

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 do not turn off your cell phone or pager and it rings, you will be asked to leave the council chambers.

**TOWN OF BAY HARBOR ISLANDS
MORRIS N. BROAD COMMUNITY CENTER
1175 95TH STREET
BAY HARBOR ISLANDS, FL 33154**

DESIGN REVIEW BOARD

**November 7, 2023
7:00 PM**

FINAL AGENDA

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

PLEDGE OF ALLEGIANCE:

ROLL CALL:

1. Request for approval for exterior modification to a single-family home for “SZ FL, LLC” located at 1310 101 Street, Lot 9 of Block 26. The owner is proposing to modify the exterior building facade including doors, windows, a new front entry canopy, decorative arches and exterior lighting. Enclosed please find a letter from the owner, photos, site plan and elevations. (Item #1)

** Staff Review:* The design meets the Town Code and was approved by Michael Miller Planning Associates.

2. Request for approval for replacement of railings for the “Bay Roc Condominium” located at 9180 West Bay Harbor Drive, Lots 24-25 of Block 2. The Association is proposing to replace the existing concrete railings on balconies with impact glass and metal railings. Enclosed please find the elevations showing the existing and proposed style. (Item #2)

** Staff Review:* The design meets the Town Code and was approved by Michael Miller Planning Associates.

ADJOURNMENT:

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

NOTE: A three-minute maximum time limit will be imposed on all comments from the public, regardless of the subject matter. A request form is available from the Deputy Town Clerk; fill it in and return it to her prior to the start of the meeting. 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.

TOWN OF BAY HARBOR ISLANDS
PUBLIC HEARING
AGENDA

November 7, 2023

ITEM NUMBER: 1.

ITEM: Request for approval for exterior modification to a single-family home for “SZ FL, LLC” located at 1310 101 Street, Lot 9 of Block 26. The owner is proposing to modify the exterior building facade including doors, windows, a new front entry canopy, decorative arches and exterior lighting. Enclosed please find a letter from the owner, photos, site plan and elevations. (Item #1)

DESCRIPTION:

PROPERTY VALUE & MILLAGE SUMMARY

2021 Taxable Value	1,372,000,00
	0
Increase/Decrease to 2022 Taxable Value	2,484,39 16.6%
	2
2022 Taxable Value	1,600,000,00
	0
Increase/Decrease to 2023 Taxable Value	32,803,21 18.8%
	8
Current Year Estimated Taxable Value	1,900,000,00
	0
Current Year Additions (New Construction)	(6,000,00 -0.3%
	0)
Current Year Estimated Taxable Value for Operating Purposes	1,894,000,00
	0

15 Year Millage, Taxable Value and Revenue History

<u>Fiscal Year</u>	<u>Millage Rate</u>	<u>Taxable Value</u>	<u>Percent Change in Taxable Value</u>	<u>Property Tax Revenue Gross</u>	<u>Net (95%)</u>
2010	5.29710	762,700	-11.2%	4,040,099	3,838,094
2011	5.29710	,165			
		606,645	-20.5%	3,213,462	3,052,789
2012	5.29710	,530			
		577,100	-4.9%	3,056,957	2,904,109
2013	5.52971	,052			
		579,865	0.5%	3,206,487	3,046,163
2014	5.25000	,315			
		602,162	3.8%	3,161,356	3,003,288
2015	4.90000	,980			
		698,927	16.1%	3,424,744	3,253,507
2016	4.55000	,405			
		778,065	11.3%	3,540,199	3,363,189
2017	4.40000	,824			
		880,111	13.1%	3,872,490	3,678,866
2018	3.99900	,322			
		1,031,587	17.2%	4,125,319	3,919,053
2019	3.71990	,742			
		1,214,738	17.8%	4,518,705	4,292,770
2020	3.62450	,329			
		1,333,876	9.8%	4,834,634	4,592,902
2021	3.62450	,001			
		1,378,221	3.3%	4,995,365	4,745,597
2022	3.59000	,700			
		1,374,484	-0.3%	4,934,399	4,687,679
2023	3.17280	,392			
		1,632,803	18.8%	5,180,558	4,921,530
2024	3.17280	,218			
		1,894,000	32.2%	6,009,283	5,708,819
		,000			

FY 2024 Value of 1 Mill *			
Mills	Gross Revenue	Net Revenue (95%)	
1.00	1,894,000	1,799,300	1,7
0.75	1,420,500	1,349,475	1,3
0.50	947,000	899,650	8

	000	99,650	
0.40		757,	7
	600	19,720	
0.30		568,	5
	200	39,790	
0.25		473,	4
	500	49,825	
0.10		189,	1
	400	79,930	

RECOMMENDED ACTION:

The design meets the Town Code and was approved by Michael Miller Planning Associates.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
Ayanidys Martinez

ATTACHMENTS

1.	BHI 1310 101 St SFR Reno DRB Staff Report Oct 20 2023
2.	BHI 1310 101 St SFR Reno Applicant Ltr Oct 11 2023
3.	1310 101 Street Description of Work and Materials
4.	1310 101 Street Flood Determination Appraisal Survey
5.	1310 101 Street Substantial Improvement Form
6.	1310 101 Street Survey
7.	1310 101 Street DRB Set 11.7.2023

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

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

To: Design Review Board (DRB)
Town of Bay Harbor Islands

From: Michael J. Miller, AICP
Consultant Town Planner *MJM*

Date: October 20th, 2023

Subject: Existing Single-Family Residence – Renovations
Exterior Facade / Front Entry Feature Modifications
1310 101st Street
Bay Harbor Islands Acct. No.: SPR23-000004
MMPA Acct. No.: 01-0702-1153

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the contents of this staff report and the latest submitted plans, 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:

- 1) Exterior building façade modifications including doors & windows different (location, quantity / sizes) than pre-existing the renovations, a new front entry canopy, decorative arches, and exterior lighting that requires the DRB approval.

The property owner (SZ FL, LLC) acquired this site in 2021 and has been making phased improvements to this older 1950 era house, most of which have been handled administratively, as allowed (interior renovations / new windows & doors / new pool & deck / driveway / landscaping). Because the Town's Code and Resolution #1077 requires the DRB to approve certain substantial additions, renovations, and particularly for pergolas / trellis / etc. applications are being brought to the DRB for review / approval. The interior renovations are mostly completed at this time. New doors / windows (some much different than existing size / appearance) and some exterior façade work has been done as well. The pool / pool deck renovations, yard / landscaping improvements and driveway are well along. At the May 2nd, 2023 DRB meeting the DRB approved the applicant's request for rear yard pergola accessory structures, as allowed / required by Sec. 23-12(15). Shortly after the DRB approved the new pergolas, the Town Council modified the Zoning Code to prohibit them from being constructed within the Town's base building setbacks (10' side setback / 15' rear setback). Such structures can still be built but only within the main building envelope. These improvements are proposed at an existing home located at 1310 101st Street now being renovated.

BACKGROUND / ANALYSIS:

Since mid-2022 the property owner began to contact the Town about renovations to the house. Initially an addition to the home was proposed but dropped. As stated above, the owner has been making several renovation improvements, mostly interior work but some exterior, to the home & site. Permits were requested for the interior work, new pool / deck areas and other improvements that staff can approve administratively. Because the Town Code and Town Council Resolution #1077 requires the DRB to approve certain substantial additions, renovations, and for certain specialty accessory structures like pergolas / trellis / etc. these items must be brought to the DRB for approval. As part of the overall site improvements the owner is desirous of modifying some of the home façade elevations, mostly the front facade facing 101st Street. Some work started (different doors / windows / arches / canopy) but the Bldg. Dept. has stopped future exterior work until the DRB reviews / approves the plans. The existing house had a covered roofed canopy over the raised front entry steps. The owner started to construct a new replacement decorative front door entry canopy feature that were discretely included in the “interior renovation” plans; however, the Town believes upon seeing these features, that this represents a substantial exterior modification that needed to be reviewed / approved by the DRB. Also, protruding architectural arches around some of the new front façade elongated windows is proposed. The Town’s Bldg. Dept. has issued a “Stop Work Order” until the DRB acts on this exterior façade changes.

Not clearly noted on the initial plans submitted but observed are proposed linear lighting fixtures framing some of the house features (arches / other). The Town’s Lighting Code state as follows:

(c) Site lighting design requirements.

(1) Fixtures (luminaires). The light source shall be completely concealed within an opaque housing and shall not be visible from any street right-of-way or adjacent properties.

(4) Mounting. Fixtures shall be mounted in such a manner that the cone of light primarily directed towards the earth's surface or otherwise shielded. such that lighting is contained on-site and does not cross any property line of the site. This provision shall not apply to security lighting with motion detectors that allow temporary light spillage when activated.

(6) Illumination levels.

g. Decorative lighting for buildings and landscaping.

1. Upwardly-directed lighting used to illuminate all or part of a structure or building facade shall use low-wattage architectural or decorative lighting so that direct light emissions are contained by the structure or facade and not be visible above the building roof line.

2. Light fixtures used to illuminate flags, landscaping, statues, or other objects mounted on a pole, pedestal, or platform shall use a narrow cone beam of light that does not extend beyond the illuminated object and shall not be obtrusive or cause glare.

3. Any light source forming a linear pattern shall be recessed within the structure in which it is located.

4. Any light source or lamp that emits more than 900 lumens shall be concealed or shielded with full cut-off style fixture with an angle not exceeding 90 degrees to minimize glare and unnecessary light diffusion onto adjacent properties and streets. No light source or lamp may produce more than 1,800 lumens.

d) Excessive illumination.

(1) Lighting within any lot that unnecessarily illuminates and substantially interferes with the use or enjoyment of any other lot, or which unnecessarily illuminates the night sky or neighboring properties is prohibited. Lighting unnecessarily illuminates another lot if it clearly exceeds the requirements of this section. Lighting unnecessarily illuminates the night sky if it directly projects into the night sky or if it clearly exceeds average lighting levels when measured at a height above the lighting fixture or its shield.

(2) All outdoor lighting shall be designed and located such that the maximum illumination measured in foot-candles at the property line does not exceed one adjacent residential sites, adjacent commercial sites, the waterways adjoining the islands, and public road rights-of-way.

(3) Lighting shall not be oriented so as to direct glare or excessive illumination onto streets in a manner that may distract or interfere with the vision of drivers on such streets.

(4) Fixtures used to accent architectural features, landscaping or art shall be located, aimed or shielded to minimize light spill into the night sky and neighboring properties.

(5) Illumination using illuminated tubing or strings of lights that completely outline or define property lines, sales areas, roofs, doors, windows or similar areas in a manner that is not primarily for safety purposes, as determined by the town manager, is generally prohibited, unless approved by the design review board. However, this shall not be construed to preclude holiday/seasonal light displays.

The Town staff has attempted to work with the owner and their design professional (engineer) to ensure the proposed LED strip lighting fixtures are recessed into the façade elements and fully concealed. As to the outlining of some of the home's elements, the Town Code generally prohibits this practice, but allows the DRB to consider specific requests. It is not uncommon for property owners to provide soft architectural lighting (ground uplighting / other) but not as proposed.

**Town of Bay Harbor Islands
Design Review Board (DRB) Staff Report
Existing Single-Family Home – Renovations
Exterior Facade / Front Entry Feature Modifications
1310 101st Street
October 20th, 2023
Page 4**

According to the Miami-Dade Property Appraiser's public records this home was originally built in 1950 with some minor modifications made over the years. The 3 Bedroom / 3 Bath house is approximately 3,069 sq. ft. in total size. The subject site is a rectangular N/S oriented lot with the house centered on the lot with a pool / pool deck in the rear yard. There is no garage, but the existing circular driveway can easily accommodate 3-4 vehicles (min. 2 spaces required for a SFR), plus the adjoining street paved swale areas. The Miami-Dade County Property Appraisers website lists the existing structure as being built in 1950. The 2006 Historical Structure Survey for the Town of Bay Harbor Islands identified the existing home structure as having Masonry Vernacular / Post Modern architectural features.

This house was originally built before there was a Town Zoning Code (1957 initial Code); therefore, the guiding land design regulations were the original developer's Deed Restrictions (CCRs). Over the years the Town adopted many additional regulations covering many topics. There was no Town Council or Planning & Zoning Board around at that time to review / approve anything – it was all through the developer - most likely through their staff to ensure compliance with the CCR setbacks / etc. The existing house and most other features meet the current Zoning Code setbacks, etc. As the Town has reviewed the renovation plans non-conforming features have been noted and if possible corrected to meet current day standards (pool / deck / open space). When the Town Council relinquished their role as the Planning and Zoning Board in 2008 and created a separate appointed Planning and Zoning Board (now DRB), Resolution No. 1077 was adopted to delegate various building review / approval responsibilities between the appointed Planning and Zoning Board and staff for more minor daily permit matters. Specifically, Resolution No. 1077 states as follows and has been applied to similar situations like this:

Section 1. The Planning and Zoning Board shall review and approve the following:

c. Substantial renovations (not including interior renovations).

e. Revisions to plans previously approved by the Planning and Zoning Board for changes to materials and/or colors that affect the overall aesthetic look. (Structural changes: location, reduction or addition of doors, windows, roof design changes (pitch), and architectural features (railings, balconies, columns, or any other accent features).

h. Gazebos.

As stated previously the Town reviewed / approved various building permits for the interior renovations, pool & pool deck renovations, door / window replacements and other items. A closer examination of some of the window replacements should have occurred as staff believed they were for like-kind / same location / same sizes – some were not. The "interior" renovation plans also discreetly included an exterior front entry canopy revision and other features. On January 6th, 2023, the Town received a Site Development Plan application for the proposed two (2) outdoor gazebos at the above existing single-family home. Those plans met all existing Town Code requirements for outdoor gazebos and front door entry feature when the application was filed and the DRB approved them on May 2nd, 2023. As stated, once the Town noticed the front façade changes and re-reviewed the BP plans, the new front entry canopy feature, significant window shape / size changes, and decorative arches were felt to be a "substantial" exterior modification that should have been reviewed

**Town of Bay Harbor Islands
Design Review Board (DRB) Staff Report
Existing Single-Family Home – Renovations
Exterior Facade / Front Entry Feature Modifications
1310 101st Street
October 20th, 2023
Page 5**

by the DRB prior to permits. The proposed linear front facade site lighting detail was recently noticed (not shown on site plans) and the applicant was informed the DRB would need to review / approve that feature as per Sec. 23-19 of the Code. The applicant is now requesting DRB approval for the front entry canopy feature, substantial door & window changes (front façade) and arches, and the linear LED strip lighting requested to be placed in recessed channels on the new front façade features.

PROJECT DESCRIPTION / SUMMARY

The property owner (SZ FL, LLC) acquired this site in 2021 and has been making phased improvements to this older 1950 era house, most of which have been handled administratively, as allowed (interior renovations / new windows & doors / new pool & deck / driveway / landscaping). Because the Town Code and Resolution #1077 requires the DRB to approve certain substantial additions, renovations, and particularly for pergolas / trellis / etc. several items are being brought to the DRB for approval. The applicant is requesting DRB approval for the front entry canopy feature, substantial door & window changes (front façade) and arches, and the linear LED strip lighting requested to be placed in recessed channels on the new front façade features. The applicant is requesting Design Review Board (DRB) approval for the above listed items.

As related to the applicant's request for the proposed linear strip LED lighting, while it is fairly common for homeowners / landowners to provide accent lighting of building features, landscaping and other items accent lighting is usually placed in enclosed fixtures in ceilings / under roof eave fascia, or ground mounted fixtures aimed upward at the structure or landscape being featured. MMPA is not aware of linear lighting being installed on any building, let alone a single-family house, as is proposed. MMPA / Town staff worked with the owner / designer to ensure the actual linear light fixtures were completely hidden from street view in recessed channels with coverings to shield the light fixtures. In general, the Town's stated policy is to prohibit lighting outlining architectural features. MMPA assisted the Town in writing the Lighting Code and feels the Code expresses the community's desire on this subject. MMPA recommends the DRB consider the above in their deliberations. The applicant has recently provided a justification letter for the LED strip lighting waiver and their version of the history of this house renovation. See attached.

The following conditions of approval are recommended:

- 1) This approval is based on the latest revised Site Development Plan drawings prepared by Michael Spicyn, P.E. dated Oct. 10th, 2023, with any modifications required by the Board. Any future modifications to the above plans shall be reviewed by Town staff / MMPA and may require re-approval by the DRB if felt to be substantial.
- 2) As related to the applicant's request to install linear strip lighting around some of the front façade architectural features (arches / other) the DRB per Sec. 23-19(d) is required to review / approve this type of lighting. No portion of the linear strip lighting fixtures / bulbs can be visible as they must be integrated into the building façade. Absent of the DRB's approval no linear strip lighting is allowed on the house. There are other acceptable means listed in the Code for accent building up-lighting and limitations on light emission.



Michael Spicyn, PE

1801 South Ocean Blvd
Hallandale Beach, FL 33009
786-514-3222

Date: October 11, 2023

To: Bay Harbor Islands
Design Review Board
9665 Bay Harbor Terrace
Bay Harbor Islands, FL 33154

Re: Permit: SPR23-00016
1310 101 Street
Bay Harbor Islands, FL 33154

Subject: Façade Design Approval & Waiver For Façade Lighting

Dear Design Review Board,

Respectfully submitting herewith drawings and documents pertaining to above referenced permit for facade approval.

Let me briefly explain how we ended up in front of the Design Review Board. Originally, we filed plans with the Building Department that called for extension to the house, as well as the awning at the facade.

The Building Department rejected the application, and informed us that we need to get approval for proposed house extension from the Design Review Board. Therefore, we eliminated the proposed extension and resubmitted the revised drawings to the Building Department. The revised drawings were approved, which included the façade awning.

We ended up building the facade and its awning based on plans approved by the Building Department.

There was a little bit of a misunderstanding and a potential slight oversight when we submitted the plans for approval to the Building Department, the plans did not show the façade lighting details.

We got a stop work order for the facade upon doing the stucco work, because the Building Department felt this design needed to be seen and approved by the Design Review Board before completion.

Hence, we are here. Please keep in mind, since we already got approvals by the Building Department on this project, the structure is already built, and in effect, meets all building codes requirements.

At this point, all that is needed is to finish the stucco work. We hope this design appeals to the Design Review Board.

We are also requesting a waiver for the lighting on the façade.

City Zoning Code Section 23-19(d)(5);

"Illumination using illuminated tubing or strings of lights that completely outline or define property lines, sales areas, roofs, doors, windows or similar areas in a manner that is not primarily for safety purposes, as determined by the town manager, is generally prohibited, unless approved by the design review board. However, this shall not be construed to preclude holiday/seasonal light displays."

The proposed lighting does not "outline or define property lines, sales areas, roofs, doors, windows or similar areas", it is merely architectural lighting.

The design and the lighting presented incorporates the spirit of a modern aesthetic.

LED lighting is very commonly used in interiors and exterior applications in houses worldwide, as well as Miami and throughout Florida in general.

Historically, lighting has been used to highlight the features of a house, as well as general illumination. We are doing the same thing here with LED lighting.

The lighting has been designed so that the light source has been fully concealed from the eye, thus it is soft, subdued and indirect.

We are respectfully requesting your approval of the façade design, including a waiver for the lighting.

We look forward to completing this.

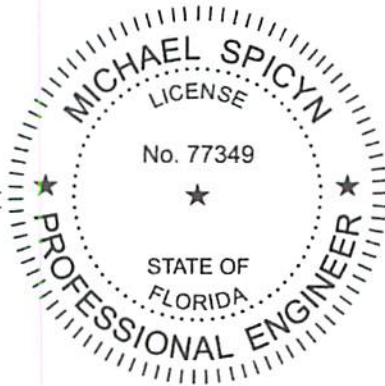
Thank you for your time and understanding.

Respectfully submitted,



Digitally signed by Michael Spicyn
DN: c=US, o=Florida,
dnQualifier=A01410D0000018582FC
C6C70014A881, cn=Michael Spicyn
Location: Hallandale Beach, FL
Date: 2023.10.12 15:43:38 -04'00'

Michael Spicyn, PE



Attachment A – Description of Work and Materials



DONEWELL CONSTRUCTION CORP

1801 South Ocean Drive

Hallandale Beach, FL 33009

michael@donewell.biz 786-514-3222

General Contractor Lic #: CGC1513115

Date: 08-10-2023

Project: SAM

Project #: 20220220

Owner: SZ FL, LLC

Contractor: Donewell
Construction Corp

Description of the Project and Description of the Significant Materials to be Used and Equipment to be Installed:

ITEM	PRICE
DEMOLITION	6,000
FRAMING & PARTITION	10,000
PLUMBING	25,000
ELECTRICAL	25,000
HVAC	22,000
WINDOWS AND DOORS	28,000
TILES	16,000
KITCHEN CABINETS	15,000
COUNTERTOP	4,500
LIGHTING FIXTURES	4,500
PAINTING	5,000
FAÇADE AND AWNING	12,000
ROOF	26,000
GC PROFIT	15,000
	=====
TOTAL	214,000

Flood Determination Appraisal Survey

ACTUAL CASH VALUE

Intended User:

Bay Harbor Islands - Building Official / Town Manager and/or Designees

Intended Use:

FEMA Substantial Improvement Determination

Property Appraised

1310 101st Street

Town of Bay Harbor Islands, FL 33154

Date of Valuation

09/07/2022

Prepared by

Pavel Urbina

FLORIDA APPRAISAL SERVICES, INC

8925 COLLINS AVE, #10D

SURFSIDE, FL 33154

Pavel Urbina

File # 09220024

September 07, 2022

SZ FL LLC
1310 101ST Street
Bay Harbor Islands, FL 33154

Re: Single Family Residence
1310 101ST Street
Bay Harbor Islands, FL 33154

Dear SZ FL LLC:

We have prepared a *Replacement Cost Value Report* on the above referenced property as of September 07, 2022. This report has been prepared based on the scope of the work which is detailed on a following page. The reader of the report is strongly advised to read the scope of work so as to understand the scope of this appraisal.

This report is intended for use only by the client and intended users as noted herein. Use of this report by others is not intended by the appraiser. No one else, or any other entities, should rely on this appraisal other than those noted herein.

The subject property is located NORTH OF INDIAN CREEK, SOUTH OF SANDSPUR ISLAND, EAST OF BISCAYNE BAY, AND WEST OF BAL HARBOUR in the city of Bay Harbor Islands, Miami-Dade County, FL 33154. The subject property consists of a one-story CBS building constructed in 1950. The rentable size is 3,394 square feet. The adjusted size per Miami-Dade.gov 3,145 square feet. The improvements are situated on an 11,250 square foot site. Zoning on this site is RD, Single Family District, Miami-Dade County, Florida. Additional discussion of the building improvements and the site can be found within this appraisal report.

SZ FL LLC
September 07, 2022

In order to prepare the analysis, we were not supplied with any information other than the address of the subject property. The information used in this report is based on public records and a physical inspection. Any deviation from the information and assumptions used herein could result in a change of value.

The reader should be advised that our employment was not contingent on providing a minimum valuation, a specific valuation or the approval of a loan. Additionally, we have complied with the USPAP Competency Rule.

As a result of our investigation, it is our opinion that the **replacement cost value** of the building improvements of the fee simple interest as of September 07, 2022, is in the amount of

FIVE HUNDRED AND FIVE THOUSAND SIX HUNDRED AND FIFTY DOLLARS
(\$505,650) "AFTER DEPRECIATION"

On the following pages is the table of contents followed by the scope of work, the certificate of value and general assumptions and limiting conditions. It is advised that these items be reviewed so the reader has an understanding of the limitations of this appraisal.

Very truly yours,

A handwritten signature in black ink, appearing to read 'P. Urbina', written over a horizontal line.

Pavel Urbina
State-Certified Residential Real Estate Appraiser
RD6102

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Scope of Work

The appraisal problem herein is to estimate the replacement cost value of the subject property. All appraisals begin by identifying the appraisal problem. Data on the subject property is typically derived from various sources including but not limited to the property owner, the county property appraiser's office, surveys and building plans. When possible, more than one source is utilized to confirm data. Within the appraisal the data source is acknowledged. Land size is based on public records and recorded plats. Land measurements are not performed.

Description of the improvements was based on a physical inspection and public records. The age of the building is based on public records. Appraisers are not structural engineers and therefore cannot attest to the soundness of a structure.

The scope of work for this assignment has been described above and is typical for an assignment of the nature of the subject appraisal problem.

Certificate of Value

The undersigned does hereby certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this appraisal report are true and correct.
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and is my personal, impartial, and unbiased professional analyses, opinions and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the following requirements.
 - The Code of Professional Ethics and the Standards of Professional Practice of the Appraisal Institute
 - Uniform Standards of Professional Appraisal Practice (USPAP)
 - The State of Florida requirements for state-certified appraisers
8. I have complied with the USPAP Competency Rule.

9. This appraisal report sets forth all of the limiting conditions imposed by the terms of this assignment or by the undersigned affecting the analyses, opinions and conclusions contained in this report.
10. No one provided significant real property appraisal professional assistance to the person signing this report, unless specifically noted herein.
11. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. Additionally, it is subject to review by the state of Florida relating to review by the real estate appraisal subcommittee of the Florida Real Estate Commission.
12. I, Pavel Urbina, have made a personal inspection of the property that is the subject of this report.
13. It should be noted that the valuation herein does not include any furniture, fixtures or equipment necessary to operate any business, or businesses occupying the subject property. The valuation herein does not include a value for any business entity, or entities occupying the subject property.
14. Any use (purported, attempted, actual or otherwise) of the "replacement costs" or "replacement cost value" calculations contained in this appraisal by the client, property owner, their designees, assignees or agents for purposes of binding or obtaining insurance for the appraised property is permitted. However, it is strongly suggested that a licensed general contractor be engaged to calculate the replacement cost value of the appraised property for insurance purposes.
15. Neither I, nor Florida Appraisal Services, Inc. have performed any valuation or professional services involving the subject property in any capacity, nor are we presently involved with the management, leasing, disposition, nor any similar service regarding the subject property.

A handwritten signature in black ink, appearing to read 'P. Urbina', is written over a horizontal line.

Pavel Urbina
State-Certified Residential Real Estate Appraiser
RD6102

Date of Report September 07, 2022

General Assumptions and Limiting Conditions

This appraisal report has been made with the following general assumptions:

1. No responsibility is assumed for the legal description or for matters pertaining to legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
2. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
3. Responsible ownership and competent property management are assumed.
4. The information furnished by others is believed to be reliable but, no warranty is given for its accuracy.
5. All engineering studies are assumed to be correct. Any plot plans or illustrative material in this report are included only to help the reader visualize the property.
6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for obtaining the engineering that may be required to discover them. The values estimated herein are subject to typical inspections such as roof, structural, and termite, if applicable.
7. It is assumed that the property is in full compliance with all applicable federal, state and local environmental regulations and laws unless the lack of compliance is stated, described and considered in the appraisal.
8. It is assumed that the property conforms to all applicable zoning and use regulations and restrictions unless a non-conformity has been identified, described and considered in the appraisal.
9. It is assumed that all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state or national government or private entity or organization have been or can be obtained or renewed for any use on which the opinion of value contained in this report is based.
10. It is assumed that the use of the land and improvements is confined within the boundaries or property lines of the property described and considered in the appraisal.
11. Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presences of substances such as asbestos, urea formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value estimated is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No

responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The intended user is urged to retain an expert in this field, if desired.

- 12.
13. The physical condition of the improvements, if any, described herein was based on visual inspection. No liability is assumed for the soundness of structural members, since no engineering tests were made of same.
14. Neither all nor any part of this appraisal report shall be disseminated to the general public using the appraiser's name or appraisal designation, without prior written consent of the appraisers signing this appraisal report.
15. Authorization is not allowed for the out-of-context quoting from, or partial reprinting of, this appraisal report.
16. By reason of the report, there is no requirement to testify with reference to the property herein appraised, unless arrangements have been previously made.
17. To the best of our ability, the analysis, opinions, and conclusions were developed in this report was prepared in accordance with the standards and reporting requirements of FIRREA of 1989-XI and its updates, the office of the Comptroller of the Currency of the United States of America (OCC), the Federal Deposit Insurance Corporation (FDIC) and the Uniform Standards of Professional Appraisal Practice (USPAP) adopted by the Appraisal Standards Board of the Appraisal Foundation.
18. The reader should be advised that our employment was not contingent on the appraisal providing a minimum valuation, a specific calculation or the approval of a loan. Additionally, we have complied with the USPAP Competency Rule.

Limiting Conditions:

1. The allocation of total value between land and improvements applies only under the described utilization. The separate valuations for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used.
2. The Americans with Disability Act (ADA) became effective January 26, 1992. The appraiser has not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the requirements of the ADA. It is possible that a compliance survey of the property and a detailed analyses of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the act. If so, this fact could have a negative impact upon the value of the property. Since the appraiser has no direct evidence relating to this issue, possible noncompliance with the requirements of ADA was not considered in estimating the value of the property.

Summary of Pertinent Data

Location: NORTH OF INDIAN CREEK, SOUTH OF SANDSPUR ISLAND,
EAST OF BISCAYNE BAY, AND WEST OF BAL HARBOUR.

