

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**

February 7, 2017

FINAL AGENDA

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

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval for a new single family home for "1350 97 Street, LLC" located at 1350 97 Street, Lot 4 of Block 34. The proposed 2-story home has approximately 7,437 square feet of living space with a two-car garage. On January 17, 2017 the Board discussed but deferred the application and advised the applicant to make several changes. The applicant has addressed all the comments requested by Board. Enclosed please find the revised 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 an addition and garage enclosure for "Sholom D. Lipskar & Chana Lipskar and Zulman Lipskar" located at 1311 Kane Concourse, Lot 13 of Block 34. On November 15, 2016 the Board discussed but deferred the application and advised the applicant to make several changes. The applicant has addressed all the comments requested by Board. Enclosed please find the revised 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 revisions for "Sawmill LLC" located at 9420 W. Broadview Drive, Lots 83-84 of Block 23. On August 4, 2015 the Board approved the addition and renovations as proposed. The owner is now proposing a few modifications to the previously approved plan. Some of the revisions consist of enclosing the existing two car garage, modify the front entry design and add a portico. 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. Request for approval for a new single family home for "Bay Harbor Project LLC" at 9540 W. Broadview Drive, Lot 72 of Block 23. The proposed 2-story home will have approximately 8,885 square feet of living space with a two-car garage. The residence will have six (6) bedrooms, six (6) full bathrooms and two (2) half bathrooms. Enclosed please find the site plan and elevations. (Item 4A)

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

ADJOURNMENT

Pursuant to Florida Statutes 286.0105, the Town hereby advises the public that should any person decide to appeal any decision of the 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

February 7, 2017

ITEM NUMBER: 1.

ITEM: Request for approval for a new single family home for "1350 97 Street, LLC" located at 1350 97 Street, Lot 4 of Block 34. The proposed 2-story home has approximately 7,437 square feet of living space with a two-car garage. On January 17, 2017 the Board discussed but deferred the application and advised the applicant to make several changes. The applicant has addressed all the comments requested by Board. Enclosed please find the revised 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.	Site Plan & Elevations	Oren residence REVISION #3 binder.pdf
2.	Staff Report	1350 97th Street SFR - PZB Staff Report Feb 01 2017.pdf

555 SF

1,235 SF

3,508 SF

1,250 SF

3,842 S.F.

18

28

97

UNDER AC AREA

PERVIOUS AREA

IMPERVIOUS AREA

2 AREA CALCULATIONS SKETCH

G-1.0 N.T.S.



BUILDING HEIGHT	Max. Allowed	Proposed
	25'-0" ABOVE BFF	25'-0" TO TOP OF ROOF

AREA CALCULATIONS	
LOT AREA	10,625 s.f.
GROUND FLOOR AREA UNDER AC	3,842 s.f.
SECOND FLOOR AREA UNDER AC	3,595 s.f.
TOTAL BUILDING AREA UNDER AC	7,437 s.f.
IMPERVIOUS AREA	7,025 s.f.
PERVIOUS AREA	3,600 s.f.

TO THE BEST OF MY KNOWLEDGE THE
PLANS AND APPLICABLE SPECIFICATIONS
COMPLY WITH THE MINIMUM BUILDING
CODES AND THE APPLICABLE FIRE-SAFETY
STANDARDS AS DETERMINED BY THE
LOCAL AUTHORITY IN ACCORDANCE WITH
THIS SECTION AND 633 FLORIDA
STATUTES, CHAPTER 1 105.13.4.4 OF
(FLORIDA BUILDING CODE 2014)

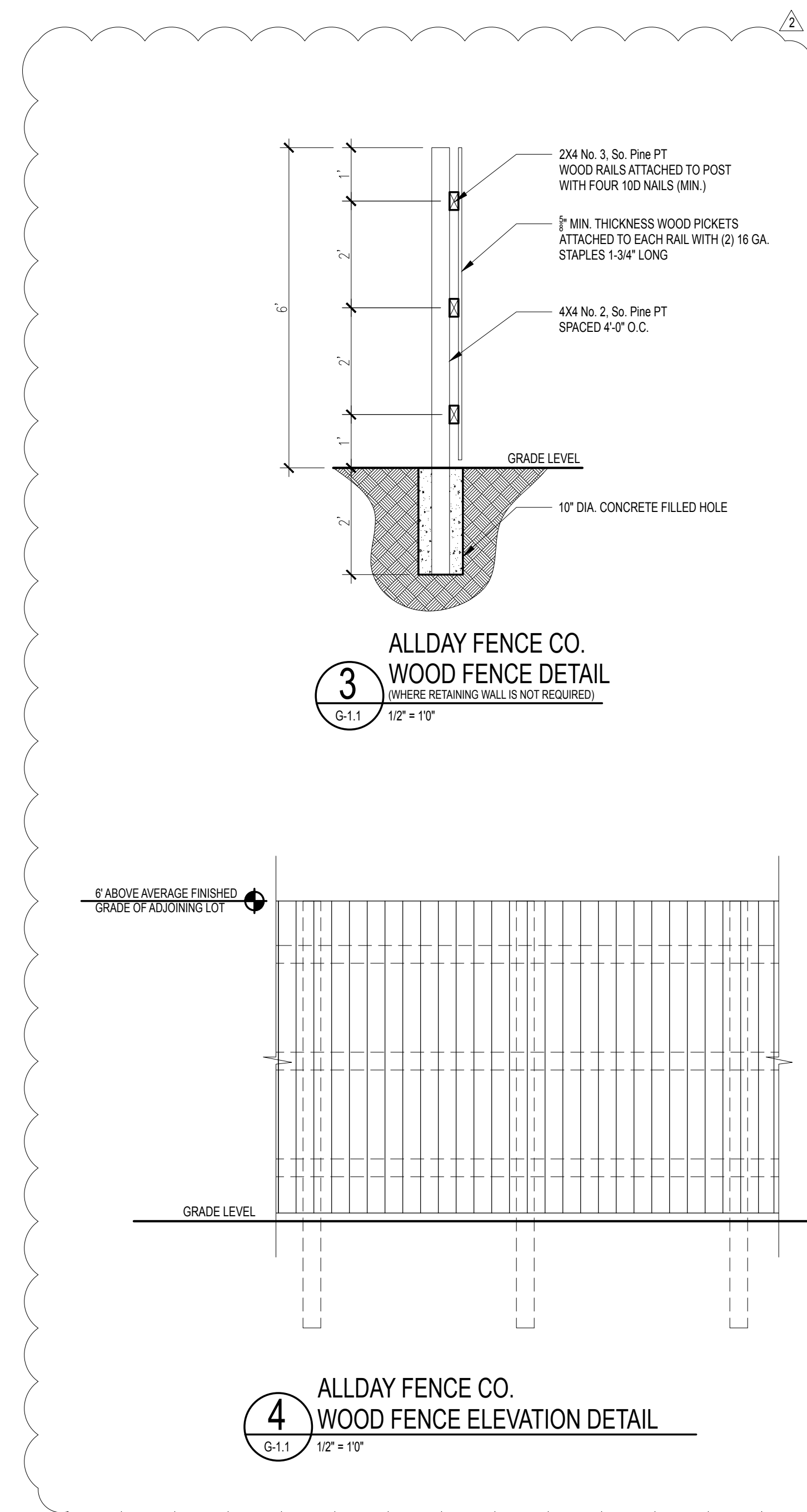
Project:

Tel: (786) 208-7200 Fax: (305) 488-4377
20900 NE 30th Ave, #1001 Aventura, FL, 33180

Scale:
AS SHOWN

G-1.0

CAD ID:



Sheet N:

G-1.1

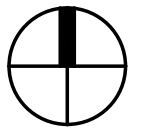
CAD ID:



Sheet N:

A-1.0

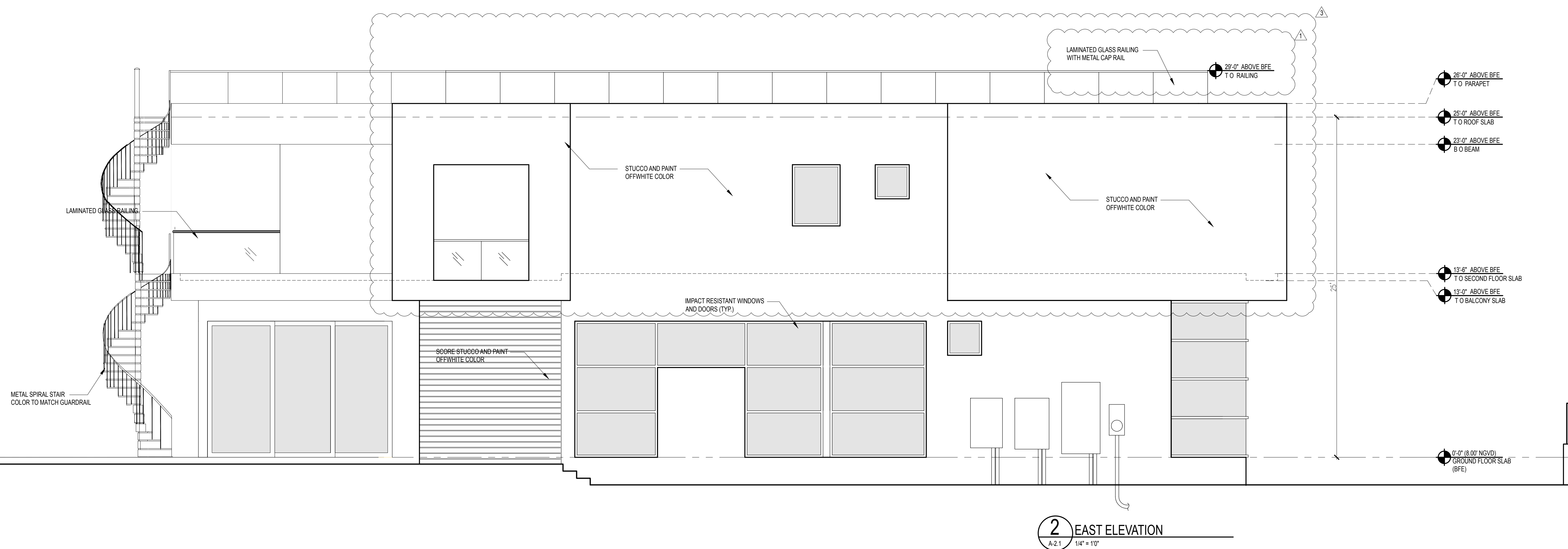
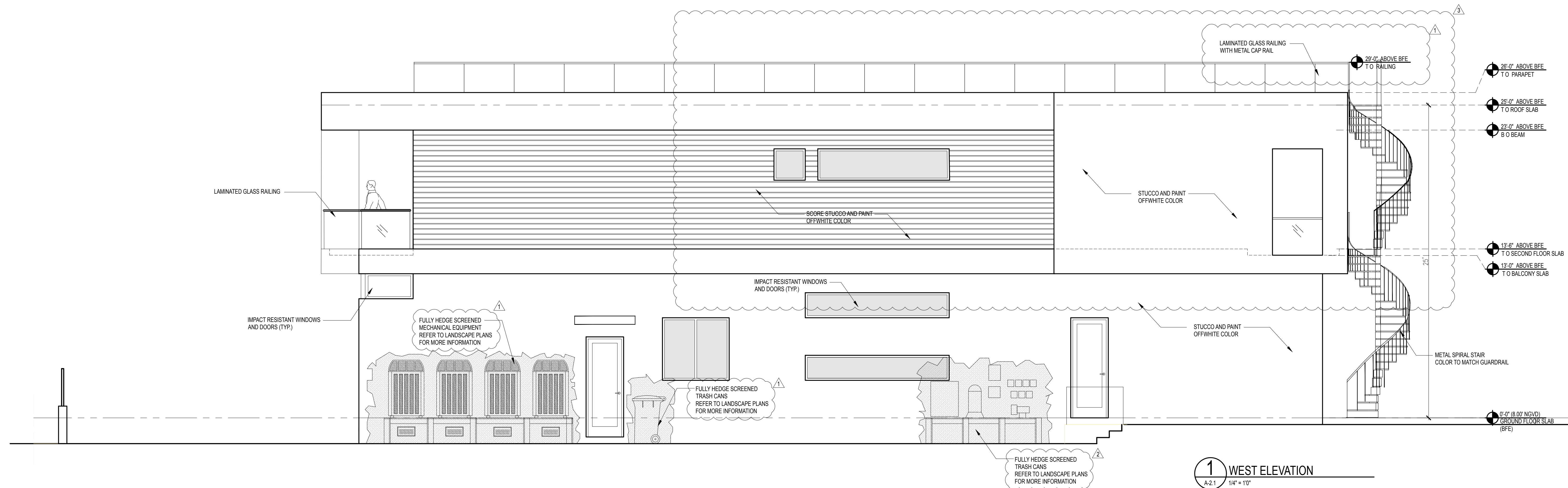
CAD ID:



Sheet N:

A-1.1

CAD ID:

[illegible]

SEAL : AR0015952
A426003029

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF Tomo Design Group, and MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF Tomo Design Group Inc.

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND APPLICABLE SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFE STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUTES, CHAPTER 1 105.13.4.4 OF (FLORIDA BUILDING CODE 2014)

Project: OREN RESIDENCE
1350 97 STREET
BAY HARBOR ISLANDS, FL 33154

Sheet Title: EXTERIOR ELEVATIONS

**TOMA DESIGN GROUP
INC.**

Tel: (786) 256-7290 Fax: (305) 466-4037
20900 NE 30th Ave. #1301 Aventura, FL 33160

Date	10-26-2016
Drawn by	M.T.
Checked by	M.L.
Scale: AS SHOWN	

Sheet N: **A-2.1**

[illegible]

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF Toma Design Group, AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF Toma Design Group Inc.

TO THE BEST OF MY KNOWLEDGE THE PLANS AND APPLICABLE SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUTES, CHAPTER 1, 105.13.4.4 OF (FLORIDA BUILDING CODE 2014)

OREN RESIDENCE
1350 97 STREET
BAY HARBOR ISLANDS, FL 33154

RENDERS

OMA DESIGN GROUP
INC.

t: (786) 206-7290 Fax: (305) 466-4077
0 NE 30th Ave. #1001 Aventura, FL 33180

Date	10-26-2016
Drawn by	M.T.
Checked by	M.L
Scale: AS SHOWN	

Sheet N:

CAD ID: .

[illegible]

DEAL : AR0015952
AA26003029

ALL DRAWINGS AND WRITTEN MATERIAL
APPEARING HEREIN CONSTITUTE THE
ORIGINAL AND UNPUBLISHED WORK OF
Toma Design Group, AND MAY NOT BE
DUPLICATED, USED, OR DISCLOSED
WITHOUT THE EXPRESS WRITTEN CONSENT
OF Toma Design Group Inc.

TO THE BEST OF MY KNOWLEDGE THE PLANS AND APPLICABLE SPECIFICATIONS COMPLY WITH THE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFE STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND 633 FLORIDA STATUTES, CHAPTER 1 105.13.4.4 OF (FLORIDA BUILDING CODE 2014)

OREN RESIDENCE
1350 97 STREET
BAY HARBOR ISLANDS, FL 33154

ADJOINING LOTS

TOMA DESIGN GROUP
INC.

Toll (786) 268-7290 Fax (305) 499-4077
20000 NE 30th Ave, #1001 Jupiter, FL 33459

Date	10-26-2016
Drawn by	M.T.
Checked by	M.L.
Scale: AS SHOWN	

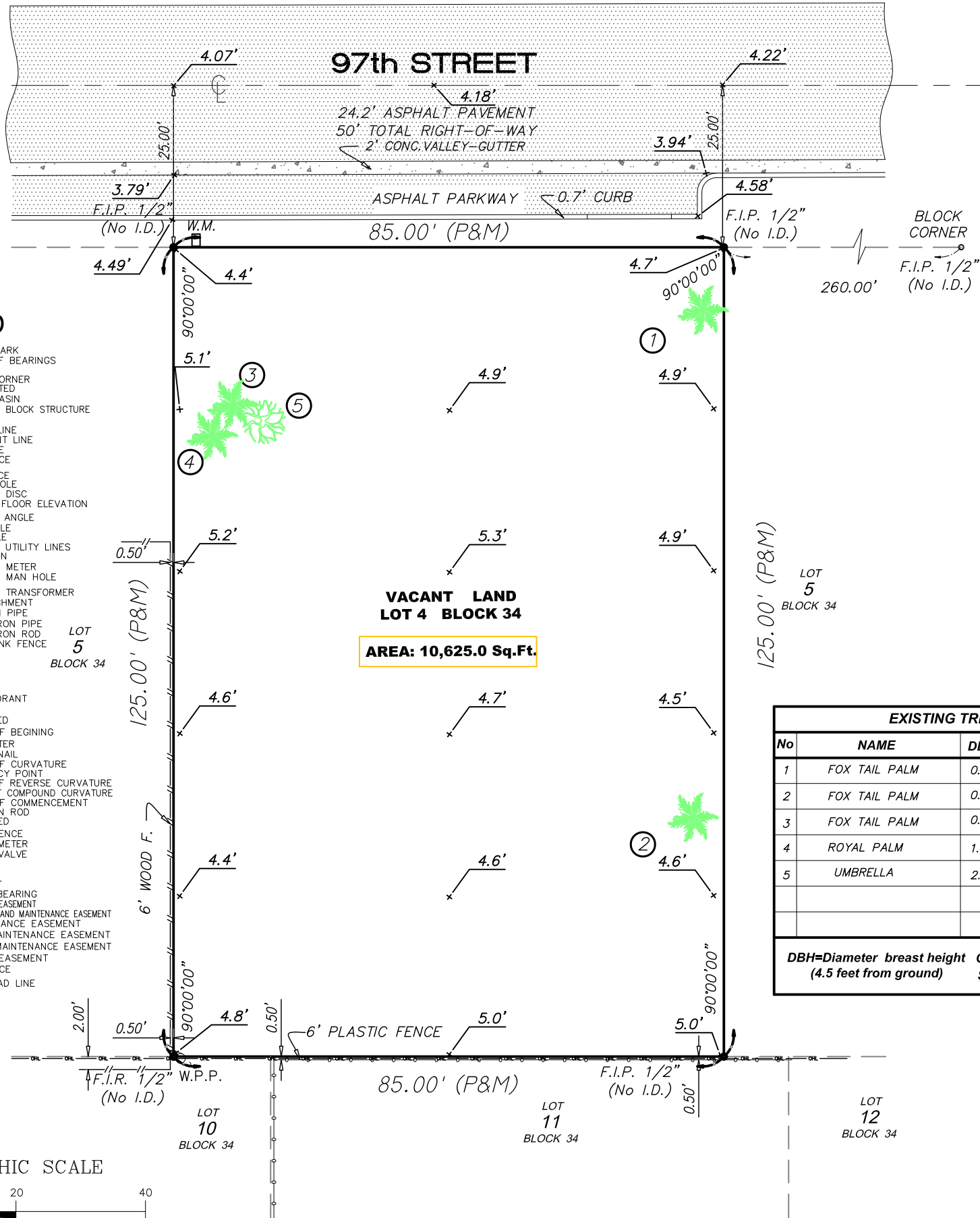
Sheet N

A-3.0

CAD ID:



SKETCH OF BOUNDARY SURVEY



LEGEND

A	=	ARC
B.M.	=	BENCH MARK
B.O.B.	=	BASES OF BEARINGS
BR	=	BEARING
BC	=	BLOCK CORNER
C	=	CALCULATED
CBS	=	CATCH BASIN
CH	=	CHORD
CL	=	CENTER LINE
ML	=	MONUMENT LINE
CONC.	=	CONCRETE
CL	=	CLEARANCE
CL	=	CLEARANCE
UT	=	UTILITY POLE
N&D	=	NAIL AND DISC
F.F. ELEV.	=	FINISHED FLOOR ELEVATION
Δ	=	CENTRAL ANGLE
DH	=	DRILL HOLE
MH	=	MAN HOLE
OUL	=	OVERHEAD UTILITY LINES
EL.	=	ELEVATION
E.M.	=	ELECTRIC METER
E.M.H.	=	ELECTRIC MAN HOLE
E.T.	=	ELECTRIC TRANSFORMER
ENC.	=	ENCROACHMENT
SIP	=	SET IRON PIPE
FIP	=	FOUND IRON PIPE
FIR	=	FOUND IRON ROD
CLF	=	CHAIN LINK FENCE
TYP	=	TYPICAL
R	=	RADIUS
FD	=	FOUND
F	=	FOUND
F	=	FIRE HYDRANT
(M)	=	MEASURED
POB	=	POINT OF BEGINING
G.M.	=	GAS METER
FN	=	FOUND NAIL
PC	=	POINT OF CURVATURE
PT	=	TANGENCY POINT
PRC	=	POINT OF REVERSE CURVATURE
PCC	=	POINT OF COMPOUND CURVATURE
POC	=	POINT OF COMMENCEMENT
SIR	=	SET IRON ROD
(R)	=	RECORDED
WM	=	WOOD FENCE
WM	=	WATER METER
N	=	NAIL
OS	=	OFFSET
T	=	TANGENT
CH. BR	=	CHORD BEARING
DE	=	DRAINAGE EASEMENT
DME	=	DRAINAGE AND MAINTENANCE EASEMENT
LME	=	LAKE MAINTENANCE EASEMENT
CME	=	CANAL MAINTENANCE EASEMENT
UE	=	UTILITY EASEMENT
RES	=	RESIDENCE
OHL	=	OVERHEAD LINE

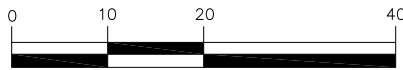
LOT
5
BLOCK 34

VACANT LAND
LOT 4 BLOCK 34
AREA: 10,625.0 Sq.Ft.

LOT
5
BLOCK 34

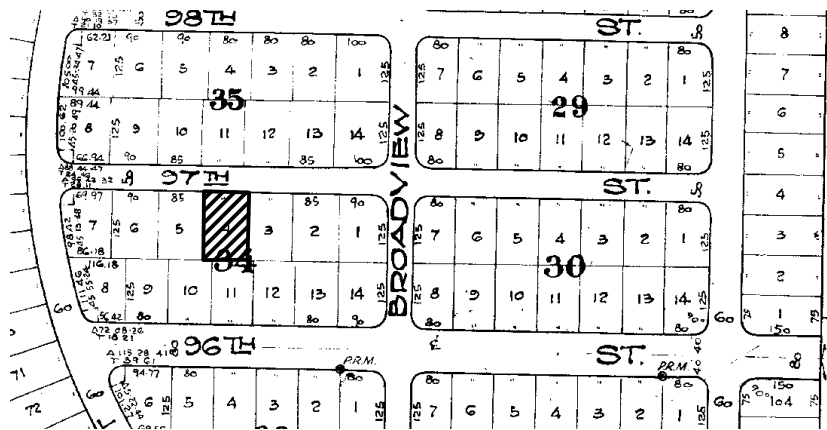
EXISTING TREES				
No	NAME	DBH	OH	SP
1	FOX TAIL PALM	0.5'	17'	16'
2	FOX TAIL PALM	0.5'	20'	16'
3	FOX TAIL PALM	0.5'	24'	16'
4	ROYAL PALM	1.5'	38'	32'
5	UMBRELLA	2.0'	26'	24'
DBH=Diameter breast height (4.5 feet from ground) OH=Overall Height SP=Spread				

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

BROADVIEW TERRACE



LOCATION MAP

NOT TO SCALE

LEGAL DESCRIPTION:

Lot 4, in Block 34, of "BAY HARBOR ISLAND", according to the Plat thereof as recorded in Plat Book 46 at Page 5 of the Public Records of Miami-Dade County, Florida.

CERTIFIED TO:

1350 97th STREET LLC

PROPERTY ADDRESS:

1350 97th Street,
Bay Harbor, FL 33154

SURVEYOR'S NOTES:

- 1) The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
- 2) All bearings and distances shown hereon are recorded and measured unless otherwise shown.
- 3) The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat and the same, if any may not be shown on this section.
- 4) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown (UNDERGROWN)
- 5) Elevations are based on the National Geodetic Vertical Datum 1929.
- 6) Fence ties are to be the center line of the fence.
- 7) Wall ties are to face of the wall.
- 8) Ownership subject to opinion of the Title.
- 9) Underground utilities are not depicted hereon.
- 10) Zoning and Setbacks are not verified by this survey.
- 11) Benchmark : A-17, Elevation=7.66' N.G.V.D. 1929.

SURVEYOR'S CERTIFICATE:

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Surveyors and Mappers in Chapter 5J-17 Florida Administrative Code, pursuant to section 472.027, Florida Statutes. And is true and correct to the best of my knowledge and belief.

NOT VALID UNLESS SEALED AND EMBOSSED WITH SURVEYOR'S SEAL

Date of filed work: 12-20-2016

Address: 13801 SW 10th Terrace
Miami, FL 33184
Phone: (305) 345-9083
Fax: (305) 820-3558

EFRAIN LOPEZ
Professional Surveyor and Mapper # 6792
State of Florida.

Lopez PSM

ENGINEERS - SURVEYORS
PLANNERS - DESIGNS
email:lopezefrain@hotmail.com

305-345-9083

DATE OF FIRM: 09-11-2009

PANEL NUMBER: 0144

COMMUNITY NUMBER: 120637

SCALE: 1"=20'

BASE FLOOD ELEVATION : 8'

FIRM ZONE: AE

SUFFIX: L

JOB No. 16-1114

REVISED : E.L.

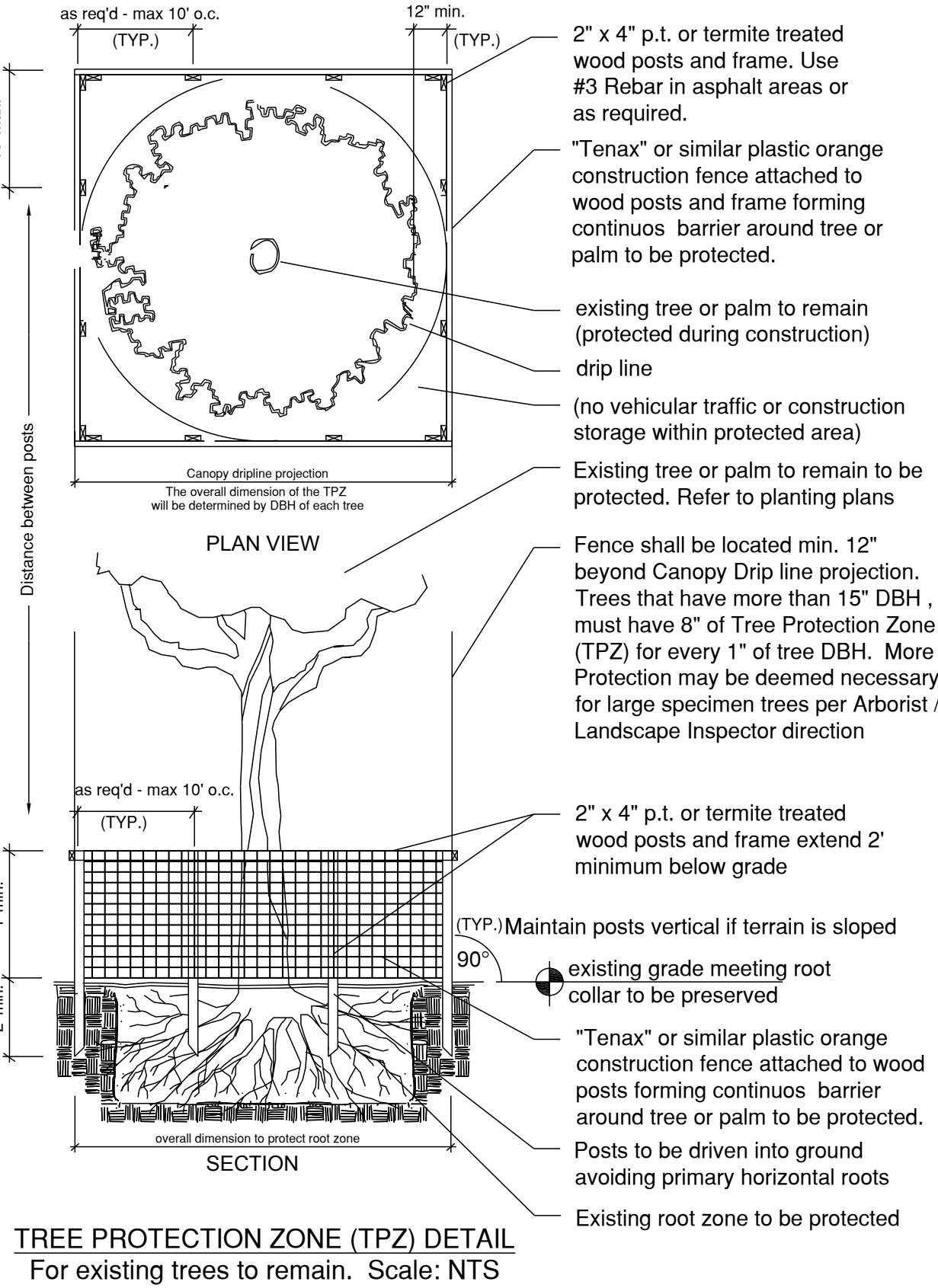
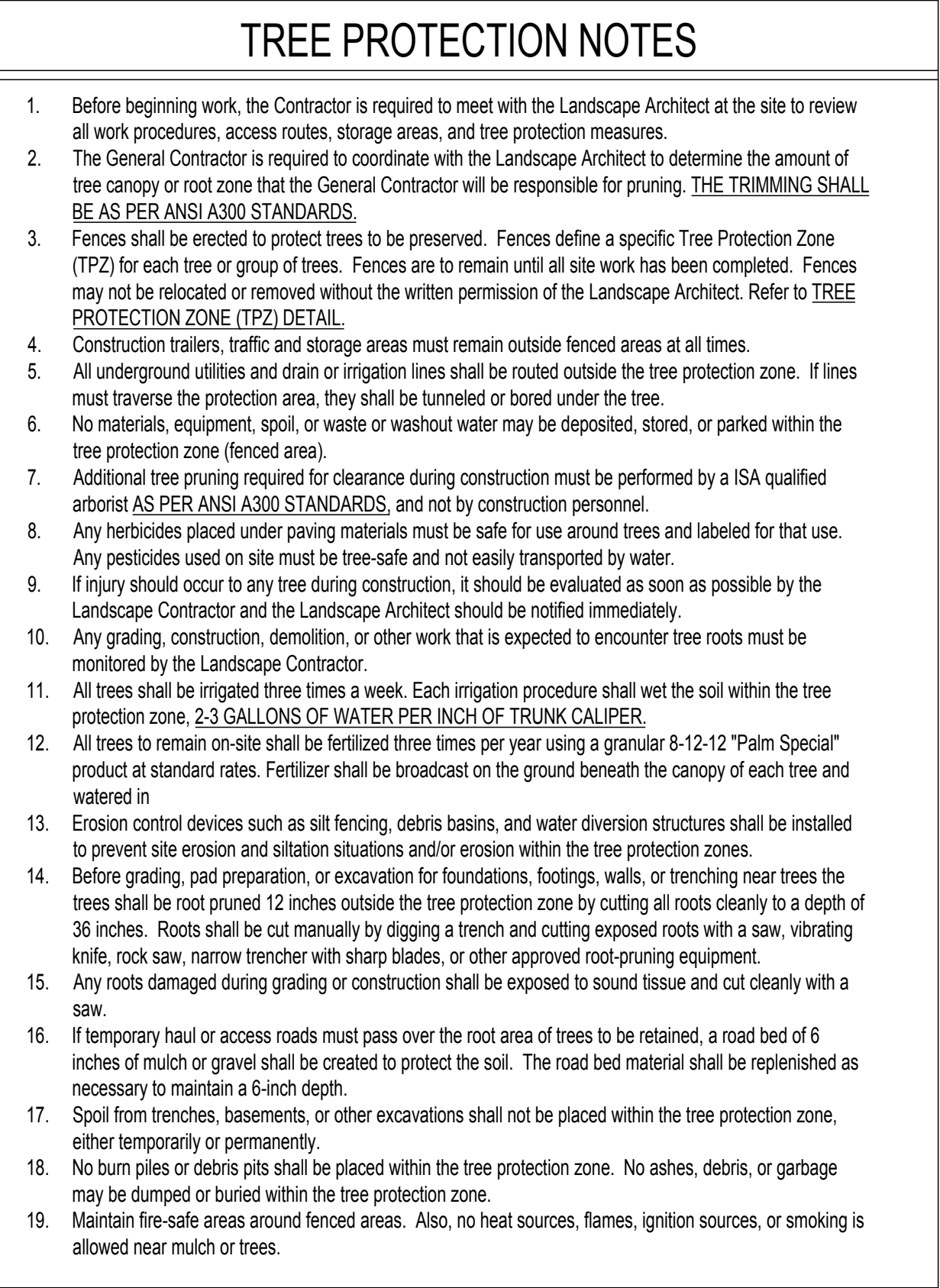
DATE: 12-20-2016

M.M.

DRAWN BY:

SHEET 1

OF 1

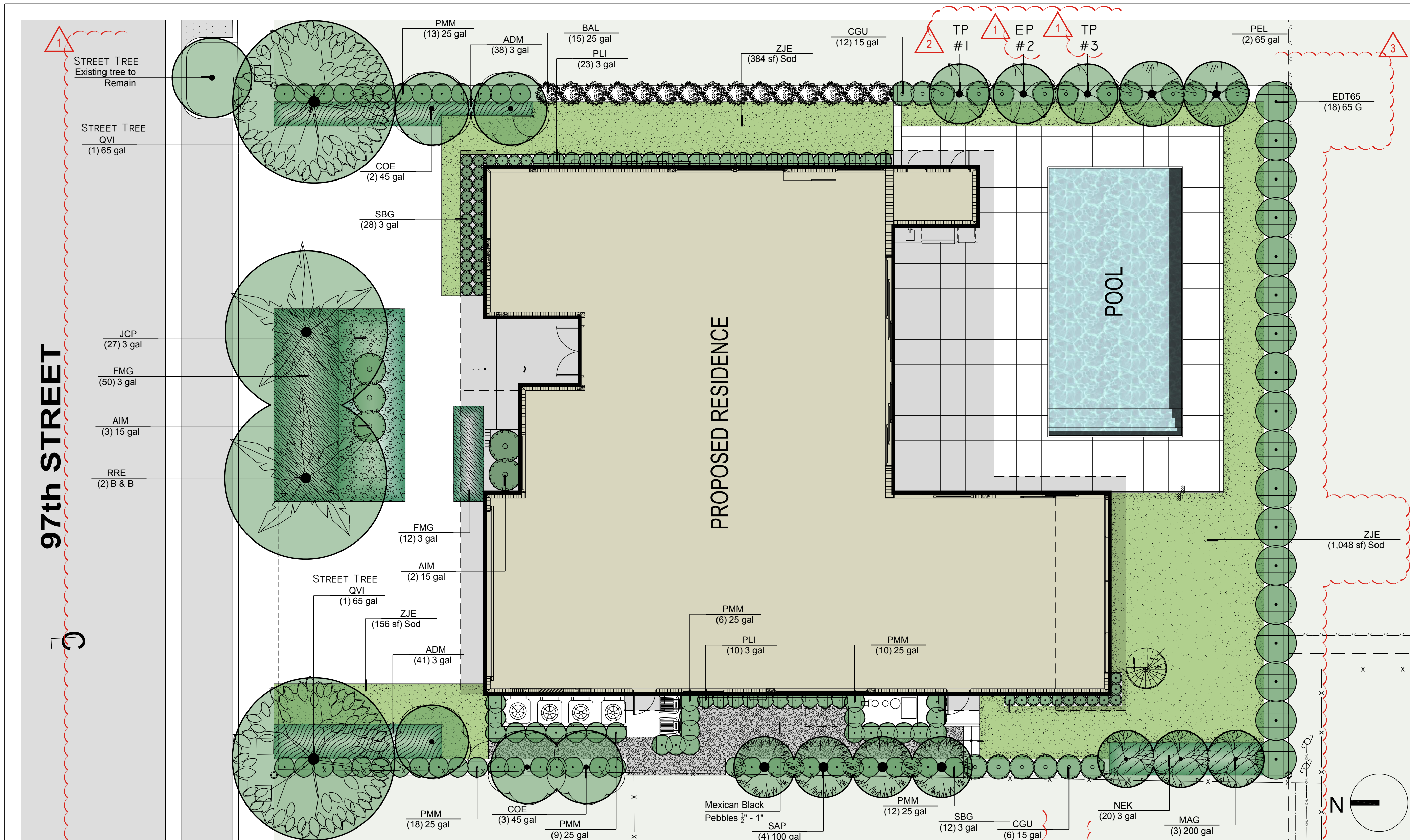


EXISTING TREE DISPOSITION LIST									
NUMBER	COMMON NAME	BOTANICAL NAME	HEIGHT (FT)	SPREAD (FT)	DIAMETER (FT)	CANOPY (SQ.FT)	CANOPY LOSS	DISPOSITION	COMMENTS
1	Wodyetia bifurcata	Foxtail Palm	17	16	0.5	201	0	Transplant	
2	Wodyetia bifurcata	Foxtail Palm	20	16	0.5	201	0	Remain	
3	Wodyetia bifurcata	Foxtail Palm	24	16	0.5	201	0	Transplant	Proposed Building Conflicts
4	Roystonea regia	Royal Palm	38	24	1.5	452	452	Remove	Proposed Building Conflicts
5	Schefflera actinophylla	Umbrella Tree	26	24	2	452	0	Remove	Miami Dade prohibited specie
TOTAL PROPOSED CANOPY LOSS (in square feet)							452		
All Shrubs/Vegetation Not Shown On This Schedule Are To Be Removed.									

1/11/2017

2

DERM TREE MITIGATION SUMMARY CHART				
PROPOSED CANOPY LOSS				
2,764	Proposed Canopy Loss (see Existing Tree Disposition List)			
1,935	- 70% of canopy mitigation must be met with new trees			
829	- 30% of canopy mitigation may be met with palms			
REQUIRED CANOPY MITIGATION				452
QUANTITY	REPLACEMENT CANOPY TYPE	MIN. SIZE AT PLANTING	CANOPY CREDIT (Sq.Ft)	CANOPY MITIGATED (Sq.Ft)
7	Shade Tree #1	12' OAH	500	3,500
0	Shade Tree #2	8' OAH	300	0
2	Palm #1	10' CT	300	600
0	Palm #2	3' CT	100	0
	Small Tree	6' OAH	200	0
PROVIDED CANOPY MITIGATION				4,100



LANDSCAPE PLAN

1 1/8" = 1'-0"							
PLANT SCHEDULE							
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HGT	SPRD
COE	5	Conocarpus erectus 'Sericeus'	Silver Buttonwood	45 gal	3"	12'-14' OA	6'
MAG	3	Magnolia grandiflora 'Little Gem'	Dwarf Southern Magnolia	200 gal	5.5"	14'-16' OA	8'
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HGT	SPRD
PEL	2	Ptychosperma elegans	Alexander Palm	65 gal	2"-3"	16'-18' OA	8'-10'
RRE	2	Roystonea regia	Royal Palm	B & B		18' GW	20'
SAP	4	Sabal palmetto	Cabbage Palmetto	100 gal	12"	16'-20' OA	7'
STREET TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HGT	SPRD
QVI	2	Quercus virginiana	Southern Live Oak	65 gal	3.5"	15' OA	5'-6'
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SPRD	REMARKS
AIM	5	Ailanthus altissima	Imperial Bromeliad	15 gal	3'	48" o.c.	Drought Tolerant
BAL	15	Bambusa lako	Black Timber Bamboo	25 gal	16'-18'	4'	36" o.c.
CGU	18	Clusia guttifera	Small-Leaf Clusia	15 gal	6'	4'	36" o.c.
EDT65	18	Elaeocarpus decipiens TM	Japanese Blueberry	65 G	10'-12' OA	5'	60" o.c.
PMM	68	Podocarpus macrophyllus maki	Shrubby Yew	25 gal	8'	2.5'	30" o.c.
PLI	33	Psychotria ligustrifolia	Bahama Coffee	3 gal	2'	1.5'	24" o.c.
SBG	40	Sansevieria trifasciata 'Black Gold'	Snake Plant	3 gal	20' OA	8'	18" o.c.
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SPRD	REMARKS
ADM	79	Asparagus densiflorus 'Myers'	Myers Asparagus	3 gal			18" o.c.
FMG	62	Ficus microcarpa 'Green Island'	Green Island Ficus	3 gal			24" o.c.
JCP	27	Juniperus chinensis 'Parsonii'	Parsoni Juniper	3 gal	1'	1.5'	30" o.c.
NEK	20	Nephrolepis exaltata 'Kimberly Queen'	Kimberly Fern	3 gal	1.5'	2'	24" o.c.
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	HGT	SPRD	REMARKS
ZJE	1,588 sf	Zoysia japonica 'Empire'	Korean Grass	Sod			

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

Residential - Single-Family and Two-Family Home Sites

A. Shade Trees Required*

- Single-Family Non-Waterfront Lot
- Single-Family Waterfront Lot
- Two-Family Lot
- Number of Shade Trees in Front Yard
- Native Species Required - 50%
- Drought Tolerant and Low Maintenance Species Require - 50%
- Street Trees Required:
Linear street frontage 85' / 35 = 2.42

B. Shrubs Required**

- Single-Family Non-Waterfront Lot
- Single-Family Waterfront Lot
- Two-Family Lot
- Native Species Required - 30%
- Drought Tolerant and Low Maintenance Species Require - 50%

C. Maximum Lawn Area Allowed*** 50% of Net Lot Area

Notes
* Required Shade Trees at time of planting must be a minimum of: 12 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 at a 3:1 ratio (except approved larger varieties) to a maximum of 25% 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. 18A-5 (A)(5)

	Required	Provided
1. Single-Family Non-Waterfront Lot	5	8
2. Single-Family Waterfront Lot	6	N/A
3. Two-Family Lot	5	N/A
4. Number of Shade Trees in Front Yard	2	2
5. Native Species Required - 50%	3	5
6. Drought Tolerant and Low Maintenance Species Require - 50%	3	8
7. Street Trees Required: Linear street frontage 85' / 35 = 2.42	2	3 (1) Existing tree + (2) Live Oaks
1. Single-Family Non-Waterfront Lot	50	197
2. Single-Family Waterfront Lot	60	N/A
3. Two-Family Lot	50	N/A
4. Native Species Required - 30%	15 / 18	83
5. Drought Tolerant and Low Maintenance Species Require - 50%	25 / 30	95
C. Maximum Lawn Area Allowed*** 50% of Net Lot Area	5,313 (Max)	1,588



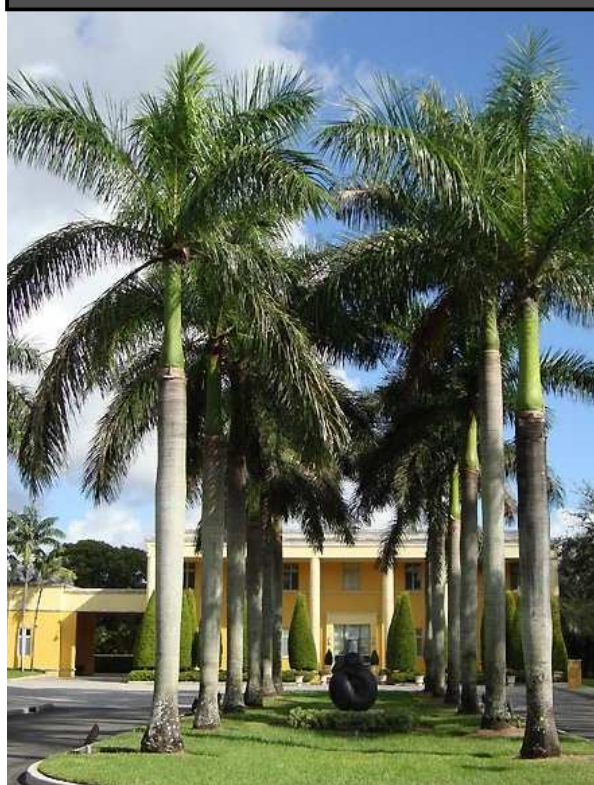
Silver Buttonwood



Southern Magnolia



Alexander Palm



Royal Palm



Cabbage Palmetto



Southern Live Oak



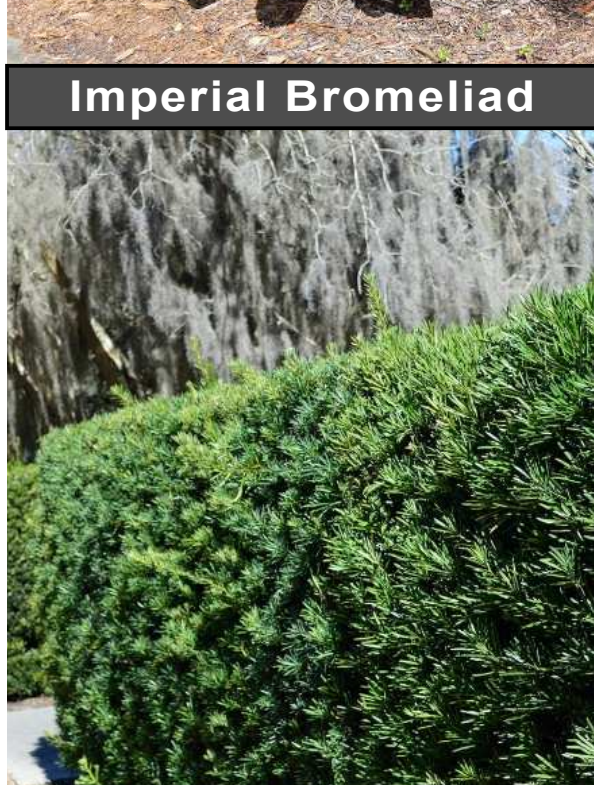
Imperial Bromeliad



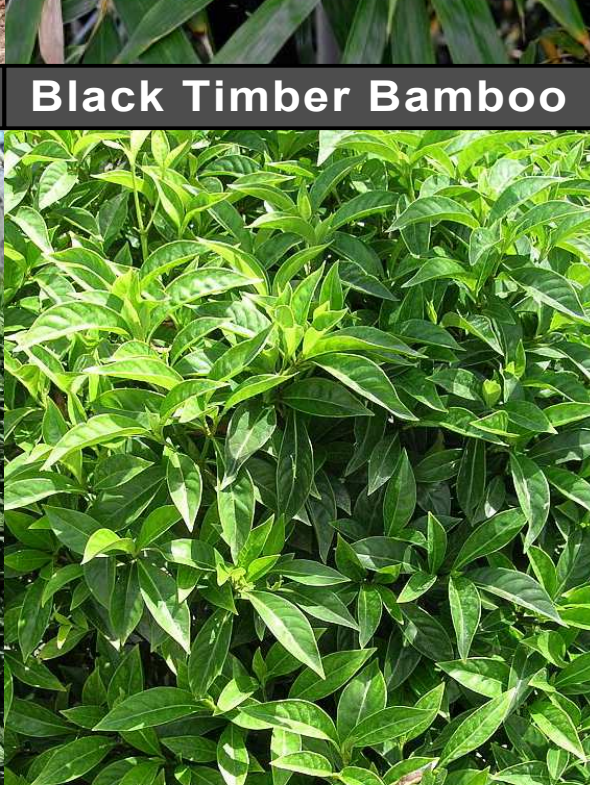
Black Timber Bamboo



Small-Leaf Clusia



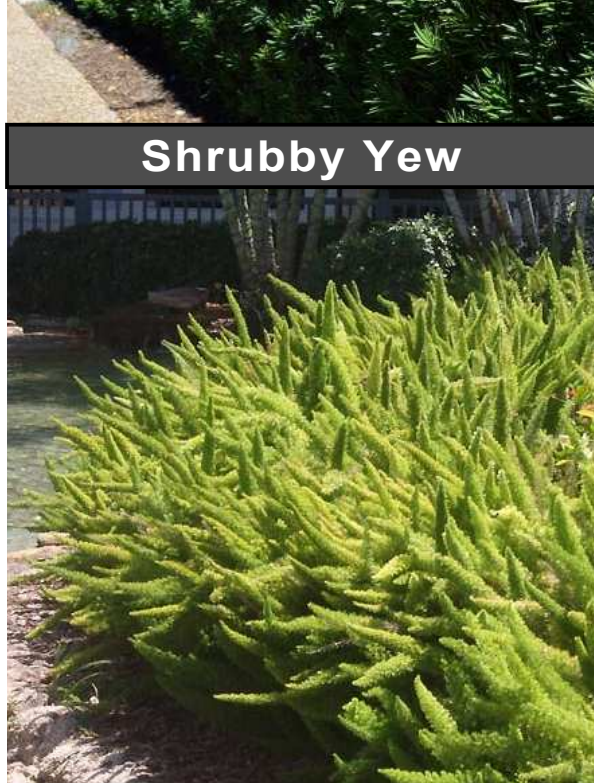
Shrubby Yew



Bahama Coffee



Snake Plant



Myers Asparagus



Green Island Ficus



Parsoni Juniper

Kimberly Fern

ALL LANDSCAPE DATA INC



DERICK LANGE
LA6687045



REVISIONS:

NO.	DATE	DESCRIPTION
1	12-20-2016	CITY COMMENTS
2	01-11-2017	CITY COMMENTS
3	01-23-2017	CITY COMMENTS

PROJECT NAME

PROPOSED RESIDENCE
1350 97TH ST. BAY HARBOR ISLAND, FL 33154

SHEET INFORMATION:

Drawing Size: 24x36
Project #: 20161136 MO
Drawn By: JV
Checked By: DL
Title: LANDSCAPE PLAN
Sheet Number: L-2.0
Date: November 15, 2016

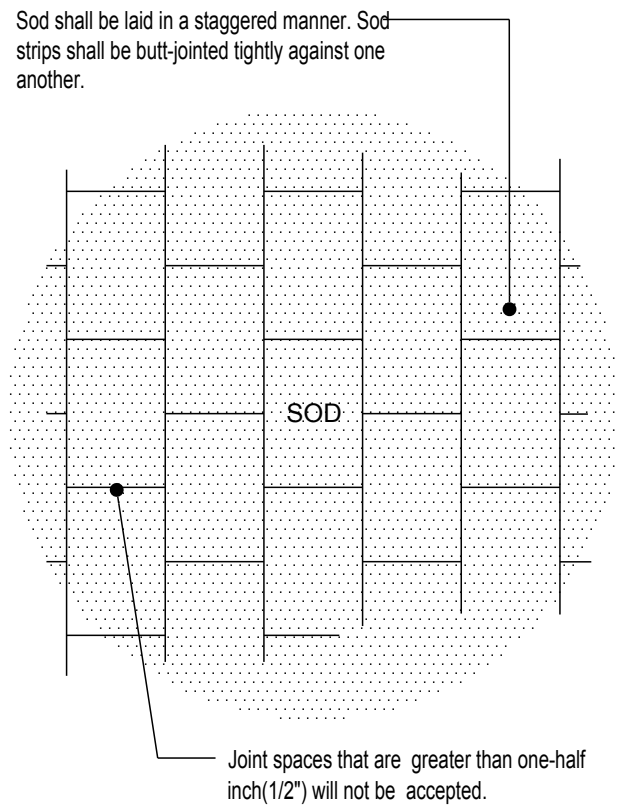
GENERAL NOTES

- Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All Utility companies and/or the General Contractor shall be notified to verify utility locations prior to digging. Utility trenching is to be coordinated with the Landscape plans prior to beginning of project. The Owner or Landscape Architect shall not be responsible for damage to utility or irrigation lines.
- Landscape Contractor shall examine the site and become familiar with conditions affecting the installation prior to submitting bids. Failure to do so shall not be considered cause for change orders.
- Landscape Contractor is responsible for verifying all plant quantities prior to bidding and within (7) seven calendar days of receipt of these plans shall notify the Landscape Architect in writing of any and all discrepancies. In case of discrepancies planting plans shall take precedence over plant list.
- No substitutions are to be made without prior consent of the Landscape Architect. Plant material supply is the responsibility of the Landscape Contractor, and he/she shall take steps to insure availability at time of planting.
- All plant material shall meet or exceed the size on the plant list. In all cases meeting the height and the spread specifications shall take precedence over container size.
- All planted areas to be outfitted with automatic irrigation system providing 100% coverage and 50% overlap. A rain sensor must be part of the irrigation system.
- Landscape Contractor shall be responsible for providing temporary hand watering to all proposed & landscape areas, during construction.
- The Landscape Contractor is responsible for coordinating tree and palm removals and transplants shown on the Tree/Palm Disposition Plan. The Landscape Contractor is to remove and discard from site existing unwanted trees, palms, shrubs, groundcovers, sod and weeds within landscape areas.
- All permitting and fees to be the responsibility of the Contractor.

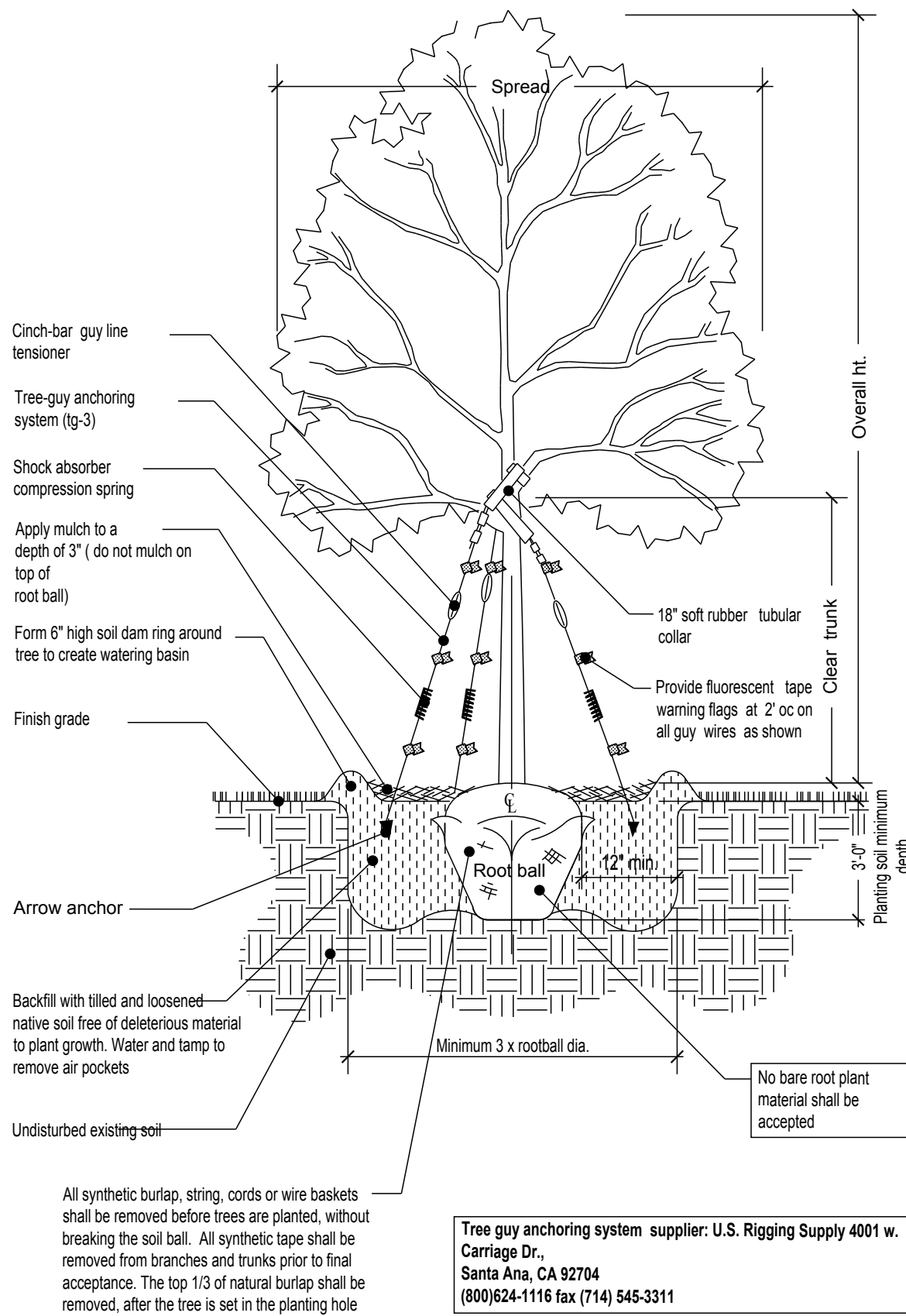
PLANTING NOTES

- Landscape Contractor shall furnish and install all trees, palms, shrubs, groundcover, sod, planting soil, herbicide, preemergence herbicide, seed, and mulch. Landscape Contractor to provide Landscape Architect with at least 5 days notice prior to tree installation.
- Landscape Contractor shall guarantee all plant material for a period of one year from the day of final acceptance by the Landscape Architect.
- All plant material shall be Florida #1 or better, as defined in the Grades and Standards for Nursery Plants, Part I and II by the State of Florida Department of Agriculture.
- Landscape Contractor is responsible for scheduling a nursery visit for Landscape Architect to approve all trees, palms and shrubs prior to delivery to the project site.
- Landscape Contractor shall coordinate his work with that of the Irrigation and Landscape Lighting Contractor.
- The Landscape Contractor shall treat planted areas with preemergence herbicide after weeds and grass have been removed. Landscape Contractor shall apply pre emergent herbicide per manufacturer's recommendation, wait period prior to planting as specified. Planting soil mix/backfill shall be clean and free of construction debris, weeds, rock and noxious pests and disease.
- All soil mix in plant beds for ground covers, shrubs, palms and trees shall be as per details. All other areas shall be dressed with a minimum of 4" topsoil "if required".
- All planting areas and planting pits shall be tested for sufficient percolation prior to final planting and irrigation installation to ensure proper drainage. Plant beds in parking lots and in areas compacted by heavy equipment shall be de-compacted so that drainage is not impeded.
- All synthetic burlap, string, cords or wire baskets shall be removed before trees are planted, without breaking the soil ball.
- All synthetic tape shall be removed from branches and trunks prior to final acceptance. The top 1/3 of natural burlap shall be removed, after the tree is set in the planting hole and before the tree is backfilled. Landscape Contractor is to check for root defects including deep planting in the root ball and circling roots, trees with root problems will not be accepted.
- Landscape Contractor is responsible for mulching all plant beds and planters with a minimum 3" layer of natural color Eucalyptus or Enviromulch immediately after planting. In no case shall Cypress mulch be used.
- All Trees/Palms in sod areas are to receive a 48" diameter mulched saucer at the base of the trunk respectively.
- Landscape Contractor shall guy and stake all trees and palms as per specifications and details. No nails, screws or wiring shall penetrate the outer surface of trees and palms. All guying and staking shall be removed twelve months after planting.
- All palm and tree guy wires and bracing are to be flagged for visibility, for their duration. All unattended and unplanted tree pits shall be properly barricaded and flagged during construction.
- All broken branches and clear trunk branches on street trees are to be pruned according to ANSI A - 300 Guidelines for Tree Pruning to min. 5' - 0" height clearance to the base of canopy.
- Landscape Contractor shall fertilize plant material as needed to support optimum healthy plant growth. All fertilization shall be performed in compliance with the latest ANSI A300 (Part 2) Standards.
- Stake all trees and palms for approval by Landscape Architect prior to installation.
- Any sod areas damaged by construction are to be replaced with St. Augustine 'Floritam' sod.
- All areas within limits of work not covered by walks, buildings, playground, and/or any other hardscape feature shall be sodded with St. Augustine 'Floritam' sod.
- St. Augustine 'Floritam' - Contractor's responsibility to verify quantity.
- Install rootbarrier as per manufacturer's recommendation on all large trees that are 6' or closer to any pavement or building, as shown on details page.
- Root barrier shall be Vespro Inc. or approved equal.

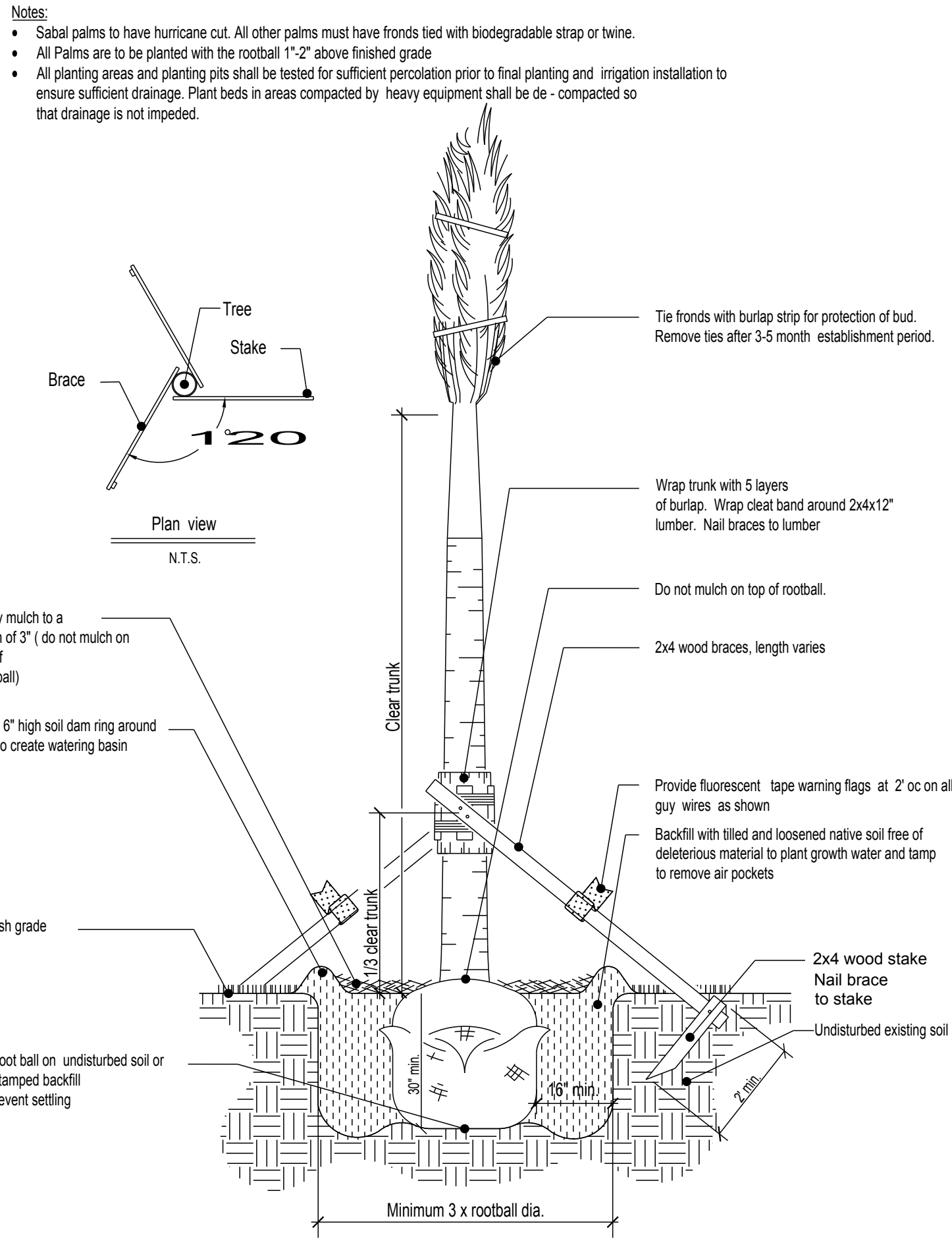
1 Tree/Palm General Planting Notes
SCALE: N.T.S.



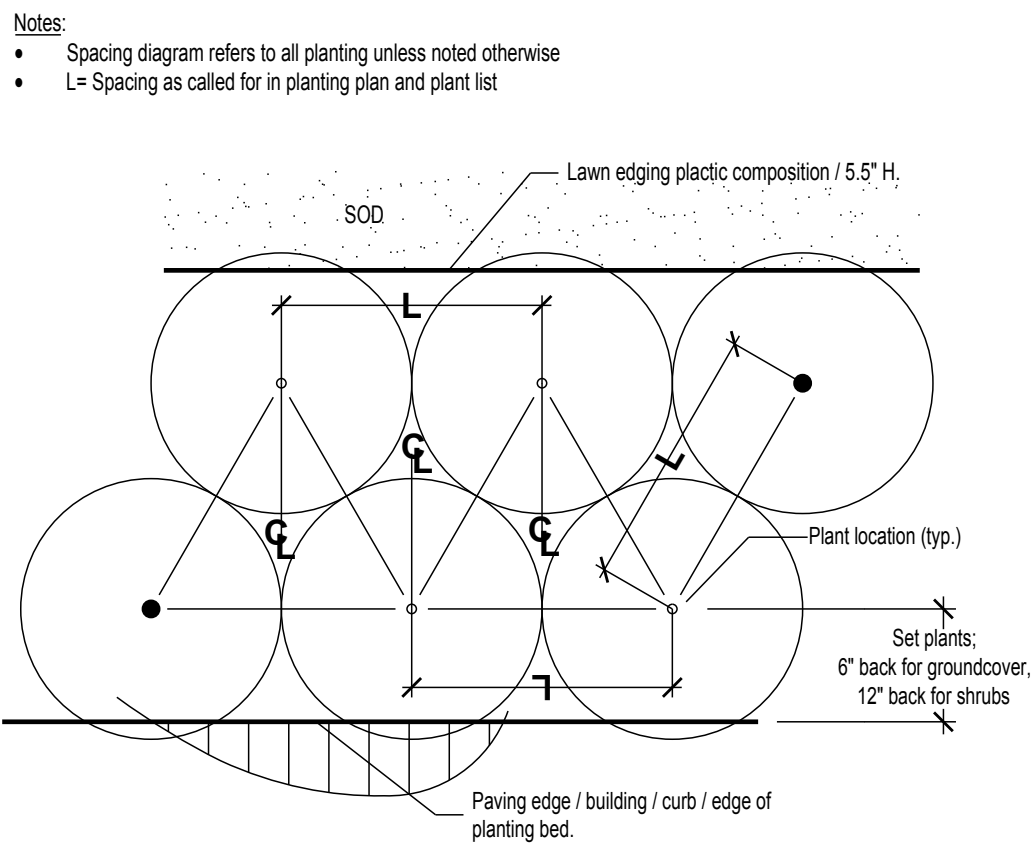
4 Sod Planting Detail
SCALE: N.T.S.



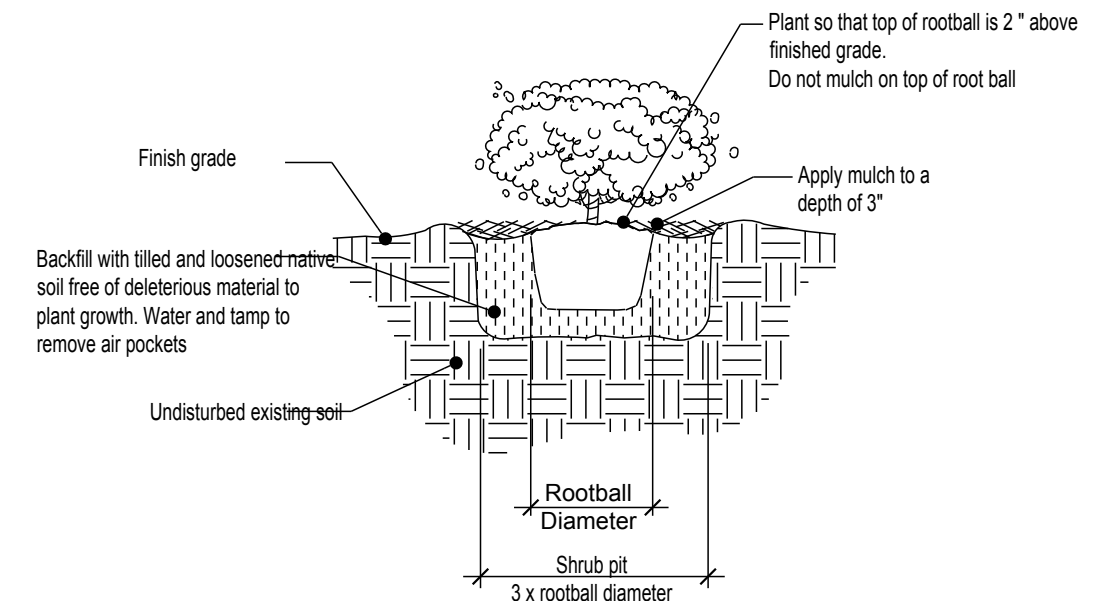
2 Tree Planting Detail
SCALE: N.T.S.



3 Palm Planting Detail
SCALE: N.T.S.



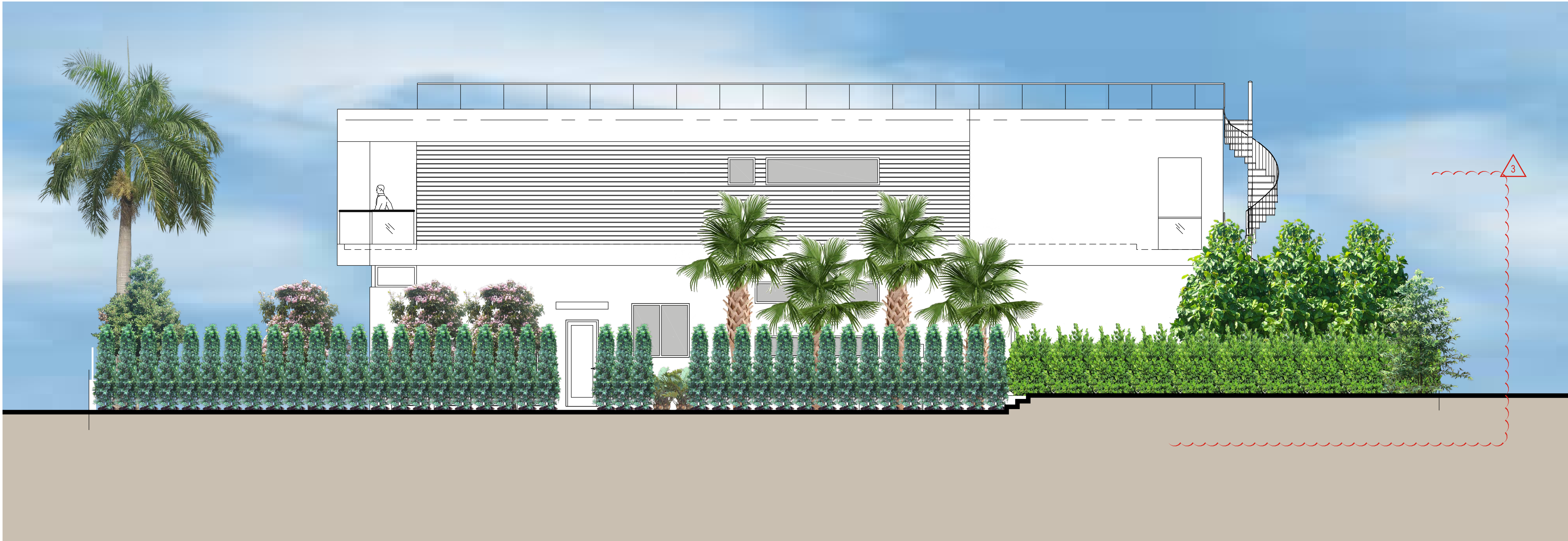
5 Shrubs Planting Detail
SCALE: N.T.S.



