



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

DECEMBER 16, 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 – October 28, 2021**
- 4. Applications:**
 - A. 9000 Abbott Avenue – New Two-Story Residence**
 - B. 9045 Hawthorne Avenue - New Two-Story Residence**
 - C. 9248 Emerson Avenue - New Two-Story Residence**
 - D. 9565 Carlyle Avenue - New Two-Story Residence**
 - E. 9157 Froude Avenue – Garage Conversion**
 - F. 1420 Biscaya Drive – New Two-Story Residence**
 - G. 9049 Abbott Avenue – Remodeling & New Addition**
 - H. 9281 Byron Avenue – Remodeling & Addition**
 - I. 8811 Dickens Avenue – Remodeling of Residence**
 - J. 8934 Froude Avenue - Addition**
 - K. 8866 Carlyle Avenue – Garage Conversion**

5. **Draft Proposed Zoning Code**
 6. **Next Meeting Date: January 27, 2022**
 7. **Discussion Items:**
 - A. **Pools**
 - B. **Future Agenda Items**
 8. **Adjournment.**
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THIS MEETING IS OPEN TO THE PUBLIC. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS THAT ARE DISABLED; WHO NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING BECAUSE OF THAT DISABILITY SHOULD CONTACT THE OFFICE OF THE TOWN CLERK AT 305-861-4863 EXT. 226 NO LATER THAN FOUR DAYS PRIOR TO SUCH PROCEEDING.

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

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

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
PLANNING & ZONING BOARD
MINUTES**

OCTOBER 28, 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, Member James Macken ie, Board Member Ruben Bravo, Alternate Board Member Horace Henderson, and Alternate Board Member Carolyn Baumel.

Absent: Mayor Charles W. Burkett

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

2. Town Commission Liaison Report – Mayor Charles Burkett

No Liaison report was provided due to Mayor Burkett being absent.

3. Approval of Minutes – September 30, 2021 and October 14, 2021

A motion was made by Vice Chair Landsman to approve the September 30, 2021 Planning and Zoning Board Meeting Minutes and the October 14, 2021, Planning and Zoning Board Zoning Code Workshop Meeting Minutes, seconded by Board Member MacKen ie. The motion carried with a 5-0.

4. Applications:

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

Town Attorney Recio polled the Board Members.

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

Deputy Town Clerk Herbello confirmed notice requirements.

Deputy Town Clerk Herbello swore in all applicants.

A. 716 88th Street – New Two-Story Residence

Town Planner Keller provided a summary of the application.

Background: This application is a request to demolish an existing 2-story single-family residence and construct a new 2-story single family residence. The parcel is located in the H30A Zoning District at 716 88th Street. The average lot depth is 201 feet with a width of 75 feet. The site plan indicates the lot size is 15,149 square feet (SF). The proposed floor space totals 5,790 SF.

The setback requirements for the H30A Zoning District are 20-foot front, 7 feet 5-inch side and 50-foot rear. The Applicant is proposing a 20-foot 5-inch front setback with a setback on the rear lot of 52 feet 9 inches and a 7-foot 6-inch side setback.

Total lot pervious area is 5,318 SF or 35.10% where 35% is required. The front yard setback pervious area is proposed at 80.86% where 50% is required. The rear yard setback pervious area is 44.02% where 40% is required. The second floor under deck is proposed at 4,734 SF which is 31.24% where 32% is the maximum.

A pitched roof is proposed at 29 feet 3 inches where 30-feet is the height requirement. A 14 Foot concrete driveway with 4-inch-wide grass joints is proposed for the driveway. The site plan does not specify what percentage of landscaping will be Florida Friendly. Table 1 on page 2 provides information on site characteristics and zoning requirements.

A variety of architectural enhancements are proposed, including a 5-foot stone masonry wall surrounding the property. Architectural items include stone cladding, wood brise soleil, gunmetal finish glazing frame and alucobond cladding. The front elevation includes a 5-foot wall, concrete driveway with grass, trees, windows and terraces. Detailed drawings were provided by the Applicant with limited information on the pool.

Applicant Package: A package of drawings, landscape plan and an application was submitted by the Applicant with a recent survey dated August 2021.

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

Pool deck meets the rear setback requirements in addition to landscape/pervious area.

Accessory structure need to comply with setback requirement of 50 Feet. Maximum height is limited to 12 feet.

Tree removal permit is provided prior to the removal of existing site trees.
Preservation of canopy trees is encouraged.

Provide calculations to show landscaping meets 20 Florida Friendly landscape requirements.

Kobe Karp, representing the applicant, provided a presentation of the site plans and the project.

Chair Frankel asked if it is a flat roof and will they will meet the 30 and addressed the comments and recommendations from Town Planner Keller.

The following individual from the public spoke:

George Kousoulas spoke regarding the project and stated that the issue with this is that the code is a bit sloppy as it refers to buildings and accessories. He spoke regarding the code with the 50-foot setback refers to the buildings.

Jeff Rose spoke regarding cabana and accessories and provided several properties in Surfside that have these accessory structures.

Chair Frankel asked how far back it is set back.

George Kousoulas stated it is 15 feet.

Board Member Henderson asked regarding the bathroom.

Mr. Kousoulas addressed the question regarding the bathroom and stated that they are open.

Town Planner Keller spoke regarding what the code mentions regarding encroachment and the stairs be moved back 10 feet away from the seawall. He stated that it is common the way it is built and discussed the zoning in progress.

Mr. Karp stated that they accept the recommendations regarding the staircase.

Building Official McGuinness stated that for any of the approval, that the pool will be on a separate permit. He stated that the garage and all enclosed areas under 10 feet have the proper area of relief. He stated that the outdoor kitchen and the plumbing and electrical should be separated and GFI as well as raised and meet electrical and plumbing code.

Mr. Karp accepts all recommendations mentioned.

Chair Frankel asked for Town Attorney Recio's opinion as it pertains to the encroachment.

Town Attorney Recio read the zoning in progress section and explained how it pertains to a building. He stated that what they have done in the past is the Board can approve it with conditions if the code clarifies that section.

Board Member Henderson clarified what Town Attorney Recio mentioned as it pertains to if the code does not change the bathroom cannot be there.

Vice Chair Landsman asked if the Commission has any appreciation as it pertains to a building and a non-building.

Town Attorney Recio stated that the Commission is aware of that and will be addressing that.

Board Member MacKenzie asked regarding the cabana and pool bathroom and asked if they are redoing the seawall as well as if they will be raising the pool to 10 feet. He stated that he is not in favor of cabanas being so close to the seawall but also mentioned that there may be an option of approval subject to certain recommendations.

Mr. Karp stated that they will be redoing the seawall and stated that they will raise the pool to comply. He stated that he agrees with all recommendations provided.

Vice Chair Landsman asked regarding the pool equipment on the roof.

Further discussion took place among Mr. Karp and the Board Members regarding the seawall, cabana, bathrooms, pool and air conditioning equipment.

Board Member Mackenzie also stated that in the past they have not approved stairs in the setback and suggested the owner to figure a way to push them in. He asked regarding location of the pool equipment. He stated that there is a lack of articulation on the facade.

Mr. Karp stated that they will look at placing it next to the air conditioning equipment. They will also do an access point to get to the equipment and the pool equipment behind the bathroom or on the roof with an access hatch. He also addressed the comments made regarding the exterior wall materials and elevation.

Board Member Henderson stated that he is concerned with the facade of that wall and discussed the seawall and lifts. He asked if the previous area is within the percentage it needs to be in.

Town Planner Keller stated that visually it looks like it is and wants the applicant to verify it.

Mr. Karp stated that they confirm they do meet the previous percentage.

Board Member Bravo stated that he likes the fact that they have different components of the facade. He stated it is not so different than some they have approved. He does agree on the length of the wall. He suggests working on the length of the wall. He spoke regarding the pool and the cabana and keep that portion on hold while they build the rest of the house until they can determine if it can be approved. He asked regarding the roof.

Town Planner Keller stated that they need to clarify that it is a flat roof and they comply with the code.

Mr. Karp stated that they do comply with the height and confirms that it is a flat roof.

Board Member MacKenzie asked regarding the fence.

Mr. Karp stated that the fence is in the front and is open and you can see through it.

Chair Frankel asked to see the fence and gate image as to what it will look like. She asked regarding hedges.

Mr. Karp addressed the comments and questions made by the Board regarding the hedges, gate and fence.

David Forbes, owner, addressed the comments made regarding notification to the neighbors and he stated that they have shown everything they are doing to the house.

Board Member Baumel commented on the front doors and Mr. Karp's design and congratulated them on a great job done.

Chair Frankel stated that the stairs have to be moved in, advised taking out the cabana discussion at this moment although she does not have an issue with an accessory structure 20 feet from the seawall and cannot approve it at this moment. She appreciates the landscape architecture and materials used on the facade. She stated that the gates have become a contentious issue. She stated that they can set the gate closer to the garage where it is less visible from the street.

Town Planner Keller suggested coming back at a later time for the fence and gate.

After a lengthy discussion among the Board Members and Mr. Karp regarding the massing, facade as well as the particulars of the application, the following motion was made.

A motion was made by Vice Chair Landsman to approve the item with staff recommendations and conditions clarification of the roof height, stairs be removed from the setback, stairs must be moved back 10 feet from the seawall, clarification on pervious area and rear yard, driveway needs to be clarified, removing the cabana, pool, gate and fence at this time, flood vents for all enclosed areas and they will come back for the other additional aspects of the design when ready, seconded by Board Member Bravo. The motion carried with a 3-2 vote with Board Member Macken ie and Board Member Henderson voting in opposition.

B. 1420 Biscaya Drive – New Two-Story Residence

Town Planner Keller provided a summary of the application.

Background: This application is a request to construct a new 2-story single family residence. The vacant parcel is located in the H30A Zoning District at 1420 Biscaya Drive. The average lot depth is 202 feet with a width of 92 feet. The Applicant indicates the lot size is 18,400 square feet (SF). The proposed airconditioned floor space totals 7,548 SF. Non-airconditioned space increases the total to 10,897 SF. 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, 9.2 feet side and 50 feet rear (per Zoning in Progress). The Applicant is proposing a front yard setback of 25 feet 4 inches, side setbacks of 9 feet 3 or 5 inches and a rear main building setback of 50 feet. Several encroachments are located in the side setbacks and the rear setback. The Applicant's proposal regarding average setbacks is reasonable. The second floor under ac and covered porches is proposed at 4,394 SF which is 23.9 % 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 A/C area is 4,394 SF which is 74.3 %. Lots greater than 112.5 feet are also required to have the front and rear yards combined equal 36 % or more. The 25.33-foot front yard and 50-foot rear yard when added together and divided by the 202-foot lot depth is 37.3 % although encroachments in the front and rear yards exist. A flat 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, doors, iron railings, front yard wall water feature and a large number of windows. Air conditioners are located adjacent to the side yard setback area.

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 site plan be approved subject to the following comments:

The landscape plan is not based on the Town's landscape requirements.

Information needs to be submitted to verify the proposed plan provides 50 landscape/pervious area in the front yard setback area, 40 in the rear yard setback area and 35 on the total lot area.

Provide calculations and worksheets indicating the size of covered terraces on the first and second floors and front and rear entry area.

Verify the roof top slab elevation does not exceed more than 30 feet from the road crown elevation.

The planters need to be removed from the side yard setback.

The side yard setback is 10% of the lot width, not 5 feet. All encroachments such as, equipment pads, A/C equipment, stairs and overhangs need to be removed from the setback. For a flat roof, a 6-inch projection is allowed.

The cabana bath, BBQ/sinks, bar and roof are located in the 50-foot rear yard setback.

The FEMA Base Flood Elevation is 8.0 feet NGVD. plus 2 feet (10.0 feet).

The 4-foot-high wall and Aluminum fence and gates on the front property line require design approval by the Planning and Zoning Board.

Jose Silva, representing applicant, provided an overview and presentation of the application and project.

Roberto Rigüero, representing applicant, provided an overview and presentation of the application and project.

Board Member MacKenzie asked if they would have a gable roof if the 30 feet would be from where.

Town Attorney Recio stated it would be from the truces. He also advised the applicant that they cannot have 32 feet for the roof. He clarified the measurements as it pertains to flat roofs and gable roofs.

Board Member MacKenzie continued discussion regarding the roof, high ceiling options and setbacks.

Mr. Riguero discussed the roof and what the client desires is having a flat room.

The following individuals from the public spoke:
Robert Hill, neighbor, he stated that the home is large and too close.
Darryl Wall, neighbor, likes the home and stated that the neighbors are stranded in Paris for 2 years due to COVID.

Town Planner Keller stated that the house is at 9 feet 2 inches from the neighbors.

Mr. Silva stated that they will be redoing the seawall as well.

Building Official McGuinness stated that the home is to be built 10 feet above flood plain and gave his recommendations.

Chair Frankel stated that she is not a fan of fences and gates but has never seen such a nice one like this one and it was an architectural feature of the home.

Board Member Henderson stated that the gate is on the property line and has 2 gates.

Chair Frankel stated that they did approve one that was 3 feet previously or having it set back further from the setback.

Board Member Henderson stated that they have been consistent approving them further back in the property line.

Mr. Silva stated that if they move it back it will be hard to get out of the garage and move around to move out and he will consider lowering it to 3 feet.

Chair Frankel stated that 20 feet to her is the correct accessory setback for a cabana and would allow the condition if the zoning code changes to allow approval at a future date without coming back if the code changes.

Town Attorney Recio clarified that it is the bathroom section not the BBQ.

Mr. Silva asked regarding if a rooftop terrace would be allowed.

Town Attorney Recio stated that it has been discussed and they stated that they will not allow rooftop terraces.

Board Member Henderson asked regarding rooftop equipment.

Mr. Silva stated that there is nothing on the roof.

Vice Chair Landsman agrees that this design on the sides of the homes brings articulation and it is beautiful. He spoke regarding the design criteria.

Board Member MacKenzie stated that there is a lot to be said how neighbors can coexist with this house and there is a beautiful courtyard.

Discussion took place among the Board Members, applicant and Town Planner regarding the elements of the project, the cabana and recommendations.

Mr. Silva asked if they can approve the fence and gate if they do it 3 feet.

A motion was made by Board Member Bravo to approve the item with staff recommendations and additional conditions provided by the Town Planner, seconded by Board Member MacKenzie. The motion carried with a 5-0 vote.

C. 1452 Biscaya Drive – New Two-Story Residence

Town Planner Keller provided a summary of the application.

Background: This application is a request to construct a new 2-story single family residence. The vacant parcel is located in the H30A Zoning District at 1452 Biscaya Drive. The average lot depth is 200 feet with a width of 92.5 feet. The Applicant indicates the lot size is 18,287 square feet (SF). The proposed air-conditioned floor space totals 10,070 SF. The garage is 676 SF. 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, 10 feet adjacent to the waterway connecting to Point Lake, 9.25 feet side and 50 feet rear (per Zoning in Progress). The Applicant is proposing a front yard setback of 20 feet, 25 Feet to the Waterway to Point Lake, side setbacks of 9.25 feet, and a rear main building setback of 52 feet. An encroachment is located in the front setback. The Applicant's proposal regarding average setbacks is reasonable. The second floor under ac and covered porches need additional information. The 20-foot front yard and 52-foot rear yard when added together and divided by the 200-foot lot depth is 36.0 although an encroachment is located in the front yard. A flat 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, ribbed concrete, wooden slat panel on garage front and at locations around the building, glass railings, front entry water feature and bronze mullion windows and doors. Mechanical equipment and generator are centered on the roof which is accessed from stairs located on the second floor.

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: The site plan package is generally consistent with the Town's Zoning in Progress. It is recommended the site plan be approved subject to the following comments:

Design features of the front of the building extend 3 feet into the front setback area where a 6-inch encroachment is allowed.

Provide calculations and worksheets clarifying the size of uncovered steps and exterior balconies; covered and uncovered terraces, patios, breezeways or porches on the first and second floors and front and rear entry area; and, that all exemptions do not exceed 15% of the total footprint of all principal and accessory building and structures.

Roof top mechanical is not currently included in the Zoning in Progress. Clarify the height of the roof and any extensions above which are limited to 3 feet with a 30-foot roof height.

The driveway and entry walk total 44 lineal feet. Town Code allows 18 feet for driveway connection to garage. Recommend the driveway and walk be reduced in width.

The 4-foot-high wall and aluminum fence and gates on the front property line require design approval by the Planning and Zoning Board.

Reinaldo Borges, representing the applicant, provided a presentation of the project.

Chair Frankel asked if they can approve the rooftop mechanicals if the zoning code allows it.

Town Attorney Recio stated that they can approve it conditionally if the zoning code allows it if not it will have to be placed on the ground.

Chair Frankel asked regarding the eaves of the sloped roof.

Town Attorney Recio stated what the zoning in progress says as it pertains to sloped roofs and it would be 24 inches and this could be applied here.

The following individual from the public spoke:

George Kousoulas spoke regarding the encroachment issue and the zoning in progress.

Building Official McGuinness provided his recommendations.

Board Member Henderson asked on A-0010 shows the lot and spoke regarding the vacant lot and if they are together.

Mr. Borges stated there is a unity of title on the lots.

Mr. Kousoulas spoke regarding the lot and how it is recorded.

Discussion took place among the Board Members and staff regarding the location of the equipment.

Town Planner Keller suggested a conditional approval.

Board Member MacKenzie spoke regarding the equipment on the ground and on the roof and what types of equipment they are. He also asked regarding the pitched roof.

Mr. Borges answered the comments made by Board Member MacKenzie.

After a lengthy discussion regarding the recommendations, the specifics of this project, and some inconsistencies of the plans that were physically submitted compared to the PowerPoint presentation, the following motion was made.

Town Planner Keller provided his recommendations and conditions for approval.

A motion was made by Board Member MacKenzie to approve the item with staff recommendations and conditions, seconded by Board Member Bravo. The motion carried with a 5-0 vote.

D. 9437 Harding Avenue – Sign and Awning Fabric

Town Planner Keller provided a summary of the application.

Background: The subject property is located at 9435 & 9437 Harding Avenue in the SD-B40 Zoning District. The Applicant is requesting to install one (1) permanent wall sign and replace existing canopies for TMobile.

The proposed wall sign is face lit channel letter, with a sign area of 32.8 SF. Two proposed canopies will replace existing canopies, and be placed across the store frontage (33'-8"). The proposed canopies will be black and flame retardant. The proposed canopies will utilize the existing frame (7'-0" X 16'-2").

Governing Codes:

Current Municode:

Sec 90-73.a(3)(1-3) Provides a wall sign of 1 square foot (SF) for each 1 foot of frontage. In the Business District for stores with less than 25 feet of frontage, a 25 SF sign is allowed. This store has 33 feet of frontage. The maximum size of any one sign is 45 SF. The Code has further restrictions including requiring a 1/4 inch to 2-inch offset from the wall to allow rainwater to drain and limits illumination to white LEDs. All signage to be lit with white illumination from dusk to dawn.

Current Municode:

Sec 90-49.2.a(2) Awnings and canopies shall remain consistent with architectural details and proportions harmonious with the overall building design and historic context.

Sec. 90-49.2.a(4) - After 25 feet in length, an awning or canopy shall have either a break of a minimum of six inches or articulation of the awning or canopy. The proposed canopies are each 16'-2" in width, the plans do not provide a measurement between the two canopies.

Sec. 90-49.2.a(9)- Awnings shall project a minimum of three feet and a maximum six feet over the sidewalk, not to exceed the width of the sidewalk. The proposed canopy exceeds the maximum six feet and proposes seven feet but does not exceed the width of the sidewalk and is replacing like for like.

Applicant Package: A building permit for the sign and awnings were submitted by the Applicant.

Staff Recommendation: Approval subject to the sign packet stating a minimum six-inch break or articulation of the awning or canopy will be maintained. The plan submitted with the building permit does not provide the measurement of the break.

The Planning and Zoning Board needs to give design approval for the wall sign and canopies.

Andy Ocendo, representing the applicant provided an explanation of the project.

Vice Chair Landsman asked why black in color.

Mr. Ocendo stated it is the TMobile color scheme.

Board Member MacKenzie asked if the sign is boxed.

Mr. Ocendo stated that they are individual letters just the way it currently is.

Board Member Bravo spoke regarding the existing sign and the new one and the awning being black.

Marianne Meisheid, DVAC Chair, stated that they do not have a color scheme for awnings at this time.

A motion was made by Vice Chair Landsman to approve the item with staff recommendations and conditions, seconded by Board Member Bravo. The motion carried with a 5-0 vote.

E. 9588 Harding Avenue – Reverse Channel Letters-Sign

Town Planner Keller provided a summary of the application.

Background: The subject property is located at 9588 Harding Avenue and within the SD-B40 Zoning District. The applicant is requesting to remove the existing wall sign and replace it with another permanent wall sign.

The proposed wall sign is an illuminated reverse channel letter and will be painted black. The proposed sign area is 20.3 SF and will be placed across the existing store frontage (24'). The proposed sign meets zoning requirements.

Governing Codes:

Current Municode:

Sec 90-73.a(3)(1-3) Provides a wall sign of 1 square foot (SF) for each 1 foot of frontage. Stores with less than 25 feet of frontage are allowed a 25 SF sign. This store has 24 feet of frontage. The maximum size of any one sign is 45 SF. The Code has further restrictions including requiring a 1/2-inch to 2-inch offset from the wall to allow rainwater to drain and limits illumination to white LEDs. All signage to be lit with white illumination from dusk to dawn.

Applicant Package: A building permit for the sign was submitted by the applicant.

Staff Recommendation: Approval of the submitted sign packet. The Planning and Zoning Board needs to give design approval for the proposed wall sign.

Mary Brewster, representing applicant was present to address any questions.

No discussion took place among the Board.

A motion was made by Vice Chair Landsman to approve the item with staff recommendations and conditions, seconded by Board Member Henderson. The motion carried with a 5-0 vote.

F. 601 88th Street – Double Wood Fence and Gate

Town Planner Keller provided a summary of the application.

Background: This Applicant is requesting approval for a fence and two gates off 88th Street. This corner lot is located in the H30B Zoning District with 6,860 square feet of lot area with a width of 61.25 feet. In addition to this Memorandum, an Agenda Packet was submitted by the Applicant. The Applicant's property photo is more current than the Google Street View and is included in the Applicant's submittal.

The Applicant constructed a wood fence approximately 5 feet 8 inches high to screen a boat and trailer. The existing fence connects to the side of the residence and continues to a large existing hedge approximately 4 feet off the 88th Street property line. The hedge continues along the south property line to the corner and continues north along Carlyle Avenue. The wood fence has two manual swing gates which allow the Applicant to remove his boat and trailer from the property. The fence is perpendicular to 88th Street.

Governing Codes: The March 2021 Zoning in Progress requirements for fences and walls are detailed in the following Zoning Code sections:

Current Municode: 90-56.2 & 3 Allows fence or ornamental walls in the front yard or primary corner yard if granted design review approval by the

Planning and Zoning Board. Further limits height for a lot wider than 50 feet a 4-foot height plus 1/2 foot for each 10 feet exceeding 50 feet.

Current Municode 90-56.5 – 11 Modification of secondary frontage fence and ornamental wall regulations.

(1) A fence or ornamental wall that has a maximum opacity of 100 percent and a maximum height of six feet, as measured from grade, may project into or enclose the street side yard of a corner lot, provided:

- a. The fence or wall is not placed in front of the front facade of the primary residential structure and extends beyond the plane of the front facade on only one side of the primary residential structure;
- b. The fence or wall is setback three feet from any property line;
- c. Shrubs shall be installed at the time the fence or wall is installed; and
- d. The shrubs shall be planted a minimum of 36 inches in height, shall be placed a maximum of 24 inches on center and shall cover the exterior of the fence or wall within one year after the final inspection of the fence.

90-56.6 When being installed as a safety feature for a swimming pool in a front or primary corner yard, a fence or ornamental wall shall be permitted at a maximum of four feet in height. The applicant shall demonstrate evidence relative to this hardship.

90-56.7 Reserved.

90-56.8 In order to prevent water ponding at the base of ornamental walls, the installation of weep holes or other similar drainage features shall be required. The number and spacing shall be determined per lot per review.

90-56.9 Hedges shall be no more than four feet in height in the front yard and side corner yards and ten feet in height in the rear and interior side yards, except as required by section 90-56.5(1). Hedges may be higher if granted approval by the design review board, on a case-by-case basis.

90-56.10 Under no circumstances is any fence, wall or hedge to be located on a corner lot in such a way as to conflict with the requirements of section 90-52 (Required clearances) or fire codes, including concealment of fire hydrants.

90-56.11 No fence, wall or hedge may be placed within the public right-of-way except that landscaped islands surrounded by circular driveways on lots no more than 115 feet in width shall be permitted, provided that it is understood

by the property owner that the town does not waive its right to demand removal without notice as deemed necessary within the town's discretion and the town shall not be liable for any damages arising from such removal. Property owner shall install or plant such materials at own risk. All improvements, other than groundcovers, as defined in the landscape section, shall be placed on private property.

90-56.12 Fences and walls shall be constructed so that the finished side shall face out or away from the property upon which it is constructed, and all support posts and the unfinished side shall be on the inside facing the property upon which said fence or wall is constructed. All masonry fences or walls shall be constructed so as to have a finished surface, including concrete block walls which shall have a plastered finish on all sides above ground level. In the event that a wood fence is constructed against a significant obstacle on the adjoining property, such as a hedge or another fence, that line of fence against the obstacle may be constructed with posts on the outside of the fence provided that the horizontal rails are at least 50 percent covered by boards on the side facing away from the property on which the fence is constructed.

Current Municode: 90-65 – Boat Parking

(b) No boat, or boat trailer shall be parked within the required interior side setback and/or required rear setback, or project or encroach on any public right-of-way.

(c) A boat trailer and personal watercraft may be parked in the front, side, or rear yards. If parked in the side or rear yard, the boat trailer and personal watercraft shall not be visible to the neighboring property. A fence, wall or hedge, consistent with the Code, shall be installed in order to limit visibility to the maximum extent possible.

(d) When parked or stored in the front or secondary frontage yard the place of parking shall be parallel with and immediately adjacent to or on the driveway and shall be at least five feet from the interior side or rear property line.

(e) The parking, storage or keeping of any boat or boat trailer shall not obstruct driveways or impede the ability of the abutting property owner to maintain the right-of-way clearance. The parking, storage or keeping of any boat or boat trailer shall not cause other vehicles to be parked in rights-of-way so as to create a hazard. The parking or storage of a boat or boat trailer shall not be in conflict with the provisions of 90-52.

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

Staff Recommendation: Staff supports approval of this Fence/Gate request since it screens the boat and trailer and is generally consistent with Sec 90-56.5-11 and Sec 90-65. provided the Planning and Zoning Board issues design approval.

Chair Frankel asked if the front of the house is still visible from the street.

Town Planner Keller stated that it is still visible.

Conrado Cabrera, applicant explained the application to the Board.

Vice Chair Landsman asked if this is a new or existent fence.

Mr. Cabrera stated that it is a new fence.

Chair Frankel stated that she does not have an issue with this application.

Board Member Bravo asked if they have to go through these types of applications.

Town Planner Keller stated that the way the code is written, if there is a fence on the front or side yard it does come before this Board. He stated that this applicant was cited by Code Enforcement and that is why he is before the Board.

A motion was made by Vice Chair Landsman to approve the item with staff recommendations and conditions, seconded by Board Member MacKenzie. The motion carried with a 5-0 vote.

5. **Ordinance to Amend Side Setback in H120 District** Tony Recio, Town Attorney

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING SECTION 90-47, "YARDS GENERALLY, ALLOWABLE PROJECTIONS" AND SECTION 90-48 "MODIFICATION OF SIDE AND REAR YARD REGULATIONS" TO PROVIDE ALTERNATIVE SIDE SETBACK REQUIREMENTS IN THE H120 DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Deputy Town Clerk Herbello read the title of the ordinance into the record.

Town Attorney Recio provided an overview and explanation of the item and the setback requirements.

Board Member Henderson asked for clarification and if this is suggesting that the developer will have 3 choices.

Town Attorney Recio stated that the wedding cake design is applicable across the board and also explained the other choices available.

Vice Chair Landsman asked if there is a developer that requested this.

George Kousoulas stated no.

Chair Frankel stated that the people in Town are the ones that are requesting information on this.

Board Member MacKenzie asked what the objective is.

Town Attorney Recio explained the process of ordinances and if the Board would make a recommendation then it would go back to the Commission.

Board Member MacKenzie stated that if this passed on first reading something must have taken place and is not in agreement that this Board is the last to be asked.

Board Member Baumel stated that this is very important.

The following individual from the public spoke:

George Kousoulas addressed the comment made by Board Member MacKenzie and explained how this item came about.

Jeff Rose stated that this was brought forth by Vice Mayor Paul due to the collapse of the Champlain Tower South. He stated that one day the Regent Palace will go down and be redeveloped and stated that a wedding cake would produce more of a setback and he supports this ordinance.

Mariane Meisheid stated that this allows more insight for the architects and better than the wedding cake design.

Christopher Machado, attorney representing victims of the Champlain Tower South collapse, stated that the interest is to maximize the value for the victims of the Champlain Tower South collapse and their own concern is the amount of projection of the balcony. He requested an exception for the building that would go on the Champlain Tower South site.

Further discussion took place among the Board Members and Mr. Kousoulas regarding the specifics of the ordinance as well as setbacks and balconies.

Board Member Henderson does believe this feels a bit rushed. He cannot see any developer consider the text amendment.

Chair Frankel spoke regarding the wedding cake design and allowing the possibility of something else and allowing the architect other possibilities makes sense.

Board Member Henderson stated that they need to think about what happens if you are in an older building beside the new one and you looking at the same issues with single family homes.

Town Attorney Recio explained the concern Vice Mayor Paul had regarding the balconies.

Board Member MacKenzie agrees with Board Member Henderson. He stated that he would like more time to digest this ordinance.

Chair Frankel stated that they do not have an ability to make a recommendation at this time.

Vice Chair Landsman stated that they can decide not to make a recommendation at this point.

Town Attorney Recio explained their options.

Town Planner Keller explained that they can tweak it later but to get it started.

Town Attorney Recio reiterated what the motion on the table is.

A motion was made by Vice Chair Landsman to recommend to the Town Commission to approve the previous text amendment version for the Town Commission to adopt the ordinance on second reading at the next Commission Meeting, seconded by Board Member Bravo. The motion carried with a 5-0 vote.

6. Draft Proposed Zoning Code

7. Next Meeting Date: December 16, 2021

Consensus was reached to hold the next meeting on December 16, 2021.

8. Discussion Items:

A. Pools

Deferred to next meeting



Memorandum

To: Planning and Zoning Board
Thru: Andrew Hyatt, Town Manager
Thru: Walter Keller, PE, AICP, Town Consultant Planner
Marlin Engineering, Inc.
From: Christina Fermin, AICP, LEED Green Association
Marlin Engineering, Inc.
CC: Jason Greene, Assistant Town Manager
Lillian Arango, Town Attorney
James McGuinness, Town Building Official
Date December 6, 2021
RE: 9000 Abbott Avenue – New 2 Story Single Family Residence

Background: This application is a request to demolish an existing 1-story single-family residence and construct a new 2-story single-family residence with concrete driveway including grass inlay in the front; covered terrace (284 SF), open trellis (80 SF) and pool with a deck (322 SF) in the rear, there is no information provided on the deck at this time. The parcel is located in the H30B Zoning District at 9000 Abbott Avenue and is a corner lot. The average lot depth is 112.5 feet with a width of 55.08 feet. The site plan indicates the lot size is 6,037 square feet (SF). The proposed air-conditioned floor space totals 2,119 SF.

The setback requirements for the H30B Zoning District are 20-foot front, 10-foot secondary front, 5.5-foot side and 20-foot rear. The applicant is proposing a 20-foot front yard setback with a 20-foot rear yard setback, a 5.5-foot interior side setback and a 10-foot secondary front setback. Total lot pervious area is proposed at 2,286 SF or 38% where 35% is required. The front yard setback pervious area is proposed at 59.8% where 50% is required. The rear yard setback pervious area is 70.8% where 40% is required. The second floor under a/c is proposed at 1,689 SF or 77% of the first floor where 80% is the maximum. A pitched roof is proposed at the 30-foot maximum height allowed. Table 1 on page 3 provides information on site characteristics and zoning requirements.

A variety of architectural enhancements are proposed. These items include a black metal garage door, black impact doors and windows, black aluminum railings, black metal drip and fascia, board formed architectural concrete, white ash finished front door, raised smooth stucco band painted in charcoal gray at the base of the building, and the building is painted with smooth stucco white paint. The plans also include a concrete driveway and walkway with grass in between. A cement roof tile in the color 'Dove Gray' is proposed. Detailed drawings were provided by the applicant with limited information on the pool.

The applicant is proposing three street trees where 6 street trees are required (Palm Trees are counted 3:1). The applicant is proposing less than 2 trees and a total of 35 shrubs for the lot, where 6 trees and 35



Town of Surfside, Florida Development Review

shrubs are required for single-family homes on corner lots. A total of 100% of the trees on site are palm trees, where 40% is the allowed maximum. The site plan shows two species of palm trees proposed, where there must be a total of 5 different tree species, of which a minimum of 30% must be shade trees that meet the requirements of the code. A total of 20% of all landscaping is proposed to be Florida-Friendly where the zoning in progress requires 40%. Figure 1 is an aerial view of the existing property.

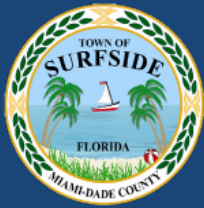
Miami-Dade Property Appraiser

Property Address: 9000 ABBOTT AVE, Surfside, FL 33154-3236



Date Printed: 11/29/2021

Figure 1: Aerial View of 9000 Abbot Avenue



Town of Surfside, Florida Development Review

Table 1 – Site Characteristics and Zoning Requirements

Address	9000 Abbott Avenue	
General Location	Central Northeast Area of Town	
Property Size	6,037 SF (112.5 Feet x 53.67 Feet)	
Zoning District	H30B	
Lowest Floor Elevation	Base Flood Elevation 10' NGVD (8.00 + 2.00)	
Lot Coverage	Required	Proposed
Total Lot	40% Max. (6,037 SF)	40% (2,415 SF)
Exempt Accessory Uses	15% or Less	13% (284 SF)
2 nd Story Lot Coverage	32% of the Lot or 80% of First Floor	32% (1,931 SF under ac) 77% (1,689 SF under ac)
Pervious Area Total Lot	35% w/40% FL Friendly	37.87% (2,286 SF)
Pervious Area Front Yd	50% w/40% FL Friendly	59.8% (569 SF)
Pervious Area Rear Yd	40% w/40% FL Friendly	70.8% (779 SF)
Height – Flat Roof	30 Ft: Avg Datum/Crown-High Pt.	N/A
Height – Pitched Roof	30 Ft: Avg Datum/Crown-Tie Beam.	30 Feet
Modification of Height	1% of Height to 3 Ft Max	N/A
Roof Decks	Prohibited	N/A
Trellis/Pergola Structure	12 Feet Max. Height	12 Feet
Setbacks		
Primary Frontage	20 Feet Min.	20 Feet
Secondary Corner	10 Feet Min.	10 Feet
Interior Side < or = 50 Ft	5 Feet Min.	N/A
Interior Side > 50 Ft	10% Frontage Width	5 Feet 6 Inches
Rear	20 Feet Min.	20 Feet
Pt. Lake & Adj. Canals	25 Feet Min	N/A
Biscayne Bay	50 Feet Min	N/A
Encroachments		
Eaves – Sloped Roofs	24 Inches Max	24 Inches
Accessory Buildings		
Maximum Height	12 Feet Max	N/A
Max. Aggregated Area	500 SF Max.	N/A
Pools & Decks		322 SF
Primary Front and Secondary Corner	10 Feet Min 10 Feet Min	N/A N/A
Uncovered Patio	Rear & Side – 5 Feet Front & Corner -10 Feet	8.5 feet 10 feet

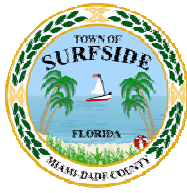


Town of Surfside, Florida Development Review

Applicant Package: A package of drawings and the application was submitted by the Applicant with a recent survey dated 11/12/2021.

Staff Recommendation: The site plan package is consistent with the Zoning in Progress. It is recommended the application be approved subject to the following comments:

- Clarify the height of the residence. One dimension has 30 feet 2 inches and another 30 feet. Maximum height per Zoning in Progress is 30 feet.
- Per the **Zoning in Progress**, all landscaped areas must include 40% of Florida-Friendly materials. Provide calculations to show this requirement is met. Please refer to **Sec. 90-95** for H30B single-family landscape requirements. A total of 6 trees made of five (5) different tree species is required onsite: 30% shade trees, 30% small trees and no more than 40% palm trees
- Street trees are required along the public street frontage of the property, see **Sec. 90-89**. Street trees shall be required at one shade tree per 20 linear feet of street frontage thereof along all public or private street rights-of-way in all zoning districts. It is suggested the trees be planted along the property lines. Palm trees count as 3:1; therefore, three palm trees equals one tree.
- The future pool deck should be defined to ensure rear setback requirements are met in addition to landscape/pervious area, per **Sec. 90-54.2**. Pool decks must meet the 5-foot rear and side yard setback requirements.
- Provide the style and height dimension for the fence. Maximum fence height is limited to 6 feet, see **Sec. 90-56**.
- A tree removal permit is provided prior to the removal or relocation of existing site trees, see **Sec. 90-97**.



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	9000 Abbott Surfside LLC
PHONE / FAX	310-666-7556
AGENT S NAME	JEFFREY ROSE
ADDRESS	8851 FROUDE AVE, SURFSIDE, FL 33154
PHONE / FAX	305-733-2485
PROPERTY ADDRESS	9000 Abbott Ave, SURFSIDE, FL 33154
ZONING CATEGORY	SINGLE FAMILY H30B
DESCRIPTION OF PROPOSED WORK	NEW 2 STORY SINGLE FAMILY HOME

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

<u>ZONING STANDARDS</u>	Re uired	Provided
Plot Si e	5,600	6,037
Setbacks (F/R/S)	20' 20' 5'	20' 20' 5.5''
Lot Coverage	40%	36.44%
Height	30'	30'
Pervious Area	35%	37.87%

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



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

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

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

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

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

JEFFREY R ROSE

11/7/21

NAME OF REPRESENTATIVE

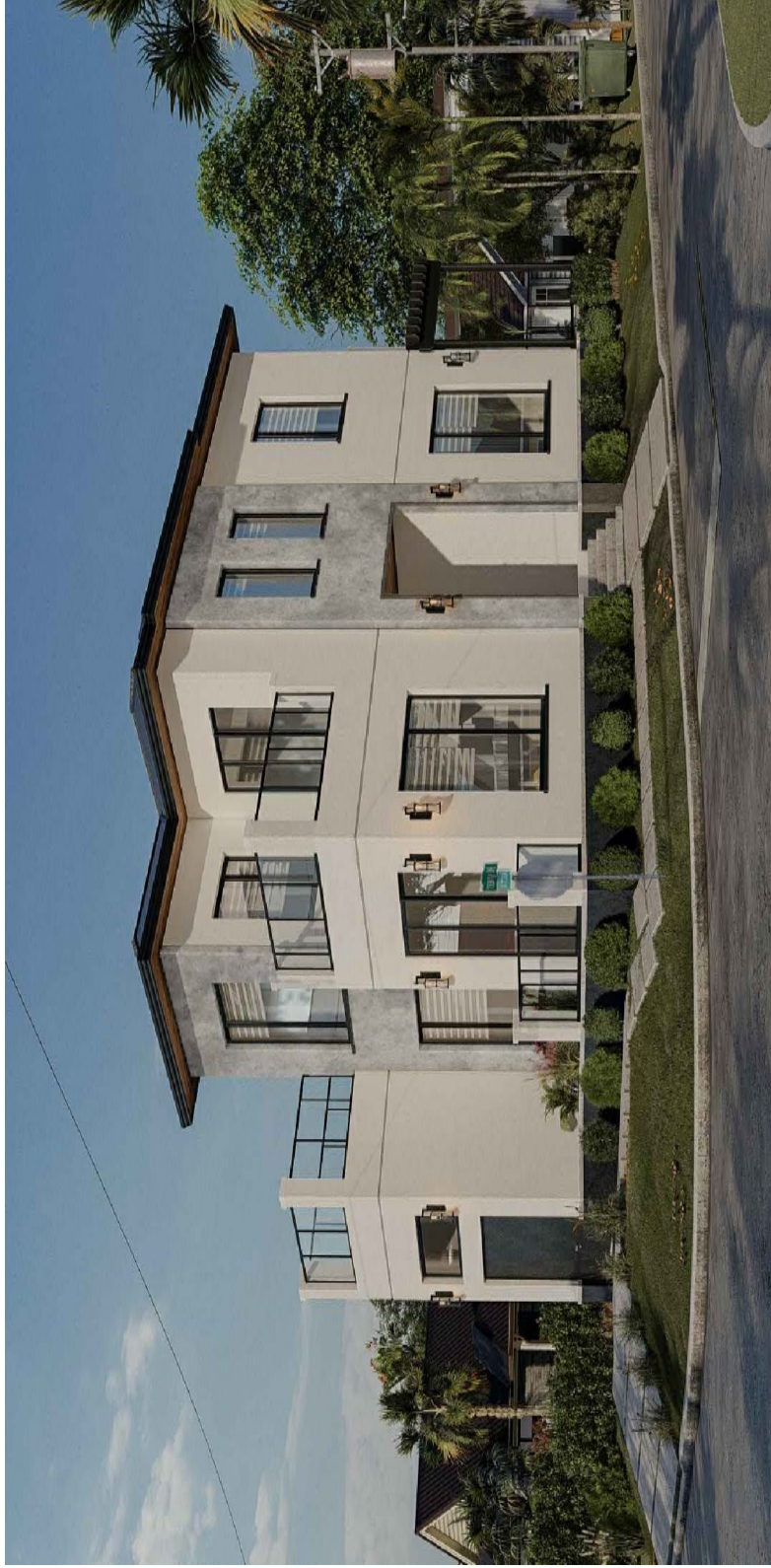
DATE

**9000 Abbott Ave
Surfside, FL 33154**

**EXTERIOR MATERIALS PRESENTATION
TO PLANNING & ZONING BOARD**

9000 Abbott Ave Surfside, FL 33154 Render

Pitched grey roof with black windows and doors, exterior stucco smooth painted white



Roof and exterior tile



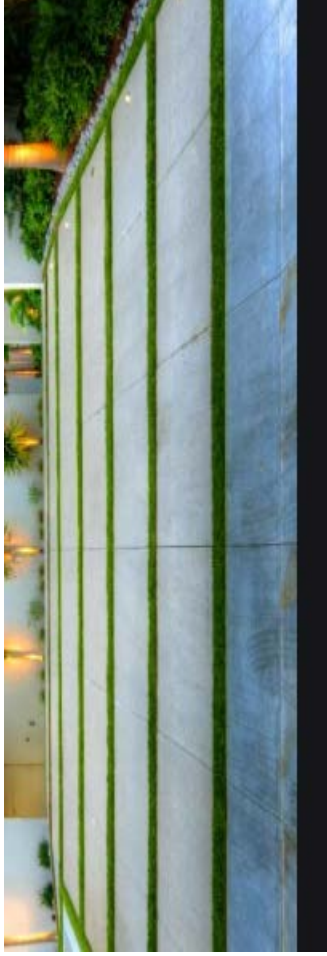
Grey Roof
Eagle Roofing
Cement Tile
Bel Air Profile



Exterior Impact windows and doors
Black frame

Driveway, lighting, railing

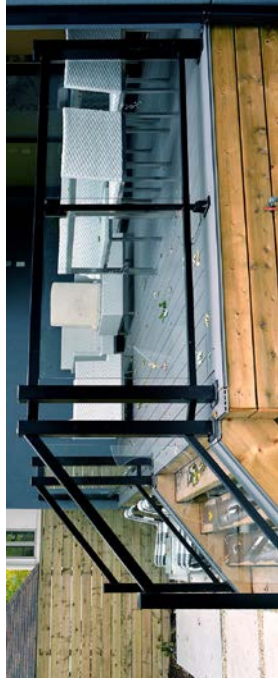
Concrete Driveway
and grass inlay



Exterior lighting or similar
Max kelvin 3,000 or less



Glass railing black frame



Neighbors

9001 Byron Ave
Behind (West) of Subject



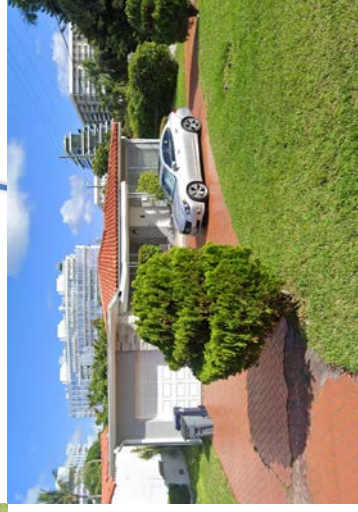
9008 Abbott Ave
Right (North) of Subject



9000 Abbott Ave
Surfside, FL 33154



9001 Abbott Ave
Across (East) of Subject



400 90th St
Left (South) of Subject





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: December 6, 2021
RE: 9045 Hawthorne Avenue – New 2 Story Single Family Residence

Background: This application is a request to demolish an existing 1-story single-family residence and construct a new 2-story single-family residence with a cabana (300 SF) located in the side yard, a concrete driveway with grass inlay in the front; covered terrace (325 SF) and pool with deck in the side yard. The double lot parcel is located in the H30B Zoning District at 9045 Hawthorne Avenue. The average lot depth is 112.5 feet with a width of 100.08 feet. The site plan indicates the lot size is 11,259 square feet (SF). The proposed air-conditioned floor space totals 3,604 SF.

The setback requirements for the H30B Zoning District are 20-foot front, side is 10% the lot width (10 foot) and 20-foot rear. The applicant is proposing a 20'-1" front yard setback with a 20-foot rear yard setback, and a 10-foot side setback. Total lot pervious area is proposed at 5,053 SF or 44.9% where 35% is required. The front yard setback pervious area is proposed at 72.4% where 50% is required. The rear yard setback pervious area is 97.8% where 40% is required. The second floor under a/c is proposed at 3,025 SF or 67.2% of the first floor where 80% is the maximum. A pitched roof is proposed at the 30-foot maximum height allowed. Table 1 on page 3 provides information on site characteristics and zoning requirements.

A variety of architectural enhancements are proposed. These items include a black metal garage door with raised stucco around it, black impact windows, glass railings, gray natural stone cladding, wood screening, wood door, phenolic panel, and board formed concrete. The building will be painted with smooth stucco white paint. The plans also include a concrete driveway and walkway with grass in between. A pitched gray aluminum metal roof is proposed with black fascia. The plans show the exterior of the cabana to have gray natural stone cladding. Detailed drawings were provided by the applicant with limited information on the pool. The pool and deck are proposed at 1,476 SF; there is no other information provided on the pool and deck.

The applicant is proposing six (6) street trees although additional information needs to be provided on the species. The applicant is keeping 2 large existing oak trees and proposing 6 new trees (species unknown) with a total of 26 shrubs for the lot, where 7 trees and 41 shrubs are. It is unclear whether the proposed palm trees meet the requirements of the code. A total of 60% of the trees on site are palm



Town of Surfside, Florida Development Review

trees, where 40% is the allowed maximum. The site plan shows two-three species of palm trees proposed and one species of shade tree, where there must be a total of 4 different tree species. A total of 20% of all landscaping is proposed to be Florida-Friendly where the zoning in progress requires 40%. Figure 1 is an aerial view of the existing property.



Figure 1: Aerial View of 9045 Hawthorn Avenue



Town of Surfside, Florida Development Review

Table 1 – Site Characteristics and Zoning Requirements

Address	9045 Hawthorne Avenue	
General Location	Central West Area of Town	
Property Size	11,259 SF (112.5 Feet x 100.08 Feet)	
Zoning District	H30B	
Lowest Floor Elevation	Base Flood Elevation 10' NGVD (8.00 + 2.00)	
Lot Coverage	Required	Proposed
Total Lot	40% Max. (11,259 SF)	32% (3,604 SF)
Exempt Accessory Uses	15% or Less	9.0% (325 SF)
2 nd Story Lot Coverage	32% of the Lot or 80% of First Floor	26.9% (3,025 SF under ac) 67.2% (3,025 SF under ac)
Pervious Area Total Lot	35% w/40% FL Friendly	44.9% (5,053 SF)
Pervious Area Front Yd	50% w/40% FL Friendly	72.4% (1,448 SF)
Pervious Area Rear Yd	40% w/40% FL Friendly	97.8% (1,956 SF)
Height – Flat Roof	30 Ft: Avg Datum/Crown-High Pt.	N/A
Height – Pitched Roof	30 Ft: Avg Datum/Crown-Tie Beam.	30 Feet
Modification of Height	1% of Height to 3 Ft Max	N/A
Roof Decks	Prohibited	N/A
Trellis/Pergola Structure	12 Feet Max. Height	Not provided
Setbacks		
Primary Frontage	20 Feet Min.	20 Feet 1 Inch +
Secondary Corner	10 Feet Min.	N/A
Interior Side < or = 50 Ft	5 Feet Min.	N/A
Interior Side > 50 Ft	10% Frontage Width	10 Feet
Rear	20 Feet Min.	20 Feet
Pt. Lake & Adj. Canals	25 Feet Min	N/A
Biscayne Bay	50 Feet Min	N/A
Encroachments		
Eaves – Sloped Roofs	24 Inches Max	24 Inches
All Other Ornamentals	6 inches Max	N/A
Accessory Buildings		
Maximum Height	12 Feet Max	Not provided
Max. Aggregated Area	500 SF Max.	325 SF
Pools & Decks		1,476 SF
Uncovered Patio	Rear & Side – 5 Feet Front & Corner -10 Feet	5 feet N/A

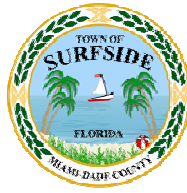


Town of Surfside, Florida Development Review

Applicant Package: A package of drawings and the application was submitted by the Applicant with a recent survey dated 11/12/2021.

Staff Recommendation: The submitted site plan package is consistent with the Zoning in Progress except as noted. It is recommended the Application be approved subject to the following comments:

- Per the **Zoning in Progress**, all landscaped areas must include 40% of Florida-Friendly materials. Seven (7) on-site trees and 41 shrubs are required for this lot size. Provide a table or separate calculations to show the landscape requirement is met. Please refer to **Sec. 90-95** for H30B landscape requirements. A total of four (4) different tree species are required: 30% shade trees, 30% small trees, and 40% palm trees. Note, some Palm trees are counted on a 3:1 ratio and must meet the requirements set forth in the above referenced section.
- Five (5) street trees are also required along the public street frontage of the property, see **Sec. 90-89**. Street trees shall be required at one shade tree per 20 linear feet of street frontage thereof along all public or private street rights-of-way in all zoning districts. It is suggested the trees be planted along the property lines.
- Per **Sec. 90-54.1** the maximum height for an accessory building shall not exceed 12 feet. Please provide the height of the cabana roof on the site plan package.
- Provide the style and height dimension for the fence. Maximum fence height is limited to 6 feet, see **Sec. 90-56**.
- A tree removal permit is required prior to the removal or relocation of existing site trees, per **Sec. 90-97**.



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	JEFFREY AND LEAH ROSE
PHONE / FAX	305-733-2485
AGENT S NAME	JEFFREY ROSE
ADDRESS	8851 FROUDE AVE, SURFSIDE, FL 33154
PHONE / FAX	305-733-2485
PROPERTY ADDRESS	9045 HAWTHORNE AVE, SURFSIDE, FL 33154
ZONING CATEGORY	SINGLE FAMILY H30B
DESCRIPTION OF PROPOSED WORK	NEW 2 STORY SINGLE FAMILY HOME

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

<u>ZONING STANDARDS</u>	Re uired	Provided
Plot Si e	5,600	11,250
Setbacks (F/R/S)	20' 20' 5'	20' 20' 10'
Lot Coverage	40%	32%
Height	30'	30'
Pervious Area	35%	45%

SIGNATURE OF OWNER	SIGNATURE OF AGENT
X 11/7/21	X 11/7/21
DATE	DATE



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

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

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

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

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

JEFFREY R ROSE

11/7/21

NAME OF REPRESENTATIVE

DATE

RELEASE DATE:
10-25-20 (P&Z)

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

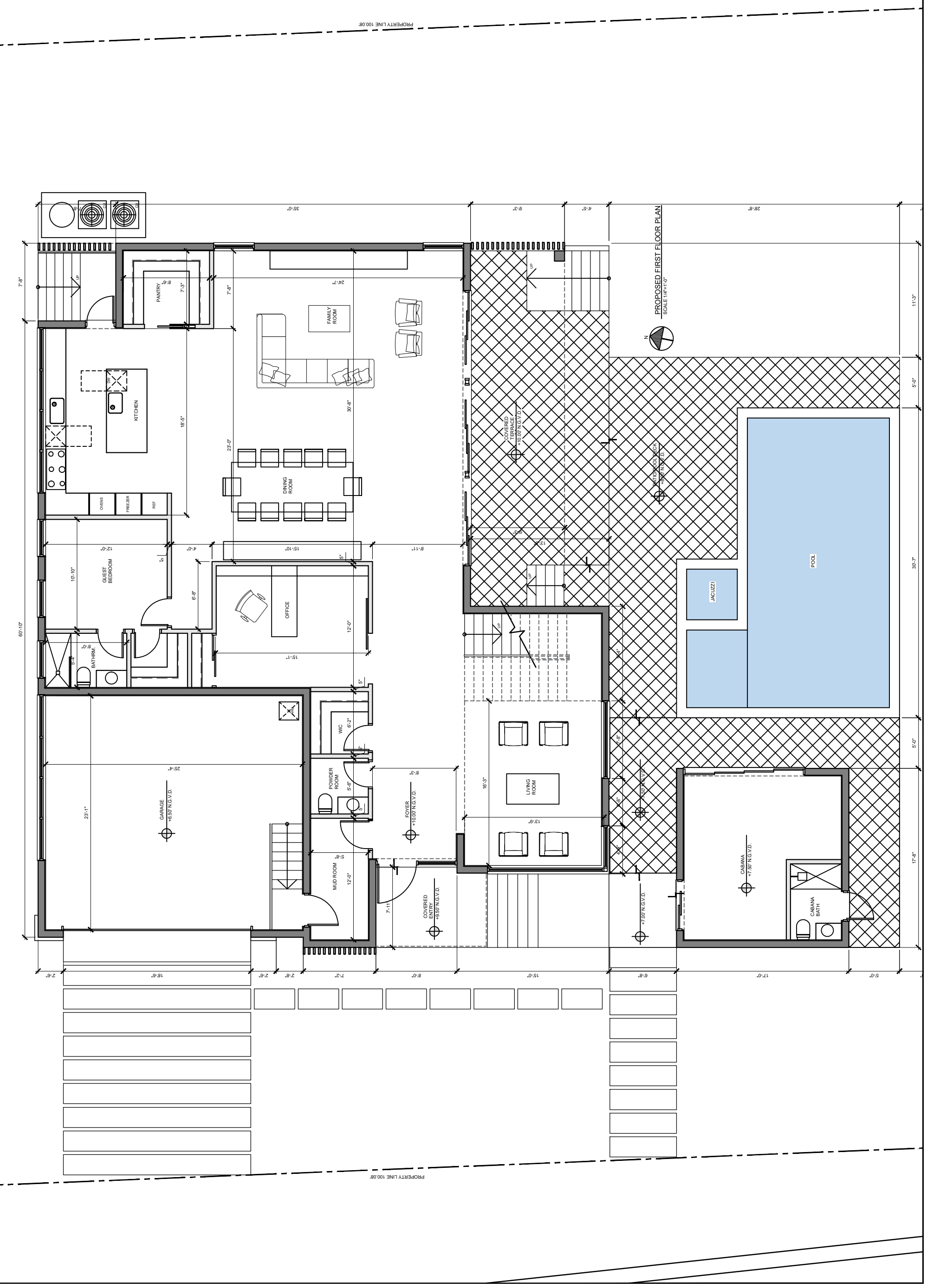
REVIEW BY: J.D.M.
DRAWN BY: V.V.L.

JORGE D. MANTILLA
ARCHITECT
5901 SW 83RD COURT SOUTH MIAMI FLORIDA 33143
P: (305) 815-4649 E-mail: mantillaarchitect@gmail.com
STATE OF FLORIDA LICENSE NO. 14320

FL. LIC. N° 14320

NEW SINGLE FAMILY HOME
OWNERS: MR. & MRS. ROSE
9045 HAWTHORNE AVENUE
SURFSIDE, FLORIDA 33154

DRAWING LOG



RELEASE DATE:
10-25-20 (P&Z)

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

REVIEW BY: J.D.M.

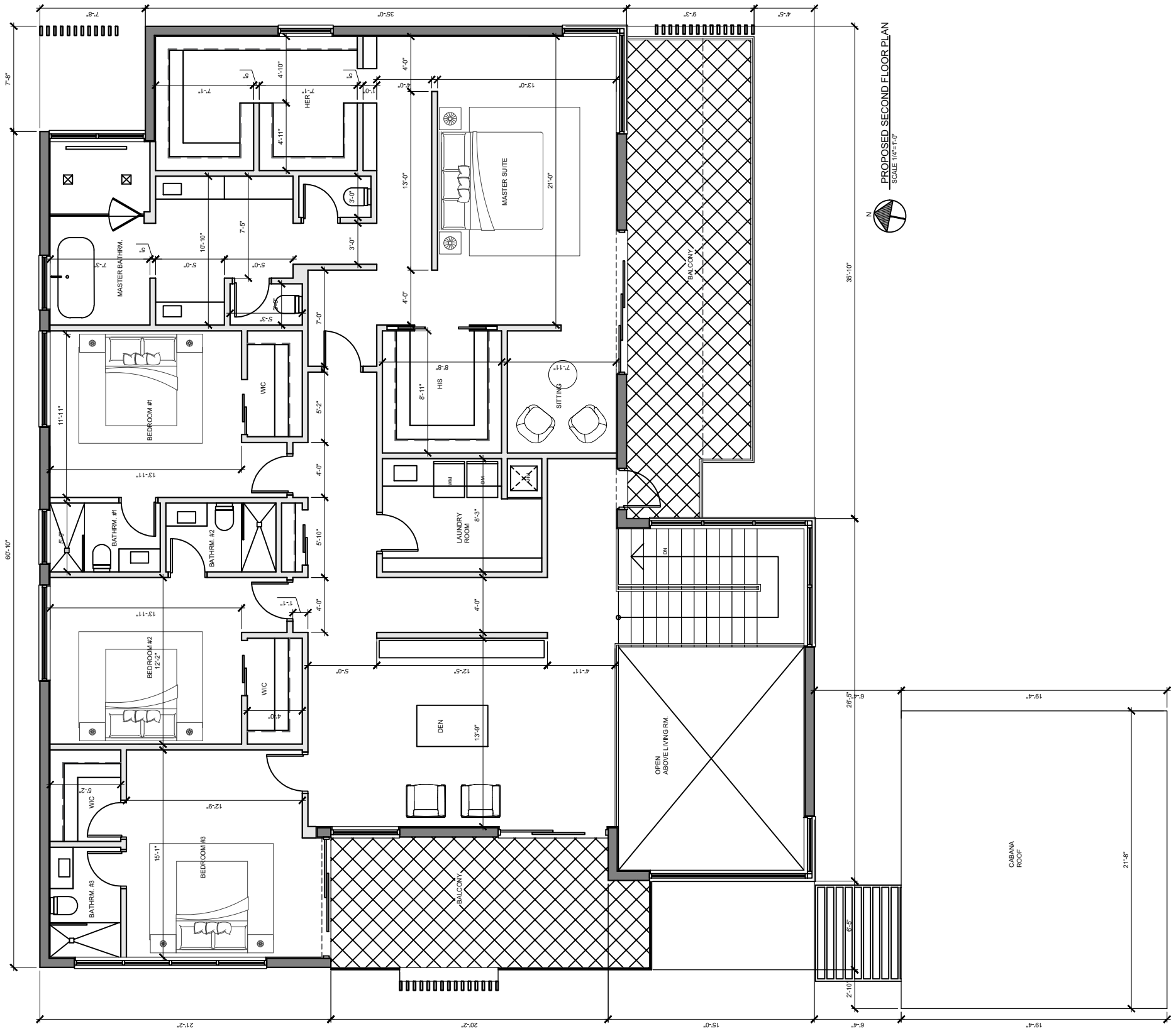
DRAWN BY: V.V.L.

JORGE D. MANTILLA
ARCHITECT
5901 SW 83rd COURT SOUTH MIAMI FLORIDA 33143
STATE OF FLORIDA LICENSE NO. 14320
P: (305) 815-4648 E-mail: mantillaarchitect@gmail.com

FL. LIC. N° 14320

NEW SINGLE FAMILY HOME
OWNERS: MR. & MRS. ROSE
9045 HAWTHORNE AVENUE
SURFSIDE, FLORIDA 33154

DRAWING LOG



DRAWING LOG									

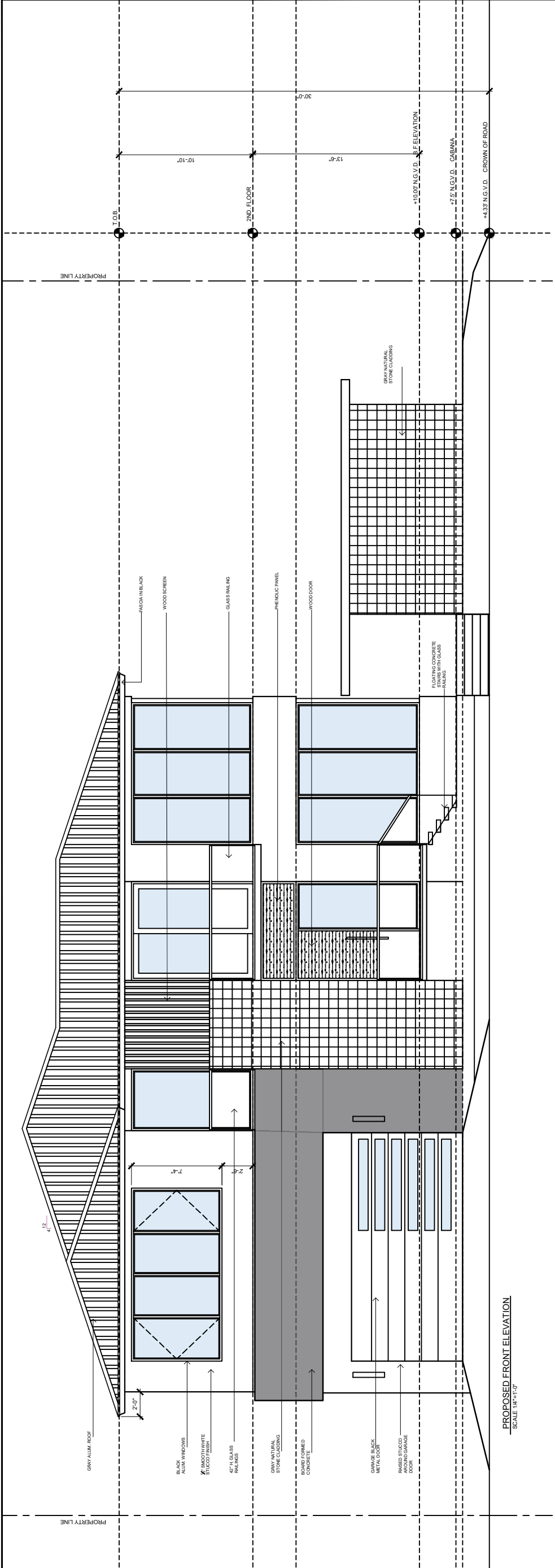
NEW SINGLE FAMILY HOME
 OWNERS: MR. & MRS. ROSE
 9045 HAWTHORNE AVENUE
 SURFSIDE, FLORIDA 33154

FL LIC. N° 14320

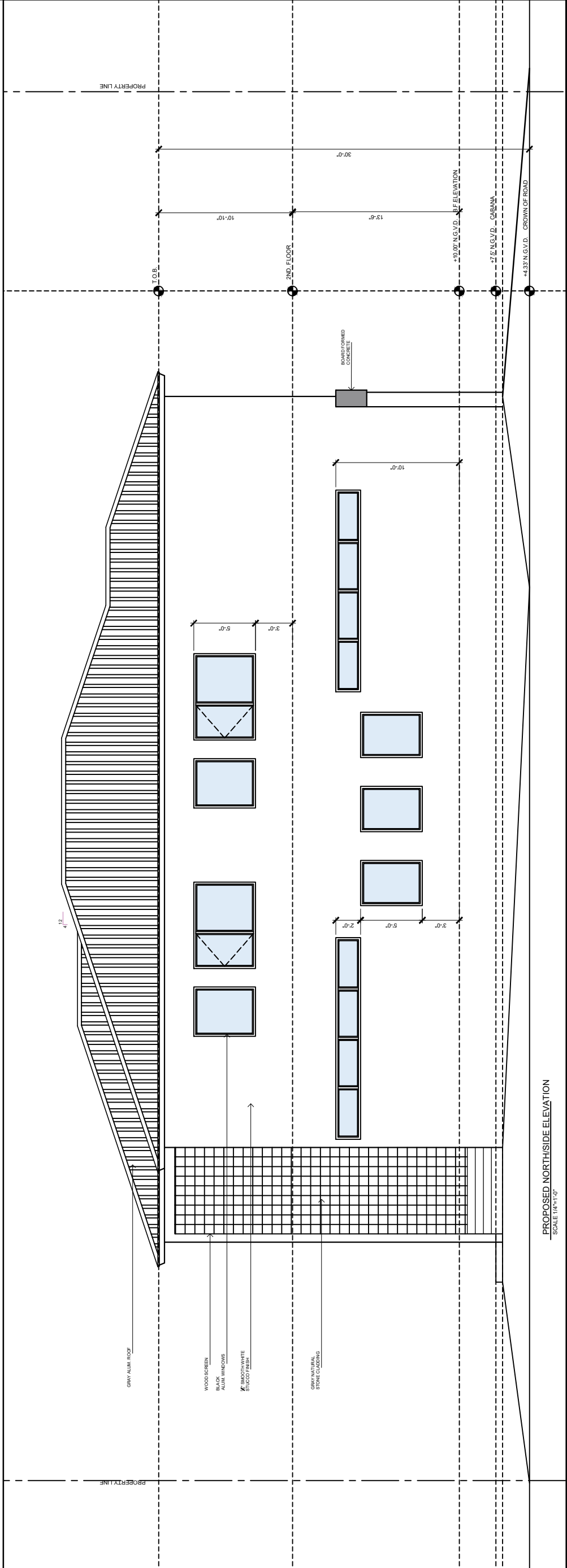
JORGE D. MANTILLA
 ARCHITECT
 5901 SW 83RD COURT SOUTH MIAMI FLORIDA 33143
 STATE OF FLORIDA LICENSE NO. 14320
 P: (305) 815-4648 E-mail: mantillaarchitect@gmail.com

DRAWN BY: V.V.L.
 REVIEW BY: J.D.M.
 SCALE:
 1/4" = 1'-0"
 RELEASE DATE:
 10-25-20 (P&Z)

A-301
 BUILDING
 ELEVATIONS
 SHEET NO.



PROPOSED FRONT ELEVATION
 SCALE 1/4"=1'-0"



PROPOSED NORTHSIDE ELEVATION
 SCALE 1/4"=1'-0"

9045 Hawthorne Ave
SURFSIDE, FLORIDA 33154

**EXTERIOR MATERIALS PRESENTATION
TO PLANNING & ZONING BOARD**

9045 Hawthorne Ave, Surfside, FL 33154 Render
Grey Metal Roof, Black windows, grey accent tile



Roofing, windows, exterior tile



Grey Metal Roof



Black windows and doors



Light Grey Exterior Tile

Concrete Driveway
With grass in between



LIGHTING, WINDOWS, & BALCONY RAILING



Exterior Front Light Fixture
Max Kelvin Color 3,000 or
less



Exterior Back Railing

Neighbors

9033 Hawthorne Ave
Right (South) of Subject



9061 Bay Dr
Left (North) of Subject



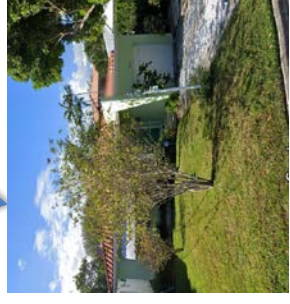
9045 Hawthorne Ave
Subject Property



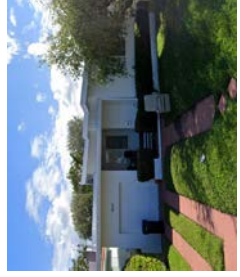
9048 Bay Dr
Across (West) of Subject



9408 Garland Ave
Behind (East) of Subject



9040 Garland Ave
Behind (East) of Subject





Memorandum

To: Planning and Zoning Board
Thru: Andrew Hyatt, Town Manager
Thru: Walter Keller, PE, AICP, Town Consultant Planner
Marlin Engineering, Inc.
From: Christina Fermin, AICP, LEED Green Association
Marlin Engineering, Inc.
CC: Jason Greene, Assistant Town Manager
Lillian Arango, Town Attorney
James McGuinness, Town Building Official
Date December 6, 2021
RE: 9248 Emerson Avenue – New 2 Story Single Family Residence

Background: This application is a request to demolish an existing 1-story single-family residence and construct a new 2-story single-family residence with a concrete driveway with grass inlay in the front yard; covered terrace (331 SF), a trellis (89 SF) and pool with a deck in the rear yard. The parcel is located in the H30B Zoning District at 9248 Emerson Avenue and is currently vacant. The lot depth is 141.11 feet with a width of 56.08 feet. The site plan indicates the lot size is 6,368.15 square feet (SF). The proposed air-conditioned floor space totals 2,398 SF.

The setback requirements for the H30B Zoning District are 20-foot front, 5-foot side and 20-foot rear. The applicant is proposing a 20-foot front yard setback with a 22'-11" rear yard setback, and a 5-foot side setback. Total lot pervious area is proposed at 2,451 SF or 38.5% where 35% is required. The front yard setback pervious area is proposed at 63% where 50% is required. The rear yard setback pervious area is 74.4% where 40% is required. The second floor under a/c is proposed at 1,901 SF or 79% of the first floor where 80% is the maximum. A flat roof is proposed at the maximum 30-foot height allowed. Table 1 on page 3 provides information on site characteristics and zoning requirements.

A variety of architectural enhancements are proposed. These items include a black metal garage door with orange/tan cladding and black front door. Orange/tan and gray stone cladding are used throughout the architectural design. A water feature located at the front of the house is also proposed adjacent to the concrete steps. Other elements include black impact windows, glass guardrails with black trim, a wood trellis over the front entry and concrete overhang. The building will be painted with a stucco finish in genesis white. The plans also include a concrete driveway with a grass inlay walkway. A flat white roof is proposed. Detailed drawings were provided by the applicant with limited information on the pool. The pool and deck is proposed at 609 SF; there is no other information provided on the pool and deck.

The applicant is proposing two (2) street trees where 5 street trees are required (Palm Trees are counted 3:1). The applicant has noted they are keeping 2 existing trees, but aerial imagery indicates all trees have

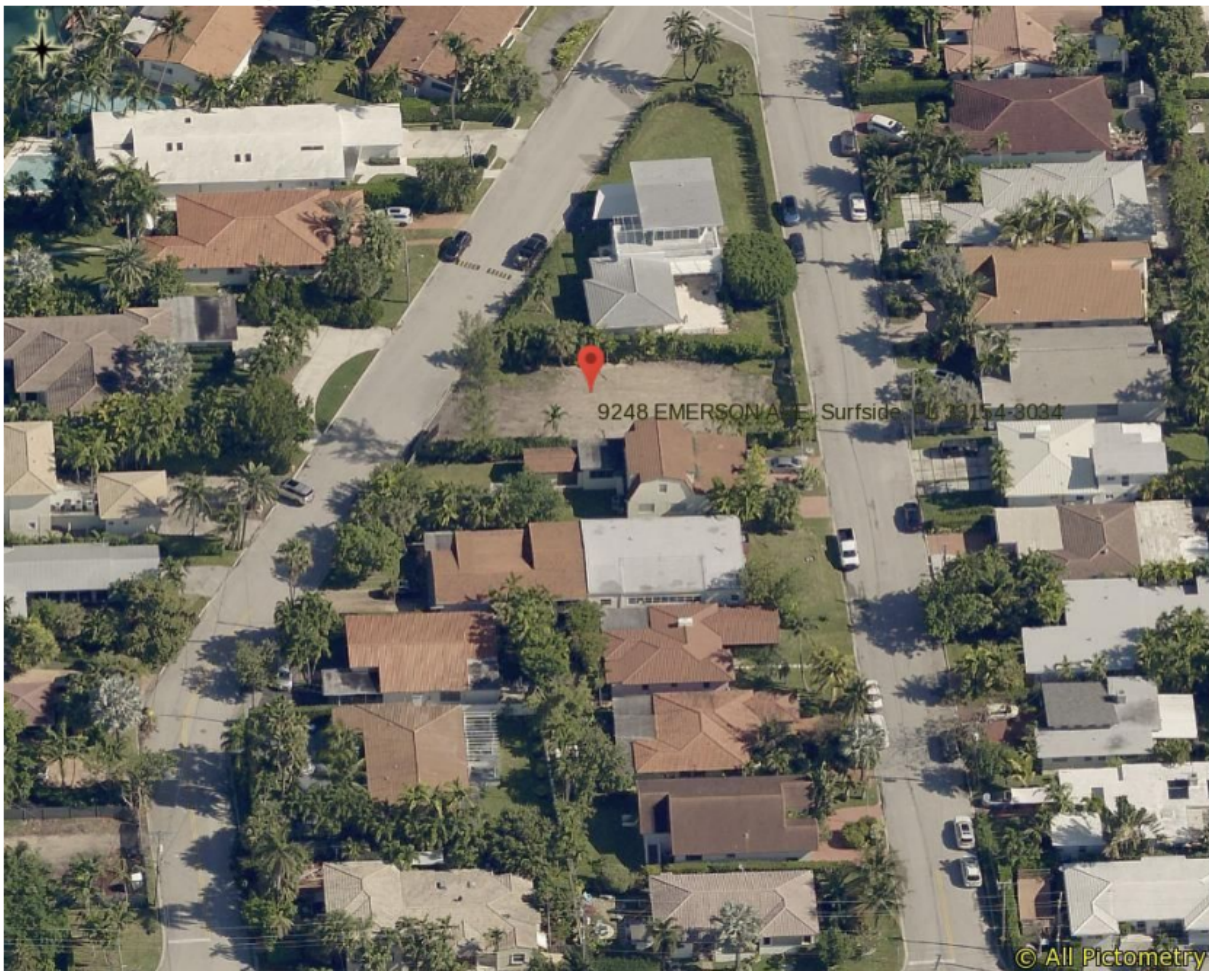


Town of Surfside, Florida Development Review

been removed from the site, the applicant is proposing no additional trees and 25 shrubs for the lot, where 5 trees and 25 shrubs are required for single-family homes. The applicant is proposing palm trees for the site to account for the street tree requirement; there are no other trees proposed on site. A total of 20% of all landscaping is proposed to be Florida-Friendly where the zoning in progress requires 40%. Figure 1 is an aerial view of the existing vacant property.

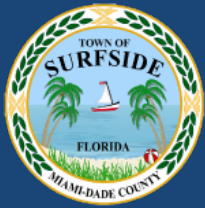
Miami-Dade Property Appraiser

Property Address: 9248 EMERSON AVE, Surfside, FL 33154-3034



Date Printed: 11/30/2021

Figure 1: Aerial View of 9248 Emerson Avenue



Town of Surfside, Florida Development Review

Table 1 – Site Characteristics and Zoning Requirements

Address	9248 Emerson Avenue	
General Location	West	
Property Size	6,368 SF (141.11 Feet x 56.08 Feet)	
Zoning District	H30B	
Lowest Floor Elevation	Base Flood Elevation 10' NGVD (8.00 + 2.00)	
Lot Coverage	Required	Proposed
Total Lot	40% Max. (2,547 SF)	37.7% (2,398 SF)
Exempt Accessory Uses	15% or Less	17.5% (419/2203 SF)
2 nd Story Lot Coverage	32% of the Lot or 80% of First Floor	32% (767.36 SF under ac) 79% (1,901 SF under ac)
Pervious Area Total Lot	35% w/40% FL Friendly	38.5% (2,451 SF)
Pervious Area Front Yd	50% w/40% FL Friendly	63% (630 SF)
Pervious Area Rear Yd	40% w/40% FL Friendly	74.4% (833 SF)
Height – Flat Roof	30 Ft: Avg Datum/Crown-High Pt.	30 Feet
Height – Pitched Roof	30 Ft: Avg Datum/Crown-Tie Beam.	N/A
Modification of Height	1% of Height to 3 Ft Max	1 foot 5 inches
Trellis/Pergola Structure	12 Feet Max. Height	12 Feet
Setbacks		
Primary Frontage	20 Feet Min.	20 Feet
Secondary Corner	10 Feet Min.	N/A
Interior Side < or = 50 Ft	5 Feet Min.	5 Feet
Interior Side > 50 Ft	10% Frontage Width	N/A
Rear	20 Feet Min.	22 Feet 10 Inches
Pt. Lake & Adj. Canals	25 Feet Min	N/A
Biscayne Bay	50 Feet Min	N/A
Encroachments		
Eaves – Sloped Roofs	24 Inches Max	N/A
All Other Ornamentals	6 inches Max	N/A
Accessory Buildings		
Maximum Height	12 Feet Max	12 Feet
Max. Aggregated Area	500 SF Max.	369 SF
Pools & Decks		609 SF
Primary Front and	10 Feet Min	N/A
Secondary Corner	10 Feet Min	N/A
Uncovered Patio	Rear & Side – 5 Feet	5 feet

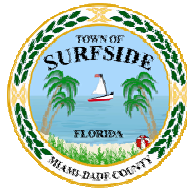


Town of Surfside, Florida Development Review

Applicant Package: A package of drawings and the application was submitted by the Applicant with a recent survey dated 11/08/2021.

Staff Recommendation: The site plan package is consistent with the Zoning in Progress. It is recommended the application be approved subject to the following comments:

- Per the **Zoning in Progress**, all landscaped areas must include 40% of Florida-Friendly materials. Provide calculations to show this requirement is met. Please refer to **Sec. 90-95** for H30B landscape requirements. A total of four (4) different tree species is required: a minimum of 30% shade trees and 30% small trees, and a maximum of 40% palm trees can be counted towards the tree requirement. Palm trees are counted on a 3:1 ratio and must meet the requirements set forth in the above referenced section.
- Street trees are required along the public street frontage of the property, see **Sec. 90-89**. Street trees shall be required at one shade tree per 20 linear feet of street frontage thereof along all public or private street rights-of-way in all zoning districts. It is suggested the trees be planted along the property lines. Palm trees count as 3:1; therefore, three palm trees equals one tree.
- The future pool and deck should be defined to ensure rear setback requirements are met in addition to landscape/pervious area, per **Sec. 90-54.2**.
- Provide the style and height dimension for the fence. Maximum fence height is limited to 6 feet, see **Sec. 90-56**.
- A tree removal permit was required **prior** to the removal of existing site trees, per **Sec. 90-97**. The permit will need to be applied for as soon as possible for the removal of at least 2 or more trees that were on site.
- Verify and note the location of the proposed mechanical equipment is at least 15 feet from the nearest adjacent residence.



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	9248 Emerson Surfside LLC
PHONE / FAX	310-666-7556
AGENT S NAME	JEFFREY ROSE
ADDRESS	8851 FROUDE AVE, SURFSIDE, FL 33154
PHONE / FAX	305-733-2485
PROPERTY ADDRESS	9248 Emerson Ave, SURFSIDE, FL 33154
ZONING CATEGORY	SINGLE FAMILY H30B
DESCRIPTION OF PROPOSED WORK	NEW 2 STORY SINGLE FAMILY HOME

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

<u>ZONING STANDARDS</u>	Re uired			Provided		
Plot Si e	5,600			6,368		
Setbacks (F/R/S)	20'	20'	5'	20'	22'10''	5'
Lot Coverage	40%			37.65%		
Height	30'			30'		
Pervious Area	35%			38.49%		

X

SIGNATURE OF OWNER

X 11/08/2021

DATE

SIGNATURE OF AGENT

11/7/21

DATE



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

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

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

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

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

JEFFREY R ROSE

11/7/21

NAME OF REPRESENTATIVE

DATE

NEW SINGLE FAMILY HOME
 OWNERS: 9248 EMERSON SURFSIDE LLC
 9248 EMERSON AVENUE
 SURFSIDE, FLORIDA 33154

FL. LIC. N° 14320

JORGE D. MANTILLA
 ARCHITECT
 5901 SW 63rd COURT SOUTH MIAMI FLORIDA 33143
 STATE OF FLORIDA LICENSE NO. 14320
 P: (305) 815-4649 E-mail: mantillaarchitect@gmail.com

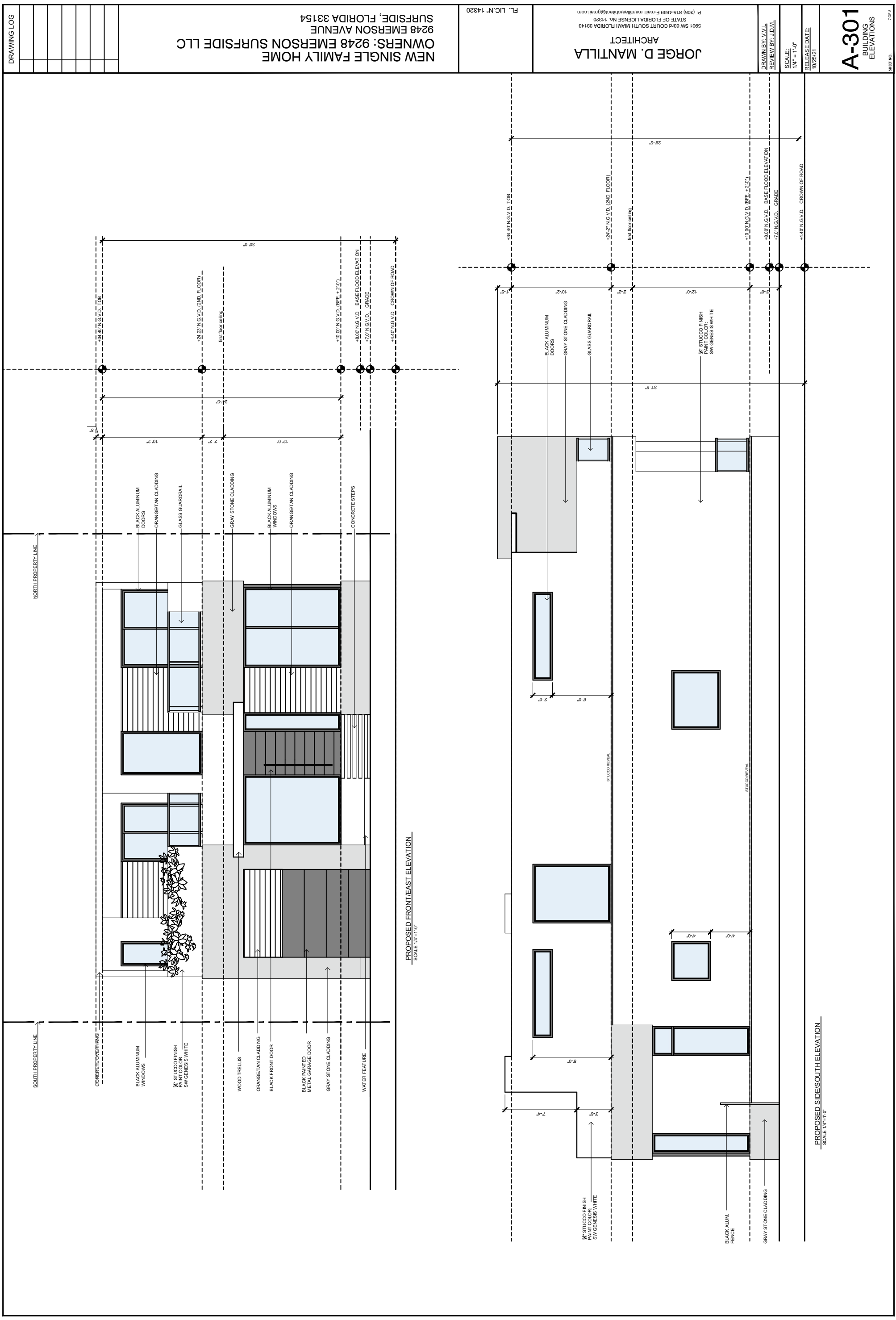
DRAWN BY: V.V.L
 REVIEW BY: J.D.M.

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

RELEASE DATE:
 10/25/21

A-301
 BUILDING
 ELEVATIONS

SHEET NO.



