



V I L L A G E O F K E Y B I S C A Y N E

Office of the Village Manager

MEMORANDUM

Village Council

Franklin H. Caplan, *Mayor*

Michael E. Kelly, *Vice Mayor*

Michael W. Davey

Enrique Garcia

Robert Gusman

Mayra P. Lindsay

James S. Taintor

DATE: February 28th, 2012

TO: Honorable Mayor and Members of the Village Council

FROM: John C. Gilbert, Village Manager

Village Manager

John C. Gilbert

RE: 18 Harbor Point: North Sideyard Setback Variance Request

RECOMMENDATION

It is recommended that the Village Council approve a Variance associated with the construction of an approximate 186 sq. ft. addition on the second floor of 18 Harbor Point with a north sideyard setback of 7 ft. 9.5 inches when the Zoning and Land Development Regulations require a 15 ft. setback. The recommendation is based on the Building, Zoning and Planning Director's determination that the project is consistent with the Variance review criteria.

BACKGROUND

The Zoning and Land Development Regulations contain criteria to evaluate variance applications. The Building, Zoning, and Planning Director compared the application with the criteria. The Director found that the request is consistent with the review criteria and has recommended approval of the application.



V I L L A G E O F K E Y B I S C A Y N E

Department of Building, Zoning and Planning

Village Council
Franklin H. Caplan, *Mayor*
Michael E. Kelly, *Vice Mayor*
Michael W. Davey
Enrique Garcia
Robert Gusman
Mayra P. Lindsay
James S. Taintor

DATE: February 28, 2012
TO: John C. Gilbert, Village Manager
FROM: Jud Kurlancheek, AICP, Director
Building, Zoning, and Planning Department
RE: 18 Harbor Point: North Sideyard Setback
Variance Request

Director
Jud Kurlancheek, AICP
Chief Building Official
Eugenio M. Santiago, P.F.

APPLICATION SUMMARY

Applicant	Edward and Amy Easton
Request	Waive 7 ft. 2.5 inches of the required 15 ft. north sideyard setback in order to construct an approximate 186 sq. ft. addition to the second floor over the first floor which has a 7 ft. 9.5 inches setback.
Site Address	18 Harbor Point
Master Plan Land Use	Single Family Low Density Residential
Zoning District	VE Village Estate Single Family
File Number	RV-34
Recommendation	Approval

EXPLANATION AND ANALYSIS

Variance Review Criteria: The Village's Zoning Ordinance provides for the granting of variance(s) subject to a finding that the petition meets the following criteria:

Criteria 1 Maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the

Analysis The adjacent property at 14 Harbor Point and the subject property were built with 7.5 ft. sideyard setbacks which were required at the time they were constructed. Both of the properties have two story homes. The view from 14 Harbor Point is towards the bay which is southeast. As indicated in the drawing, placing the addition with a 15 ft. setback blocks views of the bay from 14 Harbor Pt. This results because the view of the bay is a southeast corridor across the applicant's property from 14 Harbor Point.

Recommendation Consistent

Criteria 2 Is compatible with the surrounding land uses and would not be detrimental to the community.

Analysis The surrounding land uses are single family. The addition will contain an office which will be exclusively used by the property owner. As such, the office is considered an accessory use and it is permitted.

Recommendation Consistent

RECOMMENDATION

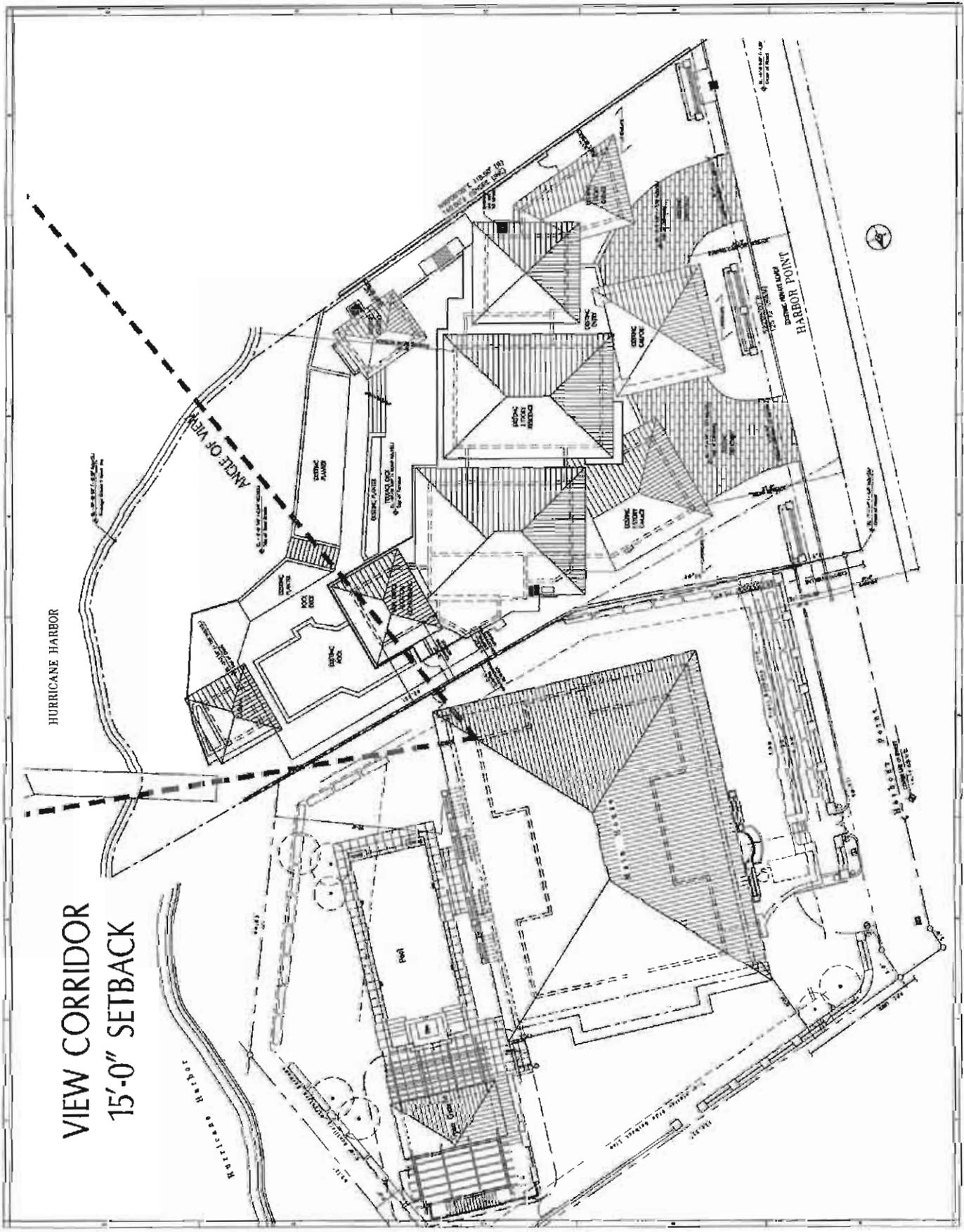
Staff recommends approval of the variance as the request is consistent with the review criteria.

