



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

February 11, 2021 – 6:00 p.m.

- 1. Call to Order/Roll Call**
- 2. Town Commission Liaison Report – Mayor Charles Burkett**
- 3. Applications:**
 - A. 9133 and 9149 Collins Avenue – Amendment to Site Plan**
 - B. 9165 Abbott Avenue – Garage Conversion and Addition**
 - C. 9573 Harding Avenue – Wall Sign**
- 4. Reconsideration of 1221 Biscaya Drive Motion by Board Member James Mackenzie**
- 5. Next Meeting Date: February 25, 2021**
- 6. Discussion Items:**
 - A. Future Agenda Items**
- 7. Adjournment**

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.

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 February 1, 2021
RE: 9133 – 9149 Collins Avenue – Seaway Condo Acquisition LLC – Site Plan Amendment

Background: This application is a request for a Site Plan Amendment to the approved development plans of the property commonly known as the Seaway Villas and Surf Club Apartments. This project is an aggregation of the two properties totaling 2.16 acres. The Surf Club Apartments 30 units will be demolished and the Seaway Villas with 28 units will be partially protected, renovated and major portions demolished. The Miami Dade Historic Preservation Board recommended approval of the redevelopment plan due to the restoration of the villas and landscaped courtyard which are important feature of the site. The approved redeveloped site and 12 story structure includes 48 condo units and 31 hotel units. The partially protected and restored Seaway Villas will include 2 units and 1,100 square feet of restaurant and lounge. A total of 127 parking spaces were proposed in an underground garage using parking lifts.

A new architect of record has been engaged and a request for Site Plan Amendment presented. Proposed changes to the Site Plan include:

- A Density Reduction from 48 units and 29 hotel rooms to 31 units and 26 hotel rooms
- Expansion of the underground parking garage from 36,250 SF to 58,242 SF
- Balcony revisions to remove notches in the balcony design on the north and south levels
- Balcony revisions on the 11th floor level to be consistent with the lower floors
- The addition of decorative stone louvers and balconies on the 2nd and 3rd levels.

The proposed amendments in the density retain the general massing of the building. The expansion of the underground garage to approach the property limits is to reduce the number of parking spaces provided by lifts to allow for self-parking. The basis for the removal of the notches and other architectural revisions will be provided by the Applicant.

A series of architectural renderings indicate where the specific changes are proposed.

Staff Recommendation: Additional information is being assembled for this application and may be available for the Planning and Zoning Board prior to the February 11th meeting. Due to the complexity of the request, this item may be continued to the February 25th meeting for further discussion.



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



**TOWN OF SURFSIDE
MULTI-FAMILY AND NON-RESIDENTIAL SITE-PLAN APPLICATION**

A complete submittal includes all items on the "Multifamily and Non-Residential 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.

PROJECT INFORMATION	
OWNER'S NAME	Seaway Condo Acquisition LLC
PHONE / FAX	305-381-6060 / 305-381-9457
AGENT'S NAME	c/o John K. Shubin, Esq. and Ian E. DeMello, Esq.
ADDRESS	Shubin & Bass, P.A. 46 SW 1st Street, Third Floor, Miami, FL 33130
PHONE / FAX	305-381-6060 / 305-381-9457
PROPERTY ADDRESS	9133 Collins Ave. and 9149 Collins Ave., Surfside, FL 33154
ZONING CATEGORY	H-120
DESCRIPTION OF PROPOSED WORK	Minor amendment to Approved Site Plan to reduce density, revise underground parking garage, and revise balcony design.

INTERNAL USE ONLY			
Date Submitted	<u>12/28/2020</u>	Project Number	_____
Report Completed	_____	Date	<u>12/28/2020</u>
Fee Paid	\$ <u>12,000.00</u>		

ZONING STANDARDS	Required			Provided		
Plot Size	N/A			2.16 Gross Acres		
Setbacks (F/R/S)	40'	30'	20'/ 10'	42'	134' 9"	25'/ 71' 8"
Lot Coverage	N/A			26,609 sqft / 28%		
Height	120 Feet Max			120 Feet		
Pervious Area	20%			46.6%		

	<u>12/23/2020</u>		<u>12/23/20</u>
SIGNATURE OF OWNER	DATE	SIGNATURE OF AGENT	DATE



TOWN OF SURFSIDE
MULTI-FAMILY AND NON-RESIDENTIAL 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:

John K. Shubin, Esq. and Ian E. DeMello, Esq.

12/23/20

NAME OF REPRESENTATIVE

DATE

Seaway Condo Acquisition LLC

500 W Cypress Creek Rd., Ste 770
Fort Lauderdale, FL 33309

Florida Community Bank, N.A.

63-1676/660

1213

12/23/2020

PAY TO THE ORDER OF Town of Surfside

\$ **12,000.00

Twelve Thousand and 00/100*****

DOLLARS

Town of Surfside
9293 Harding Ave.
Surfside, FL 33154-3009



[Signature]
AUTHORIZED SIGNATURE

MEMO

⑈001213⑈ ⑆066016766⑆ 3218552900⑈

Seaway Condo Acquisition LLC

Town of Surfside

1213

Date	Type	Reference	Original Amt.	Balance Due	12/23/2020 Discount	Payment
12/23/2020	Bill	Amended Site Plan	12,000.00	12,000.00		12,000.00
					Check Amount	12,000.00

FCB account

12,000.00



TOWN OF SURFSIDE
SUBMISSION CHECKLIST
MULTI-FAMILY AND NON-RESIDENTIAL SITE-PLAN APPLICATION

Project Name _____ Project Number _____

SUBMITTAL REQUIREMENTS FOR REVIEW:

- Completed "Multi-Family and Non-Residential Site Plan Application" form
- Application fee: \$12,000 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
- Site Plan (Minimum scale of 1" = 20').
Please show / provide the following:
 - A legal description, including the section, township, and range or subdivision lot and block.
 - Site boundaries clearly identified, and ties-to-section corners
 - Proposed uses
 - Location and height of all structures and total floor area with dimensions to lot lines, and designations of use
 - Building separations
 - Vehicular circulation system for cars, bicycles, and other required vehicle types, with indication of connection to public rights-of-way
 - Location of all parking and loading areas
 - All adjacent rights-of-way, with indication of ultimate right-of-way line, center line, width, paving width, existing median cuts and intersections, street light poles, and other utility facilities and easements
 - Location of all cross streets and driveways within three hundred fifty (350) feet of property limits
 - Pedestrian circulation system
 - Provider of water and wastewater facilities
 - Existing and proposed fire hydrant location
 - The following computations:
 - Gross acreage
 - Net acreage

Cont.



- Gross acreage covered by the property excluding road easements and rights-of-way, if any
 - Number of dwelling units and density for residential uses only
 - Square footage of ground covered by buildings or structures and designation of use.
 - Required number of parking spaces
 - Number of parking spaces provided
 - Pervious, impervious and paved surface, in square footage and percentage
 - Site Plan location sketch, including section, township, and range, showing adjacent property owners
 - Geometry of all paved areas including centerlines, dimensions, radii, and elevations
 - Location of trash and garbage disposal system and provisions for accessibility to garbage trucks
 - Loading areas and provisions for accessibility to vehicles of the required type
 - Areas for emergency vehicles and fire engines, and provisions for accessibility to vehicles of the required type
 - Number of sets required shall be determined by Town Staff.
 - Other such information as required by the Town.
- Survey. A survey less than one (1) year old (including owner's affidavit that no changes have occurred since the date of the survey). The survey shall be prepared by a Florida registered land surveyor, certified as to meeting the requirements of the applicable Section of the Florida Administrative Code, reflecting existing natural features, such as topography, vegetation, existing paving, existing structures, and water bodies
- Landscape Plan and Irrigation Plan
Please show / provide the following:
- landscape calculations (required and provided)
 - existing tree survey with indication of existing native vegetation that will be preserved
 - proposed and existing landscaping
- Lighting Plan
Please show / provide the following:
- photometric measurements
 - Lighting details and spillage onto adjacent properties and rights-of-way
- Sign Plan for all signs which will be on site
Please show / provide the following:
- Show dimensioned locations and mounting details of signs on building elevations and locations of signs on site plan
 - Note colors, materials, lighting and dimensions
 - Show dimensions and square footages (proposed and existing)
 - Identify materials and colors – background, trim/border, and copy
 - Show fonts and graphics
- Pavement markings and traffic signing plan
- Schematic water and sewer plan
Please show / provide the following:
- Location and size of all mains and lift stations



Cont.

- Paving and drainage plans
Please show / provide the following:
 - location of all drainage features and retention areas, if any

- Architectural Elevations (Minimum scale of 1/8" = 1')
Please show / provide the following:
 - Separate elevations of all sides of existing and proposed buildings with all dimensions, including height.
 - Label exterior materials, color, texture and trim, roof material, Roof color and pitch, windows, doors, screens, skylights and all exposed mechanical equipment and screening
 - Provide color elevations, showing all material finishes, textures and landscaping for all elevations of the proposed building(s) and structure(s), which should include at a minimum:
 - All exterior materials, colors and finishes, keyed to samples provided
 - Roof slopes and materials including specifications and color
 - Detail of doors, windows, garage doors
 - 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

- 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

Via Email

December 24, 2020

Mr. Andrew Hyatt
Town Manger
Town of Surfside
9293 Harding Avenue
Surfside, FL 33154

**Re: Seaway Villas and Surf Club Apartments
Application for Site-Plan Amendment (“Application”)**

Dear Town Manager Hyatt:

On behalf of this firm’s client, Seaway Condo Acquisition LLC (“Owner” or “Applicant”), the owner of property located at 9133-9149 Collins Avenue, Surfside, FL and commonly known as the Seaway Villas and Surf Club Apartments (the “Property”), we are hereby applying for amendments to the site plan approved pursuant to Resolution No. 18-2489 (the “Prior Approval”). As more fully explained below, the project has a new architect of record and the Applicant is requesting minor amendments to the site plan that include: (i) an overall reduction of 24 units (19 fewer condominium units and 5 fewer hotel rooms); (ii) a larger underground footprint for the parking garage; and (iii) minor exterior balcony changes for levels 2 through 12 of the new tower that will provide a more cohesive project design (the “Amended Site Plan”). The proposed amendments are included in Amended Sheets A1.03 through A4.02, attached to this Application. No additional amendments are requested to the Prior Approval, conditional uses, or the historic Seaway building.

Density Reduction.

The Prior Approval included 48 condominium units and 31 hotel rooms. To accommodate market demand, the Applicant is seeking to reduce project density by a total of 24 units. The condominium units will be reduced from 48 units to 29 units and the hotel rooms will be reduced from 31 rooms to 26 rooms.

	Condominium Units		Hotel Rooms	
	Prior Approval	Amended	Prior Approval	Amended
	48 units	29 units	31 rooms	26 rooms

Parking Garage Improvements.

As shown on Amended Sheet A3.00, Applicant proposes a larger underground parking garage, increasing the area from 36,250 square feet to 58,242 square feet. The Prior Approval included a significant number of car lifts to achieve the parking counts required by the Town Code. To accommodate market changes and consumer demand, including a desire to self-park as a result of the Covid-19 pandemic, Applicant proposes to minimize the car lifts and expand the underground garage footprint to accommodate more traditional methods of parking while maintaining the same amount of parking spaces as the Prior Approval (127 spaces). All proposed changes to the parking garage are underground and will not impact the Prior Approval’s above-grade landscaping, ingress/egress, or the historic Seaway building.

Amended Underground Parking Area

Prior Approval	Amended
36,250 Sqft.	58,242 Sqft.

Required Parking Based on Amended Site Plan

Required	Prior Approval	Amended
102	127	127

Balcony Modifications.

As shown on Amended Sheets A0.00, A1.03, A1.04, A1.05, A2.00, A3.00, A3.02, A4.01, and A4.02, Applicant’s new architect of record, ODP Architects, has proposed minor exterior design enhancements that include removing “notches” in balcony design on the north and south sides of levels 2 through 12; extending a balcony on the 11th level to make the design consistent with lower typical floors; and adding decorative stone louvers and balconies on the 2nd and 3rd levels to provide privacy for unit owners and hotel units. No amendments are proposed to the exterior of the historic Seaway building.

The Application for minor amendments is consistent with the Town Code and the design guidelines of the Town and we respectfully request approval. Thank you in advance for your consideration and, as always, should you have any questions, please don’t hesitate to contact us.

Respectfully submitted,



John K. Shubin
 Ian E. DeMello
 For the firm



SEAWAY

9133-9149 COLLINS AVENUE SURFSIDE, FLORIDA 33154

OWNER: FOX PARTNERS
3817 COLLINS AVE
SURFSIDE, FLORIDA 33154

ARCHITECT OF RECORD: JOHNSON, MANNING AND PARTNERS ARCHITECTS P.C.
2422 HOLLYWOOD BOULEVARD
FORT LAUDERDALE, FLORIDA 33305
TEL: 754.371.3333
WWW.JMPA.COM

DESIGN CONSULTANT: JF BUREAU ENGINEERING
1000 W. UNIVERSITY BLVD
SUITE 200
FORT LAUDERDALE, FLORIDA 33311
TEL: 754.461.8800

STRUCTURAL ENGINEER: HOK
800 BURGESS AVENUE, SUITE 1000
FORT LAUDERDALE, FLORIDA 33304
TEL: 754.461.8800

STRUCTURAL ENGINEER (HISTORICAL): HOK
800 BURGESS AVENUE, SUITE 1000
FORT LAUDERDALE, FLORIDA 33304
TEL: 754.461.8800

MEP ENGINEER: HOK
800 BURGESS AVENUE, SUITE 1000
FORT LAUDERDALE, FLORIDA 33304
TEL: 754.461.8800

LANDSCAPE ARCHITECT: HOK
800 BURGESS AVENUE, SUITE 1000
FORT LAUDERDALE, FLORIDA 33304
TEL: 754.461.8800

CIVIL ENGINEER: HOK
800 BURGESS AVENUE, SUITE 1000
FORT LAUDERDALE, FLORIDA 33304
TEL: 754.461.8800

EXTERIOR ENVELOPE: HOK
800 BURGESS AVENUE, SUITE 1000
FORT LAUDERDALE, FLORIDA 33304
TEL: 754.461.8800

LEED CONSULTING: SOCIAL ENTERPRISE INC.
1500 N.W. 11TH AVENUE
SUITE 100
FORT LAUDERDALE, FLORIDA 33311
TEL: 954.582.5555

VERTICAL TRANSPORT: HOK
800 BURGESS AVENUE, SUITE 1000
FORT LAUDERDALE, FLORIDA 33304
TEL: 754.461.8800

LIGHTING DESIGN: JF BUREAU ENGINEERING
1000 W. UNIVERSITY BLVD
SUITE 200
FORT LAUDERDALE, FLORIDA 33311
TEL: 754.461.8800

CODE CONSULTANT: HOK
800 BURGESS AVENUE, SUITE 1000
FORT LAUDERDALE, FLORIDA 33304
TEL: 754.461.8800

COASTAL CONSTRUCTION CONSULTANT: HOK
800 BURGESS AVENUE, SUITE 1000
FORT LAUDERDALE, FLORIDA 33304
TEL: 754.461.8800

POOL CONSULTANT: AZADYI PARTNERS
800 9TH STREET
SUITE 100
FORT LAUDERDALE, FLORIDA 33304
TEL: 754.461.8800

KEY PLAN: [Diagram showing the location of the project on a map of the area]

ISSUES: [Table with columns for NO, DATE, and DESCRIPTION]

SCALE: DATE: 02/20/20 SCALE: DATE: 02/20/20

PROJECT: SEAWAY
9133-9149 COLLINS AVENUE
SURFSIDE, FLORIDA

KEY PLAN: [North arrow symbol]

SCALE: DATE: 02/20/20

ISSUES: [Table with columns for NO, DATE, and DESCRIPTION]

COVER SHEET

SHEET NO. A0.00

OWNER

FOR FURNISHING
3971 COLLAM AVE
SEASIDE, FLORIDA 32576

ARCHITECT OF RECORD

WOODRUFF, WAINWRIGHT AND PARTNERS ARCHITECTS, INC.
2432 HOLLYWOOD BOULEVARD
FLORHAM PARK, FLORIDA 32709
TEL: 407.271.1000
WWW.WWPA-ARCHITECTS.COM

DESIGN CONSULTANT

IF FULFILLING OBLIGATIONS
OF ARCHITECT OF RECORD
3971 COLLAM AVE
SEASIDE, FLORIDA 32576

STRUCTURAL ENGINEER

1000 W. UNIVERSITY AVENUE, SUITE 1100
ORLANDO, FLORIDA 32817
TEL: 407.271.1000
WWW.WWPA-ARCHITECTS.COM

**STRUCTURAL ENGINEER
(HISTORICAL)**

200 W. UNIVERSITY AVENUE, SUITE 1100
ORLANDO, FLORIDA 32817
TEL: 407.271.1000
WWW.WWPA-ARCHITECTS.COM

MEP ENGINEER

200 W. UNIVERSITY AVENUE, SUITE 1100
ORLANDO, FLORIDA 32817
TEL: 407.271.1000
WWW.WWPA-ARCHITECTS.COM

LANDSCAPE ARCHITECT

1000 W. UNIVERSITY AVENUE, SUITE 1100
ORLANDO, FLORIDA 32817
TEL: 407.271.1000
WWW.WWPA-ARCHITECTS.COM

CIVIL ENGINEER

1000 W. UNIVERSITY AVENUE, SUITE 1100
ORLANDO, FLORIDA 32817
TEL: 407.271.1000
WWW.WWPA-ARCHITECTS.COM

EXTERIOR ENVELOPE

1000 W. UNIVERSITY AVENUE, SUITE 1100
ORLANDO, FLORIDA 32817
TEL: 407.271.1000
WWW.WWPA-ARCHITECTS.COM

LEED CONSULTING

1000 W. UNIVERSITY AVENUE, SUITE 1100
ORLANDO, FLORIDA 32817
TEL: 407.271.1000
WWW.WWPA-ARCHITECTS.COM

VERTICAL TRANSPORT

1000 W. UNIVERSITY AVENUE, SUITE 1100
ORLANDO, FLORIDA 32817
TEL: 407.271.1000
WWW.WWPA-ARCHITECTS.COM

LIGHTING DESIGN

1000 W. UNIVERSITY AVENUE, SUITE 1100
ORLANDO, FLORIDA 32817
TEL: 407.271.1000
WWW.WWPA-ARCHITECTS.COM

CODE CONSULTANT

1000 W. UNIVERSITY AVENUE, SUITE 1100
ORLANDO, FLORIDA 32817
TEL: 407.271.1000
WWW.WWPA-ARCHITECTS.COM

**COASTAL CONSTRUCTION
CONSULTANT**

1000 W. UNIVERSITY AVENUE, SUITE 1100
ORLANDO, FLORIDA 32817
TEL: 407.271.1000
WWW.WWPA-ARCHITECTS.COM

POOL CONSULTANT

1000 W. UNIVERSITY AVENUE, SUITE 1100
ORLANDO, FLORIDA 32817
TEL: 407.271.1000
WWW.WWPA-ARCHITECTS.COM



WOODRUFF, WAINWRIGHT
AND PARTNERS ARCHITECTS, INC.
2432 HOLLYWOOD BOULEVARD
FLORHAM PARK, FLORIDA 32709
WWW.WWPA-ARCHITECTS.COM
A430000893

PROJECT
SEAWAY
9720 PALM COLONY AVENUE
SEASIDE, FLORIDA 32576

ISSUANCE	NO.	DATE	DESCRIPTION
	2.1	12/22/2020	PH2

KEY PLAN

SCALE
DATE: 01/15/20
DRAWN BY: JDA
CHECKED BY: JDA
RENDERING MODIFIED BY: JDA ON 12/22/2020

**RENDERING WEST
FACADE**

SHEET NO.
A1.03



RENDERING MODIFIED BY: JDA ON 12/22/2020

1 RENDERING - WEST FACADE
NTS

RENDERING WEST
FACADE

SHEET NO.
A1.03



BALCONY NOTCHES
REMOVED ON ALL
LEVELS 3-12

<p>OWNER</p> <p>1917 COLLINS AVE SUNSHINE, FLORIDA 33154</p>	<p>ARCHITECT OF RECORD</p> <p>DOONAN, MANOYAK AND PARTNERS ARCHITECTS, INC.</p> <p>2422 HOLLYWOOD BOULEVARD FLOOR 200 MIAMI, FLORIDA 33133 P: 305.571.3333 WWW.DOONANARCHITECTS.COM</p>	<p>DESIGN CONSULTANT</p> <p>IF FILED: JAMES G. ROBERTSON REGISTERED PROFESSIONAL ENGINEER NO. 17236-0001 DATE OF EXPIRATION: 12/31/2018</p>	<p>STRUCTURAL ENGINEER</p> <p>1801 BRICKELL AVENUE, 6TH FLOOR CORAL GABLES, FLORIDA 33134 P: 305.441.6141</p>	<p>STRUCTURAL ENGINEER (HISTORICAL)</p> <p>1801 BRICKELL AVENUE, 6TH FLOOR CORAL GABLES, FLORIDA 33134 P: 305.441.6141</p>	<p>MEP ENGINEER</p> <p>2500 CENTRAL AVENUE, 11TH FLOOR CORAL GABLES, FLORIDA 33134 P: 305.441.6141</p>	<p>LANDSCAPE ARCHITECT</p> <p>1000 WASHINGTON AVE. 5TH FLOOR MIAMI BEACH, FLORIDA 33139 P: 305.673.3171</p>	<p>CIVIL ENGINEER</p> <p>2251 NORTH MIAMI AVE., 1ST FLOOR MIAMI, FL. 33137</p>	<p>EXTERIOR ENVELOPE</p> <p>2251 NORTH MIAMI AVE., 1ST FLOOR MIAMI, FLORIDA 33137 P: 305.441.6141</p>	<p>LEED CONSULTING</p> <p>1000 WASHINGTON AVE. 5TH FLOOR MIAMI BEACH, FLORIDA 33139 P: 305.673.3171</p>	<p>VERTICAL TRANSPORT</p> <p>1400 BROWARD AVENUE 5TH FLOOR MIAMI, FLORIDA 33136 P: 772.266.4666</p>	<p>LIGHTING DESIGN</p> <p>4100 NORTH BAY DRIVE, SUITE 600 MIAMI BEACH, FLORIDA 33149 P: 305.556.8866</p>	<p>CODE CONSULTANT</p> <p>4826 N. GARCIA STREET, SUITE 201 MIAMI, FL. 33154 P: 772.492.2594</p>	<p>COASTAL CONSTRUCTION CONSULTANT</p> <p>2001 9TH AVENUE, SUITE 100 MIAMI, FL. 33136 P: 772.266.4666</p>	<p>POOL CONSULTANT</p> <p>AZADYAN MANAK 1800 SW 75TH AVENUE, SUITE 100 MIAMI, FL. 33155 P: 202.971.9975</p>	<p>PROJECT</p> <p>SEAWAY</p> <p>9103 PALM COASTS AVENUE SUNSHINE, FL. 33154</p>	<p>ISSUANCES</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	DESCRIPTION																																																																<p>SCALE</p> <p>DATE: 01/17/20</p> <p>DRAWN BY: JGP</p> <p>CHECKED BY: JGP</p> <p>RENDERING MODIFIED BY: JGA ON 12/22/2020</p>
NO.	DATE	DESCRIPTION																																																																																	

1 EAST VIEW RENDERING
NTS

RENDERING EAST VIEW

SHEET NO. **A1.04**



11TH BALCONY EXTENSION TO
MATCH LOWER TYPICAL FLOORS

DECORATIVE STONE CORNERS AND
BALCONY ON 3RD & 3RD LEVEL TO PROVIDE
PRIVACY FOR UNIT OWNERS AND HOTEL UNITS

OWNER

1000 SE
3900 WOODLAND AVE
SUITE 200
MARIETTA, FLORIDA 32159

ARCHITECT OF RECORD

JOHN J. DANIELSON ARCHITECTURE
1000 W. UNIVERSITY AVENUE, SUITE 300
TALLAHASSEE, FLORIDA 32310
TEL: (904) 213-1511
WWW.JJDANIELSON.COM

DESIGN CONSULTANT

3165 GARDNER ROAD
SUITE 100
MARIETTA, FLORIDA 32159
TEL: (770) 423-8999

STRUCTURAL ENGINEER

1501 UNIVERSITY AVENUE, SUITE 300
TALLAHASSEE, FLORIDA 32310
TEL: (904) 213-1511

**STRUCTURAL ENGINEER
(HISTORICAL)**

2000 UNIVERSITY AVENUE, SUITE 300
TALLAHASSEE, FLORIDA 32310
TEL: (904) 213-1511

MEP ENGINEER

1501 UNIVERSITY AVENUE, SUITE 300
TALLAHASSEE, FLORIDA 32310
TEL: (904) 213-1511

LANDSCAPE ARCHITECT

1000 W. UNIVERSITY AVENUE, SUITE 300
TALLAHASSEE, FLORIDA 32310
TEL: (904) 213-1511

CIVIL ENGINEER

1501 UNIVERSITY AVENUE, SUITE 300
TALLAHASSEE, FLORIDA 32310
TEL: (904) 213-1511

EXTERIOR ENVELOPE

1501 UNIVERSITY AVENUE, SUITE 300
TALLAHASSEE, FLORIDA 32310
TEL: (904) 213-1511

LEED CONSULTING

1501 UNIVERSITY AVENUE, SUITE 300
TALLAHASSEE, FLORIDA 32310
TEL: (904) 213-1511

VERTICAL TRANSPORT

1501 UNIVERSITY AVENUE, SUITE 300
TALLAHASSEE, FLORIDA 32310
TEL: (904) 213-1511

LIGHTING DESIGN

1501 UNIVERSITY AVENUE, SUITE 300
TALLAHASSEE, FLORIDA 32310
TEL: (904) 213-1511

CODE CONSULTANT

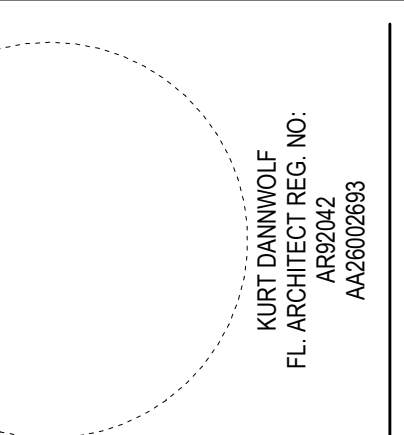
1501 UNIVERSITY AVENUE, SUITE 300
TALLAHASSEE, FLORIDA 32310
TEL: (904) 213-1511

**COASTAL CONSTRUCTION
CONSULTANT**

1501 UNIVERSITY AVENUE, SUITE 300
TALLAHASSEE, FLORIDA 32310
TEL: (904) 213-1511

POOL CONSULTANT

1501 UNIVERSITY AVENUE, SUITE 300
TALLAHASSEE, FLORIDA 32310
TEL: (904) 213-1511



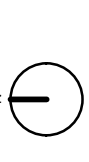
odp
ARCHITECTURE AND DESIGN
2422 HOLLWOOD BOULEVARD
SUITE 100
MARIETTA, FLORIDA 32159
TEL: (770) 423-8999
WWW.ODPARCHITECT.COM

PROJECT

SEAWAY

1000 WOODLAND AVENUE
SUITE 200
MARIETTA, FLORIDA 32159

ISSUANCE	NO.	DATE	DESCRIPTION

KEY PLAN

RENDERING MODIFIED BY JDA ON 12/22/2020

1 SOUTHWEST VIEW RENDERING
NTS

SCALE
DATE: 12/11/20
DRAWN BY: JDA
CHECKED BY: JDA
PROJECT MANAGER: JDA

**RENDERING SW
VIEW**

SHEET NO. **A1.05**

OWNER
 OCEAN PARTNERS
 3977 COLLINS AVE
 SUITE 500
 BIRMGHAM, FLORIDA 33514

ARCHITECT OF RECORD
 DOUGLASS, WAINWRIGHT AND PARTNERS ARCHITECTS P.A.
 2432 HOLLYWOOD BOULEVARD
 HOLLYWOOD, FLORIDA 33020
 TEL: 954.383.8600
 FAX: 954.383.8600
 WWW.DPAFTRCHT.COM

DESIGN CONSULTANT
 IF BUREAU ENGINEERS
 13701 WOODLARK BLVD
 SUITE 300
 BOCA RATON, FLORIDA 33498
 TEL: 561.394.4400

STRUCTURAL ENGINEER
 SIDERHART ENGINEERING
 360 CENTRAL AVE. STE. 1100
 FORT LAUDERDALE, FLORIDA 33309
 TEL: 774.443.4600

STRUCTURAL ENGINEER (HISTORICAL)
 HISTORICAL CONSULTANTS
 720 W. PALM BLVD. SUITE 300
 COPELAND, FLORIDA 33409
 TEL: 954.322.5121

MEP ENGINEER
 CDM DEPT. OF ENVIRONMENTAL
 ENGINEERING
 360 CENTRAL AVE. STE. 1100
 FORT LAUDERDALE, FLORIDA 33309
 TEL: 774.443.4600

LANDSCAPE ARCHITECT
 LANDSCAPE ARCHITECTURE
 300 WYOMING AVE. STE. 100
 BOCA RATON, FLORIDA 33498
 TEL: 561.394.4400

CIVIL ENGINEER
 OCEAN ENGINEERING
 2331 NW 19TH AVE., SUITE 300
 MIAMI, FLORIDA 33131
 TEL: 772.256.4900

EXTERIOR ENVELOPE
 INTERIOR & EXTERIOR ARCHITECTS
 3801 W. PALM BEACH BLVD. STE. 100
 BOCA RATON, FLORIDA 33498
 TEL: 561.394.4400

LEED CONSULTING
 LEED CONSULTING INC.
 15100 SW 19TH AVE. SUITE 100
 MIAMI, FLORIDA 33187
 TEL: 305.452.5555

VERTICAL TRANSPORT
 VERTICAL TRANSPORT
 1400 BROWARD AVE. STE. 200
 FORT LAUDERDALE, FLORIDA 33304
 TEL: 772.256.4900

LIGHTING DESIGN
 LIGHTING DESIGN
 45 W. MICHIGAN AVE. SUITE 100
 MIAMI, FLORIDA 33130
 TEL: 772.256.4900

CODE CONSULTANT
 REEL CONSULTING
 4828 N. HARVEST BLVD., SUITE 100
 MIAMI, FLORIDA 33171
 TEL: 772.256.4900

COASTAL CONSTRUCTION CONSULTANT
 COASTAL CONSTRUCTION
 2051 3RD AVE. SUITE 1100
 MIAMI, FLORIDA 33131
 TEL: 772.256.4900

POOL CONSULTANT
 POOL CONSULTANT
 3801 W. PALM BEACH BLVD. STE. 100
 BOCA RATON, FLORIDA 33498
 TEL: 561.394.4400

ppp
 ARCHITECTURE AND DESIGN
 2432 HOLLYWOOD BOULEVARD
 HOLLYWOOD, FLORIDA 33020
 TEL: 954.383.8600
 FAX: 954.383.8600
 WWW.DPAFTRCHT.COM
 A426020893

PROJECT
SEAWAY
 9129 94th COLLINS AVENUE
 BIRMGHAM, FLORIDA 33514

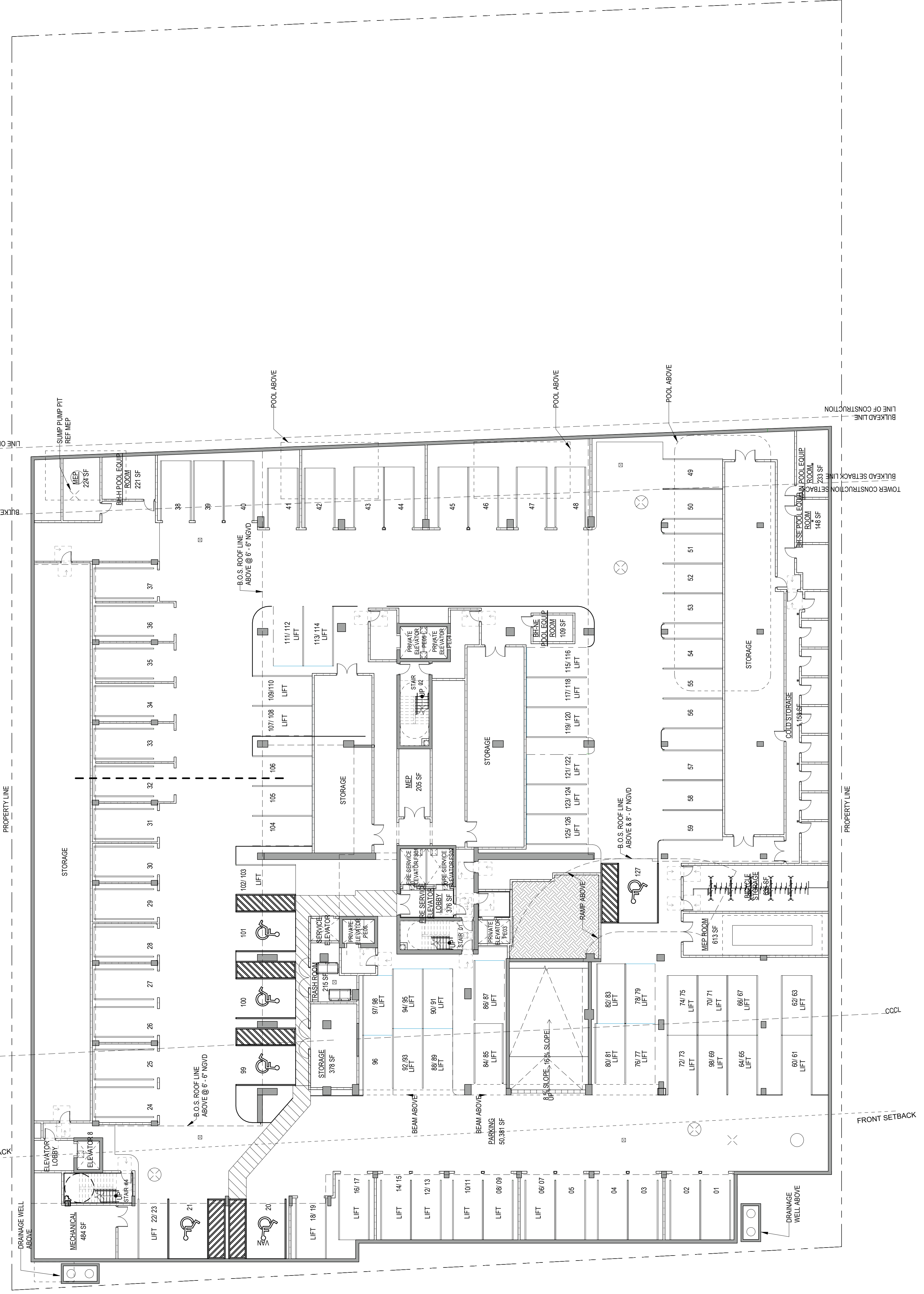
ISSUANCES

NO.	DATE	DESCRIPTION

SCALE: 1/8" = 1'-0"
 DATE: 02/20/20
 DRAWN BY: JCG
 CHECKED BY: JCG

BASEMENT FLOOR PLAN

SHEET NO. **A3.00**



OWNER

3811 COLLETTA BLVD
SEASIDE, FLORIDA 32184

ARCHITECT OF RECORD

ODDP ARCHITECTURE AND DESIGN
2422 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33020
www.oddparchitect.com
408.920.0833

DESIGN CONSULTANT

1815 EAST BAY DRIVE
SEASIDE, FLORIDA 32184
408.920.0833

STRUCTURAL ENGINEER

3810 RICHMOND AVENUE, SUITE 100
SEASIDE, FLORIDA 32184
408.920.0833

STRUCTURAL ENGINEER (HISTORICAL)

3810 RICHMOND AVENUE, SUITE 100
SEASIDE, FLORIDA 32184
408.920.0833

MEP ENGINEER

260 CENTRAL AVE. STE 1100
SEASIDE, FLORIDA 32184
408.920.0833

LANDSCAPE ARCHITECT

17723 N.W. 42ND AVENUE
SUITE 200
BOCA RATON, FL 33433
561.991.8888

CIVIL ENGINEER

2225 W. STATE ROAD
SUITE 100
SEASIDE, FLORIDA 32184
408.920.0833

EXTERIOR ENVELOPE

1425 BROWNSHAW SUITE 100
SEASIDE, FLORIDA 32184
408.920.0833

LEED CONSULTING

17501 BAYVIEW BLVD
SUITE 100
BOCA RATON, FL 33433
561.991.8888

VERTICAL TRANSPORT

1425 BROWNSHAW SUITE 100
SEASIDE, FLORIDA 32184
408.920.0833

LIGHTING DESIGN

4100 N.W. 11TH AVENUE
SUITE 100
BOCA RATON, FL 33433
561.991.8888

CODE CONSULTANT

17723 N.W. 42ND AVENUE
SUITE 200
BOCA RATON, FL 33433
561.991.8888

COASTAL CONSTRUCTION CONSULTANT

17723 N.W. 42ND AVENUE
SUITE 200
BOCA RATON, FL 33433
561.991.8888

POOL CONSULTANT

1425 BROWNSHAW SUITE 100
SEASIDE, FLORIDA 32184
408.920.0833

ODDP ARCHITECTURE AND DESIGN
2422 HOLLYWOOD BOULEVARD
HOLLYWOOD, FLORIDA 33020
www.oddparchitect.com
408.920.0833

PROJECT
SEAWAY
1815 EAST BAY DRIVE
SEASIDE, FLORIDA 32184

KEY PLAN

ISSUANCES	NO	DATE	DESCRIPTION
	1	12/23/23	PER APPROVAL

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

DATE: 12/23/23

DESIGNED BY: [Name]

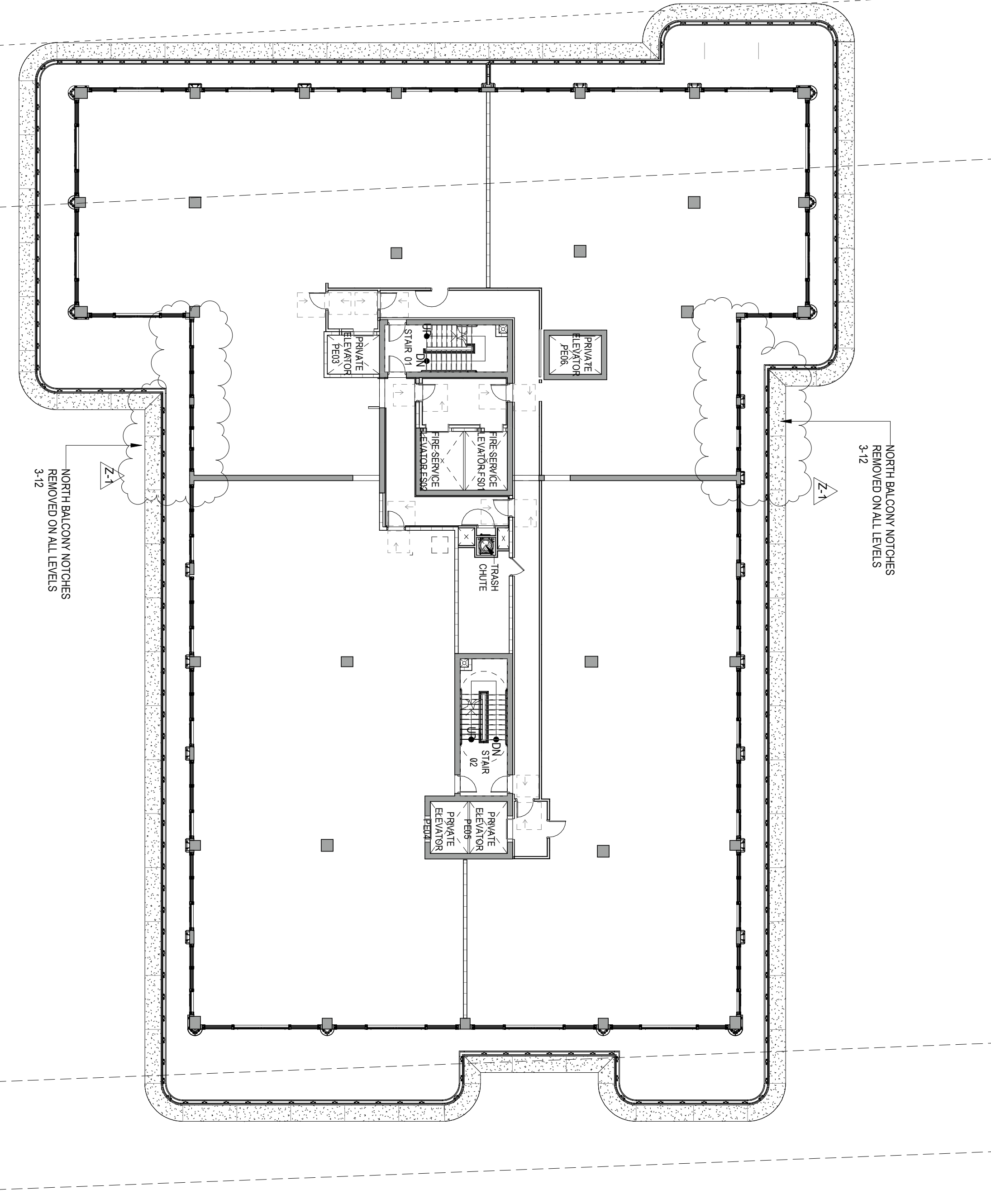
DRAWN BY: [Name]

CHECKED BY: [Name]

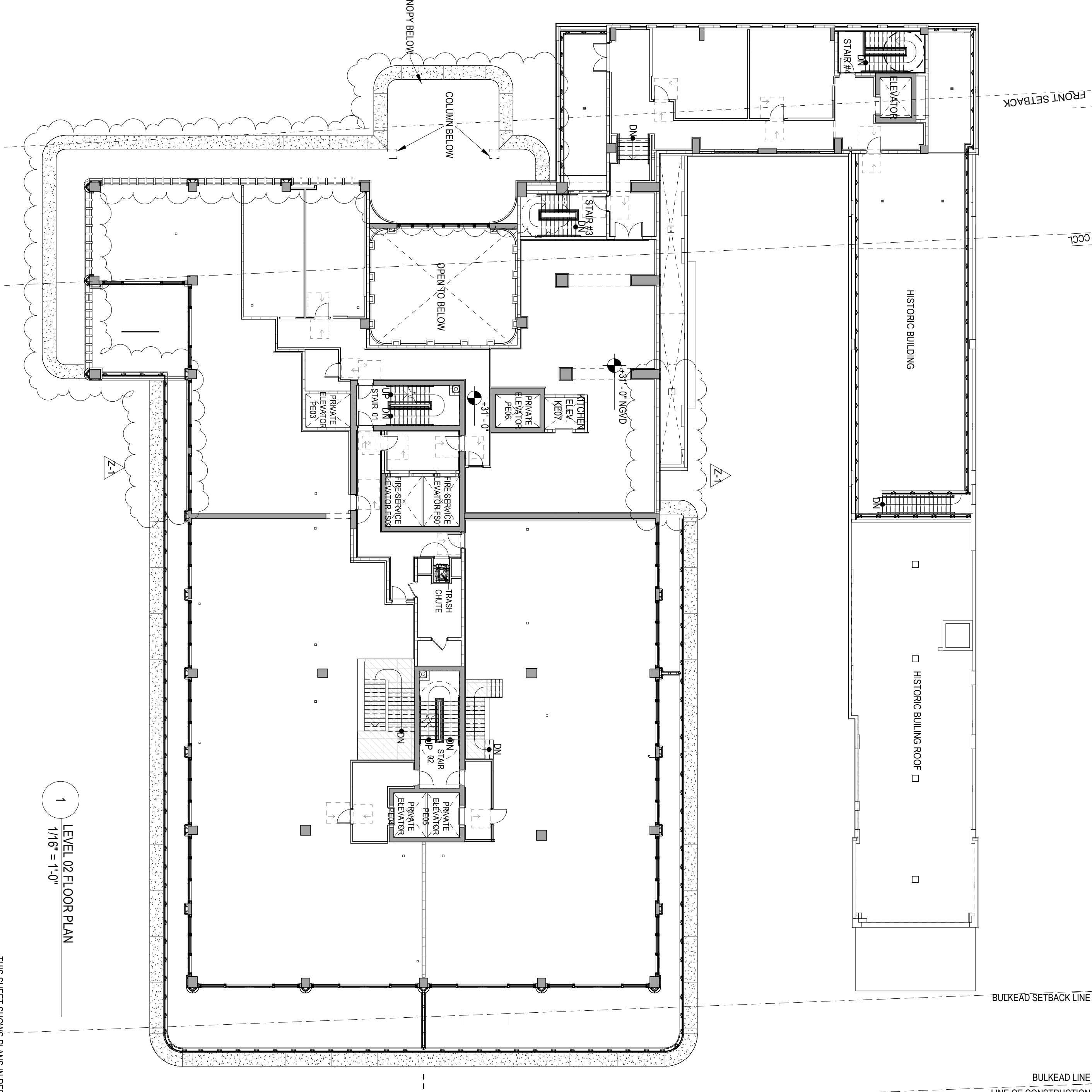
APPROVED BY: [Name]