6 Shrubs Planting Detail
SCALE: N.T.S.



1 **Front Elevation (North)**
SCALE: 3/16" = 1'-0"



2 **Side Elevation (West)**
SCALE: 3/16" = 1'-0"

ALL LANDSCAPE DATA INC

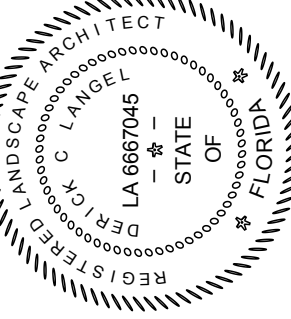
DERICK LANGE
LA6687045

REVISIONS:
1 12-20-2016 CITY COMMENTS
3 01-23-2017 CITY COMMENTS

PROJECT NAME

SHEET INFORMATION:

Landscape (Architecture + Plant Information)
(954) 261 9562 / 9737 NW 41 St. Suite 919
Doral, FL 33178
www.alllandscapedata.com



12-20-2016 CITY COMMENTS
01-23-2017 CITY COMMENTS

PROPOSED RESIDENCE
1350 97TH ST. BAY HARBOR ISLAND, FL 33154

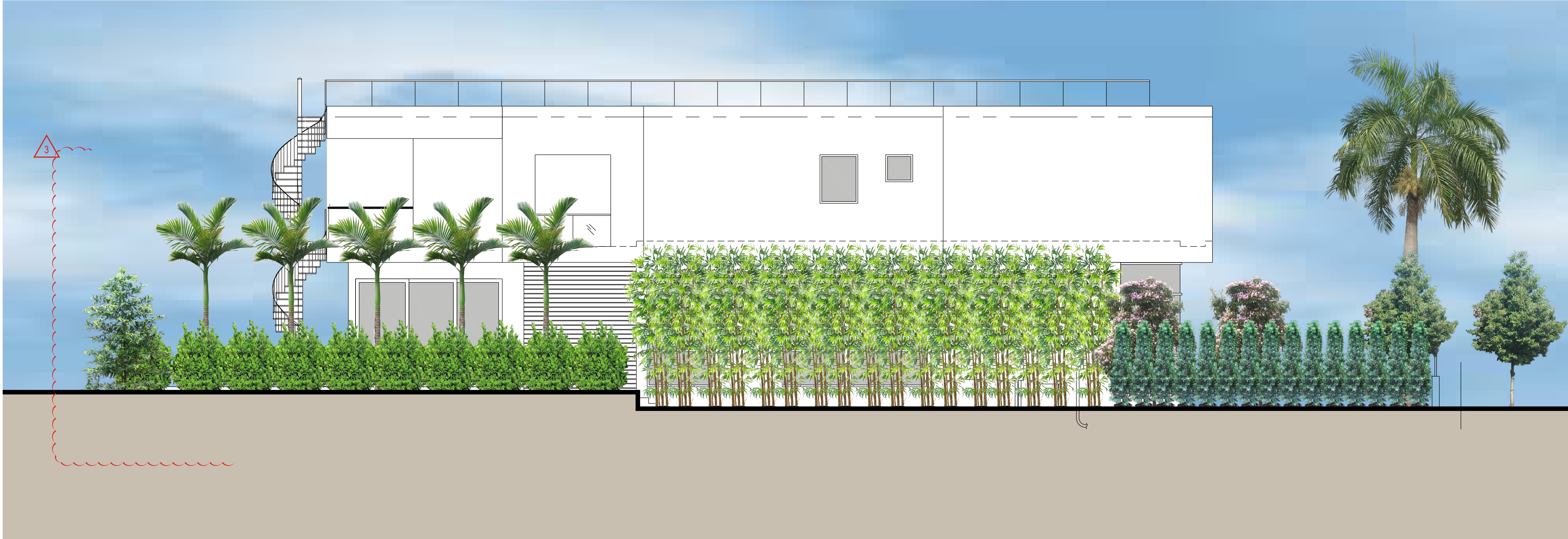
Drawing Size 24x36
Project #: 20161136 MO
Drawn By: JV
Checked By: DL

Title:
LANDSCAPE
ELEVATIONS

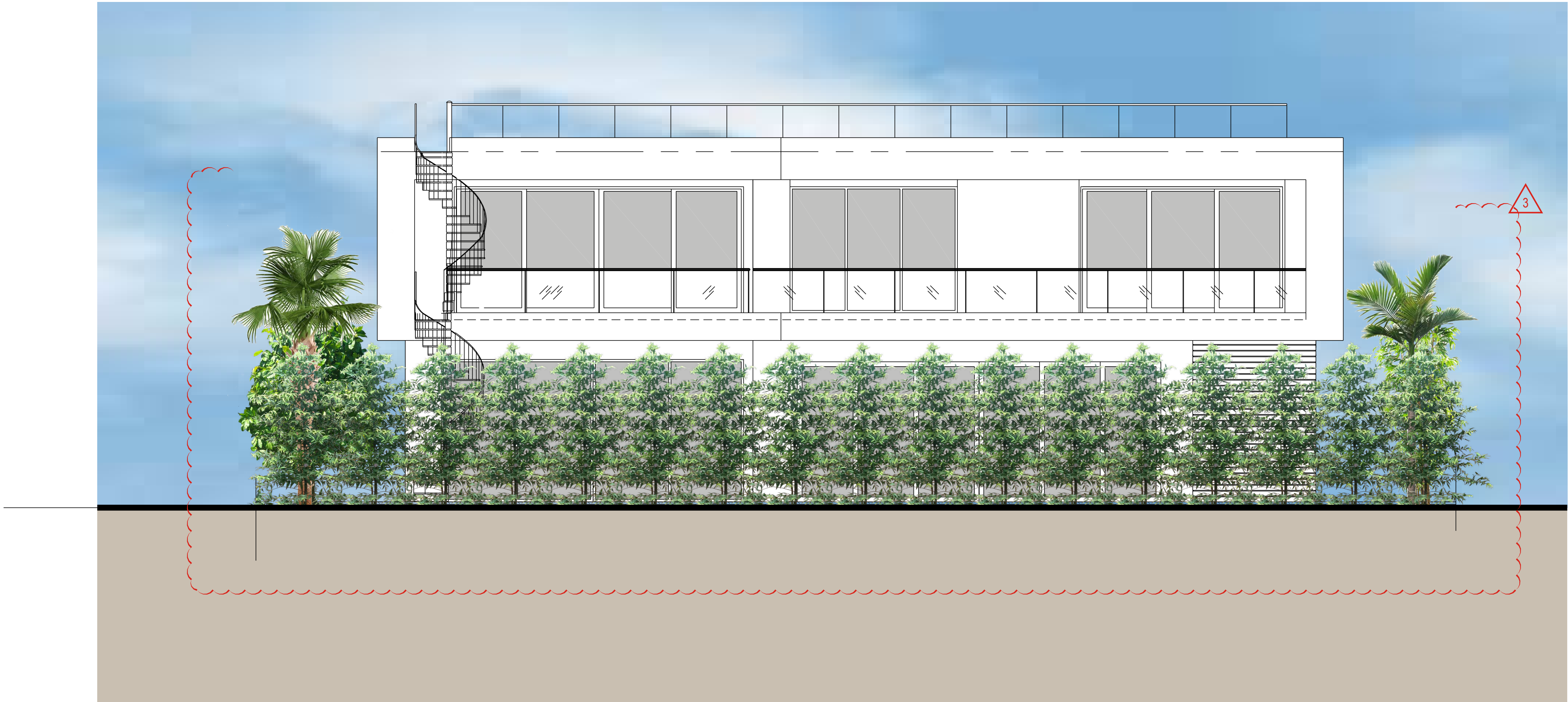
Sheet Number:

L-3.0

Date: - November 15, 2016



1 Side Elevation (East)
SCALE: 3/16" = 1'-0"



2 Back Elevation (South)
SCALE: 3/16" = 1'-0"

ALL LANDSCAPE DATA INC



DERICK LANGE
LA6687045

REVISIONS:

12-20-2016

1

3

CITY COMMENTS

01-23-2017

3

CITY COMMENTS

12-20-2016

1

3

CITY COMMENTS

01-23-2017

3

CITY COMMENTS

12-20-2016

1

3

CITY COMMENTS

Landscaping (Architecture + Plant Information)

(954) 261 9562 / 9737 NW 41 St. Suite 919

Doral, FL 33178

www.alllandscapedata.com

REGISTERED LANDSCAPE ARCHITECT
DERICK LANGE
LA 6687045
STATE OF FLORIDA

PROJECT NAME

PROPOSED RESIDENCE
1350 97TH ST. BAY HARBOR ISLAND, FL 33154

SHEET INFORMATION:

Drawing Size

24x36

Project #:

20161136 MO

Drawn By:

JV

Checked By:

DL

Title:

LANDSCAPE
ELEVATIONS

Sheet Number:

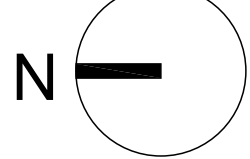
L-3.1

Date:

November 15, 2016

97th STREET

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



GENERAL
IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, CONTRACT DRAWINGS, CONTRACT SPECIFICATIONS, AND APPENDIX "F" OF THE FLORIDA BUILDING CODE.

THIS PLAN SHALL BE USED AS A GUIDE ONLY. IRRIGATION SHALL BE INSTALLED TO MATCH ON SITE CONDITIONS AND TO OVERCOME THE INHERENT INACCURACIES THAT RESULT WHEN DESIGNING FROM BASE PLANS.

SHALL BE INSTALLED TO MEET CODE REQUIREMENTS FOR CROSS CONNECTION CONTROL. A PRESSURE VACUUM BREAKER SHALL BE INSTALLED.

THIS IRRIGATION HAS BEEN DESIGNED AS A TYPICAL BLOCK VALVE TYPE USING TORO SPRINKLERS, IN-LINE VALVES AND CONTROL SYSTEM. A RAIN SENSOR SHALL BE INSTALLED TO CONSERVE WATER.

IRRIGATION SHALL BE INSTALLED AND MAINTAINED TO MINIMIZE UNDESIRABLE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND BUILDINGS.

CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH SITE CONDITIONS, AND SHALL REFER TO THE PLANS FOR ADDITIONAL INFORMATION.

TO ENSURE PROPER OPERATION, SOURCE SIZE, VALVE SIZES, ZONE CAPACITIES, AND SPRINKLER, PIPE AND WIRE SIZES, AND INSTALLATION NOTES AND DETAILS SHALL BE FOLLOWED AS SHOWN.

PIPING
PIPE ROUTING IS SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS.

PIPE SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, SECTION "F" OF THE FLORIDA BUILDING CODE, AND PIPE MANUFACTURER'S INSTRUCTIONS.

PIPE ROUTED UNDER HARDSCAPED AREAS SHALL BE SLEEVED IN SCH 40 PVC. EACH SLEEVE SHALL BE: (1) BURIED TO A MINIMUM DEPTH OF 24"; (2) TWO PIPE SIZES LARGER THAN CARRIER PIPE; AND (3) EXTENDED 3' BEYOND HARDSCAPED AREA ON EACH END. CONTRACTOR SHALL REFER TO LOCATION OF EXISTING SLEEVES.

PIPE INSTALLED ABOVE GRADE AT THE BACKFLOW PREVENTER SHALL BE SCH 40 GALVANIZED STEEL. ALL OTHER PIPE AND FITTINGS SHALL BE TYPE 1120 PVC. MAIN LINE AND FITTINGS SHALL BE SCH 40. LATERALS SIZED 3/4" SHALL BE SDR CLASS 200. LATERALS 1" AND LARGER SHALL BE SDR 26, CLASS 160.

PIPE SIZED TO LIMIT FLOW VELOCITIES TO 5 FEET/SECOND AND TO LIMIT FRICTION LOSS IN THE PIPING NETWORK.

PIPE SHALL BE INSTALLED AT SUFFICIENT DEPTH BELOW GROUND TO PROTECT IT FROM HAZARD SUCH AS VEHICULAR TRAFFIC OR ROUTINE OCCURRENCES WHICH OCCUR IN THE NORMAL USE AND MAINTENANCE OF THE PROPERTY. DEPTHS OF COVER SHALL MEET OR EXCEED SCS CODE 430-DD. REFER TO THE APPLICABLE DETAIL FOR ADDITIONAL INFORMATION.

A GATE VALVE SHALL BE INSTALLED FOR ISOLATION. THIS VALVE SHALL BE TO LINE SIZE AND INSTALLED IN A VALVE BOX. POROUS MATERIAL SHALL BE INSTALLED PER BOX TO PROMOTE DRAINAGE. THE BACKFLOW PREVENTER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND SHALL BE LOCATED TO BE CONCEALED FROM VIEW.

2 IRRIGATION NOTES
N.T.S.

PROPOSED RESIDENCE

SPRINKLERS
SPRINKLER LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR LANDSCAPING, FENCES, SITE LIGHTING, PREVAILING WIND, MOUNDING, ETC., TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. A PRIME OBJECTIVE SHALL BE TO ELIMINATE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND THE RESIDENCE.

POP-UP TYPE LOCATED IN SOD, MULCH, AND GROUND COVERS SHALL BE INSTALLED ON FLEXIBLE SWING JOINTS CONSISTING OF THICKWALLED POLY PIPE AND 1/2" INSERT ELBOWS.

EACH SPRINKLER SHALL BE EQUIPPED WITH THE APPROPRIATE PRECISION SPRAY NOZZLE AND SHALL HAVE THE X-FLOW FEATURE.

ADJUSTMENT FEATURES OF SPRINKLERS SPECIFIED SHALL BE UTILIZED TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. LOW ANGLE, FLAT SPRAY, AND ADJUSTABLE ARC NOZZLES SHALL BE USED TO MINIMIZE OVERTHROW.

SPRINKLERS LOCATED ADJACENT TO HARDSCAPED AREAS SHALL BE INSTALLED AWAY FROM HARDSCAPED AREAS TO MINIMIZE OVERTHROW AND THE CHANCE OF DAMAGE BY VEHICLES, PEDESTRIANS, AND LAWN MAINTENANCE PERSONNEL. AS A GENERAL RULE, 6" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 4' SHRUB HEADS AND 12" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 12'.

CONTROL SYSTEM
CONTROLLER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S INSTRUCTIONS. PROPER GROUNDING EQUIPMENT SHALL BE PROVIDED.

CONTROLLER LOCATION SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE. A 110 VAC ELECTRIC SOURCE IS REQUIRED.

CONTROL LINES FROM AUTOMATIC CONTROLLER TO IN-LINE AUTOMATIC VALVES SHALL BE #14 AWG DIRECT BURIAL UF TYPE WHICH SHALL BE: (1) INSTALLED IN ACCORDANCE WITH LOCAL CODES; (2) INSTALLED IN SCH 40 PVC WIRE CONDUIT; (3) BURIED TO A MINIMUM DEPTH OF 15"; (4) COLORED CODED TO FACILITATE TROUBLESHOOTING; AND (5) SPLICED MOSTLY AT VALVE LOCATIONS. SPLICES SHALL BE MADE WATERPROOF USING APPROVED METHODS. SPARE WIRES SHALL BE ROUTED FROM THE CONTROLLER IN ALL DIRECTIONS TO THE FARTHEST VALVES CONTROLLED.

AN INDIVIDUAL CONTROL WIRE SHALL BE ROUTED TO EACH VALVE AND VALVES WHICH OPERATE SIMULTANEOUSLY SHALL BE TIED TOGETHER AT THE CONTROLLER.

AUTOMATIC VALVE LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS. EACH VALVE SHALL BE INSTALLED IN A VALVE BOX. A MINIMUM OF ONE CUBIC FOOT OF GRAVEL SHALL BE PROVIDED PER BOX TO PROMOTE DRAINAGE.

THE RAIN SENSOR SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

TIMING AND PRECIPITATION
TIMING OF EACH STATION SHALL BE SET IN THE FIELD TO MATCH LOCAL REQUIREMENTS. REFER TO ZONE SUMMARY CHART FOR RECOMMENDED RUN TIMES TO APPLY 1.0 INCHES/WEK.

IRRIGATION SCHEDULE			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Toro 570Z-6LP-PC 5 Series Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	21	30
	Toro 570Z-6LP-PC 8" radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	8	30
	Toro 570Z-6LP-PC 15" radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	6	30
	Toro 570Z-6LP-PC Turf Strip Spray Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	6	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	Rain Bird XCZ-100-PRF Medium Flow Drip Control Kit, 1" DV valve, 1" pressure regulating filter, 40psi pressure regulator. 3gpm - 15gpm.	2	
	Netafim TLFV-1 Automatic Flush Valve, with Insert Inlet	10	
	Area to Receive Dripline Netafim TLCV-09-12 (12) Techline Pressure Compensating Landscape Dripline with Check Valve. 0.9GPH emitters at 12.0" O.C. Dripline laterals spaced at 12.0" apart, with emitters offset for triangular pattern. 17mm.	1,645 s.f.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	Toro P220-27-0 GLOBE Electric, 1", 1-1/2", 2" and 3" Plastic In-Line Remote Control Valve. Equipped to withstand pressure up to 220 PSI. Filter screen on 2" and 3" models. Standard Solenoid. Globe Body Style. With EZ Reg Pressure Regulator.	1	
	Febco 825Y 1" Reduced Pressure Backflow Preventer	1	
	Hunter PC-0600 Modular Controller, 6 stations, outdoor model, one PCM-300 included. Plastic Cabinet. Residential/Light Commercial Use.	1	
	Hunter ET-Wind ET Sensor with outdoor interface ET module, with anemometer for wind speed, direct connection to Hunter SmartPort enabled controllers.	1	
	Hunter WSS Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket.	1	
	Irrigation Lateral Line: PVC Schedule 40 PVC Schedule 40 irrigation pipe. Only lateral transition pipe sizes 1" and above are indicated on the plan, with all others being 3/4" in size.	514.3 l.f.	
	Irrigation Mainline: PVC Schedule 40 Valve Callout: Valve Number, Valve Flow, Valve Size	175.0 l.f.	

VALVE SCHEDULE					
NUMBER	MODEL	SIZE	TYPE	GPM	WIRE
1	Rain Bird XCZ-100-PRF	1"	Area for Dripline	16.38	89.0
2	Rain Bird XCZ-100-PRF	1"	Area for Dripline	9.61	8.3
3	Toro P220-27-0 GLOBE	1-1/2"	Turf Spray	16.33	86.1
	Common Wire				175.0

ALL LANDSCAPE DATA INC

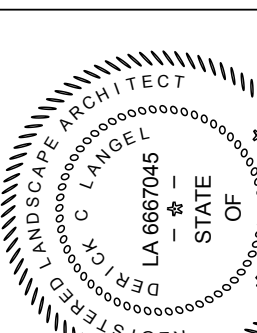
DERICK LANGE
LA6687045

REVISIONS:
12-20-2016 CITY COMMENTS
01-23-2017 CITY COMMENTS

PROJECT NAME

SHEET INFORMATION:

Landscape (Architecture + Plant Information)
(954) 261 9562 / 9737 NW 41 St. Suite 919
Doral, FL 33178
www.alllandscapedata.com



12-20-2016 CITY COMMENTS
01-23-2017 CITY COMMENTS

PROPOSED RESIDENCE
1350 97TH ST. BAY HARBOR ISLAND, FL 33154

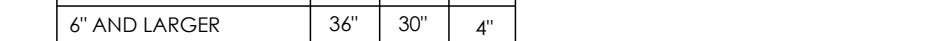
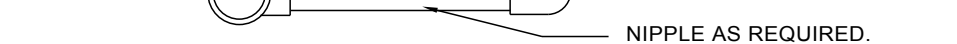
Drawing Size 24x36
Project #: 20161136 MO
Drawn By: JV
Checked By: DL
Title: IRRIGATION PLAN
Sheet Number: L-4.0
Date: - November 15, 2016



TECHLINE CV FLOW PER 100 FEET								
DRIPPER SPACING	0.26 GPH DRIPPER		0.4 GPH DRIPPER		0.6 GPH DRIPPER		0.9 GPH DRIPPER	
	GPH	GPM	GPH	GPM	GPH	GPM	GPH	GPM
12"	26.40	0.44	40.00	0.67	61.00	1.02	92.00	1.53
18"	17.58	0.29	26.67	0.44	41.00	0.68	61.00	1.02
24"	N/A	N/A	N/A	N/A	31.00	0.51	46.00	0.77



1. THE ASSEMBLY SHALL BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCES OF 30 INCHES FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. GUARD POSTS SHALL BE INSTALLED IF THE ASSEMBLY IS EXPOSED TO POSSIBLE DAMAGE FROM VEHICULAR TRAFFIC, AS DETERMINED BY THE DEPARTMENT.
3. THE ASSEMBLY SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION, APPROVED BY THE DEPARTMENT.
4. PIPING SHALL BE SCHEDULE 40 BRASS OR TYPE K COPPER PIPE WITH THREADED FITTINGS IN ACCORDANCE WITH STANDARD CONSTRUCTION SPECIFICATIONS FOR DONATION WATER MAINS. PVC PIPING IS NOT ACCEPTED BY WASO.
5. THE DEPARTMENT SHALL HAVE UNRESTRICTED AND CONTINUOUS ACCESS TO THE VACUUM BREAKER ASSEMBLY.
6. SEE SPECIFICATIONS AND CONTACT DEPARTMENT FOR CURRENTLY APPROVED TYPES OF BACKFLOW PREVENTION ASSEMBLIES AND PRESSURE VACUUM BREAKERS (SEE WS 4.18 SHEET 4 OF 4)



CRITICAL ANALYSIS

Generated: 2016-11-16 09:46

P.O.C. NUMBER: 01
Water Source Information:

FLOW AVAILABLE
Water Meter Size: 1"
Flow Available: 20.00 gpm

PRESSURE AVAILABLE	
Static Pressure at POC:	85.00 psi
Elevation Change:	5.00 ft
Service Line Size:	1"
Length of Service Line:	<u>20.00 ft</u>
Pressure Available:	81.00 psi

DESIGN ANALYSIS	
Maximum Station Flow:	15.75 gpm
<u>Flow Available at POC:</u>	<u>20.00 gpm</u>
Residual Flow Available:	4.25 gpm

Pressure Req. at Critical Station:	36.86 psi
Loss for Fittings:	0.08 psi
Loss for Main Line:	0.84 psi
Loss for POC to Valve Elevation:	0.00 psi
Loss for Backflow:	11.43 psi
Loss for Water Meter:	1.19 psi
Critical Station Pressure at POC:	50.40 psi
<u>Pressure Available:</u>	<u>81.00 psi</u>
Residual Pressure Available:	30.60 psi

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

To: Town of Bay Harbor Islands
Planning and Zoning Board

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

Date: February 1st, 2017

Subject: Proposed Single-Family Residence – 2nd Review
1350 97th Street
Bay Harbor Islands Acct. No.: BP2017-9
MMPA Acct. No.: 01-0702-1047

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 1/30/17) and if felt to be acceptable, **APPROVE** the revised plans as submitted or with modifications as deemed appropriate and/or with conditions, to allow for the construction of a single-family house located at 1350 97th Street.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 1350 97th Street
Legal Description: Lot 4 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, Toma Design Group, Inc., as agent for the property owner, 1350 97th Street, LLC, has submitted a revised application for the construction of a single-family residence on an interior lot located at 1350 97th Street. The proposed two-story home will have approximately 7,437 square feet of A/C living space with a two-car garage. The residence will have seven (7) bedrooms, ten (10) full bathrooms, one (1) half bathroom, and a studio. The overall height of the

structure will be 25'-0" above Base Flood Elevation (BFE), which is the maximum allowed within the RD Single-Family District. The applicant is proposing two (2) driveway connections to 97th 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 Live Oak along 97th Street.

The existing structure has been demolished. The Historical Structure Survey for the Town of Bay Harbor Islands lists the demolished structure as a masonry vernacular design that was built in 1953 (FMSF No. DA10304). The new single-family home will be a modern architectural design.

PROJECT HISTORY

A single-family home was previously proposed for the site but deferred by the Planning and Zoning Board in November 2015. The applicant never submitted revised plans to address the Board's comments.

In late November 2016, a new architect submitted an initial set and several revised sets of plans that were reviewed by MMPA for consistency with the Town Code requirements. On January 17th, 2017, the Planning and Zoning Board reviewed / discussed this item and deferred the project, due to the concern of the second level side facades (too plain). The applicant has since revised the plans to add more architectural detailing to the side facades at the second level.

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, driveways 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 current site plan and architectural plans submitted for the construction of a single-family house located at 1350 97th 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.

It should be noted that the finished grade in the rear of the property is being requested to be raised, approximately 1'-6" to 6.25' NGVD (-1.75' BFE). Per Sec. 23-12(12) of the Town's Code, BFE (8'-0" in this area) is the maximum height allowed for finished grades within the Town, which the proposed plans do not exceed. The existing lot grades in this general area are typically between 4'-5' NGVD. Raising the lot grade will make the finished grades at the adjoining side lots unequal. Section 23-12(12) also states that all finished grades at adjoining lots shall be equal, unless the Planning and Zoning Board approves a retaining wall system. A retaining wall system is proposed along the side and rear lot lines to raise the rear yard area. Therefore, Planning and Zoning Board approval is required for the retaining wall system proposed.

The following conditions of approval are recommended:

- 1) This approval is based on the plans prepared by Toma Design Group, Inc., dated January 30th, 2017 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.
- 2) The PZB finds the retaining wall system is acceptable.

AGENDA ITEM REPORT

February 7, 2017

ITEM NUMBER: 2.

ITEM: Request for approval for an addition and garage enclosure for "Sholom D. Lipskar & Chana Lipskar and Zulman Lipskar" located at 1311 Kane Concourse, Lot 13 of Block 34. On November 15, 2016 the Board discussed but deferred the application and advised the applicant to make several changes. The applicant has addressed all the comments requested by Board. Enclosed please find the revised 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 Report	Lipskar - 1311 Kane Conc. - PZB Staff Report Dec 21 2016.pdf
2.	Site Plan & Elevations	1311KCPNZ1.17.17.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: December 21st, 2016

Subject: Lipskar Residence – 2nd PZ Board Review
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 12/8/16) 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 existing 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 corrections were made. On November 15th, 2016, the Planning and Zoning Board discussed the project but deferred action on the application, advising the applicant to make several changes. The current submitted plans have attempted to address all PZB design comments.

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.

PLANNING AND ZONING BOARD REQUESTED CHANGES

On November 15th, 2016 the Planning and Zoning Board discussed but deferred action on the application and advised the applicant to make several changes. The applicant has attempted to address all of the PZB requests. Below are the requested changes:

1. *Replace the existing arched windows on the east side of the front façade with square windows to match the proposed design of the addition.*

The revised elevations and renderings submitted by the applicant now show square windows replacing the arched windows. MMPA notes that the floor plans do not reflect the change, however, this can be corrected / revised when the construction documents are submitted.

2. *The gable ends of the roof may not be wood, but scored stucco would be allowed to achieve the same look.*

The applicant has revised the plans to show that the gable ends will be a scored stucco material.

MMPA also notes that in addition to the two above changes, the applicant has added a “resysta shiplap board” material to the front first floor façade.

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 December 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.
- 2) The floor plans must be updated to reflect that the existing arched windows will be removed and square windows will be installed to match the design of the proposed addition.

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: (+/-) 12'-0"

GENERAL NOTES:

1. 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.
2. 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.
3. 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.
4. CONTRACTOR SHALL VISIT THE SITE AND BE RESPONSIBLE FOR KNOWING ALL OBSERVABLE CONDITIONS.
5. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FINISHES WITH OWNER.
6. 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.

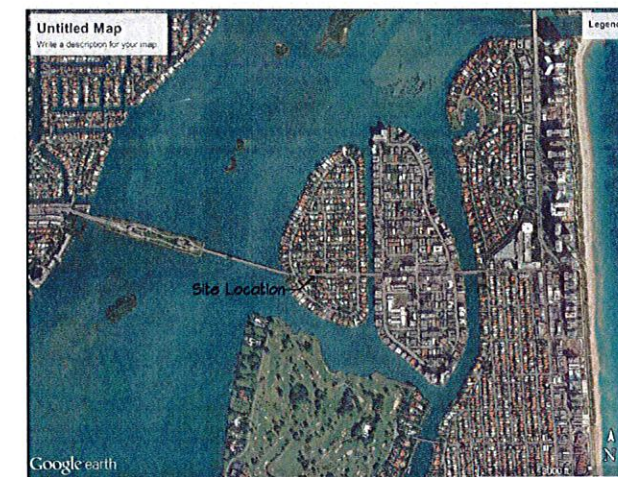
DRAWING INDEX

- 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
A3A Colored 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

SYMBOL LEGEND

DRAWING TITLE	A1.01 FLOOR PLAN
SECTION MARK	 (A2.02)
ELEVATION VIEW MARK	 (A2.03)
ELEVATION MARK	 TOP OF FLOOR SLAB ELEV. +0'-0"

VICINITY MAP



LOCATION MAP



MEMBER:
INSTITUTE OF
ARCHITECTS
AA26001907

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

All ideas and designs indicated or represented by this drawing are the property of DeMello Architecture and were created and developed in connection with the specific project. None of such ideas and designs shall be used by or disclosed to any person or corporation for any purpose whatsoever without written permission of this office.

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

drawing name:
COVER SHEET

revisions
PZB REPORT DATE DEC. 8, 2016

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

CS
of sheets



MEMBER:
AMERICAN
INSTITUTE
OF ARCHITECTS
AA26001907

DeMello
ARCHITECTURE

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

All ideas and designs indicated or represented by this drawing are the property of DeMello Architecture and were created and developed for use in connection with the specific project. None of such ideas and designs shall be used by any person or corporation for any purpose whatsoever without written permission of this office.

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 JUL. 19, 2016
PZB COMMENTS SEP. 22, 2016
PZB COMMENTS OCT. 31, 2016
PZB REPORT DATE DEC. 8, 2016

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

SITE DATA TABLE			
CURRENT ZONING DESIGNATION RD - SINGLE FAMILY AREA			
BUILDING FOOTPRINT	2,932 SF		
AREA UNDER A/C	4,144 SF		
NUMBER OF STORIES	2 (TWO)		
TOTAL LOT AREA	10,000 SF		
IMPERVIOUS AREA	7,085 SF (71%)		
PERVIOUS AREA	2,915 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'	4.83'	4.83'
BUILDING HEIGHT	MAXIMUM	EXISTING	PROPOSED
	25.0'	22.83'	23.16'

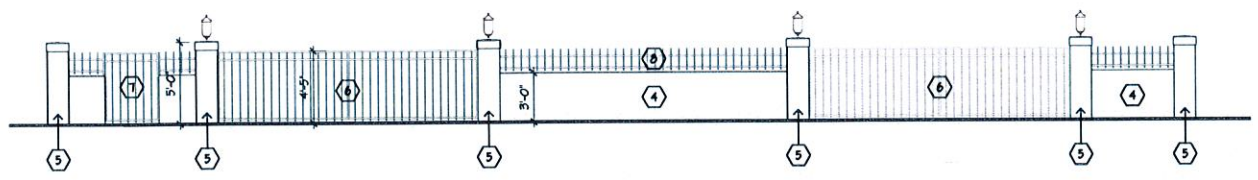
* INDICATES SIDE OF PROPOSED WORK

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

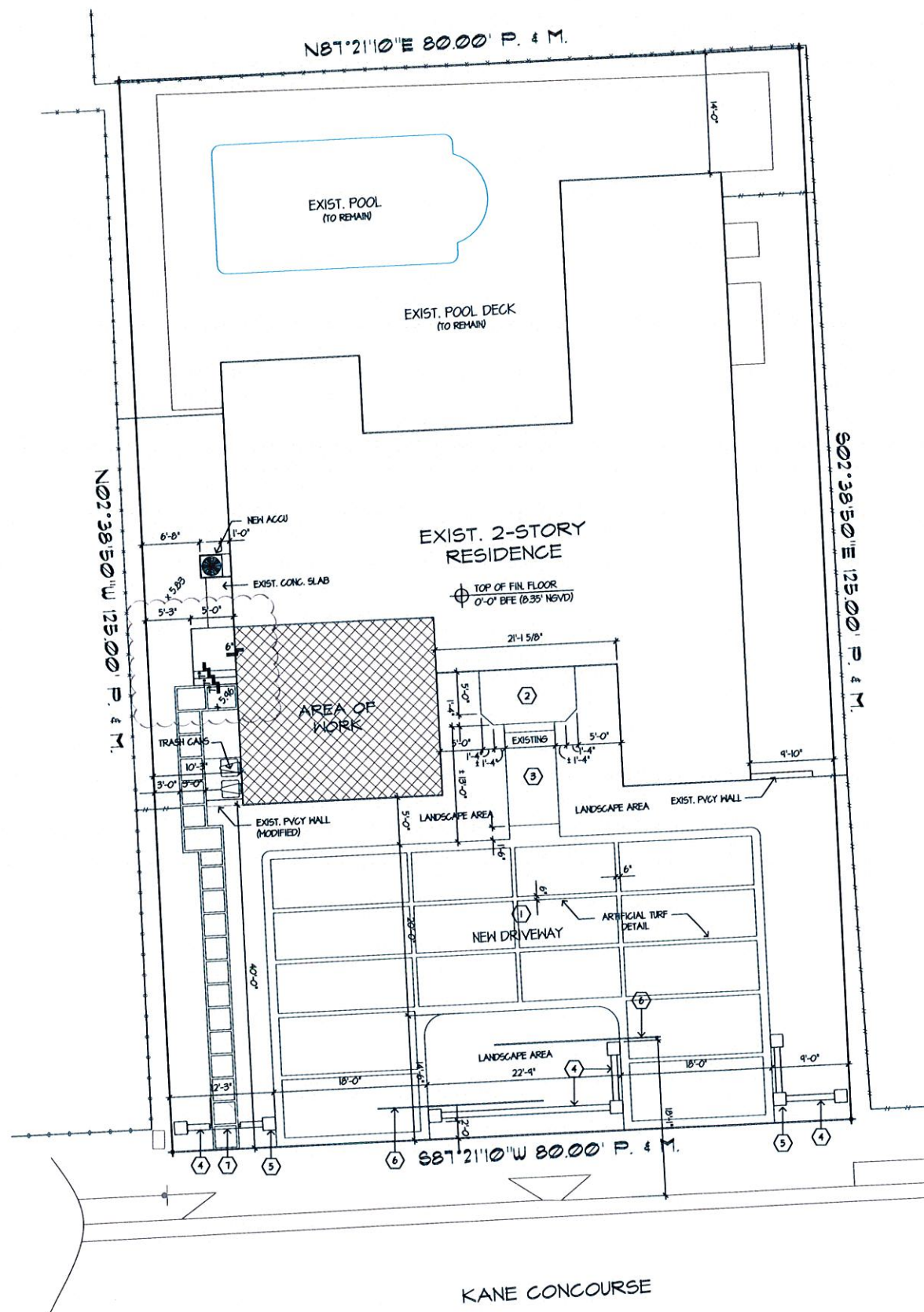
LEGAL DESCRIPTION

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.



A1.02 PRIVACY WALL ELEV.
SCALE: 1/8"=1'-0"



KANE CONCOURSE

A1.01 SITE PLAN
SCALE: 1/8"=1'-0"

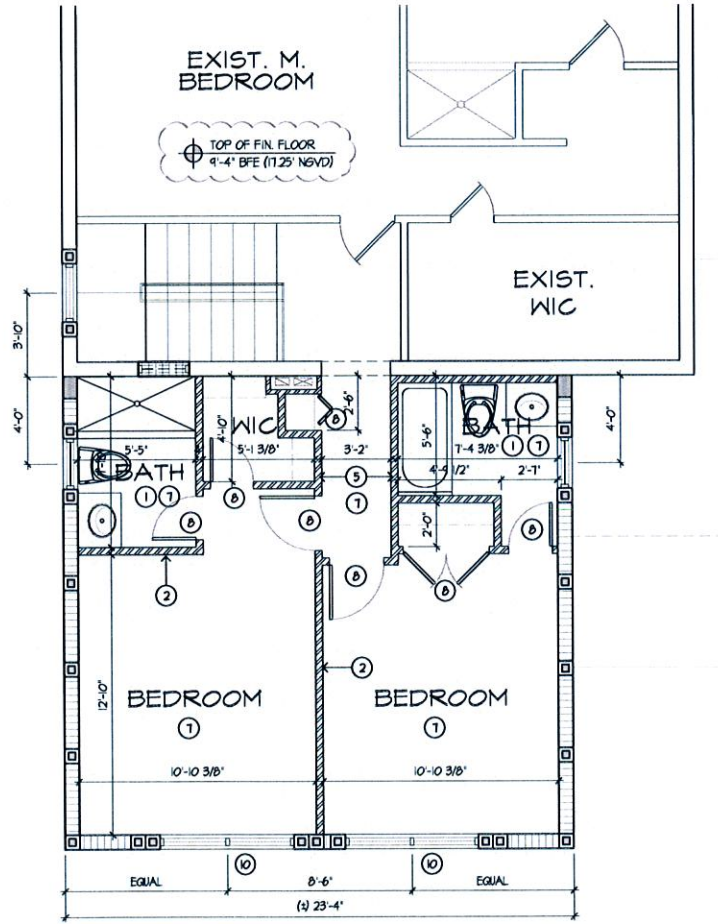
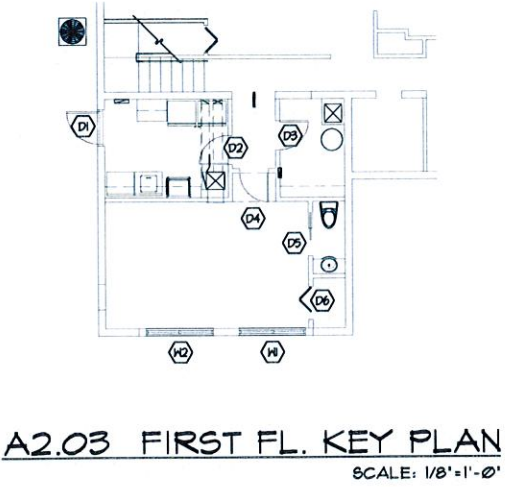
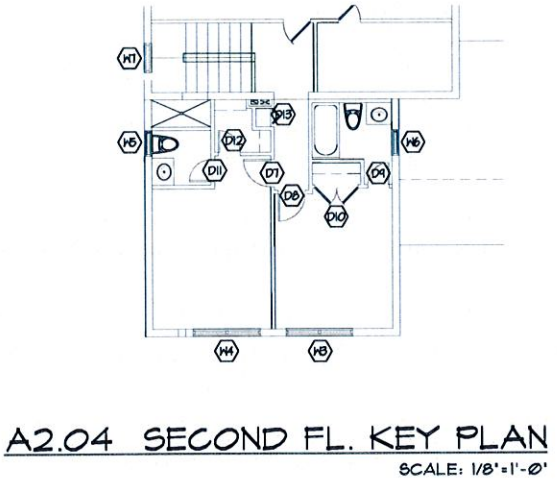
DOOR SCHEDULE												
	LOCATION	SIZE	MAT'L	TYPE	CORE	VEENER	FRAME	ACTION	NOA	PRESSURE	REMARKS	
MARK		WIDTH	HEIGHT									
D1	GARAGE	8'-0"	8'-0"	1 1/2"						BY G.C.	(1) 481 / (1) 303	
D2	LAUNDRY ROOM	8'-0"	8'-0"	1 1/2"								
D3	STORAGE ROOM	8'-0"	8'-0"	1 1/2"								
D4	PLAY ROOM	8'-0"	8'-0"	1 1/2"								
D5	POWDER ROOM	7'-6"	8'-0"	1 1/2"								
D6	CLOSET	8'-0"	8'-0"	1 1/2"								
D7	BEDROOM	7'-6"	8'-0"	1 1/2"								
D8	BEDROOM	7'-6"	8'-0"	1 1/2"								
D9	BATHROOM	7'-0"	8'-0"	1 1/2"								
D10	CLOSET	7'-0"	8'-0"	1 1/2"								
D11	BATHROOM	7'-0"	8'-0"	1 1/2"								
D12	CLOSET	7'-0"	8'-0"	1 1/2"								
D13	LINE CLOSET	7'-6"	8'-0"	1 1/2"								

WINDOW SCHEDULE								
MK	MFR	TYPE	CAT. NO.	M.O./R.O.	GL. TYPE	PRESSURE	N.O.A.	REMARKS
W1	PPF OR EQUAL	HORIZ. ROLLING	Q2 25	14 1/2" x 8'0"	1/2" THERMO GLASS	(1) 481 PPF (1) 303 PPF	BY GEN. CONTRACTOR	
W2	PPF OR EQUAL	HORIZ. ROLLING	Q2 25	14 1/2" x 8'0"	1/2" THERMO GLASS	(1) 481 PPF (1) 303 PPF	BY GEN. CONTRACTOR	
W3	PPF OR EQUAL	HORIZ. ROLLING	Q2 24	14 1/2" x 8'0"	1/2" THERMO GLASS	(1) 481 PPF (1) 303 PPF	BY GEN. CONTRACTOR	
W4	PPF OR EQUAL	HORIZ. ROLLING	Q2 24	14 1/2" x 8'0"	1/2" THERMO GLASS	(1) 481 PPF (1) 303 PPF	BY GEN. CONTRACTOR	
W5	PPF OR EQUAL	HORIZ. ROLLING	W2	21'0" x 26'	1/2" THERMO GLASS	(1) 481 PPF (1) 303 PPF	BY GEN. CONTRACTOR	
W6	PPF OR EQUAL	HORIZ. ROLLING	W2	21'0" x 26'	1/2" THERMO GLASS	(1) 481 PPF (1) 303 PPF	BY GEN. CONTRACTOR	
W7	EXISTING	GRILLE HEAD FIXED GLASS		VERITY		(1) 481 PPF (1) 303 PPF	BY OWNER	

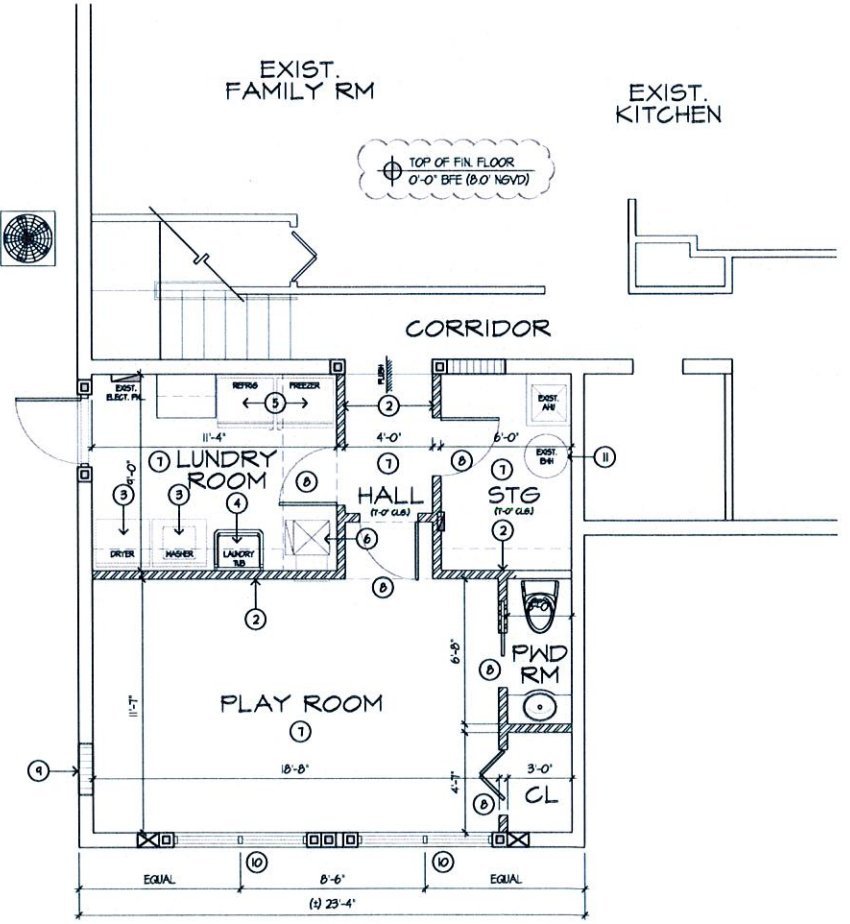
- CONSTRUCTION NOTES
1. PROVIDE AND INSTALL NEW BATHROOM FIXTURES AS SELECTED BY OWNER.
 2. INSTALL NEW NON-BEARING INTERIOR PARTITION AS INDICATED - SEE DET. SHEET A4.
 3. INSTALL NEW WASHER AND DRYER - SEE ELECT. AND PLUMB. PLAN.
 4. PROVIDE AND INSTALL NEW LAUNDRY TUB - SEE PLUMB. PLAN.
 5. INSTALL NEW REFRIG. AND FREEZER SUPPLIED BY OWNER - SEE ELECT. PLAN.
 6. PROVIDE AND INSTALL NEW A/C SYSTEM - SEE MECH. PLAN.
 7. PROVIDE AND INSTALL NEW FLOOR FINISH AS SELECTED BY OWNER.
 8. PROVIDE AND INSTALL NEW DOOR AND FRAME, STYLE AS SELECTED BY OWNER - SEE DOOR SCHEDULE.
 9. CLOSE EXIST. WINDOW - SEE DET. SHEET A4.
 10. PROVIDE AND INSTALL NEW IMPACT WINDOWS - SEE WINDOW SCHEDULE.
 11. REPLACE EXIST. EWH WITH NEW - SEE PLUMB. PLAN.
 12. INSTALL WINDOW RELOCATED FROM STAIR FRONT ELEVATION, REINFORCE SIDES W/ 1#5 IN CONC. FILLED CELL FROM EXIST. FIRST FLOOR TIE BEAM TO NEW 2ND FLOOR TIE BEAM.

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

AREA CALCULATION	
EXISTING FIRST FLOOR	2,435 S.F.
EXISTING SECOND FLOOR	155 S.F.
TOTAL A/C AREA	3,140 S.F.
EXISTING GARAGE	506 S.F.
NEW FIRST FLOOR	2,441 S.F.
NEW SECOND FLOOR	1261 S.F.
TOTAL A/C AREA	4,202 S.F.
*GARAGE CONVERTED INTO LIVING SPACE	



A2.02 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



A2.01 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



MEMBER:
AMERICAN
INSTITUTE OF
ARCHITECTS
AA26001907

DeMELLO
ARCHITECTURE

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

All ideas and designs indicated or represented by this drawing are the property of DeMello Architecture and were created and developed for use in connection with the specific project. No part of this drawing shall be used by or disclosed to any person or corporation for any purpose whatsoever without written permission of this office.

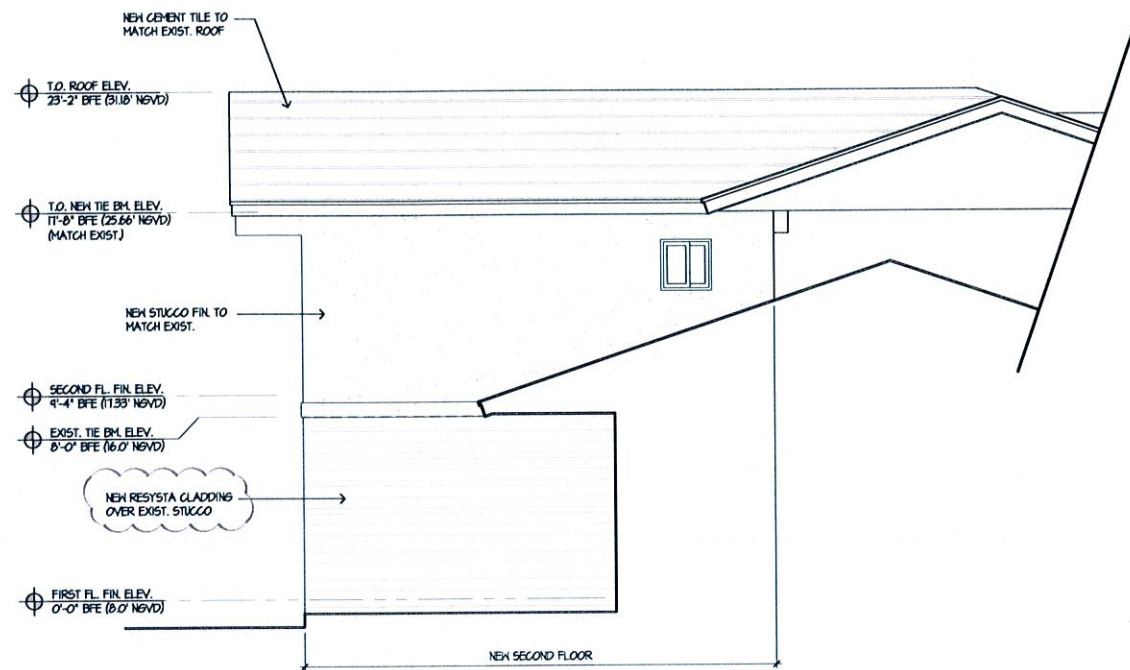
PROPOSED ADDITION AND INTERIOR ALTERATIONS FOR
Mr. & Mrs. ZALMAN LIPSKAR
1311 KANE CONCOURSE
BAY HARBOR ISLANDS, FLORIDA

drawing name:
FLOOR PLAN, ELEVATION, SCHEDULE, DETAILS AND NOTES

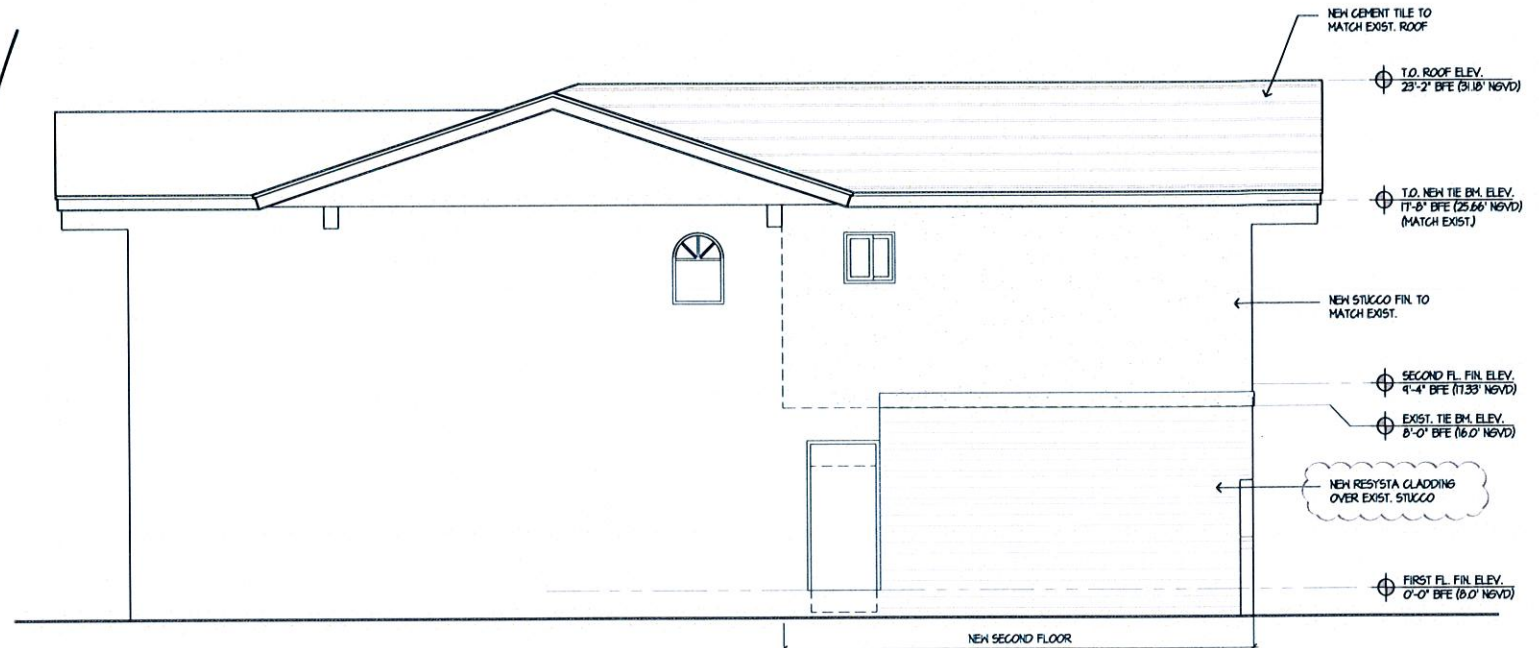
revisions:
PZB COMMENTS
PZB COMMENTS
PZB REPORT DATE

JUL 19, 2016
SEP. 22, 2016
DEC. 8, 2016

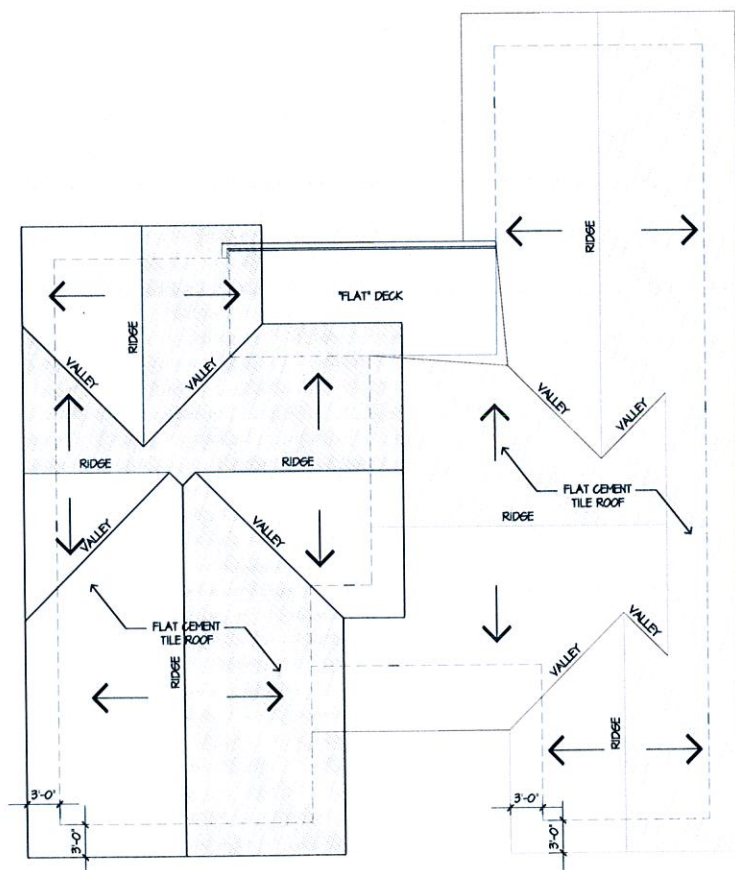
designed H. DeMello
drawn B.R. Hayes
date oct. 23, 2015
scale AS SHOWN
project # 15141
sheet



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"



MEMBER:
INSTITUTE OF
ARCHITECTS
AA28001907

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

All ideas and designs indicated or represented by this drawing are the property of DeMello Architecture and were created and developed for use in connection with the specific project. It is not to be used by or disclosed to any person or corporation for any purpose whatsoever without written permission of this office.

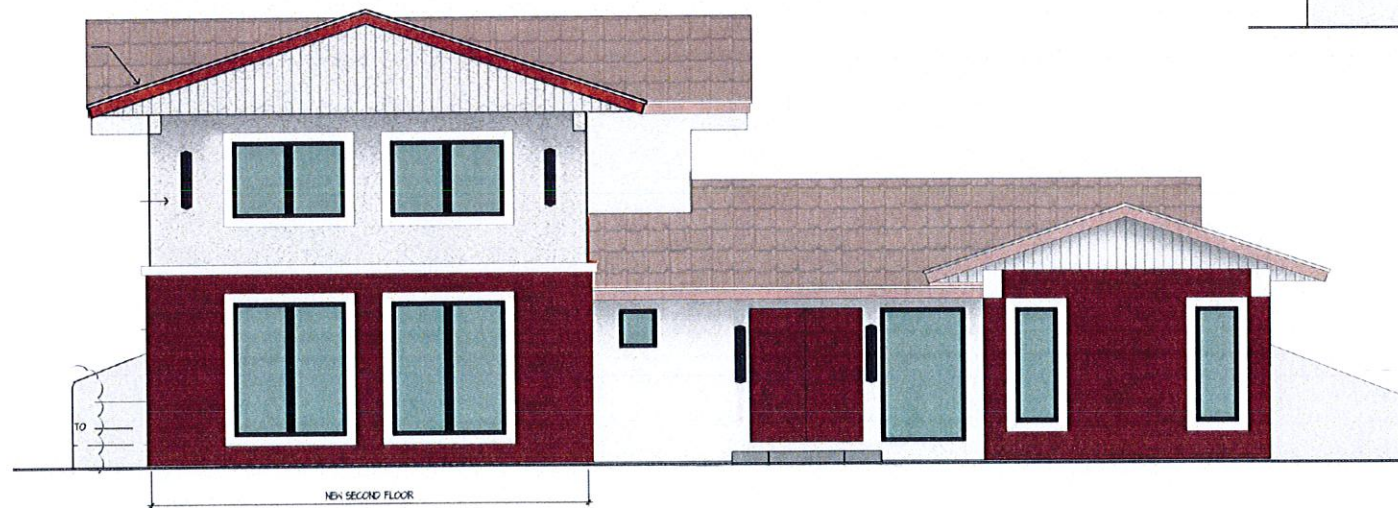
PROPOSED ADDITION AND
INTERIOR ALTERATIONS FOR
Mr. & Mrs. ZALMAN LIPSKAR
1311 KANE CONCOURSE
BAY HARBOR ISLANDS, FLORIDA

revisions:
PZB COMMENTS JUL. 14, 2016
PZB COMMENTS SEP. 22, 2016
PZB COMMENTS OCT. 31, 2016
PZB REPORT DATE DEC. 8, 2016

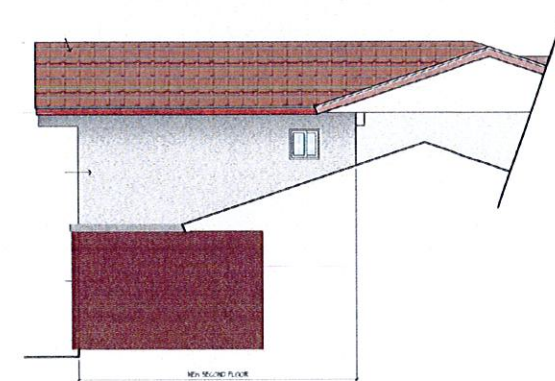
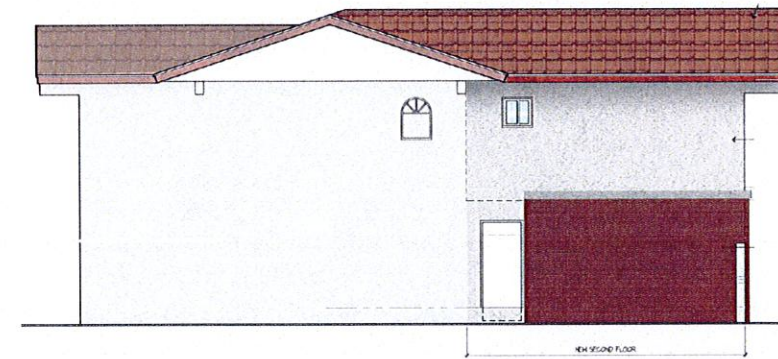
designed H. DeMello
drawn B.R. Hayes
date Oct. 23, 2015
scale AS SHOWN
project # 15141
sheet

A3

of - sheets



A3.01 SOUTH ELEVATION



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



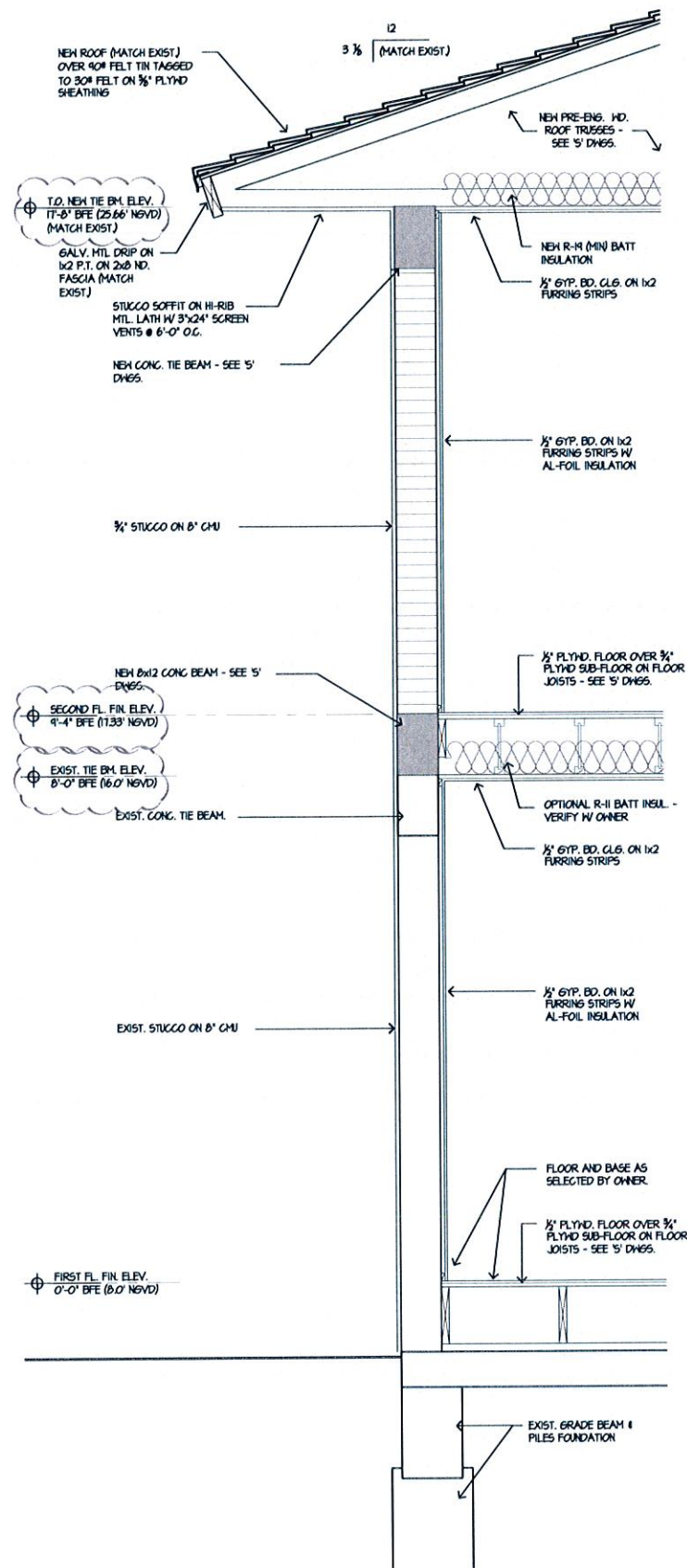
MEMBER
FLORIDA ARCHITECTURAL INSTITUTE OF AMERICA
AA26001907
DeMELLO
ARCHITECTURE
911 Southwest 18 Street, Boca Raton, Florida 33486
954 671 0203 Fax 954 418 0022

All ideas and designs indicated or represented by this drawing are the property of DEMELLO ARCHITECTURE and shall not be used for any other project without the written permission of this office.

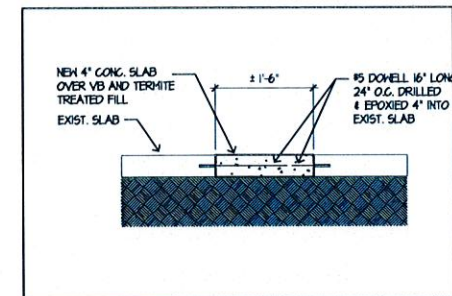
PROPOSED ADDITION AND INTERIOR ALTERATIONS FOR
Mr. & Mrs. ZALMAN LIPSKAR
1311 KANE CONCOURSE
BAY HARBOR ISLANDS, FLORIDA
drawing name:
FLOOR PLAN, ELEVATION, SCHEDULE, DETAILS AND NOTES

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

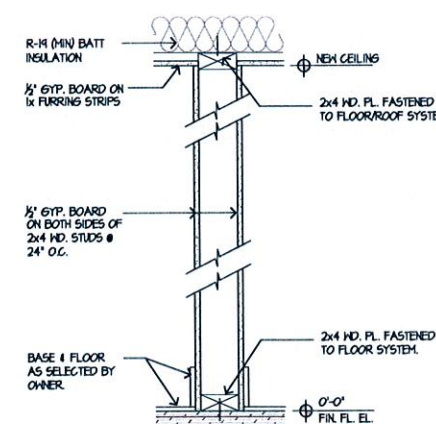
A3A
of sheets



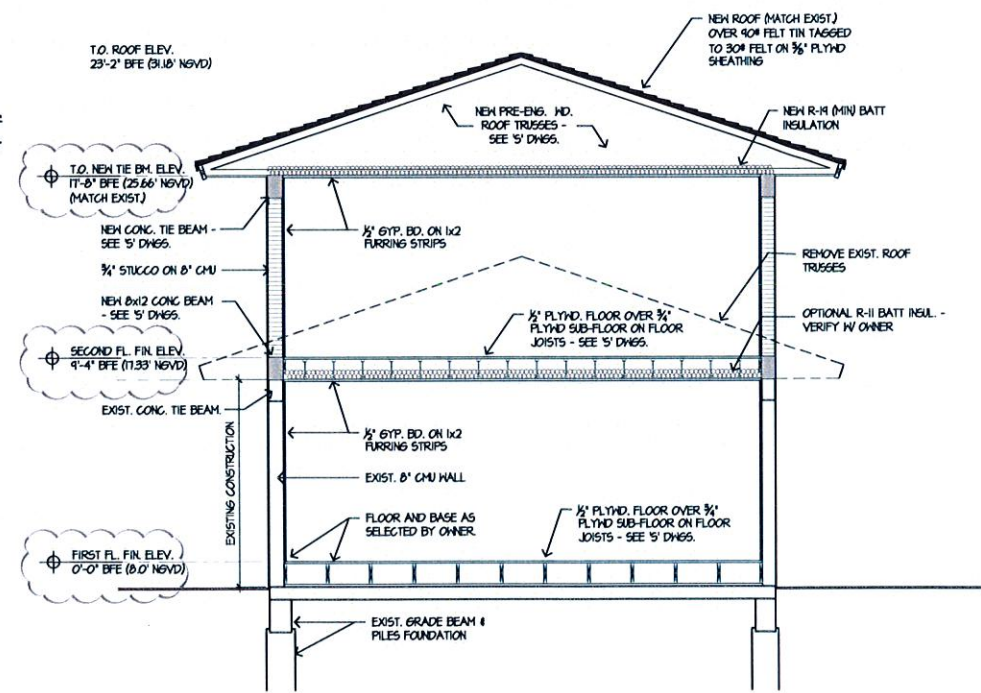
A4.03 EXTERIOR WALL SECTION
SCALE: 3/4"=1'-0"



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"



MEMBER:
AMERICAN
INSTITUTE OF
ARCHITECTS
AA26001907

DeMELLO
ARCHITECTURE

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

All ideas and designs indicated or represented by this drawing are the property of DeMello Architecture and were created and developed for use in connection with the specific project. It is not to be used for or disclosed to any person or corporation for any purpose whatsoever without written permission of this office.

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

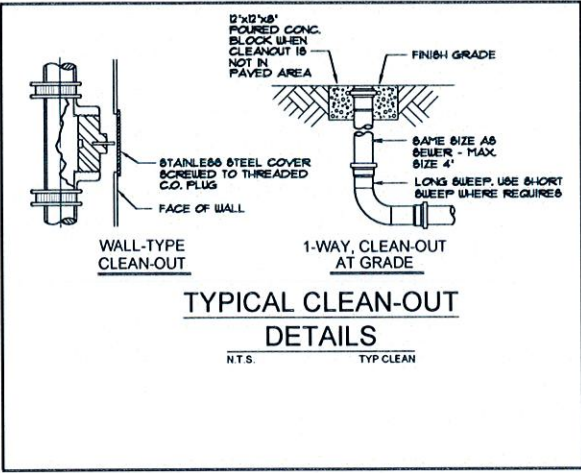
revisions
PZB COMMENTS
PZB COMMENTS
PZB REPORT DATE

JUL 14, 2016
SEP. 22, 2016
DEC. 8, 2016

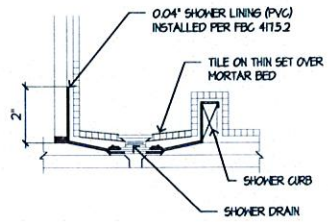
designed H. DeMello
drawn B.R. Hayes
date Oct. 23, 2015
scale AS SHOWN
project # 15141
sheet

A4
of sheets

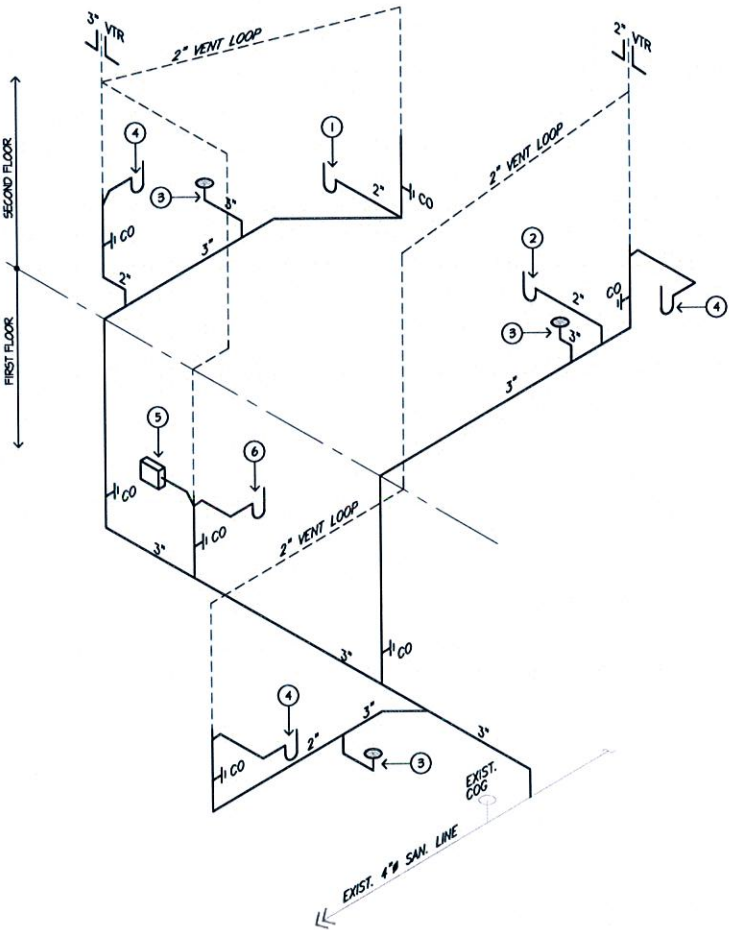
- PLUMBING NOTES
1. INSTALL NEW SHOWER & SHOWER PAN (DET. P1.04) - PROVIDE SANITARY, HOT AND COLD WATER CONNECTIONS.
 2. INSTALL NEW BATH TUB - PROVIDE SANITARY, HOT AND COLD WATER CONNECTIONS.
 3. INSTALL NEW WATER CLOSET - PROVIDE SANITARY AND COLD WATER CONNECTIONS.
 4. INSTALL NEW VANITY WITH LAVATORY - 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. ENH WITH NEW 100 GAL. REEFM - Model # MDX05245



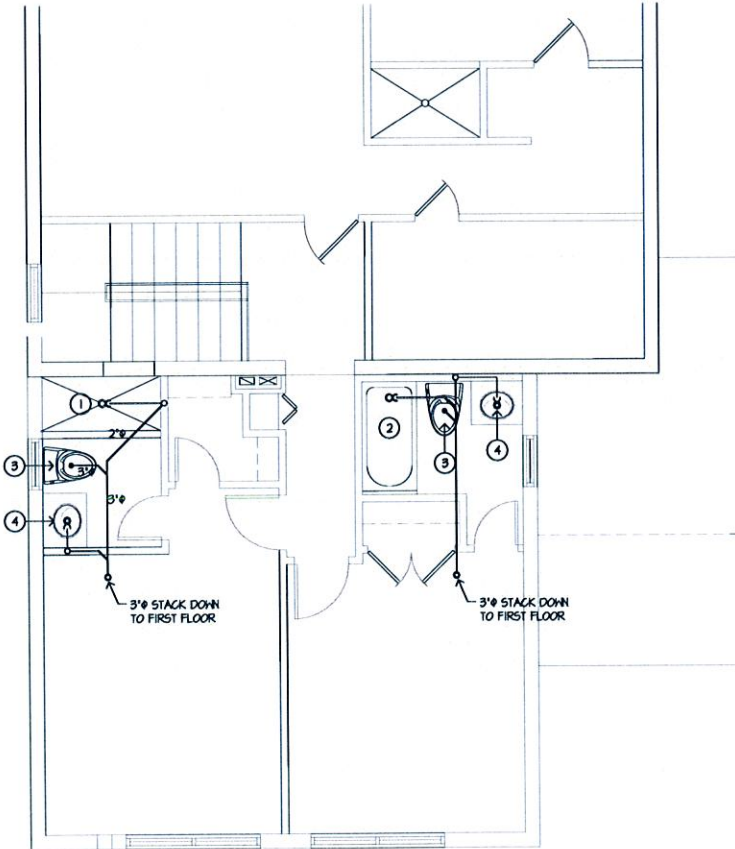
- GENERAL NOTES
1. ALL WORKMANSHIP AND MATERIAL SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE LOCAL CODES, RULES AND ORDINANCES.
 2. CONTRACTOR SHALL VISIT THE JOB SITE AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS.
 3. ALL MATERIAL SHALL BE NEW.
 4. ALL WORK SHALL BE PERFORMED BY A 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 DIAGRAMMATIC. 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.



