



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

AUGUST 26, 2021 – 6:00 p.m.

Town Hall Commission Chambers –
9293 Harding Avenue, 2nd Floor, Surfside, FL 33154

Rule 7.05 Decorum. Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the commission shall be barred from further appearance before the commission by the presiding officer, unless permission to continue or again address the commission is granted by the majority vote of the commission members present. No clapping, applauding, heckling or verbal outbursts in support or opposition to a speaker or his or her remarks shall be permitted. Signs or placards may be disallowed in the commission chamber by the presiding officer. Persons exiting the commission chambers shall do so quietly.

Any person who received compensation, remuneration or expenses for conducting lobbying activities is required to register as a lobbyist with the Town Clerk prior to engaging in lobbying activities per Town Code Sec. 2-235. "Lobbyist" specifically includes the principal, as defined in this section, as well as any agent, officer or employee of a principal, regardless of whether such lobbying activities fall within the normal scope of employment of such agent, officer or employee. The term "lobbyist" specifically excludes any person who only appears as a representative of a not-for-profit community-based organization for the purpose of requesting a grant without special compensation or reimbursement for the appearance; and any person who only appears as a representative of a neighborhood, homeowners or condominium association without compensation for the appearance, whether direct or indirect or contingent, to express support of or opposition to any item.

Per Miami Dade County Fire Marshal, the Commission Chambers has a maximum capacity of 99 people. Once reached this capacity, people will be asked to watch the meeting from the first floor.

- 1. Call to Order/Roll Call**
- 2. Town Commission Liaison Report – Mayor Charles Burkett**
- 3. Approval of Minutes – August 5, 2021**
- 4. Applications:**
 - A. 9173 Abbott Avenue – Front Yard Pool**
 - B. 9524 Carlyle Avenue – Garage Conversion, Window Upgrades and New Deck**
 - C. 9364 Abbott Avenue – Single Family Residence Addition**
 - D. 9505 Harding Avenue – Wall Signs – Domino's**
 - E. 9504 Harding Avenue – Window Sign and Vinyl Decals**
 - F. 9567 Harding Avenue – Wall Sign**
- 5. Next Meeting Date: September 30, 2021**

6. Discussion Items:

- A. Gates and Fences**
- B. Choices and options to be placed on the referendum as to measuring definition.**
- C. 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.



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

AUGUST 5, 2021 – 6:00 p.m.

Town Hall Commission Chambers –
9293 Harding Avenue, 2nd Floor, Surfside, FL 33154

1. Call to Order/Roll Call

Chair Frankel called the meeting to order at 6:00 p.m.

Present: Chair Judith Frankel, Board Member Fred Landsman, and Board Member Bravo.

Absent: Board Member James Mackenzie, Alternate Board Member Horace Henderson and Mayor Charles W. Burkett.

Also, Present: Town Planner Walter Keller, Town Attorney Tony Recio, and Building Official Jim McGuinness.

2. Town Commission Liaison Report – Mayor Charles Burkett

There was no Commission Liaison Report.

Chair Frankel provided her support to the victims and those lost in the collapse.

3. Approval of Minutes – May 27, 2021

A motion was made by Board Member Landsman to approve the May 27, 2021, Planning and Zoning Board Meeting Minutes, seconded by Board Member Bravo. The motion carried with a 3-0 vote with Board Member Mackenzie absent.

4. Appointment of a Vice Chair

A motion was made by Board Member Bravo to appoint Board Member Landsman as Vice Chair of the Planning and Zoning Board. The motion carried with a 3-0 vote with Board Member Mackenzie absent.

5. Applications:

Town Attorney Recio read the quasi-judicial statement into the record.

Town Attorney Recio polled the Planning and Zoning Board members.

No Board Members had any communications with any of the applicants.

Deputy Town Clerk Herbello confirmed advertising requirements.

Deputy Town Clerk Herbello swore in all speakers and applicants.

A. 500 93rd Street – New Two-Story Single-Family Home

Town Planner Keller introduced the item and provided staff recommendations.

Background: This application is a request to construct a new 2-story single family residence on a vacant lot. The parcel is located in the H30B Zoning District at 500 93rd Street. The average lot depth is 112.5 feet with a width of 55.12 feet. The Applicant indicates the lot size is 6,062 square feet (SF). The proposed air-conditioned floor space totals 3,830 SF.

The setback requirements for the H30B Zoning District are 20-foot front, 5-foot 6-inch side and 20 feet rear. The Applicant is proposing a 20-foot front setback with a setback on the rear lot of 20 feet and a 5-foot 6-inch side setback. Total lot pervious area is proposed to be 40% where 35% is required. The front yard setback pervious area is proposed at 55% where 50% is required. The rear yard setback pervious area is 70% where 40% is required. The second floor under ac is proposed at 1,702 SF which is 28% where 32% is the maximum. A pitched roof is proposed at the 30 feet height requirement. Table 1 on page 2 provides information on site characteristics and zoning requirements.

A variety of architectural enhancements are proposed. These items include garage doors and windows black with mullion and exterior accent wall. The front elevation includes concrete driveway with grass and stairway lighting maximum 3,000 Kelvin color. A dove grey metal roof is proposed with Sherwin Williams Genesis White over smooth stucco with exterior accent.

Detailed drawings were provided by the Applicant with limited information on the pool and pool deck. The pool deck which is not defined will reduce the Applicant's rear pervious/landscape area and the total pervious area of the site.

Applicant Package: A package of 8 drawings and an application was submitted by the Applicant with a recent survey dated 1/29/2021.

Staff Recommendation: It is recommended the Application be approved subject to the following comments:

The pool deck should be defined so the square footage can be removed from the rear yard setback area pervious/landscape area and the total lot pervious/landscape area.

Provide a height dimension for the trellis. Maximum trellis height is limited to 12 feet.

Street trees area are required along the public street frontage of the property. At least 2 trees are required on Byron Avenue and four on 93RD Street. It is suggested the tress be planted along the property lines.

Corner lots require additional shrubs. A minimum of 35 shrubs should be provided.

Chair Frankel asked if the only change was landscaping.

Town Planner Keller confirmed that it was landscaping changes that were made.

Jeff Rose, representing the applicant, provided a summary of the project.

Chair Frankel asked if this lot previously came before the Board.

Mr. Rose stated yes it was several years ago and it was a different owner.

Board Member Bravo asked regarding the difference in the plans and the changes.

Town Planner Keller clarified the changes that were made.

Board Member Bravo spoke regarding the setbacks.

Town Planner Keller addressed the comments made by Board Member Bravo reference the setbacks.

Board Member Bravo asked if there is any fencing being considered for this house.

Mr. Rose stated that they are using bushes and that fences are not being brought before the Board.

Vice Chair Landsman asked regarding the rendering and if he is confident that the owner will not come back requesting a fence.

Mr. Rose stated that this will be additional landscaping and they will try to keep the landscaping currently there.

Board Member Bravo asked what material is being used for the exterior wall.

Mr. Rose stated that it will be exterior stone being used.

Chair Frankel asked regarding the material and the color being used.

Mr. Rose stated it is a light stone-gray color.

Board Member Bravo thanked Mr. Rose for presenting photos of the houses next door.

Chair Frankel stated that the second-floor setbacks and roof line setbacks does decrease the overall massing look.

Vice Chair Landsman spoke regarding encouraging more neighbor input and participation if they have any issues with an application. He stated that there are people in the Town that do not like two story homes and large homes, and he cannot imagine neighbors of this type of property do not voice an opinion.

Mr. Rose stated that what he heard from the neighbors was to please knock on their door before demolition, not start until 8:00 a.m. and contain the dust.

Chair Frankel stated that the immediate neighbors do get to see the proposed project and they can look online.

Further discussion took place among the Board Members regarding neighbor participation on projects that will be taking place close to them.

Board Member Bravo stated that their design is up to code.

Vice Chair Landsman stated that it is when they receive a letter from an applicant that they are hesitant to build because they do not want to upset their neighbor.

Chair Frankel encouraged more people to attend the meetings. She stated that this application does meet code and landscaping requirements as well as design.

Juan David recommended that when they send the notices they can put something asking them to submit their comments.

Further discussion took place regarding the Board Members and Town Attorney on language or recommendation to the Commission to add additional language to the letters going to the public and to add to the zoning code for abutting properties.

A motion was made by Board Member Bravo to approve the application, seconded by Vice Chair Landsman. The motion carried with a 3-0 vote with Board Member Mackenzie absent.

Discussion continued regarding how to get the word out to the neighbors and make sure that the neighbors are aware of the projects being built around their home.

Board Member Bravo asked Town Attorney Recio what happens if the neighbors do not want that house, but the house meets code.

Town Attorney Recio stated that they must look at what is the basis of their objection and go based on the design guidelines and be careful not to make it a popularity contest.

B. 9234 Bay Drive – New Two-Story Single-Family Home

Town Planner Keller introduced the item and provided staff recommendations.

Background: This application is a request to construct a new 2-story single family residence. The parcel is located in the H30A Zoning District at 9234 Bay Drive. The average lot depth is 241 feet with a width of 50 feet. The Applicant indicates the lot size is 12,098 square feet (SF). The proposed air-conditioned floor space and garage totals 3,483 SF. An existing one-story single-family residence will be demolished in order to construct the new dwelling. An overhead view of the lot from the Miami Dade County Property Appraiser is provided in Figure 1 on the following page.

The setback requirements for the H30A Zoning District are 20-foot front, 5-foot side and 50 feet rear (per Zoning in Progress). The Applicant is proposing to comply with first floor setbacks except for the front yard where 37.9 feet is proposed where 20 Feet is required. The Applicant's proposal regarding average setbacks is reasonable. Total lot pervious area is proposed to be 41.7% where 35% is required. The front yard setback pervious area is proposed at 58.4% where 50% is required. The rear yard setback pervious area is proposed at 70.1.5%. The second floor under ac and covered porches is proposed at 3,064 SF which is 25.3% where 32% is the maximum. Another measure of the second-floor size is it cannot be larger than 80% of the first floor. Again, the second-floor ac area is 3,064 SF which is 79.9%. Lots greater than 112.5 feet are also required to have the front and rear yards combined equal 36% or more. The 37.9-foot front yard and 50-foot rear yard when added together and divided by the 242-foot lot depth is 36.3%. A sloped roof is proposed which is equal to the 30 feet height requirement. Table 1 on page 3 provides information on site characteristics and zoning requirements.

A variety of architectural enhancements are proposed. These items include significant breaks in the side walls, provision of balconies, terraces, door, iron railings, decorative wall openings, traditional mission barrel "C" tile roof saracenic arches and a large number of windows. Air conditioners are located behind a parapet wall on the roof which is consistent with the height requirements.

This review may be supplemented prior to the Planning and Zoning Board meeting.

Applicant Package: A package of drawings and an application was submitted by the Applicant. A recent survey was also submitted.

Staff Recommendation: It is recommended the Application be approved as presented.

Juan David, representing the applicant provided a review of the application.

Robert Brown, representing the applicant provided a summary of the project.

Todd Davis, representing the applicant provided a summary of the project. He stated the home is not built to its maximum size in order for it to fit in the neighborhood.

The following members of the public spoke on the item:
George Kousoulas supports this application and project.
Jeff Rose supports this application and project.

Vice Chair Landsman asked if the owner was here.

Mr. Rose stated that she is not present.

Vice Chair Landsman stated that there is no question this house is going to be gorgeous and thanked the owner for the Mediterranean feel. He stated that it would be great to spread the word that having a mixture and alternative would make the community beautiful.

Board Member Bravo asked regarding the walls.

Chair Frankel asked if those are coral rocks being added.

Mr. Brown addressed the comments made by the Board.

A motion was made by Board Member Bravo to approve the application, seconded by Vice Chair Landsman. The motion carried with a 3-0 vote with Board Member Mackenzie absent.

C. 9441 Bay Drive – Addition

Town Planner Keller introduced the item and provided staff recommendations.

Background: The Applicant is proposing a 529 square foot (SF) addition to the east (front) elevation. The existing driveway and walk will be replaced with a pervious paver product. The interior lot is zoned H30B totaling 5,600 square feet (SF) per the site plan.

Figure 1 on the following page illustrates the existing lot and improvements. A revised site plan was submitted reducing the proposed area of drivable pavers to be consistent with Zoning in Progress and the Town Zoning Code.

The proposed addition will include a master bedroom, porch area and new storage area increasing the existing floor area of 1,393 SF to 2,122 SF. The finished floor elevation (FFE) for the existing residence is 6.47 NGVD. The FFE for the new

bedroom will be 10.0 NGVD and the FFE for the storage area will be 4.80 NGVD. Windows in the new addition will be impact glass with bronze colored frames. Some existing windows adjacent to the addition will be upgraded to impact glass with white frames, the proposed addition will be 11'-2" in height and include a flat roof. The setbacks for the proposed addition are 20' front with 5' side yards. Lot coverage is proposed at 38% where 40% is allowed.

Calculation for total pervious area is proposed at 32% where 35% is required. The front yard pervious area is proposed at 66% where 50% is required. Table 1 on page 3 provides information on site characteristics and zoning requirements.

Applicant Package: A package of the survey, site plan and proposed elevations was submitted by the Applicant.

Staff Recommendation: The proposed improvements are consistent with the Town's Land Development Regulations and can be approved subject to the following conditions:

- Provide two on-site 9' x 18' parking spaces
- Verify total lot pervious/landscape area is 35%
- Removal of any existing trees in the vicinity of the proposed addition shall be consistent with tree permitting requirements.

Chair Frankel spoke regarding the rendering and that it looked like pavers.

Town Planner Keller stated that the rendering is not correct it is the way it was previously, and it was changed, and the applicant changed it to add landscaping and grass.

Vice Chair Landsman thanked Town Planner Keller for advising the applicant to do something different for the community and that is what applications have been missing in the past.

German Brun, architect representing the applicant spoke and provided an overview of the project.

Chair Frankel asked if it is multiple shades of wood. She spoke regarding the aesthetics of the project. She spoke regarding what the view would be from the side of house.

Board Member Bravo asked if part of the calculation they considered the artificial turf.

Mr. Brun addressed Board Member Bravo's question.

Board Member Bravo asked regarding the storage area of the house.

Mr. Brun stated that it is for bicycles and kayaks and it has accordion doors and understands the concern of the Board to have matching the existing style.

Board Member Bravo spoke regarding the front of the house and the back of the house and asked how they match the front façade to the neighborhood.

Town Attorney Recio read an excerpt of the design guidelines in the code as to the consistency issue of the buildings and their components.

Chair Frankel stated that the design is nice and interesting look and creative. She stated that her only hesitation is the mismatch.

Vice Chair Landsman stated that from the rendering you will see the new façade design from the front of the house.

Mr. Brun stated that the clients considered if they should make the addition or tear down and rebuild. He stated that they suggested adding on to the existing and remaining a one-story home.

Chair Frankel stated it is a good point because that is what they are trying to keep with the design characteristics.

Vice Chair Landsman spoke regarding the design and the characteristics and keeping the characteristics of the neighborhood.

The following members from the public spoke:
George Kousoulas spoke in support of this application.

Building Official McGuinness spoke regarding the elevation of the home and stated that the home is below the flood plain and stated to the applicant to make sure that they do not go over 50% of the evaluation of the home when doing this improvement.

Chair Frankel asked Building Official McGuinness to provide a form for the applicants to be aware of the requirements.

Town Planner Keller stated that he reviews the applications to make sure they meet requirements.

Vice Chair Landsman thanked Town Planner Keller and Building Official McGuinness for making sure they review the applications before it goes before them.

Sofia Recca, neighbor, spoke regarding the project and stated that it is beautiful.

Board Member Bravo stated that it is a beautiful home but is it for Surfside.

Vice Chair Landsman stated that this is not a popularity contest and believes it is good to see this in Surfside.

Chair Frankel stated that the applications are different and likes the idea and is happy it is lower.

A motion was made by Vice Chair Landsman to approve the application, seconded by Board Member Bravo. The motion carried with a 3-0 vote with Board Member Mackenzie absent.

D. 8927 Garland Avenue – Master Bedroom and Bathroom Modification

Town Planner Keller introduced the item and provided staff recommendations.

Background: The Applicant is proposing a 299 square foot (SF) addition to the east (rear) elevation. The existing driveway and walk will be replaced with a concrete paver product. The interior lot is zoned H30B totaling 5,625 square feet (SF) per the site plan. Figure 1 on the following page illustrates the existing lot and improvements.

The proposed addition will include a master bedroom and a new wood deck. The finished floor elevation (FFE) for the existing residence is 8.01 NGVD. The FFE for the new master bedroom will match the existing FFE. Windows and outside doors will be upgraded to impact glass. A new raised Terracotta color ceramic roof tile matching the existing roof is proposed for the addition. The setbacks for the proposed addition are 20' 6" rear with 5' side yards. Lot coverage is proposed at 38% where 40% is allowed.

Calculation for total pervious area is proposed at 39.3% where 35% is required. The front yard pervious area is proposed at 66% where 50% is required. Table 1 on page 3 provides information on site characteristics and zoning requirements.

Applicant Package: A package of the survey, site plan and proposed elevations was submitted by the Applicant.

Staff Recommendation: The proposed improvements are consistent with the Town's Land Development Regulations and can be approved subject to the following conditions:

- Provide two on-site 9' x 18' parking spaces
- Verify total lot pervious/landscape area is 35% or more
- Verify front yard setback are pervious/landscape area is 50% or more
- Removal of any existing trees in the vicinity of the proposed addition shall be consistent with tree permitting requirements.

Vice Chair Landsman wanted to clarify that the addition is at the rear of the home.

Town Planner Keller stated that since it is an expansion to the property it has to come before the Board.

Deborah Acosta, applicant spoke regarding the project.

Discussion took place among the Board Members and applicant regarding the color of the home of the façade, materials used, and landscaping and the air conditioning unit will be in the same place and elevated.

Chair Frankel asked regarding the elevation of the garage.

Ms. Acosta addressed the comment made by Chair Frankel regarding the elevation and that the entrance and the garage are all at the same level.

Chair Frankel stated that the Building Official will have to look at that and see if it meets the code.

Building Official McGuinness advised the applicant not to exceed 50% of the value of the home with the addition and spoke regarding the elevation.

Chair Frankel stated that the equipment must meet the setback requirements. She stated that they will need to change the driveway to accommodate the required two parking spaces and will need to widen the driveway.

Building Official McGuinness spoke regarding the wood deck and stated that it must be included in the 50% calculation if it will be attached.

Board Member Bravo spoke regarding the location of the equipment and if it is according to code.

Town Planner Keller stated that they can place the equipment where they have it on the design.

A motion was made by Board Member Bravo to approve the application with recommendations made by Building Official, seconded by Vice Chair Landsman. The motion carried with a 3-0 vote with Board Member Mackenzie absent.

E. 9433 Harding Avenue – Window and Door Signs

Town Planner Keller introduced the item and provided staff recommendations.

Background: This application is a request to place windows and door signs. The parcel is located in the SD-B40 Zoning District. A copy of the Applicant's door and window signs is attached.

Governing Codes: The March Zoning in Progress requirements for window and door signs are detailed in the following Zoning Code section:

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: The Applicant's door sign is 19.6% of the door area. The Applicant's window signs (2) are each 15.4% of the window area. The proposed window and door signs are consistent with the Code. Recommend approval of the window and door signs as presented.

A motion was made by Vice Chair Landsman to approve the application, seconded by Board Member Bravo. The motion carried with a 3-0 vote with Board Member Mackenzie absent.

F. 9452 Harding Avenue – Outside Sign

Town Planner Keller introduced the item and provided staff recommendations.

Background: This application is a request to place a Window Sign and Vinyl Barber Color Decal Panels fully occupying the 3 smaller windows above the primary display window. The parcel is located in the SD-B40 Zoning District. In addition to this Memorandum, two window display photos were submitted by the Applicant (see 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:

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 sign may exceed the 20%- and 8-inch lettering sizes.

Staff Recommendation: Recommend approval of the window provided the area of the window sign is not greater than 20% of the window area and the letter sizes do not exceed 8 inches. The proposed vinyl decal coverings over the 3 windows are not approved.

Town Planner Keller stated that placing of the vinyl sheets on the windows is not in line with the way the commercial area should look like.

Edward Feliciano is the interpreter for the owner of the shop. He spoke regarding the request and application.

Chair Frankel asked if there is an awning.

Mr. Feliciano stated that there is no awning. He stated that she had cardboard covering those windows.

Vice Chair Landsman stated that they had to remove it due to it being a code violation.

Board Member Bravo asked what the reasoning for the vinyl decal coverings is.

Mr. Feliciano stated it is mostly for advertising.

Vice Chair Landsman asked if this should go before DVAC.

Marianne Meisheid, chairman of DVAC, stated that is a bit over the top for the downtown area and is surprised that DVAC was not involved before it came to Planning and Zoning.

Chair Frankel asked if for the future if they can flag it and have DVAC have input. She asked if there is a process for DVAC to review it before it goes before the Planning and Zoning Board.

Town Attorney Recio stated that the Town Planner could refer it to DVAC prior to going before the Planning and Zoning Board and there is a limit to the size of a sign and percentage on a window.

Town Planner Keller stated that what he is asking the Board is to approve the sign and this was a code enforcement violation.

Vice Chair Landsman asked the applicant if what is looking for is approval of the main sign application.

Chair Frankel stated that they can approve what they are comfortable with and they should go before DVAC at their next meeting.

A motion was made by Vice Chair Landsman to approve the lower signage vinyl letters on the bottom half of the window, the barber shop poles and not approve the top vinyl letters and go before DVAC for consideration of the top vinyl signs, seconded by Board Member Bravo. The motion carried with a 3-0 vote with Board Member Mackenzie absent.

G. 9573 Harding Avenue – Exterior Sign

Town Planner Keller introduced the item and provided staff recommendations.

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:

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 ¼ 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 19.8 SF. The sign is back lit channel letters. It is recommended the permanent wall sign also be approved subject to the following condition. A night rendering of the sign is provided in the attached plan. Recommend approval as submitted.

Catherine Seminolf, applicant spoke regarding the application and she asked to keep the logo signs.

Town Planner Keller stated that he is fine with that and they meet code.

Vice Chair Landsman asked if this exists currently.

Ms. Seminolf stated that it does not exist, and it is blank now.

Vice Chair Landsman asked DVAC Chair Meischeid if she has an issue with the sign.

DVAC Meischeid stated she is fine with it.

Board Member Bravo asked regarding the condition of recommendation and if there is a night rendering.

Ms. Seminolf stated that the original signage was lit, and they were trying to keep the same sign but the first time the Board had concerns with the lighting and they had to take it all down.

Chair Frankel stated what the code requires, and the back lighting is a nicer look.

Town Planner Keller clarified what the issue originally was with the lighting of the sign.

Chair Frankel asked if they can approve the light and the original vinyl that was in the previous application.

Town Attorney Recio stated that they can and make it a condition.

A motion was made by Board Member Bravo to approve the application as proposed as well as the existing vinyl letters on the window as long as it meets code, seconded by Vice Chair Landsman. The motion carried with a 3-0 vote with Board Member Mackenzie absent.

Chair Frankel commented on having DVAC more involved with applications that are in the downtown district.

Vice Chair Landsman also agrees with DVAC having more input with those types of applications.

H. 9501 Collins Avenue, Unit 7 – Remodeling

Town Planner Keller introduced the item and provided staff recommendations.

Background: This application is a request for a Site Plan Amendment to the approved development plans of the property commonly known as Oceans 7 for TH-7. Oceans 7 is a condominium development with 7 townhouses. The project fronts on 95th Street between Collins Avenue and the Beach. The development is located in the H120 Zoning District.

Each townhouse is multi-story with its own basement garage, with four levels. Level 2 is the living room and kitchen. Level 3 is the master bedroom. Level 4 is a rooftop level which is partially enclosed and open with a pool and open covered terrace. The Applicant is the owner of TH-7 which is the only beach side townhouse. The other townhouses front on 95th Street. The Applicant is requesting approval to enclose the open northerly portion of the roof top terrace and create a sunroom. The existing pool would be removed. The condominium association's attorney has approved the design concept which provides an enclosed sunroom.

The top of the proposed roof slab is at 57.9 Feet NGVD. The new skylight is above the roof slab. Height and the 3:1 setback are not impacted by the improvement of

the north portion of the terrace. Three figures from the MDCPA provide additional detail on the rooftop terrace.

This review may be supplemented prior to the Planning and Zoning Board meeting.

Staff Recommendation: Recommend approval subject to updated approval letter from the condominium association.

Chair Frankel asked why it is unique.

Town Planner Keller stated it is because it is the first time he is having to deal with a townhouse and does not see problems with the proposed application.

Vice Chair Landsman asked if there is a letter from the association.

Town Planner Keller stated that he believes there is a letter from the association approving this.

Sophia Recca, applicant spoke regarding her application and stated that the pool continues to leak and if they do not enclose the pool they will have to remove the pool and they do not really use the pool. That is why they feel removing the pool will remove the problems.

Chair Frankel asked if the condominium association agrees.

Ms. Recca stated that they agree.

Vice Chair Landsman asked if they are on the water and if it will obstruct anyone else's view of the water.

Town Planner Keller stated that it fronts on the street as well and is not blocking the view for anyone.

Building Official McGuinness spoke regarding the improper reference of the old building code and for them to please refer to the current building code and will ask their structural engineer to make sure that the roof load will be supported.

The following members of the public spoke:
George Kousoulas

A motion was made by Board Member Bravo to do a recommendation for approval of the site plan amendment, seconded by Vice Chair Landsman. The motion carried with a 3-0 vote with Board Member Mackenzie absent.

Chair Frankel would like to recommend to the Town Commission to add staff content information to the noticing ordinance as well as meeting attendance is encouraged but if you are unable to attend the meeting we can accept letters and emails.

Town Attorney Recio discussed the language for the noticing ordinance.

Chair Frankel asked if they want to increase the radius.

Vice Chair Landsman asked if they could add an encouragement for public participation.

Chair Frankel stated that the property owner does have to post a sign on the property.

Further discussion took place among the Board members regarding noticing, posting notice and what would be the best way to capture more property owners.

Town Planner Keller suggested going to a 300-foot radius and explained how the measurement takes place.

Chair Frankel asked how it works for a multi-family building.

Town Planner Keller stated that those projects do notify more people and it is consistent with the code.

Mr. Kousoulas suggested that with a house they should notify every confronting and abutting house.

Town Attorney Recio stated that if they do a linear foot, how do you measure that and who measures that. In other municipalities they use consultants and it becomes a larger cost to prove that the 300 feet are 300 feet. He spoke regarding how the code is currently written and they can keep that single-family clause.

Mr. Rose agrees with Mr. Kousoulas and would prefer 2 to 3 houses around the applicant home. He stated that it is a burden to the homeowner.

Town Attorney Recio stated that they could define what abutting is.

Chair Frankel stated that at minimum they should include the diagonals and include that current language.

Town Attorney Recio asked if they want to make it a formal recommendation.

A motion was made by Vice Chair Landsman to recommend to the Commission to look at language regarding noticing and more participation from neighbors,

specifically the Board recommended that the required mailed notice be expanded to include the neighbors that are diagonal to the subject property on all four diagonals. Further, the Board recommended that the text of the notice include a statement that urged public participation either in person or through written comments submitted to the Town Clerk in advance to the hearing, seconded by Board Member Bravo. The motion carried with a 3-0 vote with Board Member Mackenzie absent.

6. Draft Proposed Zoning Code

Town Attorney Recio gave an update and stated that they are working on holding the last zoning code workshop in September and advised the request and recommendation by the Commission. He stated it would then come to this Board after first reading. He stated that the Board could hold their own meeting.

Chair Frankel stated that it would be good to hold a separate meeting after the workshop to discuss just the zoning code.

The following members from the public spoke:

Jeff Rose spoke regarding the changes and how to resolve the issue with being able to build a raised home.

George Kousoulas spoke regarding elevated house.

Town Attorney Recio spoke regarding the requirement of what a story is when it pertains to building a home. He read the definition of a basement.

Chair Frankel spoke regarding Ms. Lecour' s house and it is the way it is raised and if they would be allowed to go a couple of feet up and have some flow of air, it changes the massing of the house.

Discussion took place regarding building raised homes and the benefits to building raised homes.

Town Attorney Recio stated that there is a charter provision and it would have to go on a ballot if they want to change how it is being measured.

Chair Frankel spoke regarding FEMA's requirement and the authority they have.

Further discussion took place regarding FEMA requirements, language necessary, changes to the zoning code and what is allowed and what has to be redefined when they discuss the zoning code rewrite.

Chair Frankel suggested for the Planning and Zoning Board to hold their own workshop and invite the Commission but not have them take control of the workshop.

Vice Chair Landsman asked if there is much of a backlog.

Town Planner Keller stated that there is not much of a backlog.

7. Next Meeting Date: August 26, 2021

Consensus was reached to hold the next meeting on August 26, 2021.

8. Discussion Items:

A. Gates and Fences

Chair Frankel commented on the rules in the code and consider stating if they in fact have the 4-foot requirement and if it has to come before Planning and Zoning. She also suggested changing it to 3 ½ feet.

Vice Chair Landsman asked if code allows fencing and if there is something in the code for special fencing.

Town Attorney Recio clarified what the code states for gates and fences and what is allowed.

Chair Frankel stated that this is a decorative fence.

Vice Chair Landsman spoke regarding the difference between corner lots and interior lots so if they change the code and they follow the guidelines they will be seeing more fences and gates.

Chair Frankel commented on either saying they will allow 4-foot fences or take the other half and state that all fences must go before the Planning and Zoning Board.

Vice Chair Landsman stated he wants to be out of the fence business of approving fences and gates and leave it up to code and not have to go to Planning and Zoning and there is so much inconsistency.

Further discussion took place among the Board members regarding getting out of the business of having to approve fences or gates as well as redefining the language in the code.

Chair Frankel asked if there has been any feedback from the public on the proposed language and would like more public feedback.

After a lengthy discussion the Board requested from the Town Planner language with parameters that will be allowed by code.

B. Future Agenda Items

- Revisit fences at the next meeting
- Choices and options to be placed on the referendum as to measuring definition.

9. Adjournment

A motion was made Vice Chair Landsman to adjourn the meeting without objection at 9:35 p.m. The motion received a second from Board Member Bravo. The motion carried with a 3-0 vote with Board Member Mackenzie absent.

Respectfully submitted,

Accepted this ____ day of _____, 2021.

Judith Frankel, Chair

Attest:

Sandra McCreedy, MMC
Town Clerk



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
James McGuinness, Town Building Official
Date: August 16, 2021
RE: 9173 Abbott Avenue – Front Yard Pool

Background: This Applicant received approval at the April 30, 2019 Planning and Zoning Board (P&ZB) Meeting for substantial renovations which included remodel of an open den to a bedroom and enclosing a terrace for conversion to a family room with the condition that landscape be planted directly around the front façade. This work was previously constructed. The Applicant also received P&ZB approval in May 2021 for the addition of a 174 square foot (SF) den to the west (front) elevation. This improvement has not taken place. The Applicant is now requesting approval to construct a front yard pool. The interior lot is zoned H30B totaling 5,625 square feet (SF) per the site plan.

The proposed pool is located in the southwest portion of the lot approximately 8.65 feet west of the wall of the Den approved in May. The pool meets setback requirements for the front yard (more than 10 feet from the front property line) and 5 feet from the south property line. The pool is 20 feet by 10.88 feet in size. A 2-foot high concrete wall is proposed 10 feet from and parallel to the front property line. An 18-inch high Plum Pine hedge is proposed in front and on the side of the wall. A 38-inch high Plum Pine hedge is proposed on the inside of the wall. The pool equipment is located near the east portion of the residence just outside of the side yard setback. An existing 5-foot high fence is located on the south property line.

The pool plan does not include any deck or coping. The addition of these will reduce the landscape/pervious area total in the 20 foot front yard setback area where 50% landscape/pervious area is required. It appears the Applicant can meet the landscape/pervious area requirement but calculations and worksheets are needed.

The proposed 2-foot high front yard wall and landscaping hedges provide a viable option to walls and fences in the front yard provided the Planning and Zoning Board gives design approval.

Applicant Package: A package of the site plan, landscape plan and survey was submitted by the Applicant.



Town of Surfside, Florida Development Review

Staff Recommendation: The proposed improvements appear to be generally consistent with the Town's Land Development Regulations and Zoning in Progress. Recommend approval subject to the following conditions:

- Provide additional dimensions on the site plan defining the location of the pool, pool coping and any deck with dimensions from the property line and other features.
- The wall separating the landscaping hedges and the pool needs to be approved by the Planning and Zoning Board.
- Include the proposed Den on the site plan with a note indicating "to be constructed."
- Provide calculations and worksheets verifying the 20-foot front yard setback area complies with the 50% landscape/pervious area requirement.

TOWN OF SURFSIDE
JUN 18 '21 11:16 AM



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

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

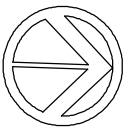
A complete submittal includes all items on the "Single-Family and Two-Family Site Plan Application Submission Checklist" document as well as completing this application in full. The owner and agent must sign the application with the appropriate supplemental documentation attached. Please print legibly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

PROJECT INFORMATION	
OWNER'S NAME	Albert Estevan
PHONE / FAX	
AGENT'S NAME	Albert Estevan
ADDRESS	9173 Abholi NW
PHONE / FAX	786 338 5936
PROPERTY ADDRESS	9173 Abholi NW
ZONING CATEGORY	R-1
DESCRIPTION OF PROPOSED WORK	New Pool 10x20 (front) No pool Deck - (GRASS)

INTERNAL USE ONLY	
Date Submitted	Project Number
Report Completed	Date
Fee Paid	\$

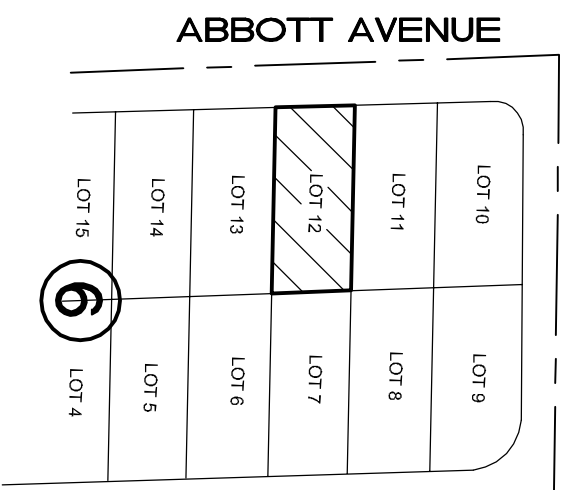
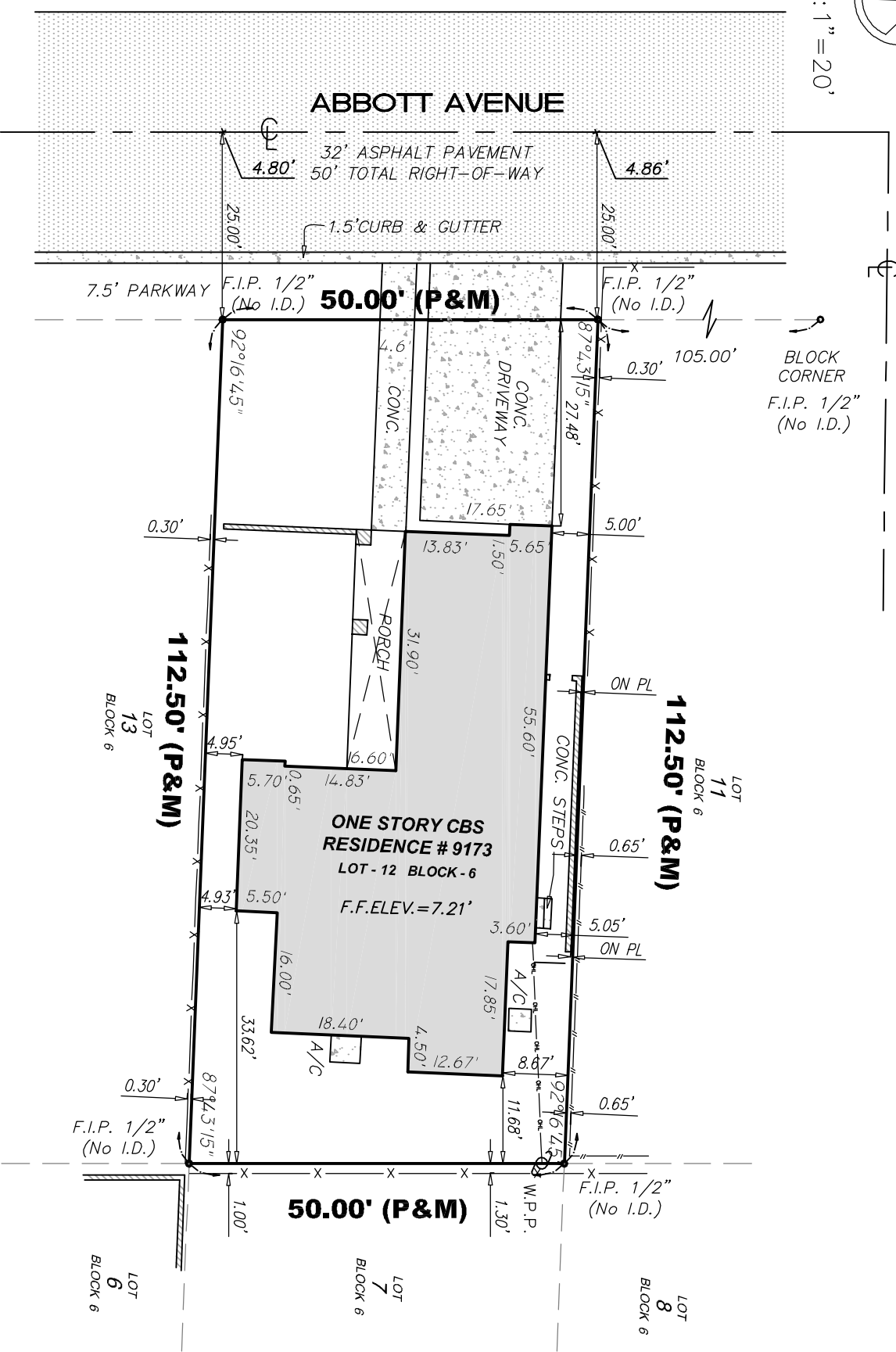
ZONING STANDARDS	Required	Provided
Plot Size	_____	_____
Setbacks (F/R/S)	_____	_____
Lot Coverage	_____	_____
Height	_____	_____
Pervious Area	_____	_____

SIGNATURE OF OWNER _____ DATE 06/18/21 SIGNATURE OF AGENT _____ DATE 06/18/21



SCALE: 1" = 20'

QUAMASH STREET



PROPERTY ADDRESS: 9173 ABBOTT AVE., SURSIDE, FL. 33154

CERTIFIED TO:
ALBERT ESKENAZI
CLEAR TITLE SERVICES, INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

LEGAL DESCRIPTION: LOT 12, BLOCK 6, ALTOS DEL MAR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 63 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 1) OWNERSHIP SUBJECT TO OPINION OF TITLE.
 - 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - 3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
 - 4) LEGAL DESCRIPTION PROVIDED BY CLIENT.
 - 5) UNDERGROUND ENCROACHMENTS NOT LOCATED.
 - 6) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
 - 7) OWNERSHIP OF FENCES ARE UNKNOWN.
 - 8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - 9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION.
 - 10) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
 - 11) ELEVATIONS BASED OFF OF BM# D-181, LOC# 2215 SW, ELEV. 9.74'
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- BEARINGS WHEN SHOWN ARE REFERRED TO AS ASSUMED VALUE OF SAID PB: 10 PG: 63

LEGEND & ABBREVIATIONS:

<p>CONC. = CONCRETE</p> <p>CONC. BLOCK WALL = CONCRETE BLOCK WALL</p> <p>WOOD DECK = WOOD DECK</p> <p>COVERED AREA = COVERED AREA</p> <p>ASPHALT = ASPHALT</p> <p>CHAIN LINK FENCE (CLF) = CHAIN LINK FENCE (CLF)</p> <p>WOOD FENCE (WF) = WOOD FENCE (WF)</p> <p>IRON FENCE (IF) = IRON FENCE (IF)</p> <p>ARC DISTANCE = ARC DISTANCE</p> <p>CENTRAL ANGLE / DELTA = CENTRAL ANGLE / DELTA</p> <p>RADIUS = RADIUS</p> <p>TANGENT OF TANGENCY = TANGENT OF TANGENCY</p> <p>POINT OF CURVATURE = POINT OF CURVATURE</p> <p>POINT OF COMPOUND CURVE = POINT OF COMPOUND CURVE</p> <p>CATCH BASIN = CATCH BASIN</p> <p>CABLE UTILITY BOX = CABLE UTILITY BOX</p>	<p>B.C. = BLOCK CORNER</p> <p>P.L. = PROPERTY LINE</p> <p>C.L. = CENTER LINE</p> <p>M. = MONUMENT LINE</p> <p>CALC. = CALCULATED</p> <p>M. = FIELD MEASURED</p> <p>P. = PER PLAN</p> <p>P.P. = PERMANENT POINT</p> <p>P.P.M. = PERMANENT POINT</p> <p>P.C. = PERMANENT CONTROL POINT</p> <p>F.D. NAIL = FOUND NAIL</p> <p>F.D. H. = FOUND BRILL HOLES</p> <p>F.D. 1/2" I.P. = FOUND IRON PIPE 1/2" DIAMETER</p> <p>P.P. = PERMANENT POINT</p> <p>W.M. = WATER METER</p> <p>R/W = RIGHT OF WAY</p>	<p>U.E. = UTILITY EASEMENT</p> <p>A.E. = ANCHOR EASEMENT</p> <p>D.E. = DRAINAGE EASEMENT</p> <p>ENCR. = ENCROACHMENT</p> <p>F.F. ELEV. = FINISHED FLOOR ELEVATION</p> <p>N.T.S. = NOT TO SCALE</p> <p>P.B. = PLAT BOOK</p> <p>O.R.B. = OFFICIAL RECORD BOOK</p> <p>C.B.S. = CONCRETE BLOCK STRUCTURE</p> <p>C.H.S. = CONCRETE BLOCK STRUCTURE</p> <p>O.H.L. = OVERHEAD UTILITY LINES</p> <p>TEL. = TELEPHONE FACILITIES</p>	<p>P.R.C. = POINT OF REVERSE CURVE</p> <p>CH. = CHORD</p> <p>BRG. = BEARING</p> <p>B.M. = BENCHMARK</p> <p>B.R. = BEARING REFERENCE</p> <p>P.O.A. = POINT OF BEGINNING</p> <p>T.B.M. = TEMPORARY BENCH MARK</p> <p>F.O.B. = POINT OF BEGINNING</p> <p>T.B.M. = TEMPORARY BENCH MARK</p> <p>F.D. I.R. = FOUND IRON REBAR</p> <p>F.D. P.K.NAIL = FOUND PARKER-KALON NAIL</p> <p>P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER</p> <p>A/C = AIR CONDITIONER PAD</p> <p>T.V. = TRANSFORMER</p> <p>P.P. = POWER POLE</p> <p>D.M.E. = DRAINAGE & MAINTENANCE EASEMENT</p> <p>+ 0.0' = EXISTING ELEVATION</p>	<p>ELEV. = ELEVATION</p> <p>SEC. = SECTION</p> <p>TNS. = TOWNSHIP</p> <p>RG. = RANGE</p> <p>SMK = SIDEWALK</p>
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BOUNDARY SURVEY

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED THEREON MEETS THE MINIMUM TECHNICAL REQUIREMENTS ADOPTED BY THE STATE OF FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ENCROACHMENTS, OVERLAPS, EASEMENTS APPEARING ON THE PLAT OR VISIBLE EASEMENTS OTHER THAN AS SHOWN HEREON.

ADIS N. NUÑEZ
REGISTERED LAND SURVEYOR
STATE OF FLORIDA #5924

BLANCO SURVEYORS INC.
SINCE 1987

Engineers • Land Surveyors • Planners • LB # 0007059
555 NORTH SHORE DRIVE
MIAMI BEACH, FL 33141

Phone: (305) 865-1200
Email: blancosurveyorsinc@yahoo.com
Fax: (305) 865-7810

FLOOD ZONE: AE
PANEL: 0163
DATE: 10/13/20

SCALE: 1" = 20'

SUFFIX: L
COMMUNITY # 120659
DWN. BY: RBELLO

FEMA DATE: 09/11/09
JOB NO.: 20-585
BASE: 8'

SURVEYOR'S SEAL

ADIS N. NUÑEZ
Professional Surveyor and Mapper
STATE OF FLORIDA
License Number 5924

PAGE 23

PLANT MATERIAL LEGEND / SCHEDULE

QTY	KEY	SYMBOL	SCIENTIFIC/COMMON MIN. SIZE	CATEGORY	NOTES
PER PLAN 2	QP		LAGERSTROEMIA INDICA QUEEN PALMS 6 FT IN HEIGHT, 2 FT SPREAD & 1-1/2" - 2" CALIPER	1	NEW PALM
PER PLAN 1	FP		LAGERSTROEMIA INDICA FOX TAIL PALM 6 FT IN HEIGHT, 2 FT SPREAD & 1-1/2" - 2" CALIPER	1	NEW PALM
PER PLAN 2	RP		CONOCARPUS ERECTUS SERICEUS ROYAL PALM 6 FT IN HEIGHT, 2 FT SPREAD & 1-1/2" - 2" CALIPER	1	NEW PALM
PER PLAN 21	CP		ADONIDIA MERRILLII CHRISTMAS PALM	1	EXISTING PALM
	SOD		ST AGUSTINE FLORATAM SOD		
PER PLAN 12	PPA		PODOCARPUS PLUM PINE		38" HIGH SHRUB
PER PLAN 14	PPB		PODOCARPUS PLUM PINE		18" HIGH SHRUB

QUAMASH STREET

BLOCK CORNER
F.I.P. 1/2"
(No I.D.)

LOT 11
BLOCK 6

112.50' (P&M)

50.00' (P&M)

EXISTING ONE
STORY CBS
RESIDENCE # 9173
LOT-12 BLOCK-6
+ 7.21' NGVD

NEW POOL

112.50' (P&M)

LOT 13
BLOCK 6

7.5' PARKWAY
F.I.P. 1/2"
(No I.D.)

ABBOTT AVENUE

32' ASPHALT PAVEMENT
50' TOTAL RIGHT-OF-WAY
1.5' CURB & GUTTER

LOT 8
BLOCK 6

LOT 7
BLOCK 6

LOT 6
BLOCK 6

50.00' (P&M)

F.I.P. 1/2"
(No I.D.)

LANDSCAPE PLAN
SCALE: 1/8"=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
James McGuinness, Town Building Official
Date: August 16, 2021
RE: 9524 Carlyle Avenue – Garage Conversion, Window Upgrades and new Deck

Background: This application is a request to convert an existing garage to a bedroom and bathroom. New impact windows are proposed for the existing windows and new large rolling windows are proposed for the west (2) and south (1) elevations. Interior improvements are also proposed. An 80 square foot (SF) deck is proposed on the south side of the family room. The existing driveway will be retained. The interior lot is zoned H30B totaling 5,600 square feet (SF).

A Miami-Dade County Property Appraiser’s Angled photo is provided on the following page and a Google Street View photo is presented on page 3. The residence has a decorative block wall covering the front of the residence beginning at the north wall of the front bedroom, extending to the west wall of the garage. The Google Street View photo does not depict the windows in the existing east elevation and it is unclear how access to the existing garage is provided. The existing driveway does not appear as wide as that depicted in the site plan.

Governing Codes: The June 2021 **Zoning in Progress** relevant requirements for lots in the H30B District are:

Maximum lot coverage is 40% of the lot (except swimming pools, screen enclosures and pergolas). Uncovered steps and exterior balconies; uncovered terraces, patios, breezeways, or porches open on two sides; and covered terraces, patios, breezeways, or porches open on two sides are not included but cannot exceed 15% of the total footprint.

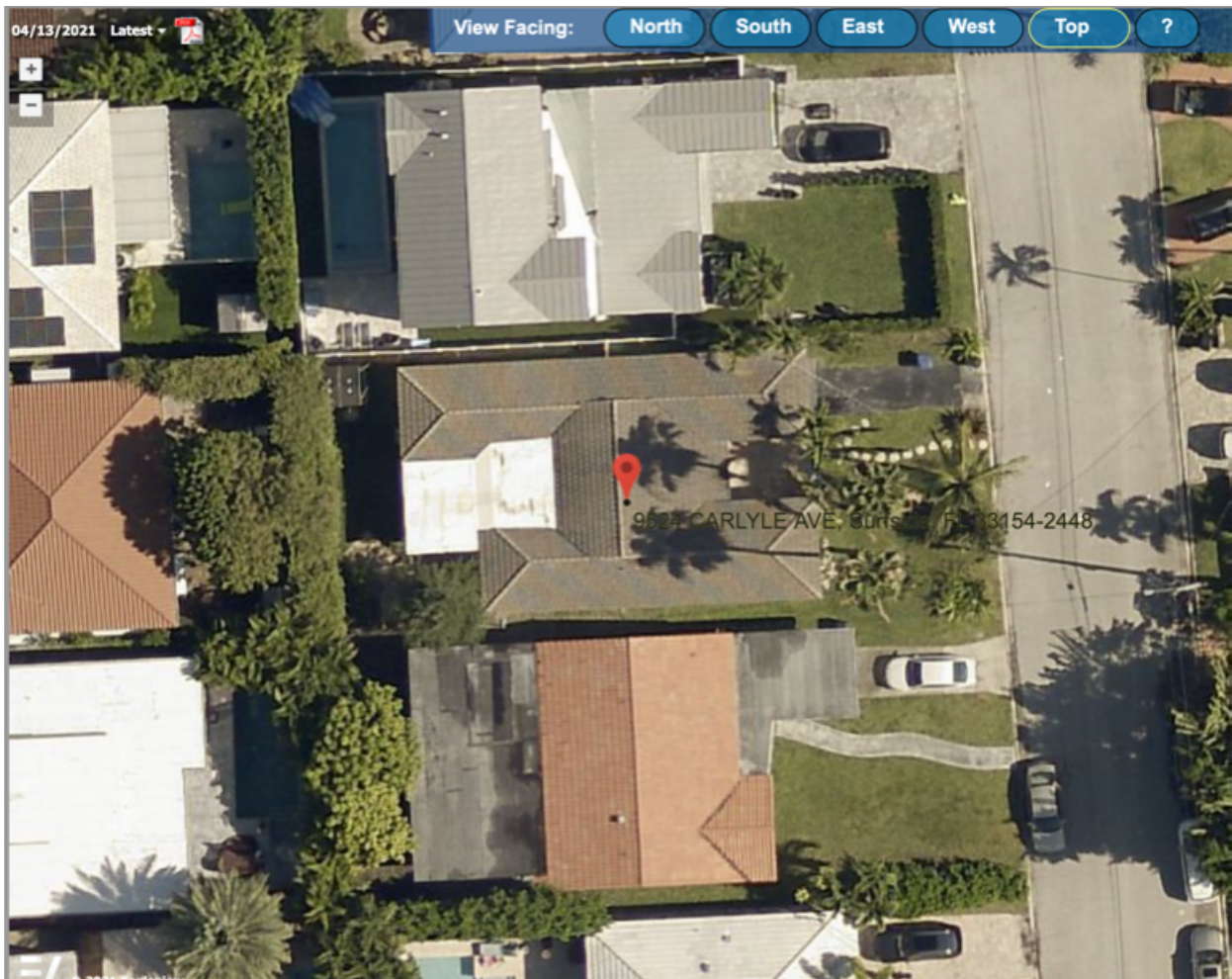
Each lot must provide 35% pervious area and 50% of front yards and 40% of rear yards must be landscaped, and 20% of the landscaped area must be Florida Friendly as defined in the current Zoning Code.

MuniCode: 90-50.1 (7) – allows for a garage conversion and the garage door maybe replaced with a solid exterior wall with at least one window and with access internally from the main premises. Landscaping shall be provided along the base of the new exterior wall.



Town of Surfside, Florida Development Review

MuniCode: 90-54.2 & 3 – uncovered pools and decks, porches, patios or terraces may occupy a setback provided they are located at least five feet from adjacent rear or interior side lot lines and ten feet from any street lot line.



9524 Carlyle Avenue Miami-Dade County Property Appraiser Angled Photo



Town of Surfside, Florida Development Review



9524 Carlyle Avenue Miami-Dade County Property Appraiser Google Street View

Applicant Package: A package of drawings, elevations and construction details was submitted by the Applicant. The Applicant did not provide a survey.



Town of Surfside, Florida Development Review

Staff Recommendation: The proposed Site Plan is recommended for approval subject to the following conditions:

- Provide a clean copy of a recent property survey.
- The rear setback should be 20 feet where 18 feet 9 inches is provided.
- The floor of the existing garage should be raised to meet the existing floor elevation of the residence. Add a note that the garage floor will be raised to match the existing FFE of the residence.
- The driveway needs to be 18 feet in width to provide for 2 parking spaces with closure of the garage. Asphalt driveways are not allowed for new construction. Reconstruction of the driveway to provide the 18 foot width should be either pavers, stamped concrete or color texture treated concrete.
- Two A/C units and pool equipment (future) are located in the north side yard. This equipment needs to be relocated out of the side yard and be situated such that they are a minimum of 15 feet from any adjacent residence. The equipment should also meet flood elevation requirements.
- A future rear yard pool will have to be consistent with setback and landscape/pervious area requirements.

TOWN OF SURFSIDE
JUN 16 21 3:17PM



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	Jordan Wachtel
PHONE / FAX	786-452-2222
AGENT'S NAME	Priority Permit Expeditors - Lori Norris
ADDRESS	2095 N.E. 155 ST. North Miami Beach, FL 33162
PHONE / FAX	786-320-6070 / 305-992-6776
PROPERTY ADDRESS	9524 Carlyle ave
ZONING CATEGORY	
DESCRIPTION OF PROPOSED WORK	Remodel

<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	_____	_____

Jordan Wachtel
SIGNATURE OF OWNER

6/15/21
DATE

SIGNATURE OF AGENT

DATE

Jordan & Michelle Wachtel – 9524 Carlyle Ave – Permit #: 21-457



Jordan & Michelle Wachtel – 9524 Carlyle Ave – Permit #: 21-457



Jordan & Michelle Wachtel – 9524 Carlyle Ave – Permit #: 21-457



GENERAL NOTES AND SPECIFICATIONS:

- THE WORK OF THIS PROJECT WILL BE UNDER THE DIRECTION OF THE GENERAL CONTRACTOR AND IS TO BE PERFORMED BY SEVERAL VARIOUS CONTRACTORS TO WHOM THE GENERAL CONTRACTOR MAY ALLOCATE THE VARIOUS PARTS AS WILL BE SET FORTH IN THE BEST SUIT HIS INTERESTS AND AS WILL BE SET FORTH IN THE CONTRACT AND PARTIES DESCRIBED BY HIM.
- THE ARCHITECT HAS NOT BEEN RETAINED FOR THE SUPERVISION OR THE ADMINISTRATION OF THE EXECUTION OF WORK OF THIS PROJECT.
- THE DRAWINGS AND THE NOTATIONS THEREON SHALL APPLY TO THE WORK OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK OF EACH CONTRACTOR AND EACH CONTRACTOR SHALL COORDINATE HIS WORK WITH WORK OF ALL OTHER CONTRACTORS. THE GENERAL NOTES SHALL APPLY TO EACH CONTRACTOR.
- EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES FOR SAFETY PRECAUTIONS AND SHALL COMPLY WITH FBC SECTION 33.
- ALL MATERIALS SHALL BE NEW, AS CALLED FOR IN THE NOTES AND DRAWINGS, AND THE BEST OF THEIR RESPECTIVE KINDS. NO SUBSTITUTIONS SHALL BE MADE BY CONTRACTORS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE GENERAL CONTRACTOR. ALL MATERIALS AND METHODS SHALL BE LISTED AND APPROVED BY THE ARCHITECT PRIOR TO CONTRACT SIGNING. ALL MATERIALS SHALL BE ORDERED IN A TIMELY FASHION AND WILL NOT CONSTITUTE REASON FOR SUBSTITUTION. DELAYS FOR MATERIALS WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. FOR PORTIONS OF THE WORK NOT SHOWN IN DETAIL, BUT WHICH ARE SHOWN GENERALLY, OR ARE REASONABLY INFERRABLE AS BEING REQUIRED FOR THE WORK, THE CONTRACTOR SHALL CONFORM AS A MINIMUM TO THE TYPICAL OR REPRESENTATIVE DETAIL THROUGHOUT CORRESPONDING PARTS OF THE BUILDING.
- THE GENERAL CONTRACTOR WILL FURNISH TO THE JOB SITE CERTAIN KITCHEN AND LAUNDRY APPLIANCES, PLUMBING FIXTURES AND FITTINGS, BATHROOM ACCESSORIES AND MEDICINE CHESTS. THESE SHALL BE INSTALLED BY THE CONTRACTOR SO DESIGNATED AND BE INCORPORATED INTO THE VARIOUS TRADE PRACTICES, AND RELEVANT CODE REQUIREMENTS.
- EACH CONTRACTOR OR PARTY ENGAGED ON THE PROJECT SHALL COMPLY WITH ALL CITY, COUNTY, STATE, FEDERAL, LOCAL, AND OTHER INSURANCES IN AMOUNTS AND FOR PERIODS SATISFACTORY TO THE GENERAL CONTRACTOR. CERTIFICATIONS OF INSURANCE SHALL BE SUBMITTED BEFORE COMMENCING WORK. FIRE INSURANCE WILL BE CARRIED BY THE GENERAL CONTRACTOR, TO THE FULLEST EXTENT PERMITTED BY LAW. CONTRACTORS, SUBCONTRACTORS, AND ALL PARTIES ENGAGED IN THE WORK SHALL BE RESPONSIBLE FOR OBTAINING AND MAINTAINING ALL NECESSARY PERMITS FROM THE GENERAL CONTRACTOR AND ARCHITECT AND HIS CONSULTING ENGINEERS AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, INCLUDING DEATH, AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.
- EACH CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR OBTAINING AND PAY FOR ALL PERMITS, FEES, INSURANCES, AND APPROVALS REQUIRED FOR HIS PORTION OF WORK.
- ARRANGEMENTS AND PAYMENT FOR TEMPORARY ELECTRICITY, WATER, TOILET FACILITIES, FENCING, AND BARRICADES, SECURITY, AND CLEANUP WILL BE AS AGREED UPON IN THE AGREEMENTS BETWEEN GENERAL CONTRACTOR AND CONTRACTOR.
- EQUIPMENT AND DEVICES OF A TEMPORARY NATURE REQUIRED FOR THE CONSTRUCTION PROCESS AND FOR THE PROTECTION OF THE WORKERS ENGAGED ON THE PROJECT AND FOR THE PUBLIC, (SCAFFOLDS, STAGING, PLATFORMS, RUNWAYS, HOISTS, GUARDS, RAILINGS, OPENING PROTECTIVES, ETC.) SHALL BE PROVIDED, RECEIVED, AND MAINTAINED BY THE VARIOUS CONTRACTORS. CONTRACTORS SHALL OBTAIN AND PAY FOR THE REQUISITE PERMITS, INSPECTIONS, AND APPROVALS THEREOF. ALL SUCH ITEMS SHALL BE REMOVED BY CONTRACTORS WHEN ITEMS HAVE SERVED THEIR PURPOSE AND WHEN DIRECTED BY THE GENERAL CONTRACTOR.
- EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CUTTING, FITTING, AND PATCHING THAT MAY BE REQUIRED TO COMPLETE THE WORK OF HIS CONTRACT. NO CONTRACTOR SHALL ENDANGER THE WORK OF ANY OTHER CONTRACTORS, AND SHALL NOT DO SO WITHOUT THE PRIOR WRITTEN CONSENT OF THE GENERAL CONTRACTOR. ANY COSTS CAUSED BY THE CONTRACTOR SHALL BE BORNE BY THE PARTY RESPONSIBLE THEREFOR.
- SHOULD ANY CONTRACTOR HAVE THE OPINION THAT THERE EXISTS IN THE DRAWINGS ANY ERRORS OR DISCREPANCIES, HE SHALL IMMEDIATELY NOTIFY THE GENERAL CONTRACTOR IN WRITING. THE CONTRACTOR IS SUCH AS WILL PREVENT HIM FROM COMPLETING HIS WORK IN A FIRST-CLASS MANNER. HE SHALL PROCEED WITH THE WORK OF HIS CONTRACTOR OR SUBCONTRACTOR SHALL DIRECT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR WORK WHICH PROCEEDS WITHOUT THE CORRECTION AND COORDINATION.
- ALL WORK SHALL BE GUARANTEED FOR A PERIOD OF AT LEAST ONE YEAR FROM THE DATE OF ACCEPTANCE.
- CONTRACTORS SHALL SUBMIT SAMPLES, MATERIAL LISTS, EQUIPMENT LISTS, AND SHOP DRAWINGS AS CALLED FOR IN THE DRAWINGS AND INCLUDING BUT NOT LIMITED TO: CONCRETE REINFORCEMENT, FORMWORK, POST-TENSIONED WORK, WOOD TRUSSES, STAIRS, STAIR ARCHGAGES, GLASS, WIND DOORS, TELEVISION, AND AIR-CONDITIONING EQUIPMENT, APPLIANCES, STAIRS AND PAINTS, AND CABINETRY.
- THESE ITEMS SHALL BE SUBMITTED SUFFICIENTLY IN ADVANCE TO THE GENERAL CONTRACTOR FOR APPROVAL TO ALLOW FOR REVIEW AND POSSIBLE CORRECTION. FABRICATION SHALL NOT START UNTIL SHOP DRAWINGS ARE APPROVED. COMPLETED DOCUMENTS, WHEN REVIEWED AND APPROVED BY THE GENERAL CONTRACTOR AND OR ENGINEER IN BEHALF OF THE GENERAL CONTRACTOR, SUCH REVIEW AND APPROVAL WILL NOT RELIEVE THE CONTRACTORS RESPONSIBILITY FOR QUANTITY, FIT, DIMENSIONS, MEANS, SEQUENCES, METHODS, AND PROCEDURES, NOR FOR ANY DEVIATION FROM THE REQUIREMENTS OF THE DRAWINGS AND AGREEMENTS.
- STEWOR, CONCRETE, TIMBER, MASONRY, ETC. WORK SHALL BE AS SHOWN AND NOTATED ON STRUCTURAL DRAWINGS WORKED IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS.
- PLUMBING, AIR-CONDITIONING, AND ELECTRICAL WORK SHALL BE INSTALLED IN BEST TRADE PRACTICES IN ACCORDANCE WITH ALL APPLICABLE CODES, PERMITS, AND RELEVANT DRAWINGS, AND THE ARCHITECTURAL DRAWINGS.
- STUCCO SHALL BE TWO-COATS APPROXIMATELY 2/8" THICK APPLIED TO MASONRY, AND 3/4" THICK APPLIED TO METAL LATH. LATH SHALL BE FLAT EXPANDED DIAMOND MESH GALVANIZED, PAPER BACKED, WEIGHING NOT LESS THAN 3.4 POUNDS PER SQ. YARD. PROVIDE EMISSION JOINTS, BEADS, ETC. WHERE AND AS SHOWN. PREPARE AND MAINTAIN IN PLACE FOR APPROVAL OF ARCHITECT. THREE (3) VARYING SAMPLES FOR EACH FINISH TO BE PROVIDED FOR ARCHITECT'S REVIEW. STUCCO SHALL BE CONSISTENT OF PORTLAND CEMENT, SAND, AN ONE (1) QUART PER SACK OF CEMENT OF "SEC #1", OR EQUAL WATERPROOFING COMPOUND.
- CARPENTRY WORK SHALL CONSIST, IN GENERAL, OF WORK AS SHOWN INCLUDING BUT NOT LIMITED TO THE BUILDING FRAMING, WALLS, ROOFS, SHEATHING, WOOD SINGING, WOOD TRIM (BOTH INTERIOR, AND EXTERIOR), INTERIOR STUDDING, FOR PARTITIONS, TYPES, DETAILS, AND SPECIES AS SHOWN. INSTALL ALL MEMBERS AS SHOWN IN PROPER LOCATIONS, PLUMB AND TRUE TO LEVEL, LINE AND PLAN. SECURELY FASTEN AND ANCHOR WALLS TO THE CONCRETE STRUCTURE, AND ALL MEMBERS TO EACH OTHER TO PROVIDE FULL STRENGTH AT JOINTS USING PROPER AND SUFFICIENT FASTENING IN ORDER TO ENSURE RIGIDITY OF THE STRUCTURE.
- WOOD ROOF TRUSSES SHALL BE FABRICATED BY A COMPANY APPROVED BY THE LOCAL JURISDICTIONAL BOARD AND THE ARCHITECT. TRUSS SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER WITH SHOP DRAWINGS AND CALCULATIONS SUBMITTED TO ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION.
- DRYWALL WORK SHALL INCLUDE THE FURNISHING & INSTALLING OF GALVANIZED STEEL RUNNERS, STUDS, ACOUSTICAL SEALANT, PRODUCTS OF U.S. GYPSUM OR EQUAL, AND THE SURFACING OF INTERIORS OF EXTERIOR MASONRY WALLS ON WOOD FLOORING, PARTITIONS AND CEILINGS. DRYWALL SHALL BE U.S. GYPSUM OR EQUAL (STANDARD, FIRE-CODE, OR MOISTURE RESISTANT AS REQUIRED, BY CONDITIONS SHOWN), OF THICKNESSES SHOWN, HAVING TAPERED EDGES, APPLIED WITH LENGTHS VERTICAL WHERE REQUIRED FOR FIRE RATING. PROVIDE BLOCKING FOR WALL-AMOUNT CABINET'S PRIOR TO INSTALLING WALLBOARD. JOINTS SHALL BE TAPED AND SPACKLED USING TECHNIQUES & MATERIALS RECOMMENDED BY MANUFACTURER. U.S. GYPSUM SHALL BE USED TO ALL WALLBOARD SURFACES A COAT OF JOINT COMPOUND ORANGE PEAL COAT).
- WOOD DOORS SHALL BE OF TYPES, THICKNESSES, SIZE AND CONSTRUCTION AS SHOWN. FLUSH INTERIOR DOORS SHALL BE SOLID CORE WITH PAINT GRADE HARDWOOD FACES. BI-FOLD DOORS SHALL HAVE SOLID WOOD STILES AND RAILS WITH TRACK OF PAINT GRADE PINE FOR EQUAL EXTERIOR ENTRANCE DOORS SHALL BE CONSTRUCTED OF SOLID WOOD MEMBERS AND PANELS, ALL ASSEMBLED WITH WATERPROOF GLUE, DESIGN AS SHOWN.
- CLOSET SHELVES SELECTED BY OWNER.
- SLOPED ROOFING SHALL BE CEMENT TILE OR CEDAR SHAKE AS INDICATED ON ARCHITECTURAL DRAWINGS. TILE SHALL BE INSTALLED IN CONFORMANCE WITH MANUFACTURER'S RECOMMENDED INSTALLATION SPECIFICATIONS AND ALL APPLICABLE BUILDING CODES. CEMENT TILE SHALL BE INSTALLED OVER ONE LAYER OF 3/8" X 5/8" ROOFING FELT DRY-IN SHEET, AND CEILING SURFACES SHALL BE CEILING FLOORING FELT WITH CAPPED. SUBMIT COLOR SAMPLES TO ARCHITECT FOR SAMPLING.

**HOME REMODELING FOR:
WACHTEL RESIDENCE**
9524 CARLYLE AVE
SURFSIDE, FL 33154

SHEET INDEX:

SHEET	DESCRIPTION
ARCHITECTURE	
A-1	GENERAL NOTES
A-2	SITE PLAN
A-3	DEMOLITION PLAN
A-4	PROPOSED FLOOR PLAN
A-5	ELEVATIONS
A-6	TYP. DETAILS

STRUCTURAL

S-0	GENERAL STRUCTURAL NOTES, INDEX
S-1	FOUNDATION PLAN
S-2	ROOF FRAMING PLAN
S-3	GENERAL DETAILS
S-4	GENERAL DETAILS
S-5	WIND PRESSURES, ELEVATIONS.

MECHANICAL

M-1	HVAC FLOOR PLAN
M-2	HVAC DETAILS AND NOTES

ELECTRICAL

E-1	ELECTRICAL PLAN
E-2	ELECTRICAL RISER AND NOTES

PLUMBING

P-1	PLUMBING FLOOR PLAN
P-2	PLUMBING DETAILS AND NOTES

No.2	Revision/Issue	Date
No.3		
No.		

**FLORIDA BUILDING CODE
2020 (7th EDITION)
LEVEL 2 ALTERATION
OCCUPANCY GROUP -- R-1 (SFR)**

General Notes

HOME REMODELING WACHTEL RESIDENCE

Firm Name and Address
American Engineering Design
1111 Kame Concourse
Suite 610
Bay Harbor, FL 33154
305-868-5717
Authorization No. 0008544
Bernardo Colffman PE 56562

Project Name and Address
WACHTEL RESIDENCE
9524 CARLYLE AVE
SURFSIDE, FL 33154

Project	Date	Scale	Sheet
	OCT 2014		A0

ZONING NOTES:

- SITE TO BE FILLED TO COUNTY FLOOD CRITERIA ELEVATION N.G.V.D. OR AN ELEVATION NO LESS THAN THE HIGHEST APPROVED GROUND ELEVATION OF THE ROAD ABUTTING THE PROPERTY.
 - AREA ADJACENT TO LAKE OR CANAL TO BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER INTO LAKE OR CANAL.
 - LOT WILL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORMWATER ONTO ADJACENT PROPERTY. APPLICANT WILL PROVIDE CERTIFICATION PRIOR TO FINAL INSPECTION.
 - IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, SECTION 453.79 (10), FLORIDA STATUTES, EFFECTIVE 7/10/07.
 - A SEPARATE PERMIT WILL BE REQUIRED FOR ALL DRIVEWAY APPROACHES. CONTACT PUBLIC WORKS DEPARTMENT.
 - THE HEIGHT OF FENCES, WALLS AND HEDGES SHALL NOT EXCEED 2.5 FEET IN HEIGHT WITHIN 10 FEET OF THE DRIVEWAY LEADING TO A RIGHT OF WAY. THE HEIGHT OF FENCES IS BEING MEASURED FROM GRADE.
 - GRADE ELEVATION = ELEVATION OF PUBLIC SIDEWALK OR CROWN OF ROAD.
 - O.S.F.H. (OUTSIDE SPECIAL FLOOD HAZARD): ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE REQUIRED LOWEST FLOOR ELEVATION.
 - S.F.H. (SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE BASE FLOOD ELEVATION OR REQUIRED LOWEST FLOOR ELEVATION WHICH EVER IS HIGHER.
 - LOWEST FLOOR - SHALL MEAN THE LOWEST FLOOR OF THE LOWEST ENCLOSED AREA (INCLUDING BASEMENT) IN AN AREA OTHER THAN A BASEMENT AREA, IS NOT CONSIDERED A BUILDING'S LOWEST FLOOR, PROVIDED THAT SUCH ENCLOSURE IS NOT BUILT AS TO RENDER THE STRUCTURE IN VIOLATION OF THE APPLICABLE NON-ELEVATION DESIGN REQUIREMENTS IN SECTIONS 11C-3.11C-4, 11C-5.
 - GARAGE OR STORAGE (FHA, OSHA 11C-5-F): FULLY ENCLOSED AREAS BELOW THE BASE ELEVATIONS SHALL BE DESIGNED TO PRECLUDE FINISHED LIVING SPACE EXCEPT ALLOWABLE USES, UNLIMITED STORAGE AND BUILDING ACCESS AND SHALL BE DESIGNED TO ALLOW FOR THE ENTRY AND EXIT OF FLOOD-WATERS TO AUTOMATICALLY EQUALIZE HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS.
- DESIGN FOR COMPLYING WITH THIS REQUIREMENT MUST BE EITHER CERTIFIED BY A PROFESSIONAL ENGINEER OR ARCHITECT AND MEET THE FOLLOWING CRITERIA:
1. PROVIDE A MINIMUM OF TWO (2) OPENINGS, HAVING A TOTAL NET AREA OF NOT LESS THAN ONE (1) SQUARE INCH FOR EVERY SQUARE FOOT OF ENCLOSED AREA SIZE. BOTTOM OF ALL OPENINGS SHALL BE NOT HIGHER THAN ONE (1) FOOT ABOVE GRADE.
 2. THE INTERIOR PORTION OF SUCH ENCLOSED AREAS SHALL NOT BE PARTITIONED OR FINISH INTO SEPARATE ROOMS OR AIR CONDITIONED.

HOME REMODELING WACHTEL RESIDENCE

General Notes

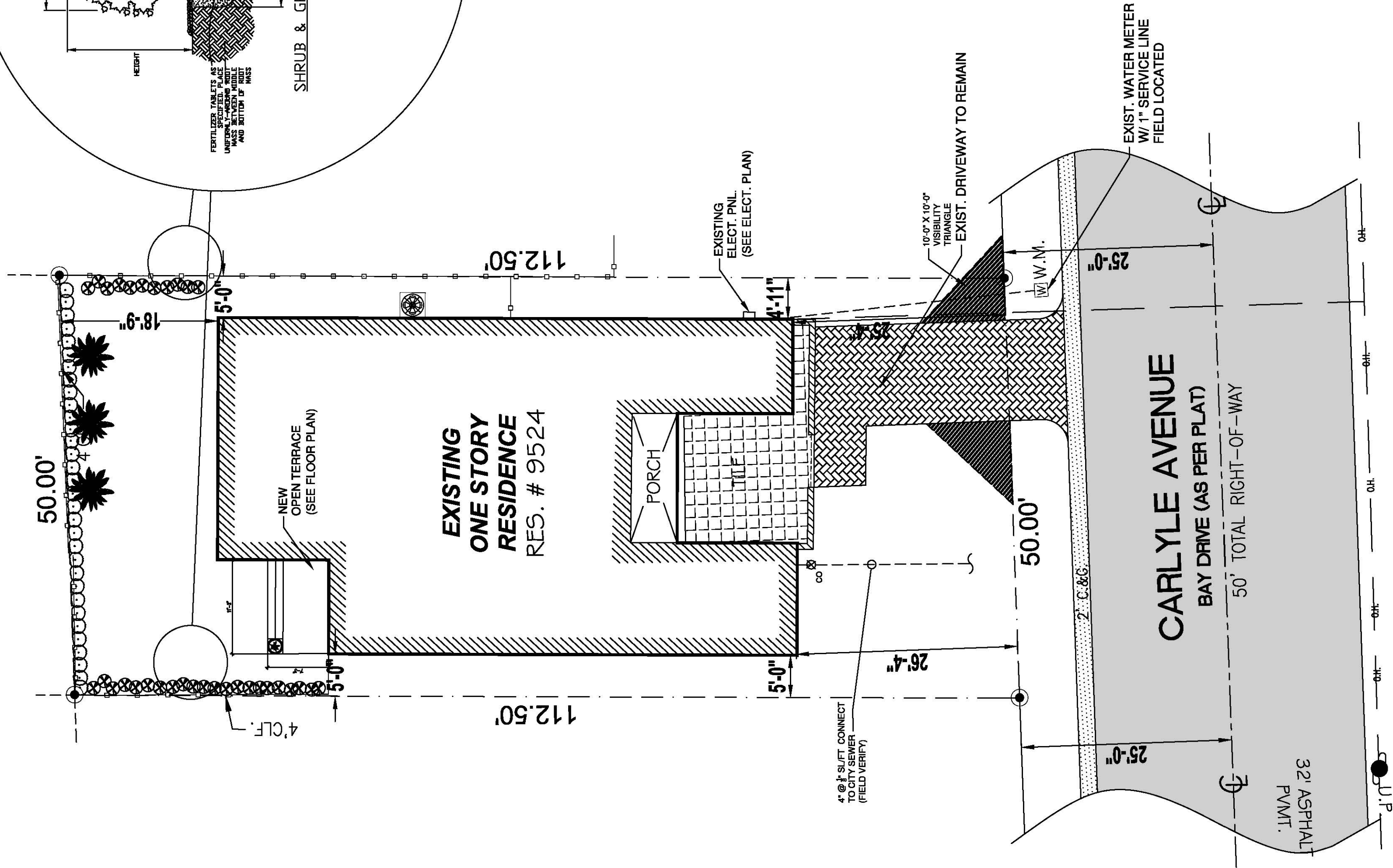
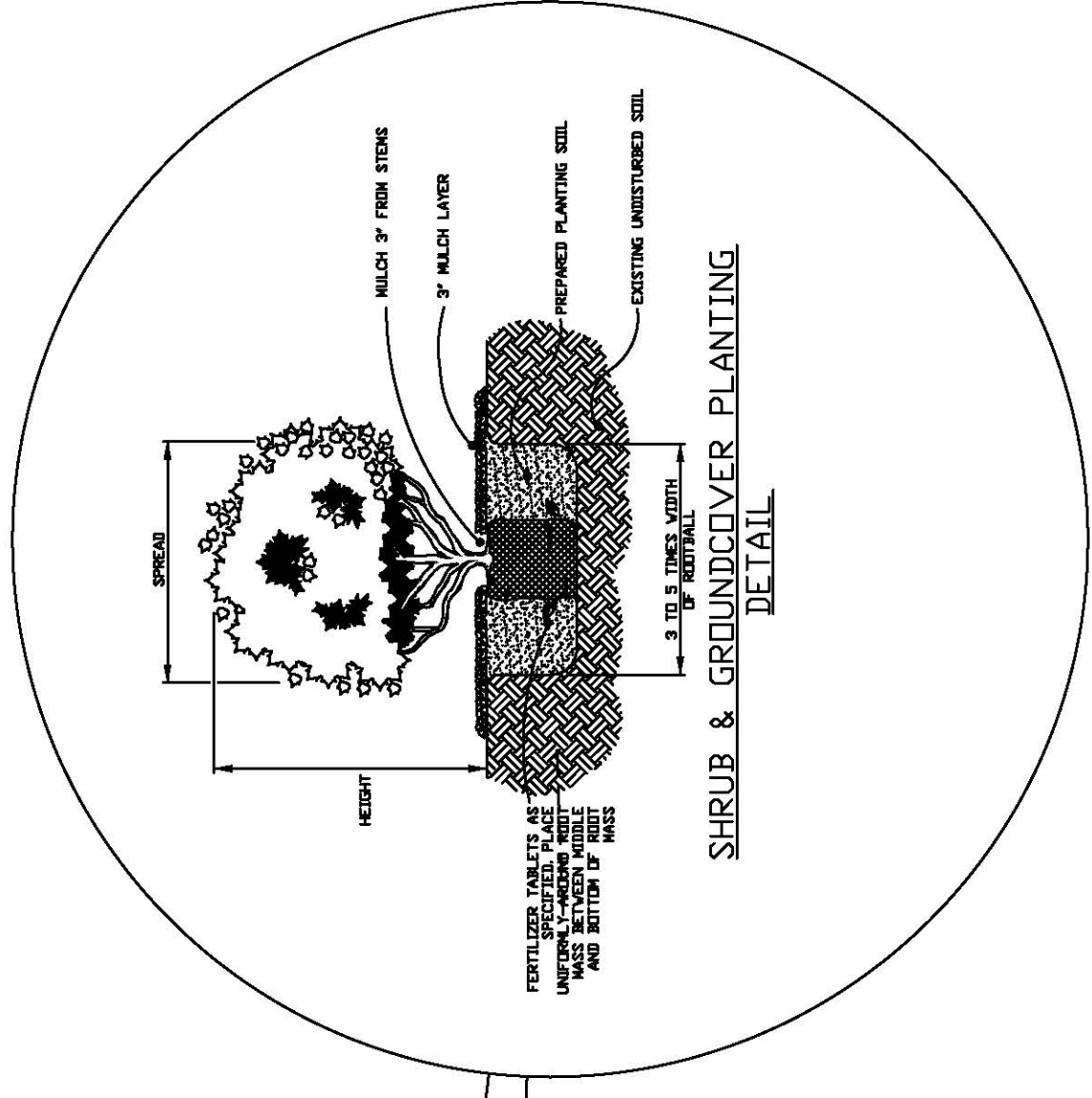
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WACHTEL RESIDENCE
9524 CARLYLE AVE
SURFSIDE, FL 33154

Project	Sheet
Date	A1
Scale	



ZONING LEGEND

SITE DATA	
1.- PROJECT	HOME INTERIOR REMODELING
2.- PROPERTY ADDRESS	9524 CARLYLE AVE., SURFSIDE, FL 33154
3.- ZONING (MIAMI-DADE)	SINGLE FAMILY HOME
4.- NET LOT AREA	5,600 SQ. FT. (0.12 ACRES)
SITE COMPUTATION	
1.-LOT COVERAGE	REQUIRED: 2,800 SQ. FT. (50% MAX.) PROVIDED: 2,983 SQ. FT. (53.1%)
3.-MIN. LANDSCAPE AREA (PERVIOUS AREA)	REQUIRED: 1,969 SQ. FT. (35%) PROVIDED: 3,217 SQ. FT. (57.45%)
PROPOSED BUILDING	
1.- EXISTING HOUSE	PROVIDED: 1,916 SQ. FT.
2.- EXISTING CAR GARAGE CONVERSION	302 SQ. FT.
3.- PROP. BACK TERRACE	80 SQ. FT.
4.- EXISTING FRONT OPEN TERRACE	85 SQ. FT.
TOTAL AREA	2,383 SQ. FT.
BUILDING HEIGHT	REQUIRED: 35 FT. (MAX.) PROVIDED: 15'-4"
SETBACKS	
1.- FRONT SET BACK	REQUIRED: 20'-0" PROVIDED: 25'-7" (EXIST.)
2.- REAR SETBACK	REQUIRED: 15'-0" PROVIDED: 18'-9" (EXIST.)
3.- INTERIOR SIDE SETBACK (SOUTH)	REQUIRED: 5'-0" PROVIDED: 5'-0" (EXIST.)
4.- INTERIOR SIDE SETBACK (NORTH)	REQUIRED: 5'-0" PROVIDED: 4'-11" (EXIST.)