TYPICAL LEVEL FLOOR PLAN

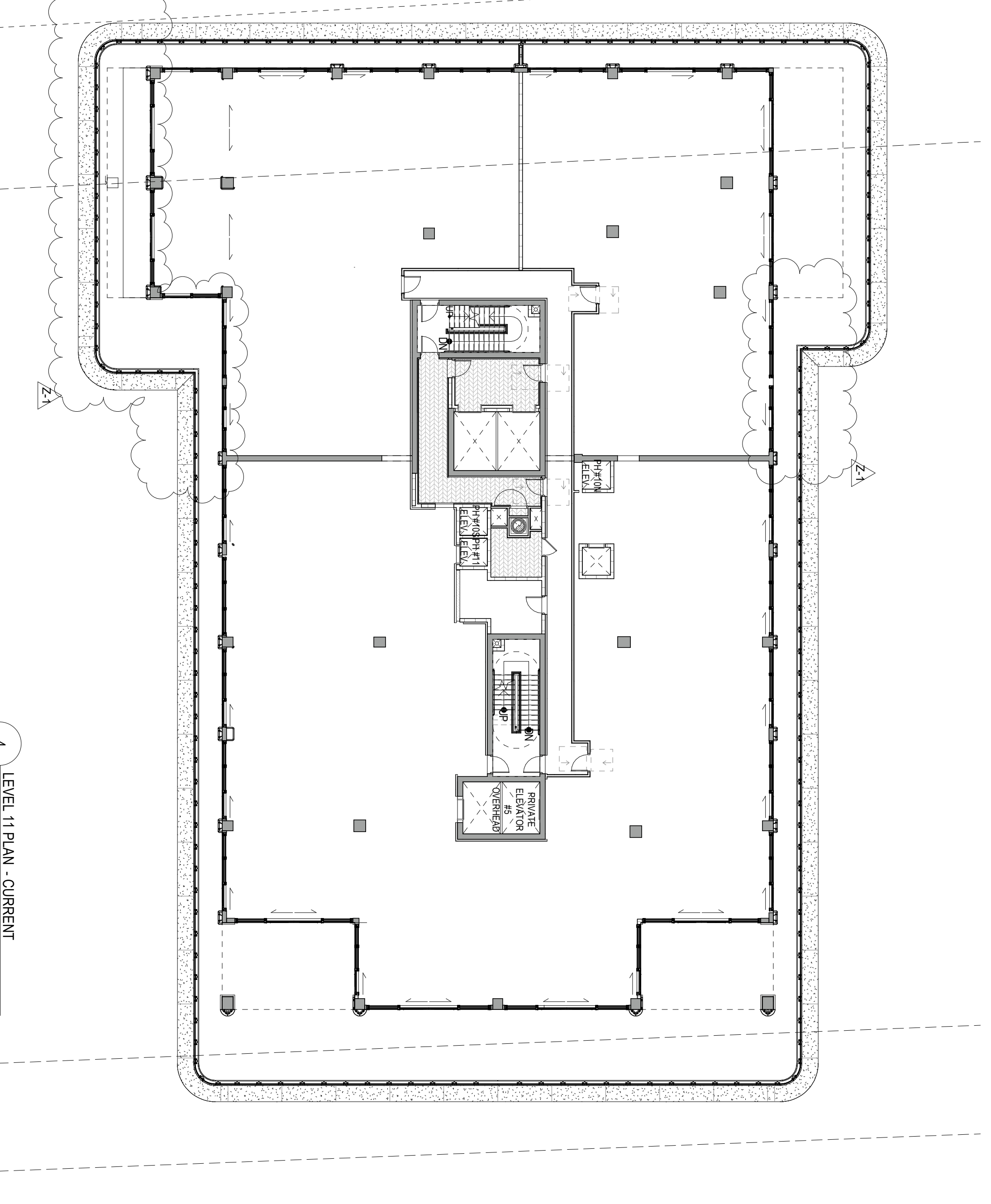
SHEET NO.
A3.02



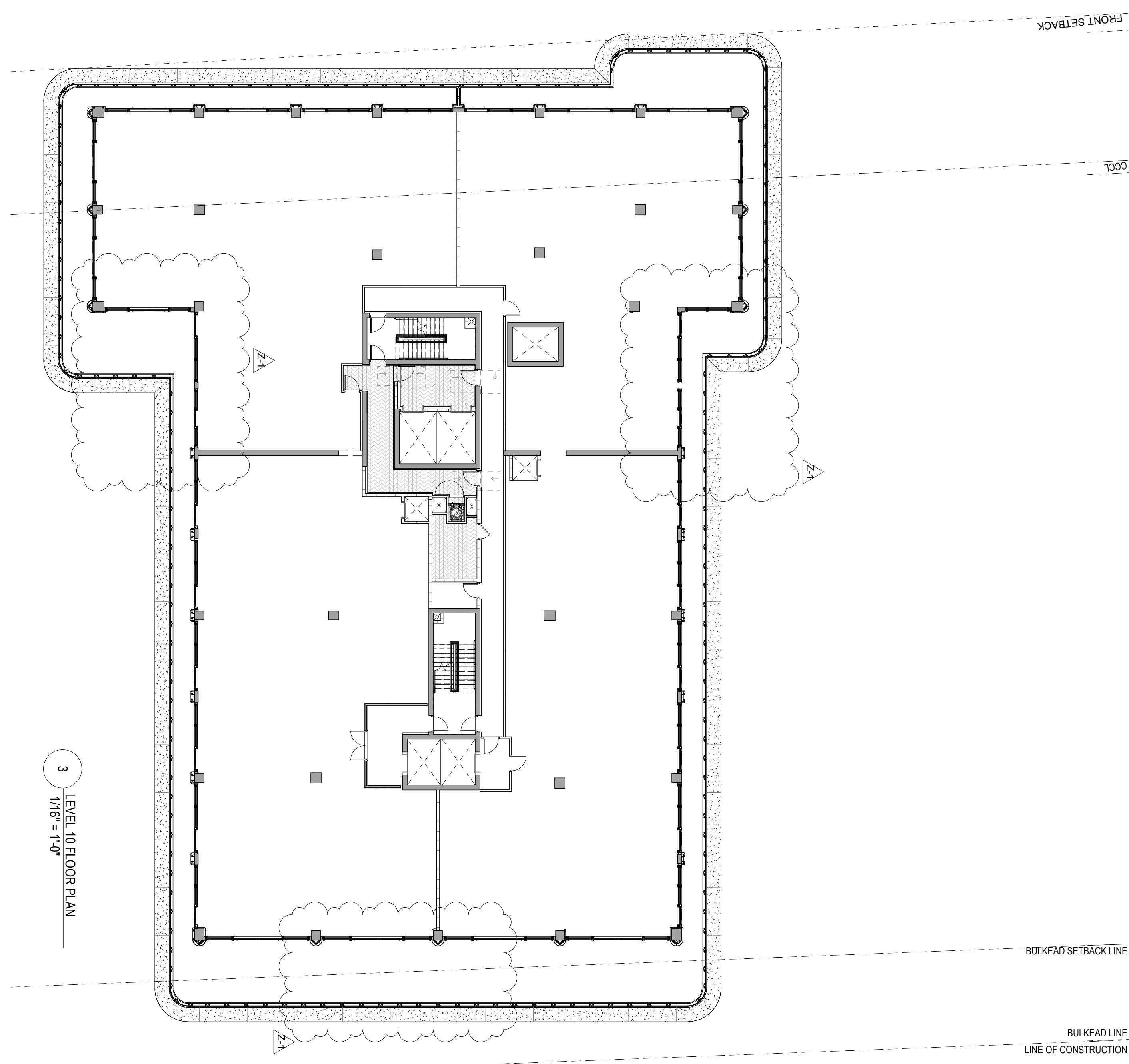
2 LEVEL 12 TYPICAL FLOOR PLAN - CURRENT
1/16" = 1'-0"



3 LEVEL 10 FLOOR PLAN
1/16" = 1'-0"



4 LEVEL 11 PLAN - CURRENT
1/16" = 1'-0"



OWNER

1000 PARKWAY
SUITE 1000
MIAMI, FLORIDA 33156

ARCHITECT OF RECORD

1000 PARKWAY
SUITE 1000
MIAMI, FLORIDA 33156

DESIGN CONSULTANT

1000 PARKWAY
SUITE 1000
MIAMI, FLORIDA 33156

STRUCTURAL ENGINEER

1000 PARKWAY
SUITE 1000
MIAMI, FLORIDA 33156

**STRUCTURAL ENGINEER
(HISTORICAL)**

1000 PARKWAY
SUITE 1000
MIAMI, FLORIDA 33156

MEP ENGINEER

1000 PARKWAY
SUITE 1000
MIAMI, FLORIDA 33156

LANDSCAPE ARCHITECT

1000 PARKWAY
SUITE 1000
MIAMI, FLORIDA 33156

CIVIL ENGINEER

1000 PARKWAY
SUITE 1000
MIAMI, FLORIDA 33156

EXTERIOR ENVELOPE

1000 PARKWAY
SUITE 1000
MIAMI, FLORIDA 33156

LEED CONSULTING

1000 PARKWAY
SUITE 1000
MIAMI, FLORIDA 33156

VERTICAL TRANSPORT

1000 PARKWAY
SUITE 1000
MIAMI, FLORIDA 33156

LIGHTING DESIGN

1000 PARKWAY
SUITE 1000
MIAMI, FLORIDA 33156

CODE CONSULTANT

1000 PARKWAY
SUITE 1000
MIAMI, FLORIDA 33156

**COASTAL CONSTRUCTION
CONSULTANT**

1000 PARKWAY
SUITE 1000
MIAMI, FLORIDA 33156

POOL CONSULTANT

1000 PARKWAY
SUITE 1000
MIAMI, FLORIDA 33156

KEY PLAN

1000 PARKWAY
SUITE 1000
MIAMI, FLORIDA 33156

ISSUES

NO. DATE DESCRIPTION

1. 12/15/2015

2. 12/15/2015

3. 12/15/2015

4. 12/15/2015

5. 12/15/2015

6. 12/15/2015

7. 12/15/2015

8. 12/15/2015

9. 12/15/2015

10. 12/15/2015

11. 12/15/2015

12. 12/15/2015

13. 12/15/2015

14. 12/15/2015

15. 12/15/2015

16. 12/15/2015

17. 12/15/2015

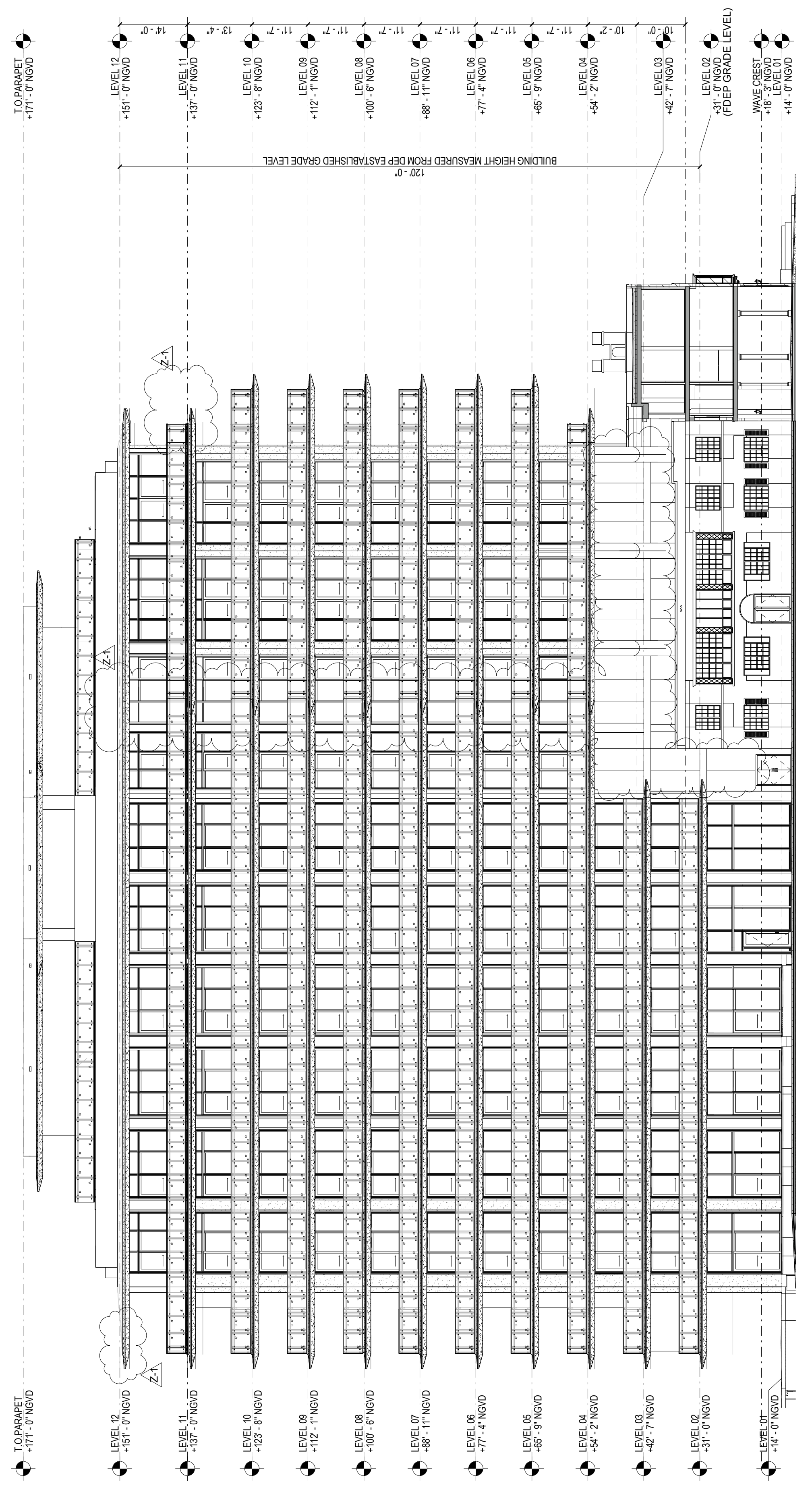
18. 12/15/2015

19. 12/15/2015

20. 12/15/2015

21. 12/15/2015

22. 12/15/2015



1 BUILDING ELEVATION - NORTH - CURRENT
1/16" = 1'-0"



2 BUILDING ELEVATION - SOUTH - CURRENT
1/16" = 1'-0"

OWNER

1000 PARKWAY
SUITE 1000
MIAMI, FLORIDA 33156

ARCHITECT OF RECORD

1000 PARKWAY
SUITE 1000
MIAMI, FLORIDA 33156

DESIGN CONSULTANT

1000 PARKWAY
SUITE 1000
MIAMI, FLORIDA 33156

STRUCTURAL ENGINEER

1000 PARKWAY
SUITE 1000
MIAMI, FLORIDA 33156

**STRUCTURAL ENGINEER
(HISTORICAL)**

1000 PARKWAY
SUITE 1000
MIAMI, FLORIDA 33156

MEP ENGINEER

1000 PARKWAY
SUITE 1000
MIAMI, FLORIDA 33156

LANDSCAPE ARCHITECT

1000 PARKWAY
SUITE 1000
MIAMI, FLORIDA 33156

CIVIL ENGINEER

1000 PARKWAY
SUITE 1000
MIAMI, FLORIDA 33156

EXTERIOR ENVELOPE

1000 PARKWAY
SUITE 1000
MIAMI, FLORIDA 33156

LEED CONSULTING

1000 PARKWAY
SUITE 1000
MIAMI, FLORIDA 33156

VERTICAL TRANSPORT

1000 PARKWAY
SUITE 1000
MIAMI, FLORIDA 33156

LIGHTING DESIGN

1000 PARKWAY
SUITE 1000
MIAMI, FLORIDA 33156

CODE CONSULTANT

1000 PARKWAY
SUITE 1000
MIAMI, FLORIDA 33156

**COASTAL CONSTRUCTION
CONSULTANT**

1000 PARKWAY
SUITE 1000
MIAMI, FLORIDA 33156

POOL CONSULTANT

1000 PARKWAY
SUITE 1000
MIAMI, FLORIDA 33156

KEY PLAN

1000 PARKWAY
SUITE 1000
MIAMI, FLORIDA 33156

ISSUES

NO. DATE DESCRIPTION

PROJECT

1000 PARKWAY
SUITE 1000
MIAMI, FLORIDA 33156

SEAWAY

1000 PARKWAY
SUITE 1000
MIAMI, FLORIDA 33156

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

DATE: 01/20/2016

**BUILDING
ELEVATION - NORTH**

1000 PARKWAY
SUITE 1000
MIAMI, FLORIDA 33156

SHEET NO.

A4.01

**THIS SHEET SHOWS PLANS IN REFERENCE TO SHEETS
A4.00 AND A4.01 OF THE PREVIOUSLY APPROVED SITE
PLAN APPROVAL SET.**

1000 PARKWAY
SUITE 1000
MIAMI, FLORIDA 33156

OWNER

TOP FLOOR
3801 COLUMBIA AVE
SUNSHINE, FLORIDA 33156

ARCHITECT OF RECORD

DOUGLASS, WAINWRIGHT AND PARTNERS ARCHITECTS P.A.
2432 HOLLYWOOD BOULEVARD
HOUSTON, TEXAS 77057
TEL: 713.865.1100
WWW.DWAPARTNERS.COM

DESIGN CONSULTANT

IF FULCRUM ASSOCIATES
10000 WOODLAND DRIVE
SUITE 100
HOUSTON, TEXAS 77036

STRUCTURAL ENGINEER

180 BIRCHDALE AVENUE, SUITE 100
HOUSTON, TEXAS 77056
TEL: 713.865.1100
WWW.IFSTRUCTURAL.COM

STRUCTURAL ENGINEER (HISTORICAL)

2700 WILLOW ROAD, SUITE 100
HOUSTON, TEXAS 77056
TEL: 713.865.1100
WWW.HISTORICALSTRUCTURAL.COM

MEP ENGINEER

2000 WILLOW ROAD, SUITE 100
HOUSTON, TEXAS 77056
TEL: 713.865.1100
WWW.MEPENGINEER.COM

LANDSCAPE ARCHITECT

1000 WILLOW ROAD, SUITE 100
HOUSTON, TEXAS 77056
TEL: 713.865.1100
WWW.LANDSCAPEARCHITECT.COM

CIVIL ENGINEER

2000 WILLOW ROAD, SUITE 100
HOUSTON, TEXAS 77056
TEL: 713.865.1100
WWW.CIVILENGINEER.COM

EXTERIOR ENVELOPE

1000 WILLOW ROAD, SUITE 100
HOUSTON, TEXAS 77056
TEL: 713.865.1100
WWW.EXTERIORENVELOPE.COM

LEED CONSULTING

1000 WILLOW ROAD, SUITE 100
HOUSTON, TEXAS 77056
TEL: 713.865.1100
WWW.LEEDCONSULTING.COM

VERTICAL TRANSPORT

1000 WILLOW ROAD, SUITE 100
HOUSTON, TEXAS 77056
TEL: 713.865.1100
WWW.VERTICALTRANSPORT.COM

LIGHTING DESIGN

1000 WILLOW ROAD, SUITE 100
HOUSTON, TEXAS 77056
TEL: 713.865.1100
WWW.LIGHTINGDESIGN.COM

CODE CONSULTANT

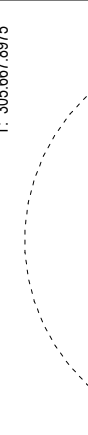
1000 WILLOW ROAD, SUITE 100
HOUSTON, TEXAS 77056
TEL: 713.865.1100
WWW.CODECONSULTANT.COM

COASTAL CONSTRUCTION CONSULTANT

1000 WILLOW ROAD, SUITE 100
HOUSTON, TEXAS 77056
TEL: 713.865.1100
WWW.COASTALCONSTRUCTIONCONSULTANT.COM

POOL CONSULTANT

1000 WILLOW ROAD, SUITE 100
HOUSTON, TEXAS 77056
TEL: 713.865.1100
WWW.POOLCONSULTANT.COM



DOUGLASS, WAINWRIGHT AND PARTNERS ARCHITECTS P.A.
FL ARCHITECT REG. NO. A4280042
A42800893

ARCHITECTURE AND DESIGN
2432 HOLLYWOOD BOULEVARD
HOUSTON, TEXAS 77057
TEL: 713.865.1100
WWW.DWAPARTNERS.COM

PROJECT

SEAWAY

9103 94th COLUMBIA AVENUE
SUNSHINE, FLORIDA 33156

ISSUANCE	NO.	DATE	DESCRIPTION
	2.1	12/18/22	PH2

KEY PLAN



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

DATE: 12/18/22

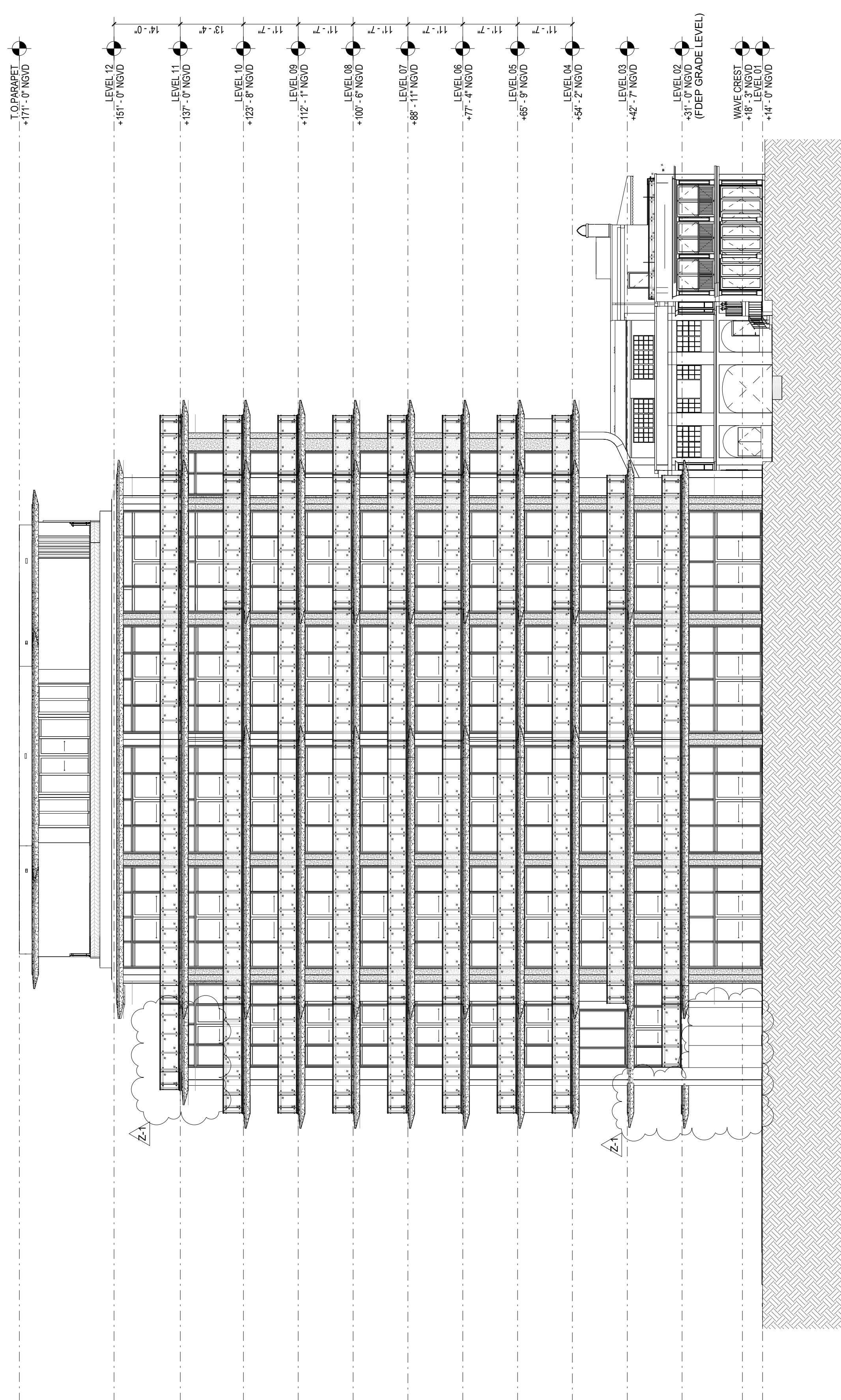
DRAWN BY: J. COOP

CHECKED BY: J. COOP

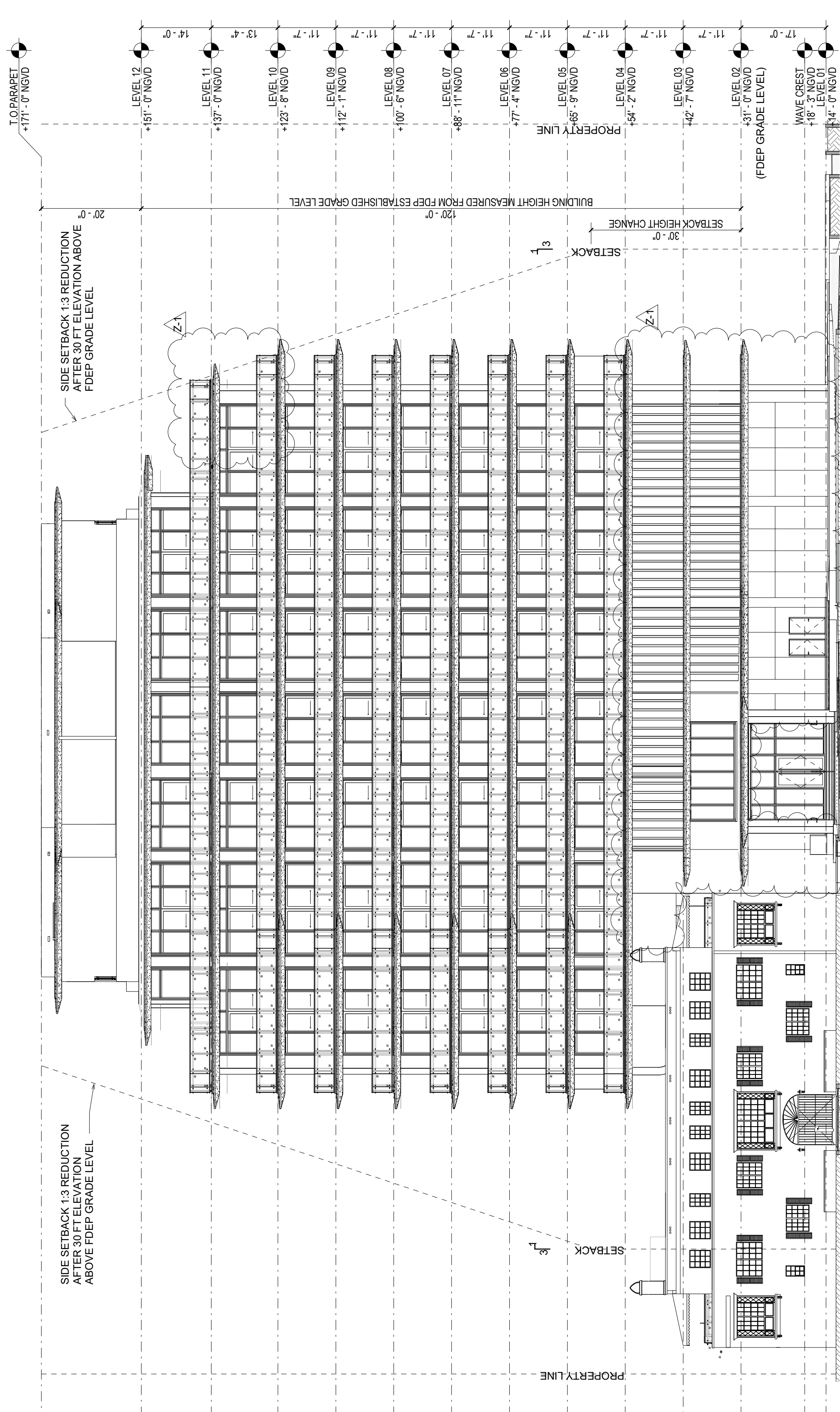
BUILDING ELEVATION - EAST

SHEET NO. A4.02

THIS SHEET SHOWS PLANS IN REFERENCE TO SHEETS A4.02 AND A4.03 OF THE PREVIOUSLY APPROVED SITE PLAN APPROVAL SET.



1 BUILDING ELEVATION - EAST - CURRENT
1/16" = 1'-0"



2 BUILDING ELEVATION - WEST - CURRENT
1/16" = 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: February 1, 2021
RE: 9165 Abbott Avenue Single Family Addition and Renovations

Background: This application is a request to approve a 540 square foot (SF) addition to an existing single-family residence with additional renovations to the garage, roof, exterior, windows and driveway. The parcel is located in the H30B Zoning District. The Applicant has provided a current survey and provided details on the improvements and proposed elevations. An overhead aerial photo from the Miami Dade County Property Appraiser and a Google Street View are provided on the following page.

Governing Codes: The Zoning in Progress requirements for the proposed improvements are detailed in the following Zoning Codes:

2006 Code: Front yard landscape 50% minimum; Rear yard landscape 40%.

2020 Code: Base Flood Elevation +2; Pervious area 35% minimum; Residential Design Guidelines (building massing, decorative features, architectural style, wall materials and finishes; roof materials, types and slopes; windows and trims).

2006/2020 Codes: Maximum lot coverage 40%; Maximum height 30 ft; Front and rear setback 20 ft; Front setback permeability 50%.

Zoning in Progress: Maximum 40% lot coverage does not include uncovered steps and exterior balconies; uncovered terraces, patios, porches open on 2 sides; covered terraces, patios or porches open on 2 sides (these exemptions not to exceed 15% of the total footprint).

The Applicant submitted additional information to address pervious area, compliance with front and rear yard landscape area and modifications of the front yard hardscape. Additional revisions were made to revise the front elevation in the vicinity of the front door – porch area.



Town of Surfside, Florida
Development Review



9165 Abbott Avenue Overhead View from the Miami Dade County Property Appraiser





Town of Surfside, Florida Development Review



9165 Abbott Avenue Google Street View

Staff Recommendation: Review of the application package, aerial photos from the property appraiser, Google Street View and planning staff review of the codes indicates the Applicant complies with the 2006 Code, the current Municode and Zoning in Progress relative to the proposed improvements and should be approved.



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.

<u>PROJECT INFORMATION</u>	
OWNER'S NAME	My 3 Kids LLC
PHONE / FAX	(305) 608-0337
AGENT'S NAME	Juan C David
ADDRESS	1385 Coral Way Suite 404 Miami, Fl 33145
PHONE / FAX	(305) 285-4343 / (305) 285-4330
PROPERTY ADDRESS	9165 Abbott Ave. Surfside 33154
ZONING CATEGORY	RS-2 0800 - SGL FAMILY - 1701-1900 SQ
DESCRIPTION OF PROPOSED WORK	New 524.00 SF addition to existing Residence an partial Interior Remodeling

<u>INTERNAL USE ONLY</u>	
Date Submitted	_____ Project Number _____
Report Completed	_____ Date _____
Fee Paid	\$ _____

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

Caitlyn Baunel, owner _____ 01.28.21 _____ 01.28.21
 SIGNATURE OF OWNER DATE SIGNATURE OF AGENT 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>Juan C David</u>	<u>01.28.21</u>
NAME OF REPRESENTATIVE	DATE



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

Project Name Addt & Int. Remodeling Carolyn Baumel **Project Number** _____

SUBMITTAL REQUIREMENTS FOR REVIEW:

- Completed "Single-Family and Two-Family Site Plan Application" form
- Application fee: \$ 200.00 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.



- 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

1385 CORAL WAY SU # 404
MIAMI, FL 33145

TEL. # (305)285-4343
FAX # (305)285-4330

January 29th, 2021

Town of Surfside
Planning & Zoning Dept.
Surfside, FL 33154

Owner: My 3 Kids, Llc.
Address: 9165 Abbott Ave.
Town of Surfside, FL 33154

Item#: 4C, 9165 Abbott Ave.

Dear P&Z Board members,

This is the re-submittal of the above Project that was deferred by the Planning and Zoning Board at the January 21 meeting, specifically regarding the application of Item 4C, 9165 Abbott Avenue.

The items missing per the P&Z Board were the area calculations of the: Front Yard; Rear Yard & Max accessory uses. These areas are provided in the attached submittal. Also the "stone framing" around the entrance has been deleted as noted by Mr. James MacKenzie to maintain more of the character of the building.

Please consider this presentation on your February 11th. Board Meeting.

Kind regards

JUAN C. DAVID R.A.
LEED A.P.
A.R.# 15344

Tel# (786) 443-6750

cc/ File

PROPERTY ADDRESS:
9165 ABBOTT AVENUE, SURFSIDE, FL 33154-3134
FOLIO No. 14-2235-001-0710

LEGAL DESCRIPTION:
ALDS DEL MAR NO 4 PB 10-63
LOT 13 BLK 6
LOT SIZE 50,000 X 112
OR 13448-2989, 1087 1
COC 22564-4570 08 2004 1

SCOPE OF WORK:
NEW 524SF ADDITION TO EXISTING 1,726SF RESIDENCE INCLUDING INTERIOR REMODELING, NEW RESIDENCE FLOOR AREA 2,240SF.

PROJECT INFO:
CLASSIFICATION OF WORK: (2) RENOVATION & (6) ADDITION
CODES IN EFFECT: FLORIDA BUILDING CODE, 6TH EDITION 2017
CONSTRUCTION TYPE: II-B
OCCUPANCY: RESIDENTIAL RS-2 (SINGLE FAMILY)

GENERAL NOTES

- ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE-6TH EDITION 2017 AND ALL REGULATORY LOCAL AND GOVERNMENTAL CODES.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR TO ACQUIRE ALL REQUIRED PERMITS FOR THE CONSTRUCTION AND SUBSEQUENT OCCUPANCY OF THE PROJECT.
- ALL WORK DONE UNDER THE SUPERVISION OF THE CONTRACTOR SHALL BE DONE IN A NEAT AND WORKMAN-LIKE MANNER AND IN ACCORDANCE WITH ALL GOVERNING AGENCIES, RULES AND REGULATIONS HAVING JURISDICTION.
- CONTRACTOR TO PROVIDE ALL SUPPLEMENTARY MATERIALS INCLUDING COMPONENTS, SUPPORT, BRACE AND SHORE ALL BUILDING COMPONENTS.
- BEFORE COMMENCING WORK, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EQUIPMENT AND UTILITIES TO BE REMOVED. REMOVALS SHALL BE COORDINATED WITH THE OWNER AND ALL BUILDING AUTHORITIES HAVING JURISDICTION.
- CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH RED-LINED AS-BUILT DRAWINGS FOR ANY AND ALL FIELD CHANGES AND/OR ADDITIONS TO THE WORK INCLUDING IN THE DRAWINGS.
- IF ANY CHANGES AND/OR DEVIATIONS ARE MADE TO THESE PLANS WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND/OR DEVIATIONS.
- IF DURING THE COURSE OF CONSTRUCTION ANY DEVIATIONS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY FOR FULL RESPONSIBILITY FOR SUCH CHANGES AND DEVIATIONS.
- ALL SHOP DRAWINGS MUST BE SUBMITTED TO THE ARCHITECT FOR DESIGN PERFORMANCE ONLY.
- SUBSTITUTIONS MUST BE REVIEWED AND APPROVED BY THE ARCHITECT OR ENGINEER.
- CONTRACTOR OR SUB CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING HIS OPERATION AND ANY DAMAGE TO HIS WORK WHILE PROJECT IS UNDER CONSTRUCTION.
- ALL DESIGNS AND DRAWINGS HEREIN AND PRINTS ISSUED BY THE ARCHITECT ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REUSED ON ANY OTHER LOCATION EXCEPT WHERE THE ONE FOR WHICH THEY WERE EXPRESSLY DESIGNED IF THESE DRAWINGS OR ANY PART THEREOF IS REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION SO DOING WILL BE INDEBTED TO ARCHITECT FOR HIS FULL COMMISSION.

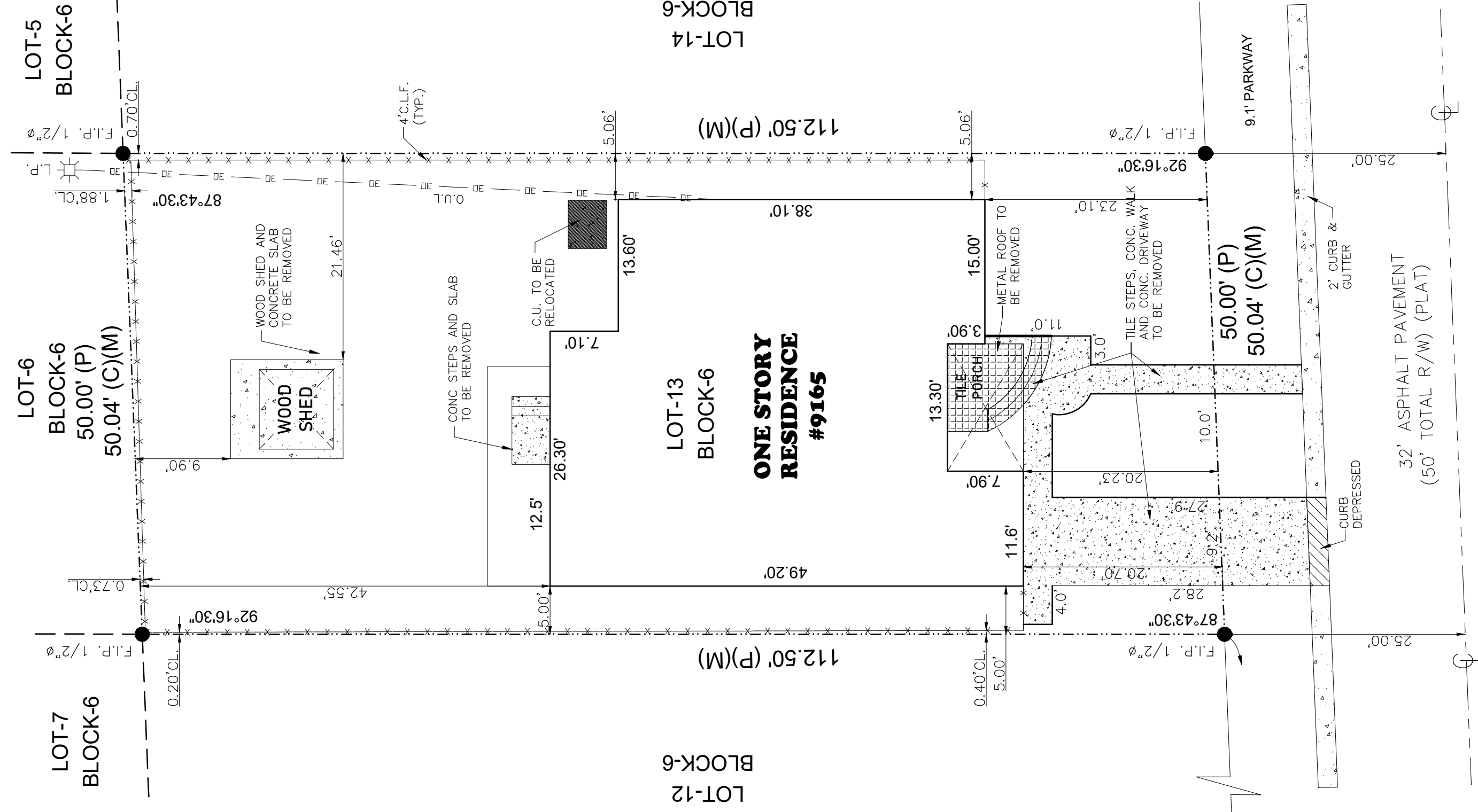
ZONING INFO.

ZONING DESIGNATION	H308
NET LOT SIZE:	5,600 S.F
EXISTING RESIDENCE:	1,716 SF
ADDITION TO RESIDENCE:	524 SF
TOTAL SF OF RESIDENCE:	2,240 SF (FLOOR AREA)
LOT COVERAGE(FLOOR AREA)	PROVIDED
LOT GREEN/PERVIOUS AREA	2,240 SF (40%)
FRONT YARD LANDSCAPING	1,960 SF (35%)
REAR YARD LANDSCAPING	500 SF (9%)
ACCESSORY USES	873 SF (15.7%)
SETBACKS (PRINCIPAL BUILDING)	REQUIRED
FRONT	20.00'
REAR	20.00'
SIDE INTERIOR (SOUTH)	22.75'
SIDE INTERIOR (NORTH)	5.06'
SIDE INTERIOR (POOL)	5.00'
SETBACKS (POOL)	REQUIRED
FRONT	10.00'
REAR	5.00'
SIDE INTERIOR (SOUTH)	13.25'
SIDE INTERIOR (NORTH)	24.16'
	17.85'



LOCATION MAP

NOT TO SCALE.



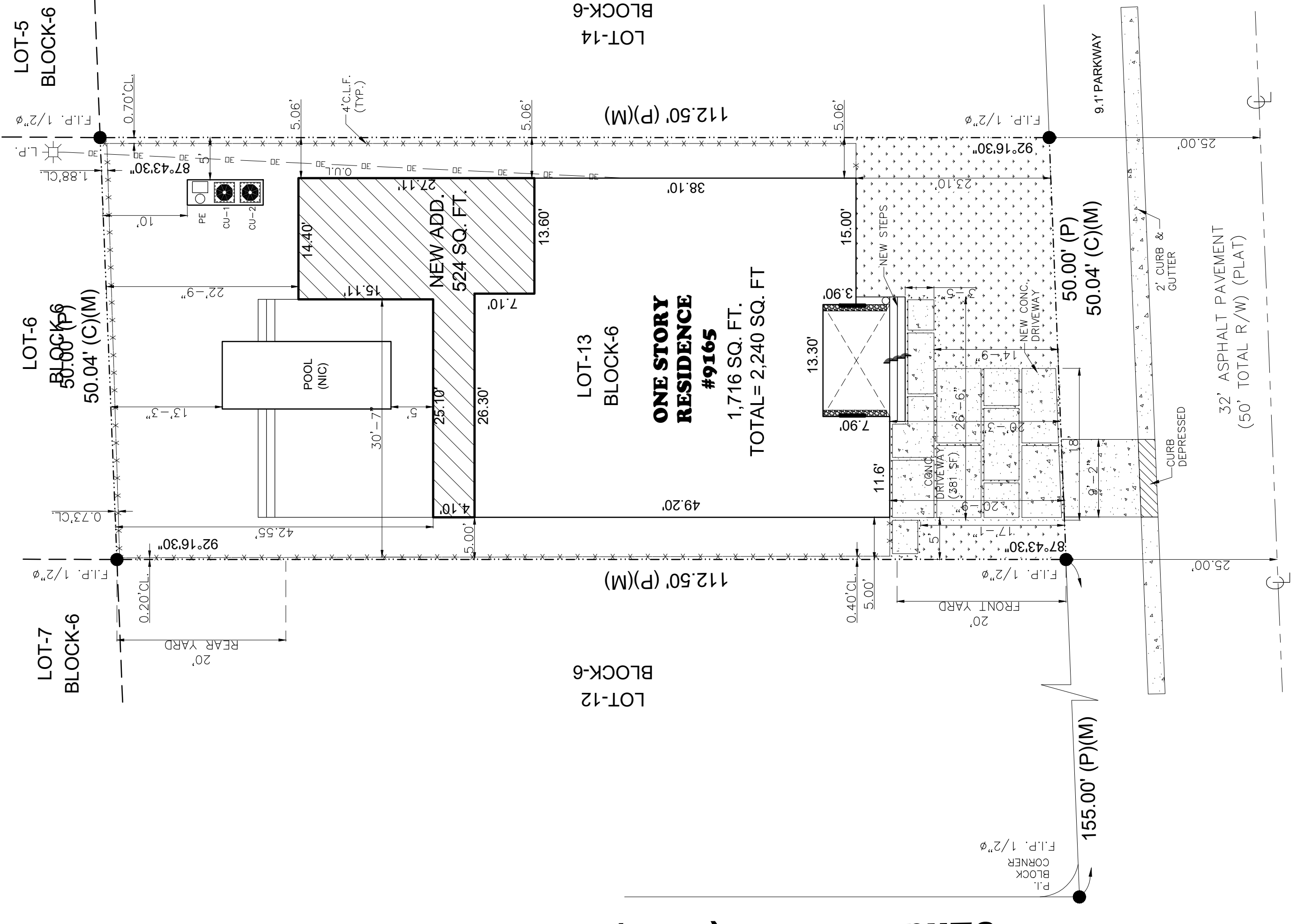
**2nd AVENUE (plat)
ABBOTT AVENUE (field)**

PROPOSED SITE PLAN

SCALE: 1/8" = 1'



DRIVEWAY PAVING MATERIAL



**2nd AVENUE (plat)
ABBOTT AVENUE (field)**

PROPOSED SITE PLAN

SCALE: 1/8" = 1'

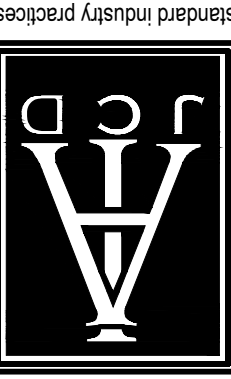
Revisions

1	11.24.20 1ST. ISSUE

ADD. & INT. REMODELING
CAROLYN BAUMEL
9165 ABBOTT AVENUE
SURFSIDE, FLORIDA 33154

JCD ARCHITECT INC.
JUAN C. DAVID R.A. 0015344
Design & Development
LEED ACCREDITED PROFESSIONAL
Architecture
Interiors
Planning
Construction

1385 Coral Way, Suite 207 ■ Miami, Florida 33145 ■ Phone: (305) 285-4343 ■ Fax: (305) 285-4300



Job No.
Date
Scale

Seal
AA-26001560
Sheet No.
A-0

Designs are subject to modification or change as required by actual measurements, standard industry practices in light of existing structural and other conditions, applicable bldg codes, and like. These plans are and shall remain the property of Mr. David and shall not be sold or reproduced without its prior written consent. Mr. David shall be notified of any changes req'd by actual measurements, etc. as advised prior to submission of any phase for bid or construction.

