

When you speak, you must come to the podium in the front and clearly state your name and address for the record. Please turn off or mute your cell phone or pager at the start of the meeting. Please be advised that if you don't turn off your cell phone or pager and it rings, you will be asked to leave the chambers.

**TOWN OF BAY HARBOR ISLANDS
PLANNING AND ZONING BOARD**

July 6, 2021

FINAL AGENDA

SPECIAL NOTICE – HYBRID MEETING

The Town of Bay Harbor Islands Planning & Zoning Board Meeting will take place in a Hybrid format where a quorum of the Board will be physically present at the Town Hall Council Chambers. Members of the public are welcome to participate in person or virtually via the Zoom platform.

Zoom Link: <https://zoom.us/j/97623550980>
Meeting ID: 976 2355 0980

To request to speak during Zoom Public Comment, please utilize the “raise your hand” Zoom feature on your electronic device. You will be recognized at the direction of the Zoom Meeting Host.

Members of the Public may also be admitted to the Council Chambers in person, for Public Comment, subject to social distancing and facial covering.

In addition, any member of the public who does not wish, or is unable to participate through the Zoom video conferencing platform, but would still like to participate can do so by listening to the meeting as it happens by dialing the Toll-free number below:

US Toll Free Number: 877 853 5247 or 888 788 0099
For higher quality, dial a number based on your current location.
US: 1 646 558 8656 or 1 301 715 8592 or 1 312 626 6799
Meeting ID: 976 2355 0980
Participant ID: Press the # key

To request to speak: Dial *9 on your telephone device to activate the “Raise your Hand” feature on the zoom platform.

Members of the Public can also submit their request to speak and/or comments via e-mail to the Office of the Town Clerk at achang@bayharborislands-fl.gov

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

PLEDGE OF ALLEGIANCE

ROLL CALL

1. Request for approval for a new single family home for “Michael Gad” located at 10130 West Broadview Drive, Lots 45-46 of Block 23. On May 18, 2021 and June 1, 2021 the Board deferred the project. The owner has revised the plans as requested by the Board and have made other revisions. The owner is proposing to construct a new two story single family home. The existing 3,723 sq. ft. single-story home (built in 1951) will be demolished and replace with a new two-story 9,900 sq. ft. home. The residence will have 7 bedrooms, 8 baths, 1 half bath and a 2 car garage. Enclosed please find the site plan and elevations. Item #1

** Staff Review:* Design meets Town Code and was approved by Michael Miller Planning Associate Representative, Mr. Edward Ploski, Community Planner.

2. Approval of the minutes held on November 17, 2020 and December 15, 2020. Item #2

ADJOURNMENT

Pursuant to Florida Statutes 286.0105, the Town hereby advises the public that should any person decide to appeal any decision of the Planning and Zoning Board with respect to any matter to be considered at this meeting or hearing, he or she will need a record of the proceedings, and that, for such purposes he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

AGENDA ITEM REPORT

July 6, 2021

ITEM NUMBER: 1.

ITEM: Request for approval for a new single family home for “Michael Gad” located at 10130 West Broadview Drive, Lots 45-46 of Block 23. On May 18, 2021 and June 1, 2021 the Board deferred the project. The owner has revised the plans as requested by the Board and have made other revisions. The owner is proposing to construct a new two story single family home. The existing 3,723 sq. ft. single-story home (built in 1951) will be demolished and replace with a new two-story 9,900 sq. ft. home. The residence will have 7 bedrooms, 8 baths, 1 half bath and a 2 car garage. Enclosed please find the site plan and elevations. Item #1

DESCRIPTION:

RECOMMENDED ACTION:

Design meets Town Code and was approved by Michael Miller Planning Associate Representative, Mr. Edward Ploski, Community Planner.

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1. BHI PZB Staff Report #4 10130 WBVD June 29 2021
2. 10130 PZB Set 7.6.2021
3. GAD Residence -10130 W Broadview Dr - Narrative 6-25-2021

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

To: Planning and Zoning Board
Town of Bay Harbor Islands

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: June 29th, 2021

Subject: Single-Family Residence – New Construction
Revisions to Address PZB Design Comments – June 1st, 2021 Mtg.
New Revisions Desired by Owner as of June 25th, 2021
10130 West Broadview Drive
Bay Harbor Islands Acct. No. SPR21-000005
MMPA Acct. No.: 01-0702-1104

RECOMMENDED ACTION

MMPA recommends the Planning & Zoning Board (PZB) review the contents of this staff report, the latest revised Site Development Plans (dated 6/07/21) and if felt to be acceptable, **APPROVE** the revised plans as submitted or with modifications, as deemed appropriate and/or with conditions, to allow for the construction of a new single-family home located at 10130 West Broadview Drive.

This application was discussed at the 5/18/21 and 6/01/21 PZB meetings but deferred based on the PZB member comments on the house architectural design. On 6/07/21 the Town received plan revisions intended to address the last PZB comments. MMPA reviewed those plan revisions and prepared an updated staff report dated 6/09/21. On 6/15/21 the PZB was to discuss the latest revisions, but no representatives of the applicant were present, and the item was deferred. On 6/25/21 MMPA received new plan revisions electronically not related to PZB comments – but apparently desired by the owners, including dropping one garage parking space (from 3 to 2), creating a smaller front entry area, making interior layout modifications including adding a formal dining room, revising the interior staircases and floor layout, changes to exterior door and window locations, changes to exterior façade materials and material façade locations, adding an Emergency Power Generator (EPG) with screening, and making revisions to the landscaping design. Although well past the Town's PZB agenda deadline for the 7/06/21 PZB meeting, MMPA was requested to quickly review the latest revisions for Code compliance and plan submittal sufficiency. MMPA has confirmed the latest 6/25/21 plan revisions meet the Town's minimum Code requirements. The architect has presented two (2) sets of revised plans – one with a narrative to address the PZB comments dated 6/07/21 and the latest plan revisions / narrative dated 6/25/21.

GENERAL PROJECT INFORMATION

Land Use Designation: L – Low Density Residential
Zoning District: RD Single-Family District
General Location: 10130 West Broadview Drive
Legal Description: Lot 45 and the North ½ of Lot 46 from front to rear adjoining to lot 45, Block 23, “Bay Harbor Island”, according to the plat thereof, as recorded in the Plat Book 46, Page 5, of the Public Records of Miami-Dade County, Florida.

PROJECT DESCRIPTION

The project architect, Daniel Sorogon from Florida Architectural Services, Inc., as agent for the property owner, 2N Washington LLC, submitted an application to construct a new single-family residence on a waterfront lot (Biscayne Bay) located at 10130 West Broadview Drive. The existing 3,723 sq. ft. single-story home (built in 1951) was recently demolished and will be replaced with a new two-story 9,900 sq. ft. under A/C home that has 7 bedrooms / 8½ baths / and as per the latest revision a two (2) car garage.

The proposed new home is “L-shaped” with the main house centered on the site with a 2-car garage wing extending east toward the street on the south side of the lot. The home’s architecture is modern with some prominent angular design features, a flat roof, and the home has extensive glazing that is oriented towards outdoor living with a swimming pool & deck, a spa, gazebo, and outdoor kitchen. The façade design includes decorative concrete stucco panels with a repetitive pattern, clear railings and a unique vertical mixed-colored metal entrance façade. All mechanical equipment will be screened with visual / noise fencing and supplemental landscaping as required by Code. The overall height of the proposed structure is 25’ above the Base Flood Elevation (BFE), which complies with the maximum height permitted for flat roofed homes. The proposed landscaping exceeds the Miami-Dade County Landscape Code and Town Supplemental Landscape Code requirements. The landscape design and theme are very tropical.

A retaining wall system / property line fencing is proposed along the west (Biscayne Bay), and portions of the north / south side property lines (rear yard) to allow the lot grade to be increased for the BFE of 9.67’ NGVD and pool area. Otherwise, steep slopes may occur in the yard areas rendering them unusable in some instances. Town Code Sec. 23-12(12) requires the PZB (TC transferred duties) to specifically be aware of this and approve the design, due to potential negative impacts on adjoining sites. This issue will be addressed as a condition of approval.

The Town has a definitive Code limitation for seawall heights designed to protect development and create a uniform seawall height appearance. The latest plan revisions removed a previous note of an intent to raise the seawall cap to 7’-6” NGVD – this will not be allowed. Town Code Sec. 23-12(10)(c) establishes a minimum / maximum seawall elevation height along Biscayne Bay (and other waterfront areas of the Town). The minimum height is 5.0’ MSL (NGVD) and the maximum height allowed is 6.0’ MSL (NGVD). Some waterfront landowners have constructed small retaining walls landward of the seawall to assist in occasional wave action (tides / boats). The latest 6/25/21 plans include a note to construct a 7’-6’ retaining wall landward of the seawall.

PROJECT HISTORY

The applicant submitted an initial set and a revised set of plans that were reviewed by MMPA / Town staff for consistency with the Town Code requirements. As stated above this application was discussed at both the May 18th, 2021, and June 1st, 2021 PZB meetings but deferred based on the PZB member comments on the house architecture. The architect has now presented four revised sets of plans with narratives to address the PZB comments. On June 7th, 2021 the Town received plan revisions intended to address the last PZB comments. MMPA reviewed those plan revisions and prepared an updated staff report dated June 9th, 2021. On June 15th, 2021 the PZB was to discuss the latest revisions at their regularly scheduled 2nd meeting for June 2021, but no representatives of the applicant were present, and the item was deferred. On June 25th, 2021 MMPA received a telephone call and new plan revisions electronically not related to any PZB comments – but apparently desired by the owners. Although well past the Town's PZB agenda deadline for the July 6th, 2021 PZB meeting, MMPA was requested to quickly review the latest revisions for Code compliance and plan submittal sufficiency. MMPA has confirmed the latest June 25th, 2021 plan revisions meet the Town's minimum Code requirements. The architect has presented two (2) sets of revised plans – one with a narrative to address the PZB comments dated June 7th, 2021 and the latest plan revisions / narrative dated June 25th, 2021. Although the June 7th, 2021 plan revisions were meant to address the last PZB comments, it is presumed the latest June 25th, 2021 plan revisions will take precedent over all others. MMPA notes the original and revised sets of plans meet minimum Code requirements.

Following is a summary of the PZB comments we noted at the June 1st, 2021 meeting:

- 1) The angular features shown are too prominent and appear somewhat inconsistent with the overall architecture. The revised house design includes less acute angles.
- 2) The front yard privacy fence / entry gate columns that have the same angular design should be removed or revised to match the house revisions. In PZ revision #1 the architect removed one of the gate angular columns – now added back - shown on the revised plans.
- 3) The façade of the garage facing the street was modified to remove the angular features and a new square-shaped architectural feature was added. The previous square- framed feature around the garage doors was removed.
- 4) The rooftop trellis on the garage roof appeared too large and “commercial” and should be revised. PZB revision #1 revised the trellis architecture. PZB revision #2 includes the removal of the trellis entirely. The garage rooftop will remain “active” with a glass railing.
- 5) Several PZB members again expressed that the house appeared “over designed” architecturally with all the various applied features (angled features / decorative tubes at entry / etc.). The project architect / owner was requested the design again.

**Town of Bay Harbor Islands
Planning and Zoning Board Staff Report
10130 West Broadview Drive – New Single-Family Residence
Revisions to Address PZB Design Comments – June 1st, 2021 Mtg.
New Revisions Desired by Owner as of June 25th, 2021
June 29th, 2021
Page 4**

On May 20th, 2021, the Town / MMPA received a set of revised plans and a narrative from the project architect listing their proposed plan changes to the PZB comments from May 18th, 2021. After the June 1st, 2021 PZB meeting on June 4th, 2021 the Town / MMPA received a new set of revised plans from the project architect. MMPA reviewed those revised plans and found all of the PZB comments have been addressed in some way – it is up to the PZB to determine if the changes are acceptable. A narrative was provided explaining the June 4th, 2021 changes. As stated above the PZB was scheduled to discuss those changes at their June 15th, 2021 meeting, but no applicant representatives appeared and the item was deferred. On June 25th, 2021 MMPA received substantially revised plans and a new narrative solely related to owner desired modifications. Although well past the Town's PZB agenda deadline for the July 6th, 2021 PZB meeting, MMPA was requested to quickly review the latest revisions for Code compliance and plan submittal sufficiency. MMPA has identified a few issues to the revised plan sets for clarity / consistency. MMPA finds all of the plan revisions comply with the minimum Code requirements.

Following is a summary of the June 25th, 2021 Architect / Owner desired modifications:

- 1) Masonry angled wall features were added back to each side of the vehicular gates.
- 2) The previous 3-car garage was reduced to a 2-car garage and an angled masonry frame was included around the garage door opening.
- 3) The garage façade facing the street was modified with the precast concrete panels and an angled masonry frame was included.
- 4) The front entry façade was reduced in width to accommodate a formal interior dining room.
- 5) 2nd story front façade triangular fixed glass panels were replaced by precast panels.
- 6) The north wall elevation includes some door & window changes, as well as staircase to roof.
- 7) The south wall elevation includes some door & window changes.
- 8) The rear elevation was changed by eliminating 2nd floor panels and adding more glass.
- 9) Interior of house was modified by adding a formal dining room, a service staircase, and other interior changes to bedrooms, bathrooms, closets, and relocation of the grand staircase.
- 10) The swimming pool location was moved slightly closer to the seawall (meets Code 5' setback).
- 11) Adding an Emergency Power Generator (EPG) with screening on the north side.
- 12) Landscaping revisions due to garage downsizing / other site modifications.

COMPREHENSIVE PLAN / ZONING

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

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

PLATTING - The site will not require re-platting, as the site is currently platted as described above under the legal description. As the development site is comprised of multiple lots, a Unity of Title will be required at the time of Building Permit review, if one does not already exist.

SUMMARY / RECOMMENDATION / SITE PLAN COMMENTS

The latest revised Site Development Plans submitted for the construction of a new single-family home located at 10130 West Broadview Drive meets or exceeds all Town Land Development and Landscape Code requirements. The applicant submitted original plans and several sets of revised plans (May 20th, 2021 / June 3rd, 2021) to address the PZB design comments that were reviewed and commented on by MMPA. All previous comments and issues appear to have been addressed by the current plans. On June 25th, 2021 the Town received a new set of owner desired revisions. MMPA has reviewed those latest plans and find they meet minimum Town Code requirements.

The following condition of approval is recommended:

- 1) This approval is based on the latest revised plans prepared by Florida Architectural Services, Inc., dated June 25th, 2021 with any additional modifications required by the PZ Board. Any future modifications to the above plans shall be reviewed by Town staff / MMPA and may require re-approval by the PZB if felt to be substantial.
- 2) If a Unity of Title does not exist, a Unity of Title document acceptable the Town Attorney shall be prepared / recorded in the public records of Miami-Dade County prior to the issuance of Building Permits.
- 3) Per Town Code Section 23-12(12) the approval of the proposed retaining walls is conditioned upon the PZ Board approving the design. If the PZB does not approve the retaining wall system, the site design shall be redesigned accordingly to accommodate uses / drainage.

- 4) Per Town Code Section 23-12(15)(e)(iii) cabanas / gazebos / trellis / similar structures may be approved in the required minimum base yard areas subject to approval by the PZB. The proposed site design includes a gazebo structure in the rear (waterfront) 40' setback at the south side of the pool deck with barbeque / cooking facilities. Specific PZB approval is required. If the PZB does not approve the gazebo, the site design shall be redesigned accordingly.
- 5) Per Town Code Section 23-12(10)(c) the maximum allowed elevation of any seawall fronting on Biscayne Bay is 6.0' above MSL (NGVD). The previous plans showed an intent to reconstruct the seawall / seawall cap at elevation 7'-6" which is strictly prohibited for the reasons stated herein. The latest set of plans revisions has removed the previous note to raise the seawall / seawall cap. As recommended, the latest revised plans include a note to construct a parallel retaining wall at elevation 7'-6" NGVD adjoining the seawall landward which is allowed. This commentary is included for building permit review clarity.

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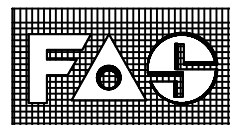
PROPOSED RESIDENCE FOR: MR. & MRS. GAD

10130 WEST BROADVIEW DR, BAY HARBOR ISLANDS, FLORIDA 33154

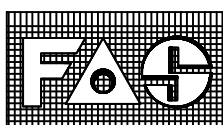
PLANING AND ZONNING BOARD



10130 WEST BROADVIEW DR, BAY HARBOR ISLANDS, FLORIDA 33154
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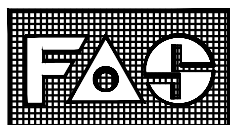
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PROJECT TEAM

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THE 2020 FLORIDA BUILDING CODE FOR DESIGN

SCOPE OF WORK:
NEW CONSTRUCTION OF A TWO STORY, SINGLE FAMILY DWELLING.

MUNICIPALITY: TOWN OF BAY HARBOR ISLANDS, FLORIDA
OCCUPANCY CLASSIFICATION: RESIDENTIAL GROUP R-3

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CIVIL

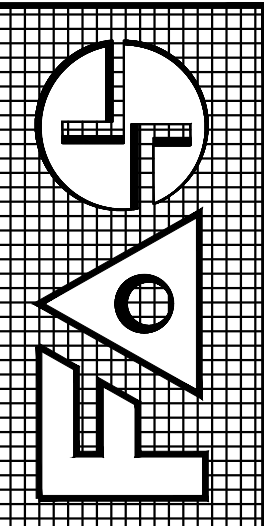
- C-01 GENERAL NOTES
- C-02 EROSION CONTROL PLAN
- C-03 PAVING, GRADING & DRAINAGE
- C-04 PAVING, GRADING & DRAINAGE SECTIONS
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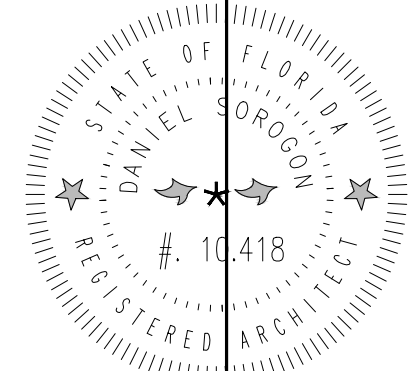
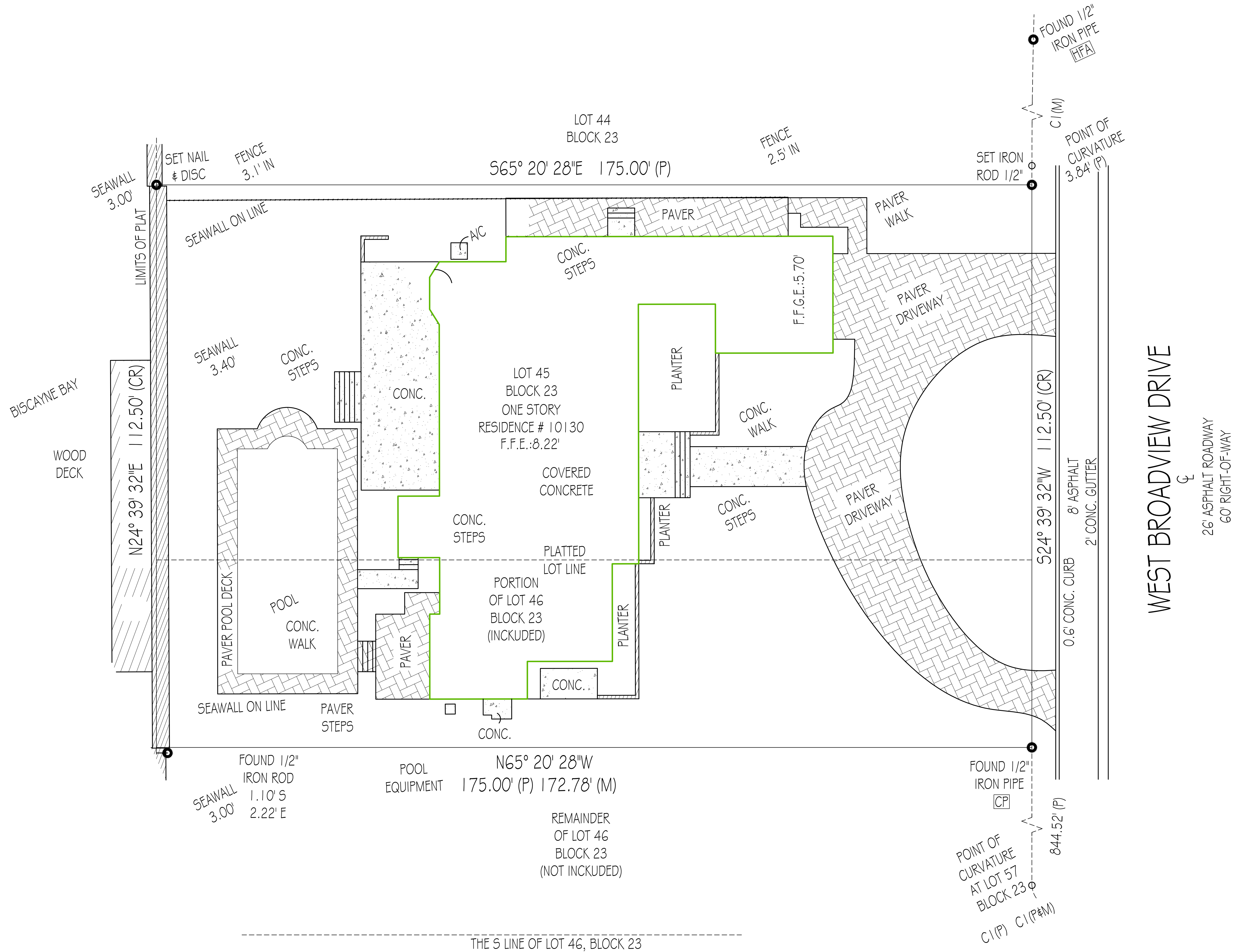
PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33154
FOLIO 51B-2271-001-4310

florida architectural services inc.
daniel sorogon AR 0010418 architect / planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212



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JOB NO. GAD RESIDENCE
SHEET NO. 15 OF 15 SHEETS
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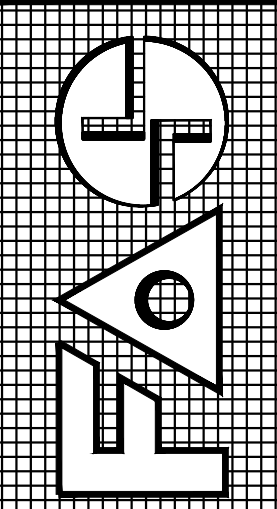
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REVISIONS	BY:
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PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
10150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33554
FOLIO 51B-2271-001-4310

florida architectural services inc.
daniel sorogon AR 0010418 architect/planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212



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DATE MARCH 18, 2021
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JOB NO. GAD RESIDENCE
SHEET NO. 1 OF 15 SHEETS
COLOR ORIGINAL

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PROPOSED RESIDENCE FOR MR. & MS. GAD

10130 WEST BROADVIEW DR, BAY HARBOR ISLANDS, FLORIDA 33154

LEGAL DESCRIPTION:

LOT 45 AND THE 1/2 OF LOT 46 FROM FRONT TO REAR ADJOINING TO LOT 45, BLOCK 23, BAY HARBOR ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, PAGE(S) 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

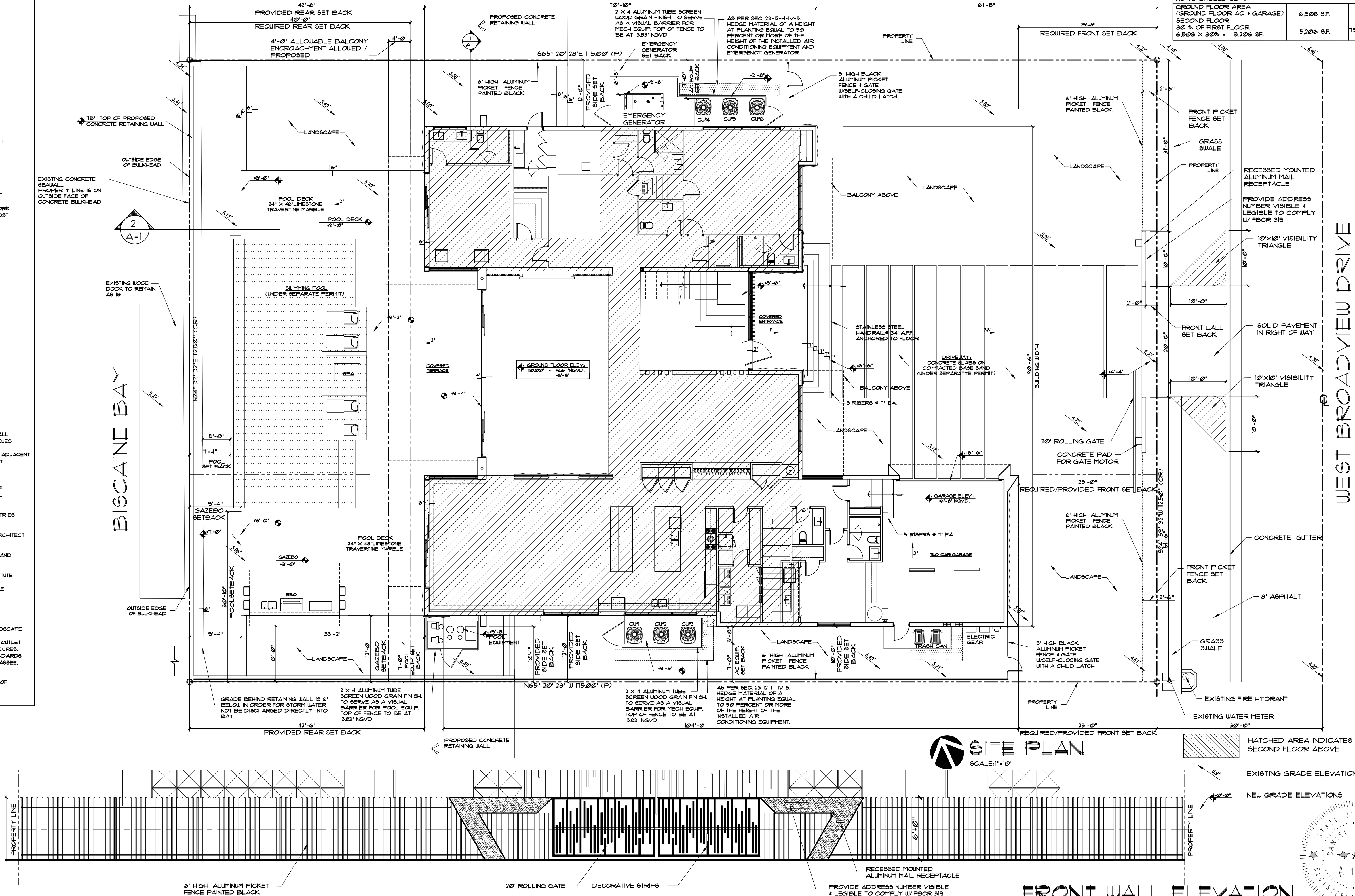
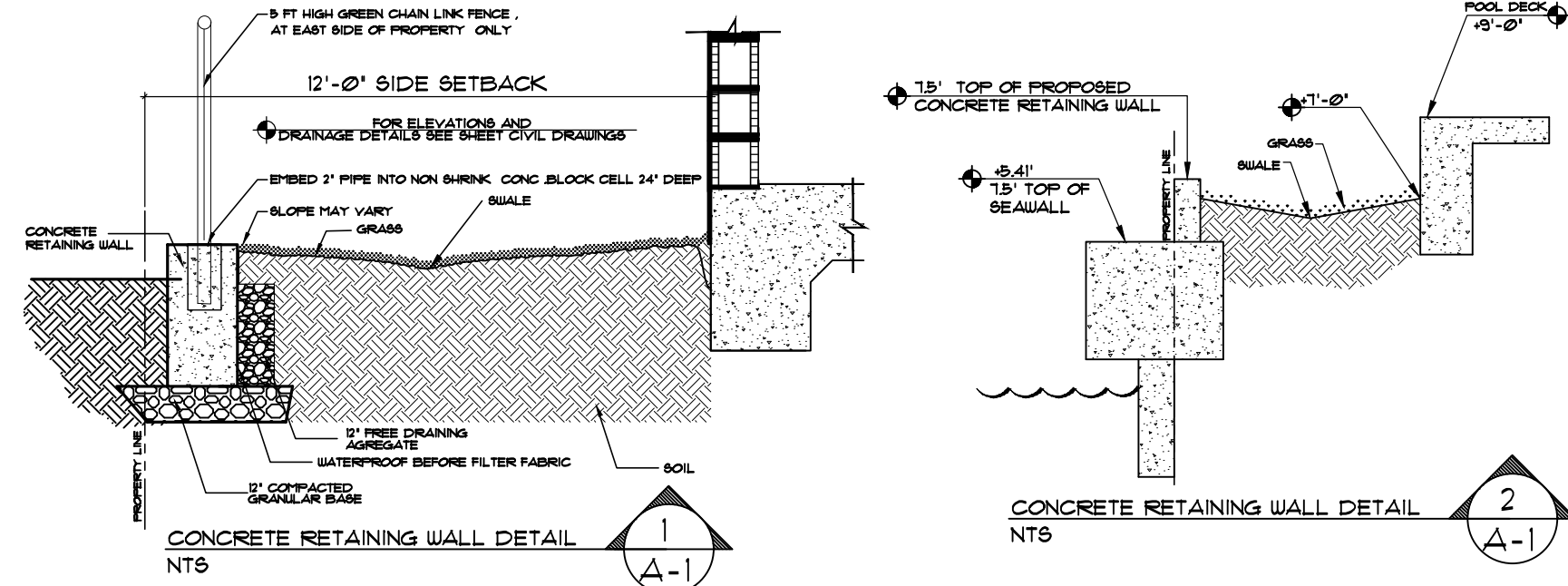
GENERAL NOTES

- WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
A. THESE GENERAL NOTES (UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATIONS)
B. THE FLORIDA BUILDING CODE RESIDENTIAL 2020, 1st EDITION
C. ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS
D. NATIONAL ELECTRICAL CODE, OSHA & NATIONAL BOARD OF FIRE UNDERWRITERS
- ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE SUB CONTRACTOR. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- THE GENERAL NOTES AND TYPICAL DETAILS APPLY THROUGHOUT THE JOB UNLESS OTHERWISE NOTED OR SHOWN.
- ALL CONDITIONS AND ALL APPLICABLE REQUIREMENTS OF THE CONTRACT BETWEEN THE CONTRACTOR AND OWNER SHALL GOVERN ALL SECTIONS OF THE SPECIFICATIONS.
- ALL WORK THAT IS EITHER IMPLIED OR REASONABLY INFERRABLE FROM THE CONTRACT DOCUMENTS, DRAWINGS AND SPECIFICATIONS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL DRAWINGS AND SPECIFICATIONS ARE DIRECTED TO THE ATTENTION OF THE CONTRACTOR AND THE INCLUSION OF ANY WORK BY REVISION, NOTE OR DETAIL, IMPLICATION OR IMPLICATIONS HOWEVER BRIEF, MEANS THE CONTRACTOR SHALL PROVIDE AND INSTALL SAME. ALL WORK PERFORMED TO BE PART OF A COMPLETE PACKAGE WITHIN THE DEFINITIONS OF NORMAL INDUSTRY STANDARDS.
- ALL PERMITS, INSPECTIONS, APPROVALS, ETC. SHALL BE APPLIED FOR AND PAID BY THE CONTRACTOR IN ALL FIELDS OF HIS WORK, AND HE SHALL BE RESPONSIBLE FOR THE COORDINATION OF INSPECTION AND APPROVAL OF HIS WORK. PRIOR BUILDING PERMITS SHALL BE OBTAINED BY THE CONTRACTOR.
- ALL WORK COMPLETED OR OTHERWISE, SHALL BE PROPERLY PROTECTED AT ALL TIMES. CONTRACTOR SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AND PROVIDE ALL FENCES, BARRICADES, ETC. AS MAY BE NEEDED TO PROTECT LIFE AND PROPERTY AND AS MAY BE REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER THIS WORK. HE SHALL REPAIR AT HIS OWN COST ANY DAMAGES TO THE PREMISES OR ADJACENT WORK CAUSED BY HIS OPERATION.
- DISCREPANCIES: THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PROJECT THOROUGHLY INSPECTED THE SITE, THE DRAWINGS AND SPECIFICATIONS, SO AS TO THOROUGHLY UNDERSTAND THE WORK, ANY AND ALL DISCREPANCIES AND OMISSIONS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT DISCREPANCIES OR OMISSIONS ARE REPORTED AND CLARIFICATION OBTAINED FROM THE ARCHITECT PRIOR TO WORK BEING DONE. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE, IF INCORRECTLY PERFORMED, REPLACED OR REPAIRED WITH THE COST OF THE SAME BEING BORNE BY THE CONTRACTOR. HE SHALL VERIFY ALL DIMENSIONS FOR COORDINATION.
- BEFORE COMMENCING WITH THE WORK, THE CONTRACTOR SHALL FILE WITH OWNER CURRENT INSURANCE CERTIFICATES IN THE AMOUNTS REQUESTED BY THE OWNER FOR WORKMAN'S COMPENSATION, COMPREHENSIVE GENERAL LIABILITY, BODILY INJURY AND PROPERTY DAMAGE. IT IS THE INTENTION OF THE PARTIES THAT THE CONTRACTOR SHALL INDEMNIFY THE OWNER AND ARCHITECT FOR ANY AND ALL COSTS, CLAIMS, SUITS, AND JUDGMENTS FOR PROPERTY DAMAGE AND PERSONAL INJURY (INCLUDING DENTAL), ARISING OUT OF THE WORK OF THE CONTRACTOR.
- OMISSION: IN THE EVENT THAT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN OR NOTED.
- ALTERING STRUCTURAL MEMBERS: NO STRUCTURAL MEMBER SHALL BE OMITTED, NOTCHED, CUT, BLOCKED OUT, OR RELOCATED WITH OUT PRIOR APPROVAL BY THE ARCHITECT AND STRUCTURAL ENGINEER.
- ALL MATERIALS USED SHALL BE NEW AND DELIVERED TO THE JOB IN ORIGINAL SEALED CONTAINERS BEARING ORIGINAL MANUFACTURER'S LABELS.
- ALL COLORS SHALL BE AS SELECTED BY THE ARCHITECT.
- THE CONTRACTOR SHALL LEAVE ALL CHASES, HOLES, OR OPENING TRUE AND OF PROPER SIZE IN HIS OWN WORK, OR CUT SAME IN EXISTING WORK AS MAY BE NECESSARY FOR PROPER INSTALLATION OF HIS OWN OR OTHER CONTRACTORS WORK, CONSULTING WITH OTHER CONTRACTORS CONCERNED REGARDING PROPER LOCATION AND SIZE OF SAME. IN CASE OF HIS FAILURE TO LEAVE OR CUT SAME IN THE PROPER PLACE, HE SHALL CUT THEM AFTERWARDS AT HIS OWN EXPENSE. NO EXCESSIVE CUTTING WILL BE PERMITTED NOR SHALL ANY STRUCTURAL MEMBER BE CUT WITHOUT THE CONSENT OF THE ARCHITECT. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE COORDINATION OF ALL THE WORK OF HIS TRADES PLUS THE COORDINATION, REPAIR AND PREPARATION FOR THE WORK OF ANY OTHER TRADES THAT WILL BE SUBSEQUENTLY LET UNDER SEPARATE CONTRACT BY THE OWNER.
- ALL CONTRACTORS WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER, MATCHING AND ALIGNING ALL SURFACES WHERE APPLICABLE TO AFFORD A FINISHED MEAT APPEARANCE. CONTRACTOR SHALL CLEAN ALL SURFACES FREE OF ALL DIRT AND REFUSE CAUSED BY DEBRIS FROM ALL INSTALLATION TECHNIQUES OF THE TRADE. ALL ADJACENT SURFACES TO THEIR WORK SHALL BE LEFT AS THEY APPEAR PRIOR TO THE COMMENCEMENT OF THE CONTRACTORS WORK TO BE DONE. CONTRACTOR SHALL PROPERLY PROTECT ALL ADJACENT SURFACES DURING THE COURSE OF THIS INSTALLATIONS. ALL GLASS AND HARDWARE SHALL BE THOROUGHLY CLEANED IN A MANNER ACCEPTABLE TO THE OWNER.
- THE CONTRACTOR SHALL GUARANTEE IN WRITING IN FORM AS ACCEPTABLE TO THE OWNER ALL LABOR AND MATERIALS INSTALLED BY HIM FOR A PERIOD OF NOT LESS THAN (1) ONE YEAR AFTER DATE OF ACCEPTANCE OF WORK BY THE OWNER EXCEPT AS NOTED HEREIN OR ON OTHER DRAWINGS. SHOULD DEFECTS OCCUR, ALL
- ALL WORK AND/OR MATERIAL SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S OR INDUSTRIES RECOMMENDATIONS OF SPECIFICATIONS.
- SHOP DRAWINGS AND SAMPLES FOR ITEMS DESIGNATED BY THE ARCHITECT SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
- NO CLAIMS FOR EXTRAS OR CHANGE ORDERS WILL BE GIVEN CONSIDERATION UNLESS THEY ARE IN WRITING AND SIGNED BY THE ARCHITECT, THE CONTRACTOR AND THE OWNER.
- THE GENERAL CONDITIONS OF THE CONTRACT FOR THE CONSTRUCTION OF BUILDINGS OF THE AMERICAN INSTITUTE OF ARCHITECTS, DOCUMENT A-201, LATEST EDITIONS, ARE HEREBY MADE PART OF CONTRACT DOCUMENTS. THESE GENERAL NOTES, SPECIFICATIONS AND CONTRACT BETWEEN THE OWNER AND CONTRACTOR SHALL TAKE PRECEDENCE OVER THE 'GENERAL CONDITIONS' IN THE EVENT OF A CONFLICT.
- AIR CONDITIONING & VENTILATION PERMIT BY MECHANICAL CONTRACTOR.
- LANDSCAPING NOTES
ALL PLANTS TO BE GUARANTEED FOR 60 DAYS TO COMMENCE AT CERTIFIED OF OCCUPANCY. ALL LANDSCAPE AREAS SHALL BE CONTINUOUSLY MAINTAINED IN A GOOD HEALTHY CONDITION AND SPRINKLER SYSTEMS OF SUFFICIENT SIZE AND SPACING SHALL BE INSTALLED TO SERVE ALL REQUIRED LANDSCAPE AREAS OR WATER OUTLET WITHIN 50 FEET OF LANDSCAPE AREA. INSTALLATION ACCORDING TO ACCEPTED GOOD PLANTING PROCEDURES. PLANT MATERIALS USED IN CONFORMANCE TO STANDARDS FOR FLORIDA NO. 1 OR BETTER IN GRADES 4 STANDARDS FOR NURSERY PLANTS' PART I, 1985 AND PART II, STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, TALLAHASSEE, FLORIDA.
- CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO THE APPROVAL OF TRUSSES AND PRE CAST JOISTS SHOP DRAWINGS.

SEPARATE PERMITS, CALCULATIONS & SHOP DRAWINGS ARE REQUIRED FOR:

- ALL EXTERIOR WORK
- PRECAST STRUCTURAL ELEMENTS WITH THE CERTIFICATION OF THE MANUFACTURER AS PRECAST PRODUCER
- SWIMMING POOL AND SPA
- EXTERIOR WINDOWS AND DOORS
- ALUMINUM GRILLES
- STAIR HAND RAIL AND GUARD RAILS
- ALL STAIRCASES.

SOIL SHALL BE TREATED WITH TERMITE PROTECTION IN ACCORDANCE WITH FBOR 318

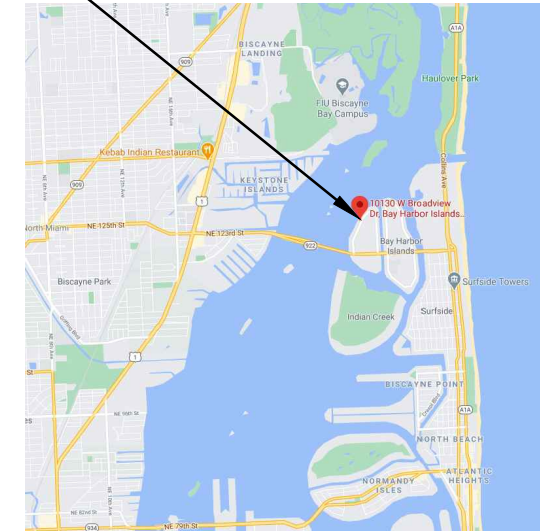
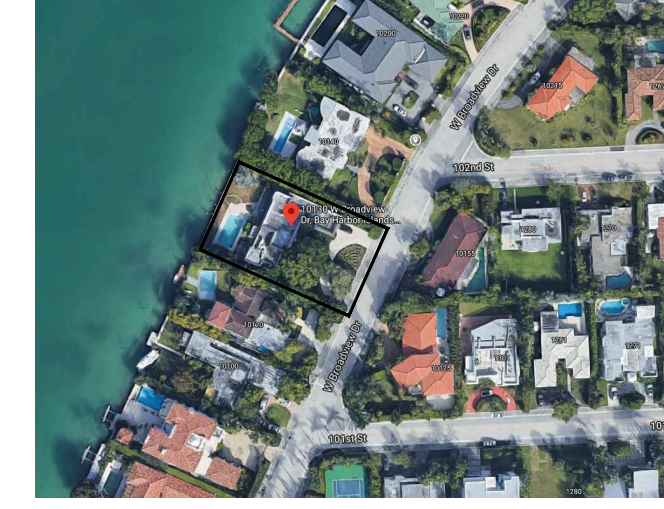


FEMA FLOOD ELEVATION:
(AS SPECIFIED BY THE TOWN OF BAY HARBOR)

FLOOD LEGEND

FLOOD ZONE: AE
FLOOD MAP: 12086C
PANEL: 0144
SUFFIX: L
FLOOD DATE: 09/11/2003
BASE FLOOD ELEVATION OR DEPTH: 8' NGVD
1929
FEMA FLOOD ELEVATION:
(AS SPECIFIED BY THE TOWN OF BAY HARBOR): +0.61' NGVD
COMMUNITY NUMBER: 120635
BENCHMARK: A-TMDCO
HIGHEST CROWN OF ROAD: 4.46'
LOWEST ADJACENT GRADE: 4.60'
HIGHEST ADJACENT GRADE: 6.00'

REQUIRED/PROVIDE FINISH FLOOD ELEVATION:
3.61' NGVD (FEMA) + 1' FREE BOARD = 4.61' NGVD
LOWEST ELEVATION OF EQUIPMENT: 3'-8" NGVD



LOCATION MAP
N.T.S.

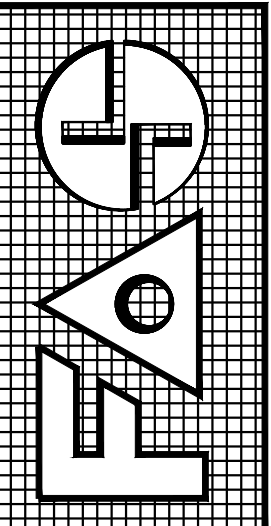
ZONING DATA

ZONING: RD-SINGLE FAMILY DISTRICT LAND USE: LOW DENSITY RESIDENCE LOT AREA 19,688 SF, 0.45 ACRES LOT FRONTAGE: 12'-6"		
SETBACKS:	REQUIRED	PROVIDED
FRONT (STREET FRONTAGE)	25'-0"	25'-0"
REAR (WATER FRONT)	40'-0"	40'-0"
RIGHT SIDE	10'-0"	12'-0"
LEFT SIDE	10'-0"	10'-0" - 12'-0"
MAX STORIES	2	2
MAX HEIGHT	25' FROM BFE	25'-0"
PARKING SPACES	2	3
AREA CALCULATIONS: LOT AREA: 19,688 SF MINIMUM FLOOR AREA: 13,725 SF (LOT 36 THRU 102)		
OPEN SPACE REQUIREMENTS:		
LOT PERVIOUS AREA	(40%) 7,875 SF	(39.3%) 7,861 SF
FRONT YARD OPEN SPACE (25 FT. X 125 FT. = 2,812.5 SQ. FT. MIN.)	(30.2%) 5,926 SF	(28.5%) 5,736 SF
LOT IMPERVIOUS AREA	(60%) 11,813 SF	(59.2%) 11,674 SF
BUILDING AREAS UNDER A/C:		
GROUND FLOOR A/C AREA	5,308 SF	
SECOND FLOOR A/C AREA	4,000 SF	
TOTAL A/C AREA	9,308 SF	
NO TO EXCEED 80%:		
SECOND STORY VOLUME (BUILDING RESTRICTION)		
GROUND FLOOR AREA (GROUND FLOOR AC + GARAGE)	6,508 SF	
SECOND FLOOR 80% OF FIRST FLOOR 6,508 X 80% = 5,206 SF	5,206 SF	79.3% 5,204 SF

REVISIONS	BY:
1 JUN 25 2021	DB
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PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33154
FOLIO 513-2271-001-4310

florida architectural services inc.
daniel sonogon architect/planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169
(305) 653-0212



DRAWN: BB / CB
CHECKED: DB
DATE: MARCH 18, 2021
SCALE: 1" = 10'
JOB NO.: GAD RESIDENCE
SHEET NO.: A-2
OF 15 SHEETS
COLOR: ORIGINAL

REVISIONS	BY:
JUN 26 2021	DS

PROPOSED RESIDENCE FOR:
MR. & MRS GAD

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florida architectural services inc.

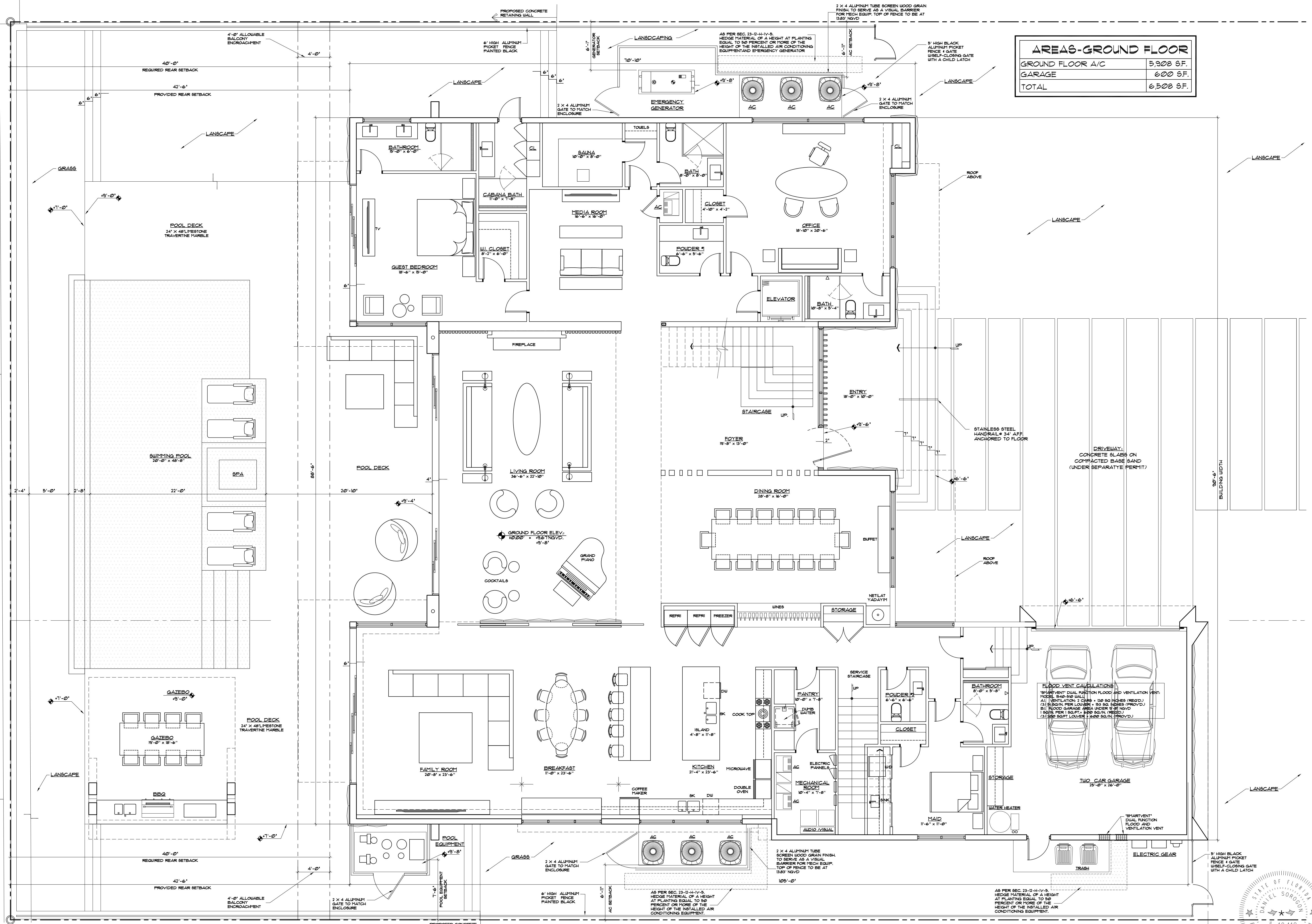
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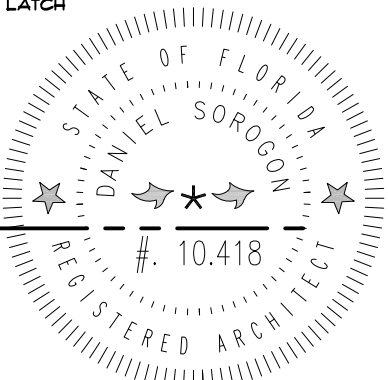
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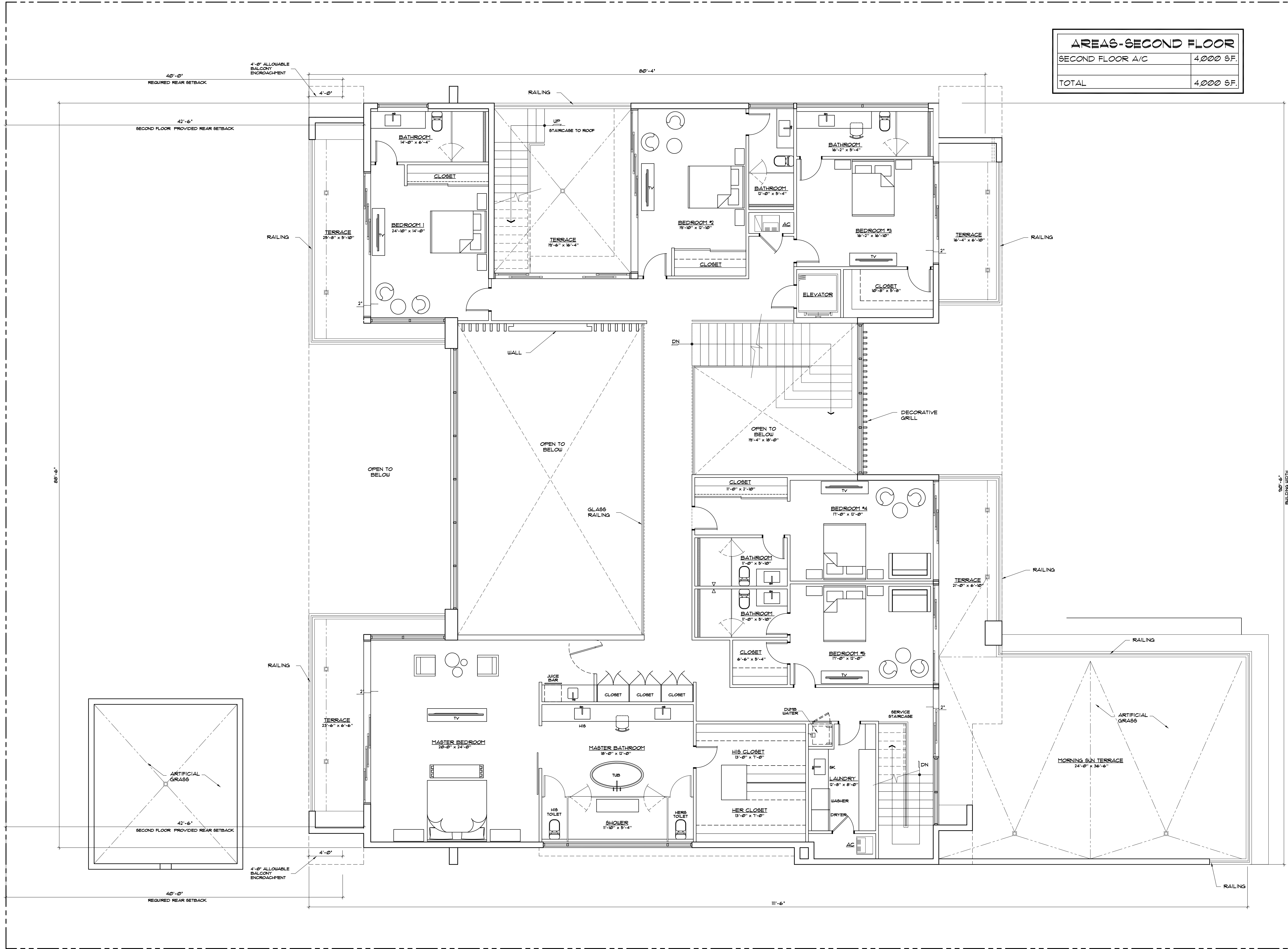
 15 SHEETS
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 GROUND FLOOR PLAN
SCALE 3/16" = 1' - 0"



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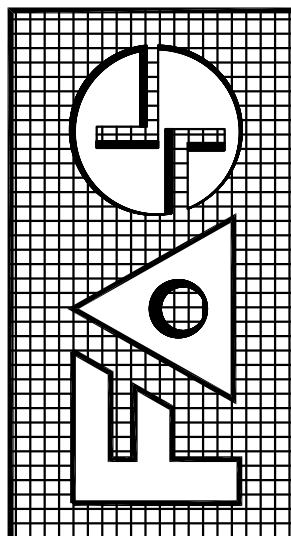


AREA6-SECOND FLOOR	
SECOND FLOOR A/C	4,000 S.F.
TOTAL	4,000 S.F.

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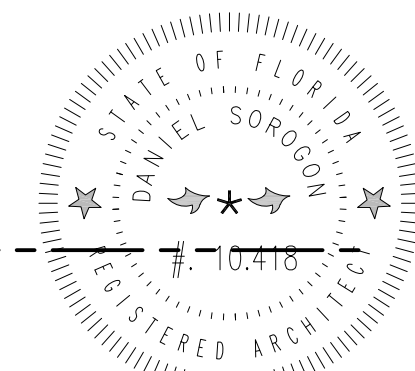
PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
19150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33154
FOLIO 51B-2221-001-4310

florida architectural services inc.
daniel sorogon ar 0010418 architect/planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212

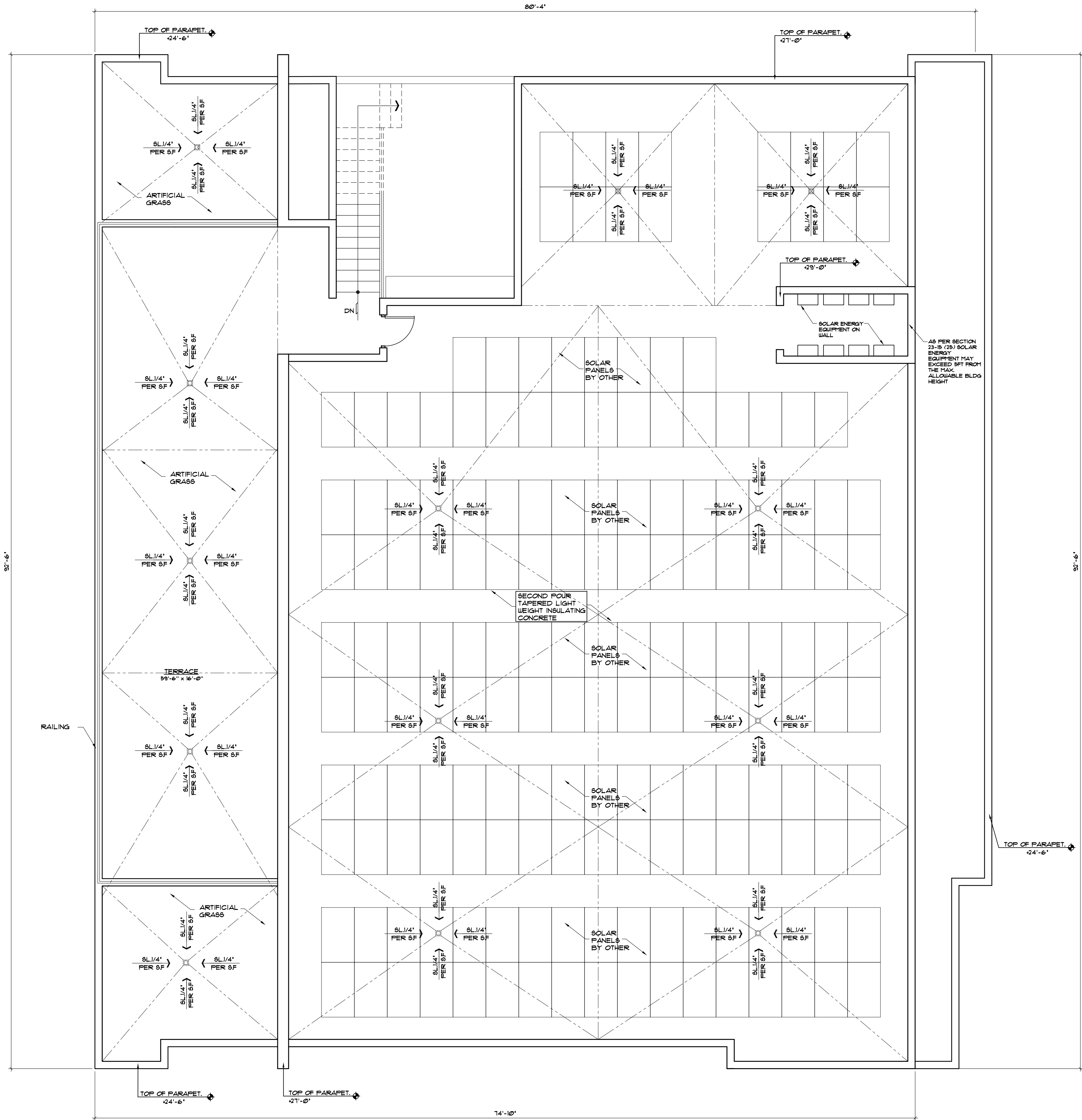


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CHECKED	DB
DATE	MARCH 19, 2021
SCALE	3/16" = 1'
JOB NO.	GAD RESIDENCE
SHEET NO.	15
OF 15 SHEETS	
COLOR ORIGINAL	

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



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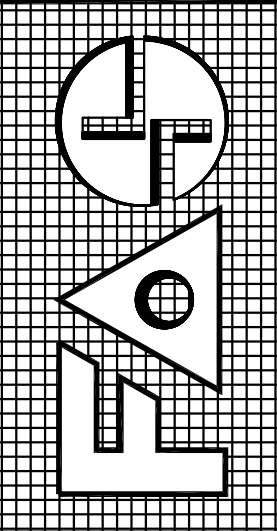
ROOF PLAN
SCALE 3/16" = 1' - 0"



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3	JUNE 2, 2021 D8
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PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
10150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33154
FOLIO 513-2221-001-4310

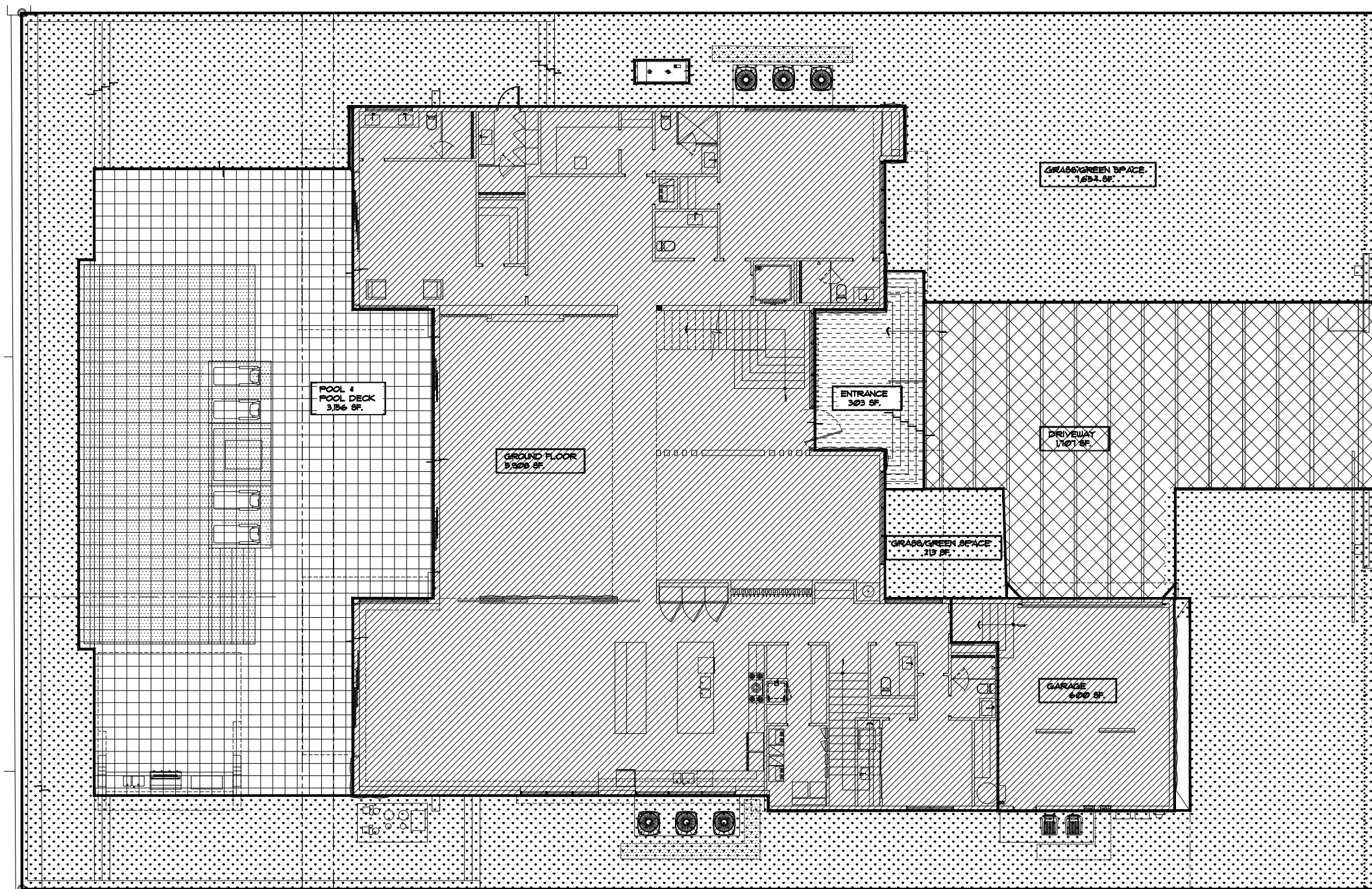
florida architectural services inc.
daniel sorogon AR 0010418 architect/planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212



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DATE
MARCH 18, 2021
SCALE
3/16" = 1'
JOB NO.
GAD RESIDENCE

SHEET NO.
A-5
OF 15 SHEETS
COLOR ORIGINAL

ALL DESIGNS AND DRAWINGS HEREIN AND PRINTS ISSUED BY THE ARCHITECT ARE PROPERTY OF ARCHITECT AND SHALL NOT BE REUSED ON ANY OTHER LOCATION EXCEPT THE ONE FOR WHICH THEY WERE EXPRESSLY DESIGNED. IF THESE DRAWINGS OR ANY PART THEREOF IS REPRODUCED WITHOUT THE CONSENT OF THIS ARCHITECT, THE PERSON SO DOING WILL BE INDEBTED TO THE ARCHITECT FOR ITS FULL COMMISSION.



