

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**

May 16, 2017

FINAL AGENDA

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

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval for a revision for "Yoram & Yleana A. Izhak" located at 1351 98 Street, Lot 10 of Block 36. On February 16, 2016, the Board approved the construction of the new single family home. The owners are proposing to change to driveway material previously approved with a new material and design. Enclosed please find the previously approved site plan, material sheet and revised site plan. Sample of new material will be presented at the meeting. (Item #1A)

** Staff Review:* N/A

2. Request for approval for a new single family home for "1301 BH, LLC" located at 1301 99 Street, Lot 9 of Block 37. The owners are proposing to construct a new single family on an interior corner lot. The proposed two story home has approximately 5,162 square feet of a/c living space with a two car garage. The residence will have six (6) bedrooms, Six (6) full bathrooms, one (1) half bathroom and an office. Enclosed please find the site plan and elevations. (Item #2A)

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

3. Approval of minutes of the Board meeting held on January 17, 2017 and February 7, 2017. (Item #3A)

** Staff Review:* N/A

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

May 16, 2017

ITEM NUMBER: 1.

ITEM: Request for approval for a revision for “Yoram & Yleana A. Izhak” located at 1351 98 Street, Lot 10 of Block 36. On February 16, 2016, the Board approved the construction of the new single family home. The owners are proposing to change to driveway material previously approved with a new material and design. Enclosed please find the previously approved site plan, material sheet and revised site plan. Sample of new material will be presented at the meeting. (Item #1A)

DESCRIPTION:

RECOMMENDED ACTION:

N/A

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

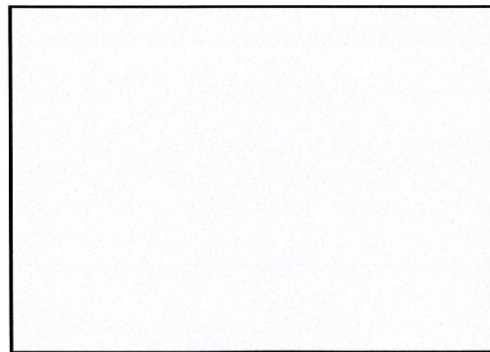
ATTACHMENTS

1.	P&Z Approved Site Plan	1351.98st2.16.16 2.pdf
2.	P&Z Material Approved/Driveway	1351.98st2.16.16 10.pdf
3.	Revised Site Plan	1351Driveway.pdf

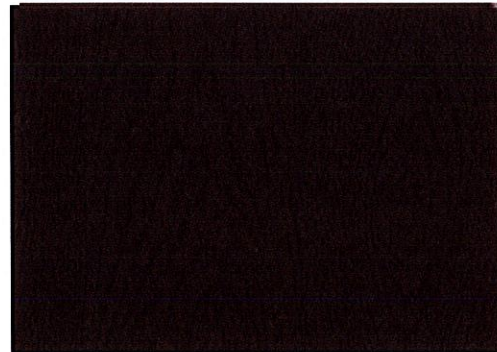


 **SITE PLAN**
SCALE: 1/8"=1'-0"

Job #:
DWG File #:
Scale:
SHT. **A101**



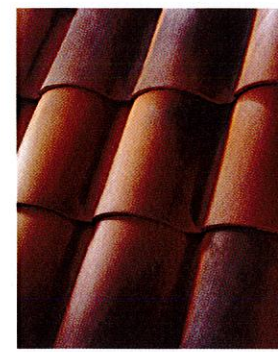
BUILDING COLOR
SHERWIN WILLIAMS
SW7000



WOOD STAIN
SIKKENS WALNUT 10



STONE CLADDING
AND TRIM
LIME STONE



ROOF TILE
BORAL, MADERA BLEND
"s" TILE



DRIVEWAY
DUBLIN DOMINO
OAK RUN

PERMIT SET

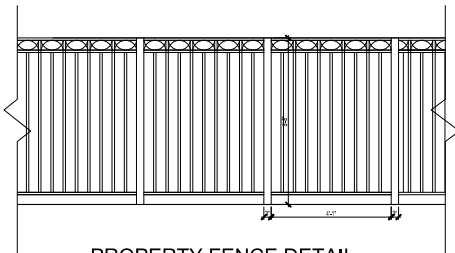
NEW RESIDENCE

1351 98TH ST.
BAY HARBOR ISLANDS FLORIDA

BAHIA HERMOSA LLC
2401 NW 29TH RD
BOCA RATON, FLORIDA
TEL 561-531-6468

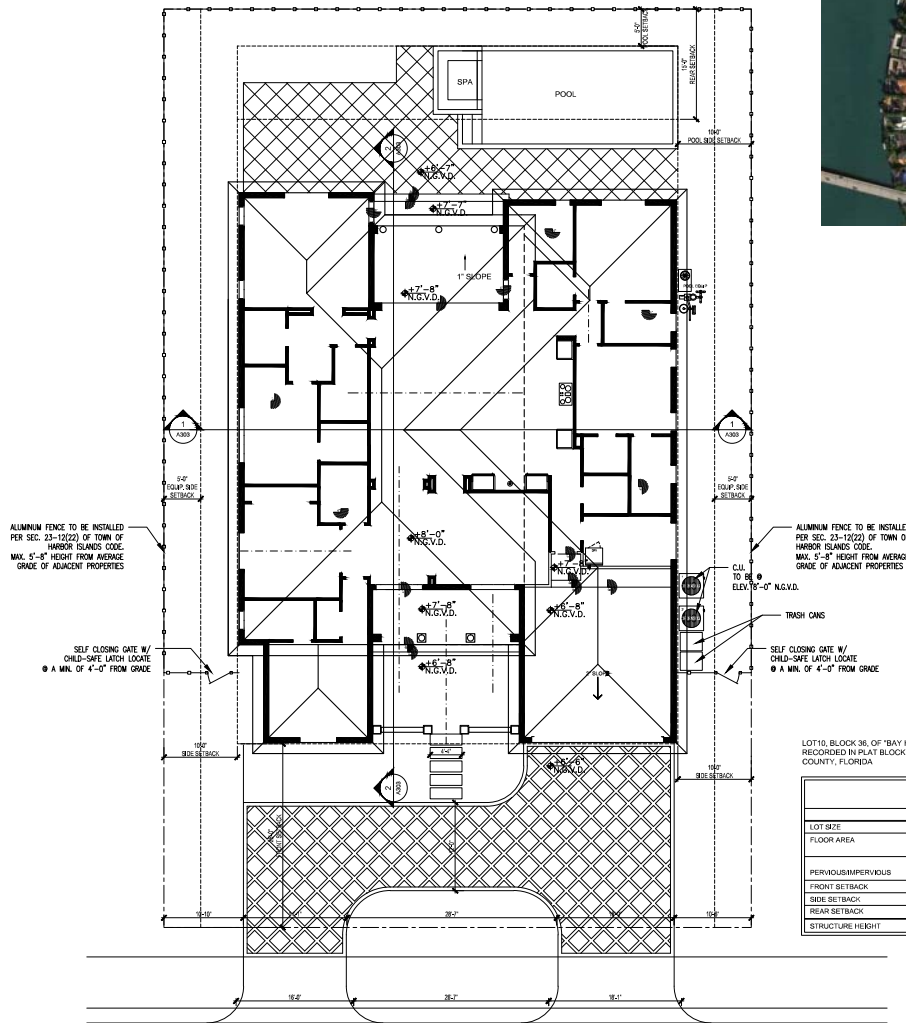
Job #:
DWG File #:

Scale:
SHT. A402



PROPERTY FENCE DETAIL

SCALE: 1/2"=1'-0"



SITE LOCATION MAP
SCALE: N.T.S.

LOT 10, BLOCK 36, OF "BAY HARBOR ISLANDS" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BLOCK 46, AT PAGE 5, OF THE PUBLIC RECORDS OF MAHARDE COUNTY, FLORIDA

ZONING REQUIREMENTS (PER LOR SECTION 2-11)		
	REQUIRED	PROPOSED
LOT SIZE	10,000 S.F. (MINIMUM)	10,000 S.F.
FLOOR AREA	1,500 S.F. (MINIMUM)	3,204 S.F. (ACT)
PERVIOUS/BMP/PERVIOUS		8330 SQ.FT. PERVIOUS = 83.3% 3670 SQ.FT. PERVIOUS = 36.7%
FRONT SETBACK	25'-0" (MINIMUM)	25'-0"
SIDE SETBACK	10'-0" (MINIMUM)	10'-0"
REAR SETBACK	10'-0" (MINIMUM)	25'-0"
STRUCTURE HEIGHT	25'-0"	24'-0"



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

FW Date: 06-24-15
Drawn By: 06-24-15
Date: 06-24-15
Checked By: LK

NEW RESIDENCE
1351 96TH ST.
BAY HARBOR ISLANDS FLORIDA

BAHIA HERMOSA LLC
2401 NW 29TH RD
BOCA RATON, FLORIDA
TEL 561-531-6468

Job #:
DWG File #:
Scale:
SHT. A101

AGENDA ITEM REPORT

May 16, 2017

ITEM NUMBER: 2.

ITEM: Request for approval for a new single family home for “1301 BH, LLC” located at 1301 99 Street, Lot 9 of Block 37. The owners are proposing to construct a new single family on an interior corner lot. The proposed two story home has approximately 5,162 square feet of a/c living space with a two car garage. The residence will have six (6) bedrooms, Six (6) full bathrooms, one (1) half bathroom and an office. Enclosed please find the site plan and elevations. (Item #2A)

DESCRIPTION:

RECOMMENDED ACTION:

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

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	Staff Report	1301 99th Street - PZB Staff Report Apr 27 2017.pdf
2.	Site Plan & Elevations	1301.99StP&Z5.16.17.pdf

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

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

Date: April 27th, 2017

Subject: Proposed Single-Family Residence
1301 99th Street
Bay Harbor Islands Acct. No.: MB2017-65
MMPA Acct. No.: 01-0702-1052

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: April 25th 2017) and if felt to be acceptable, **APPROVE** the plans as submitted or with modifications as deemed appropriate and/or with conditions, to allow for the construction of a new single-family home located at 1301 99th Street.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 1301 99th Street
Legal Description: Lot 9 of Block 37, “Bay Harbor Island” according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION

The project architect, SDH Studio, as agent for the property owner, 1301 BH LLC, has submitted an application for the construction of a new single-family residence on an interior corner lot located at 1301 99th Street. The two-story home will have approximately 5,162 square feet of A/C living space with a two-car garage. The residence will have six (6) bedrooms, six (6) full bathrooms, one (1) half bathroom and an office. The overall height of the structure will be 24’-6” above Base

Flood Elevation (BFE), which is just under the maximum height permitted in the RD Single-Family District. The applicant is proposing two driveway connections to 99th Street. Extensive landscaping is existing / proposed that meets the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements, including the use of native and drought tolerant plant materials.

The Town's current Street Tree Master Plan identifies the tree species for this area of the Town as Live Oak along 99th Street and Glaucous Cassia along Broadview Terrace. The applicant complies with the required street trees along the front of the site.

The survey indicates there is an existing home on site, while the plans show the site is currently vacant; the Historical Structure Survey for the Town of Bay Harbor Islands does not include this site as it was not 50-years old at the time the survey was taken. The Miami-Dade County Property Appraisers Office website lists the structure as being built in 1957.

PROJECT HISTORY

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

COMPREHENSIVE PLAN / ZONING

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

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

PLATTING

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

SUMMARY / SITE PLAN COMMENTS

The latest site plan and architectural plans submitted for the construction of a new single-family home located at 1301 99th Street meet or exceed all Town Land Development and Landscape Code requirements. The applicant previously submitted plans that were reviewed and commented on by MMPA and all previous comments and issues have been addressed by the current plans.

The following conditions of approval are recommended:

- 1) This approval is based on the plans prepared by SDH Studio, dated March 27th, 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.

LOCATION MAP

NOT TO SCALE

0 10 20 40

1 INCH = 20 ft.

WEST BROADVIEW DRIVE

100th STREET

99th STREET

BROADVIEW TERRACE

37

TREE CHART				
No	COMMON NAME	DIAMETER (feet)	HEIGHT (feet)	SPREAD (feet)
①	OAK	0.6'	20.0'	15.0'
②	ROYAL PALM	2.5'	30.0'	15.0'
③	TREE	0.5'	10.0'	15.0'
④	ROYAL PALM	1.5'	35.0'	15.0'
⑤	TREE	0.5'	10.0'	15.0'
⑥	ROYAL PALM	1.0'	30.0'	15.0'
⑦	FIGUS	10.0'	15.0'	15.0'
⑧	TREE	0.5'	15.0'	15.0'
⑨	PALM CLUSTER	3.0'	25.0'	15.0'
⑩	PALM	0.4'	25.0'	8.0'
⑪	PALM CLUSTER	3.0'	15.0'	10.0'
⑫	PALM	0.4'	20.0'	8.0'
⑬	MANGO TREE	0.6'	15.0'	15.0'
⑭	PALM	0.4'	25.0'	6.0'
⑮	PALM CLUSTER	9.0'	25.0'	15.0'
⑯	PALM CLUSTER	15.0'	25.0'	20.0'

* TREE LOCATION & DIMENSIONS ARE APPROXIMATE
 ** FOR PROPER AND SCIENTIFIC TREE NAME
 AN ARBORIST SHOULD BE CONTACTED
 *** SURVEYOR NOT RESPONSIBLE FOR TREE NAMES
 INDICATED IN THIS CHART

	WOOD AREAS
	COVERED AREAS
	BRICK AREAS
	CONCRETE AREAS
	ASPHALT AREAS
— // —	6" HIGH WOOD FENCE (W.F.)
— X —	5' HIGH CHAIN LINK FENCE (C.L.F.)
— OH —	OVERHEAD LINES
	AIR CONDITIONER
	WATER METER
	CONCRETE POLE
	WOOD POLE
	SEWER MANHOLE
	ELECTRIC BOX
	FIRE HYDRANT
	EXISTING ELEVATION
	WATER VALVE
	SIGN METAL POLE
	LAMP
	CLEAN OUT

CERTIFIED TO:
TREO DEVELOPMENTS, LLC.

COMMUNITY NAME AND NUMBER: TOWN OF BAY HARBOR ISLANDS: 120637	PANEL NUMBER AND SUFFIX: 12086 C 0144-L	FIRM PANEL EFFECTIVE DATE: 09/11/2009
COUNTY NAME: MIAMI-DADE	FLOOD ZONE: AE	BASE FLOOD ELEVATION : 8.00'
STATE: FLORIDA		

LEGEND AND ABBREVIATIONS:		M	= MONUMENT LINE
A.	= ARC	N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM
A/C	= AIR CONDITIONER PAD	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
B.S.	= BUILDING SETBACK	O/L	= ON LINE
C.B.	= CATCH BASIN	O/S	= OFF SET
C.L.F.	= CHAIN LINK FENCE	PG.	= PAGE
CL	= CENTER LINE	P.B.	= PLAT BOOK
CL.	= CLEAR	P.R.C.	= POINT OF REVERSE CURVE
CONC.	= CONCRETE	P.C.	= POINT OF CURVATURE
C.B.S.	= CONCRETE BLOCK STRUCTURE	P.C.P.	= PERMANENT CONTROL POINT
ENC.	= ENCROACHMENT	P.T.	= POINT OF TANGENCY
E.M.	= ELECTRIC METER	P.B.	= PLAT BOOK
F.F.EL.	= FINISH FLOOR ELEVATION	(R)	= RECORD
L.F.EL.	= LOWEST FLOOR ELEVATION	R.P.	= RADIUS POINT
F.P.C.P.	= FOUND PERMANENT CONTROL POINT	R & M.	= RECORD AND MEASURE
F.I.P.1/2"	= FOUND IRON PIPE 1/2"	R/W	= RIGHT OF WAY
F.I.R.1/2"	= FOUND IRON REBAR 1/2"	SWK.	= SIDEWALK
F.N.	= FOUND NAIL	S.N.&D.	= SET NAIL & DISC
F.N.&D.	= FOUND NAIL AND DISC	S.I.R.	= SET IRON REBAR 1/2"
F.P.R.M.	= FOUND PERMANENT REFERENCE MONUMENT	U.E.	= UTILITY EASEMENT
L.M.E.	= LAKE MAINTENANCE EASEMENT	WM	= WATER METER
I.D.	= IDENTIFICATION	Δ	= DELTA
(M)	= MEASURED		

Mobile Phone: (786) 486-6786
E-Mail. esplandsinc@gmail.com

I HEREBY CERTIFY: THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION, AND THAT THIS SURVEY MEETS THE "MINIMUM TECHNICAL STANDARDS" AS SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Registered Land Surveyor No. 4129
State of Florida

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

No.	REVISIONS	JOB N°: 07-2016-139
		FIELD CREW : EDMUND
		DRAWN : A.A.
		CHECKED: G.C.
		FIELD DATE : 07/23/2016
		DATE : 07/25/2016
r.		SHEET
		1
		of 1



1301 BH

1301 99th STREET, BAY HARBOR ISLANDS, FL 33154

ARCHITECTURE

- A-000 COVER PAGE
- A-001 GENERAL NOTES
- A-002 SITE PHOTOS
- A-100 SITE PLAN
- A-101 FIRST FLOOR PLAN
- A-102 SECOND FLOOR
- A-103 ROOF PLAN
- A-200 ELEVATIONS
- A-201 ELEVATIONS
- A-202 ISOMETRICS + LANDSCAPE ELEVATIONS
- A-203 ADDITIONAL ELEVATIONS
- A-300 SECTIONS
- A-302 WALL SECTIONS
- A-400 ADDITIONAL SECTIONS AND DETAILS
- A-500 DOOR AND WINDOWS SCHEDULE

INTERIOR DESIGN

MECHANICAL

ELECTRICAL

PLUMBING

STRUCTURAL

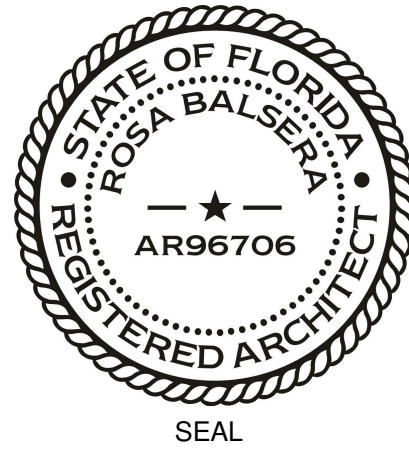
LANDSCAPE

s d h studio
architecture | design
AA26002883
18901 NE 29th Ave, Suite 101
Aventura, FL 33160
(305) 501.5013
info@sdhstudio.com
ROSA BALSERA
ARCHITECT P.A.
ARCH.REG#96706

1301 BH

1301 99th STREET, BAY
HARBOR ISLANDS, FL 33154

Owner



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

COVER PAGE

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN
CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF SDH
STUDIO, AND MAY NOT BE REPRODUCED, USED OR DISCLOSED
WITHOUT THE EXPRESS WRITTEN CONSENT OF
STEPHANIE D. HALPERN