PROJECT NO.	100-000000
DATE	10/1/00
SCALE	AS SHOWN
DESIGNED BY	DAVID R. HARRIS
DRAWN BY	DAVID R. HARRIS
CHECKED BY	DAVID R. HARRIS
APPROVED BY	DAVID R. HARRIS
DATE	10/1/00
PROJECT NO.	100-000000
DATE	10/1/00
SCALE	AS SHOWN
DESIGNED BY	DAVID R. HARRIS
DRAWN BY	DAVID R. HARRIS
CHECKED BY	DAVID R. HARRIS
APPROVED BY	DAVID R. HARRIS
DATE	10/1/00

Easton Residence Addition

10 Harbor Point
 Newport, RI 02840
 Owner:
 Edward J. and Susan
 10 Harbor Point
 Newport, RI 02840

PROJECT NO.	100-000000
DATE	10/1/00
SCALE	AS SHOWN
DESIGNED BY	DAVID R. HARRIS
DRAWN BY	DAVID R. HARRIS
CHECKED BY	DAVID R. HARRIS
APPROVED BY	DAVID R. HARRIS
DATE	10/1/00
PROJECT NO.	100-000000
DATE	10/1/00
SCALE	AS SHOWN
DESIGNED BY	DAVID R. HARRIS
DRAWN BY	DAVID R. HARRIS
CHECKED BY	DAVID R. HARRIS
APPROVED BY	DAVID R. HARRIS
DATE	10/1/00



