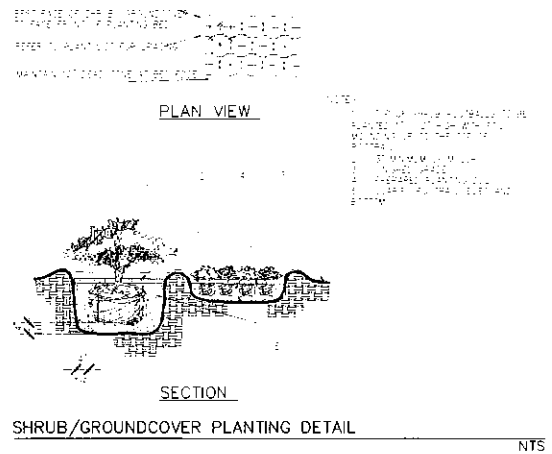
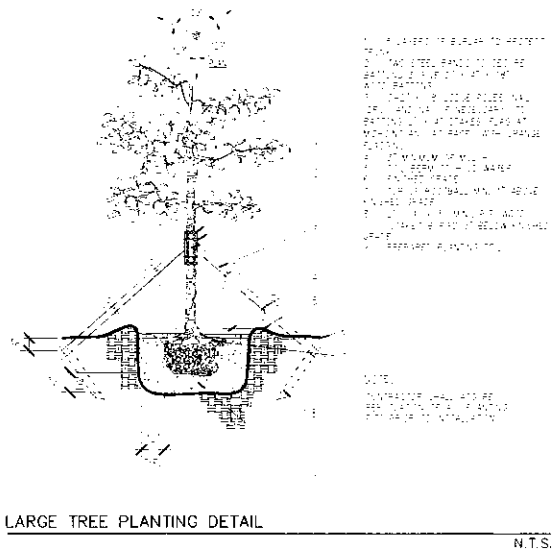
Date: 07/28/16

SURVEY FOR REFERENCE ONLY

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PLANT LIST						
Qty.	Scientific Name	Common Name	Specifications	Native	Drought Tolerant	
Trees and Palms						
18	<i>Calophyllum brasiliense</i>	Brazilian Beautyleaf	12' GA HT, 2.5' CAL. Min, 4' CT			
10	<i>Eugenia foetida</i>	Spanish Stopper	10' GA HT, 1.5' CAL. Min, 3' CT, standard	Yes	Yes	
2	<i>Quercus virginiana</i>	Live Oak	12' GA HT, 2.5' CAL. Min, 4' CT	Yes	Yes	
1	<i>Senna serotensis</i>	Glaucous Cassia	10' GA HT, 1.5' CAL. Min, 3' CT, standard			
1	<i>Tabebuia impetiginosa</i>	Purple Trumpet Tree	12' GA HT, 2.5' CAL. Min, 4' CT			
1	Street Tree	TBD	15' GA HT, 2.5' CAL. Min, 6' CT, Per Street Tree Master Plan			
33						
Shrubs						
6	<i>Capparis cynophyllophora</i>	Jamaican Caper	25 gal, 5' o.c. 6'-8' ht. at time of planting shrub firm	Yes	Yes	
35	<i>Cordia alliodora</i> 'Nana'	Small Leaf Cordia	3 gal, 18" o.c. 24" ht. at time of planting, full			
17	<i>Buxus microphylla</i> 'Japanica'	Japanese Boxwood	3 gal, 24" ht. at time of planting, round shape			
25	<i>Ficus microcarpa</i> 'Green Island'	Green Island Ficus	3 gal, 24" o.c. 24" ht. at time of planting, round shape		Yes	
1	<i>Gardenia augusta</i> 'Miami Supreme'	Gardenia Tree	4"-5" o.c. Ht. Standard, Grafted, Specimen			
50	<i>Pittosporum tobira</i>	Pittosporum	3 gal, 18" o.c. 24" ht. at time of planting, full		Yes	
80	<i>Podocarpus macrophyllum</i>	Podocarpus	7 gal, 30" o.c. 36" ht. at time of planting			
10	<i>Psychotria nervosa</i>	Wild Coffee	7 gal, 24" o.c. 36" ht. at time of planting	Yes	Yes	
224	TOTAL					
Groundcovers						
70	<i>Begonia odorata</i> 'Rosea'	Pink Begonia	3 gal, 18" o.c. 12" ht., full			
250	<i>Trachelospermum asiaticum</i> 'Minima'	Asiatic Jasmine	1 gal, 12" o.c., full			
Sod						
As shown	<i>Zoysia</i> sod		solid sod, free of weed			



PLANTING DETAILS AND NOTES

GENERAL PLANTING NOTES:

1. All plant material shall conform or exceed the minimum standards for Florida Number 1, as provided in the most current edition of the "Grades and Standards for Nursery Plants - Part I and Part II", prepared by the State of Florida Department of Agriculture and Consumer Services.
2. All plantings shall be installed as per plans and specifications.
3. Plant quantities are for convenience only. Contractor responsible for verifying all quantities prior to starting work. In the event of quantity discrepancies the drawing shall take precedence.
4. All plant material shall meet or exceed the size requirements as specified in the plant list. No substitutions shall be accepted without the Landscape Architect's approval.
5. Plant locations may be adjusted by Landscape Architect due to unforeseen conditions.
6. Contractor shall schedule with Landscape Architect a time in which to view plant material in the nursery prior to installation. The Landscape Architect may choose to attach its seal to each plant or to a representative sample. In the event that a nursery visit is not feasible, the Contractor shall submit pictures of proposed plant material.
7. Contractor is responsible for verifying all underground and overhead utilities and obtaining the necessary clearances prior to planting.
8. Contractor shall examine sub-grade and rough grade before planting and alert Landscape Architect of any conditions which would be detrimental to plant development.
9. All planting areas shall be free of grass and weeds.
10. After grass and weeds have been removed from all planting areas, contractor shall treat area with pre-emergent herbicide. Contractor shall wait 7 days prior to planting.
11. Planting soil shall consist of a mixture of 60% sand and 40% muck by volume. Before planting materials are installed, test planting soil and amend planting soil as recommended by the Testing Laboratory such that planting soil pH falls within the range of 5.5 to 6.5 pH and have an infiltration rate (K-set) of 8-16 inches/hour.
12. Soil moistener shall be added to all planted areas. Soil moistener shall be "Terrasorb", as manufactured by Industrial Services, International or equal. Proportions shall be as follows:
 - a. For trees up to 36 inches diameter root ball, use one 3 oz. packet,
 - b. For trees with root ball larger than 36 inches in diameter, use two 3 oz. packets,
 - c. For bedding areas use one 3 oz. packet for every 20 square feet of planting areas, with packets thoroughly mixed in planting soil.
13. Planting soil shall be amended by the addition of biostimulants. Biostimulants shall be Die Hard Transplant containing microthial fungi or approved equal. Proportions shall be as follows:
 - a. For trees up to 36 inches diameter root ball, use one 8 oz. packet,
 - b. For trees with root balls larger than 36 inches in diameter, use two 8 oz. packets,
 - c. For shrubs and groundcovers, follow manufacturer's recommendations.
14. All planted areas shall be mulched in accordance with details. Mulch shall be shredded Grade "A" Eucalyptus as manufactured by AACTION Nursery Products or approved equal.
15. All trees shall be staked or guyed immediately after planting. Guying and staking shall be done in accordance with enclosed details and local practices.
16. Weed control fabric shall be Pro-5 Weed Barrier by Dewitt or approved equal.
17. All areas within the project limits not covered with buildings, pavement, shrubs or groundcovers shall be sodded with Zoysia sod.
18. All guying and staking shall be removed six months after final acceptance or after hurricane season of the corresponding year whichever occurs later.
19. An automatic irrigation system shall be installed.
 - a. Irrigation system shall be designed for 100% coverage with 5% overlap.
 - b. A rain sensor shall be installed to shut the system down when it is raining.



FIGUEIRA RESIDENCE

1310 96TH STREET
BAY HARBOR ISLANDS, FLORIDA

Consultant

JTC
CONSULTING

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HAROLD HOYTE
LA LIC#00000000

Revisions

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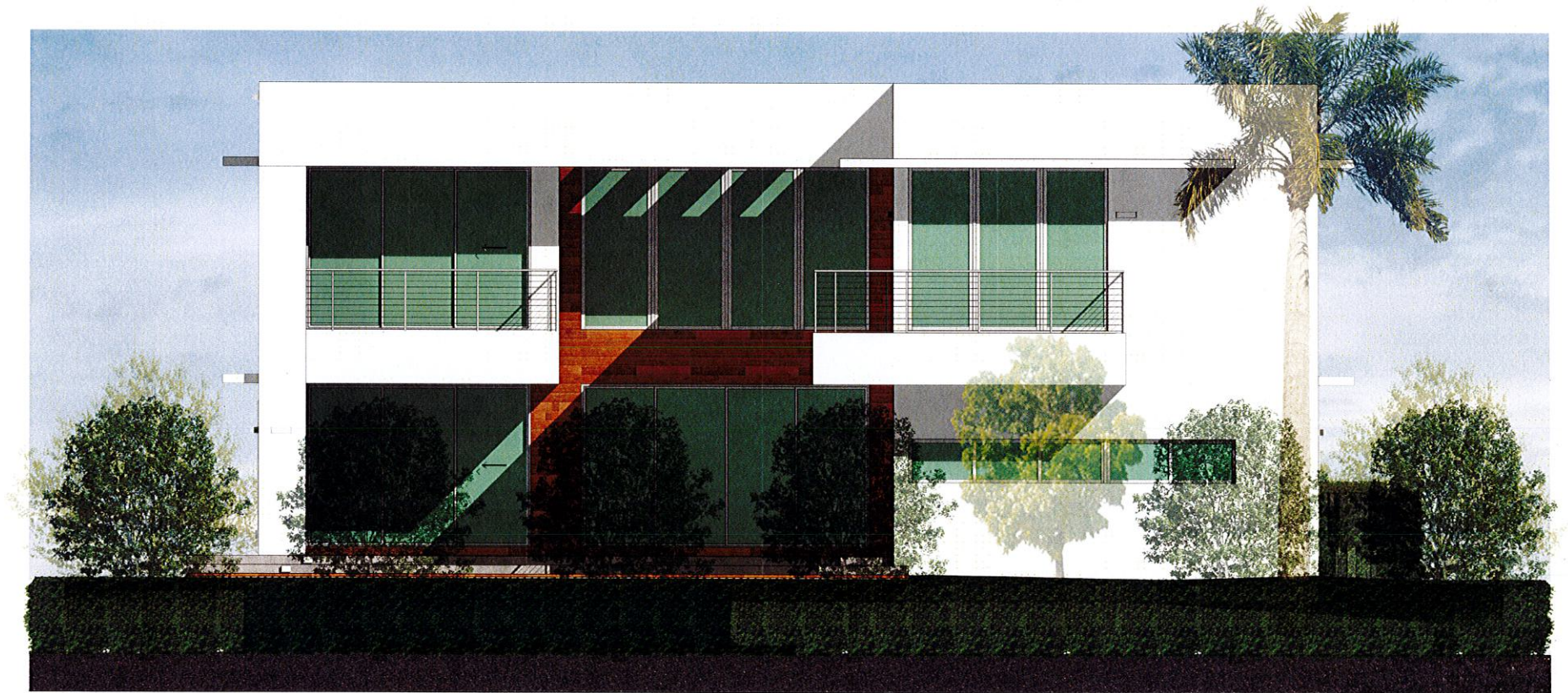
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Project No.
Date: 07/28/16

PLANTING
DETAILS &
NOTES

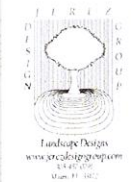
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1 NORTH (FRONT) ELEVATION W/ LANDSCAPING
SCALE: 1/4" = 1'-0"



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



Consultant:

FIGUEIRA RESIDENCE

1310 95TH STREET
BAY HARBOR ISLANDS, FLORIDA

Project:

Architect:

JORGE EDUARDO GONZALEZ-ALIA
ARI 94751 / ID 5595 / LLD AP

Revisions

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P151210

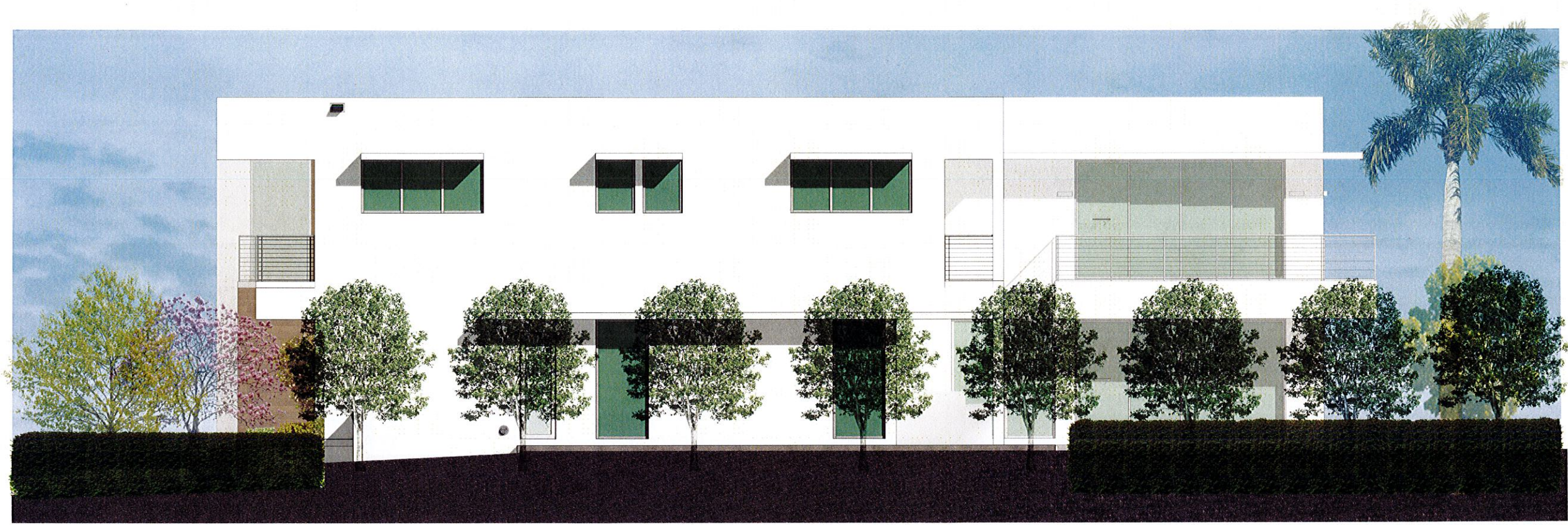
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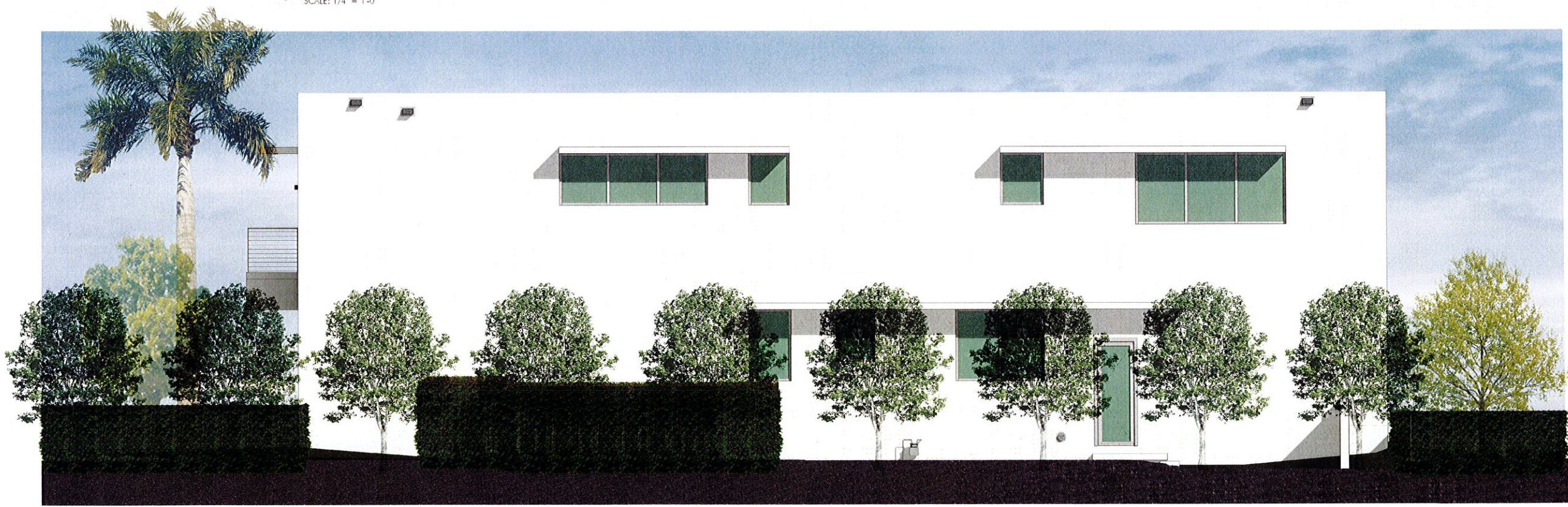
COLOR
ELEVATIONS

L2.0

THESE PLANS ARE AND SHALL REMAIN THE PROPERTY OF ARCHIQUADRA, P.A. AND SHALL NOT BE SOLD OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT. THESE PLANS ARE NOT VALID WITHOUT APPROPRIATE ARCHITECT'S RAISED SEAL AND SIGNATURE AND ARE FOR BUILDING DEPARTMENT REVIEW ONLY. PLANS ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED. THESE PLANS MAY BE SUBJECT TO MODIFICATION AS REQUIRED BY EXISTING FIELD CONDITIONS WHICH MAY NOT BE REFLECTED IN THESE PLANS. THE ARCHITECT SHALL BE NOTIFIED OF ANY FIELD DISCREPANCIES OR OTHER CONCERNS FOR CLARIFICATION PRIOR TO BEGINNING CONSTRUCTION OR BIDDING.



1 WEST ELEVATION W/ LANDSCAPING
SCALE: 1/4" = 1'-0"



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



ARCHQUADRA
ARCHITECTS & PLANNERS, P.A.
1310 95TH STREET, SUITE 100
BAY HARBOR ISLANDS, FLORIDA 33154
TEL: 305.441.1111
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LANDSCAPE DESIGN
www.srsdesigngroup.com
2541 43RD AVE
MIAMI, FL 33155

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Project
Architect

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AIA 94151 / ID 5595 / LEED AP

Revisions

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COLOR ELEVATIONS

L2.1

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SITE VIEW - LOOKING SOUTH ON 95TH STREET



SITE CONTEXT VIEW - THREE LOTS DOWN TOWARDS EAST (1210 95TH STREET)



SITE CONTEXT VIEW - TWO LOTS DOWN TOWARDS WEST (9500 W BROADVIEW DR)



SITE CONTEXT VIEW - TWO LOTS DOWN TOWARDS WEST (9448 W BROADVIEW DR)



SITE CONTEXT VIEW - ONE LOT TOWARDS EAST (1311 95TH STREET)



SITE CONTEXT VIEW - ONE LOT TOWARDS EAST (1300 95TH STREET)



SITE CONTEXT VIEW - ACROSS STREET (9500 BROADVIEW TER)



Consultant:

FIGUEIRA RESIDENCE

1310 95TH STREET
BAY HARBOR ISLANDS, FLORIDA

Project:

Architect:

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AR 94751 / ID 5595 / LEED AP

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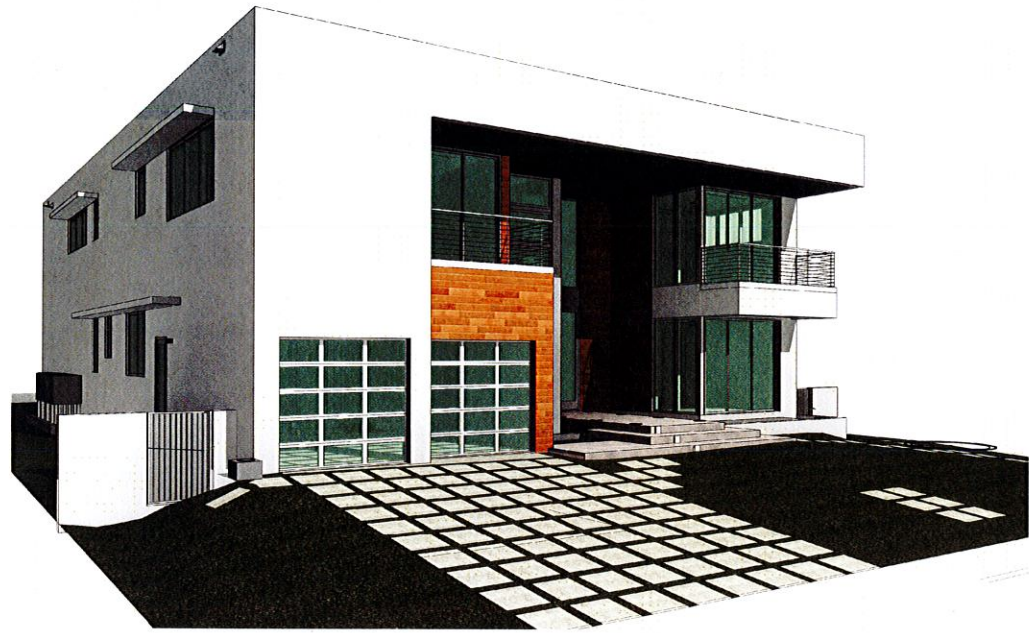
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SITE PHOTOGRAPHS

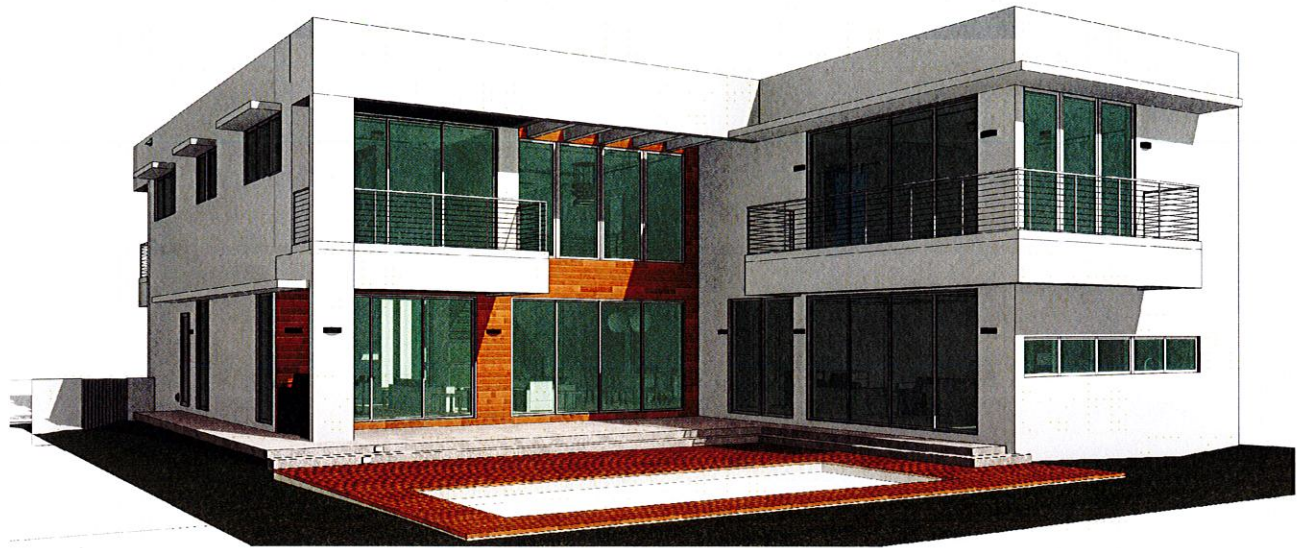
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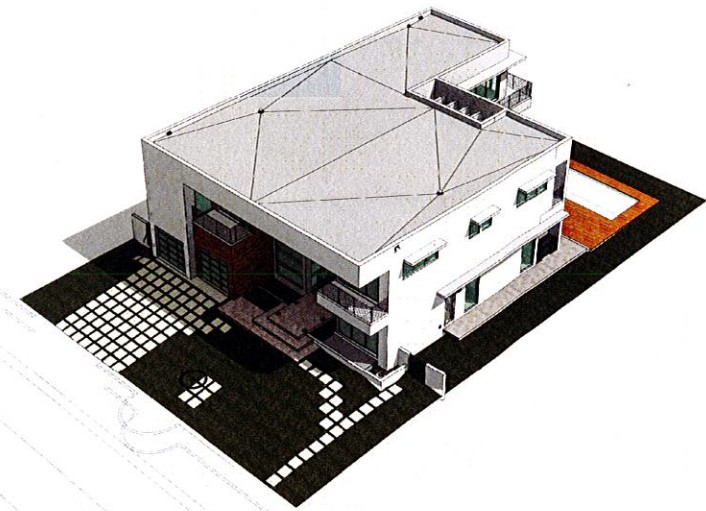
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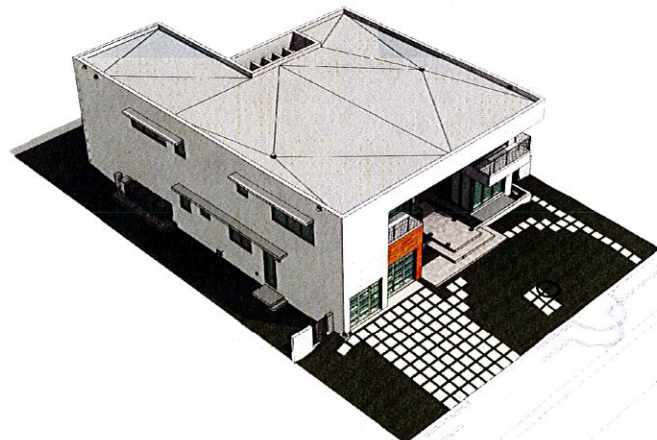
2 VIEW FROM SOUTH