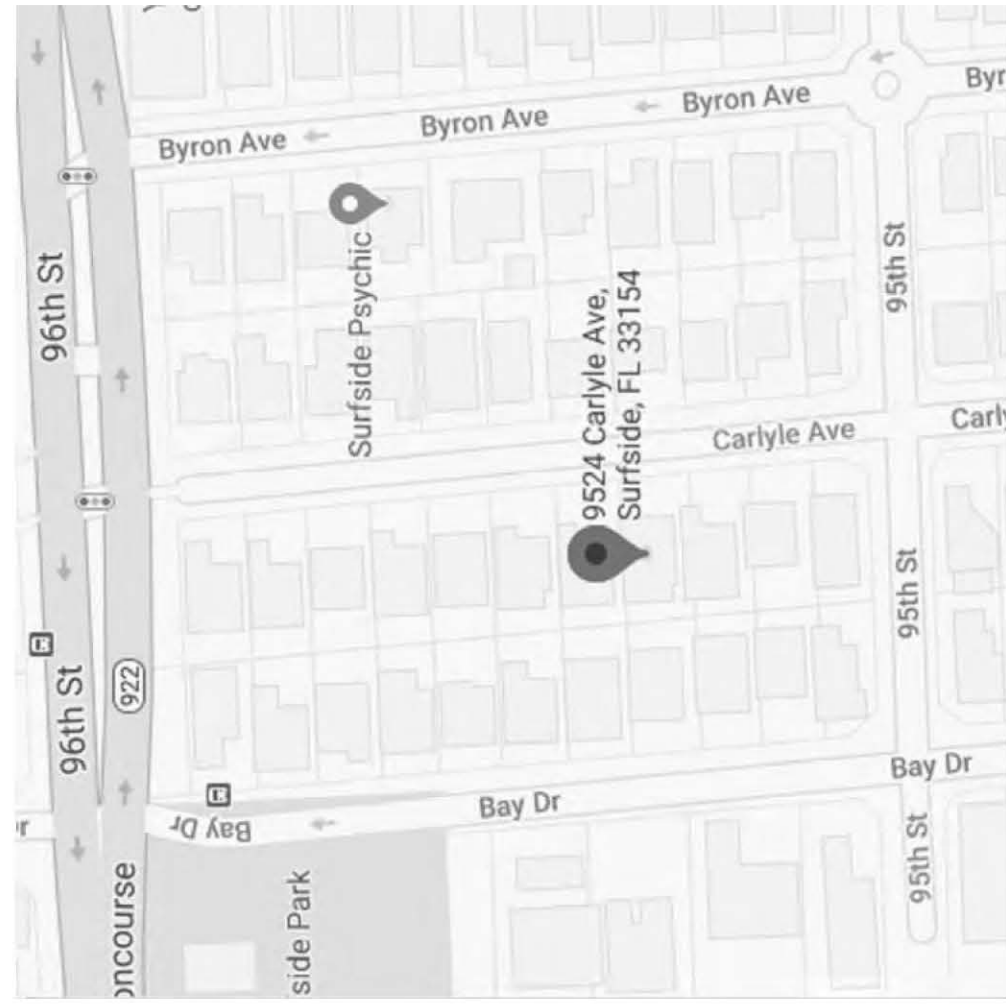
SOIL STATEMENT:
SOIL AT THIS SITE IS ADEQUATE TO SUPPORT THE DESIGN LOAD OF 2000 PSF AFTER EXCAVATION. A SIGNED & SEALED REPORT BY WINGERTER LABORATORIES DATED APRIL 21, 2021, WILL BE SUBMITTED BY THE OWNER ATTESTING THAT THE SITE HAS BEEN OBSERVED AND THE FOUNDATION CONDITIONS ARE SIMILAR TO THOSE UPON WHICH THE DESIGN IS BASED ON.

TERMITE SOIL STATEMENT:
ALL BUILDING SHALL HAVE A PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPLICABLE WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. THIS TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES (AS PER R4409.13.5 FBC 2020)".

VIOLATION NOTE:
FAILURE TO MAINTAIN LANDSCAPING ACCORDING TO APPROVED PLANS IS A CODE VIOLATION. FAILURE TO PLANT, PRESERVE, OR MAINTAIN IS A SEPARATE VIOLATION, EACH PLANT, EACH DAY. 18A-13 (C)

*** VISIBILITY TRIANGLES NOTE:**
ALL TRIANGLES OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF TWO AND A HALF (2.5) FEET AND EIGHT (8) FEET ABOVE THE ESTABLISHED GRADE.

LEGEND	
FEMA MAP REFERENCE	12066C0284L
FLOOD ZONE	AH
BASE FLOOD ELEVATION	9.0
COMMUNITY NO	120643
PANEL	0284
SUFFIX	L
DATE OF FIRM	9-11-2009



LOCATION MAP

NOT TO SCALE

LEGAL DESCRIPTION:

Lot 4, BLK. 11 "ALTOS DEL MAR No. 6" according to the Plat thereof as recorded in Plat Book 6, Page 106 of the Public Records of Miami-Dade County, Florida.
FOUO No. 14-2525-007-2010

NOTE:

WORK IS ONLY FOR INTERIOR WORK EXCEPT FOR EXTENSION OF BACK PORCH.
THE HEIGHT OF FENCES IS BEING MEASURED FROM GRADE.
GRADE EQUALS TO THE ELEVATION OF THE PUBLIC SIDEWALK OR THE CROWN OF ROAD.

GENERAL NOTES:

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND NOTIFY ARCHITECT IF ANY DISCREPANCIES BEFORE ANY WORK IS PERFORMED.
- IN THE EVENT OF ANY ERRORS OR OMISSIONS IN THESE PLANS, ARCHITECT TO BE NOTIFIED AT ONCE.
- ALL SHOP DRAWINGS TO BE SUBMITTED TO ARCHITECT FOR APPROVAL. PRIOR TO FABRICATION OR INSTALLATION.
- SEE STRAP TO EEL, PLUMBING, AND ELECTRICAL DRAWINGS FOR DETAILS.
- ALL ELECTRICAL AND PLUMBING CONTRACTORS TO HAVE SEPARATE BUILDING PERMITS.
- CONCRETE COMPRESSIVE STRENGTH TO BE 2500 PSI IN 28 DAYS UNLESS OTHERWISE NOTED.
- REINFORCING STEEL SHALL CONFORM WITH ASTM A-615 GR. 60 SPECS LATEST REVISIONS.
- STRUCTURAL STEEL SHALL CONFORM WITH ASTM A-36 LATEST REVISIONS.
- ALL WOOD IN CONTACT WITH CONCRETE AND MASONRY SHOULD BE PRESSURE TREATED.
- STRUCTURAL LUMBER SHALL HAVE A MINIMUM BENDING STRESS OF 1200 PSI.
- DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY.

HOME REMODELING WACHTEL RESIDENCE

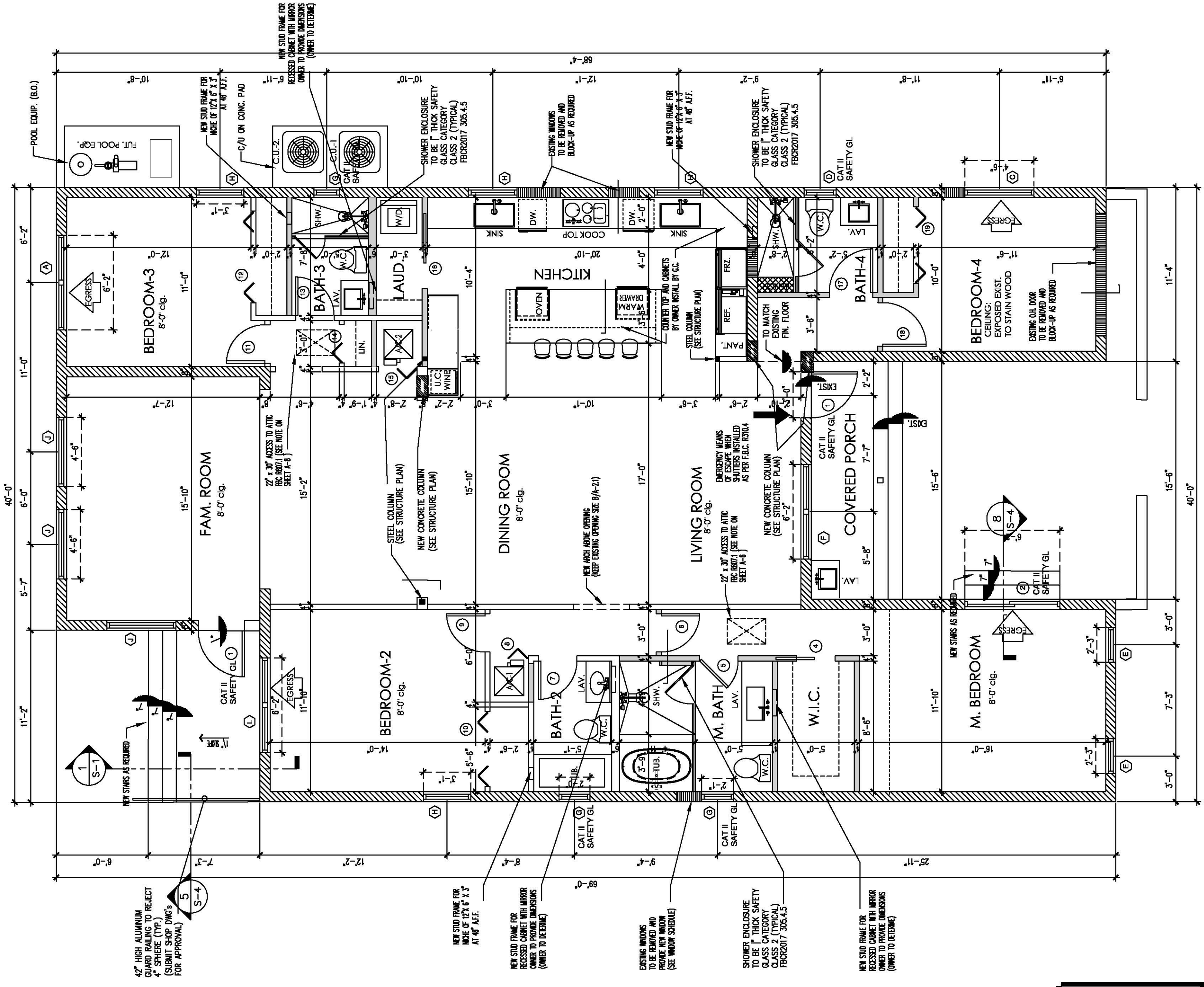
General Notes

No.	Revision/Issue	Date
No.2		
No.3		
No.		

Firm Name and Address
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 305-868-5717
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 9524 GARLYLE AVE
 SURFSIDE, FL 33154

Project	Date	Scale	Sheet
	OCT 2014		A2



PROPOSED FLOOR PLAN SCALE: 1/4"=1'-0"

NOTE:
 ATTIC ACCESS MUST BE LOCATED AT A POINT WHERE THERE IS A MINIMUM 20" OF HEADROOM UNOBSTRUCTED. AS PER I.C. 807.1, F.E.C. 2017, 506.12D.

GLASS NOTE AS PER F.B.C. 2020 (7th EDITION)
 R 2008.4.5 GLAZING AND NET SURFACES CONTAINING OR BEING GLAZED OR ENCLOSED SHALL BE CONSIDERED AS GLAZING UNLESS SPECIFICALLY NOTED OTHERWISE. SHOWER ENCLOSURES, SHOWER STALLS, SHOWER PANES, SHOWER AND INDOOR SWIMMING POOLS, WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 mm) ABOVE FINISHED FLOOR, SHALL BE CONSIDERED AS HAZARDOUS LOCATION. THIS SHALL APPLY TO SINGLE GLAZING AND ALL PANELS IN MULTIPLE GLAZING.

GLASS NOTE AS PER SEC. R308 OF F.B.C. 2020 (7th EDITION)
 Doors, both end and shower enclosures, and sliding glass doors containing glass or other transparent material shall be safety glass. Safety glass shall be safety glass as set forth in 808.3 for Category I glazing products.

FLAME SPREAD INDEX AND SMOKE DEVELOPED INDEX:
 (A) FLAME SPREAD INDEX AND SMOKE DEVELOPED INDEX FOR WALLS AND CEILING FINISHES AS PER F.B.C. 2020 (7th EDITION) SHALL NOT EXCEED 250 AND 450, RESPECTIVELY. (B) FINISHES WITH A SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450 AS PER F.B.C. 2020 (7th EDITION) SHALL BE PERMITTED FOR INSULATION AS PER FIRE SECTION R302.10.1. INSULATION MATERIALS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25 AND A SMOKE DEVELOPED INDEX NOT TO EXCEED 450 AS PER FIRE SECTION R302.10.1 THROUGH R302.10.5.

R4408.1.3.3.2.3
 All openings into the attic space of any habitable building shall be covered with screening, hardware cloth or equivalent to prevent the entry of birds, squirrels, rodents, etc. The openings therein shall not exceed 1/8 inch (3.2 mm).

OPENING INTO ATTIC
 (2021 F.E.C. 2020 (7th EDITION))
 EXTERIOR OPENINGS INTO THE ATTIC SPACE OF ANY BUILDING INTENDED FOR HUMAN OCCUPANCY SHALL BE PROTECTED BY SCREENING, HARDWARE CLOTH, PERFORATED METAL OR OTHER SIMILAR SCREENING. OPENINGS FOR VENTILATION HAVING A LEAST DIMENSION OF NOT LESS THAN 1/16 INCH (1.6 mm) AND NOT MORE THAN 1/4 INCH (6.4 mm) SHALL BE PERMITTED. OPENINGS FOR VENTILATION HAVING A LEAST DIMENSION LARGER THAN 1/4 INCH (6.4 mm) SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED METAL OR OTHER SIMILAR SCREENING. SCREENING SHALL BE 1/8 INCH (3.2 mm) AND NOT MORE THAN 1/4 INCH (6.4 mm) WHERE COMBUSTION AIR IS RETURNED FROM AN ATTIC AREA. IT SHALL BE IN ACCORDANCE WITH CHAPTER 7 OF THE F.E.C., MECHANICAL.

BACKING BOARD NOTE AS PER SEC. R702.4.2 OF F.B.C. 2020 (7 ED.)
 R702.4.2 Fiber-cement, fiber-reinforced cement, glass mat gypsum backers and fiber-reinforced gypsum backers shall be installed in accordance with the manufacturer's recommendations. Fiber-reinforced gypsum backers, glass mat gypsum backers or C-1278, respectively, and installed in accordance with manufacturers' recommendations shall be used as backers for wall tile in tub and shower areas and wall panels in shower areas.

LEGEND:

	EXISTING CONC. BLOCK WALL LAYOUT
	NEW CONC. BLOCK WALL LAYOUT
	EXIST. PARTITION WALL TO REMAIN
	NEW PARTITION WALL (REF. TO WALL PARTITION DETAIL)

FLORIDA BUILDING CODE
 2020 (7th EDITION)
 LEVEL 2 ALTERATION
 OCCUPANCY GROUP - R-3 (SFR)

PROJECT SCOPE OF WORK
 - RE-DISTRIBUTION OF INTERIOR SPACES AND KITCHEN
 - NEW OPEN TERRACE ADDITION
 - NEW DOORS AND WINDOWS

TABULATION AREA

1.- EXISTING HOUSE	1916 SQ.FT
2.- EXISTING GARAGE CONVERSION	302 SQ.FT
3.- PROPOSED BACK TERRACE	80 SQ.FT
4.- EXISTING FRONT OPEN TERRACE	85 SQ.FT
TOTAL AREA	2,383 SQ.FT

General Notes

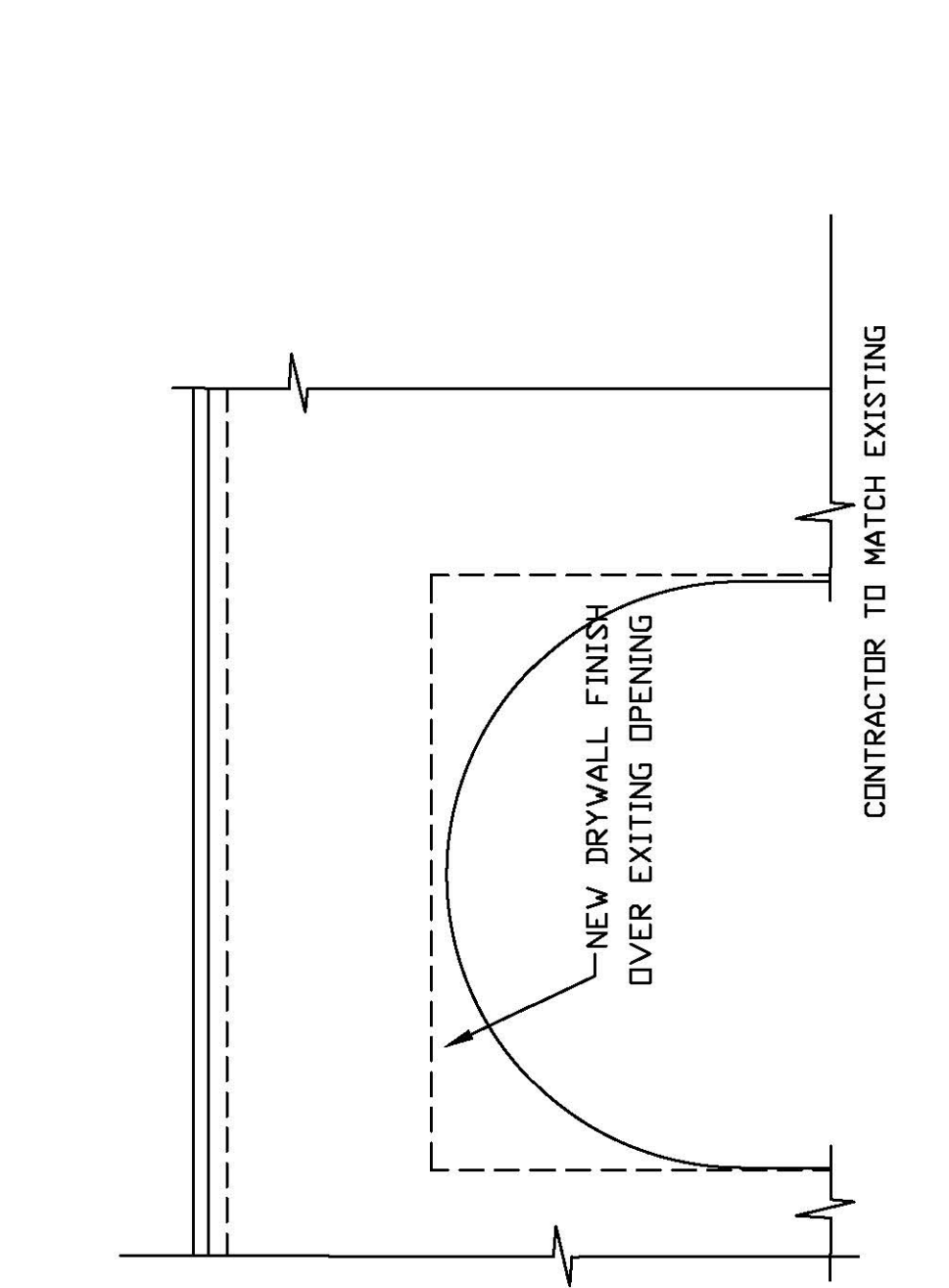
HOME REMODELING WACHTEL RESIDENCE

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No.3			
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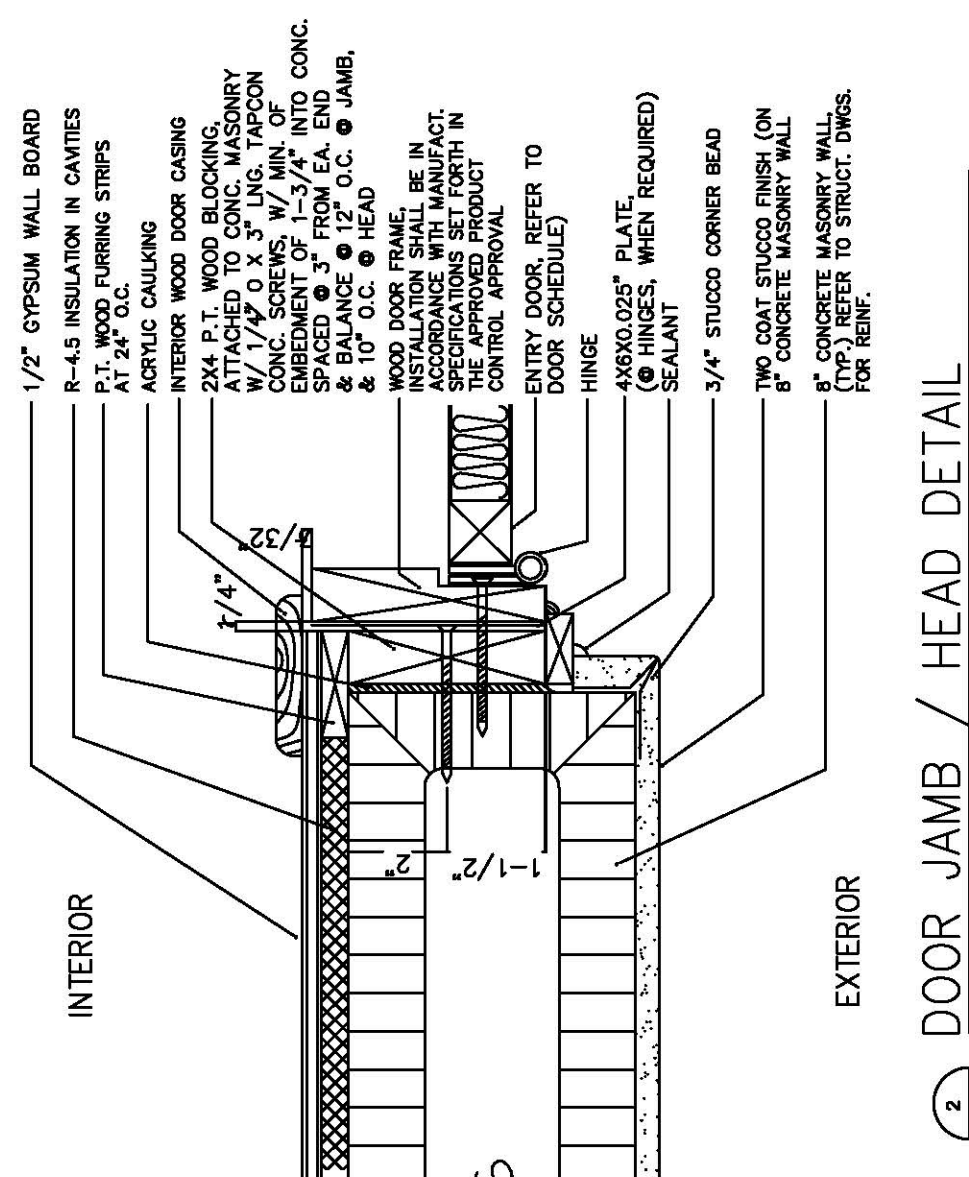
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Project	Sheet
Date	A2.1
Scale	

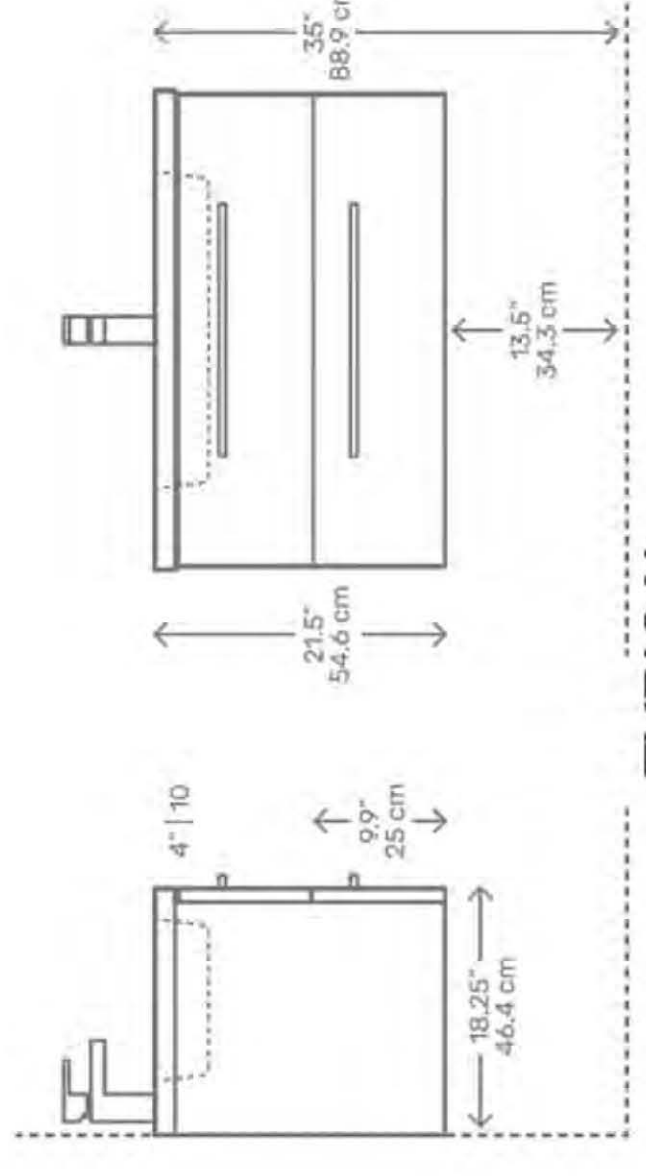


DETAIL B/A-2.1 TYPICAL ARCH DETAIL

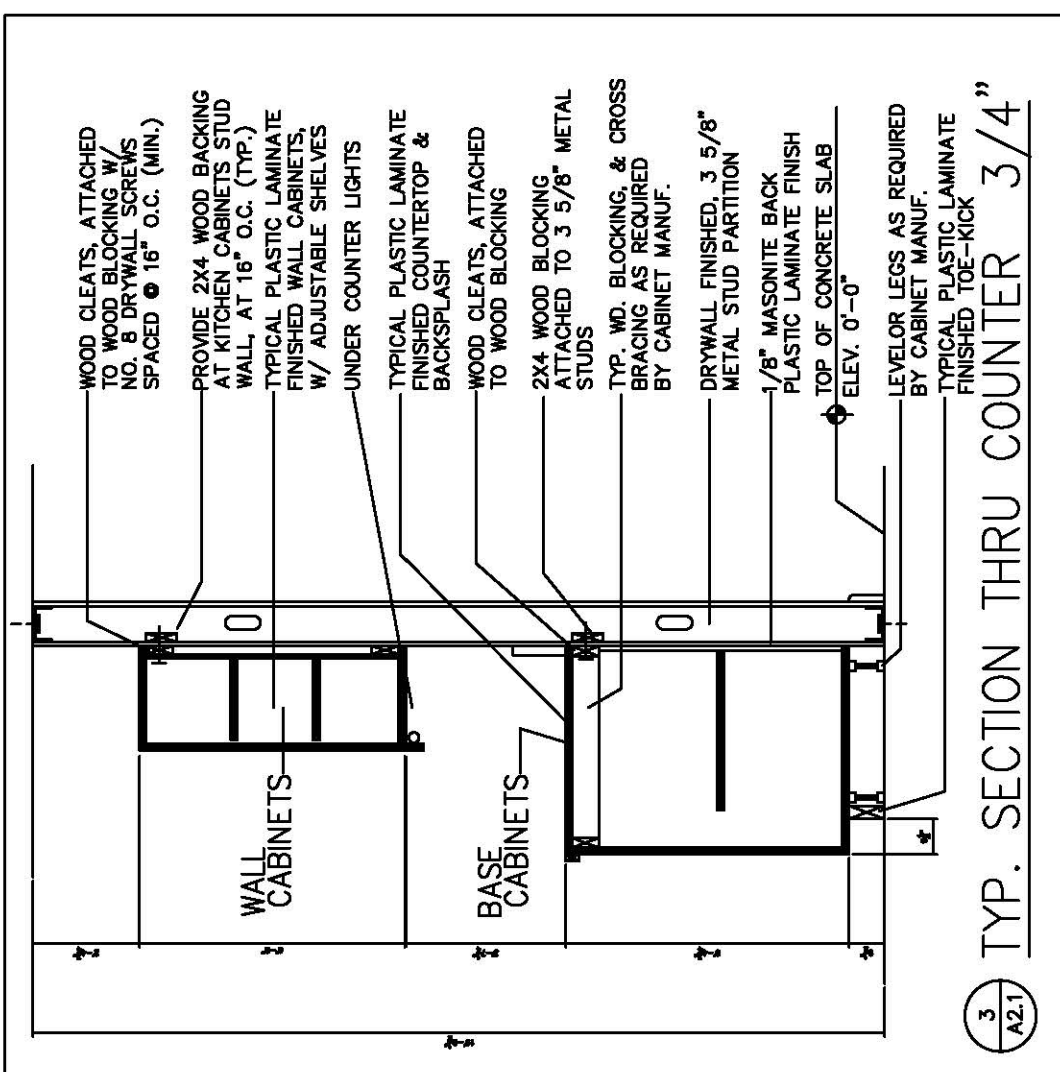


DOOR JAMB / HEAD DETAIL
 SCALE: 3" = 1'-0"

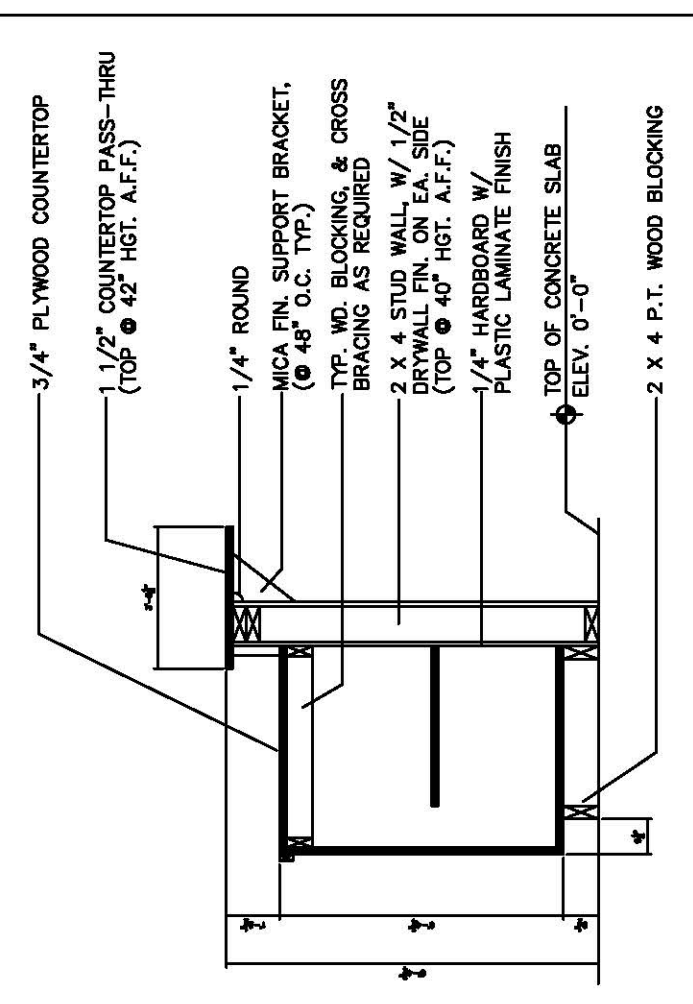
WINDOW AND SLIDING GLASS DOOR
 SHALL BE INSTALLED IN ACCORDANCE
 WITH MANUFACTURER'S SPECIFICATIONS
 AND CONTROLLED GLASS SHALL BE
 USED WHERE APPLICABLE.



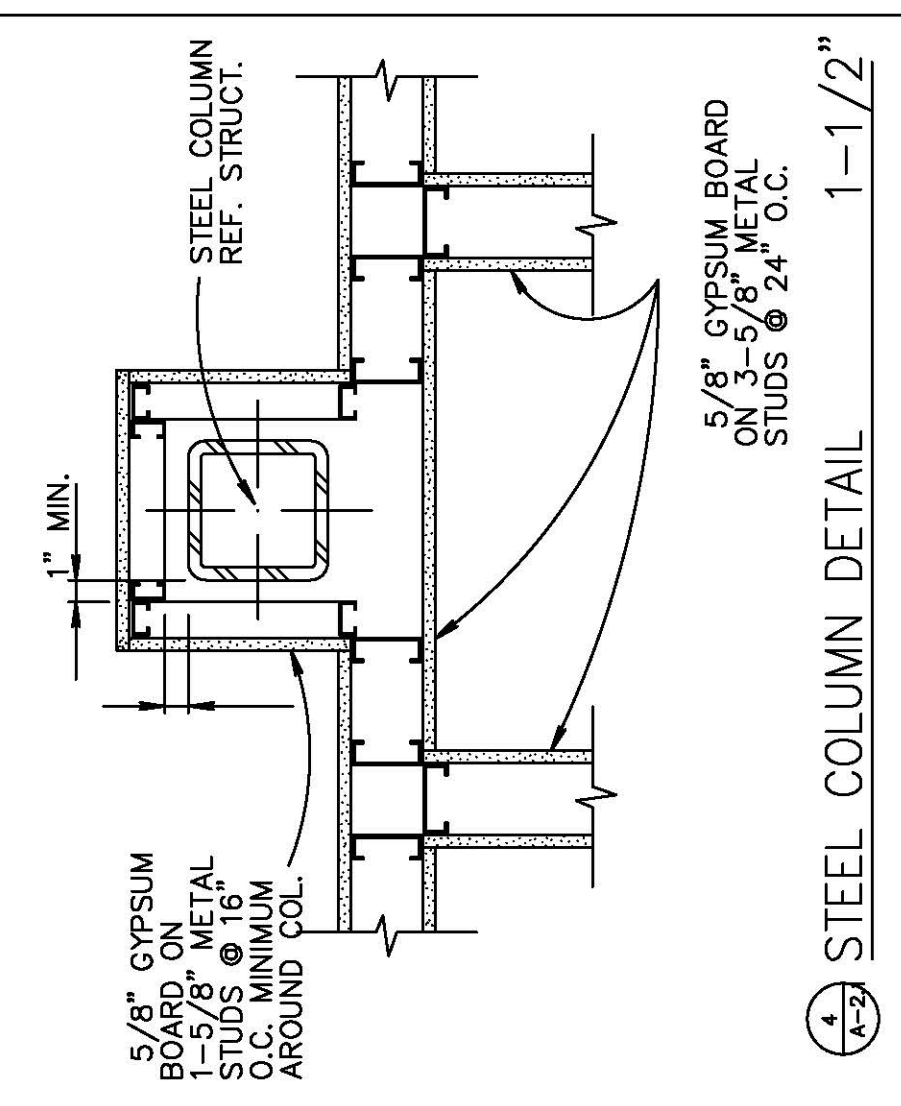
TYPICAL
 Modern Wall Mounted Single Vanity



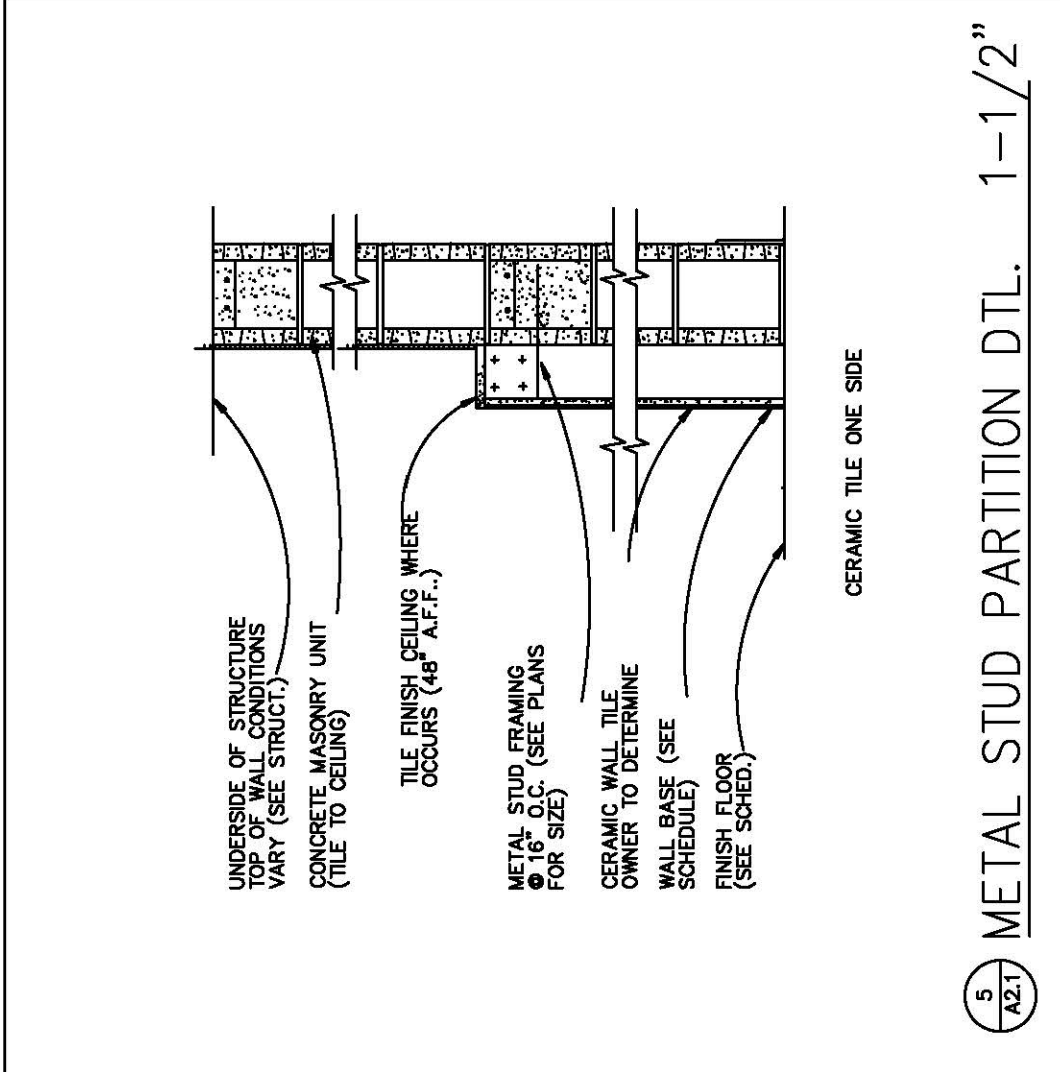
TYP. SECTION THRU COUNTER 3/4"



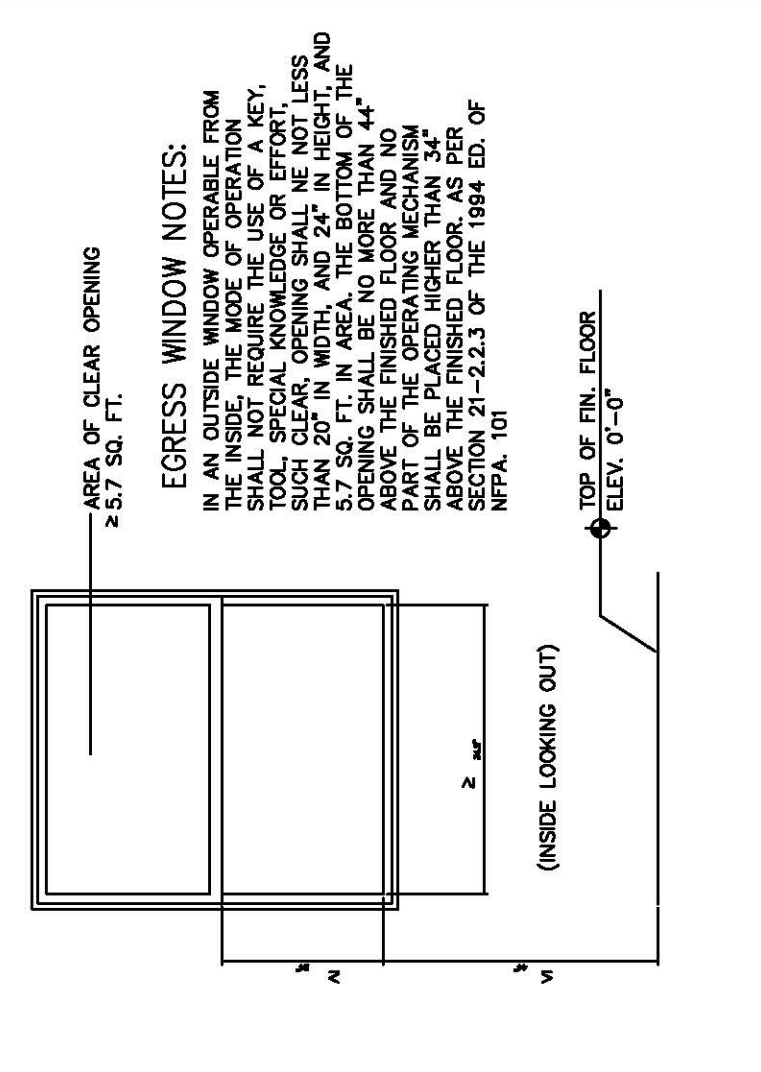
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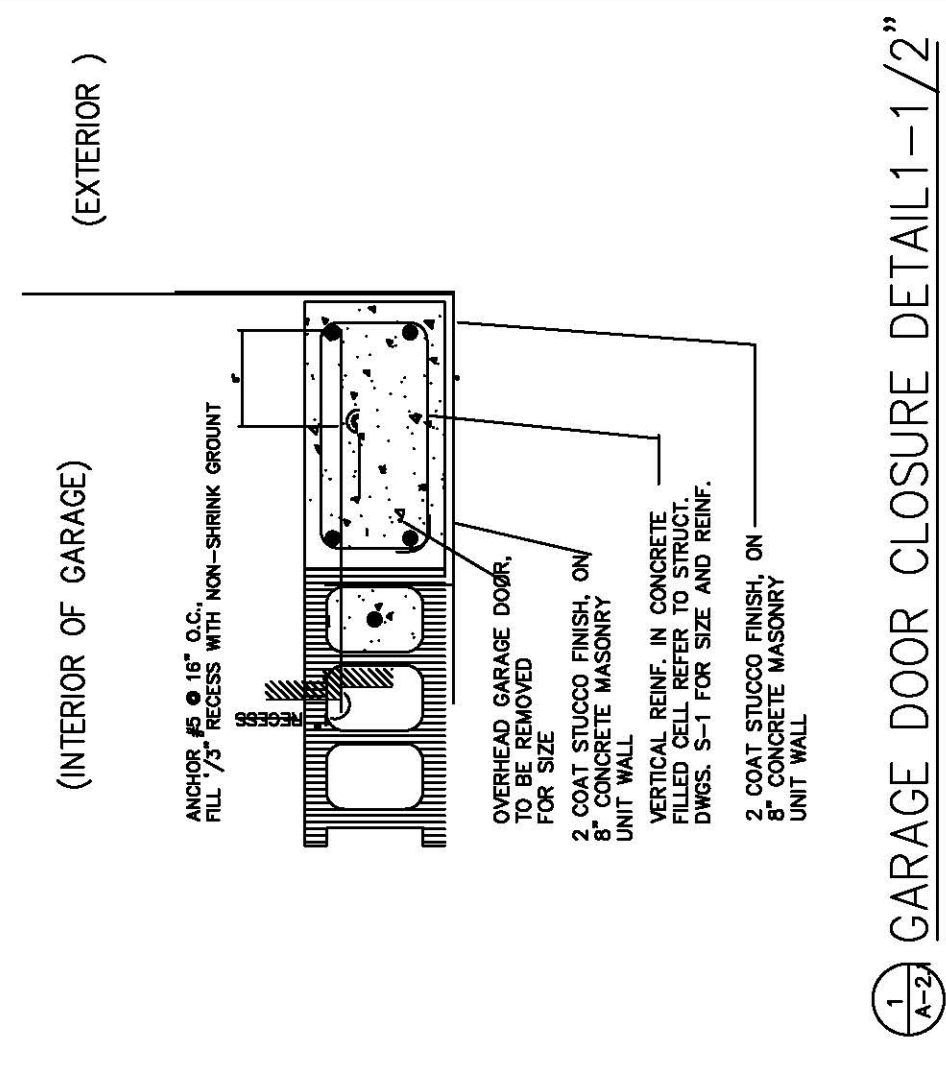
STEEL COLUMN DETAIL 1-1/2"



METAL STUD PARTITION DTL. 1-1/2"



EGRESS WINDOW DETAIL N.I.S.

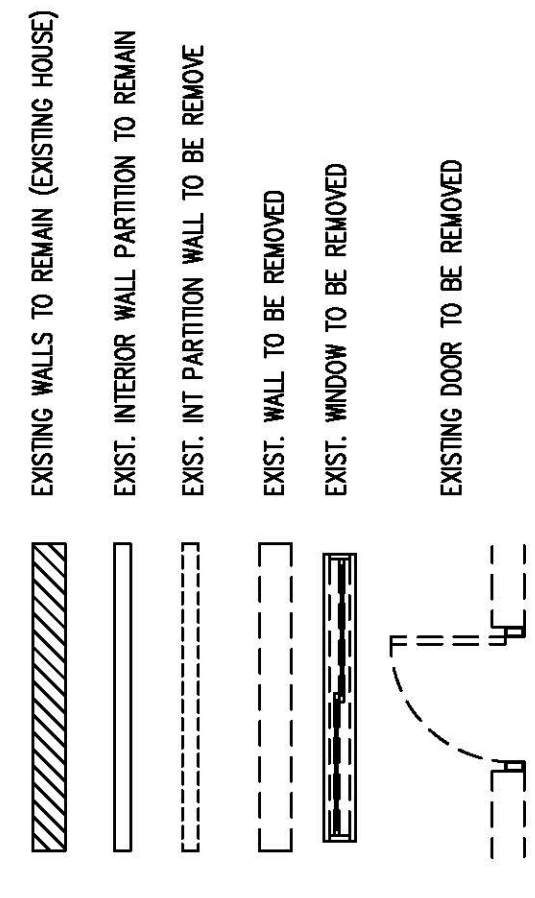


GARAGE DOOR CLOSURE DETAIL 1-1/2"

GENERAL DEMOLITION NOTES

- GENERAL CONTRACTOR MUST CAP AND IDENTIFY EXPOSED UTILITIES.
- GENERAL CONTRACTOR TO PROVIDE PERMITS AND NOTICES AUTHORIZING DEMOLITION.
- GENERAL CONTRACTOR TO PROVIDE PERMIT FOR TRANSPORT AND DISPOSAL OF DEBRIS
- GENERAL CONTRACTOR MUST SUBMIT A SCHEDULE FOR DEMOLITION PROCEDURES AND OPERATIONAL SEQUENCE FOR REVIEW & ACCEPTANCE BY ARCHITECT/ENGINEER.
- GENERAL CONTRACTOR MUST SUBMIT A SCHEDULE SHOWING TIME OF DAY AREA AND MEANS OF TRAVEL THROUGH PREMISES FOR DISPOSAL OF DEBRIS.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR SAFETY AND SUPPORT OF STRUCTURE, AND ASSUME LIABILITY FOR DAMAGE OR INJURY RELATED TO ANY PORTION OF THE WORK.
- GENERAL CONTRACTOR MUST CEASE OPERATIONS AND NOTIFY THE ARCHITECT/ENGINEER IMMEDIATELY, IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED.
- GENERAL CONTRACTOR MUST, EXCEPT WHERE NOTED OTHERWISE, MAINTAIN POSSESSION OF MATERIALS BEING DEMOLISHED. IMMEDIATELY REMOVE FROM SITE UNLESS OTHERWISE NOTIFIED.
- GENERAL CONTRACTOR MUST ERECT AND MAINTAIN DUST PROOF PARTITIONS AS REQUIRED TO PREVENT STRAGGLING DUST, FUMES, AND SMOKE TO OTHER PARTS OF THE BUILDING. DO NOT REMOVE PARTITIONS AND REPAIR DAMAGED SURFACES TO MATCH ADJACENT SURFACES.
- GENERAL CONTRACTOR SHALL DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE NEW WORK, INCLUDING THAT REQUIRED FOR CONNECTION TO THE EXISTING BUILDING. PROTECT EXISTING FOUNDATIONS AND SUPPORTING STRUCTURAL MEMBERS.
- GENERAL CONTRACTOR SHALL PERFORM DEMOLITION IN ACCORDANCE WITH APPLICABLE AUTHORITIES HAVING JURISDICTION.
- GENERAL CONTRACTOR SHALL REPAIR ALL DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED, AT NO COST TO THE OWNER.
- GENERAL CONTRACTOR SHALL REMOVE FROM SITE, CONTAMINATED, VERMIN INFESTED OR DANGEROUS MATERIALS ENCOUNTERED AND DISPOSE OF BY SAFE MEANS SO AS NOT TO ENDANGER HEALTH OF WORKERS AND PUBLIC.

LEGEND:



TABULATION AREA (EXISTING)

EXIST. HOUSE	2,041 SQ.FT.
EXIST. GARAGE	257 SQ.FT.
EXIST. ENTRY PORCH	92 SQ.FT.
EXIST. GARAGE	2,390 SQ.FT.

HOME REMODELING WACHTEL RESIDENCE

General Notes

No.	Revision/Issue	Date
No.2		
No.3		
No.		

Firm Name and Address
 American Engineering Design
 1111 Kane Concourse
 Suite 610
 Bay Harbor, FL 33154
 305-868-5717
 Authorization No. 0008544
 Bernardo Colffman PE 56562

Project Name and Address

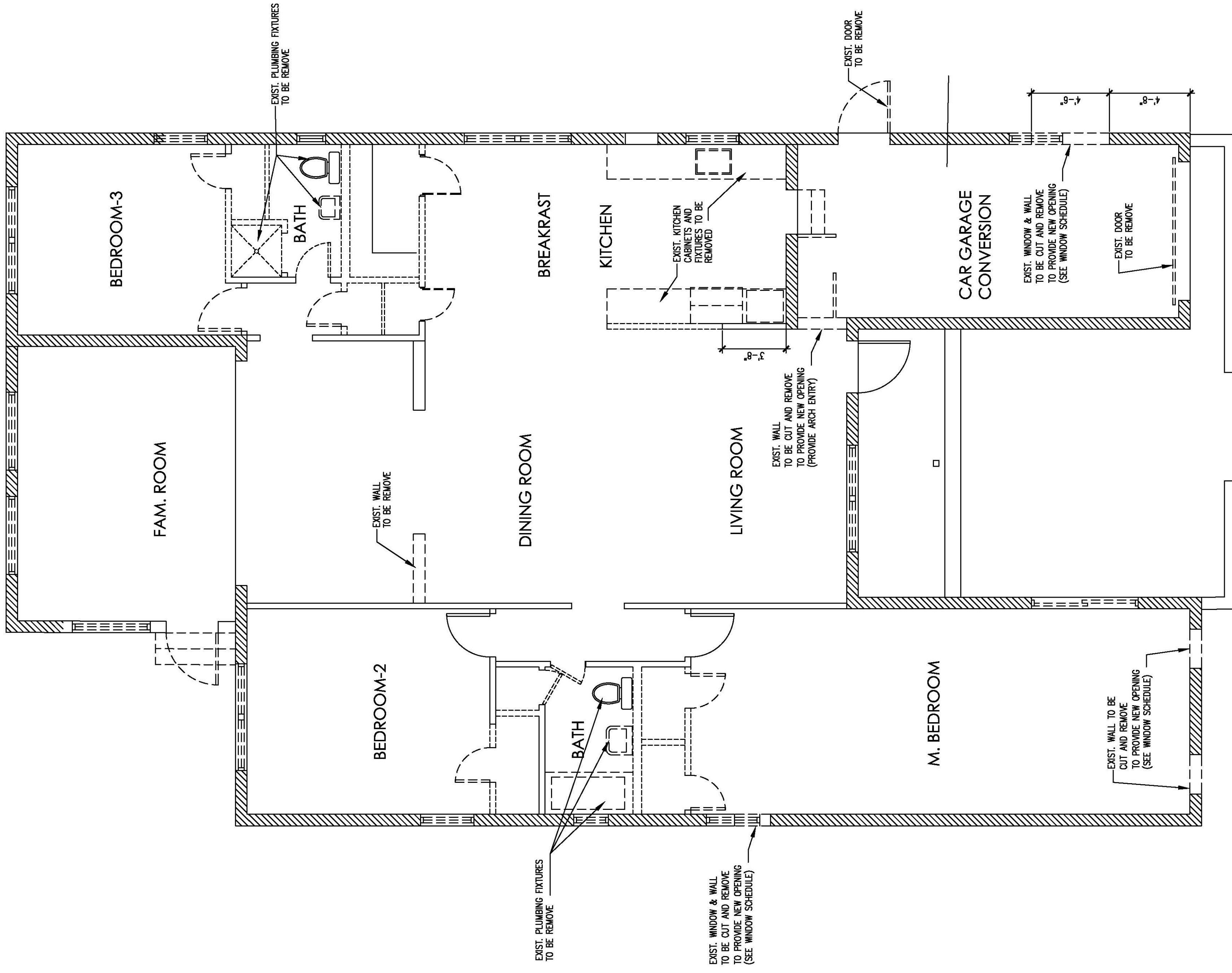
WACHTEL RESIDENCE
 9524 GARLYLE AVE
 SURFSIDE, FL 33154

Project

Date
 OCT 2014

Scale

Sheet
 D1



EXISTING DEMOLITION FLOOR PLAN

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

NOTE:

1. DENOTE ALL DOORS & WINDOWS NOT HATCHED ARE EXISTING AND ARE TO REMAIN

HOME REMODELING WACHTEL RESIDENCE

General Notes

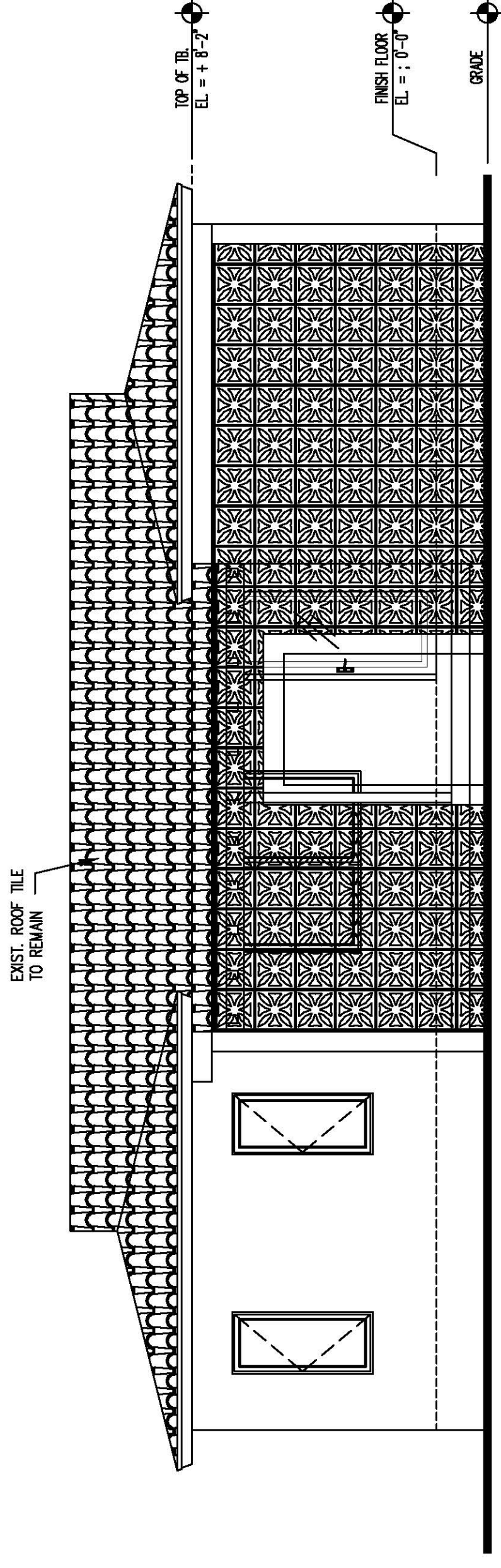
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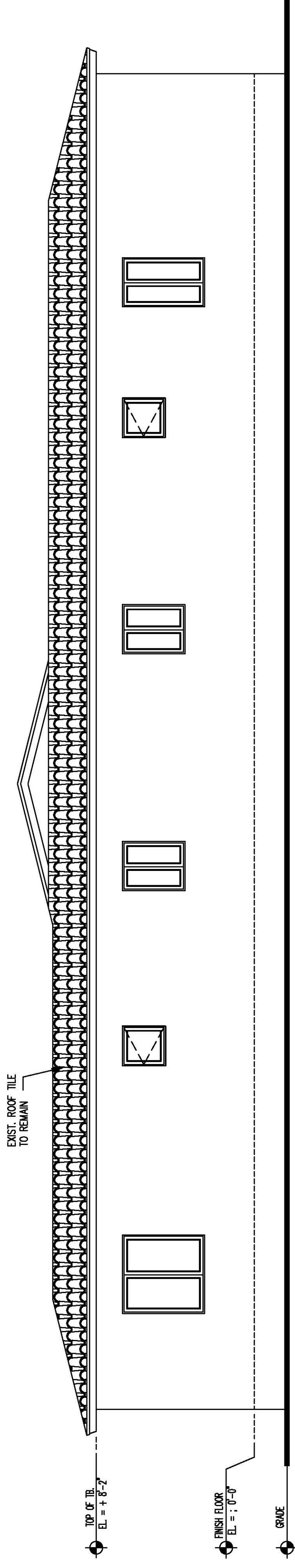
Project Name and Address

WACHTEL RESIDENCE
 9524 CARLYLE AVE
 SURFSIDE, FL 33154

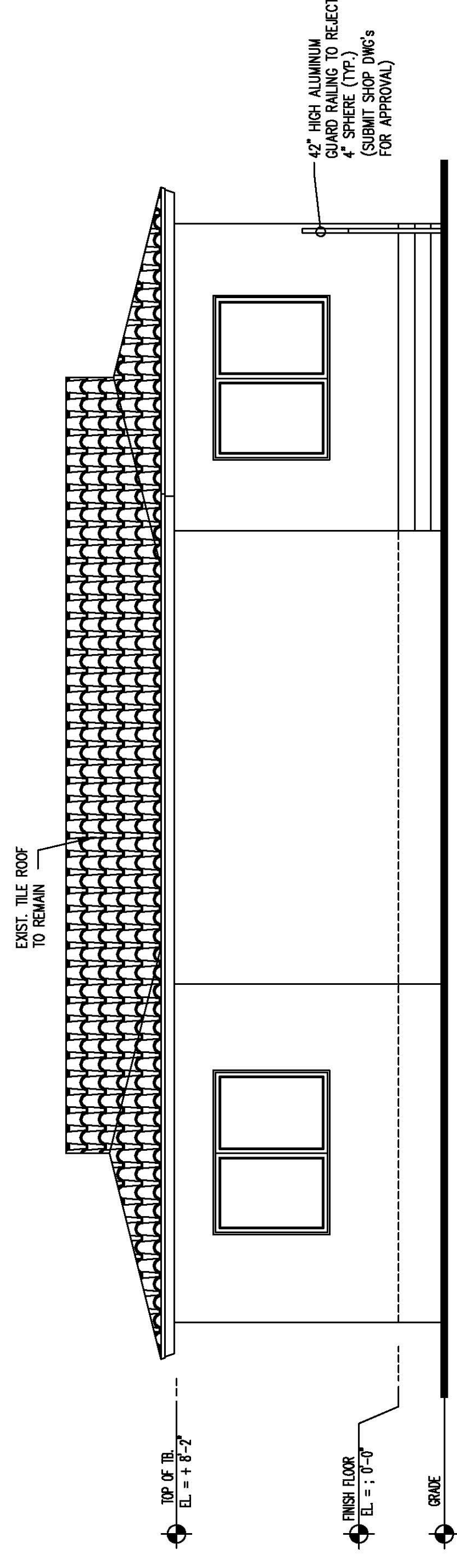
Project	Sheet
OCT 2014	A3
Scale	



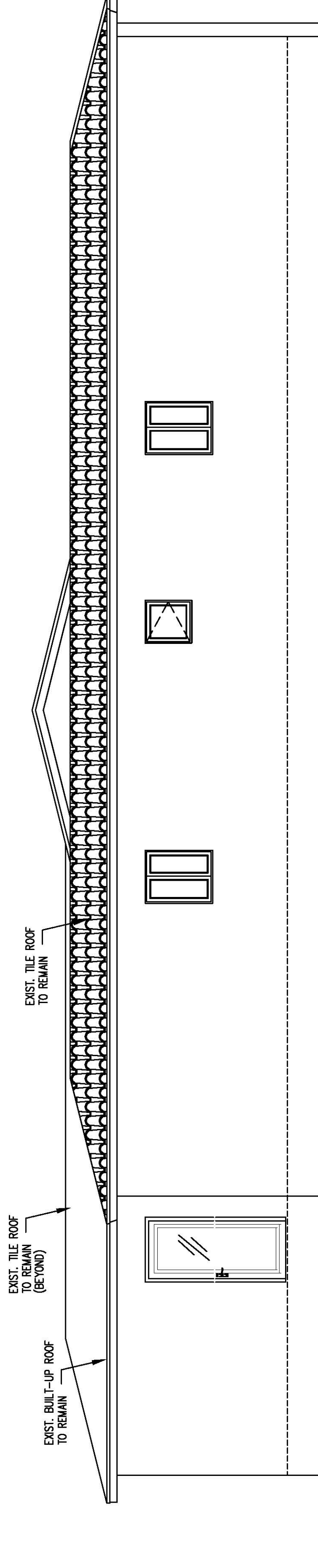
EXISTING EAST ELEVATION SCALE: 1/4" = 1'-0"



EXISTING NORTH ELEVATION SCALE: 1/4" = 1'-0"



EXISTING WEST ELEVATION SCALE: 1/4" = 1'-0"



EXISTING SOUTH ELEVATION SCALE: 1/4" = 1'-0"

HOME REMODELING WACHTEL RESIDENCE

General Notes

No. 2	Revision/Issue	Date
No. 3		
No.		

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Project Name and Address
WACHTEL RESIDENCE
9524 CARLYLE AVE
SURFSIDE, FL 33154

Project	Sheet
Date	A 4
Scale	OCT 2014

ROOM	FLOOR	BASE	WALL	CEILING	CLG. HT.	REMARKS
ENTRY	TILE	STUCCO	STUCCO	-----	AS PER PLANS	
LIVING ROOM	TILE	WOOD	GYP. BRD.	GYP. BRD.	AS PER PLANS	
DINING ROOM	TILE	WOOD	GYP. BRD.	GYP. BRD.	AS PER PLANS	
KITCHEN	TILE	WOOD	GYP. BRD.	GYP. BRD.	AS PER PLANS	
LAUNDRY	TILE	WOOD	GYP. BRD.	GYP. BRD.	AS PER PLANS	
FAMILY ROOM	TILE	WOOD	GYP. BRD.	GYP. BRD.	AS PER PLANS	
MASTER BEDROOM	TILE	WOOD	GYP. BRD.	GYP. BRD.	AS PER PLANS	
MASTER BATH	TILE	TILE	GYP. BRD.	GYP. BRD.	AS PER PLANS	
W.A.L.CLOSETS	TILE	WOOD	GYP. BRD.	GYP. BRD.	AS PER PLANS	USE IMPERVIOUS MATERIAL
BEDROOM ROOM	TILE	WOOD	GYP. BRD.	GYP. BRD.	AS PER PLANS	
BATH- 2	TILE	TILE	GYP. BRD.	GYP. BRD.	AS PER PLANS	USE IMPERVIOUS MATERIAL
BEDROOM- 3	TILE	WOOD	GYP. BRD.	GYP. BRD.	AS PER PLANS	
BATH 3	TILE	TILE	GYP. BRD.	GYP. BRD.	AS PER PLANS	USE IMPERVIOUS MATERIAL
BEDROOM 4	TILE	WOOD	GYP. BRD.	GYP. BRD.	AS PER PLANS	
BATH- 4	TILE	TILE	GYP. BRD.	GYP. BRD.	AS PER PLANS	USE IMPERVIOUS MATERIAL
GARAGE CONVERSION	TILE	WOOD	GYP. BRD.	GYP. BRD.	AS PER PLANS	

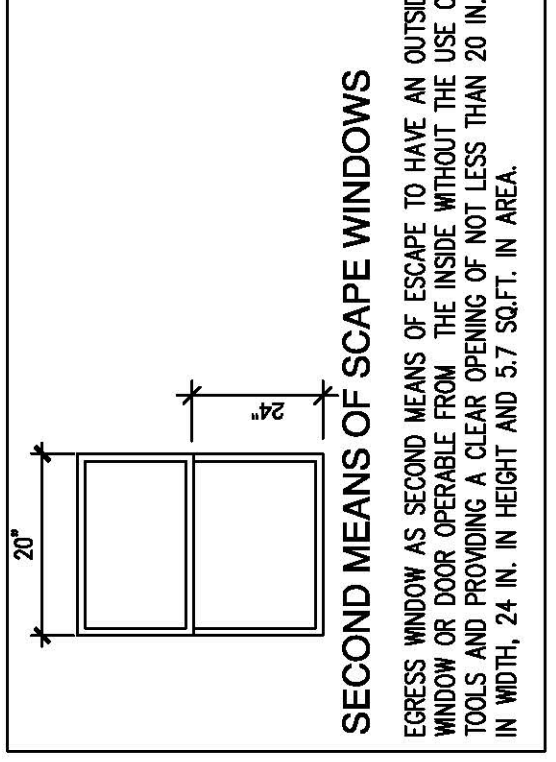
NOTE:
ALL FINISH MATERIAL AND COLOR TO BE SELECTED BY THE OWNER AND INSTALL BY G.C.

INTRUSION AND BURGLARY SECURITY

- ALL LOCKS ON EXTERIOR DOORS SHALL BE CAPABLE OF RESISTING A FORCE OF 300 LB. APPLIED IN EITHER DIRECTION IN ACCORDANCE WITH RESISTANCE STANDARDS SET FORTH IN IBC.
- ALL SINGLE EXTERIOR DOOR HANDS SHALL HAVE A LOCK OR BE KEY OPERATED FROM THE INTERIOR. A MINIMUM OF TWO POSITIVE KEY CHANGES OR LOCKING COMBINATIONS, IF KEY-IN-THE-HANDLE-LOCK IS USED THERE SHALL BE AN AUXILIARY SINGLE HANDLE LOCK WITH HARDENED BOLT INSERTS.
- THE ACTIVE LEAF OF PAIRS OF EXTERIOR SWING DOORS SHALL HAVE SOME LOCKS AS REQUIRED FOR SINGLE EXTERIOR SWING DOORS. THE INACTIVE LEAF OF THESE PAIRS OF DOORS SHALL HAVE MULTIPLE-POINT LOCKS WITH 3/8" MINIMUM THROU BOLTS WITH INSERTS.
- SLIDING GLASS DOORS SHALL BE PROVIDED WITH SLIDING DOOR HANDS OR A BOLT OR PIN NOT REMOVABLE OR OPERABLE FROM EXTERIOR. AT THE JAMB HEAD, SILL OR AT MEETING MULLIONS THESE DOORS SHALL BE REINFORCED IN THE STRIKE AND LOCK AREA TO MAIN BOLT STRENGTH AND EFFECTIVENESS. IF NECESSARY, AND SUCH REINFORCEMENT IS REQUIRED, IT SHALL BE REMOVABLE FROM OUTSIDE WITH NO TOOLS READY FOR ENTRY FROM OUTSIDE.
- OVERHEAD DOORS SHALL BE PROVIDED WITH MULTIPLE POINT LOCKS OR BE LOCKED AT MORE THAN ONE POINT WITH HARDENED BOLTS OR BOLTS WITH INSERTS ENGAGING AT LEAST TWO OPPOSITE POINTS. A MINIMUM OF 3/8" OTHER LOCKING DEVICES SHALL BE PROVIDED WHERE SUCH DOORS ARE CONTINUED AND LOCKED BY ELECTRIC POWER.
- HINGES ON EXTERIOR OUT SWING DOORS SHALL HAVE NON REMOVABLE PINS.
- JAMBS OF ALL EXTERIOR OFFSET TYPE IN SWING DOORS BE RABBETED, OR OF SIMILAR FABRICATION TO PREVENT BEATING THE PURPOSE OF THE STRIKE AND THE INTEGRITY OF LOCKS AND LATCHES.
- SINGLE SWINGING EXTERIOR DOORS F WOULD SHALL BE SOLID CORE OF NOT LESS THAN 1 3/8" THICK.
- GLASS AND EXTERIOR DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE, STANDARD Z97.1
- VISION PANELS IN EXTERIOR DOORS OTHER THAN GLAZING WITHIN 4' OF THE INSIDE LOCKING ACTIVATING DEVICE OF LOCKS AND SWINGING DOORS SHALL COMPLY WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE, STANDARD Z97.1
- SLIDING GLASS DOORS AND WINDOWS SHALL BE INSTALLED AND CONSTRUCTED SO THAT THE GLAZING IS SECURED TO THE FRAME WITH HARDENED BOLTS OR BOLTS WITH INSERTS AS TO COMPLY WITH THE ARCHITECTURAL ALUMINUM W.G. ASSOCI. SIZE FOR FORCED ENTRY RESISTANCE, ANIL 1303.3.
- VENTS IN OVERHEAD GARAGE-TYPE DOORS SHALL NOT BE INSTALLED CLOSER THAN 4' TO THE INSIDE LOCK ACTIVATING DEVICE.
- SINGLE SWING EXTERIOR AND SWING DOORS CONNECTING LIVING AREAS WITH GARAGE AREAS SHALL BE MINIMUM 1 3/8" THICK, SOLID CORE, AND SHALL BE SECURED WITH A SLIDING DOOR LOCK WITH A MINIMUM 1 1/2" THROU BOLT OR A COMBINATION OF TWO LATCHES WITH EACH THROU BOLT OR A MINIMUM OF 1 1/2" THROU BOLTS WITH A MINIMUM OF 1" THROU.
- FRONT MAIN ENTRANCE DOORS SHALL BE PROVIDED WITH A DOOR SCOPE ON VISION PANELS.
- DOORS AND WINDOWS SHALL BE PROVIDED WITH APPROVALS IN SEPARATE PERMIT SUBMIT SHOP DRAWINGS FOR APPROVALS IN SEPARATE PERMIT.

VENTILATION NOTES:

FBC CHAPTER 12 (203.2.1)
OPENING INTO ATTIC: EXTERIOR OPENINGS INTO THE ATTIC SPACE OF OPENING INTO ATTIC FOR ANY PURPOSE SHALL BE PROTECTED TO PREVENT EXTERIOR AIR FROM ENTERING THROUGH SHAKES AND OTHER SIMILAR CREVICES. OPENINGS FOR VENTILATION SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATE WYLY, OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF 1/8" (1.6MM) MINIMUM AND 3/4" (6.4MM) MAXIMUM. WHERE COMBUSTION AIR IS OBTAINED FROM AN ATTIC AREA, IT SHALL BE IN ACCORDANCE WITH CHAPTER 7 OF THE FLORIDA BUILDING CODE, MECHANICAL.



- ### COMPONENTS OF MEANS OF ESCAPE
- NO DOOR IN THE PATH OF TRAVEL OF MEANS OF ESCAPE SHALL BE LESS THAN 20-IN. WIDE EXCEPT THAT BATHROOM DOORS MAY BE 24" WIDE UNLESS A LARGER DOOR OPENING IS REQUIRED TO SATISFY REQUIREMENTS.
 - EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.
 - EVERY BATHROOM DOOR LOCK SHALL BE DESIGN TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY.
 - DOORS MAY BE SWINGING OR SLIDING AND ARE EXEMPT FROM THE REQUIREMENTS.
 - NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES WHICH IMPED OR PROHIBIT EGRESS OR WHICH CANNOT BE EASILY DISENGAGED SHALL BE PROHIBITED.

NOTE:
ALL WINDOWS AND GLASS DOORS SHALL BE IMPACT RESISTANT HURRICANE RATED AS PER MIAMI DADE COUNTY PRODUCT CONTROL APPROVALS

MARK	MATERIAL/FINISH	ROUGH OPENING ⁽¹⁾	PRODUCT APPROVAL	GLASS TYPE	GLASS	MANUFACTURER	APPROVED PRESSURES	AREA	REMARKS
ⓐ	ALUM.	6'-1" x 4'-4"	N.O.A. 20-0406.01	REFIN. R4	GLAZED/ TINT	HT. IMPACT	+65 -75	32 SQ.FT.	N- 2, 7
ⓑ	ALUM.	4'-7" x 4'-4"	N.O.A. 20-0406.01	REFIN. R4	GLAZED/ TINT	HT. IMPACT	+65 -75	32 SQ.FT.	N- 2, 4, 7
ⓒ	ALUM.	4'-7" x 4'-4"	N.O.A. 20-0406.01	REFIN. R4	GLAZED/ TINT	HT. IMPACT	+65 -75	24 SQ.FT.	N- 2, 4, 7
ⓓ	ALUM.	6'-1" x 6'-4"	N.O.A. 20-0406.01	REFIN. R4	GLAZED/ TINT	HT. IMPACT	+65 -75	7 SQ.FT.	N- 2, 6
ⓔ	ALUM.	2'-1" x 4'-8"	N.O.A. 20-0406.01	REFIN. R4	GLAZED/ TINT	HT. IMPACT	+65 -75	12 SQ.FT.	N- 2, 3, 6
ⓕ	ALUM.	6'-1" x 4'-4"	N.O.A. 20-0406.01	REFIN. R4	GLAZED/ TINT	HT. IMPACT	+65 -75	19 SQ.FT.	N- 2, 3, 6
ⓖ	ALUM.	2'-4" x 2'-4"	N.O.A. 20-0406.01	REFIN. R4	GLAZED/ TINT	HT. IMPACT	+65 -75	12 SQ.FT.	N- 2, 7
ⓗ	ALUM.	3'-1" x 4'-3"	N.O.A. 20-0406.01	REFIN. R4	GLAZED/ TINT	HT. IMPACT	+65 -75	24 SQ.FT.	N- 2, 4, 7
ⓘ	ALUM.	4'-7" x 4'-4"	N.O.A. 20-0406.01	REFIN. R4	GLAZED/ TINT	HT. IMPACT	+65 -75	24 SQ.FT.	N- 2, 4, 7
ⓙ	ALUM.	4'-7" x 6'-3"	N.O.A. 20-0406.01	REFIN. R4	GLAZED/ TINT	HT. IMPACT	+65 -75	24 SQ.FT.	N- 2, 4, 7

NOTES:
1- WITH ARCH ON TOP
2- ALL GLASS SHALL BE TINTED
3- TEMPERED GLASS (SAFETY GLASS CATEGORY CLASS 2)
4- EGRESS TYPE (SEE FLOOR PLAN)
5- SH (SINGLE HUNG WINDOW)
6- CS (ASSEMBLY)
7- HRW (HORIZONTAL ROLLING WINDOW) (PGT WINDOW & DOOR MFG.)
8- OBSOLETE GLASS * CONTRACTOR TO VERIFY PRIOR TO ORDERING WINDOWS

WINDOW NOTES:
A ALL EXTERIOR WINDOWS SHALL A PRODUCT APPROVAL AND INSTALLED ACCORDING TO APPROVAL.
B ALL EXTERIOR WINDOWS SHALL MEET CODE REQUIREMENT FOR SECURITY AND FORCED ENTRY.
C WINDOW SIZE MAY VARY DUE TO DIFFERENT MANUFACTURERS AND THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE OPENING SIZE WITH THE MANUFACTURER SELECTED.
D WINDOWS THAT DO NOT MEET THE REQUIREMENTS FOR IMPACT TEST SHALL BE PROTECTED WITH APPROVED SHUTTERS.

COORDINATE ALL MASONRY OPENINGS FOR WINDOWS AND DOORS WITH WINDOWS & DOOR MANUFACTURER PRIOR TO THE BEAM AND BLOCK ERECTION

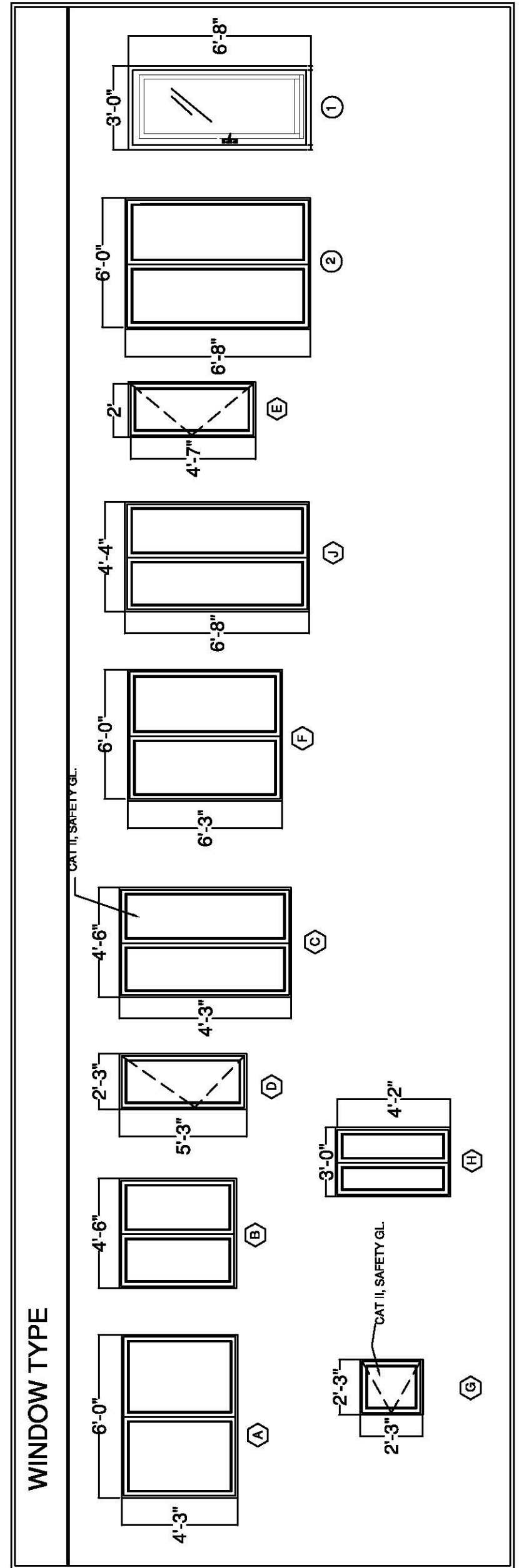
DOOR PRESSURES APPROV.