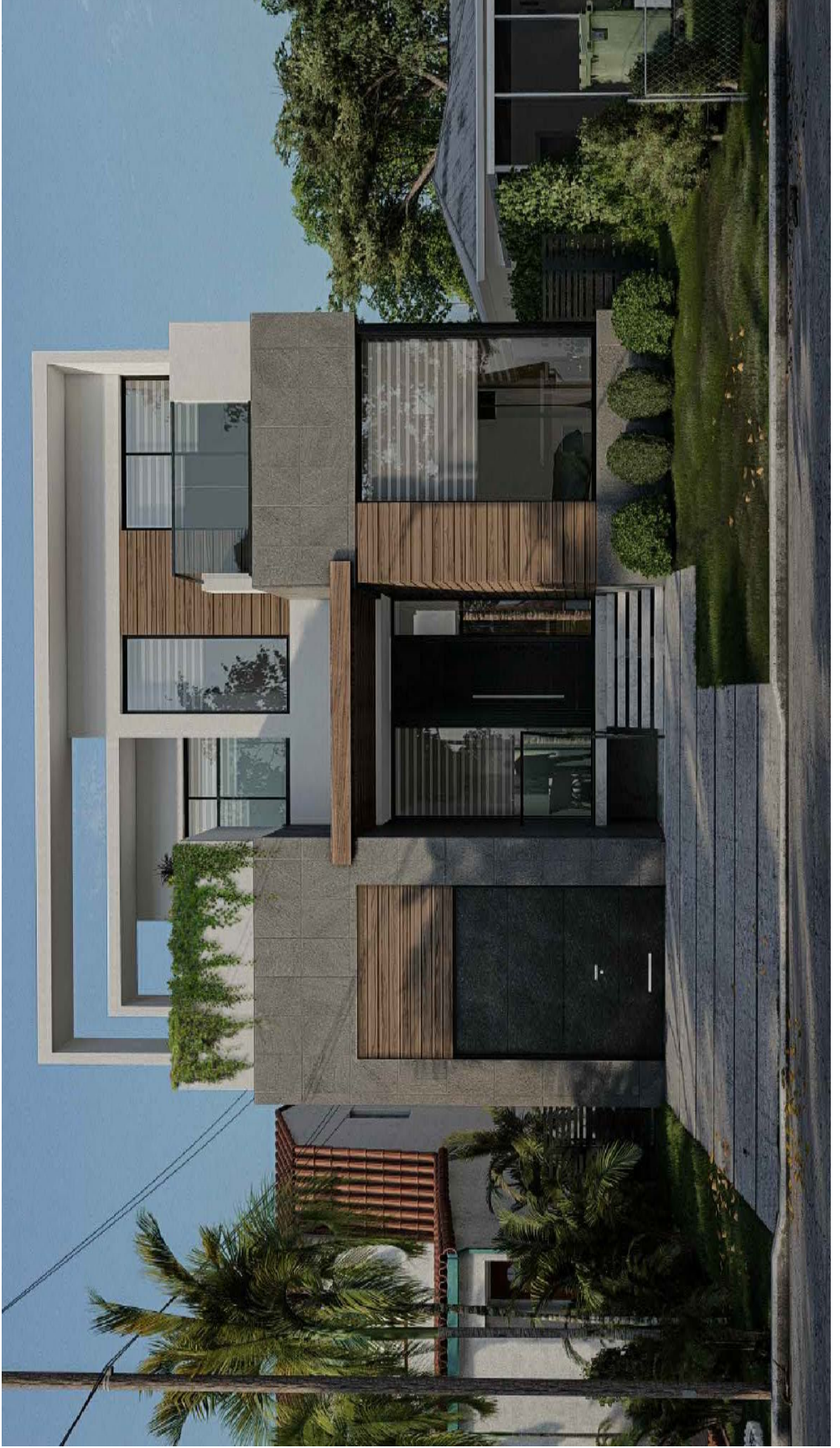
DRAWING LOG

9248 Emerson Ave
SURFSIDE, FLORIDA 33154

**EXTERIOR MATERIALS PRESENTATION
TO PLANNING & ZONING BOARD**

9248 Emerson Ave, Surfside, FL 33154 Render

Flat Roof, black windows, exterior stucco smooth painted white



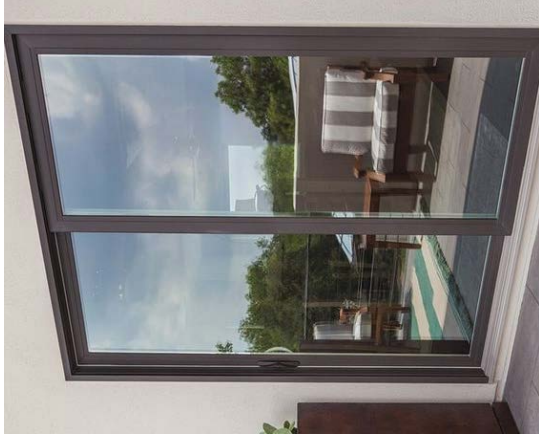
Roofing, Windows, Exterior tile



Flat white roof



Exterior grey tile and wood accent



Black windows and doors



LIGHTING, WINDOWS, & BALCONY RAILING



Exterior Front Light Fixture
Max Kelvin Color 3,000 or
less



Concrete driveway with grass inlay



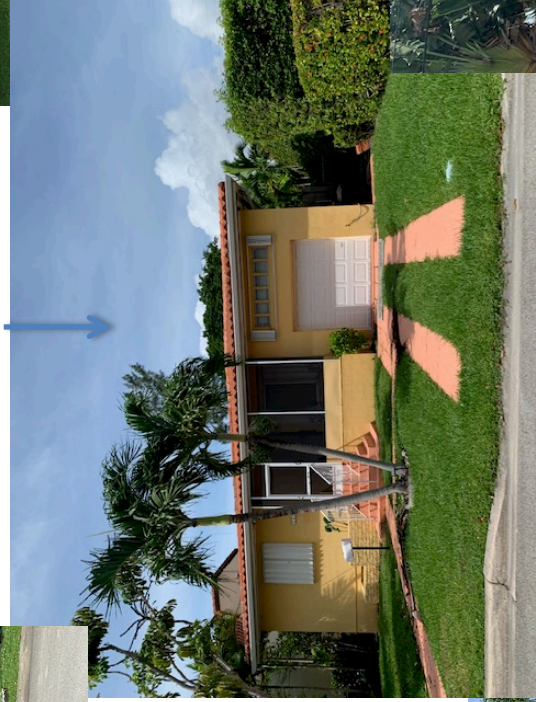
Glass railing black trim

Neighbors

9240 Emerson Ave
Left (South) of Subject



9248 Emerson Ave
Subject Property



9257 Bay Dr
Right (North) of Subject



9250 Bay Dr
Behind (West) of Subject



9249 Emerson Ave
Across (East) of Subject





Memorandum

To: Planning and Zoning Board
Thru: Andrew Hyatt, Town Manager
Thru: Walter Keller, PE, AICP, Town Consultant Planner
Marlin Engineering, Inc.
From: Christina Fermin, AICP, LEED Green Association
Marlin Engineering, Inc.
CC: Jason Greene, Assistant Town Manager
Lillian Arango, Town Attorney
James McGuinness, Town Building Official
Date: December 6, 2021
RE: 9565 Carlyle Avenue – New 2 Story Single Family Residence

Background: This application is a request to demolish an existing 1-story single family residence and construct a new 2-story single family residence with concrete driveway including 4-inch grass inlay in the front; covered terrace, open trellis and pool with pool deck in the rear. The parcel is located in the H30B Zoning District at 9565 Carlyle Avenue. The average lot depth is 112.5 feet with a width of 50 feet. The site plan indicates the lot size is 5,625 square feet (SF). The proposed air-conditioned floor space totals 2,210 SF.

The setback requirements for the H30B Zoning District are 20-foot front, 5-foot side and 20-foot rear. The Applicant is proposing a 20-foot front yard setback with a setback on the rear yard of 20-feet and a 5-foot side setback. Total lot pervious area proposed is 1,968 SF where 1968.75 or 35% of 5,625 SF is required. The front yard setback pervious area is proposed at 63% where 50% is required. The rear yard setback pervious area is 50% where 40% is required. The second floor under a/c is proposed at 1,783 SF which is 32% 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 a black metal garage door, black impact doors and windows, black aluminum railings, dark gray natural slate exterior tiles for the concrete planter, white stucco, and a composite wood screen. The plans also include a concrete driveway with 4-inch grass inlay and walkway with grass, trees. A cement roof tile in the color 'Sierra Madre' is proposed. Detailed drawings were provided by the Applicant with limited information on the pool.

The applicant is proposing less than 2 street trees where 2 street trees are required (Palm Trees are counted 3:1). The applicant is also preserving several palm trees onsite in addition to meeting the requirement for shrubs. A total of 20% of all landscaping is proposed to be Florida-Friendly where the zoning in progress is requiring 40%.



Town of Surfside, Florida Development Review

Table 1 – Site Characteristics and Zoning Requirements

Address	9565 Carlyle Avenue	
General Location	Central North Area of Town	
Property Size	5,625 SF (112.5 Feet x 50 Feet)	
Zoning District	H30B	
Lowest Floor Elevation	Base Flood Elevation 10' NGVD (8.00 + 2.00)	
Lot Coverage	Required	Proposed
Total Lot	40% Max. (2,250 SF)	46% (2,585 SF)
Exempt Accessory Uses	15% or Less	7.68% (173 SF)
2 nd Story Lot Coverage	32% of the Lot or 80% of First Floor	31.7% (1,783 SF under ac) 79.2% (1,783 SF under ac)
Pervious Area Total Lot	35% w/20% FL Friendly	34.9% (1,968 SF)
Pervious Area Front Yd	50% w/20% FL Friendly	62.9% (629 SF)
Pervious Area Rear Yd	40% w/20% FL Friendly	76% (499 SF)
Height – Flat Roof	30 Ft: Avg Datum/Crown-High Pt.	N/A
Height – Pitched Roof	30 Ft: Avg Datum/Crown-Tie Beam.	30 Feet
Modification of Height	1% of Height to 3 Ft Max	N/A
Roof Decks	Prohibited	N/A
Trellis/Pergola Structure	12 Feet Max. Height	12 Feet
Setbacks		
Primary Frontage	20 Feet Min.	20 Feet
Secondary Corner	10 Feet Min.	N/A
Interior Side < or = 50 Ft	5 Feet Min.	5 Feet
Interior Side > 50 Ft	10% Frontage Width	N/A
Rear	20 Feet Min.	20 Feet
Pt. Lake & Adj. Canals	25 Feet Min	N/A
Biscayne Bay	50 Feet Min	N/A
Encroachments		
Eaves – Sloped Roofs	24 Inches Max	24 Inches
All Other Ornamentals	6 inches Max	N/A
Accessory Buildings		
Maximum Height	12 Feet Max	N/A
Max. Aggregated Area	500 SF Max.	N/A
Pools & Decks		371 SF



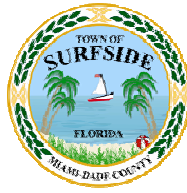
Town of Surfside, Florida Development Review

Primary Front and Secondary Corner	10 Feet Min 10 Feet Min	N/A N/A
Uncovered Patio	Rear & Side – 5 Feet Front & Corner -10 Feet	5 feet N/A

Applicant Package: A package of drawings and the application was submitted by the Applicant with a recent survey dated 10/25/2021.

Staff Recommendation: This application is consistent with the Zoning in Progress. It is recommended the application be approved subject to the following comments:

- Per the **Zoning in Progress** all landscaped area must include 40% of Florida-Friendly materials. Provide calculations to show this requirement is met. Please refer to **Sec. 90-95** for H30B landscape requirements. A total of five (5) different tree species is required: 20% shade trees, 20% intermediate trees and 20% small tree. Palm trees cannot constitute no more than 20% of the required trees, see **Sec. 90-89**.
- Street trees area are required along the public street frontage of the property, see **Sec. 90-89**. Street trees shall be required at one shade tree per 20 linear feet of street frontage thereof along all public or private street rights-of-way in all zoning districts. It is suggested the trees be planted along the property lines. Palm trees count as 3:1; therefore, three palm trees equals one tree.
- The future pool deck should be defined to ensure rear setback requirements are met in addition to landscape/pervious area, per **Sec. 90-54.2**.
- Provide a height dimension for the fence. Maximum fence height is limited to 6 feet, see **Sec. 90-56**.
- A tree removal permit is provided prior to the removal of existing site trees, per **Sec. 90-97**.



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

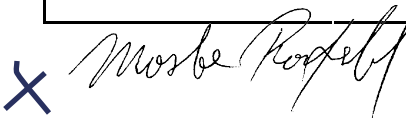

TOWN OF SURFSIDE
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION

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	21 LENOX RD LLC
PHONE / FAX	917-704-8181
AGENT S NAME	JEFFREY ROSE
ADDRESS	8851 FROUDE AVE, SURFSIDE, FL 33154
PHONE / FAX	305-733-2485
PROPERTY ADDRESS	9565 CARLYLE AVE, SURFSIDE, FL 33154
ZONING CATEGORY	SINGLE FAMILY H30B
DESCRIPTION OF PROPOSED WORK	NEW 2 STORY SINGLE FAMILY HOME

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

<u>ZONING STANDARDS</u>	Re uired	Provided
Plot Si e	5,600	5,625
Setbacks (F/R/S)	20' 20' 5'	20' 20' 5'
Lot Coverage	40%	40%
Height	30'	30'
Pervious Area	35%	35%

	
X SIGNATURE OF OWNER	SIGNATURE OF AGENT
X 11/8/21	11/7/21
DATE	DATE



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

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

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

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

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

JEFFREY R ROSE

11/7/21

NAME OF REPRESENTATIVE

DATE

DRAWING LOG									

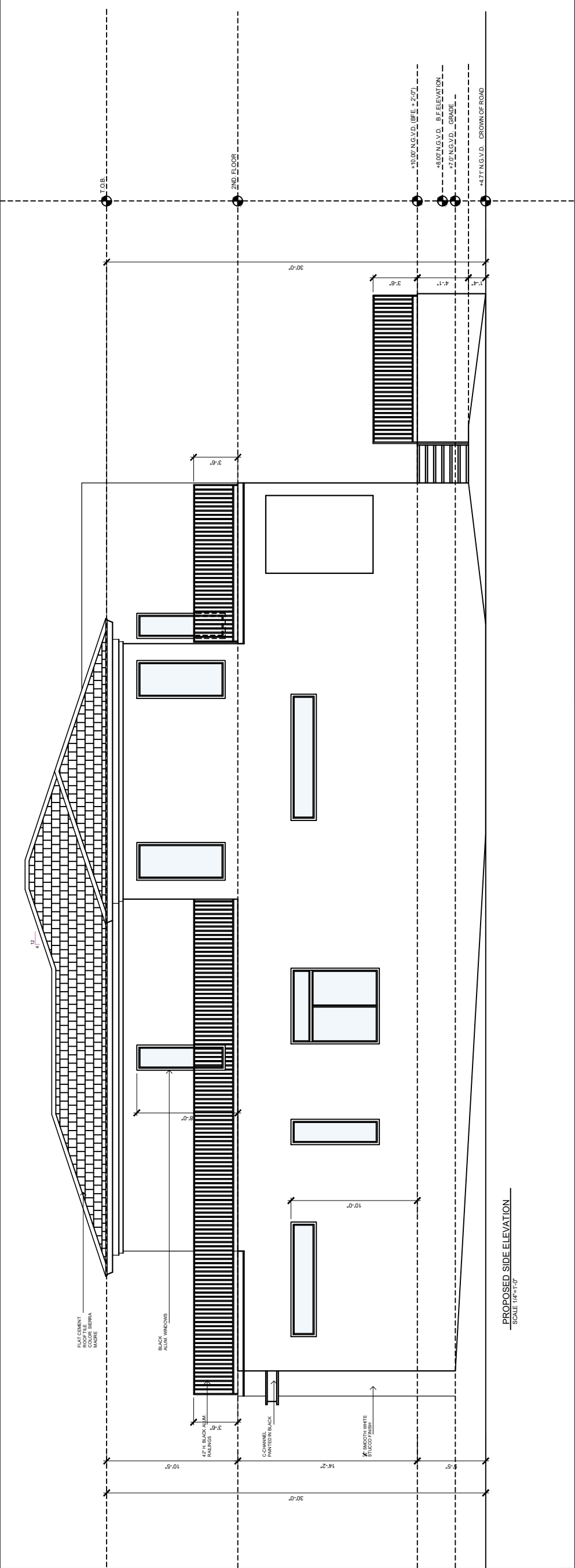
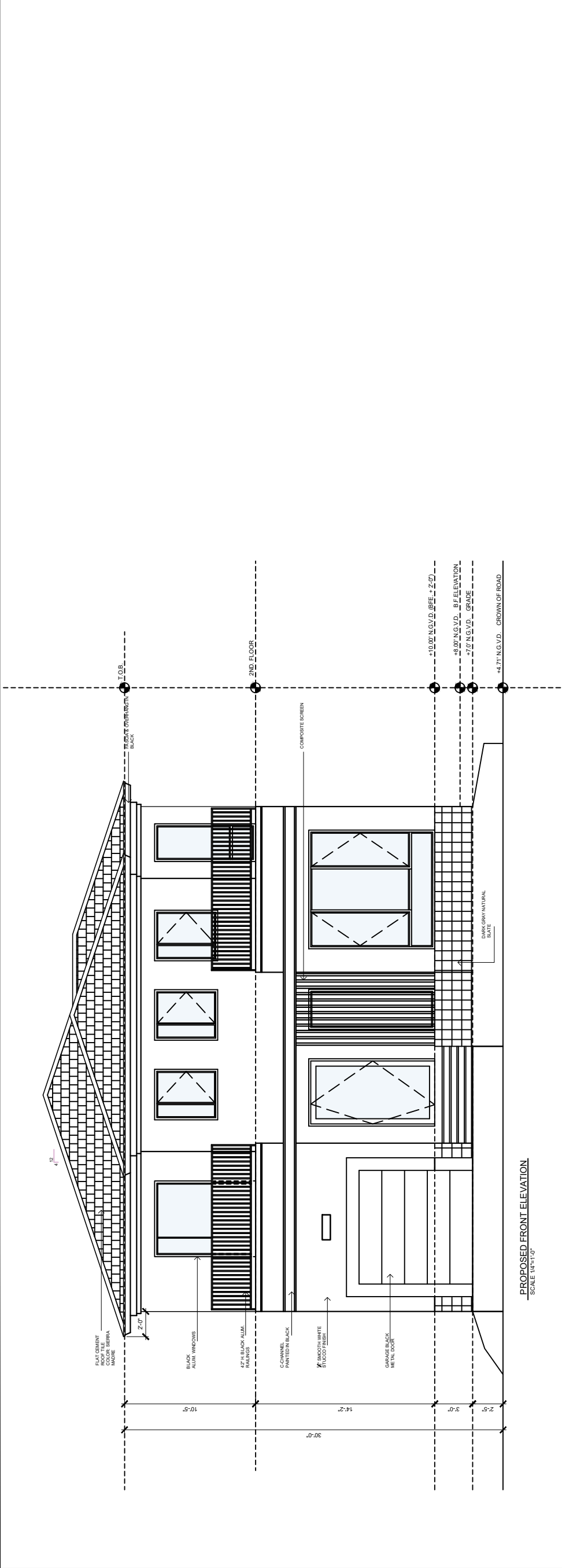
NEW SINGLE FAMILY HOME
 OWNERS: MR. & MRS. ROSENFELD
 9565 CARLYLE AVENUE
 SURFSIDE, FLORIDA 33154

FL. LIC. N° 14320

JORGE D. MANTILLA
 ARCHITECT
 5901 SW 83RD COURT SOUTH MIAMI FLORIDA 33143
 P. (305) 815-4649 E-mail: mantillaarchitect@gmail.com

DRAWN BY: V.V.L.
 REVIEW BY: J.D.M.
 SCALE: 1/4" = 1'-0"
 RELEASE DATE: 10-25-20 (P&Z)

A-301
 BUILDING
 ELEVATIONS
 SHEET NO. 7 OF 8



**9565 Carlyle Ave
Surfside, FL 33154**

**EXTERIOR MATERIALS PRESENTATION
TO PLANNING & ZONING BOARD**

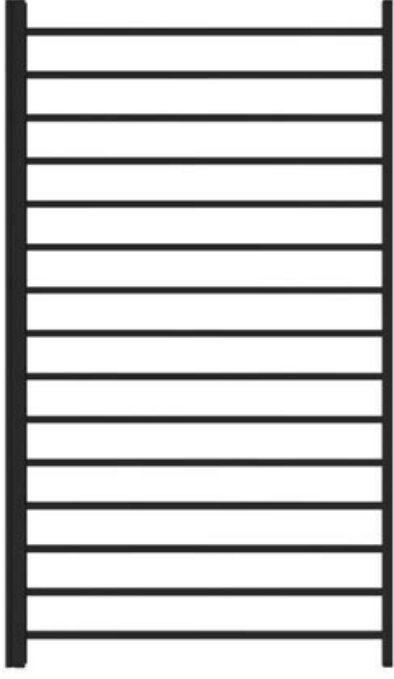
9565 Carlyle Ave, Surfside, FL 33154

Grey pitch roof, Black frame exterior windows and doors,
exterior stucco smooth painted white



Driveway, lighting, railing, windows

Concrete driveway
w/ 4inch grass inlay



Black Metal Railing

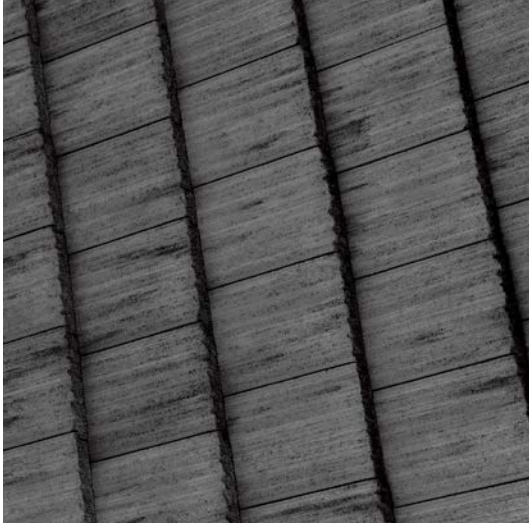


Black Impact doors and windows

Exterior lighting or similar
Max kelvin 3,000 or less



Roof and exterior tile



Cement Roof Tile
Sierra Madre
Eagle roofing
Profile Bel Air



Natural Slate exterior tile

Neighbors

9564 Carlyle Ave
Front(West)

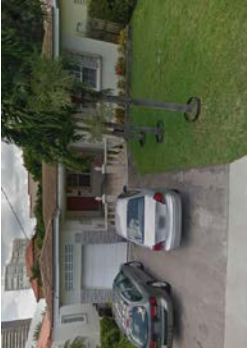


PAGE 95

9565 Carlyle Ave



9573 Carlyle Ave
Left (North)



9557 Carlyle Ave
Right (South)



9564 Byron Ave
Behind (East)





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: December 6, 2021
RE: 9157 Froude Avenue – Garage Conversion & Demolition of Sunroom

Background: This application is a request to demolish a sunroom (323 SF) with a metal roof located in the rear yard. The concrete slab from the sunroom will remain. The applicant is also requesting approval for the conversion of an existing garage to a living space. The applicant converted the garage previously without receiving Planning and Zoning Board approval. The garage conversion is associated with a code violation. The existing living space has three existing windows. The interior lot is zoned H30B totaling 5,600 square feet (SF) per MDCPA.

Figure 1 on the next page is an aerial view of the property. Figure 2 is a Google Street View depicting the existing front yard condition. In addition to this Memorandum, a package of a floor plan, elevations and survey was submitted by the applicant.

Governing 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.

Applicant Package: A package of the survey and floor plan was submitted by the Applicant dated October 25, 2020.

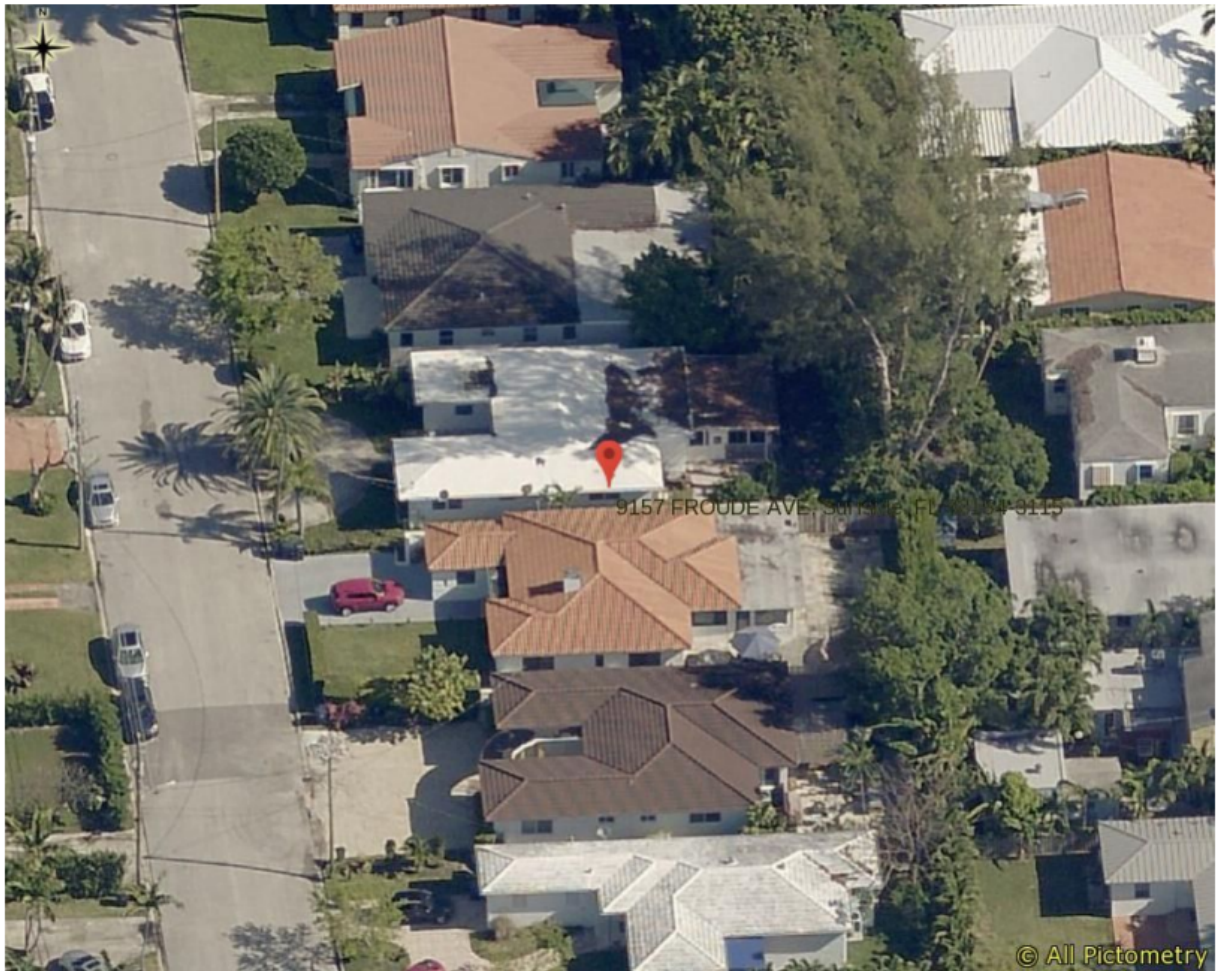
Staff Recommendation: The proposed improvement and demolition appear to be generally consistent with the Town’s Land Development Regulations. Recommend approval subject to the following conditions:

- Provide information and or add to site plan that the floor of the garage conversion matches the existing Finished Floor Elevation of the residence.
- Provide calculations, worksheet and or information verifying the front yard landscape/pervious area.



Miami-Dade Property Appraiser

Property Address: 9157 FROUDE AVE, Surfside, FL 33154-3115



Date Printed: 11/30/2021

Figure 1: 9157 Froude Avenue Aerial View



Town of Surfside, Florida Development Review



Figure 2: 9157 Froude Avenue Google Street View



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	INFINITY HIGHLAND OAKS LLC
PHONE / FAX	786-219-0706
AGENT'S NAME	JEFFREY R ROSE
ADDRESS	8851 FROUDE AVE, SURFSIDE, FL 33154
PHONE / FAX	305-733-2485
PROPERTY ADDRESS	9157 FROUDE AVE, SURFSIDE, FL 33154
ZONING CATEGORY	SINGLE FAMILY H30B
DESCRIPTION OF PROPOSED WORK	LEGALIZE GARAGE CONVERSION

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

<u>ZONING STANDARDS</u>	Required			Provided		
Plot Size	5,600			5,625		
Setbacks (F/R/S)	20'	20'	5'	26'	36'	5'
Lot Coverage	40%			30.47%		
Height	30'			12'		
Pervious Area	35%			48%		

	11/15/2021		11/10/21
SIGNATURE OF OWNER	DATE	SIGNATURE OF AGENT	DATE



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

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

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

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

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

Georgina Riano
NAME OF REPRESENTATIVE

11/10/21

DATE



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: December 8, 2021
RE: 1420 SW Biscaya Drive – New front yard concrete wall- fence- gate

Background: The residence for this location was approved by the Planning and Zoning Board at the October meeting. Preliminary discussion of the front yard wall and gate took place with the Applicant and the Board at the October meeting. This application is a request to build a concrete wall and fence with gates in the front yard. The proposed wall is 3 feet 6 inches in height with two (2) aluminum motorized gates and one (1) self-closing aluminum pedestrian gate. The proposed wall will be painted with smooth stucco and includes aluminum posts with wood grain paint finished fence and gas wall sconces. The parcel is in the H30A Zoning District at 1420 SW Biscaya Drive. The average lot depth is 200 feet with a width of 92 feet. The site plan indicates the lot size is 18,400 square feet (SF).

The maximum height for walls on a lot wider than 50 feet and less than 100 feet is 5 feet. The Applicant is proposing a height of 3 feet 6 inches for the concrete wall and fence. The proposed elevations show a 50 percent opacity along the fence portions, the wall portions do not appear opaque. The code requires surfaces above 2 feet measured from grade are required to maintain a minimum opacity of fifty (50) percent.

Applicant Package: A package of drawings and the application was submitted by the Applicant with a recent survey dated 11/17/2021.

Governing Codes:

Per **Sec. 90-56.12**, Fences and walls shall be constructed so that the finished side shall face out or away from the property upon which it is constructed, and all support posts and the unfinished side shall be on the inside facing the property upon which said fence or wall is constructed. All masonry fences or walls shall be constructed so as to have a finished surface, including concrete block walls which shall have a plastered finish on all sides above ground level.

Per **Sec. 90-56.5**, Shrubs shall be installed at the time the fence or wall is installed. The shrubs shall be planted a minimum of 36 inches in height, shall be placed a maximum of 24 inches on



Town of Surfside, Florida Development Review

center and shall cover the exterior of the fence or wall within one year after the final inspection of the fence.

Staff Recommendation: The Applicant provided a detailed landscape plan in October providing street trees in the right of way and Palm trees behind the wall. The Board has indicated a preference for providing a hedge in front of the wall in the front yard. Staff would be supportive of the addition of a hedge in front of the wall – fence on the property line provided the Planning and Zoning Board gives design approval.



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

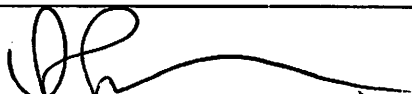
**TOWN OF SURFSIDE
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION**


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	Peter and Amanda Haytaian
PHONE / FAX	732-996-0221
AGENT'S NAME	Cesar Molina - CMA Design Studio, Inc.
ADDRESS	232 Andulsia Avenue, Suite 101, Coral Gables, FL 33134
PHONE / FAX	305-448-4200
PROPERTY ADDRESS	1420 Biscaya Drive, Surfside, FL 33154
ZONING CATEGORY	
DESCRIPTION OF PROPOSED WORK	2-Story SFR // 5 Bedrooms // 6 Bathrooms // Powder Room // Study // Gym Total A/C Area 7,548 // Total Non-A/C Area 3,349 // Total Adjusted 10,897

INTERNAL USE ONLY			
Date Submitted	_____	Project Number	21-1055
Report Completed	_____	Date	_____
Fee Paid	\$ _____		

ZONING STANDARDS	Required	Provided
Plot Size		14,800 S.F.
Setbacks (F/R/S)	20'-0" 20'-0" 5'-0"	25'-4" 20'-0" 9'-2"/9'-6"
Lot Coverage	40% MAX.	6,495 S.F. (35.75%)
Height	30'-0"	32'-0" * BUILDING EXCEEDING 4' IN ADDITIONAL SETBACK
Pervious Area	35% MIN.	6,835 S.F. (37.15%)


 _____ 9/30/21 _____ DATE
 SIGNATURE OF OWNER


 _____ 10/1/21 _____ DATE
 SIGNATURE OF AGENT

HAYTAIAN RESIDENCE

1420 SW BISCAYA DRIVE
SURFSIDE, FL 33154

PRELIMINARY REVIEW PACKAGE SECOND
REVISION-FRONT PROPERTY FENCE

(SINGLE FAMILY SITE PLAN APPLICATION)
DECEMBER 2021

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 • Coral Gables, Florida 33134 • T: 305.448.4200 • F: 305.448.4215

NO.	REVISION	DATE	CHECKED	DATE	CM
2105	CM.P.P.R.R.	11-17-21			

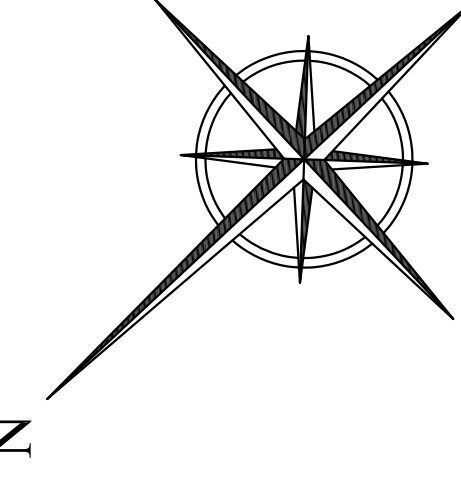
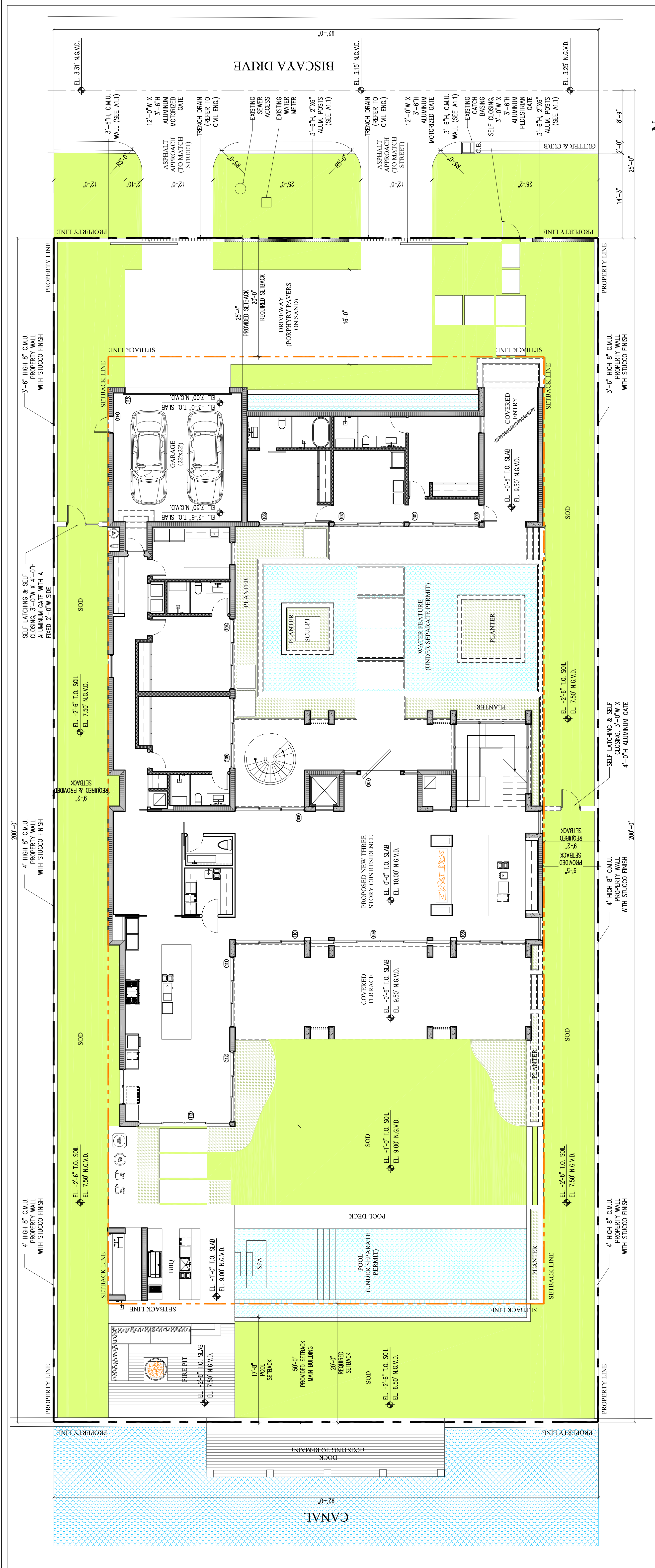
JOB NO.	2105
DRAWN BY	CM.P.P.R.R.
DATE	11-17-21
CHECKED	CM

CMA Design Studio, Inc.
 ARCHITECTURE PLANNING INTERIOR DESIGN
 232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200 F: 305.448.4215

HAYTAIAN RESIDENCE
 1420 BISCAYNE DRIVE
 SURFSIDE, FL 33154
 TITLE: SITE PLAN

SEAL
 Lynette Christine Combs
 Professional Engineer
 No. 189985
 AA56000750

SHEET NO.:
A1.0



1 SITE PLAN
 A1.0 1/8"=1'-0"

- NOTES:**
- ALL PLANTING AREAS MUST BE AT NATURAL GRADE ELEVATION.
 - ALL RAIN WATER SHALL BE RETAINED WITHIN PROPERTY.
 - MUST MEET SECTION R1001.5 F.B.C.
 - NO ADDITIONAL FILL CAN BE BROUGHT TO SITE.
 - FINAL GRADING TO PROVIDE DRAINAGE OF RUN OF WATER WITHIN PROPERTY LINE (REFER TO CIVIL DRAWINGS FOR GRADING)
 - THE BUILDING SHALL RECEIVE A COMPLETE TREATMENT FOR PREVENTION OF SUBTERRANEAN TERMITES IN ACCORDANCE WITH SECTION F.B.C. R-318.
 - REFER TO LANDSCAPE DRAWINGS FOR TREE, SHRUB AND SPREAD TO COVER AND LIGHTING INFORMATION.
 - REFER TO LANDSCAPE DRAWINGS FOR HARDSCAPE AND PLANT MATERIAL SPECIFICATIONS AND DETAILS
 - THE TRIANGLE OF VISIBILITY SHALL BE KEPT CLEAR OF VISUAL OBSTRUCTIONS BETWEEN A HEIGHT OF TWO AND A HALF FEET (2'-6") AND EIGHT FEET (8'-0") ABOVE ESTABLISHED GRADE

ZONING INFO

SETBACKS:	PROVIDED	REQUIRED
FRONT SETBACK:	25'-4"	30'-0"
REAR SETBACK:	20'-0"	20'-0"
SIDE SETBACK:	9'-2"	5'-0"
SIDE SETBACK:	9'-0"	3'-0"
LOT COVERAGE: 40% MAX = 7,360 S.F.	6,495 S.F. (55.25%)	
PERVIOUS AREA 35% MIN = 6,440 S.F.	6,835 S.F. (37.15%)	
BUILDING HEIGHT (ESTABLISHED GRADE):	30'-0"	30'-0"

PROPERTY ADDRESS
 1420 BISCAYNE DRIVE
 SURFSIDE, FL 33154

LEGAL DESCRIPTION
 THE SOUTHWESTERLY 26 FEET OF LOT 4, ALL OF LOT 5, AND THE NORTHEASTERLY 16 FEET OF LOT 6, IN BLOCK 26, SECOND REVISED PLAT OF BLOCKS 26-27, SECOND AMENDED PLAT OF NORMANDY BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 41, PAGE 6, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

FOLIO NUMBER
 14-2234-003-0040

FEMA FIRM ZONE
 FLOOD ZONE AE, B.F.E. 8.00 N.G.V.D., LIVING AREA +11'-0" = 9.00' N.G.V.D.

OCCUPANCY TYPE
 RS-1 1100-SGL FAMILY-2301+2500 SQ
 H-30 A ZONING DISTRICT

LOT SIZE
 NET SITE AREA (LOT SIZE): 92'-0" L X 200'-0" W = 18,400 SQ.FT. (0.4224 ACRES)

AREAS PROVIDED

PROVIDED	REQUIRED
25'-4"	30'-0"
20'-0"	20'-0"
9'-2"	5'-0"
9'-0"	3'-0"
6,495 S.F. (55.25%)	
6,835 S.F. (37.15%)	
30'-0"	30'-0"

AREAS PROVIDED

PROVIDED	REQUIRED
4,488 S.F.	4,488 S.F.
544 S.F.	544 S.F.
1,424 S.F.	1,424 S.F.
3,060 S.F.	3,060 S.F.
1,334 S.F.	1,334 S.F.
7,548 S.F.	7,548 S.F.
3,349 S.F.	3,349 S.F.
10,897 S.F.	10,897 S.F.
9,223 S.F.	9,223 S.F.



2 LOCATION MAP
 A1.0 N.T.S.

NOT FOR CONSTRUCTION

NO.	REVISION	DATE

JOB NO.	2105
DRAWN BY	CM, P.P, RR
DATE	11-17-21
CHECKED	CM

CMA Design Studio, Inc.
 ARCHITECTURE PLANNING INTERIOR DESIGN
 232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200 F: 305.448.4215

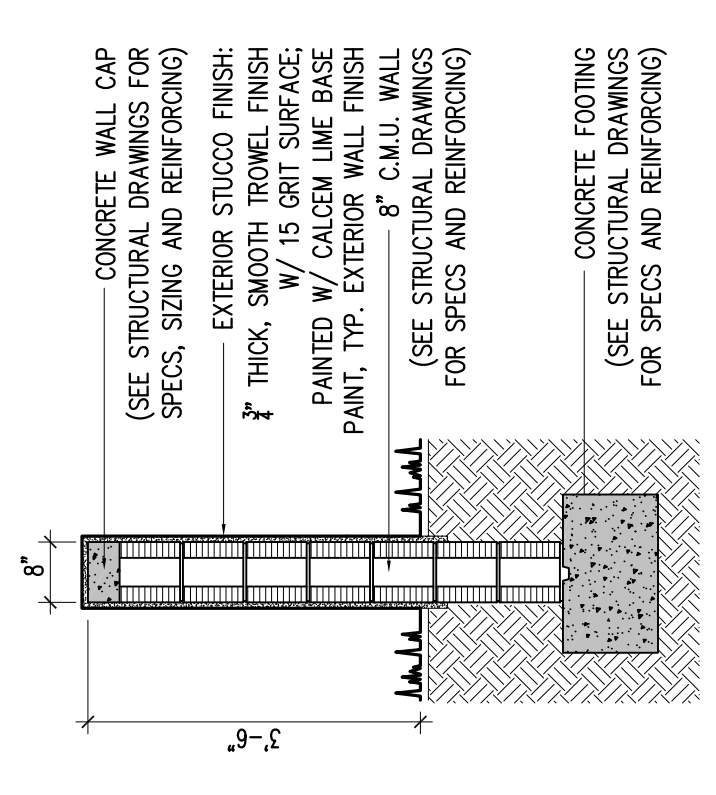
HAYTAIAN RESIDENCE
 1420 BISCAYNE DRIVE
 SUFFSIDE, FL 33154
FRONT PROPERTY WALL

SEAL
 Lynette Christine Com
 14899055
 AA35000750

SHEET NO.:
A1.1

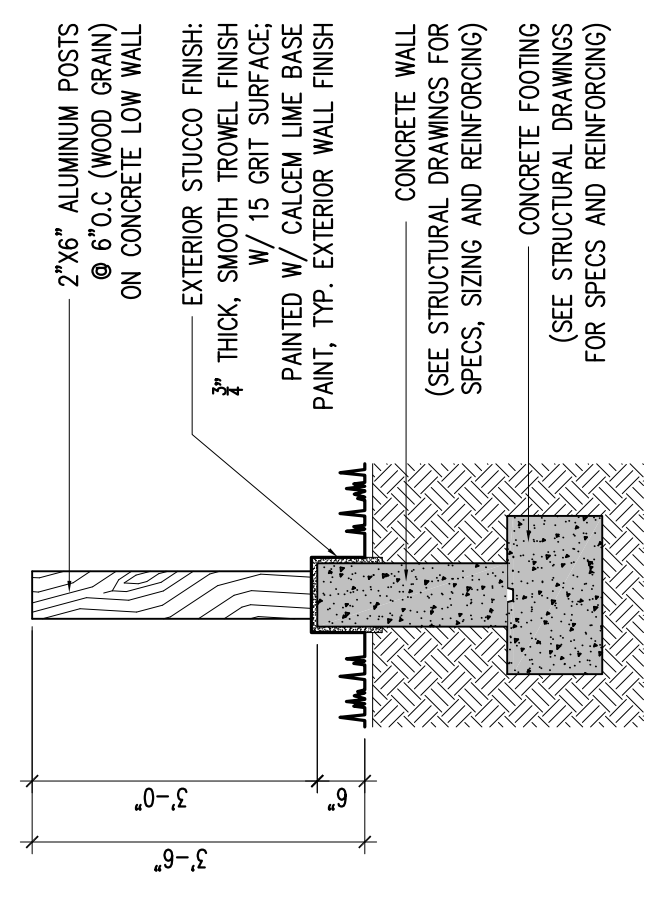


1 FRONT PROPERTY WALL
 A1.0 | A1.0 3/16"=1'-0"



SECTION A-A

2 PROPERTY WALL DETAIL
 A1.1 | A1.3 1/2"=1'-0"



SECTION B-B

3 PROPERTY WALL DETAIL
 A1.1 | A1.1 1/2"=1'-0"

NOT FOR CONSTRUCTION



Memorandum

To: Planning and Zoning Board
Thru: Andrew Hyatt, Town Manager
From: Christina Fermin, AICP, LEED Green Association
For: 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: December 3, 2021
RE: 9049 Abbott Avenue – New Addition/ Alterations to Front and Rear Yards

Background: This application includes the demolition of the landscaping, hardscape, and carport in the front yard, concrete within the side yards, rear patio and fence. The applicant is proposing a new addition to the front of the home, new driveway, new fence, landscaping, relocation of mechanical equipment, pool and deck in addition to architectural modifications at 9049 Abbott Avenue located in the H30B Zoning District. The addition includes 498 square feet of living space added to the front, a new driveway with concrete slabs, a 6' wood slatted fence with gates, landscaping to include water retention area, trees and shrubs. In the rear yard, the applicant is proposing a pool with deck, water retention area and mechanical equipment in the rear and side yards. Concrete stepping stones with pebbles are proposed in the side yards. The application also includes alterations to the exterior and interior of the existing single-family home. The lot depth is 112.5 feet with a width of 50 feet. The site plan indicates the lot size is 5,625 square feet (SF).

The setback requirements for the H30B Zoning District are 20-foot front, 5-foot side, and 20-foot for the rear. The applicant is proposing a 31'-6" front yard setback with a 5'-1" side setback and 20'-11" rear yard setback. Total lot pervious area is proposed at 2,094 SF or 37.4% where 35% is required. The front yard pervious area is proposed at 1,069 SF or 68% where 50% is required. The rear yard pervious area is proposed at 449 SF or 42% where 40% is required. The proposed building lot coverage is 2,240 SF or 40% where 40% is the maximum allowed.

Alterations include removal of the existing roof and replacing it with a new tiled pitched roof. The roof height will remain at 19'-6" where the maximum roof height is 30 feet. Windows and doors are to be removed and replaced. Table 1 on page 4 provides information on site characteristics and zoning requirements.

Various architectural features are proposed. These features include a new concrete roof tile in the colors tan and charcoal with a wood eave and wood fascia painted tan. The new roof will incorporate the addition to the front of the home. Other features include new windows and doors with a grey trim. The



Town of Surfside, Florida Development Review

front of the house includes an 8-foot by 12-foot tubular steel beam for the front porch with grey finish. A new frosted front glass door with grey trim and three (3) ornamental medallions on each of the roof peaks are also proposed, the size of the medallions is not provided. The house will have a smooth stucco finish painted 'antique white'. Grey finished sconce lighting is proposed for the front and rear of the house. Concrete steps with small black beach pebbles are proposed in the side yards. A 207 SF pool with deck is proposed in the rear, no additional information was provided at this time.

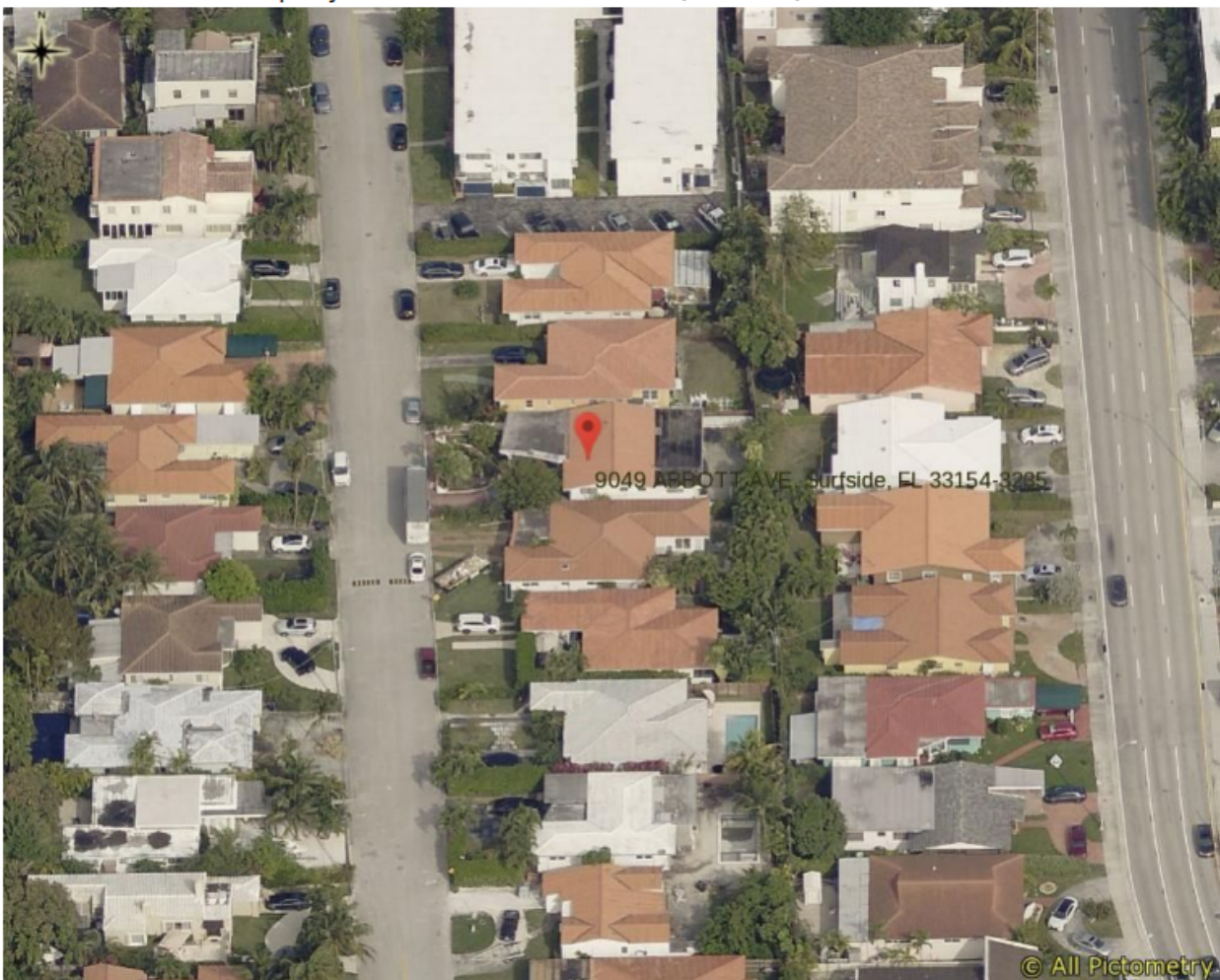
The applicant is proposing removing all trees and relocating one palm tree to the rear yard. Less than two (2) street trees are proposed where two (2) street trees are required (Palm Trees are counted 3:1). The applicant is proposing 2 small to intermediate trees of two species and an unknown number of shrubs for the lot, where a minimum of five (5) trees of four (4) different species and 25 shrubs are required for single-family homes. Two additional palms are proposed on site, but may not meet the minimum requirements of the code to be counted. Proposed Florida-Friendly landscaping is unknown where the zoning in progress requires 40%. Figure 1 on page 3 is an aerial view of the existing property.

Applicant Package: A package of drawings and the application was submitted by the Applicant with a recent survey dated 11/11/2021.



Miami-Dade Property Appraiser

Property Address: 9049 ABBOTT AVE, Surfside, FL 33154-3235



Date Printed: 12/02/2021

Figure 1: Aerial View of 9049 Abbott Avenue



Town of Surfside, Florida Development Review

Table 1 – Site Characteristics and Zoning Requirements

Address	9049 Abbott Avenue	
General Location	Center East	
Property Size	5,625 SF (112.5 Feet x 50 Feet)	
Zoning District	H30B	
Lowest Floor Elevation	Base Flood Elevation 10' NGVD (8.00 + 2.00)	
Lot Coverage	Required	Proposed
Total Lot	40% Max. (2,240 SF)	40% (2,240 SF)
Exempt Accessory Uses	15% or Less	N/A
2 nd Story Lot Coverage	32% of the Lot or 80% of First Floor	N/A N/A
Pervious Area Total Lot	35% w/40% FL Friendly	37.4% (2,094 SF)
Pervious Area Front Yd	50% w/40% FL Friendly	68% (1,069 SF)
Pervious Area Rear Yd	40% w/40% FL Friendly	42% (449 SF)
Height – Flat Roof	30 Ft: Avg Datum/Crown-High Pt.	N/A
Height – Pitched Roof	30 Ft: Avg Datum/Crown-Tie Beam.	19 Feet 6 Inches
Modification of Height	1% of Height to 3 Ft Max	N/A
Roof Decks	Prohibited	N/A
Trellis/Pergola Structure	12 Feet Max. Height	N/A
Setbacks		
Primary Frontage	20 Feet Min.	31 Feet 5 Inches
Secondary Corner	10 Feet Min.	N/A
Interior Side < or = 50 Ft	5 Feet Min.	5 Feet 1 Inch
Interior Side > 50 Ft	10% Frontage Width	N/A
Rear	20 Feet Min.	20 Feet 11 Inches
Encroachments		
Eaves – Sloped Roofs	24 Inches Max	26 Inches
All Other Ornamentals	6 inches Max	Unknown
Accessory Buildings		
Maximum Height	12 Feet Max	N/A
Max. Aggregated Area	500 SF Max.	N/A
Pools & Decks		207 SF + Unknown
Primary Front and Secondary Corner	10 Feet Min 10 Feet Min	N/A N/A
Uncovered Patio	Rear & Side – 5 Feet Front & Corner -10 Feet	N/A N/A



Town of Surfside, Florida Development Review

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

- Per the **Zoning in Progress**, *Lot coverage* shall mean the percentage of the total area of a lot that, when viewed from above, would be covered by all principal and accessory buildings and structures (except swimming pools, fences, screen enclosures, and pergolas), or portions thereof, up to a maximum forty percent (40%) of the lot; provided however that the following shall not be included in determining the lot coverage:
 1. Uncovered steps and exterior balconies;
 2. Uncovered terraces, patios, breezeways, or porches which are open on two (2) sides; and
 3. Covered terraces, patios, breezeways, or porches which are open on two (2) sides.

In no instance may the exemptions listed here exceed 15% of the total footprint of all principal and accessory buildings and structures. Please provide calculations for the lot coverage, which should include the concrete side pavers and black beach pebbles.

- Per the **Zoning in Progress**, eaves of sloped roofs may project up to twenty four (24) inches into any required yard. All other ornamental or screening features in the H30A and H30B districts, including cornices, sills, frames, and fins, may project no more than six (6) inches into any required yard.
- Per **Sec. 90-47.3** air conditioning equipment, pool pump or other mechanical equipment shall maintain at least a five-foot setback from the rear and side yards and is not visible from any street or waterway. Shrubs shall be incorporated in a manner on the site so as to be a visual screen for mechanical equipment or other accessories to the residence, per **Sec. 90-95(3)**. The proposed air conditioning equipment must be relocated to meet setback requirements.
- Accessory swimming pools and decks may occupy a rear and side setback subject to the minimum 5 foot rear and side setback, per **Sec. 90-54(2)**. The site plan shows the future pool deck encroaching into the rear and side yard setbacks to the water's edge. The proposed deck must meet the required 5-foot setback.
- Per **Sec. 90-89**, one street tree/palm tree is required for every 20 linear feet of street frontage. Palm Trees utilized as street trees shall have at least 8 feet of clear wood. It is recommended that street trees be planted along the property line or within the swale area at least 4-feet off the interior pavement edge. Verify the proposed palm trees meet the minimum requirements of the code. Trees planted in the swale require a building permit.
- Per **Sec. 90-95**, single-family homes must provide a minimum five (5) trees on site made of a minimum four (4) different species. Trees must meet the planting requirements of the code and



Town of Surfside, Florida Development Review

be a mix of at least 30% shade trees, 30% small to intermediate trees and no more than 40% palm trees. Palm trees are counted on a 3:1 ratio and must have at least 6-feet of clear or grey wood to be counted towards the requirement.

- Per **Sec. 90-97**, any trees relocated or removed require a tree removal permit.



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

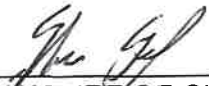

TOWN OF SURFSIDE
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION

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	SOLOMON SCHARF
PHONE / FAX	917.439.0937
AGENT'S NAME	JUAN C. DAVID R.A.
ADDRESS	1385 CORAL WAY
PHONE / FAX	305.285.4343
PROPERTY ADDRESS	9049 ABBOTT AVENUE
ZONING CATEGORY	H30B
DESCRIPTION OF PROPOSED WORK	EXTERIOR + INTERIOR REMODELING + NEW ADDITION TO EXISTING HOUSE

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

<u>ZONING STANDARDS</u>	Required	Provided
Plot Size	5,000 S.F.	5,600 S.F.
Setbacks (F/R/S)	20.0' 20.0' 5.0'	31.41' 20.91' 5.13'
Lot Coverage	2,240 S.F.	2,240 S.F.
Height	30.0'	19.5'
Pervious Area	1,960 S.F.	2,094 S.F.

	11-11-21		11-11-21
SIGNATURE OF OWNER	DATE	SIGNATURE OF AGENT	DATE



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

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

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

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

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

<u>Juan C. David P.A.</u>	<u>11.11.21</u>
NAME OF REPRESENTATIVE	DATE

DEMOLITION NOTES:

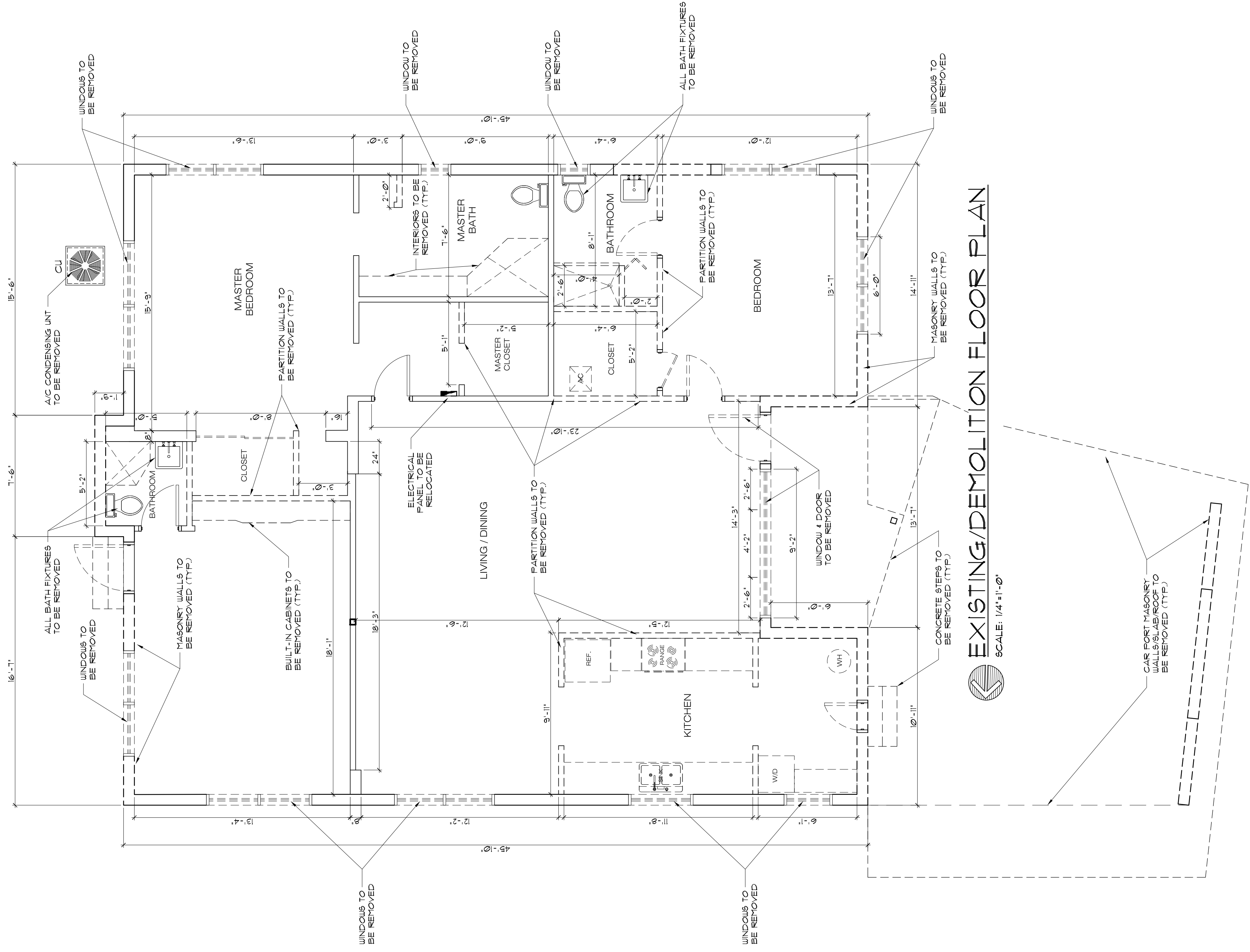
1. GENERAL CONTRACTOR SHALL VISIT THE SITE & FAMILIARIZE HIM/HERSELF W/ ALL EXIST. CONDITIONS & THE JOBSITE. & ALSO COORDINATE W/ APPROVED PLANS & W/ ARCHITECT ABOUT WORK TO BE DONE.
2. ALL WORK SHALL BE LEFT IN SUCH A MANNER AS TO BE RE-USED AS PART OF THE PROJECT OR AS PART OF THE ADJACENT PROPERTY.
3. ELECTRICAL CONTRACTOR TO REMOVE EXISTING RECEPTACLES, TELEPHONE SWITCHES, AND ANY OTHER ELECTRICAL DEVICES AS INDICATED ON THE DEMOLITION DRAWINGS. THE CONTRACTOR SHALL PROVIDE A SCHEMATIC DRAWING OF FINAL INSTALLATION FOR RECORD PURPOSES.
4. ALL EXISTING ELECTRICAL DEVICES MAY NOT HAVE BEEN SHOWN IN THEIR ACTUAL LOCATION. CONTRACTOR IS REQUIRED TO VISIT SITE AND BECOME FAMILIAR WITH THE ACTUAL LOCATION AS PART OF HIS/HER BUILDING THE WORK THAT NEEDS TO BE ACCOMPLISHED.
5. THE WORK SHALL INCLUDE THE FURNISHING OF ALL MATERIALS, CUTTING, EXTENDING, CONNECTING, REPAIRING, ADAPTING, AND OTHER WORK AS NECESSARY TO SATISFY THE DEMOLITION PROGRAM. APPROVAL SHALL BE SECURED FROM THE ARCHITECT PRIOR TO CUTTING/DRILLING ANY STRUCTURAL SUPPORTS.
6. ALL BUILDINGS CONSTRUCTION AFFECTED BY THE REMOVAL, RELOCATION, OR REPAIR OF ANY PIECE OF EQUIPMENT SHALL BE REPAIRED AND FINISHED AS REQUIRED TO MATCH EXISTING CONDITIONS OR AS DIRECTED BY THE ARCHITECT.
7. WHEN ELECTRICAL DEVICES ARE INSTALLED IN PARTITIONS OR CEILING TO BE REMOVED, THE ELECTRICAL CONTRACTOR SHALL DISCONNECT THEM UP TO THE NEXT OUTLET TO REMAIN OR BACK TO THE PANELBOARD. IF EXISTING TO BE REMOVED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CIRCUIT TO BE REARRANGED TO MAINTAIN CIRCUIT CONTINUITY. WIRE SHALL BE REMOVED BACK TO SOURCE FROM INACCESSIBLE RACEWAYS NOT TO BE REMOVED. ALL WIRE SHALL BE REMOVED FROM THE ADJACENT FINISHED AREAS.
8. ALL ELECTRICAL EQUIPMENT SHALL BE REMOVED FROM STRUCTURE TO BE DEMOLISHED. ALL ELECTRICAL EQUIPMENT SHALL BE REMOVED FROM STRUCTURE. ELECTRICAL ITEMS ASSOCIATED WITH WORK SHALL BE REMOVED IF NOT REQUIRED FOR NEW EQUIPMENT TO CONTINUE IN SERVICE.
9. ALL REMOVED ITEMS SHALL BE DISPOSED FROM THE SITE AS DIRECTED BY THE OWNER.
10. ALL FLUPIO FIXTURES TO BE REMOVED & DISPOSED OF AS DIRECTED BY THE OWNER.
11. ALL A/C COND. UNITS TO BE REMOVED & DISPOSED OR SHOULD BE LEFT READY TO BE CONNECTED TO FUTURE INSTALLATION.
12. ALL A/C COND. DUCTS & ELECTRICAL CONNECTIONS TO BE DISCONNECTED AND DISPOSED OR IN A PROPER MANNER, AND SHORE UP REQUIRED ELEMENTS FOR STABILITY, BEFORE REMOVING ANY STRUCTURAL SUPPORTS.

DEMOLITION/CONST. LEGEND:

- NEW PARTITION METAL ST. FRAME
- PARTITION 24" OC. W/ 1/2" GYP. BOARD
- EACH SIDE W/ TYPE 'S' DRYWALL
- SCREW # 8" OC. FERM. 4" D. # FIELD
- NEW MASONRY WALL
- 2" CONC. BLOCK W/ 5/8" STUCCO (EXT.)
- AND 1/2" GYPSUM WALL BOARD
- OVER 1 1/2" P.F. FURRING AND
- R-41 INSULATION BETWEEN
- EXIST PARTITION
- EXIST MASONRY WALL
- EXISTING PARTITION TO BE REMOVED
- EXIST MASONRY TO BE REMOVED



EXISTING PROPERTY



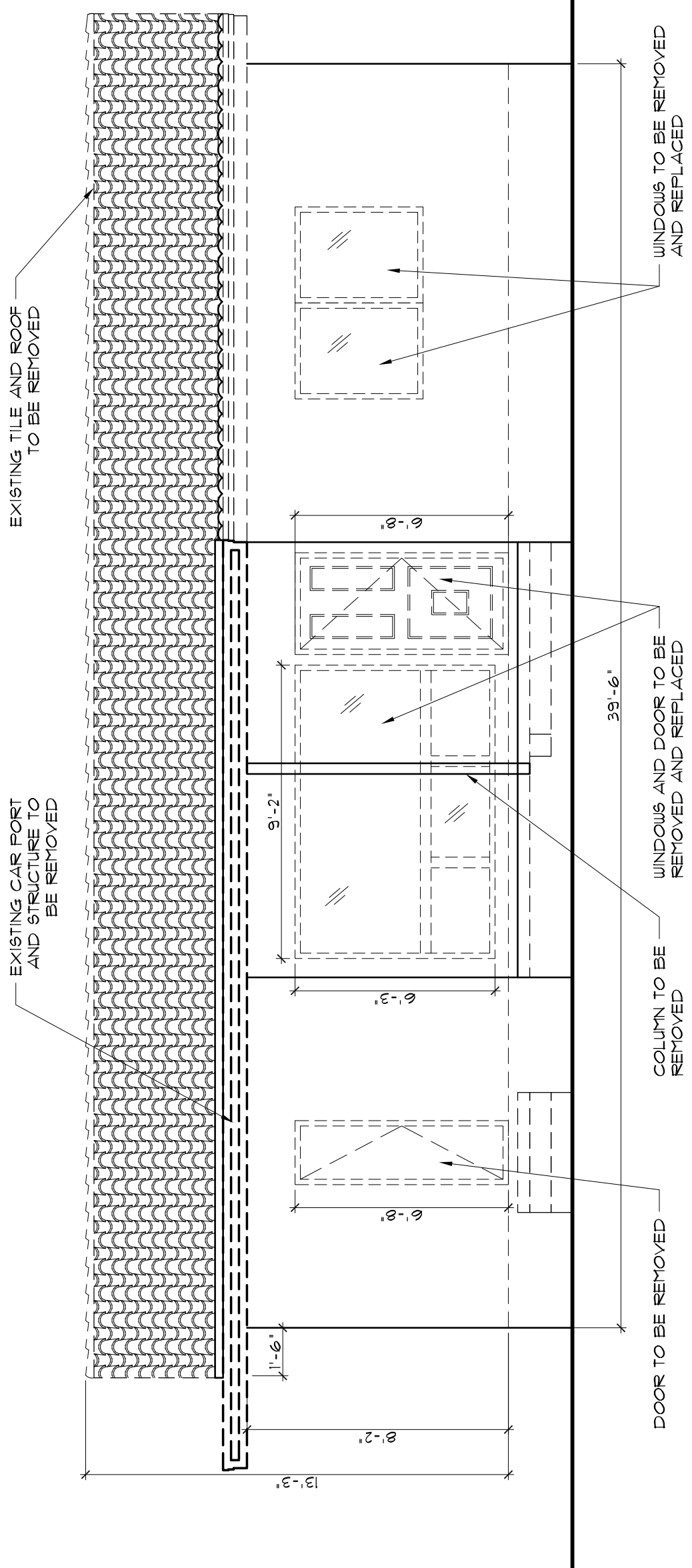
EXISTING/DEMOLITION FLOOR PLAN
SCALE: 1/4"=1'-0"

Revisions
11.11.21 1st ISSUE

JCD ARCHITECT INC.
EXT./INT. REMODELING W/ NEW ADD.
 SOLOMON SCHARF RESIDENCE
 9049 ABBOTT AVENUE
 SURFSIDE, FLORIDA 33154

JCD ARCHITECT INC.
 Design & Development
 LEAD ACCREDITED PROFESSIONAL
 Architecture Interiors Planning Construction
 1385 Coral Way, Suite 207 Miami, Florida 33145
 Phone: (305) 285-4343 Fax: (305) 285-4300

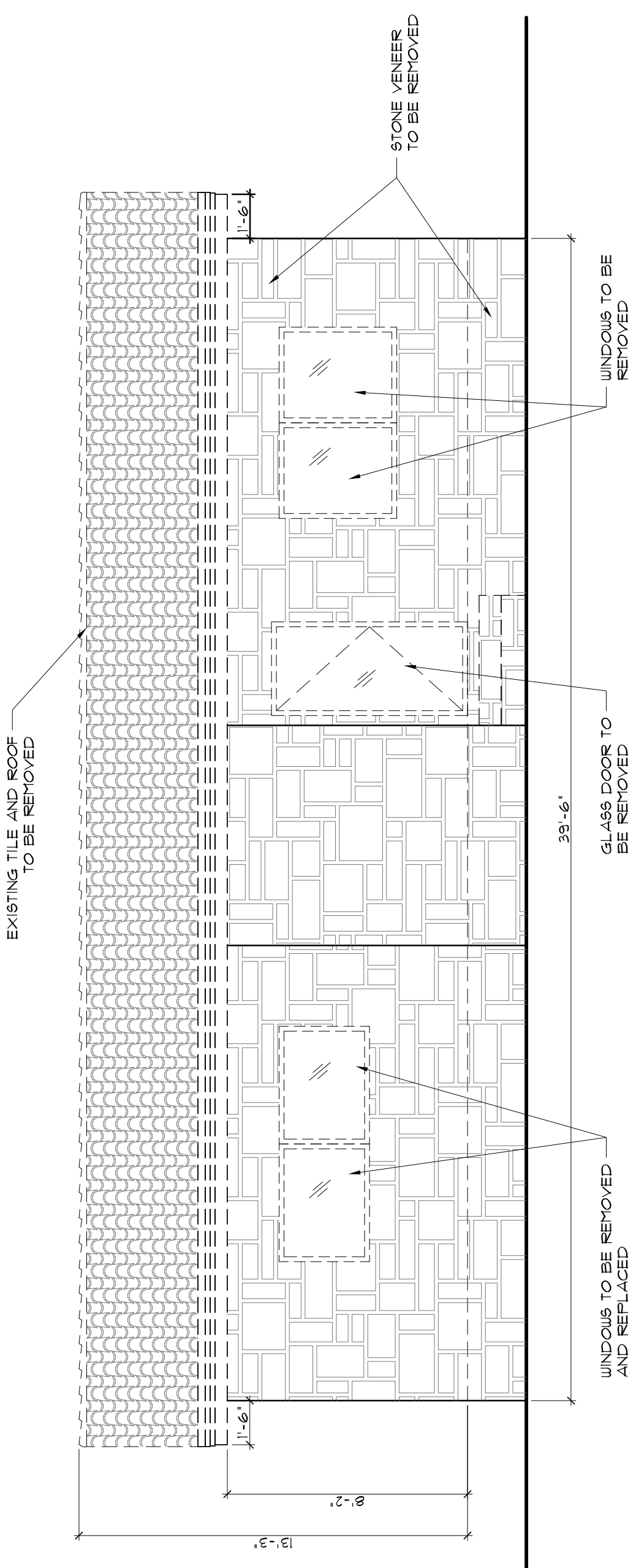
JCD
 Job No. _____
 Date _____
 Scale _____
 Seal _____
 AA-26001560
 Sheet No. **A-3**



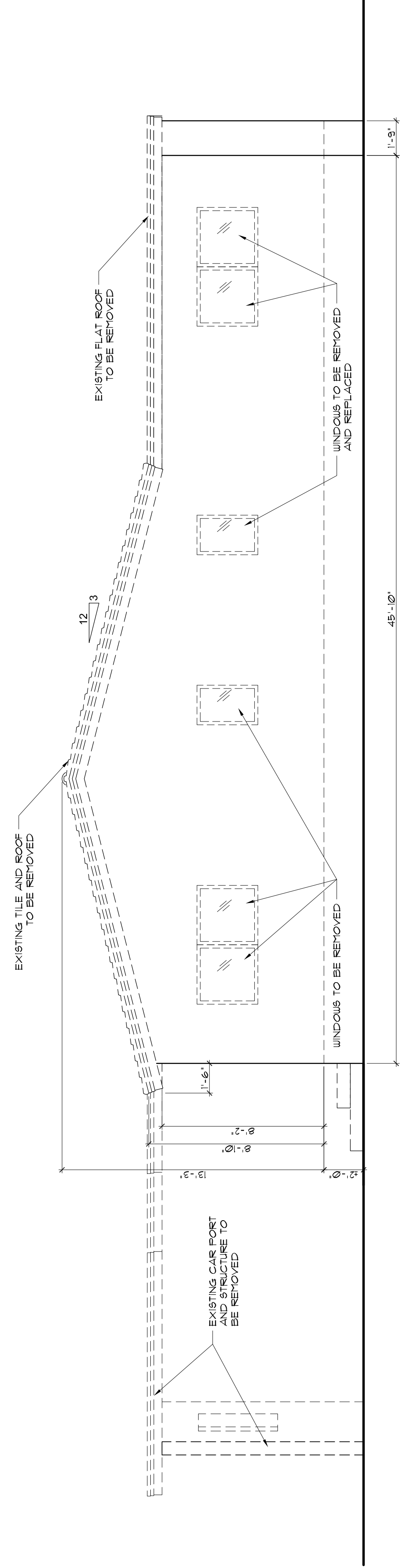
EXISTING WEST (FRONT) ELEVATION PLAN
 SCALE: 1/4" = 1'



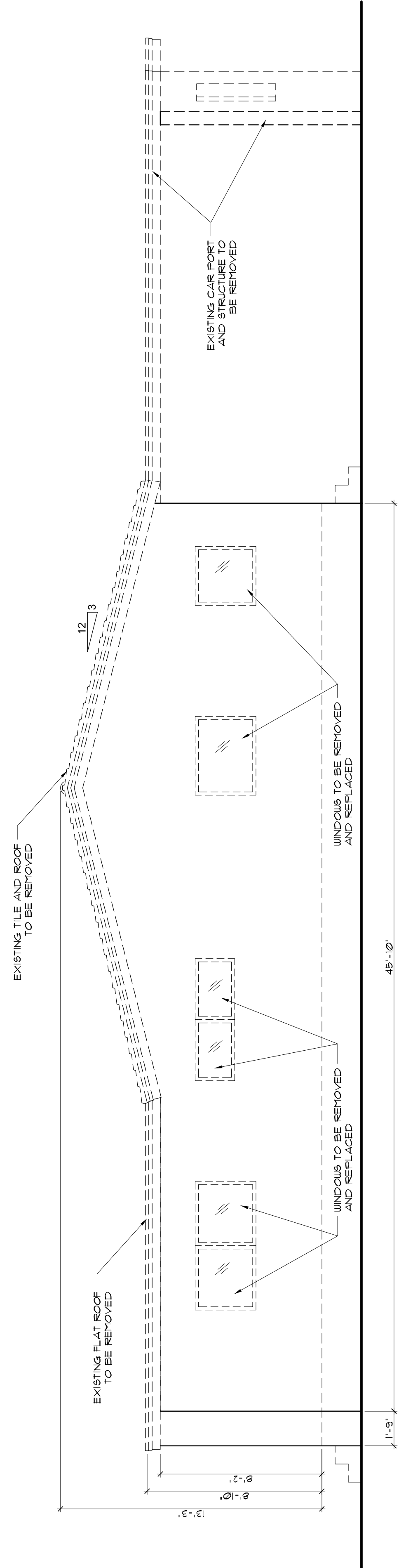
EXISTING FRONTAGE
 (ALL HARDSCAPE TO BE DEMO
 - NON COMPLIANT IN ROW.)



EXISTING EAST (REAR) ELEVATION PLAN
 SCALE: 1/4" = 1'



EXISTING SOUTH (RIGHT) ELEVATION PLAN
 SCALE: 1/4" = 1'



EXISTING NORTH (LEFT) ELEVATION PLAN
 SCALE: 1/4" = 1'

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



9057 ABBOTT AVE
(+/--16'-0" OVERALL HEIGHT)



*9049 ABBOTT AVENUE
(+/--15'-3" OVERALL HEIGHT)



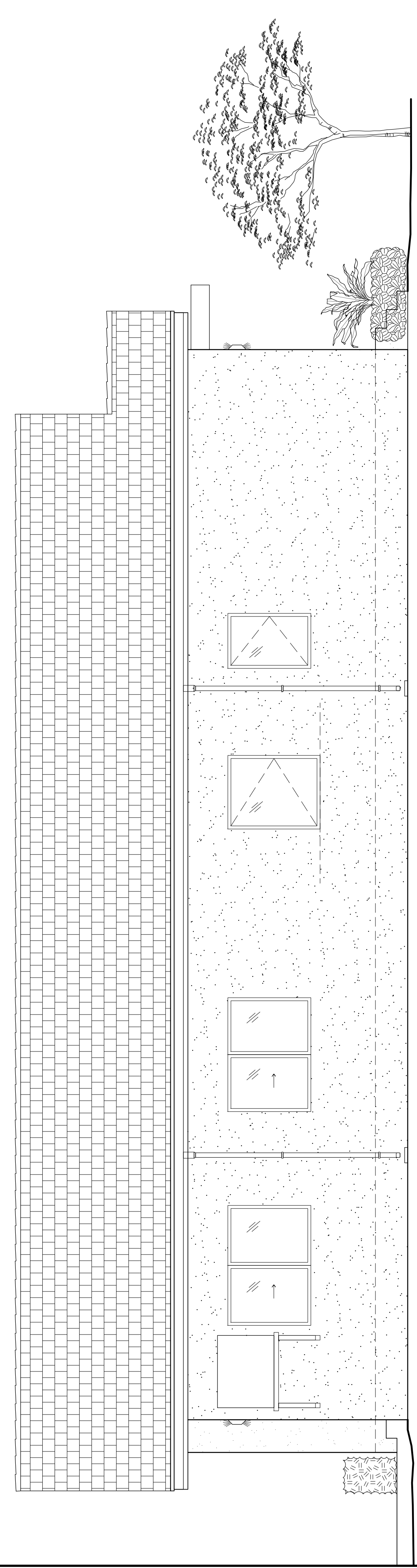
9033 ABBOTT AVE
(+/--15'-0" OVERALL HEIGHT)



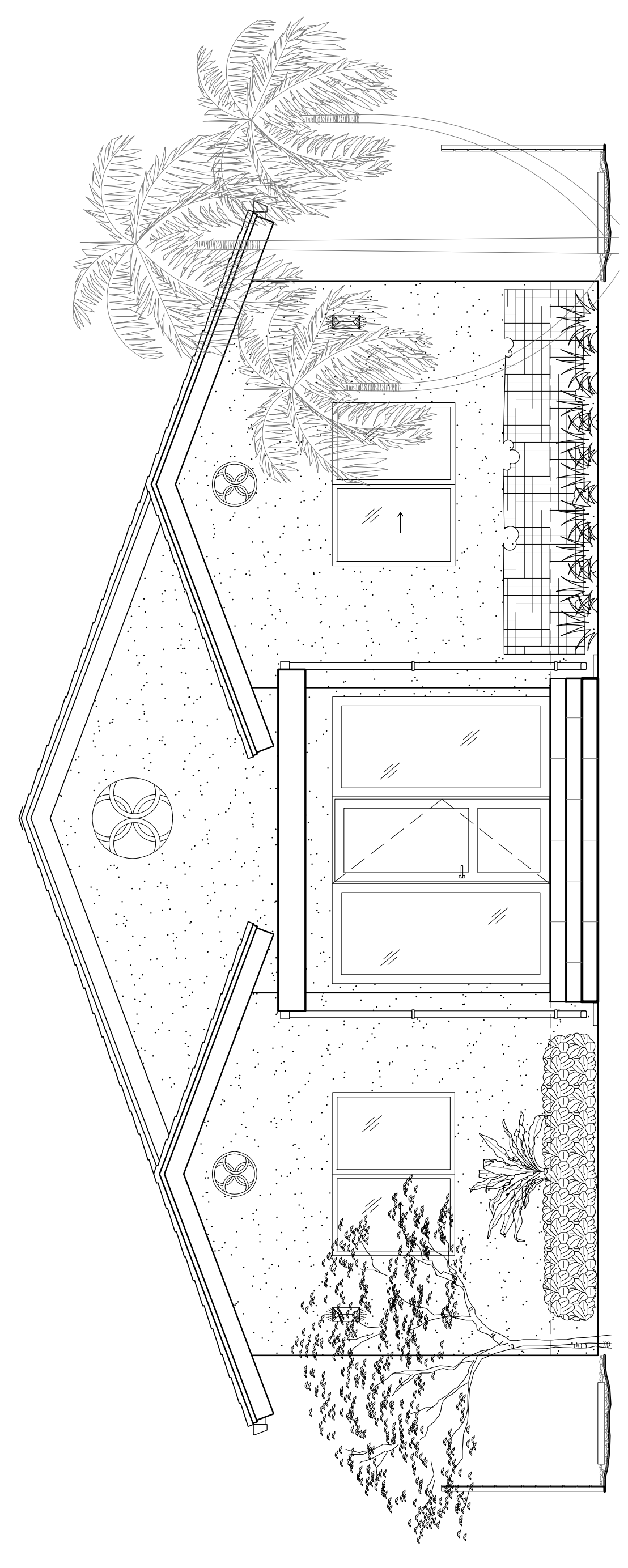
9065 ABBOTT AVE
(+/--15'-6" OVERALL HEIGHT)



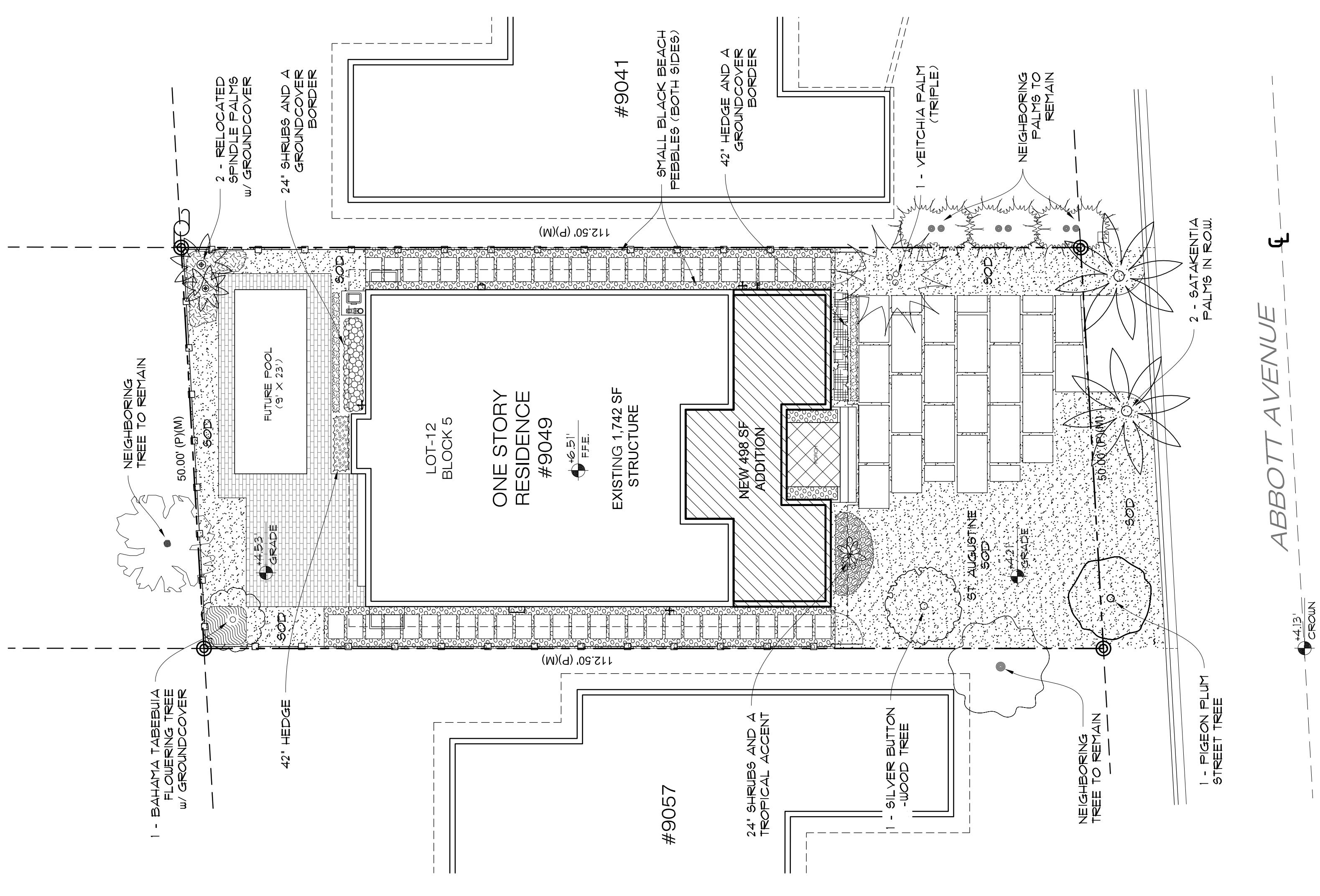
9041 ABBOTT AVE
(+/--15'-6" OVERALL HEIGHT)



PRELIMINARY PLANTING - NORTH
SCALE: 1/4" = 1'



PRELIMINARY PLANTING - WEST
SCALE: 1/4" = 1'



PRELIMINARY PLANTING - SITE
SCALE: 1" = 100'

JCD ARCHITECT INC. JUAN C. DAVID R.A. 0015344 Design & Development LEAD ACCREDITED PROFESSIONAL Architecture Interiors Planning Construction	1385 Coral Way, Suite 207 Miami, Florida 33145 Phone: (305) 285-4343 Fax: (305) 285-4300
	Seal AA-26001560 Sheet No.
Job No. Date Scale	JCD AA-26001560 Sheet No.
Revisions 11.11.21 1st ISSUE	SOLOMON SCHARF RESIDENCE 9049 ABBOTT AVENUE SURFSIDE, FLORIDA 33154



Memorandum

To: Planning and Zoning Board
Thru: Andrew Hyatt, Town Manager
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: December 6, 2021
RE: 9281 Bryon Avenue – Additions, Renovations and Pool

Background: This application is a request to demolish the existing roof to build an addition in the rear and side of the first floor and add a second floor to the existing single-family home. The additions will increase the living space by a total of 1,489 square feet. Additional improvements include a new pool with deck and patio in the rear, a fence with gates, relocation of mechanical equipment and architectural modifications. The parcel is located in the H30B Zoning District at 9281 Byron Avenue. The lot depth is 112.5 feet with a width of 50 feet. The site plan indicates the lot size is 5,625 square feet (SF).