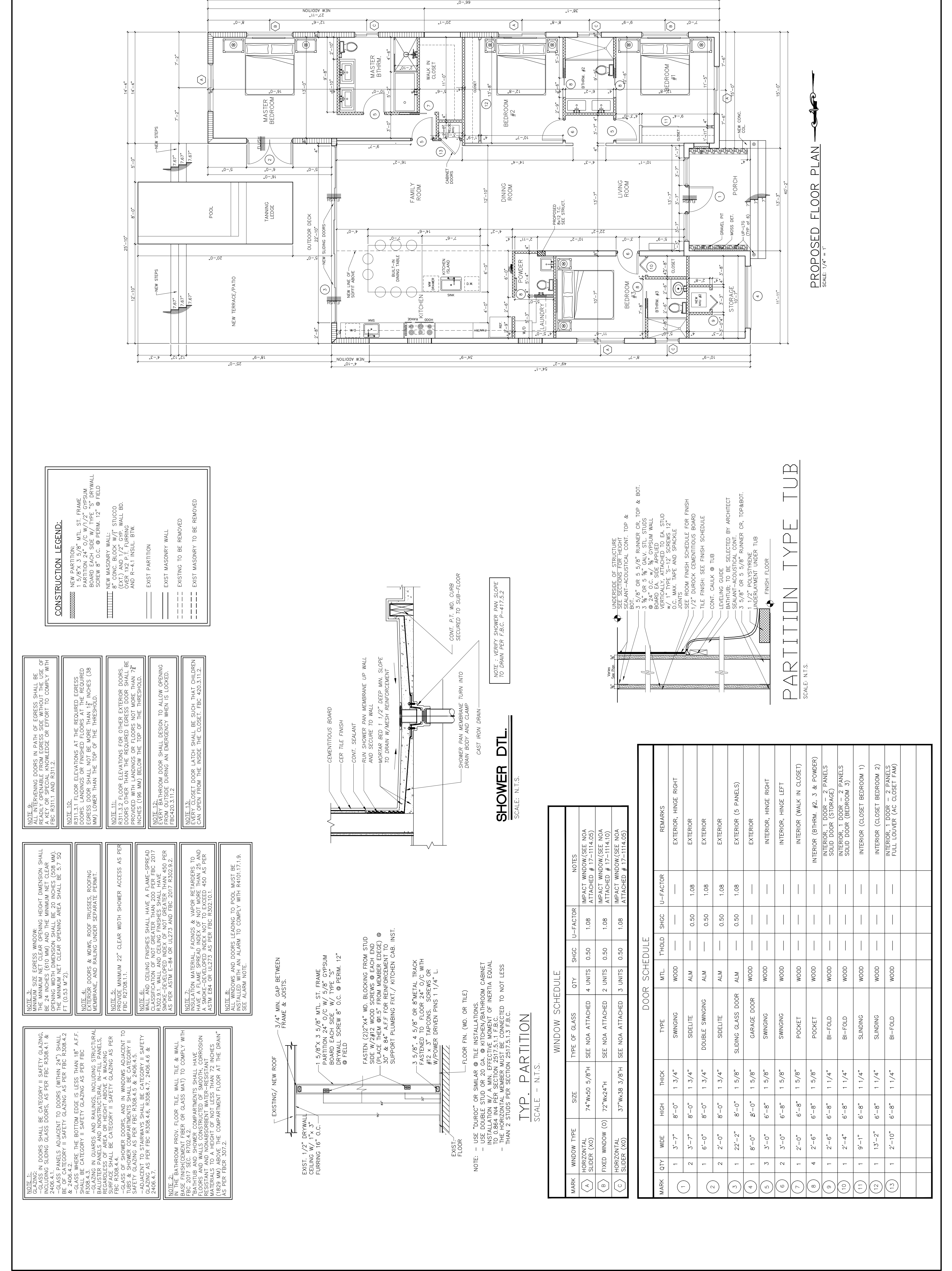
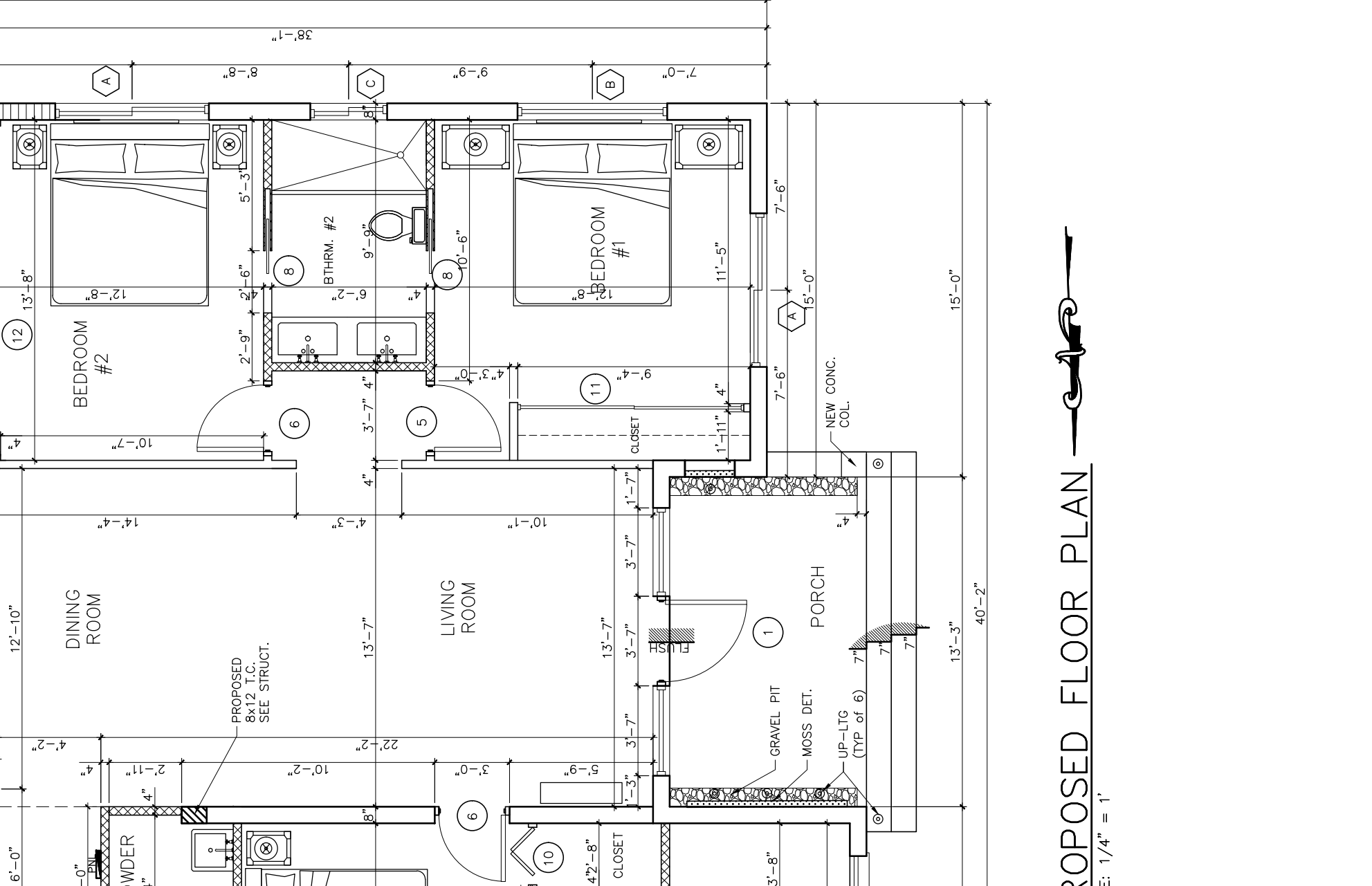
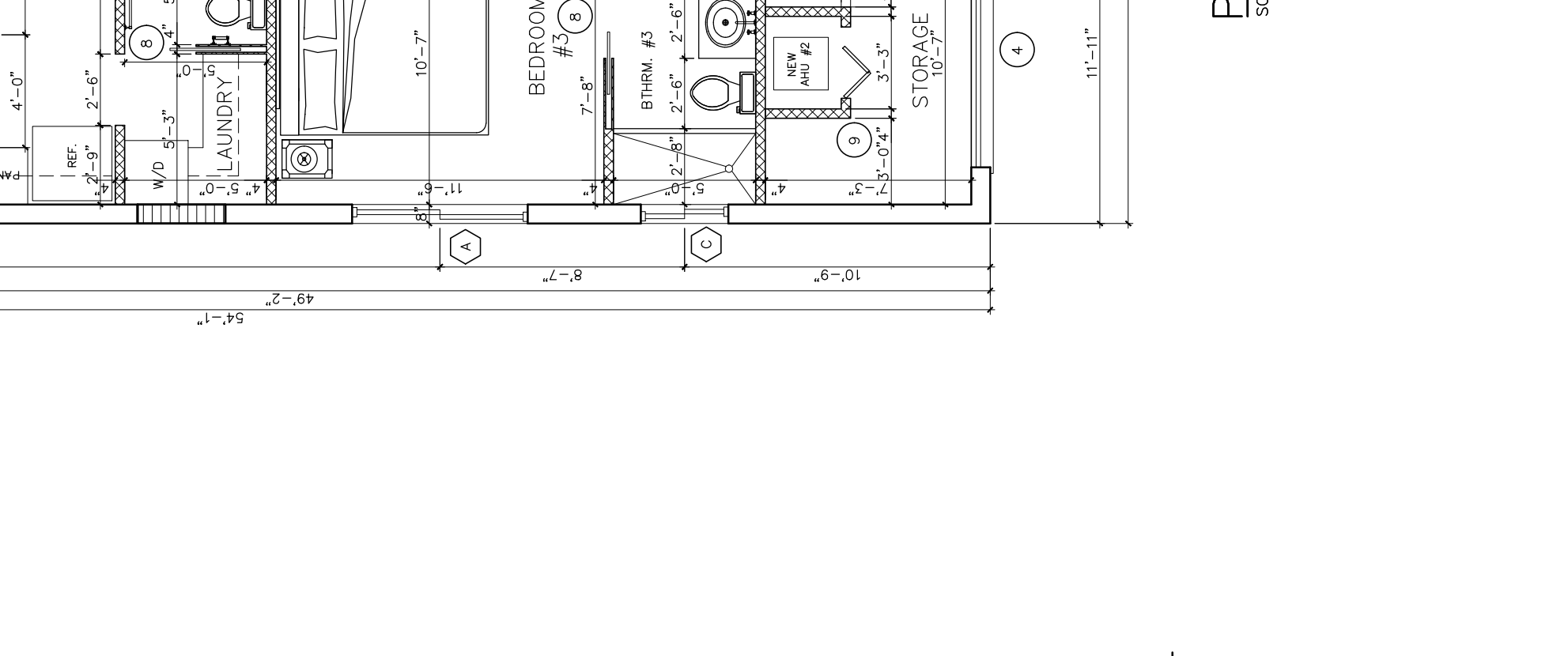
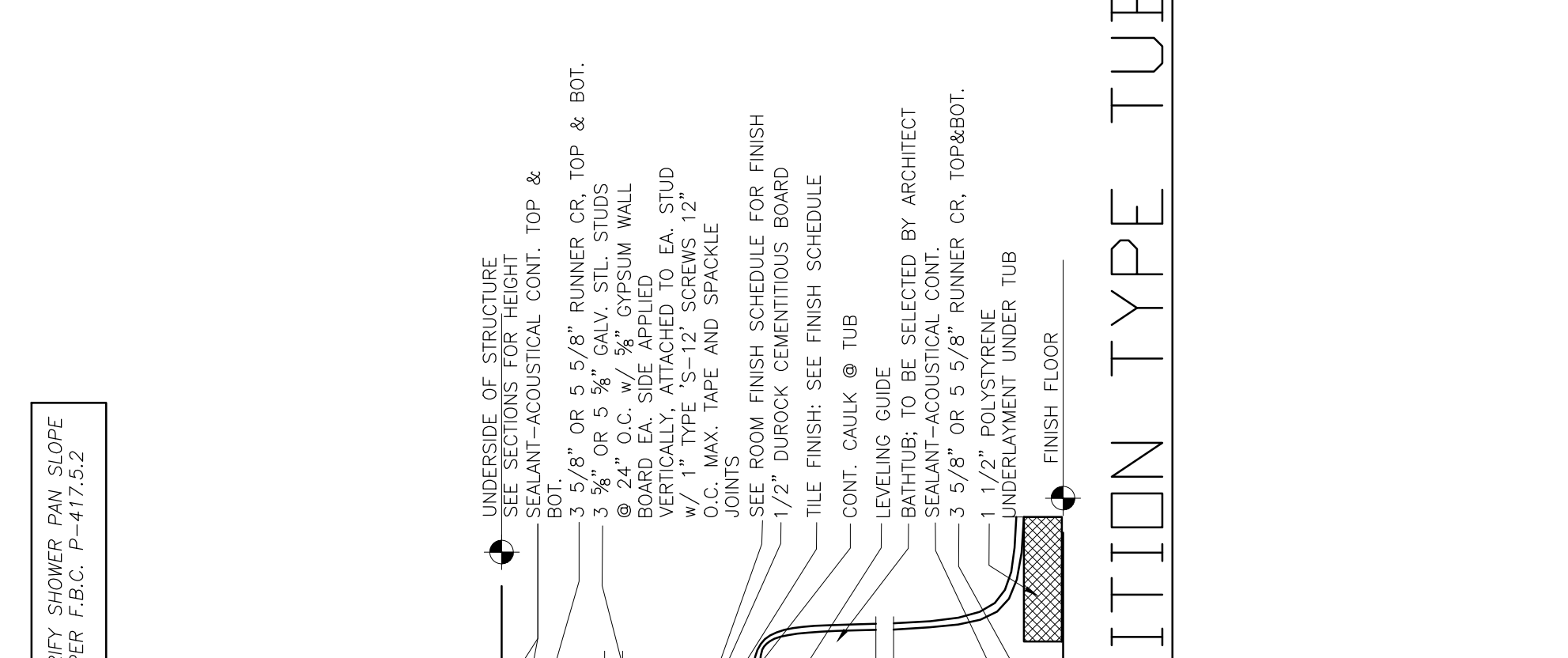
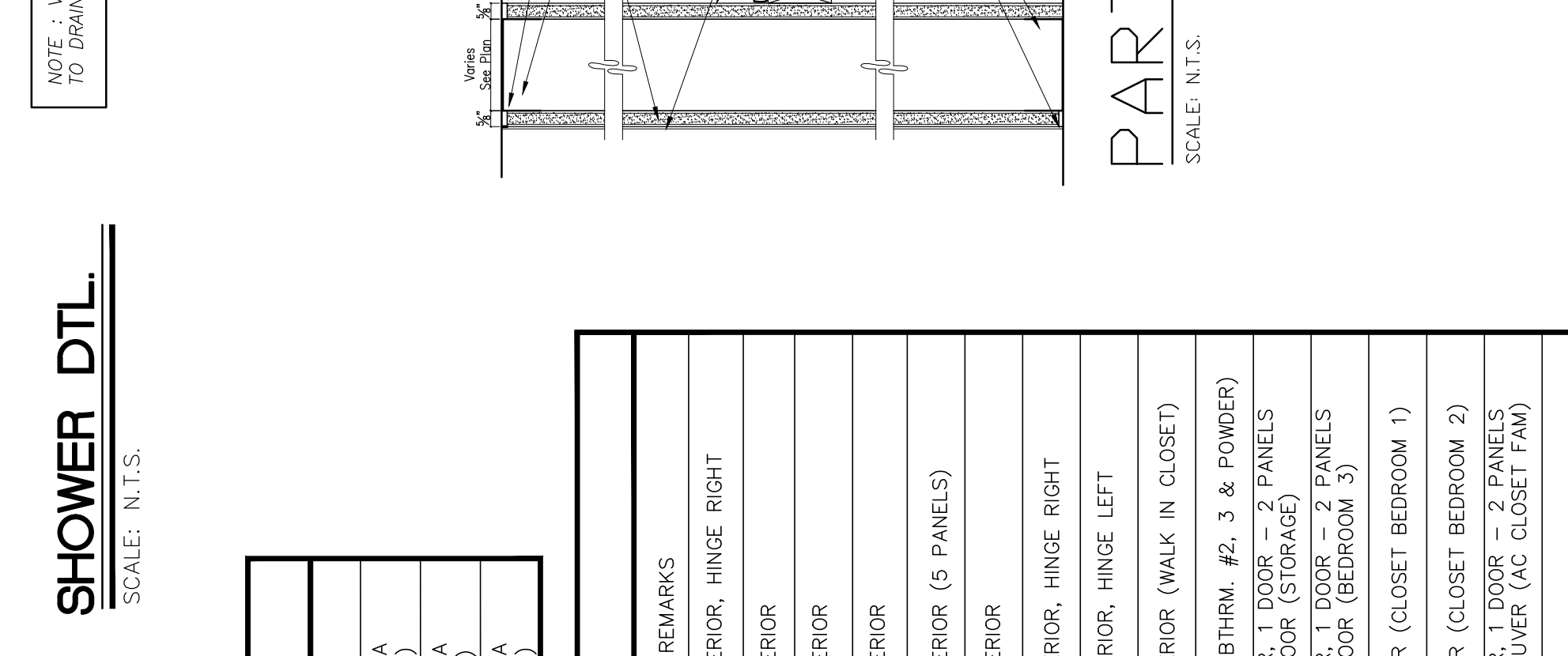
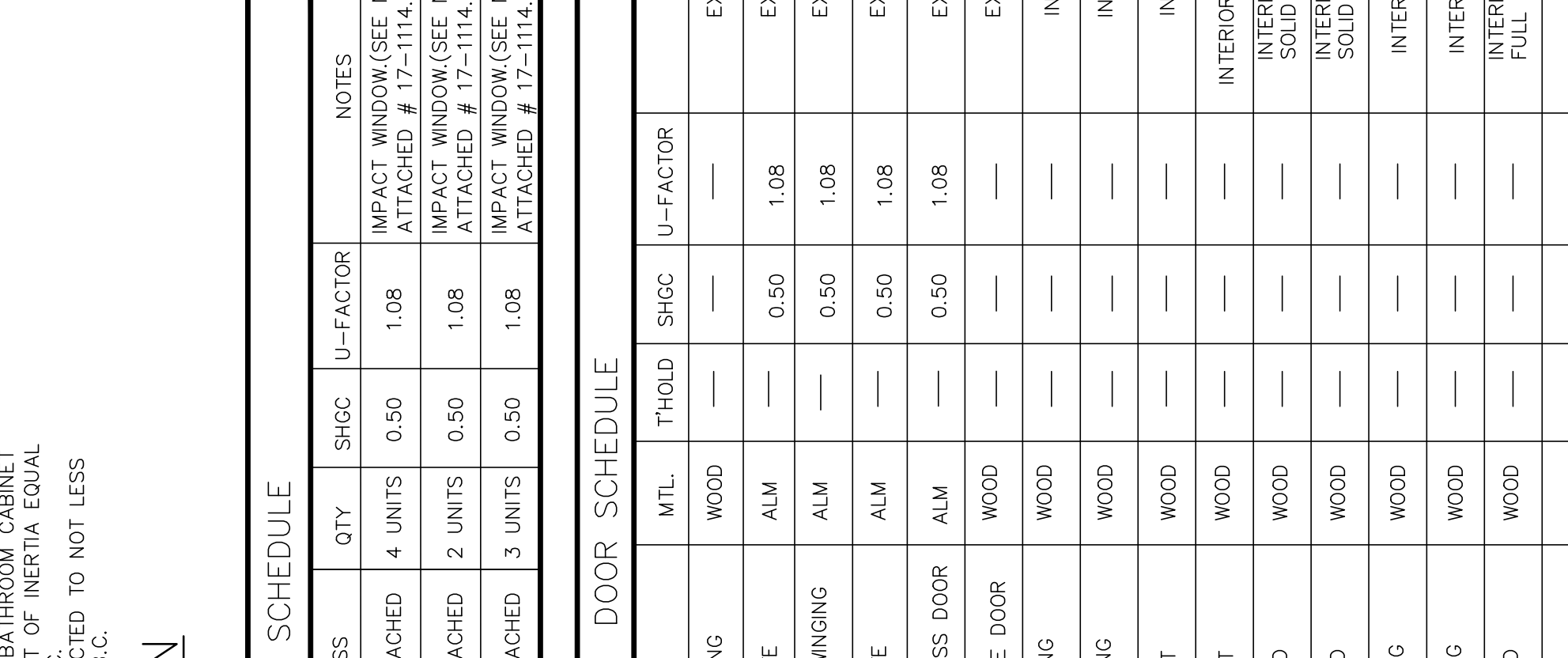
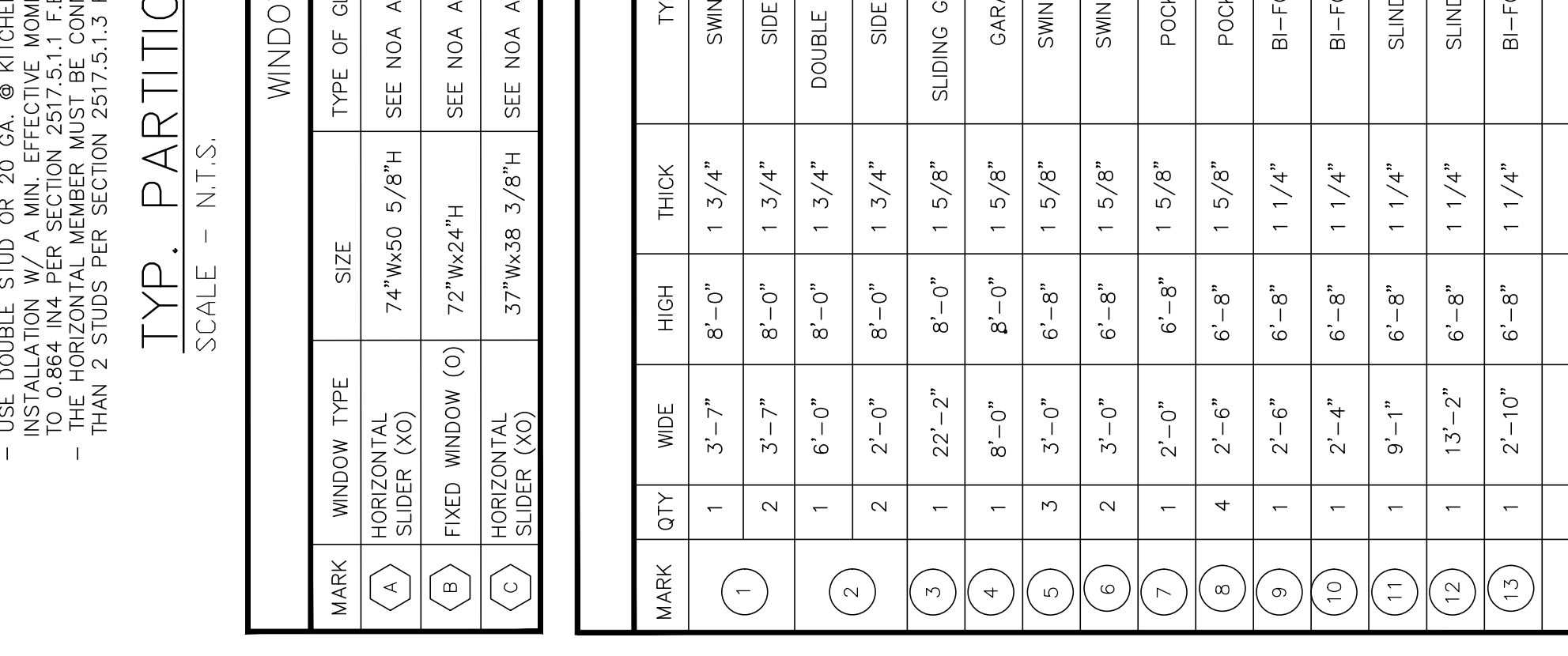
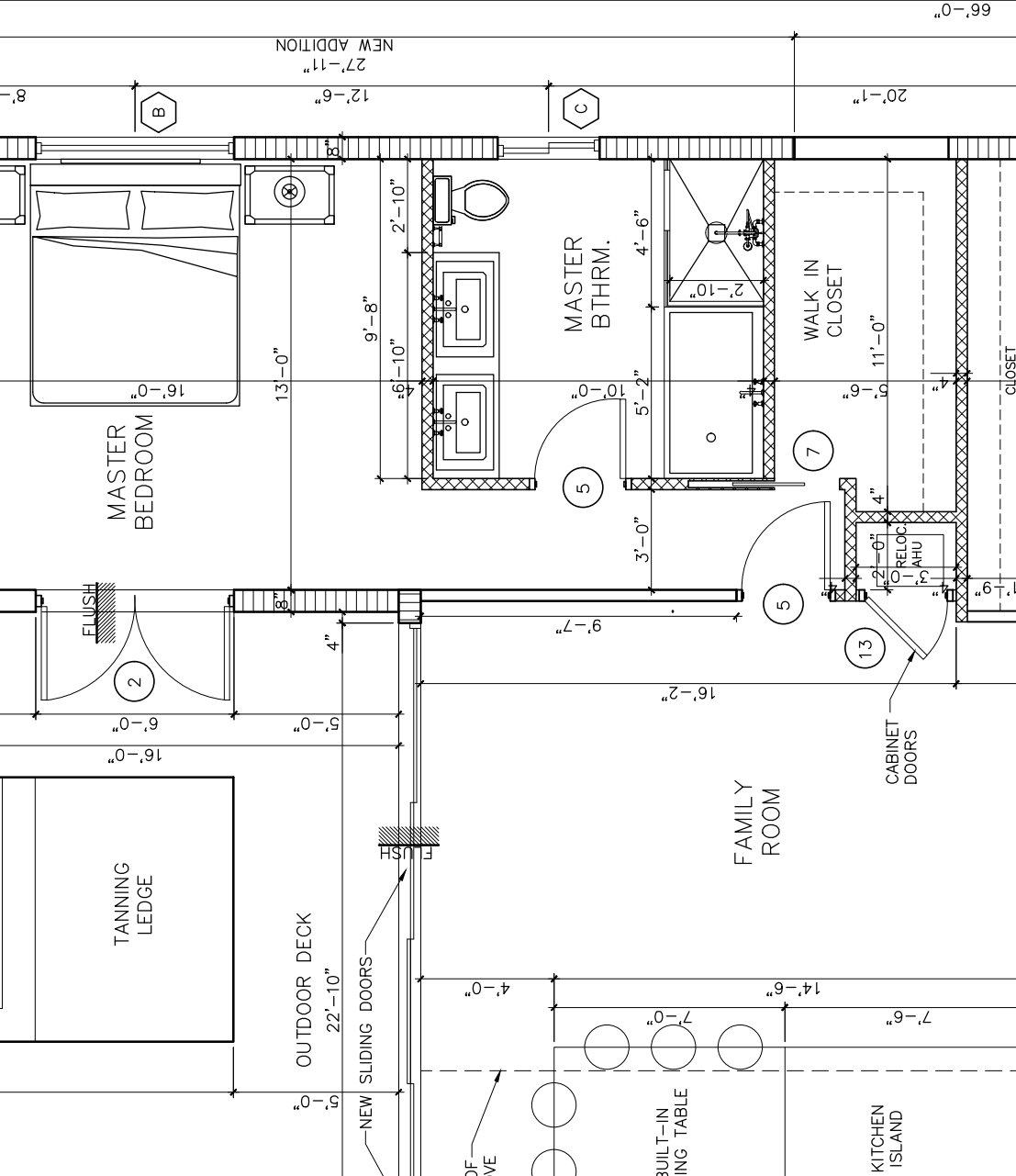
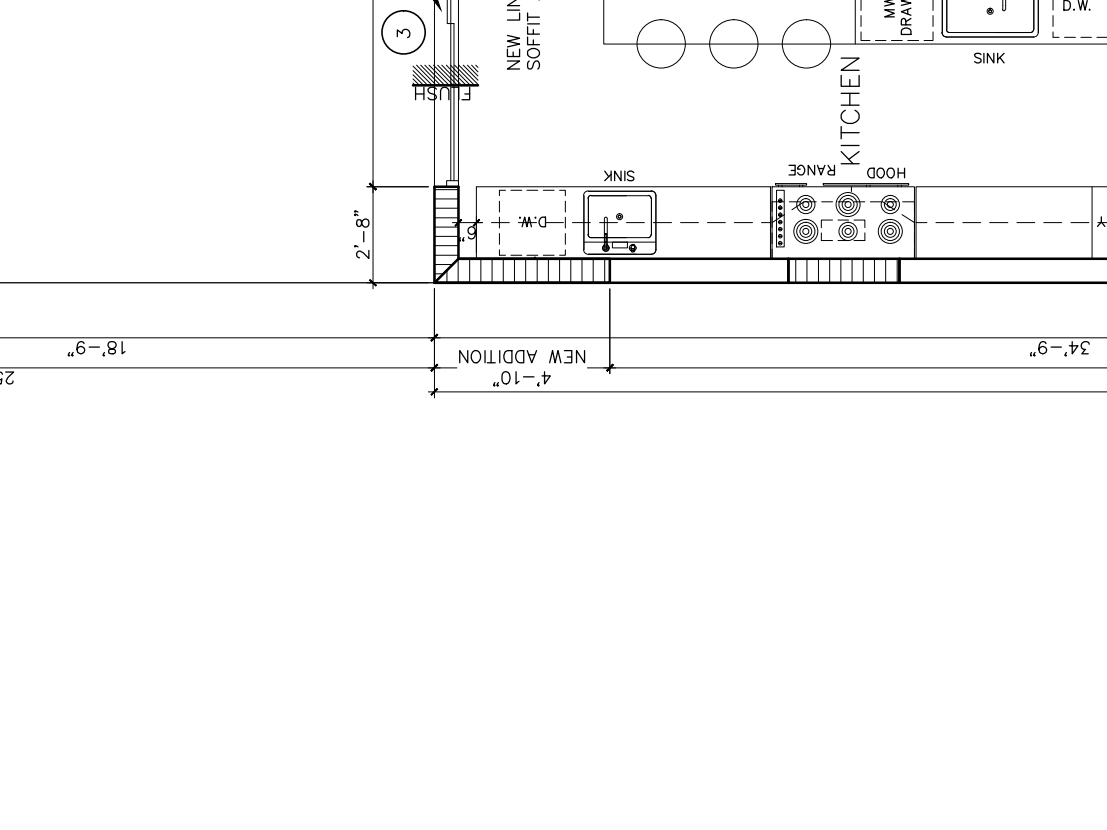
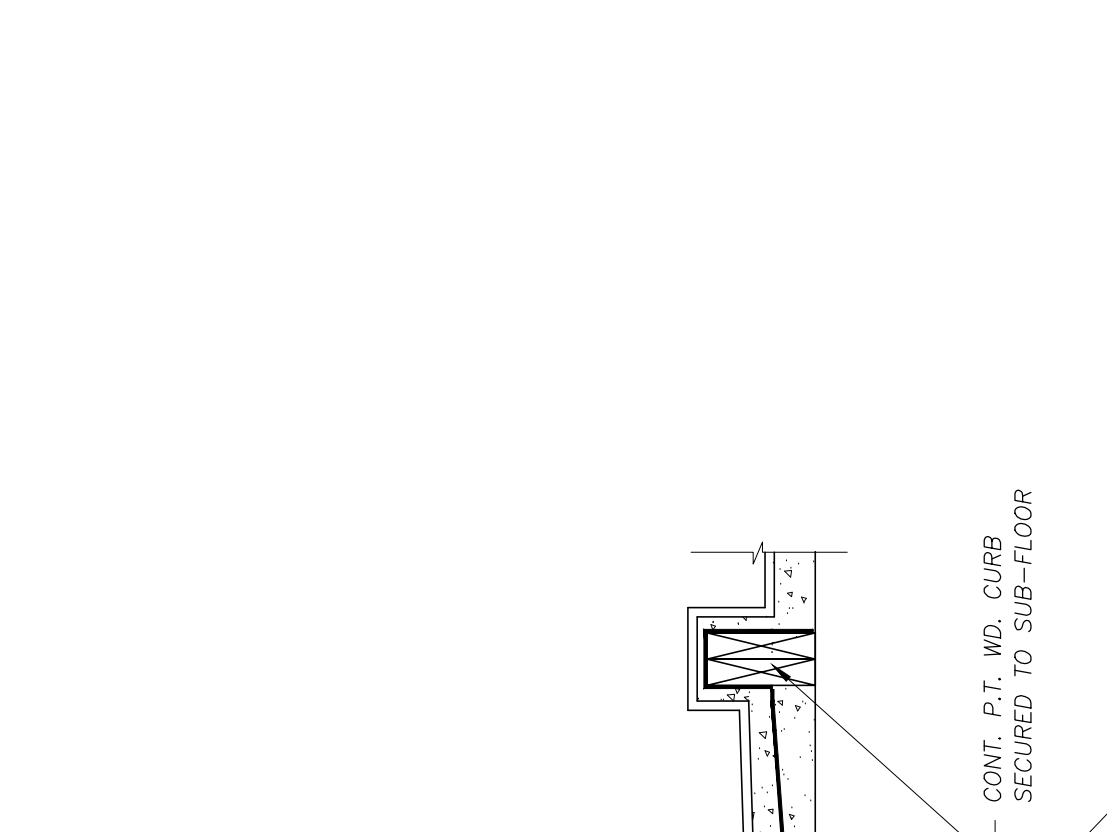
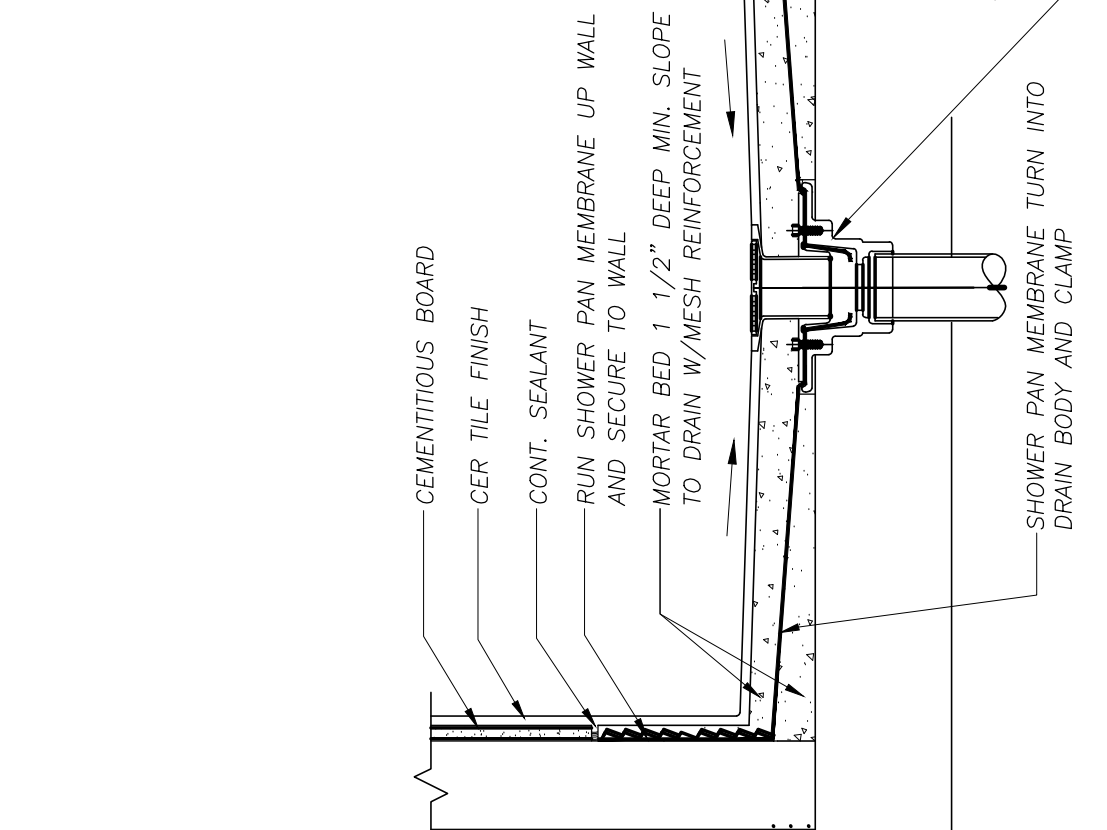
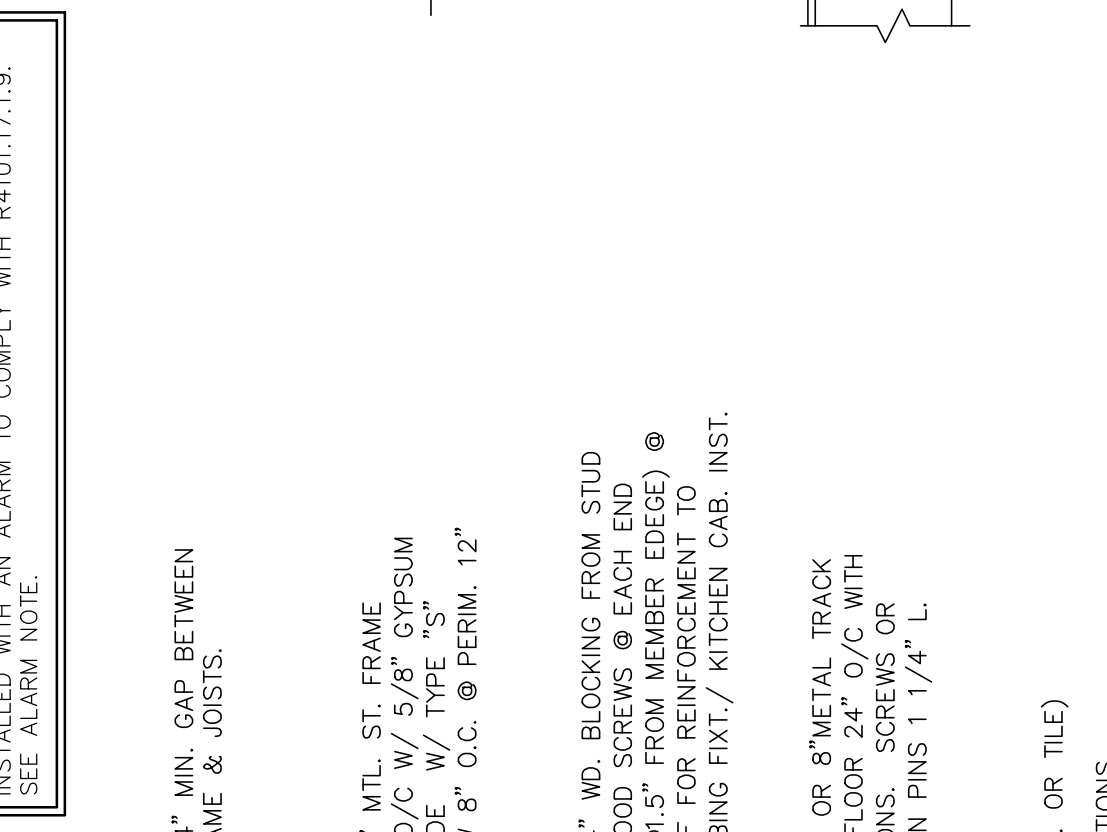
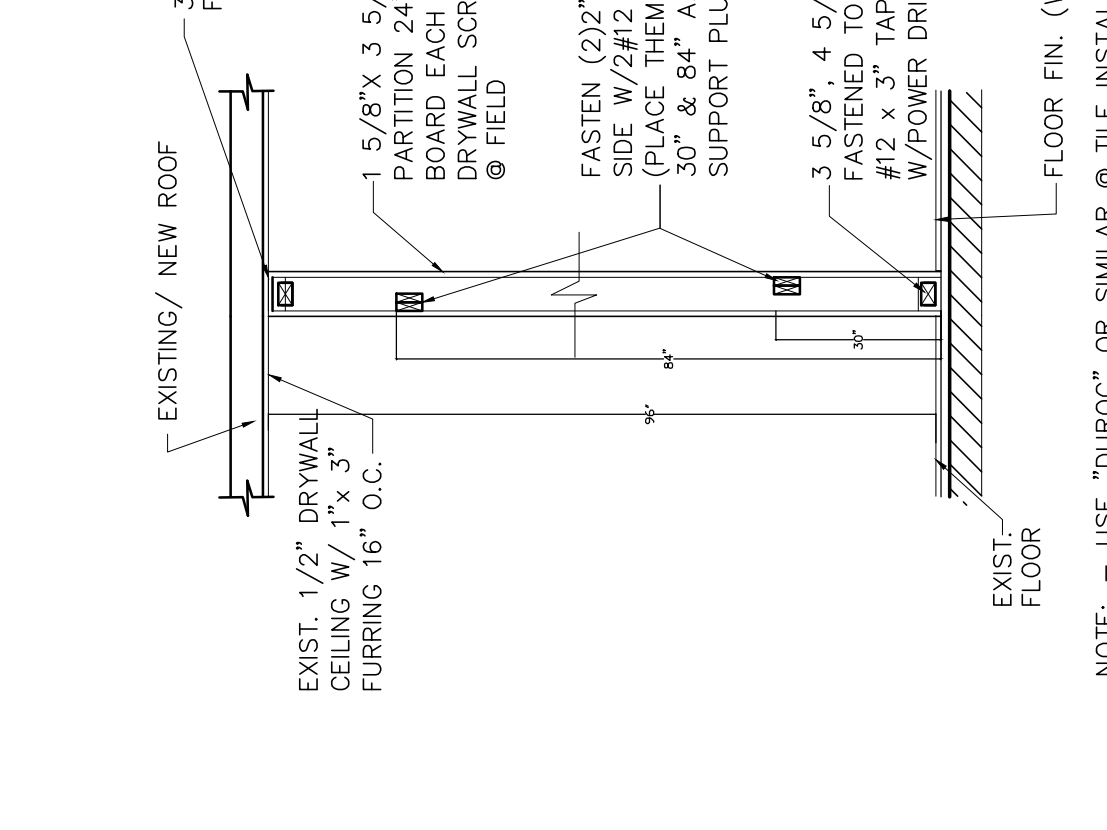
NOTE 1.1:
 -GLASS IN DOORS SHALL BE CATEGORY II SAFETY GLAZING, INCLUDING SLIDING GLASS DOORS, AS PER FBC R308.4.1 & 2406.4.1.
 -GLASS IN WINDOWS SHALL BE CATEGORY II SAFETY GLAZING, INCLUDING SLIDING GLASS DOORS, AS PER FBC R308.4.1 & 2406.4.1.
 -GLASS WHERE THE BOTTOM EDGE IS LESS THAN 18" A.F.F. SHALL BE OF CATEGORY II SAFETY GLAZING AS PER FBC R308.4.2 & 2406.4.2.
 -GLASS IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTERS AND NONSTRUCTURAL IN-FILL PANELS, SHALL BE OF CATEGORY II SAFETY GLAZING AS PER FBC R308.4.4.
 -GLASS OF SHOWER DOORS, AND IN WINDOWS ADJACENT TO SHOWER DOORS, SHALL BE CATEGORY II SAFETY GLAZING AS PER FBC R308.4.5 & 2406.4.5.
 -GLASS OF STAIRWAYS SHALL BE CATEGORY II SAFETY GLAZING AS PER FBC R308.4.6, R308.4.7, 2406.4.6 & 2406.4.7.
NOTE 2:
 -GLASS PARTITION OR GLASS WALL TO COMPLY WITH FBC 2017 SECTION 702.4.2.
 -"BATHUB AND SHOWER COMPARTMENTS SHALL HAVE FLOORS AND WALLS CONSTRUCTED OF SMOOTH, CORROSION RESISTANT MATERIALS TO A HEIGHT OF NOT LESS THAN 72" (1829 MM) ABOVE THE COMPARTMENT FLOOR AT THE DRAIN" AS PER FBC 307.2.

NOTE 3:
 -MINIMUM SIZE EGRESS WINDOW: THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES (610 MM) AND THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES (508 MM).
 -MINIMUM NET CLEAR OPENING AREA SHALL BE 5.7 SQ FT (0.53 M²).
NOTE 4:
 -DOORS & WALLS, ROOF TRUSSES, ROOFING MEMBRANE, AND RAILING UNDER SEPARATE PERMIT.
NOTE 5:
 -PROVIDE MINIMUM 22" CLEAR WIDTH SHOWER ACCESS AS PER FBC R277.08.1.1.
NOTE 6:
 -WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200 PER FBC 2017 SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450 PER AS PER ASTM E-84 OR UL273 AND FBC 2017 R302.9.2.
NOTE 7:
 -INSULATION MATERIAL, FACINGS & VAPOR RETARDERS TO BE INSTALLED AS PER FBC 2017 SECTION 703.2.1.1.
NOTE 8:
 -ALL WINDOWS AND DOORS LEADING TO POOL MUST BE INSTALLED WITH AN ALARM TO COMPLY WITH R4101.17.1.9. SEE ALARM NOTE.

NOTE 9:
 -R311.3.1 FLOOR ELEVATIONS AT THE REQUIRED EGRESS DOORS SHALL BE 24" O.C. W/ 5/8" GYPSUM BOARD EACH SIDE W/ TYPE "S" DRYWALL SCREW 8" O.C. @ PERM. 12" @ FIELD.
NOTE 10:
 -R311.3.1 FLOOR ELEVATIONS AT THE REQUIRED EGRESS DOORS SHALL NOT BE MORE THAN 1/4" INCHES (6 MM) LOWER THAN THE TOP OF THE THRESHOLD.
NOTE 11:
 -FLOOR ELEVATIONS FOR OTHER EXTERIOR DOORS, OTHER THAN THE REQUIRED EGRESS DOORS, SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7/8" INCHES (196 MM) BELOW THE TOP OF THE THRESHOLD.
NOTE 12:
 -EVERY BATHROOM DOOR SHALL DESIGN TO ALLOW OPENING AND CLOSING DURING AN EMERGENCY WHEN IS LOCKED. FBC 420.3.11.2.
NOTE 13:
 -EVERY CLOSET LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN FROM THE INSIDE THE CLOSET. FBC 420.3.11.2.

CONSTRUCTION LEGEND:

- NEW PARTITION: 1 5/8" X 3 5/8" MTL. ST. FRAME PARTITION 24" O.C. W/ 1/2" GYPSUM BOARD EACH SIDE W/ TYPE "S" DRYWALL SCREW 8" O.C. @ PERM. 12" @ FIELD
- NEW MASONRY WALL: 8" CONC. BLOCK W/ 7" STUCCO OVER 1X2 P.T. FURRING BTW. AND R-41 INSUL. BTW.
- EXIST PARTITION
- EXIST MASONRY WALL
- EXISTING TO BE REMOVED
- EXIST MASONRY TO BE REMOVED



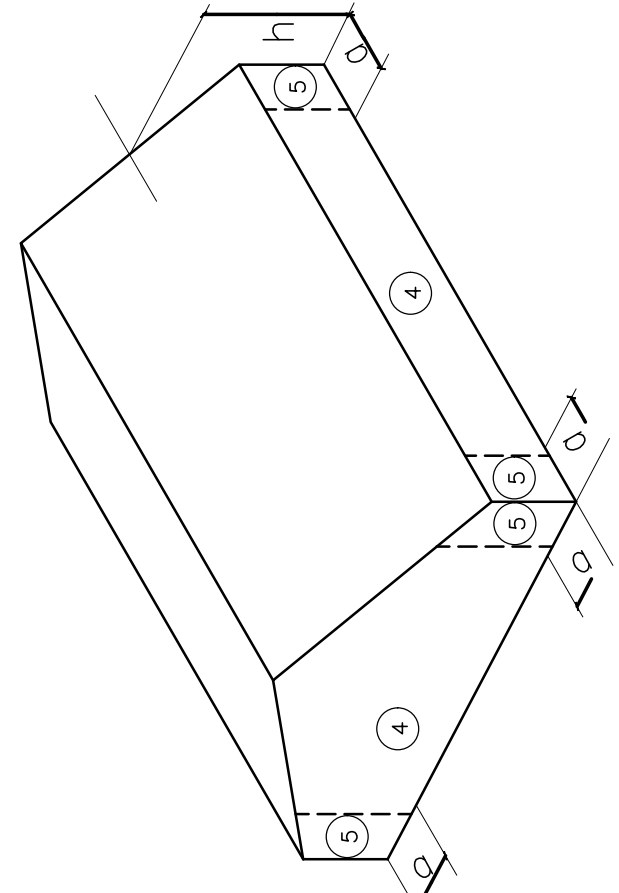
FLORIDA BUILDING CODE, 2017

DESIGN PRESSURES FOR COMPONENTS & CLADDING

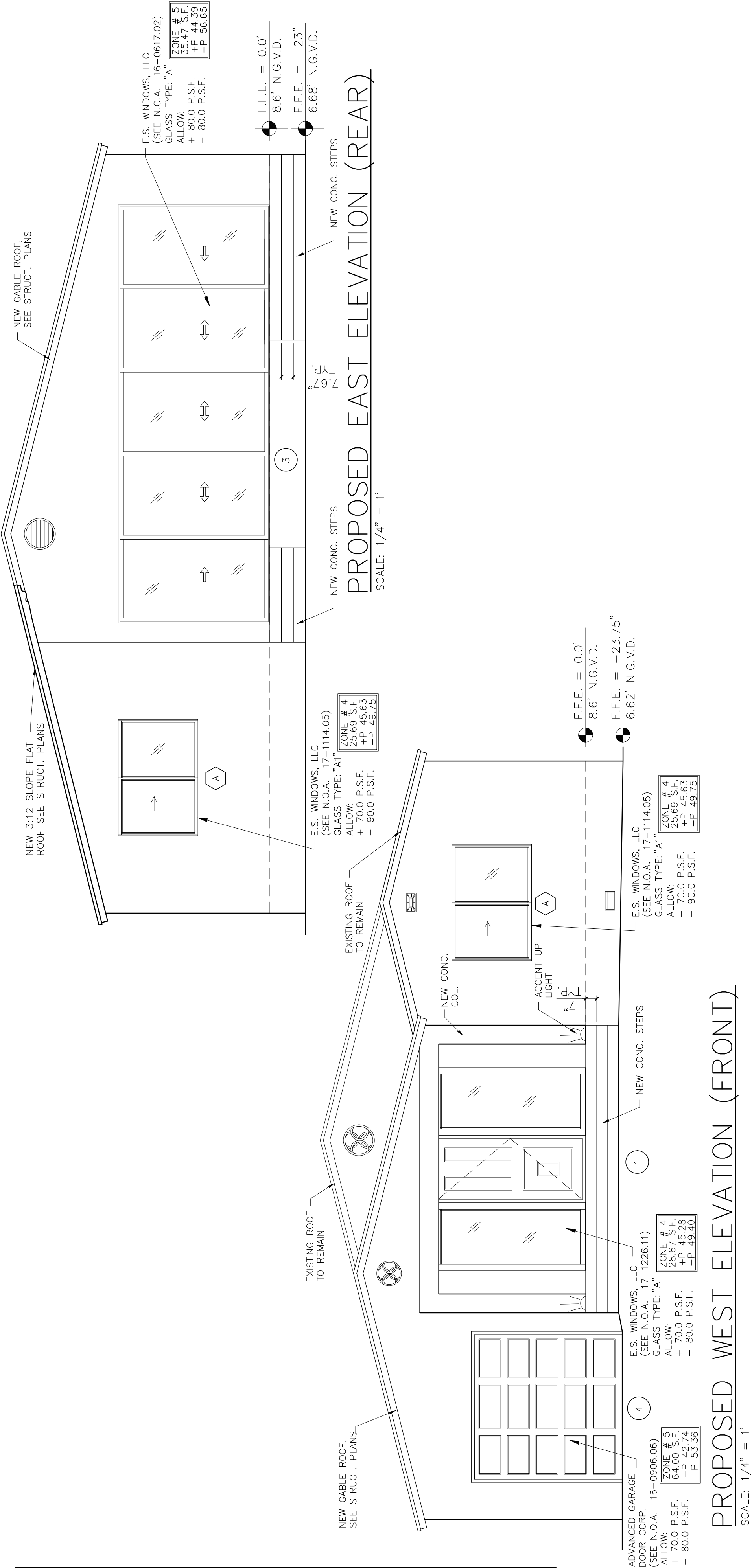
BUILDING DATA		JOB INFORMATION	
Wind Velocity (mph)	175	Company	JCD ARCHITECT, INC.
Exposure Category	D	Prepared By	Employee
Directionality Factor (K _d)	.85	Client Name	CAROLYN BAUMEL
Mean Roof Height (ft)	13.50	Job Description	ADD. & INTERIOR REMODELING
Building Width (ft)	40.16	Job Number	
Building Length (ft)	66.00		
Roof Slope (X:12)	3.0		

WALL OPENINGS

OPENING MARK	OPENING DESCRIPTION	LOCATION ZONE	OPENING ELEV. (ft)	OPENING WIDTH (inches)	OPENING HEIGHT (inches)	MAXIMUM POSITIVE PRESSURE (psf)	MAXIMUM NEGATIVE PRESSURE (psf)
A	TYPICAL WINDOW	4	5.00	74.0	50.6	45.63	-49.75
B	TYPICAL WINDOW	5	5.00	72.0	24.0	48.03	-63.93
C	TYPICAL WINDOW	4	5.00	72.0	24.0	48.03	-52.15
		4	5.00	37.0	38.4	48.81	-52.73
1	TYPICAL DOOR	4	5.00	43.0	96.0	45.28	-49.40
2	SIDELITE	4	5.00	43.0	96.0	45.28	-49.40
3	SIDELITE	5	5.00	72.0	96.0	43.85	-55.17
4	TYPICAL DOOR	5	5.00	24.0	96.0	47.12	-62.11
		5	5.00	266.0	96.0	44.39	-56.65
		5	5.00	96.0	96.0	42.74	-53.36

