



**Town of Surfside  
PLANNING & ZONING BOARD  
AGENDA**

**January 28, 2021 – 6:00 p.m.**

- 1. Call to Order/Roll Call**
- 2. Town Commission Liaison Report – Mayor Charles Burkett**
- 3. Applications:**
  - A. 924 88<sup>th</sup> Street – Amending Design Review Approval**
  - B. 8835 Garland Avenue – Garage Conversion**
  - C. 411 88<sup>th</sup> Street – Swimming Pool**
  - D. 1221 Biscaya Drive – New Fence**
  - E. 9388 Abbott Avenue – Approval of Two Small Gates**
  - F. 9466 Harding Avenue - Sign**
  - G. 9507 Harding Avenue - Sign**
- 4. Next Meeting Date: February 25, 2021**
- 5. Local Planning Agency Item**
  - A. Ordinance to Allow Pet Grooming as Accessory Use to Pet Supplies**

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING SECTION 90-41, “REGULATED USES”, TO CHANGE THE LIST OF PERMITTED ACCESSORY USES TO ALLOW PET GROOMING AS ACCESSORY TO RETAIL PET SUPPLIES IN THE SD-B40 ZONING DISTRICT AND PROVIDING FOR RELATED REGULATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**
- 6. Discussion Items:**
  - A. Future Agenda Items – Extra Meeting in February**
- 7. Adjournment**

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THIS MEETING IS OPEN TO THE PUBLIC. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS THAT ARE DISABLED; WHO NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING BECAUSE OF THAT DISABILITY SHOULD CONTACT THE OFFICE OF THE TOWN CLERK AT 305-861-4863 EXT. 226 NO LATER THAN FOUR DAYS PRIOR TO SUCH PROCEEDING.



IN ACCORDANCE WITH THE PROVISIONS OF SECTION 286.0105, FLORIDA STATUTES, ANYONE WISHING TO APPEAL ANY DECISION MADE BY THE TOWN OF SURFSIDE COMMISSION, WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING, WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD SHALL INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

AGENDA ITEMS MAY BE VIEWED AT THE OFFICE OF THE TOWN CLERK, TOWN OF SURFSIDE TOWN HALL, 9293 HARDING AVENUE. ANYONE WISHING TO OBTAIN A COPY OF ANY AGENDA ITEM SHOULD CONTACT THE TOWN CLERK AT 305-861-4863. A COMPLETE AGENDA PACKET IS ALSO AVAILABLE ON THE TOWN WEBSITE AT [www.townofsurfsidefl.gov](http://www.townofsurfsidefl.gov).

TWO OR MORE MEMBERS OF THE TOWN COMMISSION OR OTHER TOWN BOARDS MAY ATTEND THIS MEETING.

THESE MEETINGS MAY BE CONDUCTED BY MEANS OF OR IN CONJUNCTION WITH COMMUNICATIONS MEDIA TECHNOLOGY, SPECIFICALLY, A TELEPHONE CONFERENCE CALL. THE LOCATION 9293 HARDING AVENUE, SURFSIDE, FL 33154, WHICH IS OPEN TO THE PUBLIC, SHALL SERVE AS AN ACCESS POINT FOR SUCH COMMUNICATION.



# Memorandum

**To:** Planning and Zoning Board  
**Thru:** Andrew Hyatt, Town Manager  
**From:** Walter Keller, PE, AICP., Town Consultant Planner  
Marlin Engineering, Inc.  
**CC:** Jason Greene, Assistant Town Manager  
Lillian Arango, Town Attorney  
**Date:** January 18, 2021  
**RE:** **924 88<sup>th</sup> Street – New Single-Family U/C 2<sup>nd</sup> Floor Modification**

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**Background:** This application is a request to modify a previously approved single family site plan which is under construction. The parcel is located in the H30A Zoning District with a lot area of 15.570 square feet. In addition to this Memorandum, four exhibits submitted by the Applicant are attached.

The Planning and Zoning Board approved the two-story single family site plan in January 2017. The approved 2<sup>nd</sup> floor area included 4 building wall cut-outs, two on each side. A site plan modification is requested to remove the cut-outs and manage the average side setback area by utilizing areas where the second floor is set farther back from the front property line. While the second floor square footage will increase, the second floor is 70.5 % of the ground floor square footage.

**Governing Code:** The Zoning in Progress requirements for this request are detailed in the following Zoning Code section:

**Current Municode: 90-2** – The Code definition and illustrative example for setback (average) reports the average setback can be provided through a variety of ways and the builder has the option of building continuously along the average setback line without variation.

**Staff Recommendation:** The Applicant's proposed 2<sup>nd</sup> floor wall modification is consistent with the Code and should be approved.





**TOWN OF SURFSIDE**  
**MULTI-FAMILY AND NON-RESIDENTIAL DESIGN REVIEW**

(Signs, awnings, store fronts, fences, and walls etc)

**PLANNING AND ZONING BOARD Rules and Procedures (June 2002)**

The Planning and Zoning Board shall generally meet the last Thursday of each month at 7:00 pm. at Town Hall.

Plans and completed applications (including all supporting documentation) must be submitted to the Building Department at least 21 days prior to the meeting, with the payment of applicable fees (example: \$200.00 for Plan Review for Zoning), at which time they will be considered. Incomplete plans and applications will not be processed.

The applicant or duly authorized agent (per ownership affidavit) must be present at the meeting. If there are no applications for consideration by the Planning and Zoning Board, the monthly meeting may be cancelled at the discretion of the Chairman of the Board.

Please advise the name of the Representative who will attend the hearing on behalf of this application:

NAME OF REPRESENTATIVE

DATE

1-19-2024



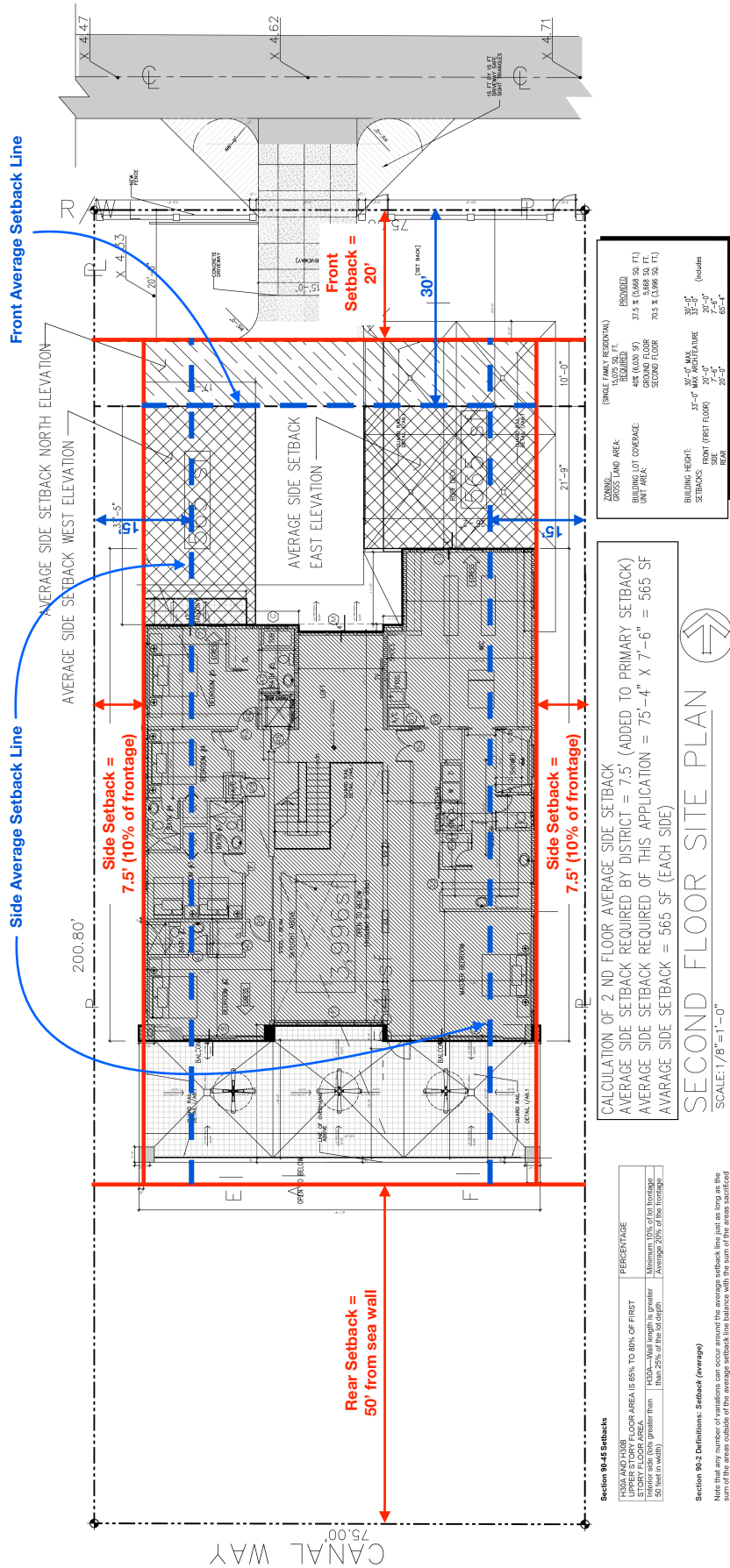








# Exhibit 1 - Setbacks and 2nd Floor Average Setbacks



92

Setbacks are determined by the zoning district and the property's location on Biscayne Bay.

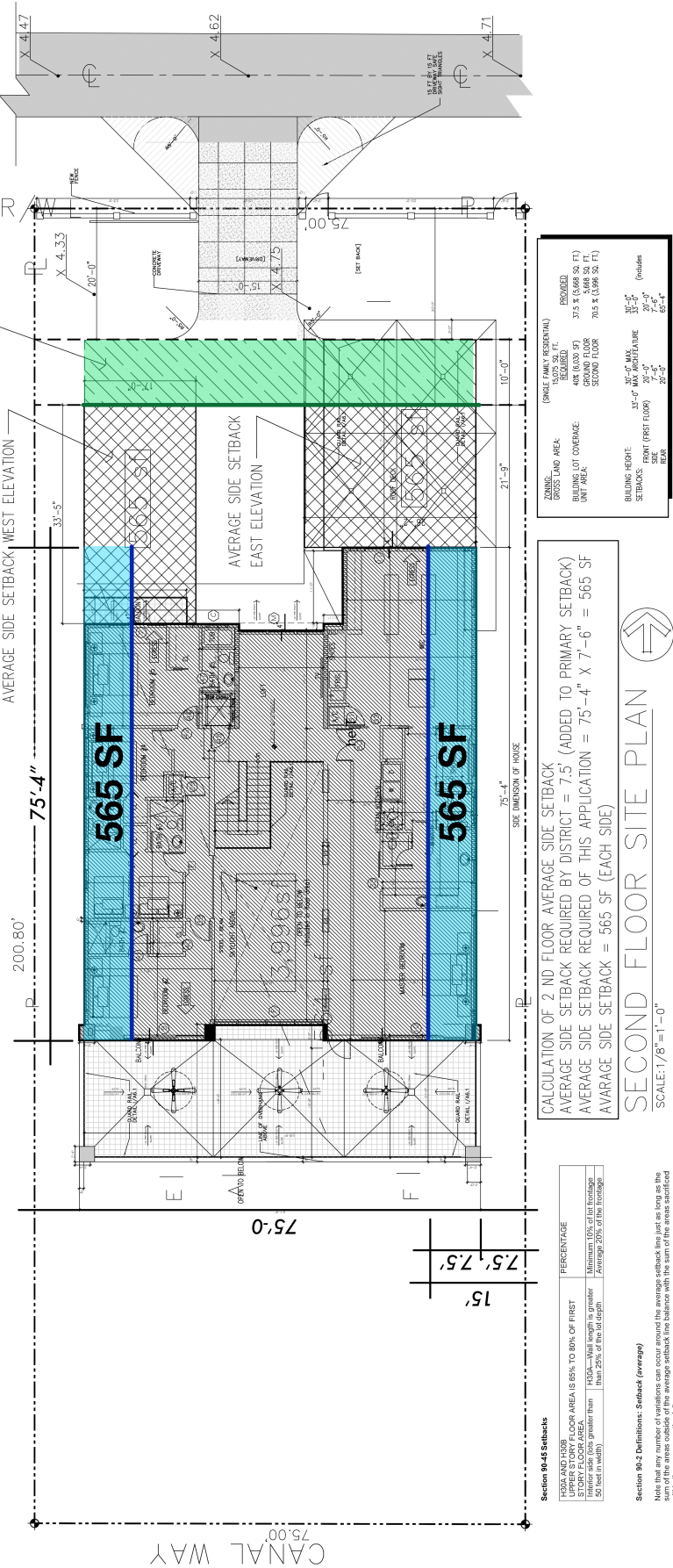
Average Setbacks define an area to further setback the 2nd level. Areas Projecting beyond the average setback line must be balanced by indentations within it.

# Exhibit 2 - Second Level Average Setbacks

## Section 90-2 Definitions: Setback (average)

Note that any number of variations can occur around the average setback line just as long as the sum of the areas outside of the average setback line balance with the sum of the areas sacrificed within the average setback line.

The builder has the option of building continuously along the average setback line without variation. The builder also has the option of building anywhere within the average setback line in any variation.



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## COMPUTATION OF AVERAGE SIDE SETBACK

The area of Average Side Setback for this house is 565 SF, on each side.

565 is computed from the length of the elevation at the second floor, 75'-4", by the average setback to be applied, 7.5'.

The average setback is derived from Sec. 90-45, as 20% of the lot frontage (75'), equal to 15 feet. From this, 7.5 feet are already accounted for by the basic setback of 10% (7.5 feet), leaving and additional 7.5 feet.

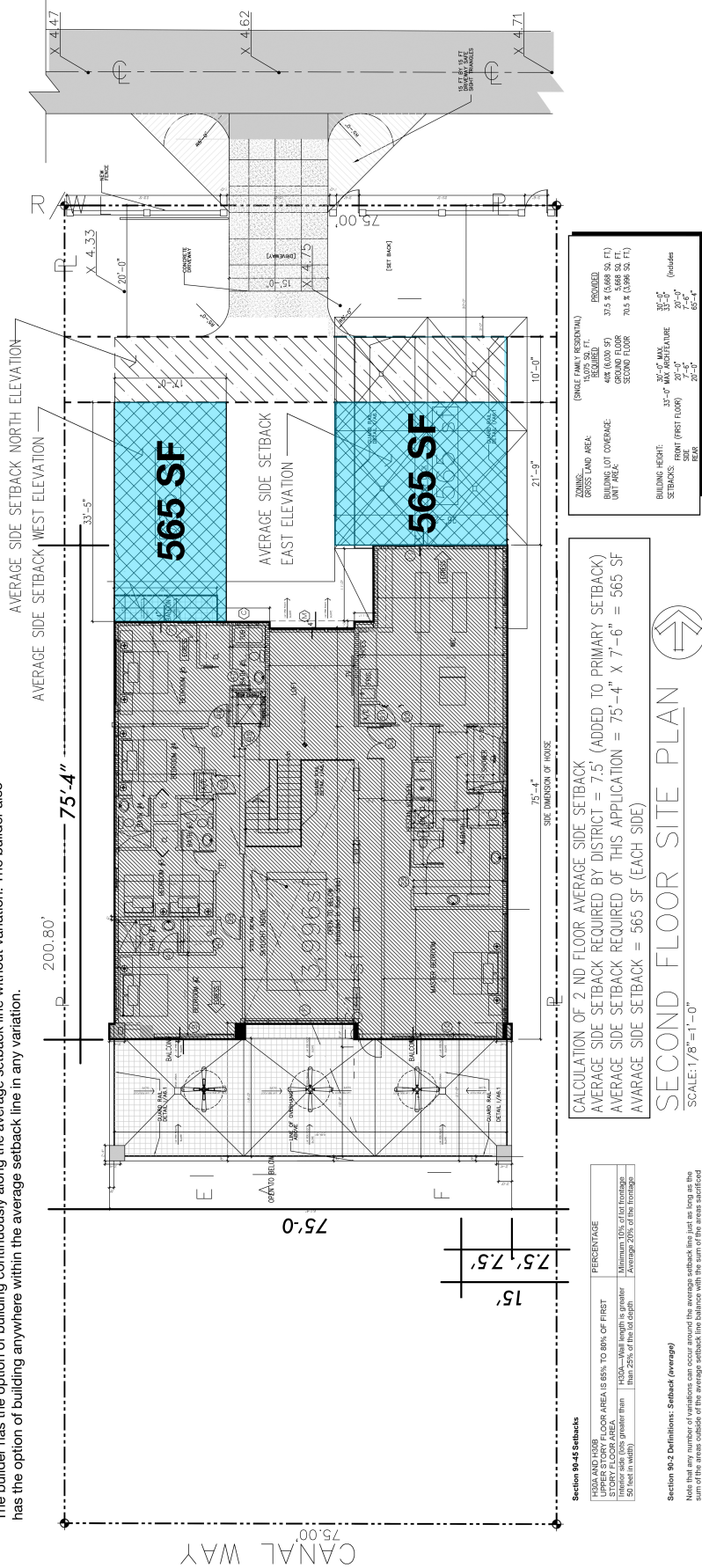


# Exhibit 3 - Second Floor Average Setbacks as Applied

## Section 90-2 Definitions: Setback (average)

Note that any number of variations can occur around the average setback line just as long as the sum of the areas outside of the average setback line balance with the sum of the areas sacrificed within the average setback line.

The builder has the option of building continuously along the average setback line without variation. The builder also has the option of building anywhere within the average setback line in any variation.



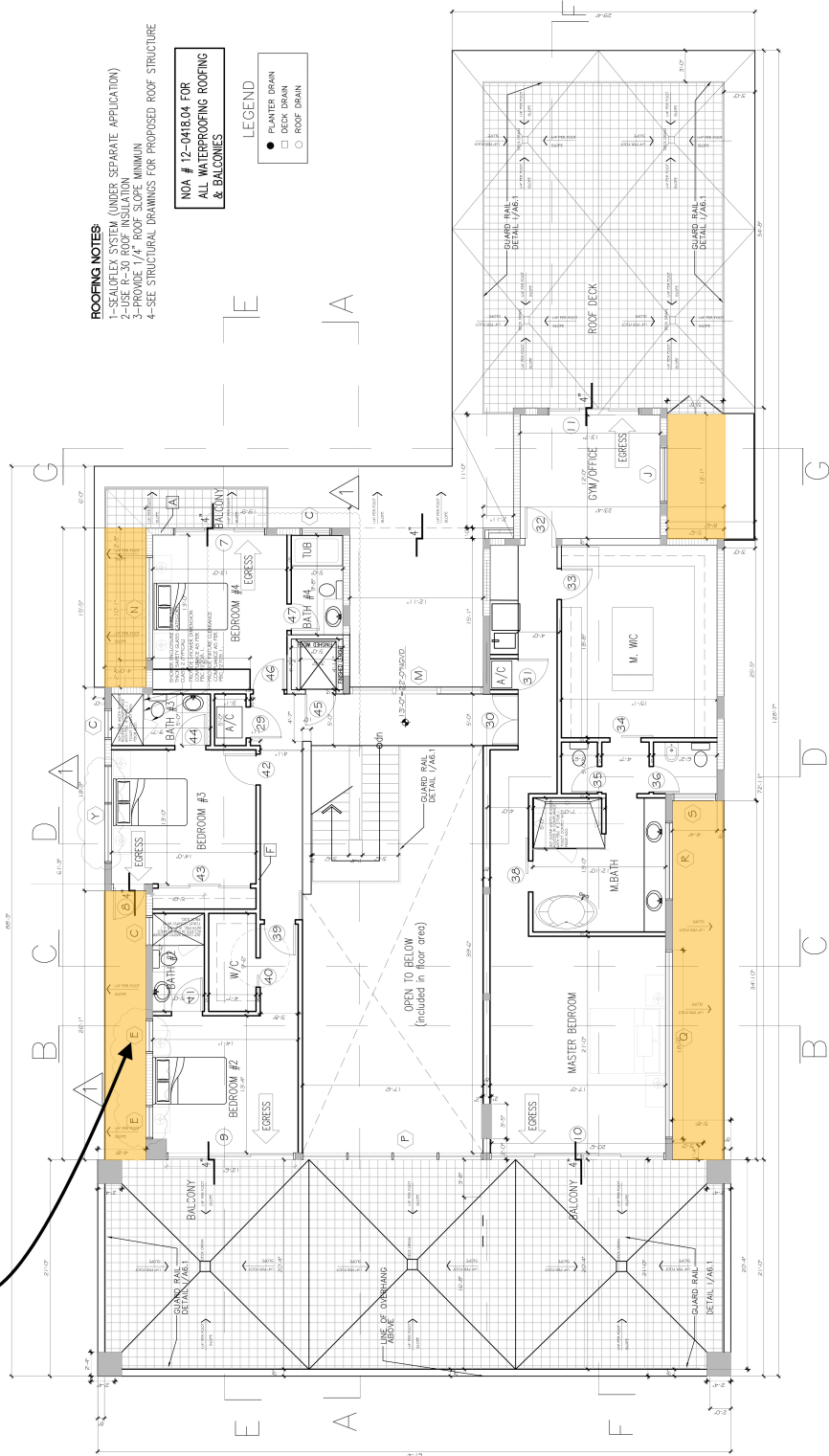
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**APPLICATION OF AVERAGE SETBACKS**

Under the definition of average setbacks, the area of setback can be applied in any variation. In this case, the compact, nearly square floor plan of the second floor permits the layout above, as the sum of the areas outside the line [5665 SF, Exhibit 2] balance with the sum of the areas sacrificed within the average setback line [5665 SF, Exhibit 3].

# Exhibit 4 - Previously Approved Arrangement of Average Setbacks

Indentation in 2nd floor plan to provide average setbacks, typical



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

8477 BRYANNE BLV.  
SUITE 100  
MIAMI, FL 33155  
PHONE: (786) 277-4512  
EAVARCHITECT@GMAIL.COM  
WWW.EAVARCHITECT.COM  
Eduardo A. Vazquez, R.A.  
14.3.09  
TRANSPARENCY COMPLIANT

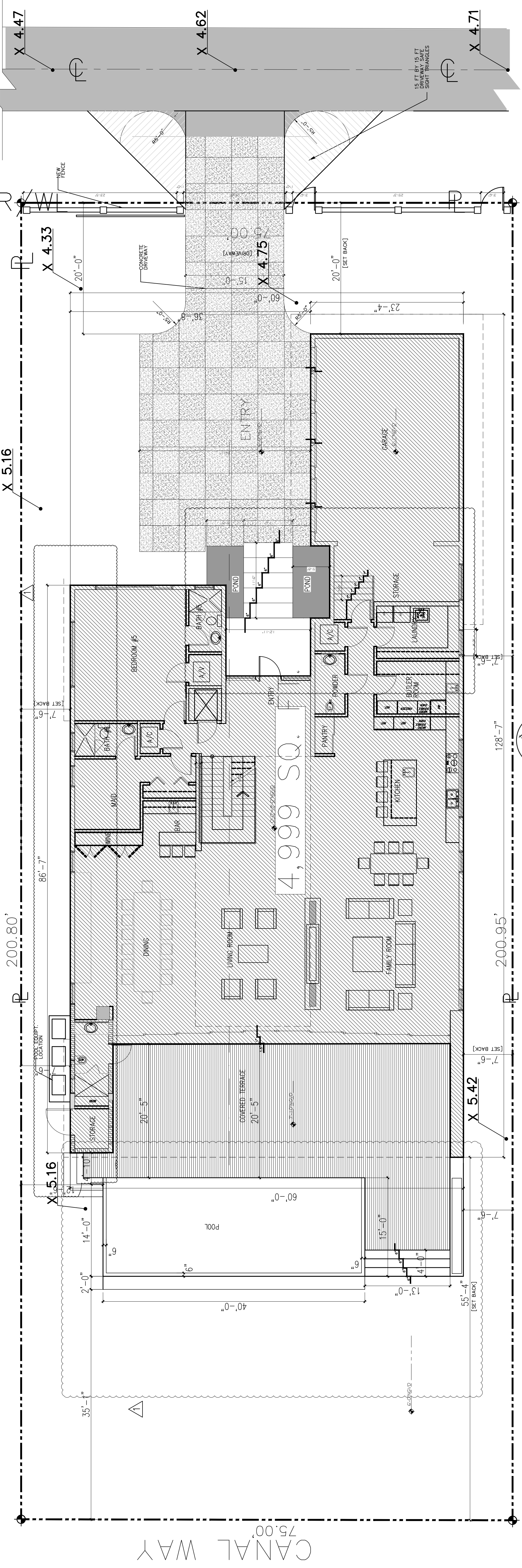
PROPOSED FOR:  
**924 88 st**  
SURFSIDE,  
Florida 33154

PROJECT No.	
REVISIONS	OWNER REVISION 09/10/19

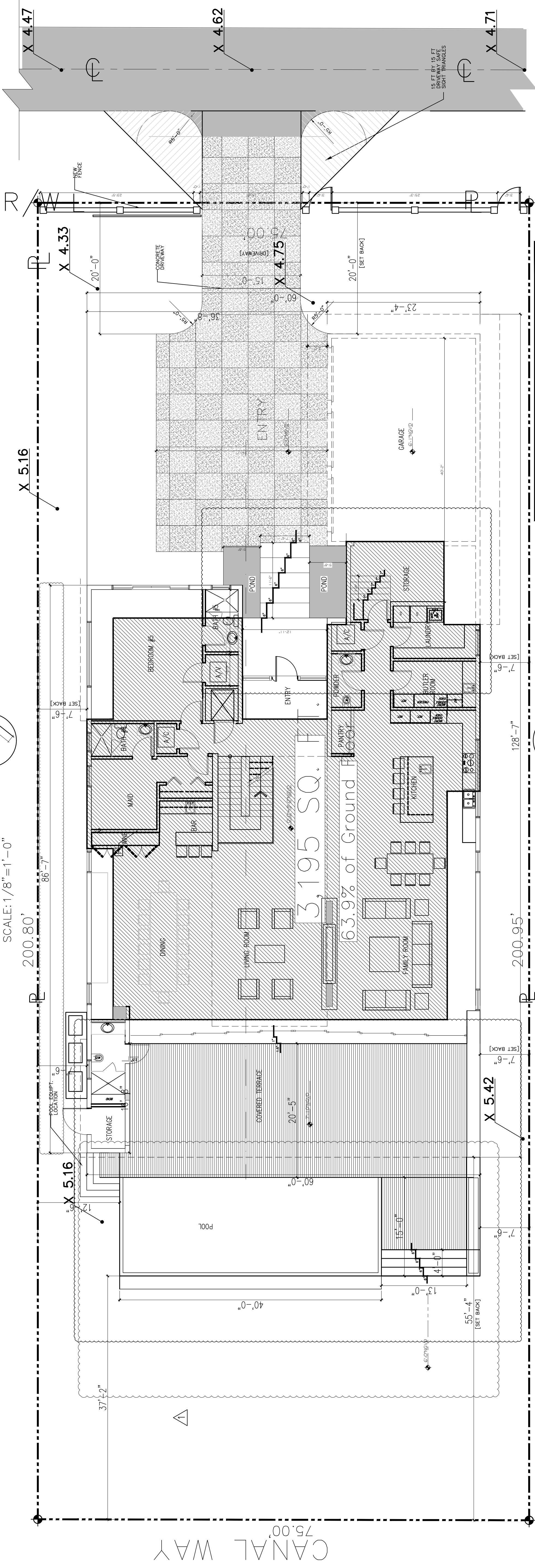
SECOND FLOOR

SCALE: AS SHOWN  
DATE: June 27, 2017

A2.1



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



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

ZONING: (SINGLE FAMILY RESIDENTIAL)	PROVIDED	33 % (4,999 SQ. FT.)
GROSS LAND AREA: 15,075 SQ. FT.	REQUIRED	4,999 SQ. FT.
BUILDING LOT COVERAGE: 40% (6,000 SF)	GROUND FLOOR	63.9 % (3,195-SQ.-FT.)
UNIT AREA:	SECOND FLOOR	
AREA RATIO: 54.6 % (8,195 SQ. FT.)	MAX. ARCHITECTURE	70'-0"
BUILDING HEIGHT: 33'-0"	FRONT (FIRST FLOOR)	7'-6"
SETBACKS: SIDE	REAR	20'-0"
		65'-4"

ORIGINAL APPROVED HOUSE



PROPOSED FOR:

**NEW RESIDENCE**  
**924 88 st**  
 SURFSIDE,  
 Florida 33154

PROJECT No.

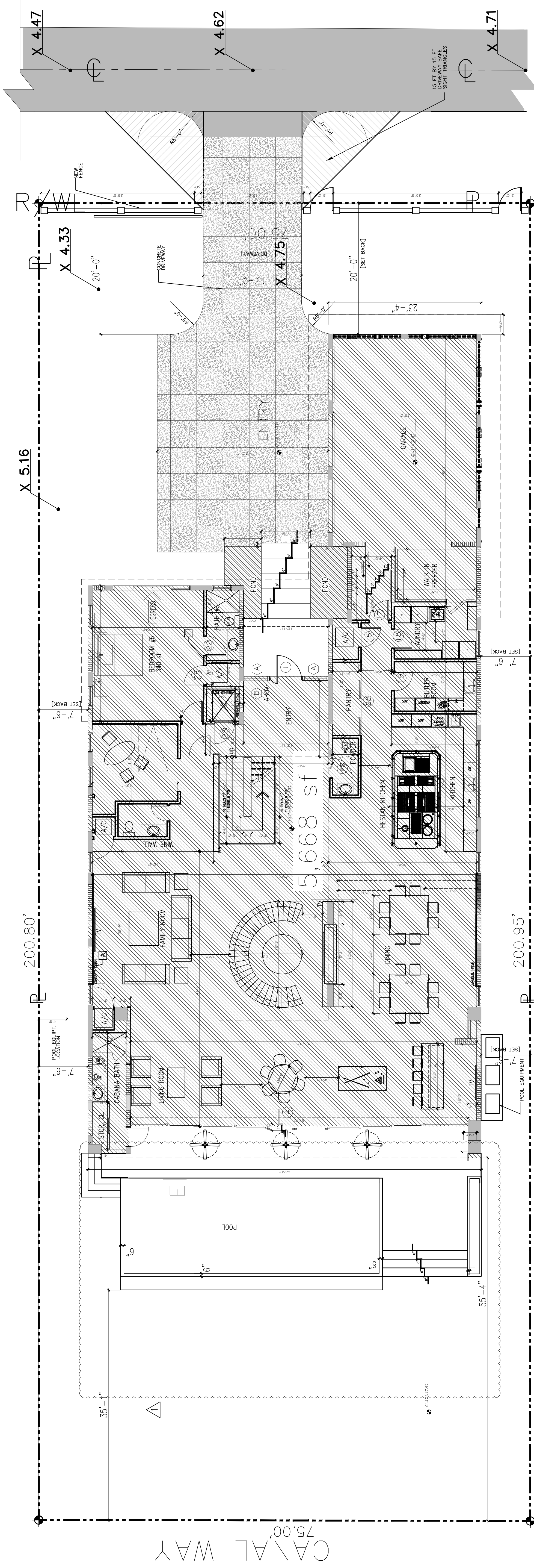
REVISIONS

OWNER REVISION 09/10/19  
 GENERAL REVISION 12/21/20

**SITE PLAN**

SCALE: AS SHOWN

DATE: NOVEMBER 14, 2020



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

ZONING:	(SINGLE FAMILY RESIDENTIAL)	
GROSS LAND AREA:	15,075 SQ. FT.	PROVIDED
BUILDING LOT COVERAGE:	40% (6,030 SF)	37.4 % (5,668 SQ. FT.)
UNIT AREA:	GROUND FLOOR	5,668 SQ. FT.
	SECOND FLOOR	70.8 % (3,998 SQ. FT.)
BUILDING HEIGHT:	30'-0" MAX	30'-0" (includes
SETBACKS:	FRONT (FIRST FLOOR)	20'-0"
	SIDE	7'-6"
	REAR	20'-0"

PROPOSED FOR:

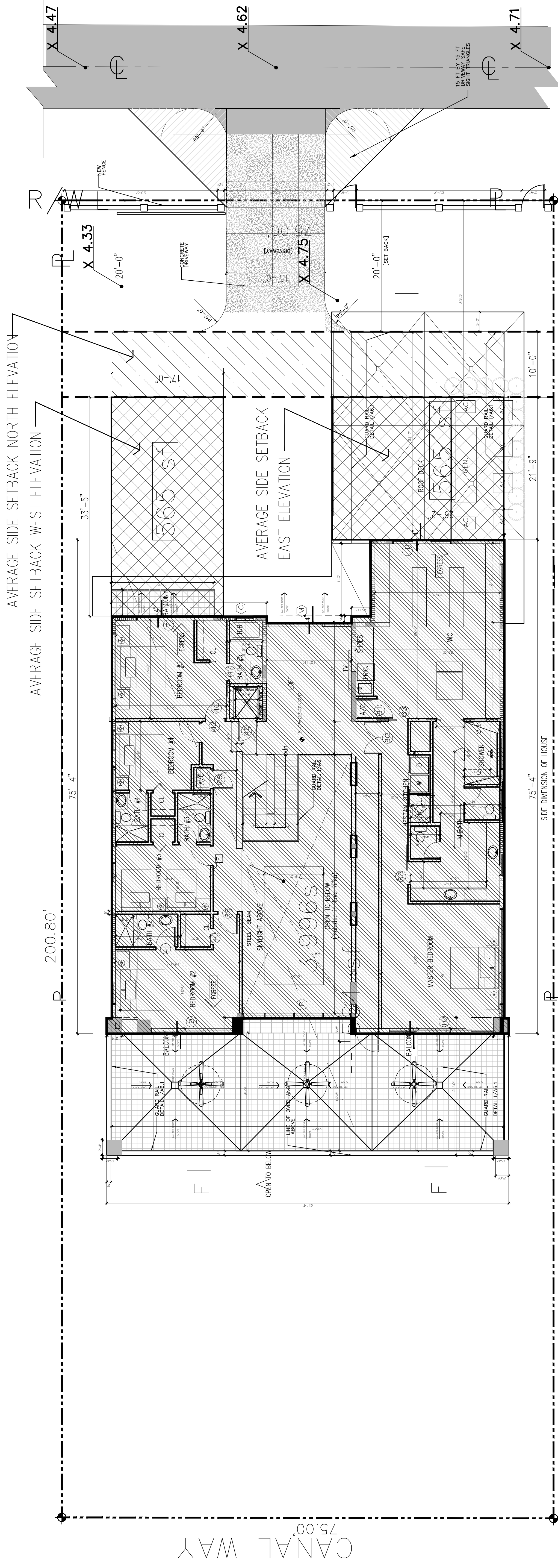
**NEW RESIDENCE**  
**924 88 st**  
 SURFSIDE,  
 Florida 33154

PROJECT No.

REVISIONS

OWNER REVISION 09/10/19  
 GENERAL REVISION 12/21/20

**SITE PLAN**



ZONING: (SINGLE FAMILY RESIDENTIAL)	
GROSS LAND AREA	PROVIDED
BUILDING LOT COVERAGE:	40% (6,030 SF)
UNIT AREA:	GROUND FLOOR 5,668 SQ. FT. SECOND FLOOR 70.5 % (3,396 SQ. FT.)
BUILDING HEIGHT:	30'-0" MAX.
SETBACKS:	FRONT (FIRST FLOOR) 33'-0" (Includes SIDE 20'-0" REAR 20'-0" 65'-4"

**PROPOSED SECOND FLOOR SITE PLAN**

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

CALCULATION OF 2 ND FLOOR AVERAGE SIDE SETBACK  
 AVERAGE SIDE SETBACK REQUIRED BY DISTRICT = 7.5' (ADDED TO PRIMARY SETBACK)  
 AVERAGE SIDE SETBACK REQUIRED OF THIS APPLICATION = 75'-4" X 7'-6" = 565 SF  
 AVERAGE SIDE SETBACK = 565 SF (EACH SIDE)

**Section 90-45 Setbacks**

H300A AND H300B UPPER STORY FLOOR AREA IS 65% TO 80% OF FIRST STORY FLOOR AREA	PERCENTAGE
Interior side (lots greater than 50 feet in width)	Minimum 10% of lot frontage Average 20% of the frontage
Exterior side (lots greater than 50 feet in width)	Minimum 10% of lot frontage Average 20% of the frontage

**Section 90-2 Definitions: Setback (average)**

Note that any number of variations can occur around the average setback line just as long as the sum of the areas outside of the average setback line balance with the sum of the areas sacrificed within the average setback line.

The builder has the option of building continuously along the average set back line without variation. The builder also can construct anywhere within the average setback line in any variation.

PROPOSED FOR:

**NEW RESIDENCE**  
**924 88 st**  
 SURFSIDE,  
 Florida 33154

PROJECT No.

REVISIONS

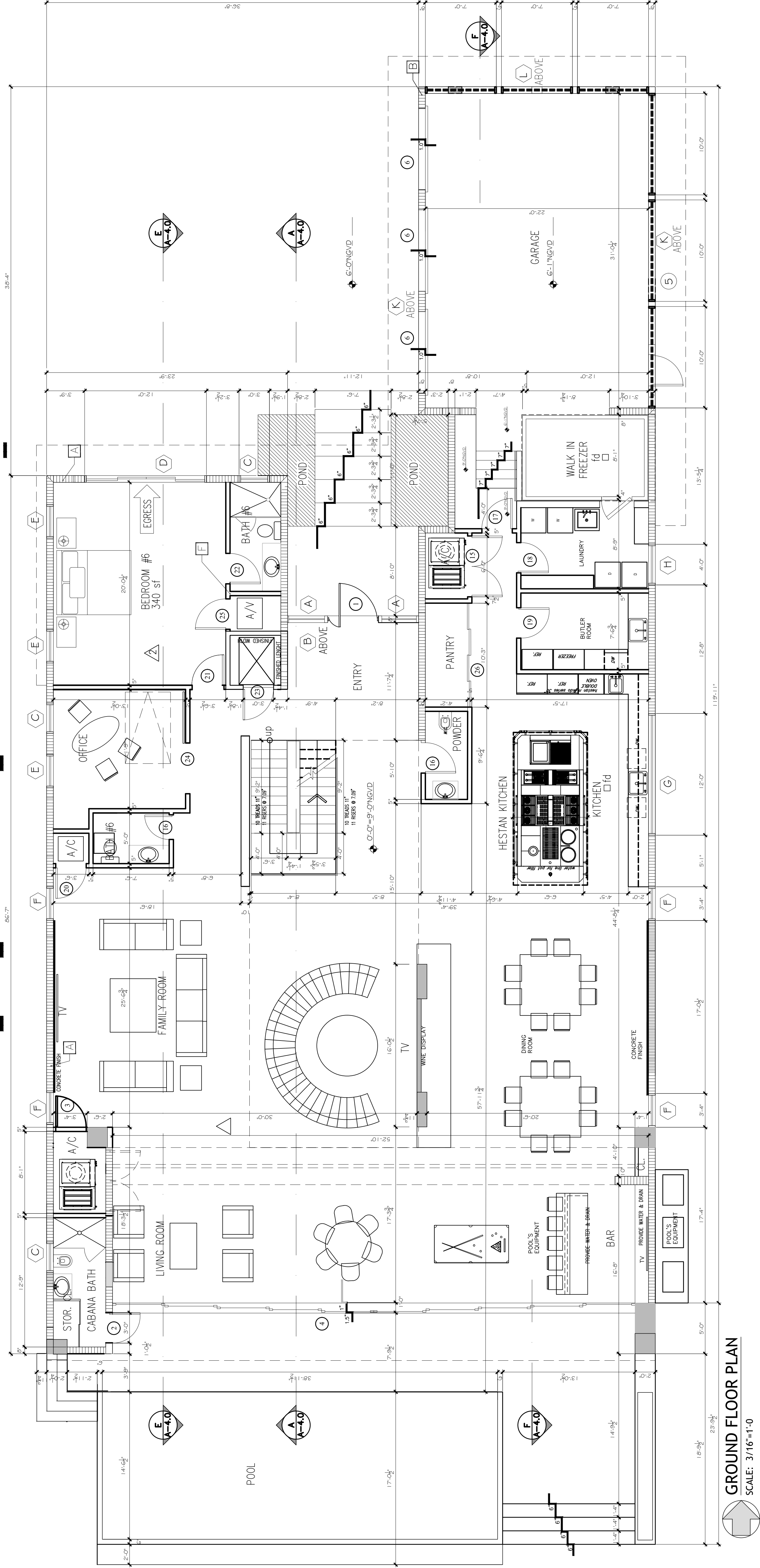
OWNER REVISION 09/10/19  
 OWNER REVISION 12/21/20

**GROUND FLOOR**

SCALE: AS SHOWN

DATE: NOVEMBER 14, 2020

**A2.0**



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



PROPOSED FOR:

**NEW RESIDENCE**  
**924 88 st**  
 SURFSIDE,  
 Florida 33154

PROJECT No.

REVISIONS

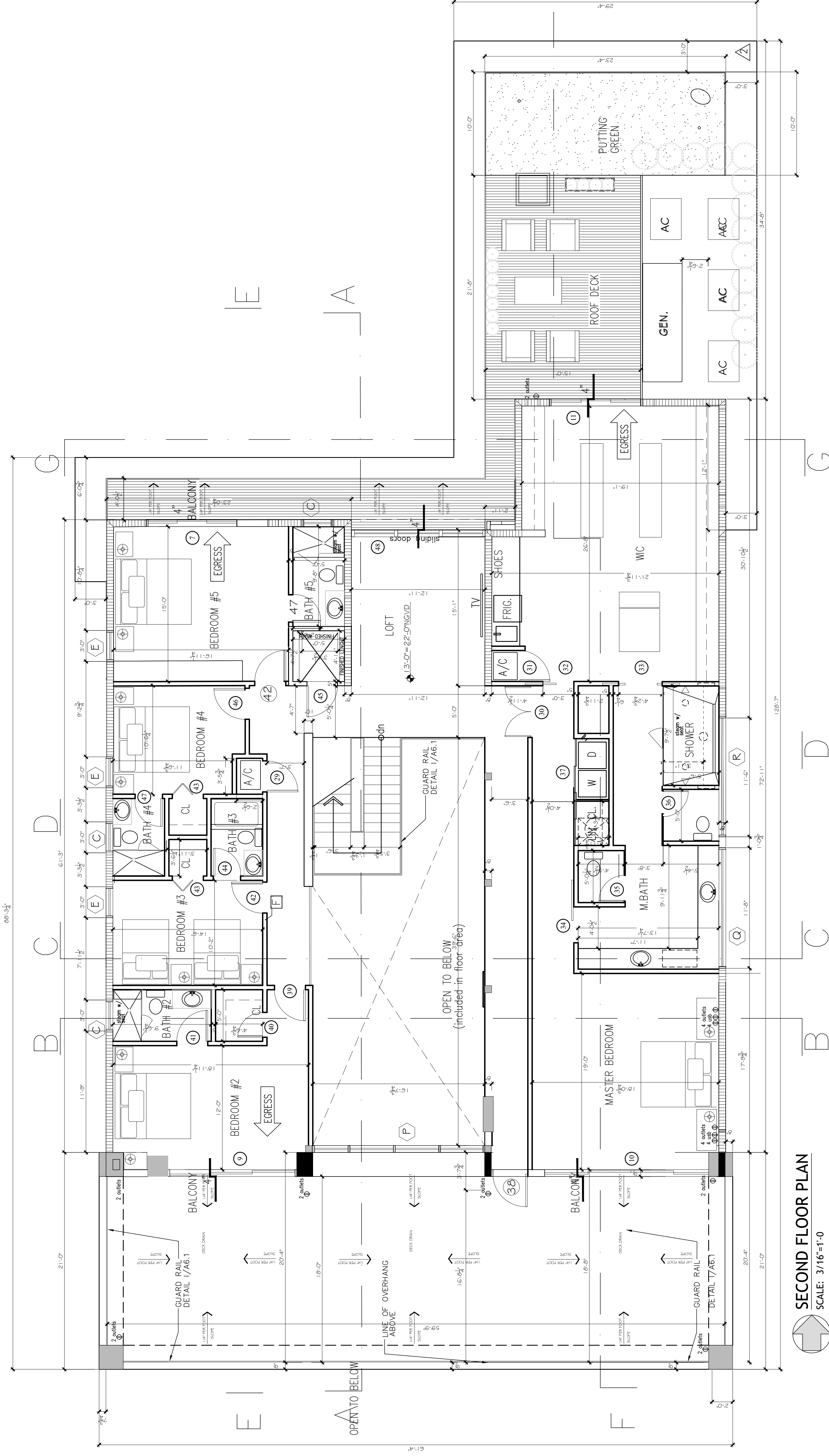
OWNER REVISION 09/10/19  
 OWNER REVISION 12/21/20

**SECOND FLOOR**

SCALE: AS SHOWN

DATE: NOVEMBER 14, 2020

**A2.1**



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

PROPOSED FOR:

**NEW RESIDENCE**  
**924 88 st**  
 SURFSIDE,  
 Florida 33154

PROJECT No.

REVISIONS

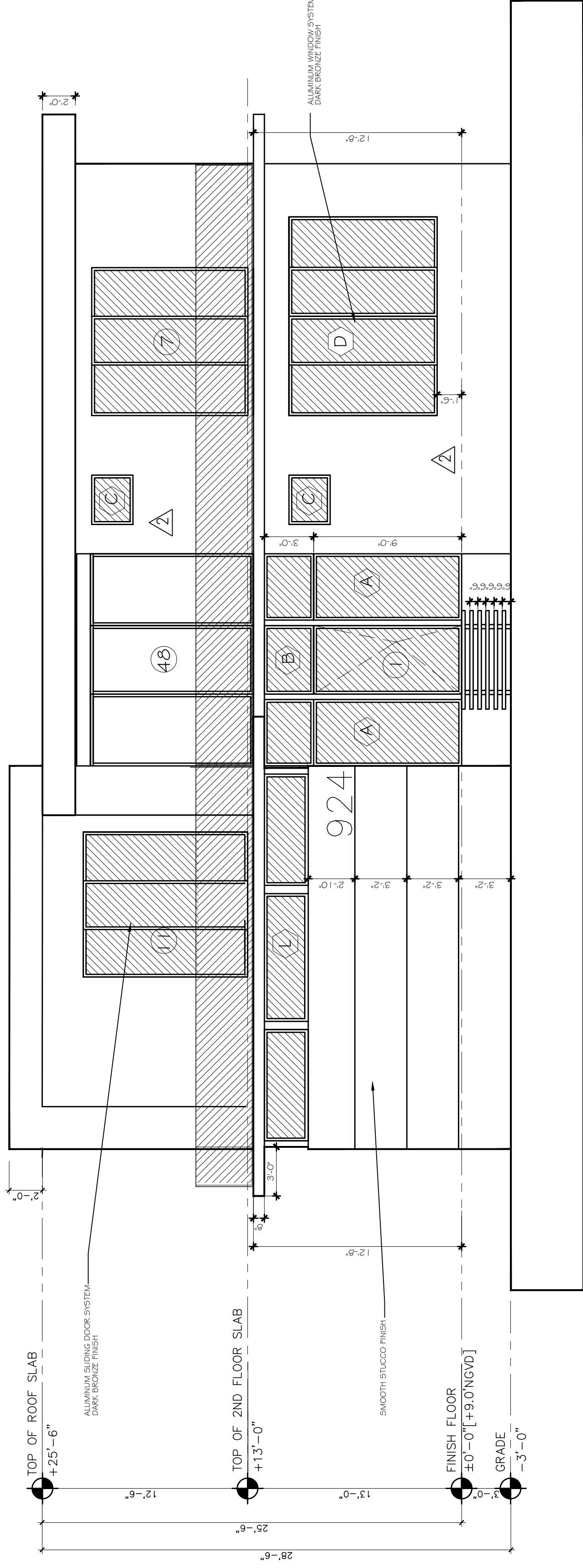
OWNER REVISION 09/10/19  
 OWNER REVISION 12/21/20

**ELEVATIONS**

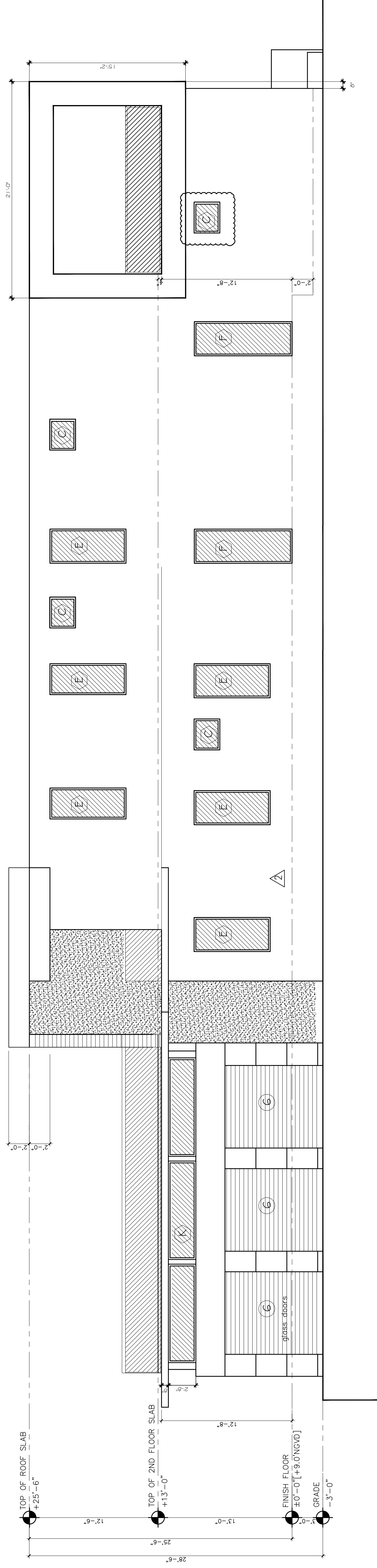
SCALE: AS SHOWN

DATE: NOVEMBER 14, 2020

**A3.0**



**NORTH ELEVATION**  
 SCALE: 3/16"=1'-0"



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



PROPOSED FOR:

**NEW RESIDENCE**  
**924 88 st**  
 SURFSIDE,  
 Florida 33154

PROJECT No.