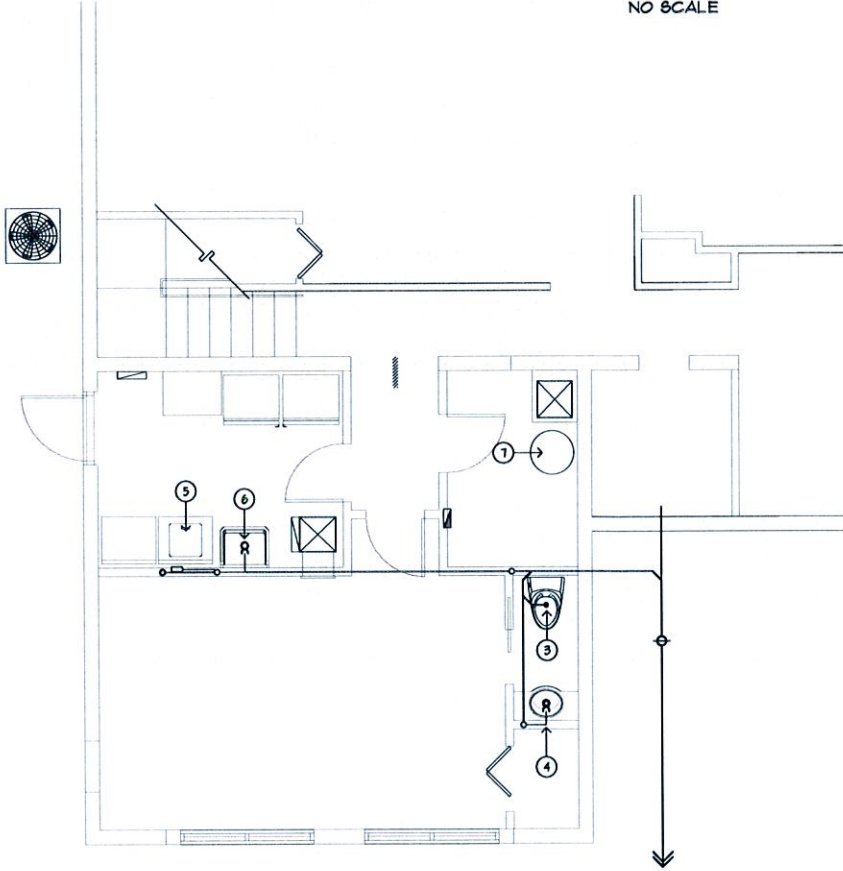
P1.04 SHOWER PAN DETAIL
NO SCALE



P1.03 SANITARY RISER
NO SCALE



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



P1.01 FIRST FLOOR PLUMB. PLAN
SCALE: 1/4"=1'-0"



MEMBER:
AMERICAN
ARCHITECTS
AA26001907

DeMello
ARCHITECTURE

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

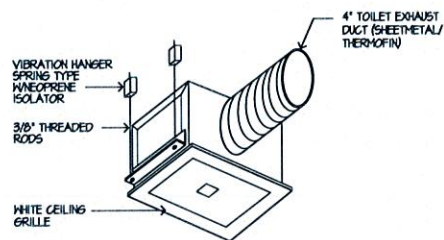
All ideas and designs indicated or represented by this drawing are the property of DeMello Architecture and were created and developed for use in connection with the specific project. No part of this drawing shall be reproduced or used for any purpose whatsoever without written permission of this office.

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

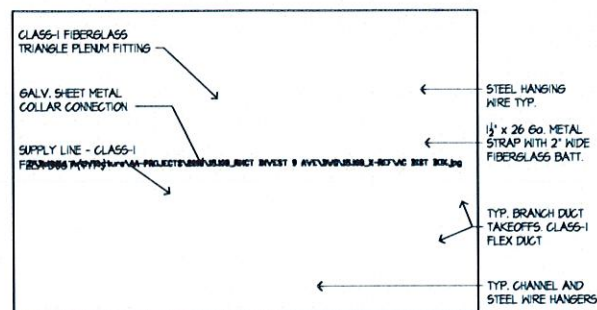
revisions
P2B REPORT DATE DEC. 8, 2016

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

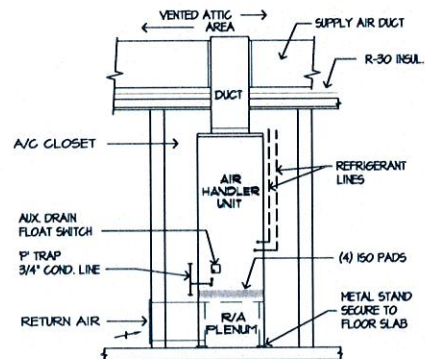


- NOTES:
1. - PROVIDE BACKDRAFT DAMPER W/ BIRDSCREEN
 2. - FLASH & SEAL WALL AND ROOF CAP
 3. - PROVIDE INTERVAL ISOLATION AND SOUND INSULATION
 4. - SUPPORT FAN FROM STRUCTURE

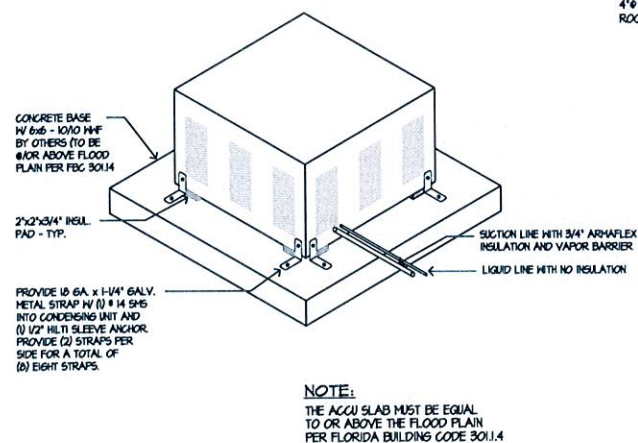
MI.05 CABINET E.F. DETAIL
NO SCALE



MI.06 FLEX DUCT DETAIL
NO SCALE

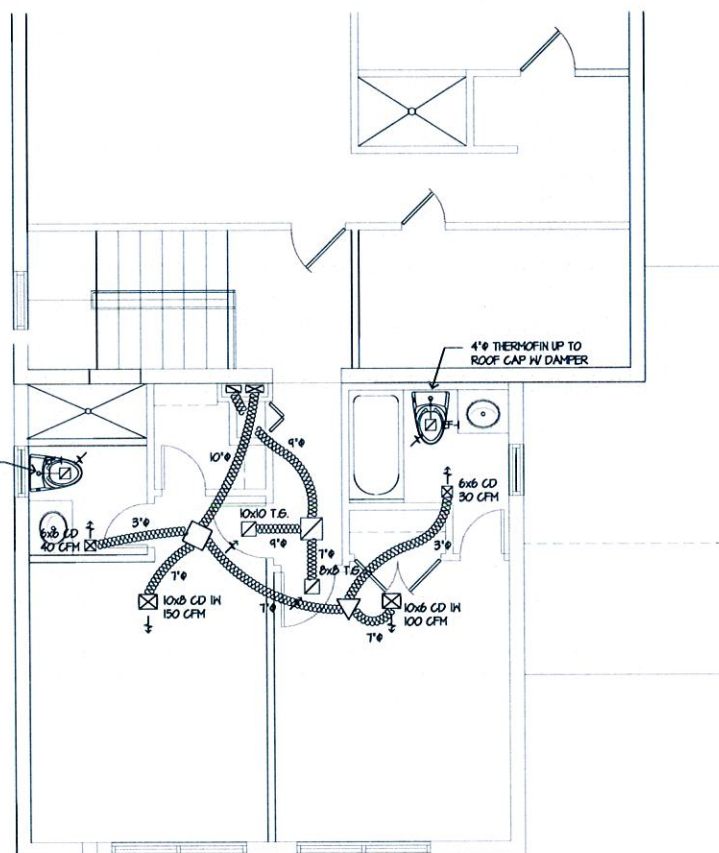


MI.04 AIR HANDLER DETAIL
NO SCALE

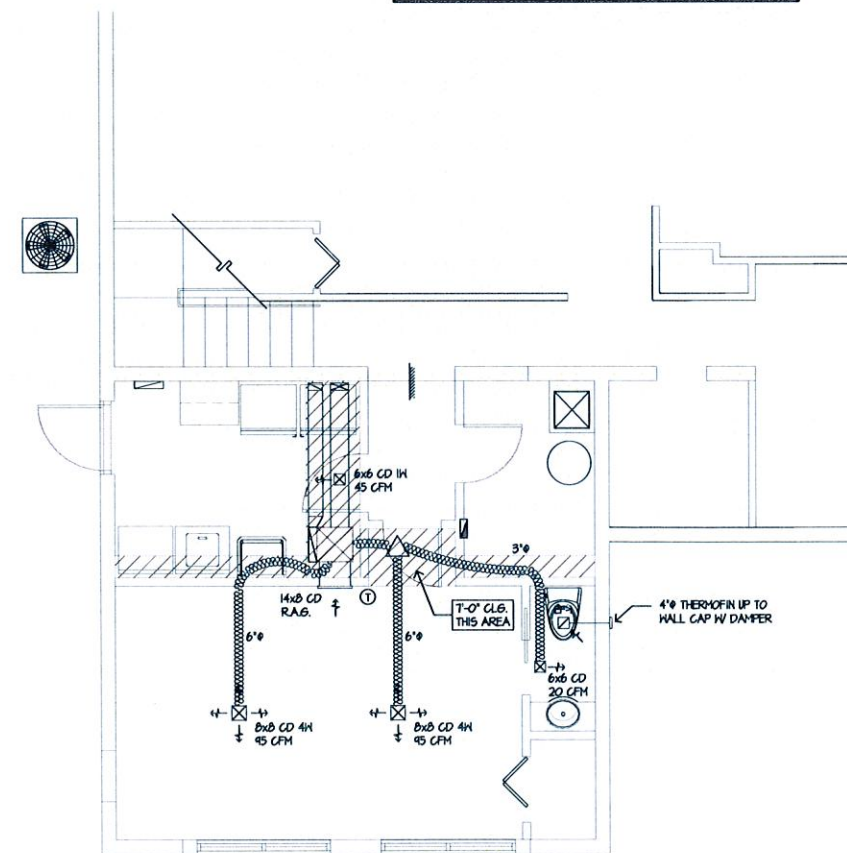


NOTE:
THE ACCU SLAB MUST BE EQUAL TO OR ABOVE THE FLOOD PLAIN PER FLORIDA BUILDING CODE 301.1.4

MI.03 ACCU MOUNTING DETAIL
NO SCALE



MI.02 SECOND FLOOR MECH. PLAN
SCALE: 1/4\"/>



MI.01 FIRST FLOOR MECH. PLAN
SCALE: 1/4\"/>

A/C SCHEDULE			
ZONE: FIRST & SECOND FLOOR ADDITION			
ACCU		AHU	
TBTUH	17140	CFM	600
SBTUH	12300	ESP	0.40"
HP.	1 1/2	BL. MTR.	1/3 HP.
EAT	75/63	ELECT. MTR.	5.0 kw
ELECTRIC	240-1-60	MODEL	FX40NF01BT
M.A.	11.8	SEER	16.0
M.F.	20	REF LINES	3/8" / 3/4"
MODEL	24ABC61BA	MFG.	CARRIER

EXHAUST FAN SCHEDULE					
FAN NO.	CFM	ESP"	ZONES	ELECTRIC	MODEL
EF #1	50	125"	3	115-1-60	GT450
					NITONE

AIR CONDITIONING SPEC'S

1. DRAWINGS ARE DIAGNOSTIC. 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 ENGINEER/ARCHITECT 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.

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 (BECKETT MODEL # 444WT) PER FBC 301.2.3
 2. CONDENSING UNITS ANCHORED IN ACCORDANCE WITH FBC 301.3.1 AND HVAC 2003 REVISIONS.
- THE AIR DISTRIBUTION SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH 601.4(b)(1) OF THE FBC. THE STATIC PRESSURE FOR DUCT SIZING IS CALCULATED @ 0.07\"/>



MEMBER:
AMERICAN
ARCHITECTS
AA2600107

DeMELLO
ARCHITECTURE

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

All ideas and designs indicated or represented by this drawing are the property of DeMello Architecture and were created and developed for use in connection with the specific project. None of such ideas and designs shall be used by any corporation for any purpose whatsoever without written permission of this office.

PROPOSED ADDITION AND
INTERIOR ALTERATIONS FOR
Mr. & Mrs. ZALMAN LIPSKAR

1311 KANE CONCOURSE
BAY HARBOR ISLANDS, FLORIDA

PLUMBING FLOOR PLAN, DETAILS, NOTES AND LEGEND

revisions
P2B REPORT DATE DEC. 8, 2016

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

M

of sheets

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
	EXIST. 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 KVA	NO DEM KVA	TRIP POLE	CON-DUIT	WIRE	REMARKS	CKT NO.	CKT NO.	REMARKS	WIRE	CON-DUIT	TRIP POLE	NO DEM KVA	DEM KVA
	10.0	60/2		EXIST	AHU #1	1	21	ACCU #1	EXIST		40/2	6.0	
				EXIST	AHU #2	2	22	ACCU #2	EXIST		45/2		
5.0		30/2		EXIST	DRYER	5	25	DISPOSAL	EXIST		20/1		1.5
5.0		30/2		EXIST	COOK TOP	6	26	PANEL 'B'	EXIST		50/2	10.6	
5.0		30/2		EXIST	OVEN	7	27		EXIST		20/1		1.5
				EXIST	SPARE	8	28		EXIST		15/1		
				EXIST	EVH	9	29		EXIST		30/2		4.5
	15/1			EXIST	GENERAL LIGHTING	10	30		EXIST		20/2		1.5
	15/1			EXIST	GENERAL LIGHTING	11	31		EXIST		20/1		1.5
	20/1			EXIST	GENERAL POWER & LIGHTING	12	32		EXIST		20/1		1.5
	20/1			EXIST	GENERAL POWER & LIGHTING	13	33		EXIST		20/1		1.5
	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		
	20/1			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		
					SPACE	19	39	GENERAL POWER & LIGHTING	EXIST		15/1		
						20	40	GENERAL POWER & LIGHTING	EXIST		15/1		
15.0	4.5											10.6	12.0

PANEL NOTES:

1. NON CONCURRENT LOAD

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

3. GFI BREAKER

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

PANEL NOTES:

- NON CONCURRENT LOAD
- LIGHTS AND RECEPTACLES @ 3 WATTS PER SQ. FT.
- GFI BREAKER

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

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 KVA	NO DEM KVA	TRIP POLE	CON- DUIT	WIRE	REMARKS	CKT NO	CKT NO	REMARKS	WIRE	CON- DUIT	TRIP POLE	NO DEM KVA	DEM KVA
	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 LTS/HALLWAY	15	16						
						17	18						
						19	20						
	5.0												1.5

PANEL NOTES:

① NON CONCURRENT LOAD

② LIGHTS AND RECEPTALS
● 3 WATTS PER SQ. FT.

③ 6FI BREAKER

1016 5F ● 3 Watts/5F _____ = 3.0 kw

LOAD LESS AVG (1.5 + 3.0) _____ = 4.5 kw

FIRST 10 kw ● 100% _____ = 4.5 kw

REMAINING ● 40% _____ = 0 kw

AVG ● 100% _____ = 5.0 kw

TOTAL LOAD _____ = 4.5 kw / 240V = 39.6 amps

PANEL NOTES:

- NON CONCURRENT LOAD
- LIGHTS AND RECEPTACLES @ 3 WATTS PER SQ. FT.
- GFI BREAKER

1,016 SF @ 3 Watts/SF = 3.0 kw
LOAD LESS A/C (1.5 + 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 = 31.6 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. KVA	NO DEM KVA	TRIP POLE	CON. DUIT	WIRE	REMARKS	CKT. NO.	CKT. NO.	REMARKS	WIRE	CON. DUIT	TRIP POLE	NO DEM KVA	DEM KVA
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 RECEPTABLES @ 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

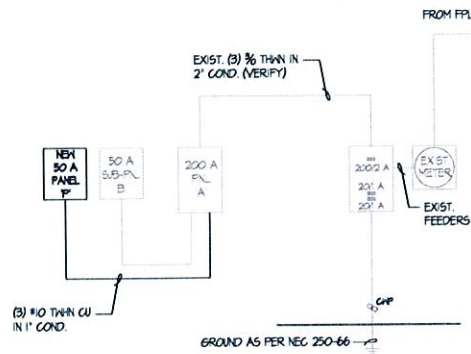
A/C @ 100% = 0 kw

TOTAL LOAD = 10.6 kw / 240V = 44.2 amps

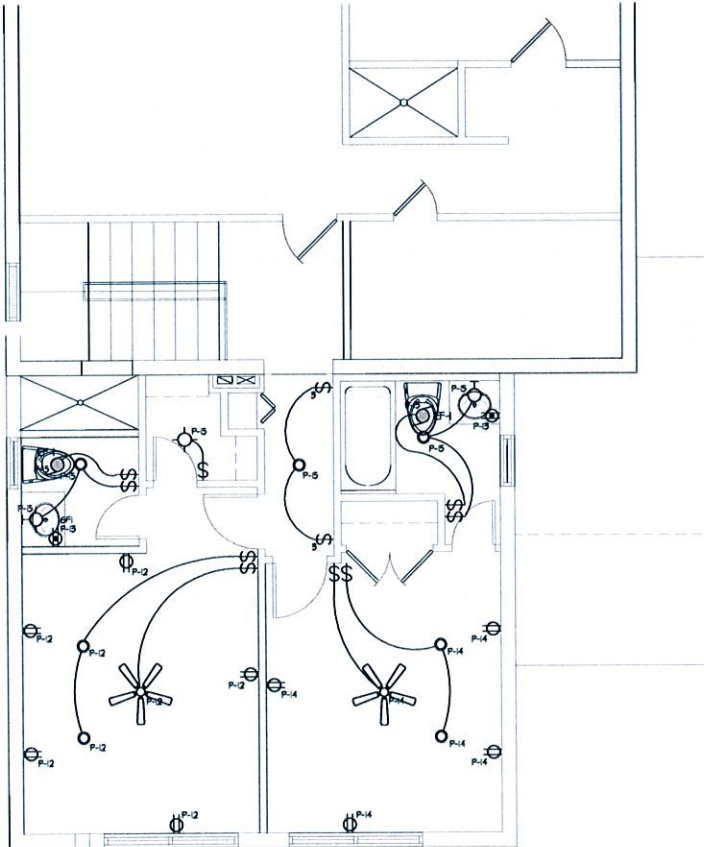
PANEL NOTES:

- NON CONCURRENT LOAD
- LIGHTS AND RECEPTACLES @ 3 WATTS PER SQ. FT.
- GFI BREAKER

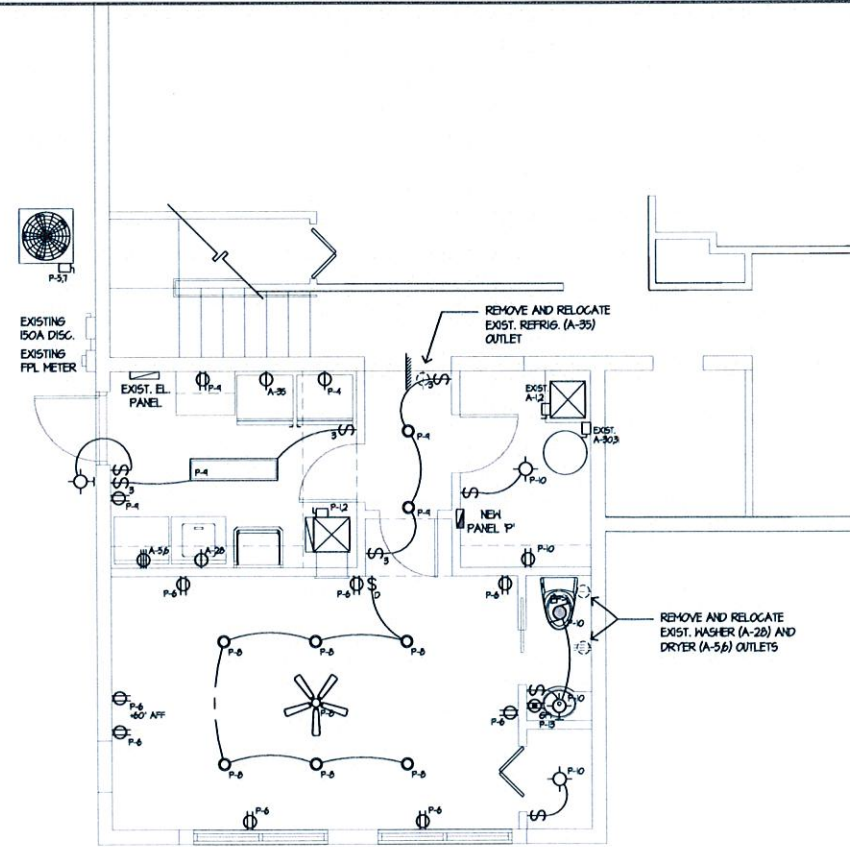
1,800 SF @ 3 Watts/SF = 5.4 kw
LOAD LESS A/C (5.4 + 6.0) = 11.4 kw
FIRST 10 kw @ 100% = 10.0 kw
REMAINING @ 40% = 0.6 kw
A/C @ 100% = 0 kw
TOTAL LOAD = 10.6 kw / 240V = 44.2 amps



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 ARCHITECTS
AA26001907

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

All ideas and designs indicated or represented by this drawing are the property of DeMello Architecture and were created and developed for use in connection with the specific project. None of such ideas and designs shall be used by or disclosed to any other person for any purpose whatsoever without written permission of this office.

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
P2B REPORT DATE DEC. 8, 2016

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

of sheets

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008
Expiration Date: July 31, 2015

No. 15566

SECTION A - PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

A1. Building Owner's Name

Schneur Zaltman Lipskar; Chana Margolis Lipskar

Policy Number:

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
1311 Kane Concourse

Company NAIC Number:

City

State
FloridaZIP Code
33154A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
Folio # 13-2227-001-6360 Lot 13, Block 34 of BAY HARBOR ISLAND, PB 46, PG 5

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential

Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A5. Latitude/Longitude: Lat. 25°53'12"N Long. 80°07'59"W

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 1B

A8. For a building with a crawlspace or enclosure(s):

A9. For a building with an attached garage:

- | | | | | | |
|--|---|-------|--|---|-------|
| a) Square footage of crawlspace or enclosure(s) | NA | sq ft | a) Square footage of attached garage | +/-400 | sq ft |
| b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade | NA | sq in | b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade | NA | sq in |
| c) Total net area of flood openings in A8.b | NA | sq in | c) Total net area of flood openings in A9.b | NA | sq in |
| d) Engineered flood openings? | ☐ Yes ☒ No | | d) Engineered flood openings? | ☐ Yes ☒ No | |

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number
Town of Bay Harbor Island 120637B2. County Name
Miami-DadeB3. State
Florida

B4. Map/Panel Number 12086C 0144	B5. Suffix L	B6. FIRM Index Date 09/11/2009	B7. FIRM Panel Effective/Revised Date 09/11/2009	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 8'
-------------------------------------	-----------------	-----------------------------------	---	-------------------------	---

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.

☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source: _____B11. Indicate elevation datum used for BFE in Item B9: ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: _____B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No

Designation Date: NA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on:

☐ Construction Drawings*☐ Building Under Construction*☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only. Enter meters.

Benchmark Utilized: M-DCo BM # R-243

Vertical Datum: NGVD 1929

Indicate elevation datum used for the elevations in Items a) through h) below. ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: _____
Datum used for building elevations must be the same as that used for the BFE.

- | | | |
|--|-------|--|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor) | 8.35 | ☒ feet ☐ meters |
| b) Top of the next higher floor | 19.30 | ☒ feet ☐ meters |
| c) Bottom of the lowest horizontal structural member (V Zones only) | NA | ☒ feet ☐ meters |
| d) Attached garage (top of slab) | 8.81 | ☒ feet ☐ meters |
| e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) | 8.12 | ☒ feet ☐ meters |
| f) Lowest adjacent (finished) grade next to building (LAG) | 6.4 | ☒ feet ☐ meters |
| g) Highest adjacent (finished) grade next to building (HAG) | 6.6 | ☒ feet ☐ meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support | NA | ☒ feet ☐ meters |

Check the measurement used.

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available.

I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

☒ Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? ☐ Yes ☒ No

Certifier's Name Odalys C. Bello Iznaga

License Number LS 6169

Title Professional Land Surveyor & Mapper

Company Name Bello & Bello Land Surveying Corporation

Address 12230 S.W. 131 Avenue, Suite 201

City Miami

State Florida ZIP Code 33186

Signature

Date

Telephone (305) 251-9606

10/07/2015
PLACE SEAL HERE
PSM#6169

ELEVATION CERTIFICATE, page 2

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt. Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1311 Kane Concourse			Policy Number:
City Bay Harbor Island	State Florida	ZIP Code 33154	Company NAIC Number:

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments: For A5: Long, and Lat. as determined from geo-referenced digital ortho oriented picture found in GoogleEarth 14 (accurate within 66 feet or less) For C2 e): Elevation, if shown, denotes lowest elevation of A/C Unit Pad located outside and near the structure. Crown of Road Elevation = 5.34'

Signature 

Date 10/07/2015

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawl space, or enclosure) is N.A. ☐ feet ☐ meters ☐ above or ☐ below the HAG.
b) Top of bottom floor (including basement, crawl space, or enclosure) is N.A. ☐ feet ☐ meters ☐ above or ☐ below the LAG.
- E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see page 8-9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is N.A. ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is N.A. ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is N.A. ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name

Address	City	State	ZIP Code
Signature	Date	Telephone	

Comments

☐ Check here if attachments

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. Puerto Rico only, enter meters.

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
-------------------	------------------------	---

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters Datum _____

G10. Community's design flood elevation: _____ ☐ feet ☐ meters Datum _____

Local Official's Name	Title
Community Name	Telephone
Signature	Date
Comments	

☐ Check here if attachment

Building Photographs

See Instructions for Item A6.

IMPORTANT: In these spaces, copy the corresponding information from Section A.

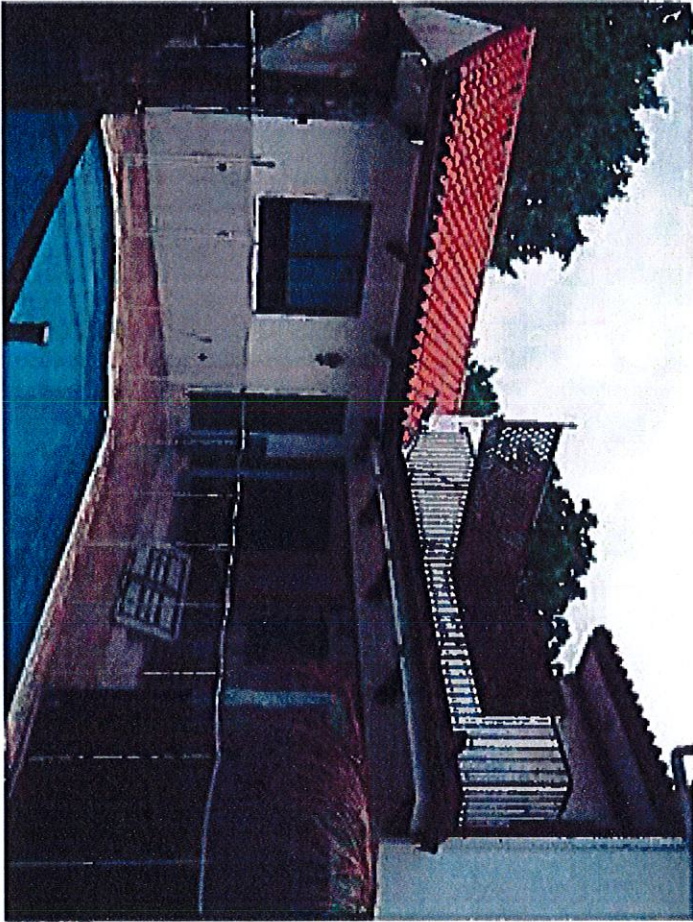
Building Street Address (including Apt. Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1311 Kane Concourse			FOR INSURANCE COMPANY USE	
			Policy Number	
City Bay Harbor Island	State Florida	ZIP Code 33154	Company NAIC Number	

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

Front View: 10/07/2015



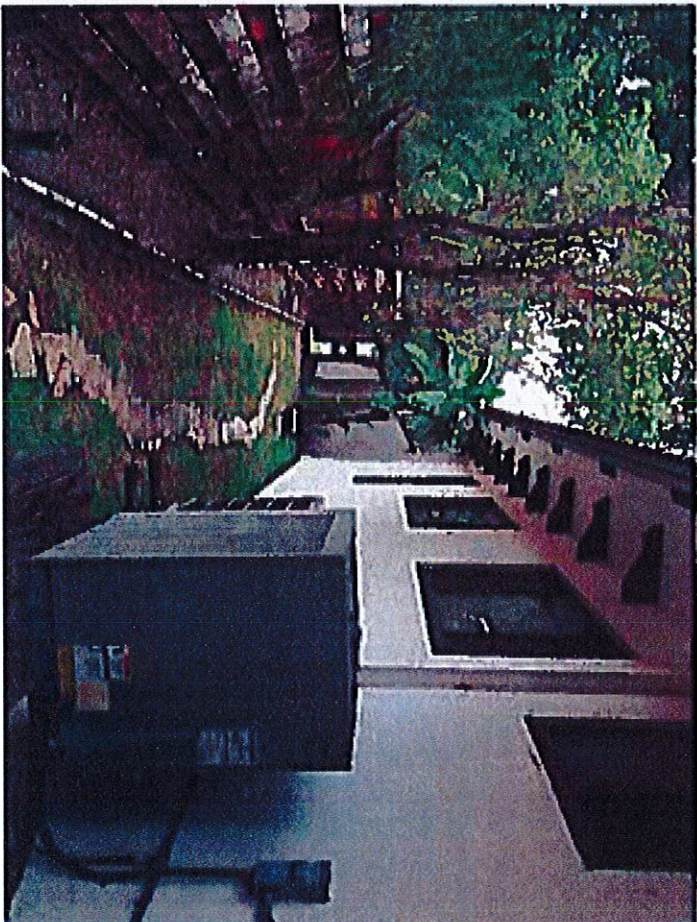
Rear View: 10/07/2015



Side View: 10/07/2015



Side View: 10/07/2015



Google Maps 1322 97th St
1310 97th



Image capture: Apr 2011 © 2016 Google

Bay Harbor Islands, Florida
Street View - Apr 2011

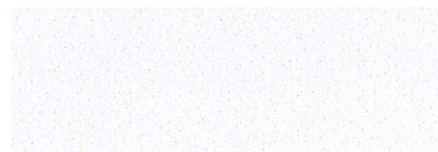


Google Maps 96th St
1311 Kane



Image capture: Aug 2016 © 2016 Google

Bay Harbor Islands, Florida
Street View - Aug 2016



Google Maps 1336 97th St
1330 97th



Image capture: Apr 2011 © 2016 Google

Bay Harbor Islands, Florida
Street View - Apr 2011

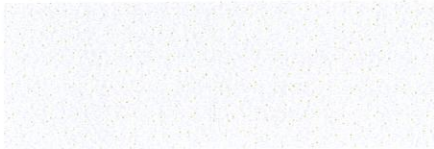


Google Maps 96th St
1331 Kane



Image capture: Aug 2016 © 2016 Google

Bay Harbor Islands, Florida
Street View - Aug 2016





9614 Broadview Terrace
9600 Broadview Terr

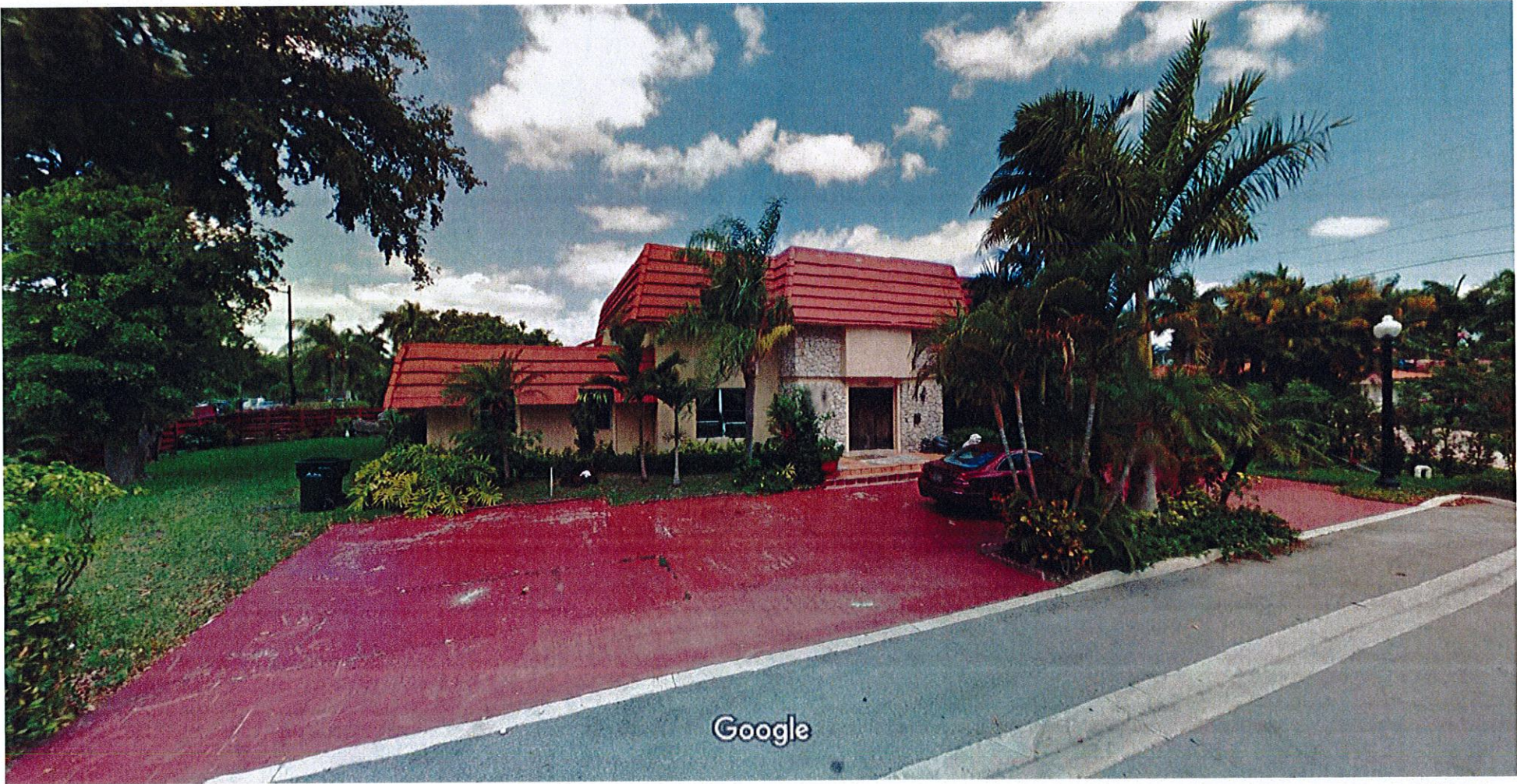


Image capture: May 2014 © 2016 Google

Bay Harbor Islands, Florida
Street View - May 2014

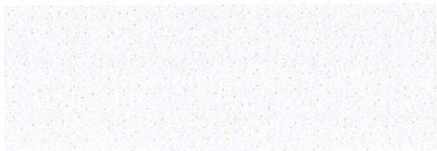


Google Maps 9672 Broadview Terrace
9650 Broadview Terr



Image capture: May 2014 © 2016 Google

Bay Harbor Islands, Florida
Street View - May 2014





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

COPYRIGHT 2015 ALL RIGHTS RESERVED. THIS DOCUMENT AND THE IMPROVEMENTS DESCRIBED HEREIN ARE COPYRIGHTED UNDER THE LAWS OF THE UNITED STATES OF AMERICA. USE OF THIS DOCUMENT IS GRANTED BY LICENSE ONLY FOR A ONE TIME SINGULAR USE BY REGISTERED LICENSE HOLDER. THIS DOCUMENT MAY NOT BE REPRODUCED OR DUPLICATED WITHOUT THE WRITTEN CONSENT OF CHRISTOPHER CAWLEY LANDSCAPE ARCHITECT. FAILURE TO COMPENSATE CHRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE LLC FULLY SHALL IMMEDIATELY VOID THIS LICENSE AND ALL RIGHTS TO USE THIS DOCUMENT.

CHRISTOPHER CAWLEY | CC LA
LANDSCAPE ARCHITECTURE LLC
Florida Landscape Architecture Business LC 26000460
780 NE 69th Street | Suite 1106 | Miami, FL 33138
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 CAWLEY, RLA
Florida License LA 6666786

Title: COVER

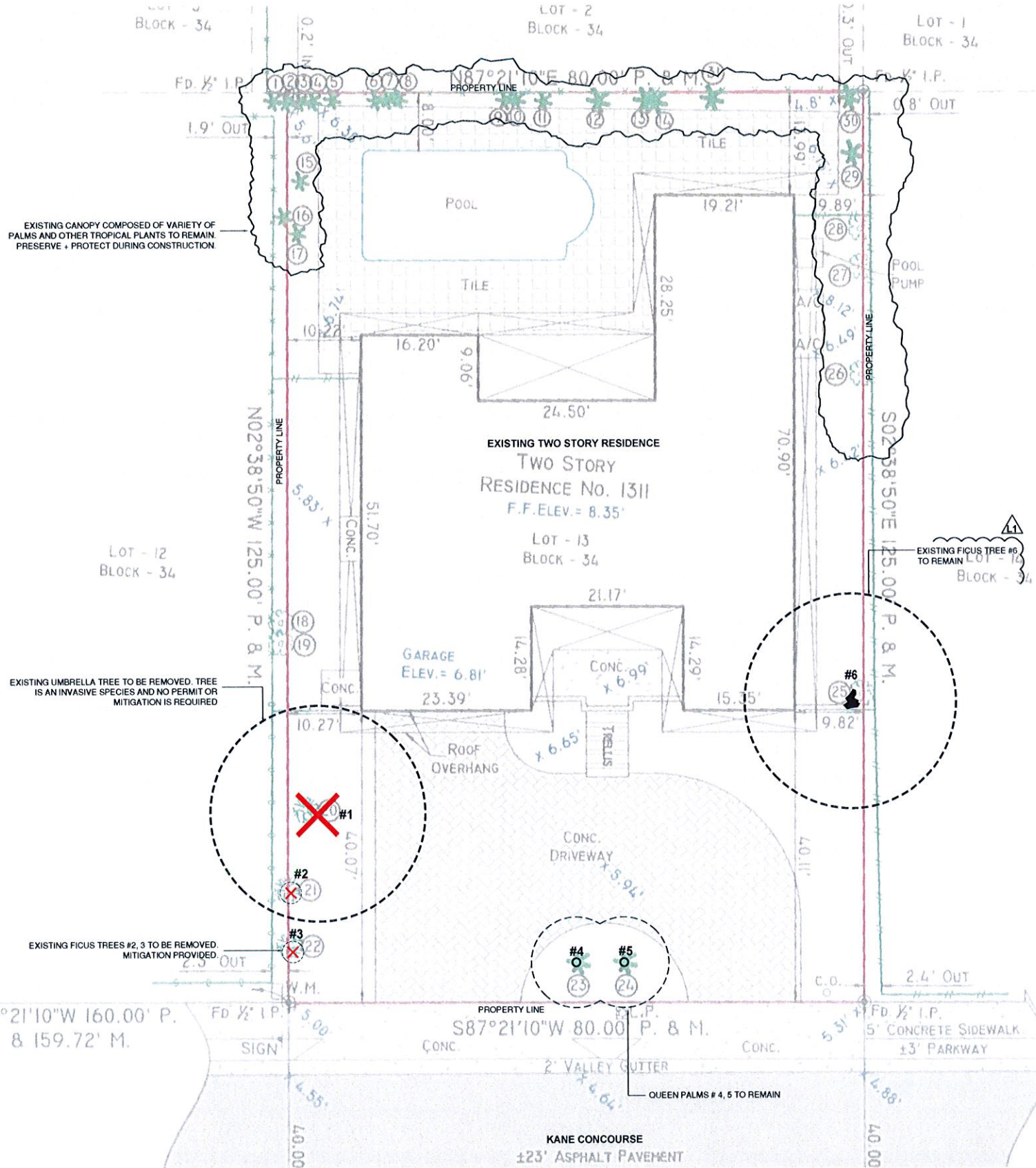
Scale:

Date: MARCH 21, 2015

Drawing

L-0

BAY HARBOR ISLANDS LANDSCAPE SUBMITTAL



C.M.B. EXISTING TREE LEGEND

✗ TREE TO BE REMOVED.

EXISTING TREE INVENTORY + DISPOSITION CHART

NUMBER	COMMON NAME	BOTANICAL NAME	D.B.H. (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITION	DISPOSITION	CANOPY LOSS / MIT. REQ. (SF)	COMMENTS
#1	UMBRELLA TREE	Schefflera actinophylla	+/- 48"	+/- 40'	+/- 30'	FAIR	REMOVE	707 SF	INVASIVE SPECIES. NO PERMIT OR MIT. REQ.
#2	FIGUS TREE	Ficus benjamina	+/- 10"	+/- 8'	+/- 1.2'	GOOD	REMOVE	2 SF	IN CONFLICT. MITIGATION PROVIDED
#3	FIGUS TREE	Ficus benjamina	+/- 8"	+/- 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	FIGUS TREE	Ficus benjamina	+/- 14"	+/- 28'	+/- 30'	GOOD	REMAIN	0 SF	PRESERVE + PROTECT DURING CONSTRUCTION

TOTAL MITIGATION REQUIRED: 5 SF
TOTAL MITIGATION PROVIDED: 1,500 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.
2. THE INFORMATION AS PRESENTED HEREIN HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT ON 06.03.16.
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+W 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.

EXISTING TREE DISPOSITION + PLAN



COPYRIGHT 2015. ALL RIGHTS RESERVED.
THIS DOCUMENT AND THE IMPROVEMENTS
DESCRIBED HEREIN ARE COPY RIGHTED
UNDER THE LAWS OF THE UNITED STATES OF
AMERICA. USE OF THIS DOCUMENT IS
GRANTED BY LICENSE ONLY FOR A ONE TIME
SINGULAR USE BY REGISTERED LICENSE
HOLDERS. THIS DOCUMENT MAY NOT BE
REPRODUCED OR DUPLICATED WITHOUT THE
WRITTEN CONSENT OF CHRISTOPHER
CRAWLEY LANDSCAPE ARCHITECTURE LLC. FAILURE
TO COMPLY WITH CHRISTOPHER CRAWLEY
LANDSCAPE ARCHITECTURE LLC FULLY
SHALL IMMEDIATELY VOID THIS LICENSE
AND ALL RIGHTS TO USE THIS DOCUMENT.

CHRISTOPHER CRAWLEY
LANDSCAPE ARCHITECTURE LLC
Florida Landscape Architecture Business License LC 26000480
780 NE 68th Street | Suite 1106 | Miami, FL 33138
T 305.979.1585 | www.christophercrawley.com

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

No.	Date	Description
1	08.11.16	P2B COMMENTS DATED 07.12.16
2	10.31.16	P2B COMMENTS DATED 10.24.16

Professional Seal

CHRISTOPHER CRAWLEY, RLA
Florida License LA 666786
Title: LANDSCAPE PLAN
Scale: 1/8"=1'-0"
Date: MARCH 21, 2015
Drawing:

L-1

LANDSCAPE PLAN LEGEND

- TOWN OF BAY HARBOR ISLAND NOTES:**
 1. 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)
 2. EXISTING SITE CONDITIONS HAVE BEEN FIELD VERIFIED BY LANDSCAPE ARCHITECT.
 3. 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.

The site plan for Kane Concourse illustrates the layout of the property, including the existing two-story residence, pool, and driveway. The plan is bounded by the property line and the Kane Concourse. Key features include:

- EXISTING POOL** and **EXISTING POOL DECK** located in the upper left portion of the site.
- EXISTING TWO STORY RESIDENCE** situated in the center of the property.
- NEW DRIVEWAY** located in the lower right portion of the site.
- EXISTING FICUS TREE #6** located near the residence, marked for preservation.
- EXISTING CANOPY** composed of various tropical plants, marked for preservation.
- SHADED AREA** indicating the existing landscape design to be preserved.
- NATIVE CRABWOOD SHRUBS** provided along the sides of the property for additional screening.
- PLANTINGS** including:
 - 25 PSY (Podocarpus)
 - 30 POD2 (Podocarpus)
 - 13 BES (Banksia)
 - 4 POD2 (Podocarpus)
 - 2 BS (Banksia)
 - 20 CLG (Clusia)
 - 30 CLN (Clusia)
 - 55 FGI (Ficus)
 - 2 TBG (Tillandsia)
 - 32 POD (Podocarpus)
 - 88 BES (Banksia)
 - 2 BS (Banksia)
 - 20 CLG (Clusia)
- EXISTING SIDEWALK** located along the bottom edge of the property.
- QUEEN PALMS # 4, 5 TO REMAIN** located near the driveway.
- 30" HT CLUSIA NANA SHRUBS** located near the driveway.
- 7' HT PODOCARPUS SHRUBS** located along the left property line.
- 7' HT PODOCARPUS SHRUBS** located along the right property line.
- STEPS - LANDING** located near the residence.
- LAWN** areas located near the residence and driveway.

The plan also includes a grid system with letters A, B, and C, and numbers 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

CHRISTOPHER CAWLEY | CC
LANDSCAPE ARCHITECTURE LLC | LA
Florida Landscape Architecture Business, LC 26000460
780 NE 69th Street | Suite 1106 | Miami, FL 33138
T 305.979.1565 | www.christophercawley.com

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

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

Professional Seal

CHRISTOPHER CAWLEY, RLA
Florida License LA 6666786

Title: LANDSCAPE PLANNER

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

Date: MARCH 21, 2015

Drawing

No.	Date	Description
1	08.11.16	P2B COMMENTS DATED 07.12.16
2	10.31.16	P2B COMMENTS DATED 10.24.16

Professional Seal

CHRISTOPHER CRAWLEY, RLA
Florida License LA 5665786

Title: NOTES + DETAILS

Scale:

Date: MARCH 21, 2015

Drawing

L-3

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER
2. CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF, AVOID, AND PROTECT ALL UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES
3. TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION

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.

4. ALL PLANTING SOIL SHALL BE 50/50 TOPSOIL SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR 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.

5. 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.
6. 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 FALLS 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.
7. IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH 50% OVERLAP MINIMUM AND BE PROVIDED BY A FULLY AUTOMATIC IRRIGATION SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "F" IRRIGATION

IRRIGATION NOTES

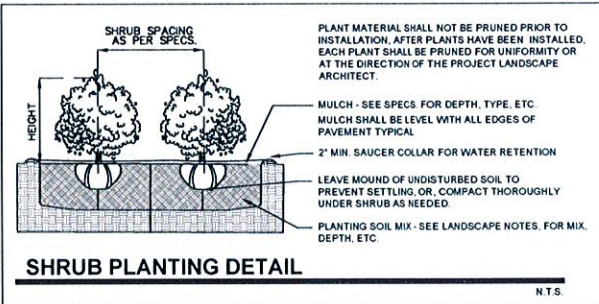
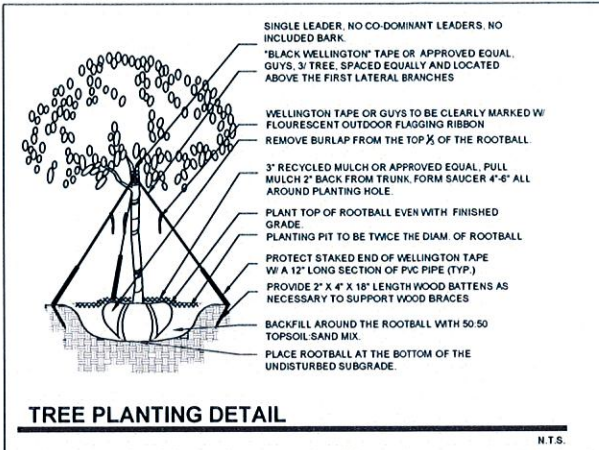
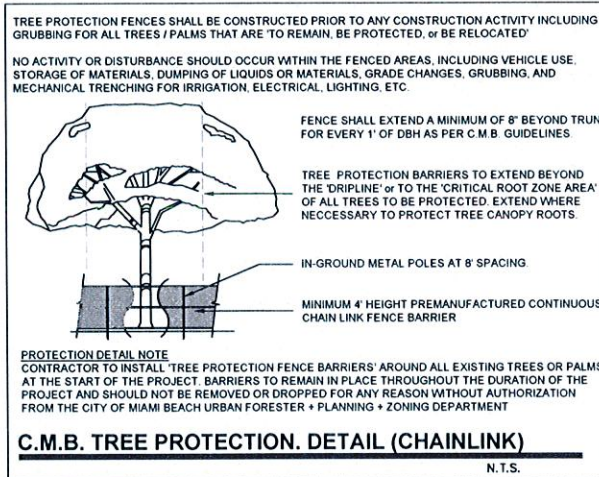
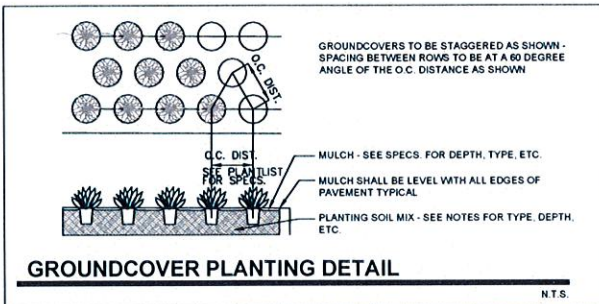
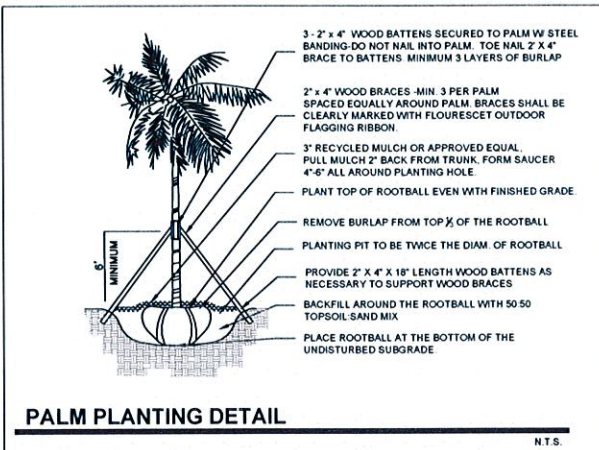
1. IRRIGATION CONTRACTOR SHALL PROVIDE, FURNISH, AND INSTALL A FULLY AUTOMATIC IRRIGATION SYSTEM WHICH WILL COMPLY WITH ALL LOCAL CODE, STATE CODE, & WATER MANAGEMENT DISTRICT (SWFMD) REQUIREMENTS
2. THE IRRIGATION CONTRACTOR SHALL SCHEDULE AN ON-SITE PRE-CONSTRUCTION CONFERENCE WITH THE OWNER AND THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO COMMENCEMENT OF INSTALLATION OF THE IRRIGATION SYSTEM
3. 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
4. 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
5. 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
6. THE CONTRACTOR SHALL SECURE ALL WORK WITH THE PROJECT MANAGER, LANDSCAPE CONTRACTOR AND ALL OTHER CONTRACTORS TO INSURE PROPER INSTALLATION, SCHEDULING, AND PROCEDURE
7. 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

8. 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
9. 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.
10. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS, AND SOD / LAWN SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE
11. **ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS LANDSCAPE ASSOCIATION (FNGLA) 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.

12. 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
13. 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 6 MONTHS OF SUPPLEMENTAL HAND OR AUTOMATIC IRRIGATION SYSTEM WATERING SHALL BE REQUIRED TO AID IN NEW TREE OR PALM ESTABLISHMENT.
14. FERTILIZATION: ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. FERTILIZER SHALL BE OSMACOTE OR APPROVAL EQUAL



COPYRIGHT 2015 ALL RIGHTS RESERVED
THIS DOCUMENT AND THE IMPROVEMENTS
DESCRIBED HEREIN ARE COPYRIGHTED
UNDER THE LAWS OF THE UNITED STATES OF
AMERICA. USE OF THIS DOCUMENT IS
GRANTED BY LICENSE ONLY FOR A ONE TIME
SINGLE USE. THIS DOCUMENT MAY NOT BE
MODIFIED OR DUPLICATED WITHOUT THE
WRITTEN CONSENT OF CHRISTOPHER
CRAWLEY LANDSCAPE ARCHITECT. FAILURE
TO COMPLY WITH CHRISTOPHER CRAWLEY
LANDSCAPE ARCHITECTURE, LLC FULLY
SHALL IMMEDIATELY VOID THIS LICENSE
AND ALL RIGHTS TO USE THIS DOCUMENT.
CONTRACTORS OR USERS OF THIS
DOCUMENT ARE RESPONSIBLE FOR FIELD
VERIFYING ALL SITE CONDITIONS PRIOR TO
PROCEEDING WITH WORK.

CHRISTOPHER CRAWLEY | CC
LANDSCAPE ARCHITECTURE, LLC | LA
Florida Landscape Architecture Business, LC 26000460
780 NE 68th Street | Suite 1106 | Miami, FL 33138
T 305.979.1585 | www.christophercawley.com

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

No.	Date	Description
1	08.11.16	P2B COMMENTS DATED 07.12.16
2	10.31.16	P2B COMMENTS DATED 10.24.16
3	12.12.16	P2B - UPDATED ELEVATION

Professional Seal

CHRISTOPHER CRAWLEY, RLA

Florida License LA 0006736

Title: ELEVATIONS

Scale: 3/16"=1'-0"

Date: MARCH 21, 2015

Drawing

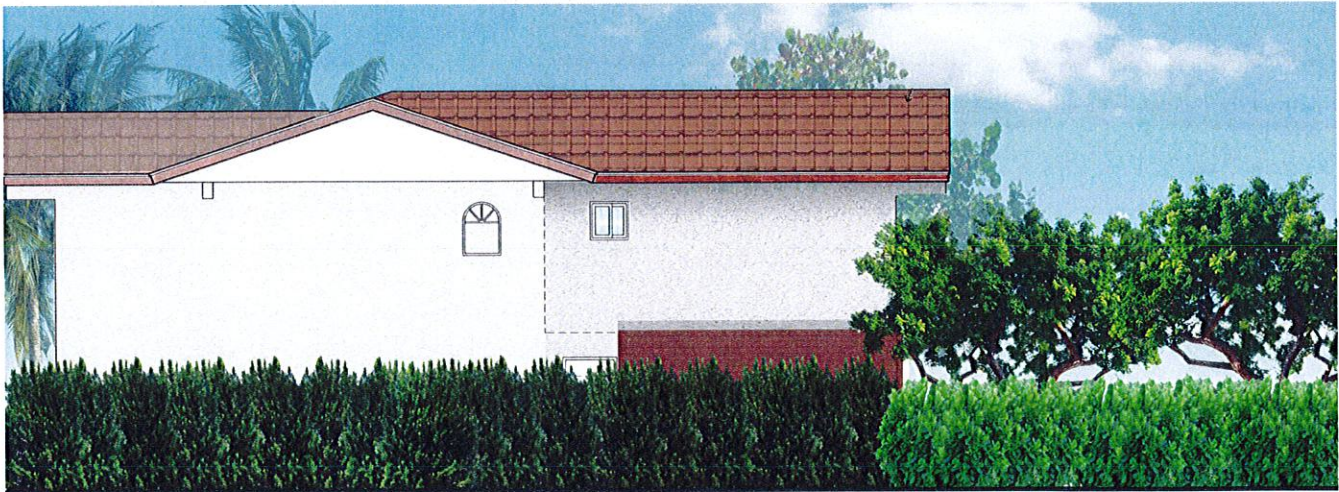
L-4



FRONT ELEVATION
SCALE: 3/16"= 1'0"



EAST ELEVATION
SCALE: 3/16"= 1'0"



WEST ELEVATION
SCALE: 3/16"= 1'0"

ELEVATIONS

AGENDA ITEM REPORT

February 7, 2017

ITEM NUMBER: 3.

ITEM: Request for approval for revisions for “Sawmill LLC” located at 9420 W. Broadview Drive, Lots 83-84 of Block 23. On August 4, 2015 the Board approved the addition and renovations as proposed. The owner is now proposing a few modifications to the previously approved plan. Some of the revisions consist of enclosing the existing two car garage, modify the front entry design and add a portico. 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.	Site Plan & Elevations	9420WBdrvdDr.pdf
2.	Staff Report	9420 WBVD SFR - PZB Staff Report - Revisions - Nov 15 2016.pdf

ADDITION AND RENOVATION TO EXISTING RESIDENCE

9420 W. BROADVIEW DRIVE,

BAY HARBOR ISLANDS, FLORIDA 33154



CLIENT
9420 BROADVIEW DR.
BAY HARBOR ISLANDS, FL. 33154

ARCHITECT
CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 BISCAYNE BLVD. SUITE 201
MIAMI, FL 33138
(305) 434-8338

LANDSCAPE ARCHITECTURE
MGRM, CHRISTOPHER CAWLEY LANDSCAPE
ARCHITECTURE LLC
780 NE 79 TH STREET SUITE 1106
MIAMI, FL 33138
(305) 979-1585
LC 26000460

STRUCTURAL ENGINEER
QUALITY STRUCTURAL DESIGN, P.E.
429 LENOX AVE. SUITE 5W09
MIAMI BEACH, FL 33139
(786) 419-2853

MEP ENGINEER
MEGPE ENGINEERS, INC.
13301 SW 132nd AVENUE, SUITE 211
MIAMI, FL 33186
(786) 732-6870

CIVIL ENGINEER
TERRA CIVIL ENGINEERING
4011 W. FLAGLER STREET STE. 404
MIAMI, FL 33134
(305) 499-5010

ADDITION AND RENOVATION TO
EXISTING RESIDENCE
9420 W. BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

seal

Ralph Choeff
registered architect
AR0009679

comm no.
1454

date:
05/07/15

revised:

sheet no.
A-0.0

PREVIOUSLY APPROVED DESIGN

REQUEST FOR APPROVAL OF PLAN REVISIONS TO ADDITION AND RENOVATION OF EXISTING RESIDENCE

9420 W. BROADVIEW DRIVE,

BAY HARBOR ISLANDS, FLORIDA 33154



CLIENT
3420 BROADVIEW DR.
BAY HARBOR ISLANDS, FL. 33154

ARCHITECT
CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 BISCAYNE BLVD. SUITE 201
MIAMI, FL 33138
(305) 434-8338

LANDSCAPE ARCHITECTURE
MGRM, CHRISTOPHER CAWLEY LANDSCAPE
ARCHITECTURE LLC
780 NE 19 TH STREET SUITE 1106
MIAMI, FL 33138
(305) 979-1585
LC 26000460

STRUCTURAL ENGINEER
QUALITY STRUCTURAL DESIGN, P.E.
429 LENOX AVE. SUITE 5W03
MIAMI BEACH, FL 33139
(786) 419-2853

MEP ENGINEER
MEGPE ENGINEERS, INC.
13301 SW 132ND AVENUE, SUITE 211
MIAMI, FL 33186
(786) 732-6870

CIVIL ENGINEER
TERRA CIVIL ENGINEERING
4011 W. FLAGLER STREET STE. 404
MIAMI, FL 33134
(305) 499-5010

APPLICABLE CODE NOTE:
APPLICABLE CODE: FBC 2010 RESIDENTIAL - ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH F.B.C. 2010 RESIDENTIAL.

SURVEYOR NOTE
CONTRACTOR SHALL FIELD VERIFY, PRIOR TO CONSTRUCTION, THAT ALL SETBACKS ARE MET PER SITE PLAN AND THAT RESIDENCE AND ITS APPURTENANCES SIT ON SITE EXACTLY AS PER THIS SITE PLAN. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

FLOOD ELEVATION NOTE:
ALL ELECTRICAL, MECHANICAL & PLUMBING EQUIPMENT IS TO BE ABOVE BASE FLOOD ELEVATION (+8'-0" NGVD). ALL CONSTRUCTION & FINISH MATERIALS BELOW BASE FLOOD ELEVATION ARE TO BE FLOOD RESISTANT.

DRAINAGE NOTE
ALL DRAINAGE SHALL BE CONTAINED ON PROPERTY AND SHALL NOT DRAIN ONTO NEIGHBORING PROPERTY.

SLOPE GRADE AWAY FROM NEW CONSTRUCTION

TERMITE PROTECTION NOTE
TERMITE PROTECTION SHALL BE PROVIDED BY FLORIDA REGISTERED TERMICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION.

SOIL SHALL BE TERMITE TREATED PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL POST A WEATHER RESISTANT JOB BOARD TO RECEIVE DUPLICATE TREATMENT CERTIFICATES & SHALL DISPLAY PRODUCT USED, IDENTITY OF APPLICATOR, TIME & DATE OF TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION & NUMBER OF GALLONS USED.

SITE CALCULATIONS AND PROJECT DATA NOTE:
FOR SITE CALCULATIONS AND PROJECT DATA, SEE SHEET A-04.

SETBACK NOTE:
ADDITIONS / RENOVATIONS TO THIS RESIDENCE DO NOT EXCEED EXISTING RESIDENCE PROFILE.

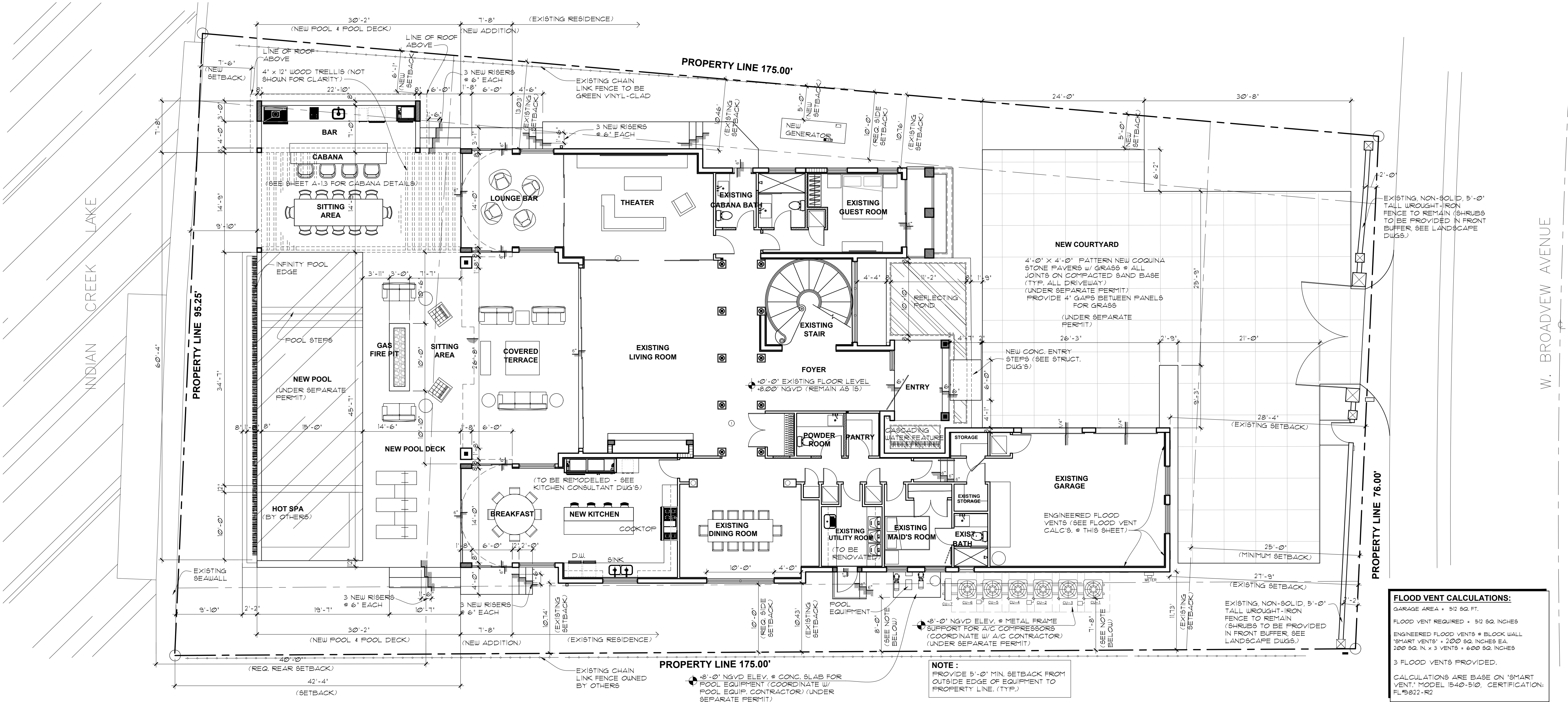
LEGAL DESCRIPTION

PORTION OF LOT 83 AND PORTION OF LOT 84, BLOCK 23 BAY HARBOR ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, AT PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

9420 W. BROADVIEW DRIVE, BAY HARBOR ISLANDS, FLORIDA 33154

ZONING DATA	REQUIRED /ALLOWED	EXISTING	PROVIDED
CLASSIFICATION:	RD		
FLOOD ZONE:	AE		
MIN. FLOOD ELEVATION:	+8.00' NG.V.D.	+8.00' NG.V.D.	+8.00' NG.V.D.
LOT AREA:	14,731 S. F. (100%)	14,731 S. F. (100%)	14,731 S. F. (100%)
MIN. FLOOR AREA (AC):	2,000 S. F.	6,654 S. F.	7,593 S. F.
MAX. BUILDING HEIGHT:	25'-0"	25'-0"	25'-0"
FRONT SETBACK:	25'-0"	27'-9"	27'-9"
REAR SETBACK:	40'-0"	42'-4"	42'-4"
SIDE SETBACKS:	10'-0"	W 10.46' E 10.43'	W 10.46' E 10.43'



FLOOD VENT CALCULATIONS:
GARAGE AREA = 512 SQ. FT.
FLOOD VENT REQUIRED = 512 SQ. INCHES
ENGINEERED FLOOD VENTS = BLOCK WALL
"SMART" VENTS = 200 SQ. INCHES EA.
200 SQ. IN. x 3 VENTS = 600 SQ. INCHES
3 FLOOD VENTS PROVIDED.
CALCULATIONS ARE BASED ON "SMART VENT", MODEL 1540-510, CERTIFICATION: FL-5827-R2

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

ADDITION AND RENOVATION TO EXISTING RESIDENCE

9420 W. BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

seal

Ralph Choeff
registered architect
AR0009679

comm no.
1454

date:
05/07/15

revised:

sheet no.

A-1.0

PREVIOUSLY APPROVED DESIGN

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
(t) 305.434.8338
(f) 305.892.5292
www.choefflevy.com
8425 Biscayne Blvd. suite 201
Miami, Florida 33138

APPLICABLE CODE: FBC 2010 RESIDENTIAL - ALL
PLANS AND CALCULATIONS HAVE BEEN PREPARED
IN COMPLIANCE WITH F.B.C. 2010 RESIDENTIAL.

CONTRACTOR SHALL FIELD VERIFY, PRIOR TO CONSTRUCTION, THAT ALL SETBACKS ARE MET PER SITE PLAN AND THAT RESIDENCE AND ITS AMENITIES SIT ON SITE EXACTLY AS PER THIS SITE PLAN. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

ALL ELECTRICAL, MECHANICAL & PLUMBING EQUIPMENT IS TO BE ABOVE BASE FLOOD ELEVATION (+8'-0" NGVD) - ALL CONSTRUCTION & FINISH MATERIALS BELOW BASE FLOOD ELEVATION ARE TO BE FLOOD RESISTANT.

ALL DRAINAGE SHALL BE CONTAINED ON PROPERTY
AND SHALL NOT DRAIN ONTO NEIGHBORING
PROPERTY

TERMITE PROTECTION SHALL BE PROVIDED BY FLORIDA REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION.

CONTRACTOR SHALL POST A WEATHER RESISTANT JOB BOARD TO RECEIVE DUPLICATE TREATMENT CERTIFICATES & SHALL DISPLAY PRODUCT USED, IDENTITY OF APPLICATOR, TIME & DATE OF TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION & NUMBER OF GALLONS USED.

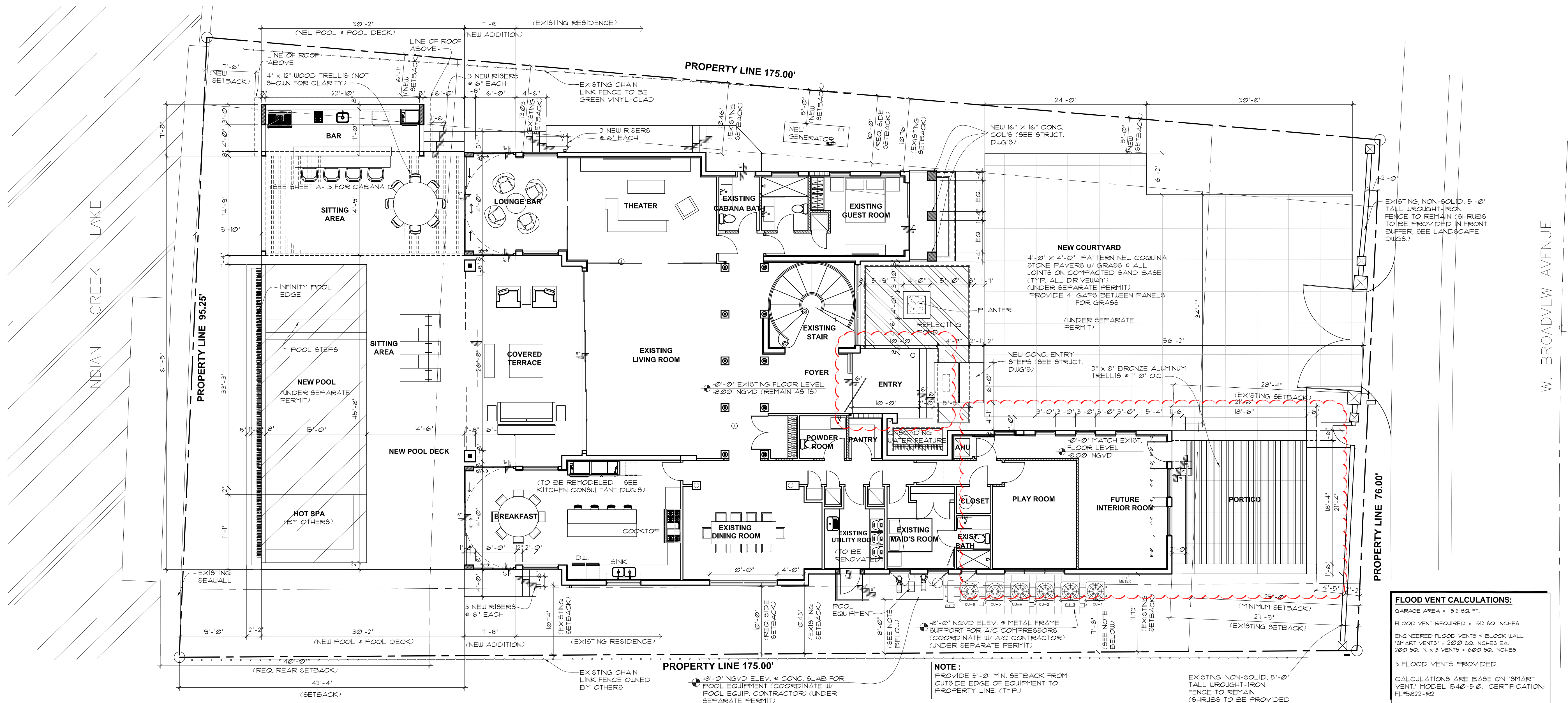
FOR SITE CALCULATIONS AND PROJECT DATA, SEE SHEET A-0.4.

ADDITIONS / RENOVATIONS TO THIS RESIDENCE DO NOT EXCEED EXISTING RESIDENCE PROFILE.

PORTION OF LOT 83 AND PORTION OF LOT 84, BLOCK
23 BAY HARBOR ACCORDING TO THE PLAT THEREOF
AS RECORDED IN PLAT BOOK 46, AT PAGE 5, OF THE
PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

9420 W. BROADVIEW DRIVE, BAY HARBOR ISLANDS,
FLORIDA 33154

ZONING DATA	REQUIRED /ALLOWED	EXISTING	PROVIDED
CLASSIFICATION:	RD		
FLOOD ZONE:	AE		
MIN. FLOOD ELEVATION:	+8.00' NG.V.D.	+8.00' NG.V.D.	+8.00' NG.V.D.
LOT AREA:	14,131 S. F. (100%)	14,131 S. F. (100%)	14,131 S. F. (100%)
MIN. FLOOR AREA (AC):	2,000 S. F.	6,654 S. F.	7,593 S. F.
MAX. BUILDING HEIGHT:	25'-0'	25'-0'	25'-0'
FRONT SETBACK:	25'-0'	21'-9'	21'-9'
REAR SETBACK:	40'-0'	42'-4'	42'-4'
SIDE SETBACKS:	10'-0'	W 10.46' E 10.43'	W 10.46' E 10.43'



LAND

 SITE PLAN

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

CHOEFF **LEVY** **FISCHMAN**
A R C H I T E C T U R E + D E S I G N

8425 Biscayne Blvd, suite 201
Miami, Florida 33138

(t) 305.434.8338
(f) 305.892.5292

www.choefflevy.com

CHOEFF
A R C H I T
8425 Biscayne Blvd, suite 201
Miami, Florida 33138

EXISTING RESIDENCE
9420 W. BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

deal

Ralph Choeff
Registered architect
AR0009679

comm no.
1454

date:
12/13/16

revised:
12-13-2016
PZB RESUBMISSION

sheet no.