3 VIEW FROM NORTHWEST



4 NORTHWEST AXO



5 NORTHEAST AXO



Consultant:

FIGUEIRA RESIDENCE

1310 95TH STREET
BAY HARBOR ISLANDS, FLORIDA

Project:

Architect:

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COLOR RENDERINGS

R1.0

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FRONT AERIAL VIEW ARTISTIC REPRESENTATION, AS SEE FROM THE NORTHEAST



REAR AERIAL VIEW ARTISTIC REPRESENTATION, AS SEE FROM THE SOUTH



STREET VIEW ARTISTIC REPRESENTATION, AS SEE FROM 95 ST LOOKING SOUTH



Consultant:

FIGUEIRA RESIDENCE

1310 95TH STREET
BAY HARBOR ISLANDS, FLORIDA

Project:
Architect:

JORGE EDUARDO GONZALEZ AIA
AR 94751 / ID 3495 / LEED AP

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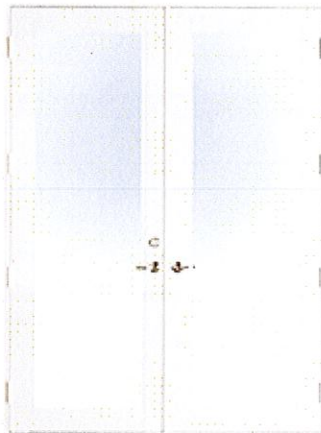
STREET/AERIALS

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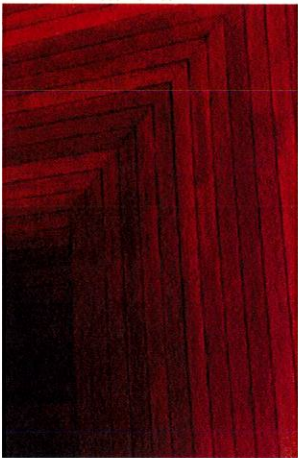
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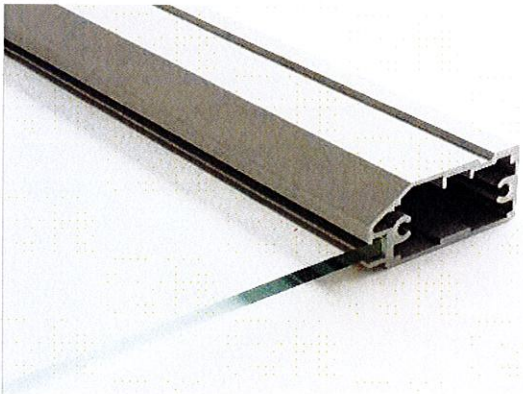
EXTERIOR WALL FINISH
WHITE SMOOTH STUCCO



DOORS
DOUBLE FRENCH IMPACT DOORS



EXTERIOR WOOD
RESYSTA C09 DARK BURMA



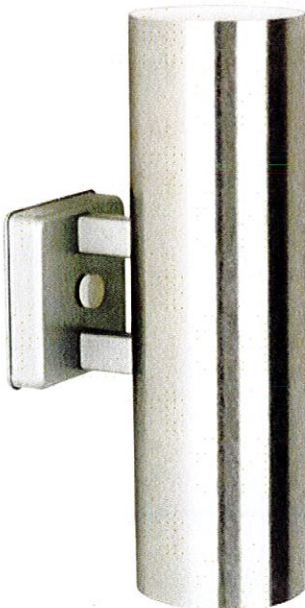
WINDOWS
METAL FRAME WITH MILL FINISH
GREY TINT IMPACT GLASS



WATER FEATURE
STONE FOUNTAIN



RAILINGS
METAL RAILING WITH STEEL WIRE



LIGHT FIXTURE
ANODIZED ALUMINUM WALL MOUNTED LED FIXTURE



Consultant:

FIGUEIRA RESIDENCE

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BAY HARBOR ISLANDS, FLORIDA

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AR 04751 / ID 5595 / LEED AP

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MATERIALS BOARD

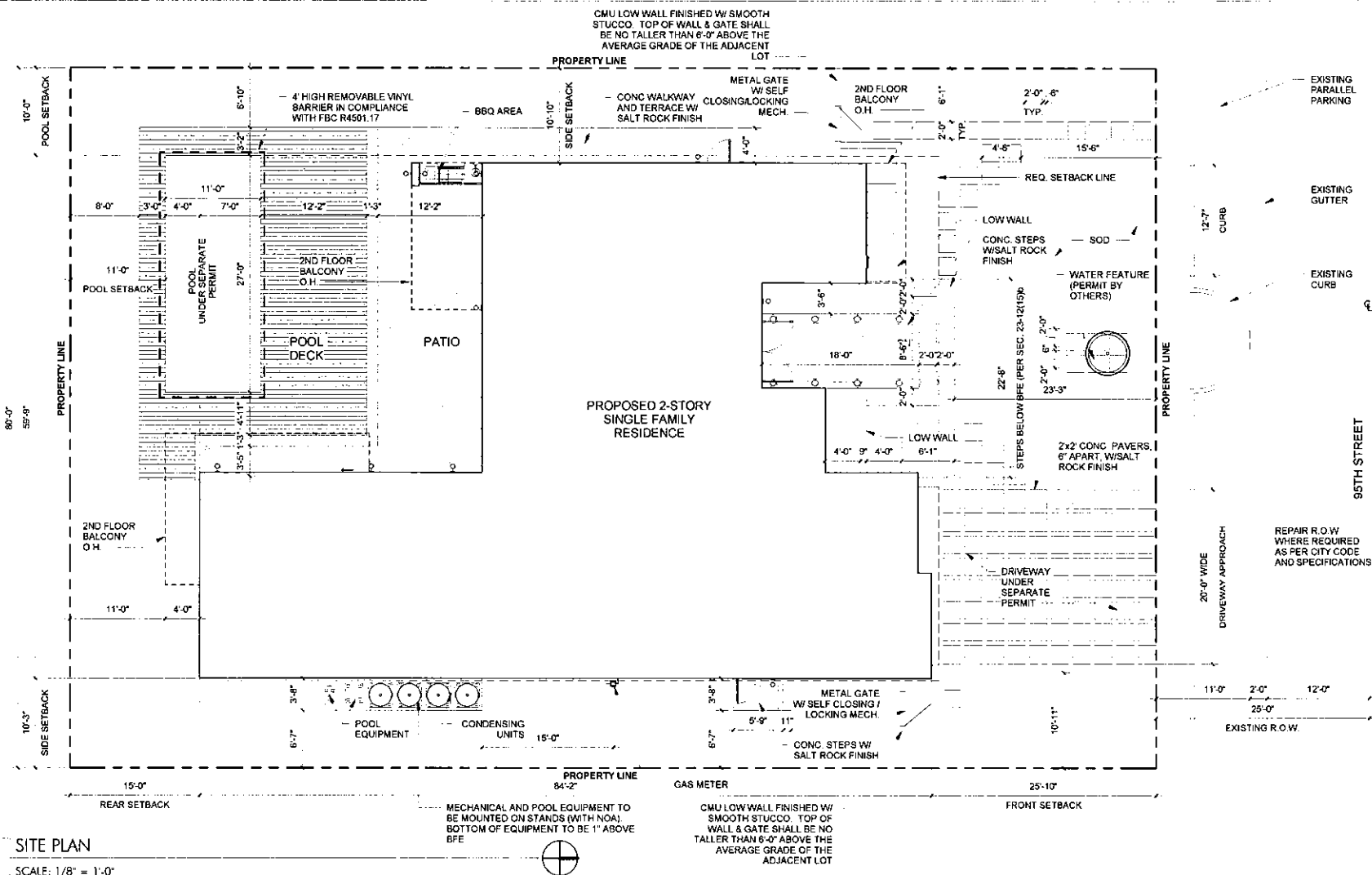
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ZONING DATA		
	PERMITTED/REQUIRED	PROPOSED
ZONING DESIGNATION:	RD (SINGLE FAMILY RESIDENTIAL DISTRICT)	RO
LOT SIZE:	10,000 SF	10,000 SF
LOT WIDTH:		60'
FLOOR AREA:	1,500 SF MIN (EXCLUDING GARAGE)	1st FLOOR: 2,803 SF 2nd FLOOR: 2,778 SF TOTAL 5,581 SF (EXCLUDING GARAGE)
LOT COVERAGE:		33.38% 3,338 SF (INCLUDING GARAGE)
HEIGHT:	+25' OR 2-1/2 STORIES ABOVE BASE FLOOD ELEVATION (FOR FLAT ROOF)	24'-0" (2 STORIES, TOP OF FLAT ROOF) 1'-8" (PARAPET ABOVE FLAT ROOF)
SETBACKS:		
FRONT:	25'	25'-10"
INTERIOR SIDE:	10'	EAST: 10'-3" WEST: 10'-10"
REAR:	15'	11'-0" (4' BALCONY ENCROACHMENT)
POOL:		
SIDE:	10' (INTERIOR SIDE SETBACK)	10'-0"
REAR:	5'	11'-0"
EQUIPMENT:	5' MAX FROM BLDG WALL INTO SETBACK (MUST BE SCREENED)	8'-7"
PARKING:	2 SPACES	4 SPACES
OPEN SPACE:		
PERVIOUS AREA:	N/A	3,932 SF
IMPERVIOUS AREA:	N/A	6,068 SF

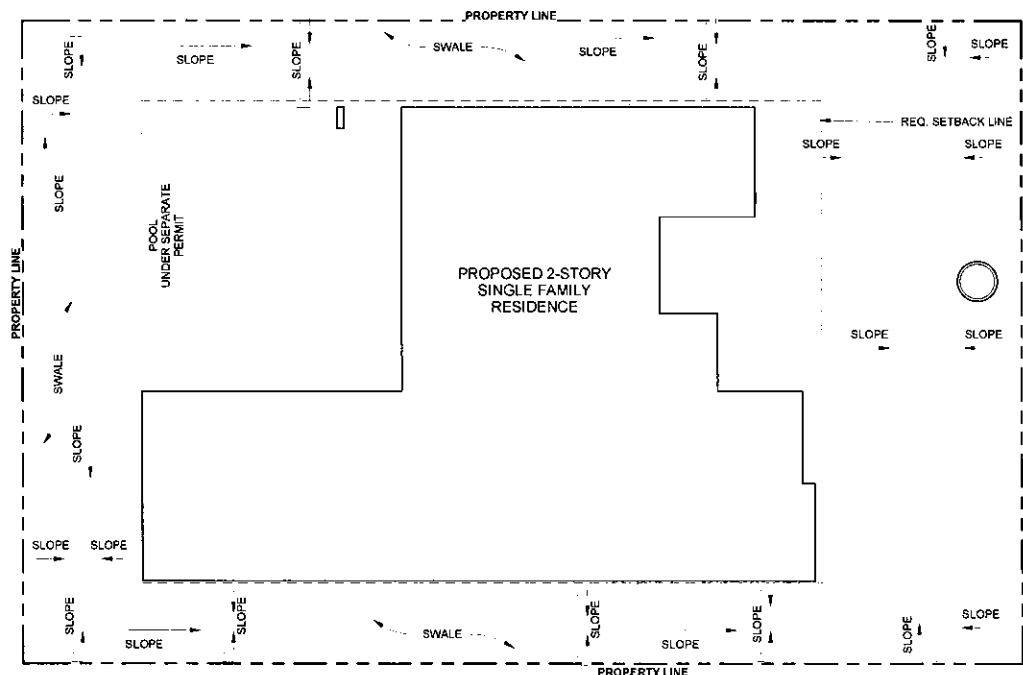
1. ALL RUN-OFF WATER IS KEPT INSIDE THE PROPERTY SEE GRADING PLAN FOR DESIGN AND SPECIFICATIONS.
2. ALL MATERIALS USED BELOW THE BFE ARE FLOOD-DAMAGE RESISTANT MATERIAL AS PER ASCE 24-05 CH 5.0
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AN ELEVATION CERTIFICATE UPON PLACEMENT OF THE LOWEST FLOOR AND AT COMPLETED CONSTRUCTION.

FIRM MAP NUMBER: 12086C0144L

BASE FLOOD ELEVATION:	8.0' NGVD
PROPOSED NGVD FOR FINISHED FLOOR: (LOWEST FFE OF HABITABLE SPACE)	8.0' NGVD
LOWEST ELEVATION OF EQUIPMENT SERVICING THE BUILDING:	8.0' NGVD



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



SCALE: 3/32" = 1'-0"

DRAINAGE NOTES:

1 ALL STORM WATER SHALL BE RETAINED ON SITE

2 ALL YARDS SHALL BE SLOPED SO AS TO DRAIN AWAY FROM THE BUILDING AND AWAY FROM PROPERTY LINES.

Consultant:

FIGUEIRA RESIDENCE

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AP 94751 ID 5595 LEED AP

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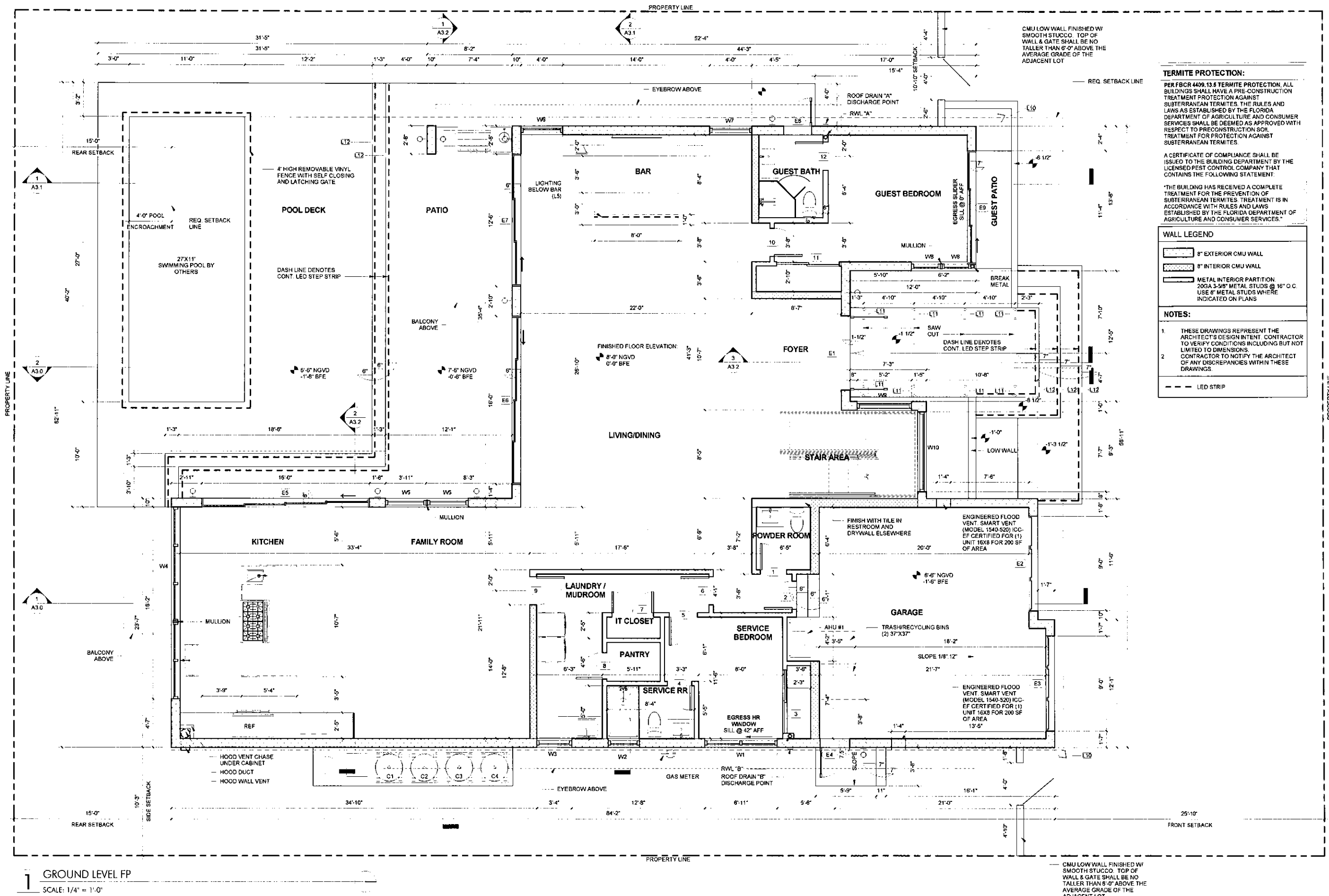
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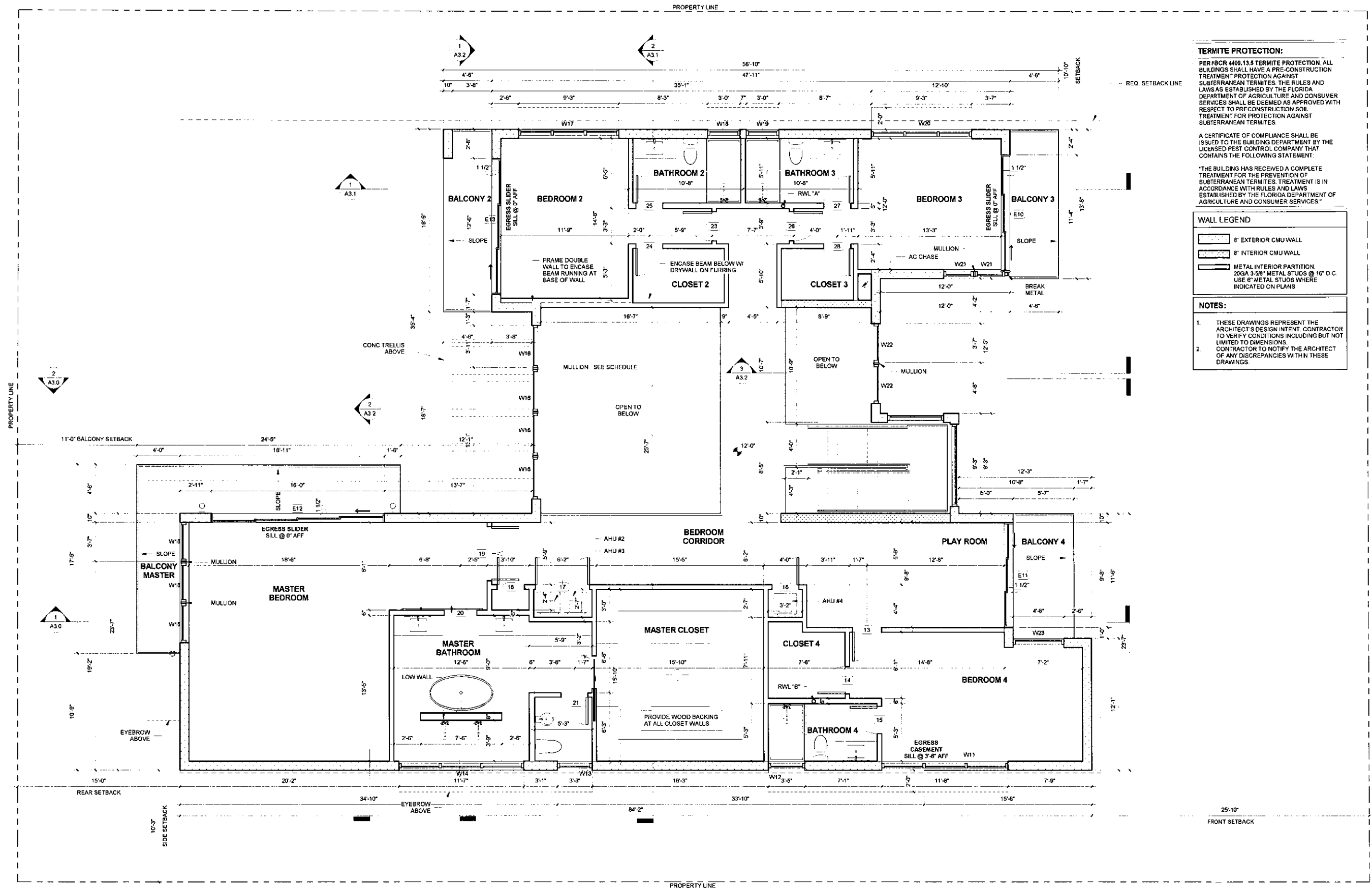
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SITE PLAN

AS1.0

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TERMITE PROTECTION:
PER FBCR 409.13.5 TERMITE PROTECTION. ALL BUILDINGS SHALL HAVE A PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRECONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES.

A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:

"THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

WALL LEGEND

- 8" EXTERIOR CMU WALL
- 8" INTERIOR CMU WALL
- METAL INTERIOR PARTITION 2XGA 3-5/8" METAL STUDS @ 16" O.C. USE 6" METAL STUDS WHERE INDICATED ON PLANS

NOTES:

- THESE DRAWINGS REPRESENT THE ARCHITECT'S DESIGN INTENT. CONTRACTOR TO VERIFY CONDITIONS INCLUDING BUT NOT LIMITED TO DIMENSIONS.
- CONTRACTOR TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES WITHIN THESE DRAWINGS.

FIGUEIRA RESIDENCE

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BAY HARBOR ISLANDS, FLORIDA

Project:
Architect:

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AR 94751 / O 5055 / LEED AP

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No Description Date

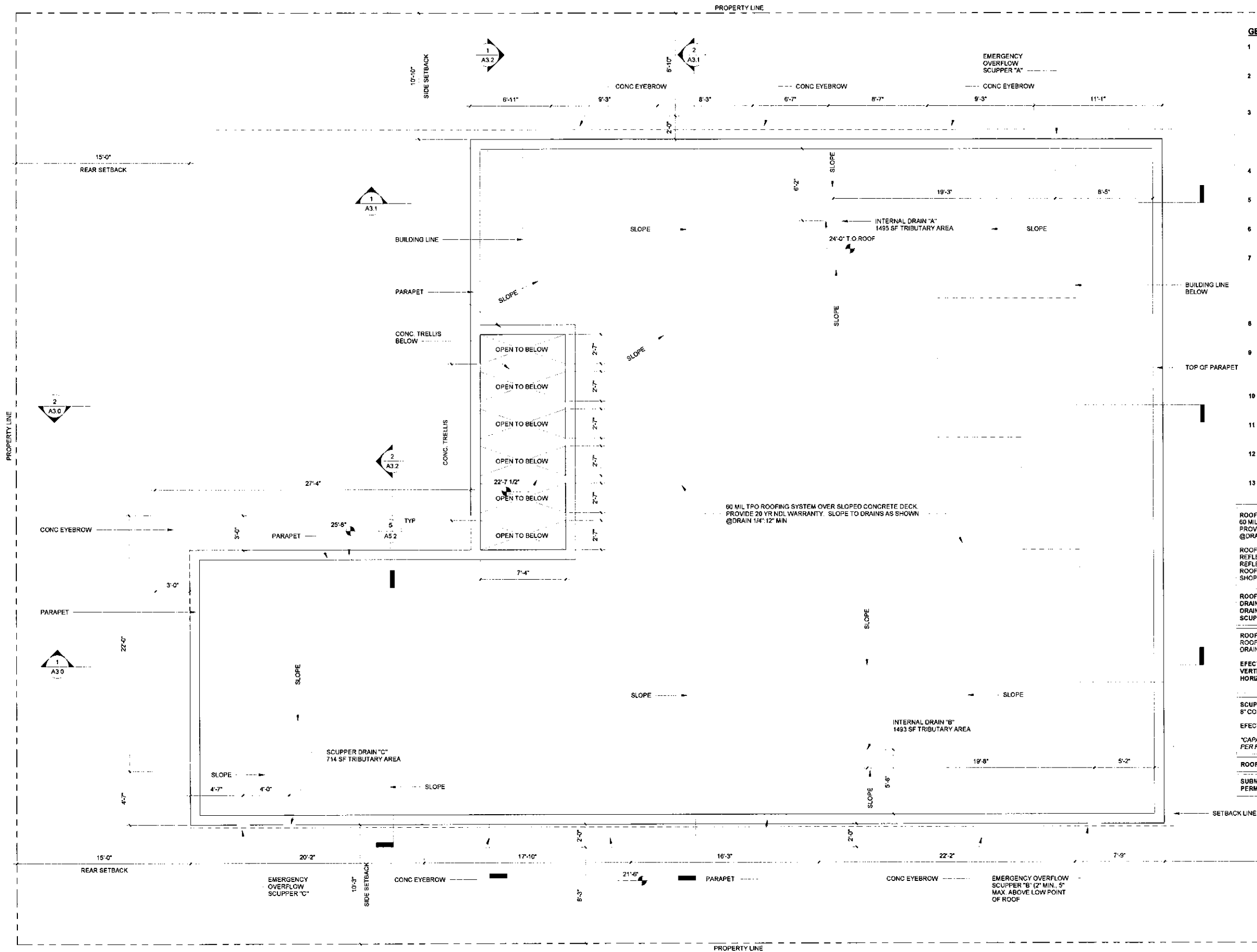
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SECOND FLOOR PLAN

A1.1

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GENERAL ROOFING NOTES:

1. ROOFING MANUFACTURER'S SPECIFICATION/APPLICATION:
A) 60 MIL TPO ROOFING SYSTEM OVER ISO INSULATION.
2. GUARANTEE REQUIREMENTS:
A) MANUFACTURER'S 20 YR NDL N.D.L. "NO DOLLAR LIMIT" WARRANTY.
B) INSTALLER'S 2 YEAR GUARANTEE.
3. ROOFING SUB-CONTRACTOR TO COORDINATE LOCATION OF ROOF-TOP ACCESSORIES WITH STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR PLACEMENT AND TAPERED RIGID BOARD INSULATION LAYOUT AND SUBSEQUENT INSTALLATION IN ORDER TO AVOID PONDING WATER CONDITIONS ATTRIBUTABLE TO BOARD LAYOUT ISSUES.
4. ROOF SYSTEMS SPECIFIED SHALL BE APPLIED ONLY BY MANUFACTURER APPROVED APPLICATOR IN ORDER TO MEET GUARANTEE REQUIREMENTS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING LOCATION OF MECHANICAL UNITS WITH STRUCTURAL AND MECHANICAL DRAWINGS.
6. REFER TO CIVIL, ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION AND COORDINATION.
7. ALL CURBS AND PIPE PENETRATIONS SHALL HAVE A MIN. OF 18" CLEAR FROM EACH OTHER FOR ROOF FLASHING PURPOSES. ALL EQUIPMENT SHALL HAVE A MIN. 18" CLEAR FROM ALL ADJACENT PARAPETS. ALL H.V.A.C. MOUNTED EQUIPMENT (DISC BOXES, GFI PIPE SUPPORTS) SHALL NOT BE CLOSER THAN 16" FROM EACH OTHER OR CURB. NO UNISURF PIPE SUPPORTS SHALL BE USED AS VERTICAL MEMBERS FOR MOUNTING EQUIPMENT TO ROOF SURFACE.
8. PONDING WATER IS DEFINED AS WATER THAT DOES NOT DRAIN OR DISSIPATE FROM THE ROOF WITHIN 48 HOURS AFTER PRECIPITATION.
9. ALL FLASHING CEMENTS, ASPHALTS, PRODUCTS AND ACCESSORIES SHALL BE APPROVED BY ROOFING MANUFACTURER WITH THE MANUFACTURER'S BRAND. ALL ASPHALTS SHALL BE AMERICAN MANUFACTURED PRODUCTS.
10. ALL METALS USED FOR THE PROJECT SHALL BE GALVANIZED METAL IN 20 GA., 24 GA. AND/OR 26 GA. AS INDICATED IN THE REFERENCED DETAILS.
11. FULL SUBMITTALS FOR ALL ROOF SYSTEM, MATERIALS, PRODUCT AND ACCESSORIES SHALL BE SUBMITTED FOR THE ARCHITECT'S REVIEW.
12. ALL WOOD USED FOR ROOFING AND APPLICATIONS SHALL BE PRESSURE TREATED WOOD IN COMPLIANCE WITH F.B.C. 2010 AND R.A.S.-111.
13. ALL CONDENSATE PIPE SUPPORTS SHALL BE ON ADJUSTABLE SUPPORTS IN COMPLIANCE WITH R.A.S.-111 AND THE F.B.C. 2010.