REVISIONS

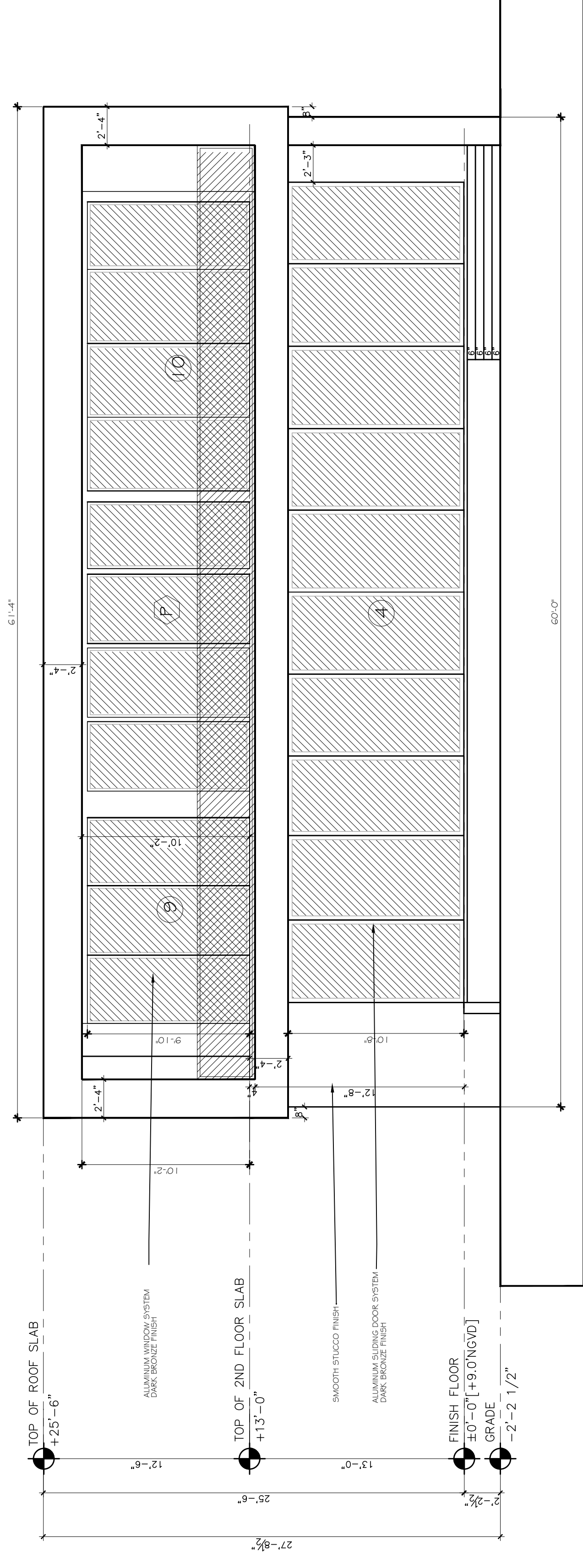
OWNER REVISION 09/10/19  
 OWNER REVISION 12/21/20

ELEVATIONS

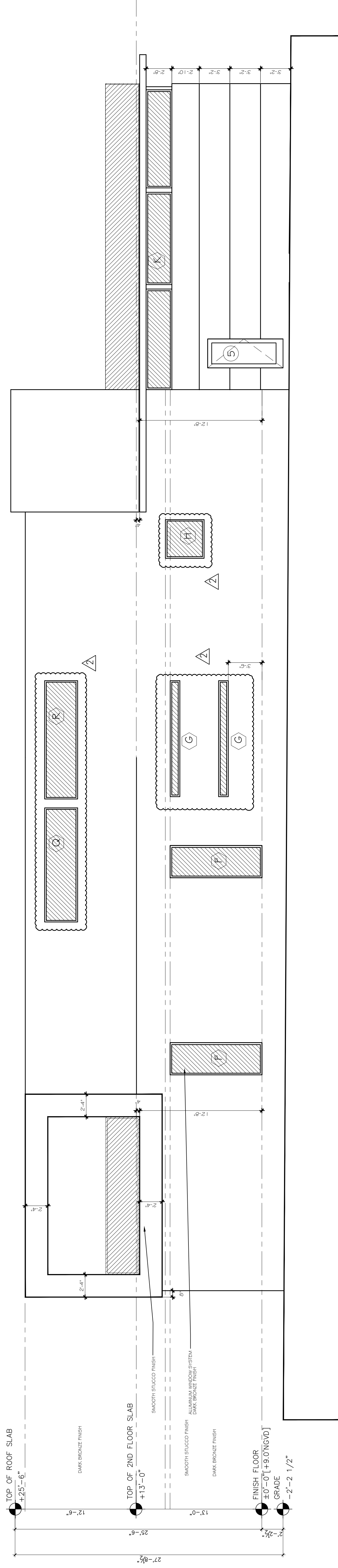
SCALE: AS SHOWN

DATE: NOVEMBER 14, 2020

A3.1



SOUTH ELEVATION



EAST ELEVATION

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



# Memorandum

**To:** Planning and Zoning Board  
**Thru:** Andrew Hyatt, Town Manager  
**From:** Walter Keller, PE, AICP., Town Consultant Planner  
Marlin Engineering, Inc.  
**CC:** Jason Greene, Assistant Town Manager  
Lillian Arango, Town Attorney  
**Date** January 18, 2021  
**RE:** 8835 Garland Avenue – Garage Conversion and Driveway/Hardscape Revisions

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**Background:** This application is a request to convert an existing garage to a home office and laundry room. The Applicant is also proposing major revisions to the front setback area with removal of the existing driveway and relocation of parking spaces and walkways utilizing concrete slabs and stones. The parcel is located in the H30B Zoning District on an interior lot fronting on Garland Avenue. An overhead aerial view from the Miami-Dade County Property Appraiser is provided on the following page with a Google Street View on page 3. In addition to this Memorandum, a package of photos, renovation plans, elevations, landscape plan and current survey was submitted by the Applicant.

**Governing Codes:** The **Zoning in Progress** requirements for lots in the H30B District are:

Each lot must provide 35% pervious area and 50% of front yards and 40% of rear yards must be landscaped, and 20% of the landscaped area must be Florida Friendly as defined in the current Zoning Code.

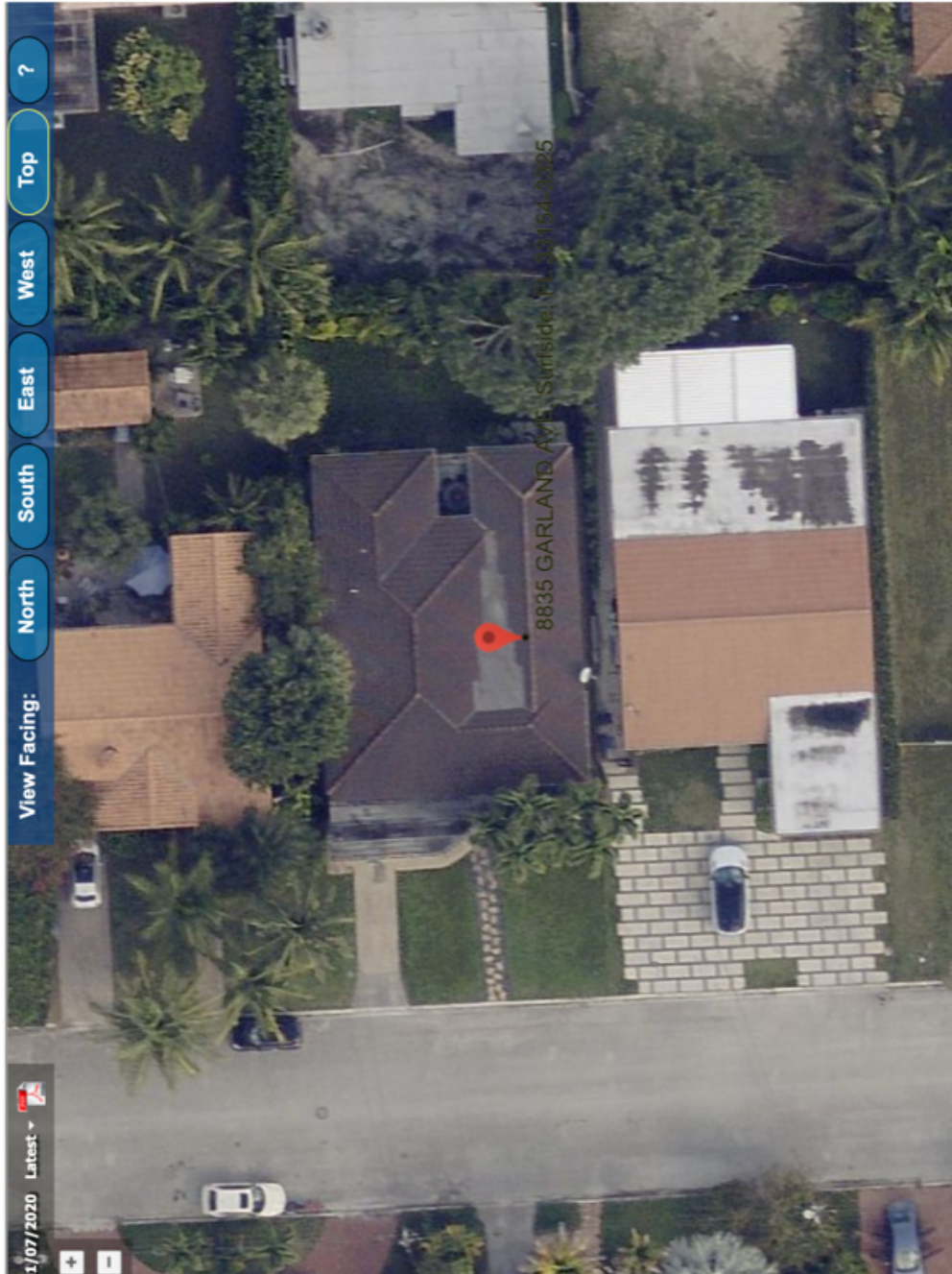
**2006 Code: 90-145(b)1(d)** – allows for a garage conversion provided the garage door is replaced with a solid exterior wall with at least one window and with access internally from the main premises.

**Current Municode: 90-50.1(1)(7)** – further requires if the garage is at the front or primary corner of the property, landscaping should be along the base of the exterior wall.

**Applicant Package:** A 14-page application package was submitted by the Applicant. A sealed Pool Plan was also submitted by the pool company which was prepared by a professional engineer. The proposed pool, spa and deck occupy a portion of the front yard setback area and some of the secondary corner. A ten-foot green area surrounds the pool deck. An existing hedge is located on the property line and the pool plan indicates a chain-link fence may be also occupying the property line. A current survey was not included in the package although the pool plan has sufficient information to analyze the characteristics of the proposed pool and deck.



# Town of Surfside, Florida Development Review



8835 Garland Avenue Miami-Dade County Property Appraiser Overhead View





## Town of Surfside, Florida Development Review



**8835 Garland Avenue Google Street View**

**Staff Recommendation:** The proposed garage conversion and front yard driveway hardscape modifications can be approved subject to the following conditions:

Provide 50% landscape area in the front yard with 20% of the landscape area Florida Friendly per the Code.

Remove concrete pads and stones from the public right of way except for access to the parking spaces.

Provide calculations and worksheets on the landscape area and locations of Florida Friendly species.



DRB Meeting	___/___/20__
Application / Plans Due	___/___/20__

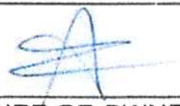
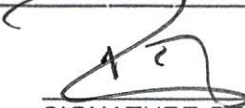
**TOWN OF SURFSIDE  
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION**

A complete submittal includes all items on the "Single-Family and Two-Family Site Plan Application Submission Checklist" document as well as completing this application in full. The owner and agent must sign the application with the appropriate supplemental documentation attached. Please print legibly in ink or type on this application form.

<b>PROJECT INFORMATION</b>	
OWNER'S NAME	ADAM SCHUCHER
PHONE / FAX	305.772.6566
AGENT'S NAME	RICHARD RAMÍREZ
ADDRESS	14730 SW 9TH LANE
PHONE / FAX	786.799.7779
PROPERTY ADDRESS	8835 GARLAND AVE SURFSIDE FL 33154
ZONING CATEGORY	RS-2
DESCRIPTION OF PROPOSED WORK	DRIVEWAY, GARAGE CONVERSION, WINDOW, DOOR, NEW AC, ELECTRICAL, TILE, SHOWER

<b>INTERNAL USE ONLY</b>			
Date Submitted	1.4.21	Project Number	20-1694
Report Completed	1.4.21	Date	1/4/2021
Fee Paid	\$ 200.00		

<b>ZONING STANDARDS</b>	Required	Provided
Plot Size	5625 SQFT	5625 SQFT
Setbacks (F/R/S)	20'   20'   5'	20.10'   28.60'   5'
Lot Coverage	40%	37.70%
Height	30%	14'-10"
Pervious Area	1680 SQFT	1829 SQFT


 SIGNATURE OF OWNER \_\_\_\_\_ DATE \_\_\_\_\_
 
 SIGNATURE OF AGENT \_\_\_\_\_ DATE 01-03-21



**TOWN OF SURFSIDE**  
**SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION**  
**PLANNING AND ZONING BOARD Rules and Procedures (June 2002)**

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The applicant or duly authorized agent (per ownership affidavit) must be present at the meeting. If there are no applications for consideration by the Planning and Zoning Board, the monthly meeting may be cancelled at the discretion of the Chairman of the Board.

Please advise the name of the Representative who will attend the hearing on behalf of this application:

RICHARDO RAMIREZ & ALFONSO DEL VALLE

NAME OF REPRESENTATIVE

DATE



**TOWN OF SURFSIDE**  
**SUBMISSION CHECKLIST**  
**SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION**

Project Name \_\_\_\_\_

Project Number \_\_\_\_\_

**SUBMITTAL REQUIREMENTS FOR REVIEW:**

- Completed "Single-Family and Two-Family Site Plan Application" form
- Application fee: \$ 200 made out to "Town of Surfside"
- Ownership Affidavit
- Survey less than one (1) year old. A survey over one (1) year is sufficient as long as the property has not changed ownership and the owner provides an affidavit that no changes have occurred since the date of the survey.
- Recent photographs, as visible from the street, of the subject property and of the adjacent two (2) homes on each side of the subject property on the same side of street. If the adjacent lot(s) are vacant then the next adjacent home(s) shall be utilized.

**FOR THE FOLLOWING PLEASE PROVIDE:**

- Two (2) full sized sets (24" x 36" sheets) of complete design development drawings signed and sealed
- One (1) flash drive, with site plan in PDF format, or other common windows based format.
- Provided prior to Design Review Board Meeting – Fifteen (15) reduced sized sets (11" x 17" sheets) of the complete design development drawings
- Site Plan (Minimum scale of 1" = 20').  
Please show / provide the following:
  - Tabulations of total square footage, lot coverage, setbacks and acreage
  - Entire parcel(s) with dimensions and lot size in square feet
  - Existing and proposed buildings with square footage
  - Buildings to be removed
  - Setbacks
  - Dimensions and locations of all existing and proposed right-of-ways, easements and street frontage, including sidewalks, curb and gutter and planting strips
  - All existing and proposed site improvements, including, but not limited to, all utilities, retaining walls, fences, decks and patios, driveways and sidewalks, signs, parking areas, and erosion control features
  - Location of all existing and proposed trees, vegetation, palms and note tree species
  - Locations and dimensions of parking spaces and lot layout
  - Driveway entrance width and setbacks from property line
- Architectural Elevations (Minimum scale of 1/8" = 1'):  
Please show / provide the following:
  - Provide color elevations, showing all material finishes, textures and landscaping for all elevations of the proposed building(s). They should include, at a minimum:
  - All exterior materials, colors and finishes, keyed to samples provided

Cont.

Page 1 of 2

Town of Surfside -- Submission Checklist - Single-Family and Two-Family Site Plan Application





- Roof slopes and materials and color
  - Detail of doors, windows, garage doors
  - Lighting locations and details
  - Dimensions of structure(s) – height, width, and length
  - Deck, railing, stairs details including materials, colors, finishes, and decorative details
  - Exposed foundation treatment
  - Gutters and eaves
  - Abutting structure heights
- 
- Provide samples of colors and/or materials mounted on a display board (to be provided prior to Design Review Board Meeting)
  - Such additional data, maps, plans, or statements as the Town may require to fully describe and evaluate the particular proposed plan



www.OnlineLandSurveyors.Com  
 Miami Lakes, FL 33014  
 15271 NW 60 AVE, Suite 206  
**nineland**  
 SURVEYORS, INC.

Property Address:  
 8835 GARLAND AVE  
 SURFSIDE, FL 33154

**MAP OF BOUNDARY SURVEY**

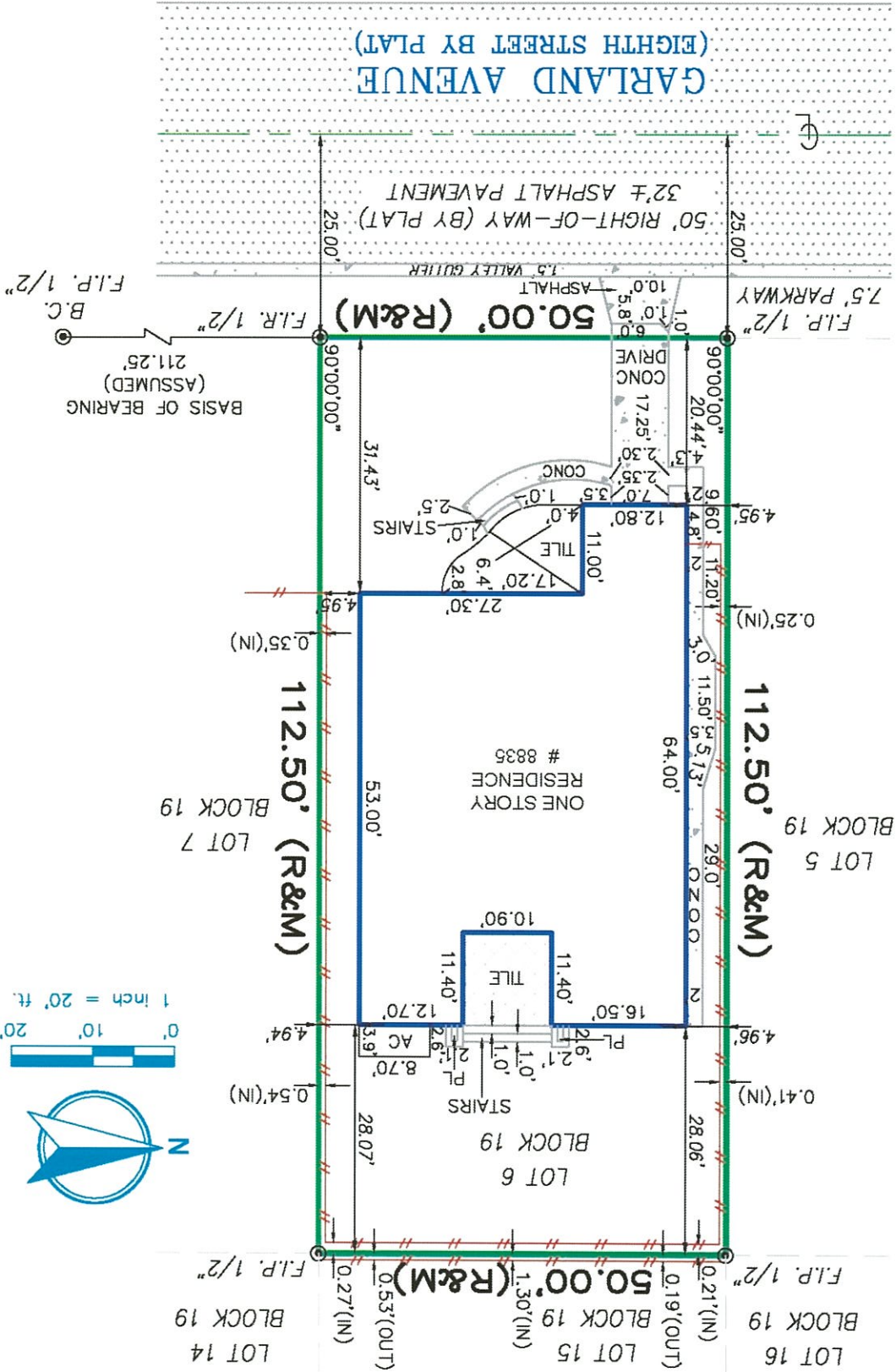
NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.

SIGNED  
 MIGUEL ESPINOSA  
 STATE OF FLORIDA  
 P.S.M. No. 5101  
 FOR THE FIRM

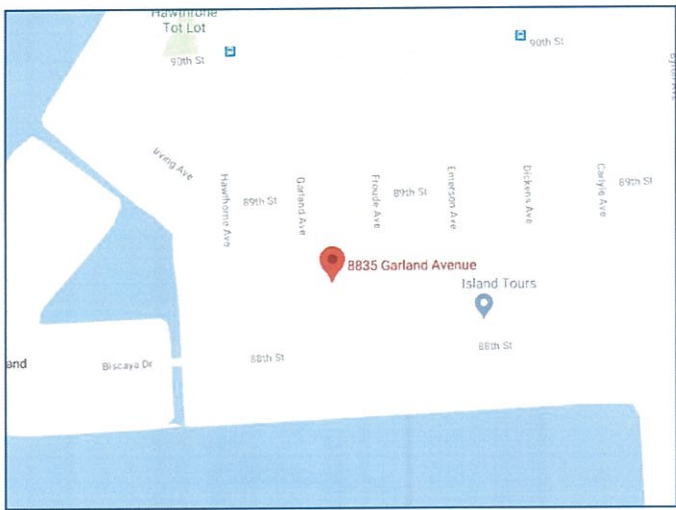


SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPER IN CHAPTER 51-17.051, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

POINTS OF INTEREST:  
 DRIVEWAY AND FENCE CROSS LOT LINES.







**LOCATION MAP N.T.S.**



**PROPERTY FRONT VIEW**

**CERTIFIED TO:**

ADAM SCHUCHER AND MICHELLE SCHUCHER  
 KATZ, BARRON, SQUITERO, FRIEDBERG, ENGLISH AND  
 ALLEN, P.A. D.B.A.: KATZ BARRON  
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
 ATTORNEYS TITLE FUND SERVICES, LLC  
 PROVIDENT FUNDING ASSOCIATES, L.P.,  
 ITS SUCCESSORS AND/OR ASSIGNS AS THEIR  
 INTEREST MAY APPEAR.

**FLOOD INFORMATION:**

**Community Number:** TOWN OF SURFSIDE 120659  
**Panel Number:** 12086C0307L  
**Suffix:** L  
**Date of Firm Index:** 9/11/2009  
**Flood Zone:** AE  
**Base Flood Elevation:** 8.0  
**Date of Survey:** 8/27/2020

**LEGAL DESCRIPTION:** LOT 6, BLOCK 19, OF NORMANDY BEACH SECOND AMD PLAT ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE 44, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**Surveyor's Legend**

PROPERTY LINE	TREE	<b>L.M.E.</b> LAKE or LANDSCAPE MAINT. ESMT.	<b>ESMT.</b> EASEMENT
STRUCTURE	POWER POLE	<b>R.O.E.</b> ROOF OVERHANG EASEMENT	<b>D.E.</b> DRAINAGE EASEMENT
CONC. BLOCK WALL	CATCH BASIN	<b>P.P.</b> POOL PUMP	<b>L.B.E.</b> LANDSCAPE BUFFER ESMT.
CHAIN-LINK or WIRE FENCE	COUNTY UTILITY ESMT.	<b>PL</b> PLANTER OR PROPERTY LINE	<b>L.A.E.</b> LIMITED ACCESS EASEMENT
WOOD FENCE	INGRESS/ EGRESS ESMT.	<b>I.D.</b> IDENTIFICATION	<b>TEL.</b> TELEPHONE FACILITIES
IRON FENCE	UTILITY EASEMENT	<b>B.C.</b> BLOCK CORNER	<b>U.P.</b> UTILITY POLE
EASEMENT	FOUND IRON PIPE/	<b>B.R.</b> BEARING REFERENCE	<b>E.U.B.</b> ELECTRIC UTILITY BOX
CENTER LINE	PIN AS NOTED ON PLAT	<b>Δ</b> CENTRAL ANGLE or DELTA	<b>SEP.</b> SEPTIC TANK
WOOD DECK	LICENSE # - BUSINESS	<b>R</b> RECORD OR RADIUS	<b>D.F.</b> DRAIN FIELD
CONCRETE	LICENSE # - SURVEYOR	<b>RAD.</b> RADIAL	<b>AC</b> AIR CONDITIONER
ASPHALT	CALCULATED POINT	<b>N.R.</b> NON RADIAL	<b>CSW</b> CONC SIDEWALK
BRICK/TILE	SET MONUMENT	<b>TYP.</b> TYPICAL	<b>DWY</b> DRIVEWAY
WATER	CONTROL POINT	<b>I.R.</b> IRON ROD	<b>SCR.</b> SCREEN
APPROXIMATE EDGE OF WATER	CONCRETE MONUMENT	<b>I.P.</b> IRON PIPE	<b>GAR.</b> GARAGE
COVERED AREA	ELEVATION	<b>N&amp;D</b> NAIL & DISK	<b>ENCL.</b> ENCLOSURE
	POINT OF TANGENCY	<b>PK NAIL</b> PARKER-KALON NAIL	<b>N.T.S.</b> NOT TO SCALE
	POINT OF CURVATURE	<b>D.H.</b> DRILL HOLE	<b>F.F.</b> FINISHED FLOOR
	PERMANENT REFERENCE MONUMENT	WELL	<b>T.O.B.</b> TOP OF BANK
	POINT OF COMPOUND CURVATURE	FIRE HYDRANT	<b>E.O.W.</b> EDGE OF WATER
	POINT OF REVERSE CURVATURE	MAN HOLE	<b>E/P OR E.O.P.</b> EDGE OF PAVEMENT
	POINT OF BEGINNING	OVERHEAD LINES	<b>C.V.G.</b> CONCRETE VALLEY GUTTER
	POINT OF COMMENCEMENT	TRANSFORMER	<b>B.S.L.</b> BUILDING SETBACK LINE
	PERMANENT CONTROL POINT	CABLE TV. RISER	<b>S.T.L.</b> SURVEY TIE LINE
	FIELD MEASURED	WATER METER	<b>C.L.</b> CENTER LINE
	PLATTED MEASUREMENT	POOL EQUIPMENT	<b>R/W</b> RIGHT OF WAY
	DEED	<b>CONC</b> CONCRETE SLAB	<b>R.O.E.</b> PUBLIC UTILITY EASEMENT
	CALCULATED		<b>C.M.E.</b> CANAL MAINTENANCE EASEMENT
			<b>A.E.</b> ANCHOR EASEMENT

**GENERAL NOTES:**

- LEGAL DESCRIPTION PROVIDED BY OTHERS.
- EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY.
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION, PERMITTING DESIGN, OR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF ONLINE LAND SURVEYORS INC.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
- FENCE OWNERSHIP NOT DETERMINED.
- WALL TIES ARE TO THE FACE OF THE WALL.
- BEARINGS ARE BASE ON AN ASSUMED MERIDIAN.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.
- NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYORS EMBOSSED OR ELECTRONIC SEAL.
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. 1929 UNLESS OTHERWISE NOTED.
- THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.
- THIS BOUNDARY SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.

**Florida Land Title Association**  
**FLTA**  
**Affiliate Member**

**Printing to Scale:**

- Select "None" from Page Scaling
- Deselect "Auto-Rotate and Center"
- Select "Choose paper source by PDF page size"

Page Handling  
 Copies: 1  Collate  
 Page Scaling: **1** None  
 Auto-Rotate and Center  
 Choose paper source by PDF page size  
 Use custom paper size when needed

<b>FIELD WORK:</b>	<b>8/26/2020</b>
<b>DRAWN BY:</b>	<b>V.P.</b>
<b>CHECKED BY:</b>	<b>M.E.</b>
<b>FINAL REVISION:</b>	<b>08/27/2020</b>
<b>COMPLETED:</b>	<b>8/27/2020</b>
<b>SCALE:</b>	<b>1" = 20'</b>
<b>SURVEY CODE:</b>	<b>O-63164</b>



15271 NW 60 AVE, Suite 206  
 Miami Lakes, FL 33014  
 Phone: (305) 910-0123  
 Fax: (305) 675-0999  
 www.OnlineLandSurveyors.Com



Software Developer: Meca Enterprises Inc., [www.meca.biz](http://www.meca.biz), Copyright © 2018

MecaWind v2331

Calculations Prepared by:

Date: Dec 21, 2020  
 Designer: Fausto Guerrero

Calculations Prepared For:

Client: Adam Schucher & W. Michelle  
 Project #: ADAMS2002  
 Location: 8835 Garland Ave.  
 Description: Schucher Residence

File Location:

D:\ARCHIVE\COMPANY FILES\PROJECTS>Additions\Richard Ramirez\Schucher Remodeling\Schucher.wnd



Basic Wind Parameters

Wind Load Standard	= ASCE 7-10	Exposure Category	= C
Wind Design Speed	= 175.0 mph	Risk Category	= III
Structure Type	= Building	Building Type	= Enclosed

*12/21/20*  
**FAUSTO GUERRERO P.E.**  
**No. 50465**  
 12237 SW 204 TER.  
 MIAMI, FL. 33185  
 PH-786-443-1623

General Wind Settings

Incl_LF	= Include ASD Load Factor of 0.6 in Pressures	= True
DynType	= Dynamic Type of Structure	= Rigid
NF	= Natural Frequency of Structure (Mode 1)	= 1.000 Hz
Alt	= Altitude (Ground Elevation) above Sea Level	= 8.000 ft
Bdist	= Base Elevation of Structure	= 8.000 ft
SDB	= Simple Diaphragm Building	= False
Reacs	= Show the Base Reactions in the output	= False
MWFRSType	= MWFRS Method Selected	= Ch 27 Pt 1

Topographic Factor per Fig 26.8-1

Topo	= Topographic Feature	= None
Kzt	= Topographic Factor	= 1.000

Building Inputs

RoofType: Building Roof Type	= Hipped	W	: Width Perp to Ridge = 40.000 ft
L	: Length Along Ridge = 63.800 ft	Eht	: Eave Height = 14.800 ft
Hip	: Ridge Hipped Length = 13.000 ft	RE	: Roof Entry Method = Slope
Slope	: Slope of Roof = 4.0 :12	O_Ht	: Override Mean Height (0 for default)= 12.500 ft
O_RA	: Override Roof Area (0 for default)= 2583.00 sq ft	Theta	: Roof Slope = 18.43 Deg
Par	: Is there a Parapet = False		

Exposure Constants per Table 26.9-1:

Alpha: Const from Table 26.9-1= 9.500	Zg: Const from Table 26.9-1= 900.000 ft
At: Const from Table 26.9-1= 0.105	Bt: Const from Table 26.9-1= 1.000
Am: Const from Table 26.9-1= 0.154	Bm: Const from Table 26.9-1= 0.650
C: Const from Table 26.9-1= 0.200	Eps: Const from Table 26.9-1= 0.200

Overhang Inputs:

Std	= Overhangs on all sides are the same	= True
OHType	= Type of Roof Wall Intersections	= None

Main Wind Force Resisting System (MWFRS) Calculations per Ch 27 Part 1:

Eht	= Eave Height	= 14.800 ft
RHt	= Ridge Height	= 21.467 ft
h	= Mean Roof Height: 0.5*(Eht+RHt)	= 18.133 ft
Zh	= Mean Roof Height for Kh: h + Base_Dist	= 26.133 ft
Kh	= Since 15 ft [4.572 m] < Zh < Zg --> 2.01 * (Zh/zg)^(2/Alpha)	= 0.954
Kzt	= Topographic Factor is 1 since no Topographic feature specified	= 1.000
Kd	= Wind Directionality Factor per Table 26.6-1	= 0.85
GCPi	= Ref Table 26.11-1 for Enclosed Building	= +/-0.18
RA	= Roof Area	= 2669.50 sq ft
LF	= Load Factor based upon ASD Design	= 0.60
AirDens	= Alt above sea level entered, Air density per Table C27.3-2	= 0.0765 lb/ft^3
Const	= Velocity Press Const: 0.5*[AirDens/32.2]*[5280/3600]^2	= 0.00255
qh	= (0.00255 * Kh * Kzt * Kd * V^2) * LF	= 38.07 psf
qin	= For Negative Internal Pressure of Enclosed Building use qh*LF	= 38.07 psf
qip	= For Positive Internal Pressure of Enclosed Building use qh*LF	= 38.07 psf

Gust Factor Calculation:

Gust Factor Category I Rigid Structures - Simplified Method	
G1	= For Rigid Structures (Nat. Freq.>1 Hz) use 0.85 = 0.85
Gust Factor Category II Rigid Structures - Complete Analysis	
Zm	= 0.6 * Ht = 15.000 ft
Izm	= Cc * (33 / Zm) ^ 0.167 = 0.228

Lzm =  $L * (Z_m / 33)^{\epsilon}$  = 427.057  
 Q =  $(1 / (1 + 0.63 * ((B + H_t) / Lzm)^{0.63}))^{0.5}$  = 0.921  
 G2 =  $0.925 * ((1 + 1.7 * lzm * 3.4 * Q) / (1 + 1.7 * 3.4 * lzm))$  = 0.883  
 Gust Factor Used in Analysis  
 G = Lesser Of G1 Or G2 = 0.850

**MWFRS Wind Normal to Ridge (Ref Fig 27.4-1)**

h = Mean Roof Height Of Building = 18.133 ft  
 RHt = Ridge Height Of Roof = 21.467 ft  
 B = Horizontal Dimension Of Building Normal To Wind Direction = 63.800 ft  
 L = Horizontal Dimension Of building Parallel To Wind Direction = 40.000 ft  
 L/B = Ratio Of L/B used For Cp determination = 0.627  
 h/L = Ratio Of h/L used For Cp determination = 0.453  
 Slope = Slope of Roof = 18.43 Deg  
 Roof\_LW = Roof (Leeward) = -0.57, -0.57  
 Roof\_WW = Roof Coefficient (Windward) = -0.02, -0.47  
 Roof\_X\_1 = Roof +/-X Coeff (0 to h) (0.000 ft to 18.133 ft) = -0.18, -0.9  
 Roof\_X\_2 = Roof +/-X Coeff (0 to h) (0.000 ft to 18.133 ft) = -0.18, -0.9  
 Roof\_X\_3 = Roof +/-X Coeff (h to 2h) (18.133 ft to 36.267 ft) = -0.18, -0.5  
 Roof\_X\_4 = Roof +/-X Coeff (h to 2h) (18.133 ft to 36.267 ft) = -0.18, -0.5  
 Roof\_X\_5 = Roof +/-X Coeff (>2h) (>36.267 ft) = -0.18, -0.3  
 Roof\_X\_6 = Roof +/-X Coeff (>2h) (>36.267 ft) = -0.18, -0.3  
 Cp\_WW = Windward Wall Coefficient (All L/B Values) = 0.80  
 Cp\_LW = Leeward Wall Coefficient Using L/B = -0.50  
 Cp\_SW = Side Wall Coefficient (All L/B values) = -0.70  
 GCpn\_WW = Parapet Combined Net Pressure Coefficient (Windward Parapet) = 1.50  
 GCpn\_LW = Parapet Combined Net Pressure Coefficient (Leeward Parapet) = -1.00

**Wall Wind Pressures based On Positive Internal Pressure (+GCPi) - Normal to Ridge**  
 All wind pressures include a load factor of 0.6

Elev	Kz	Kzt	qz	GCPi	Windward Press	Leeward Press	Side Press	Total Press	Minimum Pressure*
ft			psf	psf	psf	psf	psf	psf	psf
14.80	0.927	1.000	36.99	0.18	18.30	-23.03	-29.50	41.33	9.60
2.30	0.849	1.000	33.87	0.18	16.18	-23.03	-29.50	39.21	9.60

**Wall Wind Pressures based on Negative Internal Pressure (-GCPi) - Normal to Ridge**  
 All wind pressures include a load factor of 0.6

Elev	Kz	Kzt	qz	GCPi	Windward Press	Leeward Press	Side Press	Total Press	Minimum Pressure*
ft			psf	psf	psf	psf	psf	psf	psf
14.80	0.927	1.000	36.99	-0.18	32.01	-9.33	-15.80	41.33	9.60
2.30	0.849	1.000	33.87	-0.18	29.88	-9.33	-15.80	39.21	9.60

Notes Wall Pressures:

Kz = Velocity Press Exp Coeff      Kzt = Topographical Factor  
 qz =  $0.00255 * Kz * Kzt * Kd * V^2$       GCPi = Internal Press Coefficient  
 Side =  $q_h * G * Cp_{SW} - q_{ip} * +GCPi$       Windward =  $q_z * G * Cp_{WW} - q_{ip} * +GCPi$   
 Leeward =  $q_h * G * Cp_{LW} - q_{ip} * +GCPi$       Total = Windward Press - Leeward Press  
 \* Minimum Pressure: Para 27.4.7 no less than 9.60 psf (Incl LF) applied to Walls  
 + Pressures Acting TOWARD Surface      - Pressures Acting AWAY from Surface

**Roof Wind Pressures for Positive & Negative Internal Pressure (+/- GCPi) - Normal to Ridge**  
 All wind pressures include a load factor of 0.6

Roof Var	Start Dist	End Dist	Cp_min	Cp_max	GCPi	Pressure Pn_min*	Pressure Pp_min*	Pressure Pn_max	Pressure Pp_max
	ft	ft				psf	psf	psf	psf
Roof_LW	N/A	N/A	-0.570	-0.570	0.180	-11.59	-25.30	-11.59	-25.30
Roof_WW	N/A	N/A	-0.020	-0.470	0.180	6.21	-7.50	-8.36	-22.06
Roof_X_1 (+X)	0.000	18.133	-0.180	-0.900	0.180	1.03	-12.68	-22.27	-35.98
Roof_X_2 (-X)	0.000	18.133	-0.180	-0.900	0.180	1.03	-12.68	-22.27	-35.98
Roof_X_3 (+X)	18.133	36.267	-0.180	-0.500	0.180	1.03	-12.68	-9.33	-23.03
Roof_X_4 (-X)	18.133	36.267	-0.180	-0.500	0.180	1.03	-12.68	-9.33	-23.03
Roof_X_5 (+X)	36.267	40.000	-0.180	-0.300	0.180	1.03	-12.68	-2.86	-16.56
Roof_X_6 (-X)	36.267	40.000	-0.180	-0.300	0.180	1.03	-12.68	-2.86	-16.56

Notes Roof Pressures:





Roof_3 (+Y)	18.133	36.267	-0.180	-0.500	0.180	1.03	-12.68	-9.33	-23.03
Roof_4 (-Y)	18.133	36.267	-0.180	-0.500	0.180	1.03	-12.68	-9.33	-23.03
Roof_5 (+Y)	36.267	63.800	-0.180	-0.300	0.180	1.03	-12.68	-2.86	-16.56
Roof_6 (-Y)	36.267	63.800	-0.180	-0.300	0.180	1.03	-12.68	-2.86	-16.56

Notes Roof Pressures:

Start Dist = Start Dist from Windward Edge    End Dist = End Dist from Windward Edge  
 Cp\_Max = Largest Coefficient Magnitude    Cp\_Min = Smallest Coefficient Magnitude  
 Pp\_max = qh\*G\*Cp\_max - qip\*(+GCpi)    Pn\_max = qh\*G\*Cp\_max - qin\*(-GCpi)  
 Pp\_min\* = qh\*G\*Cp\_min - qip\*(+GCpi)    Pn\_min\* = qh\*G\*Cp\_min - qin\*(-GCpi)  
 OH = Overhang    X = Dir along Ridge    Y = Dir Perpendicular to Ridge    Z = Vertical  
 \* The smaller uplift pressures due to Cp\_Min can become critical when wind is combined with roof live load or snow load; load combinations are given in ASCE 7  
 + Pressures Acting TOWARD Surface    - Pressures Acting AWAY from Surface

Components And Cladding (C&C) Calculations per Ch 30 Part 1:

EHT = Eave Height = 14.800 ft  
 RHt = Ridge Height = 21.467 ft  
 h = Mean Roof Height: 0.5\*(EHT+RHt) = 18.133 ft  
 Zh = Mean Roof Height for Kh: h + Base Dist = 26.133 ft  
 Kh = Since 15 ft [4.572 m] < Zh < Zg --> 2.01 \* (Zh/zg)^(2/Alpha) = 0.954  
 Kzt = Topographic Factor is 1 since no Topographic feature specified = 1.000  
 Kd = Wind Directionality Factor per Table 26.6-1 = 0.85  
 GCpi = Ref Table 26.11-1 for Enclosed Building = +/-0.18  
 LF = Load Factor based upon ASD Design = 0.60  
 AirDens = Alt above sea level entered, Air density per Table C27.3-2 = 0.0765 lb/ft^3  
 Const = Velocity Press Const: 0.5\*[AirDens/32.2]\*[5280/3600]^2 = 0.00255  
 qh = (0.00255 \* Kh \* Kzt \* Kd \* V^2) \* LF = 38.07 psf  
 LHD = Least Horizontal Dimension: Min(B, L) = 40.000 ft  
 a1 = Min(0.1 \* LHD, 0.4 \* h) = 4.000 ft  
 a = Max(a1, 0.04 \* LHD, 3 ft [0.9 m]) = 4.000 ft

Wind Pressures for C&C Ch 30 Pt 1  
 All wind pressures include a load factor of 0.6

Description	Zone	Width	Span	Area	1/3 Rule	Ref Fig	GCp Max	GCp Min	p Max psf	p Min psf
ft		ft	ft	sq ft						
Window 1	5	9.000	7.000	63.00	No	30.4-1	0.859	-1.118	39.55	-49.40
Window 1	4	9.000	7.000	63.00	No	30.4-1	0.859	-0.959	39.55	-43.36
Window 2 and 3	5	9.500	5.000	47.50	No	30.4-1	0.881	-1.161	40.37	-51.05
Window 2 and 3	4	9.500	5.000	47.50	No	30.4-1	0.881	-0.981	40.37	-44.18
Window 4	5	6.000	5.000	30.00	No	30.4-1	0.916	-1.232	41.72	-53.74
Window 4	4	6.000	5.000	30.00	No	30.4-1	0.916	-1.016	41.72	-45.52
Door 1	5	3.830	8.000	30.64	No	30.4-1	0.914	-1.228	41.65	-53.61
Door 1	4	3.830	8.000	30.64	No	30.4-1	0.914	-1.014	41.65	-45.46

Area = Span Length x Effective Width  
 1/3 Rule = Effective width need not be less than 1/3 of the span length  
 GCp = External Pressure Coefficients taken from Figures 30.4-1 through 30.4-7  
 p = Wind Pressure: qh\*(GCp - GCpi) [Eqn 30.4-1]\*  
 \*Per Para 30.2.2 the Minimum Pressure for C&C is 9.60 psf [0.460 kPa] {Includes LF}

# ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

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

SECTION A – PROPERTY INFORMATION					FOR INSURANCE COMPANY USE
A1. Building Owner's Name ADAM SCHUCHER AND MICHELLE SCHUCHER					Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 8835 GARLAND AVE					Company NAIC Number:
City SURFSIDE		State FLORIDA		ZIP Code 33154	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Folio #:14-2235-005-2900					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>					
A5. Latitude/Longitude: Lat. <u>N 25°52'25.23"</u> Long. <u>W 80°07'40.35"</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>1B</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>N/A</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A8.b <u>N/A</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>310</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>					
c) Total net area of flood openings in A9.b <u>0</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number TOWN OF SURFSIDE 120659			B2. County Name MIAMI-DADE COUNTY		B3. State FLORIDA
B4. Map/Panel Number 12086C0307L	B5. Suffix L	B6. FIRM Index Date 9/11/2009	B7. FIRM Panel Effective/ Revised Date 9/11/2009	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 8.0
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: <u>N/A</u>					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: <u>N/A</u> <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					



**ELEVATION CERTIFICATE**

OMB No. 1660-0008  
Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>	<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 8835 GARLAND AVE	Policy Number:
City State ZIP Code SURFSIDE, FL 33154	Company NAIC Number

**SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)**

C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction  
 \*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO.  
 Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.  
 Benchmark Utilized: Y-313 Vertical Datum: NGVD 1929

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929  NAVD 1988  Other/Source: N/A

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- |   |      |  |                                 |
|---|------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor)   | 6.58 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor   | N/A  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only)   | N/A  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab)  | 4.86 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building<br>(Describe type of equipment and location in Comments) | 6.53 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG)  | 4.31 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG)   | 4.65 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support                                  | N/A  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |

**SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION**

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor?  Yes  No  Check here if attachments.

Certifier's Name <b>Miguel Espinosa</b>	License Number <b>5101</b>		
Title PROFESSIONAL SURVEYOR & MAPPER			
Company Name Online Land Surveyors Inc.			
Address 15271 NW 60 AVE			
City Miami Lakes	State FL		ZIP Code 33014
Signature 	Date 8/27/2020		Telephone Ext. (305) 910-0123

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

Comments (including type of equipment and location, per C2(e), if applicable)  
 LATITUDE LONGITUDE PER GOOGLE, ATTACHMENTS = BUILDING PICTURES  
 C2(E) DENOTES TO AIR CONDITIONER PAD  
 NOTE: THIS ELEVATION CERTIFICATE IS ONLY VALID FOR THE PERSON OR PERSONS NAMED ON THIS CERTIFICATE. THIS CERTIFICATE IS FOR FLOOD INSURANCE PURPOSES ONLY. THE INFORMATION ON THIS CERTIFICATE SHOULD NOT TO BE USED FOR CONSTRUCTION OR PLANNING.



**ELEVATION CERTIFICATE**

OMB No. 1660-0008  
Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 8835 GARLAND AVE			Policy Number:
City SURFSIDE, FL 33154	State	ZIP Code	Company NAIC Number

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

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

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the HAG.
  - b) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E3. Attached garage (top of slab) is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?  Yes  No  Unknown. The local official must certify this information in Section G.

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

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

Property Owner or Owner's Authorized Representative's Name			
Address	City	State	ZIP Code
Signature	Date	Telephone	

Comments

Check here if attachments.

# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>	<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 8835 GARLAND AVE	Policy Number:
City SURFSIDE, FL 33154	Company NAIC Number

### SECTION G – COMMUNITY INFORMATION (OPTIONAL)

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

- G1.  The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.  A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3.  The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued
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G7. This permit has been issued for:     New Construction     Substantial Improvement

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

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

G10. Community's design flood elevation: \_\_\_\_\_  feet     meters    Datum \_\_\_\_\_

Local Official's Name	Title
-----------------------	-------

Community Name	Telephone
----------------	-----------

Signature	Date
-----------	------

Comments (including type of equipment and location, per C2(e), if applicable)

Check here if attachments.



# BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008  
Expiration Date: November 30, 2022

## ELEVATION CERTIFICATE

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 8835 GARLAND AVE			Policy Number:
City SURFSIDE, FL 33154	State	ZIP Code	Company NAIC Number

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



Photo One

Photo One Caption

**Front View**

Clear Photo One



Photo Two

Photo Two Caption

**Rear View**

Clear Photo Two



**ELEVATION CERTIFICATE**

**BUILDING PHOTOGRAPHS**

Continuation Page

OMB No. 1660-0008  
Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 8835 GARLAND AVE			Policy Number:
City SURFSIDE, FL 33154	State	ZIP Code	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo Three

Photo Three Caption

**Left View**

Clear Photo Three



Photo Four

Photo Four Caption

**Right View**

Clear Photo Four





DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER)  
BOARD AND CODE ADMINISTRATION DIVISION

**NOTICE OF ACCEPTANCE (NOA)**

ES Windows LLC  
3550 NW 49<sup>th</sup> Street  
Miami, FL 33142

**THESE SHOP DRAWINGS DOCUMENTS MEET THE CONCEPTUAL DESIGN CRITERIA OF THE APPROVED PERMIT PLANS**

APPROVED BY *[Signature]* DATE *12/21/20*

APPROVED AS NOTED

APPROVED AS PRESENTED

MIAMI-DADE COUNTY  
PRODUCT CONTROL SECTION  
11805 SW 26 Street, Room 208  
T (786) 315-2590 F (786) 315-2599  
[www.miamidade.gov/economy](http://www.miamidade.gov/economy)

**SCOPE:**

This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed and accepted by Miami-Dade County RER - Product Control Section to be used in Miami Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami-Dade County Product Control Section (In Miami Dade County) and/or the AHJ (in areas other than Miami Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. RER reserves the right to revoke this acceptance, if it is determined by Miami-Dade County Product Control Section that this product or material fails to meet the requirements of the applicable building code.

This product is approved as described herein, and has been designed to comply with the Florida Building Code, including the High Velocity Hurricane Zone.

**DESCRIPTION: Series "5100 Fixed Casement" Aluminum Fixed Window – L. M. I.**

**APPROVAL DOCUMENT:** Drawing No. W11-15, titled "Series 5100 Aluminum Fixed Wdw. (L.M.I.)", sheets 1 through 7 of 7, dated 03/22/11, with revision F dated 11/01/17, prepared by Al-Farooq Corporation, signed and sealed by Javad Ahmad, P.E., bearing the Miami-Dade County Product Control Revision stamp with the Notice of Acceptance number and expiration date by the Miami-Dade County Product Control Section.

**MISSILE IMPACT RATING: Large and Small Missile Impact Resistant**

**LABELING:** Each unit shall bear a permanent label with the manufacturer's name or logo, **Barranquilla, Colombia**, model/series, and following statement: "Miami-Dade County Product Control Approved", unless otherwise noted herein.

**RENEWAL** of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

**TERMINATION** of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

**ADVERTISEMENT:** The NOA number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

**INSPECTION:** A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This NOA revises NOA# 16-0922.02 and consists of this page 1 and evidence pages E-1, E-2 and E-3, as well as approval document mentioned above.

The submitted documentation was reviewed by **Manuel Perez, P.E.**



*[Signature]*  
2/13/18

NOA No. 18-0116.05  
Expiration Date: September 22, 2021  
Approval Date: February 22, 2018  
Page 1



ES Windows LLC

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

**1. EVIDENCE SUBMITTED UNDER PREVIOUS NOA's**

**A. DRAWINGS**

1. Manufacturer's die drawings and sections.  
*(Submitted under NOA No. 11-0531.09)*
2. Drawing No. **W11-15**, titled "Series 5100 Aluminum Fixed Wdw. (L.M.I.)", sheets 1 through 7 of 7, dated 03/22/11, with revision E dated 06/14/16, prepared by Al-Farooq Corporation, signed and sealed by Javad Ahmad, P.E.