The setback requirements for the H30B Zoning District are 20-foot front, 5-foot side, and 20-foot rear. The proposed alterations and additions will maintain the existing setbacks. Total lot pervious area is proposed at 2,012 SF or 35.7% where 35% is required. The front yard pervious area was not provided. The rear yard pervious area is proposed at 44%, where 40% is required. The proposed building lot coverage is 39.7% where 40% is the allowed maximum.

Architectural materials and details, roof height, fence details and patio/deck materials were not provided at this time. Table 1 on page 3 provides information on site characteristics and zoning requirements.

This staff report may be updated prior to the Planning and Zoning Board Meeting.

Applicant Package: A package of drawings and the application was submitted by the Applicant with a recent survey dated 10/28/2021. A survey was not submitted with the application package.



Town of Surfside, Florida Development Review

Miami-Dade Property Appraiser

Property Address: 9281 BYRON AVE, Surfside, FL 33154-3027



Date Printed: 12/03/2021

Figure 1: Aerial View of 9281 Byron Avenue



Town of Surfside, Florida Development Review

Table 1 – Site Characteristics and Zoning Requirements

Address	9281 Byron Avenue	
General Location	Center	
Property Size	5,625 SF (112.5 Feet x 50 Feet)	
Zoning District	H30B	
Lowest Floor Elevation	7.17 NGVD (?)	
Lot Coverage	Required	Proposed
Total Lot	40% Max. (2,250 SF)	39.7% (2,234 SF)
Exempt Accessory Uses	15% or Less	N/A
2 nd Story Lot Coverage	32% of the Lot or 80% of First Floor	23.8% (1,341 SF) 62.1% (1,341 SF)
Pervious Area Total Lot	35% w/40% FL Friendly	37.4% (2,094 SF)
Pervious Area Front Yd	50% w/40% FL Friendly	Unknown
Pervious Area Rear Yd	40% w/40% FL Friendly	44% (440 SF)
Height – Flat Roof	30 Ft: Avg Datum/Crown-High Pt.	N/A
Height – Pitched Roof	30 Ft: Avg Datum/Crown-Tie Beam.	20 Feet (from 7.17 FFE)
Modification of Height	1% of Height to 3 Ft Max	N/A
Setbacks		
Primary Frontage	20 Feet Min.	24.10 Feet
Secondary Corner	10 Feet Min.	N/A
Interior Side < or = 50 Ft	5 Feet Min.	4.95 Feet
Interior Side > 50 Ft	10% Frontage Width	N/A
Rear	20 Feet Min.	22.02 Feet
Pt. Lake & Adj. Canals	25 Feet Min	N/A
Biscayne Bay	50 Feet Min	N/A
Encroachments		
Eaves – Sloped Roofs	24 Inches Max	Unknown
All Other Ornamentals	6 inches Max	N/A
Accessory Buildings		
Maximum Height	12 Feet Max	N/A
Max. Aggregated Area	500 SF Max.	Unknown
Pools & Decks		Unknown
Primary Front and	10 Feet Min	N/A
Secondary Corner	10 Feet Min	N/A
Uncovered Patio	Rear & Side – 5 Feet Front & Corner -10 Feet	4.98 Feet N/A



Town of Surfside, Florida Development Review

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

- Provide a current survey of the property.
- Per the **Zoning in Progress**, *Lot coverage* shall mean the percentage of the total area of a lot that, when viewed from above, would be covered by all principal and accessory buildings and structures (except swimming pools, fences, screen enclosures, and pergolas), or portions thereof, up to a maximum forty percent (40%) of the lot; provided however that the following shall not be included in determining the lot coverage:
 1. Uncovered steps and exterior balconies;
 2. Uncovered terraces, patios, breezeways, or porches which are open on two (2) sides; and
 3. Covered terraces, patios, breezeways, or porches which are open on two (2) sides.

In no instance may the exemptions listed here exceed 15% of the total footprint of all principal and accessory buildings and structures. Please provide calculations and/or worksheets for the lot coverage.

- The Applicant has not provided the landscape/pervious area of the front yard setback area. Fifty percent (50%) of this area needs to be in landscape/pervious with 40% Florida Friendly landscape material. Provide a tabulation of this item on sheet C-2. The area of driveway and walkways in this area should also be calculated.
- Per **Design Guidelines for Single family residential properties, multifamily, and commercial properties**, the overall style of each house should be consistent on all sides of the building, as well as among all portions of the roof. Particular care should be taken that building elevations and roof elements visible from streets and other public or adjacent spaces are stylistically consistent. Consistency should be determined by evaluating each of the building's elevations' components. Roof materials should be appropriate to the style of the house and, except for flat roofs or flat roof portions, should be the same product for the entire roof system.
- Per **Sec. 90-47.3** air conditioning equipment, pool pump or other mechanical equipment shall maintain at least a five-foot setback from the rear and side yards and is not visible from any street or waterway. Shrubs shall be incorporated in a manner on the site so as to be a visual screen for mechanical equipment or other accessories to the residence, **Sec. 90-95(3)**. Provide setbacks for the proposed mechanical equipment.
- Per **Sec. 90-54**, all accessory buildings and structures, swimming pools, and accompanying fences shall meet all applicable requirements of the Florida Building Code. Accessory swimming pools and decks may occupy a rear and side setback subject to the minimum 5-foot



Town of Surfside, Florida Development Review

rear and side setback. The proposed deck and patio encroach the 5-foot required side setback, revise plans to show the deck will be outside the required 5-foot setback.

- Per **Sec. 90-56**, the maximum fence height is 6 feet. Provide fence/gate details and dimensions. The finished side must face outward and away from the property.
- Per **Sec. 90-95**, single-family homes must provide a minimum five (5) trees on site made of a minimum four (4) different species. Trees must meet the planting requirements of the code and be a mix of at least 30% shade trees, 30% small to intermediate trees and no more than 40% palm trees. Palm trees are counted on a 3:1 ratio and must have at least 6-foot of clear or grey wood to be counted towards the requirement.
- Per **Sec. 90-97**, any trees removed require a tree removal permit.

2021-1167

305-799-9482

shawn@allcitypermits.com



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

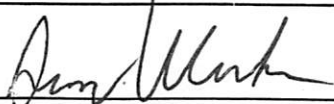
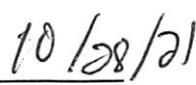
**TOWN OF SURFSIDE
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION**

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	A Weber family holdings LLC
PHONE / FAX	305-799-9482
AGENT'S NAME	Meir fellig
ADDRESS	1257 Alford Rd
PHONE / FAX	305-799-9482 / shawn@allcitypermits.com
PROPERTY ADDRESS	9281 Byron Ave
ZONING CATEGORY	
DESCRIPTION OF PROPOSED WORK	Exchange existing home to have a second floor with bigger first floor

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 10/28/21 SIGNATURE OF AGENT _____ DATE _____

RESIDENCE

9281 BYRON AVE

SURFSIDE, FL. 33154



AREA OF WORK

LOCATION PLAN

N.T.S.

APPLICABLE CODES:

- FLORIDA BUILDING CODE EXISTING BUILDING - 2020 (7TH EDITION)
- FLORIDA BUILDING CODE BUILDING - 2020 (7TH EDITION)
- FLORIDA BUILDING CODE RESIDENTIAL - 2020 (7TH EDITION)
- FLORIDA BUILDING CODE - MECHANICAL - 2020 (7TH EDITION)
- NATIONAL ELECTRICAL CODE (NEC 2017)

INDEX

- G-1 COVER SITE PLAN
- C-2 SHADED DIAGRAMS
- D-1 EXISTING DEMO PLANS
- E-1 EXISTING ELEVATIONS
- A-1 PROPOSED 1ST FLOOR PLAN
- A-2 ROOF PLAN
- A-3 PROPOSED ELEVATIONS
- A-4 PROPOSED ELEVATIONS

SCOPE OF WORK

ALTERATION LEVEL III
(SECOND FLOOR ADDITION AND FIRST FLOOR ADDITIONS AND COMPLETE RENOVATION)

FIRST FLOOR
 -DEMOLISHED EXISTING PITCH AND FLAT ROOFS, INTERIOR PARTITIONS, A/C'S, AHU'S, WATER HEATER, ELEC. PANEL, WINDOWS DOORS AND PARTIAL CMU'S AS PER DEMO PLAN.
 -PROPOSED NEW SPACES, INCLUDING BEDROOMS, KITCHEN, LIVING DINING, FAMILY ROOM, STAIRS, WINDOWS, DOORS, LAUNDRY AND BATH'S, AS PER PROPOSED PLANS.

SECOND FLOOR
 NEW ADDITION (GULL WALLS AND ROOF)
 -PROPOSED MASTER BEDROOM, MASTER BATH, MASTER CLOSET, DEN, AND TERRACE.

STRUCTURAL: AS REQUIRE FOR PROPOSED PLANS.

NEW ELECTRICAL: PROPOSED ELECTRICAL METER, PANEL AND ELECTRICAL FIXTURES.

NEW MECHANICAL: PROPOSED A/C'S, AHU'S, DUCTS, FLEX, AND EXHAUST FANS.

NEW PLUMBING: PROPOSED PLUMBING LINES AND WATER HEATER AS PER PLANS

LEGEND:

DENOTES EXISTING HOUSE TO REMAIN:

DENOTES NEW PROPOSED ADDITION

FULL LEGAL DESCRIPTION:

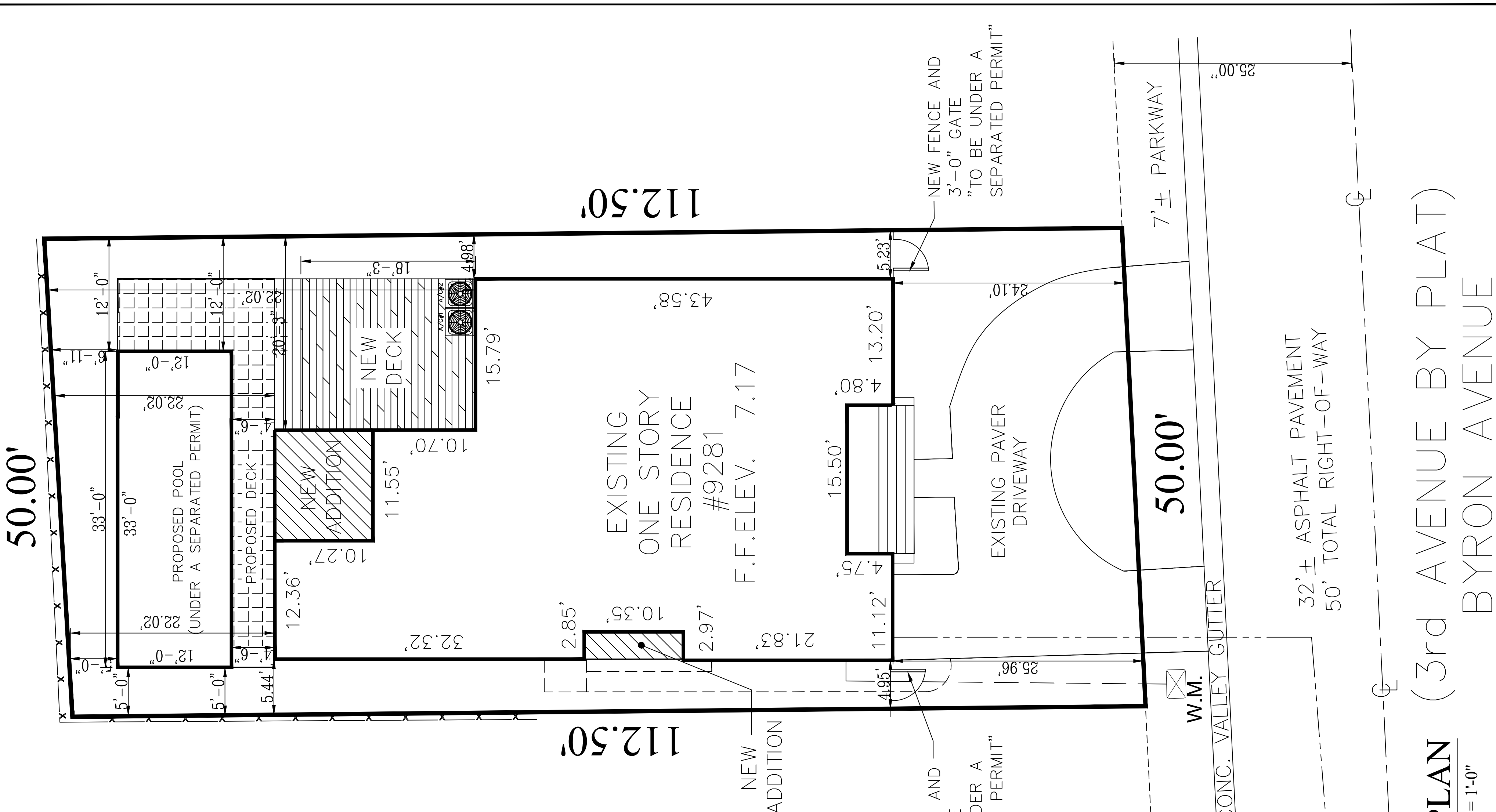
LOT 14, OF BLOCK 8, OF ALTOS DEL MAR NO. 5, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 92, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

Zoning Information		9281 BYRON AVE, SURFSIDE, FL 33154	
Address:	14-2235-006-1410		
Folio number(s):	H30B		
Zoning District:	H30B		
Lot Area:	5,625 SF (5,600 SF MIN.)	Lot Depth:	112.50'
Existing Lot Coverage SF and %:	2,012 S.F. (35.7%)	Proposed Lot Coverage SF and %:	2,234 SF (39.7%)
Lot Coverage SF and %: max. Required	2,250 SF (40%)	Proposed First floor:	150 SF
Existing first floor SF and %:	2,010 SF	Total First floor:	2,160 SF
Second floor SF and %: max. required of 1st floor	1,728 SF (80%)	Proposed Second floor:	1,341 SF (62%)
Minimum previous area %: Required	1,968 SF (35%)	Total first and second floor:	3,880 SF
		Proposed previous area %:	SF 2,177 S.F. (38.7%)
Height:	Required	Existing	Proposed
Designated as an individual Historic Single Family Residence Site?	No	12'-0"	26'-6"
Setbacks:	Required	Existing	Proposed
Primary frontage:	20'-0"	24.10'	N/A
Interior side:	5'-0"	4.98'	N/A
Side:	5'-0"	4.95'	N/A
Rear:	20'-0"	22.02'	N/A
Deficiencies	N/A		
Located within a Local Historic District?	No		
Designated as an individual Historic Single Family Residence Site?	No		

NOTE: THESE RECORD DOCUMENTS REFLECT FIELD CONDITIONS, CONSTRUCTIONS, AND INSTALLATIONS DONE BY CERTIFIED/LICENSED CONTRACTORS. THESE PLANS ARE PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. THE ENGINEER OF RECORD HAS VERIFIED THE ACCURACY AND COMPLETENESS OF THIS INFORMATION ONLY AS MEETING THE DESIGN INTENT AND IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS, ERRORS, OR OMISSIONS AS A RESULT OF ERRONEOUS INFORMATION PROVIDED BY OTHERS OR INSTALLATIONS NOT CODE COMPLIANT.

NOTE: ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO COMMENCEMENT OF ANY WORK AND/OR ORDERING ANY EQUIPMENT. CONTRACTOR SHALL PROVIDE A FULLY OPERATIONAL AND CODE COMPLIANT INSTALLATION. THESE DRAWINGS MAY OR MAY NOT INCLUDE ALL THE DETAILS, EQUIPMENT, AND ACCESSORIES TO ACCOMPLISH THIS. THE CONTRACTOR SHALL REVIEW THEM IN CONJUNCTION WITH ALL THE OTHERS TRADES/DISCIPLINES AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER IN FORM OF RFI PRIOR TO BIDDING AND CONSTRUCTION.



SITE PLAN (3rd AVENUE BY PLAT)

BYRON AVENUE

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

HERNANDEZ STRUCTURAL DESIGN INC.
Victor Hernandez
P.E. #72387 C.A. 29634
11423 SEA GRASS CIR. BOCA RATON, FL 33498
hsl@consultant.com
561.422.8196

SEAL SIGNATURE

Location S' ead:

2021 HERBY RESERVE THESE COPYRIGHTS TO THE IDEAS AND DRAWINGS SHOWN. THESE STATEMENTS AND SHALL NOT BE USED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. THE ENGINEER'S CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING ALL DIMENSIONS. NOTIFY THE ENGINEER IMMEDIATELY PRIOR TO COMMENCING WORK.

Residence:
RENOVATION

Project # 1198
9281 BYRON AVE
SURFSIDE, FLORIDA

Sheet Title:
COVER SHEET

Date

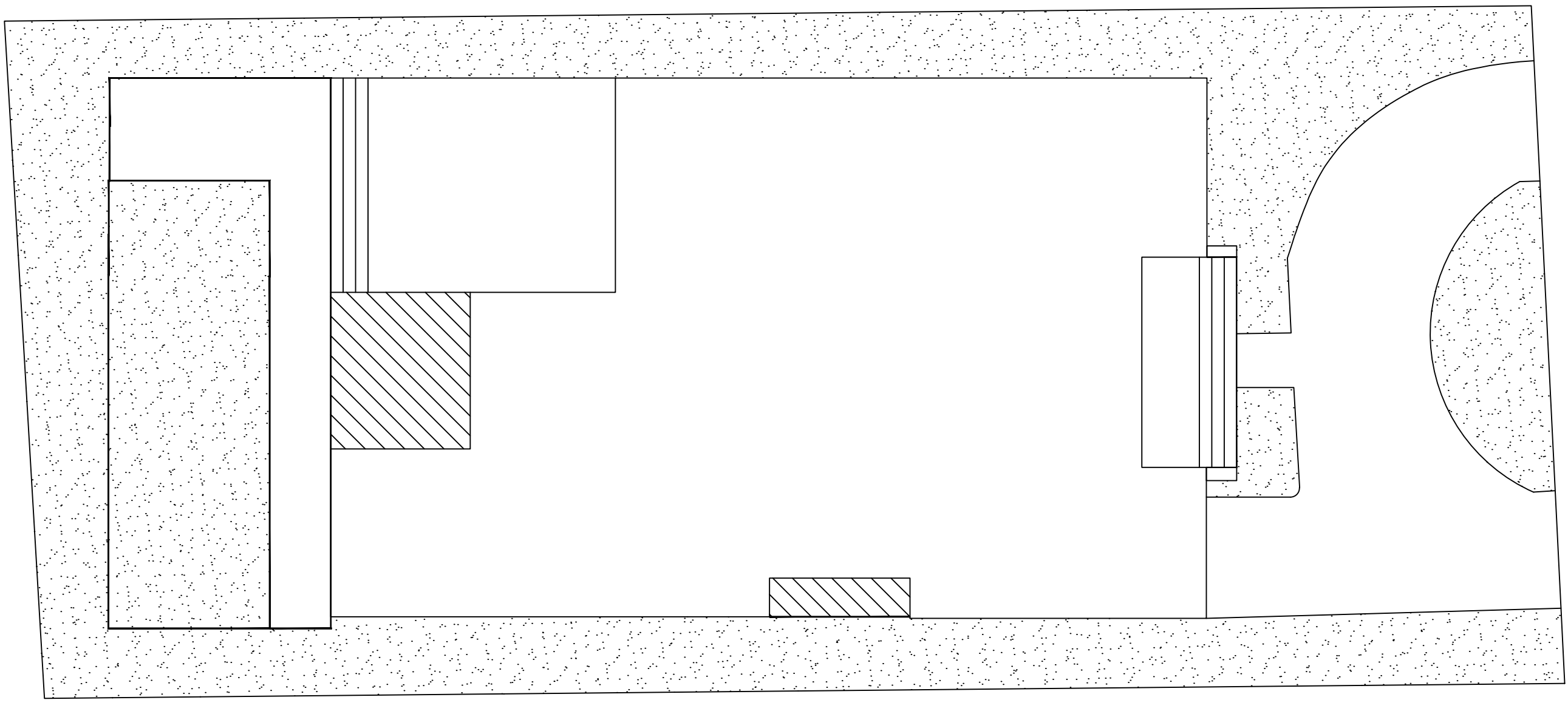
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Drawn: RDS

Date: 01/15/2021

Sheet Number:
G-1

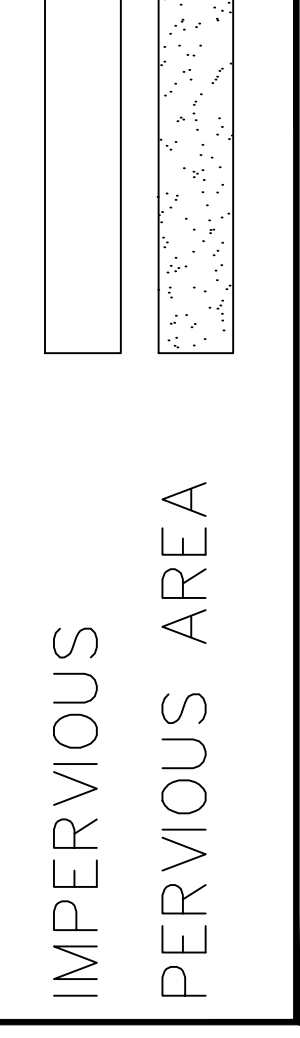
LOT AREA = 5,625 S.F.



PROPOSED PERVIOUS AREA:
2,177 S.F. (38.7%) REQ. 35% MIN.

TOTAL LOT COVERAGE: 2,234 S.F. =
39.7% REQ. 40% MAX.

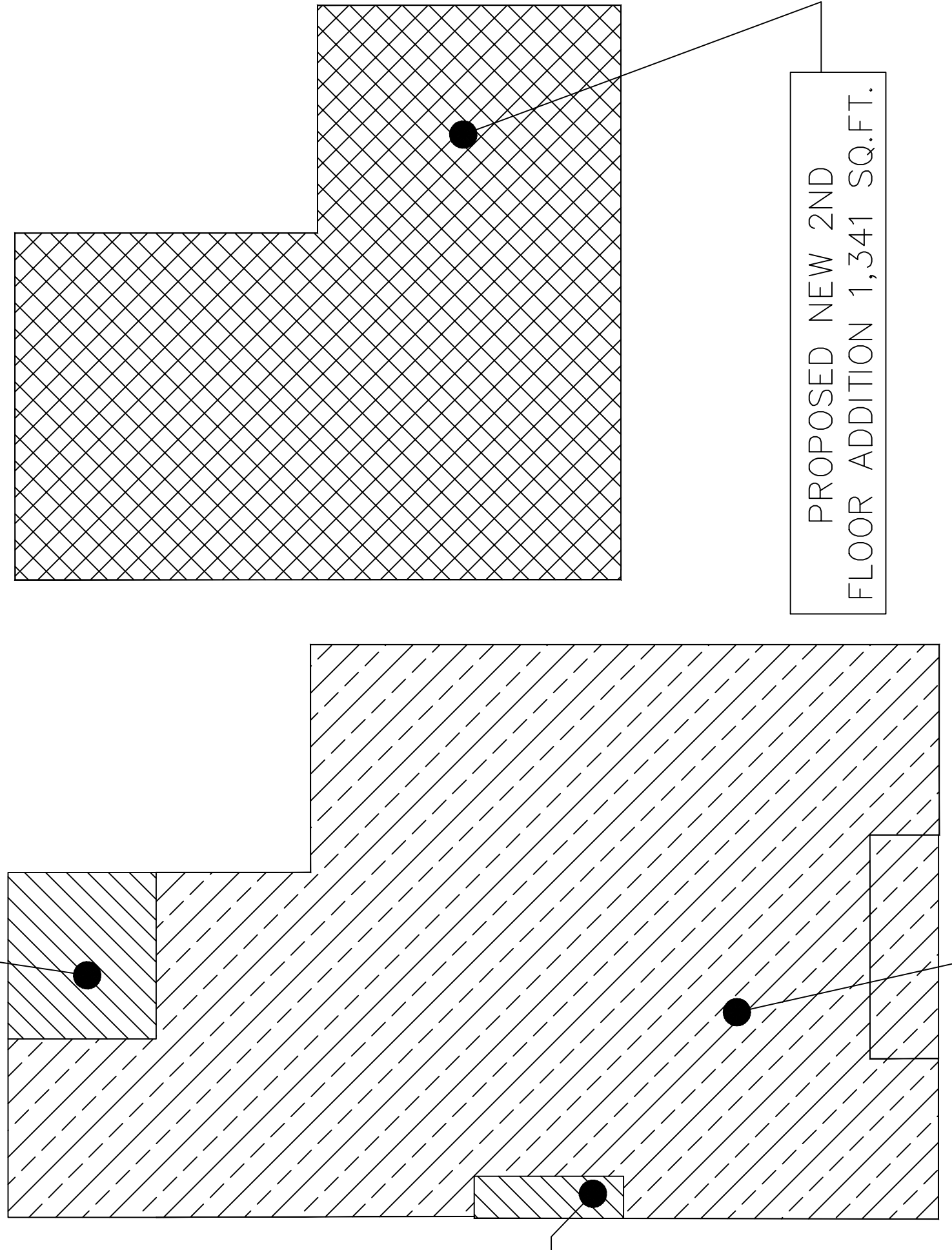
OPEN SPACE LEGEND:



OPEN SPACE
DIAGRAM

NTS

NEW ADDITION 118 S.F.



NEW
ADDITION
30 S.F.

PROPOSED NEW 2ND
FLOOR ADDITION 1,341 SQ.FT.

EXISTING FLOOR
2,010 SQ.FT.

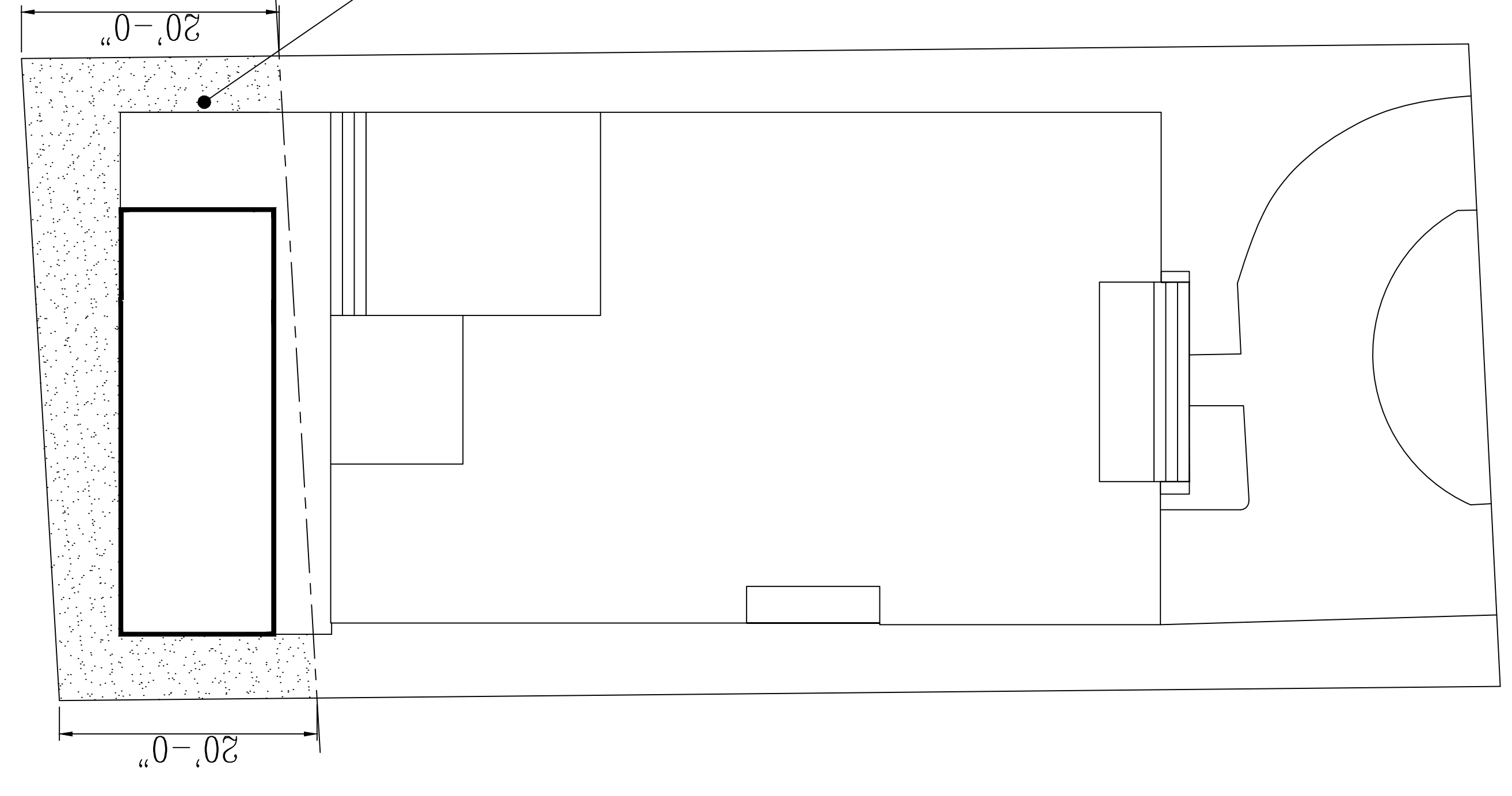
TOTAL FIRST FLOOR AREA = 2,160 S.F.
TOTAL SECOND FLOOR AREA = 1,341 S.F.
TOTAL 1ST AND 2ND FLOORS AREA = 3,830 S.F.

LOT COVERAGE LEGEND:

LOT AREA	
EXISTING 1ST FLOOR	
EXISTING 2ND FLOOR	
PROPOSED 1ST FLOOR PORCH ENCLOSURE	
PROPOSED 2ND FLOOR ADDITION	

SHADE DIAGRAMS

NTS

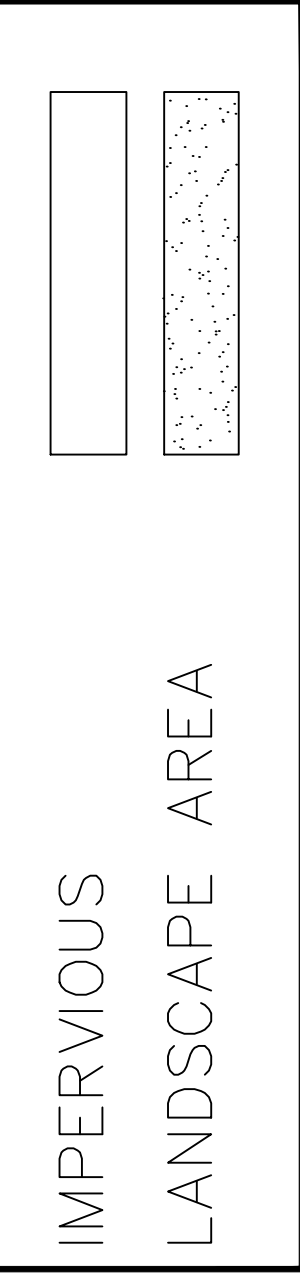


TOTAL AREA
= 1,000 S.F.

IMPERVIOUS: 560 S.F.

LANDSCAPE: 440 S.F. 44% = 20% MIN.

OPEN SPACE LEGEND:



REAR YARD OPEN SPACE
DIAGRAM PLAN

SCALE: NTS

HSD
HERNANDEZ
STRUCTURAL DESIGN INC.
Victor Hernandez
P.E. #72387 C.A. 29634
11423 SEA GRASS CIR. BOCA RATON, FL 33498
hst@consultant.com
561.422.8396

SEAL SIGNATURE

Location S' east:

2021
HEREBY RESERVE THEIR COPYRIGHTS TO THE IDEAS AND DRAWINGS SHOWN. THESE DRAWINGS ARE TO BE USED ONLY FOR THE PROJECT STATED ONLY AND SHALL NOT BE USED OR REPRODUCED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF HSD. HSD SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY OCCUR IN ANY WORK PREPARED BY ANY OTHER PARTY RELYING ON SCALED DIMENSIONS. NOTIFY THE ARCHITECT IMMEDIATELY PRIOR TO COMMENCING WORK.

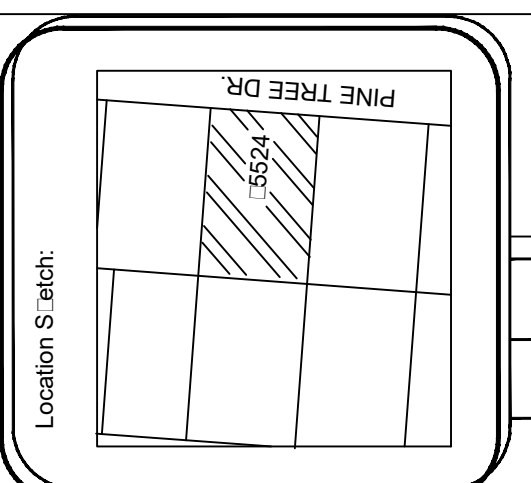
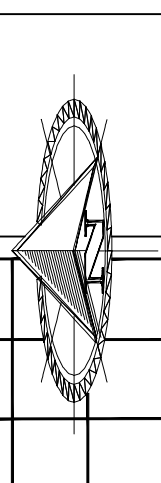
Residence:
RENOVATION

Project # 1198
**9281 BYRON AVE
SURFSIDE, FLORIDA**

Sheet Title:
DIAGRAM

Revisions	Date

Scale As Shown
Sheet Number: **C-2**
Drawn: RDS
Date: 01/15/2021



2021
 I HEREBY RESERVE THESE COPYRIGHTS TO THE IDEAS AND DRAWINGS SHOWN. THESE IDEAS AND DRAWINGS SHALL BE USED ONLY AS STATED ONLY AND SHALL NOT BE USED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS PRIOR TO COMMENCING WORK.

Residence:
RENOVATION

Project # 1198
9281 BYRON AVE
SURFSIDE, FLORIDA

Sheet Title:
EXISTING DEMO

Date: _____
 Revisions: _____

Scale As Shown
 Drawn: RDS
 Date: 01/15/2021
 Sheet Number:
D-1

DEMOLITION LEGEND:

- | | |
|---|---|
| <ol style="list-style-type: none"> 1 EXISTING ROOF TO BE DEMOLISHED 2 EXISTING BATHROOM CABINETS AND FIXTURES TO BE REMOVED. (CAP PLUMBING LINES AS REQUIRED). 3 EXISTING KITCHEN CABINETS AND FIXTURES TO BE REMOVED. (CAP PLUMBING LINES AS REQUIRED). 4 EXISTING A/C AND AHU UNITS TO BE REMOVED. 5 EXISTING ELECTRICAL METER TO BE REMOVED CAP AS REQUIRED. 6 ELECTRICAL PANEL TO BE REMOVED (CAP AS REQUIRED). | <p>DENOTES EXISTING WALL TO REMAIN:
 DENOTES EXISTING WALL TO BE REMOVED.
 DENOTES EXISTING DOOR TO BE REMOVED.
 DENOTES EXISTING WINDOW TO BE REPLACED (SAME LOCATIONS).</p> |
|---|---|

DEMOLITION NOTES:

THE CONTRACTOR SHALL OBTAIN A DEMOLITION PERMIT AND ANY OTHER REQUIRED APPROVAL PRIOR TO THE EXECUTION OF ANY DEMOLITION, AND FURNISH ALL LABOR AND MATERIALS REQUIRED TO COMPLETE THE DEMOLITION, SELECTIVE REMOVAL AND SUBSEQUENT OFF SITE DISPOSAL OR STORAGE OF ALL ITEMS WITHIN THE PROJECT AREA. A SCHEDULE SHALL BE SUBMITTED TO OWNER ALONG WITH THE DEMOLITION BID. THE CONTRACTOR SHALL COORDINATE DEMOLITION WITH THE LANDLORD, OWNER, LEASING AGENT AND/OR TENANT AND SHALL MEET THE RULES AND REGULATIONS SET FORTH BY THE LANDLORD, OWNER, AND/OR LEASING AGENT.

THE CONTRACTOR SHALL SUPPLY THE LANDLORD & CLIENT WITH ALL DOCUMENTATION REQUESTED.

THE CONTRACTOR SHALL COORDINATE THE CONSTRUCTION DUMPSTER AND/OR CHUTE LOCATION WITH LANDLORD PRIOR TO PLACEMENT. THE CONTRACTOR SHALL PROTECT THE ARCADE, BUILDING EXTERIOR, ROADWAY, AND LANDSCAPE FROM DAMAGE DURING DEMOLITION.

THE PROJECT AREA SHALL BE MAINTAINED IN A SAFE AND CLEAN CONDITION AT ALL TIMES.

IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION, COMPLY WITH APPLICABLE REGULATIONS, LAWS AND ORDINANCES RELATIVE TO REMOVAL, HANDLING, AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION. NOTIFY LANDLORD AND OWNER IMMEDIATELY.

ALL ITEMS OF SALVAGEABLE VALUE AS DETERMINED BY THE CLIENT, LANDLORD, LEASING AGENT AND/OR TENANT SHALL BE CAREFULLY REMOVED, SURFACE CLEANED LABELED, STORED AND TURNED OVER TO THE OWNER AND/OR LANDLORD.

RECONNECT ELECTRICAL OUTLETS AFFECTED BY DEMOLITION TO PANELS AS REQUIRED BY NEW LAYOUT. TERMINATE EXPOSED CONNECTIONS PER N.E.C.

ANY PLUMBING ENCOUNTERED IN AREA AFFECTED BY DEMOLITION SHALL BE CAPPED TO BUILDING STANDARD.

REMOVE EXISTING INTERIOR PARTITIONS AS INDICATED ON THE DEMOLITION PLAN.

ALL FIRE PROTECTION DEVICES SUCH AS HORN STROBES, PULL STATIONS, SMOKE DETECTORS FIRE EXTINGUISHERS, HOSE CABINETS ETC. SHALL BE SALVAGED, LABELED AND STORED FOR RE-USE. FIRE ALARM SYSTEM SHALL BE MAINTAINED IN OPERABLE CONDITION.

CONTRACTOR SHALL COORDINATE DEMOLITION WITH CLIENT SPECIFICATIONS AND TENANT'S DRAWINGS.

COORDINATE WITH CONSTRUCTION DRAWINGS PRIOR TO BEGINNING DEMOLITION. CONTRACTOR SHALL PATCH AND REPAIR ALL HOLES IN THE SLAB TO AN AS NEW ACCEPTABLE FINISH TO ALLOW FOR A PROPER INSTALLATION OF FLOORING.

CONTRACTOR SHALL PATCH AND REPAIR ALL CURTAIN WALL MULLIONS AFTER REMOVAL OF EXISTING FRAMING.

SEE ELECTRICAL, MECHANICAL & HVAC PLANS FOR FURTHER DEMOLITION NOTES.

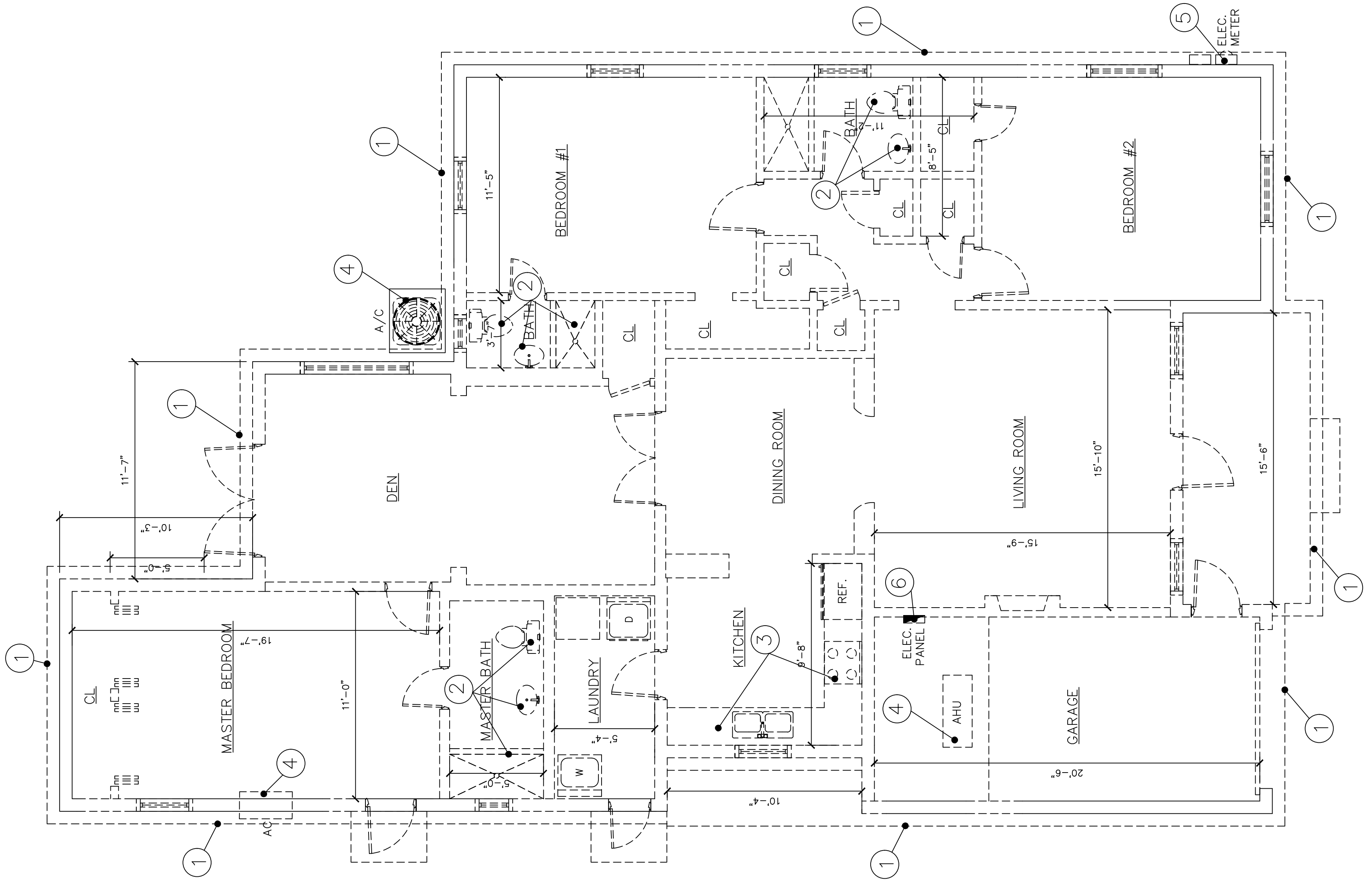
PREPARE THE EXISTING CONCRETE SLABS AS REQUIRED TO BE EVEN ELEVATION THROUGHOUT, SMOOTH, CONTINUOUS LEVEL & READY TO ACCEPT NEW FINISHED. THIS INCLUDES "FLOATING" AN UNACCEPTABLE EXISTING SLAB AS REQUIRED, OR FILLING A SLAB AT HOLES OR IMPERFECTIONS LEFT BECAUSE OF THE DEMOLITION OF WALLS. THE EXISTING AND NEW SLABS BE AT THE SAME CONTINUOUS ELEVATION.

THE DISPOSAL OF ALL DEMOLITION ITEMS TO BE BY THE CONTRACTOR, HAULED AWAY FROM THE SITE. OWNER RESERVES THE RIGHT OF FIRST REFUSAL.

THE CONTRACTOR TO CAREFULLY REMOVE AND STORE ALL DOORS AND FRAMES THAT ARE INDICATED TO BE REMOVED FOR REUSE. VERIFY ALL SWINGS WITH FLOOR PLANS FOR POSSIBLE REUSE OF EXISTING DOORS AND FRAMES TO REMAIN.

POWER TO BUILDING SHALL BE MAINTAINED AT ALL TIMES. COORDINATE WITH LANDLORD 72 HOURS PRIOR TO PROPOSED INTERRUPTION.

COORDINATE WITH LANDLORD PRIOR TO ANY WORK ON BUILDING SHELL AND ROOF SYSTEM. REMOVE ALL WIRING FROM DEMOLISHED RECEPTACLES TO SOURCE PANEL. REMOVE ALL ABANDONED WIRING.



EXISTING DEMO FLOOR PLAN
 SCALE: 1/8" = 1' - 0"

HSD
HERNANDEZ
STRUCTURAL DESIGN INC.
Victor Hernandez
P.E. #72387 C.A. 29634
 11423 SEA GRASS CIR. BOCA RATON, FL 33498
 hsd@consultant.com
 (561) 422-8396

SEAL SIGNATURE

Location S' side:

2021
 HERBY RESERVE THESE COPYRIGHTS TO THE IDEAS AND DRAWINGS SHOWN. THESE IDEAS AND DRAWINGS SHALL BE USED ONLY AS STATED ONLY AND SHALL NOT BE USED OR REPRODUCED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF HSD. THIS DRAWING IS THE PROPERTY OF HSD AND SHALL NOT BE LOANED, REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF HSD. ANY REPRODUCTION OR TRANSMISSION OF THIS DRAWING WITHOUT THE EXPRESS WRITTEN CONSENT OF HSD SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO HSD.

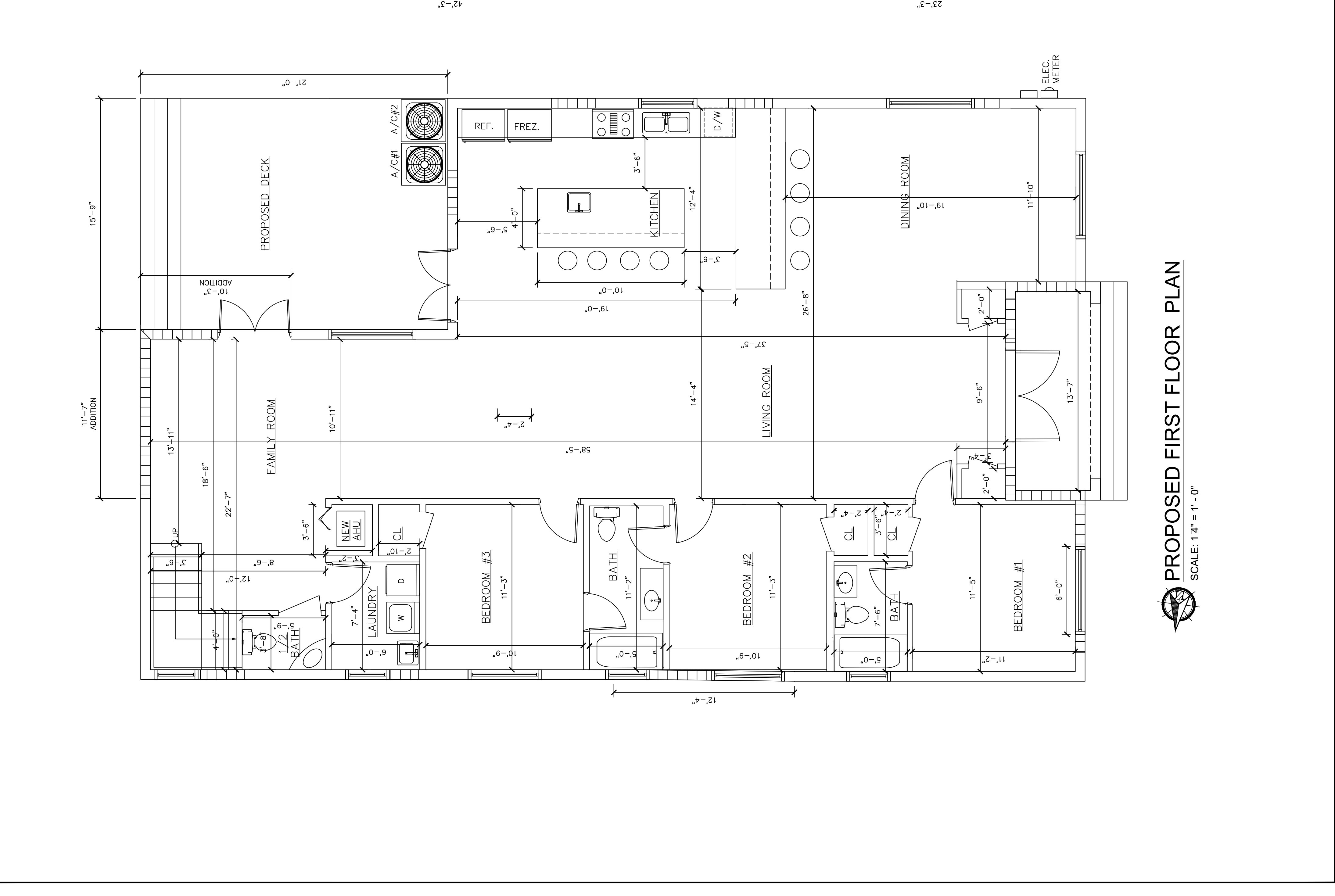
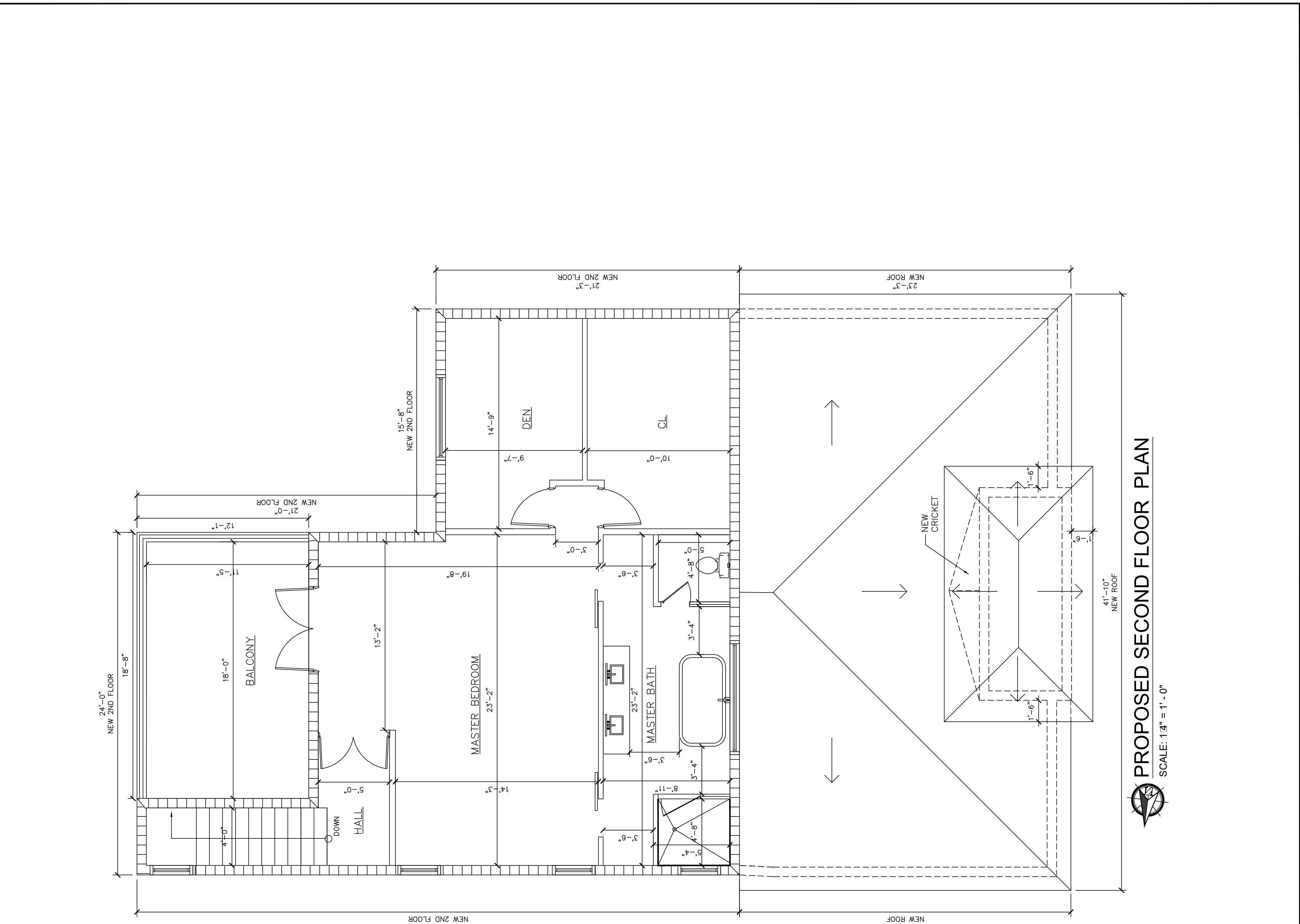
Residence:
RENOVATION

Project # 1198
9281 BYRON AVE
SURFSIDE, FLORIDA

Sheet Title:
PROPOSED FLOOR PLANS

Revisions	Date

Scale: As Shown
 Drawn: RDS
 Date: 01/15/2021
 Sheet Number:
A-1





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: December 6, 2021
RE: 8811 Dickens Avenue – New addition/ Alterations, pool area, and concrete driveway

Background: This application includes partial demolition and removal of existing exterior wall and window, removal of building materials, partial roof demolition, a 193.67 square foot addition, demolition of existing shed and a new roof. The application also includes a request to build a new concrete driveway with a 4-inch river stone infill, a pool, and a concrete roof-covered wood deck patio with an outdoor BBQ kitchen in the rear. Alterations are also included to the exterior and interior of the existing single-family home located at 8811 Dickens Avenue within the H30B Zoning District. A portion of the new addition will be located in the rear side yard, while the additional living space will be located in the front. The lot depth is 112.5 feet with a width of 50 feet. The site plan indicates the lot size is 5,625 square feet (SF).

The setback requirements for the H30B Zoning District are 20 feet in the front yard, 5 feet in the side yard, and 20 feet in the rear yard. The applicant proposes a 25-foot front yard setback and a 5-foot side setback, the rear yard setback is unclear. The total lot pervious area was not provided. The front yard and rear yard pervious area was also not provided. The removal of the existing concrete tile and flat roof is proposed for a new concrete pitched roof. The roof height is proposed at 17 feet 2 inches where 30 feet is the maximum. Table 1 on page 3 includes information on site characteristics and zoning requirements.

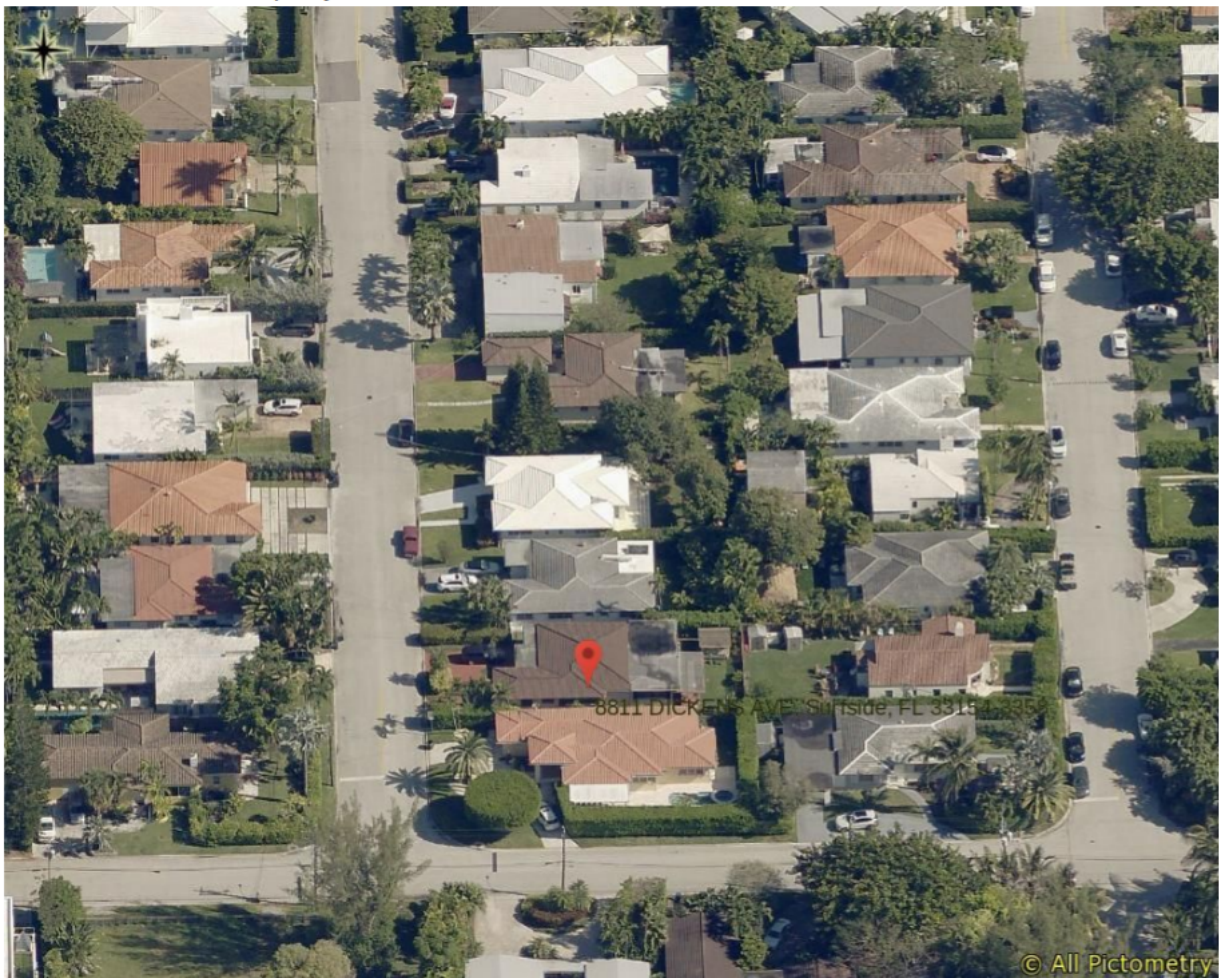
The new addition and alterations include various architectural features. These features include a new concrete roof tile in the color 'gray flat' with roof trim color in 'caviar'. Other features include bronze aluminum impact windows and doors, and stone cladding around the front entry; the exterior walls will be painted in 'extra white'. A Tesla solar paneled roof is proposed as a secondary roof option in addition to coral stone wall for the front. Black aluminum gates are also proposed in the side yards. A new concrete driveway with stone infill is proposed with two curb cuts. The plans do not provide any landscaping information.

Applicant Package: A package of drawings and the application was submitted by the Applicant with a recent survey dated 10/20/2021.



Miami-Dade Property Appraiser

Property Address: 8811 DICKENS AVE, Surfside, FL 33154-3358



Date Printed: 12/02/2021

Figure 1: Aerial View of 8811 Dickens Avenue



Town of Surfside, Florida Development Review

Table 1 – Site Characteristics and Zoning Requirements

Address	8811 Dickens Avenue	
General Location	South	
Property Size	5,625 SF (112.5 Feet x 50 Feet)	
Zoning District	H30B	
Lowest Floor Elevation	TBD	
Lot Coverage	Required	Proposed
Total Lot	40% Max. (2,250 SF)	49.7% (2,794 SF)
Exempt Accessory Uses	15% or Less	N/A
2 nd Story Lot Coverage	32% of the Lot or 80% of First Floor	N/A N/A
Pervious Area Total Lot	35% w/40% FL Friendly	TBD
Pervious Area Front Yd	50% w/40% FL Friendly	TBD
Pervious Area Rear Yd	40% w/40% FL Friendly	TBD
Height – Flat Roof	30 Ft: Avg Datum/Crown-High Pt.	N/A
Height – Pitched Roof	30 Ft: Avg Datum/Crown-Tie Beam.	17 Feet 2 Inches
Modification of Height	1% of Height to 3 Ft Max	N/A
Roof Decks	Prohibited	N/A
Trellis/Pergola Structure	12 Feet Max. Height	N/A
Setbacks		
Primary Frontage	20 Feet Min.	25 Feet
Secondary Corner	10 Feet Min.	N/A
Interior Side < or = 50 Ft	5 Feet Min.	5 Feet
Interior Side > 50 Ft	10% Frontage Width	N/A
Rear	20 Feet Min.	TBD
Pt. Lake & Adj. Canals	25 Feet Min	N/A
Biscayne Bay	50 Feet Min	N/A
Encroachments		
Eaves – Sloped Roofs	24 Inches Max	12 Inches
All Other Ornamentals	6 inches Max	N/A
Accessory Buildings		
Maximum Height	12 Feet Max	N/A
Max. Aggregated Area	500 SF Max.	Unknown
Pools & Decks		112 SF + Unknown
Primary Front and	10 Feet Min	N/A
Secondary Corner	10 Feet Min	N/A



Town of Surfside, Florida Development Review

Staff Recommendation: It is recommended the Application be deferred pending resolution of the following comments:

- Per the **Zoning in Progress**, *Lot coverage* shall mean the percentage of the total area of a lot that, when viewed from above, would be covered by all principal and accessory buildings and structures (except swimming pools, fences, screen enclosures, and pergolas), or portions thereof, up to a maximum forty percent (40%) of the lot; provided however that the following shall not be included in determining the lot coverage:
 1. Uncovered steps and exterior balconies;
 2. Uncovered terraces, patios, breezeways, or porches which are open on two (2) sides; and
 3. Covered terraces, patios, breezeways, or porches which are open on two (2) sides.

In no instance may the exemptions listed here exceed 15% of the total footprint of all principal and accessory buildings and structures.

Provide verifiable information, calculations and/or worksheets for existing lot coverage, proposed floor area of additions and provide sufficient dimensions on drawings.

The proposed expansion and reconstruction of the driveway exceeds the impervious hardscape allowed in the front yard. Fifty percent (50%) of the front yard setback area should be in landscape/pervious area. Forty percent (40%) of the landscape material must be Florida Friendly material. The existing driveway is able to accommodate two parking spaces and can be reconstructed provided it is not increased. Provide information on a driveway proposal which is consistent with these comments.

- Per the **Zoning in Progress**, the H30A and H30B districts require:
 - 35% of each lot must be pervious area; and
 - 50% of front yards and 40% of rear yards must be landscaped; and
 - 40% of all landscaped areas must be Florida-Friendly as defined in the Current Zoning Code.

Provide calculations and/or worksheets demonstrating the above mentioned requirements.

- Per **Sec. 90-45**, the required minimum setbacks for single-story structures in the H30B zoning district are:
 - Front yard setback: 20 Feet
 - Side yard setback: 5 feet
 - Rear yard setback: 20 feetProvide the setbacks on the site plan. Existing zoning information appears inconsistent with the plans provided.



Town of Surfside, Florida Development Review

- Per **Sec. 90-47.3** air conditioning equipment, pool pump or other mechanical equipment shall maintain at least a five-foot setback from the rear and side yards and is not visible from any street or waterway. Mechanical equipment within the rear yard setback must be located at least 15-feet from the nearest single-family home. Shrubs shall be incorporated in a manner on the site so as to be a visual screen for mechanical equipment or other accessories to the residence, **Sec. 90-95(3)**. Existing location of mechanical equipment is now allowed, mechanical equipment must be relocated to meet the requirements of the code.
- Per **Sec. 90-54(2)**, accessory swimming pools and decks may occupy a rear and side setback subject to the minimum 5-foot rear and side setback. Provide the setbacks for the wood deck. **Sec. 90-54.9**, all accessory buildings and structures, swimming pools, and accompanying fences shall meet all applicable requirements of the Florida Building Code.
- Per **Sec. 90.89.4(6)**, Street trees shall be required at one shade tree/palm tree per 20 linear feet of street frontage thereof along all public or private street right-of-ways in all zoning districts. Street trees are recommended to be planted along the property line or within the right-of-way, trees planted along the right-of-way require a building permit. Palm trees utilized as street trees must meet the requirements of the code. No more than 30 percent of required trees shall be of the same species. Please refer to the table in the Town's Land development code.
- Per **Sec. 90-95**, a minimum of five trees of four different species and 25 shrubs shall be planted per lot. Tree requirements must include at least 30% shade trees, a minimum of 30% small to intermediate trees and no more than 40% palm trees. Some Palm trees are counted on a 3:1 ratio. Where possible, a minimum of two trees shall be required in the front of the lot. Shrubs shall be incorporated in a manner on the site so as to be a visual screen for mechanical equipment or other accessories to the residence.
- Per **Sec. 90-97**, any trees are to be removed or relocated, a tree removal permit is required prior to the removal or relocation of trees.

This staff report maybe updated prior to the December 16th Planning and Zoning Board meeting.

R O D R I G U E S R E S I D E N C E

8811 DICKENS AVE
SURFSIDE FL, 33154

JURISDICTION:
TOWN OF SURFSIDE
BUILDING DEPARTMENT
9293 HARDING AVE
SURFSIDE, FL 33154

GENERAL NOTES:

1. THESE DRAWINGS ARE INCOMPLETE UNLESS ACCOMPANIED BY THE CONTRACT SPECIFICATIONS (IF REFERENCED IN DRAWINGS).
2. ALL WORK TO BE PERFORMED SHALL COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE 2020, RESIDENTIAL 2020, EXISTING BUILDING 2020, FLORIDA FIRE PREVENTION CODE 2020 AND ZONING ORDINANCES APPLICABLE AND ANY AGENCY HAVING JURISDICTION ON THIS PROJECT.
3. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS. ALL DIMENSIONS SHALL BE CONSIDERED "NOMINAL" UNLESS NOTED OTHERWISE. NOTED DIMENSIONS SHALL HAVE PREFERENCE OVER SCALED DRAWINGS. DIMENSIONS ON LARGE SCALED DRAWINGS OR DETAILS WILL PREVAIL OVER SMALLER SCALED DRAWINGS.
4. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE ARCHITECT/ENGINEER (A/E) SHALL BE NOTIFIED BEFORE PROCEEDING WITH THE WORK OF ANY DISCREPANCIES IN THE CONTRACT DOCUMENTS AND CONDITIONS ON THESE DRAWINGS AND/OR ALL OBVIOUS ERRORS AND OMISSIONS.
5. CONTRACTOR SHALL PROMPTLY NOTIFY THE A/E OF THE EXISTENCE OF ANY OBSERVED VARIATIONS BETWEEN THE CONTRACT DOCUMENTS AND ANY APPLICABLE CODES OR ORDINANCES
6. THE DEMOLITION PLANS FOR THIS PROJECT ARE GENERAL IN NATURE AND INDICATE APPROXIMATE EXISTING CONDITIONS AT THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISUAL FIELD VERIFICATION OF CONDITIONS AND QUANTITIES AND NOTIFY THE A/E AND THE OWNER OF DISCREPANCIES VIA ADDENDUM. FAILURE ON THE PART OF THE PROSPECTIVE CONTRACTORS TO COMPLY WITH THE ABOVE MENTIONED MANDATE SHALL NOT ENTITILE THE AWARDED CONTRACTOR TO ADDITIONAL REMUNERATION. AFTER BID AWARD.
7. THE CONTRACTOR IS TO EXERCISE CARE DURING THE DEMOLITION AND REMOVAL TO ASSURE THAT ITEMS SCHEDULED FOR DEMOLITION AND REMOVAL ARE PROPERLY REMOVED SO AS TO MINIMIZE DAMAGE TO THE SURROUNDING AREA. ITEMS SCHEDULED TO BE RELOCATED OR TO REMAIN, INCLUDING BUT NOT LIMITED TO EXISTING MECHANICAL, ELECTRICAL AND LIGHTING EQUIPMENT, ARE TO BE PROTECTED FROM DAMAGE. ALL SCHEDULED ITEMS THAT ARE CALLED FOR IN THE CONTRACT DOCUMENTS TO BE REMOVED ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND DISPOSED OF AS REQUIRED BY LOCAL AND STATE CODES AND AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.
8. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE CUTTING OF ANY EXISTING PILE/GRADE BEAM SUPPORTED STRUCTURAL FLOOR SLAB.
9. CONTRACTOR SHALL VISIT THE SITE AND DETERMINE THE EXTENT OF REVISIONS TO THE EXISTING EQUIPMENT AND WIRING TO ACCOMMODATE CHANGES AND ADDITIONS. ALL THE NECESSARY REROUTING, RELOCATING AND/OR REMOVAL OF EXISTING EQUIPMENT, ETC. SHALL BE INCLUDED IN THE SCOPE OF THIS WORK.
10. OWNER WILL OCCUPY PREMISES DURING CONSTRUCTION PERIOD TO CONDUCT NORMAL OPERATIONS. G. C. WILL COOPERATE WITH THE OWNER IN SCHEDULING OPERATIONS TO MINIMIZE CONFLICT AND TO FACILITATE OWNER USAGE DURING OCCUPANCY.
11. GENERAL CONTRACTOR OR BUILDER AS WELL AS ALL SUBCONTRACTORS INVOLVED IN THE CONSTRUCTION OF THIS PROJECT SHALL PULL SEPARATE PERMITS AND FOLLOW THE RESPECTIVE BUILDING CODES AND ORDINANCE OF THE OFFICE ISSUING THE PERMIT.
12. DETAILS AND SECTIONS SHOWN IN THE CONSTRUCTION DOCUMENTS ARE INTENDED TO BE TYPICAL AND TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE PROJECT, EXCEPT OTHERWISE INDICATED.
13. ALL COLORS AND PATTERNS OF FINISHES AND OTHER MATERIALS OF DESIGN SHALL BE APPROVED OR SELECTED BY THE OWNER/ARCHITECT.
14. GENERAL CONTRACTOR TO BE RESPONSIBLE FOR DAILY TRASH REMOVAL AND PICK-UP.
15. ALL METAL INTERIOR PARTITIONS SHALL BE 20 GAUGE GALVANIZED METAL STUDS MINIMUM AND GREATER IF NOTED OTHERWISE ON DRAWING. STEEL STUDS SUPPORTING HANGING/ FIXTURES, CABINETS, GRAB BARS, MONITORS OR EQUIPMENT SHALL BE 20 GAUGE GALVANIZED METAL STEEL STUDS AT 16" O.C. MAX AND IN COMPLIANCE WITH FLORIDA BUILDING CODE(2010)
16. NO SUBSTITUTIONS ARE ALLOWED FOR MATERIALS WHERE SPECIFIC MANUFACTURES ARE INDICATED UNLESS APPROVED BY OWNER/ ARCHITECT WHERE APPROVED EQUAL IS USED. IT SHALL BE UNDERSTOOD THAT THE SUBSTITUTE SHALL BE AT THE JUDGEMENT AND APPROVAL OF THE ARCHITECT AND REQUESTS FOR SUBSTITUTIONS SHALL BE MADE IN WRITING PRIOR TO ORDERING MATERIALS OR COMMENCING WORK SUCH REQUESTS SHALL INCLUDE DATE, SCOPE OF WORK, ANY ADDITIONAL COSTS/ CREDITS TO THE OWNER, AND ANY ANTICIPATED DELAYS CAUSED BY SUCH CHANGES.
17. NO EXTRA WORK OR CHANGE SHALL BE MADE UNLESS A WRITTEN CHANGE ORDER IS SUBMITTED AND SIGNED BY THE OWNER AND ARCHITECT. THE ORDER SHALL STATE THAT THE OWNER HAS AUTHORIZED THE EXTRA WORK OR CHANGE AND NO CLAIM FOR AN ADDITIONAL SUM SHALL BE VALID UNLESS SO OFFERED AS DESCRIBED ABOVE.
18. PENETRATIONS THROUGH RATED WALLS AND FLOORS SHALL BE SEALED WITH MATERIAL OF PREVENTING THE PASSAGE OF FLAMES AND HOT GASSES WHEN SUBJECTED TO THE REQUIREMENT OF THE TEST STANDARD SPECIFIC FOR THE STOPS UL 1479
19. ALL INSTALLATIONS SHALL BE OF GOOD WORKMANSHIP AND AS PER MANUFACTURERS' RECOMMENDATIONS.
20. UNLESS OTHERWISE NOTED, PROVIDE ALL MISCELLANEOUS FASTENERS, HARDWARE AND ACCESSORIES AS REQUIRED FOR COMPLETE INSTALLATION EVEN THOUGH SUCH ITEMS MAY HAVE NOT BEEN SPECIFICALLY MENTIONED IN THE DRAWINGS AND SPECIFICATIONS. NOTIFY THE ARCHITECT OF ANY REVISIONS OR ADDITIONAL INFORMATION OBTAINED FROM THE MANUFACTURER OR SPECIFIED MATERIALS OR EQUIPMENT WHICH MAY AFFECT THE CONTRACT TIME, COST OR QUALITY OF WORK.
21. QUALITY STANDARDS: ALL WORKMANSHIP AND MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF CERTIFICATE OCCUPANCY UNLESS SPECIFIED FOR A LONGER PERIOD OF TIME ON SPECIFIED ITEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING OR PREPARING HIS OWN DEFECTIVE WORK AS WELL AS PAY THE COSTS INCIDENTAL, THERETO INCLUDING DAMAGE TO OTHER WORK, FURNISHINGS OR EQUIPMENT.
22. INSURANCE: PRIOR TO THE COMMENCEMENT OF WORK. THE GENERAL CONTRACTOR SHALL DELIVER TO THE OWNER CERTIFICATES OF INSURANCE FOR BOTH COMPREHENSIVE GENERAL LIABILITY AND WORKMANS' COMPENSATION INCLUDING THE TOTAL AMOUNT OF COVERAGE AND CONDITIONS STIPULATED AND AGREED BY BOTH PARTIES.
23. REFER TO DEMOLITION NOTES FOR DEMOLITION REQUIREMENTS AND REFER TO CONSULTANTS' NOTES FOR ADDITIONAL REQUIREMENTS RELATED TO EACH CONSULTANTS' SPECIALTY, INCLUDING, BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND IRRIGATION.
24. ALL NEW CONSTRUCTION ADJACENT OR ABUTTING ANY EXISTING FINISHES SHALL BLEND TO MEET THE EXISTING CONDITIONS AND THERE SHALL NOT BE ANY ABRUPT CHANGES IN SURFACES OR UNFINISHED SURFACES.

SITE CONDITIONS NOTES

1. EXISTING CONDITIONS LIKE TREES, FENCES, IRRIGATION LINES, UTILITY LINES, BUILDINGS, ETC., WERE TAKEN FROM THE BEST AVAILABLE DATA.
2. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING AND PROPOSED WORK AND SHALL REPORT ANY DISCREPANCIES IN WRITING TO THE ARCHITECT/ENGINEER PRIOR TO STARTING WORK
3. PROPOSED CONSTRUCTION WILL BE ADJUSTED TO AVOID EXISTING TREES AND ROOTS AS MUCH AS POSSIBLE.
4. ANY EXISTING SOD, TREES, UTILITIES, IRRIGATION LINES, PUBLIC OR PRIVATE PROPERTY, ETC., DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED, REPLACED, AND/OR RESTORED AT THE EXPENSE OF THE CONTRACTOR AS DIRECTED BY OWNER.
5. TREES TO BE RELOCATED SHOULD BE ROOT PRUNED 4 WEEKS MIN. BEFORE BEING TRANSPLANTED.
6. GENERAL CONTRACTOR MUST CONTACT THE SUNSHINE STATE ONE-CALL CENTER 48 HOURS PRIOR TO ANY EXCAVATION AT 1-800-432-4770 AND A NORMAL EXCAVATION TICKET ISSUED PURSUANT FLORIDA STATE STATUTE 556. IT IS THE RESPONSIBILITY OF THE NON-EXCAVATOR TO CONTACT EACH OF THE LISTED SUNSHINE STATE ONE-CALL MEMBER OPERATORS TO OBTAIN THE DESIRED INFORMATION FOR UNDERGROUND UTILITIES. THERE ARE POSSIBLY OTHER UNDERGROUND UTILITIES THAT ARE NOT MEMBERS OF THE SUNSHINE STATE ONE-CALL AND ARE NOT ON THE LIST PROVIDED, THESE MUST BE CONTACTED DIRECTLY.

SCOPE OF WORK

1. PARTIAL DEMOLITION AND REMOVAL OF EXISTING EXTERIOR WALL AND WINDOW
2. DEMOLITION INCLUDES GENERAL BUILDING MATERIALS, PARTIAL ROOF
3. NEW BEDROOM ADDITIONAL WITH NEW MASONRY WALLS AND ROOF
4. EXTENSION OF EXISTING ELECTRICAL, MECHANICAL AND PLUMBING SYSTEMS
5. NEW INTERIOR BUILD-OUT INCLUDING PARTITIONS, FLOORING & FINISHES
6. NEW ROOF FRAMING AND MEMBRANE

PROJECT/BUILDING DATA	
APPLICABLE CODES	FLORIDA BUILDING CODE BUILDING 2020 FLORIDA BUILDING CODE EXISTING 2020 FLORIDA BUILDING CODE, RESIDENTIAL 2020
OCCUPANCY GROUP	R-3 (RESIDENTIAL)
CONSTRUCTION TYPE	ALTERATION LEVEL 3 /TYPE II B (NEW ADDITION)

**Price
Architecture
Studio**

8625 SW 128TH TER
306-338-0984
PAStudio@GMAIL.COM

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MOVCOON CONSTRUCTION INC.
Miami FL 33231
PH: 313-524-3030

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**RODRIGUES RESIDENCE
HOME RENOVATION**
8811 DICKENS AVE
SURFSIDE, FL 33154

FL LICENCE #AR97981
ADRIAN PRICE

SHEET TITLE:
GENERAL NOTES

REVISIONS:

SUBMITTAL:

PERMIT SET

SCALE: AS SHOWN

DATE: AUG 4 2021

PROJECT No: 20-2030

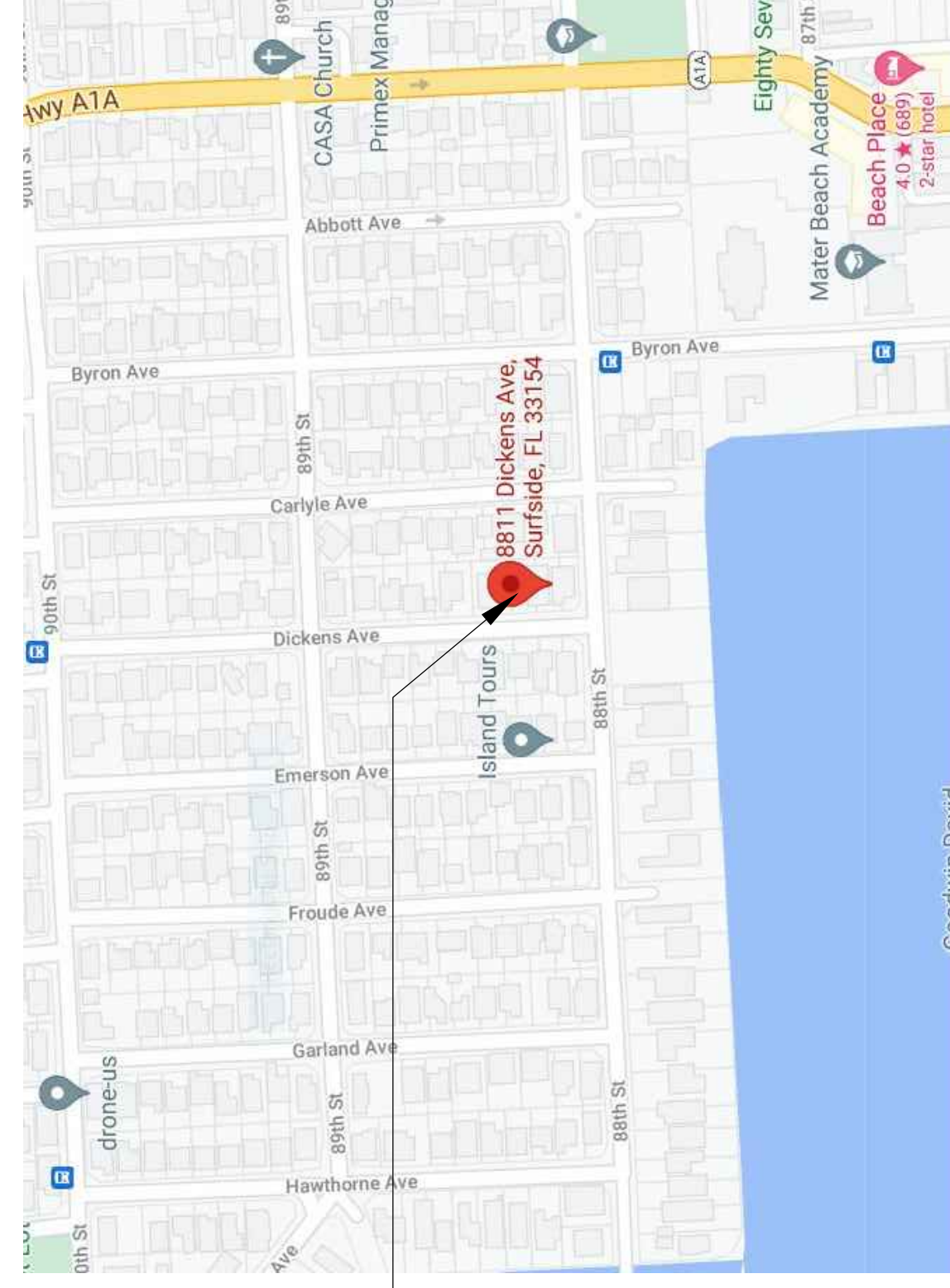
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AP AP

SHEET No:

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A-II

LOCATION



PROJECT LOCATION

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RODRIGUES RESIDENCE HOME RENOVATION
 8811 DICKENS AVE
 SURFSIDE, FL 33154

FL LICENCE #AR97981
 ADRIAN PRICE

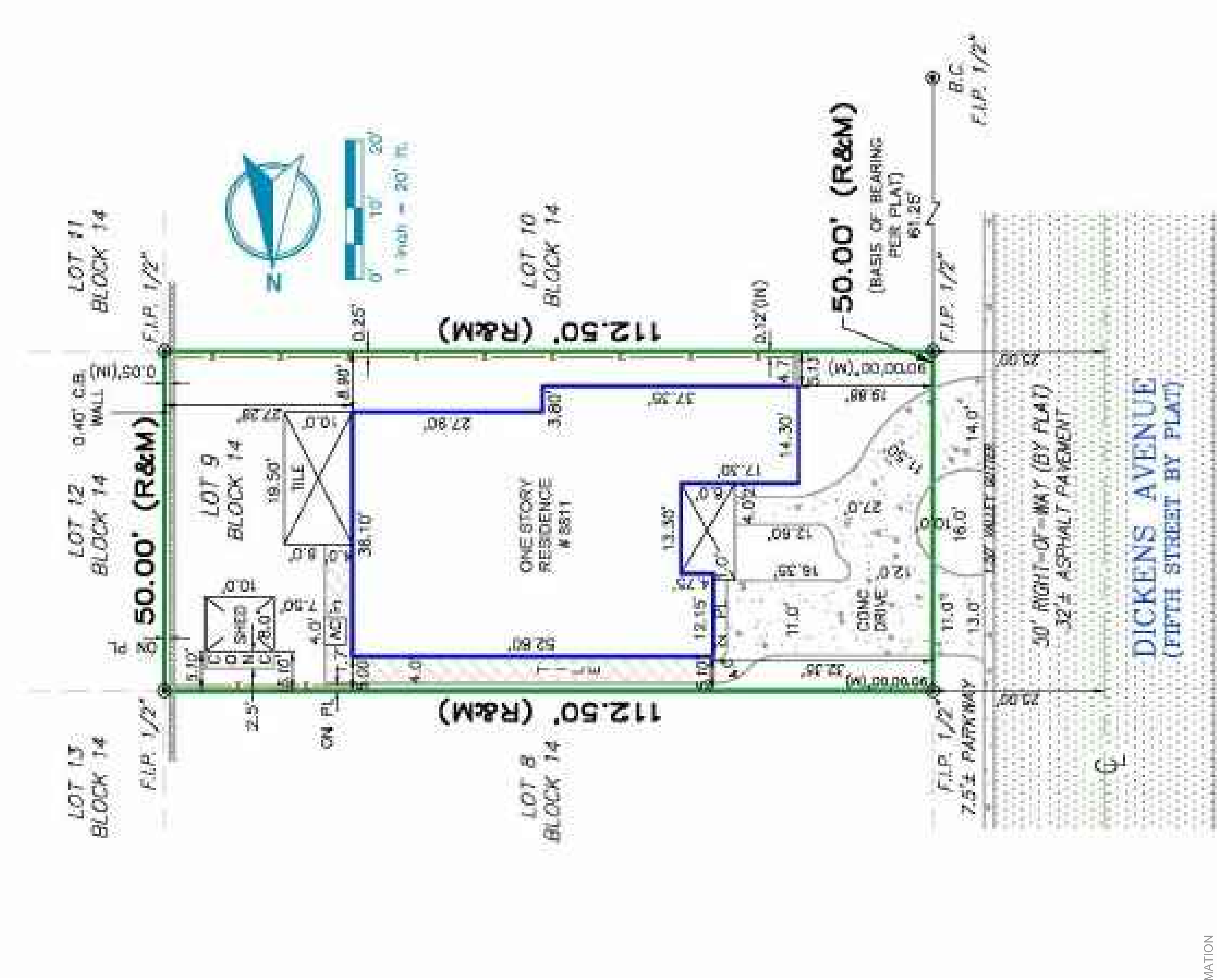
SHEET TITLE:
 EXISTING SITE PLAN

REVISIONS:

SUBMITTAL:	PERMIT SET
SCALE:	AS SHOWN
DATE:	AUG 4 2021
PROJECT No:	20-2030
DRAWN BY:	AP
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SHEET No:	

A-III

PERMIT SET



- NOTES:
1. REFER TO AS-BUILT SURVEY FOR ORIGINAL SITE INFORMATION
 2. SITE PLAN IS PARTIAL AND LIMITED TO AREA OF WORK
 3. ALL EXISTING SITE UTILITIES REMAIN UNCHANGED AND ARE EXCLUDED FROM THIS SCOPE OF WORK.
 4. STRUCTURES ADJACENT TO PROJECT AREA ARE AS-BUILT CONDITIONS AND SHALL NOT BE MODIFIED UNDER THIS PERMIT.