Address: 1310 101ST Street
Bay Harbor Islands, FL 33154

Type of Use: Single Family Residence

Year Built: 1950

Rentable Area: 3,394 square feet

Building Area: Adjusted Area: 3,145 square feet

Land Area: 11,250 square feet

Estimated Replacement Cost Value: \$505,650.00 "AFTER DEPRECIATION"

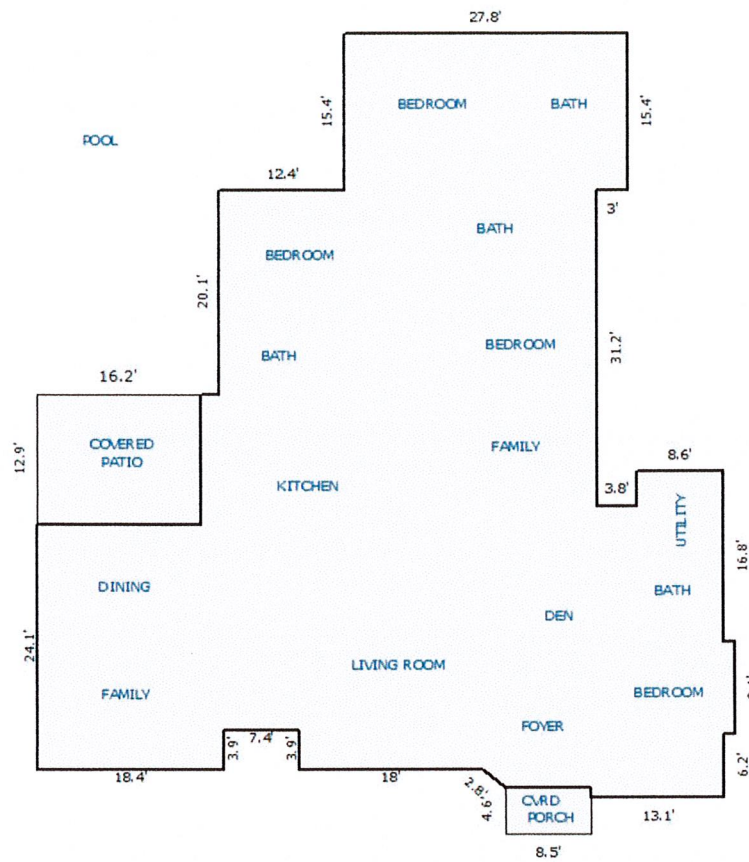
Date of Valuation: September 07, 2022

Date of Report: September 07, 2022

Aerial Photograph



Sketch



Purpose of the Appraisal Report

To assess the value of the improvements to determine if the scope of work on the property will be a Substantial Improvement under the 50% FEMA Rule.

Client, Intended User and Use of the Appraisal Report

INTENDED USE; FEMA substantial improvement determination.

INTENDED USER(S); This Appraisal Report is to be used as basis for the 50% FEMA Rule regarding renovation of the subject property. It cannot be used for any other purpose. This report will not be fully understood by users other than the owner of the subject property and the local building department. Bay Harbor Islands - Building Official / Town Manager and/or designees

Location and Address

NORTH OF INDIAN CREEK, SOUTH OF SANDSPUR ISLAND, EAST OF BISCAYNE BAY, AND WEST OF BAL HARBOUR in the city of Bay Harbor Islands, Miami-Dade County, FL 33154.

Address: 1310 101ST Street
Bay Harbor Islands, FL 33154

Legal Description

BAY HARBOR ISLAND PB 46-5
LOT 9 BLK 26
LOT SIZE 85.000 X 125
73R176961
COC 22796-0293 22796-0293 1004 4

Site Data

The subject site is rectangular. The total area of the parcel is approximately 11,250 square feet as per Miami-Dade County Property Appraiser.

The site is level and at approximate street grade. Utilities available to the site are:

Electric:	Florida Power and Light
Telephone:	AT&T
Water:	City of Bay Harbor Islands Water and Sewer Authority
Sewer Disposal:	City of Bay Harbor Islands Water and Sewer Authority

Zoning

The subject property is zoned RD, SINGLE FAMILY DISTRICT by the city of Bay Harbor Islands, Florida. This zoning allows single family residential. For a detailed listing of allowable uses and restrictions, refer to the zoning code of the city of Bay Harbor Islands, FL.

Flood Zone

The subject property is located in Flood Zone AE. This identification was located on Flood Insurance Rate Map, Community Panel No. 12086C0144L, revised September 11, 2009. **For insurance purposes, a surveyor should be contacted to verify the exact zone by a flood elevation certificate, as well as its impact on insurance.** A copy of the flood zone map is located in the addenda to this report.

Description of the Building Improvements

The improvements were inspected on September 07, 2022. The public records were also examined. Plans were not provided to the appraiser. The following is a summary of the major components.

Type of Building:	Single Family Residence
Year Built:	1950
No. of Stories:	One
Size:	Adjusted Area: 3,145 square feet
	Rentable Area: 3,394 square feet
Exterior Walls:	Concrete block with a painted stucco finish
Foundation:	Wood subfloor
Roof Covers:	Composite Roll and built-up composition
Roof Construction:	Wood beams
Floors:	Marble / Wood
Windows:	Awning in aluminum frames
Interior Walls:	Painted drywall
Ceilings:	Painted drywall
Lighting:	Incandescent and fluorescent fixtures
Air Conditioning:	Central

Replacement Cost

Dwelling	3,394 Sq. Ft. @ \$	220.00	 = \$	746,680
	Sq. Ft. @ \$		 = \$	
POOL/PATIO				75,000
Garage/Carport	Sq. Ft. @ \$		 = \$	
Total Estimate of Cost-New			 = \$	821,680
Less 65	Physical	Functional	External	
Depreciation	\$316,030			= \$ (316,030)
Depreciated Cost of Improvements				= \$ 505,650
"As-is" Value of Site Improvements				= \$ 10,000
INDICATED VALUE BY COST APPROACH			= \$	2,515,700

Note: The above does not include site value.

Total \$505,650.00 "AFTER DEPRECIATION"

Subject Photos



LICENSE



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED RESIDENTIAL APPRAISER HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

URBINA, PAVEL ERNESTO

4520 SW 82 AVE
MIAMI FL 33155

LICENSE NUMBER: RD6102

EXPIRATION DATE: NOVEMBER 30, 2024

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



TOWN OF BAY HARBOR ISLANDS
BUILDING DEPARTMENT
9665 BAY HARBOR TERRACE
BAY HARBOR ISLANDS FL 33154
PH305-993-1786 FAX 305-866-4863

Substantial Improvement or Substantial Damage

Contractor's Substantial Damage or Substantial Improvement Affidavit

Property address: 1310 101 STREET, BAY HARBOR ISLAND, FL 33154
Contractor's name: MICHAEL SPICYN
Contractor's company name: DONEWELL CONSTRUCTION CORP
Contractor's Address: 1801 S OCEAN DR, HALLANDALE BEACH, FL 33009
Contractor's phone number: 786-514-3222
Contractor's State registration or Certification Number: CGC 1516115
Contractor's registration number (if applicable): _____

I hereby attest that I, or a member of my staff, personally inspected the subject property and produced the attached itemized list of repairs, reconstruction and/or remodeling which are hereby submitted for a substantial damage or substantial improvement review. The list of work contains **ALL OF THE WORK TO BE CONDUCTED** on the subject property. If the property sustained substantial damage, this list of work, will return the structure to at least its condition prior to damage and bring the structure into compliance with all applicable codes. I further attest that all additions, improvements or repairs proposed for the subject building are included in this estimate and that neither I nor any subcontractor or agent representing me will make any repairs or perform any work on the subject structure other than what has been included in the attached list.

I UNDERSTAND THAT I AM SUBJECT TO ENFORCEMENT ACTION, WHICH MAY INCLUDE FINES, IF ANY INSPECTION OF THE PROPERTY REVEALS THAT I, OR MY CONTRACTOR, HAVE MADE REPAIRS OR IMPROVEMENTS NOT INCLUDED ON THE ATTACHED LIST OF REPAIRS OR THE APPROVED BUILDING PLANS.

See attached itemized list.

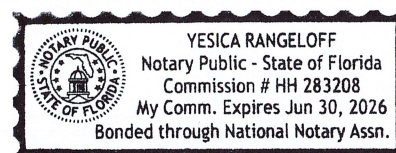
STATE OF FLORIDA
COUNTY OF BROWARD

Before me this day personally appeared MICHAEL SPICYN, who, being duly sworn, deposes and says that he/she has read, understands, and agrees to comply with all the aforementioned conditions.

Contractor's signature

Sworn to and subscribed before me this 13 day of Oct, 2023

My commission expires: JUNE 30, 2026





TOWN OF BAY HARBOR ISLANDS
BUILDING DEPARTMENT
9665 BAY HARBOR TERRACE
BAY HARBOR ISLANDS FL 33154
PH305-993-1786 FAX 305-866-4863

Cost Estimate of Reconstruction/Improvement

Application Number SPR23-000016 Date _____

Address 1310 101 STREET, BAY HARBOR ISLAND, FL 33154

This cost estimate of reconstruction/improvement must be prepared by and signed by the contractor or by the owner if the owner acts as the contractor. Owners who act as their own contractors must estimate their labor cost at the current market value for any work they intend to perform.

Sub-contractor Bids Contractor or owner _____ material costs _____

Labor costs _____

See Attachment A for itemized list with breakdown and totals

Bid amounts (see note "D") **Calculations include labor and material costs**

1. Masonry
2. Carpentry material(rough)
3. Carpentry labor (rough)
4. Roofing
5. Insulation and weather-strip
6. Exterior finish(stucco)
7. Doors, Windows, & shutters.
8. Lumber finish
9. Hardware
10. Drywall
11. Cabinets(built in)
12. Floor covering
13. Plumbing
14. Shower/Tub/Toilet
15. Electrical & light fixtures
16. Concrete
17. Built-in appliances
18. HVAC
19. Paint
20. Demolition & removal
21. Overhead & profit.



TOWN OF BAY HARBOR ISLANDS
BUILDING DEPARTMENT
9665 BAY HARBOR TERRACE
BAY HARBOR ISLANDS FL 33154
PH305-993-1786 FAX 305-866-4863

SUBSTANTIAL IMPROVEMENT OR SUBSTANTIAL DAMAGE
Application for Substantial Damage or Substantial Improvement Review

Property Address: 1310 101 STREET, BAY HARBOR ISLAND, FL 33154

Property owner's Name: SZ FL LLC

Property Owner's Address: 141-24 Jewel Ave, Flushing, NY 11367

Property Owner's Phone Number: 718-757-7077

Contractor's Name: MICHAEL SPICYN OF DONEWELL CONSTRUCTION CORP

Contractor's address: 1801 S OCEAN DR, HALLANDALE BEACH, FL 33009

Contractor's Phone Number: 786-514-3222

Flood zone AE BFE 8' Lowest Floor

Elevation 6.45'

(excluding garage or carport)

Check one of the following:

☒ I am attaching a state certified appraiser's report, valuing the structure at:
\$505,650

☐ I am not attaching a certified appraiser's report and I accept the use of the valuation of my property that has been recorded by the county property appraiser's office.

SIGNATURES:

Property owner: *[Signature]* Date: 9/14/23

Contractor: _____ Date: _____



TOWN OF BAY HARBOR ISLANDS
BUILDING DEPARTMENT
9665 BAY HARBOR TERRACE
BAY HARBOR ISLANDS FL 33154
PH305-993-1786 FAX 305-866-4863

**SUBSTANTIAL IMPROVEMENT OR SUBSTANTIAL DAMAGE
PROPERTY OWNER'S SUBSTANTIAL DAMAGE OR SUBSTANTIAL IMPROVEMENT
AFFIDAVIT**

Property address: 1310 101 STREET, BAY HARBOR ISLAND, FL 33154

Contractor's name: MICHAEL SPICYN OF DONEWELL CONSTRUCTION CORP

Property owner's name: SZ FL LLC

Property owner's Address: 141-24 Jewel Ave, Flushing NY 11367

Property owner's phone number: 718-757-7077

I hereby attest that the list of work and cost estimate submitted with my substantial damage or substantial improvement application reflects **ALL OF THE WORK TO BE CONDUCTED** on the subject structure including all additions, improvements and repairs and, if the work is the result of substantial damage, this work will return the structure at least to the "before damage" condition and bring the structure into compliance with all applicable codes. Neither I nor any subcontractor or agent will make any repairs or perform any work on the subject structure other than what has been included in the attached list.

I UNDERSTAND THAT I AM SUBJECT TO ENFORCEMENT ACTION, WHICH MAY INCLUDE FINES, IF ANY INSPECTION OF THE PROPERTY REVEALS THAT I, OR MY CONTRACTOR, HAVE MADE REPAIRS OR IMPROVEMENTS NOT INCLUDED ON THE ATTACHED LIST OF REPAIRS OR THE APPROVED BUILDING PLANS.

See attached itemized list.

STATE OF NEW YORK
COUNTY OF QUEENS

Before me this day personally appeared SHALOM ZIRKIEV, who, being duly sworn, deposes and says that he/she has read, understands, and agrees to comply with all the aforementioned conditions.

Shalom Zirkiev
Owner's signature

Sworn to and subscribed before me this 14th day of SEPTEMBER, 2023.

My commission expires: FEBRUARY 11, 2024

Marina Zavulunova
MARINA ZAVULUNOVA
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01ZA6181785
QUALIFIED IN QUEENS COUNTY
COMMISSION EXPIRES FEBRUARY 11, 2024

CERTIFIED TO:

SZ FL LLC, A FLORIDA LIMITED LIABILITY COMPANY
JONATHAN C. BENITAH, P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

MAP OF
BOUNDARY SURVEY

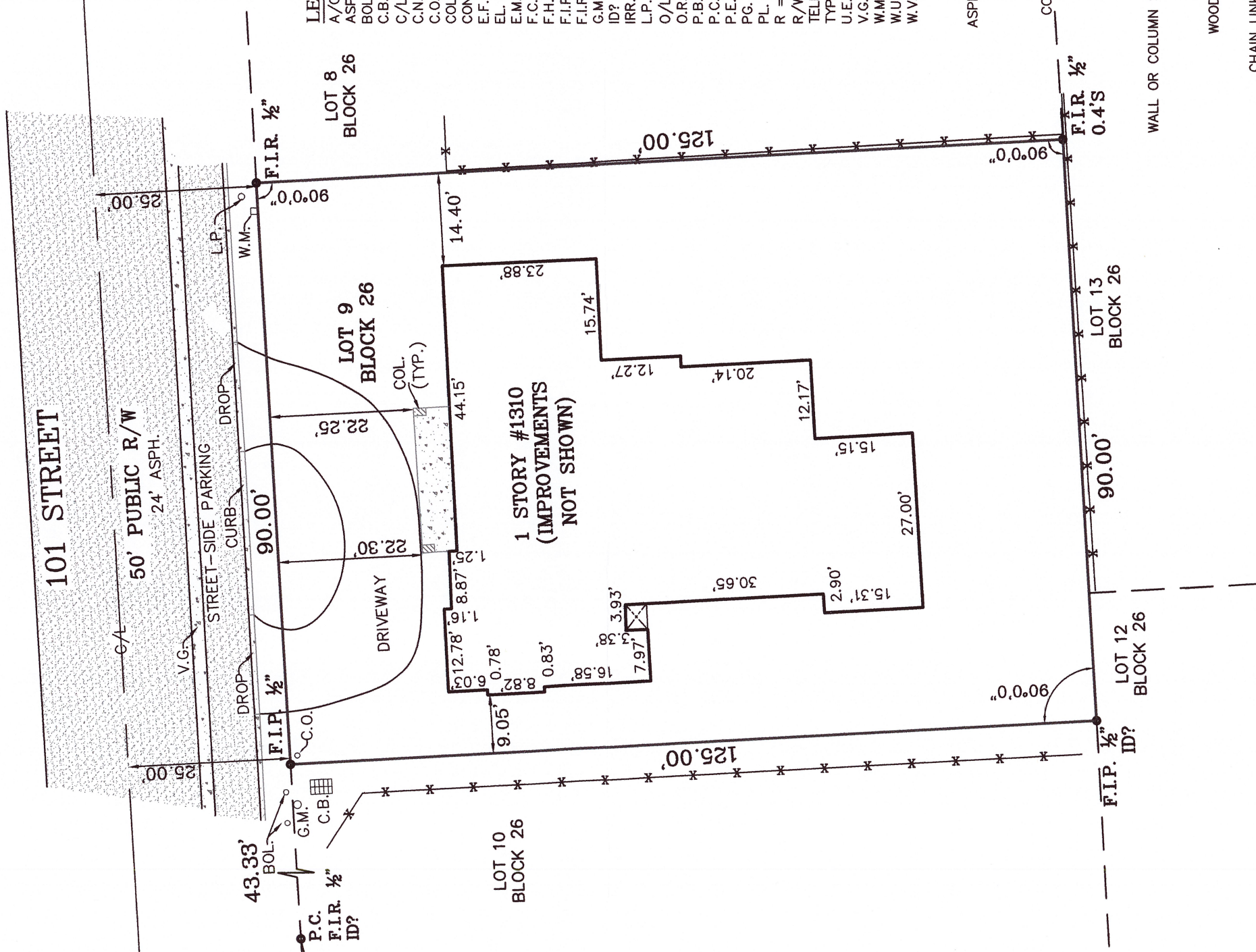
LEGAL DESCRIPTION (FROM O.R.B. 29803, PAGE 4197):

LOT 9, BLOCK 26, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF,
RECORDED IN PLAT BOOK 46, PAGE 5, IN THE PUBLIC RECORDS OF
MIAMI-DADE COUNTY, FLORIDA

DATE OF FIELD WORK 3/23/2023

PROPERTY ADDRESS:

1310 101 STREET
BAY HARBOR ISLANDS, FL 33154



LEGEND AND ABBREVIATIONS

A/C = AIR CONDITIONER
ASPH. = ASPHALT
BOL. = BOLLARD
C.B. = CATCH BASIN
C/L = CENTER LINE
C.N.A. = CORNER NOT ACCESSIBLE
C.O. = CLEAN OUT
COL. = COLUMN
CONC. = CONCRETE
E.F. = END FENCE
EL. = ELEVATION
E.M. = ELECTRIC METER
F.C. = FENCE CORNER
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
G.M. = GAS METER
ID? = IDENTIFICATION ILLEGIBLE
IRR. = IRRIGATION EQUIPMENT
L.P. = LIGHT POLE
O/L = ON-LINE
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
P.C. = POINT OF CURVATURE
P.E. = POOL EQUIPMENT
PG. = PAGE
PL. = PLANTER
R = RADIUS
R/W = RIGHT-OF-WAY
TELE. = TELECOMMUNICATIONS UTILITY
TYP. = TYPICAL
U.E. = UTILITY EASEMENT
V.G. = VALLEY GUTTER
W.M. = WATER METER
W.U.P. = WOOD UTILITY POLE
W.V.R. = WATER VALVE RISER

ASPHALT =

CONCRETE =

TILE =

WALL OR COLUMN STRUCTURE =

WOOD DECKING =

CHAIN LINK FENCE =

ROOFED OR OVERHANG =

OVERHEAD WIRE =

PLASTIC FENCE =

WOOD FENCE =

NOTES:
1) THIS IS A COPYRIGHT DOCUMENT CONTAINING PROPRIETARY INFORMATION AND IS NOT
WARRANTED BY THE SIGNING SURVEYOR WHEN COPIED BY OTHERS. 2) UNLESS OTHERWISE
SHOWN HEREON RECORD AND MEASURED CALLS ARE IN SUBSTANTIAL AGREEMENT.
MEASUREMENTS SHOWN HEREON ARE ROUNDED TO THE NEAREST 0.05'. 3) LANDS SHOWN
HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT
ON THE PLAT AND THE SAME, IF ANY MAY NOT BE SHOWN ON THIS SKETCH. 4) FENCE
OWNERSHIP IS NOT DETERMINED BY UNDERSIGNED. FENCE TIES ARE TAKEN TO THE CENTER OF
THE FENCE. FENCE LINES MAY MEANDER ALONG PROPERTY LINES, FENCE LINES MAY BE
SHOWN EXAGGERATED TO BETTER ILLUSTRATE WHERE THEY ARE LOCATED. 5) SUBSURFACE
FOUNDATION FEATURES WERE NOT LOCATED FOR THIS SURVEY. 6) SUBSURFACE UTILITY
FEATURES WERE NOT LOCATED FOR THIS SURVEY. 7) SYMBOLS SHOWN ON THIS SURVEY MAY
NOT BE DRAWN TO SCALE AND ARE SHOWN THIS WAY FOR ILLUSTRATIVE PURPOSES. 8) THIS IS
NOT A VALID SURVEY WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER. 9) UNLESS OTHERWISE SHOWN HEREON FOUND
MONUMENTATION HAS NO IDENTIFICATION AND ANY CORNER LABELED AS NOT ACCESSIBLE IS
DUE TO FENCING OR LANDSCAPING. 10) THIS SURVEY MEETS OR EXCEEDS THE ACCURACY
STANDARDS IN CHAPTER 51-17 OF THE FLORIDA ADMINISTRATIVE CODE - SUBURBAN 1 IN 7,500'.
11) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE AS AN AID IN OBTAINING A
PERMIT FOR THE FRONT COLUMNS AS SHOWN HEREON AND FOR THIS REASON MANY
IMPROVEMENTS HAVE BEEN OMITTED FROM THIS SURVEY. FOR THE CERTIFIED HEREON, NO
OTHER WARRANTIES ARE HEREBY EXTENDED OR GRANTED.

THE SEAL APPEARING ON THIS
DOCUMENT WAS AUTHORIZED BY
HENRY JOHNSTON FL PL#6843
2023.03.24 09:52:22 -04'00'

Henry Johnston

3/23/23

HENRY A. JOHNSTON P.L.S.#6843

JOHNSTON & JOHNSTON LAND SURVEYING SERVICES LB#7889

7081 TAFT ST. #160

HOLLYWOOD, FL 33024

PHONE: 954-296-9516

WEB: WWW.JJSURVEYING.COM



Land Surveying Services Inc.

JOB #21-01-022COL

PRINTING ELECTRONICALLY
SIGNED DOCUMENT

IN ORDER FOR THIS DOCUMENT TO BE VIEWED CORRECTLY IT MUST BE PRINTED ON AN 11"x17"
LEDGER/TABLOID SIZE PAPER AND WITH NO SCALING, FITTING TO PAGE, OR CUSTOM SIZE OPTIONS.
PRINTING THIS SHEET NOT TO SCALE IS ONLY FOR VISUAL AID PURPOSES. THE SIGNING SURVEYOR
TAKES NO LIABILITY IN INFORMATION OBTAINED FROM ITS USE IN SUCH MANOR.



GENERAL DEMOLITION NOTES:

1. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR HAULING AND LEGALLY DISPOSING OF MATERIALS REMOVED IN DEMOLITION WORK.

2. THE CONTRACTOR SHALL REMOVE ALL SPECIFIC ITEMS INDICATED ON THESE DRAWINGS AND ALSO REMOVE ANY OTHER ITEMS OR CONSTRUCTION AS REQUIRED TO ACCOMPLISH ALL NEW WORK TO AREAS SHOWN.

3. ALL EXISTING SURFACES SUCH AS STUCCO, WALLS, FLOORS, CEILINGS, BASES, ETC THAT ARE AFFECTED BY THESE ALTERATIONS ARE TO HAVE NEW MATERIAL AND FINISH AS REQUIRED TO MATCH ALL ADJACENT EXISTING FINISHES.

4. GENERAL CONTRACTOR SHALL DO ALL CUTTING AND PATCHING OF EXISTING CONCRETE SLABS, PARTITIONS, ETC AS MAY BE REQUIRED FOR ALL TRADES TO ACCOMPLISH ALL WORK REQUIRED BY THESE CONTRACT DOCUMENTS. CONTRACTOR SHALL DO ALL PATCHING AND PROVIDE NEW FINISHES TO MATCH EXISTING SO AS TO MAKE THE "PATCHED AREA" INDISCERNIBLE FROM THE EXIST ADJACENT AREA.

5. ALL EXISTING A/C GRILLS AND DUCT WORK LOCATED IN THE CEILING OR SOFFIT AREAS TO BE OR NOT TO BE REMOVED, SHALL BE TEMPORARY CAPPED AND RELOCATED BASED ON MECHANICAL PLANS.

DEMOLITION NOTES

1. DEMOLITION CONTRACTOR SHALL BE FULLY LICENSED AND INSURED AND SHALL MAINTAIN COMPLIANCE WITH ALL O.S.H.A AND OTHER APPLICABLE SAFETY STANDARDS.

2. DEMOLITION CONTRACTOR SHALL MAINTAIN STRICT COMPLIANCE WITH ALL RULES AND REGULATIONS GOVERNING THE DISPOSAL OF CONSTRUCTION DEBRIS.

3. DEMOLITION CONTRACTOR SHALL MAINTAIN STRICT ADHERENCE WITH THE LOCAL JURISDICTION'S RULES FOR CONSTRUCTION TIMES AND PROCEDURES FOR PICK UP AND REMOVAL OF CONSTRUCTION DEBRIS.

4. DEMOLITION CONTRACTOR SHALL MAINTAIN STRICT COMPLIANCE WITH ALL PUBLIC SAFETY PROTOCOLS APPLICABLE TO DEMOLITION WORK WITHIN THE LOCAL JURISDICTION AND SPECIFICALLY AT THIS SITE.

5. DEMOLITION CONTRACTOR SHALL MAINTAIN STRICT ADHERENCE WITH THE LANDLORD'S RULES FOR CONSTRUCTION TIMES AND PROCEDURES AND FOR PICK UP AND REMOVAL OF CONSTRUCTION DEBRIS.

6. SHOULD ANY KNOWN HAZARDOUS MATERIALS BE DETECTED WITHIN THE STRUCTURE, DEMOLITION WORK SHALL STOP AND THE CONTRACTOR SHALL FILE AN RFI (REQUEST FOR INFORMATION WITH THE ARCHITECT. WORK SHALL NOT RESUME UNTIL WRITTEN INSTRUCTIONS ARE PROVIDED.

7. IMPORTANT: IF THERE IS ANY DOUBT AS TO WHETHER A COMPONENT IS STRUCTURAL OR NON-STRUCTURAL, DEMOLITION WORK SHALL STOP AND THE CONTRACTOR SHALL FILE AN RFI (REQUEST FOR INFORMATION WITH THE ARCHITECT. DEMOLITION WORK SHALL NOT RESUME UNTIL WRITTEN INSTRUCTIONS ARE PROVIDED.

8. IMPORTANT: IF THE DEMOLITION OF ANY NON-STRUCTURAL COMPONENT THREATENS THE INTEGRITY OF ANY STRUCTURAL COMPONENT, DEMOLITION WORK SHALL STOP AND THE CONTRACTOR SHALL FILE AN RFI (REQUEST FOR INFORMATION WITH THE ARCHITECT. DEMOLITION WORK SHALL NOT RESUME UNTIL WRITTEN INSTRUCTIONS ARE PROVIDED.

9. REMOVE ALL FINISHES IN ALL AREAS, STRIP AWAY ALL BACKING AND SUPPORT FOR FINISHES, EXPOSING STRUCTURE BENEATH IN ALL AREAS, ALL CONDITIONS THROUGHOUT.

10. REMOVE ALL NON-BEARING INTERIOR PARTITIONS AS INDICATED ON THIS PLAN. REMOVE ALL RELATED CONSTRUCTION (DOORS, BUILT-INS, MILLWORK, HEADERS, AND SOFFITS).

11. REMOVE NON-STRUCTURAL CEILINGS AS INDICATED ON THIS PLAN AND FULLY EXPOSE UNDERLYING STRUCTURE.

12. REMOVE ALL PLUMBING FIXTURES AND RELATED FITTING, BOTH SANITARY SEWER LINES AND WATER SUPPLY LINES. CAP ALL EXISTING PIPES BELOW SLAB.

13. REMOVE ELECTRICAL COMPONENTS, WIRING, CONDUITS, RACEWAYS, PANELS, JUNCTION BOXES, ELECTRICAL FIXTURES, & RELATED COMPONENTS WITHIN EXISTING BUILDING ELEMENTS TO BE DEMOLISHED. CAP ALL REMAINING PIPES AND CONDUITS BELOW SLAB.

SHOP DRAWINGS NOTES

1. SHOP DRAWINGS WILL BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT OF THE CONTRACT DOCUMENTS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY COMPLIANCE WITH THE CONTRACT DOCUMENTS AS TO QUANTITY, LENGTH, ELEVATIONS, DIMENSIONS, ETC.

2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT / ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND/OR INSTALLATION.

3. NO SHOP DRAWINGS SHALL BE SUBMITTED FOR ARCHITECT / ENGINEER REVIEW UNTIL AFTER THEY HAVE BEEN THOROUGHLY REVIEWED BY THE CONTRACTOR FOR CONSTRUCTION METHODS, DIMENSIONS AND OTHER TRADE REQUIREMENTS AND STAMPED WITH THE CONTRACTOR'S APPROVAL STAMP.

4. THE ARCHITECT / ENGINEER ASSUMES NO RESPONSIBILITY FOR DIMENSIONS, QUANTITIES, ERRORS OR OMISSIONS AS A RESULT OF REVIEWING ANY SHOP DRAWINGS. ANY ERRORS OR OMISSIONS MUST BE MADE GOOD BY THE CONTRACTOR, IRRESPECTIVE OF RECEIPT CHECKING OR REVIEW OF DRAWINGS BY THE ARCHITECT / ENGINEER AND EVEN THOUGH WORK IS DONE IN ACCORDANCE WITH SUCH DRAWINGS.

5. ALL SHOP DRAWINGS AND RELATED CALCULATIONS SHALL BE DESIGNED, SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER.

6. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT / ENGINEER COMPLETE SHOP DRAWINGS REQUIRED BY THESE NOTES. REVIEW AND APPROVAL OF SHOP DRAWINGS IS FOR THE DESIGN CONCEPT ONLY. THE CONTRACTOR SHALL CHECK AND APPROVE THE SHOP DRAWINGS FOR COMPLIANCE AND COMPLETENESS BEFORE SUBMITTAL. APPROVAL BY THE ARCHITECT / ENGINEER IS NOT FOR THE PURPOSE OF APPROVING CHANGES OR SUBSTITUTIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS, QUANTITIES, JOB CONDITIONS, AND COORDINATION WITH ALL DOCUMENTS AND OTHER TRADES.