**B. TESTS**

1. Test reports on:
  - 1) Air Infiltration Test, per FBC, TAS 202-94
  - 2) Uniform Static Air Pressure Test, Loading per FBC TAS 202-94
  - 3) Water Resistance Test, per FBC, TAS 202-94
  - 4) Large Missile Impact Test per FBC, TAS 201-94
  - 5) Cyclic Wind Pressure Loading per FBC, TAS 203-94along with marked-up drawings and installation diagram of an aluminum fixed casement window, prepared by Fenestration Testing Laboratory, Inc., Test Reports No. **FTL-6294** and **FTL-6295**, dated 02/25/11 and 03/16/11 respectively, both signed and sealed by Marlin D. Brinson, P.E.  
*(Submitted under NOA No. 11-0531.09)*

**C. CALCULATIONS**

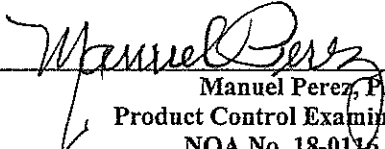
1. Anchor verification calculations and structural analysis, complying with **FBC 5<sup>th</sup> Edition (2014)**, dated 10/28/14, prepared by Al-Farooq Corporation, signed and sealed by Javad Ahmad, P.E.
2. Glazing complies with **ASTM E1300-09**

**D. QUALITY ASSURANCE**

1. Miami-Dade Department of Regulatory and Economic Resources (RER).

**E. MATERIAL CERTIFICATIONS**

1. Notice of Acceptance No. **14-0916.10** issued to **Kuraray America, Inc.** for their "**Butacite® PVB Glass Interlayer**" dated 06/25/15, expiring on 12/11/16.
2. Notice of Acceptance No. **14-0916.11** issued to **Kuraray America, Inc.** for their "**SentryGlas® (Clear and White) Interlayer**" dated 06/25/15, expiring on 07/04/18.

  
Manuel Perez, P.E.  
Product Control Examiner  
NOA No. 18-0116.05  
Expiration Date: September 22, 2021  
Approval Date: February 22, 2018

ES Windows LLC

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

**F. STATEMENTS**

1. Statement letter of conformance, complying with **FBC 5<sup>th</sup> Edition (2014)**, and of no financial interest, dated June 13, 2016, issued by Al-Farooq Corporation, signed and sealed by Javad Ahmad, P.E.
2. Laboratory compliance letter for Test Reports No. **FTL-6294** and **FTL-6295**, issued by Fenestration Testing Laboratory, Inc., dated 02/25/11 and 03/16/11 respectively, both signed and sealed by Marlin D. Brinson, P.E.  
*(Submitted under NOA No. 11-0531.09)*
3. Proposal No. **10-0505** issued by Product Control, dated 06/29/10, signed by Manuel Perez, P. E.  
*(Submitted under NOA No. 11-0531.09)*
4. Distributor Agreement between, E.S. Windows – Energia Solar S.A., Barranquilla, Colombia and E.S. Windows, LLC, Miami, Florida, U.S.A., dated 10/20/10, signed by Carla Garcia Torrente and by Andres Chamorro, respectively.  
*(Submitted under NOA No. 11-0531.09)*

**G. OTHERS**

1. Notice of Acceptance No. **15-0129.04**, issued to ES Windows, LLC, for their Series “5100 Casement” Aluminum Fixed Window - L.M.I., approved on 05/14/15 and expiring on 09/22/16.

  
Manuel Perez, P.E.  
Product Control Examiner  
NOA No. 18-0116.05

Expiration Date: September 22, 2021  
Approval Date: February 22, 2018

ES Windows LLC

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

**2. NEW EVIDENCE SUBMITTED**

**A. DRAWINGS**

1. Drawing No. **W11-15**, titled "Series 5100 Aluminum Fixed Wdw. (L.M.I.)", sheets 1 through 7 of 7, dated 03/22/11, with revision F dated 11/01/17, prepared by Al-Farooq Corporation, signed and sealed by Javad Ahmad, P.E.

**B. TESTS**

1. None

**C. CALCULATIONS**

1. Anchor verification calculations and structural analysis, complying with **FBC 6<sup>th</sup> Edition (2017)**, dated 10/8/14 and revised on 10/06/17, prepared by Al-Farooq Corporation, signed and sealed by Javad Ahmad, P.E.

**D. QUALITY ASSURANCE**

1. Miami-Dade Department of Regulatory and Economic Resources (RER)

**E. MATERIAL CERTIFICATIONS**

1. Notice of Acceptance No. **17-1114.14** issued to **Kuraray America, Inc.** for their "**Trosifol® Ultraclear, Clear and Color PVB Glass Interlayers**" dated 01/18/18, expiring on 07/08/19.
2. Notice of Acceptance No. **17-0808.02** issued to **Kuraray America, Inc.** for their "**SentryGlas® (Clear and White) Glass Interlayers**" dated 12/28/17, expiring on 07/04/23.

**F. STATEMENTS**

1. Statement letter of conformance, complying with **FBC 5<sup>th</sup> Edition (2014)**, with **FBC 6<sup>th</sup> Edition (2017)**, and of no financial interest, dated October 11, 2017, issued by Al-Farooq Corporation, signed and sealed by Javad Ahmad, P.E.

**G. OTHERS**

1. Notice of Acceptance No. **16-0922.02**, issued to ES Windows, LLC for their Series "5100 Fixed Casement" Aluminum Fixed Window - L.M.I., approved on 09/29/16 and expiring on 09/22/21.

  
Manuel Perez, P.E.  
Product Control Examiner  
NOA No. 18-0116.05

Expiration Date: September 22, 2021  
Approval Date: February 22, 2018





DEPARTMENT OF REGULATION AND ECONOMIC RESOURCES (RER)  
 BOARD AND CODE ADMINISTRATION DIVISION  
**NOTICE OF ACCEPTANCE (NOA)**

E.S. Windows, LLC  
 3550 NW 49<sup>th</sup> Street  
 Miami, FL 33142

**SCOPE:**

This NOA is being issued under applicable state and regulations governing the use of construction materials. The documentation submitted has been reviewed and accepted by Miami-Dade County RER-Product Control Section to be used in Miami-Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami-Dade County Product Control Section (In Miami-Dade County) and/ or the AHJ (in areas other than Miami-Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. RER reserves the right to revoke this acceptance, if it is determined by Miami-Dade County Product Control Section that this product or material fails to meet the requirements of the applicable building code.

This product is approved as described herein, and has been designed to comply with the Florida Building Code, including the High Velocity Hurricane Zone.

**DESCRIPTION: Series "5000" Outswing Aluminum Casement Window – L.M.I.**

**APPROVAL DOCUMENT:** Drawing No. **W08-08**, titled "S-5000 Alum Outswing Casement Wdw. (L.M.I.)", sheets 1 through 10 of 10, dated 01/23/08, with revision **G** dated 09/27/18, prepared by Al-Farooq Corporation, signed and sealed by Javad Ahmad, P.E., bearing the Miami-Dade County Product Control Revision stamp with the Notice of Acceptance number and expiration date by the Miami-Dade County Product Control Section.

**MISSILE IMPACT RATING: Large and Small Missile Impact Resistant**

**LABELING:** Each unit shall bear a permanent label with the manufacturer's name or logo, **Barranquilla, Colombia**, model/series, and following statement: "Miami-Dade County Product Control Approved", unless otherwise noted herein.

**RENEWAL** of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

**TERMINATION** of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/ or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

**ADVERTISEMENT:** The NOA number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

**INSPECTION:** A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This NOA revises NOA No. **18-0116.04** and consists of this page 1 and evidence pages E-1, E-2 and E-3, as well as approval document mentioned above.

The submitted documentation was reviewed by **Manuel Perez, P.E.**

**THESE SHOP DRAWINGS  
 DOCUMENTS MEET THE  
 CONCEPTUAL DESIGN  
 CRITERIA OF THE APPROVED  
 PERMIT PLANS**

*Manuel E. Perez - 12/31/20*

APPROVED BY	DATE
<b>APPROVED AS NOTED</b> <input type="checkbox"/>	
<b>APPROVED AS PRESENTED</b> <input checked="" type="checkbox"/>	

MIAMI-DADE COUNTY  
 PRODUCT CONTROL SECTION  
 11805 SW 26 Street, Room 208  
 Miami, Florida 33175-2474  
 T (786) 315-2590 F (786) 315-2599  
[www.miamidade.gov/building](http://www.miamidade.gov/building)



*MP*  
 7/23/19

NOA No. 19-0708.03  
 Expiration Date: April 03, 2023  
 Approval Date: August 01, 2019  
 Page 1

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

1. EVIDENCE SUBMITTED UNDER PREVIOUS NOA's

A. DRAWINGS

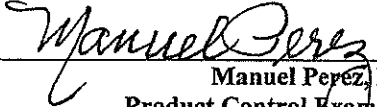
1. Manufacturer's die drawings and sections.  
*(Submitted under NOA No. 11-0419.01)*
2. Drawing No. **W08-08**, titled "S-5100 Alum Outswing Casement Wdw. (L.M.I.)", sheets 1 through 10 of 10, dated 01/23/08, with revision **F** dated 10/16/17, prepared by Al-Farooq Corporation, signed and sealed by Javad Ahmad, P.E.

B. TESTS

1. Test reports on: 1) Air Infiltration Test, per FBC, TAS 202-94  
2) Uniform Static Air Pressure Test, Loading per FBC TAS 202-94  
3) Water Resistance Test, per FBC, TAS 202-94  
4) Large Missile Impact Test per FBC, TAS 201-94  
5) Cyclic Wind Pressure Loading per FBC, TAS 203-94  
6) Forced Entry Test, Type "B" Window, Grade 10, per FBC 2411 3.2.1, TAS 202-94 and per ASTM F 588-07  
along with marked-up drawings and installation diagram of series 5000 outswing aluminum casement window, prepared by Fenestration Testing Laboratory, Inc., Test Reports No. **FTL-6294** and **FTL-6295**, dated 02/25/11 and 03/16/11 respectively, both signed and sealed by Marlin D. Brinson, P.E.  
*(Submitted under NOA No. 11-0419.01)*
2. Test reports on: 1) Air Infiltration Test, per FBC, TAS 202-94  
2) Uniform Static Air Pressure Test, Loading per FBC TAS 202-94  
3) Water Resistance Test, per FBC, TAS 202-94  
4) Large Missile Impact Test per FBC, TAS 201-94  
5) Cyclic Wind Pressure Loading per FBC, TAS 203-94  
6) Forced Entry Test, Type "B" Window, Grade 10, per FBC 2411 3.2.1, TAS 202-94 and per ASTM F 588-04  
along with marked-up drawings and installation diagram of series 5000 outswing aluminum casement window, prepared by Fenestration Testing Laboratory, Inc., Test Report No. **FTL-5336**, dated 11/16/07, signed and sealed by Carlos S. Rionda, P.E.  
*(Submitted under NOA No.08-0204.05)*

C. CALCULATIONS

1. Anchor verification calculations and structural analysis, complying with **FBC 6<sup>th</sup> Edition (2017)**, dated 10/27/14 and revised on 09/22/17, prepared by Al-Farooq Corporation, signed and sealed by Javad Ahmad, P.E.  
*(Submitted under NOA No.18-0116.04)*
2. Glazing complies with **ASTM E1300-09**

  
Manuel Perez, P.E.  
Product Control Examiner  
NOA No. 19-0708.03  
Expiration Date: April 03, 2023  
Approval Date: August 01, 2019

E.S. Windows, LLC

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

**D. QUALITY ASSURANCE**

1. Miami-Dade Department of Regulatory and Economic Resources (RER)

**E. MATERIAL CERTIFICATIONS**

1. Notice of Acceptance No. 17-1114.14 issued to **Kuraray America, Inc.** for their “**Trosifol® Ultraclear, Clear and Color PVB Glass Interlayers**” dated 01/18/18, expiring on 07/08/19.
2. Notice of Acceptance No. 17-0808.02 issued to **Kuraray America, Inc.** for their “**SentryGlas® (Clear and White) Glass Interlayers**” dated 12/28/17, expiring on 07/04/23.

**F. STATEMENTS**

1. Statement letter of conformance, complying with **FBC 5<sup>th</sup> Edition (2014)**, with **FBC 6<sup>th</sup> Edition (2017)**, and of no financial interest, dated September 19, 2017, issued by Al-Farooq Corporation, signed and sealed by Javad Ahmad, P.E.  
*(Submitted under NOA No.18-0116.04)*
2. Laboratory compliance letter for Test Reports No. **FTL-6294** and **FTL-6295**, issued by Fenestration Testing Laboratory, Inc., dated 02/25/11 and 03/16/11 respectively, both signed and sealed by Marlin D. Brinson, P.E.  
*(Submitted under NOA No. 11-0419.01)*
3. Laboratory compliance letter for Test Report No. **FTL-5336**, issued by Fenestration Testing Laboratory, Inc., dated 11/16/07, signed and sealed by Carlos S. Rionda, P.E.  
*(Submitted under NOA No. 08-0204.05)*

**G. OTHERS**

1. Notice of Acceptance No. **15-0120.05**, issued to ES Windows LLC for their Series “5000” Outswing Aluminum Casement Window - L.M.I., approved on 05/14/15 and expiring on 04/03/18.

  
Manuel Perez, P.E.  
Product Control Examiner

NOA No. 19-0708.03

Expiration Date: April 03, 2023

Approval Date: August 01, 2019



E.S. Windows, LLC

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

2. NEW EVIDENCE SUBMITTED

A. DRAWINGS

1. Drawing No. **W08-08**, titled "S-5100 Alum Outswing Casement Wdw. (L.M.I.)", sheets 1 through 10 of 10, dated 01/23/08, with revision G dated 09/27/18, prepared by Al-Farooq Corporation, signed and sealed by Javad Ahmad, P.E.

B. TESTS

1. Test reports on: 1) Large Missile Impact Test per FBC, TAS 201-94  
2) Cyclic Wind Pressure Loading per FBC, TAS 203-94  
along with marked-up drawings and installation diagram of a series 5000 outswing aluminum casement window, prepared by Fenestration Testing Laboratory, Inc., Test Report No. **FTL-9711**, dated 07/26/18, signed and sealed by Idalmis Ortega, P.E.

C. CALCULATIONS

1. Anchor verification calculations and structural analysis, complying with **FBC 6<sup>th</sup> Edition (2017)**, dated 09/26/18, prepared by Al-Farooq Corporation, signed and sealed by Javad Ahmad, P.E.

D. QUALITY ASSURANCE

1. Miami-Dade Department of Regulatory and Economic Resources (RER)

E. MATERIAL CERTIFICATIONS

1. Notice of Acceptance No. **19-0305.02** issued to **Kuraray America, Inc.** for their "Trosifol® Ultraclear, Clear and Color PVB Glass Interlayers" dated 05/09/19, expiring on 07/08/24.
2. Notice of Acceptance No. **17-0808.02** issued to **Kuraray America, Inc.** for their "SentryGlas® (Clear and White) Glass Interlayers" dated 12/28/17, expiring on 07/04/23.

F. STATEMENTS

1. Statement letter of conformance, complying with **FBC 6<sup>th</sup> Edition (2017)**, and of no financial interest, dated September 26, 2018, issued by Al-Farooq Corporation, signed and sealed by Javad Ahmad, P.E.

G. OTHERS

1. Notice of Acceptance No. **18-0116.04**, issued to ES Windows, LLC for their Series "5000" Outswing Aluminum Casement Window - L.M.I., approved on 02/22/18 and expiring on 04/03/23.

  
Manuel Perez, P.E.  
Product Control Examiner  
NOA No. 19-0708.03

Expiration Date: April 03, 2023  
Approval Date: August 01, 2019



DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER)  
 BOARD AND CODE ADMINISTRATION DIVISION  
**NOTICE OF ACCEPTANCE (NOA)**

E.S. Windows, LLC  
 3550 NW 49th Street  
 Miami, FL 33142

**SCOPE:**

This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed and accepted by Miami-Dade County RER-Product Control Section to be used in Miami-Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami-Dade County Product Control Section (In Miami-Dade County) and/ or the AHJ (in areas other than Miami-Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. RER reserves the right to revoke this acceptance, if it is determined by Miami-Dade County Product Control Section that this product or material fails to meet the requirements of the applicable building code.

This product is approved as described herein, and has been designed to comply with the Florida Building Code, including the High Velocity Hurricane Zone.

**DESCRIPTION:** Clipped, Extruded Aluminum Tube Mullion – L.M.I.

**APPROVAL DOCUMENT:** Drawing No. M04-04, titled "Aluminum Tube Mullions", sheets 1 through 9 of 9, dated 04/26/04, with revision H dated 01/17/18, prepared by Al-Farooq Corporation, signed and sealed by Javad Ahmad, P.E., bearing the Miami-Dade County Product Control Renewal stamp with the Notice of Acceptance number and expiration date by the Miami-Dade County Product Control Section.

**MISSILE IMPACT RATING:** Large and Small Missile Impact Resistant

**LABELING:** Each unit shall bear a permanent label with the manufacturer's name or logo, **Barranquilla, Colombia**, model/series, and following statement: "Miami-Dade County Product Control Approved", unless otherwise noted herein.

**RENEWAL** of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

**TERMINATION** of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/ or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

**ADVERTISEMENT:** The NOA number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

**INSPECTION:** A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This NOA renews NOA No. 18-0205.05 and consists of this page 1 and evidence pages E-1, E-2 and E-3, as well as approval document mentioned above.

The submitted documentation was reviewed by **Manuel Perez, P.E.**

**THESE SHOP DRAWINGS  
 DOCUMENTS MEET THE  
 CONCEPTUAL DESIGN  
 CRITERIA OF THE APPROVED  
 PERMIT PLANS**

*Manuel E. Perez* 12/21/20  
 APPROVED BY DATE

**APPROVED AS NOTED**   
**APPROVED AS PRESENTED**

MIAMI-DADE COUNTY, FLORIDA  
 PRODUCT CONTROL SECTION  
 11805 SW 26 Street, Room 208  
 Miami, Florida 33175-2474  
 T (786) 315-2590 F (786) 315-2599  
[www.miamidade.gov/economy](http://www.miamidade.gov/economy)



*MP*  
 5/22/19

NOA No. 19-0405.10  
 Expiration Date: September 16, 2024  
 Approval Date: May 30, 2019  
 Page 1

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

1. **EVIDENCE SUBMITTED UNDER PREVIOUS NOA's**

A. **DRAWINGS**

1. Manufacturer's die drawings and sections.  
*(Submitted under NOA No. 04-0712.01)*
2. Drawing No. **M04-04**, titled "Aluminum Tube Mullions", sheets 1 through 9 of 9, dated 04/26/04, with revision H dated 01/17/18, prepared by Al-Farooq Corporation, signed and sealed by Javad Ahmad, P.E.  
*(Submitted under NOA No. 18-0205.05)*

B. **TESTS**

1. Test reports on:
  - 1) Air Infiltration Test, per FBC, TAS 202-94
  - 2) Uniform Static Air Pressure Test, Loading per FBC TAS 202-94
  - 3) Water Resistance Test, per FBC, TAS 202-94
  - 4) Large Missile Impact Test per FBC, TAS 201-94
  - 5) Cyclic Wind Pressure Loading per FBC, TAS 203-94
  - 6) Forced Entry Test, Type "D-A" fixed window, Grade 10, Level LV 1 per ASTM F 588-04, Side-Hinged Door Systems per AAMA 1304-02 and per FBC 2411.3.2.1, TAS 202-94

along with marked-up drawings and installation diagram of windows mulled together, prepared by Fenestration Testing Laboratory, Inc., Test Reports No. **FTL-3810**, dated 05/16/03; **FTL-3819**, dated 06/09/03 and **FTL-3820**, dated 06/09/03, all signed and sealed by Joseph Chan, P.E.

*(Submitted under NOA No. 04-0712.01)*

C. **CALCULATIONS**


1. Anchor verification calculations and structural analysis, complying with **FBC 6<sup>th</sup> Edition (2017)**, dated 01/12/18, prepared by Al-Farooq Corporation, signed and sealed by Javad Ahmad, P.E.  
*(Submitted under NOA No. 18-0205.05)*
2. Glazing complies with **ASTM E1300-09**

D. **QUALITY ASSURANCE**

1. Miami-Dade Department of Regulatory and Economic Resources (RER).

E. **MATERIAL CERTIFICATIONS**

1. None.

  
Manuel Pérez, P.E.  
Product Control Examiner  
NOA No. 19-0405.10  
Expiration Date: September 16, 2024  
Approval Date: May 30, 2019



E.S. Windows, LLC


NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

**F. STATEMENTS**

1. Statement letter of conformance, complying with **FBC 6<sup>th</sup> Edition (2017)**, and of no financial interest, dated January 12, 2018, issued by Al-Farooq Corporation, signed and sealed by Javad Ahmad, P.E.  
*(Submitted under NOA No. 18-0205.05)*
2. Laboratory compliance letter for Test Reports No. **FTL-3810**, dated 05/16/03; **FTL-3819**, dated 06/09/03 and **FTL-3820**, dated 06/09/03, all issued by Fenestration Testing Laboratory, Inc. and all signed and sealed by Joseph C. Chan, P.E.  
*(Submitted under NOA No. 04-0712.01)*

**G. OTHERS**

1. Notice of Acceptance No. **14-0731.06**, issued to ES Windows, LLC for their Extruded Aluminum Tube Mullion – L.M.I., approved on 09/16/14 and expiring on 09/16/19.

  
\_\_\_\_\_  
Manuel Perez, P.E.  
Product Control Examiner  
NOA No. 19-0405.10  
Expiration Date: September 16, 2024  
Approval Date: May 30, 2019

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

**2. NEW EVIDENCE SUBMITTED**

**A. DRAWINGS**

1. None

**B. TESTS**

1. None

**C. CALCULATIONS**

1. None

**D. QUALITY ASSURANCE**

1. Miami-Dade Department of Regulatory and Economic Resources (RER)

**E. MATERIAL CERTIFICATIONS**

1. None

**F. STATEMENTS**

1. Statement letter verifying conformance to **FBC 6<sup>th</sup> Edition (2017)**, issued by Al-Farooq Corporation, dated March 28, 2019, signed and sealed by Javad Ahmad, P.E.

**G. OTHERS**

1. Notice of Acceptance No. **18-0205.05**, issued to ES Windows, LLC for their Clipped, Extruded Aluminum Tube Mullion - L.M.I., approved on 03/08/18 and expiring on 09/16/19.



Manuel Perez, P.E.  
Product Control Examiner  
NOA No. 19-0405.10

Expiration Date: September 16, 2024  
Approval Date: May 30, 2019

Adam Schucher  
8835 Garland Avenue  
Surfside, FL 33154  
305-772-6566

January 4, 2021

VIA EMAIL (sminor@townofsurfsidefl.gov)

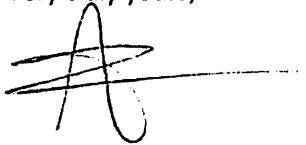
RE: Construction Project at 8835 Garland Avenue

To whom it may concern

My name is Adam Schucher and I am the owner of the residence located at 8835 Garland Avenue, Surfside, FL 33154. I have hired Home Image Corporation (Richard Ramirez) as my general contractor to assist with the conversion of my garage into a livable space.

If you have questions, please do not hesitate to contact me at 305-772-6566.

Very truly yours,

A handwritten signature in black ink, appearing to be 'AS', with a long horizontal line extending to the right.

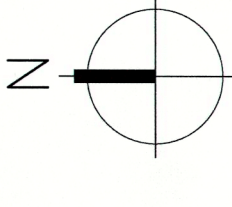
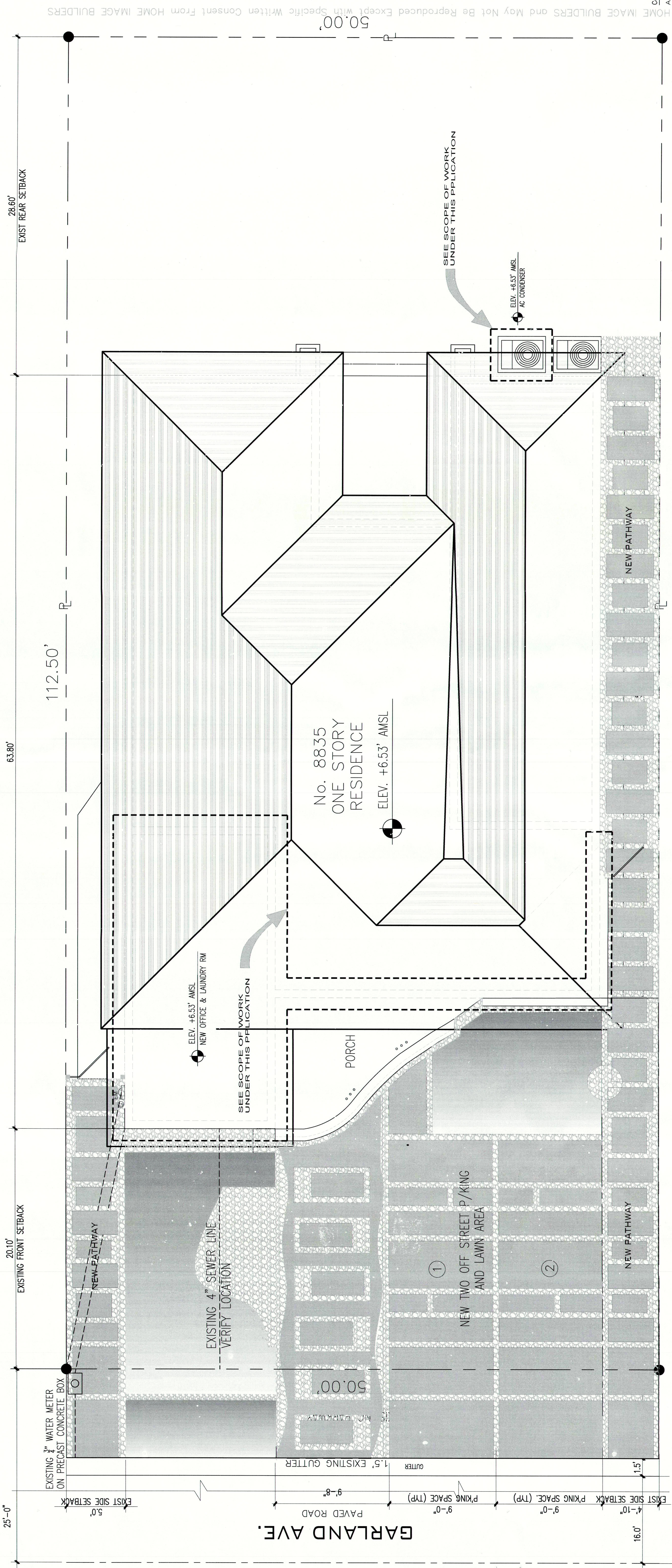
Adam Schucher, Esq.







RAINWATER TO BE MAINTAIN WITHIN PRIVATE PROPERTY BY SLOPING GRADE



**SITE Plan**

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

**LEGEND:**

- SITE PLAN NOTES**
1. ALL PLANTING AREAS MUST BE AT NATURAL GRADE ELEVATION. LANDSCAPING WILL ADHERE TO DADE COUNTY
  2. CHAPTER 18A ORDINANCE No. 98-13.
  3. ALL RAIN WATER SHALL BE RETAINED WITHIN THE PROPERTY. PROVIDE BERM/SWALE AT PERMETER AS REQUIRED IN ORDER TO REMAIN STORM WATER.
  4. NO ADDITIONAL FILL CAN BE BROUGHT TO SIDE
  5. FINAL GRADING TO PROVIDE DRAINAGE OF RUN OF WATER WITHIN PROPERTY LINE (REFER TO LANDSCAPE DRAWINGS FOR GRADING)
  6. THE BUILDING SHALL RECEIVE A COMPLETE TREATMENT FOR SEWER EFFLUENT. THE TREATMENT SHALL BE IN ACCORDANCE WITH SECTION 1816 OF F.S.C.
  7. REFER TO LANDSCAPE DRAWING FOR TREE, SHRUB AND GROUND COVER LOCATION
  8. REFER TO LANDSCAPE DRAWINGS FOR HARDSCAPE AND PLANT MATERIAL SPECIFICATIONS AND DETAILS
  9. THE TRIANGLE OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF TWO AND A HALF FEET (2'-6") AND EIGHT FEET (8'-0") ABOVE THE ESTABLISHED GRADE.
  10. POOL EQUIPMENT, A/C UNITS AND OTHER MECHANICAL EQUIPMENT SHALL BE SCREENED WITH SHRUBS PLANTED AT A MINIMUM OF 36 INCHES IN HEIGHT.
  11. FENCES AND WALLS THAT OBSTRUCT VISION MAY NOT EXCEED 2'-1/2" FEET IN HEIGHT WHEN LOCATED WITHIN 10 FEET OF THE EDGE OF ANY DRIVEWAY LEADING TO A PUBLIC RIGHT-OF-WAY OR WITHIN THE "SAFE SIGHT DISTANCE TRIANGLE".

**SITE PLAN INFORMATION**

Consultants  
 Adeval Design & Assoc Cor  
 8835 Garland Ave. - Surfside, Florida 33154  
 Schuher Residence  
 GARAGE INTO HOME OFFICE  
 CONVERSION  
 14750 SW 5th Lane, Miami, FL 33184  
 Ph: 305-586-1199 - www.adesign.com

Fausto Guerrero, P.E.  
 No. 50465  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 REVISIONS

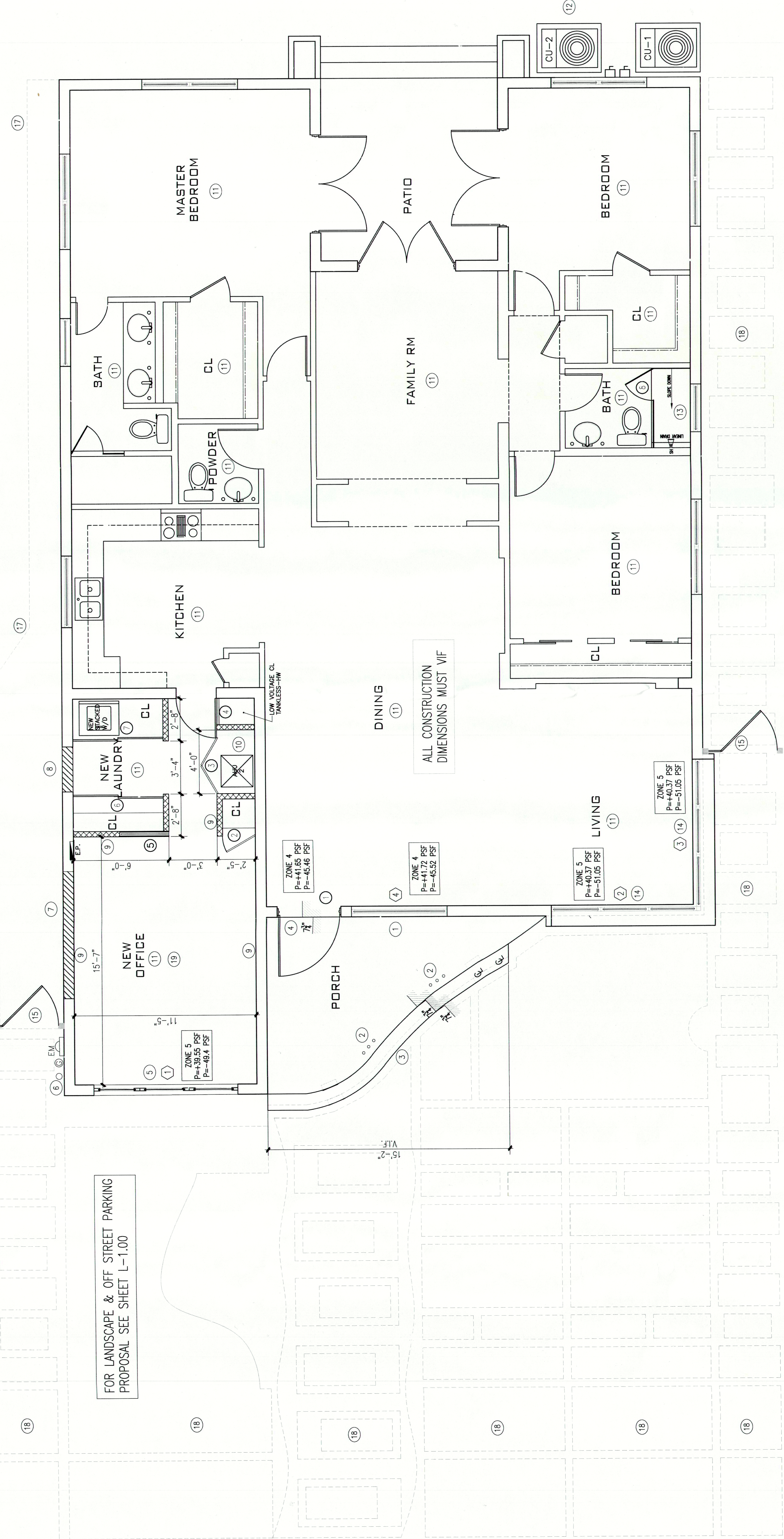
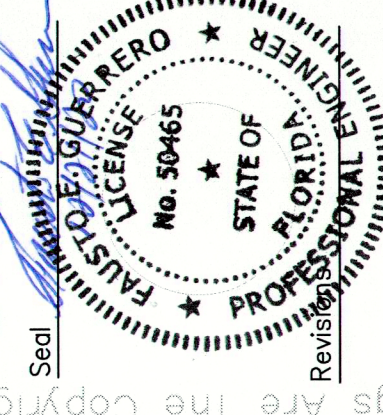
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Sheet Title:  
 SITE PLAN NOTES  
 LEGAL DESCRIPTION  
 SITE LOCATION

Date: 12.15.2020  
 Drawn By: Irfasso  
 Scale: As Shown

Sheet Number:  
**A-0.01**





FOR LANDSCAPE & OFF STREET PARKING PROPOSAL SEE SHEET L-1.00

ALL CONSTRUCTION DIMENSIONS MUST VIF

**PROPOSED Floor Plan**  
 Scale: 1/4"=1'-0"

**LEGEND:**

**CONSTRUCTION NOTES**

- 1- WORK BY ALL TRADES TO BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, OR RESTRICTIONS.
- 2- VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION, USE FIGURED DIMENSIONS ONLY, DO NOT SCALE THE DRAWINGS, NOTIFY THE ENGINEER IMMEDIATELY OF ANY VARIATIONS ON THE PLANS AND/OR THE SPECIFICATIONS.
- 3- APPLY AND/OR INSTALL ALL PRODUCTS AND MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTRUCTIONS.
- 4- ALL DIMENSIONS ARE NOMINAL TO THE FACE OF THE STUD.
- 5- ALL DOORS AND WINDOWS OPENINGS ARE NOMINAL, VERIFY MANUFACTURER'S ACTUAL AND/OR ROUGH OPENINGS DIMENSIONS.
- 6- ALL WOOD IN CONTACT WITH MASONRY, CONCRETE OR STEEL SHALL BE PRESSURE TREATED.

**FLOOR PLAN KEYNOTES**

- 1 REMOVE HIGH WINDOW AND REPLACE WITH NEW 72" WINDOW - SEE WINDOW SCHEDULE FOR SPECS
- 2 EXISTING STEEL COLS TO REMAIN
- 3 NEW EXTENDED STEPS
- 4 REMOVE EXISTING DOOR & REPLACE W/NEW 46" ENTRY DOOR
- 5 REMOVE GARAGE DOOR AND REPLACE WITH NEW FLOOR TO CEILING WINDOW
- 6 RELOCATED FEED PIPE
- 7 REMOVE EXISTING GARAGE VENTS & BLOCK UP OPENING, PATCH, PLASTER & PAINT TO MATCH EXISTING SURROUNDING AREA
- 8 REMOVE EXISTING DOOR & BLOCK UP OPENING, PATCH, PLASTER & PAINT EXISTING SURROUNDING AREA
- 9 ALL WALLS WILL BE EMBRY STEPPED, FOR INSULATED & DRYWALLED, EXISTING CLON DRYWALL WILL BE DEMOLISHED AND ROOF CAVITIES TO BE INSULATED R19 & DRYWALLED. -NO NEW DROP CLON-
- 10 NEW AC HANDLER UNIT
- 12 NEW AC CONDENSING UNIT
- 13 REMOVE BATH TUB, REPLACE OLD SHOWER HEAD WITH NEW ONE
- 14 REMOVE EXISTING WINDOW & REPLACE W/NEW ONE
- 15 NEW 46" POCKET DOOR (2)
- 16 NEW CURB CUT FLARED SIDES
- 17 NEW GRASS
- 18 NEW LANDSCAPE & OFF STREET PARKING
- 19 NEW OFFICE/LAUNDRY FLOORS MUST BE RAISED TO MATCH EXIST. KITCHEN LEVEL -ELEV. +46.53' AMSL-

**NEW CONSTRUCTION LEGEND**

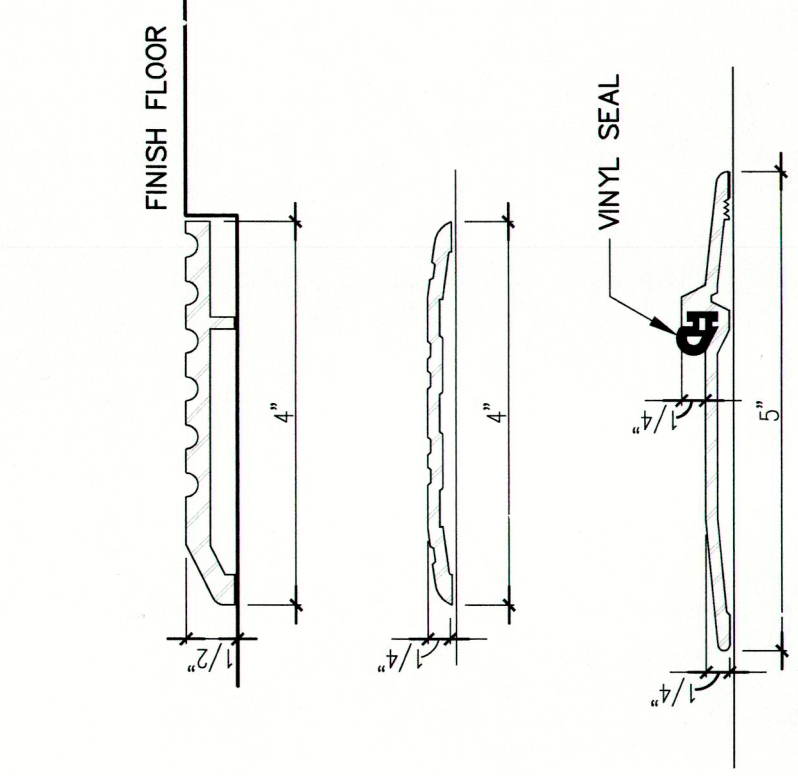
- MASONRY WALL  
 8" CMU WALL W/NO. 8 LARGER TYPE JT REINFORCED @ 16" O.C. 5/8" SMOOTH STICCO @ 2" C.B. W/SMOOTH FINISH OVER METAL/WOOD FIRRINGS & R-4.3 FOIL BACK INSULATION.
- PARTIOLA WALL  
 5/8" 20 Ga. METAL STUDS @ 16" O.C. NON BEARING INTERIOR PARTITION W/3/8" C.B. W/SMOOTH FINISH ON EACH SIDE.
- SOUND PROOF PARTITION WALL  
 5/8" 20 Ga. METAL STUDS @ 16" O.C. NON BEARING INTERIOR PARTITION W/3/8" C.B. W/SMOOTH FINISH ON EACH SIDE W/3/8" FIBERGLASS BATT INSULATION.
- NEW DOOR. SEE DOOR SCHEDULE FOR DIMS.
- NEW WINDOW SEE WINDOW SCHEDULE FOR DIMS.
- LANDSCAPE & CONCRETE PADS - FOR INFORMATION SEE L-1.00

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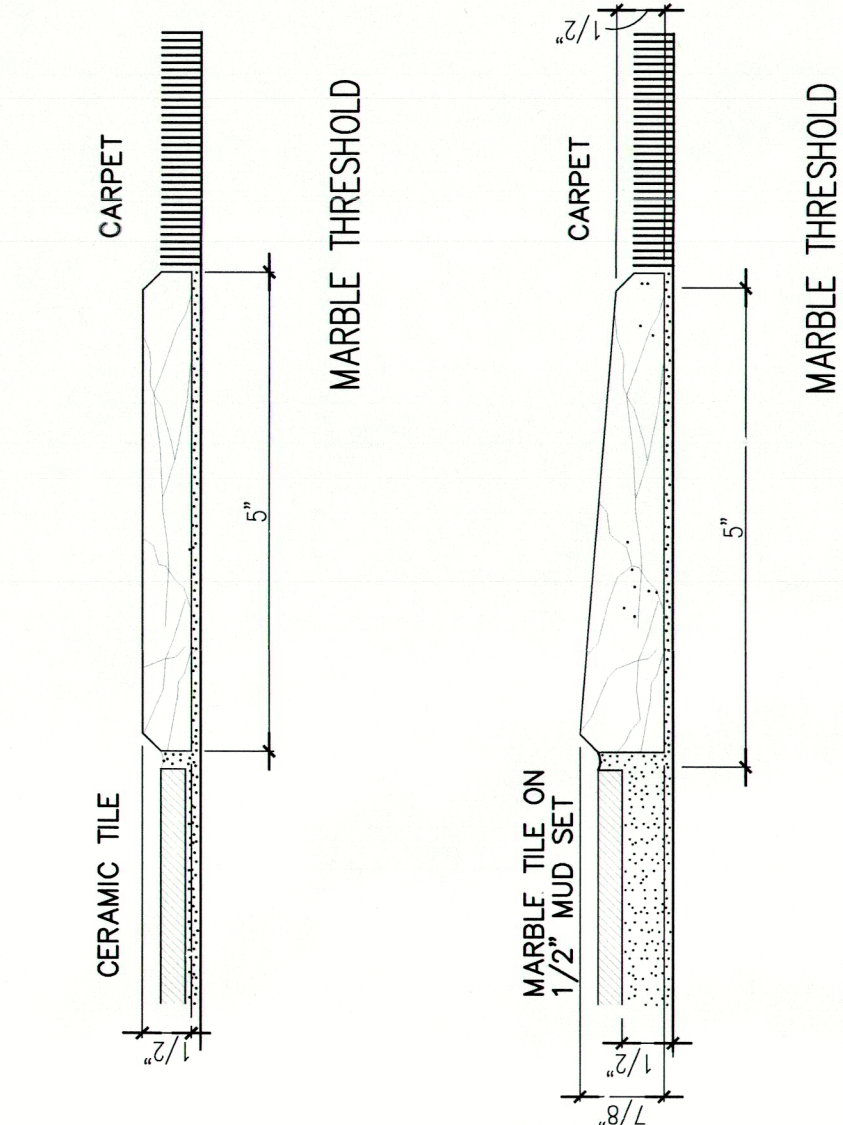






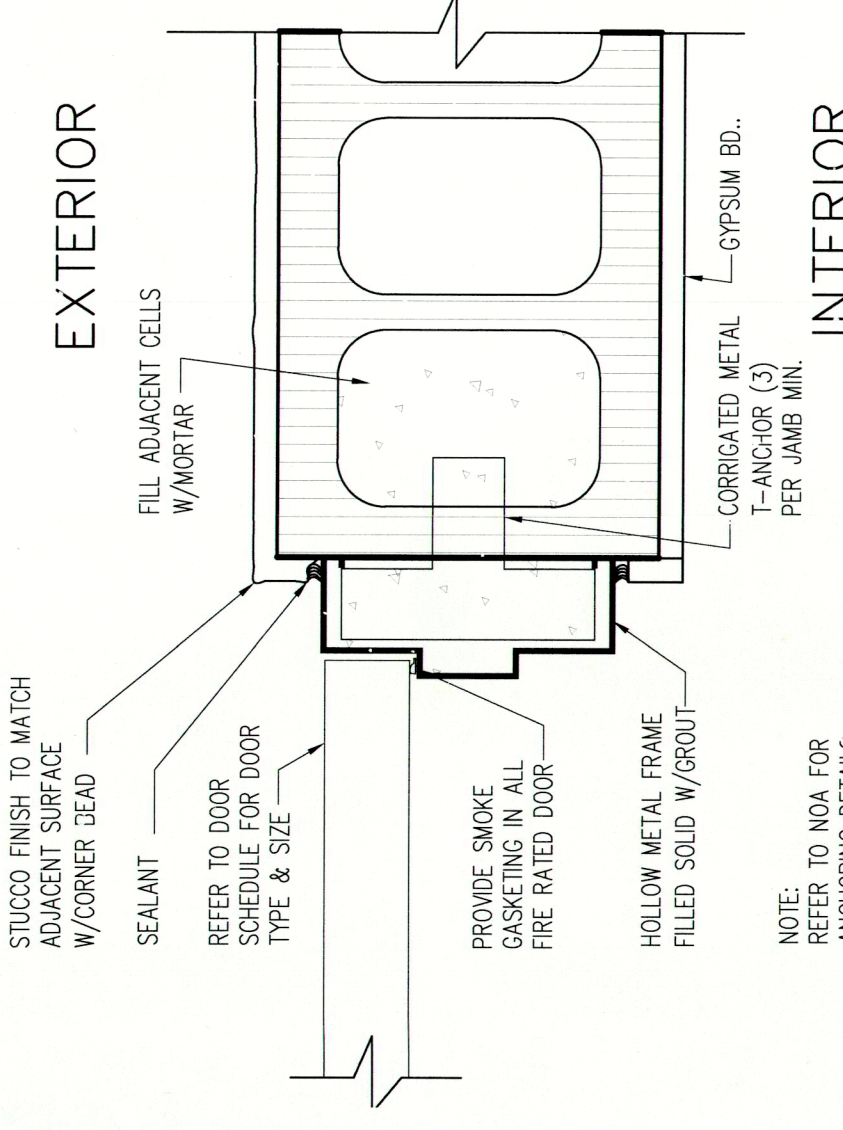
**Threshold Types**

N.T.S.



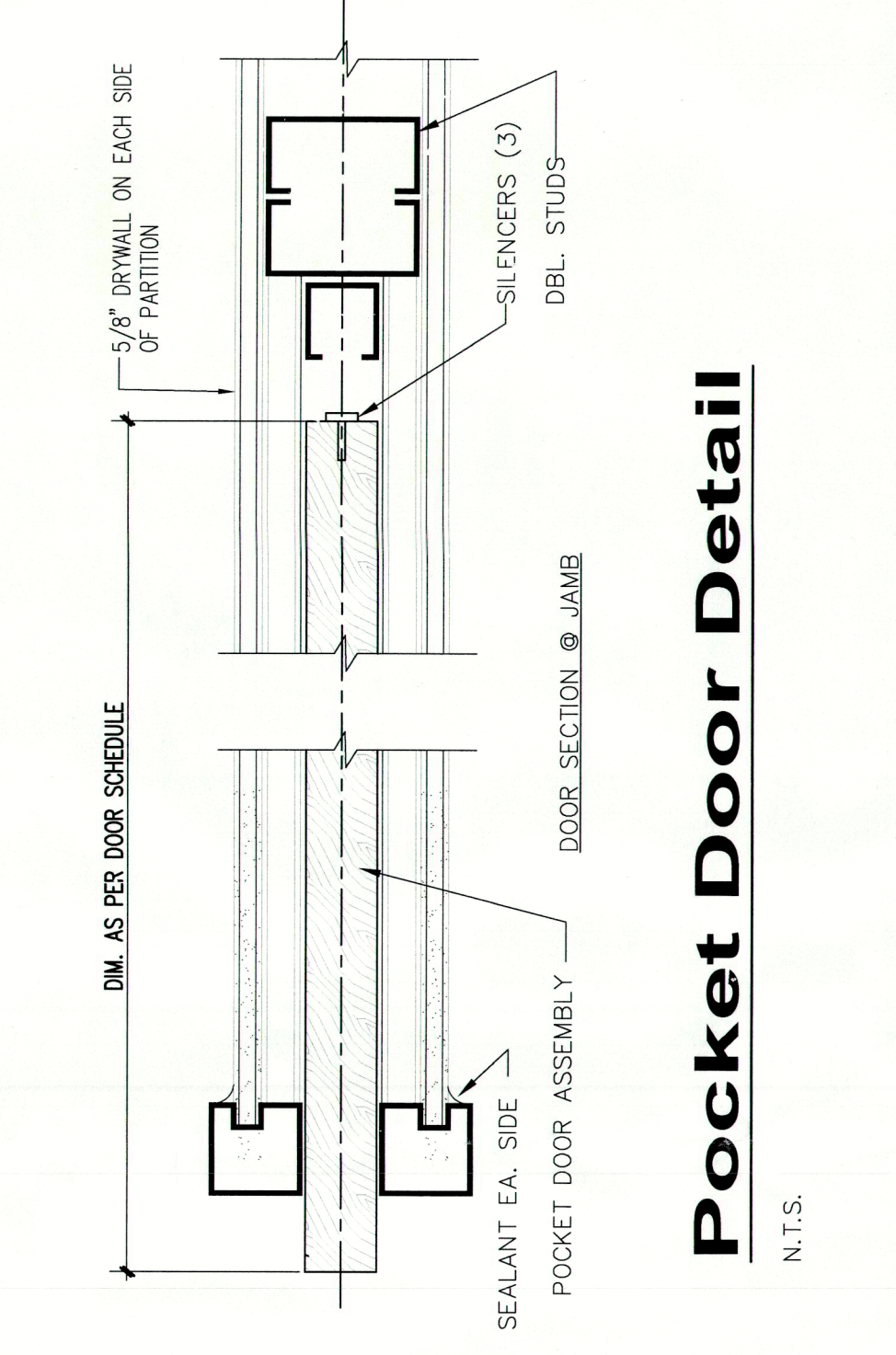
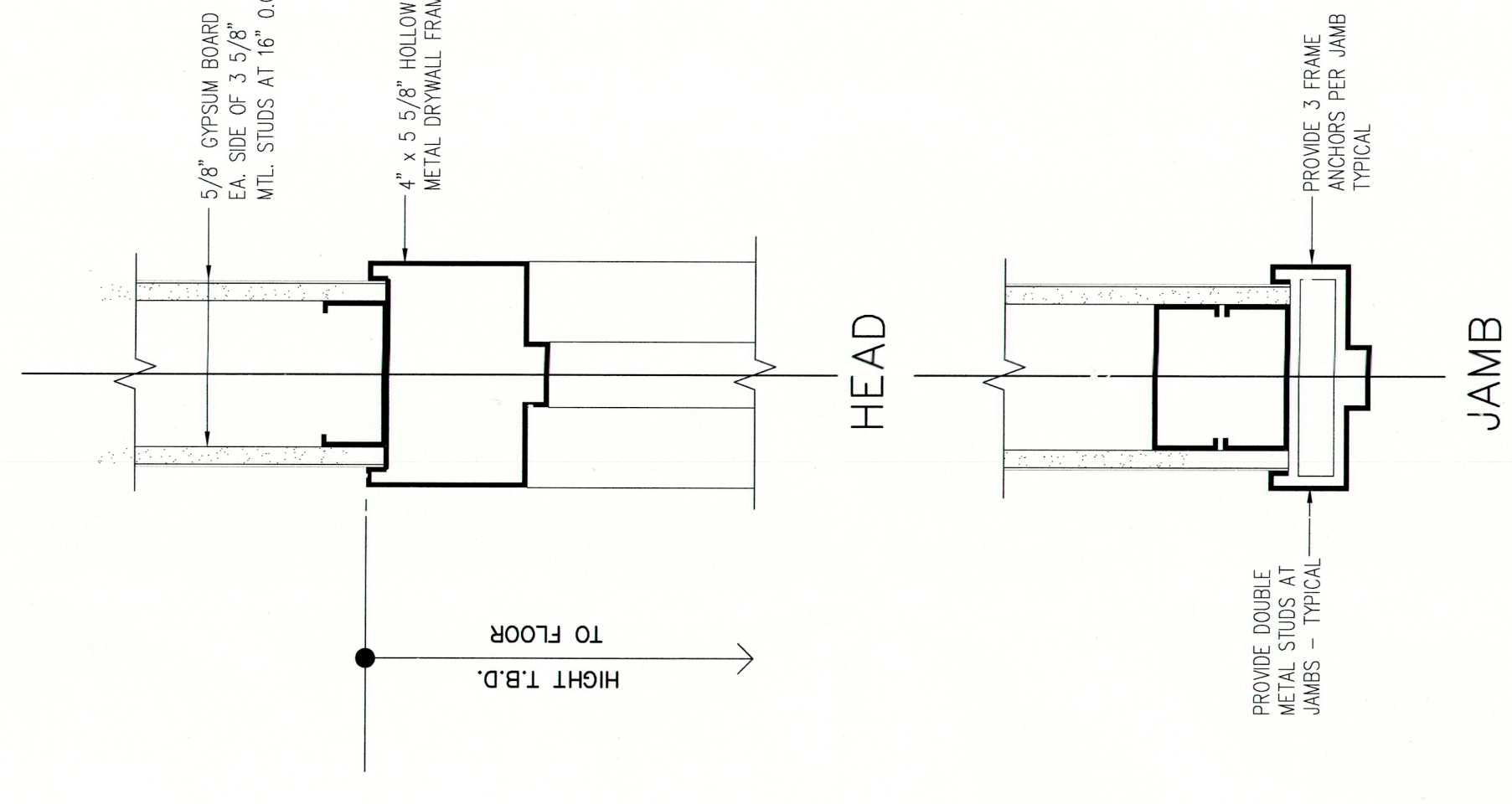
**Door @ Masonry - Jamb Detail**

N.T.S.