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

8535 SW 105TH TER
MIAMI, FL 33145
305-338-0984
P: Studio@GMAIL.COM

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RODRIGUES RESIDENCE HOME RENOVATION
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ADRIAN PRICE
FL LICENSE #R97881

SHEET TITLE:
NEW SITE PLAN

REVISIONS:

SUBMITTAL:

PERMIT SET

SCALE: AS SHOWN

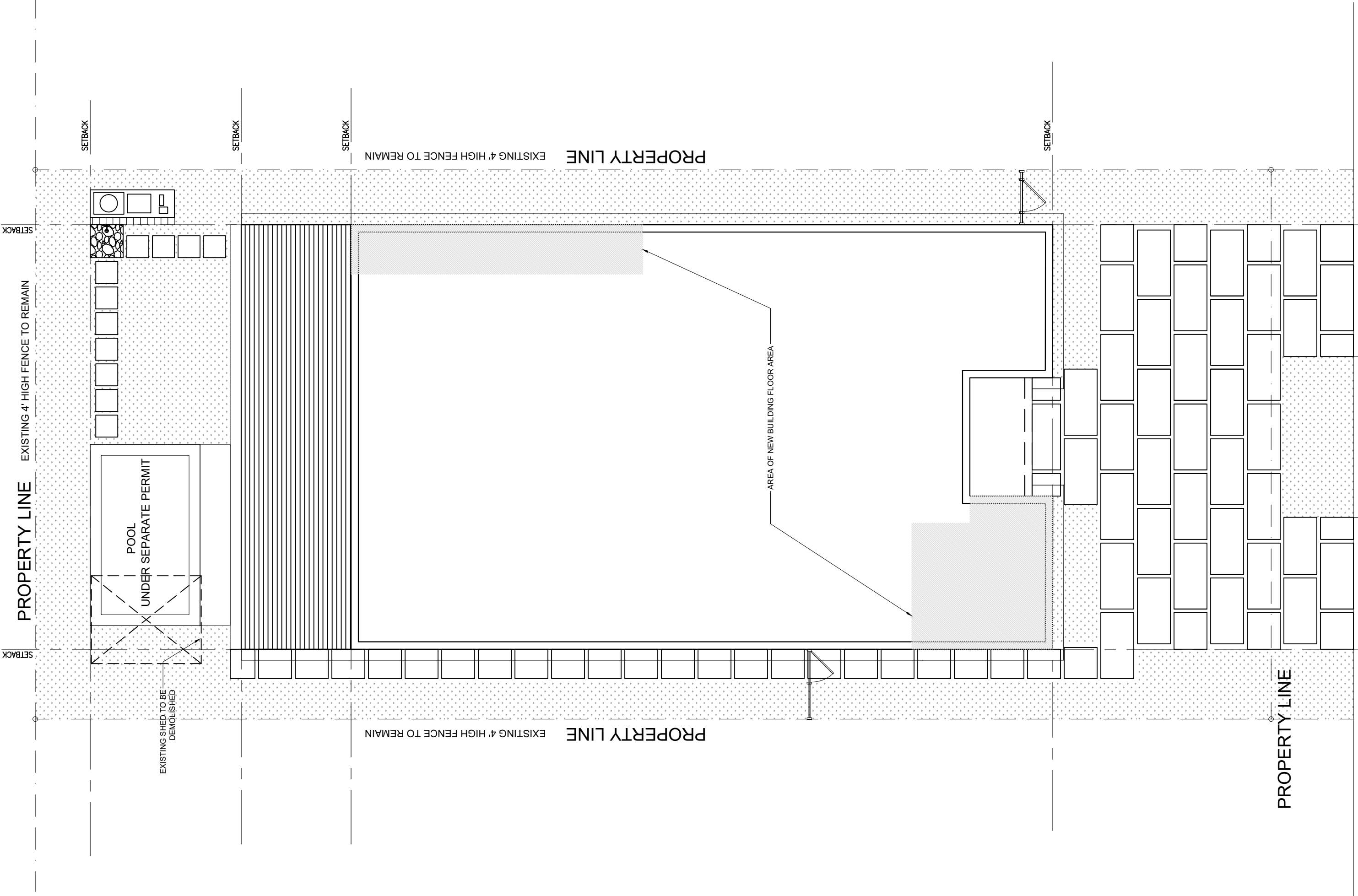
DATE: AUG 4 2021

PROJECT NO: 20-2030

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SHEET NO:

A-100



DICKENS AVE.

1 EXISTING/DEMO FLOOR PLAN
SCALE: 1/8" = 1'-0"

ZONING INFORMATION:

ADDRESS: 8811 DICKENS AVE, SURFSIDE, FL, 33154

LEGAL DESCRIPTION: LOTS 9, BLOCK 14, OF SECOND AMENDED PLAT NORMANDY BEACH, RECORDED IN PLAT BOOK 16, PAGE 44, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ZONING DESIGNATION: H308 SINGLE-FAMILY DWELLING RESIDENTIAL

TOTAL LOT AREA: 5,625.0 sqft

FLOOD ZONE: "AE" B.F.E.: 8.0'

1 ZONING DIAGRAMS
SCALE: N.T.S

POOL SETBACK	REQUIRED	PROPOSED
Rear	10'-0" min.	10'-0"
Side Street	15'-0" min.	N/A
Side Interior	10'-0" min.	10'-0" / 6'-0"

AREA CALCS	1ST FLOOR	NA	ADJUSTED
AC	X,XXX sqft	NA	2,843 sqft
NON AC	X,XXX sqft	NA	469 sqft
TOTAL:	X,XXX sqft	NA	3,303 sqft

BUILDING HEIGHT	REQUIRED	PROPOSED
Principal Front	25'-0" max. (From Grade to Roof Ridge)	14'-6" (Existing Big)

LOT OCCUPATION	ALLOWED	PROPOSED
Lot Area	10,000.00 sqft	10,000.00 sqft
Maximum Building Coverage	45% of 10,000.00 sqft = 4,500.00 sqft (Incl. Main Building, Pool, Canopy)	3,347 sqft or 33.4%
Maximum Floor Area Ratio (F.A.R.)	45% of 10,000.00 sqft = 4,500.00 sqft	3,305 sqft or 33.0%
Open Landscape Coverage	40% Minimum Open Landscape	OR .33 FAR (1.0 MAX)
20% of Open Landscape@Front-600sqft	4,235 sqft or 43.25%	2,021 sqft or 25.22%

BUILDING SETBACK	REQUIRED	PROPOSED
Principal Front	25'-0"	25'-0" (EXISTING)
Side Street	15'-0"	10'-0"
Side Interior 1st Flr.	10'-0"	N/A
Rear	25'-0"	25'-0"

BUILDING PLACEMENT AND SITE DEVELOPMENT SHALL COMPLY WITH CODE OF ORDINANCES TOWN OF SURFSIDE, FLORIDA DESIGN STANDARDS

PERMIT SET

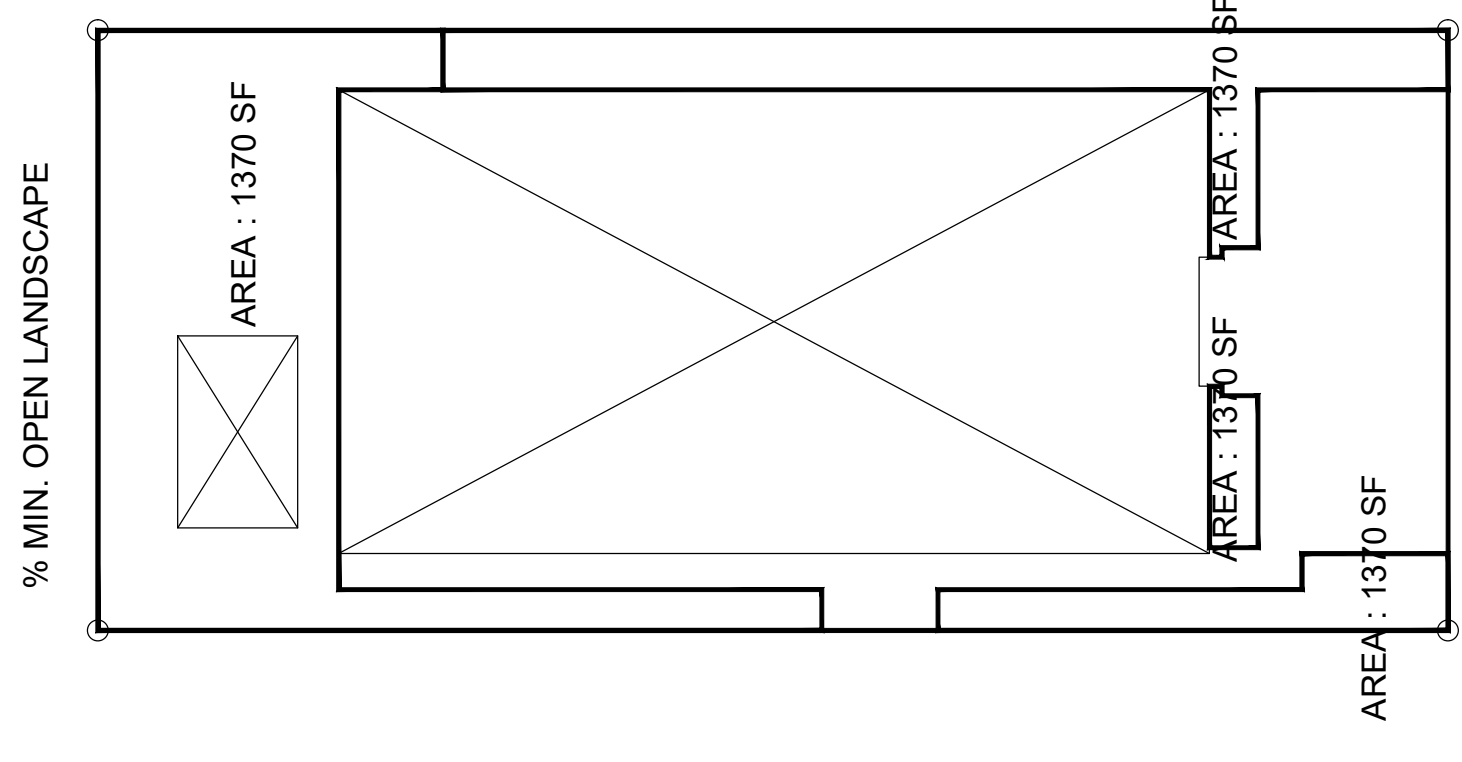
SITE GRADING NOTES / LEGEND:
SITE SHALL BE GRADED SO AS TO PREVENT DIRECT OVERLAND DISCHARGE OF STORM WATER ONTO ADJACENT PROPERTIES AND RIGHT OF WAY

SEE LANDSCAPE PLANS FOR CONTOUR LINES

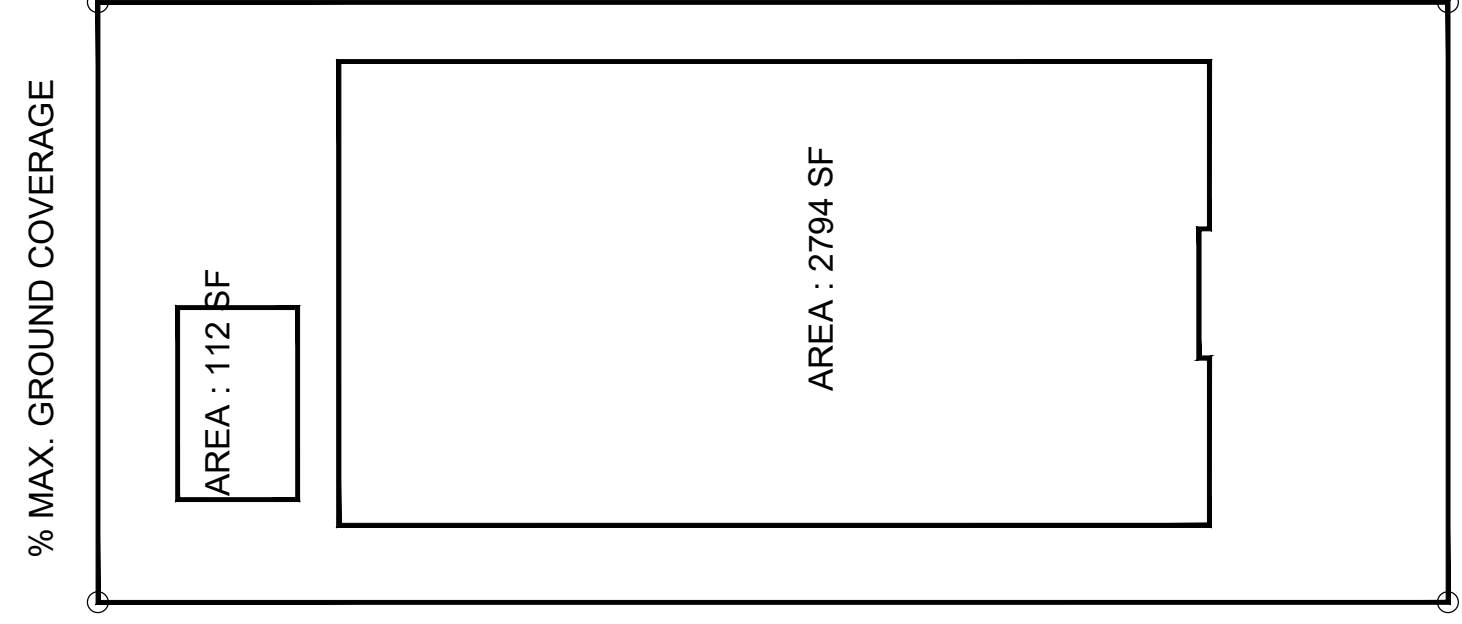
+ ---+---+---+
X ---X---X---X
+ XX.XX' - EXISTING GRADE ELEVATIONS (NGVD)
+ XX.XX' - PROPOSED GRADE ELEVATIONS (NGVD)

SIDEWALK NOTE:

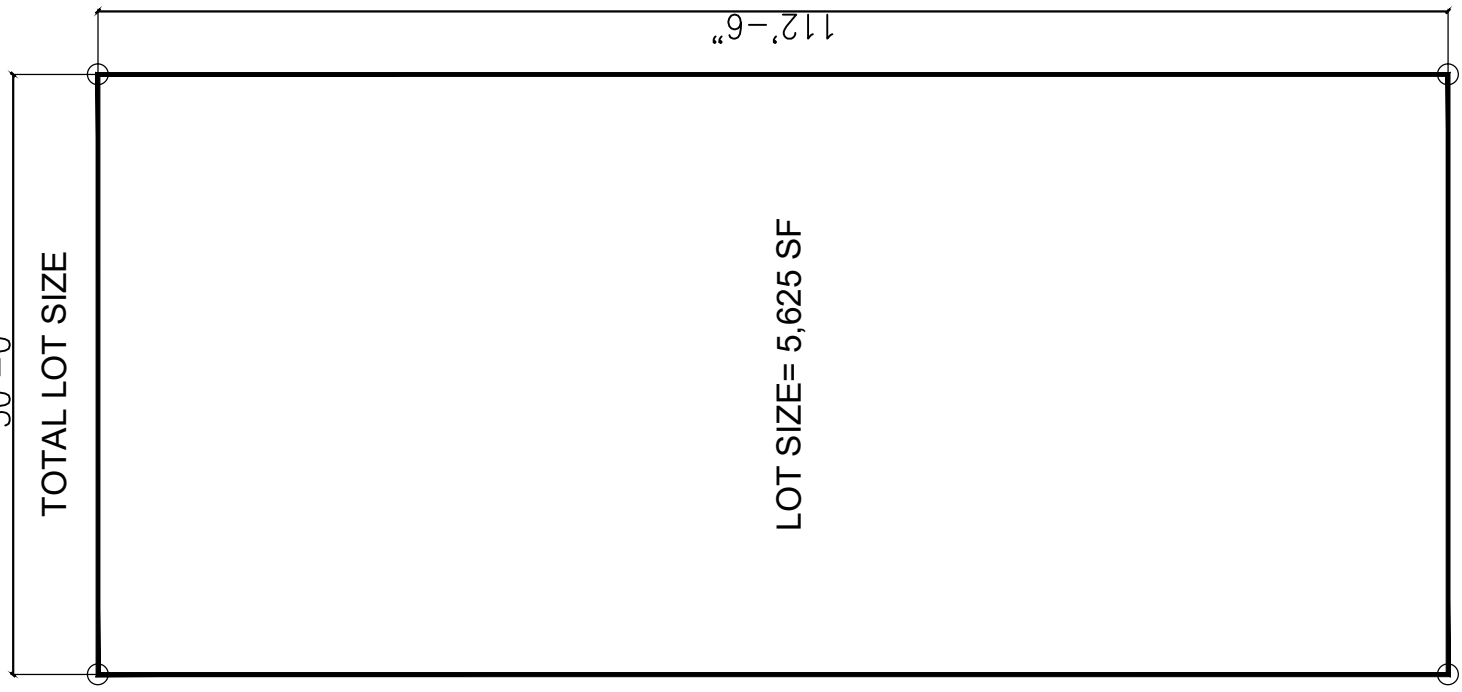
- GC TO PROTECT EXISTING/FUTURE SIDEWALK IN FRONT OF PROPERTY DURING CONSTRUCTION PHASE. DAMAGED SIDEWALK AREAS IN FRONT OF PROPERTY SHALL BE REPLACED.
- THE SECTION OF CONCRETE SIDEWALK THAT WILL CROSS THE DRIVEWAY AREA SHALL HAVE A MINIMUM THICKNESS OF



TOTAL LOT AREA= 5,625 SF (112.5'x50')
40% MIN. OPEN LANDSCAPE =
XXX SF (XX,000 SF x 40%)
TOTAL GREEN AREA PROPOSED=
XXX SF/XX.XX% (X+X+X+X)



TOTAL LOT AREA= 5,625 SF (112.5'x50')
45% MAX. GROUND COVERAGE =
XX SF (XX,000 SF x 45%)
TOTAL GROUND COVERAGE PROPOSED=
XXX SF/XX.XX% (112+2794)



TOTAL LOT AREA= 5,625 SF (112.5'x50')

2 ZONING DIAGRAMS
SCALE: N.T.S

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SUITE 105
305-338-0994
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ADRIAN PRICE
FL LICENSE #AR97981

SHEET TITLE:
CONTEXT IMAGE BOARD

REVISIONS:

SUBMITTAL:
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DATE: AUG 4 2021
PROJECT No: 20-2030
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EX-1

PERMIT SET



SOUTH ADJACENT PROPERTY



SUBJECT PROPERTY NORTH ELEVATION



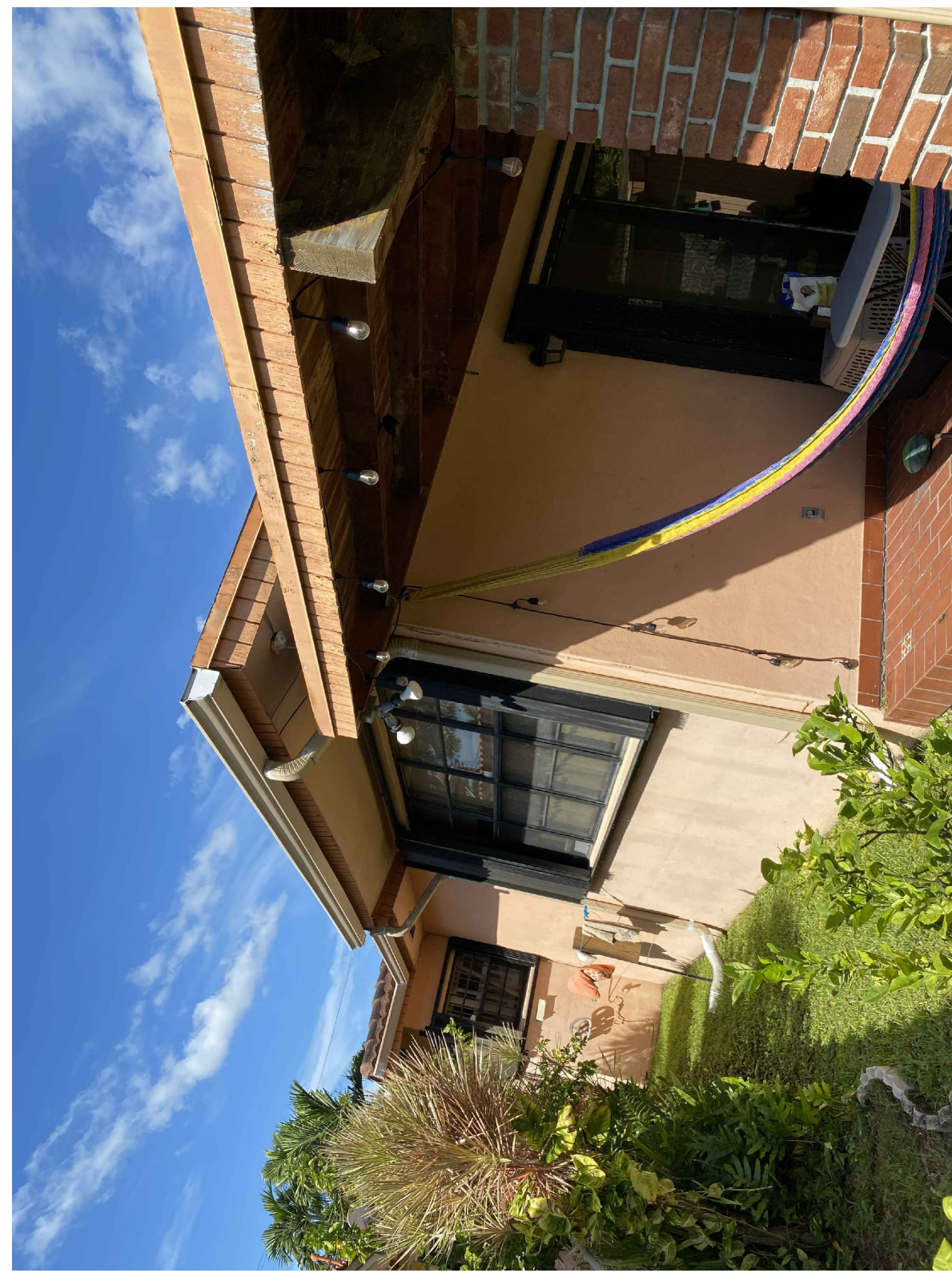
SUBJECT PROPERTY WEST ELEVATION



SUBJECT PROPERTY EAST ELEVATION



NORTH ADJACENT PROPERTY



SUBJECT PROPERTY SOUTH ELEVATION

① CONTEXT IMAGE BOARD
SCALE: N.T.S

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 P: 350-350-0994
 PA@pricearch.com

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**RODRIGUES RESIDENCE
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 8811 DICKENS AVE
 SURFSIDE, FL 33154

FL LICENCE #AR97981
 ADRIAN PRICE

SHEET TITLE:
 EXISTING/DEMO FLOOR
 PLAN

REVISIONS:

SUBMITTAL:
 PERMIT SET
 SCALE: AS SHOWN
 DATE: AUG 4 2021
 PROJECT No: 20-2030
 DRAWN BY: AP
 CHECKED BY: AP
 SHEET No:

A-101

MECH/PLUMB DEMOLITION NOTES

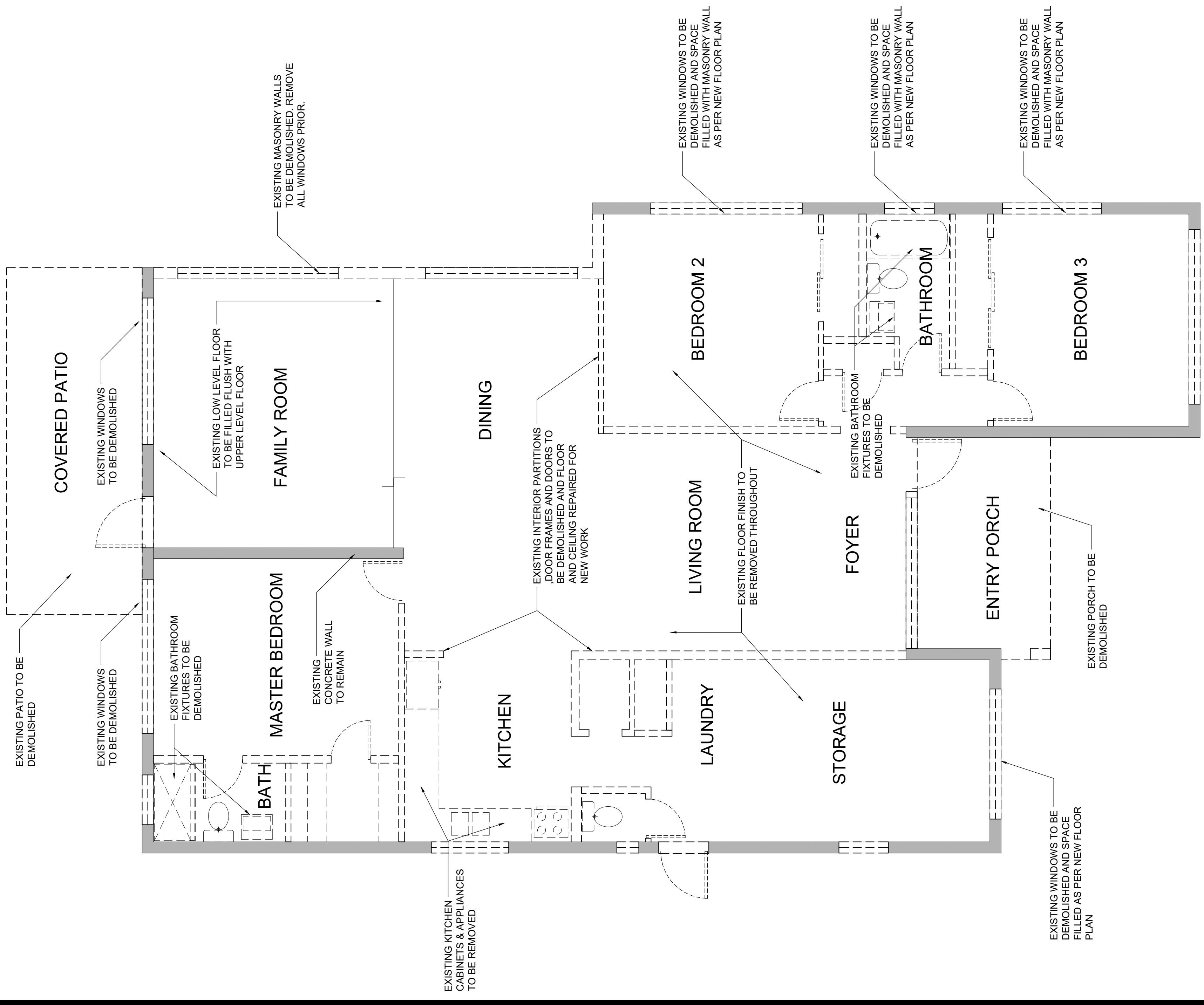
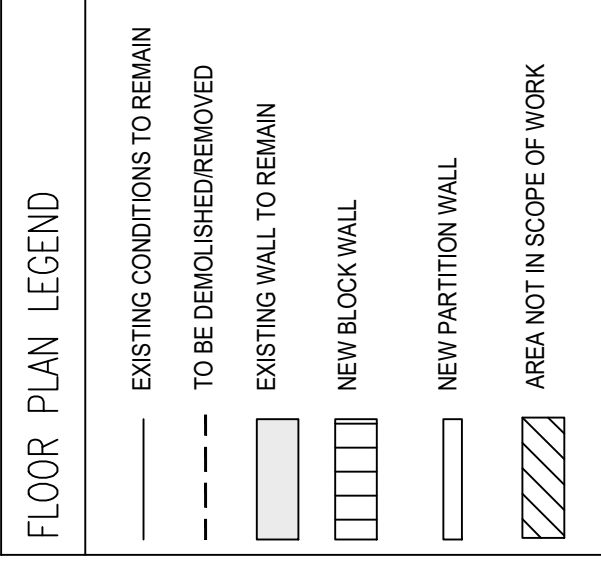
1. THE CONTRACTOR SHALL VISIT SITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS, EQUIPMENT AND UTILITY SERVICES PRIOR TO PERFORMING WORK. EXERCISE CAUTION IN REMOVING AND DISCONNECTING EXISTING SYSTEMS.
2. ADVISE AND PROPERLY DISPOSE OF ALL EQUIPMENT, PIPING, DUCTWORK AND ASSOCIATED MATERIALS OF MECHANICAL SYSTEMS. MAJOR EQUIPMENT SHALL REMAIN THE PROPERTY OF THE OWNER. CONTACT OWNER REPRESENTATIVE FOR COORDINATION OF REMOVAL AND STORAGE OF SAME.
3. REMOVE AND PROPERLY DISPOSE ALL PLUMBING FIXTURES.
4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH LOCAL UTILITY AGENCIES TO DISCONNECT AND REMOVE ALL SERVICES AND NOT IN EXCESS OF 10 FEET FROM THE PROPERTY LINE. REPAIRS ARE NECESSARY. ALL EXISTING PIPING SHALL BE REPAIRED TO BEAT SERVICE AND NOT IN SCOPE OF WORK SHALL NOT BE INTERRUPTED UNLESS A TEMPORARY INTERRUPTION IS COORDINATED WITH THE OWNER.

ELECT. DEMOLITION NOTES

1. THE ELECTRICAL CONTRACTOR SHALL EXERCISE EXTREME CAUTION TO DISCONNECT ALL ELECTRICAL SERVICE PRIOR TO ANY DEMOLITION WORK. CONTACT FLORIDA POWER & LIGHT PRIOR TO DISCONNECT OF ELECTRICAL SERVICE.
2. CONTACT TELECOMMUNICATIONS PROVIDER PRIOR TO DISCONNECT OF TELEPHONE SERVICE.
3. ALL WORK SHALL BE COORDINATED WITH DEMOLITION CONTRACTOR. ELECTRICAL CONTRACTOR SHALL VISIT THE SITE PRIOR TO DEMOLITION WORK TO DETERMINE THE SCOPE OF WORK.
4. ARCHITECT'S DEMOLITION DRAWINGS ARE TO BE CAREFULLY STUDIED AND ANY CONFLICTS WITH ELECTRICAL DRAWINGS OR SYSTEMS THAT MAY BE ANTICIPATED MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION.
5. ALL ELECTRICAL CIRCUITS FOR EQUIPMENT, LIGHTING AND OTHER DEVICES THAT ARE SCHEDULED TO BE REMOVED SHALL BE DISCONNECTED AT THE ELECTRICAL PANEL.
6. COORDINATE W/ ELECTRICAL CONSTRUCTION DWGS AS REQUIRED FOR DEMOLITION PURPOSES.
7. VERIFY TO VERIFY NEW ELECTRICAL LOAD AND COORDINATE WITH NEW ELECTRICAL CONTRACTOR SHALL FIELD VERIFY ALL ELECTRICAL CIRCUITS, PANEL CONNECTORS AND ELECTRICAL LOADS-EXIST AND PROPOSED.

DEMOLITION NOTES

1. BEFORE BEGINNING ANY DEMOLITION WORK, THE CONTRACTOR SHALL SURVEY THE SITE AND EXAMINE THE DRAWINGS AND SPECIFICATIONS TO DETERMINE THE EXTENT OF THE WORK.
2. WHERE EXISTING CONSTRUCTION OR STRUCTURAL ELEMENTS THAT IS TO REMAIN ARE TO BE DEMOLISHED, THE CONTRACTOR SHALL REMOVE AS A RESULT OF THE CONTRACTOR'S OPERATION, REPLACE WITH NEW OR REPAIR TO ITS ORIGINAL CONDITION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR AS DIRECTED BY THE OWNER REPRESENTATIVE. ADDITIONAL COSTS SHALL BE BORNE BY THE CONTRACTOR.
3. THE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN SHORING, BRACING, AND PROP TO SUPPORT ALL REMAINING STRUCTURE THROUGHOUT DEMOLITION.
4. UPON COMPLETION OF DEMOLITION, THE ENTIRE AREA SHALL BE CLEANED OF ALL DEBRIS AND PREPARED FOR NEW CONSTRUCTION.
5. THE CONTRACTOR SHALL MAKE EVERY REASONABLE EFFORT TO PERFORM THE THROUGHOUT CONSTRUCTION. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE HAVING JURISDICTION AS APPLICABLE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED FOR DEMOLITION PURPOSES.
7. COORDINATE W/ OWNER FOR EQUIPMENT RELOCATION/REMOVAL IMPACTING AREAS OUTSIDE THE LIMITS OF CONSTRUCTION.
8. ALL DEMOLITION MATERIAL TO BE REMOVED FROM SITE IN APPROVED MANNER AND DISPOSED OF IN LEGAL MANNER. PROVIDE PROTECTION IN CORRIDORS AND ADJACENT AREAS FROM DEMOLITION ACTIVITIES. DELIVERIES & REMOVALS FROM SITE TO BE COORDINATED WITH THE OWNER.



1 EXISTING/DEMO FLOOR PLAN
 SCALE: 1/8" = 1'-0"

PERMIT SET

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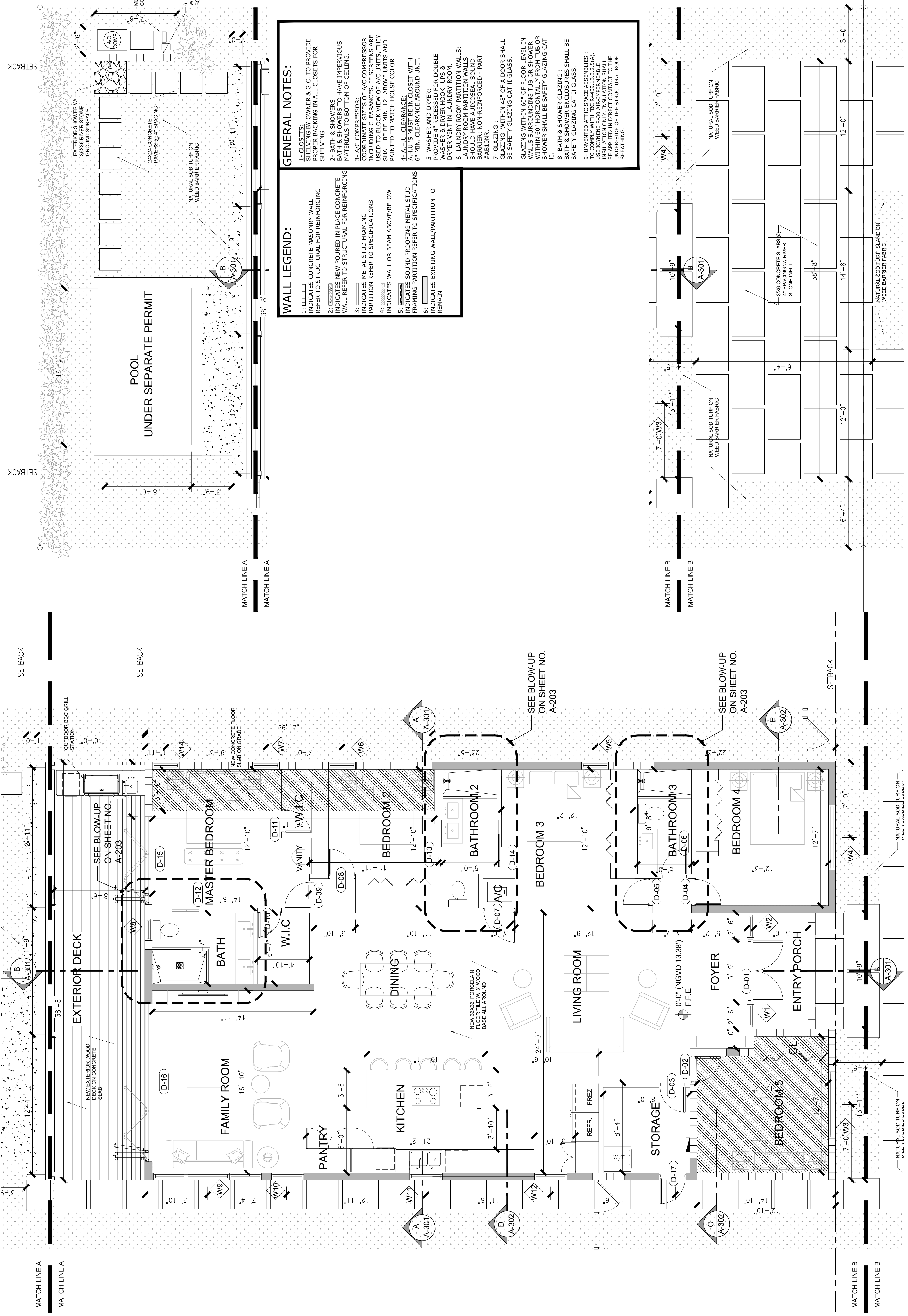
FL LICENSE #AR97981
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SHEET TITLE:
PROPOSED FLOOR PLAN

REVISIONS:

SUBMITTAL:	PERMIT SET
SCALE:	AS SHOWN
DATE:	AUG 4 2021
PROJECT NO.:	20-2030
DRAWN BY:	CHECKED BY: AP
SHEET NO.:	

A-102



WALL LEGEND:

- INDICATES CONCRETE MASONRY WALL REFER TO STRUCTURAL FOR REINFORCING
- INDICATES NEW POURED IN PLACE CONCRETE WALL REFER TO STRUCTURAL FOR REINFORCING
- INDICATES METAL STUD FRAMING PARTITION REFER TO SPECIFICATIONS
- INDICATES WALL OR BEAM ABOVE/BELOW
- INDICATES SOUND PROOFING METAL STUD FRAMING PARTITION REFER TO SPECIFICATIONS
- INDICATES EXISTING WALL/PARTITION TO REMAIN

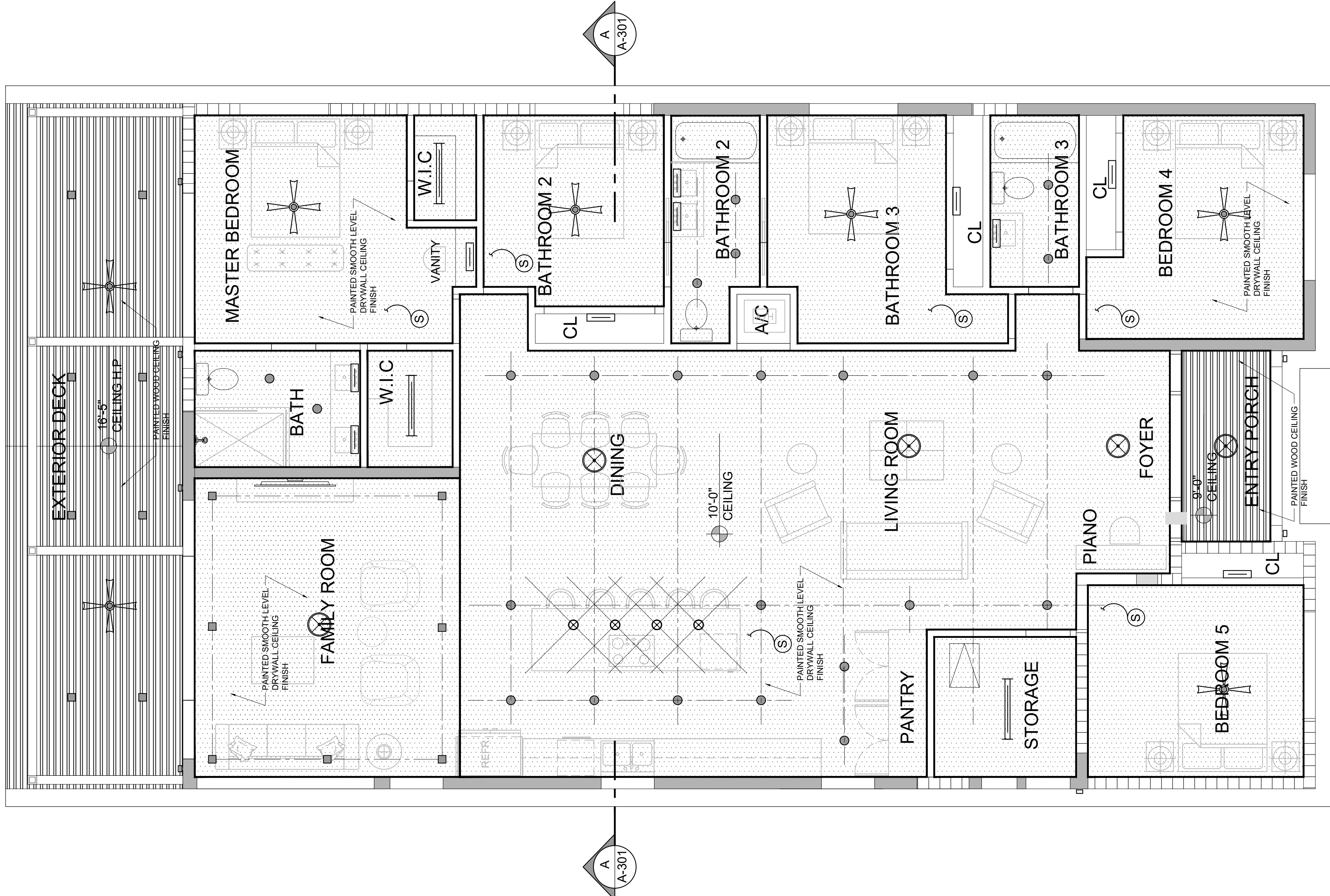
GENERAL NOTES:

- CLOSETS: OWNER & G.C. TO PROVIDE PROPER BACKING IN ALL CLOSETS FOR SHELVING.
- BATH & SHOWERS: BATH & SHOWERS TO HAVE IMPERVIOUS MATERIALS TO BOTTOM OF CEILING.
- A/C COMPRESSOR: COORDINATE SIZES OF A/C COMPRESSOR INCLUDING CLEARANCES. IF SCREENS ARE USED TO BLOCK VIEW OF A/C UNITS, THEY SHALL BE MIN. 12" ABOVE UNITS AND PAINTED TO MATCH HOUSE COLOR.
- A.H.U. CLEARANCE: A.H.U.'S MUST BE IN CLOSET WITH 6" MIN. CLEARANCE AROUND UNIT.
- WASHER AND DRYER: PROVIDE 4" REGRESSED FOR DOUBLE WASHER & DRYER HOOK- UPS & DRYER VENT IN LAUNDRY ROOM.
- LAUNDRY ROOM PARTITION WALLS: LAUNDRY ROOM PARTITION WALLS SHOULD HAVE AUDIOSOUND BARRIER: NON-REINFORCED - PART #ABLOWK.
- GLAZING: GLAZING THINER THAN 48" OF A DOOR SHALL BE SAFETY GLAZING CAT II GLASS.
- GLAZING: GLAZING WITHIN 60" OF FLOOR LEVEL IN WALLS SURROUNDING TUB OR SHOWER WITHIN 60" HORIZONTALLY FROM TUB OR SHOWER SHALL BE SAFETY GLAZING CAT II GLASS.
- BATH & SHOWER GLAZING: BATH & SHOWER ENCLOSURES SHALL BE SAFETY GLAZING CAT II GLASS.
- UNVENTED ATTIC SPACE ASSEMBLIES: UNVENTED ATTIC SPACE ASSEMBLIES USE LYMBENE R-30 AIR-IMPERMEABLE INSULATION ONLY. INSULATION SHALL BE APPLIED IN DIRECT CONTACT TO THE INSIDE SURFACE OF THE STRUCTURAL ROOF SHEATHING.

PERMIT SET

② FLOOR PLAN
 SCALE: 1/4" = 1'-0"

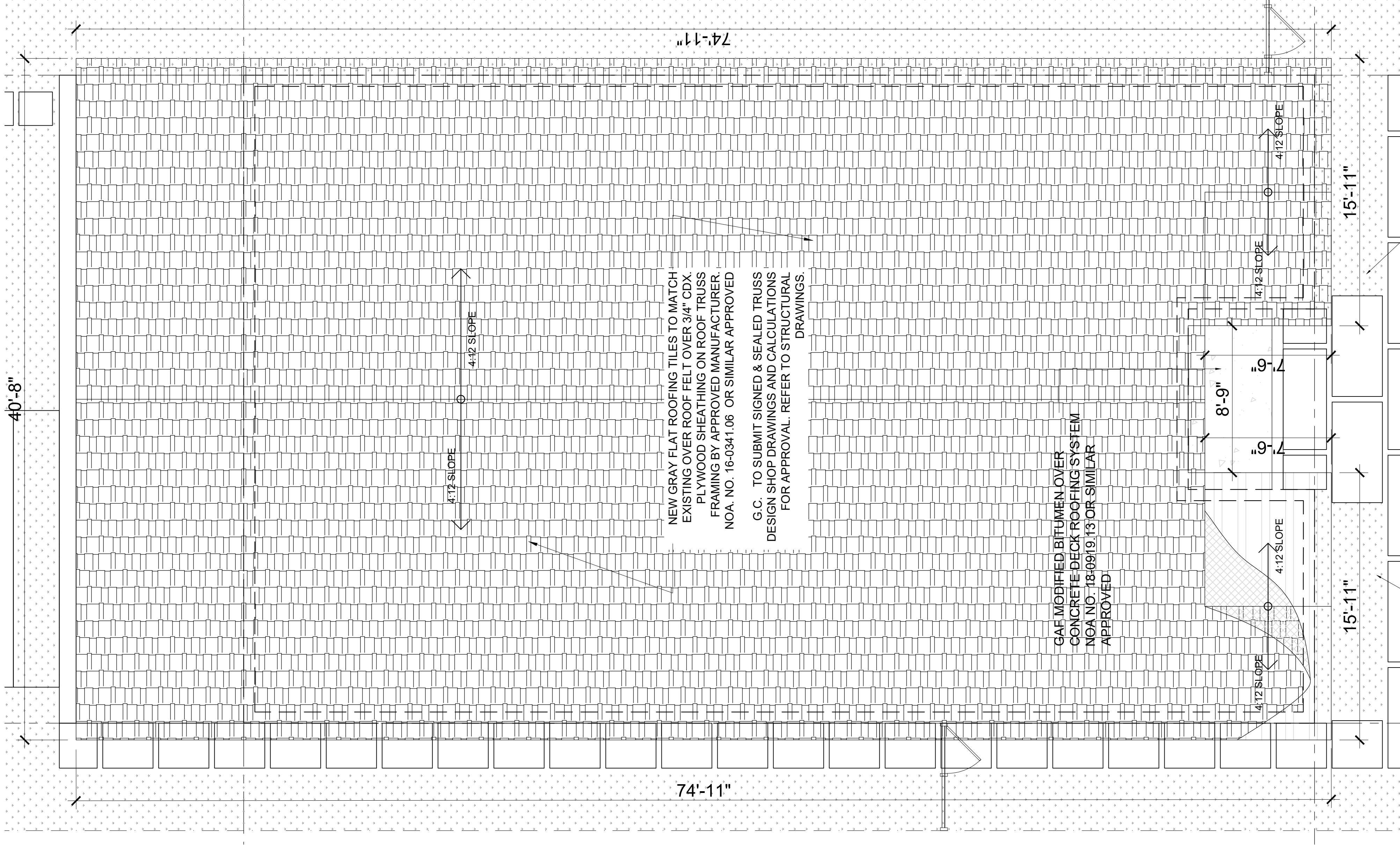
NOTE:
 GC REQUIRED TO COORDINATE LOCATION & SPACING OF MEP CEILING FIXTURES AND SERVICE WIRE/CONDUIT IN ACCORDANCE TO FBC 2020, NFPA & PRODUCT MANUFACTURER RECOMMENDATIONS TO ENSURE COMPLIANCE WITH AHJ.
 SEE MECHANICAL, ELECTRICAL & PLUMBING DRAWING FOR CEILING MOUNTED FIXTURES AND TRIM.
 GC TO COORDINATE LIGHT FIXTURE TYPE WITH OWNER. ALL LIGHTS IN WET LOCATIONS TO BE MOISTURE RESISTANT
 ALL ROOF PENETRATIONS SHALL BE SEALED AS PER ROOFING MEMBRANE VENDOR RECOMMENDATIONS FOR WATERTIGHT SEAL



1 NEW REFLECTED CEILING PLAN
 SCALE: 1/4" = 1'-0"

LEGEND

- SQUARE LED RECESSED LIGHT FIXTURE
- EXT. WALL MOUNT LED FIXTURE
- PENDANT LIGHT FIXTURE
- 4" RECESSED LIGHT FIXTURE
- SURFACE MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- FAN W LIGHT FIXTURE
- LINEAR FLUORESCENT LIGHT FIXTURE
- INTERCONNECTED SMOKE DETECTOR



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

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 Architecture
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 SURFSIDE, FL 33154

ADRIAN PRICE
 FL LICENSE #AR7981

SHEET TITLE:
 REFLECTED CEILING &
 ROOF PLAN

REVISIONS:

SUBMITTAL:	PERMIT SET
SCALE:	AS SHOWN
DATE:	AUG 4 2021
PROJECT No:	20-2030
DRAWN BY:	CHECKED BY: AP
SHEET No:	

A-103

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SURFSIDE, FL 33154

FL LICENCE #AR97981
ADRIAN PRICE

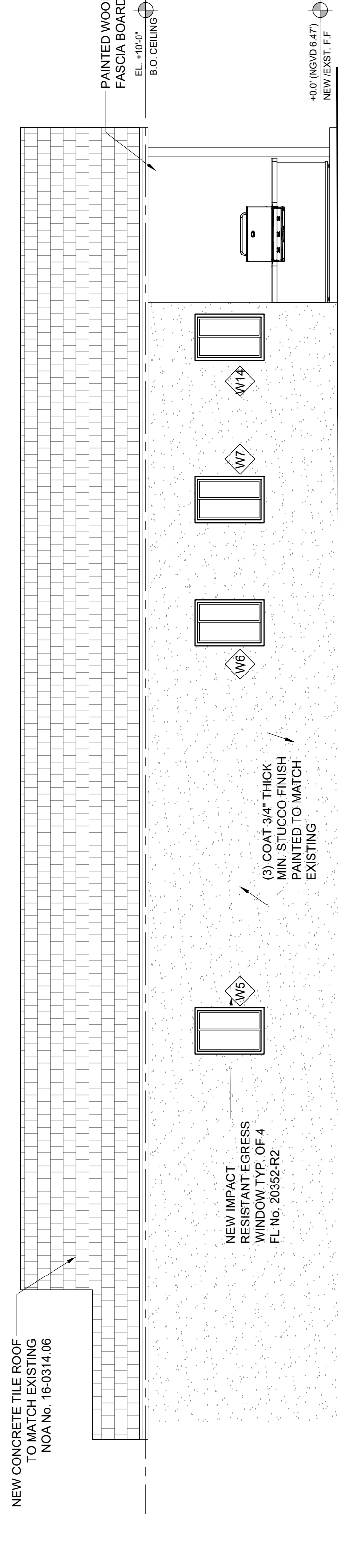
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ELEVATIONS ALT

REVISIONS:

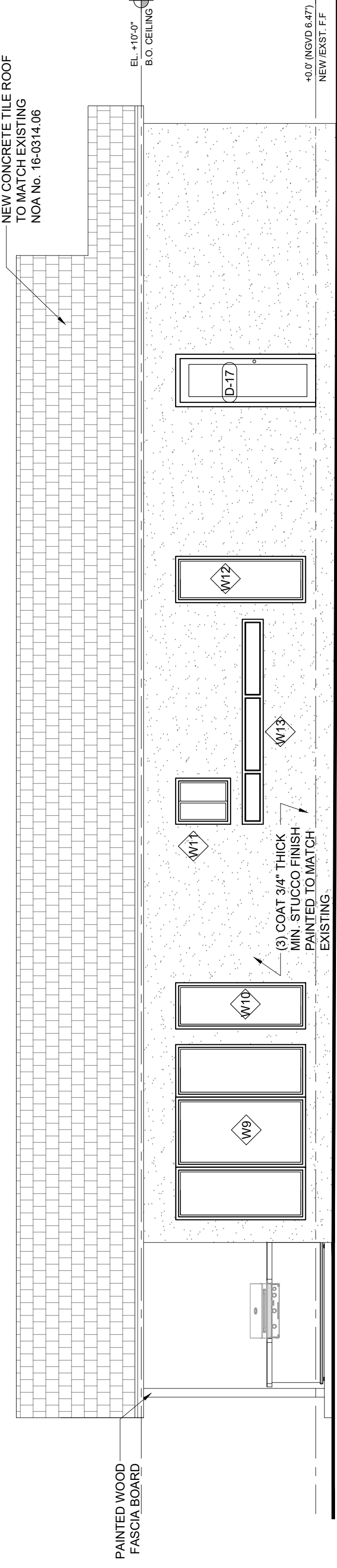
SUBMITTAL:	PERMIT SET
SCALE:	AS SHOWN
DATE:	AUG 4 2021
PROJECT No:	20-2030
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A-201

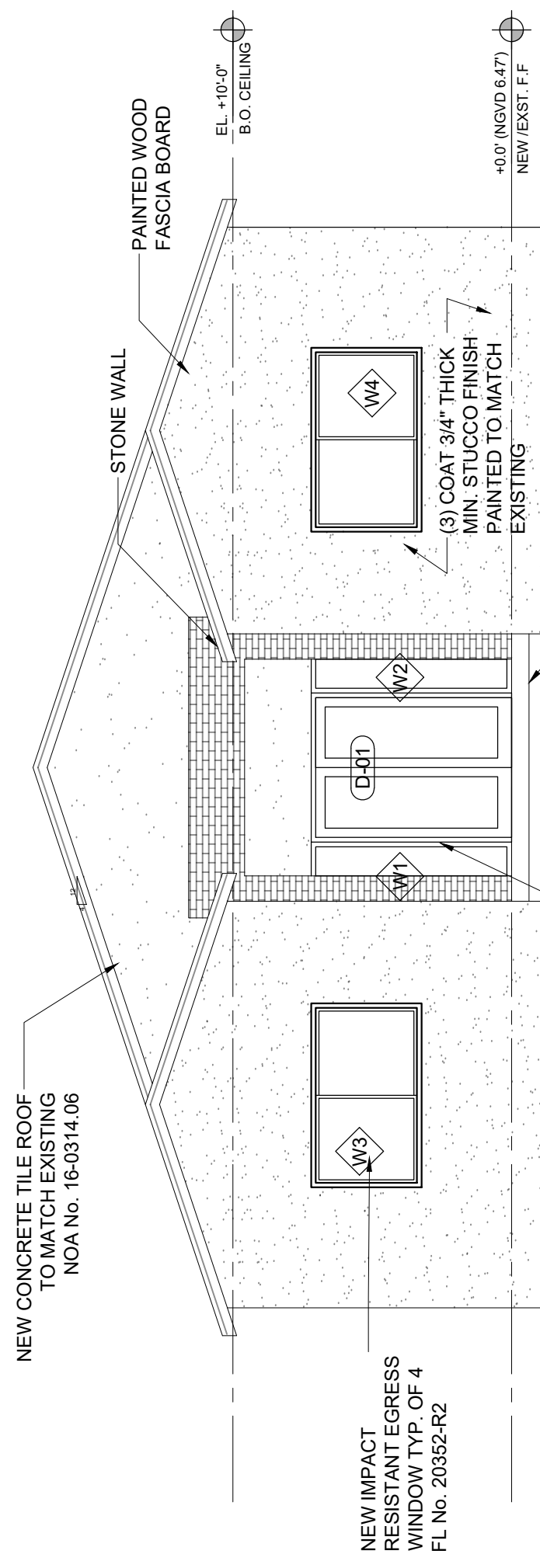
PERMIT SET



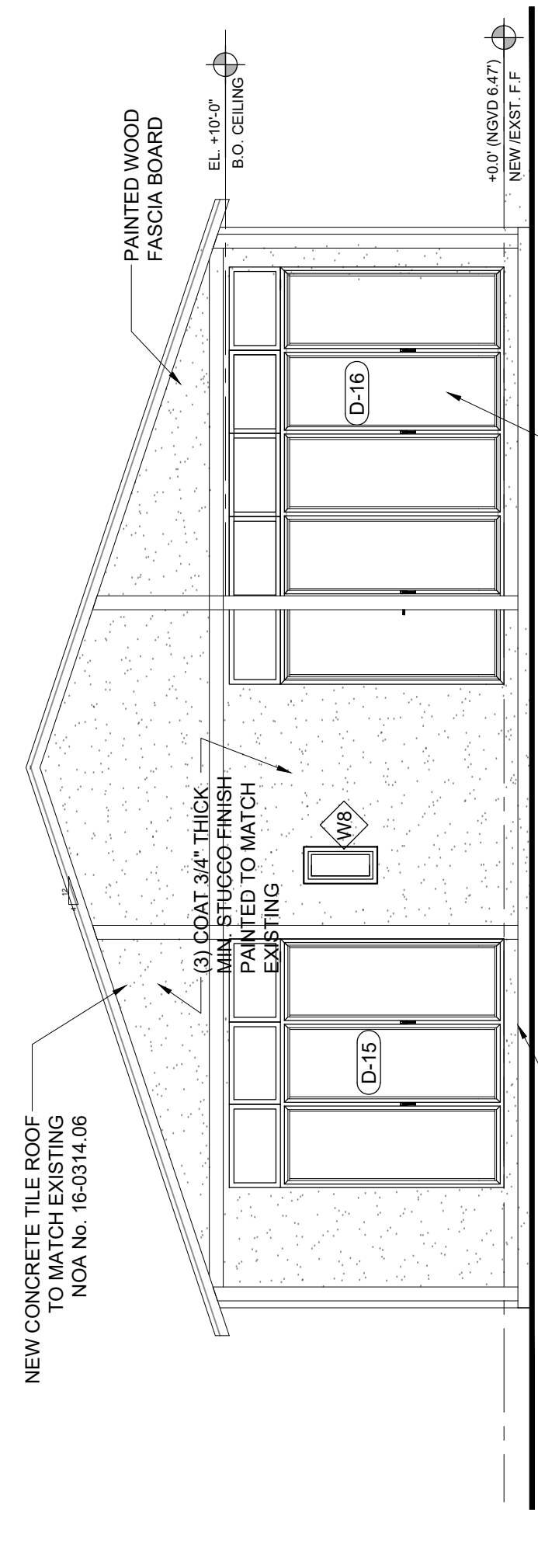
③ NORTH-EAST ELEVATION
SCALE: 3/8" = 1'-0"



① SOUTH-EAST ELEVATION
SCALE: 3/8" = 1'-0"



④ WEST ELEVATION
SCALE: 3/8" = 1'-0"

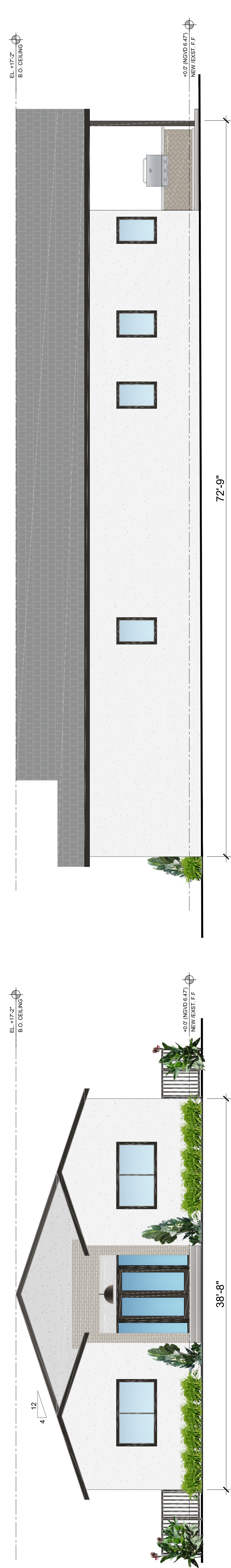


② EAST ELEVATION
SCALE: 3/8" = 1'-0"

WALLS:
ALL EXTERIOR WALLS SHALL BE PAINTED SHADE OF WHITE WITH ACRYLIC LATEX BASE PAINT. GC TO PROVIDE COLOR SWITCH TO OWNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK
NEW STUCCO SHALL BE MIN. 3 COAT 3/4" THICK WITH SMOOTH FINISH TO BLEND WITH EXISTING
ROOF TRIM:
ROOF TRIM AND FASCIA BOARDS SHALL BE PAINTED BRONZE TO MATCH EXISTING METAL GATES AND FENCE.
GATES:
NEW METAL GATES SHALL BE PAINTED BRONZE TO MATCH EXISTING GATES.



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SCALE:	AS SHOWN
DATE:	AUG 4 2021
PROJECT No:	20-2030
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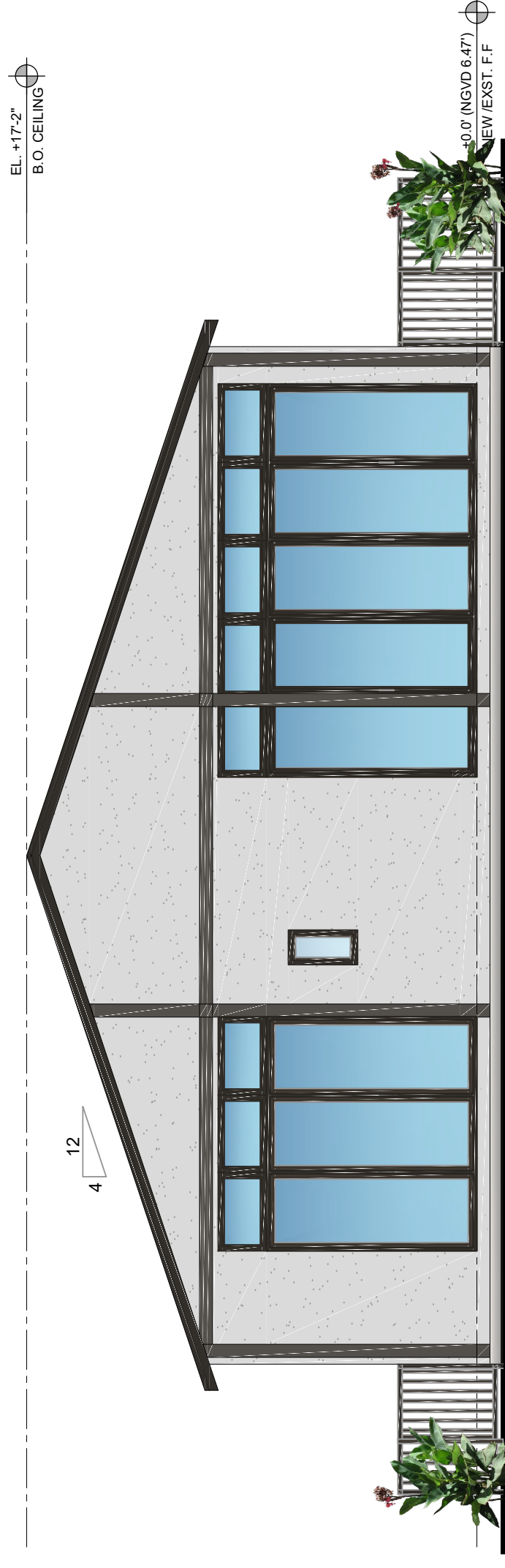
③ NORTH-EAST ELEVATION
SCALE: 3/8" = 1'-0"



① SOUTH-EAST ELEVATION
SCALE: 3/8" = 1'-0"



④ WEST ELEVATION
SCALE: 3/8" = 1'-0"



② EAST ELEVATION
SCALE: 3/8" = 1'-0"

FINISHES NOTES

- WALLS:
ALL EXTERIOR WALLS SHALL BE PAINTED SHADE OF WHITE WITH ACRYLIC LATEX BASE PAINT. GC TO PROVIDE COLOR SWATCH TO OWNER FOR APPROVAL PRIOR TO COMMENCEMENT OF WORK
- NEW STUCCO SHALL BE MIN. 3 COAT 3/4" THICK WITH SMOOTH FINISH TO BLEND WITH EXISTING
- ENTRANCE WALL SHALL HAVE BRICK PATTERN CORAL STONE CLADDING ON EXTERIOR AND INTERIOR SURFACES
- ROOF TRIM:
ROOF TRIM AND FASCIA BOARDS SHALL BE PAINTED BRONZE TO MATCH BRONZE WINDOW FRAMES.
- GATES:
NEW METAL GATES SHALL BE PAINTED BRONZE TO MATCH EXISTING GATES.

	EXTERIOR WALLS PAINT FINISH SW 7006 EXTRA WHITE		ROOF TRIM PAINT FINISH SW 6990 CAVIAR		GRAY FLAT CONCRETE ROOF TILES OPTION 1		STONE CLADDING OPTION 1		BRONZE FRAMED ALUMINUM IMPACT RATED FRENCH DOOR		BRONZE FRAMED ALUMINUM IMPACT RATED CASEMENT WINDOW
			TESLA SOLAR ROOF OPTION 2		CORAL STONE WALL TILE OPTION 2						

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ADRIAN PRICE
FL LICENSE #AR7981

SHEET TITLE:
BLOW-UP PLANS

REVISIONS:

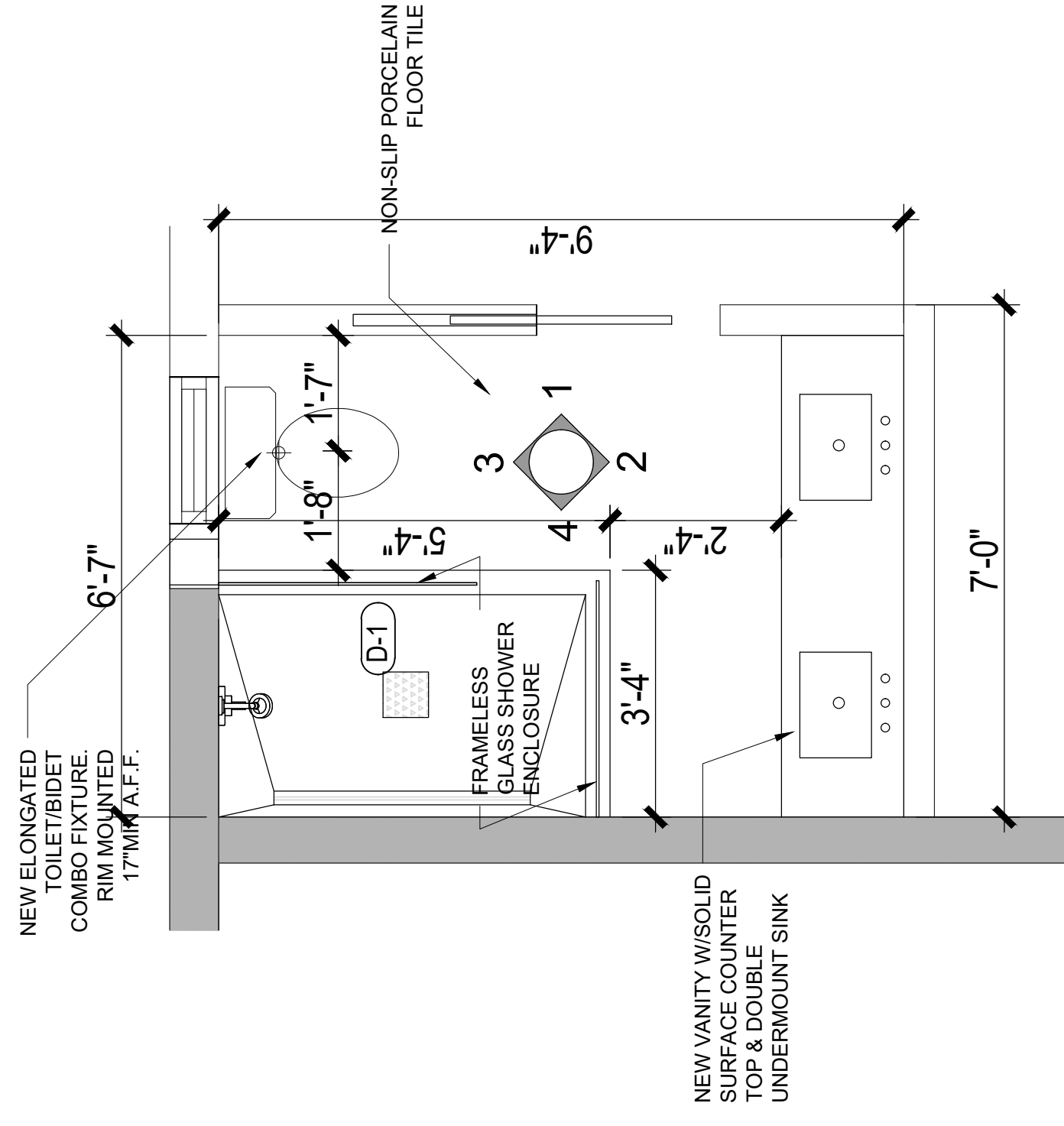
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SCALE:	AS SHOWN
DATE:	AUG 4 2021
PROJECT No:	20-2030
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SHEET No:	

A-202

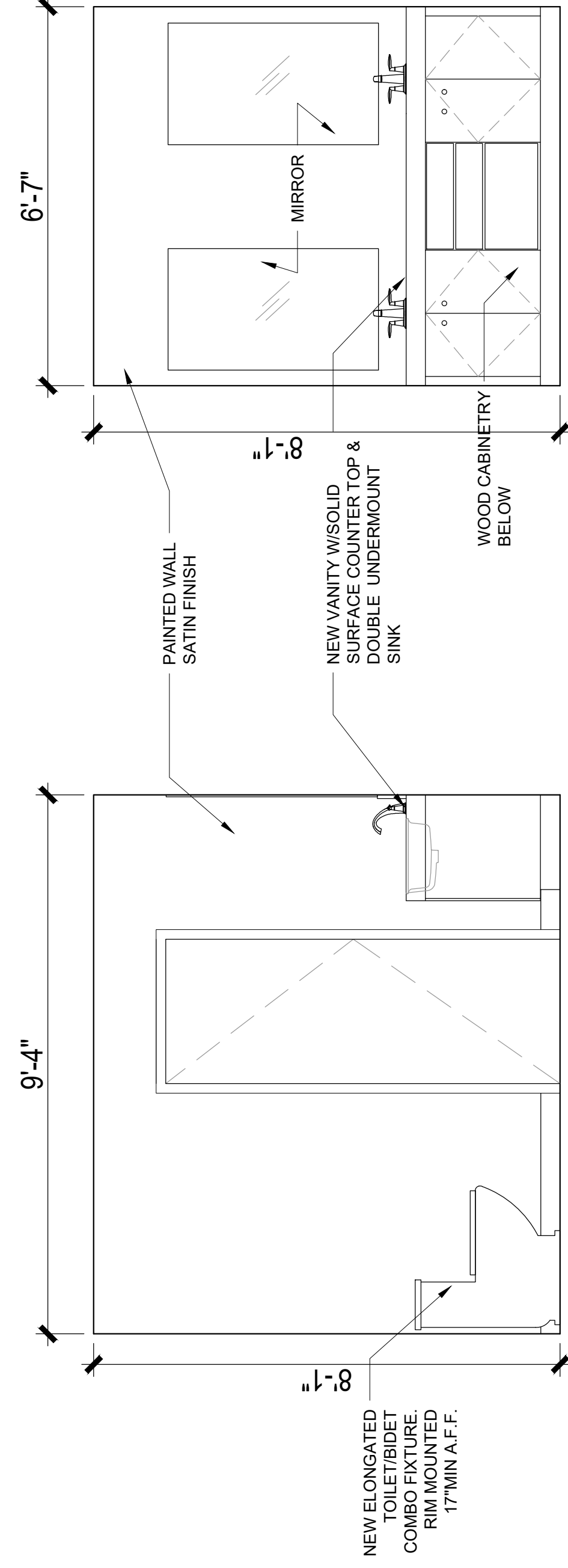
BATHROOM INSTALLATION GENERAL NOTES:

1. ALL EXISTING PLUMBING TO BE REUSED IN SAME LOCATION AS REQUIRED TO SERVICE LAYOUT.
2. ALL NEW FLOOR PENETRATIONS TO BE FILLED WITH APPROVED FIREPROOFING.
3. BATHROOM CONTRACTOR TO FIELD VERIFY EXISTING DIMENSIONS PRIOR TO ORDERING OF MATERIALS.
4. ALL FLOOR MOUNTED CABINETS TO BE INSTALLED LEVEL AND SECURED TO WALL AS PER MANUFACTURER INSTALLATION RECOMMENDATIONS.
5. ALL MATERIALS TO BE NEW AND ANY PARTS DAMAGED DURING UNPACKING AND INSTALLATION TO BE REPLACED.
6. BATHROOM CONTRACTOR TO PROVIDE FLOOR TILE, WALL TILE, COUNTERTOP, PAINT AND FROSTED GLASS SAMPLE FOR OWNER APPROVAL.
7. BATHROOM CONTRACTOR TO PROVIDE SAMPLE CABINET DOORS & HARDWARE FOR OWNER APPROVAL.
8. FLOOR MOUNTED CABINETS TO RECEIVE SOLID SURFACE COUNTER TOP. BATHROOM CONTRACTOR TO COORDINATE REQUIREMENTS WITH COUNTER SUPPLIER.
9. MAX FLOW RATES AND CONSUMPTION OF PLUMBING FIXTURES AS PER MAN-DATE ORDINANCE 8-14 (CODE 8-51) AS PER MAN-DATE COUNTY AMENDMENT TO FBC PER44. TOILETS-1.28 GPT. SHOWERHEAD-1.5 GPM. LAV. FAUCETS-1.5 GPM. FAUCETS & FIXTURE FITTINGS WITH HOSE-CONNECTED OUTLETS SHALL CONFORM TO ASME A112.18.3M AS PER FBC 424.4.
11. ALL FIXTURES SHALL COMPLY WITH STANDARDS AS PER FBC PAGE THRU 421.
12. SHOWER FAUCET SHALL HAVE PRESSURE BALANCED & ANTI-SCALDING VALVE. 1.5GPM HEAD. SHOWER VALVE SHALL COMPLY WITH REQUIREMENTS AS PER FBC PLUMBING 6TH ED. CHAPTER 4 424.3. AMERICAN STANDARD MODEL R522, ASSE 1016/ASME A112.1016/CSA B125.16 COMPLIANT OR SIMILAR APPROVED.
13. ALL NEW FINISHES (WALL, CEILING, FLOOR, TRIM & DECOR) ARE TO COMPLY WITH FBCB CHPT 8, FOR FLAME SPREAD AND SMOKE DEVELOPMENT CLASSIFICATION.

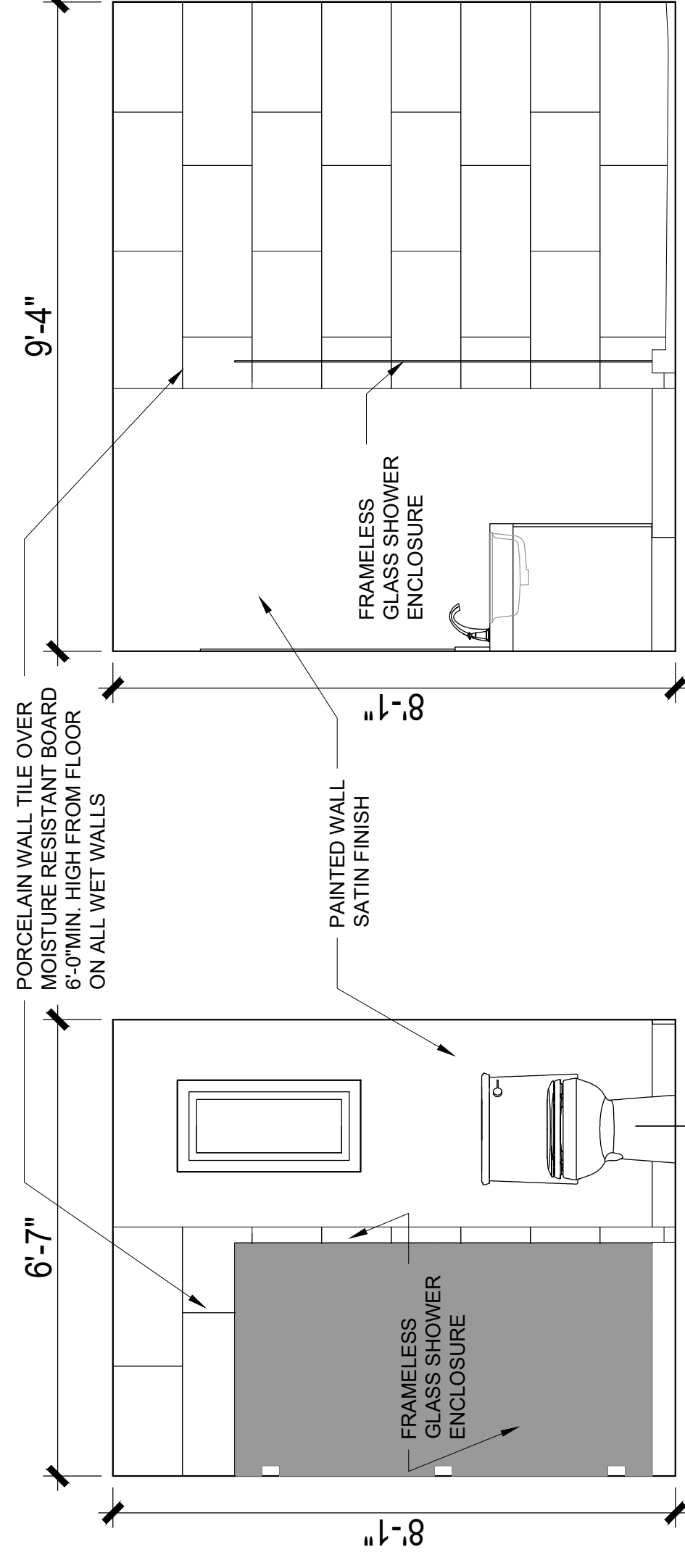
INTERIOR BATHROOM WINDOW LEGEND	
(W-1)	1/2" x 6'-0" x 1'10" TEMPERED SHOWER GLASS (SAFETY GLASS CAT II)
INTERIOR BATHROOM DOOR LEGEND	
(D-1)	24" x 80" FRAMELESS TEMPERED SHOWER GLASS (SAFETY GLASS CAT II)



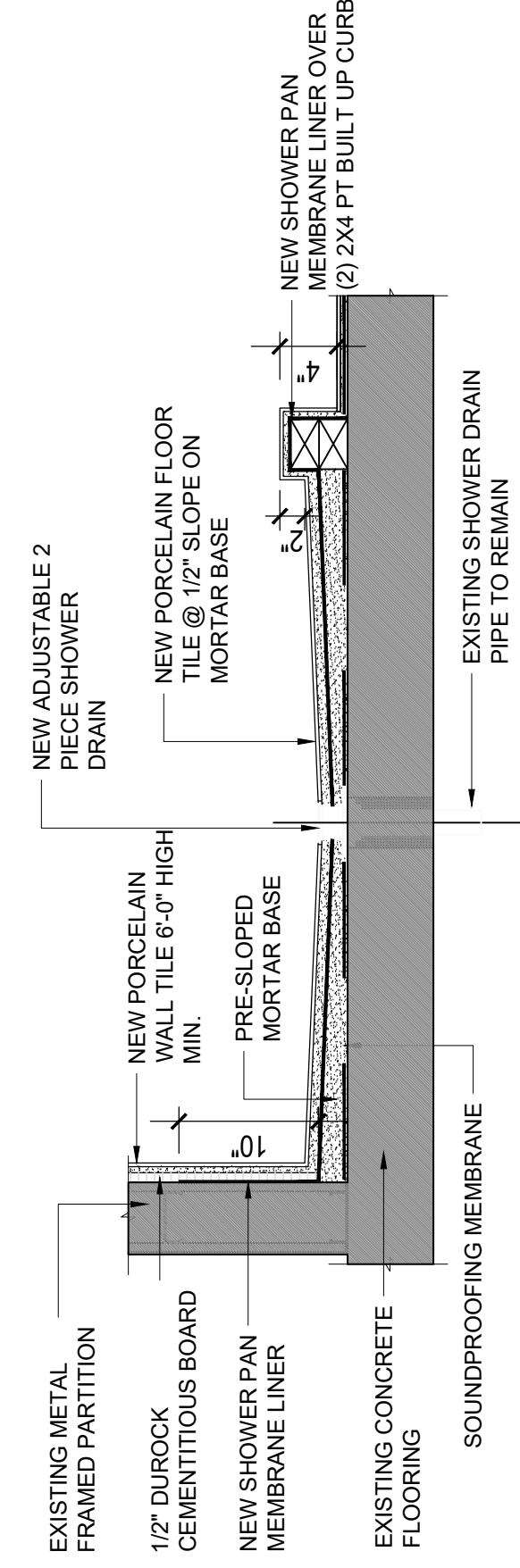
1 MASTER BATHROOM BLOW-UP PLAN
SCALE: 1/2" = 1'-0"



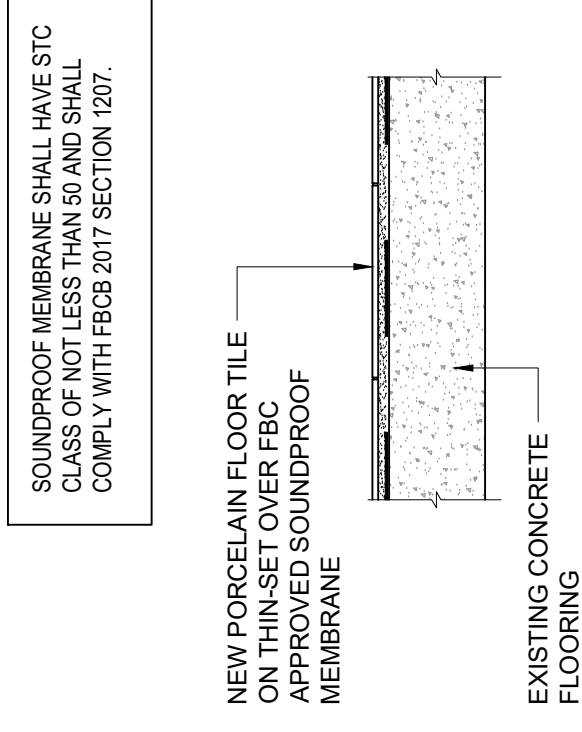
2 MASTER BATH INTERIOR ELEVATIONS
SCALE: 1/2" = 1'-0"



4



3 SHOWER PAN DETAIL
SCALE: 1" = 1'-0"



4 FLOOR TILE DETAIL
SCALE: 1" = 1'-0"

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SURFSIDE, FL 33154

FL LICENSE #AR97981
ADRIAN PRICE

SHEET TITLE:
BLOW-UP PLANS

REVISIONS:

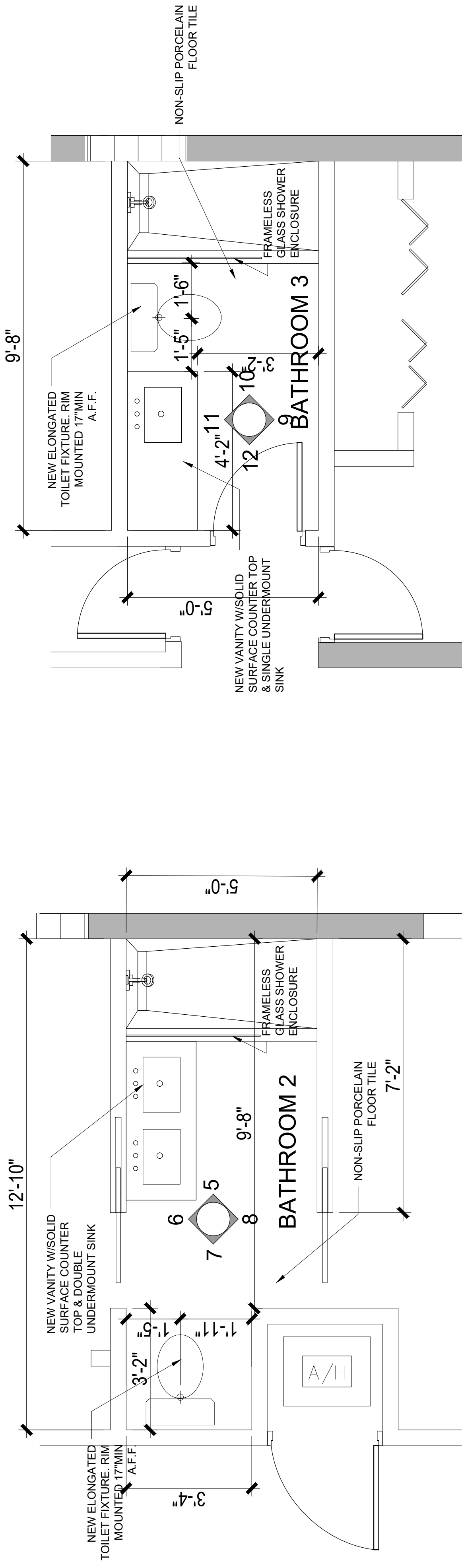
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PERMIT SET	
SCALE:	AS SHOWN
DATE:	AUG 4 2021
PROJECT No:	20-2030
DRAWN BY:	AP
CHECKED BY:	AP
SHEET No:	

A-202.1

BATHROOM INSTALLATION GENERAL NOTES:

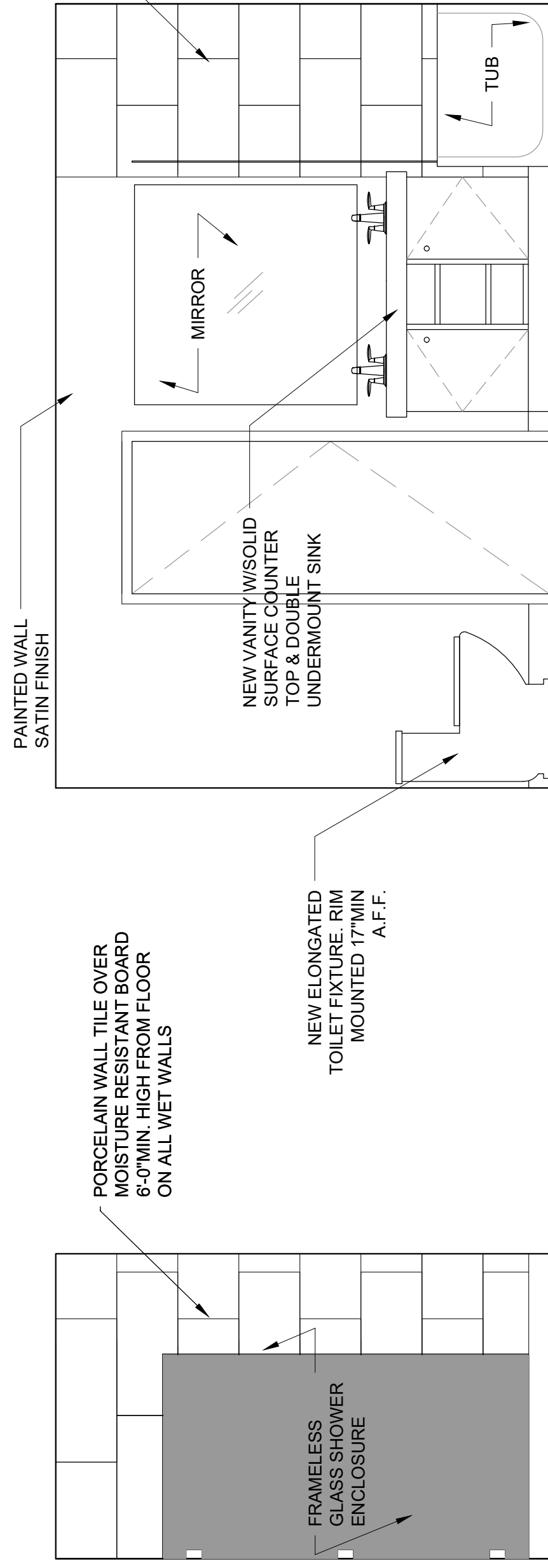
- ALL EXISTING PLUMBING TO BE REUSED IN SAME LOCATION AS REQUIRED TO SERVICE LAYOUT.
- ALL NEW FLOOR PENETRATIONS TO BE FILLED WITH APPROVED FIREPROOFING.
- BATHROOM CONTRACTOR TO FIELD VERY EXISTING DIMENSIONS PRIOR TO ORDERING OF MATERIALS.
- ALL FLOOR MOUNTED CABINETS TO BE INSTALLED LEVEL AND SECURED TO WALL AS PER MANUFACTURER INSTALLATION RECOMMENDATIONS.
- ALL MATERIALS TO BE NEW AND ANY PARTS DAMAGED DURING UNPACKING AND INSTALLATION TO BE REPLACED.
- BATHROOM CONTRACTOR TO PROVIDE FLOOR TILE, WALL TILE, COUNTERTOP, PAINT AND FROSTED GLASS SAMPLE FOR OWNER APPROVAL.
- BATHROOM CONTRACTOR TO PROVIDE SAMPLE CABINET DOORS & HARDWARE FOR OWNER APPROVAL.
- FLOOR MOUNTED CABINETS TO RECEIVE SOLID SURFACE COUNTER TOP. BATHROOM CONTRACTOR TO COORDINATE REQUIREMENTS WITH COUNTER SUPPLIER.
- MAX FLOW RATES AND CONSUMPTION OF PLUMBING FIXTURES AS PER MAN-DATE ORDINANCE 8-14 (CODE 8-53) AS PER MAN-DATE COUNTY AMENDMENT TO FBC PER4.4. TOILETS-1.28 GPF, SHOWERHEAD-1.5 GPM, LAV. FAUCETS-1.5 GPM
- FAUCETS & FIXTURE FITTINGS WITH HOSE-CONNECTED OUTLETS SHALL CONFORM TO ASME A112.18.3M AS PER FPC 424.4.
- ALL FIXTURES SHALL COMPLY WITH STANDARDS AS PER FBC PAGE THRU 421.
- SHOWER FACET SHALL HAVE PRESSURE BALANCED & ANTI-SCALDING VALVE. 1.5GPM HEAD. SHOWER WALK SHALL COMPLY WITH REQUIREMENTS AS PER FBC PLUMBING 6TH ED. CHAPTER 4 424.3. AMERICAN STANDARD MODEL RS22, ASSE 1016/ASME A112.1016/CSA B125.16 COMPLIANT OR SIMILAR APPROVED.
- ALL NEW FINISHES (WALL, CEILING, FLOOR, TRIM & DECOR) ARE TO COMPLY WITH FBCR CHPT 8, FOR FLAME SPREAD AND SMOKE DEVELOPMENT CLASSIFICATION.