A-1.0

PROPOSED DESIGN



Front View

PREVIOUSLY APPROVED DESIGN



Front View

PROPOSED DESIGN



Side View (East)



Side View (East)



Side View (West)



Side View (West)

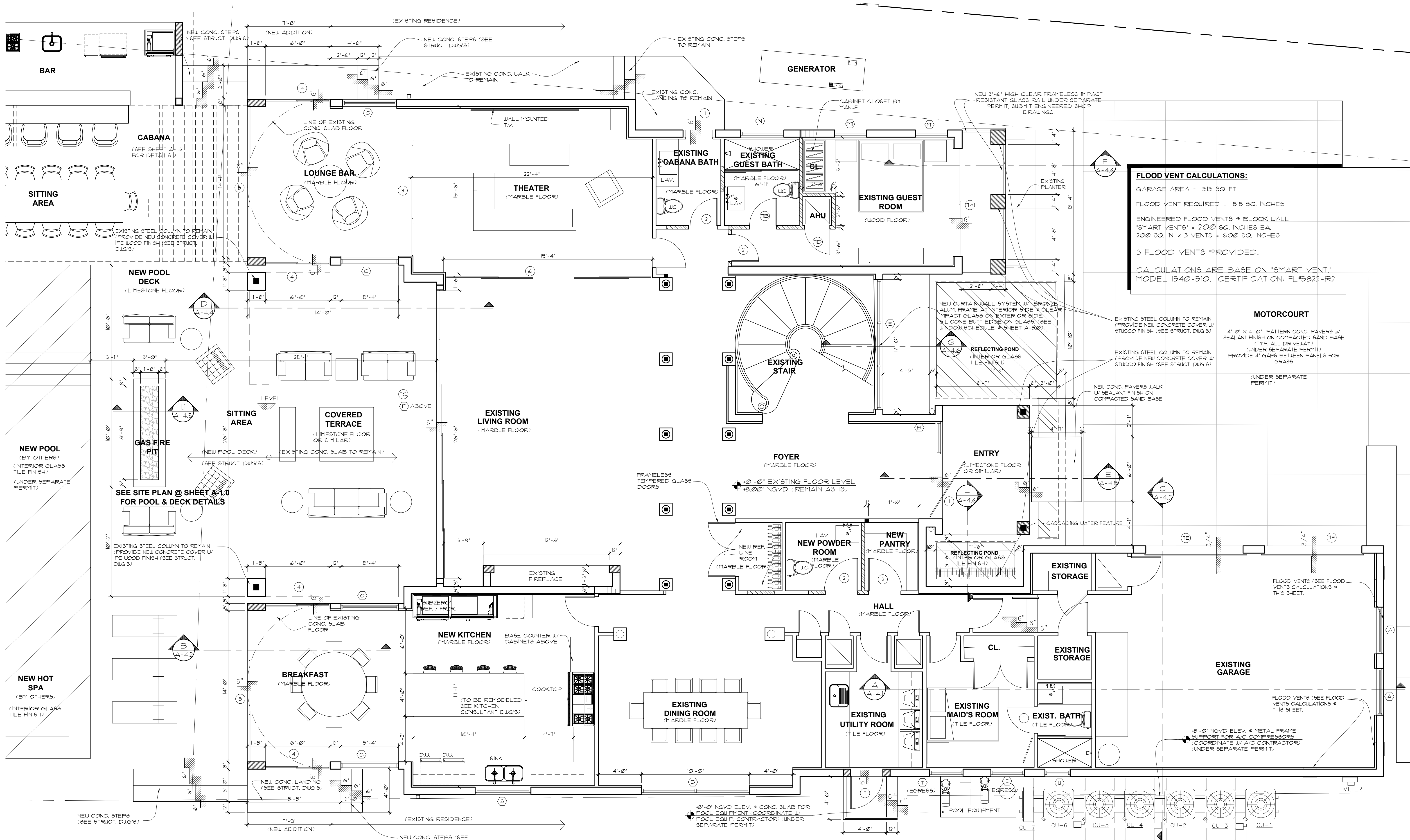


Front View

PREVIOUSLY APPROVED DESIGN



Front View



FLOOD VENT CALCULATIONS:
GARAGE AREA = 515 SQ. FT.
FLOOD VENT REQUIRED = 515 SQ. INCHES
ENGINEERED FLOOD VENTS @ BLOCK WALL
"SMART VENTS" = 200 SQ. INCHES EA.
200 SQ. IN. x 3 VENTS = 600 SQ. INCHES
3 FLOOD VENTS PROVIDED.
CALCULATIONS ARE BASE ON "SMART VENT."
MODEL 1540-510, CERTIFICATION: FL15022-R2

MOTORCOURT
4'-0" x 4'-0" PATTERN CONC. PAVERS W/
SEALANT FINISH ON COMPACTED SAND BASE
(TYP. ALL DRIVEWAY)
(UNDER SEPARATE PERMIT)
PROVIDE 4" GAPS BETWEEN PANELS FOR
GRASS
(UNDER SEPARATE PERMIT)

FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

LEGEND:
— EXISTING CBS WALL TO REMAIN
— EXISTING PARTITION TO REMAIN
— NEW CONC. BLOCK WALL
— NEW PARTITION WITH 1 1/2" x 3 5/8" METAL STUDS @ 16" O.C. WITH 5/8" GUB. @ BOTH SIDES WITH FULL THICK BATT INSULATION. (PAINT FINISH)
■ NEW CONCRETE COLUMN

NOTE:
STEEL STUDS SUPPORTING WALL HUNG FIXTURES & CABINETS SHALL BE DOUBLE OR 20 GAUGE AS PER 4411.4.5.1, FBC04.

APPLICABLE CODE NOTE:
APPLICABLE CODE: FBC 2004 ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH F.B.C. 2004

GLASS NOTE:
SEE MECHANICAL DRAWINGS & CALCULATIONS FOR SHADING COEFFICIENT OF CLEAR GLASS. LO E VALUES ARE AS FOLLOWS: SINGLE IMPACT, SHGC 0.22 OR BETTER, U-FACTOR 1.04.

WET AREA NOTE:
PROVIDE DUROCK CEMENT BOARD FOR ALL WET AREAS SUCH AS SHOWERS, TUBS, ETC. THIS IS A TYPICAL THRU-OUT.

NOTE:
ALL EXTERIOR DOORS AND WINDOWS SHALL COMPLY WITH F.B.C. SECTION 2410 THROUGH 2415. CONTRACTOR IS RESPONSIBLE FOR SUBMITTING ALL NECESSARY PRODUCT APPROVALS AND REQUIRED SHOP DRAWINGS TO THE BUILDING DEPARTMENT.

VAPOR RETARDANT BARRIER:
A 6 MIL POLYETHYLENE OR APPROVED VAPOR RETARDER SHALL BE PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR THE PREPARED SUB GRADE WHERE NO BASE COURSE EXIST.

NOTE:
ALL DIMENSIONS GIVEN ON PLANS ARE BASED ON FIELD INSPECTION. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK.

CONTRACTOR NOTE:
CONTRACTOR TO COORDINATE ALL EXTERIOR WINDOW & DOOR SIZES WITH FIXTURES, EQUIPMENT, AND ALL INTERIOR FINISHES (INCLUDING FINISHED DRYWALL @ CONC. WALLS WITH SWITCHES) PRIOR TO ORDERING WINDOWS & DOORS.

ROUGH OPENING NOTE:
CONTRACTOR SHALL VERIFY W/ WINDOW AND DOOR MANUFACTURER THE ROUGH OPENING DIMENSIONS PRIOR TO ORDERING MANUFACTURING OR INSTALLING DOORS & WINDOWS.

DOOR NOTE:
ALL EXTERIOR DOORS SHALL MEET MIAMI DADE PRODUCT APPROVAL STANDARDS. CONTRACTOR SHALL SUBMIT SUPPORTING LITERATURE TO THE BUILDING DEPT. FOR APPROVAL PRIOR TO ORDERING & INSTALLATION.

TERMITE PROTECTION NOTE:
TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD OR OTHER APPROVED METHODS OF TERMITE PROTECTION LEVELLED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION.

ADDITION AND RENOVATION TO
EXISTING RESIDENCE

9420 W. BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

seal

Ralph Choeff
registered architect
AR0009679

comm no.
1454

date:
05/07/15

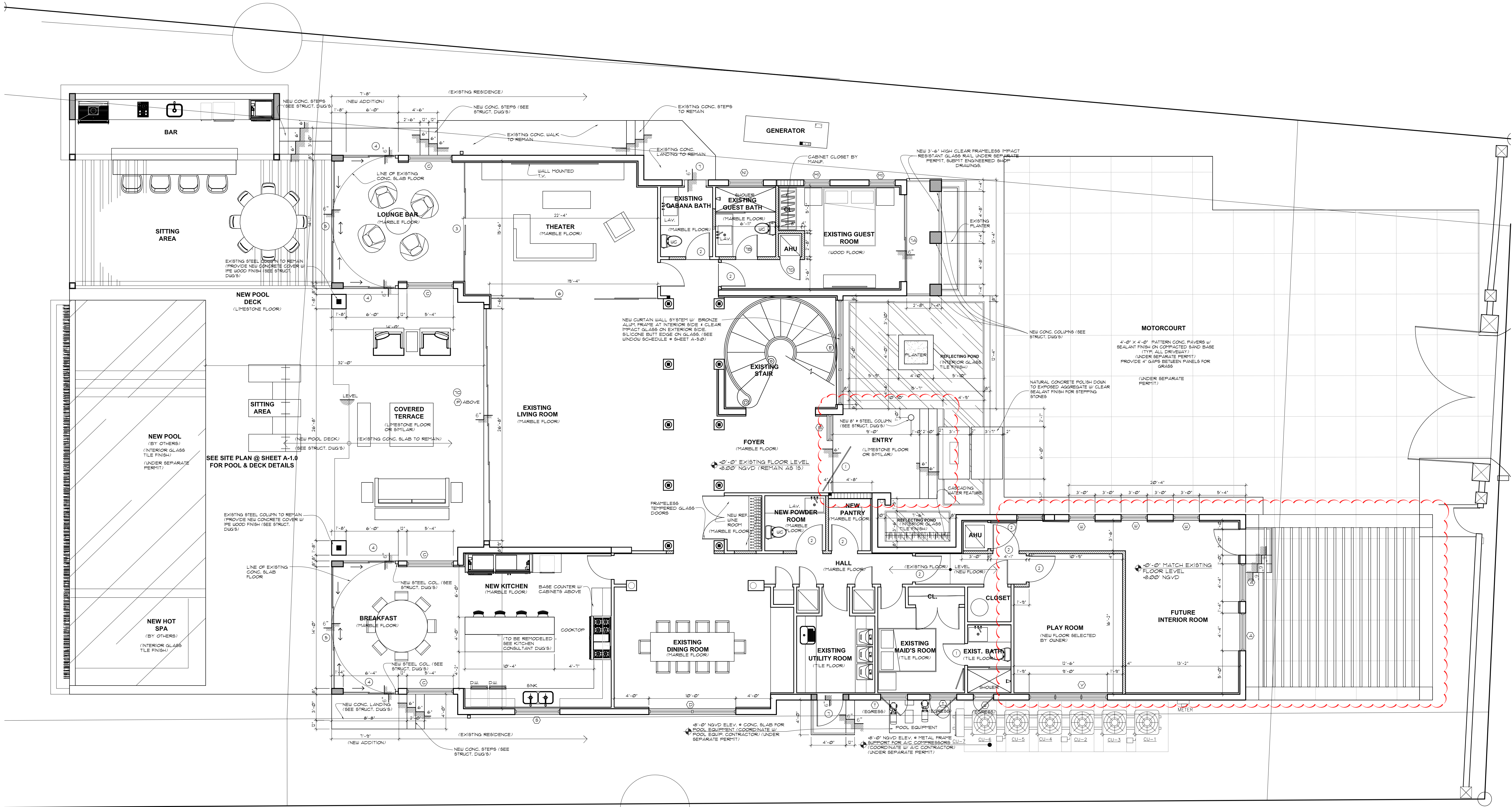
revised:

sheet no.

A-1.1

PREVIOUSLY APPROVED DESIGN

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 Biscayne Blvd. suite 201
Miami, Florida 33138
(t) 305.434.8338
(f) 305.892.5292
www.choefflevy.com



LEGEND:

- EXISTING CBS WALL TO REMAIN
- EXISTING PARTITION TO REMAIN
- NEW CONC. BLOCK WALL
- NEW PARTITION WITH 1 1/2" x 3 5/8" METAL STUDS @ 16" O.C. WITH 5/8" GUS. @ BOTH SIDES WITH FULL THICK BATT INSULATION (PAINT FINISH)
- NEW CONCRETE COLUMN

NOTE:
STEEL STUDS SUPPORTING WALL HUNG FIXTURES & CABINETS SHALL BE DOUBLE OR 20 GAUGE AS PER 441.4.5.1, FBCR.

APPLICABLE CODE NOTE:
APPLICABLE CODE: FBC 2004 ALL PLANS AND CALCULATIONS HAVE BEEN PREPARED IN COMPLIANCE WITH F.B.C. 2004

GLASS NOTE:
SEE MECHANICAL DRAWINGS & CALCULATIONS FOR SHADING COEFFICIENT OF CLEAR GLASS. LOE VALUES ARE AS FOLLOWS: SINGLE IMPACT, SHGC 0.22 OR BETTER, U-FACTOR 1.04.

WET AREA NOTE:
PROVIDE DUROCK CEMENT BOARD FOR ALL WET AREAS SUCH AS SHOWERS, TUBS, ETC. THIS IS A TYPICAL THRU-OUT.

NOTE:
ALL EXTERIOR DOORS AND WINDOWS SHALL COMPLY WITH F.B.C. SECTION 2410 THROUGH 2415. CONTRACTOR IS RESPONSIBLE FOR SUBMITTING ALL NECESSARY PRODUCT APPROVALS AND REQUIRED SHOP DRAWINGS TO THE BUILDING DEPARTMENT.

VAPOR RETARDANT BARRIER:
A 6 MIL POLYETHYLENE OR APPROVED VAPOR RETARDER SHALL BE PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE OR THE PREPARED SUB GRADE WHERE NO BASE COURSE EXIST.

NOTE:
ALL DIMENSIONS GIVEN ON PLANS ARE BASED ON FIELD INSPECTION. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK.

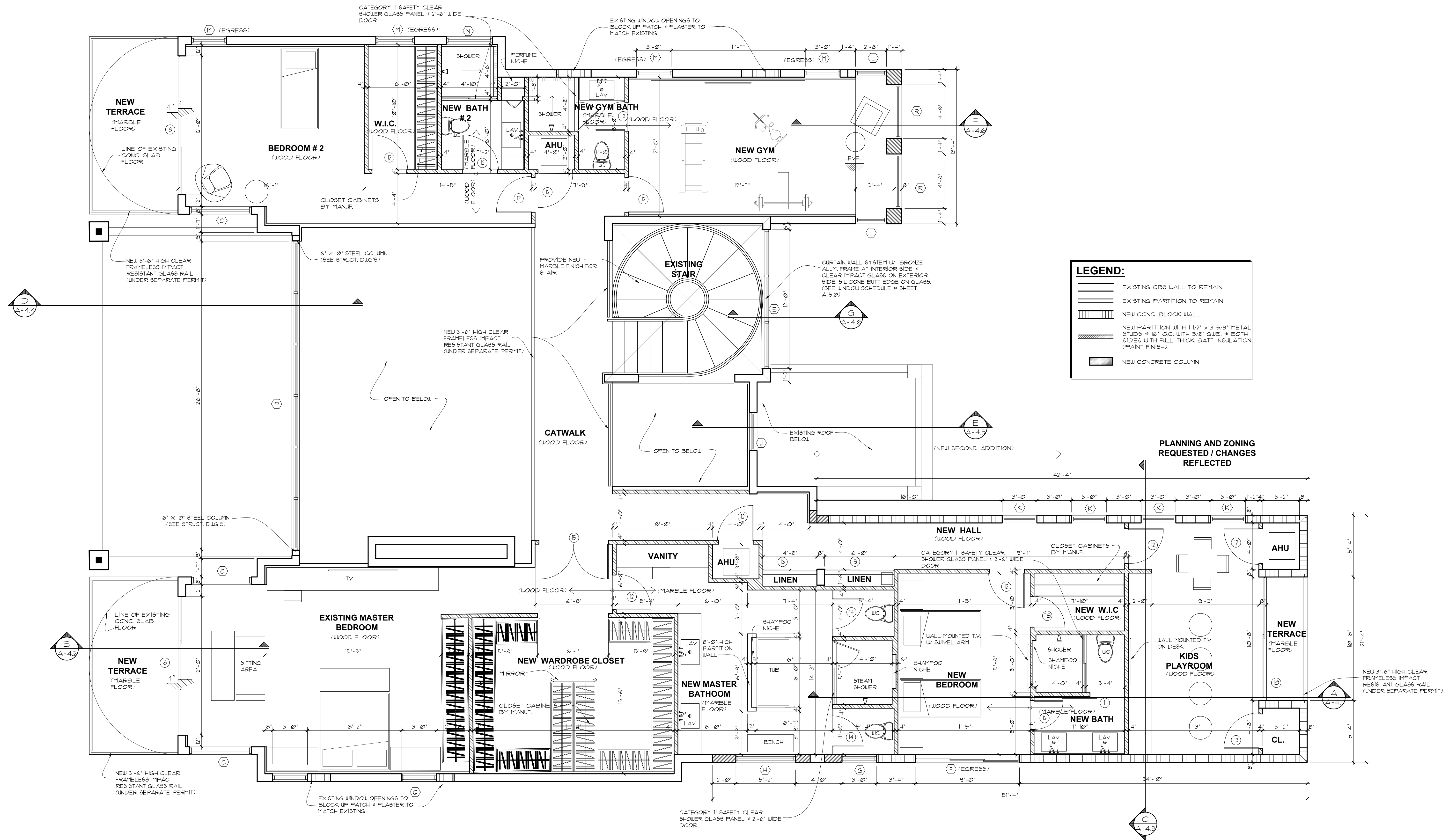
CONTRACTOR NOTE:
CONTRACTOR TO COORDINATE ALL EXTERIOR WINDOW & DOOR SIZES WITH FIXTURES, EQUIPMENT, AND ALL INTERIOR FINISHES (INCLUDING FINISHED DRYWALL & CONC. WALLS WITH SWITCHES) PRIOR TO ORDERING WINDOWS & DOORS.

ROUGH OPENING NOTE:
CONTRACTOR SHALL VERIFY WINDOW AND DOOR MANUFACTURER THE ROUGH OPENING DIMENSIONS PRIOR TO ORDERING MANUFACTURING OR INSTALLING DOORS & WINDOWS.

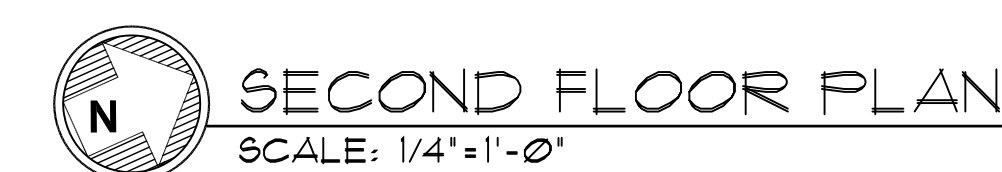
DOOR NOTE:
ALL EXTERIOR DOORS SHALL MEET MIAMI-DADE PRODUCT APPROVAL STANDARDS. CONTRACTOR SHALL SUBMIT SUPPORTING LITERATURE TO THE BUILDING DEPT. FOR APPROVAL PRIOR TO ORDERING & INSTALLATION.

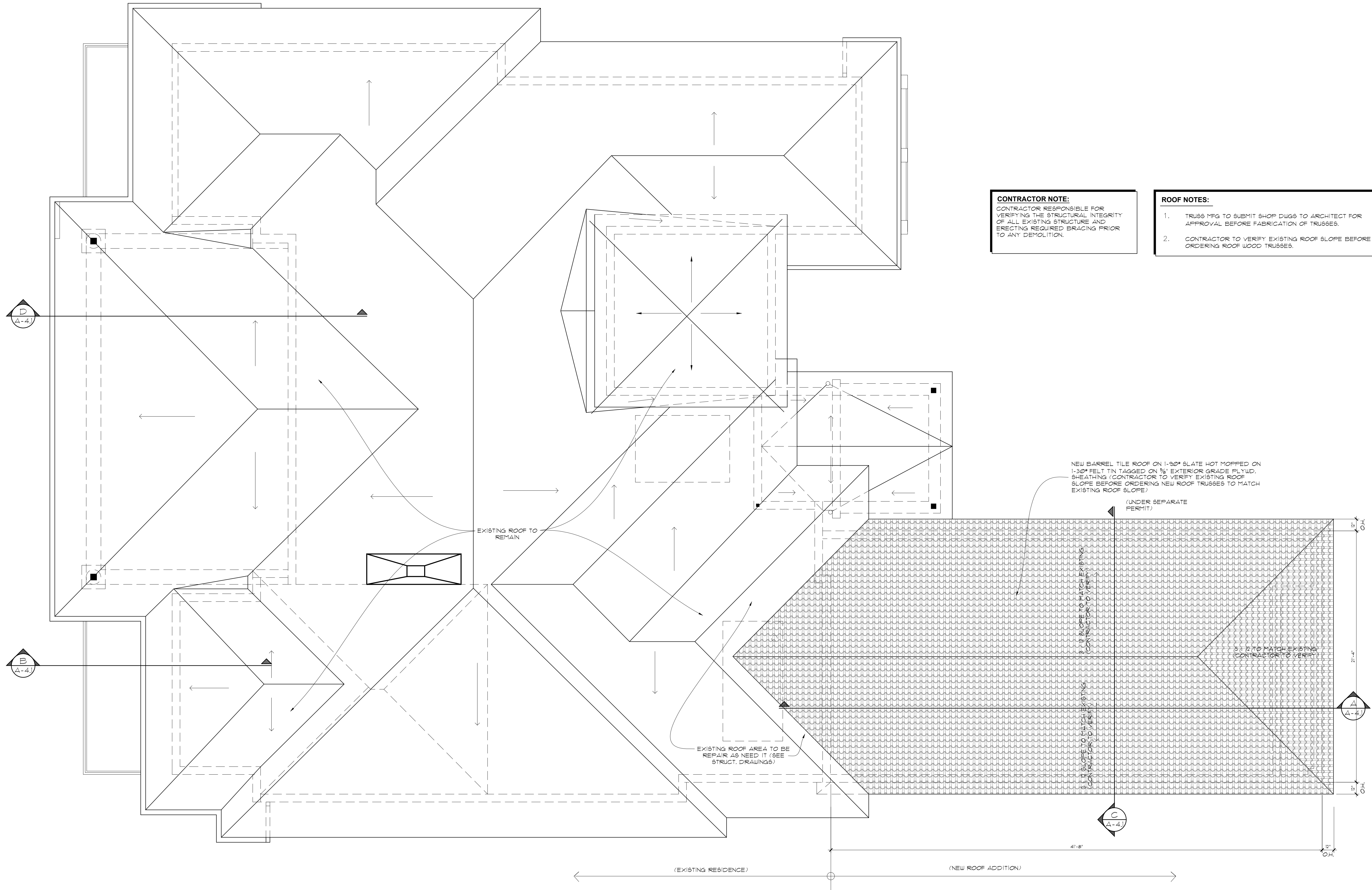
TERMITE PROTECTION NOTE:
TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITECIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD OR OTHER APPROVED METHODS OF TERMITE PROTECTION LEVELLED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION.

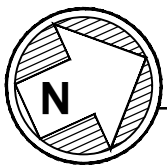
FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"





 **ROOF PLAN**
SCALE: 1/4" = 1'-0"

ADDITION AND RENOVATION TO
EXISTING RESIDENCE

9420 W. BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

seal

Ralph Choeff
registered architect
AR0009679

comm no.
1454

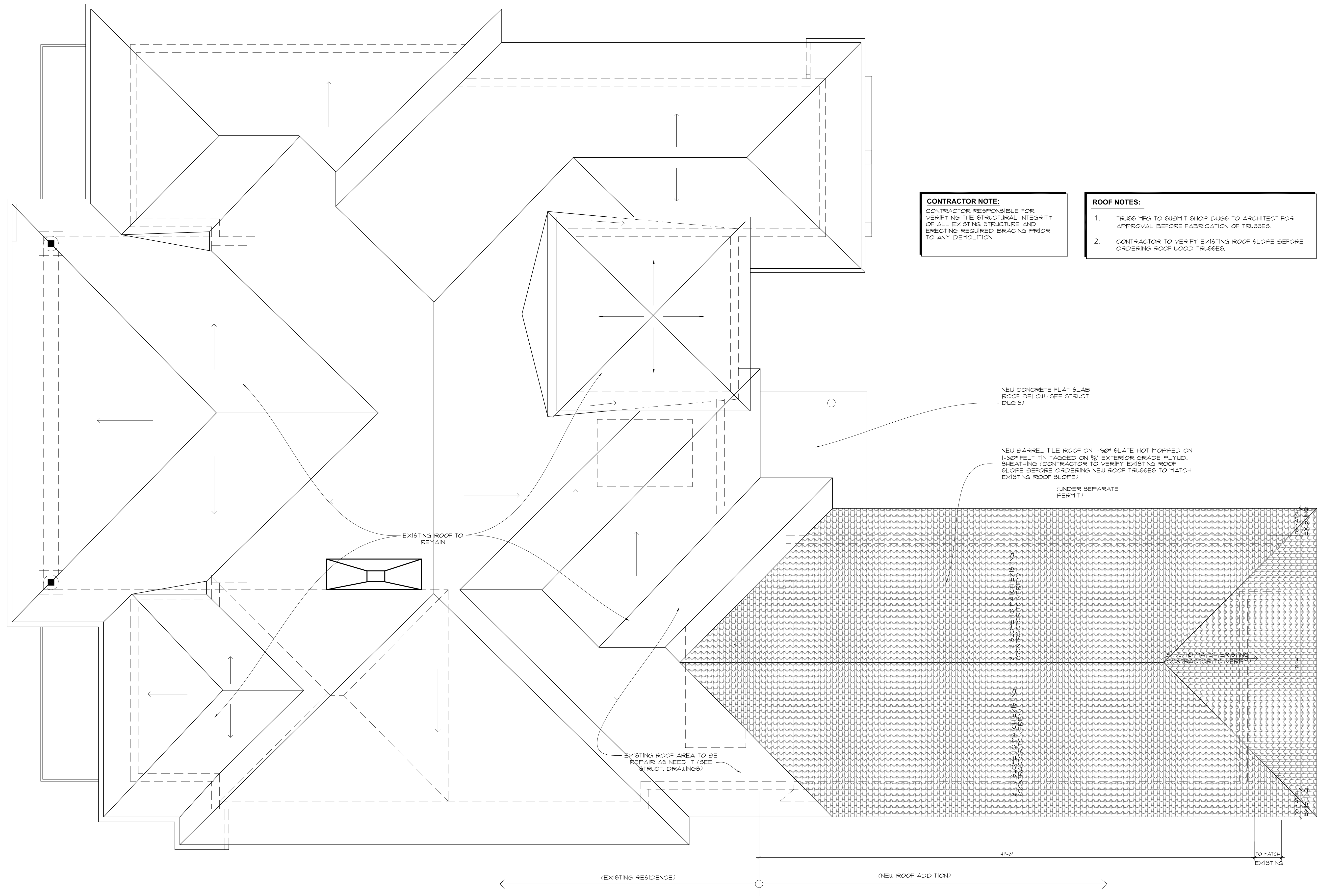
date:
05/07/15

revised:

sheet no.

A-1.4

PREVIOUSLY APPROVED DESIGN



CONTRACTOR NOTE:
CONTRACTOR RESPONSIBLE FOR VERIFYING THE STRUCTURAL INTEGRITY OF ALL EXISTING STRUCTURE AND ERECTING REQUIRED BRACING PRIOR TO ANY DEMOLITION.

- ROOF NOTES:**
1. TRUSS MFG TO SUBMIT SHOP DWGS TO ARCHITECT FOR APPROVAL BEFORE FABRICATION OF TRUSSES.
 2. CONTRACTOR TO VERIFY EXISTING ROOF SLOPE BEFORE ORDERING ROOF WOOD TRUSSES.

 **ROOF PLAN**
SCALE: 1/4"=1'-0"

ADDITION AND RENOVATION TO
EXISTING RESIDENCE
9420 W. BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

Ralph Choeff
registered architect
AR0009679

comm no.
1454

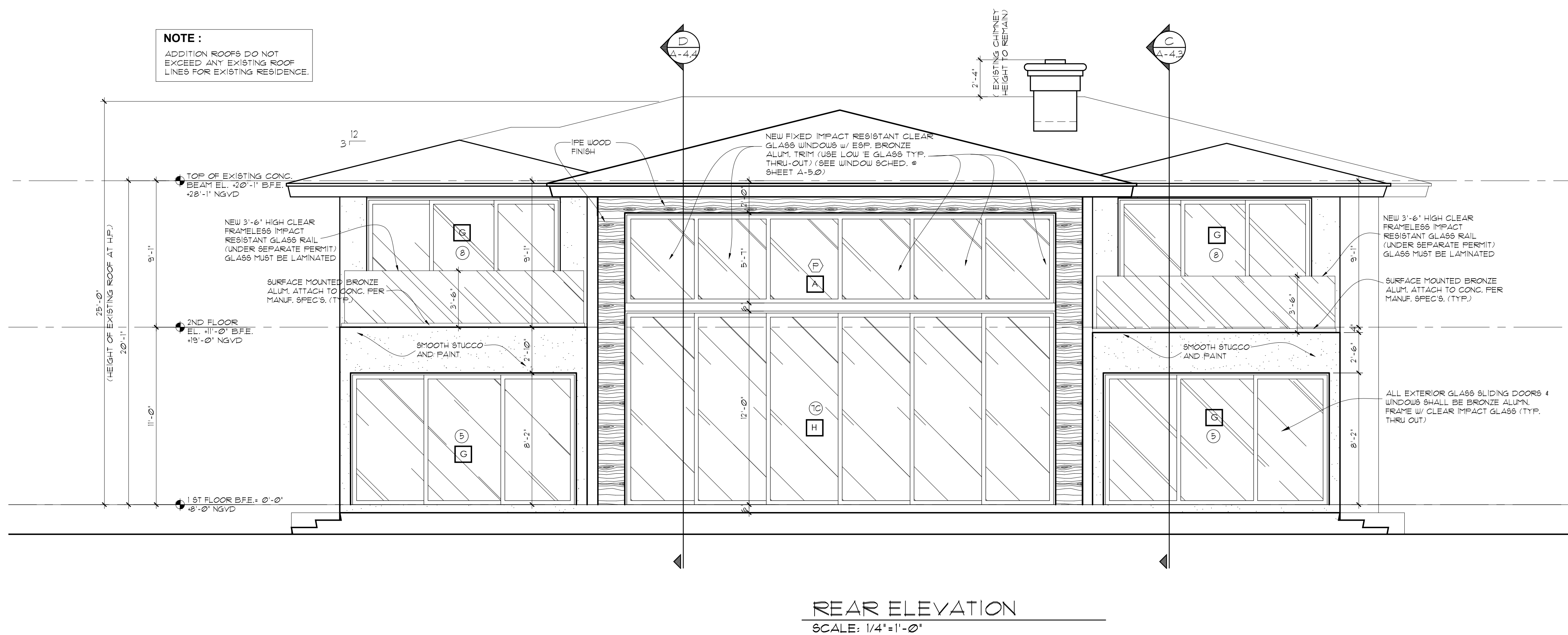
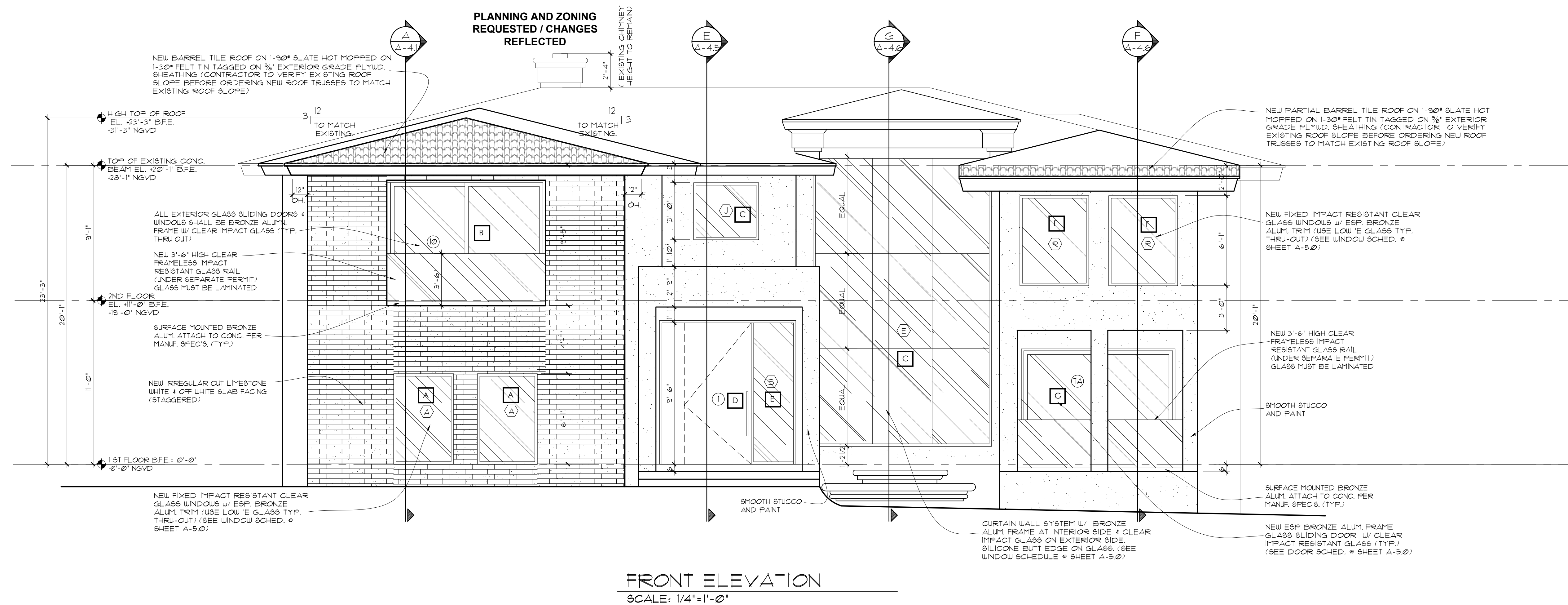
date:
12/13/16

revised:
12-13-2016
PZB RESUBMISSION

sheet no.
A-1.4

PROPOSED DESIGN

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
9425 Biscayne Blvd., suite 201
Miami, Florida 33136
(305) 434-8338
(305) 882-5292
www.choefflevy.com



ADDITION AND RENOVATION TO EXISTING RESIDENCE

9420 W. BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

CHUEFF LEVY FISCHMAN
A R C H I T E C T U R E + D E S I G N

8425 Biscayne Blvd, suite 201
Miami, Florida 33138
(t) 305.434.8338
(f) 305.892.5292
www.choefflevy.com

8425 Biscayne Blvd, suite 201
Miami, Florida 33138

(t) 305.434.8338
(f) 305.892.5292

www.choefflevy.com

seal

Ralph Choeff
registered architect
AR0009679

comm no.
1454

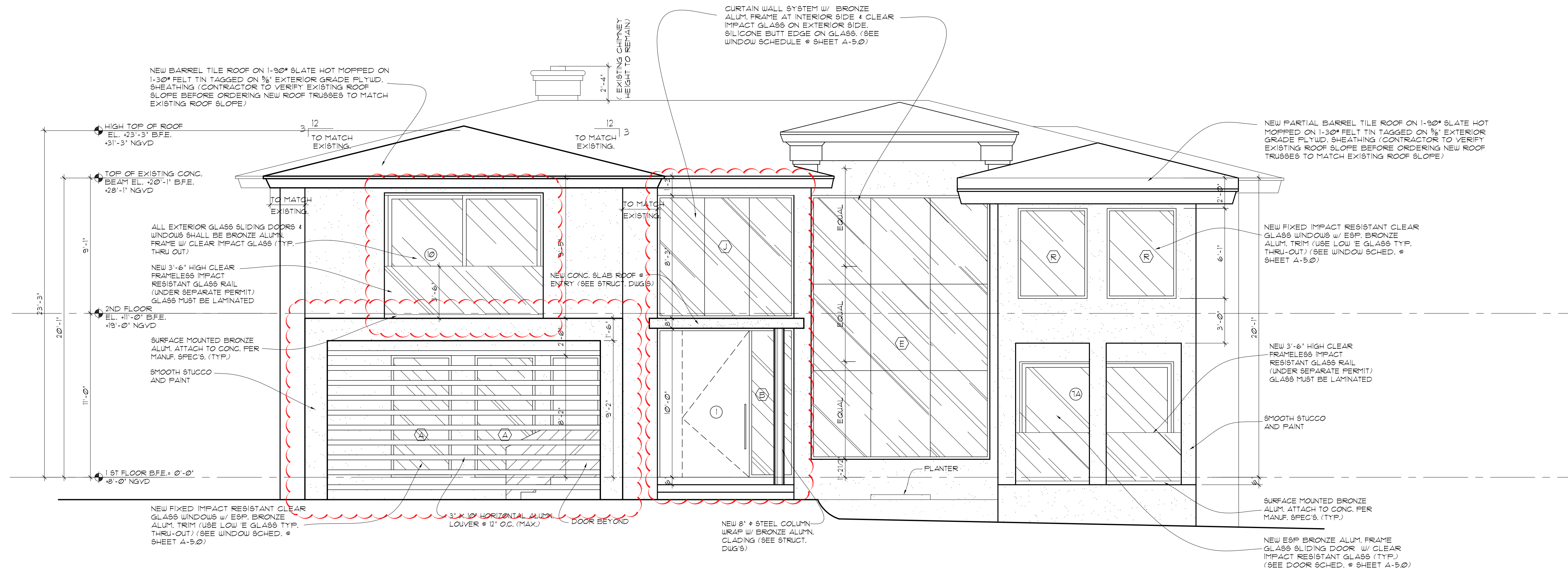
date:
05/07/15

revised:

sheet no.

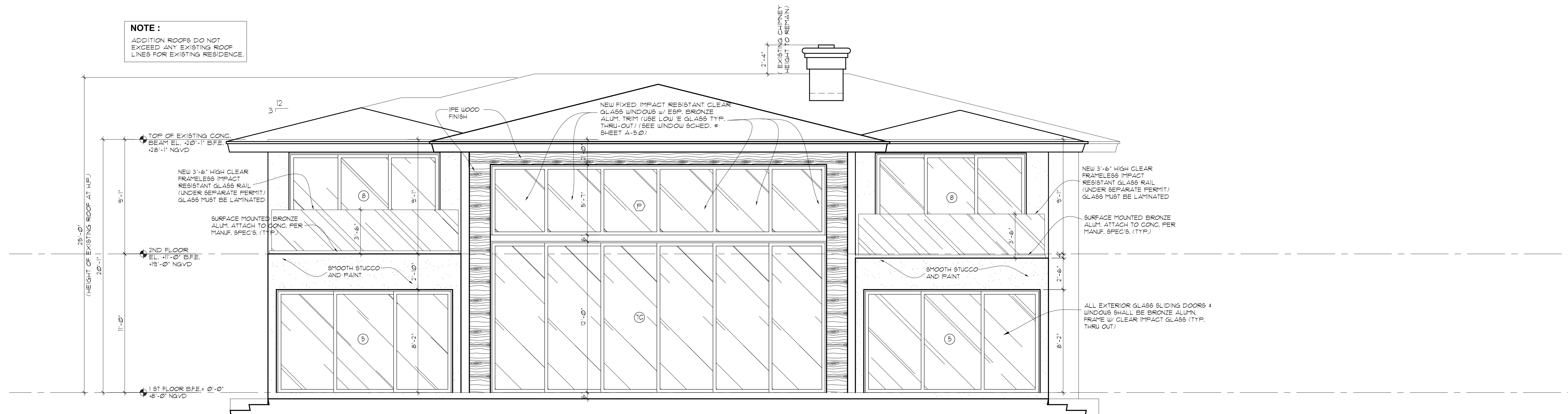
A-3.1

PREVIOUSLY APPROVED DESIGN



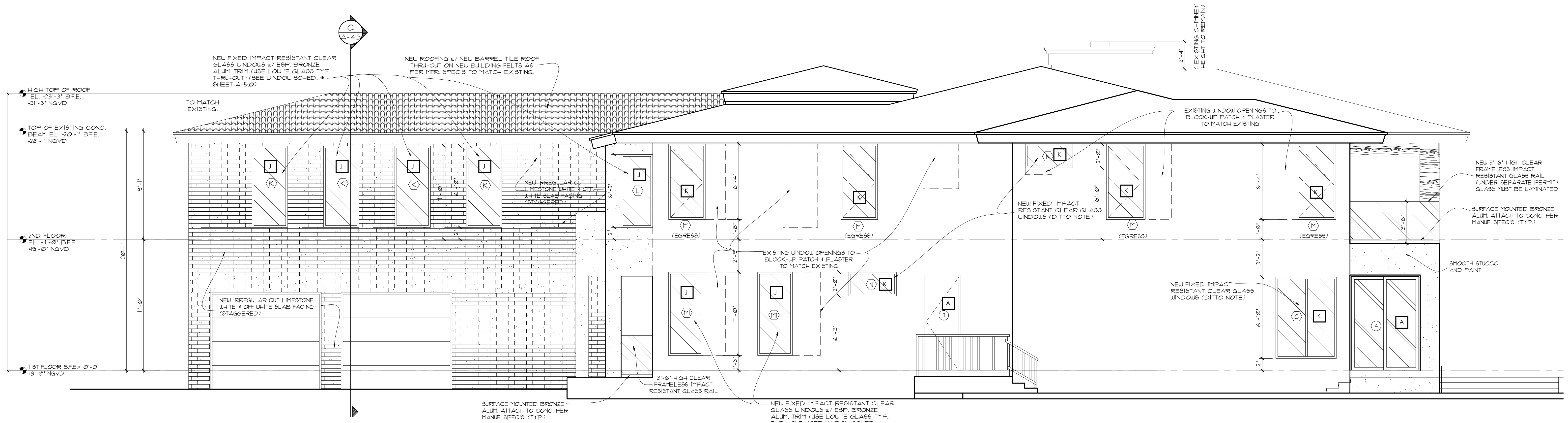
FRONT ELEVATION

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

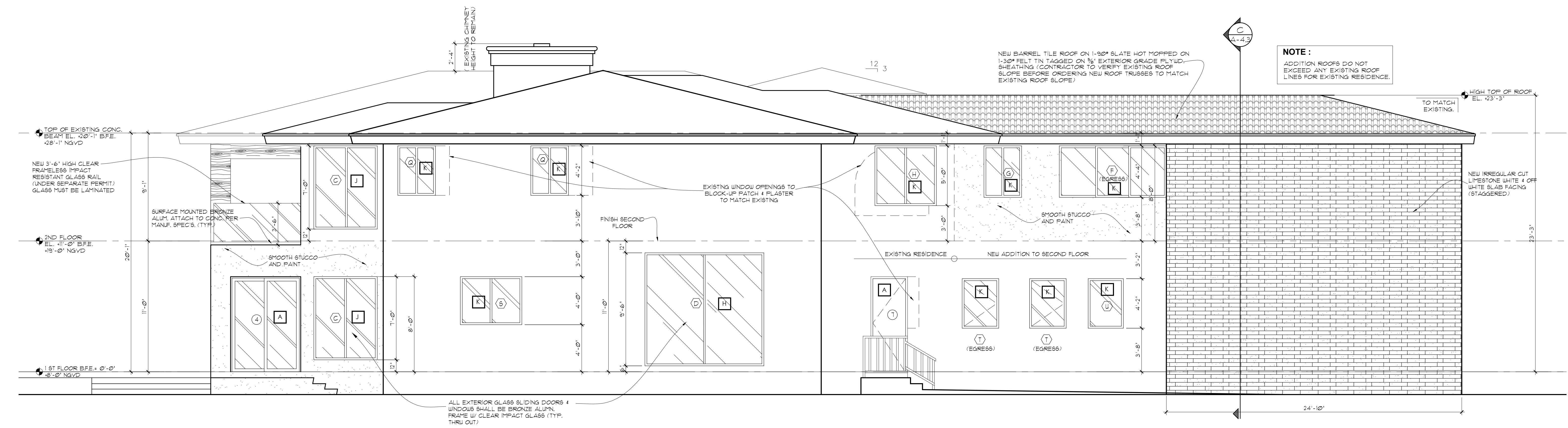


REAR ELEVATION

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



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



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

ADDITION AND RENOVATION TO
EXISTING RESIDENCE

9420 W. BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN
8425 Biscayne Blvd. suite 201
Miami, Florida 33138
(t) 305.434.8398
(f) 305.892.5292
www.choefflevy.com

Ralph Choeff
registered architect
AR0009679

comm no.
1454

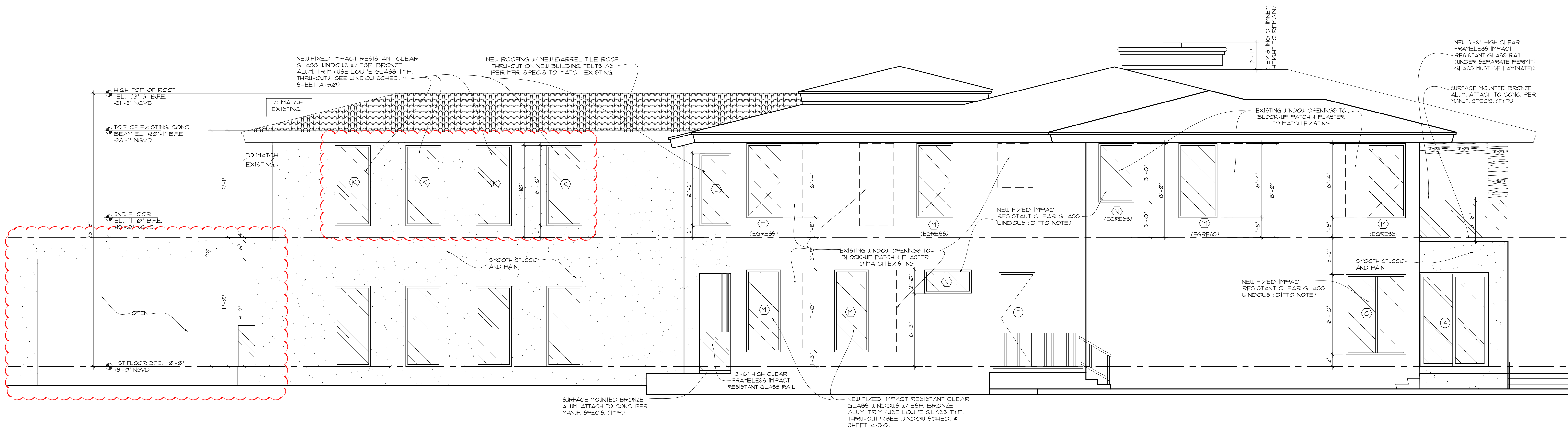
date:
05/07/15

revised:

sheet no.

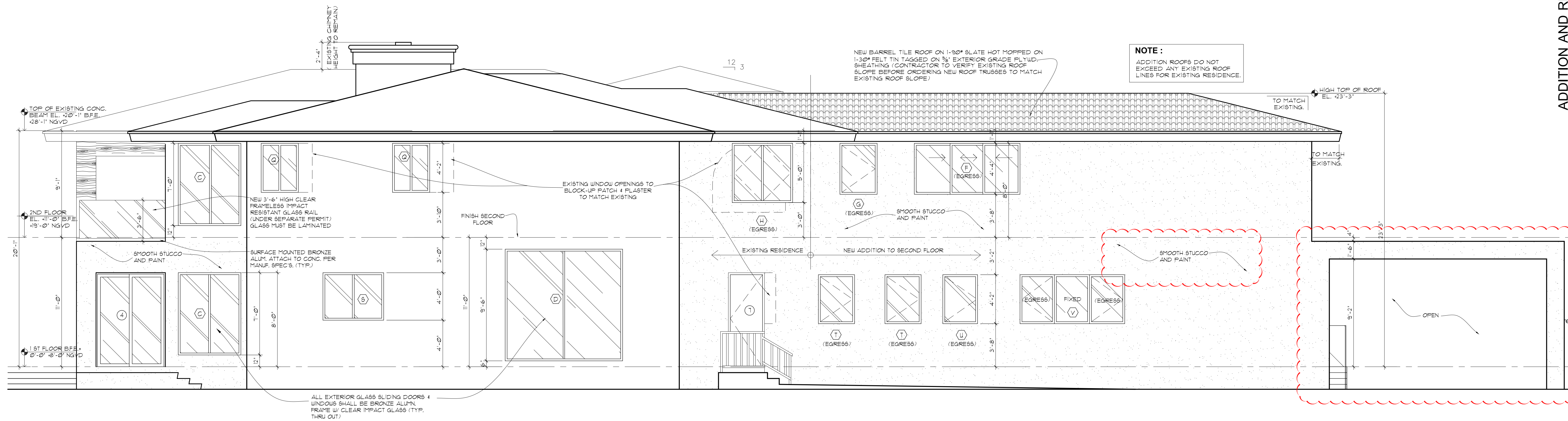
A-3.2

PREVIOUSLY APPROVED DESIGN



RIGHT SIDE ELEVATION

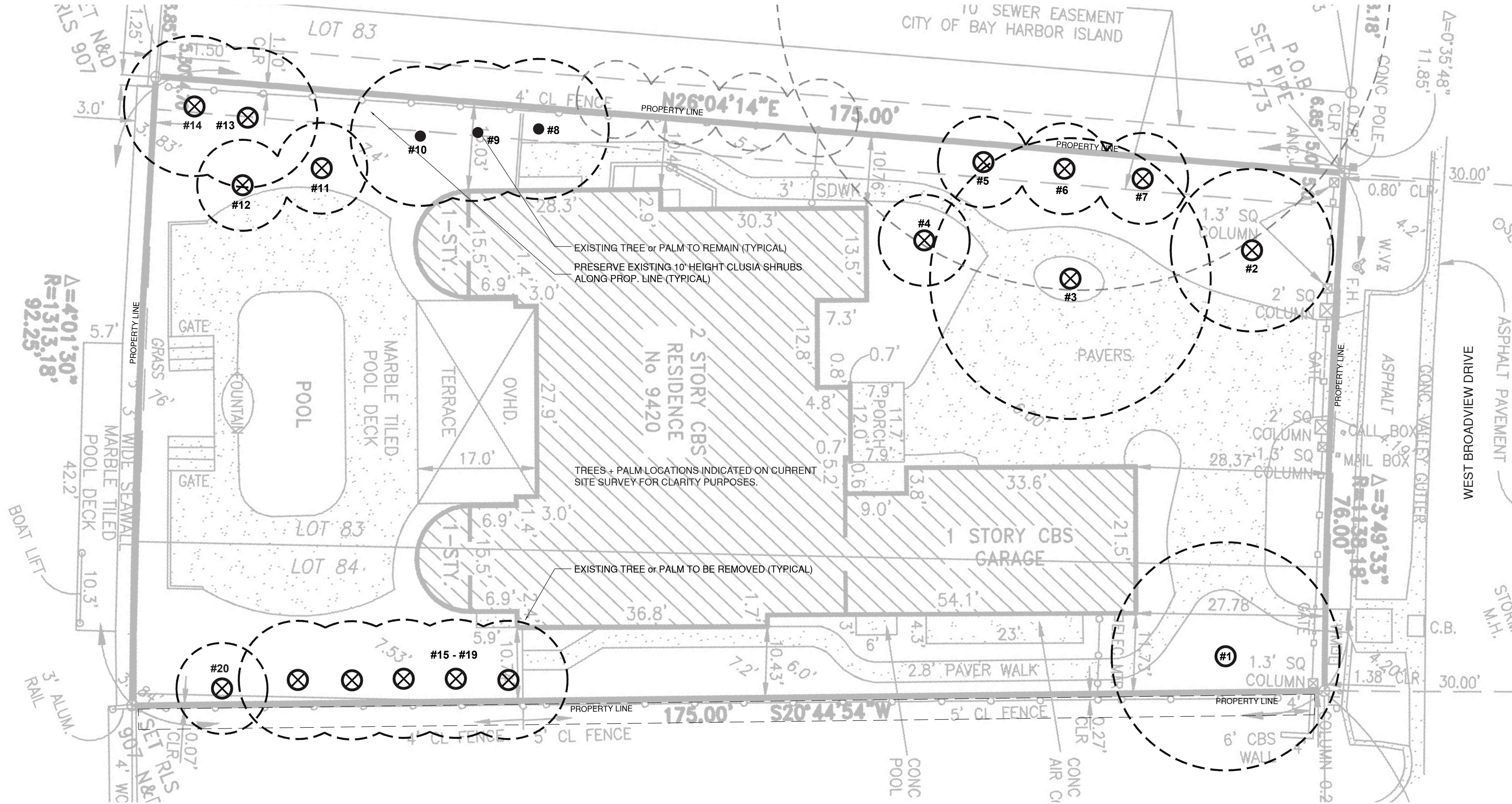
SCALE: 1/4"=1'-0"



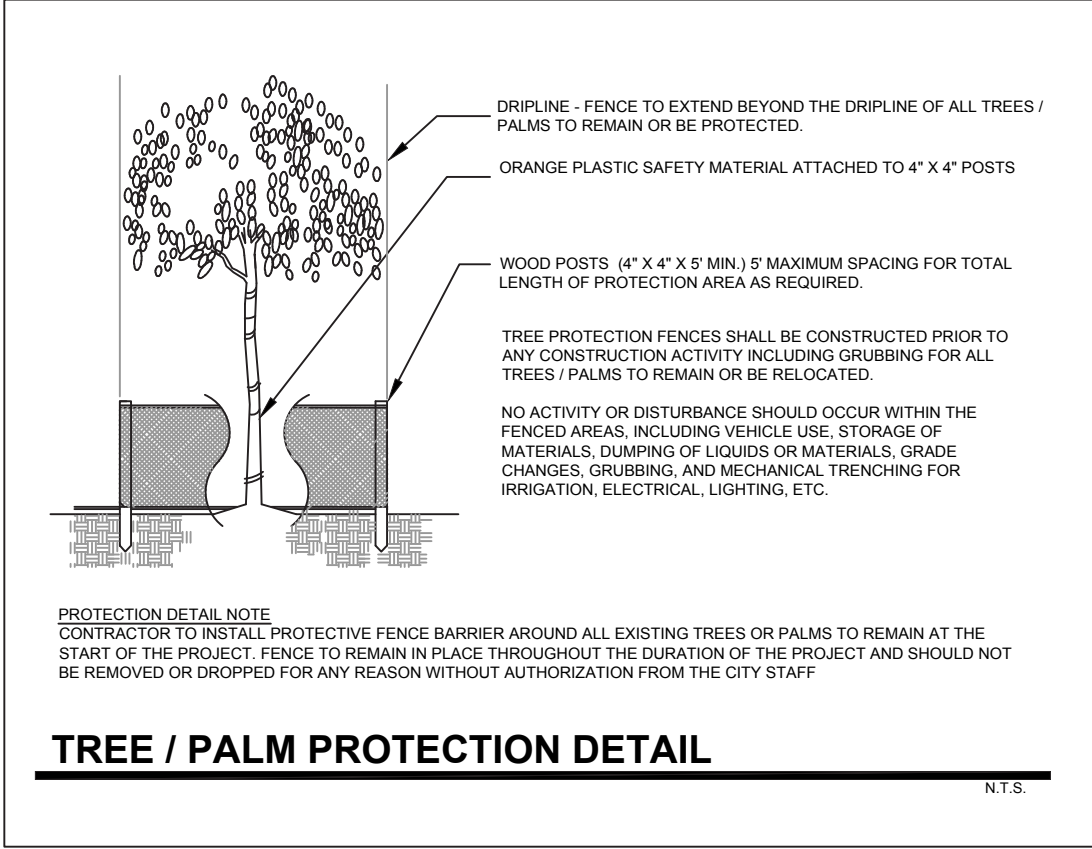
LEFT SIDE ELEVATION

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

INDIAN CREEK LAKE

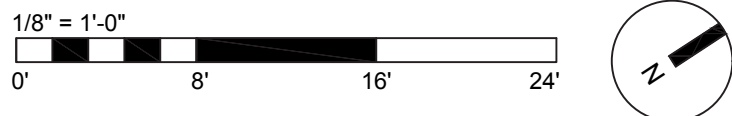


TREE INVENTORY + DISPOSITION PLAN NOTES
1. EXISTING TREE, PALM, AND VEGETATION INFORMATION AS INDICATED HAS BEEN PREPARED AS AN OVERLAY ON THE SITE SURVEY PREPARED BY A.R. TOUSSAINT & ASSOCIATES DATED 05.11.2015
2. A WRITTEN TREE REMOVAL PERMIT IS REQUIRED BY MD ERM PRIOR TO REMOVING ANY TREES OR PALMS AS NOTED IN THESE PLANS
3. EXISTING SITE CONDITIONS HAVE BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE LANDSCAPE ARCHITECT.

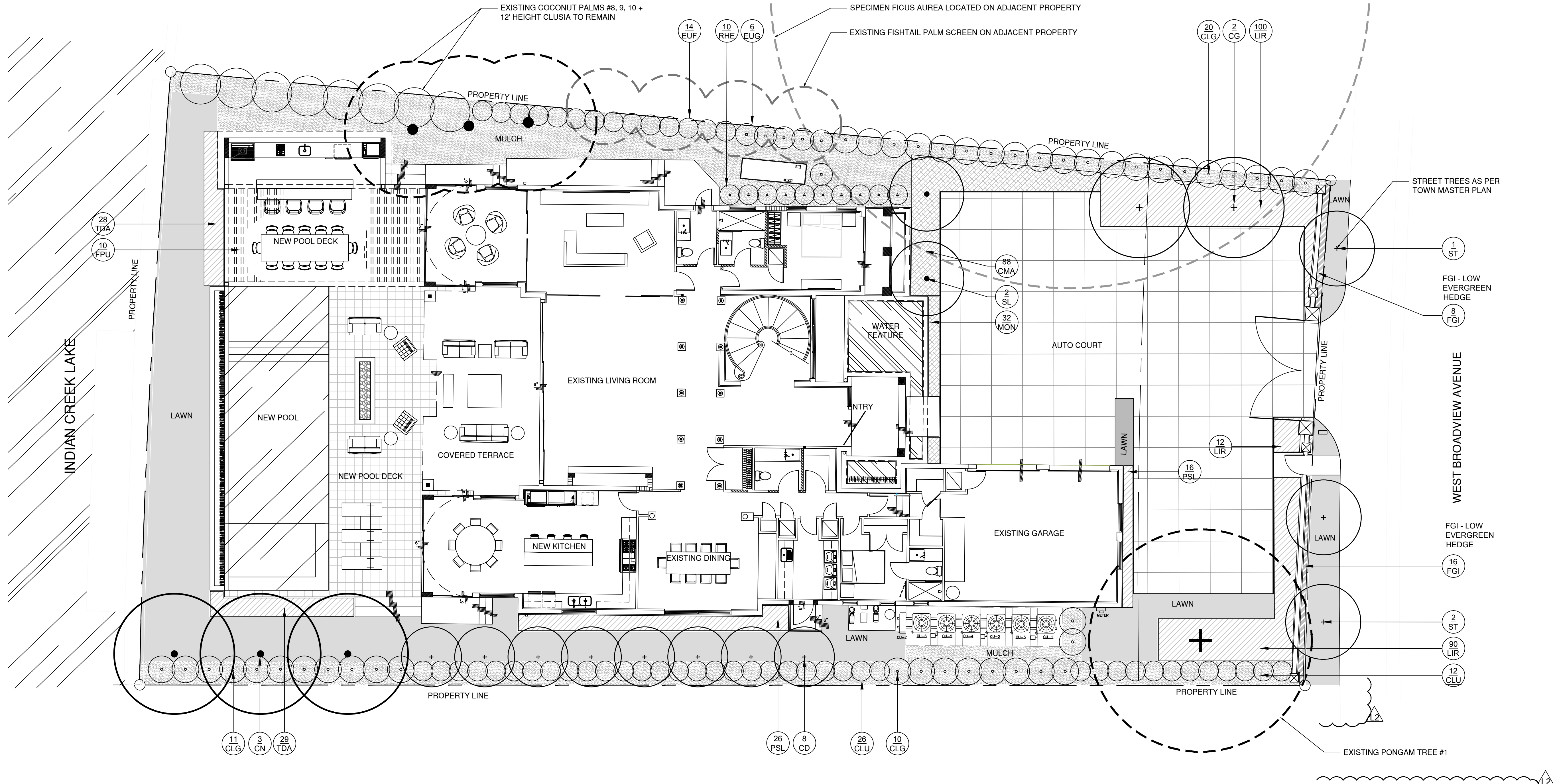


EXISTING TREE INVENTORY & DISPOSITION CHART - MIAMI DADE E.R.M.									
NUMBER	COMMON NAME	BOTANICAL NAME	HT. X SPREAD	D.B.H.	CONDITION	ACTION	CANOPY LOSS	COMMENTS	
#1	Pongam Tree	Pongamia pinnata	+/- 24' x 18'	+/- 18"	GOOD	REMAIN	0 SF	NICE TREE, PROVIDES SHADE. PRESERVE + PROTECT.	
#2	Ponttail Palm	Beaucarnea recurvata	+/- 18' x 12'	+/- 16"	GOOD	REMOVE	114 SF	CONFLICT w/ NEW DESIGN. MITIGATION PROVIDED	
#3	Yellow Tabebuia	Tabebuia caraiba	+/- 30' x 20'	+/- 16"	FAIR	REMOVE	314 SF	CONFLICT w/ NEW DESIGN. MITIGATION PROVIDED	
#4	Pygmy Date Palm	Phoenix roebellini	+/- 15' x 8'	+/- 6"	FAIR	REMOVE	51 SF	CONFLICT w/ NEW DESIGN. MITIGATION PROVIDED	
#5	Foxtail Palm	Wodyetia bifurcata	+/- 20' x 8'	+/- 12"	FAIR	REMOVE	51 SF	CONFLICT w/ NEW DESIGN. MITIGATION PROVIDED	
#6	Thatch Palm	Thrinax radiata	+/- 20' x 6'	+/- 6"	FAIR	REMOVE	51 SF	CONFLICT w/ NEW DESIGN. MITIGATION PROVIDED	
#7	Foxtail Palm	Wodyetia bifurcata	+/- 20' x 8'	+/- 12"	FAIR	REMOVE	51 SF	CONFLICT w/ NEW DESIGN. MITIGATION PROVIDED	
#8	Coconut Palm	Cocos nucifera	+/- 24' x 18'	+/- 12"	GOOD	REMAIN	0 SF	NICE COCONUT. PROVIDES TROPICAL FLAIR. PROTECT.	
#9	Coconut Palm	Cocos nucifera	+/- 24' x 18'	+/- 12"	GOOD	REMAIN	0 SF	NICE COCONUT. PROVIDES TROPICAL FLAIR. PROTECT.	
#10	Coconut Palm	Cocos nucifera	+/- 24' x 18'	+/- 12"	GOOD	REMAIN	0 SF	NICE COCONUT. PROVIDES TROPICAL FLAIR. PROTECT.	
#11	Foxtail Palm	Wodyetia bifurcata	+/- 20' x 8'	+/- 12"	FAIR	REMOVE	51 SF	CONFLICT w/ NEW DESIGN. MITIGATION PROVIDED	
#12	Foxtail Palm	Wodyetia bifurcata	+/- 20' x 8'	+/- 12"	FAIR	REMOVE	51 SF	CONFLICT w/ NEW DESIGN. MITIGATION PROVIDED	
#13	Coconut Palm	Cocos nucifera	+/- 24' x 18'	+/- 12"	GOOD	REMOVE	254 SF	CONFLICT w/ NEW DESIGN. MITIGATION PROVIDED	
#14	Coconut Palm	Cocos nucifera	+/- 24' x 18'	+/- 12"	GOOD	REMOVE	254 SF	CONFLICT w/ NEW DESIGN. MITIGATION PROVIDED	
#15-19	Rubber Trees	Ficus elastica(s)	+/- 20' x 10'	+/- 8" ea.	FAIR	REMOVE	392 SF	CONFLICT w/ NEW DESIGN. MITIGATION PROVIDED	
#20	Foxtail Palm	Wodyetia bifurcata	+/- 20' x 8'	+/- 12"	FAIR	REMOVE	51 SF	CONFLICT w/ NEW DESIGN. MITIGATION PROVIDED	

TOTAL CANOPY LOSS = 1,685 SF - TOTAL MITIGATION PROVIDED EXCEEDS 1,685 SF. SEE SHEET L2 & L4 FOR MITIGATION TREES



EXISTING TREE INVENTORY + DISPOSITION CHART



LANDSCAPE PLAN NOTES
1. THE PROPOSED LANDSCAPE AND IRRIGATION DESIGN MEETS AND EXCEEDS THE LANDSCAPE CODE REQUIREMENTS AS STIPULATED IN TOWN OF BAY HARBOR ISLANDS (SEC 24-16) AND CHAPTER 18-A, MIAMI DADE COUNTY LANDSCAPE ORDINANCE.
2. ALL LANDSCAPE AREAS TO BE 100% COVERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR.
3. SHEETS L-1, L-2, and L-3 TO BE UTILIZED FOR LANDSCAPE AND IRRIGATION PURPOSES ONLY. ALL SITE IMPROVEMENTS INCLUDING GRADING AND DRAINAGE TO BE BY OTHERS. REFER TO ARCHITECTURE AND ENGINEERING PLANS FOR ALL ADDITIONAL INFORMATION.

REV L2 - DRC COMMENTS DATED 06.16.15
1. The provided column in the landscape template is revised to show the numbers to the correctly corresponding lines.
2. The generator is fully screened from view by 8' height at time of planting Spanish Stopper shrubs. An additional 8' Spanish Stopper is provided to screen the view from the street.
3. The A/C and pool equipments are fully screened from view by 6' height at time of planting Clusia Shrubs.

PLANTLIST - 9420 WEST BROADVIEW DRIVE

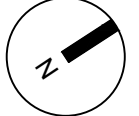
KEY	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
CD	YES	8	PIGEON PLUM TREES	Coccoloba diversifolia	18' height minimum, 6" c.t., standard form, 4" dbh, equal to 'Treeworld Wholesale'
CG	NO	2	BRIDAL VEIL TREES	Caesalpinia granadillo	18' height minimum, 6" c.t., standard form, 4" dbh, equal to 'Treeworld Wholesale'
ST	TBD	3	PER BAY HARBOR MASTER PLAN	Per Bay Harbor Master Plan	Per Bay Harbor Master Plan
PALMS					
CN	NO	3	'GR. MALAYAN' COCONUT PALM	Cocos nucifera 'Green Malayan'	14' grey wood, full heads, matched, 'Florida Fancy'
SL	NO	2	SATAKENTIA	Satakentia liukuensis	12' grey wood, full heads, matched, 'Florida Fancy'
RHE	NO	10	LADY PALMS	Rhaphis excelsa	3' x 3' clump, full, space 36" on center
SHRUBS					
CLG	NO	21	CLUSIA SHRUBS	Clusia guttifera	15 gallon, 6' height, full to base, columnar + matched appearance, space 4' o.c. or as necessary
CLU	NO	38	CLUSIA SHRUBS	Clusia guttifera	7 gallon, 3' height, full to base, space as necessary to create a consistent row planting
EUF	YES	14	SPANISH STOPPER	Eugenia foetida	15 gallon, 5' height, full to base, space as necessary to create a consistent row planting
EUG	YES	6	SPANISH STOPPER	Eugenia foetida	20 gallon, 8' height, full to base, space as necessary to create a consistent row planting
PSL	YES	32	DWARF BAHAMA COFFEE	Psychotria ligustrifolia	7 gallon, 24" height, full, space as necessary to create a consistent row
FGI	NO	24	GREEN ISLAND FICUS	Ficus 'Green Island'	3 gallon, 12" height x 12" spread, clipped into a neat hedge, to be maintained on private property

PLANTLIST - 9420 WEST BROADVIEW DRIVE

KEY	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
GROUNDCOVERS + VINES					
CMA	NO	88	CARISSA 'EMERALD BLANKET'	Carrissa mac. 'Emerald Blanket'	1 gallon, full, space 18" on center
LIR	YES	198	BIG BLUE LILY TURF	Liriope muscari	3 gallon, 12" x 18", full, space 18" on center or as necessary to look lush + full
OPJ	YES	32	MONDO GRASS	Ophiopogon japonicus	3 gallon, 12" x 18", full, space 18" on center or as necessary to look lush + full
TDA	YES	57	FAKAHATCHEE	Tripsacum dactyloides	3 gallon, 12" x 18", full, space 18" on center or as necessary to look lush + full
SOD, AGGREGATE, & MULCH					
SOD	'EMPIRE TURF' ZOYSIA OR LAWN TO BE SELECTED + APPROVED - OVER 2" TOPSOIL BED, SEE PLANTING SPECS.				
MLC	DARK COLORED SHREDDED ORGANIC MULCH, (NO CYPRESS MULCH OR DYED MULCH), 3" MINIMUM DEPTH				
EXISTING TREES TO REMAIN					
# 1	NO	1	PONGAM TREE	Pongamia pinnata	24' height, 18" width, full, good quality tree to remain, provides shade.
# 8,9,10	NO	3	'GR. MALAYAN' COCONUT PALM	Cocos nucifera 'Green Malayan'	24' height, 18" width, full, good quality palm to remain, provides tropical flair.



1/8" = 1'-0"
0' 8' 16' 24'



LANDSCAPE PLAN

PREVIOUSLY APPROVED DESIGN

CHOEFF LEVY FISCHMAN
ARCHITECTURE + DESIGN

8425 Biscayne Blvd, suite 201
Miami, Florida 33138
(305) 434-8338
(305) 882-5292
www.choefflevy.com

CHRISTOPHER CAWLEY | CC
LANDSCAPE ARCHITECTURE LLC | LA

Florida Landscape Architecture Business, LLC 26000460
750 NE 99th Street | Suite 1106 | Miami, FL 33138
T 305.979.1585 | www.christophercawley.com

ADDITION AND RENOVATION TO
EXISTING RESIDENCE

9420 W. BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

CHRISTOPHER CAWLEY, RLA
Florida License LA 6666796

comm no.
1454

date:
05/07/15

revised:

DRC COMMENTS
DATED 06.16.15

sheet no.

L-2

LANDSCAPE PLAN NOTES
1. THE PROPOSED LANDSCAPE and IRRIGATION DESIGN MEETS AND EXCEEDS THE LANDSCAPE CODE REQUIREMENTS AS STIPULATED IN TOWN OF BAY HARBOR ISLANDS (SEC 24-16) AND CHAPTER 18-A, MIAMI DADE COUNTY LANDSCAPE ORDINANCE.
2. ALL LANDSCAPE AREAS TO BE 100% COVERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM WITH RAIN SENSOR.
3. SHEETS L-1, L-2, and L-3 TO BE UTILIZED FOR LANDSCAPE AND IRRIGATION PURPOSES ONLY. ALL SITE IMPROVEMENTS INCLUDING GRADING AND DRAINAGE TO BE BY OTHERS. REFER TO ARCHITECTURE AND ENGINEERING PLANS FOR ALL ADDITIONAL INFORMATION.

PLANTLIST - 9420 WEST BROADVIEW DRIVE					
KEY	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
TREES					
CD	YES	8	PIGEON PLUM TREES	Coccoloba diversifolia	18' height minimum, 6" c.t., standard form, 4" dbh, equal to 'Treeworld Wholesale'
CG	NO	2	BRIDAL VEIL TREES	Caesalpinia granadillo	18' height minimum, 6" c.t., standard form, 4" dbh, equal to 'Treeworld Wholesale'
CL	NO	1	DWARF POINCIANA	Caesalpinia lutea	14' height minimum, 6" c.t., standard form, 4" dbh, equal to 'Treeworld Wholesale'
LI	NO	3	CRAPE MYRTLE TREES	Lagerstroemia indica	15' height minimum at time of planting, 6" clear trunk, 4" caliper, standard form, flower color TBD
PALMS					
REV L-1 - DRC COMMENTS DATED 05.20.15					
CN	NO	3	'GR. MALAYAN' COCONUT PALM	Cocos nucifera 'Green Malayan'	14" grey wood, full heads, matched, 'Florida Fancy'
SL	NO	2	SATAKENTIA	Satakentia liukuensis	12" grey wood, full heads, matched, 'Florida Fancy'
RHE	NO	10	LADY PALMS	Rhapis excelsa	3' x 3' clump, full, space 36" on center
SHRUBS					
CLG	NO	21	CLUSIA SHRUBS	Clusia guttifera	15 gallon, 6' height, full to base, columnar + matched appearance, space 4' o.c. or as necessary
CLU	NO	38	CLUSIA SHRUBS	Clusia guttifera	7 gallon, 3' height, full to base, space as necessary to create a consistent row planting
EUF	YES	14	SPANISH STOPPER	Eugenia foetida	15 gallon, 5' height, full to base, space as necessary to create a consistent row planting
EUG	YES	6	SPANISH STOPPER	Eugenia foetida	20 gallon, 8' height, full to base, space as necessary to create a consistent row planting
FGI	NO	28	GREEN ISLAND FICUS	Ficus microcarpa 'Gr. Island'	3 gallon, 24" height, full, space as necessary to create a consistent row
PSL	YES	32	DWARF BAHAMA COFFEE	Psychotria ligustrifolia	7 gallon, 24" height, full, space as necessary to create a consistent row

PLANTLIST - 9420 WEST BROADVIEW DRIVE					
KEY	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT, SPECIFICATION, & NOTES
GROUNDCOVERS + VINES					
TRJ	NO	3	CONFEDERATE JASMINE	Trachelospermum jasminoides	15 gallon, 6' height trellis
CMA	NO	128	CARISSA 'EMERALD BLANKET'	Carrissa mac. 'Emerald Blanket'	1 gallon, full, space 18" on center
LIR	YES	198	BIG BLUE LILY TURF	Liriope muscari	3 gallon, 12" x 18", full, space 18" on center or as necessary to look lush + full
OPJ	YES	32	MONDO GRASS	Ophiopogon japonicus	3 gallon, 12" x 18", full, space 18" on center or as necessary to look lush + full
TDA	YES	57	FAKAHATCHEE	Tripsacum dactyloides	3 gallon, 12" x 18", full, space 18" on center or as necessary to look lush + full
SOD, AGGREGATE, & MULCH					
SOD 'EMPIRE TURF' ZOYSIA OR LAWN TO BE SELECTED + APPROVED - OVER 2" TOPSOIL BED, SEE PLANTING SPECS.					
MLC DARK COLORED SHREDED ORGANIC MULCH, (NO CYPRESS MULCH OR DYED MULCH), 3" MINIMUM DEPTH					
EXISTING TREES TO REMAIN					
# 1	NO	1	PONGAM TREE	Pongamia pinnata	24' height, 18" width, full, good quality tree to remain, provides shade.
# 8,9,10	NO	3	'GR. MALAYAN' COCONUT PALM	Cocos nucifera 'Green Malayan'	24' height, 18" width, full, good quality palm to remain, provides tropical flair.