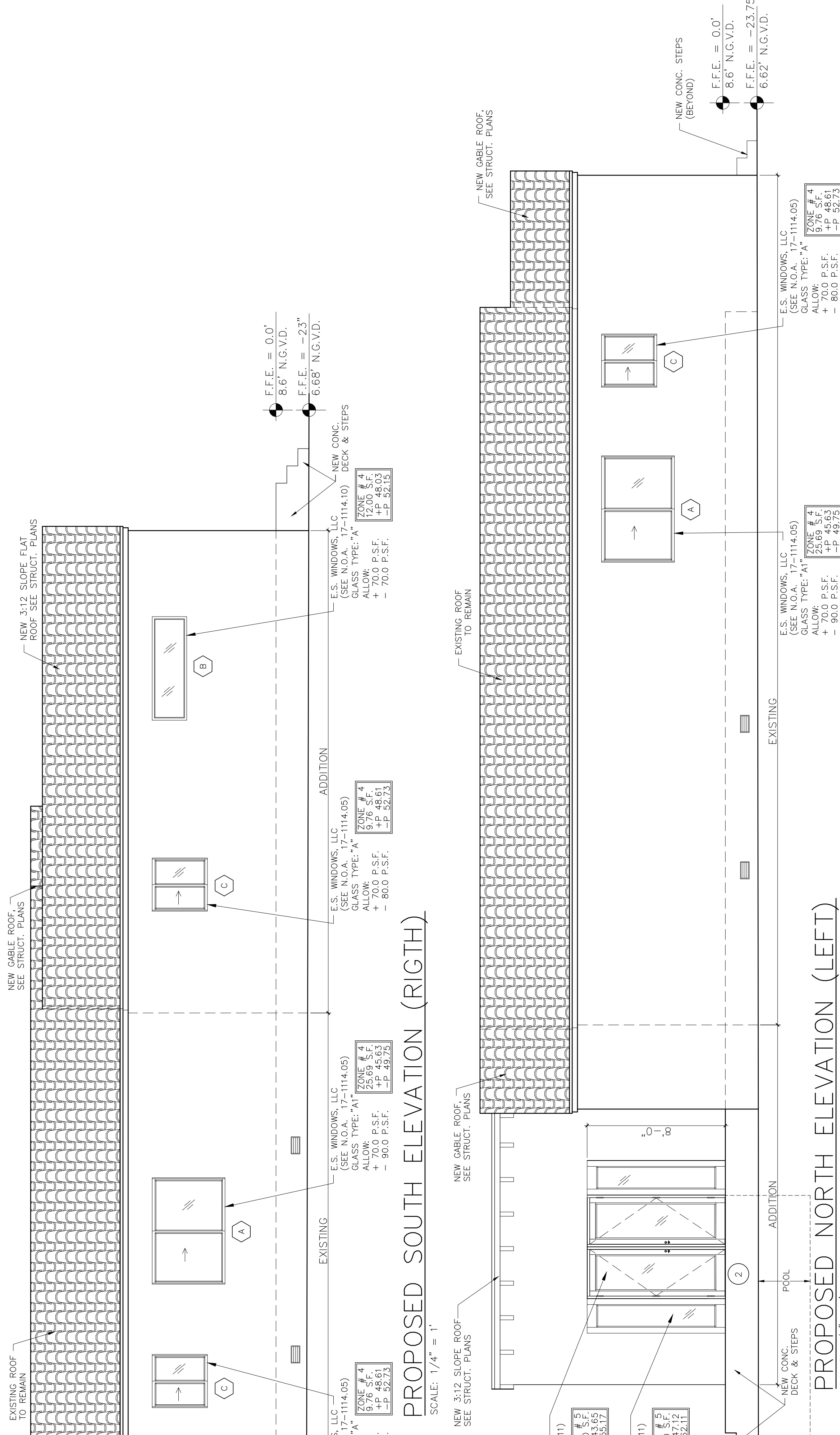


Width of End Zone (e) in Feet = 4.02



PROPOSED WEST ELEVATION (FRONT)

SCALE: 1/4" = 1'



PROPOSED SOUTH ELEVATION (RIGHT)

SCALE: 1/4" = 1'

PROPOSED NORTH ELEVATION (LEFT)

SCALE: 1/4" = 1'

REVISIONS
11.24.20 1ST. ISSUE

ADD. & INT. REMODELING
 CAROLYN BAUMEL
 9165 ABBOT AVENUE
 SURFSIDE, FL. 33154

JCD ARCHITECT, Inc.
 Design & Development
 LEED ACCREDITED PROFESSIONAL
 Architecture
 Interiors
 Planning
 Construction

JCD ARCHITECT, INC.
 1385 Coral Way, Suite 404
 Miami, Florida 33145
 Phone: (305) 285-4343
 Fax: (305) 285-4338

Job No.
 Date
 Scale: SHOWN

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 AA-26001560
 Sheet No.
 A-2



FRONT WEST FACADE



SIDE NORTH FACADE

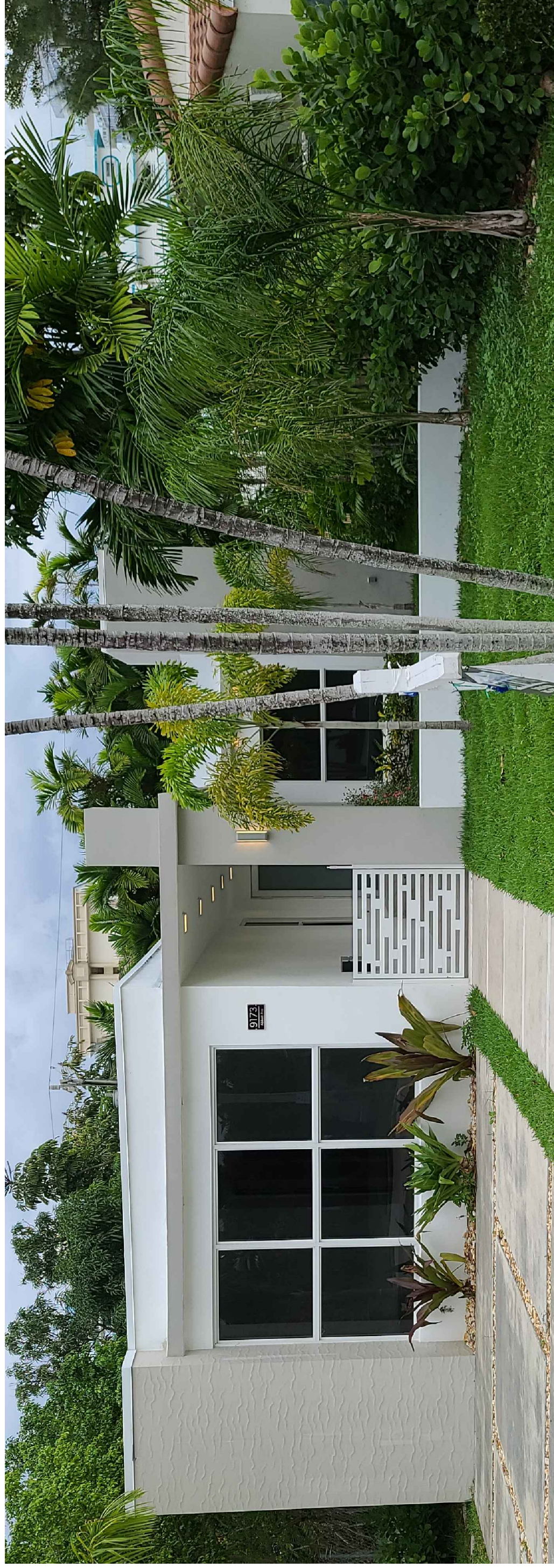


REAR EAST FACADE



SIDE SOUTH FACADE

BUILDING COLORS :
FACADE = BONE WHITE (FACADE)
ROOF = TERRACOTA (ROOF TILES)
WINDOWS = WHITE ALUMINUM



LEFT HOUSE FRONT WEST FACADE



RIGHT HOUSE FRONT WEST FACADE

Revisions
11.24.20 1ST. ISSUE

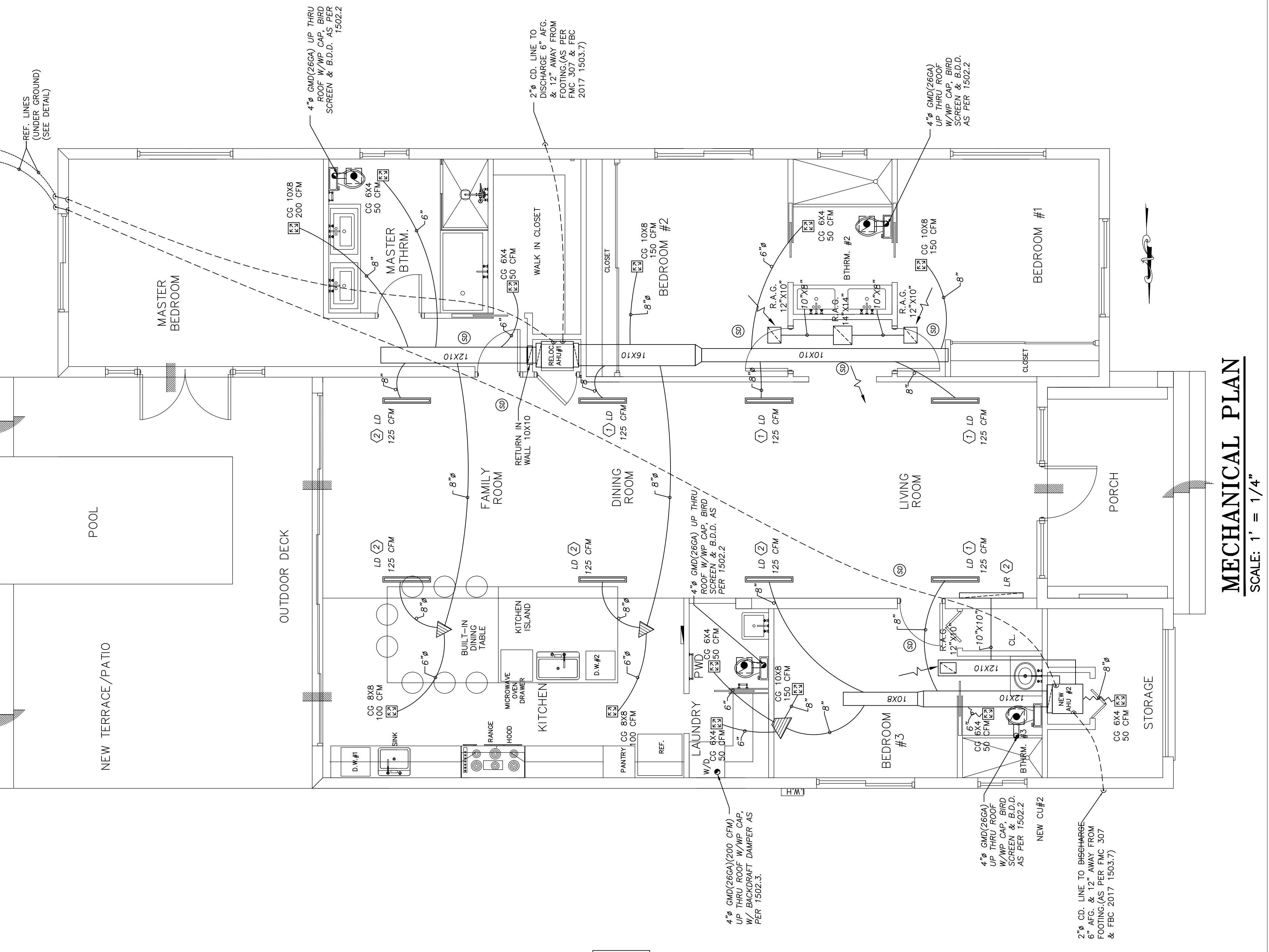
ADD. & INT. REMODELING
 CAROLYN BAUML
 9165 ABBOTT AVENUE
 SUFFSIDE, FLORIDA 33154

JCD ARCHITECT INC.
 JUAN C. DAVID R.A. 0015344
 Design & Development
 LEED ACCREDITED PROFESSIONAL

Architecture Interiors Planning Construction
 1385 Coral Way, Suite 207 • Miami, Florida 33145 • Phone: (305) 285-4343 • Fax: (305) 285-4330

Job No. _____
 Date _____
 Scale _____

Seal AA-26001560
 Sheet No. **M-1**



MECHANICAL PLAN
 SCALE: 1" = 1/4"

MECHANICAL SYMBOL LEGEND

- CEILING MOUNTED LINEAL DIFFUSER.
- CEILING GRILLE SEE SIZE SCHEDULE DUCT TO MATCH NECK SIZE TYP.
- RAG-(RETURN AIR GRILL)
- PROGRAMMABLE THERMOSTAT
- RETURN OR EXHAUST. SEE PLANS.
- EXHAUST FAN
- DUCT FREE REC. FAN
- CEILING GRILLE
- FULL LOUVERED DOOR
- F.L.D
- CU CONDENSING UNIT
- AHU AIR HANDLER UNIT

LINEAR DIFFUSER SCHEDULE

- ① LINEAR DIFFUSER 3' LONG, 1 SLOT OF 1" WIDTH EACH
- ② LINEAR RETURN 4' LONG, 2 SLOT OF 1" WIDTH EACH

SCOPE OF WORK:

- EXISTING 4 TON AHU & CU TO BE RELOCATED AND REUSED FOR EXISTING ENLARGED RESIDENCE WITH NEW DUCTS AND DIFFUSERS AS SHOWN
- NEW 1.5 TON AHU & CU TO SERVE EXISTING ENLARGED RESIDENCE INCLUDING ALL NEW DUCTS AND DIFFUSERS AS SHOWN
- NEW KITCHEN HOOD AND BATHROOM EXHAUST FANS THROUGHOUT
- ENERGY CALCULATIONS AND HEAT LOAD CALCULATIONS HAVE BEEN PROVIDED TO SHOW ADEQUACY OF EXISTING UNIT INCLUDING ENLARGED RESIDENCE
- CONTRACTOR TO VERIFY THE EXISTING MECHANICAL SYSTEMS AND TO VERIFY PROPOSED WORK FOR ANY CONFLICT IN DESIGN DUE TO OTHER TRADES OR EXISTING ELEMENTS

GENERAL H.V.A.C. NOTES

- The contractor shall furnish all labor, material and equipment for a complete H.V.A.C. system in accordance with these drawings, the Florida Building Code 2017 and the latest edition of the following references:
 (A) ASHRAE 90.1
 (B) ASHRAE 62.1 Mechanical Refrigeration (b) NFPA Pamphlets 90A & 91
 (C) SMACNA (5) ASHRAE.
- All air conditioning ductwork shall be 1-1/2" standard duty, the vapor barrier when in unconditioned space, and 3/4" standard duty fall reinforced fiberglass (R-4) manufactured logo printed on the vapor barrier in conditioned space or return plenum space.
- All exhaust ductwork shall be code gage galvanized sheet metal.
- Duct size shown are net free area inside.
- All air devices (diffusers, registers and grilles) shall be all aluminum construction, with exposed surface chemically treated to receive paint to match color of AIR GUIDE or approved equal.
- Provide opposed blade dampers at all diffusers and registers.
- Thermostats shall be combination cooling / heating with system. Cool / Auto / Heat / Off and Fan On / Auto selector switches.
- Refrigerant piping shall be copper, type L, with 1/2" armflex.
- Insulation shall be provided for suction lines.
- Provide new filters for fan coil before starting. These filters must also be replaced prior to final completion by owner.
- General contractor shall provide all permits, fees and labor required by the Professional Engineer from the company prior to acceptance of work if required.
- Mechanical contractor to provide turning vent at all change of directions for ductwork. All ductwork shall be supported and secured and shall be installed in accordance with the applicable regulations.

SITE INVESTIGATION NOTE

EVALUATION OF CONTRACT DOCUMENTS AND SITE OF WORK. THE BIDDER IS REQUIRED, BEFORE SUBMITTING HIS PROPOSAL, TO VISIT THE SITE OF THE PROPOSED WORK AND FAMILIARIZE HIM OR HERSELF WITH THE NATURE AND EXTENT OF THE WORK AND ANY LOCAL CONDITIONS THAT MAY IN ANY MANNER AFFECT THE WORK TO BE DONE. THE BIDDER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, NEW AND/OR EXISTING BUILDINGS, SYSTEMS AND FACILITIES. SPECIAL CONSIDERATION SHALL BE GIVEN TO EXAMINATION OF WORKING CONDITIONS, NEW FACILITIES AND ALL BUILDING STRUCTURES FAMILIARIZE TO HIMSELF WITH ALL EXISTING CONDITIONS, SLIGHT VARIATION OF THE CONTRACTOR'S OBLIGATIONS AND RESPONSIBILITY. THE CONTRACTOR SHALL AVOID CONFLICTS WITH OTHER TRADES. THESE VARIATIONS ARE EXPRESSLY INCLUDED AS PART OF THE WORK WHENEVER REQUIRED AT NO ADDITIONAL COST TO THE OWNER. IGNORANCE ON THE PART OF THE CONTRACTOR WILL IN NO WAY RELIEVE HIM OF THE OBLIGATIONS AND RESPONSIBILITY ASSUMED UNDER THIS CONTRACT.

HYAC DESIGN REQUIRE: YES NO

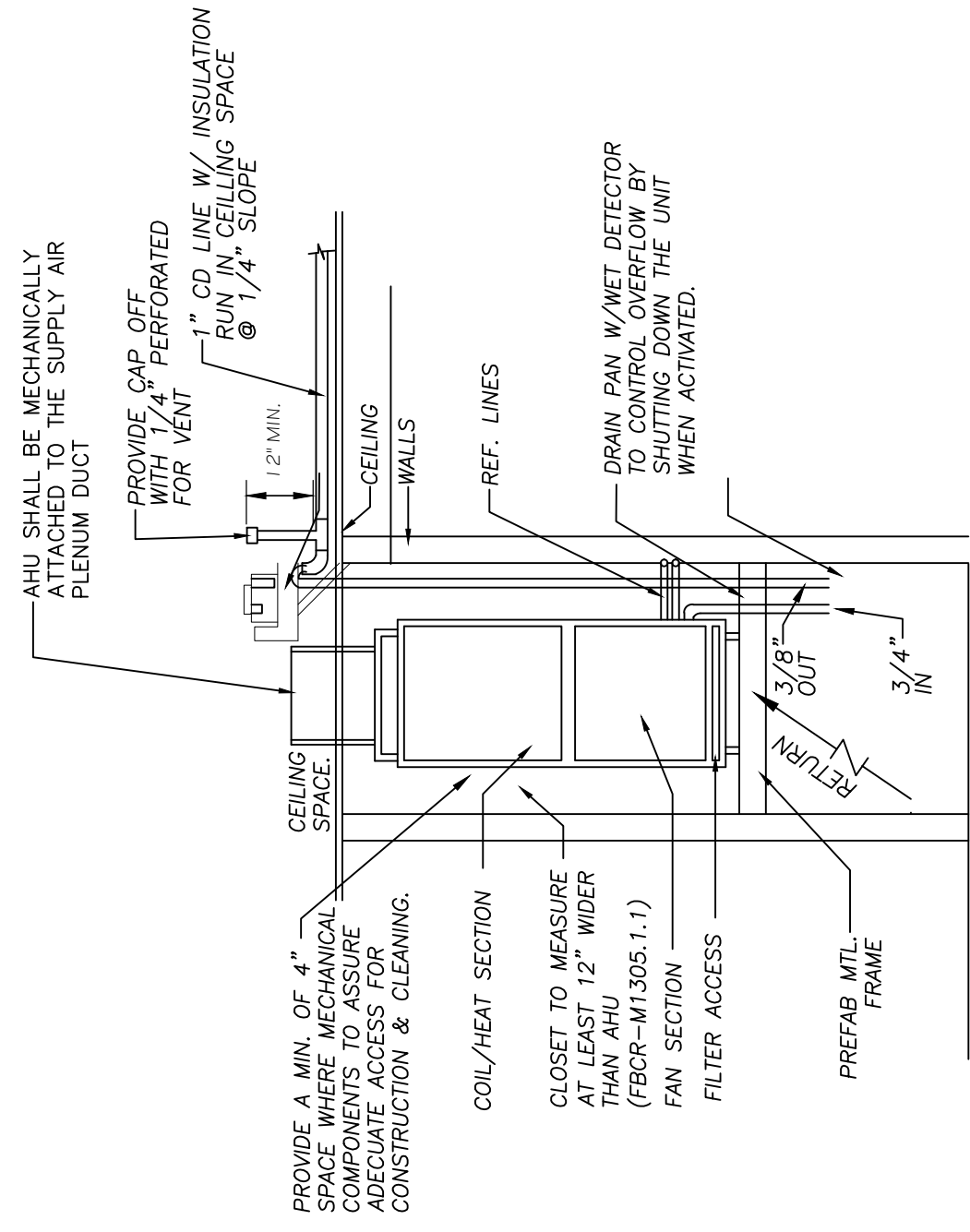
FIRE DAMPER(S)			X
SMOKE DAMPER(S)			X
FIRE RATE ENCLOSURE			X
FIRE RATED ROOF/FLOOR CEILING ASSEMBLY			X
FIRE STOPPING			X
SMOKE CONTROL			X

FAN-COIL

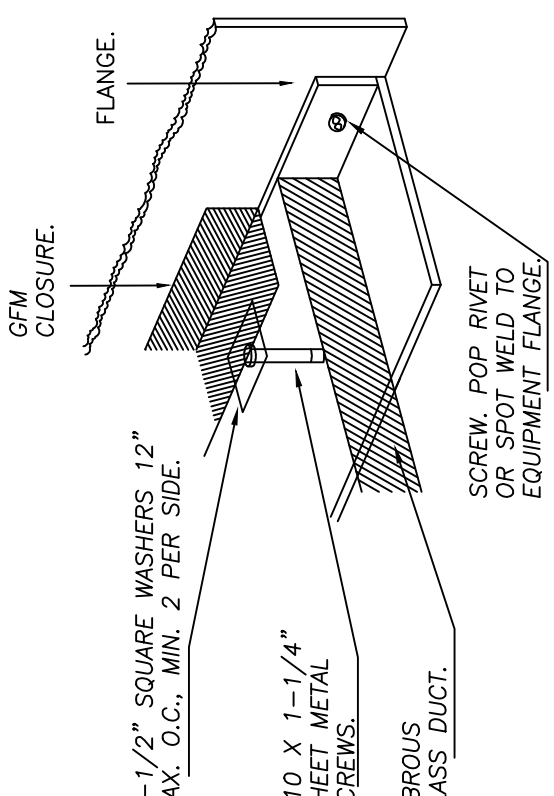
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				SENSIBLE	WB	DB	VOLTS	PHASES	HP	IN	AMPS	FUSES	MANUFAC.	REF. UNIT	LO.	SUC. COND.
AHU#1(4TON)	1600		47.0	33.6	67	80	230	1	10	44	60	GOODMAN OR EQUAL	ARUF49C14	3/4	7/8	1
AHU-2(1.5 TON)			20.2		67	80	230	1	5	23	30	OR EQUAL	RHBLF24JUNDOA	1/4	3/4	1

CONDENSING UNIT

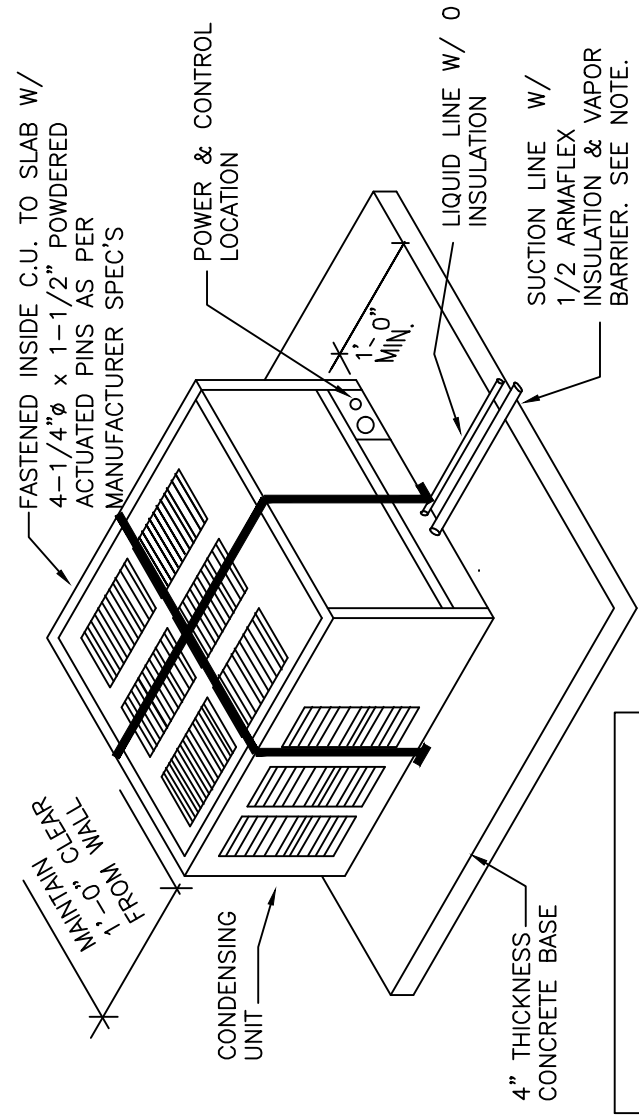
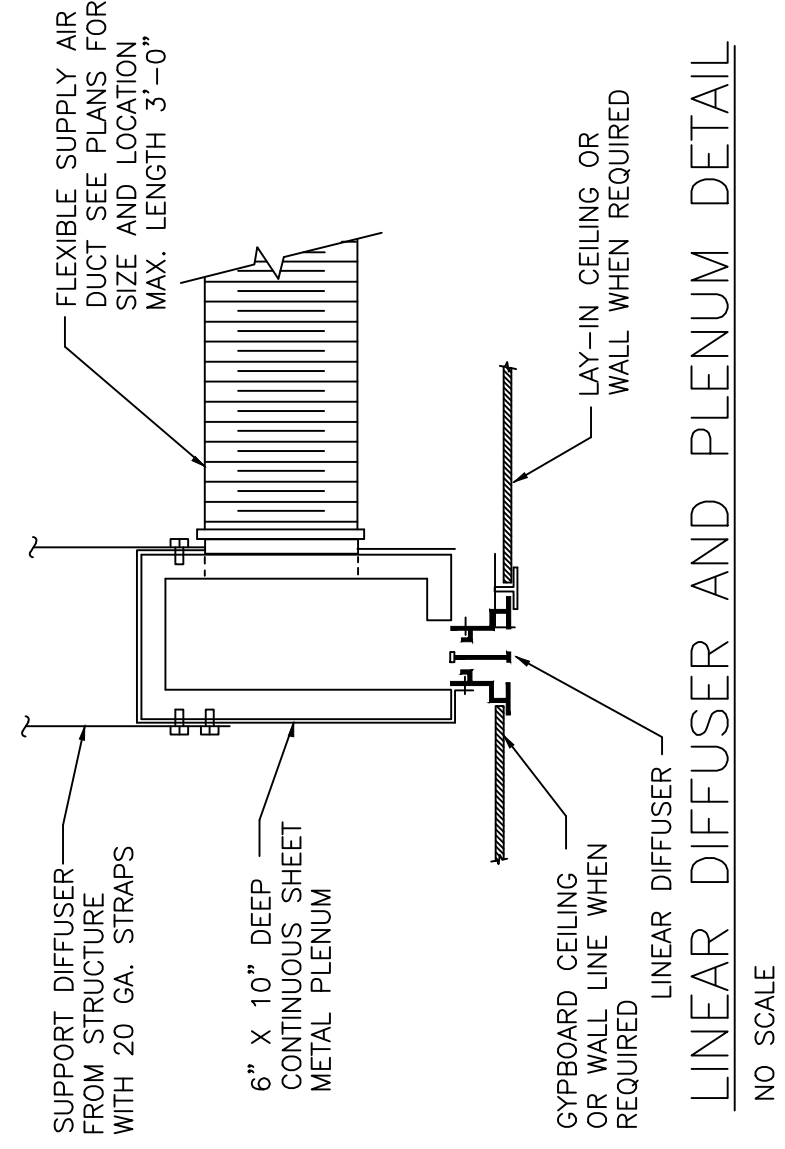
DESIGNATION	METH	TEMP	PIC	CONDENSER	ELECTRICAL DATA				OBS OR SEER	AREA SERVED
					VOLTS	PHASES	WIRE	AMPS		
CU#1(4TON)	47.0	95		230	1	35	50		16.0	SHOWN
CU-1(1.5 TON)	20.2	90		230	1	15	15		16.0	SHOWN



A/C CLOSET INSTALLATION

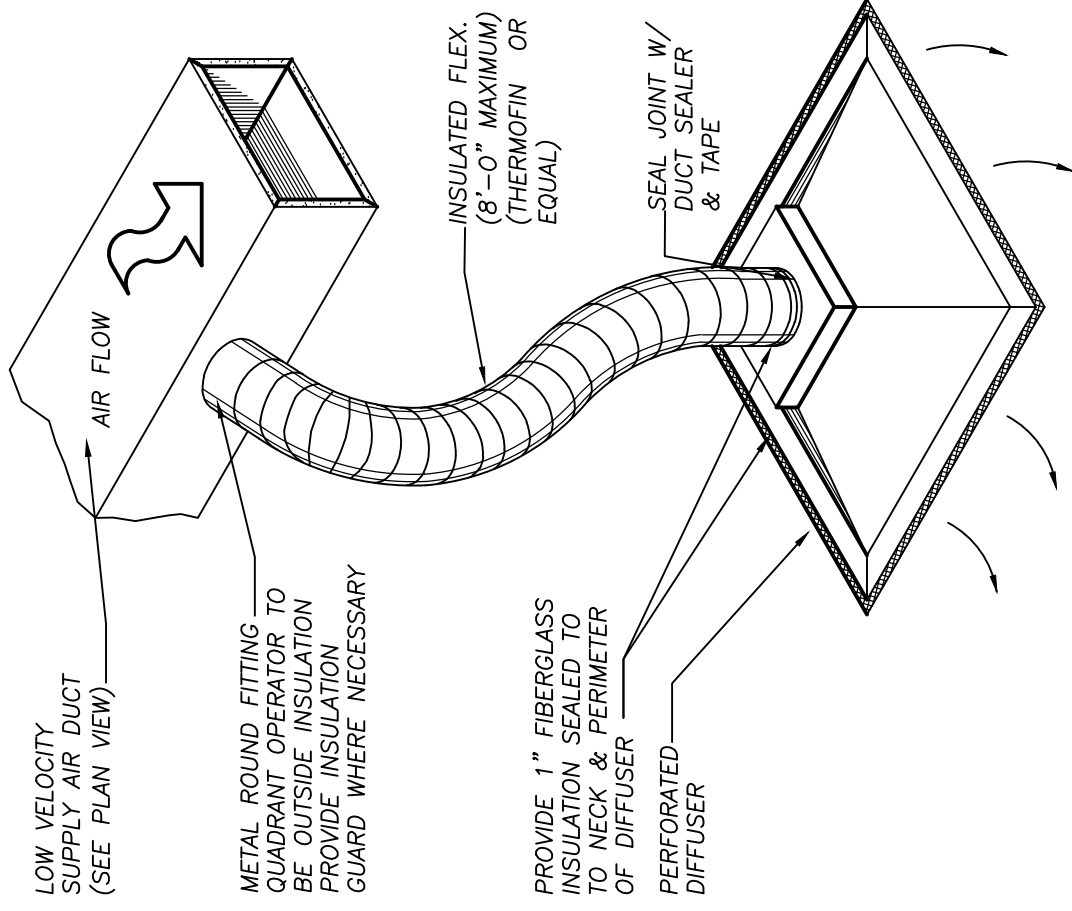


A.H.U PLENUM CONNECTION. N.T.S.



CU MOUNTING DETAIL N.T.S.

PIPING AND FITTINGS FOR REFRIGERANT VAPOR (SUCTION) LINES SHALL BE INSULATED WITH INSULATION HAVING A THERMAL RESISTIVITY OF AT LEAST R-3 AND HAVING EXTERNAL SURFACE PERMEANCE NOT EXCEEDING 0.05 PERM [2.87 NO/(S · IN² · PA)] WHEN TESTED IN ACCORDANCE WITH ASTM E 96.



FLEXIBLE DUCT CONNECTION DETAIL N.T.S.

STANDARD 3" WIDE HANGERS

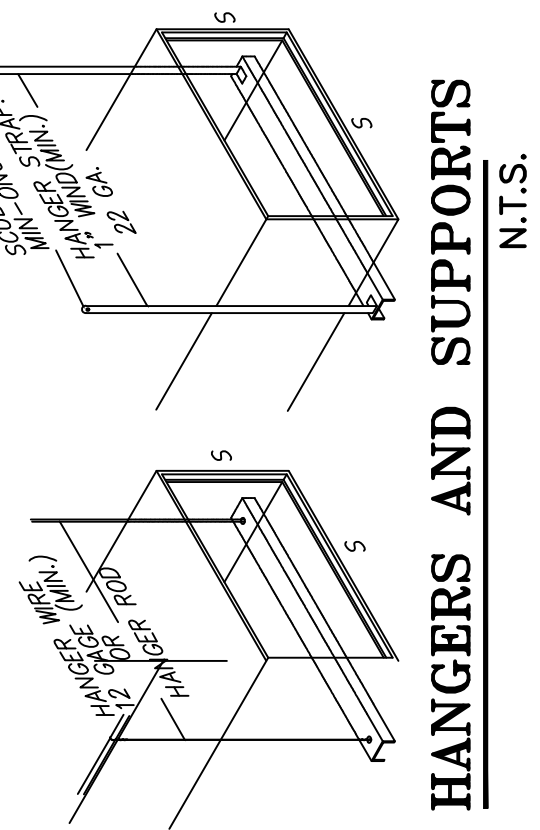
Minimum Spacing of wires and the duct size, ID (Smoothing)

Duct size, inches	Minimum Spacing	4 ft	6 ft
48: Wide or greater	4 ft		
Less than 48" wide and less than 48" deep	6 ft		
Width between 28" & 48" and greater	6 ft		
Less than 28" wide and 16" depth or less	8 ft		

CHANNEL SECTION

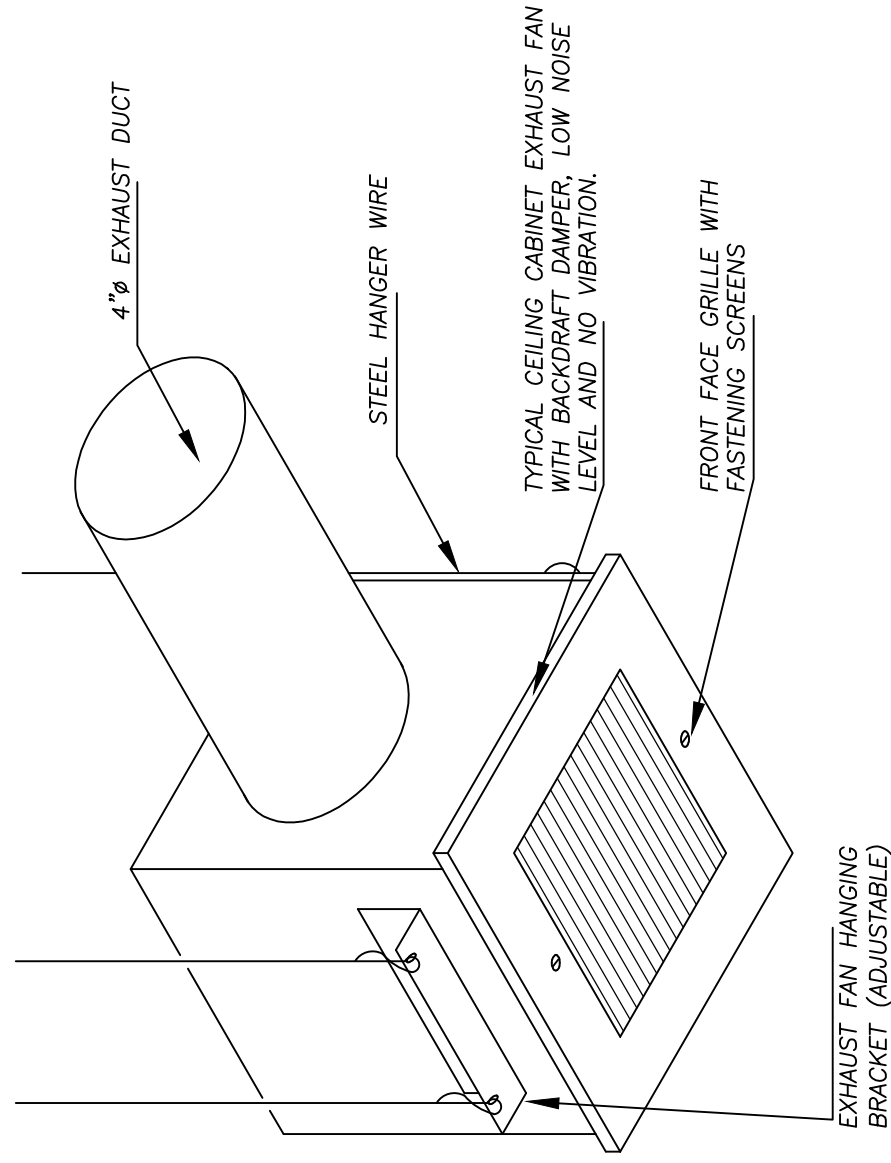
Minimum Channel Extension is not greater than Gauge	Minimum Profile
24	3" x 1.5"
18	3" x 1.5"
16	3" x 2"

USE OF 2" WIDE 2" x 1.5" hangers may be substituted for 3" hangers for ducts with widths not over 48" and depth not over 16" when the maximum hanger spacing and the maximum hanger spacing 4ft. Exception: When require reinforcement two joints are permitted between hangers

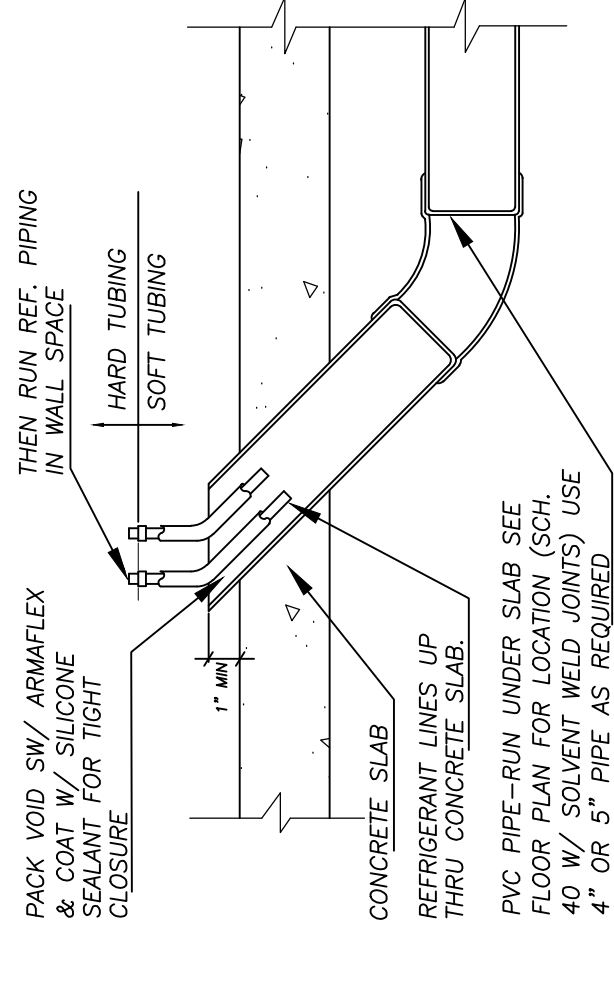


EXHAUST FAN SPECS

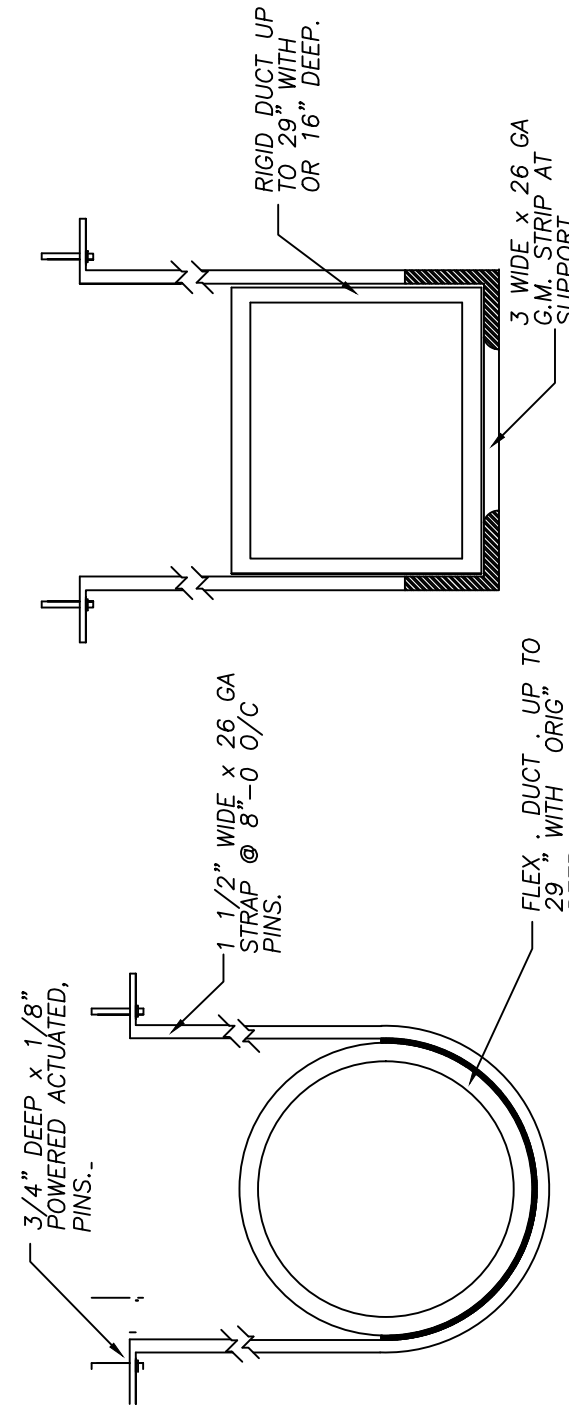
EF-1 SHALL BE "NUTONE" MODEL #LS-50 50 CFM @ 1/4" W.C. 175 VOLTS. 80 WATTS CEILING MOUNTED W/S.D.D. BUILT-IN.



CEILING MOUNTED CABINET EXHAUST FAN DETAIL N.T.S.



REFRIGERANT LINE PIPING DETAIL. N.T.S.



DUCT HANG DETAIL

GENERAL PLUMBING NOTES

1. ALL WORK SHALL CONFORM WITH ALL LOCAL, STATE, FEDERAL ORDINANCES AND BUILDING CODES GOVERNING THE INSTALLATION OF THE PLUMBING SYSTEM. IF WORK IS LAID OUT BY THE CONTRACTOR, THE CONTRACTOR SHALL VERIFY ALL LOCALS WITH LOCAL ORDINANCES, BUILDING CODES AND REGULATIONS. THE CONTRACTOR SHALL REPORT IN WRITING TO THE ARCHITECT/ENGINEER BEFORE SUBMITTING BID. THE ARCHITECT/ENGINEER WILL THEN ISSUE INSTRUCTIONS AS TO HOW TO PROCEED.
2. THE DRAWINGS ARE TO BE CONSIDERED DIAGNOSTIC. NOT TO BE USED FOR CONSTRUCTION. DIMENSIONS ARE SHOWN, THE CONTRACTOR SHALL VERIFY DIMENSIONS IN THE FIELD. ALL DIMENSIONS SHALL BE TO THE FACE UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL VERIFY SPACES IN WHICH WORK WILL BE INSTALLED AND MAINTAIN MAXIMUM HEAD ROOM AND SPACE CONDITIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND APPEAR INADEQUATE. ARCHITECT/ENGINEER SHALL BE NOTIFIED BEFORE PROCEEDING WITH INSTALLATION. THIS WORK SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL ORDINANCES AND REGULATIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND APPEAR INADEQUATE. ARCHITECT/ENGINEER SHALL BE NOTIFIED BEFORE PROCEEDING WITH INSTALLATION. THIS WORK SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL ORDINANCES AND REGULATIONS.
3. EXAMINE ALL DRAWINGS CAREFULLY PRIOR TO SUBMITTING A BID. CONTRACTOR WILL BE REQUIRED TO FURNISH, INSTALL AND/OR CONNECT WITH APPROPRIATE SERVICES ALL PLUMBING ITEMS SHOWN ON OR OFF THE ARCHITECTURAL, AIR CONDITIONING, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY INTERFERENCE OR OMISSIONS OCCUR BETWEEN DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY TIME TO PERMIT REVISIONS BEFORE THE BIDS ARE SUBMITTED.
4. INSTALL MATERIALS AND EQUIPMENT IN A NEAT AND FIRST CLASS MANNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPEARANCE, REMOVAL AND REPLACEMENT IS TO BE DONE IN HIS OWNERSHIP. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPEARANCE, REMOVAL AND REPLACEMENT IS TO BE DONE IN HIS OWNERSHIP. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPEARANCE, REMOVAL AND REPLACEMENT IS TO BE DONE IN HIS OWNERSHIP.
5. START OF WORK BY CONTRACTOR SHALL BE CONSIDERED AS THE DATE OF THE BIDDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPEARANCE, REMOVAL AND REPLACEMENT IS TO BE DONE IN HIS OWNERSHIP.
6. THIS CONTRACTOR SHALL OBTAIN AND PAY ALL INSURANCES OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPEARANCE, REMOVAL AND REPLACEMENT IS TO BE DONE IN HIS OWNERSHIP.

7. PROVIDE MEANS "FURNISH AND INSTALL".
8. DO A COMPLETE JOB. EVERYTHING CONNECTED, READY FOR USE.
9. SHOP DRAWINGS, CONTRACTOR SHALL FURNISH THE ENGINEER WITH SHOP DRAWINGS OF EQUIPMENT PRIOR TO PURCHASE FOR APPROVAL.
10. AT COMPLETION OF JOB THE PLUMBING CONTRACTOR SHALL GIVE THE OWNER AN AS-BUILT SET OF REPRODUCIBLE SEPIAS SHOWING THE EXACT LOCATION OF ALL INSTALLATIONS.
11. PLUMBING CONTRACTOR SHALL PRESSURE TEST ALL PIPING AS REQUIRED BY CODE. TEST SHALL BE WITNESSED AND APPROVED BY PROPER AUTHORITIES.
12. THE PLUMBING CONTRACTOR SHALL WARRANT ALL WORKMANSHIP AND MATERIALS FOR ONE YEAR FROM THE DATE OF COMPLETION OF WORK. ANY DEFECTS OR DAMAGE OCCURRING IN FIRST YEAR SHALL BE REPAIRED AT NO EXPENSE TO THE OWNER.
13. PROVIDE BATHROOM FIXTURES AS SPECIFIED.
14. PROVIDE SHUT-OFF VALVE FOR EACH FIXTURE.
15. WHEREVER NOT SIMILAR METALS ARE TO BE JOINED, A DI-ELECTRIC FITTING SHALL BE PROVIDED TO CONNECT BOTH TYPES OF PIPES.
16. PLUMBING CONTRACTOR SHALL PROVIDE AIR CONDITIONING CONDENSATE DRAIN AND TRAP. SEE AIR CONDITIONING PLANS FOR LOCATION OF UNITS AND DRAINS.
17. MATERIALS
 - A. COLD WATER PIPING DOWNSTREAM OF WATER METER SHALL BE TYPE "L" COPPER BELOW GROUND AND TYPE "M" COPPER ABOVE GROUND.
 - B. WATER PIPES INSIDE OF SLAB SHALL BE TYPE "L" COPPER PERMITTED INSIDE SLAB.
 - C. SANITARY WASTE AND VENT 4" AND SMALLER SHALL BE P.V.C., SCHEDULE 40.
 - D. STORM LINES INSIDE BUILDING SHALL BE P.V.C. SCHEDULE 40.
 - E. IN COASTAL AREAS ALL SANITARY AND STORM PIPING OUTSIDE OF BUILDING SHALL BE SCHEDULE 40, PVC.
 - F. CONDENSATE DRAIN PIPE SHALL BE SCHEDULE 40, PVC PIPE AND FITTINGS.
 - G. WATER HEATER RELIEF AND DRAIN LINE SHALL BE TYPE "L" COPPER, MIN 3/4" DIA.