7. ALL SHOP DRAWINGS TO BE THOROUGHLY CHECKED BY THE CONTRACTOR AND SUBCONTRACTORS AND BEAR THE REVIEWER'S INITIALS BEFORE BEING SUBMITTED TO THE ARCHITECT / ENGINEER. SUBMIT 3 COPIES OF ALL DETAILED WORK SHOP DRAWINGS TO ARCHITECT / ENGINEER BEFORE COMMENCING WORK. OWNER AND / OR CONTRACTOR IS REQUIRED TO SUBMIT TO ARCHITECT / ENGINEER ALL DETAILED SHOP DRAWINGS IN ORDER THAT THEY MAY OBSERVE SAID SHOP DRAWINGS FOR GENERAL COMPLIANCE. ALL SHOP DRAWINGS WHEN OBSERVED BY THE ARCHITECT / ENGINEER, WHICHEVER THE CASE MAY BE, SHALL BEAR THE SIGNATURE OF THE ARCHITECT / ENGINEER WHEN THE ABOVE HAS BEEN OBSERVED. SHOP DRAWINGS AND NOTES TO BE THOROUGHLY CHECKED BY CONTRACTOR AGAIN, PRIOR TO PROCEEDING WITH WORK. NO CHANGES OR DEVIATIONS TO BE MADE UNDER ANY CIRCUMSTANCES WITHOUT THE WRITTEN PERMISSION FROM ARCHITECT / ENGINEER, RELATIVE TO THESE PLANS, DETAILS, AND SHOP DRAWINGS.

8. FOUR SETS OF SPECIFICATIONS OR SHOP DRAWINGS, WITH EACH COPY HAVING ALL ATTACHMENTS AND SEALING IF APPLICABLE, OF THE FOLLOWING ITEMS MUST BE SUBMITTED TO THE ARCHITECT / ENGINEER FOR APPROVAL PRIOR TO ORDERING MATERIALS OR COMMENCING WORK: STOREFRONT GLASS & FRAMING, ROOFING, STRUCTURAL FRAMING SYSTEM, PLUMBING FIXTURES, AIR CONDITIONING EQUIPMENT, ELECTRICAL EQUIPMENT & LIGHTING FIXTURES. EACH SUBMITTAL GIVEN TO THIS OFFICE SHALL FIRST BE REVIEWED BY THE GENERAL CONTRACTOR WITH SIGNATURE AND DATE REFLECTING APPROVAL, APPROVED AS NOTED, OR REJECTED.

SINGLE DOCUMENT NOTE:

USE OF THIS DRAWING IS AN ACKNOWLEDGMENT THAT THE ENTIRE SET OF ARCHITECTURAL, PLUMBING, ELECTRICAL, STRUCTURAL & MECHANICAL PLANS FOR THIS PROJECT SHALL BE CONSIDERED A SINGLE DOCUMENT AND MUST BE REVIEWED TOGETHER FOR CONSTRUCTION.

2020 FBC DATA				
CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION				
Section	Classification	Group		
302.1.8	RESIDENTIAL	R-3		
310.5				
CHAPTER 5: GENERAL BUILDING HEIGHTS & AREAS				
Section	Referenced Item	Classification		
504	GENERAL HEIGHT & AREA	ALLOWED		
	ALLOWABLE HEIGHT (FEET) - TBL 504.3	60		
	ALLOWABLE HEIGHT (STORIES) - TBL 504.4	2		
506	BASIC ALLOWABLE AREA - TBL 506.2	7,000	2,492 SF	
CHAPTER 6: TYPES OF CONSTRUCTION				
CONSTRUCTION TYPE CLASSIFICATION V.B				
Section	Referenced Item	Classification		
TBL 602	EXTERIOR WALL FIRE RATING	1		
TBL 601	REQUIRED FOR BUILDING ELEMENTS	0 HOURS		
CHAPTER 8: INTERIOR FINISHES				
Section	Referenced Item	Classification		
803	WALL & CEILING FINISHES			
	TABLE 803.9 - INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY GROUP R - UNSPRINKLED			
	- VERTICAL EXITS & EXIT PASSAGEWAYS	CLASS B		
	- EXIT ACCESS CORRIDORS & OTHER EXITWAYS	CLASS B		
	- ROOMS & ENCLOSED SPACES	CLASS C		
CHAPTER 10: MEANS OF EGRESS				
Section	Referenced Item	Classification		
1004	OCCUPANCY LOAD			
	TABLE 1004.1.1 - MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT			
	- BUSINESS	100 GROSS		
	- OCCUPANCY LOAD = 1,433 SF/100SF/PERSON	ALLOWED 19 PERSONS		
	- OCCUPANCY LOAD	ACTUAL 9 PERSONS		
1005	EGRESS WIDTH			
	1005.1 - MINIMUM EGRESS WIDTH PER OCCUPANT SERVED (WITHOUT SPRINKLER SYSTEM)			
	- STAIRWAYS (EACH)	36" / 0.3-120 PERSONS		
	- OTHER EGRESS COMPONENTS	36" / 0.2-180 PERSONS		
1008	DOORS, GATES, & TURNSTILES			
	- 1008.1.1 - SIZE OF DOORS	32" MINIMUM		
	- 1008.1.2 - DOOR SWING	IN DIRECTION OF SWING		
1015	EXIT & EXIT ACCESS DOORWAYS			
	TABLE 1015.1 - EXIT ACCESS TRAVEL DISTANCE	1 EXIT		
1016	EXIT ACCESS TRAVEL DISTANCE			
	TABLE 1016.1 - EXIT ACCESS TRAVEL DISTANCE	200 FT MAXIMUM		
1018	CORRIDORS			
	1018.1 - CONSTRUCTION REQUIRED	EXCEPTION 4 - NONE		
	1018.2 - CORRIDOR WIDTH	EXCEPTION 2 > 36"		
	1018.4 - DEAD ENDS	20 FT MAXIMUM		
1020	EXISTS	EXISTING; COMPLIANT		
1021	NUMBER OF EXITS & CONTINUITY (STORY)			
	OCCUPANCY LOAD > 20 PERSONS - EXCEPTION 5	1 EXIT REQUIRED		
1023	EXIT PASSAGEWAYS - 1023.2	26"		
11130	BUSINESS	COMPLIES		
CHAPTER 9: CLASSIFICATION OF WORK (EXISTING BUILDINGS)				
Section	Referenced Item	Classification		
502	REPAIRS			
503	ALTERATION LEVEL 1			
504	ALTERATION LEVEL 2			
505	ALTERATION LEVEL 3			

DRAWINGS INTERPRETATION:

1. THE DRAWINGS ARE NOT TO BE SCALED. FOR INFORMATION CONCERNING EXISTING CONDITIONS, ETC., VERIFICATION MUST BE DONE IN THE FIELD.

2. LARGE SCALE DRAWINGS HAVE PRECEDENCE OVER SMALL SCALE DRAWINGS.

3. DIMENSIONS AND NOTES SHALL TAKE PRECEDENCE OVER SCALE AND GRAPHICS.

4. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. SCALE IS TO BE USED FOR GUIDELINE PURPOSES ONLY.

5. IF DIMENSIONS ARE UNCLEAR, DO NOT SCALE OR ASSUME DIMENSIONAL VALUES, REQUEST CLARIFICATION VIA A FORMAL RFI FROM ARCHITECT/ENGINEER.

6. IT IS NOT THE INTENTION OF THESE DRAWINGS TO SHOW EVERY DETAIL OF CONSTRUCTION. ALL STANDARD CONSTRUCTION MEANS AND METHODS ARE TO BE EMPLOYED BY THE GENERAL CONTRACTOR TO PROVIDE COMPLETE SYSTEMS, FINAL FINISHED MATERIALS, AND SURFACES.

7. ALL DETAILS, SECTIONS AND NOTES SHOWN ON THESE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS OTHERWISE SHOWN.

8. ALL MATERIALS SHOWN OR CALLED FOR ON THESE CONSTRUCTION DOCUMENTS SHALL BE NEW AND INSTALLED TO MANUFACTURERS' RECOMMENDATIONS AND SPECIFICATIONS.

9. BRAND NAMES, MODEL NUMBERS, OR SPECIFIC MANUFACTURERS' NAMES INDICATED IN THESE DRAWINGS ARE TO ESTABLISH A STANDARD OF QUALITY. ANY SUBSTITUTIONS MUST BE SUBMITTED IN WRITING TO THE ARCHITECT/ENGINEER FOR APPROVAL.

10. CONTRACTORS ARE INSTRUCTED TO ADJUST, VERIFY AND COORDINATE INFORMATION NOTED HEREIN AS "TYPICAL".

11. FIGURED DIMENSIONS SHALL BE FOLLOWED IN PREFERENCE TO SCALED, AND DETAIL DRAWINGS IN PREFERENCE TO SMALL SCALE DRAWINGS. ALL CONTRACTORS ARE TO FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OR ERECTION OF ANY PORTION OF THIS PROJECT.

12. DIMENSIONS ON OTHER INFORMATION, REFER TO ARCHITECTURAL, CIVIL, MECHANICAL AND ELECTRICAL DRAWINGS FOR DIMENSIONS, ELEVATIONS, SEALING, WATERPROOFING, FINISHES, OPENING, STAIRS, LADDERS, HARDWARE, AND ANY AND ALL OF OTHER NON-NON-STRUCTURAL ELEMENTS. CONTRACTOR SHALL NOTIFY ENGINEER AND GEOTECHNICAL ENGINEER IF SOILS ENCOUNTERED DURING EXCAVATIONS DIFFER FROM INFORMATION PRESENTED IN GEOTECHNICAL REPORT.

GENERAL NOTES.

1. GC AND ALL SUB-CONTRACTORS SHALL OBTAIN ALL PERMITS, AS REQUIRED BY STATE AND LOCAL AUTHORITIES.

2. GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES, SECURE ALL PERMITS, FEES, INSPECTIONS AND TESTS REQUIRED TO COMPLETE RELATED WORK.

3. ALL WORK IS TO BE PERFORMED IN THE FIRST CLASS WORKMANSHIP.

4. GC SHALL BE IN CHARGE OF THE OPERATION FROM THE TIME OF COMMENCEMENT UNTIL COMPLETION OF WORK AND TO WHOM ALL ORDERS AND DIRECTIONS SHALL BE GIVEN.

5. ALL EXISTING CONDITIONS (STRUCTURAL, ELECTRICAL, MECHANICAL & PLUMBING) WERE COMPLETED BY THE ARCHITECT/ENGINEER FROM SITE VISITS OF EXISTING STRUCTURE AND/OR DRAWINGS PROVIDED BY THE OWNERS.

6. THE CONSTRUCTION DRAWINGS AND NOTES ARE SUPPLIED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION DESIRED AND ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIALS AND WORKMANSHIP THROUGHOUT.

7. THE DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION.

8. ALL SYMBOLS AND ABBREVIATIONS USED IN THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING SYMBOLS & ABBREVIATIONS OR THEIR EXACT MEANING, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION.

9. THE ARCHITECT/ENGINEER WILL NOT PROVIDE SUPERVISION OR SITE OBSERVATIONS.

10. THE WORK IN PROGRESS OR SCHEDULING OF ANY WORK RESPECTIVE TO THE JOB SHALL NOT BE GOVERNED BY THE ARCHITECT/ENGINEER.

11. THE INTENT OF THESE DRAWINGS IS THAT OF PERMIT DOCUMENTS AND CONSTRUCTION GUIDES. THE SOLUTION OF SPECIFIC CONSTRUCTION DETAILS IS LEFT TO THE DISCRETION OF THE OWNER AND/OR CONTRACTOR.

12. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT, EXCEPT WHERE A DIFFERENT DETAIL OR SECTION IS SHOWN.

13. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE BEST PRACTICES OF THE CONSTRUCTION TRADES IN A PROFESSIONAL AND WORKMANLIKE MANNER. ANY WORK NOT CONFORMING WITH THESE STANDARDS MAY BE REJECTED BY ARCHITECT/ENGINEER AND MUST BE REMEDIED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

14. ALL WORK SHALL BE IN COMPLIANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES, REGULATIONS, ORDINANCES AND STANDARDS INCLUDING ADA AND OR OTHER HANDICAP ACCESSIBILITY CODES.

15. CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING IN WALLS FOR SUPPORT OF ALL EQUIPMENT, SHELVING, ACCESSORIES AND OTHER DEVICES REQUIRED.

16. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL APPLICABLE DIMENSIONS OF FIXTURES AND EQUIPMENT SUPPLIED AND/OR INSTALLED BY OTHERS.

17. UPON COMPLETION OF PROJECT, CONTRACTOR SHALL OBTAIN FINAL INSPECTIONS AS REQUIRED BY LOCAL JURISDICTIONS AND FURNISH OWNER WITH EVIDENCE OF ALL SUCH INSPECTIONS, AND CERTIFICATE OF OCCUPANCY IF APPLICABLE.

18. ALL MEANS OF EGRESS AND FIRE PROTECTION SHALL BE MAINTAINED AT ALL TIMES AND ANY SHUTDOWN OF LIFE SAFETY OR BUILDING SYSTEMS SHALL BE APPROVED AND COORDINATED IN ADVANCE WITH THE OWNER AND BUILDING DEPARTMENT.

19. GENERAL CONTRACTOR SHALL PROVIDE DAILY TRASH REMOVAL. THE CONTRACTOR SHALL ARRANGE (IF REQUIRED) FOR A TRASH DUMPSTER, SIZE AND LOCATION OF WHICH IS SUBJECT TO OWNER'S APPROVAL FOR THE REMOVAL OF REFUSE.

20. DURING CONSTRUCTION, ALL CONTRACTORS SHALL REMOVE FROM THE PREMISES RUBBISH, WASTE MATERIALS AND ACCUMULATIONS, AND SHALL KEEP THE PREMISES CLEAN. THE GENERAL CONTRACTOR SHALL SWEEP OUT THE PREMISES WHEN DIRECTED BY THE OWNER DURING CONSTRUCTION.

21. THE CONTRACTOR SHALL ARRANGE (IF REQUIRED) FOR A TRASH DUMPSTER, SIZE AND LOCATION OF WHICH IS SUBJECT TO OWNER'S APPROVAL FOR THE REMOVAL OF REFUSE.

22. THE CONTRACT PRICE SHALL INCLUDE ALL LICENSE FEES, ROYALTIES FOR PATENTS, ALL FEDERAL, STATE AND LOCAL TAXES, SOCIAL SECURITY TAX, FEDERAL AND STATE UNEMPLOYMENT INSURANCE TAXES WHICH THE CONTRACTOR MUST PAY TO CARRY OUT THIS CONTRACT.

23. ALL WOOD MEMBERS IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.

24. ALL PENETRATIONS SHALL RECEIVE CAULKING TO SEAL ANY TYPE OF ENERGY LOSS.

25. THE CONTRACTORS ARE RESPONSIBLE FOR ALL MATTERS OF LIFE SAFETY RESULTING FROM ALL CONSTRUCTION AND INSTALLATION OF MATERIALS.

26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INITIATING, MAINTAINING AND SUPERVISING OF ALL SAFETY PRECAUTIONS FOR THE GENERAL PUBLIC AND EMPLOYEES WORKING IN THE SPACE.

27. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL APPLICABLE DIMENSIONS OF FIXTURES AND EQUIPMENT SUPPLIED AND/OR INSTALLED BY OTHERS.

28. GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING ARCHITECTURAL AND ENGINEERING DRAWINGS TO ALL SUBCONTRACTORS.

29. THE CONTRACTOR SHALL USE THE STRUCTURAL DRAWINGS AND SPECIFICATIONS TOGETHER WITH THE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND OTHER TRADE DRAWINGS AND SHOP DRAWINGS TO LOCATE DEPRESSURED SLABS, SLOPES, DRAINS, OUTLETS, REGESSES, OPENINGS, BOLT SETTING, SLEEVES, DIMENSIONS, ETC. NOTIFY ARCHITECT/ENGINEER, IN WRITING, OF ANY POTENTIAL CONFLICTS BEFORE PROCEEDING WITH THE WORK.

30. THE GENERAL CONTRACTOR SHALL MAINTAIN "RECORD" DRAWINGS AT THE PROJECT SITE WHICH RECORD ALL CHANGES MADE DURING THE CONSTRUCTION TO THE SCOPE OF WORK DESCRIBED IN THE CONSTRUCTION DOCUMENTS.

31. IF ANY ERRORS, OMISSIONS OR CONTRADICTIONS APPEAR IN THESE DRAWINGS, SPECIFICATIONS OR OTHER CONSTRUCTION DOCUMENTS THE CONTRACTOR SHALL NOTIFY ARCHITECT / ENGINEER IN WRITING. NO WORK SHALL CONTINUE UNTIL SUCH TIME AS THE ERRORS, OMISSIONS OR CONTRADICTIONS HAS BEEN RESOLVED, GIVING SAID NOTICE TO THE ARCHITECT / ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY TO CHECK, VERIFY AND COORDINATE THE DIMENSIONS OR ANY OTHER PORTION OF THE CONSTRUCTION DOCUMENTS OR FOR THE COST OF THE SAME.

RECORD DRAWINGS:

1. DURING THE COURSE OF CONSTRUCTION, A COMPLETE "BLUE LINE" SET OF DRAWINGS AND SPECIFICATIONS & SHALL BE KEPT ON THE JOB FOR THE SOLE PURPOSE OF RECORDING ALL CHANGES AND DEVIATIONS FROM THE DRAWINGS AND SPECIFICATIONS. ALL SUCH CHANGES AND DEVIATIONS SHALL BE ACCURATELY AND NEATLY MARKED THEREON.

2. DRAWINGS AND SPECIFICATIONS SHALL BE KEPT UP-TO-DATE AND BE AVAILABLE FOR INSPECTION BY THE OWNER'S OR ARCHITECTS' / ENGINEER'S REPRESENTATIVE AT ANY AND ALL TIMES.

3. BEFORE FINAL COMPLETION, A COMPLETE AND ACCURATELY MARKED SET OF PRINTS SHALL BE DELIVERED TO THE ARCHITECT/ENGINEER SHOWING THE PROJECT AS BUILT.

CONFLICTS IN DOCUMENTS:

1. IF CONFLICT OCCUR IN OR BETWEEN ARCHITECTURAL AND ENGINEERING DOCUMENTS, BETWEEN DOCUMENTS AND FIELD CONDITIONS OR OTHERWISE, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ARCHITECT / ENGINEER FOR CLARIFICATION AND DIRECTION BEFORE PROCEEDING. THE CONTRACTOR SHALL COORDINATE ALL DIMENSIONS BETWEEN ARCHITECTURAL AND ENGINEERING DRAWINGS PRIOR TO PROCEEDING WITH WORK.

2. IF ANY ERRORS, OMISSIONS, OR CONTRADICTIONS APPEAR IN THESE DRAWINGS, SPECIFICATIONS OR OTHER CONSTRUCTION DOCUMENTS THE CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER IN WRITING. NO WORK SHALL CONTINUE UNTIL SUCH TIME AS THE ERRORS, OMISSIONS, OR CONTRADICTION HAS BEEN RESOLVED. GIVING SAID NOTICE TO THE ARCHITECT/ENGINEER DOES NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY TO CHECK, VERIFY AND COORDINATE THE DIMENSIONS OR ANY OTHER PORTION OF CONSTRUCTION DOCUMENTS, OR FOR THE COST OF THE SAME.

3. NOTES SPECIFIED HEREIN SHALL PREVAIL UNLESS MORE STRINGENT OR SPECIFIC NOTES ARE SHOWN IN THE STRUCTURAL DRAWINGS OR BID DOCUMENTS.

4. OMISSIONS AND CONFLICTS: NOTES AND SPECIFICATIONS ON STRUCTURAL DRAWINGS GOVERNS IN CASE OF OMISSIONS AND CONFLICTS BETWEEN THE PLANS, SPECIFICATIONS OR ANY OTHER CONSTRUCTION DRAWINGS AND THE SITE CONDITIONS. THE ENGINEER SHALL BE NOTIFIED BEFORE PRECEDING WITH THE WORK.

SAFETY:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL METHODS, PROCEDURES, AND SEQUENCES OF CONSTRUCTION. CONSTRUCTION SITE SAFETY, INCLUDING ALL TEMPORARY BRACING AND SHORING, IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL COORDINATE THE STRUCTURAL WORK WITH ALL OTHER TRADES.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE THE NECESSARY PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO THE PUBLIC AND / OR PUBLIC PROPERTY.

3. THE CONTRACTOR SHALL PROVIDE ALL BARRICADES AND WARNING DEVICES SURROUNDING THE AREA OF CONSTRUCTION TO ENSURE PUBLIC SAFETY.

4. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. ANY OBSERVATION VISIT TO THE SITE BY THE ENGINEER SHALL NOT INCLUDE THE INSPECTION OF THE ABOVE ITEMS.

5. THE CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES SUCH AS GESSPOOLS, CISTERNS, STORM DRAIN, FOUNDATIONS, ETC. IF ANY SUCH STRUCTURE ARE FOUND, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.

6. NO RESEARCH AS TO THE PRESENCE OF UNDERGROUND UTILITIES HAS BEEN INCLUDED ON OR PERFORMED FOR THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING UTILITY COMPANIES TO LOCATE SERVICE PRIOR TO ANY CONSTRUCTION WITHIN ANY PUBLIC RIGHT-OF-WAY OR OTHER AREAS WHERE UNDERGROUND UTILITIES MAY BE PRESENT (I.E. IN AND AROUND UTILITY EASEMENTS, ETC.).

CONSTRUCTION MEANS AND METHODS:

1. THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE OR PROCEDURES, SAFETY PRECAUTIONS, SHORES, RESHORES, LATERAL BRACING AND PROGRAMS IN CONNECTION WITH THE PROJECT, ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. OUR SERVICES DO NOT GUARANTEE NOR ASSURE LIABILITY FOR THE JOB SAFETY, TEMPORARY SHORING AND BRACING AND THE PERFORMANCE OF THE CONTRACTOR.

2. THE CONTRACT IS RESPONSIBLE AND SHALL COMPLY WITH THE SAFETY REQUIREMENTS OF LOCAL BUILDING CODE AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL LAWS.

3. PROVIDE ALL SHORING, BRACING AND SHEETING AS REQUIRED FOR SAFETY, STRUCTURAL STABILITY AND FOR THE PROPER EXECUTION OF THE WORK. REMOVE WHEN WORK IS COMPLETED.

4. PROVIDE AND MAINTAIN GUARD LIGHTS AT ALL BARRICADES, RAILINGS, ABSTRUCTIONS IN THE STREETS, ROADS OR SIDEWALKS AND ALL TRENCHES OR PITS ADJACENT TO PUBLIC WALKS OR ROADS.

5. AT ALL TIMES, PROVIDE PROTECTION AGAINST WEATHER (RAIN, WIND, STORMS OR THE SUN), SO AS TO MAINTAIN ALL WORK, MATERIALS, APPARATUS AND FIXTURES FREE FROM INJURY OR DAMAGE. PROVIDE ADEQUATE BRACING TO THE ELEMENTS ALREADY IN PLACE (ESPECIALLY MASONRY WALLS) AGAINST WIND FORCES CAPABLE OF DAMAGING THIS WORK.

6. AT THE END OF THE DAYS WORK, COVER ALL WORK LIKELY TO BE DAMAGED. ANY WORK DAMAGED BY FAILURE TO PROVIDE PROTECTION SHALL BE REMOVED AND REPLACED WITH NEW WORK AT THE CONTRACTOR'S EXPENSE.

7. THE CONTRACTOR SHALL PAY FOR ALL DAMAGES TO ADJACENT STRUCTURES, SIDEWALKS AND TO STREETS OR OTHER PUBLIC PROPERTY OR PUBLIC UTILITIES.

8. "OSHA" SAFETY INSPECTIONS ARE NOT A PART OF OUR SERVICES. OUR PRESENCE ON SITE (FOR OBSERVATIONS, INSPECTIONS OF THE WORK IN PROGRESS OR MEETINGS) SHALL NOT BE CONSTRUED AS OUR ACTING AS "OSHA" INSPECTORS. CONFORMING WITH ALL APPLICABLE "OSHA" SAFETY REGULATIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

9. ALL WORK IS TO BE PERFORMED IN FIRST CLASS WORKMANSHIP MANNER. IT SHALL BE RESPONSIBILITY OF THE CONTRACTORS TO CHECK, VERIFY, AND COORDINATE ALL DIMENSIONS, DETAILS, NOTES, CHANGES AND ALL TRADES TO COMPLETE THIS PROJECT. ALL FINISH, FUTURE, AND EQUIPMENT SELECTIONS SHALL BE VERIFIED WITH THE OWNER OR THEIR AUTHORIZED AGENT.

10. MATERIAL, DESIGN AND WORKMANSHIP SHALL CONFORM TO THE REFERENCED CODE AND STANDARDS.

BURGLAR ALARM NOTES

BURGLAR ALARM, IF ANY, SHALL BE FILED UNDER SEPARATE APPLICATION

EXISTING CONSTRUCTION:

1. ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND SUBCONTRACTORS IN THE FIELD PRIOR TO CONSTRUCTION AND BIDDING. ANY DISCREPANCIES WHICH ALTER THE INTENT OF THE ARCHITECTURAL OR ENGINEERING DOCUMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT/ ENGINEER FOR APPROVAL OR MODIFICATION.

2. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL EXISTING ABOVE AND BELOW GRADE, UTILITIES, INCLUDING SANITARY SEWER, STORM SEWER, WATER, GAS, ELECTRICAL, TELEPHONE, ETC. ANY DISCREPANCIES IN UTILITY LOCATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER.

3. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL EXISTING UNDERGROUND AND ABOVE GROUND IMPROVEMENTS SUCH AS CONDUITS, GAS MAIN SANITARY SEWER LINES, CABLE, TELEPHONE, LATERALS, WATER MAINS, POLES, PIPES, CABLES AND OTHER STRUCTURES FROM INJURY AND IN CASE OF DAMAGE, THEY SHALL BE RESTORED WITHOUT COMPENSATION.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE CONTRACTOR'S OPERATION IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANIES WHEN THEIR EXISTING UTILITIES CONFLICT WITH CONSTRUCTION.

5. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL EXISTING UNDERGROUND AND ABOVE GROUND IMPROVEMENTS SUCH AS CONDUITS, GAS MAIN SANITARY SEWER LINES, CABLE, TELEPHONE, LATERALS, WATER MAINS, POLES, PIPES, CABLES AND OTHER STRUCTURES FROM INJURY AND IN CASE OF DAMAGE, THEY SHALL BE RESTORED WITHOUT COMPENSATION.

6. HAND-DIG WHERE THERE IS ANY CONFLICT WITH THE UNDERGROUND EXISTING UTILITIES.

7. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT ALL UTILITY COMPANIES FOR LOCATION OF THEIR EXISTING FACILITIES. IT IS CONTRACTOR'S RESPONSIBILITY TO LOCATE THESE UTILITIES FOR EXACT DEPTH. CONTACT SUNSHINE AT 1-800-432-4770 4H HOURS PRIOR TO DIGGING.

8. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE TO CONTACT / LOCATE UTILITIES NOT SUBSIBING TO SUNSHINE.

9. EXISTING CONSTRUCTION WHICH IS TO REMAIN SHALL NOT BE DAMAGED. CONTRACTOR SHALL LOCATE AND PROTECT CONCEALED PIPES AND CONDUITS PRIOR TO DEMOLITION AND EXCAVATION AND TAKE APPROPRIATE ACTION TO PROTECT THEM AND PROVIDE FOR SAFETY.

10. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK.

11. VERIFY EXISTENCE AND LOCATION OF ALL EXISTING ABOVE AND BELOW GRADE, UTILITIES, INCLUDING SANITARY SEWER, STORM SEWER, WATER, GAS, ELECTRICAL, TELEPHONE, ETC. ANY DISCREPANCIES IN UTILITY LOCATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER.

12. CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY MECHANICAL, TELEPHONE, ELECTRICAL, PLUMBING AND SPRINKLER EQUIPMENT (TO INCLUDE PIPING, DUCT WORK, STRUCTURAL MEMBERS AND CONDITION) AND THAT REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OR ABOVE EQUIPMENT ARE PROVIDED. ELEMENTS IN CONFLICT SHALL BE DETERMINED AND REVIEWED WITH ARCHITECT FOR RESOLUTION PRIOR TO CONSTRUCTION.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE CONTRACTOR'S OPERATION IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANIES WHEN THEIR EXISTING FACILITIES CONFLICT WITH CONSTRUCTION.

14. HAND-DIG WHERE THERE IS ANY CONFLICT WITH THE UNDERGROUND EXISTING UTILITIES.

15. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT ALL UTILITY COMPANIES FOR LOCATION OF THEIR EXISTING FACILITIES. IT IS CONTRACTOR'S RESPONSIBILITY TO LOCATE THESE UTILITIES FOR EXACT DEPTH. CONTACT SUNSHINE AT 1-800-432-4770 4H HOURS PRIOR TO DIGGING.

16. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE TO CONTACT / LOCATE UTILITIES NOT SUBSIBING TO SUNSHINE.

17. EXISTING CONSTRUCTION WHICH IS TO REMAIN SHALL NOT BE DAMAGED. CONTRACTOR SHALL LOCATE AND PROTECT CONCEALED PIPES AND CONDUITS PRIOR TO DEMOLITION AND EXCAVATION AND TAKE APPROPRIATE ACTION TO PROTECT THEM AND PROVIDE FOR SAFETY.