VIEW CORRIDOR
 15'-0" SETBACK

HURRICANE HARBOR

BRIDGEPORT HARBOUR

HARBOR POINT

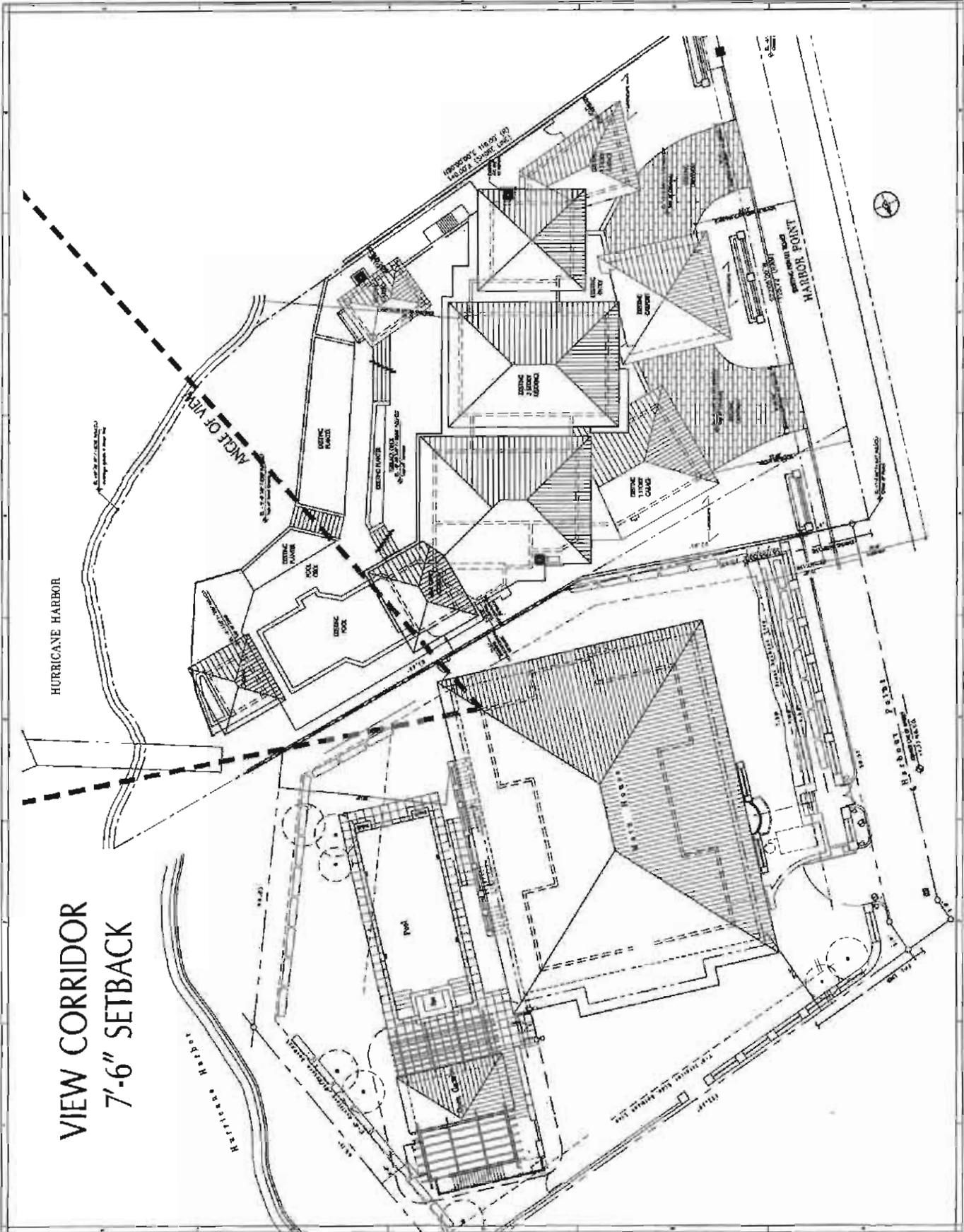


Easton Residence Addition

31 Maple Park
Boynton, FL 33426

Owner:
David & Mary Easton
31 Maple Park
Boynton, FL 33426

DATE	12/15/10
PROJECT	Easton Residence Addition
SCALE	AS SHOWN
DESIGNER	VILLAGE ARCHITECTS
DATE	12/15/10
PROJECT	Easton Residence Addition
SCALE	AS SHOWN
DESIGNER	VILLAGE ARCHITECTS
DATE	12/15/10
PROJECT	Easton Residence Addition
SCALE	AS SHOWN
DESIGNER	VILLAGE ARCHITECTS



VIEW CORRIDOR
7'-6" SETBACK

HURRICANE HARBOR

HARBOR POINT



2/14/12

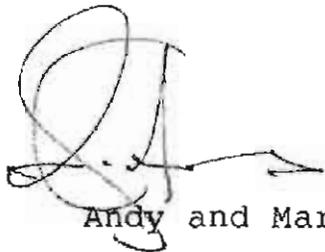
Village of Key Biscayne
Ref Public hearing No# RV 34
Edward and Amy Easton
18 Harbor Pt.

To whom it may concern,

As Mr. and Mrs. Easton's neighbors at 14 Harbor
pt. We are in full support of the projected Non
Conforming set back variance, set forth in Deborah
De Leon's plans.

Any questions feel free to contact us at 818 501
8246 or through Miss De Leon.

Sincerely,



Andy and Marivi Garcia





VILLAGE OF KEY BISCAYNE

Department of Building, Zoning and Planning
88 West McIntyre Street, Suite 250 Key Biscayne, FL 33149
Phone (305) 365-5512 Fax (305) 365-5556
www.keybiscayne.fl.gov

PLANNING AND ZONING APPLICATION

Date Filed: 2-9-2012

File #: RV-34
(to be completed by Staff)

1. REQUEST FOR:

- () SUPERVISORY VARIANCE
() ADMINISTRATIVE VARIANCE
(X) REGULATORY VARIANCE
() APPEAL OF AN ADMINISTRATIVE DECISION
() SITE PLAN APPROVAL
() UNUSUAL USE
() OTHER
() AMENDMENT TO ZONING ORDINANCE
() SPECIAL EXCEPTION
() AMENDMENT TO THE COMPREHENSIVE PLAN
() ZONING DISTRICT CHANGE

Explain your request:

We request to extend to our existing residence and add a home office following the original as built existing setbacks

Handwritten notes: wave 7'25" of setback... 7'95"...

2. Street Address of Property: 18 Harbor Point, Key Biscayne, FL 33149

Legal Description: Lot(s) portion of track 13 Block

Subdivision: Matheson Estates

3. Name of Applicant: Edward & Amy Easton

Mailing Address of Applicant: 18 Harbor Point
Key Biscayne, FL 33149

Business Telephone: Home Telephone: 305-361-8206

Fax: 305-361-8208 Email: eastone@bellsouth.net

4. Name of Property Owner if Different from Applicant: same
Address of Property Owner if Different from Applicant: same

Business Telephone: _____ Home Telephone: same
Fax: same Email: same

5. Contact Person: Name Edward Easton
Address same
Telephone: same Fax: _____

6. Name/address of anyone else who should receive notice of the hearing?

7. If applicant is owner, indicate date purchased: 3/2000

8. If applicant is lessee, indicate date leased _____ Years _____

9. Is there an option to purchase the property? Yes () No ()

10. Is the request the result of a violation notice? no If yes, attach a copy of the violation.

11. Existing use of property VE. If residential, how many apartments _____?
hotel units _____? If commercial, how many sq. ft. in your space _____?
Single family home? Yes () No ()

12. If this application pertains to an Appeal of an Administrative Decision, indicate the basis of the appeal. (If necessary attach additional explanation)
no

13. If this is a request for a variance, the Code requires that you substantiate why this request should be granted. In order to do this properly, please indicate how your request complies with the following standards:
a. Maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community.

See Attached Exhibit A

Exhibit A

Our request is to be able to extend and build a second floor home office following the original as built setbacks. Our home was purchased in 2000' and was built to code and existed as a single family home in 1988', under the then Dade County setback code. Our property along with our neighbors properties are and exist as home conforming structures. Our intention is to add a new office following the original setback lines.

-
- b. Is compatible with the surrounding land uses and would not be detrimental to the community.
Our home and both our adjacent neighbors were built under Dade County setbacks, all three are non-conforming with our current Village of Key Biscayne zoning setbacks
Also by pushing the addition over to meet the new setback we would also need to come more towards the bay, which would affect our west neighbors more.
-

14. If this is a request for any other type of application, please see staff for a listing of the evaluation criteria.
15. All supporting data and exhibits submitted with this application become a permanent part of the public records.
16. If you are a lobbyist as described in the Village Code, please contact the Village Clerk at (305) 365-5506.

SUPERVISORY VARIANCES ONLY

The Supervisory procedure requires the nearest abutting property owner to approve your request and your certification that the work was not performed by you. Your signature on this application constitutes your certification that you did not perform the work. The next step is to request the nearest property owner to sign below or provide a letter approving your request. Their signature certifies that they have read this application and approves of the request.

ABUTTING PROPERTY OWNER AFFIDAVIT

I, the undersigned, have read or have had read to me the information applicable for a request for a Supervisory Variance from the Zoning Regulations. I fully understand that by subscribing my name to the below consent form that I am waiving any objection to the proposed construction as outlined above and as shown on the plans accompanying this application. I further certify that I have subscribed my name freely and without any duress or apparent misrepresentation on the part of the applicant.