INTERIOR BATHROOM WINDOW LEGEND
(W-1) 1/2" x 6'6" x 1/4" TEMPERED SHOWER GLASS (SAFETY GLASS CAT II)
INTERIOR BATHROOM DOOR LEGEND
(D-1) 2 1/4" x 80" FRAMELESS TEMPERED SHOWER GLASS (SAFETY GLASS CAT II)

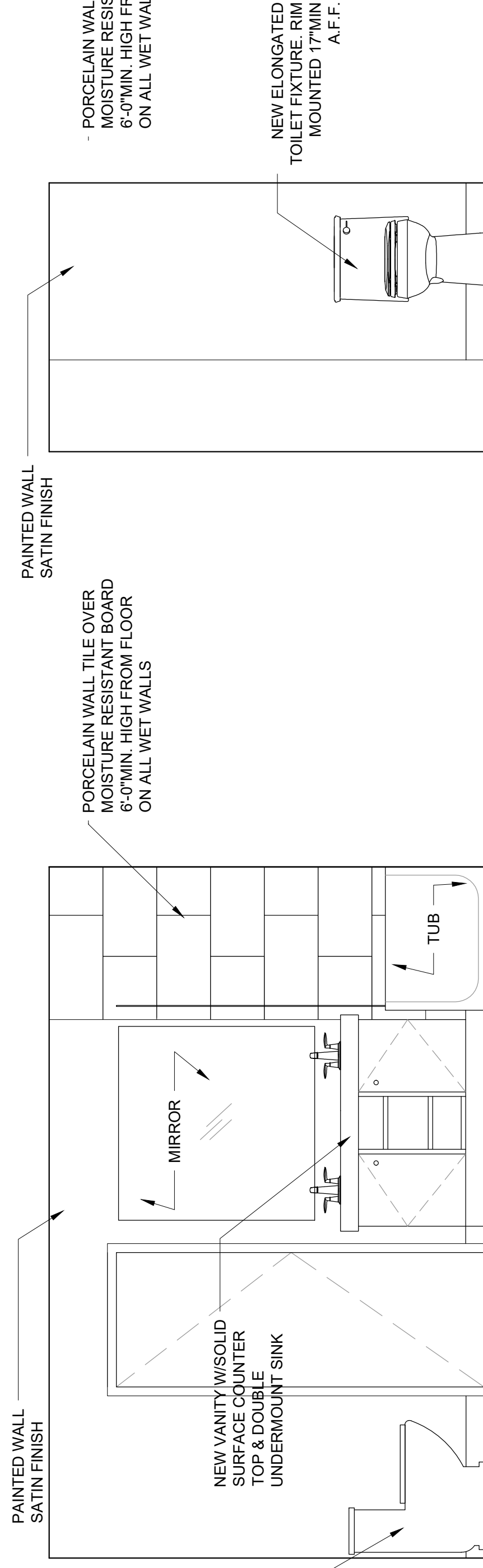


1 BATHROOM 2 BLOW-UP PLAN
SCALE: 1/2" = 1'-0"

2 BEDROOM 3 BLOW-UP PLAN
SCALE: 1/2" = 1'-0"



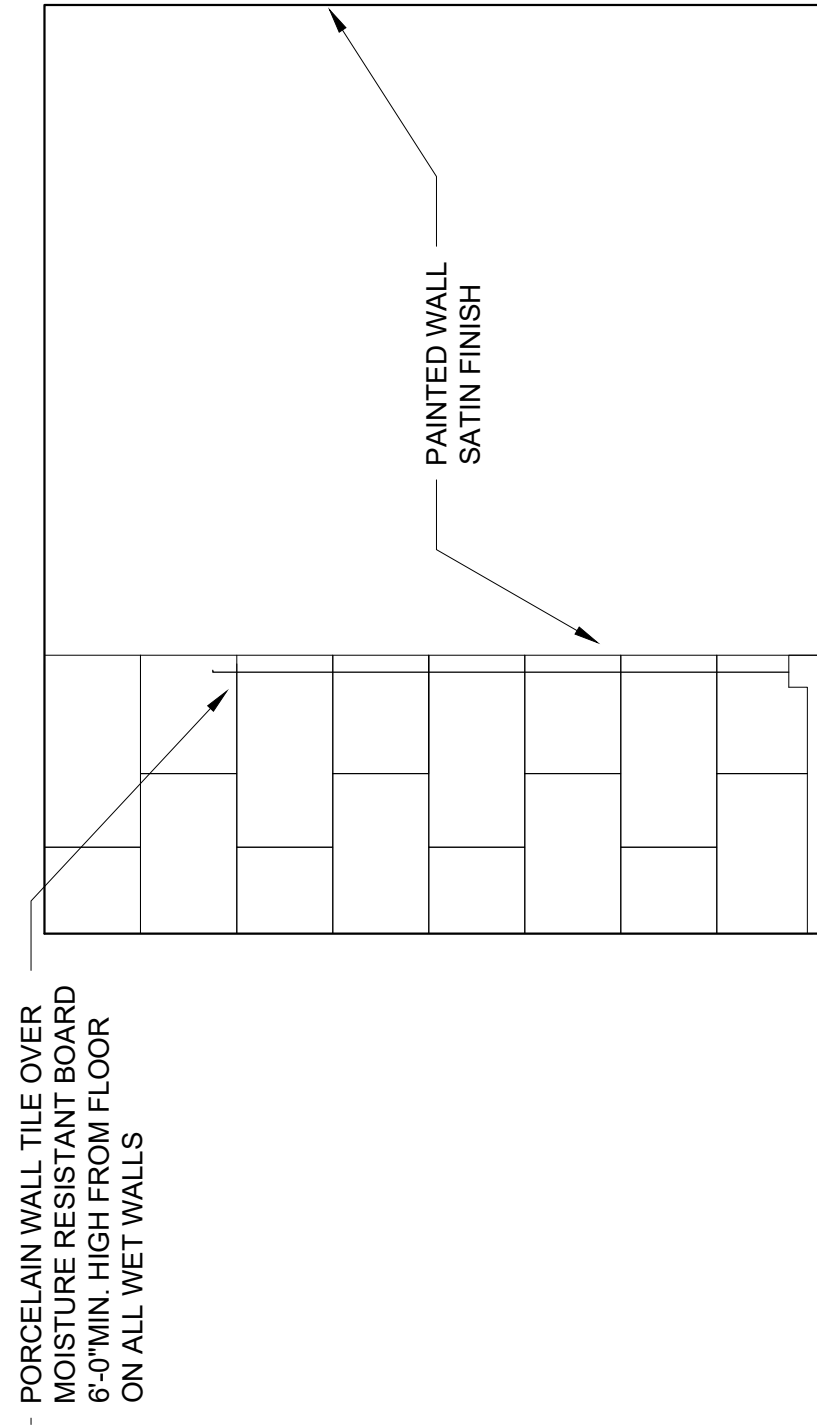
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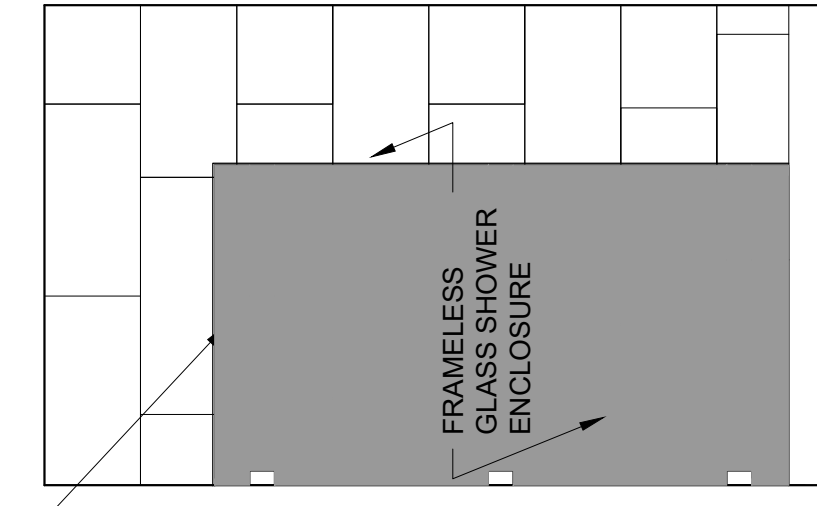
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3 BATH 2 INTERIOR ELEVATIONS
SCALE: 1/2" = 1'-0"

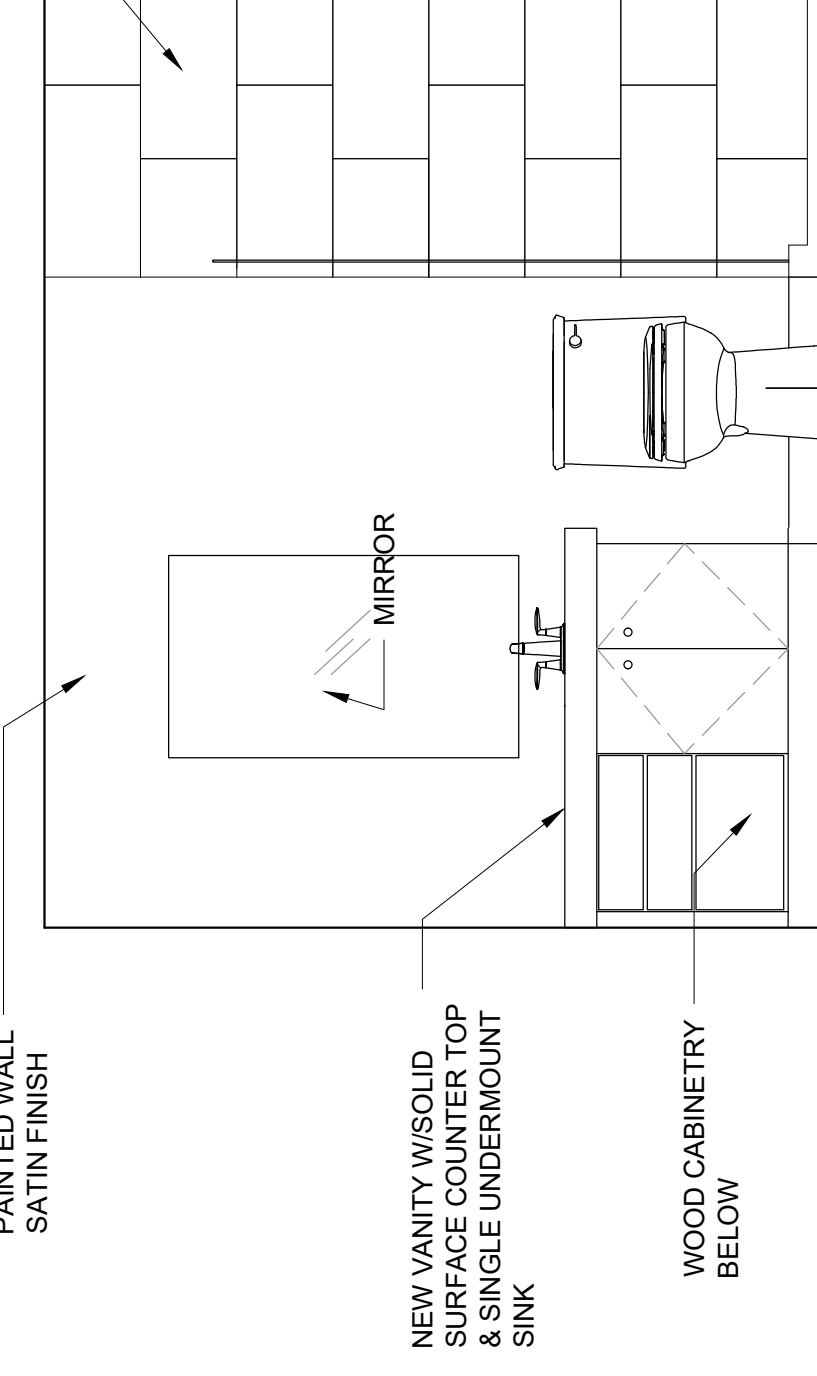
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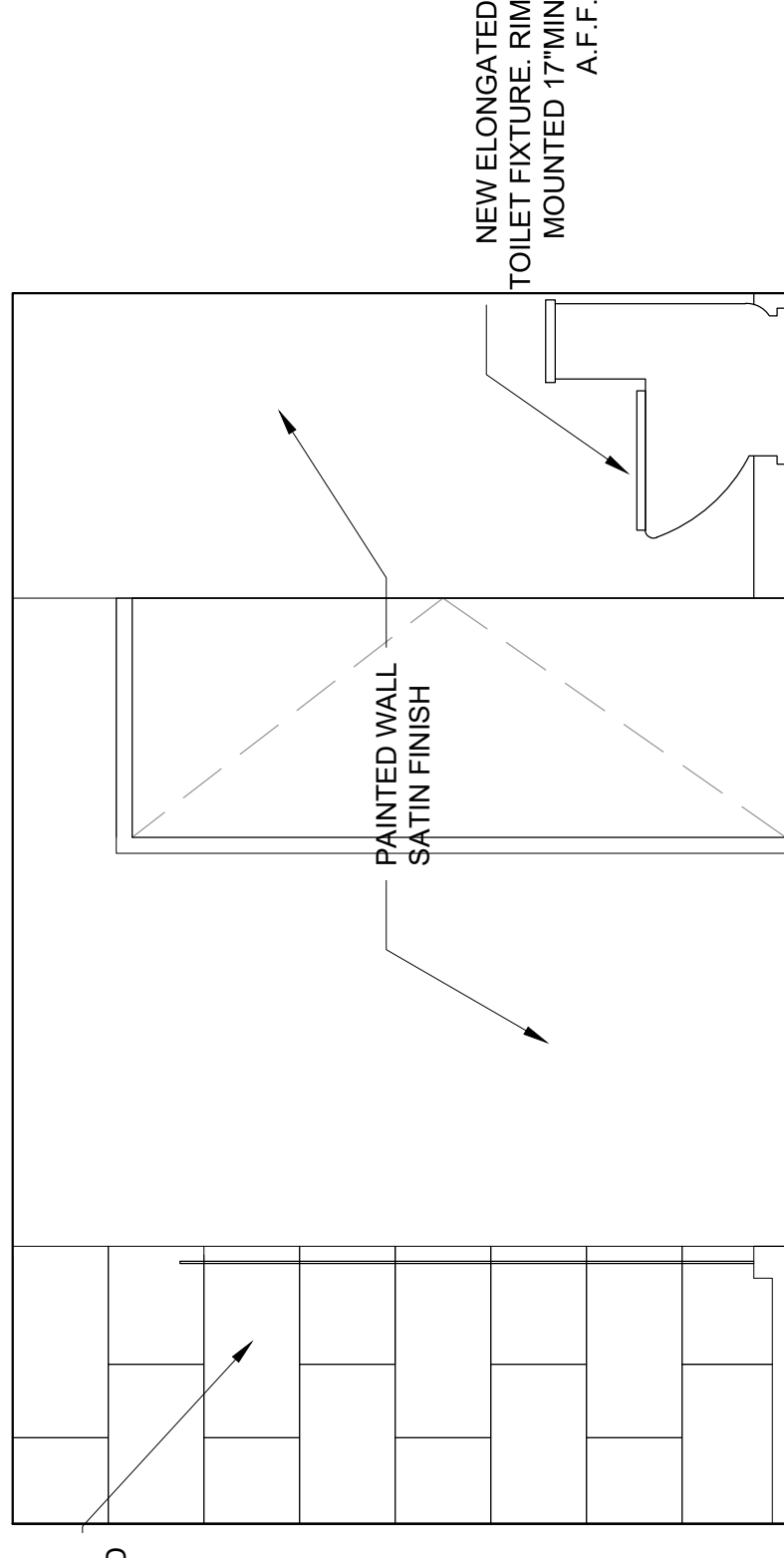
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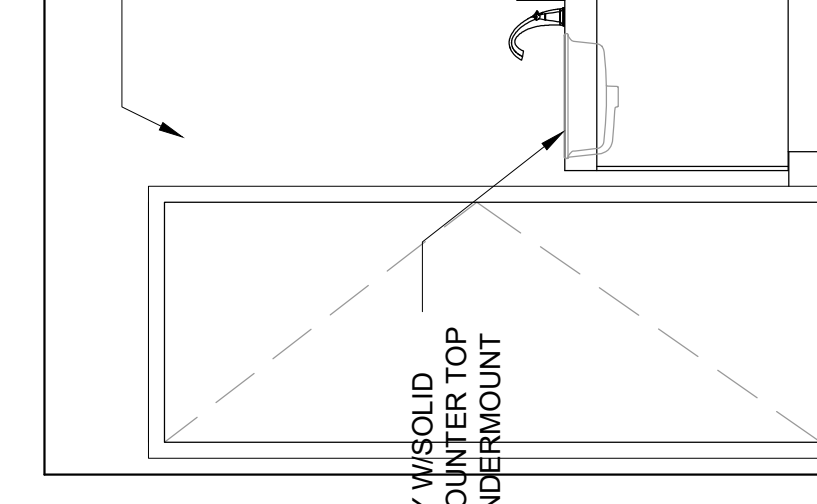
10



11



8



12

4 BATH 3 INTERIOR ELEVATIONS
SCALE: 1/2" = 1'-0"



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SHEET TITLE:
BLOW-UP PLANS

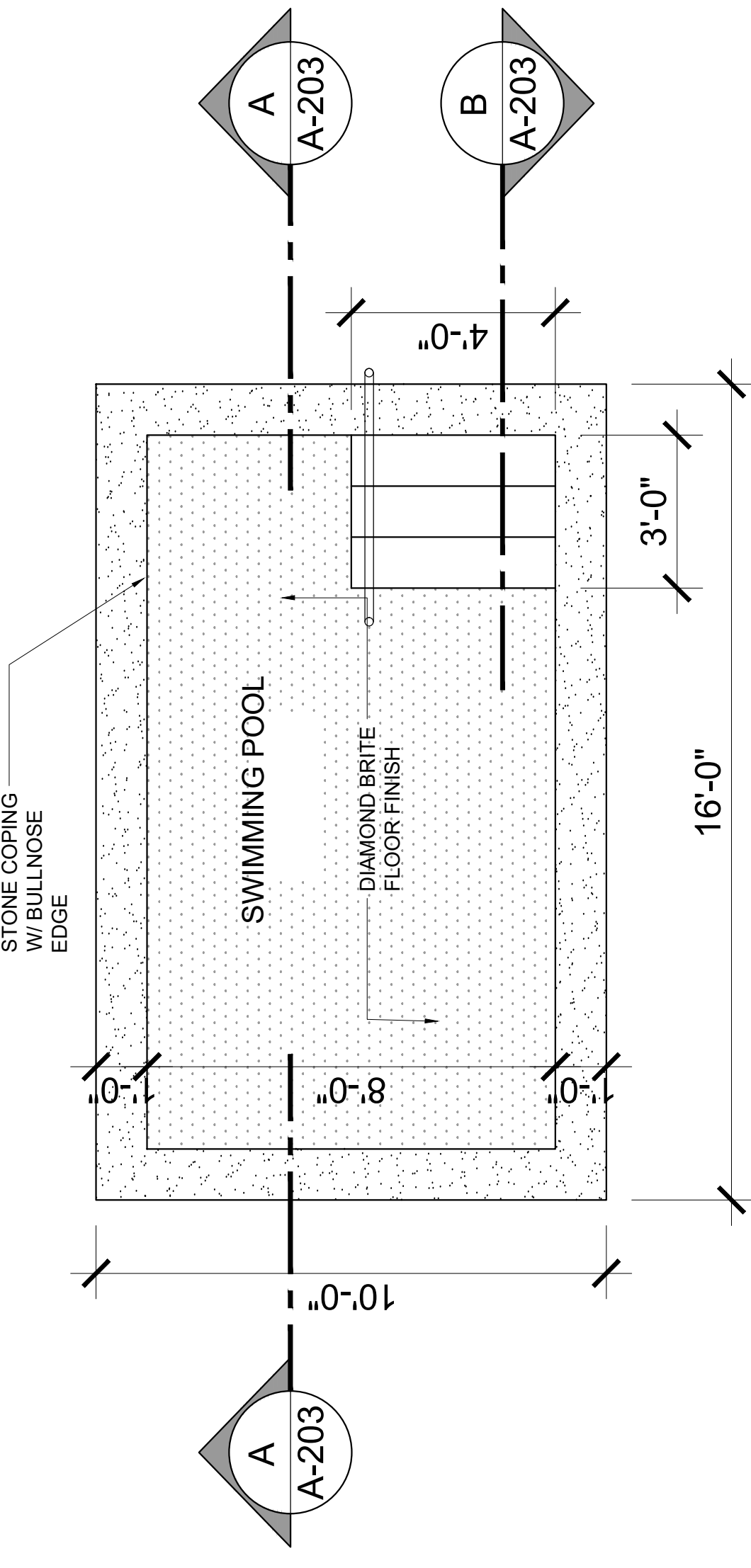
REVISIONS:

SUBMITTAL:	PERMIT SET
SCALE:	AS SHOWN
DATE:	AUG 4 2021
PROJECT No:	20-2030
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CHECKED BY:	AP
SHEET No:	

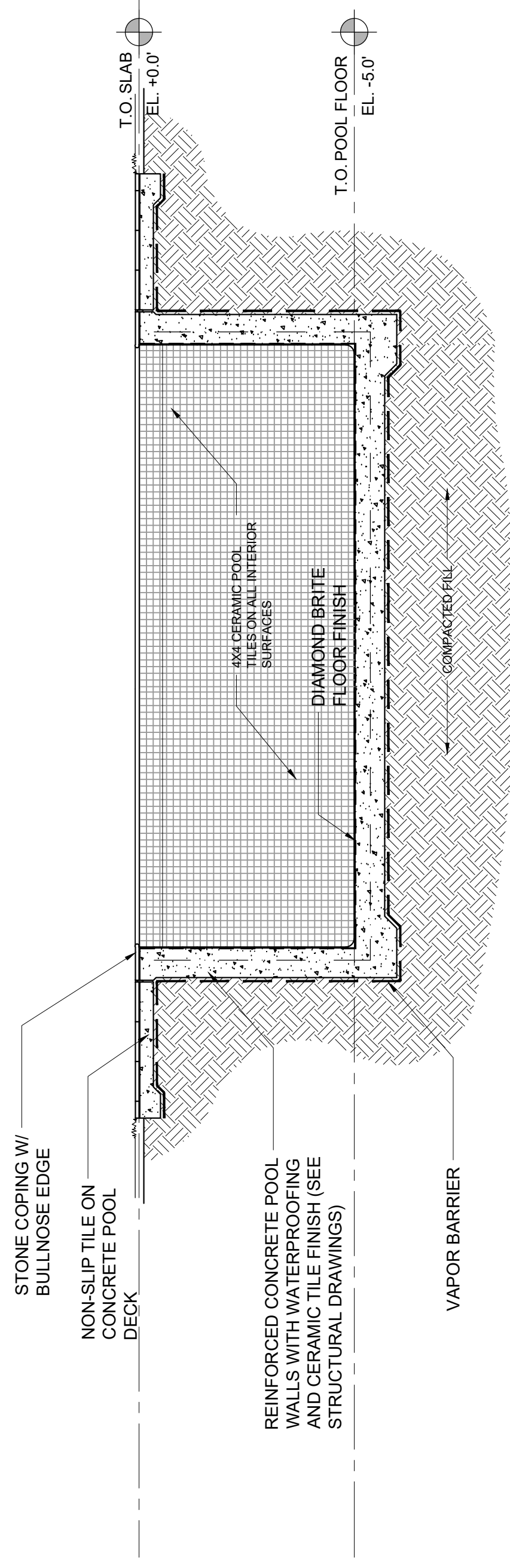
A-203

PERMIT SET

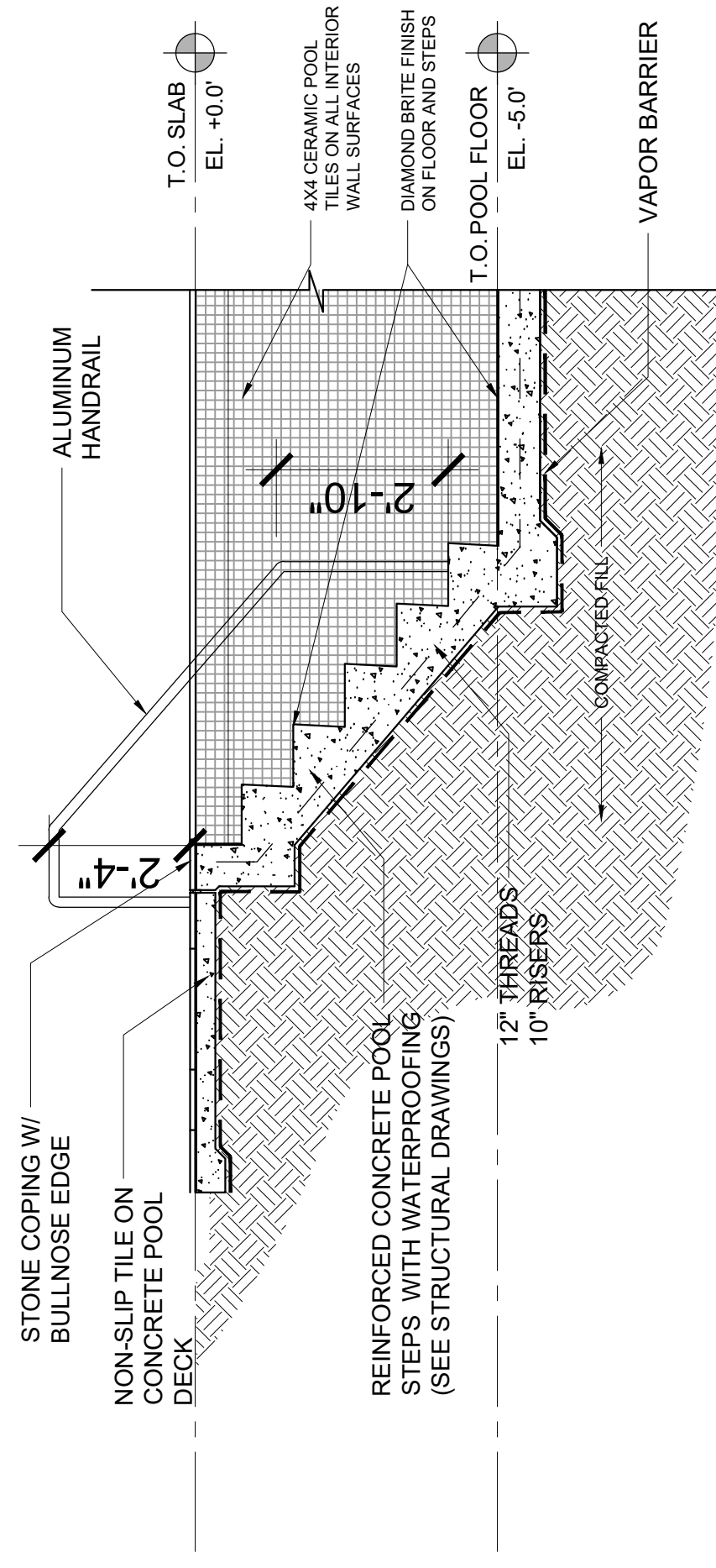
- NOTE:
1. POOL CONTRACTOR SHALL SUBMIT SIGN AND SEAL SHOP DRAWINGS FOR POOL CONSTRUCTION PRIOR TO COMMENCEMENT OF WORK.
 2. POOL SHOP DRAWING SHALL COMPLY WITH FBC RESIDENTIAL 2016 6TH ED. CHAPTER 45 PRIVATE SWIMMING POOLS.
 3. GC SHALL SUBMIT ALL NECESSARY POOL DOCUMENTS TO THE AHJ FOR POOL PERMIT APPROVAL.
 4. POOL ACCESS SHALL MEET THE REQUIREMENTS OF FLORIDA STATUTE CHAPTER 315, AND FLORIDA BUILDING CODE SECTION 424.2.6
 5. GC AND POOL CONTRACTOR SHALL COORDINATE ELECTRICAL AND MECHANICAL REQUIREMENTS FOR POOL EQUIPMENT.
 6. LOCATION OF POOL AND POOL EQUIPMENT SHALL COMPLY WITH FBC LATEST EDITION.
 7. ALL POOL FINISHES SHALL COMPLY WITH SLIP RESISTANCE REQUIREMENTS.
 8. ALL FINISHES SHALL BE APPROVED BY OWNER PRIOR TO CONSTRUCTION.



① NEW IN-GROUND POOL PLAN
SCALE: 3/8" = 1'-0"

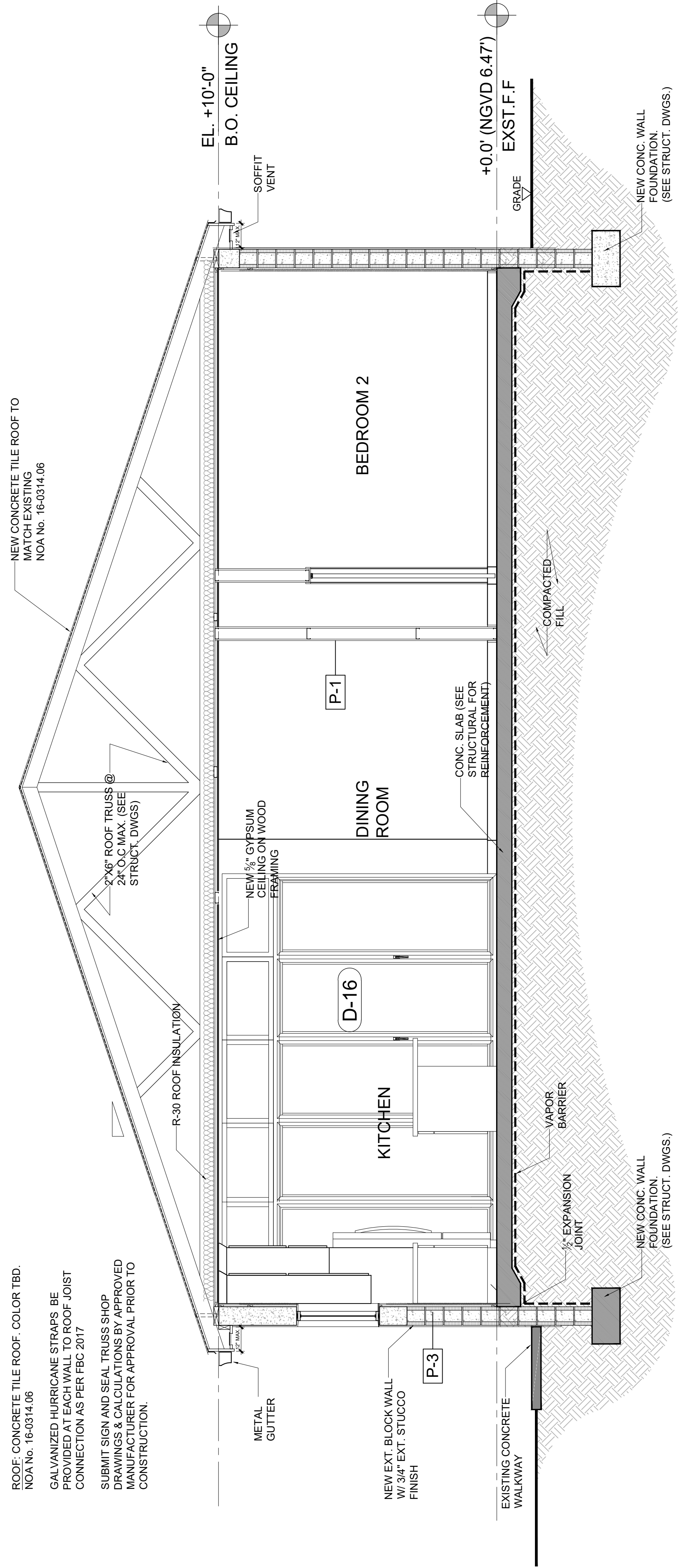


② SECTION A-A
SCALE: 3/8" = 1'-0"

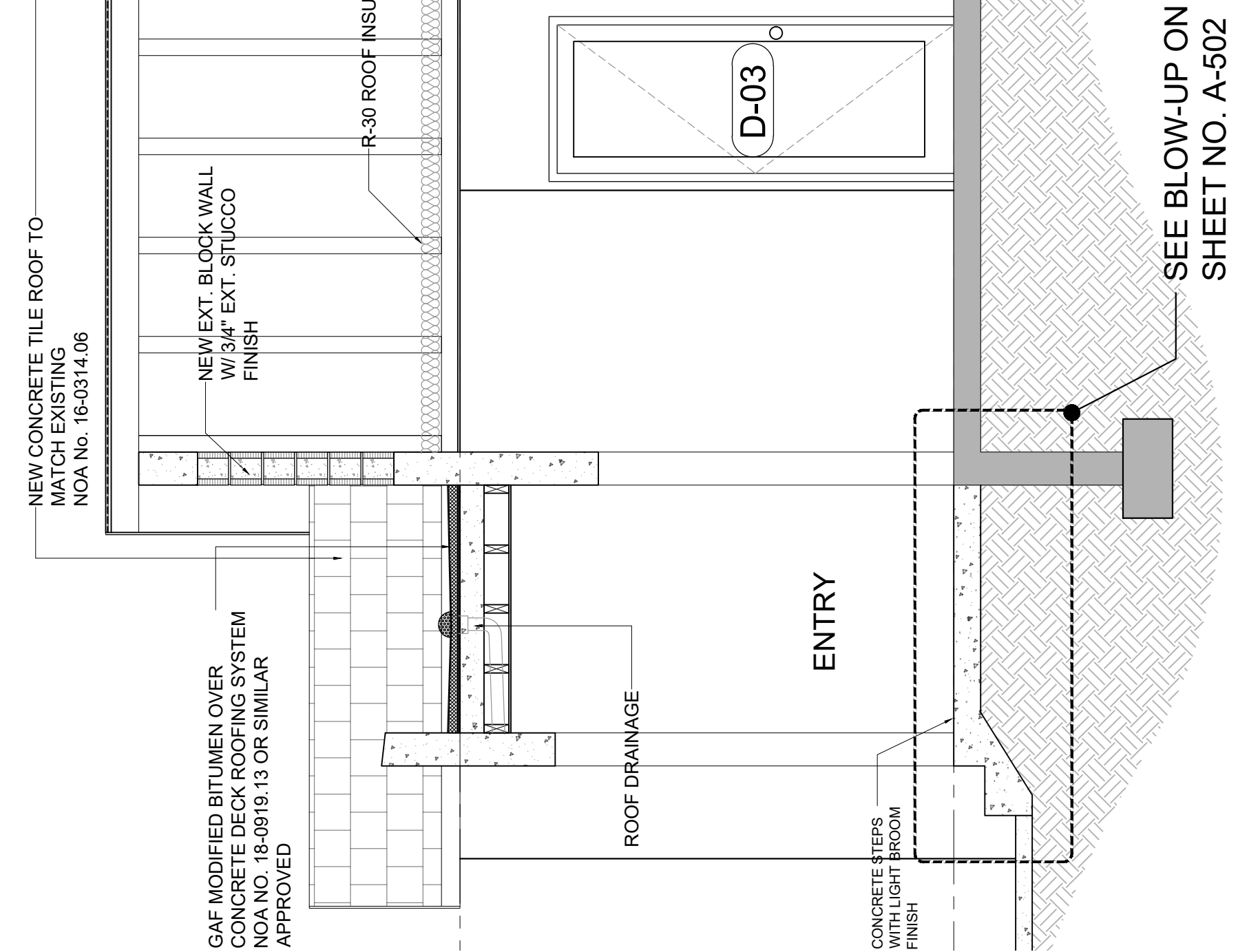


② SECTION B
SCALE: 3/8" = 1'-0"

ROOF: CONCRETE TILE ROOF. COLOR TBD.
NOA No. 16-0314.06
GALVANIZED HURRICANE STRAPS BE PROVIDED AT EACH WALL TO ROOF JOIST CONNECTION AS PER FBC 2017
SUBMIT SIGN AND SEAL TRUSS SHOP DRAWINGS & CALCULATIONS BY APPROVED MANUFACTURER FOR APPROVAL PRIOR TO CONSTRUCTION.



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



2 SECTION B-B
SCALE: 3/8" = 1'-0"

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SHEET TITLE:
SECTIONS

REVISIONS:

SUBMITTAL:
PERMIT SET

SCALE:
AS SHOWN

DATE:
AUG 4 2021

PROJECT No:
20-2030

DRAWN BY:
AP
CHECKED BY:

SHEET No:

SEE BLOW-UP ON SHEET NO. A-502



SHEET TITLE:
WALL SECTIONS

REVISIONS:

SUBMITTAL:

PERMIT SET

SCALE: AS SHOWN

DATE: AUG 4 2021

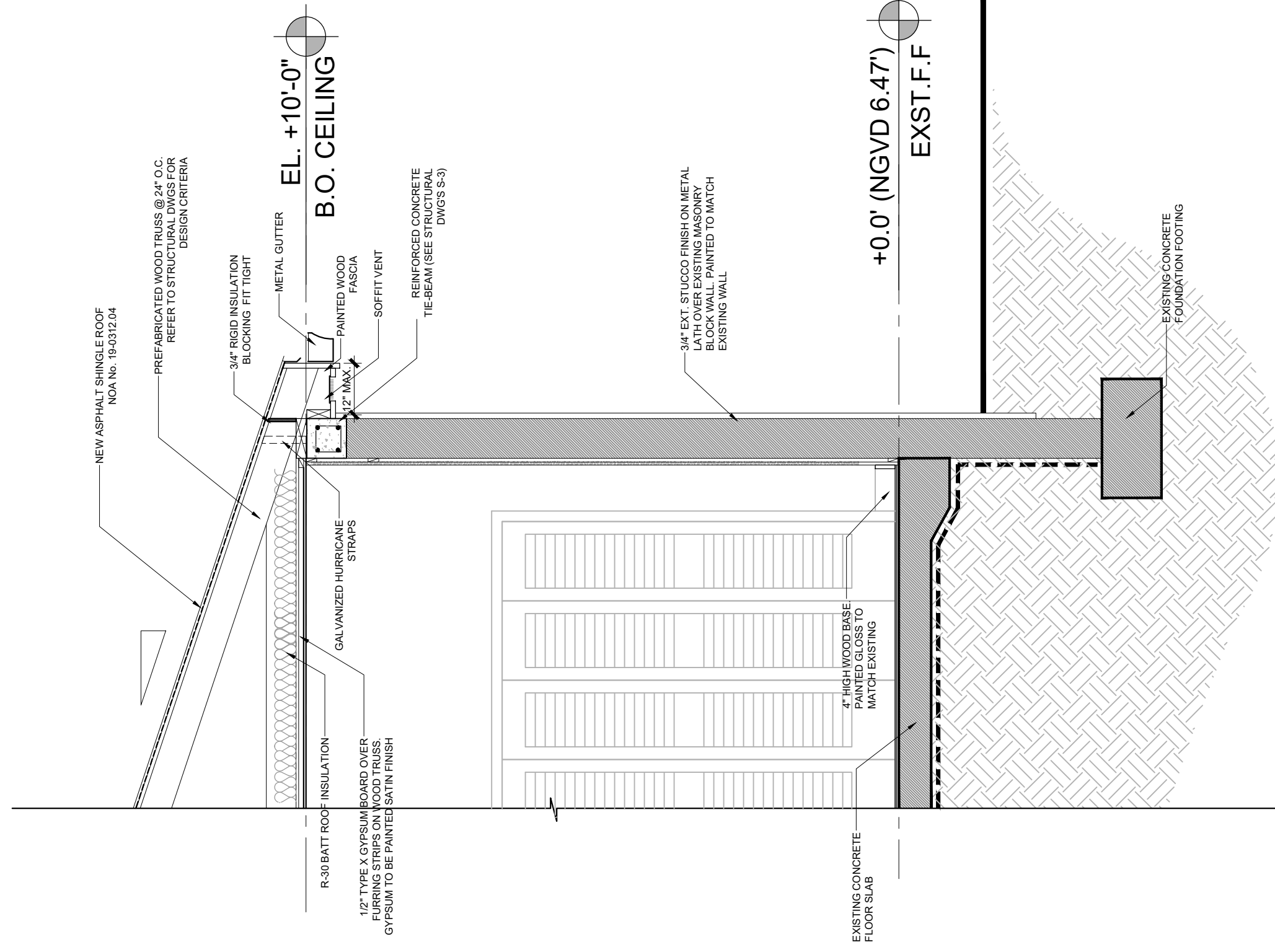
PROJECT No: 20-2030

DRAWN BY: AP
CHECKED BY: AP

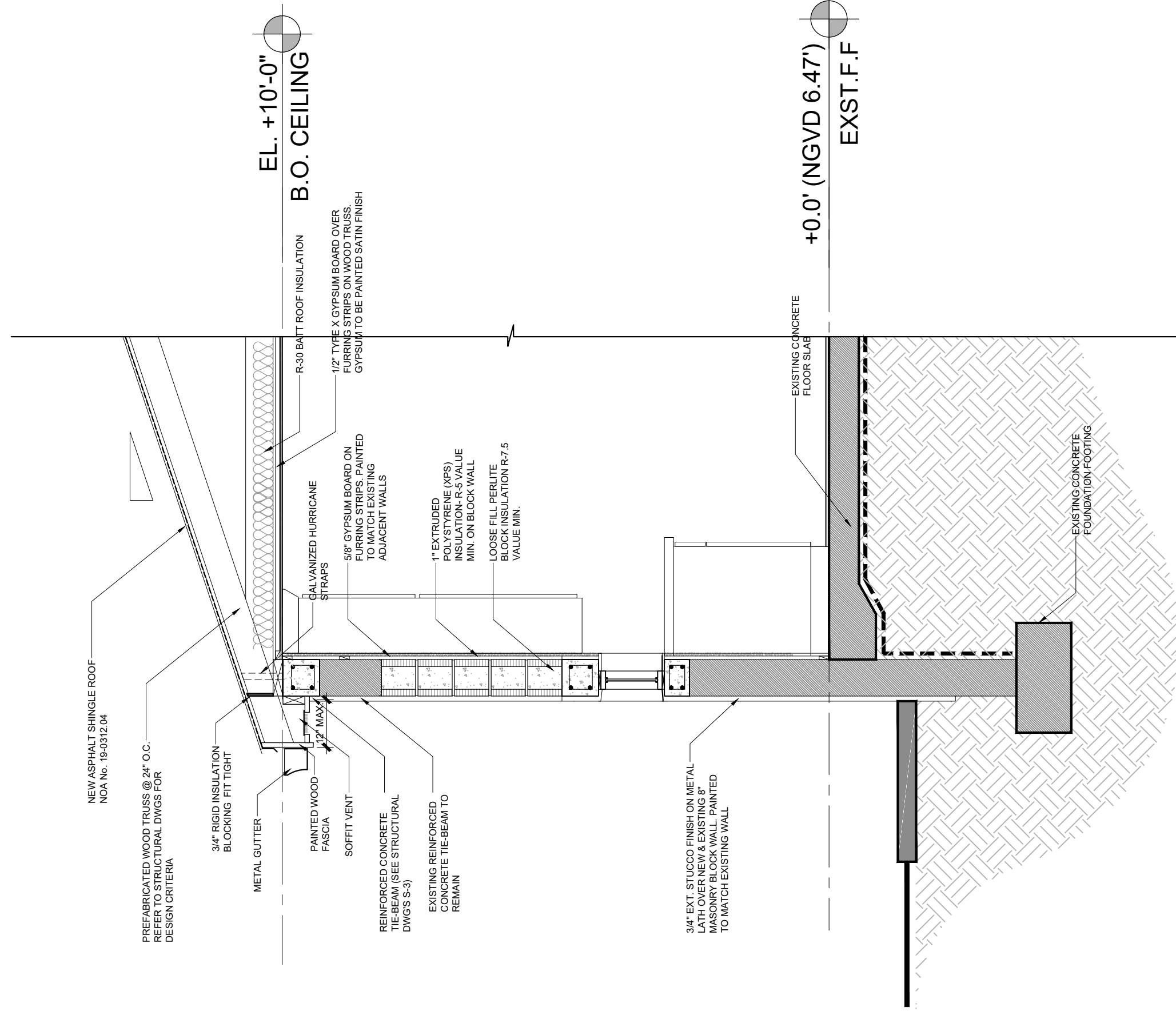
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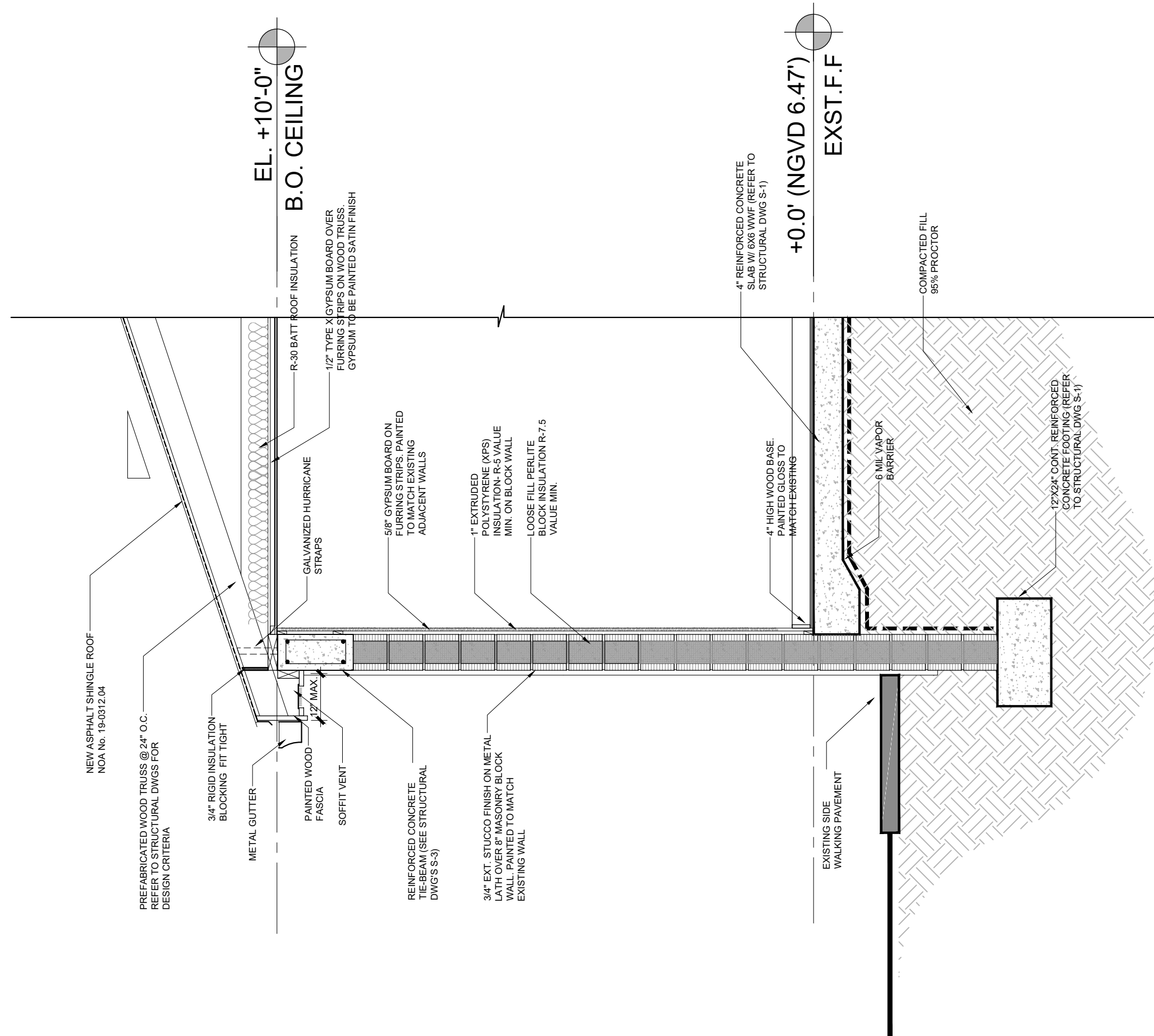
PERMIT SET



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



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



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

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PAsStudio@gmail.com

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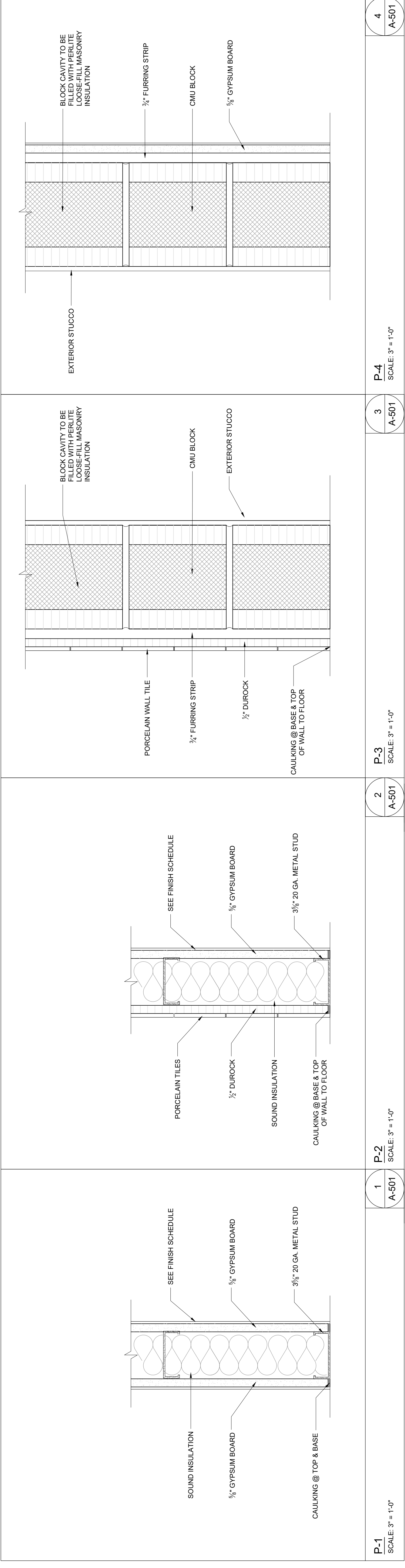
ADRIAN PRICE
FL LICENSE #AR7981

SHEET TITLE:
WALL DETAILS

REVISIONS:

SUBMITTAL:	
PERMIT SET	
SCALE:	AS SHOWN
DATE:	AUG 4 2021
PROJECT No:	20-2030
DRAWN BY:	CHECKED BY: AP
SHEET No:	

A-501



**WALL TYPES
GENERAL NOTES:**

1. THE STEEL STUDS OF ALL PARTITIONS SUPPORTING PLUMBING FIXTURES OR CABINETS, SHALL EXTEND FROM FLOOR TO STRUCTURE ABOVE AND SHALL BE RIGIDLY CONNECTED TOP AND BOTTOM.
2. ALL WALLS ARE TO BE BRACED ABOVE THE FINISHED CEILING AS RECOMMENDED BY THE METAL STUD MANUFACTURER TO PREVENT LATERAL WALL MOVEMENT.
3. ALL INTERIOR STEEL STUDS SHALL BE BRACED FOR MAXIMUM DEFLECTION OF 1/2500 AT (O) THE 18"FT. HORIZONTAL LOAD. CONTRACTOR SHALL SIZE STUD GAGE BASED ON MANUFACTURER'S STANDARD STUD PROPERTIES TABLES.
4. ALL WALLS WHICH SEPARATE A SPACE FROM AN UNCONDITIONED AREA SHALL HAVE R-5 MIN. KRAFT FACED FIBERGLASS BATT INSULATION FOR DRYWALL PARTITIONS AND R-5 MIN. FOIL KRAFT PAPER INSULATION FOR MASONRY WALLS.
5. ALL STUDS 20 GAUGE AT 16" O.C. UNLESS OTHERWISE NOTED.
6. ALL RATED WALL PENETRATIONS SHALL MAINTAIN INTEGRITY OF WALL ASSEMBLY.
7. PROVIDE CONTROL JOINTS IN GYPSUM WALL BOARD PER MANUFACTURER'S RECOMMENDATIONS, INDUSTRY PRACTICE AND/OR AS INDICATED. COORDINATE WITH ARCHITECT.
8. PROVIDE MOISTURE RESISTANT GYPSUM BOARD IN ALL RESTROOM WALLS AND OTHER WET WALLS.

PERMIT SET

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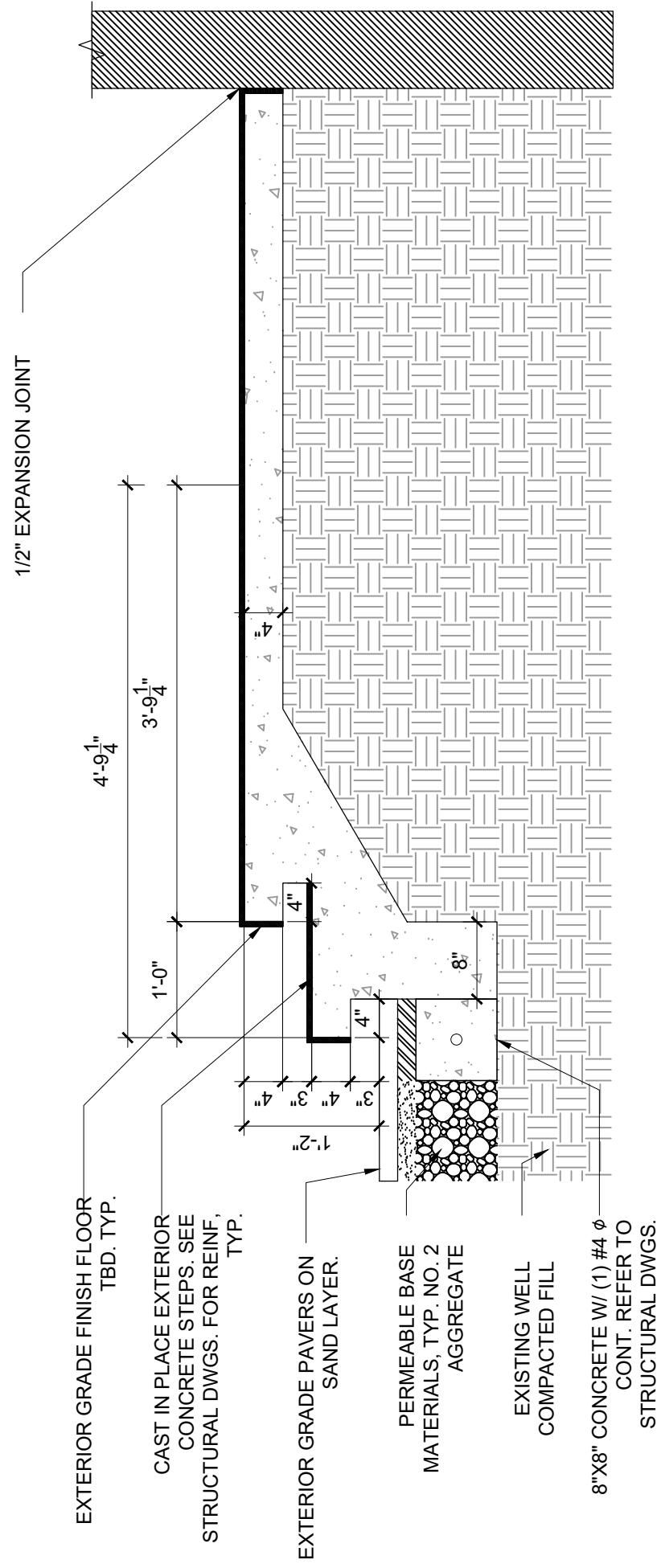
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REVISIONS:

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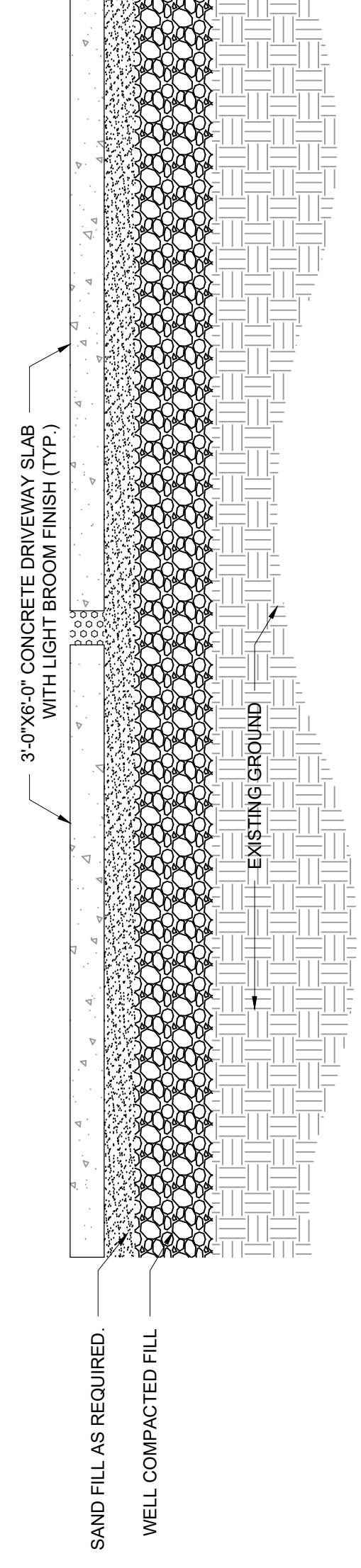
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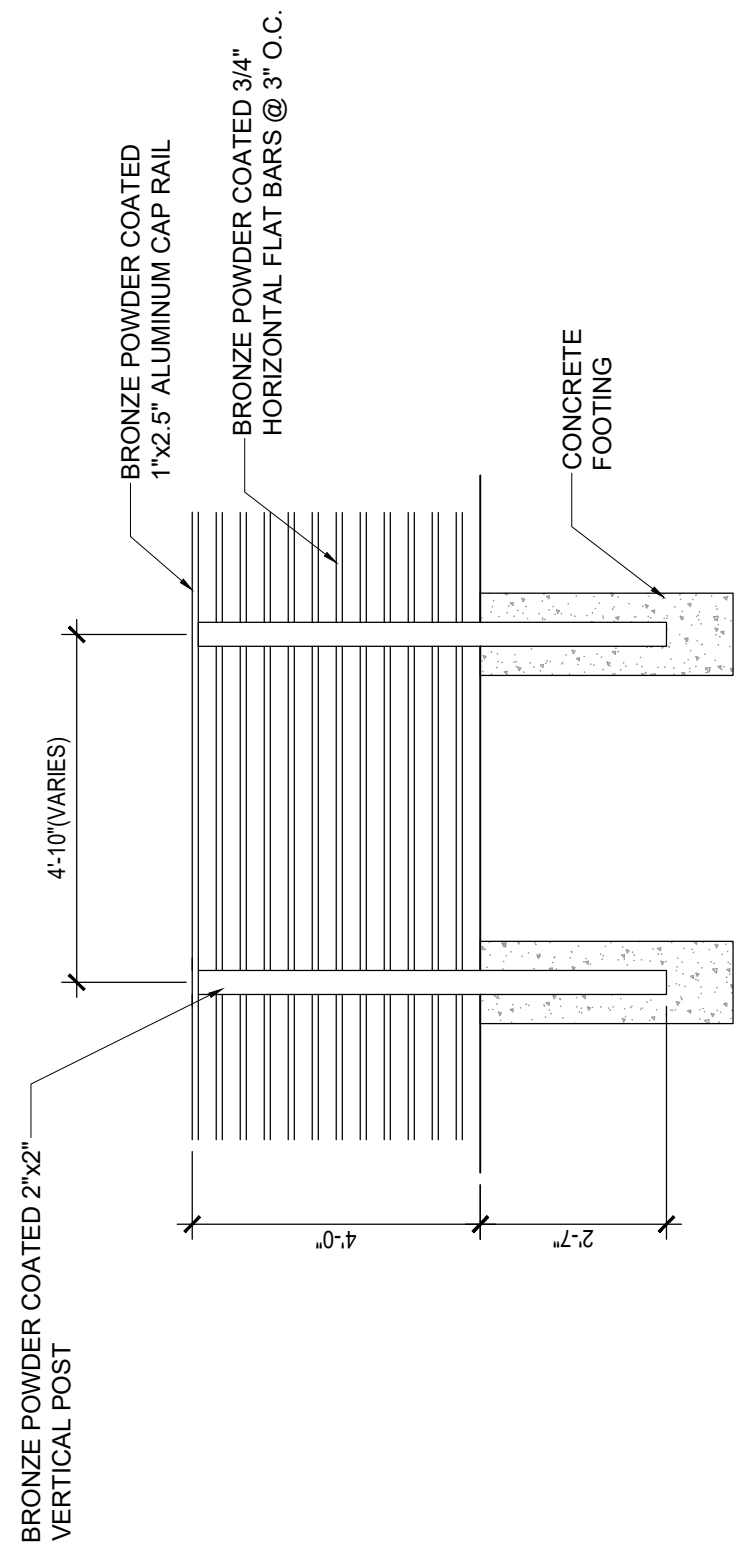
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A-502

1 ENTRY STAIR DETAIL
SCALE: 3/4" = 1'-0"



2
A-502

2 DRIVEWAY SLAB DETAIL
SCALE: 3/4" = 1'-0"



3
A-502

3 FENCE/GATE DETAIL TYP.
SCALE: 3/8" = 1'-0"

4
A-502

4 DRIVEWAY SLAB DETAIL
SCALE: 3/4" = 1'-0"

DOOR AND FRAME SCHEDULE

NUMBER	LOCATION	SIZE		DOOR		FRAME			REMARKS		
		WIDTH	HEIGHT	THK.	MATL.	TYPE	MATL.	HEAD		JAMB	SILL
D-1	ENTRY EXTERIOR	3'-0"	6'-0"	1 3/4"	FIBERGLASS	4	FIBERGLASS	4"	ALUM.	IMPACT	LARGE MISSILE IMPACT (LMI) FL No. FL30443R1
D-2	BEDROOM 5	3'-0"	6'-0"	1 3/4"	WOOD	2	WOOD	4"	ALUM.	IMPACT	
D-3	STORAGE INTERIOR	3'-0"	6'-0"	1 3/4"	WOOD	2	WOOD	4"	ALUM.	IMPACT	
D-4	BEDROOM 4	3'-0"	6'-0"	1 3/4"	WOOD	2	WOOD	4"	ALUM.	IMPACT	
D-5	BEDROOM 3	3'-0"	6'-0"	1 3/4"	WOOD	2	WOOD	4"	ALUM.	IMPACT	
D-6	BATHROOM 3	3'-0"	6'-0"	1 3/4"	WOOD	2	WOOD	4"	ALUM.	IMPACT	
D-7	AC CLOSET	3'-0"	6'-0"	1 3/4"	WOOD	2	WOOD	4"	ALUM.	IMPACT	
D-8	BEDROOM 2	3'-0"	6'-0"	1 3/4"	WOOD	2	WOOD	4"	ALUM.	IMPACT	
D-9	MASTER BEDROOM	3'-0"	6'-0"	1 3/4"	WOOD	2	WOOD	4"	ALUM.	IMPACT	
D-10	HER W.I.C.	3'-0"	6'-0"	1 3/4"	WOOD	2	WOOD	4"	ALUM.	IMPACT	
D-11	HIS W.I.C.	3'-0"	6'-0"	1 3/4"	WOOD	2	WOOD	4"	ALUM.	IMPACT	
D-12	MASTER BATHROOM	3'-0"	6'-0"	1 3/4"	WOOD	2	WOOD	4"	ALUM.	IMPACT	
D-13	BATHROOM 2	3'-0"	6'-0"	1 3/4"	WOOD	2	WOOD	4"	ALUM.	IMPACT	
D-14	BATHROOM 2	3'-0"	6'-0"	1 3/4"	WOOD	2	WOOD	4"	ALUM.	IMPACT	
D-15	MASTER BEDROOM EXTERIOR	8'-0"	6'-0"	1 3/4"	ALUM/GLASS	6	ALUM/GLASS	6"	ALUM.	IMPACT	LARGE MISSILE IMPACT (LMI) (OUTSWING SLTJ) FL No. FL30443R1
D-16	FAMILY ROOM EXTERIOR	14'-0"	6'-0"	1 3/4"	ALUM/GLASS	6	ALUM/GLASS	6"	ALUM.	IMPACT	LARGE MISSILE IMPACT (LMI) FL No. FL20107 (NONWALL OUTSWING SLTJ)
D-17	STORAGE EXTERIOR	3'-0"	6'-0"	1 3/4"	ALUM/GLASS	1	ALUM/GLASS	4"	ALUM.	IMPACT	LARGE MISSILE IMPACT (LMI) FL No. FL30443R1

WINDOW SCHEDULE

MARK	TYPE	HEIGHT	SIZE		FRAME MATERIAL	GLAZING	COMMENTS	MARK	PRESSURE (PSF)		ZONE
			WIDTH	DEPTH					(+)	(-)	
W-1	EXTERIOR	8'-0"	2'-0"	4	ALUM.	IMPACT	FL No. 20352-R2	W-1	+40.00	-44.00	ZONE 4
W-2	EXTERIOR	8'-0"	2'-0"	4	ALUM.	IMPACT	FL No. 20352-R2	W-2	+40.00	-44.00	ZONE 4
W-3	EXTERIOR	4'-0"	6'-7"	1	ALUM.	IMPACT	FL No. 20352-R2, EGRESS WINDOW	W-3	+40.00	-44.00	ZONE 4
W-4	EXTERIOR	4'-0"	6'-7"	1	ALUM.	IMPACT	FL No. 20352-R2, EGRESS WINDOW	W-4	+40.00	-44.00	ZONE 4
W-5	EXTERIOR	4'-0"	2'-8"	3	ALUM.	IMPACT	FL No. 20352-R2, EGRESS WINDOW	W-5	+40.00	-44.00	ZONE 4
W-6	EXTERIOR	4'-0"	2'-8"	3	ALUM.	IMPACT	FL No. 20352-R2, EGRESS WINDOW	W-6	+40.00	-44.00	ZONE 4
W-7	EXTERIOR	4'-0"	2'-8"	3	ALUM.	IMPACT	FL No. 20352-R2, EGRESS WINDOW	W-7	+40.00	-44.00	ZONE 4
W-8	EXTERIOR	2'-8"	1'-4"	2	ALUM.	IMPACT	FL No. 20352-R2	W-8	+40.00	-44.00	ZONE 4
W-9	EXTERIOR	2'-8"	1'-4"	2	ALUM.	IMPACT	FL No. 20352-R2	W-9	+40.00	-44.00	ZONE 4
W-10	EXTERIOR	7'-5"	2'-8"	4	ALUM.	IMPACT	FL No. 20352-R2	W-10	+40.00	-44.00	ZONE 4
W-11	EXTERIOR	4'-0"	2'-8"	1	ALUM.	IMPACT	FL No. 20352-R2	W-11	+40.00	-44.00	ZONE 4
W-12	EXTERIOR	7'-5"	2'-8"	4	ALUM.	IMPACT	FL No. 20352-R2	W-12	+40.00	-44.00	ZONE 4
W-13	EXTERIOR	1'-4"	11'-10"	2	ALUM.	IMPACT	FL No. 20352-R2	W-13	+40.00	-44.00	ZONE 4
W-14	EXTERIOR	4'-0"	2'-8"	3	ALUM.	IMPACT	FL No. 20352-R2, EGRESS WINDOW	W-14	+40.00	-44.00	ZONE 4

WIND PRESSURES

TYPE	MARK	PRESSURE (PSF)		ZONE
		(+)	(-)	
WINDOW	W-1	+40.00	-44.00	ZONE 4
WINDOW	W-2	+40.00	-44.00	ZONE 4
WINDOW	W-3	+40.00	-44.00	ZONE 4
WINDOW	W-4	+40.00	-44.00	ZONE 4
WINDOW	W-5	+40.00	-44.00	ZONE 4
WINDOW	W-6	+40.00	-44.00	ZONE 4
WINDOW	W-7	+40.00	-44.00	ZONE 4
WINDOW	W-8	+40.00	-44.00	ZONE 4
WINDOW	W-9	+40.00	-44.00	ZONE 4
WINDOW	W-10	+40.00	-44.00	ZONE 4
WINDOW	W-11	+40.00	-44.00	ZONE 4
WINDOW	W-12	+40.00	-44.00	ZONE 4
WINDOW	W-13	+40.00	-44.00	ZONE 4
DOOR	D-1	+40.00	-44.00	ZONE 4
DOOR	D-5	+40.00	-44.00	ZONE 4
DOOR	D-16	+40.00	-44.00	ZONE 4
DOOR	D-17	+40.00	-44.00	ZONE 4

NOTES:

CONTRACTOR SHALL FIELD VERIFY ALL ROUGH OPENING DIMENSIONS PRIOR TO FABRICATION OF ALL NEW WINDOWS & DOORS.
 INSTALLATION OF ALL DOORS AND WINDOWS SHALL COMPLY WITH THE REQUIREMENTS FOR INSTALLATION AS PER NOA INSTRUCTIONS.
 ALL WINDOWS LOCATED IN BEDROOMS SHALL MEET MIN. CLEAR OPENING, & OPERATIONAL REQUIREMENTS FOR EGRESS WINDOWS AS PER FBC.
 CONTRACTOR TO PROVIDE WEATHERSTRIPPING FOR ALL EXTERIOR DOORS AND WINDOWS.
 ENTIRE WINDOW SYSTEM TO BE WET SEALED W/ COLOR COORDINATED SEALANTS, FINGER WIPED AND CLEANED TO A WORM AND INDUSTRY CLASS 1 STANDARD.
 ALL EXTERIOR DOORS AND WINDOWS TO BE L.M. IMPACT RATED WITH CURRENT MIAMI-DADE COUNTY NOA.

RODRIGUES RESIDENCE
 HOME RENOVATION
 8811 DICKENS AVE
 SURFIDE, FL 33154

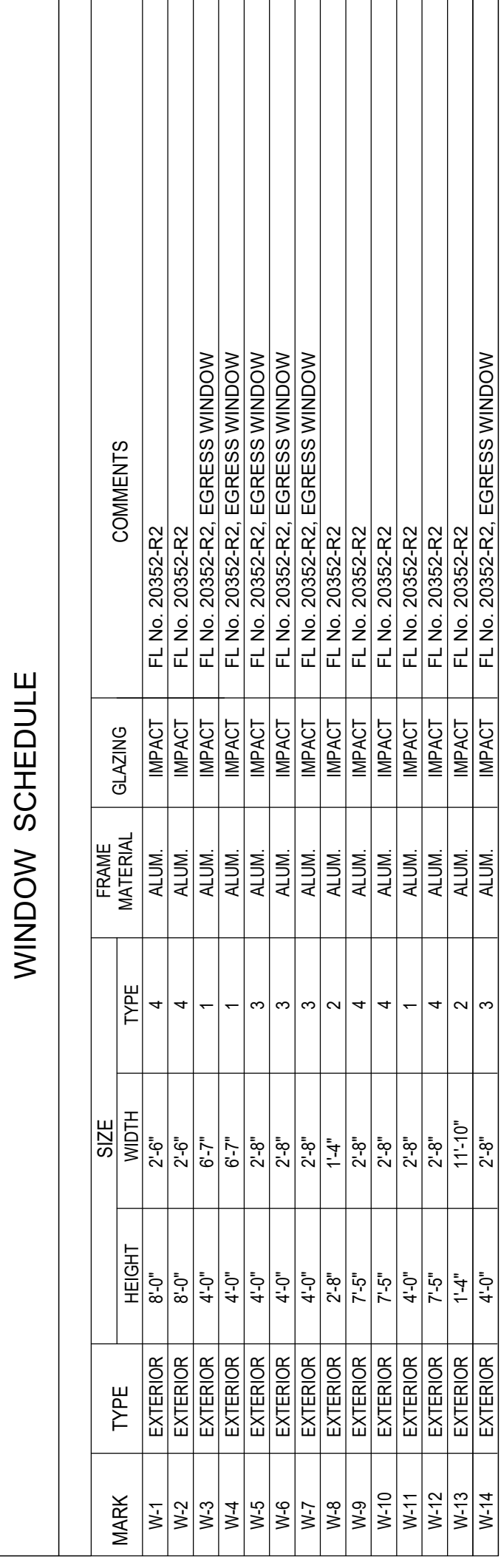
FL LICENCE #AR97981
 ADRIAN PRICE

SHEET TITLE:
 DOOR & WINDOW DETAILS

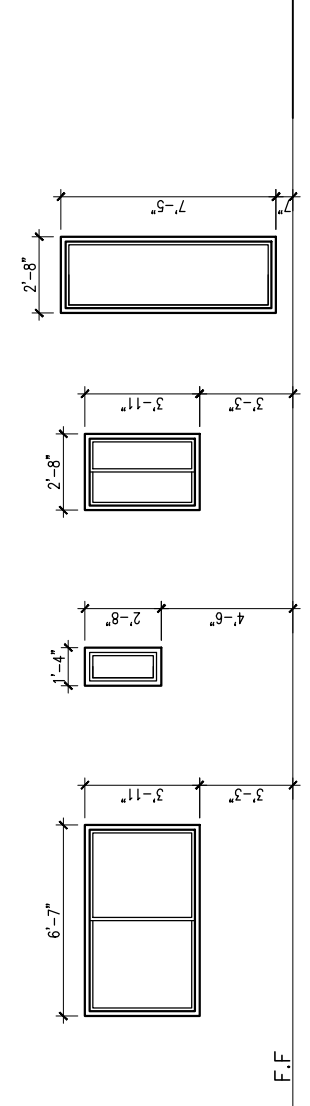
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 DATE: AUG 4 2021
 PROJECT No: 20-2030
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 SHEET No:

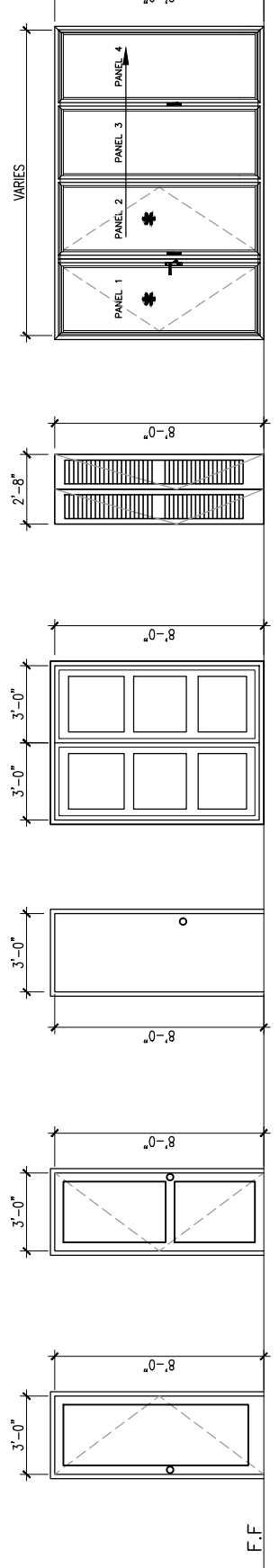
A-701



WINDOW TYPES



DOOR TYPES



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

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

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

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

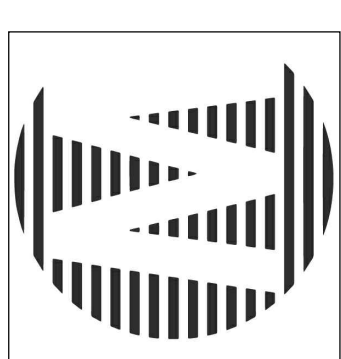
DOOR SILL DETAIL
SCALE: 3" = 1'-0"

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

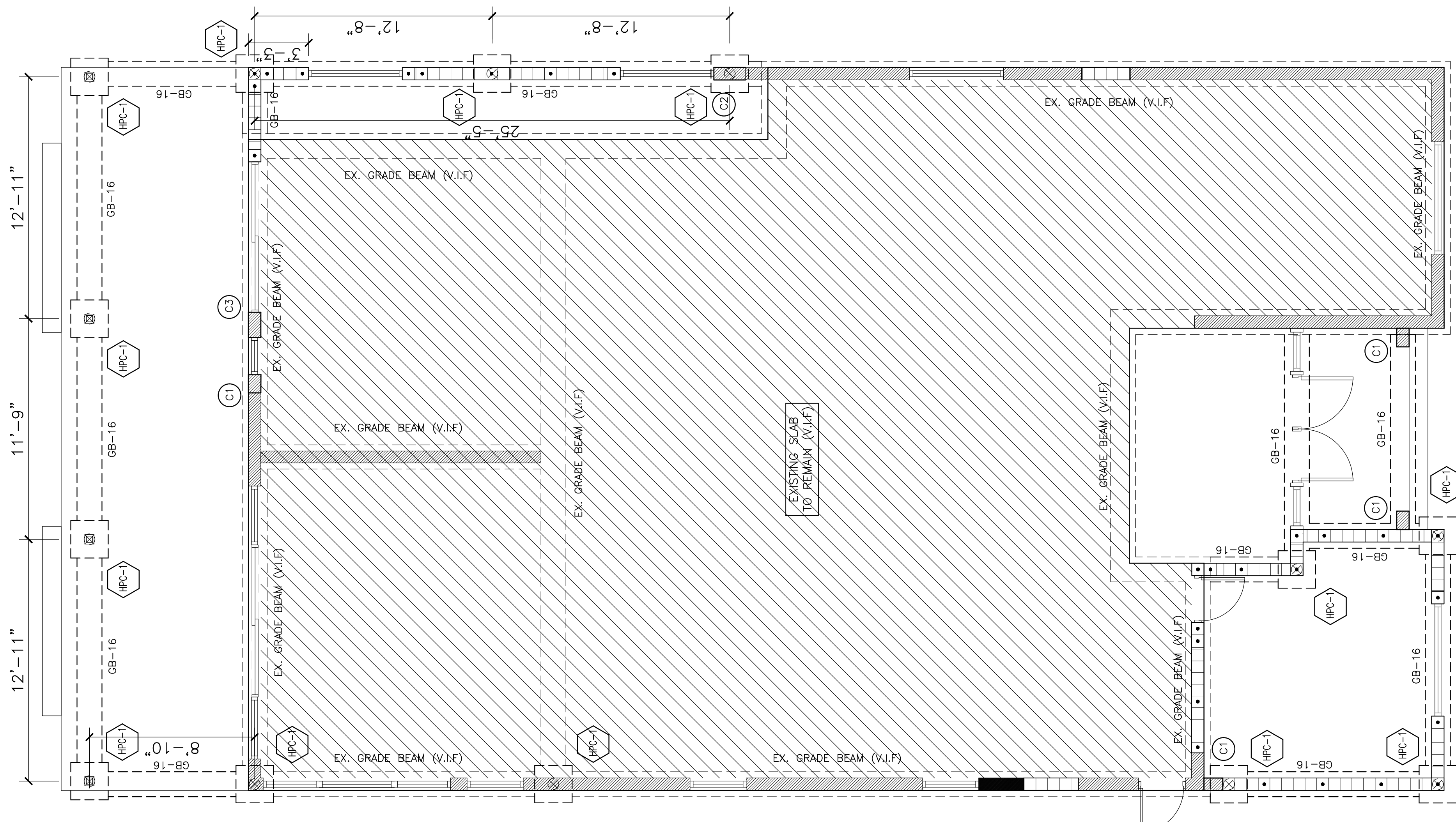
DOOR JAMB DETAIL
SCALE: 3" = 1'-0"

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

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PROJECT No:	20-2023
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FOUNDATION PLAN

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

SCOPE OF WORK:
1. NEW ADDITION IN FRONT AND BACK
2. REMOVE AND REPLACE ENTIRE HOUSE ROOF TRUSSES

GENERAL STRUCTURAL NOTES :

1. CODES:
ALL WORK SHALL CONFORM TO THE
1.1 FLORIDA BUILDING CODE, 2020 7th EDITION,
1.2 ACI 318-14,
1.3 A. I. S. C. 1.4TH EDITION,
1.4 ASCE 7-16
2. DESIGN CRITERIA:
2.1 FLOOR LOADS:
LIVE LOAD 40 PSF.
SUPER IMPOSED DEAD LOAD 25 PSF.
2.2 ROOF LOADS:
LIVE LOAD 20 PSF.
SUPER IMPOSED DEAD LOAD 25 PSF.
2.2 WIND LOADS:
IN ACCORDANCE WITH ASCE 7-16 AND F.B.C. 2020. [BUILDING CATEGORY II; 175 MPH WIND SPEED; EXPOSURE D.
3. DIMENSIONS AND CONDITIONS:
3.1 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 ARCHITECT. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. SCALE IS FOR GUIDELINE PURPOSES ONLY. IF DIMENSIONS ARE UNCLEAR, DO NOT SCALE, REQUEST CLARIFICATION FROM THE ARCHITECT OR ENGINEER.
3.2 SEE ARCHITECTURAL PLANS FOR ALL ELEVATIONS AND DIMENSIONS NOT SHOWN.
3.3 THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL METHODS, PROCEDURES, AND SEQUENCES OF CONSTRUCTION, CONSTRUCTION SITE SAFETY, INCLUDING ALL ADEQUATE TEMPORARY BRACING AND SHORING TO ENSURE SAFE WORKING CONDITIONS AT ALL TIMES. THE INVESTIGATION, SHORING, TEMPORARY SUPPORTS, ETC. ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. FOUNDATION:
THE FOUNDATION IS DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2020 7th EDITION. THE EXISTING SOILS, SOILS PREPARATION & ALLOWABLE BEARING AS FOLLOW:
4.1 WITH THE SOIL'S PREPARATION DESCRIBED IN THE REPORT, 3.5 INCHES HELICAL PILE WITH 15.0 TONS COMPRESSION LOAD BEARING CAPACITY USED IN THE FOUNDATION DESIGN FOR SUPPORTING THE STRUCTURE ON CAPS.
4.2 ALL GEOTECHNICAL WORK MUST BE PERFORMED UNDER THE SUPERVISION OF THE GEOTECHNICAL ENGINEER TO VERIFY COMPLIANCE WITH THE DESIGN CONCEPTS, SPECIFICATIONS AND RECOMMENDATIONS TO VERIFY COMPLIANCE WITH THE DESIGN CONCEPTS, SPECIFICATIONS AND RECOMMENDATIONS
5. STRUCTURAL LUMBER:
5.1 ALL STRUCTURAL LUMBER SHALL BE SOUTHERN PINE, GRADE NO. 2 (ALLOWABLE FB PER NDS-05) OR EQUAL U.O.N.
5.2 ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY OR PERMANENTLY EXPOSED TO WEATHER SHALL BE PRESSURE PRESERVATIVE TREATED.
6. CONCRETE:
ALL CAST IN PLACE CONCRETE IN THIS JOB SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH (F'c) AT 28 DAYS AS FOLLOWS :
6.1 COLUMNS, TIE COLUMNS, CONCRETE BEAMS, TIE BEAMS : f'c=3,000 PSI WITH W/M MAX. 0.5
6.2 FOUNDATION, SLAB: f'c=3,000 PSI WITH W/M MAX. 0.5 (U.O.N.)
7. HOLLOW CONCRETE MASONRY UNITS:
SHALL BE OF A QUALITY OF AT LEAST EQUAL TO THAT REQUIRED BY ASTM C - 90 STANDARD SPECIFICATIONS.
THE MINIMUM PRISM COMPRESSIVE STRENGTH (F'c) OF MASONRY UNITS SHALL BE 1900 PSI AT AGE OF 28 DAYS, THE CONCRETE MASONRY STRENGTH f'm , SHALL BE MIN. OF 1500 PSI.
8. STRUCTURAL STEEL:
8.1 STRUCTURAL TUBING: ASTM A500, GRADE B.
8.2 ALL OTHER STRUCTURAL STEEL: ASTM A36.
8.3 ANCHOR BOLTS: ASTM A325, HOT-DIP GALVANIZED.
8.4 ALL STRUCTURAL STEEL SHALL BE SHOP PAINTED WITH RUST-INHIBITIVE PRIMER (MIN. 3 MIL. DRY FILM THICKNESS). PRIMER SHALL BE TOUCHED UP AFTER ERECTION.
8.5 ANY STRUCTURAL STEEL CONNECTIONS WHICH ARE NOT DETAILED ON THESE DRAWINGS SHALL BE DESIGNED IN ACCORDANCE WITH AISC SPECIFICATIONS.
9. WELDING:
9.1 ALL WELDING IS TO BE PERFORMED BY CURRENT CERTIFIED WELDERS.
9.2 ELECTRODES TO BE E-XX70 SERIES, LOW HYDROGEN (STORED ACCORDING TO A.W.S. REQUIREMENTS).
10. CALCULATIONS, PLANS, & DETAILS FOR PREFABRICATED ROOF TRUSSES IS A DELEGATED ENGINEERING SUBMITTAL (SHOP DRAWING) AND THE CONTRACTOR SHALL SUBMIT IT FOR THE E.O.R REVIEW AND APPROVAL PRIOR TO SUBMITTAL TO THE BUILDING DEPARTMENT AS A SEPARATE PERMIT.