SCOPE OF GENERAL WORK

1. CONTRACTOR SHALL FURNISHED ALL LABOR, MATERIALS AND EQUIP. FOR A COMPLETE WORK SHOWN ON THE PLANS.

DATE

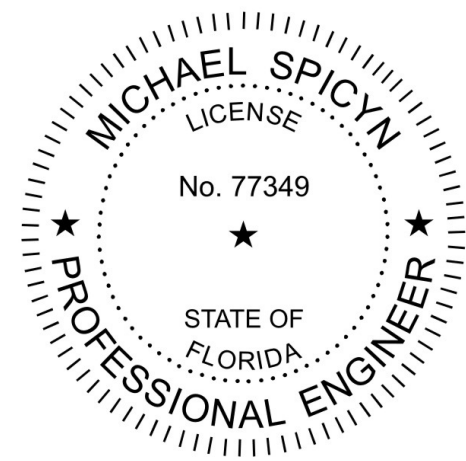
REVISION TABLE

HOUSE RENOVATION
1310 101 STREET
BAY HARBOR ISLAND, FL 33154

MICHAEL SPICYN
PROFESSIONAL ENGINEER, FL LIC #:
TS949

GENERAL NOTES

PROJECT NUMBER: 20230520
SCALE: NONE
DRAWN BY: MS
ISSUE DATE: 08-08-2023



A-002

DRAWING DESCRIPTION

HOUSE RENOVATION
1310 101 STREET
BAY HARBOR ISLAND, FL 33154

HOUSE RENOVATION
1310 101 STREET
BAY HARBOR ISLAND, FL 33154



2D Symbol	Number	Wall Schedule	Comments	Code
	WIL-01	CMU Wall w/ Stucco both sides		1E
	WIL-02	10" CMU Wall w/ Stucco both sides, NEW		1E
	WIL-03	EXIST. INTERIOR-6, NEW		6Z
	WIL-04	Exist. Interior 8"		6Z
	WIL-05	Interior-2, GB ONE SIDE		2K
	WIL-06			
	WIL-07	Interior-4 BOTH SIDES		3F
	WIL-08	Exist 8" Concrete Wall		1L
	WIL-09	6" CMU Wall-stucco		1a
	WIL-10	8" Concrete Wall, NEW		1p
	WIL-11	Exist Interior-4"		3g
	WIL-12	Interior 4" NEW		4k
	WIL-13	Exist 2x6 Frame w/ Stucco & 1/2" GB		4be
	WIL-14	Exist 2x4 Steel Frame w/ Stucco - 1/2" GB		3he

CONCRETE MASONRY UNIT WITH REINFORCEMENT		LEGEND
	1	- #5 VERTICAL REINFORCEMENT BAR BENT INTO FOOTINGS AND TIE BEAMS. CONCRETE ENCASED AND LAPPED MINIMUM 30", AT EACH CELL AS INDICATED.
	2	- #5 VERTICAL REINFORCEMENT BAR BENT INTO FOOTINGS AND TIE BEAMS. CONCRETE ENCASED AND LAPPED MINIMUM 30", AT EACH CELL AS INDICATED.

Door Schedule Interior		Number	Room Name	Qty	Description	Width	Height	Code	Comments
ID01	Bedroom #3/NIC	1	Hinged-Slab	34"	80"				
ID02	Bedroom #3/BATH #3	1	Hinged-Slab	30"	80"				
ID03	LIVING/GYM	1	Hinged-Slab	30"	80"				
ID04	LIVING/LIVING	1	2 Dr. Bi-fold-Door B05	22"	80"				
ID05	LIVING/OFFICE	1	Hinged-Slab	26"	80"				
ID06	Utility/LAUNDRY	1	Hinged-Slab	30"	80"				
ID07	LAUNDRY/LIVING	1	Hinged-Slab	34"	80"				
ID08	LIVING/BEDROOM #1	1	Hinged-Slab	34"	80"				
ID09	MAKE UP/NIC	1	Focket-Slab	28"	80"				
ID10	CL/LIVING	1	Hinged-Slab	24"	80"				
ID11	PANTRY/KITCHEN	1	Hinged-Slab	34"	80"				
ID12	MAKE UP/MASTER BATH	1	Barn-Slab	28"	80"				
ID13	CL 1/MASTER BEDROOM	1	Double Hinged-Slab	64"	80"				
ID15	CL 3/BEDROOM #1	1	Double Hinged-Slab	36"	80"				
ID16	MASTER BEDROOM/LIVING	1	Hinged-Glass Panel	32"	80"				
ID17	CL 6/LIVING	1	Hinged-Slab	36"	80"				
ID18	LIVING/CL	1	Hinged-Slab	24"	80"				
ID19	CL/LIVING	1	Hinged-Slab	24"	80"				
ID20	BATH 1/BEDROOM #1	1	Hinged-Slab	26"	80"				
ID21	BEDROOM #2/LIVING	1	Hinged-Slab	32"	80"				
ID22	BEDROOM #2/CL 1	1	Double Hinged-Slab	40"	80"				
ID23	BEDROOM #2/CL 1	1	Double Hinged-Slab	40"	80"				
ID24	BATH 2/LIVING	1	Hinged-Slab	30"	80"				
ID25	CL 8/BATH 2	1	Hinged-Slab	34"	80"				
ID26	LIVING/CL	1	Hinged-Slab	24"	80"				
ID27	LAUNDRY/CL	1	Hinged-Slab	22"	80"				
ID28	CL/BEDROOM #1	1	Hinged-Slab	22"	80"				
ID29	CL 5/MASTER BEDROOM	1	Double Hinged-Slab	36"	80"				

EXTERIOR DOOR SCHEDULE		Number	Room Name	Description	W	H	Comments	APPRVL	PROVIDED PRESS	REQ'D PRESS
ED01	FOYER	ext. Hinged-Glass Panel	50"	120"				FL38501-R1		+42.40 / -45.36
ED02	LAUNDRY	ext. Hinged-Glass Panel	32"	80"				FL38501-R1		+42.40 / -45.36
ED04	MASTER BEDROOM	ext. Slider-Glass Slab	45 1/2"	78 1/4"				FL38755-R4		+42.40 / -56.72
ED05	BATH 2	ext. Hinged-Glass Panel	32"	80"				FL38501-R1		+42.40 / -56.72
ED06	KITCHEN	ext. 3+0-Panel Slider-Glass Slab	120"	46"				FL38755-R4		+42.40 / -56.72
ED07	KITCHEN	ext. 3+0-Panel Slider-Glass Slab	180"	46"				FL38755-R4		+42.40 / -56.72

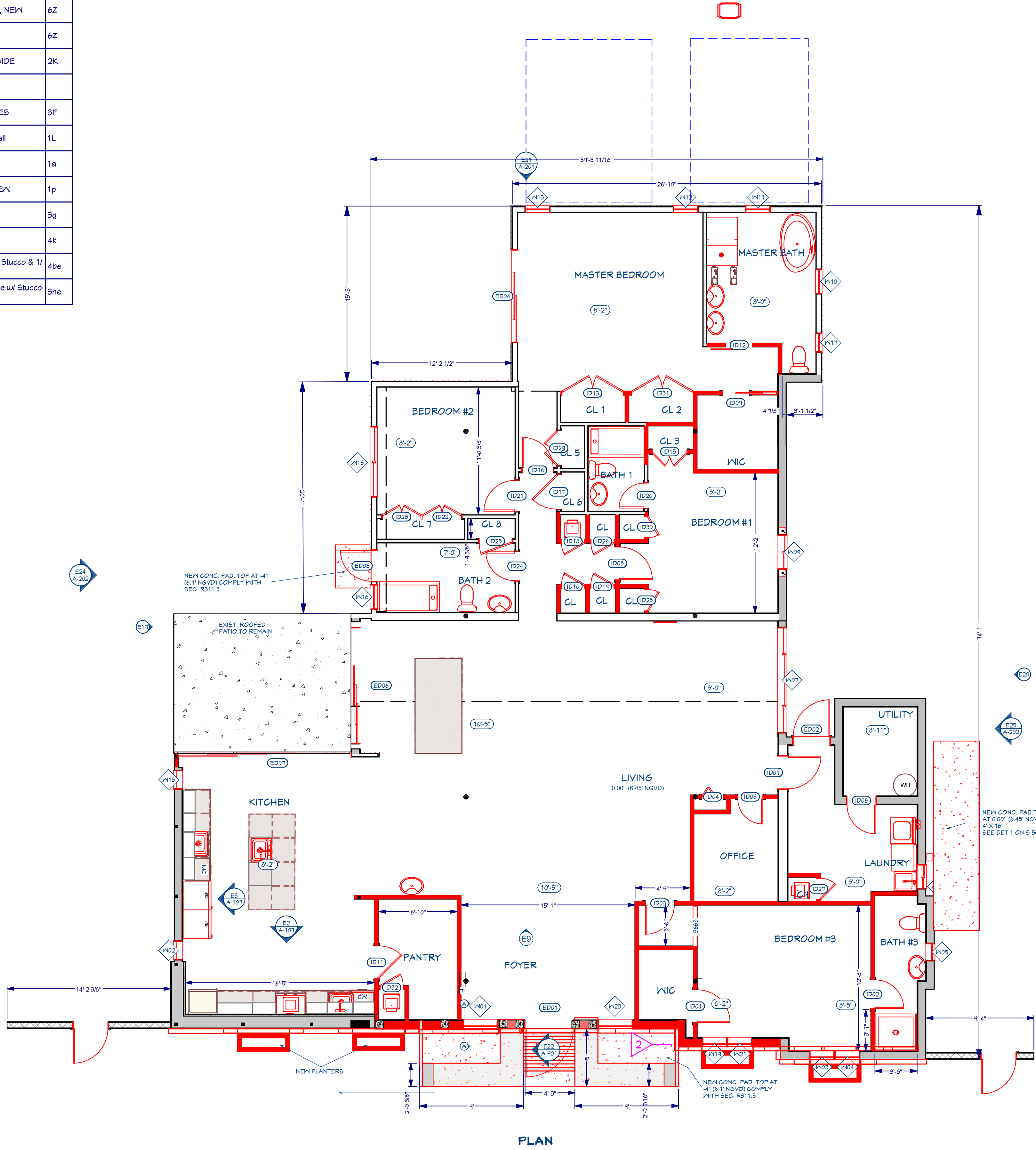
Window Schedule		Number	Room Name	Qty	Height	Width	Egress	Description	Manufacturer	Comments	APPRVL	PROVIDED PRESS	REQ'D PRESS
W01	FOYER	1	120"	36"				Fixed Glass			FL34543-R2		+42.40 / -45.46
W02	KITCHEN	1	74 1/2"	20"				Fixed Glass			FL34543-R2		+42.40 / -45.46
W03	Bedroom #3	1	76"	26"			Yes	Single Casement-hi			FL34543-R1		+42.40 / -56.72
W04	Bedroom #3	1	76"	26"				Single Casement-hi			FL34543-R1		+42.40 / -56.72
W05	BATH #3	1	25 3/4"	18 1/2"				Single Casement-hi			FL34543-R1		+42.40 / -56.72
W06	LAUNDRY	1	50"	25 1/2"				Left Sliding			FL38643-R1		+42.40 / -56.72
W07	LIVING	1	62"	110"				Triple Sliding			FL38643-R1		+42.40 / -45.46
W08	BEDROOM #1	1	50"	36"			Yes	Left Sliding			FL38643-R1		+42.40 / -45.46
W10	MASTER BATH	1	50"	26"				Single Casement-hi			FL34543-R1		+42.40 / -45.46
W11	MASTER BATH	1	50"	26"				Single Casement-hi			FL34543-R1		+42.40 / -45.46
W12	MASTER BEDROOM	1	50"	26"			Yes	Single Casement-hi			FL34543-R1		+42.40 / -45.46
W13	MASTER BEDROOM	1	50"	26"				Single Casement-hi			FL34543-R1		+42.40 / -56.72
W15	BEDROOM #2	1	38"	73 1/2"			Yes	Left Sliding			FL34543-R1		+42.40 / -45.46
W16	BATH 2	1	25 1/4"	26"				Single Casement-hi			FL34543-R1		+42.40 / -56.72
W17	MASTER BATH	1	50"	20"				Single Casement-hi			FL34543-R1		+42.40 / -45.46
W18	KITCHEN	1	74 1/2"	20"				Single Casement-hi			FL34543-R2		+42.40 / -45.46
W19	Bedroom #3	1	76"	26"			Yes	Single Casement-hi			FL34543-R1		+42.40 / -56.72
W21	Bedroom #3	1	76"	26"			Yes	Single Casement-hi			FL34543-R1		+42.40 / -56.72
W23	FOYER	1	120"	36"				Fixed Glass			FL34543-R2		+42.40 / -45.46

- CHANGES IN LEVEL**
- CHANGES IN LEVEL OF 1/4 INCH (6.4 MM) HIGH MAXIMUM SHALL BE PERMITTED TO BE VERTICAL.
 - CHANGES IN LEVEL BETWEEN 1/4 INCH (6.4 MM) HIGH MINIMUM AND 1/2 INCH (13 MM) HIGH MAXIMUM SHALL BE BEVELLED WITH A SLOPE NOT STEEPER THAN 1:2.
- CLEAR FLOOR OR GROUND SPACE**
- THE CLEAR FLOOR OR GROUND SPACE SHALL BE 30 INCHES MINIMUM BY 48 INCHES MINIMUM (PARALLEL APPROACH).

- CEILING HEIGHT NOTE**
- AS PER SECTION 1205.2 OF FBC, 7TH EDITION**
- IN LIVING AND FOYER AREA OF RENOVATION MINIMUM CEILING HEIGHT SHALL BE MINIMUM 7'-6" A.F.F.
 - IN KITCHEN AREA OF RENOVATION MINIMUM CEILING HEIGHT SHALL BE MINIMUM 7'-0" A.F.F.

- EMERGENCY ESCAPE & RESCUE OPENINGS:**
- BASEMENT, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE & RESCUE OPENING.
 - OPENING CONTROL DEVICE: THE MODE OF OPERATION SHALL NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT.
 - MIN OPENING AREA: SUCH CLEAR OPENING SHALL BE NOT LESS THAN 20" IN WIDTH, AND 24" IN HEIGHT, 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" ABOVE THE FINISHED FLOOR AND NO PART OF THE OPERATING MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE FINISHED FLOOR.
 - ALL AS PER FBC-R, R310

- GLAZING NOTES**
- TYPE AND THICKNESS OF GLASS SHALL BE SPECIFIED IN ACCORDANCE WITH SECTION R308.1
 - LOUVERED WINDOW OR JALOUSIES SHALL BE SPECIFIED IN ACCORDANCE WITH SECTION R308.2
 - GLAZING IN THE FOLLOWING LOCATIONS SHALL BE OF SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (SECTION R308.4)
 - SIDE-HINGED DOORS EXCEPT JALOUSIES.
 - FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BIFOLD CLOSET DOOR ASSEMBLIES.
 - STORM DOORS.
 - DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS AND IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE.
 - FIXED OR OPERABLE VERTICAL PANELS ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
 - INDIVIDUAL FIXED OR OPERABLE PANEL, OTHER THAN THOSE DESCRIBED IN ITEMS 5 AND 6 ABOVE, THAT MEET ALL OF THE FOLLOWING CONDITIONS:
 - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
 - BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
 - TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
 - ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.
 - RAILINGS REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE INCLUDING STRUCTURED BALUSTRA PANELS AND NONSTRUCTURAL IN-FILL PANELS.
 - WALLS AND FENCES USED AS THE BARRIER FOR INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHEN:
 - THE BOTTOM EDGE OF THE POOL OR SPA IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND 60 INCHES HORIZONTALLY OF THE WATER'S EDGE (THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANELS IN MULTIPLE GLAZING)
 - WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 60 INCHES OF THE TOP AND BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
 - SITE BUILT WINDOWS SHALL COMPLY WITH SECTION R308.5.
 - EXTERIOR WINDOWS AND GLASS DOORS SHALL CONFORM TO THE PROVISIONS OF SECTION R613 AND THE FOLLOWING:
 - EXTERIOR WINDOWS AND DOORS SHALL BE DESIGNED TO RESIST THE DESIGN WIND LOADS SPECIFIED IN TABLE R301.2(2) AND ADJUSTED FOR HEIGHT AND EXPOSURE PER TABLE R301.2(3). (SECTION R613.2)
 - WINDOWS AND GLASS DOORS SHALL BE ANCHORED IN ACCORDANCE WITH THE PUBLISHED MANUFACTURERS RECOMMENDATIONS. (SECTION R613.3.1)
 - ANCHORAGE OF EXTERIOR WINDOWS SHALL CONFORM TO SECTION R613.5.2.



PROPOSED 1-ST FLOOR PLAN

COLOR LEGEND: (E) EXISTING (N) NEW (R) TO BE REMOVED

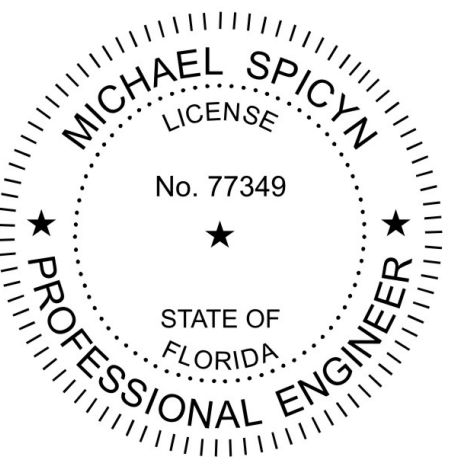
REVISION TABLE		DATE	DESCRIPTION
1	REVISIONS	03/06/2023	EXCESS OPENING NOTES
2	REVISIONS	03/06/2023	LAYOUT REVISIONS
3	REVISIONS	03/06/2023	WINDOW REVISIONS
4	REVISIONS	03/06/2023	PLANTERS
5	REVISIONS	03/06/2023	COMBINED EQUIPMENT PAD

HOUSE RENOVATION
1310 101 STREET
BAY HARBOR ISLAND, FL 33154

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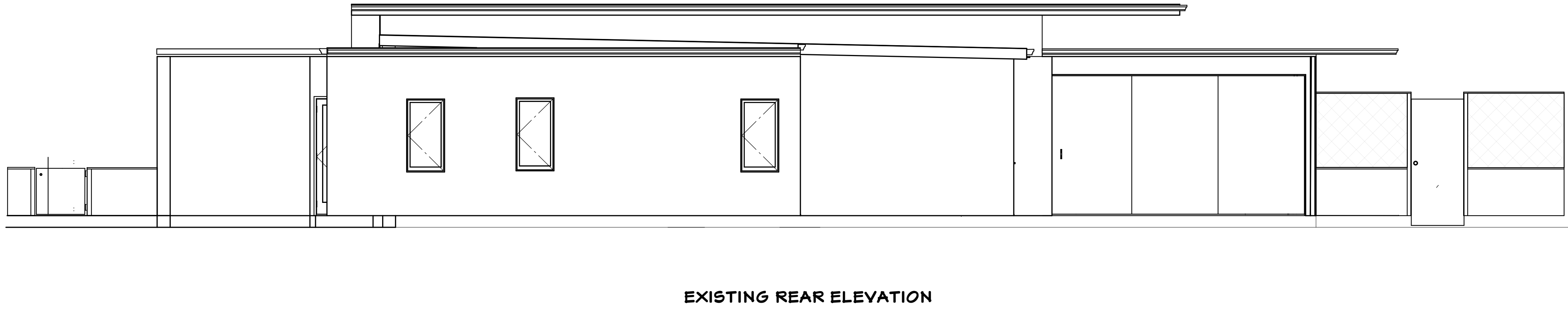
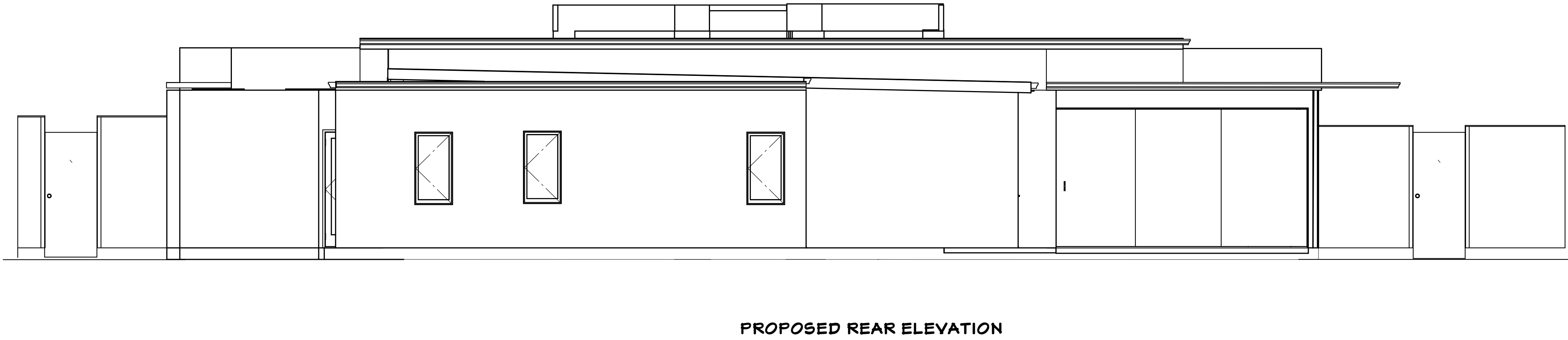
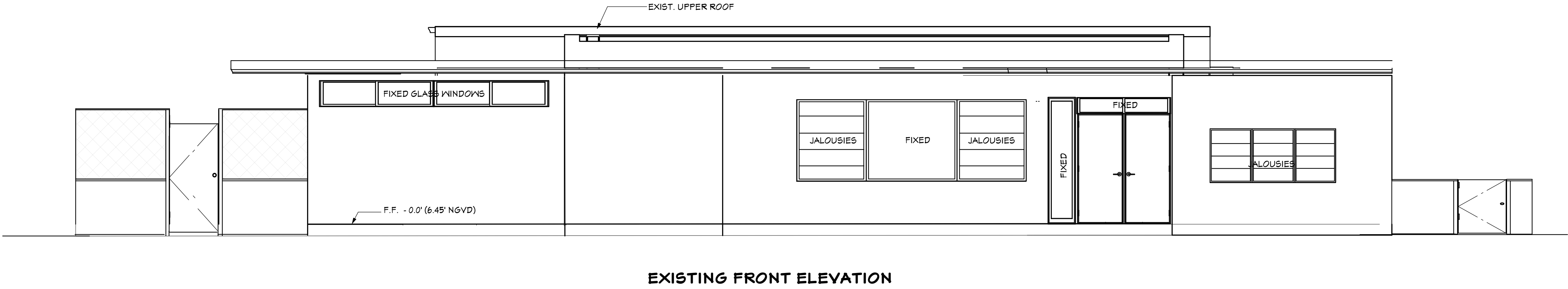
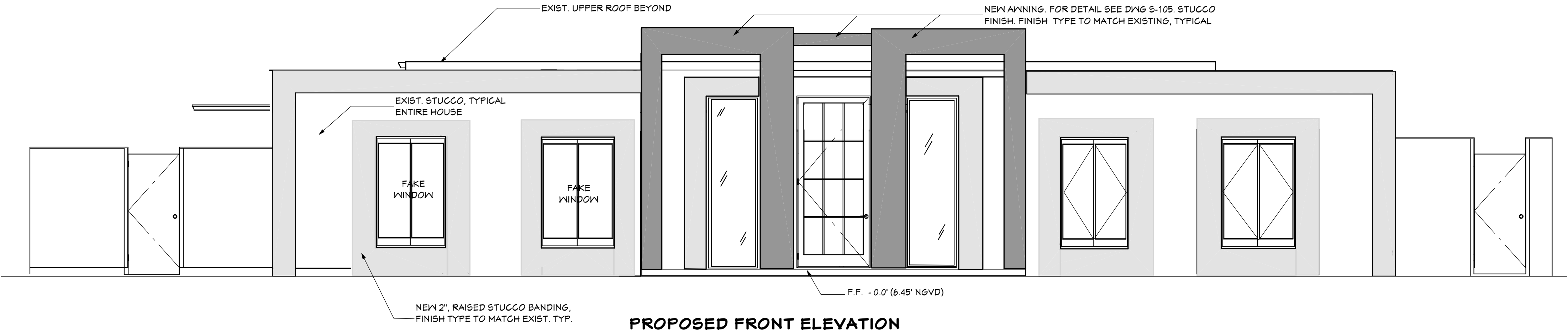
PROPOSED
ARCHITECTURAL FLOOR
PLAN

PROJECT NUMBER: 20230520
SCALE: 3/16" = 1' - 0"
DRAWN BY: MS
ISSUE DATE: 08-08-2023



A-103

- LIGHTING NOTES**
1. LIGHTING FIXTURES SHALL COMPLY WITH SECTION 23-19 CITY ORDINANCES
 2. FIXTURES (LUMINAIRES) THE LIGHT SOURCE SHALL BE COMPLETELY CONCEALED WITHIN AN OPAQUE HOUSING AND SHALL NOT BE VISIBLE FROM ANY STREET RIGHT-OF-WAY OR ADJACENT PROPERTIES.
 3. MAX 19' IN HEIGHT
 4. LIGHT SOURCE SHALL BE LED
 5. THE SAME LIGHT SOURCE TYPE MUST BE USED FOR THE SAME OR SIMILAR TYPES OF LIGHTING ON ANY ONE SITE **THROUGHOUT** ANY DEVELOPMENT.
 6. FIXTURES SHALL BE MOUNTED IN SUCH A MANNER THAT THE CONE OF LIGHT PRIMARILY DIRECTED TOWARDS THE EARTH'S SURFACE OR OTHERWISE SHIELDED, SUCH THAT LIGHTING IS CONTAINED ON-SITE AND DOES NOT CROSS ANY PROPERTY LINE OF THE SITE.
 7. NO OUTDOOR RECREATIONAL FACILITY SHALL BE ILLUMINATED AFTER 10:00 P.M.
 8. ILLUMINATION LEVEL SHALL COMPLY WITH EXTERIOR LIGHTING TABLE IN PARA (6)
 9. SECURITY LIGHTING: ALL SECURITY LIGHTING INSTALLATIONS SHALL INCLUDE TIMERS, DIMMERS, AND/OR SENSORS
 10. UPWARDLY-DIRECTED LIGHTING USED TO ILLUMINATE ALL OR PART OF A STRUCTURE OR BUILDING FACADE SHALL USE LOW-VOLTAGE ARCHITECTURAL OR DECORATIVE LIGHTING SO THAT DIRECT LIGHT EMISSIONS ARE CONTAINED BY THE STRUCTURE OR FACADE AND NOT BE VISIBLE ABOVE THE BUILDING ROOF LINE.
 11. LIGHT FIXTURES USED TO ILLUMINATE FLAGS, **LANDSCAPING**, STATUES, OR OTHER OBJECTS MOUNTED ON A POLE, PEDESTAL, OR PLATFORM SHALL USE A NARROW CONE BEAM OF LIGHT THAT DOES NOT EXTEND BEYOND THE ILLUMINATED OBJECT AND SHALL NOT BE OBTRUSIVE OR CAUSE GLARE.
 12. ANY LIGHT SOURCE FORMING A LINEAR PATTERN SHALL BE RECESSED WITHIN THE STRUCTURE IN WHICH IT IS LOCATED.
 13. ANY LIGHT SOURCE OR LAMP THAT EMITS MORE THAN 400 LUMENS SHALL BE CONCEALED OR SHIELDED WITH FULL CUT-OFF STYLE FIXTURE WITH AN ANGLE NOT EXCEEDING 40 DEGREES TO MINIMIZE GLARE AND UNNECESSARY LIGHT DIFFUSION ONTO ADJACENT PROPERTIES AND STREETS. NO LIGHT SOURCE OR LAMP MAY PRODUCE MORE THAN 1,800 LUMENS.
 14. LIGHTING WITHIN ANY LOT THAT UNNECESSARILY ILLUMINATES AND SUBSTANTIALLY INTERFERES WITH THE USE OR ENJOYMENT OF ANY OTHER LOT, OR WHICH UNNECESSARILY ILLUMINATES THE NIGHT SKY OR NEIGHBORING PROPERTIES IS PROHIBITED. LIGHTING UNNECESSARILY ILLUMINATES ANOTHER LOT IF IT CLEARLY EXCEEDS THE REQUIREMENTS OF THIS SECTION. LIGHTING UNNECESSARILY ILLUMINATES THE NIGHT SKY IF IT DIRECTLY PROJECTS INTO THE NIGHT SKY OR IF IT CLEARLY EXCEEDS AVERAGE LIGHTING LEVELS WHEN MEASURED AT A HEIGHT ABOVE THE LIGHTING FIXTURE OR ITS SHIELD.
 15. LIGHTING SHALL NOT BE ORIENTED SO AS TO DIRECT **GLARE** OR **EXCESSIVE ILLUMINATION** ONTO STREETS IN A MANNER THAT MAY DISTRACT OR INTERFERE WITH THE VISION OF DRIVERS ON SUCH STREETS.
 16. FIXTURES USED TO ACCENT ARCHITECTURAL FEATURES, LANDSCAPING OR ART SHALL BE LOCATED, AIMED OR SHIELDED TO MINIMIZE LIGHT SPILL INTO THE NIGHT SKY AND NEIGHBORING PROPERTIES.
 17. ILLUMINATION USING ILLUMINATED TUBING OR STRINGS OF LIGHTS THAT COMPLETELY OUTLINE OR DEFINE PROPERTY LINES, SALES AREAS, ROOFS, DOORS, WINDOWS OR SIMILAR AREAS IN A MANNER THAT IS NOT PRIMARILY FOR SAFETY PURPOSES, AS DETERMINED BY THE TOWN MANAGER, IS GENERALLY PROHIBITED
 18. ALL WIRING FOR LIGHTING FIXTURES AND CONDUITS SHALL BE HIDDEN FROM VIEW, PREFERABLY ENCLOSED IN BUILDING COMPONENTS. NO LOOSE WIRING SHALL BE PERMITTED.