DRAWN BY: SDH
CHECKED BY: RB
DATE: 03 06 2017

A-000

STRUCTURAL

MEP

LANDSCAPE

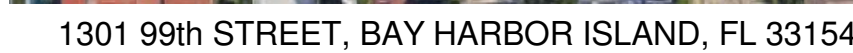
ARCHITECTURE

sdhstudio
architecture | design

18901 NE 29th AVE, Suite 101 AVENTURA, FL 33180

305 501 5013

www.sdhstudio.com



	ANCHOR	HT	HEIGHT
A/C	AIR CONDITIONING	HORIZ	HORIZONTAL
ACOUST	ACOUSTICAL	H.B.	HOSE BIBB
ACP	ACOUSTICAL CEILING PANEL	I.D.	INTERNAL DIMENSION
AF	ABOVE FINISH FLOOR	INSUL	INSULATION
AL OR ALUM	ALUMINUM	INTERM	INTERMEDIATE
ANOD.	ANODIZE	JANITR	JANITOR
BD	BOARD	MANUF.	MANUFACTURER
B.F.F.	BELOW FINISH FLOOR	MAT	MATERIAL
BLK'G	BLOCKING	MAX	MAXIMUM
BLK	BLOCK	MIN	MINIMUM
CEM	CEMENT	METAL	METAL
CER	CERAMIC	NIC	NOT IN CONTRACT
C.F.V.	CONTRACTOR FIELD VERIFY	NEOPRE	NEOPRENE
C.J.	CONTROL JOINT	O.D.	OUTSIDE DIMENSION
CLG	CEILING	O.C.	ON CENTER
COL	COLUMN	O.S.	OVERFLOW SCUPPERS
CL	CLOSET	PTIN	PARTITION
CONC	CONCRETE	P.J.	PANEL JOINT
CONT	CONTINUOUS	PL	PLATE
COVERG	COVERING	L.P.	LIGHT POLE
DBL	DOUBLE	PLYWD	PLYWOOD
DIM	DIMENSION	PANEL	PANEL
DTL/DTLS	DETAILS	PLAM	PLASTIC LAMINATE
D/W	DISH WASHER	P.T.	PRESSURE TREATED
E.A.	EACH	REINF.	REINFORCING
ELECT/ELEC	ELECTRICAL	REQD	REQUIRED
ELEV.	ELEVATION	RM	ROOM
ELEV.	ELEVATOR	R.D.	ROOF DRAIN
EXH.	EXHAUST	SHT	SHEET
EXIST.	EXISTING	SCH	SCHEDULE
EXP.	EXPANSION	S.S.	STAINLESS STEEL
EXT.	EXTERIOR	STL	STEEL
F.D.	FIRE DRINKING	STD.	STANDARD
F.E.	FIRE EXTINGUISHER	SECT	SECTION
FIRE EXT. CAB	FIRE EXTINGUISHER CABINET	SIMILAR	SIMILAR
	FURNISHED BY OWNER,	SPECS	SPECIFICATIONS
F.O.I.C.	INSTALLED BY CONTRACTOR	STR	STRUCTURAL
FLUOR	FLUORESCENT	SC	SOLID CORE WOOD
FIN.	FINISH	PH.	TELEPHONE
GA	GAUGE	TEMP	TEMPERATURE
GW	GYPSUM WALL BOARD	VERT	VINYL COMPOSITION TILE
GYP. BD.	GYPSUM BOARD	VEST	VESTIBULE
GALV.	GALVANIZED	WH	WATER HEATER
GS	GALVANIZED STEEL		
GL	GLASS		
HLM	HOLLOW METAL		

SYMBOL LEGEND			
	CENTER LINE		MATERIAL TAG
	PROPERTY LINE		PRINCIPAL ENTRY
	WINDOWS TAG		SLOPE TAG
	DOOR TAG		WATER METER
	DATUM FLOOR ELEV.		POLE
	BREAKLINE		PLUMBING TAG
	GRID BUBBLE TAG		REVISION TAG
+Elevation Name	LEVEL HEAD CIRCLE		CHANGE OF ELEV.
	SECTION MARK		NORTH ARROW
	CALLOUT HEAD TAG	Room name AREA	ROOM TAG
	BUILDING ELEV. TAG		INTERIOR ELEV. TAG
 View Name 1/8" = 1'-0"		VIEW TITLE	

CONTRACTOR SHALL COMPLY WITH THE LATEST APPLICABLE LOCAL, STATE AND FEDERAL BUILDING CODES, LAWS, REGULATIONS AND ORDINANCES.

1. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT SHALL BE UTILIZED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

2. ALL WORK PERFORMED IN RELATIONSHIP TO THESE DOCUMENTS SHALL CONFORM TO STANDARDS PUBLISHED BY RECOGNIZED PROFESSIONAL AND INDUSTRY ORGANIZATIONS.

4. CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING TO DETERMINE THE EXISTING CONDITIONS AND THE SCOPE OF THE WORK, INCLUDING BUT NOT LIMITED TO PRIVATE AND PUBLIC UTILITIES, ON AND OFF SITE AREAS, ACCESS ROADS, AND OTHER SUPPORT FACILITIES.

5. CONTRACTOR TO CAP, REMOVE, RELOCATE OR RE-ROUTE AS NECESSARY ALL ELECTRICAL, WATER, GAS OR ANY OTHER UTILITY LINES ENCOUNTERED DURING CONSTRUCTION.

6. CONTRACTOR MUST NOTIFY ARCHITECT/ENG. IMMEDIATELY OF ANY UNEXPECTED OR DISCOVERED CONDITIONS WHICH VARY FROM THOSE KNOWN, ANY DISCREPANCIES WITH THE DRAWINGS AND/OR CONSTRUCTION DOCUMENTS, ANY ERRORS AND OMISSIONS ON THE DRAWINGS AND/OR THE FIELD PRIOR TO BIDDING BEFORE PROCEEDING WITH WORK AND/OR SUB GRADATION.

7. CONTRACTOR SHALL NOTIFY ARCHITECT/ENG. FOR CLARIFICATION PRIOR TO BIDDING OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL, MECHANICAL AND ELECTRICAL, LANDSCAPE AND CIVIL DRAWINGS. ANY DISCREPANCIES DISCUSSED AFTER BIDDING SHALL BE INTERPRETED BY THE ARCHITECT BASED ON THE USE OF THE MOST EXPENSIVE METHOD OR FINISH.

8. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ARCHITECT/ENG. PRIOR TO ANY CHANGES OR DEVIATIONS FROM CONTRACT DOCUMENTS.

9. UNDER NO CIRCUMSTANCES SHALL ASSUMPTIONS BY THE CONTRACTOR BE CONSIDERED THE DESIGN INTENT NOR THE APPROVAL OF ARCHITECT OR ENGINEER WITHOUT THEIR WRITTEN APPROVAL.

10. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT CONSTRUCTION AND SURROUNDING AREAS KEEPING THEM FREE OF DEBRIS, HAZARDOUS EQUIPMENT OR MATERIALS.

11. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR THE REPLACEMENT OF ANY MATERIALS, FINISHES OR EQUIPMENT DAMAGED DURING CONSTRUCTION OR CLEAN-UP. CONSTRUCTION PERSONNEL SHALL BE CONFINED TO THE LIMITS OF THE CONSTRUCTION AREA. ALL OSHA REGULATIONS FOR CONSTRUCTION SHALL BE FOLLOWED BY THE CONTRACTOR.

12. DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS TO BE FOLLOWED.

13. ALL DIMENSIONS ARE BASED ON NOMINAL SIZES OF MEMBERS AND ARE GIVEN TO THE OUTER FACE OF SUCH MEMBERS, NOT TO FACE OF FINISH MATERIAL UNLESS OTHERWISE NOTED ON DRAWINGS.

14. CONTRACTOR SHALL MAINTAIN THE EXISTING SPECIFIC FIRE RATED SEPARATION WITHIN THE BUILDING'S CONSTRUCTION AS REQUIRED BY CODE. THE USE OF SPECIFIC MATERIALS AND COMBINATIONS OF MATERIALS WITHIN FIRE RATED ASSEMBLIES AS CALLED FOR ON THE DRAWINGS AND SPECIFICATIONS ARE FOR THE PURPOSE OF ACHIEVING THOSE REQUIRED FIRE SEPARATIONS. IF SUBSTITUTIONS ARE REQUESTED BY THE CONTRACTOR, SUBCONTRACTORS, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RE-VERIFY THAT CHANGED MATERIALS REQUESTED FROM THE OTHER MATERIALS DRAWN OR SPECIFIED, DOES NOT IN ANY WAY EFFECT OR LESSEN THE REQUIRED FIRE RATED CONSTRUCTION OR ASSEMBLY.

15. WHERE CMU IS INDICATED TO HAVE A SPECIFIC HOURLY FIRE RATING, THIS SHALL BE TAKEN AS THE MINIMUM ALLOWED.

16. ALL WOOD FRAMING, INCLUDING PLYWOOD, WHICH IS CONCEALED WITHIN WALLS OR CEILINGS OR USED FOR SUPPORT OF WALLS OR CEILINGS SHALL BE FIRE RETARDANT.

17. ALL PIPING SHALL BE SLEEVED THROUGH SLABS. CONTRACTOR TO FULLY SEAL SPACE AROUND PIPES WITH A 4" AIR TIGHT GASKET. CONTRACTOR TO PROVIDE PROPER SAVING INSULATION.

18. ALL GYPSUM BOARD SHALL BE MANUFACTURED BY U.S. GYPSUM CO. COMPLYING WITH ASTM E-119 OR APPROVED SIMILAR OR AS DETAILED ON DRAWINGS. PROTRUSIONS THROUGH FIRE RATED WALLS SHALL BE PROTECTED AS TO MAINTAIN THE FIRE RATING OF SAID WALL.

19. ALL SHAFTS, SHALL BE 1 HOUR RATED WITHOUT EXCEPTION. U.S. DESIGN NO. U-465 OR APPROVED SIMILAR AND SHALL BE SUFFICIENT TO UNDERSIDE OF ROOF DECKING.

20. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION.

21. ALL SHOP DRAWINGS DIMENSIONS SHALL BE FIELD VERIFIED AND SHALL BEAR THE REVIEW STAMP OF THE ARCHITECT AND/OR CONTRACTOR OR BEFORE SUBMITTAL TO THE ARCHITECT AND/OR ENGINEER.

22. SHOP DRAWING SUBMITTALS SHALL CONSIST OF 1 SET OF REPRODUCIBLE COPIES AND TWO SETS OF BLUE PRINTS.

23. REFER TO CIVIL ENGINEERING DRAWINGS FOR SITE DETAILS, PAVING, CURBING, WHEEL STOPS, ETC. REFER TO MECHANICAL DRAWINGS FOR HVAC, HEATING AND INSULATION DETAILS. REFER TO ELECTRICAL TO FURNISH AND INSTALL ALL METAL AND WOOD BLOCKING REQUIRED FOR MOUNTED OR BRACED FIXTURES, MILLWORK OR BY OTHER ITEMS DESCRIBED IN THE CONTRACT DOCUMENTS.

25. IN ADDITION TO WALL TYPES SHOWN ON PLANS, THE CONTRACTOR SHALL REFER TO THE ROOM FINISH SCHEDULE, INTERIOR ELEVATIONS AND DETAILS FOR ADDITIONAL INFORMATION REGARDING FINISHES.

26. CONTRACTOR SHALL COORDINATE THE LOCATION AND ACCESS PANELS WITH MECHANICAL AND ELECTRICAL CONTRACTORS SO AS TO ALLOW FOR PROPER EQUIPMENT ACCESSIBILITY AND MAINTENANCE. NOTIFY ARCHITECT/ENG. AS TO SAID LOCATIONS PRIOR TO THEIR INSTALLATION TO AVOID CONFLICTS WITH INTERIOR FINISH MATERIALS AND DESIGN INTENT.

27. CONTRACTOR TO PROVIDE ACCESS PANELS FOR ALL A/C FIRE DAMPERS. COORDINATE LOCATIONS WITH ARCHITECT/ENG.

28. CONTRACTOR SHALL PAINT ALL VISIBLE SURFACES OF FACTORY PRIMED OR FACTORY PAINT FINISHED EQUIPMENT, A/C GRILLS OR REGISTERS, COVERS, ETC. UNLESS SPECIFICALLY NOTED OTHERWISE. VERIFY WITH ARCHITECT AND/OR CONTRACTOR WITH ARCHITECT.

29. BEFORE INSTALLATION, THE CONTRACTOR SHALL COORDINATE THE EXACT MOUNTING LOCATION OF ALL SWITCHES, WALL RECEPTACLES, PANELS, THERMOSTATS AND OTHER WALL MOUNTED FIXTURES WITH THE ARCHITECT/ENG. UNLESS NOTED ON PLANS.

30. ALL INTERIOR AND EXTERIOR JOINTS BETWEEN DISSIMILAR MATERIALS, PLANES OR FINISHES SHALL RECEIVE A BEAD OF CAULKING TO AVOID JOINT OR ADJACENT SURFACE.

31. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND FOR PROPERLY CLEANING ALL AREAS PRIOR TO FINAL ACCEPTANCE BY THE OWNER, INCLUDING BUT NOT LIMITED TO WINDOWS, STOREFRONT, FLOORS, CONSTRUCTION MATERIAL FROM THE SITE AND SHALL ALSO BE RESPONSIBLE WALLS, CEILING, ETC. CONTRACTOR SHALL PROVIDE ITS OWN TRASH CONTAINER AT A LOCATION SELECTED BY THE OWNER.

32. UPON COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER A COMPLETE SET OF RECORD DRAWINGS ("AS BUILT") ALONG WITH THE WRITTEN GUARANTEES, AND ALL OPERATION AND MAINTENANCE MANUALS OF ALL EQUIPMENT AND FINISHES INSTALLED.

33. THE EXISTING CONDITIONS AND THE SCOPE OF THE WORK, INCLUDING BUT NOT LIMITED TO REMOVALS AND ANY EXISTING FIRE PROTECTION ARE CONTINUOUSLY MAINTAINED OR, IN LIEU THEREOF, OTHER ALTERNATE MEASURES ARE TAKEN WHICH PROVIDE EQUIVALENT SAFETY CONDITIONS.

34. CONTRACTOR IS RESPONSIBLE FOR INCLUDING IN HIS BID, LABOR AND MATERIAL COSTS FOR ANY REMOVAL OR ALTERATION OF EXISTING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO REMOVAL OR CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO PAVING AND LANDSCAPING OF THE PROPOSED STAGING AREA TO INSURE PROPER DRAINAGE AND TO RETURN THEM TO THEIR ORIGINAL EXISTING CONDITION.

35. ALL SLABS ON GRADE, INTERIOR AND EXTERIOR, TO BE 10 IN MIN. POLYETHYLENE VAPOR BARRIER WITH 2" EXCESS.

36. IF THE NORMAL WORK FLOW OF AN AREA MUST BE INTERRUPTED IN ORDER TO PROCEED WITH THE SCHEDULE, PROPER NOTICE MUST BE GIVEN TO THE OWNER IN ADVANCE, AND PERMISSION BE OBTAINED PRIOR TO THE OWNER IN ADVANCE, AND PERMISSION BE OBTAINED PRIOR TO COMMENCEMENT OF SUCH WORK.

37. CONTRACTOR SHALL BE RESPONSIBLE FOR PAINTING STRIPES, NUMBERS AND/OR LABELING OF EACH PARKING STALL. OWNER SHALL SUPPLY CONTRACTOR WITH DESIRED SEQUENCE.

38. CONTRACTOR SHALL AVOID INTERFERENCE WITH THE NORMAL WORK FLOW AND PROPER FUNCTIONING OF ALL AREAS WITHIN THE BUILDING. CONTRACTOR SHALL COORDINATE WITH OWNER'S SECURITY PROGRAM.

39. CONTRACTOR SHALL BE REQUIRED TO CONTINUOUSLY MAINTAIN ALL NECESSARY UTILITIES TO THE OCCUPIED FACILITIES DURING CONSTRUCTION. TEMPORARY PROVISIONS SHALL BE MADE.

ALL RAIN WATER SHALL BE RETAINED WITHIN PROPERTY LIMITS. FOR DETAILS REFER TO DRAINAGE PLAN

O.S.F.H. - (OUTSIDE SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE REQUIRED LOWEST FLOOR ELEVATION.

OUTSIDE SPECIAL FLOOD HAZARD - ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE BASE FLOOD ELEVATION OR REQUIRED LOWEST FLOOR ELEVATION WHICHEVER IS HIGHER.

LOWEST FLOOR - Shall mean the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor provided that such enclosure is not built as to render the structure in violation of the applicable non-flooded elevation design requirements in sections 11c.3.11-a, 11c.5. GARAGE OR STORAGE (SFHA, OSHA/11c.5.1) Fully enclosed areas below the base elevations shall be design to preclude finished space except allowable uses i.e. parking, limited storage and building access and shall be design to allow for the entry and exit of flood-water to automatically equalize hydrostatic flood forces on exterior walls.

Design for complete dryness This requirement must be either certified by a professional engineer or architect and meet the following criteria:

- (1) Provide a minimum of two (2) openings having a total net area of no less than one (1) square inch for every square foot of enclosed area side Bottom of all opening shall be no more higher than one (1) foot above grade.
- (2) The interior portion of such enclosed area shall NOT be partitioned or finish into separate rooms or air conditioned.

PER FBC 1816.1.7 -TERMITE PROTECTION - PRIOR TO BUILDING FINAL INSPECTION A 'CERTIFICATE OF COMPLIANCE' SHALL BE ISSUED TO THE 'BUILDING DEPARTMENT' BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:

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

WHERE A WALL OF A DOWING SERVES AS PART OF THE BARRIER, ONE OF THE FOLLOWING SHALL APPLY; REQUIREMENTS RELATING TO POOL SAFETY FEATURES:

A. IF THE EXISTING DOOR OR SCREENED PASSAGEWAY LEADING FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING W/ UL 2017 THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 db A AT 10 FT AND IS EITHER HARD-WIRED OR THE PLUG-IN TYPE. THE EXIT ALARM SHALL PRODUCE A CONTINUOUS AUDIBLE WARNING WHEN THE DOOR AND ITS SCREEN ARE OPENED AND BE CAPABLE OF DEACTIVATING THE ALARM FOR UP TO FIVE SECONDS BY PRESSING A MANUAL MUTE BUTTON.

B. IF THE EXISTING DOOR OR SCREENED PASSAGEWAY LEADING FROM THE HOME TO THE POOL SHALL BE EQUIPPED W/ A MANUAL MEANS TO TEMPORARILY DEACTIVATE THE ALARM FOR A SINGLE OPENING. SUCH DEACTIVATION SHALL LAST NOT MORE THAN 15 SECONDS. THE DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 6 IN ABOVE THRESHOLD OF THE DOOR SCREENED OR PROTECTED WINDOWS HAVING A MINIMUM CLEARANCE OF 6' ABOVE THE THRESHOLD W/ ACCESS TO THE DOOR OR WINDOW.

C. IF THERE IS NO DIRECT ACCESS FROM THE HOME TO THE POOL, A COVERED POOL ACCESS LEVEL WINDOWS FACING THE POOL ON FLOOR ABOVE THE FIRST STORY SCREENED OR PROTECTED PASS-THROUGH KITCHEN WINDOWS OR HIGHER W/ A COUNTER BENEATH.