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

LEGEND-AREA CALCULATIONS		
	BUILDING LOT COVERAGE (GROUND FLOOR)	
	GROUND FLOOR A/C	5,308 S.F.
	GARAGE	600 S.F.
	DRIVEWAY & WALKWAY	1,101 S.F.
	ENTRANCE	303 S.F.
	POOL & POOL DECK	3,156 S.F.
	GRASS AREA (PERVIOUS)	7,861 S.F.
	OTHERS	849 S.F.
	TOTAL AREA	19,688 S.F.

AREAS-GROUND FLOOR	
GROUND FLOOR A/C	5,308 SF.
GARAGE	600 SF.
TOTAL	6,508 SF.

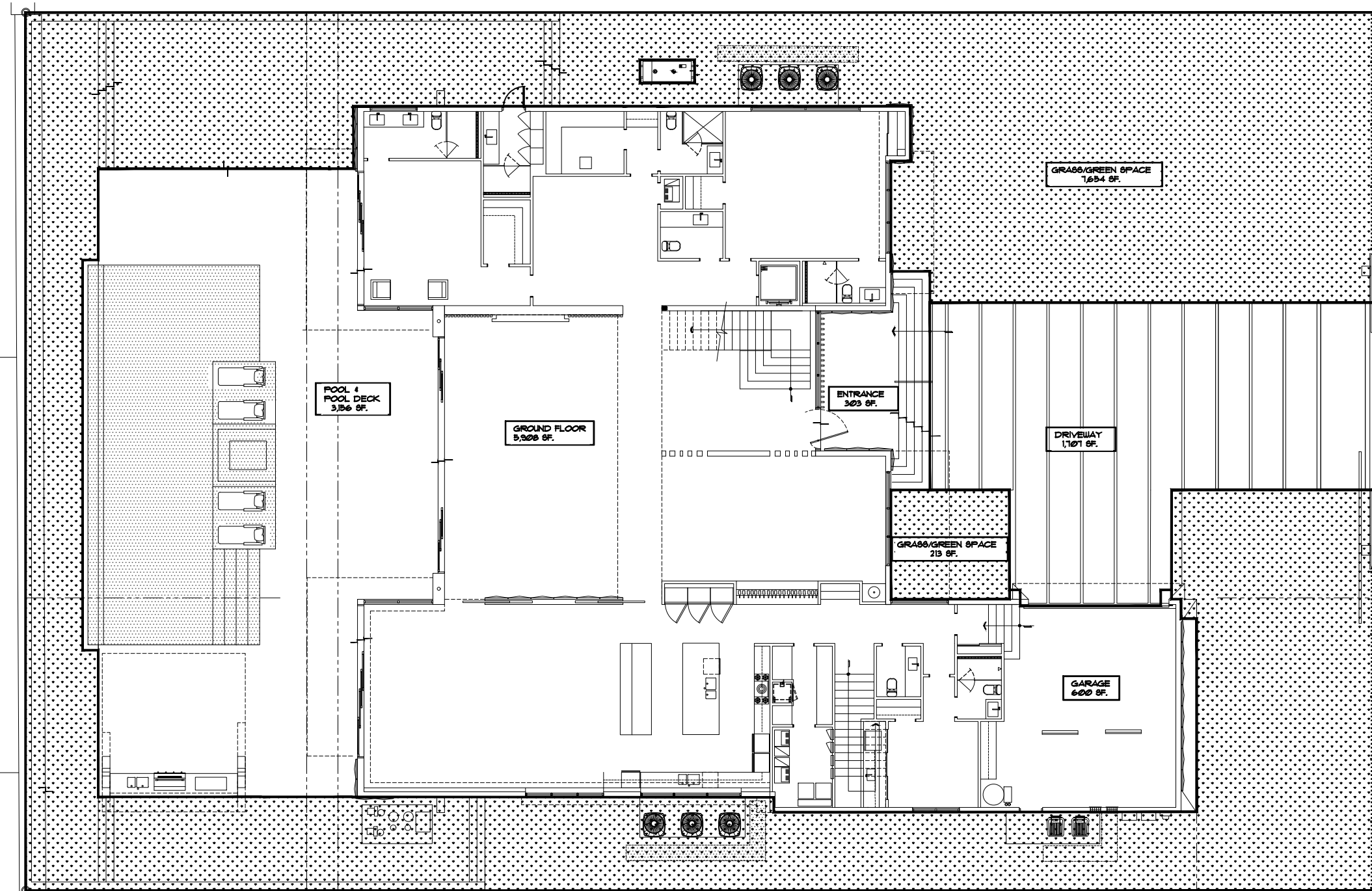
AREAS-SECOND FLOOR	
SECOND FLOOR A/C	3,990 SF.
TOTAL	3,990 SF.

OPEN SPACE (PERVIOUS) REQUIREMENTS

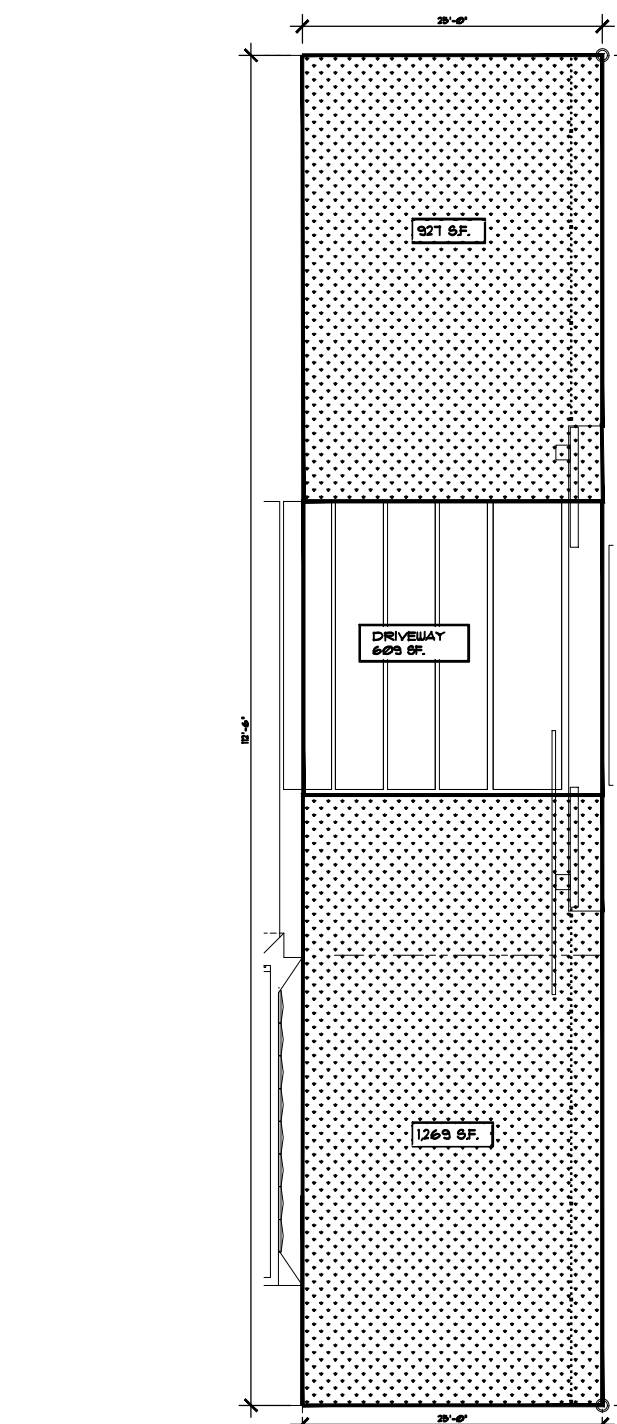
	REQUIRED/ALLOWED	PROVIDED
LOT PERVIOUS AREA	(19,688 X 40%) 7,875 SF.	(39.9%) 7,861 SF.
FRONT YARD OPEN SPACE	(2812 X 50%) 1,406 SF.	(78%) 2,196 SF.

SECOND STORY BUILDING AREA 80% RESTRICTION

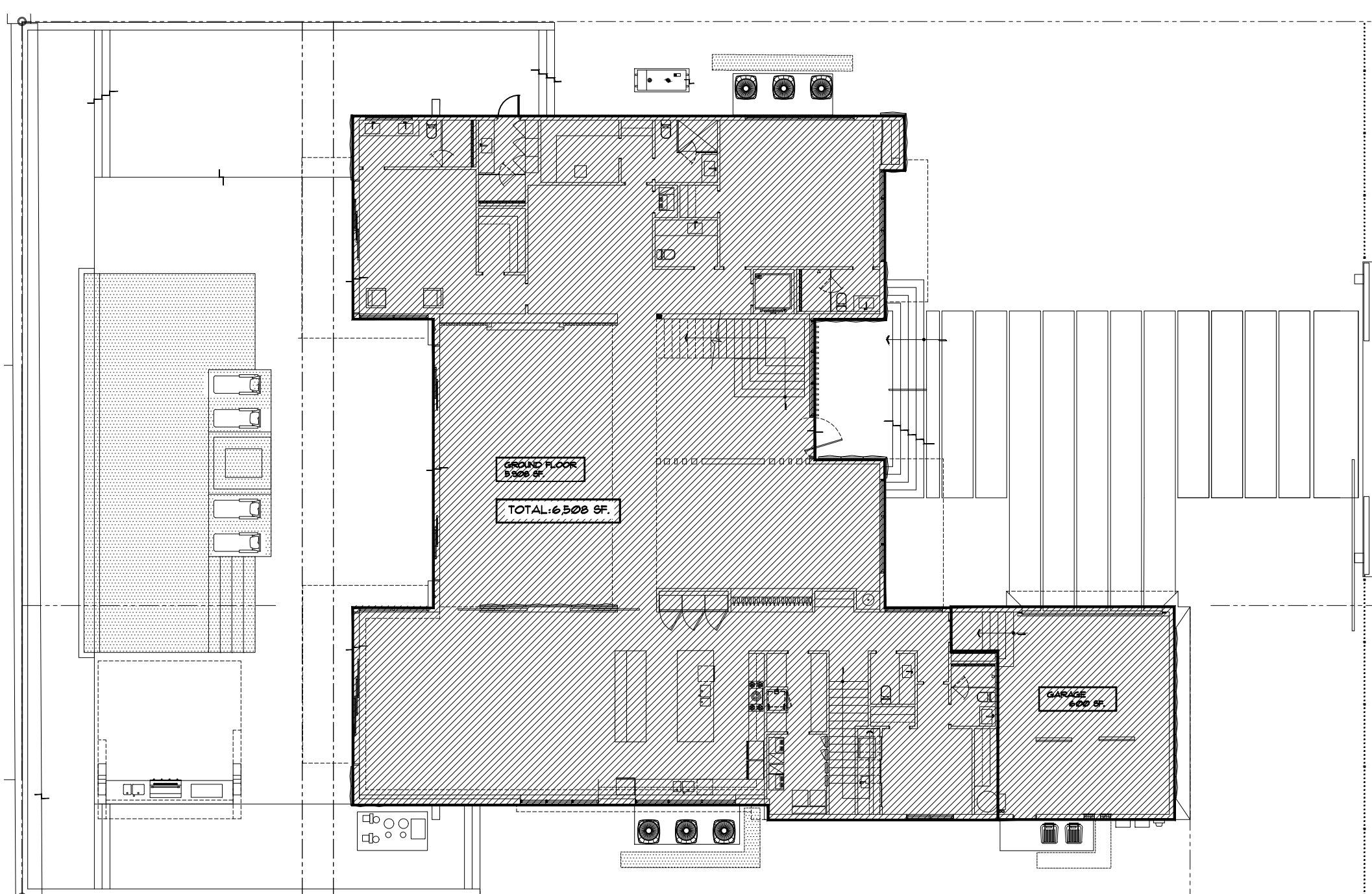
FOR 2 STORY HOMES, THE SECOND FLOOR SHALL NOT EXCEED 80% OF GROUND FLOOR GROSS AREA		
1ST FLOOR AREA HOUSE + GARAGE 5,308 SF. + 600 SF. + 6,508 SF.	6,508 SF X 80% = 5,206 SF. MAX ALLOWED	5,204 SQ.FT. = 79.3% PROVIDED



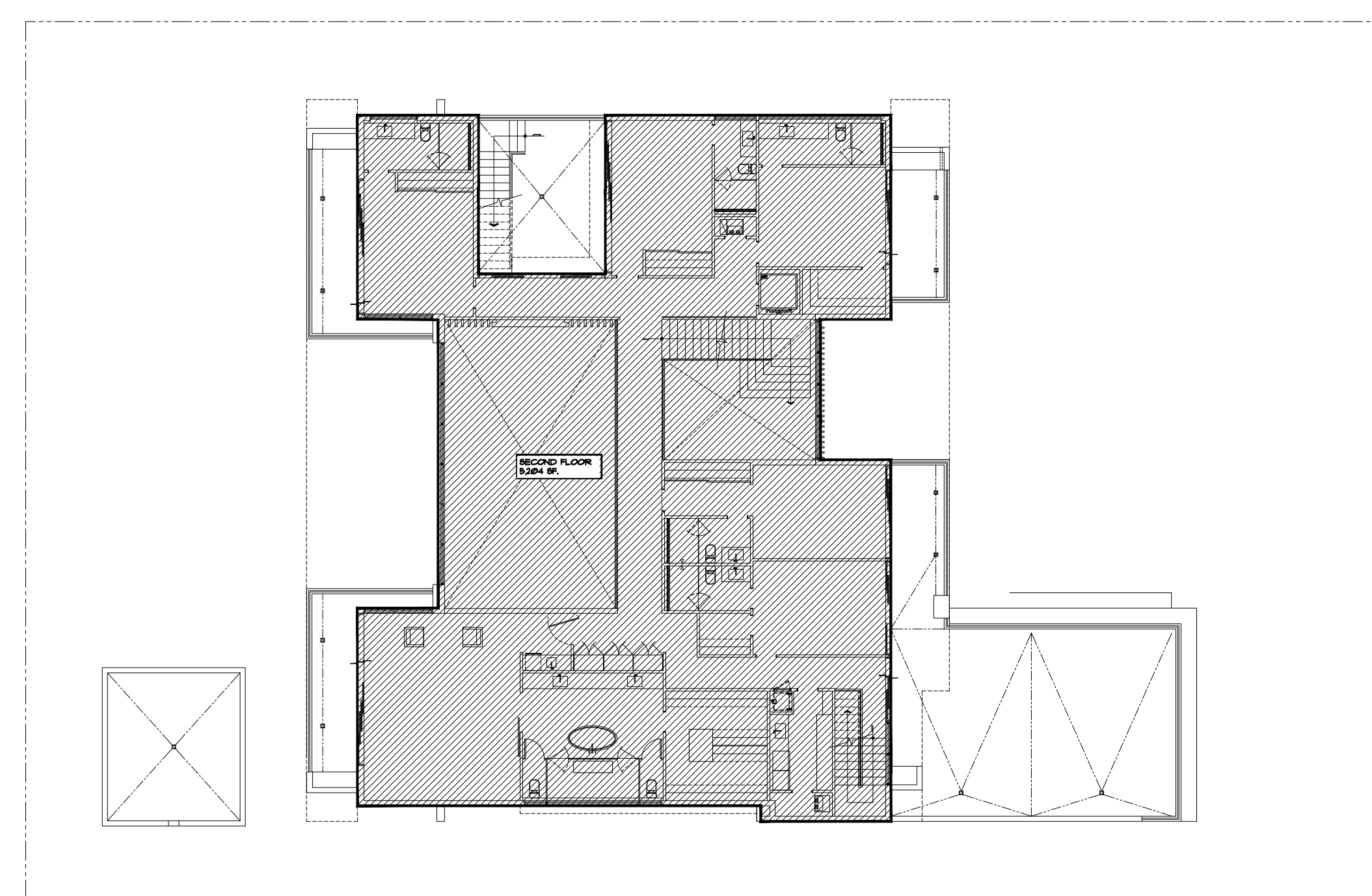
PERVIOUS VS IMPERVIOUS
SCALE 1/16" = 1' - 0"
TOTAL LOT PERVIOUS AREA (41.13%) 7,267 SF.



 PERVIOUS FRONT AREA		
SCALE 1/4" = 1' - 0"	REQUIRED/ALLOWED	PROVIDED
MIN. PERVIOUS AREA FOR FRONT AREA (2,012 SF)	50% = 1,406 SF.	78% = 2,196 SF.



FIRST FLOOR PLAN AREAS
SCALE 1/16" = 1' - 0"
TOTAL 6508 SF. HATCHED AREA

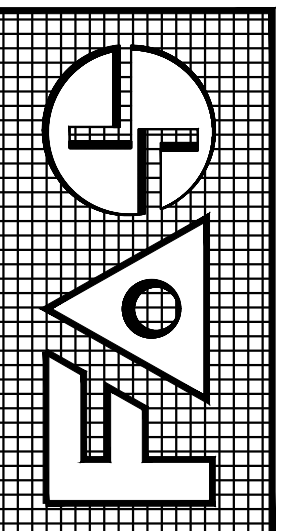


SECOND FLOOR PLAN AREAS
SCALE 1/16" = 1' - 0"
TOTAL: 5204 SQ.FT. = 79.9% PROVIDED HATCHED AREA

REVISIONS	BY:
1 JUN 25 2021	DS
2	
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PROPOSED RESIDENCE FOR:
MR. & MRS GAD
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154
FOLIO 51B-22271-001

florida architectural services inc.
daniel soragon AR 0010418 architect / planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212



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CHECKED DS
DATE MARCH 19, 2021
SCALE 1/16" = 1"
JOB NO. GAD RESIDENCE
SHEET NO.  = 6
OF 15 SHEETS
COLOR ORIGINAL

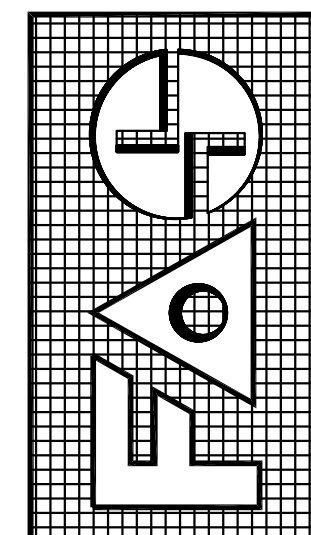


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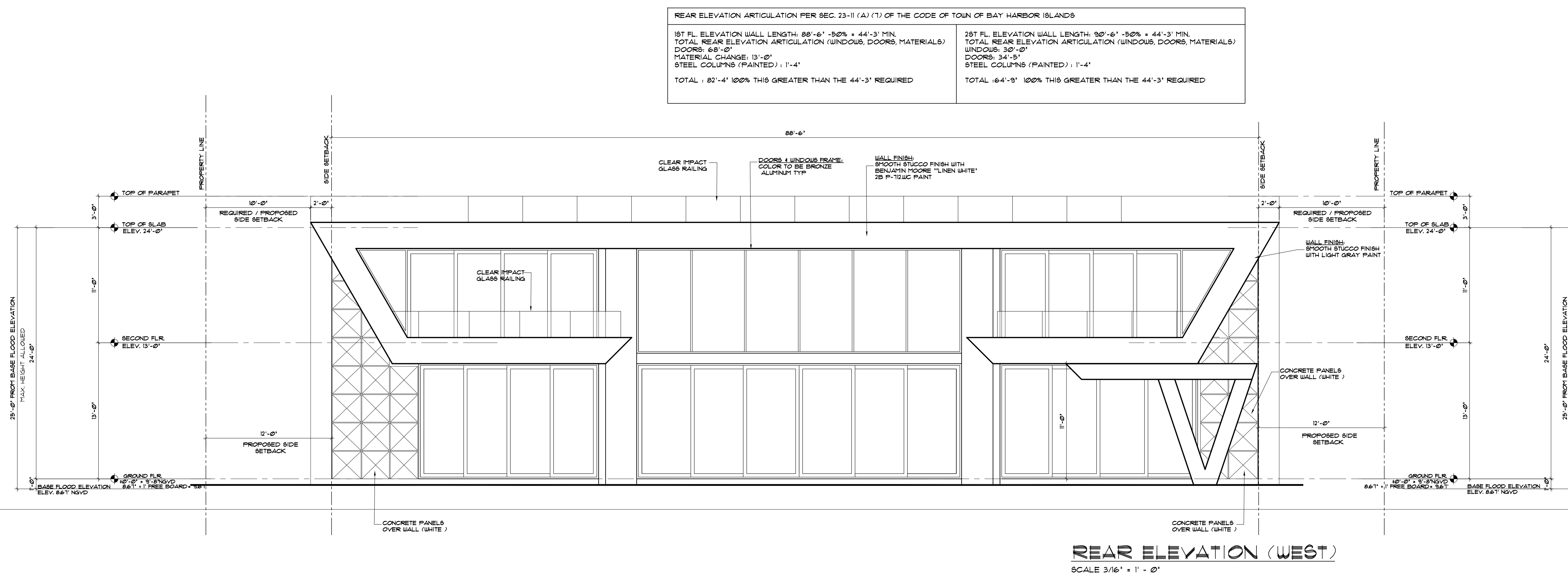
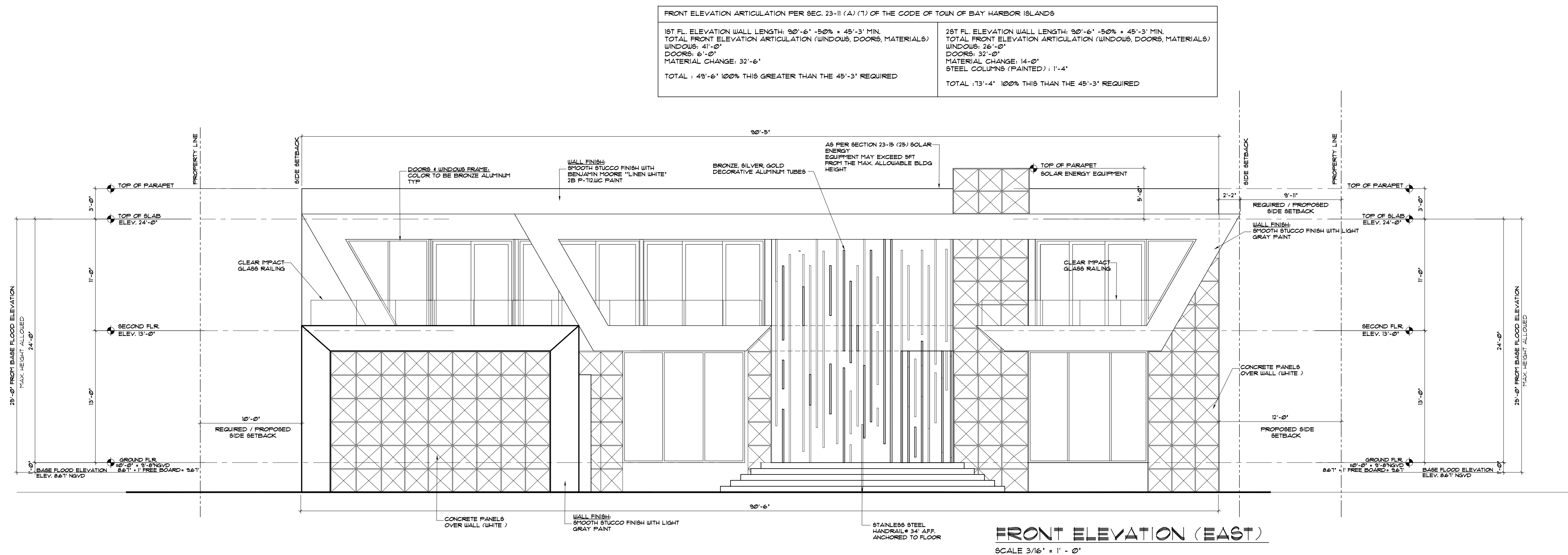
PROPOSED RESIDENCE FOR:
MR. & MRS GAD
10150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33154
FOLIO 9,19-2721-000

florida architectural services inc.
daniel sorogon ar 0010418 architect / planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212

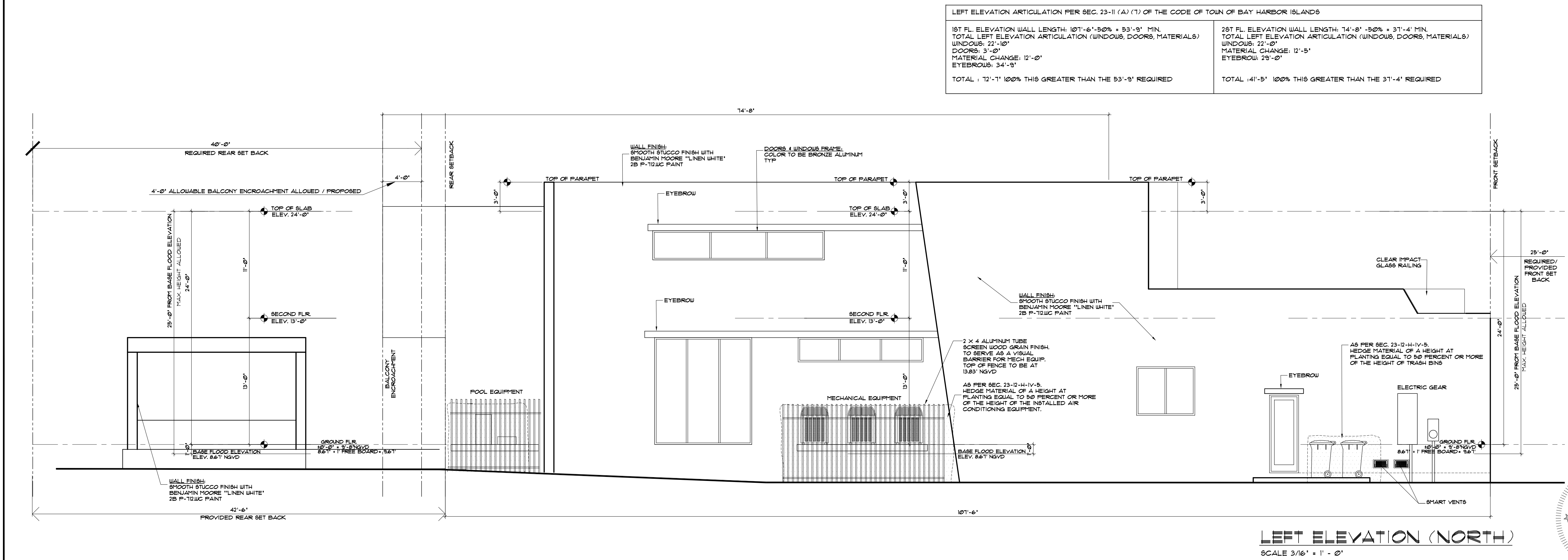
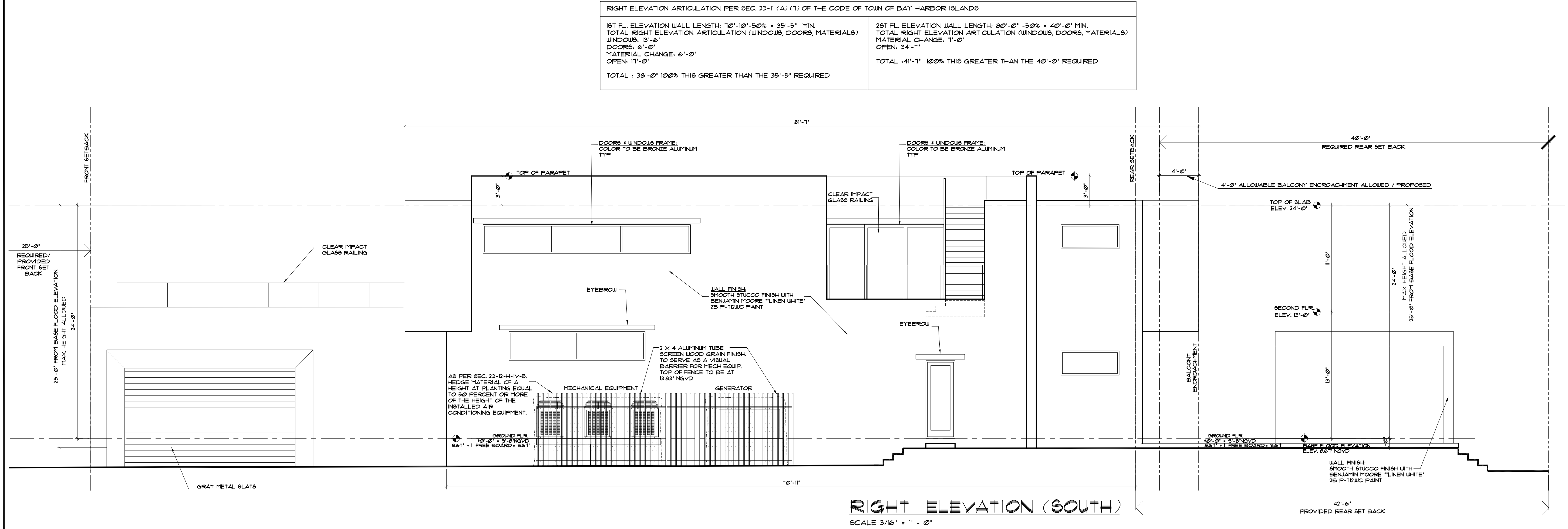