Date	Name (Type or Print)	Address	Signature

ADMINISTRATIVE VARIANCES ONLY

The Administrative Variance procedures require all abutting property owners to approve your request. The attached map will assist you in identifying who must sign the below petition. It is suggested you meet with staff prior to circulating your petition.

ABUTTING PROPERTY OWNER AFFIDAVIT

I, the undersigned, have read or have had read to me the information applicable for a request for and Administrative Variance from the Zoning Regulations. I fully understand that by subscribing my name to the below consent form that I am waiving any objection to the proposed construction as outlined above and as shown on the plans accompanying this application. I further certify that I have subscribed my name freely and without any duress or apparent misrepresentation on the part of the applicant.

Date	Name (Type or Print)	Address	Signature

Date	Name (Type or Print)	Address	Signature

Date	Name (Type or Print)	Address	Signature

Date	Name (Type or Print)	Address	Signature
Date	Name (Type or Print)	Address	Signature
Date	Name (Type or Print)	Address	Signature

If you need additional signatures please use the above format.

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

(I) (We) certify that (I) (we) understand and will comply with the provisions and regulations of the Zoning Regulations. (I) (we) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my) (our) knowledge. (I) (we) understand that the application and attachments become part of the official records of the Village and are not returnable.

Signature of Applicant: *[Signature]* Amy Guston Date 2/7/12

Signature of Owner: *[Signature]* Amy Guston Date 2/7/12

Application Received by: *[Signature]* Date 2-9-12

Approved by: _____ Date _____

AFFIDAVITS

Complete one or more of the following that relates to your request.

Tenant or Owner Affidavit (if tenant is applicant then owner must sign owner/power of attorney affidavit)

I, _____, being first duly sworn, depose and say that I am the owner/tenant of the property described herein and which is the subject matter of the proposed hearing; that all the answers to the questions in this application and all supplemental data attached to and made a part of the application are honest and true to the best of my knowledge and belief.

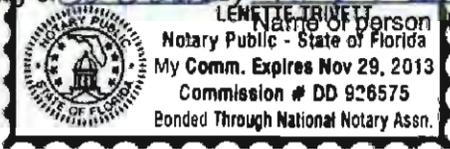
I, _____, hereby authorize the staff of the Village of Key Biscayne to enter my property for the purpose of inspecting the property and posting a NOTICE OF PUBLIC HEARING on my property and I take the responsibility of removing this notice after the date of hearing. I also authorize members of the Village Council to inspect my property. I understand these inspections are necessary to permit staff and members of the Village Council to perform their responsibilities as required by the Zoning Ordinance.

Amy Gaston

Signature of Applicant

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Sworn to (or affirmed) and subscribed before me this
7 day of February, 2013, by Edward Easton



Lenette Trivett

Signature of Notary Public - State of Florida

Lenette Trivett

Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known OR Produced Identification _____
Type of Identification Produced _____

Corporation Affidavit

I, _____, being first duly sworn, depose and say that we are the President/Vice President, and Secretary/Ass't. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application and all supplemental data attached to and made a part of this application are honest and true to the best of our knowledge and belief; that said corporation is the owner/tenant of the property described herein and which is the subject matter of the proposed hearing.

I, _____, hereby authorize the staff of the Village of Key Biscayne to enter my property for the purpose of inspecting the property and posting a NOTICE OF PUBLIC HEARING on my property and I take the responsibility of removing this notice after the date of hearing. I also authorize members of the Village Council to inspect my property. I understand these inspections are necessary to permit staff and members of the Village Council to perform their responsibilities as required by the Zoning Ordinance.

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Signature of President (Corp. Seal)

Sworn to (or affirmed) and subscribed before me this
____ day of _____, by _____
Name of person making statement

Signature of Notary Public - State of Florida

Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

Owner/Power of Attorney Affidavit

WE Amy + Ed Easton, being duly sworn, depose and say that I am the owner of the described real property and that I am aware of the nature and effect the request for: administrative variance

relative to my property, which is hereby made by me OR I am here by authorizing _____ to be my legal representative before the Village Council.

WE Amy + Ed Easton, hereby authorize the staff of the Village of Key Biscayne to enter my property for the purpose of inspecting the property and posting a NOTICE OF PUBLIC HEARING on my property and I take the responsibility of removing this notice after the date of hearing. I also authorize members of the Village Council to inspect my property. I understand these inspections are necessary to permit staff and members of the Village Council to perform their responsibilities as required by the Zoning Ordinance

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

[Handwritten Signature]

Signature of President (Corp. Seal)

Sworn to (or affirmed) and subscribed before me this
9 day of Feb, by Amy + Ed Easton
Name of person making statement

[Handwritten Signature]

Signature of Notary Public - State of Florida

Print, Type, or Stamp:  MARIANNE S DE LA FUENTE
MY COMMISSION # EE044381
EXPIRES November 22, 2014
FloridaNotaryService.com
(407) 398-0183

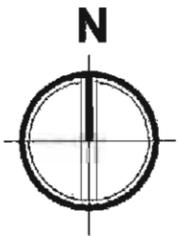
Personally Known OR Produced Identification _____
Type of Identification Produced _____

Easton Residence Remodeling

18 Harbor Point



LOCATION



Corner Detail



Rear Corner



Existing Side Condition

Easton Residence Remodeling

18 Harbor Point



View from existing roof terrace to adjacent



View of both non conforming structures

Easton Residence Remodeling

18 Harbor Point



View of side



View toward future addition

STRUCTURAL:
 N. Oscar Gonzalez, P.E.
 1340 S.W. 25th Avenue
 Miami, Florida 33135
 Tel: 305-358-4874
 Fax: 305-374-7008
 E-Mail: ngo@villagelc.com

MEP:
 Joe Daniels, Engineer
 1340 S.W. 25th Avenue, Suite 200
 Miami, Florida 33135
 Tel: 305-358-4874
 Fax: 305-374-7008
 E-Mail: jdan@villagelc.com