N.O.A. 20-0427.03 DOOR 1	+70 PSF	-80 PSF
N.O.A. 20-0428.09 DOOR 2	+60 PSF	-70 PSF

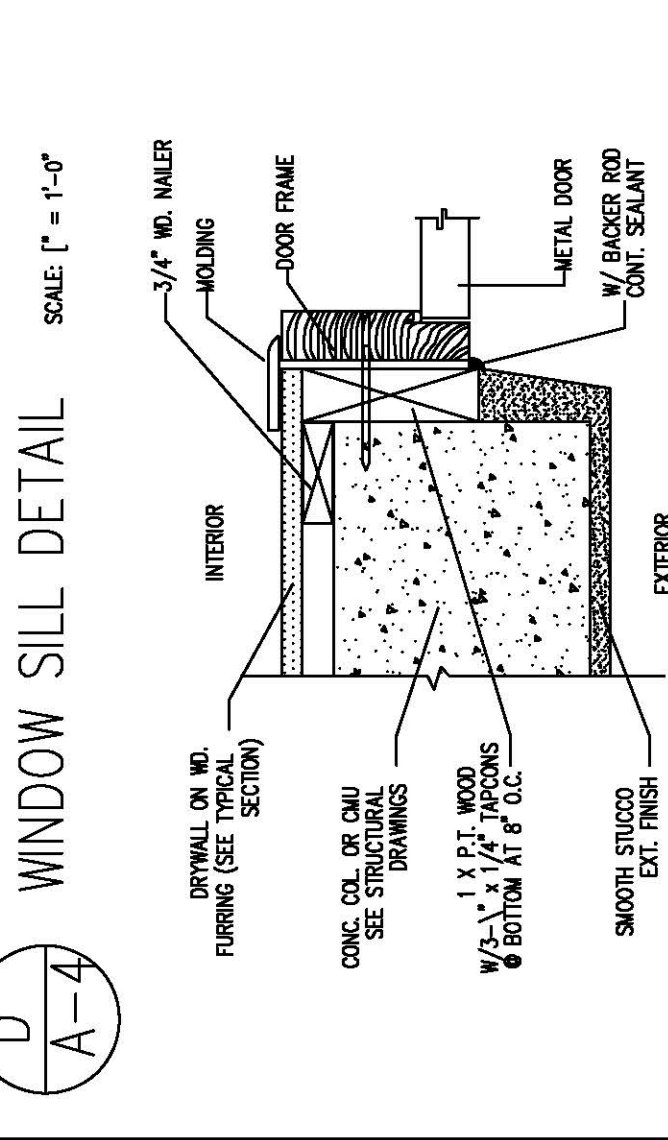
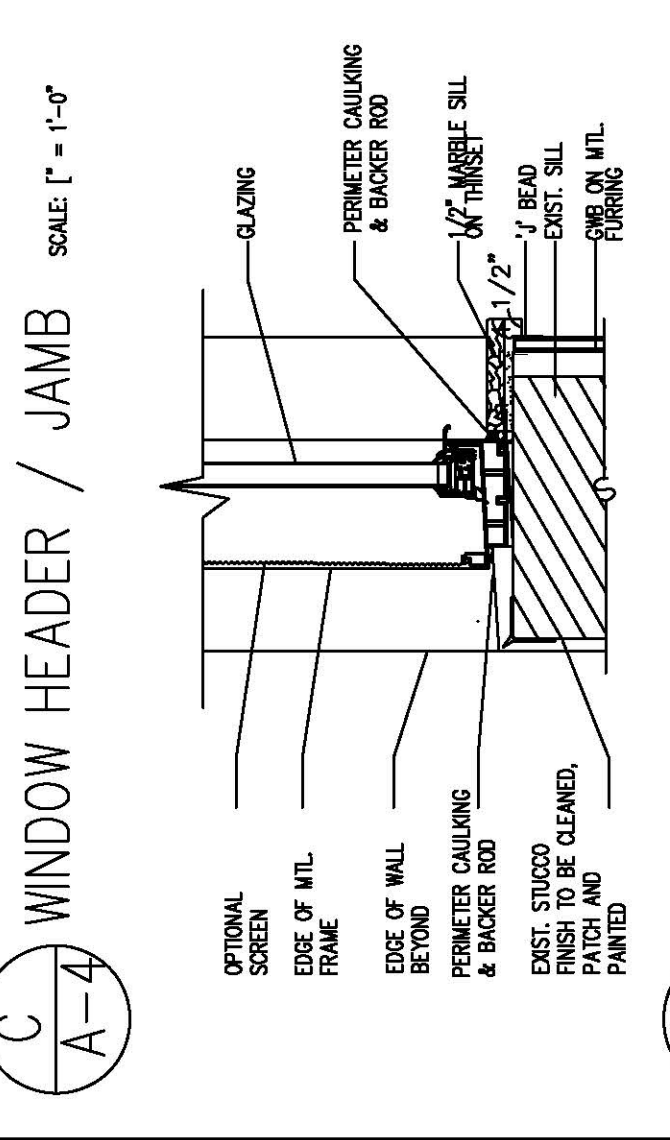
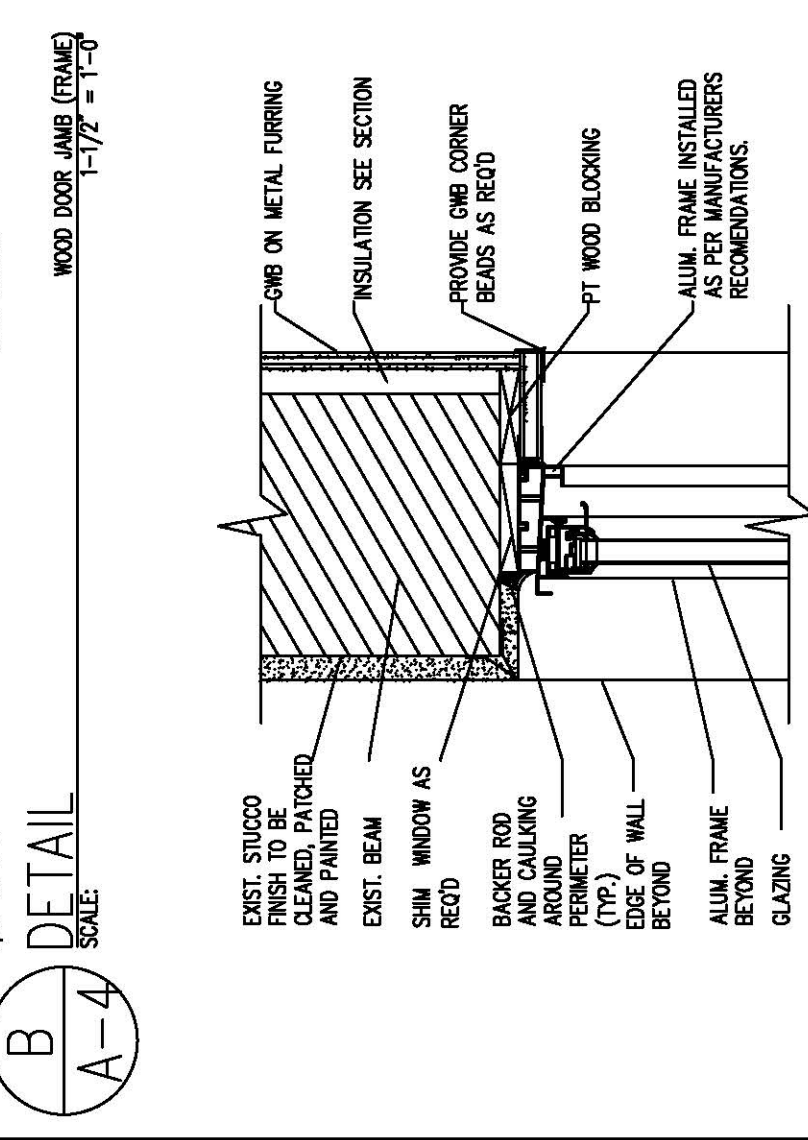
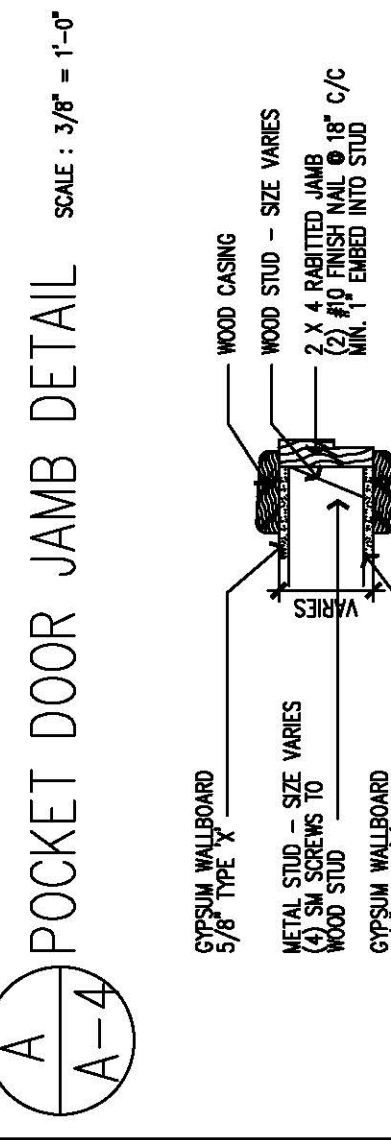
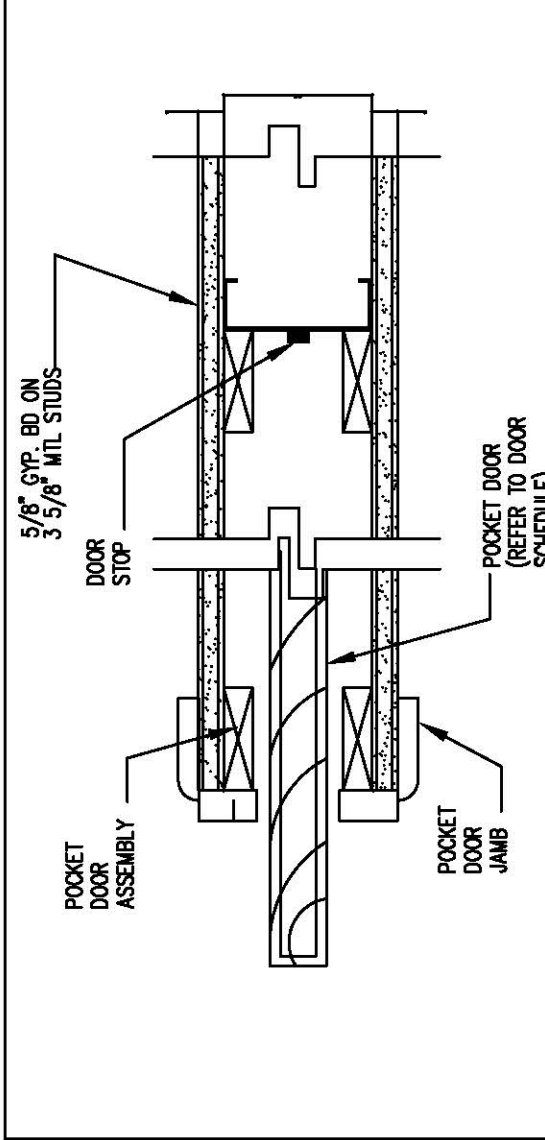
TABLE 403-C2.2.1. DEFAULT WINDOW ENERGY VALUE FOR RESIDENTIAL APPLICATIONS

TYPE (IMPACT)	U-FACTOR	SOLAR HEAT REJECTION (SHGC)
SINGLE PANE CLEAR	1.08	0.59
DOUBLE PANE TINT		
DOUBLE PANE CLEAR		

INSULATION - R-20
ROOF INSULATION - R-30
WALL INSULATION - R-4.1



- ### WINDOW NOTES
- ALL WINDOWS TO BE IMPACT RESISTANT & MEET ASCE 7-94 WIND LOADS. WFR TO SUPPLY DADE COUNTY APPROVAL LETTERS & SHOP DRAWINGS. ALL WINDOWS TO BE DADE COUNTY APPROVED & COMPLIANT WITH ALL APPLICABLE CODES.
 - ALL WINDOWS TO BE ESP BROWN FINISH WITH LIGHT GRAY TINTED IMPACT RESISTANT GLASS.
 - ALL DIMENSIONS SHOW ARE WINDOW UNIT SIZES. CONTRACTOR TO VERIFY ALL MASONRY ROUGH OPENING DIMENSIONS WITH MANUFACTURER PRIOR TO FABRICATING WINDOWS. (TYPICAL)
 - FOR SAFETY GLAZING WINDOW, A SAFETY GLAZING MUST MEET OR EXCEED ANSI Z97.1-1984 AS PER FBC 1617.4.6.3 LAS EDITION.



HOME REMODELING WACHTEL RESIDENCE

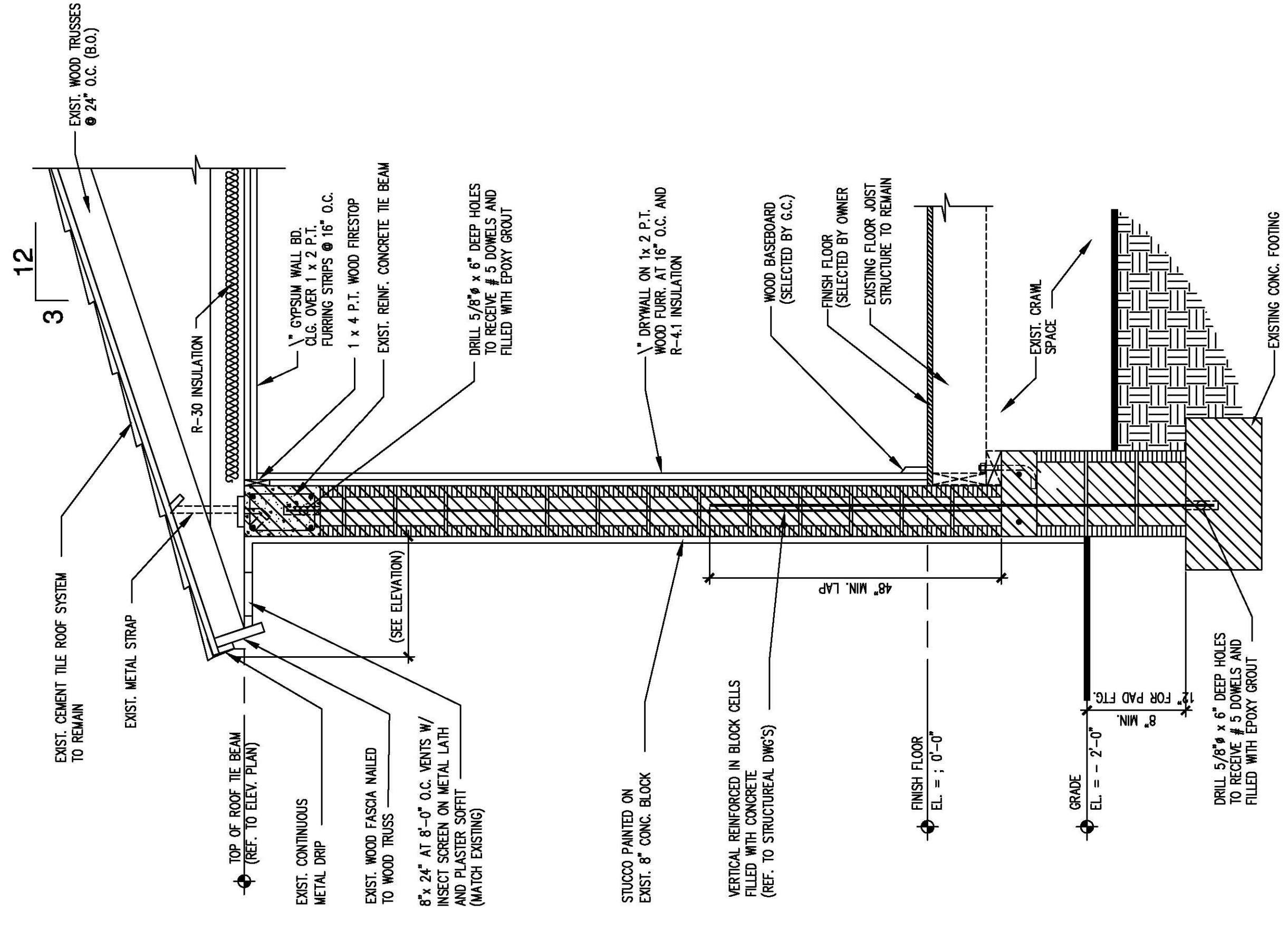
General Notes

No.2	Revision/Issue	Date
No.3		
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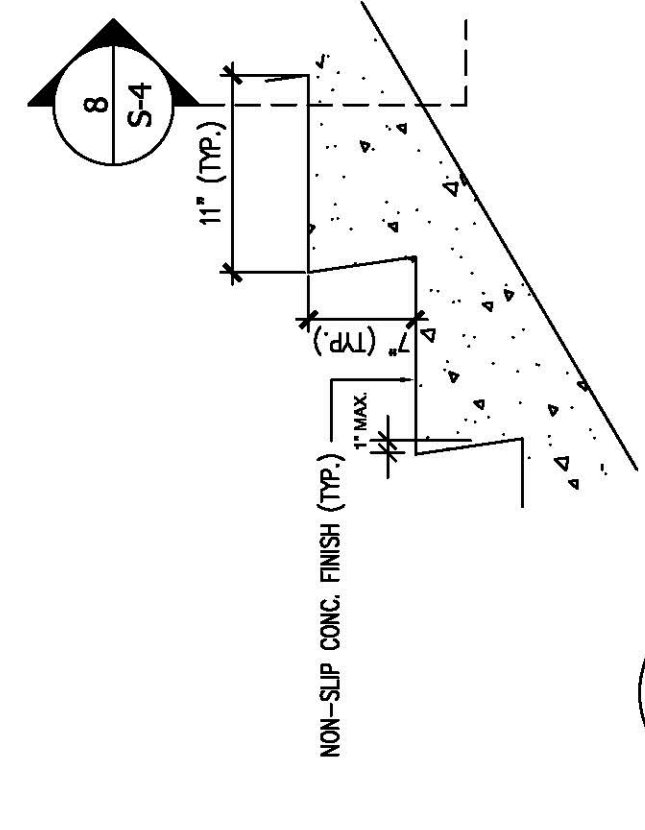
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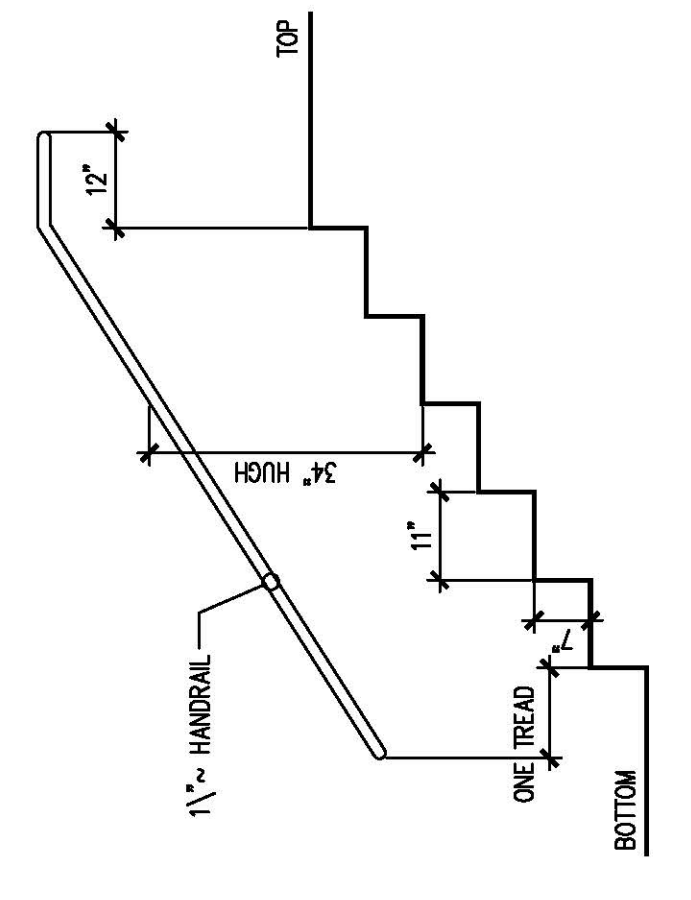
A TYPICAL WALL SECTION SCALE: 1" = 1'-0"



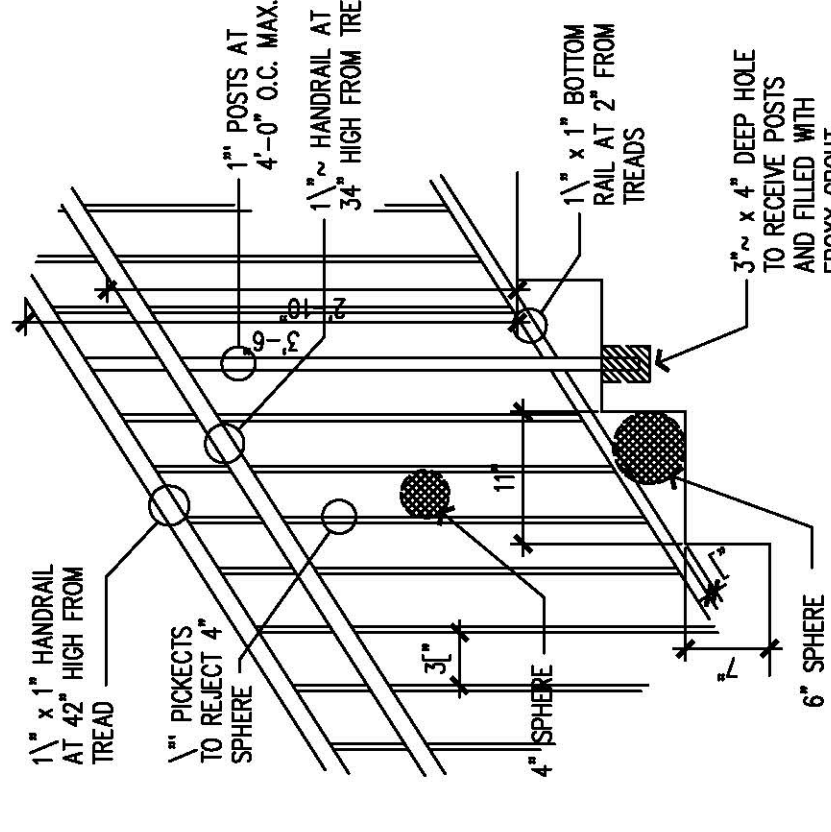
B STAIR STEPS DETAIL SCALE: 1 1/2" = 1'-0"

No.	LOCATION	WIDTH	HEIGHT	THICK	TYPE	MATERIAL	FINISH	THRESHOLD	JAMB	REMARKS
1	ENTRY	3'-0"	6'-8"	1"	FRENCH DOOR	METAL/GLASS	FAC. FIN.	METAL	METAL	CAT. II SAFETY GLASS.
2	MAST. BEDROOM	6'-0"	6'-8"	1"	SLIDING DOOR	METAL/GLASS	FAC. FIN.	METAL	METAL	CAT. II SAFETY GLASS.
3	FAMILY ROOM	3'-0"	6'-8"	1"	FRENCH DOOR	METAL/GLASS	FAC. FIN.	METAL	METAL	CAT. II SAFETY GLASS.
4	W.I.C. MAST. BEDRM.	2'-6"	6'-8"	1"	POCKET DOOR	WOOD	PAINTED	WOOD	WOOD	
5	MASTER BATH	2'-6"	6'-8"	1"	POCKET DOOR	WOOD	PAINTED	WOOD	WOOD	
6	MASTER BEDROOM	2'-6"	6'-8"	1"	POCKET DOOR	WOOD	PAINTED	WOOD	WOOD	
7	BATH-2	2'-6"	6'-8"	1"	POCKET DOOR	WOOD	PAINTED	WOOD	WOOD	
8	A/C AHU-1	2'-6"	6'-8"	1"	BI-FOLD DOOR	WOOD	PAINTED	WOOD	WOOD	LOUVERED
9	BEDROOM-2	2'-6"	6'-8"	1"	POCKET DOOR	WOOD	PAINTED	WOOD	WOOD	
10	CLOSET	2/2'-6"	6'-8"	1"	BI-FOLD DOOR	WOOD	PAINTED	WOOD	WOOD	LOUVERED
11	BEDROOM-3	2'-6"	6'-8"	1"	POCKET DOOR	WOOD	PAINTED	WOOD	WOOD	
12	CLOSET	2/3'-0"	6'-8"	1"	BI-FOLD DOOR	WOOD	PAINTED	WOOD	WOOD	LOUVERED
13	BATH-3	2'-6"	6'-8"	1"	POCKET DOOR	WOOD	PAINTED	WOOD	WOOD	
14	LINEN CLOSET	2'-6"	6'-8"	1"	BI-FOLD DOOR	WOOD	PAINTED	WOOD	WOOD	LOUVERED
15	A/C AHU-2	2'-6"	6'-8"	1"	BI-FOLD DOOR	WOOD	PAINTED	WOOD	WOOD	LOUVERED
16	LAUNDRY ROOM	3'-0"	6'-8"	1"	POCKET DOOR	WOOD	PAINTED	WOOD	WOOD	
17	BATH-4	2'-10"	6'-8"	1"	POCKET DOOR	WOOD	PAINTED	WOOD	WOOD	HANDICAP ACCESS
18	BEDROOM - 4	2'-10"	6'-8"	1"	POCKET DOOR	WOOD	PAINTED	WOOD	WOOD	HANDICAP ACCESS
19	CLOSET	2/3'-0"	6'-8"	1"	BI-FOLD DOOR	WOOD	PAINTED	WOOD	WOOD	LOUVERED

- DOOR NOTES**
- ALL HARDWARE SHALL BE FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR.
 - INTERIOR DOOR, UNLESS OTHERWISE NOTED, SHALL BE GRADE.
 - PROVIDE WALL & FLOOR STOPS AS REQUIRED. PROVIDE SILencers TO ALL METAL FRAMES.
 - HOLLOW METAL DOOR TO BE 16 GAUGE.
 - PRODUCT APPROVAL PER WINDOWS / STORE FRONTS MUST BE SUBMITTED TO BUILDING DEPARTMENT FOR APPROVAL PRIOR TO INSPECTION OF SUCH PRODUCTS. ALSO SHALL BE DESIGNED TO MEET WIND PRESSURE AS PER ASCE 7-94.
 - UNLESS NOTED OTHERWISE, INTERIOR DOORS ARE WOOD OR MASONITE, EXTERIOR DOORS ARE METAL.
 - SLIDING DOOR WITH NOMINAL 32" CLEAR OPENING TO BE PROVIDED BY MANUFACTURER.
 - ALL STEEL FRAMES ARE GALVANIZED PRIMED AND PAINTED.
 - ALL WINDOWS AND EXTERIOR GLASS DOORS SHALL HAVE IMPACT RESISTANCE GLASS.
 - FIRE DOORS AND FRAMES SHALL BE U.L. "B" LABEL RATED 1-1/2 HOURS.
 - ALL EXTERIOR DOORS TO HAVE WATER STRIP: 399 AV. VINYL DORBIN OR APPROVED EQUAL.
 - HINGES AT EXTERIOR METAL DOORS TO BE NON-REMOVABLE PIN WITH SECURITY STUDS TYPE.
 - REFER TO SPECIFICATIONS FOR HARDWARE SCHEDULE AND ADDITIONAL INFO.
 - ALL EXTERIOR DOORS TO BE DADE COUNTY PRODUCT APPROVED.



C TYPICAL HANDRAIL EXTENSION DETAIL SCALE: N.T.S.



D TYPICAL RAILING DETAIL SCALE: N.T.S.

HOME REMODELING WACHTEL RESIDENCE

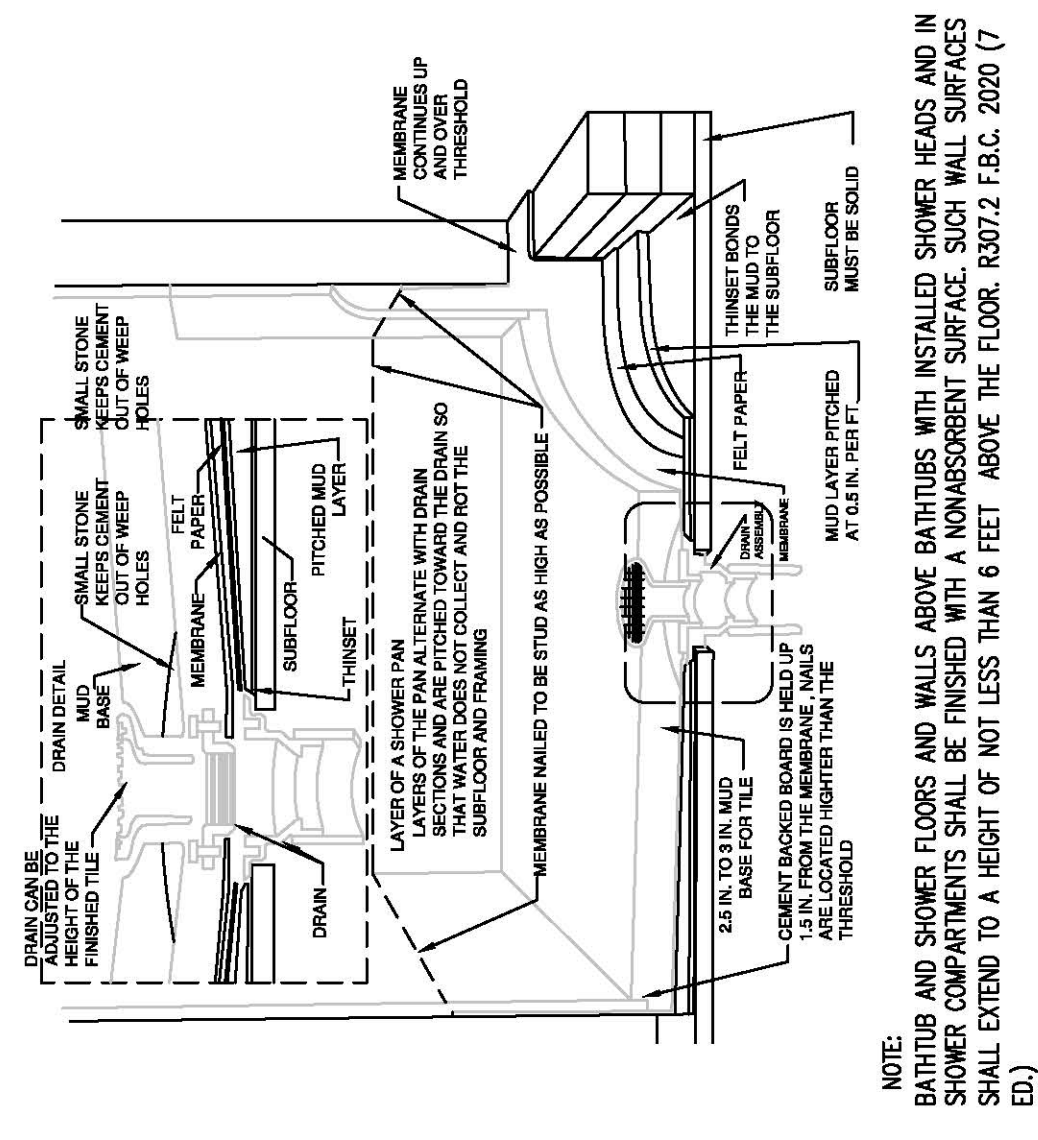
General Notes

No.	Revision/Issue	Date
No.2		
No.3		
No.		

Firm Name and Address
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 1111 Kane Concourse
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 Bay Harbor, FL 33154
 305-868-5717
 Authorization No. 0008544
 Bernardo Colffman PE 56562

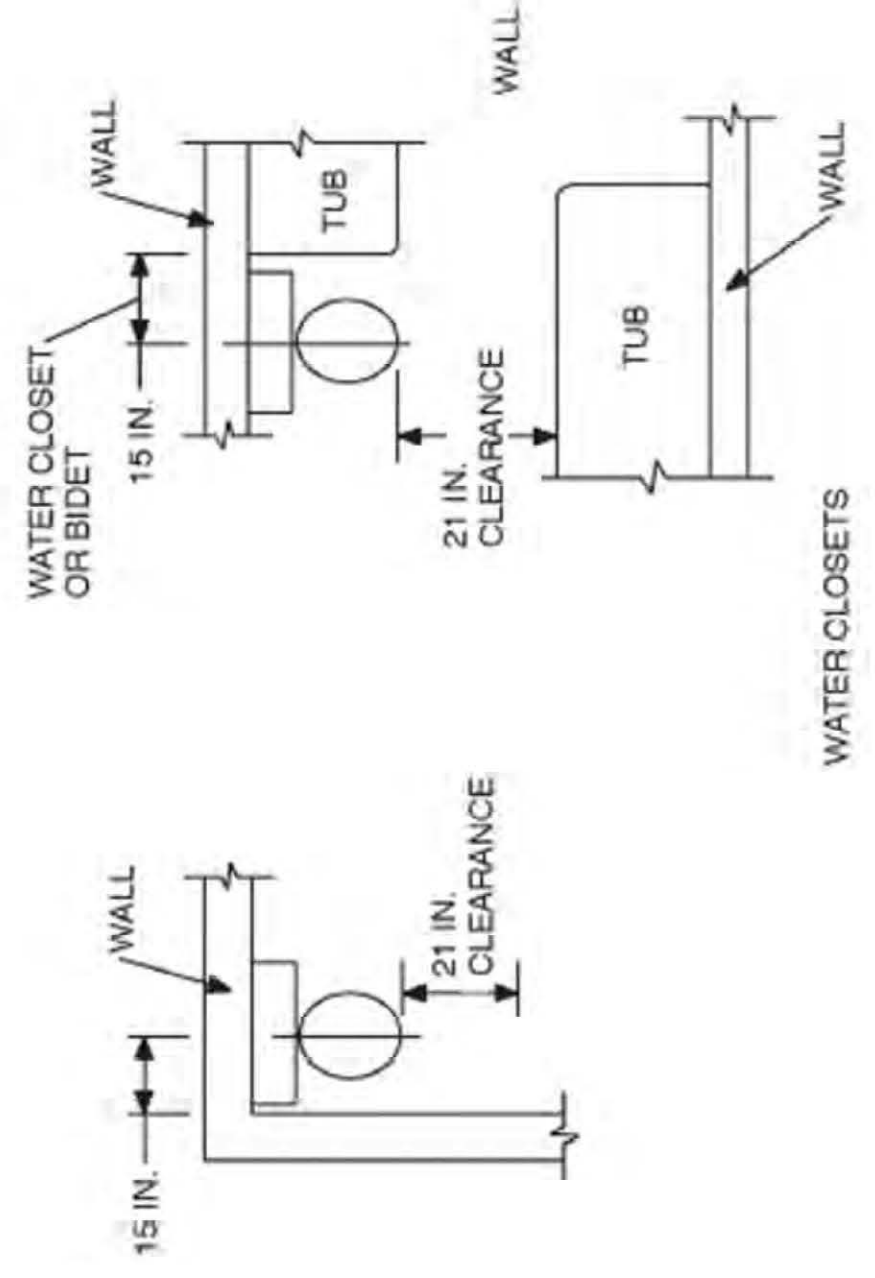
Project Name and Address
 WACHTEL RESIDENCE
 9524 GARLYLE AVE
 SURFSIDE, FL 33154

Project	Date	Scale	Sheet
	OCT 2014		A6



TYP. BATH LINER DETAIL N.T.S.

P2713.3 Bathtub and whirlpool bathtubs shall be limited to a maximum temperature of 120°F (49°C) by a water temperature-limiting device that conforms to ASSE 1016, except where such protection is otherwise provided by a combination tub/shower valve in accordance with Section P2708.3.



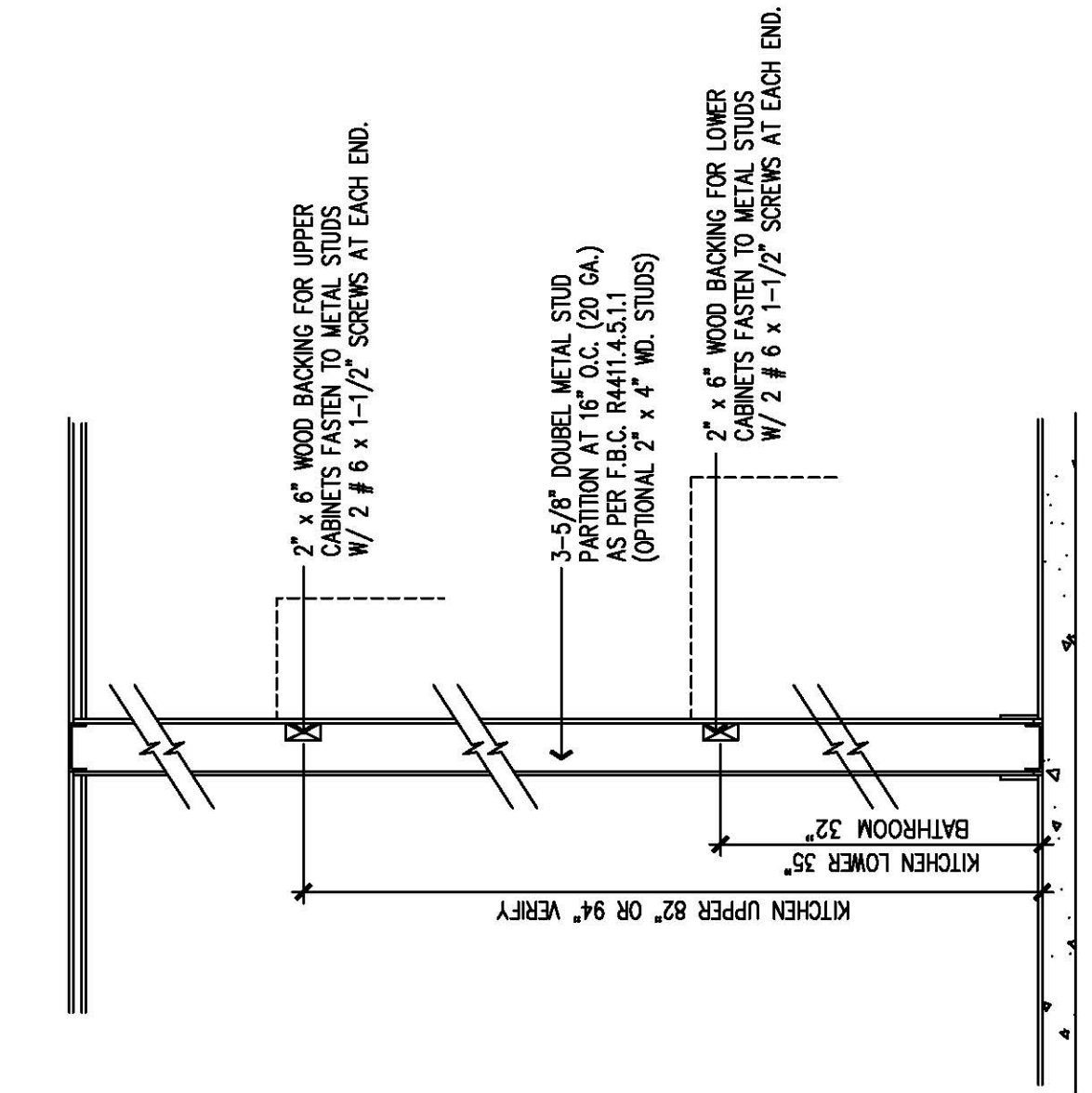
P2705.1 General.
 The installation of fixtures shall conform to the following:
 1. Floor-outlet or floor-mounted fixtures shall be secured to the floor, where so designed, by screws, bolts, washers, nut-and-similar fasteners of copper, brass or other corrosion-resistant material.Paragraph tool menu
 2. Wall-hung fixtures shall be rigidly supported so that strain is not transmitted to the plumbing system.Paragraph tool menu
 3. Where fixtures come in contact with walls and floors, the contact area shall be water tight.Paragraph tool menu
 4. Plumbing fixtures shall be usable.Paragraph tool menu
 5. Water closets, lavatories and bidets. A water closet, lavatory or bidet shall not be set closer than 15 inches (381 mm) from its center to any side wall, partition or vanity or closer than 30 inches (762 mm) center-to-center between adjacent fixtures. There shall be at least a 21-inch (533 mm) clearance in front of the water closet, lavatory or bidet to any wall, fixture or door.Paragraph tool menu
 6. The location of piping, fixtures or equipment shall not interfere with the operation of windows or doors.Paragraph tool menu
 7. In areas prone to flooding as established by Table R301.2(1), plumbing fixtures shall be located in accordance with Section R322.1.7.Paragraph tool menu
 8. Integral fixture-fitting mounting surfaces on manufactured plumbing fixtures or plumbing fixtures constructed on site, shall meet the design requirements of ASME A112.19.2 or ASME A 112.19.3.

P2708.1.1 Access.
 The shower compartment access and egress opening shall have a minimum clear and unobstructed finished width of 22 inches (559 mm)

P2708.1 General.
 Shower compartments shall have at least 900 square inches (0.6 m²) of interior cross-sectional area. Shower compartments shall be not less than 30 inches (762 mm) in minimum dimension, measured from the finished interior dimension of the shower compartment, exclusive of fixture valves, shower heads, soap dishes, and safety grab bars or rails. The minimum required area and dimension shall be measured from the finished interior dimension at a height equal to the top of the threshold and at a point tangent to its centerline and shall be continued to a height of not less than 70 inches (1778 mm) above the shower drain outlet. Hinged shower doors shall open outward. The wall area above built-in tubs having installed shower heads and in shower compartments shall be constructed in accordance with Section R702.4. Such walls shall form a water-tight joint with each other and with either the tub, receptor or shower floor.

P2708.3 Shower control valves.
 Individual shower and tub/shower combination valves shall be equipped with control valves of the pressure-balance, thermostatic-mixing or combination pressure-balance/thermostatic-mixing valve types with a high limit stop in accordance with ASSE 1016 or CSA B125. The high limit stop shall be set to limit water temperature to a maximum of 120°F (49°C). In-line thermostatic valves shall not be used for compliance with this section.

P2708.1 Construction.
 Shower receptors shall have a finished curb threshold not less than 1 inch (25 mm) below the sides and back of the receptor. The curb shall be not less than 2 inches (51 mm) and not more than 9 inches (229 mm) deep when measured from the top of the curb to the top of the drain. The finished floor shall slope uniformly toward the drain not less than 1/4 unit vertical in 12 units horizontal (2-percent slope) nor more than 1/2 inch (13 mm), and floor drains shall be flanged to provide a water-tight joint in the floor.

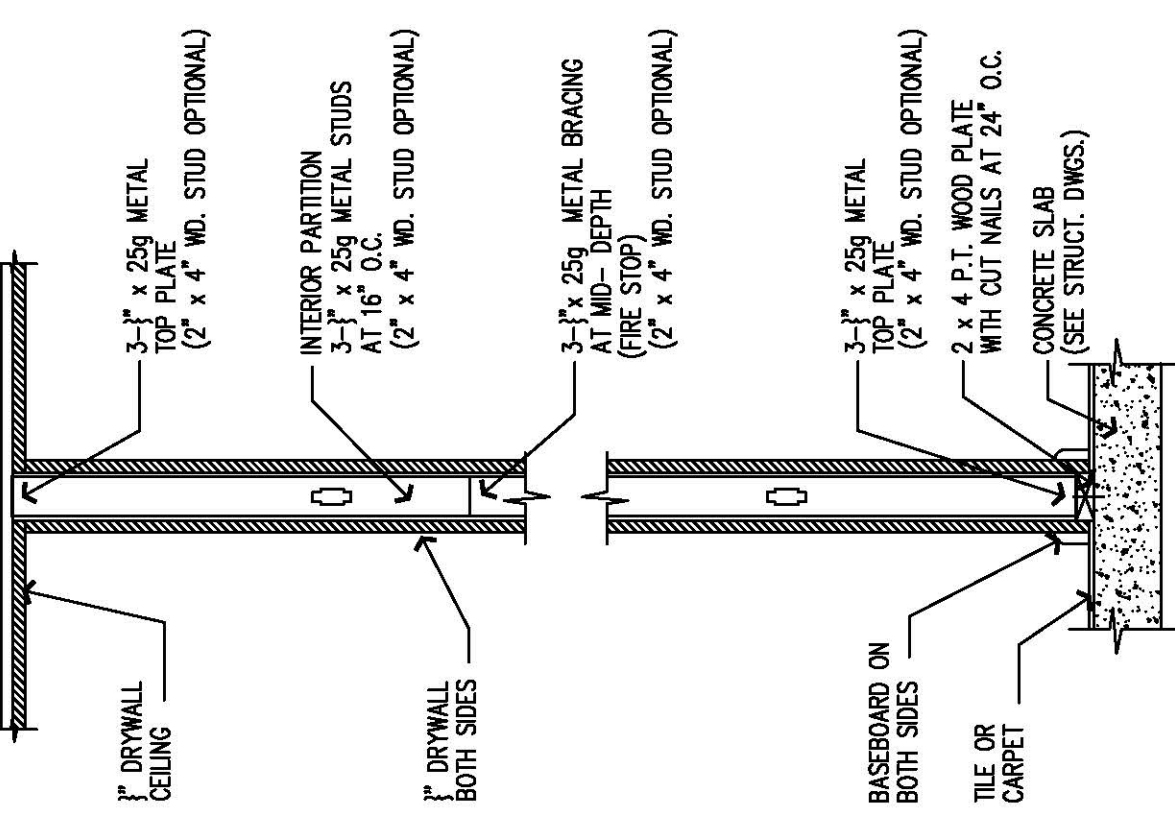


WOOD BACKING DETAIL

SCALE: 1" = 1'-0"

WOOD BACKING DETAIL

SCALE: 1" = 1'-0"

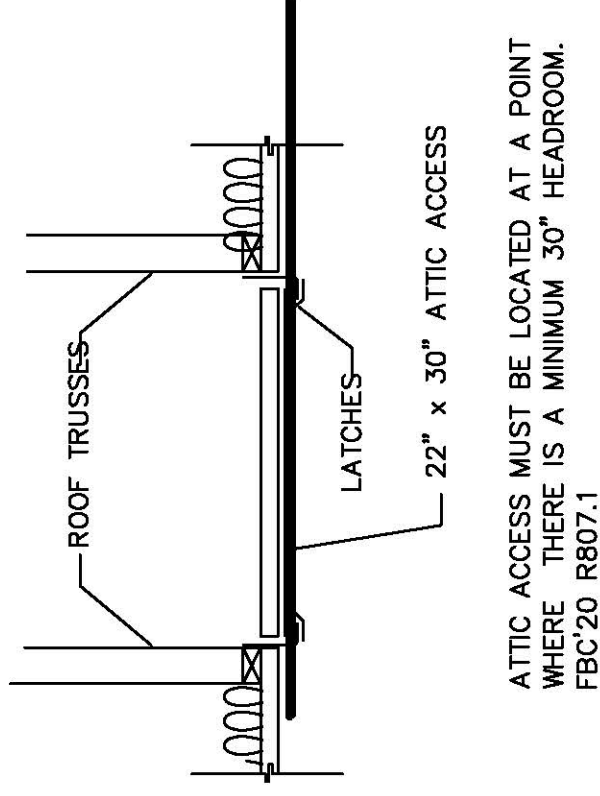


TYPICAL NON-LOAD BEARING INTERIOR PARTITION DETAIL

SCALE: 1" = 1'-0"

TYPICAL NON-LOAD BEARING INTERIOR PARTITION DETAIL

SCALE: 1" = 1'-0"



ATTIC ACCESS DETAIL

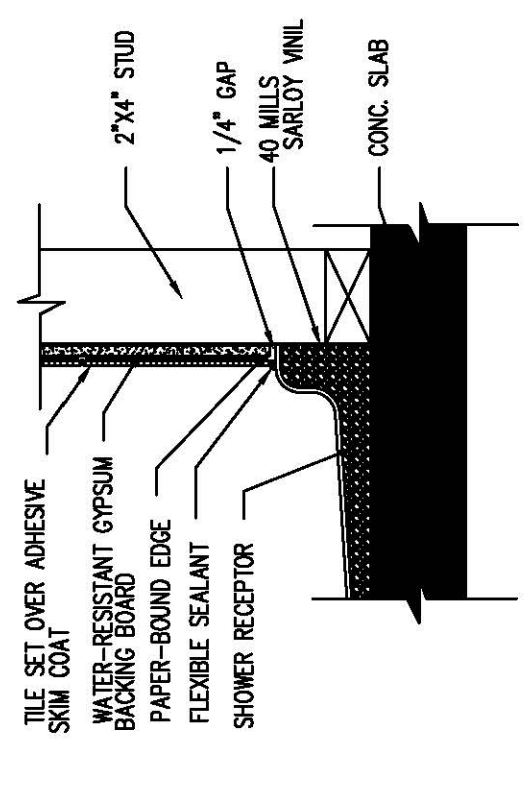
N.T.S.

SCALE: 1" = 1'-0"

ATTIC ACCESS DETAIL

N.T.S.

SCALE: 1" = 1'-0"

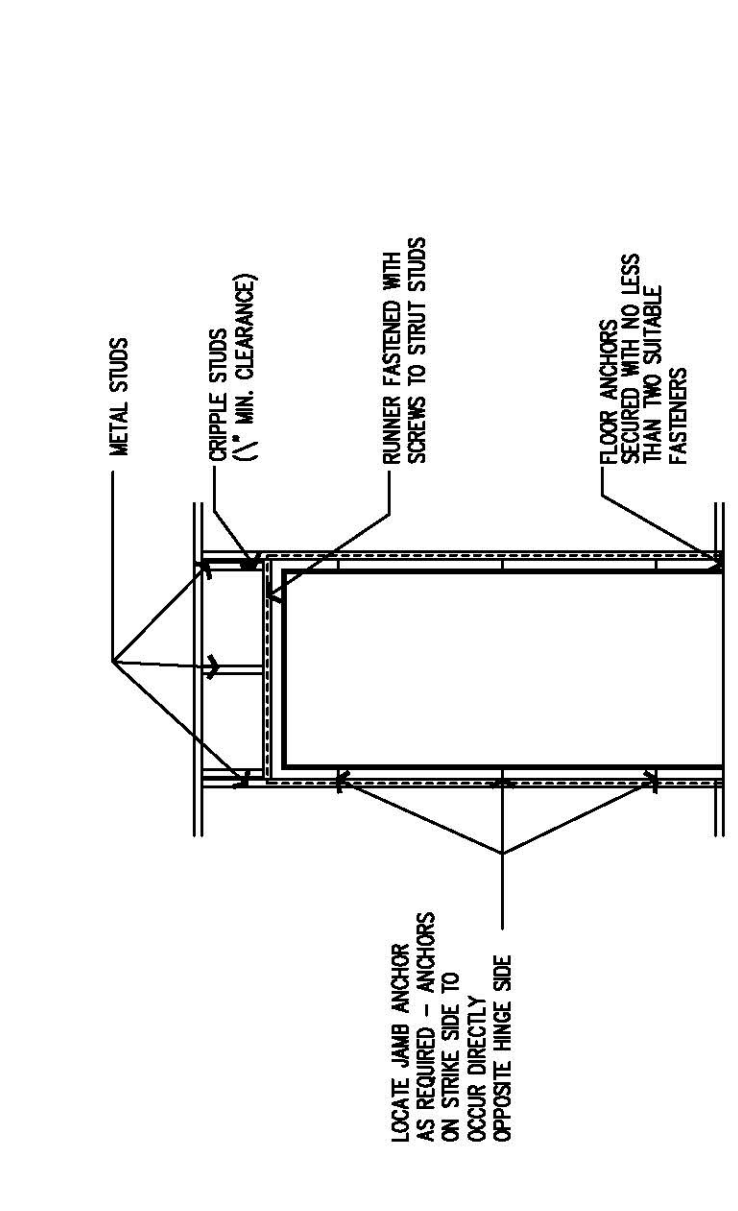


WOOD BACKING DETAIL

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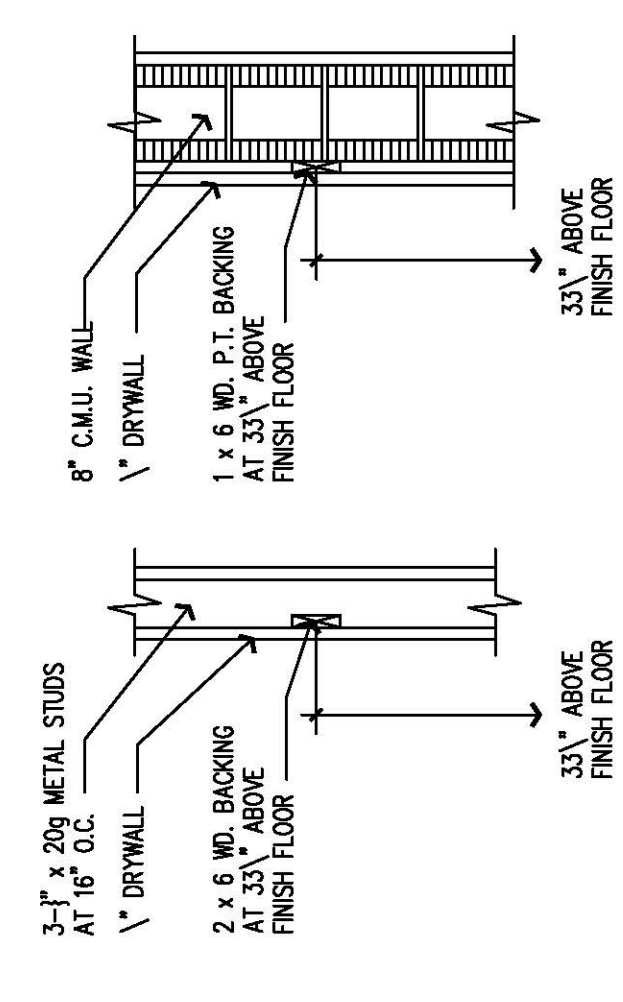
WOOD BACKING DETAIL

SCALE: N.T.S.



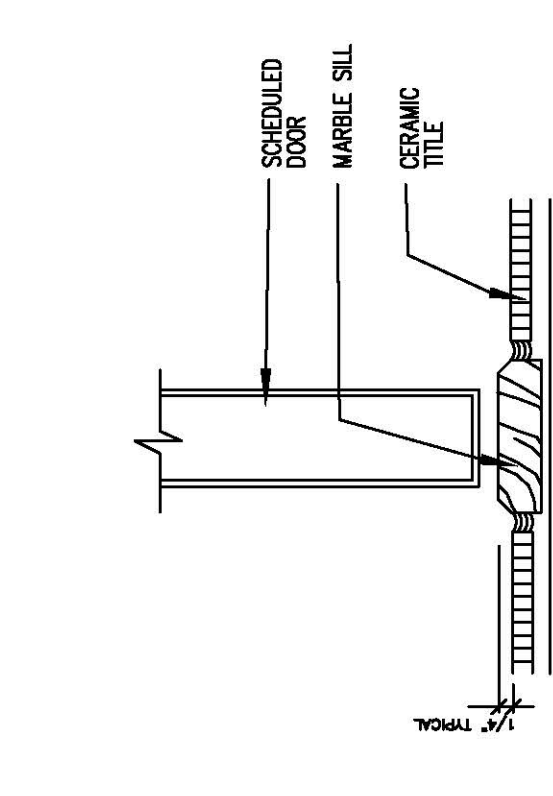
TYPICAL DOOR FRAMING SECTION

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



BATHROOM BACKING DETAIL

NOTE: PROVIDE 1 x 6 W.D. P.T. BACKING AT 33" ABOVE FINISH FLOOR ALL AROUND BATHROOM

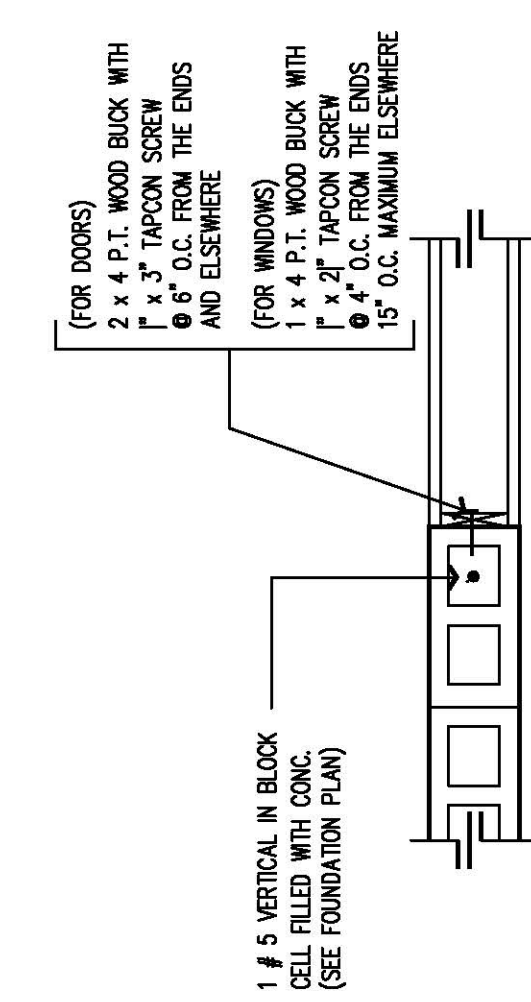


MARBLE THRESHOLD

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

MARBLE THRESHOLD

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



DOOR AND WINDOW BUCK DETAIL

SCALE: 1" = 1'-0"

DOOR AND WINDOW BUCK DETAIL

SCALE: 1" = 1'-0"

HOME REMODELING WACHTEL RESIDENCE

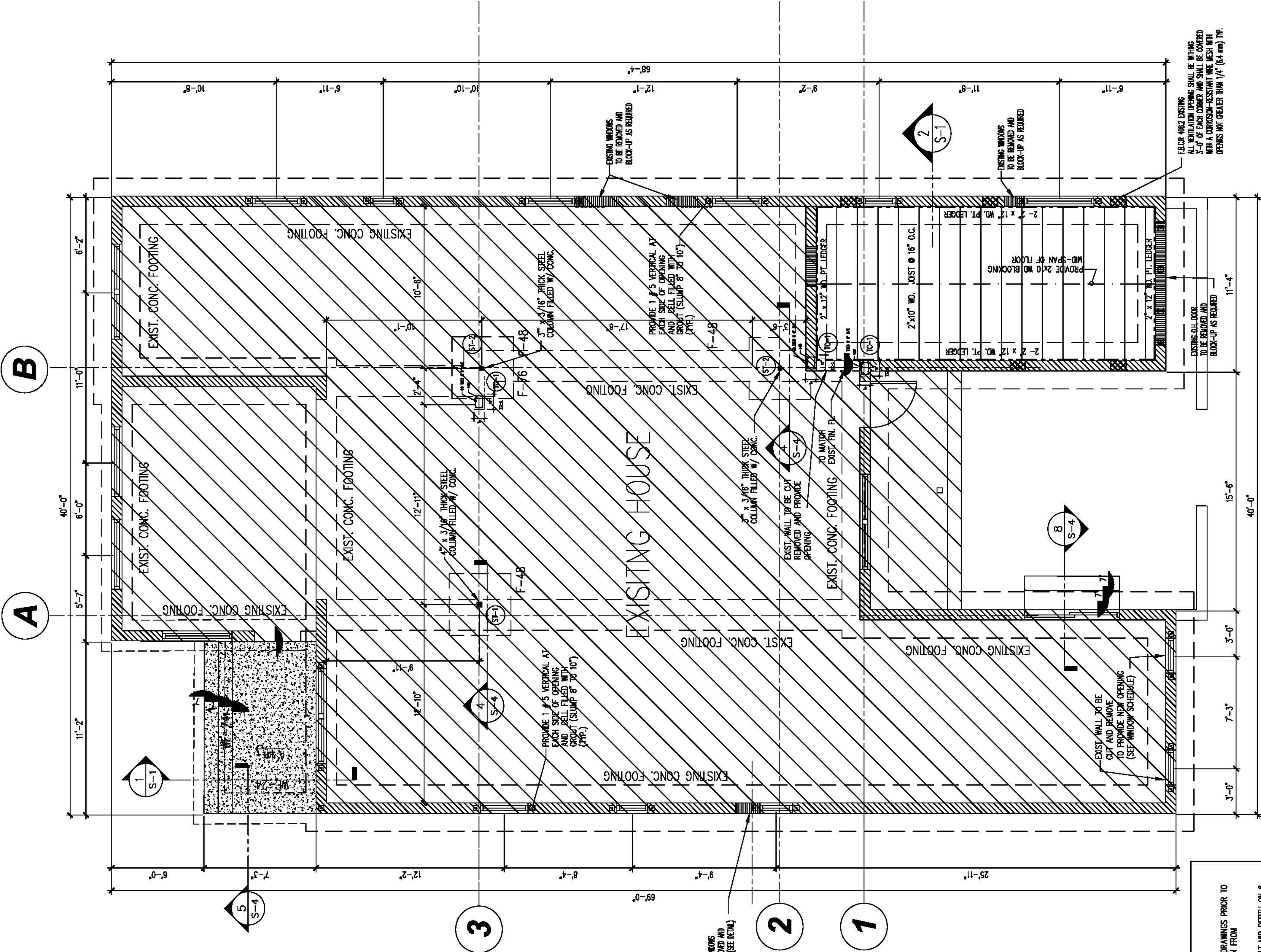
General Notes

No.2	Revision/Issue	Date
No.3		
No.		

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American Engineering Design
1111 Kane Concourse
Suite 610
Bay Harbor, FL 33154
305-868-5717
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Bernardo Colffman PE 56562

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WACHTEL RESIDENCE
9524 CARLYLE AVE
SURFSIDE, FL 33154

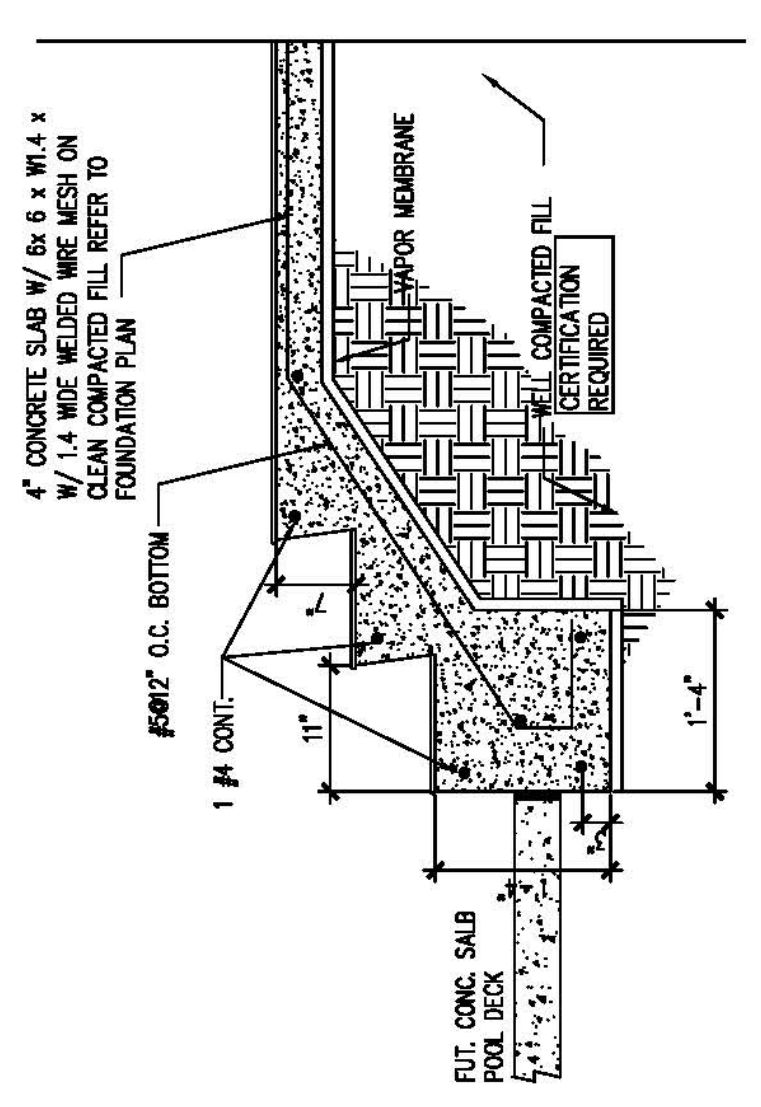
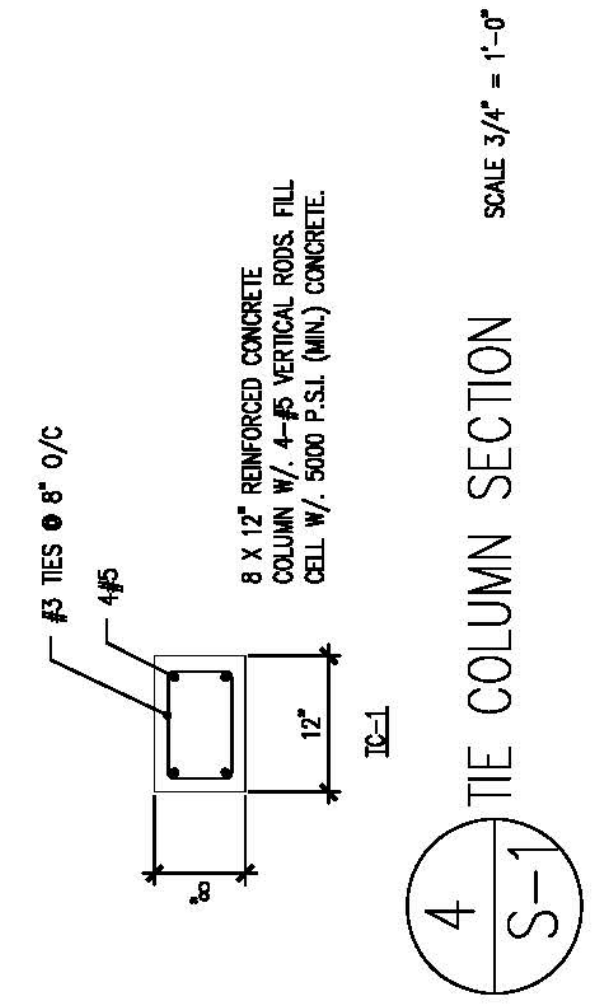
Project	Sheet
Date	S1
Scale	OCT 2014



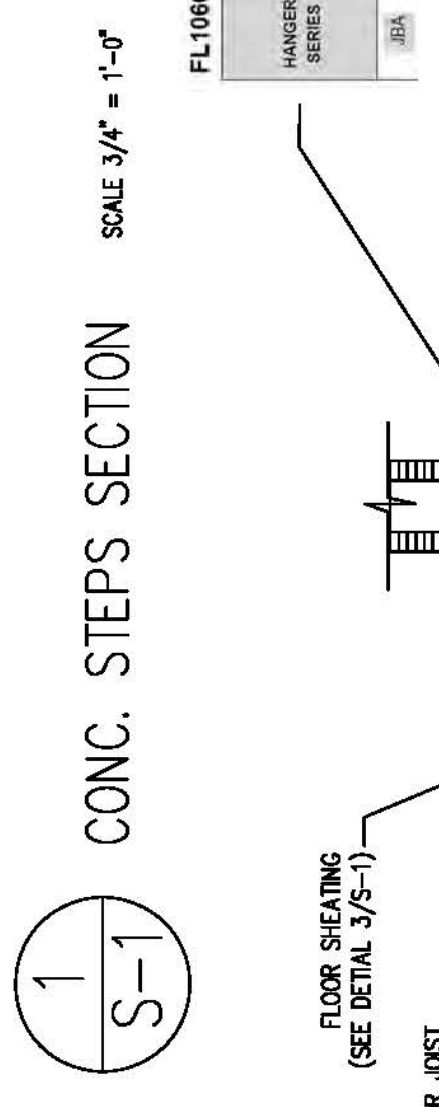
FOUNDATION FLOOR PLAN
SCALE: 1/4" = 1'-0"

MARK	SIZE	REINFORCING	REMARK
WF-24	L x W x THICKNESS	LW SW CONT.	
		TRANS.	
F-48	4'-0" x 4'-0" x 12"	3 # 5 1 # 4 @ 48"	WALL FOOTING
		#4's @ 10.0 in. o.c. @ W (5) Min.	

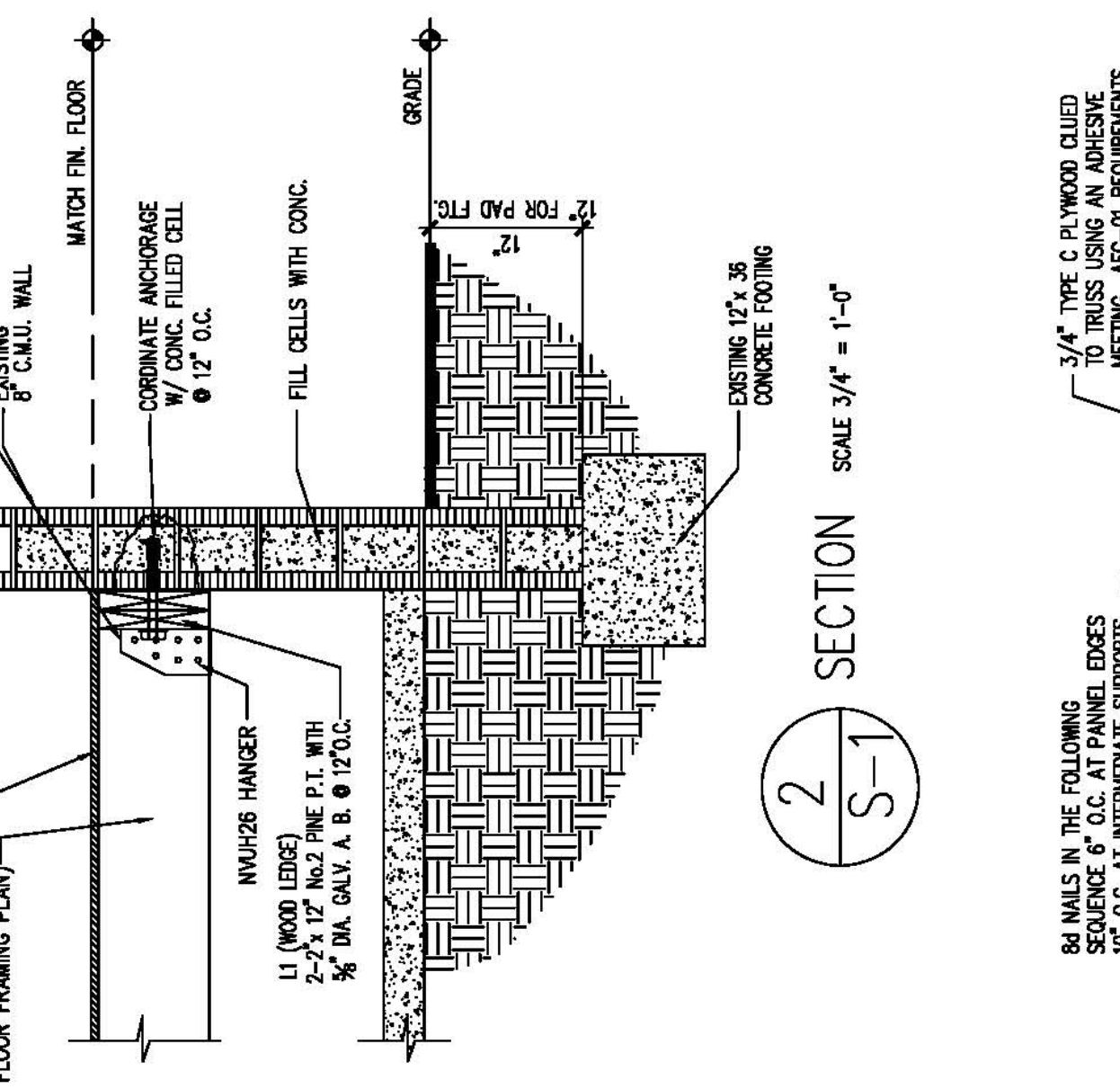
MARK	SIZE	BASE PLATE	CAP PLATE	REMARKS
(S1)	HSS 4x4x3/16	12"x12"x1/4" W/4 3/4"x10" X 12" LONG WELDED STUDS	SEE DETAIL 12/S-4	
(S2)	HSS 3x3x3/16	12"x12"x1/4" W/4 3/4"x10" X 12" LONG WELDED STUDS	SEE DETAIL 14/S-4	
(TC)	8" x 12"		SEE DETAIL 7/S-1	



HANGER MODEL NO.	W	H	B	TF	Header	Joist	ALLOWED LOADS (k)	
							UDL (k/ft)	Point (k)
SEA	100/104	1 1/2"	5 1/2"	2"	1 1/2"	2-100# (1 1/2")	200	1000



REMARKS	ORALSPACE SQFT.
REMARKS2	242 SQFT.
REMARKS2	150
REMARKS2	150
REMARKS2	2 SQFT.
REMARKS2	2 SQFT.
REMARKS2	4 VENTS
REMARKS2	4 VENTS
REMARKS2	5 VENTS



- NOTES:
- 1- VERIFY DIMENSIONS, ELEVATIONS, SLOPES, ETC. WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION. PROVIDE DIMENSIONS FOR ACTION. USE DIMENSION INFORMATION FROM ARCHITECTURAL DRAWINGS ONLY.
 - 2- NEW SLAB TO BE MINIMUM 4" THICK WITH 6-10/10g WELDED WIRE MESH AT MID DEPTH ON 6" WALL MEMBRANE ON COMPACTED TREATED FILL. U. O. WOOD. USE 6" CONC. SLAB WITH 6-8 WELDED WIRE MESH (SEE DETAILS) AT THE GARAGE (PROVIDE 2ND. LAYER OF WIRE MESH AT THE SUPPORTS - SEE DETAILS) TYP.

3 TYP. FLOOR SHEATHING DETAIL
SCALE 3/4" = 1'-0"

HOME REMODELING WACHTEL RESIDENCE

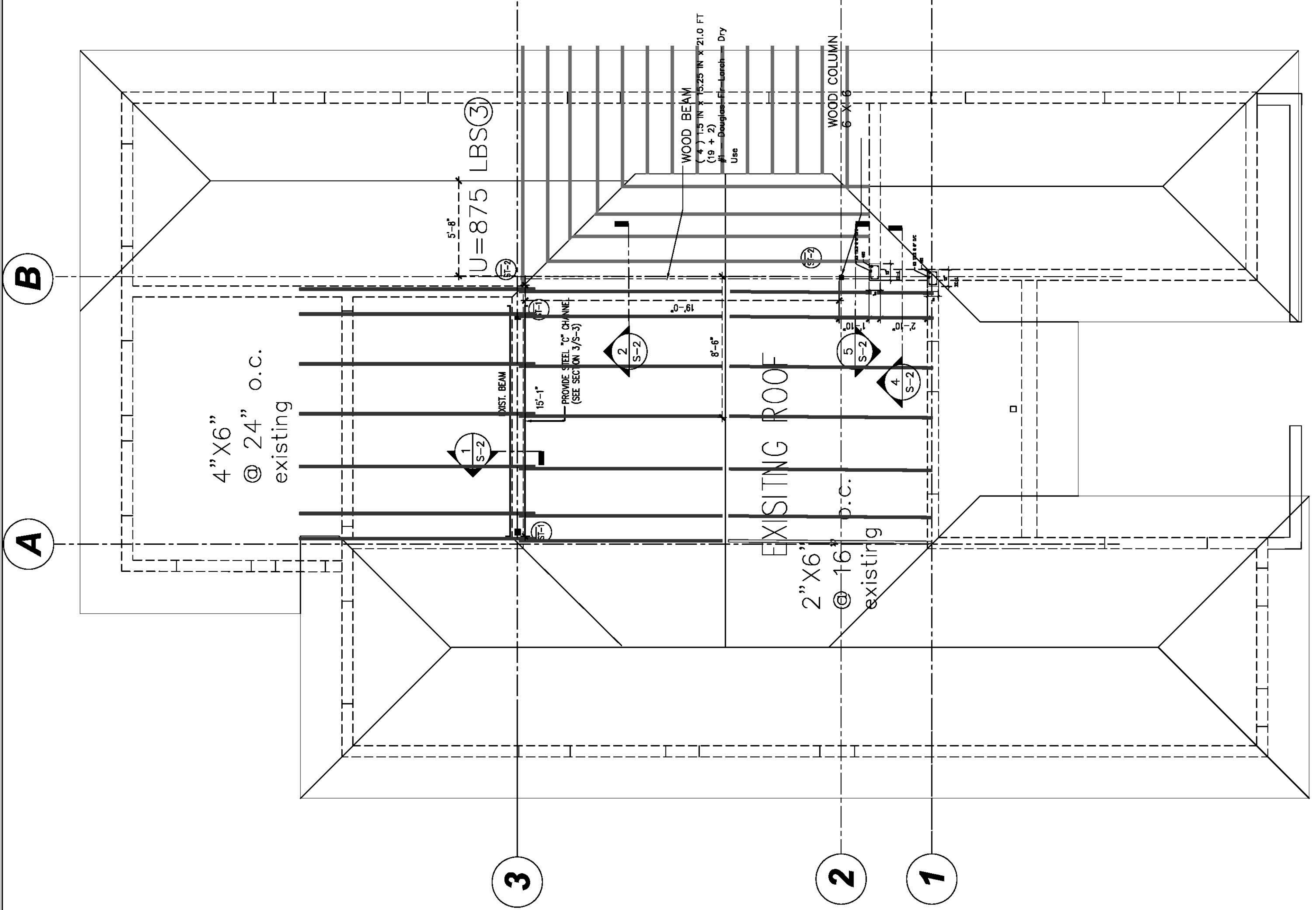
General Notes

No.2	Revision/Issue	Date
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305-868-5717
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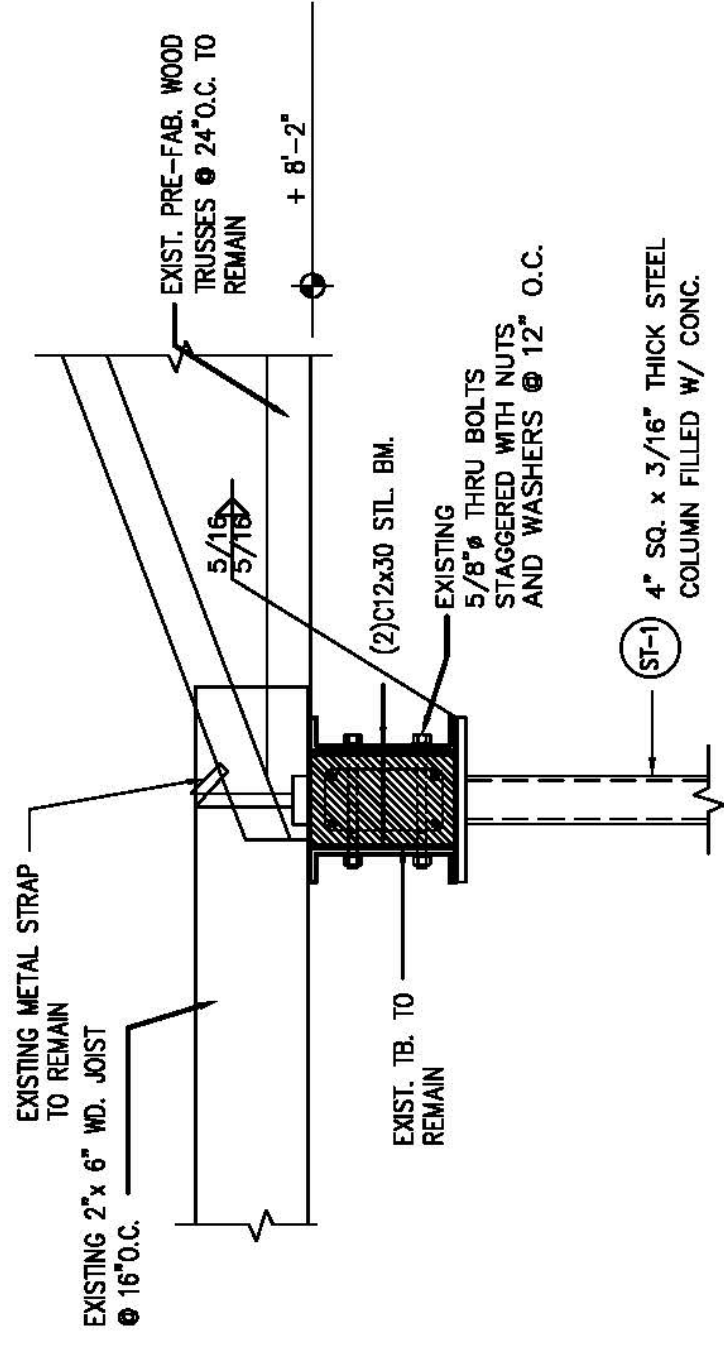
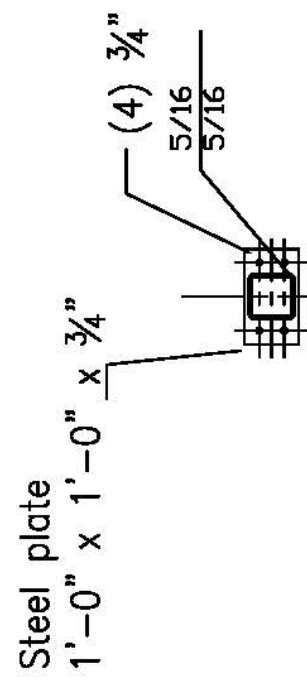
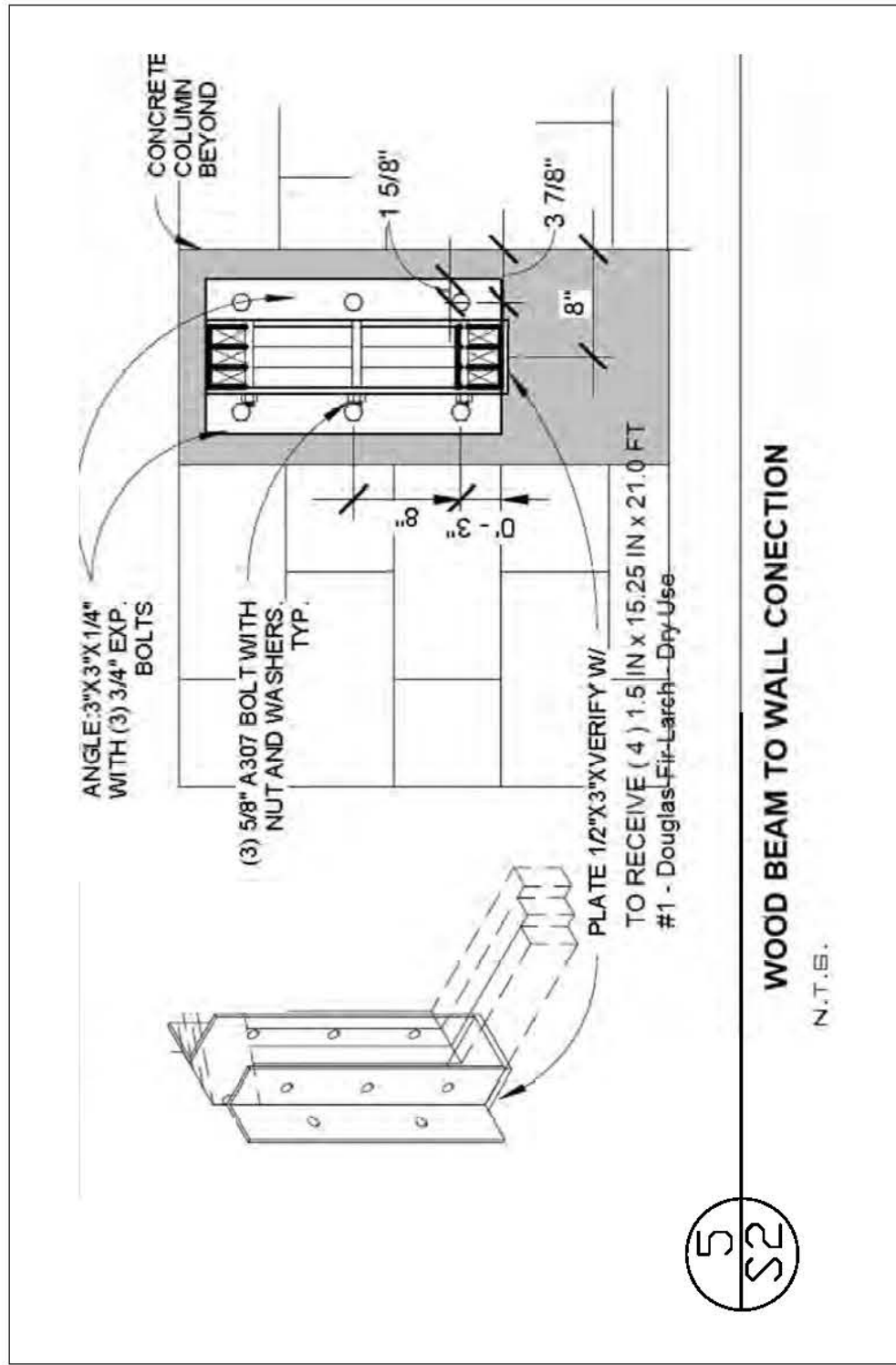
Project Name and Address
WACHTEL RESIDENCE
9524 GARLYLE AVE
SURFSIDE, FL 33154

Project	Sheet
Date	S2
Scale	OCT 2014

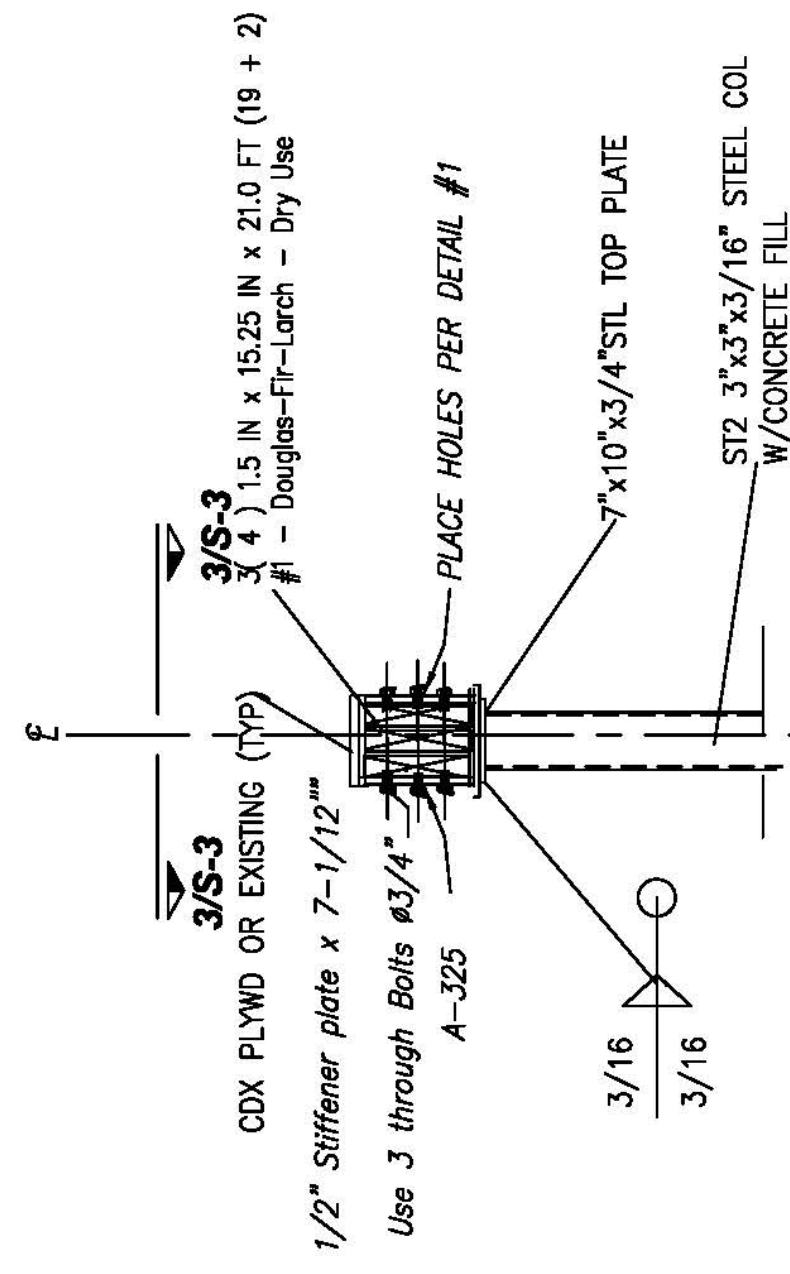


ROOF FRAMING PLAN

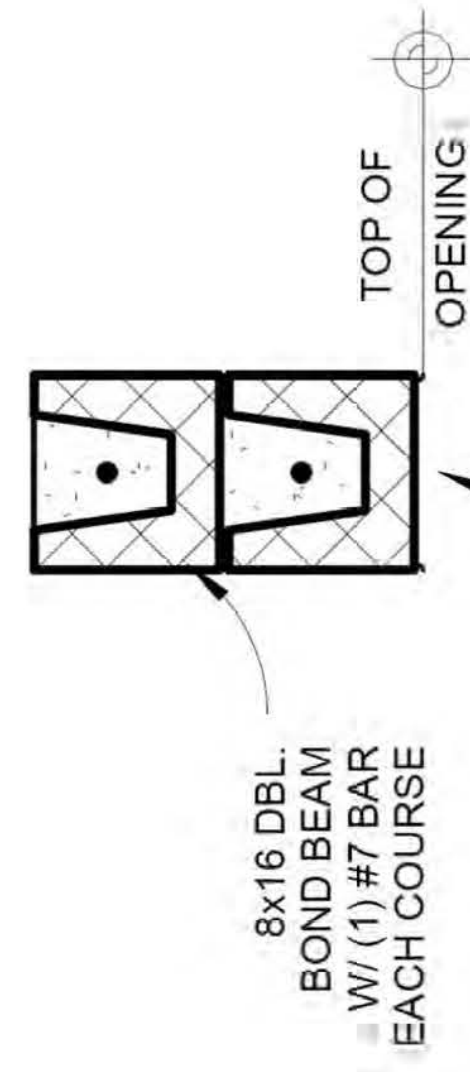
SCALE: 1" = 1'-0"