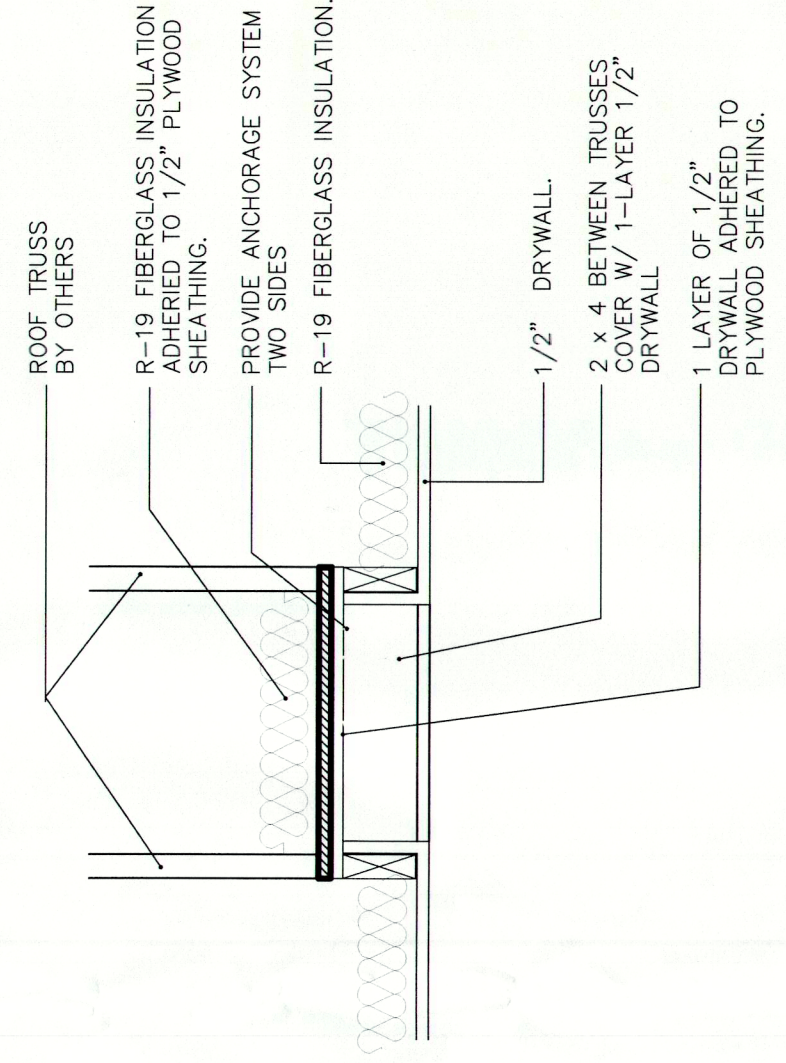
**Head & Jamb Detail**

N.T.S.



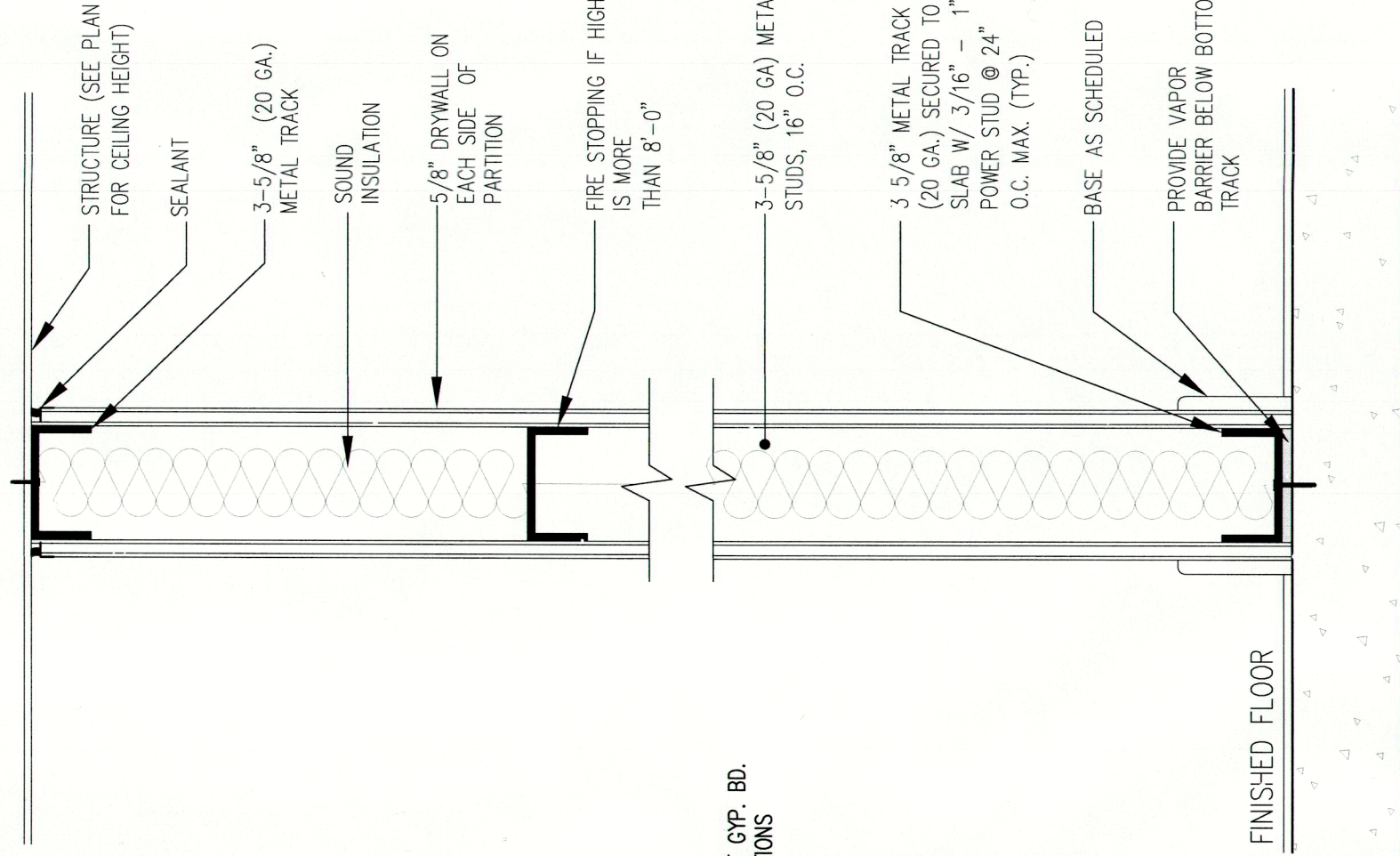
**Pocket Door Detail**

N.T.S.



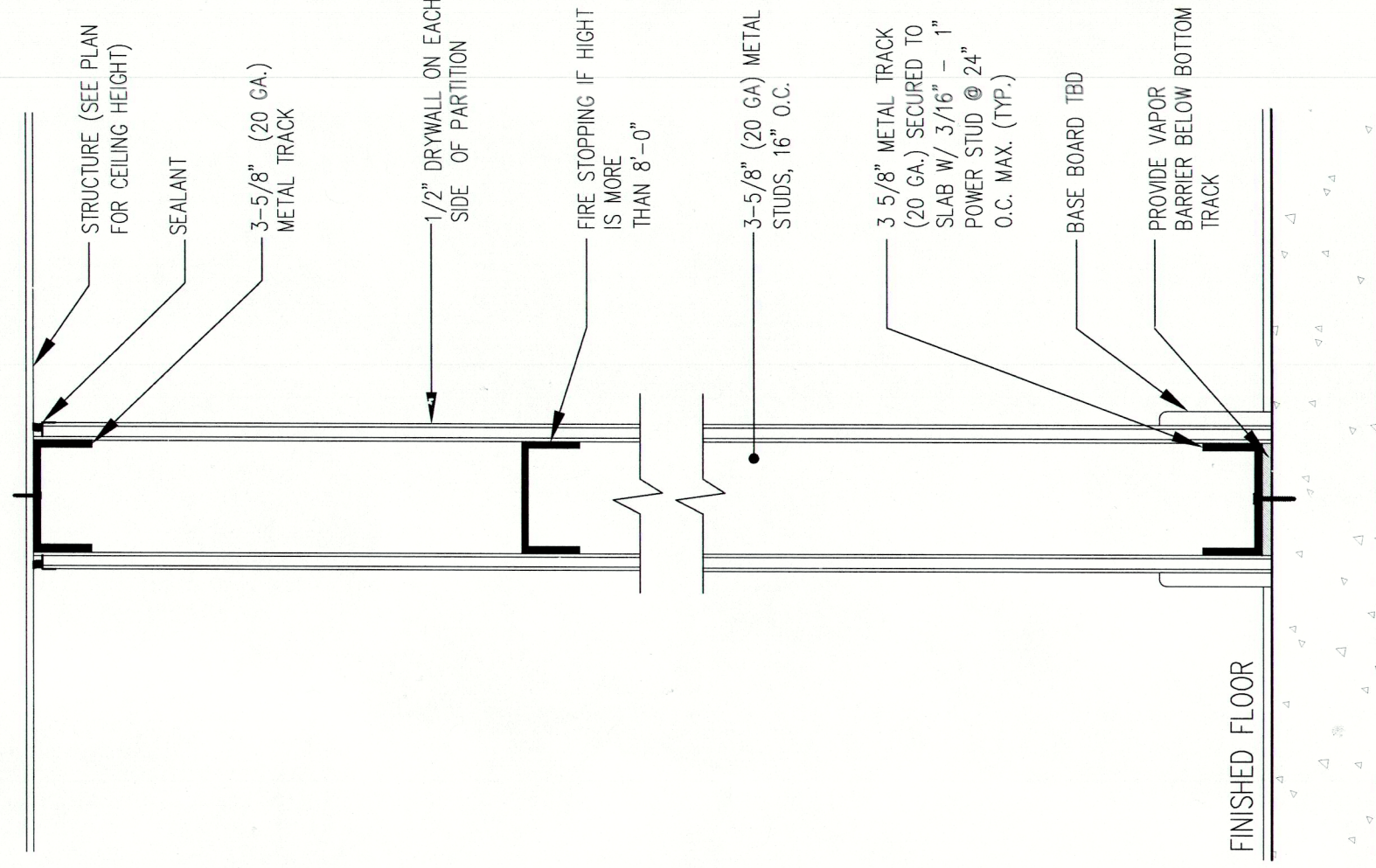
**Attic Detail**

N.T.S.



**WALL NOTES**

- NOTE: PROVIDE 1/2" WATER RESISTANT GYP. BD.
- ALL TOILET & KITCHEN LOCATIONS



**Wall Types**

N.T.S.

**LEGEND:**

**STEEL STUDS & FRAMING GENERAL NOTES**

- 1- GALVANIZED STEEL STUDS SHALL BE 20 GA. MINIMUM. MAXIMUM HEIGHT ALLOWED SHALL BE PER MANUFACTURERS TABLE.
- 2- CONTRACTOR SHALL FURNISH & INSTALL ANY FRAMING NOTCHES, OFFSETS, FILLERS, ETC. NECESSARY TO ENSURE A FLUSH ALIGNMENT OF FINISH LAYER OF WALLBOARD @ ALL WALL TO SOFFIT TRANSITIONS.
- 3- CONTRACTOR SHALL COMPLY WITH METAL STUD GAUGES FOR WALL & SOFFIT CONSTRUCTION.
- 4- WATERPROOFING 12" MIN. FROM FINISH FLOOR IN ALL WET AREAS.

NOTE: PROVIDE 1/2" WATER RESISTANT GYP. BD. ● ALL TOILET & KITCHEN LOCATIONS



**DOOR SCHEDULE**

No.	WIDTH	MATERIAL	TYPE	SPECS.	NOA	REMARKS
①	3'-10" x 8'-0"	ALUM/GLASS	A	FL # 22527	ES5000 SWING DOOR - COMMERCIAL DOOR W/ RESIDENTIAL HARDWARE	
②	2'-0" x 8'-0"	WOOD	B		INTERIOR DOOR	
③	2'-0" x 8'-0"	WOOD	C		(PWR) INT LOUVERED DOOR	
④	1'-8" x 8'-0"	WOOD	D		INT LOUVERED DOOR	
⑤	3'-0" x 8'-0"	WOOD	E		POCKET DOOR	
⑥	2'-10" x 8'-0"	WOOD	F/G		(PWR) INT SLIDING DOORS TO BE DETERMINED BY OWNER	
⑦	2'-10" x 8'-0"	WOOD	F/G		(PWR) INT SLIDING DOORS TO BE DETERMINED BY OWNER	

**NOTE**

- THE CONTRACTOR SHALL CONSULT WITH THE OWNER PRIOR TO THE PURCHASE AND INSTALLATION OF ALL DOORS.
- ALL DOORS STYLE, AND PAINT FINISH SHALL BE SELECTED BY THE DESIGNER/OWNER.
- CONTRACTOR TO PROVIDE WEATHER STRIPING AT ALL EXTERIOR DOORS. NO. 6 CALK AROUND ALL DOOR FRAMES (INTERIOR AND EXTERIOR)
- SAFETY NOTES CLOSET AND BATHROOM DOORS: EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.
- EVERY BATHROOM LOCK SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY

**WORK NOTES**

- ALL OF DETAILS IN THIS PAGE ARE FOR THE DESIGN INTENT ONLY.
- ALL DIMENSIONS SHALL BE VERIFIED IN FIELD PRIOR TO COMMENCING THE WORK.
- ALL GLAZING MARKED AS ARE UNDER DIFFERENT CONTRACTOR. MANUFACTURER MUST PROVIDE SHOP DOWNS, SPECS AND NOAs.
- ALL WINDOWS & DOORS TO BE IMPACT GLASS.
- PROVIDE CATEGORY B SAFETY GLASS @ SHOWER ENCLOSURE & WINDOWS ADJACENT TO TUB OR SHOWERS.

**WINDOW SCHEDULE**

No.	TYPE	FRAME	WIDTH	HEIGHT	SILL	HT	MATERIAL	NOA	REMARKS
①	FIXED/CASEMENT	9'-0"	7'-0"	FF			ALUM/GLASS	19-0708.03	ES5000 - OPERABLE CASEMENT
②	FIXED/CASEMENT	9'-6"	5'-0"	V.I.F.			ALUM/GLASS	18-0116.05	ES5100 - FIXED CASEMENT
③	FIXED/CASEMENT	9'-6"	5'-0"	V.I.F.			ALUM/GLASS	19-0708.03	ES5000 - OPERABLE CASEMENT
④	FIXED/CASEMENT	9'-6"	5'-0"	V.I.F.			ALUM/GLASS	18-0116.05	ES5100 - FIXED CASEMENT
⑤	FIXED/CASEMENT	9'-6"	5'-0"	V.I.F.			ALUM/GLASS	19-0708.03	ES5000 - OPERABLE CASEMENT
⑥	FIXED/CASEMENT	9'-6"	5'-0"	V.I.F.			ALUM/GLASS	18-0116.05	ES5100 - FIXED CASEMENT
⑦	FIXED/CASEMENT	6'-0"	5'-0"	V.I.F.			ALUM/GLASS	19-0708.03	ES5000 - OPERABLE CASEMENT
⑧	FIXED/CASEMENT	6'-0"	5'-0"	V.I.F.			ALUM/GLASS	18-0116.05	ES5100 - FIXED CASEMENT

**NOTE**

- CONTRACTOR SHALL VERIFY ALL WINDOW OPENINGS PRIOR TO WINDOW PURCHASE AND INSTALLATION.
- WINDOW SHALL BE ALUMINUM FINISH CONTRACTOR TO PROVIDE WEATHER STRIPING AT ALL EXTERIOR WINDOWS.
- CALLK ALL JOINTS AROUND WINDOWS (INTERIOR AND EXTERIOR)
- ALL FIXED GLASS PORTIONS OF WINDOWS AND SLIDING GLASS DOORS TO COMPLY W/ F.B.C.
- CEILING HEIGHT: 12'-0" MIN.
- EXTERIOR WALL R. 41
- CEILING R 19

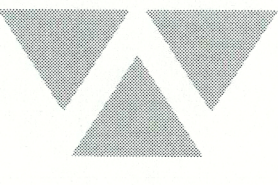
**LEGEND:**

**WINDOW NOTES**

- ALL EXTERIOR WINDOWS AND DOORS SHALL BE UNDER A SEPARATE PERMIT. G.C. SHALL SUBMIT PRODUCT APPROVAL FOR IMPACT RESISTANT ASSEMBLY RATING WITH AN APPROPRIATE NOA.
- CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ARCHITECT APPROVAL PRIOR TO ORDERING WINDOWS AND DOORS.
- CONTRACTOR SHALL FIELD VERIFY ALL EXTERIOR MASONRY OPENING PRIOR TO FABRICATION
- ALL WINDOWS TO HAVE MIAMI-DADE COUNTY APPROVED IMPACT RESISTANT GLASS
- SUBMIT SAMPLES OF WINDOW SILLS, GLASS AND FRAMES FOR DESIGNER/OWNER APPROVAL.
- PROVIDE CATEGORY B SAFETY GLAZING AT SHOWER ENCLOSURES AND WINDOW ADJACENT TO TUBS OR SHOWERS (IBC 2411.6.2)
- ALL OUTSIDE FIXED GLASS IS TO COMPLY WITH F.B.C. SECTION 5068.2. ALL GLASS SHALL BE TINT AS PER ENERGIES CALCULATIONS.
- ALL EXTERIOR OPERABLE WINDOWS AND SLIDING DOORS TO BE PROVIDED WITH BUG SCREEN.
- ALL GREEN WINDOW TO COMPLY TO PROVIDE A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 S.F. IN AREA. THE BOTTOM SHALL NOT BE MORE THAN 44" OF THE FLOOR (IBC, 1005.4.3, & 1005.4.4) OPERABLE MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE FINISH FLOOR.
- VERIFY ROUGH OPENING DIMENSIONS WITH WINDOW MANUFACTURER.
- REFER TO PLANS FOR WINDOW LOCATION AND TYPES.
- GLASS BY DROPS > 30" AND LOWER THAN 42" A.F.F. REQUIRE TO BE TESTED BY ANSI Z97.1-1994 USING 400 FT.-LB ENERGY IMPACT.

**HARDWARE NOTES**

- CONTRACTOR IS TO PROVIDE ARCHITECT/DESIGNER WITH A COMPLETE HARDWARE SCHEDULE LISTING ALL HARDWARE TO BE USED ON A DOOR BY DOOR BASIS, FOR APPROVAL.
- ALL INTERIOR KNOBS, UNLESS OTHERWISE NOTED WILL BE "H 5018 SERIE ATOS" BY FUSITAL (MFR).
- HANDLE SET TO BE USED AT DOORS TO BE DETERMINED BY OWNER.
- ALL HINGES TO BE STAINLESS STEEL, CONCEALED "SOSS" HINGE TYPE.
- ALL INTERIOR DOOR JAMBS TO BE CONCEALED FLUSH TYPE - "EZY JAMB" BY STUDIO BLDG SYSTEMS - OR APPROVED EQUAL.
- DOORS 1 1/2" THICK, UP TO AND INCLUDING 36" WIDE TO HAVE PAIR AND A HALF HINGES. DOORS 1 3/4" THICK ABOVE 36" WIDE AND/OR TALLER THAN 7'-0" TO HAVE TWO PAIR HINGES.
- ALL POCKET DOORS TO HAVE RECESSED TRACK IN HEADER, USE ACME HEAVY DUTY NO. 58, AND HANGER NO. 57.
- ALL EXTERIOR DOOR SHALL HAVE BOTTOM SEALS AND FRAME GASKET.
- KEYS:
- REMOTE AND ELECTRONIC KEYING SYSTEM TO BE DETERMINED BY OWNER
- ALL USED LOCKS SHALL BE SEPARATELY AND INTO THE SAME MASTER KEY SYSTEM.
- FINISH TRAILER MASTER KEYS TO BE PROVIDED FOR ALL KEYS AND UPON COMPLETION OF HIS WORK AND ACCEPTANCE BY OWNER, HE SHALL RETURN ALL KEYS TO THE OWNER.
- FURNISH TWO (2) KEYS FOR EACH LOCK AND BLANK TAGS
- ALL EXTERIOR DOOR AND WINDOW MANUFACTURERS TO PROVIDE ARCHITECT/INTERIOR DESIGNER WITH SHOP DRAWINGS FOR DOOR AND WINDOWS ALONG WITH DOOR AND WINDOW HARDWARE FOR FINAL APPROVAL.
- DOOR BELL TO DETERMINED BY OWNER.

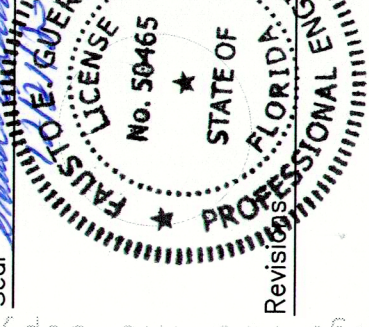


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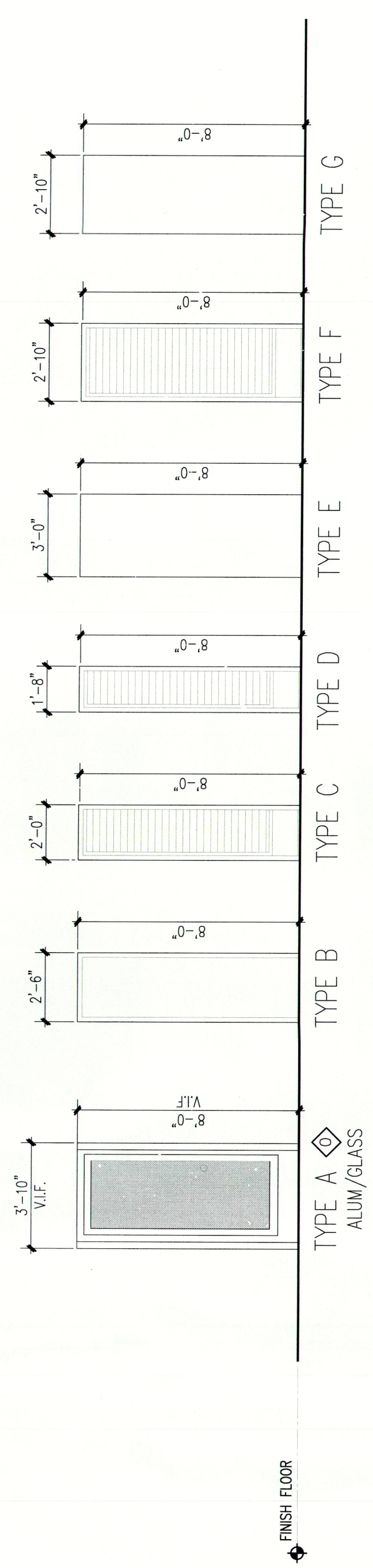
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DOOR SCHEDULE  
 WINDOW SCHEDULE  
 DOORS GENERAL  
 POCKET DOOR DETAIL

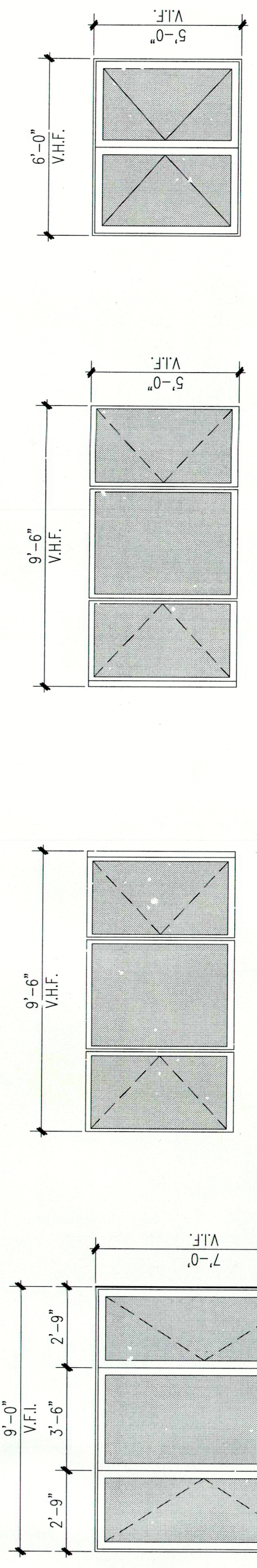
Date: 12.15.2020  
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 Scale: As Shown

Sheet Number: A-4.00

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**Door Types**  
 N.T.S.



**Window Types**  
 N.T.S.

**GLAZING NOTES**

- PROVIDE IMPACT GLASS FOR ALL IMPACT MISSILES AT ALL WINDOW 30 FEET.
- ALL FIXED GLAZING PANEL TO BE TEMPERED GLASS.
- ALL GLAZING AT 0'-0" A.F.F. TO BE SPANDREL GLASS (U.O.N)

**INTERIOR DOOR NOTES**

- DOORS MAY BE SWINGING OR SLIDING AND ARE EXEMPT FROM THE REQUIREMENTS OF PARAGRAPH 3103.3 (C) OF THE FBC.
- NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES WHICH IMPED OR PROHIBIT EGRESS OR WHICH CANNOT BE EASILY DISENGAGED SHALL BE PROHIBITED.
- CONTRACTOR TO COORDINATE THAT ALL EXTERIOR DOOR EXTENSION JAMB HEIGHTS AND WINDOW HEADER JAMB HEIGHTS TO ALIGN HORIZONTALLY WITH INTERIOR DOOR HEADER JAMBS. REFER INTERIOR DOOR TYPES FOR HEIGHT - RESPECTIVE PER FLOOR.
- CONTRACTOR TO COORDINATE THAT TRANSOM GLAZING ALIGN WITH THE CLEAR GLAZING OF DOOR/WINDOW BELOW.
- CONTRACTOR TO COORDINATE THAT ALL EXTERIOR DOORS SWINGS FREE AND CLEAR OF ANY OVERHEAD OR FLOOR FINISH/OBSTRUCTION.
- IMPACT DOOR AND WINDOWS TO HAVE LOW "I" INSULATED U-G-COATED GLASS. U VALUE EQUAL OR LESS THAN (C) 0.50 SARG EQUAL OR LESS THAN (C) 0.45.
- DOOR & WINDOWS TO BE ONE OF THE FOLLOWING MFR.  
 E.S. WINDOWS, ECO WINDOW OR EQUAL.

**SECURITY & FORCE ENTRY NOTES**

- ALL LOCKS AND EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 LB. APPLIED IN ANY MOVABLE DIRECTION AND IN ACCORDANCE WITH THE RESISTANCE STANDARDS SET FORTH IN THE BUILDING CODE BOOK.
- HINGES ON EXTERIOR OFFSET TYPE SWING DOOR SHALL HAVE NON-REMOVABLE PINS.
- JAMBS ON ALL EXTERIOR OFFSET TYPE DOORS IN-SWING DOOR: SHALL BE BARRETTED, OR REINFORCED TO PREVENT DEFEATING THE PURPOSE OF THE STRIKE AND THE INTEGRITY OF LOCKS AND JAMBS.
- EXTERIOR WINDOWS SHALL BE LOCKED WITH DEVICE IN THE INSIDE CAPABLE OF WITH STANDING A FORCE OF 150 LBS APPLIED IN AN OPERABLE.
- SINGLE SWING-IN EXTERIOR DOORS: IF WOOD SHALL BE OF SOLID CORE OF NO LESS THAN 1-3/8" THICK.

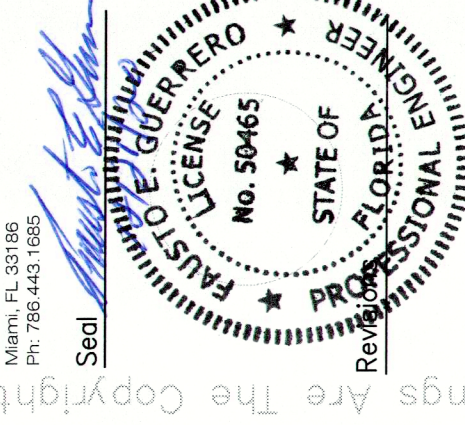
**INTERIOR FINISH NOTES**

- INTERIOR FINISH CLASSIFICATION No. 1  
 INTERIOR FINISH FLOOR AND FLOOR COVERING MATERIALS REQUIRED BY SECTION 904.5.1 TO BE CLASS 1 OR 2 MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH NFPA 253. THE CLASSIFICATION REFERRED TO HEREIN CORRESPOND TO THE CLASSIFICATION DETERMINED BY NFPA 253 AS FOLLOWS: CLASS 1, 0.45 WTTTS/CM2 OR GREATER, CLASS 2, 0.22 WTTTS/CM2 OR H GREATER.
- INTERIOR WALLS AND CEILING FINISH REQUIREMENTS No. 2  
 FOR VERTICAL EXITS AND EXITS, PROGRESSIVE EXIT ACCESS CORRIDORS AND OTHER EXIT WAYS, AND ROOMS AND ENCLOSED SPACES, FINISHES SHALL BE CLASSIFIED AS FOLLOWS: CLASSIFICATION INTERIOR FINISHES IS CLASS C (FLAME SPREAD INDEX 75-20; SMOKE-DEVELOPMENT INDEX 0-45).



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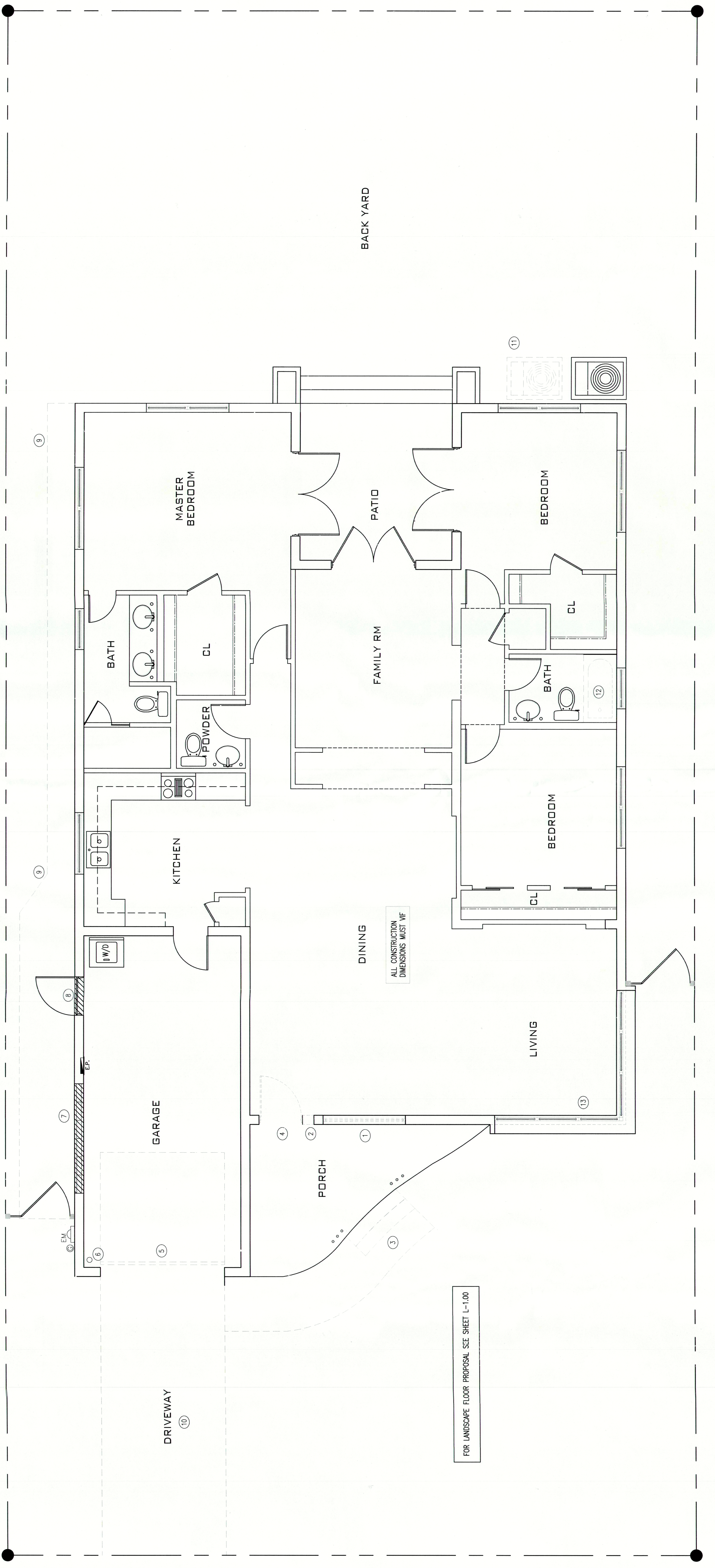
Sheet Title:  
 EXISTING FLOOR PLAN  
 LEGAL DESCRIPTION  
 LOCATION MAP

Date: 12.15.2020  
 Drawn By: hrasso  
 Scale: As Shown

Sheet Number:

AD-1.00

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**EXISTING & DEMOLITION Floor Plan**

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

**LEGEND:**

- DEMOLITION NOTES**
- THE OWNER OR HIS AGENT, UPON COMPLETION OF THE DEMOLITION, SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL DEBRIS AND MATERIALS TO BE REMOVED FROM THE PROPERTY IN ACCORDANCE WITH ALL APPLICABLE FLORIDA BUILDING CODES AND REGULATIONS.
  - BUILDING MATERIALS, FENCES, SHEDS OR ANY OBSTRUCTION OF ANY KIND SHALL NOT BE PLACED SO AS TO OBSTRUCT FREE APPROACH TO ANY PART OF THE PROPERTY OR TO INTERFERE WITH THE AIR DRAINAGE, OR SO AS TO INTERFERE WITH THE PASSAGE OF WATER IN THE GUTTER. PROTECTION AGAINST DAMAGE SHALL BE PROVIDED TO SUCH UTILITY EXPOSURES DURING THE PROGRESS OF THE WORK, BUT SIGHT OF THEM SHALL NOT BE OBSTRUCTED.
  - PROPER PRECAUTION SHALL BE MADE DURING CONSTRUCTION TO PREVENT CONCRETE, MORTAR WASHINGS OR ANY OTHER MATERIAL FROM ENTERING A SEWER.
- IMPORTANT NOTE**
- EXTREME CARE MUST BE USED DURING ALL DEMOLITION, EXCAVATION AND NEW FOUNDATION WORK SO AS NOT UNDERMINE ANY EXISTING FOOTING OR FOUNDATION. ALL EXISTING FOUNDATION WORK MUST BE FULLY SHORED IN THE ADJACENT TO THE AREAS OF NEW FOUNDATION AND EXISTING STRUCTURE MODIFICATION PRIOR TO THE START OF ANY SUCH WORK. CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF SAFETY, SEQUENCING OF WORK AND METHODS OF CONSTRUCTION.
- DEMOLITION MUST COMPLY WITH FEBC 1303.2 (ELECTRICAL), FEBC 1303.3 (MEANS OF EGRESS), AND FEBC 1303.6 (UTILITY CONNECTION).

**DEMOLITION ELECTRICAL**

- ALL WORK TO BE IN COMPLETE COMPLIANCE WITH ALL APPLICABLE FLORIDA BUILDING CODES AND REGULATIONS.
- REMOVE ALL NM, BX, MC, AC AND OTHER CABLE SYSTEMS AND WIRING FOR ALL ABANDONED CIRCUITS.
- REMOVE ALL ABANDONED CONDUITS ABOVE LAY-IN CEILINGS, EXPOSED CONDUITS, FLEXIBLE CONDUITS, SURFACE RACEWAY, SURFACE MOUNTED CONDUIT/JUNCTION BOXES AND EQUIPMENT UNLESS NOTED OTHERWISE.
- WHERE ABANDONED FEEDERS AND BRANCH CIRCUITS ARE CONCEALED WITHIN WALLS, FLOORS AND HARD CEILINGS THAT ARE TO REMAIN, REMOVE ALL WIRING AND CAP CONDUITS AT BOTH ENDS.
- ALL EQUIPMENT, FIXTURES, RACEWAY, WIRING AND DEVICES WHICH ARE REMOVED SHALL BE REMOVED FROM THE JOB SITE BY THIS CONTRACTOR, UNLESS DIRECTED OTHERWISE BY THE ARCHITECT OR OWNER'S REPRESENTATIVE. CONFORM TO ALL LAWS AND ORDINANCES IN EFFECT CONCERNING THE PROPER DISPOSAL OF LUMBERED AND LUMBS.
- COORDINATE THE REMOVAL OF MECHANICAL AND PLUMBING CONTRACTOR WITH THE MECHANICAL AND PLUMBING CONTRACTORS. ELECTRICAL CONTRACTOR SHALL DISCONNECT AND REMOVE ELECTRICAL POWER AND CONTROL CIRCUITS FOR EQUIPMENT AND DEVICES TO BE REMOVED. ELECTRICAL EQUIPMENT ASSOCIATED WITH REMOVED MECHANICAL AND PLUMBING EQUIPMENT (DISCONNECT SWITCHES, MOTOR STARTERS, RELAYS, ETC).
- PRIOR TO REMOVING DEMOLISHED LIGHT FIXTURES FROM SITE, ALLOW OWNER'S REPRESENTATIVE TO DETERMINE IF FIXTURES SHALL BE SALVAGED BY THE OWNER. PROPERLY DISPOSE OF ALL FIXTURES NOT SALVAGED BY OWNER.
- WHERE ABANDONED OUTLET AND JUNCTION BOXES ARE RECESSED FLUSH IN WALLS, FLOORS, AND HARD CEILINGS THAT ARE TO REMAIN, REMOVE ALL WIRING AND WIRING DEVICES AND PROVIDE BLANK STAINLESS STEEL COVER PLATES FOR BOXES 6"x6" AND SMALLER. REMOVE BOXES LARGER THAN 6"x6" AND PATCH SURFACE TO MATCH EXISTING. COORDINATE WITH ARCHITECT FOR FINAL DIRECTION.

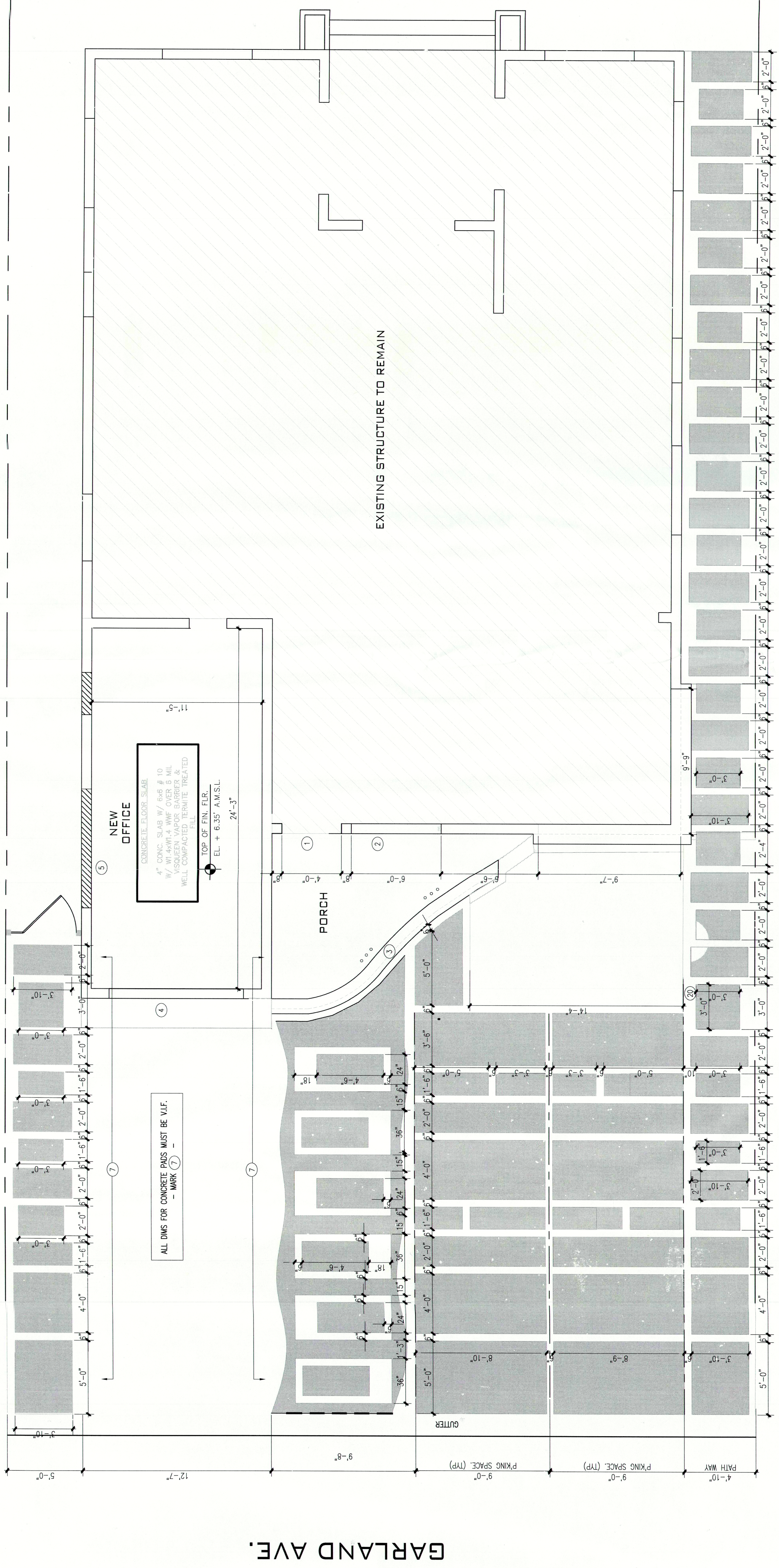
**DEMO PLAN KEYNOTES**

- REMOVE HIGH WINDOW AND REPLACE WITH NEW 72" WINDOW - SEE WINDOW SCHEDULE FOR SPECS
- DEMOLISH PARTIAL WALL TO BE EXTENDED FOR NEW 46" ENTRY DOOR
- DEMOLISH EXISTING STAIRS & WALKWAY
- REMOVE EXISTING DOOR & REPLACE W/NEW 46" DOOR
- REMOVE GARAGE DOOR AND REPLACE WITH NEW FLOOR TO CEILING WINDOW
- FEED PIPE TO BE RELOCATED BY EXTERIOR
- BLOCK UP GARAGE VENTS OPENING
- REMOVE DOOR & BLOCK UP DOOR OPENING
- EXISTING CONCRETE CURB TO BE DEMOLISHED AND REPLACED W/GRASS
- EXIST CONCRETE DRIVEWAY TO BE DEMOLISH
- REMOVE OLD CONDENSING UNIT & REPLACE W/NEW ONE
- REMOVE BATH TUB, REPLACE OLD HEAD SHOWER WITH NEW ONE
- REMOVE EXISTING WINDOW & REPLACE W/NEW ONE

ALL CONSTRUCTION DIMENSIONS MUST WF

FOR LANDSCAPE FLOOR PROPOSAL SEE SHEET L-1.00





GARLAND AVE.

ALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS THROUGH STRUCTURAL MEMBERS SHALL BE COORDINATED BY THE GENERAL CONTRACTOR, LOCATION AND DIMENSIONS OF EQUIPMENTS TO BE VERIFIED BY SPECIFIC VENDOR PRIOR TO INSTALLATION. SPECIFIC VENDOR IS RESPONSIBLE FOR CHECKING ADEQUACY OF CONCRETE PADS FOR THE EQUIPMENTS. CONTRACTOR SHALL VERIFY THAT THE PADS EXCEED THOSE VENDOR WILL BE RESPONSIBLE FOR UPDATE THE DESIGN ACCORDINGLY. PERMITTING TASKS AND TIMELINE COMPLIANCE ASSOCIATED WITH NEW DESIGN WILL BE VENDOR RESPONSIBILITY AS WELL.

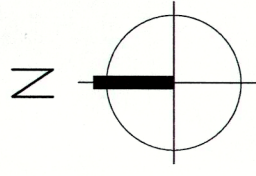
CONTRACTOR TO SUBMIT PLANS AND CALCULATIONS FOR THE SCREENS ON THE BUILDING WITH THE LOCATIONS OF THE CONNECTIONS OF STRUCTURE. FOR THE MAINTENANCE AND THE INSPECTION ON THE FORCES ON THE STRUCTURE. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO THE SEW AND SINK BY FLORIDA PROFESSIONAL ENGINEER BEFORE PROVIDE EMBEDDED STEEL PLATES IN SLAB FOR EXTERIOR SCREEN CONNECTIONS.

THESE DIMENSIONS OF SLABS LAYERS SLAB ON GROUND SHALL BE PROVIDED BEFORE POURING SLAB. THESE DIMENSIONS SHALL BE CHECKED BY THE ARCHITECT OR AN ARCHITECTURAL PROFESSIONAL Labeled AS A PRELIMINARY TREATMENT TO NEW CONSTRUCTION FOR RAILS AND LANE ENHANCED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION AND CONSUMER SERVICES.

DIMENSIONS SHOWN SHALL BE FIELD-DERIVED. ANY DISCREPANCIES SHALL BE NOTED AND THE ENGINEER OF RECORD NOTIFIED BEFORE CONTINUING WITH THE WORK.

**CONCRETE PADS & GROUND FLOOR FRAMING PLAN**

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



**LEGEND:**

**STRUCTURAL KEYNOTES**

- 1. REMOVE EXISTING DOOR AND REPLACE W/NEW 48" ENTRY DOOR - SEE SHEET S-1-02 FOR DETAILS AND A-4.00 FOR WINDOW SCHEDULE
- 2. REMOVE HIGH WINDOW AND REPLACE WITH NEW 72" WINDOW - SEE SHEET S-1-02 FOR DETAILS AND A-4.00 FOR WINDOW SCHEDULE
- 3. NEW EXTENDED STEPS - SEE SHEET S-1-02 FOR DETAIL
- 4. REMOVE GARAGE DOOR AND REPLACE WITH NEW FLOOR TO CEILING WINDOW - FOR DETAILS SEE SHEET S-1-02 AND A-4.00 FOR WINDOW SCHEDULE
- 5. BLOCK GARAGE VENTS OPENING - FOR DETAILS SEE SHEET S-1-02
- 6. BLOCK DOOR OPENING - FOR DETAILS SEE S-1-02
- 7. OFF-STREET PARKING & PATHWAY CONCRETE PADS - FOR DETAILS SEE S-1-02
- 8. NEW OFFICE/LAUNDRY FLOORS MUST BE RAISED TO MATCH EXIST. KITCHEN LEVEL - EL. +6.53' AMSL

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 PROFESSIONAL ENGINEER  
 No. 50465  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER



**CONCRETE PAD PLAN**  
 STRUCTURAL KEYNOTES  
 FOOTING SCHEDULE  
 COLUMN SCHEDULE

Date: 12.15.2020  
 Drawn By: hrjasso  
 Scale: As Shown

Sheet Number: S-1.01

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**STRUCTURAL NOTES**

1. THE ENTIRE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2017.
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS RELATED WITH THE PROJECT.
3. THE CONTRACTOR SHALL FOLLOW DIMENSIONS INDICATED ON PLANS, NO SCALING IS RECOMMENDED.
4. FORMING, BRACING AND SHORING ARE THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE FOLLOWING ITEMS REQUIRE SHOP DRAWINGS SUBMITTED FOR THE ENGINEER'S APPROVAL:
  - a. REINFORCING BARS
  - b. WOOD TRUSS FABRICATION

**FOUNDATION NOTES**

1. THE PROJECT AREA SHALL BE CLEAN OF ORGANIC AND ANY DELETERIOUS MATERIALS. NO FOOTING OR SLAB-ON-GROUND SHALL BE POURED WITH ANY OF THESE MATERIALS PRESENT AT CONCRETE PLACING AREAS.
2. NO CONCRETE SHALL BE PLACED ON UNSUITABLE SOIL WHICH MUST BE REPLACED WITH NEW CLEAN AND SUITABLE MATERIAL.
3. BOTTOM OF FOUNDATION AND SLAB ON GROUND SHALL BE COMPACTED THOROUGHLY PRIOR TO INSTALLING REBAR OR PLACING CONCRETE. BOTTOM OF FOUNDATION SHALL BE COMPACTED SUCH THAT NO ADULT FOOTSTEP IS MARKED IF PRESSING HARD WITH THE FOOT ON THE COMPACTED SURFACES.