DRAWN BB / CB
CHECKED DS
DATE MARCH 19, 2021
SCALE 3/16" = 1'
JOB NO. GAD RESIDENCE

SHEET NO. 
OF 15 SHEETS
COLOR ORIGINAL



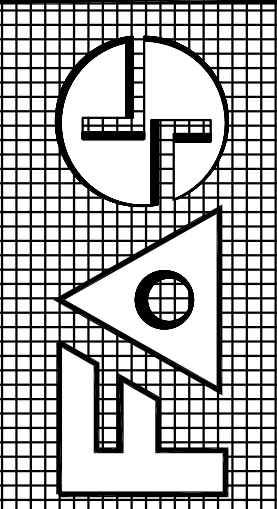
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1 JUN 25 2021	D8
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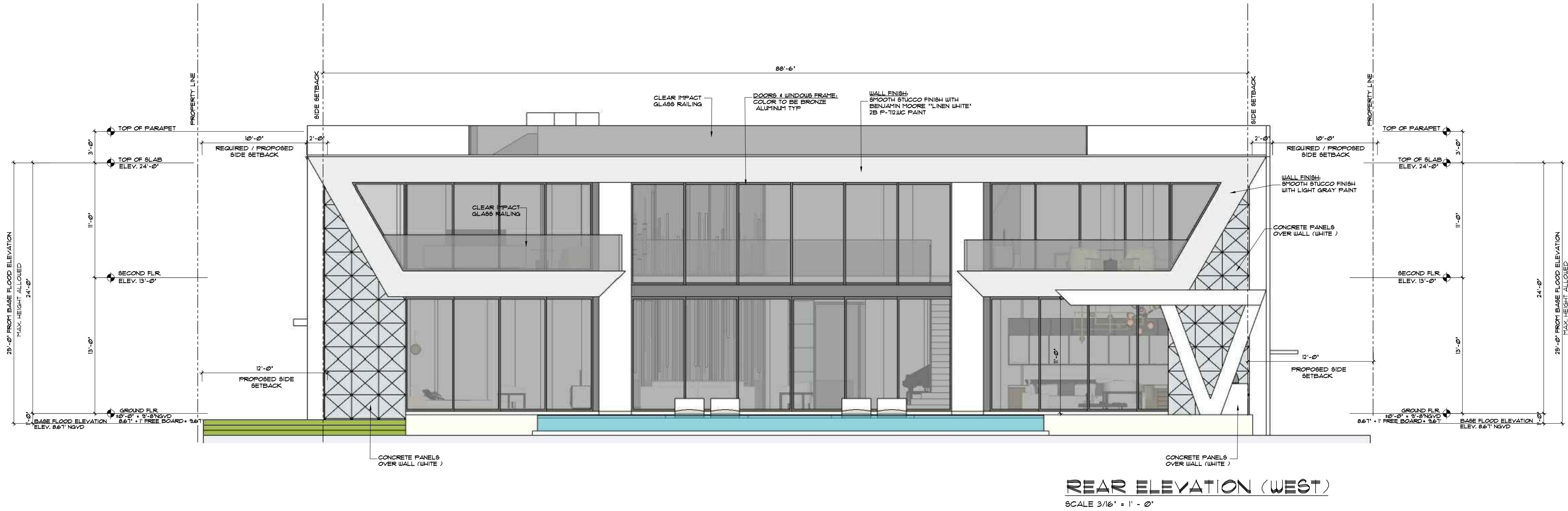
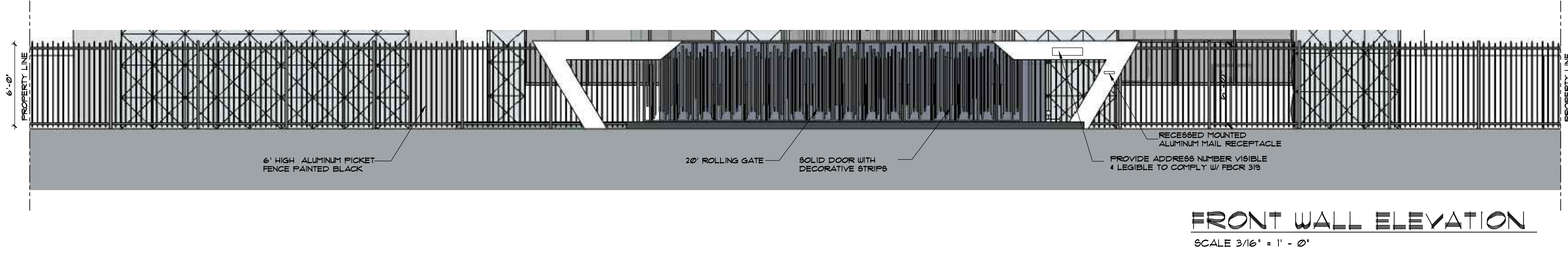
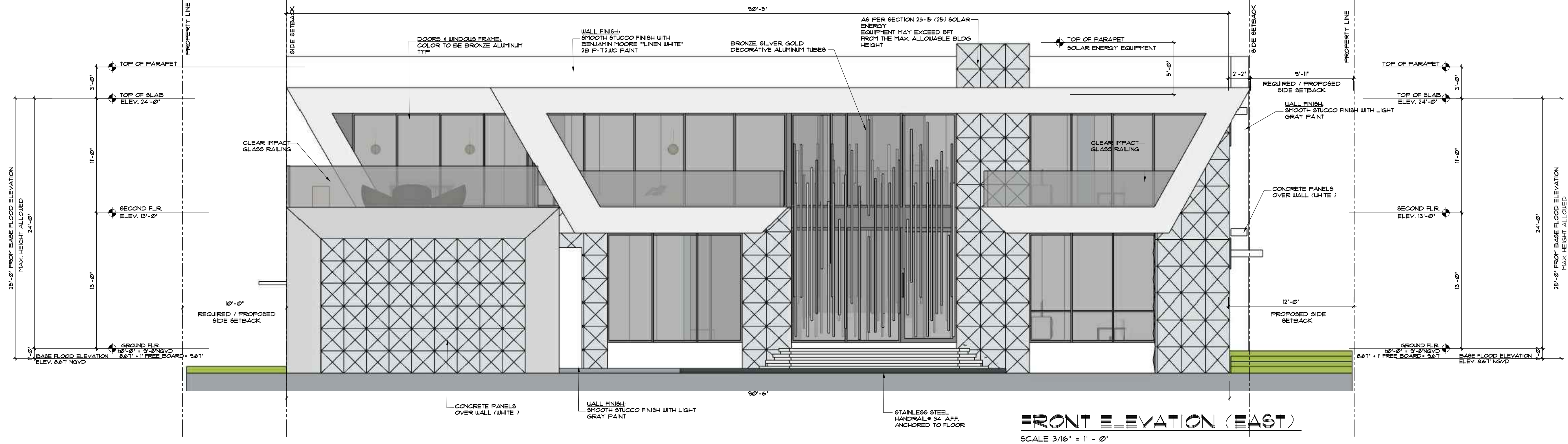
PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
10150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 3354
FOLIO 513-2271-001-4310

florida architectural services inc.
daniel sorogon architect / planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169
AR 0010418 (305) 653-0212



DRAWN	BB / CB
CHECKED	D8
DATE	MARCH 19, 2021
SCALE	3/16" = 1'
JOB NO.	GAD RESIDENCE
SHEET NO.	A = 8
OF 15 SHEETS	
COLOR ORIGINAL	

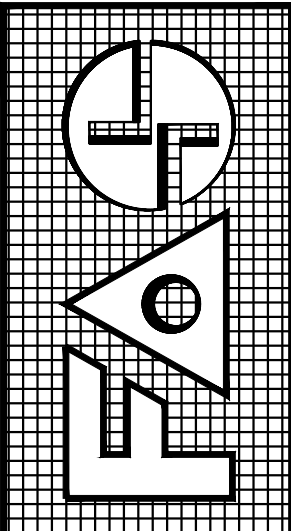
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PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
1950 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33584
FOLIO 513-2271-001-4312

florida architectural services inc.
daniel sorogon AR 0010418 architect / planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212



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DATE	MARCH 10, 2021
SCALE	3/16" = 1'-0"
JOB NO.	GAD RESIDENCE
SHEET NO.	A-9
OF 15 SHEETS	
COLOR ORIGINAL	

Architectural elevation drawing of a building facade. The drawing includes the following annotations and dimensions:

- Dimensions:**
 - Overall width: 81'-1"
 - Overall height: 24'-0"
 - Front setback: 25'-0"
 - Required rear set back: 40'-0"
 - Allowed balcony encroachment: 4'-0"
 - Max height allowed: 25'-0" from base flood elevation
 - Second floor elevation: 13'-0"
 - Top of slab elevation: 24'-0"
 - Ground floor elevation: 8.61' ±
 - Base flood elevation: 8.61' NGVD
 - Provided rear set back: 42'-6"
- Structural and Material Callouts:**
 - DOORS & WINDOW FRAME: COLOR TO BE BRONZE ALUMINUM TYP.
 - TOP OF PARAPET
 - CLEAR IMPACT GLASS RAILING
 - EYEBROW
 - WALL FINISH: SMOOTH STUCCO FINISH WITH BENJAMIN MOORE "LINEN WHITE" 2B P-1212C PAINT
 - 2 X 4 ALUMINUM TUBE SCREEN WOOD GRAIN FINISH TO SERVE AS A VISUAL BARRIER FOR MECH EQUIP. TOP OF FENCE TO BE AT 13.83' NGVD
 - MECHANICAL EQUIPMENT
 - GENERATOR
 - BALCONY ENCROACHMENT
 - GRAY METAL SLATS
- Other Notes:**
 - REQUIRED/PROVIDED FRONT SET BACK
 - 4'-0" ALLOWABLE BALCONY ENCROACHMENT ALLOWED / PROPOSED
 - WALL FINISH: SMOOTH STUCCO FINISH WITH BENJAMIN MOORE "LINEN WHITE" 2B P-1212C PAINT

AS PER SEC. 23-12-H-IV-5,
HEDGE MATERIAL TO A HE
PLANTING EQUAL TO 50 PE
OF THE HEIGHT OF THE INS
CONDITIONING EQUIPMENT.



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3/16" = 1' - 0"
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GAD RESIDENCE
SHEET NO.
OF 15 SHEETS
COLOR ORIGINAL

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FRONT PERSPECTIVE



FRONT PERSPECTIVE



REAR PERSPECTIVE



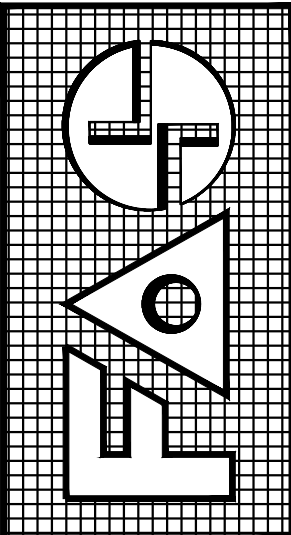
REAR PERSPECTIVE



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1	JUNE 28, 2021	DS
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PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
10150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33154
FOLIO 51B-2271-001-4310

florida architectural services inc.
daniel sorogon AR 0010418 architect / planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212



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DATE MARCH 19, 2021
SCALE
JOB NO. GAD RESIDENCE
SHEET NO. 11 OF 15 SHEETS
COLOR ORIGINAL

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SOUTH PROPERTY



SUBJECT PROPERTY



NORTH PROPERTY



NORTH PROPERTY

SUBJECT PROPERTY

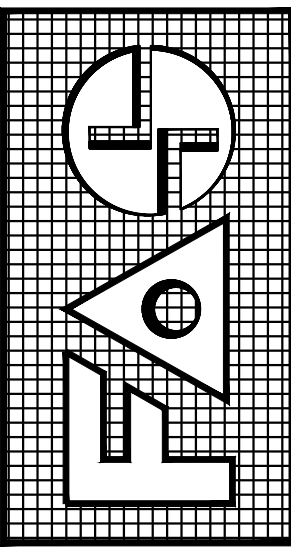
SOUTH PROPERTY



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1	JUNE 28, 2021	DS
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PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
10150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33154
FOLIO 51B-2221-001-4310

florida architectural services inc.
daniel sorogon AR 0010418 architect / planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212



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DATE MARCH 18, 2021
SCALE
JOB NO. GAD RESIDENCE
SHEET NO. A-12 OF 15 SHEETS
COLOR ORIGINAL

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SOUTH WEST VIEW



NORTH WEST VIEW



SOUTH EAST VIEW



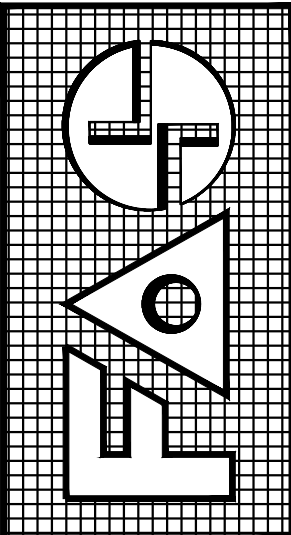
NORTH EAST VIEW



REVISIONS		BY:
1	JUNE 28, 2021	DS
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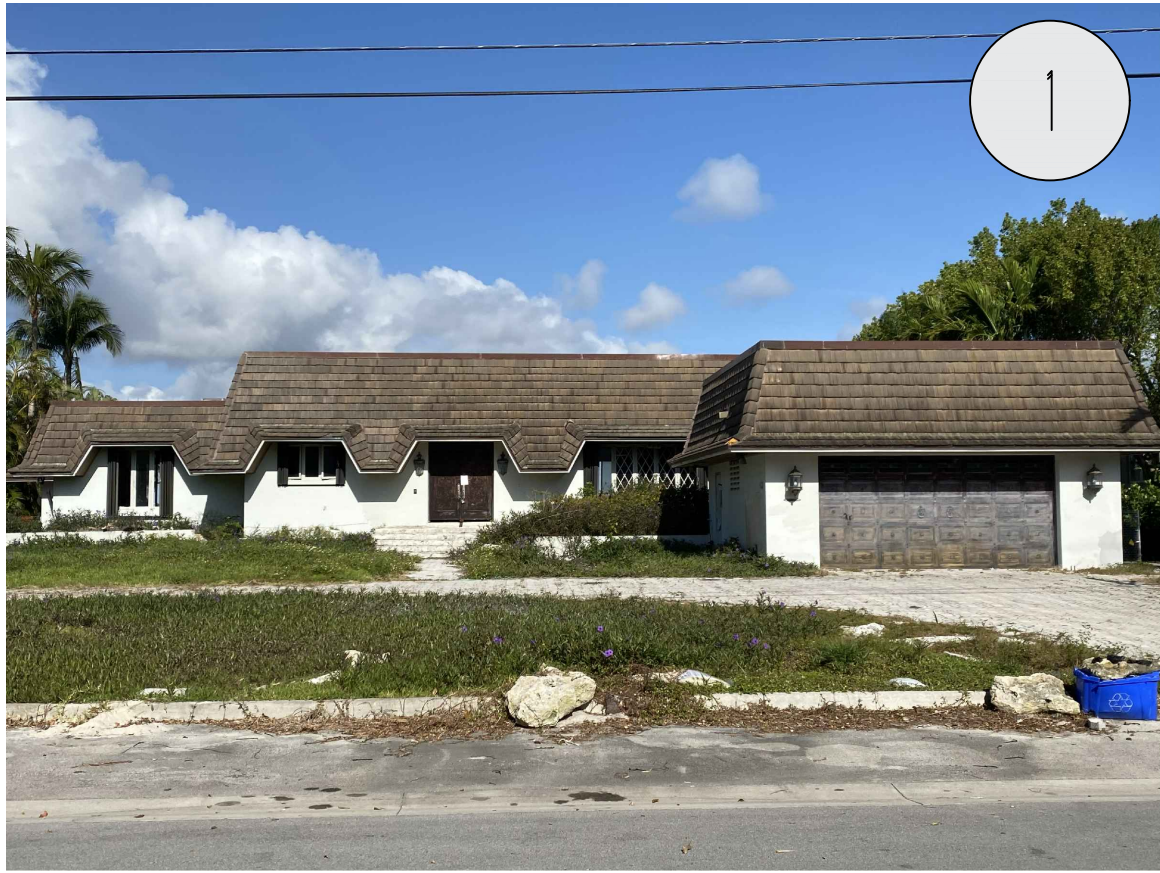
PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
10150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33154
FOLIO 51B-2271-001-4312

florida architectural services inc.
daniel sorogon AR 0010418 architect / planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212



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CHECKED DS
DATE MARCH 18, 2021
SCALE
JOB NO. GAD RESIDENCE
SHEET NO. A-13 OF 15 SHEETS
COLOR ORIGINAL

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SUBJECT PROPERTY



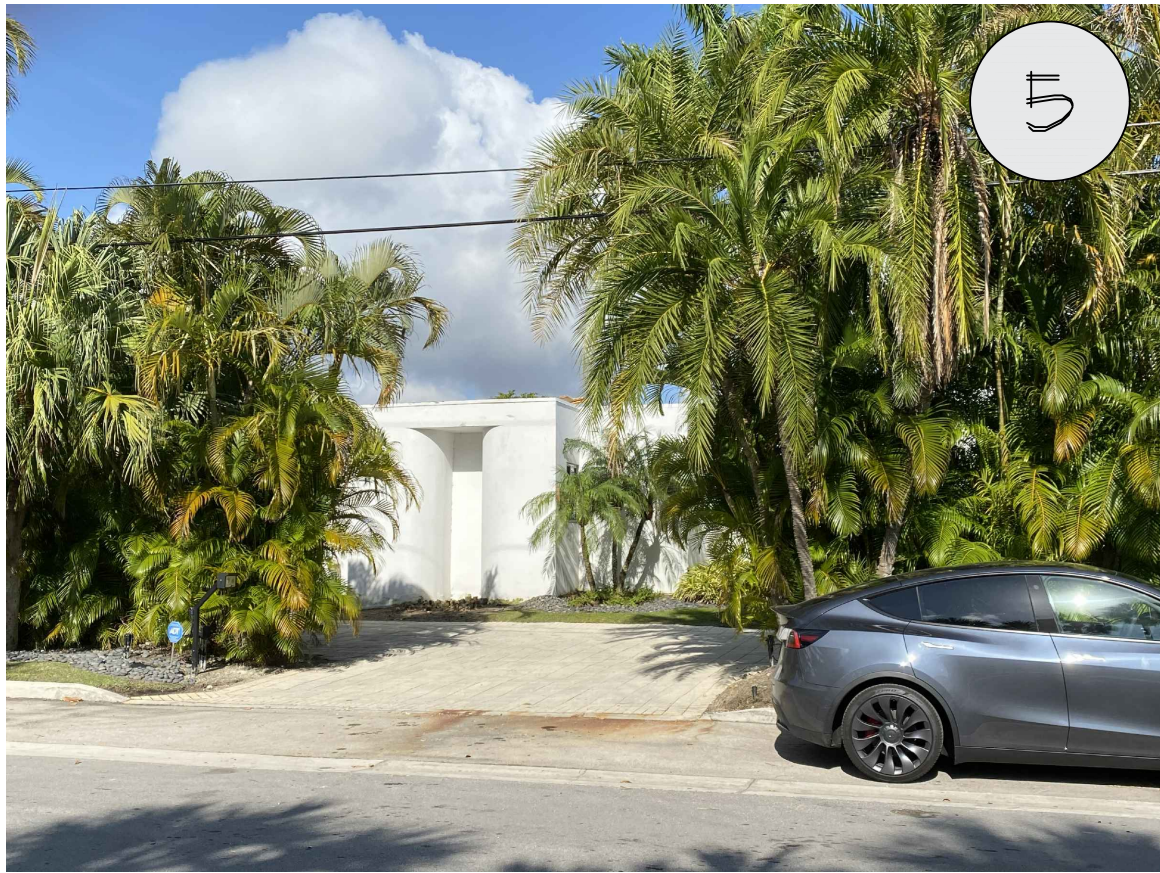
VIEW FROM THE BACK OF THE SUBJECT PROPERTY, LOOKING TOWARD THE SOUTHWEST.



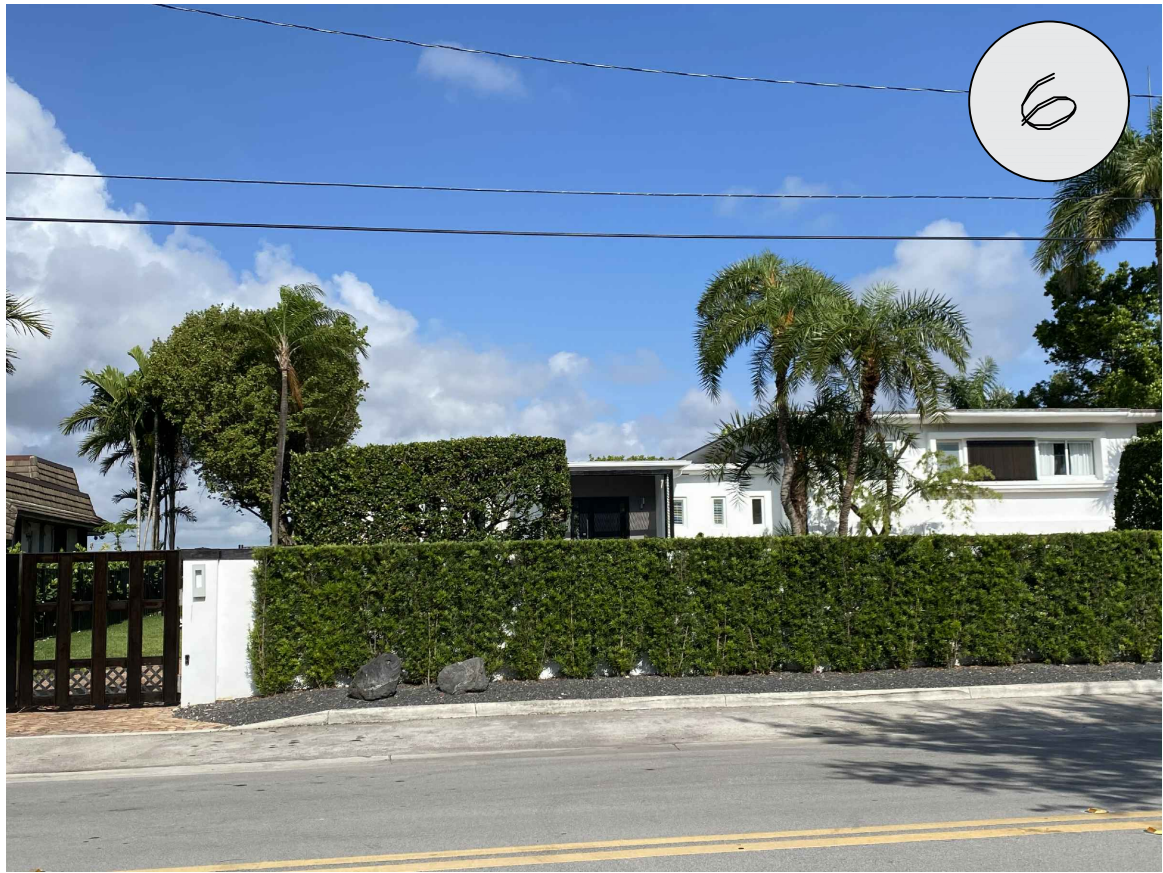
VIEW FROM THE BACK OF THE SUBJECT PROPERTY, LOOKING TOWARD THE NORTHWEST.



PROPERTY ACROSS THE STREET FROM SUBJECT PROPERTY.



PROPERTY ON SOUTH SIDE OF SUBJECT PROPERTY.



PROPERTY ON NORTH SIDE OF SUBJECT PROPERTY.



STREET VIEW HEADING NORTHWARD ON WEST BROADVIEW DRIVE.



PROPERTY ACROSS THE STREET FROM SUBJECT PROPERTY (SOUTHERN SIDE)

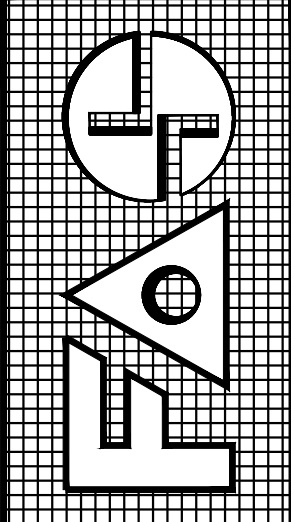
SURROUNDED IMAGES



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1	JUNE 28, 2021	DB
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PROPOSED RESIDENCE FOR:
MR. & MRS. GAD
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33154
FOLIO 51B-2271-001-4312

florida architectural services inc.
daniel sorogon AR 0010418 architect/planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212



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DATE MARCH 18, 2021
SCALE
JOB NO. GAD RESIDENCE
SHEET NO. 14
OF 15 SHEETS
COLOR ORIGINAL

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GLASS RAILINGS



GARAGE DOOR:
GRAY METAL SLATS



BRONZE, SILVER, GOLD
ALUMINUM TUBES ON
FRONT FACADE,



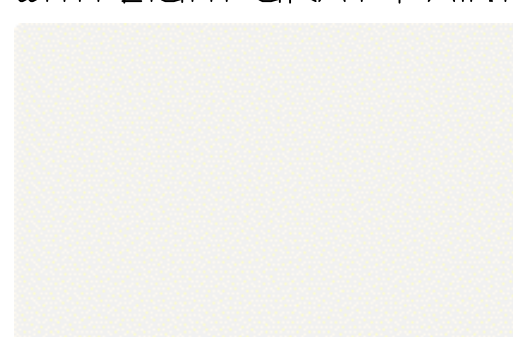
BRONZE ALUMINUM
WINDOWS/DOORS



WALL FINISH:
SMOOTH STUCCO FINISH WITH
BENJAMIN MOORE "LINEN WHITE"
2B P-T12.WC PAINT



FRAME WALL FINISH:
SMOOTH STUCCO FINISH
WITH LIGHT GRAY PAINT



2'-6" X 2'-6" CONCRETE PANELS
OVER WALL (PAINTED WHITE)



CLEAR IMPACT
GLASS RAILINGS



AGREGATE CONCRETE DRIVEWAY
WITH GRASS STRIPS



2'-6" X 2'-6" CONCRETE PANELS
OVER WALL (PAINTED WHITE)



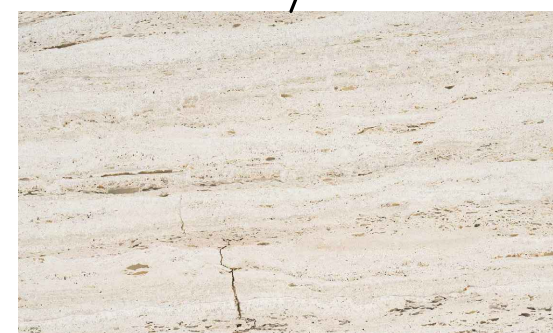
GRASS



INFINITY POOL OVER
MOSAIC TILE



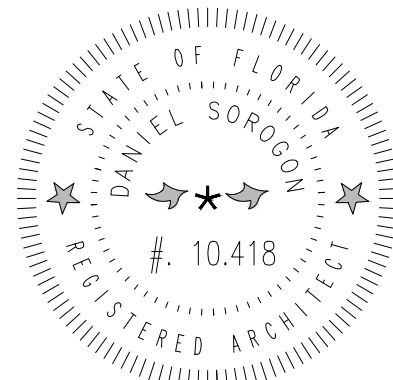
BRONZE ALUMINUM
WINDOWS/DOORS



2'X4' TRAVERTINE
MARBLE SLABS



CALACATTA QUARTZ



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1	JUNE 28, 2021	DS
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PROPOSED RESIDENCE FOR:

MR. & MRS. GAD

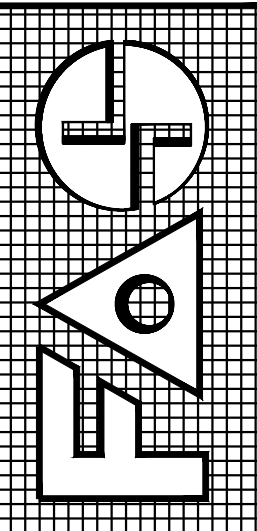
10150 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL. 33154

FOLIO 51B-2271-001-4310

florida architectural services inc.

daniel sorogon AR 0010418 architect/planner

34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212



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DATE	MARCH 18, 2021
SCALE	
JOB NO.	GAD RESIDENCE
SHEET NO.	A-15
OF 15 SHEETS	
COLOR ORIGINAL	

BISCAYNE BAY

112.50' (CR)

BLOCK 23

175.00' (P)

LOT 45
BLOCK 23
ONE STORY
RESIDENCE # 10130
F.F.E.:8.22'

POOL

PLATTED
LOT LINE
PORTION
OF LOT 46
BLOCK 23
(INCLUDED)

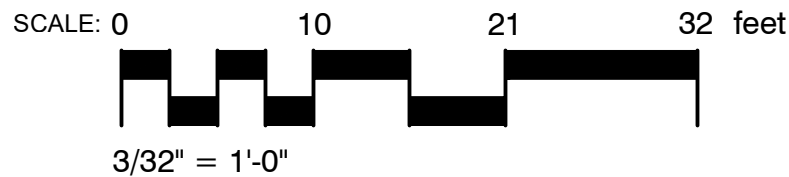
WEST BROADVIEW DRIVE

112.50' (CR)

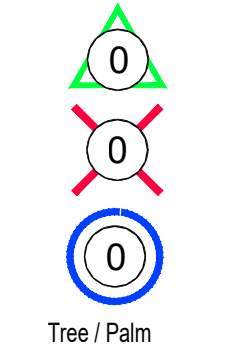
175.00' (P) 172.78' (M)
ARECA PALM HEDGE ON NEIGHBOR PROPERTY



EXISTING TREE DISPOSITION PLAN



TREE DISPOSITION LEGEND



Existing tree or palm to be transplanted

Existing tree or palm to be removed

Existing tree and palm to remain in their existing location and be protected during construction, no construction or excavation shall be permitted within the dripline of the trees.

LIMITS OF EXISTING TREE & PALM PROTECTION ZONE

PROPOSED BUILDING & PAVED AREAS

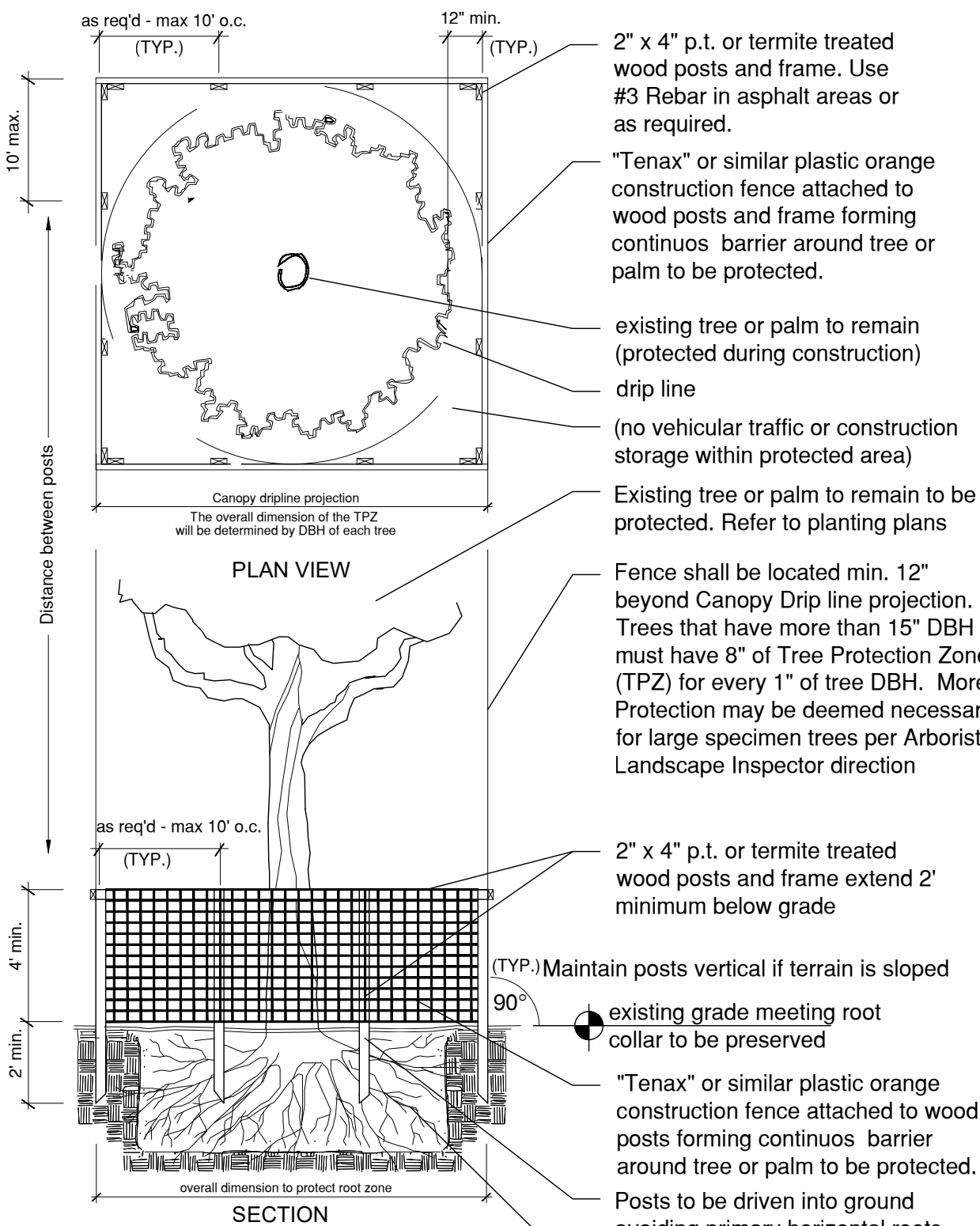


Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.

Check positive response codes before you dig!