SITE INVESTIGATION NOTE

EXAMINATION OF CONTRACT DOCUMENTS AND SITE OF WORK. THE BIDDER IS REQUIRED, UNDER THE PENALTY OF PERJURY, TO FAMILIARIZE HIM OR HERSELF WITH THE NATURE AND EXTENT OF THE WORK AND ANY LOCAL CONDITIONS THAT MAY IN ANY MANNER AFFECT THE WORK TO BE DONE AND EQUIPMENT, MATERIALS AND LABOR REQUIRED THEREFORE. SINCE THE WORK INVOLVES EXAMINATION OF WORKING CONDITIONS, NEW FACILITIES AND ALL BUILDING STRUCTURES FAMILIARIZE TO HIMSELF WITH ALL EXISTING CONDITIONS. SLIGHT VARIATION OF ROUTING AND OR CONSTRUCTIONS SHOULD BE ANTICIPATED BY THIS CONTRACTOR TO AVOID INTERFERENCE WITH EXISTING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPEARANCE, REMOVAL AND REPLACEMENT IS TO BE DONE IN HIS OWNERSHIP.

HAMMER ARRESTOR:

- INSTALL IN EACH LOCATION.
- CONNECTION SIZE: 1/2" NPT
- HEIGHT: 4'-1/2"
- MAX. PRESSURE: 150 PSI
- MAX. BACK PRESSURE: 200 PSI
- TO BE INSTALLED IN CWS AND HPS TO PROTECT AGAINST SIGHT GROUP OF FIXTURE SERVING.

FIXTURE CONNECTION SCHEDULE

ITEM	WASTE & SOIL	WATER		
		COLD	HOT	—
WATER CLOSET	3"	1/2"	—	—
TUB	2"	1/2"	1/2"	1/2"
WHIRLPOOL	2"	1/2"	1/2"	1/2"
BIDET	1-1/4"	1/2"	1/2"	1/2"
LAVATORY	1-1/4"	1/2"	1/2"	1/2"
KITCHEN SINK	1-1/2"	1/2"	1/2"	1/2"
DISHWASHER	1" hose	—	1/2"	—
CLOTHES WASHER	2"	1/2"	1/2"	1/2"
HOSE BIBB	—	1/2"	—	—
FLOOR DRAINS	2" MIN.	1/2"	—	—
SHOWER	2"	1/2"	1/2"	1/2"
REFRIGERATOR	—	—	1/2"	—

NOTE: PROVIDE ANTI SCALD VALVE @ EACH SHOWER AND TUB

NOTE: ALL TRAPS SHALL BE CONSISTENT W/FIXTURE OUTLET SIZE.

MAXIMUM FLOW RATE AND CONSUMPTION FOR PLUMBING FIXTURES AND FIXTURE FITTINGS

PLUMBING FIXTURE OR FIXTURE FITTING	MAXIMUM FLOW RATE OR QUANTITY
LAVATORY, PRIVATE	1.0 GPM @ 60 PSI
LAVATORY, PUBLIC	0.5 GPM @ 60 PSI
LAVATORY, PUBLIC, METERING OR SELF-CLOSING	0.25 GALLONS PER METERING CYCLE
SHOWER HEAD	1.5 GPM @ 80 PSI
SINK FAUCET	1.0 GPM @ 60 PSI
URNAL	0.5 GALLON PER FLUSHING CYCLE
WATER CLOSET	1.28 GALLON PER FLUSHING CYCLE
WASHING MACHINE	WATER FACTOR @ 8 OR LOWER (ENERGY STAR/ WATER SENSE CERTIFIED) (5)

SCOPE OF WORK:

- NEW SANITARY LINES FOR NEW BATHROOMS AND REMODELED RESIDENCE AS SHOWN
- NEW WATER LINES FOR NEW BATHROOMS AND REMODELED RESIDENCE AS SHOWN
- EXISTING PAST WATER HEATER TO REMAIN
- PLUMBING CONTRACTOR TO FIELD VERIFY PROPOSED WORK FOR ANY CONFLICT IN DESIGN DUE TO OTHER TRADES OR EXISTING ELEMENTS

Revisions

1	11-24-20	1ST. ISSUE

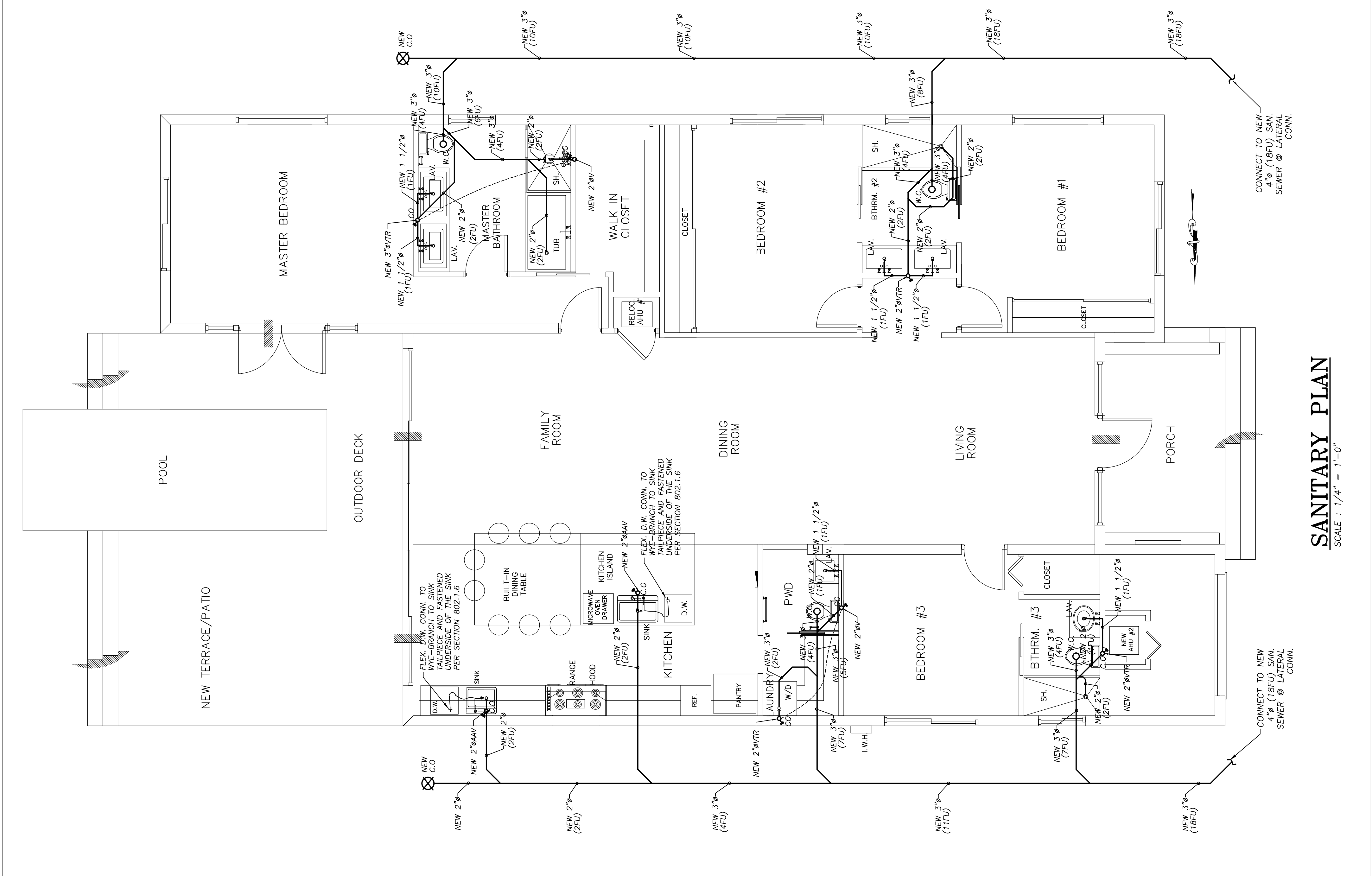
ADD. & INT. REMODELING
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 9165 ABBOTT AVENUE
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JCD ARCHITECT, Inc.
 Design & Development
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Job No.
 Date
 Scale

Seal
 AA-26001560
 Sheet No.
P-1

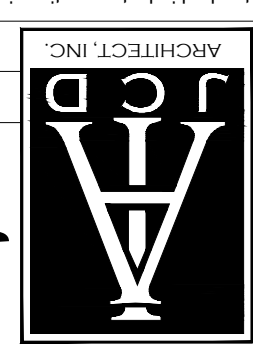


SANITARY PLAN
 SCALE : 1/4" = 1'-0"

Revisions
11.24.20 1ST ISSUE

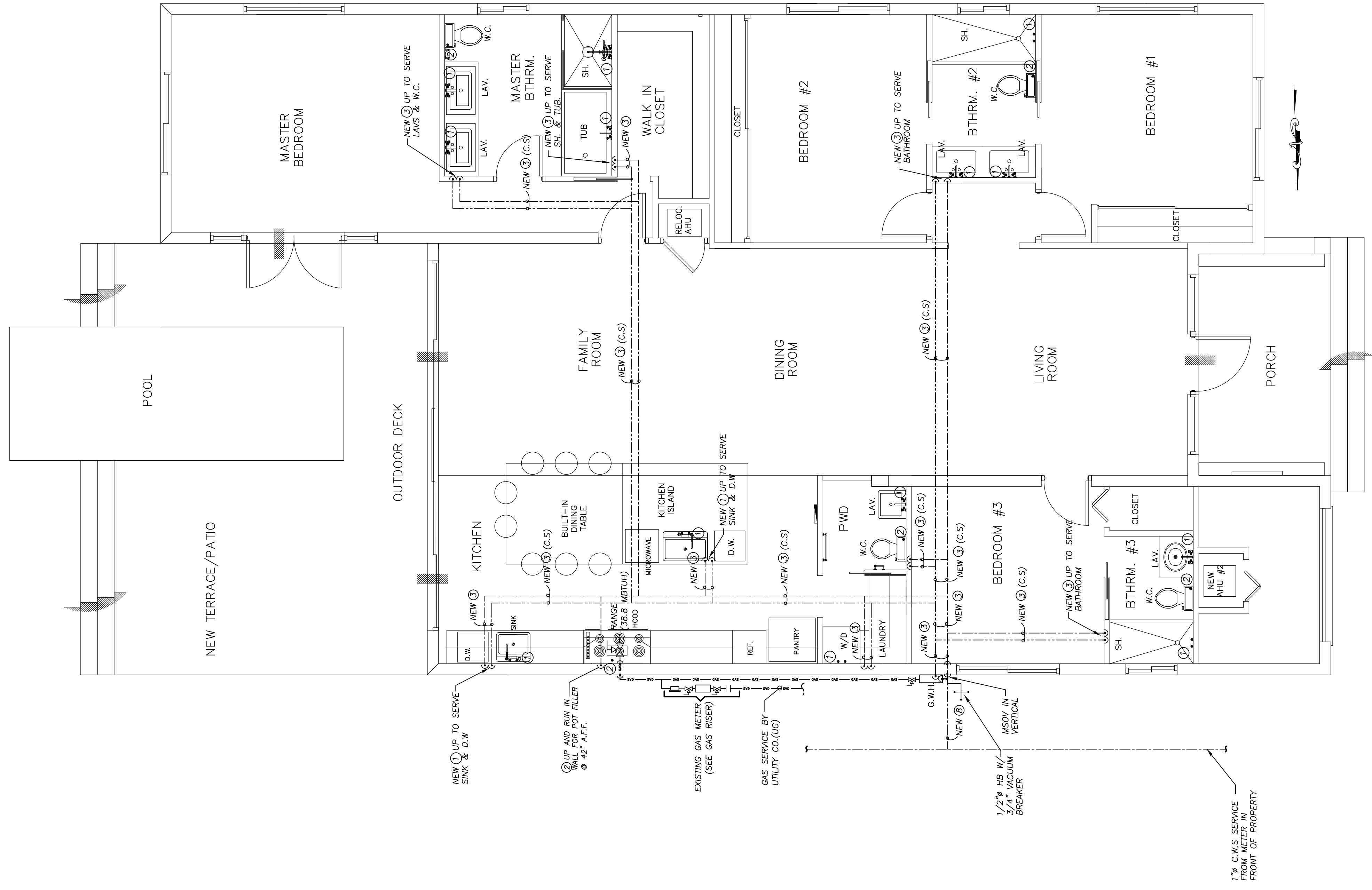
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Job No.
 Date
 Scale

Seal
 AA-26001560
 Sheet No.
 P-2



WATER PLAN
 SCALE: 1/4" = 1'-0"

- NOTE:** PROVIDE WATER HAMMER ARRESTOR AT WASHER MACHINES IN ACCESS LOCATION.
- NOTE:** ALL TUBS AND SHOWERS SHALL BE ANTISCALDING VALVE @ 110°. (TYPICAL)
- NOTE:** PROVIDE OPEN FULL VALVE BY THE WATER METER IN CONCRETE BOX (VERIFY EXACT LOCATION @ FIELD.)
- NOTE:** SHOWERS AND TUB/SHOWER COMBINATIONS SHALL BE EQUIPPED WITH CONTROL VALVES TO PREVENT SCALDING. THESE CONTROL VALVES MUST BE SET TO LIMIT WATER TEMPERATURE TO A MAXIMUM 120 F(49 C)
- NOTE:** ALL SANITARY PIPE 2 1/2" OR SMALLER SHALL RUN @ 1/4" SLOPE PER L.F.T. 3" AND LARGER @ 1/8" SLOPE PER L.F.T.

LEGEND:
 _____ DENOTE COLD WATER PIPE
 _____ DENOTE HOT WATER PIPE

- ALL PIPING SHALL COMPLY W/ NFPA-54 AND FBC GAS SECTION.
- ALL PIPING SHALL BE GALVANIZED METAL PIPE SCHEDULE 40.
- ALL UNDERGROUND GAS LINE PROTECTIVE COATINGS & WRAPPINGS SHALL BE FACTORY APPLIED OR POLYETHYLENE PLASTIC PIPE.

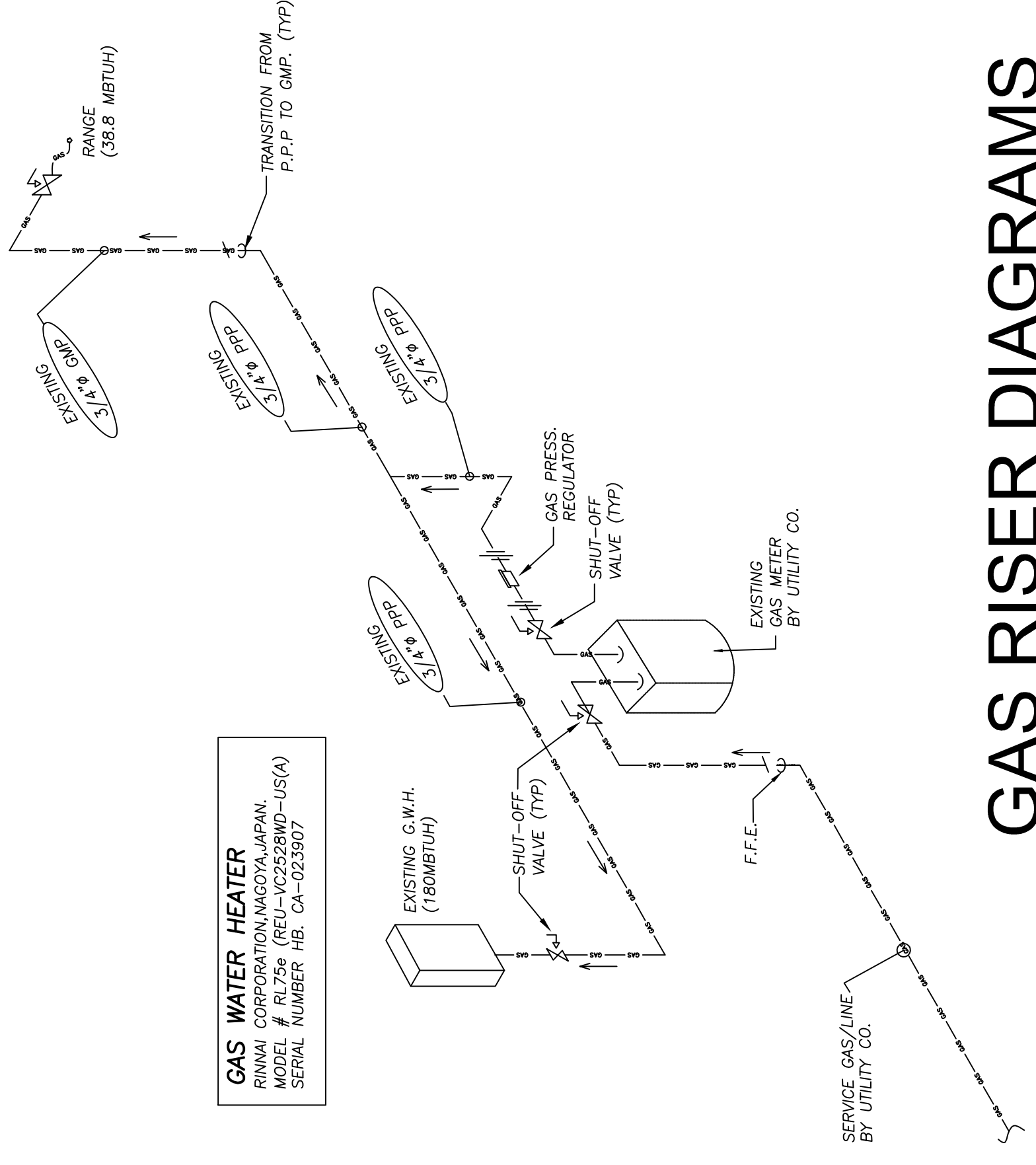
SCHEDULE 40 METAL PIPE
 GAS TABLE TO BE USED:
 FG402.4(4)FBC 2017

- NOTE:** EXPOSED PIPES AND SURFACES, HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO INSULATION OR ABRASIVE SURFACES UNDER LAVATORIES.
- NOTE:** THE CONTRACTOR CAN USE SCHEDULE CPVC FOR WATER PIPES AS ALTERNATE.
- NOTE:** ALL PIPES TO DISCHARGE MIN. 12" FROM STRUCTURE
- NOTE:** ALL PLUMBING WATER DEVICE PROVIDE SHUT-OFF VALVE.
- NOTE:** ALL VTR SHALL BE OFF SET A MIN. OF 4'-0" FROM FIRE SEPARATION WALL.

LEGEND:
 OH - OVER HEAD
 US - UNDER SLAB
 UG - UNDER GROUND
 C.S - CROSS SPACE

WATER PIPING SIZE-2	
①	1/2" CW/HW
②	1/2" CW
③	3/4" CW, 1/2" HW
④	1" CW, 1/2" HW
⑤	3/4" CW, 1/2" HW
⑥	1/2" CW
⑦	1/2" HW
⑧	1" CW

POLYETHYLENE PLASTIC PIPE
 GAS TABLE TO BE USED:
 FG402.4(21)FBC 2017



GAS WATER HEATER
 MODEL: R175 (SEE 025280D-US(A)
 SERIAL NUMBER HB-CA-023307

GAS RISER DIAGRAMS
 N.T.S

GENERAL STRUCTURAL NOTES

1. FOUNDATION:

FOUNDATION SYSTEM CONSISTS OF SPREAD FOOTINGS DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF. FOOTINGS SHALL BEAR ON UNDISTURBED LIMESTONE. SEE SOIL STATEMENT IN DWG. S-1
2. GENERAL:
 - A. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE FLORIDA BUILDING CODE, 2017 EDITION, ASCE 7-10 MINIMUM DESIGN LOADS FOR BUILDINGS, THE ACI 318-11 BUILDING CODE, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL ORDINANCES.
 - B. THESE DRAWINGS AND SPECIFICATIONS COMPLY TO THE BEST OF MY KNOWLEDGE WITH THE APPLICABLE MINIMUM BUILDING CODE.
 - C. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS OF EXISTING STRUCTURES AFFECTING NEW CONSTRUCTION BEFORE COMMENCING ANY WORK. ANY VARIATIONS IN ACTUAL FIELD CONDITIONS/DIMENSIONS FROM THOSE SHOWN IN THE CONTRACT DRAWINGS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER FOR DETERMINING THE NEED OF REDESIGN PRIOR TO CONTRACTOR'S SUBMITTAL OF SHOP WORKING DRAWINGS FOR REVIEW.
 - D. THESE DRAWINGS SHALL BE WORKED TOGETHER WITH ARCHITECTURAL, AIR CONDITIONING, MECHANICAL AND ELECTRICAL DRAWINGS TO LOCATE DEPRESSED SLABS, SLOPES, DRAINS, OUTLETS, RECESSES, OPENINGS, REGLETS, BOLT SETTINGS, SLEEVES, ETC. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
 - E. WHEN PERFORMING WORK BELOW GRADE, CARE SHALL BE TAKEN TO AVOID DAMAGING ANY EXISTING UTILITIES. ALL UNKNOWN UTILITIES DISCOVERED DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER. ANY DAMAGE TO THE EXISTING UTILITIES SHALL BE REPORTED TO ALL AFFECTED PARTIES, INCLUDING THE ARCHITECT/ENGINEER.
 - F. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR UPDATING HIS CONSTRUCTION DOCUMENTS WITH THE REVISED DRAWINGS AND SPECIFICATIONS, FIELD ORDERS, CHANGE ORDERS AND CLARIFICATION SKETCHES ISSUED DURING THE COURSE OF CONSTRUCTION.
 - G. TYPICAL DETAILS AND NOTES ON THESE DRAWINGS SHALL APPLY UNLESS SPECIFICALLY SHOWN OTHERWISE. CONSTRUCTION DETAILS AND SECTIONS NOT COMPLETELY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS AND SECTIONS SHOWN OR NOTED FOR SIMILAR CONDITIONS.
 - H. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH THE LOCAL BUILDING DEPARTMENT.
 - I. BACKFILL AROUND THE EXTERIOR PERIMETER OF WALLS SHALL NOT BE PLACED UNTIL AFTER THE WALLS ARE SUPPORTED BY THE COMPLETION OF INTERIOR FLOOR SYSTEMS. DO NOT PROCEED WITH BACKFILL UNTIL (7) DAYS AS A MINIMUM AFTER THE COMPLETION OF INTERIOR FLOOR SYSTEM UNLESS WALLS ARE ADEQUATELY BRACED. BACKFILL SHALL NOT BE PLACED UNTIL AFTER COMPLETION AND INSPECTION OF WATERPROOFING WHERE WATERPROOFING OCCURS.
 - J. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL ACCUMULATED WATER FROM EXCAVATIONS AND DEWATERING OPERATIONS IN SUCH A MANNER AS TO NOT CAUSE INCONVENIENCE TO THE WORK AND DAMAGE TO THE STRUCTURAL ELEMENTS.
 - K. REINFORCING SHOP DRAWINGS ARE AN AID FOR FIELD PLACEMENT AND ARE SUPERSEDED BY THE STRUCTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO MAKE CERTAIN THAT ALL CONSTRUCTION IS IN FULL AGREEMENT WITH THE LATEST STRUCTURAL DRAWINGS.
 - L. THE CONTRACTOR SHALL SUPPLY THE ENGINEER THREE COPIES OF SHOP DRAWINGS A MINIMUM OF ONE WEEK PRIOR TO PLACEMENT. THE REVIEW OF SHOP DRAWINGS BY THE ENGINEER IS ONLY FOR GENERAL COMPLIANCE WITH THE STRUCTURAL DRAWINGS AND SPECIFICATIONS. THE REVIEW DOES NOT GUARANTEE IN ANY WAY THAT THE SHOP DRAWINGS ARE CORRECT NOR DOES IT IMPLY THAT THEY SUPERSEDE THE STRUCTURAL DRAWINGS.
 - M. SUBMITTALS TO STRUCTURAL ENGINEER:
 - I. CONCRETE TEST REPORT FOR CAST-IN-PLACE CONCRETE AS PER ACI 301-99.
 - II. REINFORCING STEEL SHOP DRAWINGS.
 - III. PREFABRICATED METAL ROOF TRUSSES SHOP DRAWINGS, ERECTION DRAWINGS, AND DESIGN DATA.
3. CONCRETE:
 - A. ALL CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301-99 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS."
 - B. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE 3000 PSI
 - C. FORMWORK SHALL COMPLY WITH ACI 347-01, "RECOMMENDED PRACTICE FOR CONCRETE WORK."

- D. MIX DESIGNS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO COMMENCEMENT OF ANY CONCRETE WORK.
- E. NO WATER SHALL BE ADDED TO THE CONCRETE AT THE JOB SITE.
- F. TRANSPORTING, PLACING, CURING AND DEPOSITING OF CONCRETE SHALL COMPLY WITH ACI 301-99 SPECIFICATIONS FOR STRUCTURAL CONCRETE
4. REINFORCING STEEL:
 - A. REINFORCING STEEL SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI 318-11.
 - B. REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A 615-96a. (S1) GRADE 60.
 - C. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185-97.
 - D. REINFORCING SHALL BE HELD SECURELY IN POSITION WITH STANDARD ACCESSORIES DURING PLACING OF CONCRETE.
 - E. ALL TOP REINFORCING SHALL TERMINATE WITH STANDARD HOOKS AT DISCONTINUOUS EDGES OR ENDS.
 - F. ALL BOTTOM BARS SHALL BEAR 6" MINIMUM OVER SUPPORTS, U.O.N.
 - G. ALL REINFORCING BARS MARKED CONTINUOUS SHALL BE LAPPED 30 DIA. AT SPLICES AND CORNERS UNLESS OTHERWISE NOTED. LAP CONTINUOUS TOP BARS AT CENTER BETWEEN SUPPORTS AS REQUIRED. TERMINATE CONTINUOUS BARS AT NON-CONTINUOUS ENDS WITH STANDARD HOOKS; U.O.N.
 - H. MINIMUM CONCRETE COVER FOR REINFORCEMENT:

I. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH.....	3"
II. CONCRETE EXPOSED TO EARTH OR WEATHER #6 BARS AND LARGER.....	2"
III. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH: SLABS AND WALLS.....	3/4"
BEAMS AND COLUMNS.....	1 1/2"

5. CONCRETE MASONRY WORK:
 - A. ALL CONCRETE MASONRY WALLS ARE DESIGNED AS LOAD BEARING WALLS, UNLESS OTHERWISE NOTED, AND SHALL BE IN PLACE BEFORE THE SLABS AND BEAMS SUPPORTED BY THEM ARE POURED AS WELL AS THE CONCRETE TIE COLUMNS FRAMING THEM.
 - B. ALL CONCRETE MASONRY UNITS (CMU) SHALL CONFORM TO ASTM C 90, "STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS".
 - C. MORTAR SHALL CONFORM TO ASTM C 270, TYPE "M", WITH A MINIMUM AVERAGE STRENGTH OF 2500 PSI.
 - D. CONCRETE MASONRY STRENGTH, fm, SHALL BE A MINIMUM OF 1500 PSI.
 - E. VERTICAL REINFORCING IN CMU CELLS SHALL BE SPLICED WITH 48 BAR DIAMETER LAP SPLICES. PROVIDE CLEAN OUT HOLES AT BASE OF FILLED CELLS FOR LAP INSPECTION AND VERIFYING THAT THE CELLS HAVE BEEN FILLED WITH SOLID WITH GROUT.
 - F. FILLED CELLS SHALL BE FILLED WITH 3000 PSI GROUT AS PER ACI 530-99 AND ACI 530I-99. FILLING OF CELLS SHALL BE DONE IN FOUR FOOT LIFTS WITH A MAXIMUM POUR OF 12 FEET. USE MECHANICAL VIBRATION TO ACHIEVE GROUT-FILLED SOLID CELLS. GROUT SHALL CONFORM TO ASTM C476. SLUMP SHALL BE BETWEEN 8" AND 11".
 - G. ALL CMU WALLS SHALL BE HORIZONTALLY REINFORCED WITH STANDARD NO. 9 LADDER-TYPE GALVANIZED STEEL REINFORCING EVERY SECOND COURSE. EXTEND REINFORCING A MINIMUM OF 4 INCHES INTO THE COLUMNS.
 - H. PROVIDE GALVANIZED STEEL DOVETAIL ANCHORS EVERY OTHER COURSE CONNECTING NON LOAD-BEARING WALLS TO CONCRETE COLUMNS AND SHEAR WALLS.
6. WOOD FRAMING:
 - A. WOOD FRAMING MEMBERS OTHER THAN TRUSSES SHALL BE #1 SOUTHERN PINE WITH A FIBER BENDING STRESS AS PER NDS.
 - B. SIZES SHOWN ARE NOMINAL.
 - C. MEMBERS SHALL BE FREE OF CRACKS AND KNOTS.
 - D. MOISTURE CONTENT SHALL BE 19% OR LESS.
 - E. PRESSURE-TREATED WOOD SHALL BE USED ONLY WHERE SPECIFICALLY NOTED IN THE DRAWINGS. NO FRAMING MEMBERS SHALL BE OF PRESSURE-TREATED WOOD, UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS OF EXISTING STRUCTURES AFFECTING THE NEW CONSTRUCTION PRIOR TO COMMENCING THE WORK. ANY VARIATIONS IN ACTUAL FIELD CONDITIONS/DIMENSIONS FROM THOSE SHOWN IN THE PERMITTED CONTRACT DRAWINGS SHALL BE REPORTED TO THE ARCHITECT/ENGINEER FOR DETERMINING THE NEED FOR RE-DESIGN PRIOR TO CONTRACTOR'S SUBMITTAL OF SHOP DRAWINGS FOR REVIEW.

- ### NOTES
- 1- COORDINATE ALL FLOOR SLOPES AND ELEVATIONS WITH ARCHITECTURAL DWGS.
 - 2- CENTERLINE OF COLUMN OR WALL IS CENTERLINE OF FOOTING. (U.O.N.)
 - 3- EXTREME CARE MUST BE USED DURING ALL DEMOLITION, EXCAVATION AND NEW FOUNDATION WORK SO AS NOT TO UNDERMINE ANY EXISTING FOOTING. BOTTOM OF ALL NEW FOOTINGS MUST MATCH EXISTING BOTTOM OF FOOTING ELEVATION. EXISTING STRUCTURE TO REMAIN MUST BE FULLY SHORED IN THE BAYS 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. SEQUENCING OF WORK AND METHODS OF CONSTRUCTION.
 - 4- IF ANY CONFLICT IS ENCOUNTERED BETWEEN EXISTING CONDITIONS INDICATED HERE AND ACTUAL FIELD ITEMS, NOTIFY THE ARCHITECT OR ENGINEER IMMEDIATELY SO APPROPRIATE REMEDIES MAY BE UNDERTAKEN. IF FURTHER CLARIFICATION OF ANY ITEM IS NEEDED, CALL THE ARCHITECT OR ENGINEER BEFORE PROCEEDING WITH THE WORK.

SOIL STATEMENT

BY OBSERVATION THE SITE SOIL IS FOUND TO BE SAND AND ROCK. THEREFORE THE ALLOWABLE DESIGN BEARING CAPACITY SHALL BE TAKEN AS MAX. OF 2500 PSF. BY RECOGNIZED TESTS, ANALYSIS AND PROCEDURE. THIS VALUE IS CONSIDERED SAFE WITH RESPECT TO ACTUAL FAILURE OF SUPPORTING GROUND, BUT DOES NOT NECESSARILY ENSURE THE PREVENTION OF EXCESSIVE FOUNDATION MOVEMENTS. UPON COMPLETION OF THE EXCAVATION WE SHALL VISUALLY INSPECT THE PREMISES TO SUBMIT A CERTIFIED LETTER STATING THAT TO THE BEST OF OUR KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT THE CONDITIONS ENCOUNTERED ARE SIMILAR OR EXCEED THOSE CONDITIONS DESCRIBED ABOVE AND THAT THE BOTTOM OF THE FOUNDATION TRENCH HAS BEEN PROPERLY HAND TAMPERED TO OUR SATISFACTION.

SLABS ON GRADE:

COMPACT INTERIOR FILL TO 95% MODIFIED PROCTOR MAXIMUM DRY DENSITY PER ASTM D-1987 AT OPTIMUM MOISTURE CONTENT, SOIL COMPACTION SHALL BE FIELD CONTROLLED BY A QUALIFIED LABORATORY OR SOILS ENGINEER APPROVED BY STRUCTURAL ENGINEER EACH LAYER OF FILL SHALL NOT EXCEED 12" THICK, AND SHALL BE COMPACTED PRIOR TO PLACEMENT OF THE NEXT LAYER ALL SLABS ON GRADE SHALL BE AS SHOWN WITH 6" x 6", W1.4 x W1.4 (10/10) WELDED WIRE MESH IN THE CENTER OF SLABS UNLESS OTHERWISE NOTED.

ADD. & INT. REMODELING

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Revisions

11.24.20 1ST. ISSUE

Job No. _____

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AA-26001560

Sheet No. **S-0**

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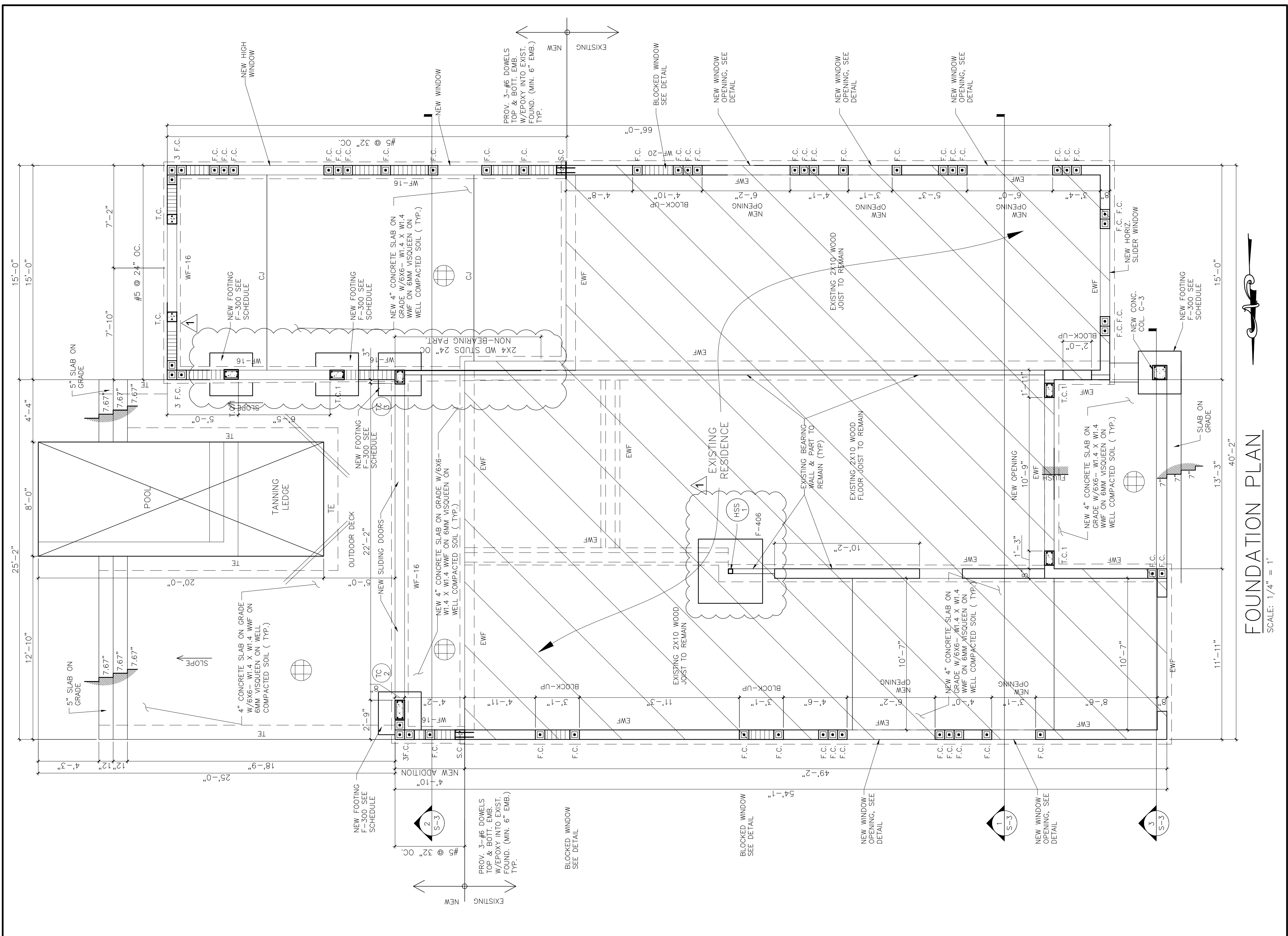
Revisions
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 Sheet No. S-1



FOUNDATION PLAN
 SCALE: 1/4" = 1'

FLORIDA BUILDING CODE
 RESIDENTIAL 2017 6TH EDITION
 ROOF LIVE LOAD = 30psf
 FLOOR LIVE LOAD = 100psf
 ROOF DEAD LOAD = 20psf
 FLOOR DEAD LOAD = 20psf
 ASCE 7-10 UPLIFT = -55 psf
 WIND = 175MPH
 EXPOSURE C
 IMPORTANCE FACTOR 1.00
 INTERNAL PRESSURE FACTOR +- .18

NOTE: THE CONTRACTOR IS RESPONSIBLE FOR SHORING AS NECESSARY TO PREVENT ANY DAMAGES TO EXISTING STRUCTURES OR TO THE PUBLICS.

NOTES:
 1. TEMITE TREATMENT OF SOILS UNDER SLAB ON GRADE SHALL BE PERFORMED BEFORE POURING SLAB. TEMITE APPLICATION SHALL BE PROVIDED BY REGISTERED ENGINEER OR ARCHITECT. TEMITE PROTECTION LABELLED AS A PREVENTIVE TREATMENT TO NEW CONSTRUCTION.

FOOTING SCHEDULE				2000 PSF ALLOWABLE SOIL BEARING CAPACITY	
MARK	SIZE	LONG DIRECTION	SHORT DIRECTION	NOTES	
WF-16	CONT. 16" x 12" DEEP	2#5	#3 @ 24" O.C	USE (2) 5" BENT #5 BARS @ CORNERS	
TKD-12	12"x12" THK EDGE	2#5 CONT.			
F300	36" x 36" x 12"	4#5	4#5		
F206	30" x 30" x 12"	4#5	4#5		
F406	54" x 54" x 24"	5#5 (1&8)	5#5 (1&8)		

COLUMN SCHEDULE				FINISH LEVEL	
MARK	TYPE	SIZE	REINFORCING	VERTICAL	HORIZONTAL
T.C	CONCRETE	8" x 8"	1 #5	FOUNDATION	BEAM OR TIE BEAM
S.C	CONCRETE	8" x 12"	4 #5	FOUNDATION	BEAM OR TIE BEAM
TC-1	CONCRETE	8" x 12"	4 #5	# 3 @ 8"	BEAM OR TIE BEAM
TC-2	CONCRETE	8" x 16"	4 #5	# 3 @ 8"	BEAM OR TIE BEAM
TC-3	CONCRETE	8" x 12"	4 #6	# 3 @ 8"	BEAM OR TIE BEAM
C-3	CONCRETE	12" x 12"	4 #6	# 3 @ 12"	BEAM OR TIE BEAM
HSS-1	HSS	3"x3"x1/4"	5/8"x12"x12" BASE PLATE	1/2"x8"x8" CAP PLATE	(4)-5/8" WEDGE ANCHOR X 4 1/2" EMB. AT BASE PLATE

LEGEND

1 # 5 VERT. IN GROUDED CELL.
 2 # 5 VERT. IN GROUDED CELL.
 3 # 5 VERT. IN GROUDED CELL.

NEW MASONRY WALL:
 8" CONC. BLOCK.
 EXISTING MASONRY WALL
 EWF - EXISTING WALL FOOTING 15"x12"
 W/ 2 # 5 CONT. TO REMAIN
 8"x12" STARTER COL. W/2 # 5 VERT. PROVIDE #3 HOOKED DOWEL @16" INTO GROUT-FILLED CELLS BET. SC AND EXISTING WALL

MASONRY WALL NOTES:
 USE # 5 @ SEE PLAN. VERT. IN GROUDED CELL.(TYP.)

FOUNDATION NOTES:
 1. TEMITE TREATMENT OF SOILS UNDER SLAB ON GRADE SHALL BE PERFORMED BEFORE POURING SLAB. GENERAL CONTRACTOR SUBMIT CERTIFICATE OF COMPLIANCE WITH THE F.B.C., "RESIDENTIAL", CHAPTER 3 BUILDING CODES AND REGULATIONS SECTION 2000 SOILS AND FOUNDATION "BUILDING" CHAPTER 18 SOILS & FOUNDATION, SECTION 1816 - TEMITE PROTECTION".
 2. CONTRACTOR TO COORDINATE ABOUT FILLED CELL LOCATIONS, LOCATIONS FOR CORNERS AND CHANGE OF BEAM HEIGHTS.
 3. ALL ANCHORS SHALL BE EMBEDDED INTO POURED CONCRETE OR GROUT FILLED CELL.
 4. GC TO VERIFY ALL DOORS AND WINDOW OPENINGS DIMENSIONS PRIOR TO POURING W/ MANUF. AND METHO DOE PRODUCT CONTROL REQUIREMENTS.

ALL ELECTRICAL, MECHANICAL AND PLUMBING PENETRATIONS THROUGH STRUCTURAL MEMBERS SHALL BE SUBMITTED TO E.O.R. AND APPROVED BY E.O.R. & ARCHITECT PRIOR TO CONSTRUCTION PHASE AND SHALL BE COORDINATED BY THE GENERAL CONTRACTOR. ALL PENETRATIONS SHALL BE COORDINATED BY THE GENERAL CONTRACTOR. DIMENSIONS OF EQUIPMENTS BY SPECIFIC VENDOR PRIOR TO INSTALLATION. GENERAL CONTRACTOR IS RESPONSIBLE FOR CHECKING ADEQUACY OF EQUIPMENT WEIGHTS WITH FOUNDATION DESIGN. GENERAL CONTRACTOR SHALL VERIFY ALL PENETRATIONS WILL BE RESPONSIBLE FOR UPGRADE THE DESIGN WITH E.O.R. ACCORDINGLY. PERMITTING TASKS AND TIMELINE COMPLIANCE ASSOCIATED WITH NEW DESIGN WILL BE GENERAL CONTRACTOR RESPONSIBILITY AS WELL.

REINFORCING SHALL BE FIELD - VERIFIED ANY OBSERVANCES SHALL BE NOTED AND THE ENGINEER OF RECORD NOTIFIED BEFORE CONTINUING WITH THE WORK.

NOTES:
 1- COORDINATE ALL DIMENSIONS WITH ARCHITECTURAL DWGS.
 2- CENTERLINE OF COLUMN OR WALL IS CENTERLINE OF FOOTING. (I.O.B.)
 3- WHERE CASE MUST BE USED TO UNBURY ANY EXISTING FOOTING, BOTTOM OF FOUNDATION WORK SO AS NOT TO UNBURY ANY EXISTING FOOTING.
 ALL NEW FOOTINGS MUST MATCH EXISTING ELEVATION.
 ALL NEW FOOTINGS MUST BE FULLY SHORED IN THE BAYS ADJACENT TO THE AREAS OF NEW FOUNDATION AND EXISTING STRUCTURE MODIFICATION PRIOR TO THE START OF ANY SUCH WORK. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND BRACING. CONTRACTOR SHALL VERIFY ALL PENETRATIONS WILL BE RESPONSIBLE FOR UPGRADE THE DESIGN WITH E.O.R. ACCORDINGLY. PERMITTING TASKS AND TIMELINE COMPLIANCE ASSOCIATED WITH NEW DESIGN WILL BE GENERAL CONTRACTOR RESPONSIBILITY AS WELL.
 4- IF ANY CONFLICTS ARE ENCOUNTERED BETWEEN CONDITIONS INDICATED HERE AND ACTUAL FIELD ITEMS, NOTIFY THE ARCHITECT OR ENGINEER IMMEDIATELY SO APPROPRIATE REMEDIES MAY BE UNDERTAKEN. IF FURTHER CLARIFICATION OF ANY ITEM IS NEEDED, CALL THE ARCHITECT OR ENGINEER BEFORE PROCEEDING WITH THE WORK.

STRUCTURAL NOTES:
 1. WHERE INDICATED, PROVIDE 4" CONC. SLAB REINFORCED W/ W/M #5 X 2.9W X 2.9W W/W.F. CENTERED OVER 10 MIL VAPOR BARRIER OVER TEMITE TREATED, CLEAN AND WELL COMPACTED FILL. SEE GENERAL NOTES ON PLAN S-110 FOR ADDITIONAL INFORMATION.
 2. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS BEFORE PROCEEDING WITH WORK AND REPORT ANY DEVIATION TO THE ENGINEER AND ARCHITECT FOR POSSIBLE ADJUSTMENTS.

NOTES:
 1-GENERAL CONTRACTOR SHALL SUBMIT SIGNED & SEALED CALCULATIONS AND SHOP DWGS BY A FLORIDA DELEGATED PROFESSIONAL ENGINEER FOR STEEL FABRICATION TO ENGINEER OF RECORD PRIOR TO FABRICATION.
 2-GENERAL CONTRACTOR SHALL SUBMIT SIGNED & SEALED CALCULATIONS AND SHOP DWGS BY A FLORIDA DELEGATED PROFESSIONAL ENGINEER FOR WOOD TRUSSES.
 3-GENERAL CONTRACTOR SHALL SUBMIT SIGNED & SEALED CALCULATIONS AND SHOP DWGS BY A FLORIDA DELEGATED PROFESSIONAL ENGINEER FOR HAND SIZES, SIZES, WINDOWS AND DOORS TO ENGINEER OF RECORD PRIOR TO FABRICATION.

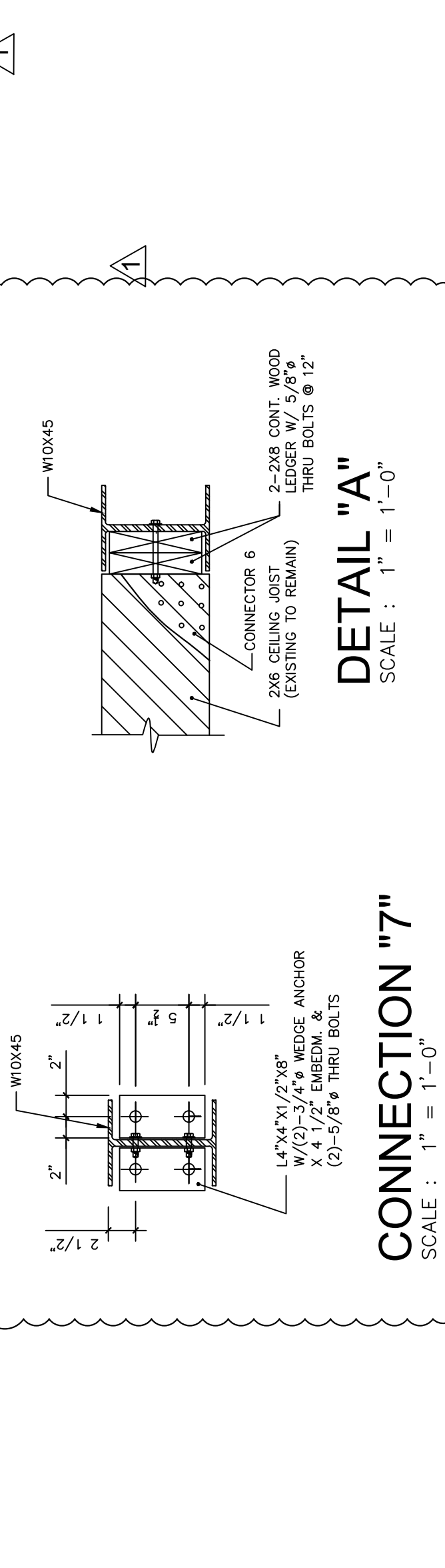
BEAM SCHEDULE						
MARK	TOP ELEV.	SIZE W x H	REINFORCEMENT		TIES OR STIRRUP	REMARKS
			NO.	TYPE		
RB-1	SEE DETAIL	8" X 12"	2#5	#3	@ 12"	* SEE DETAIL
RB-2	SEE DETAIL	8" X 12"	2#5	#3	@ 12"	* SEE DETAIL
RB-3	+8'-9"	8" X 12"	2#5	#3	@ 5"	
RB-4	+9'-0"	8" X 12"	2#5	#3	@ 5"	
RB-5	+8'-9"	8" X 12"	2#5	#3	@ 5"	

THE BEAM NOTE:

DROP BOTTOM OF ALL THE BEAMS AS REQUIRED OVER OPENINGS AND ADD 2 # 5 HOR. FOR EACH 12" OF VERTICAL DROP.
 IN OPENINGS LARGER THAN 6'-6" ADD #3 @ 12" O/C
 PROVIDE 2 # 5 (30"X30") CORNER BARS AT EVERY CONC. TIE BEAM OUTSIDE CORNER OR IN MASONRY TIE BEAMS PROVIDE CORNER BARS (36"X36") OF THE SAME QUANTITY AND SIZE AS THE TIE BEAM REINF.