LANDSCAPE PLAN

PROPOSED DESIGN

sheet no.

L-2

revised:
P2B RESUBMITTAL
09.29.16
P2B RESUBMITTAL
12.09.16

date:
05/07/15

comm no.
1454

seal



CLUSIA SHRUBS FRAME PROPERTY
EXISTING PONGAM TREE PROVIDES SHADE

SATENKENTIA PALMS
LOW EVERGREEN GROUNDCOVER
BRIDAL VEIL

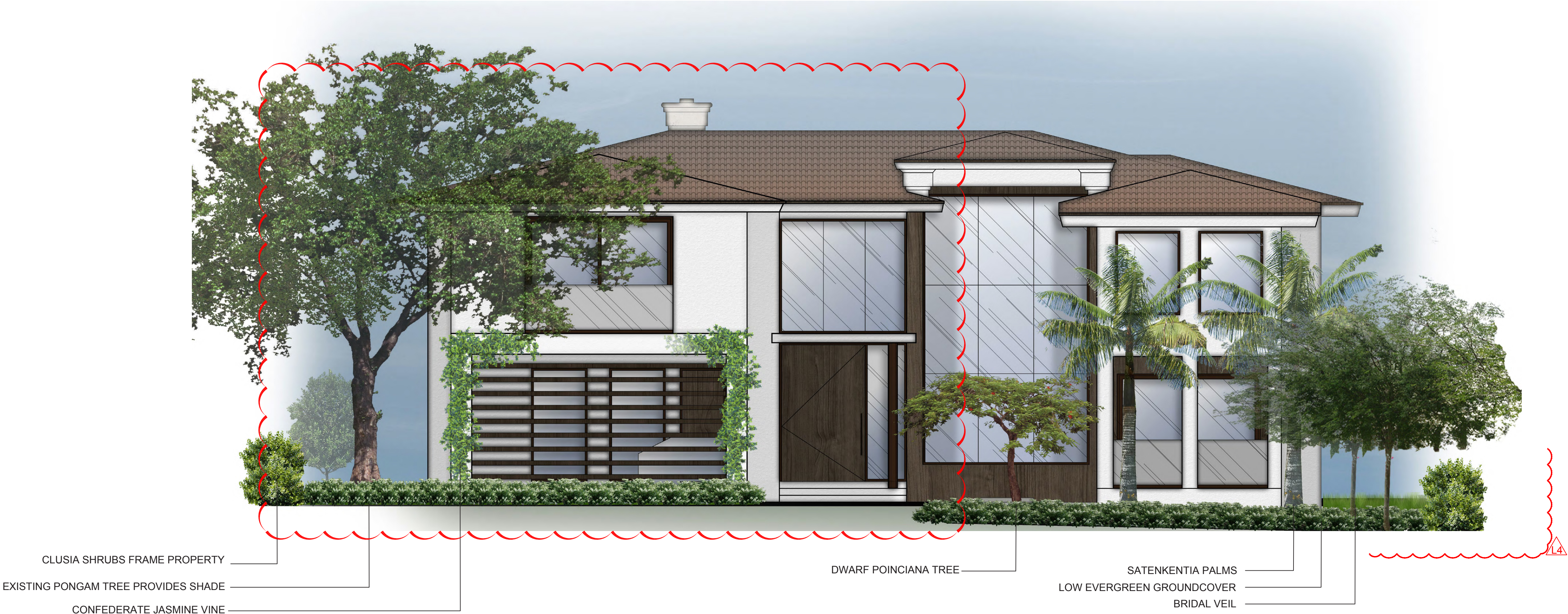
NORTH ELEVATION NTS
PREVIOUSLY APPROVED



CLUSIA SHRUBS
FAKAHATCHEE GRASS

FAKAHATCHEE GRASS
NEW COCONUT PALMS

SOUTH ELEVATION NTS



NORTH ELEVATION NTS



SOUTH ELEVATION NTS

CHRISTOPHER CAWLEY | CC CHOEFF LEVY FISCHMAN
LANDSCAPE ARCHITECTURE LLC | LA ARCHITECTURE + DESIGN
Florida Landscape Architecture Business LC 26000460
780 NE 69th Street | Suite 1106 | Miami, FL 33138
T 305.979.1865 | www.christophercawley.com
www.choefflevy.com
8425 Biscayne Blvd, suite 201
Miami, Florida 33138
(t) 305.434.8338
(f) 305.892.5292

ADDITION AND RENOVATION TO
EXISTING RESIDENCE
9420 W. BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

CHRISTOPHER CAWLEY, RLA
Florida License LA 966796

seal

comm no.
1454

date:
05/07/15

revised:
PZB RESUBMITTAL
09.29.16
PZB RESUBMITTAL
12.09.16

sheet no.

L-4

PROPOSED DESIGN



BRIDAL VEIL TREES

SATENKENTIA PALMS

NATIVE DWARF BAHAMA COFFEE SHRUBS

EXISTING COCONUT PALMS

EXISTING CLUSIA SHRUBS

CLUSIA SHRUBS FRAME PROPERTY

WEST ELEVATION^{NTS}
PREVIOUSLY APPROVED^{Δ3}



CLUSIA SHRUBS PROVIDE SCREENING ALONG P.L.

NATIVE PIGEON PLUM TREES

6' HT CLUSIA SHRUBS SCREEN MECHANICAL EQUIPMENT

CLUSIA SHRUBS

EXISTING PONGAM TREE TO REMAIN. PRESERVE + PROTECT

EAST ELEVATION^{NTS}

CHRISTOPHER CAWLEY | CC CHOEFF LEVY FISCHMAN
LANDSCAPE ARCHITECTURE LLC | LA ARCHITECTURE + DESIGN
Florida Landscape Architecture Business LC 26000460
780 NE 69th Street | Suite 1106 | Miami, FL 33138
T 305.979.1885 | www.christophercawley.com
8425 Biscayne Blvd, suite 201
Miami, Florida 33138
www.choefflevy.com
(t) 305.434.8338
(f) 305.692.5292

ADDITION AND RENOVATION TO
EXISTING RESIDENCE
9420 W. BROADVIEW DRIVE
BAY HARBOR ISLANDS, FL 33154

CHRISTOPHER CAWLEY, RLA
Florida License LA 9566786

seal

comm no.
1454

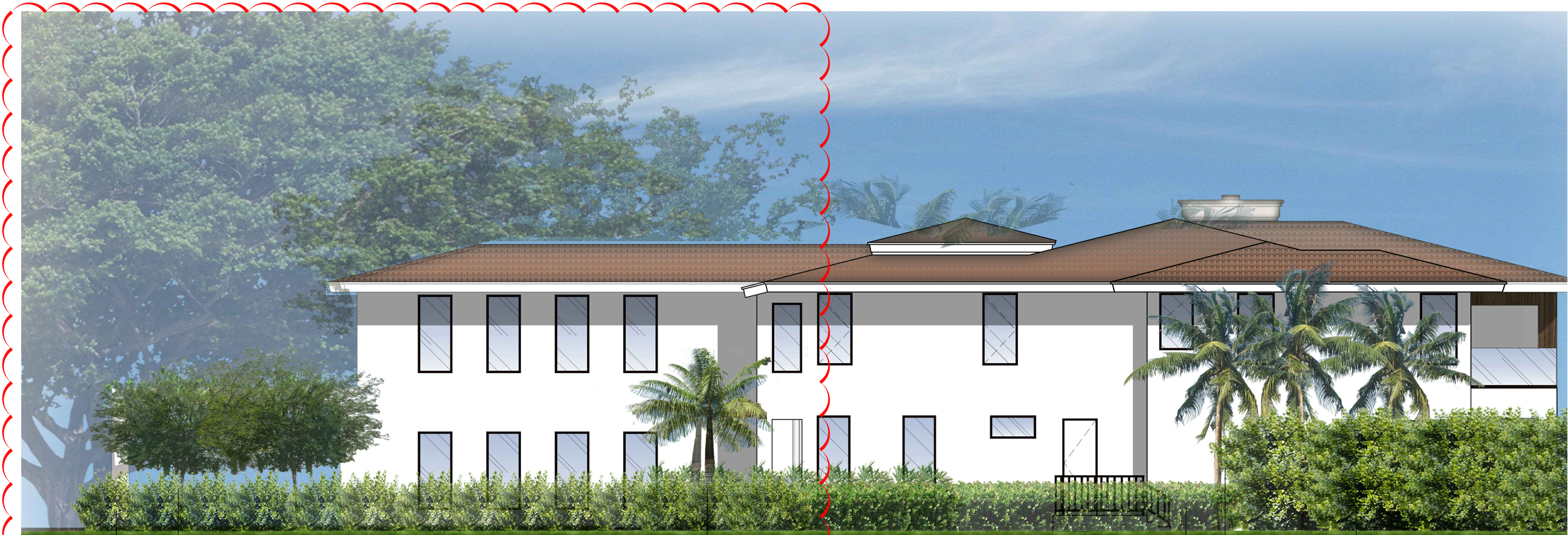
date:
05/07/15

revised:
PZB RESUBMITTAL
09.29.16

sheet no.

L-5a

PREVIOUSLY APPROVED DESIGN



BRIDAL VEIL TREES
CLUSIA SHRUBS FRAME PROPERTY

SATENKENTIA PALMS

NATIVE DWARF BAHAMA COFFEE SHRUBS
EXISTING COCONUT PALMS
EXISTING CLUSIA SHRUBS

WEST ELEVATION NTS



CLUSIA SHRUBS PROVIDE SCREENING ALONG P.L.

NATIVE PIGEON PLUM TREES

6' HT CLUSIA SHRUBS SCREEN MECHANICAL EQUIPMENT

EXISTING PONGAM TREE TO REMAIN. PRESERVE + PROTECT

CLUSIA SHRUBS

EAST ELEVATION NTS

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

To: Town of Bay Harbor Islands
Planning and Zoning Board

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: December 16th, 2016

Subject: Addition & Renovation of an Existing Single-Family Residence
9420 W. Broadview Drive
Proposed Revisions from Previous PZ Board Approval
Bay Harbor Islands Acct. No.: MB2015-87
MMPA Acct. No.: 01-0702-1015

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the submitted site plan and architectural plans (dated 12/14/16) 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 addition and renovation to an existing single-family house at 9420 W. Broadview Drive.

However, MMPA recommends the PZ Board **DENY** the application as currently designed, as the design essentially includes a "carport" in the front yard setback area, which is not listed as a permitted use. A "portico" is permitted (they are calling the structure a portico), but the Code states such structures may be used "only to protect vehicular driveways at the main entrance of hotels, apartment buildings and single-family residences". The structure covers 2 parking spaces.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 9420 W. Broadview Drive
Legal Description: Portions of Lot 83 and 84 of Block 23, "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 / HISTORY

In mid-2013 the Town reviewed / processed / approved a Site Development Plan for the above referenced addition and renovation to an existing single-family home. The Planning and Zoning Board approved the proposed design on August 4th, 2015 subject to several conditions. In mid-2016 the applicant stated that several changes were desired that differed from the original PZB approved plans. MMPA reviewed the proposed changes and the current plans are reflective of all requested changes.

The requested changes do not appear to be related to any Building / Fire Code requirements. If plan refinements are simply "desired" by the developer that differ from the PZB approved plans, staff reviews each modification and determines if the changes require PZB re-approval. The PZB spends most of its review time on detailed exterior appearances, but also site design and interior layouts. It is expected that on occasion Building Codes / Fire Codes require certain plan refinements; however, if conflicts occur they are discussed and plan modifications / re-approvals may be necessary.

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

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

ALTERATIONS SOUGHT SINCE AUGUST 2015 P&Z BOARD APPROVAL

MMPA notes the following alterations from the 8/4/15 PZB approved plans:

- 1) The applicant is now proposing to enclose the existing two-car garage for a "future interior space". The garage doors will be filled in and windows added. The previously approved stone material is also proposed to be replaced with smooth stucco. **PZB approval is requested for the proposed change.**
- 2) The applicant is proposing to modify the previously approved front entry design. The proposed design will be a thin roof overhang rather than the previously approved walkthrough structure. **PZB approval is requested for the proposed change.**

- 3) The applicant is requesting to add what they are calling a "portico" structure in front of the existing garage / proposed interior space, which will cover 2 parking spaces. **PZB approval is requested for the proposed change.**

MMPA recommends the Board **DENY** the "portico" request, as the design is essentially a "carport" in the front yard setback area, which is not listed as a permitted use. A "portico" is permitted (they are calling the structure a portico), but the Code states such structures may be used **"only to protect vehicular driveways at the main entrance of hotels, apartment buildings and single-family residences"**. Section 23-12(e)(vi) of the Town Code requires "porticos" to "give the appearance of being an integral part of the original construction of the main structure to which it is attached and its architectural style, as well as materials, must be such that will compliment, enhance, and blend with the main structure. Such porticos shall at no time be enclosed or transformed into anything other than for the protection of vehicular driveways". MMPA believes the Town's urban design objective for the single-family areas is for front yard areas to be mostly open, landscaped and devoid of structures, especially close to the roadways. The proposed "portico" requires specific PZB approval per Sec. 23-12(15)(e)(vi). Following is a direct quote from the Town Code:

"Porticos shall be defined as a structure consisting of a roof supported from above or below or cantilevered, **only for the protection of vehicular driveways**, at the main entrance of hotels, apartment buildings, and single family residences. The portico shall give the appearance of being an integral part of the original structure to which it is attached and its architectural style, as well as materials, must be such that will complement, enhance, and blend with that of the main structure. Such porticos shall at no time be enclosed or transformed into anything **other than for the protection of vehicular driveways**"

There are specific setback and size limitations of such structures, that the plan does meet. The PZB must determine if the proposed "portico" structure meets the intent of the Code.

The Town Code defines "porticos" as a structure to cover a vehicular drop-off area near the main entrance. MMPA believes this structure is simply a "carport" which we feel is not listed as a permitted use. MMPA does not believe this structure meets the intent of the Code. The Board does not have the ability to "interpret" Zoning Code provisions. The PZB should discuss this and if necessary request the Town Council to clarify the issue and possibly modify the Code.

AGENDA ITEM REPORT

February 7, 2017

ITEM NUMBER: 4.

ITEM: Request for approval for a new single family home for "Bay Harbor Project LLC" at 9540 W. Broadview Drive, Lot 72 of Block 23. The proposed 2-story home will have approximately 8,885 square feet of living space with a two-car garage. The residence will have six (6) bedrooms, six (6) full bathrooms and two (2) half bathrooms. Enclosed please find the site plan and elevations. (Item 4A)

DESCRIPTION:

RECOMMENDED ACTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

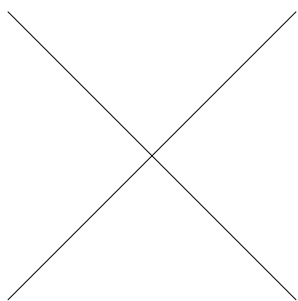
Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	Site Plan & Elevations	9540WBRDVDR.pdf
2.	Staff Report	9540 WBVD SFR - PZB Staff Report Feb 01 2017.pdf

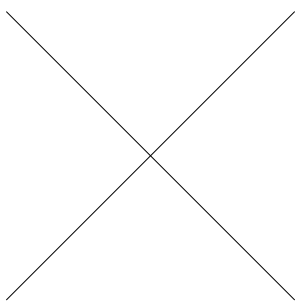
9540 W BROADVIEW

P L A N N I N G & Z O N I N G R E V I E W S E T



9540

W B R O A D V I E W D R I V E
B A Y H A R B O R I S L A N D
F L O R I D A 3 3 1 5 4



S E T 1 / 1



D/VICE
INC.



DESIGN HOUSE & BUILTWORKS
810 733 4295 AA26002729
8248 CORAL WAY MIAMI FLORIDA 33156

I N D E X

COVER	
INDEX	
GN00	GENERAL SPECIFICATIONS
GN01	WATERPROOFING SPECIFICATIONS
GN02	SURVEY DATA
C I V I L	
C1	CIVIL ENGINEERING PLAN
C2	CIVIL NOTES + CONSTRUCTION DETAILS
SW1	STORMWATER POLLUTION PREVENTION PLAN
SW2	STORMWATER POLLUTION PREVENTION NOTES + DETAILS

L A N D S C A P E	
L1	TREE DISPOSITION PLAN
LC1	FIRST FLOOR HARDSCAPE PLAN
LP1	FIRST FLOOR PLANTING PLAN
LP3	LANDSCAPING DETAILS

A R C H I T E C T U R E	
A100	SITE PLAN
A101	SITE DETAILS
A110	SITE DETAILS
A200	FIRST FLOOR PLAN
A201	SECOND FLOOR PLAN
A202	ROOF PLAN
A203	CABANA DETAILS
A300	FIRST FLOOR GROUND LIGHTING PLAN
A301	SECOND FLOOR GROUND LIGHTING PLAN
A500	BUILDING ELEVATIONS
A501	BUILDING ELEVATIONS
A502	BUILDING ELEVATIONS
A503	BUILDING ELEVATIONS
A504	BUILDING ELEVATIONS
A505	BUILDING ELEVATIONS
A700	WALL SECTIONS
A701	WALL SECTIONS
A702	WALL SECTIONS
A703	WALL SECTIONS
A704	WALL SECTIONS
A705	WALL SECTIONS
A706	WALL SECTIONS
A707	WALL SECTIONS
A708	WALL SECTIONS
A730	JAMB DETAILS
A731	JAMB DETAILS
A732	JAMB DETAILS
A733	JAMB DETAILS
A750	STAIR DETAILS
A751	NOT USED
A752	STAIR DETAILS
A753	STAIR DETAILS
A754	STAIR DETAILS
A755	STAIR DETAILS
A800	DOOR SCHEDULE
A801	WINDOW SCHEDULE
A900	WALL TYPES

S T R U C T U R E	
S0	STRUCTURAL NOTES
S1	FOUNDATION PLAN
S2	GROUND FLOOR FRAMING PLAN
S3	SECOND FLOOR FRAMING PLAN
S4	ROOF FRAMING PLAN
S5	TYPICAL DETAILS
S6	STRUCTURAL SCHEDULES
S7	STRUCTURAL DETAILS
S8	WALL SECTIONS
S9	WALL SECTIONS
S10	WALL SECTIONS
S11	WALL SECTIONS
S12	WALL SECTIONS
S13	WALL SECTIONS
S14	WALL SECTIONS
S15	WALL SECTIONS
S16	WALL SECTIONS
S17	WINDOW / DOOR PRESSURES
S18	WINDOW / DOOR PRESSURES

M E C H A N I C A L	
M101	1F MECHANICAL PLAN
M102	2F MECHANICAL PLAN
M200	HVAC SCHEDULES + NOTES

E L E C T R I C A L	
E100	ELECTRICAL SITE PLAN
E101	1F LIGHTING PLAN
E102	2F LIGHTING PLAN
E201	1F POWER PLAN
E202	2F POWER PLAN
E301	ELECTRICAL PANEL SCHEDULES
E302	RISER DIAGRAM + NOTES
E401	ELECTRICAL NOTES

P L U M B I N G	
P1	1F SANITARY
P1A	1F SANITARY EXTENDED
P2	2F SANITARY
P3	ROOF PLUMBING PLAN
P4	1F SERVICE
P4A	1F SERVICE EXTENDED
P5	2F SERVICE
P6	GAS ISOMETRIC
P7	PLUMBING NOTES AND SPECIFICATIONS



DVICE
INC.



DESIGN HOUSE & BUILTWORKS
810 733 4295 AA26002729
8248 CORAL WAY MIAMI FLORIDA 33166

1. GENERAL

- 1.1 The following specifications are minimum requirements to supplement the drawings.
- 1.2 All work shall be in accordance with applicable national and local codes and conventional guidelines, including the latest Florida International Building Code (rev2010) including supplemental FBC "Hurricane" code requirements.
- 1.3 All work shall be performed in the best and most professional manner by craftsmen skilled in their respective trades.
- 1.4 These plans may be used only under such conditions in which all applicable safety laws, rules, and regulations are being observed. Compliance with such safety laws, rules, and regulations is the sole responsibility of the Contractor.
- 1.5 The Architect shall be provided with shop drawings and/or samples of custom fabricated items prior to construction. The Architect & Owner shall be consulted for the items not shown in the drawings. Substitutions shall be permitted only upon written consent of the Architect/Owner.
- 1.6 Written dimensions take precedence over scaled dimensions. Larger scale details take precedence over smaller scale details.
- 1.7 The Contractor shall verify and be responsible for all dimensions and conditions on the site. The Contractor will notify the Architect of any and all discrepancies BEFORE proceeding with any work.
- 1.8 The Contractor shall be responsible for all permits, fees, approvals, insurance, and taxes necessary to the construction of this project.
- 1.9 Provide a separate permit for roof trusses, doors and windows, pool, driveway and boat slip.
- 1.10 Design was based on a survey prepared by a registered land surveyor and furnished by the owner. Accuracy of survey data is the Owner's responsibility.
- 1.11 General Contractor shall verify with all utility companies the location of all existing above and below ground utilities (gas, electric, phone, water, cable, sewer, etc.) and stake out in the field all utilities known and encountered prior to proceeding with any demolition / excavation work. Owner shall not authorize any improvements and/or demolition work until permit is secured from agencies having jurisdiction.

- 1.12 General Contractor shall furnish a complete set of drawings and addendum's to all subcontractors on the job (electrical, mechanical, plumbing, interior partitions etc.) and coordinate their work. Any discrepancies and/or conflicts in the drawings shall be notified to the Architect before proceeding with any installation. Failure to do so will be the entire responsibility of the General Contractor. Any costs arising to correct the discrepancy and/or conflict shall be borne by the responsible party.
- 1.13 General Contractor shall coordinate all trades, undergrounds, and penetrations before placing any concrete.
- 1.14 Scaffolding and removal of forms shall be performed by the general Contractor in a safe manner, in accordance to local and federal codes, and the established acceptable practices. This work is the responsibility of the General Contractor.
- 1.15 General Contractor shall coordinate thickness of partitions to accommodate mechanical, plumbing, and electrical work. Dimensions shown on plans are nominal.
- 1.16 Lumber used for joists, rafters, columns, beams, and/or other structural members shall be a stress grade not less than 1000 p.s.i. nominal extreme fiber stress in bending, unless specified otherwise.
- 1.17 Lumber used for studs in interior non bearing partitions shall be a stress grade not less than 225 p.s.i. nominal extreme fiber stress in bending. (TYP. @ DOOR OPENINGS)
- 1.18 General Contractor shall provide continuous caulk and sealant around all exterior openings to prevent water penetration and air leakage in accordance with the Florida Building Code.
- 1.19 For standard construction details not shown on the drawings General Contractor shall consult the Architect and/or proceed in accordance with the Florida Building Code and established good standard building practices.
- 1.20 This set of plans has been prepared to comply with the Florida Building Code REV2010 or current code at time of work, highest standard shall govern.
- 1.21 Construction shall proceed in accordance with the official drawings approved by the building official having jurisdiction. It is the General Contractor's responsibility to furnish the latest correct set of drawings to all sub-contractors. No deviation from the approved set of drawings will be made in the field without the expressed written consent of the Architect and Owner. In such case the Architect shall prepare a revision in accordance with the change. Approval from the Owner shall be obtained by the contractor before proceeding with any work.
- 1.22 The Contractor shall make no assumptions regarding information not explicitly detailed in the construction documents. It is the Contractor's responsibility to request clarification or additional information for any and all errors, omissions, or discrepancies before proceeding with any work.
- 1.23 Contractor will simultaneously reference BOTH the structural and architectural drawings while proceeding with construction to gain a clear understanding of architectural intent, and contact Architect immediately for clarifications, questions or additional information.

2. SITE WORK

- 2.1 The Contractor shall be responsible for compliance with all setback and easement requirements.
- 2.2 The Contractor is cautioned to verify any existing conditions which may be below ground or a part of any previous structure which may interfere with the construction as indicated in the drawings and documents. No additional compensation will be approved by the owner due to field conditions which are not noted on the drawings, but which could have been observed or determined by site visitation and verification.
- 2.3 Electrical power, telephone, cctv, water and sewer shall be run underground. The Contractor shall install fiber optic and cable television conduit in coordination with the cabs utility site.
- 2.4 The Contractor shall remove all construction debris and provide and install clean fill as shown on the site plan, leaving the site uniformly and finely graded.
- 2.5 The base for exterior paved surfaces shall be as follows:
6" conc. slab, 6" of crushed stone uniformly graded and compacted and an additional 4" well-compactd sandbed. Exterior pavement shall slope uniformly at 1/8" per foot away from doors or as noted in plans.
- 2.6 All uncemented pavers and stones shall be thoroughly embedded in the ground to prevent dislodging AND be of adequate thickness to prevent breaking.
- 2.7 The Contractor is responsible for the demolition, clearing, grubbing, grading, and preparation for work for all areas identified for such work on the Demolition Plan.
- 2.8 The Contractor is responsible for the disposal of all demolished elements including but not limited to existing house, concrete patios, foundations, pool, septic tank, leech field, etc.
- 2.9 Refer to demolition and site plan for the relocation of existing trees, for the removal and disposal of existing trees, and other existing site elements.
- 2.10 General Contractor is responsible for acquiring permits, approvals and installation of all temporary & irrigation water meters and other temporary SITE UTILITIES.

3. CONCRETE

- 3.0 All installers shall comply with local building codes if more stringent than the following provisions.
- 3.1 Structural shall be worked together with Architectural, Air Conditioning, Mechanical and Electrical drawings to locate depressed slabs, drain outlets, recesses, openings, reglets, sleeves, etc. Discrepancies shall be consulted with the Architect before proceeding with the work.
- 3.2 Concrete slabs on fill shall be poured on min. 7 mil. visqueen vapor barrier on top of sand thoroughly moistened immediately before concrete is poured.
- 3.3 Concrete shall be placed in a checkerboard sequence each segment of which shall not exceed a maximum area of 625 sq. ft. or 30 linear feet in any one direction.
- 3.4 Concrete slabs shall be free of grooves and depressions. Exterior slabs shall be light brown finish; interior slabs shall be steel trowel finish unless noted otherwise.
- 3.5 All concrete work shall be in accordance with A.C.I. 301 unless otherwise noted.
- 3.6 Admixtures shall not be permitted without written consent from the Structural Engineer of record. Form work shall be clean and free from defects.
- 3.7 Position, support, and secure reinforcement against displacement. Support with metal chairs, runners, bolsters, spacers, and hangers as required.
- 3.8 Set and build into work anchorage devices and other embedded items required for work attached to, or supported by cast in place concrete.
- 3.9 Minimum coverage for reinforcing shall conform to A.C.I. 318-89.
- 3.10 Consolidate concrete using mechanical vibrating equipment with hand rodding and tamping, so that concrete is worked around reinforcement.
- 3.11 ARCHITECTURAL FINISHED CONCRETE (EXPOSED-TO-VIEW)
A. SHOP DRAWINGS: Before commencing concrete work, Contractor will submit drawings of all formwork showing form plywood patterns, formwork, ties, reveals, vertical limits of concrete placements, horizontal lifts, construction joints, and any box-outs for ductwork and plumbing for approval by the Architect. Must also submit technical data for bond breaker and release agents.

B. SAMPLES: Contractor will construct a minimum of four (4) exposed concrete finish wall mockups of varying design mixes, colors and finishes (with consent of the Structural Engineer) for approval by the Owner/Architect to achieve desired cosmetic effect. Each mockup will be minimum 4'x4' and show each reveal and tie-hole condition. Final approved sample will serve as minimum standard of quality and workmanship for further exped work.

C. BATCHING: Contractor to coordinate that exposed concrete pours be single-source, continuous, of the same batch/mix, and fully vibrated and tamped in sections between horizontal formwork reveals/joints to avoid any visual discrepancies in the final work.

D. ACCESSORIES: Ties shall be adjustable type, arranged to leave no metal within 1" of concrete surface. They shall have no lugs, cones, or other devices that will leave holes larger than 1" diameter in exposed surfaces. Spreaders shall be either type designed for use with approved clamps of separate metal spreaders. Do not use wood spreaders or wire ties. Remaining metal to receive nominal mortar cover required for reinforcement.

E. REVEALS: Wood strips for forming reveals, chamfers, and quirks: PHILLIPINE MAHOGANY, or any close-grain hardwood, free of knots, OR pre-formed PVC or RUBBER FORMLINERS.

F. PERFORMANCE: Finish tolerance for exposed concrete shall be a maximum deviation from true plane 1/8" in 10'-0". Camber soffits to accommodate anticipated deflections due to self and applicable loads. Workmanship shall produce smooth and uniform exposed concrete surfaces free of irregularities, stains, blowholes, fins and honeycombing. Patching is not permitted.

G. FORMWORK: Forms shall be Plyform Class 1 EXT-APA, HD0, Fin-Ply or approved equal or better to achieve desired finish. All joints in formwork to be sufficiently sealed to prevent concrete leakage at edges and ties. Reject all forms that are damaged, cracked, frayed or patched.

H. PROTECTION: Contractor to take any means and measures to protect all exposed concrete work from additional trades and construction after final formwork has been released. Exposed surfaces will be free of marks, dirt and debris.

J. SEALING: Weather-resistive and effluence-reducing penetrating concrete sealers imparting a matte/natural finish shall be applied to all exposed-to-view concrete areas (interior and exterior) and chemically matched to the type of substrate used in the concrete and installed per manufacturer's specifications. Contractor to submit specifications for Architect approval. (SURECRETE XS327 recommended)

K. BOARD-FORMED CONCRETE (spec's in addition to those above): Strip 2X8 CEDAR (option SPRUCE-PINE-FIR or other design species and widths) lumber into 3/4" undressed boards. Boards to receive SANDBLASTED finish (or remain ROUGH-SAWN per desired design) prior to being elevated in formwork. Anchor boards to standard formwork (or metal channel shoring system) with concealed anchors (FROM BEHIND; direct undressed faces towards desired concrete surface. All boards to be plumb and level. SNAP-TIES may be permitted via approved MOCKUP.

Formwork releasing agents to be determined via MOCKUP and spec submittal. FORMWORK BOARDS not to be re-used.

1.2 These notes and specifications are supplemented by specific structural notes in the structural drawings.

4. MASONRY

- 4.1 All work shall be in accordance with applicable national and local codes and conventional guidelines, including the latest supplemental "Hurricane" code requirements for Florida Building Code.
- 4.2 The Contractor shall be responsible for quality control of masonry construction which shall be plumb and square and shall maintain full-time continuous supervision of masonry work, including (but not limited to), dowel setting, block laying, bar setting, and grouting.
- 4.3 Concrete masonry units for load bearing walls shall conform to A.S.T.M. C-90. All other masonry units shall conform to A.S.T.M. C-129. Bearing masonry shall be constructed prior to the concrete structure above being poured.
- 4.4 Concrete filled cells shall be as marked on the drawings and on both sides of each opening. Filled cells shall have inspection openings at the base of masonry units.
- 4.5 Provide special shapes as required for lintels, corners, jambs, sash, control joints, headers and bond beams.
- 4.6 Mortar shall be type M or S per A.S.T.M. C-270.
- 4.7 Lay out walls in advance for accurate spacing of surface bond patterns with uniform joint width, and for accurately locating openings, movement type joints, returns and offsets.
- 4.8 Install embedded flashing and weep holes at shelf angles, lintels, ledges and other obstructions to the downward flow of water.
- 4.9 Install vertical and horizontal reinforcing per structural notes and per wall section notes. Vertical reinforcing steel shall have a minimum clearance of 1/4" from masonry.
- 4.10 These notes and specifications are supplemented by specific structural notes in the structural drawings.

- 4.11 VERTICAL FINISHING STONE (ex: KEYSTONE or OLITIC LIMESTONE)
Submit cutting and setting SHOP DRAWINGS indicating sizes, dimensions, sections, and profiles of stone, arrangement and provisions for jointing, supporting, anchoring and bonding stonework; and details showing relationships with, attachment to, and reception of, related work. Submit representative samples of stone for Architect and Owner approval.

5. METALS

- 5.1 Submit shop drawings and sectional samples for all metal fabrications. Refer to drawings for finish. (Color by Architect/Owner.)
- 5.2 All exterior gutter, downspout and flashing assembly to be copper.
- 5.3 Space metal studs a maximum of 24" o.c. unless otherwise noted. Align runner tracks accurately to the partition layout at both floor and ceiling. Secure studs to structural elements at all locations. Provide additional framing and blocking as required to support wallboard at openings and cutouts, and also to anchor equipment, shelving, fixtures and fittings shown on plan. Provide P.T. wood block at base for all partitions.
- 5.4 All interior partitions shall be made of 20ga metal studs at 24" o.c. unless other noted. Use 20 gauge metal studs 24" o.c. at Kitchen and Closets. Consult drawings for partition-to-partition, partition-to-structure, and other general details.

- 5.5 All interior exposed-to-view steel elements, sections, bolts, and connections shall be one of the following: CORTEN (A606-4 or A588) pre-weathered, POWDER-COATED BLACK, or BLACK STAINLESS STEEL unless otherwise noted.
- 5.6 All CORTEN members will be requested to come from factory free of all markings, registrations, identifiers and labels. All CORTEN shall be pre-weathered to a satisfactory finish to be approved by Owner and Architect.

- 5.6 Exterior stair metalwork shall be CORTEN (A606) weathering steel (where identified) or POWDER-COATED.

- 5.7 ALL exterior steel shall be GALVANIZED where being clad in wood, stucco, or other.

- 5.8 ALL exterior exposed steel shall be CORTEN (A606) weathering steel or FULL EPOXY PAINTED or POWDER COATED. Color TBD.

6. WOOD AND PLASTICS

- 6.1 Submit roof shop drawings, sealed by an engineer registered in Florida, for review prior to fabrication.
- 6.2 Consult Structural notes on drawings for required information, calculations and certifications, loading requirements, and nailing sizes and spacings.
- 6.3 Truss shop drawings are required for Engineer of Record and Architect approval.
- 6.4 Lumber, including pressure treated, shall be thoroughly seasoned and free from warp that cannot be corrected by bridging and nailing. Wood shall be installed with the rainbow grain to the nailing surface.
- 6.5 Wood in contact with any masonry or lath and at exterior locations shall be pressure treated unless otherwise noted.

- 6.6 Any interior wood door jambs shall be of solid, rabbeted construction.
- 6.7 All wood connections to be concealed.
- 6.8 All wood ceilings shall have 6" tongue and groove construction and be of Cumaru or Cypress (Architect/Owner approval).
- 6.9 All wood floors to tolerate exposure to elements.

- 6.10 Submit exterior trim samples for approval. Contractor to comply with PS20 "American Softwood Lumber Standard". Submit shop drawings of all cabinetry.
- 6.11 Fabricate all wood trim and casing to profiles and details shown. (Contractor to provide mock up to Architect/Owner for approval.)
- 6.12 Condition finish carpentry to average prevailing humidity conditions in installation areas prior to installation.
- 6.13 Install plumb, level, true, and in alignment with adjacent materials.
- 6.14 Scribe and cut to fit adjoining work. Miter corners and cope at returns.

7. THERMAL & MOISTURE PROTECTION

- 7.1 Deliver roofing materials to project site in manufacturer's unopened bundles or containers with labels in tact. Handle and store materials at project site to prevent water damage, staining, or other physical damage. Comply with manufacturer's recommendations for job site storage, handling, and protection.

- 7.2 FLAT ROOF NOTE (TPO):
Roofing shall consist of GAF 80mil Xtreme TPO single-ply membrane fully adhered to substrate. Reinforced waterproof membrane in eco-white color (option MILDE-HIDE, FIRESTONE, or JOHNS MANVILLE single-ply EPDM or TPO of similar performance) over bonding adhesive to concrete deck. GC to coordinate that all roof slopes to drain slopes be formed in concrete deck. Membrane to lap and counter lap parapet condition with continuous lap sealant per MFR. NOA. Epsilon condition to receive crimped stainless steel coping edge over TPO or EPDM membrane, fully lapped and sealed with system flashing tape and continuous lap sealant (follow product NOA guidelines typical for scupper installation).

- 7.3 PITCHED ROOF NOTE:
CONCRETE ROOF TILE:
Roofing shall consist of MONIERETILE MADERA #IMDCL4002 Sagewood roof tile (OR BORAL TILE MADERA 900 Vintagegreen) cold-adhered, over 1 layer GAFGLAS ENERGYCAP cap sheet, 3ply hot-mapped PLY4 GAFGLAS, 1ply GAFGLAS 80# ULTIMA base sheet, and 1 layer GAF SHINGLEMATE underlayment. All over 3/4" exterior plywood sheathing anchored to trusses and rafters.

- 7.4 "L" metal flashings and valley metals to be set over cap sheet and stripped with additional ply of modified membrane and step flash tile. Install in accordance with FSRA/TRI installation guidelines and TILE MANUFACTURER recommendations. Above underlayments may be substituted/modified per TILE MFR. recommendations AND Building Department approval. Roofing system is to have current Miami-Dade Product Control NOA, and must comply with the wind pressures noted on the structural drawings.

- METAL STANDING SEAM
Roofing shall consist of copper metal (option KYNAR-COATED or ANODIZED aluminum) standing seam with concealed like-metal cleats, mechanically fixed with like-metal screws - all connections sealed with waterproofing sealant. Over 1 layer GAFGLAS ENERGYCAP cap sheet, 3ply hot-mapped PLY4 GAFGLAS, 1ply GAFGLAS 80# ULTIMA base sheet, and 1 layer GAF SHINGLEMATE underlayment. All over 3/4" exterior plywood sheathing anchored to trusses and rafters. (See previous note for flashing and installation requirements.)
- 7.4 Conform to profiles and sizes shown on the drawings and comply with "Architectural Sheet Metal Manual" for the following:
Metal Flashing and Counter flashing
Metal Valleys
Drip Flashing
Laminated Flashing
Elastic Sheet Flashing
- 7.5 Coat backside of sheet metal with 15 mil. sulfur free bituminous coating where required to separate metals from corrosive substrates, including cement materials, wood, or other absorbent materials.
- 7.6 Anchor work with non-corrosive fasteners, adhesives, setting compounds as required by manufacturer of each material. Provide for thermal expansion and building movement.

- 7.7 Seal moving joints with elastomeric joint sealants.
- 7.8 Clean all metals of soldering flux and/or other corrosive substances. Watertight and waterproofing performance of flashing and sheet metal work is required.
- 7.9 Provide continuous rubber waterproof membrane at all wall around garage, retaining walls, master bathroom shower and floor above cistern. Install per manufacturer's specifications and apply tile/stone per The Council of America standards. Coordinate with plumbing drawings and provide integral drains.
- 7.10 All exterior horizontal concrete surfaces (non-exposed) to receive continuous fluid-applied waterproofing; type: VULKEM 350+351 (LV) NOA# 07-0928.07, equivalent or better.
- 7.11 All insulation materials, facings, and vapor retarders shall have a flame-spread classification of not greater than 25 and a smoke-developed index not greater than 450 as per FBCR'10 302.10.1.
- 7.12 Firestops must be installed in concealed spaces created by wood furring strips at floor and ceiling levels and limit the maximum dimension of the concealed space to 8 FT as per FBC2010-R4409.7.2.1.

8. DOORS AND WINDOWS

- 8.1 Doors, Windows, and railings shall conform to Florida Building Codes and be installed according to manufacturer's specifications, provide impact protection devices to all glass doors and windows to conform with Miami Dade County Control Req.
- 8.2 Interior doors shall be MDF w/ stained wood veneer or solid hard wood for stain finish (samples to be provided to Owner for approval), paneled or louvered, as shown on the drawings and door schedule (Refer to Interior DWGS). Every coat to be sprayed finish. All paint work to be sprayed on millwork.
- 8.3 All interior door jambs to be solid and of rabbeted construction.
- 8.4 Exterior doors and doors to the bathrooms, laundry room and storage closets shall have thresholds and vinyl weather-stripping incorporated into the door jamb.
- 8.5 Exterior doors and Windows will be PGT, CGI, equal or better. Glazing shall be low 'E' insulated UV-coated impact-resistant unless noted otherwise. Contractor shall provide one Mockup of each type of Door and Window assembly with Shop Drawings.
- 8.6 Contractor to coordinate that any doors and windows from different MFR. shall have SAME glazing and frame finishes; and mockups from each MFR. will be submitted to Architect for approval prior to ordering or fabrication.
- 8.7 Door knobs shall be uniformly installed at 3'-0" from the bottom of the door, unless otherwise noted. (Refer to Interior Drawings.)
- 8.8 Joints and spaces around windows and exterior doors shall be caulked with polysulfide sealant. Caulking work shall be completed before finish coat of paint is applied. Unless otherwise specified by window manufacturer.
- 8.9 Windows shall be left clean, tight, and waterproof.

- 8.10 All protective films on door/window frames and glazing shall not be removed until final cleaning of the residence prior to turnover to Owner.

- 8.11 Burglar intrusion prevention: All single exterior out-swinging doors to have a lock to be key operated from the exterior with an auxiliary dead bolt with hard bolt and insert. Hinges on the exterior swinging doors shall have non-removable hinge pins.

- 8.12 Doors connecting living areas with garage areas shall be 1 hour fire rated.
- 8.13 Garage doors shall be wood (or aluminum w/ faux wood finish), overhead type, hurricane resistant. (Ref. to detail @ Garage)
- 8.14 Contractor to include a door, window, shutter and cabinet hardware allowance for both interior and exterior doors. (To be designated by Architect and MFR.)
- 8.15 Contractor to protect and maintain the finish of all cabinetry, doors, and windows throughout the entire course of construction and final inspections.
- 8.16 Verify all field conditions and dimensions to ensure that openings are properly sized, square, and plumb. Report unsuitable conditions to the Architect and Owner.

- 8.17 Every closet door latch shall be such that children can open the door from inside the closet. Every bathroom door lock shall be designed to permit the opening of the locked door from the outside in case of an emergency.
- 8.18 Exterior hinged shutters shall be Mahogany wood, operable, and of lowered design. Color and design to be approved by Architect/Owner. (Refer to Shutter Dtl.), Contractor to provide shop drawings for approval by Architect.

9. FINISHES

- 9.1 Gypsum Wall Board (G.W.B.) material shall be 5/8" for walls and ceilings. Cementitious backer board (USG DUROCK) to be used for all walls to receive tile or stone finish AND in wet areas. All painted walls at bathrooms, and garages shall be moisture resistant "GREENBOARD" or USG "AQUA-TOUGH" unless other wise noted.
- 9.2 All architectural stone work shall be Florianid Coral where noted.
- 9.3 Floor finish clearances shall allow for various material thicknesses.
- 9.4 All interior G.W.B. surfaces to receive LEVEL 5 finish.
- 9.5 Contractor to furnish all plaster from one manufacturer.

- 9.6 Contractor to install, apply, and cure materials in accordance with the Red Book, U.S. Gypsum Lathing and Plaster Handbook.

- 9.7 The finished tolerance for stucco applications shall be a maximum deviation from true plane 1/8" in 10'-0" as measured by straight edge placed at any location on any stucco surface. Always maintain minimum stucco thickness.

- 9.8 Contractor to provide a 4'-0" x 8'-0" on site sample of finished stucco, showing color, texture, and workmanship for Architect's/Owner review prior to commencing with the work.

- 9.9 Contractor to warrant the stucco against check cracking, crazing and delamination for a period of five years from final date of acceptance.

- 9.10 Protect windows, doors and other elements of the work from stucco application. Expansion joints to be located as per the drawings. Contractor to clean and remove plaster and protective masking from expansion joints and adjacent surfaces.

- 9.11 Exterior stucco finish shall consist of a scratch coat and 2 smooth steel trowel finish coats with 12 hours drying interval. All corners shall receive corner bead. Test samples shall be made for approval by the Architect prior to execution of the work.

- 9.12 Install G.W.B. in maximum practical lengths to span walls with a minimum number of end butt joints.

- 9.13 Space all drywall screws not more than 16" o.c.

- 9.14 Install metal beads at exposed edges, doors, and corners of G.W.B. finish. Fasten securely. Secure wall board to supporting members.

- 9.15 Cut level, square, and tight openings for all fixtures and fittings so that the wall board edges will be concealed by level, square face plates.

- 9.16 Reinforce all wallboard joints and interior corners with joint tape set in joint compound, (except where GREENBOARD and WONDERBOARD are used). Fill all joints, fastener heads, cracks and other depressions with joint compound.

- 9.17 Finish smooth and flush so that location of joints, screws, and other items will not be visible after painting. Finish smooth at base so that flooring and base board can finish cleanly against gypsum board.

- 9.18 Finished wall board surfaces shall have a tolerance within 1/8" in 8'-0" for plumb, level, warp, and bow.

- 9.19 Room finishes shall be per the room finish schedule. All wall and floor tile, stone, marble, and mosaic finishes to be supplied by the Contractor. Contractor shall be responsible for all tile, stone, marble, and mosaic installations, cutting and fitting, field measuring, adhesives, and cement and mortar.

- 9.20 Bathroom tile shall be supplied by Contractor with special trim pieces and soap holders as necessary. Shower shall be tiled to the ceiling, inclusive. Floor tile shall have a non-slip finish. Soap holder shall be determined by Architect/Owner. Contractor shall be responsible for all tile installation, cutting, field measuring, adhesives, and mortars.

- 9.21 Surfaces to be painted shall be free from defects including knots and sap streaks. Defects shall be filled, sealed with Bando brand filler and sanded smooth as required to remove visible blemishes.

- 9.22 Point colors shall be selected by the Architect/Owner. A minimum of four (4) test samples of an area no less than 4 sq. ft. shall be produced and approved prior to the execution of the work. Owner shall select different color for different area.

- 9.23 Primer and paint shall be supplied along with necessary thinners and cleansers. Bathroom paint shall have M-1 Mildew Additive at a ratio per the manufacturer's specifications.

- 9.24 Doors, window frames, siding boards, and trim shall be painted or stained per the finish schedule for Architect's/ID/Owner inspection prior to installation. Air distribution devices shall be spray painted the color of the adjacent wall or ceiling surface. Wood cabinets shall be hand finished prior to installation.

- 9.25 All point & stain shall be the highest quality BENJAMIN MOORE products unless otherwise noted. All exterior wood to be stained with product by SKENES. All interior wood to be painted or stained. All wood to receive paint at all sides.

- 9.26 All bathroom accessories, mirror, closet shelving, faucets, plumbing fixtures and decorative light fixtures not yet specified will be selected by Architect/Interior Designer/Owner at a later date and supplied and installed by the General Contractor.

- 9.27 BASEBOARDS:
All baseboards to be wood, 8" high, square, to receive point or stain finish (to be selected by Owner) with continuous plywood backing.

- REVEALS:
All reveals to be FRY REGLET and sized accordingly to leave 3/4"x3/4" shadow gap reveal. Anodized aluminum finish unless otherwise noted.

- 9.28 Wall and ceiling finishes shall have a flame-spread classification of not greater than 200 and a smoke-developed index not greater than 450 as per ASTM E-84 or UL 273 per FBCR'10 302.9.

10. SPECIALTIES

- 10.1 Actual bids and not allowances, (except where noted), shall be submitted for the specified items following.

- 10.2 Samples of cabinetry and millwork shall be submitted to the Architect/Owner for approval after acceptance of shop drawings and prior to cabinet fabrication. All countertops shall be 36" high unless otherwise noted.

- 10.3 Countertop and back splash at kitchen and bar top shall be indicated in the interior design drawings. Contractor to provide installation of all countertops and backsplashes and to supply all necessary materials for installation. (General Contractor)

- 10.4 Shop drawings should be provided for cabinetry, millworks, libraries, closets, etc.

- 10.5 Closets shall be finished per the finish schedule and shall have installed two-level rod and shelf, except at Master Bedroom. Linen closets shall have 6 levels of shelves. Bookshelves shall be as shown on drawings. All built-in cabinets and shelves shall be painted clear fir. Towel bars, paper holders, and mirror frames shall be custom-fabricated and varnished maple, as shown on drawings. (Unless noted otherwise.)

- 10.6 Refer to system integrations drawings, for all TV cable - fiber optic, audio visual, lighting control, telephone, stereo systems, and security information. (Specified in the schedule and specifications.)

- 10.7 A sign shall be placed on the garage wall stating with 1" letters, "Do not operate engines with doors closed, Carbon Monoxide is lethal. In accordance with all applicable regulations". Bottom of sign to be at 5'-0" above finished floor.

- 10.8 Contractor to provide typical residential termite treatment of the soil below the ground floor slab, crawl spaces of the structure, around slab, bathroom, building, library, wall mounted TVs, etc.

- 10.9 Kitchen partition shall have 20 G.a. MtI studs at 16" o.c. w/ 2x8 P.T. wood blocking at all wall where cabinetry shall be installed

- 10.10 All partitions with wall-mounted fixtures and/or grab bars shall have 20 G.a. MtI studs at 16" o.c. w/ 2x8 P.T. wood blocking at all wall where fixture is installed

11. EQUIPMENT

- 11.1 SEE SPECIFICATIONS

12. FURNISHINGS

- 12.1 See Furnishing Book.

13. SPECIAL CONSTRUCTION

- 13.1 General Contractor to coordinate work of pool subcontractor with the work of the other trades. Comply with governing codes and regulations. Subcontract with an experienced pool contractor with a minimum of five years experience installation and repairs in the pool industry.

- 13.2 Pool and water feature finish to be DiamondBrite or Pebbletec (onyx color). Contractor to submit sample of finish and tile grout to Architect/Owner for approval. Submit shop drawings and product and equipment data for approval.

- 13.3 Contractor shall provide and install new pool finish and coral stone coping after significant completion of the main house and grounds.

- 13.4 Contractor responsible for maintaining the cleanliness and equipment operation of the pool throughout the entire course of construction.

- 13.5 ALL glass handrails and glass shower enclosures shall be category II safety glass and designed to withstand all imposed design loads per latest FBC requirements.

14. CONVEYING SYSTEMS

- 14.1 Commercial-grade elevator (verify per OWNER) shall be SCHINDLER 330A model, 2100 lbs, 100 fpm, 8 ft cab, hole-less hydraulic dual-jack, 3-phase power. Upgrade all finishes. (Option model 3300)
- 14.2 Residential-grade elevator (verify per OWNER) shall be SAVARIA ECULPSE MRL model, 1400 lbs, 40 fpm, 8 ft cab, cable hydraulic, single-phase. Upgrade all finishes and automatic-slim doors.

15. MECHANICAL

- 15.1 The following specifications are minimum requirements to supplement the drawings.
- 15.2 Work and materials by Contractor shall be in accordance with applicable national and local codes, conventional guidelines, and the requirements of local utility companies.
- 15.3 Drawings indicate location of equipment, runs, and outlets diagrammatically. Changes made due to site conditions shall be made at no additional cost to the owner. The Architect shall be notified of such modifications prior to the execution of work.
- 15.4 Contractors shall coordinate their work with the work of other trades prior to execution of their work.
- 15.5 Contractors shall obtain the appropriate inspector's acceptance of their work.
- 15.6 Contractor shall install complete water service, distribution, waste disposal and drainage systems.
- 15.7 Contractor shall provide and install heaters, fixtures, and faucets specified in the schedule and include the necessary hardware for their proper use.
- 15.8 SEE SPECIFICATIONS
- 15.9 Contractor shall provide and install A.C. equipment as specified in the schedule and air distribution and piping as shown in the drawings.
- 15.10 Locations of all grilles and registers shall be verified with the Architect/Owner prior to installation.
- 15.11 Air distribution devices shall be aluminum construction with opposed blade damper and equalizing grid TITUS or equal with adjustable louvers.
- 15.12 All thermostats to be NEST (Electronic-Programmable-Learning.)
- 15.13 Air conditioning grilles shall be painted to match adjacent surfaces.
- 15.14 Interior of duct boots to be painted flat black. All labor, equipment and materials shall be warranted for one year after final acceptance of work.
- 15.15 All refrigerant lines to be fully insulated. All lines to be color-coded and labeled.
- 15.16 General Contractor to coordinate all refrigerant undergrounds and sleeves prior to pouring any concrete.
- 15.17 ALL HVAC ducts, diffusers and handlers to be FULL SEALED and UN-USED until construction completion. General Contractor to provide temporary AC from dry-in of building thru end of construction.
- 15.18 All exhaust fans to be Panasonic WHISPER series model or better.

16. ELECTRICAL

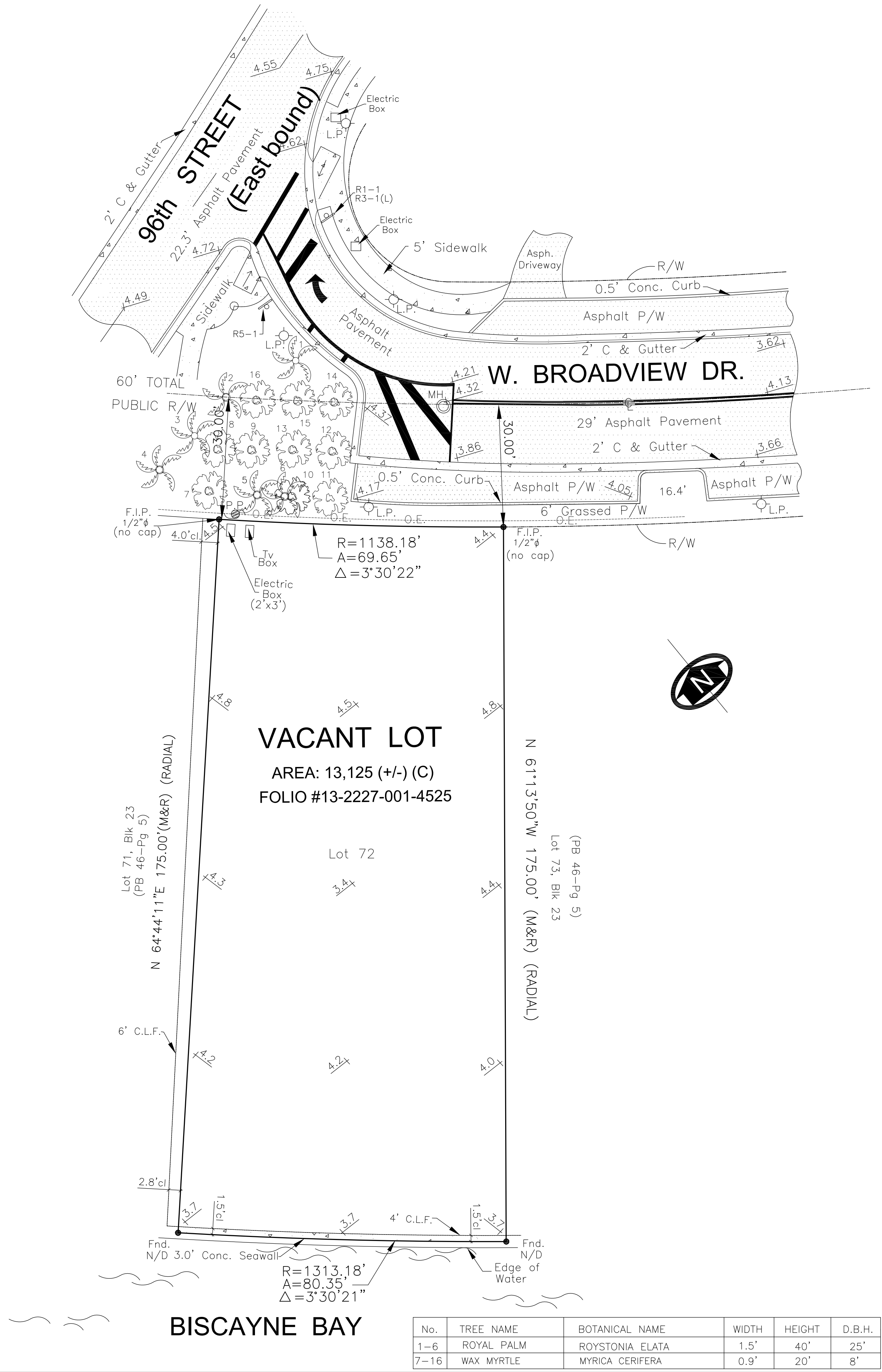
- 16.1 The following specifications are minimum requirements to supplement the drawings.
- 16.2 Work and materials by Contractor shall be in accordance with applicable national and local codes, conventional guidelines, and the requirements of local utility companies.
- 16.3 Drawings indicate location of equipment, runs, and outlets diagrammatically. Changes made due to site conditions shall be made at no additional cost to the owner. The Architect shall be notified of such modifications prior to the execution of work.
- 16.4 Contractors shall coordinate their work with the work of other trades prior to execution of their work.
- 16.5 Contractor to coordinate & provide allowance for Lutron Lighting System.
- 16.6 Contractors shall obtain the appropriate inspector's acceptance of their work.
- 16.7 Contractor shall provide and install complete electrical service of the proper capacity according to the drawings.
- 16.8 Contractor shall provide circuits as required for the thermostat control; shall provide empty circuits and boxes for the telephone and fiber optic cables; and provide wiring to the appropriate locations.
- 16.9 Service work including ordering and receiving equipment shall conform to the requirements of the local electric utility. Panel boards shall be of the circuit breaker type. All electrical work shall be grounded. All on site electrical service shall be located underground and coordinated with existing Florida Power and Light service and lines. New service shall be routed from the rear yard easement and connected to meter located on drawings.
- 16.10 Switches, outlets, and plates shall be specified by the Architect/ID/Owner. Switches shall be dimmable Lutron QR silent rocker type (If no low-voltage package specified).
- 16.11 Locations of all electrical switches, outlets, telephone and T.V. jacks shall be marked for verification by the Architect/ID/Owner prior to installation.
- 16.12 Contractor to install paddle fans at locations indicated on the plans. All bedrooms with 2 switch J Box in center of room.
- 16.13 General Contractor responsible for providing temporary power and lighting to site during construction.

17. PLUMBING

- 17.1 Contractor shall provide new sewage connections from the septic tank and drain field to a manhole such that once municipal sewage service is supplied, the transfer to municipal sewer from septic can occur in a timely and efficient manner.
- 17.2 Refer to schedules for fixture types, specifications, and locations.
- 17.3 General Contractor responsible for providing temporary water and application for irrigation meter to site during construction.

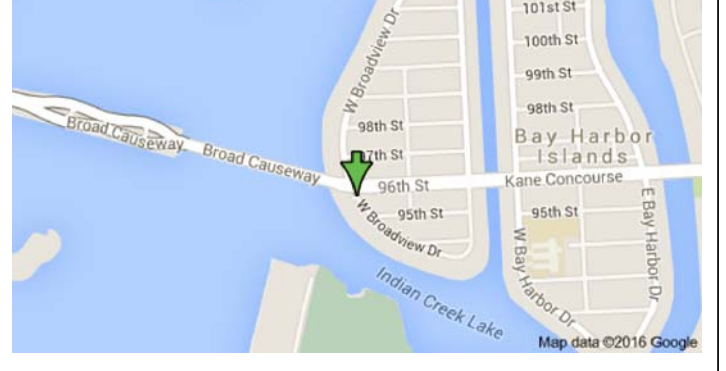
SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 20'

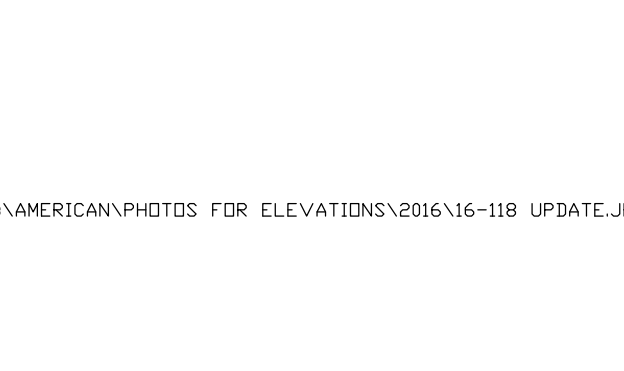


No.	TREE NAME	BOTANICAL NAME	WIDTH	HEIGHT	D.B.H.
1-6	ROYAL PALM	ROYSTONIA ELATA	1.5'	40'	25'
7-16	WAX MYRTLE	MYRICA CERIFERA	0.9'	20'	8'

LOCATION MAP



SITE PICTURE



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

- SURVEYOR'S LEGEND (IF ANY APPLIED)
- BOUNDARY LINE
 - STRUCTURE (BLDG.)
 - CONCRETE BLOCK WALL
 - METAL FENCE
 - WOODEN FENCE
 - CHAIN LINK FENCE
 - WOOD DECK/DOCK
 - ASPHALTED AREAS
 - CONCRETE
 - BRICKS OR PAVERS
 - ROOFED AREAS
 - WATER (EDGE OF WATER)
 - CATCH BASIN
 - MANHOLE
 - O.E. OVERHEAD ELECT.
 - POWER POLE
 - LIGHT POLE
 - HANDICAP SPACE
 - HANDICAP SPACE
 - EASEMENT LINE
 - WATER VALVE
 - TV-CABLE BOX
 - WM WATER METER

CERTIFIED TO :
BAY HARBOR PROJECT LLC
VAZQUEZ AND ASSOCIATES
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

- JOB SPECIFIC SURVEYOR NOTES:
- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. **120637-144L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 8.00 FEET** (NGVD)
 - LAND AREA OF SUBJECT PROPERTY: **13,125 SF (+/-)**
 - ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. A-17**, WITH AN ELEVATION OF **7.67 FEET**.
 - BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.00°07'12"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF E. BROADVIEW DR., AS SHOWN ON PLAT BOOK 46 AT PAGE 5 OF THE PUBLIC RECORD OF MIAMI DADE COUNTY FLORIDA.

GENERAL SURVEYOR NOTES:
NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.
SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.
UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.
THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.
PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE THE EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.
THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.
THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.
THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.
THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.
ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.
IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 5J-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

LEGAL DESCRIPTION:
LOT 72, BLOCK 23, OF BAY HARBOR ISLANDS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46 AT PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SITE ADDRESS: 9530 W BROADVIEW DR., BAY HARBOR ISLANDS, FL 33154
JOB NUMBER: 16-118
DATE OF SURVEY: JAN. 14, 2016 / JULY 30,2016 /AUG. 22, 2016 / OCT. 15, 2016 / NOV. 14, 2016
FOLIO NUMBER: 13-2227-001-4525

- ENCROACHMENTS AND OTHER POINTS OF INTEREST:
- THERE ARE NO VISIBLE ENCROACHMENT OF THE SUBJECT PROPERTY
 - THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AE (SEE NOTE 1)
 - THERE NO PLATTED UTIL. EASEMENT ON THE SUBJECT PROPERTY

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.

LB 6683

American Services of Miami, Corp.
Consulting Engineers . Planners . Surveyors
9370 S.W. 72nd Street, Suite A-102
Miami, Florida, 33173
PH: (305) 598-5101 FAX: (305) 598-8627
ASOMIAMI.COM

PROFESSIONAL ENGINEER
ED P. MO
NO. 6771
STATE OF FLORIDA
DATE: NOVEMBER 17, 2016

NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



DESIGN HOUSE & BUILTWORKS
610 733 4295 AA26002729
6248 CORAL WAY MIAMI FLORIDA 33156

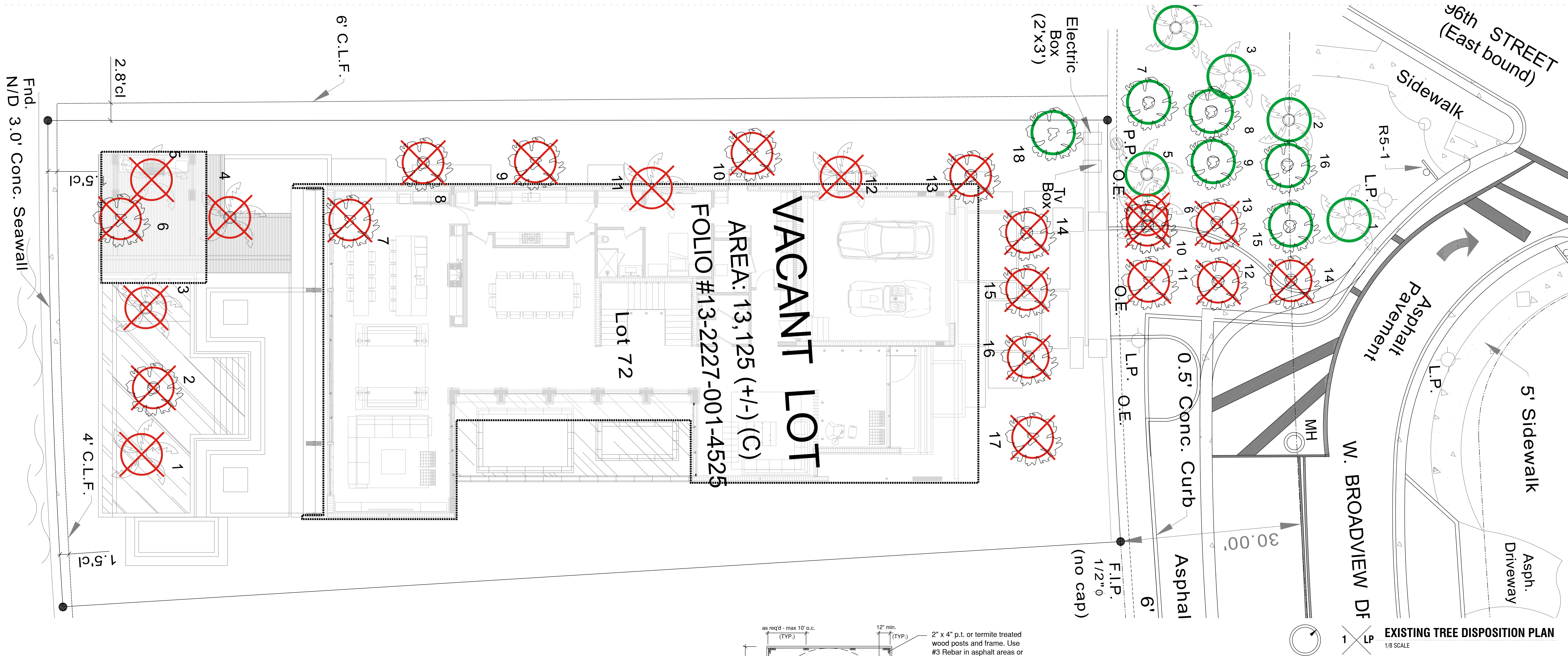
ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT UNLESS THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER OR FOR OTHER PURPOSES OR FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT AND APPROVAL OF THE ARCHITECT. REPRODUCTION OF SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED.

9540 W BROADVIEW DRIVE, BAY HARBOR ISLANDS, FLORIDA 33154

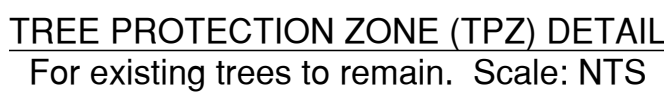
CLIENT	GAMMA CONSTRUCTION	305 000 0000
LANDSCAPE	P/LP ENGINEERS	305 219 2344
STRUCTURE	LUZZ ENGINEERING SVCS	305 484 5447
MEP	OSB ENGINEERING	954 886 8889
CIVIL	---	305 000 0000
LIGHTING DESIGN	---	305 000 0000
LOW VOLTAGE DESIGN	---	305 000 0000
POOL DESIGN	---	305 000 0000

REVISED

SCALE
1/16"
DESIGNATION
SURVEY DATA
GN102



DERM TREE MITIGATION SUMMARY CHART				
PROPOSED CANOPY LOSS				
2,764 Proposed Canopy Loss (see Existing Tree Disposition List)				
1,935 - 70% of canopy mitigation must be met with new trees				
829 - 30% of canopy mitigation may be met with palms				
REQUIRED CANOPY MITIGATION				3,484
QUANTITY	REPLACEMENT CANOPY TYPE	MIN. SIZE AT PLANTING	CANOPY CREDIT (Sq.Ft)	CANOPY MITIGATED (Sq.Ft)
10	Shade Tree #1	12' OAH	500	5,000
1	Shade Tree #2	8' OAH	300	300
4	Palm #1	10' CT	300	1,200
10	Palm #2	3' CT	100	1,000
	Small Tree	6' OAH	200	0
PROVIDED CANOPY MITIGATION				7,500

11/28/2016

2" x 4" p.t. or termite treated wood posts and frame. Use #3 Rebar in asphalt areas or as required.

"Tenax" or similar plastic orange construction fence attached to wood posts and frame forming continuous barrier around tree or palm to be protected.

existing tree or palm to remain (protected during construction)

drip line

(no vehicular traffic or construction storage within protected area)

Existing tree or palm to remain to be protected. Refer to planting plans

Fence shall be located min. 12" beyond Canopy Drop line projection.

Trees that have more than 15' DBH must have 8' of Tree Protection Zone (TPZ) for every 1" of tree DBH. More Protection may be deemed necessary for large specimen trees per Arborist Landscape Inspector direction

2" x 4" p.t. or termite treated wood posts and frame extend 2' minimum below grade

main posts vertical if terrain is sloped

existing grade meeting root collar to be preserved

"Tenax" or similar plastic orange construction fence attached to wood posts forming continuous barrier around tree or palm to be protected.

Posts to be driven into ground avoiding primary horizontal roots

Existing root zone to be protected

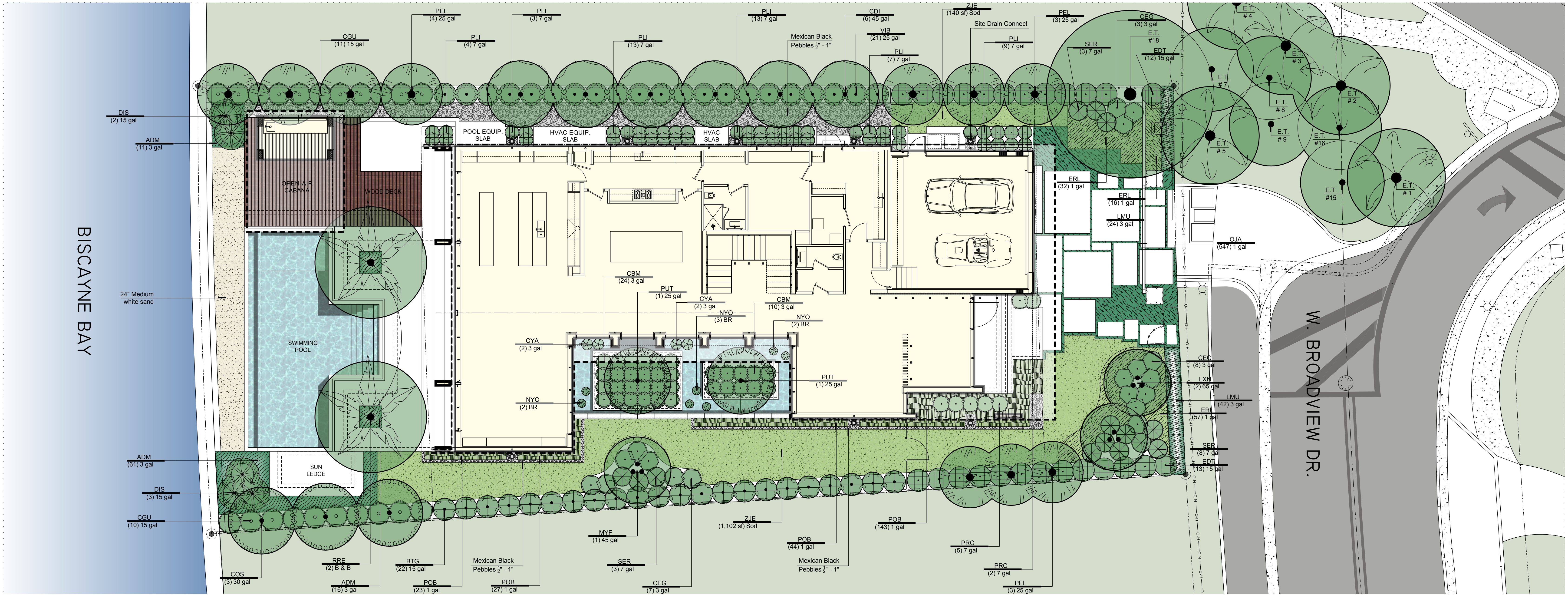
1. Before beginning work, the Contractor is required to meet with the Landscape Architect at the site to review all work procedures, access routes, storage areas, and tree protection measures.
2. The General Contractor is required to coordinate with the Landscape Architect to determine the amount of tree canopy or root zone that the General Contractor will be responsible for pruning. THE TRIMMING SHALL BE AS PER ANSI A300 STANDARDS.
3. Fences shall be erected to protect trees to be preserved. Fences define a specific Tree Protection Zone (TPZ) for each tree or group of trees. Fences are to remain until all site work has been completed. Fences may not be relocated or removed without the written permission of the Landscape Architect. Refer to TREE PROTECTION ZONE (TPZ) DETAIL.
4. Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
5. All underground utilities and drain or irrigation lines shall be located outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree.
6. No materials, equipment, soil, or waste or washout water may be deposited, stored, or parked within the tree protection zone (fenced area).
7. Additional fencing required for clearance during construction must be performed by a ISA qualified arborist AS PER ANSI A300 STANDARDS, and not by construction personnel.
8. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use. Any pesticides used on site must be tree-safe and not easily transported by water.
9. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Landscape Contractor and the Landscape Architect should be notified immediately.
10. Any grading, construction, demolition, or other work that is expected to encounter tree roots must be monitored by the Landscape Contractor.
11. All trees shall be irrigated three times a week. Each irrigation procedure shall wet the soil within the tree protection zone, 2-3 GALLONS OF WATER PER INCH OF TRUNK CALIPER.
12. All trees to remain on-site shall be fertilized three times per year using a granular 6-12-12 "Palm Special" product at standard rates. Fertilizer shall be broadcast on the ground beneath the canopy of each tree and watered in.
13. Erosion control devices such as silt fencing, debris basins, and water diversion structures shall be installed to prevent site erosion and siltation situations and/or erosion within the tree protection zones.
14. Before grading, pad preparation, or excavation for foundations, footings, walls, or trenching near trees the trees shall be root pruned 12 inches outside the tree protection zone by cutting all roots directly to a depth of 36 inches. Roots should be cut manually by digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, and/or approved root-pruning equipment.
15. Any roots damaged during grading or construction shall be exposed to sound tissue and cut cleanly with a saw.
16. If temporary haul or access roads must pass over the root areas of trees to be retained, a road bed of 6 inches of mulch or gravel shall be created to protect the soil. The road bed material shall be replenished as necessary to maintain a 6-inch depth.
17. Spoil from trenches, borrow pits, or other excavations shall not be placed within the tree protection zone, either temporarily or permanently.
18. No burn piles or debris pits shall be placed within the tree protection zone. No ashes, debris, or garbage may be dumped or buried within the tree protection zone.
19. Maintain fire-safe areas around fenced areas. Also, no heat sources, flames, igniters, sources, or smoking is allowed near mulch or trees.