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TEL: 305-452-2400

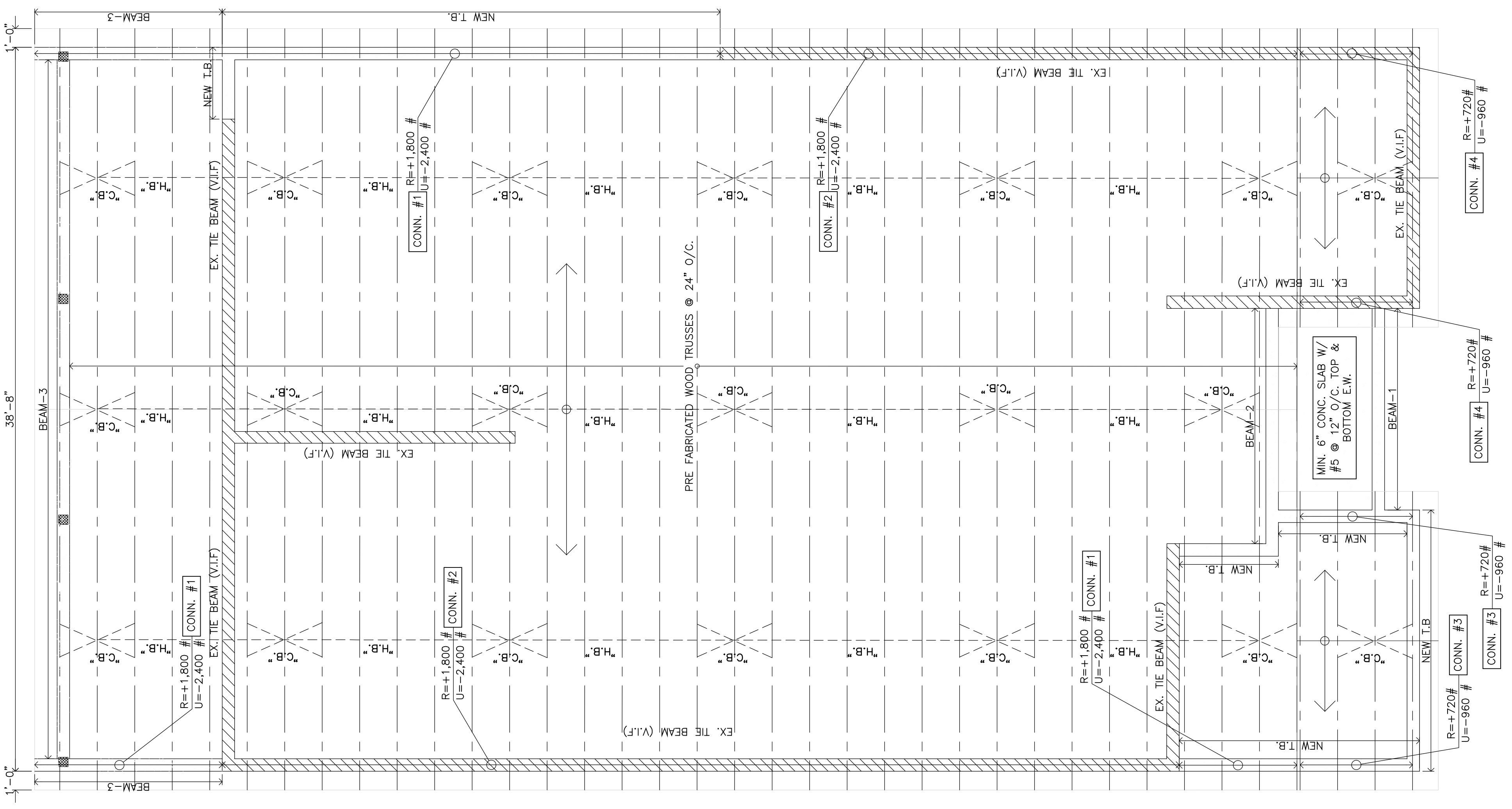
**RODRIGUES RESIDENCE
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TIMUTI ENGINEERING
STATE OF FLORIDA P.E. # 82817 CA333414
4836 NW 74th COURT MIAMI, FL 33155
Tel: (305) 842-9996

SHEET TITLE:
**SLAB-ON-GRADE
& ROOF PLANS**

REVISIONS:

SUBMITTAL:	AS SHOWN
PERMIT SET	
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ROOF PLAN

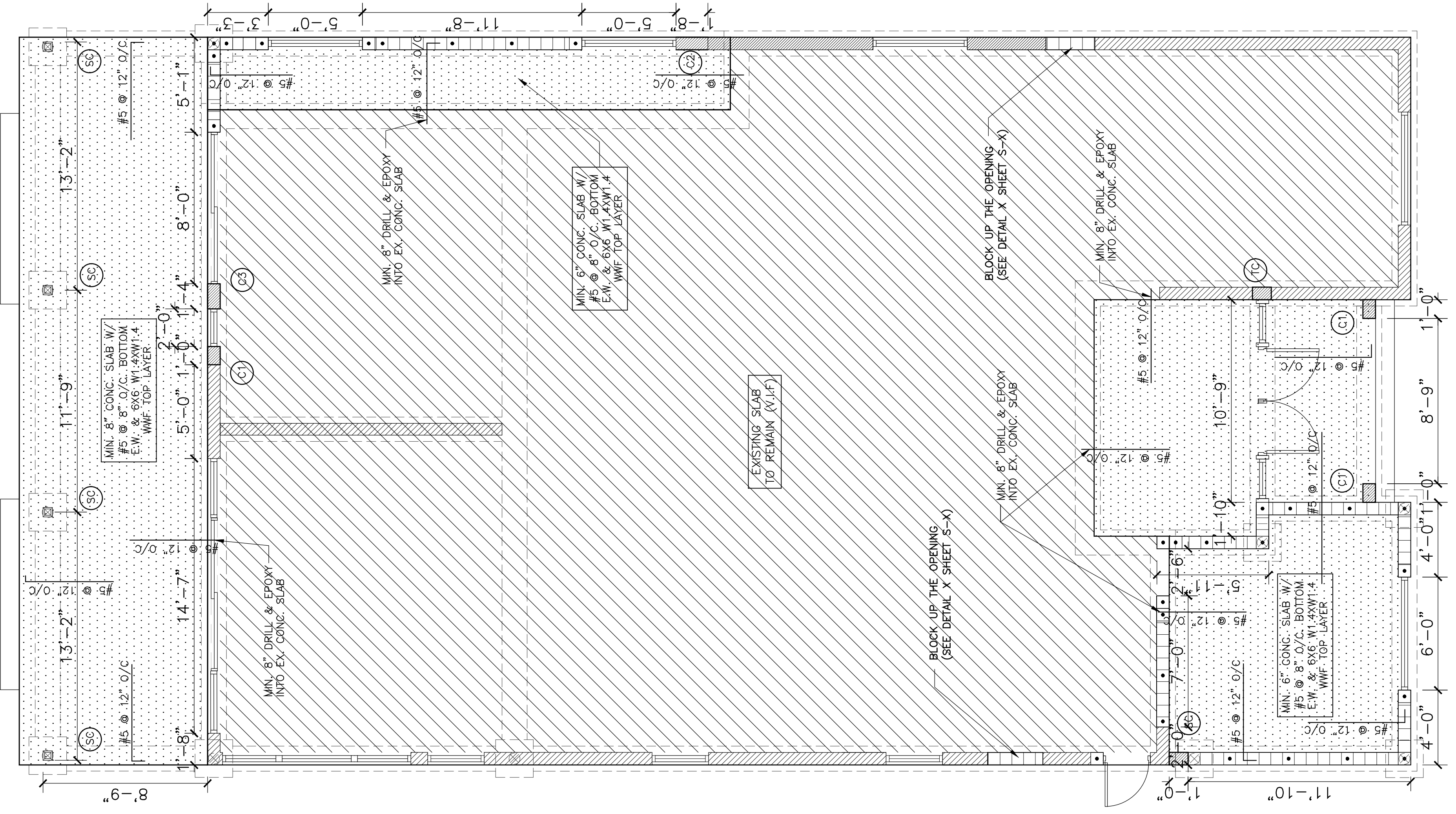
SCALE: 1/4"=1'-0"

R : DEAD LOAD PLUS LIVE LOAD TRUSS REACTION
U : NET WIND UPLIFT TRUSS REACTION
T&B : 2 X 6 WOOD "CROSS" BRACING CONNECTED TO TRUSSES AT EACH CONTACT POINT W/ 2" - 16d NAILS. SEE TRUSS MANUFACTURER SHOP DRAWINGS AND CALCULATIONS FOR ADDITIONAL CHORD AND WEB BRACING
T&B : 2 X 4 CONTINUOUS HORIZ WOOD BOT. CHORD BRACING CONNECTED TO THE TOP OF EVERY TRUSS BOTTOM CHORD W/ 2" - 8d NAILS. MAXIMUM SPACING BETWEEN BRACINGS SHALL BE 10'-0"
SEE TRUSS MANUFACTURER SHOP DRAWINGS AND CALCULATIONS FOR ADDITIONAL CHORD AND WEB BRACING
TRUSS MANUFACTURER TO COORDINATE TRUSS BOTTOM CHORD ELEVATION W/ ARCHITECTURAL DRAWINGS

PLYWOOD SHEATHING
A. EDGES OF PLYWOOD PANELS SHALL BE TONGUE-AND-GROOVE OR CONTINUOUSLY SUPPORTED WITH WOOD SUB-PARTS SPANNING BETWEEN PRIMARY FRAMING MEMBERS.
B. LAY PANELS CONTINUOUS OVER TWO OR MORE SPANS AND WITH FACE GRAIN PERPENDICULAR TO PRIMARY FRAMING. MEMBERS END JOINTS SHALL OCCUR AT CENTER OF PRIMARY FRAMING MEMBER WITH BOTH PANELS FASTENED TO IT. END JOINTS SHALL BE STAGGERED
C. FASTEN PLYWOOD ROOF SHEATHING PANELS TO ALL SUPPORTING MEMBERS USING 8d RING SHANK NAILS SPACED AT 8" ON CENTER AND INTERMEDIATE SUPPORTS. AT A "EDGE" ZONE ALL AROUND THE BUILDING PERIMETER AND AT GABLE END FASTEN PLYWOOD ROOF SHEATHING PANELS TO ALL SUPPORTING MEMBERS USING 8d RING SHANK NAILS SPACED AT 4" ON CENTER.

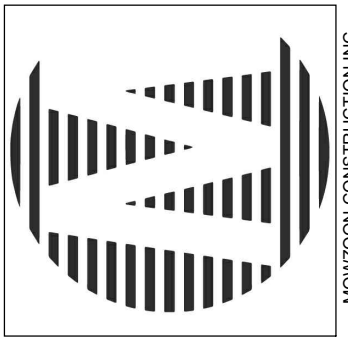
NOTE:
SHOP DRAWINGS FOR TRUSSES TO BE SUBMITTED AS SEPARATE PERMITS AND CONTRACTOR SHALL PROVIDE IT FOR THE E.O.R REVIEW AND APPROVAL PRIOR TO SUBMITTAL TO THE BUILDING DEPARTMENT.

- DENOTES NEW CONCRETE COLUMNS
- ▨ DENOTES EXISTING EXTERIOR WALLS TO REMAIN
- ▧ DENOTES MIN. 6" CONCRETE SLAB W/ #5 @ 8" BOT. E.W.
- ▩ DENOTES MASONRY WALL REINFORCED W/ #5 @ 48" O.C. SEE S-5 FOR DETAILS



SLAB ON GRADE PLAN

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



MONROE COUNTY ENGINEERING DIVISION
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11000 W. BAYVIEW BLVD. # 302
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4836 NW 74th COURT MIAMI, FL 33155
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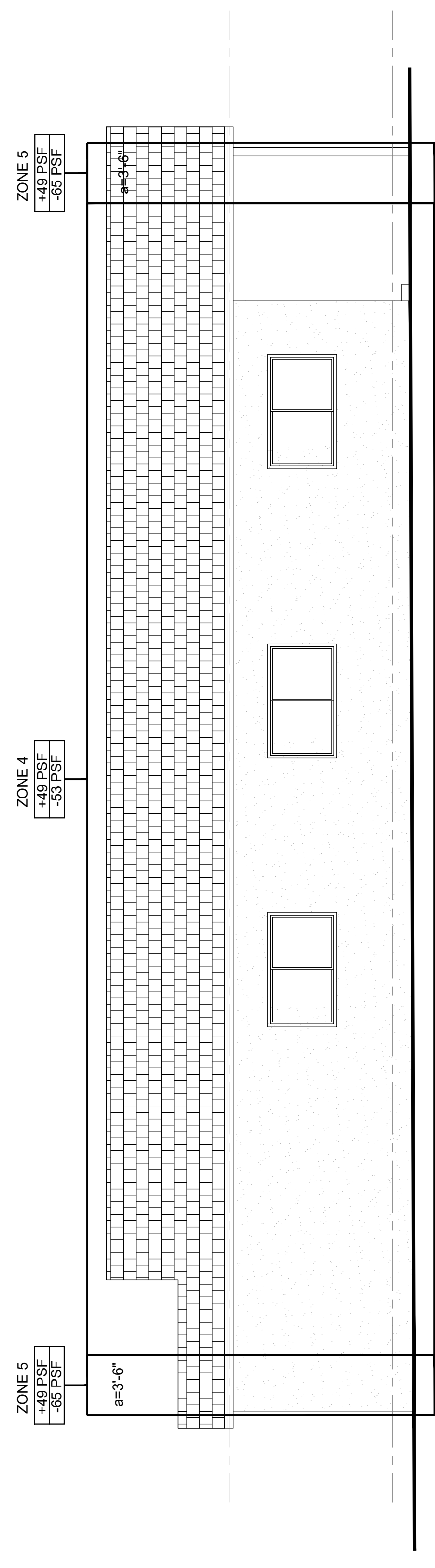
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WIND PRESSURE

REVISIONS:

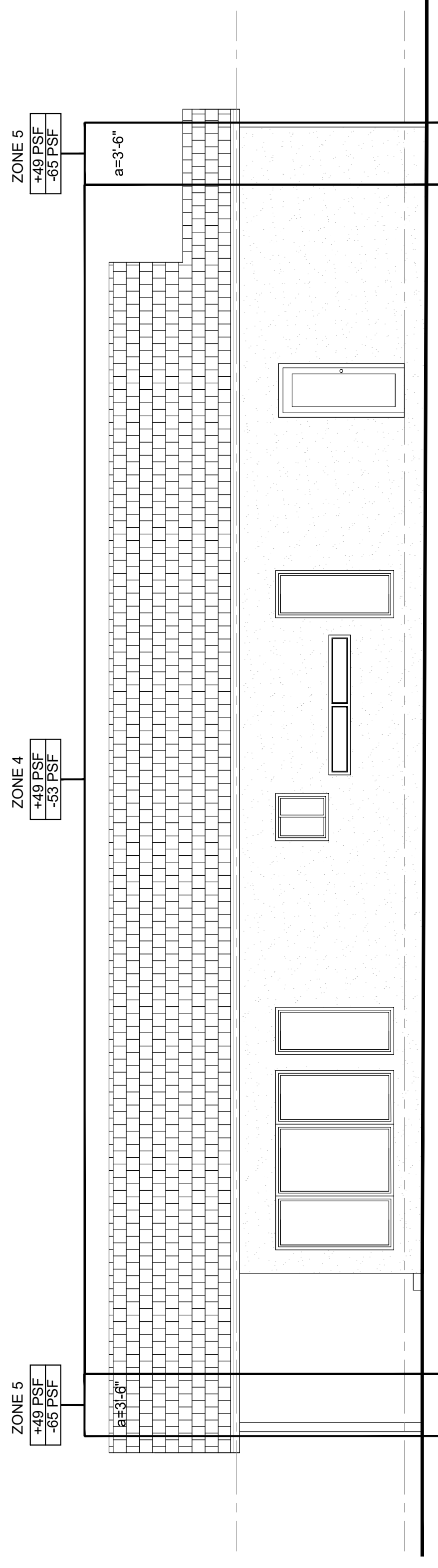
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PROJECT No:	20-2023
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SHEET No:	

S-301



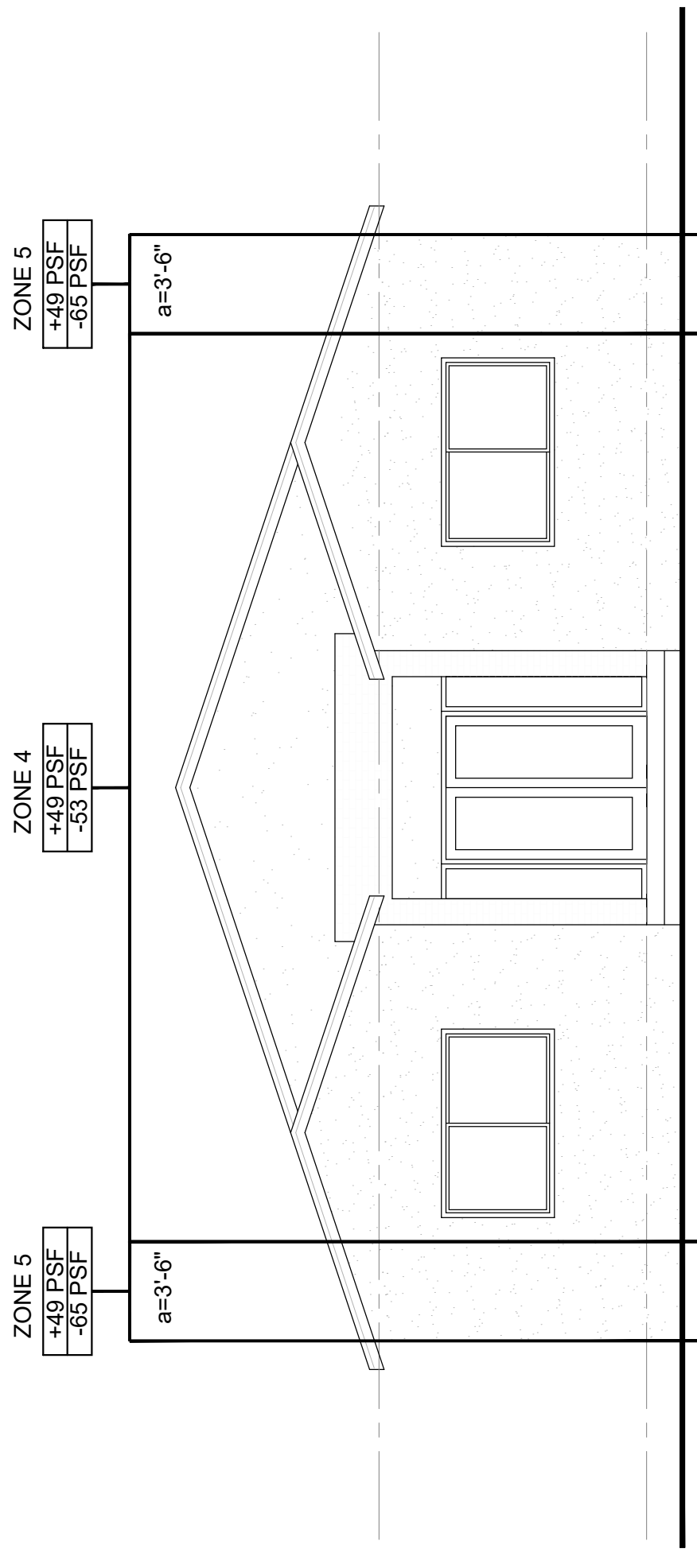
SOUTH ELEVATION

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



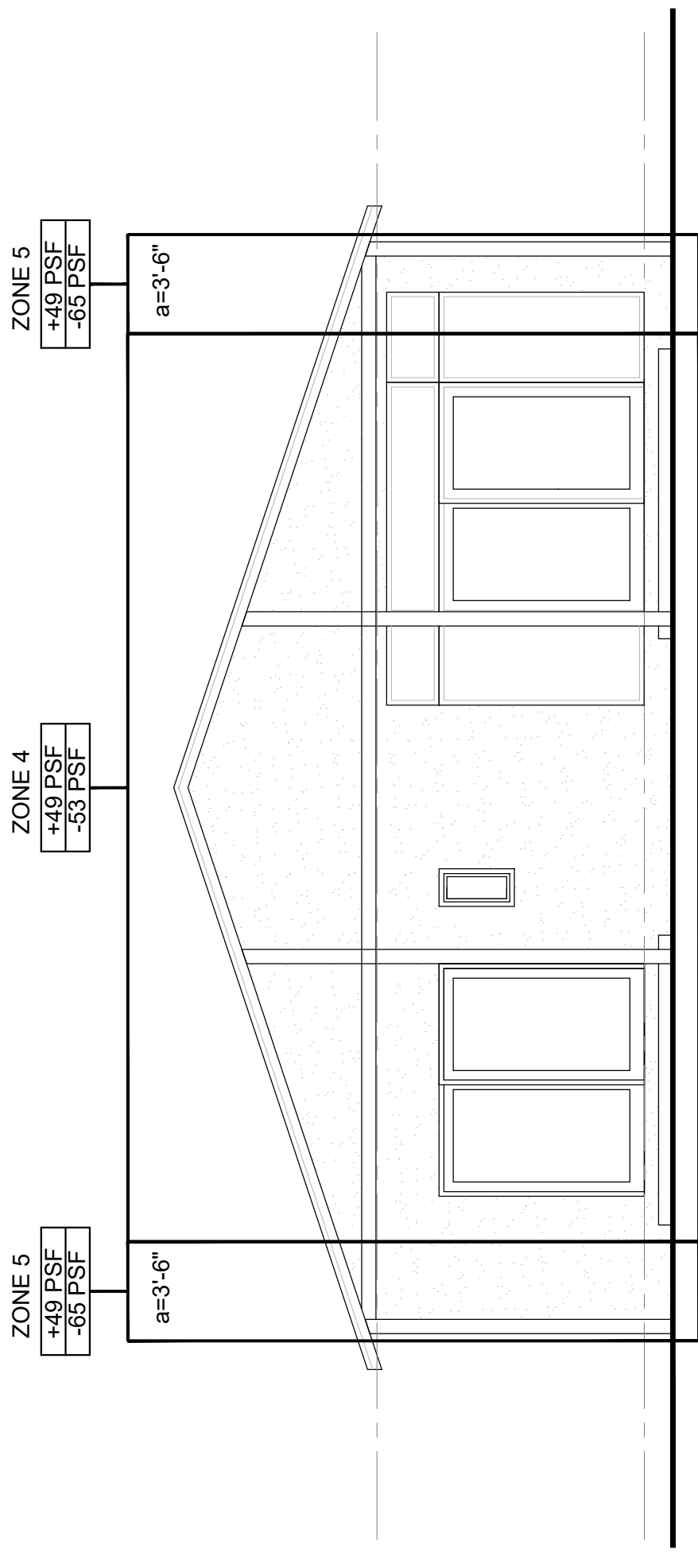
NORTH ELEVATION

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



WEST ELEVATION

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



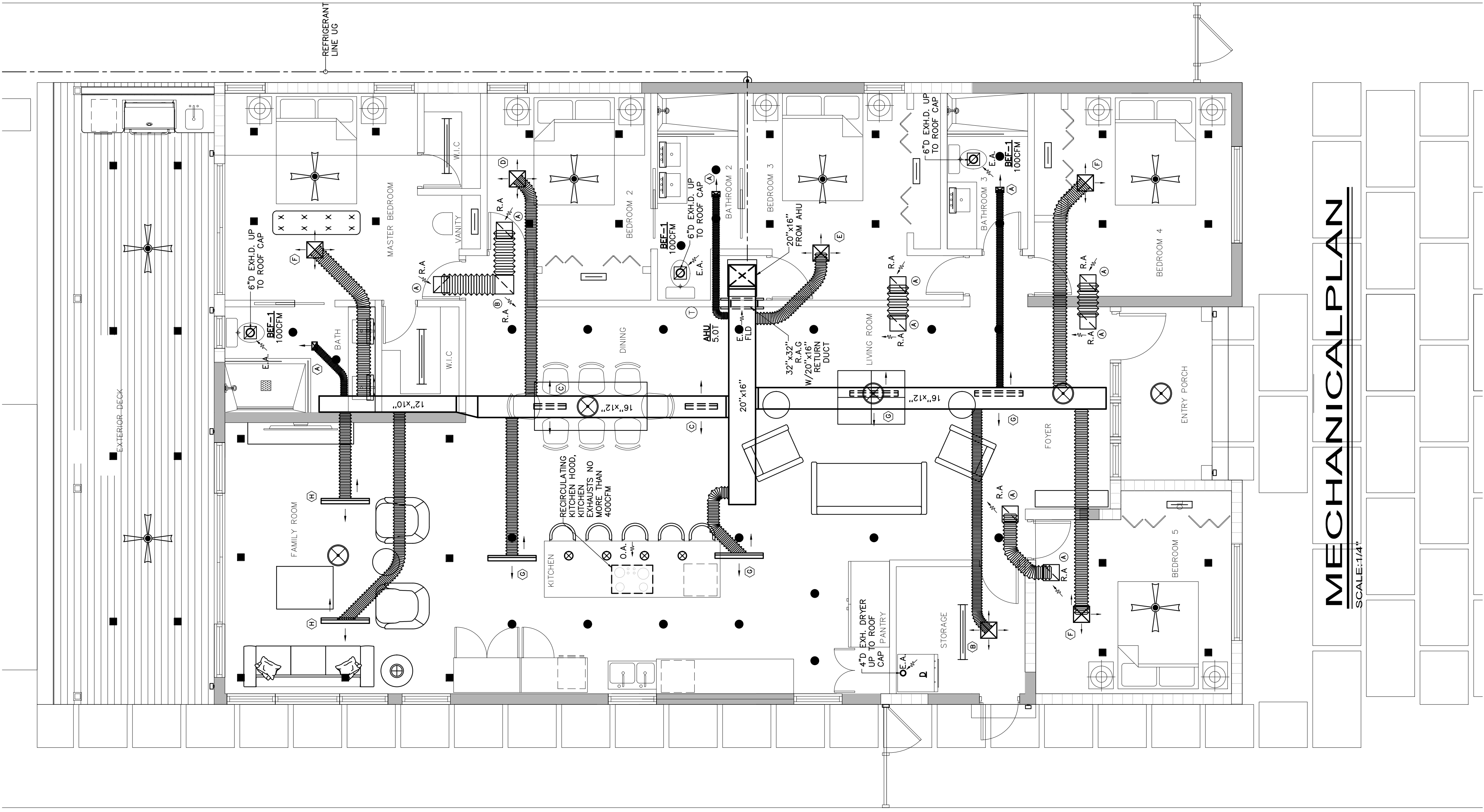
EAST ELEVATION

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

PERMIT SET



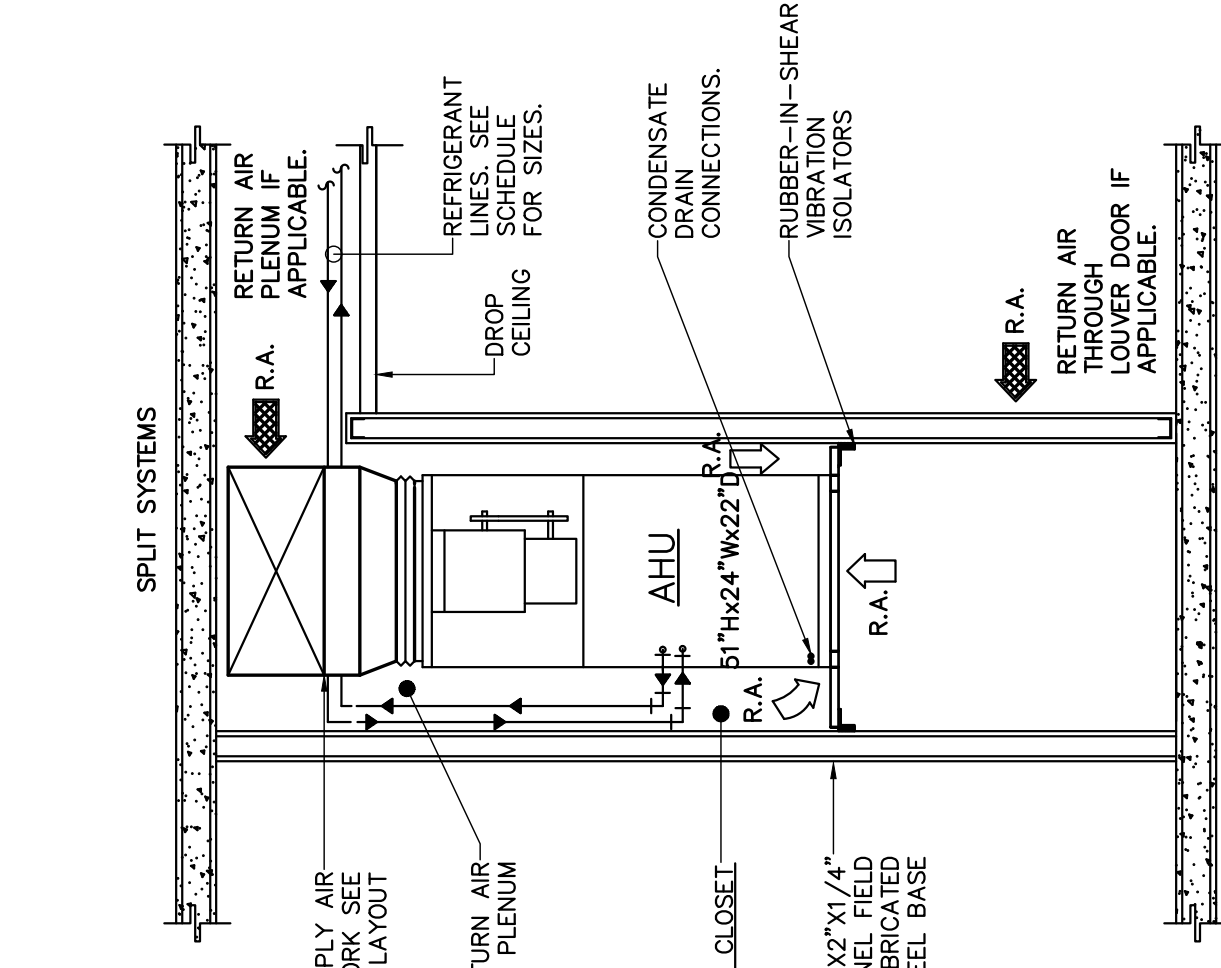
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PROJECT No:	20-2023
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MECHANICAL PLAN
SCALE: 1/4"

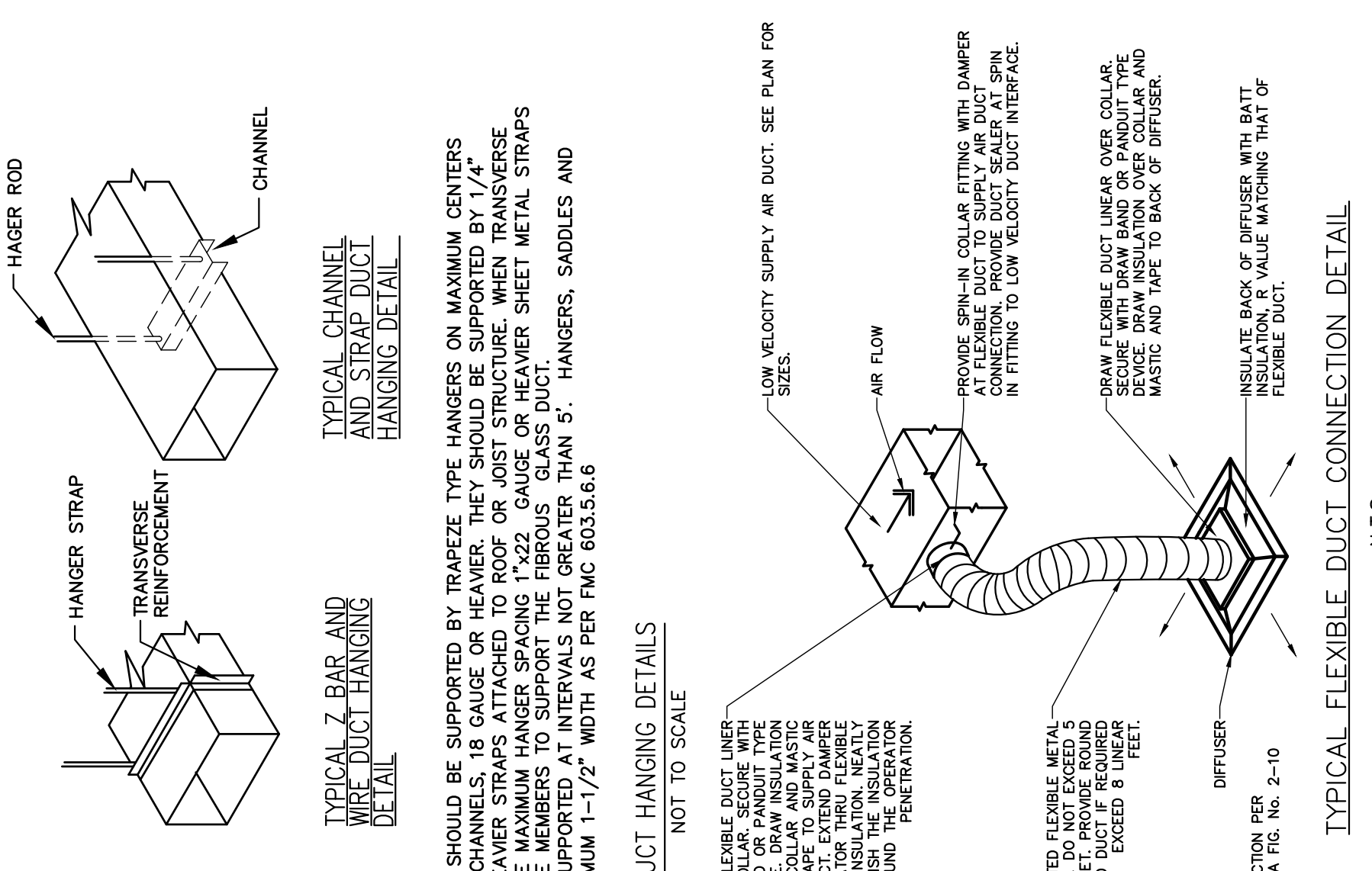


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PROJECT No:	20-2023
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- NOTES:**
- BEFORE COMMENCING WORK CONTRACTOR SHALL VERIFY WITH MANUFACTURER'S RECOMMENDATION FOR REFRIGERANT TYPE AND CHARGE. ALL REFRIGERANT LINES SHALL BE 1/2" CLEARANCE AROUND AS PER F.M.C.
 - AHU SHALL HAVE 4" CLEARANCE AROUND AS PER F.M.C.
 - PROVIDE FACTORY COORDINATE WITH ELECTRICAL PLANS.
 - FURNISH A/C UNITS EQUIPPED WITH CONDENSING UNITS WITH COMPRESSOR START AND STOP PREVENT RAPID ON-OFF.
 - NO COMBUSTIBLE MATERIAL SHALL BE WITHIN AHU COIL COMPARTMENT OR PVC. AHU CLOSET DOOR SHALL BE PROVIDED WITH 3/4" SECONDARY DRAIN FOR AN AUXILIARY DRAIN PAN TO DISCHARGE IN VISIBLE AREA, OR A SAFETY DEVICE SWITCH TIED TO THE SECONDARY CONDENSATE DRAIN LINE TO SHUT OFF THE UNIT IN THE EVENT OF A LOGGED CONDENSATE LINE IS DETECTED AS PER F.M.C. 307.2.4.

DX AHU CLOSET DETAIL FRONT VIEW
N.T.S.



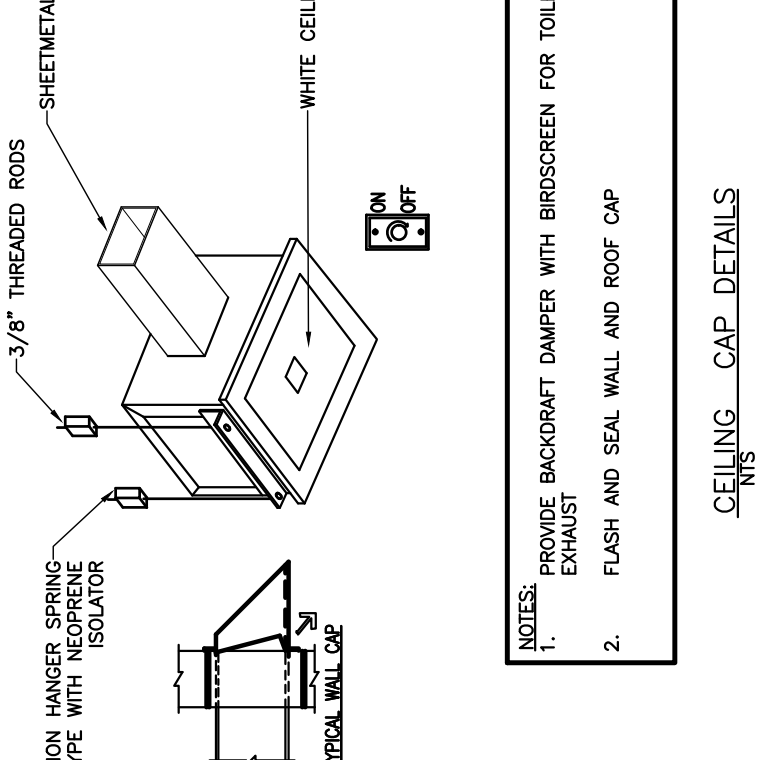
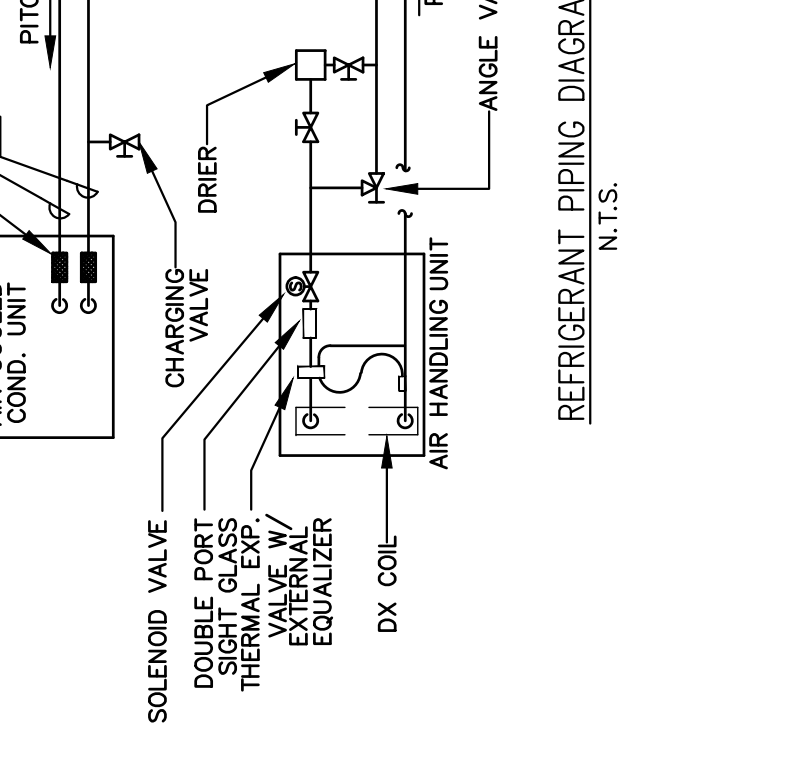
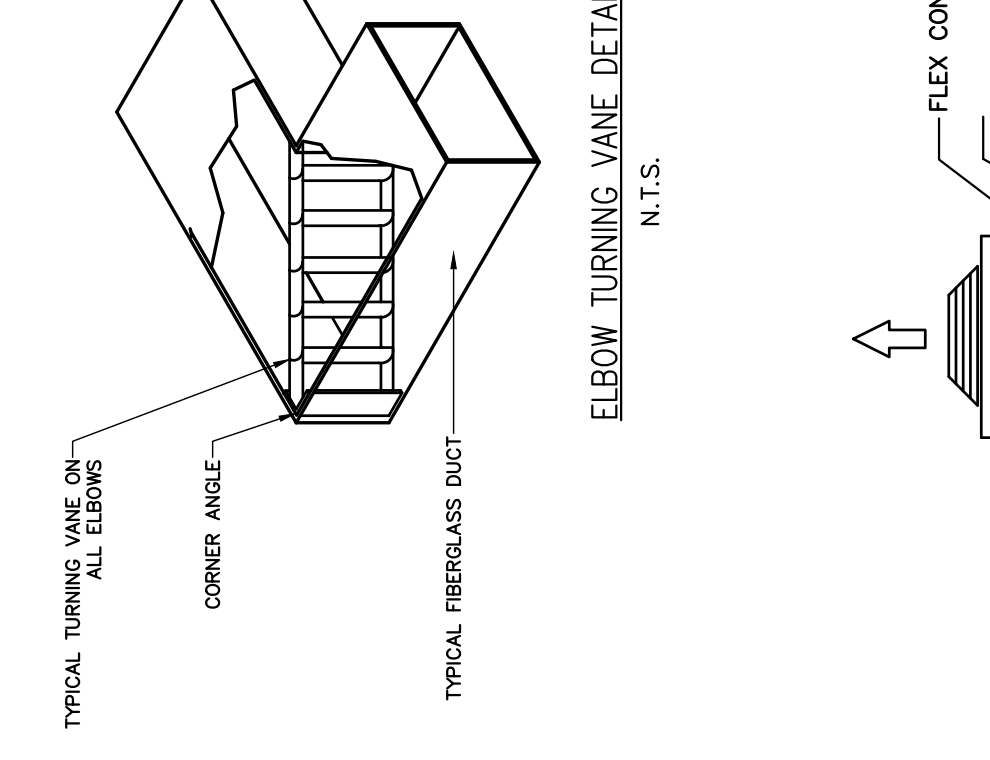
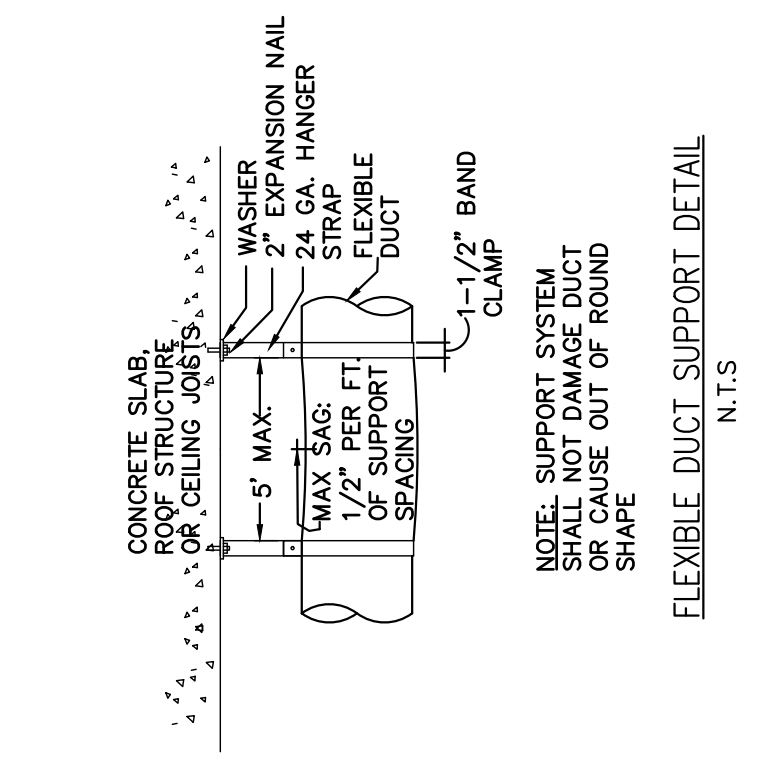
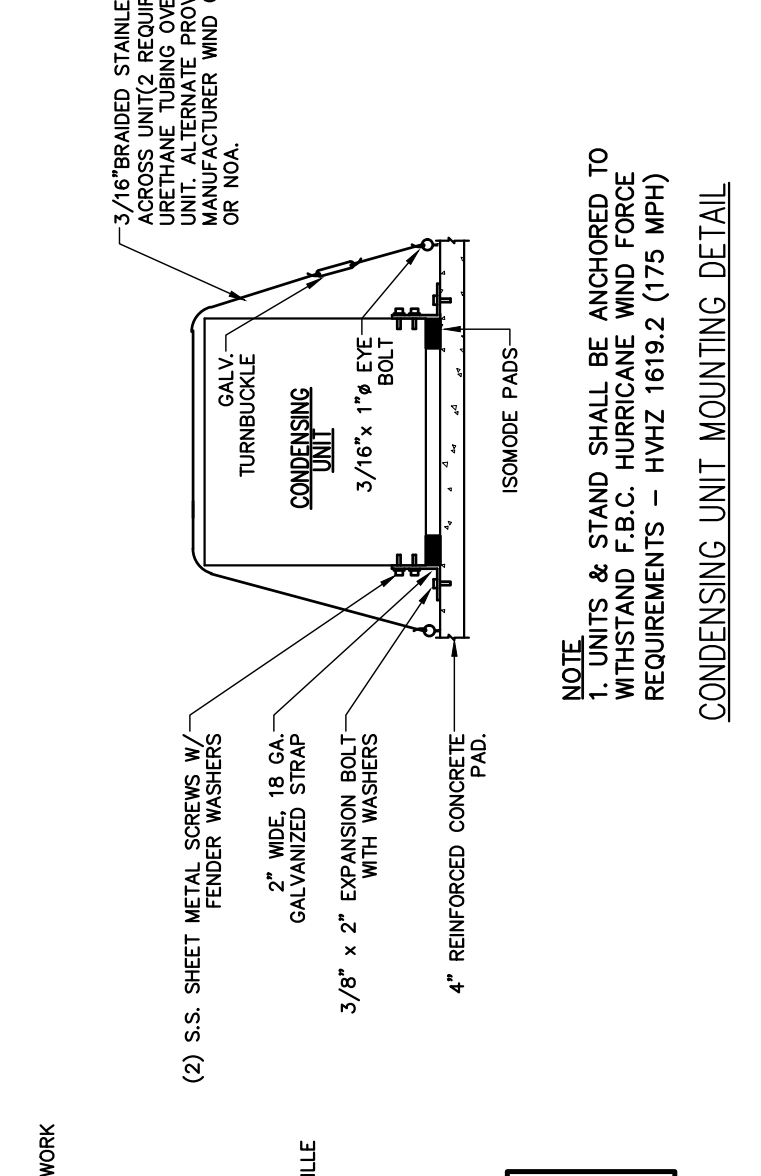
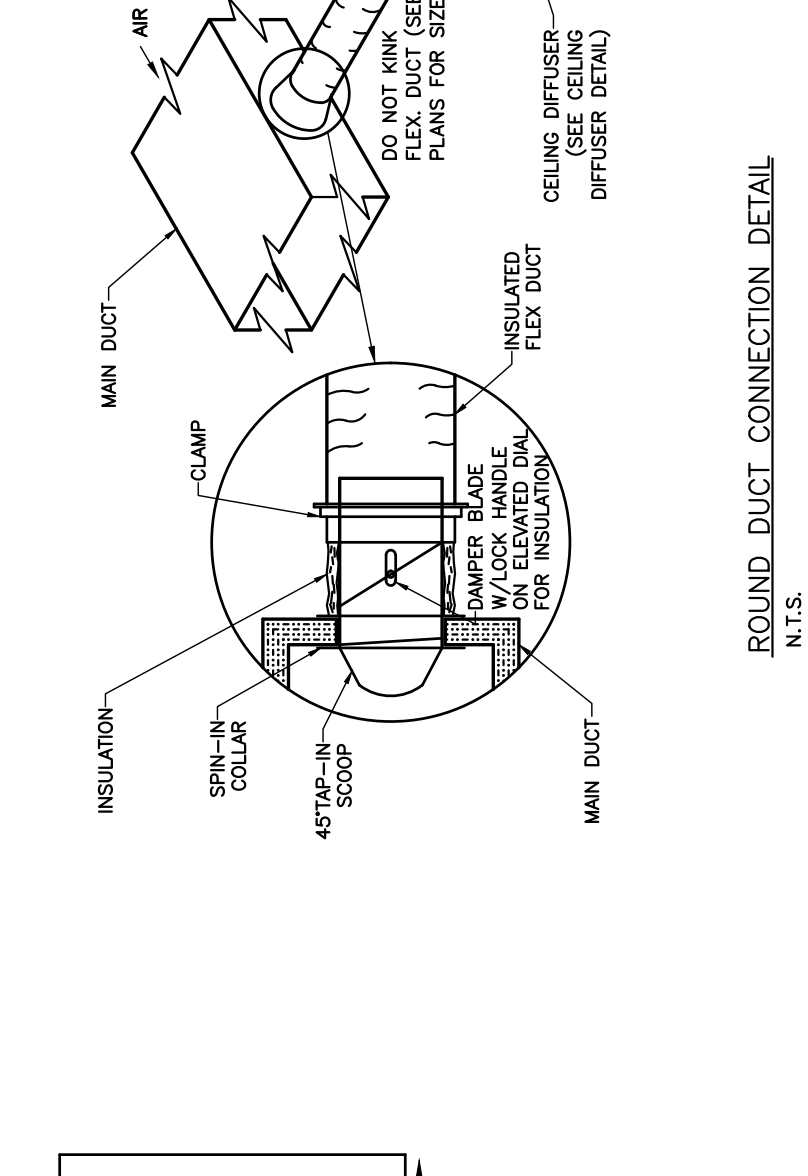
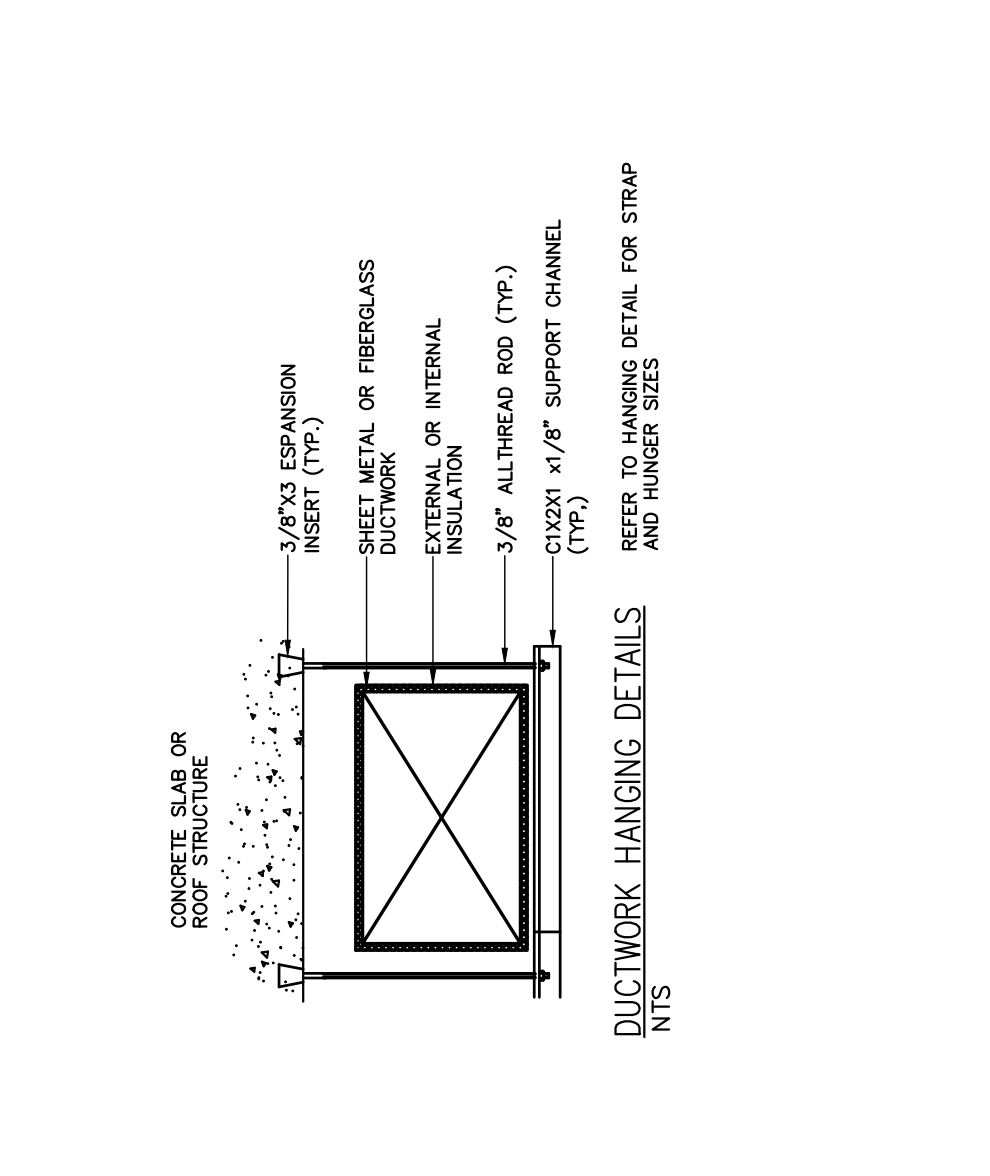
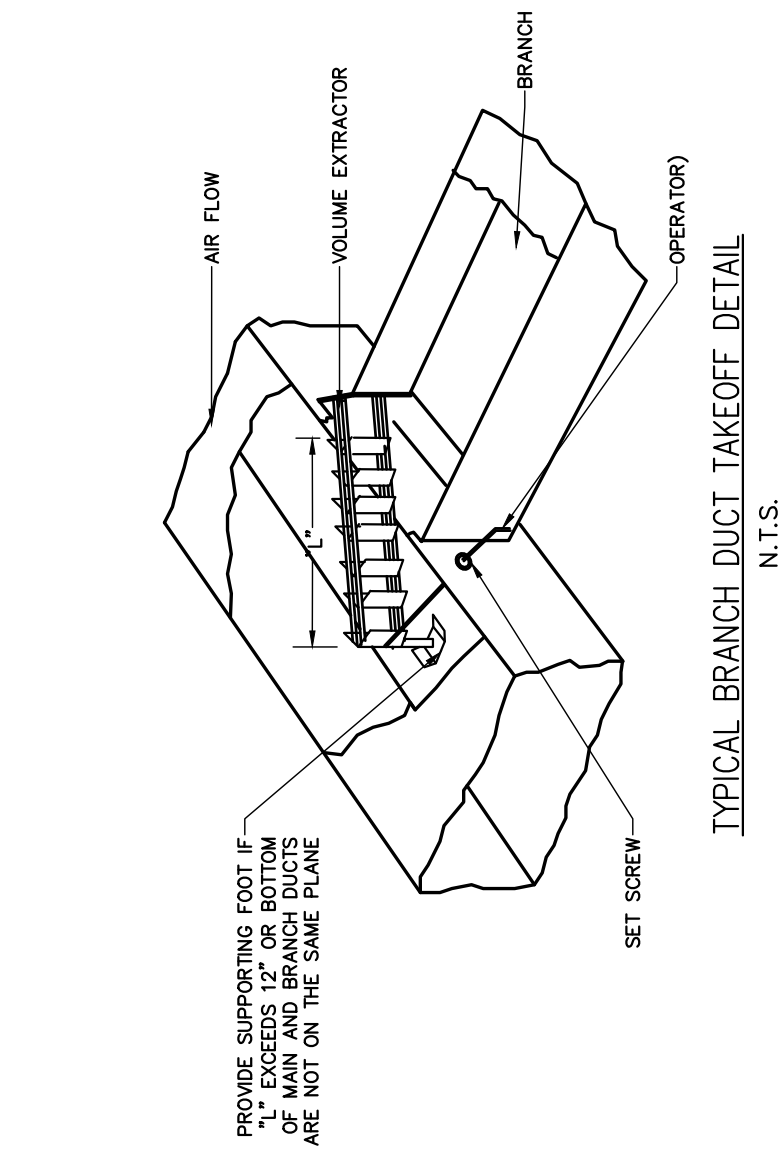
SUPPLY AIR DISTRIBUTION SCHEDULE

No.	SYMBOL	DIMENSIONS	FACE OR CEILING MODULE SIZE	BORDER TYPE	MANUFACTURER	MODEL No.	CONSTRUCTION	REMARK
A	☒	6"x4" CD 25 CFM W/7'D FLEX DUCT						
B	☒	12"x12" CD 75 CFM W/6'D FLEX DUCT						
C	☒	12"x12" CD 125 CFM W/7'D FLEX DUCT						
D	☒	12"x12" CD 150 CFM W/7'D FLEX DUCT						
E	☒	12"x12" CD 175 CFM W/8'D FLEX DUCT						
F	☒	24"x4" CD 100 CFM W/5'D FLEX DUCT						
G	☒	36"x4" CD 150 CFM W/7'D FLEX DUCT						
H	☒	36"x4" CD 125 CFM W/7'D FLEX DUCT						

RETURN AIR DISTRIBUTION SCHEDULE

No.	SYMBOL	DIMENSIONS	FACE OR CEILING MODULE SIZE	BORDER TYPE	MANUFACTURER	MODEL No.	CONSTRUCTION	REMARK
A	☒	12"x12" CD 100 CFM W/5'D FLEX DUCT						
B	☒	16"x16" CD						

- NOTES:**
- SEE HVAC FLOOR PLANS FOR DISCHARGE PATTERN.
 - BEFORE COMMENCING WORK CONTRACTOR SHALL VERIFY WITH ARCH/OWNER FOR FINAL MODEL AND FINISH OF REGISTERS TO COMPLY WITH SIMILAR PARAMETERS SUCH AS THROW, NOISE LEVEL AND CORE VELOCITY.



- NOTE:**
- UNITS & STAND SHALL BE ANCHORED TO WITHSTAND F.B.C. HURRICANE WIND FORCE REQUIREMENTS - HVHZ 1619.2 (175 MPH)

8526 SW 105TH TER
MIAMI FL 33198
305-338-0994
Pstudio@GMAIL.COM

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**RODRIGUES RESIDENCE
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FL LICENCE #A97981
ADRIAN PRICE

SHEET TITLE:
**ELECTRICAL
SCOPE, NOTES
AND SCHEDULES**

REVISIONS:

SUBMITTAL:
PERMIT SET
SCALE: AS SHOWN
DATE: MAY 28 2021
PROJECT No: 20-2023
DRAWN BY: MME
CHECKED BY: AP
SHEET No:

PERMIT SET

E-1.0

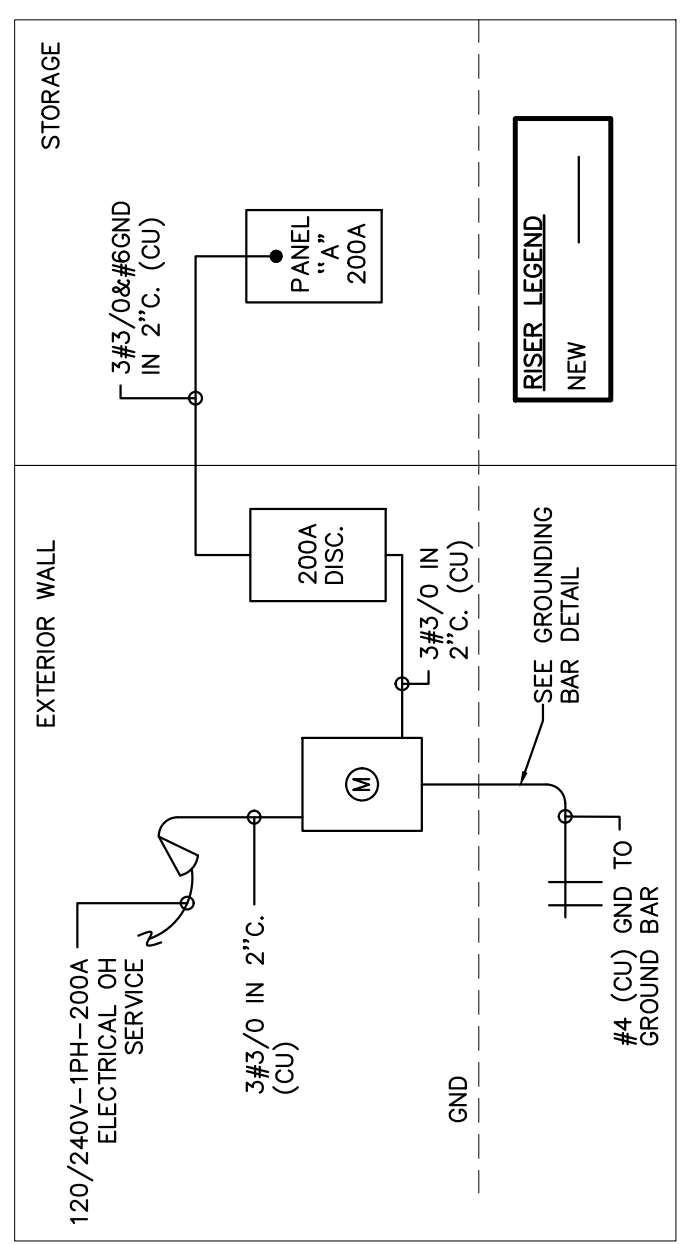
ELECTRICAL SCOPE OF WORK AND NOTES:

- ELECTRICAL SCOPE IS TO PROVIDE THE ELECTRICAL SYSTEMS FOR THIS ONE STORY RESIDENCE AS SHOWN ON PLANS. COMPLY WITH NEC 2017, FBC 2020 AND ADDENDUMS.
- BEFORE COMMENCING WORK CONTRACTOR SHALL VERIFY EXISTING CONDITIONS, AND COORDINATE WITH ARCH/PLUMBING, MECHANICAL PLANS FOR DUCTWORK LOCATIONS AND CEILING SPACES.
- ROOM RECEPTACLES, LIGHTING SHALL BE FED THROUGH ARC-FAULT CIRCUIT BREAKERS IN ACCORDANCE WITH NEC 210.12. ALL CIRCUITS SHALL BE PROTECTED BY AFCI'S IN KITCHEN AND LAUNDRY CIRCUITS AS PER FBC R E3902.16.
- BEFORE COMMENCING WORK CONTRACTOR SHALL COORDINATE WITH ARCH/PLUMBING, MECHANICAL PLANS FOR DUCTWORK LOCATIONS AND CEILING SPACES AS PER NEC 314.23, 410.16, FAN W/LIGHT 200W MAX.
- CONTRACTOR TO COORDINATE AND VERIFY LIGHTING TYPE AND MODELS, AND CEILING TYPES WITH ARCH/OWNER.
- UNLESS OTHERWISE NOTED CONTRACTOR SHALL PROVIDE FOR A COMPLETE ELECTRICAL OPERATIONAL SYSTEM FOR THIS 2-STORY PARTMENT BUILDING AS PER NEC.
- BATHROOM RECEPTACLE IN LAVATORY SHALL BE GFI.
- IONIZATION SMOKE DETECTOR / CARBON MONOXIDE DETECTOR COMBO, 120V, WITH BATTERY BACK UP INTERCONNECTED, .38" MINIMUM FROM AC SUPPLY/RETURN GRILLS.
- SURFACE MTD. CLOTH CLOSET, FLUORESCENT FIXTURE SHALL BE INSTALLED, 6" MINIMUM CLEARANCE TO STORAGE SPACE AS PER NEC 410-8.
- ALL NEW RECEPTACLES SHALL COMPLY WITH NEC 2017 ART 408.11 TAMPER RESISTANT AS SPECIFIED IN ART. 210.52
- ALL LUMINAIRES SHALL HAVE A LISTING WITH A NATIONAL RECOGNIZED TESTING LABORATORY (NRTL) SUCH AS UL.
- PROVIDE ACCESS FOR ALL ELECTRICAL PANELS AS PER NEC.
- CONTRACTOR TO PROVIDE A ATC/ AUTOMATIC TRANSFER SWITCH AS PER OWNER DIRECTION.
- A MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY LAMPS, AS PER E404.
- RECESSED LIGHTING FIXTURES SHALL BE IC RATED.

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
⊕	DUPLEX RECEPTACLE GROUNDING TYPE, 20A, MH=18" AFF
⊕	DUPLEX RECEPTACLE, SAME AS ABOVE, MH=48" AFF
⊕	SPECIAL PURPOSE RECEPTACLE, RATING TO MATCH CB AS NOTED, MINIMUM 20A, 240V IP UON
▶	TELEPHONE/DATA JACK OUTLETS, TYPE AS SELECTED BY OWNER, 3/4" EC WITH PULL STRING TO TELEPHONE/DATA BOARD IN ELECTRICAL ROOM. MH=15" AFF OR AS DIRECTED BY OWNER. PROVIDE PLENUM RATED CABLE IN PLENUM SPACES IF NO EC USED.
TV	CABLE/TV JACK OUTLET, TYPE AS SELECTED BY OWNER, 3/4" EC WITH PULL STRING TO TELEPHONE BOARD UON. MH=18" AFF
⓪	JUNCTION BOX FLUSH MOUNTED
⊠	120V EXHAUST FAN TIED TO BATHROOM CIRCUIT
Ⓜ	FUSED DISCONNECT SWITCH RATED 250V, INDICATING 2 POLES, 60A SWITCH, 50 AMP FUSES, NEMA-1, .38", INDICATES NEMA-3R POLES, SWITCH SIZE AND FUSES SIZED AS NOTE ON PLANS
—	PANELBOARD, DESCRIPTION PER PANEL SCHEDULE
—	HOMERUN TO PANEL TICS INDICATE PHASE AND NEUTRAL NO TICS ELECTRICAL PHASE AND NEUTRAL CIRCUIT
⊠	STARTER/DISCONNECT
—	CONDUIT RUN UNDERGROUND
—	CONDUIT RUN CONCEALED IN CEILING, WALL OR SLAB
Ⓜ	IONIZATION DUCT SMOKE DETECTOR 120V, WTR BATTERY BACK UP INTERCONNECTED, .38" MINIMUM FROM AC SUPPLY/RETURN GRILLS.
Ⓜ	FLEXIBLE CONDUIT
Ⓜ	PROGRAMMABLE THERMOSTAT
Ⓜ	120V GARBAGE DISPOSAL INDIVIDUALLY SWITCHED
S	TOGGLE SWITCH, QUIET TYPE, 20A, 15/277, MH=48" AFF
S ₃	3-WAY SWITCH, SAME AS ABOVE
S ₄	3-WAY SWITCH, SAME AS ABOVE
GFI	GROUND FAULT INTERRUPTOR
WP	WEATHER PROOF, NEMA 3R FOR ALL EXTERIOR LOCATION DEVICES
VP	VAPOR PROOF
IEWH	INSTANT ELECTRICAL WATER HEATER
CU	CONDENSING UNIT
AHU	AIR HANDLER UNIT

EQUIPMENT AIC RATING
PANELBOARDS, DISCONNECTS, AND FUSES SHALL HAVE A UL LISTED SERIES SYSTEM RATING OF 22K AC AT 120/240V 1P 3W.

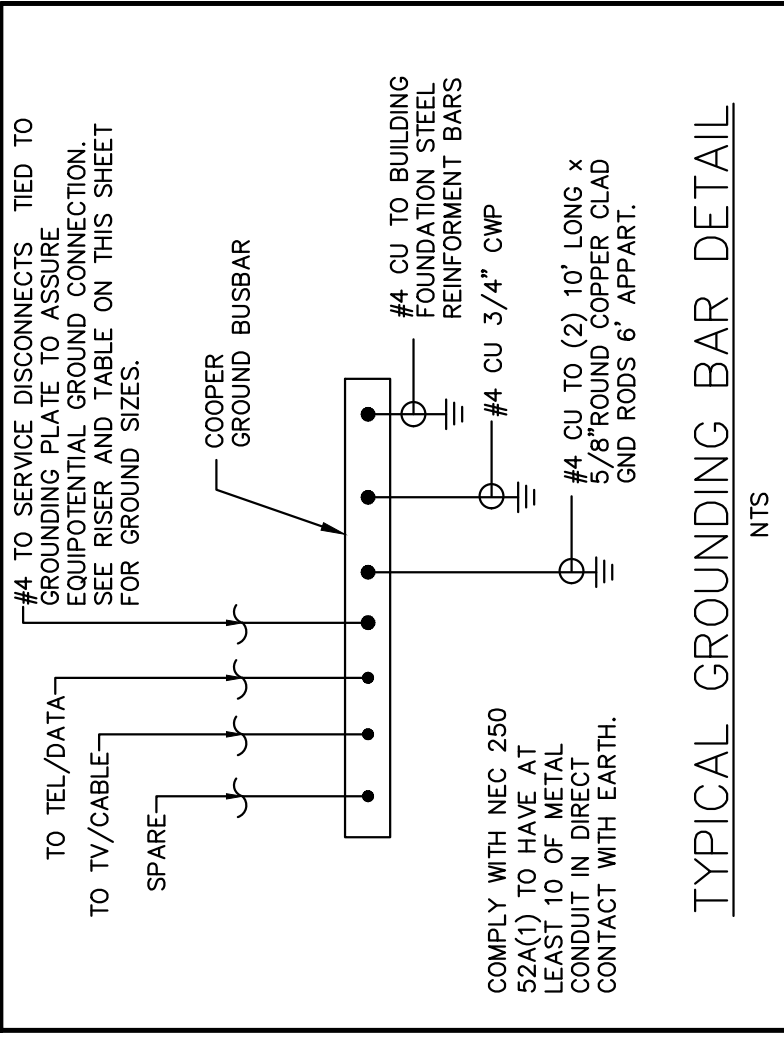


LIGHTING FIXTURE SCHEDULE

SYMBOL	TYPE	DESCRIPTION AND MANUFACTURER INFORMATION	LOCATION
■	A	SQUARE LED RECESSED LIGHT FIXTURE, AS SELECTED BY OWNER.	GENERAL AREAS
⊠	B	EXTERIOR WALL MOUNT LED FIXTURE, AS SELECTED BY OWNER.	EXTERIOR LITG
⊗	C	PENDANT LIGHT FIXTURE, AS SELECTED BY OWNER.	GENERAL AREAS
⊗	D	4" RECESSED LIGHT FIXTURE, AS SELECTED BY OWNER.	GENERAL AREAS
●	E	SURFACE MOUNTED LIGHT FIXTURE, AS SELECTED BY OWNER.	GENERAL AREAS
▬	F	WALL MOUNTED LIGHT FIXTURE, AS SELECTED BY OWNER.	GENERAL AREAS
⊗	G	FAN W/ LIGHT FIXTURE, AS SELECTED BY OWNER.	GENERAL AREAS
▬	H	LINEAR FLORESCENT LIGHT FIXTURE, AS SELECTED BY OWNER.	CLOSETS

- NOTES:
1. MANUFACTURERS' AND MODEL NUMBERS ARE SHOWN FOR GENERAL REFERENCE ONLY. BEFORE COMMENCING WORK CONTRACTOR SHALL VERIFY WITH LANDLORD/TENANT FOR EXACT FIXTURE MODELS AND TYPES.
2. UNLESS OTHERWISE NOTED ALL FIXTURES SHALL BE 120V, INDIVIDUALLY FUSED.
3. FLUORESCENT FIXTURES SHALL BE ENERGY EFFICIENT ELECTRONIC BALLASTS AND T8 LAMPS.

EQUIPMENT NOTES:
1. ALL UTILITIES/EQUIPMENTS AND ACCESSORIES (ELECTRICAL, MECHANICAL & PLUMBING) SERVING THIS PROJECT SHALL BE INSTALLED ABOVE 8' F.F.E (ASSE 24-05 CH. 1.0).
2. WORK SHALL COMPLY WITH FBC ENERGY CONSERVATION SECTION CONSERVATION CHAPTER 4.
3. ALL ELECTRICAL EQUIPMENT SHALL BE MOUNTED ABOVE BASE FLOOD ELEVATION.
4. PROVIDE THE NEMA CONFIGURATION OF ALL OUTDOOR ELECTRICAL EQUIPMENT AS PER NEC 110.28 CORROSIVE AGENTS.



EQUIPMENT SCHEDULE

ITEM	DESCRIPTION	MANUFACTURER	MODEL NUMBER	AMPS	VOLTS	PHASE	KW
①	DOUBLE REFRIGERATOR	FRIGIDAIRE	TRMKTEZFL29	120	1	—	—
②	DOUBLE OVEN (OVEN/MICROWAVE)	MEM301WS		240	2	—	—
③	FABER STRATUS ISOLA 100D	LA CUISINE	STRITSS6WHNB	120	1	0.5	—
④	SINK	RUVATI	RVH8555	—	—	—	—

*SEE ELECTRICAL EQUIPMENT LOCATION(S) ON THIS SHEET, DEPICTED AS A NUMBER IN A HEXAGON (I.E.).

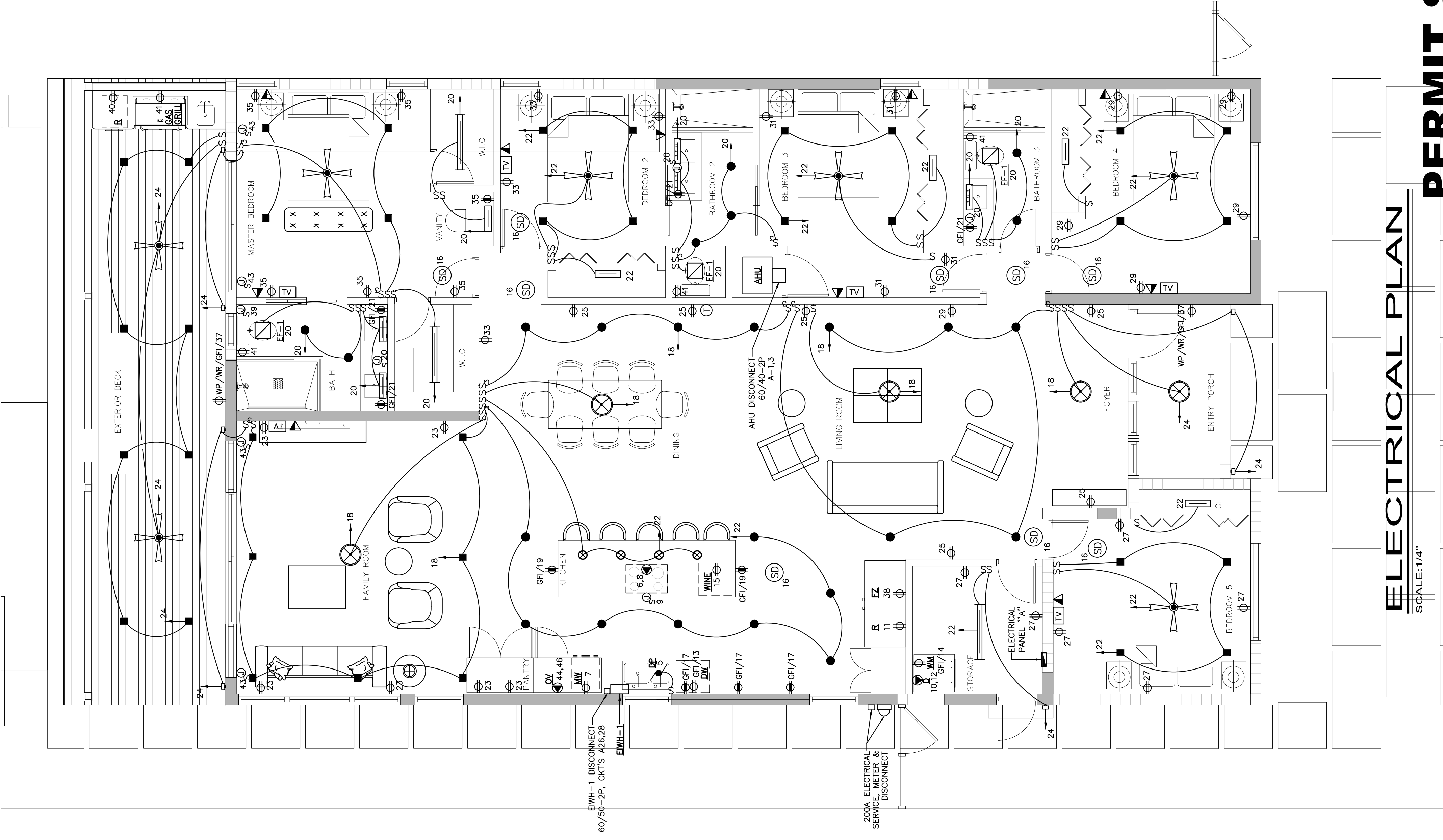
GENERAL ELECTRICAL NOTES

- ALL WORK SHALL CONFORM WITH ALL LOCAL, STATE, FEDERAL ORDINANCES, FLORIDA BUILDING CODE AND ALL APPLICABLE NATIONAL ELECTRICAL SYSTEM. IF WORD AS LATER INDICATED OR SPECIFIED IS CONTRARY TO OR CONFLICTS WITH LOCAL ORDINANCES, BUILDING CODES AND REGULATIONS, THE CONTRACTOR SHALL REPORT IN WRITING TO THE ARCHITECT/ENGINEER BEFORE SUBMITTING A BID. THE ARCHITECT/ENGINEER WILL THEN ISSUE INSTRUCTIONS AS HOW TO PROCEED.
- THE DRAWING ARE TO BE CONSIDERED DIAGRAMMATIC, NOT NECESSARILY SHOWING IN DETAIL OR TO SCALE ALL OF THE MINOR ITEMS, UNLESS SHOWN IN DETAIL OR TO SCALE ALL OF THE MINOR CONDITIONS SHALL COVER THE EXACT LOCATIONS. CONTRACTOR SHALL FOLLOW DRAWINGS IN LAYING OUT WORK, CHECK DRAWINGS OF ALL TRADES TO VERIFY SPACES IN WHICH WORK WILL BE INSTALLED AND MAINTAIN MAXIMUM HEAD ROOM, OR SPACE CONDITIONS AT ALL POINTS. WHERE HEADROOM OR SPACE CONDITIONS APPEAR INADEQUATE, ARCHITECT/ENGINEER SHALL BE NOTIFIED BEFORE COMMENCING WORK. ANY MODIFICATION TO THE DRAWINGS SHALL BE APPROVED BY ARCHITECT/ENGINEER IN WRITING. CONTRACTOR SHALL COORDINATE WITH ARCHITECT/ENGINEER FOR PROPER EXECUTION OF THE WORK.
- INSTALL MATERIALS AND EQUIPMENT IN A NEAT AND FIRST CLASS WORKMANLIKE MANNER. THE OWNER RESERVES THE RIGHT TO DIRECT REMOVAL AND REPLACEMENT OF ITEMS WHICH, IN HIS OPINION, DO NOT PRESENT A NEAT AND WORKMANLIKE APPEARANCE. REMOVAL AND REPLACEMENT OF ITEMS SHALL BE IMMEDIATELY WHEN DIRECTED BY THE OWNER IN WRITING, AT THE SOLE EXPENSE OF CONTRACTOR.
- START OF WORK BY CONTRACTOR SHALL BE CONSIDERED AS ACCEPTANCE BY HIM OF ALL CLAIMS AND OBLIGATIONS OF THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND RECEIVING HIS WORK. THIS CONTRACTOR SHALL REMOVE AND REPLACE AT HIS EXPENSE, ALL OTHER ELECTRICAL WORK WHICH MAY HAVE TO BE REMOVED BECAUSE OF INTERFERENCE WITH OTHER TRADES.
- THIS CONTRACTOR SHALL OBTAIN AND PAY ALL INSURANCE FEES, PERMITS ASSOCIATION DUES, ROYALTIES, AND TAXES OF WHATEVER NATURE SHALL APPLY TO THIS WORK. HE SHALL ALSO PAY ALL INSPECTION FEES AS MAY BE REQUIRED BY LAW OR ORDINANCE, AND SHALL KEEP THE OWNER ADVISED OF ANY DAMAGE AND EXPENSE ARISING FROM ANY VIOLATION OF THE LAWS, RULES OR ORDINANCES.
- ALL WIRE COPPER, IN RACEWAY, OR NON METALLIC TUBING (NMT) AND NM (ROMEX) CABLE AS PERMITTED BY NEC 334.
- PROVIDE MEANS "FURNISH AND INSTALL".
- COORDINATE WORK WITH WORK OF OTHER TRADES TO AVOID ALL CONFLICTS.
- PROVIDE A COMPLETE OPERATIONAL SYSTEM, EVERYTHING CONNECTED, READY FOR USE.
- PROVIDE ALL WIRING DEVICES. AVOID 1/2 SIZE BREAKERS UNLESS APPROVED BY ENGINEER.
- PRIOR TO CIRCUITING HOMERUNS, CONTRACTOR SHALL FIELD VERIFY EXISTING LOADS, SPARES, SPACES, AVAILABILITY, AND WIRE ACCORDINGLY, IDENTIFY CLEARLY ON A TYPE WRITTEN PANEL SCHEDULE ALL CIRCUITS CORRESPONDING WITH EXISTING, AND NEW CONDITIONS. ATTACH INSIDE THE PERTAINING PANEL DOOR.
- BACKWAYS: ALL UNDERGROUND RACEWAYS TO BE PVC, INSIDE CONCRETE SLAB EMT WITH APPROVED REINFORCEMENT. ALL PARTITION EMT, AND, ENT, WHERE ALLOWED, FOR FLOOR PENETRATION USE ONLY ENT.
- SHOP DRAWINGS: THIS CONTRACTOR SHALL FURNISH THE ENGINEER WITH SHOP DRAWINGS OF EQUIPMENT PRIOR TO PURCHASE FOR APPROVAL.
- TESTING: THE CONTRACTOR SHALL TEST ALL WORK AND EQUIPMENT AS DIRECTED BY THE ARCHITECT AND BY AUTHORITIES HAVING JURISDICTION, FURNISHING ALL EQUIPMENT AND NECESSARY PERSONNEL TO TEST ALL WORK AND EQUIPMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING AND OPEN CIRCUITS, AND ALL DEFECTS SHALL BE DEMONSTRATED TO BE IN PROPER WORKING AND OPERATING CONDITION TO THE COMPLETE SATISFACTION OF THE ENGINEER.
- WARRANTIES: ONE YEAR AFTER THE DATE OF ACCEPTANCE BY OWNER.
- AT COMPLETION OF PROJECT THE ELECTRICAL CONTRACTOR SHALL GIVE THE OWNER AN AS-BUILT SET OF DRAWINGS SHOWING THE EXACT ELECTRICAL INSTALLATION. ALL EQUIPMENT AND MATERIALS SHALL BE GUARANTEED FOR.
- BEFORE BIDDING THE JOB THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS.
- ALL EXISTING ELECTRICAL DEVICES AND EQUIPMENT AND THEIR ASSOCIATED WIRING INSIDE THE REMOVED WALLS SHALL BE DISCONNECTED AND REMOVED.
- CONTRACTOR SHALL COLOR CODE THE FEEDER, AND BRANCH WIRING AS FOLLOWS: 120/240V: BLACK, RED, BLUE, AND WHITE.
20 CONTRACTORS SHALL FIRE STOP AND SEAL ALL PATHWAYS THROUGH FLOORS, WALLS, AND OTHER RELATED PENETRATIONS IN ACCORDANCE WITH FBC.
- PROVIDE RELAYS, POWER AND CONTROL WIRING AS REQUIRED TO ACCOMPLISH SEQUENCE OF OPERATION OF ALL EQUIPMENT. CONTRACTOR SHALL PROVIDE ALL NECESSARY MECHANICAL PARTS AND INTERLOCKS. COORDINATE WITH MECHANICAL CONTRACTOR AND REFER TO MECHANICAL PLANS, BEFORE BIDDING.