TRUSS CONNECTION SCHEDULE

MARK No	MEMBER DESCRIPTION	REACTIONS GRAVITY	CONN. D.D. MFG.	TRUSS ANCHOR	FASTENERS TO SUPPORT		FASTENERS TO LGM TRUSS		UPLIFT CAPACITY (LB)	MINIMUM DATE PROJ. N.O.A.
					TYPE OF FASTENER	NO. OF FASTENERS	DESIGN GAUGE	NO. OF SCREWS		
1	WOOD TRUSS TO EXIST BEAM	1150	NU VUE	DBL NVRT-20	7-16d	6-14" O.C. TAPCON			2250	20-0519.03
2	WOOD TRUSS TO NEW CONC BEAM	1150	NU VUE	NVTAS 218	8-16d EACH STRAP				1804	20-0519.03
3	WOOD TRUSS TO CONC BEAM	1120	NU VUE	NVHTA-16	10-10dX1 1/2"	6-10dX1 1/2"			2078	20-0526.05
4	WOOD TRUSS TO CONC BEAM	1900	NU VUE	NVHTA-24	18-10dX1 1/2"	6-10dX1 1/2"			3117	20-0526.05
5	WOOD RAFTER TO WOOD JOIST	1900	NU VUE	NVRT-18	7-16d				2270	20-0519.03
6	WOOD RAFTER TO STEEL BEAM	1520	SIMPSON	HUS28	22-16d				2000	FL. 10531.11
8	WOOD JOIST TO KNEE WALL	1520	NU VUE	DBL NVRT-20 (TWISTED)	7-16d				2250	20-0519.03
9	KNEE WALL TO W/D. BLOCKING	1520	NU VUE	DBL NVRT-20 (FLAT)	7-16d				2250	20-0519.03



ROOF JOIST REACTION LEGEND:
 RD+L: DENOTES DEAD PLUS LIVE LOADS LOAD JOIST REACTION
 NWU: DENOTES NET WIND UPLIFT JOIST REACTION

ROOF PLYWOOD NOTE:
 PROVIDE 5/8" CDX PLYWOOD SHEATHING NAILED TO EVERY SUPPORT W/ 10d NAILS @ 6" O.C. & 4" @ EDGES

NOTE: THE CONTRACTOR IS RESPONSIBLE FOR SHORING AS NECESSARY TO PREVENT ANY DAMAGES TO EXIST. STRUCTURES OR TO THE PUBLICS.

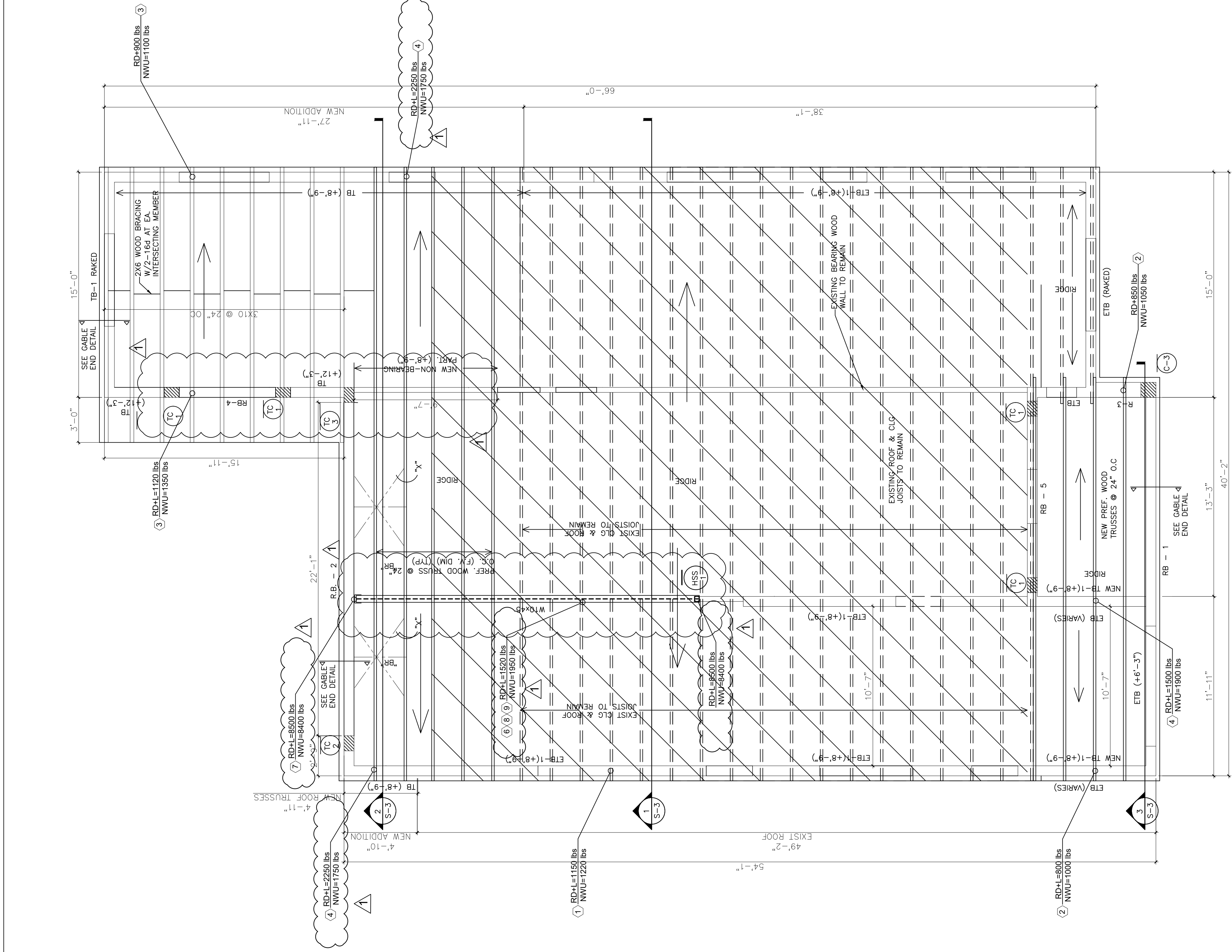
LEGEND:
 CMU WALL BELOW
 COLUMN ENDING AT THIS LEVEL
 NEW CONC. COLUMN BELOW

NOTE: ALL FINISHING COMPONENTS SHALL HAVE CURRENT NOTICE OF ACCEPTANCE NUMBER (NON PRINTED ON THE MATERIAL AND/OR CONTAINER AS MANDATED BY THE BUILDING CODE COMPLIANCE OFFICE. ALL FINISHING SHALL BE ASSIGNED IN COMPLIANCE WITH CURRENT NOTICE OF ACCEPTANCE NUMBER (NON INSTALLATION INSTRUCTIONS).

NOTE: PROVIDE CORNER BARS AT ALL BEAM EXTERIOR PERIMETER CORNERS.

NOTE: REFER TO TRUSS MANUFACTURER'S SHOP DRAWINGS FOR SPECIFIC TRUSS ASSEMBLY AND ANCHORAGE REQUIREMENTS ALL TRUSSES TO BE LATERALLY BRACED DURING ERECTION

NOTE: DESIGN SUPERIMPOSED LOADS:
 LIVE LOAD: 30 PSF
 DEAD LOAD: 20 PSF



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Revisions

10-12-20	1ST. ISSUE
1-01-21	Field Rev.

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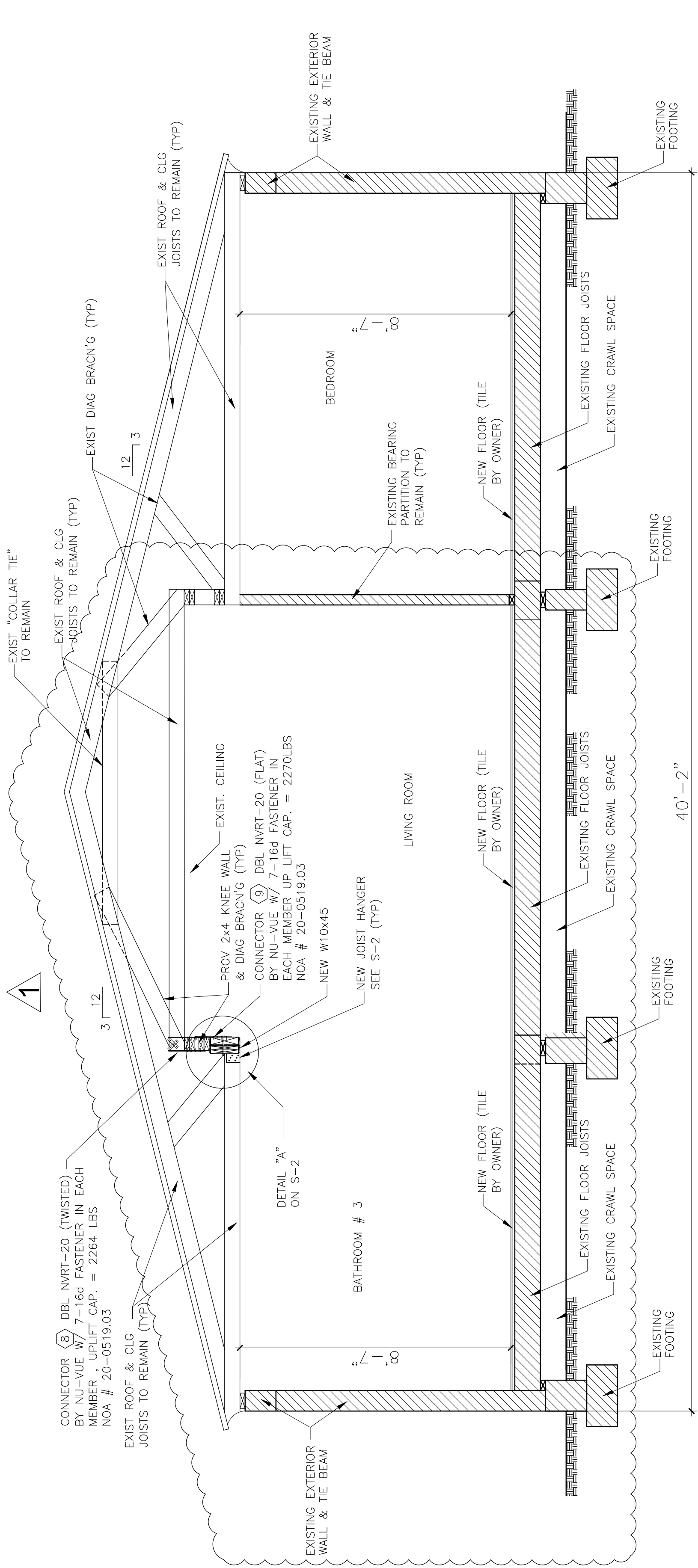
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 AA-26001560
 Sheet No. **S-2**

Revisions
10.10.12.20 1ST. ISSUE
01.07.21 Field Rev.

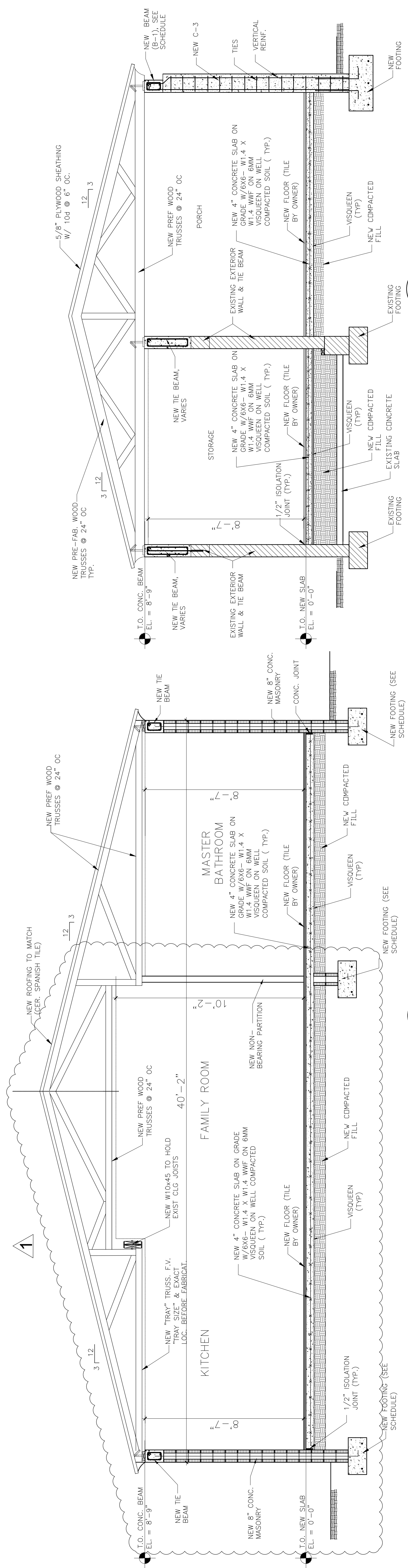
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 Sheet No. S-3



CROSS SECTION @ EXIST 1
 SCALE: 3/8" = 1'
 S-3



CROSS SECTION @ NEW 2
 SCALE: 3/8" = 1'
 S-3

CROSS SECTION @ NEW 3
 SCALE: 3/8" = 1'
 S-3

Revisions	10.12.20 1ST. ISSUE
1	01.07.21 Field Rev.

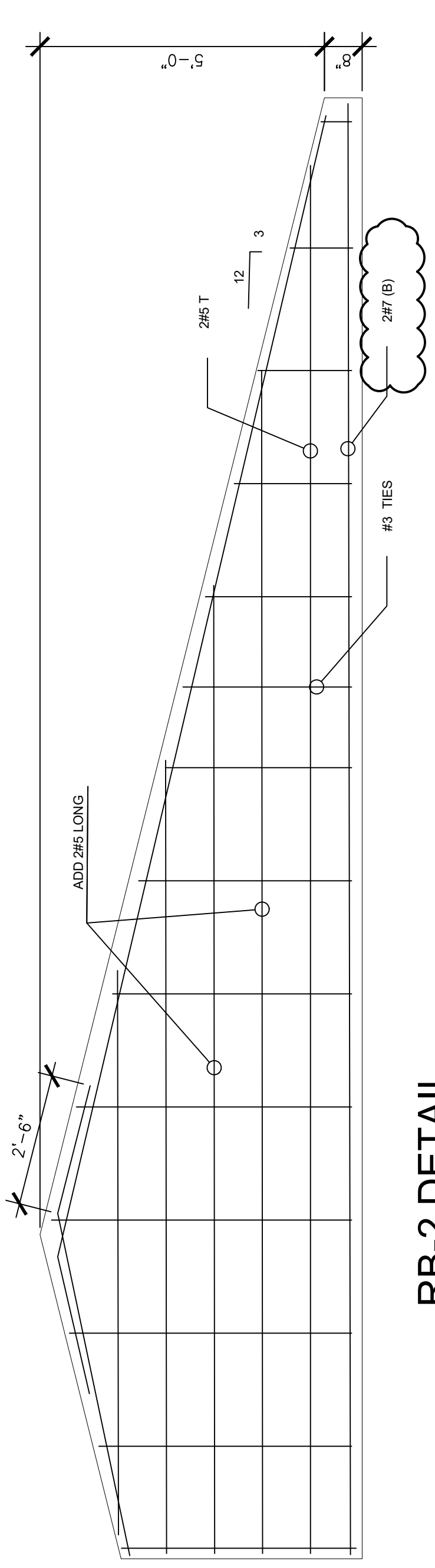
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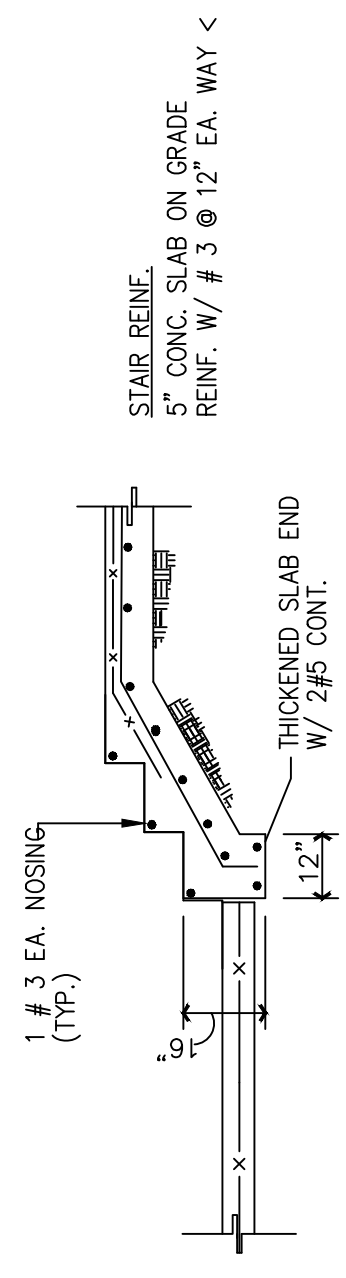
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Seal
 AA-260011560
 Sheet No. **S-4**



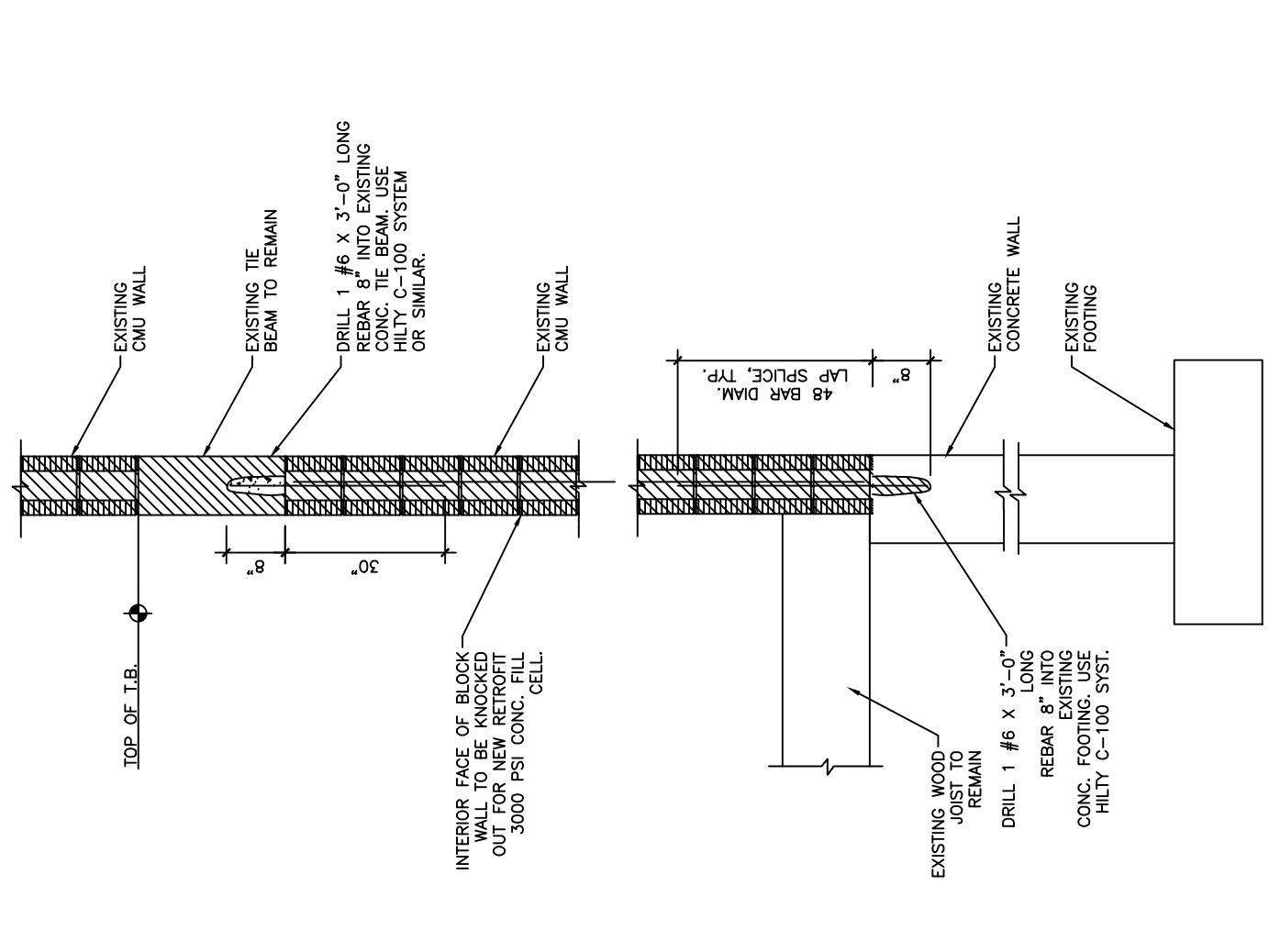
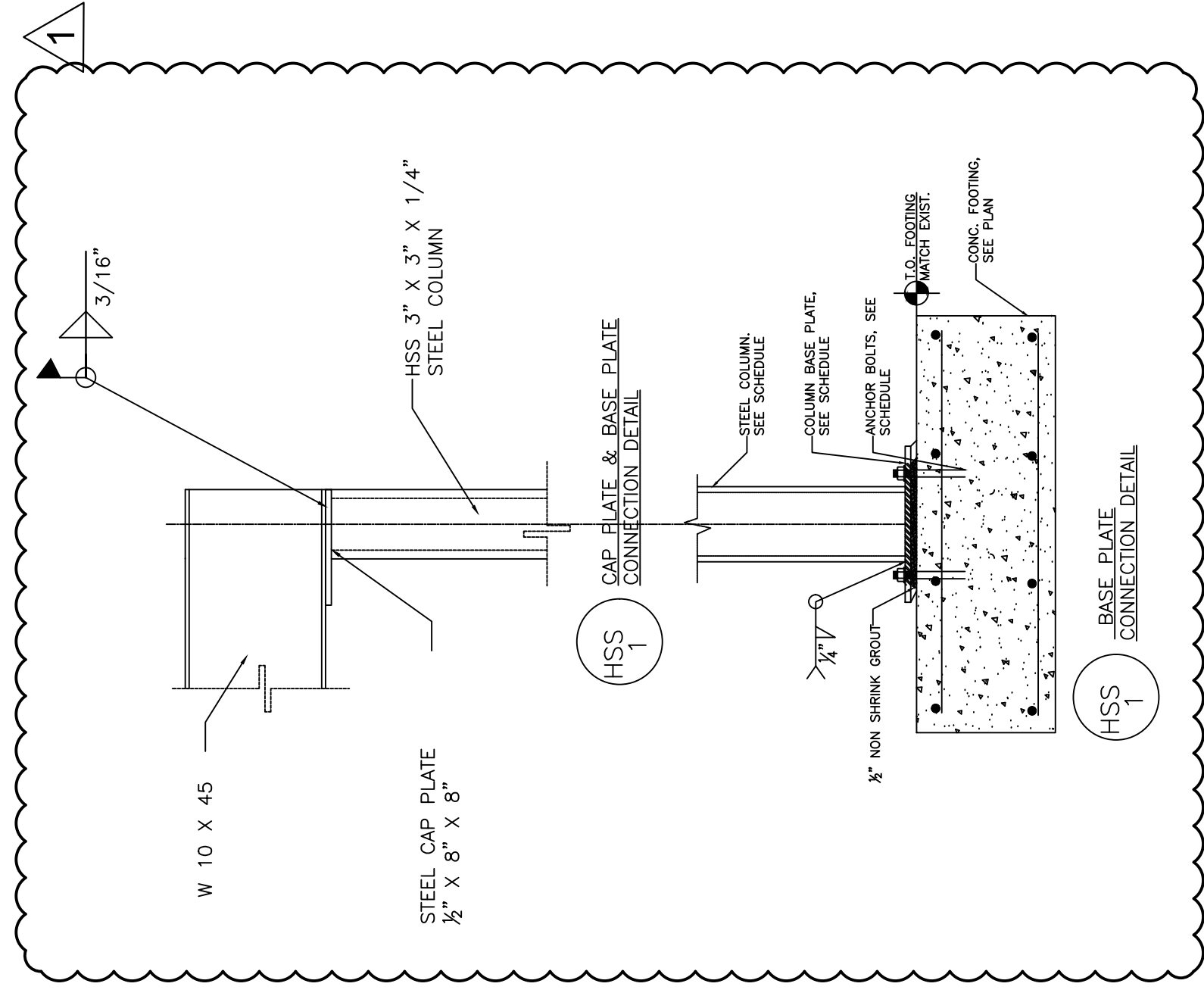
RB-2 DETAIL
 N.T.S.

NOTE: FIELD VERIFY SLOPE TO MATCH EXISTING

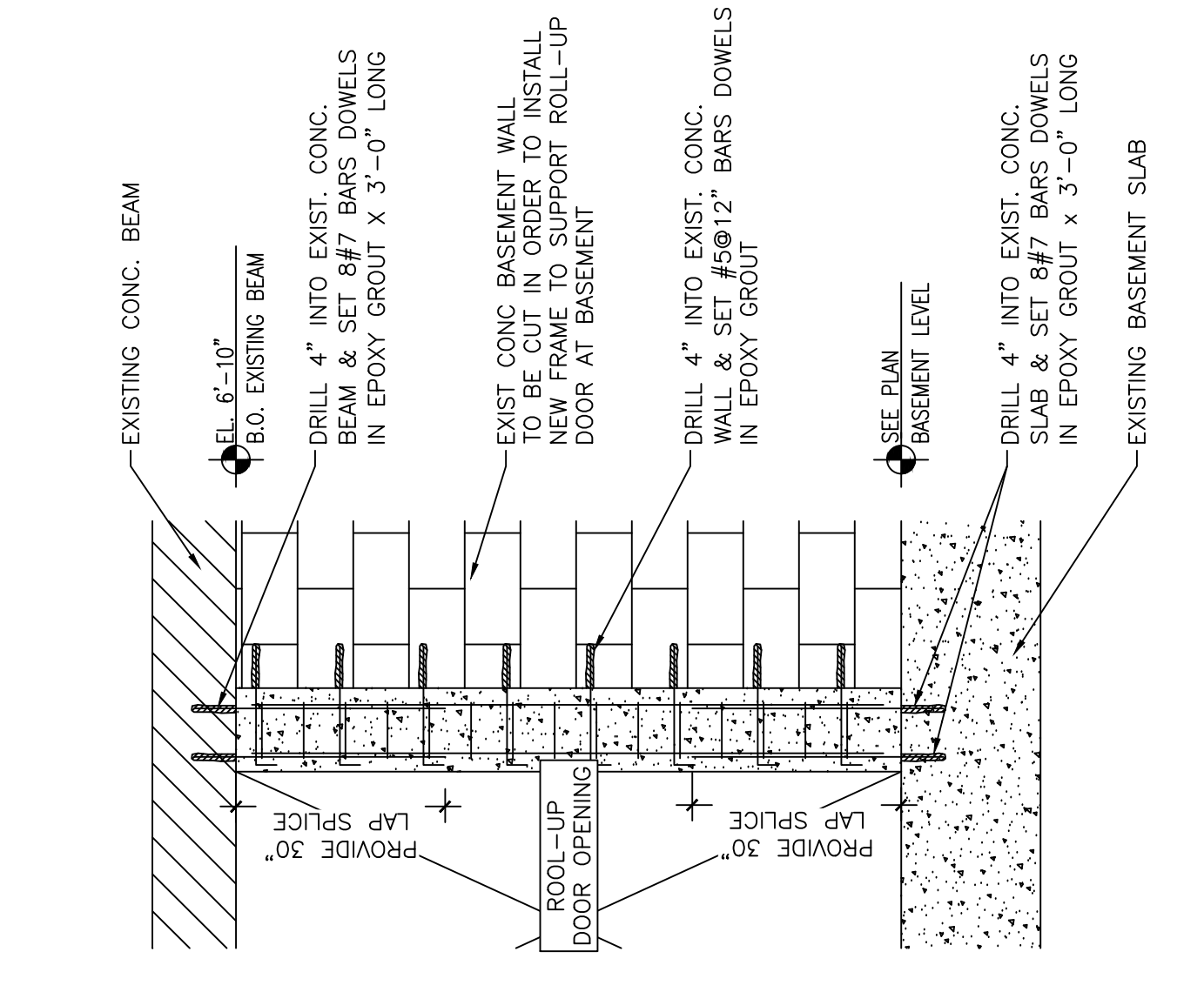


TYPICAL STAIR ON GRADE REINFORCING DETAIL
 N.T.S.

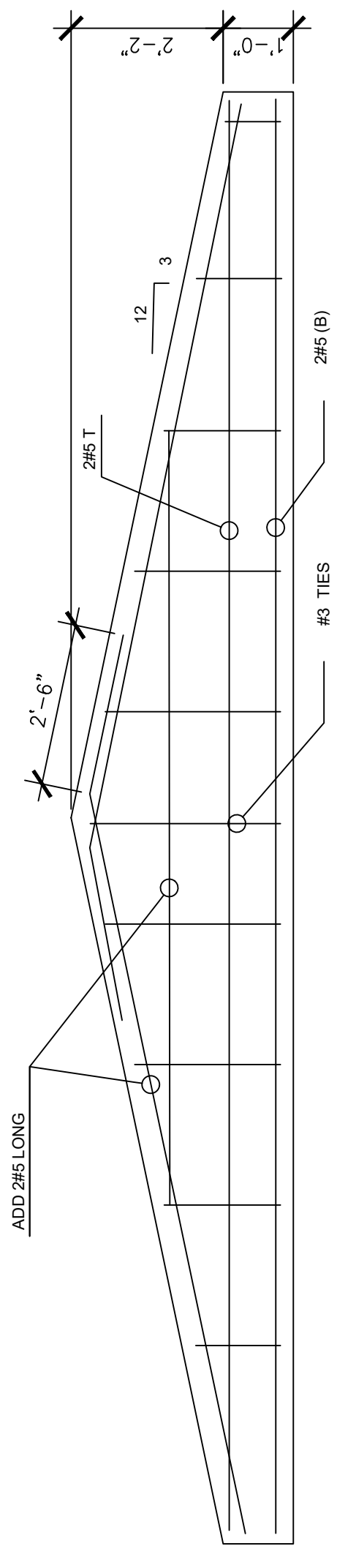
NOTE: COORD. W/ARCH. DRAWINGS EXACT NUMBERS OF RISERS.



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

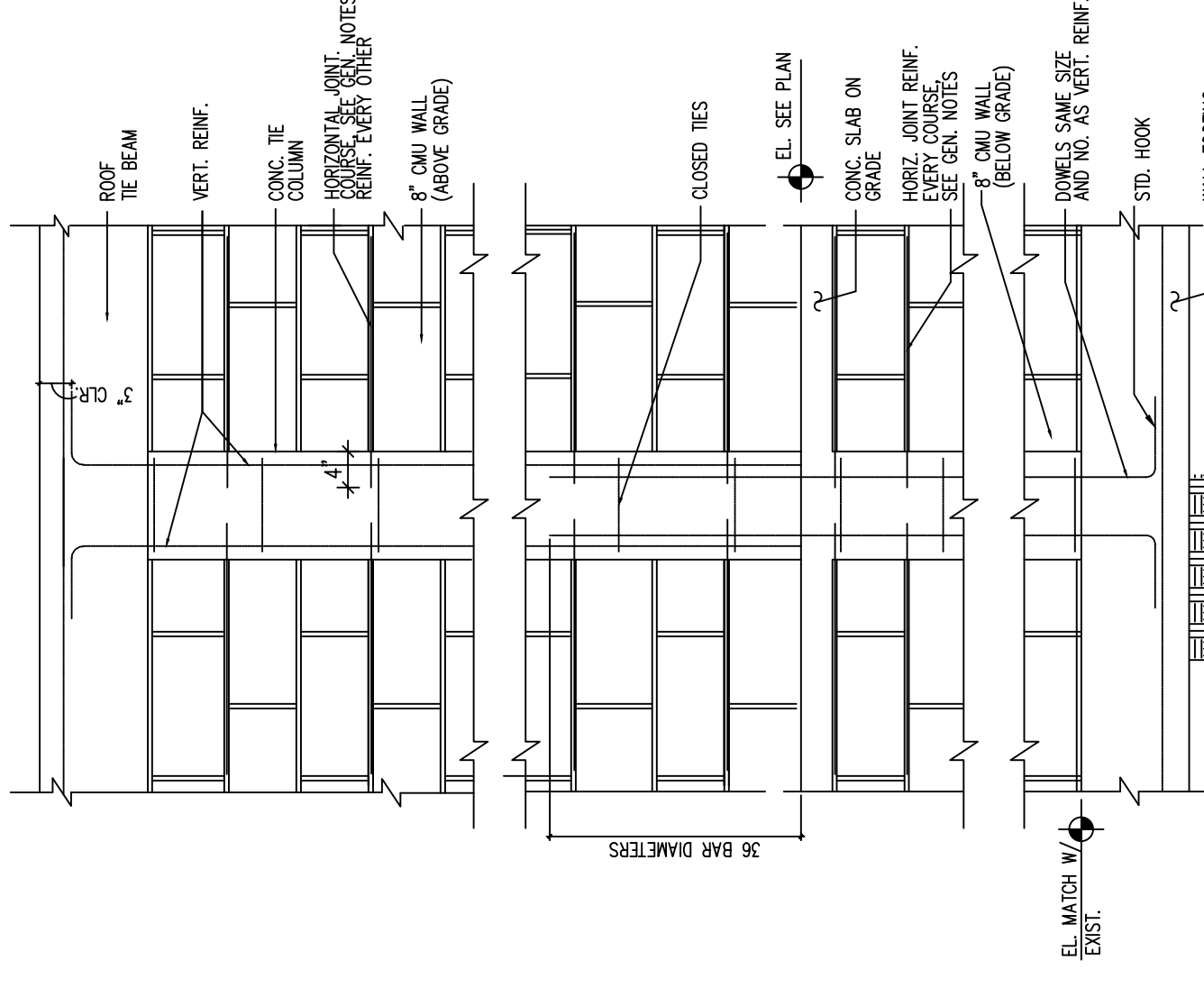


NEW COLUMN AT EXISTING WALL DETAIL
 SCALE: 1/2"=1'-0"

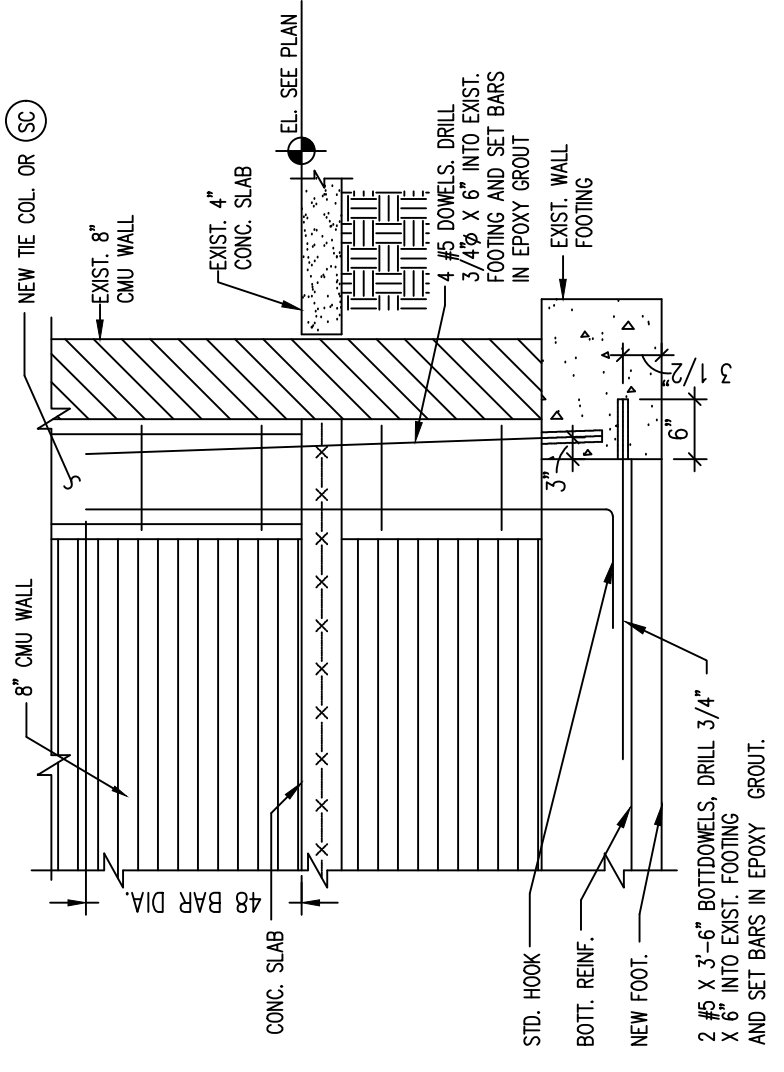


RB-1 DETAIL
 N.T.S.

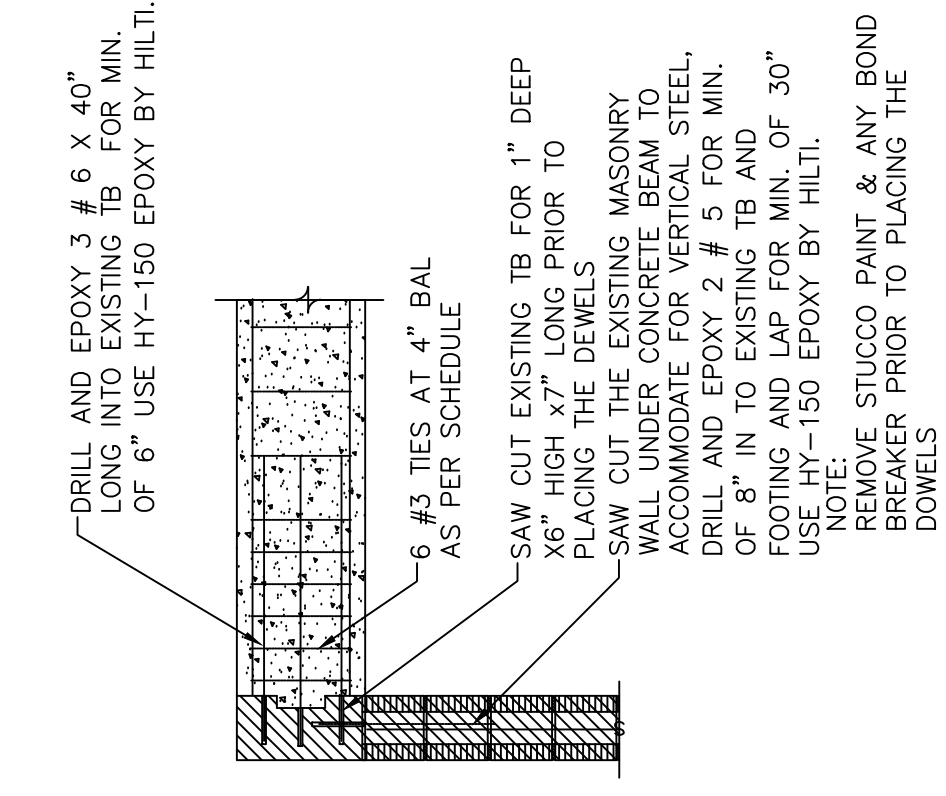
NOTE: FIELD VERIFY SLOPE TO MATCH EXISTING



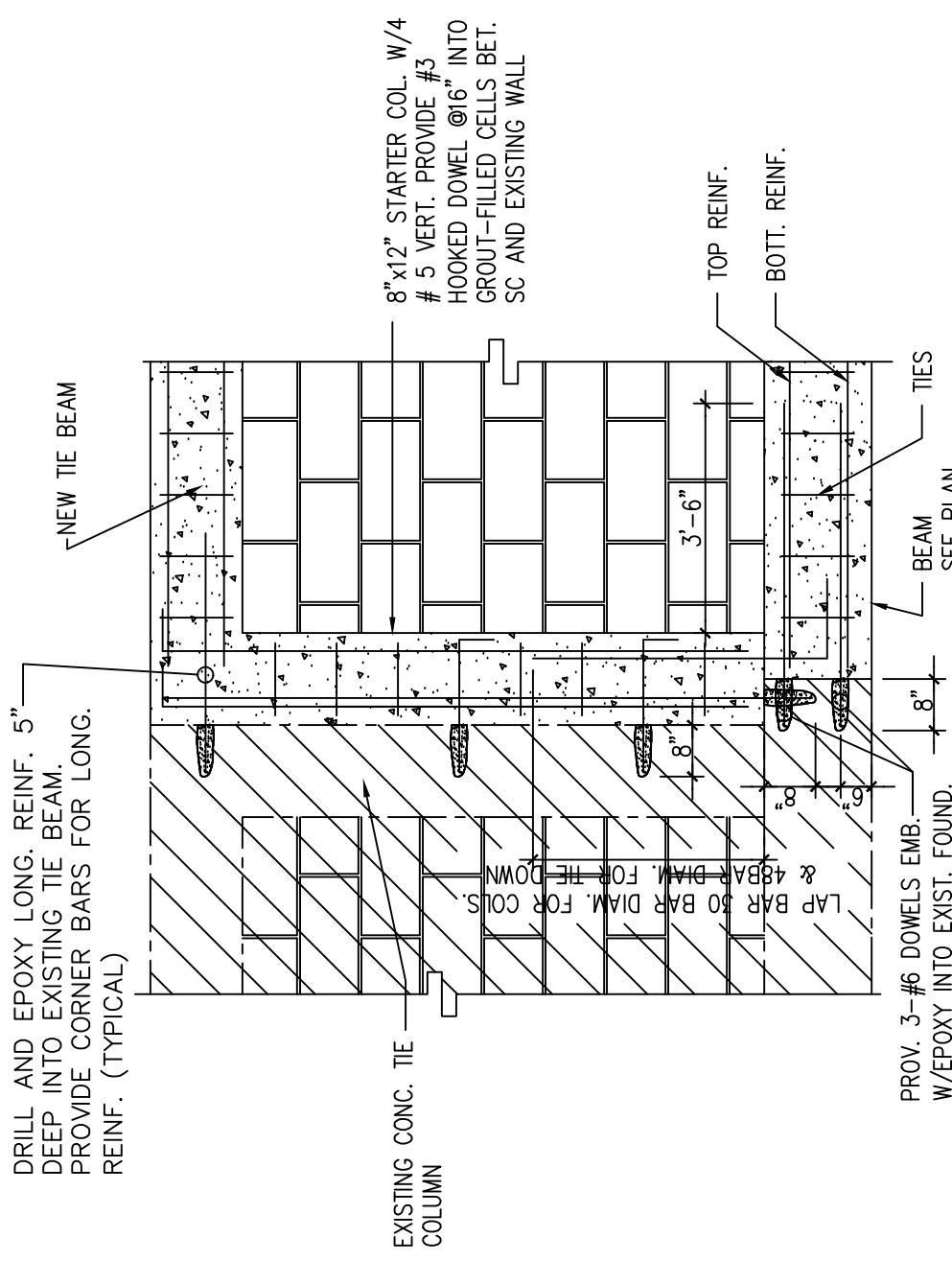
TYP. CONC. TIE COL. - WALL FOOTING DETAIL
 SCALE: N.T.S.



TYPICAL NEW FTG./EXIST. FTG. DETAIL
 SCALE: N.T.S.



NEW BEAM TO EXISTING BEAM CONNECTION
 SCALE: 1/2"=1'-0"



STARTING COLUMN TYP. DETAIL
 SCALE: N.T.S.