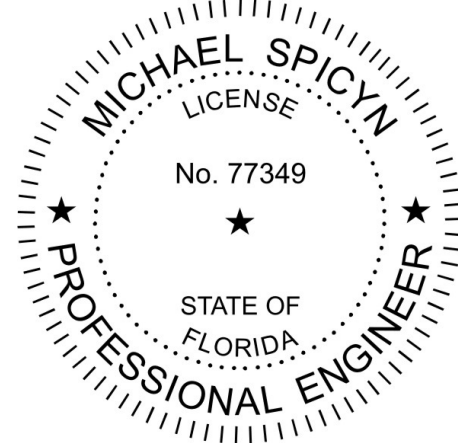


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BAY HARBOR ISLAND, FL 33154

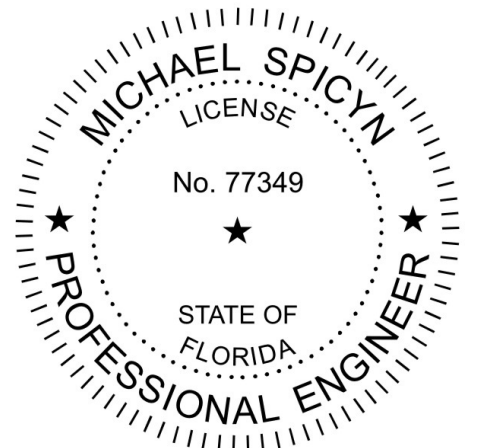
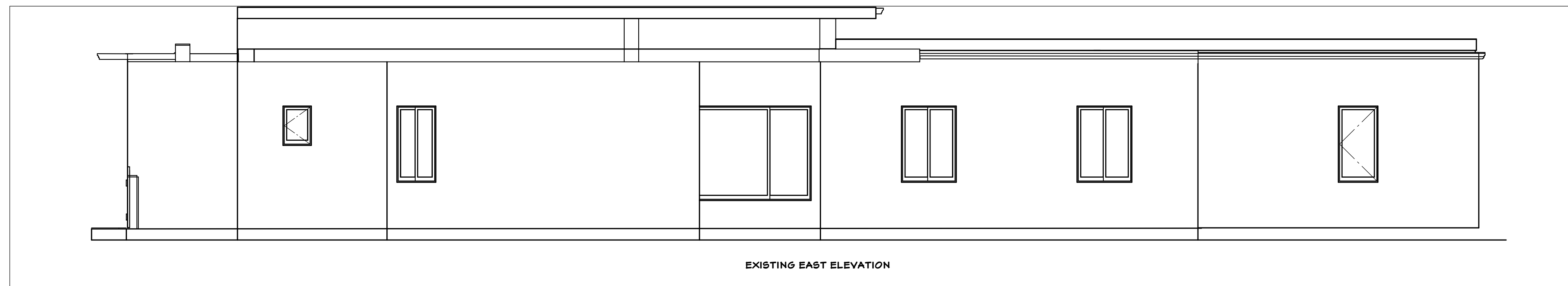
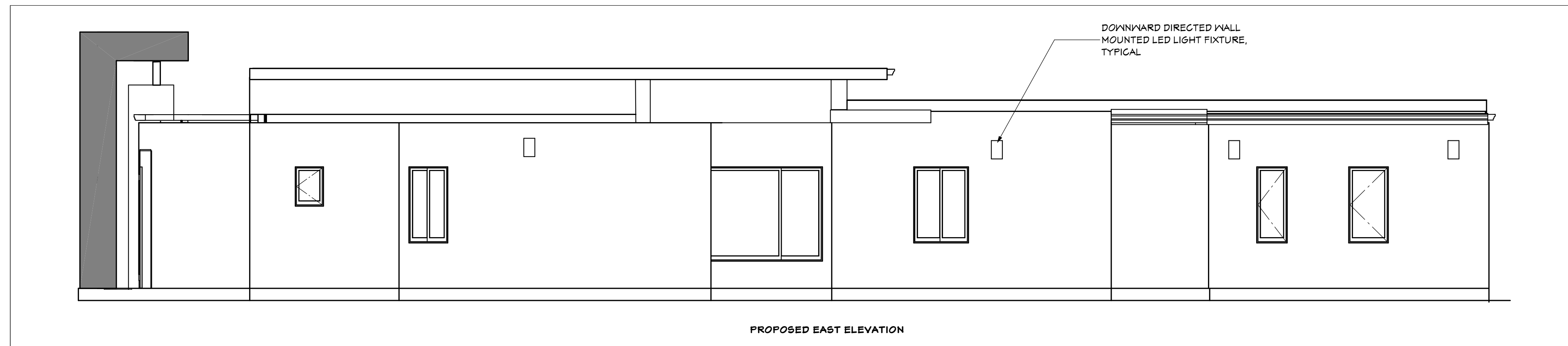
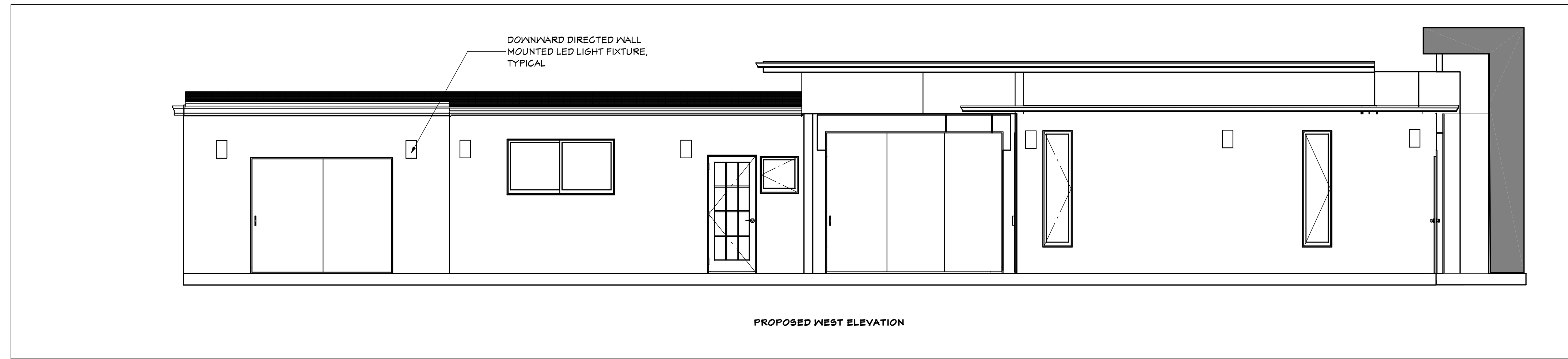
MICHAEL SPICYN
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ELEVATIONS - FRONT
AND REAR

PROJECT NUMBER: 20230520
SCALE: 1/4" = 1' - 0"
DRAWN BY: MS
ISSUE DATE: 08-08-2023



A-201



ELEVATIONS - EAST AND WEST

MICHAEL SPICYN
PROFESSIONAL ENGINEER, FL LIC #:
77349
1801 SOUTH OCEAN DRIVE
HALLANDALE BEACH, FL 33009

**HOUSE RENOVATION
1310 101 STREET
BAY HARBOR ISLAND, FL 33154**

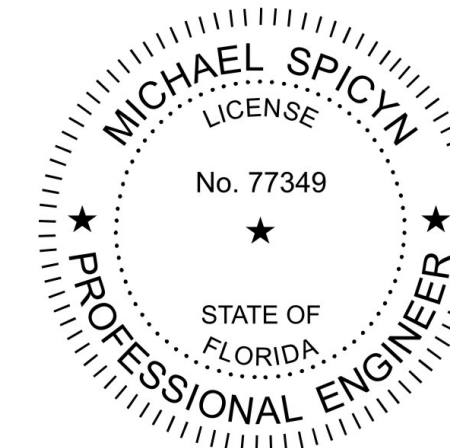
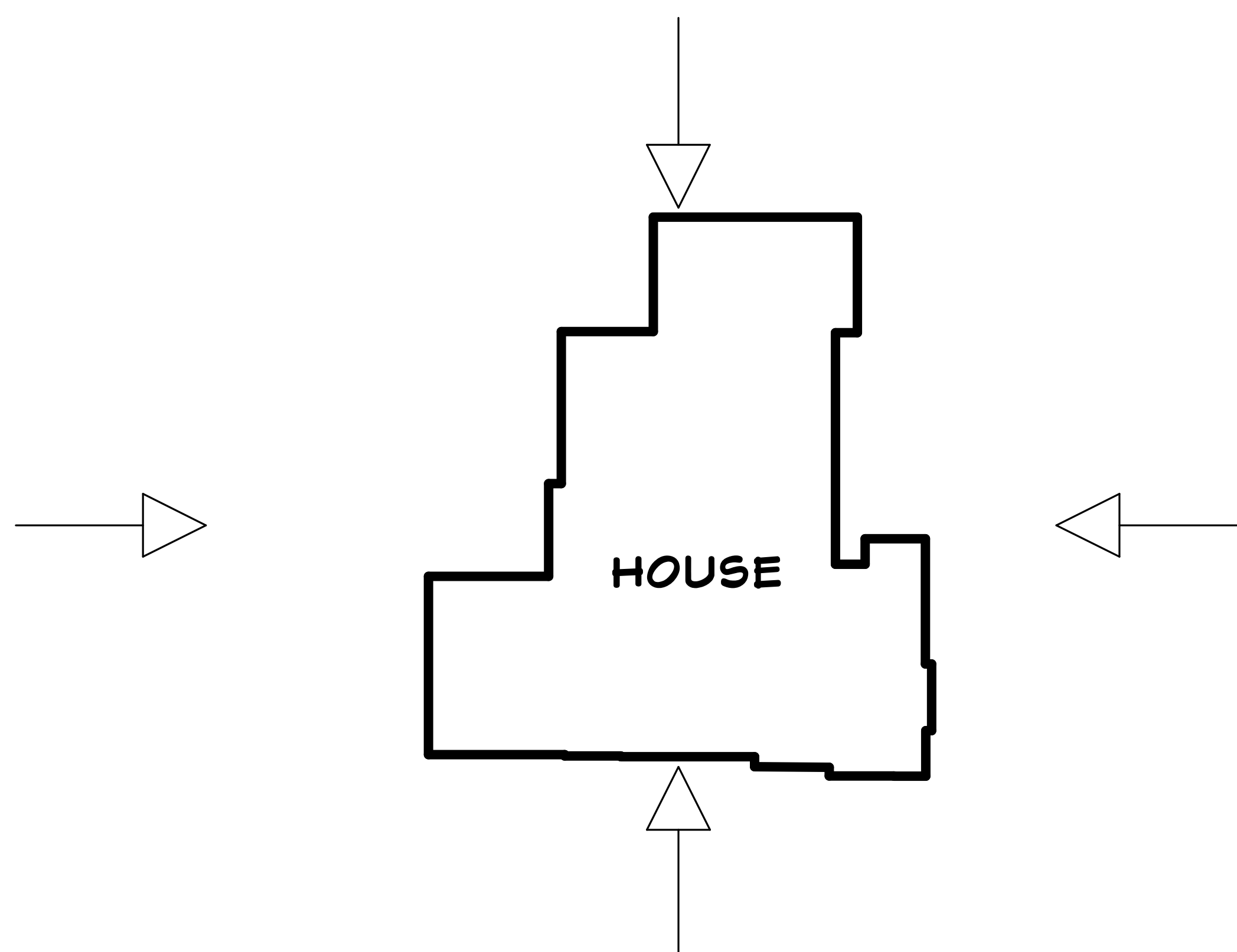
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SCALE:	1/4" = 1' - 0"
DRAWN BY:	MS
DATE:	08-08-2023

A-202

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EXISTING HOUSE ELEVATION PHOTOS

HOUSE RENOVATION
1310 101 STREET
BAY HARBOR ISLAND, FL 33154

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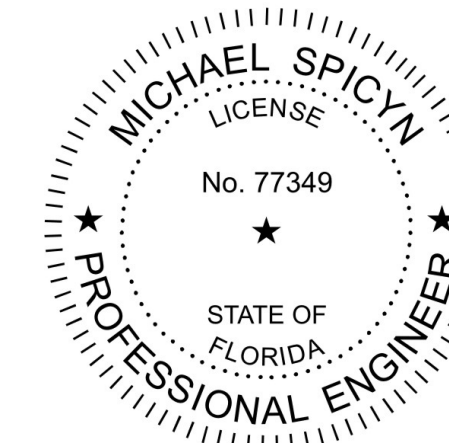
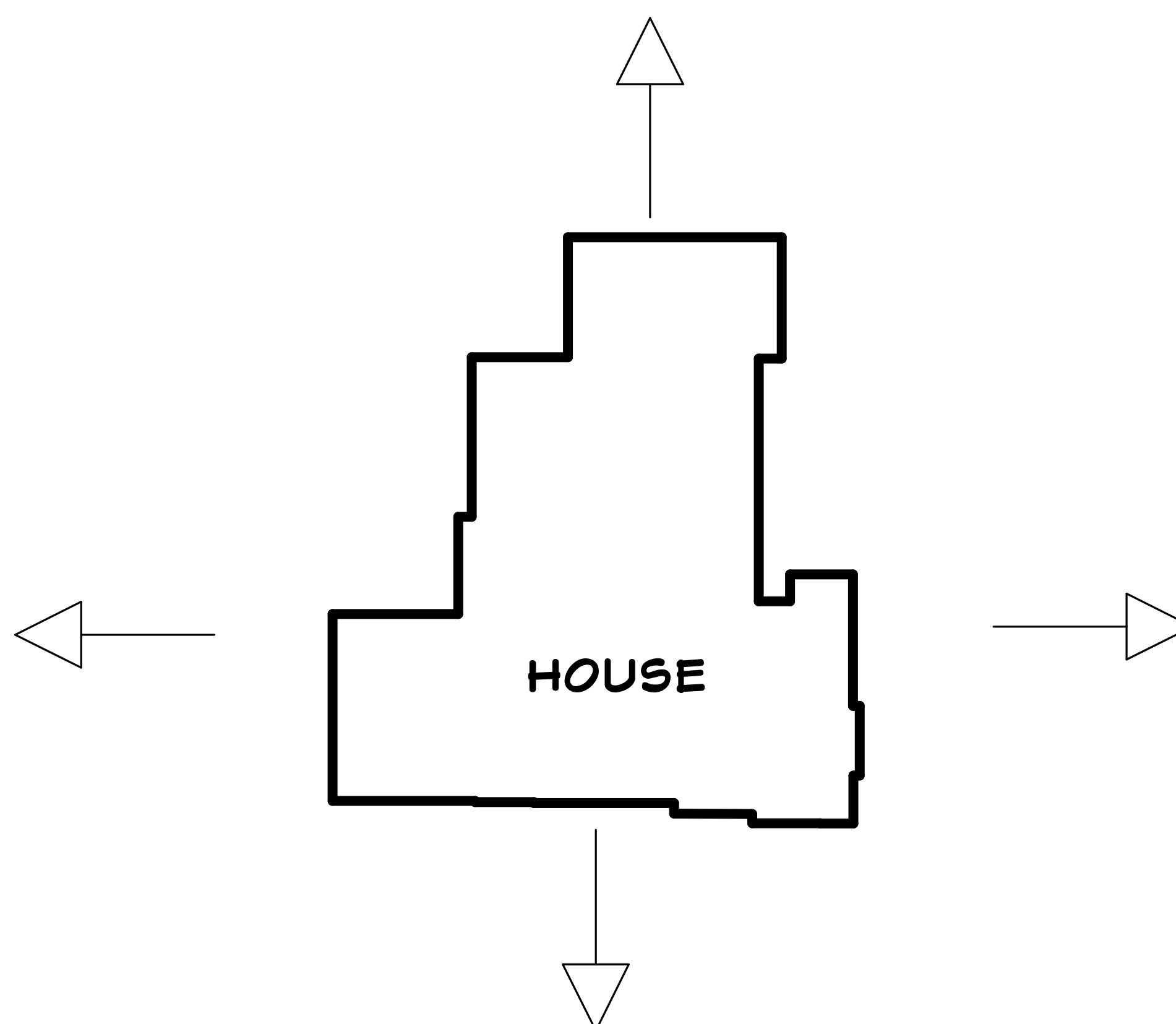
PROJECT SITE

PROJECT NUMBER:	20230520
SCALE:	N.T.S.
DRAWN BY:	MS
ISSUE DATE:	08-08-2023

REVISION TABLE	
NUMBER	DESCRIPTION

DATE _____

(A-801



EXISTING ADJACENT PROPERTIES PHOTOS

MICHAEL SPICYN
PROFESSIONAL ENGINEER, FL LIC #:

HOUSE RENOVATION
1310 101 STREET
BAY HARBOR ISLAND, FL 33154

PROJECT NUMBER:	20230520
SCALE:	N.T.S.
DRAWN BY:	MS
ISSUE DATE:	08-08-2023

(A-802

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MASTER TREE LIST

The diagram illustrates the installation of the BioBarrier Root Control System. A tree is shown above a cross-section of the ground. The ground surface is marked as 'FINISH GRADE'. A horizontal dimension line indicates a width of '5'-0"'. Below the ground surface, a 'UTILITY LINE' is shown, represented by a circle with a cross. A vertical dimension line indicates a depth of '4'-0"'. The BioBarrier is installed as a vertical wall around the tree trunk and the utility line. The barrier is composed of a mesh-like material. Below the barrier, there is a layer of '3/4" - 1 1/2" GRAVEL'. The text 'BIOBARRIER FOR UTILITY LINE PROTECTION' is written below the barrier. To the right of the diagram, the following text is provided:

BIOBARRIER ROOT CONTROL SYSTEM
HORT ENTERPRISES, INC.
PO BOX 2448
POMPANO BEACH, FL. 33061
1800-966-4678

PRODUCT: DEEPROOT UB-24-2 OR EQUAL
ASSEMBLE AND INSTALL PER MANUFACTURER
SPECIFICATIONS

1/2" BELOW GRADE

GRADE

ROOT BARRIER

24" HT. MIN.

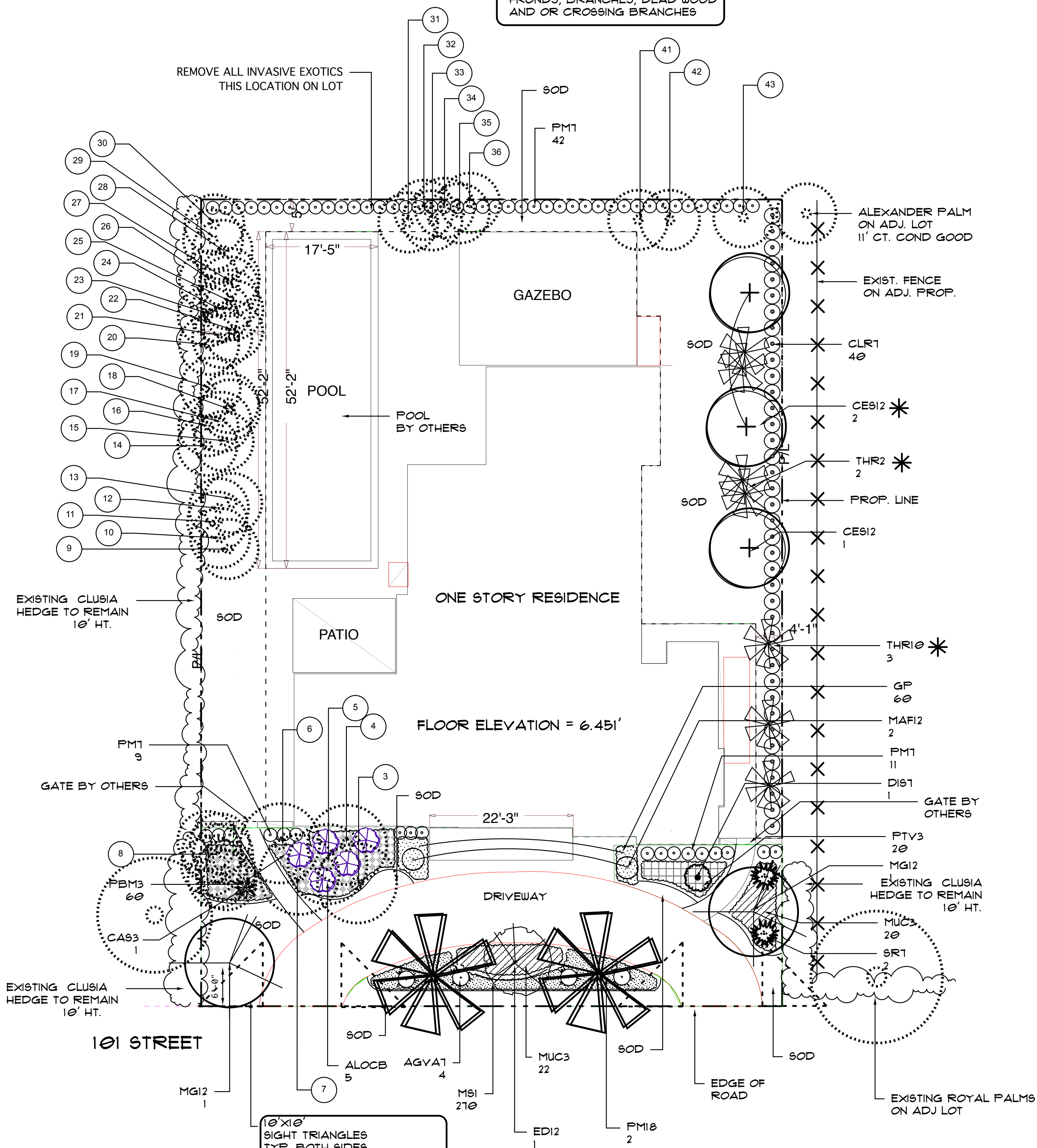
VARIABLES

ROOT BARRIER DETAIL

N.T.S.

INSTALL ROOT BARRIER BETWEEN
SHADE TREES AND ANY UNDERGROUND
OR ABOVE GROUND UTILITY WITHIN 5'-0"
OF EACH OTHER

NOTE: PRUNE ALL EXISTING TREES
AND PALMS PER ANSI-300 STD'S
TO REMOVE DEAD OR HANGING
FRONDS, BRANCHES, DEAD WOOD
AND OR CROSSING BRANCHES



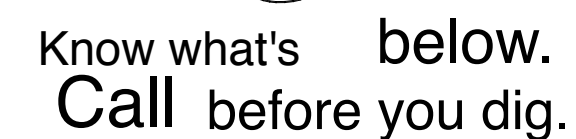
NATIVE TREES PROPOSED = 5
NATIVE SHRUBS PROPOSED = 50

TREE REMOVAL DATA

PALMS TO BE REMOVED AND MITIGATED
NO. 1 CABBAGE PALM
NO. 37-40 ALEXANDER PALMS
TOTAL PALMS REMOVED = 5
MITIGATION PALMS PROVIDED = 5

TREES TO BE REMOVED AND MITIGATED = 1
NO. 2 SEAGRAPE (516 SF. CANOPY)
MITIGATION TREES PROVIDED:
(2) CAT 2 TREES
TOTAL CANOPY REPLACEMENT = 600 SF.

MITIGATION TREES AND PALMS INDICATED
BY AN *



SHEET TITLE:

LANDSCAPE
PLAN

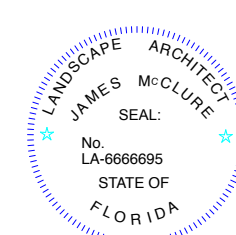
PROJECT:

HOUSE RENOVATION
1310 101 STREET
BAY HARBOR ISLAND,
FL 33154

**"TO THE BEST OF MY KNOWLEDGE THE PLANS
AND SPECIFICATIONS SUBMITTED HEREWITH
COMPLY WITH EXISTING INTERPRETATIONS
AND PROVISIONS OF THE APPLICABLE
BUILDING CODES. THIS DRAWING IS THE
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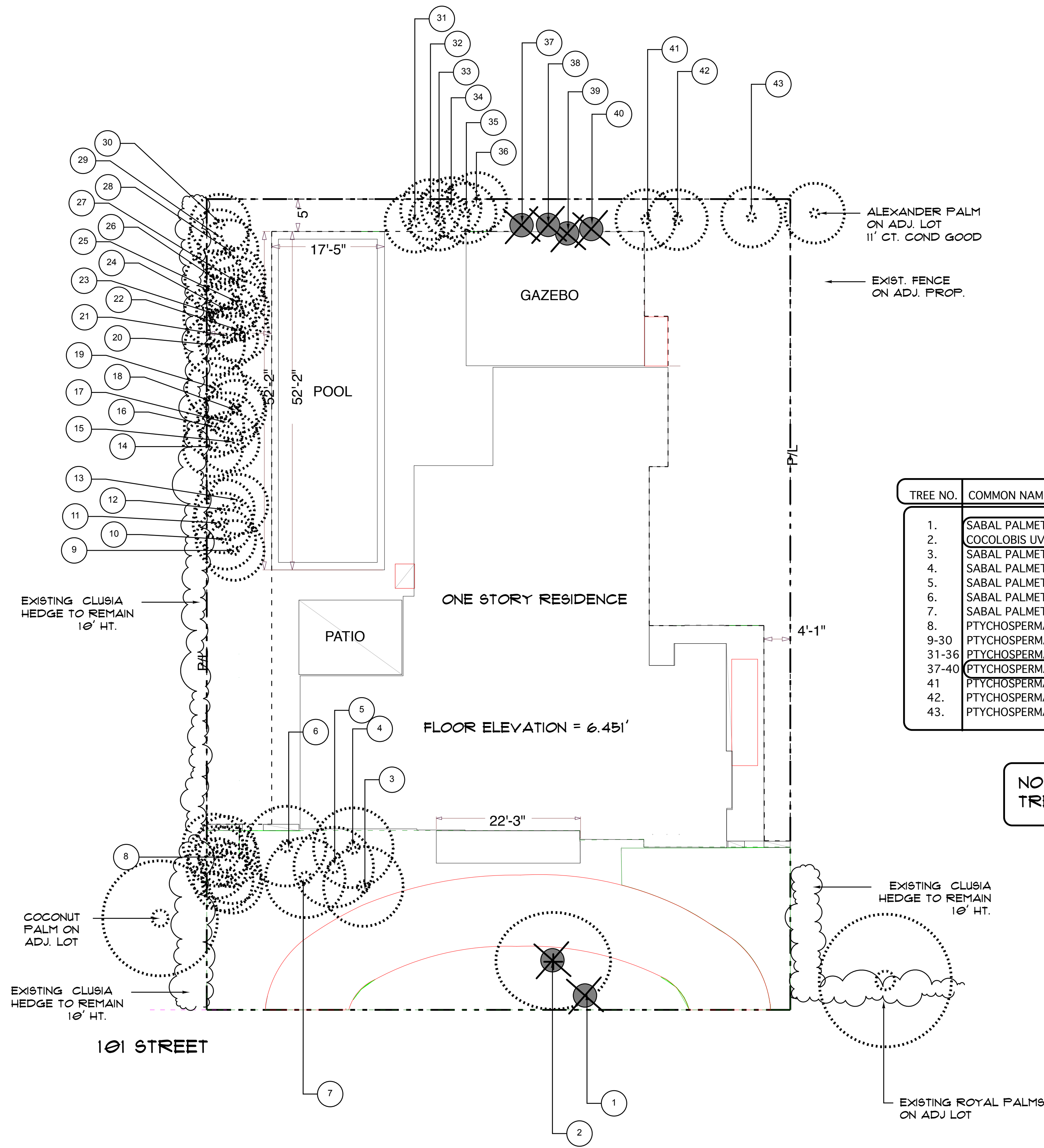
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SEAL:



SCALE: 1"=10'
DATE DRAWN: 8/4/23
SHEET NO.

L-1



KEY

- EXISTING TREE TO REMAIN
- EXISTING PALM TO REMAIN
- EXISTING TREE TO BE REMOVED AND MITIGATED

EXISTING TREE INVENTORY

TREE NO.	COMMON NAME	BOTANICAL NAME	SIZE (HT. X SPR.)	CONDITION	DISPOSITION
1.	SABAL PALMETTO	CABBAGE PALM	16' CT.	FAIR	REMOVE/MIT
2.	COCOLOBIS UVIFERA	SEAGRAPE TREE	20" MULTI STEM 10'X24'	POOR	REMOVE/MIT
3.	SABAL PALMETTO	CABBAGE PALM	20' CT.	FAIR	REMAIN
4.	SABAL PALMETTO	CABBAGE PALM	20' CT.	FAIR	REMAIN
5.	SABAL PALMETTO	CABBALE PALM	10' CT.	FAIR	REMAIN
6.	SABAL PALMETTO	CABBAGE PALM	18' CT.	FAIR	REMAIN
7.	SABAL PALMETTO	CABBAGE PALM	20' CT.	FAIR	REMAIN
8.	PTYCHOSPERMA ELEGANS	ALEXANDER PALM CLUMP	18'-30' CT.	GOOD	REMAIN
9-30	PTYCHOSPERMA ELEGANS	ALEXANDER PALMS	10'-30' CT.	GOOD	REMAIN
31-36	PTYCHOSPERMA ELEGANS	ALEXANDER PALMS	8'-18' CT.	GOOD	REMAIN
37-40	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	10'-24' CT.	GOOD	REMOVE/MIT
41	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	10' CT.	GOOD	REMAIN
42.	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	28' CT.	GOOD	REMAIN
43.	PTYCHOSPERMA ELEGANS	ALEXANDER PALM	30' CT.	GOOD	REMAIN

NO TREES SHALL BE REMOVED OR RELOCATED WITHOUT A TREE REMOVAL PERMIT ISSUED BY DADE COUNTY

TREE REMOVAL DATA

PALMS TO BE REMOVED AND MITIGATED
NO. 1 CABBAGE PALM
NO. 37-40 ALEXANDER PALMS
TOTAL PALMS REMOVED = 5
MITIGATION PALMS PROVIDED SHEET L-1 = 5

TREES TO BE REMOVED AND MITIGATED = 1
NO. 2 SEAGRAPE (576 SF. CANOPY)
MITIGATION TREES PROVIDED SHEET L-1
(2) CAT 2 TREES
TOTAL CANOPY REPLACEMENT = 600 SF.