D. ALL DOORS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH A DEADBOLT LOCKING SYSTEM. THE DEADBOLT LOCK SHALL BE INSTALLED & MAINTAINED AT A MINIMUM OF 54" ABOVE THE THRESHOLD W/ IS APPROVED BY THE AUTHORITY HAVING JURISDICTION,

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A-001



WEST SIDE PROPERTY



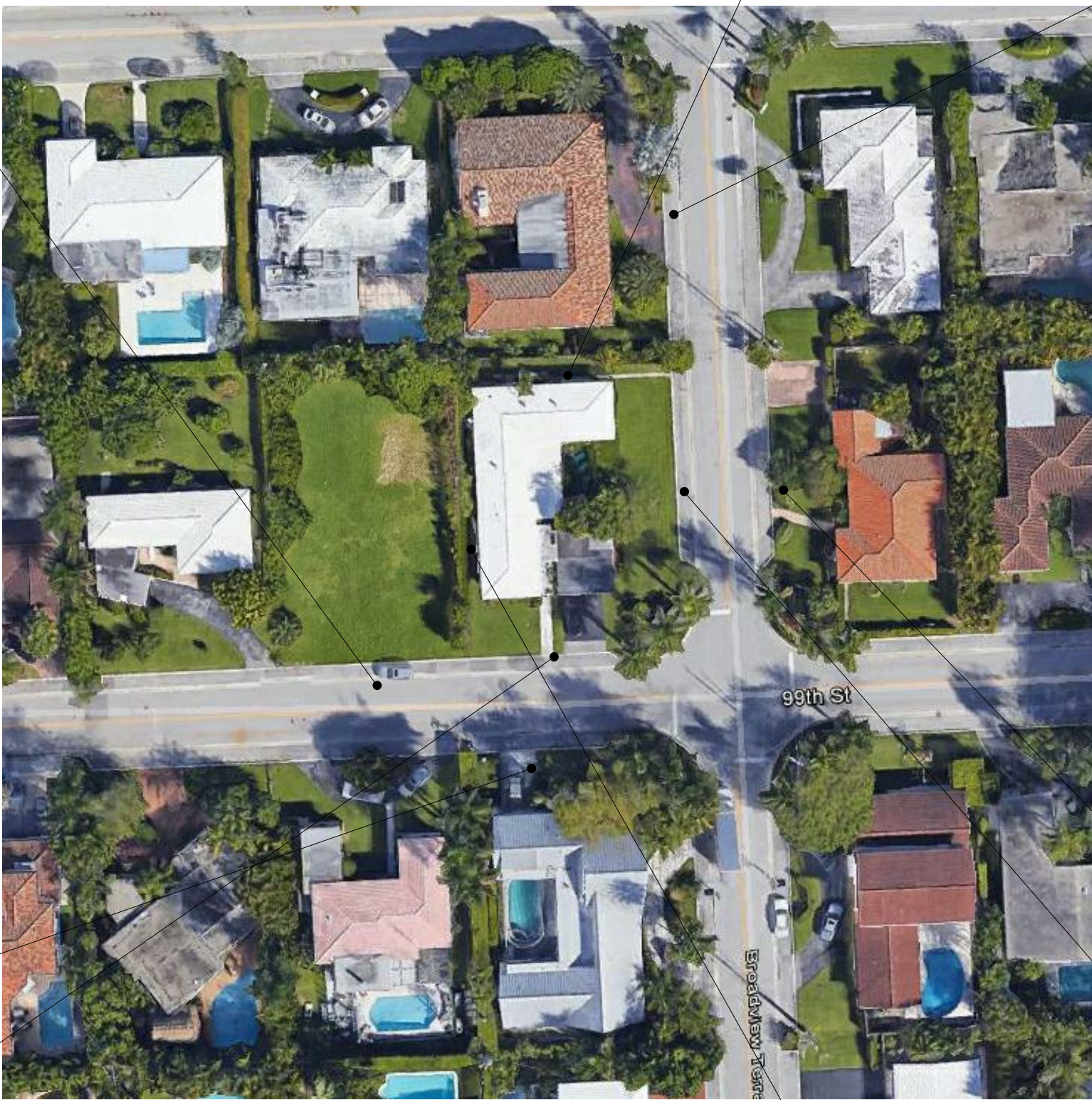
NORTH FACADE



NORTH SIDE PROPERTY



SOUTH PROPERTY (ACROSS THE STREET)



WEST FACADE



EAST PROPERTY (ACROSS THE STREET)



SOUTH FACADE



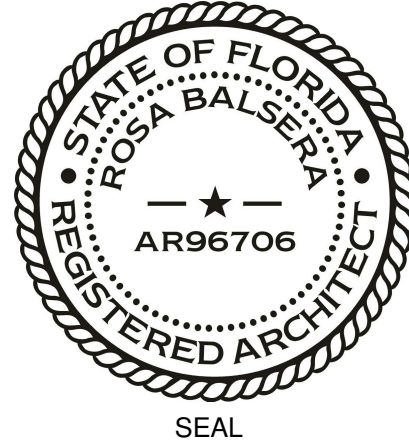
EAST FACADE

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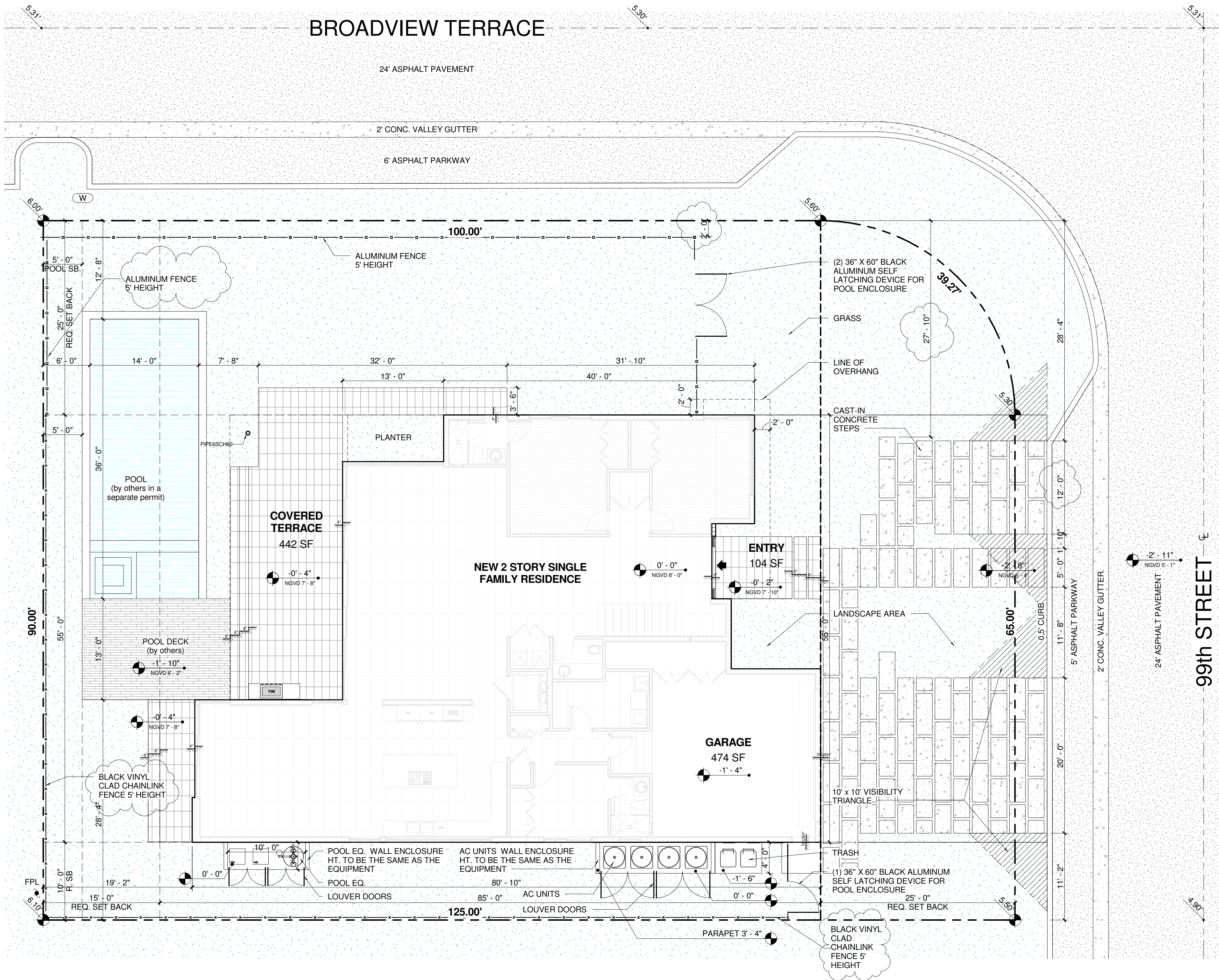
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SITE PHOTOS

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A-002



NOTE
PROVIDE SPOT SURVEY PRIOR TO TIE
BEAM INSPECTION WITH ELEVATIONS

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

APPLICABLE CODES

FLORIDA BUILDING CODE 2010 EDITION
FLORIDA ELECTRICAL CODE (LATEST EDITION)
FLORIDA PLUMBING CODE (LATEST EDITION)
FLORIDA MECHANICAL CODE (LATEST EDITION)
STATE OF FLORIDA ENERGY EFFICIENCY CODE
FOR BUILDING CONSTRUCTION

SCOPE OF WORK
1. NEW 2 STORY SINGLE FAMILY RESIDENCE

AREA TALLY

LOT AREA	11,116.04 SF
A/C GROUND FL	2,789 SF
A/C SECOND FL	2,373 SF
A/C TOTAL	5,162 SF
ENTRY	109 SF
TERRACES	510 SF
GARAGE	466 SF
BALCONIES	590 SF
POOL - POOL DECK	384 SF - 264 SF
WALKWAY	132 SQF
DRIVEWAY	1,195 SQF

ZONING INFORMATION

BUILDING SET BACK		CITY OF BAY HARBOR ISLAND CHAPTER 23 - ZONING DISTRICT REQUIREMENTS SECTION 23-11 ZONING DISTRICT - RD.	
		REQUIRED	PROVIDED
FRONT SETBACK		25'-0"	25'-0"
REAR SETBACK		15'-0"	15'-0"
SIDES SETBACK		10'	10'
POOL SETBACK	10' SIDE & 5' REAR	15'-8" FROM SIDE & 5'-0" REAR	
HEIGHT LIMITATION	25' FROM BFE (8' NGVD)	24' 6" FROM BFE (8' NGVD)	
PERVIOUS LOT AREA		5,035.56 SF = 45.3%	
INPERVIOUS LOT AREA		6,080.48 SF = 54.7%	

LEGAL DESCRIPTION:

ADDRESS: 1301 99th STREET, BAY HARBOR ISLAND, FL 33154

LOT: LOT # 9 BLOCK: 37 PLAT BOOK: 46 PAGE: 5

HIGHEST CROWN OF ROAD ELEV. = 5.31' AVERAGE OF CROWN OF ROAD ELEV. 5.10' NGVD

ELEVATIONS WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED PREPARED BY:
GARY B. CASTEL SURVAYING, INC. PLS LIC. # 4129
SURVEYOR'S NAME

ELEVATION	LOWEST FLOOR	GARAGE/STORAGE	GRADE
PROPOSED	8'-00" NAVD	7'-00" NAVD	

AS-BUILT ELEVATION SURVEY IS REQUIRED BEFORE MAKING ANY INSPECTION ABOVE LOWEST FLOOR AND AS-BUILT
ELEVATION CERTIFICATE IS REQUIRED BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY OR COMPLETION (11C3-3D3)

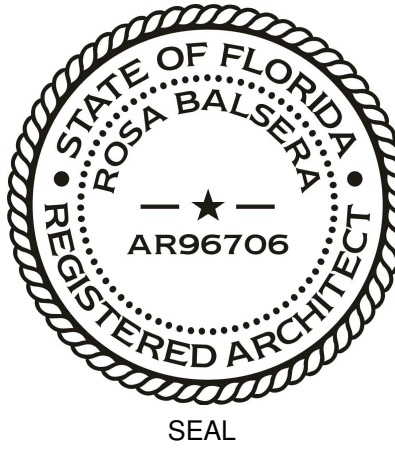
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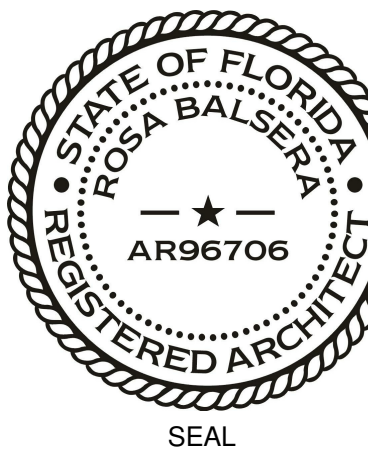
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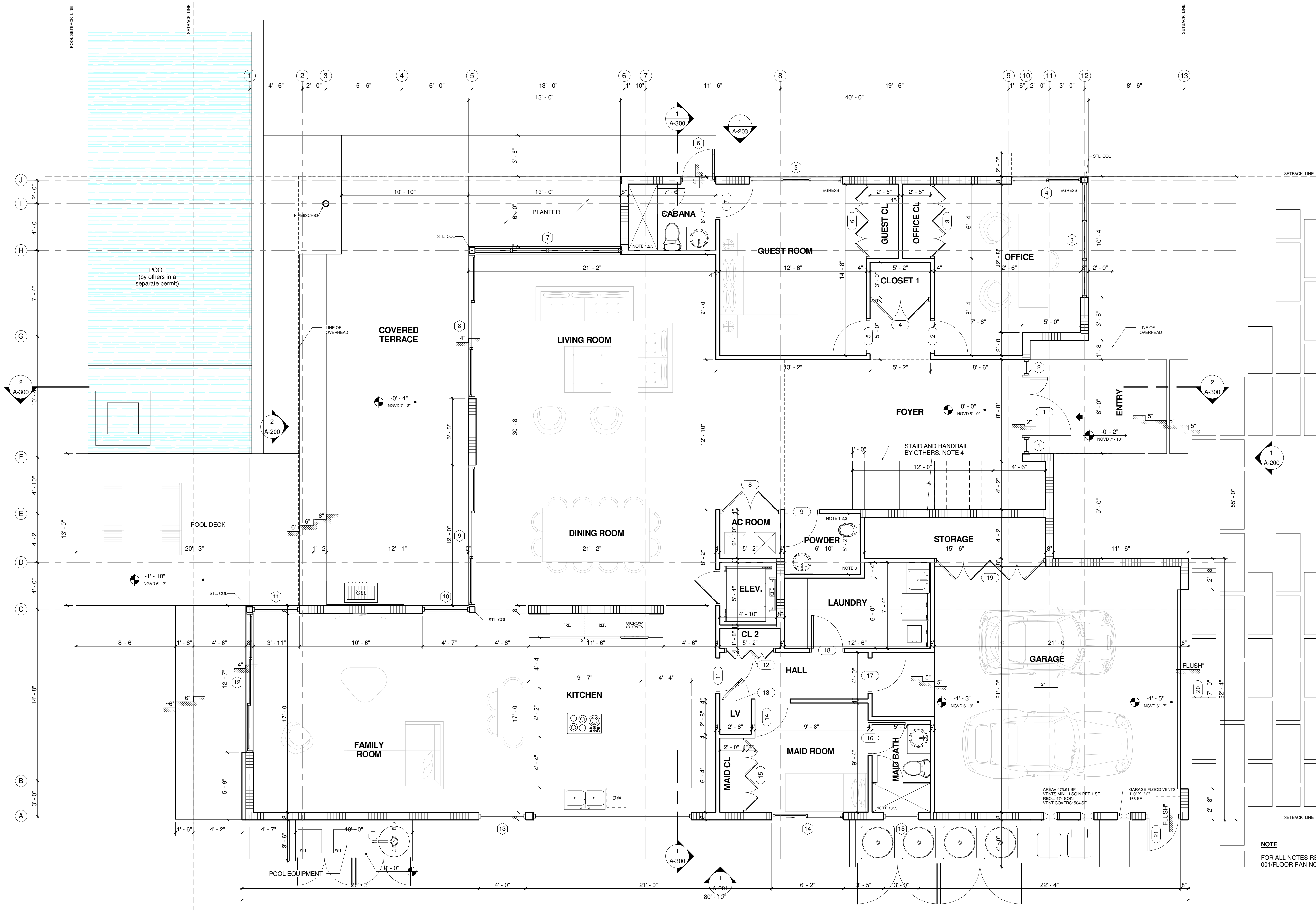
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FIRST FLOOR PLAN

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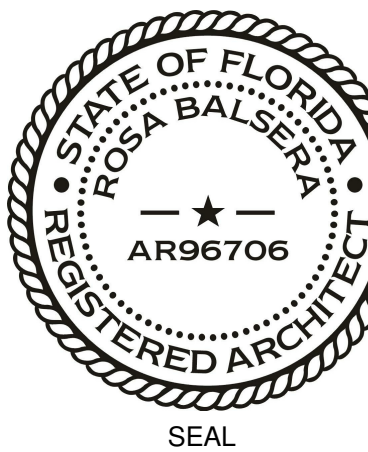
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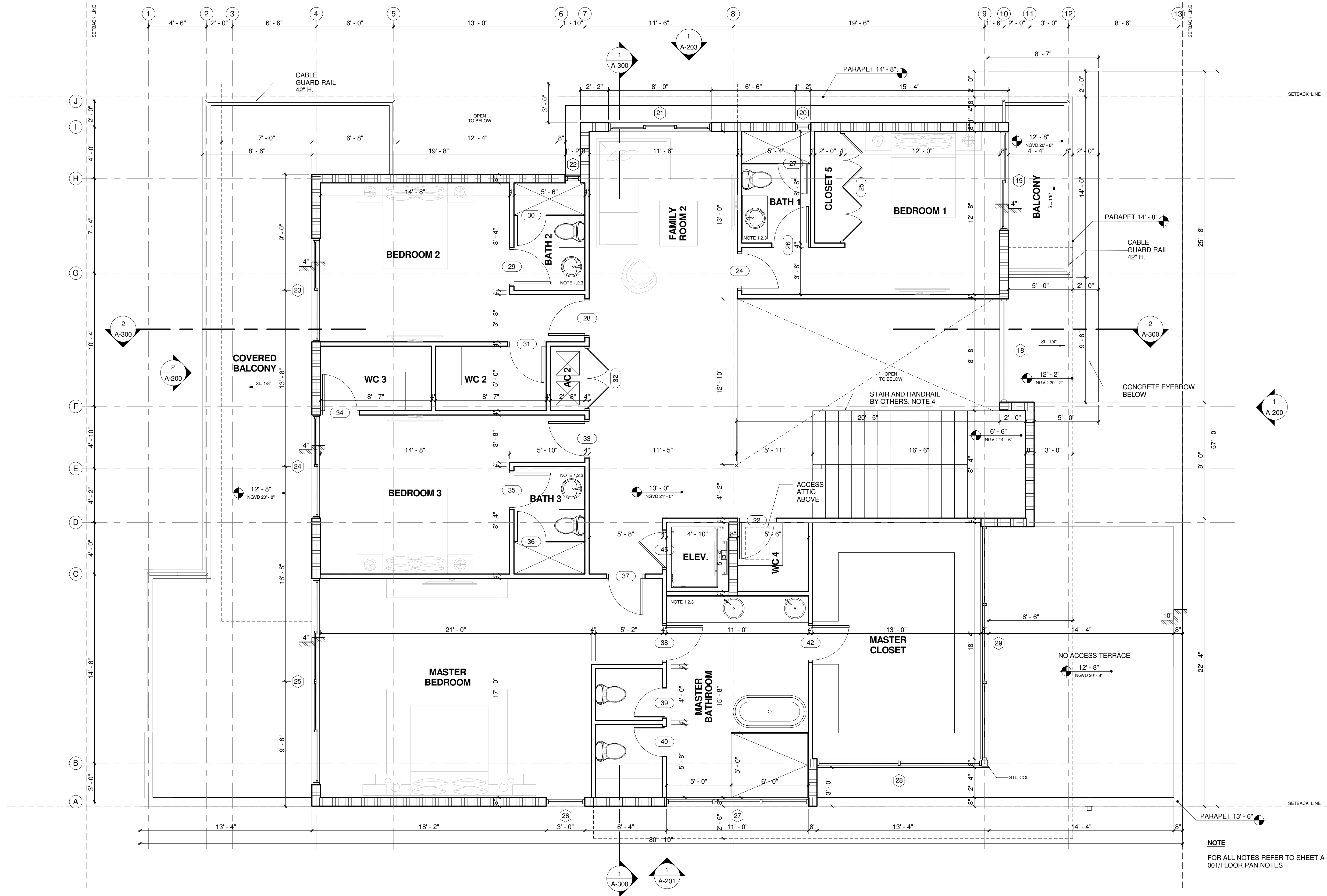
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SECOND FLOOR