Easton Residence Addition

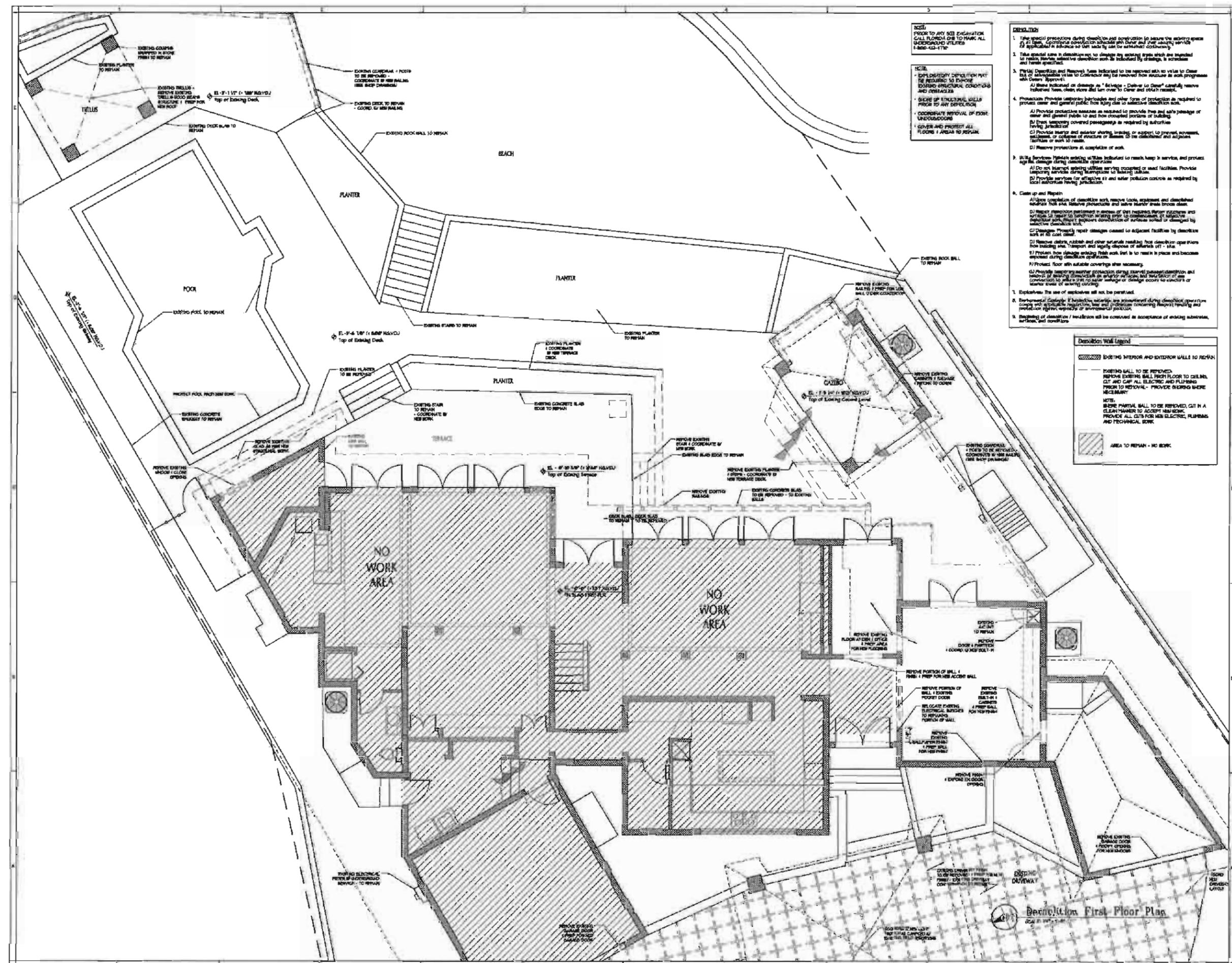
18 Harbor Point
 Key Biscayne, FL 33149

Owners:
 Edward & Amy Easton
 18 Harbor Point
 Key Biscayne, FL 33149

01	Demolition
02	Structural
03	MEP
04	Site
05	Foundation
06	Roof
07	Exterior
08	Interior
09	Finishes
10	Other

ALL WORK SHALL BE ACCORDING TO THE PLAN SHEETS OF THIS PROJECT AND THE PERMITS OF THE CITY OF MIAMI. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI.

DATE: 08/11/2011
 SHEET NO. 1 OF 1
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SHEET TITLE: Demolition First Floor Plan
 SHEET No. A1.01



NOTE:
 PRIOR TO ANY SOIL EXCAVATION CALL FLORIDA ONE TO MARK ALL UNDERGROUND UTILITIES 1-800-433-1777

NOTE:
 EXPLODIMENT DETECTION MAY BE REQUIRED TO EXPOSE EXISTING STRUCTURAL CONDITIONS AND OBSTACLES.
 SECURE ALL STRUCTURAL WALLS PRIOR TO ANY DEMOLITION.
 COORDINATE REMOVAL OF EXISTING UNDERGROUND UTILITIES AND PROVIDE ALL FLOORS & WALLS TO REMAIN.