NOTE: PRUNE ALL EXISTING TREES AND PALMS PER ANSI-300 STD'S TO REMOVE DEAD OR HANGING FRONDS, BRANCHES, DEAD WOOD AND OR CROSSING BRANCHES



Know what's below.
Call before you dig.



REVISIONS:

SHEET TITLE:
EXISTING TREE DISPOSITION PLAN

PROJECT:
**HOUSE RENOVATION
1310 101 STREET
BAY HARBOR ISLAND,
FL 33154**

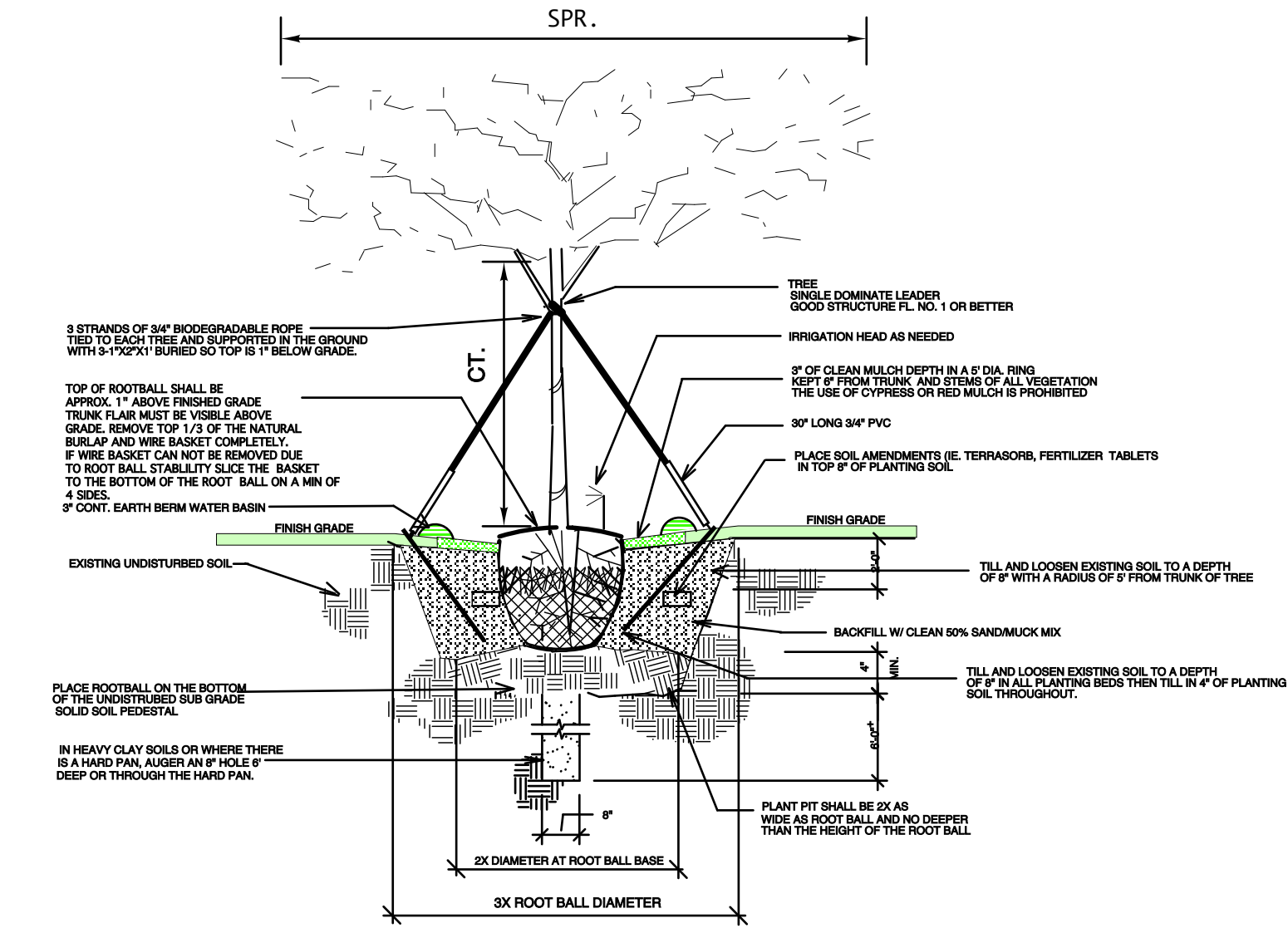
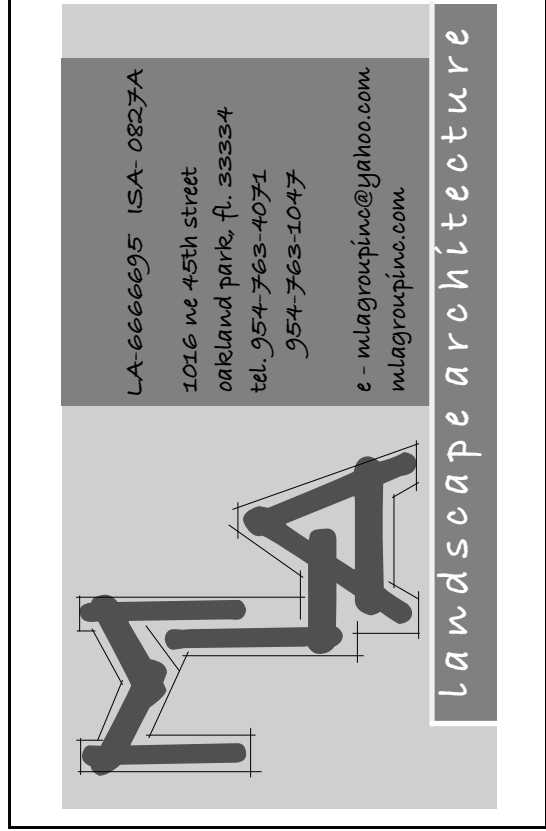
"TO THE BEST OF MY KNOWLEDGE THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH COMPLY WITH EXISTING INTERPRETATIONS AND PROVISIONS OF THE APPLICABLE BUILDING CODES. THIS DRAWING IS THE PROPERTY OF
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SEAL:

SCALE: 1"=10'
DATE DRAWN: 8/4/23
SHEET NO.

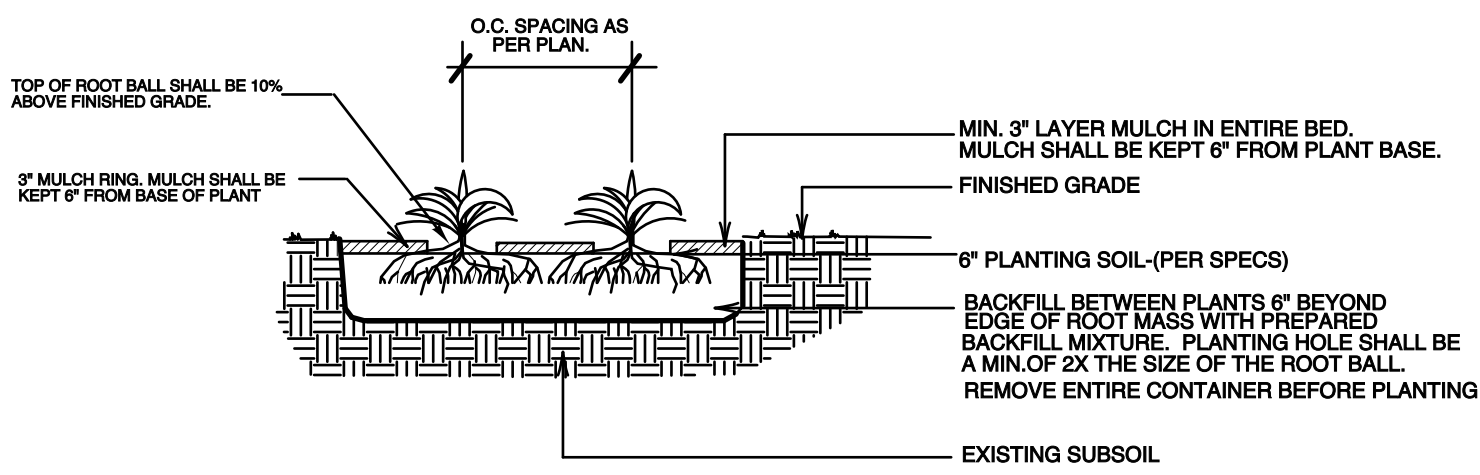
L-2

GENERAL LANDSCAPE SPECIFICATIONS



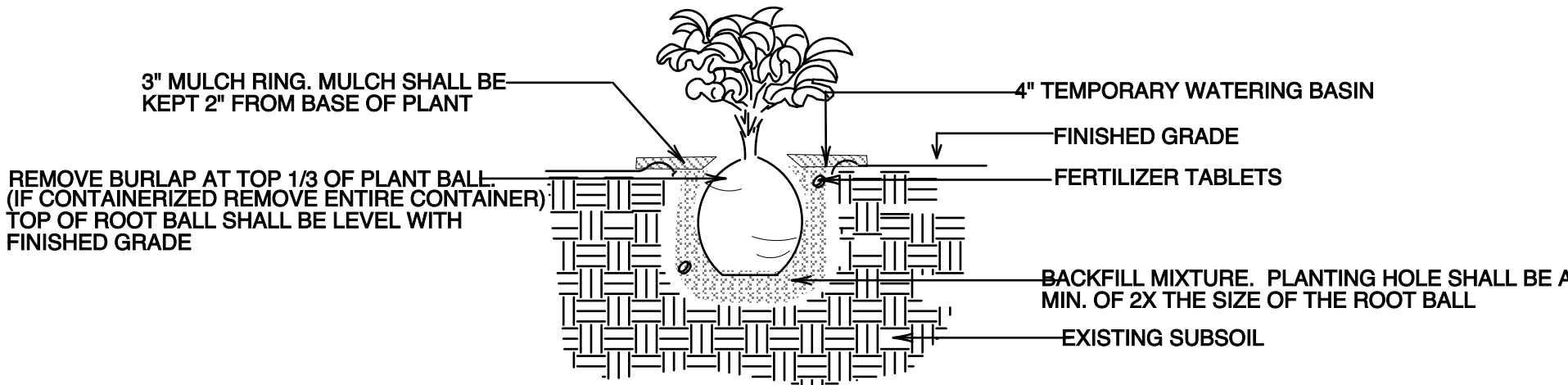
SINGLE TRUNK GUYING AND PLANTING DETAIL

NOT TO SCALE



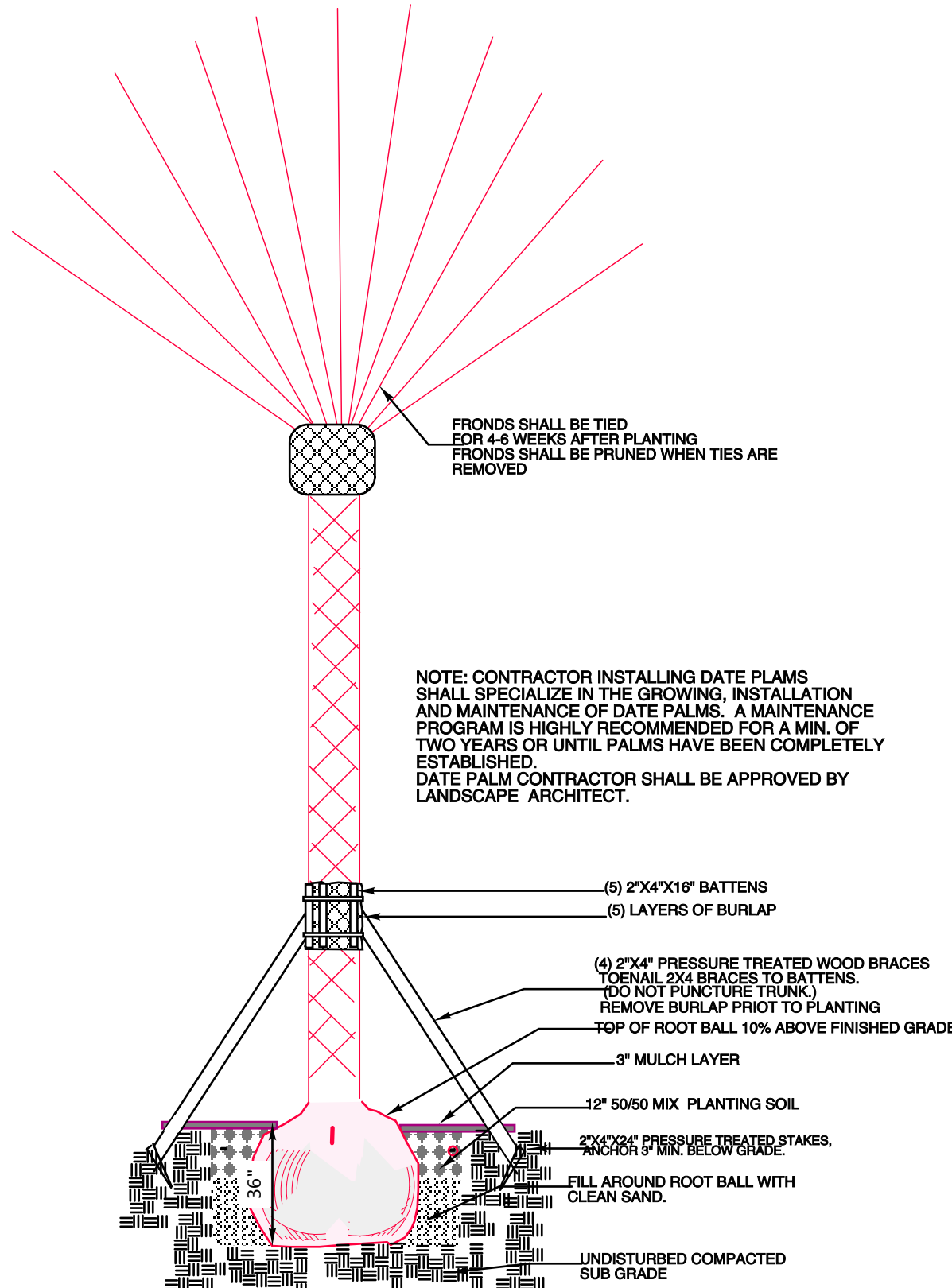
GROUNDCOVER/ANNUALS PLANTING DETAIL

NOT TO SCALE



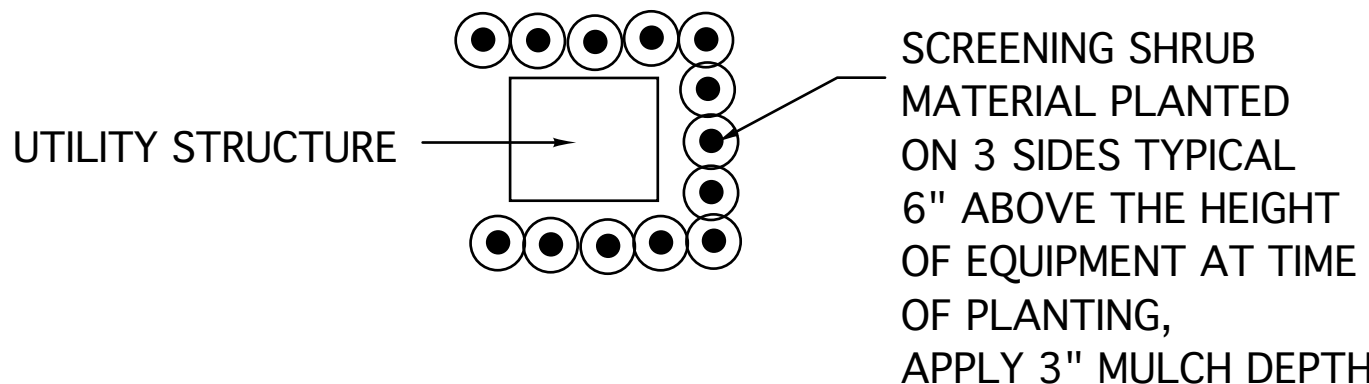
SHRUB PLANTING DETAIL

NOT TO SCALE



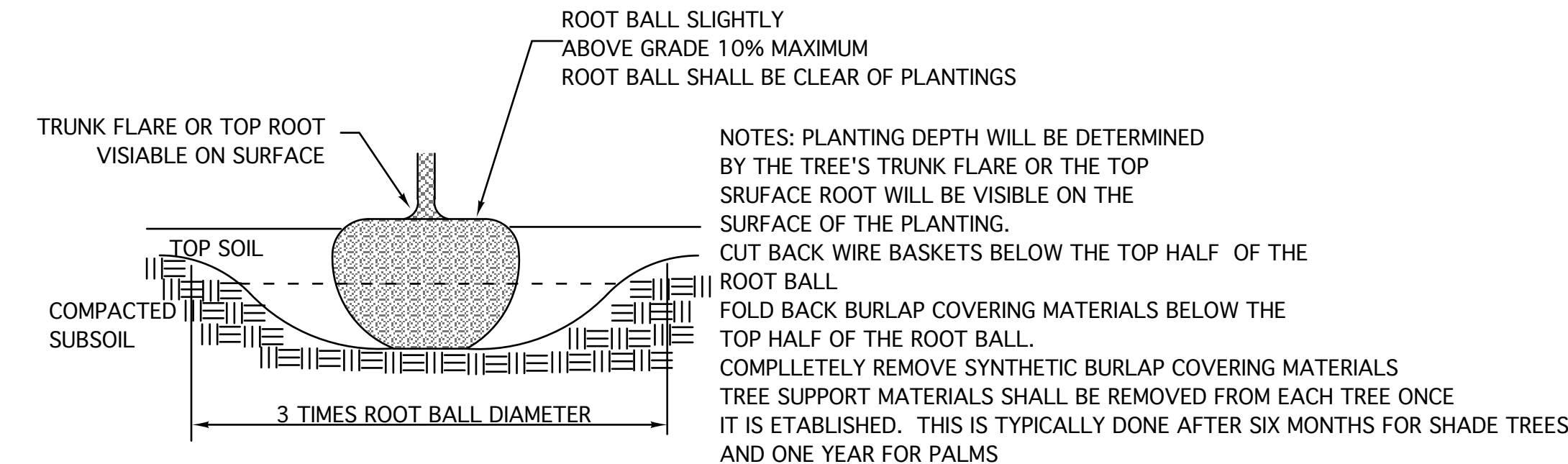
DATE PALM PLANTING DETAIL

NOT TO SCALE



TYPICAL UTILITY EQUIPEMENT DETAIL

NOT TO SCALE



ROOT BALL DETAIL

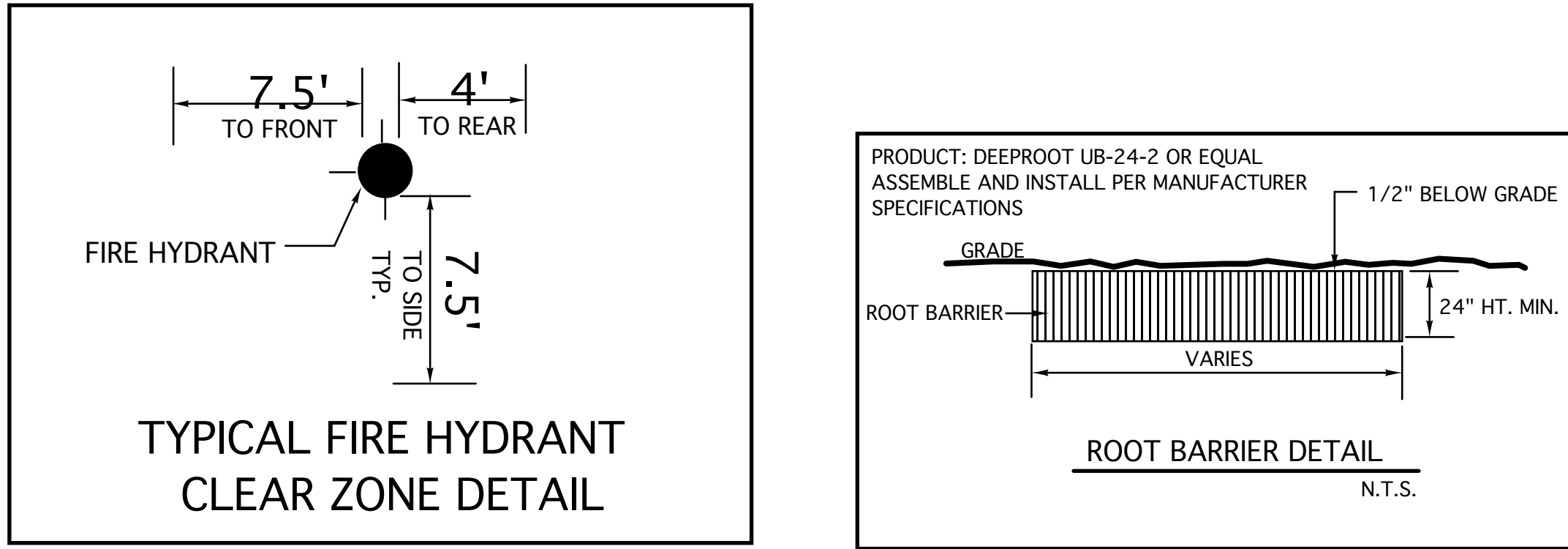
NOT TO SCALE

SOD PLANTING DETAIL

NOT TO SCALE

- CONTRACTOR SHOULD MAKE HIS OWN TAKE OFF TO ELIMINATE DISCREPANCIES. IN CASE THEY OCCUR, THE PLAN WILL TAKE PRECEDENCE OVER THE PLANT LIST.
- EXACT LOCATION OF PLANT MATERIAL MAY VARY SLIGHTLY. COORDINATE FIELD LOCATIONS WITH OTHER TRADES PRIOR TO COMMENCEMENT OF WORK.
- ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE "FLORIDA #1" OR BETTER AND SHALL BE INSTALLED AS SPECIFIED IN "FLORIDA DEPT. OF AGRICULTURAL GRADES AND STANDARDS", CURRENT EDITION RESPECTIVELY.
- ALL PLANTING TO BE DONE ACCORDING TO GOOD NURSERY PRACTICE.
- ALL PLANTING MATERIAL SHALL BE GUARANTEED 365 DAYS (1 YEAR) FROM TIME OF FINAL INSPECTION & APPROVAL.
- ALL SOD TO BE ST. AUGUSTIN FLORATAM SOLID, UNLESS OTHERWISE NOTED.
- ALL BED AREAS TO RECEIVE A 3" LAYER OF EUCALYPTUS MULCH, FLORIMULCH, & SHALL BE A MIN. OF 1'-0" WIDER THAN PLANTS (MEASURED FROM OUTSIDE OF FOLIAGE)
- ALL TREES TO HAVE A 2 1/2" MINIMUM TRUNK CALIPER OR UNLESS OTHERWISE SHOWN ON LANDSCAPE LEGEND.
- ALL TREES FIELD GROWN UNLESS OTHERWISE NOTED.
- LANDSCAPER TO FURNISH ALL MATERIAL AND LABOR INCLUDING, PLANTS MULCH, TOP DRESSING, SOIL PREPARATION, DECORATIVE ITEMS (IF SHOWN), INSPECTIONS, TRANSPORTATION, WARRANTY, PERMIT, ETC. NECESSARY FOR COMPLETION OF ALL LANDSCAPING REQUIRED HEREIN EXCEPT IF DESIGNATED TO BE OTHERS.
- LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY CHANGES IN THE MATERIAL OR DESIGN PRIOR TO INSTALLATION OF THE SAME.
- OWNER RESERVES THE RIGHT TO REJECT ANY OR ALL BIDS.
- LANDSCAPER SHALL HAVE A COMPETENT ENGLISH SPEAKING SUPERINTENDENT PRESENT ON THE JOB WHO SHALL BE AUTHORIZED TO REPRESENT THE LANDSCAPER IN HIS ABSENCE.
- PLANTS SHOULD BE TYPICAL FOR THEIR VARIETY AND SPECIES. PLANTS SHALL BE SOUND, HEALTHY VIGOROUS, FREE FROM PLANT DISEASE, INSECT OR THEIR EGGS. THEY SHALL HAVE HEALTHY NORMAL ROOTS AND SHALL NOT BE ROOT BOUND. QUALITY AND SIZE: ALL PLANT MATERIALS SHALL BE NURSERY GROWN UNLESS OTHERWISE NOTED.
- ALL PLANT MATERIAL SHALL BE HANDLED IN A CAREFUL MANNER DURING TRANSPORTATION AND INSTALLATION.
- PLANTS SHALL NOT BE PRUNED OR TOPPED BEFORE DELIVERY.
- OWNER RESERVES THE RIGHT TO APPROVE ALL PLANT MATERIALS.
- LANDSCAPER SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE DAILY. THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES WHILE WORK IS IN PROGRESS.
- THE LANDSCAPE CONTRACTOR SHALL LAY OUT HIS WORK ACCORDING TO THE PLANS AND SPECIFICATIONS AND WILL BE RESPONSIBLE FOR ALL MEASUREMENTS EXERCISING SPECIAL CARE IN LAYING OUT WORK TO KEEP WITHIN PROPERTY LINES AND RECOGNIZING EASEMENTS. THE LANDSCAPE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY ERRORS. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN LAYOUT.
- METHODS OF PROTECTION SHALL BE MAINTAINED AT ALL TIMES, AS REQUIRED TO INSURE ALL PERSONS AND PROPERTY AGAINST INJURY, AND SHALL BE MAINTAINED UNTIL THE COMPLETION OF ALL WORK.
- PLANT MATERIAL ABBREVIATIONS ON THE PLANT LIST: FG (FIELD GROWN), CT (INDICATES CLEAR TRUNK MEASUREMENT FROM THE TOP OF BALL TO FIRST BRANCHING OR BASE OF THE LOWER FRONDS), GAL. (GALLON CAN), 3 GAL. (3 GALLON CAN), OA (INDICATES OVERALL HEIGHT FROM TOP OF BALL TO MID POINT OF CURRENT SEASON'S GROWTH), SPR (INDICATES SPREAD), HVY (INDICATED HEAVY), MIN (INDICATES MINIMUM).
- SUBSTITUTIONS: PLANT SUBSTITUTION REQUESTS, FOR PLANT MATERIAL NOT OBTAINABLE IN THE TYPE AND SIZE SPECIFIED SHALL BE MADE PRIOR TO SUBMISSION OF BIDS. ALL SUBSTITUTION REQUESTS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT AND THE GOVERNING MUNICIPALITY FOR APPROVAL. IT IS THE LANDSCAPE CONTRACTOR'S OBLIGATION TO KNOW WHERE THEY CAN OBTAIN ALL MATERIAL AT THE TIME OF BIDDING AND AT THE TIME A CONTRACT IS EXECUTED.
- THE CONTRACTOR'S GUARANTEE SHALL NOT APPLY IN THE EVENT OF FIRE, FLOOD, HURRICANE, WINDSTORM, OR OTHER "ACTS OF GOD" OR DAMAGES TO LANDSCAPING IN PROGRESS CAUSED BY ANY PERSONS OTHER THAN THOSE PERSONS UNDER THE DOMINION AND CONTROL OF THE CONTRACTOR.
- ALL TREES, PALMS AND OTHER PLANTS SHALL BE PLANTED WITH THE TOP OF THEIR ROOTBALLS NO DEEPER THAN THE FINAL GRADE SURROUNDING THE PLANTING AREA.
- DELIVERY RECEIPTS FOR TOP SOIL, PLANTING SOIL & MULCH SHALL BE SUPPLIED TO THE INSPECTOR OR LANDSCAPE ARCHITECT UPON REQUEST.