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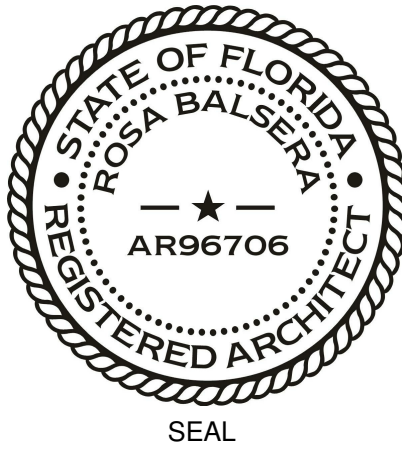
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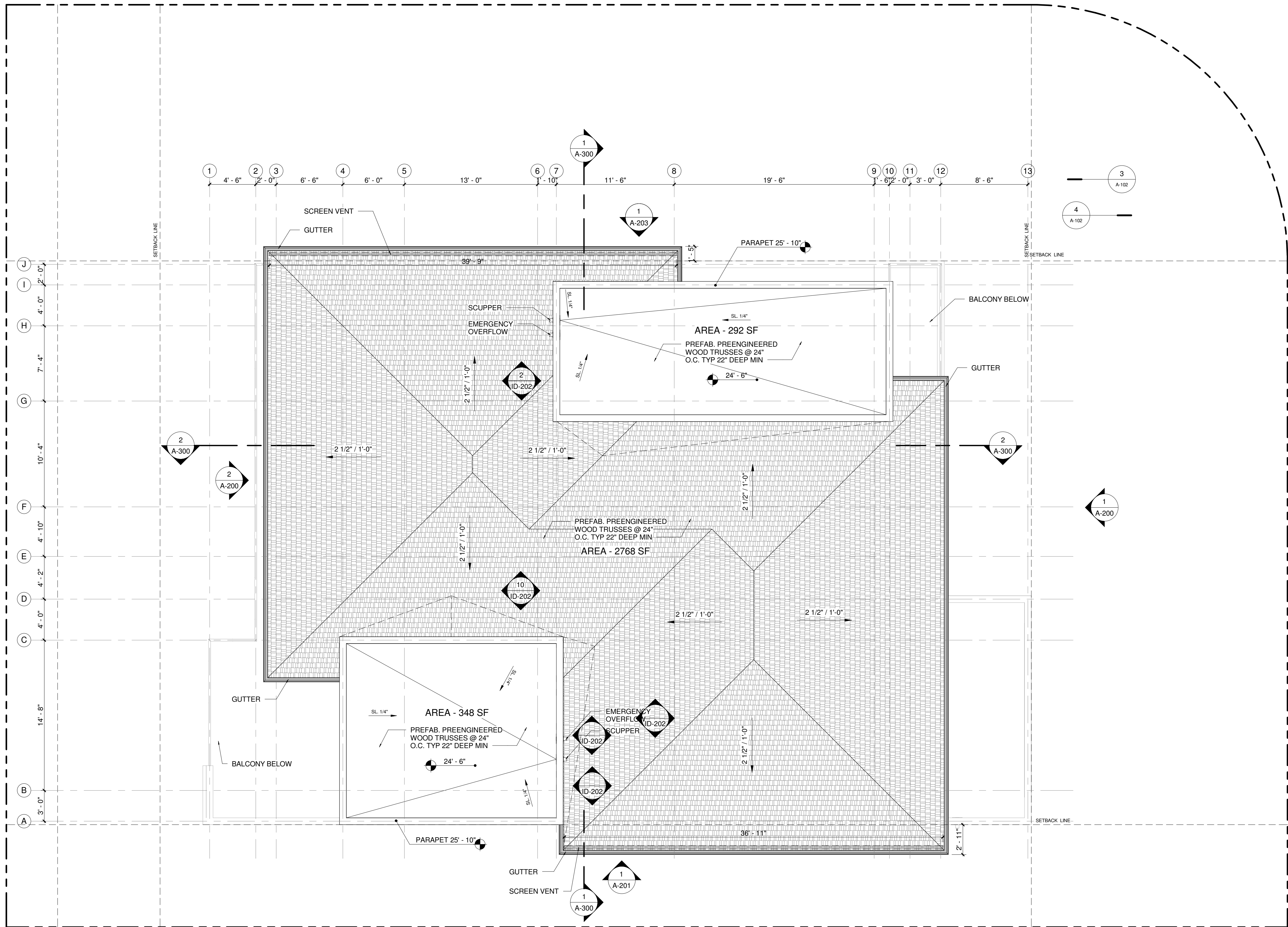
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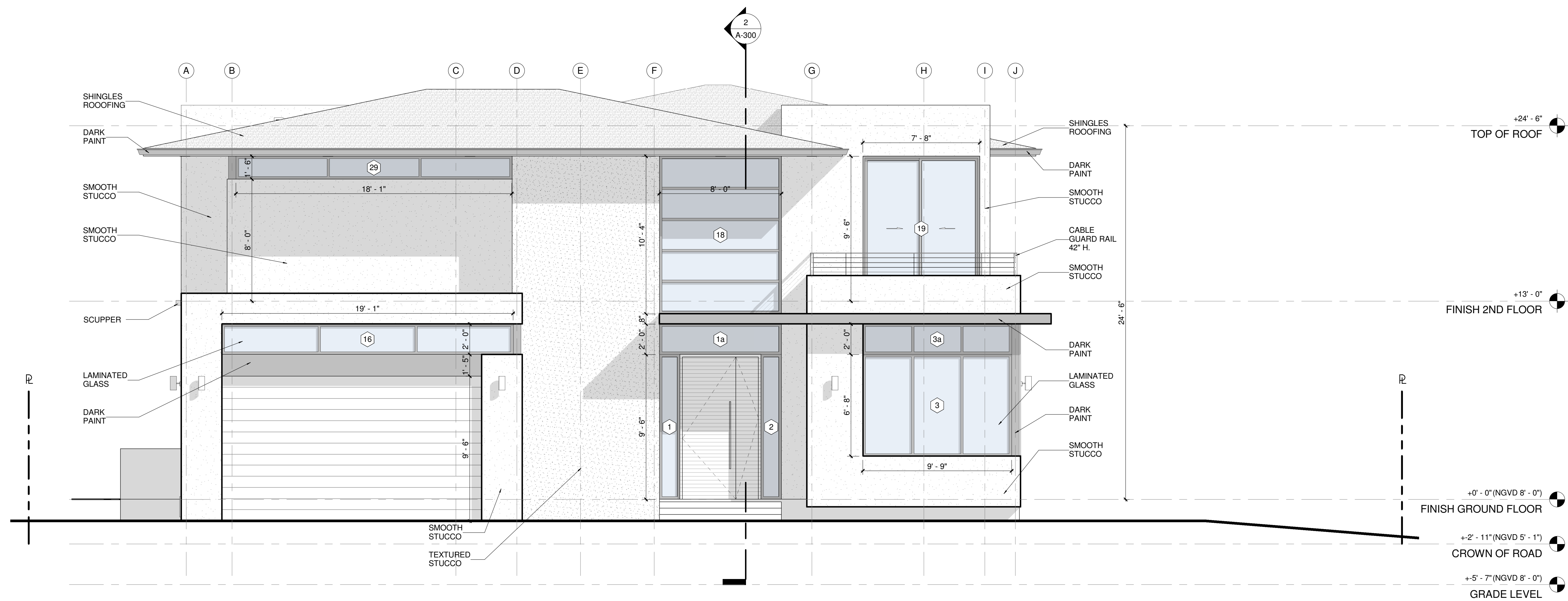
ROOF PLAN

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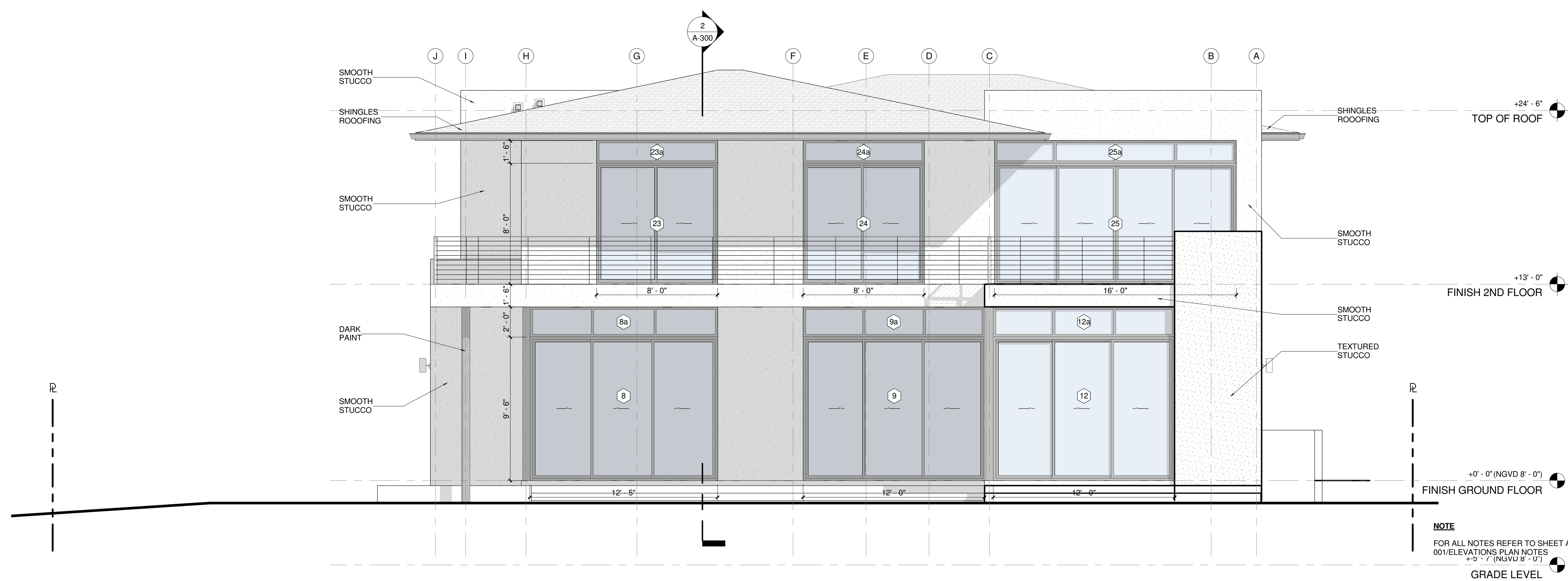
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A-103





1 FRONT - SOUTH
1/4" = 1'-0"



2 BACK - NORTH
1/4" = 1'-0"

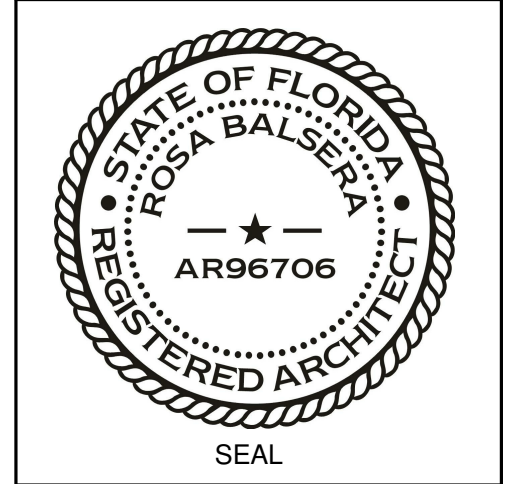
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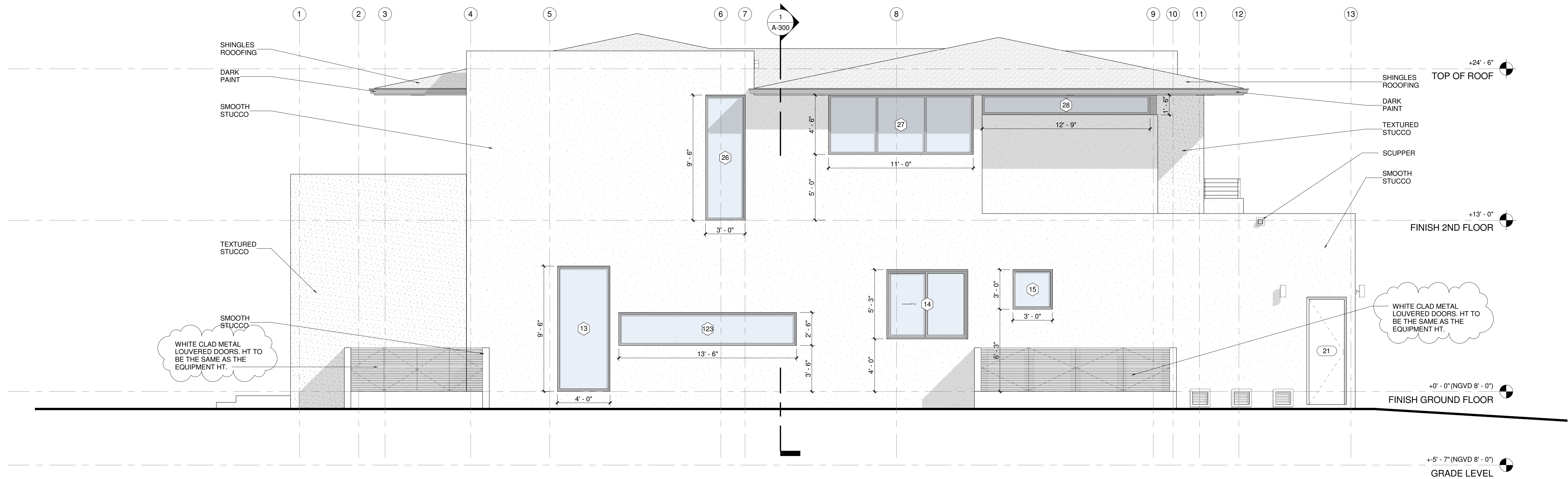
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ELEVATIONS

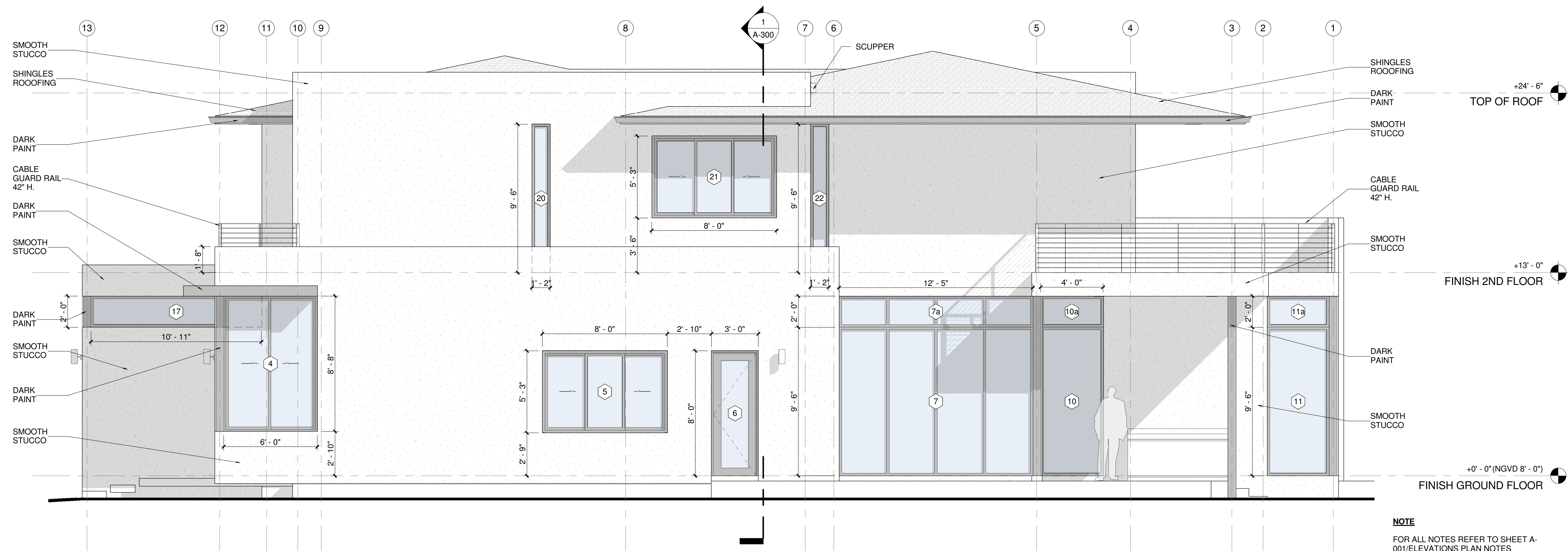
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A-200



1 WEST ELEVATION
1/4" = 1'-0"



NOTE
FOR ALL NOTES REFER TO SHEET A-001/ELEVATIONS PLAN NOTES

2 RIGHT
1/4" = 1'-0"

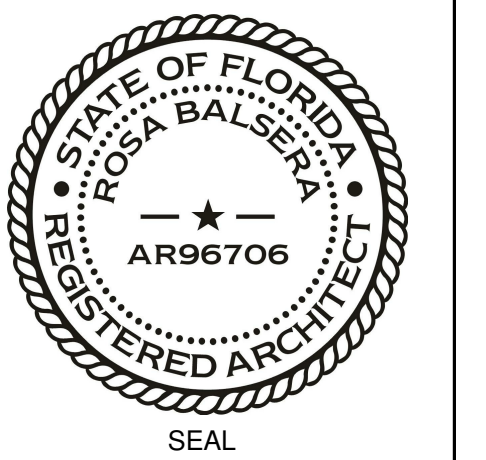
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A-201