EXISTING TREE DISPOSITION CHART

NUMBER	COMMON NAME	BOTANICAL NAME	HEIGHT (FT)	CANOPY (FT)	CALIPER DBH (INCH)	CANOPY (SQ.FT)	CANOPY LOSS	DISPOSITION	COMMENTS
1A	Solitaire Palm Cluster	Pythosperma elegans	20	15	4	177	0	Transplant	
2A	Solitaire Palm Cluster	Pythosperma elegans	20	15	4	177	0	Transplant	
3A	Solitaire Palm Cluster	Pythosperma elegans	20	15	4	177	0	Transplant	
4A	Solitaire Palm Cluster	Pythosperma elegans	20	15	4	177	0	Transplant	
5A	Solitaire Palm Cluster	Pythosperma elegans	20	15	4	177	0	Transplant	
6A	Solitaire Palm Cluster	Pythosperma elegans	20	15	4	177	0	Transplant	
7A	Solitaire Palm Cluster	Pythosperma elegans	20	15	4	177	0	Transplant	
TOTAL PROPOSED CANOPY LOSS (in square feet)								0	
All Shrubs/Vegetation Not Shown On This Schedule Are To Be Removed.									



TREE PROTECTION ZONE (TPZ) DETAIL
For existing trees to remain. Scale: NTS

TREE PROTECTION NOTES

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

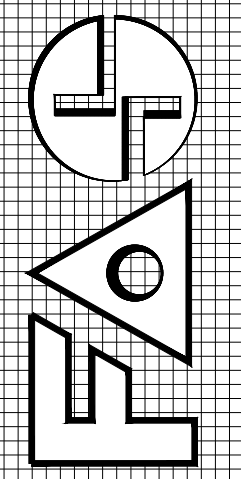


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Client Comments	
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PROPOSED RESIDENCE FOR: MR. &
MRS GAD
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154
FOLIO #:15-2227-001-4310

florida architectural services inc.
daniel sorogon architect / planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH, FL 33169
AR 0010418 (305) 653-0212



DRAWN	JV
CHECKED	DL
DATE	MARCH 19, 2021
SCALE	
JOB NO.	GAD RESIDENCE
SHEET NO.	L100
OF 7 SHEETS	
COLOR ORIGINAL	

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FRONT ELEVATION
SCALE: 0 8 16 24 feet
1/8" = 1'-0"



REAR ELEVATION
SCALE: 0 8 16 24 feet
1/8" = 1'-0"

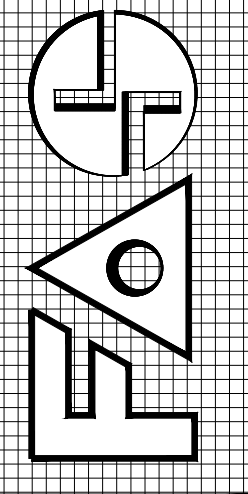


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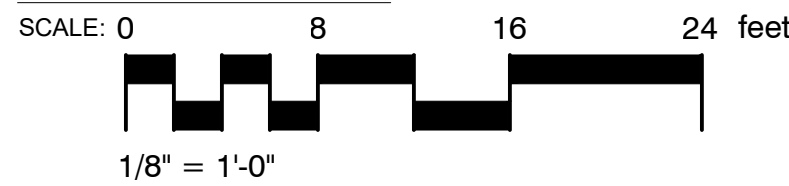
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DATE MARCH 19, 2021
SCALE
JOB NO. GAD RESIDENCE

SHEET NO.
L201
OF 7 SHEETS
COLOR ORIGINAL

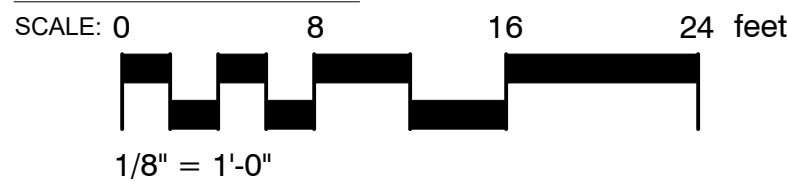
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RIGHT ELEVATION



LEFT ELEVATION

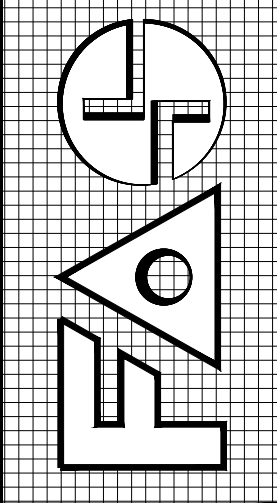


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GAD RESIDENCE

SHEET NO.
L202
OF 7 SHEETS
COLOR ORIGINAL

2002

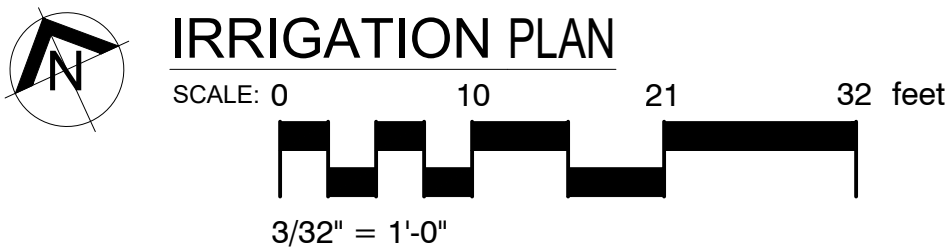
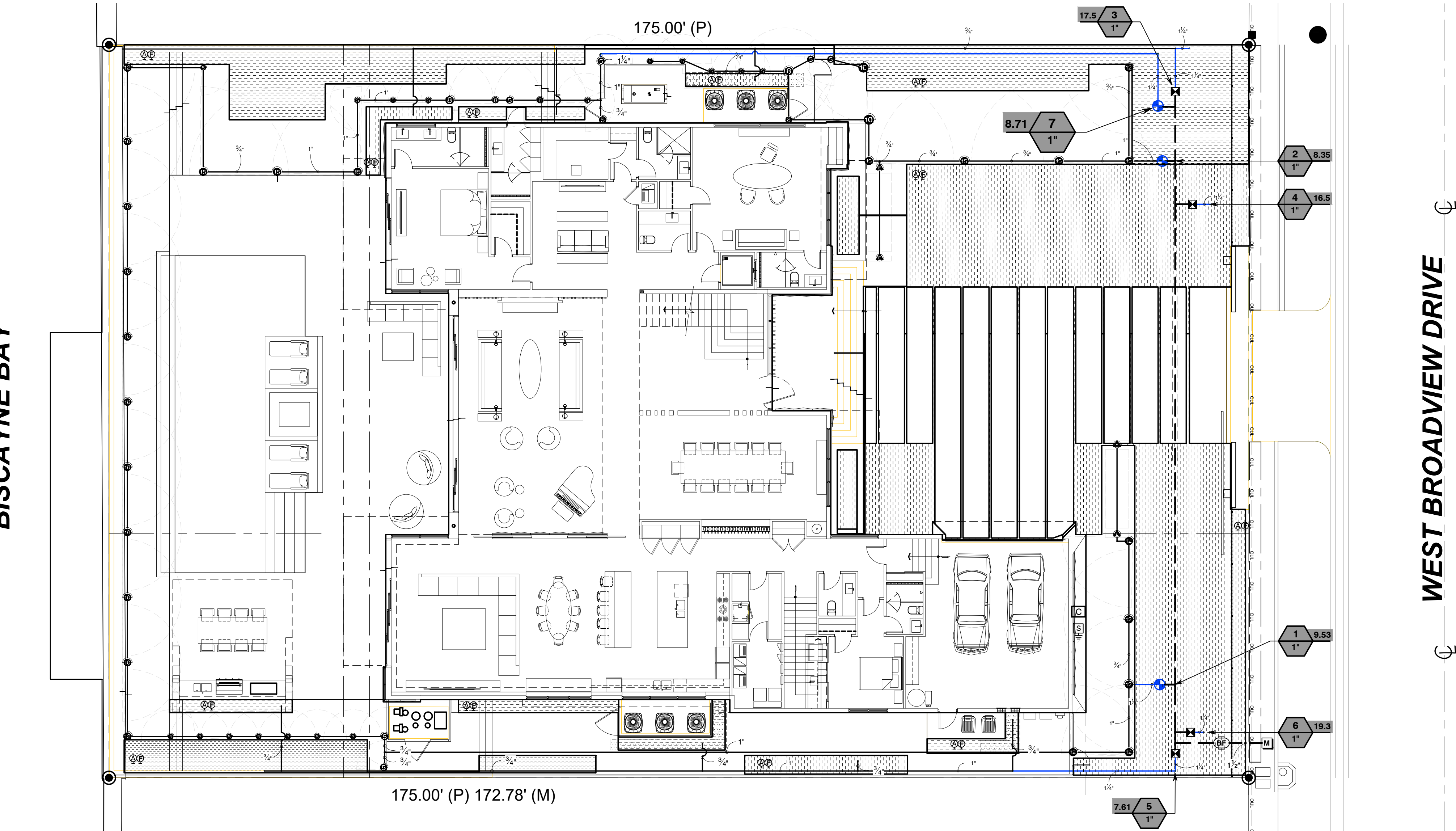
1. Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All Utility companies and/or the General Contractor shall be notified by utility locations prior to digging. Utility trenching is to be coordinated with the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

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

Abstract

ALL DESIGNS AND DRAWINGS HEREIN AND PRINTS ISSUED BY THE ARCHITECT ARE PROPERTY OF ARCHITECT AND NO PART OF THESE DRAWINGS OR ANY PART THEREOF IS TO BE REPRODUCED WITHOUT THE CONSENT OF THE ARCHITECT. THE PERSON SO DOING WILL BE INDEBTED TO THE ARCHITECT FOR ITS FULL COMMISSION.

BISCAYNE BAY



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

IRRIGATION DESIGN BASED ON "PLANTING PLAN". CONTRACTOR SHALL REFER TO THIS PLAN TO COORDINATE SPRINKLER LOCATIONS AND PIPE ROUTING WITH NEW AND EXISTING PLANT LOCATIONS.

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

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

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

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

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

CONTRACTOR IS TO PROVIDE AN AS-BUILT DRAWING OF THE IRRIGATION SYSTEM TO THE OWNER AND LANDSCAPE ARCHITECT.

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

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

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

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

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

BACKFILL SHALL BE OF SUITABLE MATERIAL, FREE OF ROCKS, STONES, AND OTHER DEBRIS THAT WOULD DAMAGE IRRIGATION SYSTEM COMPONENTS.

A GATE VALVE SHALL BE INSTALLED FOR ISOLATION. THIS VALVE SHALL BE TO LINE SIZE AND INSTALLED IN A VALVE BOX. POROUS MATERIAL SHALL BE INSTALLED PER BOX TO PROMOTE DRAINAGE.

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

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

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

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

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

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

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

CONTROL LINES FROM AUTOMATIC CONTROLLER TO IN-LINE AUTOMATIC VALVES SHALL BE #14 AWG DIRECT BURIAL UF TYPE WHICH SHALL BE: (1) INSTALLED IN ACCORDANCE WITH LOCAL CODES, (2) INSTALLED IN SCH 40 PVC WIRE CONDUIT, (3) BURIED TO A MINIMUM DEPTH OF 16", (4) COLORED CODED TO FACILITATE TROUBLESHOOTING, AND (5) SPLICED MOSTLY AT VALVE LOCATIONS. SPLICES SHALL BE MADE WATERPROOF USING APPROVED METHODS. SPARE WIRES SHALL BE ROUTED FROM THE CONTROLLER IN ALL DIRECTIONS TO THE FARTHEST VALVES CONTROLLED.

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

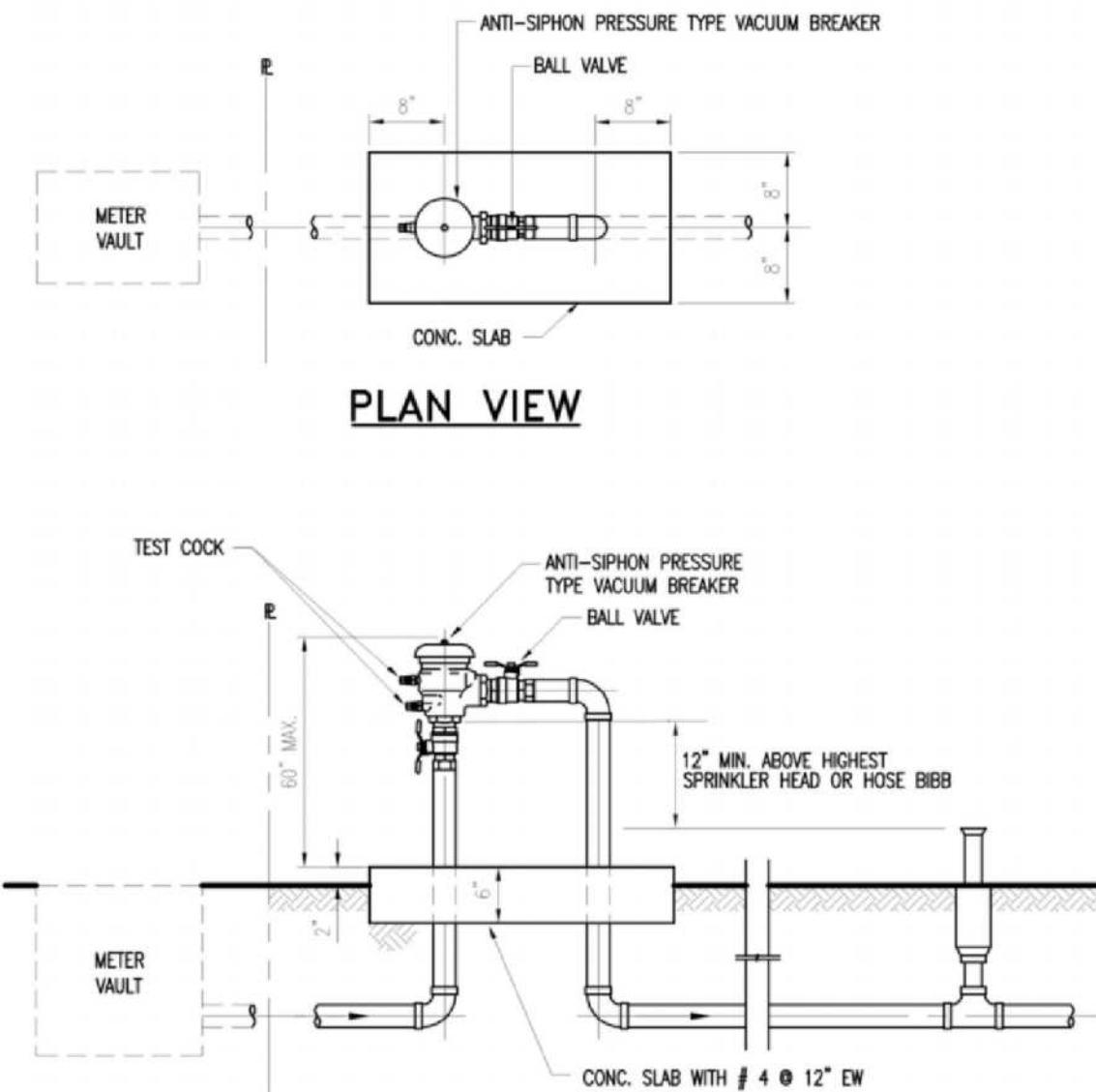
AUTOMATIC VALVE LOCATIONS ARE SCHEMATIC ONLY AND SHALL BE ADJUSTED FOR ON SITE CONDITIONS. EACH VALVE SHALL BE INSTALLED IN A VALVE BOX. A MINIMUM OF ONE CUBIC FOOT OF GRAVEL SHALL BE PROVIDED PER BOX TO PROMOTE DRAINAGE.

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

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

1 IRRIGATION NOTES

SCALE: NTS



2 VACUUM BREAKER

N.T.S.

NOTES:

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

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
Q T H TT TO F	Toro 570Z-6LP-PC 5 Series Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	24	30
Q T H TT TO F	Toro 570Z-6LP-PC 8' radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	5	30
Q T H TT TO F	Toro 570Z-6LP-PC 10' radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	11	30
Q T H TT TO F	Toro 570Z-6LP-PC 12' radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	8	30
Q T H TT TO F	Toro 570Z-6LP-PC 15' radius Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	7	30
Q T H TT TO F	Toro 570Z-6LP-PC Turf Strip Spray Turf Spray, 6" Pop-Up, with a Zero Flush Seal. Low Pressure Sealing, allowing for pop-up and retraction at lower pressures. 1/2" Female-Threaded Inlet. Ideal for small to medium landscape areas.	4	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
X	Rain Bird XCZ-100-PRF 1" Medium Flow Drip Control Kit, 1" DV valve, 1" pressure regulating filter, 40psi pressure regulator. 3gpm - 15gpm.	4	/
P	Netafim TLFV-1 Automatic Flush Valve, with Insert Inlet	12	/
A	Toro T-YD-500-34 1/2" Air Vent- MIPT Air Release and Vacuum Relief Valve	12	/
	Area to Receive Dripline Netafim TLCV-09-12 (12) Techline Pressure Compensating Landscape Dripline with Check Valve. 0.8GPH emitters at 12.0" O.C. Dripline laterals spaced at 12.0" apart, with emitters offset for triangular pattern. 17mm.	3,858 s.f.	/

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Toro P220-27-0 GLOBE 1" Electric, 1", 1-1/2", 2" and 3" Plastic In-Line Remote Control Valve. Equipped to withstand pressure up to 220 PSI. Filter screen on 2" and 3" models. Standard Solenoid. Globe Body Style. With EZ Reg Pressure Regulator.	3	/
BF	Febco 765 1" Pressure Vacuum Breaker, brass with ball valve SOV. Install 12" (305MM) above highest downstream outlet and the highest point in the downstream piping.	1	/
M	Water Meter 1"	1	/
	Irrigation Lateral Line: PVC Schedule 80 3/4"	577.9 l.f.	/
	Irrigation Lateral Line: PVC Schedule 80 1"	255.9 l.f.	/
	Irrigation Lateral Line: PVC Schedule 80 1 1/4"	140.4 l.f.	/
	Irrigation Mainline: PVC Schedule 40 1 1/2"	127.7 l.f.	/
	Pipe Sleeve: PVC Class 200 SDR 21	26.6 l.f.	/
	Valve Callout		
	Valve Number		
	Valve Flow		
	Valve Size		

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Toro P220-27-0 GLOBE	1"	Turf Spray	9.53	19.7	38.15	42.45	0.86 in/h
2	Toro P220-27-0 GLOBE	1"	Turf Spray	8.35	102.1	36.09	40.35	0.91 in/h
3	Rain Bird XCZ-100-PRF	1"	Area for Dripline	17.52	110.7	36.24	43.02	1.52 in/h
4	Rain Bird XCZ-100-PRF	1"	Area for Dripline	16.54	96.1	35.58	41.82	1.52 in/h
5	Rain Bird XCZ-100-PRF	1"	Area for Dripline	7.61	30.3	29.85	33.75	1.52 in/h
6	Rain Bird XCZ-100-PRF	1"	Area for Dripline	19.29	29.4	35.57	41.97	1.52 in/h
7	Toro P220-27-0 GLOBE	1"	Turf Spray	8.71	111.1	37.7	42.07	0.77 in/h
	Common Wire				127.7			

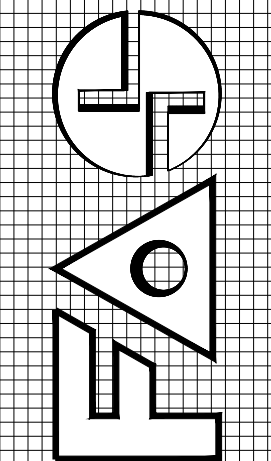


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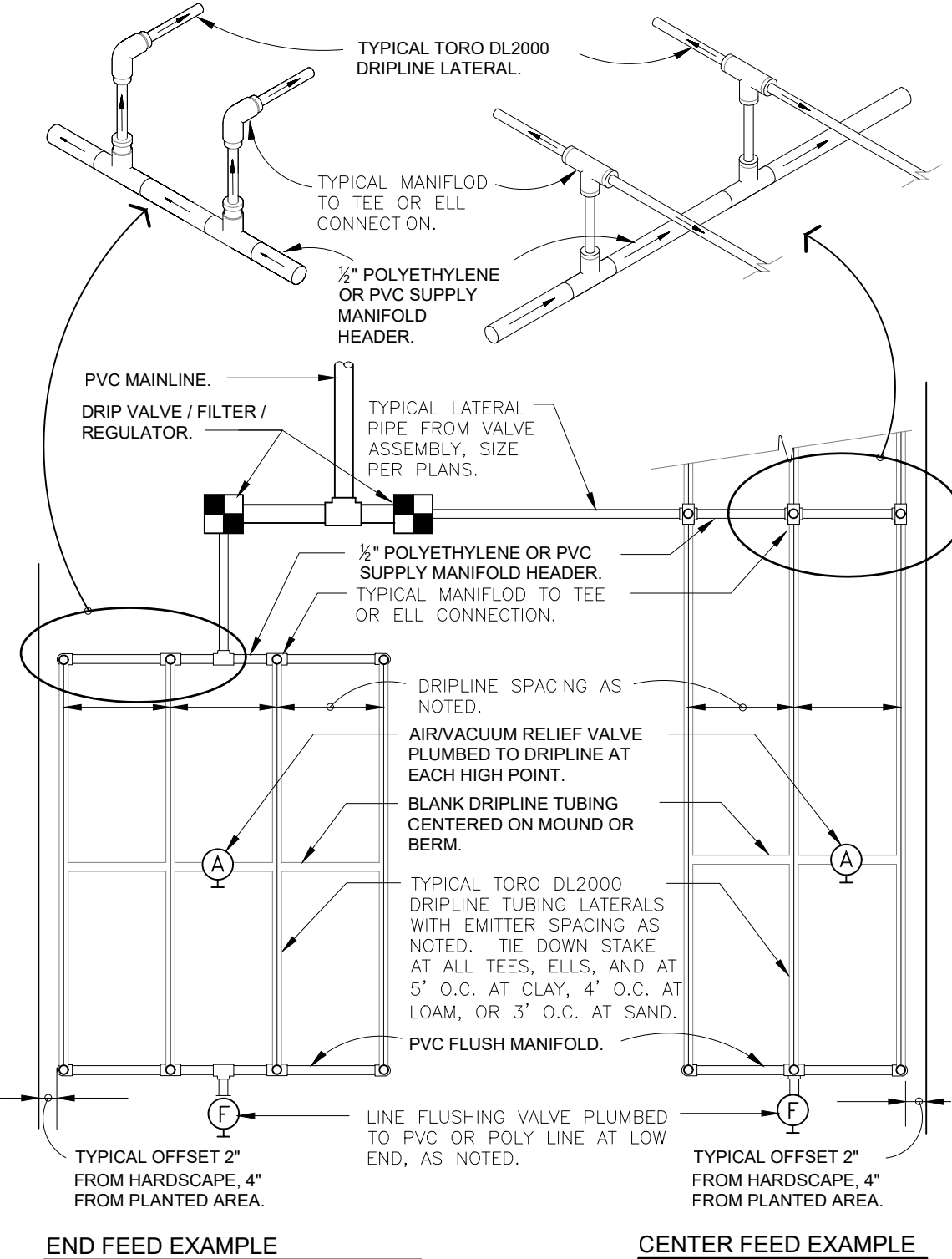
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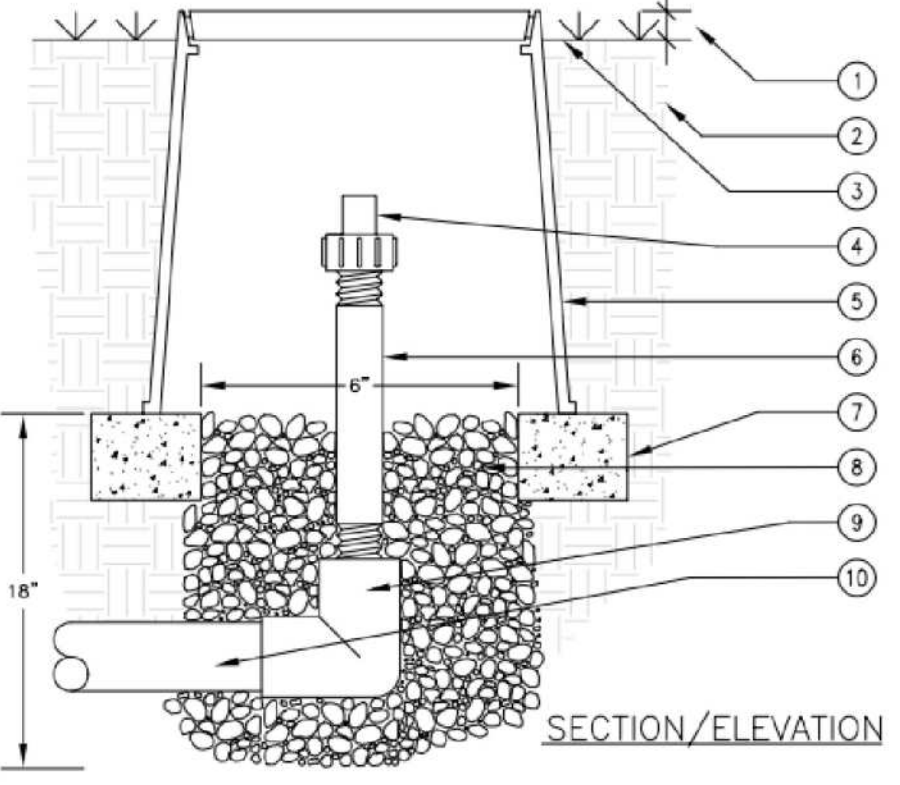
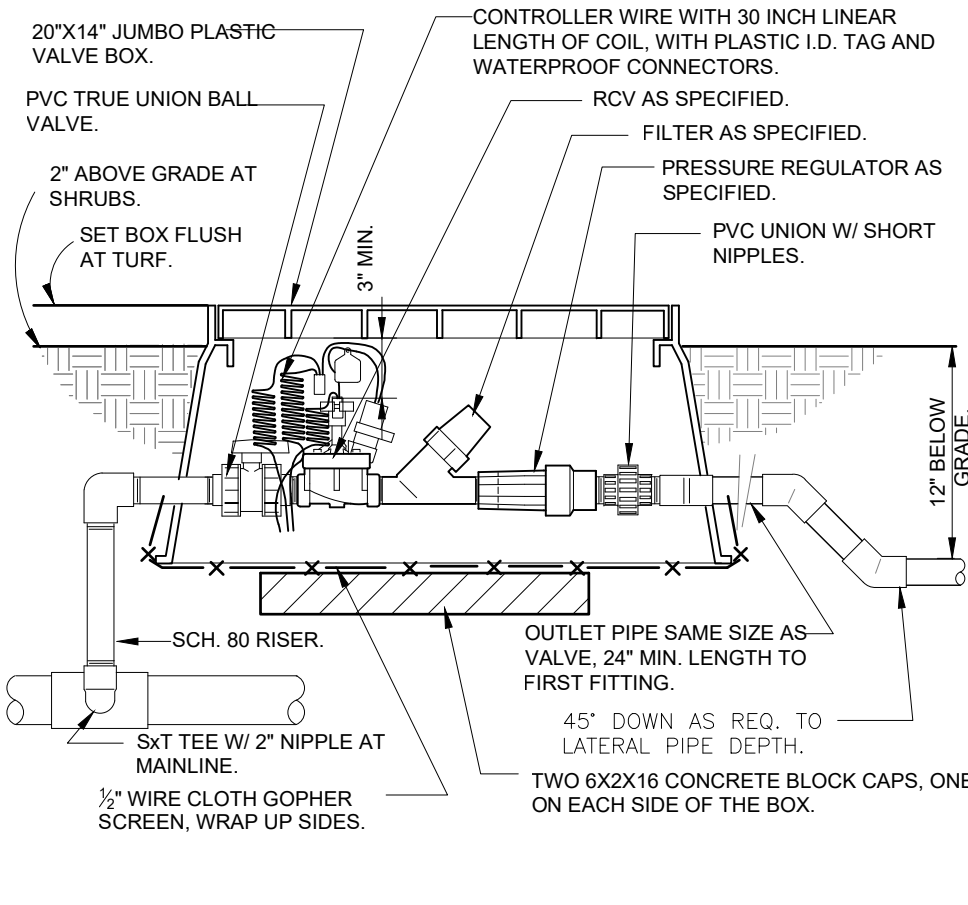
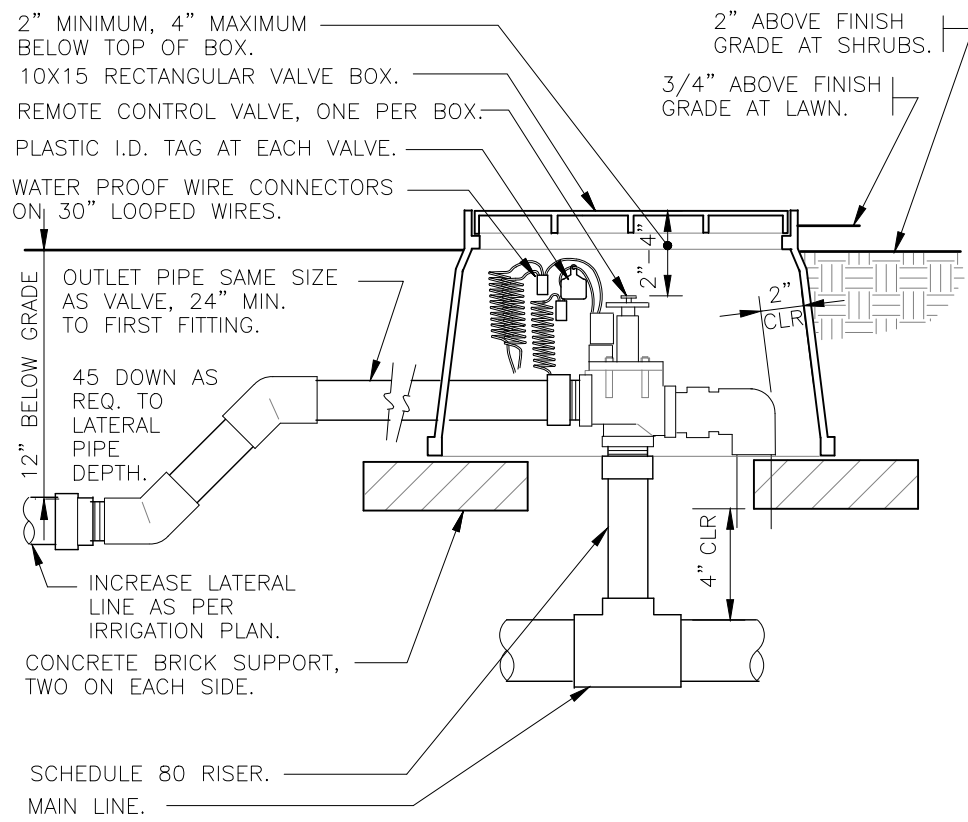
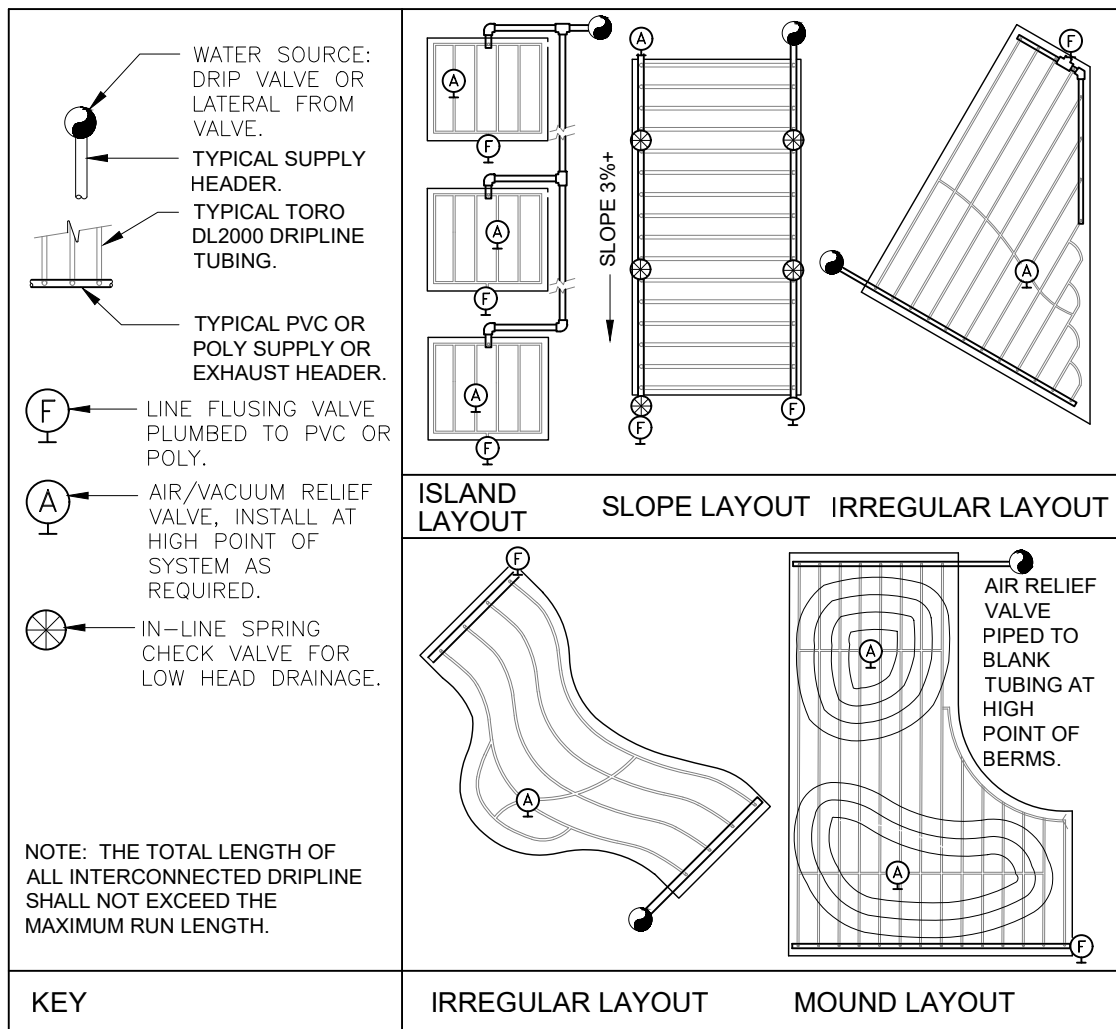
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MAXIMUM RECOMMENDED LENGTH OF RUN AT 0% SLOPE						
DRIPLINE TYPE	FLOW RATE	EMITTER SPACING	15 PSI	25 PSI	30 PSI	40 PSI
RPQ212	0.53 GPH	12"	250'	360'	400'	460'
RPQ218	0.53 GPH	18"	350'	515'	565'	650'
RPQ412	1.0 GPH	12"	160'	240'	260'	300'
RPQ418	1.0 GPH	18"	240'	340'	375'	430'