REVISÉ

SCALE
1/8"=1'
DESIGNATION
EXISTING TREES

L100



1 X LP LANDSCAPE PLAN
1/8" SCALE

CDI-Pigeon Plum

COS-Silver Buttonwood

LXN-White Crape Myrtle

MYF-Simpson Stopper

PUT-Screw Pine

PEL-Alexander Palm

RRE-Royal Palm

BTG-Weaver's Bamboo

CGU-Small-Leaf Clusia

CBM-Black Taro

EDT-Japanese Blueberry

PRC-Rojo Congo

PLI-Bahama Coffee

SER-Saw Palmetto

VIB-Awabuki Viburnum

CYA-Umbrella Palm

NYO-Fragrant Water Lily

ADM-Myers Asparagus

LMU-Lily Turf

OJA-Mondo Grass

DERICK LANGEL (LA6667045)
ALL LANDSCAPE DATA INC.
Landscape (Architecture + Plant Information)
4459 NW 97 CT, Doral, FL 33178
(305) 303-7059 - www.alllandscapedata.net

9530 W BROADVIEW DRIVE, BAY HARBOR ISLANDS, FLORIDA 33154

CLIENT	GAMMA CONSTRUCTION	305 000 0000
LANDSCAPE	PLT ENGINEERS	305 219 2344
STRUCTURE	LUJO ENGINEERING SVCS	305 484 5447
MEP	GOB ENGINEERING	954 886 9899
CIVIL	GOB ENGINEERING	305 000 0000
LANDSCAPE DESIGN	---	305 000 0000
LOW VOLTAGE DESIGN	---	305 000 0000
POOL DESIGN	---	305 000 0000

REVISED

SCALE
1/8"=1'
DESIGNATION
LANDSCAPE PLAN

L200

GENERAL NOTES

- Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All Utility companies and/or the General Contractor shall be notified to verify utility locations prior to digging. Utility trenching is to be coordinated with the Landscape plans prior to beginning of project. The Owner or Landscape Architect shall not be responsible for damage to utility or irrigation lines.
- Landscape Contractor shall examine the site and become familiar with conditions affecting the installation prior to submitting bids. Failure to do so shall not be considered cause for change orders.
- Landscape Contractor is responsible for verifying all plant quantities prior to bidding and within (7) seven calendar days of receipt of these plans shall notify the Landscape Architect in writing of any and all discrepancies. In case of discrepancies planting plans shall take precedence over plant list.
- No substitutions are to be made without prior consent of the Landscape Architect. Plant material supply is the responsibility of the Landscape Contractor, and he/she shall take steps to insure availability at time of planting.
- All plant material shall meet or exceed the size on the plant list. In all cases meeting the height and the spread specifications shall take precedence over container size.
- All planted areas to be outfitted with automatic irrigation system providing 100% coverage and 50% overlap. A rain sensor must be part of the irrigation system.
- Landscape Contractor shall be responsible for providing temporary hand watering to all proposed & landscape areas, during construction.
- The Landscape Contractor is responsible for coordinating tree and palm removals and transplants shown on the Tree/Palm Disposition Plan. The Landscape Contractor is to remove and discard from site existing unwanted trees, palms, shrubs, groundcovers, sod and weeds within landscape areas.
- All permitting and fees to be the responsibility of the Contractor.

PLANTING NOTES

- Landscape Contractor shall furnish and install all trees, palms, shrubs, groundcover, sod, planting soil, herbicide, preemergence herbicide, seed, and mulch. Landscape Contractor to provide Landscape Architect with at least 5 days notice prior to tree installation.
- Landscape Contractor shall guarantee all plant material for a period of one year from the day of final acceptance by the Landscape Architect.
- All plant material shall be Florida #1 or better, as defined in the Grades and Standards for Nursery Plants, Part I and II by the State of Florida Department of Agriculture.
- Landscape Contractor is responsible for scheduling a nursery visit for Landscape Architect to approve all trees, palms and shrubs prior to delivery to the project site.
- Landscape Contractor shall coordinate his work with that of the Irrigation and Landscape Lighting Contractor.
- The Landscape Contractor shall treat planted areas with preemergence herbicide after weeds and grass have been removed. Landscape Contractor shall apply pre emergent herbicide per manufacturer's recommendation, wait period prior to planting as specified. Planting soil mix/backfill shall be clean and free of construction debris, weeds, rock and noxious pests and disease.
- All soil mix in plant beds for ground covers, shrubs, palms and trees shall be as per details. All other areas shall be dressed with a minimum of 4" topsoil "if required".
- All planting areas and planting pits shall be tested for sufficient percolation prior to final planting and irrigation installation to ensure proper drainage. Plant beds in parking lots and in areas compacted by heavy equipment shall be de-compacted so that drainage is not impeded.
- All synthetic burlap, string, cords or wire baskets shall be removed before trees are planted, without breaking the soil ball. All synthetic tape shall be removed from branches and trunks prior to final acceptance. The top 1/3 of natural burlap shall be removed, after the tree is set in the planting hole and before the tree is backfilled. Landscape Contractor is to check for root defects including deep planting in the root ball and circling roots, trees with root problems will not be accepted.
- Landscape Contractor is responsible for mulching all plant beds and planters with a minimum 3" layer of natural color Eucalyptus or Enviromulch immediately after planting. In no case shall Cypress mulch be used.
- All Trees/Palms in sod areas are to receive a 48" diameter mulched saucer at the base of the trunk respectively.
- Landscape Contractor shall guy and stake all trees and palms as per specifications and details. No nails, screws or wiring shall penetrate the outer surface of trees and palms. All guying and staking shall be removed twelve months after planting.
- All palm and tree guy wires and bracing are to be flagged for visibility, for their duration. All unattended and unplanted tree pits shall be properly barricaded and flagged during construction.
- All broken branches and clear trunk branches on street trees are to be pruned according to ANSI A - 300 Guidelines for Tree Pruning to min. 5' - 0" height clearance to the base of canopy.
- Landscape Contractor shall fertilize plant material as needed to support optimum healthy plant growth. All fertilization shall be performed in compliance with the latest ANSI A300 (Part 2) Standards.
- Stake all trees and palms for approval by Landscape Architect prior to installation.
- Any sod areas damaged by construction are to be replaced with St. Augustine 'Floritam' sod.
- All areas within limits of work not covered by walks, buildings, playground, and/or any other hardscape feature shall be sodded with St. Augustine 'Floritam' sod.
- St. Augustine 'Floritam' - Contractor's responsibility to verify quantity.
- Install rootbarrier as per manufacturer's recommendation on all large trees that are 6' or closer to any pavement or building, as shown on details page.
- Root barrier shall be Vespro Inc. or approved equal.

1 LN TREE/PALM GENERAL PLANTING
N.T.S.

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	N/A
2. Single-Family Waterfront Lot	6	10
3. Two-Family Lot	5	N/A
4. Number of Shade Trees in Front Yard	2	3
5. Native Species Required - 50%	3	10
6. Drought Tolerant and Low Maintenance Species Require – 50%	3	11
7. Street Trees Required: Linear street frontage 70' / 35 = 2	2	3

B. Shrubs Required**

1. Single-Family Non-Waterfront Lot	50	N/A
2. Single-Family Waterfront Lot	60	161
3. Two-Family Lot	50	N/A
4. Native Species Required - 30%	15 / 18	90
5. Drought Tolerant and Low Maintenance Species Require – 50%	25 / 30	35

C. Maximum Lawn Area Allowed***
50% of Net Lot Area

6,564 (Max) 1,327

Notes

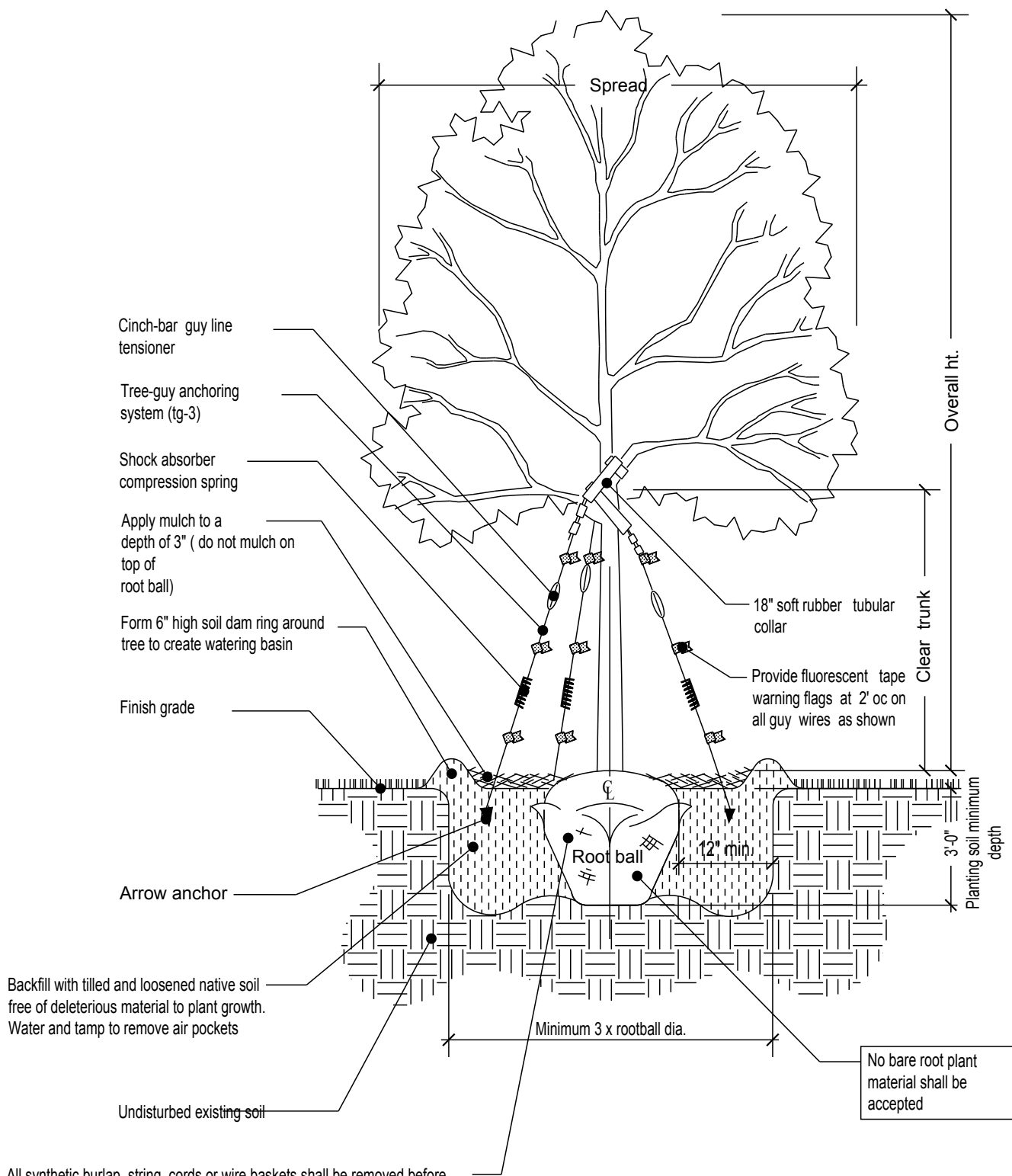
* Required Shade Trees at time of planting must be a minimum of: 12 feet in overall height; have 4 feet of clear wood before branching; and have a 2 1/2 inch caliper. Palm Trees can be substituted at a 3:1 ratio (except approved larger varieties) to a maximum of 25% of the required trees.

** 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. 18A-5 (A)(5)

PLANT SCHEDULE

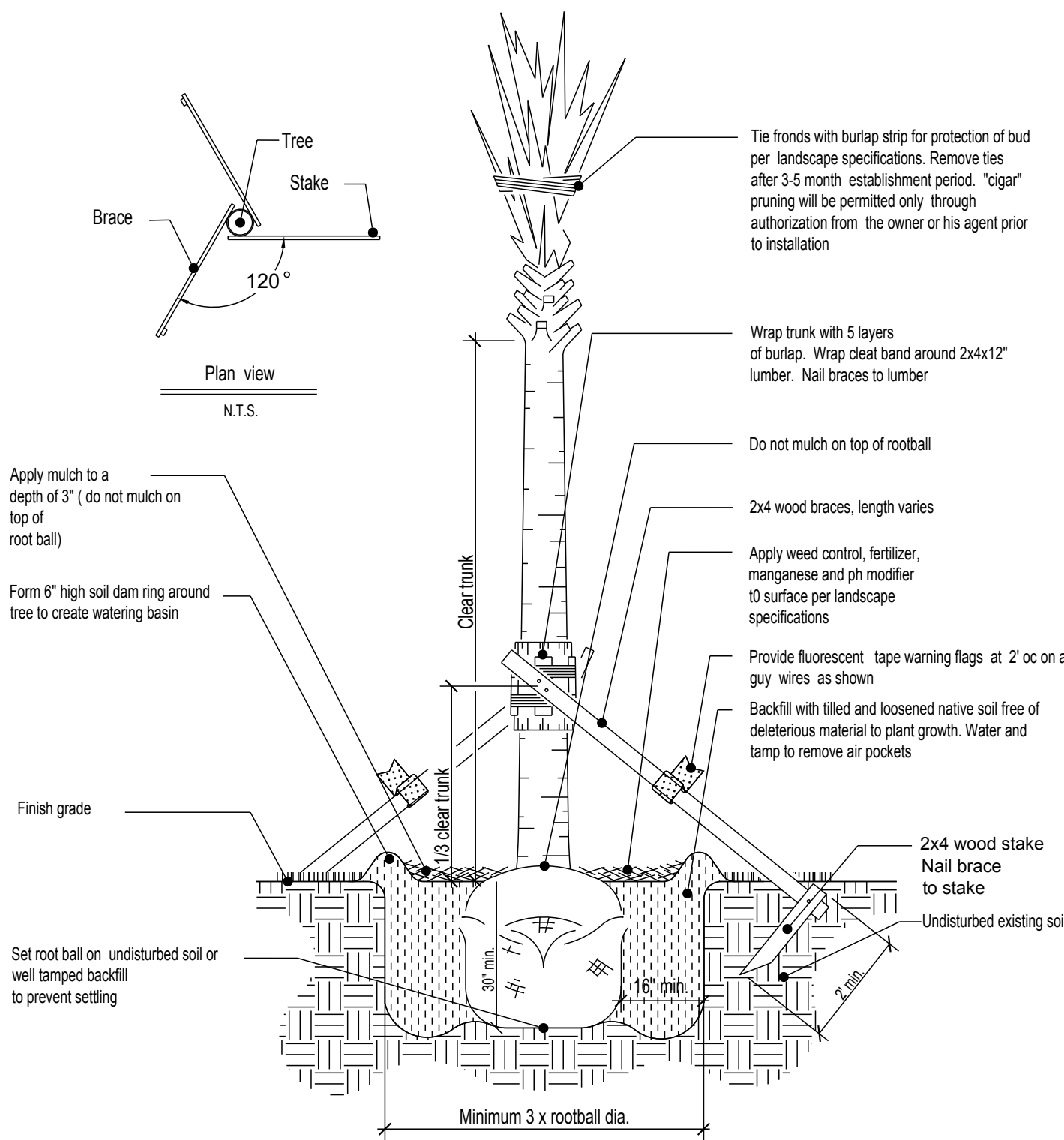
TREES CDI	QTY 6	BOTANICAL NAME Coccoloba diversifolia	COMMON NAME Pigeon Plum	CONT 45 gal	CAL 3"	HGT 14' CT	SPRD 6'	REMARKS STD - Florida Native - Miami-Dade Landscape Manual - Very Drought Tolerant
COS	3	Conocarpus erectus 'sericeus'	Silver Buttonwood	30 gal	2.5"	12' OA	4'	Drought Tolerant - STD - Florida Native - Miami-Dade Landscape Manual
LXN	2	Lagerstroemia x 'Natchez'	White Crape Myrtle	65 gal	3"	12' OA	6'-8'	Drought Tolerant / Listed in the Miami Dade Landscape Manual
MYF	1	Myrcianthes fragrans	Simpson Stopper	45 gal	3"	12' OA	4'-6'	Florida Native - Miami-Dade Landscape Manual - Drought Tolerant - 5' CT
PUT	2	Pandanus utilis	Screw Pine	25 gal	2.5"	10' OA	4'	Miami-Dade Landscape Manual - Drought Tolerant
PALM TREES PEL	QTY 10	BOTANICAL NAME Ptychosperma elegans	COMMON NAME Alexander Palm	CONT 25 gal	CAL 2"-3"	HGT 12' OA	SPRD 8'-10'	REMARKS Miami-Dade Landscape Manual
RRE	2	Roystonea regia	Royal Palm	B & B		20' GW	20'	Drought Tolerant / Listed in the Miami Dade Landscape Manual
SHRUBS BTG	QTY 22	BOTANICAL NAME Bambusa textilis gracilis	COMMON NAME Weaver's Bamboo	CONT 15 gal	HGT 16' OA	SPRD 4'	SPACING 48" o.c.	REMARKS
CGU	21	Clusia guttifera	Small-Leaf Clusia	15 gal	6'	4'	48" o.c.	Florida Native - Miami-Dade Landscape Manual - Drought Tolerant
CEG	18	Colocasia esculenta	Green Taro	3 gal	2'	3'	42" o.c.	
CBM	34	Colocasia esculenta 'Black Magic'	Black Taro	3 gal			36" o.c.	
DIS	5	Dioon spinulosum	Cycad	15 gal	6'		72" o.c.	
EDT	25	Elaeocarpus decipiens TM	Japanese Blueberry	15 gal	6'	4'	48" o.c.	
PRC	7	Philodendron x 'Rojo Congo'	Rojo Congo	7 gal	2'	2'	36" o.c.	
PLI	49	Psychotria ligustrifolia	Bahama Coffee	7 gal	2'	2'	30" o.c.	Florida Native - Miami-Dade Landscape Manual
SER	14	Serenoa repens	Saw Palmetto	7 gal	18"-24" OA	18"-24"	42" o.c.	Florida Native - Miami-Dade Landscape Manual - Drought Tolerant
VIB	21	Viburnum odoratissimum 'Awabuki'	Awabuki Viburnum	25 gal	6" OA	3'	48" o.c.	Miami-Dade Landscape Manual
AQUATICS CYA	QTY 4	BOTANICAL NAME Cyperus alternifolius	COMMON NAME Umbrella Palm	CONT 3 gal	HGT 3'	SPRD 3'	SPACING 24" o.c.	REMARKS
NYO	7	Nymphaea odorata	Fragrant Water Lily	BR			18" o.c.	
SHRUB AREAS ADM	QTY 66	BOTANICAL NAME Asparagus densiflorus 'Myers'	COMMON NAME Myers Asparagus	CONT 3 gal	HGT 3 gal	SPRD 3 gal	SPACING 18" o.c.	REMARKS
LMU	66	Liriope muscari	Lily Turf	3 gal	1.5'	1'	15" o.c.	Drought Tolerant - Miami-Dade County Landscape Manual
GROUND COVERS ERL	QTY 105	BOTANICAL NAME Ernodea littoralis	COMMON NAME Golden Creeper	CONT 1 gal	HGT 12"-18" OA	SPRD 12"-18"	SPACING 18" o.c.	REMARKS Florida Native - Miami-Dade Landscape Manual
OJA	547	Ophiopogon japonicus	Mondo Grass	1 gal	6" OA	12"	8" o.c.	
POB	237	Peperomia obtusifolia	Baby Rubber Plant	1 gal			12" o.c.	
ZJE	1,243 sf	Zoysia japonica 'Empire'	Korean Grass	Sod				



All synthetic burlap, string, cords or wire baskets shall be removed before trees are planted, without breaking the soil ball. All synthetic tape shall be removed from branches and trunks prior to final acceptance. The top 1/3 of natural burlap shall be removed, after the tree is set in the planting hole and before the tree is backfilled.

Tree guy anchoring system supplier: U.S. Rigging Supply 4001 W. Carriage Dr., Santa Ana, CA 92704 (800)624-1116 fax (714) 545-3311

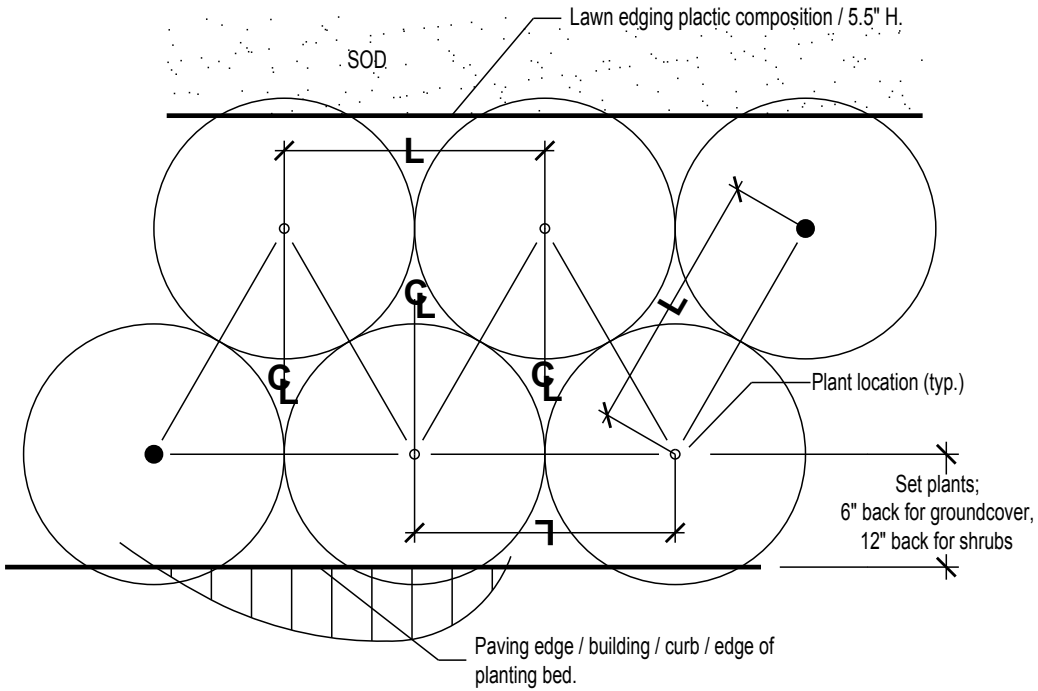
5 LD TREE PLANTING DETAIL
N.T.S.



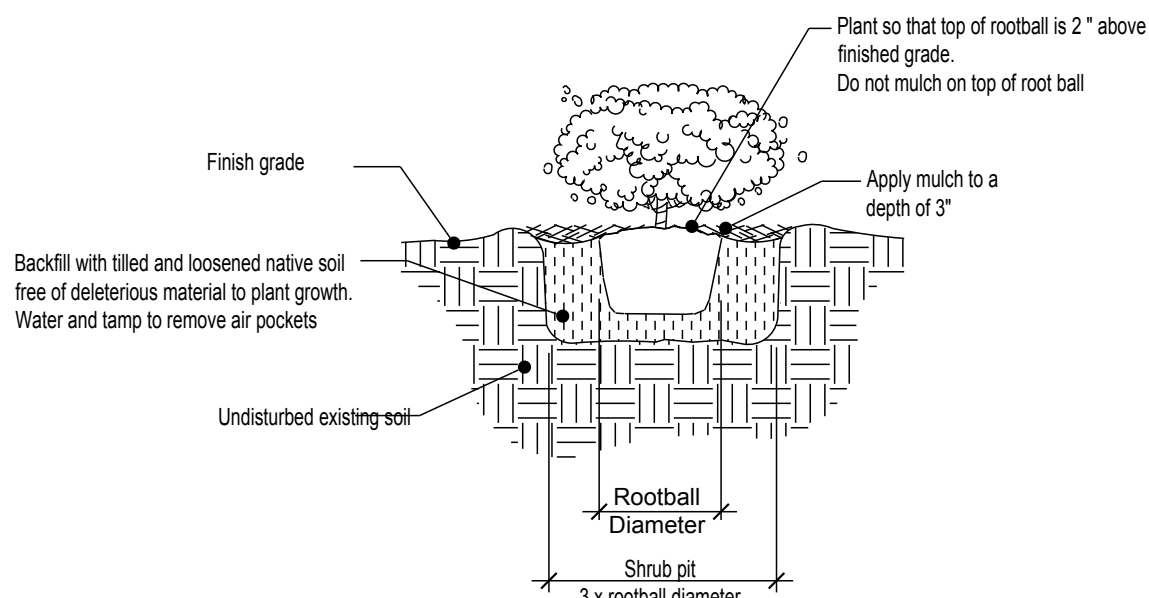
1 LD PALM PLANTING DETAIL
N.T.S.

Notes

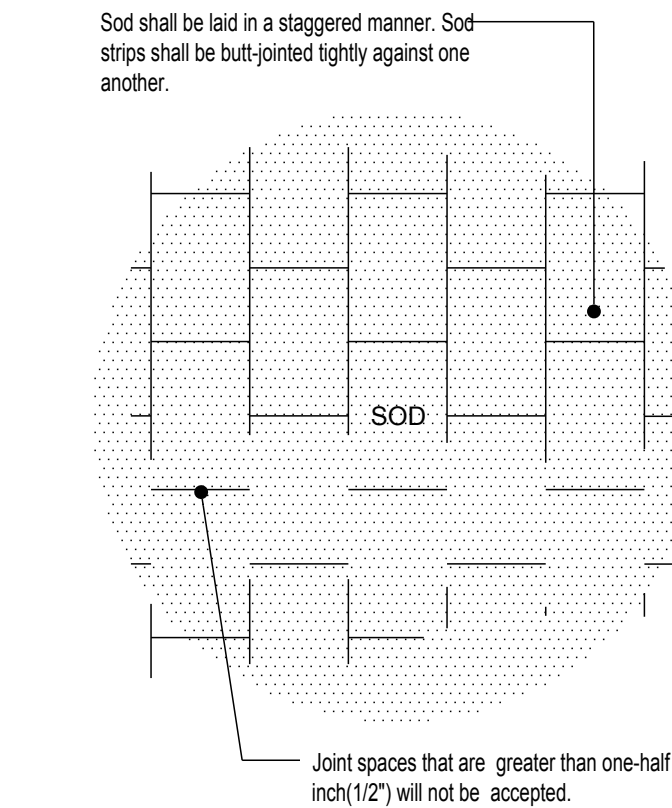
- Spacing diagram refers to all planting unless noted otherwise
- L= Spacing as called for in planting plan and plant list



2 LN SHRUBS AND GROUNDCOVER DETAIL
PLAN



4 LD SHRUBS AND GROUNDCOVER DETAIL
SECTION



3 LD SOD PLANTING DETAIL
N.T.S.

DESIGN HOUSE & BUILTWORKS
610 733 4295 AA26002729
6248 CORAL WAY MIAMI FLORIDA 33156

ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF THIS PROJECT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED.

9530 W BROADVIEW DRIVE, BAY HARBOR ISLANDS, FLORIDA 33154

CLIENT	GAMMA CONSTRUCTION	305 000 0000
LANDSCAPE	PLY ENGINEERS	305 219 2244
STRUCTURE	LUCIO ENGINEERING SVCS	305 484 5447
MEP	GOB ENGINEERING	305 886 9899
LIGHTING DESIGN	---	305 000 0000
LOW VOLTAGE DESIGN	---	305 000 0000
POOL DESIGN	---	305 000 0000

DERICK LANGE (LA6667045)

ALL LANDSCAPE DATA INC

Landscape (Architecture + Plant Information)
4459 NW 97 CT, Doral, FL 33178
(305) 303-7059 - www.alllandscapedata.net

REVISED

SCALE
N.T.S.
DESIGNATION
LANDSCAPE DETAILS

L201



1 **LE** SIDE ELEVATION (SE)
3/16 SCALE



2 **LE** FRONT ELEVATION (NE)
3/16 SCALE

DERICK LANGEL (LA6667045)
ALL LANDSCAPE DATA INC.
Landscape (Architecture + Plant Information)
4459 NW 97 CT, Doral, FL 33178
(305) 303-7059 - www.alllandscapedata.net



D VICE
INC.
DESIGN HOUSE & BUILTWORKS
610 733 4295 AA26002729
6248 CORAL WAY MIAMI FLORIDA 33186

ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF THIS PROJECT FOR WHICH THEY WERE PREPARED IS TO BE REPRODUCED OR USED IN ANY MANNER ON OTHER PROJECTS OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. REPRODUCTION OF SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED.

9530 W BROADVIEW DRIVE, BAY HARBOR ISLANDS, FLORIDA 33154

CLIENT	GAMMA CONSTRUCTION	305 000 0000
LANDSCAPE	PLF ENGINEERS	305 219 2244
STRUCTURE	LUCO ENGINEERING SVCS	305 484 5447
MEP	GGB ENGINEERING	954 886 9899
CIVIL	---	305 000 0000
LIGHTING DESIGN	---	305 000 0000
LOW VOLTAGE DESIGN	---	305 000 0000
POOL DESIGN	---	305 000 0000

REVISED

SCALE
3/16"=1'
DESIGNATION
LANDSCAPE ELEVATIONS

L300



1 LE SIDE ELEVATION (NW)
3/16 SCALE



2 LE REAR ELEVATION (SW)
3/16 SCALE

DERICK LANGE (LA6667045)
ALL LANDSCAPE DATA INC.
Landscape (Architecture + Plant Information)
4459 NW 97 CT, Doral, FL 33178
(305) 303-7059 - www.alllandscapedata.net



D VICE
INC.

DESIGN HOUSE & BUILTWORKS
610 733 4295 AA26002729
6248 CORAL WAY MIAMI FLORIDA 33186

ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF THIS PROJECT FOR WHICH THEY WERE PREPARED IS TO BE REPRODUCED OR USED IN ANY MANNER ON OTHER PROJECTS OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. REPRODUCTION OF SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED.

9530 W BROADVIEW DRIVE, BAY HARBOR ISLANDS, FLORIDA 33154

CLIENT	GAMMA CONSTRUCTION	305 000 0000
LANDSCAPE	PLF ENGINEERS	305 219 2244
STRUCTURE	LUGO ENGINEERING SVCS	305 484 5447
MEP	GOB ENGINEERING	954 886 9899
CIVIL	---	305 000 0000
LIGHTING DESIGN	---	305 000 0000
LOW VOLTAGE DESIGN	---	305 000 0000
POOL DESIGN	---	305 000 0000

REVISED

SCALE
3/16"=1'
DESIGNATION
LANDSCAPE ELEVATIONS

L301

BISCAYNE BAY

24" Medium
white sand

SWIMMING
POOL

SUN
LEDGE

OPEN-AIR
CABANA

WOOD DECK

POOL EQUIP.
SLAB

HVAC EQUIP.
SLAB

HVAC
SLAB

Mexican Black
Pebbles 1/2" - 1"

W. BROADVIEW DR.

GENERAL
IRRIGATION SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, CONTRACT DRAWINGS, CONTRACT SPECIFICATIONS, AND APPENDIX "F" OF THE FLORIDA BUILDING CODE.

THIS PLAN SHALL BE USED AS A GUIDE ONLY. IRRIGATION SHALL BE INSTALLED TO MATCH ON SITE CONDITIONS AND TO OVERCOME THE INHERENT INACCURACIES THAT RESULT WHEN DESIGNING FROM BASE PLANS.

SHALL BE INSTALLED TO MEET CODE REQUIREMENTS FOR CROSS CONNECTION CONTROL. A PRESSURE VACUUM BREAKER SHALL BE INSTALLED.

THIS IRRIGATION HAS BEEN DESIGNED AS A TYPICAL BLOCK VALVE TYPE USING TORO SPRINKLERS, IN-LINE VALVES AND CONTROL SYSTEM. A RAIN SENSOR SHALL BE INSTALLED TO CONSERVE WATER.

IRRIGATION SHALL BE INSTALLED AND MAINTAINED TO MINIMIZE UNDESIRABLE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND BUILDINGS.

CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH SITE CONDITIONS, AND SHALL REFER TO THE PLANS FOR ADDITIONAL INFORMATION.

TO ENSURE PROPER OPERATION, SOURCE SIZE, VALVE SIZES, ZONE CAPACITIES, AND SPRINKLER, PIPE AND WIRE SIZES, AND INSTALLATION NOTES AND DETAILS SHALL BE FOLLOWED AS SHOWN.

PIPING
PIPE ROUTING IS SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS.

PIPE SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES, SECTION "F" OF THE FLORIDA BUILDING CODE, AND PIPE MANUFACTURER'S INSTRUCTIONS.

PIPE ROUTED UNDER HARDSCAPED AREAS SHALL BE SLEEVED IN SCH 40 PVC. EACH SLEEVE SHALL BE: (1) BURIED TO A MINIMUM DEPTH OF 24", (2) TWO PIPE SIZES LARGER THAN CARRIER PIPE, AND (3) EXTENDED 3' BEYOND HARDSCAPED AREA ON EACH END. CONTRACTOR SHALL REFER TO LOCATION OF EXISTING SLEEVES.

PIPE INSTALLED ABOVE GRADE AT THE BACKFLOW PREVENTER SHALL BE SCH 40 GALVANIZED STEEL. ALL OTHER PIPE AND FITTINGS SHALL BE TYPE 1120 PVC. MAIN LINE AND FITTINGS SHALL BE SCH 40. LATERALS SIZED 3/4" SHALL BE SDR CLASS 200. LATERALS 1" AND LARGER SHALL BE SDR 26, CLASS 160.

PIPE SIZED TO LIMIT FLOW VELOCITIES TO 5 FEET/SECOND AND TO LIMIT FRICTION LOSS IN THE PIPING NETWORK.

PIPE SHALL BE INSTALLED AT SUFFICIENT DEPTH BELOW GROUND TO PROTECT IT FROM HAZARD SUCH AS VEHICULAR TRAFFIC OR ROUTINE OCCURRENCES WHICH OCCUR IN THE NORMAL USE AND MAINTENANCE OF THE PROPERTY. DEPTHS OF COVER SHALL MEET OR EXCEED SCS CODE 430-DD. REFER TO THE APPLICABLE DETAIL FOR ADDITIONAL INFORMATION.

A GATE VALVE SHALL BE INSTALLED FOR ISOLATION. THIS VALVE SHALL BE TO LINE SIZE AND INSTALLED IN A VALVE BOX. POROUS MATERIAL SHALL BE INSTALLED PER BOX TO PROMOTE DRAINAGE. THE BACKFLOW PREVENTER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND SHALL BE LOCATED TO BE CONCEALED FROM VIEW.

SPRINKLERS
SPRINKLER LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR LANDSCAPING, FENCES, SITE LIGHTING, PREVAILING WIND, MOUNDING, ETC., TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. A PRIME OBJECTIVE SHALL BE TO ELIMINATE OVERTHROW ONTO PAVEMENT, SIDEWALKS, AND THE RESIDENCE.

POP-UP TYPE LOCATED IN SOD, MULCH, AND GROUND COVERS SHALL BE INSTALLED ON FLEXIBLE SWING JOINTS CONSISTING OF THICKWALLED POLY PIPE AND 1/2" INSERT ELBOWS.

EACH SPRINKLER SHALL BE EQUIPPED WITH THE APPROPRIATE PRECISION SPRAY NOZZLE AND SHALL HAVE THE X-FLOW FEATURE.

ADJUSTMENT FEATURES OF SPRINKLERS SPECIFIED SHALL BE UTILIZED TO ENSURE PROPER COVERAGE WITH MINIMAL UNDESIRABLE OVERTHROW. LOW ANGLE, FLAT SPRAY, AND ADJUSTABLE ARC NOZZLES SHALL BE USED TO MINIMIZE OVERTHROW.

SPRINKLERS LOCATED ADJACENT TO HARDSCAPED AREAS SHALL BE INSTALLED AWAY FROM HARDSCAPED AREAS TO MINIMIZE OVERTHROW AND THE CHANCE OF DAMAGE BY VEHICLES, PEDESTRIANS, AND LAWN MAINTENANCE PERSONNEL. AS A GENERAL RULE, 6" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 4", SHRUB HEADS AND 12" POP-UP SPRAY HEADS SHALL BE INSTALLED IN 12".

CONTROL SYSTEM
CONTROLLER SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES AND MANUFACTURER'S INSTRUCTIONS. PROPER GROUNDING EQUIPMENT SHALL BE PROVIDED.

CONTROLLER LOCATION SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE. A 110 VAC ELECTRIC SOURCE IS REQUIRED.

CONTROL LINES FROM AUTOMATIC CONTROLLER TO IN-LINE AUTOMATIC VALVES SHALL BE #14 AWG DIRECT BURIAL UF TYPE WHICH SHALL BE: (1) INSTALLED IN ACCORDANCE WITH LOCAL CODES, (2) INSTALLED IN SCH 40 PVC WIRE CONDUIT, (3) BURIED TO A MINIMUM DEPTH OF 18", (4) COLORED CODED TO FACILITATE TROUBLESHOOTING, AND (5) SPLICED MOSTLY AT VALVE LOCATIONS. SPLICES SHALL BE MADE WATERPROOF USING APPROVED METHODS. SPARE WIRES SHALL BE ROUTED FROM THE CONTROLLER IN ALL DIRECTIONS TO THE FARTHEST VALVES CONTROLLED.

AN INDIVIDUAL CONTROL WIRE SHALL BE ROUTED TO EACH VALVE AND VALVES WHICH OPERATE SIMULTANEOUSLY SHALL BE TIED TOGETHER AT THE CONTROLLER.

AUTOMATIC VALVE LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS. EACH VALVE SHALL BE INSTALLED IN A VALVE BOX. A MINIMUM OF ONE CUBIC FOOT OF GRAVEL SHALL BE PROVIDED PER BOX TO PROMOTE DRAINAGE.

THE RAIN SENSOR SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

TIMING AND PRECIPITATION

TIMING OF EACH STATION SHALL BE SET IN THE FIELD TO MATCH LOCAL REQUIREMENTS. REFER TO ZONE SUMMARY CHART FOR RECOMMENDED RUN TIMES TO APPLY 1.0 INCHES/WEEK.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Toro 570Z-6LP-PC 5 Series Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	9	30
	Toro 570Z-6LP-PC 8" radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	14	30
	Toro 570Z-6LP-PC 10" radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	7	30
	Toro 570Z-6LP-PC 12" radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	2	30
	Toro 570Z-12LP-PC 5 Series Shrub Spray, 12" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	5	30
	Toro 570Z-12LP-PC 8 Series Shrub Spray, 12" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	7	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Area to Receive Dripline Netafim TLCV-09-12 (12) Techline Pressure Compensating Landscape Dripline with Check Valve. 0.9GPH emitters at 12.0" O.C. Dripline laterals spaced at 12.0" apart, with emitters offset for triangular pattern. 17mm.	1,678 s.f.
	Valve Callout	
	Valve Flow	
	Valve Size	

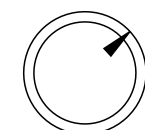
DERICK LANGEL (LA6667045)

ALL LANDSCAPE DATA INC.

Landscape (Architecture + Plant Information)

4459 NW 97 CT, Doral, FL 33178

(305) 303-7059 - www.alllandscapedata.net



1 IP

IRRIGATION PLAN

1/8 SCALE



DESIGN HOUSE & BUILTWORKS
610 733 4295 AA26002729
6248 CORAL WAY MIAMI FLORIDA 33186

ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF THIS PROJECT OR ANY PART HEREOF SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED.

9530 W BROADVIEW DRIVE, BAY HARBOR ISLANDS, FLORIDA 33154

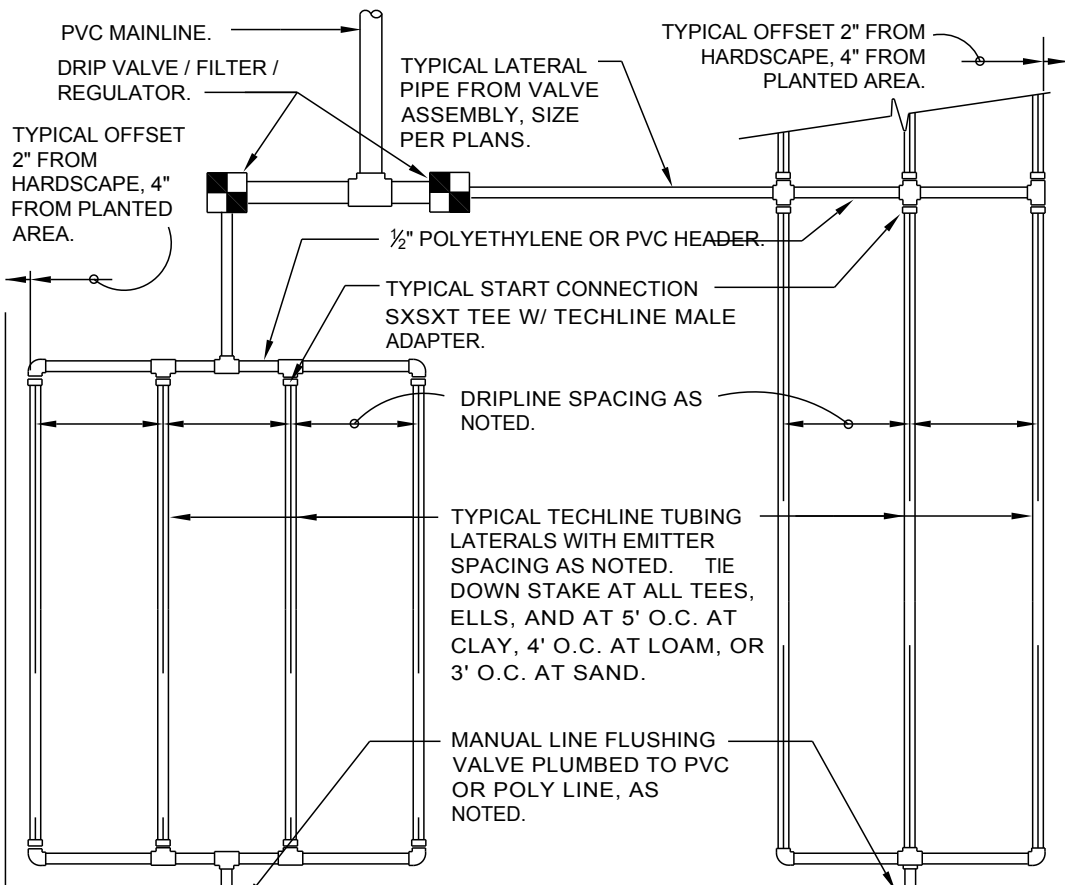
CLIENT	GAMMA CONSTRUCTION
LANDSCAPE	PLF ENGINEERS
STRUCTURE	LUIGI ENGINEERING SVCS
MEP	GBR ENGINEERING
CIVIL	---
LIGHTING DESIGN	---
LOW VOLTAGE DESIGN	---
POOL DESIGN	---

REVISED

SCALE
1/8"=1'
DESIGNATION
IRRIGATION PLAN

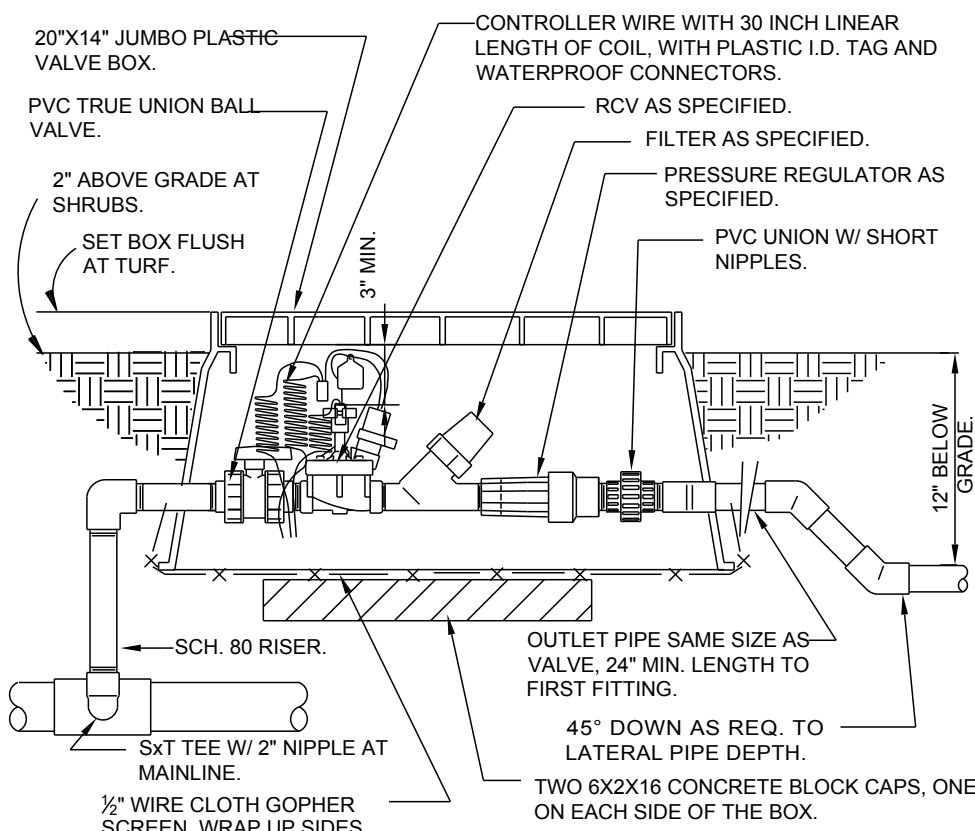
L400

2 IRRIGATION NOTES
N.T.S.



END FEED EXAMPLE CENTER FEED EXAMPLE

TECHLINE CV MAXIMUM LENGTH OF SINGLE LATERAL (FEET)												
DRIPPER SPACING		12"				18"				24"		
INLET PRESSURE (PSI)	DRIPPER FLOW RATE (GPH)	0.26	0.4	0.6	0.9	0.26	0.4	0.6	0.9	0.6	0.9	
	15	127	109	86	65	177	151	120	91	152	116	
	25	427	325	256	194	604	459	361	274	458	348	
	35	539	409	322	244	763	579	456	346	580	440	
TECHLINE CV FLOW PER 100 FEET		45	618	469	369	280	877	664	523	397	666	506
DRIPPER SPACING		0.26 GPH DRIPPER		0.4 GPH DRIPPER		0.6 GPH DRIPPER		0.9 GPH DRIPPER				
GPH	GPM	26.40	0.44	40.00	0.67	61.00	1.02	92.00	1.53			
	12"	17.58	0.29	26.67	0.44	41.00	0.68	61.00	1.02			
	18"	N/A	N/A	N/A	N/A	31.00	0.51	46.00	0.77			
	24"	N/A	N/A	N/A	N/A							



1" DRIP VALVE/FILTER/REGULATOR

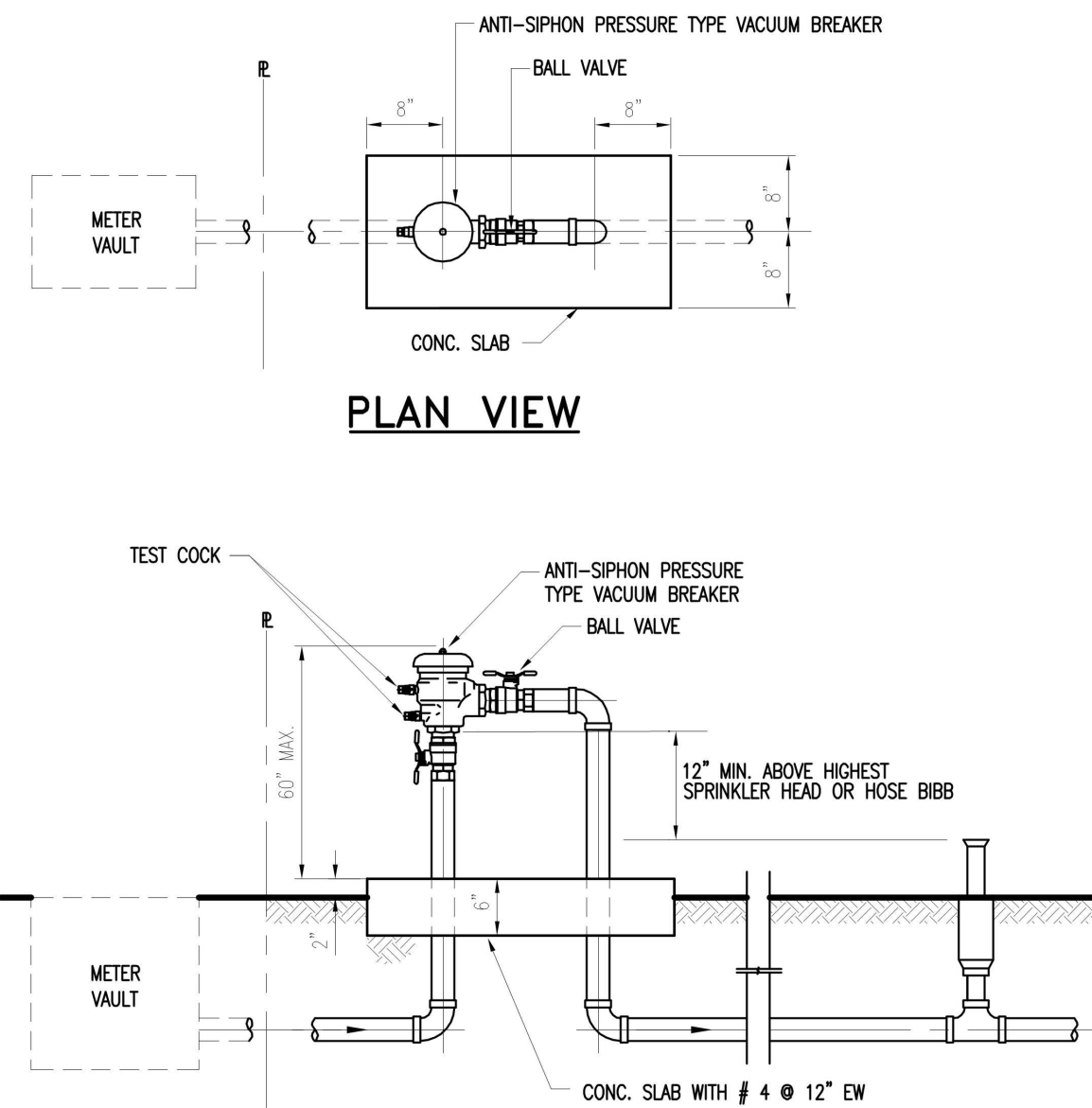
1 1/2" = 1'-0"

328413.76-23

WALL MOUNT CONTROLLER

1" = 1'-0"

328409.13-01



ELEVATION VIEW

NOTES:

1. THE ASSEMBLY SHALL BE INSTALLED WITH MINIMUM HORIZONTAL CLEARANCES OF 30 INCHES FREE FROM OBSTRUCTIONS IN ALL DIRECTIONS.
2. GUARD POSTS SHALL BE INSTALLED IF THE ASSEMBLY IS EXPOSED TO POSSIBLE DAMAGE FROM VEHICULAR TRAFFIC, AS DETERMINED BY THE DEPARTMENT.
3. THE ASSEMBLY SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION, APPROVED BY THE DEPARTMENT.
4. PIPING SHALL BE SCHEDULE 40 BRASS OR TYPE K COPPER PIPE WITH THREADED FITTINGS IN ACCORDANCE WITH WASH CONSTRUCTION SPECIFICATIONS FOR DOMESTIC WATER MAINS. PVC PIPING IS NOT ACCEPTED BY WASH.
5. THE DEPARTMENT SHALL HAVE UNRESTRICTED AND CONTINUOUS ACCESS TO THE VACUUM BREAKER ASSEMBLY.
6. SEE SPECIFICATIONS AND CONTACT DEPARTMENT FOR CURRENTLY APPROVED TYPES OF BACKFLOW PREVENTION ASSEMBLIES AND PRESSURE VACUUM BREAKERS (SEE WS 4.18 SHEET 4 OF 4)

6 PRESSURE VACUUM BREAKER ASSEMBLY

N.T.S.

1 TYPICAL NETAFIM TECHLINE CV REQUIREMENTS

3" = 1'-0"

328413.56-39

4 NETAFIM TECHLINE FLUSH VALVE

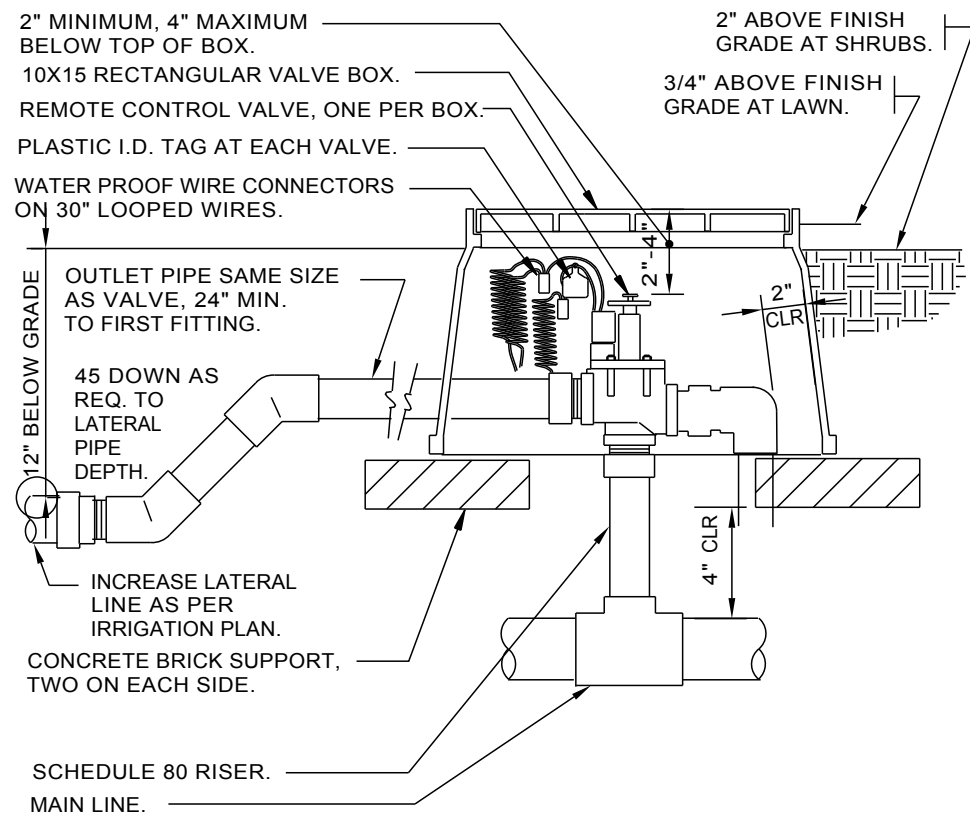
3" = 1'-0"

328413.49-33

5 TURF SPRAY FLEX ASSEMBLY

3" = 1'-0"

328403.13-02



7 ELECTRIC REMOTE CONTROL VALVE

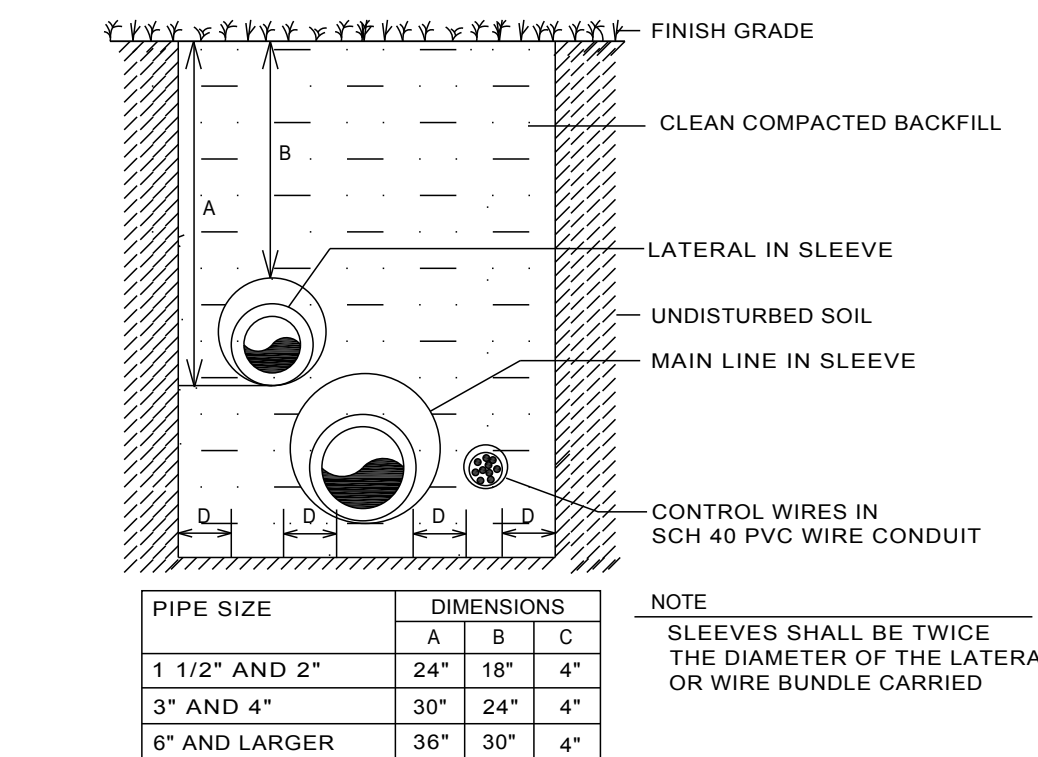
1 1/2" = 1'-0"

328406.13-02

8 SHRUB SPRAY KBI FIXED RISER

3" = 1'-0"

328403.23-01



TRENCHING DETAIL (NTS) VEHICLAR TRAFFIC AREAS

9 TRENCHING DETAILS / VEHICULAR TRAFFIC AREAS

NTS

9

10 PIPE SLEEVE DETAIL

NTS

DETAIL-FLE



REVISED

SCALE
N.T.S.
DESIGNATION
IRRIGATION DETAILS

L401



1 9530 W BROADVIEW (SUBJECT PROPERTY FRONT PANORAMIC)



2 9520 W BROADVIEW (NEIGHBOR LEFT)



3 9510 W BROADVIEW



4 9500 W BROADVIEW



5 9448 W BROADVIEW



6 9440 W BROADVIEW



7 9434 W BROADVIEW



8 9430 W BROADVIEW



9 9424 W BROADVIEW



DESIGN HOUSE & BUILTWORKS
610 733 4295 AA26002729
8248 CORAL WAY MIAMI FLORIDA 33185

ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT UNLESS THE PROJECT FOR WHICH THEY WERE PREPARED IS EXISTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER OR FOR OTHER PROJECTS OR PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. REPRODUCTION OF SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED.

9540 W BROADVIEW DRIVE, BAY HARBOR ISLANDS, FLORIDA 33154

CLIENT	GAMMA CONSTRUCTION	305 000 0000
LANDSCAPE	PLF ENGINEERS	305 270 2344
STRUCTURE	LUZC ENGINEERING SVCS	305 484 5447
MEP	OSB ENGINEERING	954 886 8889
CIVIL	---	305 000 0000
LIGHTING DESIGN	---	305 000 0000
LOW VOLTAGE DESIGN	---	305 000 0000
POOL DESIGN	---	305 000 0000

REVISED

SCALE
NO SCALE
DESIGNATION
NEIGHBORHOOD

IM01



1 9530 W BROADVIEW (SUBJECT PROPERTY PANORAMIC FROM REAR)



2 9420 W BROADVIEW (NEIGHBOR LEFT)



3 9418 W BROADVIEW



4 9414 W BROADVIEW



5 9425 W BROADVIEW



6 9451 W BROADVIEW



7 1351 95TH STREET



8 9501 W BROADVIEW



9 9555 W BROADVIEW



DESIGN HOUSE & BUILTWORKS
610 733 4295 AA26002729
6248 CORAL WAY MIAMI FLORIDA 33156

ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT UNLESS THE PROJECT FOR WHICH THEY WERE PREPARED IS EXERCISED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER OR FOR OTHER PROJECTS OR PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. REPRODUCTION OF SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED.

9540 W BROADVIEW DRIVE, BAY HARBOR ISLANDS, FLORIDA 33154

CLIENT	GAMMA CONSTRUCTION	305 000 0000
LANDSCAPE	P/LP ENGINEERING	305 270 2344
STRUCTURE	LUZZ ENGINEERING SVCS	305 484 5447
MEP	OSB ENGINEERING	954 886 8889
CIVIL	---	305 000 0000
LIGHTING DESIGN	---	305 000 0000
LOW VOLTAGE DESIGN	---	305 000 0000
POOL DESIGN	---	305 000 0000

REVISED

SCALE
NO SCALE
DESIGNATION
NEIGHBORHOOD

IM02



13 6020 SW 80TH STREET



14 6040 SW 80TH STREET



15 6120 SW 80TH STREET (PROJECT LOCATION)



16 6130 SW 80TH STREET



17 6150 SW 80TH STREET



18 6150 SW 80TH STREET



19 6150 SW 80TH STREET
(FROM SW 62ND AVE)



20 6151 SW 81ST STREET



21 6041 SW 81ST STREET



22 6021 SW 81ST STREET



23 6040 SW 81ST STREET

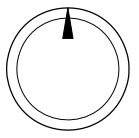


24 6130 SW 81ST STREET

12/19/2016 9:29:45 PM BRUCE, INC

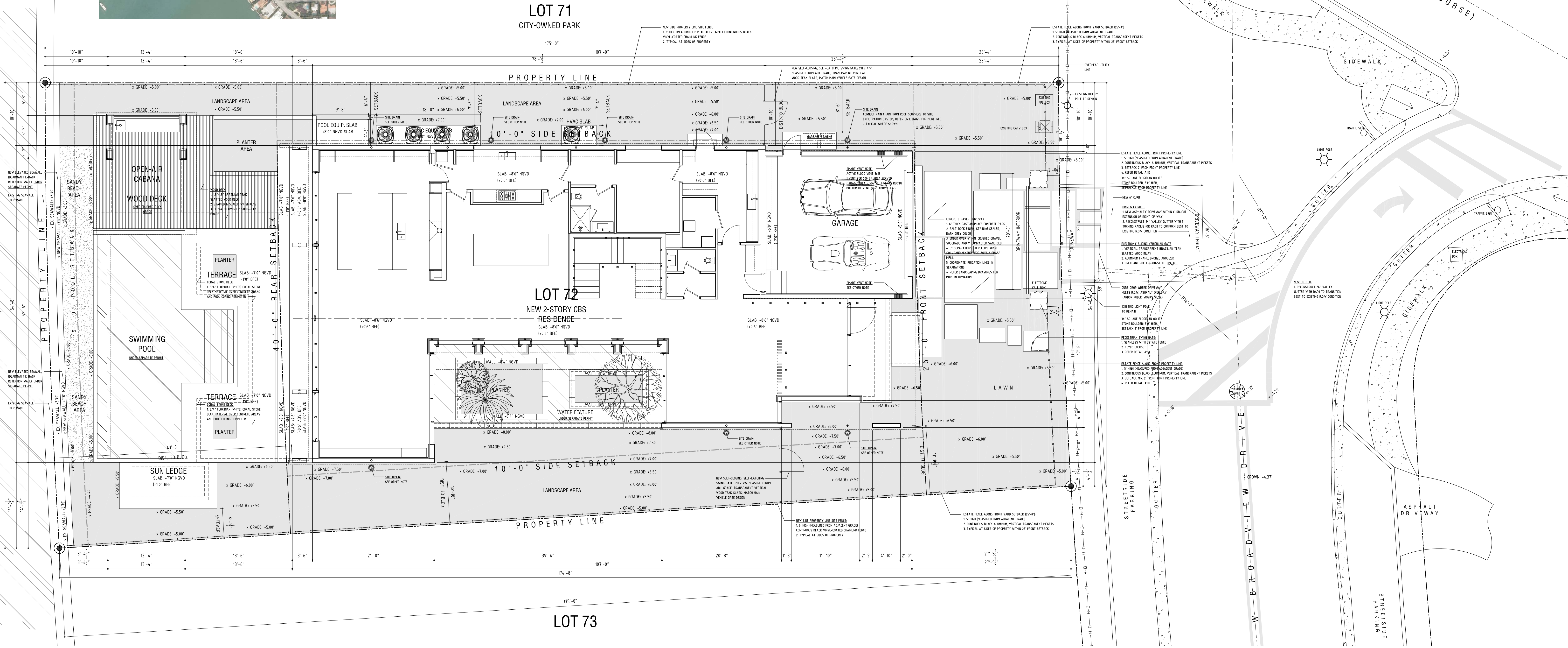
NO SCALE
NEIGHBORHOOD

IM05



1 LP LOCATION PLAN

NOT TO SCALE



LEGAL DESCRIPTION

LOTS 72, BLOCK 23, OF BAY HARBOR ISLANDS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA

NET LOT AREA

13,125 SF

LOT FRONTAGE / WIDTH

69'-7" LOT WIDTH

PROPERTY ADDRESS

9540 W BROADVIEW DRIVE, BAR HARBOR ISLANDS, FLORIDA 33154
FOLIO 13-2227-001-4525

ZONE DISTRICTS

ZONE RD RESIDENTIAL DISTRICT - SINGLE FAMILY

FEMA FIRM ZONE

ZONE AE BASE FLOOD ELEVATION: 8.00' NGVD

BUILDING AREAS

FIRST FLOOR AC AREA	3,842 SF
SECOND FLOOR AC AREA	4,599 SF
GARAGE AC AREA	643 SF
FIRST FLOOR COVERED ENTRY	382 SF
FIRST FLOOR TERRACE (COVERED)	272 SF
SECOND FLOOR BALCONIES	421 SF
OPEN-AIR CABANA	97 SF
OPEN-AIR CABANA CANOPY	278 SF
TOTAL AC AREAS	8,884 SF
TOTAL NON AC AREAS	1,450 SF
TOTAL AREAS	10,334 SF
TOTAL ADJUSTED AREA	9,689 SF
POOL AREA	660 SF
WATER FEATURES AREA	564 SF
POOL DECK AND STEPS (OPEN-AIR TO ABOVE)	358 SF
WOOD DECK (PERMEABLE TO GRADE)	864 SF
TOTAL SITE IMPROVEMENTS	2,446 SF

SETBACKS

FRONT SETBACK
SIDE SETBACK (E)
SIDE SETBACK (W)
REAR SETBACK

MAX. BUILDING HEIGHT

LOT COVERAGE

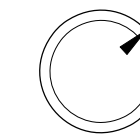
LOT AREA COVERED BY HABITABLE BUILDING AND/OR ROOF STRUCTURE OR OVERHANGS

REQUIRED	PROVIDED
25'-0"	25'-4"
10'-0"	10'-10"
10'-0"	10'-10"
40'-0"	41'-0"

25'-0" ABOVE BFE 24'-6" ABOVE BFE

NOTES

- FINAL GRADING TO PROVIDE DRAINAGE OR RUN-OFF WATER WITHIN PROPERTY LINE (REFER TO LANDSCAPE FOR GRADING)
- THE BUILDING SHALL RECEIVE A COMPLETE TREATMENT FOR PREVENTION OF SUBTERRANEAN TERMITES IN ACCORDANCE WITH SECTION 104.2.5 OF THE FBC.
- BLDGS. SHALL HAVE PRE-CONSTRUCTION TREATMENT FOR TERMITES AS PER R320 FBC.
- REFER TO LANDSCAPE DRAWINGS FOR TREE, SHRUB, GROUND COVER, AND HARDSCAPE LOCATION AND SPECIFICATIONS.
- REFER TO LANDSCAPE LIGHTING PLANS FOR SITE LIGHTING INFORMATION.
- LANDSCAPING WILL ADHERE TO DADE COUNTY CHAPTER 15A ORDINANCE #96-13.
- LANDSCAPING WILL ADHERE TO BAY HARBOR ISLANDS TOWN CODE SECT. 24-16.
- MUST MEET SECTION R1001.5 FBC.
- SWIMMING POOL UNDER SEPARATE PERMIT.
- DOORS & WINDOWS UNDER SEPARATE PERMIT.
- DRIVEWAY PAVERS UNDER SEPARATE PERMIT.
- PERIMETER FENCE UNDER SEPARATE PERMIT.
- ROOFING & WATERPROOFING UNDER SEPARATE PERMIT.
- GARAGE ELEVATION AT LEAST 12" ABOVE CROWN OF ROAD (ACTUAL T-4" ABOVE C.O.R.)
- ALL ELEVATIONS GIVEN THIS SHEET ARE N.G.V.D.
- ALL WORK, MATERIALS TO BE RETAINED INSIDE PRIVATE PROPERTY.
- ALL MECH., ELEC., AND PLUMBING EQUIPMENT TO BE ELEVATED AT OR ABOVE BFE 8.00' NGVD.
- ALL CONSTRUCTION MATERIALS BELOW 8.00' NGVD SHALL BE FLOOD RESISTANT ACCORDING TO FEMA TB 2-2008
- Enclosed areas below the BFE shall be used solely for parking, building access or storage.