- COMMERCIAL FERTILIZER: COMMERCIAL FERTILIZER SHALL BE AN ORGANIC FERTILIZER CONTAINING NITROGEN, PHOSPHORIC ACID, AND POTASH IN EQUAL PERCENTAGES OF AVAILABLE PLANT FOOD & WEIGHT OR "MILORGANITE" NITROGEN SHALL BE NOT LESS THAN 100% FROM ORGANIC SOURCE. FERTILIZER SHALL BE DELIVERED TO THE SITE UNOPENED IN ORIGINAL CONTAINERS. EACH BEARING THE MANUFACTURER'S GUARANTEED ANALYSIS. INITIAL FERTILIZATION OF TREES, SHRUBS, GROUND COVERS, SHALL BE WITH "MILORGANITE" OR AN APPROVED COMPLETE FERTILIZER. APPLY "MILORGANITE" IN A CIRCLE AROUND THE PLANT BEFORE MULCHING DO NOT TOUCH THE PLANT WITH THE FERTILIZER. WATER IN FERTILIZER AFTER MULCHING. APPLY "MILORGANITE" FERTILIZER AT THE FOLLOWING AT THE RATES:
5 LBS OR 14.5 CUPS / PALMS
3 LBS OR 8.70 CUPS / 12'-16" MATERIAL
2 LBS OR 5.80 CUPS / 8'-12" MATERIAL
0.69 LBS OR 2.00 CUPS / 6'-8" MATERIAL
0.19 LBS OR 1/2 CUP / 3 GAL. MATERIAL
0.10 LBS OR 1/4 CUP / 1 GAL. MATERIAL
FERTILIZERS SHALL BE SLOW TIME RELEASE, UNIFORM IN COMPOSITION, DRY AND FREE FLOWING AND SHALL MEET THE FOLLOWING REQUIREMENTS:
SIX (6) PERCENT NITROGEN, SIX (6) PERCENT PHOSPHOROUS, AND SIX (6) PERCENT POTASSIUM. FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (1.5 LB PER 3 GAL. CONTAINER, 1/2 LB PER 1 GAL. CONTAINER) AND GROUND COVER THE SOD STARTER FERTILIZER MIXTURE SHALL BE A 5-10-10 AT A RATE OF 20 LBS. PER 1000 S.F. A 14-14-14 FERTILIZER IS REQUIRED ON ALL TREES AND SHRUBS OVER 5' IN HEIGHT (1/2 LB. PER 5' OF SPREAD). AGRIFORM TABLETS WITH TWENTY (20) PERCENT NITROGEN, TEN (10) PERCENT PHOSPHOROUS, FIVE (5) PERCENT POTASSIUM IN 21 GRAM SIZES & SHALL BE APPLIED AT THE FOLLOWING RATE: 1 PER GAL. PLANT 2 PER 3 GAL. PLANTS AND 2 TABLETS PER 1" OF TREE TRUNK CALIPER. APPLY PALM SPECIAL FERTILIZER AS PER MANUFACTURER'S RECOMMENDATION.
- SUPER ABSORBENT POLYMER: "TERRA SORB" OR APPROVED EQUAL AS PACKAGED IN 3 OZ. HANDY PAC COMPOSED OF SYNTHETIC ACRYLAMIDE COLLOID, POTASSIUM, AND ACRYLATE. PARTICLE SIZE OF 1.0 MM TO 1.0 MM AND ABSORPTION RATE OF 300 TIMES ITS WEIGHT IN WATER. APPLY DRY USING THE FOLLOWING AMOUNT:
1 PAC PER TREE - 36" BALL SIZE
2 PAC PER TREE - OVER 36" BALL SIZE
1 PAC PER 20 GAL. CONTAINER
0.5 PACS PER 7-10 GAL. CONTAINER
0.25 PACS PER 3 GAL. CONTAINER
0.12 PACS PER 1 GAL. CONTAINER
- LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR HAVING UTILITIES LOCATED. CARE SHALL BE TAKEN NOT TO DISTURB ANY UNDERGROUND CONSTRUCTION AND UTILITIES. ANY DAMAGE TO THESE FACILITIES DURING THE PLANTING OPERATIONS WILL BE REPAIRED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR IN A MANNER APPROVED BY THE OWNER.
- PLANTING SOIL: PLANTING SHALL BE COMPOSED OF 50% SAND AND 50% DECOMPOSED ORGANIC MATTER. ANY VARIATIONS IN THIS COMPOSITION SHALL BE APPROVED BY THE OWNER PRIOR TO USE. PLANTING SOIL SHALL BE FREE OF STONE, PLANTS, ROOTS AND OTHER FOREIGN MATERIALS WHICH MIGHT BE HINDERANCE TO PLANTING OPERATIONS OR BE DETRIMENTAL TO GOOD PLANT GROWTH. SOIL SHALL BE DELIVERED IN A LOOSE FRABLE CONDITION AND APPLIED IN ACCORDANCE WITH THE PLANTING SPECIFICATION.
- WATER FOR PLANTING WILL BE AVAILABLE AT THE SITE AND WILL BE PROVIDED BY THE OWNER.
- PRUNING: REMOVE DEAD AND BROKEN BRANCHES FROM ALL PLANT MATERIALS PRUNE TO RETAIN TYPICAL GROWTH HABIT OF INDIVIDUAL SPECIES, RETAINING AS MUCH HEIGHT AND SPREAD AS POSSIBLE. MAKE ALL PRUNING CUTS WITH A SHARP INSTRUMENT, FLUSH WITH THE TRUNK OR ADJACENT BRANCH, IN SUCH A MANNER AS TO ENSURE ELIMINATION OF STUBS "HEADBACK" CUTS, RIGHT ANGLE TO LINE OF GROWTH WILL NOT BE PERMITTED AND TREES WILL NOT BE POLED, TOPPED, OR HATRACKED.
- SITE PREPARATION: IT SHALL BE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO FINISH (FINE) GRADE ALL LANDSCAPE AREAS TO BE SODDED (PRIOR TO APPLICATION OF SOD) ELIMINATING ALL BUMPS, DEPRESSIONS, STICKES, STONES AND OTHER DEBRIS TO THE SATISFACTION OF THE OWNER.
- MAINTENANCE: MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS PLANTED AND SHALL CONTINUE UNTIL PLANTING HAS PASSED FINAL INSPECTION AND ACCEPTANCE. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, REMOVAL OF DEAD MATERIALS, RESETTING PLANTS TO PROPER GRADES OR UPRIGHT POSITION AND RESTORATION OF THE PLANTING SAUCER AND ANY OTHER NECESSARY OPERATION. PROPER PROTECTION TO LAWN AREAS SHALL BE PROVIDED AND ANY DAMAGE RESULTING FROM PLANTING OPERATIONS, SHALL BE REPAIRED PROMPTLY.
- (NOTE: SABAL PALMETTO TO CABBAGE PALM SPECIES) THE BRANCHES TOGETHER WITH BIO-DEGRADABLE TWINE TO TIGHT BUNDLE AROUND BID FOR PROTECTION.
- MULCH: MULCH MAY BE USED WITHIN PLANTING BEDS IN CONJUNCTION WITH GROUND COVER. MULCH SHALL BE REFINED AND MAINTAINED AS REQUIRED TO MAINTAIN A THREE- INCH DEPTH AT THE TIME OF FINAL INSPECTION. MULCH AROUND TREE ROOT BALLS NOT PLANTED IN PLANTING AREA SHALL BE THREE INCHES DEEP AT THE PERIMETER OF THE ROOT BALL.
- GRASS: AREAS WITHIN THE LANDSCAPE EASEMENT NOT USED FOR TREES, SHRUBS, GROUND COVER, MULCH OR OTHER LANDSCAPE ELEMENTS SHALL BE PLANTED WITH SOLID SOD OF ST. AUGUSTINE FLORATAM OR PAMETTO AND SHALL BE IRRIGATED.
- EXCAVATION REQUIREMENT: REQUIRED: ISLANDS SHALL BE EXCAVATED TO 36 INCHES, AND FILLED WITH CLEAN FILL AND TOPSOIL AT LEAST TO THE TOP OF THE CURB. MANIPULATION OF THE GRADE BEHIND THE CURBING TO CREATE SMALL SCALE MOULDING IS ENCOURAGED.
- A LANDSCAPE PERMITS SHALL BE VERIFIED AND OBTAINED BY THE LANDSCAPE CONTRACTOR. NO TREES OR OTHER PLANT MATERIAL MAY BE PLANTED IN PUBLIC RIGHTS-OF-WAY (SWALE AREAS) WITHOUT PERMIT FROM THE CITY. NO SHRUB SPECIES WITH A MATURE HEIGHT THAT WILL BLOCK THE CLEAR SIGHT ZONE FROM 30 INCHES IN HEIGHT TO SIX FEET IN EIGHT WILL BE APPROVED IN SWALE AREAS.
- TOPSOIL: SHALL BE CLEAN AND FREE OF CONSTRUCTION DEBRIS, WEEDS, ROCKS, NOXIOUS PESTS AND DISEASES, AND EXHIBIT A PH OF 6.5 TO 7.0. THE TOPSOIL FOR PLANTING AREAS SHALL BE AMENDED WITH BIOLOGICALLY ACCEPTABLE ORGANIC MATERIAL. ALL SOIL USED SHALL BE SUITABLE FOR THE INTENDED PLANT MATERIAL. THE SOURCE OF THE TOPSOIL SHALL BE KNOWN TO THE APPLICANT AND SHALL BE ACCEPTABLE TO THE GOVERNING MUNICIPALITY.
 - MINIMUM SOIL DEPTH: REQUIRED: THE MINIMUM PLANTING SOIL DEPTH SHALL BE SIX INCHES FOR GROUND COVERS, FLOWERS, SHRUBS AND HEDGES.
 - ROOTBALL SOIL: REQUIRED: TREES SHALL RECEIVE 12 INCHES OF PLANTING SOIL AROUND THE ROOT BALL.
 - NATIVE SOIL: REQUIRED: NATIVE TOPSOIL ON THE SITE SHALL BE RETAINED ON-SITE AND USED WHEN THERE IS SUFFICIENT QUANTITY TO COVER AT LEAST SOME OF THE ON-SITE LANDSCAPED AREAS.
 - ARID PLANTS: REQUIRED: CLEAN SAND SHALL BE USED TO BACKFILL ARIID CLIMATE PALMS.
- USE OF ORGANIC MULCHES: A TREE-INCH MINIMUM THICKNESS OF APPROVED ORGANIC MULCH MATERIAL, AT THE TIME OF FINAL INSPECTION, SHALL BE INSTALLED IN ALL LANDSCAPE AREAS NOT COVERED BY BUILDING, PAVEMENT, SOD, DECORATIVE STONES, PRESERVED AREAS AND ANNUAL FLOWER BEDS. EACH TREE SHALL HAVE A RING OF ORGANIC MULCH AT THE PERIMETER OF THE ROOT BALL.
- ALL SHADE TREES INSTALLED WITHIN SIX FEET OF PUBLIC INFRASTRUCTURE SHALL UTILIZE A ROOT BARRIER SYSTEM AS APPROVED BY THE CITY.
- THE ERADICATION OF NUISANCE VEGETATION (EXOTICS) ALL INVASIVE AND EXOTIC VEGETATION SHALL BE REMOVED FROM SITE INCLUDING WITHIN ABUTTING RIGHTS-OF-WAY.
- SHRUBS SHALL BE CONSIDERED IN ACCORDANCE WITH STANDARDS SET FORTH BY THE GOVERNING MUNICIPALITY.
- HEDGES: WHERE REQUIRED SHALL BE PLANTED SO AS TO BE TIP TO TIP WITHIN SIX MONTHS OF PLANTING AND MAINTAINED SO AS TO FORM A CONTINUOUS VISUAL SCREEN. SHRUBS USED AS HEDGES SHALL BE FLORIDA DEPARTMENT OF AGRICULTURE GRADE No. 1 OR BETTER WITH A MINIMUM HEIGHT OF 24 INCHES AND MINIMUM SPREAD OF 18 INCHES WHEN MEASURED IMMEDIATELY AFTER PLANTING AND SHALL BE A MINIMUM OF THREE FEET IN HEIGHT WITHIN TWO YEARS FROM THE DATE OF PLANTING. HEDGES SHALL BE PLANTED WITH BRANCHES TOUCHING, WITHIN SIX MONTHS OF PLANTING SO AS TO CREATE A SOLID SCREEN WITH NO VISUAL SPACES BETWEEN PLANTS AT THIS TIME. PLANT SPACING MAY BE ADJUSTED ACCORDING TO PLANT SIZES SO LONG AS THE PRECEEDING IS ACHIEVED.



TYPICAL FIRE HYDRANT CLEAR ZONE DETAIL

ROOT BARRIER DETAIL

N.T.S.

REVISIONS:

SHEET TITLE:

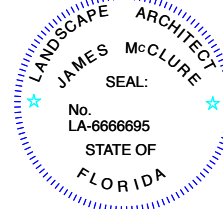
LANDSCAPE DETAILS AND SPECIFICATIONS

PROJECT:

HOUSE RENOVATION
1310 101 STREET
BAY HARBOR ISLAND,
FL 33154

"TO THE BEST OF MY KNOWLEDGE THE PLANS AND SPECIFICATIONS SUBMITTED HEREWITH COMPLY WITH EXISTING INTERPRETATIONS AND PROVISIONS OF THE APPLICABLE BUILDING CODES. THIS DRAWING IS THE PROPERTY OF MLA Group, Inc. AND IS AN INSTRUMENT OF SERVICE AND MAY NOT BE REPRODUCED, SCANNED OR COPIED BY ANY OTHER MEANS IN PART OR IN WHOLE WITHOUT EXPRESS WRITTEN PERMISSION OF SAME"

SEAL:



DATE DRAWN: 8/4/23

SHEET NO.

L-3

NOTE: A three-minute maximum time limit will be imposed on all comments from the public, regardless of the subject matter. A request form is available from the Deputy Town Clerk; fill it in and return it to her prior to the start of the meeting. 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.

TOWN OF BAY HARBOR ISLANDS
PUBLIC HEARING
AGENDA

November 7, 2023

ITEM NUMBER: 2.

ITEM: Request for approval for replacement of railings for the “Bay Roc Condominium” located at 9180 West Bay Harbor Drive, Lots 24-25 of Block 2. The Association is proposing to replace the existing concrete railings on balconies with impact glass and metal railings. Enclosed please find the elevations showing the existing and proposed style. (Item #2)

DESCRIPTION:

PROPERTY VALUE & MILLAGE SUMMARY

2021 Taxable Value	1,372,000,00
	0
Increase/Decrease to 2022 Taxable Value	2,484,39 16.6%
	2
2022 Taxable Value	1,600,000,00
	0
Increase/Decrease to 2023 Taxable Value	32,803,21 18.8%
	8
Current Year Estimated Taxable Value	1,900,000,00
	0
Current Year Additions (New Construction)	(6,000,00 -0.3%
	0)
Current Year Estimated Taxable Value for Operating Purposes	1,894,000,00
	0

15 Year Millage, Taxable Value and Revenue History

<u>Fiscal Year</u>	<u>Millage Rate</u>	<u>Taxable Value</u>	<u>Percent Change</u> <u>in</u> <u>Taxable</u> <u>Value</u>	<u>Property Tax Revenue Gross</u>	<u>Net (95%)</u>
2010	5.29710	762,700	-11.2%	4,040,099	3,838,094
2011	5.29710	,165 606,645	-20.5%	3,213,462	3,052,789
2012	5.29710	,530 577,100	-4.9%	3,056,957	2,904,109
2013	5.52971	,052 579,865	0.5%	3,206,487	3,046,163
2014	5.25000	,315 602,162	3.8%	3,161,356	3,003,288
2015	4.90000	,980 698,927	16.1%	3,424,744	3,253,507
2016	4.55000	,405 778,065	11.3%	3,540,199	3,363,189
2017	4.40000	,824 880,111	13.1%	3,872,490	3,678,866
2018	3.99900	,322 1,031,587	17.2%	4,125,319	3,919,053
2019	3.71990	,742 1,214,738	17.8%	4,518,705	4,292,770
2020	3.62450	,329 1,333,876	9.8%	4,834,634	4,592,902
2021	3.62450	,001 1,378,221	3.3%	4,995,365	4,745,597
2022	3.59000	,700 1,374,484	-0.3%	4,934,399	4,687,679
2023	3.17280	,392 1,632,803	18.8%	5,180,558	4,921,530
2024	3.17280	,218 1,894,000	32.2%	6,009,283	5,708,819

FY 2024 Value of 1 Mill *			
Mills	Gross Revenue	Net Revenue (95%)	
1.00	1,894,000	1,799,300	1,7
0.75	1,420,500	1,349,475	1,3
0.50	947,000	899,650	8

0.40		757,	7
	600	19,720	
0.30		568,	5
	200	39,790	
0.25		473,	4
	500	49,825	
0.10		189,	1
	400	79,930	

RECOMMENDED ACTION:

The design meets the Town Code and was approved by Michael Miller Planning Associates.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez
 Ayanidys Martinez

ATTACHMENTS

1.	BHI 9180 WBHD Reno DRB Staff Report Oct 23 2023
2.	9180 WBH Drive DRB Set 11.7.2023 Railings

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

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

To: Design Review Board (DRB)
Town of Bay Harbor Islands

From: Michael J. Miller, AICP *notm*
Consultant Town Planner

Date: October 23rd, 2023

Subject: Site Development Plan Application
Bay Roc Condominium Multifamily Residential Development
9180 West Bay Harbor Drive
Replace Concrete Railings on Balconies with Impact Glass & Metal Railings
Bay Harbor Islands Acct. No. SPR23-000029
MMPA Acct. No. 01-0702-1172

RECOMMENDED ACTION

MMPA recommends the Design Review Board (DRB) review the applicant's latest plans dated October 11th, 2023 and support documents & explanation letter, and if found acceptable, **APPROVE** the proposed Site Development Plan application, as is or with modifications, subject to the suggested conditions listed in the summary section of this report.

GENERAL PROJECT INFORMATION

Land Use Designation: MH – Medium-High Density Residential
Zoning District: RM-2 Multiple Family District
General Location: 9180 West Bay Harbor Drive
Legal Description: Easterly ½ of Lot 24 and all of Lot 25, less NE 11 feet, of Block 2, "Bay Harbor Island" Subdivision, according to the plat thereof, as recorded in Plat Book 46, at Page 5 of the Public Records of Miami-Dade County.

PROJECT DESCRIPTION

Beginning in May 2023 the Town began to receive inquiries from a local structural engineer / contractor about a number of improvements planned at the Bay Roc Condominium complex located at 9180 West Bay Harbor Drive. Due to new updated state laws on periodic building

**Town of Bay Harbor Islands
Design Review Board (DRB) Staff Report
Site Development Plan Application
Renovation to Existing Bay Roc Condominium Multi-Family Residential Development
Replace Concrete Railings on Balconies with Impact Glass & Metal Railings
9180 West Bay Harbor Drive
October 23rd, 2023
Page 2**

inspections and mandatory repairs, primarily as a result of the Surfside Champlain Tower disaster, many older complexes are having more frequent inspections performed, and a variety of repairs / modifications made. The Town received a number of Building Permit applications for renovations of this existing 7-story / 17 DU multifamily complex built in 1970 according to the MDPA website. Most Building Permit applications can be handled administratively; however, the Town Code & Town Council directives mandate that the Design Review Board (formerly Planning & Zoning Board) must review & approved certain features prior to permits being issued. As part of the Bay Roc Condominium's 50-year structural recertification, Castor Construction Group (project contractor) identified some problems with the existing exterior balcony projection slabs and railings. The complex owners expressed a desire to replace the existing concrete balcony railings with more modern glass & metal railings. As a result, the contractor has submitted this Site Development Plan application to remove and replace the existing balconies on the North and South sides of the building with impact glass and metal railings. The contractor states the glass and metal railings will be lighter, extending the longevity of the restored concrete balconies and reducing overall stress on the balconies. The modifications will not affect the building or site in any other significant way, all work being proposed in this application will be confined to the respective balcony areas. All materials and finishes will be cohesive throughout (bronze kynar finish) the exterior including new impact glass windows throughout all units and common areas.

The Site Development Plan package was prepared by Castor Construction Group and includes before / after building elevation plans, building renderings, and some photographs to help explain the request.

According to Town Council Resolution No. 1077 adopted in October 2008, Sec. 1(e) states:

"The Planning and Zoning Board (now the DRB) shall review and approve revisions to plans previously approved by the Board for **changes in materials and/or colors that affect the overall aesthetic look.** (Structural changes: location, reduction or addition of doors, windows, roof design changes (pitch), and architectural features (**railings, balconies, columns, or any other accent feature**)".

The accompanying Town Manager memo from 2008 states the Town staff can administratively approve a number of common building permits, including interior work, door and window replacements, provided they do not change the building appearance (size / shape / quantity).

Based on the applicant's desired modifications to the building entrance areas, staff collectively determined the Design Review Board (DRB) was required to review this application, due to the change in the railing appearance / materials. As related to the complex's other renovation work (windows / other) they would not require the DRB's review / approval, as they are not changing the existing locations / sizes or exterior appearance.

SUMMARY / RECOMMENDATION

In summary, the applicant (Castor Construction Group), as agent for the property owner (Bay Roc Condominium), has been inspecting their building / site improvements and embarking on several repairs, one of which is related to the exterior balconies. Because the complex owners desire to significantly change the balcony railing design, the Town's regulations require the submittal of a Site Development Plan application showing the removal of the existing concrete balcony wall railings and replacing them with impact glass and metal railings on the North and South sides of the building. MMPA believes this change will result in a less "hard edge" appearance at the corners of the building by replacing the concrete railings with open glass with metal frames.

The following conditions of approval are recommended:

- 1) The approval is based on the latest composite Site Development Plans prepared by Castor Construction Group dated October 11th, 2023, as well as any requested modifications required by the Design Review Board (DRB). Any substantial changes desired after the DRB's approval may require separate approvals from the Town staff and/or as specified by Code, including DRB re-review.



TOWN OF BAY HARBOR ISLANDS DESIGN REVIEW BOARD

(NEW SUBMITTAL)

**TO ENSURE EFFICIENT PROCESSING OF YOUR APPLICATION, PLEASE
MAKE SURE THIS FORM IS FILLED OUT COMPLETELY.**

PROCESS NUMBER _____
DRB APPLICATION FEE - \$350.00

APPLICANT INFORMATION (IF DIFFERENT THAN PROPERTY OWNER)

Name **Castor Construction Group** Contact Number **305-615-6171**
Address **5600 NW 72nd Ave #7690**
City **Miami** State **FL** Email Address **info@castorconstructiongroup.com**

OWNER / PROPERTY INFORMATION

Name **Bay Roc Condominium** Address **9180 West Bay Harbor Drive**
Folio# **13-2227-033-0001** Lot **25** Block **2**

DESCRIPTION OF PROPOSED USE / REQUEST

Remove existing concrete and metal balcony railings with impact glass and metal railings

PLEASE READ AND SIGN BELOW

I hereby attest that the information on this application form is, to the best of my knowledge, true and accurate. I understand that my plans must be reviewed and approved by staff prior to being placed on the agenda.

Date: _____ Signature of Applicant: _____

I hereby grant permission for members of the Town of Bay Harbor Islands Design Review Board, Town Council, and Town Staff to enter the above described property (or as described in the attached) for the purposes of gathering information related to this application/request/proposal.

Date: _____ Signature of Owner: _____

I hereby agree to reimburse the Town of Bay Harbor Islands for all professional planning and legal fees that are incurred on behalf of the Town while reviewing and/or considering this application. These fees include reviews by the Town's planner of record and zoning attorney. The Town may also require reviews from other outside professional services. The Town of Bay Harbor Islands will provide an itemized bill of professional costs incurred while reviewing and/or considering this application. Building permits and/or final occupancy permits will not be issued until the itemized bill is paid in full to the Town of Bay Harbor Islands.

Date: _____ Signature of Applicant: _____

NOTE: If any application is disapproved, the Design Review Board shall detail in its findings the criterion or criteria that are not met. The action taken by the Board shall be reduced to writing, signed by the Chairman, and a copy thereof made available to the applicant upon request. Any action taken by the Design Review Board may be appealed to the Town Council, whose decision on appeal shall be final.



Castor
Construction
Group

Bay Harbor Islands DRB Package

To:

Bay Harbor Island Review Board & Planning Committee
October 11th, 2023

Project Location:

Bay Roc Condominium
9180 West Bay Harbor Drive

Project Overview:

As part of the Bay Roc Condominium 50 year structural recertification Castor Construction Group is submitting this application to remove and replace the existing balconies on the North and South sides of the building with impact glass railings.

After inspection by the project engineer on record (YHCE) the existing balconies will require extensive restoration work, effectively having to rebuild in the same manner or equivalent. Rather than replace the existing concrete balconies and railings in the same materials (concrete and metal) we are proposing replacing them with impact glass and metal railings. The railings are a more cost effective, structurally sound, and more frankly more aesthetic alternative.

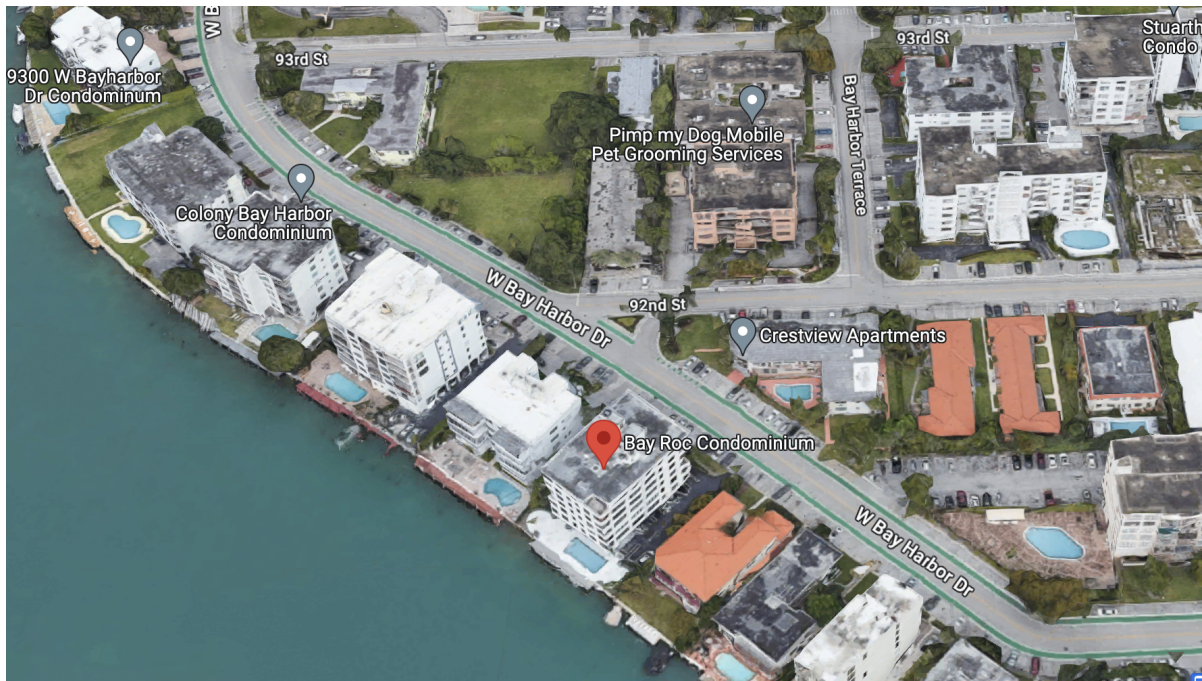
The glass and metal railings will be lighter, extending the longevity of the restored concrete balconies and reducing overall stress on the balconies. The modifications will not affect the building or site in any other significant way, all work being proposed in this application will be confined to the respective balcony areas. All materials and finishes will be cohesive throughout (bronze kynar finish) the exterior including new impact glass windows throughout all units and common areas (see supporting material specifications documents).

We respectfully request your review and approval of the proposed modifications in your upcoming (November) board meeting.

Regards,

Castor Construction Group

Existing Conditions





Proposed Balcony Modifications



- Special note - please disregard the top left corner of roofline (rendered incorrectly) as there will be no changes to roofline, simply replacement of balconies



System description

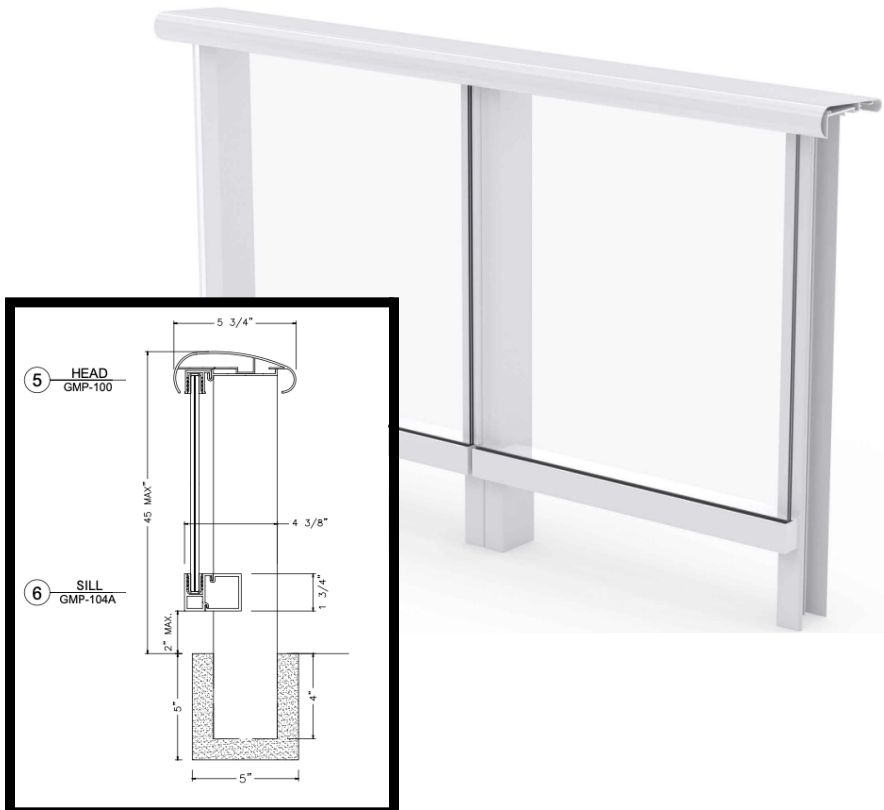
- Modular glass railing system.
- For embedding into concrete.
- Cap width: 5 3/4", 6 1/4" or 5 1/2".
- Mullion size: 3" x 3".
- Designed for 7/16" laminated glass.

Features

- Four railing cap options available.
- Options of bottom rail available.
- Pre-assembled & glazed.
- Reinforcement available.
- Corner configuration available.