FLOW RATE PER 100 LINEAR FEET @ 20 PSI			
DRIPLINE TYPE	FLOW RATE	EMITTER SPACING	ACTUAL FLOW / 100 FT. GPM
RPQ212	0.53 GPH	12"	53.00
RPQ218	0.53 GPH	18"	35.33
RPQ412	1.0 GPH	12"	102.00
RPQ418	1.0 GPH	18"	67.99

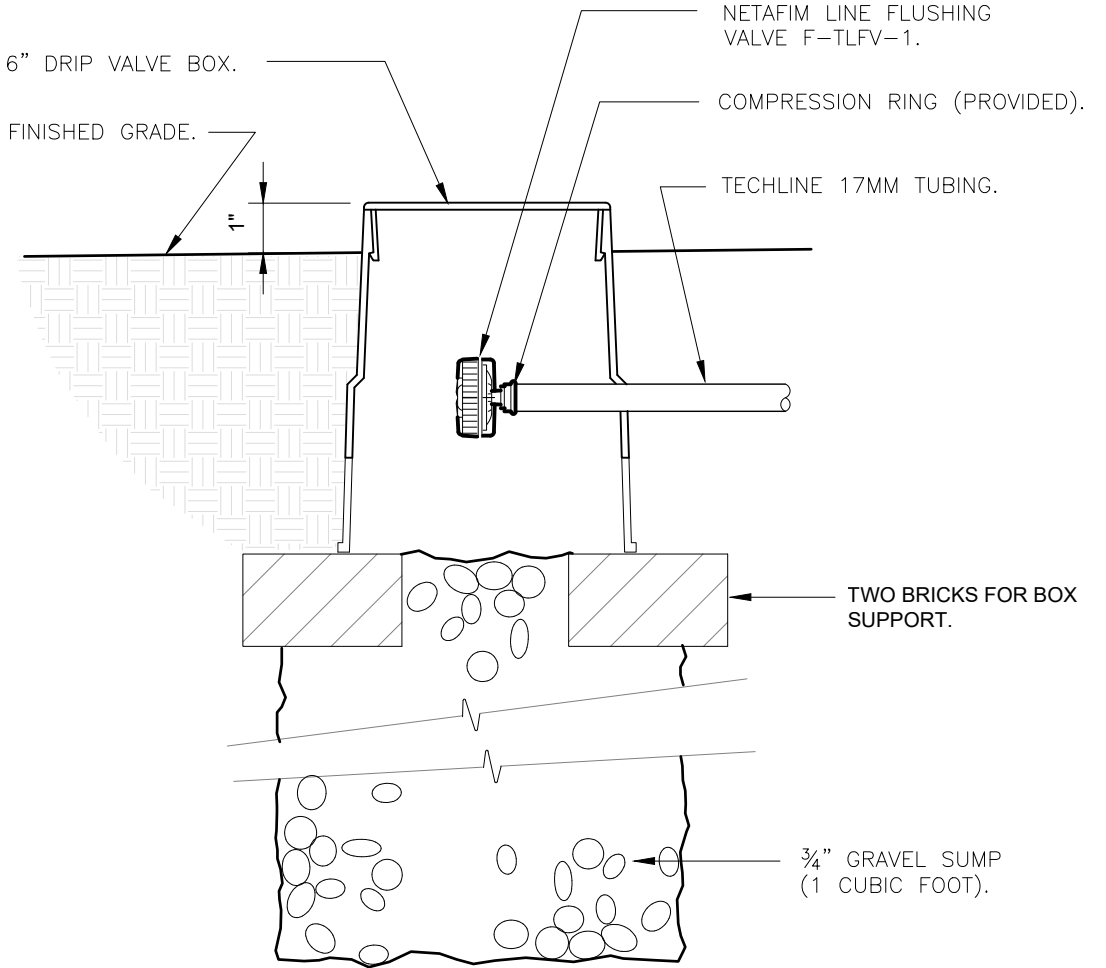
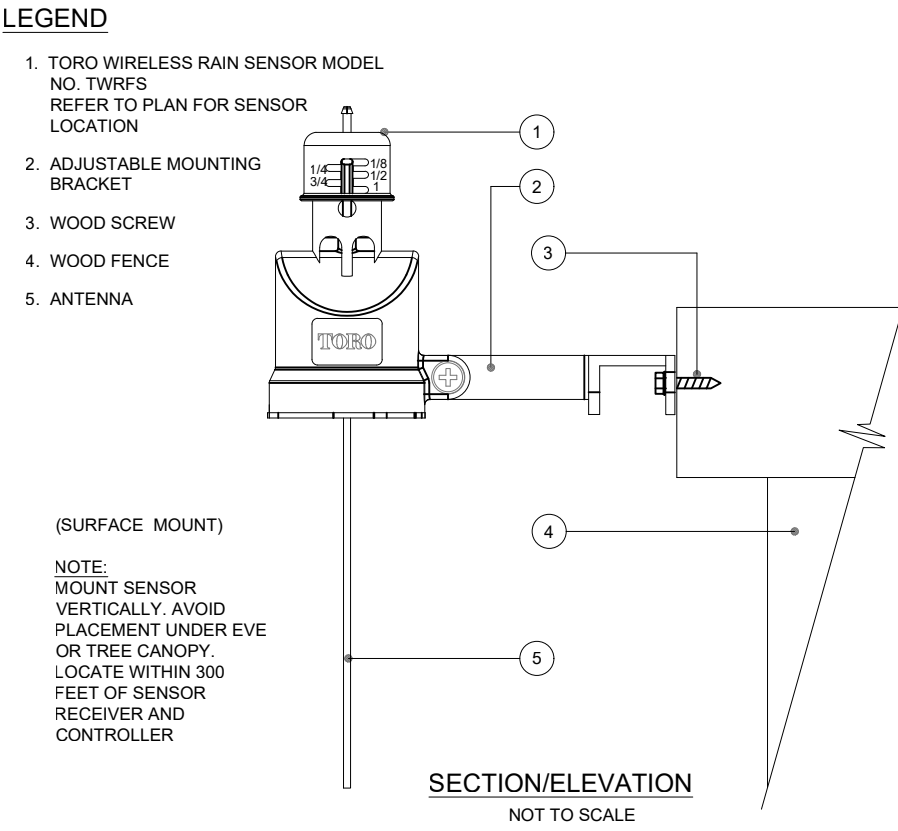


2 ELECTRIC REMOTE CONTROL VALVE

3 1" DRIP VALVE/FILTER/REGULATOR

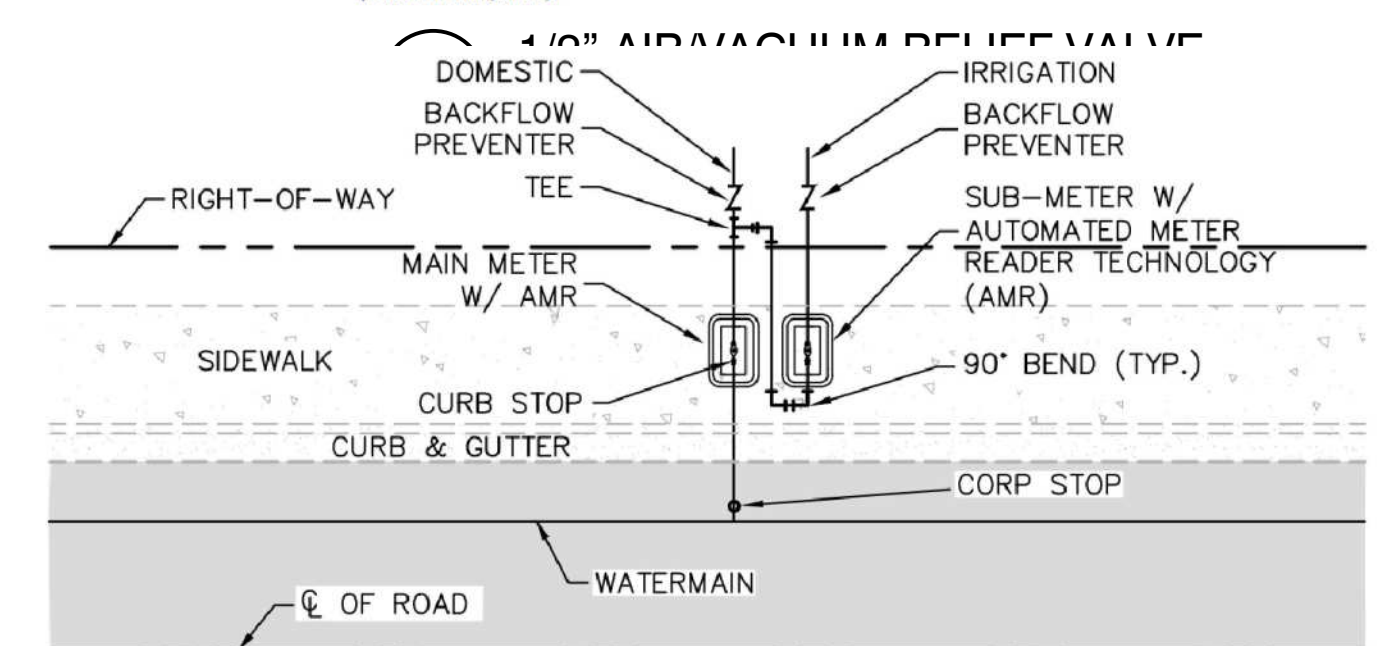
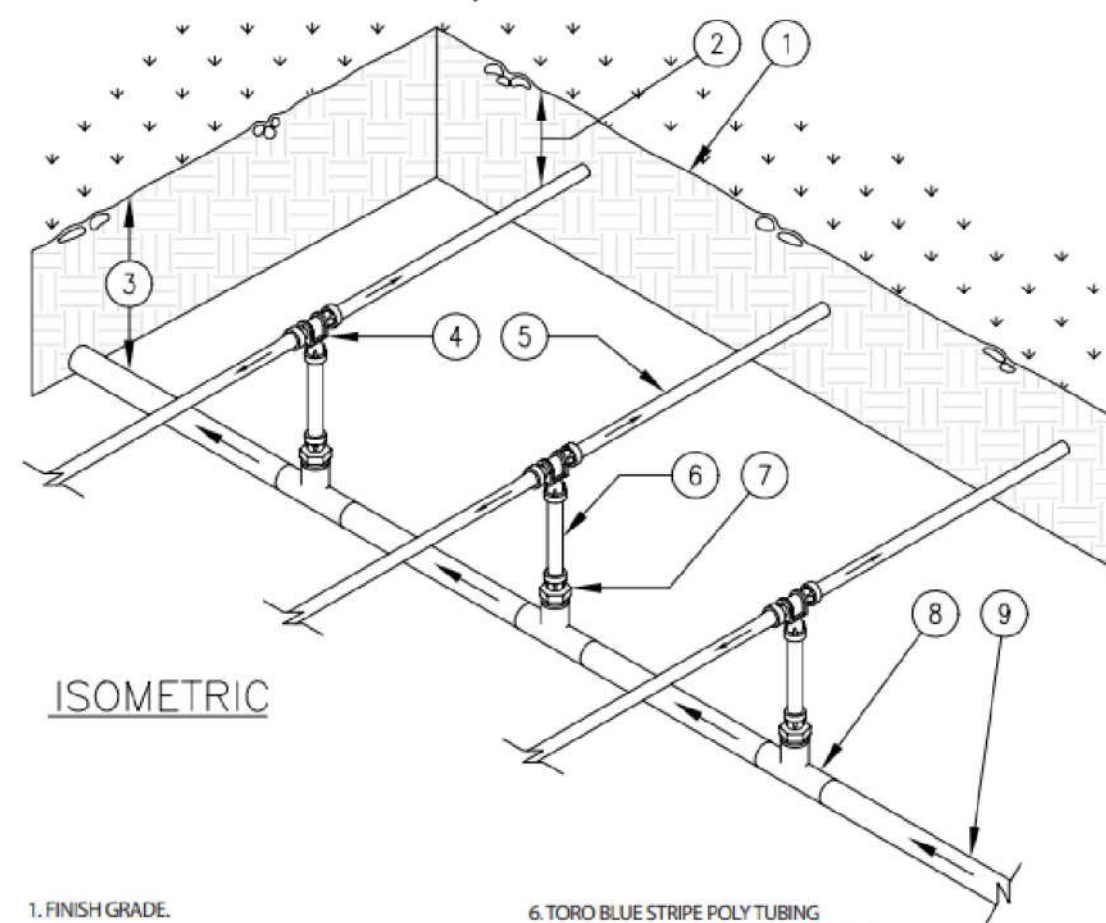
4 AUTOMATIC FLUSH VALVE

1 TORO DL2000 DRIPLINE



5 TURF SPRAY FLEX ASSEMBLY

6 WALL MOUNT CONTROLLER



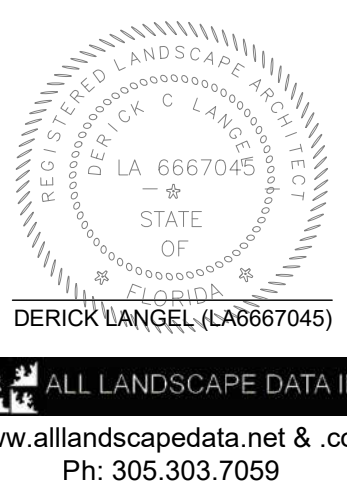
8 TORO - TWRS WIRELESS RAIN SENSOR

9 NETAFIM TECHLINE FLUSH VALVE

10 TRENCHING DETAILS / VEHICULAR TRAFFIC AREAS

11 CENTER-FEED SUPPLY-MANIFOLD

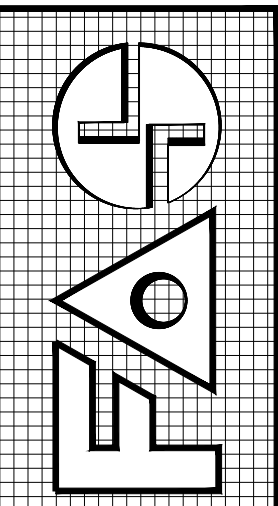
3 SUB-METER INSTALLATION DETAIL



REVISIONS	BY
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PROPOSED RESIDENCE FOR: MR. & MRS GAD
10300 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154
FOLD # 13-2227-001-4310

florida architectural services inc.
daniel sorogon architect/planner
AR 0010418
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169
(305) 653-0212



DRAWN JV
CHECKED DL
DATE MARCH 19, 2021
SCALE
JOB NO. GAD RESIDENCE
SHEET NO. IRF-2
OF 7 SHEETS
COLOR ORIGINAL

A. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

B. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.

C. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.

D. CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH EROSION CONTROL SEQUENCING SHOWN ON THIS PLAN, OR AS REQUIRED BY THE APPLICABLE GENERAL PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND / OR GRADING SHALL BE PERMITTED.

E. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. CONTRACTOR SHALL CONSTRUCT TEMPORARY BERM ON DOWNSTREAM SIDES.

F. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING , EQUIPMENT CLEANING , ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

G. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

H. DUST ON THE SITE SHALL BE MINIMIZED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

I. RUBBISH , TRASH , GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGHOUT THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

J. ALL DENUDED / BARE AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE , MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY , WITH THE USE OF FAST-GERMINATING ANNUAL GRASS / GRAMIN VARIETIES, STRAW / HAY MULCH WOOD CELLULOSE FIBERS , TACKIFIERS, NETTING OR BLANKETS.

K. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEED, SODDED , AND / OR VEGETATED IMMEDIATELY, AND NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND / OR LANDSCAPE PLAN.

L. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO PREVENT TRACKING OF DIRT, DUST OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE ONLY USE INGRESS / EGRESS LOCATIONS AS PROVIDED

M. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

N. CONTRACTOR OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

O. ON-SITE AND OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

P. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

Q. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT , THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.

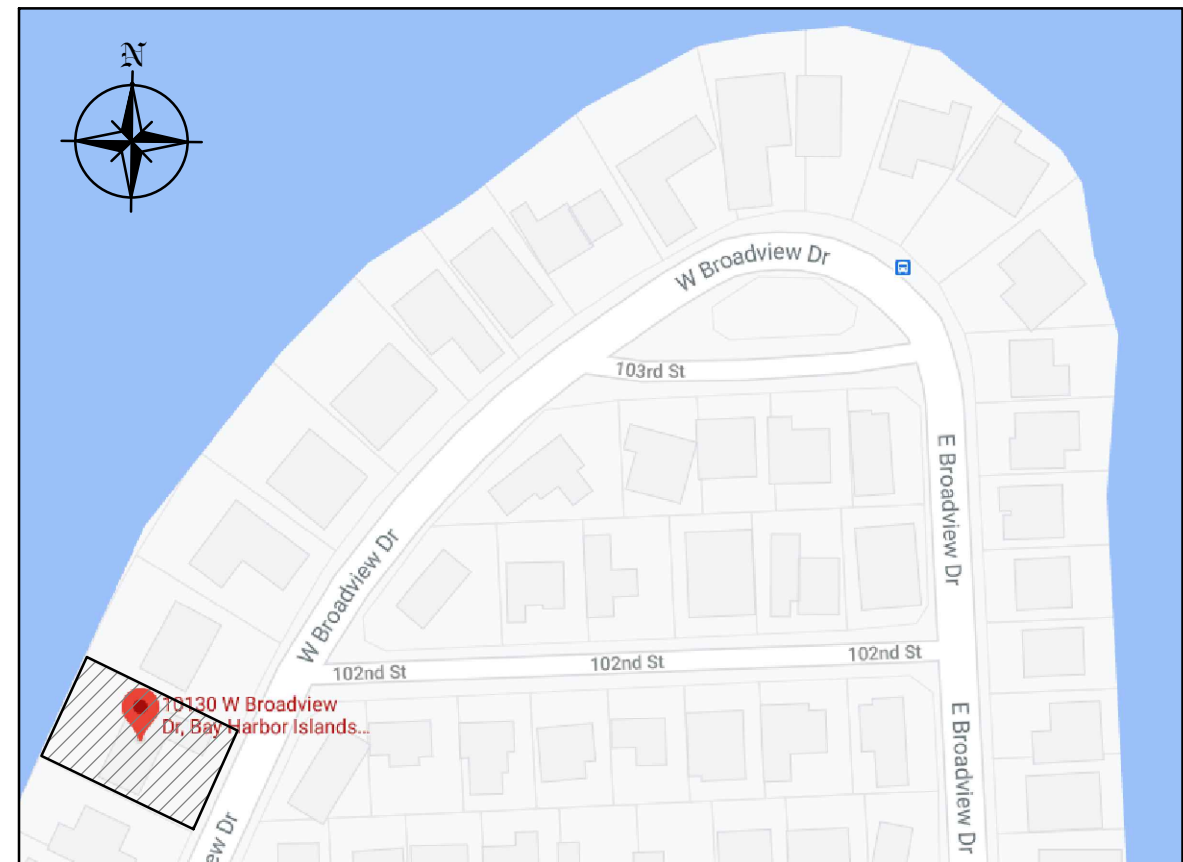
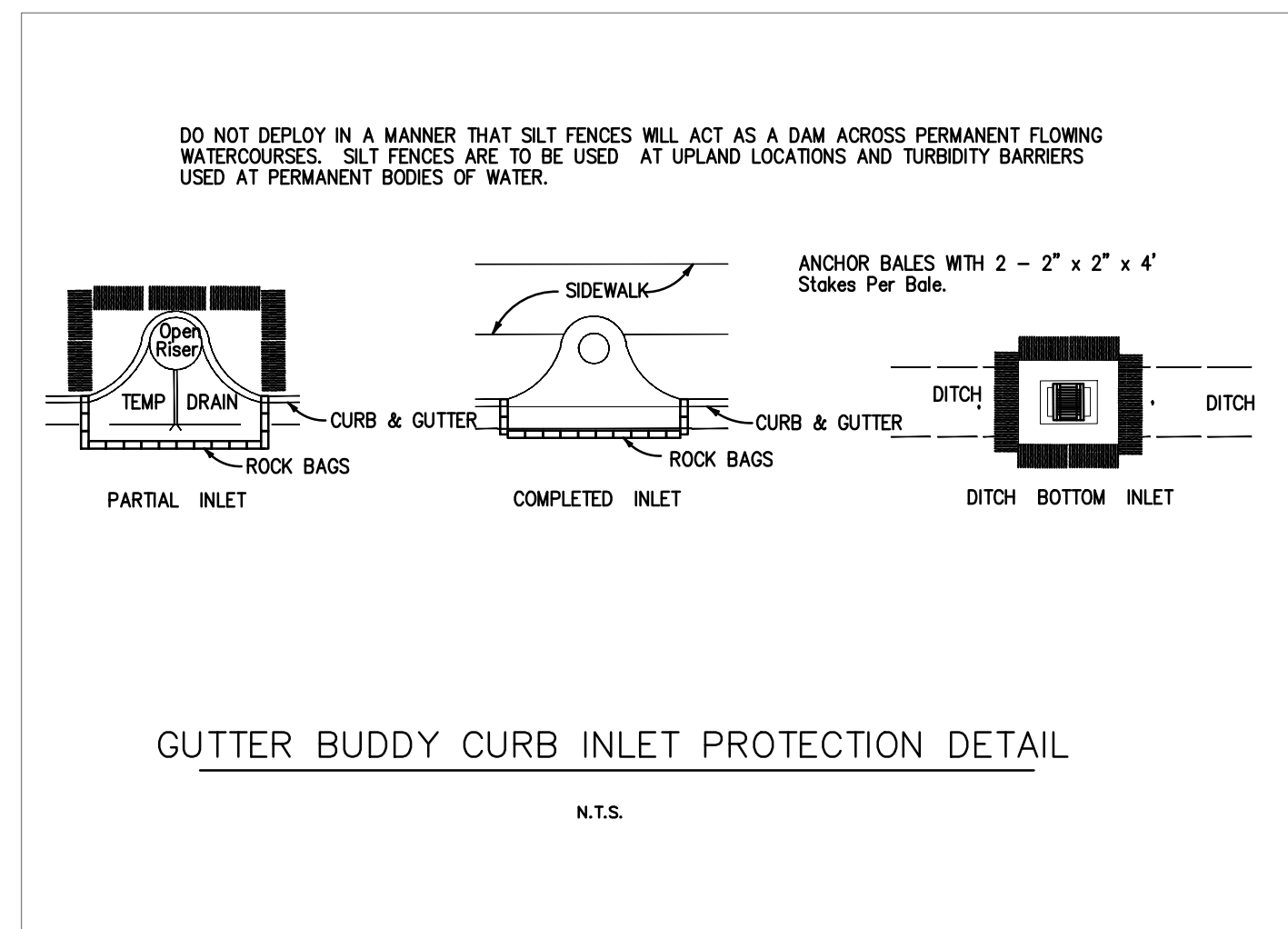
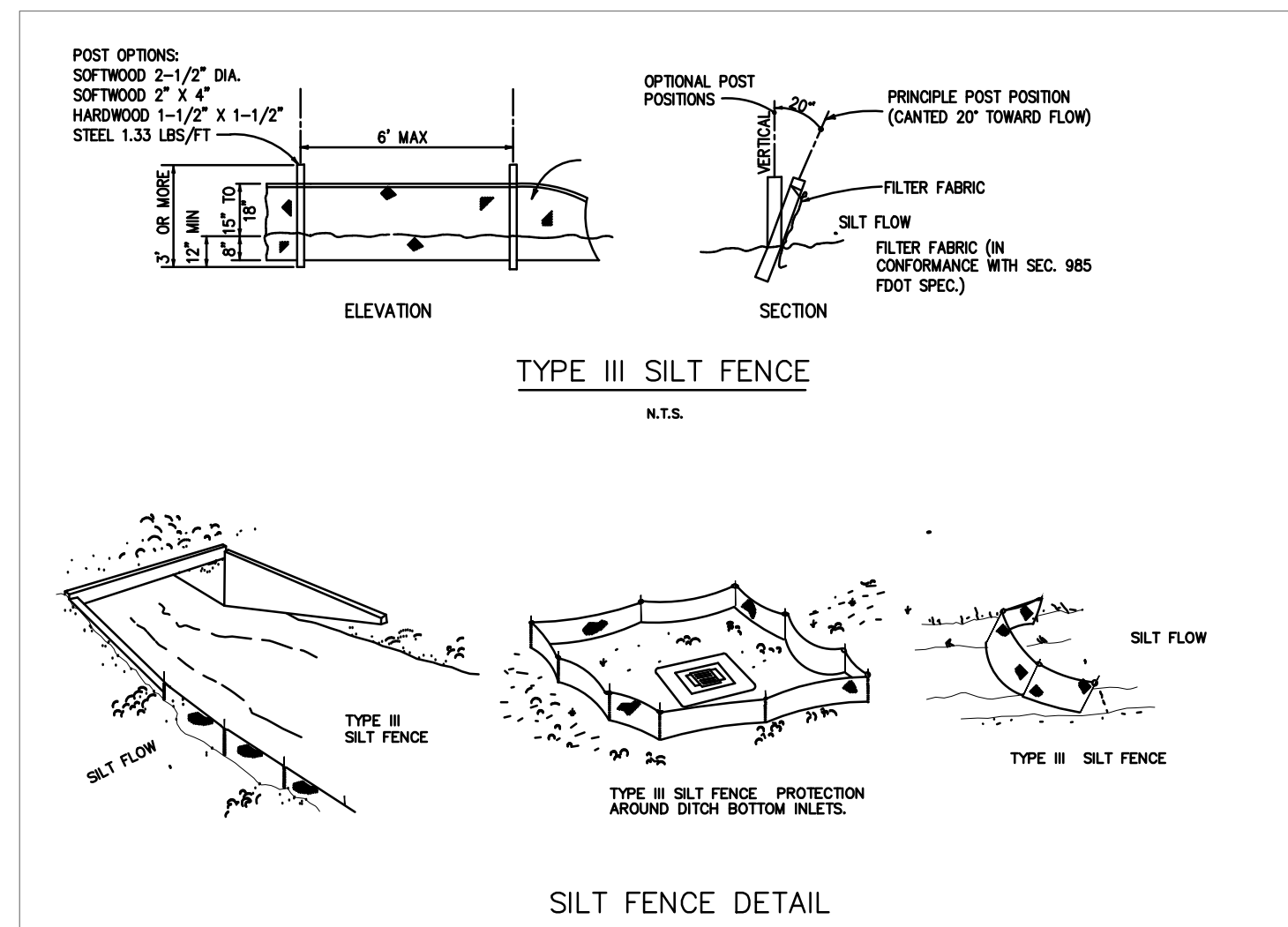
R. GENERAL CONTRACTOR IS TO DESIGNATE / IDENTIFY AREAS ON THE SITE MAPS, INSIDE OF THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.

S. WHEN INSTALLATION OF SILT FENCE IS PERFORMED, THE CONTRACTOR SHALL STABILIZE THE DISTURBED AREA ALONG THE DOWNWARD SLOPE BY SEEDING OR MULCHING AS CONDITIONS WARRANT.