TYPE	LOAD CENTER	PANEL "A"		MAIN BUS:		
		1P-3W	200	NEUTRAL:	200	
VOLTS:	120/240			MLO		
MOUNT:	FLUSH			LOCATION:	TOP	
CKT No	REMARKS	POL	TRIP	DUT	E	KVA
1	AHU-1	2	50	3/4	#6	6.5
3	DISPOSAL	1	20	1/2	#12	1.0
5	MICROWAVE-I	1	20	1/2	#12	1.0
7	RANGE HOOD	1	20	1/2	#12	1.0
11	REFRIGERATOR	1	20	1/2	#12	1.0
13	DISHWASHER	1	20	1/2	#12	1.0
15	WINE COOLER	1	20	1/2	#12	1.0
17	SMALL APPLIANCES	1	20	1/2	#12	1.5
19	SMALL APPLIANCES	1	20	1/2	#12	1.5
21	BATH GFI RECEPTACLES	1	20	1/2	#12	0.8
23	RECEPTACLES	1	20	1/2	#12	1
25	RECEPTACLES	1	20	1/2	#12	1
27	RECEPTACLES	1	20	1/2	#12	1
29	RECEPTACLES	1	20	1/2	#12	1
31	RECEPTACLES	1	20	1/2	#12	1
33	RECEPTACLES	1	20	1/2	#12	1
35	RECEPTACLES	1	20	1/2	#12	1
37	OUTDOOR RECEPTACLES	1	20	1/2	#12	1.0
39	TOILET BUBBLE BOX	1	20	1/2	#12	0.8
41	WATER CLOSET RECEPTACLES	1	20	1/2	#12	0.8
43	WINDOW MOTOR	1	20	1/2	#12	1.0
45	SPACE					
47	SPACE					
49	SPACE					
TOTAL CONNECTED LOAD		TOTAL		11.7		30.7
TOTAL DEMAND LOAD*		AC	7.6	40% BAL	19.3	36.9
						154



SUBMITTAL:	PERMIT SET
SCALE:	AS SHOWN
DATE:	MAY 28 2021
PROJECT No:	20-2023
DRAWN BY:	CHECKED BY:
MJE	AP
SHEET No:	



ELECTRICAL PLAN
SCALE: 1/4"

PERMIT SET



RODRIGUES RESIDENCE HOME RENOVATION
8811 DICKENS AVE
SURFSIDE, FL 33154

**SHEET TITLE:
PLUMBING SCOPE,
NOTES AND
SCHEDULES**

REVISIONS:

SUBMITTAL:	
PERMIT SET	
SCALE:	AS SHOWN
DATE:	MAY 28 2021
PROJECT No:	20-2023
DRAWN BY:	CHECKED BY: MME AP
SHEET No:	

PERMIT SET

- PLUMBING SCOPE OF WORK AND NOTES:**
- SCOPE OF WORK CONSISTS OF PROVIDE PLUMBING PLANS FOR THIS ONE STORY RESIDENCE AS SHOWN ON PLANS.
 - PROVIDE ELECTRICAL TANK WATER HEATERS.
 - PROVIDE HAMMER WATER ARRESTORS IN QUICK-CLOSING VALVE FIXTURE CONNECTIONS AS PER FPC 604.9.
 - BEFORE COMMENCING WORK CONTRACTOR SHALL FIELD VERIFY THE EXISTING PLUMBING SYSTEMS, PROVIDE WAKING AND ALL COMPONENTS AS REQUIRED FOR A COMPLETE OPERATIONAL SYSTEM.
 - CONTRACTOR TO VERIFY FINAL FIXTURE SELECTION WITH OWNER BEFORE COMMENCING WORK.
 - RUN WATER LINES WITHIN CEILING AND WALLS.
 - PROVIDE INSULATION TO DRAIN PIPING FOR MOISE CONTROL. FOR SECURE DRAIN PIPING REFER TO ARCHITECTURAL PLANS.
 - WORK SHALL COMPLY WITH FBC 2020 AND ADDENDUMS.

PLUMBING LEGEND	
LEGEND	DESCRIPTION
---	COLD WATER LINE
---	HOT WATER LINE
---	GATE VALVE
---	BACKFLOW VALVE
---	SANITARY LINE
---	VENT LINE
---	CONDENSATE LINE
---	STORM DRAIN LINE
---	FLOOR CLEAN-OUT
---	CLEAN-OUT
---	POINT OF CONNECTION TO EXISTING LINE
⊕	3/4" H.B. WITH SHUT-OFF VALVE AND VACUUM BREAKER
AHU	AIR HANDLER UNIT
CU	CONDENSING UNIT
BS	BELOW SLAB
CW	COLD WATER
HW	HOT WATER
CD	CONDENSATE LINE
V	VENT
VTR	VENT THRU ROOF
IEWH	INSTANT ELECTRICAL WATER HEATER
SD	STORM DRAIN LINE
F/A	FROM ABOVE
F/B	FROM BELOW
RD	ROOF DRAIN
W/W	WITHIN WALL
FD	FLOOR DRAIN
UG	UNDERGROUND
⊖	DOWN
⊕	UP
FCO	FLOOR CLEAN OUT
AAV	AIR ADMITTANCE VALVE

SANITARY LINES SLOPE:
LESS THAN 3": 1/4"/LF
3" AND GREATER: 1/8"/LF

- PLUMBING GENERAL NOTES:**
- THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE INSTALLATION OF A COMPLETE PLUMBING SYSTEM IN ACCORDANCE WITH THESE DRAWINGS, THE FLORIDA BUILDING CODE 2020 AND ADDENDUMS, ALL OTHER APPLICABLE STATE, COUNTY AND LOCAL CODES AND ORDINANCES.
 - THE CONTRACTOR SHALL PAY ALL COSTS OF PERMIT, INSPECTIONS AND ALL OTHER COSTS INCIDENTAL TO THE COMPLETION AND TESTING OF THIS WORK, UPON FINAL ACCEPTANCE. A CERTIFICATE FROM THE LOCAL INSPECTION AUTHORITY SHALL BE FURNISHED TO THE OWNER.
 - ALL MATERIALS AND EQUIPMENTS SHALL BE NEW, OF U.S. MANUFACTURE AND OF GOOD QUALITY OF RESPECTIVE KIND AND GRADE, AND MUST BE FURNISHED SO AS TO PREVENT ANY DELAY IN THE PROGRESS OF THE WORK. ALL WORK THROUGHOUT SHALL BE PERFORMED IN A WORKMANLIKE MANNER BY SUFFICIENT NUMBER OF SKILLED WORKMEN.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, TO FAMILIARIZE HIMSELF WITH THE LOCATION OF ALL EXISTING AND/OR PROPOSED UTILITY STUB OUTS, PIPING, INVERT, EQUIPMENT, ETC., AND MAKE DUE ALLOWANCES FOR ANY CONDITION AFFECTING HIS WORK.
 - THE LOCATION OF ALL ITEMS SHOWN ON THE DRAWINGS ARE NOT DEFINITELY FIXED BY DIMENSIONS ARE APPROXIMATE ONLY. THE EXACT LOCATIONS NECESSARY TO SECURE THE BEST CONDITIONS AND RESULTS MUST BE DETERMINED BY THE CONTRACTOR AT THE PROJECT AND SHALL BE APPROVED BEFORE ACTUAL INSTALLATION.
 - ALL PLUMBING LINES SHALL BE DETERMINE AT PROJECT SITE IN RESPONSE TO FIELD CONDITIONS. EXACT LOCATION WILL BE DETERMINE AT PROJECT SITE IN RESPONSE TO FIELD CONDITIONS.
 - ALL CUTTING REQUIRED TO PERFORM THE WORK UNDER THIS CONTRACT WILL BE DONE BY DIMENSIONS AND RESULTS MUST BE DETERMINED BY THE CONTRACTOR AT THE PROJECT AND SHALL BE APPROVED BEFORE ACTUAL INSTALLATION.
 - GENERAL CONTRACTOR TO COORDINATE LOCATIONS AND SIZES OF ALL ACCESS DOORS WITH ARCHITECTURAL DRAWINGS.
 - INSTALL CONCRETE SUPPORT AT BASE (UNDERGROUND CONNECTION) OF SOIL STACK, RAIN LEADER, ETC.
 - ALL SANITARY DRAINAGE PIPING AND FITTINGS SHALL BE SCH. 40 PVC PIPE EXCEPT WHEN IN PLENUM SPACES ALL PIPING TO COMPLY WITH TABLE 702.1 AND 702.2 FBC (PLUMBING).
 - ALL STORM PIPING AND FITTING SHALL BE SCH. 40 PVC. PIPING TO COMPLY WITH TABLE 702.1 AND 702.2 FBC (PLUMBING) EXCEPT WHEN IN PLENUM SPACES
 - ALL ABOVE GROUND WATER PIPING SHALL BE COPPER TYPE "L" PIPING TO COMPLY WITH TABLE 605.5 FBC (PLUMBING).
 - ALL HOT WATER PRESSURE AND TEMPERATURE RELIEF PIPING SHALL BE COPPER TYPE "K" (ASTM B-308).
 - CONDENSATE DRAIN PIPING TO BE COPPER PIPING INSULATED WITH 1" ARMAFLEX. PROVIDE PLENUM RATED ARMAFLEX IN PLENUMS AND MECHANICAL ROOM. ALTERNATE CONDENSATE DRAIN PIPING SCH 40 PVC PIPE INSULATED WITH 1" ARMAFLEX, EXCEPT WHEN IN PLENUM SPACES.
 - ALL PLUMBING FIXTURES SHALL BE PROVIDED WITH ALL NECESSARY ACCESSORIES SUCH AS WATER SHUT-OFF VALVES, WATER SHUT-OFF KEYS, STOP VALVES, TIGHTENING TOOLS, ETC. PROVIDE SHUT OFF VALVES AND UNIONS TO ALL FIXTURES, ETC., REQUIRING WATER SUPPLY. PROVIDE DIELECTRIC COUPLINGS AS REQUIRED. FOR ALL COPPER PIPING CONTRACTOR MUST USE 95/5 SOLDER. PROVIDE WATER HAMMER ARRESTORS TO EACH FIXTURE AS REQUIRED.
 - PROVIDE CLEANOUTS (WITH CHROME PLATED WALL OR FLOOR ACCESS FRAMES AND COVERS AS REQUIRED) AT THE BASE OF ALL WASTE AND/OR VENT STACKS. PROVIDE PITCH PANS & LEAD FLASHING FOR ALL SANITARY SYSTEM VENTS.
 - ALL HORIZONTAL WASTE PIPING 3" AND LARGER SHALL BE SLOPPED AT 1/8" PER FOOT.
 - ALL 2" HORIZONTAL WASTE PIPING SHALL BE HUNG FROM THE SLAB.
 - ALL UNDERGROUND PIPING IS TO BE HUNG FROM THE SLAB.
 - ALL POTABLE WATER USE FIXTURES SHALL COMPLY WITH "NO-LEAD" REQUIREMENTS.
 - ALL FIXTURES SUPPLIES AND STOPS SHALL BE CHROME PLATED (C.P.)
 - ALL EXPOSED FIXTURE "P-TRAPS" SHALL BE MINIMUM 17 GAL. & CHROME PLATED CAST BRASS ON 316 STAINLESS STEEL.
 - PROVIDE ANTI-SCALDING VALVE ⌀ 110 OF ON ALL TUBS AND SHOWERS, OF THE THERMOSTATIC AND PRESSURE BALANCED TYPE (ASSE 1016).

WATER HAMMER ARRESTER SPECS.			
P.D.I. UNITS	F.U. RATING	CATALOG NO.	MANUFACTURES STANDARDS
A	1-11	5005	J.R. SMITH ASSE 1010

PLUMBING FIXTURE SCHEDULE						
MARK	DESCRIPTION	WASTE	VENT	C/W	H/W	REMARKS/SPECS
HWC	WATER CLOSET/BIBET COMB.	3"	2"	3/4"	-	FLOOR MOUNTED, TANK TYPE, 1.28 GPF
LAV	LAVATORY-RESIDENTIAL	2"	2"	1/2"	-	COUNTER TOP, 1.5 GPM
SH	SHOWER	2"	2"	1/2"	1/2"	ANTI-SCALDING VALVE, 1.5 GPM HEAD
2SK	TWO COMPARTMENT SINK	3"	3"	1/2"	1/2"	WALL MOUNTED, 1.5 GPM
R	REFRIGERATOR	-	-	1/2"	-	WALL MOUNTED BOX WITH VALVE AND FLEX CONNECTION
F	FREEZER	-	-	1/2"	-	WALL MOUNTED BOX WITH VALVE AND FLEX CONNECTION
BT	BATHTUB	2"	2"	1/2"	1/2"	ANTI-SCALDING VALVE, 1.5 GPM HEAD
DW	DISHWASHER	3/4"	-	1/2"	1/2"	INDIRECT WASTE LINE
WM	WASHING MACHINE	2"	2"	1/2"	1/2"	WALL MTD RECESSED BOX WITH 2" TRAP, VALVED WATER CONNECTION

NATURAL GAS COMPANY

BEFORE COMMENCING WORK CONTRACTOR SHALL COORDINATE WITH THE NATURAL GAS COMPANY TO OBTAIN THE EXACT LOCATION, ROUTING, SIZING AND OTHER ITEMS AS REQUIRED TO COMPLY WITH CODE FOR A COMPLETE SYSTEM.

NATURAL GAS LOADS		
No	ITEM	LOAD (MBTU) (GAS PIPE SIZE)
1	GRILL	C-CR36 (3 BURNER) 105,000 3/4"
TOTAL GAS LOAD		105,000 BTUH

BEFORE COMMENCING WORK CONTRACTOR SHALL VERIFY EQUIPMENT GAS LOADS WITH FINAL SELECTION.

GAS PIPING TABLE & NOTES:

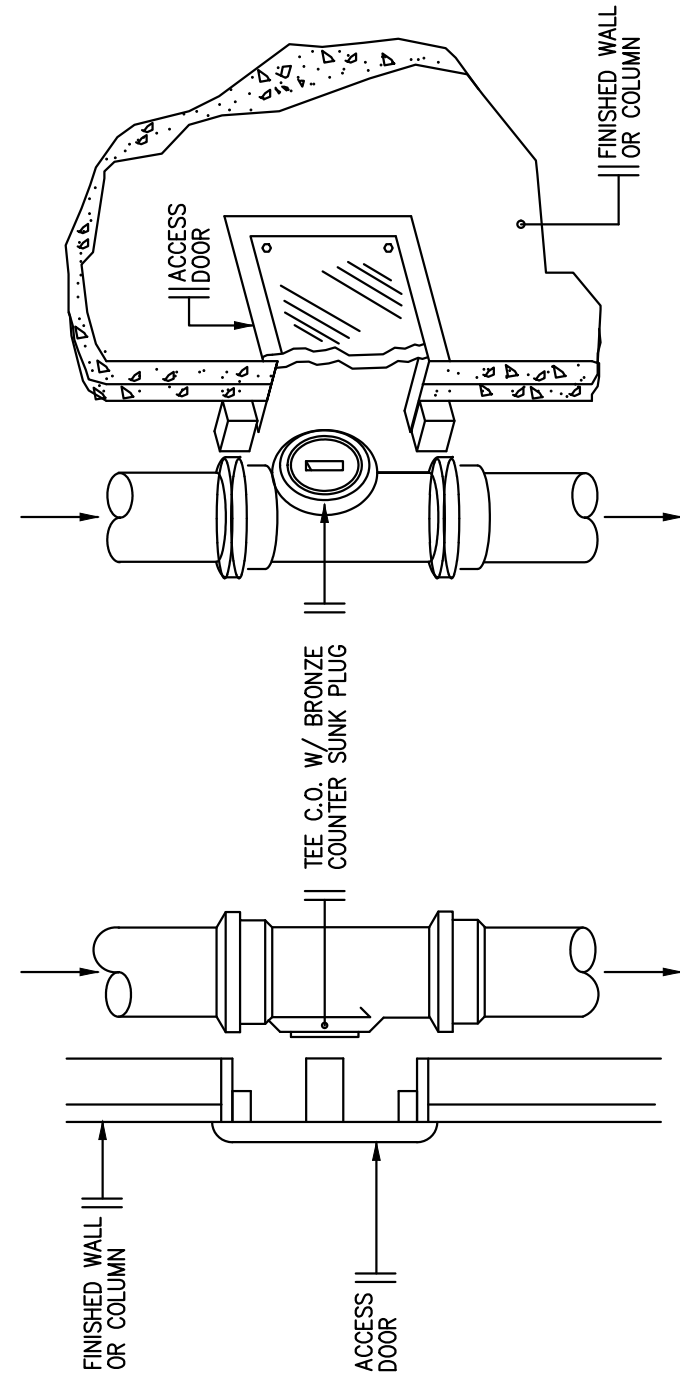
- PROVIDE POLYETHYLENE FOR UG PIPING & GALVANIZED STEEL FOR ABOVE GROUND PIPING. PROVIDE 1" AIR GAP AT EACH AFTER APPLIANCE REGULATOR. SEE GAS NOTE #7.
- METALLIC GAS PIPE SIZING AS PER FPC TABLE 402.4(2), MBTU @ 2PSI INLET PRESSURE, AND 0.5" WC PRESSURE DROP.
- POLYETHYLENE GAS PIPE SIZING AS PER FPC TABLE 402.4(22), MBTU @ 2PSI INLET PRESSURE, AND 1" WC PRESSURE DROP.
- ALL GAS PIPE PENETRATIONS INTO THE BUILDING SHALL BE ABOVE GROUND AS PER FBC 62415.4(404.4).

NOTES:

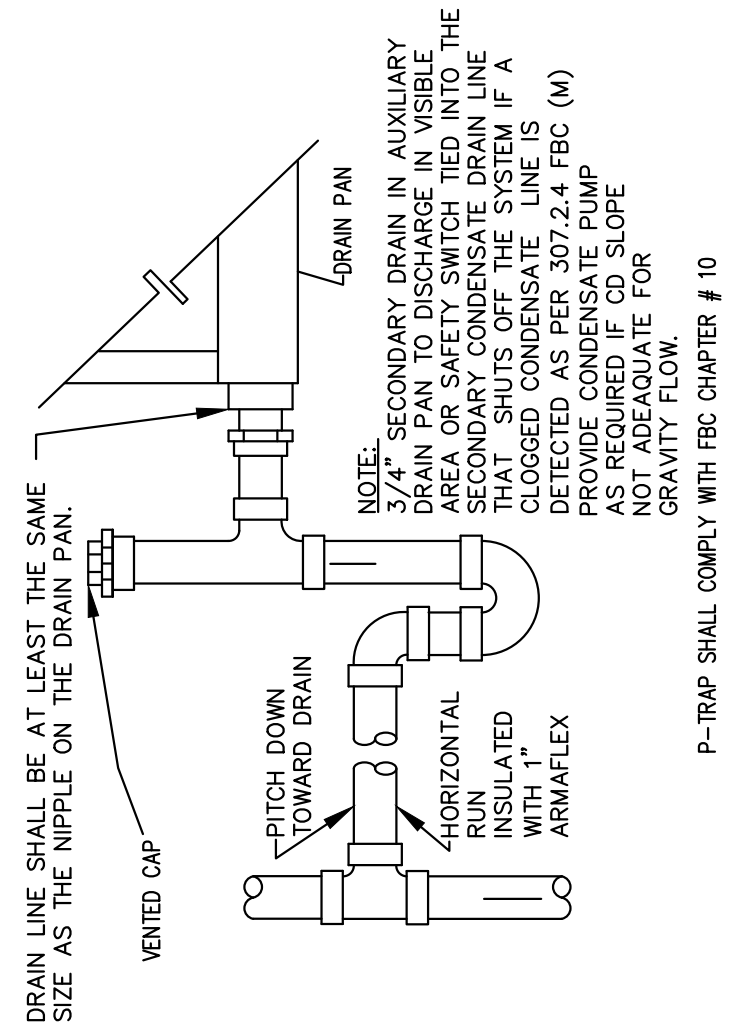
- ALL UTILITIES, EQUIPMENTS AND ACCESSORIES (ELECTRICAL, MECHANICAL & PLUMBING) SERVING THE BUILDING SHALL BE INSTALLED ABOVE B.T.F.E (ASSE 24-05 OR 1.0).
- WORK SHALL COMPLY WITH FBC ENERGY CONSERVATION SECTION CONSERVATION CHAPTER 4.

GAS GENERAL NOTES:

- THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE INSTALLATION OF A COMPLETE PLUMBING SYSTEM IN ACCORDANCE WITH THESE DRAWINGS, THE APPLICABLE EDITION OF THE FLORIDA BUILDING CODE CH. 4, SECTIONS 401.1 TO 414.2, ALL OTHER APPLICABLE STATE, COUNTY AND LOCAL CODES AND ORDINANCES.
- THE CONTRACTOR SHALL PAY ALL COSTS OF PERMIT, INSPECTIONS AND ALL OTHER COSTS INCIDENTAL TO THE COMPLETION AND TESTING OF THIS WORK, UPON FINAL ACCEPTANCE. A CERTIFICATE FROM THE LOCAL INSPECTION AUTHORITY SHALL BE FURNISHED TO THE OWNER.
- ALL MATERIALS AND EQUIPMENTS SHALL BE NEW, OF U.S. MANUFACTURE AND OF GOOD QUALITY OF RESPECTIVE KIND AND GRADE, AND MUST BE FURNISHED SO AS TO PREVENT ANY DELAY IN THE PROGRESS OF THE WORK. ALL WORK THROUGHOUT SHALL BE PERFORMED IN A WORKMANLIKE MANNER BY SUFFICIENT NUMBER OF SKILLED WORKMEN.
- CONTRACTOR SHALL VISIT THE SITE AND REVIEW ALL PERTINENT UTILITY DRAWINGS TO FAMILIARIZE HIMSELF WITH THE LOCATION OF ALL EXISTING AND/OR PROPOSED UTILITY STUB OUTS, PIPING, INVERTS, EQUIPMENT, ETC., AND MAKE DUE ALLOWANCES FOR ANY CONDITION AFFECTING HIS WORK.
- THE LOCATION OF ALL ITEMS SHOWN ON THE DRAWINGS ARE NOT DEFINITELY FIXED BY DIMENSIONS ARE APPROXIMATE ONLY. THE EXACT LOCATIONS NECESSARY TO SECURE THE BEST CONDITIONS AND RESULTS MUST BE DETERMINED BY THE CONTRACTOR AT THE PROJECT AND SHALL BE APPROVED BY THE ENGINEER BEFORE ACTUAL INSTALLATION.
- PRIOR TO ACCEPTANCE AND INITIAL OPERATION, ALL PIPING INSTALLATIONS SHALL BE TESTED AND INSTALLATION PRACTICES COMPLY WITH THE REQUIREMENTS OF FLORIDA FUEL CODE.
- GAS PIPES SHALL BE STEEL SCH 40, AND SHALL COMPLY WITH AT LEAST ONE STANDARD: ASME B 36.10, 10M; ASTM A 53, or ASTM A 106.
- WHERE IN CONTACT WITH MATERIAL OR ATMOSPHERE EXERTING A CORROSIVE ACTION, METALLIC CORROSION RESISTANT MATERIAL SHALL BE USED. EXTERNAL FITTINGS, COUPLINGS OR UNIONS USED ON PIPING OR COMPONENTS SHALL NOT BE CONSIDERED AS ADDING STRENGTH.
- PORTIONS OF A PIPING SYSTEM INSTALLED IN CONCEALED LOCATIONS SHALL NOT HAVE UNIONS, TUBING FITTINGS, RIGHT AND LEFT COUPLINGS, BUSHINGS, COMPRESSION COUPLINGS AND SWING JOINTS MADE BY COMBINATIONS OF FITTINGS.
- PROVIDE PVC SLEEVE FOR ALL UNDERGROUND METAL GAS LINES. 2" PVC FOR UP TO 1" GAS LINE, AND 2 1/2" FOR UP TO 1 1/2" GAS LN.
- ALL METAL UG GAS LINE SHALL BE RUN WITHIN PVC SLEEVE AS PER FBC.
- ALL GAS PIPING PENETRATION INTO BUILDING SHALL BE ABOVE GROUND.



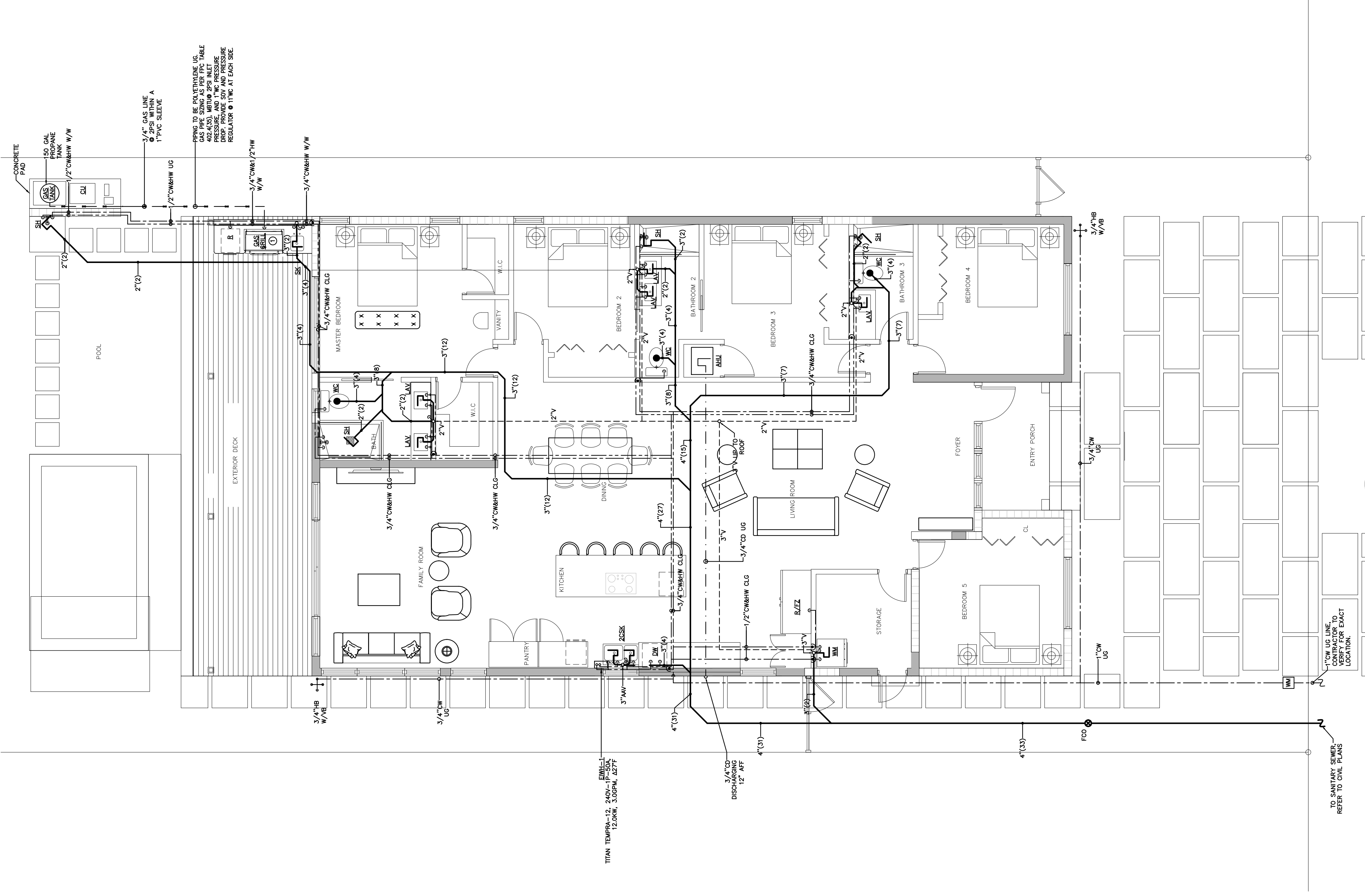
ISOMETRIC
SECTION
TEE CLEANOUT DETAIL



TYPICAL ROOF VENT DETAIL



SUBMITTAL:	PERMIT SET
SCALE:	AS SHOWN
DATE:	MAY 28 2021
PROJECT No:	20-2023
DRAWN BY:	CHECKED BY:
MME	AP
SHEET No:	



PLUMBING PLAN

SCALE: 1/4"

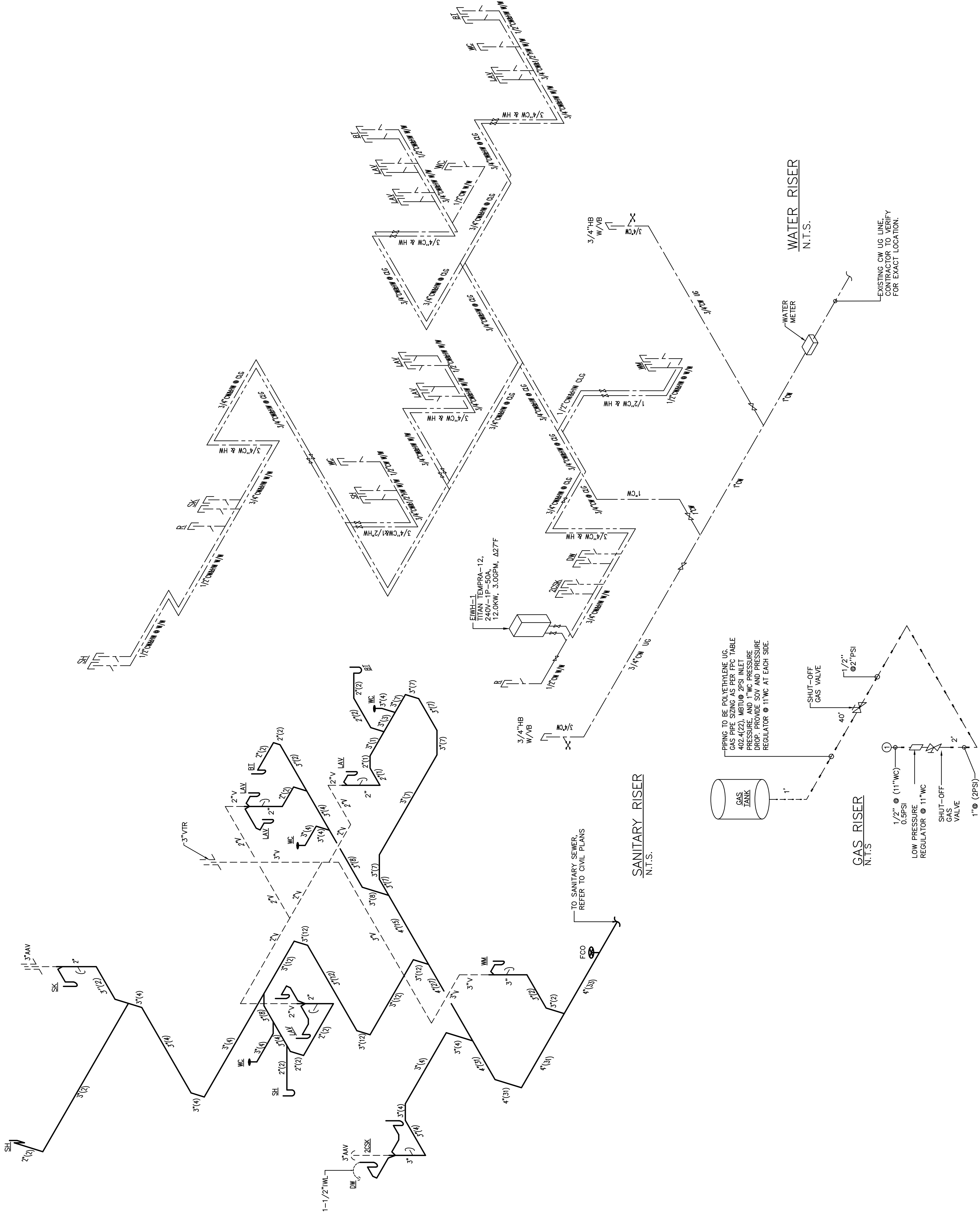
PERMIT SET



SHEET TITLE:
**PLUMBING
RISERS**

REVISIONS:

SUBMITTAL:	PERMIT SET
SCALE:	AS SHOWN
DATE:	MAY 28 2021
PROJECT No:	20-2023
DRAWN BY:	CHECKED BY:
MJE	AP
SHEET No:	



PERMIT SET



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: December 6, 2021
RE: 8934 Froude Avenue – New Addition and Mechanical Equipment

Background: This application is a request to build a new +/-153 SF addition with mechanical equipment, and addition to the front porch to an existing single-family home. The new addition will be located in the front on the northeast corner of the property. A portion of the driveway will be demolished for the addition. The parcel is located in the H30B Zoning District at 8934 Froude Avenue. The lot depth is 112.5 feet with a width of 50 feet. The site plan indicates the lot size is 5,625 square feet (SF).

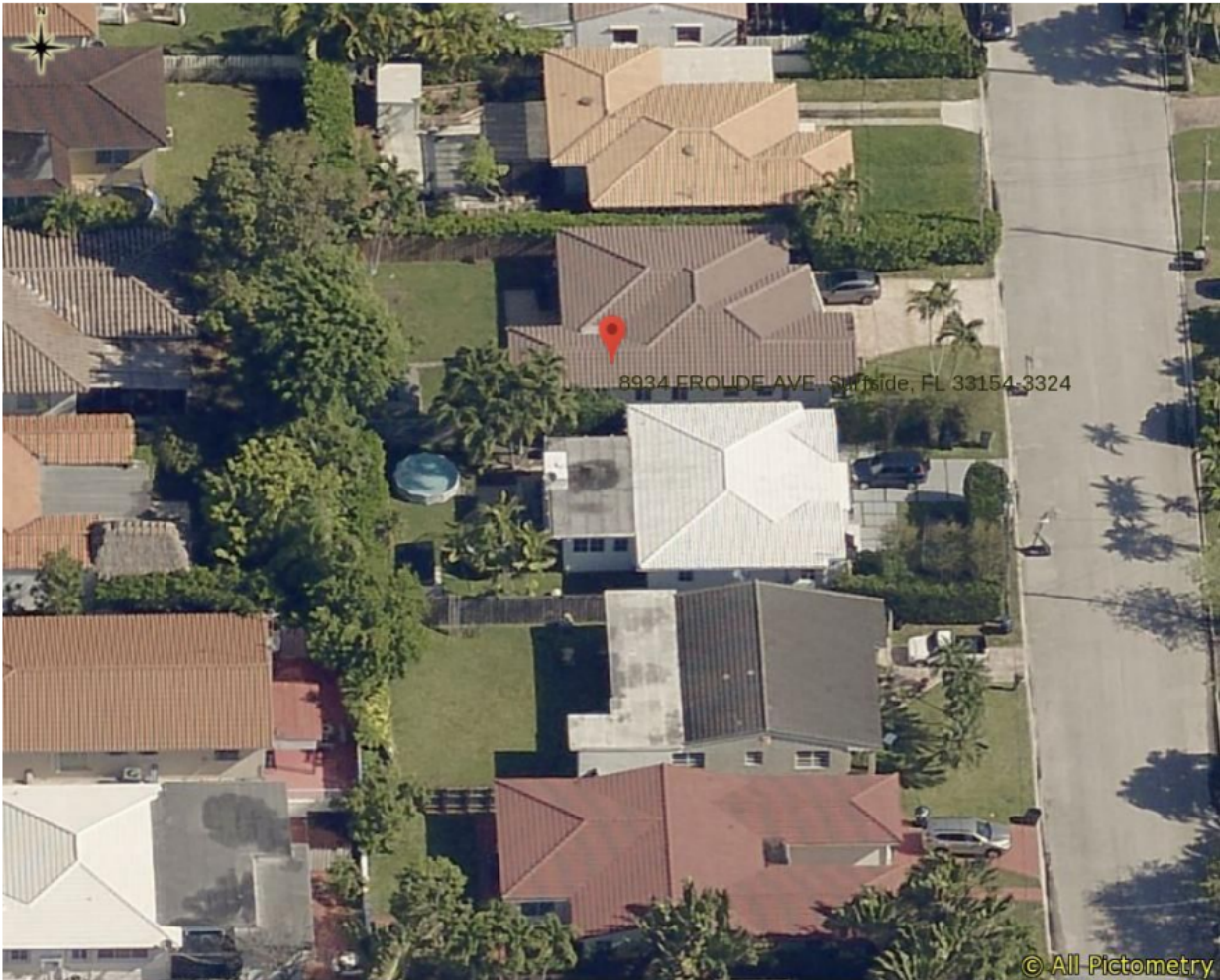
The setback requirements for the H30B Zoning District are 20-foot front and 5-foot sides. The applicant is proposing a 20.22-foot front yard setback and a 5.15-foot side setback. Total lot pervious area is proposed at 1,969 SF or 35% where 35% is required. The front yard pervious area was not provided. A pitched roof matching the existing roof is proposed for the addition; the maximum height permitted is 30 feet. The height was not provided, but the addition will not exceed the existing roof height. Table 1 on page 3 provides information on site characteristics and zoning requirements.

The new addition will have a smooth stucco and be painted to match the rest of the house. The addition will have concrete roof tiles to match the existing structure. The east and south elevations show the installation of two (2) new windows for the addition. Mechanical equipment for a new A/C unit will be installed on a four (4) inch concrete slab located within the side setback.



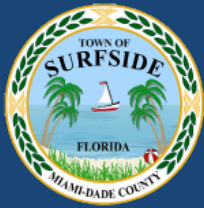
Miami-Dade Property Appraiser

Property Address: 8934 FROUDE AVE, Surfside, FL 33154-3324



Date Printed: 12/01/2021

Figure 1: Aerial View of 8934 Faude Avenue



Town of Surfside, Florida Development Review

Table 1 – Site Characteristics and Zoning Requirements

Address	8934 Froude Avenue	
General Location	South	
Property Size	5,625 SF (112.5 Feet x 50 Feet)	
Zoning District	H30B	
Lowest Floor Elevation	Not Provided	
Lot Coverage	Required	Proposed
Total Lot	40% Max. (2,250 SF)	36.3% (2,040 SF)
Exempt Accessory Uses	15% or Less	N/A
2 nd Story Lot Coverage	32% of the Lot or 80% of First Floor	N/A N/A
Pervious Area Total Lot	35% w/40% FL Friendly	35% (1,969 SF)
Pervious Area Front Yd	50% w/40% FL Friendly	Not provided
Pervious Area Rear Yd	40% w/40% FL Friendly	Not provided
Height – Flat Roof	30 Ft: Avg Datum/Crown-High Pt.	N/A
Height – Pitched Roof	30 Ft: Avg Datum/Crown-Tie Beam.	Not provided
Modification of Height	1% of Height to 3 Ft Max	N/A
Trellis/Pergola Structure	12 Feet Max. Height	N/A
Setbacks		
Primary Frontage	20 Feet Min.	20.22 Feet
Secondary Corner	10 Feet Min.	N/A
Interior Side < or = 50 Ft	5 Feet Min.	5.15 Feet
Interior Side > 50 Ft	10% Frontage Width	N/A
Rear	20 Feet Min.	31.69 Feet
Pt. Lake & Adj. Canals	25 Feet Min	N/A
Biscayne Bay	50 Feet Min	N/A
Encroachments		
Eaves – Sloped Roofs	24 Inches Max	Not provided
All Other Ornamentals	6 inches Max	N/A
Accessory Buildings		
Maximum Height	12 Feet Max	N/A
Max. Aggregated Area	500 SF Max.	N/A
Pools & Decks		N/A
Primary Front and	10 Feet Min	N/A
Secondary Corner	10 Feet Min	N/A



Town of Surfside, Florida Development Review

Applicant Package: A package of drawings and the application was submitted by the Applicant with a recent survey dated 10/27/2021.

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

- Provide a current or relevant survey.
- Maximum floor area percent is 40% of the total lot area. Provide basic zoning information on the site plan indicating the floor area in square feet of the existing residence, the addition floor area and the total floor area percent of the total lot area.
- Per the **Zoning in Progress**, the H30B district must provide:
 - 35% of each lot must be pervious area; and
 - 50% of front yards and 40% of rear yards must be landscaped; and
 - 40% of all landscaped areas must be Florida-Friendly.

Please provide a table on the plan sheets or worksheets and/or calculations for the front yard and total lot landscape/pervious areas.

- Provide the height of the building on the elevations (including the height of the addition) from the crown of the adjacent street.
- Per **Sec. 90-47.3** air conditioning equipment, pool pump or other mechanical equipment shall maintain at least a five-foot setback from the rear and side yards and is not visible from any street or waterway. Additionally, mechanical equipment must be at least 15 from an adjacent residence. If visible from the street, shrubs shall be incorporated as a visual screen for mechanical equipment or other accessories to the residence, **Sec. 90-95(3)**. The proposed mechanical equipment is not allowed in the side setback and must be relocated.
- Per **Sec. 90-89**, one street tree is required for every 20 feet of linear street frontage. Street trees are recommended along the property line.
- Per **Sec. 90-97**, if any trees are to be removed and/or relocated, a tree removal permit will be required.



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

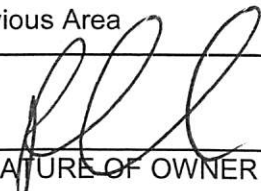

**TOWN OF SURFSIDE
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION**

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	Philippe Azoulay
PHONE / FAX	786.255.2486
AGENT'S NAME	Philippe Azoulay
ADDRESS	8934 Froude Ave
PHONE / FAX	786.255.2486
PROPERTY ADDRESS	8934 Froude Ave
ZONING CATEGORY	
DESCRIPTION OF PROPOSED WORK	Addition, Single Room.
Email -	PAZOULAY 1 @ GMAIL.COM

INTERNAL USE ONLY			
Date Submitted	_____	Project Number	21-1159
Report Completed	_____	Date	_____
Fee Paid	\$ _____		

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

 SIGNATURE OF OWNER	10/27/21 DATE	 SIGNATURE OF AGENT	10/27/21 DATE
---	------------------	--	------------------

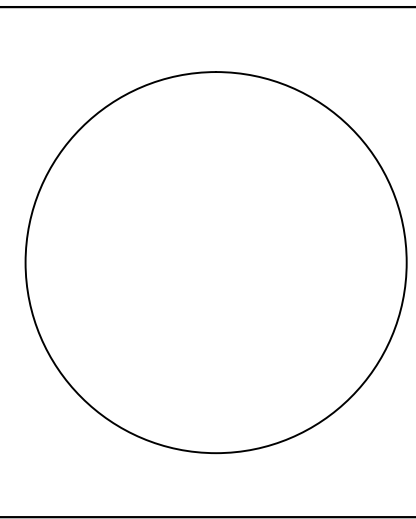
REVISIONS	NUM	DESCRIP	BY



ARCHITECTURE-PLANNING
INTERIOR DESIGN

2627 NE 203 Street Suite 118
Aventura FL 33180
PH: (305)-331-6460

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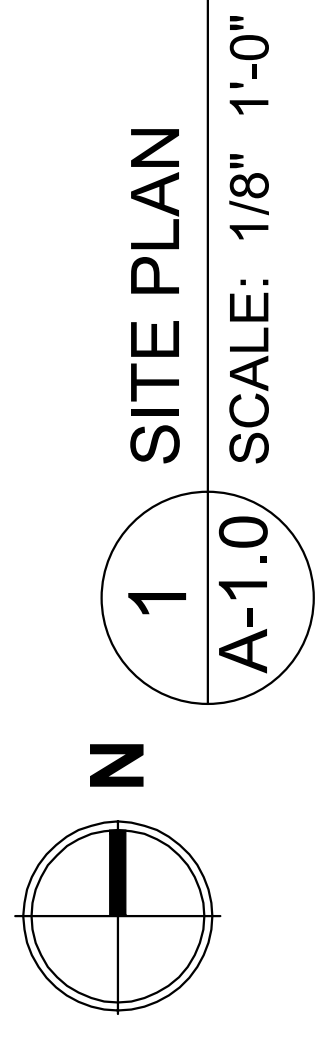
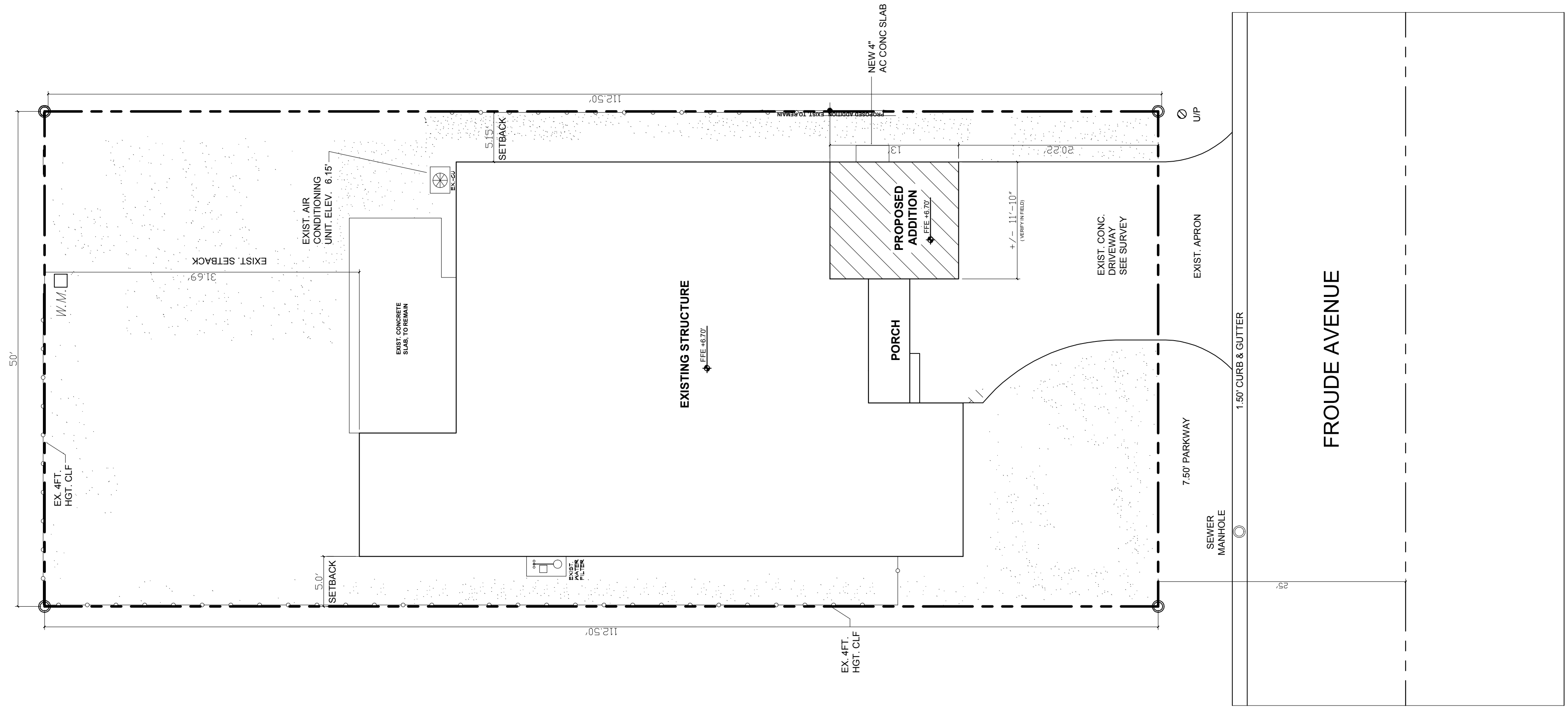
LEON CASES
FL ARCHITECT LIC. NO. AR00166568

PROPOSED BEDROOM
ADDITION
AZOULAY RESIDENCE
8934 Froude Ave
Surfside FL 33154

SITE PLAN &
APPLICABLE
CODES

FILE:	
DRAWN BY:	JMR/AF
CHECKED:	LEON CASES
DATE:	06/23/2021
SCALE:	AS SHOWN
JOB NO.:	

A-1



LEGEND

--- DASHED LINES DENOTE EXISTING TO BE REMOVED, UNLESS OTHERWISE NOTED.

— SOLID LINES DENOTE EXISTING TO REMAIN, UNLESS OTHERWISE NOTED.

▨ DENOTES AREA OF NEW CONSTRUCTION IN ARCHITECTURAL DRAWING. (20% MIN. 56. FT.) NO WORK IN THIS AREA.

APPLICABLE CODES

2020 Florida Building Code, Existing Building, 7th Edition
2020 Florida Building Code, Building, 7th Edition
2020 Florida Building Code, Mechanical, 7th Edition
2020 Florida Building Code, Energy Conservation, 7th Edition
OCCUPANCY CLASSIFICATION: Residential (FBC, Building, Section 310): R-3

ZONING LEGEND

SYMBOL	DESCRIPTION
14-2225-005-3150	PROPOSED ELEVATION 6'10" TO MATCH EXIST. RESIDENTIAL ELEVATION
AE	FLOOD ZONE "AE"

LEGAL DESCRIPTION:
LOT 14, BLOCK 20 OF SECOND AVENUE FLAT OF NORMANDY BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 16, PAGE 44, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SCOPE OF WORK

1. PROPOSED ADDITION OF BEDROOM ON EXISTING FRONT DRIVEWAY AREA

ZONING

- APPLICABLE ZONING CODE: R-3
- MAX. BLDG. HT.: 30 FT. (MAX. STORIES (2) (SEC 90-43))
- SETBACKS (SINGLE STORY STRUCTURES UP TO 15HT) (SEC 90-46):
- PRIMARY FRONTAGE: 20 FT
- INTERIOR SIDE: 5 FT
- REAR: 20 FT
- MAXIMUM LOT COVERAGE: 40 (SEC 90-49)
- LOT AREA: 112.5' X 50' = 5,625 SF
- MAX. LOT COVERAGE (40%): 2,250 SF
- PROPOSED LOT COVERAGE: 2,040 SF
- TOTAL LOT COVERAGE: 2,040 SF (2,250 SF (MAX. ALLOW.))
- MINIMUM PERVIOUS AREA: 35 (SEC 90-45)
- MINIMUM PERVIOUS AREA: 5,625 SF X .35 = 1,969 SF
- EXISTING PERVIOUS AREA: 2,804 SF
- PROPOSED PORCH ADDITION: 56 SF
- PROPOSED ADDITION IMPACT: 0 SF (ADDITION WILL BE CONSTRUCTED IN AREA OF EXISTING IMPERVIOUS CONCRETE DRIVEWAY)
- TOTAL PERVIOUS AREA: 2,804 SF - 2,748 SF = 1,969 SF (MIN. PERVIOUS AREA)

NOTE: REFER TO SURVEY FOR ALL EXISTING DIMENSIONS, SETBACKS AND ELEVATIONS

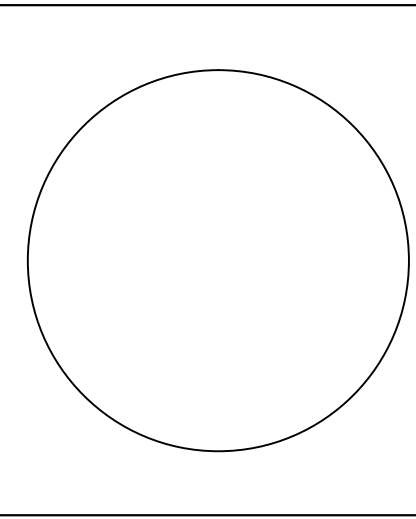
NUM	DESCRIP.	BY



**ARCHITECTURE- PLANNING
INTERIOR DESIGN**

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Aventura FL 33180
PH: (305)331-6460

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LEON CASES
FL ARCHITECT LIC. NO. AR0016868

PROPOSED BEDROOM
ADDITION
AZOULAY RESIDENCE
8934 Froude Ave
Surfside FL 33154

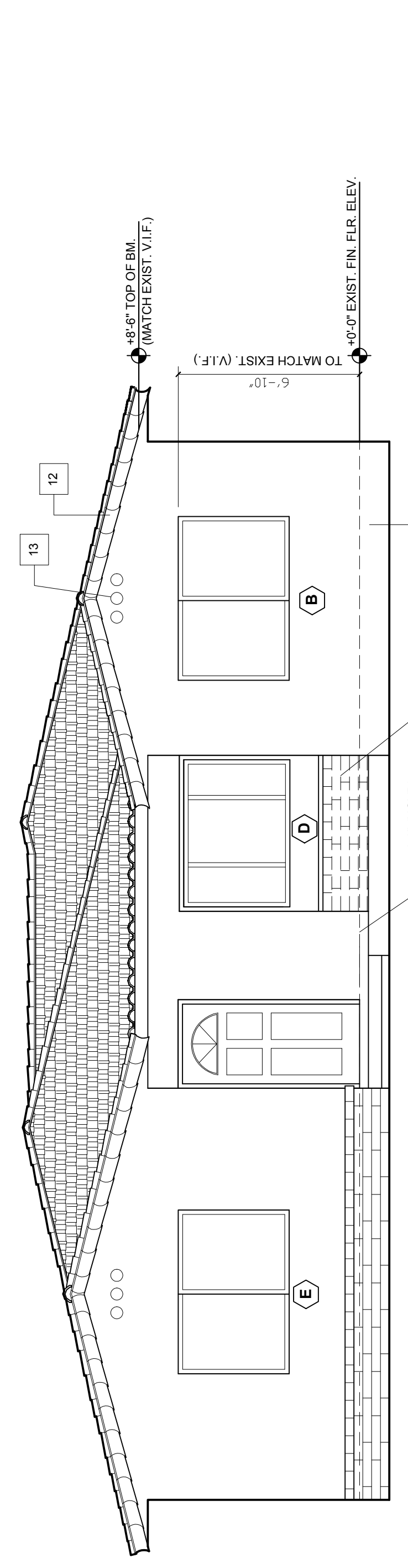
**ELEVATIONS &
SCHEDULES**

FILE:	
DRAWN BY:	JMR/JAF
CHECKED:	LEON CASES
DATE:	06/23/2021
SCALE:	AS SHOWN
JOB NO.:	

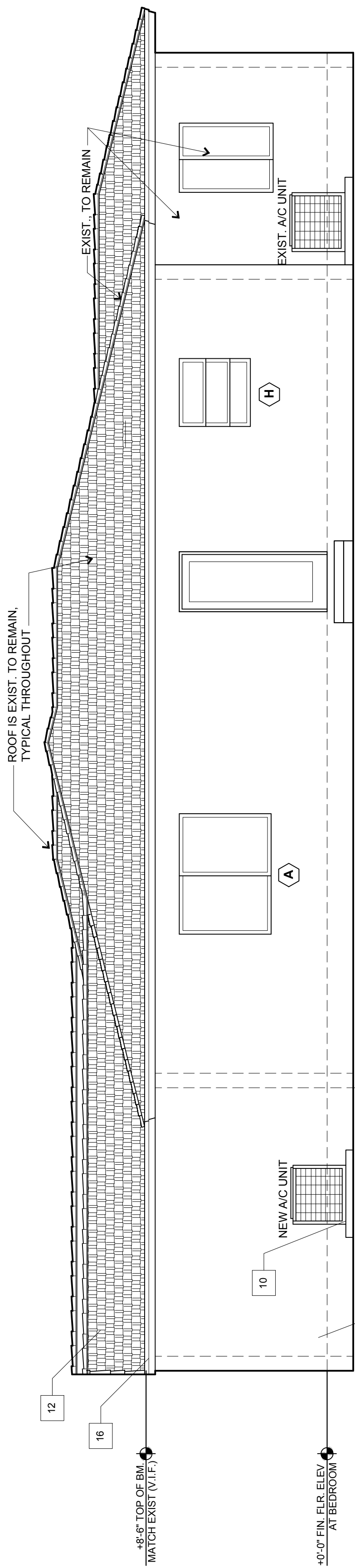
A-3

KEYNOTES

- REMOVE EXISTING CONCRETE DRIVEWAY AS NECESSARY TO ACCOMMODATE FOR NEW ADDITION.
- REMOVE EXISTING PLANTER AS NECESSARY TO ACCOMMODATE FOR NEW FRONT PORCH EXTENSION. CONCRETE "RYEBROW" PROJECTIONS INTO THE NEW ADDITION AS REQUIRED. REFER TO STRUCTURAL DRAWINGS.
- REMOVE EXISTING WINDOW AND EXTERIOR WALL BELOW AS NECESSARY TO CREATE OPENING FOR NEW DOOR. EXISTING STEEL CORNER COLUMN TO REMAIN. REFER TO STRUCTURAL DRAWINGS.
- 1/2" GYPSUM DRYWALL OVER 1"X2" P.T. WOOD FURRING STRIPS @ 16" O.C. WITH R-7.8 REFLECTIVE FOIL INSULATION ON 8" CONCRETE REINFORCE MASONRY UNITS. PROVIDE 1"X4" P.T. FIRESTOP (PER FBC). SEE STRUCTURAL DRAWINGS.
- 1/2" GYPSUM DRYWALL OVER 1"X2" P.T. WOOD FURRING STRIPS @ 16" O.C. OVER EXISTING CONCRETE MASONRY WALL. PROVIDE 1"X4" P.T. FIRESTOP (PER FBC).
- REMOVE EXISTING WINDOW AND BLOCK UP OPENING WITH 8" CMU. FINISH WITH 1/2" GYPSUM DRYWALL OVER 1"X2" P.T. WOOD FURRING STRIPS @ 16" O.C. (EACH SIDE OF OPENING)
- 1/2" GYPSUM DRYWALL OVER 5/8" METAL STUDS AT 24" O.C. ATTACHED TOP TO CEILING WOOD STRIPPING AND OR 2" X 4" WOOD BLOCKING.
- CREATE 78" W X 2278" D X 9316" H OPENING TO FIT WARDROBE UNITS (SUPPLIED & INSTALLED BY OWNER). CONFIRM AND COORDINATE OPENING SIZE WITH OWNER.
- NEW CONCRETE PORCH EXTENSION FINISH TO MATCH EXISTING. SEE STRUCTURAL DRAWINGS.
- REMOVE EXISTING WINDOW AND CREATE NEW OPENING TO FIT NEW WINDOW. SEE STRUCTURAL DRAWINGS.
- 20" X 40" X 4" (MINIMUM) A/C CONCRETE PAD. SEE MECHANICAL PLANS FOR A/C UNIT. COORDINATE LOCATION WITH OWNER.
- 5/8" GYPSUM WALLBOARD OVER 1" X 3" WOOD FURRING STRIPS AT 24" O.C. ATTACHED TO UNDERSIDE OF PREFABRICATED/PREENGINEERED WOOD TRUSSES AT 24" O.C. (MFR. TO PROVIDE SIGNED AND SEALED SHOP DWGS. BY A REGISTERED FL ENGINEER) AND FOIL FACED R-30 FIBERGLASS BATT INSULATION.
- CONCRETE ROOF TILE OVER 9/8" HOT MOPPED FELT OVER 3/4" FELT TIN CAPPED. CONCRETE ROOF TILES TO BE BARCELONA 900 CONCRETE ROOF TILE TO MATCH EXISTING (V.I.F.), AS MANUFACTURED BY BORAL ROOFING, L.L.C. (SEE SPECIFICATIONS FOR TILE). THE ROOF SHALL BE INSTALLED IN ACCORDANCE WITH IBC AND AS PER ACCEPTANCE NO. #18/06/15 FOR LOCATIONS WHERE PRESSURES EXCEED THE DESIGN PRESSURE VALUES OBTAINED BY CALCULATIONS IN COMPLIANCE WITH RAS 127 USING THE VALUES LISTED IN THE INSTALLATION SECTION OF NOA. THE ATTACHMENT CALCULATIONS SHALL BE DONE AS A CONSULTANT TO THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TILE AND ITS COMPONENTS SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE ROOFING APPLICATION STANDARD RAS118, RAS119, AND RAS120.4.2 AND DATA FOR ATTACHMENT CALCULATIONS IN NOA. CONTRACTOR TO APPLY FOR BUILDING PERMIT AND APPLICATION SHALL BE ACCOMPANIED BY COPIES OF THE ROOFING CALCULATIONS AND THE ROOFING CONTRACT. CONTRACTOR TO BUILDING OFFICIAL OR APPLICABLE BUILDING CODES IN ORDER TO PROPERLY EVALUATE THE INSTALLATION OF THIS SYSTEM.
- 41" GNS TERRACOTTA DECORATIVE ATICO VENT BY SUNCOMST STONE, INC. OR EQUIVALENT. SEE SPECIFICATIONS FOR TILE AND TILE TURNER. INSTALLATION INSTRUCTIONS. PAINT TO MATCH EXISTING.
- 5/8" SMOOTH STUCCO FINISH PAINTED.
- REMOVE EXISTING BRICK VENEER AND PROVIDE NEW STUCCO FINISH (PAINTED). MATCH EXISTING ADJACENT STUCCO LINES THIS AREA ONLY.
- REWORK EXISTING GUTTER AND DOWNSPOUT AS NECESSARY AND EXTEND TO NEW ADDITION.
- CONCRETE RAKE BEAM. SEE STRUCTURAL DRAWINGS FOR SIZE AND REINFORCEMENT.
- CMU WALL. SEE STRUCTURAL DRAWINGS FOR REINFORCEMENT.
- CONCRETE REINFORCED DROP BEAM ABOVE WINDOW. SEE STRUCTURAL DRAWINGS FOR SIZE AND REINFORCEMENT.
- 2X WOOD BRACING AND BLOCKING. SEE STRUCTURAL DRAWINGS.
- CONT. GALV. MTL DRIP ON CONT. 1" X 2" P.T. WD. ON CONT. 1"X 10" WOOD FASCIA BOARD (SIZE TO MATCH EXIST. FASCIA (V.I.F.) ON CONT. 2 X 4 STRUCTURAL FASCIA (SEE STRUCTURAL DRAWINGS).
- SOFFIT TO BE 5/8" STUCCO PAINTED ON PAPERBACK METAL LATH TO MATCH EXISTING FINISH (COMPLY WITH FBC PRESRIPTIVE REQUIREMENTS). PROVIDE MIN. OF (9 8" X 16" WHITE ALUMINUM SOFFIT VENT WITH MESH ALUMINUM SCREEN (56 S.T. OF NET FREE AREA AIRFLOW), COMPLY WITH FBC SECTION R606.
- HORIZ. ROLLING ALUMINUM WINDOW. SEE SCHEDULE.
- 5/8" SMOOTH STUCCO FINISH PAINTED ON CMU WALL. SEE STRUCTURAL DRAWINGS FOR REINFORCEMENT.
- EXISTING CONCRETE DRIVEWAY.
- CONCRETE FOOTING. SEE STRUCTURAL DRAWINGS FOR SIZE AND REINFORCEMENT.
- CONCRETE SLAB ON GRADE WITH THICKENED EDGE ON 6MIL (MIN.) VAPOR BARRIER ON WELL COMPACTED SOIL. SEE STRUCTURAL DRAWINGS.
- FINISH FLOORING AND BASEBOARD AS SELECTED BY OWNER.



**1 EAST ELEVATION
SCALE: 1/4" 1'-0"**



**2 NORTH ELEVATION
SCALE: 1/4" 1'-0"**

DOOR SCHEDULE

LOCATION	SIZE	MATL	TYPE	CORE	VEENER	FRAME	ACTION																															
MARK	WIDTH	HEIGHT	THICKNESS	ILLUSTRATION	WOOD	HOLLOW METAL	COMPOSITE	GLASS	ALUMINUM	FLUSH	2 PANELS	W/ SIDE LTS	SUNING-BI-PASS	PATIO W/ SIDE LTS	BI-FOLDING	POCKET	LOUVER	SOLID	HOLLOW METAL	INSULATED	HOLLOW CORE	WOOD	PAINT	VNXL CLAD	ALUMINUM	FACTORY FIN.	ALUMINUM	HOLLOW METAL	ALUMINUM	AUTO. CLOSER	FIRE RATED	DOOR STOP	HOLD OPEN HWRK	THRESHOLD				
1	3'-0"	8'-6"	1-3/4"																																			

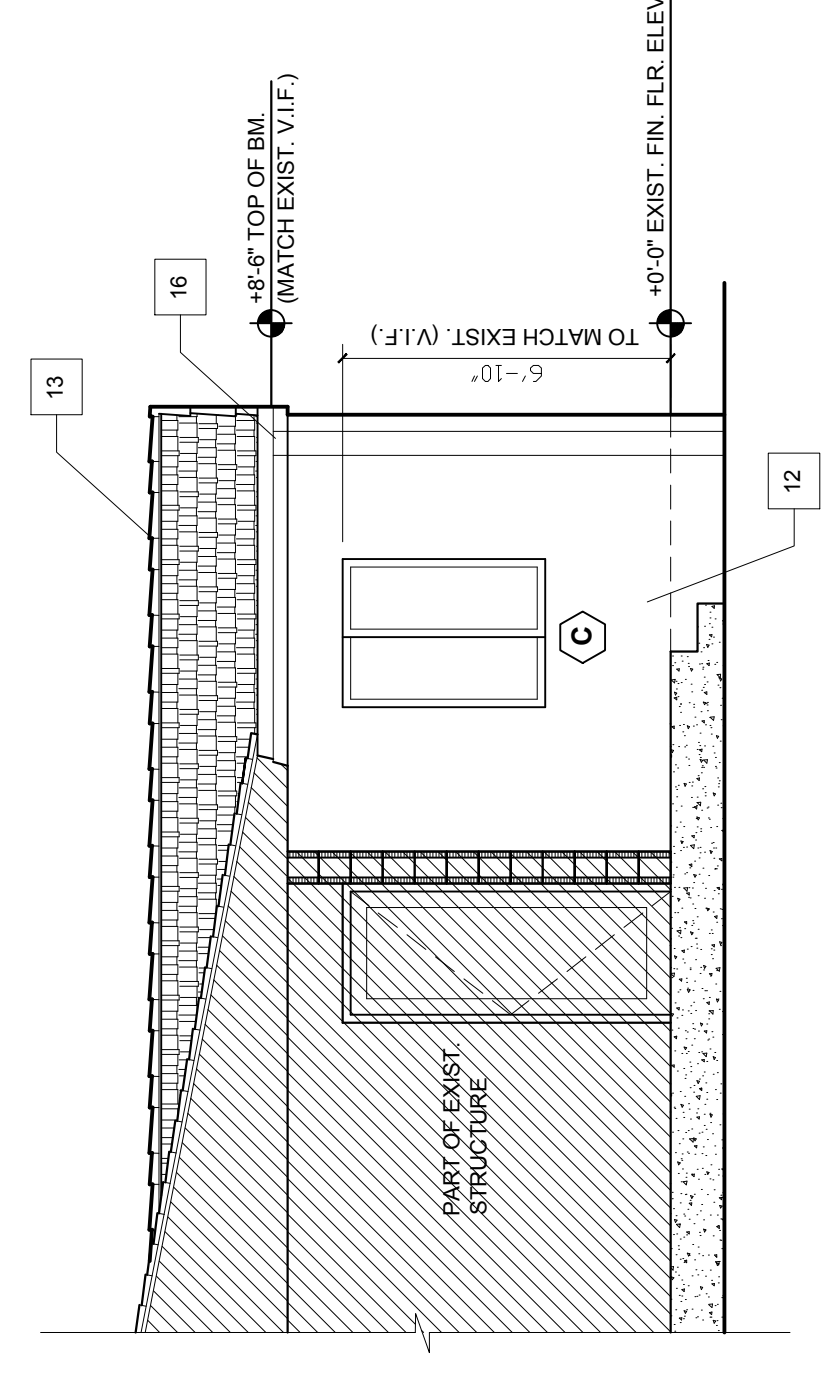
NOTE:
CONTRACTOR TO V.I.F. ROUGH OPENING TO ACCOMMODATE DOOR SIZE SPECIFIED

WINDOW SCHEDULE

MK	MFR	TYPE	CODE/SIZE	WIDTH X HEIGHT	NOA	REMARK
(A)	8700 SERIES BY LAWSON INDUSTRIES, INC. OR EQUAL	HORIZONTAL ROLLER	D247 50.58"	34 53.18" X 50.58"	20-0810.06	EXISTING WINDOW TO BE REPLACED PER 2020 FBC EXISTING BUILDING, A.I.T. LEVEL 1
(B)	8700 SERIES BY LAWSON INDUSTRIES, INC. OR EQUAL	HORIZONTAL ROLLER	D247 50.58"	24 37.4" X 50.58"	20-0810.06	EXISTING WINDOW TO BE REPLACED PER 2020 FBC EXISTING BUILDING, A.I.T. LEVEL 1
(C)	8700 SERIES BY LAWSON INDUSTRIES, INC. OR EQUAL	HORIZONTAL ROLLER	D247 50.58"	24 37.4" X 50.58"	20-0810.06	EXISTING WINDOW TO BE REPLACED PER 2020 FBC EXISTING BUILDING, A.I.T. LEVEL 1
(D)	8700 SERIES BY LAWSON INDUSTRIES, INC. OR EQUAL	HORIZONTAL ROLLER	D247 50.58"	24 37.4" X 50.58"	20-0810.06	EXISTING WINDOW TO BE REPLACED PER 2020 FBC EXISTING BUILDING, A.I.T. LEVEL 1
(E)	8700 SERIES BY LAWSON INDUSTRIES, INC. OR EQUAL	HORIZONTAL ROLLER	D247 50.58"	24 37.4" X 50.58"	20-0810.06	EXISTING WINDOW TO BE REPLACED PER 2020 FBC EXISTING BUILDING, A.I.T. LEVEL 1
(F)	8700 SERIES BY LAWSON INDUSTRIES, INC. OR EQUAL	HORIZONTAL ROLLER	D247 50.58"	24 37.4" X 50.58"	20-0810.06	EXISTING WINDOW TO BE REPLACED PER 2020 FBC EXISTING BUILDING, A.I.T. LEVEL 1
(G)	3200 SERIES BY LAWSON INDUSTRIES, INC. OR EQUAL	CASEMENT	141 19.125" X 50.625"	141 19.125" X 50.625"	20-0810.07	EXISTING WINDOW TO BE REPLACED PER 2020 FBC EXISTING BUILDING, A.I.T. LEVEL 1
(H)	8700 SERIES BY LAWSON INDUSTRIES, INC. OR EQUAL	HORIZONTAL ROLLER	D23 38 1/8" X 37 1/8"	23 38 1/8" X 37 1/8"	20-0810.06	EXISTING WINDOW TO BE REPLACED PER 2020 FBC EXISTING BUILDING, A.I.T. LEVEL 1
(I)	8700 SERIES BY LAWSON INDUSTRIES, INC. OR EQUAL	HORIZONTAL ROLLER	D23 38 1/8" X 37 1/8"	23 38 1/8" X 37 1/8"	20-0810.06	EXISTING WINDOW TO BE REPLACED PER 2020 FBC EXISTING BUILDING, A.I.T. LEVEL 1

NOTE:
1. ALL WINDOWS TO BE MATCH PRESSURE AND GARY MARK RATE COUNTY PRODUCT APPROVAL (A.S.I.)
2. ALL NEW WINDOWS MEET REQUIREMENTS OF BOCA BUILDING CODE CHAPTER 10, 24, & ALL OTHER APPLICABLE CODES. ALL WINDOWS SHALL CONFORM TO A.N.S.I. / A.A.M.A. STANDARD 108.3-93 FOR IBC 4.3, A.A.M.A. 1302.5-76 FOR FORCED ENTRY RESISTANCE, AND F.B.C. TAS 201, TAS 202 AND TASA 203.
3. GENERAL CONTRACTOR TO VERIFY ALL OPENINGS PRIOR TO ORDER WINDOWS AND CONFIRM CONFIGURATION WITH OWNER.
4. WINDOW FINISH COLOR TO MATCH EXISTING. GLAZING COLOR TO MATCH EXISTING. PROVIDE WINDOW SCREENS.

**3 SOUTH ELEVATION
SCALE: 1/4" 1'-0"**



NUM	DESCRIP.	BY



**ARCHITECTURE-PLANNING
INTERIOR DESIGN**

118675 W DIXIE HIGHWAY
MIAMI, FLORIDA 33180
PH: (305)-331-6460

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SEAL

PROGRESS

SET

NOT FOR

CONSTRUCTION

SANKAR VARIER
FLORIDA PE #42369



RELIANCE ENGINEERING INC.
10388 WEST 1ST RD #4, #112
DAVIE, FL 33524 - CA No. 7881

PROPOSED BEDROOM
ADDITION
2627 NE 203 Street, Suite 118
Aventura, FL 33180

**STRUCTURAL
NOTES**

FILE:	
DRAWN BY:	SW
CHECKED:	SW
DATE:	6/23/2021
SCALE:	AS SHOWN
JOB NO.:	
SHEET:	S1.2
	STRUCTURAL NOTES

GROUND FLOOR & FOUNDATION NOTES

- GROUND FLOOR & WALKWAY SLAB SHALL BE AS NOTED ON PLANS. CONCRETE SLAB SHALL BE ON 10 MIL VAPOR BARRIER ON WELL COMPACTED FILL AND REINFORCED AS NOTED BELOW.
4" THICK SLAB WITH 1 LAYER OF W.W.M. 6x6 @2.9W/2.9, MIDDLE.
TOP OF EXISTING FINISH FLOOR SLAB REFERENCE EL: +0'-0" = SEE CIVIL FOR INFO. COORDINATE TOP OF NEW SLAB ELEVATIONS, SLOPES AND RECESSES WITH ARCHITECTURAL DRAWINGS.
- PROVIDE A GRID OF CONTROL JOINTS AS SHOWN IN PLAN.
- TOP OF ALL FOOTINGS SHALL MATCH THAT OF EXISTING FOOTINGS. TOP OF FOOTING SHALL BE MINIMUM 1'-4" BELOW FINISH FLOOR.
- CENTRELINE OF FOOTING IS CENTRELINE OF WALL AND COLUMN. U.O.N.
- SEE ARCHITECTURAL DRAWINGS FOR WALKWAY SLAB LAYOUT AND JOINT PATTERN.
- FOUNDATIONS ARE DESIGNED FOR NET ALLOWABLE SOIL PRESSURE OF 2,500 PSF. THE GEOTECHNICAL ENGINEER TO PROVIDE A LETTER TO THE BUILDING OFFICIAL CONFIRMING ALLOWABLE BEARING PRESSURE OF 2,500 PSF.
- FOUNDATIONS ARE DESIGNED BY RATIONAL ANALYSIS.
- SEE ARCHITECTURAL FOR DIMENSIONS OF ALL WALLS AND WALL OPENINGS.
- SOIL POSITIONING IS REQUIRED PER FLORIDA BUILDING CODE.

MASONRY NOTES

- MASONRY UNITS ARE TO BE STANDARD WEIGHT LOAD BEARING UNITS (ASTM C-90) LAYED UP IN RUNNING BOND. MASONRY BLOCKS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH 2800 PSI. MASONRY WALL THICKNESS: 8" AND 12" AS NOTED ON PLANS. ALL CMU WALLS SHALL BE 8" THICK CMU WALLS UNLESS OTHERWISE NOTED.
MORTAR SHALL BE TYPE "M" IN ACCORDANCE WITH ASTM C270 WITH A MINIMUM COMPRESSIVE STRENGTH OF 2800 PSI AT 28 DAYS.
- ALL REINFORCED CELLS SHALL BE FULLY GROUTED. GROUT POUR AND LIFT TESTS SHALL BE CONDUCTED FOR ALL REINFORCED CELLS. ALL REINFORCED CELLS SHALL BE FULLY GROUTED. CELLS SHALL BE CAPPED WHERE TAPCON ANCHORS ARE INSTALLED ON BLOCKS. ALL EXPANSION ANCHORS AND EPOXY ANCHORS SHALL HAVE MINIMUM 12" OF GROUTED SPACE ON ALL SIDES.
GROUT FOR CONCRETE BLOCK CELLS SHALL BE A HIGH STRENGTH MIX IN ACCORDANCE WITH ASTM C476 HAVING A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI. SLUMP SHALL BE BETWEEN 10" AND 11".
- ALL CONCRETE MASONRY WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ACI 530-13 CODE AND ACI 530.1-13 SPECIFICATIONS.
- CAST CONCRETE COLUMNS AFTER THE ADJOINING MASONRY IS WALL IS IN PLACE. IF FOR ANY REASON, COLUMNS ARE CAST BEFORE MASONRY IS INSTALLED.
PROVIDE VERTICAL REINFORCEMENT AS SHOWN IN NOTE 12 BELOW. HORIZONTAL REINFORCEMENT CONSISTING OF 8 @. LONGITUDINAL WIRES AND 9 @. CROSSBARS SHALL BE PROVIDED @ 16" O.C.
PROVIDE HORIZONTAL REINFORCEMENT IN FIRST AND SECOND BED JOINTS ABOVE AND BELOW OPENINGS. EXTENDING 24" MINIMUM OR TO THE END OF WALL. INTERRUPT HORIZONTAL REINFORCEMENT AT CONTROL JOINTS AND EXPANSION JOINTS.
- PROVIDE (1) #4 IN GROUTED CELLS AT ALL WALL CORNERS, ENDS AND AT BOTH SIDES OF C.A. U.O.N.
- SEE ARCHITECTURAL FOR ALL MASONRY OPENING DIMENSIONS. SEE NOTES ON PLANS FOR JAMBS, HEADERS AND SILLS DETAILS.
- PROVIDE SPECIAL INSPECTIONS OF ALL MASONRY WORK PER FEB. 2014. PROVIDE MINIMUM ENGINEERING INSPECTIONS PER ACI 530.1-LEVEL B.
- PROVIDE MINIMUM 8x12 TIE BEAMS TB WITH 4-#5 CONTINUOUS AND CORNER BARS AND #3 @ 12" CLOSED TIES, AT THE TOP OF ALL WALLS UNLESS OTHERWISE NOTED.
- C.M.U. WALL VERTICAL REINFORCEMENT SCHEDULE:
(THE REINFORCEMENT SHALL BE CONTINUOUS FROM FOOTING TOP OF WALL WITH HOOKS AT BOTH ENDS. THE SCHEDULED REINFORCEMENT IS ALSO APPLICABLE FOR THE WALLS SUPPORTED ON BEAMS. NOT ALL BARS ARE SHOWN ON PLAN).
ALL WALLS INCLUDING PARAPETS UNLS: #5 @ 32" O.C. U.O.N. ON PLAN.
INCLUDE INTO CIVIL. ALL EXPANSION ANCHORS AND EPOXY ANCHORS SHALL BE INSTALLED PER ANCHOR MANUFACTURER'S INSTRUCTIONS IN CONCRETE FILLED CELLS. DO NOT PLACE ANCHORS WITHIN 1.5" OF ANY MORTAR JOINTS. GROUT MASONRY CELLS BEFORE INSTALLING TAPCON ANCHORS.

ABBREVIATIONS:

F.V.	FIELD VERIFY.
U.O.N.	UNLESS OTHERWISE NOTED.
U.N.O.	UNLESS NOTED OTHERWISE.
V.I.F.	VERIFY IN FIELD.
M.C.	MOMENT CONNECTION.
P.T.	POST TENSIONING.
C.J.P.	COMPLETE JOINT PENETRATION.
M.C.J.	MASONRY CONTROL JOINT.
C.	UPWARD CAMBER
N.	NUMBER OF SHEAR STUDS.
E.F.	EACH FACE.
A.S.D.	ALLOWABLE STRESS DESIGN.
C.U.	CONDENSING UNIT.
R.T.U.	ROOF TOP AC UNIT.

ALL WIND PRESSURES NOTED ON THESE SET OF PLANS ARE A.S.D. PRESSURES CORRESPONDING TO VASD. MULTIPLY THESE NUMBERS WITH 1.67 TO GET ASCE-7 WIND PRESSURES.

STRUCTURAL WOOD NOTES

- ALL WOOD SHALL CONFORM TO NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION PUBLISHED BY THE AMERICAN WOOD COUNCIL.
- ALL WOOD SHALL BE MINIMUM No.2 SOUTHERN YELLOW PINE WITH MINIMUM 15% MOISTURE CONTENT.
- ALL WOOD EXPOSED TO MOISTURE OR WEATHER SHALL BE PRESSURE TREATED. THIS IS APPLICABLE TO WOOD IN CONTACT WITH MASONRY OR CONCRETE.
- WOOD MEMBERS SHALL NOT BE CUT OR NOTCHED OR HOLES MADE ON WOOD MEMBERS FOR OTHER TRACES WITHOUT PRIOR REVIEW AND APPROVAL BY THIS ENGINEER.
- ALL WOOD SHALL HAVE FACTORY MARKINGS OF THE CERTIFICATIONS.
- SUBMIT SHOP DRAWINGS INDICATING ALL FRAMING AND CONNECTORS FOR REVIEW (WHERE THESE ARE NOT SHOWN ON THESE DRAWINGS).

PLYWOOD SHEATHING NOTES

- PLYWOOD ROOF AND WALL SHEATHING SHALL BE 19/32" THICK EXTERIOR GRADE. EXPOSURE-1, APA 48/24 RATED SHEATHING. PANELS SHALL COMPLY WITH USDOC PS-1 OR PS-2 AND APA PER-108.
USE FRT PLYWOOD WHERE NOTED ON ARCHITECTURAL DRAWINGS.
DIPHRAGM BOUNDARIES - 104 @ 2.5' O.C.
ALL OTHER SUPPORTS AND BLOOMINGS - 104 @ 4' O.C.
WALLS SHALL BE 3" LONG x 0.148" DIAMETER WITH MINIMUM 1.625" PENETRATION.
PROVIDE 2x4 BLOTTING ALONG ALL PANEL JOINTS. NAIL 2x4 AT EACH END WITH 3-160 NAILS. BLOTTING REQUIRED ALONG ALL RIDGE, HIP AND VALLEY LINES.
ALL PANEL END JOINTS SHALL BE CENTERED ON A SUPPORT. PROVIDE 1" GAP BETWEEN PANELS. STAGGER JOINTS OF PANELS BY ONE HALF PANEL LENGTH BETWEEN ADJACENT PANELS.
PANELS SHALL HAVE FACTORY MARKINGS TO INDICATE TYPE AND CERTIFICATIONS.