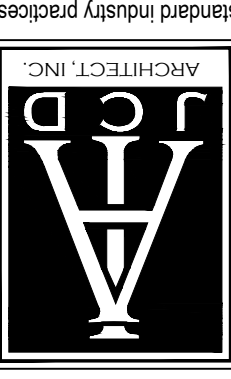
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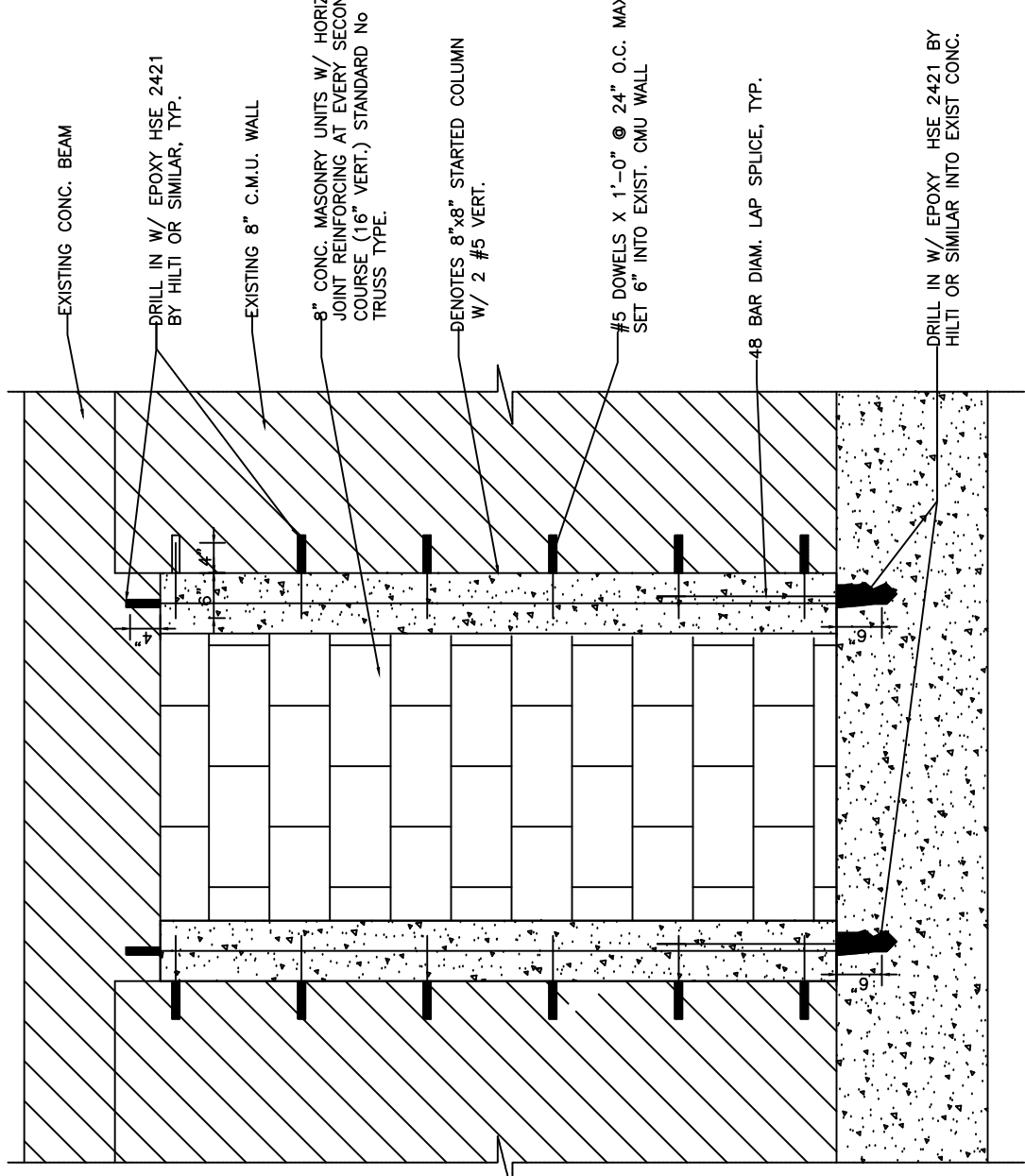
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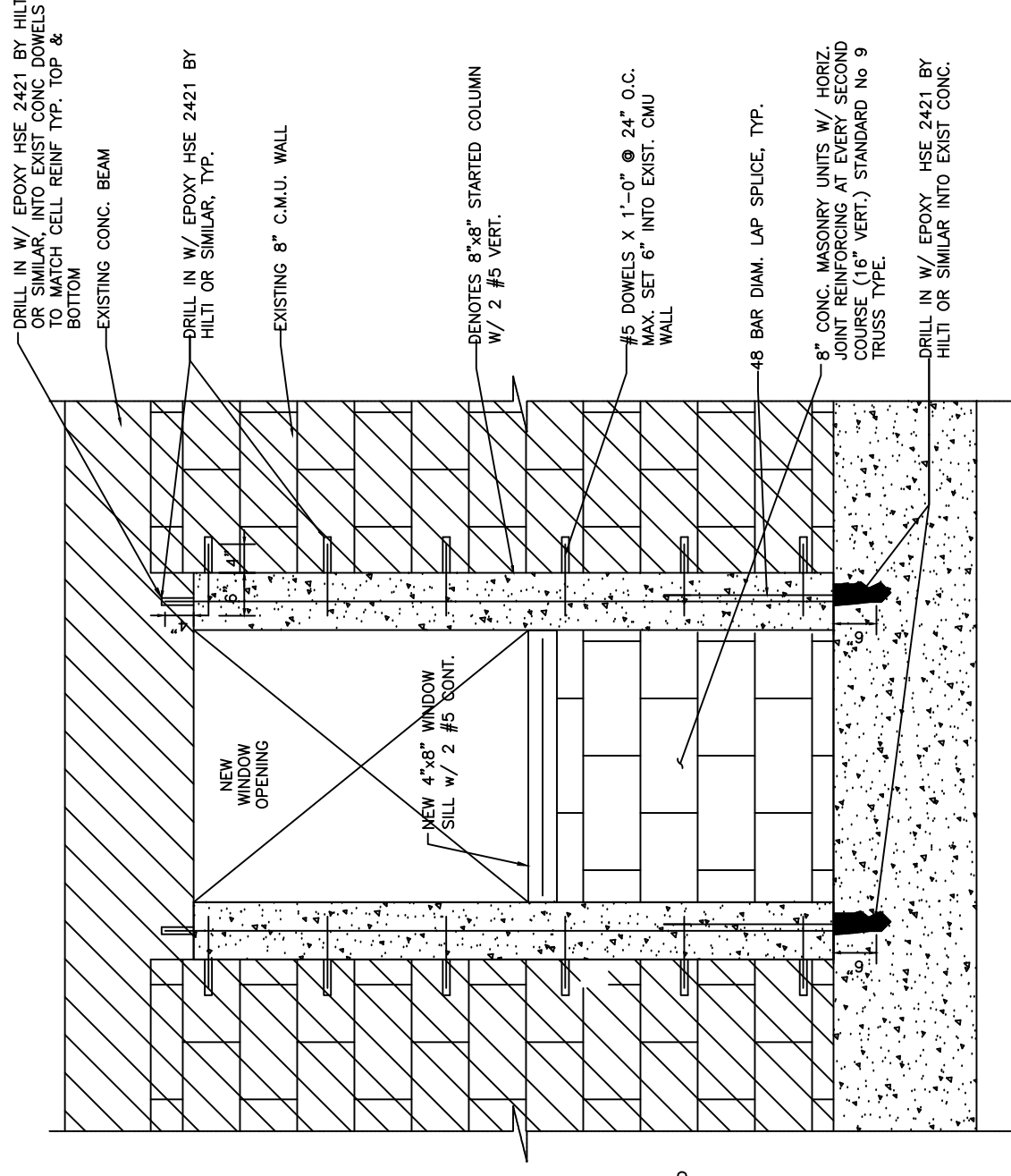
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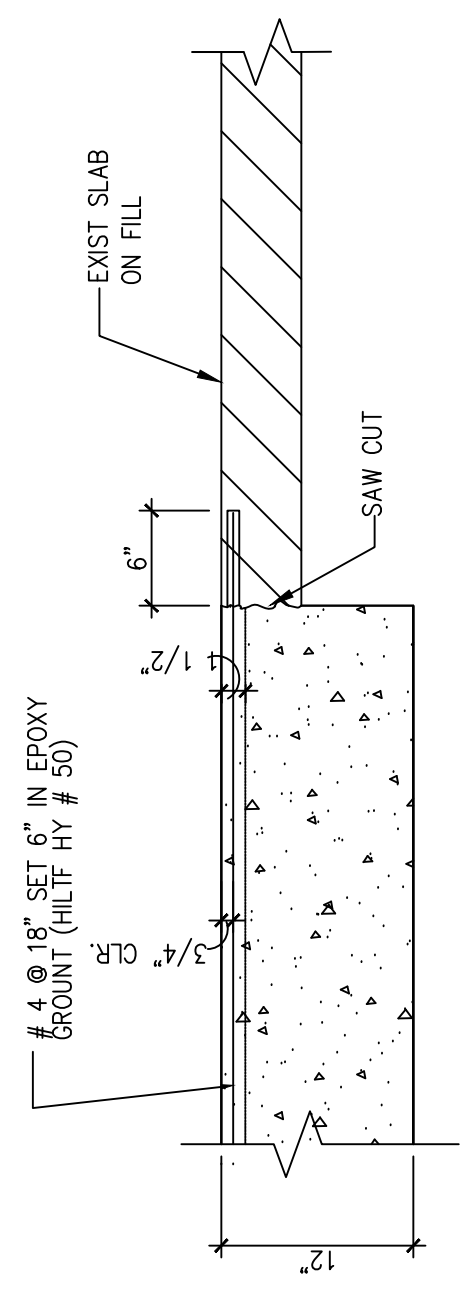
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Sheet No.	S-5



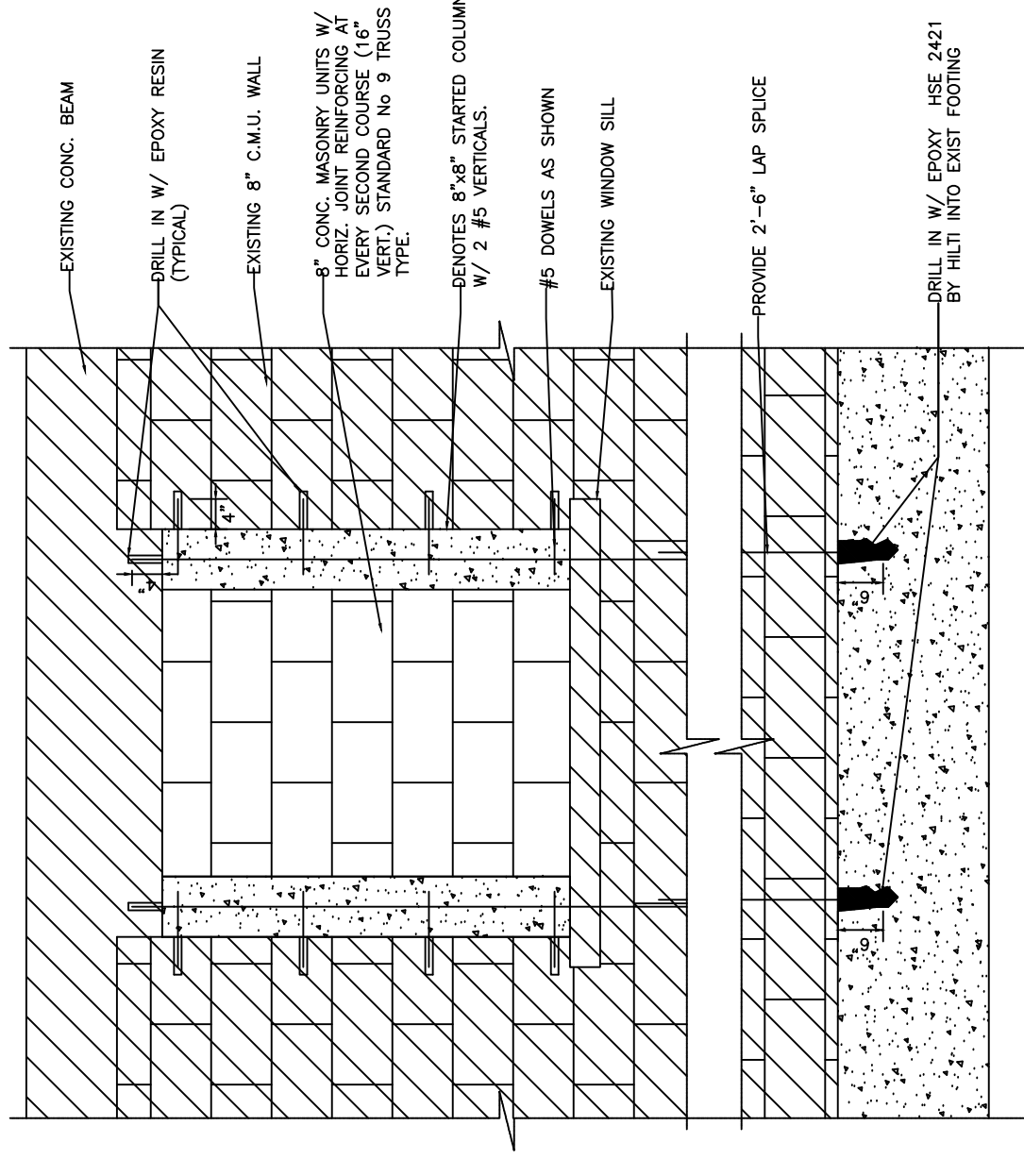
BLOCK UP EXISTING OPENING DOOR DETAIL
 SCALE: 1/2" = 1'-0"



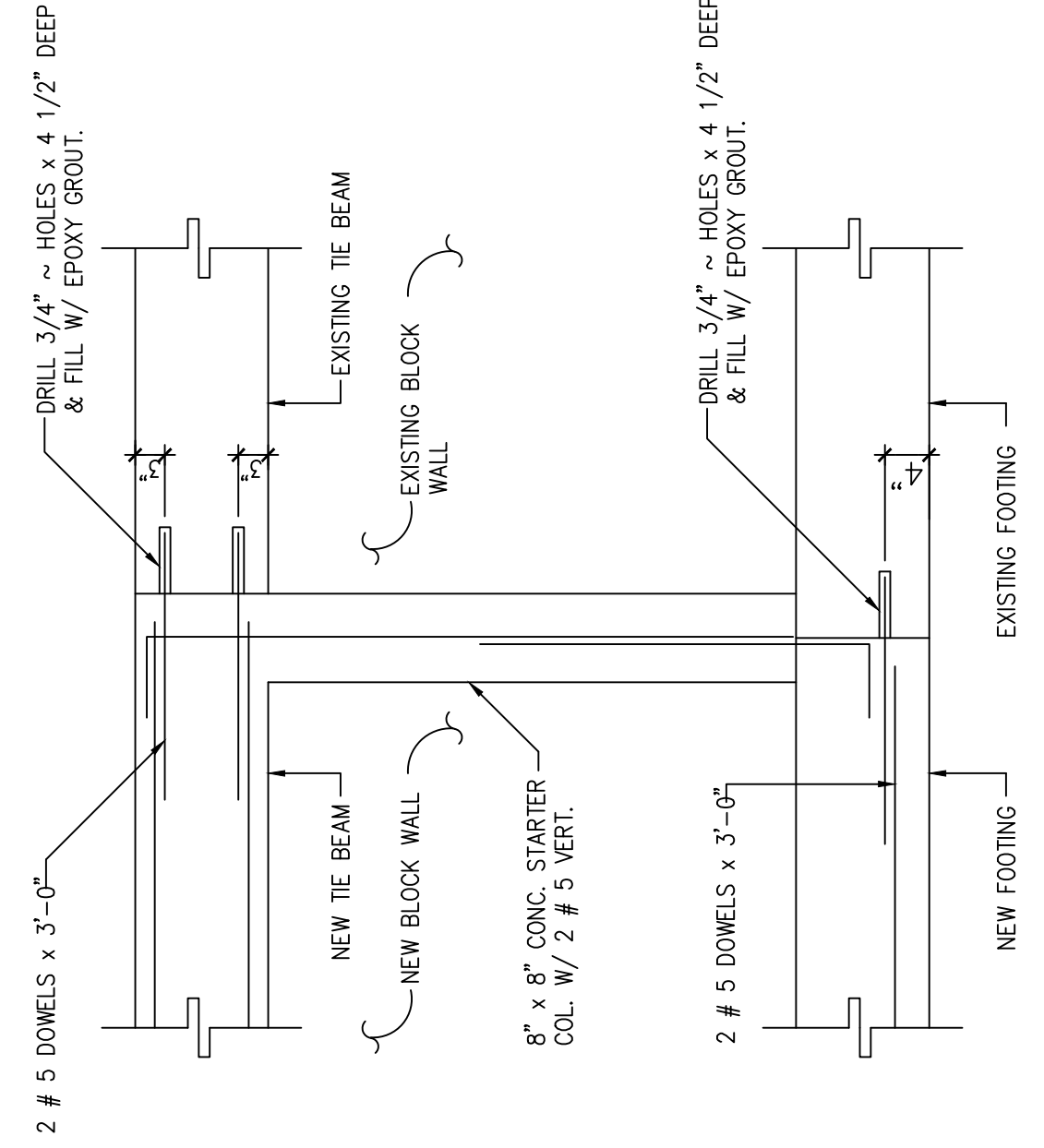
NEW OPENING DETAIL
 SCALE: 1/2" = 1'-0"



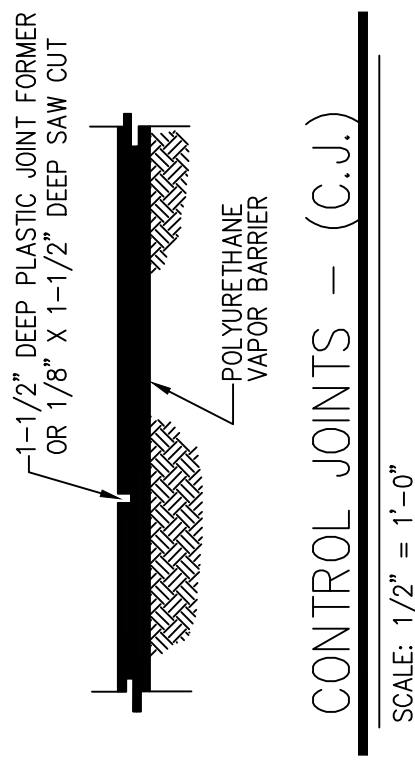
EXISTING FOOTING DETAIL
 SCALE: 1" = 1'-0"



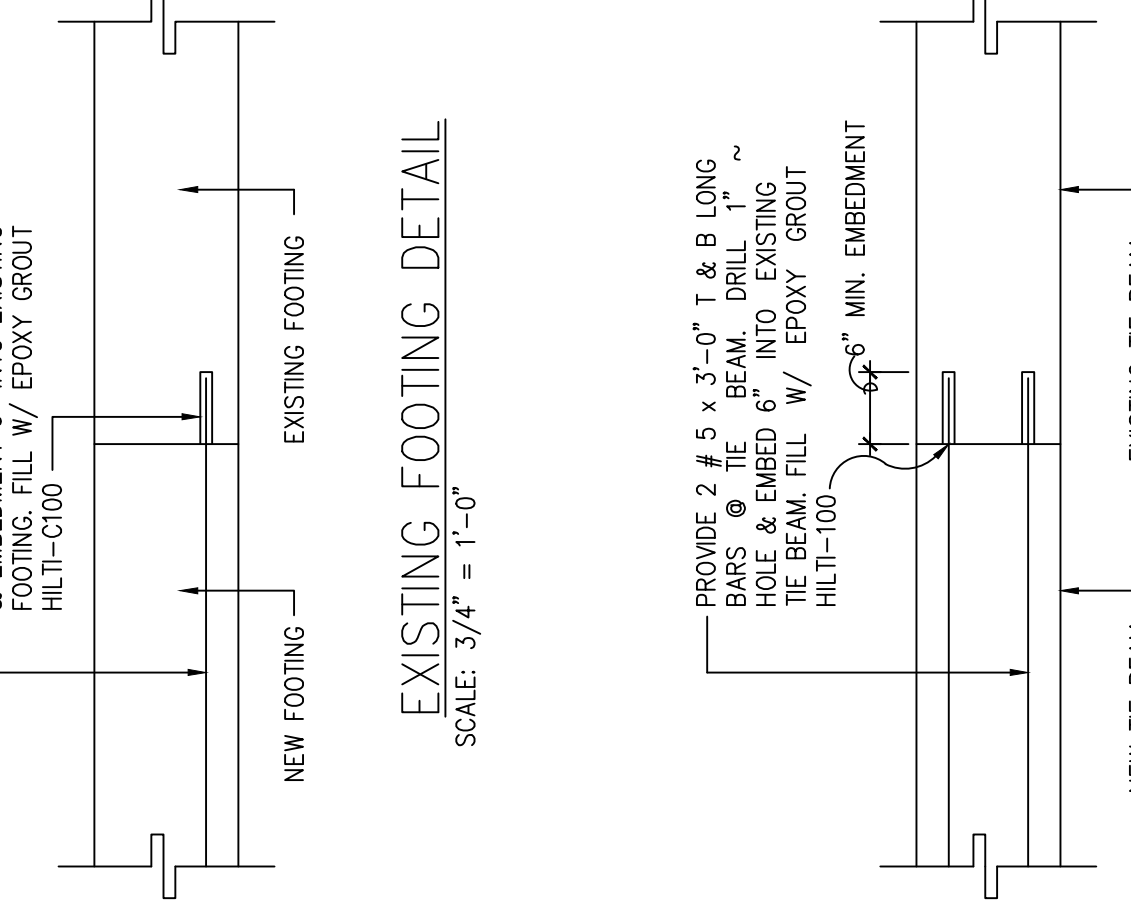
BLOCK UP EXISTING OPENING DETAIL
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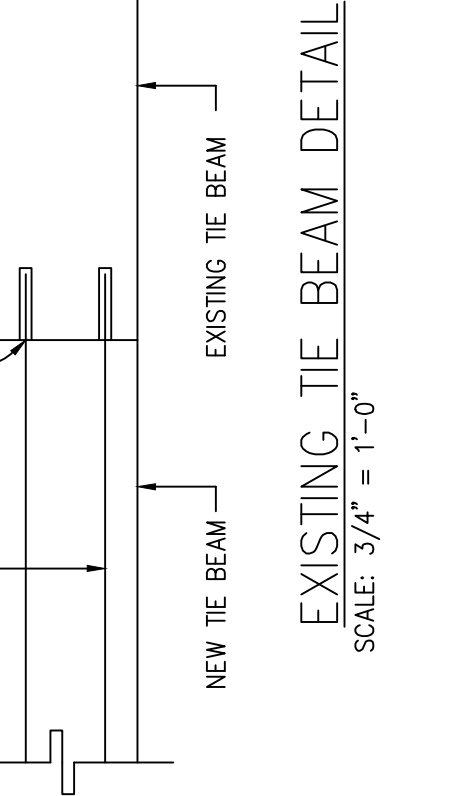
STARTER COLUMN DETAIL
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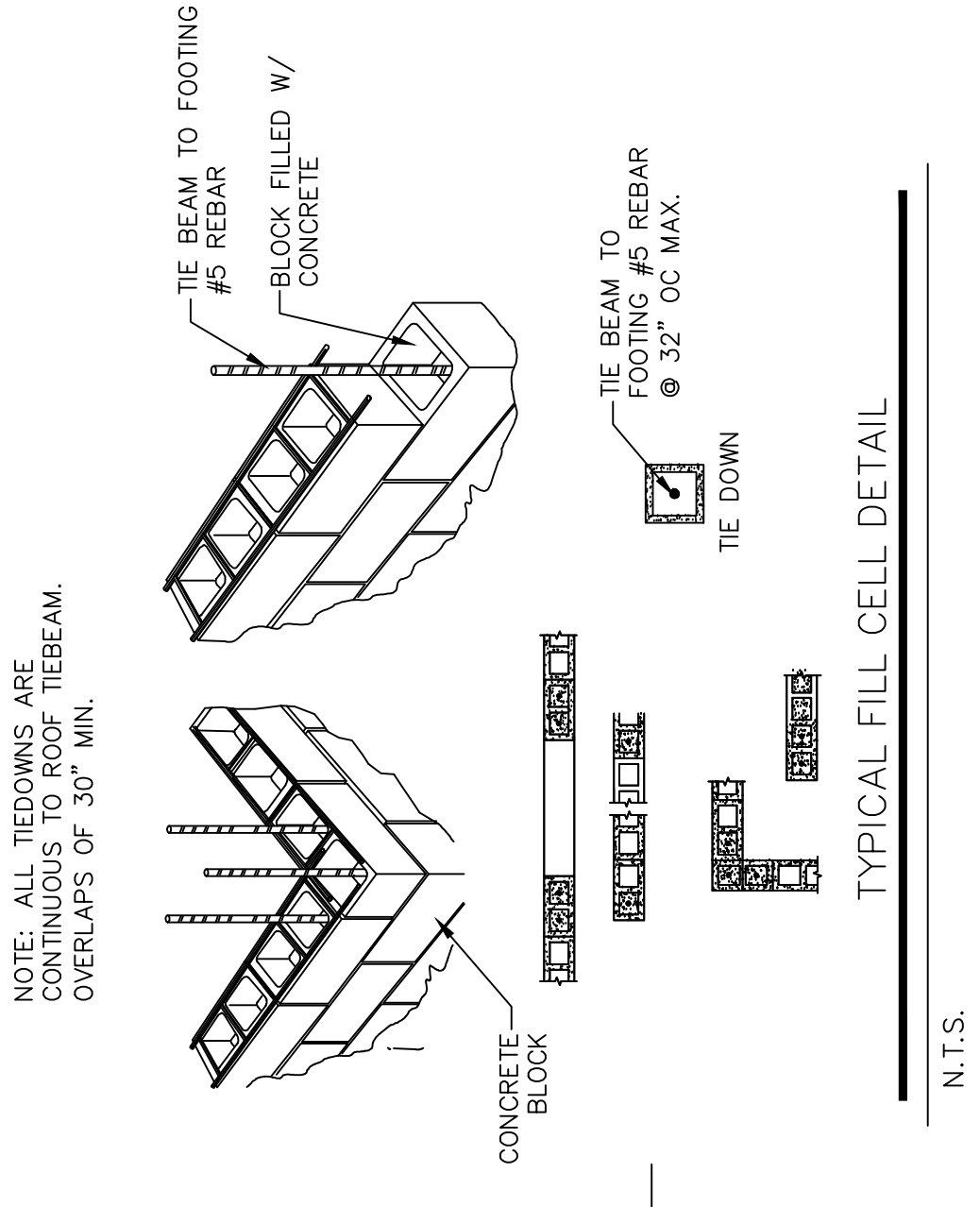
CONTROL JOINTS - (C.J.)
 SCALE: 1/2" = 1'-0"



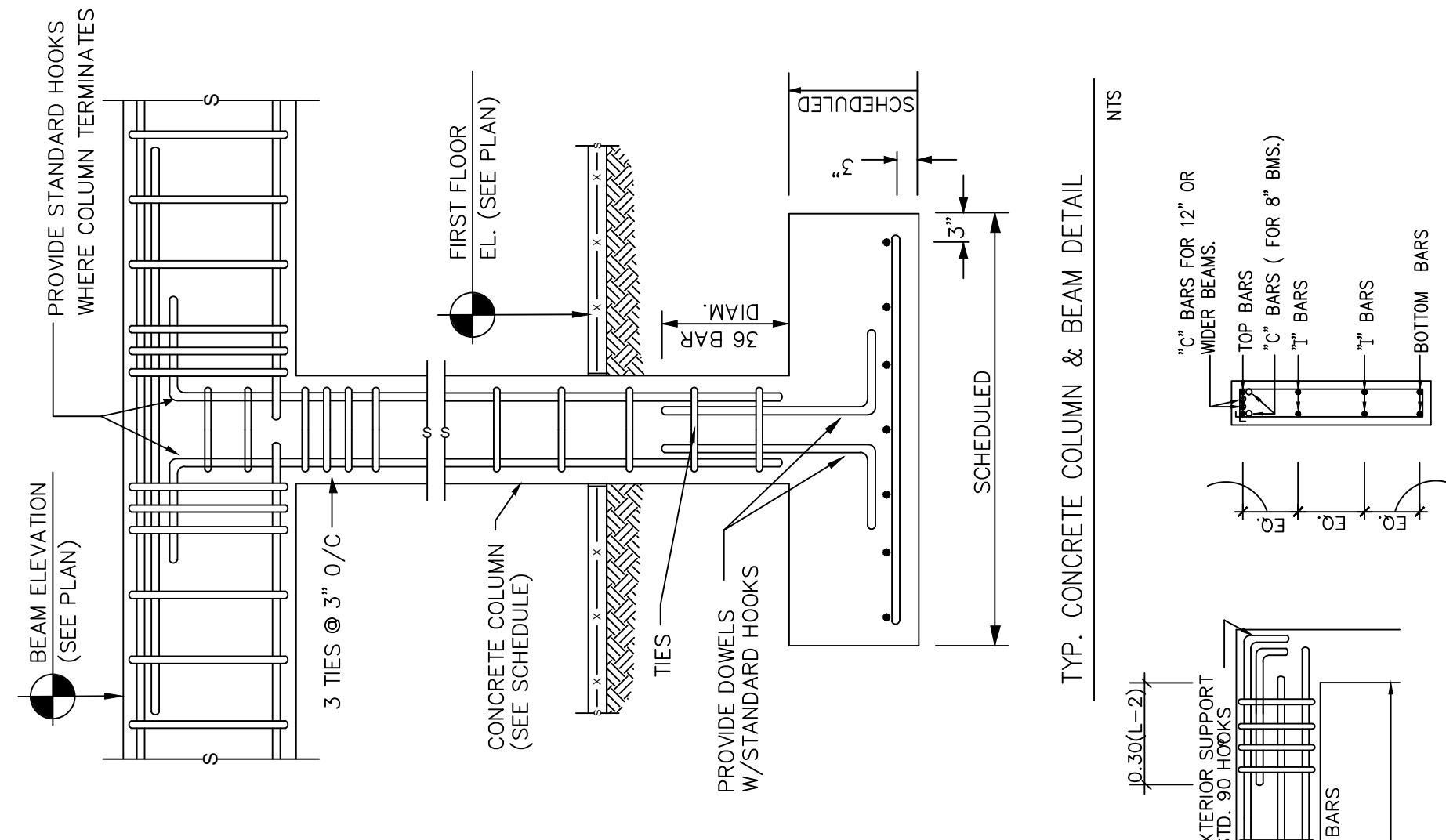
EXISTING FOOTING DETAIL
 SCALE: 3/4" = 1'-0"



EXISTING TIE BEAM DETAIL
 SCALE: 3/4" = 1'-0"

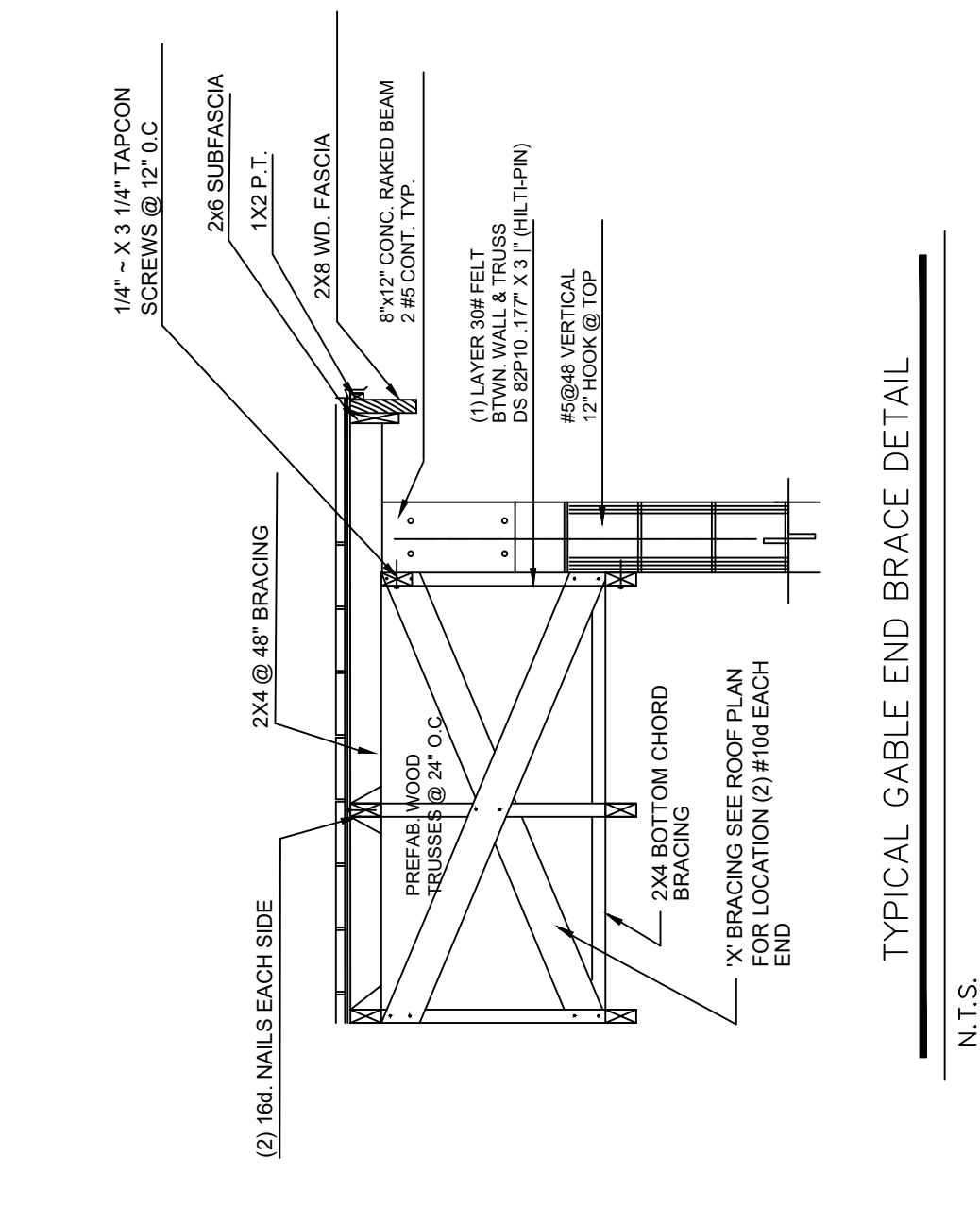


TYPICAL FILL CELL DETAIL
 N.T.S.

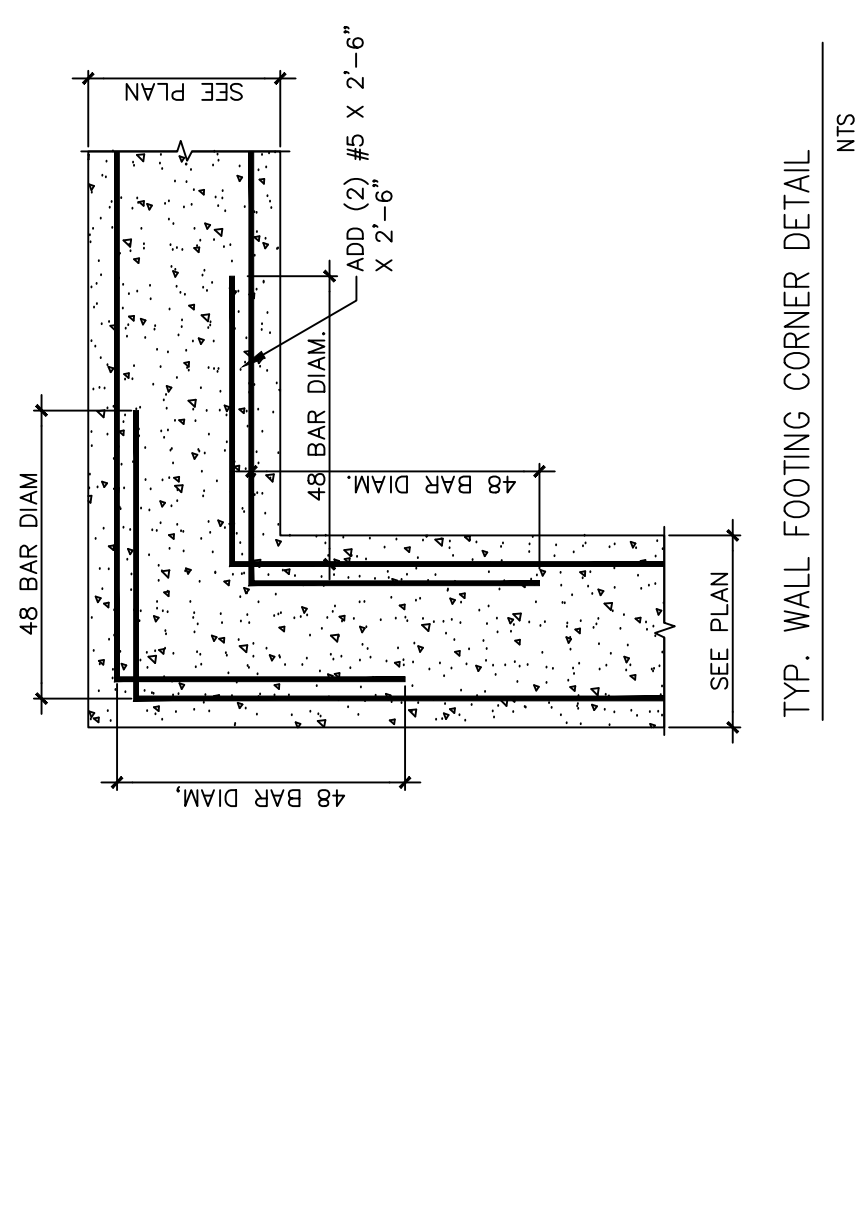


TYP. CONCRETE COLUMN & BEAM DETAIL
 N.T.S.

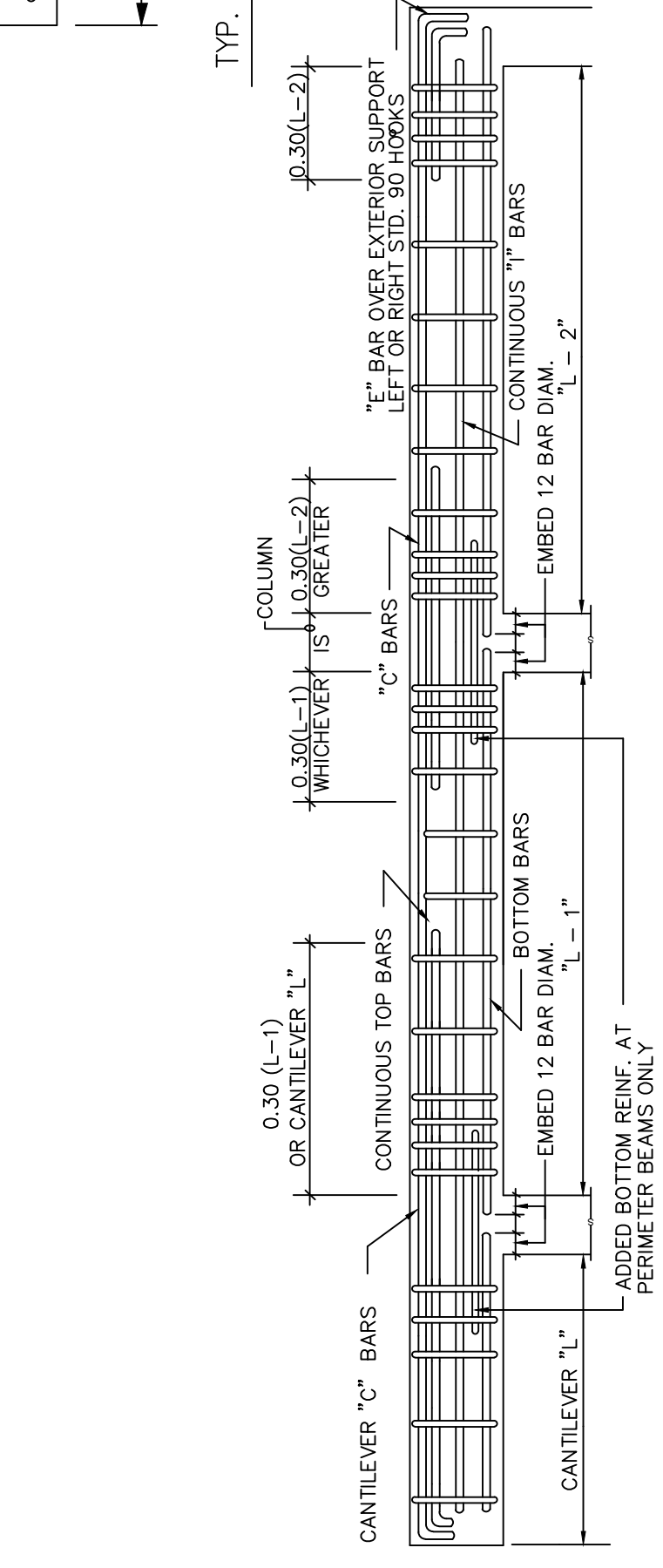
TYPICAL BAR PLACEMENT DETAIL
 N.T.S.
 NOTE: QUANTITY OR TIE BARS VARIES W/ BEAMS DEPTH. SEE BEAMS SCHEDULE FOR SIZE & QUANTITY OR ALL RE-BARS.



TYPICAL GABLE END BRACE DETAIL
 N.T.S.

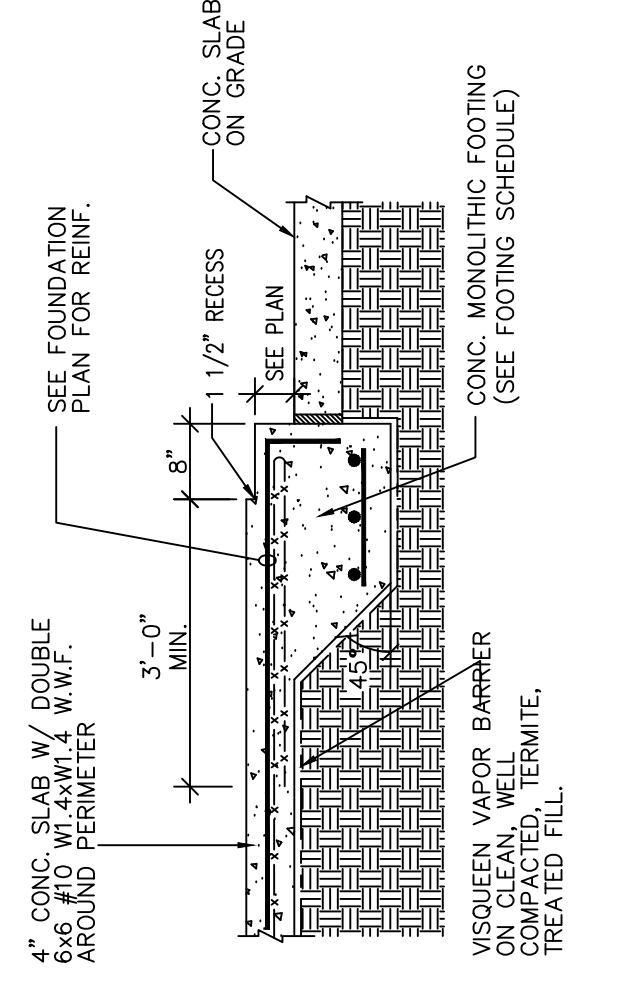


TYP. WALL FOOTING CORNER DETAIL
 N.T.S.



TYP. CONCRETE COLUMN & BEAM DETAIL
 N.T.S.

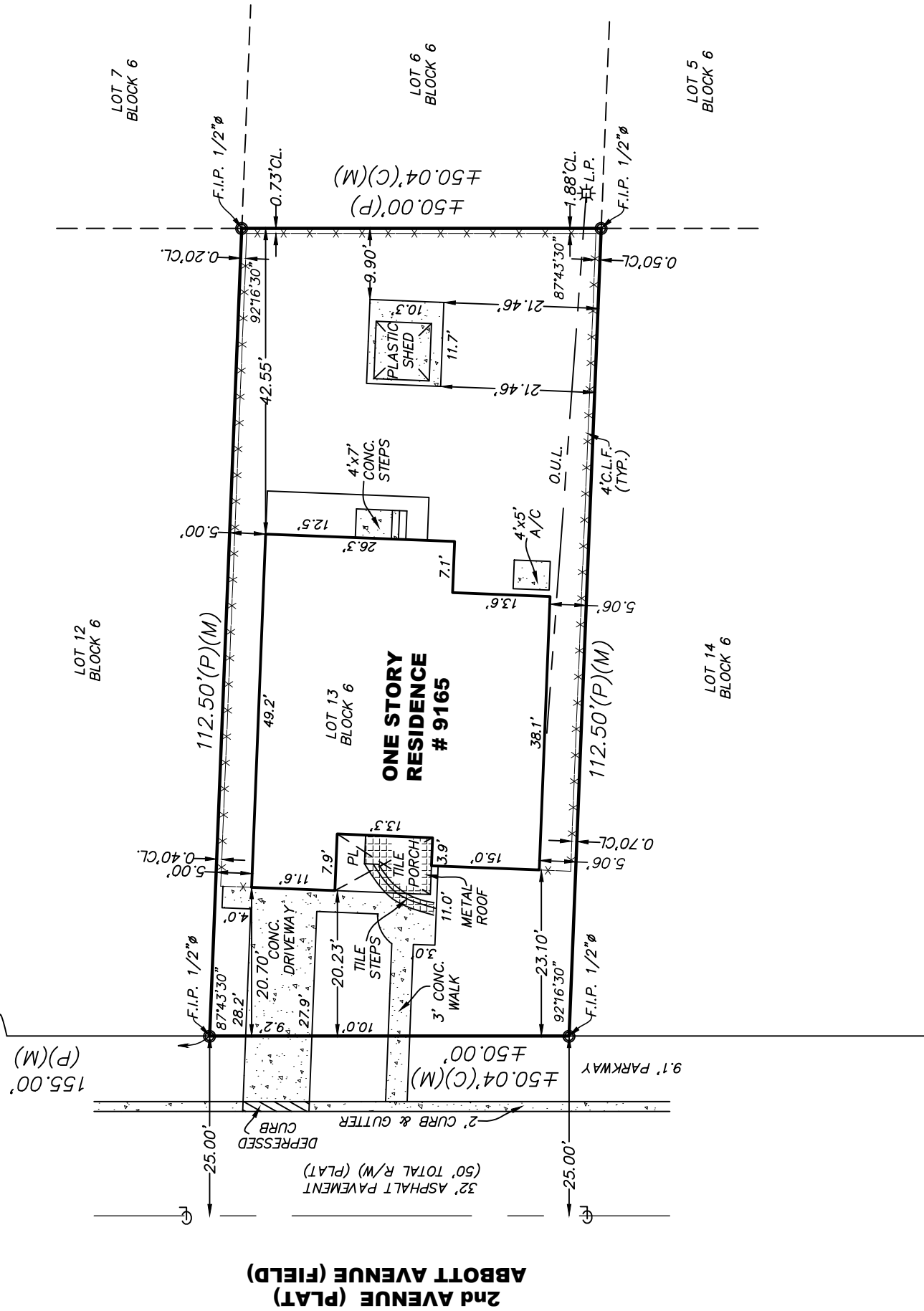
NOTE: AS PER ACI 318-05, SECTION 7.13.2.2 IN EXTERIOR PERIMETER BEAMS PROVIDE ADDITIONAL BOTTOM REINFORCEMENT OVER THE SUPPORTS. THIS ADDITIONAL REINFORCEMENT IS TO BE SPliced WITH A TENSION 'CLASS A' SPLICE BEGINNING AT THE FACE OF THE SUPPORT. WHERE NECESSARY CONTINUOUS TOP BARS SHALL BE LAPPED 24 BAR DIAMETER IN MIDDLE 1/3 OF SPAN.



SLIDING GLASS DOOR SILL DETAIL
 N.T.S.

**QUAMASH STREET (PLAT)
92nd STREET (FIELD)**

"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."



This property is described as:
 Lot 13, Block 6,
 ALTOS DEL MAR #4,
 according to the Plat thereof,
 as recorded in Plat Book 10, Page 63,
 of the Public Records of Miami-Dade County, Florida

Certified to:
 Barry S. Baumel & Carolyn P. Baumel
 Chicago Title Insurance Company
 Greenberg Traurig, P.A.

NOTES:
 - No visible Encroachments in this Lot
 - No platted Easement in this Lot.

Address:
 9165 Abbott Avenue, Surfside, FL 33154

Bearing, if any, shown based on N/A (reference) N/A

LEGEND

A	= Arc	P	= Plat
ASPH	= Asphalt	PB	= Plat Book
BM	= Bench Mark	PC	= Point of Curvature
BRG	= Bearing	P.C.C.	= Point of Compound Curvature
CATV	= Catch basin	PCP	= Permanent Control Point
CB	= Catch basin	PG	= Page
CBS	= Concrete Block Structure	P.I.	= Point of Intersection
CH	= Chord	PL	= Planter
Chattahoochee	= Chattahoochee	P.O.B.	= Point of Beginning
C	= Center Line	P.O.C.	= Point of Commencement
CLF	= Chain Link Fence	P.P.	= Power Pole
CL	= Clear	P.R.M.	= Permanent Reference Monument
CONC.	= Concrete	P.R.C.	= Point of Reverse Curvature
D	= Delta	R	= Radius
Ø	= Diameter	R/R	= Railroad
DH	= Drill Hole	PSM	= Professional Surveyor Mapper
DME	= Drainage & Maintenance Easement	R/W	= Right-of-Way
E.B.	= Electric Box	SWK	= Sidewalk
Enc.	= Encroachment	Sec.	= Section
F.F.	= Finish Floor	(TYP)	= Typical
F.H.	= Fire Hydrant	T	= Tangent
F.I.R.	= Found Iron Rebar	U.E.	= Utility Easement
FPL	= Florida Power & Light	W.F.	= Wood Fence
F.I.P.	= Found Iron Pipe	W.M.	= Water Meter
FD.	= Found	W.V.	= Water Valve
L.P.	= Light Pole		
M	= Measured		
M.F.	= Metal Fence		
M.H.	= Manhole		
M	= Monument Line		
MON.	= Monument		
N/A	= Not Applicable		
N/D	= Nail & Disc		
NTS	= Not to Scale		
O/S	= Offset		
O.U.L.	= Overhead Utility Lines		
OH	= Overhang		
P	= Plat		
PB	= Plat Book		
PC	= Point of Curvature		
P.C.C.	= Point of Compound Curvature		
PCP	= Permanent Control Point		
PG	= Page		
P.I.	= Point of Intersection		
PL	= Planter		
P.O.B.	= Point of Beginning		
P.O.C.	= Point of Commencement		
P.P.	= Power Pole		
P.R.M.	= Permanent Reference Monument		
P.R.C.	= Point of Reverse Curvature		
PT	= Point of Tangency		
R	= Radius		
R/R	= Railroad		
PSM	= Professional Surveyor Mapper		
R/W	= Right-of-Way		
SWK	= Sidewalk		
Sec.	= Section		
(TYP)	= Typical		
T	= Tangent		
U.E.	= Utility Easement		
W.F.	= Wood Fence		
W.M.	= Water Meter		
W.V.	= Water Valve		
		⊕	= Denotes Spot Elevations Taken

NOTE:
 a) All clearances and/or encroachments shown hereon are of the apparent physical use, fence legal ownership or matters of title are made or implied.
 b) The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the certification.
 c) Code restrictions and the search not reflected in this survey.
 d) Underground utilities, improvements, footings and encroachments, if any not located.
 e) The flood information shown hereon does not imply that the subject property will or will not be free from flooding or damage and does not create liability on the part of the firm or employee thereof, for any damage that occurs from reliance on said information.
 f) Lands depicted hereon were surveyed per legal description provided by client and no claims as to ownership or matters of title are made or implied.
 g) All roads shown hereon are public unless otherwise noted.
 h) No identification cap found on property corners unless otherwise noted.
 i) Distance along boundary are record and measured unless otherwise noted.
 j) The graphic portions of this document are intended to be displayed at the graphic/name scales as depicted. Said scale may be altered in reproductions and as such, should be considered when obtaining scaled data. Accuracy: The expected use of land as classified in the minimum technical standards (5J17-FAC), is "Suburban". The Minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
 k) Contact the appropriate authorities prior to any design work or excavation on the herein described parcel for building, zoning information and utilities location.

REVISIONS:
 11-06-2020 Revisions *RA*

FLOOD ZONE	AE	COMM. No.	120659	PANEL No.	0163	SUFFIX:	L	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
F.I.R.M. DATE	09 / 11 / 09	F.I.R.M. INDEX	09 / 11 / 09	BASE ELEV.	+ 8'	N.G.V.D.		

BOUNDARY SURVEY.
 I HEREBY CERTIFY: that this survey meets the standards of practice as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

René Aiguesvives
RENE AIGUESVIVES 08/21/2020
PROFESSIONAL SURVEYOR AND MAPPER No. 4327. State of Florida.

Alvarez, Aiguesvives and Associates, Inc.
 Surveyors, Mappers and Land Planners
 9789 Sunset Drive, Miami, FL 33173
 Ph. 305-385-0385 ~ 305.220.2424 L.B. No. 6867
 fastsurvey@aol.com ~ aasurvey@aol.com

Field Date: 08/21/20
 Scale: 1"=20'
 Drawn by: D.G.
 Drwg. No.: 20-24977



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: February 1, 2021
RE: 9573 Harding Avenue Miamira Jewelers Wall, Window and Door Signs

Background: This application is a request to place a permanent wall sign. Signs are also proposed for the windows and door. 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 and window/door signs 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 14 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 14 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.