1 SECTION S-2
SCALE: 3/4" = 1'-0"



2 SECTION S-2
SCALE: 3/4" = 1'-0"



4 SECTION S-2
SCALE: 3/4" = 1'-0"

3 SECTION S-2
SCALE: 3/4" = 1'-0"

HOME REMODELING WACHTEL RESIDENCE

General Notes

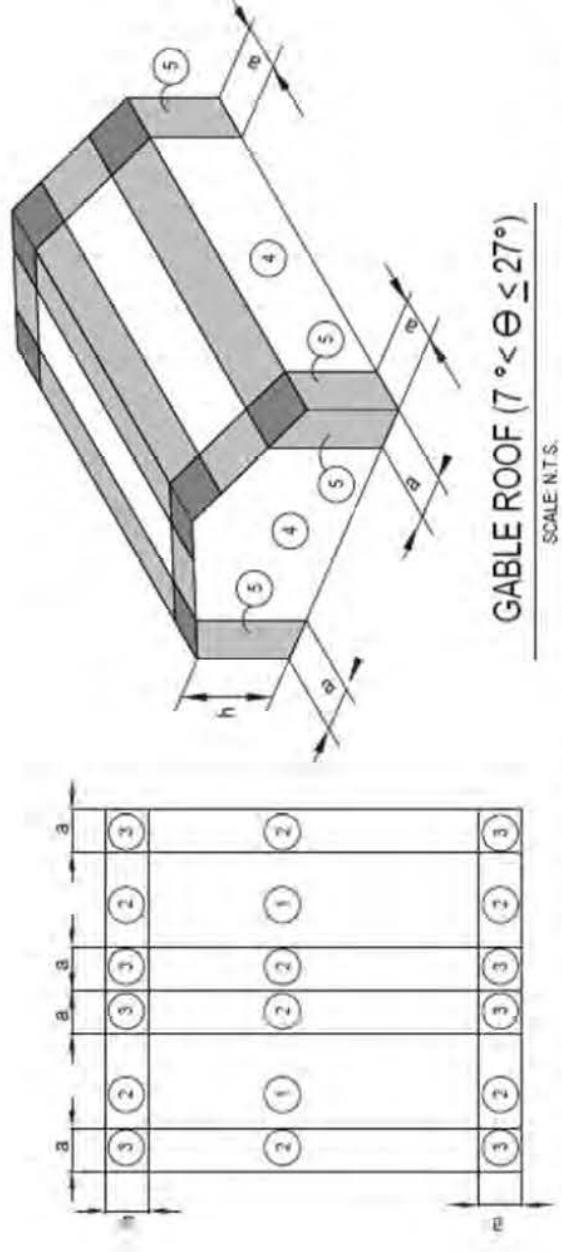
No.2			
No.3			
No.	Revision/Issue		Date

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305-868-5717
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Project		Sheet	S3
Date	OCT 2014	Scale	

GABLED ROOF



WIND PRESSURE DIAGRAM
PER ASCE 7-16

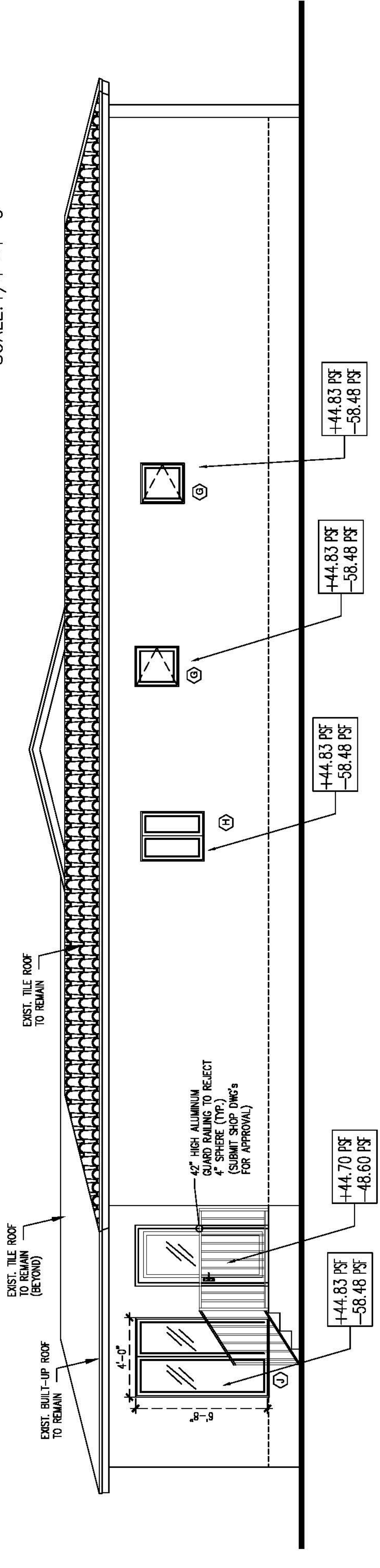
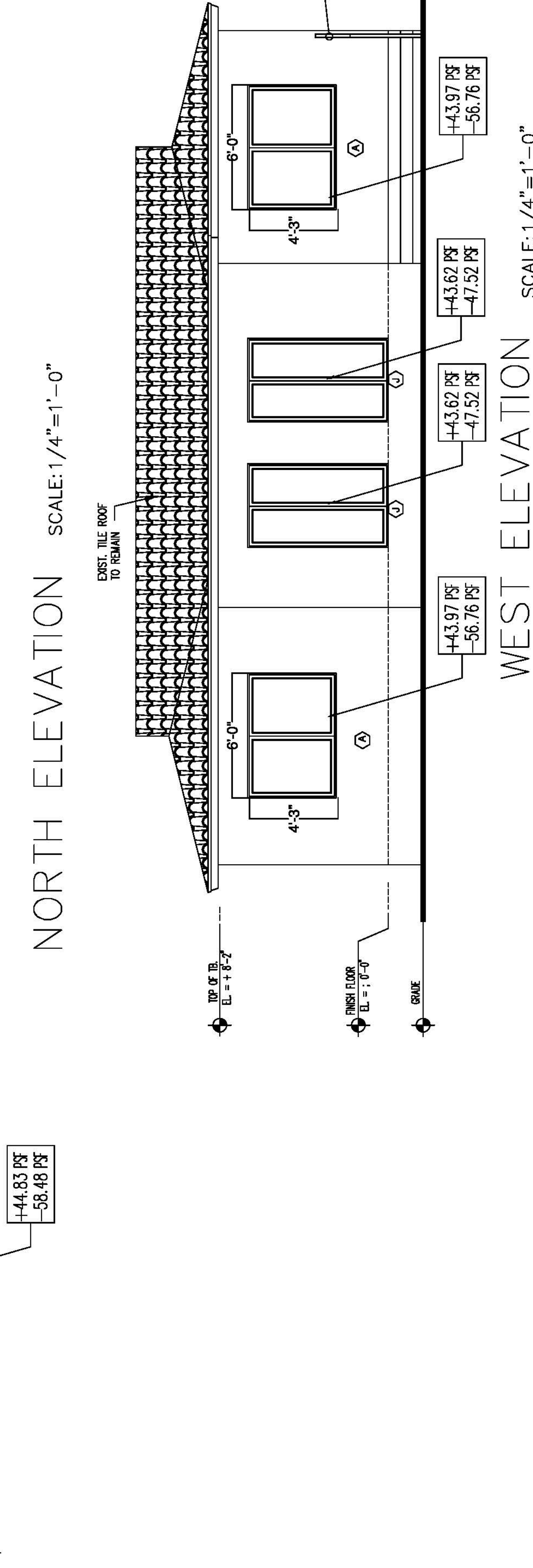
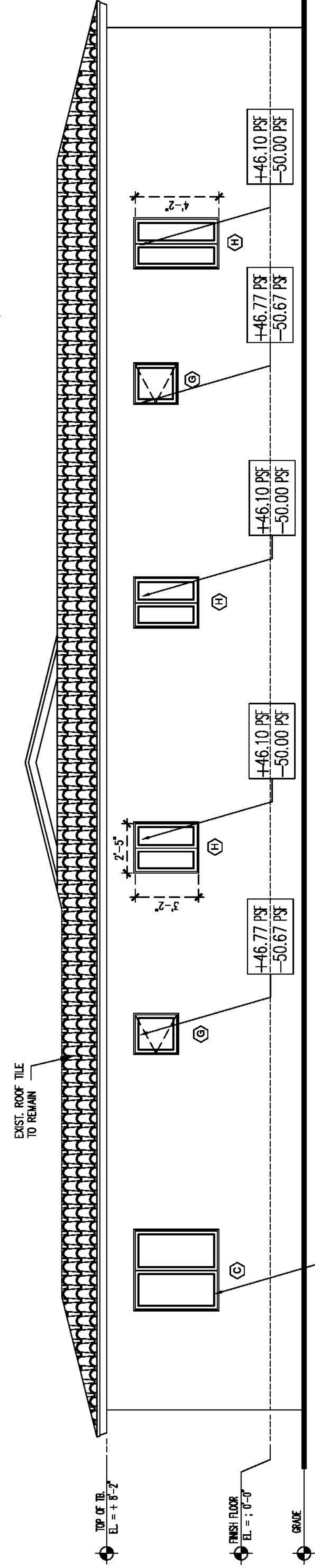
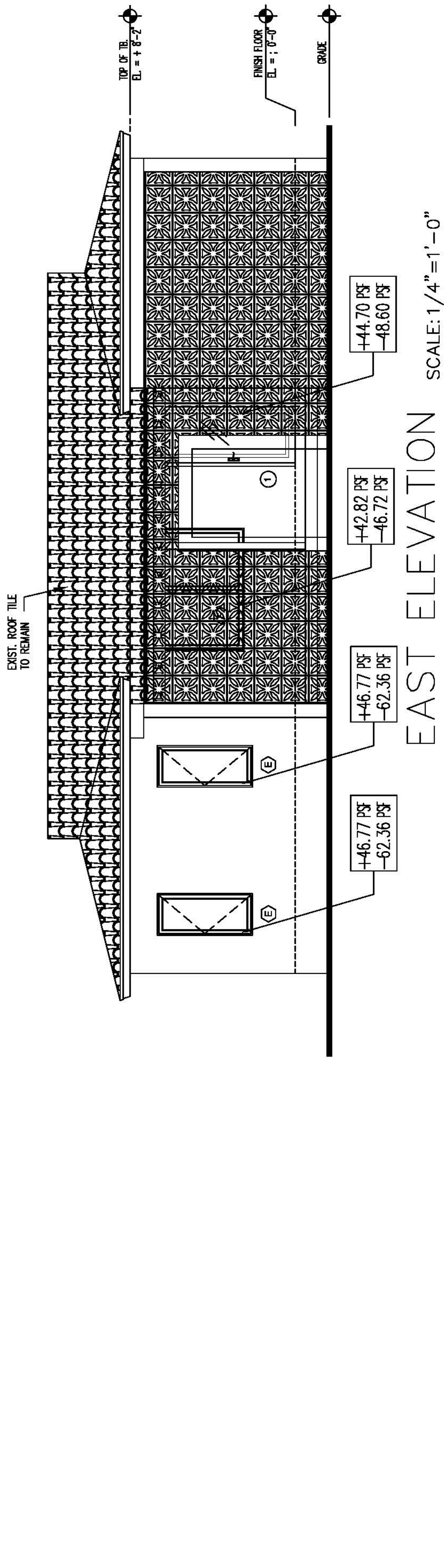
Wind Pressures for CKC Ch 30 Pt 1
All wind pressures include a load factor of 0.6

Description	Zone	Width	Span	Area	Max	Min	psf
ft	ft	sq ft	psf	psf	psf	psf	
WINDOW TYPE J	4	4.250	6.750	28.69	43.62	-47.52	
WINDOW TYPE E	5	2.000	4.580	9.16	46.77	-62.36	
WINDOW TYPE A	5	6.000	4.250	25.50	43.97	-56.76	
WINDOW TYPE H	4	3.000	4.167	12.50	46.10	-50.00	
WINDOW TYPE G	4	2.250	2.500	5.63	46.77	-50.00	
WINDOW TYPE C	5	4.500	4.250	19.13	44.83	-58.48	
WINDOW TYPE 2	4	6.000	6.660	39.96	42.63	-46.53	
WINDOW TYPE F	4	6.000	6.250	37.50	42.82	-46.72	
DOOR TYPE 1	4	3.000	6.660	19.98	44.70	-48.60	

Area = Span Length x Effective Width

DOOR PRESSURES APPROV.

N.O.A. 20-0427.03 DOOR 1	+70 PSF	-80 PSF
N.O.A. 20-0429.08 DOOR 2	+60 PSF	-70 PSF



General Notes

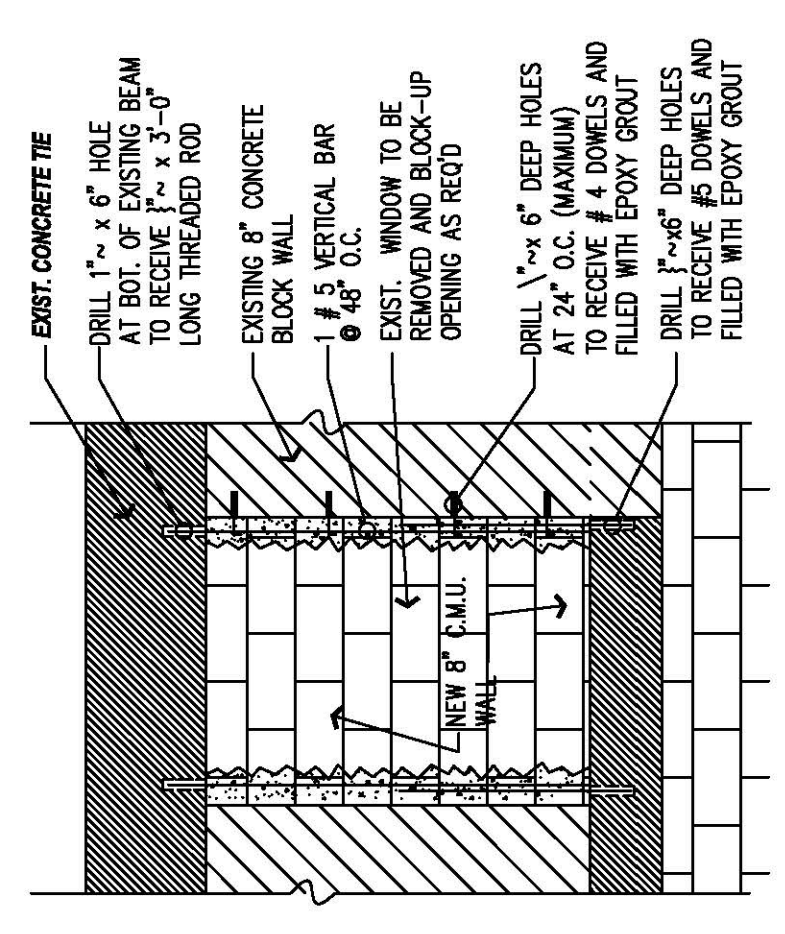
HOME REMODELING WACHTEL RESIDENCE

No.2	Revision/Issue	Date
No.3		
No.		

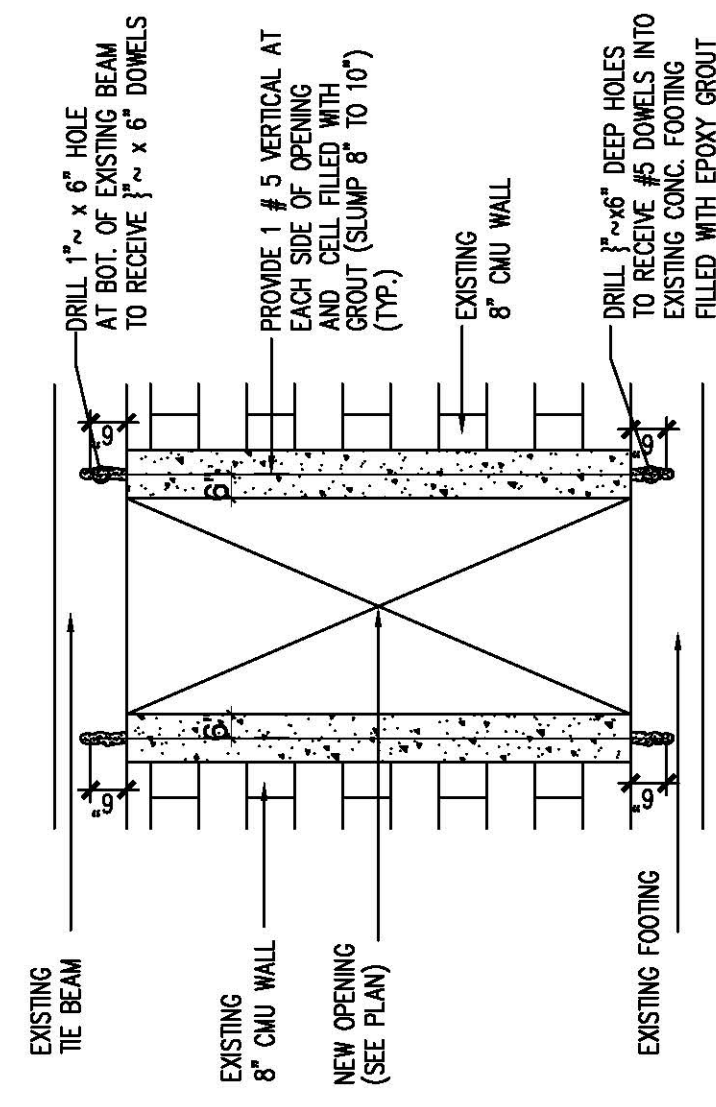
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Project Name and Address
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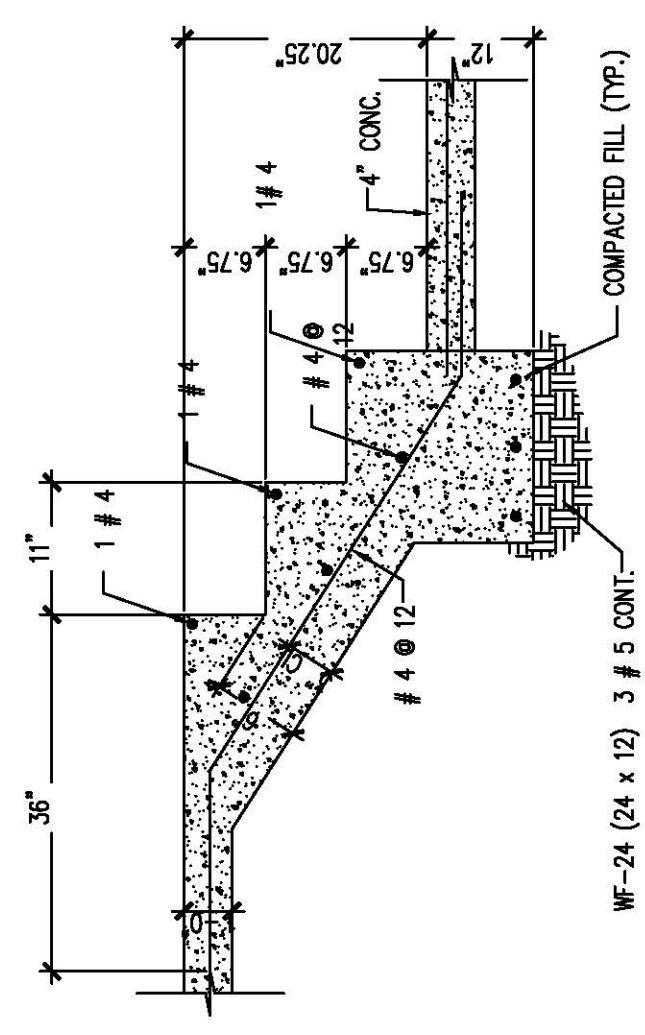
Project	Sheet
Date	S4
Scale	



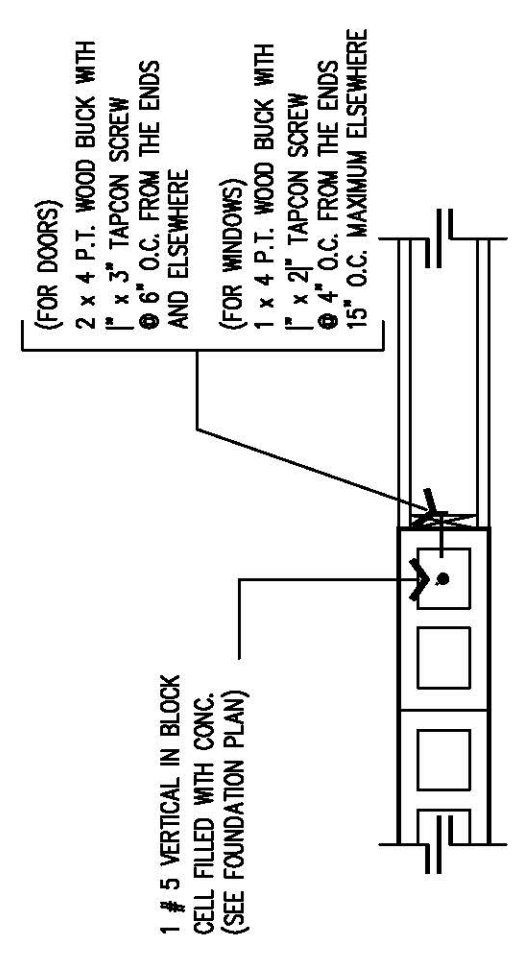
6
S-4
BLOCK-UP DETAIL SCALE: N.T.S.



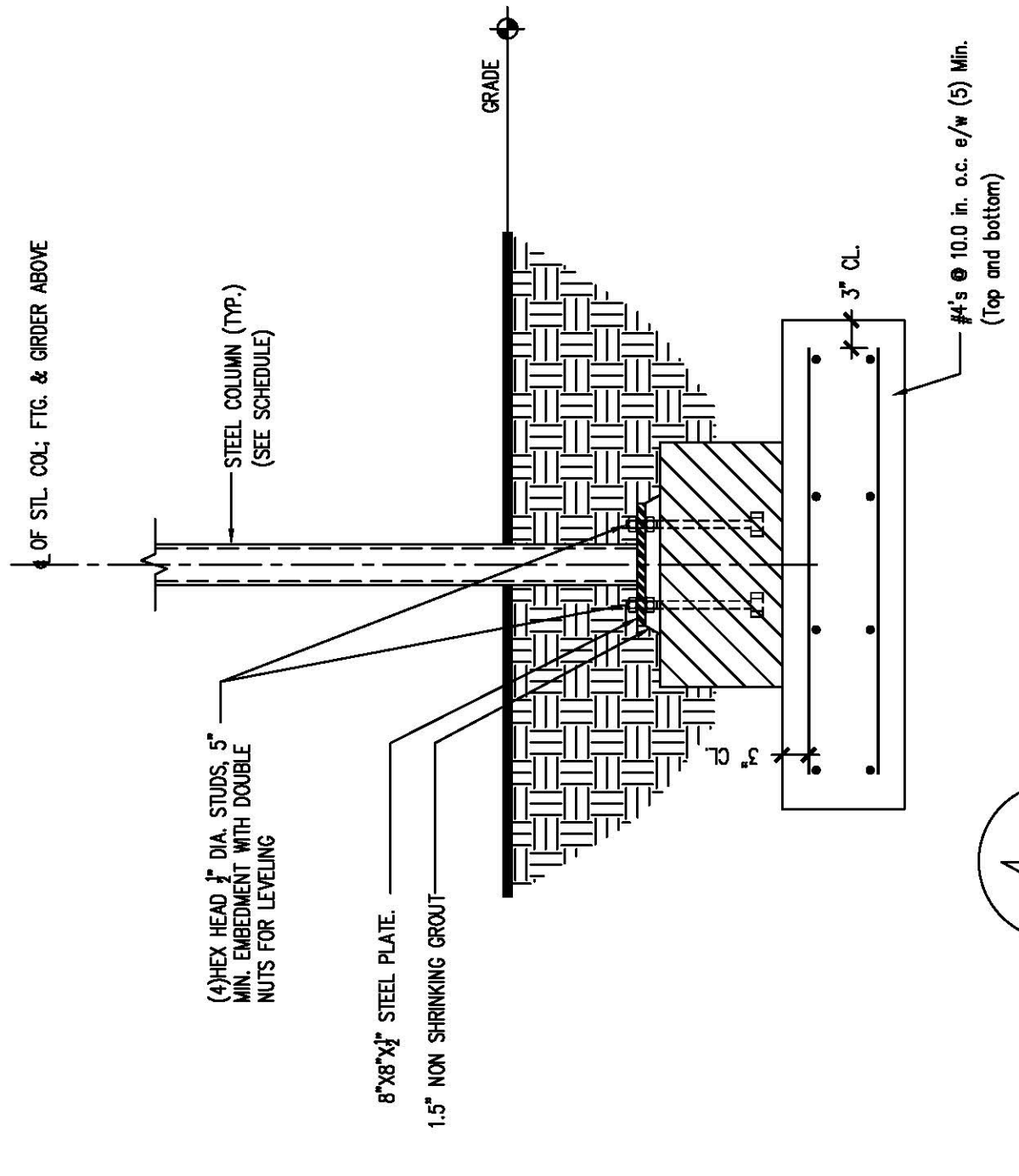
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S-4
NEW OPENING DETAIL SCALE: N.T.S.



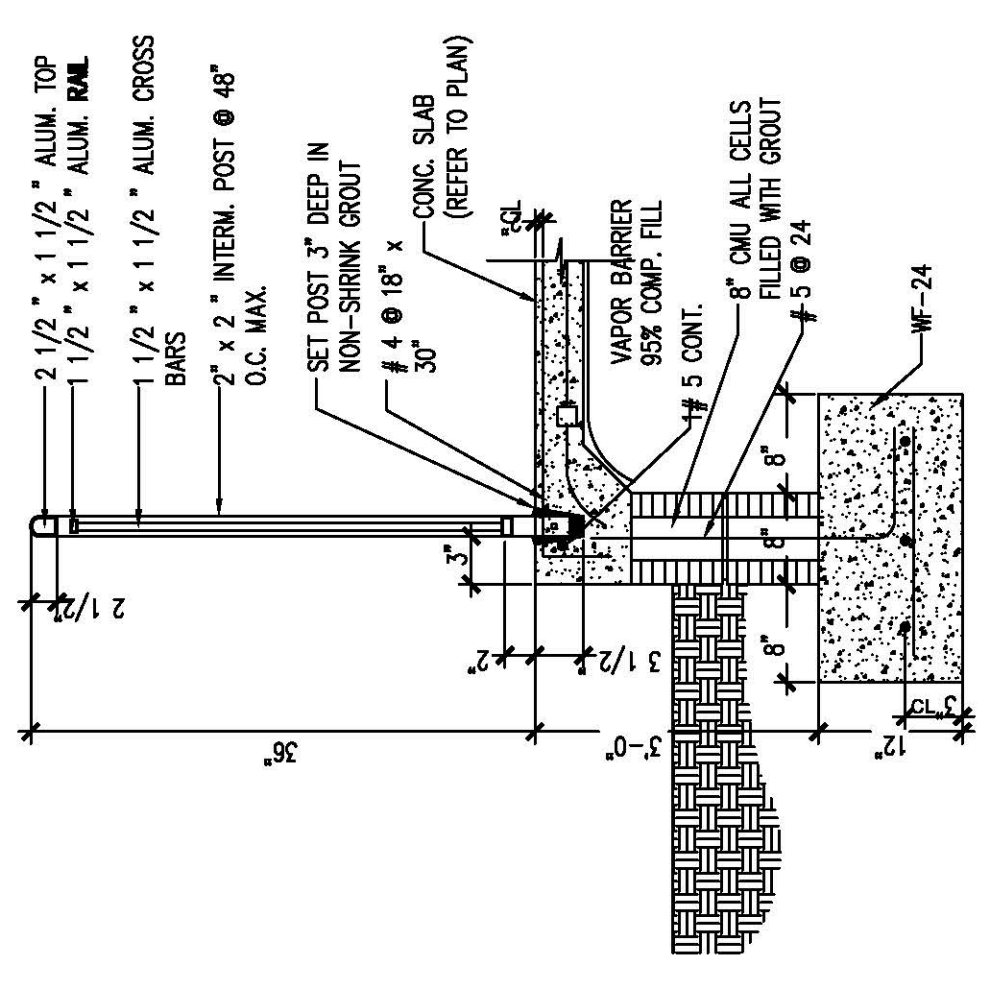
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S-4
NEW STAIR DETAIL SCALE: N.T.S.



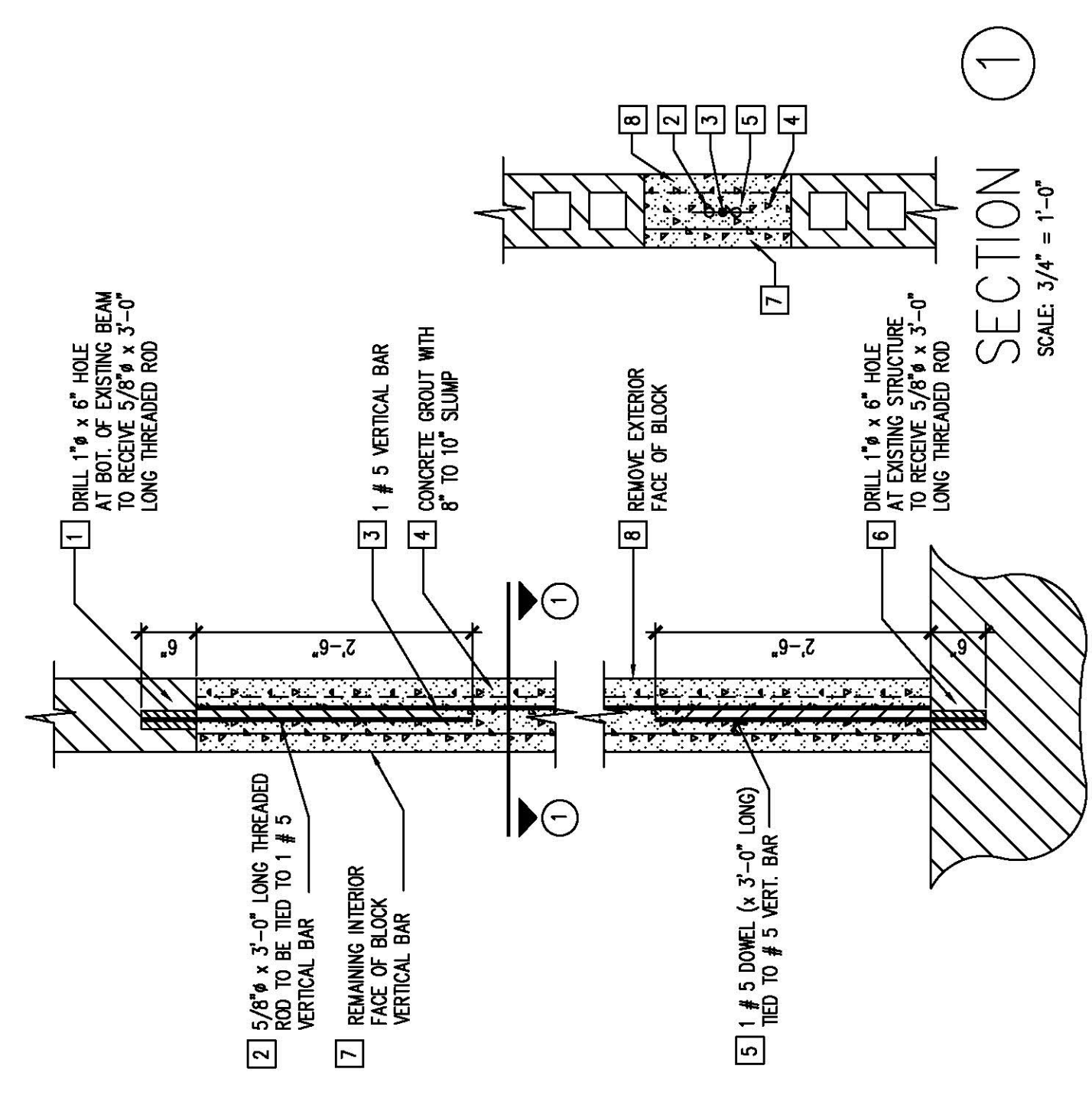
3
S-4
DOOR AND WINDOW BUCK DETAIL sc.: 1\"/>



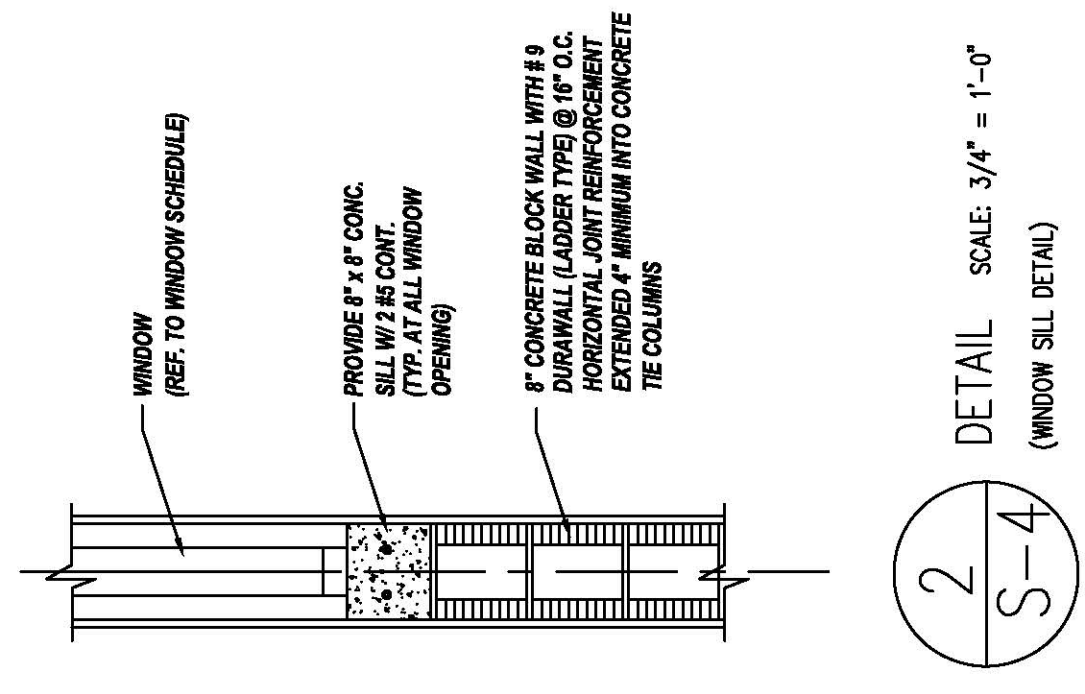
4
S-4
SECTION SCALE: 3/4\"/>



5
S-4
RAILING DETAIL SCALE: 1\"/>



1
S-4
SECTION SCALE: 3/4\"/>



2
S-4
DETAIL SCALE: 3/4\"/>

General Notes

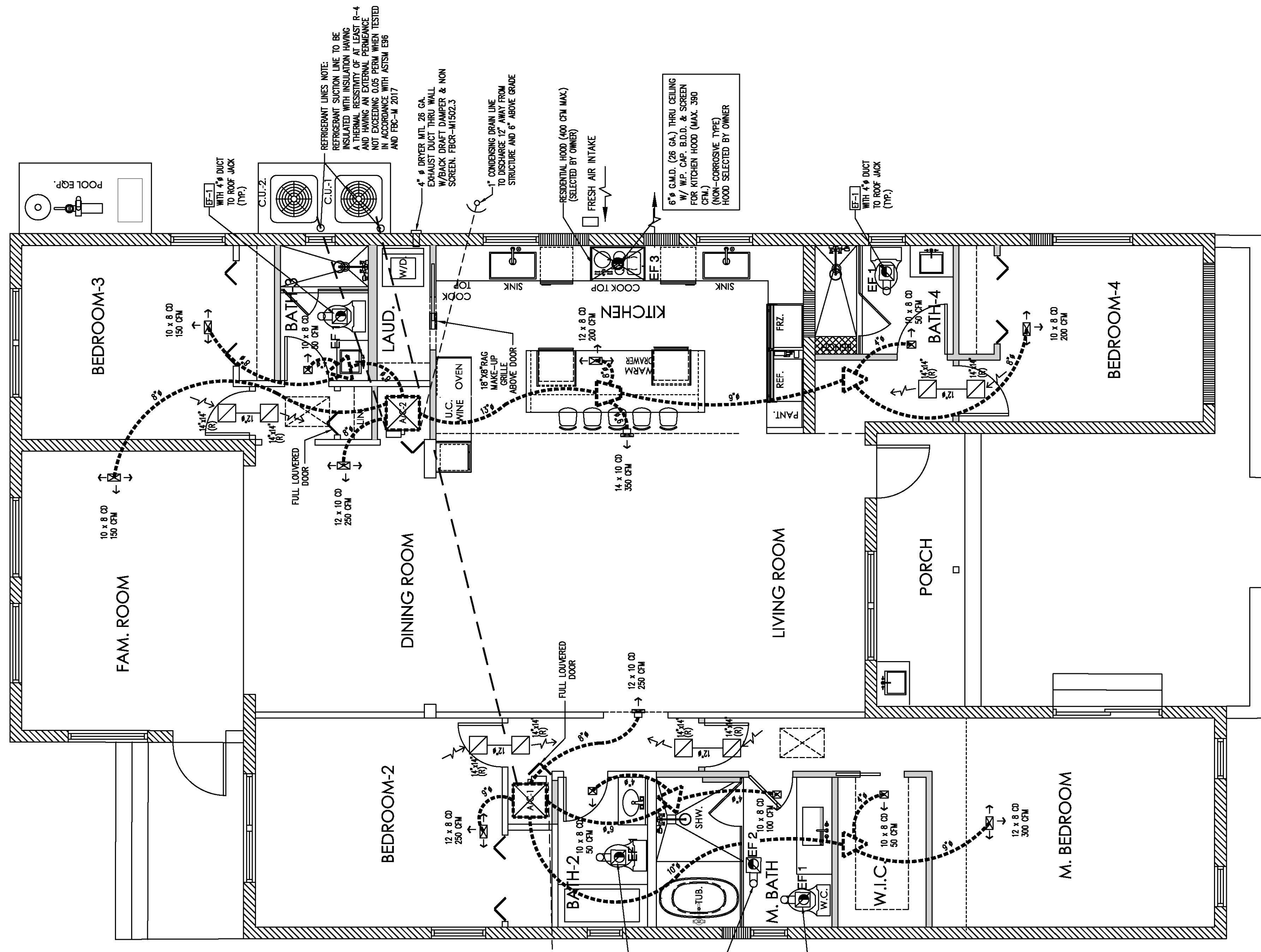
HOME REMODELING WACHTEL RESIDENCE

No.2		Date
No.3		
No.	Revision/Issue	

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Project	Sheet
Date	M1
Scale	



HVAC FLOOR PLAN SCALE: 1/4"=1'-0"

SPECIAL MECHANICAL NOTES

- 1- ALL EXHAUST DUCT SHALL BE CONSTRUCTED OF METAL BACKDRAFT DAMPERS NO 1/4" ALLOWED.
- 2- DUCTS FROM TOILET ROOMS SHALL DISCHARGE TO THE CURB OF THE BUILDING. SHALL BE MADE OF GALV. METAL AND SHALL BE SCREENED WITH A CORROSION RESISTANT MATERIAL OF FISH SIZE NO LARGER THAN 1/2" INCH. PROVIDE GOOSENECK OR RAIN CAP ON ROOF TERMINATION.
- 3- CLOTHES DRYER EXHAUST DUCTS SHALL NOT BE SCREENED.
- 4- CLOTHES DRYER EXHAUST DUCTS OR VENTS SHALL COMPLY WITH ALL APPLICABLE LOCAL AND STATE CODES. SHALL BE CONSTRUCTED OF THINWALL GALV. METAL PIPE HAVING A SMOOTH INTERIOR SURFACE WITH JOINTS RUNNING IN THE DIRECTION OF AIR FLOW. JOINTS SHALL NOT BE FASTENED EACH EXTEND INTO THE DUCT WALLS.

GARAGE VENTILATION CALCULATION

Q = 100 CFM PER CAR ASHRAE 62
 V = WIND VELOCITY 4 MPH = 352 FT PER MINUTE
 A = SQ. FT. OF FREE AREA OF WALL OPENING W/ SCREEN OR LOUVER
 OPENINGS NOT LESS THAN 1/4" AND NOT GREATER THAN 1/2".
 E = EFFECTIVENESS WITH WIND DIAGONAL TO WALL USE FACTOR 0.3
 A = Q / VE = 100 / (352 x 0.3) = 947 SQ. FT.
 A = 947 SQ. FT. x 14 = 13258 SQ. IN. (NET FREE OPENING PER CAR)

K96.1.1 F.B.C. 2020 (7th EDITION) CENTRAL FURNACES
 Central furnaces with compartments or alcoves shall have a minimum working space clearance of 3 inches (76 mm) along the sides, back and top with a local slab of the furnace having a minimum opening to the atmosphere shall have at least a 6-inch (152 mm) working space along the front combustion chamber side. Combustion air openings at the rear or side of the compartment shall comply with the requirements of Chapter 11.

401.6 Outdoor opening protection.
 Air exhaust and intake openings that terminate outdoors shall be protected with a screen, louvers or rain caps. Louvers or rain caps shall be constructed of galvanized steel with weather conditions. Outdoor air exhaust and intake openings located in exterior walls shall meet the provisions for exterior wall opening protection in accordance with the Florida Building Code, Building.

RA409.13.3.0.3
 All air intake openings shall be protected with a screen, louvers or rain caps. Louvers or rain caps shall be constructed of galvanized steel with weather conditions. Outdoor air exhaust and intake openings located in exterior walls shall meet the provisions for exterior wall opening protection in accordance with the Florida Building Code, Building.

TABLE 401.6
 OPENING SIZES IN LOWERS, GRILLES AND AIR INTAKE OPENINGS

OUTDOOR OPENING TYPE	MINIMUM AND MAXIMUM OPENING SIZES IN LOWERS, GRILLES AND SCREENS MEASURED IN ANY DIRECTION
Exhaust openings	Net < 1/8 inch and not > 1/2 inch
Intake openings in residential	Net < 1/8 inch and not > 1/2 inch
Intake openings in other than residential	> 1/8 inch and not > 1 inch

HVAC DESIGN REQUIRES

	YES	NO
DUCT SMOKE DETECTOR		X
FIRE DAMPER(S)/ RADIANT	X	
SMOKE DAMPER(S)	X	
FIRE RATED ENCLOSURE	X	
FIRE RATED ROOF CEILING ASSEMBLY	X	
FIRE STOPPING	X	
SMOKE CONTROL	X	
PROGRAMMABLE THERMOSTAT	X	

TABLE 43-C2.2.1. DEFAULT WINDOW ENERGY VALUE FOR RESIDENTIAL APPLICATIONS

TYPE (IMPACT)	U-FACTOR	SOLAR HEAT COEFFICIENT (SHGC)
SINGLE PANE CLEAR	1.06	0.80
SINGLE PANE TINT		

INSULATION
 ROOF INSULATION - R-30
 WALL INSULATION - R-4.1

NOTES:
 PROVIDE 1" MIN. UNDERCUT AT ALL BEDROOM DOORS FOR BALANCED RETURN AIR.

HVAC SYMBOL LEGEND

SYMBOL	DESCRIPTION
[Symbol]	SUPPLY DUCT
[Symbol]	RETURN/EXHAUST DUCT
[Symbol]	FLEXIBLE DUCT
[Symbol]	ELBOW W/ TURNING VALVES
[Symbol]	REF. 5&R
[Symbol]	REFRIGERANT SUCTION & LIQUID LINES
[Symbol]	CEILING EXHAUST FAN
[Symbol]	EXHAUST REGISTER
[Symbol]	COOLING THERMOSTAT
[Symbol]	X: AIR DEVICE TYPE
[Symbol]	# CFM
[Symbol]	AB: NECK SIZE
[Symbol]	SA: SUPPLY AIR
[Symbol]	RA: RETURN AIR
[Symbol]	CU: CONDENSING UNIT
[Symbol]	CFM: CUBIC FEET PER MINUTE
[Symbol]	EF: EXHAUST FAN

EXHAUSTAN SPECS

EF-1 SHALL BE "NUTONE" MODEL #S-50 50 CFM AIR DELIVERY @ 1/8" SP, 115 VOLTS, 60 HZ, 0.9 AMP, CEILING MOUNTED W/B.D.D. BUILT-IN.

EF-2 SHALL BE "NUTONE" MODEL #S-60 100 CFM AIR DELIVERY @ 1/8" SP, 115 VOLTS, 60 HZ, 1.3 AMP, CEILING MOUNTED W/B.D.D. BUILT-IN.

EF-3 KITCHEN HOOD EXHAUST(400CFM) WITH MAKE UP AIR SYSTEMS (EQUIPPED WITH AUTOMATICALLY CONTROLLED TO STAD AND OPERATE SIMULTANEOUSLY WITH THE EXHAUST SYSTEM AS PER FMCR-M1503.4

NOTE: KITCHEN HOOD AND TOILET FANS PROVIDED WITH INTEGRAL BACKDRAFT DAMPER.

KITCHEN EXHAUST HOOD NOTE AS PER RFBC, M1503.4

Exhaust hood systems capable of exhausting in excess of 400 cubic feet per minute (0.19 m³/s) shall be provided with makeup air at a rate approximately equal to the exhaust air rate. Such makeup air systems shall be equipped with a means of closure and shall be automatically controlled to start and operate simultaneously with the exhaust system.

NOTE:
 REFRIGERANT CIRCUIT ACCESS PORTS LOCATED OUTDOORS SHALL BE FITTED WITH LOCKING-TYPE TAMPER-RESISTANT CAPS OR SHALL BE OTHERWISE SECURED TO PREVENT UNAUTHORIZED ACCESS UNLESS THE PORTS ARE LOCATED INSIDE THE CONDENSING UNIT CABINET FBOR-M1411.8

S.C.S. NOTE:

- 1- COORDINATE TO COORDINATE ALL CEILING GRILLES AND MECHANICAL DEVICES WITH LIGHTING LAYOUTS, SCHEDULED WALL AND LIGHTING PLAN FOR EXACT LOCATION PRIOR TO ROUGH-IN. NO EXTRAS WILL BE ALLOWED FOR FAILURE TO DO SO.
- 2- REFER TO PLUMBING PLAN FOR CONDENSATE DRAIN ROUTING AND DISPOSAL POINT.
- 3- PROVIDE MANUAL VOLUME DAMPER ON ALL S/A DUCT SERVICING LINEAR DIFFUSERS FOR VOLUME CONTROL. NO EXTRAS WILL ALLOWED FOR FAILURE TO DO SO.

HOME REMODELING WACHTEL RESIDENCE

General Notes

No.2		
No.3		
No.	Revision/Issue	Date

Firm Name and Address
American Engineering Design
1111 Kane Concourse
Suite 610
Boy Harbor, FL 33154
305-888-5717
Authorization No. 0008544
Bernardo Colffman PE 56562

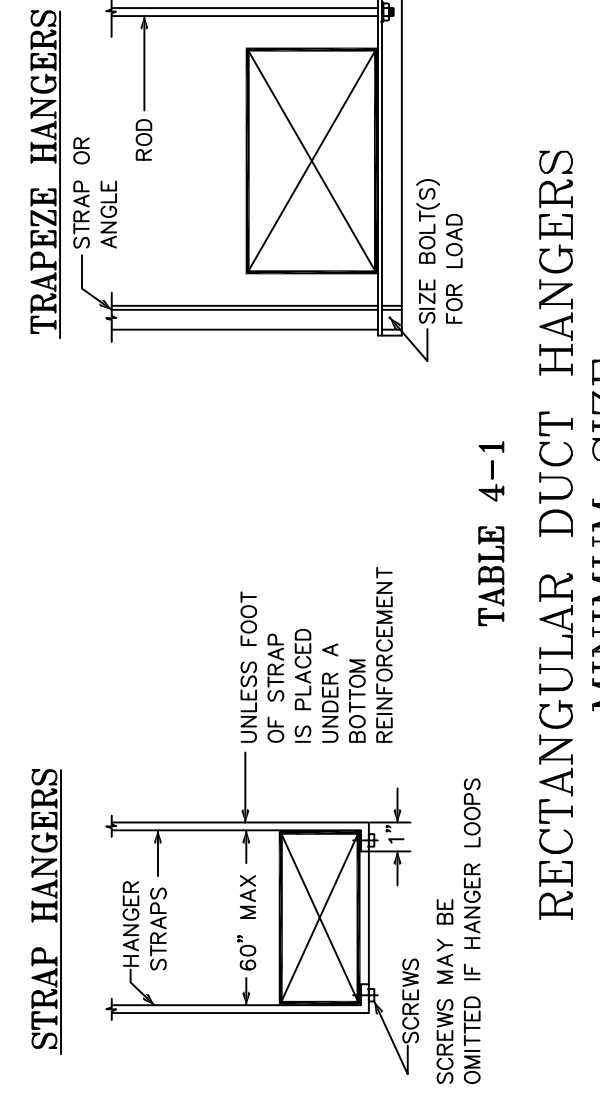
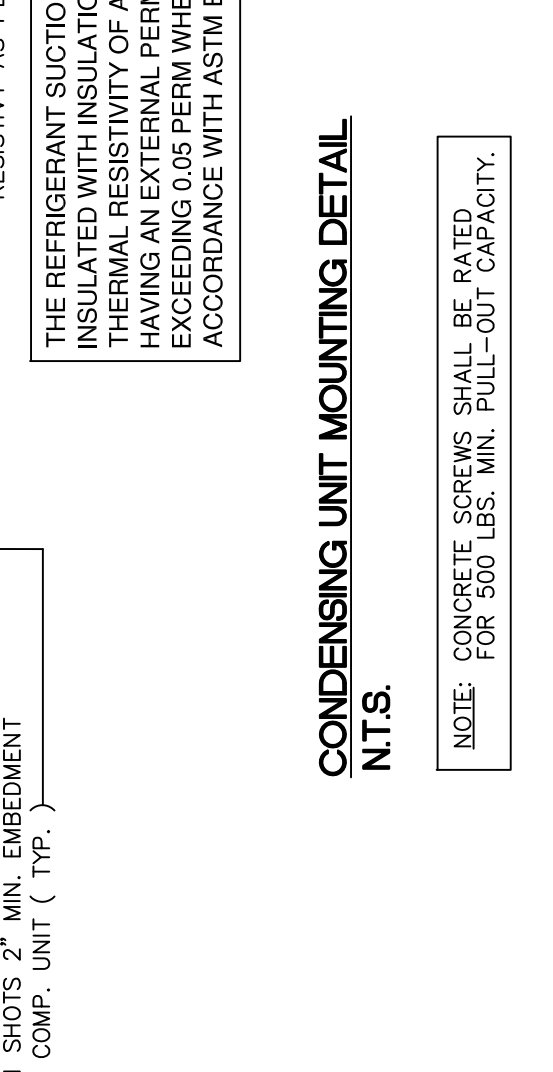
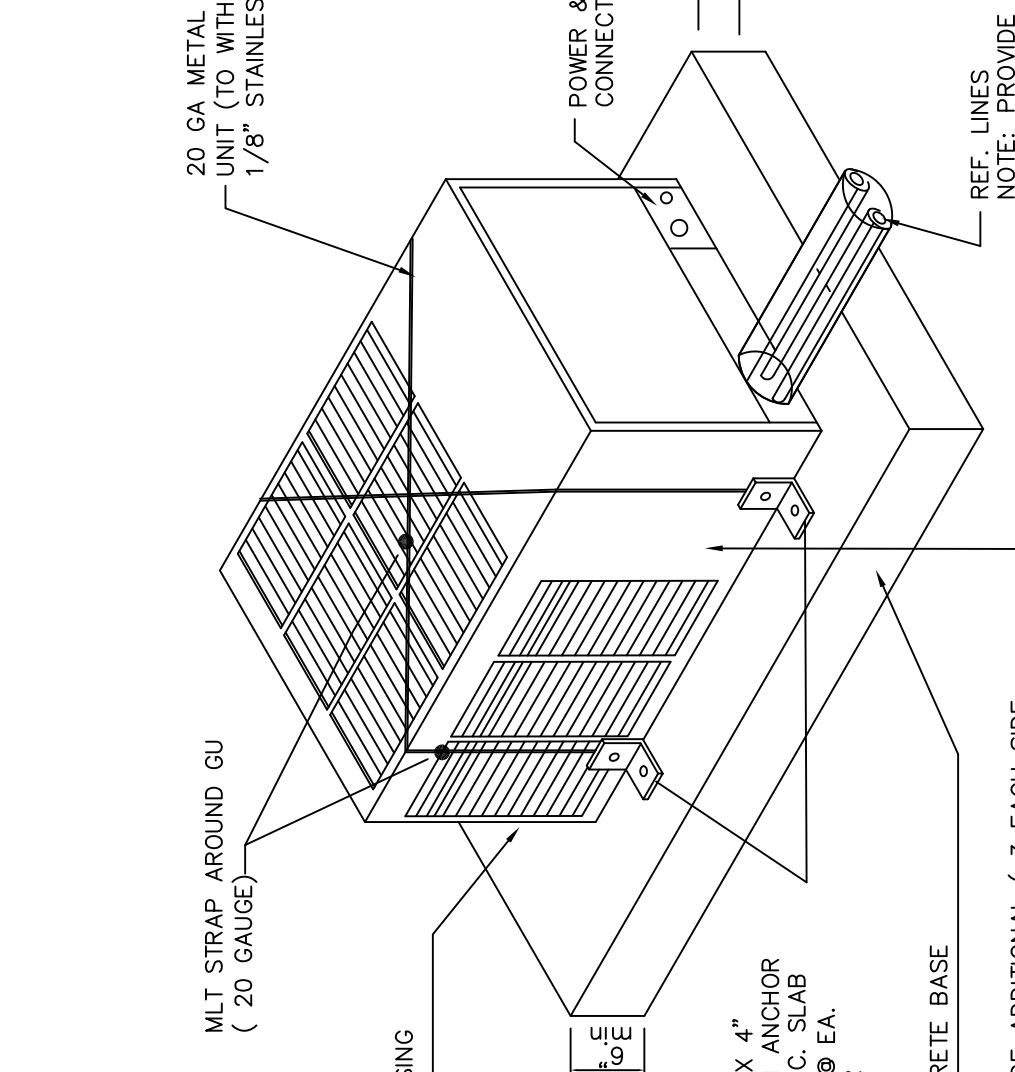
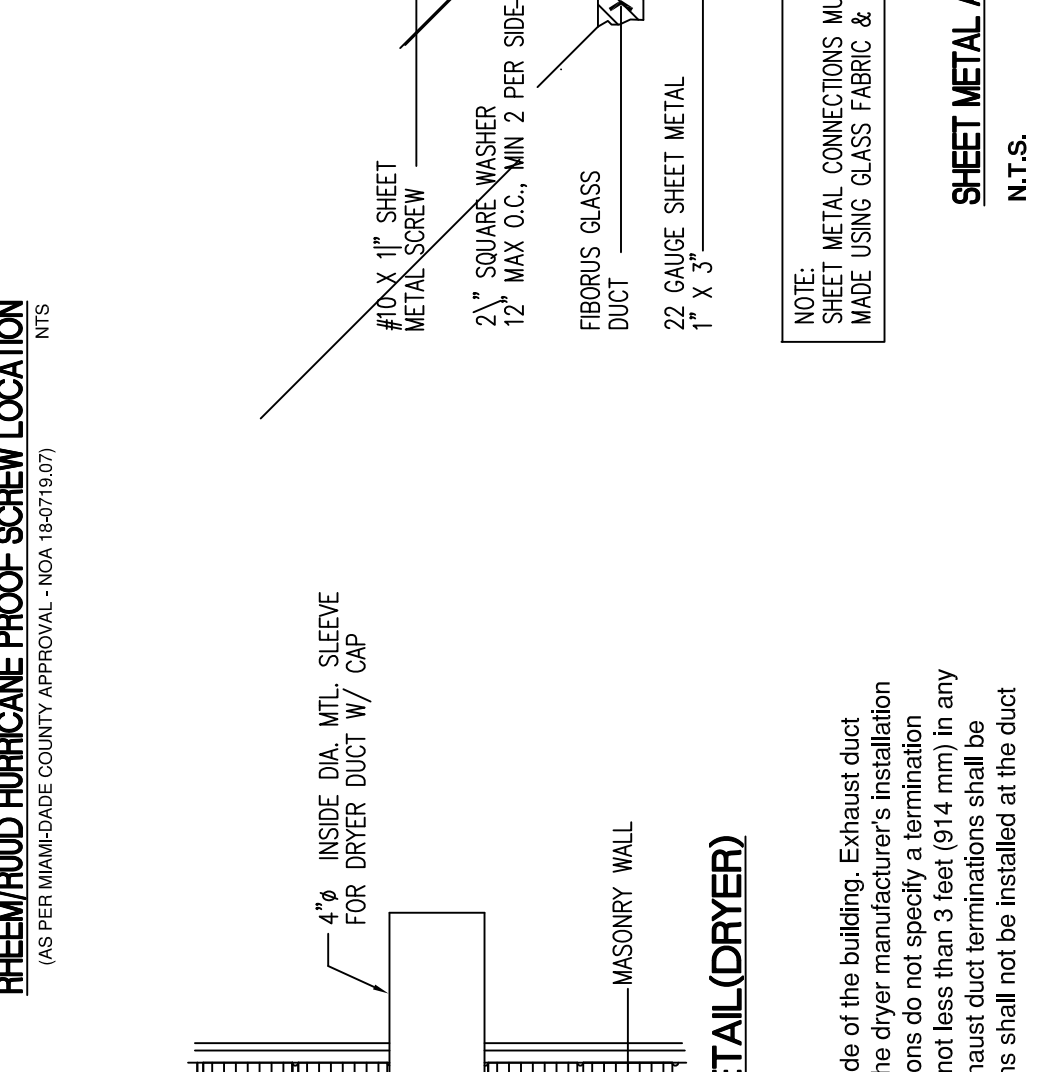
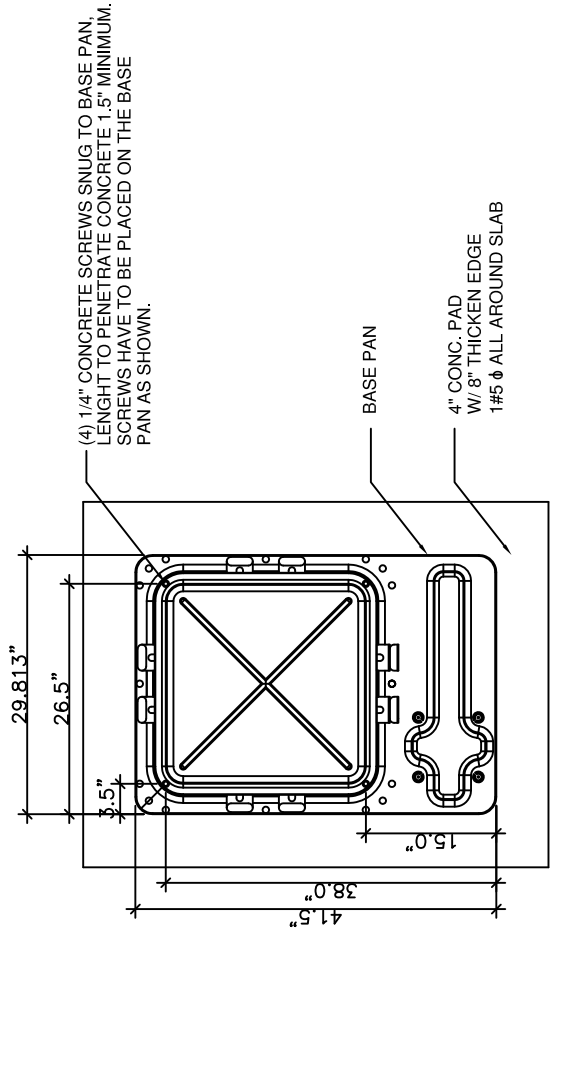
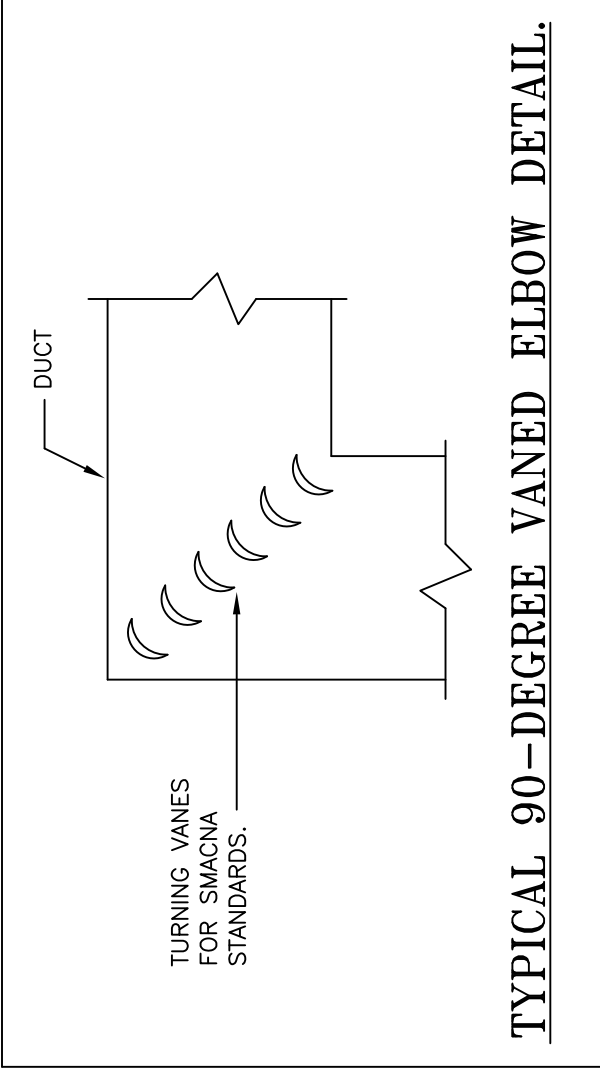
Project Name and Address
WACHTEL RESIDENCE
9524 CARLYLE AVE
SURFSIDE, FL 33154

Project	M2
Date	OCT 2014
Scale	

SPLIT SYSTEM SCHEDULE

UNIT DESIGNATION	AC-1	AC-2
AREA SERVED	RHEEM OR EQ.	SEE PLAN
MANUFACTURER	RHT14821M7AN	RHEEM OR EQ.
FAN COIL UNIT MODEL No.	RA1642AJ1	RA1648AJ1
CONDENSING UNIT MODEL No.	16.0	16.0
SEER	24700	34800
TOTAL CAPACITY BTUH	18000	26000
SENSIBLE CAPACITY BTUH	80/67 DEG DBWB	80/67 DEG DBWB
COIL ENTERING CONDITIONS	1000	1400
CFM SUPPLY	0.30	0.30
EXTERNAL STATIC PRESSURE	1/3	1/3
FAN COIL UNIT FAN HP	21.9	21.9
HEATING KW	5.0	10.0
VOLTAGE FOR SYSTEM	240-1-60	240-1-60
CONDENSING UNIT FLA	109	109
FAN COIL UNIT WEIGHT LBS	AC RM	AC RM
CONDENSING UNIT WEIGHT LBS	GRDE	GRDE
FAN COIL UNIT LOCATION	7/8	7/8
CONDENSING UNIT LOCATION	3/8	3/8
REFRIGERANT LINES SIZES		
SUCTION		
LIQUID		

NOTES:
1- FURNISH ROOM THERMOSTAT, LOW VOLTAGE
1- STEP COOL, 1-STEP HEAT WITH FAN-AUTO SWITCH



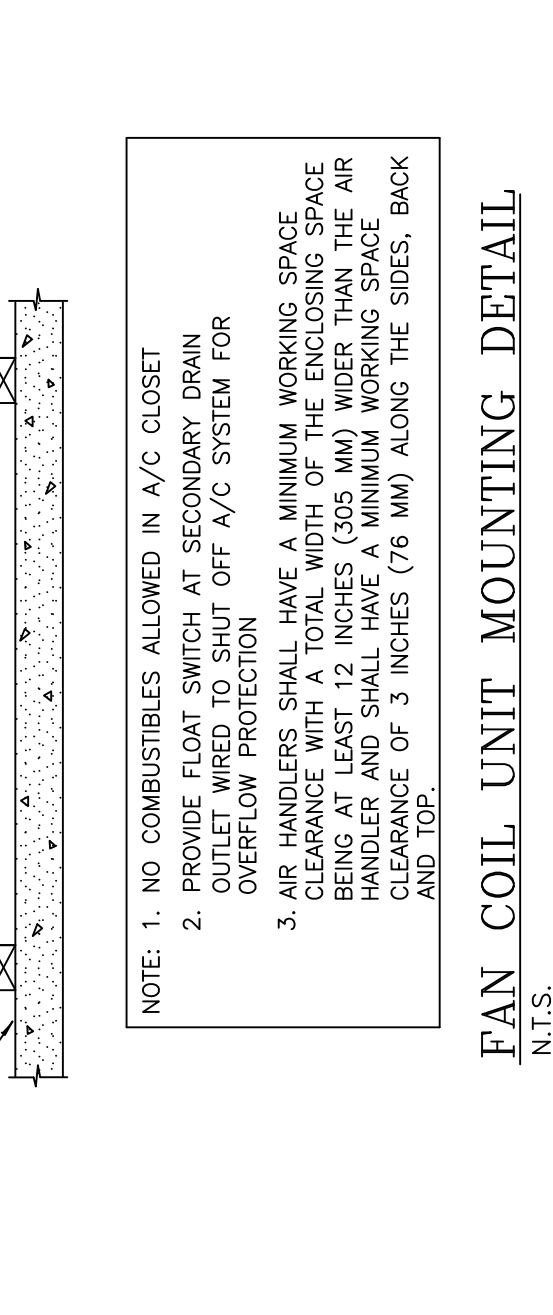
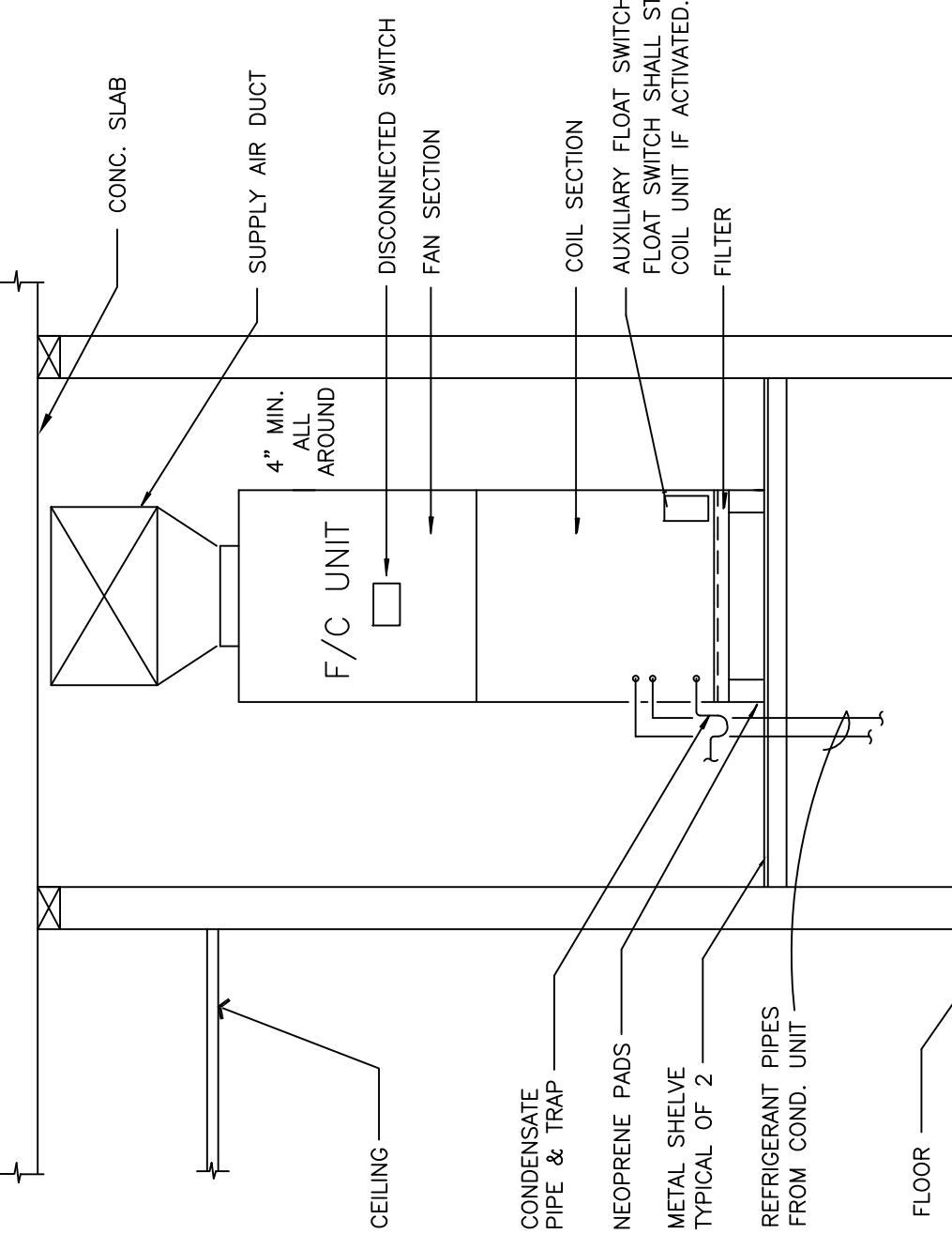
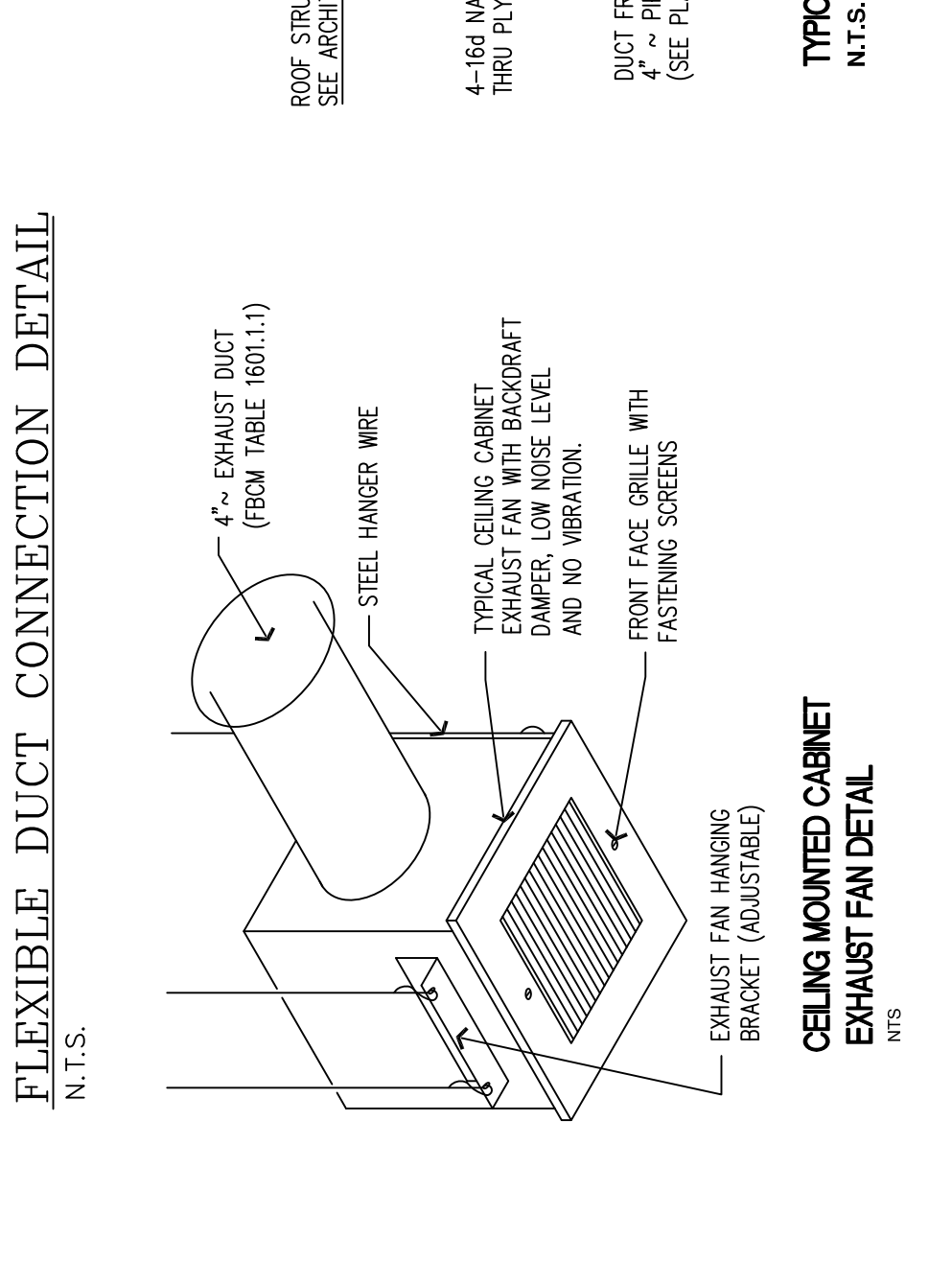
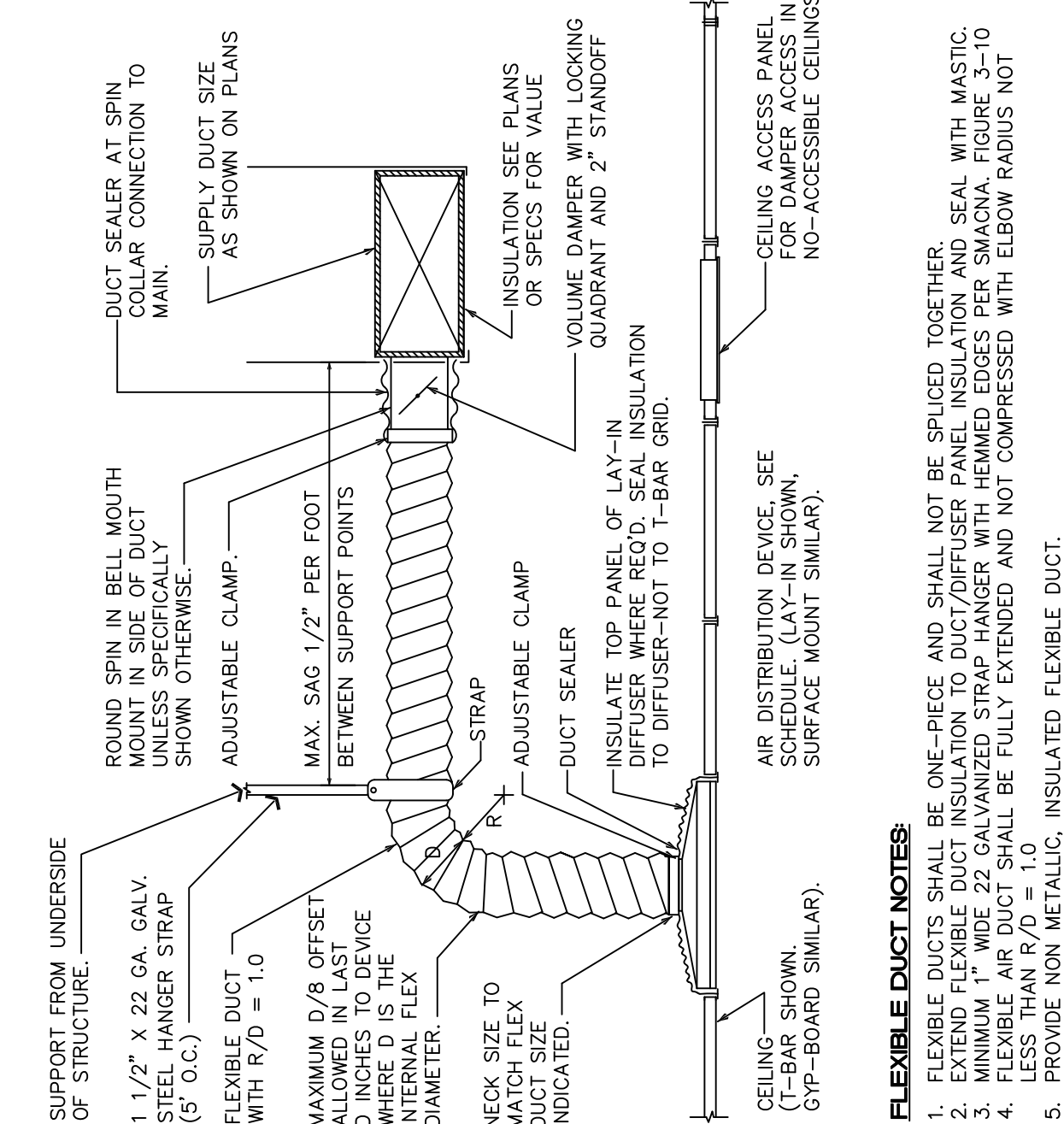
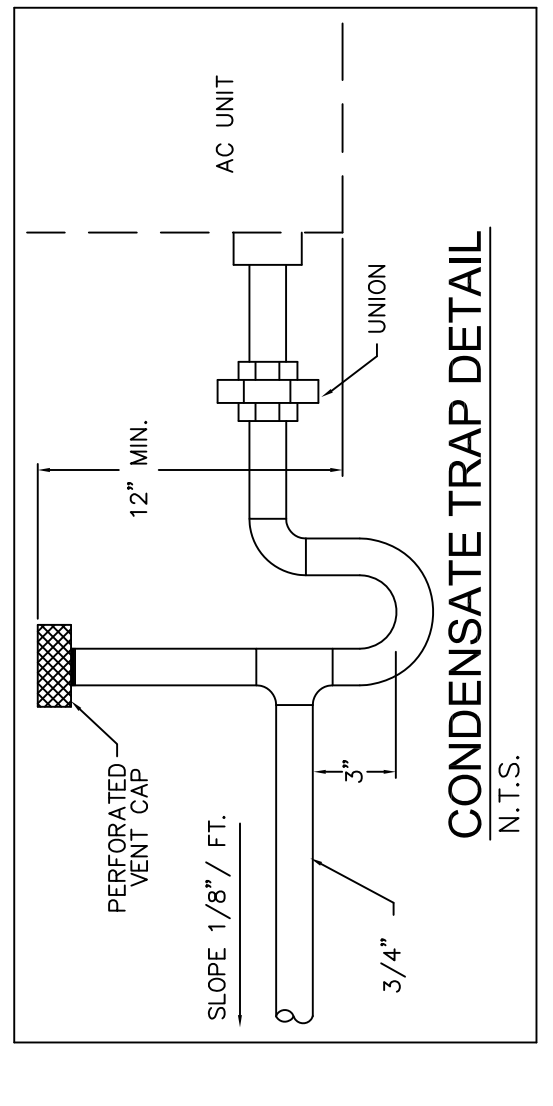
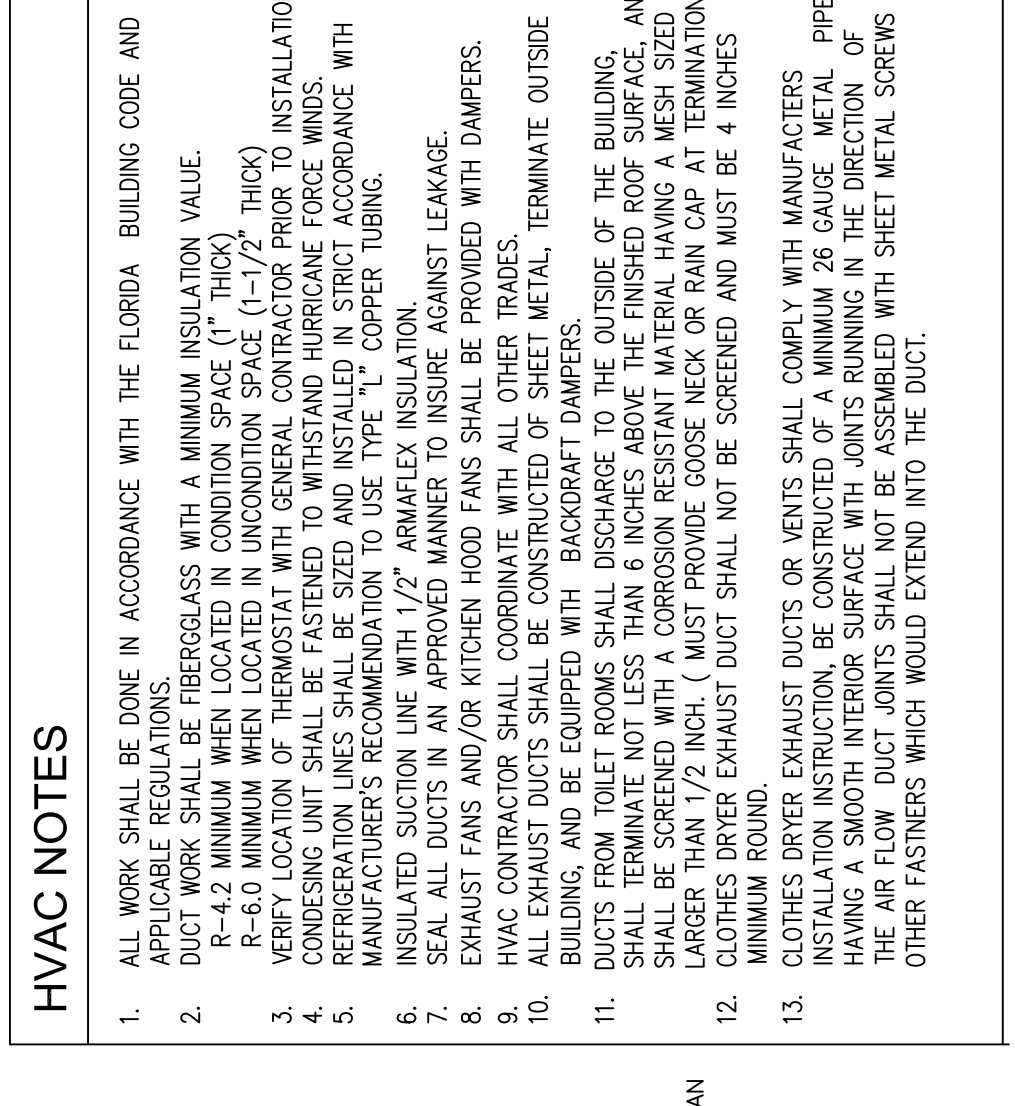
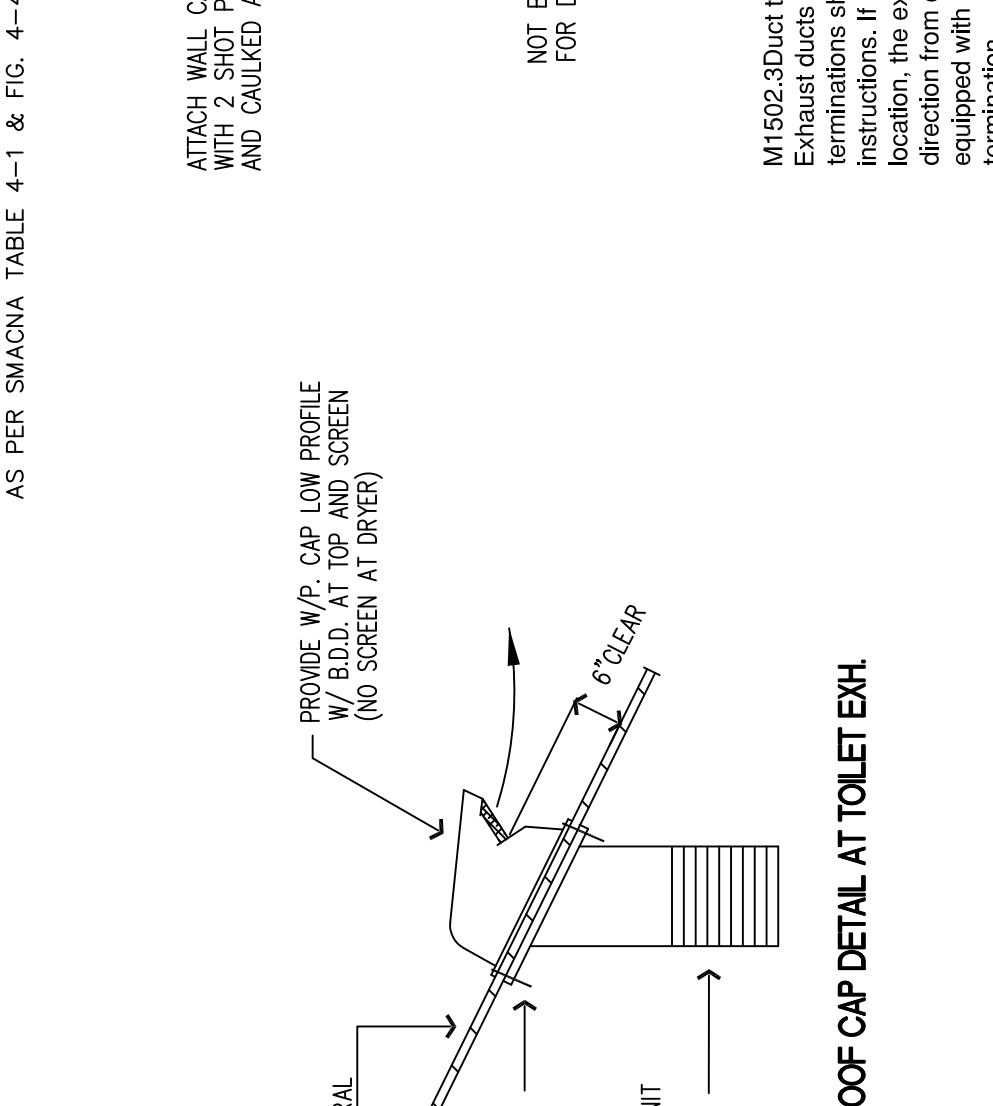
RECTANGULAR DUCT HANGERS MINIMUM SIZE

TABLE 4-1

PAIR AT 10 FT SPACING	PAIR AT 8 FT SPACING	PAIR AT 5 FT SPACING	PAIR AT 4 FT SPACING
WIRE/STRAP	WIRE/STRAP	WIRE/STRAP	WIRE/STRAP
PERIMETER	PERIMETER	PERIMETER	PERIMETER
P = 30"	P = 30"	P = 30"	P = 30"
P = 72"	P = 72"	P = 72"	P = 72"
P = 96"	P = 96"	P = 96"	P = 96"
P = 120"	P = 120"	P = 120"	P = 120"
P = 168"	P = 168"	P = 168"	P = 168"
P = 192"	P = 192"	P = 192"	P = 192"
P = 193" UP	P = 193" UP	P = 193" UP	P = 193" UP

AS PER SMACNA TABLE 4-1 & FIG. 4-4

SPECIAL ANALYSIS REQUIRED



HOME REMODELING WACHTEL RESIDENCE

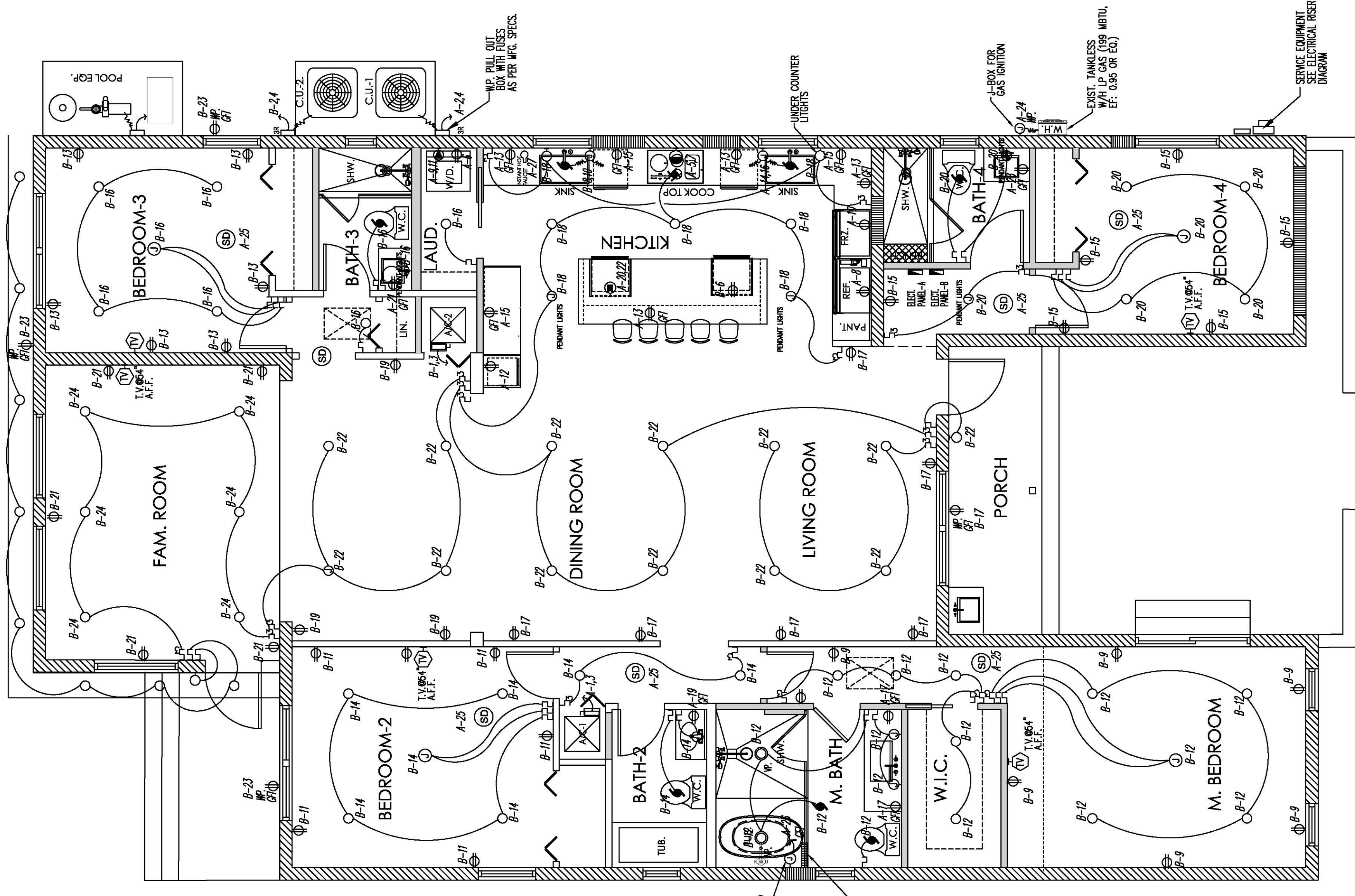
General Notes

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Boy Harbor, FL 33154
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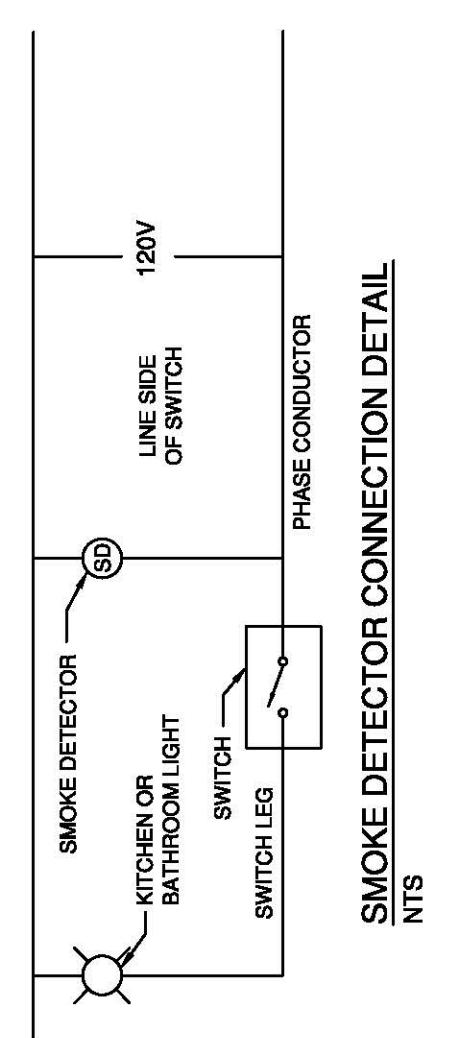
Project Name and Address
WACHTEL RESIDENCE
9524 GARLYLE AVE
SURFSIDE, FL 33154

Project	Date	Scale	Sheet
	OCT 2014		E1



ELECTRICAL FLOOR PLAN SCALE: 1/4"=1'-0"

NOTE:
ALL LIGHTING FIXTURES BEING SELECTED BY DESIGNER AND LIGHTING CONSULTANT WITH A MINIMUM EFFECTIVE MOMENT OF INERTIA EQUAL TO 0.864 IN. SQ. (360 M. SQ.)