2 SP SITE PLAN

1/8" SCALE



DESIGN HOUSE & BUILTWORKS
610 733 4295 AA26002729
6248 CORAL WAY MIAMI FLORIDA 33168

ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WITHOUT THE ARCHITECT'S WRITTEN CONSENT, NO PART OF THIS PROJECT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

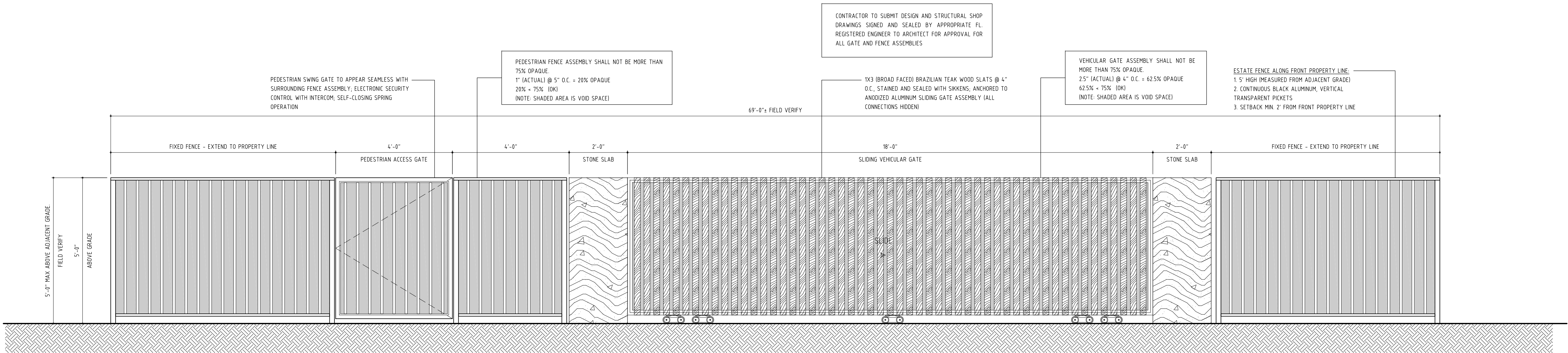
9540 W BROADVIEW DRIVE, BAY HARBOR ISLANDS, FLORIDA 33154

CLIENT	GAMMA CONSTRUCTION	305 303 7059
LANDSCAPE	ALL LANDSCAPE DATA	305 219 2544
STRUCTURE	PJT ENGINEERS	305 484 5447
MEP	UGB ENGINEERING SVCS	954 886 9899
CIVIL	UGB ENGINEERING	305 000 0000
LIGHTING DESIGN	---	305 000 0000
LOW VOLTAGE DESIGN	---	305 000 0000
POOL DESIGN	---	305 000 0000

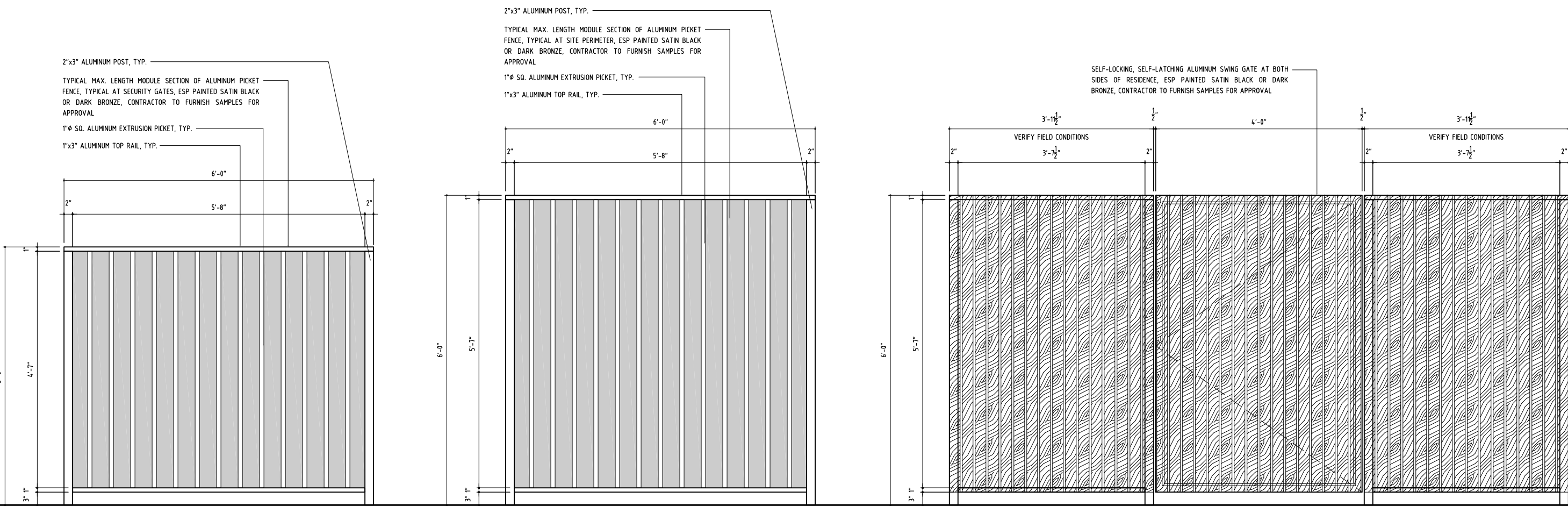
REVISED

SCALE
1/8"=1'
DESIGNATION
SITE PLAN

A100



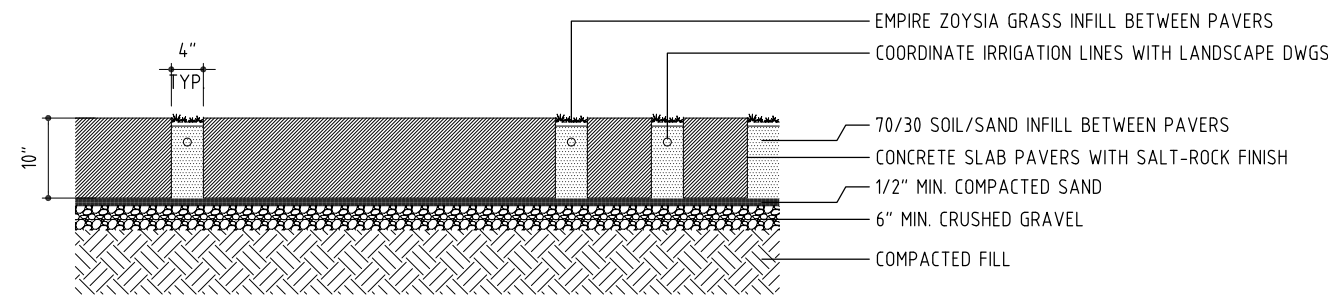
1 DTL FRONT SITE FENCE DETAIL
1/2 SCALE



2 DTL 5' ESTATE FENCE DETAIL
1/2 SCALE

3 DTL 6' ESTATE FENCE DETAIL
1/2 SCALE

4 DTL SIDE SECURITY FENCE DETAIL
1/2 SCALE



5 DTL DRIVEWAY PAVER DETAIL
1/2 SCALE



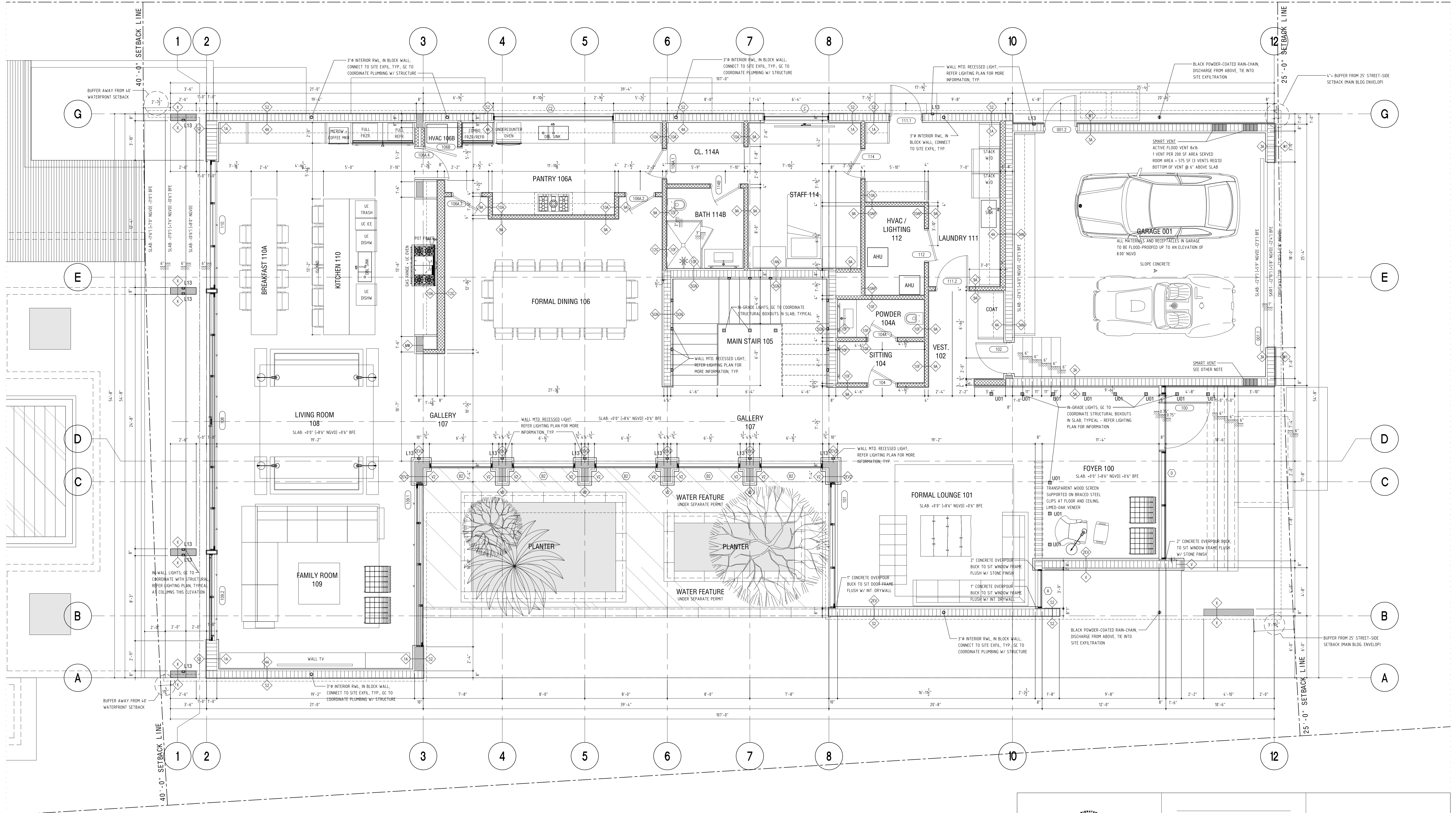
D VICE
INC.
DESIGN HOUSE & BUILTWORKS
610 733 4295 AA26002729
6248 CORAL WAY MIAMI FLORIDA 33186

ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF THIS PROJECT FOR WHICH THEY WERE PREPARED IS TO BE REPRODUCED OR USED IN ANY MANNER OR FOR ANY PROJECTS OR ENTERPRISES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. NO PART OF THIS PROJECT FOR WHICH THEY WERE PREPARED IS TO BE REPRODUCED OR USED IN ANY MANNER OR FOR ANY PROJECTS OR ENTERPRISES WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.		
9540 W BROADVIEW DRIVE, BAY HARBOR ISLANDS, FLORIDA 33154		
CLIENT	GAMMA CONSTRUCTION	305 000 0000
LANDSCAPE	PLF ENGINEERS	305 219 2244
STRUCTURE	LUGO ENGINEERING SVCS	305 484 5447
MEP	GGB ENGINEERING	954 886 9899
CIVIL	---	305 000 0000
LIGHTING DESIGN	---	305 000 0000
LOW VOLTAGE DESIGN	---	305 000 0000
POOL DESIGN	---	305 000 0000

REVISED

SCALE
1/8"=1'
DESIGNATION
SITE PLAN

A110



1 P 1F PLAN
1/4" SCALE



DESIGN HOUSE & BUILTWORKS
610 733 4295 AA26002729
6248 CORAL WAY MIAMI FLORIDA 33168

ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF THIS PROJECT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED.

9540 W BROADVIEW DRIVE, BAY HARBOR ISLANDS, FLORIDA 33154

CLIENT	GAMMA CONSTRUCTION	305 303 7059
LANDSCAPE	ALL LANDSCAPE DATA	305 219 2544
STRUCTURE	PJT ENGINEERS	305 484 5447
MEP	LUIGI ENGINEERING SVCS	954 886 9899
LIGHTING DESIGN	GGG ENGINEERING	305 000 0000
LOW VOLTAGE DESIGN	---	305 000 0000
POOL DESIGN	---	305 000 0000

REVISED

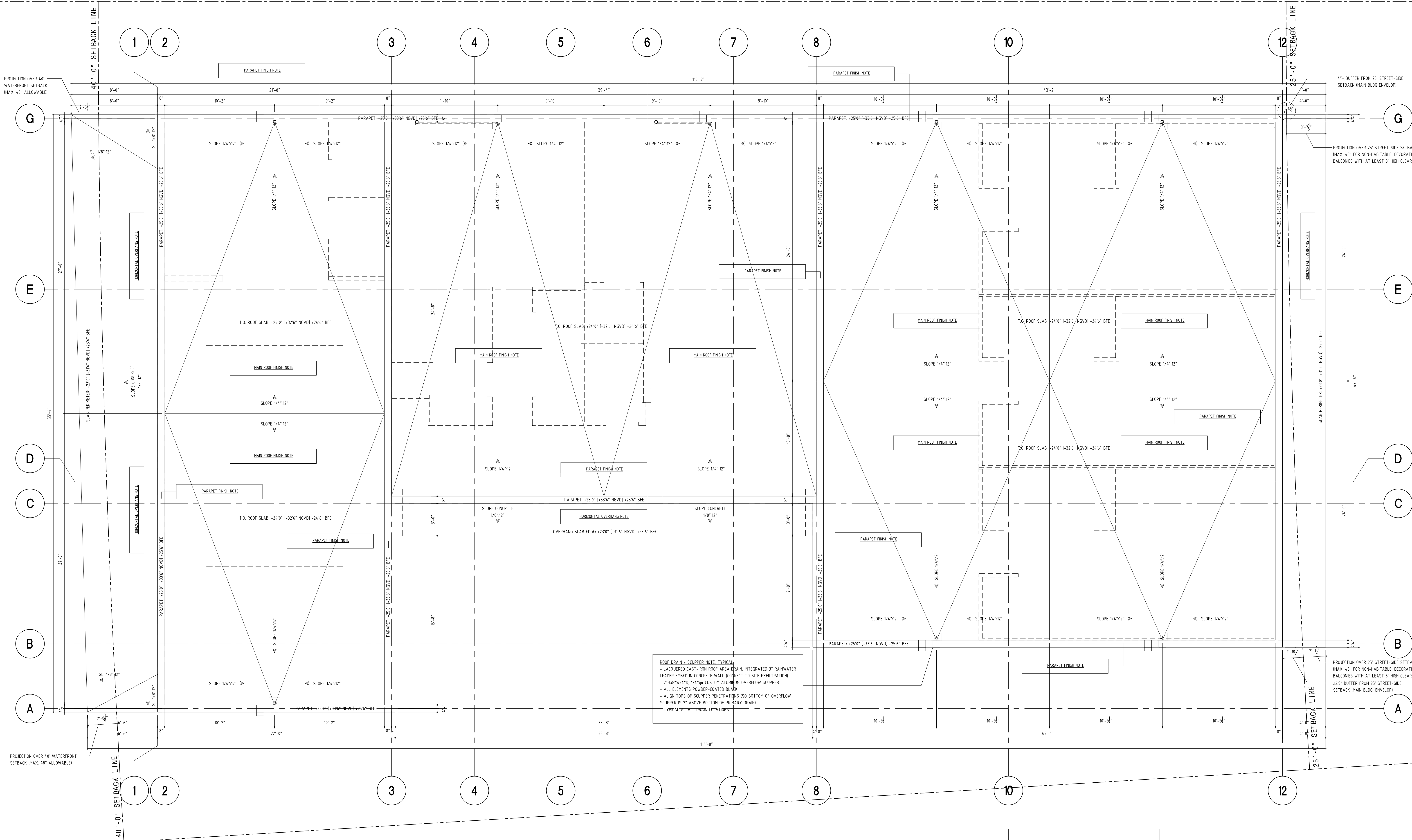
SCALE
1/4"=1'
DESIGNATION
1F PLAN

A200



-----	306 000 0000
-----	306 000 0000

A201



MAIN ROOF FINISH NOTE:
1. GAF 80m EXTREME TPO ROOFING SYSTEM WITH WHITE REFLECTIVE COATING, OVER POLYISOCYANURATE RIGID INSULATION BOARD (MIN. R-30), FULLY ADHERED TO CONCRETE DECK, TAPER INSULATION
2. TERMINATE AT PERIMETER CURB WITH GAF WATER-BLOK + GRILL-TEC TERMINATION BAR, FULLY SEALED WITH URETHANE WATERPROOFING SEALANT
3. GC TO VERIFY ALL NDA#s

PARAPET FINISH NOTE:
1. PITCH TOP OF PARAPET TOWARDS CENTER OF ROOF (AWAY FROM FACADE)
2. GAF TOPCOAT (WHITE COLOR) FLUID-APPLIED ELASTOMERIC WATERPROOFING MEMBRANE SYSTEM AT TOP AND SIDES OF PARAPET
3. FOLLOW MFR FLASHING DETAILS WHERE GAF TOPCOAT MEETS ADJACENT TPO ROOF TERMINATION

HORIZONTAL OVERHANG NOTE:
1. GAF TOPCOAT (WHITE COLOR) FLUID-APPLIED ELASTOMERIC WATERPROOFING MEMBRANE AT TOPS OF OVERHANGS
2. RETURN TOPCOAT MEMBRANE AT SIDES TO A MINIMUM OF DECK THICKNESS
3A. IF WATER RUNOFF LEADS TO VERTICAL STUCCO FINISH, TERMINATE STUCCO WITH BEAD, THEN FLASH TOP WITH GAF TOPCOAT
3B. IF WATER RUNOFF LEADS TO VERTICAL STONE, THEN TERMINATE STONE WITH CRIMPED STAINLESS STEEL DRIP EDGE (OVERHANG 1/4"), THEN FLASH TOP WITH GAF TOPCOAT

ROOF DRAIN - SCUPPER NOTE, TYPICAL:
- LACQUERED CAST-IRON ROOF AREA DRAIN, INTEGRATED 3" RAINWATER LEADER EMBED IN CONCRETE WALL (CONNECT TO SITE EXFILTRATION)
- 2"x6"x8"x4"x4", 1/4"ga CUSTOM ALUMINUM OVERFLOW SCUPPER
- ALL ELEMENTS POWDER-COATED BLACK
- ALIGN TOPS OF SCUPPER PENETRATIONS (SO BOTTOM OF OVERFLOW SCUPPER IS 2" ABOVE BOTTOM OF PRIMARY DRAIN)
- TYPICAL AT ALL DRAIN LOCATIONS

1 X P **ROOF PLAN**
1/4 SCALE

DESIGN HOUSE & BUILTWORKS
610 733 4295 AA26002729
9540 CORAL WAY MIAMI FLORIDA 33166

ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF THIS PROJECT OR ANY PART THEREOF SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED.

9540 W BROADVIEW DRIVE, BAY HARBOR ISLANDS, FLORIDA 33154

CLIENT	GAMMA CONSTRUCTION	305 303 7059
LANDSCAPE	ALL LANDSCAPE DATA	305 219 2244
STRUCTURE	PTV ENGINEERS	305 484 5447
MEP	LUIGI ENGINEERING SVCS	954 886 9899
CIVIL	GOB ENGINEERING	305 000 0000
LIGHTING DESIGN	---	305 000 0000
LOW VOLTAGE DESIGN	---	305 000 0000
POOL DESIGN	---	305 000 0000

REVISED

SCALE
1/4"=1'
DESIGNATION
ROOF PLAN

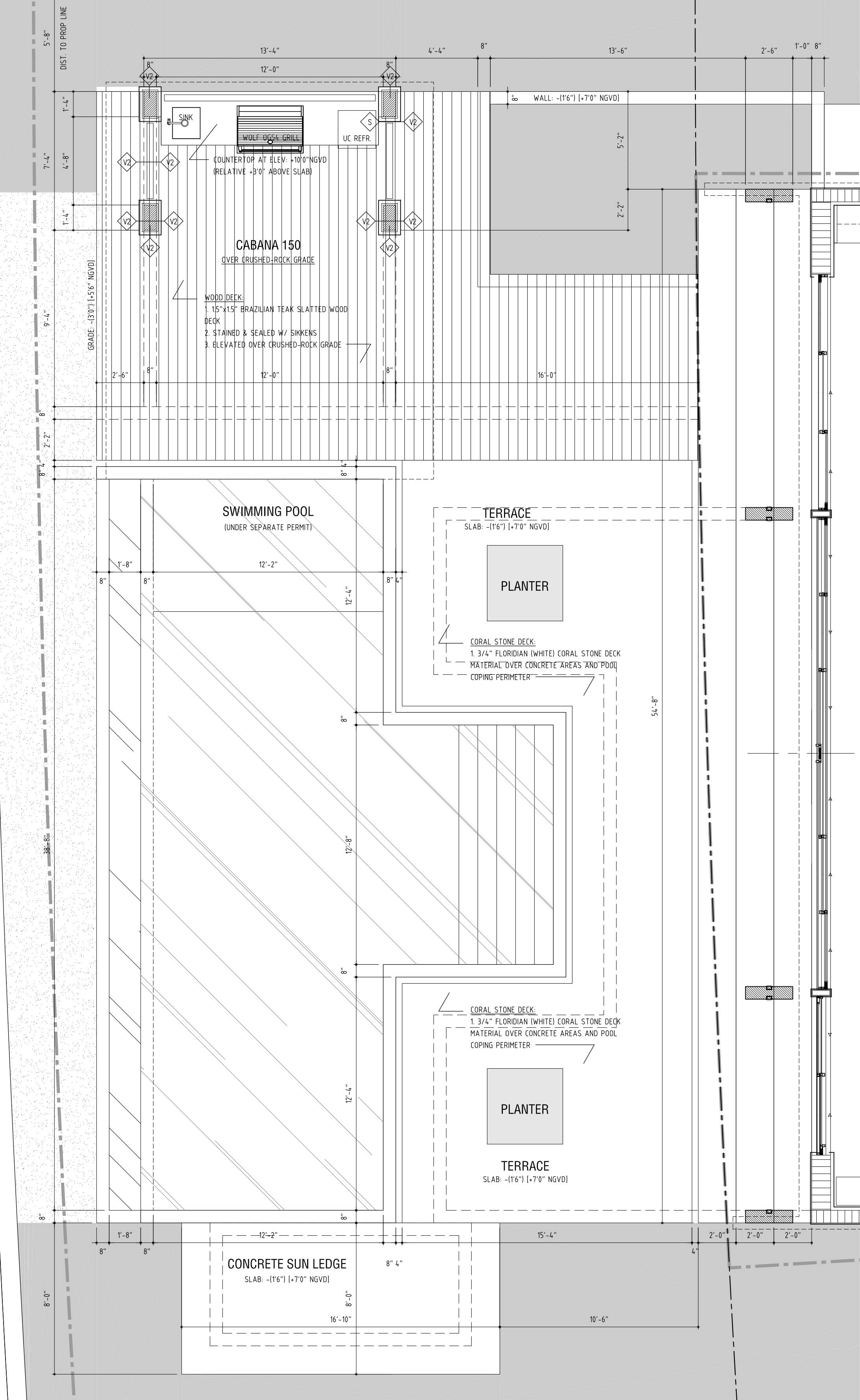
A202

1/24/2017 3:00:00 PM DWG: 11111111

INDIAN CREEK
LAKE

PROPERTY LINE

PROPERTY LINE

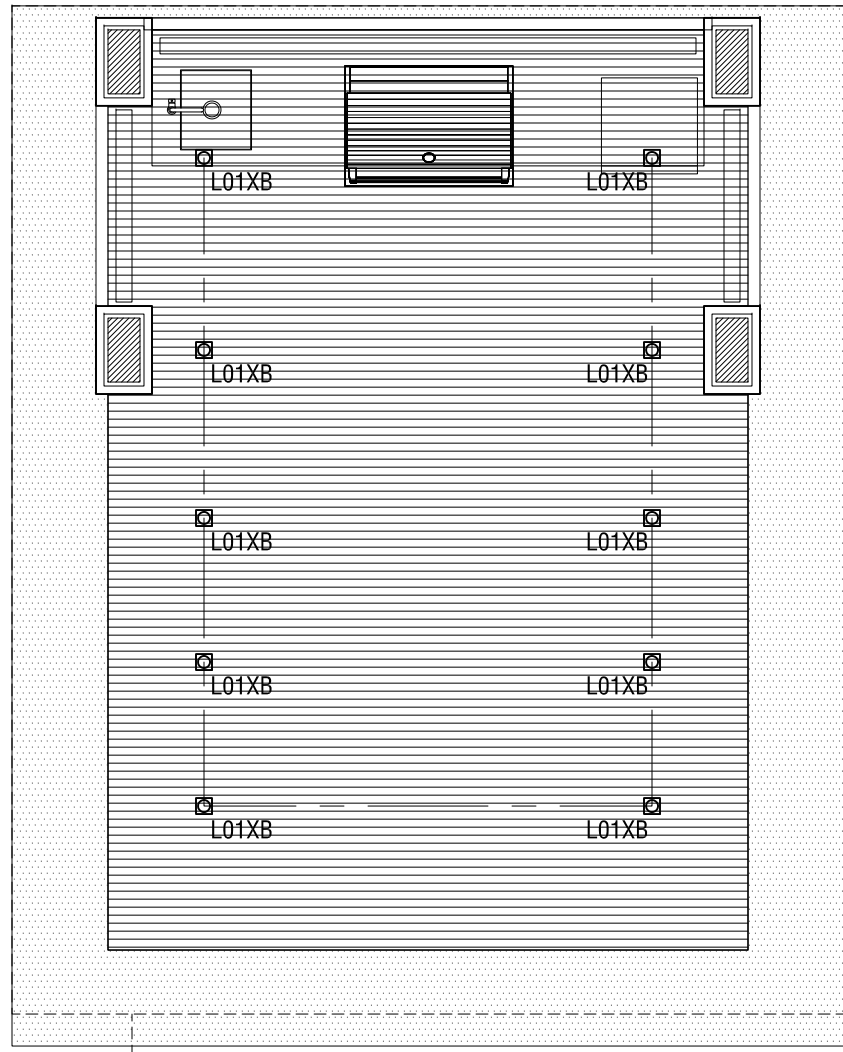


1 P

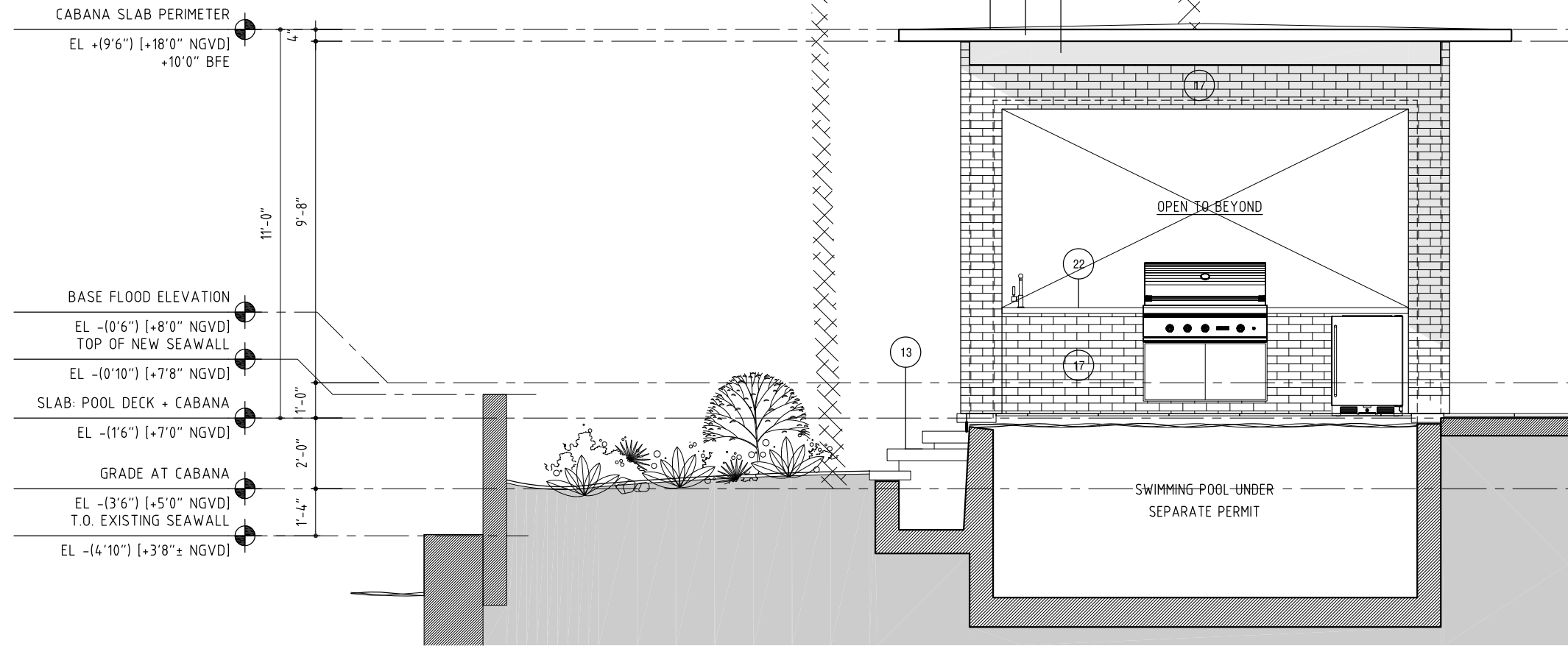
REAR TERRACE / CABANA PLAN
1/4 SCALE



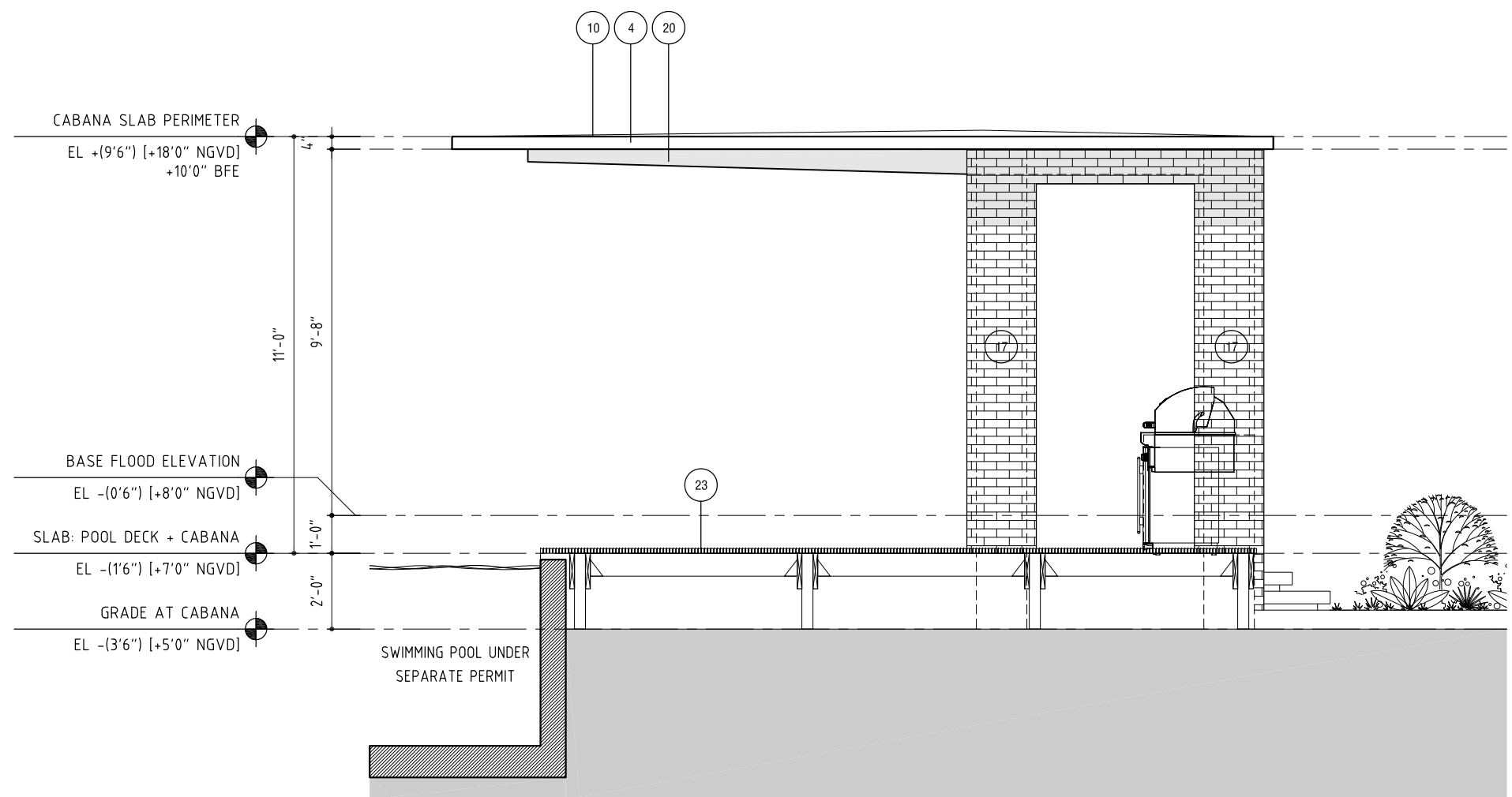
3 E CABANA ELEVATION (NW)
1/4 SCALE



2 P CABANA RCP
1/4 SCALE



4 E CABANA ELEVATION (SE)
1/4 SCALE



5 E CABANA ELEVATION (NE)
1/4 SCALE



DESIGN HOUSE & BUILTWORKS
610 733 4295 AA26002729
6248 CORAL WAY MIAMI FLORIDA 33156

ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF THIS PROJECT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE SCOPE OF THE SERVICES PROVIDED. THE ARCHITECT'S LIABILITY IS LIMITED TO THE SCOPE OF THE SERVICES PROVIDED. THE ARCHITECT'S LIABILITY IS LIMITED TO THE SCOPE OF THE SERVICES PROVIDED.

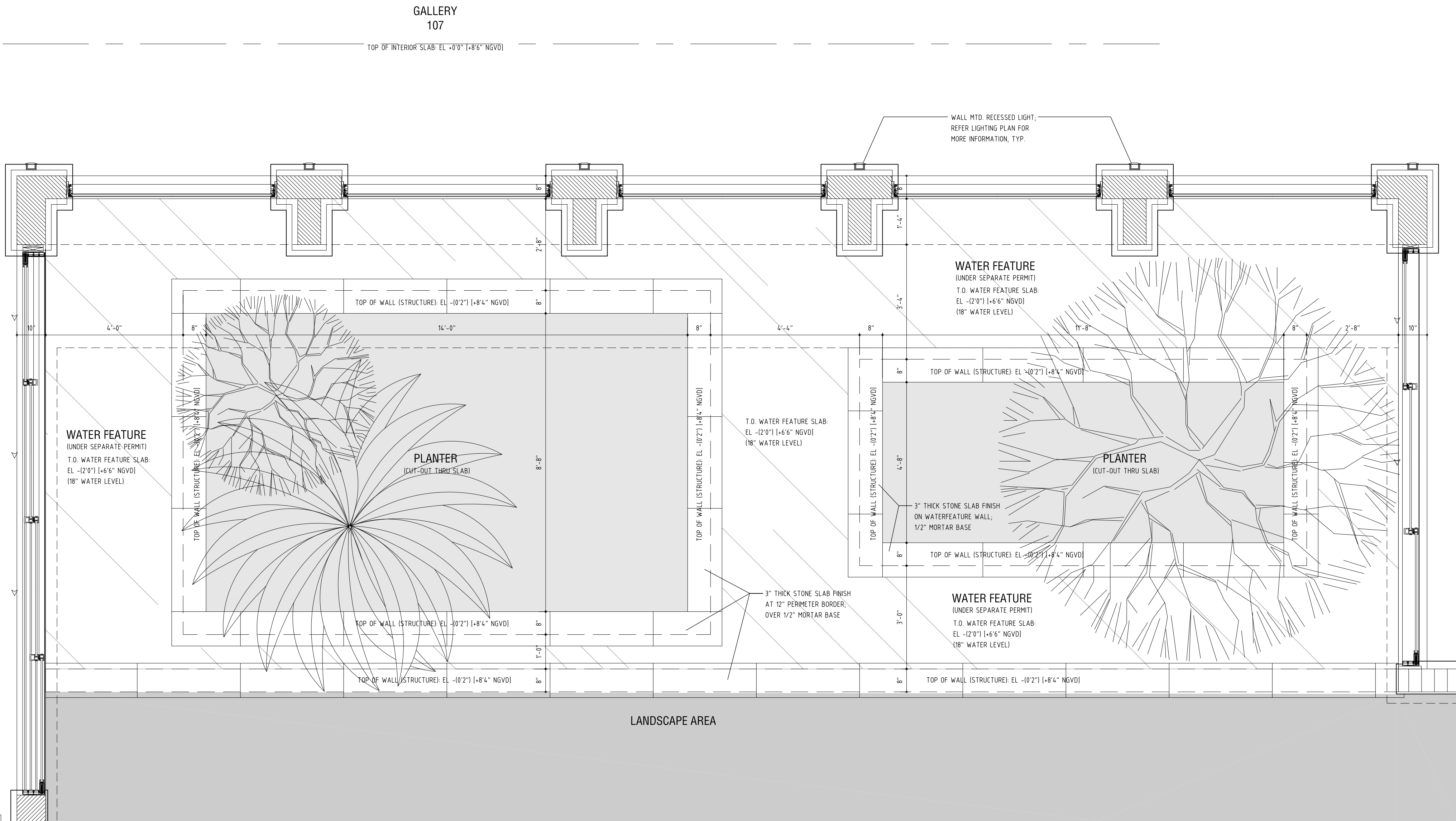
9540 W BROADVIEW DRIVE, BAY HARBOR ISLANDS, FLORIDA 33154

CLIENT	GAMMA CONSTRUCTION	305 303 7059
LANDSCAPE	ALL LANDSCAPE DATA	305 219 2544
STRUCTURE	PLY ENGINEERS	305 484 5447
MEP	LUIGI ENGINEERING SVCS	954 886 9899
CIVIL	GOB ENGINEERING	305 000 0000
LIGHTING DESIGN	---	305 000 0000
LOW VOLTAGE DESIGN	---	305 000 0000
POOL DESIGN	---	305 000 0000

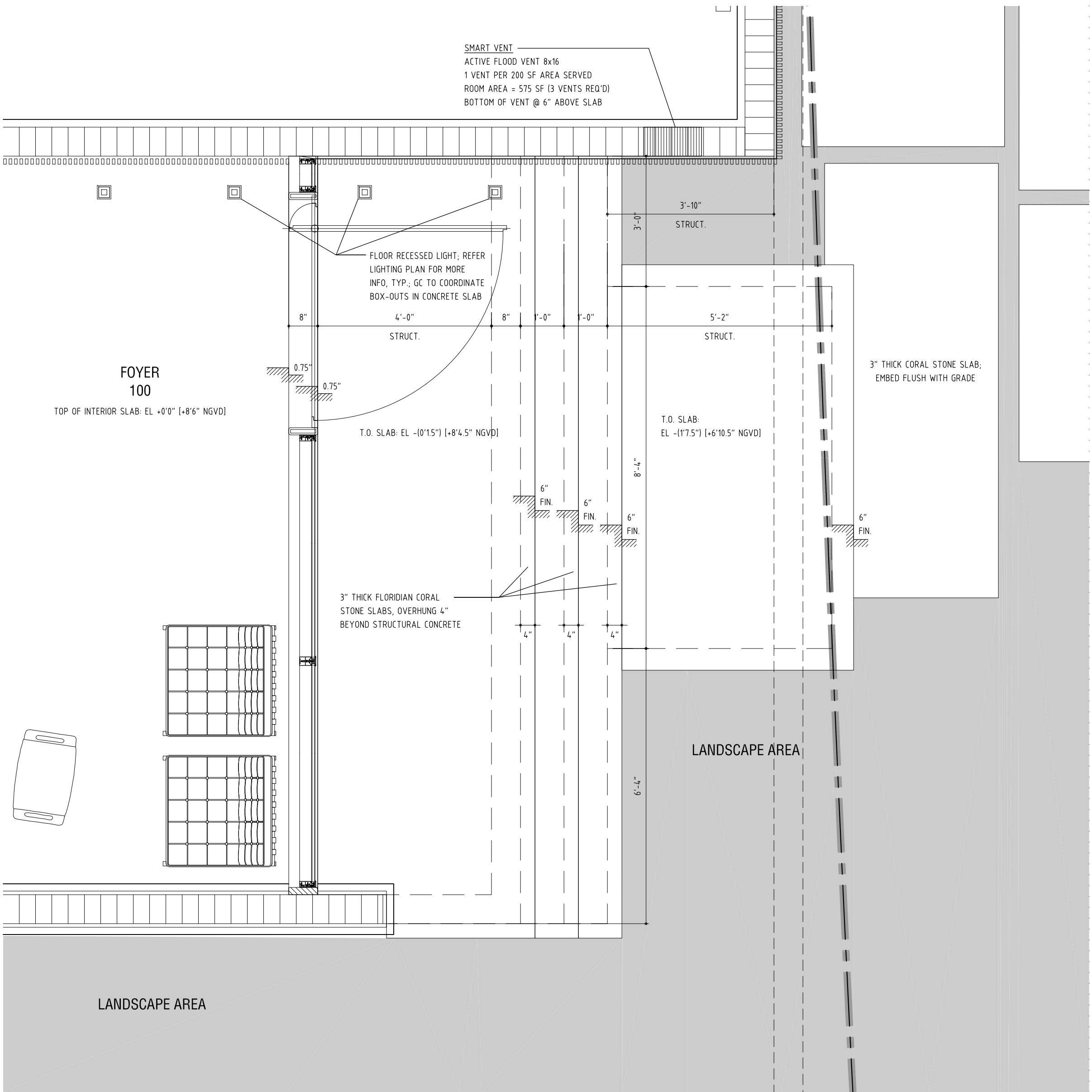
REVISED

SCALE
1/4"=1'
DESIGNATION
CABANA DTLS.

A203



2 P WATERFEATURE DETAIL
1/4 SCALE



1 P FRONT ENTRY DETAIL
1/4 SCALE



D VICE
INC.

DESIGN HOUSE & BUILTWORKS
610 733 4295 AA26002729
6248 CORAL WAY MIAMI FLORIDA 33168

ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF THIS PROJECT FOR WHICH THEY WERE PREPARED IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. REPRODUCTION OF SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED.

9540 W BROADVIEW DRIVE, BAY HARBOR ISLANDS, FLORIDA 33154

CLIENT	GAMMA CONSTRUCTION	305 303 7059
LANDSCAPE	ALL LANDSCAPE DATA	305 219 2244
STRUCTURE	PJT ENGINEERS	305 484 5447
MEP	LUIGI ENGINEERING SVCS	954 886 9899
CIVIL	GOB ENGINEERING	305 000 0000
LIGHTING DESIGN	---	305 000 0000
LOW VOLTAGE DESIGN	---	305 000 0000
POOL DESIGN	---	305 000 0000

REVISED

SCALE
1/2"=1'
DESIGNATION
PLAN DETAILS

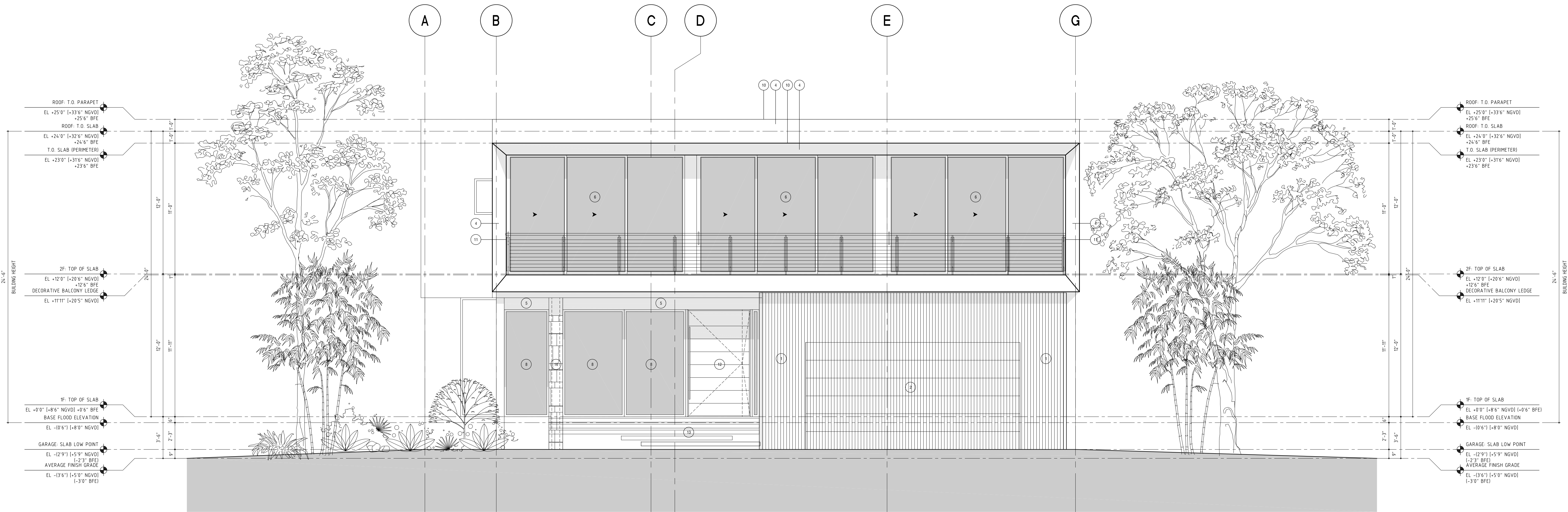
A205

- 1 BRAZILIAN TEAK VERTICAL SLATTED WOOD FINISH (STAINED & SEALED WITH SIKKENS) OVER "AIRSHIELD-LMP" LIQUID WATERPROOFING COATING (GREY); 1X2 SOLDIER FORMAT; ENGINEERED SHOP DWGS. REQ'D FOR BACKING BOARD LAYOUT AND ANCHOR TYPES
- 2 GARAGE DOOR WITH SLATTED BRAZILIAN TEAK APPLIQUE; STAINED & SEALED WITH SIKKENS
- 3 EXPOSED BOARD-FORMED CONCRETE FINISH
FORMWORK TO BE HORIZONTAL 1X6 SPF (FROM SPLIT 2X6)
IMPRESSION-FACE WOOD TO BE SANDBLASTED PRIOR TO MOUNTING
FINISH CONCRETE SEALED WITH SURECRETE XS327 MATTE URETHANE SEALER
- 4 STUCCO - SMOOTH TROWEL FINISH WITH 1/8 GRIT SURFACE, CALCEM LIME-BASED PAINT, TYP., WHITE COLOR (PER SAMPLE)
- 5 STUCCO - SMOOTH TROWEL FINISH WITH 1/8 GRIT SURFACE, CALCEM LIME-BASED PAINT, TYP., DARK GREY COLOR (PER SAMPLE)
- 6 FLEETWOOD 3070-HI HURRICANE RESISTANT SLIDING GLASS DOOR SYSTEM; IMPACT GLAZING, REFER MEP DWGS. FOR GLAZING SPEC. - ANODIZED "F4" FINISH
- 7 IMPACT RESISTANT GLASS SWING DOOR, IMPACT GLAZING, ANODIZED "F4" FRAME COLOR - SAMPLES TO BE SUBMITTED FOR APPROVAL

- 8 FLEETWOOD 3800-T HURRICANE/IMPACT RATED WINDOW WALL SYSTEM; REFER MEP DWGS. FOR GLAZING SPEC. - ANODIZED "F4" FINISH
- 9 IMPACT RESISTANT SLIDING WINDOW (EMERGENCY EGRESS REQUIREMENT); IMPACT GLAZING, ANODIZED "F4" FRAME COLOR - SAMPLES TO BE SUBMITTED FOR APPROVAL
- 10 GAF TOPCOAT - HORIZONTAL CONCRETE WATERPROOFING
- 11 ALUMINUM POST RAILING SYSTEM WITH STAINLESS STEEL (MARINE-GRADE) CABLE INTERMEDIATE RAILS; STAINED BRAZILIAN TEAK HANDRAIL
- 12 IMPACT RESISTANT, SOLID WOOD MAIN ENTRY PIVOT DOOR; BRUSHED ALUMINUM FULL-HEIGHT DOOR PULL
- 13 CANTILEVERED 3" THICK CORAL STONE SLAB STEPS
- 14 CANTILEVERED 3" THICK CORAL STONE SLAB COPING
- 15 DARK-BRONZE ANODIZED ALUMINUM BREAK-METAL SOLAR FIN, TYPICAL WHERE SHOWN

- 16 VERTICAL "FLORIDIAN KEYSTONE" FINISH V1
-ON ENGINEERED "STONECLIP" SYSTEM
-CONCRETE PREPPED WITH LATICRETE HYDRO-BAN COATING
-1/2" CONTROL JOINT EVERY 36"
-DRYSTACK
-CONSISTENT HORIZONTAL COURSES OF 6", 12" AND 18" HEIGHTS
-TILE WIDTHS SHALL VARY RANDOMLY 6", 12", 24"
-SUBMIT FULL SHOP DWGS. FOR APPROVAL
- 17 VERTICAL "FLORIDIAN KEYSTONE" FINISH V2
-ON ENGINEERED "STONECLIP" SYSTEM
-CONCRETE PREPPED WITH LATICRETE HYDRO-BAN COATING
-DRYSTACK
-CONSISTENT 4" HT RUNNING BOND, RANDOMIZED LENGTHS OF 6", 12", 18"
-3" THICK STONE
- 18 ROOF SCUPPER
-2"x8" OVERFLOW SCUPPER, 1/4" ga ALUMINUM (for INTERIOR RWL)
-INTERIOR RWL CONNECTED TO SITE DRAINAGE
-ALL EXTERIOR COMPONENTS POWDER-COATED DARK BRONZE

- 19 CUSTOM ALUMINUM LOUVERED GATE ASSEMBLY, DARK BRONZE; GC TO SUBMIT FULLY ENG. SHOP DWGS. FOR APPROVAL
- 20 BRAZILIAN TEAK WOOD CLADDING OVER CONCRETE CANDY UNDERSIDE; STAINED & SEALED WITH SIKKENS, ALL HIDDEN CONNECTIONS
- 21 4terra42 "MATE TERRA OLIVA" HEXAGON PORCELAIN TILE
- 22 POLISHED CONCRETE BBQ COUNTERTOP
- 23 BRAZILIAN TEAK / CUMARU WOOD DECK; 2X2 SOLDIER TEAK BOARDS OVER 2X8 JOISTS, 4X4 SUPPORT POSTS ON 16"Ø CONCRETE PIERS (36" DEEP)
- 24 DECORATIVE ALUMINUM PLATE SHROUD; DARK BRONZE ANODIZED; TO BE SIZED PER WINDOW OPENING AND ENCAPSULATED WITH WINDOW WATERPROOFING



1 E FRONT ELEVATION (NE)
1/4 SCALE



DESIGN HOUSE & BUILTWORKS
610 733 4295 AA26002729
6248 CORAL WAY MIAMI FLORIDA 33156

ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF THIS PROJECT OR ANY PART THEREOF SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED.

9540 W BROADVIEW DRIVE, BAY HARBOR ISLANDS, FLORIDA 33154

CLIENT	GAMMA CONSTRUCTION	305 000 0000
LANDSCAPE	PLF ENGINEERS	305 219 2344
STRUCTURE	LUGO ENGINEERING SVCS	305 484 5447
MEP	GOB ENGINEERING	954 886 9899
CIVIL	---	305 000 0000
LIGHTING DESIGN	---	305 000 0000
LOW VOLTAGE DESIGN	---	305 000 0000
POOL DESIGN	---	305 000 0000

REVISED

SCALE
1/4"=1'
DESIGNATION
ELEVATIONS

A500

- 1

BRAZILIAN TEAK VERTICAL SLATTED WOOD FINISH (STAINED & SEALED WITH SIKKENS) OVER "AIRSHIELD-LMP" LIQUID WATERPROOFING COATING (GREY). 1X2 SOLDIER FORMAT, ENGINEERED SHOP DWGS. REQ'D FOR BACKING BOARD LAYOUT AND ANCHOR TYPES

2

GARAGE DOOR WITH SLATTED BRAZILIAN TEAK APPLIQUE, STAINED & SEALED WITH SIKKENS

3

EXPOSED BOARD-FORMED CONCRETE FINISH
FORMWORK TO BE HORIZONTAL 1X6 SPF (FROM SPLIT 2X6)
IMPRESSION-FACE WOOD TO BE SANDBLASTED PRIOR TO MOUNTING FINISH CONCRETE. SEALED WITH SURECRETE X5327 MATTE URETHANE SEALER

4

STUCCO - SMOOTH TROWEL FINISH WITH 15 GRIT SURFACE, CALCEM LIME-BASED PAINT, TYP. WHITE COLOR (PER SAMPLE)

5

STUCCO - SMOOTH TROWEL FINISH WITH 15 GRIT SURFACE, CALCEM LIME-BASED PAINT, TYP. DARK GREY COLOR (PER SAMPLE)

6

FLEETWOOD 3070-HI HURRICANE RESISTANT SLIDING GLASS DOOR SYSTEM, IMPACT GLAZING, REFER MEP DWGS. FOR GLAZING SPEC. - ANODIZED "F4" FINISH

7

IMPACT RESISTANT GLASS SWING DOOR, IMPACT GLAZING, ANODIZED "F4" FRAME COLOR - SAMPLES TO BE SUBMITTED FOR APPROVAL

8

FLEETWOOD 3800-T HURRICANE/IMPACT RATED WINDOW WALL SYSTEM, REFER MEP DWGS. FOR GLAZING SPEC. - ANODIZED "F4" FINISH

9

IMPACT RESISTANT SLIDING WINDOW (EMERGENCY EGRESS REQUIREMENT), IMPACT GLAZING, ANODIZED "F4" FRAME COLOR - SAMPLES TO BE SUBMITTED FOR APPROVAL

10

GAF TOPECOAT - HORIZONTAL CONCRETE WATERPROOFING

11

ALUMINUM POST RAILING SYSTEM WITH STAINLESS STEEL (MARINE-GRADE) CABLE INTERMEDIATE RAILS, STAINED BRAZILIAN TEAK HANDRAIL

12

IMPACT RESISTANT, SOLID WOOD MAIN ENTRY PIVOT DOOR, BRUSHED ALUMINUM FULL-HEIGHT DOOR PULL

13

CANTILEVERED 3" THICK CORAL STONE SLAB STEPS

14

CANTILEVERED 3" THICK CORAL STONE SLAB COPING

15

DARK-BRONZE ANODIZED ALUMINUM BREAK-METAL SOLAR FIN, TYPICAL WHERE SHOWN

16

VERTICAL "ELORDIAN KEYSTONE" FINISH V1
-ON ENGINEERED "STONECLIP" SYSTEM
-CONCRETE PREPARED WITH LATICRETE HYDRO-BAN COATING
-1/2" CONTROL JOINT EVERY 36"
-DRYSTACK
-CONSISTENT HORIZONTAL COURSINGS OF 6", 12" AND 18" HEIGHTS
-FILE WIDTHS SHALL VARY RANDOMLY 6", 12", 24"
-SUBMIT FULL SHOP DWGS. FOR APPROVAL

17

VERTICAL "ELORDIAN KEYSTONE" FINISH V2
-ON ENGINEERED "STONECLIP" SYSTEM
-CONCRETE PREPARED WITH LATICRETE HYDRO-BAN COATING
-DRYSTACK
-CONSISTENT 4" HT RUNNING BOND, RANDOMIZED LENGTHS OF 6", 12", 18"
-3" THICK STONE

18

ROOF SCUPPER
-2"x8" OVERFLOW SCUPPER, 1/4"ga ALUMINUM (for INTERIOR RWL)
-INTERIOR RWL CONNECTED TO SITE DRAINAGE
-ALL EXTERIOR COMPONENTS POWDER-COATED DARK BRONZE

19

CUSTOM ALUMINUM LOUVERED GATE ASSEMBLY, DARK BRONZE, GC TO SUBMIT FULLY ENG. SHOP DWGS. FOR APPROVAL

20

BRAZILIAN TEAK WOOD CLADDING OVER CONCRETE CANDY UNDERSIDE, STAINED & SEALED WITH SIKKENS, ALL HIDDEN CONNECTIONS

21

412x642 "MATE TERRA OLIVA" HEXAGON PORCELAIN TILE

22

POLISHED CONCRETE BBO COUNTERTOP

23

BRAZILIAN TEAK / OUMARU WOOD DECK, 2X2 SOLDIER TEAK BOARDS OVER 2X8 JOISTS, 4X4 SUPPORT POSTS ON 16"x8" CONCRETE PIER (6" DEEP)

24

DECORATIVE ALUMINUM PLATE SHROUD, DARK BRONZE ANODIZED, TO BE SIZED PER WINDOW OPENING AND ENCAPSULATED WITH WINDOW WATERPROOFING
-
- 1 E
COURTYARD ELEVATION (NE)
1/4 SCALE
-
- DESIGN HOUSE & BUILTWORKS
610 733 4295 AA26002729
6248 CORAL WAY MIAMI FLORIDA 33186
- ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF THIS PROJECT OR ANY PART THEREOF MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
- 9540 W BROADVIEW DRIVE, BAY HARBOR ISLANDS, FLORIDA 33154
- | | | |
|--------------------|-----------------------|--------------|
| CLIENT | GAMMA CONSTRUCTION | 305 000 0000 |
| LANDSCAPE | PLF ENGINEERS | 305 219 2244 |
| STRUCTURE | LUGO ENGINEERING SVCS | 305 484 5447 |
| MEP | GOB ENGINEERING | 954 886 9899 |
| CIVIL | --- | 305 000 0000 |
| LIGHTING DESIGN | --- | 305 000 0000 |
| LOW VOLTAGE DESIGN | --- | 305 000 0000 |
| POOL DESIGN | --- | 305 000 0000 |
- REVISED
- SCALE
1/4"=1'
DESIGNATION
ELEVATIONS
- A501

- 1

BRAZILIAN TEAK VERTICAL SLATTED WOOD FINISH (STAINED & SEALED WITH SIKKENS) OVER "AIRSHIELD-LMP" LIQUID WATERPROOFING COATING (GREY). 1X2 SOLDIER FORMAT, ENGINEERED SHOP DWGS. REQ'D FOR BACKING BOARD LAYOUT AND ANCHOR TYPES

2

GARAGE DOOR WITH SLATTED BRAZILIAN TEAK APPLIQUE, STAINED & SEALED WITH SIKKENS

3

EXPOSED BOARD-FORMED CONCRETE FINISH
FORMWORK TO BE HORIZONTAL 1X6 SPF (FROM SPLIT 2X6)
IMPRESSION-FACE WOOD TO BE SANDBLASTED PRIOR TO MOUNTING FINISH CONCRETE. SEALED WITH SURECRETE X5327 MATTE URETHANE SEALER

4

STUCCO - SMOOTH TROWEL FINISH WITH 15 GRIT SURFACE, CALCEM LIME-BASED PAINT, TYP., WHITE COLOR (PER SAMPLE)

5

STUCCO - SMOOTH TROWEL FINISH WITH 15 GRIT SURFACE, CALCEM LIME-BASED PAINT, TYP., DARK GREY COLOR (PER SAMPLE)

6

FLEETWOOD 3070-HI HURRICANE RESISTANT SLIDING GLASS DOOR SYSTEM, IMPACT GLAZING, REFER MEP DWGS. FOR GLAZING SPEC. - ANODIZED "F4" FINISH

7

IMPACT RESISTANT GLASS SWING DOOR, IMPACT GLAZING, ANODIZED "F4" FRAME COLOR - SAMPLES TO BE SUBMITTED FOR APPROVAL

8

FLEETWOOD 3800-T HURRICANE/IMPACT RATED WINDOW WALL SYSTEM, REFER MEP DWGS. FOR GLAZING SPEC. - ANODIZED "F4" FINISH

9

IMPACT RESISTANT SLIDING WINDOW (EMERGENCY EGRESS REQUIREMENT), IMPACT GLAZING, ANODIZED "F4" FRAME COLOR - SAMPLES TO BE SUBMITTED FOR APPROVAL

10

GAF TOPOCOAT - HORIZONTAL CONCRETE WATERPROOFING

11

ALUMINUM POST RAILING SYSTEM WITH STAINLESS STEEL (MARINE-GRADE) CABLE INTERMEDIATE RAILS, STAINED BRAZILIAN TEAK HANDRAIL

12

IMPACT RESISTANT, SOLID WOOD MAIN ENTRY PIVOT DOOR, BRUSHED ALUMINUM FULL-HEIGHT DOOR PULL

13

CANTILEVERED 3" THICK CORAL STONE SLAB STEPS

14

CANTILEVERED 3" THICK CORAL STONE SLAB COPING

15

DARK-BRONZE ANODIZED ALUMINUM BREAK-METAL SOLAR FIN, TYPICAL WHERE SHOWN

16

VERTICAL "ELBORDIAN KEYSTONE" FINISH V1
-ON ENGINEERED "STONECLIP" SYSTEM
-CONCRETE PREPARED WITH LATICRETE HYDRO-BAN COATING
-1/2" CONTROL JOINT EVERY 36"
-DRYSTACK
-CONSISTENT HORIZONTAL COURSINGS OF 6", 12" AND 18" HEIGHTS
-TILE WIDTHS SHALL VARY RANDOMLY 6", 12", 24"
-SUBMIT FULL SHOP DWGS. FOR APPROVAL

17

VERTICAL "ELBORDIAN KEYSTONE" FINISH V2
-ON ENGINEERED "STONECLIP" SYSTEM
-CONCRETE PREPARED WITH LATICRETE HYDRO-BAN COATING
-DRYSTACK
-CONSISTENT 4" HT RUNNING BOND, RANDOMIZED LENGTHS OF 6", 12", 18"
-3" THICK STONE

18

ROOF SCUPPER
-2"x8" OVERFLOW SCUPPER, 1/4"ga ALUMINUM (FOR INTERIOR RWL)
-INTERIOR RWL CONNECTED TO SITE DRAINAGE
-ALL EXTERIOR COMPONENTS POWDER-COATED DARK BRONZE

19

CUSTOM ALUMINUM LOUVERED GATE ASSEMBLY, DARK BRONZE, GC TO SUBMIT FULLY ENG. SHOP DWGS. FOR APPROVAL

20

BRAZILIAN TEAK WOOD CLADDING OVER CONCRETE CANDY UNDERSIDE, STAINED & SEALED WITH SIKKENS, ALL HIDDEN CONNECTIONS

21

412x642 "MATE TERRA OLIVA" HEXAGON PORCELAIN TILE

22

POLISHED CONCRETE BBQ COUNTERTOP

23

BRAZILIAN TEAK / CUMARU WOOD DECK, 2X2 SOLDIER TEAK BOARDS OVER 2X8 JOISTS, 4X4 SUPPORT POSTS ON 16"x8" CONCRETE PIER (6" DEEP)

24

DECORATIVE ALUMINUM PLATE SHROUD, DARK BRONZE ANODIZED, TO BE SIZED PER WINDOW OPENING AND ENCAPSULATED WITH WINDOW WATERPROOFING
-
- 1 E REAR ELEVATION (SW)
1/4 SCALE
-
- DESIGN HOUSE & BUILTWORKS
610 733 4295 AA26002729
6248 CORAL WAY MIAMI FLORIDA 33186
- ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF THIS PROJECT OR ANY PART HEREOF SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED.
- 9540 W BROADVIEW DRIVE, BAY HARBOR ISLANDS, FLORIDA 33154
- | | | |
|--------------------|-----------------------|--------------|
| CLIENT | GAMMA CONSTRUCTION | 305 000 0000 |
| LANDSCAPE | PLF ENGINEERS | 305 219 2344 |
| STRUCTURE | LUGO ENGINEERING SVCS | 305 484 5447 |
| MEP | GOB ENGINEERING | 954 886 8899 |
| CIVIL | --- | 305 000 0000 |
| LIGHTING DESIGN | --- | 305 000 0000 |
| LOW VOLTAGE DESIGN | --- | 305 000 0000 |
| POOL DESIGN | --- | 305 000 0000 |
- REVISED
- SCALE
1/4"=1'
DESIGNATION
ELEVATIONS
- A502

- 1

BRAZILIAN TEAK VERTICAL SLATTED WOOD FINISH (STAINED & SEALED WITH SIKKENS) OVER "AIRSHIELD-LMP" LIQUID WATERPROOFING COATING (GREY). 1X2 SOLDIER FORMAT, ENGINEERED SHOP DWGS. REQ'D FOR BACKING BOARD LAYOUT AND ANCHOR TYPES

2

GARAGE DOOR WITH SLATTED BRAZILIAN TEAK APPLIQUE, STAINED & SEALED WITH SIKKENS

3

EXPOSED BOARD-FORMED CONCRETE FINISH
FORMWORK TO BE HORIZONTAL 1X6 SPF (FROM SPLIT 2X6)
IMPRESSION-FACE WOOD TO BE SANDING/BLASTED PRIOR TO MOUNTING FINISH CONCRETE. SEALED WITH SURECRETE XS322 MATTE URETHANE SEALER

4

STUCCO - SMOOTH TROWEL FINISH WITH 15 GRIT SURFACE, CALCEM LIME-BASED PAINT, TYP., WHITE COLOR (PER SAMPLE)

5

STUCCO - SMOOTH TROWEL FINISH WITH 15 GRIT SURFACE, CALCEM LIME-BASED PAINT, TYP., DARK GREY COLOR (PER SAMPLE)

6

FLEETWOOD 3070-HI HURRICANE RESISTANT SLIDING GLASS DOOR SYSTEM, IMPACT GLAZING, REFER MEP DWGS. FOR GLAZING SPEC. - ANODIZED "F4" FINISH

7

IMPACT RESISTANT GLASS SWING DOOR, IMPACT GLAZING, ANODIZED "F4" FRAME COLOR - SAMPLES TO BE SUBMITTED FOR APPROVAL

8

FLEETWOOD 3800-T HURRICANE/IMPACT RATED WINDOW WALL SYSTEM, REFER MEP DWGS. FOR GLAZING SPEC. - ANODIZED "F4" FINISH

9

IMPACT RESISTANT SLIDING WINDOW (EMERGENCY EGRESS REQUIREMENT), IMPACT GLAZING, ANODIZED "F4" FRAME COLOR - SAMPLES TO BE SUBMITTED FOR APPROVAL

10

GAF TOPOCOAT - HORIZONTAL CONCRETE WATERPROOFING

11

ALUMINUM POST RAILING SYSTEM WITH STAINLESS STEEL (MARINE-GRADE) CABLE INTERMEDIATE RAILS, STAINED BRAZILIAN TEAK HANDRAIL

12

IMPACT RESISTANT, SOLID WOOD MAIN ENTRY PIVOT DOOR, BRUSHED ALUMINUM FULL-HEIGHT DOOR PULL

13

CANTILEVERED 3" THICK CORAL STONE SLAB STEPS

14

CANTILEVERED 3" THICK CORAL STONE SLAB COPING

15

DARK-BRONZE ANODIZED ALUMINUM BREAK-METAL SOLAR FIN, TYPICAL WHERE SHOWN

16

VERTICAL "ELORDIAN KEYSTONE" FINISH V1
-ON ENGINEERED "STONECLIP" SYSTEM
-CONCRETE PREPARED WITH LATICRETE HYDRO-BAN COATING
-1/2" CONTROL JOINT EVERY 36"
-DRYSTACK
-CONSISTENT HORIZONTAL COURSINGS OF 6", 12" AND 18" HEIGHTS
-FILE WIDTHS SHALL VARY RANDOMLY 6", 12", 24"
-SUBMIT FULL SHOP DWGS. FOR APPROVAL

17

VERTICAL "ELORDIAN KEYSTONE" FINISH V2
-ON ENGINEERED "STONECLIP" SYSTEM
-CONCRETE PREPARED WITH LATICRETE HYDRO-BAN COATING
-DRYSTACK
-CONSISTENT 4" HT RUNNING BOND, RANDOMIZED LENGTHS OF 6", 12", 18"
-3" THICK STONE

18

ROOF SCUPPER
-2"x8" OVERFLOW SCUPPER, 1/4"ga ALUMINUM (for INTERIOR RWL)
-INTERIOR RWL CONNECTED TO SITE DRAINAGE
-ALL EXTERIOR COMPONENTS POWDER-COATED DARK BRONZE

19

CUSTOM ALUMINUM LOUVERED GATE ASSEMBLY, DARK BRONZE, GC TO SUBMIT FULLY ENG. SHOP DWGS. FOR APPROVAL

20

BRAZILIAN TEAK WOOD CLADDING OVER CONCRETE CANDY UNDERSIDE, STAINED & SEALED WITH SIKKENS, ALL HIDDEN CONNECTIONS

21

41zerø42 "MATE TERRA OLIVA" HEXAGON PORCELAIN TILE

22

POLISHED CONCRETE BBO COUNTERTOP

23

BRAZILIAN TEAK / CUMARU WOOD DECK, 2X2 SOLDIER TEAK BOARDS OVER 2X8 JOISTS 4X4 SUPPORT POSTS ON 16"x8" CONCRETE PIER8 (6" DEEP)

24

DECORATIVE ALUMINUM PLATE SHROUD, DARK BRONZE ANODIZED, TO BE SIZED PER WINDOW OPENING AND ENCAPSULATED WITH WINDOW WATERPROOFING
- The drawing is a detailed architectural elevation of a courtyard wall from the southwest. It features a grid system with vertical lines labeled G, E, D, C, B, and A from left to right. The wall is composed of several sections: a left section with a slatted teak door and window, a central section with a large window and a brick base, and a right section with a gate and a stone wall. The drawing includes numerous annotations for materials, finishes, and heights. Key annotations include: 'ROOF: T.O. PARAPET EL +25'0" (+33'6" NGVD) +25'6" BFE', '2F: TOP OF SLAB EL +12'0" (+20'6" NGVD) +12'6" BFE', '2F BALCONY PERIMETER EL +11'6" (+20'0" NGVD) +20'6" BFE', '1F: TOP OF SLAB EL +0'0" (+8'6" NGVD) +0'6" BFE', 'BASE FLOOD ELEVATION EL -(0'6") (+8'0" NGVD)', 'GARAGE: SLAB LOW POINT EL -(2'9") (+5'9" NGVD) (-2'3" BFE)', 'AVERAGE FINISH GRADE EL -(3'6") (+5'9" NGVD) (-3'0" BFE)', 'ROOF: T.O. SLAB EL +24'0" (+32'6" NGVD) +24'6" BFE', 'T.O. SLAB (PERIMETER) EL +23'0" (+31'6" NGVD) +23'6" BFE', '2F: TOP OF SLAB EL +12'0" (+20'6" NGVD) +12'6" BFE', '2F BALCONY PERIMETER EL +11'6" (+20'0" NGVD)', '1F: TOP OF SLAB EL +0'0" (+8'6" NGVD) +0'6" BFE', 'BASE FLOOD ELEVATION EL -(0'6") (+8'0" NGVD)', 'GARAGE: SLAB LOW POINT EL -(2'9") (+5'9" NGVD) (-2'3" BFE)', 'AVERAGE FINISH GRADE EL -(3'6") (+5'9" NGVD) (-3'0" BFE)'. The drawing also shows a large tree and some landscaping on the right side. The overall height of the wall is indicated as 24'-6" on the right side.
- 1 E
COURTYARD ELEVATION (SW)
1/4 SCALE
-
- DESIGN HOUSE & BUILTWORKS
610 733 4295 AA26002729
6348 CORAL WAY MIAMI FLORIDA 33186
- ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT, THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR OTHERWISE TO THE PROJECT EXCEPT BY WRITTEN AGREEMENT AND APPROVED CORRECTIONS TO THE ORIGINAL. REPRODUCTION OF SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED.
- | | | |
|--------------------|-----------------------|--------------|
| CLIENT | GAMMA CONSTRUCTION | 305 000 0000 |
| LANDSCAPE | PLF ENGINEERS | 305 219 2344 |
| STRUCTURE | LUGO ENGINEERING SVCS | 305 484 5447 |
| MEP | GOB ENGINEERING | 954 886 9899 |
| CIVIL | --- | 305 000 0000 |
| LIGHTING DESIGN | --- | 305 000 0000 |
| LOW VOLTAGE DESIGN | --- | 305 000 0000 |
| POOL DESIGN | --- | 305 000 0000 |
- REVISED
- SCALE
1/4"=1'
DESIGNATION
ELEVATIONS
- A503

- 1

BRAZILIAN TEAK VERTICAL SLATTED WOOD FINISH (STAINED & SEALED WITH SIKKENS) OVER "AIRSHIELD-LMP" LIQUID WATERPROOFING COATING (GREY). 1X2 SOLDIER FORMAT, ENGINEERED SHOP DWGS. REQ'D FOR BACKING BOARD LAYOUT AND ANCHOR TYPES

2

GARAGE DOOR WITH SLATTED BRAZILIAN TEAK APPLIQUE, STAINED & SEALED WITH SIKKENS

3

EXPOSED BOARD-FORMED CONCRETE FINISH
FORMWORK TO BE HORIZONTAL 1X6 SPF (FROM SPLIT 2X6)
IMPRESSION-FACE WOOD TO BE SANDBLASTED PRIOR TO MOUNTING FINISH CONCRETE, SEALED WITH SURICRETE X5327 MATTE URETHANE SEALER

4

STUCCO - SMOOTH TROWEL FINISH WITH 15 GRIT SURFACE, CALCEM LIME-BASED PAINT, TYP. WHITE COLOR (PER SAMPLE)

5

STUCCO - SMOOTH TROWEL FINISH WITH 15 GRIT SURFACE, CALCEM LIME-BASED PAINT, TYP. DARK GREY COLOR (PER SAMPLE)

6

FLEETWOOD 3070-HI HURRICANE RESISTANT SLIDING GLASS DOOR SYSTEM, IMPACT GLAZING, REFER MEP DWGS. FOR GLAZING SPEC. - ANODIZED "F4" FINISH