**WATER BARRIERS**

1. WATERPROOF MEMBRANES (OVERLAPPED 6" AT JOINTS) WITH A PERMEANCE OF LESS THAN 0.3 PERMS IN ACCORDANCE WITH ASTM E-96 SHALL BE PROVIDED UNDER INTERIOR SLABS.
2. WHERE NO VAPOR BARRIER IS USED THE SUBGRADE MUST BE DAMPENED WITH WATER IN ADVANCE OF CONCRETING. NO FREE WATER STANDING ON THE SUBGRADE NOR ANY MUDDY OR SOFT SPOT IS PERMITTED.
3. ANY STRUCTURAL MEMBER PENETRATING SLABS ON FILL IS TO BE ISOLATED WITH 1/2" THICK PRE-MOLDED JOINT FILLER COMPLYING WITH ASTM D-1752 TYPE I.

**MATERIALS**

- CONCRETE SHALL DEVELOP THE FOLLOWING MINIMUM 28 DAYS COMPRESSIVE STRENGTH (UNLESS OTHERWISE NOTED ON PLANS).
- |                                     |           |
|-------------------------------------|-----------|
| ALL FOOTINGS:                       | 3,000 PSI |
| SLABS ON FILL:                      | 2,500 PSI |
| ALL OTHER POURED IN PLACE CONCRETE: | 3,000 PSI |
- GRAVEL (TYPE M): 3,000 PSI  
 GROUT: 3,000 PSI  
 2. ALL CONCRETE SHALL BE FREE OF SUBSTANCES CONTAINING CHLORIDE OR SULFATES.  
 3. CONCRETE MIX SHALL NOT BE REWORKED WITH ADDED WATER. NO CONCRETE SHALL BE PLACED IF IT STARTED SETTING.

**REINFORCED MASONRY NOTES:**

1. ALL STRUCTURAL CONCRETE MASONRY UNITS SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS", ASTM C-90, f'm = 1,500 PSI MIN.
2. ALL UNITS SHALL BE BUILT TO PRESERVE THE VERTICAL CONTINUITY OF THE CELLS TO BE FILLED, AND TO MAINTAIN A CLEAR, UNOBSTRUCTED CHANNEL FOR THE VERTICAL CELL MEASURING 2 INCHES BY 3 INCHES.
3. CONCRETE IN MASONRY CELLS SHALL CONTAIN AGGREGATES NOT LARGER THAN 3/4".
4. FOR CONCRETE PLACING IN COWI CELLS, BREAK BOTTOM-MOST MASONRY UNIT CELL TO ALLOW PROPER CONCRETE PENETRATION AND FOR INSPECTION.
5. HORIZONTAL REINFORCEMENT: PROVIDE #9 GALV. LADDER TYPE HORIZONTAL REINF. @ 16" O.C. VERTICAL.
6. REBAR AND GROUT: PROVIDE #9 GALV. LADDER TYPE HORIZONTAL REINF. @ 16" O.C. VERTICAL. PROVIDE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN CLEAR, UNOBSTRUCTED CONTINUOUS VERTICAL CORES MEASURING NOT LESS THAN 2 x 3 INCHES (61 x 76 MM).

**ACROSS**

- R4407.5.6.5.2 VERTICAL GROUT BARRIERS OR DAMS OF SOLID MASONRY SPACED NOT MORE THAN 25 FEET (7.6 MM) APART SHALL BE PROVIDED
- R4407.5.6.5.3 GROUT SHALL BE A PLASTIC MIX HAVING A MAXIMUM SLUMP OF 9 INCHES +/- 1 INCH (225 +/- 25 MM).
- R4407.5.6.5.4 GROUT SHALL BE PLACED BEFORE ANY INITIAL SET HAS OCCURRED, BUT IN NO CASE MORE THAN 1-1/2 HOURS AFTER THE WATER HAS BEEN ADDED.
- R4407.5.6.5.5 GROUTING SHALL BE A CONTINUOUS OPERATION IN LIFTS NOT EXCEEDING 4 FEET (1.2 M) AND A MAXIMUM POUR OF 12 FEET (3.7 M).
- R4407.5.6.5.6 GROUTING SHALL BE CONSOLIDATED BETWEEN LIFTS BY PUDDLING, RODDING OR MECHANICAL VIBRATION.
- R4407.5.6.5.7 THE GROUTING OF ANY SECTION OF WALL BETWEEN CONTROL BARRIERS SHALL BE COMPLETED IN ONE OPERATION WITH NO INTERRUPTIONS EXCEEDING 1 HOUR.

**REINFORCING STEEL:**

1. REINFORCING BARS CONFORMING TO ASTM A-615 GRADE 60, INCLUDING COLUMNS & TIE BEAMS.
2. MINIMUM CONCRETE COVERAGE:
 

FOOTINGS:	3 IN.
BEAMS & COLUMNS:	1-1/2 IN.
OTHER SLABS:	1-1/2 IN.
OTHER WALLS:	1-1/2 IN.
3. REINFORCING STEEL SHALL BE FREE OF RUST, OIL, DUST, AND ANY OTHER MATERIAL THAT MAY AFFECT BONDING OR INITIATE CORROSION PROCESS AFTER CONCRETE IS PLACED.
4. ALL REINFORCING BARS INDICATED TO BE CONTINUOUS SHALL BE SPLICED AT INDICATED LOCATIONS ONLY AND WITH SPLICE LENGTH INDICATED. NO OTHER SPLICE IS ALLOWED UNLESS PREVIOUSLY APPROVED BY THE ENGINEER.

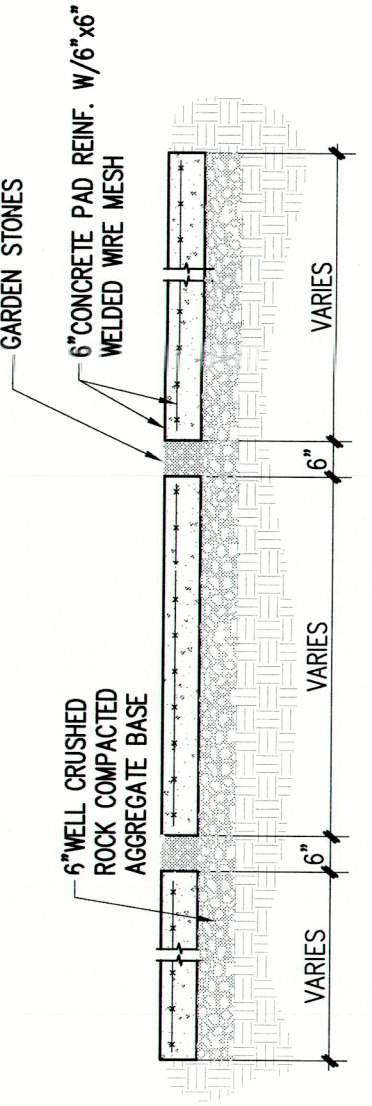
**STRUCTURAL STEEL:**

1. ALL STRUCTURAL STEEL SHALL BE NEW CONFORMING WITH ASTM A-36 WITH 36,000 PSI YIELD STRENGTH, OR AS NOTED BELOW:
 

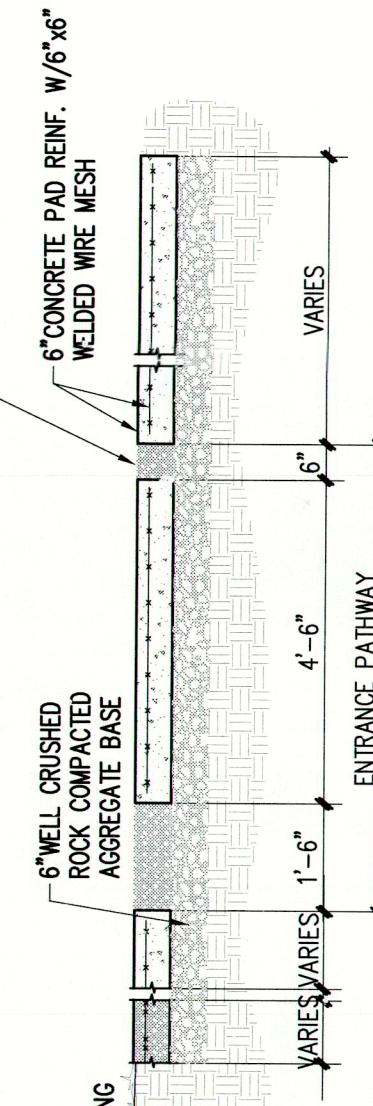
STEEL COLUMNS:	ASTM A-500
STEEL BEAMS:	ASTM A-325
  2. STRUCTURAL STEEL SHALL BE SHOP PAINTED WITH DOUBLE COAT OF CORROSION INHIBITOR PAINT.
- STRUCTURAL LUMBER:**
1. ALL LUMBER FOR WOOD JOIST SHALL BE SOUTHERN YELLOW PINE GRADE #1 FOR TOP CHORD, BOTTOM CHORD AND WEB MEMBERS, UNLESS REQUIRED IS EXCEEDED, IN WHICH CASE GRADE #1 SHALL BE USED. LUMBER USED ELSEWHERE SUCH AS TRUSS BRACINGS OR ANY OTHER MEMBER SHALL BE PRESSURE TREATED.
  2. BOLTS, ANCHOR BOLTS, NUTS AND WASHERS SHALL BE ASTM A-307 HOT DIPPED GALVANIZED.

**SOIL STATEMENT**

1. SOIL CONDITION AT SITE BY VISUAL INSPECTION INDICATES AN ALLOWABLE BEARING CAPACITY OF MAXIMUM 2000 PSF (UNDISTURBED SAND AND/OR ROCK).
2. THE USE OF CONSTRUCTION THE PROFESSIONAL SHALL SUBMIT TO THE BUILDING OFFICIAL A LETTER ATTESTING THAT THE SITE HAS BEEN OBSERVED AND THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED PER F.B.C. R4409.135
3. BOTTOM OF FOUNDATION AND SLAB ON GRADE SHALL BE COMPACTED TO 95% OF THE MODIFIED PROCTOR ASTM D-1557 AND SOIL DENSITY SHALL BE TESTED BY A CERTIFIED TESTING LAB. USING RECOGNIZED TESTING METHOD AS SPECIFIED ON THE F.B.C 2017 EDITION, ARTICLE R4404.4.3.1



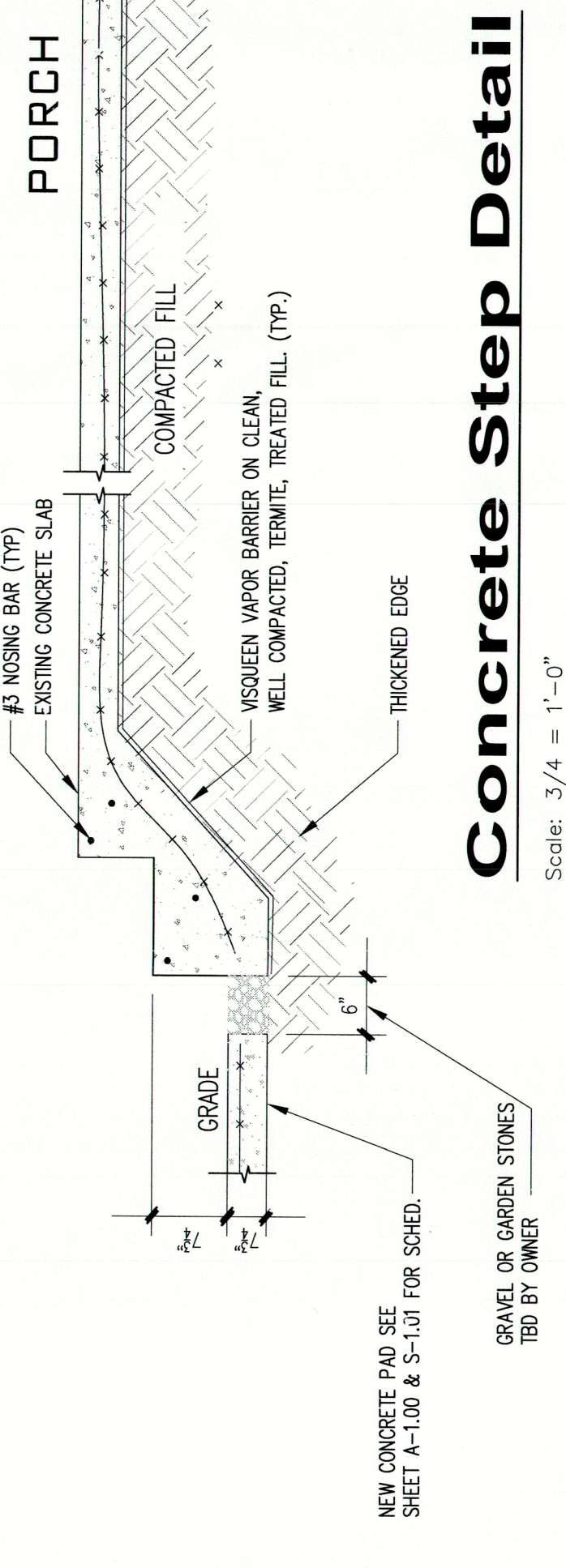
DRIVEWAY | PATHWAY  
CONCRETE PADS (TYP)



ENTRANCE PATHWAY  
CONCRETE PADS (TYP)

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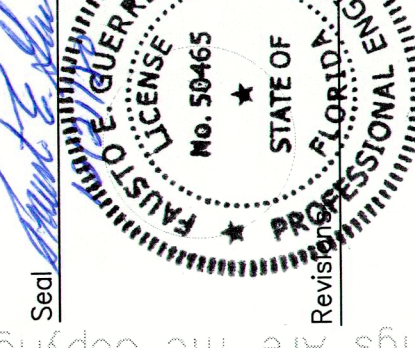
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 Aldeval Design & Assoc Corp  
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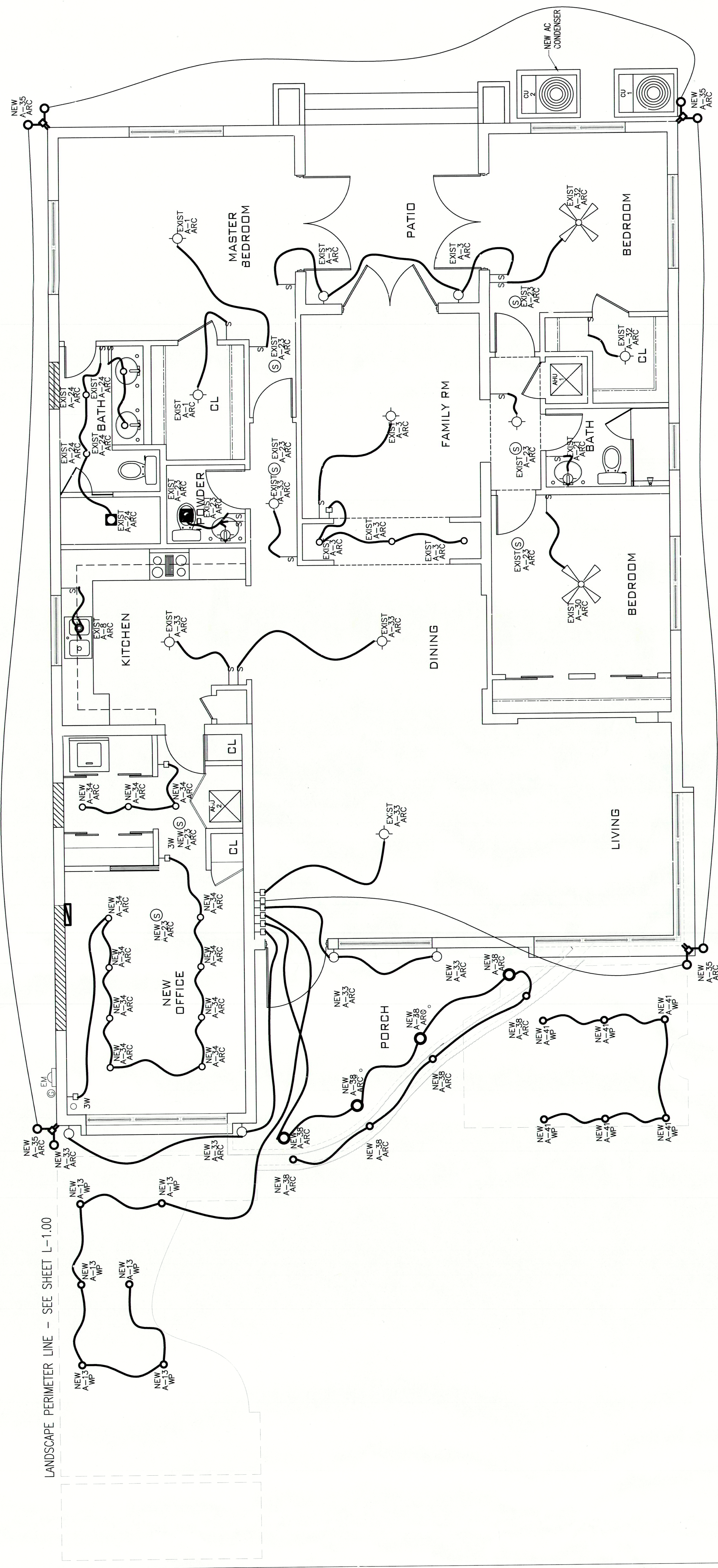
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 ELECTRICAL FLOOR PLAN  
 ELECTRICAL SYMBOL LEGEND

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 Drawn By: Inrasso  
 Scale: As Shown

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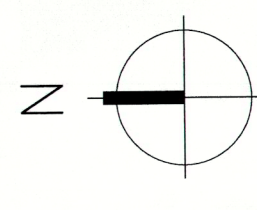
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ELECTRICAL NOTE:  
 75% LAMPS TO BE ENERGY EFF (SECTION 406.11).  
 ALL 15 AND 20A RECEPTACLES IN ALL AREAS-SPECIFIED IN 210.52 TO ALL LISTED  
 TAMPER RESISTANT RECEPTACLES.

**ELECTRICAL LIGHTING Floor Plan**

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



**ELECTRICAL SYMBOL LEGEND**

SYMBOL	DESCRIPTION
	220 V. SPACIAL PURPOSE RECEPTACLE
	110 V. DUPLEX RECEPTACLE OUTLET 15A, 125V.
	110 V. DUPLEX WATER PROOF RECEPTACLE
	110 V. GROUND FAULT RECEPTACLE
	MONOXIDE DETECTOR
	JACUZZI MOTOR
	SMOKE DETECTOR
	WALL SWITCH 15A, 125V.
	THREE WAY SWITCH
	ELECTRIC METER
	EXHAUST FAN 50 CFM EF NUTONE 696 NB
	ELECTRIC PANEL
	CEILING LIGHT FIXTURE
	DISCONNECT SWITCH
	INCAND. RECESSED VAPOR PROOF FIXT.
	TELEPHONE OUTLET
	T.V. OUTLET
	HI-HAT LIGHT FIXTURE
	HI-HAT LIGHT FIXTURE/RECEPTACLE
	DIMMER SWITCH
	GARBAGE DISPOSAL
	WALL BRACKET
	MULTIMEDIA PANEL
	JUNCTION BOX
	PUSH BOTTOM
	ELECTRICAL MOTOR
	EXTERIOR LIGHT WITH SENSOR
	FLUORESCENT LAMP
	LIGHTS RACK
	FAN W/ LIGHT / ALL FANS UNIT MUST BE INSTALLED USING A FAN BOX, NEC 422.18.

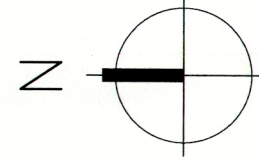
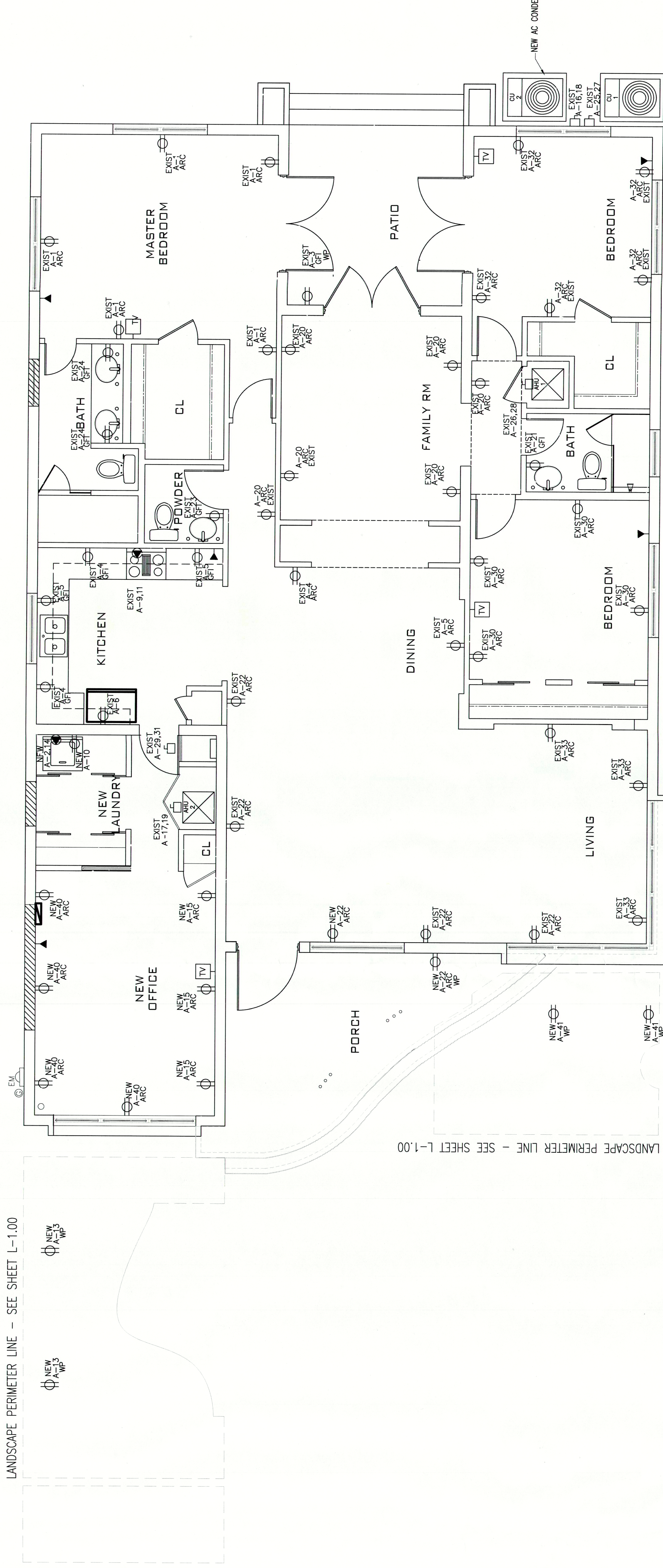
**LEGEND:**



**ELECTRICAL SYMBOL LEGEND**

SYMBOL	DESCRIPTION
	220 V. SPACIAL PURPOSE RECEPTACLE
	110 V. DUPLEX RECEPTACLE OUTLET 15A.125V.
	110 V. DUPLEX WATER PROOF RECEPTACLE
	110 V. GROUND FAULT RECEPTACLE
	MONOXIDE DETECTOR
	JACUZZI MOTOR
	SMOKE DETECTOR
	WALL SWITCH 15A. 125V.
	THREE WAY SWITCH
	ELECTRIC METER
	EXHAUST FAN 50 CFM EF NUTONE 696 NB
	ELECTRIC PANEL
	CEILING LIGHT FIXTURE
	DISCONNECT SWITCH
	INCAND. RECESSED VAPOR PROOF FIXT.
	TELEPHONE OUTLET
	T.V. OUTLET
	HI-HAT LIGHT FIXTURE
	HI-HAT LIGHT FIXTURE/RECEPTACLE
	DIMMER SWITCH
	GARBAGE DISPOSAL
	WALL BRACKET
	MULTIMEDIA PANEL
	JUNCTION BOX
	PUSH BOTTOM
	ELECTRICAL MOTOR
	EXTERIOR LIGHT WITH SENSOR
	FLUORESCENT LAMP
	LIGHTS RACK
	FAN W/ LIGHT / ALL FANS UNIT MUST BE INSTALLED USING A FAN BOX. NEC 422.18.

**Legend:**



**ELECTRICAL POWER Floor Plan**

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

**ELECTRICAL NOTE:**  
 75% LAMPS TO BE ENERGY EFF. (SECTION 406.11)  
 ALL 15 AND 20A RECEPTACLES IN ALL AREAS-SPECIFIED IN 210.52 TO ALL LISTED  
 TAMPER RESISTANT RECEPTACLES.



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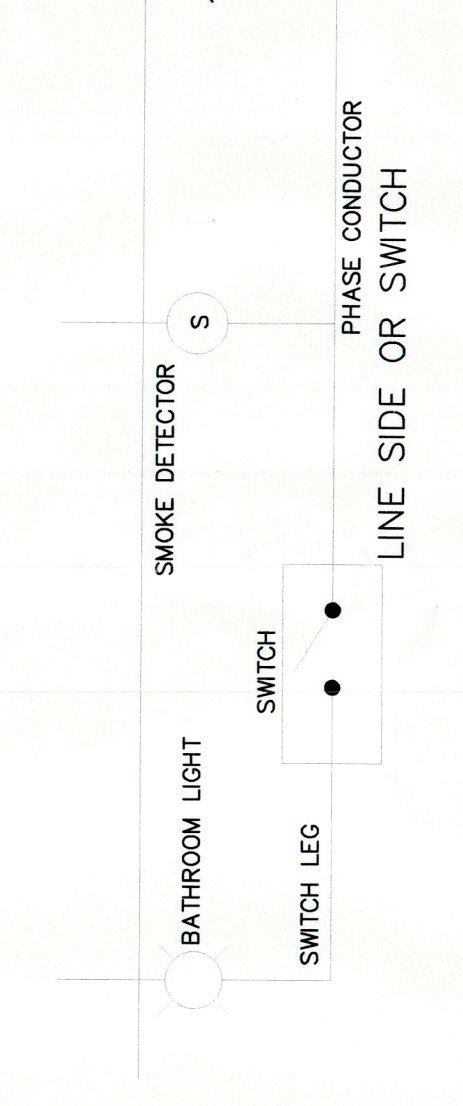


ELECTRICAL NOTES

- 1.0 GENERAL**  
THE ELECTRICAL CONTRACTOR IS EXPECTED TO FURNISH ALL LABOR, MATERIALS, AND SUPPLIES UNLESS OTHERWISE INDICATED. A COMPLETE ELECTRICAL SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE CODES AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
- 2.0 CODES + STANDARDS**  
ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE "NATIONAL ELECTRICAL CODE" (NEC) AND ALL APPLICABLE CODES AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
- 3.0 PLANS AND SPECIFICATIONS**  
THE ELECTRICAL CONTRACTOR SHALL OBTAIN A COMPLETE SET OF ELECTRICAL PLANS AND SPECIFICATIONS FROM THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
- 4.0 SITE VISIT**  
PRIOR TO BIDDING OR SUBMITTING ANY PROPOSAL THE ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE AND VERIFY ALL OF THE CONDITIONS UNDER WHICH THIS WORK WILL BE PERFORMED.
- 5.0 BIDDING**  
THE ELECTRICAL CONTRACTOR BID SHALL INCLUDE:  
1. A COPY OF THE CONTRACTOR'S CERTIFICATION AND/OR LICENSE.  
2. A LIST OF ALL ELECTRICAL COMPONENTS AND FIXTURES INCLUDED OR EXCLUDED.  
3. A LIST OF ALL ELECTRICAL COMPONENTS AND FIXTURES INCLUDED OR EXCLUDED.
- 6.0 INSURANCE**  
THE CONTRACTOR SHALL PROVIDE PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK. PROOF OF INSURANCE SHALL BE SUBMITTED TO THE OWNER PRIOR TO THE START OF WORK.
- 7.0 FEES**  
THE CONTRACTOR SHALL PAY FOR ALL FEES, PERMITS, TESTING AND INSPECTIONS.
- 8.0 COORDINATION**  
THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL TRADES IN ORDER TO AVOID INTERFERENCE. WITH THE PROGRESS OF THE CONSTRUCTION OR CONFLICTS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
- 9.0 GUARANTEE**  
THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE OF DEFECTS FOR A PERIOD OF NO LESS THAN ONE YEAR FROM THE DATE OF ACCEPTANCE. CORRECTION OF DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENTS OR REPAIR OF ANY OTHER PHASE OF INSTALLATION THAT MAY HAVE BEEN DAMAGED.
- 10.0 PENETRATIONS - WALLS**  
PENETRATIONS THROUGH PREFERRED WALLS SHALL BE SEALED WITH AN APPROVED PUTTY/CAULK OR AN APPROVED EQUAL.
- 11.0 EQUIPMENT**  
CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EQUIPMENT PRIOR TO ROUGH-IN. DO NOT SCALE ELECTRICAL DRAWINGS. REFER TO THE ARCHITECTURAL DRAWINGS FOR EQUIPMENT LOCATION. WHEN PROVIDED OR REQUIRED THE CONTRACTOR SHALL VERIFY DETAILS AND SPECIFICATIONS CONTAINED IN SHOP DRAWINGS. SEE MANUFACTURER'S LITERATURE AND SYMBOLS FOR EQUIPMENT SPECIFICATIONS, REQUIREMENTS, TEMPERATURES AND VOLTAGES.
- 12.0 TEMPORARY POWER + LIGHTING**  
PROVIDE TEMPORARY POWER AND LIGHTING FOR ALL TRADES DURING CONSTRUCTION. TEMPORARY POWER AND LIGHTING SHALL BE REMOVED WHEN PERMANENT POWER BECOMES AVAILABLE.
- 13.0 CIRCUITS AND LOADS**  
THE CIRCUIT NUMBERS SHOWN ON THE PLANS ARE USED TO CALCULATE CIRCUIT LOADS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EQUIPMENT PRIOR TO ROUGH-IN. DO NOT SCALE ELECTRICAL DRAWINGS. REFER TO THE ARCHITECTURAL DRAWINGS FOR EQUIPMENT LOCATION. WHEN PROVIDED OR REQUIRED THE CONTRACTOR SHALL VERIFY DETAILS AND SPECIFICATIONS CONTAINED IN SHOP DRAWINGS. SEE MANUFACTURER'S LITERATURE AND SYMBOLS FOR EQUIPMENT SPECIFICATIONS, REQUIREMENTS, TEMPERATURES AND VOLTAGES.
- 14.0 EQUIPMENT IDENTIFICATION**  
EACH PANEL DISCONNECT, COMPRESSOR, FANCOIL, GUTTER, TRANSFORMER, OR OTHER ELECTRICALLY OPERATED EQUIPMENT SHALL BE IDENTIFIED BY A PERMANENTLY ATTACHED WHITE OR BLACK PLASTIC LAMINATED PLAQUE OR METAL PLATE WITH A MINIMUM LETTERING HEIGHT OF 1/2".
- 15.0 CIRCUITS IDENTIFICATION**  
ELECTRICAL METERS SHALL BE IDENTIFIED BY A PERMANENTLY ATTACHED WHITE OR BLACK PLASTIC LAMINATED PLAQUE OR METAL PLATE WITH A MINIMUM LETTERING HEIGHT OF 1/2".
- 16.0 WIRE**  
ELECTRICAL METALS SHALL BE PLACED IN CONDUIT. THE MINIMUM WIRE SIZE SHALL BE #12 AWG. UNLESS OTHERWISE NOTED, ALL CONDUCTORS SHALL BE COPPER WITH INSULATION TYPE THW OR THWN INSULATION. ALL CONDUCTORS #10 AND SMALLER MAY BE SOLID AND THOSE #8 AND LARGER SHALL BE STANDED. WIRE SIZE 3/0 OR LARGER SHALL BE TERMINATED WITH PRESSURE CRIMP TYPE CONNECTORS.
- 17.0 CONDUIT**  
ELECTRICAL METALLIC CONDUIT (EMT) SHALL BE USED IN INTERIOR PARTITIONS AND RACEWAYS PLACED IN OR THROUGH CONCRETE SLABS OR UNDERGROUND SHALL BE SCHEDULE 40 PVC OR BITUMEN COATED GALVANIZED RIGID STEEL (GRS). ALL RACEWAYS AND PIPES PLACED IN OR THROUGH ANY CONCRETE SLAB SHALL BE SCHEDULE 40 PVC OR BITUMEN COATED GALVANIZED RIGID STEEL (GRS). ALL RACEWAYS AND PIPES PLACED IN OR THROUGH ANY CONCRETE SLAB SHALL BE SCHEDULE 40 PVC OR BITUMEN COATED GALVANIZED RIGID STEEL (GRS). ALL RACEWAYS AND PIPES PLACED IN OR THROUGH ANY CONCRETE SLAB SHALL BE SCHEDULE 40 PVC OR BITUMEN COATED GALVANIZED RIGID STEEL (GRS).
- 18.0 OUTLET BOXES**  
OUTLET BOXES SHALL BE METALLIC OR PVC AND SHALL CONFORM TO N.E.M.A. STANDARDS.
- 19.0 DISCONNECTS**  
DISCONNECT SWITCHES SHALL BE HORSEPOWER RATED, HEAVY DUTY, QUICK-MAKE QUICK-BREAK AND IN N.E.M.A. -1- ENCLOSURE. TIME DELAY TYPE FUSES AS MANUFACTURED BY "FUSEIRON" (OR EQUAL) SHALL BE INSTALLED IN DISCONNECTS.
- 20.0 RECEPTACLES AND SWITCHES**  
RECEPTACLES, SWITCHES, DIMMERS, COMBINATION WIRING DEVICES AND SWITCHES SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE CODES AND ORDINANCES. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF SPECIALTY RECEPTACLES SHALL BE RESIDENTIAL GRADE WITH A MINIMUM 20 AMPERE SERVICE RATING. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF SPECIALTY RECEPTACLES SHALL BE RESIDENTIAL GRADE WITH A MINIMUM 20 AMPERE SERVICE RATING.
- 21.0 RECEPTACLES MOUNTING**  
ELECTRICAL RECEPTACLE TELEPHONE AND DATA WALL OUTLETS SHALL BE MOUNTED AT 12" TO CENTERLINE ABOVE FINISHED FLOOR UNLESS SPECIFIED OTHERWISE. SEE FLOOR PLAN OR ELECTRICAL PLAN FOR ALTERNATE MOUNTING HEIGHTS. WHEN MOUNTED ABOVE COUNTERTOPS, RECEPTACLES SHALL BE INSTALLED WITH MOUNTING HEIGHTS AND LOCATIONS WHEN UNSPECIFIED ON ELECTRICAL PLANS.

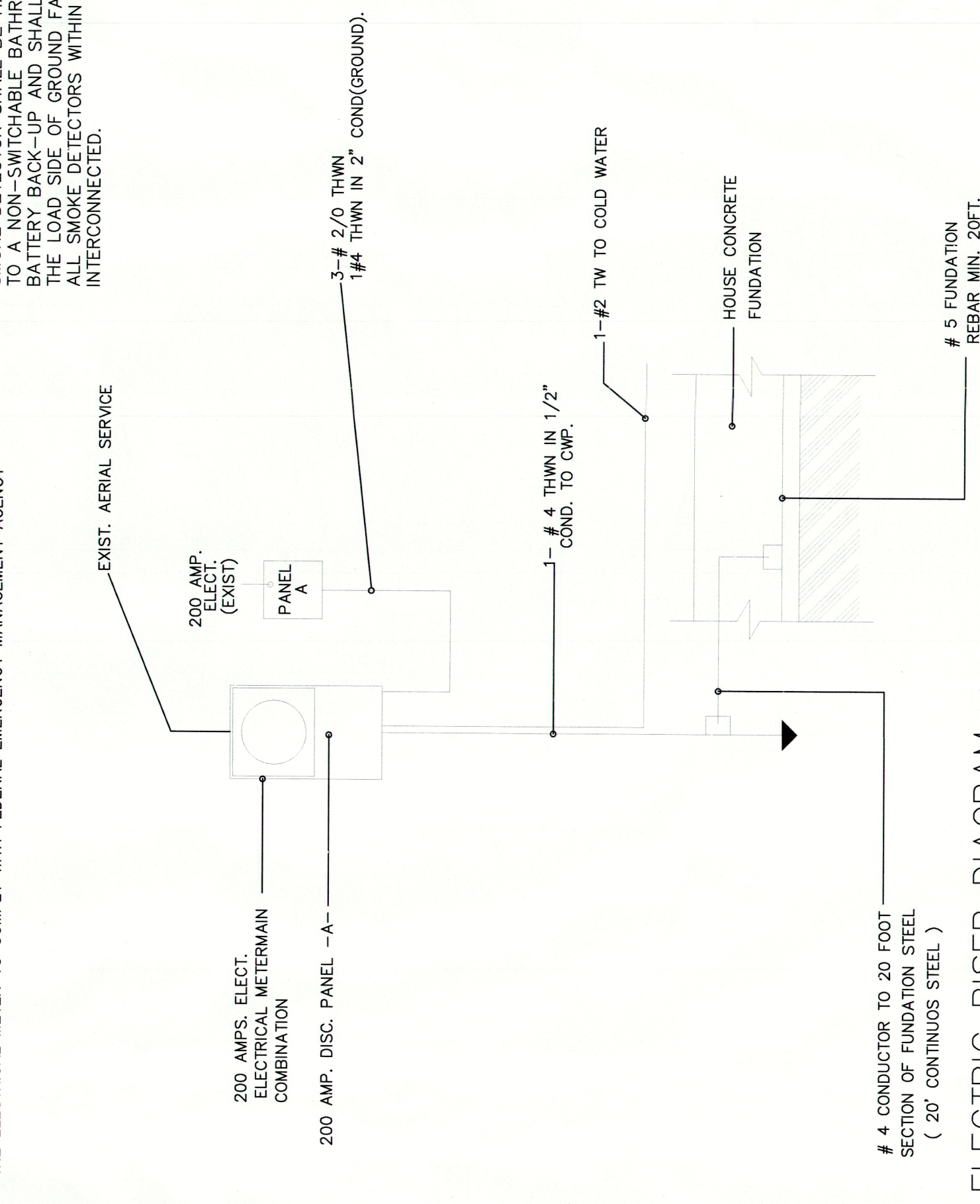
- 22.0 SWITCH MOUNTING**  
SWITCHES SHALL BE INSTALLED WITH CENTERLINE OF PLATE AT 48" ABOVE FINISHED FLOOR. SWITCHES SHALL BE INSTALLED WITH CENTERLINE OF PLATE AT 48" ABOVE FINISHED FLOOR. SWITCHES SHALL BE INSTALLED WITH CENTERLINE OF PLATE AT 48" ABOVE FINISHED FLOOR.
- 23.0 FIXTURES**  
THIS CONTRACTOR SHALL FURNISH AND INSTALL ALL FIXTURES AND LAMPS AS CALLED FOR ON THE PLANS OR AS SELECTED BY OTHERS. FLUORESCENT LIGHT FIXTURES SHALL HAVE ENERGY SAVING BALLASTS AND LAMPS.
- 24.0 TELEPHONE AND DATA OUTLETS**  
FURNISH AND INSTALL AN EMPTY OUTLET BOX AND 1/2" EMT CONDUIT WITH 90 DEGREE BEND AND PULL WIRE STUBBED 6" ABOVE CEILING AT EACH TELEPHONE AND DATA OUTLET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
- 25.0 GROUNDING**  
THE ELECTRICAL SYSTEM SHALL BE COMPLETELY AND EFFECTIVELY GROUNDING. PROVIDE ELECTRICAL GROUNDING AS PER THE "NATIONAL ELECTRICAL CODE". THE ENTIRE METALLIC CONDUIT SYSTEM SHALL BE ELECTRICALLY CONTINUOUS.
- 26.0 DRIVEN GROUNDS**  
GROUNDING ELECTRODE RODS SHALL BE 5/8" GALVANIZED STEEL 10'-0" LONG DRIVEN A MINIMUM OF 8'-0" INTO THE EARTH. THE GROUNDING ELECTRODES SHALL BE SPACED A MINIMUM OF 8'-0" APART.
- 27.0 COLD WATER GROUND**  
BOND TO THE COLD WATER GROUND THROUGH A MINIMUM 3/4" COLD WATER GROUND PIPE BOND TO THE DRIVEN GROUNDING ELECTRODES.
- 28.0 H.V.A.C. SYSTEMS**  
POWER AND CONTROL WIRING FOR THE H.V.A.C. WORK SHALL BE INSTALLED UNDER THE SUPERVISION OF THE H.V.A.C. CONTRACTOR. WIRING DIAGRAMS, MOTOR STARTERS, THERMOSTATS OR OTHER TEMPERATURE CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. CARE SHALL BE TAKEN TO AVOID PIN HOLES OR CRUMPS OF THE FLUISHING.
- 29.0 STRIP HEATERS**  
THE CONTRACTOR SHALL SUPPLY THE H.V.A.C. CONTRACTOR'S INSTALLATION OF THE STRIP HEATER. THE SYSTEM SHALL BE FITTED WITH H.V.A.C. MANUFACTURER'S RECOMMENDED ELECTRIC STRIP HEATER. STRIP HEATER SIZE SHALL BE AS SPECIFIED IN THE PLANS OR AS RECOMMENDED BY THE MANUFACTURER.
- 30.0 EXIT + EMERGENCY CIRCUIT**  
THE BRANCH CIRCUIT FEEDING THIS EQUIPMENT SHALL BE THE SAME BRANCH CIRCUIT AS THAT SERVING THE NORMAL LIGHTING IN THE AREA. (NEC - 700-12 (6))
- 31.0 BASE FLOOD ELEVATION**  
ELECTRICAL OUTLETS (RECEPTACLES AND LIGHTING) BELOW BASE FLOOD ELEVATION (SEPARATE) INDEPENDENT CIRCUITS FROM THOSE IN THE HABITABLE AREA. NO APPLIANCES OR APPLIANCE OUTLETS SHALL BE INSTALLED BELOW BASE FLOOD ELEVATION. MAIN CIRCUIT BREAKER PANELS SHALL BE LOCATED ABOVE BASE FLOOD ELEVATION. IT IS SUGGESTED THAT CONTRACTOR CONFERS WITH FLORIDA POWER & LIGHT CO. TO LOC. THE ELECTRICAL METER TO COMPLY WITH FEDERAL EMERGENCY MANAGEMENT AGENCY

TYPE	LOAD	CENTER	PANEL	REMARKS	CKT	NO.	REMARKS	K.V.A.	REMARKS	K.V.A.	BKR	WIRE	COND.
1/2"	12	20	1.5	LIGHT	REC	ARC	1	2	1.5	20	12	1/2"	
1/2"	12	20	1.5	SMALL	REC	ARC	3	4	1.5	20	12	3/4"	
3/4"	12	20	1.5	SMALL	REC	ARC	5	6	1.0	20	12	3/4"	
3/4"	12	20	1.2	WASHER	DIS	POS	7	8	1.0	20	12	3/4"	
3/4"	8	40	6.0	RANGER	11	12	2	10	2.0	12	3/4"		
3/4"	10	30	4.5	HEATER	13	14	2	5.0	2	10	3/4"		
1 1/4"	6	50	7.5	AHU # 2	17	18	2	5.7	2	10	1"		
3/4"	12	20	1.2	BATH	19	20	1.2	20	12	12	1/2"		
3/4"	12	20	1.2	BATH/SD	23	24	1.2	20	12	3/4"			
1"	10	30	5.7	C.U. # 1	25	26	11.0	60	4	1"			
1"	6	50	8.5	TANKLESS HEATER	29	30	1.2	20	12	1/2"			
1/2"	12	20	1.5	SMALL	REC	ARC	31	32	1.2	20	12	1/2"	
1/2"	12	20	1.5	SMALL	REC	ARC	33	34	1.2	20	12	1/2"	
1/2"	12	20	1.5	SMALL	REC	ARC	35	36	1.2	20	12	1/2"	
1/2"	12	20	1.5	SMALL	REC	ARC	37	38	SPACE				
1/2"	12	20	1.5	SMALL	REC	ARC	39	40	SPACE				
				SPACE	41	42							



SMOKE DETECTOR CONNECTION DETAIL

NOTE  
SMOKE DETECTOR SHALL BE HARDWIRED (110 VOLT TYPE) TO A NON-SWITCHABLE BATHROOM LIGHTING CIRCUIT WITH BATTERY BACK-UP AND SHALL NOT BE CONNECTED ONTO THE LOAD SIDE OF GROUND FAULT CIRCUIT INTERRUPTOR ALL SMOKE DETECTORS WITHIN EACH UNIT SHALL BE INTERCONNECTED.



ELECTRIC RISER DIAGRAM

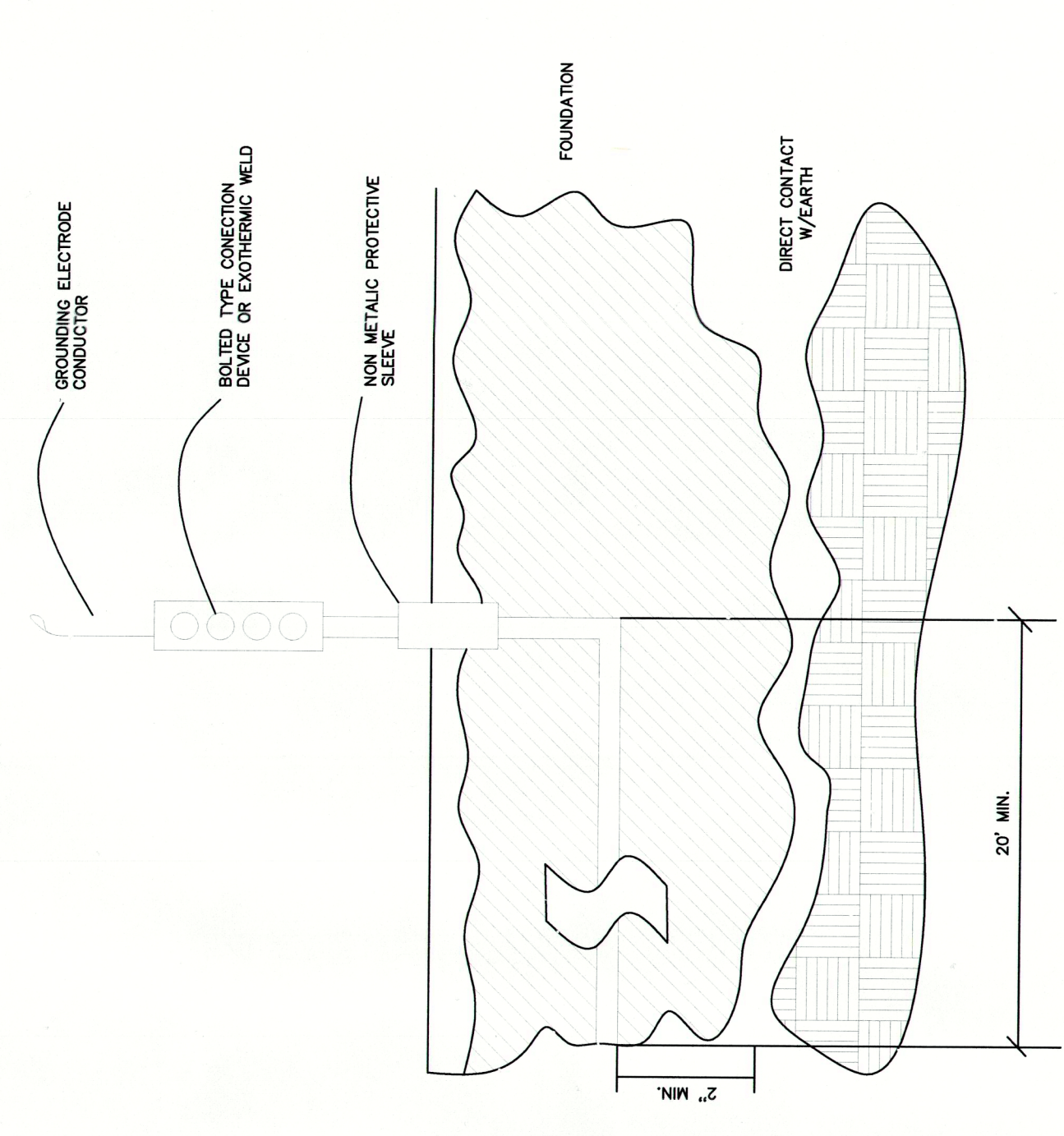
- INSTALL WIRING AND DEVICES AS INDICATED IN POOL DATA SHALL FURNISHED ELECTRICAL SERVICE AT EXISTING ENTRY. INSTALL DISCONNECT SWITCH AT MOTOR IF NOT WITHIN 50' OF FUSED SWITCH AT SERVICE POINT. ELECTRICAL LIGHT CONNECTION TO COMPLY WITH NEC 660-1575
- ALL METALLIC CONDUITS, PIPING SYSTEM, REINFORCING STEEL, LIGHTING FIXTURES, AND FIXTURE HOUSING, METAL PARTS OF LADDERS, AND THEIR SUPPORTS, SHALL BE BOUNDED TOGETHER AND GROUND TO A COMMON GROUND. THE BOUNDING CONDUCTORS SHALL NOT BE SMALLER THAN #8 COPPER.
- NO OVERHEAD OPEN WIRE OVER POOL WATER. NOT RECEPTACLES WITHIN 10' OF WATER. 4. PROVIDE ELECTRICAL ROUGH ELECTRICAL CONTRACTOR SHALL SUBMIT A REVISION TO THESE DRAWINGS TO SHOW ALL NECESSARY LOAD CALCULATIONS AND EXPECTED AS-BUILT CONFIGURATIONS IF DIFFERENT FROM THESE DRAWINGS.