- NOTES:**
- 1-SMOKE DETECTOR SHALL NOT BE PLACED WITHIN 3FT. OF ANY A/C GRILL.
 - 2-SMOKE DETECTORS LOCATED OUTSIDE OF SLEEPING AREAS SHALL NOT BE PLACED CLOSER THAN 3FT. TO BATHROOM DOOR.
 - 3-THE MOUNTING AND LOCATION OF UNIT SMOKE DETECTORS SHALL COMPLY WITH NFPA 72 SEC.2.5.2.1.8. CEILING MOUNTS NOT FROM CEILING NOR MORE THAN 12" TO TOP OF DETECTOR.
 - 4- PROVIDE CARBON MONOXIDE ALARM INSTALLED OUTSIDE OF EACH ROOM USED FOR SLEEPING PURPOSES.

FIG. EC-R 404.1
A MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS OF A MINIMUM OF 75% OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH EFFICIENCY LAMPS.
CEILING SPACE AND UNDERGROUND. NO EXTRAS WILL BE ALLOWED.
NEC 408.4(A)(8)
NON-LOOKING RECEPTACLES IN DAMP AND WET LOCATION SHALL BE LISTED WEATHER-RESISTANT (IN ADDITION TO PROVISION OF THE REQUIRED TYPE OF COVERS).

NOTE:
COORDINATE ALL LIGHTS, ELECTRICAL EQUIPMENT AND GRILLS LOCATION WITH ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS. NO EXPOSED CONDUIT ALLOWED. ALL CONDUIT TO RUN INSIDE WALLS, CEILING SPACE AND UNDERGROUND. NO EXTRAS WILL BE ALLOWED FOR FAILURE TO DO SO.

NOTE:
PROVIDE CONDUIT FOR INTERNET AND DSL HIGH SPEED AND CABLE FOR TV THAT MEET HDTV REQUIREMENTS

LEGEND:

2	LIGHT SWITCH
3	3-WAY LIGHT SWITCH
VP	VAPOR PROOF LAMP
○	RECESSED LAMP
⊙	EXHAUST FAN
⊖	JUNCTION BOX
⊙	HOOD FAN
TV	TV JACK
⊕	RECEPTACLE
⊙	RANGE
⊖	UNDER COUNTER LAMP
⊙	TELEPHONE JACK / NETWORK
○	WALL MOUNTED LAMP
⊕	CEILING FAN
(E)	EXISTING FIXTURE
(N)	NEW FIXTURE
(R)	RELOCATED FIXTURE

- NOTES:**
- 1- COORDINATE EXACT LOCATION IN FIELD WITH EQUIPMENT. NO EXTRAS WILL BE ALLOWED FOR FAILURE TO DO SO.
 - 2- COORDINATE EXACT LOCATION IN FIELD WITH ARCHITECT. NO EXTRAS WILL BE ALLOWED FOR FAILURE TO DO SO.
 - 3- COORDINATE ALL LIGHTS, ELECTRICAL EQUIPMENT AND GRILLS LOCATION WITH ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS. NO EXPOSED CONDUIT ALLOWED. ALL CONDUIT TO RUN INSIDE WALLS, CEILING SPACE AND UNDERGROUND. NO EXTRAS WILL BE ALLOWED FOR FAILURE TO DO SO.
 - 4- DWELLING UNITS. ALL 120V SINGLE PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS NEW OR MODIFIED SUPPLY OUTLETS OR RECEPTACLES SHALL BE PROVIDED IN ALL KITCHENS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSE, HALLWAYS, HALLS, BATHS, AND LAUNDRY. SWITCHES SHALL BE PROVIDED IN ALL NEW AREAS (KITCHEN AND LAUNDRY) 210.12
 - 5- DISHWASHER IN DWELLING UNITS TO BE GFC PROTECTED. 210.8(0)
 - 6- LIGHTING IN THE PERMANENT ENVELOPE SHALL BE 5' PAISE AND MEETING ASTM F-283 FOR PACKAGE LABELLED AS "5\"/>

- NOTE:**
- 1- ALL LOCKING RECEPTACLES IN DAMP AND WET LOCATION SHALL BE LISTED WEATHER-RESISTANT (IN ADDITION TO PROVISION OF THE REQUIRED TYPE OF COVER, NEC 408.8 (A) & (B))
 - 2- WEATHER RESISTANT RECEPTACLES MUST BE PROVIDED FOR REPLACEMENT RECEPTACLES IN ANY AREAS REQUIRING LISTED WEATHER RESISTANT RECEPTACLES. NEC 408.4(D)(6)
 - 3- GFCI PROTECTIVE DEVICES MUST BE INSTALLED IN READILY ACCESSIBLE LOCATION. NEC 210.8
 - 4- TAMPER RESISTANT RECEPTACLES MUST BE PROVIDED FOR REPLACEMENT RECEPTACLES IN ANY AREAS REQUIRING TAMPER RESISTANT RECEPTACLES. NEC 408.4(D)(5)
 - 5- NEUTRAL CONDUCTORS ARE REQUIRED AT ALL SWITCH LOCATION WITH (7) CONCESSIONS TO THIS MAIN RULE FOR 5400.151 / NEC 404.2(C)
 - 6- AFCI PROTECTION REQUIRED FOR ALL 125-VOLT BRANCH CIRCUITS, INCLUDING THOSE FOR SMOKE DETECTOR, LIGHTS, WALL A/C FANS AND RECEPTACLES OUTLETS. THIS APPLIES TO ALL AREAS EXCEPT BATHROOMS, GARAGES, AND OUTDOORS. NEC 210.12
 - 7- AFCI PROTECTION IN REQUIRED FOR ALL OF KITCHEN (INCLUDING DISHWASHER, GARBAGE DISPOSAL, MICROWAVE, ETC.) AND LAUNDRY CIRCUITS. FROM E8902.16 / NEC 210.12(A)
 - 8- AFCI RECEPTACLE MAY BE INSTALLED AT THE FIRST OUTLET OF A BRANCH CIRCUIT ONLY WHERE FMC, IMC, EMT MC CABLE OR STEEL ARMORED AC CABLE WITH METAL OULET BOKES IN INSTALLED FROM THE PANELBOARD TO THE FIRST OUTLET. NEC 210.12(A)

- NOTES:**
- 1- COORDINATE EXACT LOCATION IN FIELD WITH EQUIPMENT. NO EXTRAS WILL BE ALLOWED FOR FAILURE TO DO SO.
 - 2- COORDINATE EXACT LOCATION IN FIELD WITH ARCHITECT. NO EXTRAS WILL BE ALLOWED FOR FAILURE TO DO SO.
 - 3- COORDINATE ALL LIGHTS, ELECTRICAL EQUIPMENT AND GRILLS LOCATION WITH ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS. NO EXPOSED CONDUIT ALLOWED. ALL CONDUIT TO RUN INSIDE WALLS, CEILING SPACE AND UNDERGROUND. NO EXTRAS WILL BE ALLOWED FOR FAILURE TO DO SO.
 - 4- DWELLING UNITS. ALL 120V SINGLE PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS NEW OR MODIFIED SUPPLY OUTLETS OR RECEPTACLES SHALL BE PROVIDED IN ALL KITCHENS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSE, HALLWAYS, HALLS, BATHS, AND LAUNDRY. SWITCHES SHALL BE PROVIDED IN ALL NEW AREAS (KITCHEN AND LAUNDRY) 210.12
 - 5- DISHWASHER IN DWELLING UNITS TO BE GFC PROTECTED. 210.8(0)
 - 6- LIGHTING IN THE PERMANENT ENVELOPE SHALL BE 5' PAISE AND MEETING ASTM F-283 FOR PACKAGE LABELLED AS "5\"/>

- NOTES:**
- PROVIDE SMOKE DETECTOR 1 CARBON MONOXIDE ALARM COMBO AS PER FBC 916
 - KITCHEN, PANTRY, BREAKFAST, DINING RM RECEPT REQ 20A APP CIRCUIT. NEC 210.4 (210.82)
 - ALL LIGHTING SHALL BE COMPLY WITH F.B.C. 404.1
 - SMOKE DETECTOR MIN. 3 FT. FROM REGISTER, BATH OR KITCHEN DOOR FBC 907.2(1) AND NFPA 72
 - ARC FAULT BREAKERS REQUIRED FOR 15 OR 20 AMP CIRCUITS IN BEDROOMS ARTICLE 210-12 OF NEC.
 - F.B.C. REQUIRED CEILING OUTLETS THAT MAY BE USED FOR FANS MUST HAVE BOXES LISTED FOR FAN SUPPORTS
 - AFCI PROTECTION REQUIRED FOR ALL 125 VOLT BRANCH CIRCUITS, INCLUDING THOSE FOR SMOKE DETECTORS, LIGHTS, WALL A/C UNITS, FANS AND RECEPTACLE OUTLETS. THIS APPLIES TO ALL AREAS EXCEPT BATHROOMS, GARAGES, AND OUTDOORS. NEC 210.12 (210.12)
 - CITY OF HIALEAH ORDINANCE 06-30 REQUIRES HARD WIRED CARBON MONOXIDE DETECTORS WITH BATTERY BACKUP IN EACH DWELLING UNIT. ONE CARBON MONOXIDE DETECTOR MUST BE INSTALLED ON EACH FLOOR. MULTIPLE DETECTORS MUST BE INTERCONNECTED SO ALL DETECTORS SOUND WHEN ANY DETECTOR IS ACTIVATED.
 - RECEPTACLE OUTLETS INSTALLED IN WET LOCATION REQUIRED "IN-USE" TYPE COVERS THE COVERS MUST BE LISTED AND MUST BE IDENTIFIED AS "EXTRA DUTY" NEC 408.9(B)(1)

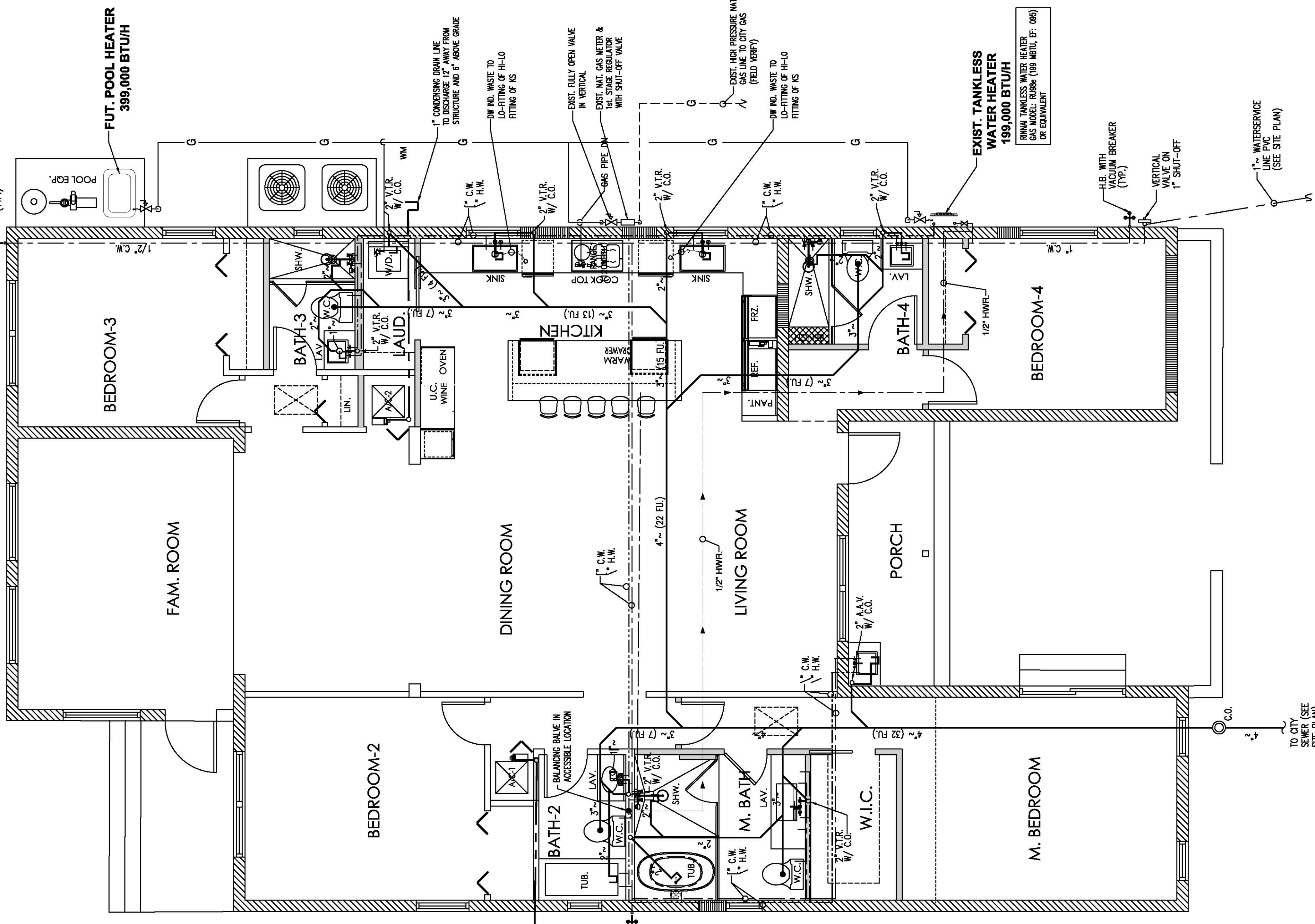
HOME REMODELING WACHTEL RESIDENCE

General Notes

Firm Name and Address
American Engineering Design
1111 Kane Concourse
Bay Harbor, FL 33154
305-868-5717
Authorization No. 0008544
Bernardo Colffman PE 56562

Project Name and Address
WACHTEL RESIDENCE
9524 GARLYLE AVE
SURFSIDE, FL 33154

Project No. 2
Date OCT 2014
Scale
Sheet P1



TEMPERED WATER TEMPERATURE CONTROL
607.12 F.B.C. 2010 (7th Edition)
HOT WATER SHALL BE SUPPLIED THROUGH A WATER TEMPERATURE LIMITING DEVICE THAT COMPLIES TO ASSE 1070 AND SHALL LIMIT THE TEMPERED WATER TO A MAXIMUM OF 120°F. THE TEMPERATURE LIMITING DEVICE SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 404.2.

INDIVIDUAL SHOWER VALVES
404.3 F.B.C. 2010 (7th Edition)
INDIVIDUAL SHOWER VALVES SHALL BE BALANCED-PRESSURE, TEMPERATURE-SENSITIVE, PRESSURE-SENSITIVE VALVES THAT COMPLY WITH THE REQUIREMENTS OF ASSE 1010 OR ASSE 1010A (ISA 6182) AND SHALL BE INSTALLED AT THE SHOWER HEAD. THE VALVE SHALL BE ADJUSTED TO MAINTAIN THE WATER TEMPERATURE AT 107°F (42°C) WHICH SHALL BE FIELD ADJUSTED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. IN-USE TEMPERATURE INDICES SHALL NOT BE UTILIZED FOR COMPLIANCE WITH THIS SECTION.

NOTES:
1. F.B.C. 2010 (7th Edition)
2. The developed length of hot or tempered water piping, from the source of hot water to the fixture, shall be limited to 100 feet. The piping shall be installed in accordance with the manufacturer's instructions. Piping shall be installed in accordance with the manufacturer's instructions. Piping shall be installed in accordance with the manufacturer's instructions.

NOTES:
1. WATER SERVICE LINE FROM WATER METER AND EXISTING PUBLIC MAIN (SEE SITE PLAN 1-1)
2. ALL SHOWER AND WATER CLOSET DETAILS SHALL BE AS SHOWN
3. THE DISTANCE FROM WATER METER TO THE FIRST WATER FIXTURE SHALL BE AS SHOWN

NOTE:
F.B.C. P 802.1.6:
The DW connection of KS P trap, DW line shall connect to the fixture side of the KS P-trap line on indirect connection. Domestic dishwashing machines shall be connected to the DW line on the top of the trap or to the DW line on the top of the trap through a DW line. The DW line shall be installed in accordance with the manufacturer's instructions. The DW line shall be installed in accordance with the manufacturer's instructions. The DW line shall be installed in accordance with the manufacturer's instructions.

F.B.C. SEC. 8-31 / TABLE P804.4
MAXIMUM FLOW RATES AND CONSUMPTION FOR PLUMBING FIXTURES, FIXTURE FITTING AND APPLIANCES

PLUMBING FIXTURE OF FIXTURE FITTING	PLUMBING FIXTURE OF FIXTURE FITTING	PLUMBING FIXTURE OF FIXTURE FITTING
MAXIMUM FLOW RATE	MAXIMUM FLOW RATE	MAXIMUM FLOW RATE
LAVATORY FAUCET	1.0 GPM AT 60 PSI	
SHOWER HEAD	1.5 GPM AT 80 PSI	
SINK FAUCET	1.0 GPM AT 60 PSI	
WATER CLOSET	1.28 GALLONS PER FLUSHING CYCLE	
DISHWASHER (RESIDENTIAL)	6.5 GALLONS PER CYCLE OR LESS (ENERGY STAR/WATER SENSE CERTIFIED)	
WASHING MACHINE	WATER FACTOR OF 8 OR LOWER (ENERGY STAR/WATER SENSE)	

WATER HAMMER ARRESTER SPECS.

P.D.L. UNITS	F.U.L. RATING	CATALOG NO.	MANUFACTURER	STANDARDS
A	1 - 11	5005	J. R. SMITH	ASSE 1010 OR EQUAL

SPECIAL PROVISIONS

- HORIZONTAL WASTE LINES SHALL BE INSTALLED WITH A MINIMUM SLOPE OF 1/8" PER FOOT.
- UNDER FLOORS, SUB WASTE LINES SHALL BE INSTALLED WITH A MINIMUM SLOPE OF 1/8" PER FOOT.
- UNDER FLOORS, SUB WASTE LINES SHALL BE INSTALLED WITH A MINIMUM SLOPE OF 1/8" PER FOOT.
- UNDER FLOORS, SUB WASTE LINES SHALL BE INSTALLED WITH A MINIMUM SLOPE OF 1/8" PER FOOT.

PLUMBING FIXTURE CONNECTION SCHEDULE

N.O.	DESCRIPTION	VENT	DRAIN	COLD	WATER	HOT	FIXTURE UNIT	REMARKS
WC	WATER CLOSET	3"	3"	1/2"	1/2"	---	4 FU	FLUSH TANK 1.6 GPF
LAV	LAVATORY (COUNTER TYPE)	1 1/4"	1 1/4"	1/2"	1/2"	1/2"	1 FU	PROVIDE 2.0 GPM FAUCET
SH	SHOWER (NOTE 1)	1 1/2"	1 1/2"	1/2"	1/2"	1/2"	2 FU	PROVIDE 2.5 GPM SHOWERHEAD
KS	KITCHEN SINK (2 COMP)	1 1/2"	1 1/2"	1/2"	1/2"	1/2"	2 FU	BUSH BY ARCH. (PROVIDE 2.5 GPM SHOWERHEAD)
WM	CLOTHES WASHER	2"	2"	1/2"	1/2"	1/2"	4 FU	PROVIDE 2.5 GPM FAUCET
DW	REFRIGERATOR	---	---	---	---	---	---	---
BS	HOSE BIBB	---	---	---	---	---	---	---
LT	LAUNDRY TRAY	1 1/2"	1 1/2"	1/2"	1/2"	1/2"	2 FU	SHOT-OFF VALVE WITH VACUUM BREAKER
BD	BIBET (SEE NOTE 4)	1 1/2"	1 1/2"	1/2"	1/2"	1/2"	2 FU	PROVIDE 2.5 GPM FAUCET

NOTES:
1. ALL SHOWER HEADS SHALL BE OF THE ANTI-SCALD, PRESSURE-BALANCE TYPE.
2. ALL FIXTURES SHALL COMPLY WITH THE FLORIDA BUILDING CODE, WATER CONSERVATION STANDARDS.
3. IN E.A. WATER RESIST OR WATER LINE FIXTURES.
4. BIBET AND SHOWER REQUIRE 2" WASTE UNDER GROUND

LEGEND

RELIEF LINE	---
VENT	---
SANITARY	---
EXT. SANITARY	---
HOT WATER	---
COLD WATER	---
WATER CLOSET	---
SINK	---
LAVATORY	---
SHOWER	---
BIBET	---
BATH TUB	---
WASHER	---
DISHWASHER	---
CLEAN OUT	---
REFRIGERATOR	---
BATH SINK	---
H.O.S.E. BIBB	---
JACOZZI	---
VENT TO ROOF	---
SHOT OFF VALVE	---

NOTE:
1. CONNECTION TO EXISTING CONNECTION AND WATER SERVICE LINE SHALL BE INSTALLED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, WATER CONSERVATION STANDARDS.
2. ALL HORIZONTAL DRAIN PIPES AND SHALL BE SLOPED AT 1/8" PER FOOT.
3. APPROVED ASTM TO EXTERNAL PIPE USE IN COMPLIANCE WITH SECTION 807.17
4. NO DISPOSED PLUMBING LINES. ALL PLUMBING LINES TO RUN IN STAKES
5. PROVIDE WATER HAMMER ARRESTER IN ACCESSIBLE LOCATION ON PLUMBING LINES SERVING WASHING MACHINE, REFRIGERATOR, DISH WASHER, AND ICE MAKER.
6. PROVIDE WATER HAMMER ARRESTER IN ACCESSIBLE LOCATION ON PLUMBING LINES SERVING WASHING MACHINE, REFRIGERATOR, DISH WASHER, AND ICE MAKER.
7. F.B.C. P 802.1.6:
The DW connection of KS P trap, DW line shall connect to the fixture side of the KS P-trap line on indirect connection. Domestic dishwashing machines shall be connected to the DW line on the top of the trap or to the DW line on the top of the trap through a DW line. The DW line shall be installed in accordance with the manufacturer's instructions. The DW line shall be installed in accordance with the manufacturer's instructions. The DW line shall be installed in accordance with the manufacturer's instructions.

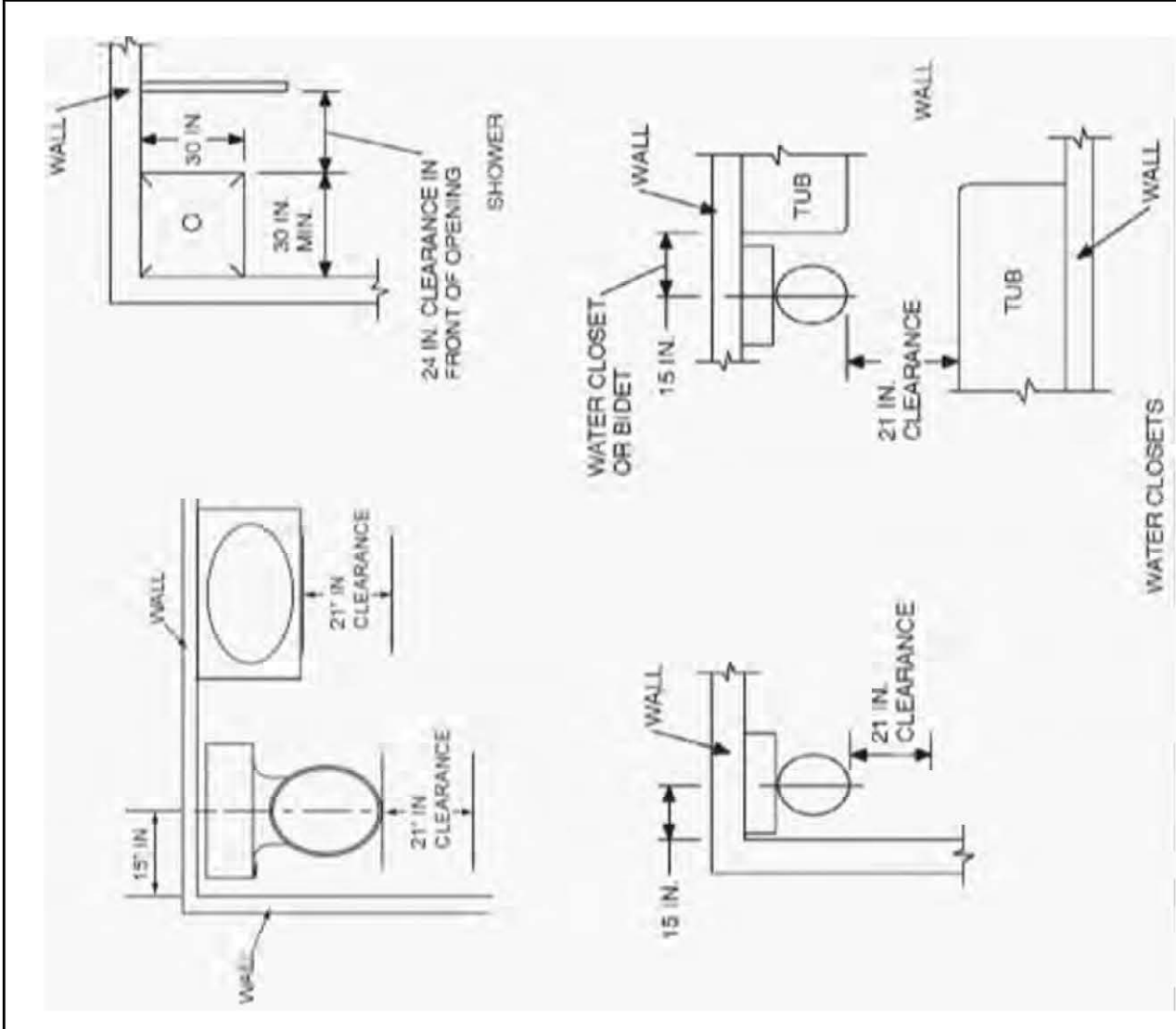
BIBET WATER TEMPERATURE NOTE:
THE DISCHARGE WATER TEMPERATURE FROM A BIBET FITTING SHALL BE LIMITED TO A MAXIMUM TEMPERATURE OF 107°F (42°C) BY A WATER TEMPERATURE-LIMITING DEVICE THAT COMPLIES WITH ASSE 1070 OR ISA 6182.

SHOWER AND SHOWER VALVE:
The hot water needed to bathe and without scalding shall be limited to a minimum temperature of 107°F (42°C) by a water temperature-limiting device that complies with ASSE 1070 or ISA 6182. The device shall be installed in accordance with Section 12708.3.

PLUMBING FLOOR PLAN SCALE: 1/4" = 1'-0"

GENERAL NOTES:

- ALL WORK TO BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, STATE AND LOCAL ORDINANCES.
- BUILDING DRAINAGE SYSTEM TO BE SLOPED AT 1/4" PER FT. MIN. FOR 3" PIPE AND LARGER 1/8" PER FT. SLOPE FOR 2" PIPE SIZE AND SMALLER DEVIATIONS SHALL BE APPROVED BY ARCHITECT/ENGINEER. STORM DRAINAGE SYSTEM TO BE SLOPED AT 1/8" PER FT. MIN. PROVIDE CLEAN OUTS EVERY 75 FT. AND AT BASE OF EVERY WASTEWATER STACK. ALL GLOBE-OUTS TO BE FLUSH MOUNTED.
- MATERIALS SHALL BE ALL NEW AND AS FOLLOWS:
 - DRAINAGE WASTE AND VENT PIPING INCLUDING:
 - PVC DRAINAGE WASTE AND PIPING (DWV) CONFORMING TO ASTM D-2665, UNDERGROUND NO HUB CAST IRON GSPSI STANDARD 301 ABOVE GROUND AND CAST IRON HUB, PLAIN END ASTM A-74 WITH NEO-PRENE GASKETS UNDERGROUND. INSTALL PLASTIC (PVC) PIPES ONLY WHEN APPROVED BY LOCAL AUTHORITIES AND NOT TO BE USED IN AIR RETURN PLENUM.
 - WATER PIPING: COPPER TYPE "L," ASTM B-88 ABOVE GROUND AND COPPER TYPE "K," ASTM B-88 UNDERGROUND.
 - CONDENSATE DRAIN PIPING: COPPER TYPE "M," ASTM B-88 INSIDE THE BUILDING AND PVC SCHEDULE 40 ABOVE ROOF AND UNDERGROUND. PROVIDE 3/4" ARMAFLEX PIPE INSULATION TO ALL CONDENSATE DRAIN PIPING.
 - GAS PIPING: BLACK STEEL SCHEDULE 40 ASTM-53
 - FLOOR CLEAN OUTS: JOSAM SERIES 56020 OR EQUAL.
 - WALL CLEAN OUTS: JOSAM SERIES 58750 WITH ACCESS COVER OR EQUAL.
 - VALVES: 125 PSI NIBCO SCOTT, STOCKHAM OR EQUAL.
 - HOSE BIBBS: CHICAGO 837 OR EQUAL WITH VACUUM BREAKER.
- PERFORM THE FOLLOWING TEST:
 - WATER PIPING SHALL BE SUBJECTED TO HYDROSTATIC PRESSURE TEST OF 100 PSIG FOR A PERIOD OF TIME SUFFICIENT TO EXAMINE ENTIRE SYSTEM BUT NOT LESS THAN ONE HOUR.
 - DRAINAGE SYSTEM: BEFORE INSTALLATION OF ANY DRAINS, THE END OF THE SYSTEM SHALL BE GAPPED & ALL LINES FILLED WITH WATER TO HIGHEST POINT & ALLOWED TO STAND UNTIL INSPECTION IS MADE AND WATER LEVELS REMAIN CONSTANT.
 - CORRECT ALL DEFECTS DISCLOSED BY ABOVE TESTS.
 - COMPLETE SYSTEM FIXTURE & EQUIPMENT SHALL BE GIVEN AN IN SERVICE TEST AFTER COMPLETION OF THE INSTALLATION.
 - STERILIZE ALL WATER LINES WITH A MIXTURE OF (2) POUNDS OF CHLORINATED LIME TO EACH 1000 GALS OF WATER (50 PPM OF AVAILABLE CHLORINE.) RETAIN MIXTURE IN PIPES FOR 24 HOURS AND FLUSH THOROUGHLY WITH POTABLE WATER BEFORE PLACING IN SERVICE.
- PLUMBING CONTRACTOR SHALL FURNISH A WRITTEN GUARANTEE THAT ALL PLUMBING WORK SHALL BE FREE FROM DEFECTS OF MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE AND THAT HE WILL AT HIS EXPENSE REPAIR AND REPLACE ALL WORK WHICH BECOMES DEFECTIVE DURING GUARANTEE PERIOD.
- CONTRACTOR SHALL VERIFY EXACT LOCATION OF EXISTING UTILITIES AND POINTS OF CONNECTION BEFORE COMMENCING ANY WORK.
- PLUMBING CONTRACTOR SHALL PAY ALL FEES, INSPECTION AND CONNECTION CHARGES REQUIRED.
- SUBMIT SHOP DRAWINGS TO ENGINEER FOR APPROVAL OF ALL EQUIPMENT, MATERIALS AND LAYOUTS PRIOR TO INSTALLATION.
- OFFSET PIPING AS REQUIRED TO CLEAR BUILDING STRUCTURE, DUCTWORK, ETC. AS SHOWN ON DRAWINGS AND AS REQUIRED BY FIELD CONDITIONS.
- PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL A/C CONDENSATE DRAIN AND TRAP. SEE A/C PLANS FOR LOCATION OF UNITS AND DRAINS.
- PLUMBING CONTRACTOR SHALL VERIFY ALL SPACE CONDITIONS AND DIMENSIONS AT JOB SITE PRIOR TO FABRICATION AND INSTALLATION OF MATERIALS AND EQUIPMENT.
- FURNISH AND INSTALL FIXTURES AS SPECIFIED IN SCHEDULE, THIS DRAWING.
- EACH BATHROOM GROUP SHALL BE PROVIDED WITH SHOCK ABSORBER PER FLORIDA BUILDING CODE.
- PROVIDE SHUT-OFF VALVE FOR EACH FIXTURE, JUST BEFORE CONNECTING TO FIXTURE. WHEREVER DISSIMILAR METALS ARE TO BE JOINED, A DIELECTRIC FITTING SHALL BE PROVIDED TO CONNECT BOTH TYPES OF PIPES.
- PIPE INSULATION:
 - ALL CONDENSATE LINES SHALL BE INSULATED WITH 3/4" FIRE RETARDANT ARMAFLEX INSULATION WITH A MAXIMUM OF 25/50 FLAME SPREAD AND SMOKE DEVELOPED RESPECTIVELY.
 - ALL HOT WATER LINES SHALL BE INSULATED WITH 1" FIRE RETARDANT ARMAFLEX INSULATION WITH A MAXIMUM OF 25/50 FLAME SPREAD AND SMOKE DEVELOPED RESPECTIVELY.

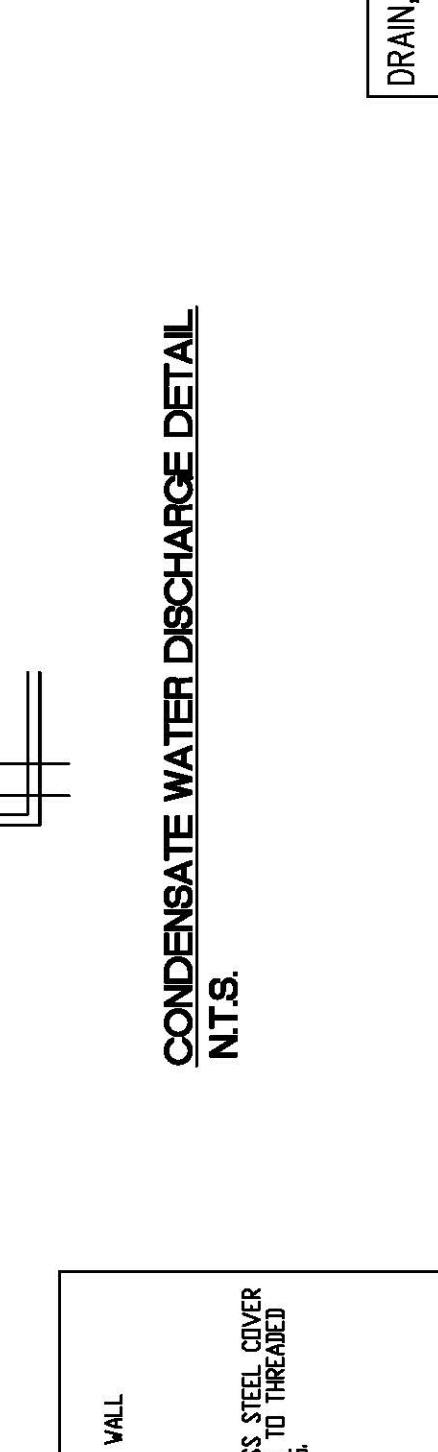
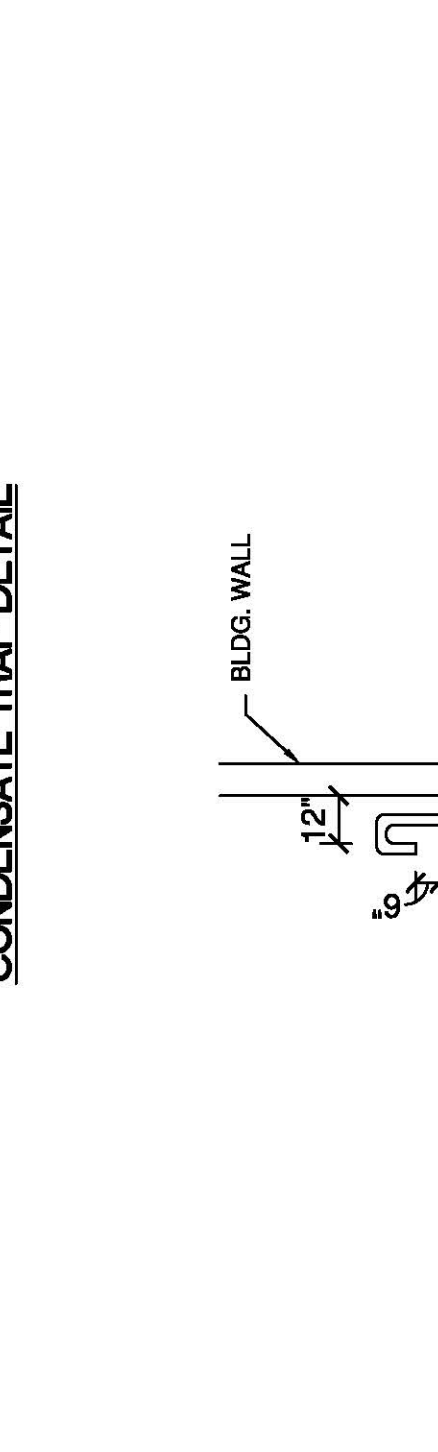
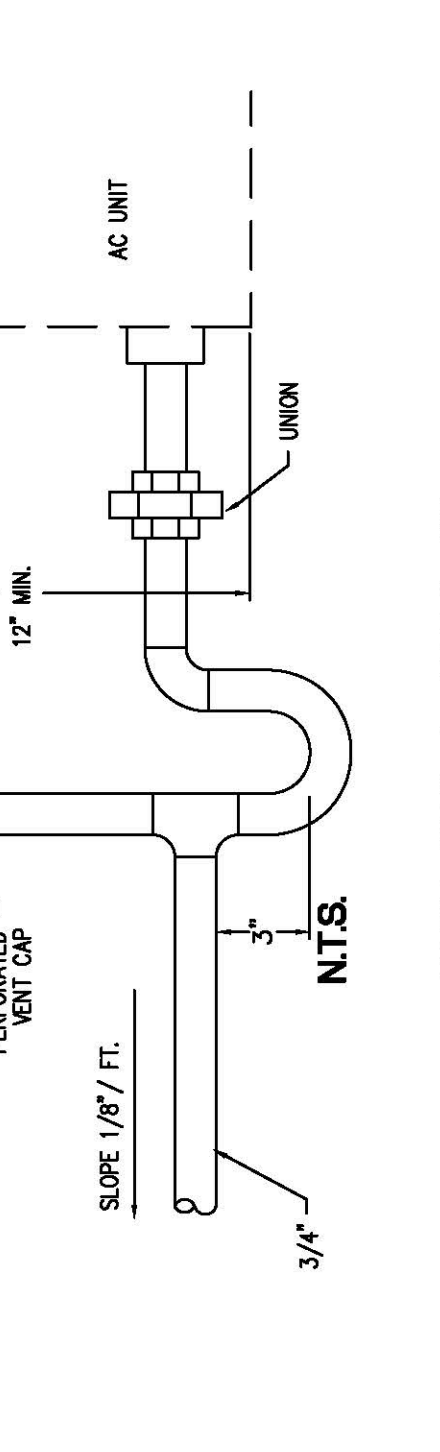
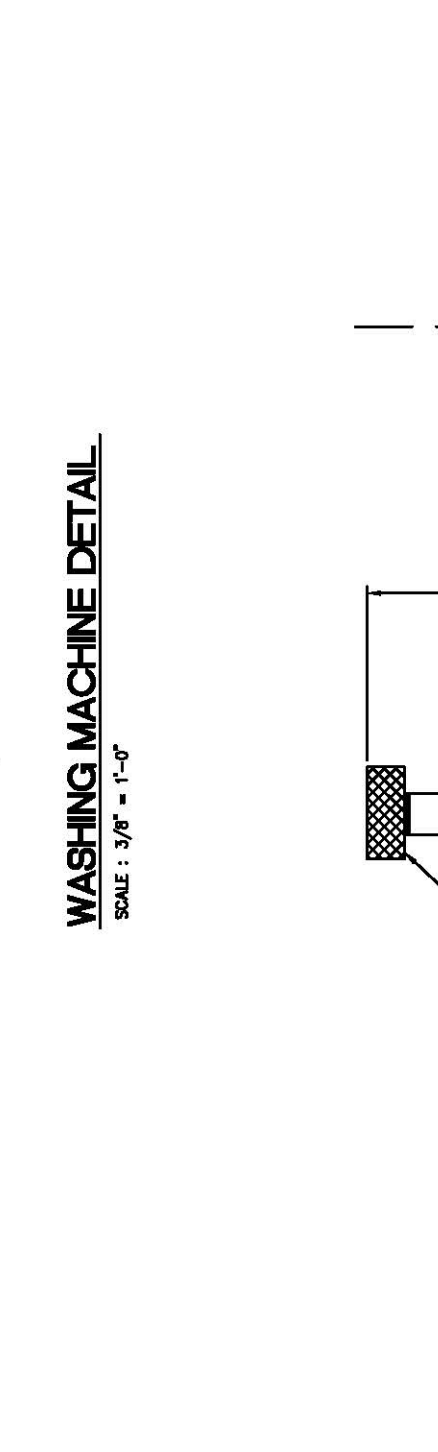
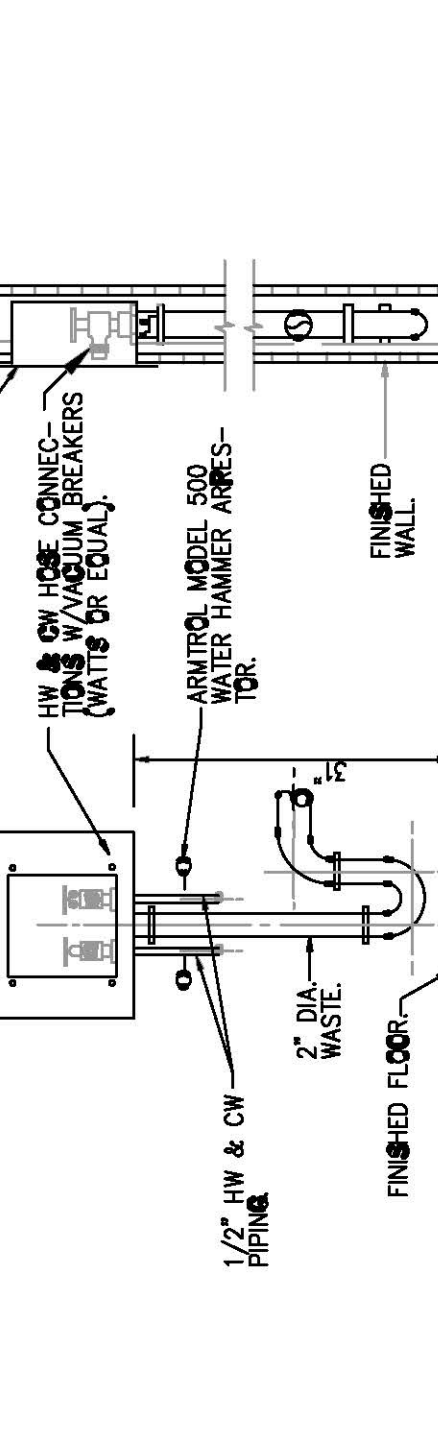
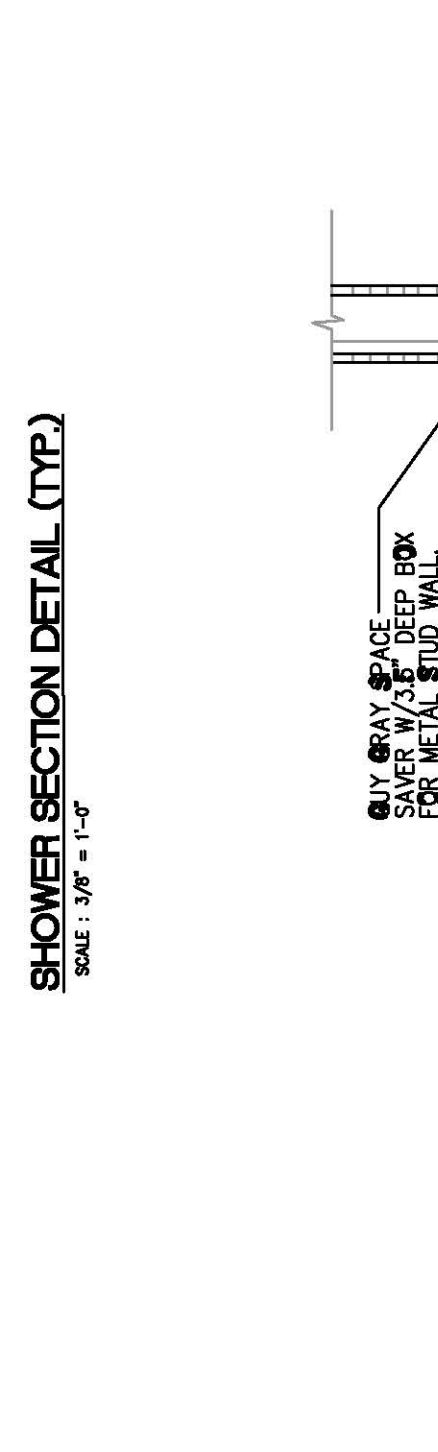
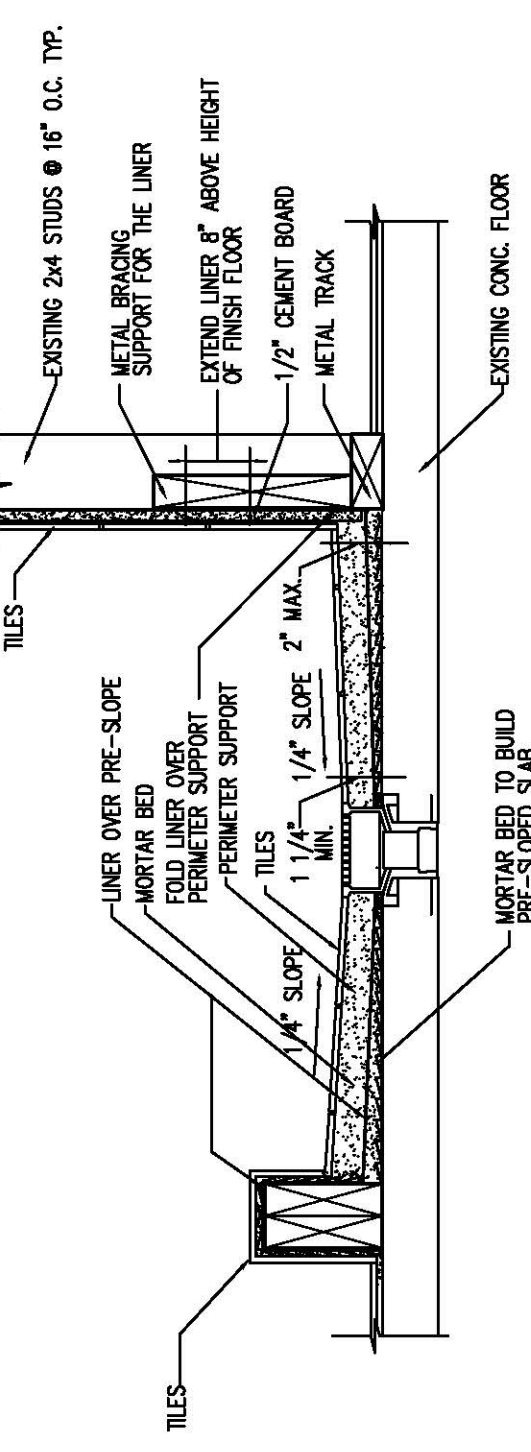
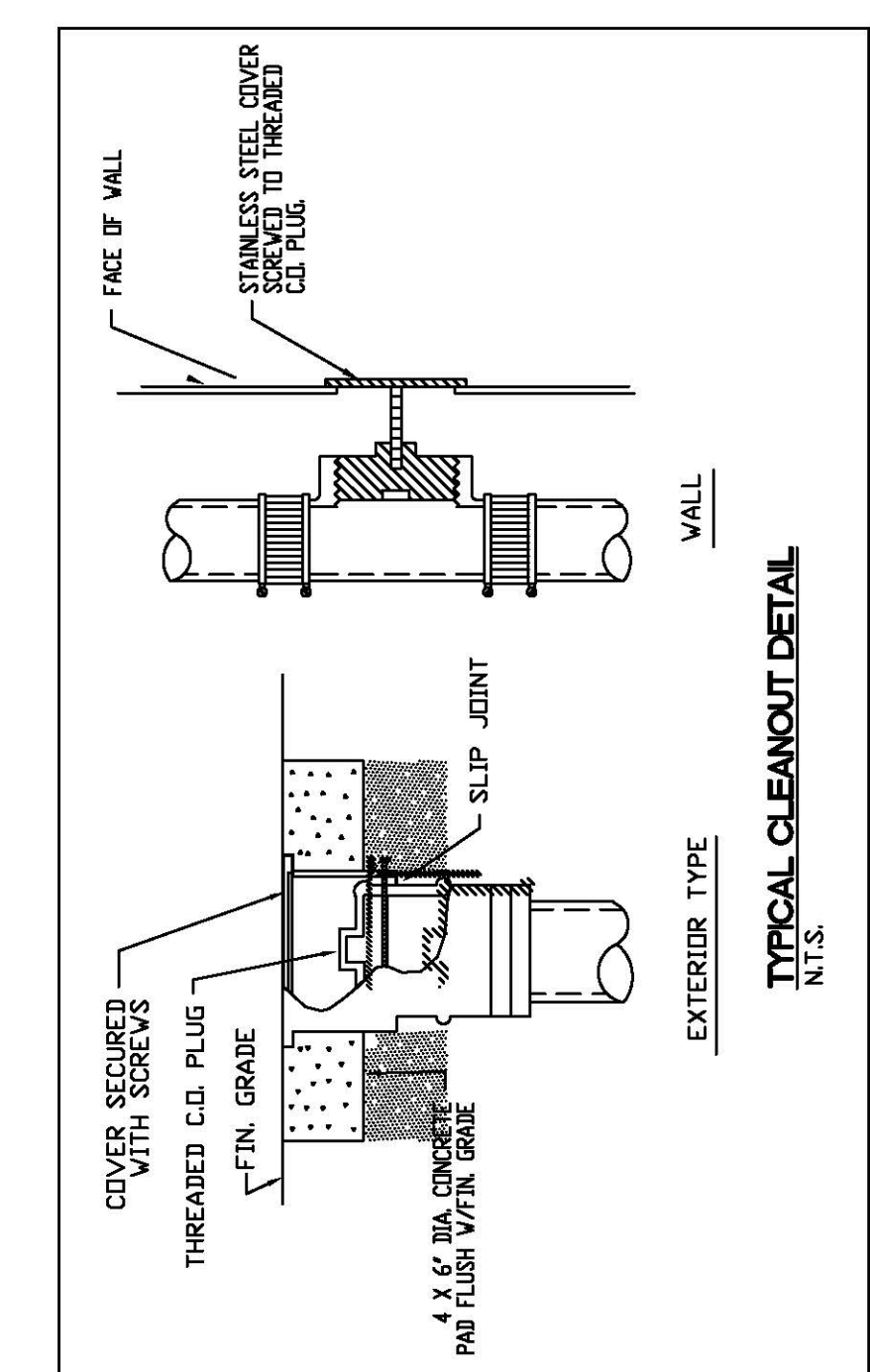


P2708.1 General.
 The installation of fixtures shall conform to the following:
 1. Floor-outlet or floor-mounted fixtures shall be secured to the drainage connection and to the floor, where so designed, by screws, bolts, washers, nutlock similar fasteners of copper, brass or other non-ferrous metal.
 2. Wall-hung fixtures shall be rigidly supported so that strain is not transmitted to the plumbing system.
 3. Where fixtures come in contact with walls and floors, the contact area shall be water resistant.
 4. Plumbing fixtures shall be usable.
 5. Water closets, lavatories and bidets. A water closet, lavatory or bidet shall not be set closer than 15 inches (381 mm) from its center to any side wall, partition or vanity or closer than 30 inches (762 mm) center-to-center between adjacent fixtures.
 6. The location of piping, fixtures or equipment shall not interfere with the operation of windows or doors.
 7. Integral fixture-mounting surfaces on manufactured plumbing fixtures or plumbing fixtures installed in accordance with Section R322.1, Paragraph 7, shall be installed in accordance with the design requirements of ASME A12.18.2 or ASME A 112.18.3.

P2708.2 Shower controls.
 Individual shower and tub/shower combination valves shall be equipped with control valves of the lever type. The control valves shall be installed in accordance with ASSE 1018 or CSA B125. The high limit stop shall be set to limit water temperature to a maximum of 120°F (48°C). In-line thermostatic valves shall not be used for compliance with this section.

P2708.3 Construction.
 Shower receptors shall have a finished curb threshold not less than 1 inch (25 mm) below the sides and back of the receptor. The curb shall be not less than 2 inches (51 mm) and not more than 9 inches (229 mm) deep when measured from the top of the curb to the top of the drain. The finished floor shall slope uniformly toward the drain not less than 1/4 unit vertical in 12 units horizontal and shall be finished with a slip-resistant surface. The drain shall be finished to provide a water-tight joint in the floor.

P2708.4 Access.
 Access to the plumbing system shall be provided at all points where the system enters or leaves a room or other area. Access shall be provided to all valves, traps, and other components of the system. Access shall be provided to all valves, traps, and other components of the system. Access shall be provided to all valves, traps, and other components of the system.



DRAIN, BRANCH OR STACK SIZE	VENT SIZE	MAXIMUM DFU'S ON BRANCH	MAXIMUM DFU'S ON STACK	AIR ADMITTANCE VALVE
2"	1" - 2"	6	24	MINI / MAXI
3"	2" - 3"	30	75	MINI / MAXI
4"	3" - 4"	150	500	MINI / MAXI

HOME REMODELING WACHTEL RESIDENCE

General Notes

No.	Revision/Issue	Date
No.2		
No.3		
No.		

Firm Name and Address
 American Engineering Design
 1111 Kane Concourse
 Suite 610
 Bay Harbor, FL 33154
 305-868-5717
 Authorization No. 0008544
 Bernardo Colifman PE 56562

Project Name and Address
 WACHTEL RESIDENCE
 9524 CARLYLE AVE
 SURFSIDE, FL 33154

Project	Sheet
Date	P2
Scale	OCT 2014



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
James McGuinness, Town Building Official
Date: August 16, 2021
RE: 9364 Abbott Avenue – Single Family Residence Addition

Background: This application is a request for a 460 square foot (SF) addition to the back of a single family residence for a family room and expanded kitchen. The existing residence includes 1,450 SF of air-conditioned space with a 277 SF garage. The expanded residence will total 1,910 SF of air-conditioned space and with the garage total 2,187 SF. A large existing wood deck is connected to the rear of the existing house. The deck will remain as is, although it may be modified due to the construction of the addition.

The lot is zoned H30B with a lot area of 5,625 SF per the Applicant's submission. A Miami-Dade County Property Appraiser's Angled photo is provided on the following page and a Google Street View photo is presented on page 3. The proposed addition will match the existing Finished Floor Elevation (FFE) of the existing residence. The addition complies with the rear and side setback requirements. The existing driveway and remainder of the residence will remain as is and no existing trees will be impacted by the construction.

Governing Codes: The June 2021 **Zoning in Progress** relevant requirements for lots in the H30B District are:

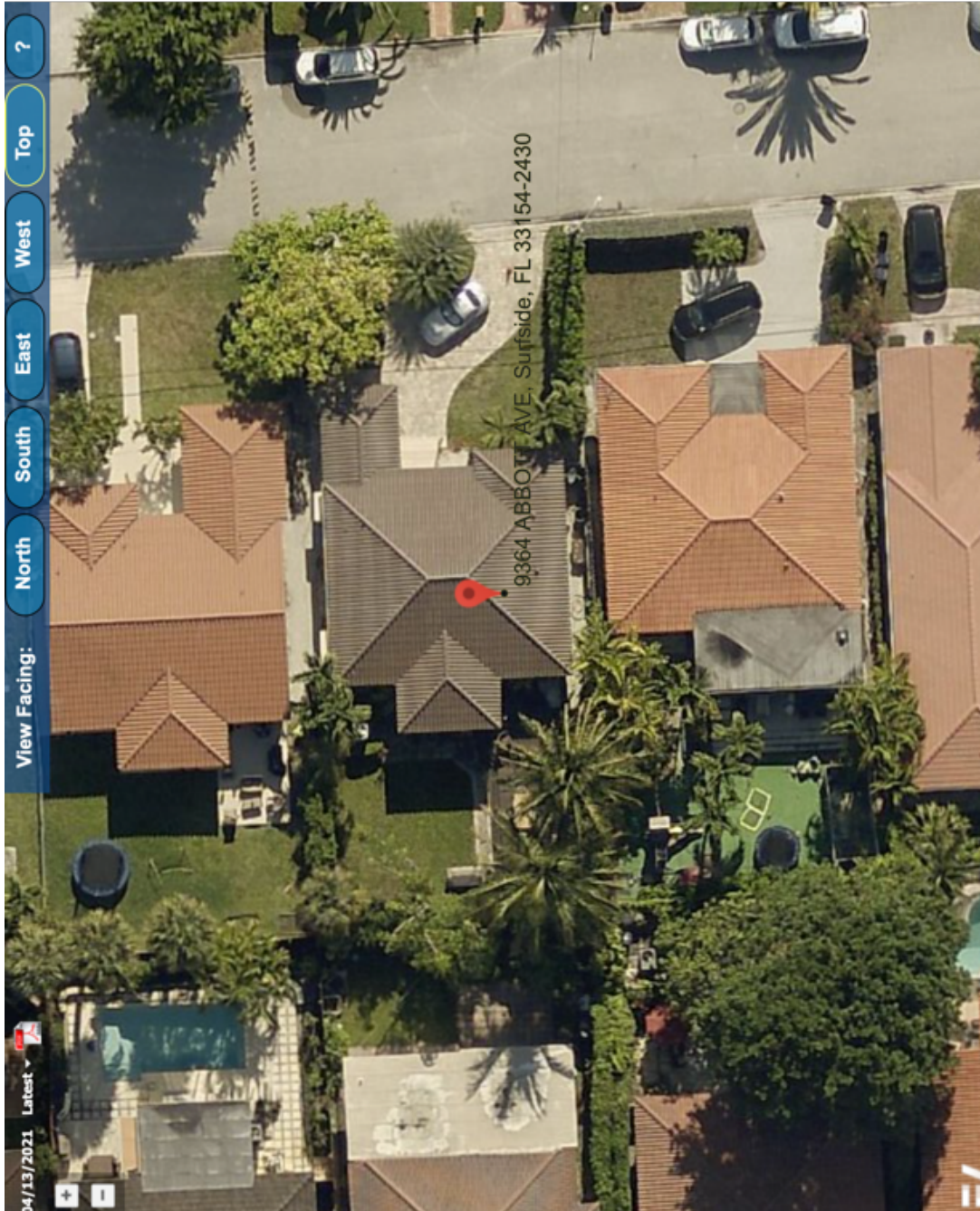
Maximum lot coverage is 40% of the lot (except swimming pools, screen enclosures and pergolas). Uncovered steps and exterior balconies; uncovered terraces, patios, breezeways, or porches open on two sides; and covered terraces, patios, breezeways, or porches open on two sides are not included but cannot exceed 15% of the total footprint.

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

Applicant Package: A package of drawings, elevations and construction details was submitted by the Applicant. The Applicant did not provide a survey.



Town of Surfside, Florida
Development Review



9364 Abbott Avenue Miami-Dade County Property Appraiser Angled Photo





Town of Surfside, Florida Development Review



9364 Abbott Avenue Miami-Dade County Property Appraiser Google Street View

Staff Recommendation: The proposed improvements appear to be generally consistent with the Town's Land Development Regulations and Zoning in Progress. Recommend approval subject to the following conditions:

- Provide a clean copy of a recent property survey.
- A future rear yard pool and deck will have to be consistent with setback and landscape/pervious area requirements.

TOWN OF SURFSIDE
JUN 17 '21 4:37PM



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	<u>Carlos Cuenca & Celida Cuenca</u>
PHONE / FAX	<u>305-527-6498</u>
AGENT'S NAME	<u>owner / builder</u>
ADDRESS	<u>9364 Abbott Ave.</u>
PHONE / FAX	<u>305-527-6498</u>
PROPERTY ADDRESS	<u>9364 Abbott Ave.</u>
ZONING CATEGORY	<u>Single Family Dwelling</u>
DESCRIPTION OF PROPOSED WORK	<u>450ϕ addition (rear of property) CBS const. with a flat asphalt roof</u>

<u>INTERNAL USE ONLY</u>			
Date Submitted	<u>6.17.2021</u>	Project Number	<u>21-608</u>
Report Completed	<u>170.3517 / 820160</u>	Date	<u>6.17.2021</u>
Fee Paid	<u>\$ 200.00</u>		

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

Carlos Cuenca 05/27/21 _____ _____
SIGNATURE OF OWNER DATE SIGNATURE OF AGENT DATE



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

Project Name Cuencas Residence Project Number 21-608

SUBMITTAL REQUIREMENTS FOR REVIEW:

- Completed "Single-Family and Two-Family Site Plan Application" form
- Application fee: \$ 200.- made out to "Town of Surfside"
- * Ownership Affidavit ✓
- Survey less than one (1) year old. A survey over one (1) year is sufficient as long as the property has not changed ownership and the owner provides an affidavit that no changes have occurred since the date of the survey. (Need Back)
- * 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 (Need Back)
- 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.

Missing ✓



- 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


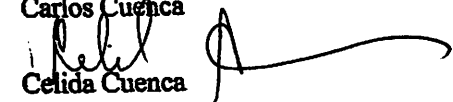
OWNERSHIP AFFIDAVIT

To Whom It May Concern;

Carlos & Celida Cuenca are the rightful property owners of 9364 Abbott Ave. in the Town of Surfside, FL.

We, the owners need more comfort and wish to build an addition in the rear of our property at 9364 Abbott Ave. This anticipated addition will host a lager kitchen and a modest family room for entertaining. The addition will create an additional 400 sq. ft. of living area to our home.

Thanks,


Carlos Cuenca

Celida Cuenca

06/06/2021

6/17/2021

INDEX OF DRAWINGS

SHEET NUMBER	DESCRIPTION
A-1.0	SITE PLAN / SITE DATA
A-1.1	GENERAL NOTES
A-2.0	DEMOLITION PLAN / DEMOLITION NOTES
A-3.0	PROPOSED FLOOR PLAN / SCHEDULES / NOTES / SCHEDULES
A-4.0	REFLECTED CEILING PLAN / WALL SECTION
A-5.0	ROOF PLAN / ATTIC VENTILATION CALCULATIONS
A-6.0	EXTERIOR ELEVATIONS
A-7.0	EXTERIOR WALLS / WALL DETAILS
A-8.0	GENERAL STRUCTURAL NOTES / SCHEDULES
S-1	GENERAL STRUCTURAL NOTES / SCHEDULES
S-2	PARTIAL FOUNDATION PLAN / ROOF FRAMING PLAN / DETAILS
M-1.0	PLUMBING PLAN / SCHEDULES / DETAILS
M-2.0	MECHANICAL PLAN / SCHEDULES / DETAILS
E-1.0	ELECTRICAL PLAN / PANEL SCHEDULES / RISER DIAGRAM

LEGAL DESCRIPTION:
 LOT 8, BLOCK 7, OF ALTOS DEL MAR NO 5, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, AT PAGE 92, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SQ. FOOTAGE DATA

EXISTING NET LOT AREA	5,625 SQ.FT.
EXISTING A/C SPACE	1,450 SQ.FT.
EXISTING GARAGE	277 SQ.FT.
PROPOSED ATTACHED ADDITION (A/C)	460 SQ.FT.
PROPOSED TOTAL A/C SPACE	1,910 SQ.FT.
PROPOSED TOTAL BUILDING AREA	2,187 SQ.FT. (38.8 % LOT COVERAGE)

SCOPE OF WORK:

1. NEW ATTACHED CBS FAMILY ROOM AND KITCHEN ADDITION TO WEST SIDE (REAR) OF EXISTING RESIDENCE.
2. INTERIOR MECHANICAL AND ELECTRICAL RENOVATIONS ASSOCIATED WITH NEW ADDITION.

CLASSIFICATION DATA

OCCUPANCY CLASSIFICATION:
 THIS SPACE IS CLASSIFIED AS: RESIDENTIAL - (GROUP R)

BUILDING CLASSIFICATION:
 LIGHT-COMBUSTIBLE (UNPROTECTED)

CONSTRUCTION TYPE:
 EXISTING BUILDING AND RENOVATION: TYPE I-B (UNPROTECTED COMBUSTIBLE)

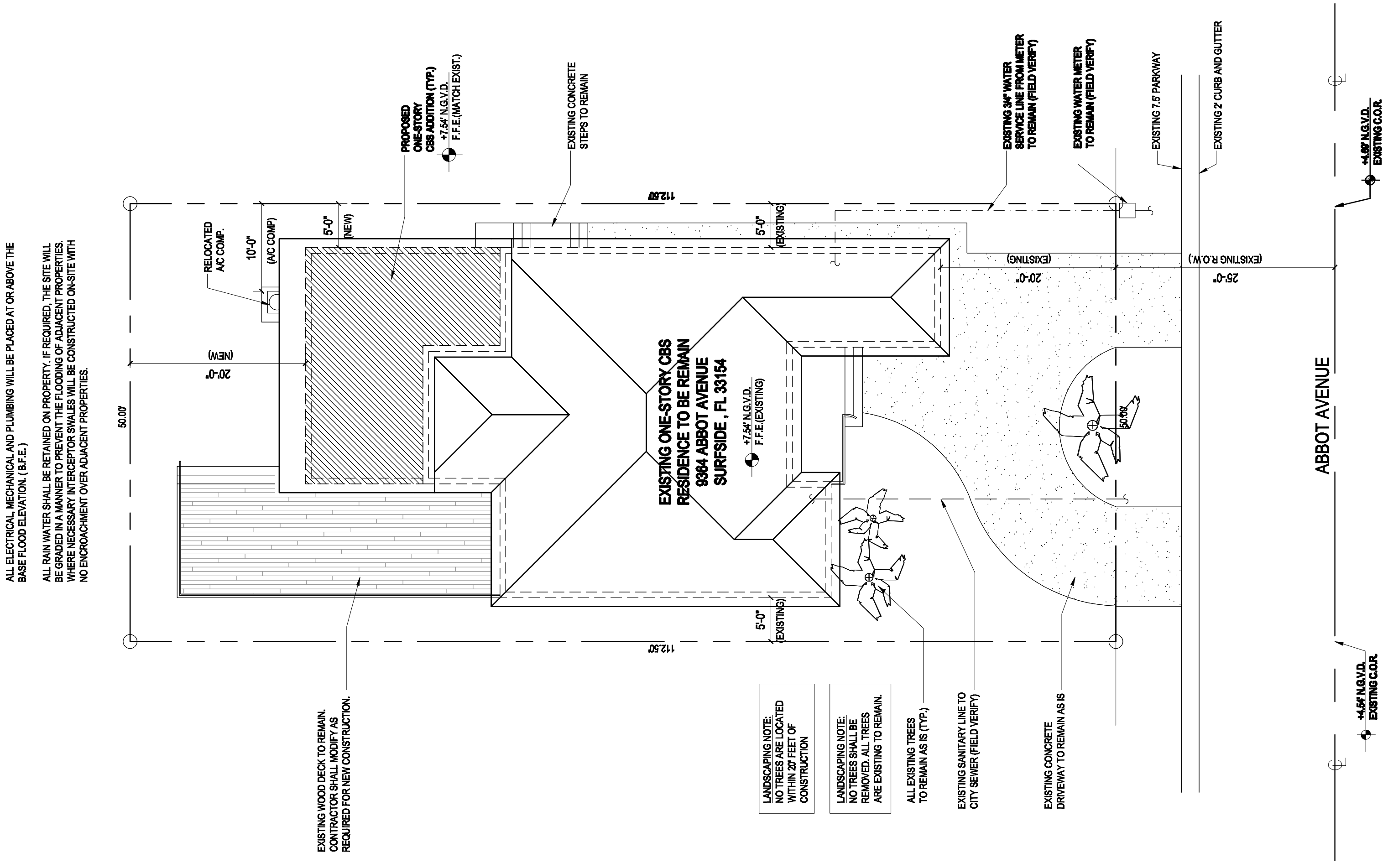
CATEGORY OF REHABILITATION WORK:
 SCOPE OF WORK IS CATEGORIZED AS K - RENOVATION

ALTERATION LEVEL:

PROPOSED SCOPE OF WORK IS CLASSIFIED AS AN ALTERATION - LEVEL 2 (PERF. 316 C. 461-1 EXISTING BUILDINGS)

APPLICABLE CODES

- FLORIDA BUILDING CODE - 7TH EDITION (2009) - W/ ALL SUPPLEMENTS
- FLORIDA FIRE PREVENTION CODE - 6TH EDITION
- NFPA 101 - LIFE SAFETY CODE - 2012 EDITION
- 2010 NATIONAL ELECTRICAL CODE (NEC)



Site Plan
 SCALE: 1" = 10'-0"

GENERAL NOTES:

01. GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER TO DETERMINE EXACTLY WHAT SCOPE IS REQUIRED TO BE PERFORMED BY THE GENERAL CONTRACTOR AND WHAT SCOPE WILL BE HANDLED DIRECTLY BY THE OWNER. IT IS EXPECTED THAT THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THE WORK OF ALL SUBCONTRACTORS WHETHER THEY BE CONTRACTED BY THE OWNER OR THE GENERAL CONTRACTOR.
02. ALL WORK SHALL COMPLY WITH THE REGULATIONS OF THE GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. THE CONSTRUCTION DOCUMENTS SHALL BE SUPPLEMENTAL TO ALL LAWS & CODES OF GOVERNMENTAL REGULATING BODIES RELATING TO BUILDINGS. ALL APPLICABLE REQUIREMENTS SPECIFIED IN THESE REGULATIONS SHALL BE FOLLOWED AS THOUGH SPECIFICALLY NOTED IN THE CONSTRUCTION DOCUMENTS. HOWEVER, THIS SHOULD NOT BE CONSTRUED TO MEAN THAT ANY REQUIREMENTS SET FORTH IN THE CONSTRUCTION DOCUMENTS CAN BE MODIFIED BECAUSE THEY ARE NOT SPECIFICALLY NOTED BY SUCH CODES.
03. THE CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS AND BE RESPONSIBLE FOR FIELD FIT AND QUALITY OF THE WORK. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS CONCEALED BELOW GRADE, INCLUDING, BUT NOT LIMITED TO MECHANICAL, ELECTRICAL, PLUMBING, TELEPHONE, COMMUNICATIONS ETC. NO ALLOWANCES SHALL BE MADE ON BEHALF OF THE CONTRACTOR FOR ANY ERROR OR NEGLECT ON HIS/HER PART. ALL CONTRACTORS TO FIELD VERIFY ALL DIMENSIONS, MEASUREMENTS AND ELEVATIONS AT THE SITE. THE CONTRACTOR IS TO NOTIFY THE DESIGN PROFESSIONAL OR OWNER'S REPRESENTATIVE OF ANY DISCREPANCY BETWEEN DRAWINGS AND FIELD CONDITIONS BEFORE COMMENCING ANY WORK. ALL CONTRACTORS INCLUDING SUBCONTRACTORS SHALL EXAMINE THE SITE, BUILDING, ETC. INCLUDING ITS CONDITIONS BEFORE SUBMITTING THEIR BID(S). CONTRACTORS SHALL MAKE NO CLAIM FOR AND HAVE NO RIGHT TO ADDITIONAL PAYMENT, EXTENSION OF TIME OR ANY OTHER CONCESSION BECAUSE OF FAILURE TO VISIT THE SITE AND BUILDING TO ACQUAINT THEMSELVES WITH THE CONDITIONS OF/OR RELATING TO THE WORK.
04. THE CONTRACTOR SHALL NOTIFY THE DESIGN PROFESSIONAL IMMEDIATELY IF HE OR SHE CANNOT COMPLY WITH ANY AND/OR ALL INCLUDED CONSTRUCTION DOCUMENTS.
05. DO NOT SCALE DRAWINGS: THE CONTRACTOR SHALL USE DIMENSIONS SHOWN ON DRAWINGS AND ACTUAL FIELD MEASUREMENT. DISCREPANCIES SHALL BE NOTIFIED TO THE DESIGN PROFESSIONAL AT ONCE BEFORE PROCEEDING WITH THE WORK.
06. WHERE THE TERM "APPROVED" OR "APPROVED EQUAL" IS USED IN THE CONSTRUCTION DOCUMENTS, IT SHALL BE UNDERSTOOD THAT THE REFERENCE IS MADE TO THE RULING AND JUDGMENT OF AND PROPOSED SUBSTITUTE SHALL BE SUBMITTED TO THE DESIGN PROFESSIONAL FOR REVIEW AND WRITTEN APPROVAL.
07. THE GENERAL CONTRACTOR SHALL COORDINATE THE LOCATIONS OF ALL DRAIN PIPES, DOORWAYS AND VENTILATION OPENINGS SO AS TO NOT INTERFERE WITH THE LOCATIONS OF THE DESIGN PROFESSIONAL FINISH ITEMS INDICATED ON THE DRAWINGS. NOTIFY THE DESIGN PROFESSIONAL IMMEDIATELY OF ANY CONFLICTS.
08. THE CONTRACTOR SHALL INVESTIGATE AND VERIFY LOCATIONS OF STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING ELEMENTS, OR OTHER CONDITIONS EXISTING, PRIOR TO DRILLING OR CUTTING OF SLABS OR STRUCTURAL MEMBER. NOTIFY THE DESIGN PROFESSIONAL IMMEDIATELY OF ANY CONFLICTS.
09. THE DESIGN PROFESSIONAL SHALL NOT BE OBLIGATED TO ACT AS AN ARBITRATOR BETWEEN THE CONTRACTOR AND HIS SUBCONTRACTORS, OR BETWEEN SUBCONTRACTORS, DUE TO REAL OR ALLEGED ERROR IN THE ARRANGEMENT OF THE CONTENTS OF THE CONTRACT DOCUMENTS.
10. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND OWNER TO OBTAIN ALL REQUIRED PERMITS FOR CONSTRUCTION WITHIN THE GOVERNING JURISDICTION.
11. THE CHARACTER AND SCOPE OF THE WORK ARE ILLUSTRATED BY THE DRAWINGS LISTED. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND/OR REQUESTING ANY ADDITIONAL DETAIL DRAWINGS REQUIRED TO INTERPRET AND EXPLAIN THE CONSTRUCTION DOCUMENTS AND OTHER INFORMATION DEEMED NECESSARY TO PERFORM WORK. IT SHALL BE UNDERSTOOD THAT THIS ADDITIONAL DATA SHALL BE CONSIDERED AS FORMING A PART OF THESE NOTES AS THEY RELATE.
12. THE USE OF THE WORDS "SUPPLIED BY" OR "PROVIDED", IN CONNECTION WITH ANY ITEM SPECIFIED IT IS INTENDED TO MEAN THAT SUCH ITEM SHALL BE FURNISHED TO THE CONTRACTOR AND INSTALLED BY THE CONTRACTOR (UNLESS OTHERWISE NOTED). CONTRACTOR IS TO BECOME AWARE OF SUCH ITEMS TO ENSURE PREPARATION IS PERFORMED TO CORRECTLY INSTALL AS REQUIRED. CONTRACTOR TO RECEIVE AND STORE ITEMS AS REQUIRED.
13. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SECURITY AND SAFETY OF THE CONSTRUCTION SITE. CONTRACTOR SHALL COORDINATE WITH LOCAL AUTHORITIES TO ENSURE AN ADEQUATE LEVEL OF LIFE SAFETY IS MAINTAINED AT ALL TIMES.
14. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION OF PUBLIC AREAS AND SHALL BE RESPONSIBLE FOR KEEPING THESE AREAS CLEAN AND FREE OF MATERIALS AT ALL TIMES.
15. CONTRACTOR SHALL COORDINATE WITH OWNER FOR ACCESS AND REGULATIONS REGARDING REQUIRED PERMITS, HOURS OF WORK AND ALL OTHER RELEVANT REGULATIONS.