SOUTH-EAST VIEW



NORTH-WEST VIEW



FRONT - SOUTH



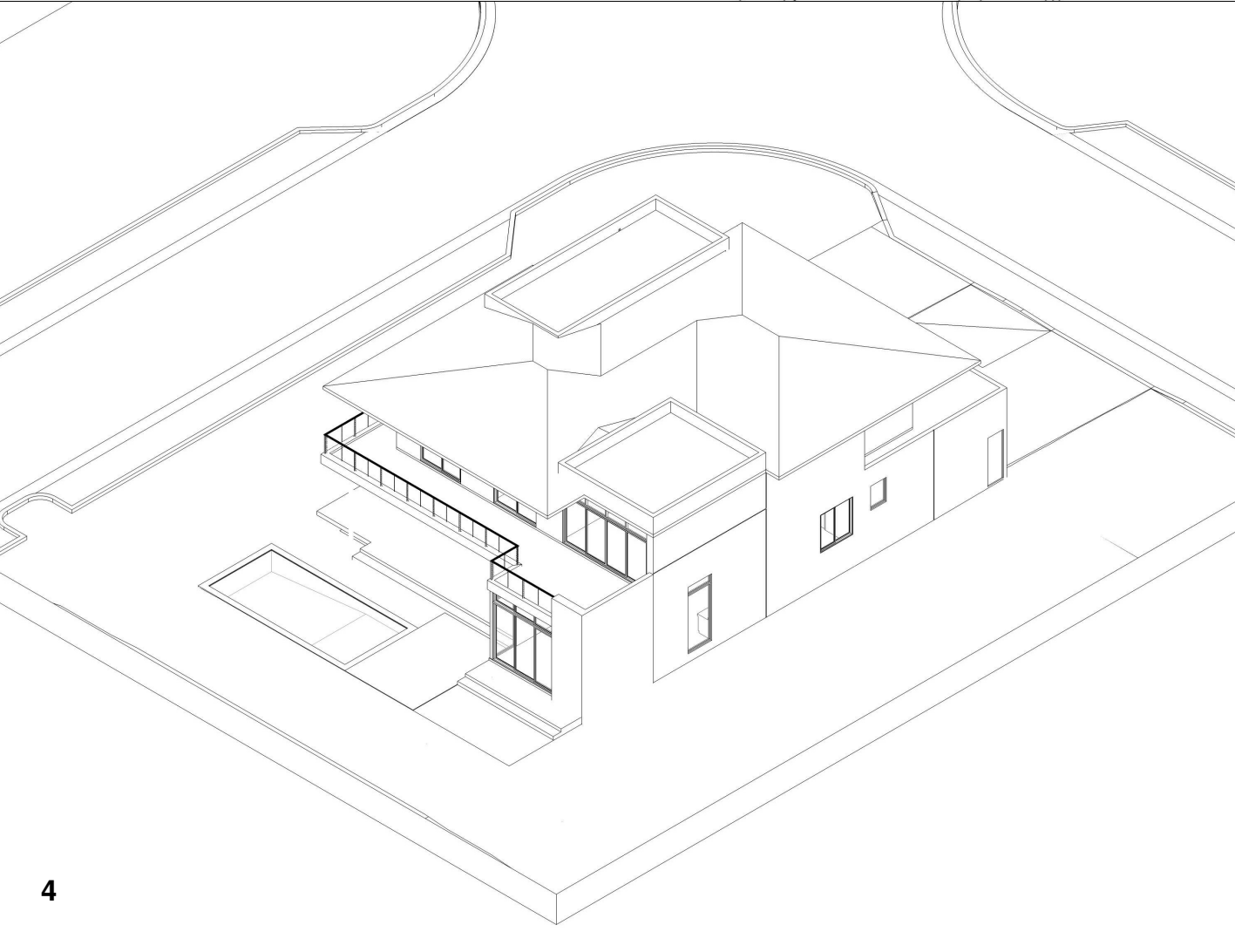
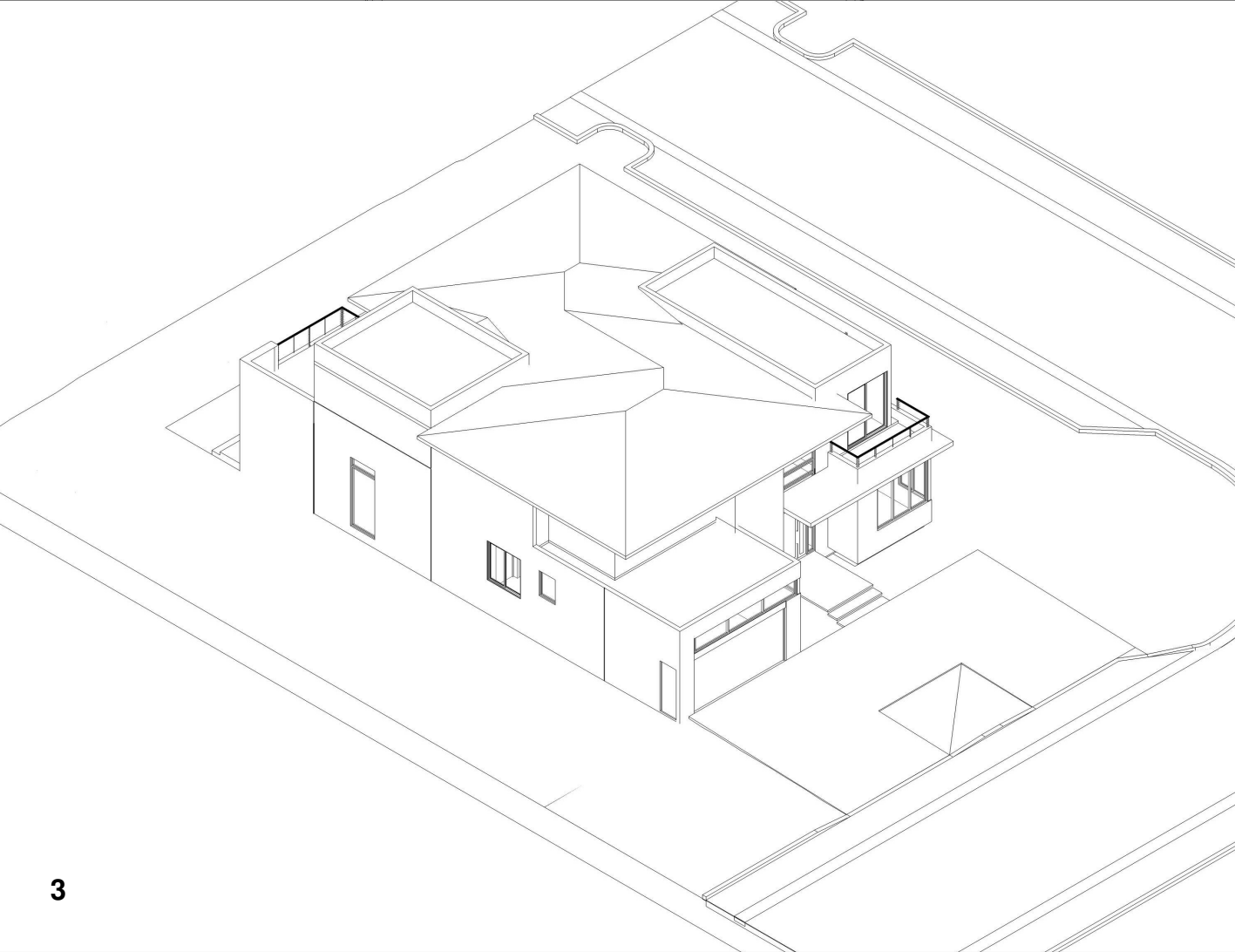
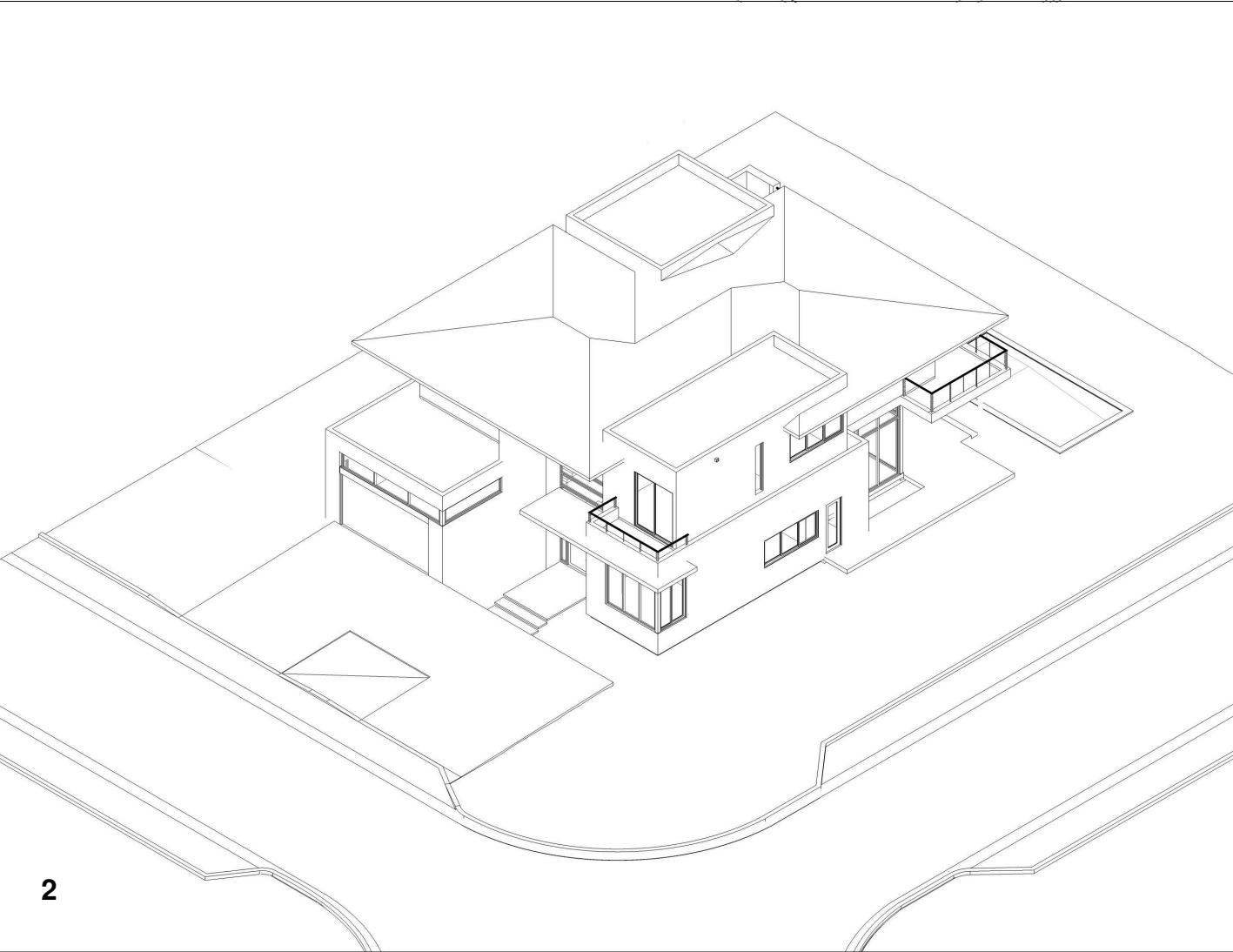
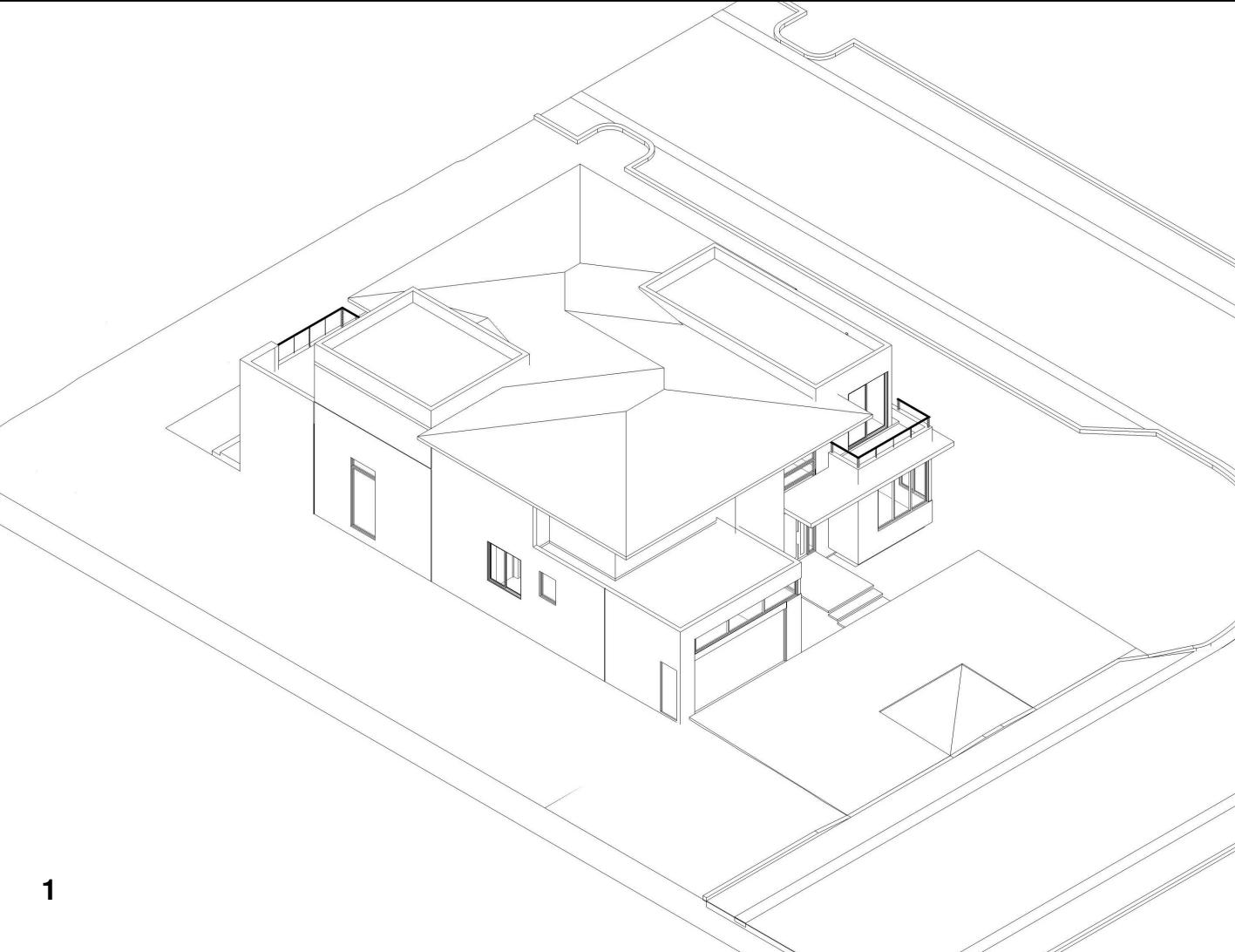
BACK - NORTH



RIGHT - EAST



LEFT - WEST



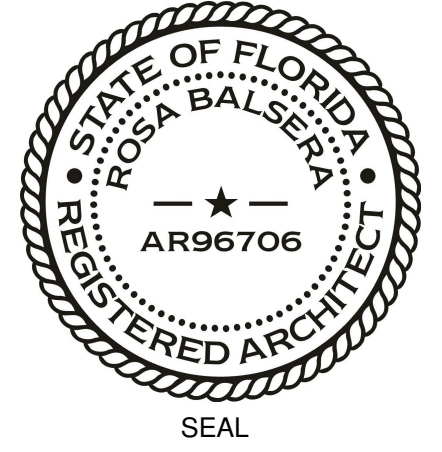
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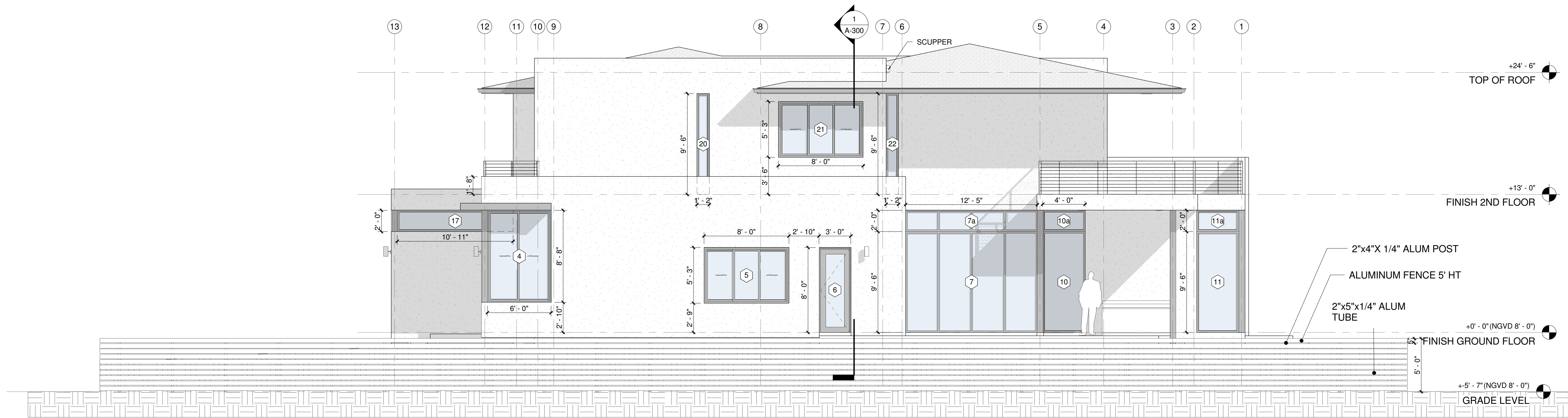
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ISOMETRICS + LANDSCAPE
ELEVATIONS

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A-202



1 FENCE ELEVATION DETAIL
3/16" = 1'-0"



2 FENCE REFERENCE IMAGE
NO SCALE

FENCE NOTES:

1. FENCE UNDER SEPARATE PERMIT.
2. ALUMINUM FENCE MANUFACTURER: AMBIENCE INTERIORS MUFACTURING CORP.

CONTACT DETAILS

<http://www.ambinter.net/index.php>

7456 SW 48TH STREET, END FLOOR. MIAMI, FL. 33156
(305) 884 1788

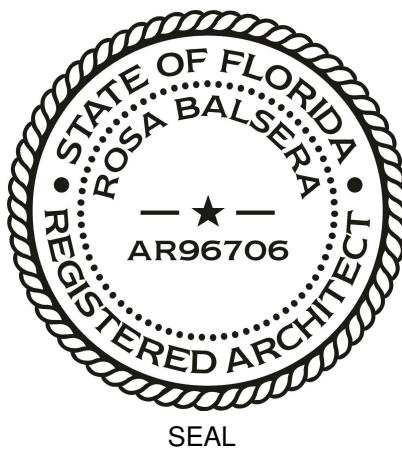
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ADDITIONAL ELEVATIONS

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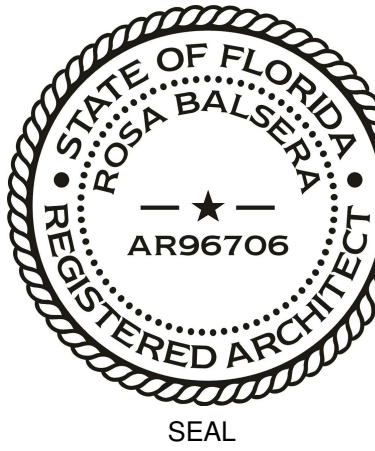
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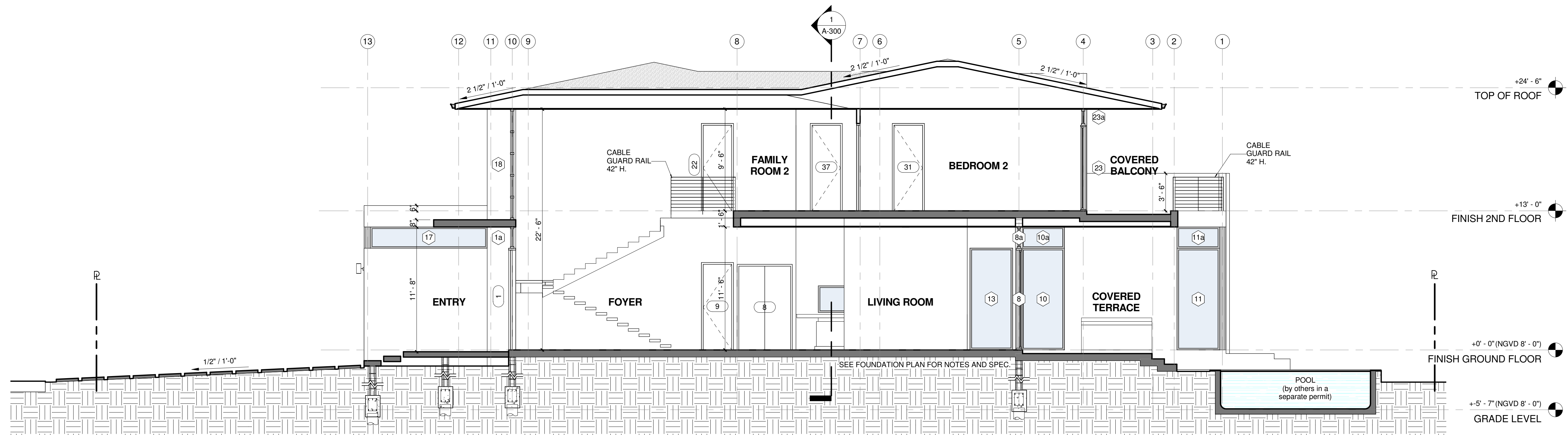
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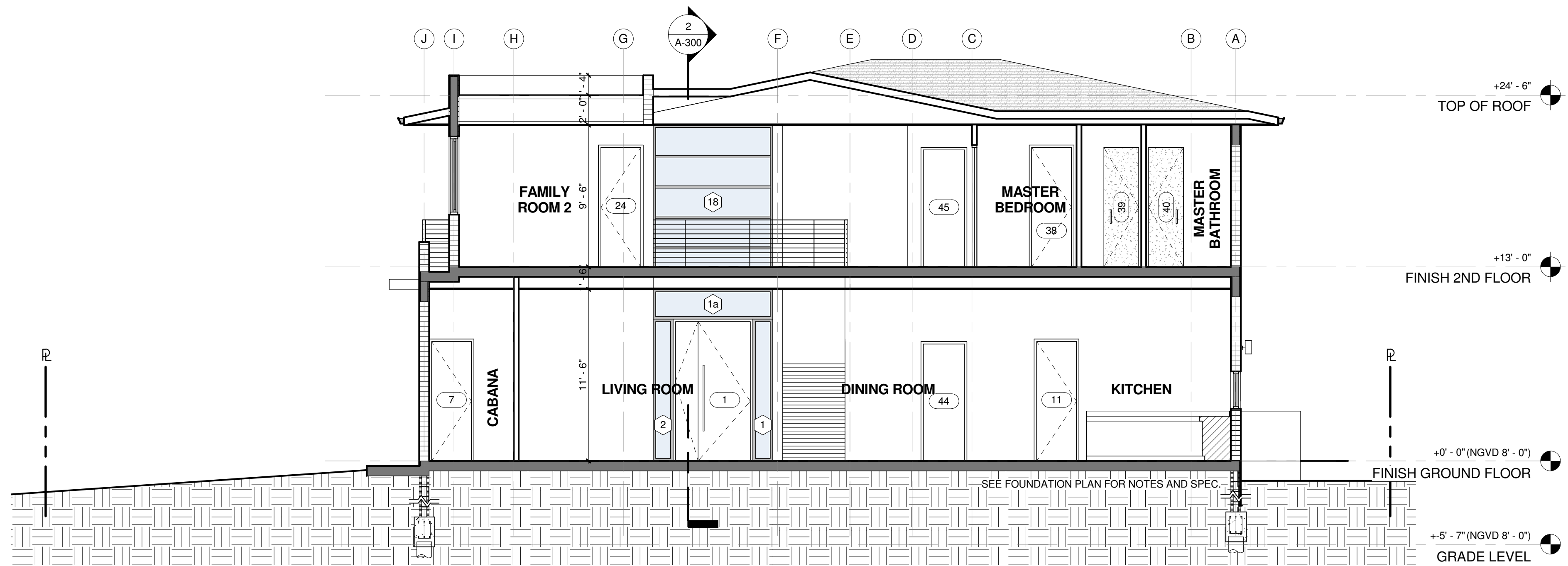
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DATE: 03 06 2017