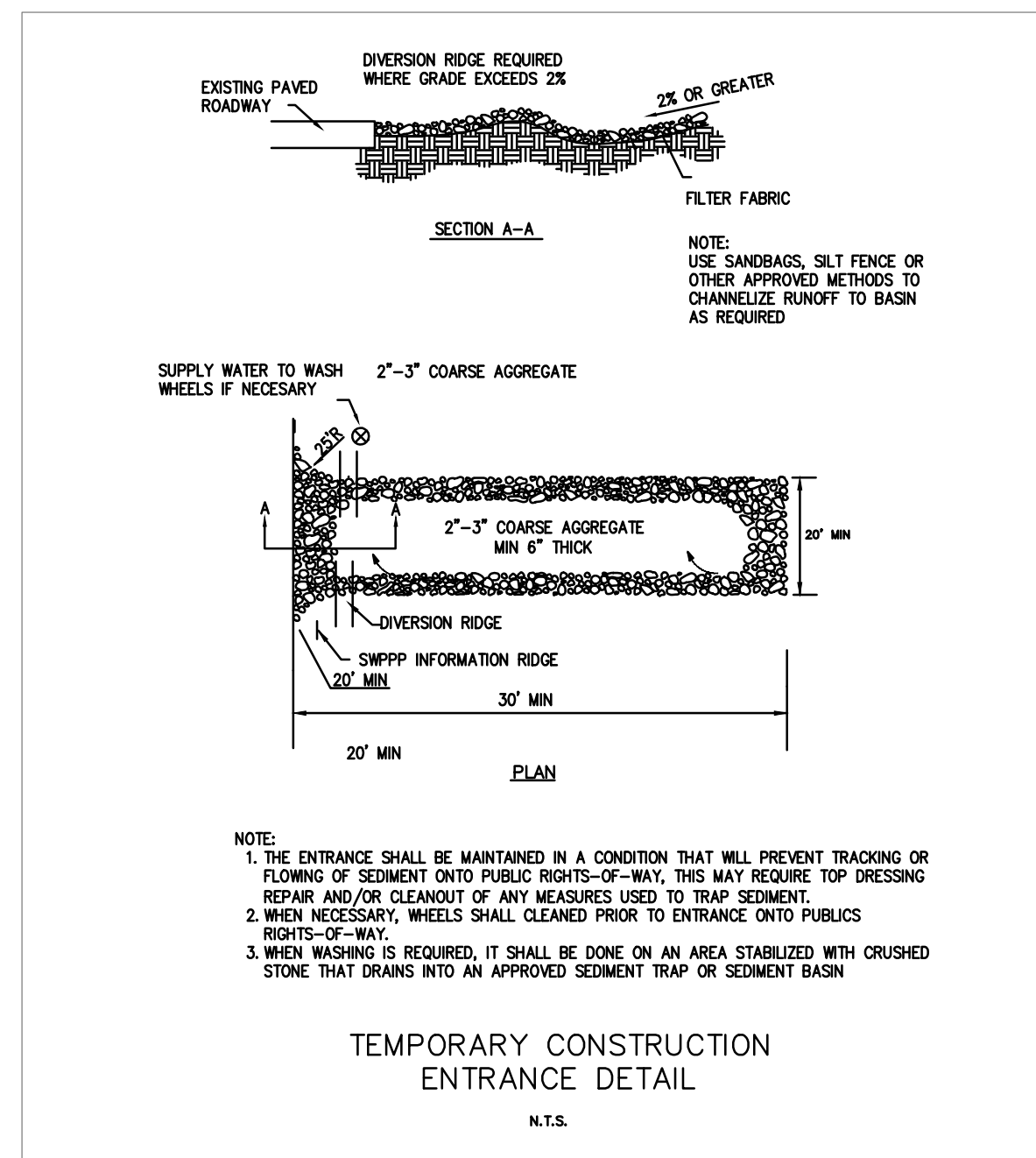
1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
2. ALL SEEDED / SODDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED / RESODDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
7. PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. AND DEBRIS AND / OR SEDIMENT REACHING THE PUBLIC STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

VEHICLES SUCH AS CEMENT OR DUMP TRUCKS AND OTHER CONSTRUCTION EQUIPMENT SHOULD NOT BE WASHED AT LOCATIONS WHERE THE RUNOFF WILL FLOW DIRECTLY INTO A WATERCOURSE OR STORM WATER CONVEYANCE SYSTEM. SPECIAL AREAS SHOULD BE DESIGNATED FOR WASHING VEHICLES. THESE AREAS SHOULD BE LOCATED WHERE THE WASH WATER WILL SPREAD OUT AND EVAPORATE OR INFILTRATE DIRECTLY INTO THE GROUND, OR WHERE RUNOFF CAN BE COLLECTED IN A TEMPORARY HOLDING OR SEEPAGE BASIN. WASH AREAS SHOULD HAVE GRAVEL BASES TO MINIMIZE MUD GENERATION.

 PROPERTY LINE/LIMITS OF DISTURBANCE
 PROPOSED SILT FENCE



LOCATION MAP
N.T.S.



Szauer Engineering
Civil Engineers
7251 W Palmetto Park Road Suite 100
Boca Raton, FL. 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129

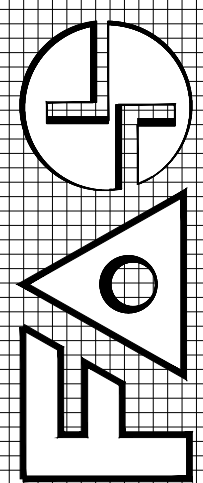
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JORGE SZAUER
FLA. REG. P.E. # 62579

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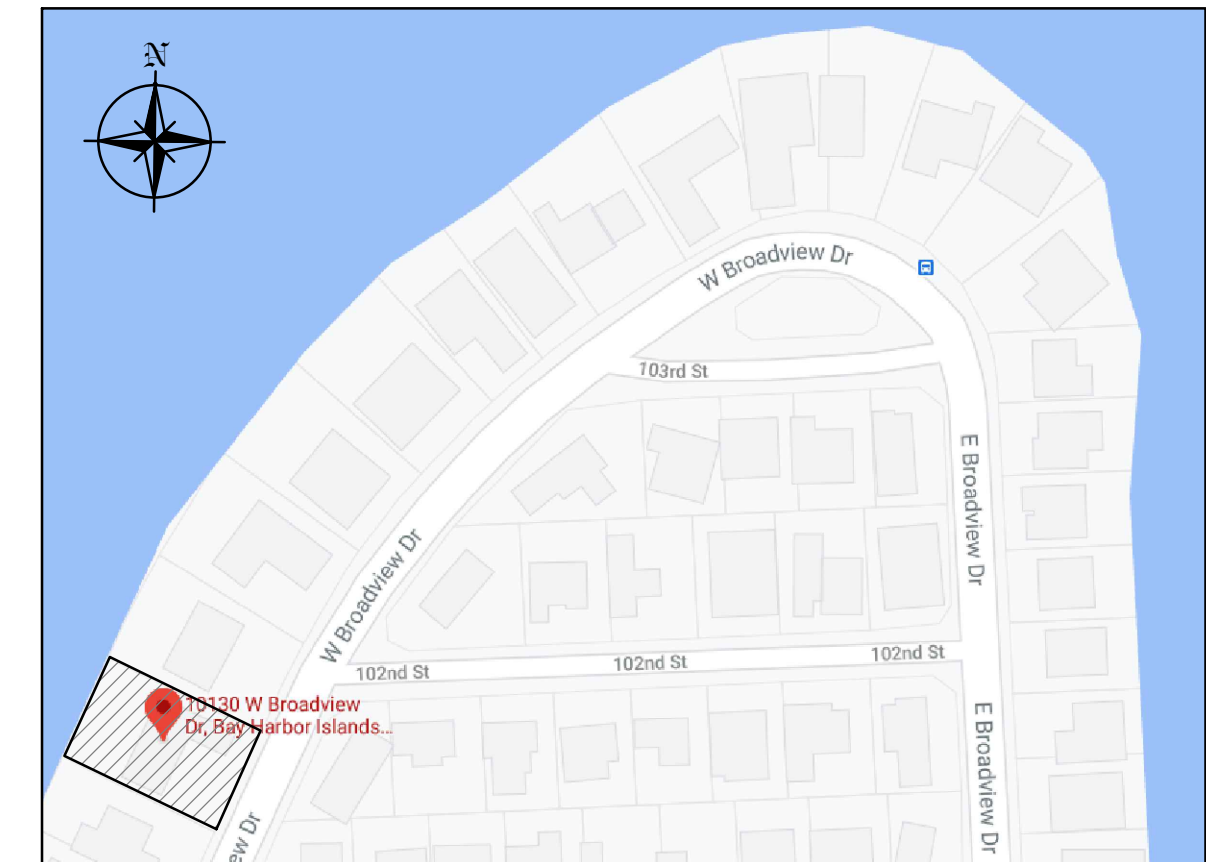
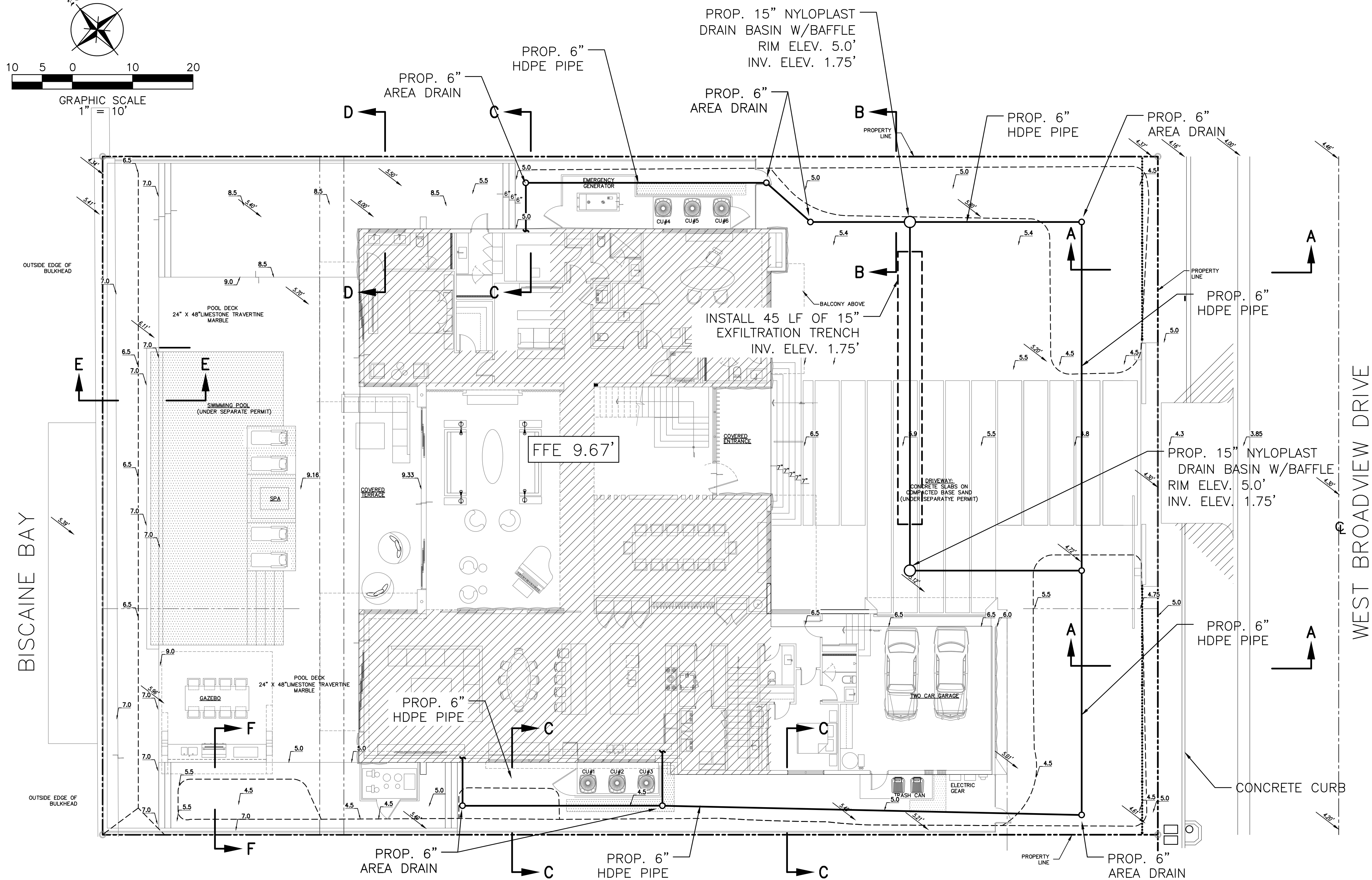
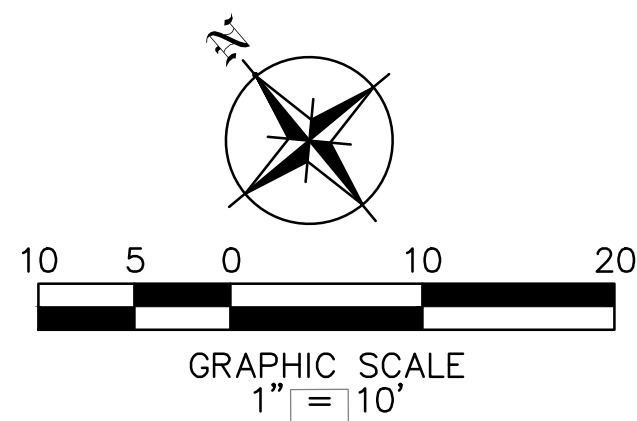
PROPOSED RESIDENCE FOR MICHAEL GAD
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154
FOLIO #:

florida architectural services inc.
daniel sanogon ar 0010418 architect / planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212



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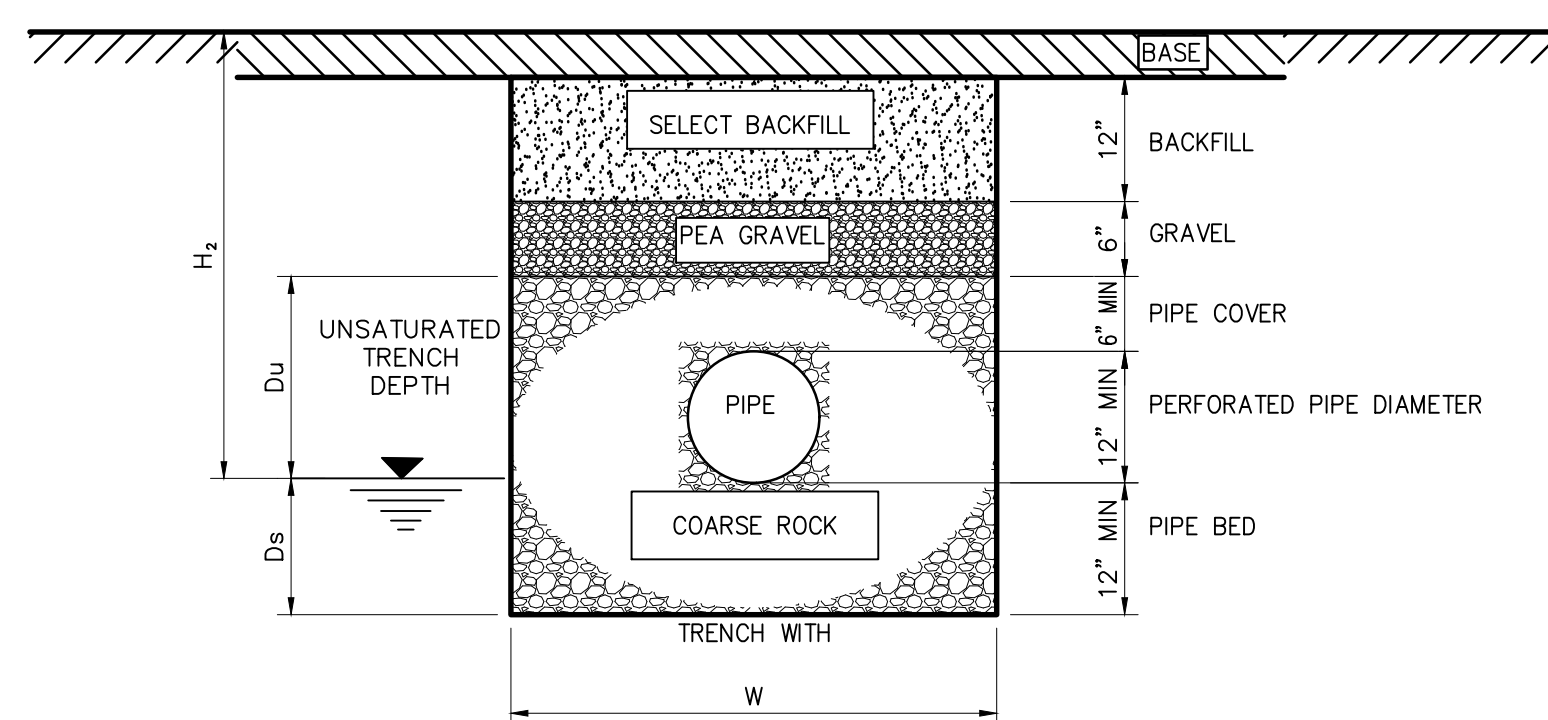
EROSION
CONTROL PLAN
C-02



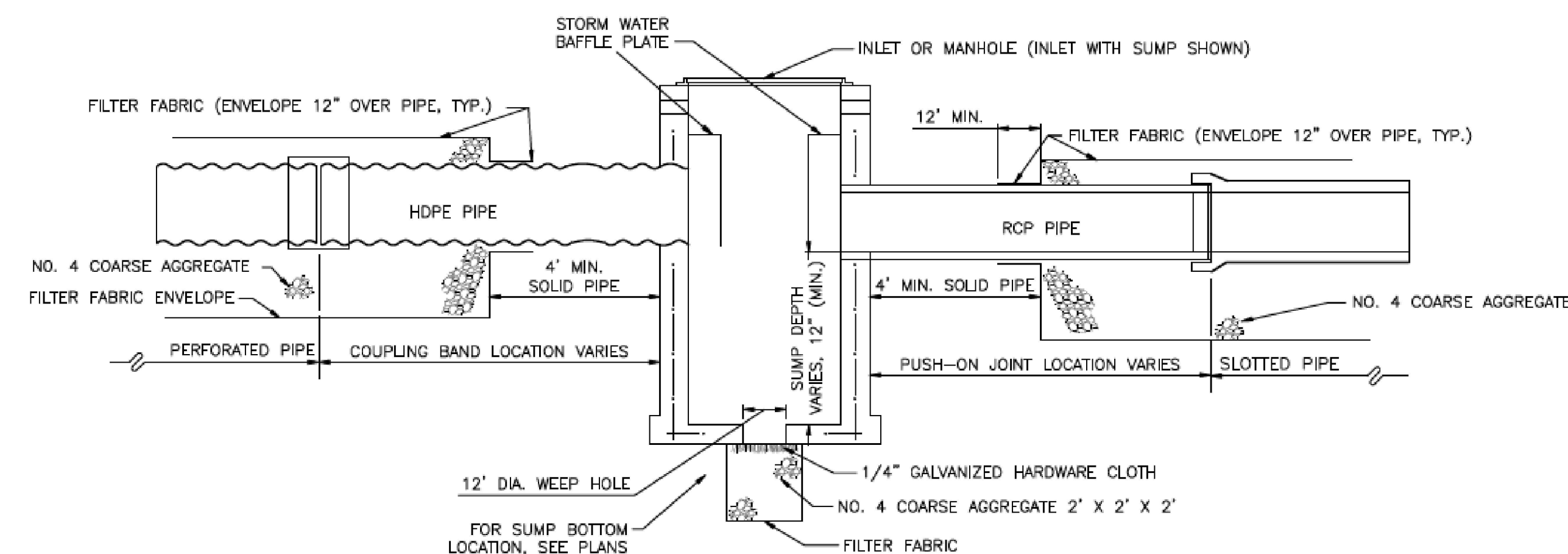
LOCATION MAP
N.T.S.

LEGEND

- PROPERTY LINE
- 4.50 EXISTING ELEVATION
- 7.35 PROP. GRADING ELEVATION
- GRASS
- SECOND FLOOR ABOVE



EXFILTRATION TRENCH SECTION
NOT TO SCALE



LONGITUDINAL CROSS SECTION
NOT TO SCALE

Szauer Engineering
Civil Engineers
7251 W Palmetto Park Road Suite 100
Boca Raton, FL 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129

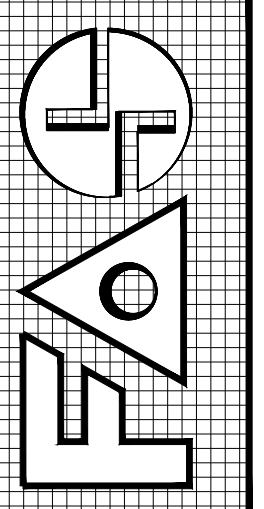
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JORGE SZAUER
FLA. REG. P.E. # 62579

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PROPOSED RESIDENCE FOR MICHAEL GAD
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154
FOLIO #:

florida architectural services inc.
daniel sorogon AR 0010418 architect/planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212



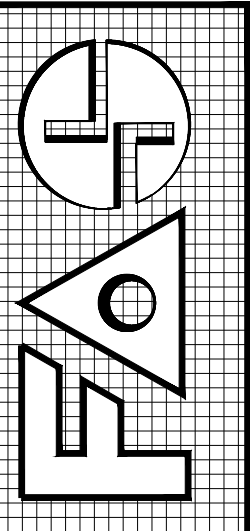
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DATE
MARCH, 2021
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AS SHOWN
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PAVING, GRADING
& DRAINAGE
C-03

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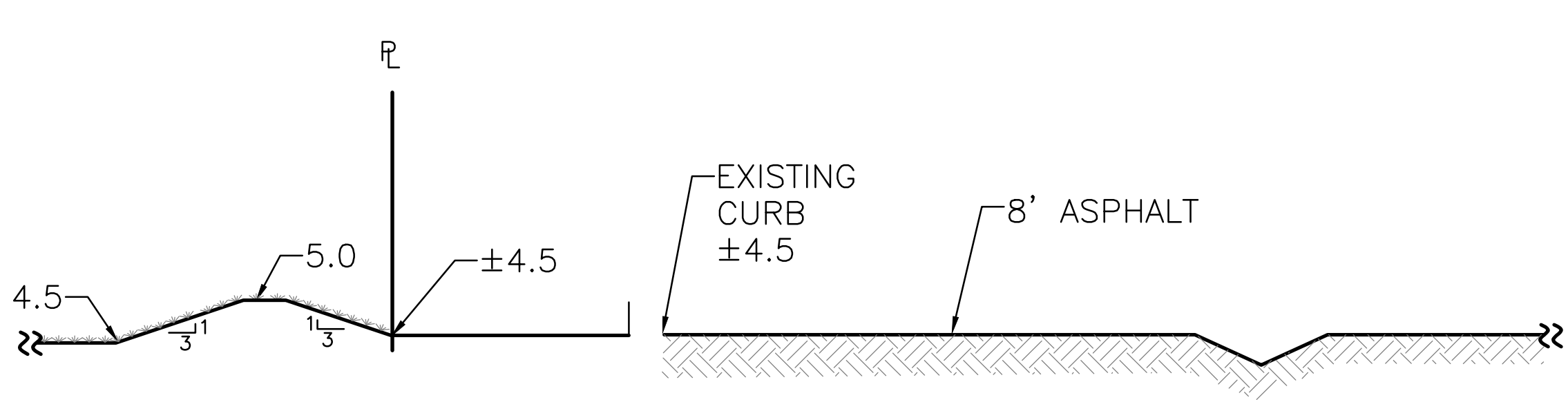
PROPOSED RESIDENCE FOR MICHAEL GAD
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154
FOLIO #:

florida architectural services inc.
daniel sorogon AR 0010418 architect/planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212

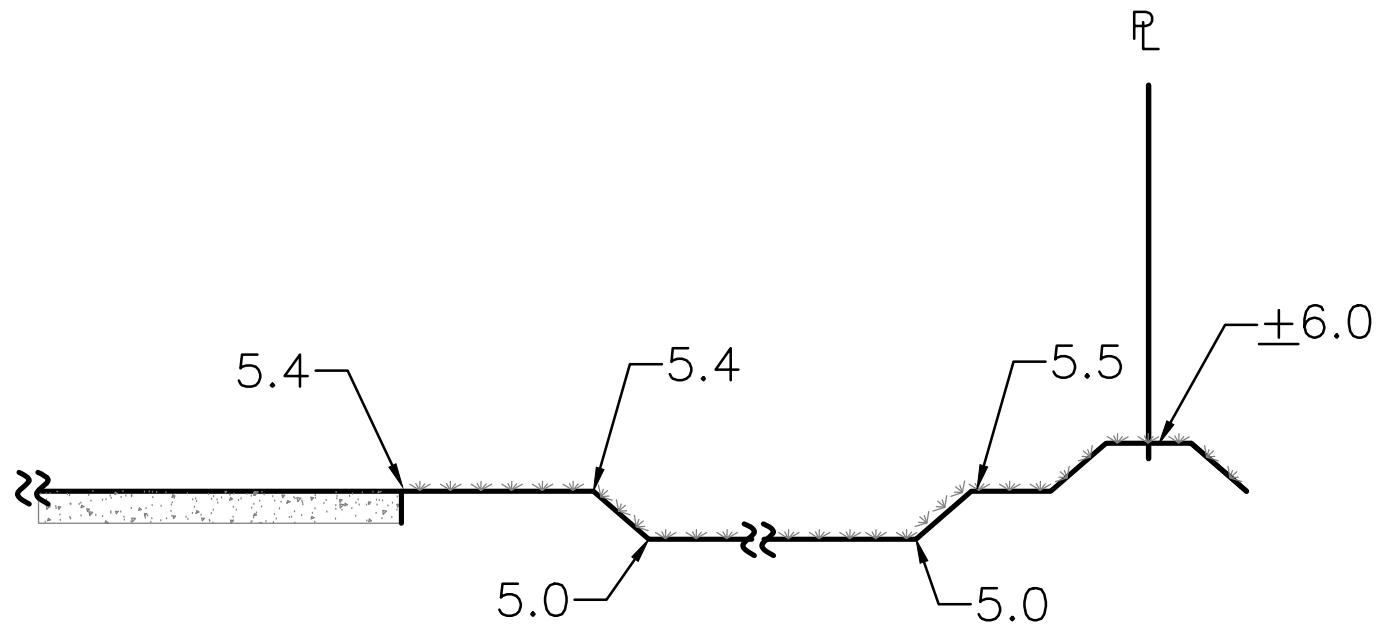


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DATE MARCH, 2021
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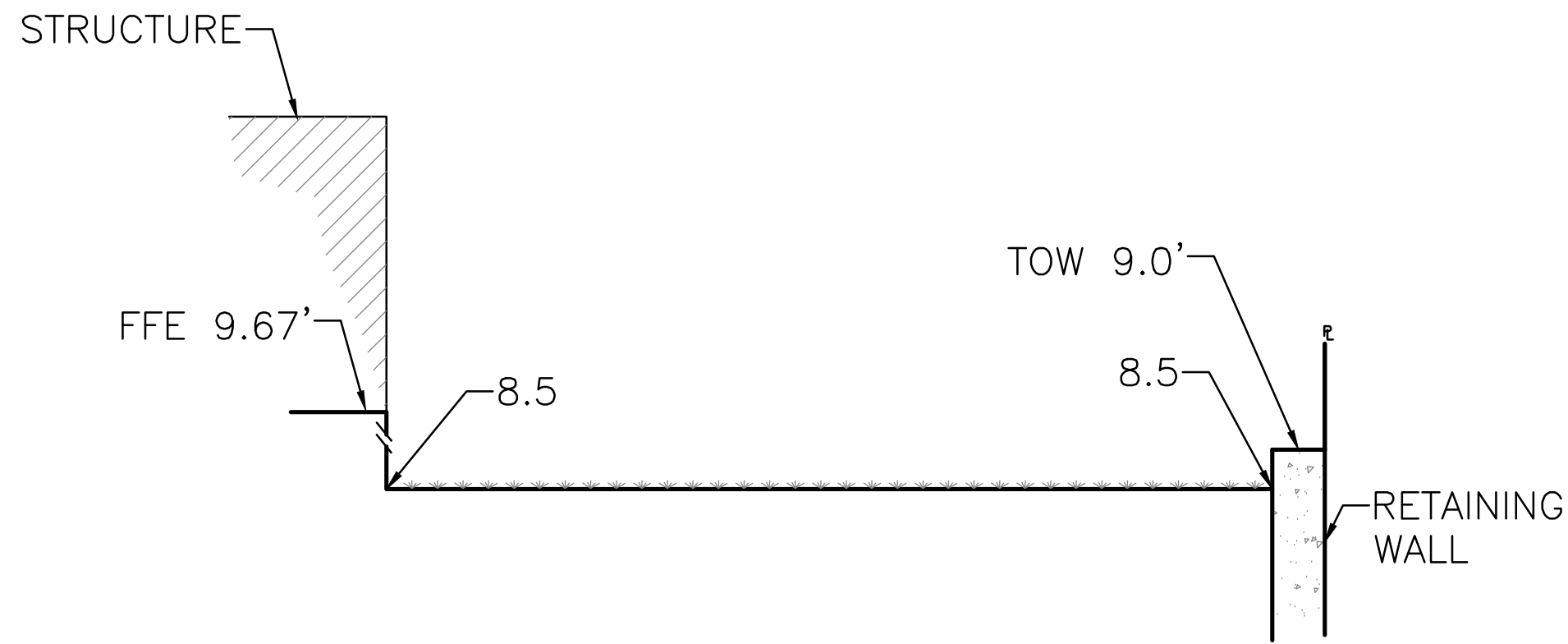
PAVING, GRADING
& DRAINAGE
SECTIONS
C-04



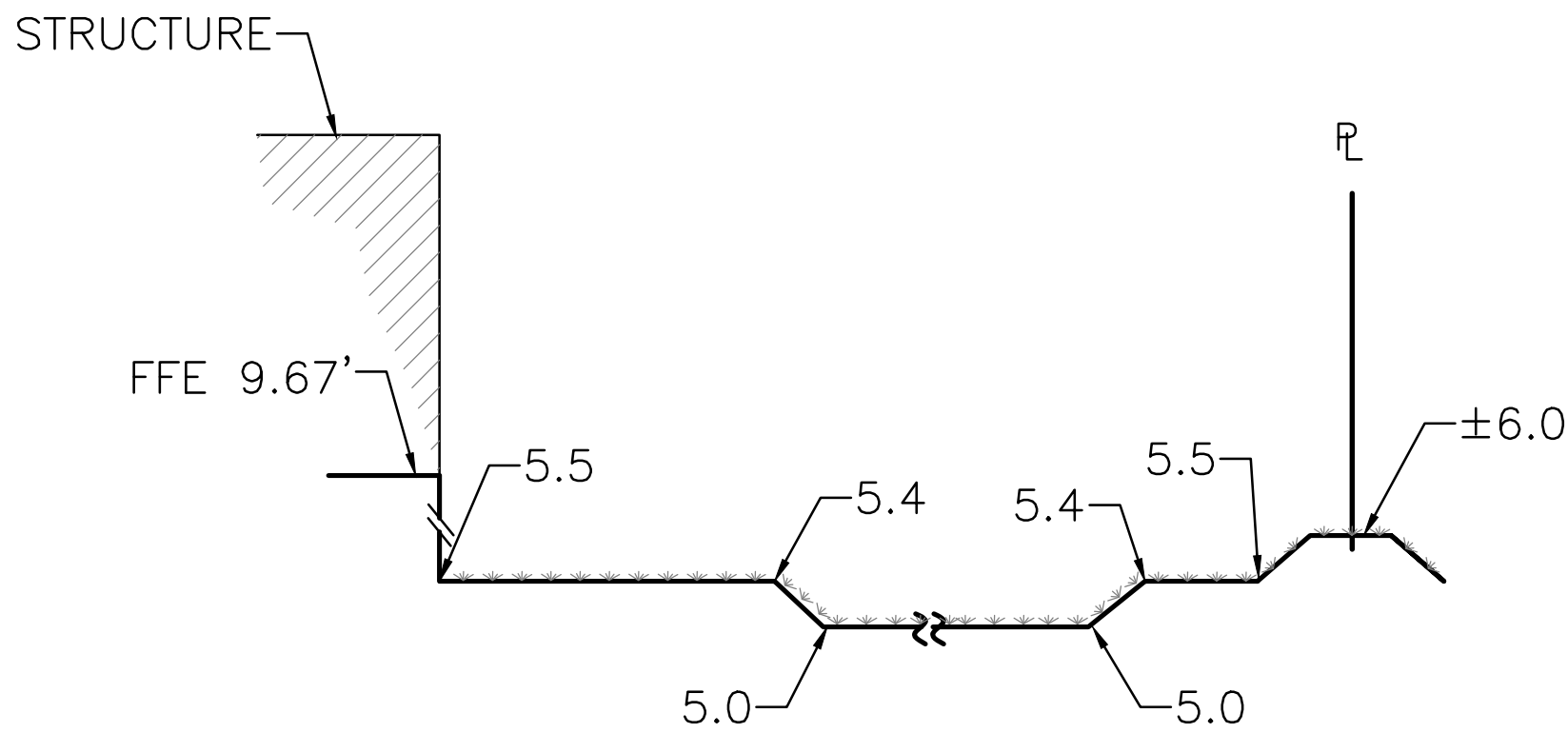
SECTION A-A
SCALE: 1"=2'