ROOFING:
60 MIL TPO ROOFING SYSTEM OVER SLOPED CONCRETE DECK.
PROVIDE 20 YR NDL WARRANTY. SLOPE TO DRAINS AS SHOWN @ DRAIN 1/4" 12" MIN

ROOFING MATERIAL TO MEET OR EXCEED AN INITIAL REFLECTANCE VALUE OF 0.72 OR A THREE-YEAR INSTALLED REFLECTANCE VALUE OF 0.5 AS DETERMINED BY THE COOL ROOF RATING COUNCIL, OR BY ENERGY STAR. GC TO PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO INSTALLATION.

ROOF AREA: (3,705 SF)
DRAIN "A": 1495SF
DRAIN "B": 1493SF
SCUPPER "C": 714SF

ROOF DRAIN "A" & "B":
ROOF DRAIN WITH DOME STRAINER CONNECTED TO 4" PVC DRAIN (SEE PLUMBING PLANS)

EFFECTIVE DRAINAGE PER 4" PVC:
VERTICAL: 3680SF (TABLE 1106.2(1))
HORIZONTAL: 1504SF @ 1/8" SLOPE (TABLE 1106.3)
2129SF @ 1/4" SLOPE (TABLE 1106.3)

SCUPPER "C" AND EMERGENCY OVERFLOW SCUPPERS:
8" CONC SCUPPER BY CAST-CONCRETE.

EFFECTIVE DRAINAGE = 4"x6" (WXH)

*CAPABLE OF DRAINING 2692SF OF ROOF AREA.
PER F.B.C. P. TABLE 1106.7.

ROOF UNDER SEPARATE PERMIT

SUBMIT SHOP DRAWINGS FOR ARCHITECT'S REVIEW PRIOR TO PERMITTING AND FABRICATION

FIGUEIRA RESIDENCE

1310 95TH STREET
BAY HARBOR ISLANDS, FLORIDA

Project
Architect:

JORGE EDUARDO GONZALEZ, AIA
AR 94751 - ID 2695 - LEED AP

Revisions

No.	Description	Date
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P151210

Project No.

Date: 07/28/16

ROOF PLAN

A1.2

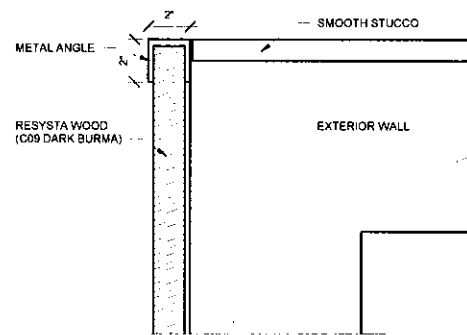
ARCHIQUADRA
ARCHITECTS, P.A.
1310 95TH STREET
BAY HARBOR ISLANDS, FLORIDA 33154
TEL: 305.444.1111
WWW.ARCHIQUADRA.COM



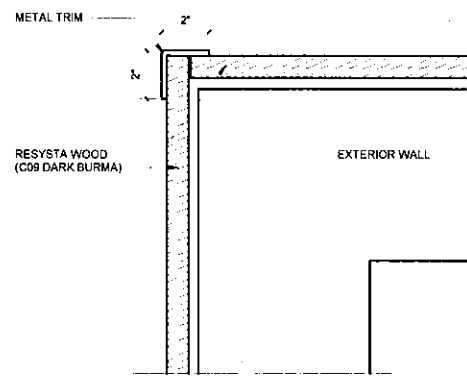
THESE PLANS ARE A PRELIMINARY DESIGN AND SHALL NOT BE USED FOR CONSTRUCTION OR REPRODUCTION WITHOUT WRITTEN CONSENT. THESE PLANS ARE NOT VALID WITHOUT APPROPRIATE ARCHITECTS' SEALS AND SIGNATURES AND ARE FOR BUILDING DEPARTMENT REVIEW ONLY. PLANS ARE NOT TO BE CONSIDERED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED. THESE PLANS MAY BE SUBJECT TO MODIFICATION AS REQUIRED BY EXISTING FIELD CONDITIONS WHICH MAY NOT BE REFLECTED IN THESE PLANS. THE ARCHITECT SHALL BE NOTIFIED OF ANY FIELD DISCREPANCIES OR OTHER CONCERNS FOR CLARIFICATION PRIOR TO BEGINNING CONSTRUCTION OR BIDDING.

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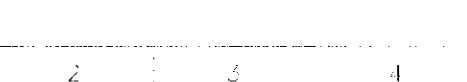
3 ROOF LEVEL WALL FINISH PLAN
SCALE: 1/8" = 1'-0"



4 DETAIL "A"
SCALE: 3" = 1'-0"



5 DETAIL "B"
SCALE: 3" = 1'-0"



6 DETAIL "C"
SCALE: 3" = 1'-0"



1 GROUND LEVEL WALL FINISH PLAN
SCALE: 1/8" = 1'-0"

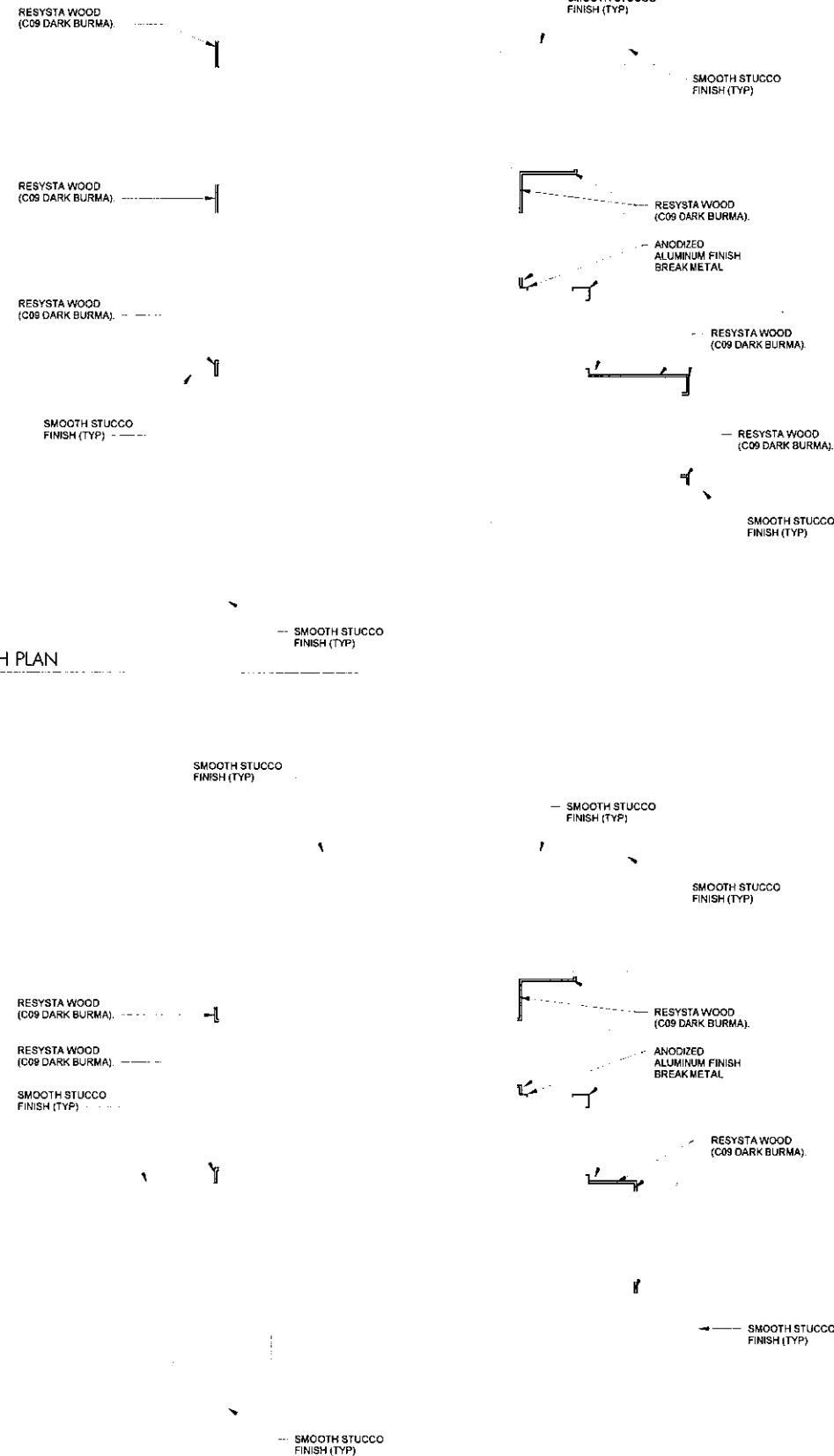
RESYSTA WOOD FINISH:
COLOR: C09 DARK BURMA
INSTALL AS PER MANUFACTURER'S
RECOMMENDATIONS. SEE DETAIL "A" ON THIS SHEET
FOR EDGE DETAIL. SEE DETAIL "B" ON THIS SHEET
FOR CORNER DETAIL. SEE DETAIL "C" ON THIS SHEET
FOR PARAPET CAP DETAIL.

PROVIDE SHOP DRAWINGS FOR REVIEW AND
APPROVAL PRIOR TO INSTALLING.

ANODIZED ALUMINUM FINISH BREAK METAL FINISH:
PROVIDE CONT. BREAK METAL FINISH TO MATCH
WINDOW FRAME FINISH. BREAK AT MULLIONS WHERE
REQUIRED.

PROVIDE SHOP DRAWINGS FOR REVIEW AND
APPROVAL PRIOR TO FABRICATING.

2 SECOND LEVEL WALL FINISH PLAN
SCALE: 1/8" = 1'-0"



FIGUEIRA RESIDENCE

Project:
Architect:

JORGE EDUARDO GONZALEZ AIA
AP 941731 - ID 5595 - LEED AP

Revisions
No. Description Date

P151210
Project No.

Date: 07/28/16

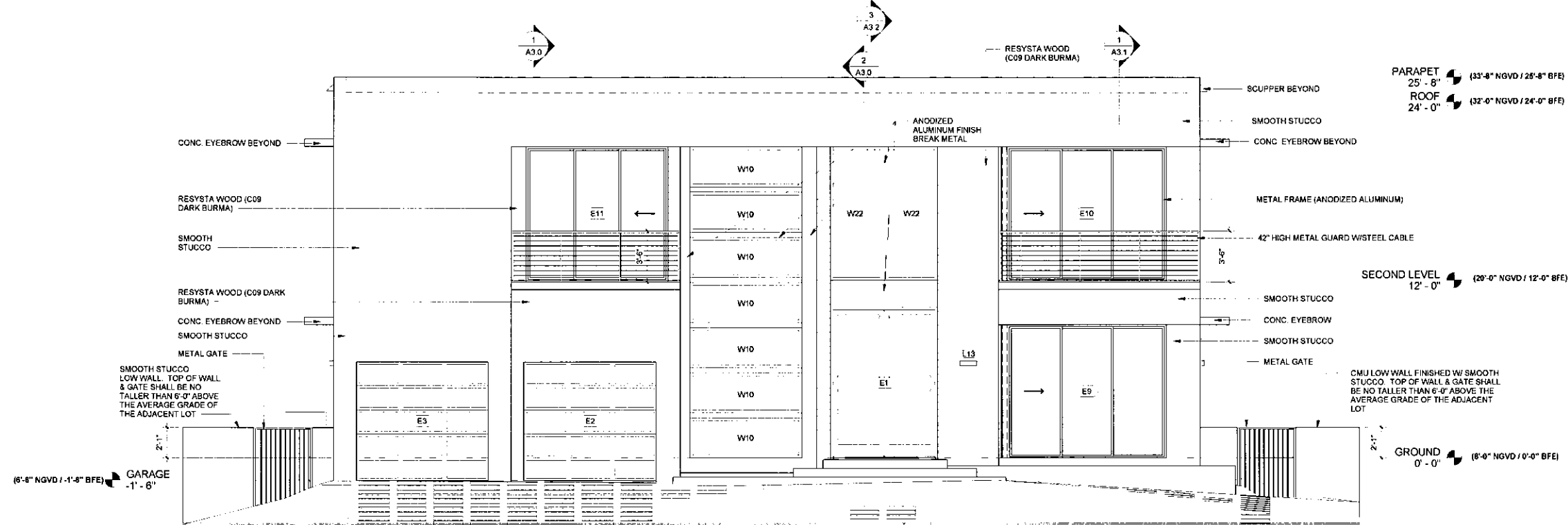
EXTERIOR FINISH PLAN

A1.5

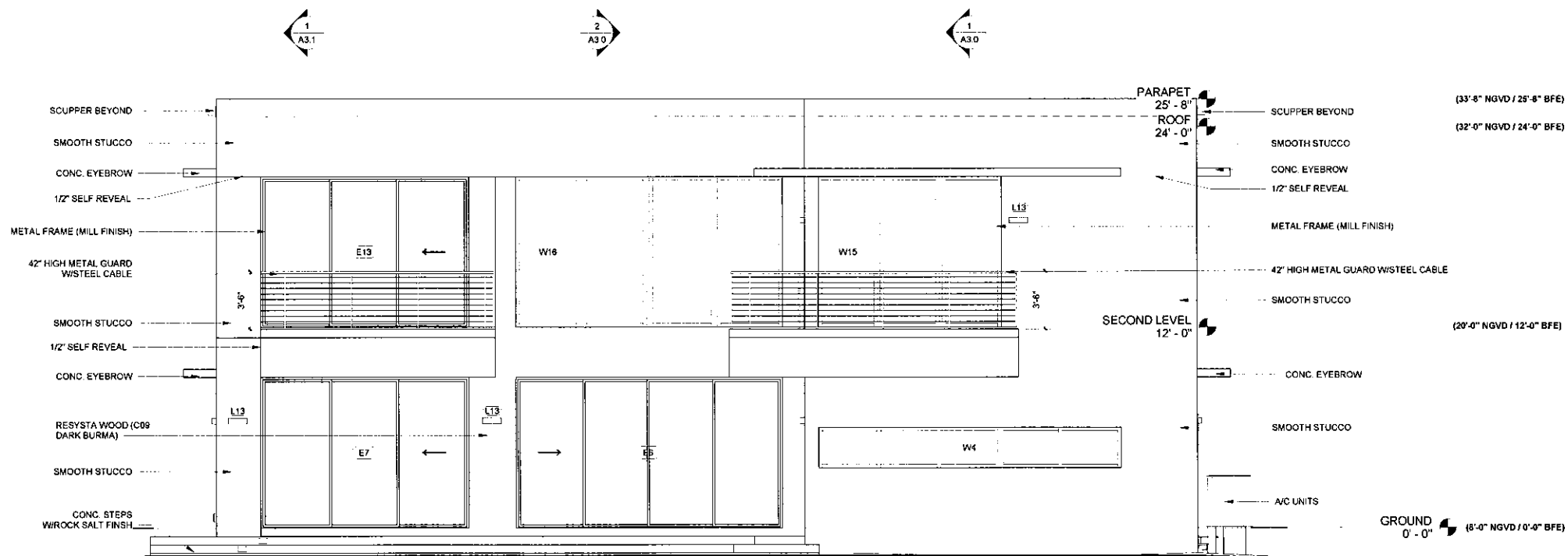


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1. FRONT ELEVATION (NORTH)
1/4" = 1'-0"



2. REAR ELEVATION (SOUTH)
1/4" = 1'-0"



Consultant

FIGUEIRA RESIDENCE

1310 95TH STREET
BAY HARBOR ISLANDS, FLORIDA

Project

Architect

JORGE EDUARDO GONZALEZ, AIA
AR 94751 ID 5555 LEED AP

Revisions

No.	Description	Date

P151210

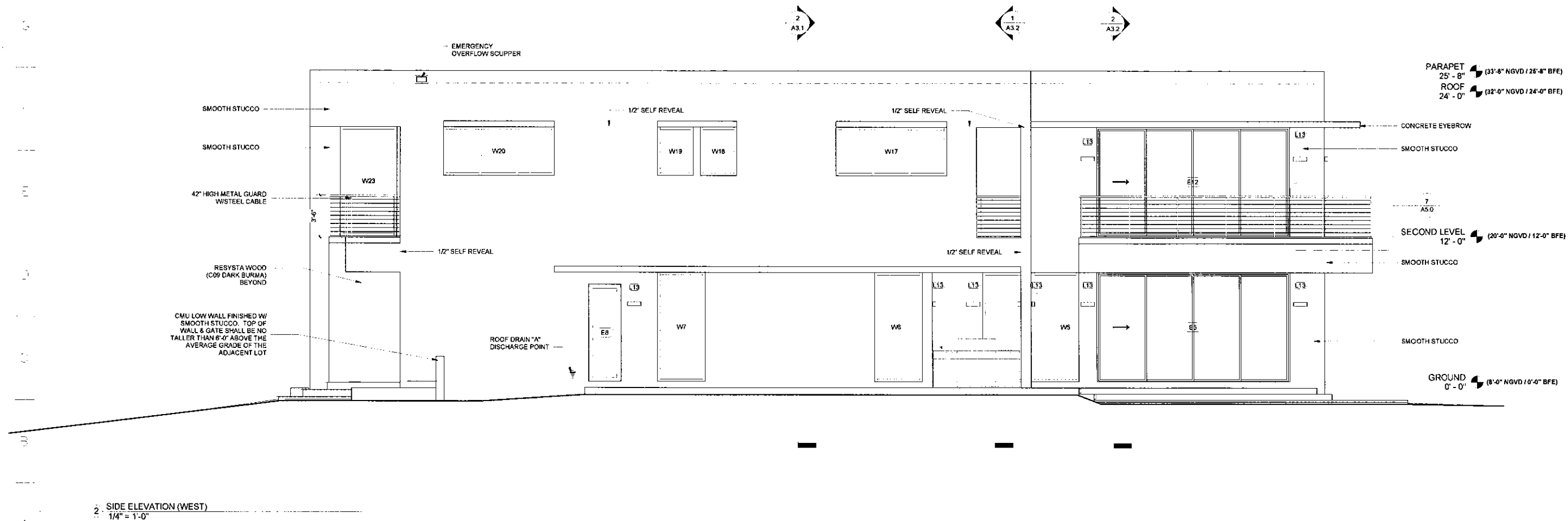
Project No.