16. PRIOR TO COMMENCEMENT OF CONSTRUCTION THE GC SHALL FILE WITH THE OWNER CURRENT INSURANCE CERTIFICATIONS IN THE AMOUNTS REQUESTED BY THE OWNER FOR WORKMAN'S COMPENSATION, GENERAL LIABILITY, BODILY INJURY & PROPERTY DAMAGE. THE GC SHALL INDEMNIFY THE OWNER & THE DESIGN PROFESSIONAL FOR AND ADDITIONAL COSTS, CLAIMS, SUITS & JUDGMENTS FOR PROPERTY DAMAGE OR PERSONAL INJURY ARISING OUT OF THE WORK OF THE GC, HIS AGENTS, EMPLOYEES AND SUBCONTRACTORS.
17. PRIOR TO THE PAYMENT OF THE FINAL INVOICE THE GC SHALL (A) CORRECT ALL PUNCH LIST ITEMS (B) PROVIDE LIEN WAIVERS FROM ALL FIRST TIER SUBCONTRACTORS (C) PROVIDE ALL GOVERNMENTAL CERTIFICATES OF COMPLETION.
18. MECHANICAL, ELECTRICAL & PLUMBING CONTRACTORS SHALL FULLY COORDINATE ALL EQUIPMENT WITH THE OTHER TRADES. THESE CONTRACTORS SHALL BE RESPONSIBLE FOR THE FINAL HOOKUP OF ALL EQUIPMENT INCLUDING EQUIPMENT NOT FURNISHED BY THEM, BUT REQUIRING THEIR SERVICES.
19. NO EXTRA WORK OR CHANGE SHALL BE MADE WITHOUT PRIOR WRITTEN REQUEST & APPROVAL FROM THE OWNER & DESIGN PROFESSIONAL. THE CHANGE ORDER SHALL OUTLINE ADDITIONAL COSTS, ADDITIONS TO THE SCHEDULE AND MATERIALS INVOLVED.
20. GC SHALL PROVIDE SAMPLES OF ALL FINISH MATERIALS, MILLWORK & COLORS TO THE DESIGN PROFESSIONAL FOR APPROVAL PRIOR TO INSTALLATION ON THE JOB & IN A TIMELY FASHION SO AS NOT TO DELAY THE PROGRESS OF THE WORK.
21. THE GENERAL CONTRACTOR SHALL PROVIDE ADDITIONAL STUDS, TEMPORARY BLOCKING AND FRAMING SUPPORTS IN PARTITIONS, AND IN CEILINGS FOR THE ANCHORING AND INSTALLATION OF ALL LIGHT FIXTURES OR OTHER CEILING MOUNTED INSTALLATIONS AS REQUIRED BY THE DOCUMENTS.
22. BIDDER MUST REVIEW ALL PLANS WITH THE DESIGN PROFESSIONAL PRIOR TO BIDDING WORK. DESIGN PROFESSIONAL SHALL ASSUME NO RESPONSIBILITY WHEN BIDDER HAS NOT VIEWED THE NATURE OF THE WORK. IF DOUBT EXISTS IN THE MIND OF THE BIDDER AS THE TRUE MEANING OF ANY PART OF THE CONTRACT DOCUMENTS, HE / SHE MUST REQUEST THE INFORMATION, AND / OR CLARIFICATION, IN WRITING. DESIGN PROFESSIONAL OR ENGINEERS SHALL RESPOND TO ANY INQUIRY IN WRITING.
23. THE CONTRACTOR SHALL INCLUDE WITHIN THE BID COSTS OF ALL LABOR, MATERIALS, EQUIPMENT, TRANSPORTATION, HOSTING, ADMINISTRATION, FIELD SUPERINTEND AND COORDINATION OF ALL SUBCONTRACTORS AND ALSO OTHER CONTRACTORS OR VENDORS RETAINED BY THE OWNER, AS REQUIRED FOR THE COMPLETION OF THE WORK.
24. BID SHALL BE BASED ON WORK BEING PERFORMED DURING NORMAL WORKING HOURS.
25. THE CONTRACTOR SHALL PROTECT WORK OF OTHER TRADES SO THAT PRE-FINISH SURFACES, OR SURFACES TO BE FINISHED AT A LATER DATE ARE NOT MARRED. EACH CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO ADJACENT WORK AND IS RESPONSIBLE FOR THE REPAIR OF SAID DAMAGE AT HIS OWN COST.
26. COMMENCEMENT OF WORK BY ONE TRADE OR SUBCONTRACTOR OVER THE EXISTING FINISHED WORK OF A PREVIOUS TRADE OR SUBCONTRACTOR SHALL CONSTITUTE ACCEPTANCE OF THAT PREVIOUS WORK BY THE NEW TRADE OR SUBCONTRACTOR.
27. DESIGN PROFESSIONAL DRAWINGS SHALL GOVERN OVER ENGINEERING DRAWINGS FOR LOCATIONS OF LIGHTING, ELECTRICAL, DATA AND TELEPHONE OUTLETS, AIR CONDITIONING, ETC. REFER TO ENGINEERING DRAWINGS FOR MINIMUM CODE COMPLIANCE.

29. UPON COMPLETION OF THE WORK, THE CONTRACTOR MUST SUBMIT AS-BUILT DRAWINGS FOR ALL TRADES TO THE BUILDING IN ORDER TO RECEIVE THEIR FINAL PAYMENTS: UPON COMPLETION OF WORK, IT SHALL BE LEFT PROFESSIONALLY CLEANED, FREE OF DIRT, DEFECTS, STAINS, SOILING, MOISTURE. ALL CLEANING AGENTS SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS AND USED SO AS NOT TO DAMAGE THE INSTALLED MATERIAL.

30. ALL DRAWINGS AND SPECIFICATIONS ARE PART OF THE CONTRACT DOCUMENTS. THE COMPLETE SCOPE OF WORK CAN ONLY BE DETERMINED BY USING ALL OF THE CONTRACT DOCUMENTS TOGETHER. FAILURE BY THE GENERAL CONTRACTOR TO USE ALL OF THE DOCUMENTS, AND TO CROSS-REFERENCE ONE ANOTHER, SHALL NOT BE CAUSE FOR ADDITIONAL COSTS. COORDINATION OF THE WORK, AND OF THE SUBCONTRACTORS IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. SUPPLEMENTAL DETAIL DRAWINGS WILL BE FURNISHED DURING CONSTRUCTION AS PART OF THE FIELD ORDER PROCESS. THESE SK DRAWINGS SHALL CARRY THE SAME STRENGTH AS THE ORIGINAL CONTRACT DOCUMENTS. THE DRAWINGS (ELEVATIONS, FLOOR PLANS AND DESIGN DETAILS) AND SPECIFICATIONS ARE AN OUTLINE OF THE CRITERIA AND PERFORMANCE REQUIREMENTS OF THE WORK. THE REQUIREMENTS INDICATED BY THE DETAILS, ARE INTENDED TO ESTABLISH BASIC DIMENSIONS, SITE LINES AND PROFILES, WITHIN THESE PARAMETERS. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND ENGINEERING OF ANY SYSTEMS, INCLUDING WHATEVER MODIFICATIONS AND ADDITIONS MAY BE REQUIRED TO MEET THE SPECIFIED REQUIREMENTS AND MAINTAIN THE VISUAL DESIGN CONCEPT OF THE ENTIRE PROJECT.

NOTE:

- A. PLANS ARE DIMENSIONED TO FINISH, U.O.N.
- B. INTERIOR ELEVATIONS ARE DIMENSIONED TO FINISH, U.O.N.
- C. DRAWINGS ARE NOT TO BE SCALED. DRAWINGS ARE USED TO SHOW RELATIONSHIPS ONLY.
- D. FEATURES NOTED ALONG OR INDICATED IN ALIGNMENT SHALL BE FINISHED FLUSH AND SMOOTH.

PROPOSED ADDITION TO THE:
CUENCA RESIDENCE
 9364 ABBOT AVENUE
 SURFSIDE, FL 33154

REVISIONS:

SEAL:

JOSE A. TOLEDO, P.E.
 STRUCTURAL ENGINEER
 P.E. #8681

DRAWN

GM

CHECKED

JAT

DATE

05.04.2021

SCALE

As Indicated

JOB NO.

SHEET

A-1.1

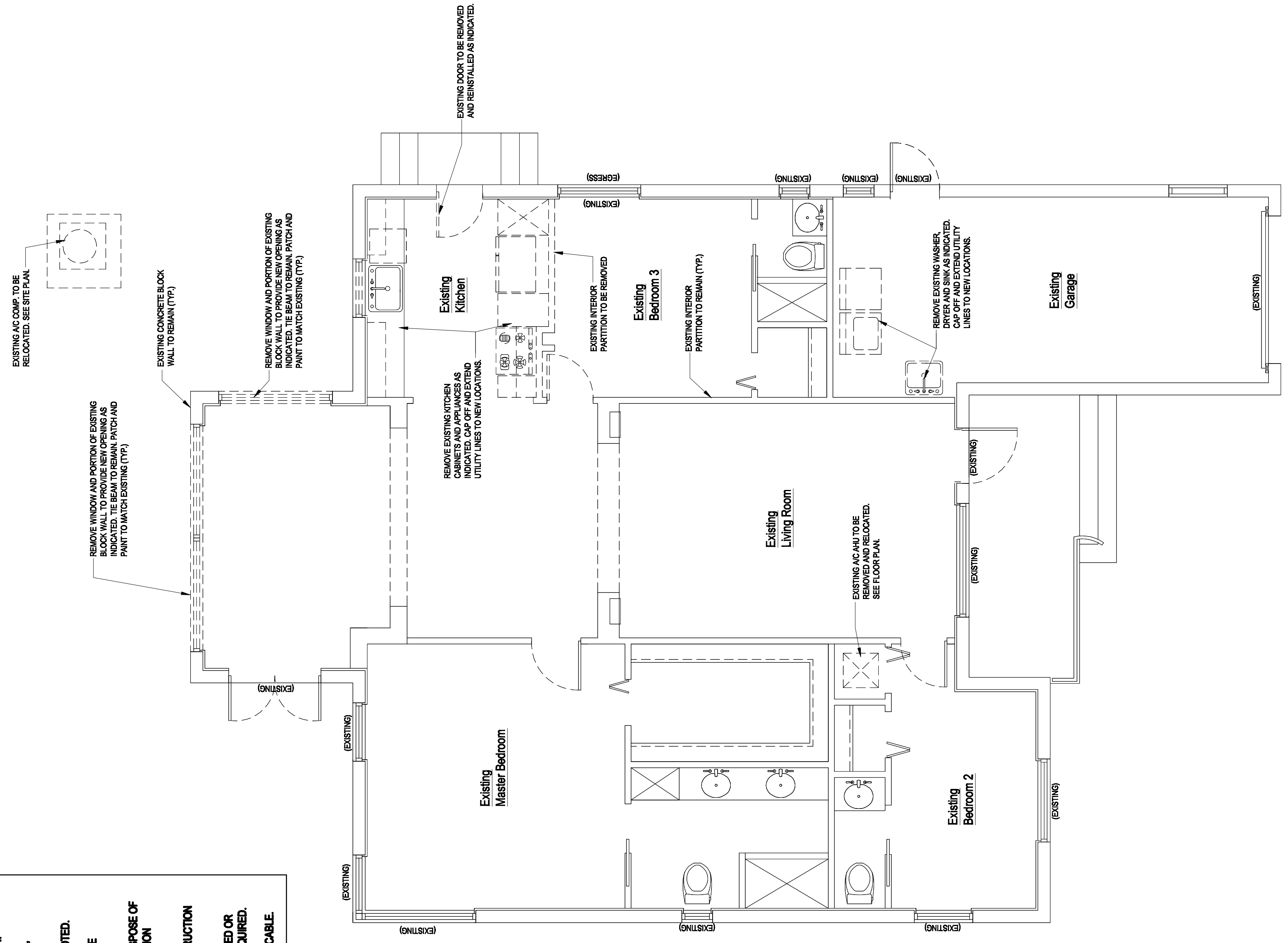
OF SHEETS



Structural Engineers
 12855 SW 120th STREET, SUITE 204
 MIAMI, FLORIDA, 33186
 305.666.4555
 info@ussistruct.com
 CA 12/18

GENERAL DEMOLITION NOTES:

1. GENERAL CONTRACTOR SHALL FIELD COORDINATE AND VERIFY CONDITIONS AT ADJOINING STRUCTURAL COMPONENTS IN ORDER TO ASSURE THAT EXISTING STRUCTURE WILL MAINTAIN ITS STRUCTURAL INTEGRITY AT TIME OF DEMOLITION AND AFTER.
2. GENERAL CONTRACTOR SHALL FIELD VERIFY LOCATION OF ALL UNDERGROUND UTILITIES (VERTICAL AND HORIZONTAL) BEFORE STARTING ANY DEMOLITION OR EXCAVATION.
3. COORDINATE DEMOLITION PLANS WITH PROPOSED ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING PLANS.
4. ALL ITEMS SHOWN IN DASHED LINES ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
5. ALL ELECTRICAL LIGHTING AND RECEPTACLES THAT ARE BEING DELETED SHALL BE REMOVED BACK TO ELECTRICAL PANEL.
6. THE TERM "REMOVE" SHALL BE UNDERSTOOD TO REMOVE FROM BUILDING AND DISPOSE OF SUCH ITEMS IN A TIMELY, NEATLY AND LEGAL METHOD. STORAGE OF CONSTRUCTION DEBRIS WILL NOT BE PERMITTED ON SITE.
7. ANY EXISTING CONSTRUCTION TO REMAIN SHALL BE PREPARED FOR NEW CONSTRUCTION AND NEW FINISHES AS SHOWN IN THESE CONSTRUCTION DOCUMENTS.
8. EXISTING BUILDING MATERIALS TO BE REMOVED MAY BE FINISHED WITH LEAD-BASED OR LEAD-CONTAINING PAINT. REMOVE AND DISPOSE WITH DEMOLITION WORK AS REQUIRED.
9. PATCH AND REPAIR WALLS AND FLOORS TO RECEIVE NEW FINISHES WHERE APPLICABLE.

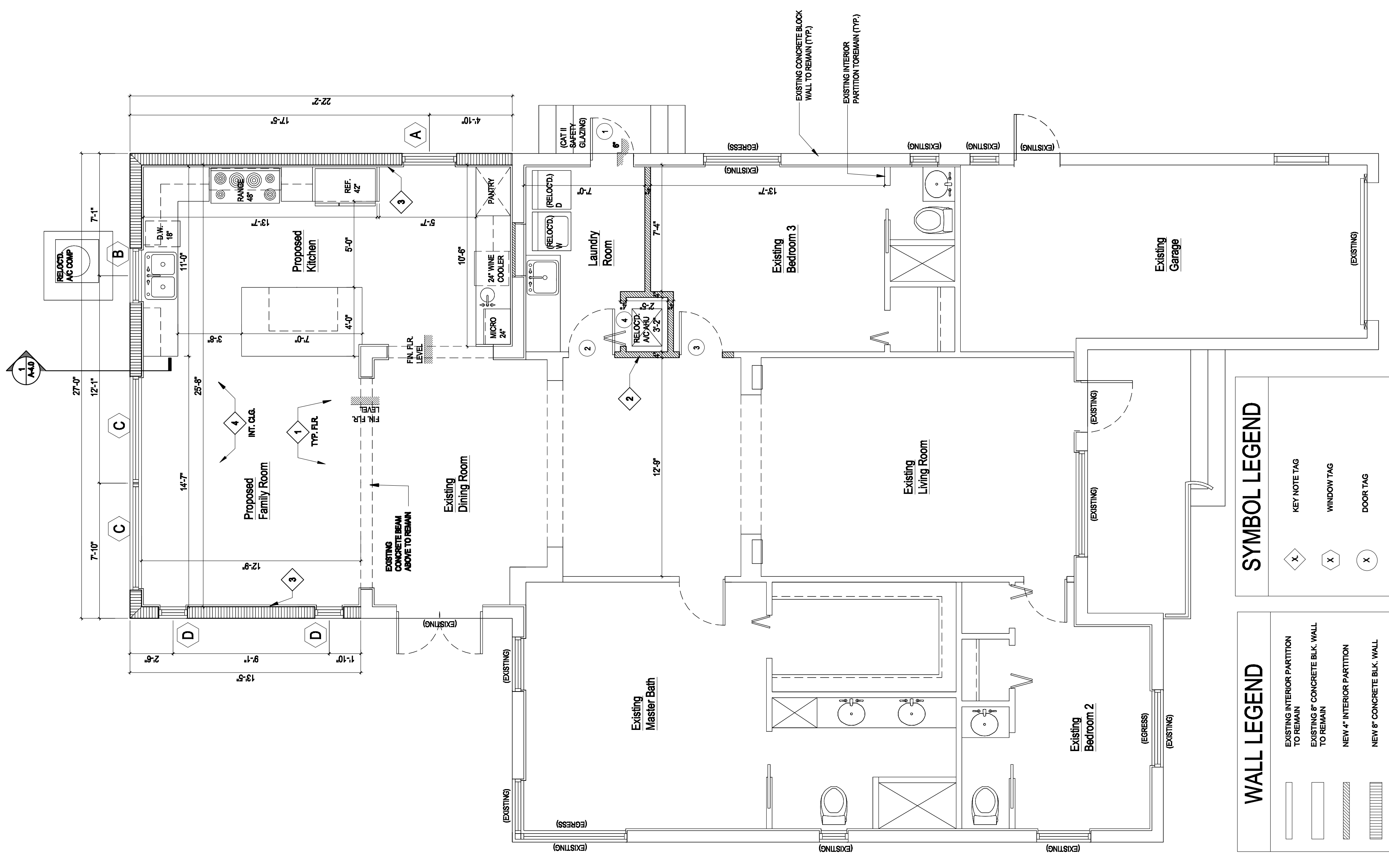


REVISIONS:

SEAL:

JOSE A. TOLEDO, P.E.
 STRUCTURAL ENGINEER
 P.E. #19881

DRAWN: GM
 CHECKED: JAT
 DATE: 05.04.2021
 SCALE: AS INDICATED
 JOB NO.:
 SHEET



WALL LEGEND

[Symbol]	EXISTING INTERIOR PARTITION TO REMAIN
[Symbol]	EXISTING 8" CONCRETE BLK. WALL TO REMAIN
[Symbol]	NEW 4" INTERIOR PARTITION
[Symbol]	NEW 8" CONCRETE BLK. WALL

SYMBOL LEGEND

[Symbol]	KEY NOTE TAG
[Symbol]	WINDOW TAG
[Symbol]	DOOR TAG

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

NOTE: CONTRACTOR SHALL MAKE ADJUSTMENTS TO ROUGH OPENINGS TO OBTAIN CORRECT OPENINGS AS REQUIRED.

DOOR SCHEDULE

DOOR NO.	WIDTH	HEIGHT	THICKNESS	COMPOSITION		FINISH		HARDWARE		REMARKS
				ALUM./GL. OR FRENCH DOOR	BI-FOLD DOOR	STAINED	PAINTED	ENTRY W/ DEAD BOLT	PRIVACY	
1	2'-6"	6'-6"	1-3/4"	●	●	●	●	●	●	U-FACTOR = 1.07 / SHGC = 0.33
2	2'-6"	6'-6"	1-3/4"	●	●	●	●	●	●	
3	2'-6"	6'-6"	1-3/4"	●	●	●	●	●	●	
4	2'-6"	6'-6"	1-3/4"	●	●	●	●	●	●	

NOTE: 1) DOOR IN THE PATH OF TRAVEL OF MEANS OF ESCAPE SHALL BE LESS THAN 32" WIDE EXCEPT THAT BATHROOM DOORS MAY BE 24" WIDE UNLESS A LARGER DOOR OPENING IS REQUIRED TO SATISFY THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 7th EDITION (2020). 2) EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN DOOR FROM INSIDE OF CLOSET. 3) EVERY BATHROOM DOOR SHALL BE DESIGNED TO PERMIT THE OPENING OF THE LOCKED DOOR FROM THE OUTSIDE IN AN EMERGENCY. 4) DOORS MAY BE SWINGING OR SLIDING, AND ARE EXEMPT FROM THE REQUIREMENTS OF SECTION 21-2.4.3 AND 21-2.4.4 OF THE LATEST ED. OF NFPA 101. 5) NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES WHICH IMPEDE OR PROHIBIT EGRESS OR WHICH CANNOT BE EASILY ENGAGED SHALL BE PROHIBITED.

WINDOW SCHEDULE

WINDOW NO.	U-FACTOR	SHGC	WINDOW SIZE (NOMINAL SIZE)	TYPE	FINISH			GLASS	REMARKS
					ALUMINUM	WHITE	CLEAR		
A	1.07	0.30	37" X 36-3/8"	FIXED <td>ALUMINUM <td>WHITE <td>CLEAR <td>●</td> <td>(RELOCATED EXISTING)</td> </td></td></td>	ALUMINUM <td>WHITE <td>CLEAR <td>●</td> <td>(RELOCATED EXISTING)</td> </td></td>	WHITE <td>CLEAR <td>●</td> <td>(RELOCATED EXISTING)</td> </td>	CLEAR <td>●</td> <td>(RELOCATED EXISTING)</td>	●	(RELOCATED EXISTING)
B	1.07	0.30	37" X 36-3/8"	FIXED <td>ALUMINUM <td>WHITE <td>CLEAR <td>●</td> <td>(RELOCATED EXISTING)</td> </td></td></td>	ALUMINUM <td>WHITE <td>CLEAR <td>●</td> <td>(RELOCATED EXISTING)</td> </td></td>	WHITE <td>CLEAR <td>●</td> <td>(RELOCATED EXISTING)</td> </td>	CLEAR <td>●</td> <td>(RELOCATED EXISTING)</td>	●	(RELOCATED EXISTING)
C	1.07	0.30	74" X 66"	HORIZ. SLIDER <td>ALUMINUM <td>WHITE <td>CLEAR <td>●</td> <td></td> </td></td></td>	ALUMINUM <td>WHITE <td>CLEAR <td>●</td> <td></td> </td></td>	WHITE <td>CLEAR <td>●</td> <td></td> </td>	CLEAR <td>●</td> <td></td>	●	
D	1.07	0.30	29" X 66"	SINGLE HUNG <td>ALUMINUM <td>WHITE <td>CLEAR <td>●</td> <td></td> </td></td></td>	ALUMINUM <td>WHITE <td>CLEAR <td>●</td> <td></td> </td></td>	WHITE <td>CLEAR <td>●</td> <td></td> </td>	CLEAR <td>●</td> <td></td>	●	

NOTE: ALL NEW WINDOWS SHALL BE "IMPACT" WINDOWS AND OPENINGS SHALL NOT REQUIRE IMPACT RESISTANT DEVICES (SHUTTERS). CONTRACTOR SHALL MAKE ADJUSTMENTS TO ROUGH OPENINGS TO OBTAIN CORRECT OPENINGS AS REQUIRED.

- KEY NOTES**
- NEW TILE FLOOR FINISH TO BE SELECTED BY OWNER OVER NEW 4" CONCRETE SLAB WITH 500 W.M.M. OVER V.S. AND WELL COMPACTED FILL (TYPICAL THROUGHOUT)
 - NEW PARTITION: 1/2" DRYWALL OVER 2" X 4" WOOD STUDS (OR 1-5/8" X 3-5/8" MITL. STUDS) @ 16" O.C. TYPICAL FOR INTERIOR PARTITIONS UNLESS OTHERWISE NOTED.
 - 1/2" DRYWALL OVER 1/2" F.T. MD. FURR. STRIPS @ 24" O.C. W. R-4.1 INSUL.
 - INT. CEILING: 1/2" DRYWALL CEILING OVER 1/2" MITL. H-HATS @ 16" O.C. W/ R-30 INSUL.

- SEPARATE PERMITS**
- ROOF PERMIT: ROOF SHALL BE UNDER SEPARATE PERMIT (FBC 107.2)
 - WINDOW/DOOR PERMIT: EXTERIOR WINDOWS AND DOORS SHALL BE UNDER A SEPARATE PERMIT (FBC 107.3)

- FINISH NOTES**
- INSULATION: FBC 202.10 - INSULATION MATERIALS, FACINGS, AND VAPOR BARRIERS SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 25 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E 84 OR UL 723.
 - WALL CEILING FINISHES: FBC 202.9. WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 250 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E 84 OR UL 723.
 - ROOF FINISH: PROTECT EXISTING ROOF FINISH AND FLASHING. ALL ROOF FINISHES SHALL BE TERMINATED AT OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS, DOWNSPUTTERS OR GRILLES WITH OPENINGS BETWEEN 1/4" AND 1/2".

SITE INVESTIGATION

EXAMINATION OF CONTRACT DOCUMENTS AND SITE OF WORK: THE BIDDER IS REQUIRED, BEFORE SUBMITTING PROPOSAL, TO VISIT THE SITE OF THE PROPOSED WORK AND FAMILIARIZE HIM OR HERSELF WITH THE EXISTING CONDITIONS AND SURROUNDINGS OF THE SITE. THE BIDDER SHALL IN NO MANNER AFFECT THE WORK TO BE DONE AND EQUIPMENT, MATERIALS AND LABOR REQUIRED THEREFORE. SINCE THE WORK INVOLVES EXISTING BUILDINGS, SYSTEMS AND FACILITIES, SPECIAL CONSIDERATION SHALL BE GIVEN TO EXAMINATION OF WORKING CONDITIONS, SLIGHT VARIATION OF EXISTING CONDITIONS, AND THE BIDDER SHALL BE RESPONSIBLE FOR THE IDENTIFICATION OF ANY OTHER TRADES. THESE VARIATIONS ARE EXPRESSLY INCLUDED AS PART OF THE WORK WHENEVER REQUIRED AT NO ADDITIONAL COST TO THE OWNER. FAILURE ON THE PART OF THE CONTRACTOR WILL IN NO WAY RELIEVE HIM OF THE OBLIGATIONS AND RESPONSIBILITY ASSUMED UNDER THIS CONTRACT.

SQ. FOOTAGE DATA

EXISTING BUILDING AREA (AC SPACE)	1,450 SQ. FT.
EXISTING GARAGE	277 SQ. FT.
PROPOSED ADDITIONS (AC SPACE)	460 SQ. FT.
TOTAL BUILDING AREA	2,187 SQ. FT.

REVISIONS:

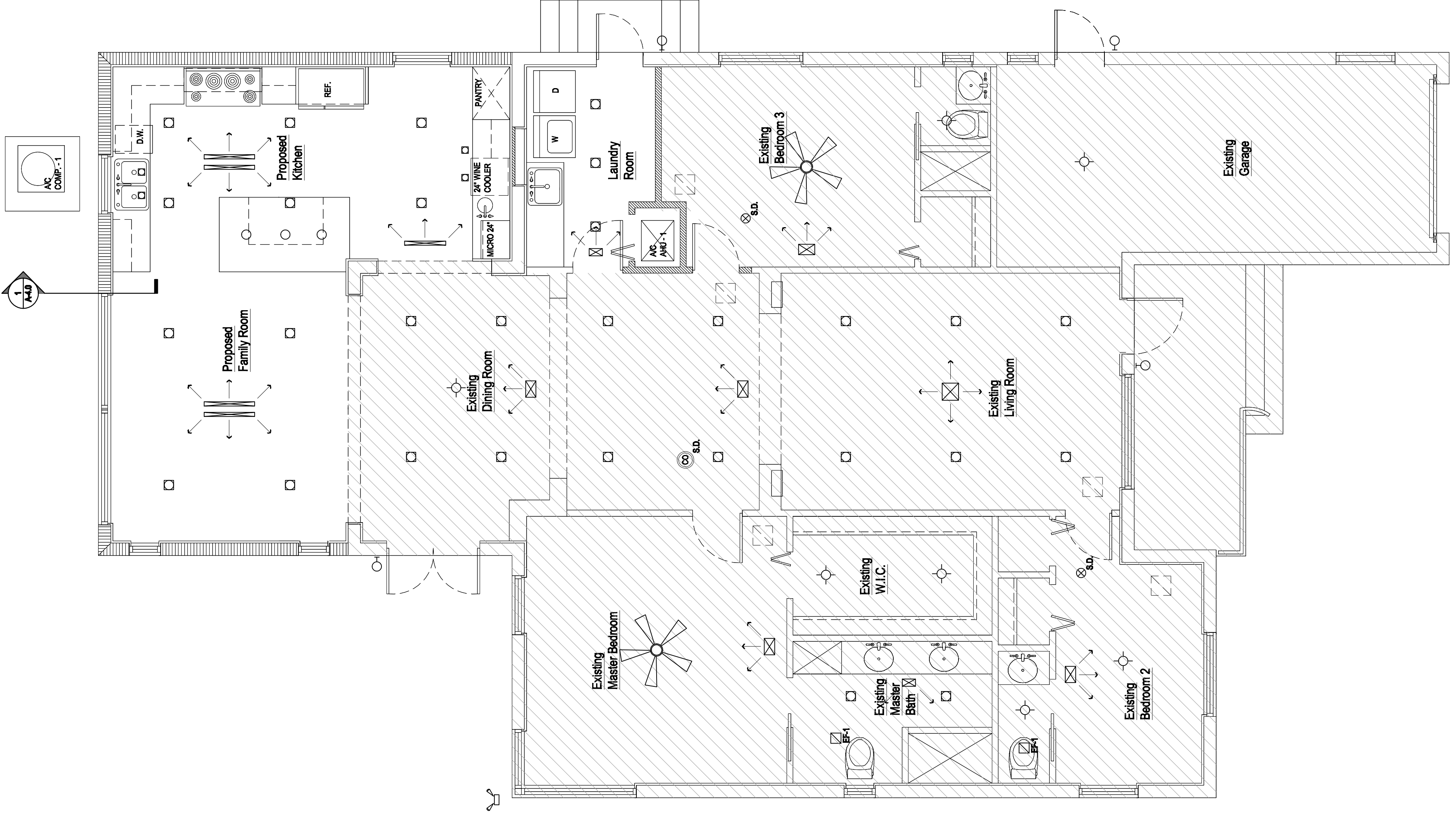
SEAL:

JOSÉ A. TOLEDO, P.E.
STRUCTURAL ENGINEER
P.E. #19881

DRAWN: GM
CHECKED: JAT
DATE: 05.04.2021
SCALE: AS INDICATED
JOB NO.:
SHEET

A-4.0

OF SHEETS



Reflected Ceiling Plan
SCALE: 1/4" = 1'-0"

CEILING LEGEND

	SURFACE MOUNTED CEILING FIXTURE
	RECESSED CEILING FIXTURE
	WALL MOUNTED FIXTURE
	LOW-VOLTAGE RECESSED CEILING FIXTURE
	FAN W/ LIGHTING
	EXHAUST FAN
	SMOKE DETECTOR
	LINEAR AIR SUPPLY GRILLE
	RETURN AIR GRILLE

X'-X" = DENOTES FINISHED CEILING HEIGHTS

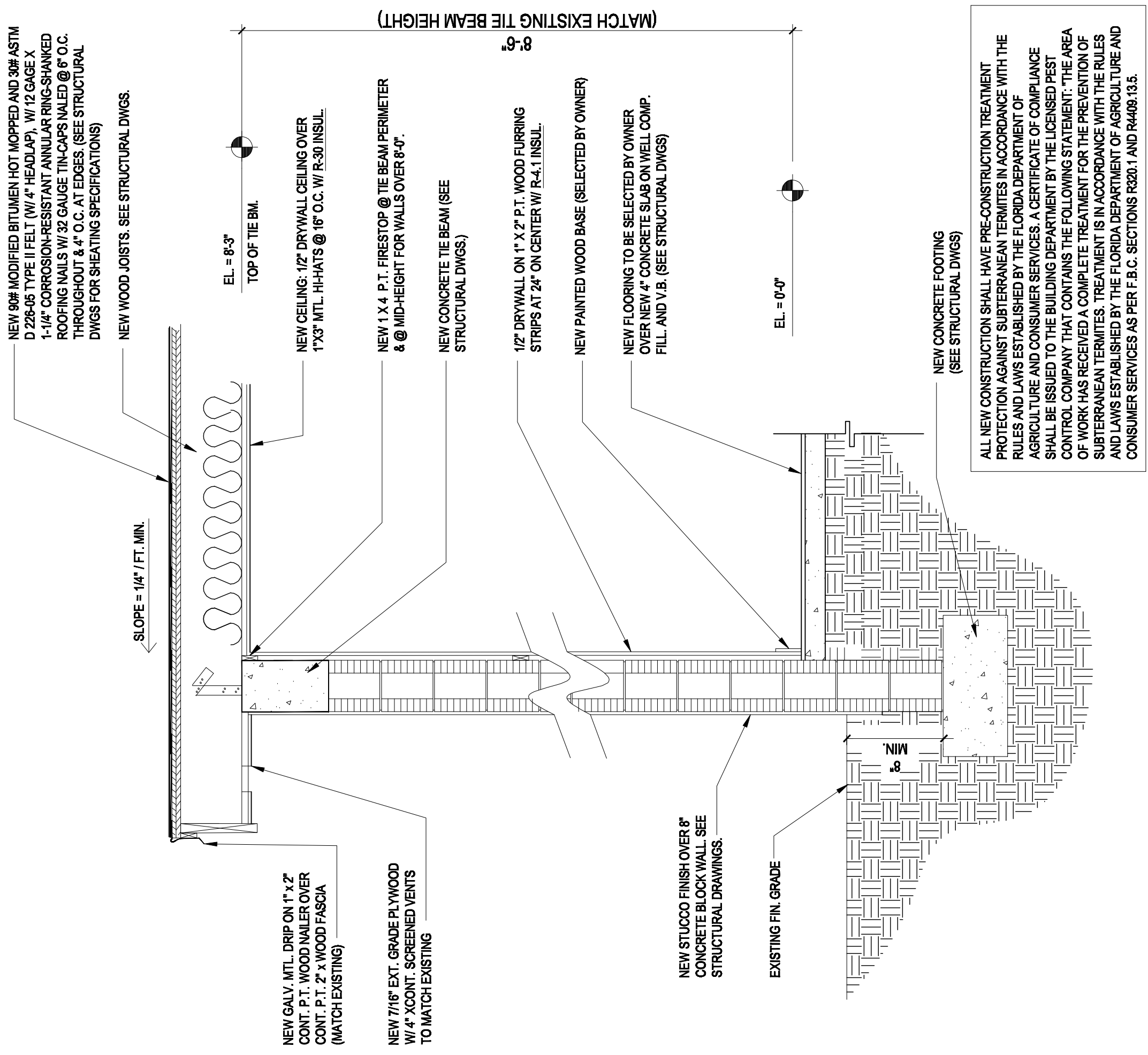
CARBON MONOXIDE NOTE

- CARBON MONOXIDE DETECTOR

CEILING MOUNTED OPERATIONAL TYPE SINGLE STATION ALARM BLENDE CARBON MONOXIDE DETECTOR INTERCONNECTED WITH ALL HOUSE SMOKE DETECTORS. WIRE TO UNINTERRUPTED POWER SUPPLY (UPS) CIRCUIT. LOCATE A MINIMUM OF 3 FEET AWAY FROM ANY FLOOR SUPPLY OR RETURN AIR GRILLE.

EVERY SEPARATE BUILDING OR AN ADDITION TO AN EXISTING BUILDING FOR WHICH A PERMIT FOR NEW CONSTRUCTION IS ISSUED AND WHICH IS A RESIDENTIAL OCCUPANCY SHALL HAVE AN OPERATIONAL CARBON MONOXIDE ALARM INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES. 39C 7903

PROVIDE AN OPERATIONAL CARBON MONOXIDE ALARM INSTALLED WITHIN 10 FEET OF EACH ROOM USED FOR SLEEPING PURPOSES.



1 TYPICAL WALL SECTION
SCALE: 3/8" = 1'-0"

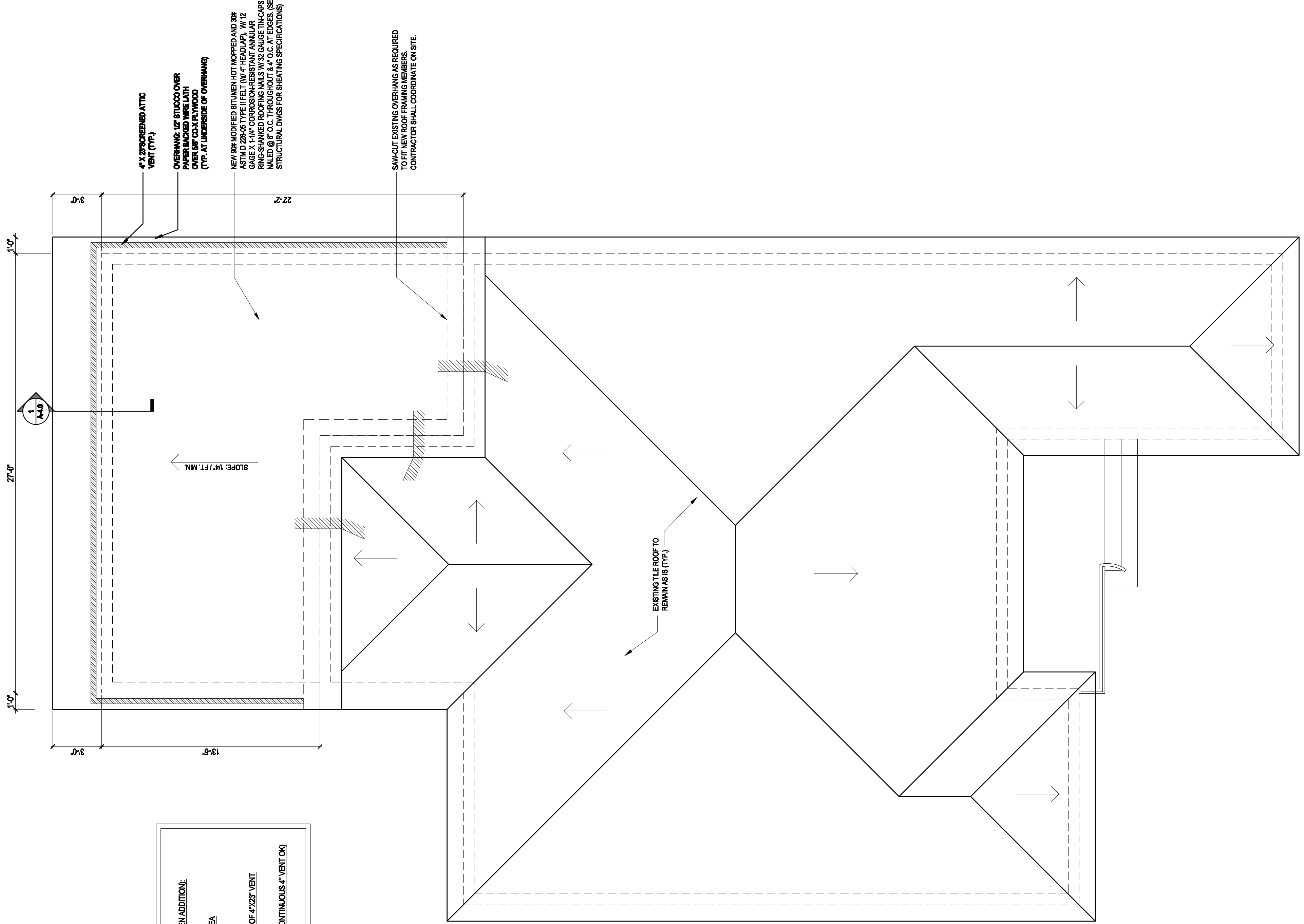
ALL NEW CONSTRUCTION SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES AS PERTAINING TO THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES AS PERTAINING TO THE PREVENTION OF SUBTERRANEAN TERMITES. THE AREA OF WORK HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES AS PERTAINING TO THE PREVENTION OF SUBTERRANEAN TERMITES.

REVISIONS:

SEAL:
 JOSE A. TOLEDO, P.E.
 STRUCTURAL ENGINEER
 P.E. #58871

DRAWN: GM
 CHECKED: JAT
 DATE: 05.04.2021
 SCALE: AS INDICATED
 JOB NO.:
 SHEET

A-5.0
 OF SHEETS



ATTIC VENTS CALCULATIONS (KITCHEN ADDITION):
 TOTAL ATTIC AREA = 478 S.F.
 478 S.F. / 150 = 3.2 S.F. OF VENTING AREA
 VENT SIZE: 4" X 20" VENT PCS.
 TOTAL VENTS NEEDED:
 3.2 S.F. / 0.838 S.F. = 4.9 = 5 PIECES OF 4" X 20" VENT
 VENT SPACED AT:
 50 L/6 PCS = 10'-0" O.C. OR (CONTINUOUS 4" VENT OK)

Roof Plan
 SCALE: 1/4" = 1'-0"

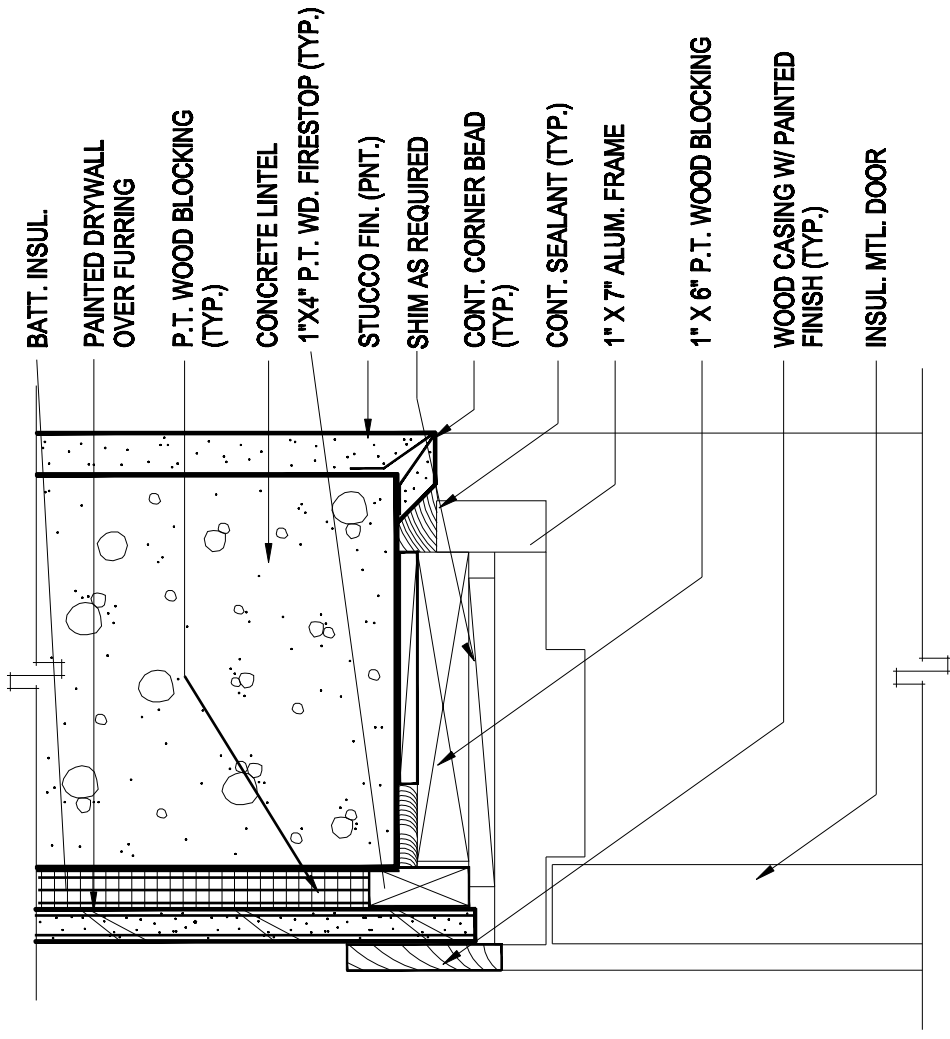
REVISIONS:

SEAL:

JOSE A. TOLEDO, P.E.
STRUCTURAL ENGINEER
FL P.E. 19881

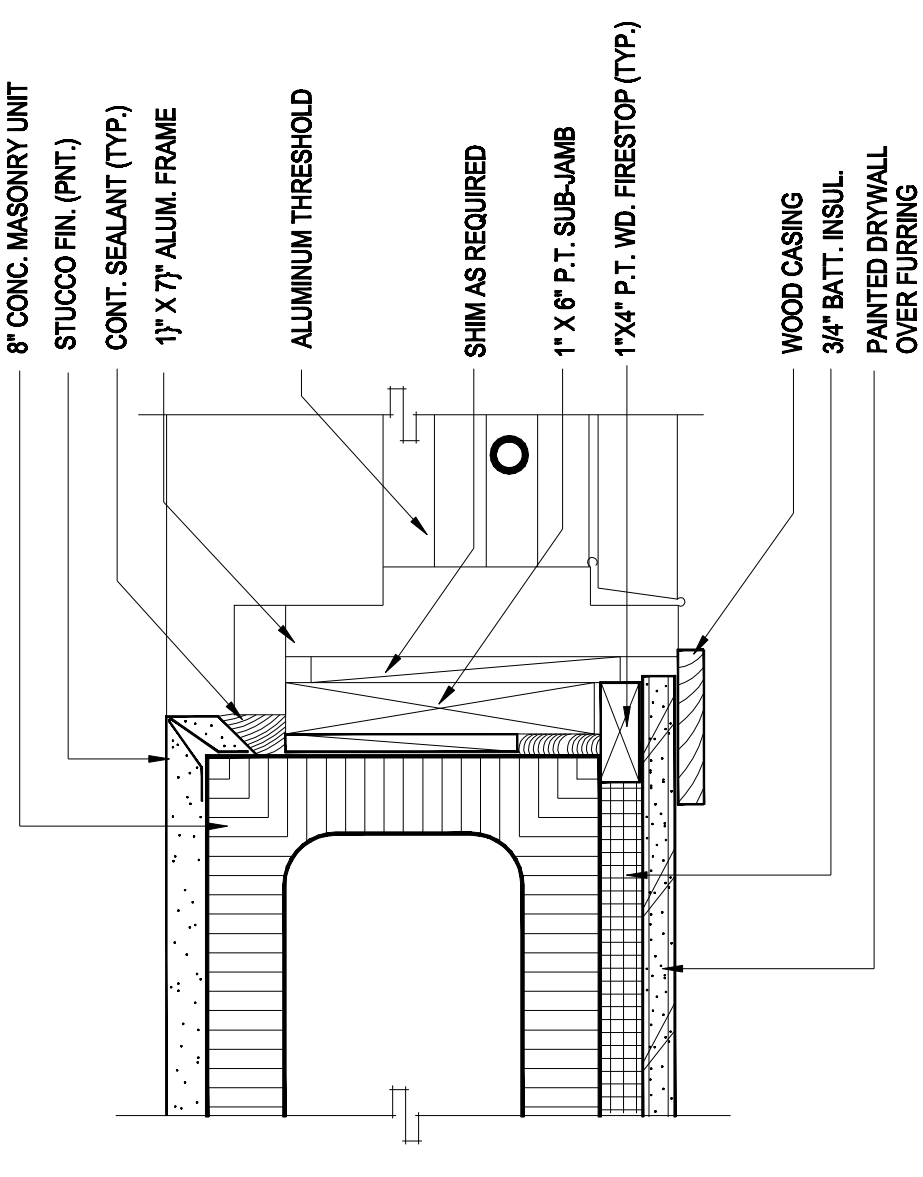
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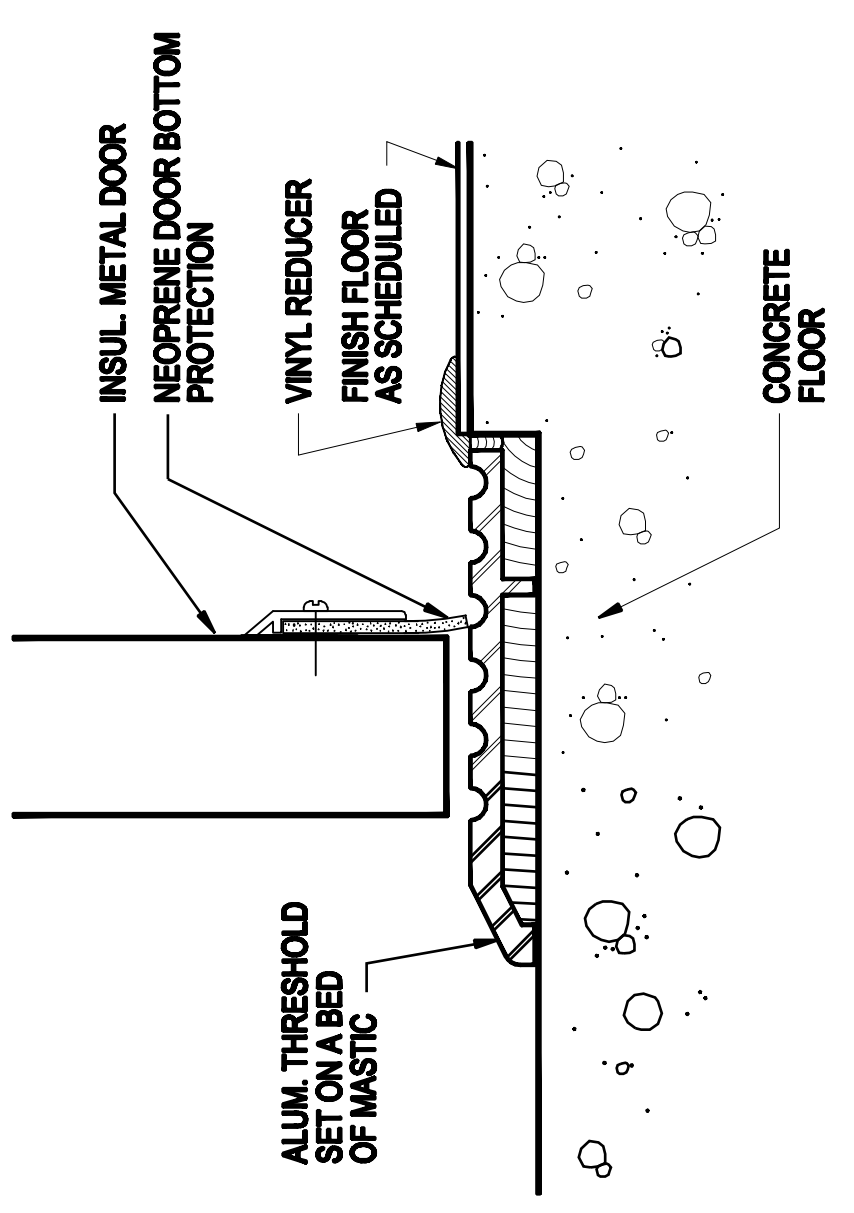
6 TYP. EXT. DOOR HEAD DETAIL
SCALE: 3" = 1'-0"

3 A-7.0



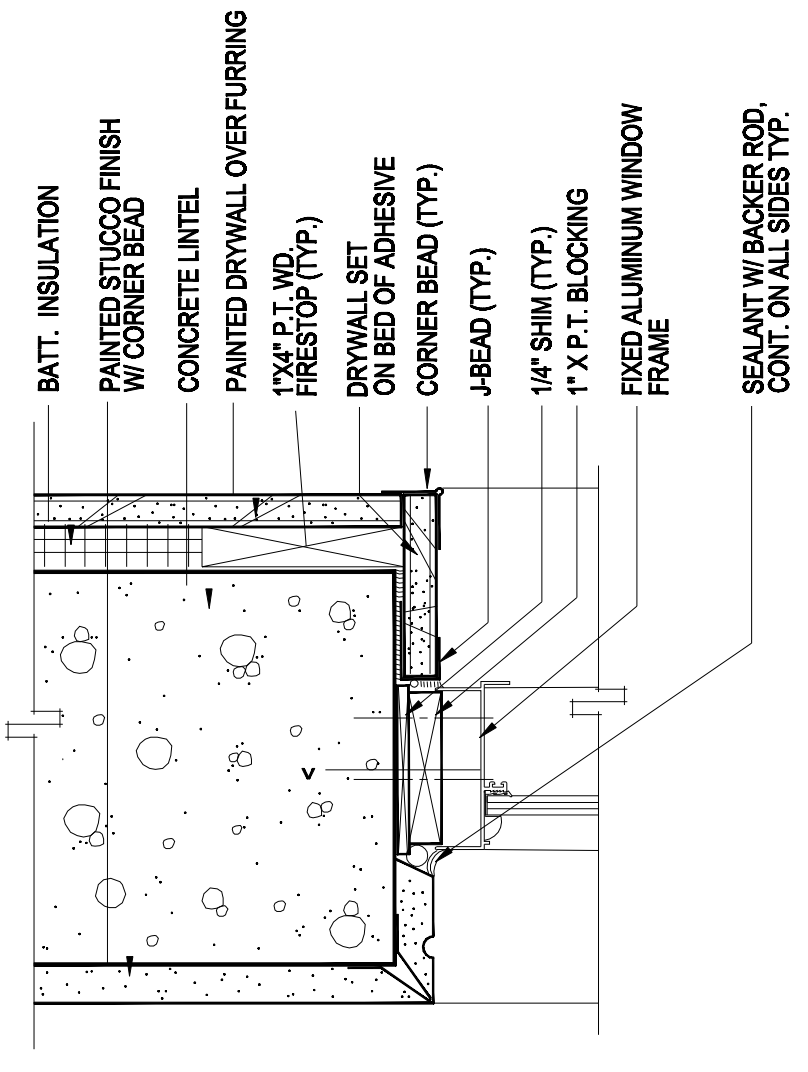
5 TYP. EXT. DOOR JAMB DETAIL
SCALE: 3" = 1'-0"

2 A-7.0

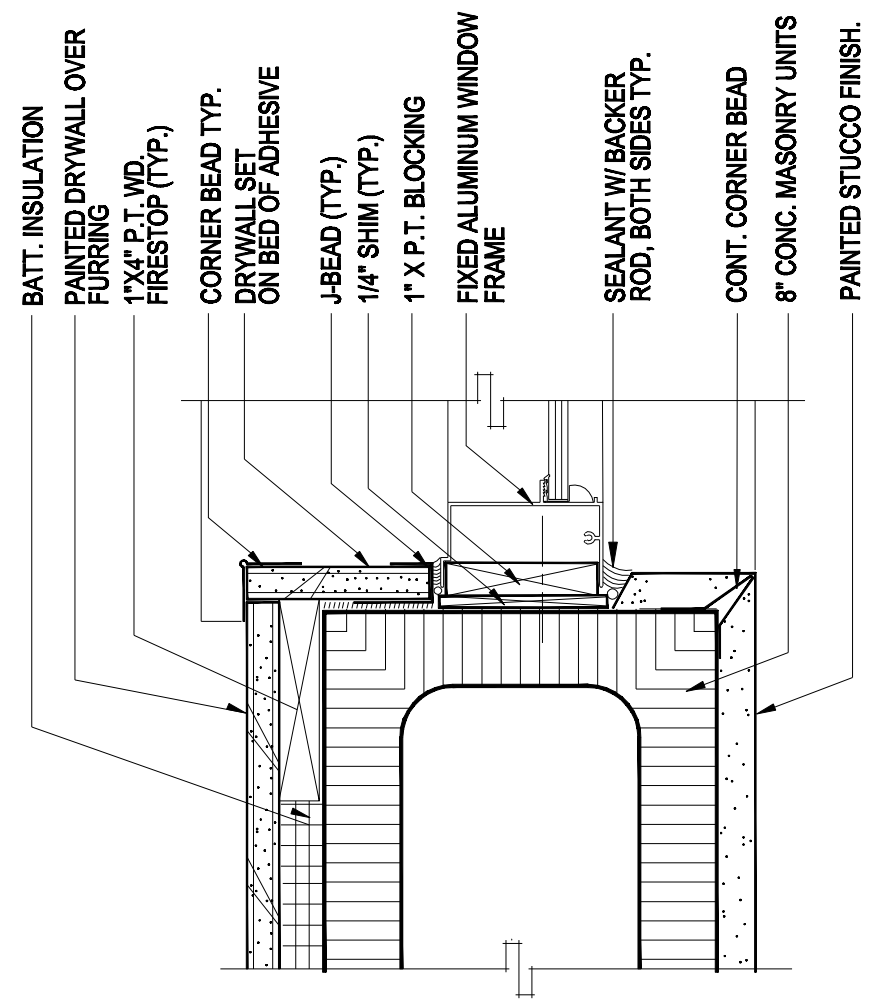


4 TYP. EXT. THRESHOLD DETAIL
SCALE: 6" = 1'-0"

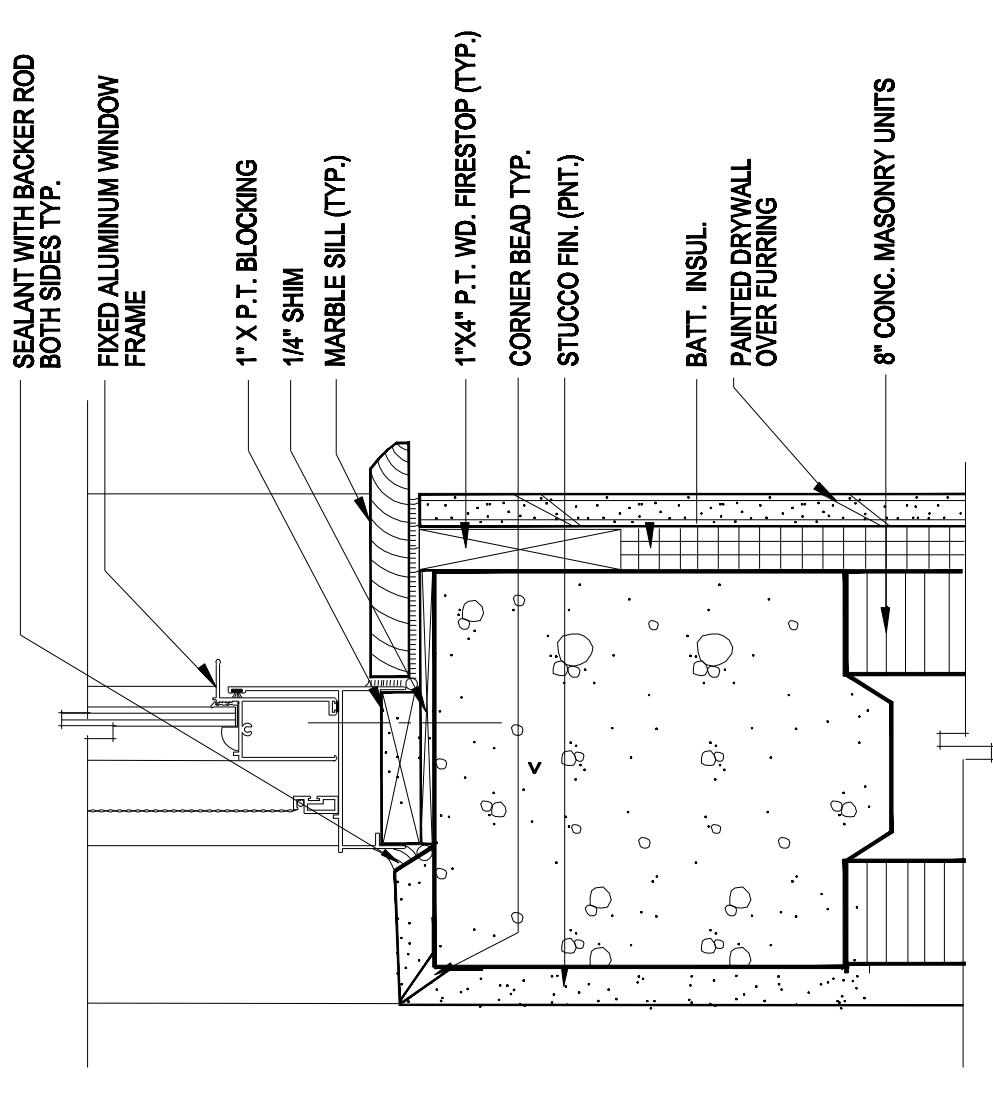
1 A-7.0



3 TYP. WINDOW HEAD DETAIL
SCALE: 3" = 1'-0"



2 TYP. WINDOW JAMB DETAIL
SCALE: 3" = 1'-0"



1 TYP. WINDOW SILL DETAIL
SCALE: 3" = 1'-0"

GENERAL STRUCTURAL NOTES

01000 CODES:
All work shall conform to the 2020 edition of the Florida Building Code (FBC 7th Edition), and all other applicable local codes. All wind loads located on these drawings are based on 0.60 conversion from "Ultimate Strength Design" to "Allowable Stress Design" (ASD).

01001 DESIGN CRITERIA:
All structural loads shall be in accordance with F.B.C. chapter 16.

Roof Loads:
Dead Load _____ 30 psf (steel framing)
Live Load _____ 30 psf (steel framing)

Wind Loads: In accordance with ASCE 7-16 (Building Category 2; 175 mph wind speed; exposure C; Risk Category II; Kd value = 0.85; mean roof height = 15 ft). See calculations and roof plan for additional information.

01002 ELEVATION DATUM:
All elevations on these structural drawings refer to 0'-0" = finish ground floor (See architectural drawings for N.G.V.D.)

01003 DIMENSIONS AND CONDITIONS:
All dimensions and conditions shall be verified by the contractor in the field prior to construction. Any discrepancies shall be brought to the immediate attention of the Engineer. When dimensions take precedence over scale at all times. Scale is for guideline purposes only. If dimensions are unclear, do not scale. Request clarification from the Architect or Engineer.

01004 METHODS & SAFETY:
The contractor shall be responsible for all methods, procedures, and sequences of construction. Construction site safety, including all adequate temporary bracing and shoring, is the sole responsibility of the contractor.

01005 PROTECTION OF EXISTING CONSTRUCTION:
Existing construction which is to remain, the property of adjacent tenants, buildings, public property, landscaping, etc., shall not be damaged. Contractor shall locate and protect concealed pipes and conduits prior to demolition and take appropriate action to protect them and to provide for safety.

2. Contractor is to match excavated areas for all proposed footings with the bottom elevation of existing foundations. Contractors is not to disturb or undermine any existing/adjacent footings. If this condition occurs in the field, Contractor is to stop all excavation work and contact the Engineer-of-Record immediately.

3. Upon removal of existing finishes, Contractor shall inspect the existing structure. Any structural deficiencies, including but not limited to rot, corrosion, spalling, cracking, etc., of the existing structure shall be brought to the immediate attention of the Engineer-of-Record before proceeding with the work.

01006 CONSTRUCTION LOADS:
It is the responsibility of the contractor to employ the necessary professional services to determine the necessary methods and supports regarding forming and construction loads.

01007 CONFLICTS IN DOCUMENTS:
If conflicts occur in or between architectural and engineering documents, between documents and field conditions or otherwise, the contractor shall immediately contact the Engineer for clarification and direction before proceeding. The contractor shall coordinate all dimensions between architectural and structural drawings prior to proceeding with the work.

Please allow a minimum of five (5) business days to respond to RFIs.

01008 COORDINATION:
The contractor shall coordinate the structural work with the work of all other trades.

01009 REQUIRED SPECIAL INSPECTIONS:
a. The contractor shall assure that all required inspections, as required by section 109 of the 2020 FBC, are performed by the Municipal Inspector and the Special Inspector (as required), and that the work is accepted prior to continuing with subsequent work.

b. At the time of permitting, an application for Special Inspector will be submitted to the Building Official prior to approval of employment as Special Inspector under the specific requirements of the 2020 FBC.

c. (305) 665-4555 prior to commencing the work. At that time, USSJ will issue an inspection plan with specific conditions that will be required for this office at 01009.

d. At a minimum, the following structural items must be inspected by a Florida registered Professional Engineer (P.E.) or Registered Architect (R.A.), as noted below, unless otherwise directed by the Building Official at the time of permitting:

1. FBC 1820.3.1 - Certification of Soil Compaction (P.E. only) (USSJ does not perform this inspection and recommends that a Geotechnical Engineer be employed to provide this service)

2. FBC 2122.4 - Installation of Reinforced Masonry (P.E. or R.A.)

3. In accordance with FBC 1820.3.1, the contractor shall notify the Special Inspector of construction schedules and planned operations a minimum of 48 hours prior to the time of inspection. Actual date and time of site visit will be scheduled by the Special Inspector at that time.

4. At the time of inspection, the contractor shall assure that the approved set of permit drawings, including approved revisions, approved shop drawings, and RFIs are present at the site. Inspections will not be performed without the proper documentation.

01010 SHOP DRAWINGS:
a. The contractor shall submit to the architect complete shop drawings as required by these notes.

b. Review and approval of shop drawings is for the design concept only. The contractor shall check and approve the shop drawings for compliance and responsibility for all dimensions, materials, finishes, RFI conditions, and coordination with all documents and other trades. The contractor shall be responsible for all dimensions, materials, finishes, RFI conditions, and coordination with all documents and other trades.

c. Submit a minimum of five (5) copies (3) signed and sealed for review.

d. Allow a minimum of (7) business days for the review of shop drawings.

02000 POLYETHYLENE SHEET:
Polyethylene sheet, placed continuously, under concrete slabs and beams placed on ground shall be minimum 6 mil. thick. All joints shall be lapped minimum 6 inches and continuously taped with minimum of two-inch wide vinyl tape. (FBC, 1910.1)

02100 TERMITTE PROTECTION:
Termite protection shall be provided by registered termiticide and a certificate of compliance shall be issued to the building department in accordance with section 1818.0 of the F.B.C.

02300 SOILS STATEMENT AND ALLOWABLE SOIL BEARING CAPACITY:
a. Based on visual observation and for the purpose of the designs noted herein, it is assumed that the soils at the site consist of a thin layer of top soil over sand and limestone fragments. Based on this assumption, the foundations indicated in these drawings have been designed on an assumed soil bearing capacity not to exceed 2,000 psf.

b. The type of construction soil conditions different from those described above exist, the contractor shall notify the architect/engineer for direction before proceeding.

c. After excavation, a signed and sealed letter will be submitted by the geotechnical engineer attesting that the site has been observed and the foundation conditions are similar to those upon which the design is based on.

d. As a minimum, all areas of new construction shall be stripped of existing construction to be removed and other deleterious material. Where required, the existing soil shall be excavated to the bottom of proposed footing elevation. The entire area shall be thoroughly compacted by at least eight passes of a vibrating plate compactor to achieve a minimum of 78 percent maximum density, as determined in accordance with ASTM D1557. Each layer of backfill shall not exceed 12-inches in thickness and shall be compacted and tested as described above.

03300 CONCRETE (CAST-IN-PLACE):

a. Standards: ACI 318, ACI 301 and ACI 348

b. Concrete shall be placed on a minimum compressive strength of 3,000 psi at 28 days. Slumps shall be 4" (4.1") and no water shall be added to the concrete at the site. Maximum water-cement ratio shall be 0.40. Concrete for areas, which will remain exposed to weather after construction, shall have 3 to 5 percent entrained air.

c. The contractor shall provide all forming and temporary shoring. Form chairs shall be used throughout. Use of debris or bricks is not acceptable. Plywood used for form work shall not be used for finish roof or floor sheathing.

d. Reinforcement: ASTM A615, grade 60; ASTM A183 for welded wire fabric. Splice all column bars to dowels minimum 30-bar diameters (u.o.n.). Splice #4 bars in concrete cover over reinforcement:

1) 3-inches where cast against earth.

2) 2-inches for columns and beams and 1-1/2 inches for slabs where cast in forms or on polyethylene sheet and permanently exposed to weather or earth.

3) 1-1/2 inches at all other locations (u.o.n.).

g. Saw-cut control joints shall be made within twelve hours of concrete placement.

h. All concrete shall be finished as appropriate for the finishes indicated in the architectural drawings.

i. All reinforcement shall be placed and finished in accordance with the requirements of the concrete. Generally, this shall be accomplished by treating exposed concrete surfaces with a chemical curing compound immediately after finishing and immediately after removal of forms. Forms shall be kept moist by frequent water spraying prior to removal. Verify compatibility of curing compound with proposed finishes.

04420 REINFORCED MASONRY:
a. Hollow concrete masonry units shall comply with ASTM C90 "Standard Specifications for Hollow Load Bearing Concrete Masonry Units."
b. In accordance with section 2122.4 of the F.B.C. a Florida Registered Architect or Professional Engineer shall inspect reinforced masonry.
c. Mortar shall comply with ASTM C270, Type M or S.
d. All reinforced CMU walls shall have galvanized steel horizontal joint reinforcement (standard no. 9, ladder type) at every other course. Extend reinforcement minimum 4-inches into all columns.
e. Reinforcement shall be installed in accordance with the requirements of ASTM C474, Slump shall be 8" (4.1").
f. Reinforced masonry shall comply with the requirements of section 2122 of the FBC and ACI 318-08/ASCE 7.10.
g. Masonry block units shall have a min. reinforced concrete prism strength of $f_m = 1,500$ psi, and shall be verified by tests in accordance with section 2122.5 of the F.B.C.
h. Reinforcement bars shall comply with ASTM A615, grade 60. Lap splice reinforcement in grout-filled cells: minimum 48-bar diameters (minimum 12-inches).
i. Whenever anchor bolts are to be set in masonry, two adjacent cells shall be filled with concrete grout.
j. Reinforcement bars shall be installed in accordance with the requirements of section 2122 of the FBC and ACI 318-08/ASCE 7.10.
k. Lintels: any CMU wall openings, which are not otherwise framed with concrete, shall have 8" x 8" concrete lintels with #4s bottom. Extend reinforcement minimum 6" post opening and cast lintel with minimum 8" bearing on adjacent column or reinforced cell.

05100 FASTENERS:
a. Fasteners shall be of the type and size indicated on this drawing.

b. All fasteners, including expansion anchors, sleeve anchors, straps, nails, screws, etc., shall be galvanized.

05120 STRUCTURAL STEEL:

a. Material:
1) Structural tubing: ASTM A500, grade b. 2) All other structural steel: ASTM A36. 3) Anchor bolts: ASTM A307. 4) All other bolts: ASTM A325.

b. Shop drawings: Submit complete set of shop drawings for all structural steel.

c. Standards:
1) AWS D1.1, E-70xx series electrodes.
2) AWS D1.1, E-70xx series electrodes.

d. Connections: any structural steel connections which are not detailed on these drawings shall be designed in accordance with AWS specifications.

e. Corrosion control: At a minimum all structural steel shall be shop painted with rust-inhibitive primer. Primer shall be touched up after erection. Where required, additional paint shall be applied to all structural steel in accordance with the Architect's specifications. Submit color and finish samples for approval.

f. Finishes: please note that the majority of the structural steel connections on this project are part of the proposed architectural appearance and proper care shall be taken to avoid rough finishes. The final product shall match the existing conditions and be in accordance with the intent of the architectural drawings.

06100 STRUCTURAL LUMBER:
a. Structural lumber shall be southern yellow pine, minimum grade no. 2, or better.

b. Mill finish: No. 1 (dry) or No. 2 (weather resistant).

c. All lumber in contact with concrete or masonry shall be isolated using 30# roofing felt paper.
1) 2x4: 1100 psi 2) 2x6: 1000 psi 3) 2x8: 925 psi 4) 2x10: 800 psi 5) 2x12: 750 psi 6) 3x10s: shall be No. 1. Density: 1200 pcf
Do not use pressure treated wood unless otherwise noted.

06110 PLYWOOD ROOF SHEATHING:
a. Plywood roof sheathing shall be 1/2" or 3/4" exterior grade, APA rated sheathing, with 327/16 AFA span rating.

b. Continuous wood blocking shall be provided along ridge, perimeter of roof, and gable ends (up to min. 4'-0" from each gable end (u.o.n.)). Blocking shall consist of solid 2x4 members or panel joints with (2) 1/4" lag nails at each end. Nail sheathing to blocking as required in note d, below.

c. All blocking shall be installed in strict accordance with manufacturer's recommendations. Submit color and finish samples for approval.

d. Fasten plywood roof sheathing panels to all supporting members using 8d ring shank nails. Nail spacing shall be as follows:
1) ALL ROOF AREAS: 4' o.c. at panel perimeter and 6' o.c. at intermediate supports. GABLE ENDS: 4' o.c. along a 48" wide strip from edge of gable (See letter "b" for blocking info.).

e. Softi sheathing shall be 7/16" exterior grade, APA rated sheathing. Fasten with 8d nails at 6" on center at all supports.

06150 1x6 & 2x6 TONGUE-AND-GROOVE WOOD SHEATHING
Tongue-and-groove sheathing shall be nominal 1 x 6 or 2 x 6 tongue-and-groove boards. But joint shall occur over rafters and shall be staggered. Each 1x6 board shall be nailed to each rafter with (2) 10d nails. 2x6 board shall be fasten with (2) 10g wood screws. All tongues shall be fully seated in grooves.

06176 PREFABRICATED WOOD TRUSSES AND GIRDERS:
a. Prefabricated wood trusses and girders shall be designed in accordance with ASCE 7.10 (Building category 2; 175 mph wind speed; exposure C for components and cladding, and Risk Category II, Gcpi = 40.18, $h = 15$ ft). See calculations and roof plan(s) for additional information.

b. Prefabricated wood trusses and girders shall be designed, fabricated and erected in accordance with the TR#95 and the F.B.C. for the loads indicated above.

c. Prefabricated trusses and girders shall be designed by a Florida registered specialty engineer. Complete calculations and shop drawings shall be signed and sealed by the specialty engineer and submitted to the engineer-of-record for review. Review by the engineer-of-record will be for compliance with design and construction requirements.

d. The manufacturer shall be responsible for the design and fabrication of trusses, girders and their connections to each other. Design of bracing for individual truss or girder members to resist lateral buckling under gravity or wind loads shall be the responsibility of the truss manufacturer.

e. Truss and girder layout on the roof framing plan(s) shall not be altered without prior written authorization from the engineer-of-record.

f. Submit a minimum of (5) (3 signed and sealed) copies for review and record. Please allow a minimum of seven (7) days for review.

g. Truss manufacturer shall not fabricate trusses or girders without final approval from the engineer-of-record and the registered architect.

h. In addition to design loads noted in section 01001, truss manufacturer shall design all trusses for 200lb' load at bottom chord panel point per FBC section 1615.2.1.

07820 EPOXY ADHESIVE:
a. Unless otherwise noted, all epoxy adhesive on this project shall be Hilti HIT HY 200. Submit material specifications of alternative product for review and approval.

FOOTING SCHEDULE

MARK	SIZE	THICKNESS	REINFORCEMENT		REMARKS
			BOTT. REINFORCEMENT	LONG WAY	
WF-16	16"	12"	#4 @ 32" O.C.	2#5	WALL FOOTING
F36	36" x 36"	12"	4#5	4#5	PAD FOOTING
TE-8	8" x CONT.	8"	--	1#5	THICKENED EDGE

FOOTING NOTES:
1. AT ALL FOOTING CORNERS AND INTERSECTIONS, PROVIDE #2#5 L-SHAPED CORNER BARS WITH 30-INCH LONG LEGS.
2. LAP SPICE BARS MINIMUM 36-INCHES.
6. WHERE FOOTINGS BEGIN FROM EXISTING DRILL 4" INTO SIDE OF EXISTING FOOTING AND SET 2#6 X 3'-6" DOWN IN EXISTING ADHESIVE



BEAM SCHEDULE

MARK	SIZE (INCHES)	T.O.B. ELEV. (ARCH. DWGS)	REINFORCEMENT		REMARKS
			TOP	BOTT.	
TB-1	8" x 12"	TO MATCH EXIST.	2#5	2#5	TIE BEAM
B-1	8" x 24"	TO MATCH EXIST.	2#5	2#5	TIE BEAM
S-1	8" x 12"	SEE ARCH DWGS	2#5	2#5	WINDOW SILL

BEAM NOTES:
1. AT ALL BEAM CORNERS AND INTERSECTIONS, PROVIDE 2#5 L-SHAPED CORNER BARS WITH 30-INCH LONG LEGS AT TOP, BOTTOM, AND EACH INTERMEDIATE LAYER.
2. HOOK ALL TOP BARS AT ENDS.
3. ALL TOP AND BOTTOM BARS SHALL BE CONTINUOUS. WHERE NECESSARY, LAP SPICE TOP BARS IN MIDDLE THIRD OF SPAN AND LAP SPICE BOTTOM BARS AT SUPPORTS. LAP SPICE SHALL BE MINIMUM 36-INCHES.
4. COORDINATE ALL MASONRY OPENINGS WITH PROPOSED WINDOW/DOOR.
5. A MINIMUM OF 6" BEARING SHALL BE PROVIDED FOR ALL REINFORCEMENT ENDING AT SUPPORTS.

COLUMN SCHEDULE

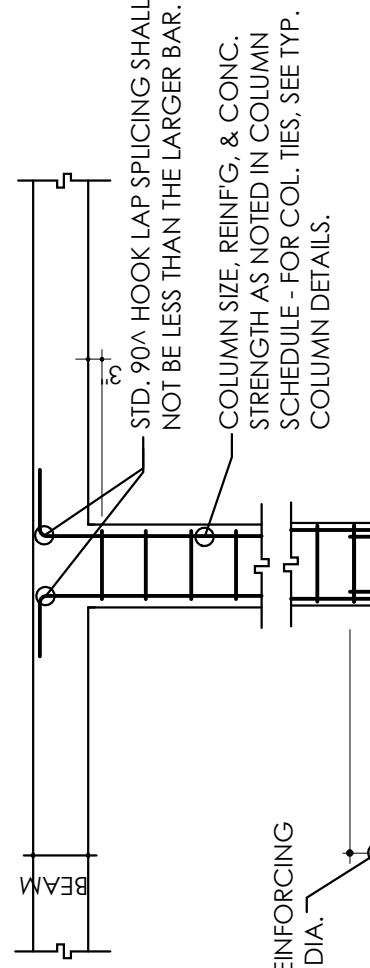
MARK	SIZE	REINFORCEMENT		REMARKS
		VERTICAL	TIES	
FC1	8" x 8"	1#5	NONE	FILLED CELL
TC1	8" x 12"	4#5	#3 @ 8" o.c.	TIE COLUMN
SC1	8" x 8"	2#5	NONE	STARTER COLUMN
SC2	8" x 12"	2#5	NONE	STARTER COLUMN

COLUMN NOTES:
1. HOOKED DETAILS SAME SIZE AND NUMBER AS VERTICAL REINFORCEMENT. SHALL BE EMBEDDED TO BOTTOM OF FOOTING BELOW AND SHALL LAP MINIMUM 30 BAR DIAMETERS WITH VERTICAL REINFORCEMENT IN COLUMNS.
2. HOOK ALL VERTICAL COLUMN REINFORCEMENT AT TOP.
3. COORDINATE ALL MASONRY OPENINGS WITH PROPOSED WINDOW/DOOR.