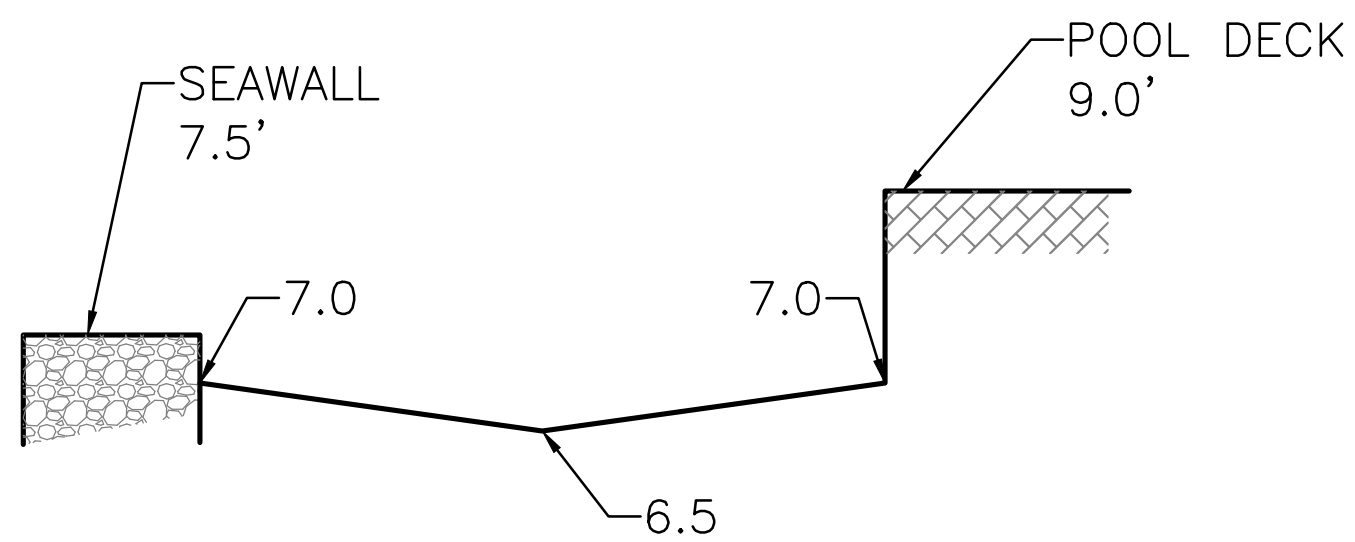
SECTION B-B
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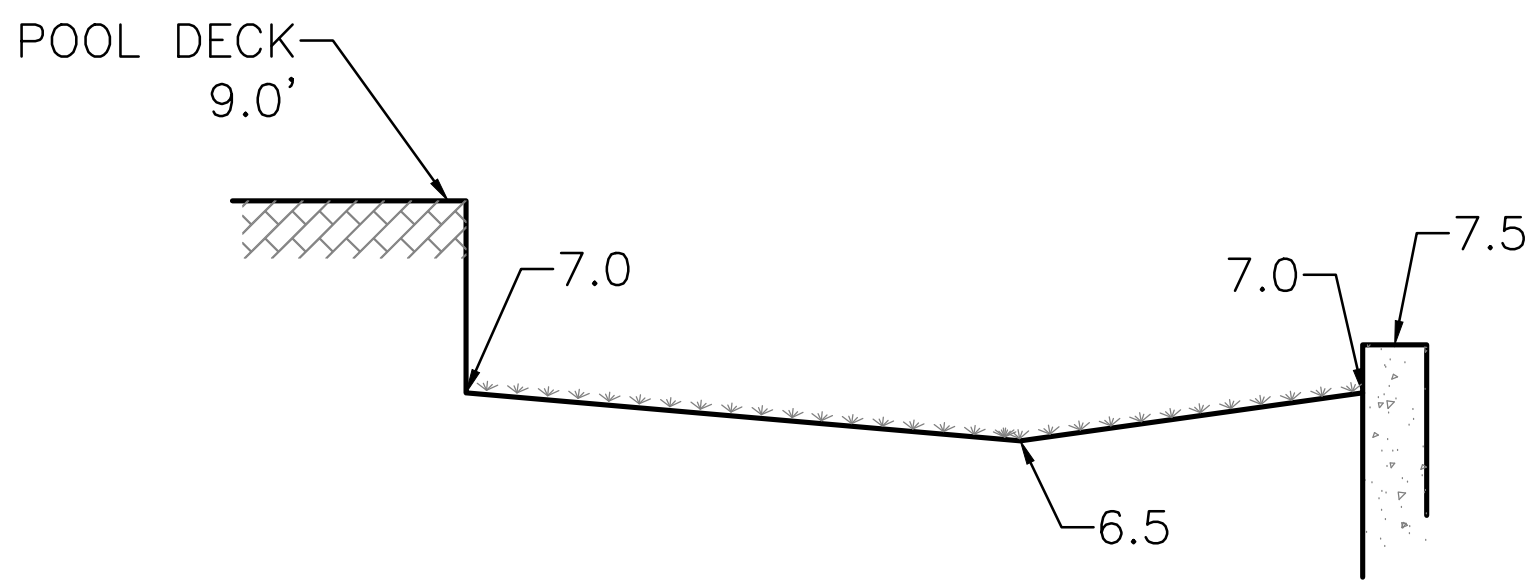
SECTION D-D
SCALE: 1"=2'



SECTION C-C
SCALE: 1"=2'



SECTION E-E
SCALE: 1"=2'

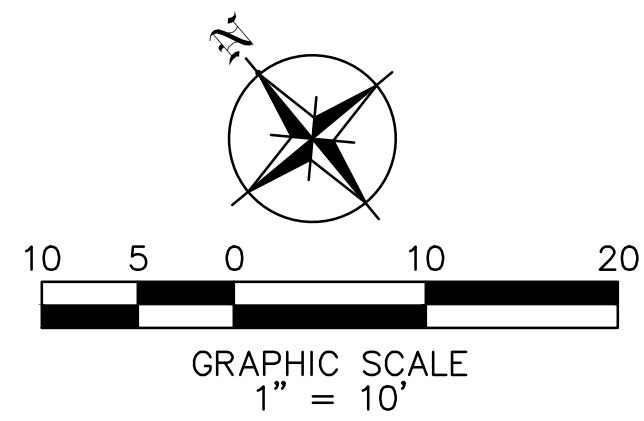


SECTION F-F
SCALE: 1"=2'

Szauer Engineering
Civil Engineers
7251 W Palmetto Park Road Suite 100
Boca Raton, FL. 33433
Phone: (561) 716-0159
Certificate of Authorization Number 30129

Seal:

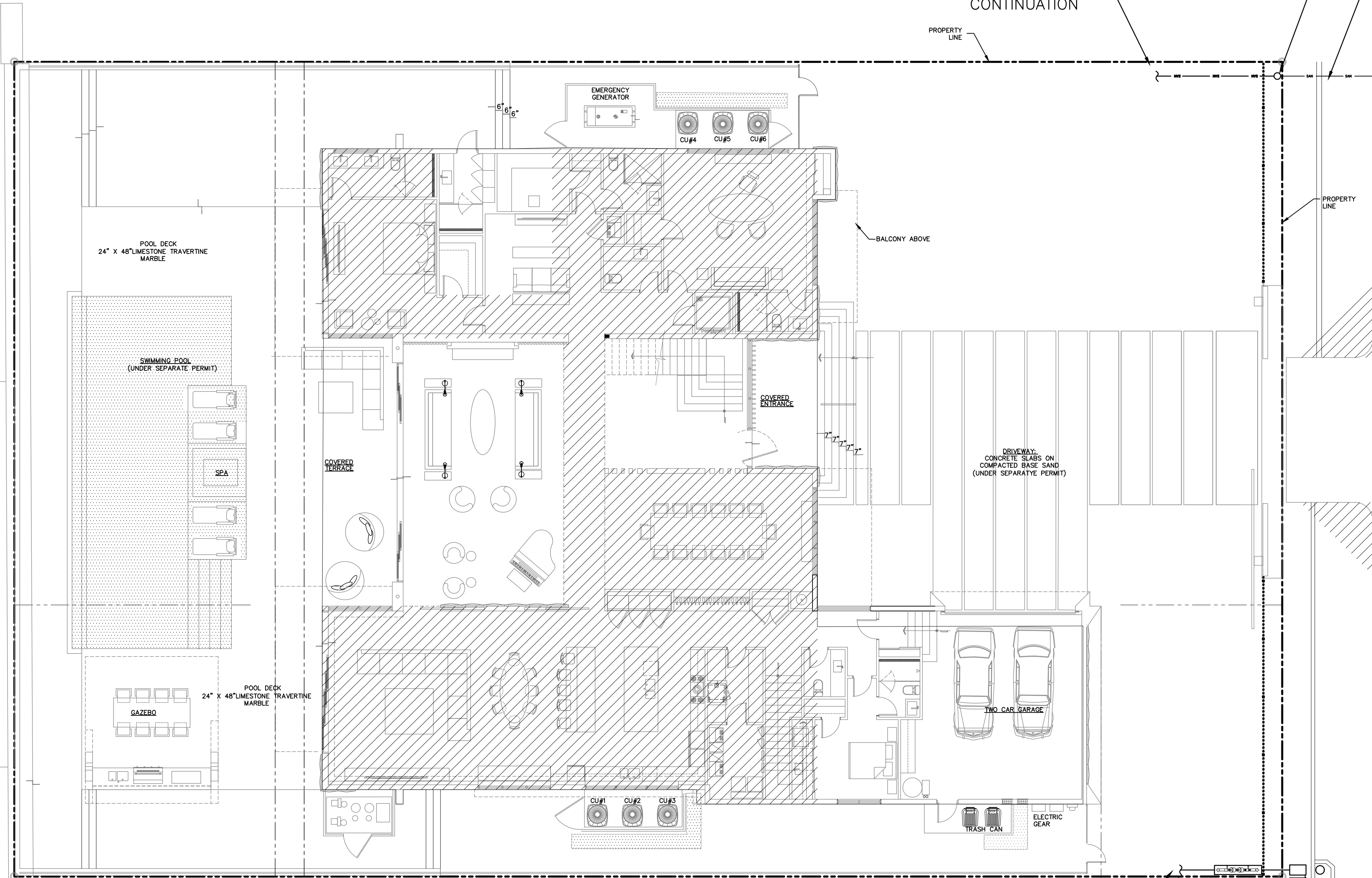
JORGE SZAUER
FLA. REG. P.E. # 62579



BISCAINE BAY

OUTSIDE EDGE OF BULKHEAD

OUTSIDE EDGE OF BULKHEAD



SEE PLUMBING PLANS FOR CONTINUATION

PROPERTY LINE

EXISTING C.O. TO REMAIN (CONTRACTOR TO FIELD VERIFY LOCATION)

EXISTING SEWER LATERAL TO REMAIN (CONTRACTOR TO FIELD VERIFY LOCATION)

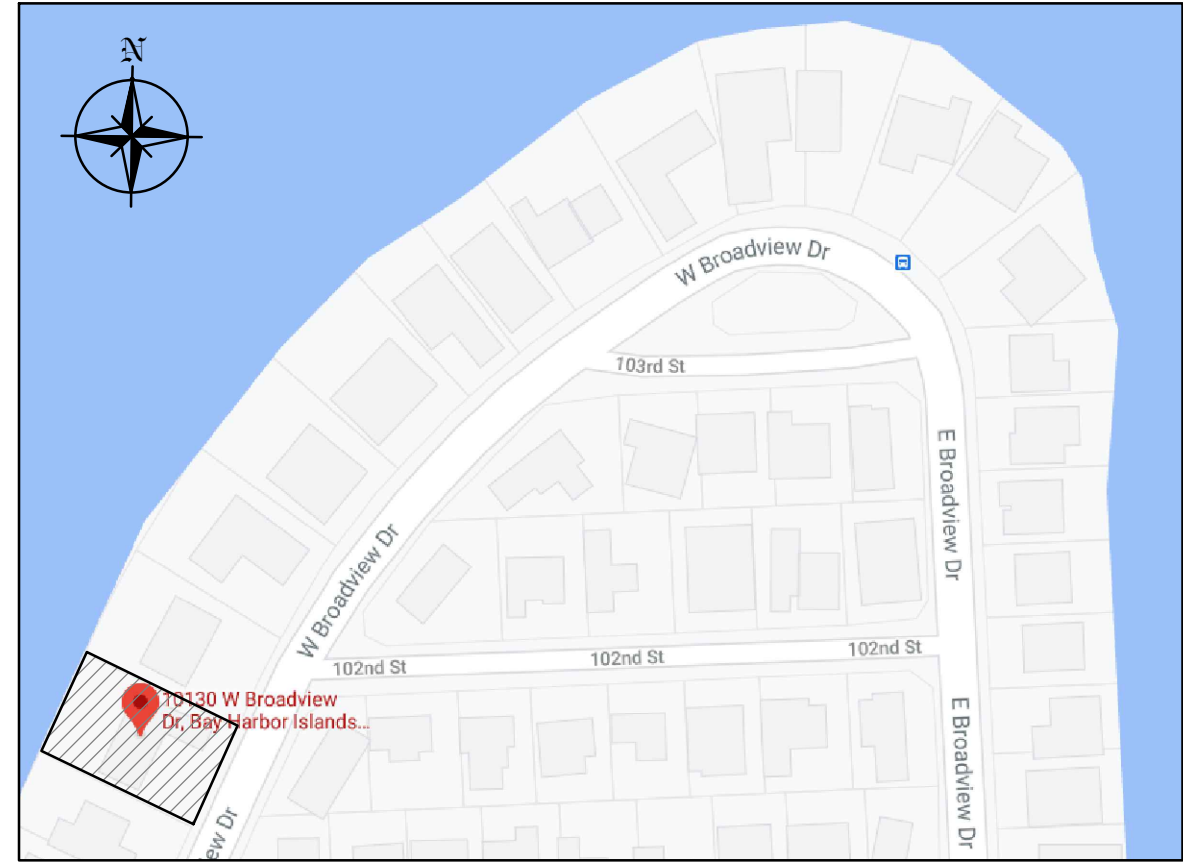
EXISTING SANITARY SEWER

WEST BROADVIEW DRIVE

SEE PLUMBING PLANS FOR CONTINUATION

PROP 1-1/2" POTABLE SERVICE BFP

EXISTING WATER METER TO REMAIN



LOCATION MAP
N.T.S.

LEGEND

- PROPERTY LINE
- [Stippled Pattern] GRASS
- [Hatched Pattern] SECOND FLOOR ABOVE

Szauer Engineering
Civil Engineers

7251 W Palmetto Park Road Suite 100
Boca Raton, FL 33433
Phone: (561) 716-0159
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Seal:

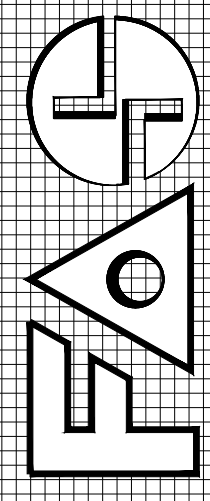
JORGE SZAUER
FLA. REG. P.E. # 62579

REVISIONS	BY
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PROPOSED RESIDENCE FOR MICHAEL GAD
10130 WEST BROADVIEW DRIVE, BAY HARBOR ISLANDS, FL 33154

FOLIO #:

florida architectural services inc.
daniel sorogon architect/planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212



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DATE MARCH, 2021
SCALE AS SHOWN
JOB NO.

UTILITIES

C-05

DANNY SOROGON
ARCHITECTURE | CONSTRUCTION | MANAGEMENT
Florida Contracting & Construction Services Inc.
Florida Architectural Services
www.dannysorogon.com

**Town of Bay Harbor Islands
Planning & Zoning Board
9655 Bay Harbor Terrace , 2nd floor
Bay Harbor Islands, FL 33154
June 25, 2021**

Re: Narrative for requested changes to 10130 W Broadview Dr.

To whom It May concern:

Please accept the following items as changes to the original set of proposed plans for the above mentioned project:

1. masonry angled wall feature was added to either side of the street vehicular gates
2. Three car garage was changed to a 2-car garage with angled masonry frame around the 18-foot-wide garage door
3. front garage wall facing street was modified with 3 d precast concrete panels and frame around it
4. Front entrance was reduced in width to accommodate a new formal dining room
5. Triangular fixed glass was replaced by 3d tile at front second floor balcony angled walls
6. North wall elevation had some window and door changes as well as staircase up to roof
7. South wall had some windows and doors relocation 8. Rear elevation was changed by eliminating upstairs 3d tile and adding more glass.
9. Interior of house was modified by adding formal dining room, service staircase, and other interior changes to bedrooms, bathrooms, closets and relocation of grand staircase
10. Swimming pool has a rear setback of 5 feet from face of seawall
12. Emergency generator was added on north side of property, screened with metal louvers and landscaping
13. More landscaping was added in front of garage since it was reduced to a 2-car garage

Submitted by:

Daniel Sorogon, architect, AR0010418

c. 305. 970.1235 o. 305.653.0212 f. 305.653.0232
34 NW 168th Street North Miami Beach, FL. 33169
dansorogon@aol.com

AGENDA ITEM REPORT

July 6, 2021

ITEM NUMBER: 2.

ITEM: Approval of the minutes held on November 17, 2020 and December 15, 2020. Item #2

DESCRIPTION:

RECOMMENDED ACTION:

FINANCIAL ANALYSIS:

BUDGET IMPACT:

Submitted By: Ayanidys Martinez

ATTACHMENTS

1. 11.17.2020 PZ DRAFT-6-30-2021
2. 12.15.2020 PZ DRAFT

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

A Virtual Meeting of the Planning & Zoning Board Meeting was held Tuesday, November 17, 2020 at 7:00 P.M. using video telephone communication through the zoom platform. Upon roll call, the following Board Members responded:

Chair Steven Hurwitz
Board Member Janet Adler
Board Member Jed Frankel
Board Member Oscar Sklar

Vice Chair Jerome Gavcovich
Board Member Alan Bechik
Board Member Wesley Kean

1. Administration of oath of office to the newly appointed Board Members. (The oath of office will be administered by Deputy Town Clerk, Alba L. Chang).

Deputy Town Clerk, Alba L. Chang, administered the Oath of Office to Jed Frankel, Jerome Gavcovich, Steven Hurwitz, Oscar Sklar, and Janet Adler.

2. Election of a Chair by the Board Members.

ACTION: Board Member Oscar Sklar nominated Steven Hurwitz as Chair of the Planning & Zoning Board. Board Member Jerome Gavcovich seconded the nomination.

Mr. Hurwitz asked if any other member was interested in serving as Chair of the Board. There was no other nomination.

The motion to appoint Steven Hurwitz as Chair of the Planning & Zoning Board passed by a unanimous vote.

3. Election of a Vice Chair by the Board Members.

ACTION: Board Member Gavcovich nominated Board Member Frankel as Vice Chair of the Planning & Zoning Board. Board Member Sklar seconded the motion, and it passed by a unanimous vote.

4. Request for approval for a new single-family home for "1330 BH, LLC" located at 1330 98 Street, Lot 3 of Block 35. The owner is proposing to construct a new two-story single-family home. The proposed two-story home has approximately 6,844 square feet of a/c living. The residence will have 5 bedrooms, 6 full baths and one-half bathrooms. Enclosed please find the site plan and elevations. (Item #1)

Owner's representative, Architect Stephanie D. de Halfen, SDH Studio Architectures Design, 96 Golden Beach Drive, Golden Beach, Florida, 33160 presented the project for a two-story new single-family home to the Board. She described the plans with a tropical modern design approach to blend with the community, avoiding maximizing of square footage, front façade that incorporates green, natural materials, single-story car garage, large, covered terrace in the rear, pool, retaining wall, four bedrooms with family room, and landscaping with lush greenery in the front of the property.

Town Planner Michael Miller requested that Condition #2 be removed, since the matter of the landscape plans matching the site plans had been corrected.

PUBLIC COMMENT

Francis Neuhut, of 1660 Kane Concourse, expressed concerns with flooding and questioned whether there was enough open space for the house.

PUBLIC COMMENT CLOSED

Board Member Frankel expressed concern with the neighboring properties regarding the grades and retaining wall. He asked how the retaining wall would be set up and what will be seen from the neighbors' sides.

Ms. D. de Halfen explained that the retaining wall is placed to contain all the water on the lot, so it does not go to the neighboring properties. She stated that the neighbors will see the nice side of the wall. She also noted that the house must be raised according to the Base Flood Elevation, which means the grade will go up, and the neighbors' properties will be protected with the retaining wall.

Board Member Frankel asked if the materials for the retaining wall will match the neighboring property. Ms. D. de Halfen responded that it is difficult to match the neighbor's property with the side of the retaining wall, but they will see the nicer side of the wall, which would have hedging.

Chair Hurwitz asked about the location of the retaining wall. Ms. D. de Halfen pointed out the location of the retaining wall on the property with a small portion to the west of the property, along the entire south of the property, and along half of the east side of the property.

Chair Hurwitz asked about the grade from the neighbor's side. Ms. D. de Halfen stated that the two-foot retaining wall, will be built right up to the property line; and there will be a chain link fence with hedging in front of it, which will be placed on top of the retaining wall.

Board Member Bebchik asked any thought was given to using different paver materials that blends in with the grass. Ms. D. de Halfen stated that those types of pavers look great, if the grass is maintained correctly; but most people do not like them because they are very unstable; which causes people to trip on them.

Board Member Bebchik expressed concern with the wrap around window on top of the garage, which looks like a large closet from the inside, which will appear as wood right outside of the window. Ms. D. de Halfen explained that the cabinets of the closet are eight feet high with the window; and the cabinets will not be visible from outside.

Board Member Bebchik asked about maintenance of the drainage system and the type of plants in the planters on the railings. Ms. D. de Halfen stated that the Town requires drainage plans; they have a very thorough drainage plan that should work well with the planting; and irrigation will be in the planters.

Wesley Kean commended Ms. D. de Halfen for contextualizing the design proposal with the neighborhood. He asked if the roof soffit is metal. Ms. D. de Halfen responded that the bottom of the eave should be wood as well.

Board Member Kean asked about the reason for the garage door being made of metal instead of wood. Ms. D. de Halfen stated that wood garage doors require a lot of maintenance; and property owners have a difficult time maintaining them, which result in them eventually looking degraded at the bottom.

Board Member Kean referred to the way the wood on the soffit comes through the windows, and he suggested the feature be continued, in areas where possible. He concurred with comments to remove the east driveway, by eliminating or reducing some of the excuplation trenches. He suggested that the gutters come down on the side of the home in strategic locations, rather than just coming down or being visible on the front façade.

Chair Hurwitz suggested that the left driveway be removed and that the driveway on the right be made larger, so that it is less symmetrical with more green space.

Ms. D. de Halfen agreed to modify the driveway to be 20' wide.

Board Member Sklar concurred with eliminating the second driveway. He favored the combination of the standard roof with a more modern approach that blends very nicely, giving the house a warm feeling and relationship to the neighborhood.

Board Member Gavcovich stated that the tropical modern concept and design style fitted nicely in the neighborhood, as opposed to other houses with more modern massing. He appreciated the fact that the second floor stepped back over the garage; and that the garage being one floor, leaves a lot of open space on the west side, adjacent to the one-story house. He stated that the pool does not quite fit in its current location, as it seems to be shoved in the smallest rear yard. He suggested moving it towards the west and make it more a part of the covered terrace.

Ms. D. de Halfen explained the reason for the location of the pool to provide more open space. She stated that if the pool were to be pushed towards the east, the space that remained on the west would be very small, in an area where it is hard to have access. She stated that the pool was pushed that way to allow for family activities; and the pool seems like a water feature from the family room.

Board Member Gavcovich suggested that the pool should be stepped back from being so close to the setback line, as they are allowed a 15' setback and they have 21'. He felt that the pool being crammed into the area and would not be successful in the area that it is located. He stated that the house could get pulled back a little bit from the family room and be moved away from the pool. He concurred with deleting the narrower driveway on the east side and make the one on the right wider to 20 feet. He suggested that the catch basin on the civil drawings that seem to be falling underneath two trees at the front corners of the house be adjusted and some of the catch basins or trenches be eliminated.

ACTION: Board Member Bebachik made a motion to approve the request with the following conditions:

1. Eliminate the east driveway with the connecting pavers.
2. Modification of the west driveway to be 20 feet wide.
3. That Condition #2 in the Staff Report be removed.

Board Member Sklar seconded the motion, and it passed by a unanimous vote.

In reference to the public comment about flooding and open space, Town Planner Miller pointed out that the two-story homes require at least 40 percent of the lot as open space, and this project exceeds that amount.

There being no further business to discuss meeting was adjourned at 7:22 P.M.

CHAIR

ATTEST

TOWN CLERK

DRAFT

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

A Planning & Zoning Board Virtual Meeting was held Tuesday, December 15, 2020, at 6:04 p.m. via the Zoom platform. The meeting was opened with the Pledge of Allegiance. Upon roll call, the following Board Members responded:

Chair Steven Hurwitz

Vice Chair Jerome Gavcovich

Board Member Janet Adler

Board Member Alan Bebchik

Board Member Wesley Kean

Board Member Oscar Sklar

Board Member Jed Frankel

Vice Chair Jed Frankel was absent.

1. Request for approval for a new multifamily dwelling for "Driftwood" located at 9955 East Bay Harbor Drive, Lots 1921 of Block 4. The property owner, Congress Driftwood, LLC, has submitted a new site development plan to construct a twenty-six (26) dwelling unit mid-rise residential development. The proposed units range from 2,170 sq. ft. to 3,355 sq. ft. The proposed design incorporates one rectangular shaped 7 story building at 75 ft above BFE on top of a grade level under building parking garage / exterior parking area. No TDR units are being sought in this design. Enclosed please find the site plan and elevations. (Item #1A) * Staff Review: Design meets Town Code and was approved by the Development Review Committee. PUBLIC COMMENT for the purpose of hearing any public comment with respect to an application for site plan approval at 9955 East Bay Harbor Drive.

Matthew Amster, Bercow Radell Fernandez Larkin & Tapanes, 200 S. Biscayne Boulevard, #300, Miami, Florida, 33131 addressed the Board on behalf of the owner and applicant. He described the seven-story proposed building with ground floor and rooftop amenities over a one-level surfaced parking. He stated that the density of 26 units is as of right and no TDR's are required. Fifty-five (55) parking spaces are proposed AND 52 is required by the Town Code, some of which are in tandem arrangement. Two (2) tandem parking spaces will be assigned to individual units for their two-story parking space requirement.

Bernardo Fort-Brescia, Architectonica, 2900 Oak Avenue, Miami, Florida, 33233 described the design and location of the proposed building on the property.

Mr. Amster reported that the project satisfies all the criteria for Site Plan approval; it meets and complies with the minimum standard in the Town's Land Development Regulations; no variances are being requested; and the design, height, and massing are compatible with the surrounding area. He requested approval of the Site Plan, the tandem parking, the alternative breezeway, and the slight deviation in the width of the landscape strip at the front; and he agreed with the conditions recommended by staff.

PUBLIC COMMENT

Frances Neuhut, 1060 Kane Concourse, asked if the applicant was planning to repair the seawall and comply with the new height requirement. She questioned the type of materials being used; and asked if use of tandem parking requires the Town Council's approval. She expressed her disapproval to power poles along the street. She inquired as to whether there are provisions for public access to the bay.

Damian Rattagan, 9901 E. Bay Harbor Drive, asked about the start and duration of the construction.

Mr. Amster stated that construction is expected to start the latter part of 2021.

Mr. Fort-Brescia, project architect, stated that they will utilize Two Roads Development, who provides quality buildings to its customers.

Chair Hurtwitz asked if the request for tandem parking is properly before the Planning & Zoning Board, or if the Town Council's approval was required. Town Planner Michael Miller responded that the Board has the authority to approve the request.

Town Planner Miller explained the Town's setback requirements and noted that this proposed project has a significant lot line to provide a wider view between the buildings.

CLOSED PUBLIC COMMENT

Town Planner Miller explained the Town's requirement for developers to bury the powerlines. As per FPL, burying the lines cannot be done on an individual lots because of interference for short bearing; therefore, an adjustment was made to ensure that small conduits are installed for when the powerlines are buried. The Town hired an engineering firm to inspect and analyze the conditions of seawalls; and the property owners are being notified to correct any deficiencies, according to the engineer's report.

Chair Hurwitz asked if developers pay into a fund to ensure there is enough money, if there is an opportunity in the future to work with FPL to bury the lines, should there be stretches of land long enough. Mr. Miller explained that the Town Council did not require a dollar per linear foot to be satisfied-the solution was to install the conduits. Town Attorney Simone stated that the Town Council wanted to require an amount, but it was unlawful to do so.

Board Member Gavcovich asked if the developer had made a commitment to raise the seawall to the new minimum height; and he suggested that developers should be required to do so.

Mr. Amster stated that the property owner, Taylor Collins, has indicated that the seawall will be replaced.

PUBLIC COMMENT

Deidre Conley, 10180 West Bay Harbor Drive, suggested the Town invest in providing public access to the bay for activities like kayaking.

Chair Hurwitz responded that the Town negotiated with developers to provide bay access from one of the waterfronts lots on the west side of the island.

PUBLIC COMMENT CLOSED

Discussion ensued among the Board Members:

- The combination of adopting some of the natural massing into the site, as well as some of the asymmetry in the façade work would make it more contextual.
- Reduction of the massing- interruption of the slab edge treatment that runs around from the west portion of the façade and connects to the eastern portion of the façade would further the idea of breaking down larger mass into smaller elements.
- At the ground level, there does not seem to be a lot of public space for residents. In the tandem parking areas at ground level, the parking pavement could be deconstructed into the landscape more directly. Looking at Site Plan it appears the tandem parking extends beyond the building envelope. As it projects beyond, it deconstructs and becomes almost part of the garden and further diffuses the delineation between parking and landscaping.
- Make the façade look less solid.
- Explore softening the corner, particularly the front corner, by wrapping the window.
- Explore making the hedge along the rear of the garage less rigid-not establishing a hardline between the landscape to the rear.
- Explore placing the Clusia hedges on the sides following the angle of the property line to avoid the rigid line between the parking and the landscaping, instead of the hedges being on both sides.
- Six-foot high Clusia hedges will be installed at six feet and maintained at eight feet. There will be multiple levels of plantings with the Clusia hedges serving as a backdrop for the other two or three layers in front of them.
- Explore softening both corners and interior.
- Explore softening the front façade with some sort of glass.
- Explore lighting up the staircase.

Mr. Amster noted that the applicant has agreed to wrap the corners of the building with glass and add some glass to the stairs.

- More articulation in the center portion of the front façade, rather than a blank wall all the way-full width and full height.

- Possibility of stepping back to certain extent by turning the stairway perpendicular to the street and create some stepping back and glaze stairways or have them open. To have a better breezeway alternative, there should be more articulation in that area.
- The glass would not allow for clear view all the way to the back on the ground floor.
- Building not feeling very transparent on the ground floor from the front to the back.
- Adding glass on the corners.
- Adding details in front of the breezeway.
- Reconfiguring the staircase.
- Using habitable portion of the building to ease some of the mass.
- Consideration of flaring out one of the wings on the side to follow the property line on the side.

The following architectural modifications to the Site Plans were suggested:

1. At the ground level, allow better views through the building.
2. Open the window area at the rear and provide reduced landscaping behind them, at both drive isles.
3. Add glazing or other articulation along the front of the center of the building to further break up that recessed portion of the building.
4. Wrap the windows in the corner units along the balcony.
5. Provide pavers for the exposed parking on the side, at the ground level.
6. Realign Clusia hedges towards the side property lines.

Mr. Amster stated that the applicant agrees with the suggested ideas listed above (1-6).

No action was taken by the Board. The applicant will consider the suggested modifications and resubmit for Site Plan approval.

Item 2. Approval of the following Meeting Minutes:

1. **May 5, 2020**
2. **June 16, 2020, c. July 21, 2020.**

ACTION: Board Member Bechik made a motion to approve the Minutes. Board Member Sklar seconded the motion, and it passed by a unanimous vote.

There being no further business to discuss meeting was adjourned at 7:22 P.M.

CHAIR

ATTEST

TOWN CLERK