- DEMOLITION**
- Take special precautions during demolition and construction to ensure the existing space is protected from damage by falling debris and other hazards.
 - Take special care in demolition not to damage any existing systems which are required to remain. Refer to demolition notes as indicated by drawings, if applicable, and items specified.
 - Partial Demolition and Removal Items Indicated to be removed with or without Case No. 1. All items indicated to be removed shall be removed from structure in work program with Owner's Approval.
 - A) Items indicated as damage to "Structure - Owner to Demolish" shall be removed. Structural steel, clean steel and iron over to Owner and obtain receipt.
 - Procedures Provide temporary berms and other forms of protection as required to protect owner and general public from injury due to selective demolition work.
 - A) Provide protective measures as required to provide free and safe passage of owner and general public to and from existing portions of building.
 - B) Even temporary covered passageway as required by authority.
 - C) Provide interior and exterior shoring, bracing, or support to prevent movement, settlement, or collapse of structure or items to be demolished and adjacent structure or work to remain.
 - D) Remove protection at completion of work.
 - Utility Services: Maintain existing utilities indicated to remain keep in service and protect against damage during demolition operations.
 - A) Do not attempt existing utilities serving occupied or used facilities. Provide temporary service during demolition to existing facilities.
 - B) Provide services for effective air and water pollution control as required by local authorities having jurisdiction.
 - Clean up and Repair
 - A) Upon completion of demolition work, remove loose equipment and discarded materials from site. Remove protrusions and leave interior areas broom clean.
 - B) Repair structure performed in areas of full required repair structure and surface to level of condition existing prior to commencement of selective demolition work. Repair requires construction of excessive voids or damaged by selective demolition work.
 - C) Damages: Promptly repair damages caused to adjacent facilities by demolition work at no cost owner.
 - D) Remove debris, rubbish and other materials resulting from demolition operations from building and transport and legally dispose of materials off-site.
 - E) Protect from damage existing fish stock that is to remain in place and become retained during demolition operations.
 - F) Protect floor with adequate coverage when necessary.
 - G) Provide temporary weather protection during demolition, reconstruction and removal of existing structure on exterior surfaces and structural steel to protect existing structure from weather damage.
 - Explosives: The use of explosives will not be permitted.
 - Environmental Controls: If hazardous materials are encountered during demolition operations comply with applicable regulations, laws and ordinances concerning removal, handling and protection against exposure or environmental pollution.
 - Beginning of demolition / installation will be construed as acceptance of existing structure, materials, and conditions.

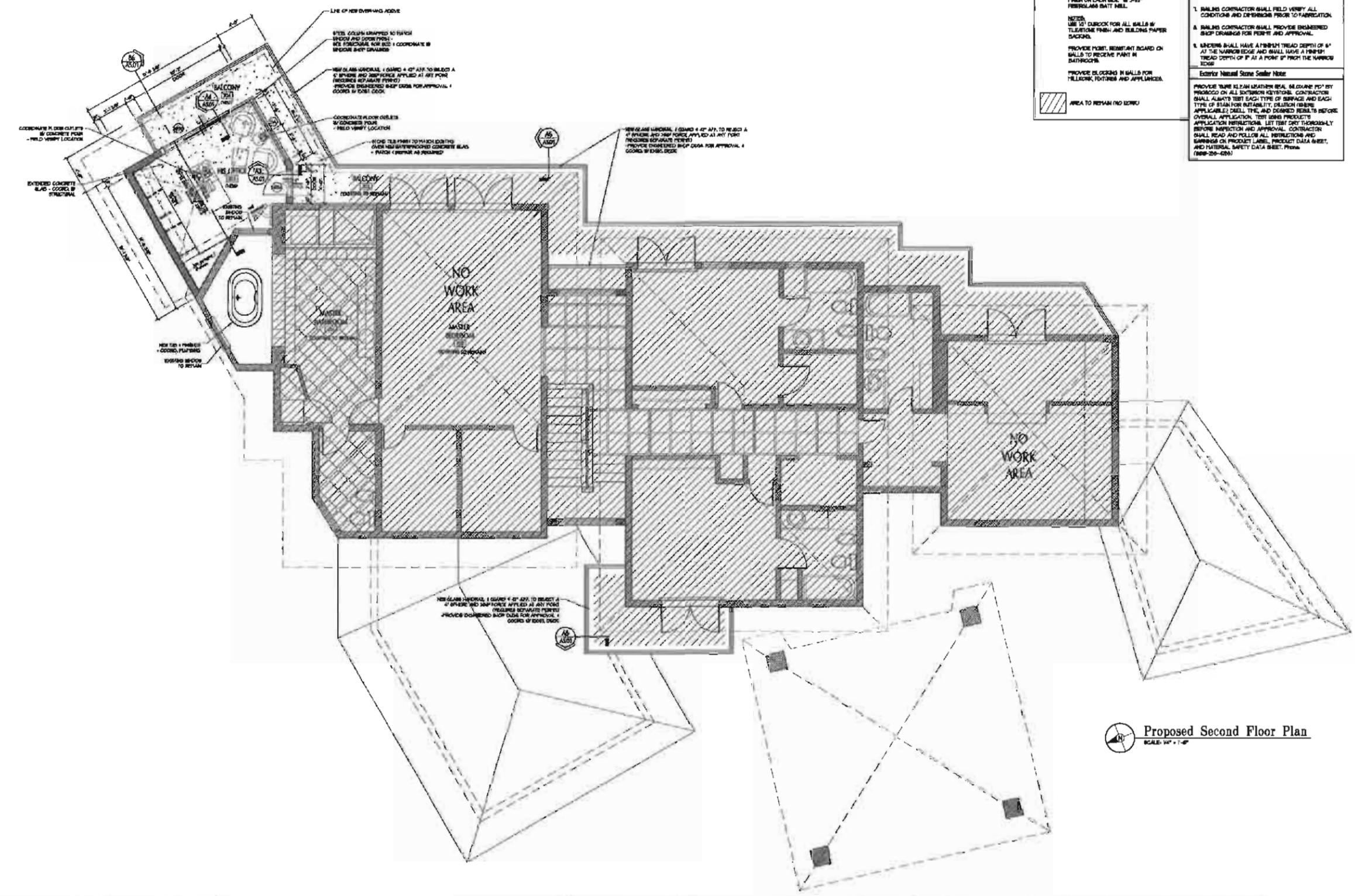


Demolition First Floor Plan

CONCRETE WORK

CONCRETE WORK
 1. All concrete work shall be in accordance with the Florida Building Code and ACI 308.1R-90.
 2. All concrete shall be placed and finished in accordance with the Florida Building Code and ACI 308.1R-90.
 3. All concrete shall be cured in accordance with the Florida Building Code and ACI 308.1R-90.
 4. All concrete shall be tested in accordance with the Florida Building Code and ACI 308.1R-90.
 5. All concrete shall be finished in accordance with the Florida Building Code and ACI 308.1R-90.
 6. All concrete shall be placed and finished in accordance with the Florida Building Code and ACI 308.1R-90.
 7. All concrete shall be cured in accordance with the Florida Building Code and ACI 308.1R-90.
 8. All concrete shall be tested in accordance with the Florida Building Code and ACI 308.1R-90.
 9. All concrete shall be finished in accordance with the Florida Building Code and ACI 308.1R-90.
 10. All concrete shall be placed and finished in accordance with the Florida Building Code and ACI 308.1R-90.