7

IMPACT RESISTANT GLASS SWING DOOR, IMPACT GLAZING, ANODIZED "F4" FRAME COLOR - SAMPLES TO BE SUBMITTED FOR APPROVAL

8

FLEETWOOD 3800-T HURRICANE/IMPACT RATED WINDOW WALL SYSTEM, REFER MEP DWGS. FOR GLAZING SPEC. - ANODIZED "F4" FINISH

9

IMPACT RESISTANT SLIDING WINDOW (EMERGENCY EGRESS REQUIREMENT), IMPACT GLAZING, ANODIZED "F4" FRAME COLOR - SAMPLES TO BE SUBMITTED FOR APPROVAL

10

GAF TOPECOAT - HORIZONTAL CONCRETE WATERPROOFING

11

ALUMINUM POST RAILING SYSTEM WITH STAINLESS STEEL (MARINE-GRADE) CABLE INTERMEDIATE RAILS, STAINED BRAZILIAN TEAK HANDRAIL

12

IMPACT RESISTANT, SOLID WOOD MAIN ENTRY PIVOT DOOR, BRUSHED ALUMINUM FULL-HEIGHT DOOR PULL

13

CANTILEVERED 3" THICK CORAL STONE SLAB STEPS

14

CANTILEVERED 3" THICK CORAL STONE SLAB COPING

15

DARK-BRONZE ANODIZED ALUMINUM BREAK-METAL SOLAR FIN, TYPICAL WHERE SHOWN

16

VERTICAL "ELORDIAN KEYSTONE" FINISH V1
-ON ENGINEERED "STONECLIP" SYSTEM
-CONCRETE PREPPED WITH LATIKRETE HYDRO-BAN COATING
-1/2" CONTROL JOINT EVERY 36"
-DRYSTACK
-CONSISTENT HORIZONTAL COURSINGS OF 6", 12" AND 18" HEIGHTS
-TILE WIDTHS SHALL VARY RANDOMLY 6", 12", 24"
-SUBMIT FULL SHOP DWGS. FOR APPROVAL

17

VERTICAL "ELORDIAN KEYSTONE" FINISH V2
-ON ENGINEERED "STONECLIP" SYSTEM
-CONCRETE PREPPED WITH LATIKRETE HYDRO-BAN COATING
-DRYSTACK
-CONSISTENT 4" HT RUNNING BOND, RANDOMIZED LENGTHS OF 6", 12", 18"
-3" THICK STONE

18

ROOF SCUPPER
-2"x8" OVERFLOW SCUPPER, 1/4"ga ALUMINUM (for INTERIOR RWL)
-INTERIOR RWL CONNECTED TO SITE DRAINAGE
-ALL EXTERIOR COMPONENTS POWDER-COATED DARK BRONZE

19

CUSTOM ALUMINUM LOUVERED GATE ASSEMBLY, DARK BRONZE, GC TO SUBMIT FULLY ENG. SHOP DWGS. FOR APPROVAL

20

BRAZILIAN TEAK WOOD GLAZING OVER CONCRETE CANDY UNDERSIDE, STAINED & SEALED WITH SIKKENS, ALL HIDDEN CONNECTIONS

21

412zer42 "MATE TERRA OLIVA" HEXAGON PORCELAIN TILE

22

POLISHED CONCRETE BBO COUNTERTOP

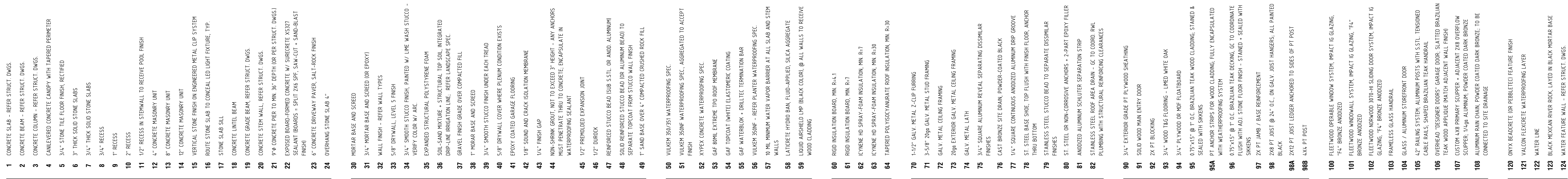
23

BRAZILIAN TEAK / CUMARU WOOD DECK, 2X2 SOLDIER TEAK BOARDS OVER 2X8 JOISTS, 4x4L SUPPORT POSTS ON 16"x8" CONCRETE PIER8 (4" DEEP)

24

DECORATIVE ALUMINUM PLATE SHROUD, DARK BRONZE, ANODIZED, TO BE SIZED PER WINDOW OPENING AND ENCAPSULATED WITH WINDOW WATERPROOFING
-
- 1 SIDE ELEVATION (NW)
1/4 SCALE
-
- DESIGN HOUSE & BUILTWORKS
610 733 4295 AA26002729
6248 CORAL WAY MIAMI FLORIDA 33168
- ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF THIS PROJECT OR ANY PART HEREOF SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. NO PART OF THIS PROJECT OR ANY PART HEREOF SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
- 9540 W BROADVIEW DRIVE, BAY HARBOR ISLANDS, FLORIDA 33154
- | | | |
|--------------------|-----------------------|--------------|
| CLIENT | GAMMA CONSTRUCTION | 305 000 0000 |
| LANDSCAPE | PLF ENGINEERS | 305 219 2244 |
| STRUCTURE | LUGO ENGINEERING SVCS | 305 484 5447 |
| MEP | GGB ENGINEERING | 954 886 9899 |
| CIVIL | --- | 305 000 0000 |
| LIGHTING DESIGN | --- | 305 000 0000 |
| LOW VOLTAGE DESIGN | --- | 305 000 0000 |
| POOL DESIGN | --- | 305 000 0000 |
- REVISED
- SCALE
1/4"=1'
DESIGNATION
ELEVATIONS
- A505

SECI
3/4 SCALE



HARD / STONE WORK

- 1 CONCRETE SLAB - REFER STRUCT. DWGS.
- 2 CONCRETE BEAM - REFER STRUCT. DWGS.
- 3 CONCRETE COLUMN - REFER STRUCT. DWGS.
- 4 CANISTERED CONCRETE CANOPY WITH TAPERED PERIMETER
- 5 3/4" STONE TILE FLOOR FINISH, RECTIFIED
- 6 3" THICK SOLID STONE SLABS
- 7 3/4" THICK SOLID STONE SLABS
- 8 3/4" RECESS
- 9 1" RECESS
- 10 2" RECESS
- 11 1/2" RECESS IN STEM WALL TO RECEIVE POOL FINISH
- 12 1/2" CONCRETE MASONRY UNIT
- 13 8" CONCRETE MASONRY UNIT
- 14 12" CONCRETE MASONRY UNIT
- 15 VERTICAL STONE FINISH ON ENGINEERED METAL CLIP SYSTEM
- 16 ROUTE STONE SLAB TO CONCEAL LED LIGHT FIXTURE, TYP.
- 17 STONE SLAB SILL
- 18 CONCRETE LINTEL BEAM
- 19 CONCRETE GRADE BEAM, REFER STRUCT. DWGS.
- 20 CONCRETE STEM WALL, REFER STRUCT. DWGS.
- 21 7"Ø CONCRETE PIER TO MIN. 36" DEPTH (OR PER STRUCT. DWGS.)
- 22 EXPOSED BOARD-FORMED CONCRETE W/ SUBPREFRIT X3327 SEALANT, BOARDS = SPLIT 2X6 SPF, SAW-CUT + SAND-BLAST FINISH
- 23 8" CONCRETE DRIVEWAY PAVEMENT, SALT-ROCK FINISH
- 24 OVERHANG STONE SLAB 1/2"

SOFT / FINISHING WORK

- 30 MORTAR BASE AND SCREED
- 31 3/4" MORTAR BASE AND SCREED (OR EPOXY)
- 32 WALL FINISH - REFER WALL TYPES
- 33 5/8" DRYWALL, LEVEL 5 FINISH
- 34 3/4" SMOOTH STUCCO FINISH, PAINTED W/ LINE WASH STUCCO - VERIFY COLOR W/ ARC.
- 35 EXPANDED STRUCTURAL POLYSTYRENE FOAM
- 36 SOIL-SAND MIXTURE + STRUCTURAL TOP SOIL, WATERED DOW- LINE IRRIGATION LINE, REFER LANDSCAPE SPEC.
- 37 GRAVEL FINISH GRADE OVER COMPACTED FILL
- 38 1" MORTAR BASE AND SCREED
- 39 3/4" SMOOTH STUCCO FINISH UNDER EACH TREAD
- 40 5/8" DRYWALL COVER WHERE PERIMETER CONDITION EXISTS
- 41 EPOXY COATED GARAGE FLOORING
- 42 1/8" SOUND AND CRACK ISOLATION MEMBRANE
- 43 1/4" FINISH GAP
- 44 NON-SHOWN GROUT, NOT TO EXCEED 3" HEIGHT - ANY ANCHORS MUST PENETRATE INTO 12" CONCRETE, ENCAPSULATE IN WATERPROOFING SEALANT
- 45 1/2" PREPARED EXPANSION JOINT
- 46 1/2" DORICK
- 47 REINFORCED STUCCO BEAD (SUB S.S.T. OR ANOD. ALUMINUM)
- 48 SOLID OVERPAINTED STUCCO BEAD OR ALUMINUM BEAD TO SEPARATE TOPCOAT FROM STUCCO WALL FINISH
- 49 1" SAND BASE OVER 1/2" COMPACTED CRUSHED ROCK FILL

WATERPROOFING

- 50 VULKEM 350/551 WATERPROOFING SPEC.
- 51 VULKEM 350M WATERPROOFING SPEC., AGGREGATED TO ACCEPT FINISH
- 52 KYPREX CONCRETE WATERPROOFING SPEC.
- 53 GAF BMLX EXTREME TPO ROOF MEMBRANE
- 54 GAF TOPCOAT (WHITE) ELASTOMERIC COATING
- 55 GAF WATERBLOK + DRILLTEE TERMINATION BAR
- 56 VULKEM 350M - REFER PLASTER WATERPROOFING SPEC.
- 57 10 ML MINIMUM WATER VAPOR BARRIER AT ALL SLAB AND STEM WALLS
- 58 LATITRE HYDRO BAK FLUID-APPLIED, SILICA AGGREGATE
- 59 LIQUID AIRSHIELD LMP (BLACK COLOR) @ ALL WALLS TO RECEIVE WOOD CLADDING

INSULATION

- 60 RIGID INSULATION BOARD, MIN. R-4.1
- 61 RIGID INSULATION BOARD, MIN. R-7
- 62 CYNDRINE HD SPRAAY-FOAM INSULATION, MIN. R-7
- 63 CYNDRINE HD SPRAAY-FOAM INSULATION, MIN. R-30
- 64 TAPERED POLYISOCYANURATE ROOF INSULATION, MIN. R-30

METALS

- 70 1-1/2" GALV. METAL 2-CLIP FURRING
- 71 3-5/8" 7094 GALV. METAL STUD FRAMING
- 72 GALV. METAL CEILING FRAMING
- 73 7094 EXTERIOR GALV. METAL CEILING FRAMING
- 74 GALV. METAL LATH
- 75 3/4" SQUARE ALUMINUM REVEAL, SEPARATING DISSIMILAR FINISHES
- 76 FAST BRONZE SITE DRAIN, POWDER-COATED BLACK
- 77 1/4" SQUARE CONTINUOUS ANODIZED ALUMINUM DRIP GROOVE
- 78 ST. STEEL BASE SHIELD, TOP FLUSH WITH FINISH FLOOR, ANCHOR INTO BOTTOM
- 79 STAINLESS STEEL STUCCO BEAD TO SEPARATE DISSIMILAR FINISHES
- 80 ST. STEEL OR NON-CORRODIVE ANCHORS + 2-PART EPOXY FILLER
- 81 ANODIZED ALUMINUM SILL/LEADER SEPARATION STRIP
- 82 STAINLESS STEEL ROOF AREA DRAIN - GC TO CORRO. PNL PLUMBING WITH STRUCTURAL REINFORCING CLEARANCES

WOODS

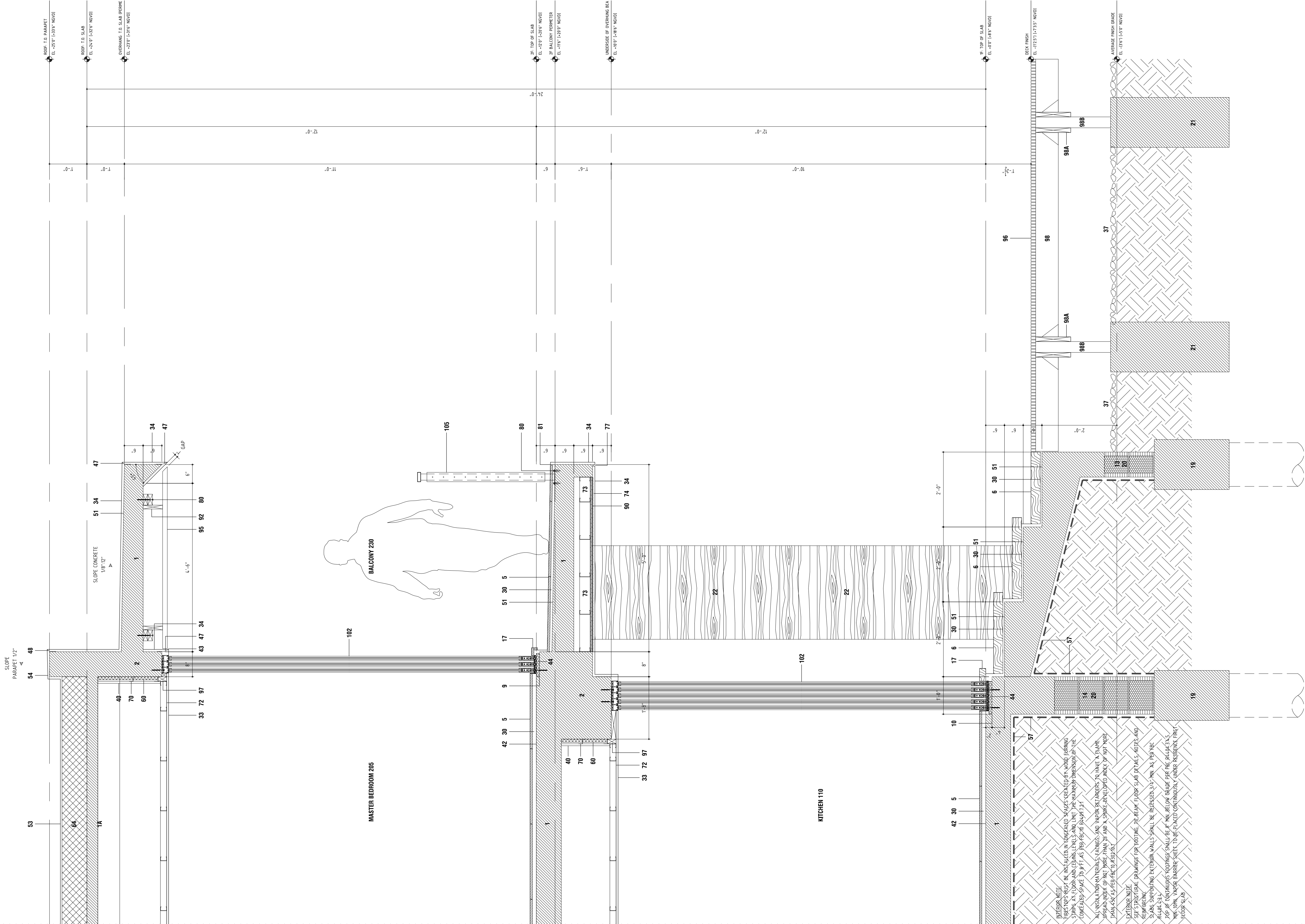
- 90 3/4" EXTERIOR GRADE PT PL WOOD SHEATHING
- 91 SOLID WOOD MAIN ENTRY DOOR
- 92 2X PT BLOCKING
- 93 3/4" WOOD TAG FLOORING - LINED WHITE OAK
- 94 3/4" PL WOOD OR MDF FLOORBOARD
- 95 0.75"x1.5" @ 1" O.C. BRAZILIAN TEAK WOOD CLADDING, STAINED & SEALED WITH SKINKENS
- 95A PT ANCHOR STRIPS FOR WOOD CLADDING, FULLY ENCAPSULATED WITH WEATHERPROOFING SYSTEM
- 96 0.75"x1.5" @ 1" O.C. BRAZILIAN TEAK BECKING, GC TO COORDINATE FLUSH WITH ADJ. STONE FLOOR FINISH - STAINED + SEALED WITH SKINKENS
- 97 2X PT JAMB / BASE REINFORCEMENT
- 98 2X8 PT JOIST @ 24" O.C. ON GALV. JOIST HANGERS, ALL PAINTED BLACK
- 98A 2X12 PT JOIST LEDGER ANCHORED TO SIDES OF PT JOIST
- 98B 1X4 PT POST

SPECIALTIES

- 100 FLEETWOOD OPERABLE WINDOW SYSTEM, IMPACT IG GLAZING, "74" BRONZE ANODIZED
- 101 FLEETWOOD WINDOW WALL SYSTEM, IMPACT IG GLAZING, "74" BRONZE ANODIZED
- 102 FLEETWOOD WINDOW 3074-HI SLIDING DOOR SYSTEM, IMPACT IG GLAZING, "74" BRONZE ANODIZED
- 103 FRAMELESS GLASS HANDRAIL
- 104 GLASS / ALUMINUM STOREFRONT DOOR
- 105 1/2" RAILING SYSTEM, ALUMINUM POSTS WITH S.S.T. TENSIONED CABLE PINS, SHIPED BRAZILIAN TEAK HANDRAIL
- 106 OVERHEAD "DESIGNER DOORS" GARAGE DOOR, SLATED BRAZILIAN TEAK WOOD APPLIQUE MATCH ADJACENT WALL FINISH
- 107 LUSUM 4X8 PRIMARY SLOOPER + ADJACENT 2X8 OVERLAP SLOOPER, 1-1/8" ALUMINUM POWDER COATED DARK BRONZE
- 108 ALUMINUM RAIL CORNER, POWDER COATED DARK BRONZE, TO BE CONNECTED TO SITE DRAINAGE

WATER FEATURES

- 120 ONLY BEADCRETE OR PEBBLETEO FEATURE FINISH
- 121 VALCON FLEXICRETE, WATERPROOFING LAYER
- 122 WATER LINE
- 123 BLACK MEXICAN RIVER ROCK, LAYED IN BLACK MORTAR BASE
- 124 WATER FEATURE WALL - REFER STRUCT. DWGS.



1 WS SECTION AT REAR
3/4 SCALE



DESIGN HOUSE & BUILTWORKS
610 733 4295 AA26002729
6248 CORAL WAY MIAMI FLORIDA 33156

ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF THIS PROJECT OR ANY PART THEREOF MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY VIOLATION OF THESE TERMS SHALL BE CONSIDERED A BREACH OF CONTRACT AND THE ARCHITECT SHALL BE ENTITLED TO TAKE LEGAL ACTION TO ENFORCE THESE TERMS.

9540 W BROADVIEW DRIVE, BAY HARBOR ISLANDS, FLORIDA 33154

CLIENT	GAMMA CONSTRUCTION	305 000 0000
LANDSCAPE	PLV ENGINEERS	305 278 2344
STRUCTURE	LUZZO ENGINEERING SVCS	305 484 5447
MEP	OSB ENGINEERING	305 886 8889
CIVIL	OSB ENGINEERING	305 000 0000
LIGHTING DESIGN	---	305 000 0000
LOW VOLTAGE DESIGN	---	305 000 0000
POOL DESIGN	---	305 000 0000

REVISED

SCALE
3/4"=1'
DESIGNATION
WALL SECTION

A704

[illegible][illegible]

TAG	ROOM NAME	ROOM #	SIZE			MATERIAL		DOOR TYPE	HANDING	HARDWARE			REMARKS
			WIDTH	HEIGHT	THICKNESS	DOOR	FRAME			TYPE	STYLE	FINISH	
102	VESTIBULE 102	102	3'-0"	10'-0"	MFR.	SOLID WOOD	SOLID WOOD	23	RH	X	LEVER	CP	SINGLE DOOR, NO HEADER JAMB
104	SITTING	104	3'-2"	10'-0"	MFR.	SOLID WOOD	SOLID WOOD	22	L SLIDE BARN	X	PULL	CP	SLIDING BARN DOOR, MOUNTED IN CEILING SIMILAR TO POCKET DOOR, MWC HARDWARE, ALIGNMENT GUIDE MTD. IN FLOOR
104A	POWDER	104A	2'-8"	10'-0"	MFR.	SOLID WOOD	SOLID WOOD	23	RH	X	LEVER	CP	SINGLE DOOR, NO HEADER JAMB
106A.1	BUTLER'S PANTRY	106A	2'-8"	10'-0"	MFR.	SOLID WOOD	SOLID WOOD	23	RH	X	LEVER	CP	SINGLE DOOR, NO HEADER JAMB
106A.2	BUTLER'S PANTRY	106A	2'-8"	10'-0"	MFR.	SOLID WOOD	SOLID WOOD	23	RH	X	LEVER	CP	SINGLE DOOR, NO HEADER JAMB
106A.3	BUTLER'S PANTRY	106A	2'-8"	10'-0"	MFR.	SOLID WOOD	SOLID WOOD	23	LH	X	LEVER	CP	SINGLE DOOR, NO HEADER JAMB
106A.4	BUTLER'S PANTRY	106A	3'-6"	10'-0"	MFR.	SOLID WOOD	SOLID WOOD	24	RH	X	LEVER	CP	SINGLE DOOR, SEAMLESS AND FLUSH WITH KITCHEN CABINETRY. SAME MATERIALS
107A	HVAC	107A	3'-0"	10'-0"	MFR.	WOOD (LOUVERED)	SOLID WOOD	23	LH POCKET	X	LEVER	CP	SINGLE DOOR, FULL LOUVERED, NO HEADER JAMB
111.2	LAUNDRY	111	3'-0"	10'-0"	MFR.	SOLID WOOD	SOLID WOOD	23	RH	X	LEVER	CP	SINGLE DOOR, NO HEADER JAMB
112	HVAC / AV	112	3'-0"	10'-0"	MFR.	SOLID WOOD	SOLID WOOD	23	RHR	X	LEVER	CP	SINGLE DOOR, NO HEADER JAMB
114	STAFF BEDROOM	114	2'-8"	10'-0"	MFR.	SOLID WOOD	SOLID WOOD	23	RH	X	LEVER	CP	SINGLE DOOR, NO HEADER JAMB
114B	STAFF BATHROOM	114B	2'-8"	10'-0"	MFR.	SOLID WOOD	SOLID WOOD	23	LH	X	LEVER	CP	SINGLE DOOR, NO HEADER JAMB

	TAG	ROOM NAME	ROOM #	SIZE			MATERIAL		DOOR TYPE	HANDING	HARDWARE			REMARKS
				WIDTH	HEIGHT	THICKNESS	DOOR	FRAME			TYPE	STYLE	FINISH	
31	201A	POWDER 201A	201A	2'-8"	10'-0"	MFR	SOLID WOOD	SOLID WOOD	23	RH	X	LEVER	CP	SINGLE DOOR, NO HEADER JAMB
32	201B	HVAC	201B	3'-0"	10'-0"	MFR	WOOD LOUVERED	SOLID WOOD	23	LHR	X	LEVER	CP	SINGLE DOOR, NO HEADER JAMB, FULL LOUVERED
33	205.2	MASTER BEDROOM	205	5'-4"	10'-4"	MFR	SOLID WOOD	SOLID WOOD	25D	RHR PIVOT	X	LEVER	CP	PIVOT DOOR, NO HEADER JAMB, SOLID WOOD RABBETED - FELT CLOSERS AT SIDES, MWE HARDWARE, SHOP DWGS. REQ'D.
34	204.1	MASTER CLOSET	204	3'-6"	10'-0"	MFR	SOLID WOOD	SOLID WOOD	25B	RH PIVOT	X	LEVER	CP	PIVOT DOOR, NO HEADER JAMB, SOLID WOOD RABBETED - FELT CLOSERS AT SIDES, MWE HARDWARE, SHOP DWGS. REQ'D.
35	204.2	MASTER CLOSET	204	3'-6"	10'-0"	MFR	SOLID WOOD	SOLID WOOD	25B	LH PIVOT	X	LEVER	CP	PIVOT DOOR, NO HEADER JAMB, SOLID WOOD RABBETED - FELT CLOSERS AT SIDES, MWE HARDWARE, SHOP DWGS. REQ'D.
36	206.2	MASTER BATH	206	3'-6"	10'-0"	MFR	SOLID WOOD	SOLID WOOD	25B	LH PIVOT	X	LEVER	CP	PIVOT DOOR, NO HEADER JAMB, SOLID WOOD RABBETED - FELT CLOSERS AT SIDES, MWE HARDWARE, SHOP DWGS. REQ'D.
37	206.3	MASTER BATH	206	3'-6"	10'-0"	MFR	SOLID WOOD	SOLID WOOD	25B	RH PIVOT	X	LEVER	CP	PIVOT DOOR, NO HEADER JAMB, SOLID WOOD RABBETED - FELT CLOSERS AT SIDES, MWE HARDWARE, SHOP DWGS. REQ'D.
38	206A	HIS W.C.	206A	3'-2"	10'-0"	MFR	SOLID WOOD	SOLID WOOD	25C	LH PIVOT	X	LEVER	CP	PIVOT DOOR, NO HEADER JAMB, SOLID WOOD RABBETED - FELT CLOSERS AT SIDES, MWE HARDWARE, SHOP DWGS. REQ'D.
39	206B	HER W.C.	206B	3'-2"	10'-0"	MFR	SOLID WOOD	SOLID WOOD	25C	RH PIVOT	X	LEVER	CP	PIVOT DOOR, NO HEADER JAMB, SOLID WOOD RABBETED - FELT CLOSERS AT SIDES, MWE HARDWARE, SHOP DWGS. REQ'D.
40	208	BEDROOM NO 2	208	3'-8"	10'-0"	MFR	SOLID WOOD	SOLID WOOD	23	RH PIVOT	X	LEVER	CP	PIVOT DOOR, NO HEADER JAMB, SOLID WOOD RABBETED - FELT CLOSERS AT SIDES, MWE HARDWARE, SHOP DWGS. REQ'D.
41	209A	HVAC	209A	3'-0"	10'-0"	MFR	WOOD LOUVERED	SOLID WOOD	23	RHR	X	LEVER	CP	SINGLE DOOR, NO HEADER JAMB, FULL LOUVERED
42	215.2	BEDROOM NO 3	215	3'-8"	10'-0"	MFR	SOLID WOOD	SOLID WOOD	23	LH PIVOT	X	LEVER	CP	PIVOT DOOR, NO HEADER JAMB, SOLID WOOD RABBETED - FELT CLOSERS AT SIDES, MWE HARDWARE, SHOP DWGS. REQ'D.
43	216.2	BEDROOM NO 4	216	3'-8"	10'-0"	MFR	SOLID WOOD	SOLID WOOD	23	LH PIVOT	X	LEVER	CP	PIVOT DOOR, NO HEADER JAMB, SOLID WOOD RABBETED - FELT CLOSERS AT SIDES, MWE HARDWARE, SHOP DWGS. REQ'D.
43	217.2	BEDROOM NO 5	217	3'-8"	10'-0"	MFR	SOLID WOOD	SOLID WOOD	23	LH PIVOT	X	LEVER	CP	PIVOT DOOR, NO HEADER JAMB, SOLID WOOD RABBETED - FELT CLOSERS AT SIDES, MWE HARDWARE, SHOP DWGS. REQ'D.

			HANSET	
MRK	DESCRIPTION		MRK	DESCRIPTION
1	SINGLE ENTRY	ENTRANCE LOCKSET, SINGLE CYLINDER DEADBOLT	A	MODERN
2	DOUBLE ENTRY	ACTIVE LEAF - ENTRANCE LOCKSET, SINGLE CYLINDER DEADBOLT INACTIVE LEAF - DUMMY LOCKSET, FLUSH BOLT	B	TRANSITIONAL
3	INACTIVE / FIXED	DUMMY LOCKSET	C	CLASSIC
4	PRIVACY - SWING	PRIVACY LOCKSET	D	SOLID ROUND
5	PRIVACY - DOUBLE ENTRY	PRIVACY LOCKSET + MATCHING DUMMY	E	OVAL
6	PRIVACY - POCKET	EDGE PULL, PRIVACY LOCKSET, HEAVY DUTY ACME TRACK	F	LEVER
7	PASSAGE - SWING	PASSAGE LOCKSET	X	CUSTOM DESIGN
8	PASSAGE - POCKET	EDGE PULL, HEAVY DUTY ACME TRACK	ESCUTCHEON	
9	PASSAGE - DOUBLE ENTRY	PASSAGE LOCKSET		
			MRK	DESCRIPTION
			r	RECTANGULAR
			s	CIRCULAR
			O	OVAL

- BR** BRONZE OIL RUBBED
- BP** BRONZE PITTED
- NS** NICKEL SATIN
- NP** NICKEL POLISHED
- P** PEWTER
- SP** STAINLESS STEEL POLISHED
- SB** STAINLESS STEEL BRUSHED
- SK** STAINLESS STEEL BLACKENED
- CP** CHROME POLISHED

1. CONTRACTOR IS TO PROVIDE ARCHITECT WITH A COMPLETE HARDWARE SCHEDULE LISTING ALL HARDWARE TO BE USED ON A DOOR BY DOOR BASIS, FOR APPROVAL.

2. ALL INTERIOR DOORS, UNLESS OTHERWISE NOTED, WILL BE "H 329 BR" BY FUSITAL IMPLR IN CHROME WITH STANDARD ROSETTE. PRIVACY LATCHES TO BE "M5 RSP PLAN" IN MATCHING CHROME FINISH AND MATCHING ROSETTE.

3. HANDLE SET AT MAIN ENTRY DOOR WILL BE "H 329 BR" BY FUSITAL IMPLR IN CHROME, WITH RECTANGULAR ESCUTCHION + KEYED DEADBOLT LOCKING; BOTH DOORS ACTIVE. ALL OTHER EXTERIOR DOOR/DOOR ENTRY DOORS WILL HAVE SAME HAND SET WITH DEADBOLT; FLUSH BOLT ON INACTIVE LEAF.

4. ALL HINGES TO BE CHROME UNFINISHED "5055" HINGE TYPE. "TEXTUS" PREFERRED.

5. ALL INTERIOR DOOR JAMBS TO BE OF SOLID WOOD RABBETED CONSTRUCTION, STAIN GRADE FINISH.

6. DOORS 1 3/4" THICK, UP TO AND INCLUDING W6 TO HAVE PAIR AND A HALF HINGES. DOORS 1 3/4" THICK ABOVE 3"6" WIDE AND/OR TALLER THAN 7'-0" TO HAVE TWO PAIR HINGES.

7. ALL POCKET DOORS AND ROLLER TRACK "H" TO HAVE ACHM HEAVY DUTY NO 58, AND HANGER NO. 57.

8. ALL EXTERIOR DOORS OF BUILDING SHALL HAVE BOTTOM SEALS AND FRAME GASKETS.

9. KEYING:

(A) ALL MASTER KEYS SHALL BE SEPARATELY AND INTO THE SAME MASTER KEY SYSTEM.

(B) FURNISH THREE (3) MASTER KEYS TO THE GENERAL CONTRACTOR TO TRANSFER TO AN OWNED. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL KEYS AND UPON COMPLETION OF HIS WORK AND ACCEPTANCE BY OWNER, HE SHALL RETURN ALL KEYS TO THE OWNER.

(C) FURNISH TWO (2) KEYS FOR EACH LOCK AND BLANK KEYS.

10. ALL EXTERIOR DOOR AND WINDOW MANUFACTURERS TO PROVIDE ARCHITECT/INTERIOR DESIGNER WITH SHOP DRAWINGS OF DOOR AND WINDOWS ALONG WITH DOOR AND WINDOW HARDWARE FOR FINAL APPROVAL.

11. PLEASE REFER TO DOBRELL LEGEND FOR DOBRELL STYLE.

12. CONTRACTOR TO COORDINATE THAT ALL EXTERIOR DOOR EXTENSION JAMB HEIGHTS AND WINDOW HEADER JAMB HEIGHTS TO ALIGN HORIZONTALLY WITH INTERIOR DOOR HEADER JAMBS. REFER INTERIOR DOOR TYPES FOR HEIGHT - RESPECTIVE PER FLOOR.

13. CONTRACTOR TO COORDINATE THAT TRANSOM GLAZING ALONG WITH CLEAR GLAZING OF DOOR/DOORWAYS BELOW.

14. CONTRACTOR TO COORDINATE THAT ALL EXTERIOR DOORS SWING FREE AND CLEAR OF ANY OVERHEAD OR FLOOR FINISHES/OBSTRUCTION, OVERHANGS, BALCONIES, OR CANOPES (WHERE APPLICABLE).

15. ALL EXTERIOR DOORS AND WINDOWS TO BE INSULATED U-VOATED GLASS. U VALUE EQUAL OR LESS THAN (U) 1.0 OR LESS.

16. DOOR & WINDOWS TO BE ONE OF THE FOLLOWING MFG.

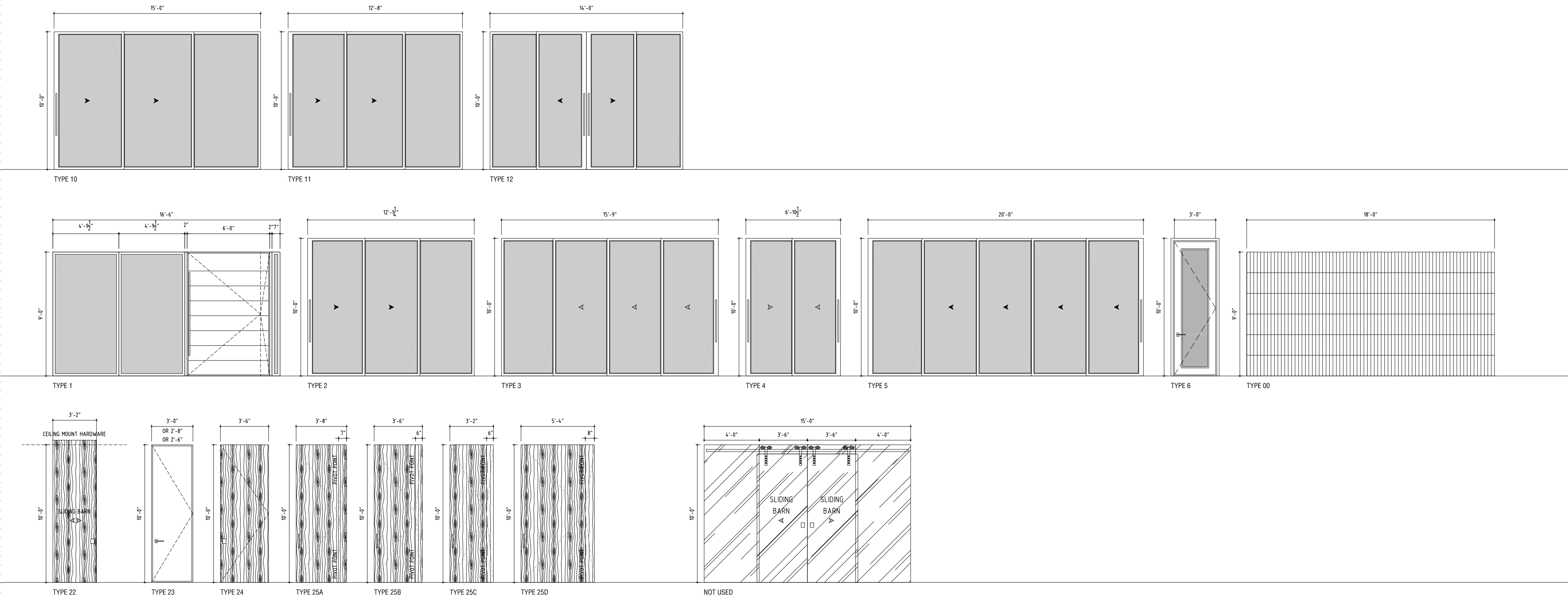
PGT, CO. EQUAL OR BETTER

DOOR HAND CONVENTIONS ARE USED IN SPECIFYING DOOR HARDWARE SUCH AS LOCKSETS AND CLOSERS. THE TERMS RIGHT AND LEFT ASSUME A VIEW FROM THE EXTERIOR OF THE BUILDING OR ROOM TO WHICH THE DOORWAY LEADS.

- EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM THE INSIDE THE CLOSET.
- EVERY BATHROOM DOOR LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.
- DOORS MAY BE SWINGING OR SLIDING AND ARE EXEMPT FROM THE REQUIREMENTS OF PARAGRAPH 303.3 (C) OF THE SOUTH FLORIDA BUILDING CODE.
- NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES WHICH IMPEDE OR PROHIBIT EGRESS OR WHICH CANNOT BE EASILY DISENGAGED SHALL BE PROHIBITED.

- HINDING ABBREVIATIONS

RH = RIGHT HAND, LH = LEFT HAND, RH (R) = RIGHT HAND 180 DEGREE HINGE, LH (R) = LEFT HAND 180 DEGREE HINGE, RHR = RIGHT HAND REVERSE, LHR = LEFT HAND REVERSE, DBL=DOUBLE HINGE



DIVICE
INC.

DESIGN HOUSE & BUILTWORKS
610 733 4295 AA26002729
8848 CORAL WAY MIAMI FLORIDA 33168

ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT UNLESS THE PROJECT FOR WHICH THEY WERE PREPARED IS COMPLETED BY HIM. THEY ARE NOT TO BE USED IN ANY MANNER FOR OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY WRITTEN AGREEMENT AND APPROPRIATE COMPENSATION TO THE ARCHITECT. REPRODUCTION OF SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED.

9540 W BROADVIEW DRIVE, BAY HARBOR ISLANDS, FLORIDA 33154

CLIENT	CAMMA CONSTRUCTION	305 000 0000
LANDSCAPE	PLT ENGINEERS	305 219 2344
STRUCTURE	LUIGI ENGINEERING SVCS	305 444 5447
MEP	GSB ENGINEERING	954 986 9899
CIVIL	---	---
LIGHTING DESIGN	---	305 000 0000
LOW VOLTAGE DESIGN	---	305 000 0000
POOL DESIGN	---	305 000 0000

REVISED

SCALE
1"=1'-0"

DESIGNATION
DOOR SCHED.

A800

×

1F_WINDOW SCHEDULE

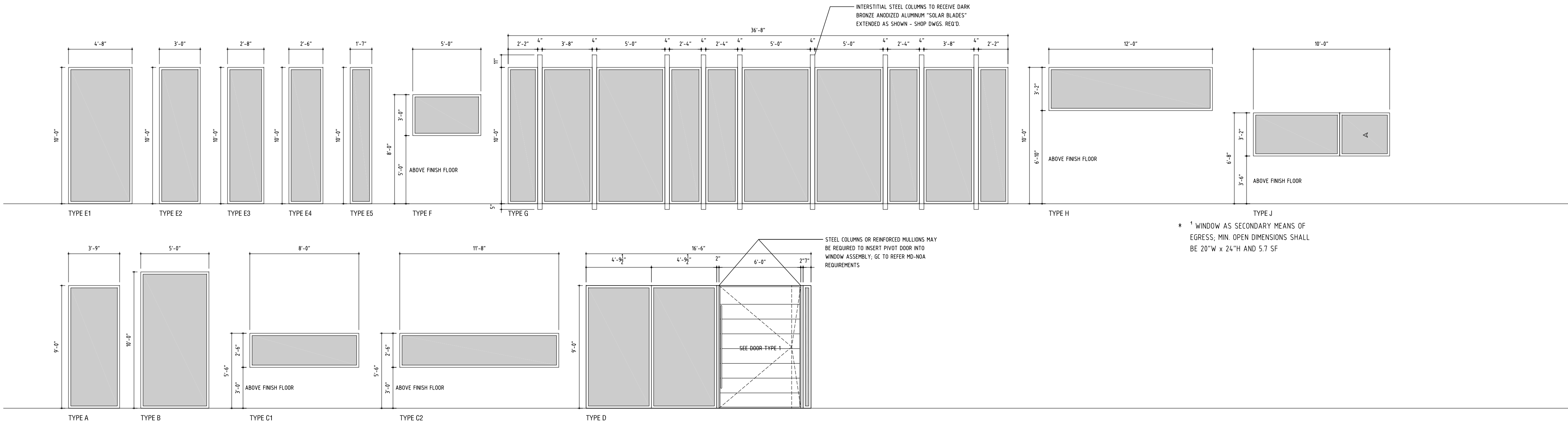
TAG	TYPE	SIZE			MATERIAL		CODE NO.	REMARKS	QTY.
		WIDTH	HEIGHT		GLASS	FRAME			
A	FLEETWOOD WINDOW WALL	3'-9"	9'-0"		MONOLITHIC CLR.	ALUMINUM	--	ALUMINUM WINDOW, IMPACT GLASS PANEL	1
B	FLEETWOOD WINDOW WALL	5'-0"	10'-0"		MONOLITHIC CLR.	ALUMINUM	--	ALUMINUM WINDOW, IMPACT GLASS PANEL	1
C1	FLEETWOOD WINDOW WALL	8'-0"	2'-6"		MONOLITHIC CLR.	ALUMINUM	--	ALUMINUM WINDOW, IMPACT GLASS PANEL	1
C2	FLEETWOOD WINDOW WALL	11'-8"	2'-6"		MONOLITHIC CLR.	ALUMINUM	--	ALUMINUM WINDOW, IMPACT GLASS PANEL	1
D	FLEETWOOD WINDOW WALL	16'-6"	9'-0"		MONOLITHIC CLR.	ALUMINUM	--	ALUMINUM WINDOW, IMPACT GLASS PANEL, REFER DOOR TYPES FOR INTEGRATED PIVOT DOOR, STEEL COLUMNS OR STRUCTURAL MULLIONS MAY BE REQUIRED FOR DOOR NOA	1

2F_WINDOW SCHEDULE

TAG	TYPE	SIZE			MATERIAL		CODE NO.	REMARKS	QTY.
		WIDTH	HEIGHT		GLASS	FRAME			
E1	FLEETWOOD WINDOW WALL	4'-8"	10'-0"		MONOLITHIC CLR.	ALUMINUM	--	ALUMINUM WINDOW, IMPACT GLASS PANEL	1
E2	FLEETWOOD WINDOW WALL	3'-0"	10'-0"		MONOLITHIC CLR.	ALUMINUM	--	ALUMINUM WINDOW, IMPACT GLASS PANEL	1
E3	FLEETWOOD WINDOW WALL	2'-8"	10'-0"		MONOLITHIC CLR.	ALUMINUM	--	ALUMINUM WINDOW, IMPACT GLASS PANEL	1
E4	FLEETWOOD WINDOW WALL	2'-6"	10'-0"		MONOLITHIC CLR.	ALUMINUM	--	ALUMINUM WINDOW, IMPACT GLASS PANEL	2
E5	FLEETWOOD WINDOW WALL	1'-7"	10'-0"		MONOLITHIC CLR.	ALUMINUM	--	ALUMINUM WINDOW, IMPACT GLASS PANEL	1
F	FLEETWOOD WINDOW WALL	5'-0"	3'-0"		MONOLITHIC CLR.	ALUMINUM	--	ALUMINUM WINDOW, IMPACT GLASS PANEL	1
G	FLEETWOOD WINDOW WALL	36'-8"	10'-0"		MONOLITHIC CLR.	ALUMINUM	--	ALUMINUM WINDOW & STEEL COLUMN ASSEMBLY, IMPACT GLASS; COLUMNS TO RECEIVE BREAK METAL "SOLAR BLADE" EXTENSIONS AS SHOWN	1
H	FLEETWOOD WINDOW WALL	12'-0"	3'-2"		MONOLITHIC CLR.	ALUMINUM	--	ALUMINUM WINDOW, IMPACT GLASS PANEL	1
J*	FLEETWOOD WINDOW WALL	10'-0"	3'-2"		MONOLITHIC CLR.	ALUMINUM	--	ALUMINUM WINDOW, IMPACT GLASS PANEL; EMERGENCY EGRESS REQUIREMENT	1

* 1 WINDOW AS SECONDARY MEANS OF EGRESS; MIN. OPEN DIMENSIONS SHALL BE 20"W x 24"H AND 5.7 SF

**ALL EXTERIOR DOORS + FRAMES + WINDOWS TO BE DARK BRONZE ANODIZED



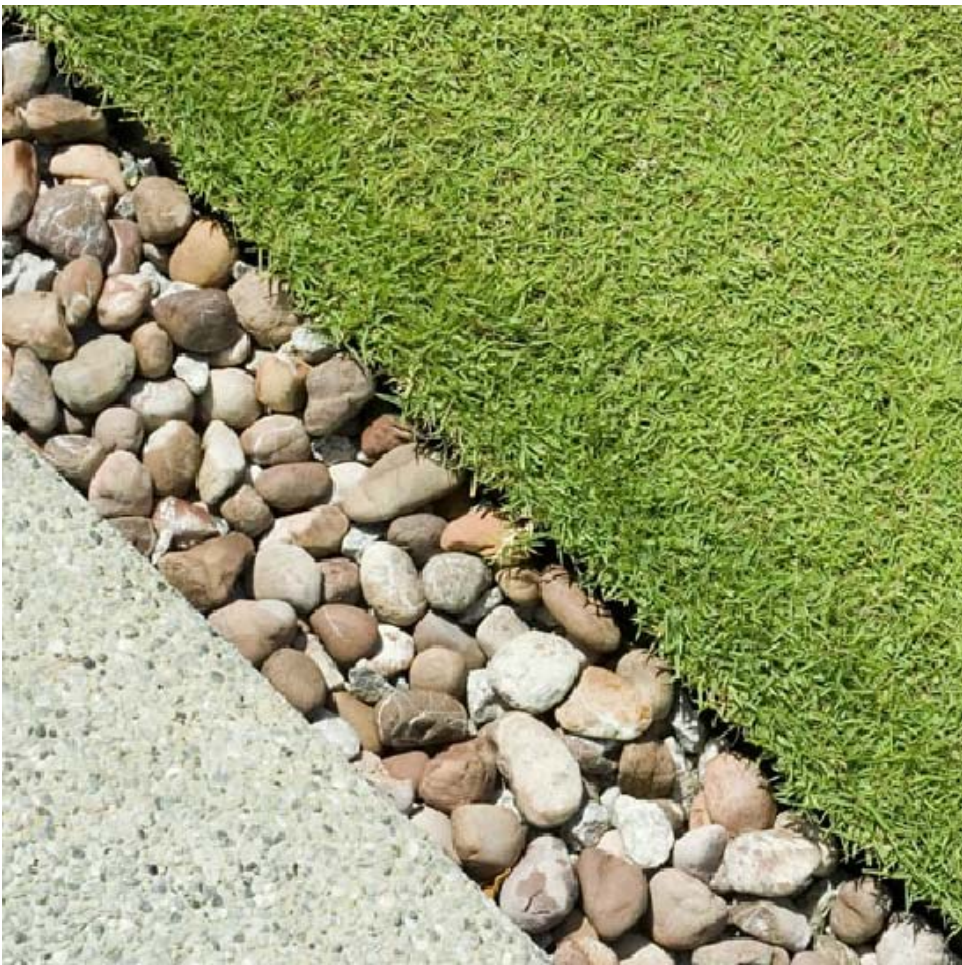
* 1 WINDOW AS SECONDARY MEANS OF EGRESS; MIN. OPEN DIMENSIONS SHALL BE 20"W x 24"H AND 5.7 SF



MONDO GRASS



LIME WASH STUCCO



PEBBLE LANDSCAPING TRIM



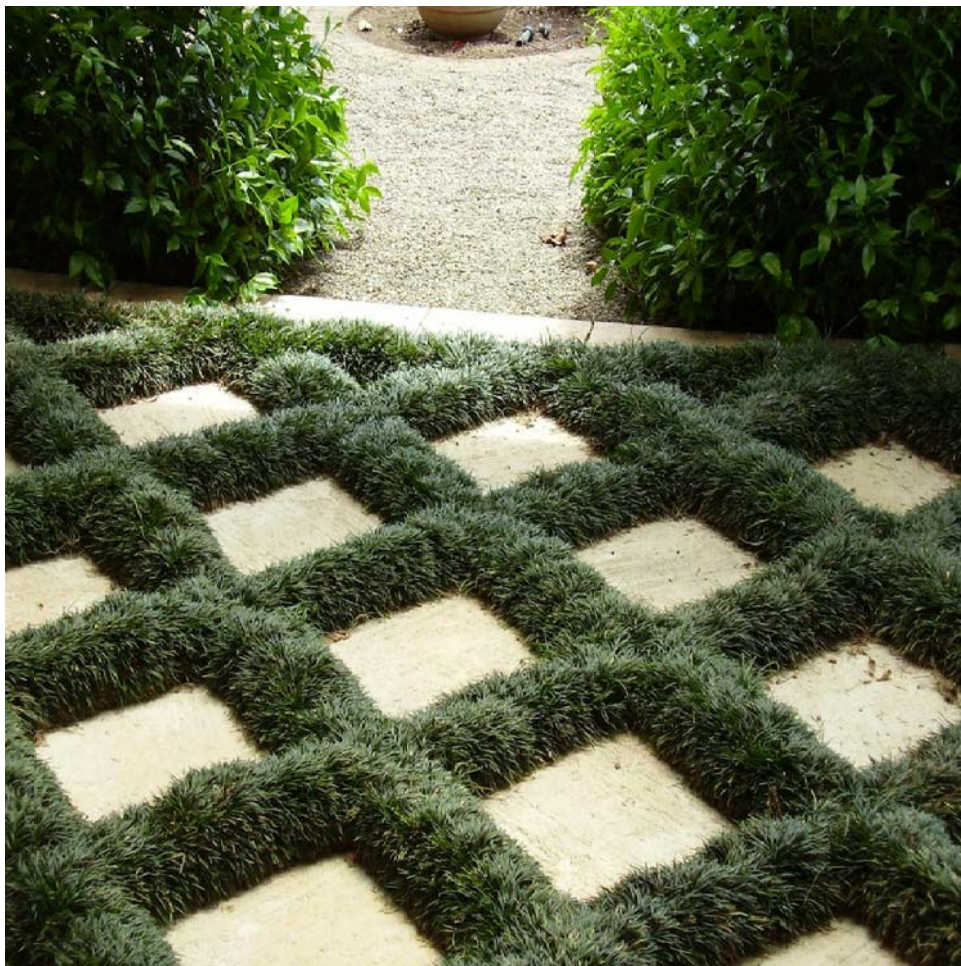
LIMED OAK FLOORING



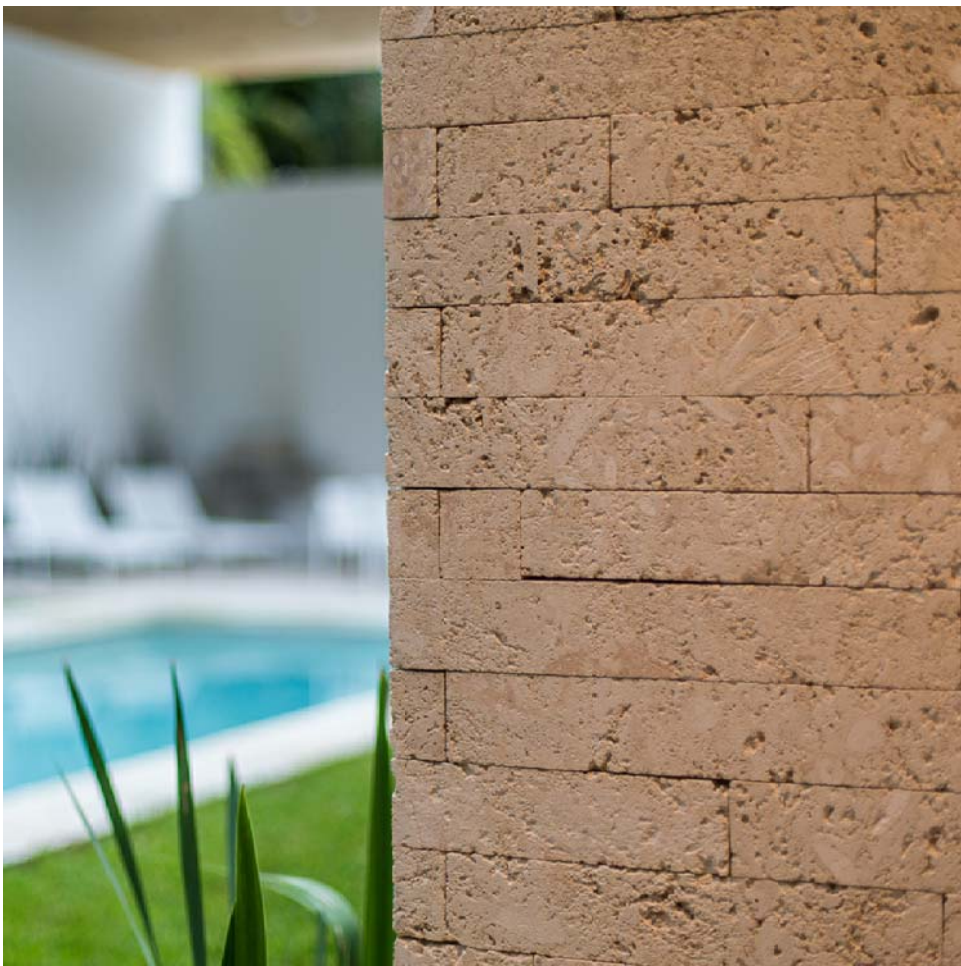
CORAL STONE SLABS



BRAZILIAN TEAK



DWARF MONDO GRASS PAVERS



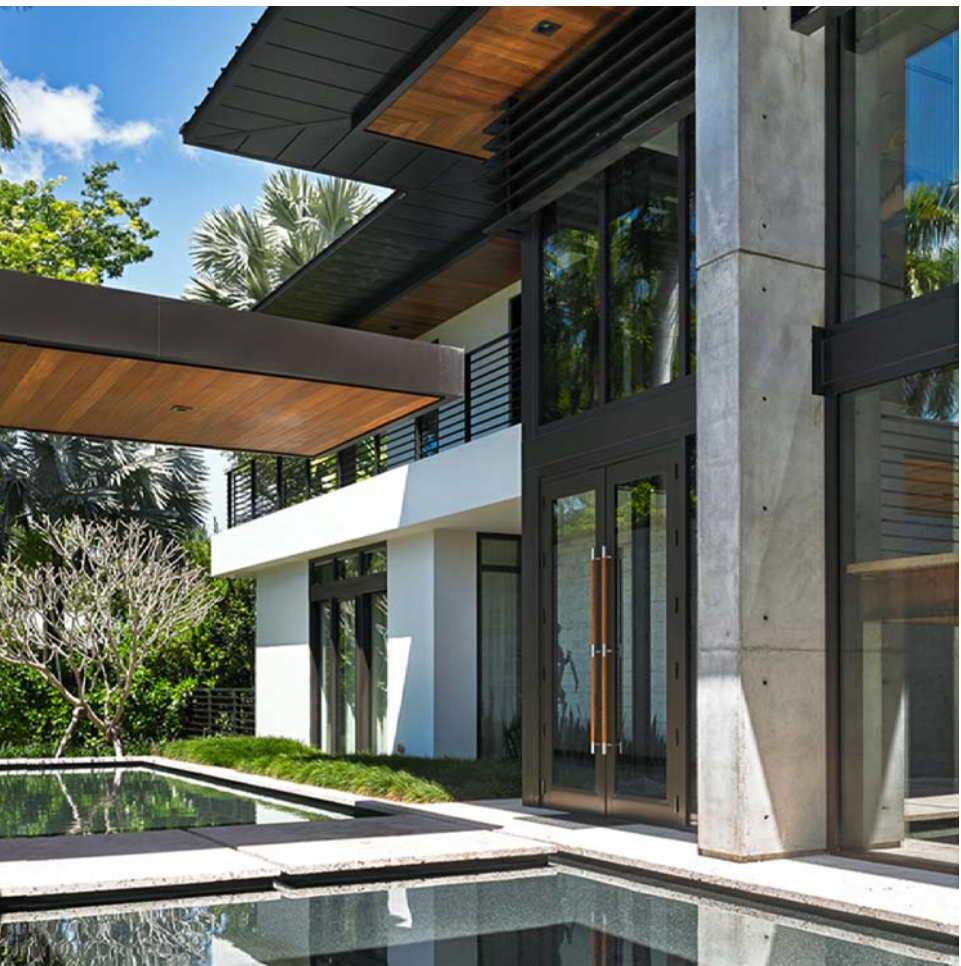
DRY-STACK CORAL STONE



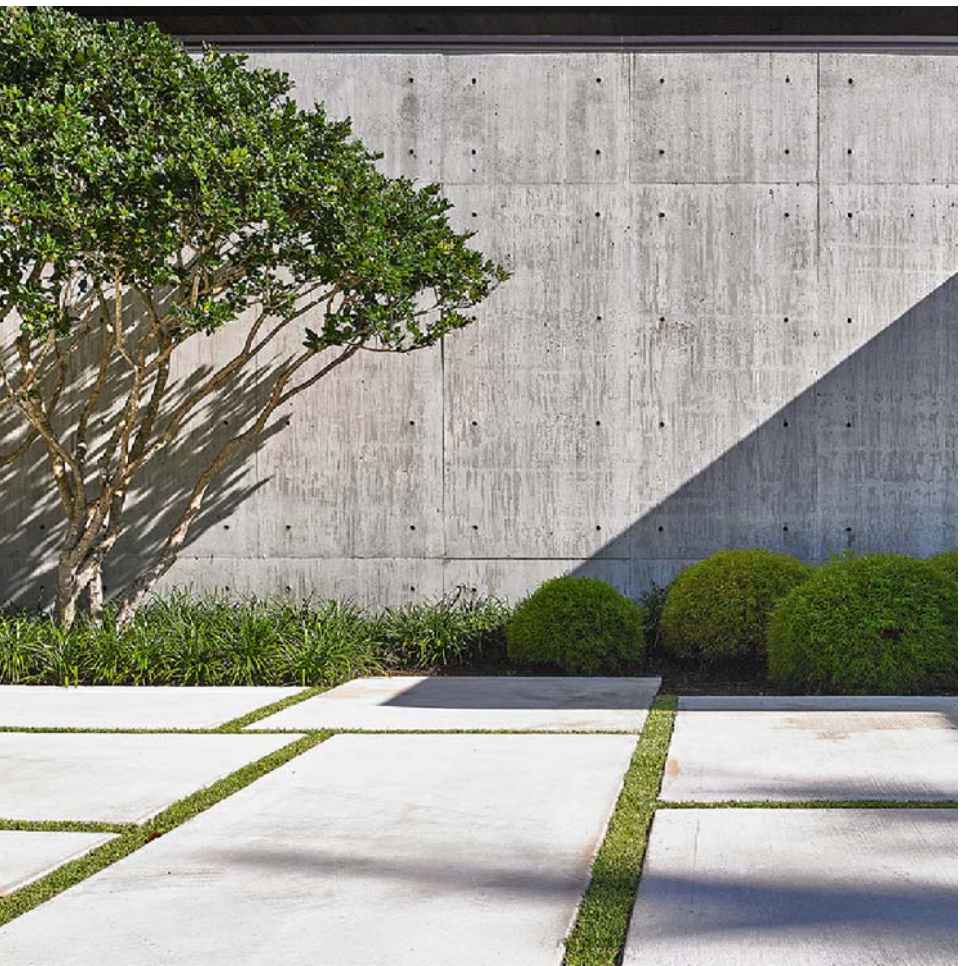
LAVA STONE POOL



LIVING PONDS



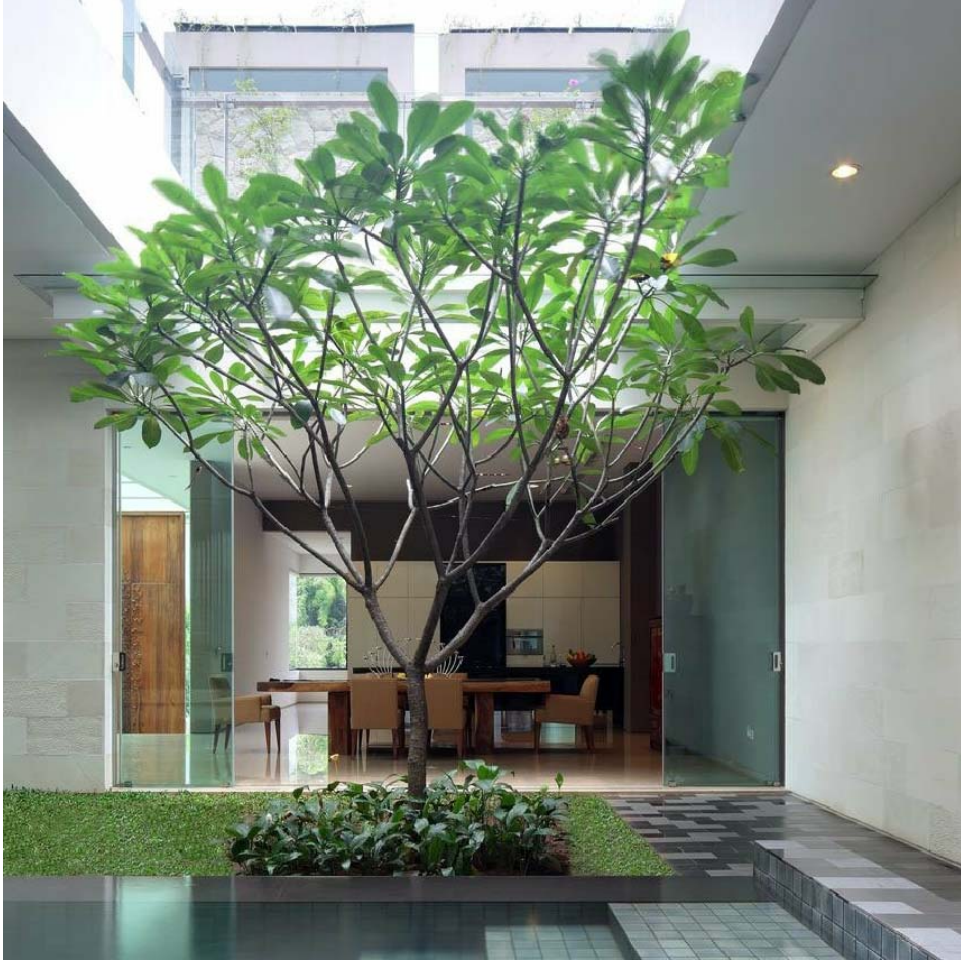
ARCHITECTURAL HARMONY



EXPOSED CONCRETE



FRANGIPANI TREE



COURTYARD GREENERY



MANICURED GARDEN



GRASS PAVERS



BOARD-FORMED CONCRETE



WHITE TERRAZZO



STEEL RAILING AND NATURAL STONE



BRAIN CORAL ROCK



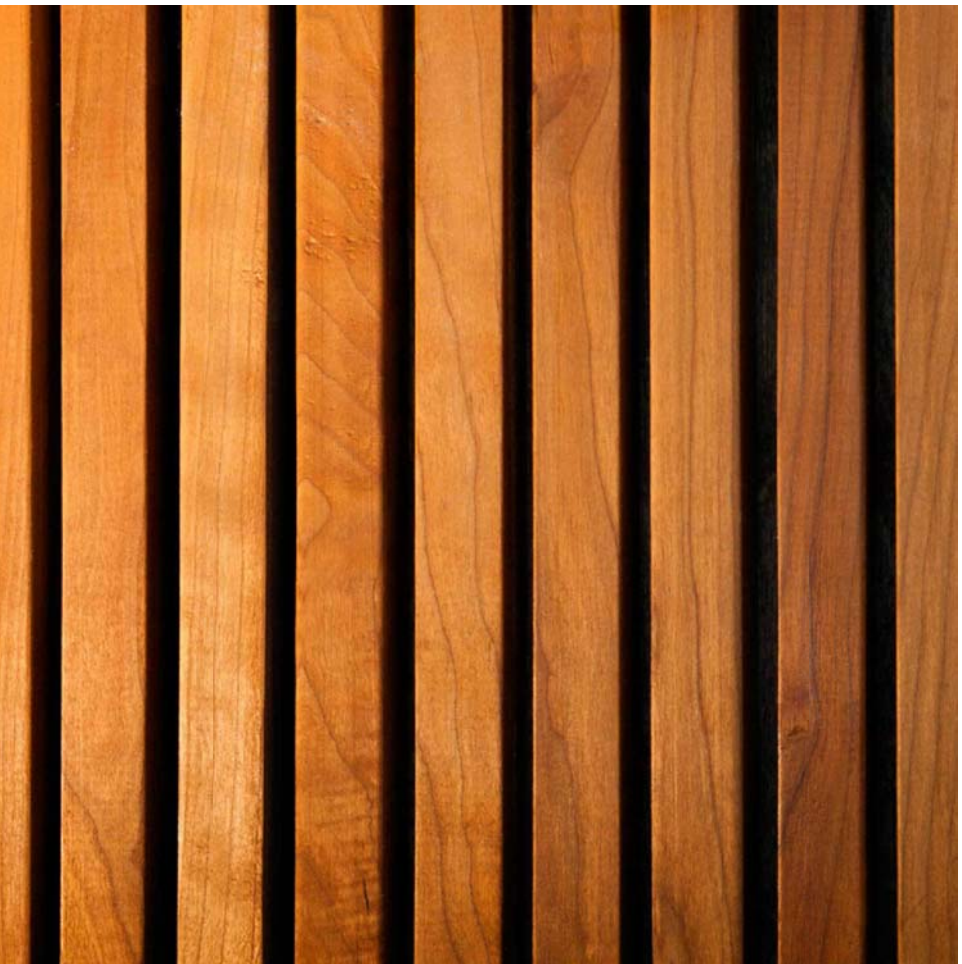
DRY-STACK CORAL STONE



DRY-STACK CORAL STONE



CONCRETE FLOORING



TEAK WOOD SLATS



ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY WRITTEN AGREEMENT AND APPROPRIATE COMPENSATION TO THE ARCHITECT. REPRODUCTIONS OF SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED.

CLIENT	GAMMA CONSTRUCTION	
LANDSCAPE		305 000 000
STRUCTURE	PLF ENGINEERS	305 219 234
MEP	LUOD ENGINEERING SVCS	305 484 544
CIVIL	OCB ENGINEERING	954 886 989
LIGHTING DESIGN	----	305 000 000
LOW VOLTAGE DESIGN	----	305 000 000
POOL DESIGN	----	305 000 000

SCALE
NO SCALE
DESIGNATION
RENDERING

R100



FRONT & COURTYARD RENDERINGS



DESIGN HOUSE & BUILTWORKS
610 733 4295 AA26002729
6248 CORAL WAY MIAMI FLORIDA 33166

ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF THIS PROJECT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. PHOTOGRAPHY BY MICHAEL J. HARRIS. PHOTOGRAPHY BY MICHAEL J. HARRIS.

9540 W BROADVIEW DRIVE, BAY HARBOR ISLANDS, FLORIDA 33154

CLIENT	GAMMA CONSTRUCTION	305 303 7059
LANDSCAPE	ALL LANDSCAPE DATA	305 303 7059
STRUCTURE	PEP ENGINEERS	305 484 5447
MEP	LUIGI ENGINEERING SVCS	954 886 8889
CIVIL	OSB ENGINEERING	305 000 0000
LIGHTING DESIGN	---	305 000 0000
LOW VOLTAGE DESIGN	---	305 000 0000
POOL DESIGN	---	305 000 0000

REVISED

SCALE
NO SCALE
DESIGNATION
RENDERINGS

R101



REAR RENDERING



DESIGN HOUSE & BUILTWORKS
610 733 4295 AA26002729
6248 CORAL WAY MIAMI FLORIDA 33166

ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT UNLESS THE PROJECT FOR WHICH THEY WERE PREPARED IS EXPLICITLY OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER OR FOR OTHER PROJECTS OR FOR ANY OTHER PROJECT EXCEPT BY WRITTEN AGREEMENT AND APPROVAL. CONSENT OF THE ARCHITECT. REPRODUCTION OF SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED.

9540 W BROADVIEW DRIVE, BAY HARBOR ISLANDS, FLORIDA 33154

CLIENT	GAMMA CONSTRUCTION	305 000 0000
LANDSCAPE	PLF ENGINEERS	305 278 2344
STRUCTURE	LUZIO ENGINEERING SVCS	305 484 5447
MEP	OSB ENGINEERING	954 986 9899
CIVIL	---	305 000 0000
LIGHTING DESIGN	---	305 000 0000
LOW VOLTAGE DESIGN	---	305 000 0000
POOL DESIGN	---	305 000 0000

REVISED

SCALE
NO SCALE
DESIGNATION
RENDERINGS

R102



REAR RENDERINGS



DESIGN HOUSE & BUILTWORKS
610 733 4295 AA26002729
6248 CORAL WAY MIAMI FLORIDA 33166

ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT UNLESS THE PROJECT FOR WHICH THEY WERE PREPARED IS EXERCISED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER OR OTHER PROJECTS OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. REPRODUCTION OF SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS PROHIBITED.

9540 W BROADVIEW DRIVE, BAY HARBOR ISLANDS, FLORIDA 33154

CLIENT	GAMMA CONSTRUCTION	305 000 0000
LANDSCAPE	PLF ENGINEERS	305 279 2344
STRUCTURE	LUIGI ENGINEERING SVCS	305 484 5447
MEP	OSB ENGINEERING	954 888 8889
CIVIL	---	305 000 0000
LIGHTING DESIGN	---	305 000 0000
LOW VOLTAGE DESIGN	---	305 000 0000
POOL DESIGN	---	305 000 0000

REVISED

SCALE
NO SCALE
DESIGNATION
RENDERINGS

R103



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

To: Town of Bay Harbor Islands
Planning and Zoning Board

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

Date: February 1st, 2017

Subject: Proposed Single-Family Residence
9540 W. Broadview Drive
Bay Harbor Islands Acct. No.: MB2016-111
MMPA Acct. No.: 01-0702-1045

RECOMMENDED ACTION

MMPA recommends the Planning and Zoning Board review the contents of this staff report, the submitted site plan and architectural plans (dated 1/29/17) 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 house located at 9540 W. Broadview Drive.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 9540 W. Broadview Drive
Legal Description: Lot 72 of Block 23, "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, Daniel Ritchie of DVICE Inc., as agent for the property owner, Bay Harbor Project, LLC, has submitted an application for the construction of a new single-family residence on a waterfront lot located at 9540 W. Broadview Drive. The proposed two-story home will have approximately 8,885 square feet of A/C living space with a two-car garage. The residence will have six (6) bedrooms, six (6) full bathrooms and two (2) half bathrooms. The overall height of

the structure will be 25'-0" above Base Flood Elevation (BFE), which is the maximum allowed within the RD Single-Family District. The applicant is proposing one (1) driveway connection to W. Broadview Drive. Due to the configuration / design of the intersection of Kane Concourse and W. Broadview Drive the driveway design was reviewed / approved by the Town Engineer and Town Manager. Extensive landscaping is proposed that meets / exceeds 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 draft of the Street Tree Master Plan identifies the tree species as Crape Myrtle along this portion of W. Broadview Drive when placed near FPL power lines.

This property (Lot 72), combined with Lot 73, was previously developed as one single-family home site. The former structure has been demolished and the property has been legally split resulting in two full platted lots. The Historical Structure Survey for the Town lists the demolished structure as masonry vernacular with some classical revival design elements that was built in 1947 (FMSF No. DA10268). The new single-family home will be a modern architectural design.

PROJECT HISTORY

In mid / late 2016, 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.

It should also be noted that MMPA requested the Town Engineer review the plans for the swale / driveway design due to the unique location / configuration of the lot and the applicants request to modify the existing Town swale plantings / curbing. The Town Engineer has determined that the proposed design would be acceptable.

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, driveways 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 current site plan and architectural plans submitted for the construction of a single-family house located at 9540 W. Broadview Drive meet or exceed all Town Land Development and Landscape Code requirements. The applicant submitted a series of plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

It should be noted that the proposed plans show a pool cabana structure in the rear of the property. Per Section 23-12(15)(e)(iii), certain open, airy and decorative structures such as pool cabanas may project into the rear and side yard setback areas (or into the front and side yard setback areas of waterfront lots) to a point no closer than five feet from the lot line or the seawall for waterfront lots, subject to written approval by the Planning and Zoning Board. The applicant is requesting Planning and Zoning Board approval for the cabana structure per Sec. 23-12(15)(e)(iii).

It should also be noted that Sec. 5-19.2(f)(1) of the Town Code limits the maximum driveway width for straight driveways to 20-feet unless otherwise approved by the Town Manager or the Planning and Zoning Board based on architectural and aesthetic characteristics of a particular location. Specific PZB approval is required for the width (22'-23') of the driveway (near the garage door) due to the unique design of the driveway. If the PZB does not approve the width of the driveway, it must be reduced to a maximum of 20-feet in width.

The following conditions of approval are recommended:

- 1) This approval is based on the plans prepared by Daniel Ritchie of DVICE Inc., dated January 29th, 2017 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.
- 2) The PZB finds the proposed cabana to be acceptable.
- 3) The PZB finds the proposed driveway width to be acceptable.