Current Municode: 90-73.a(3)c – The Code limits the window and door signs 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. The proposed window and door signs are consistent with the Code.

Staff Recommendation: Recommend approval of the window and door signs. The Applicant's proposed wall sign is 21.3 SF. The illumination of the sign is not specified. It is recommended the permanent wall sign also be approved subject to the following condition:

- The sign shall be illuminated with white LEDs per the Code.

TOWN OF SURFSIDE
 FEB 21 10:29 AM



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

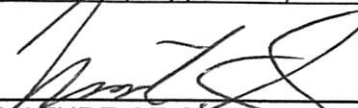

TOWN OF SURFSIDE
MULTI-FAMILY AND NON-RESIDENTIAL DESIGN REVIEW APPLICATION
 (Signs, awnings, store fronts, fences, and walls etc)

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.

PROJECT INFORMATION	
OWNER'S NAME	9441 Harding Ave LLC
PHONE / FAX	617 352 2037
AGENT'S NAME	Michael Stevens / Jennifer Konneburger
ADDRESS	GoPermit 51 Meadows Dr
PHONE / FAX	Boynton Beach FL
PROPERTY ADDRESS	9573 Harding Ave 33436
ZONING CATEGORY	
DESCRIPTION OF PROPOSED WORK	1 1/2" PRC letters - wall sign reading "Miamira Jewelers"

INTERNAL USE ONLY			
Date Submitted	_____	Project Number	20-1822
Report Completed	_____	Date	_____
Fee Paid	\$ _____		


ZONING STANDARDS	Required	Provided
Sign Area (if applicable)	21.31 sq	_____
Awning Size (if applicable)	N/A	_____
Fence Height (if applicable)	N/A	_____
Wall Height (if applicable)	24'	_____


 SIGNATURE OF OWNER
 
 SIGNATURE OF AGENT

11/24/2020 DATE
 11.2.2020 DATE

118" 26"

MIAMIRA JEWELERS



PAGE 45

JOB #: 20645
 CUSTOMER: MIAMIRA JEWELERS
 ADDRESS: 9573 HARDING AVENUE
 MUNICIPALITY: CITY OF SURFSIDE
 REP SALES: ARTURO
 DESIGNER: JULIANA

START DATE: 10/21/2020
 REVISION DATES:
 REV 1:
 REV 2:
 REV 3:
 REV 4:
 REV 5:

- SINGLE SIDED
- DOUBLE SIDED
- NON ILLUMINATED
- ILLUMINATED
- EXTERIOR
- INTERIOR

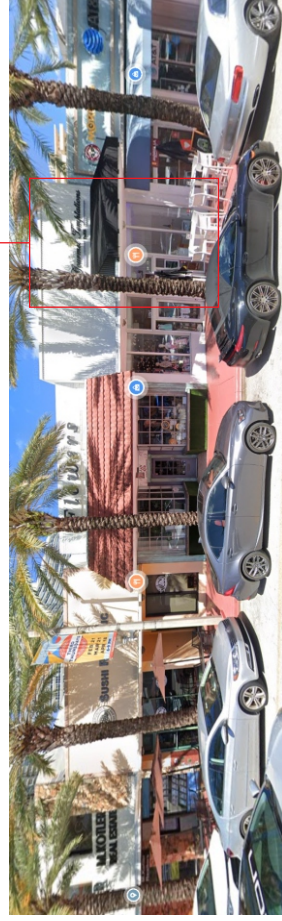


IMPORTANT

VERIFY LOGOS AND DESCRIPTIONS OF THE SIGNAGE SAUL SIGNS IS NOT RESPONSIBLE FOR ANY MISTAKES MADE BY THE CLIENT ONCE ARTWORK IS APPROVED



STORE



ELEVATION: WEST

PLEASE REVIEW DISCLAIMER AND CUSTOMER APPROVAL NOTES CAREFULLY. CHECK APPROPRIATE BOX AND RETURN TO SAUL SIGNS, INC.

VINYLS	PAINT
<input checked="" type="checkbox"/> V1	<input checked="" type="checkbox"/> P1
<input checked="" type="checkbox"/> V2	<input type="checkbox"/> P2
<input checked="" type="checkbox"/> V3	<input type="checkbox"/> P3

CUSTOMER SIGNATURE _____
 DATE: _____

Nobody builds image like **saulsigns**

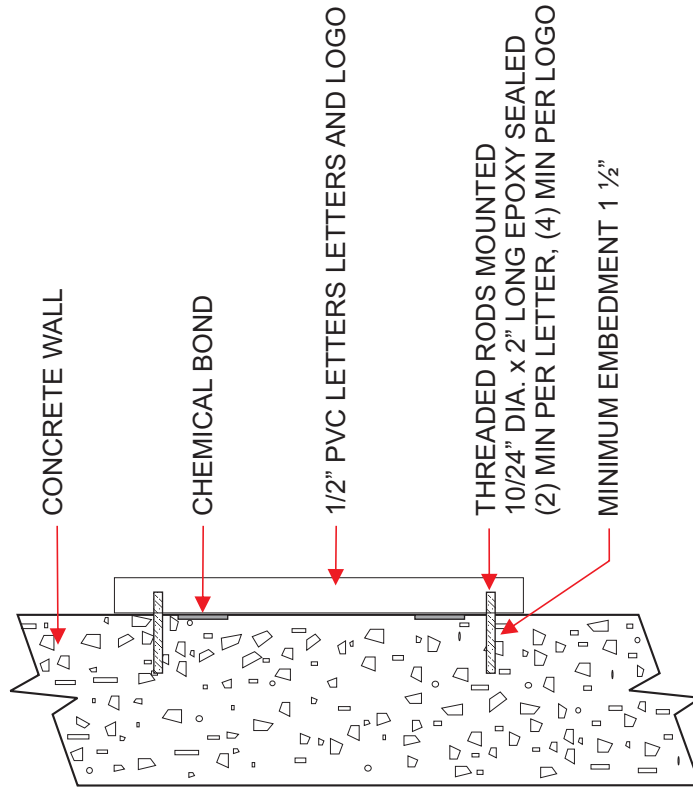


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info@saulsigns.com

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This Design Complies with 2017 FBC 6th Edition
ASCE 7-10. Wind Speed 175 MPH Exposure C

Alejandro Vargas P.E. License # 63894
1025 Cedar Falls Dr Weston FL 33327



JOB: MIAMIRA JEWELERS
ADDRESS: 9573 Harding Ave Surfside, FL 33154

REP SALES : ARTURO
SCALE: N.T.S

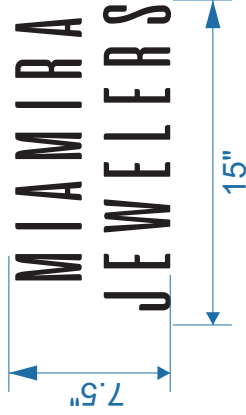
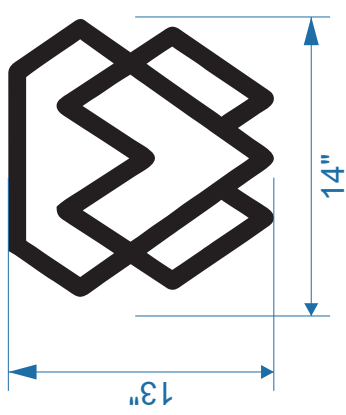
SEAL :



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info@saulsigns.com

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TOTAL SQFT:

JOB #: 20645

CUSTOMER:
MIAMIRA JEWELERS

ADDRESS:
9573 HARDING AVENUE

MUNICIPALITY:
CITY OF SURFSIDE

REP SALES: ARTURO

DESIGNER: JULIANA

START DATE:
10/21/2020

REVISION DATES:

REV 1:
REV 2:
REV 3:
REV 4:
REV 5:

- SINGLE SIDED
- DOUBLE SIDED
- NON ILLUMINATED
- ILLUMINATED
- EXTERIOR
- INTERIOR



IMPORTANT

VERIFY LOGOS AND DESCRIPTIONS OF THE SIGNAGE SAUL SIGNS IS NOT RESPONSIBLE FOR ANY MISTAKES MADE BY THE CLIENT ONCE ARTWORK IS APPROVED

PLEASE REVIEW DISCLAIMER AND CUSTOMER APPROVAL NOTES CAREFULLY, CHECK APPROPRIATE BOX AND RETURN TO SAUL SIGNS, INC.

CUSTOMER SIGNATURE

DATE:

VINYLS	PAINT
<input checked="" type="checkbox"/> V1	<input checked="" type="checkbox"/> P1
<input checked="" type="checkbox"/> V2	<input checked="" type="checkbox"/> P2
<input checked="" type="checkbox"/> V3	<input checked="" type="checkbox"/> P3

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Evelyn Herbello

From: Sandra McCready
Sent: Tuesday, February 2, 2021 9:03 AM
To: Tony Recio; Lily Arango
Cc: Walter Keller; Andrew Hyatt; Evelyn Herbello
Subject: FW: Motion to reconsider

Good Morning Team,

Please see email below regarding a “motion to reconsider” for 1221 Biscaya Drive.

Please advise.

Regards,

Sandra N. McCready, BPA, MMC

Town Clerk

FACC South District Director

MDCMCA Past President



Town of Surfside
9293 Harding Avenue
Surfside, Florida 33154
Phone (305) 861-4863 Ext. 226
Fax (305) 861-1302
smccready@townofsurfsidefl.gov



From: james Mackenzie <surfbeach20@aol.com>
Sent: Tuesday, February 2, 2021 6:58 AM
To: Sandra McCready <smccready@townofsurfsidefl.gov>
Subject: Re: Motion to reconsider

[NOTICE: This message originated outside of the Town of Surfside -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Good morning Ms. McCready

I, James Mackenzie member of the Planning and Zoning Board at the Town of Surfside would like to request "Reconsideration of 1221 Biscaya". To be added to the February 11, 2021 agenda. Please advice.

Thank you

Regards

James Mackenzie
Planning and Zoning board member

Sent from my iPad

On Feb 1, 2021, at 4:24 PM, Sandra McCready <smccready@townofsurfsidefl.gov> wrote:

Good Afternoon Mr. MacKenzie,

Please see below an email from Mr. Recio regarding your motion to reconsider and the proper steps.

Hope this helps you understand the process and the steps to follow.

Regards,

Sandra N. McCready, BPA, MMC

Town Clerk

FACC South District Director

MDCMCA Past President

<image005.png>

<image006.jpg>

Town of Surfside

9293 Harding Avenue

Surfside, Florida 33154

Phone (305) 861-4863 Ext. 226

Fax (305) 861-1302

smccready@townofsurfsidefl.gov

<image007.jpg>

<image008.png>

<image009.png>

From: Tony Recio <TRecio@wsh-law.com>

Sent: Monday, February 1, 2021 4:18 PM

To: Sandra McCready <smccready@townofsurfsidefl.gov>

Subject: Motion to reconsider

[NOTICE: This message originated outside of the Town of Surfside -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

As we discussed, Mr. Mackenzie's email should ask for "Reconsideration of 1221 Biscaya – Motion by Mr. Mackenzie" to be added to the Feb 11 agenda. When it get to that item, he needs to formally make a motion. If he does not, or if it does not get a second, then the reconsideration does not occur and the item's denial becomes final. It cannot be considered after the Feb 11 meeting.

Let me know if you have any questions

ANTHONY L.

RECIO

PARTNER

<image001.png>

2525 Ponce de Leon Blvd., Suite 700 | Coral Gables, FL 33134

P: (305) 854-0800 E: trecio@wsh-law.com Bio | wsh-law.com | [vCards](#)

<image002.png>

<image003.png>

<image004.png>

THINK BEFORE YOU PRINT

This message, together with any attachments, is intended only for the addressee. It may contain information which is legally privileged, confidential and exempt from disclosure. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution, use, or any action or reliance on this communication is strictly prohibited. If you have received this e-mail in error, please notify the sender immediately by telephone or by return e-mail and delete the message, along with any attachments.

Pursuant to the Fair Debt Collection Practices Act, this communication is from a debt collector. Any information obtained will be used for the purpose of collecting a debt.

NOTE: Florida Public Records Law provides that most written communications to or from Municipal employees regarding town business are public records, available to the public and media upon request. Therefore, this e-mail message may be subject to public disclosure.



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.

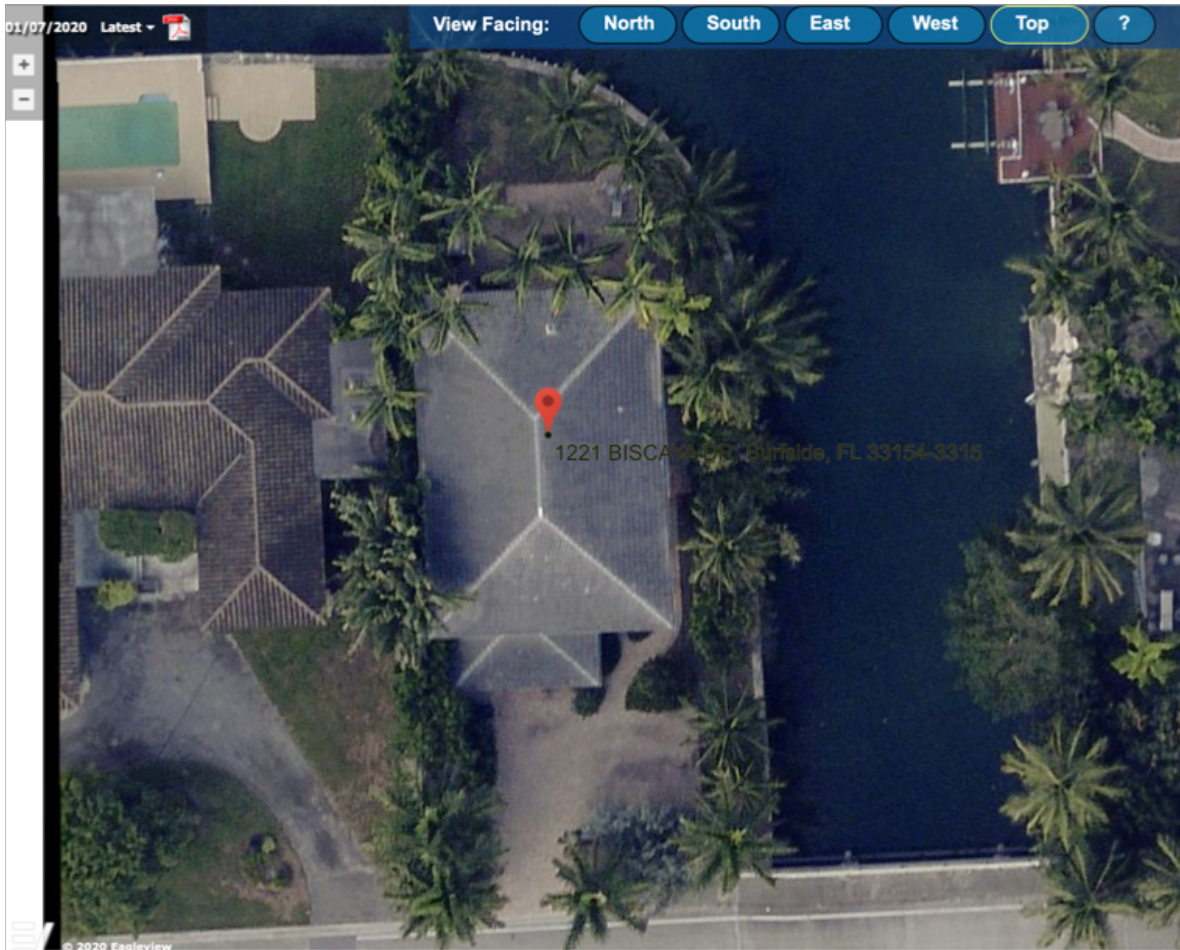
Current Municode: 90-56.2 & 3 – Allows fence or ornamental walls in the front yard or primary corner yard if granted design review approval by the Planning and Zoning Board. Further limits height for a lot wider than 50 feet a 4-foot height plus 1/2 foot for each 10 feet exceeding 50 feet

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.



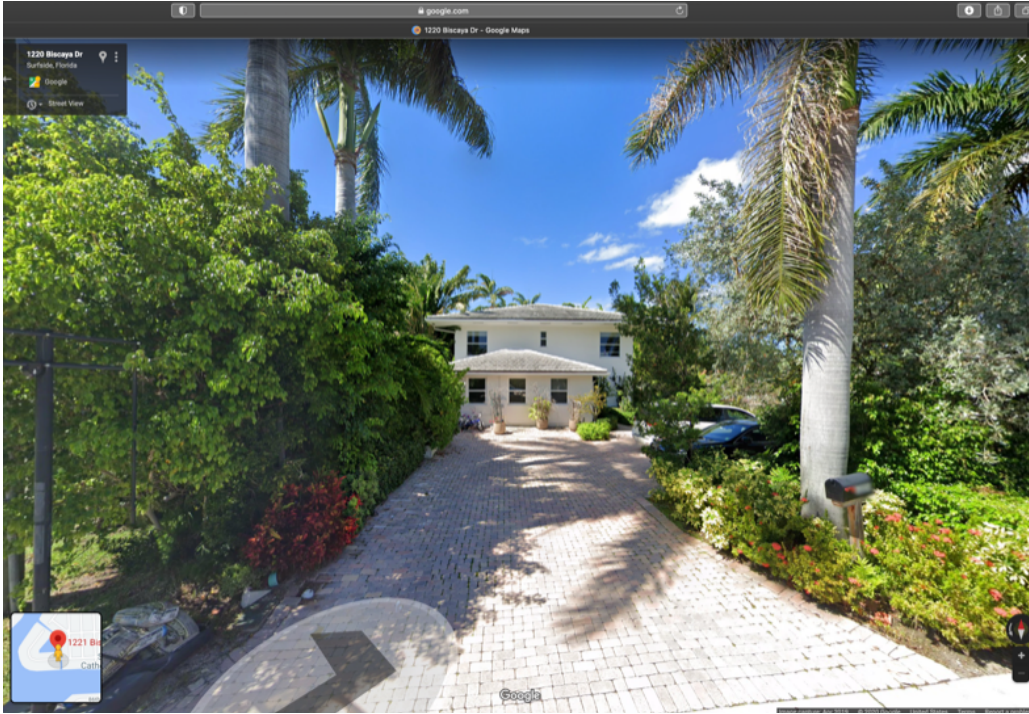
Town of Surfside, Florida Development Review



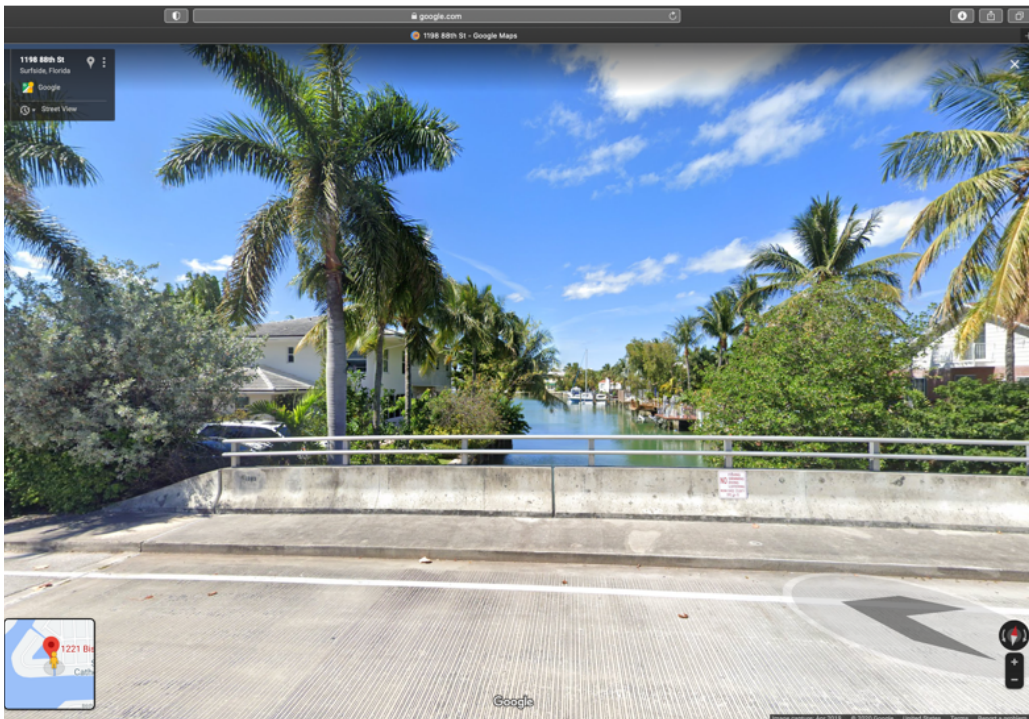
1221 Biscaya Drive Miami-Dade County Property Appraiser's Overhead View



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.



2020-1274

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.

<u>PROJECT INFORMATION</u>	
OWNER'S NAME	SEBASTIAN GUEJMAN + ASHLEY GUEJMAN
PHONE / FAX	305 494 8481
AGENT'S NAME	
ADDRESS	1221 BISCAYA DRIVE
PHONE / FAX	
PROPERTY ADDRESS	1221 BISCAMA DRIVE
ZONING CATEGORY	H30A
DESCRIPTION OF PROPOSED WORK	NEW 6' FENCE SET BACK APPROX. 20' WITH NEW LANDSCAPING AT FRONT YARD WITH 50% LANDSC. OF WHICH 20% IS FLORIDA FRIENDLY.

<u>INTERNAL USE ONLY</u>			
Date Submitted	10-8-2020	Project Number	2020-1274
Report Completed		Date	10-8-2020
Fee Paid	\$ 200.00		

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

X [Signature] SIGNATURE OF OWNER _____ DATE _____ SIGNATURE OF AGENT _____ DATE

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;">Index</p> <ul style="list-style-type: none"> Cover Sheet • Location Map – Survey • Photos of Adjacent Properties East • Photos of Adjacent Properties West • South Elevation of New Fence & Images • Plant Material for South facing fence 	<p style="text-align: center;">Project Summary</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;">Project Data</p> <p>LEGAL DESCRIPTION: LOT 25, BLOCK 27, OF NORMANDY BEACH AMENDED & 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>
--	--	---

b) Lands depicted hereon were surveyed per legal description provided by client and no claims as to ownership or matters of title are made or implied.
 i) All roads shown hereon are public unless otherwise noted.
 j) No identification can be found on property corners unless otherwise noted.
 k) Distance along boundary are recorded and measured unless otherwise noted.
 l) The graphic portions of this document are intended to be displayed at the graphic/home scales as depicted. Said scale may be altered in reproductions and as such, should be considered when obtaining scaled data.

(NVD) unless otherwise noted. Underground features, if any, not identified nor located except as may be indicated hereon.
 d) All clearances and/or encroachments shown hereon are of the apparent nature, fence legal ownership not determined.
 e) The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the Certification.
 f) Code restrictions and title search not reflected in this survey.
 g) Underground utilities and encroachments, if any not located.

a) The flood information shown hereon does not imply that the referenced property will or will not be free from flooding or damage and does not create liability on the part of the firm, any officer or employee thereof, for any damage that results from reliance on said information.
 b) The survey shows platted easements and right-of-ways. There may exist additional restrictions and/or encroachments which affect this property.
 c) Elevations shown hereon are with references to the National Geodetic Vertical Datum

P.O.B.=Point of Beginning
 M=Monument Line
 N/A=Non applicable
 O/S=Off Set
 P=Pat
 P.P.=Permanent Reference Monument
 P.P.=Point of Reverse Curvature
 F.P.L.=Florida Power & Light
 S.I.P.=Set Iron Pipe & cap
 No.=Number

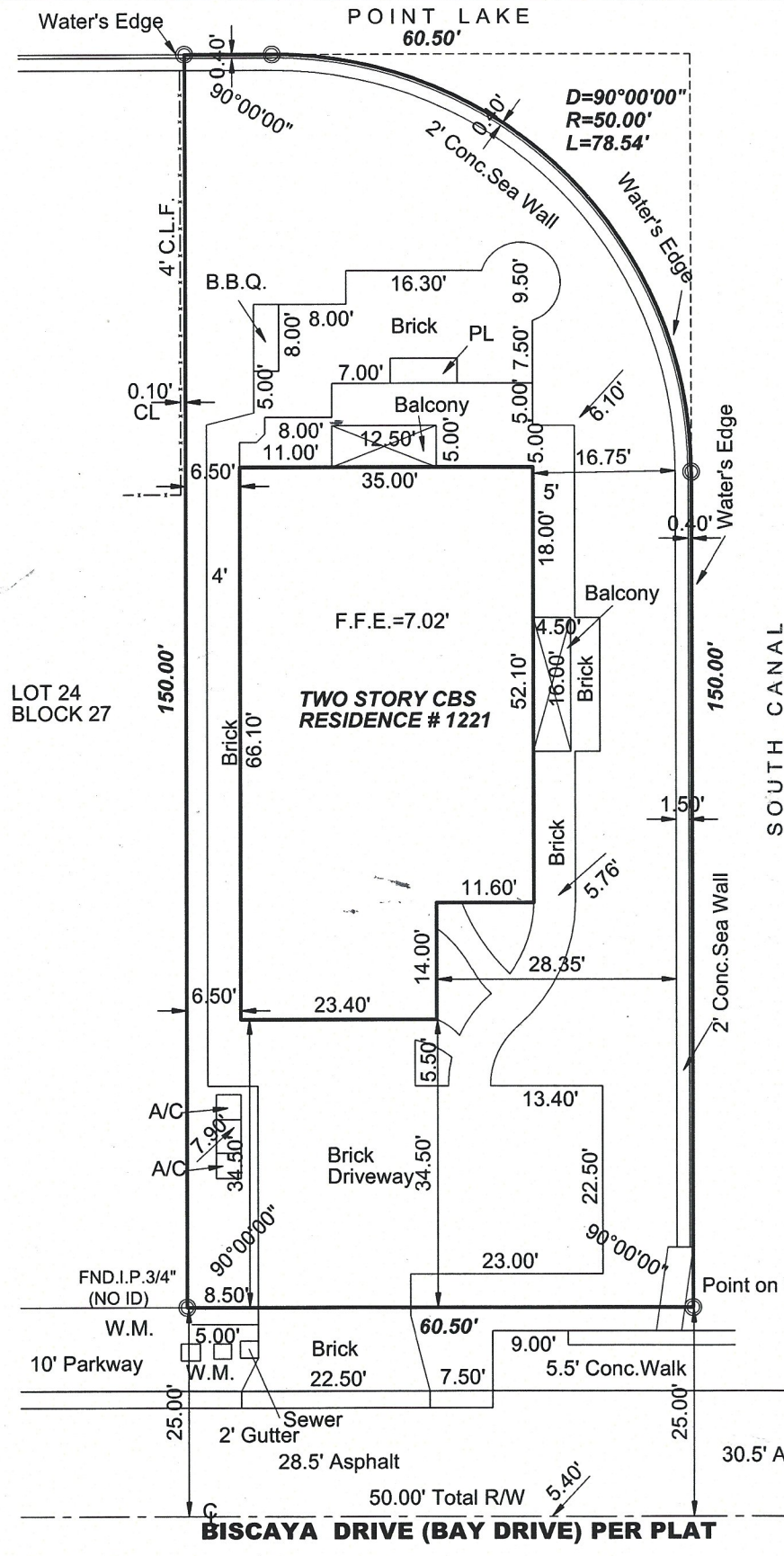
PL=Planter
 Pkwy=Parkway
 N.T.S.=Not to Scale
 LB=Licensed Business
 L.S.=Land Surveyor
 T=Tenant
 S&G=Section
 RRG=Range

BM=Bench Mark
 Chatta.=Chattahoochee
 F.D.H.=Found Drill Hole
 W/M=Water Meter
 F.I.P.=Found Iron Pipe
 F.N.=Found Nail
 A=Central Angle

ABBREVIATIONS:
 U.E.=Utility Easement
 CONC=Concrete
 CH=Clear
 ENCR=Encroaching
 CL=Center Line
 A=Arc Length
 C.B.=Catch Basin

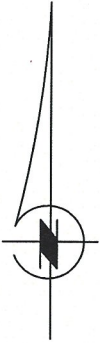
NOTES:
 *This Survey Declaration is made on the Field Date indicated, to the Owner(s) listed. It is not transferable to additional institutions or subsequent Owners.
 The intended use of this survey is for Mortgage purposes only, any other use is not valid without the write consent of the signing Professional Surveyor and Mapper.

SKETCH OF BOUNDARY SURVEY



PROPERTY ADDRESS: 1221 BISCAYA DRIVE, SURFSIDE, FL. 33154		COMM/PANEL No. 120659/12086C0307L	BENCH MARK ELEVATION
LOWEST FLOOR ELEVATION 7.02'	FLOOD ZONE AE	DATE OF FIRM 09/11/09	COUNTY MIAM
LOWEST ADJACENT GRADE 5.8'	BASE FLOOD ELEV. 8.0'		

SCALE: 1" = 20'



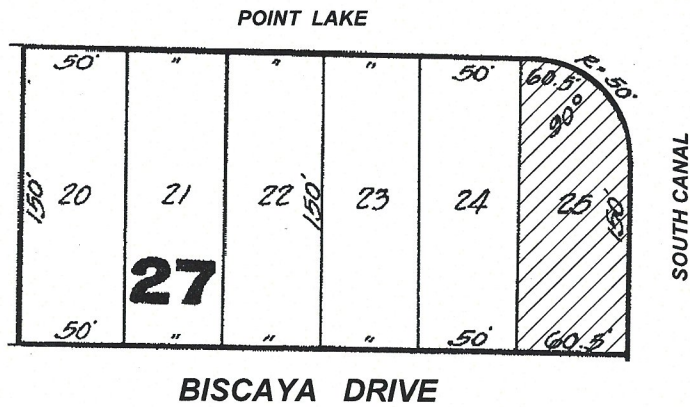
LEGAL DESCRIPTION:

LOT 25, BLOCK 27, OF NORMANDY BEACH AMENDED & 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

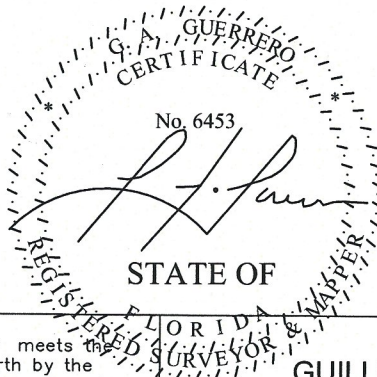
CERTIFIED TO:

SEBASTIAN GUEJMAN, A MARRIED MAN.
 LAURA L. RUSSO, ESQ., LLC
 NORTH AMERICAN TITLE INSURANCE COMPANY.

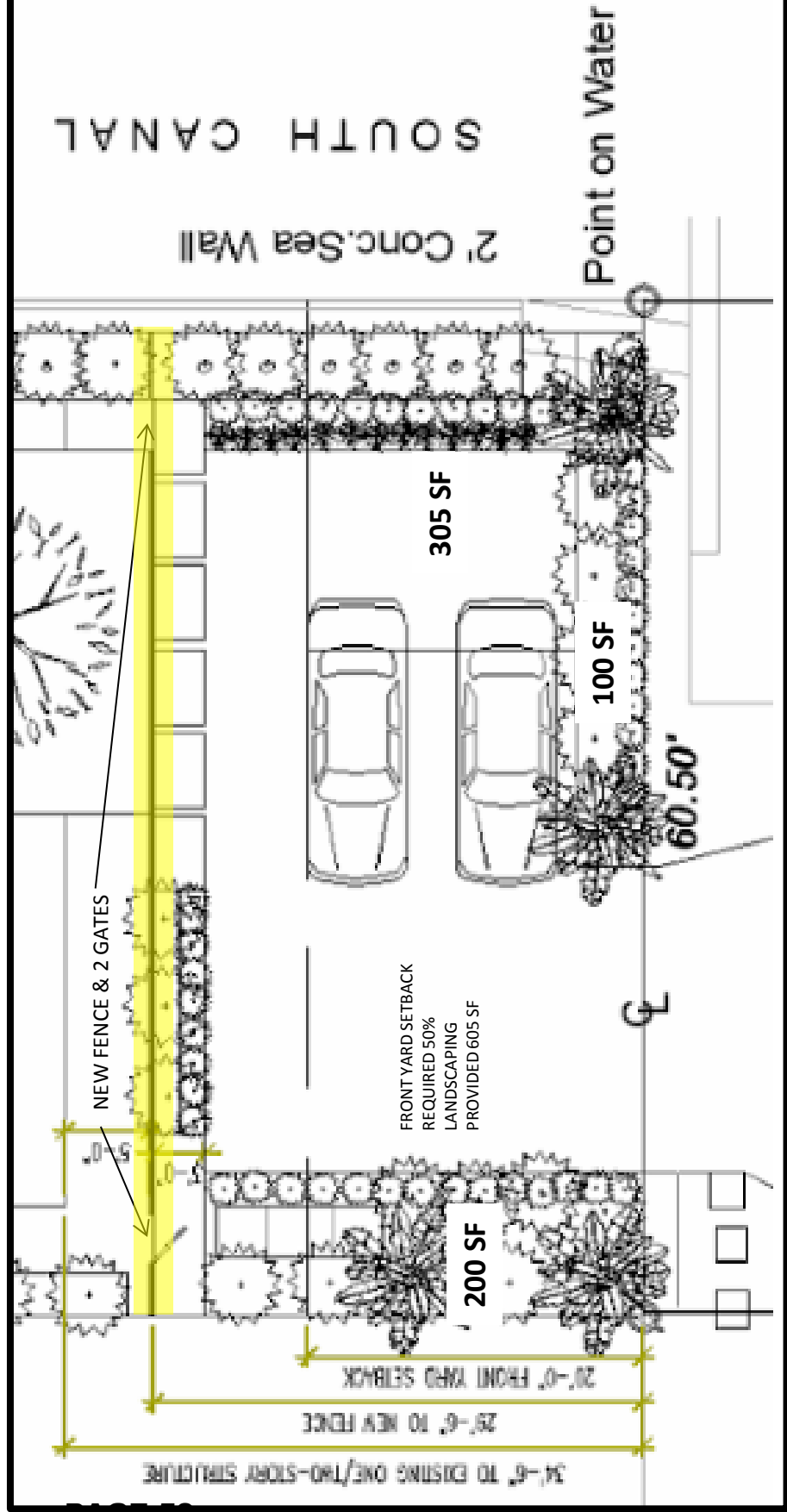
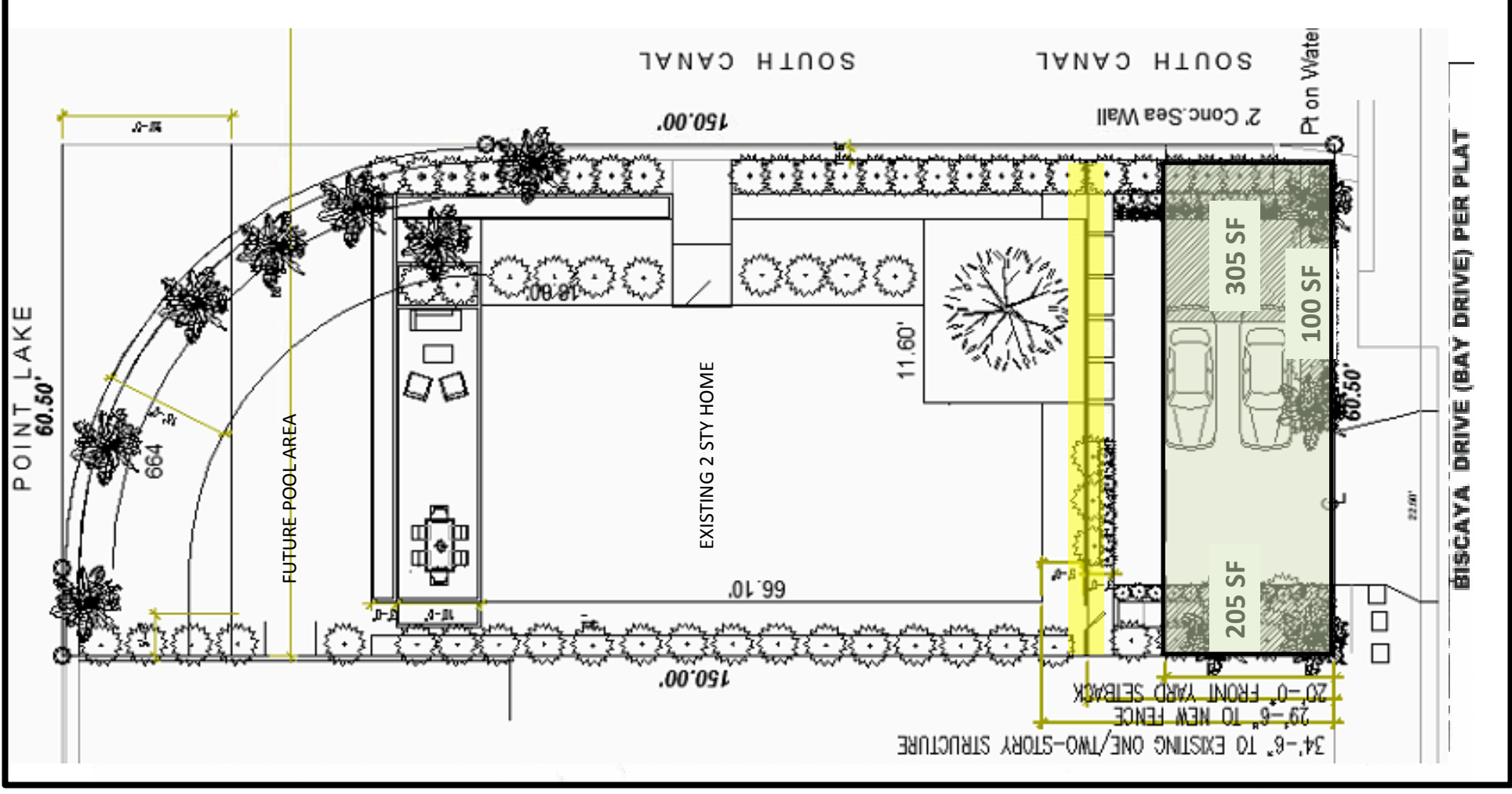
LOCATION SKETCH (N.T.S.)



NOTES: NO ENCROACHMENTS FOUND AT THE TIME OF THIS SURVEY



NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER	BOUNDARY SURVEY I hereby certify that this Survey meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5j-17 of Florida Administrative Code, pursuant to Section 472.027 Florida Statutes. Field Date: <u>07-23-2020</u>	GUILLERMO A. GUERRERO Professional Surveyor & Mapper No. 6453 682 East 21st Street, Hialeah, FL 33013 (305)333-3328 Cell guerreropsm@aol.com	
	GUILLERMO A. GUERRERO PROFESSIONAL SURVEYOR & MAPPER No. 6453	NOTES\REVISIONS	BASIS OF BEARINGS: N/A





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

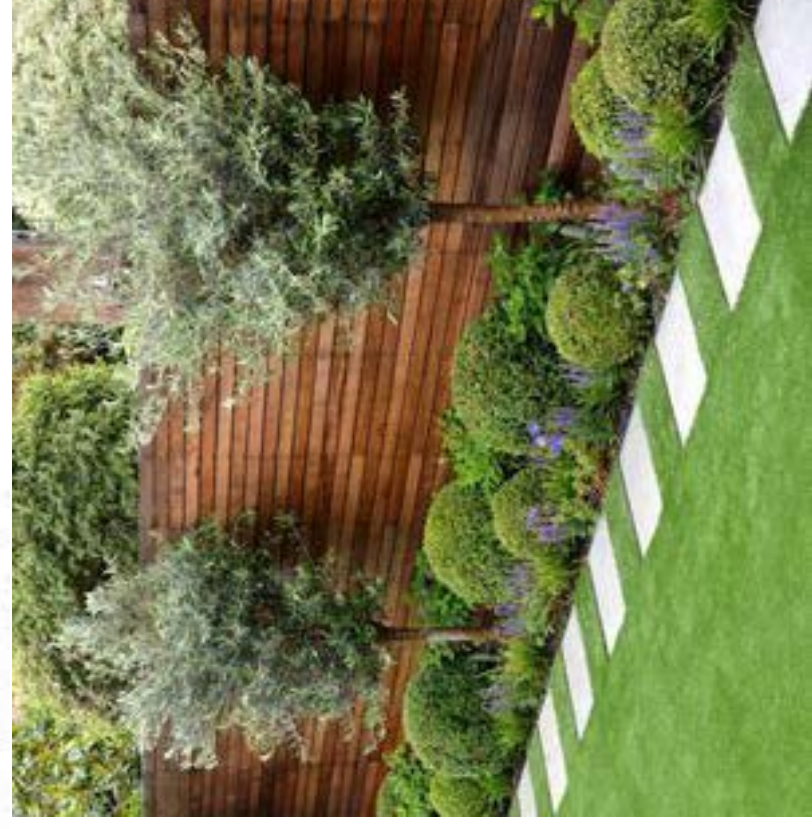
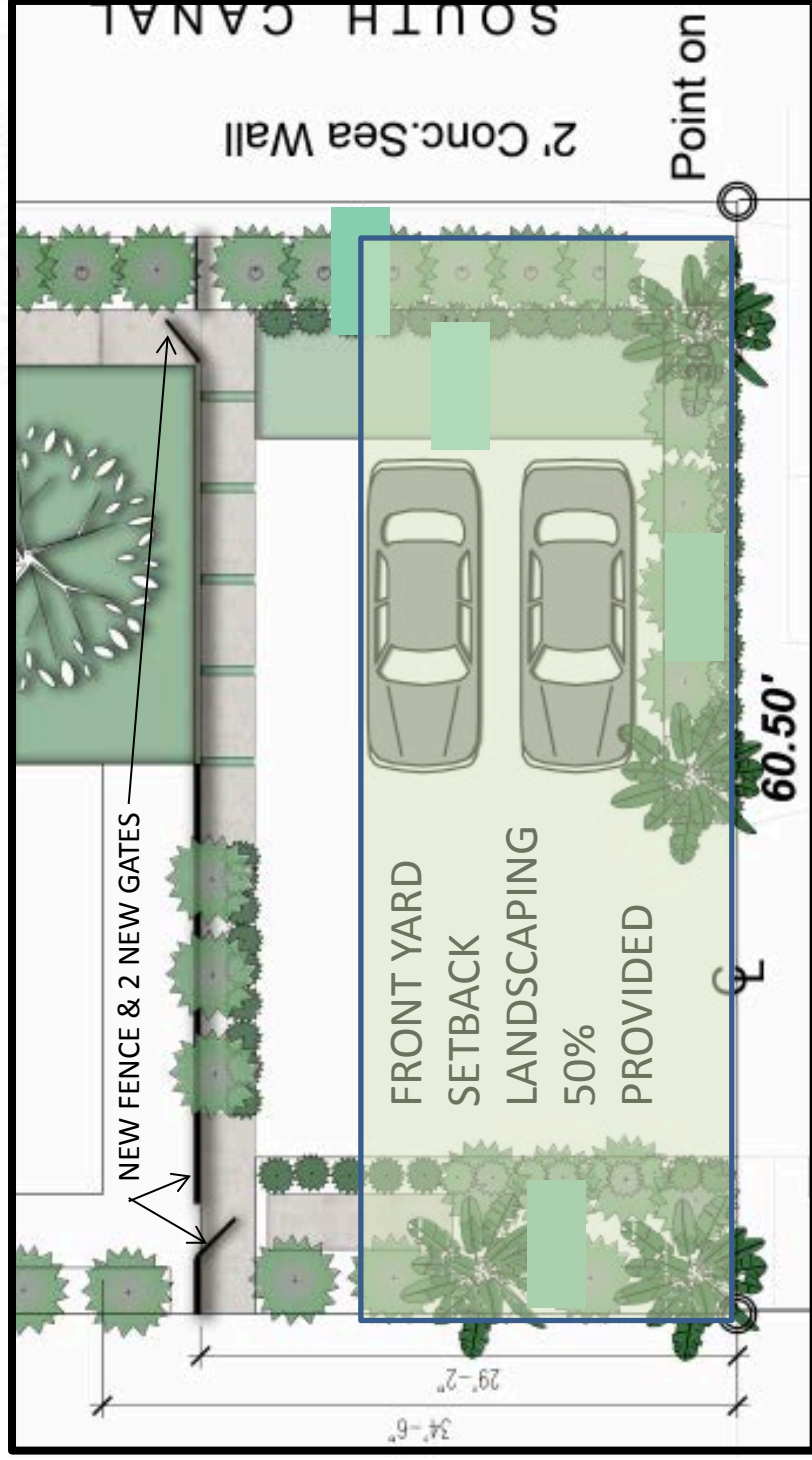
1,210 SF; 50%

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



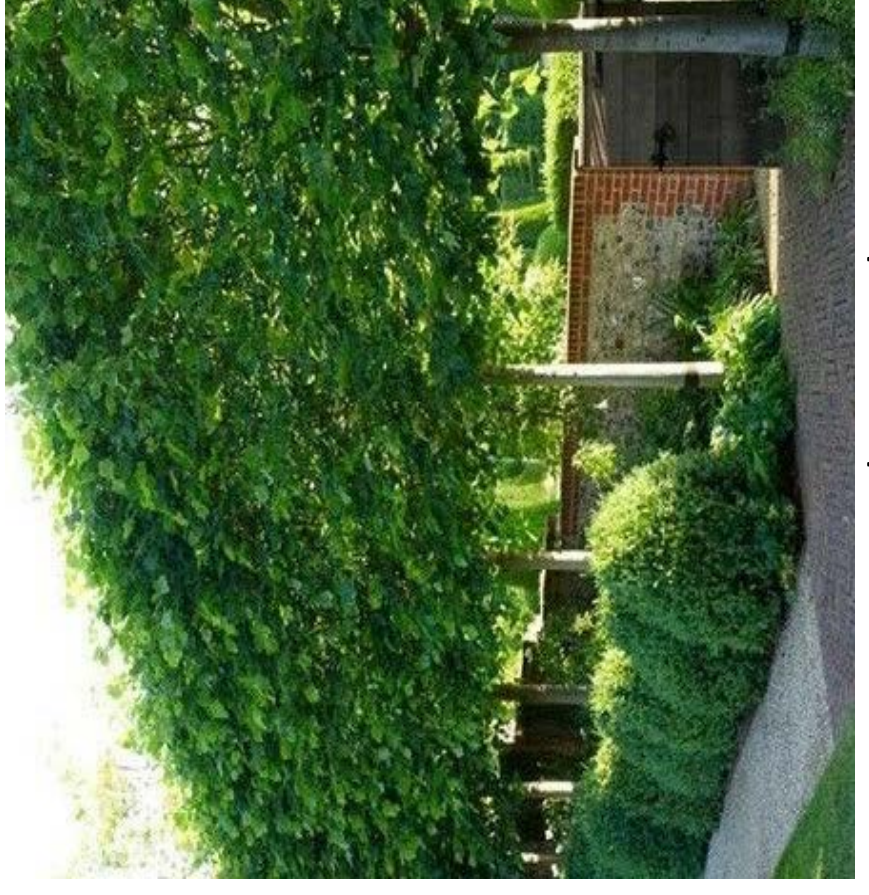
South-Florida-Plant-Guide.com

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

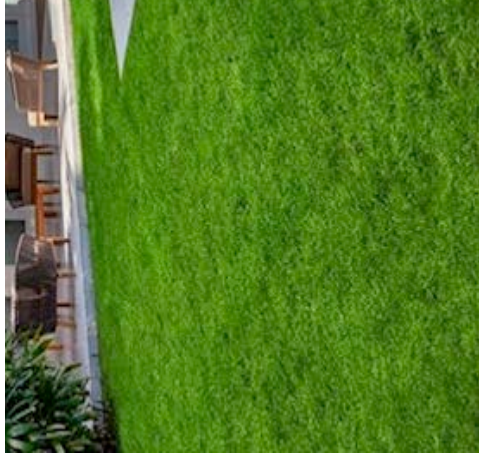


Ficus Pumila - Creeping Fig



South-Florida-Plant-Guide.com

Pentas lanceolata



Zoysia Empire grass



South-Florida-Plant-Guide.com

Shady Lady Tree



Spathoglottis plicata - Ground Orchids



Lantana depressa



Creeping Fig -



Passion Vine



Bufordii Holly

Guejman Residence

1221 Biscaya Drive Surfside

Front Yard - Plant Material