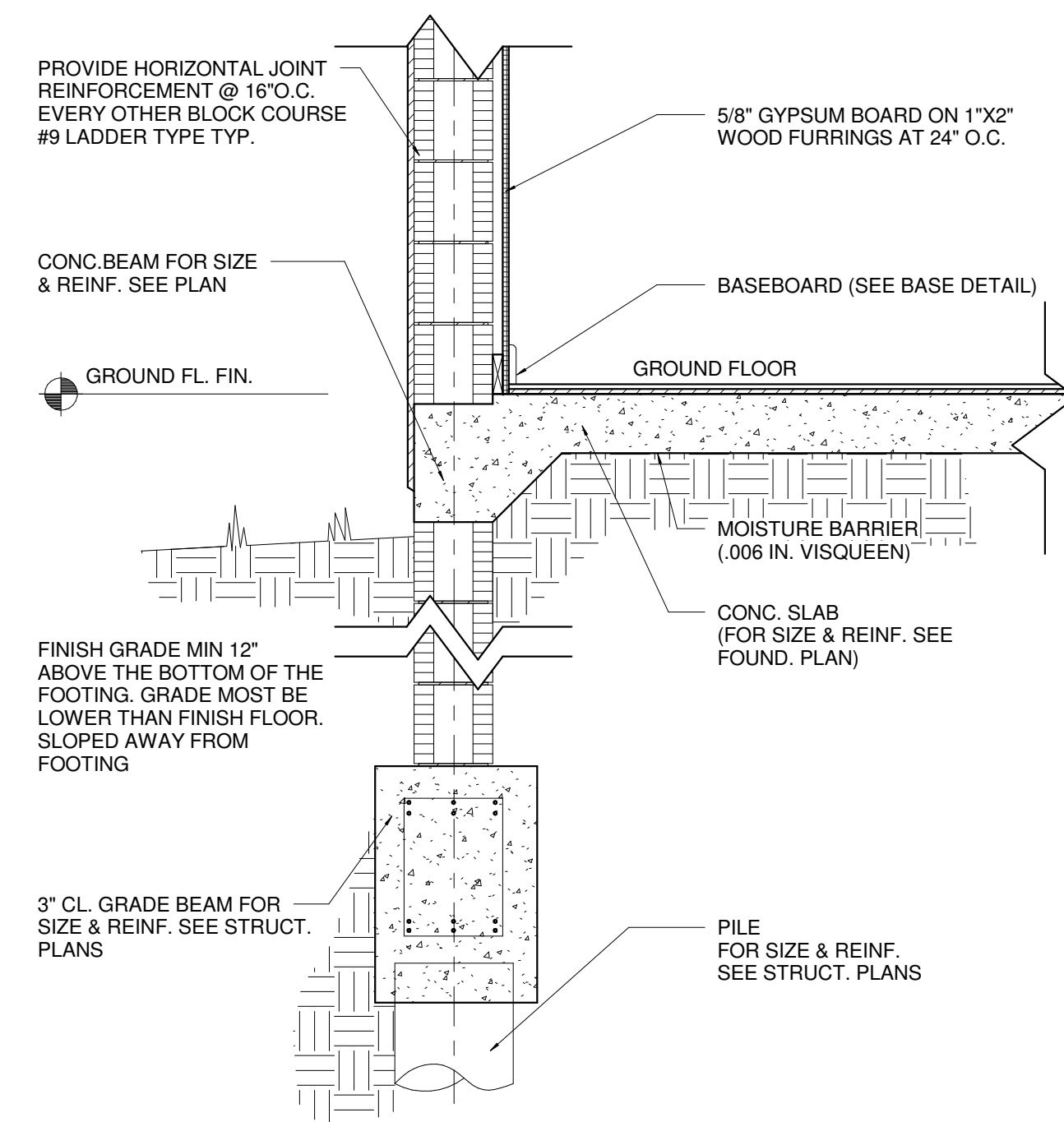
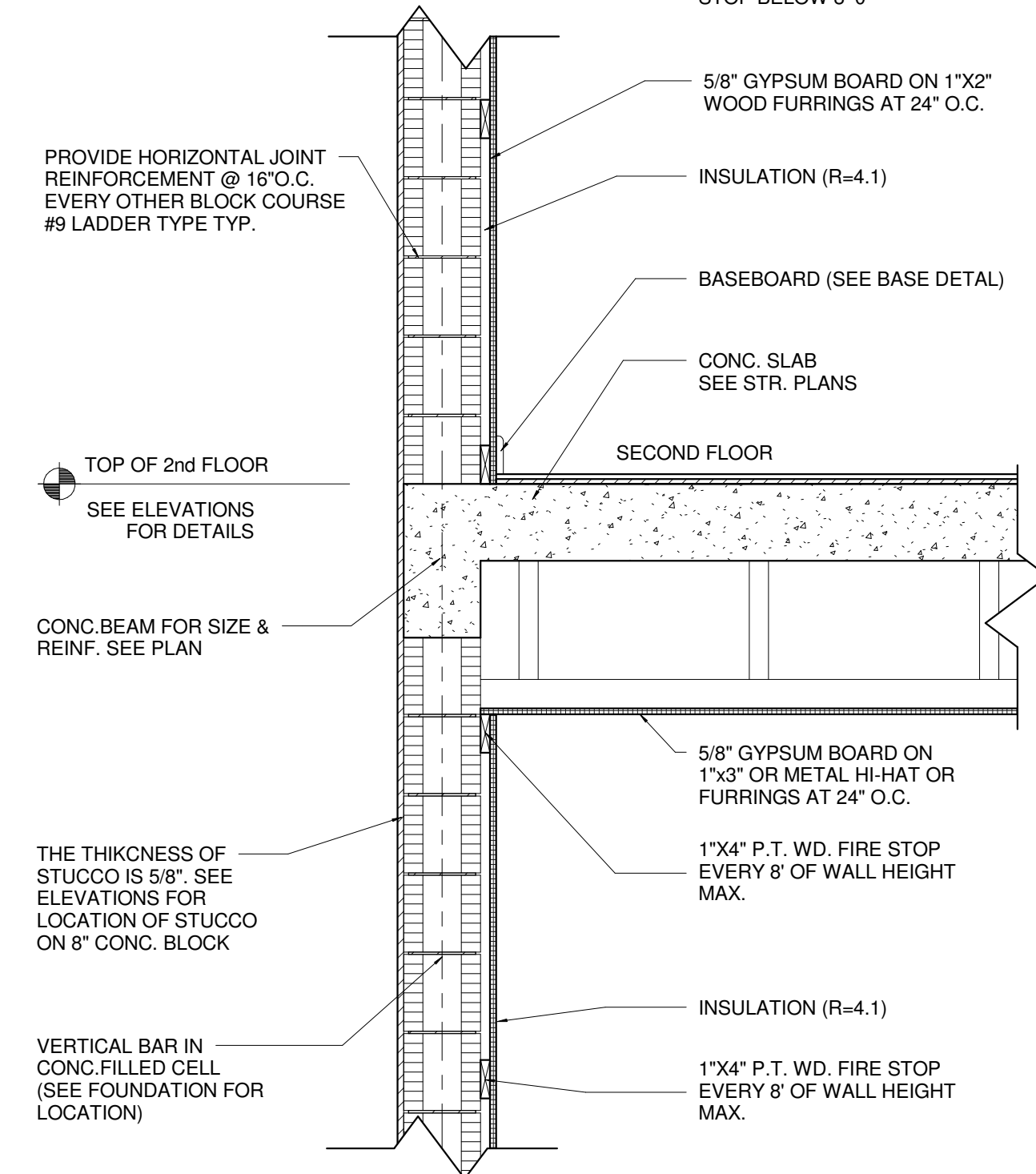
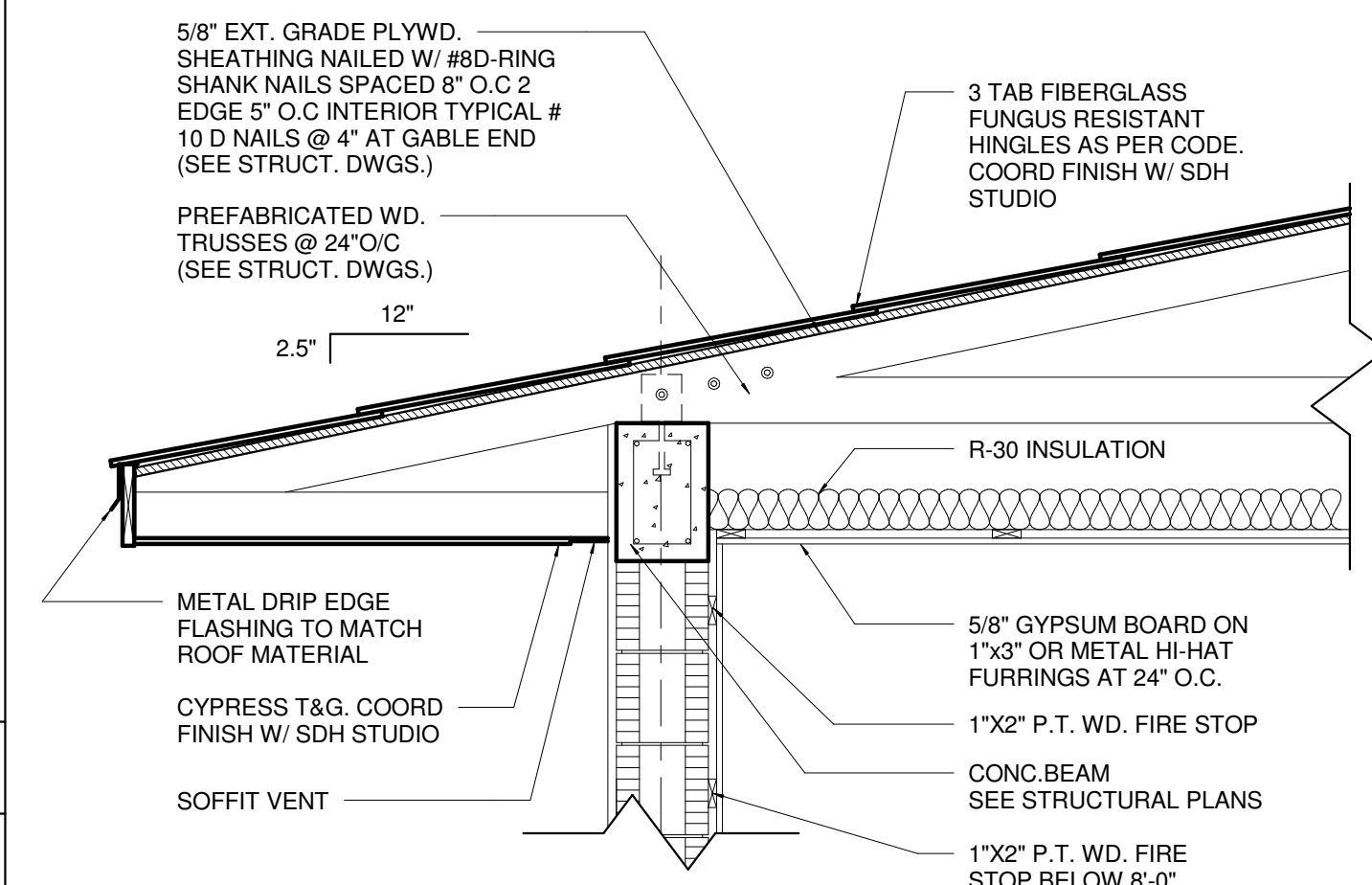
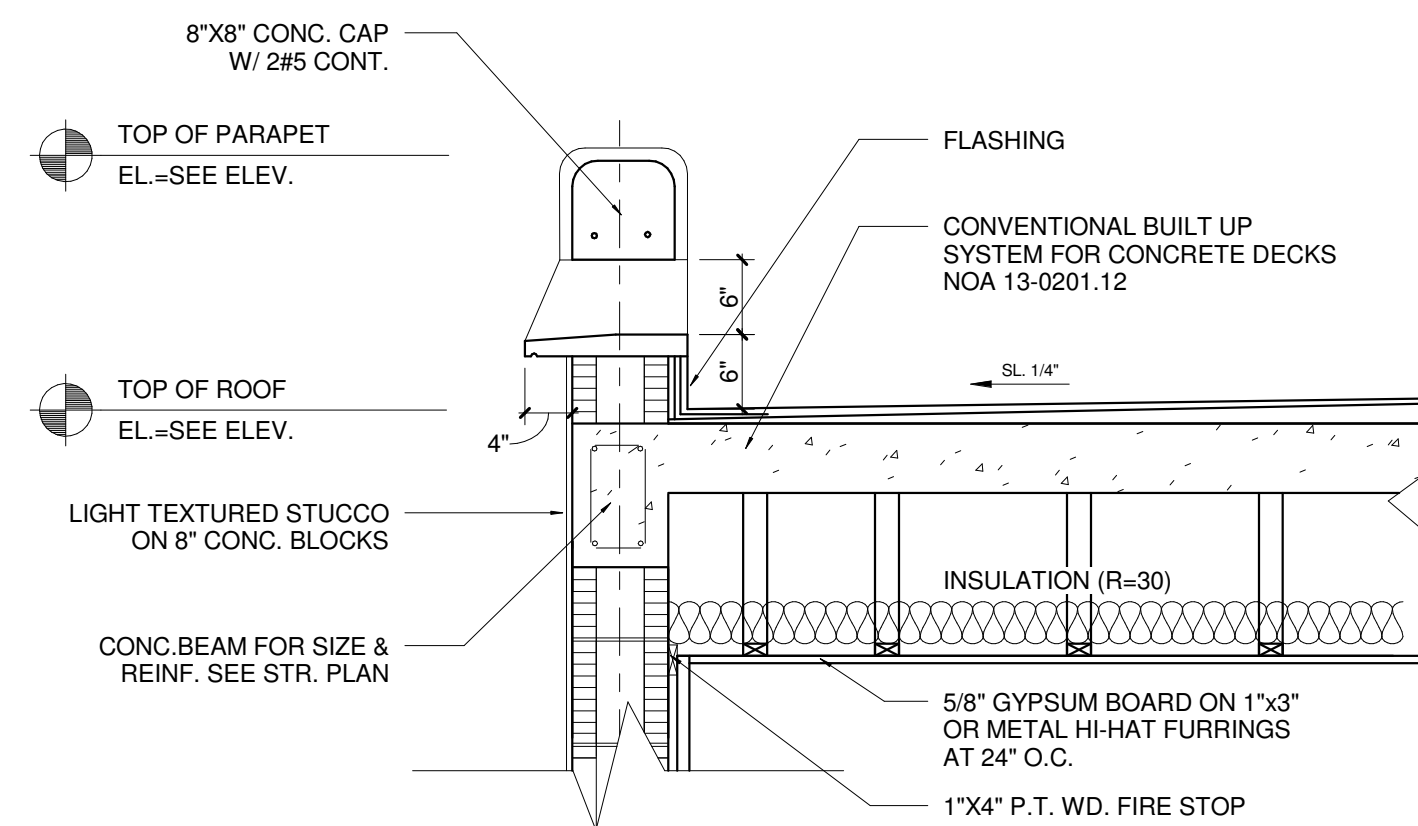
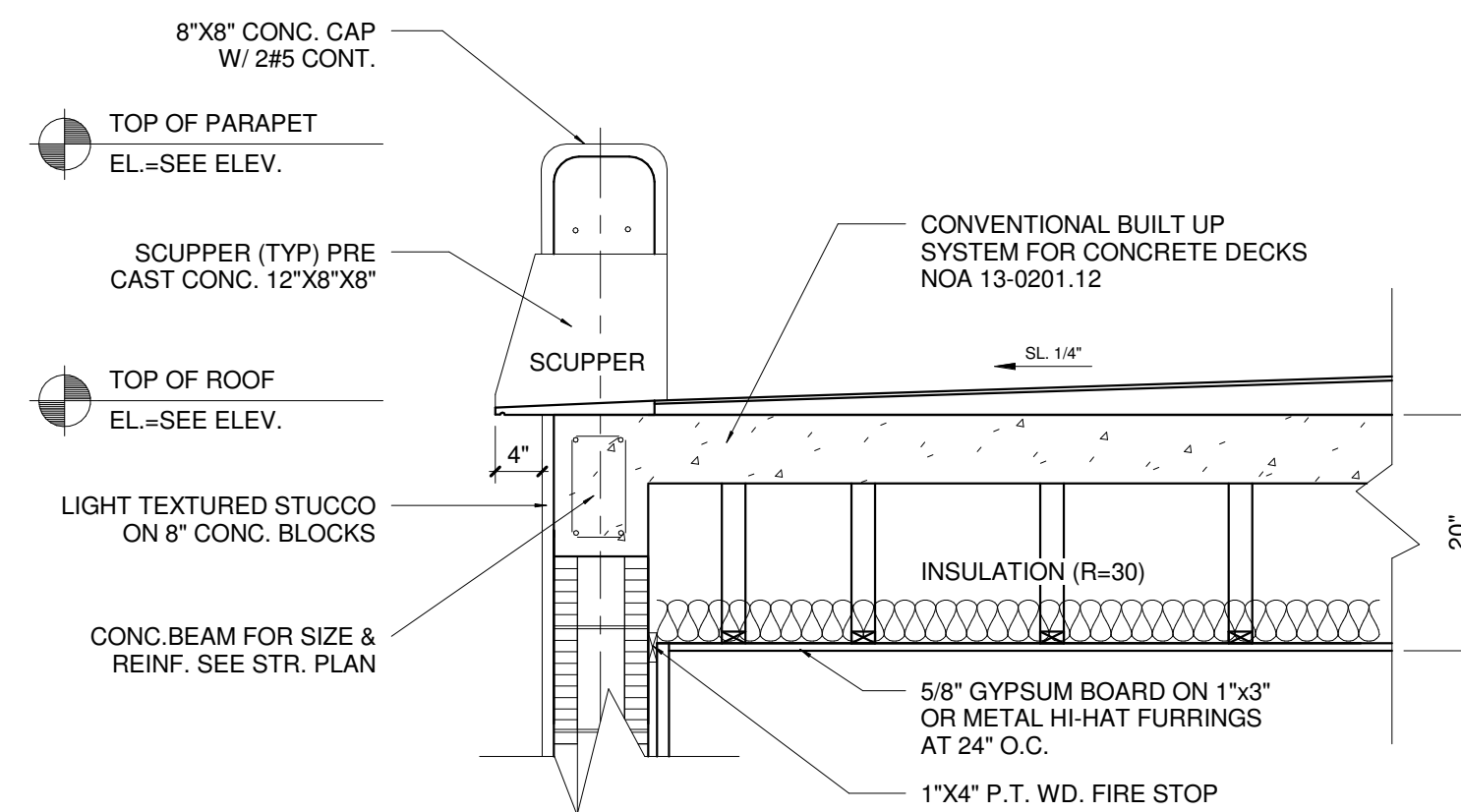
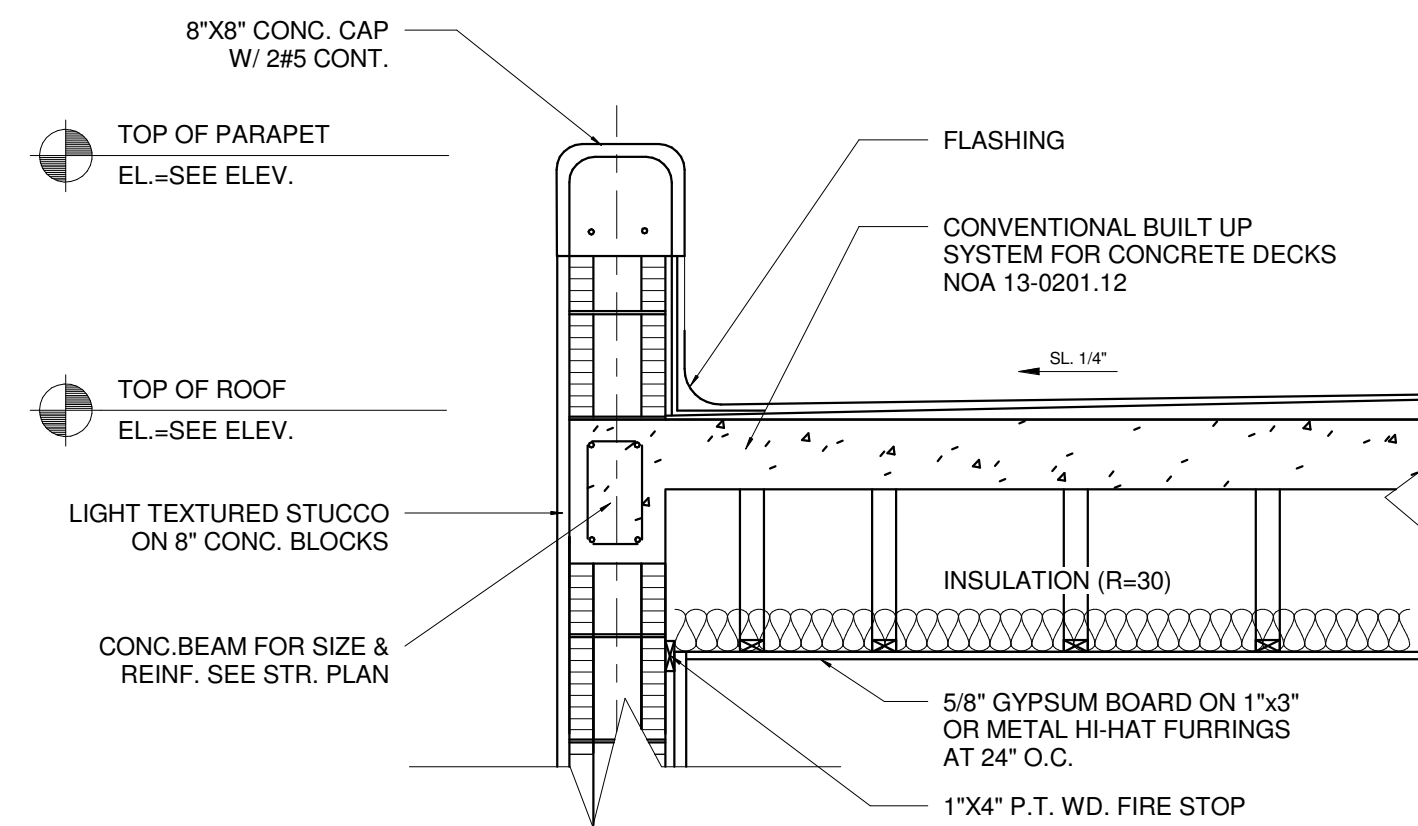
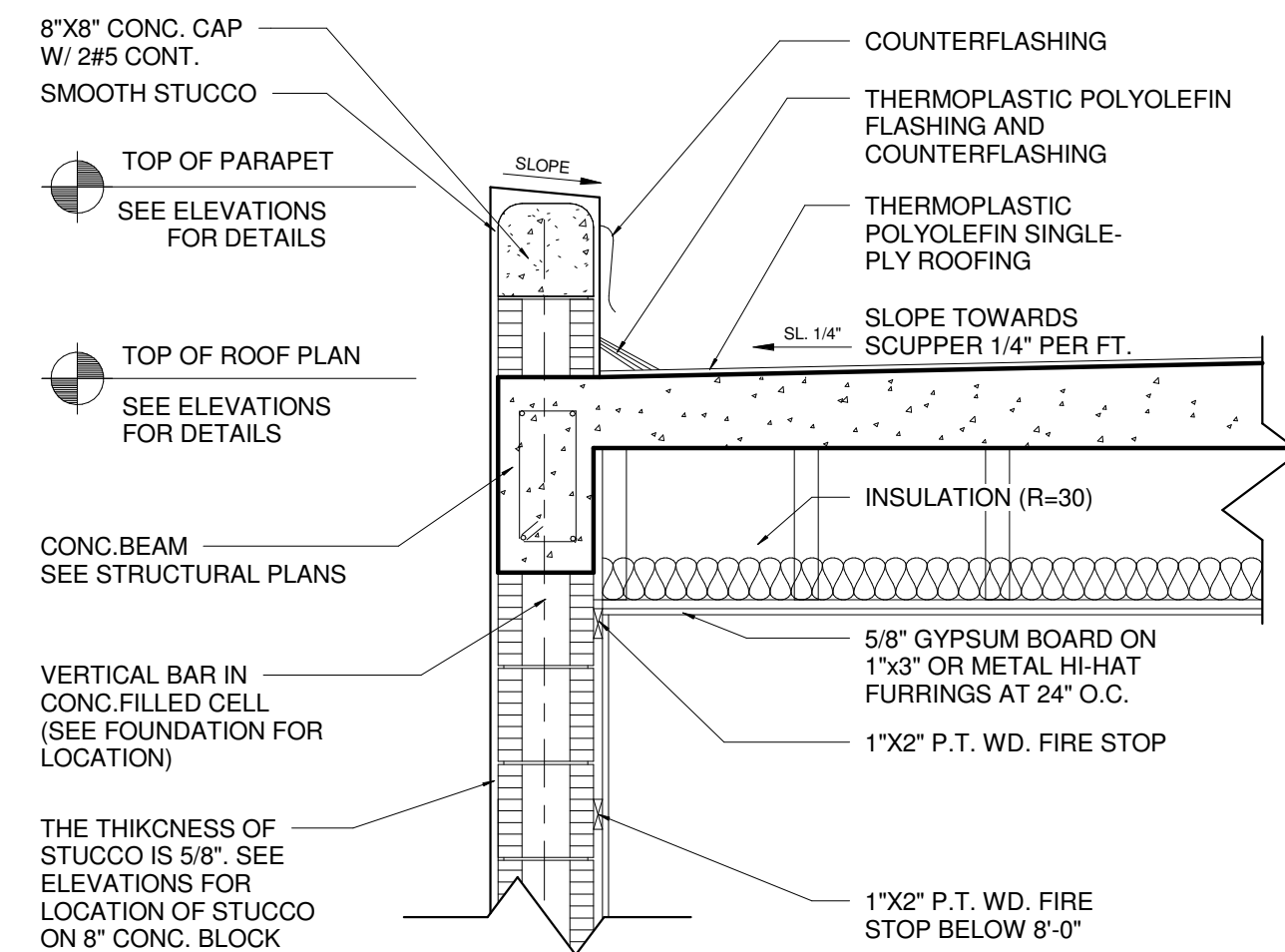
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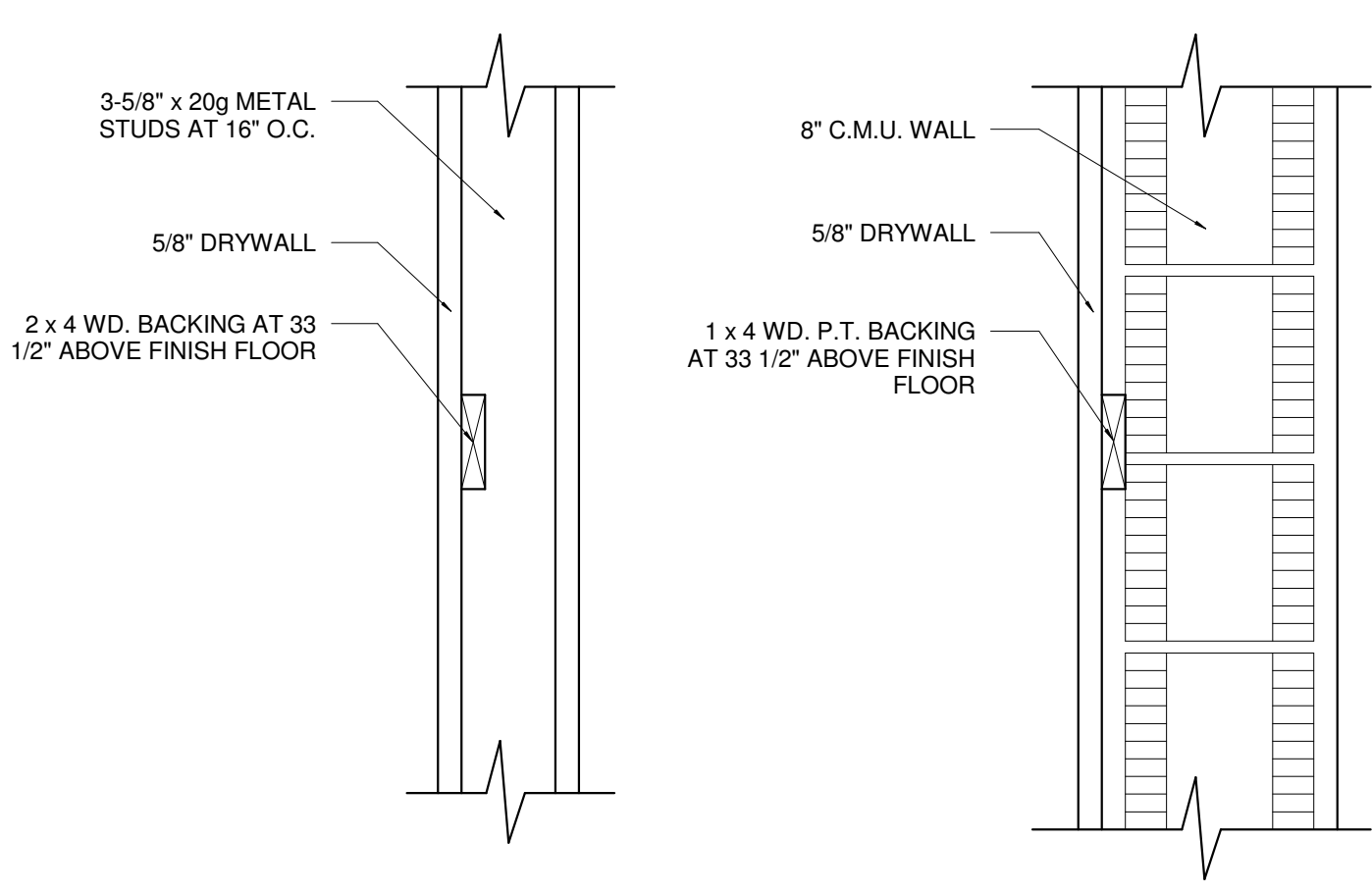
2 Section 1
3/16" = 1'-0"