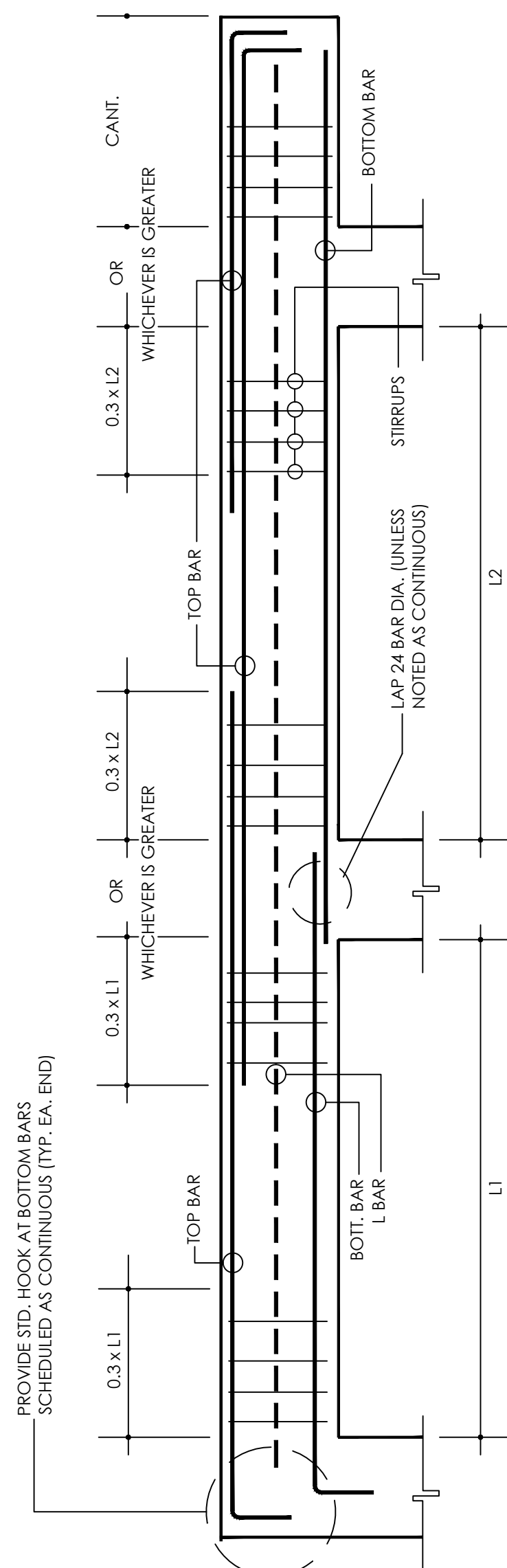
REVISIONS:

SEAL:
JOSE A. TOLEDO, P.E.
STRUCTURAL ENGINEER
FL #CE-196891

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CHECKED	JAT
DATE	06.15.21
SCALE	AS INDICATED
JOB NO.	GMA.21.151
SHEET	S-1



TYPICAL COLUMN DIAGRAM
N.T.S.



TYPICAL BEAM DIAGRAM
NOT TO SCALE

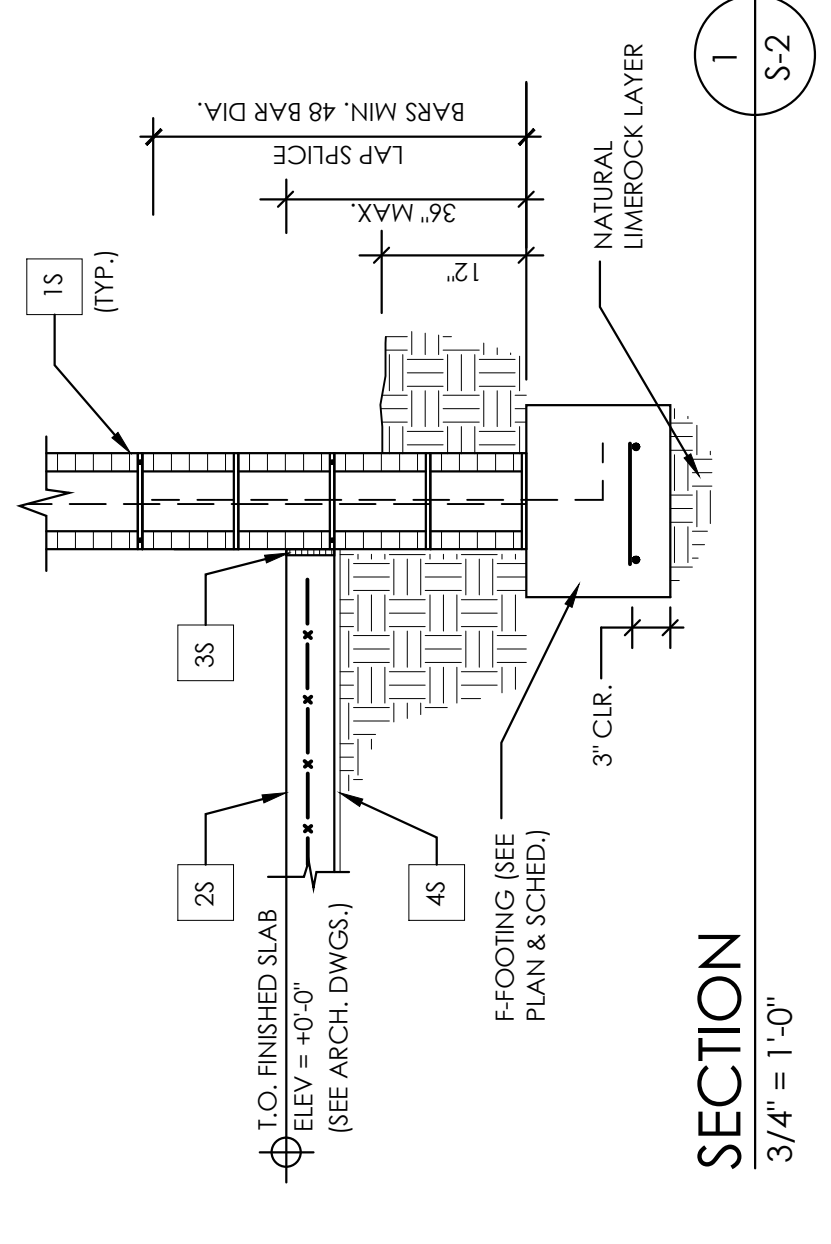
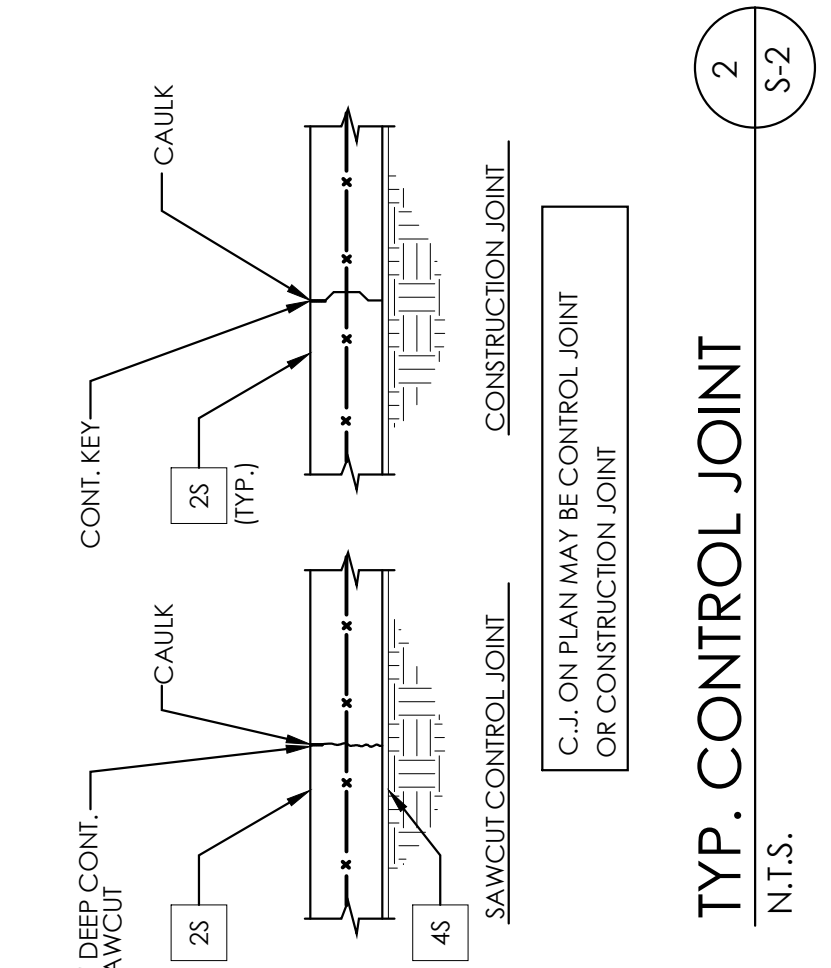
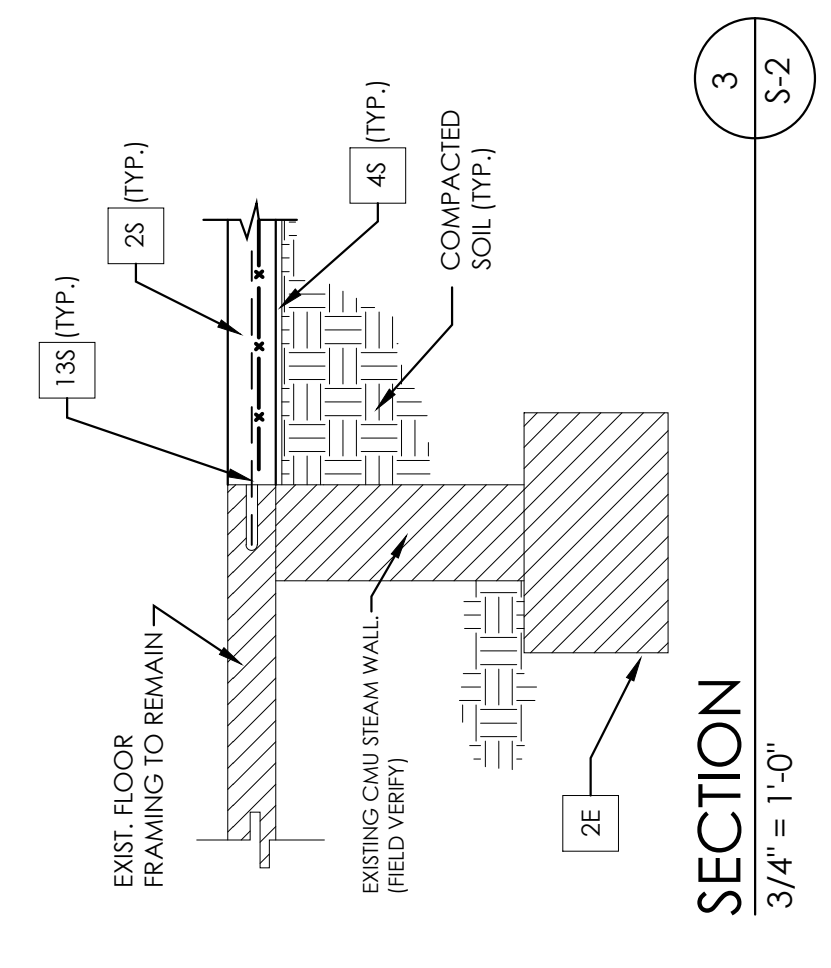
STRUCTURAL DRAWING NOTES EXISTING CONDITIONS

Contractor shall verify all existing conditions in the field. All discrepancies shall be reported to A/E before proceeding with the work.

- 1E Existing 8" CMU bearing wall.
- 2E Existing reinforced concrete footing
- 3E Existing concrete tie beam.
- 4E Existing concrete slab on ground.
- 5E Not Used
- 6E Not Used
- 7E Existing plywood roof sheathing.
- 8E Existing wood roof framing members

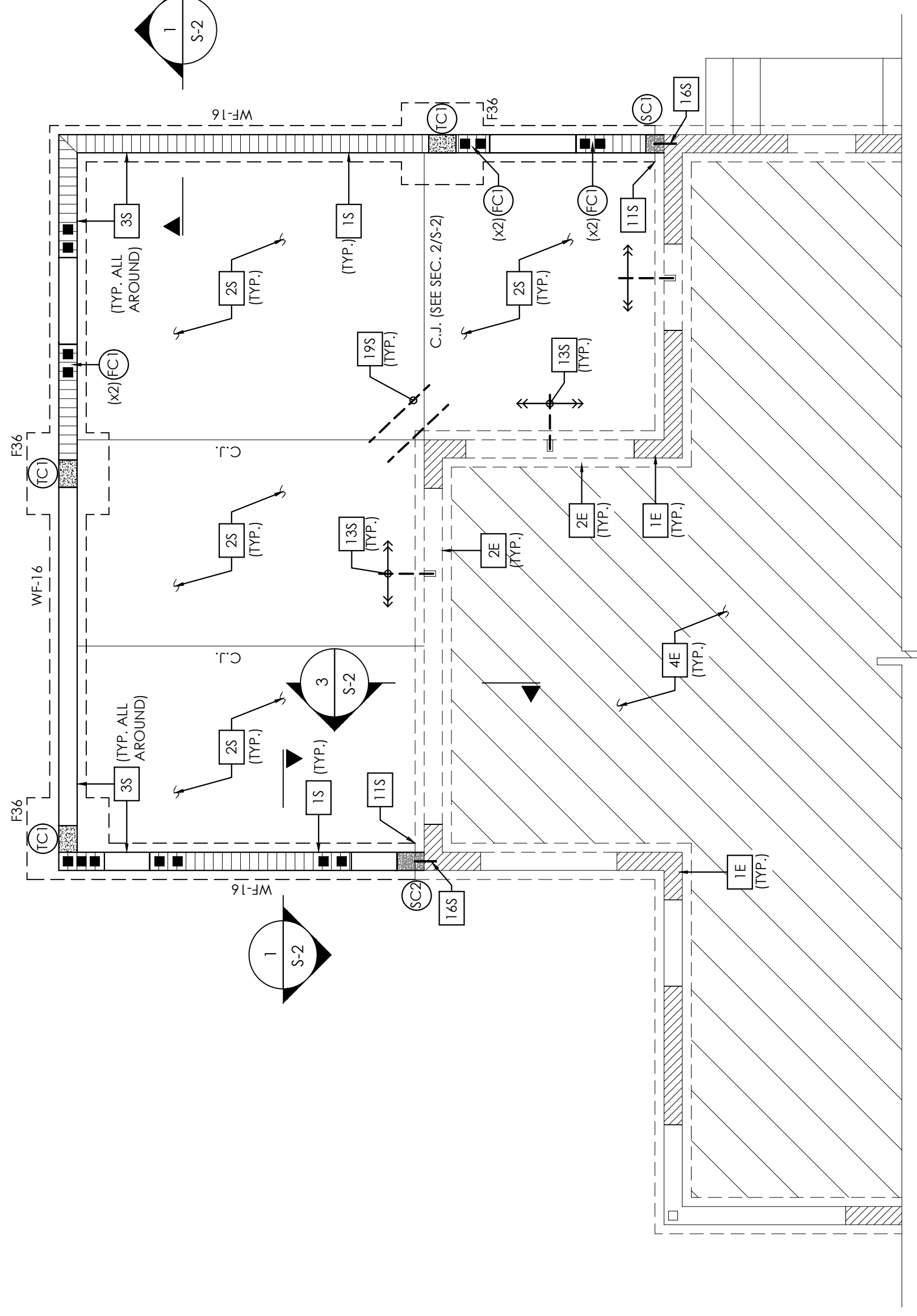
STRUCTURAL DRAWING NOTES

- 1S 8" reinforced CMU wall with ladder type rebar, at every other course & #5 rebar at all other courses. Provide minimum 2x8 wood blocking along center of span attached with 2 tee nails at each end.
- 2S 4" thick concrete slab on ground with 2x8 W.F. at mid-depth on polyethylene sheet over compacted soil.
- 3S 1/4" thick compressible joint filler. Caulk top of joint after placement of slab (typ. all around).
- 4S Continuous polyethylene sheet (see "General Structural Notes" no. 02000 for additional information).
- 5S Plywood roof sheathing (see "General Structural Notes" no. 06110 for additional information).
- 6S 2x12 P.T. wood rafter at 17' O.C. Provide minimum 2x8 wood blocking along center of span attached with 2 tee nails at each end.
- 7S Fasten typical roof member to tie beam with Nuvue NYSTA-20H truss anchor (FL-16294-R31) with (8) 10d nails thru 10d thru straps and (6) 10d nails thru 2x8s into side of member. (Uplift=1425#)
- 8S (3)2x12 P.T. wood rafter beam. Attach together with 2" Ø thru-bolts with nut and washer at 12' o.c. (along center line). Coord. with [6S] framing.
- 9S Fasten member to tie beam with Nuvue NYTH-16 (NY458-12) truss anchor (FL-16294-R31) with (8) 10d x 3" nails thru straps and (8) 10d x 3" nails thru seal into side of member. (Uplift=2245#)
- 10S (2)2x12 P.T. wood rafter beam. Attach together with 2" Ø thru-bolts with nut and washer at 12' o.c. (along center line). Coord. with [6S] framing.
- 11S Drill 6" into side of existing concrete footing and set 2#4 x 3x6" bars in epoxy adhesive.
- 12S Drill 4" into side of existing concrete beam and set 2#4 x 3x6" bars in epoxy adhesive (8" o.c. vertically).
- 13S Drill 4" into side of existing concrete slab and set #4 x 3x6" dowels in epoxy adhesive at 24" o.c.
- 14S Simpson Strong-Tie LU28 hanger (FL 10531) with (8) 10d nails into wood beam and (6) 10d x 1.5" nails into rafter. (Uplift=850#, Gravity=1145#)
- 15S 8" CMU in-fill with horizontal joint reinforcement at every other course. Provide #5 in grout filled cell at 32" o.c. (U.O.N) with #5 x 3'-0" dowels filled 6" into concrete above and below and set in epoxy adhesive. Anchor new CMU to existing concrete/CMU with 1" wide x 1-6 gauge conical galvanized steel masonry anchors embedded in masonry concrete/masonry with 1/4" Ø Tapcon with minimum 1.25" embedment. Fasten starter column to existing CMU with 1" x 6x6 x 1-6 gage conical galvanized steel masonry anchors at 16" o.c. embedded in masonry joint and fastened to existing with (1) 1/2" diameter x 1.25" embed. Tapcon. If solid concrete is found install #4 hooked bars with 4" embed. in epoxy adhesive at 16" o.c.
- 17S Simpson Strong-Tie LU210-2 hanger (FL 10531) with (8) 10d nails into wood beam and (6) 10d x 1.5" nails into rafter. (Uplift=1445#, Gravity=1830#)
- 18S Fasten member to existing tie beam with Simpson Strong-Tie HTSM16 strap (FL-11423) with (8) 10d x 1/2" nails thru straps and (4) 1/2" Ø x 1 1/2" titanium screws into concrete. (Uplift=1110#)
- 19S 2#4 x 3x6" bars placed diagonally to corner at upper third of slab. 12" apart, with first bar placed 2" from corner.



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SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS



PARTIAL FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



Structural Engineers
12855 SW 13th STREET, SUITE 204
MIAMI, FLORIDA, 33155
305.465.4555 FAX 305.465.5522
info@ussistruct.com
C.A. 92136

PROPOSED ADDITION TO THE:
CUENCA RESIDENCE
9364 ABBOT AVENUE
SURFSIDE, FL 33154

REVISIONS:

SEAL:

JOSE A. TOLEDO, P.E.
STRUCTURAL ENGINEER
FL.C.E. #54891

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DATE	06.15.21
SCALE	AS INDICATED
JOB NO.	GMA.21.151
SHEET	

S-2
OF 3 SHEETS

Structural Engineers
 12855 SW 13th STREET, SUITE 204
 MIAMI, FLORIDA, 33155
 305.665.4555 FAX 305.665.5522
 info@jssi.com
 C.A. 92136

PROPOSED ADDITION TO THE:
CUENCA RESIDENCE
 9364 ABBOT AVENUE
 SURFSIDE, FL 33154

REVISIONS:

SEAL:
 JOSE A. TOLEDO, P.E.
 STRUCTURAL ENGINEER
 P.L.C.#: 154891

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SHEET

S-3
 OF 3 SHEETS

STRUCTURAL DRAWING NOTES
EXISTING CONDITIONS

Contractor shall verify all existing conditions in the field. All discrepancies shall be reported to site before proceeding with the work.

1E	Existing 8" CMU bearing wall.
2E	Existing reinforced concrete footing
3E	Existing concrete tie beam.
4E	Existing concrete slab on ground.
5E	Not Used
6E	Not Used
7E	Existing plywood roof sheathing.
8E	Existing wood roof framing members

STRUCTURAL DRAWING NOTES

1S 8" reinforced CMU wall with ladder type rebar, at every other course & #5 epoxy rebar at every other course, at 16" o.c. and at 48" o.c. bearing U.O.N. (see 2S) on 4" thick concrete footing, with 5" o.c. epoxy rebar on polyethylene sheet over compacted soil.

2S 4" thick concrete slab on ground with #4 W1.4 W.W.F. at mid-depth on polyethylene sheet over compacted soil.

3S 1/4" thick compressible joint filler. Caulk top of joint after placement of slab (typ. all around).

4S Continuous polyethylene sheet (see "General Structural Notes" no. 02000 for additional information).

5S Plywood roof sheathing (see "General Structural Notes" no. 06110 for additional information).

6S 2x12 P.T. wood rafter at 12" o.c. Provide minimum 2x8 wood blocking along center of span attached with 2 tee nails at each end.

7S Fasten typical roof member to tie beam with Nuvue NYSTA-20H truss anchor (FL-16294-R31) with (8) 10d nails thru into strap and (6) 10d nails thru into side of member. (UpLift=1425#)

8S (3)2x12 P.T. wood rafter beam. Attach together with 2" Ø thru-bolts with nut and washer at 12" o.c. (along center line). Coord. with [6S] framing.

9S Fasten member to tie beam with Nuvue NYTH-16 (NY458-12) truss anchor (FL-16294-R31) with (8) 10d x 3" nails thru straps and (8) 10d x 3" nails thru seal into side of member. (UpLift=2245#)

10S (2)2x12 P.T. wood rafter beam. Attach together with 2" Ø thru-bolts with nut and washer at 12" o.c. (along center line). Coord. with [6S] framing.

11S Drill 6" into side of existing concrete footing and set 2#4 x 36" bars in epoxy adhesive.

12S Drill 6" into side of existing concrete beam and set 2#4 x 36" bars in epoxy adhesive (8" o.c. vertically).

13S Drill 4" into side of existing concrete slab and set #4 x 3-6" dowels in epoxy adhesive at 24" o.c.

14S Simpson Strong-Tie U28 hanger (FL 10531) with (8) 10d nails into wood beam and (6) 10d x 1.5" nails into rafter. (UpLift=850#, Gravity=1145#)

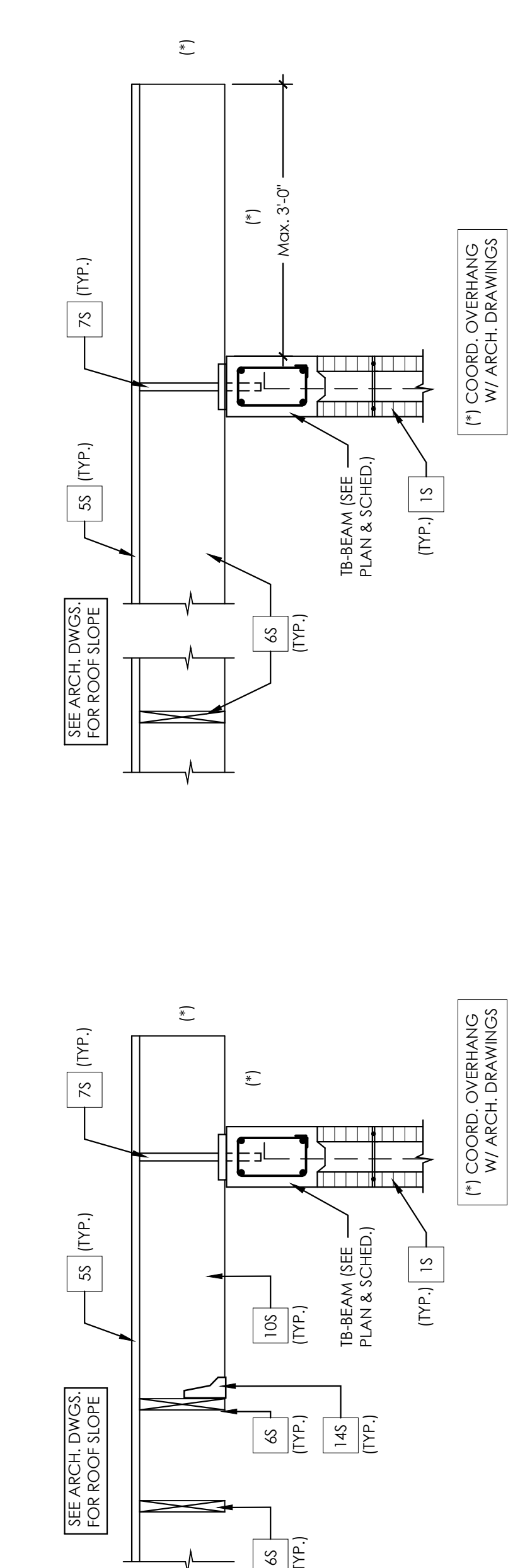
15S 8" CMU in-fill with horizontal joint reinforcement at every other course. Provide #5 in grout filled cell at 32" o.c. (U.O.N) with #5 x 3-0" dowels filled 6" into concrete above and below and set in epoxy adhesive. Anchor new CMU to existing concrete/CMU with 1" wide x 1-6 gauge corrugated steel masonry anchors embedded in masonry concrete/masonry with 1/4" Ø tapcon with minimum 1.25" embedment. Fasten starter column to existing CMU with 1" x 6d x 1-6 gauge corrugated steel masonry anchors at 16" o.c. embedded in masonry joint and fastened to existing with (1) 1/2" diameter x 1.25" embed. Tapcon. If solid concrete is found install #4 hooked bars with 4" embed. in epoxy adhesive at 16" o.c.

16S Simpson Strong-Tie U210-2 hanger (FL 10531) with (8) 10d nails into wood beam and (6) 10d x 1.5" nails into rafter. (UpLift=1445#, Gravity=1830#)

17S Fasten member to existing tie beam with Simpson Strong-Tie HTSM16 strap (FL11423) with (8) 10d x 1/2" nails thru straps and (4) 1/2" x 1 1/2" titanium screws into concrete. (UpLift=1110#)

18S 2#4 x 36" bars placed diagonally to corner at upper third of slab. 12" apart, with first bar placed 2" from corner.

19S CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS, EXISTING AND JOBSITE CONDITIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO COMMENCEMENT OF CONSTRUCTION. REPORT ANY DISCREPANCIES TO A/E IMMEDIATELY.



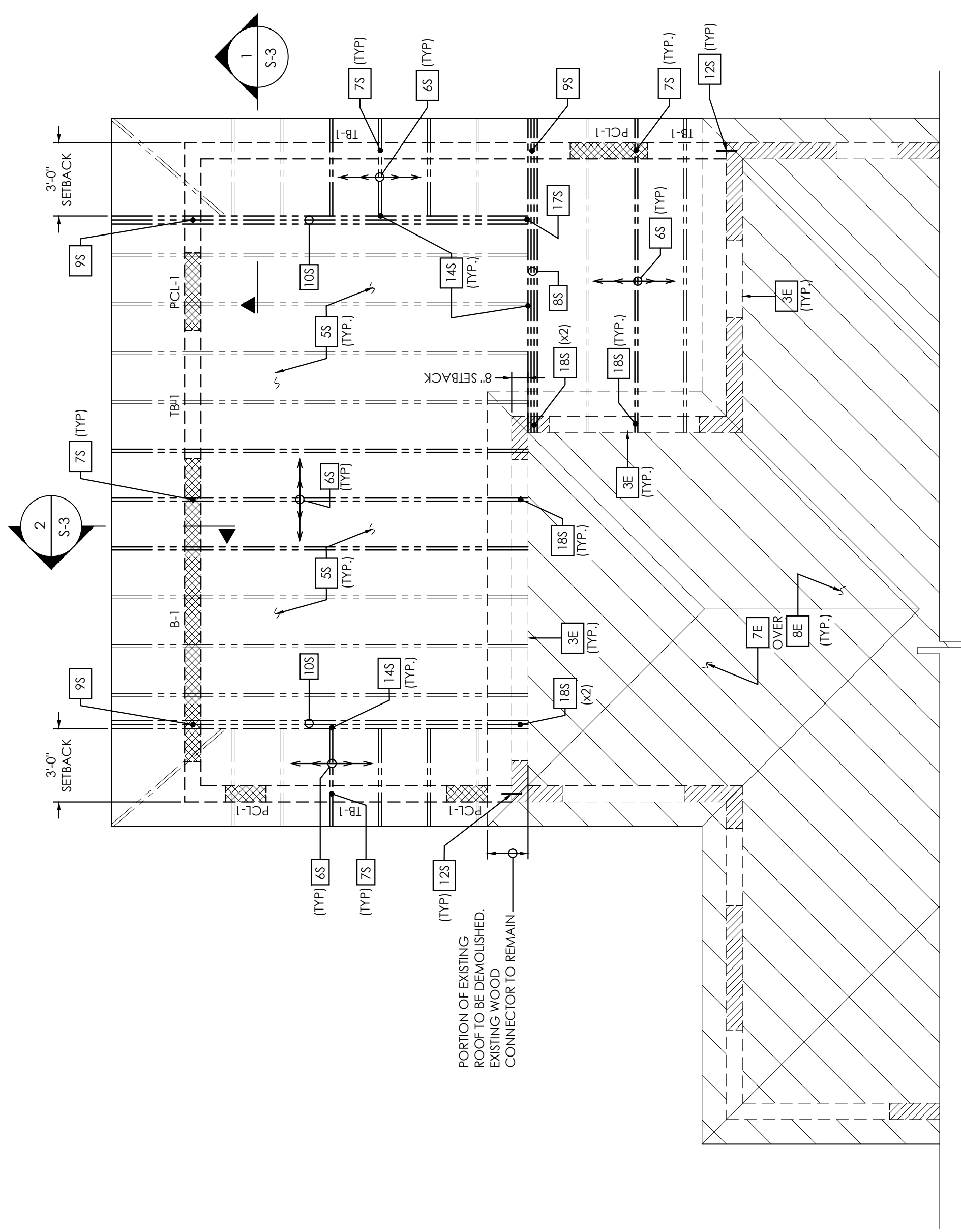
SECTION
 3/4" = 1'-0"

SECTION
 3/4" = 1'-0"

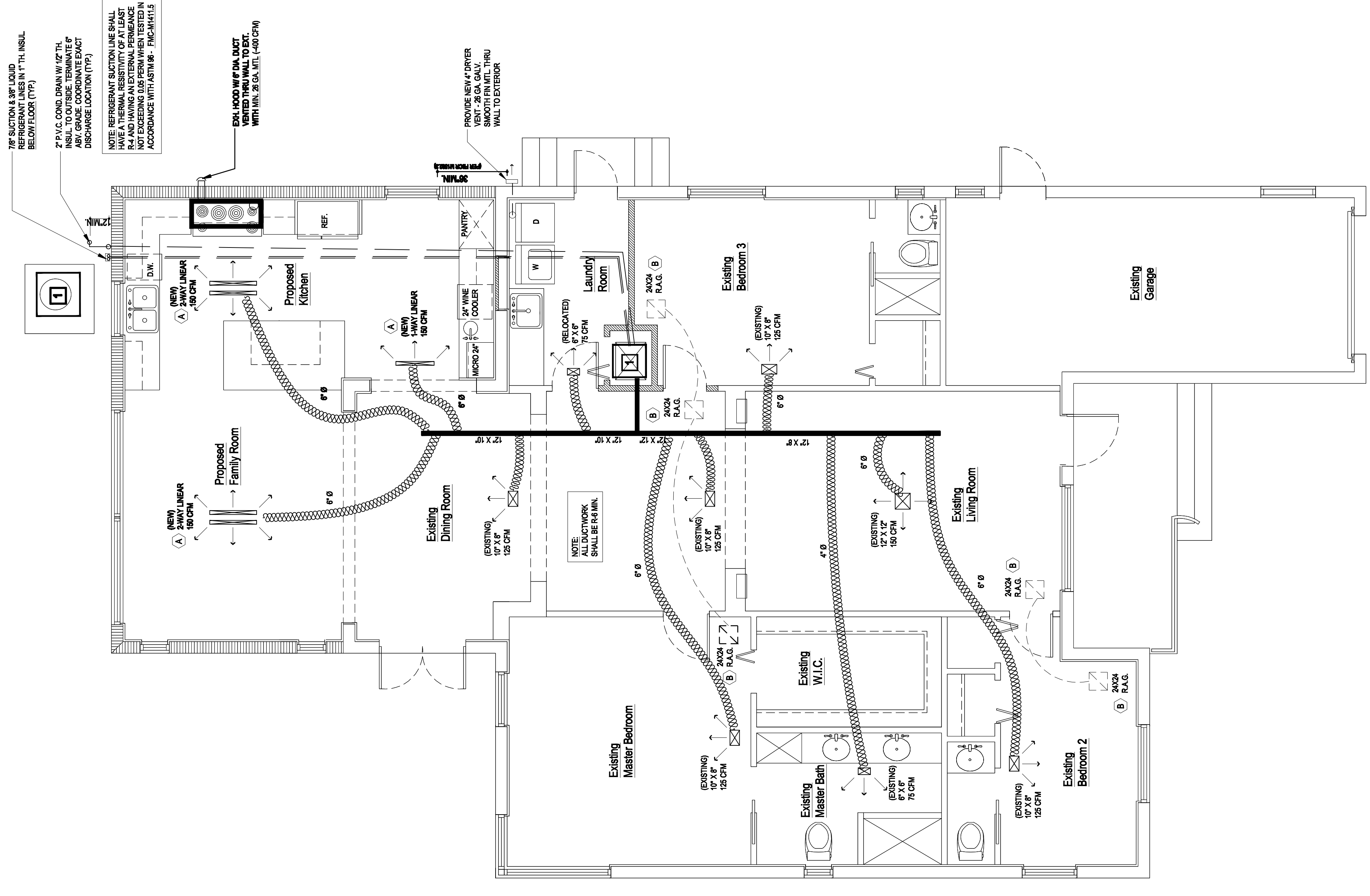
NEW ADDITION GENERAL ROOF WIND LOAD PLAN

PROVIDE TB-1 TIE BEAM AT ROOF LEVEL U.O.N. (T.O.B TO MATCH EXIST.)
PROVIDE CONN./ZS AT TYPICAL TRUSS CONNECTION U.O.N.
SEE ARCH. DWGS. FOR ALL DIMENSIONS.

ROOFING WIND PRESSURES:
 ZONE 1 = -40.10 psf
 ZONE 2 = -67.29 psf
 ZONE 3 = -101.28 psf
 ZONE WIDTH: $\alpha = 3'-0"$



PARTIAL ROOF FRAMING PLAN
 SCALE: 1/4" = 1'-0"



Mechanical Plan
SCALE: 1/4" = 1'-0"

ALL WORK TO BE IN ACCORDANCE WITH THE LOCAL PLUMBING AND F.B.C. - 7th EDITION (2020)

MECHANICAL SCOPE OF WORK

- REMOVE AND RELOCATE EXISTING A/C AIR HANDLER AND COMPRESSOR UNIT AS INDICATED.
- REMOVE AND REINSTALL DUCTWORK AS REQUIRED FOR NEW LOCATION.
- PROVIDE NEW MECHANICAL ITEMS FOR NEW ADDITION

SITE INVESTIGATION

EXAMINATION OF CONTRACT DOCUMENTS AND SITE OF WORK: THE BIDDERS 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 CONDITIONS, OBSTRUCTIONS, AND LIMITATIONS THAT MAY BE ENCOUNTERED. THE WORK INVOLVES EXISTING BUILDINGS, SYSTEMS AND FACILITIES. SPECIAL CONSIDERATION SHALL BE GIVEN TO EXAMINATION OF WORKING CONDITIONS, SIGHT VISITATION OF EXISTING CONDITIONS, AND THE LOCATION OF ALL UTILITIES. THE BIDDERS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS WITH OTHER TRADES. THESE WARRANTIES ARE EXPRESSLY INCLUDED AS PART OF THE WORK. WHENEVER REQUIRED AT NO ADDITIONAL COST TO THE OWNER, FAILURE ON THE PART OF THE CONTRACTOR WILL IN NO WAY RELIEVE HIM OF THE OBLIGATIONS AND RESPONSIBILITY ASSUMED UNDER THIS CONTRACT.

ALL EXHAUST DUCTS FROM TOILET SHALL HAVE BACKDRIFT DAMPERS AS REQUIRED. ALL EXHAUST DUCTS FROM TOILET SHALL DISCHARGE OUTSIDE THE BUILDING, SHALL TERMINATE A MINIMUM OF 6" ABOVE THE FINISHED ROOF, AND SHALL BE SCREENED WITH A CORROSION RESISTANT MATERIAL, HAVING MESH SIZE NOT LARGER THAN 1/2" & NOT SMALLER THAN 1/4". PROVIDE COOPER NICK OR COP AT ALL ROOF TERMINALS. A/C COMPRESSOR UNITS SHALL BE SECURED AS PER HVAC MANUFACTURER'S REQUIREMENTS & SHALL HAVE A MIN. 1" SPANLESS STEEL CABLE PLACED OVER THE UNIT IN AT LEAST TWO DIRECTIONS. DRYER EXHAUST SHALL BE 4" DIA. DIVERGENT VENT THRU ROOF W/ MIN. 12" CLEARANCE TO NEAREST VERTICAL SURFACE. PROVIDE BACKDRIFT DAMPERS (NOT TO BE SCREENED) RUNNING IN DIRECTION OF FLOW & REST BACKDRIFT DAMPERS (NOT TO BE SCREENED)

NOTE: ALL SUPPLY GRILLES SHALL BE SUPPLIED WITH OPPOSED BLADE VOLUME DAMPERS

SPLIT SYSTEM SCHEDULE

UNIT NO.	1 (EXISTING)
TOTAL CAPACITY	42,000 BTU/H (3.5 TON)
CFM'S	1,400 CFM
SENSIBLE CAPACITY BTU/H	40,500
LATENT CAPACITY BTU/H	19,500
HEATER KW	10 KW
VOLTAGE	190/200
DESIGN MANUFACTURER	TRANE
F.C. MODEL NO.	4PWF424/1000
C.U. MODEL NO.	4TT18042A/000A
SEER / EER	14.5 SEER

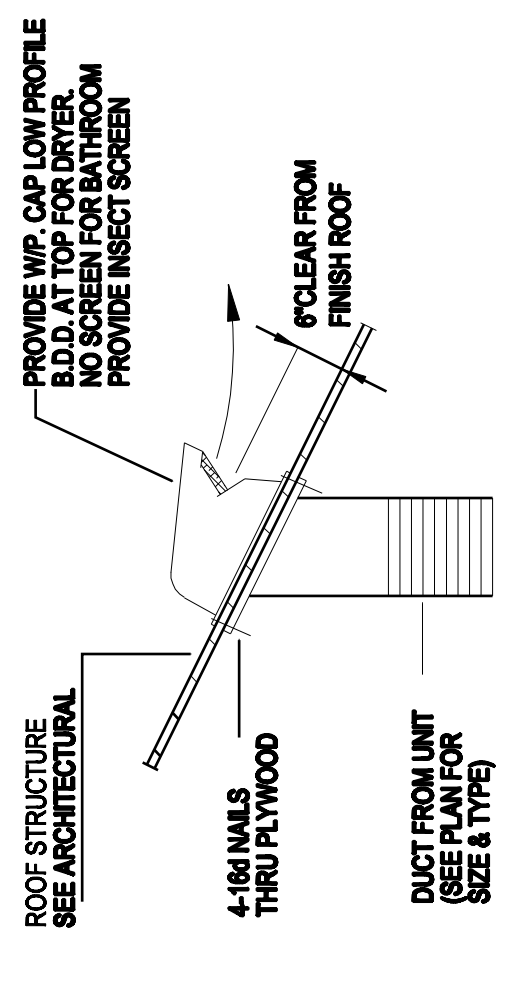
AIR DISTRIBUTION SCHEDULE

SYMBOL	USE	TYPE	ACCESSORIES	MFG. & MODEL	REMARK
(A)	SUPPLY AIR	LINEAR CEILING DIFFUSER	OPPOSED BLADE DAMPER	TRANE (OR EQUAL)	SIZES AS SHOWN PLAN
(B)	RETURN AIR	CEILING GRILLE	1 1/2" X 12 1/2" GRID	30" (OR EQUAL)	SIZES AS SHOWN PLAN

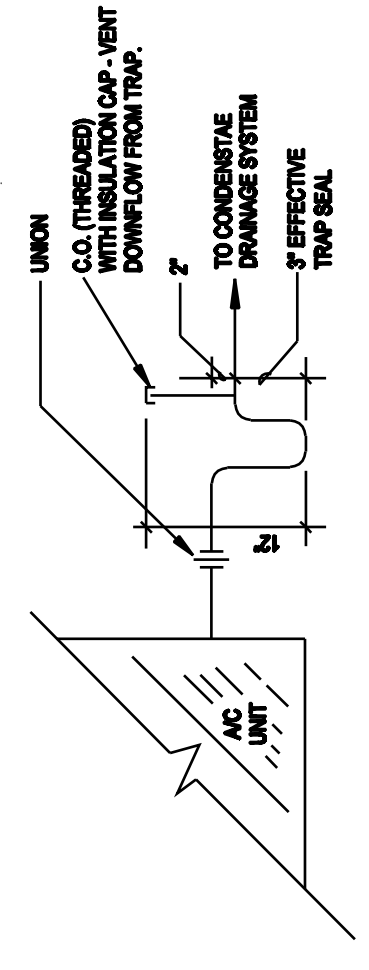
- MECHANICAL GENERAL NOTES:**
- MECHANICAL CONTRACTOR SHALL SUBMIT A MINIMUM OF FOUR (4) SETS OF SHOP DRAWINGS FOR REVIEW AND APPROVAL.
 - EACH SUBMITTAL SHALL BE INCLUSIVE OF, BUT NOT LIMITED TO:
 - MANUFADURE COUNTY PRODUCT APPROVAL
 - MANUFACTURERS SPECIFICATIONS
 - INSTALLATION RECOMMENDATIONS
 - WARRANTIES
 - DO NOT ORDER THE UNITS UNTIL THE SHOP DRAWINGS HAVE BEEN REVIEWED AND APPROVED.
 - MECHANICAL CONTRACTOR SHALL PROVIDE PROPER BALANCING DEVICES TO ASSURE QUANTITIES AS SHOWN ON PLANS.
 - ALL AIR CONDITIONING SUPPLY AND RETURN AIR DUCTWORK SHALL BE CONSTRUCTED OF 1/2" THICK STANDARD DUTY FIBERGLASS BOARD WITH REINFORCED FLAMEPROOF ALUMINUM FOIL FACING COVERING IN ACCORDANCE WITH NFPA BULLETIN 90-A DUCTWORK SHALL BE FABRICATED IN ACCORDANCE WITH THE LATEST EDITION OF SMACNA FIBERGLASS GLASS DUCT CONSTRUCTION STANDARD AND ALL MANUFACTURERS INSTRUCTIONS AND BULLETINS.
 - DUCT DIMENSIONS SHOWN ON ALL AIR DISTRIBUTION DUCT LAYOUTS ARE NET INSIDE DUCT DIMENSIONS.
 - ALL TRANSVERSE DUCTING JOINTS SHALL BE SHIP-LAP TYPE IN ACCORDANCE WITH SMACNA FIBERGLASS GLASS DUCT CONSTRUCTION STANDARD.
 - BRANCH TAKEOFFS SHALL BE CONSTRUCTED AND INSTALLED AS RECOMMENDED BY SMACNA.
 - THE CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF THE SUPPLY AND RETURN AIR DUCTING VAPOR BARRIER.
 - PROVIDE A 2" PVC CONDENSATE DRAIN WITH 1/2" INSULATION TO EXTERIOR.
 - ALL INTERIOR DOORS SHALL HAVE A 1" UNDERCUT FOR DIRECT RETURN AIR TO THE AIR HANDLING UNIT.

HVAC DESIGN REQUIRES:

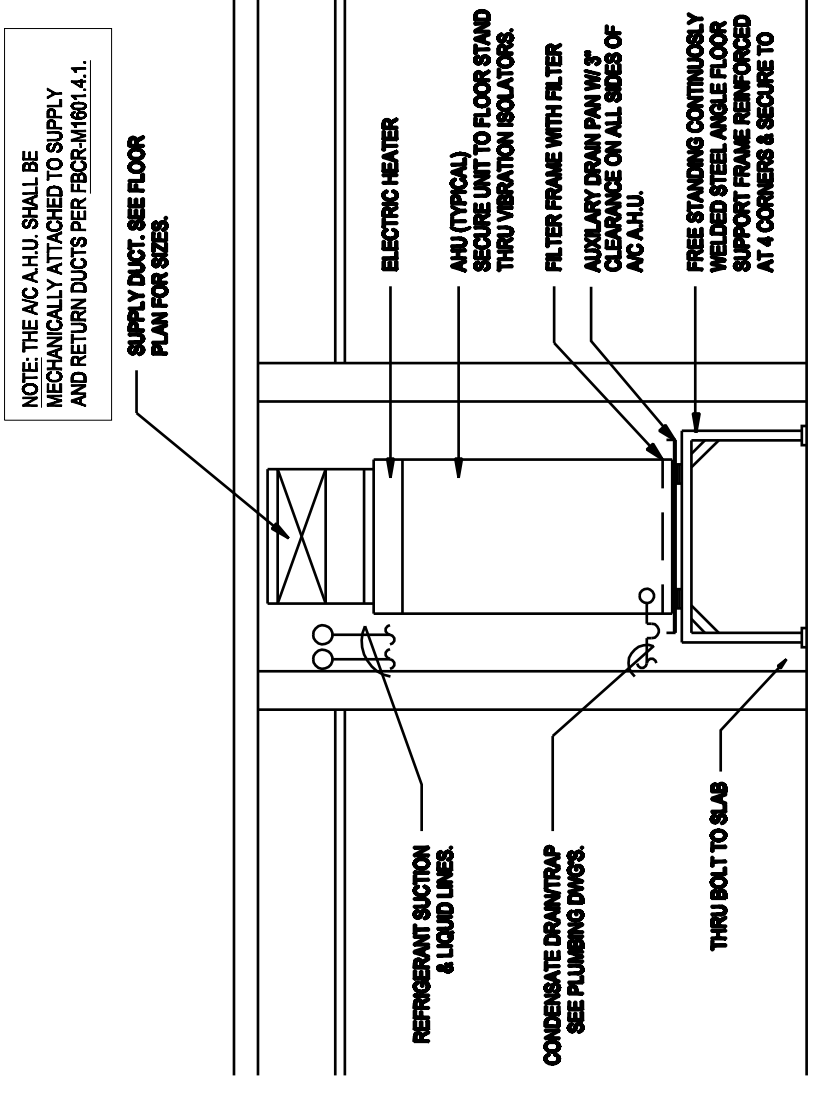
	YES	NO
DUCT SMOKE DETECTOR		*
FIRE DAMPER(S)		*
SMOKE DAMPER(S)		*
FIRE RATED ENCLOSURE		*
FIRE RATED ROOF/FLOOR CEILING ASSEMBLY		*
FIRE STOPPING		*
SMOKE CONTROL		*



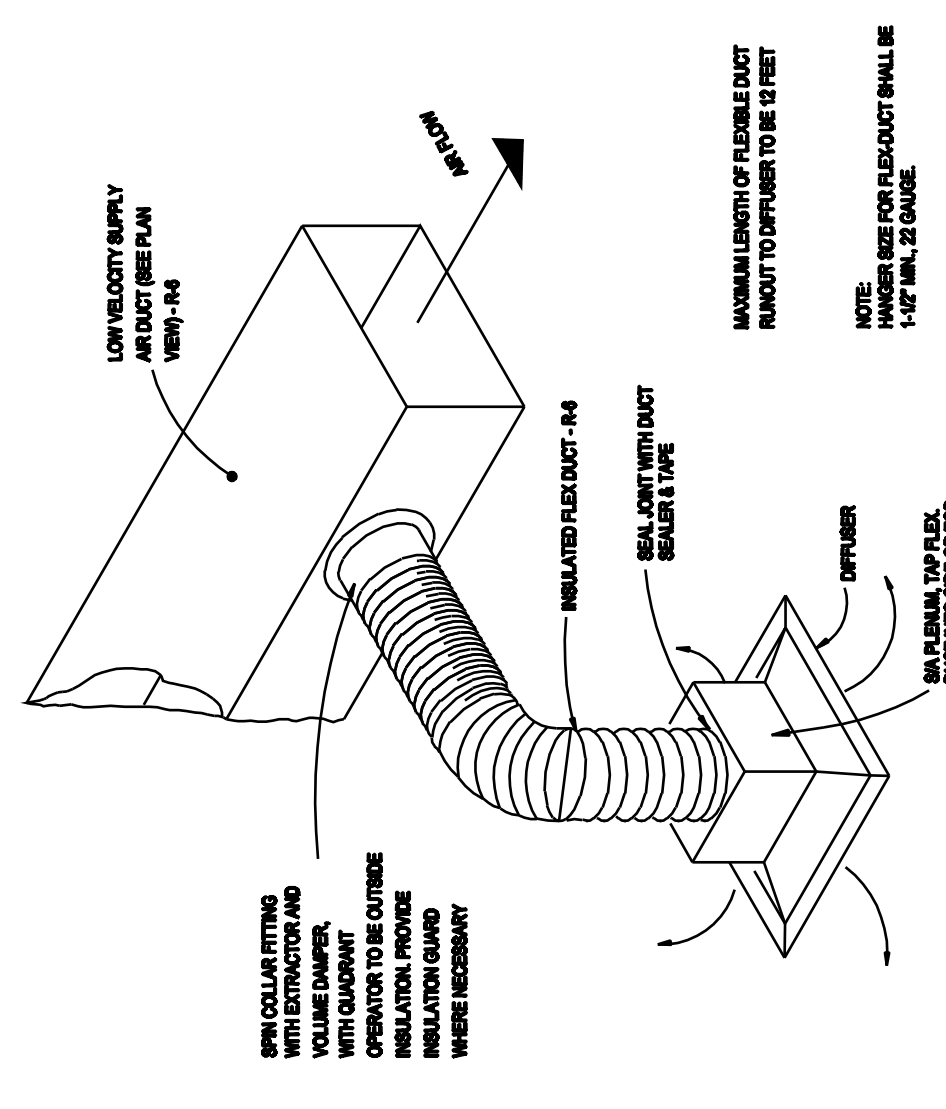
TYPICAL ROOF CAP DETAIL
 @ DRYER AND/OR TOILET EXH.



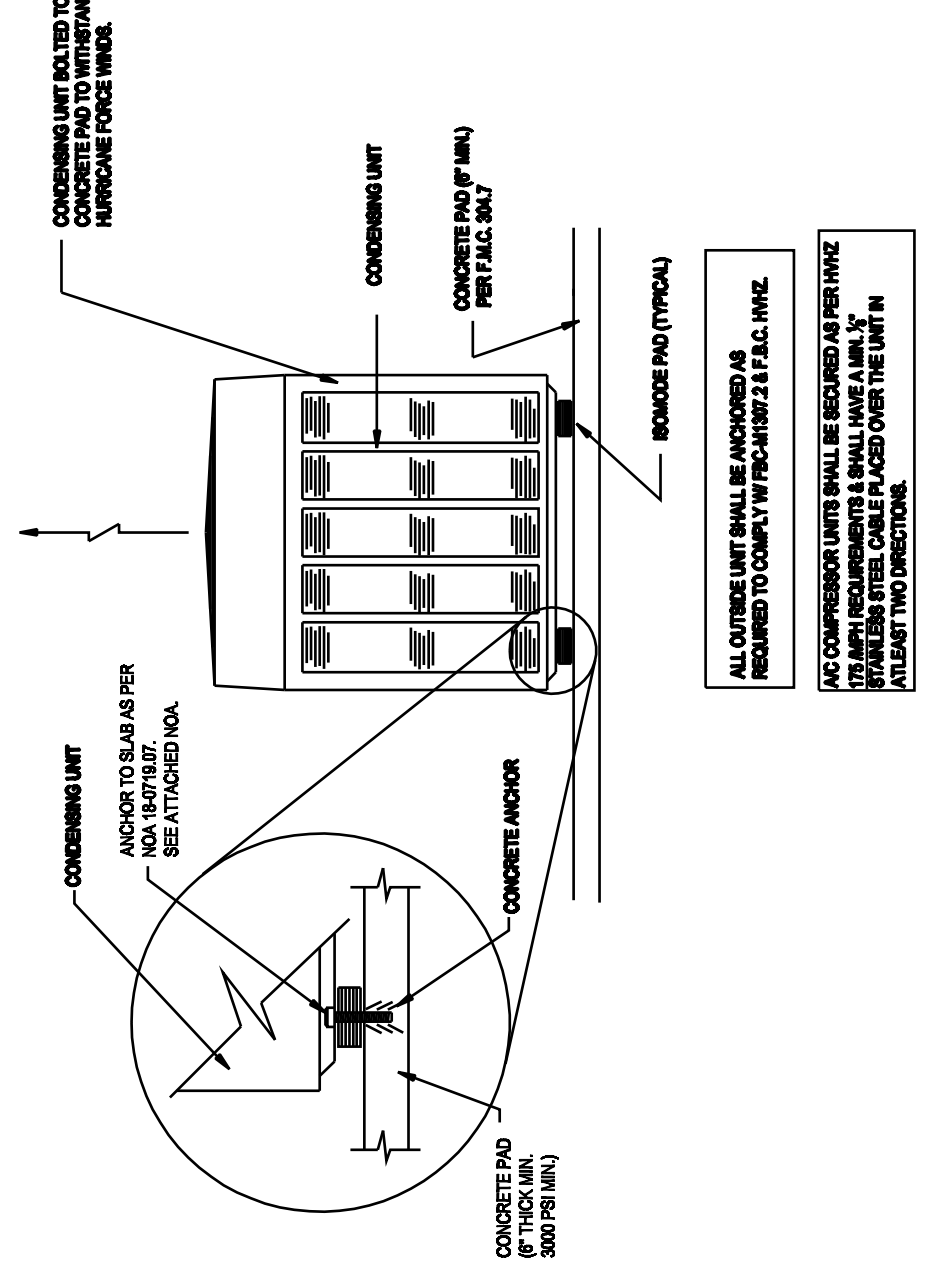
A/C CONDENSATE CONNECTION DETAIL
 SCALE: N.T.S.



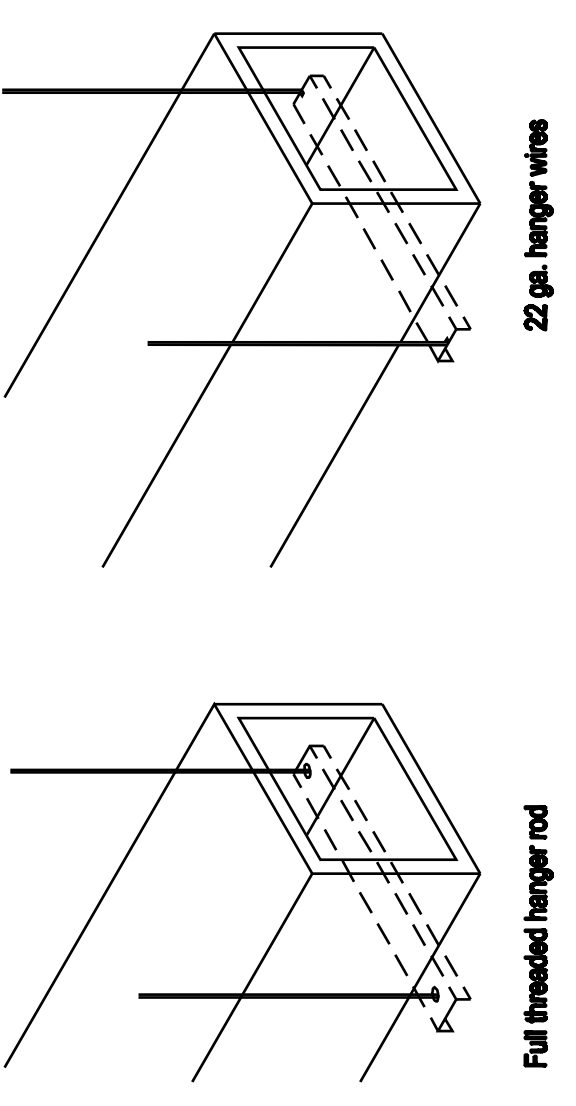
TYPICAL A/C UNIT MOUNTING DETAIL
 SCALE: N.T.S.



FLEXIBLE DUCT CONNECTION DETAIL
 SCALE: N.T.S.



CONDENSING UNIT MOUNTING DETAIL
 SCALE: N.T.S.



HANGERS AND SUPPORTS

STANDARD 3\"/>

Duct size, inches	Minimum Hanger Spacing
48\"/>	4 ft
Less than 48\"/>	6 ft
Width between 28\"/>	6 ft
Less than 28\"/>	6 ft

CHANNEL SECTION

If Total Extension is not greater than:	Minimum Channel Gauge	Minimum Channel Profile
6\"/>	24	3\"/>
18\"/>	22	3\"/>
30\"/>	18	3\"/>

USE OF 2\"/>

HANGER AND SUPPORT DETAIL

SCALE: N.T.S.



Structural Engineers
 12855 SW 132nd Street, Suite 204
 Miami, Florida 33186
 305.666.4555
 info@ussiconsulting.com
 CA 12138

PROPOSED ADDITION TO THE:
CUENCA RESIDENCE
 9364 ABBOT AVENUE
 SURFSIDE, FL 33154

REVISIONS:

SEAL:

JOSE A. TOLEDO, P.E.
 STRUCTURAL ENGINEER
 P.E. #19987

DRAWN: GM
 CHECKED: JAT
 DATE: 05.04.2021
 SCALE: AS INDICATED
 JOB NO.:
 SHEET

P-1.0
 OF 8 SHEETS

ALL WORK TO BE IN ACCORDANCE WITH THE LOCAL PLUMBING AND F.B.C. - 7th EDITION (2020)

FIXTURE CONNECTION SCHEDULE

ITEM	WASTE & SOIL	FIXTURE UNITS	WATER	
			COLD	HOT
KIT SINK	2"	2	1/2"	1/2"
WASHER	3"	4	1/2"	1/2"
LAUNDRY SINK	2"	2	1/2"	1/2"
HOSE BIB				

PLUMBING NOTES:

1. WC = 1.28 GALLON PER FLUSH
2. ALL SANITARY LINES SHALL BE SLOPED AS FOLLOWS:
 - 1/4" PER FOOT FOR 1/2" DIA. LINES
 - 1/8" PER FOOT FOR 3/4" DIA. LINES
 - 3/8" OR LARGER SHALL BE SLOPED AT 1/8" PER FT.
3. PROVIDE ANTI-SKID VALVES AT ALL SHOWERS.

PLUMBING LINE LEGEND

SANITARY LINE	—
HOT WATER SUPPLY LINE	---
COLD WATER SUPPLY LINE	- - -

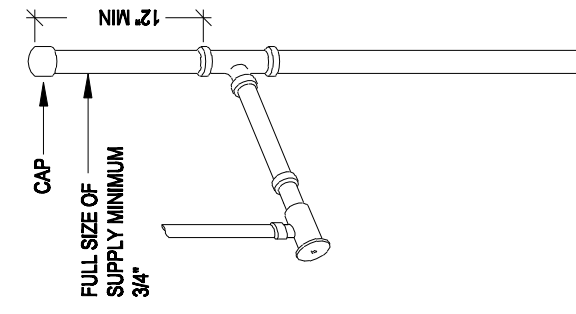
PLUMBING NOTES:

1. ALL WORK TO BE IN ACCORDANCE WITH THE LOCAL PLUMBING AND BUILDING CODES.
2. BUILDING DRAINAGE SYSTEM BASED ON 1/8" FT. MINIMUM FALL. ANY DEVIATIONS SHALL BE APPROVED BY ARCHITECT AND ENGINEER.
3. ALL VALVES UNDERGROUND TO BE INSTALLED IN PRECAST CONCRETE BOXES, BROOKS, OR EQUAL.
4. PLUMBING CONTRACTOR TO FURNISH ALL REQUIRED FLUSHING FOR PIPES TO ROOFING CONTRACTOR.
5. MATERIALS SHALL BE ALL NEW AND AS FOLLOWS:
 A) DRAINAGE PIPING - NO-HUB CAST IRON STD. 301 OR PVC/DWV SCH. 40
 B) CONDENSATE PIPING (UNDERGROUND) - TYPE M COPPER (ABOVE GROUND), PIPES COATED WITH ASPHALT
 C) A/C CONDENSATE DRAIN - SCHEDULE 40 PVC
 D) PLUMBING FIXTURES - AMERICAN STANDARD, KOHLER, CRANE, OR EQUAL.
 E) FLOOR AND ROOF DRAINS IF USED, JOSAM OR EQUAL.
 F) ELCTRIC WATER HEATER - CLASSIFIED - 5 YEAR GUARANTEE - MORELO OR EQUAL.
 G) VALVES - 1/2" AND 3/4" NEW SCREWED - 5 YEAR GUARANTEE - MORELO OR EQUAL.
 H) HOSE BIBS - CHICAGO 882 OR EQUAL.
6. PROVIDE ALL EXCAVATION, BACKFILL AND COMPACTION REQUIRED BY ALL PLUMBING WORK.
7. PERFORM THE FOLLOWING TESTS:
 A) WATER PIPING SHALL BE SUBJECTED TO HYDROSTATIC PRESSURE TEST OF 100 PSIG FOR A PERIOD OF TIME SUFFICIENT TO EXAMINE ENTIRE SYSTEM BUT NOT LESS THAN ONE HOUR.
 B) DRAINAGE PIPING - BEFORE INSTALLATION OF ANY DRAINS, THE ENDS OF SYSTEM SHALL BE CAPPED AND ALL LINES FILLED WITH WATER TO HIGHEST POINT AND ALLOWED TO STAND UNTIL PROPERLY MADE AND ALL DEFECTS DISCLOSED BY ABOVE TESTS.
 C) CORRECT ALL DEFECTS UNDISCLOSED BY ABOVE TESTS.
8. STERILIZE ALL WATER LINES WITH A MIXTURE OF (2) TWO POUNDS OF CHLORINATED LIME TO EACH 1000 GALLONS OF WATER (50 PPM OF AVAILABLE CHLORINE). RETAIN MIXTURE IN PIPES 2 1/4 HOURS AND FLUSH THOROUGHLY WITH POTABLE WATER BEFORE PLACING IN SERVICE.
9. COMPLETE SYSTEM, FIXTURES AND EQUIPMENT SHALL BE GIVEN AN IN-SERVICE TEST AFTER COMPLETION OF THE INSTALLATION.
10. PLUMBING CONTRACTOR SHALL FURNISH A WRITTEN GUARANTEE THAT ALL PLUMBING WORK SHALL BE FREE FROM DEFECTS AND MALFUNCTIONS FOR A PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE, AND THAT THEY WILL AT THEIR EXPENSE REPAIR AND REPLACE ALL WORK WHICH BECOMES DEFECTIVE DURING GUARANTEE PERIOD.

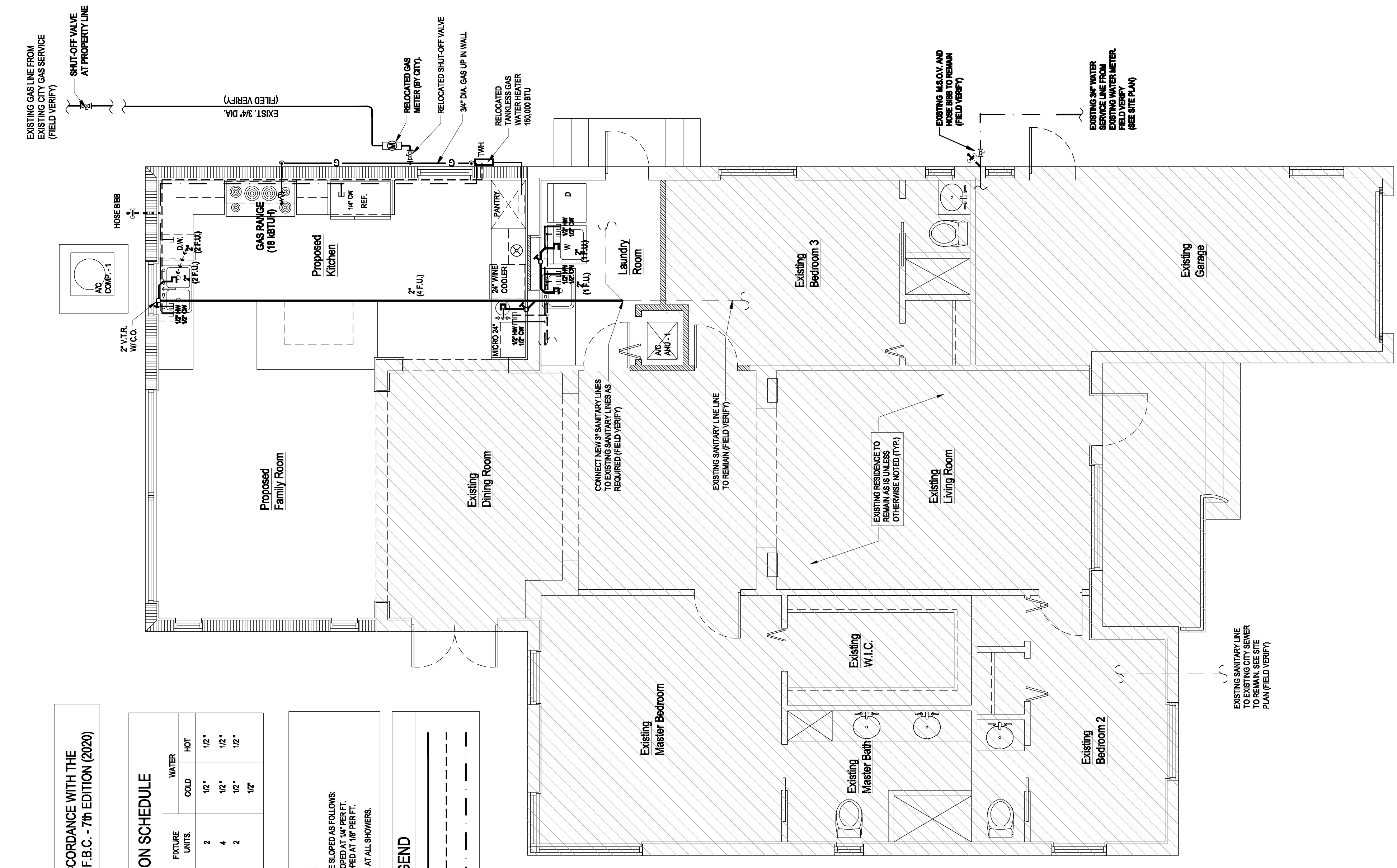
**TABLE 604.4
 MAXIMUM FLOW RATES AND CONSUMPTION FOR
 PLUMBING FIXTURES, FIXTURE FITTINGS AND APPLIANCES**

PLUMBING FIXTURE OR FIXTURE FITTING	MAXIMUM FLOW RATE(l)
Lavatory, private	1.5 gpm at 60 psi
Lavatory, public, (metering)	0.25 gallon per metering cycle
Lavatory, public, (other than metering)	0.5 gpm at 60 psi
Shower, head(s)	1.5 gpm at 60 psi
Shower, faucet	1.5 gpm at 60 psi
Water closet	1.28 gallons per flush cycle
Water closet (residential)	6.5 gallons per cycle or less (Energy Star/Water Sense Certified)(c)
Dishwasher (residential)	Less than 1.2 gallons per rack for fill and dump machines and less than 0.8 gallons per rack for all other types of machines
Dishwasher (commercial)	1.0 gallon or less per rack for high-temperature machines and 1.7 gallons per rack for low-temperature machines
Washing machine	Water factor of 6 or lower (Energy Star/Water Sense Certified)(c)

WATER CONSUMPTION RATES:
 THE MAXIMUM WATER CONSUMPTION FLOW RATES AND QUANTITIES FOR ALL PLUMBING FIXTURES, FITTINGS AND APPLIANCES SHALL BE ACCORDANCE WITH TABLE 604.4. ALL WORK SHALL INCLUDE HIGH EFFICIENCY PLUMBING FIXTURES, FIXTURE FITTINGS AND APPLIANCES AS PROVIDED IN TABLE 604.4. SUCH HIGH EFFICIENCY PLUMBING FIXTURES, FIXTURE FITTINGS AND APPLIANCES SHALL COMPLY WITH THE SPECIFICATION IN TABLE 604.4.



TYPICAL WATER HAMMER ARRESTOR DETAIL
 N.T.S.



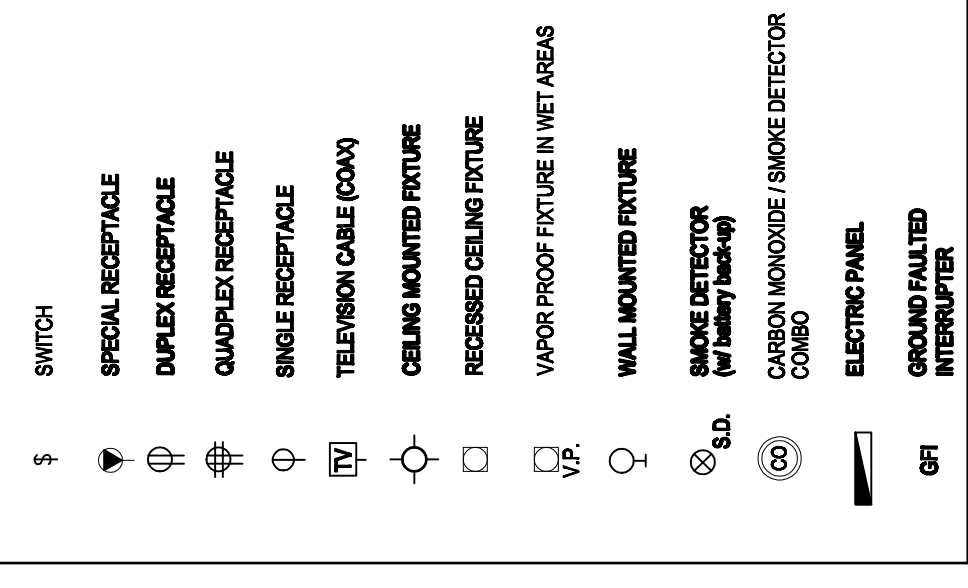
Plumbing Sanitary / Supply Plan
 SCALE: 1/4" = 1'-0"

ELECTRICAL NOTES

- ALL WORK SHALL COMPLY WITH N.E.C. AND ALL OTHER APPLICABLE CODES AND/OR AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT.
- THE ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL ALL WIRES, CONDUITS, CONNECTORS, ETC. TO ACHIEVE A COMPLETE ELECTRICAL SYSTEM, WHERE ELECTRICAL EQUIPMENT, OUTLET, OR OTHER FEATURES ARE REQUIRED BY CODE, BUT NOT SHOWN ON THE PLANS, THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL SAME, AS REQUIRED BY CODE.
- ALL ELECTRICAL CONDUCTORS SHALL BE COPPER IN CONDUIT OR APPROVED EQUAL.
- THE ELECTRICAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS, APPROVALS, AND INSPECTIONS.
- THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PROCURING TEMPORARY POWER DURING CONSTRUCTION ACCESSIBLE TO ALL TRADES.
- THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO CLEARLY LABEL THE CIRCUITS AT THE PANEL WITH THEIR CORRESPONDING AREA CONTROLLED BY THAT CIRCUIT.
- THESE PLANS CONSTITUTE A COMPLETE SET OF PLANS, THEREFORE NO SECTION STANDS ON ITS OWN. THE ELECTRICAL CONTRACTOR SHALL COORDINATE THIS PLAN WITH ALL OTHER PLANS IN SET, AS WELL AS HIS ACTUAL WORK WITH ALL OTHER TRADES, TO MINIMIZE CONFLICTS AT THE JOB SITE.

- ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) CODE 7th EDITION (2020) AND ALL LOCAL GOVERNING CODES.
- INSTALLATION OF ALL CEILING OUTLET BOXES SHALL BE ACCEPTABLE FOR RAIN SUPPORT (AS PER I.E.C. 90.10.2 (2017)) AS REQUIRED.
- VERIFY EXISTING ELEC. ITEMS IN FIELD, AND PROVIDE NEW AS REQUIRED.
- ALL NEW LIGHTING SHALL COMPLY WITH IFC E-404.
- PROVIDE AS-BUILT CIRCUIT INTERLOCK DRAWINGS FOR ALL 15 AMP 20 AMP 250 VOLT FOR ALL NEW BEDROOM, KITCHEN, LAUNDRY, BATHROOM, AND GARAGE BRANCH CIRCUIT OUTLETS PER N.E.C. 210-12 (B) (2011 ED).
- TAMPER RESISTANT RECEPTACLES - NEC 406.12 FOR NEW OUTLETS ONLY, ALL NEW 125 VOLT, 15 AND 20 AMPERE RECEPTACLES SHALL BE LISTED TAMPER RESISTANT.
- IFC RISK 1: 75 PERCENT OF THE LUMENS PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY LAMPS OR A MINIMUM OF 75 PERCENT OF THE PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH EFFICIENCY LAMPS.

ELECTRICAL LEGEND



SITE INVESTIGATION

EXAMINATION OF CONTRACT DOCUMENTS AND SITE OF WORK: THE BIDDER IS REQUIRED, BEFORE SUBMITTING HIS PROPOSAL, TO VISIT THE SITE OF THE PROPOSED WORK AND TO CONDUCT A VISUAL SURVEY OF THE SITE AND TO VERIFY 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 EXISTING BUILDINGS, SYSTEMS AND FACILITIES, SPECIAL CONSIDERATION SHOULD BE GIVEN TO THE EXISTING CONDITIONS AND TO THE REQUIREMENTS FOR ROUTING AND/OR CONSTRUCTION SHOULD BE ANTICIPATED BY THE CONTRACTOR TO AVOID CONFLICTS WITH OTHER TRADES. THESE VARIATIONS ARE EXPRESSLY INCLUDED AS PART OF THE WORK, WHENEVER REQUIRED AT NO ADDITIONAL COST TO THE OWNER. THE BIDDER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, OBLIGATIONS AND RESPONSIBILITY ASSUMED UNDER THIS CONTRACT.

EXISTING ELECTRICAL PANEL "A" (200A MAIN DISC)

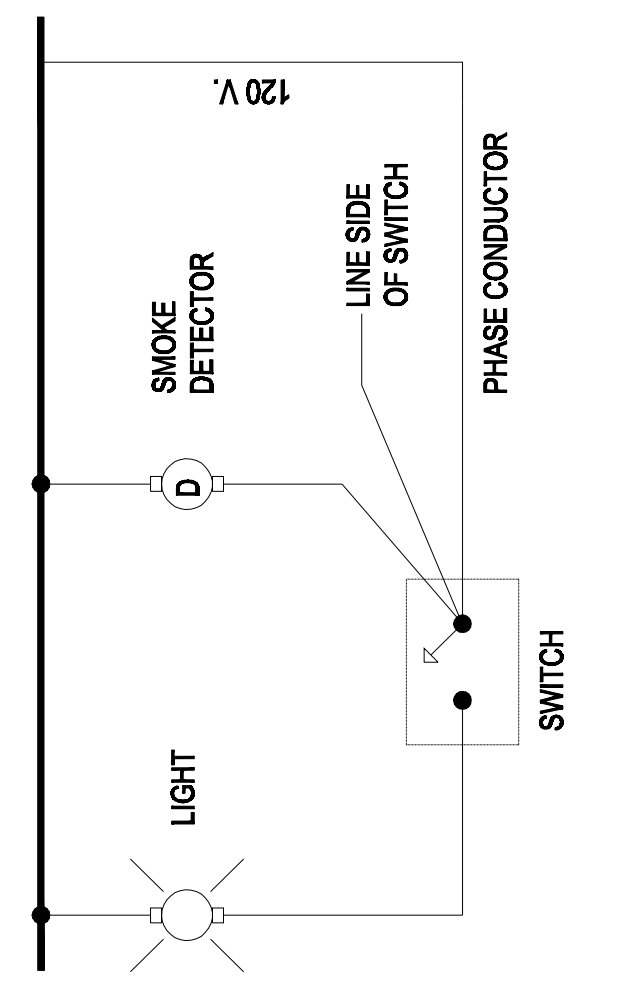
WATTS	DESCRIPTION	WIRE	BRK	CIR	CIR	BRK	DESCRIPTION	WATTS
10,750	AC AHU-1	6	60	1	2	20	GEN. LIGHT & RECEPT. (AFCI)	*
1,000	DISPOSAL	12	20	3	4	20	GEN. LIGHT & RECEPT. (AFCI)	*
N.C.	AC COMP.	12	20	5	6	20	GEN. LIGHT & RECEPT. (AFCI)	*
N.C.	GENERAL LIGHT & RECEPT.	12	20	7	8	20	GEN. LIGHT & RECEPT. (AFCI)	*
12,000	RANGE	12	20	9	10	20	NEW GENERAL LIGHT & RECEPT.	*
N.C.	GENERAL LIGHT & RECEPT.	12	20	11	12	20	NEW GENERAL LIGHT & RECEPT.	*
1,000	NEW MICROWAVE	12	20	13	14	20	SMALL APPLIANCE	1,500
1,000	NEW REFRIGERATOR	12	20	15	16	20	NEW GEN. LIGHT & RECEPT.	1,500
1,000	NEW WINE COOLER	12	20	17	18	20	GENERAL LIGHT & RECEPT.	*
5,000	DRYER	12	20	19	20	20	GENERAL LIGHT & RECEPT.	*
*	GENERAL LIGHT & RECEPT.	12	20	20	20	20	GENERAL LIGHT & RECEPT.	*

TYPE: GE
200 AMP - (M.C.B.)
VOLTS: 120/240 V, 1ph, 3W
WIRE: 3 - #10 THWN, CU.
IN A 2" CONDUIT.

SERVICE LOAD CALCULATION - PANEL "A"

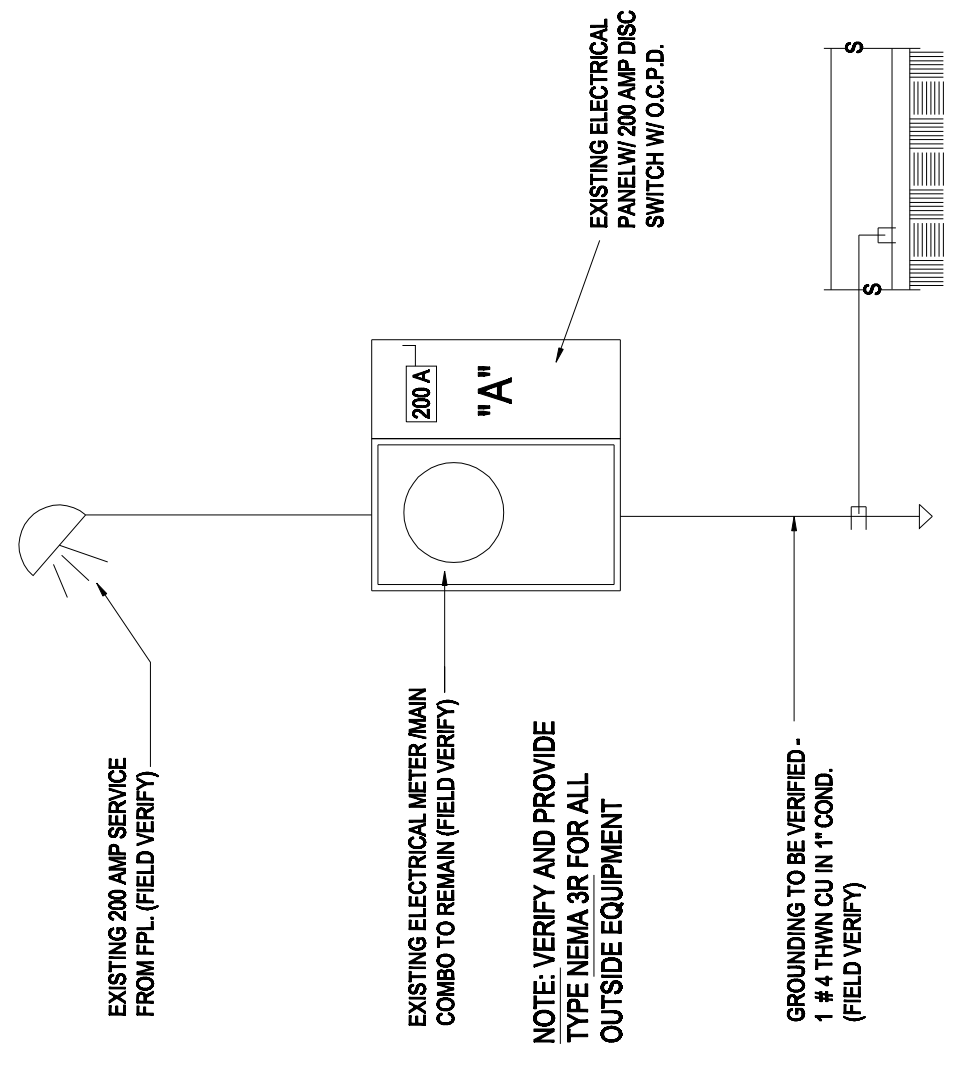
* GENERAL LIGHTING & RECEPT.	= 2.3 kW
SMALL APPLIANCE RANGE	= 3.0 kW
DISHWASHER	= 1.2 kW
GARBAGE DISPOSAL	= 0.7 kW
REFRIGERATOR	= 0.9 kW
WINE COOLER	= 1.0 kW
MICROWAVE	= 1.2 kW
TOTAL CONNECTED LOAD LESS AC	= 22.3 kW
FIRST 10kW @ 100%	= 10.0 kW
REMAINDER @ 40%	= 4.9 kW
AC-1 LOAD @ 65% - 10.0kW FAN + HTR	= 6.5 kW
TOTAL	= 21.4 kW (89.25 AMPS)

- SMOKE DETECTOR NOTES:**
- SMOKE ALARMS SHALL NOT BE CLOSER THAN 3 FEET FROM THE DOOR TO THE BATHROOMS, WASHER / DRYERS, & KITCHENS.
 - SMOKE ALARMS MAY BE WITHIN 20 FEET OF A COOKING APPLIANCE IF THEY ARE THE PHOTOELECTRIC TYPE.
 - CEILING AREA SMOKE ALARMS SHALL BE A MINIMUM OF 3 FEET AWAY FROM AC SUPPLIES AND RETURNS.
 - SMOKE ALARMS SHALL BE INTERCONNECTED AND ARRANGED SO THAT IF ONE ALARM ACTIVATES IT WILL SOUND THE ALARMS INSIDE THE APARTMENT UNIT.