Wall Legend	Spik Railing & Guard Notes
EXISTING INTERIOR AND EXTERIOR WALLS TO REMAIN	1. RAILINGS AND GUARDS SHALL BE DESIGNED TO RESIST A 4" SPHERE AND RESIST A 200 LBS FORCE APPLIED AT ANY POINT.
MASONRY WALL: 8" CMU WALL OF NO. 8 LACERRE TYPE JT REINFC. # 8" O.C. WITH STUCCO FINISH AND 2" GYPSUM WALL BOARD BY SMOOTH FINISH OVER 1/2" FT. 8" FIBERGLASS MAT SHEET.	2. HANDRAIL TO BE 1-3/4" HIGH WITH A PERMITTED DIMENSION OF NOT LESS THAN 4" BUT NO MORE THAN 6-1/4" AND WITH THE LARGEST CROSS-SECTIONAL DIMENSION NOT MORE THAN 2-1/4". SHALL BE ACCEPTED, AND PROVIDED THAT EDGES ARE ROUNDED AS TO PROVIDE A RADIUS OF NOT LESS THAN 1/4".
PARTITION WALL: 5/8" GYPSUM BOARD ON 2" X 4" STUDS WITH 2" GYPSUM BOARD ON EACH SIDE.	3. POINT HANDRAIL WITH A CLEARANCE OF NOT LESS THAN 1/4" BETWEEN THE HANDRAIL AND THE WALL TO WHICH IT IS ATTACHED.
PARTITION WALL: 5/8" GYPSUM BOARD ON 2" X 4" STUDS WITH 2" GYPSUM BOARD ON EACH SIDE.	4. HANDRAIL SHALL NOT BE LESS THAN 3/4" AND NOT MORE THAN 1" ABOVE THE SURFACE OF THE TREAD, MEASURED VERTICALLY TO THE TOP OF THE RAIL FROM THE LEADING EDGE OF THE TREAD.
NOTES: USE TO CHECK FOR ALL WALLS BY TELEPHONE FINISH AND BUILDING PAPER BACKING. PROVIDE POINT, REINFORCEMENT BOARD ON WALLS TO RECEIVE PAINT IN BATHROOMS. PROVIDE BLOCKING IN WALLS FOR TELEPHONE FINISH AND APPLIANCES.	5. GUARDS TO BEAR 4" A.F.F.
AREA TO REMAIN (NO WORK)	6. RAILINGS AND GUARDS TO MEET ALL REQUIREMENTS OF THE FLORIDA BUILDING CODE AND NFPA 101.
	7. RAILINGS CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO FABRICATION.
	8. RAILINGS CONTRACTOR SHALL PROVIDE ENGINEERED SHOP DRAWINGS FOR PERMIT AND APPROVAL.
	9. RAILINGS SHALL HAVE A FINISH TREAD DEPTH OF 3/4" AT THE NARROW EDGE AND SHALL HAVE A FINISH TREAD DEPTH OF 1" AT A POINT 5" FROM THE NARROW EDGE.
	Provide Material Safety Data Sheet
	PROVIDE TANK CLEAN WATER SEAL, BEARING PD" BY PROCCO ON ALL EXTERIOR KEYSTONE. CONTRACTOR SHALL ALWAYS TEST EACH TYPE OF SURFACE AND EACH TYPE OF STAIN FOR RETAINABILITY. CLEANING APPLICABLE, DRAIN THE, AND DRAIN RESULTS BEFORE OVERALL APPLICATION. TEST WITH PRODUCTS APPLICATION INSTRUCTIONS. LET TEST ONLY THOROUGHLY BEFORE INSPECTION AND APPROVAL. CONTRACTOR SHALL READ AND FOLLOW ALL INSTRUCTIONS AND WARNINGS ON PRODUCT LABEL, PRODUCT DATA SHEET, AND MATERIAL SAFETY DATA SHEET. Phone: (888) 259-6266



Easton Residence Addition

18 Harbor Point
 Key Biscayne, FL 33149

Owner:
 Edward & Amy Easton
 18 Harbor Point
 Key Biscayne, FL 33149

NO.	DESCRIPTION
1	PERMIT SET
2	CONTRACT SET
3	CONTRACTOR SET
4	CONTRACTOR SET
5	CONTRACTOR SET
6	CONTRACTOR SET
7	CONTRACTOR SET
8	CONTRACTOR SET
9	CONTRACTOR SET
10	CONTRACTOR SET

Mark/Date Description
 All work shown on drawings and plans shall be in accordance with the Florida Building Code and ACI 308.1R-90. The contractor shall be responsible for obtaining all necessary permits and for ensuring that all work is done in accordance with the Florida Building Code and ACI 308.1R-90. The contractor shall also be responsible for ensuring that all work is done in accordance with the Florida Building Code and ACI 308.1R-90. The contractor shall also be responsible for ensuring that all work is done in accordance with the Florida Building Code and ACI 308.1R-90.