1 Section 2
3/16" = 1'-0"

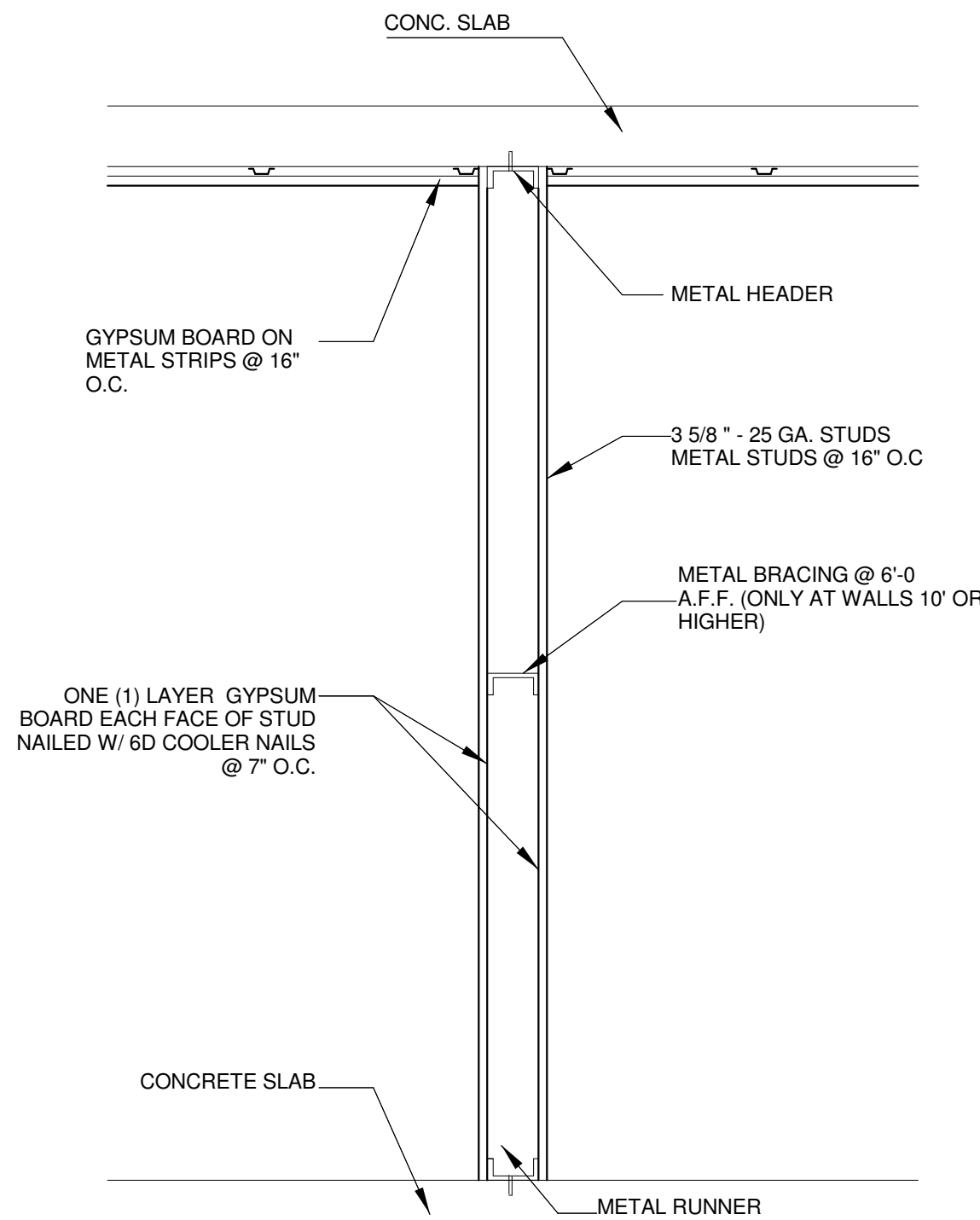
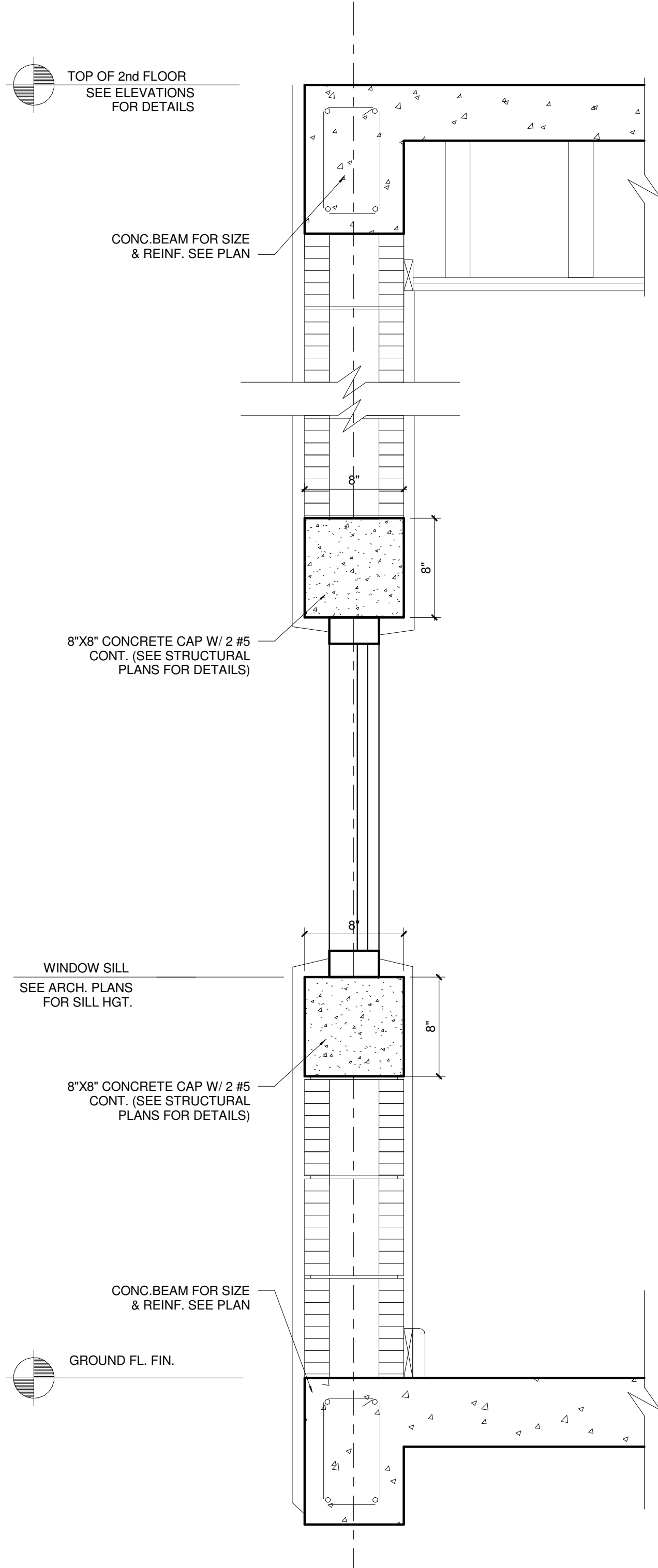
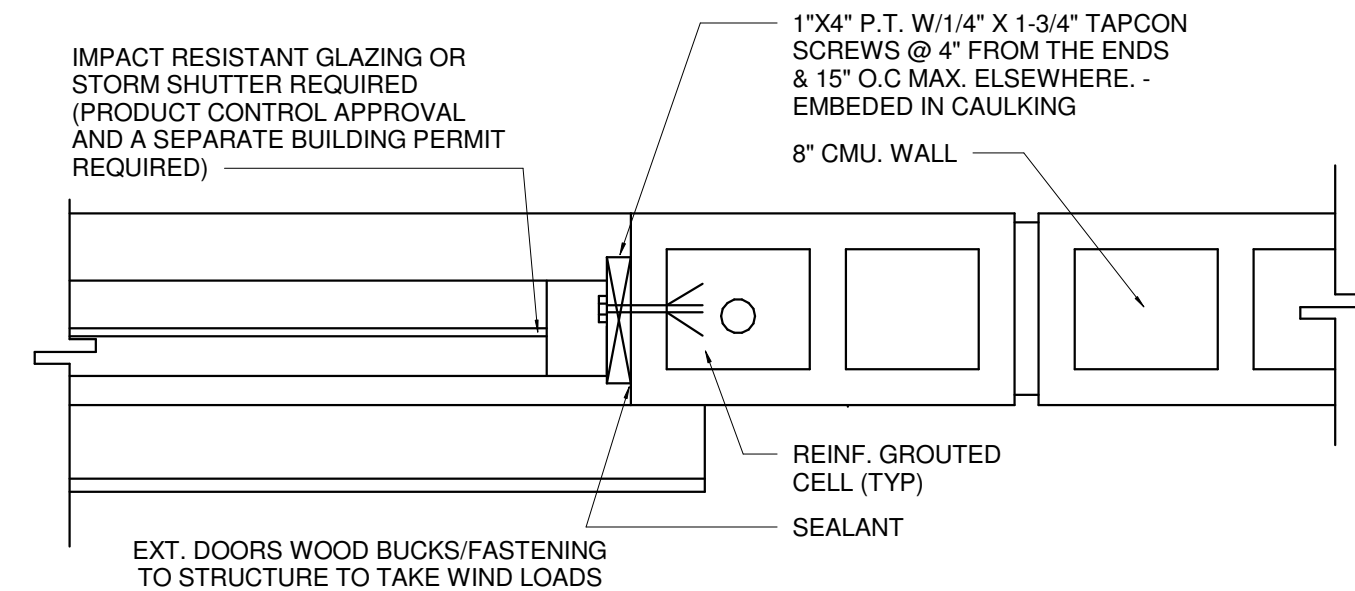