CURRENT CODE EDITIONS

FBC, 2011 EDITION  
NEC, 2011 EDITION

LOAD CALCULATION			
DESCRIPTION	UNIT	Watts	LOAD SUBTOTAL
GENERAL LIGHTING	3 Times x Floor Area	3	6,364
SMALL APPLIANCES	2	1,500	3,000
Subtotal			9,364
Remainder 4 %	10,000 @ 103%	10,000	10,000
	4000 @ 15%	4,000	(2,16)
Subtotal			9,250
C/D - A.H.U.	2		18,500
Subtotal			18,500
APPLIANCES	GL		
Washer	1	1,200	1,200
Dryer	1	5,000	5,000
Range	1	6,000	6,000
Cook Top	0	0,000	-
Oven	0	0,000	-
Microwave	0	1,200	-
Garbage Disposal	1	1,000	1,000
Freezer	0	1,500	-
Refrigerator	1	1,000	1,000
Dish Washer	1	1,200	1,200
Water Heater	1	4,500	4,500
Tankless Water Heater	1	8,500	8,500
Subtotal			23,400
Remainder 4 %	At # 27%		21,300
Subtotal			15,975
LARGEST MOTOR	GL		
Garage Opener	0	1,000	-
Visioned (Liquazin Pump)	0	1,200	-
Smoker Pump	0	1,200	-
Pool Pump	0	1,200	-
Subtotal			1,200
Remainder 4 %	At # 27%		-
Subtotal			-
TOTAL DEMAND	2-40		44,259
SIZE SERVICE	200 Amp.		
Minimum Size Conductors			2 0 THWN (Ewt)
Minimum Size Neutral Conductors			2 0 THWN (Ewt)
Minimum Size Grounded Electrode Conductors			4 THWN (Ewt)

\* USE A PANEL OF 200 Amps. (Exst)



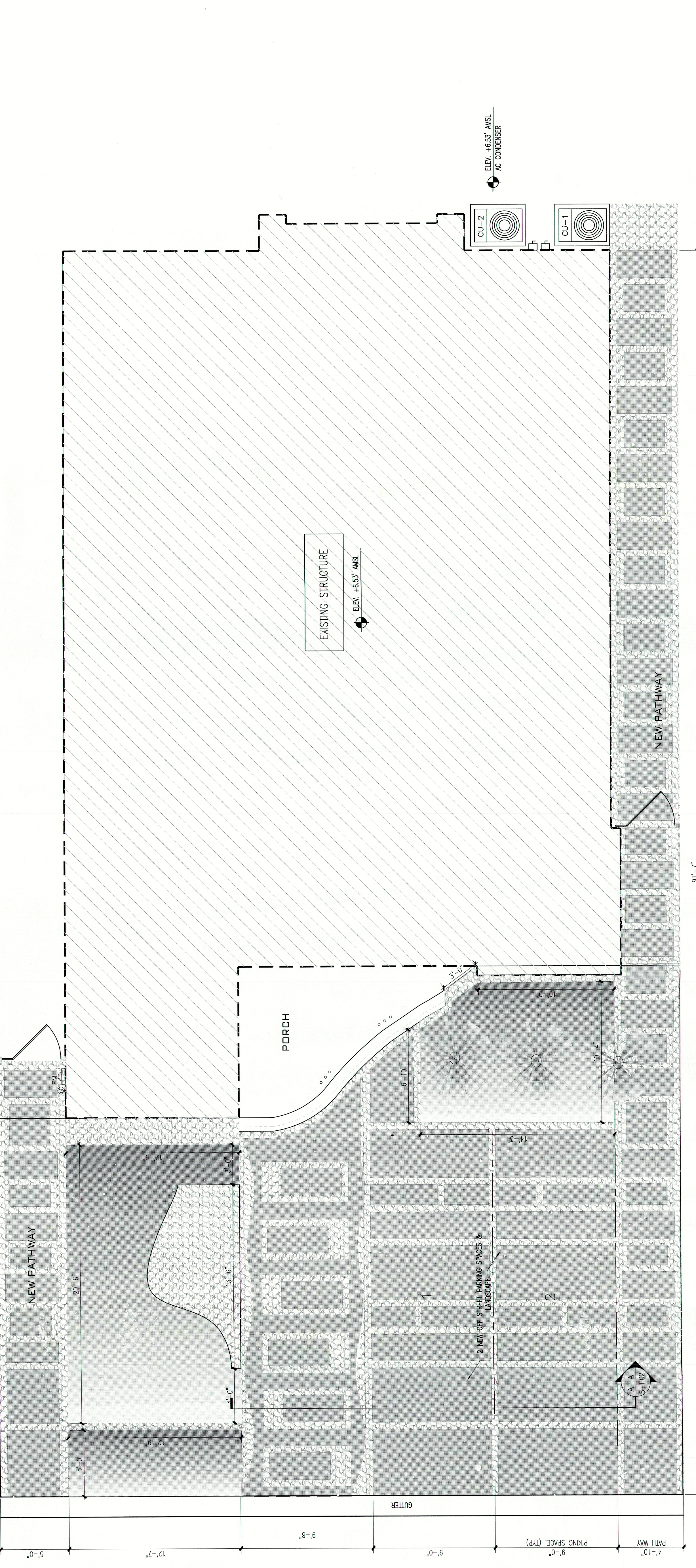
EXISTING ELECTRODE GROUNDING DETAIL

N.T.S.

SMOKE DETECTOR CONNECTION DETAIL

N.T.S.





FOR CONCRETE PADS DIMS SEE SHEET L-1.01 AND FOR DETAILS SEE SHEET S-1.02  
 ALL DIMS MUST BE V.I.F.

**PROPOSED LANDSCAPE Plan**

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

**LEGEND:**

- LANDSCAPING CODE REQUIREMENTS**
- PLANT QUALITY  
 ALL PLANT MATERIAL SHALL BE EQUAL TO OR BETTER THAN FLORIDA NO. 1 AS CLASSIFIED BY "GRADES AND STANDARDS FOR NURSERY PLANTS" BY THE DIVISION OF PLANT INDUSTRY, FLORIDA DEPARTMENT OF AGRICULTURE. THEY SHALL HAVE A GROWTH HABIT THAT IS NORMAL FOR THE SPECIES; HEALTHY, VIGOROUS, FREE FROM INSECTS, DISEASE, AND INJURY.
  - PLANTING SOIL  
 ALL PLANT MATERIAL WITH THE EXCEPTION OF PALM TREES AND BEACH MATERIAL SHALL BE PLANTED WITH THE FOLLOWING SOIL: SOIL 50% SAND AND 50% MUCK. THERE MUST BE A SLIGHT ACID REACTION TO THE SOIL WITH NO EXCESS OF CALCIUM OR CARBONATE. SOIL SHALL BE DELIVERED IN A LOOSE FRAGILE CONDITION. ANY OTHER SOIL MIX MUST BE SUBMITTED TO AND APPROVED BY THE LANDSCAPE ARCHITECT.
  - FERTILIZER  
 THE FERTILIZER SHALL BE DELIVERED IN COMPOSITION, DRY AND FREE FLOWING AND SHALL THE FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, BEARING THE MANUFACTURER'S GUARANTEED ANALYSIS. FERTILIZER FOR TREES, SHRUBS, CONTAINERIZED GROUNDCOVER AND VINES SHALL BE AS FOLLOWS: 5 LBS. FEC-3-24-0 # 1308 AS MANUFACTURED BY FLORIDA EAST COAST FERTILIZER CO., HOMESTEAD, FLORIDA AND 2 LBS. FEC-15-8-8 #2500 OR EQUAL PER CUBIC YARD OF SOIL. FERTILIZER FOR GROUNDCOVER SEEDLING BEDS, BROADCAST # 4 OF THE ABOVE MIX FOR EACH 500 SQUARE FEET OF BED AREA. FERTILIZER FOR TURF ESTABLISHMENT: BROADCAST 15# OF F.E.C. 7-11-7 OR EQUAL PER 1,000 SQUARE FEET (650 # PER ACRE).
  - MULCH  
 SHALL BE SHREDDED PINE OR EUCALYPTUS MULCH. PLANTING AREAS NOT COVERED BY GRASS SHALL BE MULCHED TO A DEPTH OF TWO INCHES TO PRESENT A FINISHED APPEARANCE. THIS INCLUDES BUT NOT LIMITED TO ALL SHRUB AND GROUND COVER AREAS.
  - ALL AREAS DESIGNATED AS "SOB" SHALL BE COVERED WITH ST. AUGUSTINE FLORIPAM. SOLID LAND OVER A FINELY GROOVED 2" SOIL BLANKET.

**LANDSCAPE CALCULATION**

LANDSCAPE CODE CHAPTER 18A MIAMI-DADE COUNTY LANDSCAPE ORDINANCE & CHAPTER 33

FRONT YARD IN H30A, H30B DISTRICTS  
 SEC 90-61  
 NOT LESS THAN 30 PERCENT OF THE FRONT YARD SHALL BE LANDSCAPED

NET LOT AREA  
 EXISTING FRONT YARD AREA  
 LANDSCAPE FRONT OPEN SPACE REQUIRED 30%  
 PROPOSED LANDSCAPE OPEN SPACE

TREES PER NET LOT (NOTE: 30% OF REQUIRED TREES AND/OR PALMS SHALL BE NATIVE SPECIES. NO MORE THAN 20% OF THE NATIVE TREE REQUIREMENT SHALL BE SABAL PALMETTO (CABBAGE PALM))

STREET TREES (ONE EACH 35' O.C. 12' HEIGHT)

SHRUBS (10 SHRUBS FOR EACH TREE REQUIRED)  
 \*30% SHRUBS/HEDGES SHALL BE NATIVE SPECIES.

IRRIGATION  
 IF AN IRRIGATION SYSTEM IS NOT PROVIDED, HOSE BIB SHALL BE PROVIDED WITHIN SEVENTY-FIVE (75) FEET OF ANY LANDSCAPE AREA. PURSUANT TO MIAMI-DADE LANDSCAPE ORDINANCE, CHAPTER 18A.

MAXIMUM LAWN AREA  
 MAXIMUM LAWN REQUIRED 50% OF THE NET LOT AREA INCLUDING FRONT YARD 352.9 S.F. AND PARKWAY 62.1 S.F.  
 T O T A L

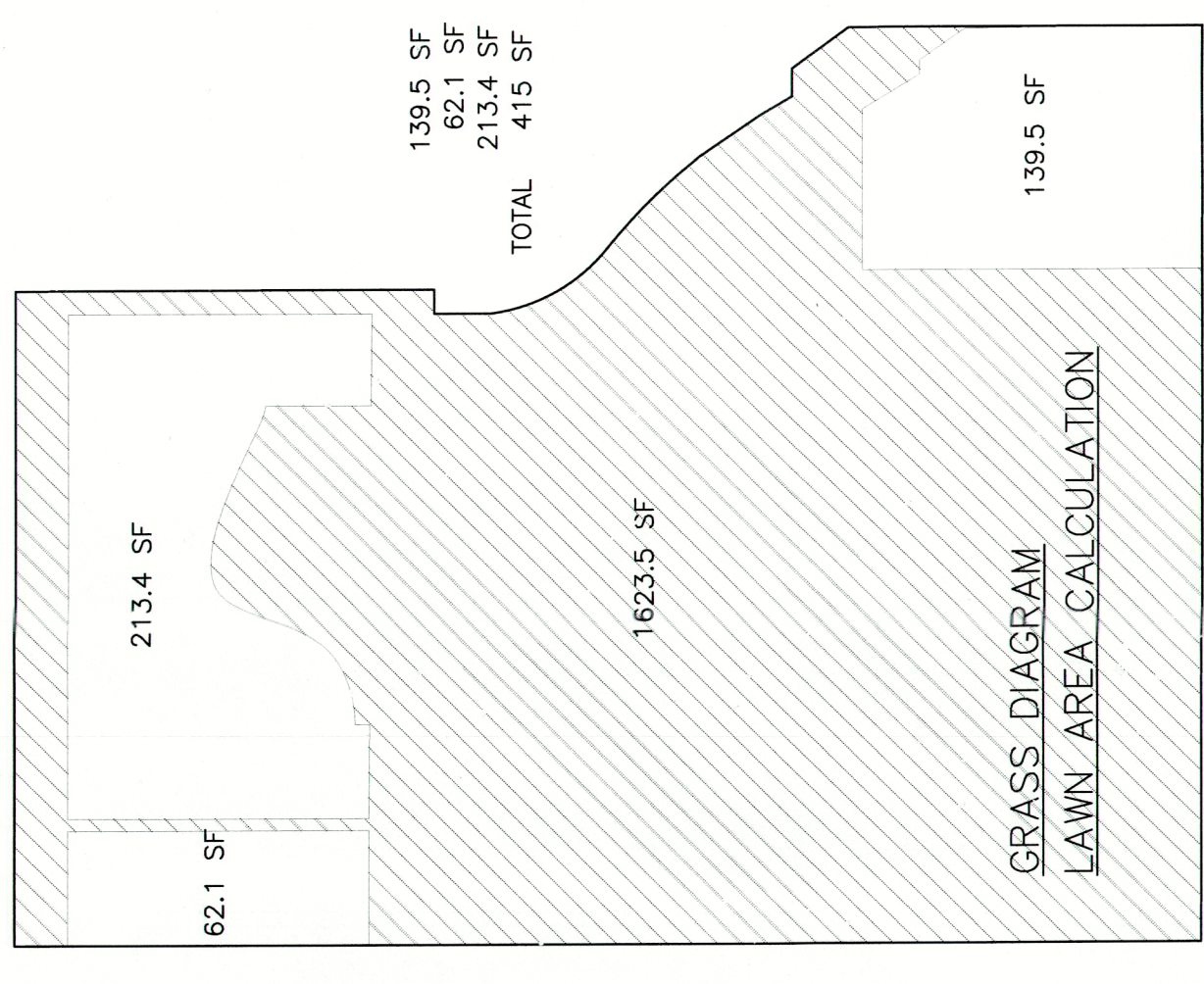
**SURFSIDE ZONING DISTRICTS**

SEC. 90-39 - ZONING DISTRICTS  
 SEC. 90-86 - LANDSCAPE PERMIT PLANS.  
 LANDSCAPE PLANS FOR H30A AND H30B MAY BE PREPARED BY THE OWNER OF THE PROPERTY OR A REPRESENTATIVE THEREOF, PROVIDED IT MEETS THE REQUIREMENTS FOR THIS CODE.  
 90-39.1 H30A AND H30B DISTRICTS WHEREIN BUILDING MASSES ARE RESTRICTED TO A MAXIMUM BUILDING HEIGHT OF 30 FEET.  
 ACTUAL BUILDING HEIGHT (H30A & H30B DISTRICT) 14'-10"  
 SEE HEIGHT IN SHEET A-2.00  
 REQUIRED MAXIMUM BUILDING HEIGHT 30'-00"

SEC. 90-90 - VEGETATIVE PROVISIONS:  
 90-90.1 FLORIDA-FRIENDLY LANDSCAPE.  
 A MINIMUM OF 20 PERCENT OF THE PERVIOUS AREA ON SINGLE FAMILY AND DUPLEX DWELLINGS MUST BE IN FLORIDA-FRIENDLY LANDSCAPE.

**LANDSCAPING NOTES**

- SINGLE AREAS TO BE RESTORED WITH SOB
- DAMAGED SIDEWALK TO BE REPAIRED AS REQ'D
- EXISTING PALMS TO REMAIN (3)  
 SEE KEY NOTE (E)
- NO NEW TREES WILL BE PLANTED, ONLY GRASS



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HVAC GENERAL NOTES

ALL WORK SHALL CONFORM WITH THE FLORIDA BUILDING CODE 2017, NFPA, NEC, AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS AND ORDINANCES.  
 CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, TAXES, INSPECTIONS, TESTS, PERFORMANCE BONDS, FINES AND OTHER ITEMS AS REQUIRED FOR THE INSTALLATION OF THE COMPLETE MECHANICAL SYSTEMS, AND SHALL BE RESPONSIBLE FOR OBTAINING HIS OWN PERMIT.  
 MECHANICAL PLANS ARE DIAGRAMMATIC, AND MAY CHANGE DUE TO FIELD CONDITIONS.  
 ARCHITECT SHALL BE COORDINATE WITH ALL TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION, AND IN STRICT COMPLIANCE WITH STRUCTURAL PLANS AND ALL APPLICABLE CODES AND STANDARDS.  
 MECHANICAL CONTRACTOR SHALL VERIFY AND COORDINATE EXISTING OF THE BUILDING BEFORE INSTALLATION AND COORDINATE ROUTE OF DUCTWORK SYSTEMS.  
 CONTRACTOR SHALL PROVIDE ALL REQUIRED INSURANCE FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK. ALSO VERIFY EXISTING CONDITIONS BEFORE START THE JOB.  
 RIGID DUCTS SHALL BE FIBERGLASS DUCT-BOARD WHEN RUNNING IN UNCONDITIONED SPACE COULD BE R-4.2 AND DUCTWORK RUNNING IN UNCONDITIONED SPACE SHALL BE R-6 MIN INSULATION. FLEXIBLE DUCTS SHALL BE THE INSULATED R-6, SUPPORTED AND INSTALLED TO AVOID SAGS AND KINKS.  
 ALL FLEXIBLE DUCTS SHALL BE SIMILAR IN LENGTH TO AVOID DISSIMILAR PRESSURE DROPS.  
 ALL DUCTWORK SYSTEM SHALL BE CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH SMARNA'S HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE. SEAL ALL FLEXIBLE DUCTS TO SUPPLY DUCTS AND DIFFUSERS WITH DUCT TAPE AND MASTIC.  
 DUCT CONSTRUCTION, BRACING AND SUSPENSION IN ACCORDANCE WITH THE RECOMMENDATIONS SET FORTH IN THE LATEST EDITION OF THE A.S.H.R.A.E. GUIDE AND S.M.A.C.S.A. STANDARDS. DUCT SIZES SHOWN ARE "INSIDE" DIMENSIONS. VERIFY EXACT LOCATION OF DUCT WITH RESPECT TO STRUCTURE BEFORE FABRICATION.  
 SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION AND IN STRICT COMPLIANCE WITH ALL APPLICABLE CODES AND STANDARDS.  
 GENERAL/MECHANICAL CONTRACTOR SHALL BE VERY ALL INSULATION VALUE USED FOR CALCULATIONS IN ENERGY AND/OR HEAT LOAD PROVIDED BY MECHANICAL ENGINEER.  
 CUT ALL OPENINGS AND CHASES REQUIRED TO ACCOMMODATE THE WORK UNDER THIS DIVISION AND REPAIR ALL FLOORS, WALLS, ETC. DAMAGED BY SUCH CUTTINGS. ALL WORK DONE UNDER THIS DIVISION MUST CONFORM IN EVERY RESPECT TO FINISH AND QUALITY OF MATERIALS AND WORKMANSHIP SPECIFIED UNDER APPROPRIATE SECTIONS FOR THE BUILDING.  
 MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR AIR BALANCE ACCORDING WITH PLAN. PROVIDE 1" UNDERCUT AT ALL INTERIOR DOORS.

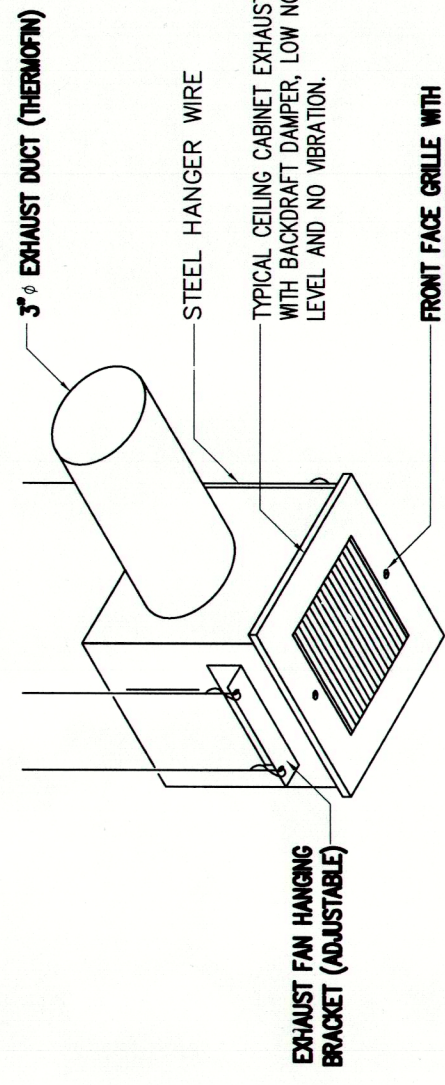
NOTE

FLEXIBLE DUCT INSTALLATION AND SUPPORT: FLEXIBLE DUCTS SHALL BE CONFIGURED AND SUPPORTED SO AS TO PREVENT THE USE OF EXCESS DUCT MATERIAL, PREVENT DUCT DISLOCATION OR DAMAGE, AND PREVENT CONSTRUCTION OF THE DUCT BELOW THE RATED DUCT DIAMETER IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

- DUCTS SHALL BE INSTALLED FULLY EXTENDED. THE TOTAL EXTENDED LENGTH OF DUCT MATERIAL SHALL NOT EXCEED 5 PERCENT OF THE MINIMUM REQUIRED LENGTH FOR THAT RUN.
- BENDS SHALL MAINTAIN A CENTER LINE RADIUS OF NOT LESS THAN ONE DUCT DIAMETER.
- TERMINAL DEVICES SHALL BE SUPPORTED INDEPENDENTLY OF THE FLEXIBLE DUCT.
- HORIZONTAL DUCT SHALL BE SUPPORTED AT INTERVALS NOT GREATER THAN 5 FEET. DUCT SAG BETWEEN SUPPORTS SHALL NOT EXCEED 1/2 INCH PER FOOT OF LENGTH. SUPPORTS SHALL BE PROVIDED WITHIN 1.5 FEET OF INTERMEDIATE FITTINGS AND BETWEEN HANGERS, FITTINGS AND BENDS. CEILING JOISTS AND RIGID DUCTS OR EQUIPMENT SHALL BE CONSIDERED TO BE SUPPORTS.
- VERTICAL DUCT SHALL BE STABILIZED WITH SUPPORT STRAPS AT INTERVALS NOT GREATER THAN 6 FEET.
- HANGERS, SADDLES AND OTHER SUPPORTS SHALL MEET THE DUCT MANUFACTURER'S RECOMMENDATIONS AND SHALL BE OF SUFFICIENT WIDTH TO PREVENT RESTRICTION OF THE INTERNAL DUCT DIAMETER. IN NO CASE SHALL THE MATERIAL SUPPORTING FLEXIBLE DUCT THAT IN DIRECT CONTACT WITH IT BE LESS THAN 1/2 INCHES WIDE.

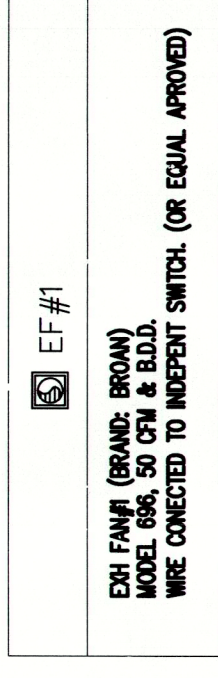
**SPLIT SYSTEM SCHEDULE**

NOMINAL TONS	3.5
TOTAL COOLING CAP. (BTU/HR)	41,500
SENSIBLE COOLING CAP. (BTU/HR)	30,700
SUPPLY (CFM)	1400
ESP. (IN WG)	1.0
AHU MIN. CIRCUIT CAPACITY	0.5
CU MIN. CIRCUIT CAPACITY	25
VOLTAGE	230V-1P
DESIGN MANUFACTURE	RHEEM
AHU MODEL	RH14821STAN
CU MODEL	RA1642AJ
SEER	16
REFRIGERANT LINE SIZE	3/4"-7/8"



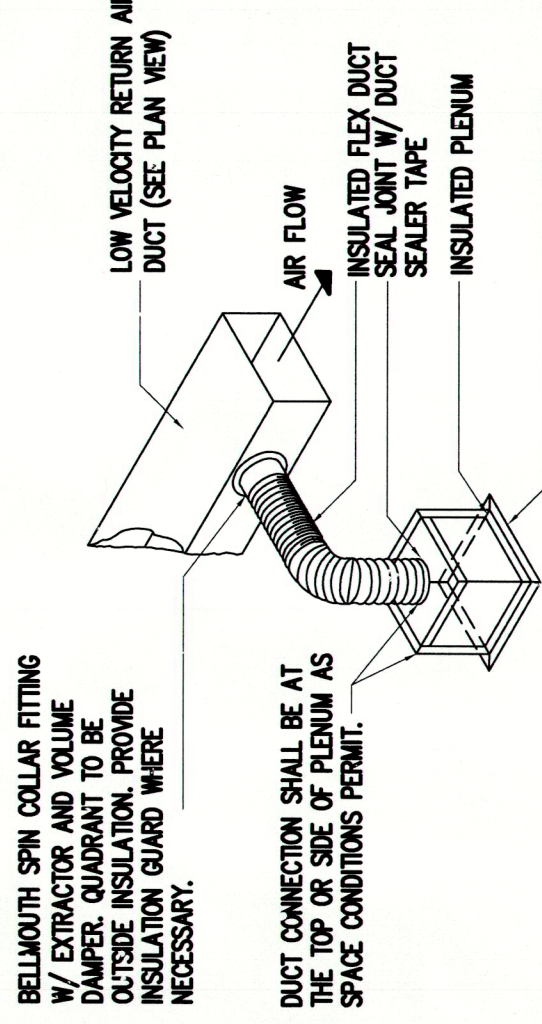
CEILING MOUNTED CABINET EXHAUST FAN DETAIL

N.T.S.



N.T.S.

EF #1  
 EXHAUST FAN (BRAND: BROW) MODEL: BR 50 CFM & B.O.D. WIRE CONNECTED TO MISCUT SWITCH (OR EQUAL APPROVED)



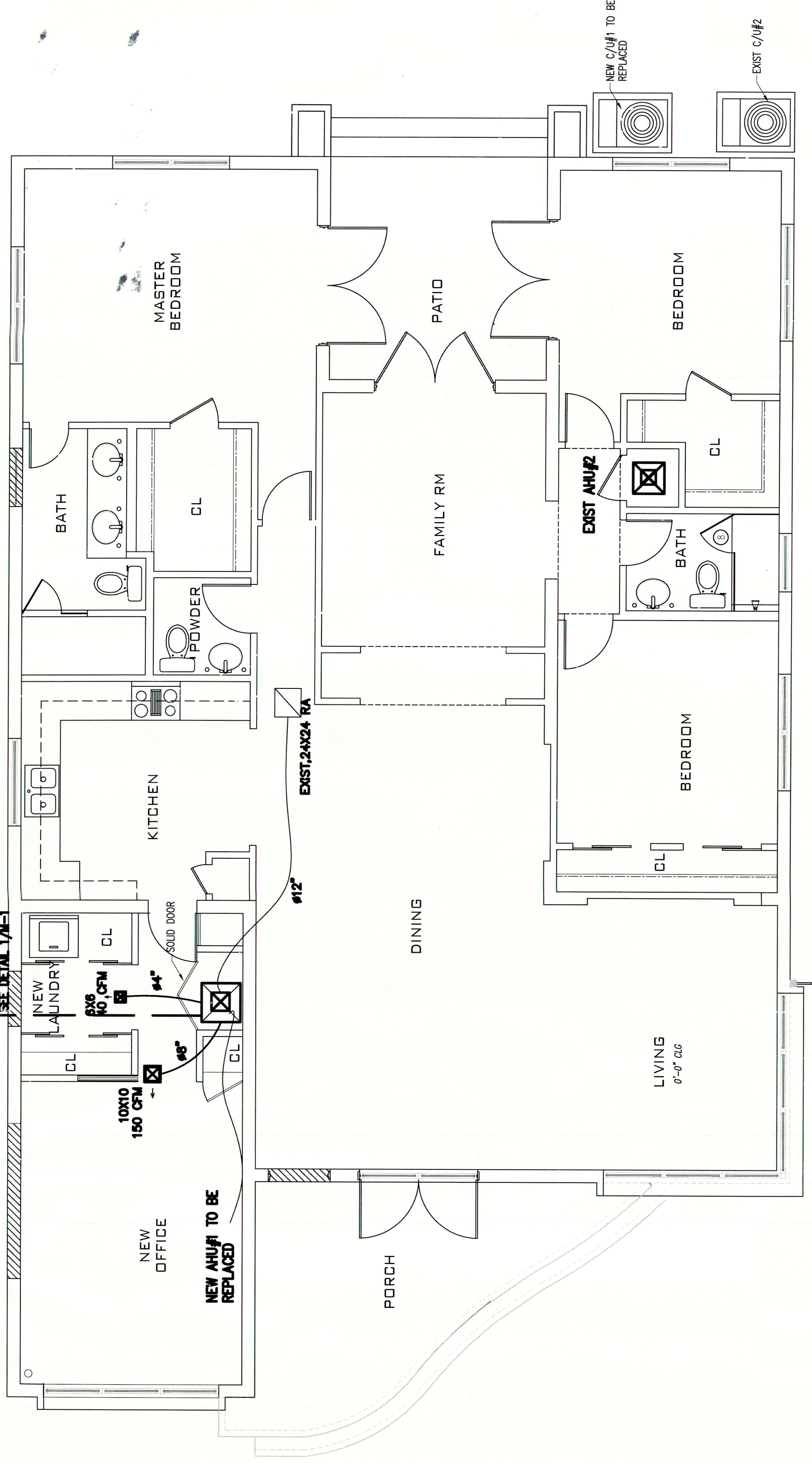
FLEXIBLE DUCT CONNECTIONS DETAIL (TYPICAL)

N.T.S.

**A/C GRILLE SPECS.**

SUPPLY GRILLE	TITUS MODEL: 250-AA W/O.B.D. or similar
RETURN GRILLE	TITUS MODEL: 350FL or similar

COND DRAWING SHALL BE FINISH @ 1/2" MIN FROM STRUCTURE. SEE DETAIL 1/A-1



SCOPE OF WORK

- IS LIMITED TO REPLACE OLD A/C UNIT BY NEW UNIT AS SPECIFIED IN THIS PLAN.
- IS LIMITED TO INSTALL A/C DUCT WORK AND VENTILATION SYSTEMS AS SPECIFIED IN THIS PLAN.
- EXISTING HOUSE (DENOTED IN HATCH) NOT PART OF MECHANICAL SCOPE OF WORK.
- EXISTING A/C UNIT IS NOT PART OF MECHANICAL SCOPE OF WORK.

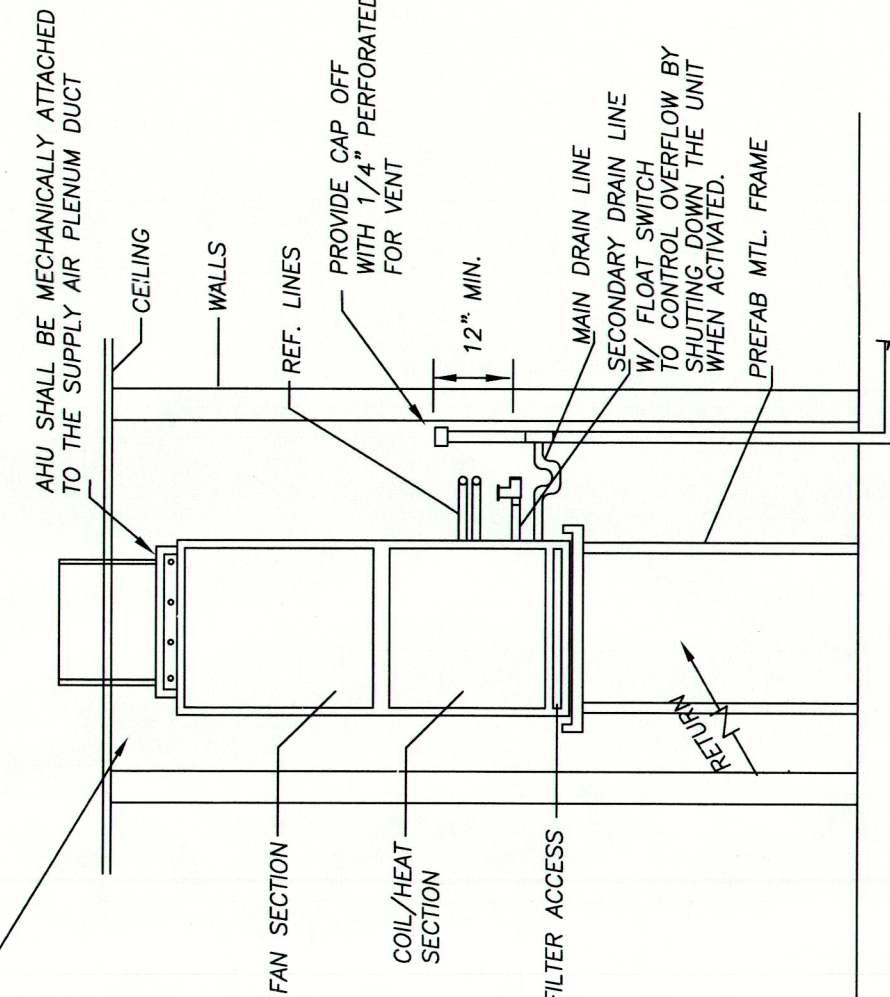
MECHANICAL Floor Plan

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

SCOPE OF WORK

- IS LIMITED TO REPLACE OLD A/C UNIT BY NEW UNIT AS SPECIFIED IN THIS PLAN.
- IS LIMITED TO INSTALL A/C DUCT WORK AND VENTILATION SYSTEMS AS SPECIFIED IN THIS PLAN.
- EXISTING HOUSE (DENOTED IN HATCH) NOT PART OF MECHANICAL SCOPE OF WORK.
- EXISTING A/C UNIT IS NOT PART OF MECHANICAL SCOPE OF WORK.

3" MIN. CLEARANCE TO BE PROVIDED ALONG THE SIDES, BACK AND TOP OF AHU. THIS IS IN ADDITION TO REQUIREMENTS OF THE AHU. CLOSE TO MEASURE AT LEAST 2" INCHES UNDER THE AHU. FIBER-GLASS INSULATION.



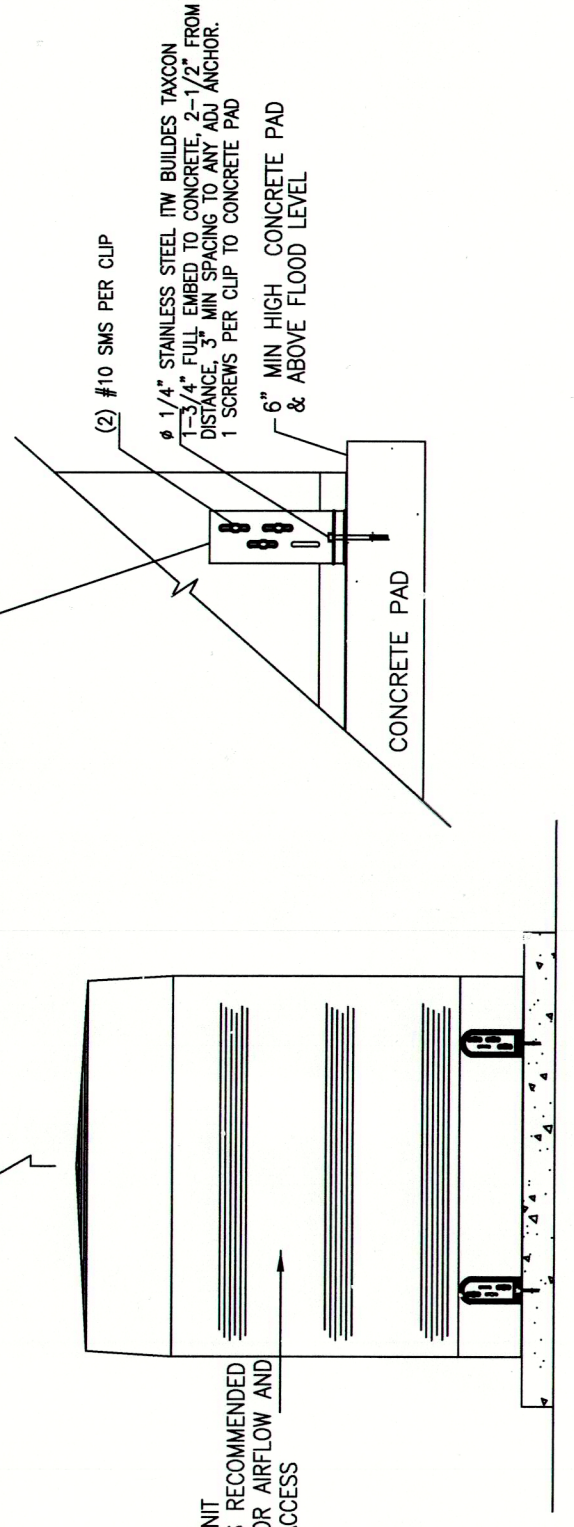
AHU CLOSET INSTALLATION

N.T.S.

CONDENSING UNIT INSTALLATION DETAIL

N.T.S.

- REFRIGERANT CIRCUIT ACCESS PORTS LOCATED OUTDOORS SHALL BE FITTED WITH PROTECTIVE CAPS TO PREVENT UNAUTHORIZED ACCESS.
- ALL EXPOSED REFRIGERANT PIPING INSULATION TO BE JACKETED OR PAINTED WITH AV PROTECTIVE PAINT.
- NOTE ON CONDENSING UNIT MOUNTING DETAIL.



CONDENSING UNIT INSTALLATION DETAIL

N.T.S.

- REFRIGERANT CIRCUIT ACCESS PORTS LOCATED OUTDOORS SHALL BE FITTED WITH PROTECTIVE CAPS TO PREVENT UNAUTHORIZED ACCESS.
- ALL EXPOSED REFRIGERANT PIPING INSULATION TO BE JACKETED OR PAINTED WITH AV PROTECTIVE PAINT.
- NOTE ON CONDENSING UNIT MOUNTING DETAIL.





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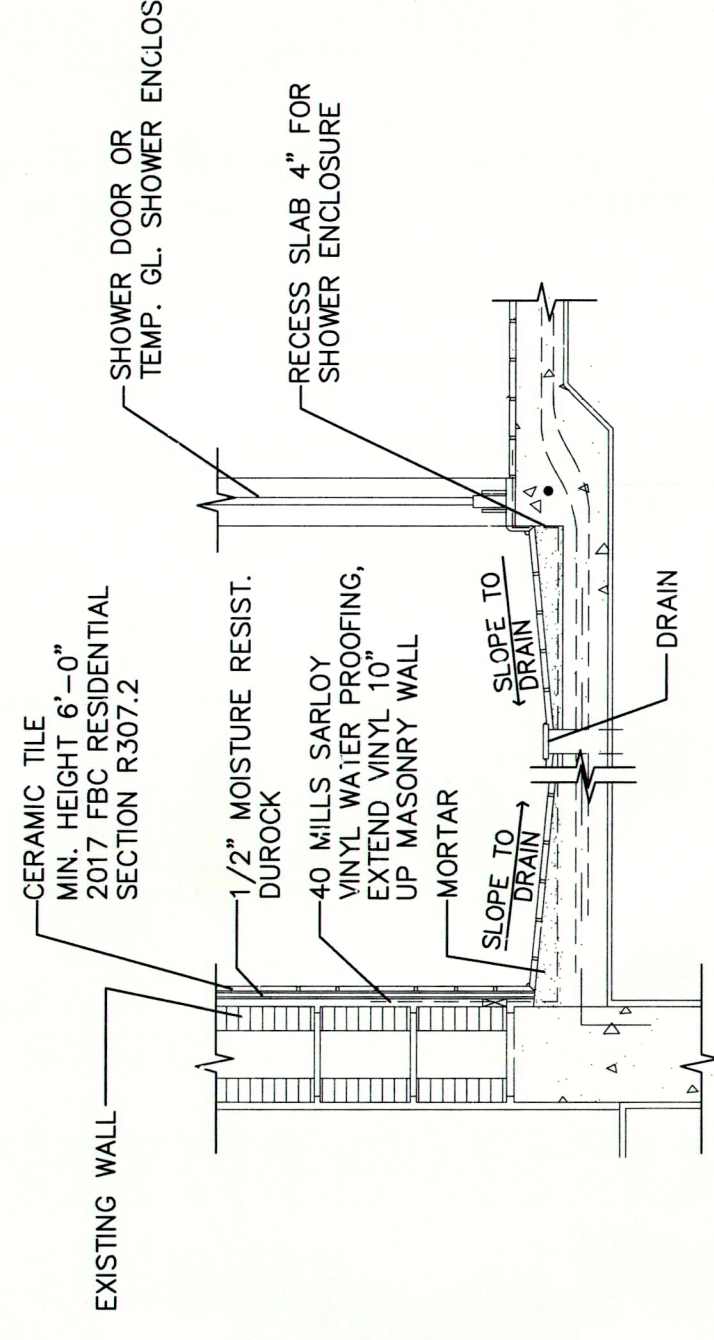
Sheet Title:

PLUMBING NOTES  
 PLUMBING FIXTURE SCHEDULE  
 SHOWER DETAIL

Date: 12.15.2020  
 Drawn By: Itrisso  
 Scale: As Shown

Sheet Number:

**P-1.00**



**Shower Detail (Typ)**

Scale: 3/4"=1'-0"

**PLUMBING FIXTURE SCHEDULE**

ITEM	WASTE & SOIL	WATER		DESCRIPTION
		COLD	HOT	
SH SHOWER	2"	1/2"	1/2"	PROVIDE NEW 1.5 GPM SHOWER HEAD
NOTES: 1. ALL SHOWER HEADS SHALL BE OF THE ANTI-SQUID, PRESSURE BALANCE TYPE. 2. PROVIDE PLUMBING AND WATER CONSERVATION STANDARDS. 3. PROVIDE WATER HAMMER ARRESTOR FOR ALL FIXTURES, AUTOMATIC VALVE AND PROVIDE AIR CHAMBER IN EACH WATER RISER OR WATER LINE FIXTURES.				

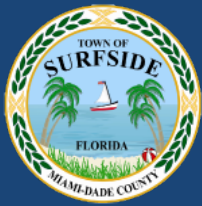
**LEGEND:**

**PLUMBING NOTES**

NO NEW PLUMBING WORK OR ADDITION TO BE DONE TO THE PLUMBING SYSTEM; REMOVE AND PROVIDE 1.5 GPM SHOWER HEAD ONLY  
 -SEE FLOOR PLAN KEY NOTE (13), SHEET A-1.00 & PLUMBING FIXTURE SCHEDULE FOR INFORMATION-

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# Memorandum

**To:** Planning and Zoning Board  
**Thru:** Andrew Hyatt, Town Manager  
**From:** Walter Keller, PE, AICP., Town Consultant Planner  
Marlin Engineering, Inc.  
**CC:** Jason Greene, Assistant Town Manager  
Lillian Arango, Town Attorney  
**Date** January 18, 2021  
**RE:** 411 88<sup>th</sup> Street Pool and Spa

---

**Background:** This application is a request for a front yard pool, spa and deck. The parcel is located in the H30B Zoning District on a corner lot fronting on Abbott Avenue with a secondary side corner on 88<sup>th</sup> Street. An overhead aerial view from the Miami-Dade County Property Appraiser is provided on the following page with two Google Street View photos on page 3. In addition to this Memorandum, a package of photos, pool plan and elevation survey was submitted by the Applicant.

**Governing Codes:** The **Zoning in Progress** requirements for a front yard pool are detailed in the following Zoning Code sections:

**Current Municode: 90-54.2** – Accessory swimming pools and decks may occupy a primary (front) and secondary (corner) subject to providing a ten foot setback.

**Current Municode: 90-54.8** – All accessory swimming pools and fences located in the front yard setback shall be subject to review by the Planning and Zoning Board.

**Current Municode: 90-56.2 & 3** – Allows fence or ornamental walls in the front yard or primary corner yard if granted design review approval by the Planning and Zoning Board. Further limits height for a lot wider than 50 feet a 4-foot height plus 1/2 foot for each 10 feet exceeding 50 feet.

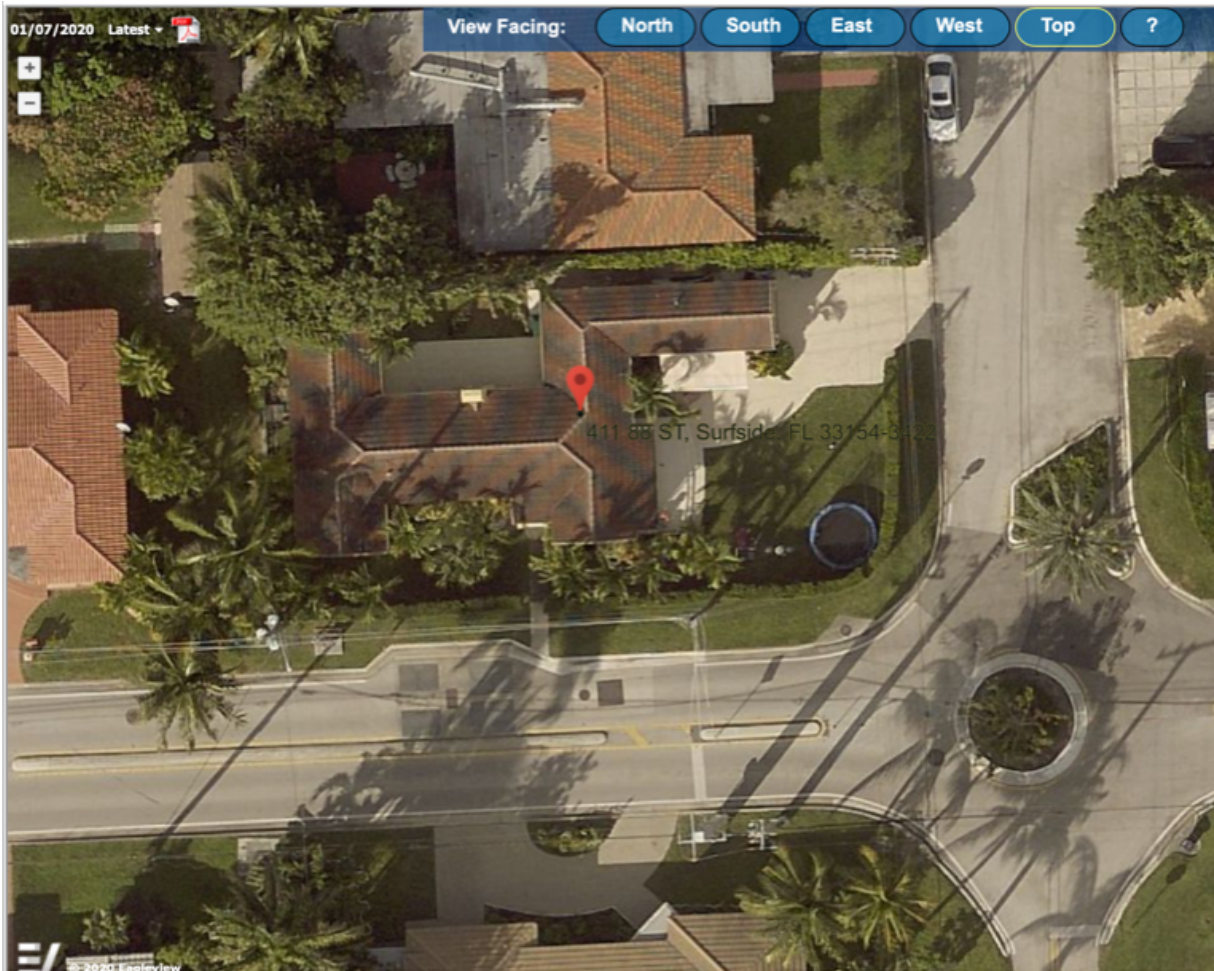
**Zoning in Progress:** 50% of front yards must be landscaped and 20% of all landscape area must be Florida Friendly as defined by the Current Zoning Code.

**Applicant Package:** A 14-page application package was submitted by the Applicant. A sealed Pool Plan was also submitted by the pool company which was prepared by a professional engineer. The proposed pool, spa and deck occupy a portion of the front yard setback area and some of the secondary corner. A ten-foot green area surrounds the pool deck. An existing hedge is located on the property line and the pool plan indicates a chain-link fence may be also occupying the property line. A current survey was not included in the package although the pool plan has sufficient information to analyze the characteristics of the proposed pool and deck.





# Town of Surfside, Florida Development Review

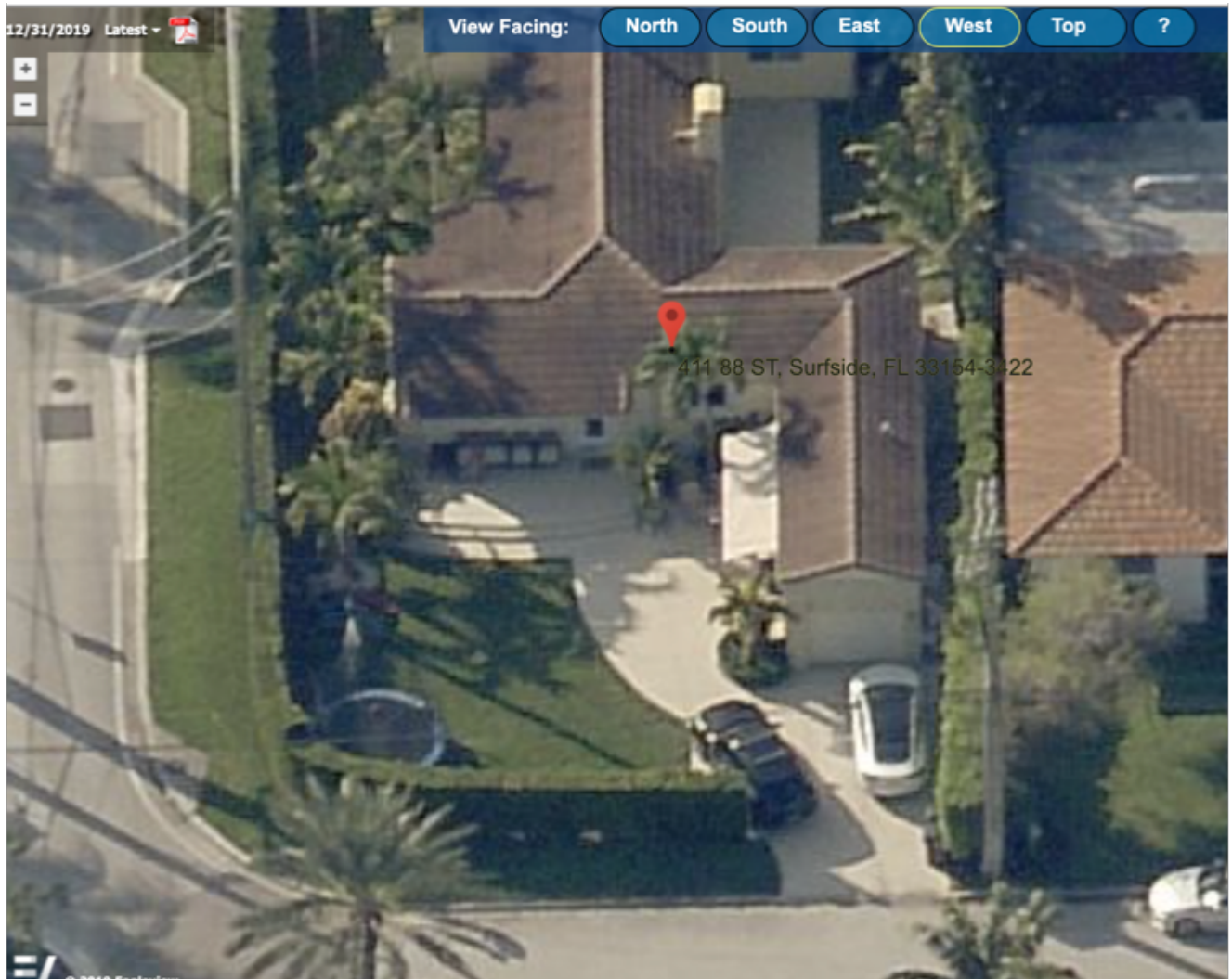


411 88<sup>th</sup> Street Miami-Dade County Property Appraiser Overhead View





## Town of Surfside, Florida Development Review



**411 88<sup>th</sup> Street Miami-Dade County Property Appraiser West View**

**Staff Recommendation:** The proposed front yard pool, spa and deck can be approved subject to the following conditions:

Provide calculations and worksheet verifying 50% of the front yard setback area is in landscaping on Abbott Avenue.