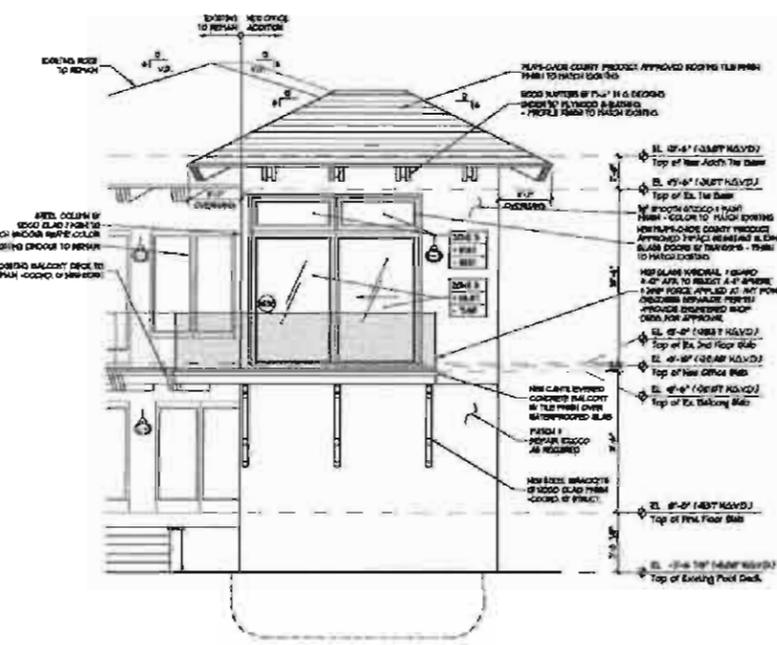
Proposed Second Floor Plan
 SCALE: 1/4" = 1'-0"

PROJECT No. 1001
 CAD FILE: 1001
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SHEET TITLE
 Proposed Second Floor Plan
 SHEET No.
A2.02
 Sheet 2 of 2

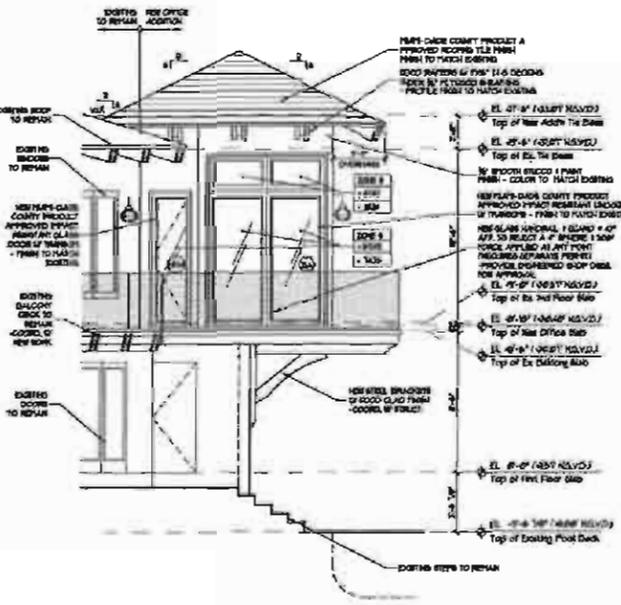
CONSULTANTS

Structural:
 N. Oscar Gonzalez, P.E.
 Structural Eng. Co., Inc. 1401
 P.O. Box 1000, Tampa
 Florida 33601
 Tel: (813) 288-1000
 Fax: (813) 288-1000
 E-Mail: ngonzalez@earthlink.net

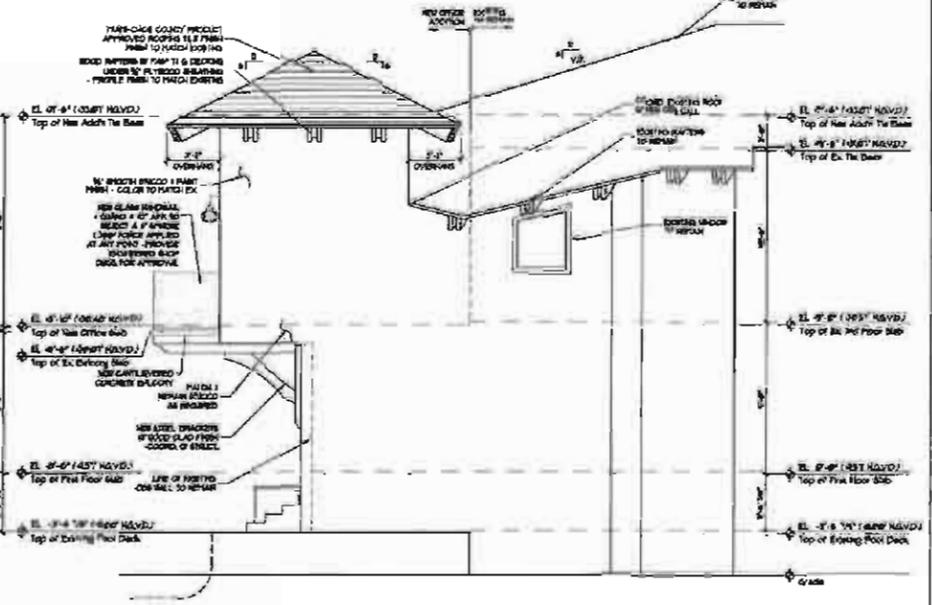
MEP:
 B&B Consulting Engineers LLC
 10000 E. Bay Drive, Suite 100
 Tampa, Florida 33611
 Tel: (813) 586-1000
 Fax: (813) 586-1000
 E-Mail: bbb@bbbe.com



East Elevation - Pool Deck
 SCALE: 1/4" = 1'-0"



South Elevation - Side
 SCALE: 1/4" = 1'-0"



North Elevation - Side
 SCALE: 1/4" = 1'-0"

Easton Residence
 Addition

18 Harbor Point
 Key Biscayne, FL 33149

Owner:
 Edward & Amy Easton
 18 Harbor Point
 Key Biscayne, FL 33149

DATE	DESCRIPTION
01.11.11	START SET
02.27.11	OWNER APPROVAL
03.23	OWNER APPROVAL
04.06	OWNER APPROVAL
04.28	OWNER APPROVAL
05.11	OWNER APPROVAL
05.25	OWNER APPROVAL
06.08	OWNER APPROVAL
06.22	OWNER APPROVAL
07.06	OWNER APPROVAL
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01.18.12	OWNER APPROVAL
02.01.12	OWNER APPROVAL
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02.29.12	OWNER APPROVAL
03.14.12	OWNER APPROVAL
03.28.12	OWNER APPROVAL
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PROJECT No. 1509
 CAD DWG FILE : E4000
 DRAWN BY : J. Easton
 CHECKED BY : J. Easton
 SHEET TITLE
 Proposed
 Elevations
 SHEET No.
A4.02
 Sheet - 01 -