Date: 07/28/16

FRONT AND REAR
ELEVATIONS

A2.0

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FIGUEIRA RESIDENCE

Project: _____
Architect: _____

JORGE EDUARDO GONZALEZ AKA
AP 94751 / IO 3595 - LEED AP

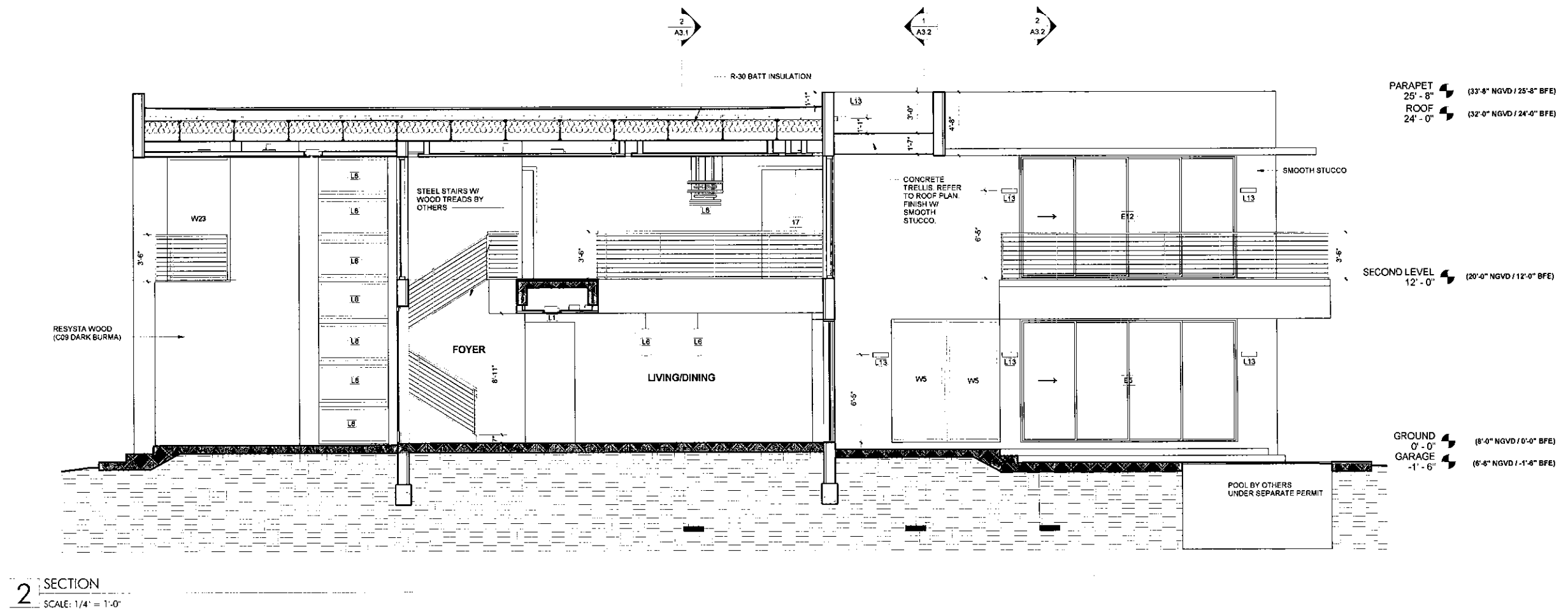
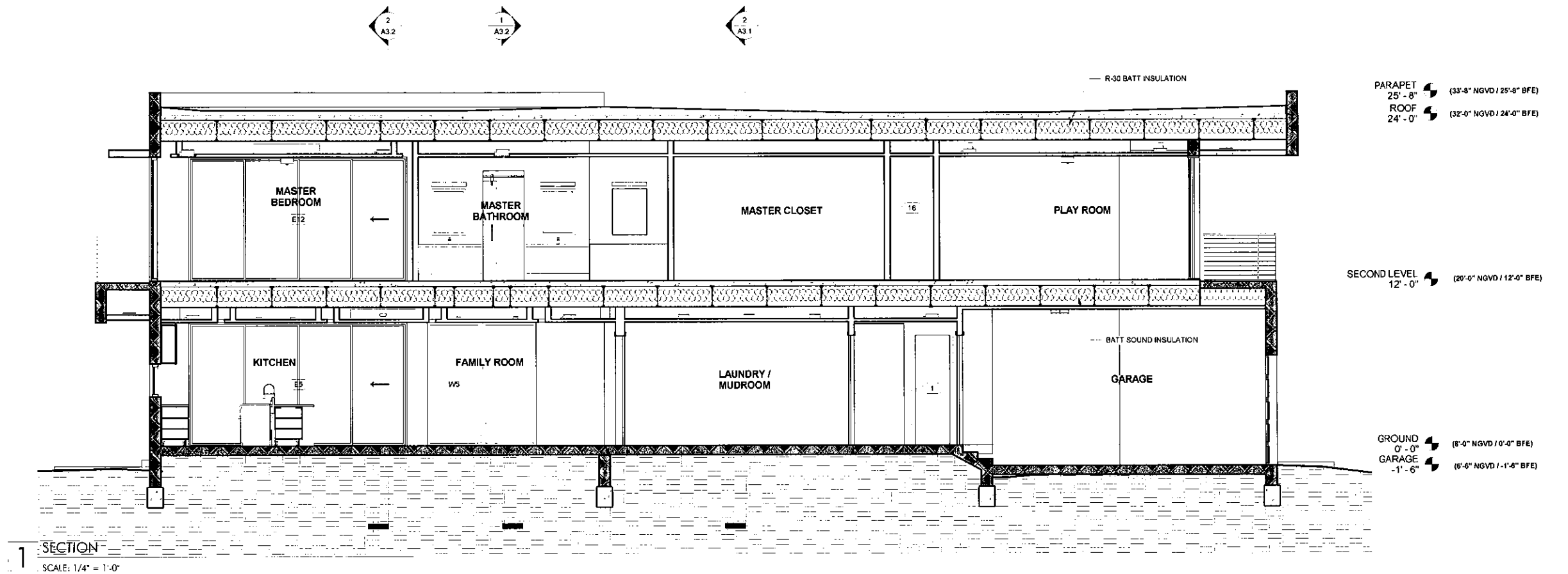
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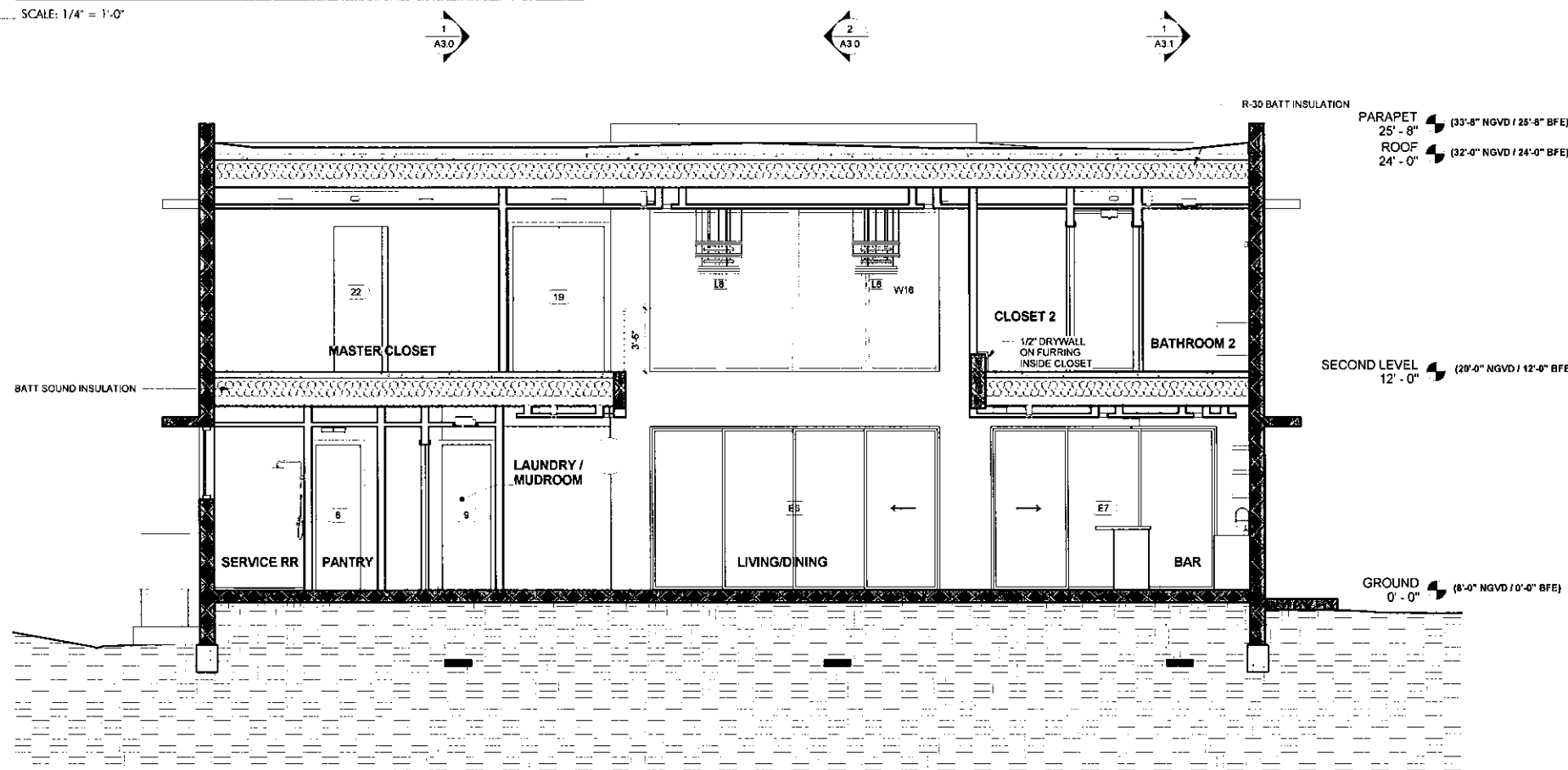
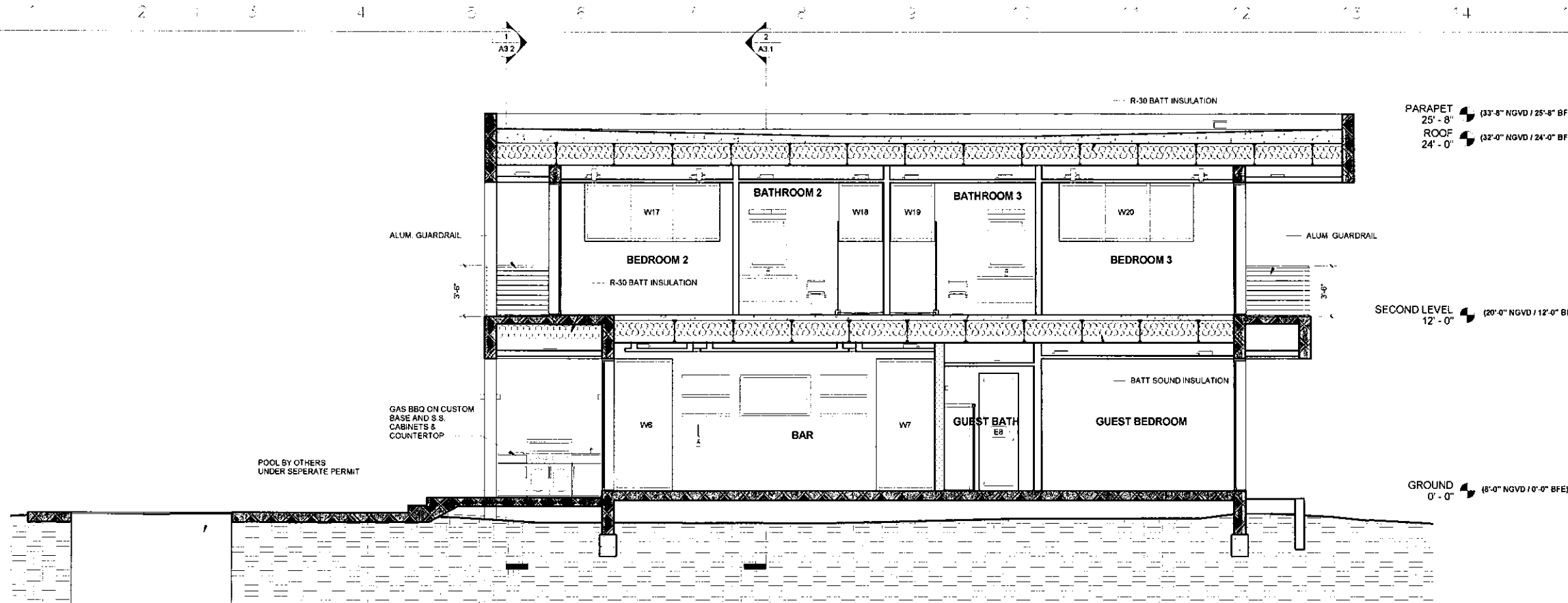
Date: 07/28/16

CONCLUSIONS

A3.0



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Consultant:

FIGUEIRA RESIDENCE

Project:

Architect:

JORGE EDUARDO GONZALEZ JR.
AR 94751 - ID 5595 - LEED AP

Revisions

No. Description Date

P151210

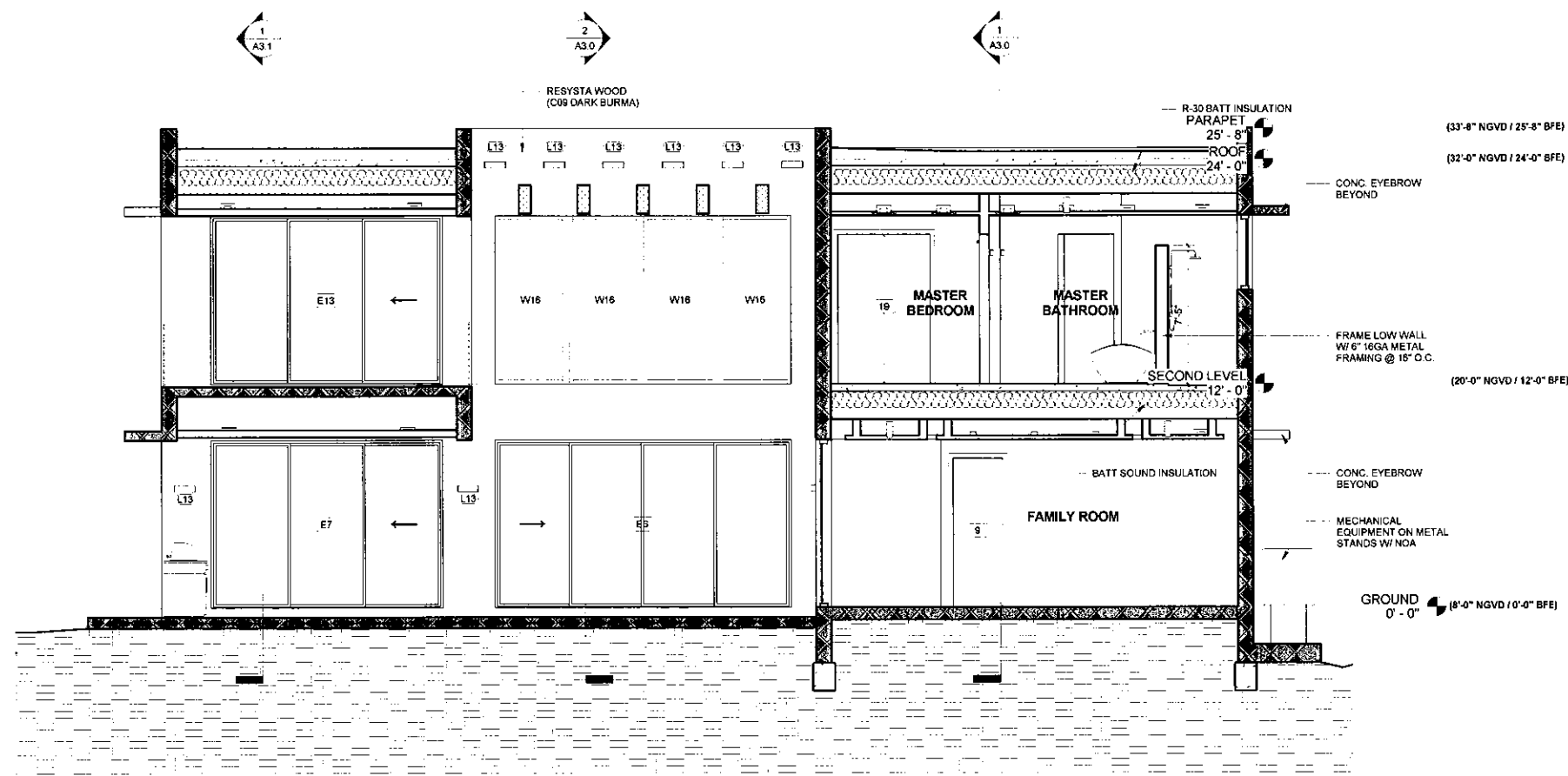
Project No.

Date: 07/28/16

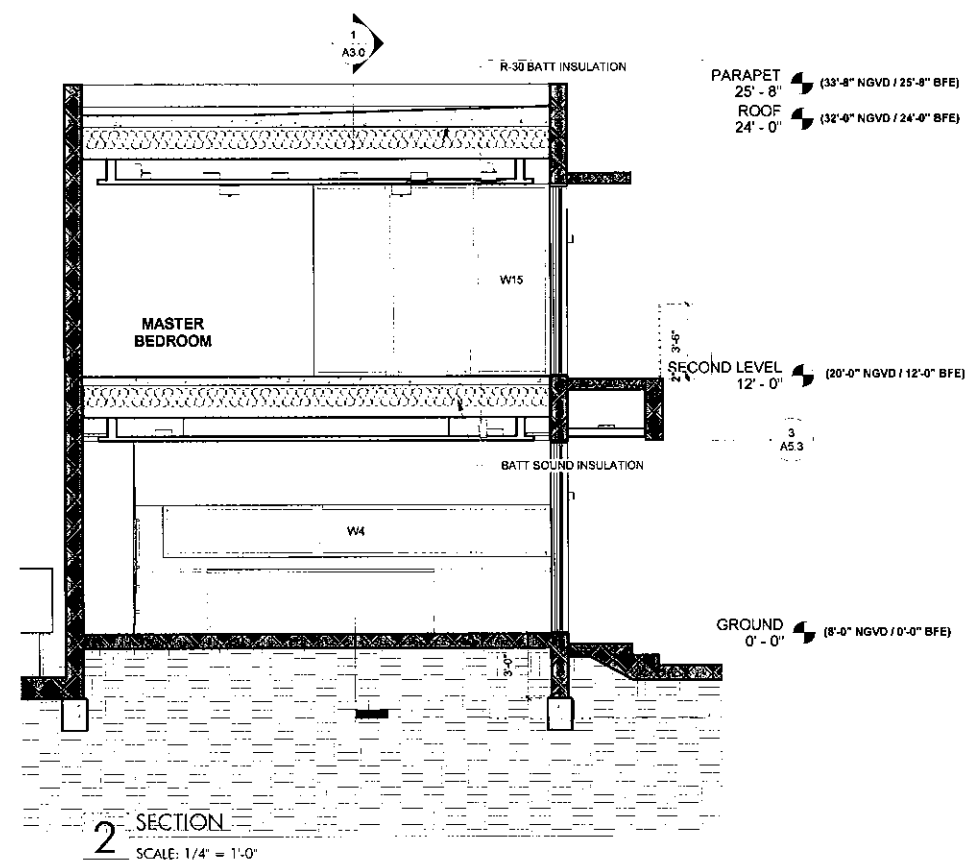
SECTIONS

A3.1

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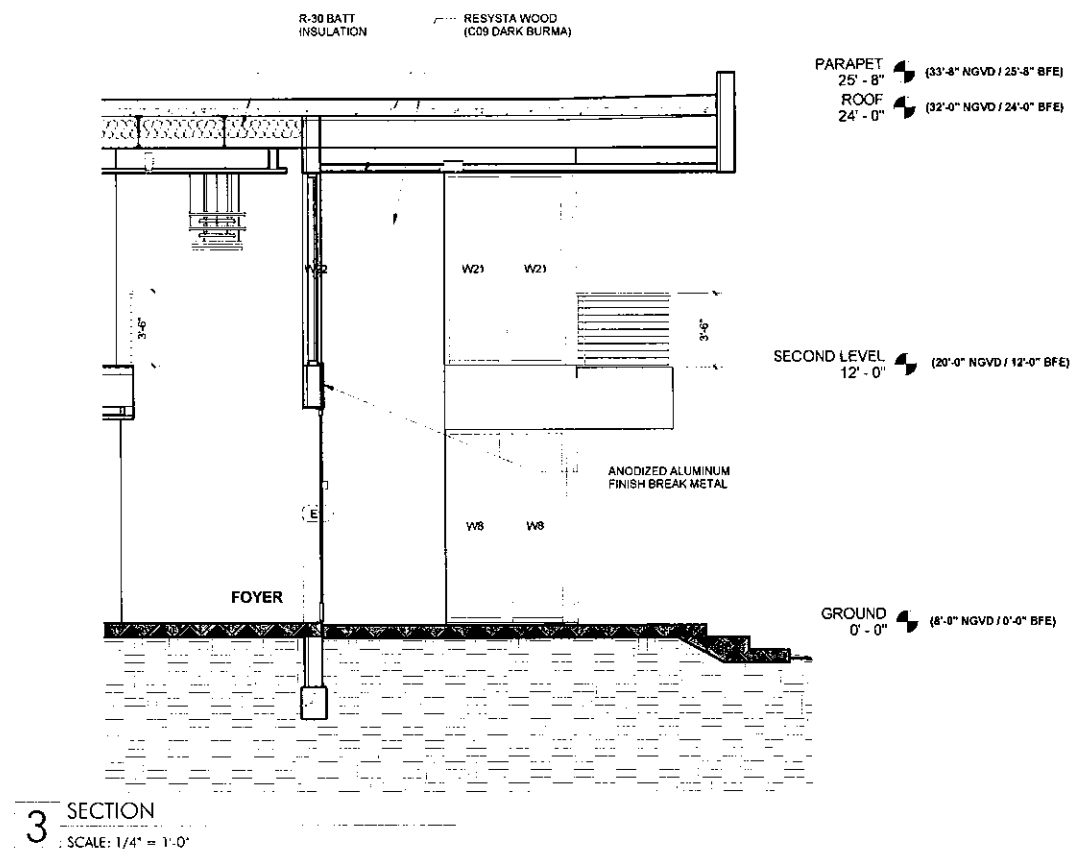


1 SECTION
SCALE: 1/4" = 1'-0"



2 SECTION

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



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

FIGUEIRA RESIDENCE

1310 95TH STREET
BAY HARBOR ISLANDS, FLORIDA

Project: _____
Architect: _____

JORGE EDUARDO GONZALEZ ALFARO
AR 84781 : D 5508 : 1 FEB AP

Revisions

No	Description
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P151210

10

Date: 07/28

SECTK

40

A3

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AGENDA ITEM REPORT

November 15, 2016

ITEM NUMBER: 3.

ITEM: Request for approval for an addition for Sholom D. Lipskar & Chana Lipskar and Zulman Lipskar located at 1311 Kane Concourse, Lot 13 of Block 34. The owners are proposing a partial second floor addition and garage enclosure to the existing single family residence. The proposed home will have approximately 4,194 square feet of living space, including the proposed addition. The residence will have five (5) bedrooms, four (4) full bathrooms and two (2) half bathrooms. Enclosed please find the site plan and elevations. (Item 3A)

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.	Staff Report	Lipskar - 1311 Kane Conc. - PZB Staff Report Nov 09 2016.pdf
2.	Site Plan & Elevations	1311KaneConcourse.pdf

**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: November 9th, 2016

Subject: Lipskar Residence
1311 Kane Concourse
Bay Harbor Islands Acct. No.: MB2016-90
MMPA Acct. No.: 01-0702-1043

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 11/8/16) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications as deemed appropriate and/or with conditions, to allow for the partial second-floor addition and garage enclosure to an existing single-family home located at 1311 Kane Concourse.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 1311 Kane Concourse
Legal Description: Lot 13 of Block 34, "Bay Harbor Island" according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION

The project architect, DeMello Architecture, as agent for the property owner, Mr. & Mrs. Zalman Lipskar, has submitted an application for the partial second-floor addition and garage enclosure to an existing single-family residence on an interior lot located at 1311 Kane Concourse. The two-story home will have approximately 4,194 square feet of A/C living space, including the

proposed garage enclosure and addition. The existing swimming pool and pool deck in the rear of the property is to remain; however, some site design changes are proposed (driveway, side yard walkway, etc.). The expanded residence will have five (5) bedrooms, four (4) full bathrooms and two (2) half bathrooms. The overall height of the structure will be 23'-2" above Base Flood Elevation (BFE), which is under the maximum height permitted in the RD Single-Family District. The applicant is proposing two driveway connections to Kane Concourse. 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 Royal Palms along Kane Concourse. The applicant has two (2) existing Queen Palm trees that are between 18 and 20 feet tall along the front property line which are permitted to remain as substitution for the Royal Palms.

The Historical Structure Survey for the Town of Bay Harbor Islands does not identify the exiting home as it was not 50 years old at the time the survey was taken. The Miami-Dade County Property Appraisers website lists the home as being built in 1976. The existing structure is a Spanish revival / Mediterranean design; the proposed second floor addition and garage enclosure intends to mimic the existing design.

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 the partial second-floor addition and garage enclosure to an existing single-family home located at 1311 Kane Concourse 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 DeMello Architecture, dated November 8th, 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.

PROPOSED ALTERATIONS & ADDITIONS FOR

Mr. & Mrs. ZALMAN LIPSKAR

1311 KANE CONCOURSE
BAY HARBOR ISLANDS, FL.

BUILDING INFORMATION:

STRUCTURE:

MASONRY WALLS
WOOD ROOF JOISTS

BUILDING CODE:

2014 FLORIDA BUILDING CODE
EXIST. BUILDING - ALTERATION LEVEL 2

DATA:

OCCUPANCY: GROUP R-3
CONSTRUCTION TYPE: TYPE V-B
NUMBER OF STORIES: 1
BUILDING HEIGHT: (4'-) 12'-0"

DRAWING INDEX

- CS Cover Sheet, Location Map, Vicinity Map,
Building Code Information and General Notes
D1 Site Demol. Plan, First Floor Demol. Plan,
Legend and Notes
A1 Site Plan, Legend and Notes
A2 Floor Plans, Door Schedule, Legend and Notes
A3 Building Elevations
A4 Building Section, Wall Sections
S1 Foundation Plan, Second Floor Framing Plan and Notes
S2 Roof Framing Plan, Schedules and Notes
S3 Sections and Details
P1 First & Second Floor Sanitary Plan, Sanitary Isometric,
Details and Notes
M1 First & Second Floor A/C Plan, Specifications,
Details and Notes
E1 First & Second Floor Electrical Plan, Load Calculations,
Panel Schedule and Riser Diagram

VICINITY MAP



LOCATION MAP



GENERAL NOTES:

- ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY PROJECT MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLANS OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATIONS HAS NOT BEEN GIVEN.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. ALL WORK AND MATERIALS SHALL COMPLY WITH FLORIDA BUILDING CODE AND ALL OTHER LOCAL ORDINANCES.
- CONTRACTOR SHALL VISIT THE SITE AND BE RESPONSIBLE FOR KNOWING ALL OBSERVABLE CONDITIONS.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FINISHES WITH OWNER.
- GENERAL CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM THE JOB SITE AND LEAVE THE BUILDING BROOM CLEAN. ALL GLASS SHALL BE THOROUGHLY CLEANED AT COMPLETION OF CONSTRUCTION. ANY PAINT SPECKS AND OTHER CONSTRUCTION MARKS SHALL BE REMOVED FROM ALL FINISHED SURFACES.

SYMBOL LEGEND

DRAWING TITLE	A1.01 FLOOR PLAN
SECTION MARK	SCALE: 1/4" = 1'-0"
ELEVATION VIEW MARK	
ELEVATION MARK	TOP OF FLOOR SLAB ELEV. +0'-0"



REGISTERED
ARCHITECT
INSTITUTE OF
ARCHITECTS
A22507907

DeMELLO
ARCHITECTURE

911 Southwest 18 Street, Boca Raton, Florida 33486
954 671 0203 Fax 954 418 0022

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PROPOSED ADDITION AND
INTERIOR ALTERATIONS FOR
Mr. & Mrs. ZALMAN LIPSKAR
1311 KANE CONCOURSE
BAY HARBOR ISLANDS, FLORIDA

Drawing name:
COVER SHEET

revisions

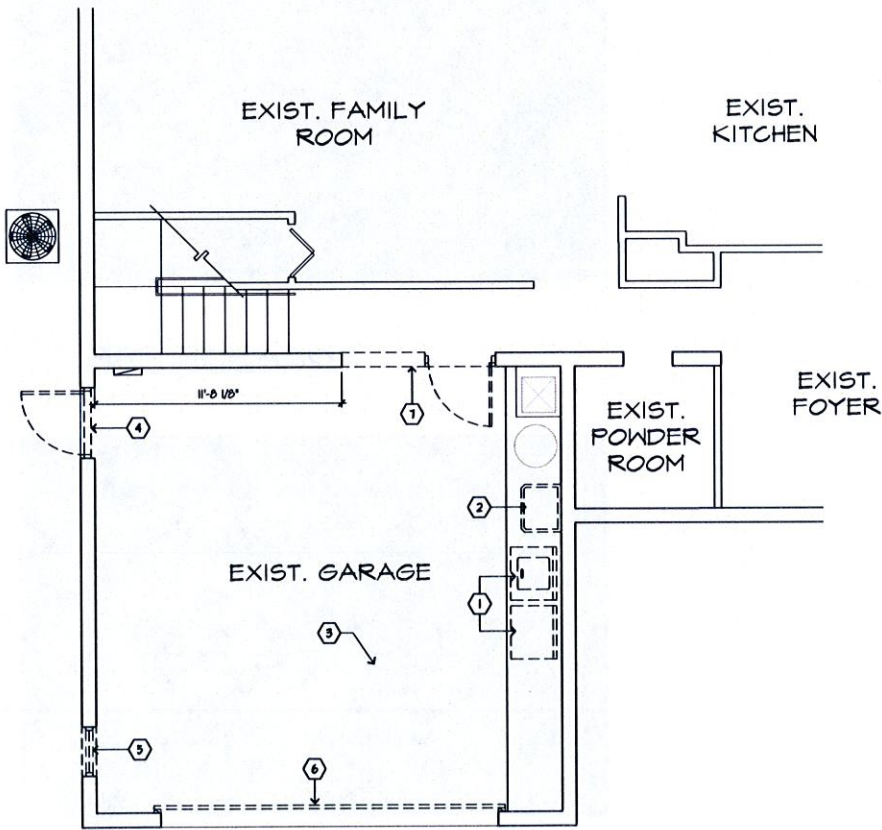
designed	H. DeMello
drawn	B.R. Hayes
date	Oct. 23, 2015
scale	AS SHOWN
project #	15141
sheet	