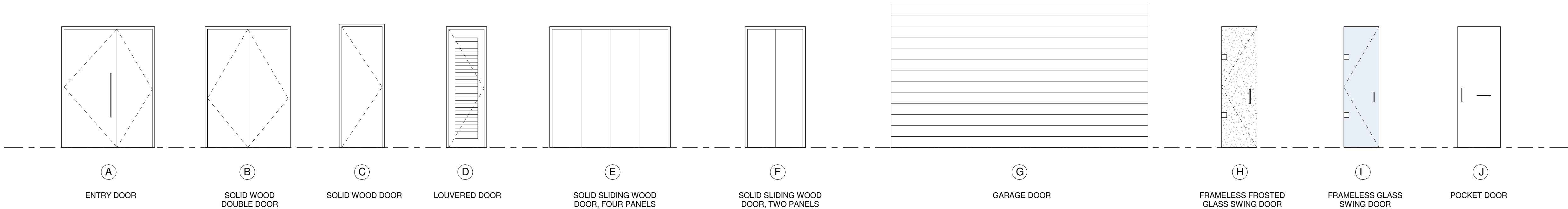
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SEAL

A-400





STOREFRONT SCHEDULE				
Mark	Width	Height	Type Comments	Remarks
1	1' - 4"	9' - 6"	FIXED GLASS	CAT II SAFETY GLASS
1a	8' - 0"	2' - 0"	FIXED GLASS	CAT II SAFETY GLASS
2	1' - 4"	9' - 6"	FIXED GLASS	CAT II SAFETY GLASS
3	9' - 9"	6' - 8"	FIXED GLASS	CAT II SAFETY GLASS
3a	9' - 9"	2' - 0"	FIXED GLASS	CAT II SAFETY GLASS
4	6' - 0"	8' - 8"	SLIDING GLASS DOOR	CAT II SAFETY GLASS
5	8' - 0"	5' - 3"	SLIDING GLASS DOOR	CAT II SAFETY GLASS
6	3' - 0"	8' - 0"	FRENCH DOOR	CAT II SAFETY GLASS
7	12' - 5"	9' - 6"	FIXED GLASS	CAT II SAFETY GLASS
7a	12' - 5"	2' - 0"	FIXED GLASS	CAT II SAFETY GLASS
8	12' - 5"	9' - 6"	SLIDING GLASS DOOR	CAT II SAFETY GLASS
8a	12' - 5"	2' - 0"	FIXED GLASS	CAT II SAFETY GLASS
9	12' - 1"	9' - 6"	SLIDING GLASS DOOR	CAT II SAFETY GLASS
9a	12' - 0"	2' - 0"	FIXED GLASS	CAT II SAFETY GLASS
10	4' - 0"	9' - 6"	FIXED GLASS	CAT II SAFETY GLASS
10a	4' - 0"	2' - 0"	FIXED GLASS	CAT II SAFETY GLASS
11	4' - 0"	9' - 6"	FIXED GLASS	CAT II SAFETY GLASS
11a	4' - 0"	2' - 0"	FIXED GLASS	CAT II SAFETY GLASS
12	12' - 0"	9' - 6"	SLIDING GLASS DOOR	CAT II SAFETY GLASS
12a	12' - 0"	2' - 0"	FIXED GLASS	CAT II SAFETY GLASS
13	4' - 0"	9' - 6"	FIXED GLASS	CAT II SAFETY GLASS
14	6' - 2"	5' - 3"	SLIDING GLASS DOOR	CAT II SAFETY GLASS
15	3' - 0"	3' - 0"	FIXED GLASS	CAT II SAFETY GLASS
16	19' - 1"	2' - 0"	FIXED GLASS	CAT II SAFETY GLASS
17	10' - 11"	2' - 0"	FIXED GLASS	CAT II SAFETY GLASS
18	8' - 0"	10' - 0"	FIXED GLASS	CAT II SAFETY GLASS
19	7' - 8"	9' - 6"	SLIDING GLASS DOOR	CAT II SAFETY GLASS
20	1' - 2"	9' - 6"	FIXED GLASS	CAT II SAFETY GLASS
21	8' - 0"	5' - 3"	SLIDING GLASS DOOR	CAT II SAFETY GLASS
22	1' - 2"	9' - 6"	FIXED GLASS	CAT II SAFETY GLASS
23	8' - 0"	8' - 0"	SLIDING GLASS DOOR	CAT II SAFETY GLASS
23a	8' - 0"	1' - 6"	FIXED GLASS	CAT II SAFETY GLASS
24	8' - 0"	8' - 0"	SLIDING GLASS DOOR	CAT II SAFETY GLASS
24a	8' - 0"	1' - 6"	FIXED GLASS	CAT II SAFETY GLASS
25	16' - 0"	8' - 0"	SLIDING GLASS DOOR	CAT II SAFETY GLASS
25a	16' - 0"	1' - 6"	FIXED GLASS	CAT II SAFETY GLASS
26	3' - 0"	9' - 6"	FIXED GLASS	CAT II SAFETY GLASS
27	11' - 0"	4' - 6"	FIXED GLASS	CAT II SAFETY GLASS
28	12' - 9"	1' - 6"	FIXED GLASS	CAT II SAFETY GLASS
29	18' - 1"	1' - 6"	FIXED GLASS	CAT II SAFETY GLASS
123	13' - 6"	2' - 6"	FIXED GLASS	CAT II SAFETY GLASS

DOOR SCHEDULE								
Mark	Location	Type	Width	Height	Rough Width	Rough Height	Material	Remark
1	FOYER	A	60"	114"	62"	116"	WOOD	
2	OFFICE	C	32"	96"	34"	98"	WOOD	
3	OFFICE CL	E	76"	96"	78"	98"	WOOD	
4	CLOSET 1	F	62"	96"	64"	98"	WOOD	
5	GUEST ROOM	C	32"	96"	34"	98"	WOOD	
6	GUEST CL	E	76"	96"	78"	98"	WOOD	
7	CABANA	C	32"	96"	34"	98"	WOOD	
8	AC ROOM	F	62"	96"	64"	98"	WOOD	
9	POWDER	C	32"	96"	34"	98"	WOOD	
11	HALL	C	32"	96"	34"	98"	WOOD	
12	CL 2	E	52"	96"	78"	98"	WOOD	
13	LV	D	28"	94"	31 1/2"	96"	WOOD	
14	MAID ROOM	C	32"	96"	34"	98"	WOOD	
15	MAID CL	E	76"	96"	78"	98"	WOOD	
16	MAID ROOM	C	32"	96"	34"	98"	WOOD	
17	GARAGE	C	32"	96"	34"	98"	WOOD	
18	LAUNDRY	C	32"	96"	34"	98"	WOOD	
19	STORAGE	C	114"	84"	116"	86"	WOOD	
20	GARAGE	F	204"	114"	206"	116"	METAL	
21	GARAGE	C	32"	96"	34"	98"	WOOD	
22	FAMILY ROOM 2	C	32"	96"	34"	98"	WOOD	
23	MAID BATH	H	28"	96"	28"	96"	GLASS	
24	BEDROOM 1	C	32"	96"	34"	98"	WOOD	
25	CLOSET 5	E	104"	96"	78"	98"	WOOD	
26	BATH 1	C	32"	96"	34"	98"	WOOD	
27	BATH 1	H	28"	96"	28"	96"	GLASS	
28	BEDROOM 2	C	32"	96"	34"	98"	WOOD	
29	BATH 2	C	32"	96"	34"	98"	WOOD	
30	BATH 2	H	28"	96"	28"	96"	GLASS	
31	WC 2	C	32"	96"	34"	98"	WOOD	
32	AC 2	F	60"	96"	64"	98"	WOOD	
33	BEDROOM 3	C	32"	96"	34"	98"	WOOD	
34	WC 3	C	32"	96"	34"	98"	WOOD	
35	BATH 3	C	32"	96"	34"	98"	WOOD	
36	BATH 3	H	28"	96"	28"	96"	GLASS	
37	FAMILY ROOM 2	C	32"	96"	34"	98"	WOOD	
38	MASTER BATHROOM	C	32"	96"	34"	98"	WOOD	
39	MASTER BATHROOM	I	28"	96"	28"	96"	GLASS	
40	MASTER BATHROOM	I	28"	96"	28"	96"	GLASS	
41	CABANA	H	28"	96"	28"	96"	GLASS	
42	MASTER CLOSET	C	32"	96"	34"	98"	WOOD	
44	ELEV.		37"	96"				PROVIDE BY SUPPLIER
45	ELEV.		37"	96"				PROVIDE BY SUPPLIER

DOOR NOTES

- ROUGH OPENING FOR EUROPEAN DOORS
- HEIGHT OF ROUGH OPENING TO BE MEASURED FROM FINISH FLOOR ELEVATION (FFE)

ROOM FINISH SCHEDULE					
Name	Area	Floor finish	Wall Finish	Ceiling	Baseboard
AC 2	13 SF				
AC ROOM	20 SF				
BATH 1	46 SF				
BATH 2	46 SF				
BATH 3	46 SF				
BEDROOM 1	181 SF				
BEDROOM 2	202 SF				
BEDROOM 3	202 SF				
CABANA	43 SF				
CL 2	9 SF				
CLOSET 1	16 SF				
CLOSET 5	17 SF				
COVERED BALCONY	371 SF				
COVERED TERRACE	442 SF				
DINING ROOM	289 SF				
ELEV.	26 SF				
ENTRY	104 SF				
FAMILY ROOM	317 SF				
FAMILY ROOM 2	732 SF				
FOYER	295 SF				
GARAGE	474 SF				
GUEST CL	15 SF				
GUEST ROOM	183 SF				
HALL	51 SF				
KITCHEN	357 SF				
LAUNDRY	83 SF				
LIVING ROOM	404 SF				
LV	7 SF				
MAID BATH	39 SF				
MAID CL	13 SF				
MAID ROOM	94 SF				
MASTER BATHROOM	226 SF				
MASTER BEDROOM	394 SF				
MASTER CLOSET	238 SF				
OFFICE	173 SF				
OFFICE CL	15 SF				
POWDER	34 SF				
STORAGE	54 SF				
WC 2	43 SF				
WC 3	43 SF				
WC 4	29 SF				

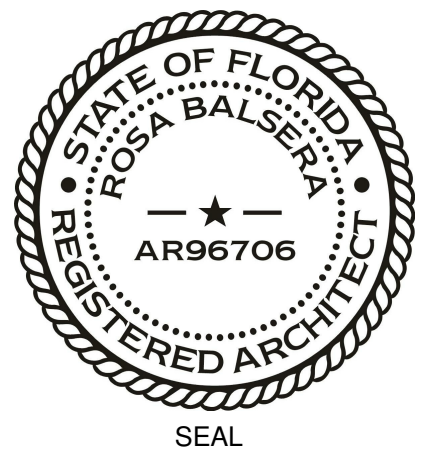
ROOM FINISH SCHEDULE NOTES

- SEE SPECIFICATIONS FOR ACTUAL MATERIAL SELECTION & SIZE. CONTACT ARCHITECT IF ANY DISCREPANCIES ARE FOUND BETWEEN FINISH SCHEDULE, INTERIOR ELEVATIONS AND SPECIFICATIONS.
- ALL WOOD BASEBOARD AND CASING TO BE PAINT GRADE POPLAR UNLESS OTHERWISE NOTED IN INTERIOR.
- ALL FLEXIBLE BASEBOARD, CASING AND STAIR SKIRT SHALL BE EXTRA-FLEX.
- GENERAL CONTRACTOR SHALL COUNTER SINK ALL FINISH NAILS.
- GENERAL CONTRACTOR SHALL SUBMIT SAMPLE OF ALL MILLWORK ASSEMBLY FOR ARCHITECT APPROVAL PRIOR TO INSTALLATION.
- CERAMIC TILE ON ALL SHOWERS/TUBS/WALLS UP TO FINISH CEILING.

1301 BH

1301 99th STREET, BAY
HARBOR ISLANDS, FL 33154

Owner



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

DOOR AND WINDOWS
SCHEDULE

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN
CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF SDH
STUDIO, AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED
WITHOUT THE EXPRESS WRITTEN CONSENT OF
STEPHANIE D. HALVERSON

DRAWN BY: SDH
CHECKED BY: RB
DATE: 03/06/2017

A-500

AGENDA ITEM REPORT

May 16, 2017

ITEM NUMBER: 3.

ITEM: Approval of minutes of the Board meeting held on January 17, 2017 and February 7, 2017. (Item #3A)

DESCRIPTION:

RECOMMENDED ACTION:

N/A

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1.	Minutes 1.17.17	1-17-17 Pnz DRAFT.docx
2.	Minutes 2.7.17	2-7-17 pnz DRAFT.docx

TOWN OF BAY HARBOR ISLANDS

MINUTES OF PLANNING & ZONING BOARD MEETING

A Planning & Zoning Board Meeting was held Tuesday January 17, 2017 at 7:00 p.m. in the Council Chambers. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

Vice Chair Jerome Gavcovich

Board Member Alan Bebchik

Board Member Robert Saland

Board Member Thomas Telesco

QUASI-JUDICIAL PUBLIC HEARING

At this time Town Clerk Siegel swore in all the individuals speaking at the Public Hearing.

Item 1. Request for approval for a new commercial property for "One Kane Concourse" located at 9551 E. Bay Harbor Drive, Lots 1-2 of Block 1. On April 19, 2016 the Board discussed and deferred the application and instructed the applicant to make several changes. The owner is proposing to construct a 52,184+/- square foot commercial property. The proposed building is six stories in height over two stories of below grade parking garage @ 75'0" above BFE (maximum of 75' permitted). The owner has made the corrections as requested by the Board. Enclosed please find the site plan and elevations.(Item #1A)

She also clarified that this was a gateway property and it would require the Town Council approval.

Attorney, Matt Amster, 200 S Biscayne Blvd, came forward to address the Board. He was representing the applicant and owner of said project. He provided the Board with comments sheets that explained the Board's recommendations from the April Meeting. The applicant was proposing a newly improved 6 story office building with restaurant use on the ground floor. He felt that the project could become the signature building on the East Island.

Architects, Luis Revuelta, and Alex Drovot, came forward to address the Board. He believed the team had addressed all of the Board's comments. Architect Revuelta presented the Board with enlarge plans and elevations and explained the 13 comments that were recommended by the Board at the last meeting. He provided a detail overview of the comments that included East and front façade; the service walkway on the south was reduced in length and a ramp was added; addressed the horizontal exhaust to the garage and added aluminum slats to the garage door; additional handicap spaces on the renderings; and made the drop off driveway wider to accommodate car stacking.

Traffic Engineer, Joaquin Vargas, came forward to address the modified drop off driveway for the valet parking that would secure adequate car stacking. He stated that the results of the analysis indicated that the intersection had a lot of surplus and has excess capacity for development in that area.

Attorney Amster felt that the proposed project was compatible to the surrounding building and added that the applicant has added a resident promenade for the residents to enjoy.

PUBLIC COMMENT

Frances Neuhut, 1060 Kane Concourse, came forward and was opposed to the proposed project.

CLOSED PUBLIC COMMENT

There was a brief discussion on the traffic study; the surrounding projects impact; south side driveway parking spaces; landscaping plan; location of the fountain feature and the vertical fence on the east façade.

ACTION: Board Member Telesco made a motion to approve the proposed development. Board Member Saland seconded the motion and it passed unanimously.

CONCLUSION OF QUASI-JUDICIAL PUBLIC HEARING

2. ~~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 #2A)~~

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

~~Item 3. 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 4. 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. The residence will have seven (7) bedrooms, ten (10) full bathrooms, one (1) half bathroom and a studio. Enclosed please find the site plan and elevations.

Architect, Martin Whitman came forward and presented the Board with the proposed renderings. The applicant was proposing a modern residence with a portico design and additional windows. The residence would have the same concept in the rear as the front façade and the landscaping on the side yard have would be remove. The home would include a large cover terrace area with a hiding bbq; large kitchen; family room and bedrooms on the second floor.

There was a detail discussion on the driveway pavers; proposed colors; wood fence; rear yard; square footage; landscaping plan; and window dimensions.

Consensus was for the applicant to come with the following board recommendations:

1. Relocate the palms in the rear closer to the deck or change to a shorter species.
2. Further articulation to the two small windows mention on the elevations on L1 and L3.
3. Add wood panels to the side yard.
4. Reduce the footprint, the bedrooms are too big.
5. Needs more architectural enhancements such as banding to add a curve appeal.
6. Remove the wall in the balcony on the west façade.

Item 5. Approval of the minutes held on September 20, 2016, October 19, 2016, November 1, 2016 and November 15, 2016.

ACTION: Board Member Bebachik made a motion to approve the proposed minutes. Board Member Telesco seconded the motion and it passed unanimously.

There being no further business to discuss meeting was adjourned at 8:36 p.m.

CHAIR

ATTEST

TOWN CLERK

TOWN OF BAY HARBOR ISLANDS
MINUTES OF A PLANNING AND ZONING MEETING

A Planning & Zoning Board Meeting was held Tuesday February 7, 2017 at 7:00 p.m. in the Council Chambers. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Steven Hurwitz

Vice Chair Jerome Gavcovich

Board Member Alan Bebchik

Board Member Jed Frankel

Board Member Oscar Sklar

Board Member Thomas Telesco

Item 1. Request for approval for a new single family home for "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.

Architect, Martin Litman, came forward to address the Board. He presented the Board with a fact sheet to track the changes that were modified as requested by the Board. He explained the modifications included more architectural appeal on the side, rear, and front elevations; added stucco material to the front and second floor; extended the horizontal bands; eliminated the overhang that cover the entrance to the side; design an opening to the west elevation to add railings, and the rear rendering showed an opening to add glass railings.

There was a brief discussion on the proposed materials; balconies; ceilings; windows and bands.

PUBLIC COMMENT

Frances Neuhut, 9920 W. Broadview Drive, reminded the board on the discussion that was asked by the board on lot coverage. She was concerned with the side setbacks, encroachments, and global warming.

CLOSED PUBLIC COMMENT

ACTION: Board Member Telesco made a motion to approve the proposed home. Board Member Bebchik seconded the motion and it passed 4-1 vote, with Vice Chair Gavcovich opposed.

Item 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.

Architects, Hendrick Devall, came forward and apologize for not being in attendance at the last meeting. He explained the modifications made to the project were based on Board recommendation from the last meeting which included the addition of the wood material; resized the windows on the side elevation and stucco and resista materials on the front façade.

At this time Board Member sklar arrived at the meeting.

There was a brief discussion on the design improvements; support beams; windows and materials.

ACTION: Board Member Bebachik made a motion to approve the proposed home improvements. Vice Chair Gavcovich seconded the motion and it passed 5-1 vote, with Board Member Telesco opposed.

~~Item 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 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.

Architect, Dan Richie, came forward and presented proposed renderings and materials to the Board. He explained that the applicant was proposing a new single family residence on a lot west of Kane Concourse. He stated that among the proposed materials were high density wood, coral stone and light stucco.

There was a brief discussion on the adjacent property that was Town owned; proposed materials; the location of the dry sauna; the additional of planters on the first floor to break up the north wall; security gate; privacy hedge and garage door.

PUBLIC COMMENT

Frances Neuhut, 9420 W. Broadview Drive, came forward and suggested that the applicant bring up their seawall and felt that the proposed home was not compatible with the surrounding homes.

CLOSED PUBLIC COMMENT

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

1. Subject to the conditions listed in Town Planner Michael Miller report.
2. Reduce the fence in the front of the home to 4'9".
3. Landscape hedge shall be placed in front of the fence.
4. Additional illustration such as glazing on the north wall.

Board Member Sklar seconded the motion and it passed unanimously.

There being no further business to discuss meeting was adjourned at 8:35 p.m.

CHAIR

ATTEST

TOWN CLERK