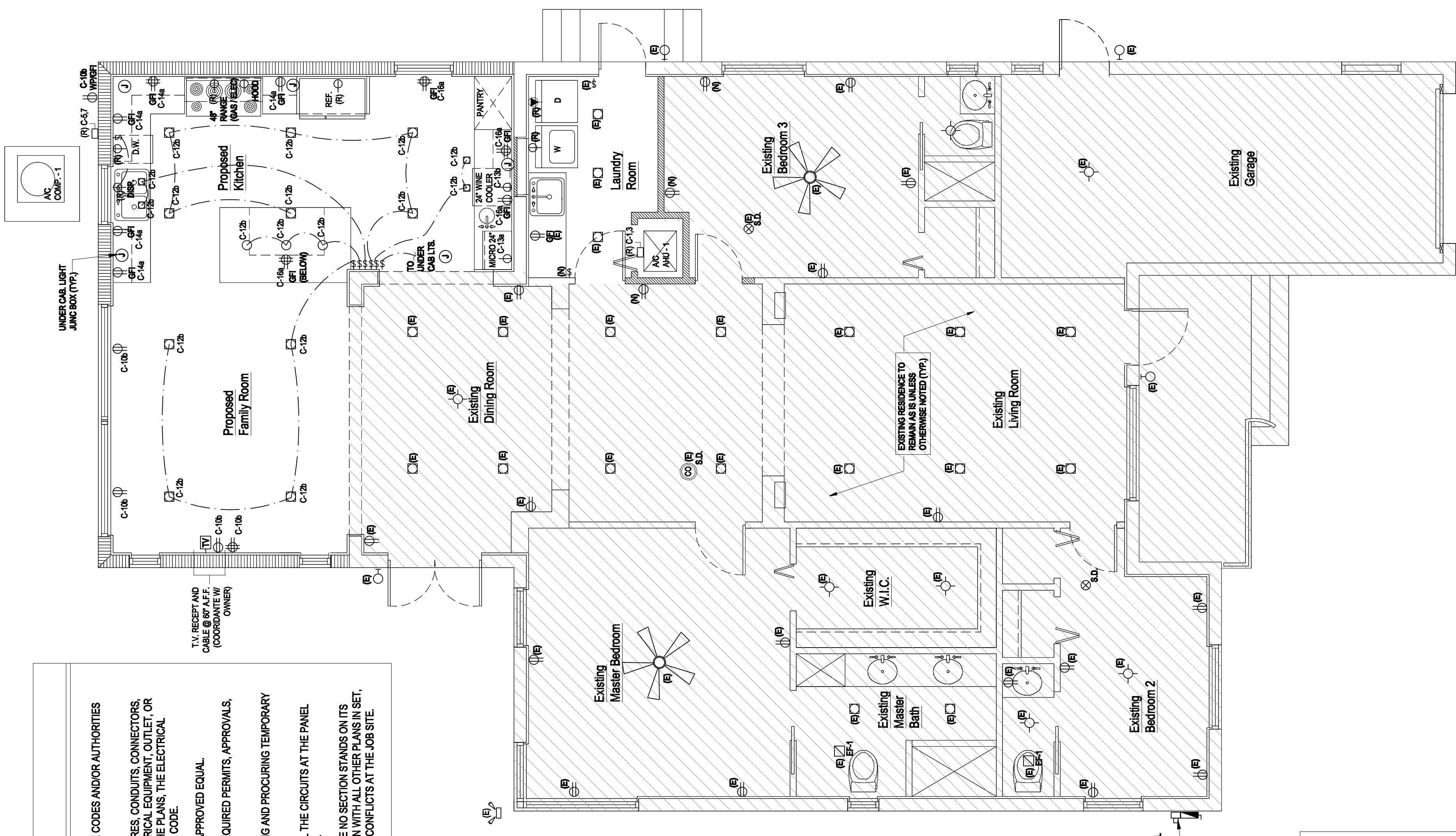
SMOKE DETECTOR CONNECTION DIAGRAM

SCALE: N.T.S.
DO NOT CONNECT TO GFI CIRCUIT.



ELECTRICAL RISER DIAGRAM

SCALE: N.T.S.





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
James McGuinness, Town Building Official
Date: August 16, 2021
RE: 9505 Harding Avenue – Wall Signs – Domino’s
(Note, address revision from 9501 Harding Avenue)

Background: This application is a request to place Wall Signs in front of 9505 Harding Avenue. Note, the address for this location has been revised from the prior address of 9501. The storefront is the location for a Domino’s store. The parcel is located in the SD-B40 Zoning District with 21 feet 5 ½ inches of frontage. The illuminated channel logo and letters will be front lit. Two different signs were submitted. Sign A is on the front of the store with 75 Square Feet (SF) of area. Sign B is located on a roof fin with 36 SF of area. In addition to this Memorandum, the Agenda Packet submitted by the Applicant is attached.

The Applicant’s package provides information on the storefront and sign locations. Sign characteristics and square footage are also provided.

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

Current Municode: 90-73.a (3b(2)) – 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 21.44 feet of frontage. The Code requires a 1/4 inch to 2 inch offset from the wall to allow rainwater to drain and limits illumination to white LEDs

Staff Recommendation: The Applicant’s signs exceed the maximum square footage of 25 SF. It is recommended the permanent wall Sign A with channel letters be approved subject to the following condition:

- Sign A to be limited to a maximum of 25 SF and be offset from the wall a minimum of ¼ inch to a maximum of 2 inches to permit rainwater to flow down the wall face.



TOWN OF SURFSIDE
SUBMISSION CHECKLIST
ADMINISTRATIVE VARIANCE APPLICATION

The Administrative Variance procedure shall be used for a variance from the provisions of the Zoning Code applying to setbacks for single-family structures only. The maximum amount of the waiver is up to, but not greater than, five (5) percent for a side yard and ten (10) percent for a rear yard. No Administrative Variance shall be allowed for a front yard or corner yard.

Project Name _____ **Project Number** _____
Review Date _____

SUBMITTAL REQUIREMENTS FOR REVIEW (Permit clerk shall initial if item has been submitted):

- Completed "Administrative Variance Application" form
- The written consent of all the owners of all adjacent or abutting lots to the subject property
- The written consent of all utilities and/or easement holders if the proposed work encroaches into any easements
- Survey less than one (1) year old (including owner's affidavit that no changes have occurred since the date of the survey). 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 change occurred since the date of the survey.
- 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)
- Site Plan (Minimum scale of 1" = 20').
 - ✓ Ten (10) full sized sets of complete design development drawings (24" x 36" sheets) signed and sealed
 - ✓ Eight (8) reduced sized copies of the plans (11" x 17" sheets) (to be provided prior to Design Review Board Meeting)

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

Map indicating the general location of the property.

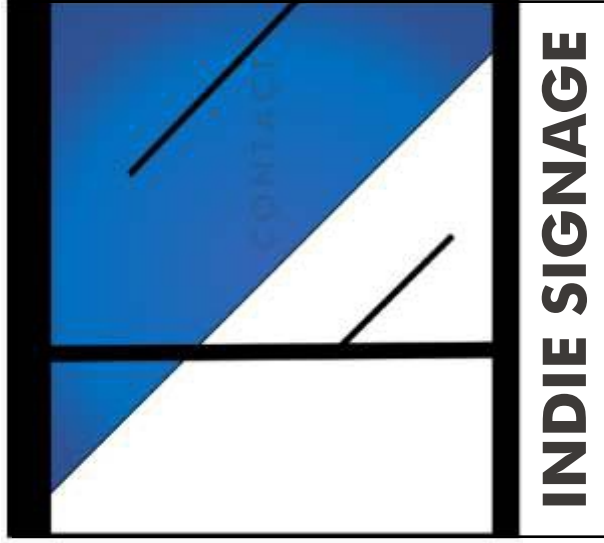
- Written Narrative of request that addresses each of the following standards of review:**
 1. That the requested variance maintains the basic intent and purpose of the subject regulations, particularly as it affects the stability and appearance of the Town;
 2. That the requested variance is otherwise compatible with the surrounding land uses and would not be detrimental to the Town;
 3. That the requested variance represents the minimum amount reasonably necessary to accommodate the requested action.
 4. That the requested variance is consistent with the Goals, Objectives and Policies of the Town's Comprehensive Plan.

- Such additional data, maps, plans, or statements as the Town may require to fully describe and evaluate the particular proposed plan.



#3818
9501 Harding Ave
Miami Beach, FL 33154

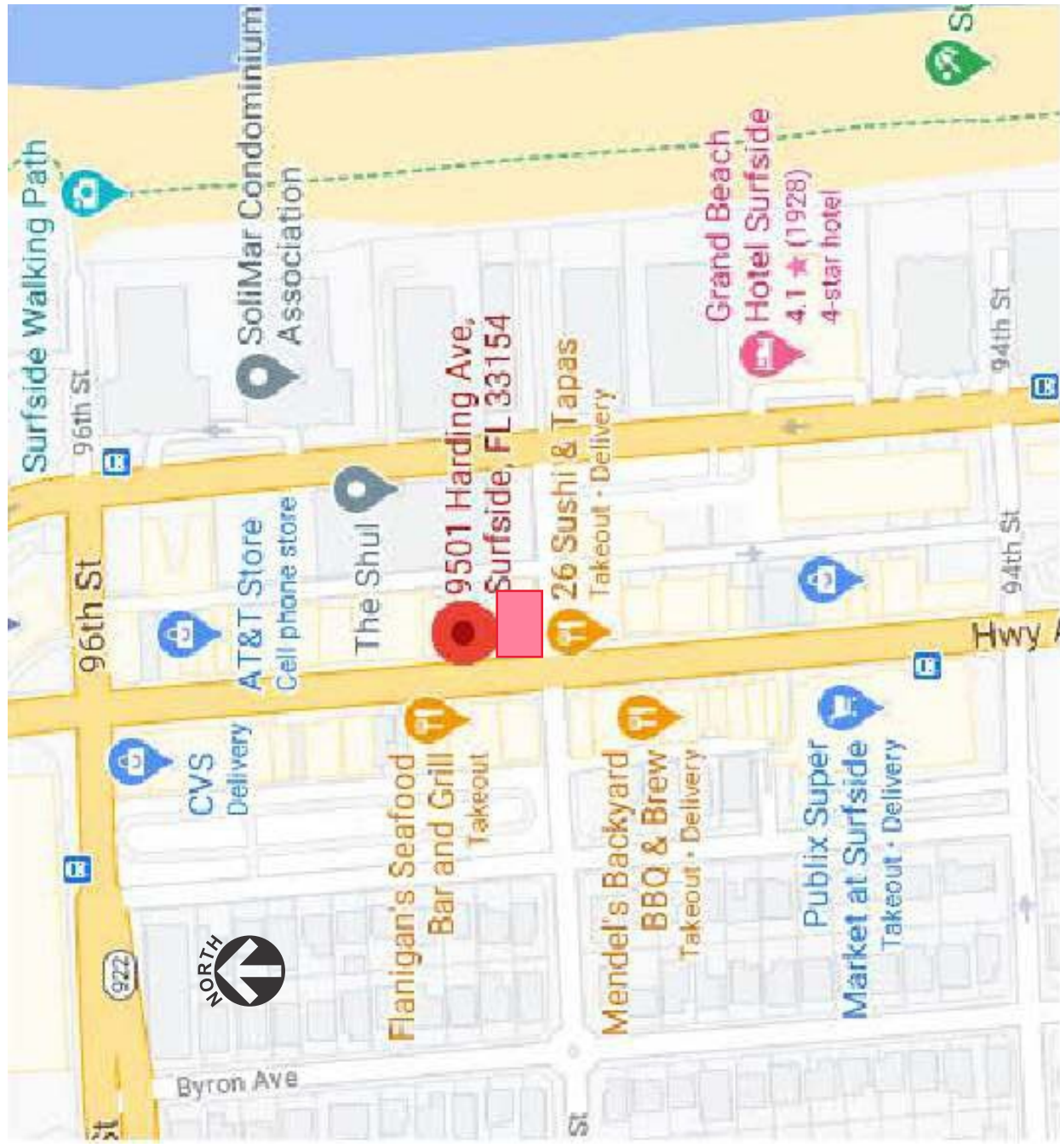
PRESENTED BY



YOUR SIGN COMPANY
623-302-4545



1 AERIAL VIEW



2 LOCATION MAP

PROJECT NAME

Domino's
#3818

ADDRESS

**9505 Harding Ave
Miami Beach, FL
33154**

Invoice Number:

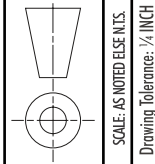
JV

Customer Approval:

Date of Approval:

REVISIONS

Added Lag Bolt copy specs dwg and engineering update



SCALE: AS NOTED ELSE N/A
Drawing Tolerance: 1/4 INCH

SIGNERGY
the interaction of a sign project that when combined produce a total effect that is greater than the sum of the individual elements, contributions, etc.

ALL IDEAS, PLANS, ARRANGEMENTS INDICATED ON THIS DRAWING ARE COPYRIGHTED AND OWNED BY INDIE SIGNAGE AND SHALL NOT BE REPRODUCED, USED OR DISCLOSED TO ANY PERSONS, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN PERMISSION OF INDIE SIGNAGE

DRAWING NO. **210032-06**
DRAWING DATE: 08/17/2021
PAGE 2 OF 7

20118 N 67th Ave STE 300-218
Glendale AZ 85308
Phone: 623-302-4545
Email: jose@indiesignage.com



INDIE SIGNAGE



1 WEST PHOTO ELEVATION
SCALE: 3/16" = 1'-0" AT SIGN LOCATION

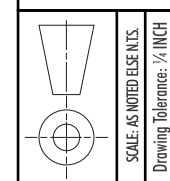
PROJECT NAME
Domino's®
#3818

ADDRESS
9505 Harding Ave
Miami Beach, FL
33154

Invoice Number:
 Sales Rep.: **JV**
 Designer:
 Customer Approval:
 Date of Approval:

REVISIONS

▲ Added Lag Bolt copy specs dwg and engineering update



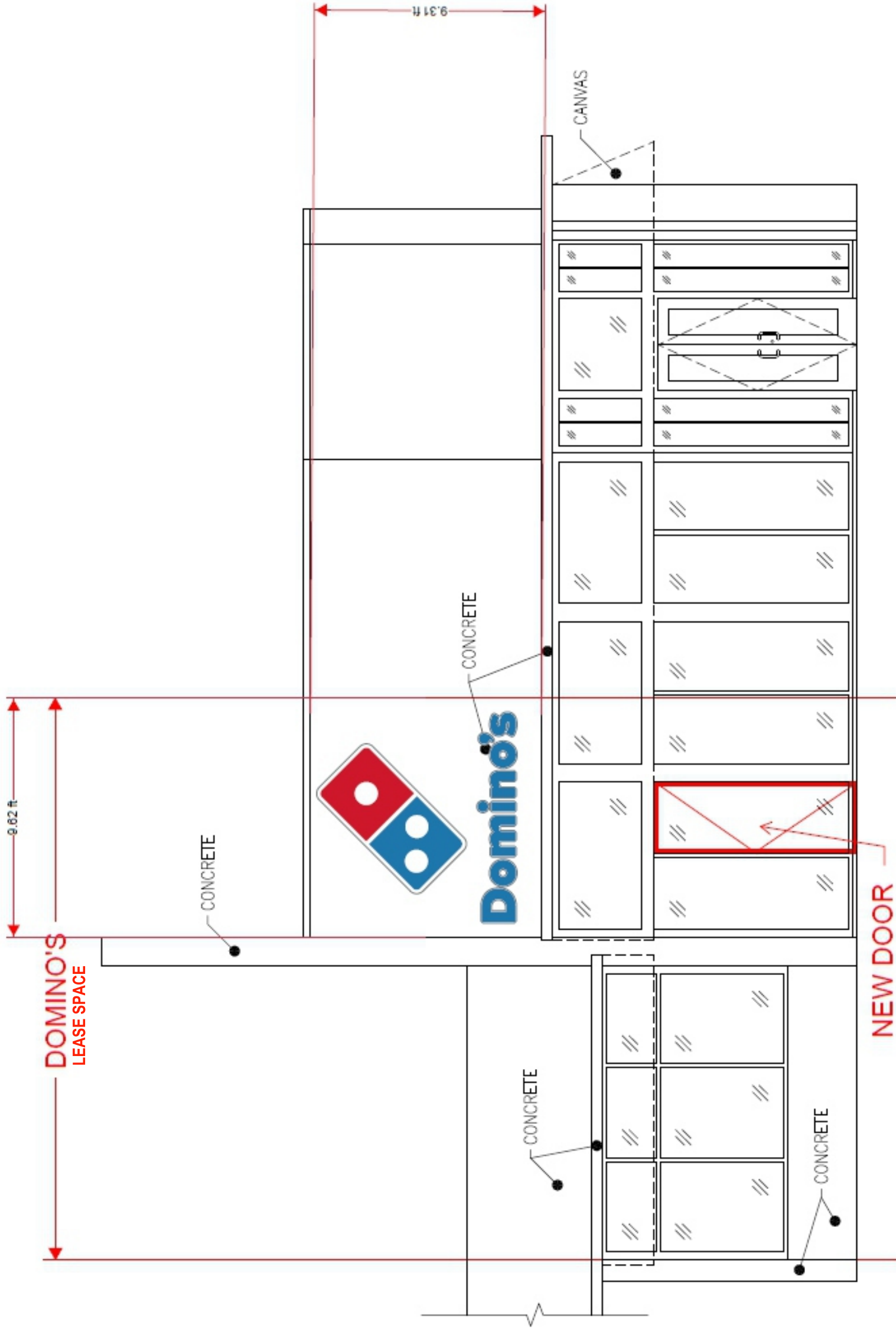
SIGNERGY
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DRAWING NO.
210032-06
 DRAWING DATE: 08/17/2021
PAGE 3 OF 7

20118 N 67th Ave STE 300-218
 Glendale AZ 85308
 Phone: 623-302-4545
 Email: jose@indiesignage.com



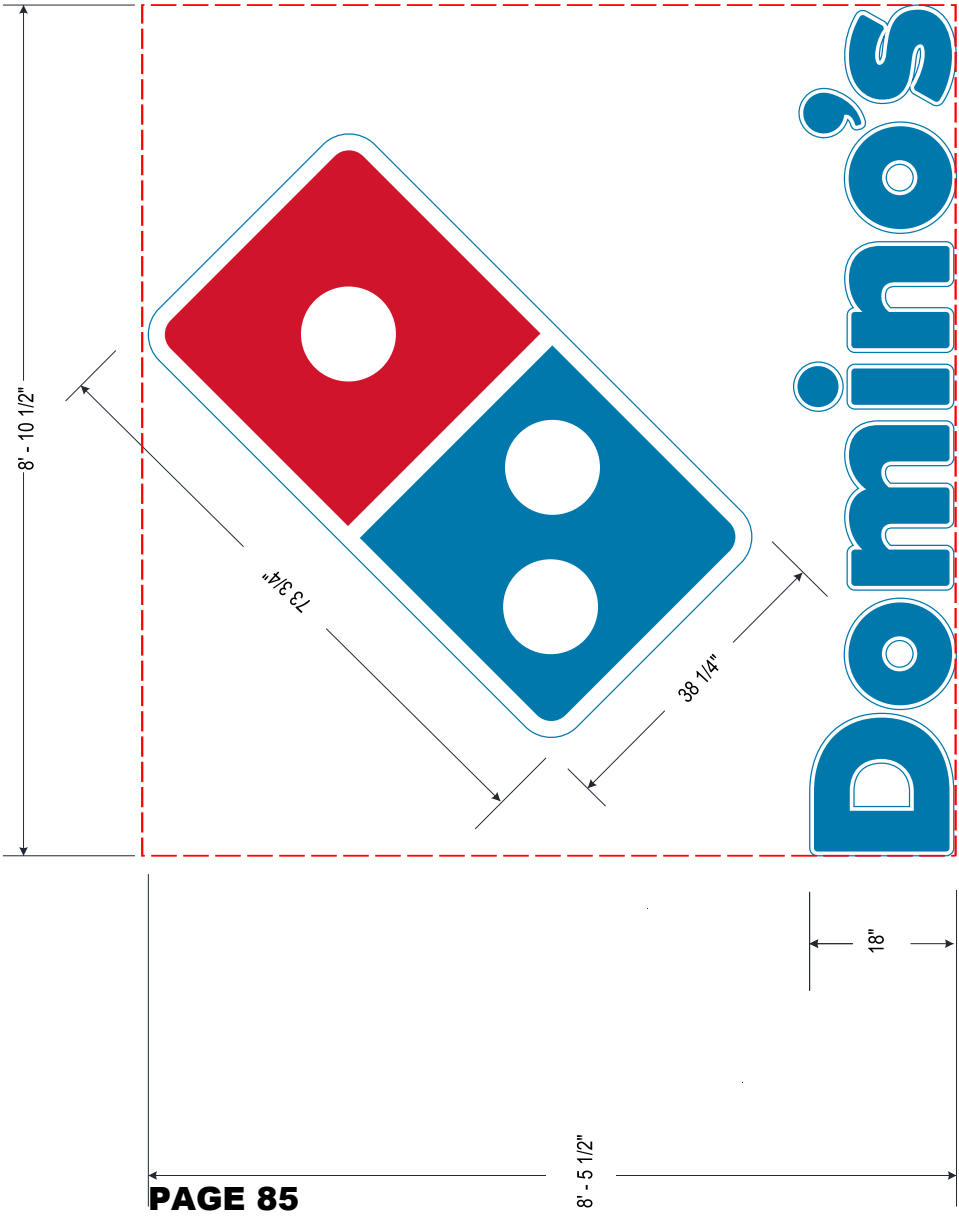


1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

PROJECT NAME #3818	Invoice Number: Sales Rep.: JV Designer:	Customer Approval: Date of Approval:	Added Lag Bolt copy specs dwg and engineering update	ALL IDEAS, PLANS, ARRANGEMENTS INDICATED ON THIS DRAWING ARE COPYRIGHTED AND OWNED BY INDIE SIGNAGE AND SHALL NOT BE REPRODUCED, USED OR DISCLOSED TO ANY PERSONS, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN PERMISSION OF INDIE SIGNAGE	DRAWING NO. 210032-06 DRAWING DATE: 08/17/2021 PAGE 4 OF 7	20118 N 67th Ave STE 300-218 Glendale AZ 85308 Phone: 623-302-4545 Email: jose@indiesignage.com	INDIE SIGNAGE
	REVISIONS						

SIGNERGY
 the interaction of a sign project that when combined produce a total effect that is greater than the sum of the individual elements, contributions, etc.

SCALE: AS NOTED ELSE N.T.S.
 Drawing Tolerance: 1/16" INCH

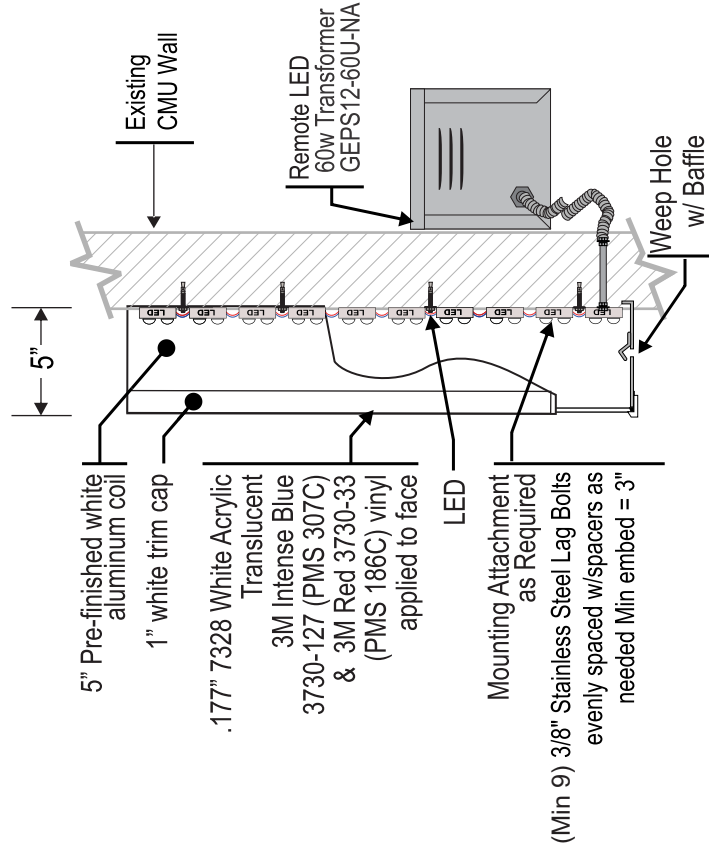


PAGE 85

2020 FLORIDA BUILDING CODE:
 H105.3 WIND LOAD
 DESIGNED AND CONSTRUCTED
 TO WITHSTAND WIND PRESSURE
 AS PROVIDED FOR IN CHAPTER 16
 FBC 2020 7th Edition
 ASCE 7-16, ASD
 EXP CAT D
 V=175 MPH
 ZONE 5 LOADING

Engineer: E.C. & Associates, Inc.
 Consult Engineers Eb06576
 Emilio Castro, PE 41592 Civil
 T: 786-286-5793
 Email: edcastro14811@gmail.com

SIGN A	Domino's Stacked Wordmark Channel_18" Blue
Type:	Individual Channel Letters/Remote
Illumination:	Internally Illuminated LED
Square Footage:	75.0
To Grade:	Top of Sign to Grade = 22' - 2"
	Bottom of Sign to Grade = 13' - 8"



A Domino's Stacked Wordmark Channel 24" Blue QTY: ONE (1) SET
SCALE: 3/8" = 1'-0" **SQUARE FOOTAGE: 75.0 SQ. FT.**

Description -

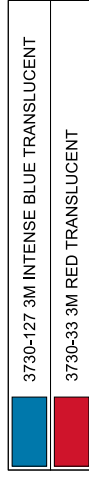
Tile Logo:
 Vinyl applied after routing
 3/16" 7328 White Acrylic
 3M Intense Blue 3730-127 (PMS 307C)
 3M Red 3730-33 (PMS 186C)

Trimcap:
 Jewellite White Trim cap bonded to face,
 #8 pan head screws to returns
 painted white, semigloss finish

Returns:
 .040 Aluminum returns painted white,
 semigloss finish

Backs:
 3mm ACM

LEDS :
 Principal Qwik Mod 3 LED
 Power Supply: Allanson Variable 120-277V



1 ENGINEERING

Specifications: Principle Qwik Mod 3 LEDs

Beam Angle 170° Ultra-Wide Low Dome Batwing Optic with Diamondback Optic Lens Technology
 Certifications UL & cUL Recognized (SAM Manual), CE, RoHS, CSA
 Dimensions QM3: 0.69"W x 3.14"L x 0.25"H
 Fastening Peel & stick / Mechanical screw hole
 Input 12VDC, Power Supply P-LED 12VDC
 Protection Grade IP68
 Spacing QM3: 1.5 mods/ft. (fully stretched)
 Quantity: One Hundred and Thirteen (113) units

Electrical Detail:

White LED s
 (1) 60w Transformer GEPS12-60U-NA
 Total Amps: 0.60
 (1) 20 amp 120V Circuit Req.

General Notes:

This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

- 1) Grounded and bonded per NEC 600.7/NEC 250
- 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- 3) Sign is to be UL listed per NEC 600.3
- 4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer*

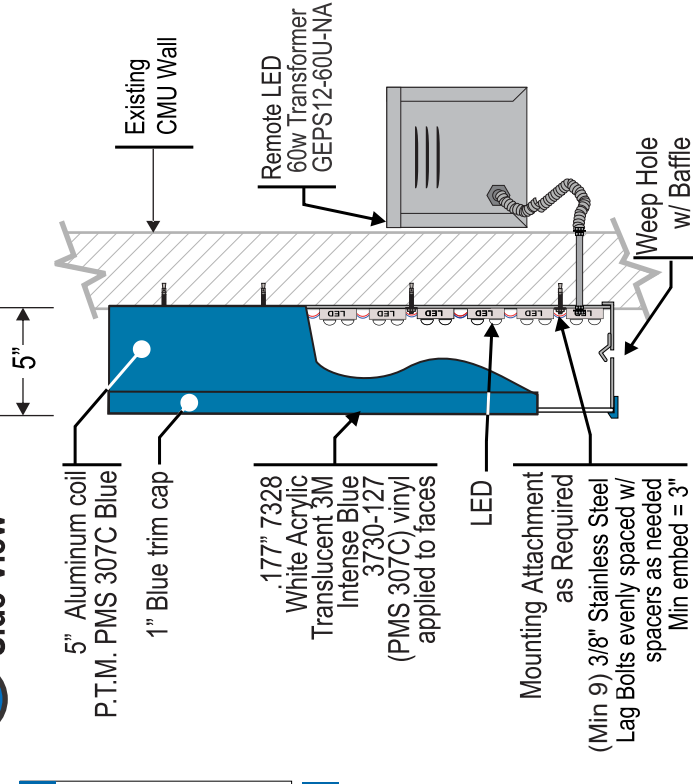
*For multiple signs, a disconnect is permitted but not required for each section

Design Note:

This sign must only be scaled in its entirety it is forbidden to scale JUST the tile or JUST the wordmark by themselves.

2 Channel Logo

Side View



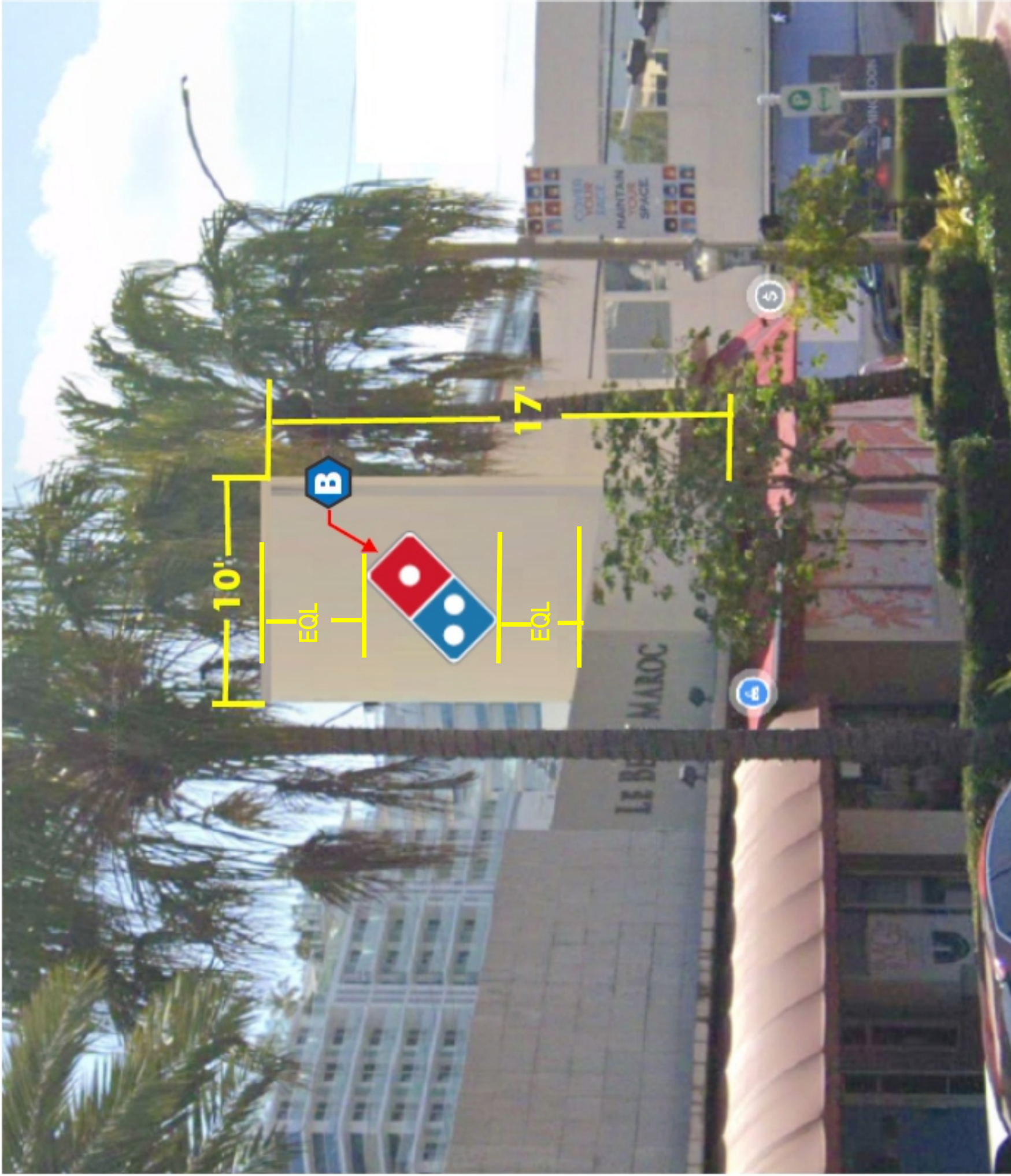
3 Channel Letter

Side View

<p>SIGNERGY ALL IDEAS, PLANS, ARRANGEMENTS INDICATED ON THIS DRAWING ARE COPYRIGHTED AND OWNED BY INDIE SIGNAGE AND SHALL NOT BE REPRODUCED, USED OR DISCLOSED TO ANY PERSONS, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN PERMISSION OF INDIE SIGNAGE</p>	<p>DRAWING NO. 210032-06 DRAWING DATE: 08/17/2021 PAGE 5 OF 7</p>	<p>20118 N 67th Ave STE 300-218 Glendale AZ 85308 Phone: 623-302-4545 Email: jpose@indiesignage.com</p>
---	--	--

PROJECT NAME	ADDRESS	Invoice Number:	Added Lag Bolt copy specs dwg and engineering update
Domino's #3818	9505 Harding Ave Miami Beach, FL 33154	Sales Rep: JV	REVISIONS
		Customer Approval:	
		Date of Approval:	

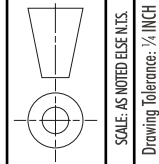
INDIE SIGNAGE



**1 NORTH PHOTO ELEVATION
SCALE: 3/16"=1'-0" AT SIGN LOCATION**

PROJECT NAME	INVOICE NUMBER:	REVISIONS
Domino's® #3818	9505 Harding Ave Miami Beach, FL 33154	
SALES REP.: JV	CUSTOMER APPROVAL:	
DESIGNER:	DATE OF APPROVAL:	

Added Lag Bolt copy specs dwg and engineering update

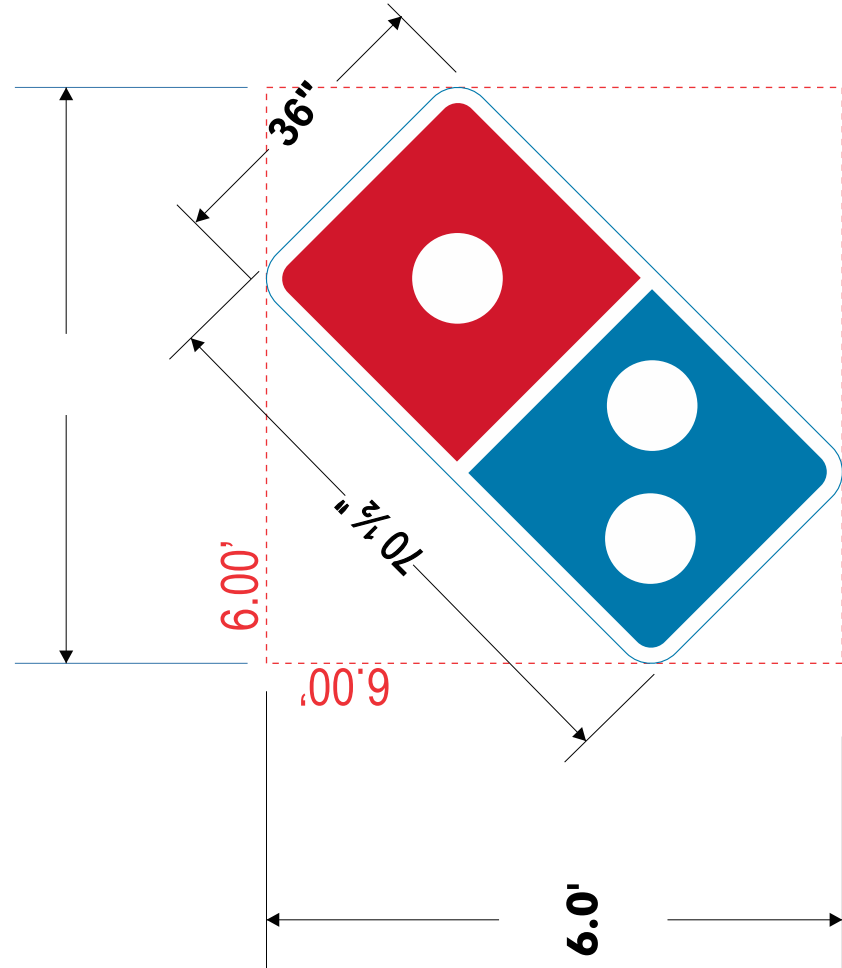


SIGNERGY
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DRAWING NO. **210032-06**
DRAWING DATE: 08/17/2021
PAGE 6 OF 7

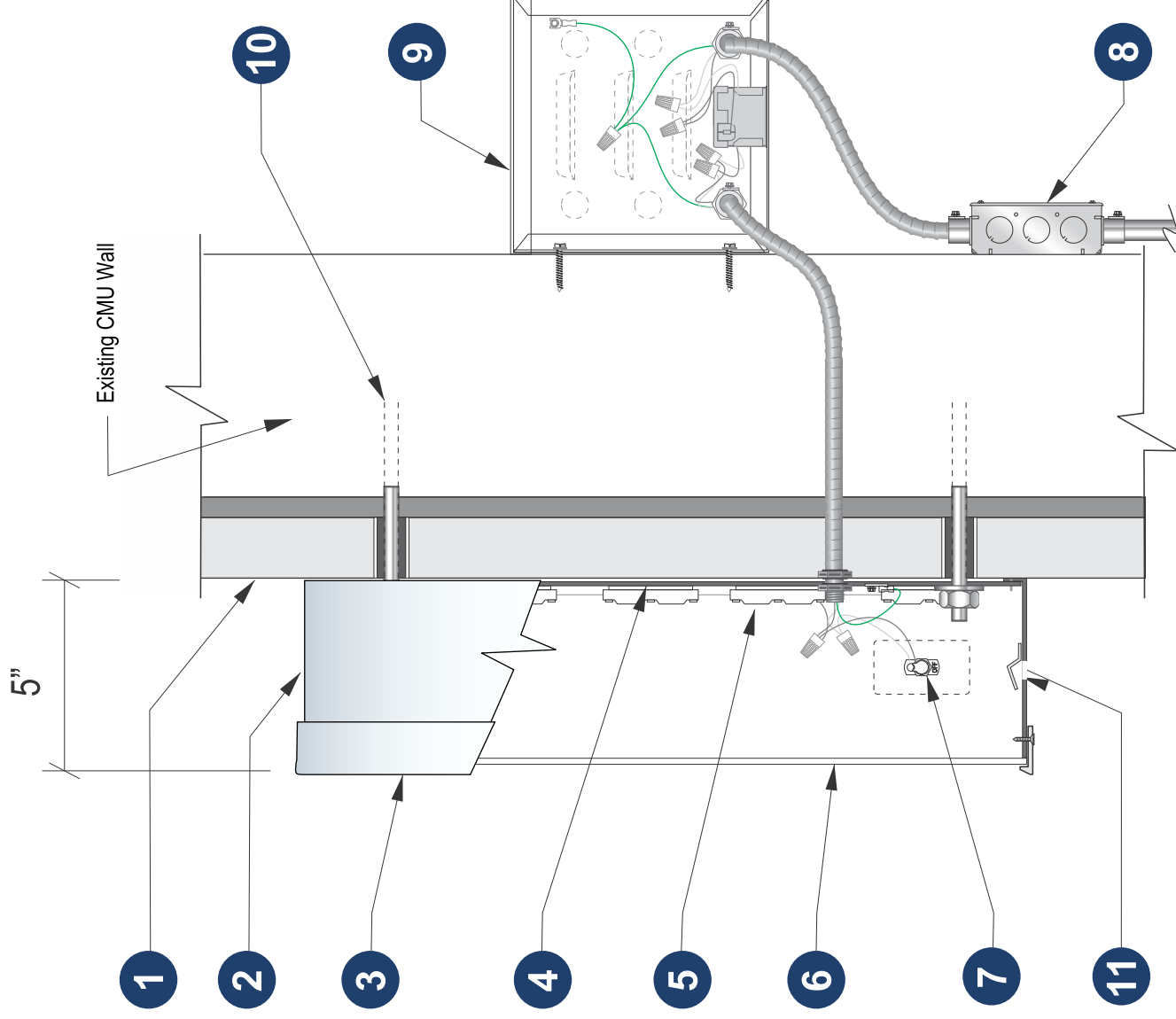
20118 N 67th Ave STE 300-218
Glendale AZ 85308
Phone: 623-302-4545
Email: jose@indiesignage.com



B Domino's Tile Logo **24"**
SCALE: 1 1/2" = 1'-0"
QTY: ONE (1)
AREA: 36.0 SQ. FT.

2020 FLORIDA BUILDING CODE:
 H105.3 WIND LOAD
 DESIGNED AND CONSTRUCTED
 TO WITHSTAND WIND PRESSURE
 AS PROVIDED FOR IN CHAPTER 16
 FBC 2020 7th Edition
 ASCE 7-16, ASD
 EXP CAT D
 V = 175 MPH
 ZONE 5 LOADING

Engineer: E.C. & Associates, Inc.
 Consult Engineers Eb06576
 Emilio Castro, PE 41592 Civil
 T: 786-286-5793
 Email: edcastro14811@gmail.com



2 Section @LED Channel Logo
 Front-Lit (Remote)

SIGNA	Domino's 60" Logo
Type:	Channel Plaque Internally Illuminated LED
Illumination:	36.00
Square Footage:	Top of Sign to Grade = 27' - 4"
To Grade:	Bottom of Sign to Grade = 21' - 4"

White LEDs

- (1) 60w Transformer GEPS12-60U-NA
- Total Amps: 0.60
- (1) 20 amp 120V Circuit Req.



General Notes:

This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

- 1) Grounded and bonded per NEC 600.7/NEC 250
- 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- 3) Sign is to be UL listed per NEC 600.3
- 4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer

Specifications: Channel Letter & Logo Set

1. Existing Facade: TBD
2. .040 Aluminum returns painted White for. Semigloss finish.
3. Jewelite trimcap bonded to face, #8 pan head screws to returns, painted semigloss White
4. 3mm Signabond Lite composite backs fastened to returns with 1/2" #18 gauge staples.
Seal with VOC compliant 360 white latex caulk to prevent moisture intrusion.
5. Principal Quik Mod 3 White LEDs
6. 3/16" White acrylic faces w/ translucent vinyl applied to faces
 - 3M 3730-127 Intense Blue
 - 3M 3730-33 Red (for Logo)
 - 3M blackout white for "S" centers
7. Disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC 600-6
8. Primary electrical feed in UL conduit / customer supplied UL junction box
9. Transformer within UL enclosure (removable lid), 1/4" x 1" min screws
10. Min (9) 3/8" stainless steel lag wedge bolt evenly spaced w/spacers as needed Min embed=3"
11. 1/4" Drain hole w/ light baffles at bottom of logo can (outdoor only)

Specifications: Principle Quik Mod 3 LEDs

Beam Angle 170° Ultra-Wide Low Dome Batwing Optic with Diamondback Optic Lens Technology
 Certifications UL & cUL Recognized (SAM Manual), CE, RoHS, CSA
 Dimensions QM3: 0.69"W x 3.14"L x 0.25"H
 Fastening Peel & stick / Mechanical screw hole
 Input 12VDC, Power Supply P-LED 12VDC
 Protection Grade IP68
 Spacing QM3: 1.5 mods/ft. (fully stretched)
 Quantity: Eight (8) units

PROJECT NAME



ADDRESS
9505 Harding Ave
Miami Beach, FL
33154

Invoice Number:

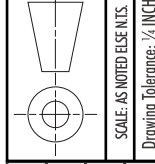
Sales Rep: **JV**

Customer Approval:

Designer:

Date of Approval:

Added Lag Bolt copy specs dwg and engineering update



SIGNERGY
 the interaction of a sign project that when combined produce a total effect that is greater than the sum of the individual elements, contributions, etc.

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DRAWING NO.

210032-06

DRAWING DATE: 08/17/2021

PAGE 7 OF 7

20118 N 67th Ave STE 300-218

Glendale AZ 85308

Phone: 623-302-4545

Email: jose@indiesignage.com



1 ENGINEERING



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
James McGuinness, Town Building Official
Date: August 16, 2021
RE: 9504 Harding Avenue - Justin Barber Shop Window Sign and Vinyl Decals

Background: This application is a request for window signs, door signs, window chevrons and wall sign at 9504 Harding Avenue. The storefront is an existing barber shop with existing signage. The existing wall sign is being retained as is. The main storefront window includes existing signs and a 2-foot high colored chevron extending along the top of the window. The Applicant is proposing to reduce the chevron to a 6-inch height. Information provided by the Applicant indicates the proposed window signage will total 11.6 square feet (SF) and 23% of the window area.

The door window signage will occupy 2.8 SF and 20% of the door area. The window panel above the door will include the 6-inch wide chevron which will occupy 1.9 SF or 23% of the top window panel area. A Google Street View photo is depicted on the following page which illustrates the existing chevron.

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

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 13 ± 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 sign may not exceed the 20% and 8 inch lettering sizes.



Town of Surfside, Florida Development Review



9504 Harding Avenue Google Street View photo

Staff Recommendation: Recommend approval of the window and door signs provided the chevron width is reduced to 4 inches in height. This will reduce the window signage to be consistent with 20% of the window area. Recommend the existing wall sign be approved as is.



**TOWN OF SURFSIDE
ADMINISTRATIVE VARIANCE APPLICATION**

The Administrative Variance procedure shall be used for a variance from the provisions of the Zoning Code applying to setbacks for single-family structures only. The maximum amount of the wavier is up to, but not greater than, five (5) percent for a side yard and ten (10) percent for a rear yard. No Administrative Variance shall be allowed for a front yard or corner yard.

A complete submittal includes all items on the "Submission Checklist for Administrative Variance Application" 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	Aramis Amor
PHONE / FAX	786 226-2281
AGENT'S NAME	
ADDRESS	9504 Harding Avenue, Surfside, FL 33154
PHONE / FAX	305 866-4352
PROPERTY ADDRESS	9504 Harding Avenue, Surfside, FL 33154
ZONING CATEGORY	SD-B40
DESCRIPTION OF VARIANCE REQUESTED (please use separate sheet if necessary)	Application for window sign modification.

<u>INTERNAL USE ONLY</u>	
Date Submitted _____	Project Number _____
Report Completed _____	Date _____
Comments _____	

<u>ZONING STANDARDS</u>		Required	Provided
Lot Coverage		no change (n/c)	n/c
Setbacks (Rear/Side)	Rear: n/c	Side: n/c	Rear: n/c Side: n/c
Pervious Area	n/c	no change n/c	n/c

SIGNATURE OF OWNER _____ DATE _____ SIGNATURE OF AGENT _____ DATE _____



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

PLANNING AND ZONING BOARD Rules and Procedures (June 2002)

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

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

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

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

Amaris Amor

August 4, 2021

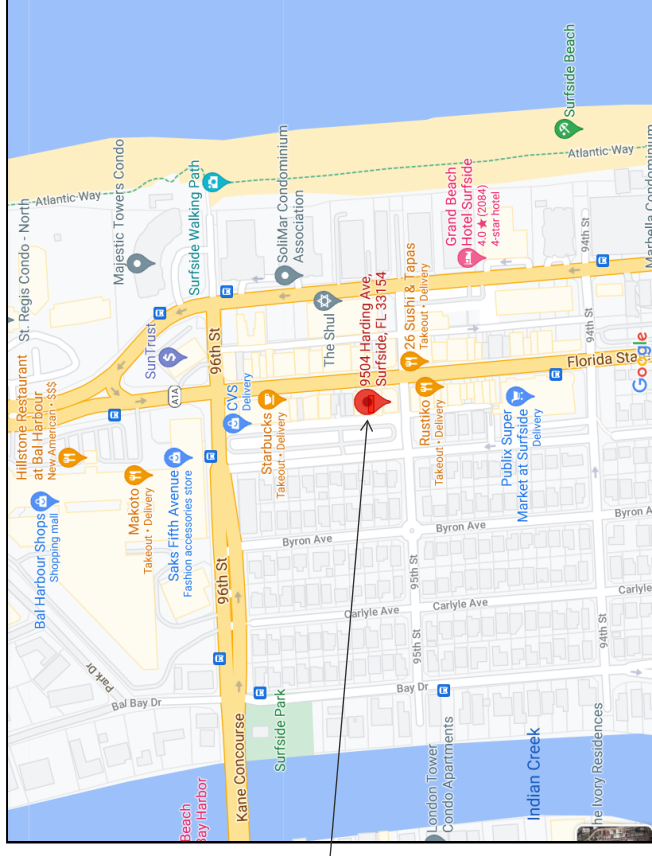
NAME OF REPRESENTATIVE

DATE

Window Sign Layout Property Information

Surfside Barbershop No. 2
9504 Harding Avenue
Surfside, Florida 33154

Location Map
9504 Harding Avenue
Surfside, Florida 33154
(Ref: Google Maps)

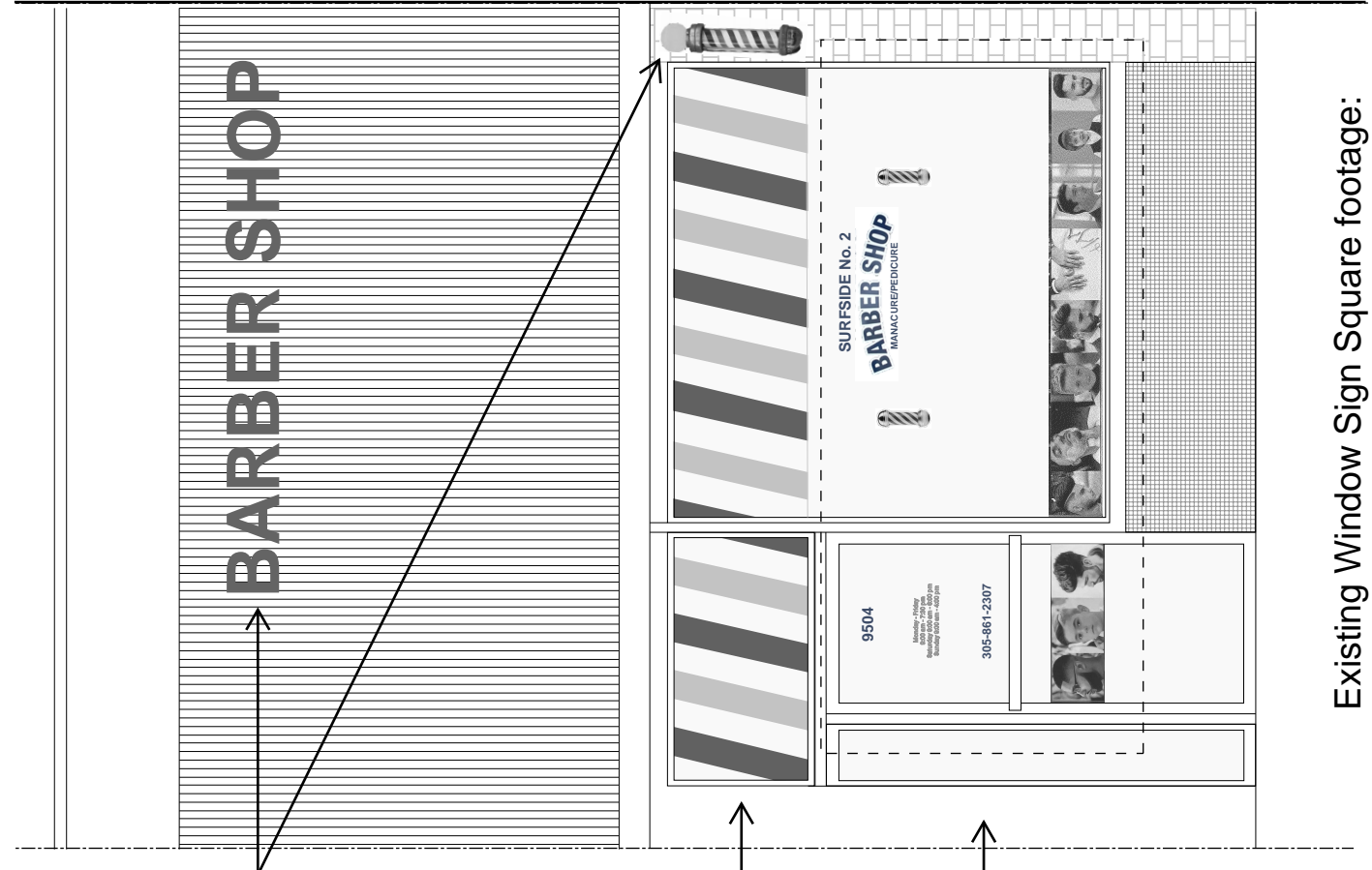


PROPERTY INFORMATION	
Folio:	14-2235-007-0860
Sub-Division:	ALTOS DEL MAR NO 6
Property Address	9516 HARDING AVE
Owner	SHILL SURFSIDE LLC
Mailing Address	3510 SAINT JOSEPH EAST MONTREAL QUEBEC H1X 1W6, CANADA
PA Primary Zone	6000 COMMERCIAL - GENERAL
Primary Land Use	3315 NIGHTCLUB LOUNGE OR BAR : ENTERTAINMENT
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	
Living Area	
Adjusted Area	7,369 Sq.Ft
Lot Size	7,500 Sq.Ft
Year Built	Multiple (See Building Info.)



Property Information

(Ref: https://www.miamidade.gov/pa/property_search.asp)



BARBER SHOP

Existing Wall Mounted Signs
 (to remain)

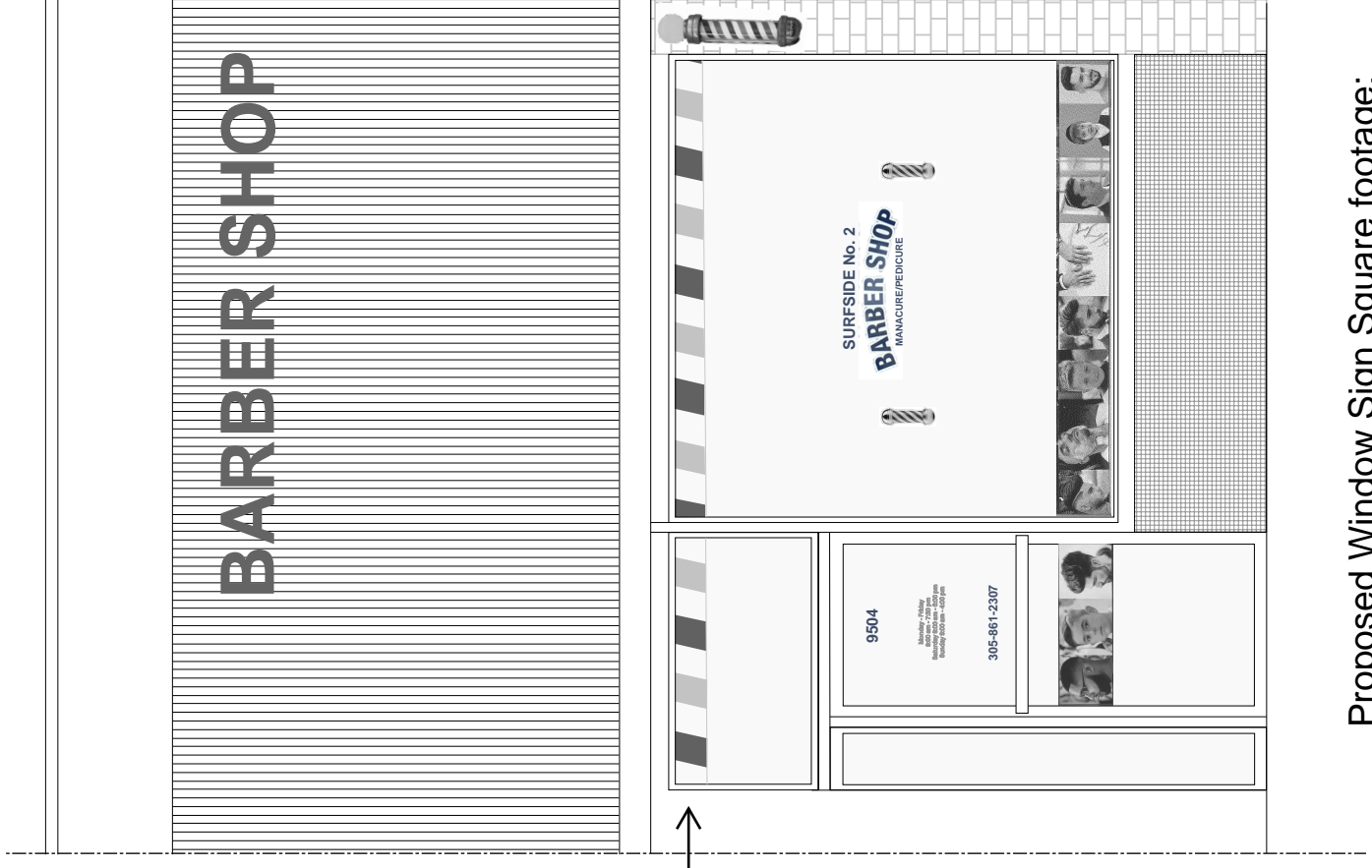


Existing Window Chevrons
 (to be modified)

Existing Window signs
 (to remain)

Existing Window Sign Square footage:
34.5 s.f. (43%) of window area (80.2 s.f.)

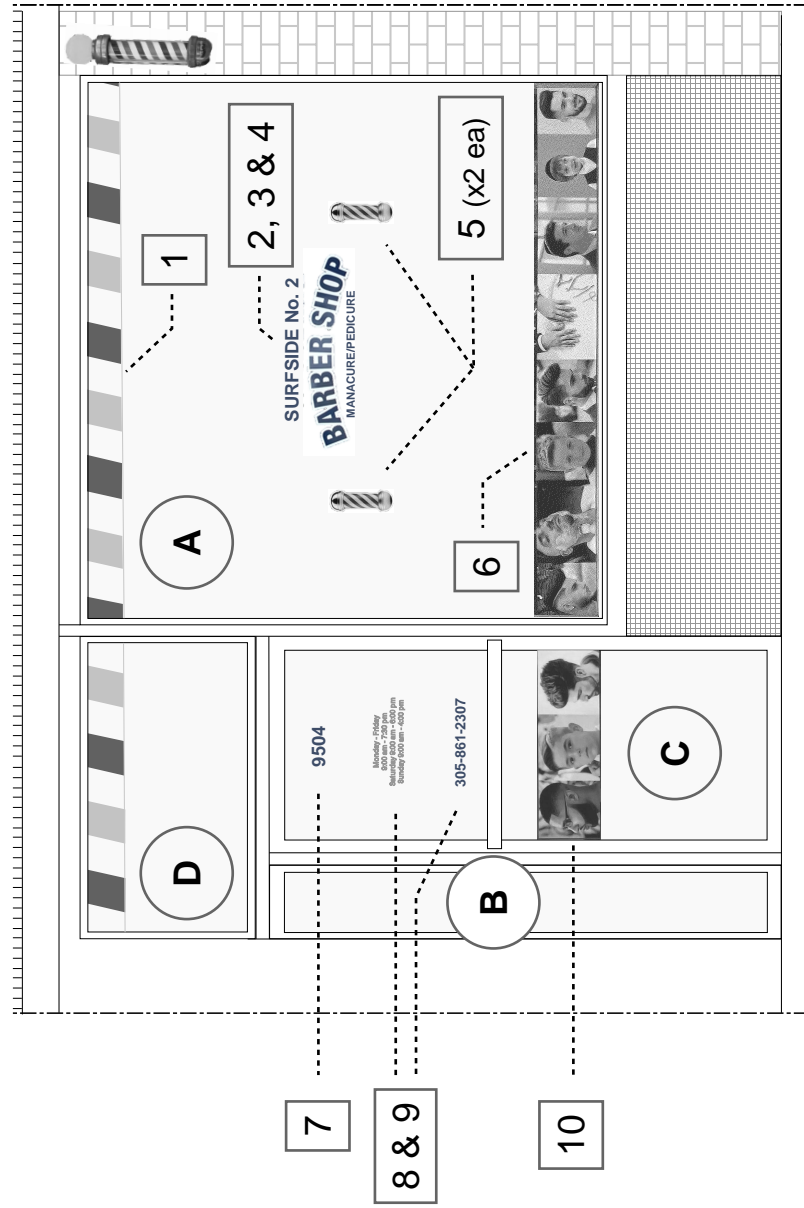




Proposed modification to Chevrons
(remove lower 18").

Proposed Window Sign Square footage:
16.4 s.f. (20%) of window area (80.2 s.f.)

		Existing Condition				Proposed Condition			
		Window Panel - Right				Window Panel - Right			
		HT (in)	Len (in)	%	Amount (SF)	HT (in)	Len (in)	%	Amount (SF)
	Window	84	87.5	100%	51.0	84	87.5	100%	51.0
	Chevron	24	87.5	100%	14.6	6	87.5	100%	3.6
	Letters	4	26	100%	0.7	3.5	26	80%	0.5
	Barber Shop	4.5	34	100%	1.1	4.5	31	80%	0.8
	Manicure/Pedicure	1.75	19	100%	0.2	2	19	80%	0.2
	Details	12	4	200%	0.7	12	2.5	200%	0.4
	Pictures	10	87.5	100%	6.1	10	87.5	100%	6.1
	TTL Sign Area:				23.3				11.6
		Door Panel - Side				Door Panel - Side			
		HT (in)	Len (in)	%	Amount (SF)	HT (in)	Len (in)	%	Amount (SF)
	Side Panel	79	8	100%	4.4	79	8	100%	4.4
	TTL Sign Area:				0.0				0.0
		Door Panel - Door				Door Panel - Door			
		HT (in)	Len (in)	%	Amount (SF)	HT (in)	Len (in)	%	Amount (SF)
	Window	77	30.75	100%	16.4	77	30.75	100%	16.4
	Address	3	7	100%	0.1	3	7	100%	0.1
	Letters	1.5	44	80%	0.4	1.5	44	80%	0.4
	Schedule	2.25	15.75	80%	0.2	2.25	15.75	80%	0.2
	Telephone								
	Pictures	10	30.75	100%	2.1	10	30.75	100%	2.1
	TTL Sign Area:				2.8				2.8
		Door Panel - Top				Door Panel - Top			
		HT (in)	Len (in)	%	Amount (SF)	HT (in)	Len (in)	%	Amount (SF)
	Window	26	46	100%	8.3	26	46	100%	8.3
	Chevron	26	46	100%	8.3	6	46	100%	1.9
	TTL Sign Area:				8.3				1.9
	Total Panel Area (sf):				80.2				80.2
	Total Signage Area (sf):				34.5				16.4
	Total Signage Area (%):				43%				20%



- Sign Notes:**
1. Wall signs existing and to remain.
 2. Window signs are existing vinyl with sticky back adhesive.
 3. Window sign is illuminated by existing ambient light.

Window Sign Layout Calculations



Street View Photograph



9500 Harding Avenue (property to south)



9504 Harding Avenue (subject property)



9508 Harding Avenue (property to north)

Window Sign Layout
Existing Conditions Photos

Surfside Barbershop No. 2
9504 Harding Avenue
Surfside, Florida 33154

Sheet 5 of 5
Date 08/05/2021



Memorandum

4F

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
James McGuinness, Town Building Official
Date: August 16, 2021
RE: 9567 Harding Avenue Uni Wax Wall Sign

Background: This application is a request to replace a permanent wall sign. The parcel is located in the SD-B40 Zoning District. A Google Street View photo of the existing wall sign and the storefront is provided on the following page. In addition to this Memorandum, an Agenda Packet submitted by the Applicant is attached.

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

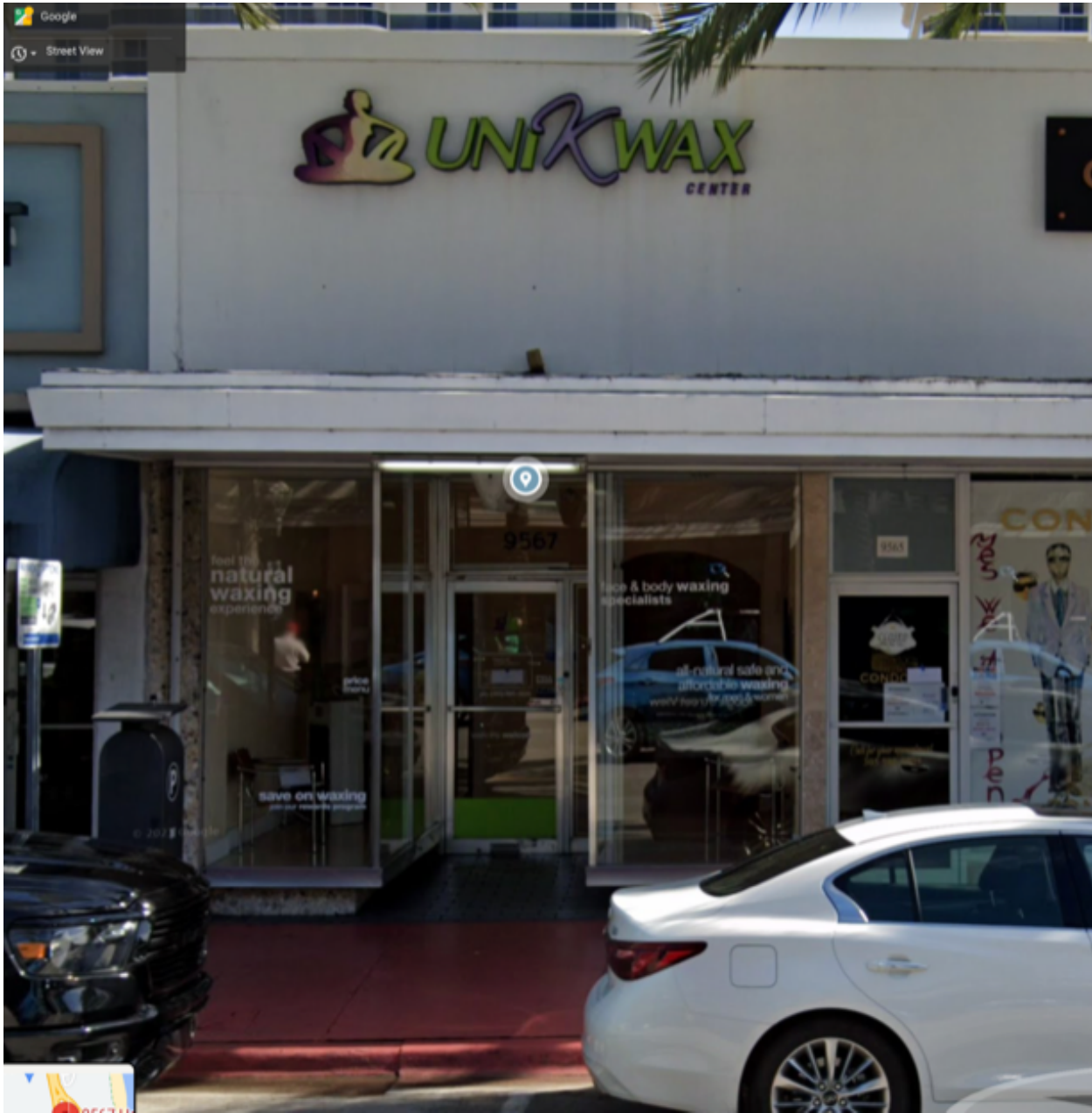
2008 Code: 90.71.1 – Also allows a wall sign of 1 square foot (SF) for each 1 foot of frontage. In the Business District for stores with less than 25 feet of frontage, a 25 SF sign is allowed. This store front has 20 feet of frontage.

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

Staff Recommendation: The Applicant's proposed wall sign is 14.1 SF. The sign is back lit channel letters. It is recommended the permanent wall sign be approved subject to **Sec. 90-73.a(3b(2))**.



Town of Surfside, Florida
Development Review



9567 Harding Avenue Existing Wall Sign and Storefront (Google Street View photo)



LEINWAND PROPERTIES

**100 BAYVIEW DRIVE #714
SUNNY ISLES BEACH, FL 33160
PH: 786-563-8182**

July 9, 2021

**Town of Surfside
9293 Harding Avenue
Surfside, FL 33154**

ATTN: Building Dept./ Shanni

To Whom it May Concern,

I am the owner of the property located at 9567 – 9559 Harding Avenue giving permission for A Plus Wholesale Signs to install a sign at the 9567 Harding Avenue retail store.

Thank you,



**Judith Leinwand Fishkin for
Leinwand Properties**



9293 Harding Avenue
Surfside, FL 33154

PERMIT NO. _____

APPLICATION NO. _____

BUILDING PERMIT APPLICATION

2020 FLORIDA BUILDING CODE IN EFFECT

AMOUNT DUE _____

PERMIT TYPE: (Check one) Structural Mechanical Electrical Plumbing Other Roof

JOB ADDRESS: 9567 Harding Ave Surfside, FL 33154						
OWNER'S NAME: _____						
OWNER'S ADDRESS: _____						
CITY: _____		PHONE# _____		FAX # _____		
FEE SIMPLE TITLE HOLDER'S NAME: _____			ADDRESS: _____			
CONTACT PERSON: Luis G. Bonilla			PHONE# _____			
EMAIL ADDRESS: aplusneonsigns@aol.com						
CONTRACTOR: Alrac Electrical Services						
MAIL ADDRESS: 2280 W 80 ST						
CITY: Hialeah		STATE FL		ZIP CODE: 33016		
PHONE # (954) 441 4648		FAX # _____		EMAIL : aplusneonsigns@aol.com		
CERT COMPETENCY: _____			STATE REGISTRATION: _____			
LOT _____	BLOCK _____	PRESENT USE: _____		PROPOSED USE: _____		
FOLIO NUMBER: _____			SUBDIVISION: _____			
NO. OF STORIES _____		OFFICES: _____	FAMILIES: _____	BEDROOMS: _____	BATHS: _____	
TYPE OF WORK:	ADD <input type="checkbox"/>	NEW <input checked="" type="checkbox"/>	ALTER <input type="checkbox"/>	REPAIR <input type="checkbox"/>	REPLACE <input type="checkbox"/>	OTHER <input type="checkbox"/>
VALUE OF WORK : (Total all Trades): _____			SQ. FT: (TOTAL) _____		LINEAR FEET _____	
DESCRIBE WORK:	Wall Sign (Channel Letter LEDS front lighting)					
ARCHITECT/ENGINEER'S NAME Alejandro Vargas						
ADDRESS: 1025 Cedar Falls Drive Weston, FL 33327						
PHONE# (954) 439 0194		FAX# _____		EMAIL cseng2001@gmail.com		
MORTGAGE LENDER NAME: N/A						

MORTGAGE LENDER'S ADDRESS:

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

Initial this Page: JP

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

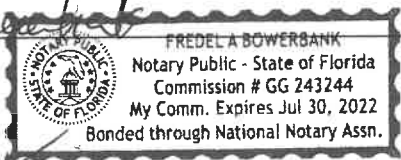
NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of the county, and there may be additional permits required from other governmental entities such as water management districts, state or federal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

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

CONTRACTOR:
(Print Name): Glenworth Walker

SIGNATURE: [Signature]
STATE OF FLORIDA
COUNTY OF Broward

Sworn to (or affirmed) and subscribed before me
this 16 day of June, 2021
by Glenworth Walker

NOTARY: [Signature]
SEAL: 

Personally known _____
OR Produced Identification _____
Type of Identification Produced _____

OWNER:
(Print Name): JUDITH LEINWAND FISHKIN

SIGNATURE: [Signature]
STATE OF FLORIDA
COUNTY OF _____

Sworn to (or affirmed) and subscribed before me
this 16th day of July, 2021
by Judith Leinwand

NOTARY: [Signature]
SEAL: 

Personally known _____
OR Produced Identification _____
Type of Identification Produced FL Dr. License

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

ACCEPTED BY _____

AUTHORIZED BY _____



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	JUDITH LEINWAND FISHKIN
PHONE / FAX	786.417.1119
AGENT'S NAME	
ADDRESS	100 BAYVIEW DRIVE SUNNY ISLES BEACH, FL 33160
PHONE / FAX	
PROPERTY ADDRESS	9567 HARDING AVENUE SURFSIDE, FL 33154
ZONING CATEGORY	
DESCRIPTION OF PROPOSED WORK	

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

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


 _____ 7.16.21
 SIGNATURE OF OWNER DATE


 _____ 7.16.21
 SIGNATURE OF AGENT DATE



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

PLANNING AND ZONING BOARD Rules and Procedures (June 2002)

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

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

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

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

Amanda Gonzalez	7.16.01
NAME OF REPRESENTATIVE	DATE



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

Project Name _____ Project Number _____

SUBMITTAL REQUIREMENTS FOR REVIEW:

- Completed "Multi-Family and Non-Residential Site Plan Application" form
- Application fee: \$ 200 made out to "Town of Surfside"
- Ownership Affidavit Letter
- 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

PLANS SHALL INCLUDE IF APPLICABLE:

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

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

Cont.



- Fence or Wall Plan (Minimum scale of 1" = 20'). Please show / provide the following:
 - Entire parcel(s) with dimensions and lot size in square feet
 - Setbacks
 - Location of existing and proposed fence(s)
 - Length, width, and height of proposed fence(s)
 - Detailed material of proposed fence (color image of proposed fence material is suggested)
 - Elevations of fence or wall

- 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.



Left Side



Right Side





Ron DeSantis, Governor



Halsey Beshears, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

ELECTRICAL CONTRACTORS LICENSING BOARD

THE ELECTRICAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

Additional Business Qualification

WALKER, GLENWORTH C

ALRAC ELECTRICAL SERVICES, INC.

3618 SW 167TH AVENUE

MIRAMAR FL 33027



LICENSE NUMBER: EC13006402

EXPIRATION DATE: AUGUST 31, 2022

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

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



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

07/16/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER LaPlante Agency 2715 State Rd 580 Clearwater, FL 33761 License #: A149680	CONTACT NAME: Zach LaPlante PHONE (A/C, No, Ext): (727)796-8566 E-MAIL ADDRESS: zach@laplanteagency.com	FAX (A/C, No): (727)791-1412	
	INSURER(S) AFFORDING COVERAGE		NAIC #
INSURED Alrac Electrical Services, Inc 3618 SW 167th Ave Miramar, FL 33027	INSURER A: AmGUARD Insurance Company		42390
	INSURER B: NorGUARD Insurance Company		31470
	INSURER C:		
	INSURER D:		
	INSURER E:		
	INSURER F:		

COVERAGES

CERTIFICATE NUMBER: 00002070-0

REVISION NUMBER: 114

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:		ALBP155695	12/17/2020	12/17/2021	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ Included GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10000		ALUM118578	01/15/2021	12/17/2021	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input checked="" type="checkbox"/> Y N/A If yes, describe under DESCRIPTION OF OPERATIONS below		ALWC124991	12/16/2020	12/16/2021	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Workers Comp: Fredel Bowerbank

CERTIFICATE HOLDER

City of Surfside
 9567 Harding Ave
 Surfside, FL 33154

CANCELLATION

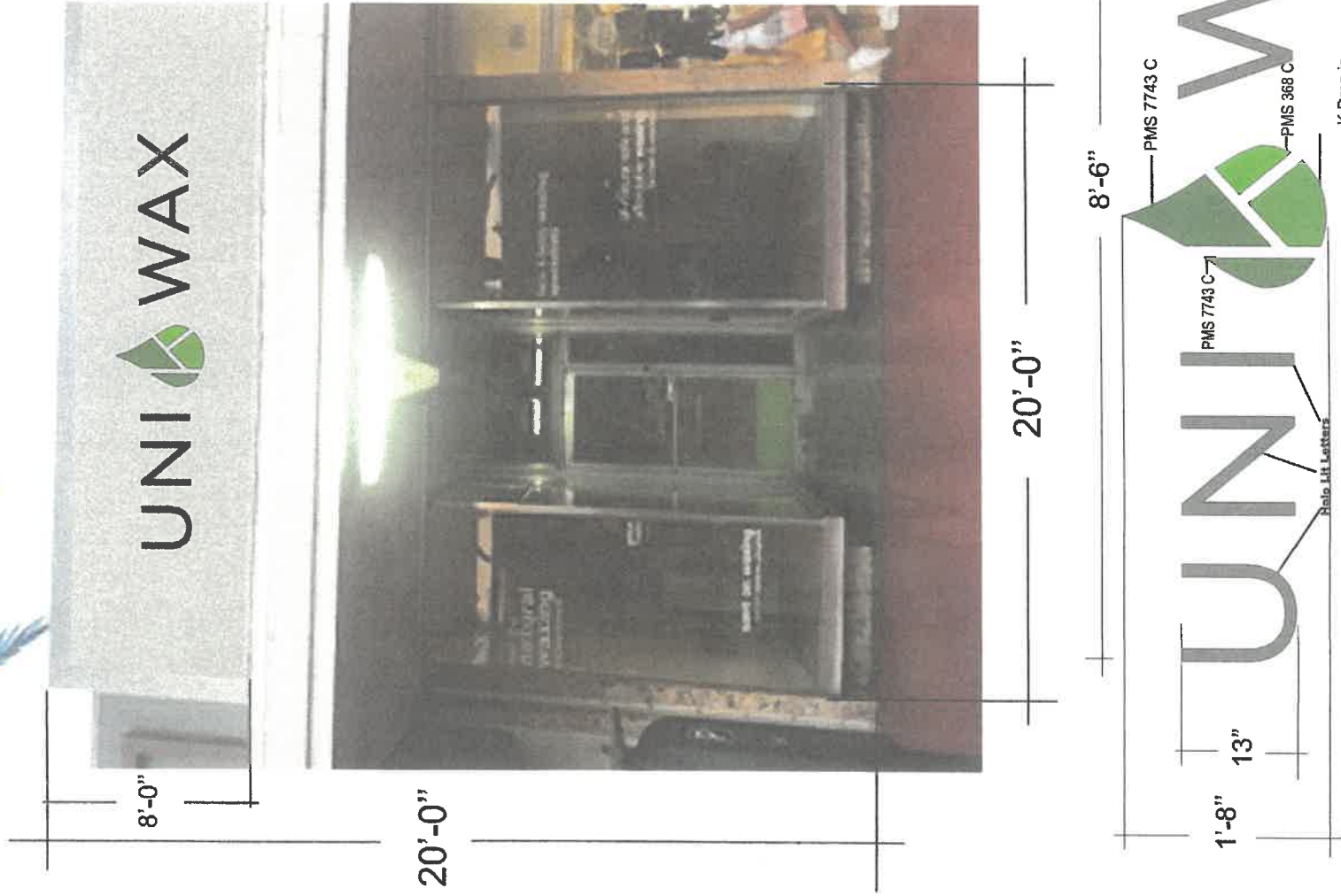
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

(ZRL)

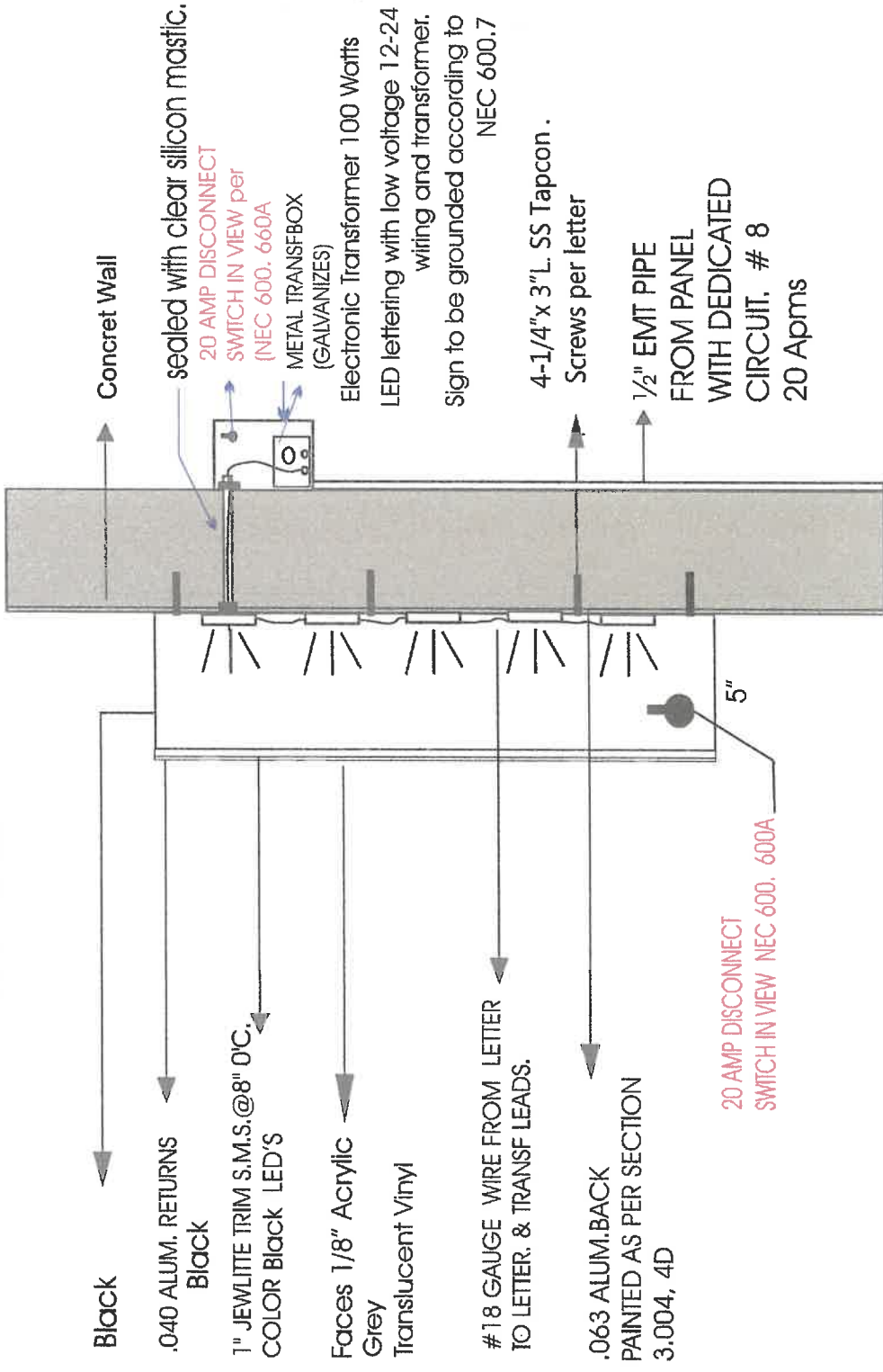
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West Elevation



Building Area 20' x 20' = 400 Sq ft of building
 Sign Area 1.66 x 8.5 = 14.11 Sq ft
 Total 14.11 Sq ft of Sign.

CHANNEL LETTERS LEDES FRONT LIGHTING



ELECTRICAL INFORMATION

ALL ELECTRICAL COMPONENTS ARE U/L LISTED
 SIGN GROUNDED ACCORDING TO NEC250

QTY.	TRANSFORMER	TYP	AMPS	TOTAL
1	TRANSFORMER	100 Watts	1.50	3.00

ONE CIRCUIT DEDICATED 110 VOLTS
 (1) 20 AMPS CIRCUIT BAKER # 8
 WITH PRIMARY (THHN, THWN)
 #12 WIRE

CODES IN EFFECT: NEC-2014 & FBC-2017, 6TH EDITION)
 SIGNS, 9 nec.-2014-Article 600.6(A)(1)
 SIGNS, (NEC.-2014-Article 600.6(A)(2)

Photocell o Timer clock
 Intermatic T-101

Job Name: Address:

UNI WAX

9567 Harding Ave, Surfside, FL 33154

Contractor:

Alrac Electrical Services

Plus Signs

2200 W.80 Street Bay #7
 Hialeah Florida 33016
 PH: 305-819-4949

Drawing By
 AG 06112021-8