Test & Certifications

- Design load: +/-120 PSF.
- Tested and certified TAS202, ANSI Z97, ASTM E935





Side-By-Side Comparison

- Special note - please disregard the top left corner of roofline (rendered incorrectly) as there will be no changes to roofline, simply replacement of balconies
- Street view from West Bay Harbor Drive



- Satellite images and shots from the ground to show existing conditions
- Rendered image reflects view from Indian Creek Lake
- Please disregard top row of windows (rendered incorrectly), there will be no change to location of windows, simply replacement of balconies



LEGEND

ABBREVIATIONS:

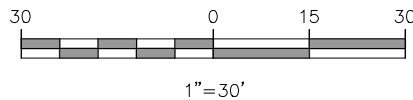
A = ARC DISTANCE
AC = AIR CONDITIONER PAD
BCR = BROWARD COUNTY RECORDS
BLDG = BUILDING
BM = BENCH MARK
BOB = BASIS OF BEARINGS
CBS = CONCRETE BLOCK & STUCCO
(C) = CALCULATED
C&G = CURB & GUTTER
CLF = CHAIN LINK FENCE
COL = COLUMN
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
D/W = DRIVEWAY
EB = ELECTRIC BOX
ENC. = ENCROACHMENT
EP = EDGE OF PAVEMENT
EW = EDGE OF WATER
FDH = FOUND DRILL HOLE
FFE = FINISHED FLOOR ELEVATION
FIP = FOUND IRON PIPE (NO ID)
FIR = FOUND IRON ROD (NO ID)
FN = FOUND NAIL (NO ID)
FN&D= FOUND NAIL & DISK
FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
L.E. = LANDSCAPE EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
(M) = MEASURED
MDCR = MIAMI-DADE COUNTY RECORDS
MH = MAN HOLE
ML = MONUMENT LINE
(P) = PLAT
PB = PLAT BOOK
PC = POINT OF CURVATURE
PCP = PERMANENT CONTROL POINT
PE = POOL EQUIPMENT PAD
PG = PAGE
PI = POINT OF INTERSECTION
PL = PLANTER
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVATURE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENCY
R = RADIUS DISTANCE
(R) = RECORD
R/W = RIGHT-OF-WAY
RES = RESIDENCE
SIP = SIP LB#8023
SND = SET NAIL & DISK LB#8023
STL = SURVEY TIE LINE
SWK = SIDEWALK
(TYP) = TYPICAL
UB = UTILITY BOX
U.E. = UTILITY EASEMENT
W/F = WOOD FENCE

SYMBOLS:

= TELEPHONE RISER
 = CABLE TV RISER
 = WATER METER
X 0.00 = ELEVATION
(00') = ORIGINAL LOT DISTANCE
 Δ = CENTRAL ANGLE
 = CENTER LINE
 = WATER VALVE
 = CURB INLET
 = FIRE HYDRANT
 = LIGHT POLE
 = CATCH BASIN
 = UTILITY POLE
 = DRAINAGE MANHOLE
 = SEWER MANHOLE
 = METAL FENCE
 = WOOD FENCE
 = CHAIN LINK FENCE
 = EASEMENT
 = BOUNDARY LINE
 = OVERHEAD UTILITY LINE
 = ORIGINAL LOT LINE

ASPHALT
 CONCRETE
 PAVERS/BRICK
 TILES
 COVERED AREA

GRAPHIC SCALE



MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

LOCATION SKETCH:

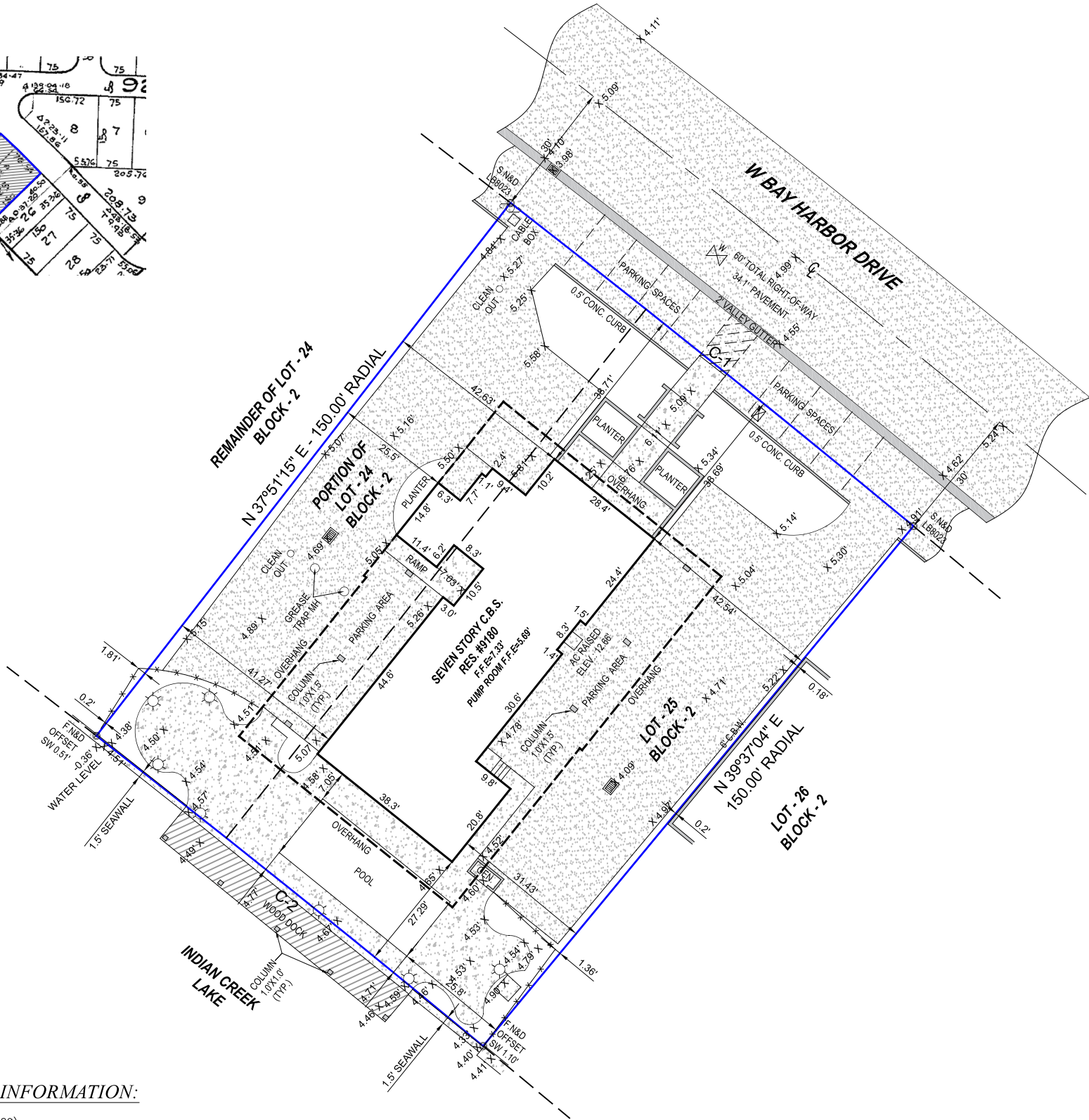
NOT TO SCALE



CURVE DETAILS:

C-1
R = 3730.12'
AL = 114.81'
CL = 114.8'
CB = S 51°15'50" E
 Δ = 01°45'48"

C-2
R = 3580.12'
AL = 110.19'
CL = 110.19'
CB = S 51°15'50" E
 Δ = 01°45'48"



BENCHMARK INFORMATION:

NAME: R-243
ELEVATION: 6.61' (NGVD29)
LOCATION 1: 96 ST (KANE CONCOURSE) --- 5' NORTH OF NORTH CURB LINE
LOCATION 2: E BROADVIEW DRIVE --- 150'+- EAST OF C/L
DESCRIPTION: US C & G BRASS DISC IN TOP OF GUARD RAIL BASE AT NW CORNER OF BRIDGE OVER BAY HARBOR WATERWAY.

CERTIFICATE OF AUTHORIZATION # LB-8023

Survey Pros, Inc.

4348 SW 74TH AVENUE, MIAMI, FL. 33155

PH: (305) 767-6802 (main)

MIAMI-DADE | BROWARD | PALM BEACH | MONROE | HILLSBOROUGH | PINELLAS
www.survey-pros.com

PROPERTY ADDRESS:

9180 W BAY HARBOR DRIVE, BAY HARBOR ISLANDS, FL. 33154

LEGAL DESCRIPTION:

THE EASTERLY 1/2 OF LOT 24 AND ALL OF LOT 25, BLOCK 2, OF BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:

THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE AE BASE FLOOD ELEVATION 8
COMMUNITY NAME & NUMBER TOWN OF BAY HARBOR ISLANDS 120637
MAP & PANEL NUMBER 12086C0144 SUFFIX L

SURVEYOR'S NOTES:

- ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
- NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
- THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
- THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF THIS FIRM.
- ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB#8023.
- THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
- FENCE OWNERSHIP IS NOT DETERMINED. DIMENSIONS ARE TO THE INTERIOR PORTION OF THE FENCE.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY SOMEONE OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
- THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.
- BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT. THE CENTERLINE OF W BAY HARBOR DRIVE IS BASED ON THE EXTENSION OF THE NORTH PROPERTY LINE BEARING N37°51'15"E (C) AND THE EXTENSION OF THE SOUTH PROPERTY LINE BEARING N39°37'04"E (C) WITH A CENTERLINE BEARING N51°15'50"W (C).

SURVEYOR'S CERTIFICATION:

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 MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.

CERTIFIED TO:

BAY ROC CONDOMINIUM

SEAL

DATE OF ORIGINAL FIELD WORK:
08/10/2023

JOB NUMBER: 23089807

DRAWN BY: ADRIEL

CAD FILE: BAY ROC CONDOMINIUM

SHEET 1 OF 1

REVISION(S):

NICOLAS DEL VENTO
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC. # 6945

ES-RL3030/RL3031



RAILING

www.eswindows.com

ES-RL3030

System description

- Modular glass railing system.
- For embedding into concrete.
- Cap width: 5 3/4", 6 1/4" or 5 1/2".
- Mullion size: 3" x 3".
- Designed for 7/16" laminated glass.

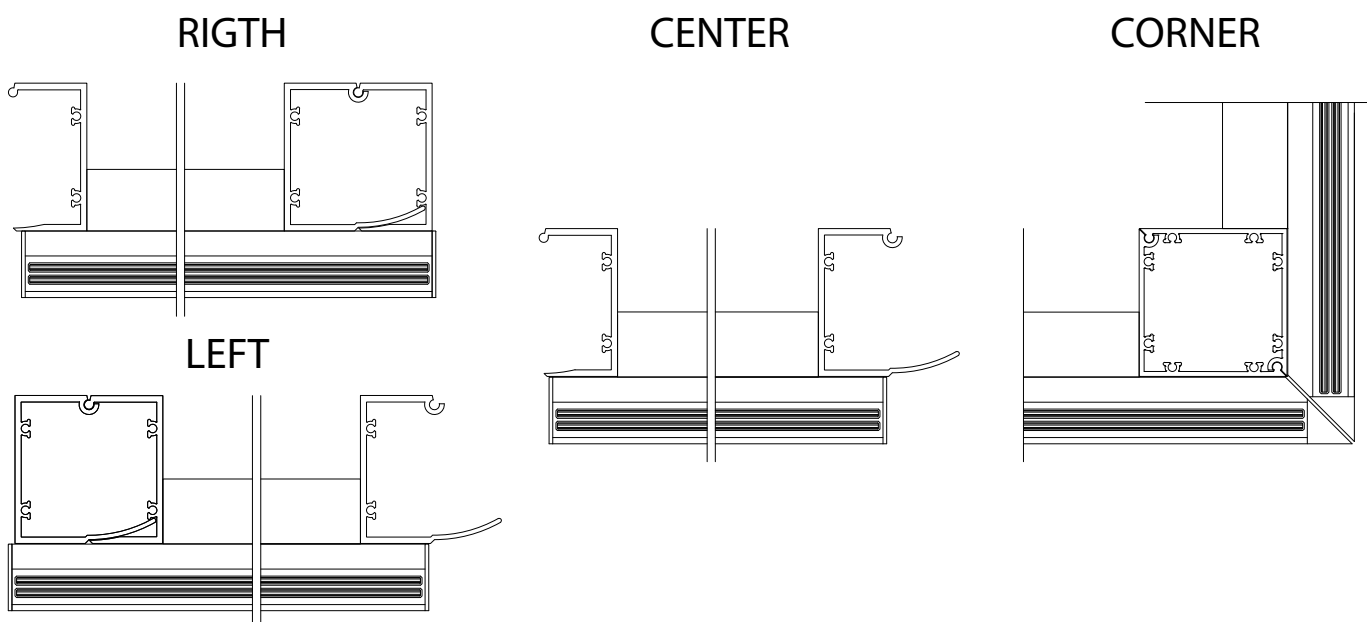
Features

- Four railing cap options available.
- Options of bottom rail available.
- Pre-assembled & glazed.
- Reinforcement available.
- Corner configuration available.

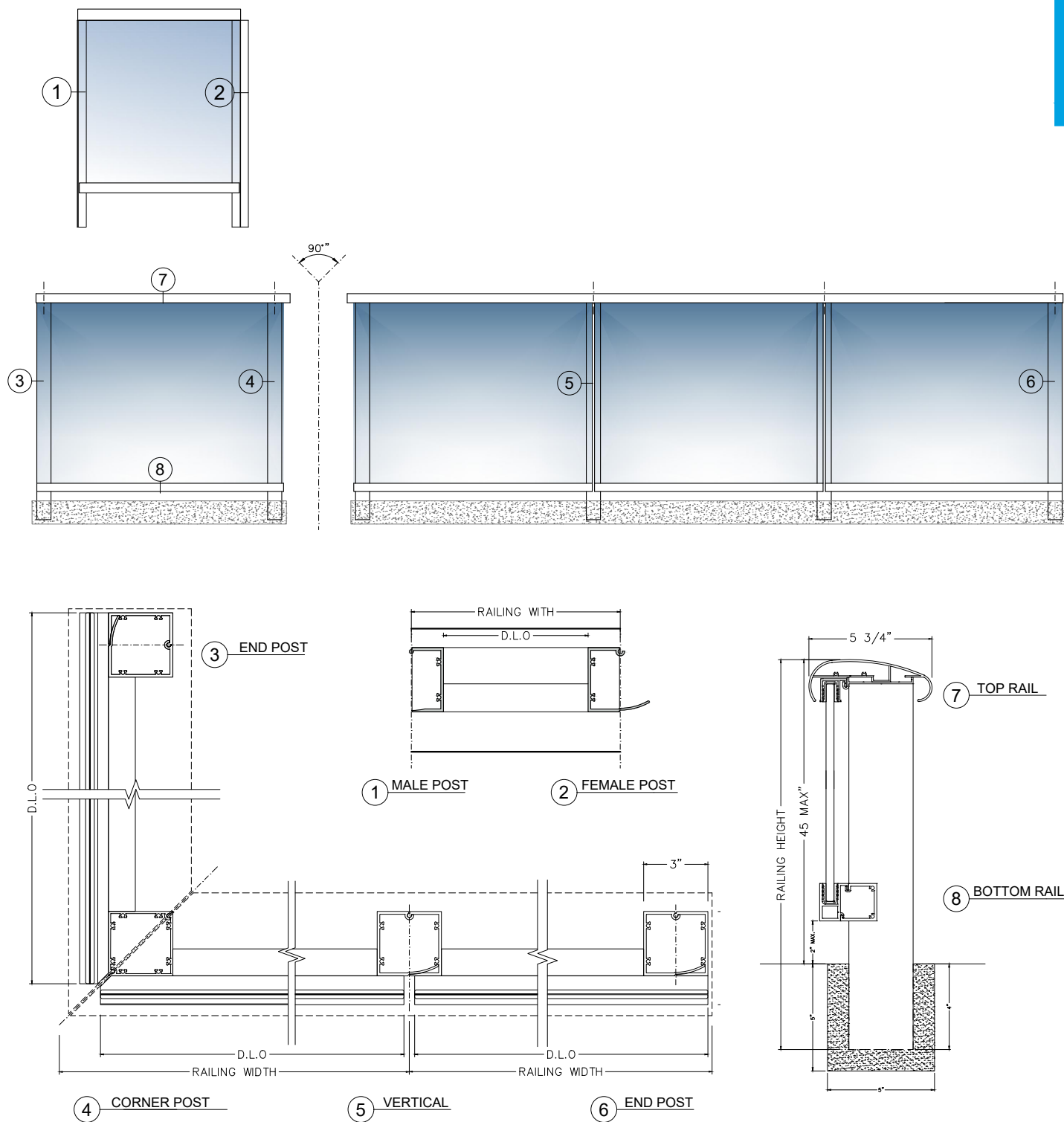
Test & Certifications

- Design load: +/-120 PSF.
- Tested and certified TAS202, ANSI Z97, ASTM E935

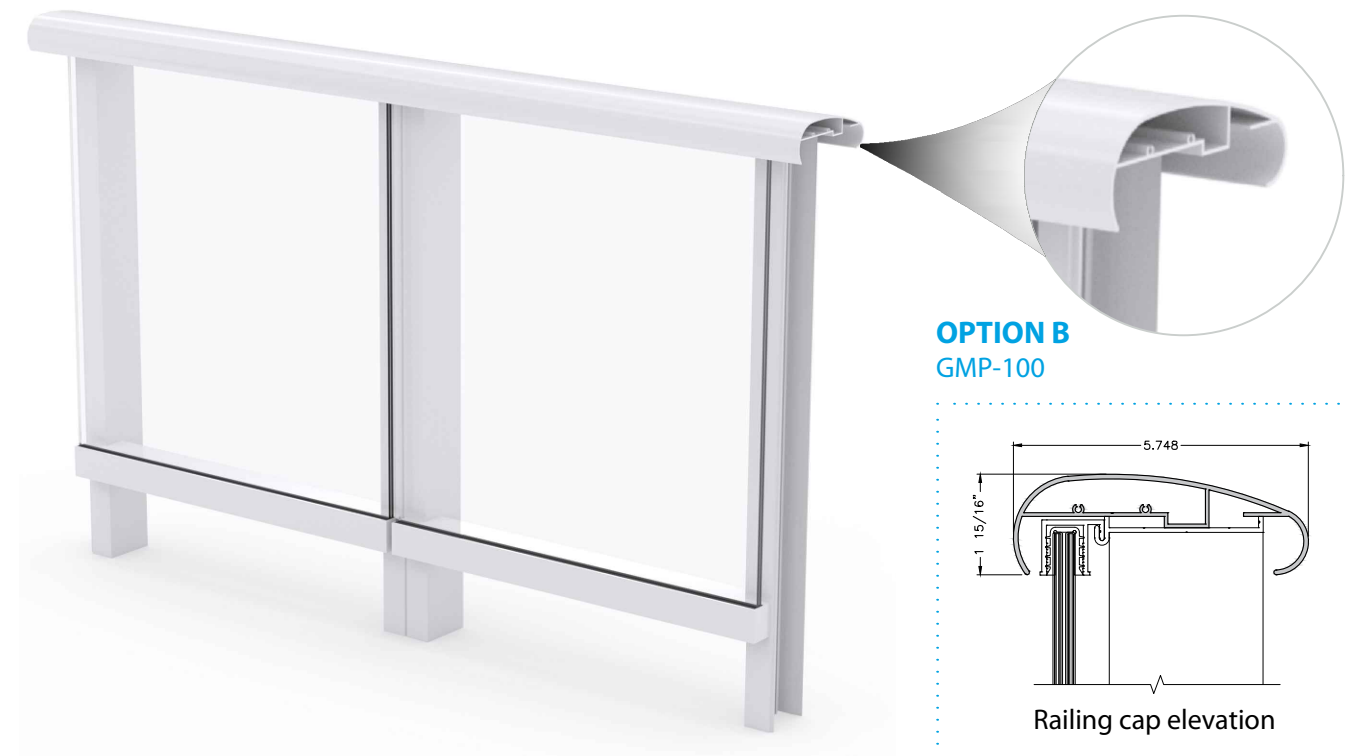
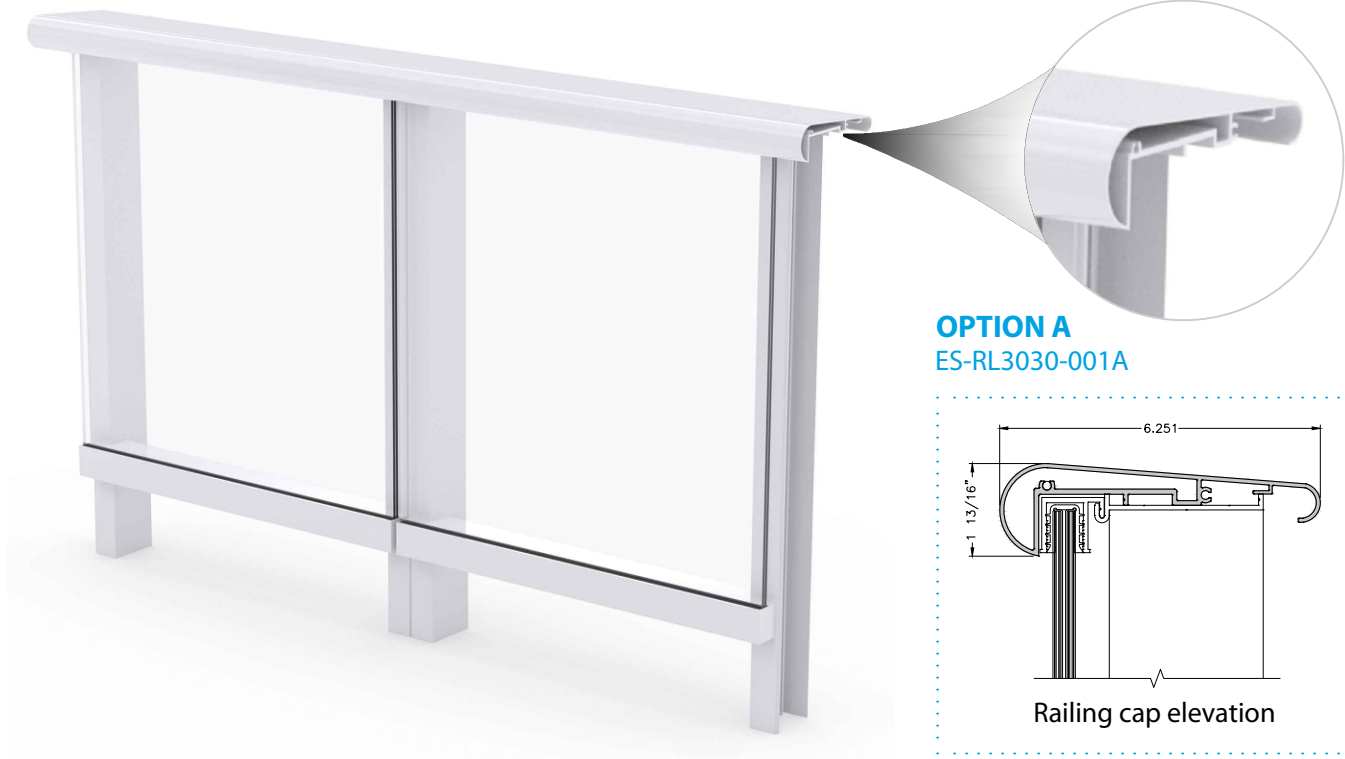
Configurations



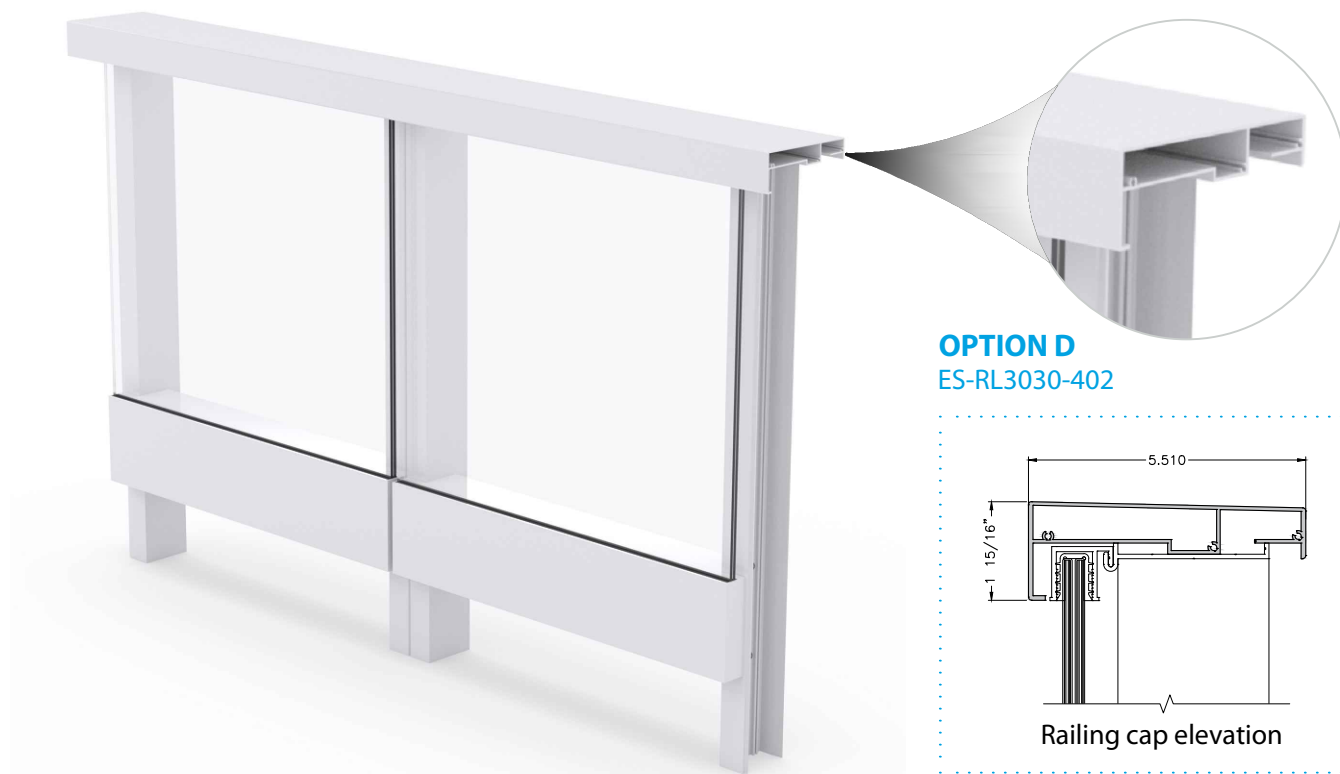
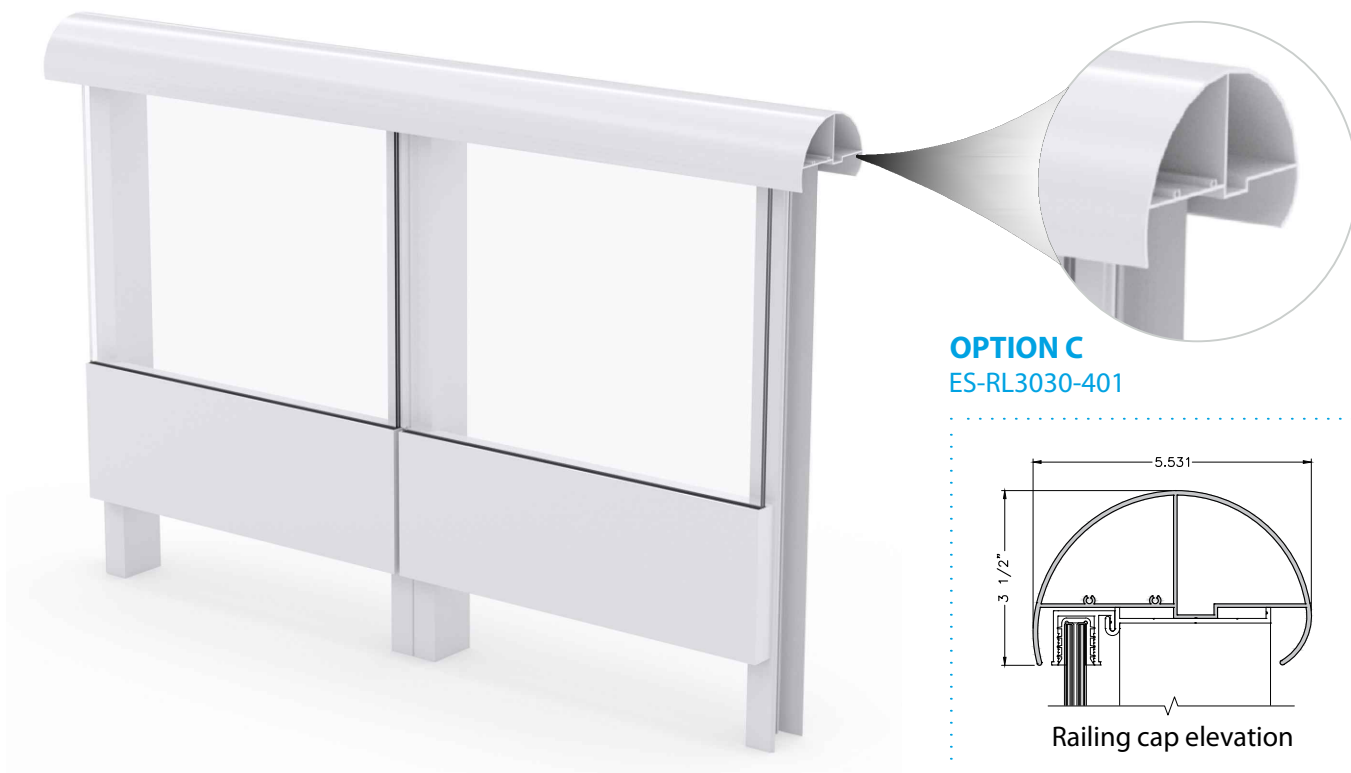
System details



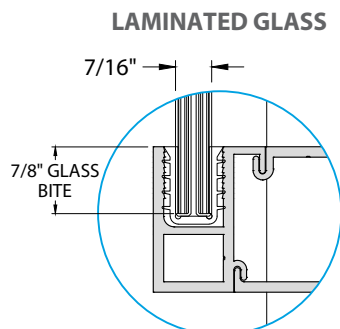
Railing cap options



Railing cap options



Glazing options



- 3/16" clear tempered glass + 0.035" SentryGlas + 3/16" clear tempered glass.

GLASS FINISH: PAINTED, SERIGRAPHY & DIGITAL PRINTED.

For more information please contact TECNOGLASS or visit www.tecnoglass.com

Aluminum

ALLOY 6063-T6
ALLOY 6005-T5

For further information about aluminum and finishes, consult ALUTIONS ®.

Sealant

APROVED SILICONE SEALS:

WEATHERPROOFING SILICONE:

Used to seal profile unions to avoid air and water infiltration.

STRUCTURAL SILICONE:

Besides acting as a sealant it is capable to support high loads. This silicone is commonly used to support the glass in facades and hurricane resistant products.

Measurements

Maximum tested size:

Panel width: 61 1/2".
Panel height: 44".