Adjust spa location and or reduce the size of the deck in order to comply with the 50 percent landscaping requirement for Abbott Avenue.





## Town of Surfside, Florida Development Review

Provide calculations and worksheets on the size of the pool, spa and deck.

The chain-link fence is a prohibited fence in the front yard or secondary corner yard. Based on the front yard width (50 feet), a 4-foot high fence can be approved.

Design approval of the Applicant's proposal and conditions by the Planning and Zoning Board.





DRB Meeting	___/___/20__
Application / Plans Due	___/___/20__

**TOWN OF SURFSIDE  
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION**

A complete submittal includes all items on the "Single-Family and Two-Family Site Plan Application Submission Checklist" document as well as completing this application in full. The owner and agent must sign the application with the appropriate supplemental documentation attached. Please print legibly in ink or type on this application form.

<b>PROJECT INFORMATION</b>	
OWNER'S NAME	Sylvio MARTINY
PHONE / FAX	
AGENT'S NAME	Florida pool patio
ADDRESS	4655 SW 71 AVE Miami FL 33155
PHONE / FAX	305-815-0181 - 305-215-7929
PROPERTY ADDRESS	411 88 ST, Surfside, FL 33154
ZONING CATEGORY	
DESCRIPTION OF PROPOSED WORK	New Swimming pool.

<b>INTERNAL USE ONLY</b>			
Date Submitted	December /23 /20	Project Number	
Report Completed		Date	
Fee Paid	\$		

<b>ZONING STANDARDS</b>	Required	Provided
Plot Size	_____	_____
Setbacks (F/R/S)	_____ _____ _____	_____ _____ _____
Lot Coverage	_____	_____
Height	_____	_____
Pervious Area	_____	_____

  
SIGNATURE OF OWNER

December /23 /20  
DATE

  
SIGNATURE OF AGENT

12/23/20  
DATE





**TOWN OF SURFSIDE**  
**SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION**  
**PLANNING AND ZONING BOARD Rules and Procedures (June 2002)**

The Planning and Zoning Board shall generally meet the last Thursday of each month at 7:00 pm. at Town Hall.

Plans and completed applications (including all supporting documentation) must be submitted to the Building Department at least 21 days prior to the meeting, with the payment of applicable fees (example: \$200.00 for Plan Review for Zoning), at which time they will be considered. Incomplete plans and applications will not be processed.

The applicant or duly authorized agent (per ownership affidavit) must be present at the meeting. If there are no applications for consideration by the Planning and Zoning Board, the monthly meeting may be cancelled at the discretion of the Chairman of the Board.

Please advise the name of the Representative who will attend the hearing on behalf of this application:

<u>Flonda pool patio</u>	<u>12/23/20</u>
NAME OF REPRESENTATIVE	DATE





- Roof slopes and materials and color
  - Detail of doors, windows, garage doors
  - Lighting locations and details
  - Dimensions of structure(s) – height, width, and length
  - Deck, railing, stairs details including materials, colors, finishes, and decorative details
  - Exposed foundation treatment
  - Gutters and eaves
  - Abutting structure heights
- 
- Provide samples of colors and/or materials mounted on a display board (to be provided prior to Design Review Board Meeting)
- 
- Such additional data, maps, plans, or statements as the Town may require to fully describe and evaluate the particular proposed plan



# ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

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

SECTION A – PROPERTY INFORMATION					FOR INSURANCE COMPANY USE
A1. Building Owner's Name SYLVIO MARTINI AND DAYANE MARTINI					Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 411 88 STREET					Company NAIC Number:
City SURFSIDE		State Florida		ZIP Code 33154	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOT 11, BLOCK 9, PLAT BOOK 16, PAGE 44, SUBDIVISION NAME: NORMANDY BEACH *MDCR					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>RESIDENTIAL</u>					
A5. Latitude/Longitude: Lat. <u>N25.873244°</u> Long. <u>W80.123442°</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>8</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>2010.00</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>6</u>					
c) Total net area of flood openings in A8.b <u>1800.00</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>200.00</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A9.b <u>N/A</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number TOWN OF SURFSIDE 120659			B2. County Name MIAMI-DADE		B3. State Florida
B4. Map/Panel Number 12086C0326	B5. Suffix L	B6. FIRM Index Date 09-11-2009	B7. FIRM Panel Effective/ Revised Date 09-11-2009	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 8
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					



# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 411 88 STREET			Policy Number:
City SURFSIDE	State Florida	ZIP Code 33154	Company NAIC Number

## SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on:     Construction Drawings\*     Building Under Construction\*     Finished Construction

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

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

Benchmark Utilized: T-313-R ELEV:10.26 \*MDCR      Vertical Datum: NGVD-1929

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929     NAVD 1988     Other/Source: \_\_\_\_\_

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- |   |       |  |                                 |
|---|-------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor)   | 9.3   | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor   | 11.25 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only)   | N/A   | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab)  | 9.40  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building<br>(Describe type of equipment and location in Comments) | 9.92  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG)  | 9.3   | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG)   | 9.7   | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support                                  | N/A   | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |

## SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor?     Yes     No     Check here if attachments.

Certifier's Name NICOLAS DEL VENTO	License Number 6945	<b>Place Seal Here</b>	
Title SURVEYOR			
Company Name SURVEY PROS, INC.			
Address 5966 S. DIXIE HIGHWAY #300			
City MIAMI	State Florida		ZIP Code 33143
Signature	Date 09-30-2020	Telephone (305) 767-6802	Ext.

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

Comments (including type of equipment and location, per C2(e), if applicable)  
GPS COORDINATES OBTAINED USING GPS DEVICE  
\*MIAMI-DADE COUNTY RECORDS  
LOWEST MACHINERY = A/C PAD. A/C PAD IS LOCATED ON THE LEFT SIDE OF THE HOUSE.  
HIGHEST CROWN OF ROAD ELEVATION = 9.10



# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>	<b>FOR INSURANCE COMPANY USE</b>		
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 411 88 STREET	Policy Number:		
City SURFSIDE	State Florida	ZIP Code 33154	Company NAIC Number

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

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

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E3. Attached garage (top of slab) is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?  Yes  No  Unknown. The local official must certify this information in Section G.

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

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

Property Owner or Owner's Authorized Representative's Name

Address City State ZIP Code

Signature Date Telephone

Comments

Check here if attachments.







# BUILDING PHOTOGRAPHS

## ELEVATION CERTIFICATE

See Instructions for Item A6.

OMB No. 1660-0008  
Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 411 88 STREET			Policy Number:
City SURFSIDE	State Florida	ZIP Code 33154	Company NAIC Number

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



Photo One

Photo One Caption FRONT VIEW

Clear Photo One



Photo Two

Photo Two Caption REAR VIEW

Clear Photo Two



**ELEVATION CERTIFICATE**

**BUILDING PHOTOGRAPHS**

Continuation Page

OMB No. 1660-0008  
Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 411 88 STREET			Policy Number:
City SURFSIDE	State Florida	ZIP Code 33154	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



Photo Three

Photo Three Caption RIGHT SIDE VIEW

Clear Photo Three



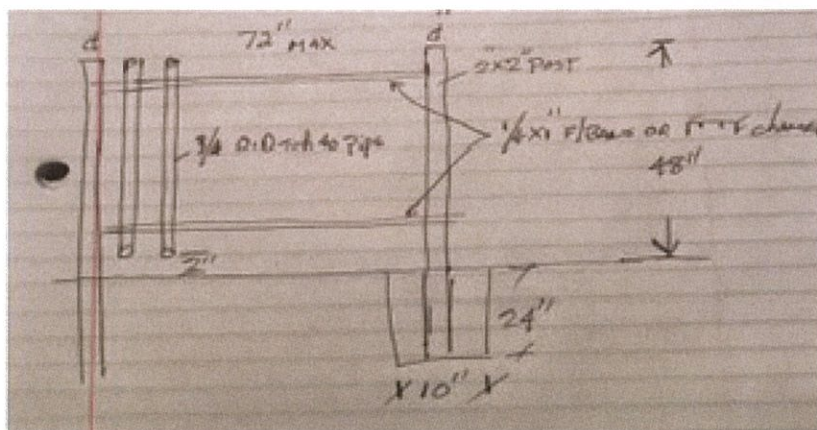
Photo Four

Photo Four Caption LEFT SIDE VIEW

Clear Photo Four



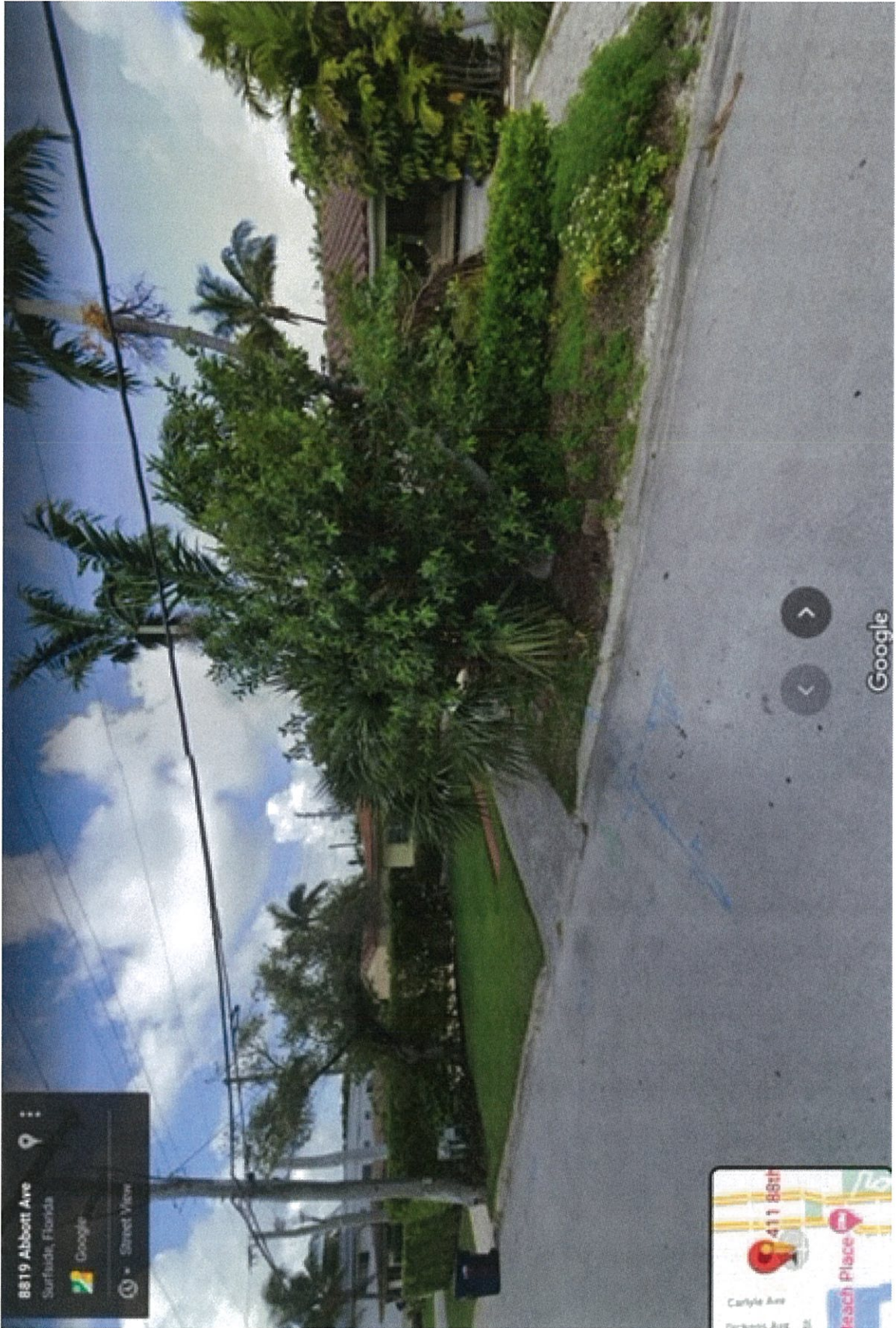
Our Fence is Similar to Fendi Chateau on 93rd St





















**OUTDOOR SWIMMING BARRIER**  
 R4501.17 Residential swimming barrier requirement.

Residential swimming pools shall comply with Sections R4501.17.1 through R4501.17.3.

Exception: A swimming pool with an approved safety pool cover complying with ASTM F1346, R4501.17.1 Outdoor swimming pool.

R4501.17.1 The top of the barrier shall be at least 48 inches (1219 mm) above grade measured on the side of the barrier which faces away from the swimming pool. The barrier shall be 2 inches (51 mm) measured on the side between grade and the bottom of the barrier shall be 2 inches (51 mm) measured on the side above grade. The barrier shall be constructed of a material that is not easily climbed. The barrier shall be constructed of a material that is not easily climbed. The barrier shall be constructed of a material that is not easily climbed.

R4501.17.2 The barrier shall be constructed of a material that is not easily climbed. The barrier shall be constructed of a material that is not easily climbed. The barrier shall be constructed of a material that is not easily climbed.

R4501.17.3 Solid barriers which do not have openings shall not contain horizontal or protrusions except as required by Section R4501.17.1.4. Where the barrier is composed of horizontal and vertical members and the distance between the members is greater than 4 inches (102 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 4 inches (102 mm) in width. Where there are decorative cutouts within vertical members, the cutouts shall not exceed 4 inches (102 mm) in width.

R4501.17.4 Where the barrier is composed of horizontal and vertical members and the distance between the members is greater than 4 inches (102 mm), the horizontal members shall be located on the swimming pool side of the fence. Spacing between vertical members shall not exceed 4 inches (102 mm) in width. Where there are decorative cutouts within vertical members, the cutouts shall not exceed 4 inches (102 mm) in width.

R4501.17.5 The barrier shall be constructed of a material that is not easily climbed. The barrier shall be constructed of a material that is not easily climbed. The barrier shall be constructed of a material that is not easily climbed.

R4501.17.6 The barrier shall be constructed of a material that is not easily climbed. The barrier shall be constructed of a material that is not easily climbed. The barrier shall be constructed of a material that is not easily climbed.

R4501.17.7 The barrier shall be constructed of a material that is not easily climbed. The barrier shall be constructed of a material that is not easily climbed. The barrier shall be constructed of a material that is not easily climbed.

R4501.17.8 The barrier shall be constructed of a material that is not easily climbed. The barrier shall be constructed of a material that is not easily climbed. The barrier shall be constructed of a material that is not easily climbed.

R4501.17.9 The barrier shall be constructed of a material that is not easily climbed. The barrier shall be constructed of a material that is not easily climbed. The barrier shall be constructed of a material that is not easily climbed.

R4501.17.10 The barrier shall be constructed of a material that is not easily climbed. The barrier shall be constructed of a material that is not easily climbed. The barrier shall be constructed of a material that is not easily climbed.

R4501.17.11 The barrier shall be constructed of a material that is not easily climbed. The barrier shall be constructed of a material that is not easily climbed. The barrier shall be constructed of a material that is not easily climbed.

R4501.17.12 The barrier shall be constructed of a material that is not easily climbed. The barrier shall be constructed of a material that is not easily climbed. The barrier shall be constructed of a material that is not easily climbed.

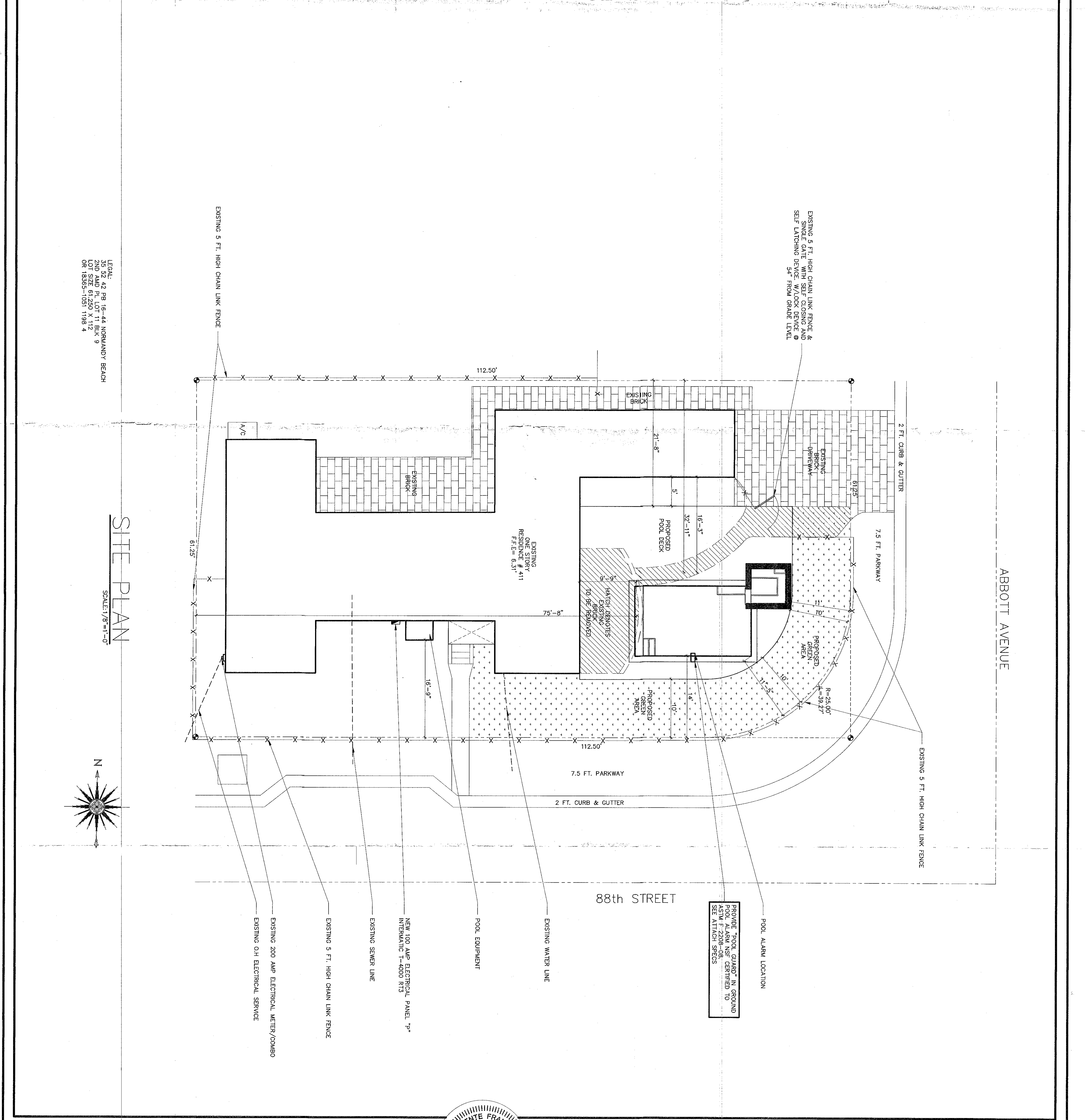
R4501.17.13 The barrier shall be constructed of a material that is not easily climbed. The barrier shall be constructed of a material that is not easily climbed. The barrier shall be constructed of a material that is not easily climbed.

R4501.17.14 The barrier shall be constructed of a material that is not easily climbed. The barrier shall be constructed of a material that is not easily climbed. The barrier shall be constructed of a material that is not easily climbed.

R4501.17.15 The barrier shall be constructed of a material that is not easily climbed. The barrier shall be constructed of a material that is not easily climbed. The barrier shall be constructed of a material that is not easily climbed.

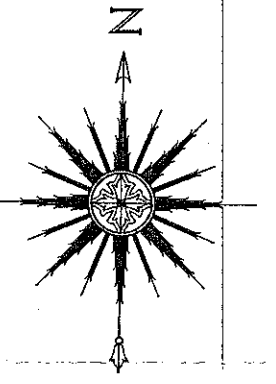
R4501.17.16 The barrier shall be constructed of a material that is not easily climbed. The barrier shall be constructed of a material that is not easily climbed. The barrier shall be constructed of a material that is not easily climbed.

R4501.17.17 The barrier shall be constructed of a material that is not easily climbed. The barrier shall be constructed of a material that is not easily climbed. The barrier shall be constructed of a material that is not easily climbed.



LEGAL: 42 PB 16-44 NORWANDY BEACH  
 35 32 42 42 112.50' X 112.50'  
 LOT SIZE 61,250 S.F. (1.41 AC)  
 OR 18355-1051 1198 4

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



NO.	DATE	REVISIONS	BY

DATE	SCALE

VICENTE FRANCO  
 P.E. 62531  
 8690 NW 109 CT  
 Doral, FL 33178-2323  
 (305) 305 3617

NEW SWIMMING POOL AND SPA FOR:  
**SYLVIO MARTINI**  
 411 88 st, SURFSIDE, FL 33154

**FLORIDA POOL PATIO**  
 Eco-Friendly Solutions  
 12241 SW 99th St, Miami, FL 33186  
 (305) 815-0181





# Memorandum

**To:** Planning and Zoning Board  
**Thru:** Andrew Hyatt, Town Manager  
**From:** Walter Keller, PE, AICP., Town Consultant Planner  
Marlin Engineering, Inc.  
**CC:** Jason Greene, Assistant Town Manager  
Lillian Arango, Town Attorney  
**Date** January 18, 2021  
**RE:** 1221 Biscaya Drive Fence and Gate

---

**Background:** This application is a request for a front yard fence, 16-foot driveway gate and pedestrian gate on Biscaya Drive. The parcel is located in the H30A Zoning District adjacent to the Biscaya Drive bridge. An overhead aerial view from the Miami-Dade County Property Appraiser is provided on the following page with two Google Street View captures on page 3. In addition to this Memorandum, an Agenda Packet was submitted by the Applicant.

**Governing Codes:** The Zoning in Progress requirements for a front yard fence are detailed in the following Zoning Code sections:

**2006 Code: Sec 90-163** – An ornamental fence, wall or hedge, not more than 5 feet in height may project into any side or rear yard. No fence, wall or ornamental fence shall be constructed in a front yard.

**Current Municode: 90-56.2 & 3** – Allows fence or ornamental walls in the front yard or primary corner yard if granted design review approval by the Planning and Zoning Board. Further limits height for a lot wider than 50 feet a 4-foot height plus 1/2 foot for each 10 feet exceeding 50 feet

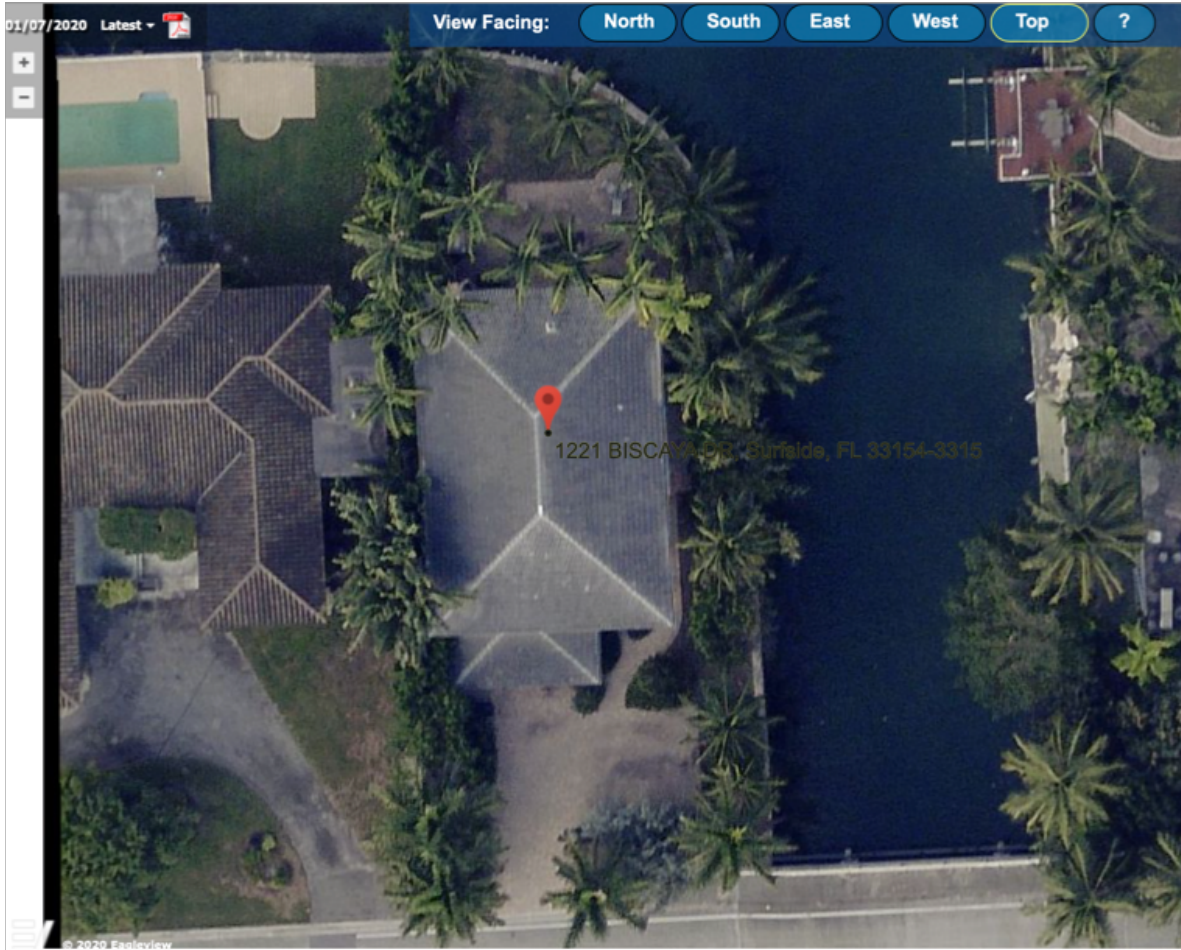
**Zoning in Progress:** 50% of front yards must be landscaped and 20% of all landscape area must be Florida Friendly as defined in the Current Zoning Code.

**Applicant Package:** A seven-page presentation package was prepared by Swedroe Architects and a separate current survey was also provided. The Applicant is requesting a 5-foot high aluminum and or wood fence complying with the 50% opacity requirement. The most recent discussions with the architect indicate a 4 ½ foot high black aluminum fence with 16-foot motorized gate with a 3-foot wide pedestrian gate is desired. The architect’s plan provides 605 square feet of landscape area in the front yard setback area.





# Town of Surfside, Florida Development Review

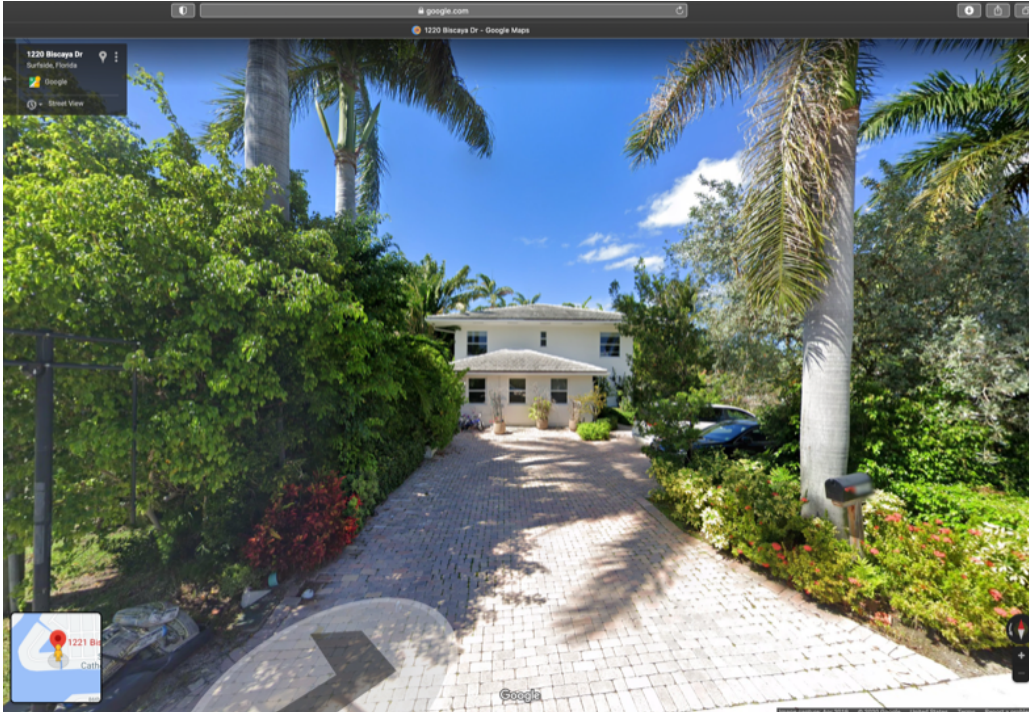


1221 Biscaya Drive Miami-Dade County Property Appraiser's Overhead View

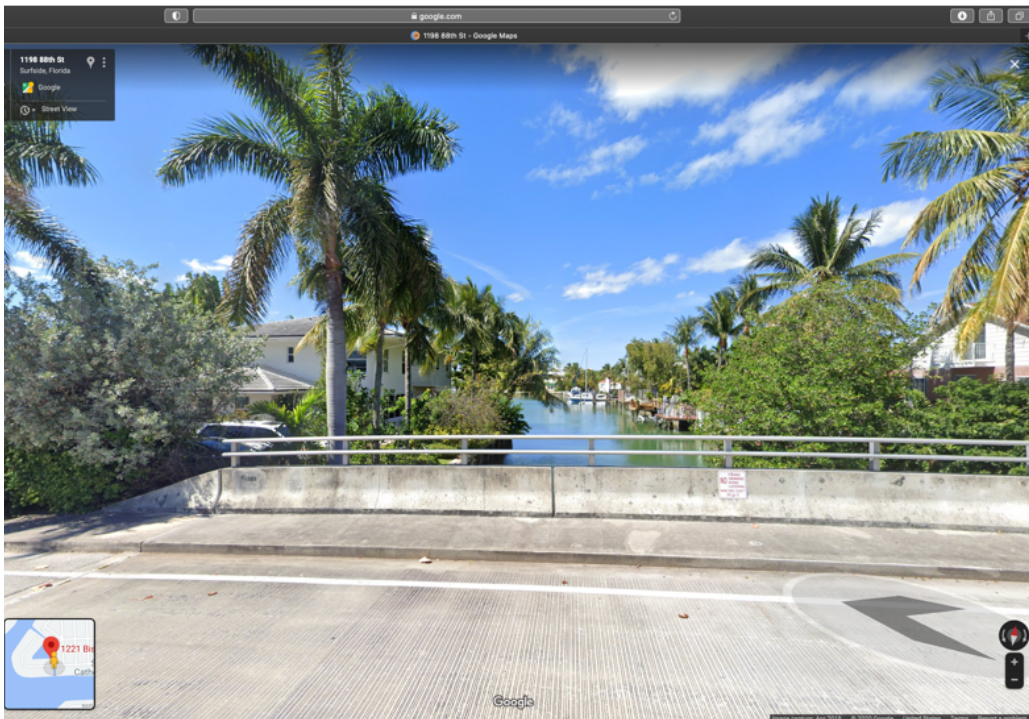




# Town of Surfside, Florida Development Review



**1221 Biscaya Drive Google Street View at Driveway**



**1221 Biscaya Drive Google Street View from Bridge**





## Town of Surfside, Florida Development Review

**Staff Recommendation:** Recommend a 4 ½ foot black aluminum metal fence placed on the south property line of Biscayne Drive with a 16-foot wide motorized driveway gate and a 3 foot wide pedestrian gate be approved complying with the 50% opacity requirement.

The Applicant to provide 605 square feet of landscape area in the front yard setback area as depicted in the Applicant's package.

The Planning and Zoning Board gives design approval of the Applicant's proposal and conditions.







# Guejman

## Residence

1221 Biscaya Drive  
Surfside, Florida 33154

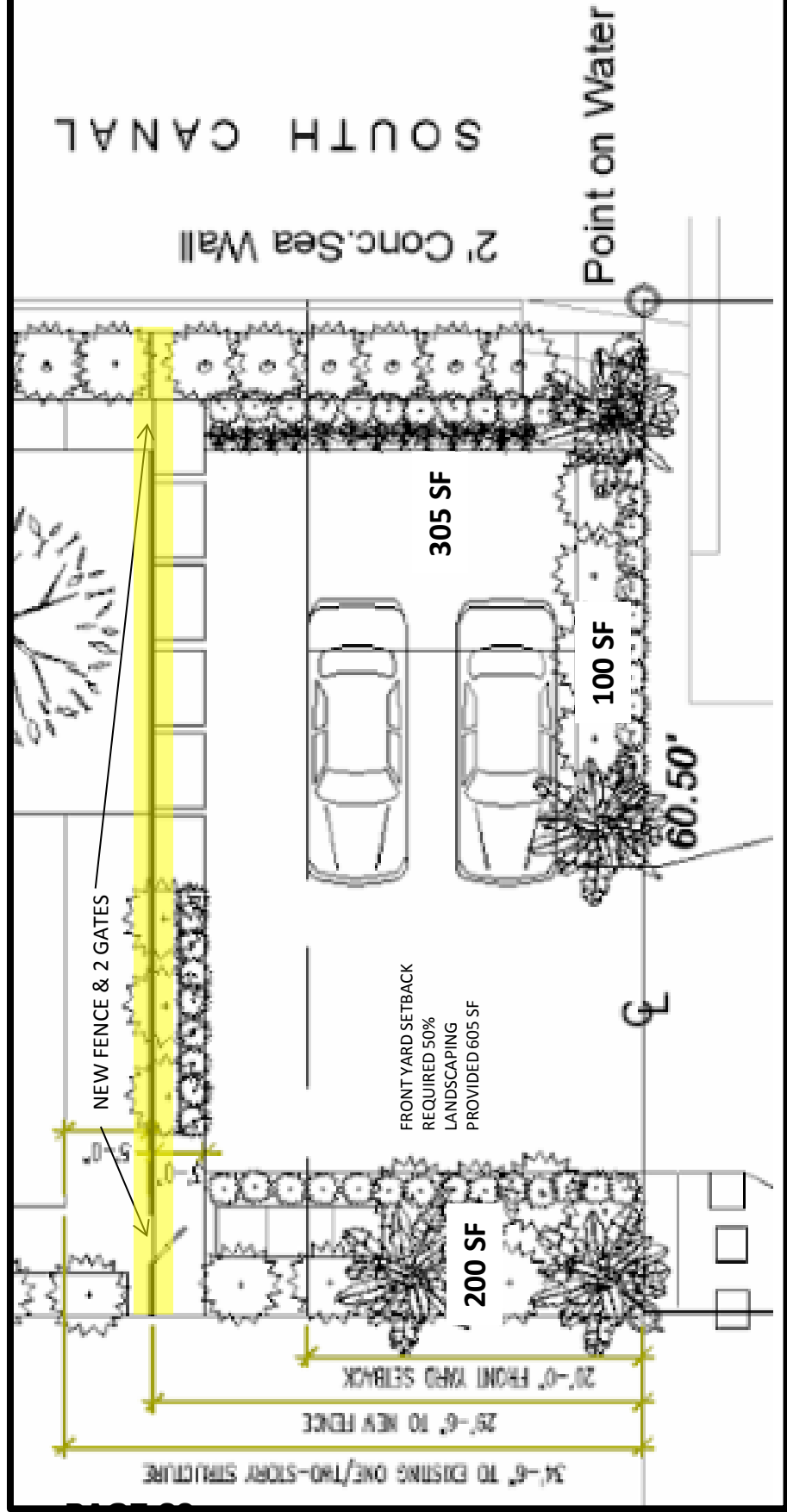
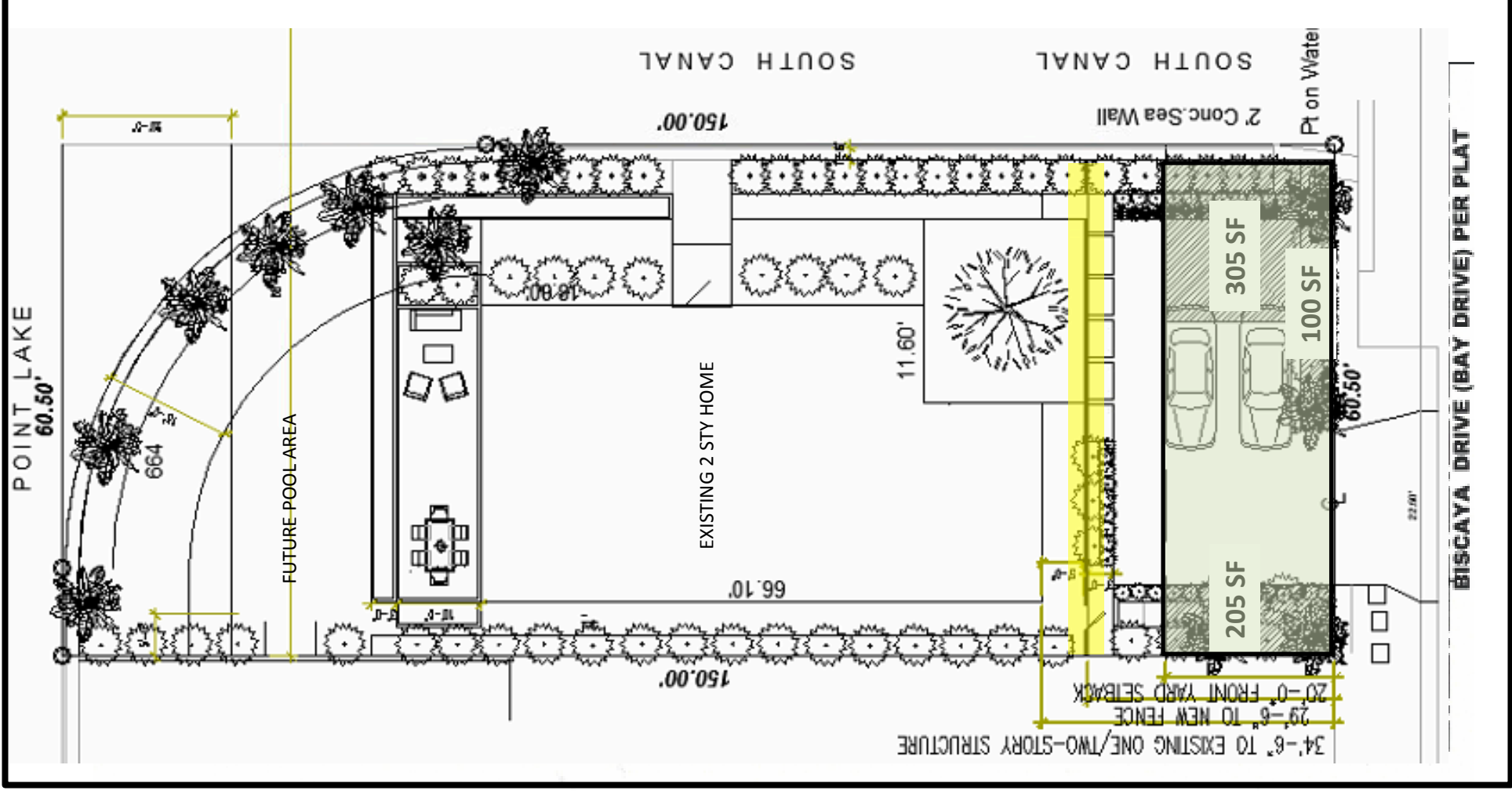
### PLANNING & ZONING SUBMITTAL

October 9, 2020

Laurie Swedroe, A.I.A. – AR15812 AIA 30074662  
Swedroe Architects – 12000 Biscayne Blvd 200  
Miami, Florida 33181 Tel: 305-725-4108

<p style="text-align: center;"><b>Index</b></p> <ul style="list-style-type: none"> <li>Cover Sheet</li> <li>• Location Map – Survey</li> <li>• Photos of Adjacent Properties East</li> <li>• Photos of Adjacent Properties West</li> <li>• South Elevation of New Fence &amp; Images</li> <li>• Plant Material for South facing fence</li> </ul>	<p style="text-align: center;"><b>Project Summary</b></p> <p>Front Yard – 6’ Ht. Horizontal Fence – Setback +/- 30’ from front property line. Florida Friendly landscaping along south side of new fence and at focal feature centered on existing driveway.</p>	<p style="text-align: center;"><b>Project Data</b></p> <p>LEGAL DESCRIPTION: LOT 25, BLOCK 27, OF NORMANDY BEACH AMENDED &amp; REVISED, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 6, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA FOLIO 14-2234-003-0400  CERTIFIED TO: SEBASTIAN GUEJMAN</p>
--	--	---





Guejman Residence 1221 Biscaya Drive Surfside Site Location Map – Front Yard Survey





1111 88th Street



1101 88th Street

Guejman Residence

1221 Biscaya Drive Surfside

Adjacent Properties - East





1233 Biscaya Dr.



1249 Biscaya Dr.

Guejman Residence

1221 Biscaya Drive Surfside

Adjacent Properties - West



# Front Yard Landscaping

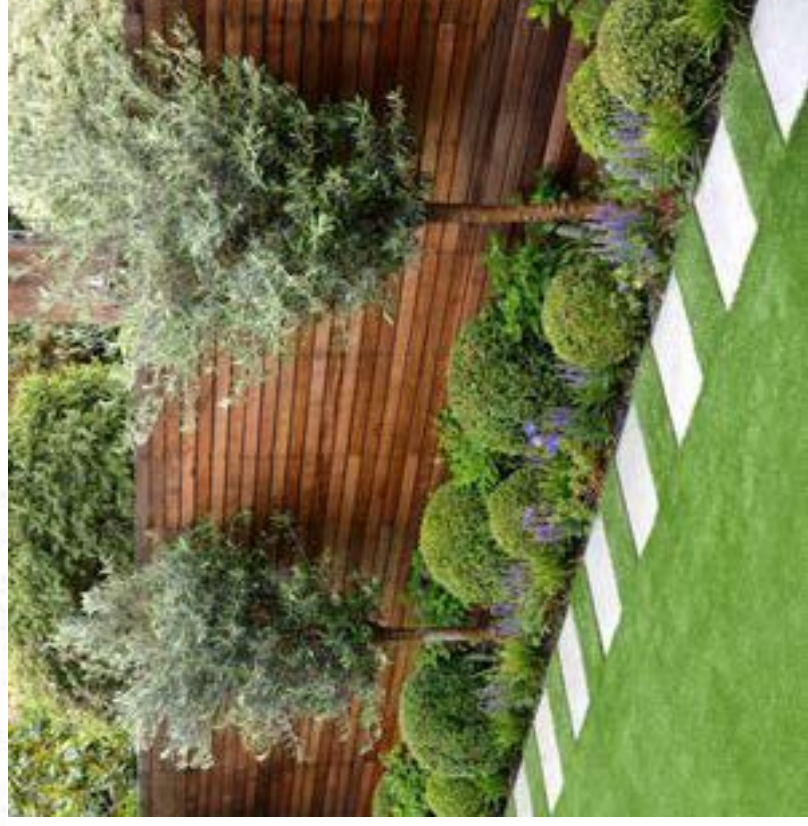
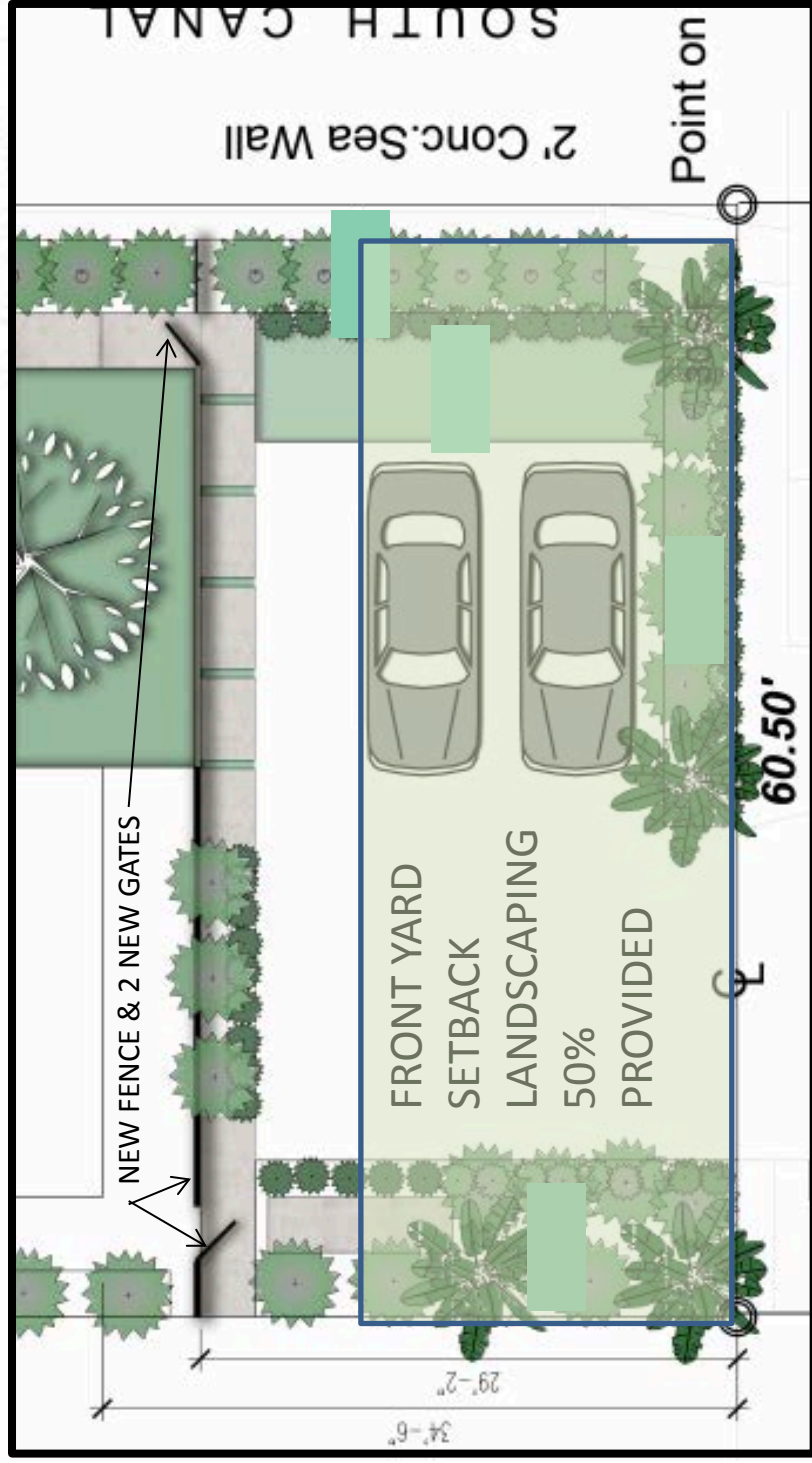
1,210 SF; 50%

Required: 605 SF



Horizontal Wood Fence with layered landscaping  
(Podocarpus – Green Island Ficus – Ground Orchids) and focal feature Ligustrum Trees.

South Canal







Guejman Residence

1221 Biscaya Drive Surfside

Fence - Inspiration Images





South-Florida-Plant-Guide.com

(3) Ligustrum Trees



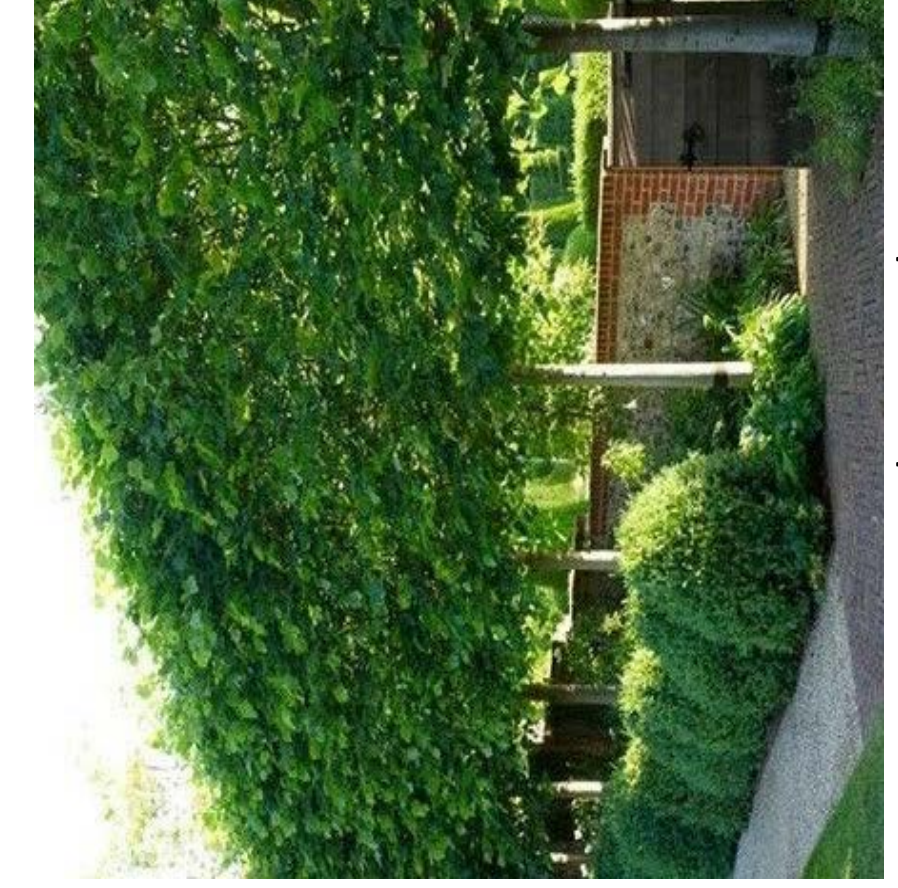
South-Florida-Plant-Guide.com

Clusia Hedge – West Side Yard



South-Florida-Plant-Guide.com

Podocarpus macrophyllus



Green Buttonwood Tree Hedge – East



South-Florida-Plant-Guide.com

Green Island Ficus Low Hedge

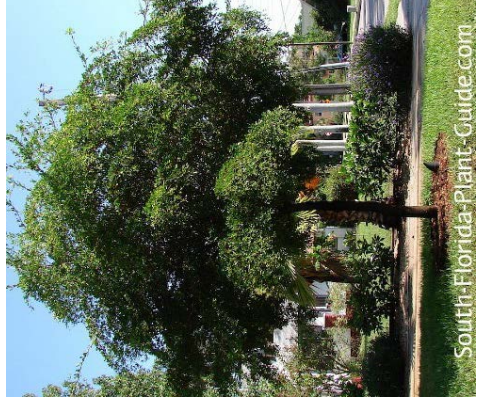


Ficus Pumila - Creeping Fig



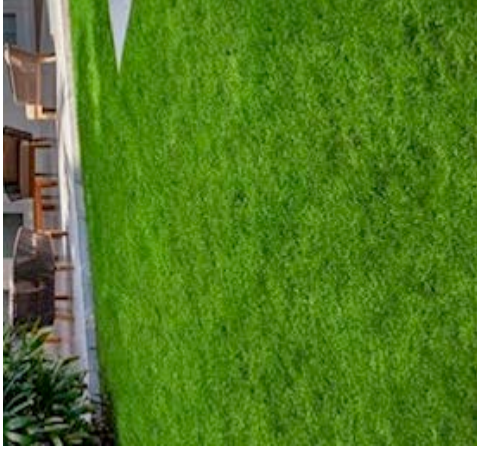
South-Florida-Plant-Guide.com

Pentas lanceolata



South-Florida-Plant-Guide.com

Shady Lady Tree



Zoysia Empire grass



Spathoglottis plicata - Ground Orchids



Lantana depressa



Creeping Fig -

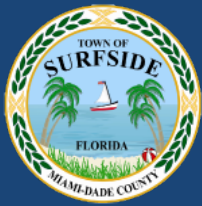


Passion Vine



Bufordii Holly





# Memorandum

**To:** Planning and Zoning Board  
**Thru:** Andrew Hyatt, Town Manager  
**From:** Walter Keller, PE, AICP., Town Consultant Planner  
Marlin Engineering, Inc.  
**CC:** Jason Greene, Assistant Town Manager  
Lillian Arango, Town Attorney  
**Date** January 18, 2021  
**RE:** 9388 Abbott Avenue - Gates

---

**Background:** This application is a request for a Planning and Zoning Board Design Approval of a front yard and corner side yard gates Abbott Avenue (front yard) and on adjacent to 94<sup>th</sup> Street (primary corner side). Both of the gates were installed without permits and the property has been issued violations from the Town's Code Enforcement Division. A hearing date is scheduled for March 2021. The gates are not connected to a fence but are located on walks where the yard has a hedge on the border of the area and the house corner. The parcel is located in the H30B Zoning District. An overhead aerial view from the Miami-Dade County Property Appraiser is provided on the following page with a Property Appraiser West View on page 3. In addition to this Memorandum, an Agenda Packet was submitted by the Applicant.