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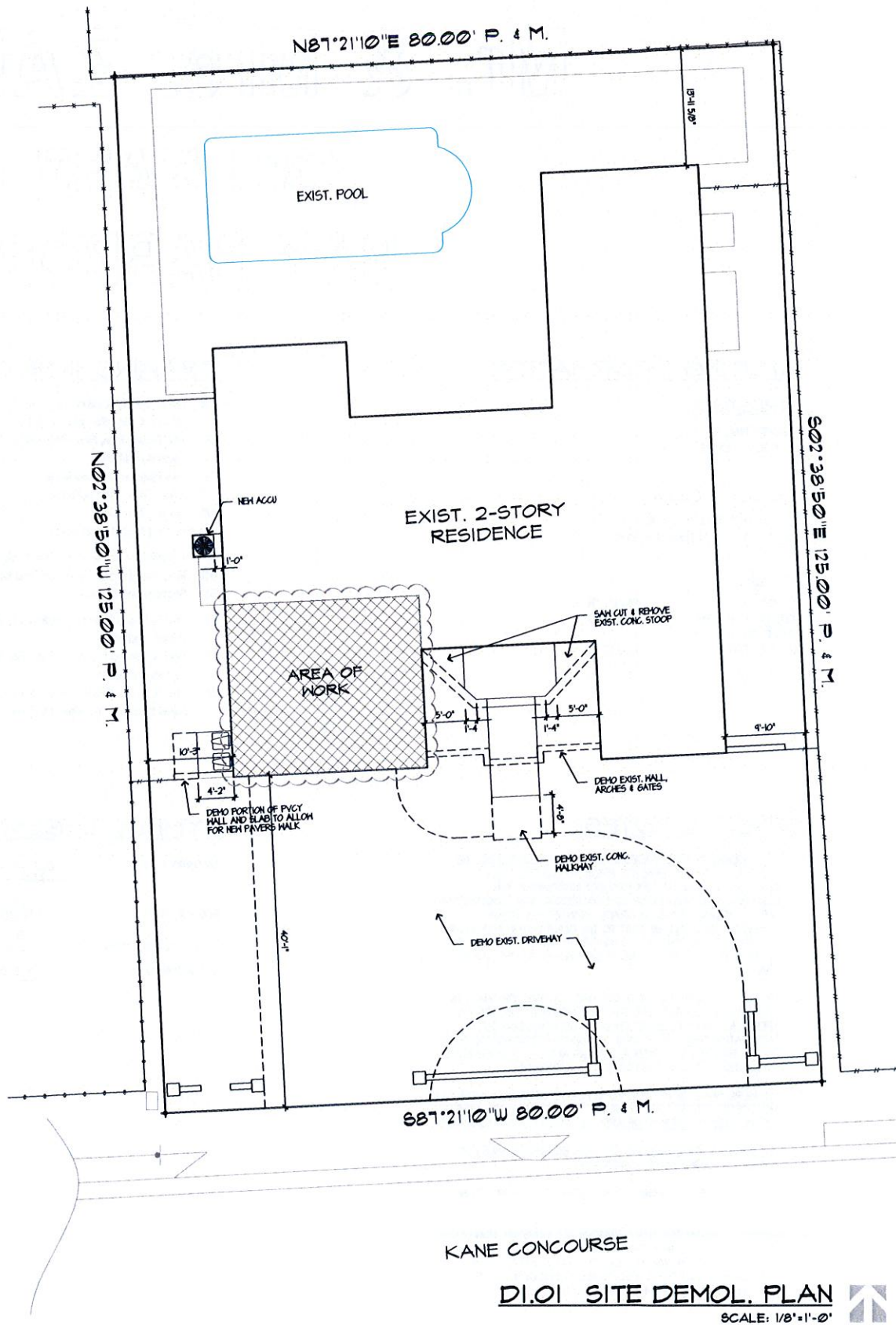
of sheets

- DEMOLITION NOTES**
1. REMOVE EXIST. WASHER AND DRYER. VERIFY WITH OWNER IF MACHINES ARE TO BE RE-USED. IF SO STORE IN SAFE PLACE.
 2. REMOVE AND DISPOSE OF EXIST. LAUNDRY TRAY.
 3. REMOVE AND DISPOSE OF EXIST. ROOF TRUSSES AND ROOF MATERIAL TO ALLOW FOR SECOND FLOOR.
 4. REMOVE AND DISPOSE OF EXIST. DOOR AND FRAME - ENLARGE OPENING TO ACCOMMODATE NEW DOOR.
 5. REMOVE AND DISPOSE OF EXIST. WINDOW.
 6. REMOVE AND DISPOSE OF EXIST. GARAGE DOOR.
 7. REMOVE PORTION OF EXIST. BEARING WALL - INSTALL NEW FILLED CELLS PRIOR TO REMOVING WALL.

WALL LEGEND	
	EXISTING WALL TO BE DEMOLISHED
	EXISTING EXTERIOR WALL
	EXISTING INTERIOR WALL
	NEW FRAME PARTITION
	ABOVE/BELOW
	EXISTING GLASS/WINDOW



DI.02 FIRST FLOOR DEMOL. PLAN
SCALE: 1/4"=1'-0"



DI.01 SITE DEMOL. PLAN
SCALE: 1/8"=1'-0"



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PROPOSED ADDITION AND INTERIOR ALTERATIONS FOR
Mr. & Mrs. ZALMAN LIPSKAR
1311 KANE CONCOURSE
BAY HARBOR ISLANDS, FLORIDA
drawing name: FLOOR PLAN, ELEVATION, SCHEDULE, DETAILS AND NOTES

revisions:
PZB COMMENTS J.L. R. 2016
PZB COMMENTS OCT. 3, 2016

designed: H. DeMello
drawn: B.R. Hayes
date: Oct. 23, 2015
scale: AS SHOWN
project #: B.M.
sheet

D

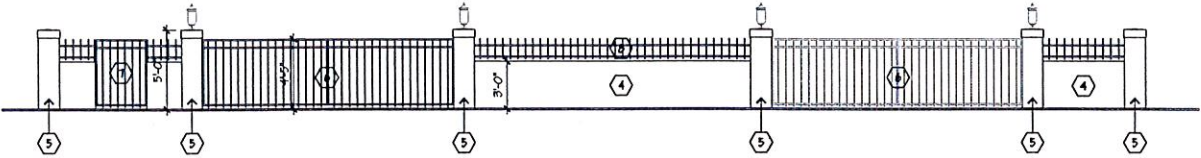
of sheets

SITE DATA TABLE			
CURRENT ZONING DESIGNATION RD - SINGLE FAMILY AREA			
BUILDING FOOTPRINT	2,432 SF		
AREA UNDER A/C	4,344 SF		
NUMBER OF STORIES	2 (THO)		
TOTAL LOT AREA	10,000 SF		
IMPERVIOUS AREA	7,055 SF (71%)		
PERVIOUS AREA	2,945 SF (29%)		
SETBACKS	REQUIRED	EXISTING	PROPOSED
FRONT	40.0'	40.0'	40.0'
REAR	10.0'	14.0'	14.0'
SIDE*	10.0'	10.22'	10.22'
SIDE	10.0'	9.83'	9.83'
BUILDING HEIGHT	MAXIMUM	EXISTING	PROPOSED
	25.0'	22.83'	23.36'
* INDICATES SIDE OF PROPOSED WORK			

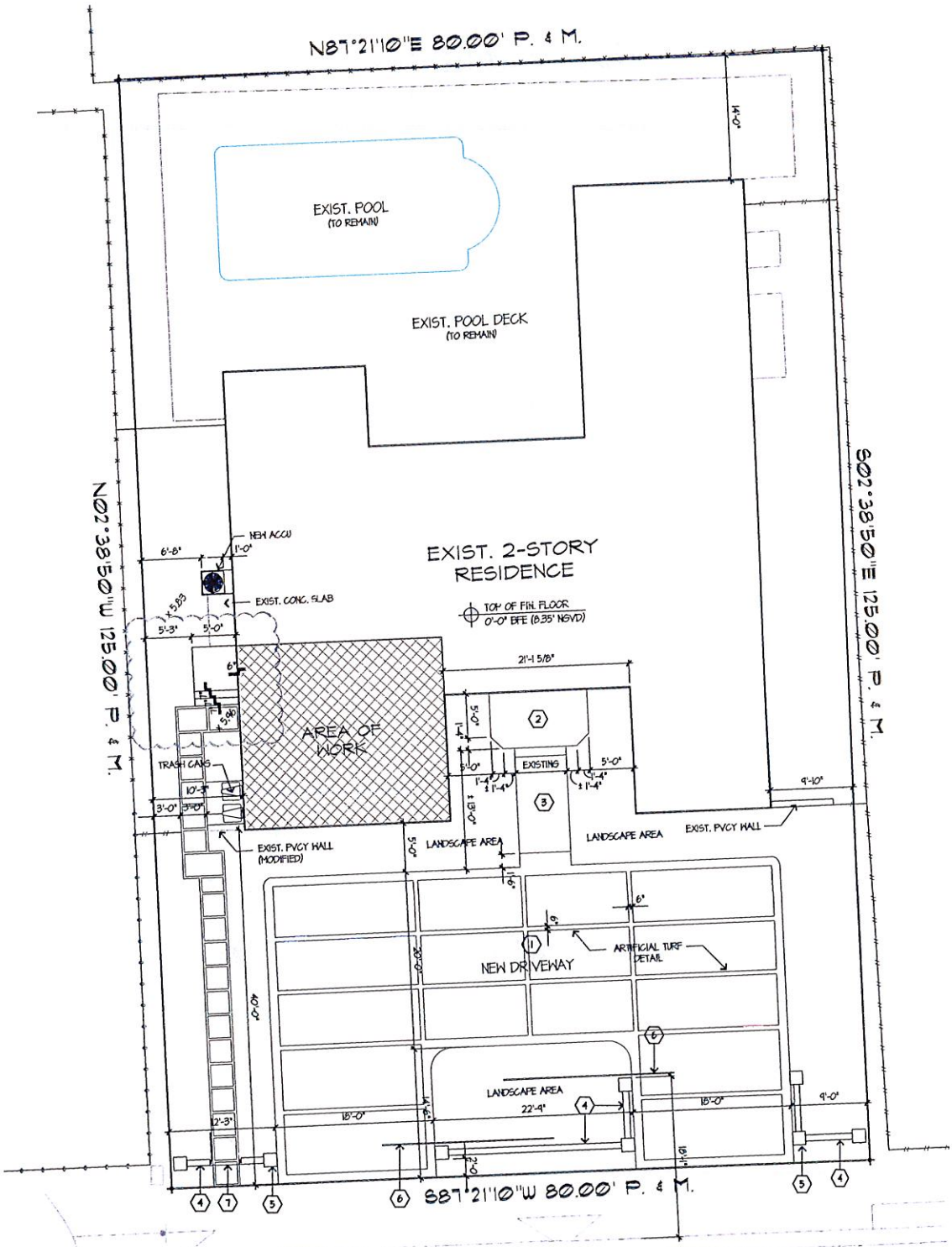
WALL LEGEND	
	EXISTING WALL TO BE DEMOLISHED
	EXISTING EXTERIOR WALL
	EXISTING INTERIOR WALL
	NEW FRAME PARTITION
	ABOVE/BELOW
	EXISTING GLASS/WINDOW

LEGAL DESCRIPTION
LOT 13, BLOCK 34, "BAY HARBOR ISLAND", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CONSTR. NOTES
1. NEW DRIVEWAY - POLISHED CONCRETE W/ ARTIFICIAL TURF DETAIL.
2. EXIST. CONC. STOOP - TO BE REFINISHED TO MATCH NEW DRIVEWAY.
3. EXIST. CONC. WALKWAY TO BE RE-FINISHED TO MATCH NEW DRIVEWAY.
4. NEW 36" HIGH CMU PRIVACY WALL - COLOR: MATCH EXIST. HOUSE.
5. NEW 16"x16"x60" HIGH PILASTER - COLOR: MATCH EXIST. HOUSE.
6. NEW ALUMINUM ROLLING GATE - COLOR: BLACK TO MIMIC WROUGHT IRON.
7. NEW 36" WIDE ALUMINUM GATE - COLOR: BLACK TO MIMIC WROUGHT IRON.
8. ALUMINUM FENCE - COLOR: BLACK TO MIMIC WROUGHT IRON.
9. NEW CONC. WALKWAY - POLISHED CONCRETE W/ ARTIFICIAL TURF ACCENT.



AI.02 PRIVACY WALL ELEV.
SCALE: 1/8"=1'-0"



KANE CONCOURSE

AI.01 SITE PLAN
SCALE: 1/8"=1'-0"



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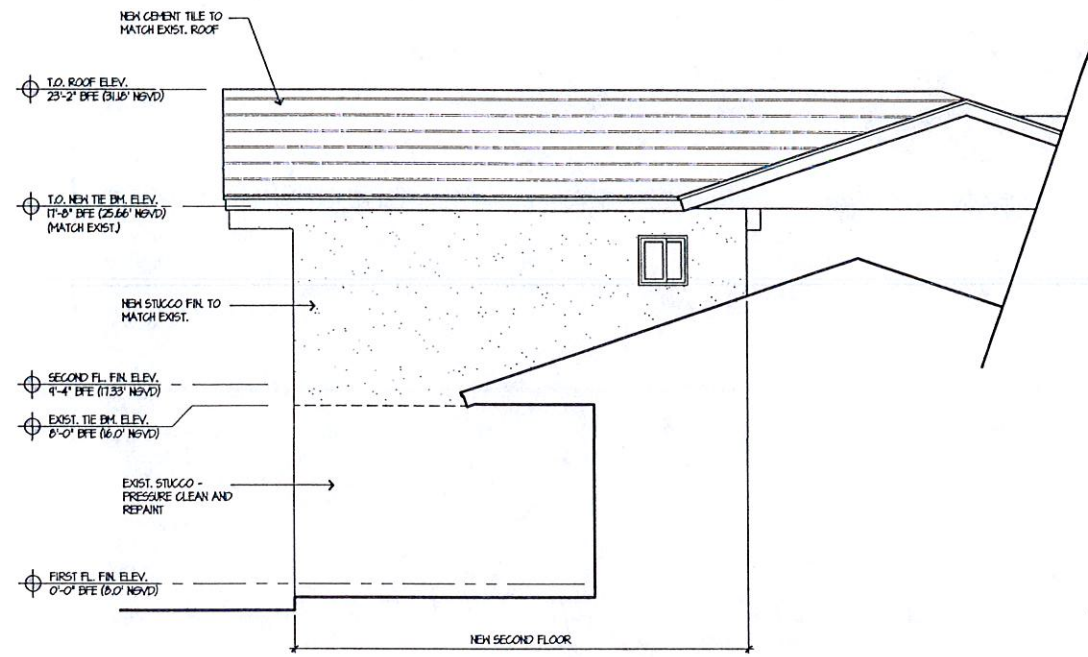
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PROPOSED ADDITION AND INTERIOR ALTERATIONS FOR
Mr. & Mrs. ZALMAN LIPSKAR
 1311 KANE CONCOURSE
 BAY HARBOR ISLANDS, FLORIDA
 Drawing name: FLOOR PLAN, ELEVATION, SCHEDULE, DETAILS AND NOTES

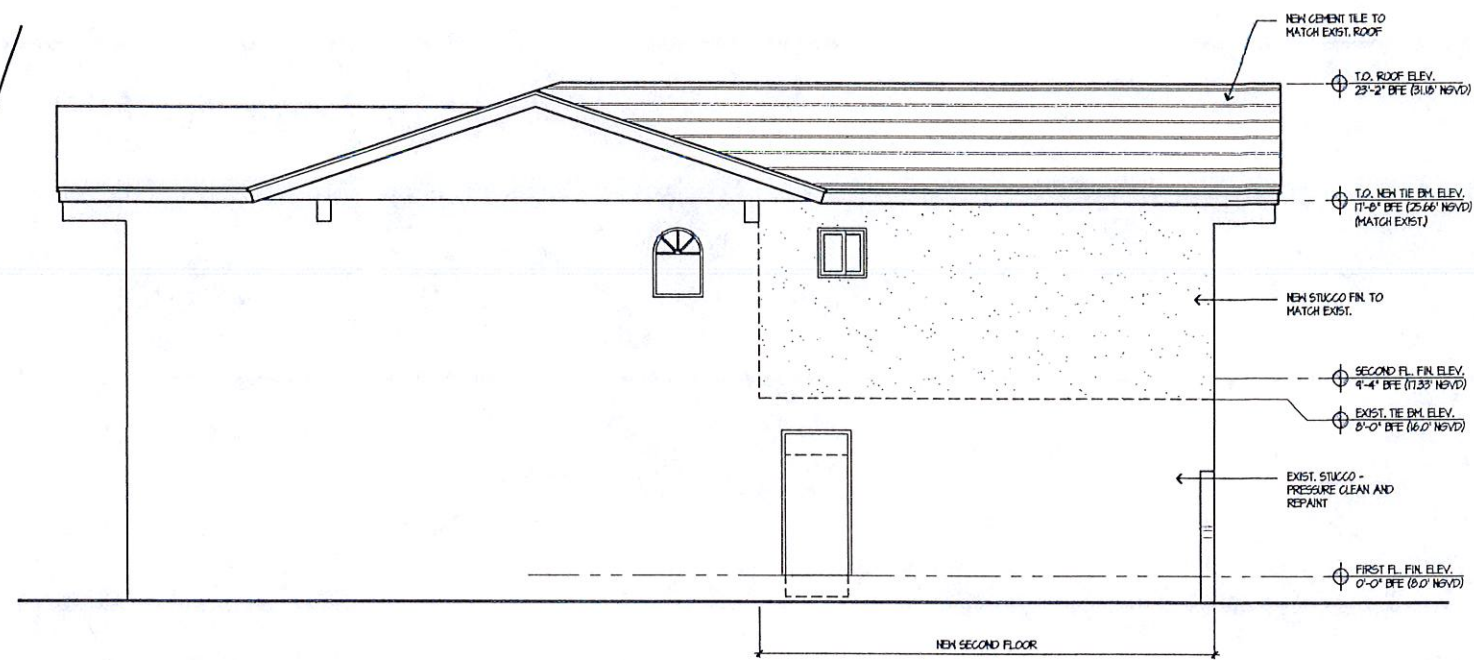
revisions	
F2B COMMENTS	JUL 14, 2016
F2B COMMENTS	SEP 22, 2016
F2B COMMENTS	OCT 3, 2016

designed	H. DeMello
drawn	B.R. Hayes
date	OCT 23, 2016
scale	AS SHOWN
project #	B.HI
sheet	

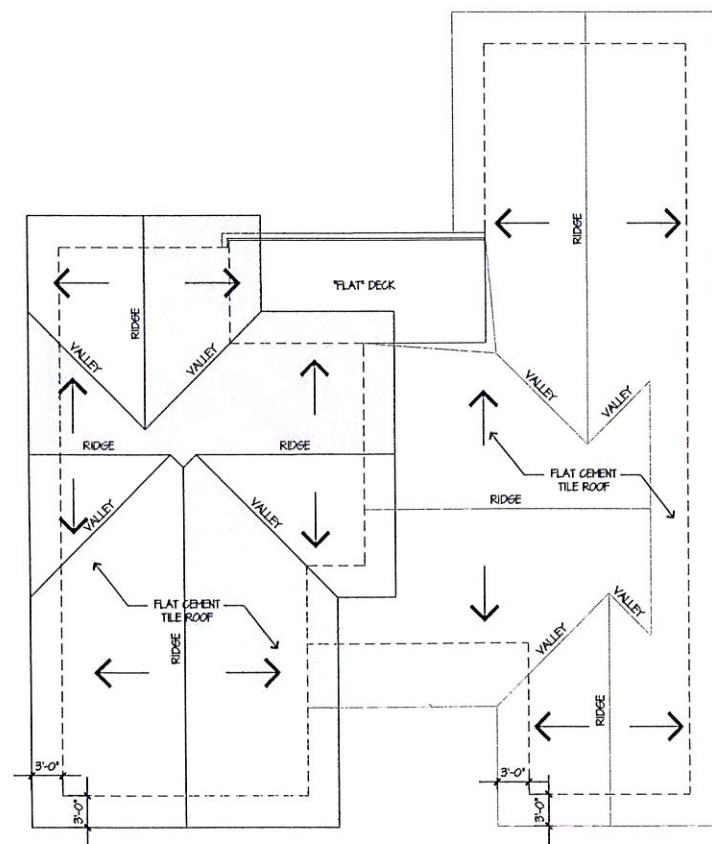




A3.03 EAST ELEVATION
SCALE: 1/4"=1'-0"



A3.02 WEST ELEVATION
SCALE: 1/4"=1'-0"



A3.04 ROOF PLAN
SCALE: 1/8"=1'-0"



A3.01 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



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PROPOSED ADDITION AND
INTERIOR ALTERATIONS FOR
Mr. & Mrs. ZALMAN LIPSKAR
1311 KANE CONCOURSE
BAY HARBOR ISLANDS, FLORIDA
drawing name: FLOOR PLAN, ELEVATION, SCHEDULE, DETAILS AND NOTES

revisions
PZB COMMENTS
PZB COMMENTS
PZB COMMENTS
JL R. 2016
SEP. 22, 2016
OCT. 31, 2016

designed H. DeMello
drawn B.R. Hayes
date Oct. 23, 2016
scale AS SHOWN
project # 1541
sheet

A3

of sheets



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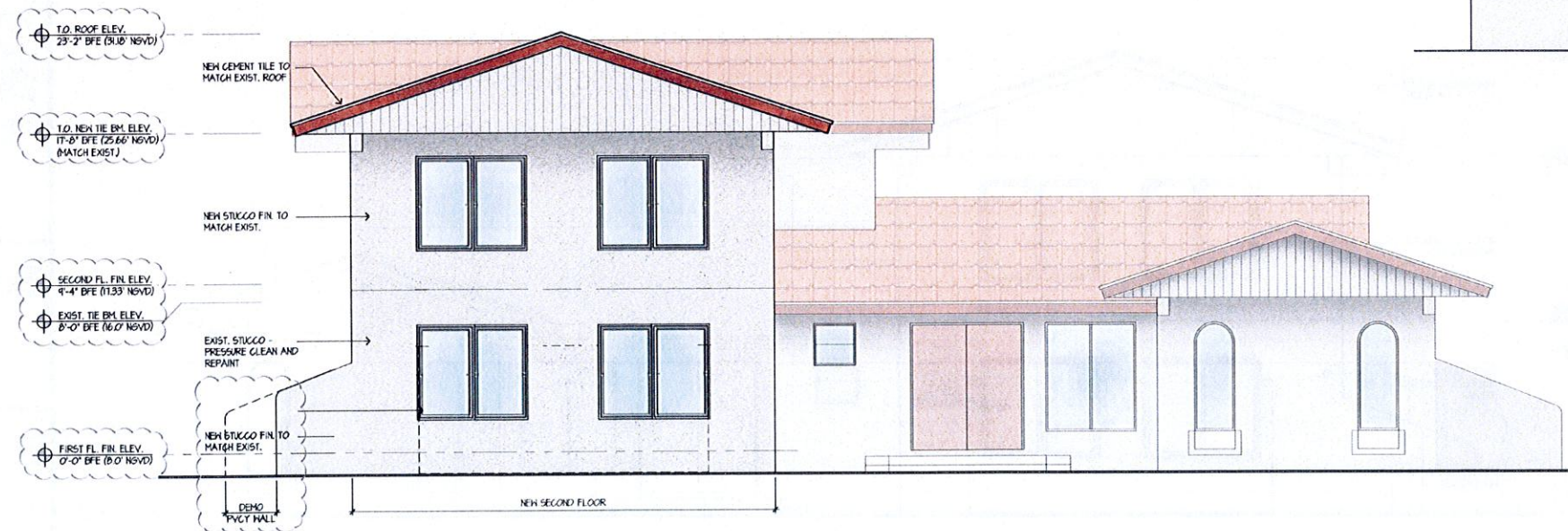
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PROPOSED ADDITION AND
INTERIOR ALTERATIONS FOR
Mr. & Mrs. ZALMAN LIPSKAR
1311 KANE CONCOURSE
BAY HARBOR ISLANDS, FLORIDA

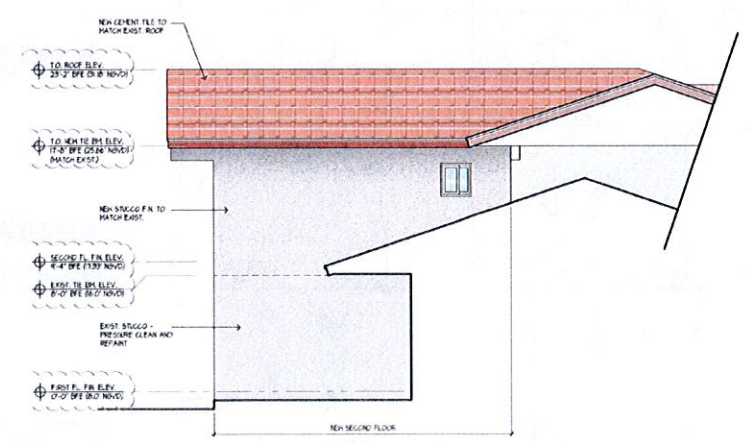
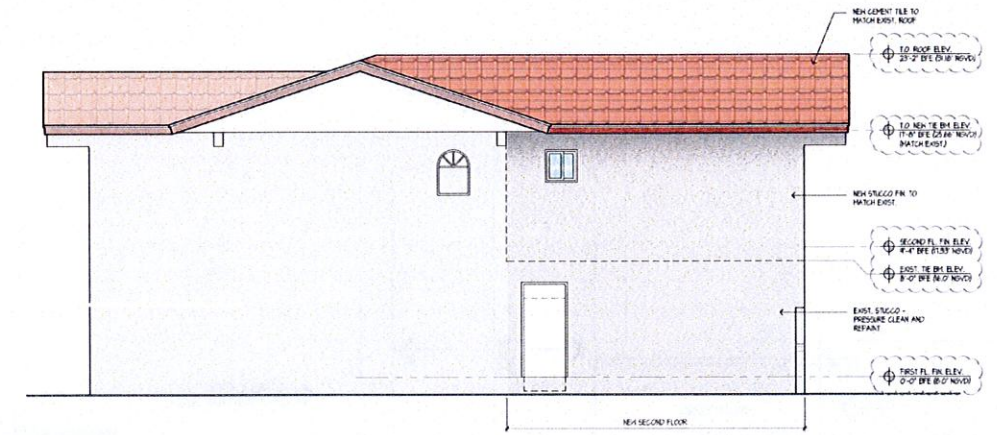
Drawing Name:
FLOOR PLAN, ELEVATION, SCHEDULE, DETAILS AND NOTES

designed	H. DeMello
drawn	B.R. Hayes
date	Oct. 23, 2015
scale	AS SHOWN
project #	15141
sheet	