**Governing Codes:** The Zoning in Progress requirements for a front yard fence (or gate) are detailed in the following Zoning Code sections:

**2006 Code: Sec 90-163** – An ornamental fence, wall or hedge, not more than 5 feet in height may project into any side or rear yard. No fence, wall or ornamental fence shall be constructed in a front yard.

**Current Municode: 90-56.2 & 3** – Allows fence or ornamental walls in the front yard or primary corner yard if granted design review approval by the Planning and Zoning Board. Further limits height for a lot wider than 50 feet a 4-foot height plus 1/2 foot for each 10 feet exceeding 50 feet.

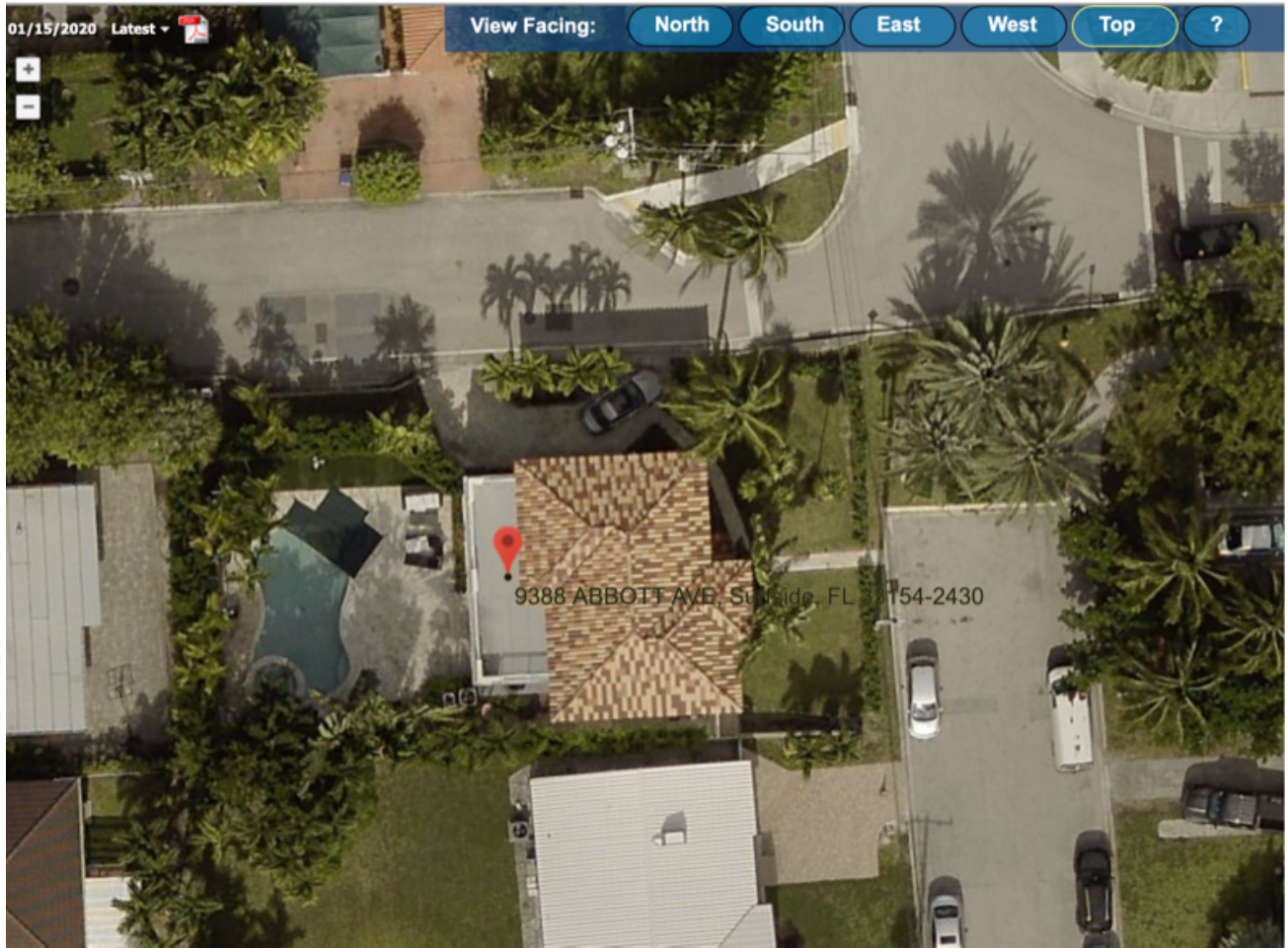
**Zoning in Progress:** 50% of front yards must be landscaped and 20% of all landscape area must be Florida Friendly as defined in the Current Zoning Code.

**Applicant Package:** A permit application was applied for on October 22, 2020. The application and three pages have been submitted for Planning and Zoning Board consideration. Originally, the Applicant submitted 2 partial copies of an outdated survey with locations of the gates. After review by planning staff, one of the survey copies was deleted since the gate locations did not align with the attached photos.





# Town of Surfside, Florida Development Review



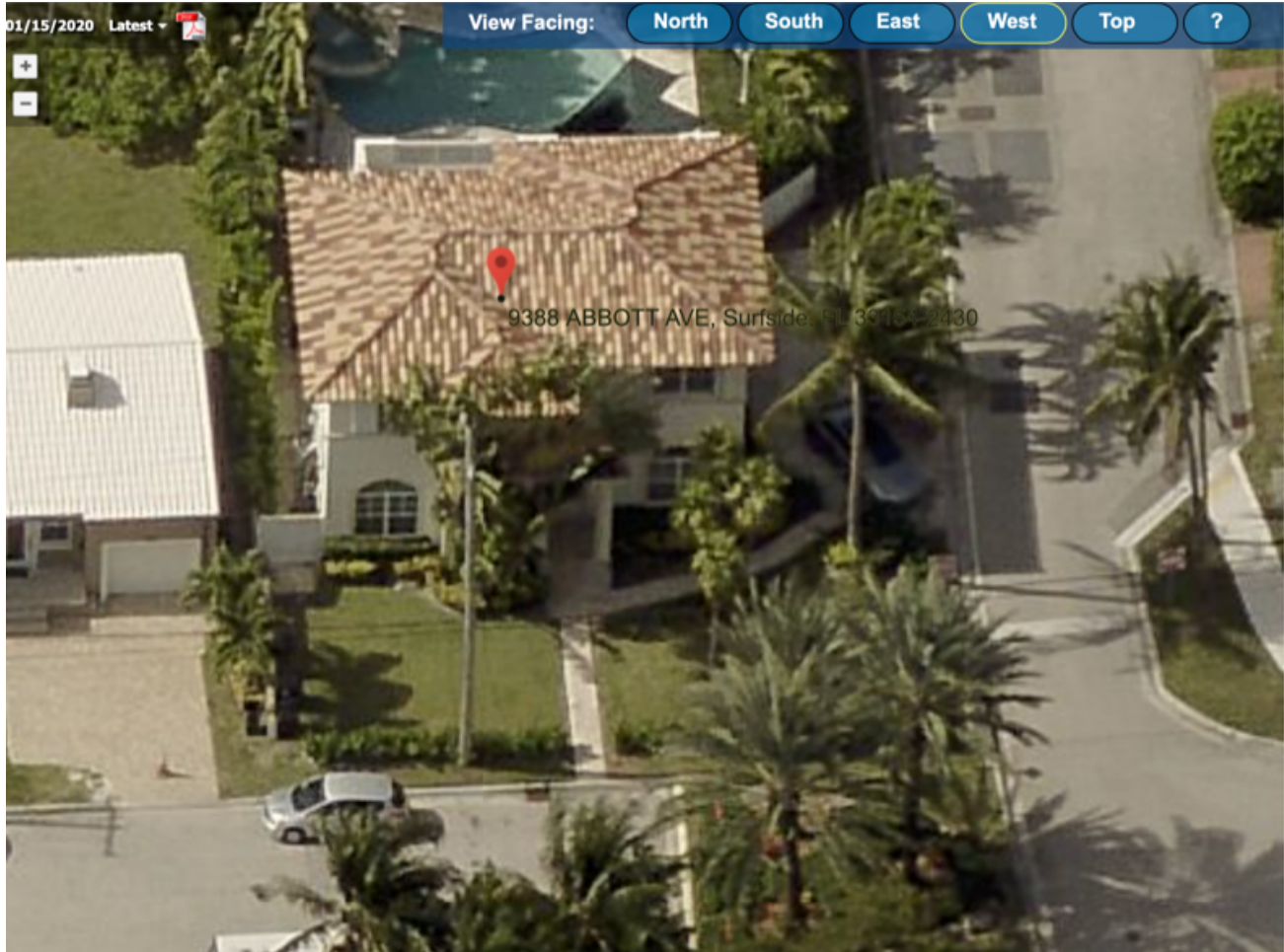
9388 Abbott Drive Miami-Dade County Property Appraiser's Overhead View







## Town of Surfside, Florida Development Review



### 9388 Abbott Drive Miami-Dade County Property Appraiser View West

**Staff Recommendation:** The intersection configuration of the Abbott Avenue and 94<sup>th</sup> Street intersection has been modified to eliminate northbound and southbound traffic on Abbott Avenue south of 94<sup>th</sup> Street. A landscaped area closes Abbott Avenue at the front yard of this Applicant. While the submitted partial survey is outdated, it is still relevant for the front yard area and gate locations based on a review of the submitted photos and review of other aerial photos.

Recommend the application for Planning and Zoning Board design approval be granted based on the following conditions: Applicant to modify the existing gates to a height of 4 feet and locate the Abbott Avenue gate on the property line using a licensed contractor. Submit a sealed survey verifying the Abbott Avenue and 94<sup>th</sup> Street gate locations.





20-1370

DRB Meeting	___/___/20__
Application / Plans Due	___/___/20__


**TOWN OF SURFSIDE  
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION**

A complete submittal includes all items on the "Single-Family and Two-Family Site Plan Application Submission Checklist" document as well as completing this application in full. The owner and agent must sign the application with the appropriate supplemental documentation attached. Please print legibly in ink or type on this application form.

<b><u>PROJECT INFORMATION</u></b>	
OWNER'S NAME	Rachel & Rodrigo Stelatt
PHONE / FAX	917-494-2746
AGENT'S NAME	
ADDRESS	9388 Abbott Avenue, Surfside Fl 33154
PHONE / FAX	917-494-2746
PROPERTY ADDRESS	9388 Abbott Avenue
ZONING CATEGORY	
DESCRIPTION OF PROPOSED WORK	Simple gates in front & side of house Aluminum.

<b><u>INTERNAL USE ONLY</u></b>			
Date Submitted	10-22-2020	Project Number	20-1370
Report Completed		Date	
Fee Paid	\$ 200.00		

<b><u>ZONING STANDARDS</u></b>	Required	Provided
Plot Size	_____	_____
Setbacks (F/R/S)	_____ _____ _____	_____ _____ _____
Lot Coverage	_____	_____
Height	_____	_____
Pervious Area	_____	_____

 \_\_\_\_\_ 8/31/20  
SIGNATURE OF OWNER DATE

\_\_\_\_\_  
SIGNATURE OF AGENT DATE



9388 Abbot Ave, Surfside, FL 33154

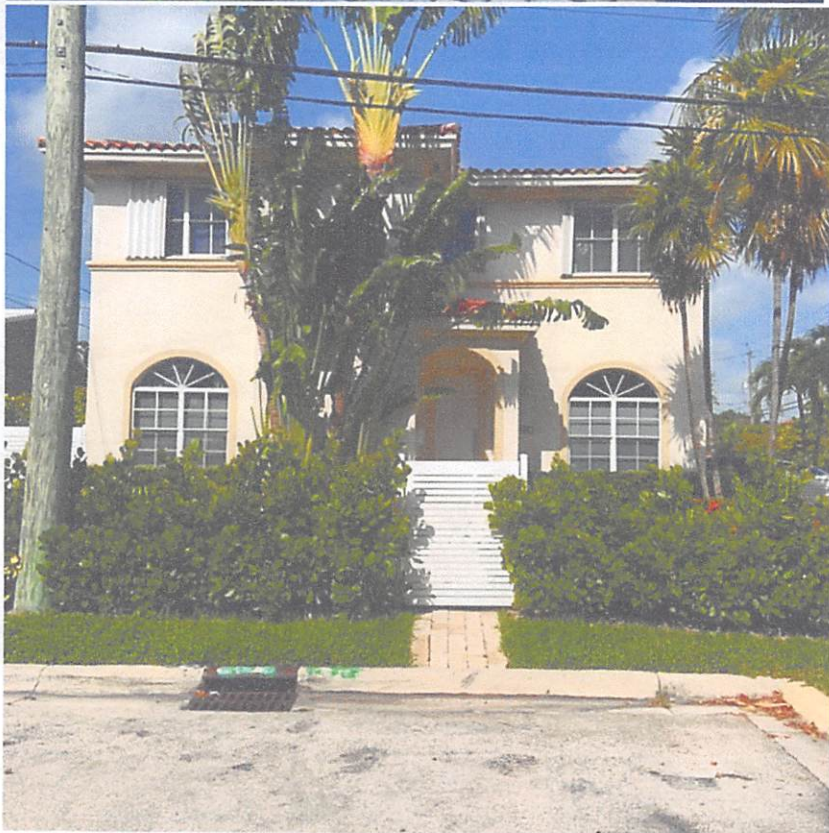
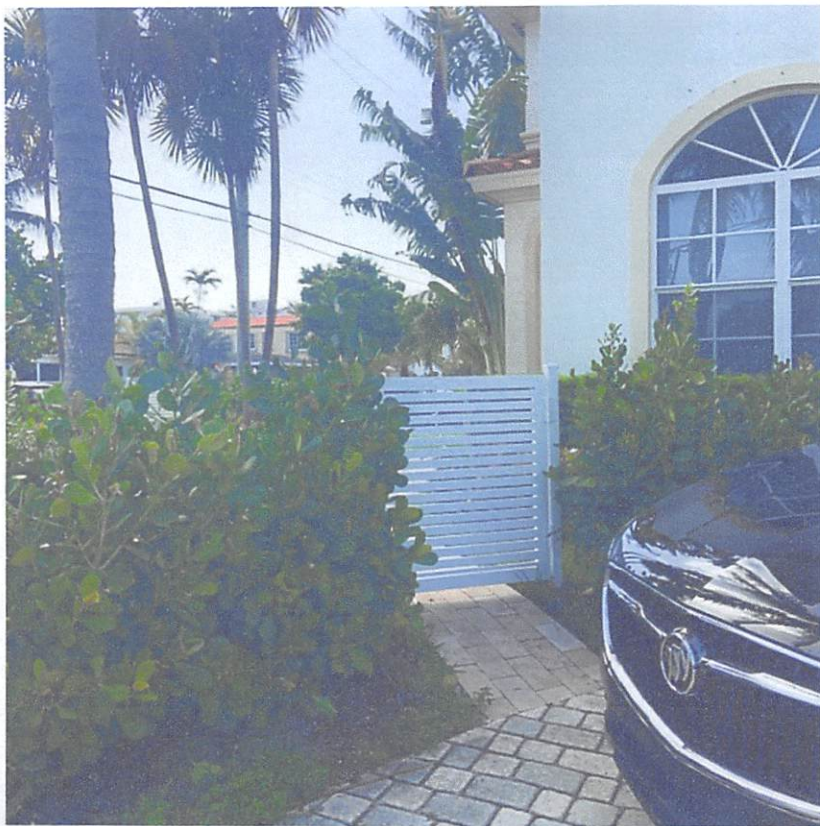
Aluminum gate with 2 inch cross metal by ½ inch opening

Aluminum posts shall be installed 24 inches into the ground with concrete

Gate Width is 36" Height is 54"















# Memorandum

**To:** Planning and Zoning Board  
**Thru:** Andrew Hyatt, Town Manager  
**From:** Walter Keller, PE, AICP., Town Consultant Planner  
Marlin Engineering, Inc.  
**CC:** Jason Greene, Assistant Town Manager  
Lillian Arango, Town Attorney  
**Date:** January 18, 2021  
**RE:** 9466 Harding Avenue Mai Nail Lounge Sign

---

**Background:** This application is a request to place a permanent wall sign. The parcel is located in the SD-B40 Zoning District. In addition to this Memorandum, an Agenda Packet submitted by the Applicant is attached.

**Governing Codes:** The Zoning in Progress requirements for a permanent wall sign are detailed in the following Zoning Code sections:

**2006 Code: 90-209(c)1** – Provides a wall sign of 1 square foot (SF) for each 1 foot of frontage. In the Business District for stores with less than 25 feet of frontage, a 25 SF sign is allowed. This store front has 25 feet of frontage.

**2008 Code: 90.71.1** – Also allows a wall sign of 1 square foot (SF) for each 1 foot of frontage. In the Business District for stores with less than 25 feet of frontage, a 25 SF sign is allowed. This store front has 25 feet of frontage.

**Current Municode: 90-73.a(3b(2))** – The Code has further restrictions including requiring a 1/4 inch to 2 inch offset from the wall to allow rain water to drain and limits illumination to white LEDs.

**Staff Recommendation:** The Applicant's proposed sign is 20 SF with white illumination. It is recommended the permanent wall sign be approved.



TOWN OF SURFSIDE  
 NOV 11 '20 10:59AM



DRB Meeting	___/___/20__
Application / Plans Due	___/___/20__

**TOWN OF SURFSIDE**  
**MULTI-FAMILY AND NON-RESIDENTIAL DESIGN REVIEW APPLICATION**  
 (Signs, awnings, store fronts, fences, and walls etc)

A complete submittal includes all items on the "Multi-family and Non-Residential Design Review Application Submission Checklist" document as well as completing this application in full. The owner and agent must sign the application with the appropriate supplemental documentation attached. Please print legibly in ink or type on this application form.

<b>PROJECT INFORMATION</b>	
OWNER'S NAME	<u>Stone Plaza II, LLC.</u>
PHONE / FAX	<u>(305) 333-9299</u>
AGENT'S NAME	<u>Icela Sousa</u>
ADDRESS	_____
PHONE / FAX	<u>(305) 834-8939</u>
PROPERTY ADDRESS	<u>9466 Harding Ave Surfside, FL 33154</u>
ZONING CATEGORY	_____
DESCRIPTION OF PROPOSED WORK	<u>to install a set of illuminated Reverse Channel Letters "Mai Nail Lounge" &amp; View on window</u>

<b>INTERNAL USE ONLY</b>			
Date Submitted	<u>12-11-2020</u>	Project Number	<u>20-1614</u>
Report Completed	_____	Date	_____
Fee Paid	<u>\$ 200.00</u>		

<b>ZONING STANDARDS</b>	<b>Required</b>	<b>Provided</b>
Sign Area (if applicable)	_____	_____
Awning Size (if applicable)	_____	_____
Fence Height (if applicable)	_____	_____
Wall Height (if applicable)	_____	_____

SIGNATURE OF OWNER \_\_\_\_\_ DATE \_\_\_\_\_ SIGNATURE OF AGENT \_\_\_\_\_ DATE \_\_\_\_\_





**TOWN OF SURFSIDE**  
**SUBMITTAL CHECKLIST**  
**MULTI-FAMILY AND NON-RESIDENTIAL DESIGN REVIEW**  
(Signs, awnings, store fronts, fences, and walls etc)

Project Name Mai Nail Lounge Project Number \_\_\_\_\_

**SUBMITTAL REQUIREMENTS FOR REVIEW:**

- Completed "Multi-Family and Non-Residential Site Plan Application" form
- Application fee: \$ \_\_\_\_\_ made out to "Town of Surfside"
- Ownership Affidavit
- Recent photographs of the subject property and all abutting, diagonal and fronting properties visible from the street (to be provided prior to Design Review Board Meeting)

**FOR THE FOLLOWING PLEASE PROVIDE:**

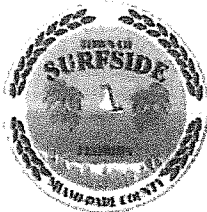
- ✓ Two (2) full sized sets (24" x 36" sheets) of complete design development drawings signed and sealed
- ✓ • One (1) flash drive, with site plan in PDF format, or other common windows based format.
- Provided prior to Design Review Board Meeting – Fifteen (15) reduced sized sets (11" x 17" sheets) of the complete design development drawings *17 sets.*

**PLANS SHALL INCLUDE IF APPLICABLE:**

- Sign Plan (Minimum scale of 1" = 20'). Please show / provide the following:
  - Entire parcel(s) with dimensions and lot size in square feet
  - Location of existing and proposed signs with square footage
  - Material of proposed sign
  - Manner of Illumination of proposed sign
  - Method of securing or fastening proposed sign
  - Wording of the proposed sign, with coordinating letter size
  - Architectural Elevations of façade
  
- Awning Plan or Storefront Change (Minimum scale of 1" = 20'). Please show / provide the following:
  - Entire parcel(s) with dimensions and lot size in square feet
  - Location of Existing and proposed awnings with square footage
  - Material of proposed awning or storefront change
  - Method of securing or fastening proposed awning
  - Window and framing materials
  - Wording of the proposed awning, with coordinating letter size
  - Architectural Elevations of façade

Cont.





9293 Harding Avenue  
Surfside, FL 33154

PERMIT NO.

APPLICATION NO.

AMOUNT DUE

# BUILDING PERMIT APPLICATION

2017 FLORIDA BUILDING CODE IN EFFECT

PERMIT TYPE: (Check one)

Structural  Mechanical  Electrical  Plumbing  Other  Roof

JOB ADDRESS: 9466 Harding Ave, Surfside, FL 33154						
OWNER'S NAME: Stowe Plaza II, LLC						
OWNER'S ADDRESS: PO BOX 546086						
CITY: Surfside		PHONE# 305-333-9299		FAX #		
FEE SIMPLE TITLE HOLDER'S NAME:			ADDRESS:			
CONTACT PERSON: Icela Sousa			PHONE# (305) 834-8939			
EMAIL ADDRESS: icela.sousa@msn.com						
CONTRACTOR: Electrical Masters, Inc.						
MAIL ADDRESS: 9223 Sw. 4th Terrace						
CITY: Miami		STATE: Florida		ZIP CODE: 33174		
PHONE # (786) 387-8296		FAX #		EMAIL :		
CERT COMPETENCY:			STATE REGISTRATION: ER00057			
LOT	BLOCK	PRESENT USE:		PROPOSED USE:		
FOLIO NUMBER:			SUBDIVISION:			
NO. OF STORIES		OFFICES:	FAMILIES:	BEDROOMS:	BATHS:	
TYPE OF WORK:	ADD <input type="checkbox"/>	NEW <input checked="" type="checkbox"/>	ALTER <input type="checkbox"/>	REPAIR <input type="checkbox"/>	REPLACE <input type="checkbox"/>	OTHER <input type="checkbox"/>
VALUE OF WORK : (Total all Trades): \$2,200.00			SQ. FT. (TOTAL)		LINEAR FEET	
DESCRIBE WORK:	to install a set of illuminated Rev. Channel Letters "Mai Nail Lounge" in vinyl on window					
ARCHITECT/ENGINEER'S NAME EC Associates - Emilio Castro						
ADDRESS: 14811 SW 9th Lane Miami, Florida 33194						
PHONE# (786) 286.5793		FAX#		EMAIL edacastro14811@comcast.net		
MORTGAGE LENDER NAME: N/A						



MORTGAGE LENDER'S ADDRESS: N/A

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has been effected prior to the issuance of said permit and that all work be performed to meet the standards of all laws regulating construction in DADE COUNTY and the TOWN OF SURFSIDE whether specified in this application and accompanying plans or not. I understand that a separate permit must be secured for ELECTRICAL, PLUMBING, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, etc. The information provided herein by the Applicant is not evaluated for issuance of a Certificate of Use. The City reserves the right to deny or condition any proposed use of the property pursuant to provisions of the City's Code of Ordinances.

Initial this Page: PR

**OWNER'S AFFIDAVIT:** I certify that all information provided is accurate, and that all work will be performed in compliance with all applicable laws regulating construction and zoning. No work has been commenced prior to the issuance of the permit applied with this application, and all work will be done as indicated in the Application and all accompanying document and plans.

**NOTICE:** In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of the county, and there may be additional permits required from other governmental entities such as water management districts, state or federal agencies.

**WARNING TO OWNER:** YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING A NOTICE OF COMMENCEMENT.

CONTRACTOR:  
(Print Name): Oswaldo Rodriguez  
SIGNATURE: [Signature]  
STATE OF FLORIDA  
COUNTY OF Florida

Sworn to (or affirmed) and subscribed before me  
this 30<sup>th</sup> day of Sept, 20 20  
by Oswaldo Rodriguez


NOTARY: [Signature]

SEAL:   
Personally known   
OR Produced Identification   
Type of Identification Produced -

OWNER:  
(Print Name): Kenneth I. Stowe  
SIGNATURE: [Signature]  
STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

Sworn to (or affirmed) and subscribed before me  
this 15 day of October, 20 20  
by Kenneth I Stowe

NOTARY: [Signature]

SEAL:   
Personally known   
OR Produced Identification   
Type of Identification Produced \_\_\_\_\_

The Permit is not valid until signed by an authorized representative of the TOWN OF SURFSIDE BUILDING DEPT. and all fees are paid.

ACCEPTED BY \_\_\_\_\_

AUTHORIZED BY \_\_\_\_\_



NAIL LOUNGE

*Mai*

9466 HARDING AVE  
EAST  
ELEVATION

ELECTRICAL MASTER, INC  
9223 SW 4TH TERRACE  
MIAMI, FL 33174  
786 387 8296  
ER0013057



25'



PROPOSED  
20.0' SQ.FT

ELECTRICAL MASTER, INC  
9223 SW 4TH TERRACE  
MIAMI, FL 33174  
786 387 8296  
ER0013057

9466 HARDING AVE  
EAST  
ELEVATION

*Mai*  
NAIL LOUNGE





PANEL A  
 250 RATING  
 BREAKER #  
 TOTAL LOAD: 150 AMP

ELECTRICAL SPECS  
 1-LED POWER SUPPLY  
 1-20 AMP CIRCUIT  
 1-20 AMP INTERNAL DISCONNECT SWITCH  
 TOTAL LOAD: 1.0 AMP  
 GROUNDING/BONDING AS PER NEC 250  
 PRIMARY WIRE # 12 THHN/THWN

ELECTRICAL DATA

1 - 20 AMPS CIRCUIT #12-14  
 PHOTOCELL - TIMER

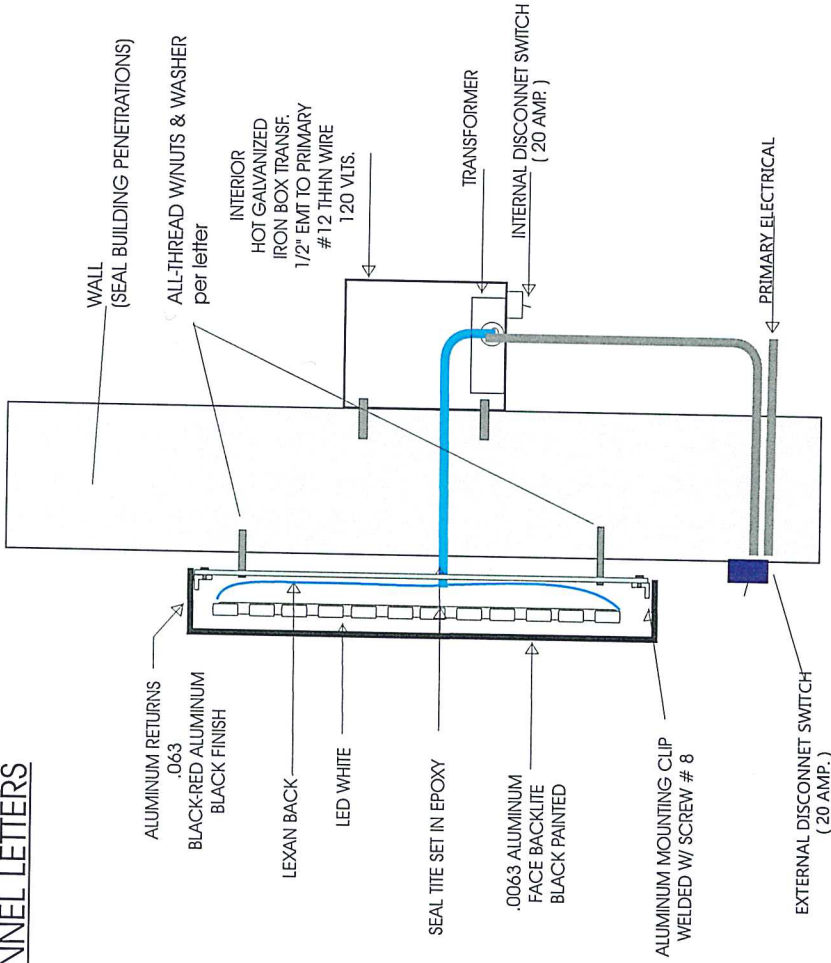
ALL ELECTRICAL COMPONENTS ARE U.L. LISTED SIGN GROUNDING ACCORDING TO NEC CODE 250 ELECTRIC SIGN COMPLIES TO U.L. 2161			
QTY	SOURCE	TYPE	AMPS
1	TRANSFORMER		1.0
TOTAL			1.0

FASTENER TABLE		
MOUNTING HARDWARE	BUILDING CONSTRUCTION	
	MASONRY	WOOD METAL
1/4" BOLTS THROUGH WALL	X	X X
1/4" LAG BOLTS W/ LEAD SHIELDS	X	
1/4" LAG BOLTS		HALLOW BLOCK ONLY X
1/4" TOGGLE BOLTS		X X
1/4" STUD		X
1/4" TAPCON		X

embedment 1 1/2 min - 5" max

EMILIO CASTRO, P.E. # 41592 CIVIL  
 E.C. & ASSOCIATES, INC. EB 0006576  
 CONSULTING CIVIL & STRUCTURAL ENGINEERS  
 14811 S.W. 9th Lane • Miami, FL 33194  
 Tel: (305) 480-7886 • Fax: (305) 480-7886

MOUNTING DETAIL  
REVERSE CHANNEL LETTERS



ALL FABRICATION & INSTALLATION ACCORDING TO NEC 600-6 (2014)

THE SIGN AS PER ASCE 7-10  
 AND 2017 F.B.C. VI edition WIND LOAD  
 180 MPH EXPOSURE "C"  
 IMPORTANCE FACTOR 1.0



*Mai*  
**NAIL LOUNGE**

9466 HARDING AVE  
 EAST  
 ELEVATION

ELECTRICAL MASTER, INC  
 9223 SW 4TH TERRACE  
 MIAMI, FL 33174  
 786 387 8296  
 ER0013057

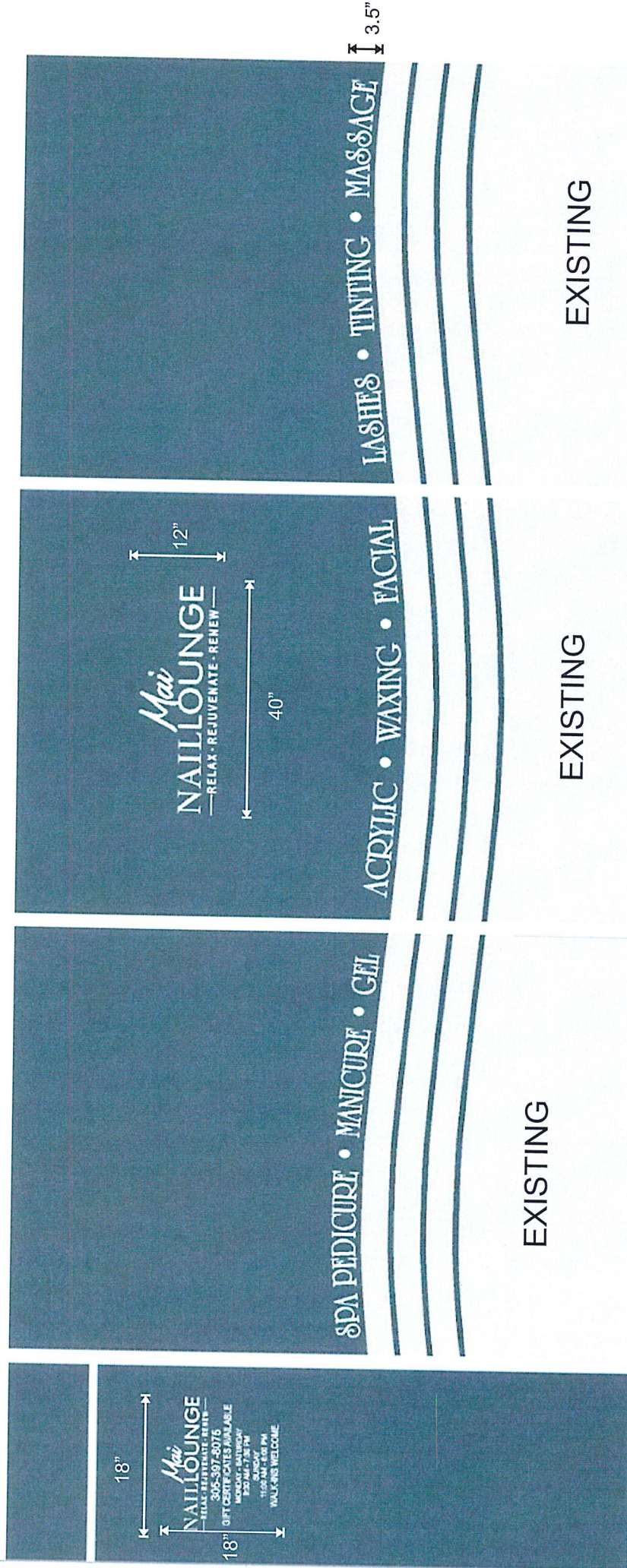


# NAIL LOUNGE

*Mai*

9466 HARDING AVE  
EAST  
ELEVATION

ELECTRICAL MASTER, INC  
9223 SW 4TH TERRACE  
MIAMI, FL 33174  
786 387 8296  
ER0013057





NAIL LOUNGE

*Mai*

9466 HARDING AVE  
EAST  
ELEVATION

ELECTRICAL MASTER, INC  
9223 SW 4TH TERRACE  
MIAMI, FL 33174  
786 387 8296  
ER0013057



NEW SIGN







# Memorandum

**To:** Planning and Zoning Board  
**Thru:** Andrew Hyatt, Town Manager  
**From:** Walter Keller, PE, AICP., Town Consultant Planner  
Marlin Engineering, Inc.  
**CC:** Jason Greene, Assistant Town Manager  
Lillian Arango, Town Attorney  
**Date:** January 18, 2021  
**RE:** 9507 Harding Avenue Window Signs and Wall Sign Removal

---

**Background:** This application is requesting approval for window signs, door sign and the removal of the prior occupant's wall sign. The parcel is located in the SD-B40 Zoning District. In addition to this Memorandum, an Agenda Packet submitted by the Applicant is attached.

**Governing Codes:** The Zoning in Progress requirements for window and door signs and removal of a wall sign are detailed in the following Zoning Code sections:

**2006 Code: 90-209(c)6(e)** – Provides a window sign of 1.5 square foot (SF) for each window or door. In addition, the lettering is limited to 8 inches in height and the total area of the sign cannot exceed 20% of the window and or door area.

**Current Municode: 90-73.a(3)c** – The Code only limits the sign to not exceed 20% of the window or door area. Lettering is limited to 8 inches in height. Allowable material includes painted gold leaf, silver leaf, silk-screened, cut or polished metal, cut or frosted vinyl and etched glass.

**Current Municode: 90-72.a** – The Code requires signs associated with the previous owner or lessee shall be removed within 30 days of transfer of ownership or cessation of the prior business activity. Any visible holes shall be painted and filled. Sign structure can remain in place provided no identifying features of the prior business are visible.

**Staff Recommendation:** The Applicant's proposed window and door signs are not dimensioned in the application. Based on the more restrictive Code, it is recommended the signs be approved subject to the following conditions:

1. The size of the proposed sign shall be limited to a maximum of 1.5 SF per the Code; and,
2. The sign lettering be 8 inches or less and sign material comply with 90-73.a(3)c.

The existing wall sign can be removed provided it is done per the Current Municode **Sec 90-72.a**.





DRB Meeting	___/___/20__
Application / Plans Due	___/___/20__

**TOWN OF SURFSIDE**  
**MULTI-FAMILY AND NON-RESIDENTIAL DESIGN REVIEW APPLICATION**  
 (Signs, awnings, store fronts, fences, and walls etc)

A complete submittal includes all items on the "Multi-family and Non-Residential Design Review Application Submission Checklist" document as well as completing this application in full. The owner and agent must sign the application with the appropriate supplemental documentation attached. Please print legibly in ink or type on this application form.

<b><u>PROJECT INFORMATION</u></b>	
OWNER'S NAME	<u>Tim Fraleigh</u>
PHONE / FAX	<u>(305) 606-0158</u>
AGENT'S NAME	_____
ADDRESS	<u>9507 Harding Ave.</u>
PHONE / FAX	_____
PROPERTY ADDRESS	_____
ZONING CATEGORY	_____
DESCRIPTION OF PROPOSED WORK	<u>Approval of stickers in front window &amp; on door of retail shop. Also removal of previous store name from building = "Le Beau Maroc"</u>

<b><u>INTERNAL USE ONLY</u></b>			
Date Submitted	<u>12.30.2020</u>	Project Number	<u>2020-1687</u>
Report Completed	_____	Date	_____
Fee Paid	<u>\$ 200.00</u>		

<b><u>ZONING STANDARDS</u></b>	<b>Required</b>	<b>Provided</b>
Sign Area (if applicable)	_____	_____
Awning Size (if applicable)	_____	_____
Fence Height (if applicable)	_____	_____
Wall Height (if applicable)	_____	_____


 12/30/2020      \_\_\_\_\_ 12/30/2020  
 SIGNATURE OF OWNER      DATE      SIGNATURE OF AGENT      DATE





**TOWN OF SURFSIDE**  
**MULTI-FAMILY AND NON-RESIDENTIAL DESIGN REVIEW**  
(Signs, awnings, store fronts, fences, and walls etc)

**PLANNING AND ZONING BOARD Rules and Procedures (June 2002)**

The Planning and Zoning Board shall generally meet the last Thursday of each month at 7:00 pm. at Town Hall.

Plans and completed applications (including all supporting documentation) must be submitted to the Building Department at least 21 days prior to the meeting, with the payment of applicable fees (example: \$200.00 for Plan Review for Zoning), at which time they will be considered. Incomplete plans and applications will not be processed.

The applicant or duly authorized agent (per ownership affidavit) must be present at the meeting. If there are no applications for consideration by the Planning and Zoning Board, the monthly meeting may be cancelled at the discretion of the Chairman of the Board.

Please advise the name of the Representative who will attend the hearing on behalf of this application:

<u>Tom Fraleigh</u>	<u>12-30-20</u>
NAME OF REPRESENTATIVE	DATE



# LE BEAU MAROC





MARE  
BOUTIQUE

THE SYSTEM LASTED 15  
PRE  
EXPERIENCE YOUR OWN FUTURE

RESTAURANT  
OR DINING  
NOW OPEN

902  
EST

9







9507

MARE  
BOUTIQUE

MARE  
BOUTIQUE

BY APPOINTMENT  
OR DINING  
NOW OPEN

THE BOUTIQUE  
MARE  
BOUTIQUE





**Town of Surfside  
Town Commission Meeting  
January 14, 2021  
7:00 pm**

Town Hall Commission Chambers - 9293 Harding Avenue, 2<sup>nd</sup> Floor  
Surfside, FL 33154

**Agenda #:****Date:** January 14, 2020**From:** Vice Mayor Tina Paul**cc:** Lillian M. Arango and Tony Recio, Town Attorneys  
Andrew Hyatt, Town Manager**Subject:** Ordinance to Allow Pet Grooming as Accessory Use to Pet Supplies

**Objective:** At the Town Commission meeting on December 8, 2020, the Commission directed the Town Attorney to prepare an amendment to the Town Code to allow pet grooming as an accessory use. The attached Ordinance amends Section 90-41 “Regulated Uses” by providing for “pet grooming” as an accessory use to “pet supplies,” a use already permitted within the SD-B40 district. The accessory use is permitted subject to conditions aimed at avoiding over-concentration of this type of use within the Town’s business district and minimizing potential adverse impacts of animal-related services such as offensive odors, animal waste, and noise.

**Consideration:** The attached Ordinance provides for pet grooming as an accessory use to retail pet supplies within the SD-B40 district subject to the following conditions:

- a. Animals shall be walked on the premises in an enclosed area and all waste shall be disposed of immediately.
- b. No overnight boarding shall be permitted.
- c. Soundproofing shall be required and the noise outside the building shall not exceed that of average daily traffic measured at the lot line.
- d. No malodor shall be perceptible at the boundary of the premises.
- e. Pet sales or pet adoption services are prohibited.
- f. There shall be a minimum distance separation of 850 feet between pet supplies stores offering pet grooming and 400 feet between a pet supplies store offering pet grooming services and a veterinary office offering pet grooming services.

The Veterinary Wellness Center of Surfside operates at 9530 Harding Avenue within the SD-B40 district. While Section 90-41 of the Town Code allows pet grooming in connection with and as accessory to a veterinary office, the operator/veterinarian Dr. Carmona confirmed it does not offer pet grooming services. They have submitted a letter of support for allowing the pet grooming use



offered by another business and specifically in favor of a potential applicant under this Ordinance, Woof Gang Bakery.

**Recommendation:** Consider and adopt the attached Ordinance on first reading, including the conditions, and consider the Ordinance for final adoption at second reading.



ORDINANCE NO. 21 - \_\_\_\_\_

**AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING SECTION 90-41, “REGULATED USES”, TO CHANGE THE LIST OF PERMITTED ACCESSORY USES TO ALLOW PET GROOMING AS ACCESSORY TO RETAIL PET SUPPLIES IN THE SD-B40 ZONING DISTRICT AND PROVIDING FOR RELATED REGULATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

1       **WHEREAS**, Article VIII, Section 2 of the Florida Constitution, and Chapter 166, Florida  
2 Statutes, provide municipalities the authority to exercise any power for municipal purposes, except  
3 where prohibited by law, and to adopt ordinances in furtherance of such authority; and

4       **WHEREAS**, the Town Commission of the Town of Surfside (“Town Commission”) finds it  
5 periodically necessary to amend its Code of Ordinances and Land Development Code (“Code”) in  
6 order to update regulations and procedures for maintain consistency with state law and to implement  
7 municipal goals and objectives; and

8       **WHEREAS**, Section 90-41(c) of the Town Code allows pet supplies in the SD-B40 Zoning  
9 District under the Retail and General Commercial Uses category; and

10       **WHEREAS**, modern pet supplies stores often offer pet grooming services, but the Town Code  
11 does not allow pet grooming as a permitted accessory use to pet supplies; and

12       **WHEREAS**, pet grooming is currently only allowed as accessory to veterinary office uses,  
13 subject to certain limiting conditions; and

14       **WHEREAS**, the concentration of animals on any particular premises or within a certain area  
15 has the potential to result in adverse impacts to residents and businesses through offensive odors,  
16 animal waste, and noise; and

17       **WHEREAS**, to minimize such adverse impacts, businesses offering services to animals,  
18 including pet grooming services, require special limitations and minimum separation from other  
19 businesses offering similar services; and

20       **WHEREAS**, on December 8, 2020, the Town Commission directed staff to evaluate and  
21 prepare an ordinance allowing pet grooming services as accessory to retail pet supplies; and

<sup>1</sup>Additions to the text are shown in underline. Deletions are shown in ~~strikethrough~~.



22       **WHEREAS**, the Town Commission held its first public hearing on \_\_\_\_\_, 2021 and  
23 recommended approval of the proposed amendments to the Code of Ordinances having complied  
24 with the notice requirements set forth in the Florida Statutes; and

25       **WHEREAS**, the Planning and Zoning Board, as the local planning agency for the Town, held  
26 its hearing on the proposed amendment on \_\_\_\_\_, 2021 with due public notice and input;  
27 and

28       **WHEREAS**, the Town Commission has conducted a second duly noticed public hearing on  
29 these regulations as required by law on \_\_\_\_\_, 2021 and further finds the proposed  
30 change to the Code necessary and in the best interest of the community.

31  
32       **NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE**  
33 **TOWN OF SURFSIDE, FLORIDA<sup>1</sup>:**  
34

35       **Section 1. Recitals.** The above Recitals are true and correct and are incorporated herein by  
36 this reference:  
37

38       **Section 2. Town Code Amended.** Section 90-41. – “Regulated Uses” of the Surfside Town  
39 Code of Ordinances is hereby amended and shall read as follows<sup>1</sup>:

40 **Sec. 90-41. Regulated uses.**

41 \* \* \*

42 (c) Table—Regulated uses.

43 \* \* \*

44

Accessory uses	H30A	H30B	H30C	H40	H120	SD-B40
Boat docks + moorings	P(2)	-		-	-	-
Game courts	P(2)	P(2)	P(2)	P(2)	P(2)	-
Home Bar-B-Q grills	P(2)	P(2)	P(2)	P(2)	P(2)	-
Laundry/service rooms	-	-	P(5)	P(5)	P(5)	-
Office spaces	-	-		P(3)	P(3)	-
Recreational rooms	-	-	P(4)	P(4)	P(4)	-

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<sup>1</sup> Additions to the text are shown in underline. Deletions to the text are shown in ~~striketrough~~.



Swimming pools	P(2)	P(2)	P(2)	P(2)	P(2)	-
Hotel Swimming pools	-	-	CU(2)	CU(2)	CU(2)	-
Vending machines	-	-	P(6)	P(6)	P(6)	-
Bar	-	-	-	-	CU(2)	P
Outdoor dining facilities	-	-	-	CU	CU	-
Electric Vehicle Charging Station	P(27)	P(27)	P(28)	P(28)	P(28)	P(29)
<u>Pet Grooming</u>						<u>P(35)</u>

45 Key: P: Permitted Blank: Not Permitted (#): Refer to Notes CU: Conditional Use

46 (d) *Uses table notes.*

47 \* \* \*

48 (35) Pet grooming may be permitted as accessory to pet supplies provided:

49 a. Animals shall be walked on the premises in an enclosed area and all waste shall  
50 be disposed of immediately.

51 b. No overnight boarding shall be permitted.

52 c. Soundproofing shall be required and the noise outside the building shall not  
53 exceed that of average daily traffic measured at the lot line.

54 d. No malodor shall be perceptible at the boundary of the premises.

55 e. Pet sales or pet adoption services are prohibited.

56 f. There shall be a minimum distance separation of 850 feet between pet supplies  
57 stores offering pet grooming and 400 feet between a pet supplies store offering  
58 pet grooming services and a veterinary office offering pet grooming services.

59 **Section 3. Severability.** If any section, sentence, clause or phrase of this ordinance is held  
60 to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in  
61 no way affect the validity of the remaining portions of this Ordinance.

62 **Section 4. Inclusion in the Code.** It is the intention of the Town Commission, and it is hereby  
63 ordained that the provisions of this Ordinance shall become and made a part of the Town of Surfside  
64 Code of Ordinances, that the sections of this Ordinance may be renumbered or re-lettered to  
65 accomplish such intentions; and the word “Ordinance” may be changed to “Section” or other  
66 appropriate word.

67  
68 **Section 5. Conflicts.** Any and all Ordinances and Resolutions or parts of Ordinances or  
69 Resolutions in conflict herewith are hereby repealed.

70



71 **Section 6. Effective Date.** This ordinance shall become effective upon adoption.

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73 **PASSED** and **ADOPTED** on first reading this \_\_\_ day of January, 2021.

74  
75 **PASSED** and **ADOPTED** on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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77  
78 On Final Reading Moved by: \_\_\_\_\_

79  
80 On Final Reading Second by: \_\_\_\_\_

81  
82 **First Reading:**

83 Motion by: \_\_\_\_\_

84 Second by: \_\_\_\_\_

85  
86  
87 **Second Reading:**

88 Motion by: \_\_\_\_\_

89 Second by: \_\_\_\_\_

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91  
92 **FINAL VOTE ON ADOPTION**

93 Commissioner Charles Kesl \_\_\_\_\_

94 Commissioner Eliana R. Salzhauer \_\_\_\_\_

95 Commissioner Nelly Velasquez \_\_\_\_\_

96 Vice Mayor Tina Paul \_\_\_\_\_

97 Mayor Charles W. Burkett \_\_\_\_\_

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103 \_\_\_\_\_  
104 Charles W. Burkett  
105 Mayor

106 **ATTEST:**  
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108 \_\_\_\_\_  
109 Sandra N. McCready, MMC  
110 Town Clerk

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**APPROVED AS TO FORM AND LEGALITY FOR THE USE  
AND BENEFIT OF THE TOWN OF SURFSIDE ONLY:**

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Weiss Serota Helfman Cole & Bierman, P.L.  
Town Attorney