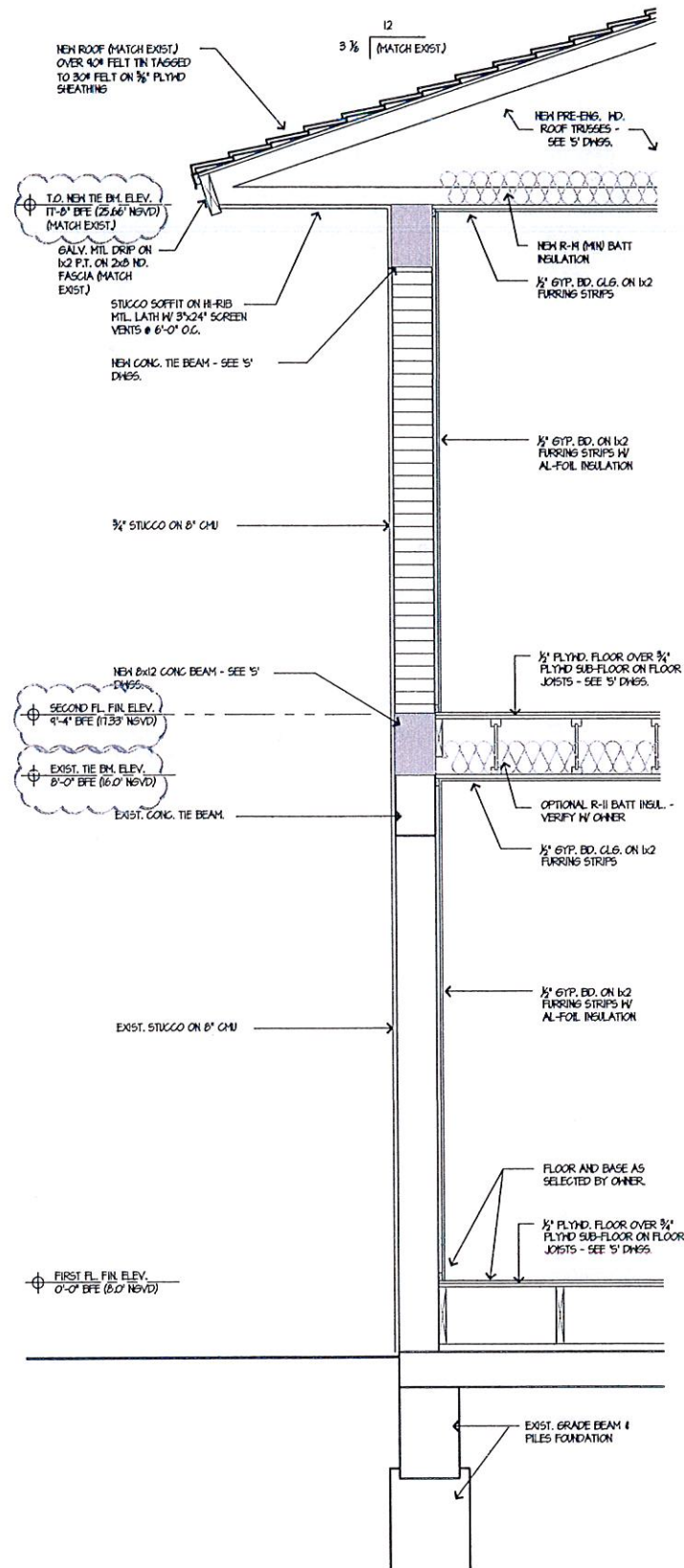
A3A
of sheets



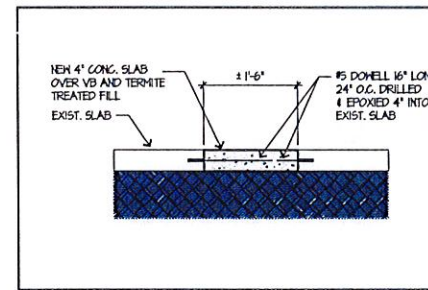
A3.01 SOUTH ELEVATION



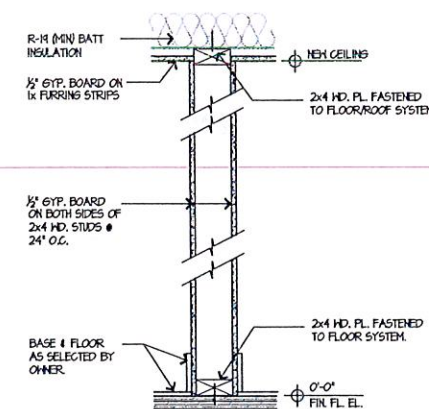
A3.03 EAST ELEVATION
SCALE: 1/4"=1'-0"



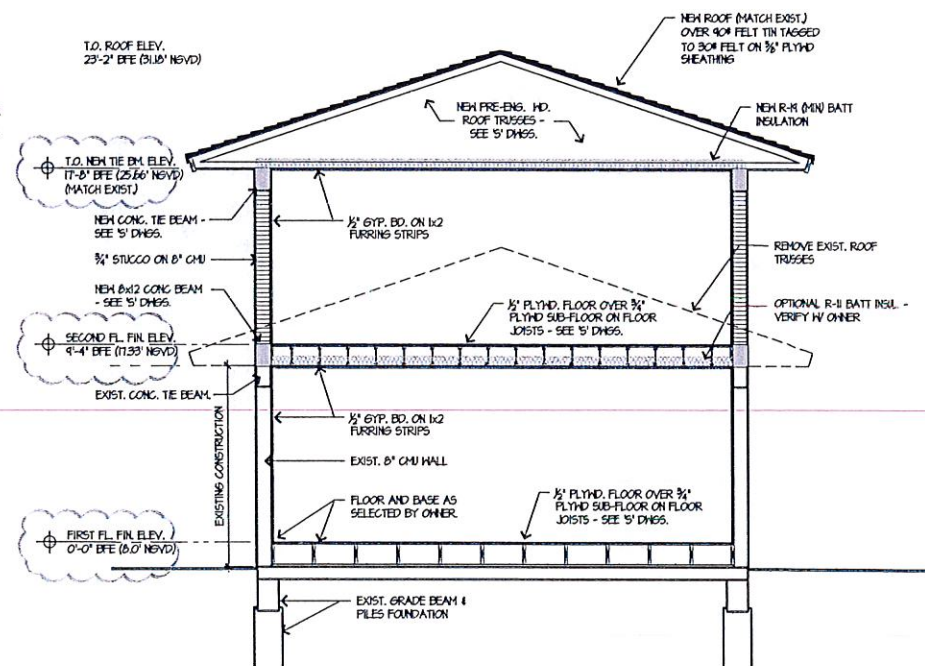
A4.03 EXTERIOR WALL SECTION
SCALE: 3/4" = 1'-0"



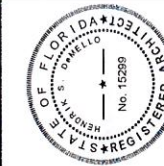
A4.04 SLAB REPAIR DET.
NT.S.



A4.02 INT. WALL SECTION
SCALE: 1 1/2" = 1'-0"



A4.01 BLDG. CROSS SECTION
SCALE: 1/4" = 1'-0"



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PROPOSED ADDITION AND INTERIOR ALTERATIONS FOR
Mr. & Mrs. ZALMAN LIPSKAR
1311 KANE CONCOURSE
BAY HARBOR ISLANDS, FLORIDA

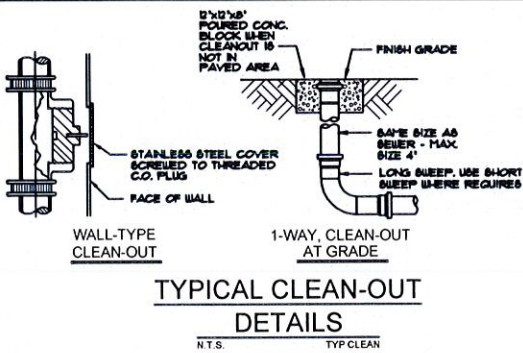
revisions
PZB COMMENTS
PZB COMMENTS

designed H. DeMello
drawn B.R. Hayes
date Oct. 23, 2016
scale AS SHOWN
project # 5.141
sheet

A4
of sheets

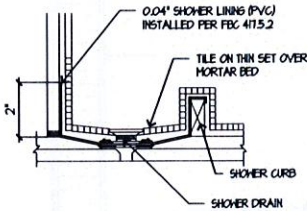
○ PLUMBING NOTES

1. INSTALL NEW SHOWER & SHOWER PAN (DET. "PI.04") - PROVIDE SANITARY, HOT AND COLD WATER CONNECTIONS.
2. INSTALL NEW BATH TUB - PROVIDE SANITARY, HOT AND COLD WATER CONNECTIONS.
3. INSTALL NEW WATER CLOSET - PROVIDE SANITARY AND COLD WATER CONNECTIONS.
4. INSTALL NEW VANITY WITH LAVATORY - PROVIDE SANITARY, COLD AND HOT WATER CONNECTIONS.
5. INSTALL NEW WASHING MACHINE - PROVIDE SANITARY, HOT AND COLD WATER CONNECTIONS.
6. INSTALL NEW LAUNDRY TUB - PROVIDE SANITARY, HOT AND COLD WATER CONNECTIONS.
7. REPLACE EXIST. 65 GAL. BWH WITH NEW 100 GAL. RHEED - Model # MDX05245

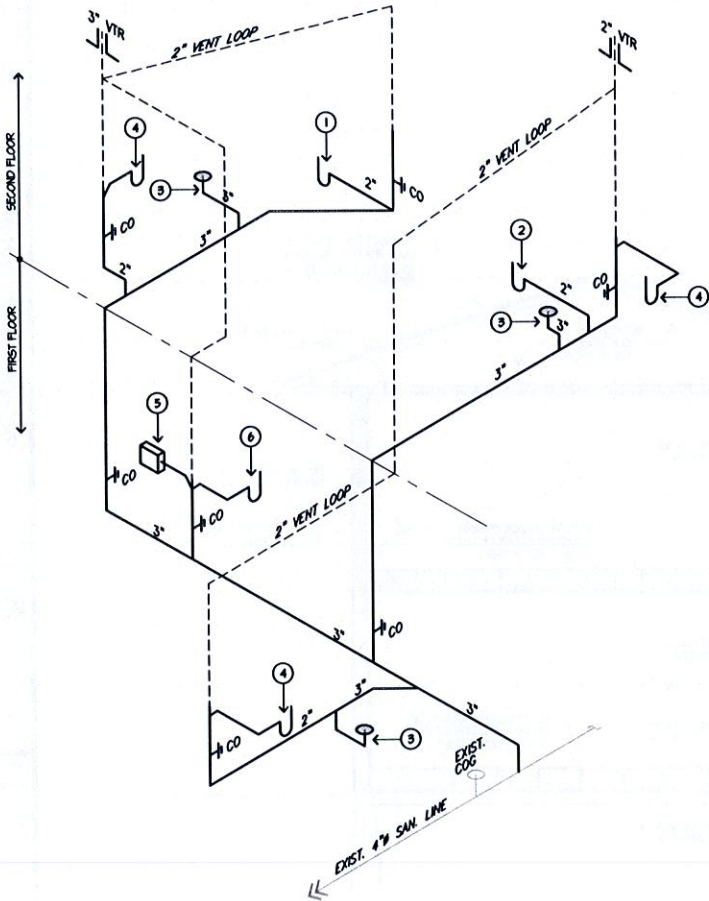


GENERAL NOTES

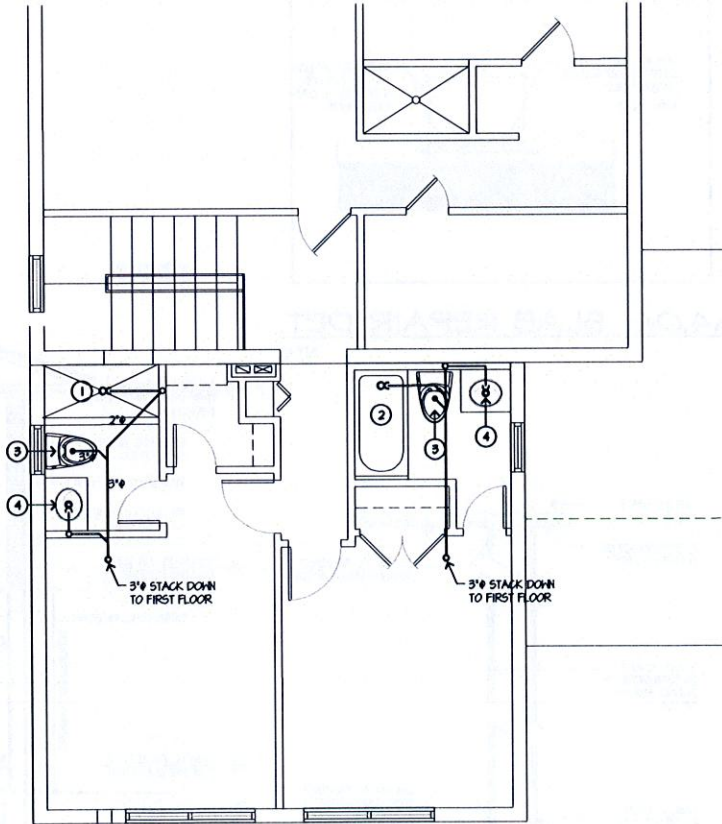
1. ALL WORKMANSHIP AND MATERIAL SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE LOCAL CODES, RULES AND ORDINANCES.
2. CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS.
3. ALL MATERIAL SHALL BE NEW.
4. ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE.
5. ALL EXCAVATION AND BACKFILL AS REQUIRED FOR THIS PHASE OF CONSTRUCTION SHALL BE A PART OF THIS CONTRACT.
6. REQUIRED INSURANCE SHALL BE PROVIDED BY THE CONTRACTOR FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF WORK.
7. CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, INSPECTION AND TESTS.
8. DRAWINGS ARE DIAGNOMATIC. DO NOT SCALE FOR THE EXACT LOCATION OF FIXTURES, PIPING, EQUIPMENT, ETC.
9. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION. REPORT ANY DISCREPANCY TO ENGINEER/ARCHITECT PRIOR TO BEGINNING CONSTRUCTION.
10. VERIFY LOCATION, SIZE, INVERTS OF ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. ADVISE ENGINEER OF ANY DISCREPANCIES.
11. WATER PIPING SHALL BE TYPE "L" COPPER.
12. SOIL, WASTE, VENT AND STORMDRAINAGE PIPING SHALL BE SCH 40 PVC.
13. CONDENSATE DRAIN PIPING SHALL BE STEEL PIPE OR COPPER DRAIN WASTE AND VENT FITTINGS. INSULATE ALL CONDENSATE PIPING UNDERGROUND AND ELECTRIC HEAT WRAP WHERE EXPOSED CONDITIONS.
14. INSULATE ALL HOT WATER 3/4" THICK ARMAFLEX.
15. ALL FIXTURES MUST BE PROVIDED WITH READILY ACCESSIBLE STOPS AND APPROPRIATELY MARKED ACCESS PANELS. COORDINATE LOCATIONS WITH GENERAL CONTRACTOR PRIOR TO INSTALLATION.
16. FURNISH AND INSTALL APPROVED AIR CHAMBERS, AT EACH PLUMBING FIXTURE.
17. DIELECTRIC COUPLINGS ARE REQUIRED BETWEEN ALL DISSIMILAR METAL IN PIPING AND EQUIPMENT CONNECTIONS.
18. ISOLATE COPPER PIPE FROM HANGER OR SUPPORTS WITH ISOLATOR PAD (HAIR FELT LINING).
19. ALL FIRE RATED FLOOR AND WALL PENETRATIONS SHALL BE PROPERLY PROTECTED FROM FIRE, SMOKE AND WATER PENETRATION BY FILLING VOIDS BETWEEN PIPE AND WALL/FLOOR SLEEVES WITH FIRE RATED FOAM, CHASE TECHNOLOGY CORP. - CTC PR-855 OR 3M, CP-25 CAULKING OR 303 PUTTY, TO ACHIEVE SAME RATING AS WALLS OR FLOORS.
20. CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM DATE OF ACCEPTANCE BY OWNER. CORRECTION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED.



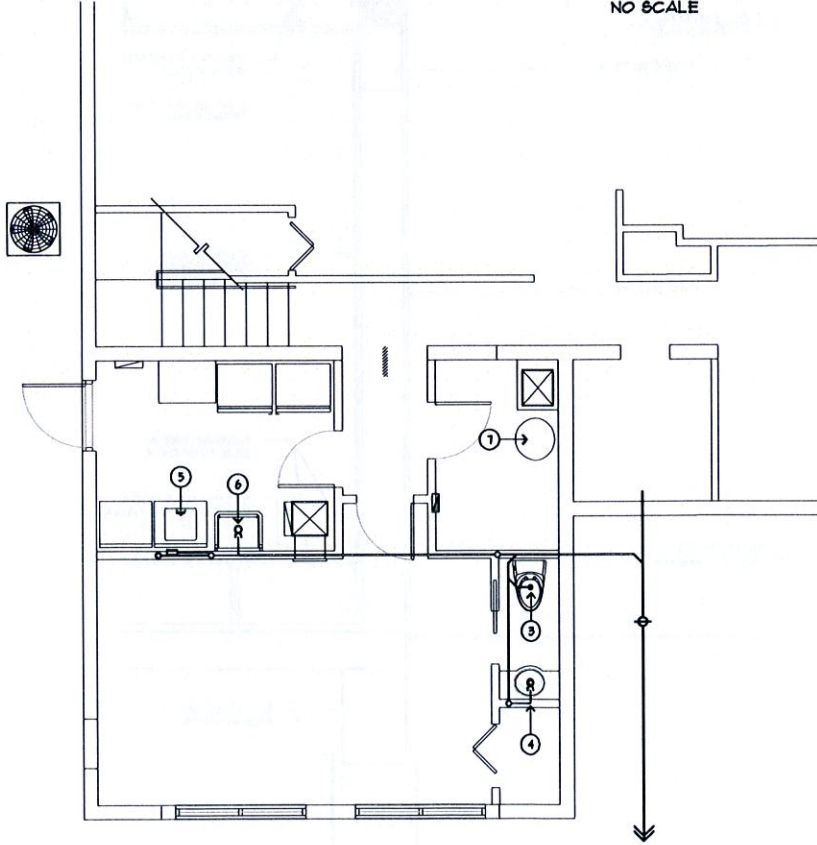
PI.04 SHOWER PAN DETAIL
NO SCALE



PI.03 SANITARY RISER
NO SCALE



P2.02 SECOND FLOOR PLUMB. PLAN
SCALE: 1/4"=1'-0"



PI.01 FIRST FLOOR PLUMB. PLAN
SCALE: 1/4"=1'-0"



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PROPOSED ADDITION AND
INTERIOR ALTERATIONS FOR
Mr. & Mrs. ZALMAN LIPSKAR
1311 KANE CONCOURSE
BAY HARBOR ISLANDS, FLORIDA

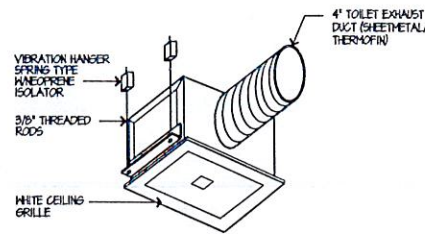
drawing name
PLUMBING FLOOR PLAN, DETAILS, NOTES AND LEGEND

revisions

designed	H. DeMello
drawn	B.R. Hayes
date	OCT. 23, 2015
scale	AS SHOWN
project #	15.141
sheet	

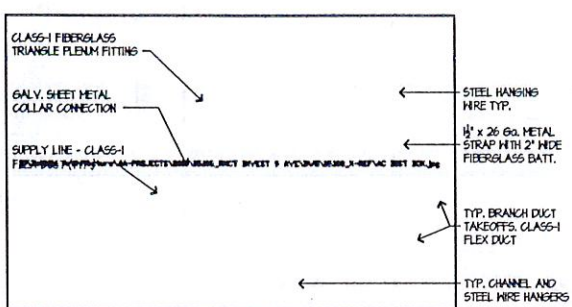


of sheets



- NOTES:
1. - PROVIDE BACKDRAFT DAMPER W/ BIRDSCREEN
 2. - FLASH & SEAL WALL AND ROOF GAP
 3. - PROVIDE INTERNAL ISOLATION AND SOUND INSULATION
 4. - SUPPORT FAN FROM STRUCTURE

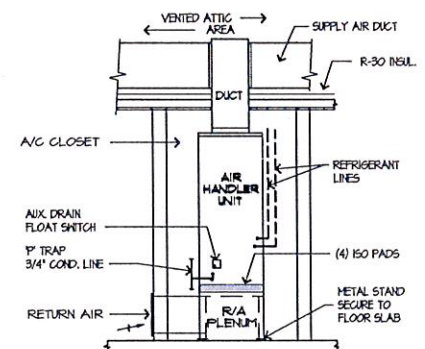
MI.05 CABINET E.F. DETAIL
NO SCALE



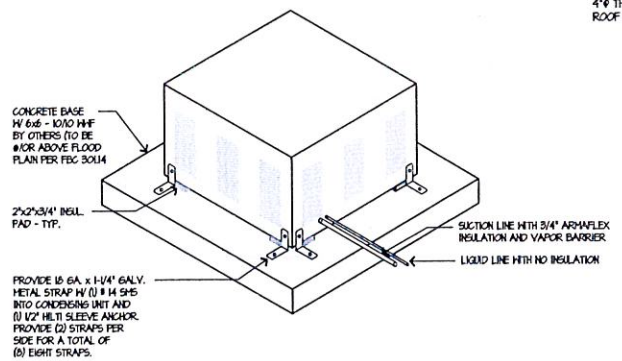
MI.06 FLEX DUCT DETAIL
NO SCALE

A/C SCHEDULE			
ZONE: FIRST & SECOND FLOOR ADDITION			
ACCU		AHU	
TBTUH	11,740	CFM	600
SBTUH	12,300	ESP	0.40"
H.P.	1 1/2	BL. MTR.	1/3 HP.
EAT	75/83	ELECT. MTR.	5.0 kw
ELECTRIC	240-1-60	MODEL	FX4CNFOIST
M.A.	11.0	SEER	16.0
M.F.	20	REF LINES	3/8" / 3/4"
MODEL	24AB661DA	MFG.	CARRIER

EXHAUST FAN SCHEDULE					
FAN NO.	CFM	ESP"	ZONES	ELECTRIC	MODEL
EF #1	50	125"	3	15-1-60	GTRE50
					MUTONE

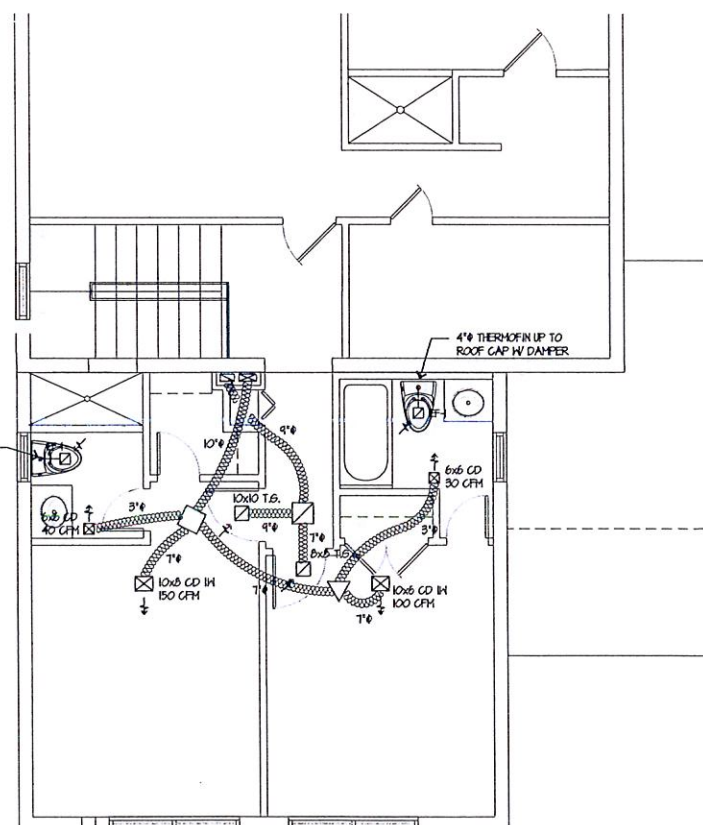


MI.04 AIR HANDLER DETAIL
NO SCALE

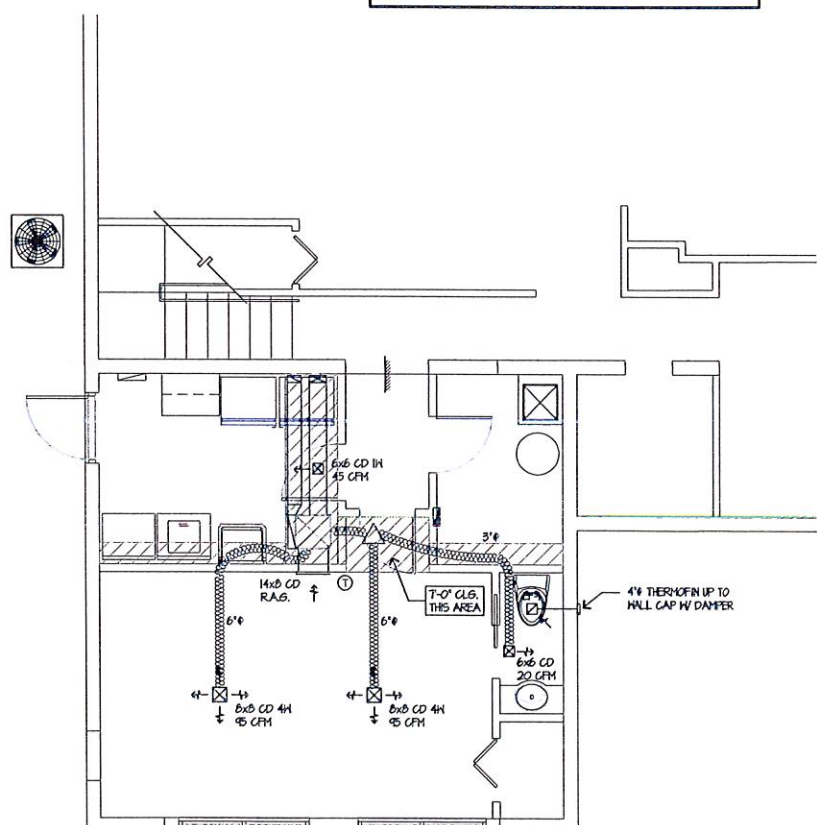


NOTE:
THE ACCU SLAB MUST BE EQUAL TO OR ABOVE THE FLOOR PLAN PER FLORIDA BUILDING CODE 301.4

MI.03 ACCU MOUNTING DETAIL
NO SCALE

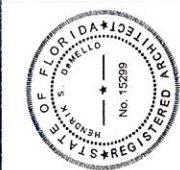


MI.02 SECOND FLOOR MECH. PLAN
SCALE: 1/4"=1'-0"



MI.01 FIRST FLOOR MECH. PLAN
SCALE: 1/4"=1'-0"

- AIR CONDITIONING SPEC'S
1. DRAWINGS ARE DIAGRAMATIC. DO NOT SCALE DRAWINGS FOR THE EXACT LOCATION OF EQUIPMENT, PIPING, DUCTWORK, ETC.
 2. THESE DRAWINGS ARE NOT INTENDED TO SHOW ALL EVERY DETAIL, BUT THE CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS REQUIRED FOR A COMPLETE ACCEPTABLE WORKING INSTALLATION.
 3. ALL WORK SHALL BE PERFORMED BY A LICENSED CONTRACTOR, IN A FIRST-CLASS WORK LIKE MANNER. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTANCE BY ENGINEERING TEST MUST BE A CONDITION OF THE SUBCONTRACTOR.
 4. CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTS.
 5. CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS.
 6. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
 7. ALL REQUIRED INSURANCE SHALL BE PROVIDED BY THIS CONTRACTOR FOR THE PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
 8. ALL WORKMANSHIP AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE NATIONAL, STATE AND LOCAL CODES, RULES AND ORDINANCES.
 9. INSTALLATIONS SHALL BE IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN THE LATEST ASHRAE GUIDE.
 10. ALL MATERIAL SHALL BE NEW AND SHALL BEAR UNDERWRITERS' LABEL WHERE APPLICABLE.
 11. DUCTWORK: FABRICATE AND INSTALL IN STRICT ACCORDANCE WITH THE MANUFACTURERS' PUBLISHED INSTRUCTIONS. DUCT SIZES ARE NET INTERNAL.
 12. SUBMIT SHOP DRAWINGS ON ALL EQUIPMENT AND OBTAIN APPROVAL PRIOR TO INSTALLATION. NET INTERNAL.
- NOTE:
1. AIR HANDLERS SHALL HAVE A CONDENSATE FLOAT SWITCH DEVICE TO CONTROL OVERFLOW THAT WILL AUTOMATICALLY SHUT DOWN THE AIR CONDITIONING SYSTEM. THE DEVICE SHALL BE ATTACHED TO THE SECONDARY DRAIN OUTLET ON THE AIR HANDLER (DEGHETTI MODEL # 44410) PER FEB 2012.3
 2. CONDENSING UNITS ANCHORED IN ACCORDANCE WITH FEB 301.5J AND 1412. 2009 REVISIONS.
- THE AIR DISTRIBUTION SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH 601.6(J) OF THE FBC. THE STATIC PRESSURE FOR DUCT SIZING IS CALCULATED @ 0.01\"/>



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PROPOSED ADDITION AND INTERIOR ALTERATIONS FOR
Mr. & Mrs. ZALMAN LIPSKAR
1311 KANE CONGOURSE
BAY HARBOR ISLANDS, FLORIDA
drawing name: PLUMBING FLOOR PLAN, DETAILS, NOTES AND LEGEND

revisions	
designed	H. DeMello
drawn	B.R. Hayes
date	Oct. 23, 2015
scale	AS SHOWN
project #	5.41
sheet	

ELECTRICAL SYMBOL LEGEND	
	RECESSED LIGHT FIXTURE (TRIM AS SELECTED BY OWNER)
	SURFACE MOUNTED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	DUPLEX ELEC. RECEPTACLE
	DUPLEX GFCI RECEPTACLE
	SINGLE DEDICATED ELEC. RECEPTACLE
	220V APPLIANCE RECEPT.
	LIGHT SWITCH
	EXHAUST FAN
	THERMOSTAT
	EXIST. ELECTRICAL PANEL
	NEW ELECTRICAL PANEL

TYPE: NEW

SERVICE: 120/240V, 1Ø, 3W

MOUNTING: SURFACE MOUNTED

POLES: 20

EXIST (RELOC) PANEL "A"

MAIN BUS: 200 A

NEUTRAL: FULL

MAINS: MLO

A.I.C. 14K

DEM. K.V.A.	NO DEM. K.V.A.	TRIP POLE	CON-DUIT	WIRE	REMARKS	CKT. NO.	CKT. NO.	REMARKS	WIRE	CON-DUIT	TRIP POLE	NO DEM. K.V.A.	DEM. K.V.A.
	10.0	60/2		EXIST	AHU #1	1	21	ACCU #1	EXIST		40/2	6.0	
						2	22						
		50/2		EXIST	AHU #2	3	23	ACCU #2	EXIST		45/2		
						4	24						
5.0		30/2		EXIST	DRYER	5	25	DISPOSAL	EXIST		20/1		1.5
						6	26	PANEL 'B'	EXIST		50/2	10.6	
5.0		30/2		EXIST	COOK TOP	7	27		EXIST				
						8	28	WASHER	EXIST		20/1		1.5
5.0		30/2		EXIST	OVEN	9	29	SPARE	EXIST		15/1		
						10	30	EWI	EXIST		30/2		4.5
		15/1		EXIST	GENERAL LIGHTING	11	31						
		15/1		EXIST	GENERAL LIGHTING	12	32	POOL PUMP	EXIST		20/2		1.5
		20/1		EXIST	GENERAL POWER & LIGHTING	13	33						
		20/1		EXIST	GENERAL POWER & LIGHTING	14	34	MICROWAVE	EXIST		20/1		1.5
		20/1		EXIST	GENERAL POWER & LIGHTING	15	35	GARAGE REFRIGERATOR	EXIST		20/1		1.5
		20/1		EXIST	GENERAL POWER & LIGHTING	16	36	GENERAL POWER & LIGHTING	EXIST		15/1		
		15/1		EXIST	GENERAL POWER & LIGHTING	17	37	GENERAL POWER & LIGHTING	EXIST		15/1		
	4.5	60/2			PANEL 'P'	18	38	GENERAL POWER & LIGHTING	EXIST		15/1		
						19	39	GENERAL POWER & LIGHTING	EXIST		15/1		
					SPACE	20	40	GENERAL POWER & LIGHTING	EXIST		15/1		
15.0	4.5											10.6	12.0

PANEL NOTES:

1,400 SF @ 3 Watts/SF = 4.2 kw

LOAD LESS A/C (27.0 + 10.6 + 9.5) = 47.1 kw

FIRST 10 kw @ 100% = 10.0 kw

REMAINING @ 40% = 14.9 kw

A/C @ 100% (10.0 + 6.0) = 16.0 kw

TOTAL LOAD = 40.9 kw / 240V = 170.4 amps

① NON CONCURRENT LOAD

② LIGHTS AND RECEPTACLES @ 3 WATTS PER SQ. FT.

③ GFI BREAKER

TYPE: NEW

SERVICE: 120/240V, 1Ø, 3W

MOUNTING: RECESSED

POLES: 20

NEW PANEL "P"

MAIN BUS: 50 A

NEUTRAL: FULL

MAINS: MLO

A.I.C. 14K

DEM. K.V.A.	NO DEM. K.V.A.	TRIP POLE	CON-DUIT	WIRE	REMARKS	CKT. NO.	CKT. NO.	REMARKS	WIRE	CON-DUIT	TRIP POLE	NO DEM. K.V.A.	DEM. K.V.A.
	5.0	30/2		10	NEW AHU	1	2	SPACE					
						3	4	NEW FREEZER	12		20/1		1.5
		20/2			NEW ACCU	5	6	PLAYROOM POWER	12		20/1		
						7	8	PLAYROOM LIGHTING	12		20/1		
		20/1		12	LAUNDRY ROOM/HALLWAY	9	10	POWDER RM/STORAGE/CLOSET	12		20/1		
		20/1		12	GENERAL LIGHTING	11	12	BEDROOM #1	12		20/1		
		20/1		12	BATHROOMS GFI	13	14	BEDROOM #2	12		20/1		
		20/1		12	BATHROOMS LIT/HALLWAY	15	16						
						17	18						
						19	20						
	5.0												1.5

PANEL NOTES:

① NON CONCURRENT LOAD

② LIGHTS AND RECEPTACLES
3 WATTS PER SQ. FT.

③ GFI BREAKER

1,016 SF @ 3 Watts/SF = 3.0 kw

LOAD LESS A/C (3.0 + 3.0) = 4.5 kw

FIRST 10 kw @ 100% = 4.5 kw

REMAINING @ 40% = 0 kw

A/C @ 100% = 5.0 kw

TOTAL LOAD = 4.5 kw / 240V = 34.6 amps

TYPE: NEW

SERVICE: 120/240V, 1Ø, 3W

MOUNTING: RECESSED

POLES: 12

EXIST. PANEL "B"

MAIN BUS: 50 A

NEUTRAL: FULL

MAINS: MLO

A.I.C. 14K

DEM. K.V.A.	NO DEM. K.V.A.	TRIP POLE	CON-DUIT	WIRE	REMARKS	CKT. NO.	CKT. NO.	REMARKS	WIRE	CON-DUIT	TRIP POLE	NO DEM. K.V.A.	DEM. K.V.A.
1.5		20/1		EXIST.	KITCHEN REFRIG	1	7	GENERAL PWR & LTG LIVING RM					
1.5		20/1		EXIST.	DISHWASHER	2	8	GENERAL PWR & LTG KIT. & HALL	12		20/1		
					SPACE	3	9	T/M	12		20/1		
		20/1		EXIST.	GENERAL PWR & LTG DIN. ROOM	4	10	KITCHEN APPLIANCE	12		20/1		3.0
		20/1		EXIST.	GENERAL PWR & LTG BACK BEDRM	5	11	GFI	12		20/1		
		20/1		EXIST.	GENERAL PWR & LTG CENTER BEDRM	6	12	SPACE					
3.0													3.0

PANEL NOTES:

① NON CONCURRENT LOAD

② LIGHTS AND RECEPTACLES
@ 3 WATTS PER SQ. FT.

③ GFI BREAKER

1,800 SF @ 3 Watts/SF = 5.4 kw

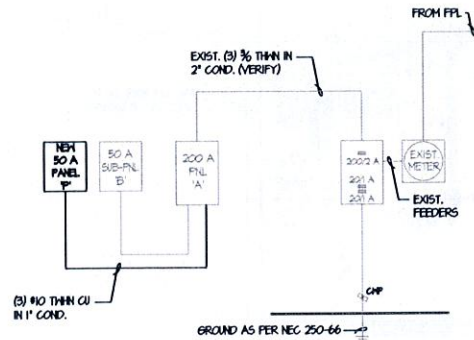
LOAD LESS A/C (5.4 + 6.0) = 11.4 kw

FIRST 10 kw @ 100% = 10.0 kw

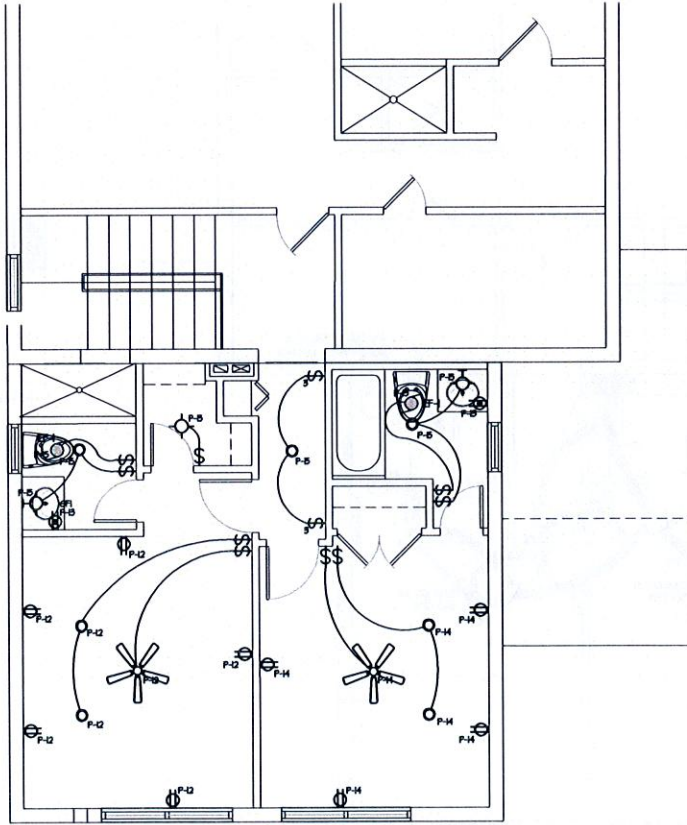
REMAINING @ 40% = 0.6 kw

A/C @ 100% = 0 kw

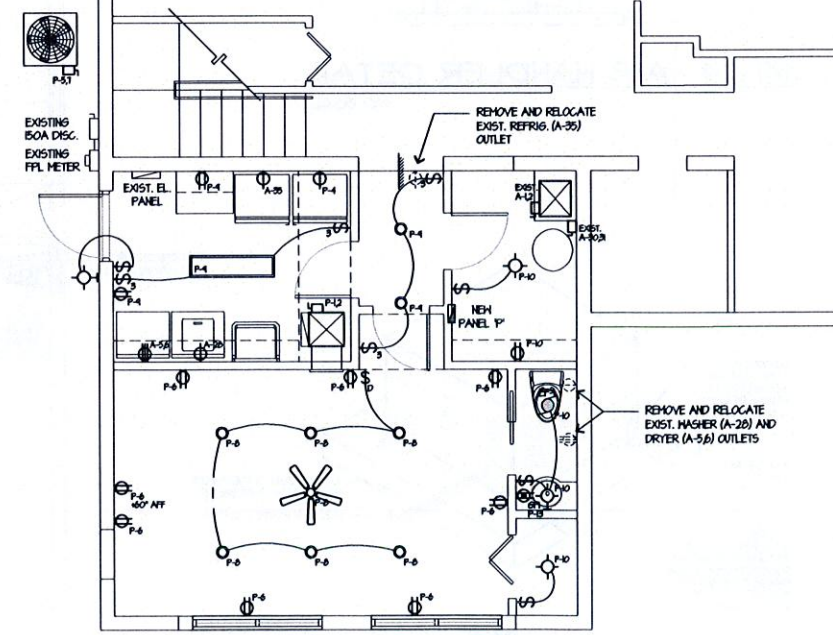
TOTAL LOAD = 10.6 kw / 240V = 44.2 amps



EI.03 EXIST. ELECT. RISER
N.T.S.



EI.02 SECOND FLOOR ELECT. PLAN
SCALE: 1/4"=1'-0"



EI.01 FIRST FLOOR ELECT. PLAN
SCALE: 1/4"=1'-0"



MEMBER:
AMERICAN
INSTITUTE OF
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AIA2600907

DeMello
ARCHITECTURE

911 Southwest 18 Street, Boca Raton, Florida 33486
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PROPOSED ADDITION AND INTERIOR ALTERATIONS FOR
Mr. & Mrs. ZALMAN LIPSKAR
1311 KANE CONCOURSE
BAY HARBOR ISLANDS, FLORIDA

drawing name: PLUMBING FLOOR PLAN, DETAILS, NOTES, AND LEGEND

revisions	
designed	H. DeMello
drawn	B.R. Hayes
date	Oct. 23, 2015
scale	A5 SHOWN
project #	B.M.
sheet	



SURVEYOR'S NOTE:
TREES No. 1, 2, 16, 18, 19 AND 21
WERE DEPICTED ON THE SURVEY BUT
THEY APPEAR TO BE OUTSIDE OF
PROPERTY LINE.



FOR: 1311 KANE CONCOURSE, BAY HARBOR ISLANDS, FLORIDA 33154

LEGAL DESCRIPTION:
LOT 13, BLOCK 34, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 46, PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE
COUNTY, FLORIDA.

CERTIFIED TO:
SCHNEUR ZALMAN LIPSKAR; CHANA MARGOLIS LIPSKAR.

GENERAL NOTES

1. LEGAL DESCRIPTION PROVIDED BY OTHERS, UNLESS OTHERWISE NOTED.
2. THIS SURVEY DOES NOT DETERMINE OR IMPLY REAL PROPERTY OWNERSHIP.
3. THE LANDS SHOWN HEREIN ARE SUBJECT TO RESTRICTIONS OF PLAT (S) OF RECORD, THERE MAY BE ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, AFFECTING THESE LANDS.
4. MEASURED VALUES OF BOUNDARY DISTANCES, DIRECTIONS AND INTERIOR ANGLES HAVE BEEN FOUND CONSISTENT WITH VALUES OF RECORD, UNLESS OTHERWISE SHOWN.
5. ELEVATIONS, IF SHOWN, ARE REFERRED TO N.G.V.D. 1929.
6. UNDERGROUND IMPROVEMENTS, FOOTINGS AND UTILITIES ARE NOT LOCATED ON THIS SURVEY MAP.
7. FENCE OWNERSHIP NOT DETERMINED, APPARENT CLEARANCES AND/OR ENCROACHMENTS ARE NOTED BY VISUAL MEANS ONLY.
8. NO IDENTIFICATION CAPS FOUND ON SURVEY MONUMENTS, UNLESS OTHERWISE NOTED.
9. THE SCALE, AS SHOWN IS THE INTENDED PLOTTING SCALE OF THIS MAP.
10. THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT IS CERTIFIED.
11. THIS SURVEY MAP AND THE COPIES THEREOF, ARE NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
12. 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.

I HEREBY CERTIFY THAT THIS SKETCH
OF SURVEY OF THE HEREON
DESCRIBED PROPERTY IS A TRUE AND
CORRECT REPRESENTATION OF A
SURVEY MADE UNDER MY DIRECTION
AND SAID SURVEY MEETS THE
MINIMUM TECHNICAL STANDARDS AS
SET FORTH BY THE FLORIDA BOARD
OF PROFESSIONAL SURVEYORS AND
MAPPERS IN CHAPTER SJ-17 FLORIDA
ADMINISTRATIVE CODE PURSUANT TO
SECTION 472.027 FLORIDA STATUTES
AND IS ACCURATE AND CORRECT TO
THE BEST OF MY KNOWLEDGE AND
BELIEF.

ODALYS C. BELLO-IZANGA
PROFESSIONAL SURVEYOR
& MAPPER No. 6169
STATE OF FLORIDA
FIELD WORK DATE: 10/07/2011
COMPLETION DATE: 10/13/2011

LEGEND & ABBREVIATIONS

[illegible]

FLOOD INSURANCE RATE MAP (FIRM) INFORMATION:
 COMMUNITY NUMBER: 120637 PANEL NUMBER: 0
 SUFFIX: L PANEL REVISED DATE: 09/11/20
 FLOOD ZONE: AE BASE FLOOD ELEV. = 8'

BENCH MARK USED:
MIAMI-DADE COUNTY BENCH MARK NO. R-243
ELEV. = 6.61'

0 10 20
SCALE: 1" = 20'

BELLO & BELLO
SURVEYING CORPORATION LB No. 7262
12230 S.W. 131 AVENUE SUITE 201
MIAMI, FL 33186
(305) 251-9606 FAX (305) 251-6057
KBELLO@BELLOLANDSURVEYING.COM
PROJECT No. 15566



1311 KANE CONCOURSE: P+Z FIRST SUBMITTAL
L-0 COVER SHEET + INDEX
L-1 EXISTING TREE INVENTORY + DISPOSITION PLAN
L-2 LANDSCAPE PLAN
L-3 LANDSCAPE NOTES + DETAILS
L-4 ELEVATIONS

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T 305.979.1585 | www.christophercawley.com

Mr. & Mrs. ZALMAN LIPSKAR
1311 KANE CONCOURSE
TOWN OF BAY HARBOR ISLANDS

No.	Date	Description
	08.11.16	P2B COMMENTS DATED 07.12.16
	10.31.16	P2B COMMENTS DATED 10.24.16

Professional Seal

CHRISTOPHER CRAWLEY, R.L.A.
Florida License LA 6666786

Title: COVER

Scale:

Date: MARCH 21, 2015

Drawing:

L-0

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Mr. & Mrs. ZALMAN LIPSKAR
1311 KANE CONCOURSE
TOWN OF BAY HARBOR ISLANDS

No.	Date	Description
08.11.16	P25 COMMENTS DATED 07.12.16	
10.31.16	P26 COMMENTS DATED 10.24.16	

Professional Seal

CHRISTOPHER CRAWLEY, RLA
Florida License LA 566736

Title: LANDSCAPE PLAN

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

Date: MARCH 21, 2015

Drawing:

L-1

EXISTING TREE INVENTORY + DISPOSITION CHART									
NUMBER	COMMON NAME	BOTANICAL NAME	D.B.H. (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION	CANOPY LOSS (WT. LOSS)	COMMENTS
#1	UMBRELLA TREE	Schefflera actinophylla	+/- 48"	+/- 40'	+/- 30'	FAIR	REMOVE	70% SF	INVASIVE SPECIES, NO PERMIT OR MIT. REQ.
#2	FICUS TREE	Ficus benjamina	+/- 10"	+/- 8'	+/- 1.2'	GOOD	REMOVE	2 SF	IN CONFLICT, MITIGATION PROVIDED
#3	FICUS TREE	Ficus benjamina	+/- 6"	+/- 8'	+/- 2.3'	GOOD	REMOVE	3 SF	IN CONFLICT, MITIGATION PROVIDED
#4	QUEEN PALM	Syagrus romanzoffiana	+/- 7"	+/- 18'	+/- 12'	GOOD	REMAIN	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION
#5	QUEEN PALM	Syagrus romanzoffiana	+/- 8"	+/- 20'	+/- 12'	GOOD	REMAIN	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION
#6	FICUS TREE	Ficus benjamina	+/- 14"	+/- 28'	+/- 30'	GOOD	REMAIN	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION
TOTAL MITIGATION REQUIRED: 5 SF									
TOTAL MITIGATION PROVIDED: 1,600 SF									

C.M.B. PUBLIC WORKS / GREENSPACE MANAGEMENT CONDITIONS

1. SHOULD ANY EXISTING TREES OR PALMS BE DAMAGED THEY SHALL BE EVALUATED BY THE CITY URBAN FORESTER TO DETERMINE CORRECTIVE ACTIONS THAT MAY INCLUDE REMOVAL, CORRECTIVE PRUNING AND OR REPLACEMENT. ANY CORRECTIVE ACTIONS REQUIRED SHALL BE PERFORMED IN ACCORDANCE WITH MIAMI BEACH CODE, THE MOST CURRENT ANSI A-300 PRUNING STANDARDS AND OR AN ISSUED CITY OF MIAMI BEACH TREE WORK PERMIT. ANY CORRECTIVE PRUNING REQUIRED SHALL BE PERFORMED BY AN ISA CERTIFIED ARBORIST AND THE CITY URBAN FORESTER SHALL BE CONSULTED.
2. CARE SHALL BE TAKEN TO AVOID UTILITY OR CONSTRUCTION TRENCHING THROUGH EXISTING TREE OR PALM DRIPLINES OF TREES SLATED TO REMAIN IN PLACE OR BE RELOCATED. IF CONSTRUCTION REQUIRES THE CUTTING OF ANY ROOTS WITH A DIAMETER OF 2" OR GREATER, ROOTS SHALL BE CLEANLY CUT WITH A SHARP TOOL, AS DIRECTED BY AN ISA CERTIFIED ARBORIST, AND IN ACCORDANCE WITH THE ANSI A-300 STANDARDS. CUT ROOTS SHOULD BE IMMEDIATELY COVERED WITH SOIL TO PREVENT DRYING. ROOTS SHOULD NOT BE TORN OR BROKEN BY HEAVY EQUIPMENT, AND NO SHREDDED, RAGGED OR BROKEN ROOT ENDS SHOULD BE LEFT. THE CITY URBAN FORESTER SHALL BE NOTIFIED IN WRITING AND OR CONSULTED PRIOR TO ANY ROOT PRUNING TAKING PLACE.
3. SHOULD ANY CORRECTIVE STRUCTURAL PRUNING BE NECESSARY FOR TREES PROPOSED TO REMAIN ONSITE, DUE TO CLEARANCE, SAFETY OR FOR CONSTRUCTION RELATED REASONS THE PRUNING SHALL BE PERFORMED BY AN ISA OR ASCA CERTIFIED ARBORIST IN ACCORDANCE WITH THE LATEST VERSION OF THE ANSI A-300 PRUNING STANDARDS AND GOOD HORTICULTURAL PRACTICES. THE CITY URBAN FORESTER SHALL BE PROVIDED WITH A WRITTEN COPY OF THE PROPOSED PRUNING PLAN INCLUDING THE REASONS WHY PRUNING IS NECESSARY, PRIOR TO THE PRUNING ACTIVITIES TAKING PLACE.
4. ANY ROOT PRUNING, IF REQUIRED DURING THE PROJECT, SHALL BE CONDUCTED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST OR ASCA CONSULTING ARBORIST. ANY ROOT PRUNING, IF REQUIRED, WILL BE LIMITED TO WHAT IS ABSOLUTELY NECESSARY FOR CONSTRUCTION. ADDITIONALLY, AND ROOT PRUNING WORK WILL BE DOCUMENTED WITH COLOR PICTURES AND PROVIDED TO MR. MARK WILLIAMS AT C.M.B. PUBLIC WORKS / GREENSPACE MANAGEMENT + MR. RICARDO GUZMAN AT C.M.B. PLANNING + ZONING DEPARTMENTS ON A REGULAR BASIS.

C.M.B. CHAPTER 46, DIVISION 2 - TREE INVENTORY + DISPOSITION PLAN NOTES

1. THIS 'EXISTING TREE INVENTORY + DISPOSITION PLAN' HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF MIAMI BEACH, CHAPTER 46 - ENVIRONMENT, DIVISION 2, TREE PRESERVATION AND PROTECTION ORDINANCE.
- EXISTING TREE, PALM, AND VEGETATION INFORMATION AS INDICATED HAS BEEN PREPARED AS AN OVERLAY ON THE SURVEY PREPARED BY BELLO & BELLO, DATED 10.13.15
2. THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON 08.03.16
3. MIAMI BEACH P+Z MUST APPROVE LANDSCAPE PLANS PRIOR TO REMOVING ANY TREES OR PALMS WITH A DBH BETWEEN 8" AND 12" INCHES. A WRITTEN TREE REMOVAL PERMIT IS REQUIRED FROM CITY OF MIAMI BEACH GREENSPACE MANAGEMENT / P+Z FOR THE REMOVAL OF TREES / PALMS WITH A DBH GREATER THAN 12" INCHES OR IN THE R.O.W.
4. THE OWNER RESERVES THE RIGHT TO REMOVE ANY VEGETATION NOT LOCATED WITHIN THE CITY R.O.W. w/ a D.B.H. OF LESS THAN 8" WITHOUT OBTAINING A TREE REMOVAL PERMIT.
5. THERE ARE NO TREES OR PALMS LOCATED ON THIS PROPERTY THAT WILL REQUIRE TEMPORARY IRRIGATION. ALL EXISTING TREES + PALMS ARE MATURE AND ARE CURRENTLY THRIVING WITHOUT SUPPLEMENTAL IRRIGATION WATER.

C.M.B. EXISTING TREE LEGEND

✗ TREE TO BE REMOVED.

EXISTING CANOPY COMPOSED OF VARIETY OF
PALMS AND OTHER TROPICAL PLANTS TO REMAIN.
PRESERVE + PROTECT DURING CONSTRUCTION.

EXISTING UMBRELLA TREE TO BE REMOVED. TREE
IS AN INVASIVE SPECIES AND NO PERMIT OR
MITIGATION IS REQUIRED

EXISTING FICUS TREES #2, 3 TO BE REMOVED.
MITIGATION PROVIDED.

EXISTING FICUS TREE #6
TO REMAIN

EXISTING TREE DISPOSITION + PLAN



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Mr. & Mrs. ZALMAN LIPSKAR
1311 KANE CONCOURSE
TOWN OF BAY HARBOR ISLANDS

No.	Date	Description
1	08.11.16	P&E COMMENTS DATED 07.12.16
2	10.31.16	P&E COMMENTS DATED 10.24.16

Professional Seal

CHRISTOPHER CRAWLEY, RLA
Florida License LA 6666786

Title: LANDSCAPE PLAN

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

Date: MARCH 21, 2015

Drawing:

L-2

Town of Bay Harbor Islands
Landscape Code (Sec. 24-16) Requirements Legend
Residential - Single-Family and Two-Family Home Sites

A. Shade Trees Required*	Required	Provided
1. Single-Family Non-Waterfront Lot	5	5
2. Single-Family Waterfront Lot	6	N/A
3. Two-Family Lot	5	N/A
4. Number of Shade Trees in Front Yard	2	5
5. Native Species Required - 50%	3	4
6. Drought Tolerant and Low Maintenance Species Required - 50%	3	5
B. Shrubs Required**		
1. Single-Family Non-Waterfront Lot	50	>50
2. Single-Family Waterfront Lot	60	N/A
3. Two-Family Lot	50	N/A
4. Native Species Required - 30%	15/18	25
5. Drought Tolerant and Low Maintenance Species Required - 50%	25/30	25
C. Maximum Lawn Area Allowed***	80% of Net Lot Area	750 sf

Notes:
* Required Shade Trees at time of planting must be a minimum of 10 feet in overall height, have 4 feet of clear wood before branching, and have a 2 1/2 inch caliper. Palm Trees can be substituted and up to 3 1/2 inch caliper and not larger than 20% of the required trees.
** Required Shrubs at time of planting must be a minimum of 24 inches in overall height, if used as a visual screen must be a minimum of 36 inches in overall height.
*** Miami-Dade County Landscape Ordinance Sec. 15A-5 (b)(7)

LANDSCAPE PLAN LEGEND

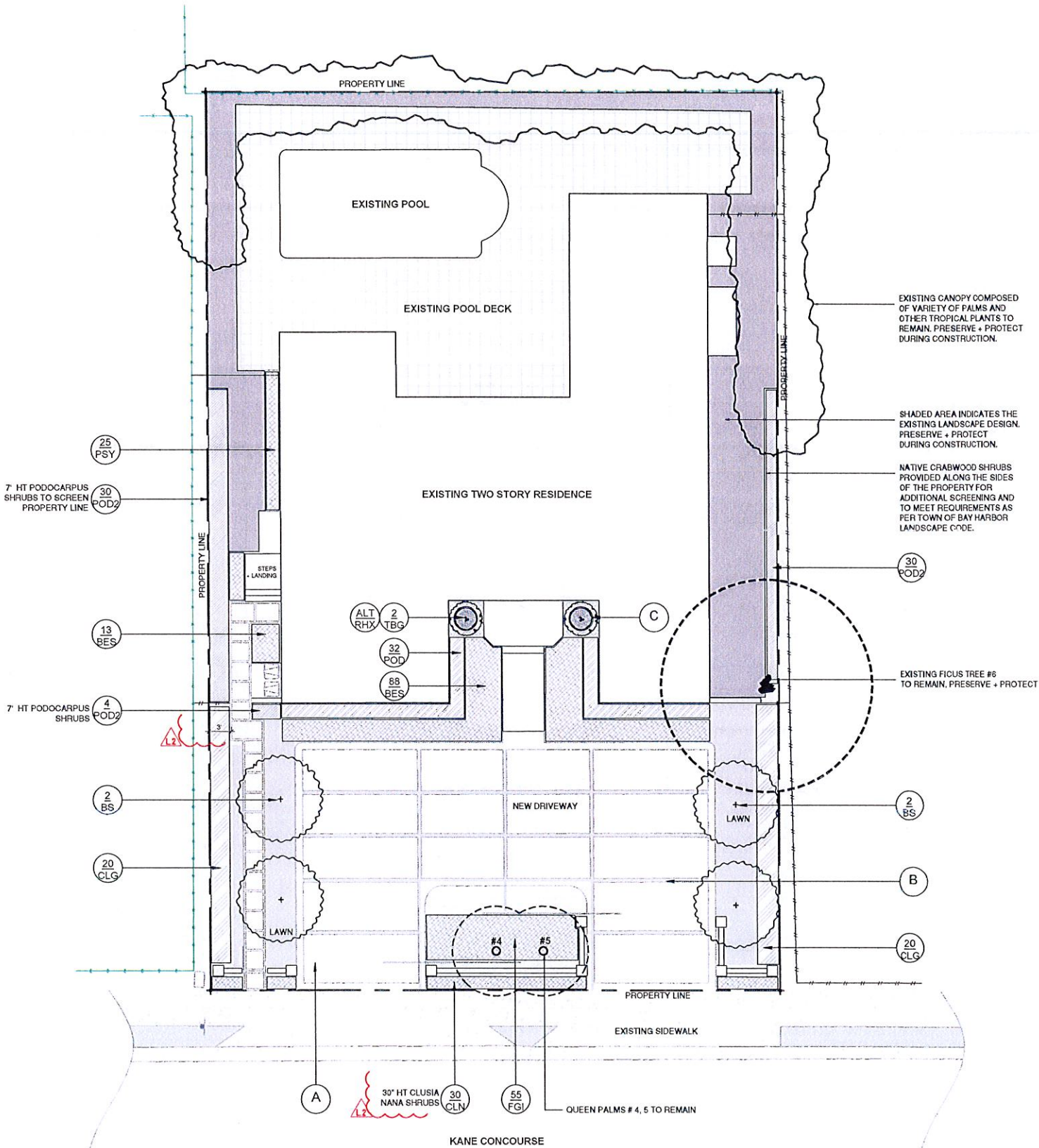
- (A) NEW DRIVEWAY WITH STONE PAVERS TO BE SELECTED
(B) LAWN JOINTS
(C) POTS TO BE SELECTED

TOWN OF BAY HARBOR ISLAND NOTES:

- THIS LANDSCAPE PLAN MEETS + EXCEEDS THE LANDSCAPE CODE REQUIREMENTS OF THE TOWN OF BAY HARBOR ISLANDS AS STIPULATED IN THE LANDSCAPE CODE REQUIREMENTS, (SEC. 24-16)
- EXISTING SITE CONDITIONS HAVE BEEN FIELD VERIFIED BY LANDSCAPE ARCHITECT.
- ALL LANDSCAPE AREAS TO BE 100% COVERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR. CONTRACTOR TO PROVIDE SHOP DRAWING OF MODIFIED IRRIGATION SYSTEM TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.

PLANT LIST - 1311 KANE CONCOURSE

KEY	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
BS	YES	4	GUMBO LIMBO TREE	Bursera simaruba	200 gallon, 6' clear trunk, specimens, matched
SHRUBS					
CLG	NO	40	SMALL LEAF CLUSIA	Clusia guttifera	15 gallon, 5' height, space 24" on center
CLN	NO	30	DWARF CLUSIA	Clusia 'Nana'	7 gallon, 30" height, space 18" on center
FGI	NO	55	FICUS GREEN ISLAND	Ficus macrocarpa 'Green Island'	3 gallon, full, space 18" on center
POD	NO	32	PODOCARPUS	Podocarpus macrophyllus	7 gallon, 3' height, full, space 12" on center
POD2	NO	64	PODOCARPUS	Podocarpus macrophyllus	15 gallon, 7' height, full, space 18" on center
PSY	YES	25	DWARF BAHAMA COFFEE	Psychotria ligustrifolia	7 gallon, 24" height, full, space 18" on center
TROPICALS, GROUNDCOVERS, + ACCENTS					
BES	NO	101	BEGONIA 'ALBA'	Begonia odorata 'Alba'	3 gallon, full, 18" on center
RHX	NO	ALT	LADY PALM	Rhapis excelsa	7 gallon, full, Florida Fancy
TBG	NO	2	PURPLE GLORY	Tibouchina granulosa	45 gallon, full
SOD, AGGREGATE & MULCH					
DGA	3/8" DECOMPOSED GRANITE AGGREGATE OR STONE TO BE SELECTED, INSTALLED OVER FILTER FABRIC AND WEED BARRIER MATERIAL / OLIMAR, 2" MIN. DEPTH				
MLC	DARK BROWN 'FLORI MULCH' SHREDDED ORGANIC MULCH (NO CYPRESS) TO BE DETERMINED				
SOD	'EMPIRE TURF' ZOYSIA GRASS - OVER 2" TOPSOIL BED, SEE PLANTING SPECS				



LANDSCAPE PLAN

1/8" = 1'-0"

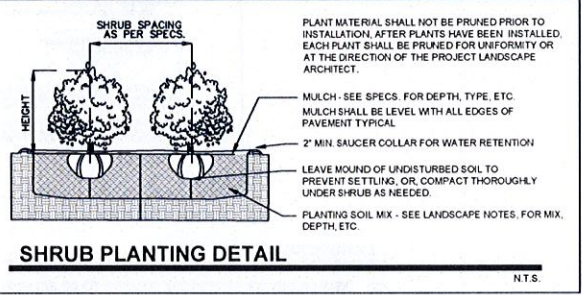
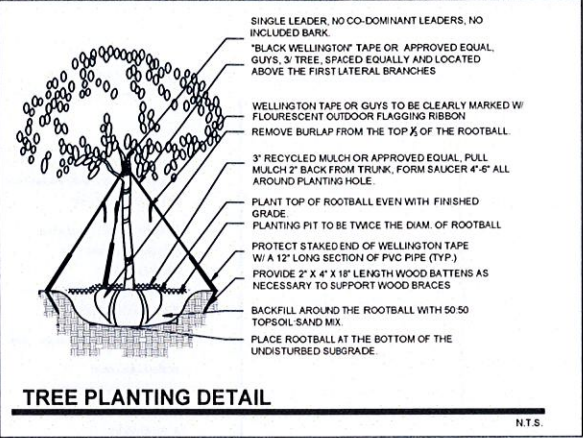
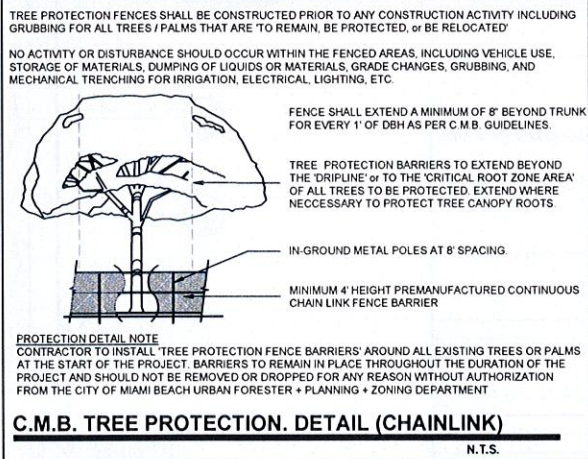
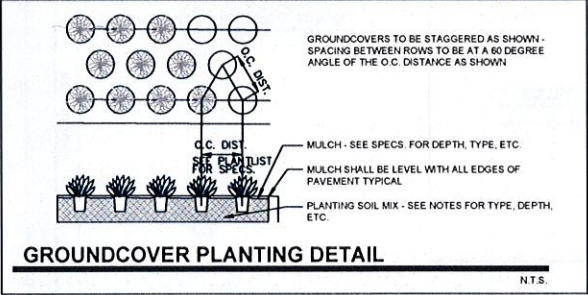
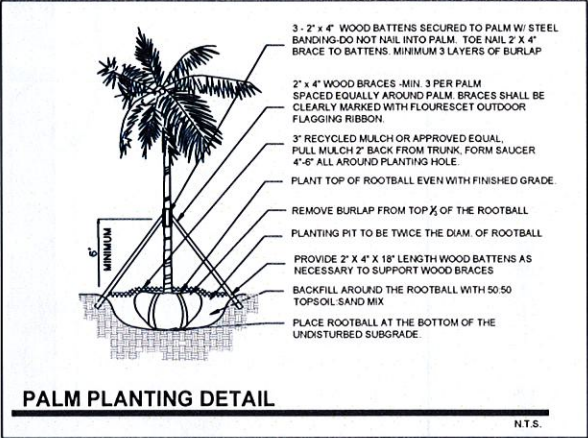
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LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER.
- CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF, AVOID, AND PROTECT ALL UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
- TREE, PALM, ACENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
ANY CHANGES TO R.O.W. (RIGHT OF WAY) MATERIAL IN REGARDS TO PLACEMENT OF SPECIES SHALL REQUIRE THE APPROVAL AND CONSULTATION OF THE CITY URBAN FORESTER AND OR CITY STAFF.
- 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 BERMS AND OTHER LANDSCAPE AREAS.
CARE SHALL BE TAKEN TO AVOID PLACEMENT OF CONSTRUCTION FILL, GRAVEL, AND OR DEBRIS OVER THE ROOTBALLS OF INSTALLED OR EXISTING TREES AND OR PALMS ON SITE.
SODDED-LAWN AREAS
2" DEPTH PLANTING SOIL. SPREAD IN PLACE- THROUGHOUT.
GROUNDCOVER PLANTING BEDS
6" DEPTH PLANTING SOIL. SPREAD IN PLACE- THROUGHOUT.
SHRUB AND HEDGE PLANTING AREAS
12" DEPTH PLANTING SOIL. SPREAD IN PLACE- THROUGHOUT.
TREES, PALMS, SPECIMEN PLANT MATERIAL LOCATIONS:
REMOVE ALL LIMESTONE PRESENT TO A DEPTH OF AT LEAST 30" BEFORE PLACING NEW PLANTING SOIL. APPLY NEW CLEAN PLANTING SOIL IN PLANTING AREA AS REQUIRED
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.
- 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 OTHER PLANTING SOIL MIXES TO BE ADDED, I.E. FOR TREES, PALMS, SPECIMEN PLANTS, SHRUBS AND GROUNDCOVERS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE WITH THE LANDSCAPE BID.
- ALL EXISTING TREE + PALM INFORMATION THAT HAS BEEN PROVIDED ON THIS PLAN FOLLOWS THE MIAMI DADE COUNTY E.R.M. TREE PERMITTING GUIDELINES. ANY TREES OR PALMS CONSIDERED INVASIVE OR THAT FALL UNDER THE TREE PERMIT EXEMPTION / PROHIBITED SPECIES LIST 24.94 (4) MAY NOT BE SHOWN FOR CLARITY PURPOSES. ANY DISCREPANCIES IF NOTED UPON FURTHER FIELD INSPECTION SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.
- IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH 50% OVERLAP MINIMUM AND BE PROVIDED BY A FULLY AUTOMATIC IRRIGATION SYSTEM WITH RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "F" IRRIGATION

IRRIGATION NOTES

- IRRIGATION CONTRACTOR SHALL PROVIDE, FURNISH, AND INSTALL A FULLY AUTOMATIC IRRIGATION SYSTEM WHICH WILL COMPLY WITH ALL LOCAL CODE, STATE CODE, & WATER MANAGEMENT DISTRICT (SWMD) REQUIREMENTS.
 - THE IRRIGATION CONTRACTOR SHALL SCHEDULE AN ON-SITE PRE-CONSTRUCTION CONFERENCE WITH THE OWNER AND THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF INSTALLATION OF THE IRRIGATION SYSTEM.
 - CONTRACTOR SHALL INSTALL POP-UP TYPE HEADS. SPRAY TYPE SHALL BE ROTOR, IMPACT, SPRAY, OR BUBBLER AND SHALL BE INSTALLED SO AS NOT TO CAUSE ANY OVERSPRAY ONTO ANY PAVED SURFACES, I.E. ROADS, SIDEWALKS, ETC. ALL FIXTURES SHALL BE "TORO", "RAINBIRD" OR AN APPROVED EQUAL. ALL WORK SHALL BE DONE IN A PROFESSIONAL MANNER AS PER MANUFACTURER'S SPECIFICATIONS.
 - ALL MAIN SUPPLY LINE SHALL BE PVC SCHEDULE 40 PIPE. ALL PVC FITTINGS SHALL BE SCHEDULE 40. THE MAINLINE IS SHOWN SCHEMATICALLY. LOCATE MAIN LINES IN LANDSCAPE AREAS WHERE POSSIBLE AND SLEEVE UNDER PAVEMENT WHERE NECESSARY. MAINLINES SHALL BE IN THE SAME TRENCH WITH THE LATERAL LINES WHERE POSSIBLE.
 - CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATION OF AND AVOID & PROTECT ALL UTILITY LINES, DUCTS, BURIED CABLES AND OTHER UTILITIES IN THE AREA. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR, LIABILITY, AND COSTS INCURRED IN THE DAMAGE OR DESTRUCTION OF SAID UTILITIES. CALL SUNSHINE STATE ONE CALLS 811, 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK FOR PROPER UTILITY LOCATION AND CLEARANCES.
 - THE CONTRACTOR SHALL SECURE ALL WORK WITH THE PROJECT MANAGER, LANDSCAPE CONTRACTOR AND ALL OTHER CONTRACTORS TO INSURE PROPER INSTALLATION, SCHEDULING, AND PROCEDURE.
 - THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT MANAGER TO PROVIDE ELECTRICAL SUPPLY TO THE CONTROLLER, PUMP, ETC. AS NEEDED.
- 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. CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL SLEEVING AND PIPE ROUTING. ALL UNDERGROUND UTILITIES TO BE LOCATED BY DIALING 811 AS REQUIRED BY LAW.
 - ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 2" WITH A SMALL GRAY GRANITE AGGREGATE OR APPROVED ORGANIC MULCH FREE FROM WEEDS AND PESTS. NO 'CYPRESS MULCH' OR 'RED DYED MULCH' TO BE ACCEPTED. KEEP MULCH 6" AWAY FROM TREE OR PALM TRUNKS AS PER INDUSTRY RECOMMENDATIONS.
 - SOD SHALL BE 'EMPIRE TURF' ZOYSIA GRASS IN ALL LAWN AREAS AS SHOWN ON THE PLANS. SOD SHALL BE STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLANS OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED. SOD SHALL CARRY A 5-MONTH WARRANTY.
 - ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS, AND SOD / LAWN SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.
 - ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS LANDSCAPE ASSOCIATION (FNLGA) AND ANSI A-300 (PART 8-2012) TREE, SHRUB, AND OTHER WOODY PLANT MANAGEMENT STANDARD PRACTICES (PLANTING AND TRANSPLANTING). CONTRACTOR SHALL ENSURE 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.**
CONTRACTOR SHALL REMOVE ALL STAKES, POLES, WELLINGTON TAPE AND OR BRACING MATERIALS FROM ALL PALMS, TREES AND SHRUBS WITHIN 1 YEAR OF INSTALLATION.
 - 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.
 - IF NECESSARY, CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO ENSURE PROPER WATERING IN DURING INSTALLATION AND CONTRACTOR WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.
A MINIMUM OF 8 MONTHS OF SUPPLEMENTAL HAND OR AUTOMATIC IRRIGATION SYSTEM WATERING SHALL BE REQUIRED TO AID IN NEW TREE OR PALM ESTABLISHMENT.
 - FERTILIZATION: ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. FERTILIZER SHALL BE OSMOCOTE OR APPROVAL EQUAL.



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Mr. & Mrs. ZALMAN LIPSKAR
1311 KANE CONCOURSE
TOWN OF BAY HARBOR ISLANDS

No.	Date	Description
1	08.11.16	P28 COMMENTS DATED 07.12.16
2	10.31.16	P28 COMMENTS DATED 10.24.16

Professional Seal

CHRISTOPHER CRAWLEY, P.L.A.
Florida License LA 66067361

Title: NOTES + DETAILS

Scale:

Date: MARCH 21, 2015

Drawing:

L-3

Google Maps

96th St
1331 Kane



Image capture: Aug 2016 © 2016 Google

Bay Harbor Islands, Florida

Street View - Aug 2016

Google Maps

96th St
1311 Kane



Image capture: Aug 2016 © 2016 Google

Bay Harbor Islands, Florida

Street View - Aug 2016



Image capture: May 2014 © 2016 Google

Bay Harbor Islands, Florida

Street View - May 2014



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Bay Harbor Islands, Florida

Street View - May 2014

Google Maps

1322 97th St

1310 97th



Image capture: Apr 2011 © 2016 Google

Bay Harbor Islands, Florida

Street View - Apr 2011



Google Maps

1336 97th St

1330 97th



Image capture: Apr 2011 © 2016 Google

Bay Harbor Islands, Florida

Street View - Apr 2011



AGENDA ITEM REPORT

November 15, 2016

ITEM NUMBER: 4.

ITEM: Approval of minutes of the Board meeting held on August 16, 2016 (Item #4A)

DESCRIPTION:

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	Minutes 8.16.16	8-16-16 DRAFT.docx
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**MINUTES OF A PLANNING & ZONING BOARD MEETING
TOWN OF BAY HARBOR ISLANDS**

A Planning & Zoning Board Meeting was held Tuesday August 16, 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:

Chair Steven Hurwitz	Vice Chair Jerome Gavcovich
Board Member Alan Bebchik	Board Member Jed Frankel
Board Member Oscar Sklar	Board Member Thomas Telesco

Item 1. Request for approval for a new single family home for "Pro-Nan IV, LLC c/o Prosper Mamane" located at 9911 W. Broadview Drive, Lot 5 of Block 37. On July 19, 2016 the Board denied the project. The owner has made revisions to the plan as requested. They are proposing to construct a new two story single family home with approximately 6,324 square feet of a/c living space with a two car garage, pool, and a pool deck in the side yard (street) yard of the property fronting 99 Street. The residence will have 5 bedrooms, seven full bathrooms, 1 half bathroom and an office that can be also considered a bedroom.

Architect, Abe Borujerdi, came forward to address the Board. The applicant proposed a two story single family home. The team has addressed all of the Board comments and made all of the recommended correction as follow:

1. Elimination of a structural column reflect on page CB 1.1
2. Water fountain depth changed to 18 inches.
3. Roof overhand has been soften throughout the building.
4. Wine cellar, e-grass window was not required.
5. Reverse the shower and toilet to the bathrooms, reflected on sheet a1.2
6. Wood finished was added to the wrapped around fence, reflected on sheet SP1.
7. Bedroom #5 added an e-grass window, shown on sheet a1.1
8. Eliminated the black paint on the front door, and changed to white paint.
9. Overhand has been extended 4 feet to the east and south side.

There was a brief discussion from the board on the proposed materials; horizontal bands; colors; opposed to the black lines on the reveal; trellis; roof top; and tower height.

PUBLIC COMMENT

Frances Neuhut, 9920 Broadview Dr. came forward to address the Board. She reminded the Board that the Town Council recently made changes to the landscape requirements.

CLOSED PUBLIC COMMENT

Town Clerk Siegel, the new code applies to insisting home that are renovated, if they add 200 square feet you must comply with the landscaping requirements.

ACTION: Vice Chair Gavcovich made a motion to approve the project subject to the following conditions:

1. Reduce of the parapet around the entire house to 25'8".
2. Raise the tower to 26'4".
3. No black paint on the recess stucco bands.
4. The column north of the front door, to be steel / aluminum to match the windows system.
5. Reduce the driveway that runs parallel to the house, from 15 to 12 feet, to be push back to the East of the property line.
6. The band between first and second floor around the house to be 2 inches.

Board Member Telesco seconded the motion and it passed unanimously.

Item 2. Any other business concerning the Board.

Town Clerk Siegel announced the Town Council appointed Mr. Robert Saland to join the Planning & Zoning Board. He will be introduced at the next Board Meeting.

There being no further business to discuss meeting was adjourned at 7:50 p.m.

CHAIR

ATTEST

TOWN CLERK