EXISTING CONDITIONS/DEMOLITION NOTES

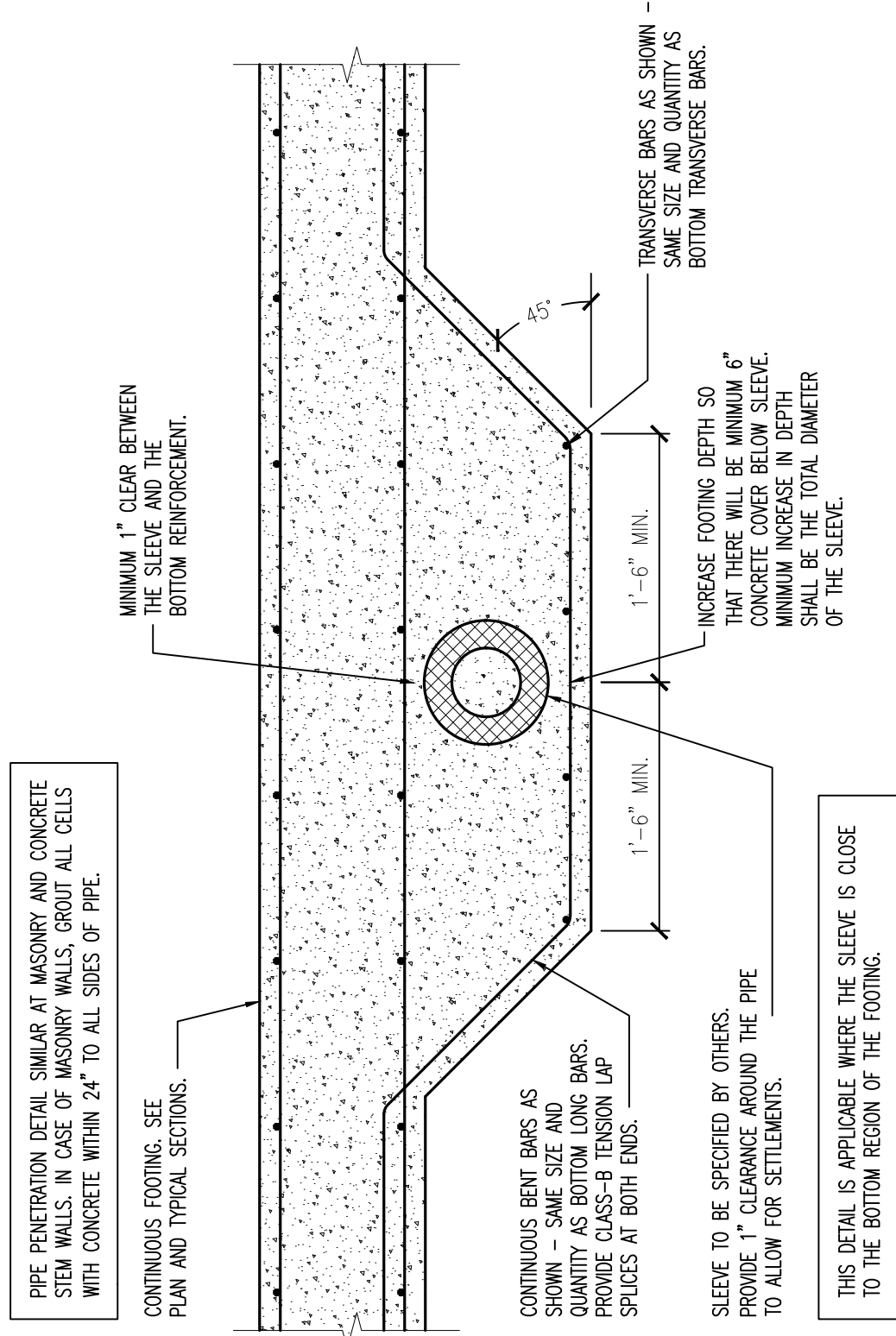
- THIS SET OF PLANS ARE ONLY FOR THE BEDROOM ADDITION AS SHOWN HERE. ALL EXISTING CONDITIONS SHOWN HERE ARE BASED ON THE ARCHITECTURAL BACKGROUNDS. WE HAVE NOT ANALYZED THE EXISTING BUILDING FOR CODE COMPLIANCE. OUR ANALYSIS IS ONLY FOR THE PROPOSED ADDITIONS ONLY. WE ARE NOT UPGRADING THE EXISTING PORTIONS OF THE BUILDING TO THE CURRENT CODE REQUIREMENT.
THE ORIGINAL BUILDING AREAS SHOWN HERE ARE ONLY FOR REFERENCE. IT IS POSSIBLE THAT AS-BUILT CONDITIONS MAY BE DIFFERENT FROM WHAT IS SHOWN HERE. ALL EXISTING CONDITIONS SHALL BE FIELD VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.
ALL EXISTING BUILDING DIMENSIONS SHOWN HERE ARE FOR REFERENCE ONLY. THESE SHALL BE FIELD VERIFIED BY THE GENERAL CONTRACTOR.
REPORT IMMEDIATELY TO THIS ENGINEER IF THERE IS ANY DISCREPANCY FOUND BETWEEN THESE DRAWINGS AND AS-BUILT CONDITIONS. PROVIDE THIS OFFICE WITH THE APPLICABLE MEMBER SIZES, CONNECTION DETAILS ETC. IN ORDER TO FINALIZE NEW CONSTRUCTION DETAILS.
IF THERE ARE ANY DAMAGES TO THE EXISTING STRUCTURE (INCLUDING CRACKS, BENTS, SETTLEMENTS, CORROSION ETC. REPORT TO THIS ENGINEER.
DO NOT CUT ANY EXISTING BEAMS, JOISTS, BEAMS OR COLUMNS UNLESS SPECIFICALLY NOTED HERE. IF THERE ARE ANY JOISTS, BEAMS OR COLUMNS IN THE WAY OF ANY NEW CONSTRUCTION, CONTACT THIS ENGINEER FOR INSTRUCTIONS.
SHORE/SUPPORT ALL MEMBERS DURING DEMOLITION. PROVIDE LATERAL SUPPORTS AS REQUIRED TO MAINTAIN STABILITY OF THE BUILDING DURING CONSTRUCTION.
DO NOT DAMAGE OR REMOVE ANY LOAD BEARING MEMBER BEFORE ALTERNATE SUPPORTS ARE PROVIDED, SUCH AS NEW FOOTINGS, COLUMNS, BEAM REINFORCEMENT ETC.
DO NOT UNDERMINE EXISTING STRUCTURE. PROVIDE SHORING BEFORE EXCAVATIONS.
WHERE PARTITION WALLS ARE TO BE REMOVED, FIRST VERIFY THAT THEY ARE NON-LOAD-BEARING.
DISPOSE ALL DEMOLISHED ITEMS IN A PROPER AND LEGAL MANNER.
EXISTING LOAD BEARING MEMBERS MUST BE TEMPORARILY SUPPORTED DURING DEMOLITION AND WHILE THEY ARE BEING WELDED UPON.
ALL SHORING SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. SUBMIT SHORING DRAWINGS SIGNED AND SEALED BY A FLORIDA P.E. FOR REVIEW.
CONTRACTOR SHALL EXERCISE EXTREME CAUTION DURING ALL FIELD WELDING. NO FIELD WELDING SHALL TAKE PLACE WHILE THE BUILDING IS OCCUPIED. PROVIDE FIRE EXTINGUISHERS DURING ALL WELDING PROCESSES. ALL WELDING SHALL BE CONDUCTED IN ACCORDANCE WITH THE WELDER'S QUALIFICATION. EXISTING STRUCTURAL MEMBERS SHALL BE SHORED DURING WELDING.

A.S.D. DESIGN WIND PRESSURES

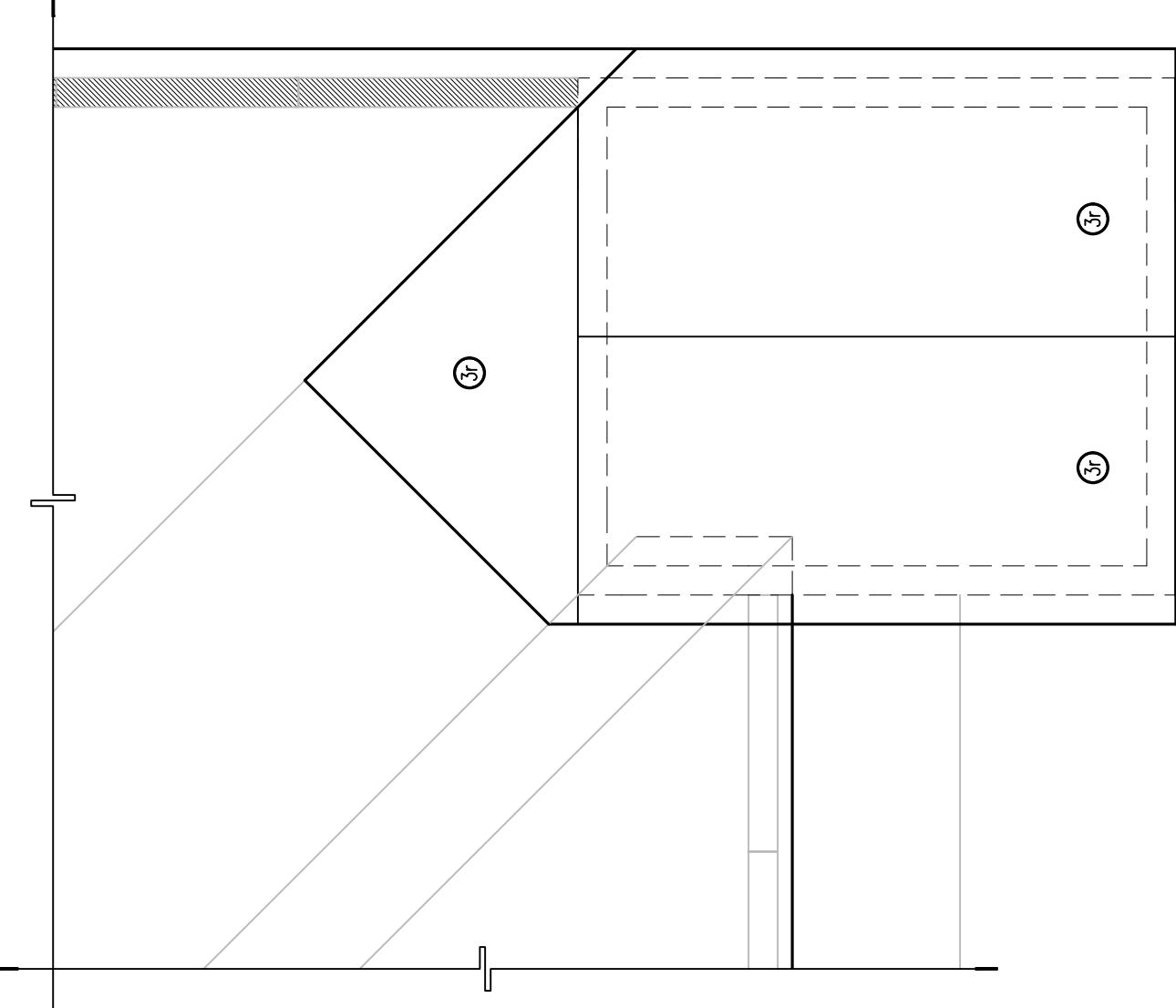
- ROOFING: NET UPLIFT PRESSURE (ALLOWABLE STRESS DESIGN):
ZONE-1: 74 PSF
ZONE-2: 129 PSF
DOWNWARD PRESSURE - ALL ZONES = 30 PSF
- WINDOWS AND DOORS: LESSON WIND PRESSURE (A.S.D.):
TYPICAL WINDOW/DOOR: +41 PSF / -44 PSF
WINDOWS/DOORS ANY PART OF WHICH IS WITHIN 5 FEET OF BUILDING CORNERS: +41 PSF / -54 PSF
- SEE DETAIL 02 ON THIS SHEET FOR PRESSURE ZONES.

ANCHORING/CORING/DRILLING ON EXISTING CONCRETE

DO NOT DRILL INTO EXISTING CONCRETE UNLESS IT IS SPECIFICALLY NOTED HERE AND THEN ONLY AFTER CONDUCTING GPR SURVEY OR OTHER METHODS TO VERIFY THE DEPTH OF REINFORCING BARS OR TIEBARS PRESENT. DO NOT MAKE SURE THAT NEW WORK WILL NOT DAMAGE ANY EMBEDDED REINFORCING BARS OR TIEBARS.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY SHOOTING, DRILLING OR OTHERWISE DAMAGING EXISTING CONCRETE REINFORCEMENT. REPAIRS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS AND REVIEWED BY THE ENGINEER OF RECORD AND THE BUILDING DEPARTMENT.
SPECIAL INSPECTIONS, SPECIAL INSPECTIONS ARE REQUIRED DURING SETTING NEW CONCRETE ANCHORS.



**01 PIPES CROSSING FOOTING OR WALL
SCALE: N.T.S.**



**02 ROOF WIND PRESSURE ZONES
SCALE: 1/4" = 1'-0"**

NUM	DESCRIP.	BY



ARCHITECTURE - PLANNING
INTERIOR DESIGN

118875 W DIXIE HIGHWAY
MIAMI, FLORIDA 33180
PH: (305)-331-6460

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SEAL
PROGRESS
SET
NOT FOR
CONSTRUCTION

SANKAR VARMA
FLORIDA PE # 42369

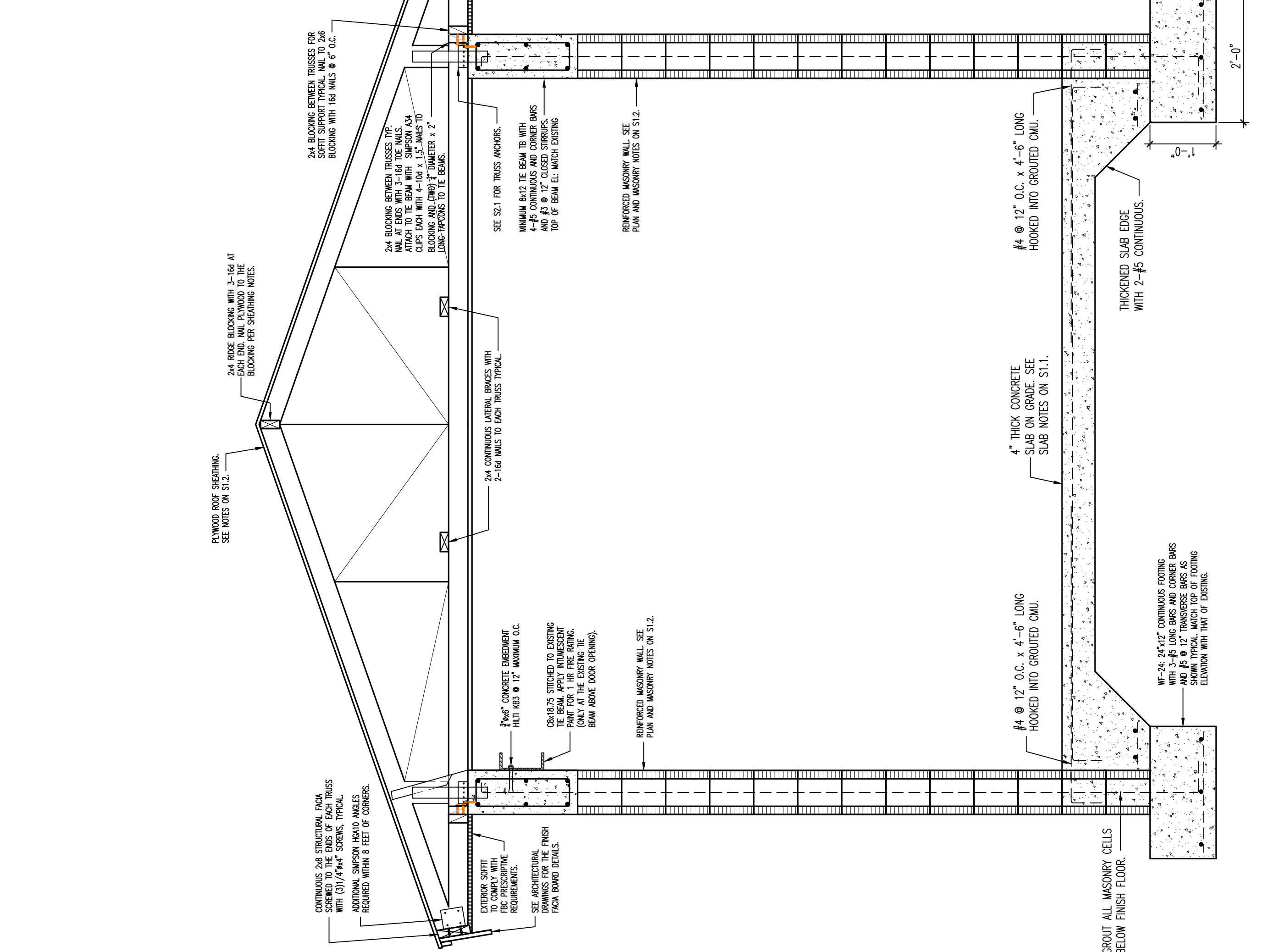


RELIANCE ENGINEERING INC.
10388 WEST ST RD 84, #112
DAVE, FL 33224 - CA No. 7881

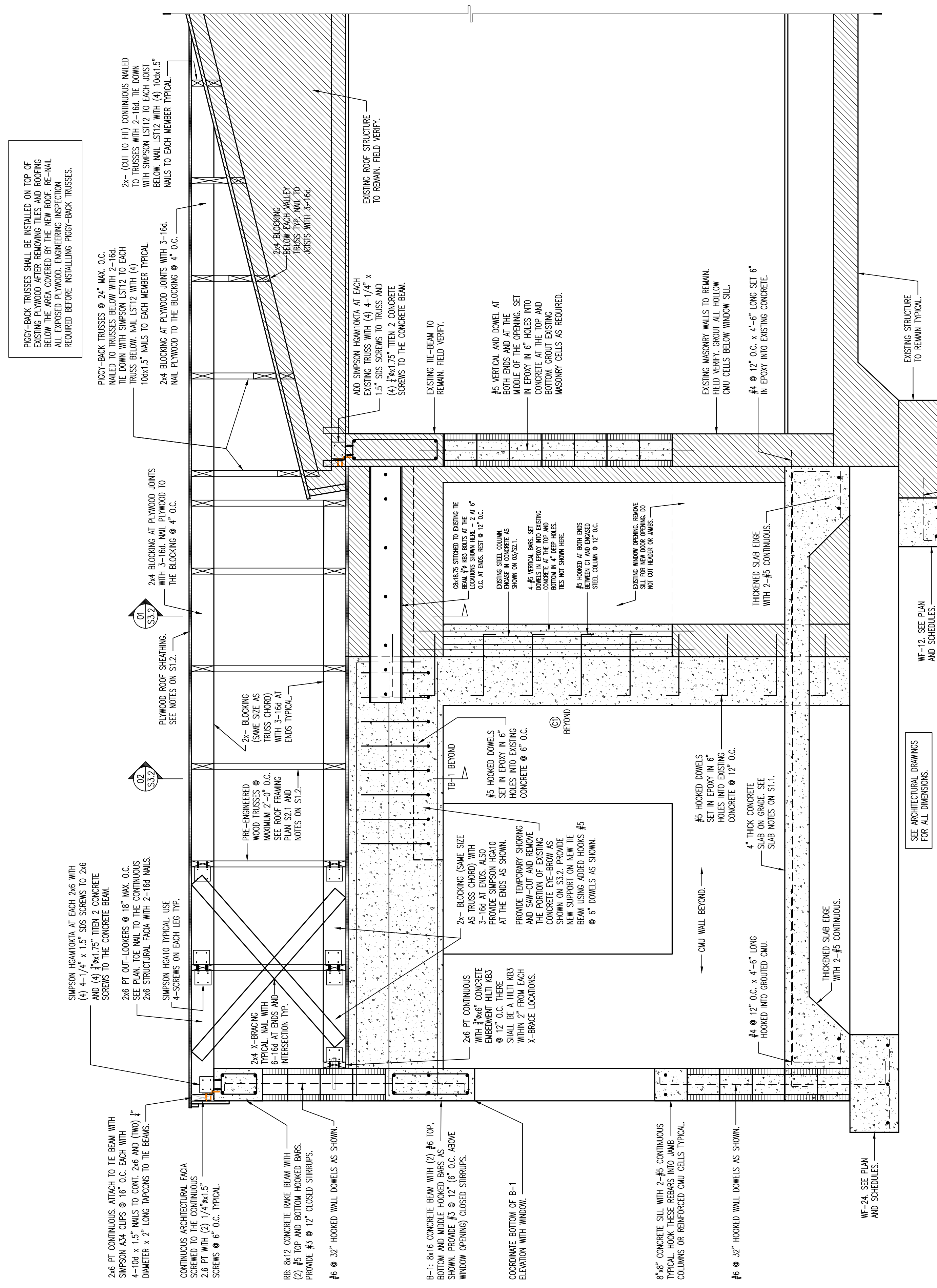
PROPOSED BEDROOM
ADDITION
2627 NE 203 Street, Suite 118
Aventura, FL 33180

BUILDING
SECTIONS

FILE:	
DRAWN BY:	SW
CHECKED:	SW
DATE:	6/23/2021
SCALE:	AS SHOWN
JOB NO.:	
SHEET:	S3.1



01 BUILDING SECTION
SCALE: 3/4" = 1'-0"



02 BUILDING SECTION
SCALE: 3/4" = 1'-0"

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NUM	DESCRIP.	BY



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SEAL
PROGRESS SET
NOT FOR CONSTRUCTION

SANKAR VARMA
FLORIDA PE # 742689



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DAVE, FL 33224 - CA No. 7881

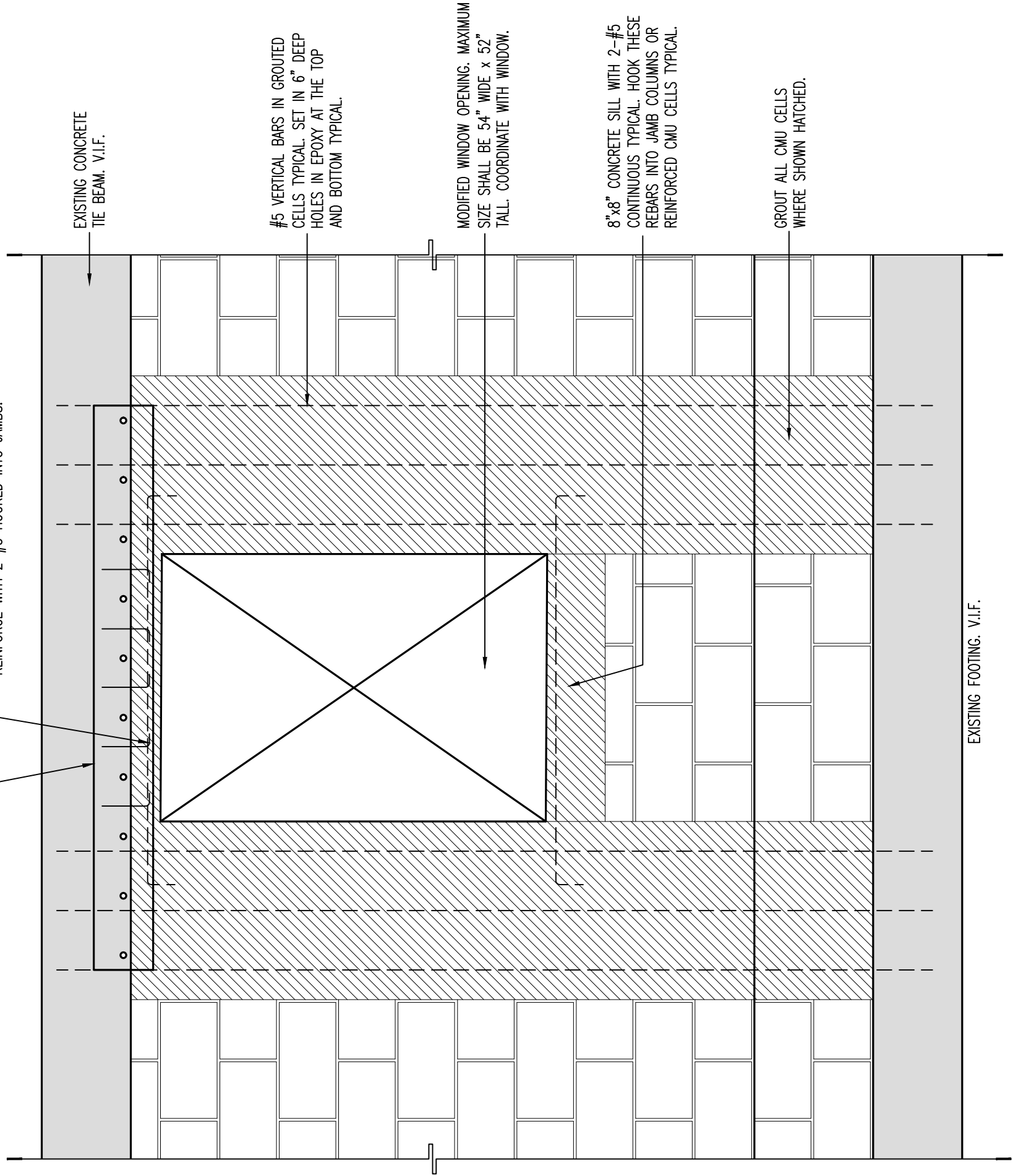
PROPOSED BEDROOM
ADDITION
2627 NE 203 Street, Suite 118
Aventura, FL 33180

BUILDING SECTIONS

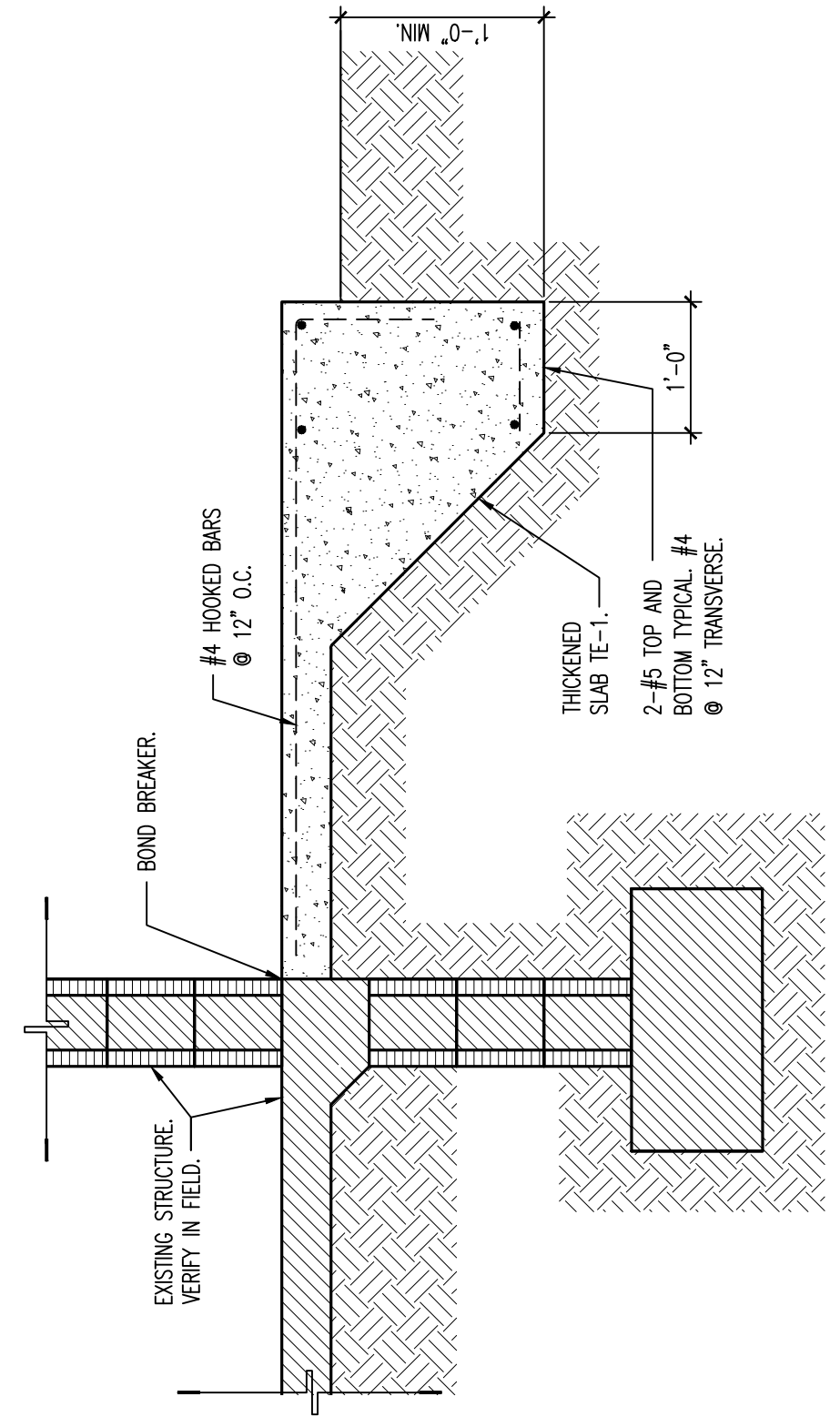
FILE:
DRAWN BY: SW
CHECKED: SW
DATE: 6/23/2021
SCALE: AS SHOWN
JOB NO:
SHEET: S3.2

COORDINATE WITH WINDOW/DOOR SHOP DRAWINGS AND ARCHITECTURAL DRAWINGS FOR OPENING LOCATIONS, DIMENSIONS AND BOTTOM OF HEADER ELEVATIONS. SUBMIT DATE COUNTY ADA FOR IMPACT RATED PRODUCTS MEETING THE REQUIRED WIND PRESSURES FOR REVIEW.
WHERE WOOD BUCKS ARE USED, ATTACH 2x PT WOOD BUCKS TO CONCRETE OR GROUDED CMU WITH 1/2" x 3.25" LONG TAPCONS @ 6" O.C. ALONG ALL FOUR SIDES. TAPCONS SHALL BE LESS THAN 3" FROM ALL CORNERS. PROVIDE MINIMUM 3" CONCRETE EDGE DISTANCE FOR ALL TAPCONS. SHORE EXISTING THE BEAM DURING THE WORK. GC SHALL BE RESPONSIBLE FOR ALL SHORING.

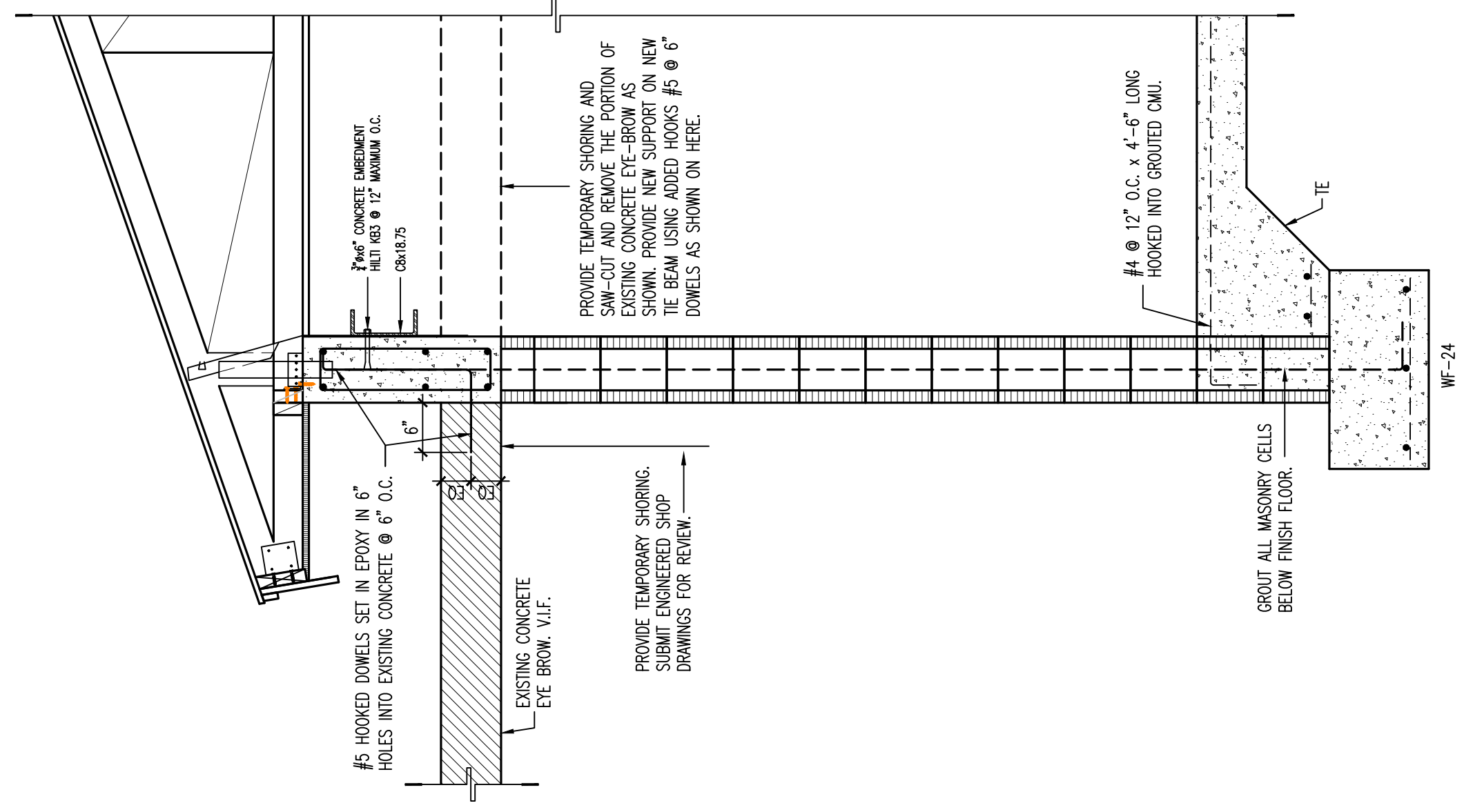
CM18x25 HEADER, ATTACH TO EXISTING THE BEAM WITH 3/8" CONCRETE EMBEDMENT HULTI #63 @ 8" O.C. EXTEND 20" BEYOND CLEAR OPENING ON BOTH SIDES. 3 BOLTS REQUIRED TO EACH JAMB TYPICAL. REINFORCE WITH 2-#5 HOOKED INTO JAMBS.



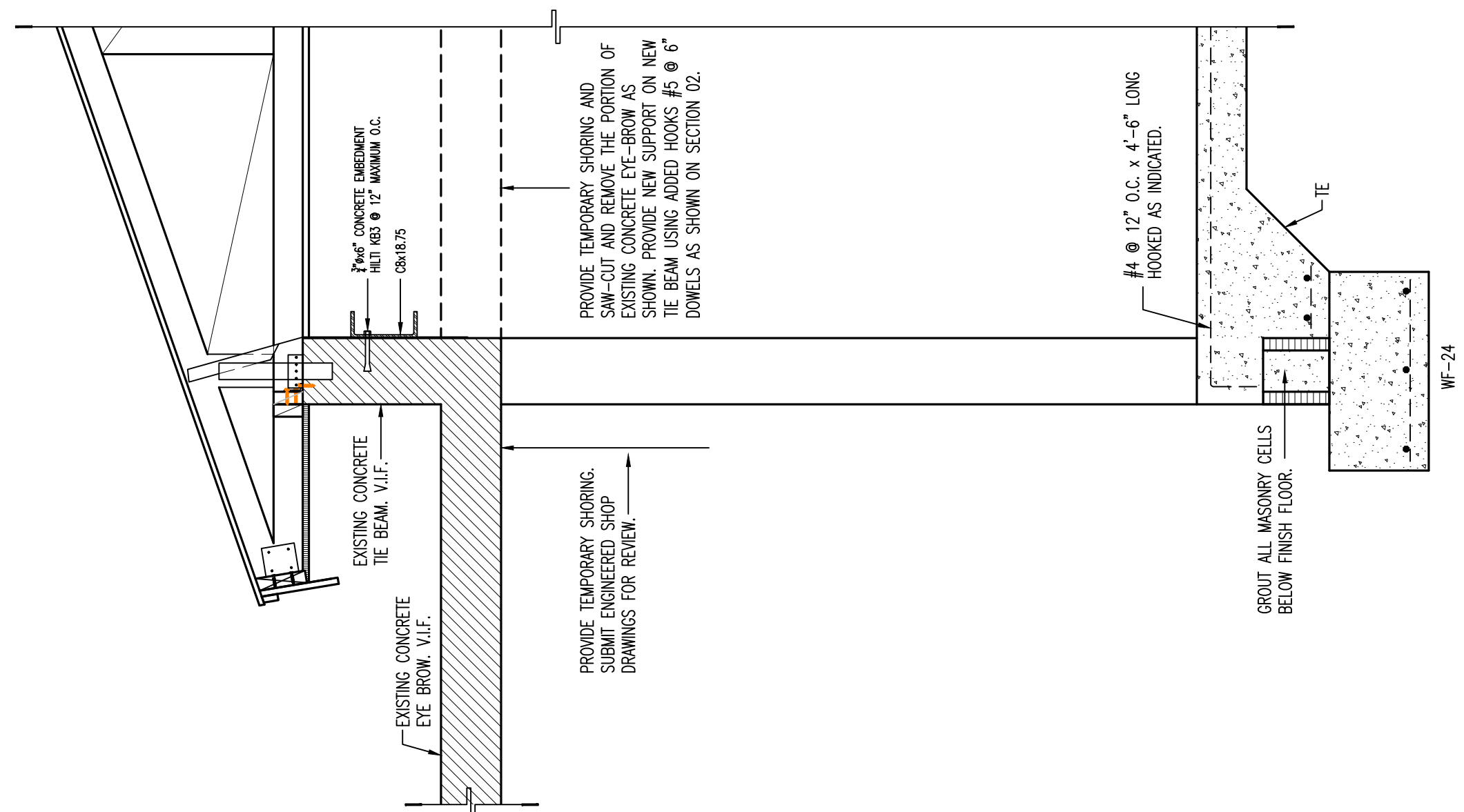
04 REPLACEMENT WINDOW OPENING DETAILS
SCALE: 3/4" = 1'-0"



03 SECTION THROUGH FRONT PORCH SLAB
SCALE: 3/4" = 1'-0"



02 WALL SECTION
SCALE: 3/4" = 1'-0"

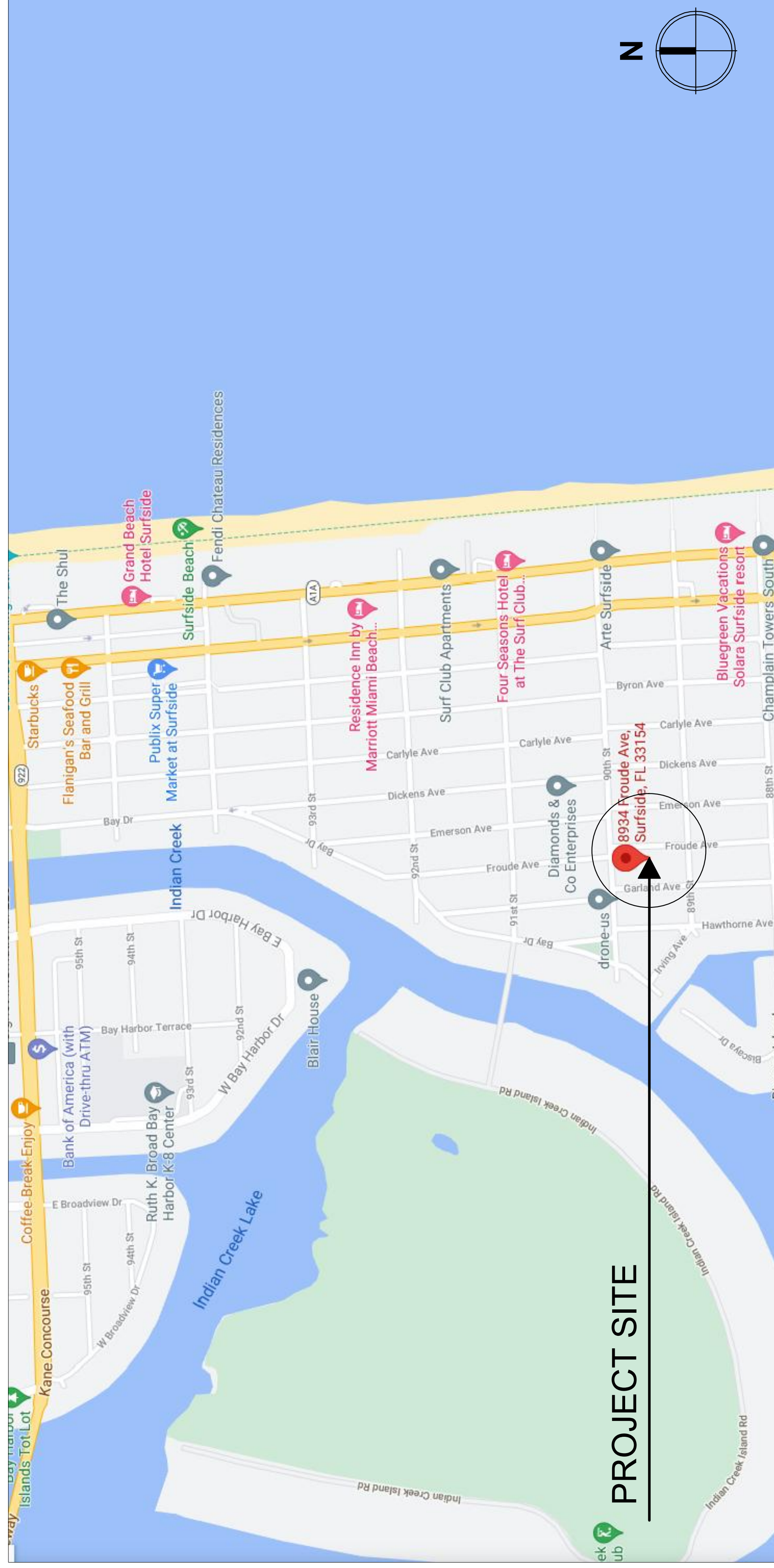


01 WALL SECTION
SCALE: 3/4" = 1'-0"

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PROPOSED BEDROOM ADDITION TO AZOULAY RESIDENCE

8934 Froude Ave Surfside, FL 33154



LOCATION PLAN
N.T.S.

INDEX OF DRAWINGS

CS	COVER SHEET
GN-1	GENERAL NOTES & SPECIFICATIONS
A-1	SITE PLAN & APPLICABLE CODES
A-2	FLOOR PLAN
A-3	ELEVATIONS & SCHEDULES
A-4	WALL SECTIONS
S-1.1	GENERAL NOTES & SECTIONS
S-1.2	STRUCTURAL NOTES
S-2.1	FOUNDATION PLAN AND ROOF FRAMING PLAN
S-3.1	BUILDING SECTIONS
S-3.2	WALL SECTIONS
E-0.1	ELECTRICAL NOTES, LEGENDS, & SPECS
E-1.1	ELECTRICAL PLAN
M-0.1	MECHANICAL NOTES
M-1.1	MECHANICAL PLAN

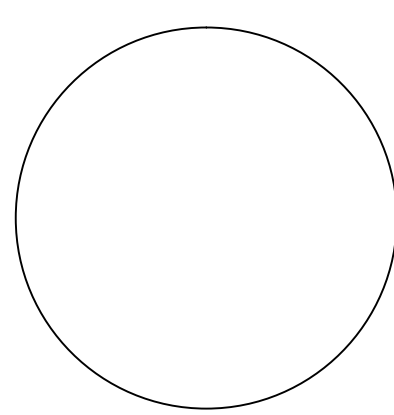
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INTERIOR DESIGN

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LEON CASES
FL ARCHITECT LIC. NO. AR0016958

PROPOSED BEDROOM
ADDITION
AZOULAY RESIDENCE
8934 Froude Ave
Surfside, FL 33154

COVER SHEET

FILE:	
DRAWN BY:	JMR/AF
CHECKED:	LEON CASES
DATE:	06/23/2021
SCALE:	AS SHOWN
JOB NO:	

CS

HVAC GENERAL NOTES

- HVAC DRAWINGS ARE DIAGRAMMATICAL IN NATURE AND REPRESENT THE GENERAL INTENT OF THE DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL ACTUAL CONDITIONS INCLUDING DUCTWORK AND PIPING LOCATIONS AND SIZES.
- DO NOT DRAWINGS BEING DIAGRAMMATICAL IN NATURE, BEINGS AND DRIPS ARE NOT SHOWN. CONTRACTOR SHALL INCLUDE THESE IN THE BID - WHERE POSSIBLE ALL RISERS AND DROPS SHALL BE CONSTRUCTED USING 45 DEGREE OR LONG RADIUS ELBOWS.
- PROVIDE AND INSTALL NECESSARY DUCTWORK TRANSITIONS AND PIPING INCREASERS/REDUCERS AS REQUIRED FOR EQUIPMENT CONNECTIONS. CONSULT MANUFACTURER'S DATA FOR ACTUAL DUCTWORK AND PIPING CONNECTION SIZES, INCLUDING, BUT NOT LIMITED TO THOSE SHOWN.
- AIR CONDITIONING CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO BID AND VERIFY ALL CONDITIONS, LOCATIONS, DIMENSIONS, MATERIALS, ELEVATIONS AND FIELD CONDITIONS WHICH DEVIATE FROM WHAT WAS SHOWN ON THE PLANS. CONTRACTOR IS RESPONSIBLE TO PROVIDE PROPER FIELD VERIFICATION PRIOR TO THE TIME OF BIDDING. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL CONDITIONS AT THE TIME OF BIDDING.
- IT SHALL BE THE RESPONSIBILITY OF THE AIR CONDITIONING CONTRACTOR FOR THE ADVANCED ORDERING OF LONG LEAD ITEMS SO THAT DELIVERY WILL NOT INTERFERE WITH THE PRODUCTION OF OTHER TRADES RESULTING IN ANY DOWN OR LAG TIME.
- PROVIDE ALL LABOR, MATERIALS, AND SUPERVISION NECESSARY TO ACCOMPLISH THE WORK SHOWN AND/OR NOTED ON THE DRAWINGS. THE AIR CONDITIONING CONTRACTOR SHALL INSTALL ALL NECESSARY OFFSETS, BENDS, AND TRANSITIONS AS REQUIRED TO PROVIDE A COMPLETE AND FULLY OPERATIVE SYSTEM. ALL DUCT SIZES ARE CLEAR INSIDE DIMENSIONS. BECAUSE OF EXISTING CONDITIONS.
- CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS, TESTS, AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
- AFTER BID SELECTION AND PRIOR TO COMMENCEMENT OF WORK, THE AIR CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING AIR DUCTS, SCHEDULES AND OR NOTES. AIR PERMITS AND EQUIPMENT AS STATED ON DRAWINGS SHALL BE OBTAINED PRIOR TO THE START OF WORK. CONTRACTOR SHALL BE INCLUDED IN THE SCHEDULE FOR THE CONTRACTOR'S SERVICES TO USE ANY EXISTING AIR DUCTS OR PIPING FOR THE WORK. CONTRACTOR SHALL BE RESPONSIBLE TO PROVE TO THE ENGINEER THAT THE PROPOSED SUBSTITUTION IS EQUAL AND WILL FIT ALLOCATED SPACE.
- LOCATION OF AIR CONDITIONING DUCTS AND AIR DEVICES MAY CHANGE. VERIFY EXACT LOCATION WITH ARCHITECT/ENGINEER PRIOR TO INSTALLATION. DRAWINGS ARE DIAGRAMMATIC, DO NOT SCALE FOR THE EXACT LOCATION OF EQUIPMENT. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ARCHITECTURAL SELECTED CEILING PLAN FOR EXACT LOCATION OF AIR DEVICES.
- PROVIDE MANUAL VOLUME DAMPERS AT ALL LOW PRESSURE BRANCH DUCTS TO MAINTAIN A MINIMUM OF 10" CLEARANCE TO ALL PRESSURE BRANCH DUCTS TO BRANCH COILS, FLOOR DAMPERS AS CLOSE AS POSSIBLE TO BRANCH CONNECTION TO MAIN. SEE DIFFUSER AND GRILLE SCHEDULE AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- NO PIPING, DUCTWORK, OR CONDUIT SHALL BE INSTALLED UNTIL IT IS COORDINATED WITH ALL OTHER TRADES AFFECTED. PROVIDE ALL OFFSETS REQUIRED TO AVOID INTERFERENCE WITH OTHER TRADES. CONTRACTOR SHALL COORDINATE WITH THE STRUCTURE, INCLUDING, BUT NOT LIMITED TO, THOSE SHOWN.
- SCHEDULE NEW CONSTRUCTION WORK WITH THE OWNER, WELL IN ADVANCE OF THE START OF WORK. CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM OR REPLACE TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST TO THE OWNER.
- ALL FINISHES AND SURFACES TO REMAIN WHICH ARE DAMAGED DURING CONSTRUCTION WORK SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST TO THE OWNER.
- DO NOT BLOCK TUBE RAIL OR SERVICE SPACE ON EQUIPMENT WITH PIPING, DUCTWORK, ETC. IF LANKED OR REMOVABLE SECTIONS MAY BE USED IN SOME INSTANCES WHERE TIGHT CLEARANCES EXIST.
- IF NO SIZE IS SHOWN FOR DUCT SERVING DIFFUSER OR GRILLES, USE SIZE SHOWN ON DIFFUSER AND GRILLE SCHEDULE.
- DUCTWORK BRANCHED PARALLEL TO A WALL, RATED OR UNRATED, SHALL BE INSTALLED WITH MINIMUM 1" CLEARANCE TO ALLOW FOR INSPECTION OF WALL PENETRATIONS. CONTRACTOR SHALL PROVIDE 1" CLEARANCE WHERE POSSIBLE, COORDINATE.
- REFER TO DETAIL SHEETS AND SPECIFICATIONS FOR ADDITIONAL INSTALLATION REQUIREMENTS.
- CONTRACTOR SHALL SUBMIT A COMPLETE LIST OF EQUIPMENT AND ITEMS TO BE REMOVED TO THE OWNER. ALL ITEMS THAT THE OWNER WISHES TO RETAIN SHALL BE TURNED OVER TO OWNER AND THE REMAINDER SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A PROPER MANNER BY CONTRACTOR.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL WORK NECESSARY TO PREPARE THE STRUCTURE FOR THE INSTALLATION OF MECHANICAL EQUIPMENT. CONTRACTOR SHALL VERIFY ALL WALL OPENINGS AND ANY DAMAGED MATERIALS OR SURFACES SHALL BE REPAIRED AND FINISHED TO MATCH EXISTING.
- ALL DEMOLITION WORK SHALL COMPLY WITH NFPA 241 AND THE REQUIREMENTS OF THE OWNER.
- PROVIDE TEMPORARY PARTS ON ALL RETURN AIR GRILLES AND TRANSFER OPENINGS IN THE WORK AREA.
- EXISTING SYSTEMS SHOWN ON THE DRAWINGS ARE BASED ON AVAILABLE INFORMATION. CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY AND INVESTIGATE ALL CONDITIONS THAT AFFECTS THE WORK PRIOR TO SUBMITTING THE BID.
- INSTALL AND CONTROL PANELS TO PROVIDE FOR 3'-0" MIN. CLEARANCE IN FRONT OF PANEL.
- UNLESS OTHERWISE NOTED ON PLANS, LOW RETURN AIR GRILLES AND LOW

A/C LEGEND

4" - DIFFUSER	TEMPERATURE & HUMIDITY CONTROL
2" - DIFFUSER	LIQUID/SUCTION LINE
TRANSITION	DIFFUSER TYPE
MANUAL VOLUME DAMPER	EFM
RETURN AIR GRILLE	LINEAR DIFFUSER
FIRE DAMPER	RETURN AIR GRILLE
EXHAUST AIR GRILLE	EXHAUST AIR GRILLE
SEIBAL DIFFUSER/GRILLE	SEIBAL DIFFUSER/GRILLE
EXHAUST FAN	EXHAUST FAN
EXISTING VAN BOX	EXISTING VAN BOX

ABBREVIATIONS:	EXISTING TO REMAIN
A.F.F. ABOVE FINISHED FLOOR	EXISTING TO BE DEMOLISH
R.A. RETURN AIR	RELOCATE EXISTING
R.C. ROOF CAP	RELOCATED
W.C. WALL CAP	
O/A OUTSIDE AIR	
S.A.D. SUPPLY AIR DUCT	
R.A.D. RETURN AIR DUCT	
R.A.G. RETURN AIR GRILLE	
E.A.G. EXHAUST AIR GRILLE	
F.P. FLOOR PENETRATION	
F.H.P. FLUORIDE HEAT PUMP	
C.U. CONDENSING UNIT	
W.H.U. WALL MOUNTED AIR HANDLER UNIT	
CAHU. CEILING MOUNTED AIR HANDLER UNIT	

(N) NEW	EXISTING TO REMAIN
(E) EXISTING	EXISTING TO BE DEMOLISH
(R) RELOCATED	RELOCATED
(D) DOWN	SUPPLY DUCT (UP & DOWN)
(U) UP	RETURN DUCT (UP & DOWN)
(D) DOWN	EXHAUST DUCT (UP & DOWN)
(U) UP	O/A DUCT (UP & DOWN)

DUCTWORK

- ALL GENERAL AND TOILET EXHAUST AIR DUCTWORK SHALL BE UNINSULATED IN ACCORDANCE WITH THE LATEST SMACNA STANDARDS. DRYER EXHAUST DUCT SHALL BE INSULATED WITH 1/2" RIGID POLYSTYRENE INSULATION. ALL RETURN PLenums, DRYER DUCTWORK SHALL NOT EXTEND INTO OR THROUGH DUCTS OR PLenums, SUPPLY & RETURN DUCTWORKS SHALL BE 15" FIBERGLASS STANDARDS.
- (R-6.0) CONSTRUCTED FOR 2" RETURN IN ACCORDANCE WITH THE LATEST SMACNA STANDARDS.
- FLEXIBLE DUCTS: EITHER SPIRAL, ROUND SPRING STEEL WITH ALUMINIZED SHEATHING OR FIBERGLASS WITH ALUMINIZED SHEATHING. FIBERGLASS DUCT (INSTALLED VALUE OF R-6.0) CONTINUOUS FLEXIBLE FIBERGLASS SHEATH WITH ALUMINIZED VAPOR BARRIER AND 2" MINIMUM RIGID POLYSTYRENE INSULATION. DUCT SHALL NOT EXCEED 30' FEET AND SHALL SERVICE ONE AIR DEVICE ONLY.

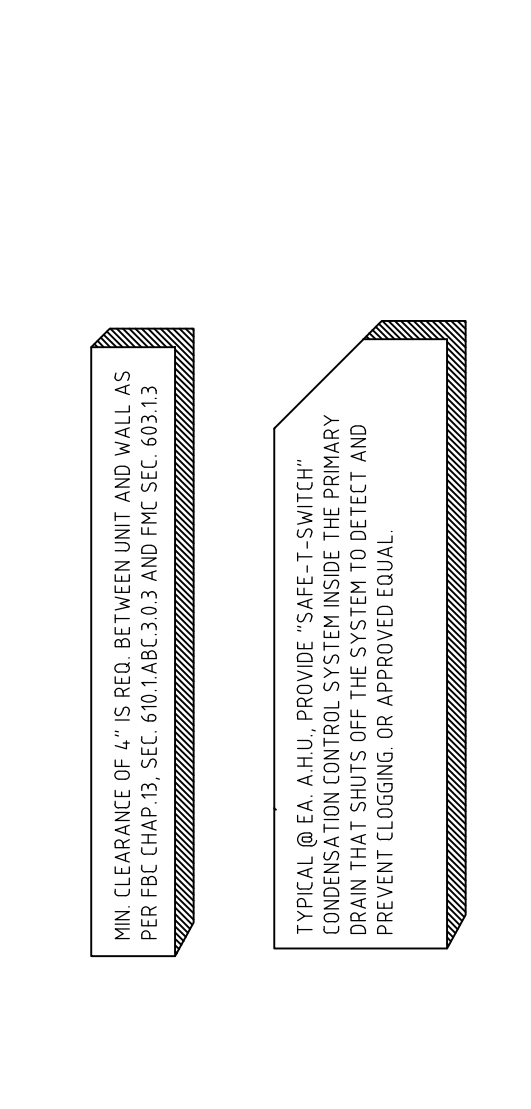
COORDINATION NOTES:

- A/C CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE HIS WORK/EQUIPMENT WITH ALL OTHER TRADES AND TO PROVIDE SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AND APPROVAL. CONTRACTOR SHALL INCLUDE BEAM OR STRUCTURE ELEVATION & REQUIRED EQUIPMENT ACCESS AREAS. CONTRACTOR SHALL INFORM ENGINEER OF ANY CLEARANCE PROBLEMS WITH OTHER TRADES BEFORE INSTALLATION.
- WALL, ROOF, AND CEILING OPENINGS INDICATED ON CONTRACT DRAWINGS ARE TO BE MADE BY OTHER TRADES AND SHALL BE SIZED AS REQUIRED. ADJUST OPENINGS FOR STRUCTURE. SHALL BE SIZED AND FIRE RATED AS REQUIRED.
- COORDINATE LOCATION OF CEILING DIFFUSERS, GRILLES, REGISTERS AND DUCTS ELEMENTS.
- COORDINATE LOCATION OF A/C EQUIPMENT AND ACCESS SPACE, THERMOSTATS, CONDENSATE PANS, AND OTHER TRADES SO THAT NO INTERFERENCES OCCUR.
- EDGE OF 5/8" DIFFUSERS AND CLG. MOUNTED SMOKE DETECTORS.
- ALL MECHANICAL SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES, LOCAL ORDINANCES, PLANS AND SPECIFICATIONS.
- CONTRACTOR SHALL RESIZE (INCREASE THE CROSS-SECTIONAL AREA OF THE DUCTWORK) TO ACHIEVE THE AIRFLOWS SHOWN IN CASE THE EXISTING AHU DOES NOT HAVE ENOUGH ESP. THIS SHALL BE DONE AT NO COST TO THE OWNER.
- ALL MECHANICAL WORK SHALL MEET ALL THE REQUIREMENTS OF THE "FLORIDA BUILDING CODE", BROWARD COUNTY AMENDMENTS TO THE F.B.C. AND ALL APPLICABLE CODES AND STANDARDS.
- IT IS THE INTENT OF THE PLANS AND GENERAL NOTES TO PROVIDE A COMPLETE MECHANICAL SYSTEM. ITEMS ARE NOT INDICATED ON THE DRAWINGS OR IN THE NOTES, WORK CONSIDERED NECESSARY FOR THE COMPLETION OF THE WORK IN PROPER MANNER SHALL BE PROVIDED BY THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL CONDITIONS AT THE TIME OF BIDDING. CONTRACTOR SHALL BE RESPONSIBLE TO PROVE TO THE ARCHITECT/ENGINEER IN WRITING PRIOR TO BIDS OTHERWISE, WORK SHALL NOT BE ADDITIONALLY CHARGED AFTER BID IS AWARDED.
- VOLTAGE WITH ELECTRICAL CONTRACTOR BEFORE ORDERING ANY EQUIPMENT. CONTRACTOR SHALL PROVIDE A COMPLETE POINT TO POINT ELECTRICAL CONNECTIONS FOR ALL HVAC EQUIPMENT UNLESS OTHERWISE SPECIFIED. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL CONDITIONS AT THE TIME OF BIDDING. CONTRACTOR SHALL BE RESPONSIBLE TO PROVE TO THE ARCHITECT/ENGINEER IN WRITING PRIOR TO BIDS OTHERWISE, WORK SHALL NOT BE ADDITIONALLY CHARGED AFTER BID IS AWARDED.
- COORDINATE EXACT LOCATION OF SUPPLY AIR DIFFUSERS AND RETURN AIR GRILLES WITH ARCHITECTURAL REFLECTED CEILING PLANS.
- MAINTAIN A COMPLETE SET OF MECHANICAL PRINTS FOR INDICATING ALL CHANGES. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A COMPLETE SET OF AS-BUILT DRAWINGS TO THE ENGINEER. CHANGES FROM THE CONTRACT DOCUMENTS REQUIRED FOR A CERTIFICATE OF OCCUPANCY NO CHARGES TO THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL CONDITIONS AT THE TIME OF BIDDING. CONTRACTOR SHALL BE RESPONSIBLE TO PROVE TO THE ARCHITECT/ENGINEER IN WRITING PRIOR TO BIDS OTHERWISE, WORK SHALL NOT BE ADDITIONALLY CHARGED AFTER BID IS AWARDED.
- PROVIDE REMOTE, CABLE OPERATED VOLUME DAMPERS IN INACCESSIBLE AND HARD TO REACH AREAS. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A COMPLETE SET OF AS-BUILT DRAWINGS TO THE ENGINEER. CHANGES FROM THE CONTRACT DOCUMENTS REQUIRED FOR A CERTIFICATE OF OCCUPANCY NO CHARGES TO THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL CONDITIONS AT THE TIME OF BIDDING. CONTRACTOR SHALL BE RESPONSIBLE TO PROVE TO THE ARCHITECT/ENGINEER IN WRITING PRIOR TO BIDS OTHERWISE, WORK SHALL NOT BE ADDITIONALLY CHARGED AFTER BID IS AWARDED.

SHEET #	DESCRIPTION
M-01	MECHANICAL GENERAL NOTES, LEGENDS, SPECS AND CALCULATIONS
M-11	MECHANICAL PLAN FLOOR
M-31	MECHANICAL SCHEDULES & DETAILS

NOTES:

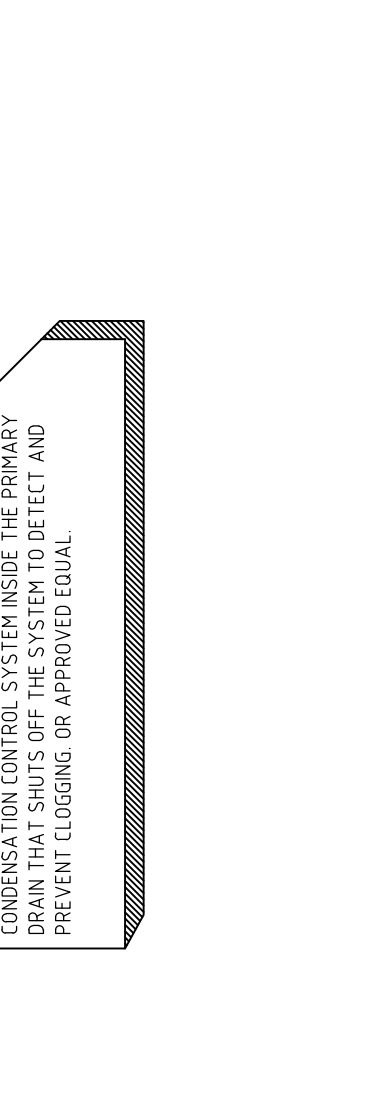
- FOLLOW MECA INSTRUCTIONS FOR INSTALLATION OF SUPPLY DIFFUSER IN CEILING. SHEET METAL DUCTS SHALL BE FABRICATED & INSTALLED PER THE LATEST EDITION OF SMACNA, AND THE FLORIDA ENERGY CONSERVATION CODE.
- ALTERNATE INTERPRETATIONS OF SMACNA DUCT MATERIAL, HANGERS AND REINFORCEMENTS ARE NOT PERMITTED.
- RECTANGULAR ELBOWS SHALL BE SQUARE NECK (SAME IN & OUT DIMENSIONS) WITH 2" DOUBLE THICKNESS TURNING VANES.
- RECTANGULAR ELBOWS SHALL BE SQUARE NECK (SAME IN & OUT DIMENSIONS) WITH 2" DOUBLE THICKNESS TURNING VANES.
- TRANSITIONS SHALL NOT EXCEED 13 RATIO (4" TRANSITION PER FOOT SINGLE SIDED TRANSITION, AND 8" PER FOOT DOUBLE SIDED TRANSITION).
- TRANSITION SHALL BE SPIN-IN TYPE, WITH DAMPER AND HANDLE. SPRAY PAINT LOCATIONS OF HANDLES.
- FLEXIBLE DUCT SHALL INCLUDE AN INNER POLYETHYLENE LINER, A SPRING HELIX, 1-1/2" BLANKET INSULATION WITH A MINIMUM INSTALLED R-VALUE OF 6.0, A FOIL OUTER VAPOR BARRIER, AND BE UL-81 LISTED.
- ALL TAPE SHALL BE FASSON 810 (NO SUBSTITUTIONS). SHAKMA APPROVED "HODCAST" MASTIC TAPING (NO SUBSTITUTIONS).
- DUCTWORK SHALL BE INSTALLED BETWEEN SUPPORTS.
- MAX. SAG 1/2" PER FOOT OF SUPPORT SPACING. SUPPORTS SHALL BE PROVIDED WITHIN 18" OF INTERMEDIATE FITTING AND BETWEEN INTERMEDIATE FITTINGS AND BENDS.
- 1-1/2" GALV STEEL BAND CLAMP TO MATCH DUCT.



NUM.	REVISIONS	BY

LEON CASES ARCHITECT, INC.
 ARCHITECTURE-PLANNING INTERIOR DESIGN
 2627 NE 203 Street Suite 118
 Aventura, FL 33180
 PH: (305)-331-6460

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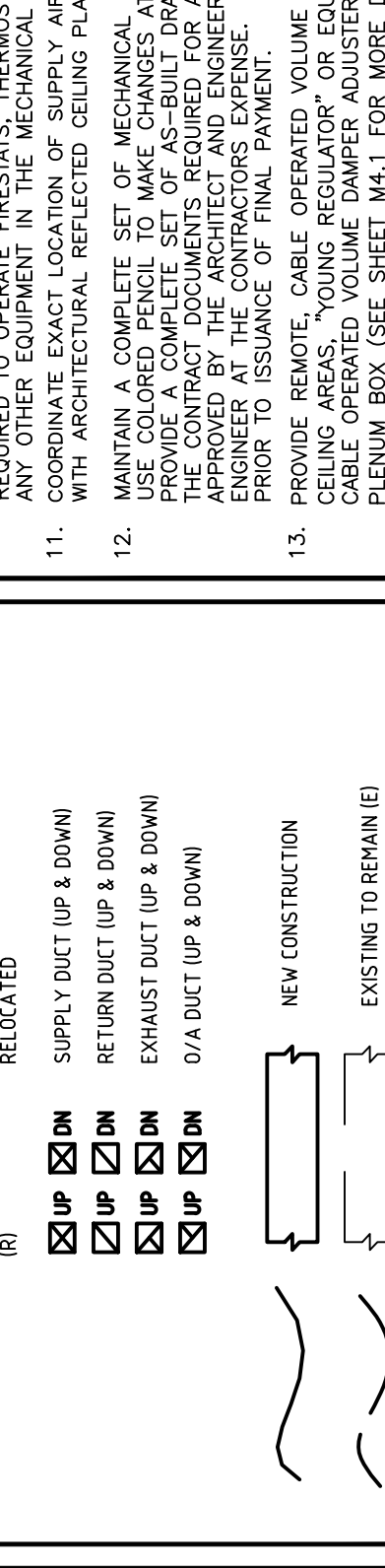


LEON CASES
 FL ARCHITECT LIC. NO. AR00169858

SHEET #	DESCRIPTION
M-01	MECHANICAL GENERAL NOTES, LEGENDS, SPECS AND CALCULATIONS
M-11	MECHANICAL PLAN FLOOR
M-31	MECHANICAL SCHEDULES & DETAILS

LEON CASES ARCHITECT, INC.
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LEON CASES
 FL ARCHITECT LIC. NO. AR00169858

FLORIDA BUILDING CODE 2020 CONFORMANCE

- CONTRACTOR TO PROVIDE ALL LABOR AND MATERIAL TO CONFORM TO FBC 2020 6TH EDITION, RELATED SECTIONS, AND STANDARDS.
- OWNER SHALL PROVIDE SERVICES OF AN INDEPENDENT COMMISSIONING AGENT (CA) TO PREPARE FUNCTIONAL TEST PROCEDURES, AS REQUIRED BY FBC.
- CONTRACTOR SHALL PROVIDE SERVICES TO TEST, BALANCE AND COMMISSION THE SYSTEM VIA AN INDEPENDENT AGENT.
- CONTRACTOR TO PROVIDE COMPLETE CERTIFICATIONS AND CHECKLISTS AS REQUIRED BY FBC FOR HIS WORK RESPONSIBILITIES.

LIFE SAFETY NOTE

- CONTRACTOR IS CAUTIONED TO REFER TO ARCHITECT'S LIFE SAFETY DRAWINGS FOR RATED WALLS, CONSTRUCTION.
- PROVIDE COMPLETE REQUIRED FIRE DAMPERS, FIRE/SHOKE DAMPERS, RELEASING F.A. SMOKE DETECTORS, HVAC INTERLOCKING ETC. TO MEET AHJ/PERMIT/C.O.D. REQUIREMENTS.
- COORDINATE WITH ALL PROJECT DRAWINGS.

UL LISTING AND NRTL CERTIFICATIONS NOTE

CONTRACTOR/MANUFACTURER SHALL PROVIDE COMPLETE DOCUMENTATION AND CERTIFICATIONS FOR ANY EQUIPMENT THAT HE/SHE PROPOSES WITH A NRTL (NATIONALLY RECOGNIZED TESTING LAB LISTING AND LABELING EQUIVALENT) TO THE BASIS OF DESIGN LISTING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY LISTINGS AND CERTIFICATIONS FOR THE NRTL LISTING AND CERTIFICATION FOR THE PRODUCTS HE PROPOSES AND DEMONSTRATE EACH PART OF THE PRODUCT DATA SUBMISSION AND INSTALLATION.

EQUIPMENT CLEARANCE

- CONTRACTOR TO VERIFY SUFFICIENT ACCESS AND WORKING SPACE IS PROVIDED AND MAINTAINED ABOUT ALL MECHANICAL EQUIPMENT TO PERMIT READY AND SAFE OPERATION AND MAINTENANCE OF SUCH EQUIPMENT AS PER NEC AND FLORIDA BUILDING CODE MECHANICAL.

MECHANICAL GENERAL NOTES, LEGENDS, SPECS AND CALCULATIONS.

B&k Engineering Group
 34601 NW 2ND AVE
 BOCA RATON, FL 33431
 PHONE: 561-997-1100
 TEL: 561-716-7120
 ELEG DEPT.
 TEL: 954-644-9612
 CERTIFICATION OF
 A. N.D. 311989
 (P.01519)

B&k PROJECT: 2024-0072
 DATE: 05/29/2024

M-0.1

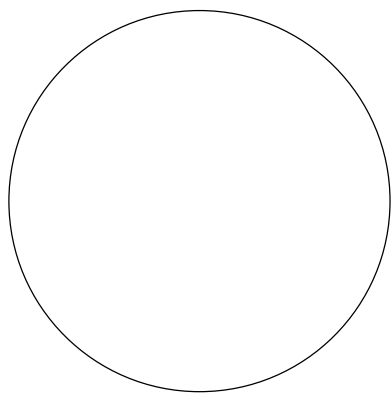
NUM	REVISIONS	BY



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INTERIOR DESIGN

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LEON CASES
FL ARCHITECT LIC. NO. AR0016958

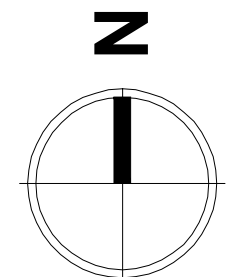
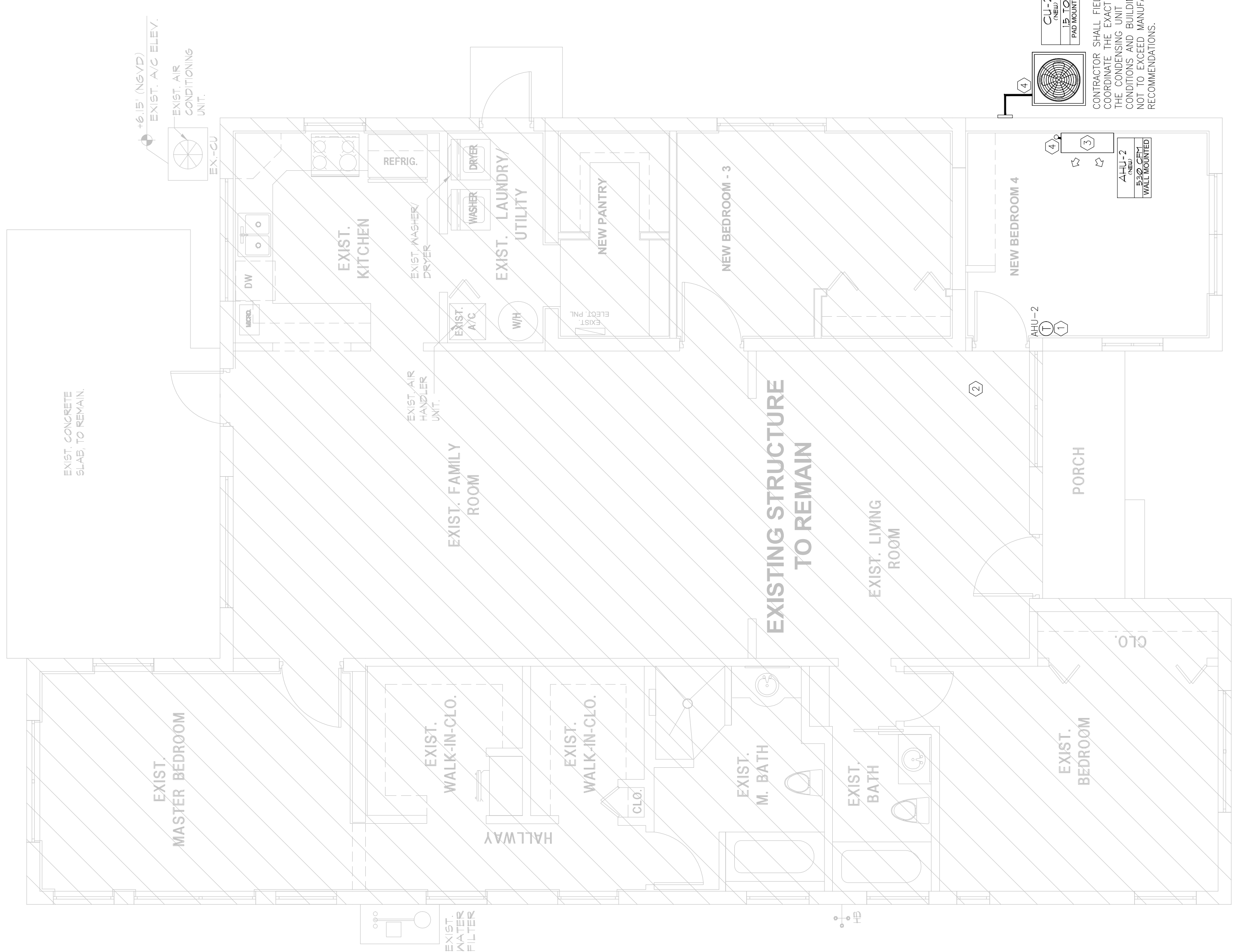
PROPOSED BEDROOM
ADDITION
AZOULAY RESIDENCE
8934 Froude Ave
Surfside FL 33154
**MECHANICAL
PLAN**

FILE:
DRAWN BY: SK/JB
CHECKED: JUAN BEDOYA
DATE: 06/23/2021
SCALE: AS SHOWN
JOB NO:
SHEET: 1 OF 2

M-1.1

MECHANICAL NEW WORK NOTES:	
1.	EXISTING NEW PROGRAMMABLE T-STAT (COORDINATE FINAL LOCATION WITH OWNER).
2.	EXISTING RESIDENCE TO REMAIN AS IS.
3.	WALL MOUNTED UNIT. CONTRACTOR SHALL FIELD COORDINATE THE EXACT LOCATION WITH OWNER. REFRIGERANT LINES TO A/C UNIT. CONTRACTOR TO FIELD VERIFY FINAL RUN TO AIR HANDLING UNIT. CONSULT MANUFACTURER FOR LONG LINE APPLICATION GUIDELINES AND ACCESSORIES AS REQUIRED. (PROVIDE REF. LINES WALL/JACK/GOOSENECK AS NEEDED).
4.	REFRIGERANT LINES TO A/C UNIT. CONTRACTOR TO FIELD VERIFY FINAL RUN TO AIR HANDLING UNIT. CONSULT MANUFACTURER FOR LONG LINE APPLICATION GUIDELINES AND ACCESSORIES AS REQUIRED. (PROVIDE REF. LINES WALL/JACK/GOOSENECK AS NEEDED).
MECHANICAL GENERAL NOTES:	
1.	THE CONTRACTOR SHALL VISIT THE SITE AND CAREFULLY EXAMINE THE PREMISES AND THOROUGHLY FAMILIARIZE THEMSELVES AS TO THE NATURE AND SCOPE OF WORK AND THE DIFFICULTIES REQUIRED FOR ITS EXECUTION. THE SUBMISSION OF A PROPOSAL WILL BE CONSIDERED AS EVIDENCE THAT SUCH CONTRACTOR HAS CONDUCTED A VISUAL SURVEY OF THE PROJECT AND IS AWARE OF THE NATURE OR OF DIFFICULTIES ENCOUNTERED WILL NOT BE RECOGNIZED.
2.	THE CONTRACTOR SHALL TAKE THEIR OWN MEASUREMENTS AT THE BEGINNING OF THE PROJECT AND SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF THEIR WORK. ADJUST ALL WORK TO FIT ACTUAL JOB CONDITIONS. REPORT TO THE ENGINEER ALL MEASUREMENT DISCREPANCIES, SO THAT FIELD CORRECTIONS CAN BE MADE BEFORE FABRICATION OF PROJECT COMPONENTS.
3.	FURNISH & INSTALL ALL MOUNTING/SUPPORTING OF NEW ACCESSORIES INCLUDING HANGERS, SUPPORTS, CLAMPS, BRACKETS, ACCESS DOORS AND DAMPERS REQUIRED FOR THIS INSTALLATION.
4.	DUCTWORK CONTRACTOR SHALL INSPECT EXISTING AND TEST ALL EXISTING AND NEW AIR DISTRIBUTION DUCTWORK SHOWN ON THE DRAWING FOR AIR LEAKAGE. THE DUCTWORK CONTRACTOR SHALL PATCH AND REPAIR ALL LEAKS FOUND IN THE AIR DISTRIBUTION SYSTEM TO SATISFY SMACHA DUCT LEAKAGE LIMIT CRITERIA.
5.	CONTRACTOR SHALL REMOVE ALL EXISTING AC UNITS, EQUIPMENT AND DUCTWORK NOT BEING REUSED IN THE AREA OF WORK AND CAP THE REMAINING EQUIPMENT AS REQUIRED.

PROVIDE BLOWER DOOR TEST AT A/C
FINAL INSPECTION PER FBC-EC R-402.4,
R-402.4.1.2, R-303.4.



MECHANICAL PLAN

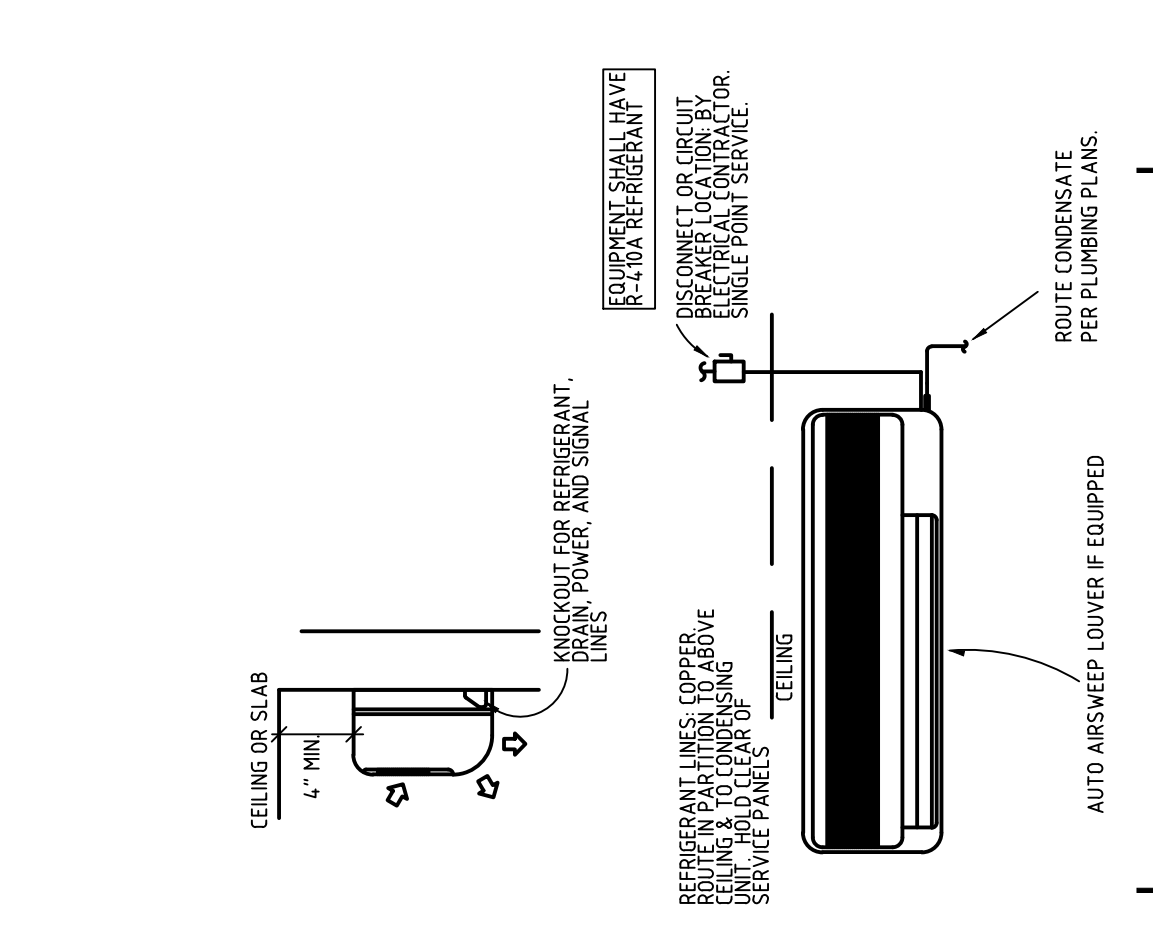
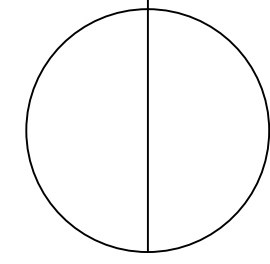
SCALE: 1/4"=1'-0"

B&K PROJECT# 2021-0072

3601 NW 2ND AVE
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NEW DESK:
TEL: 561-716-7120
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TEL: 954-644-9612
CERTIFICATION OF
A. N.D. 311989
[P:15/15]

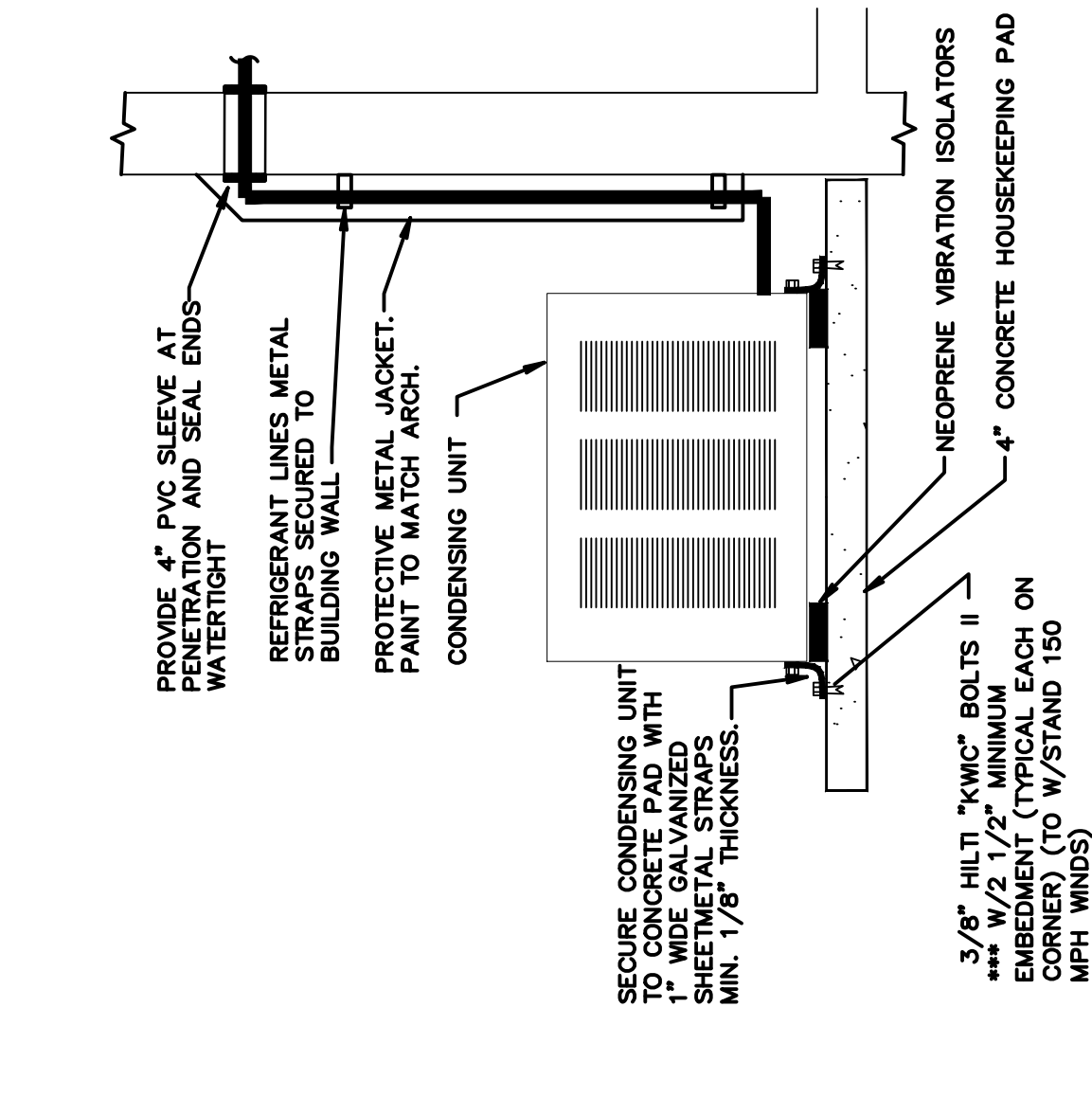
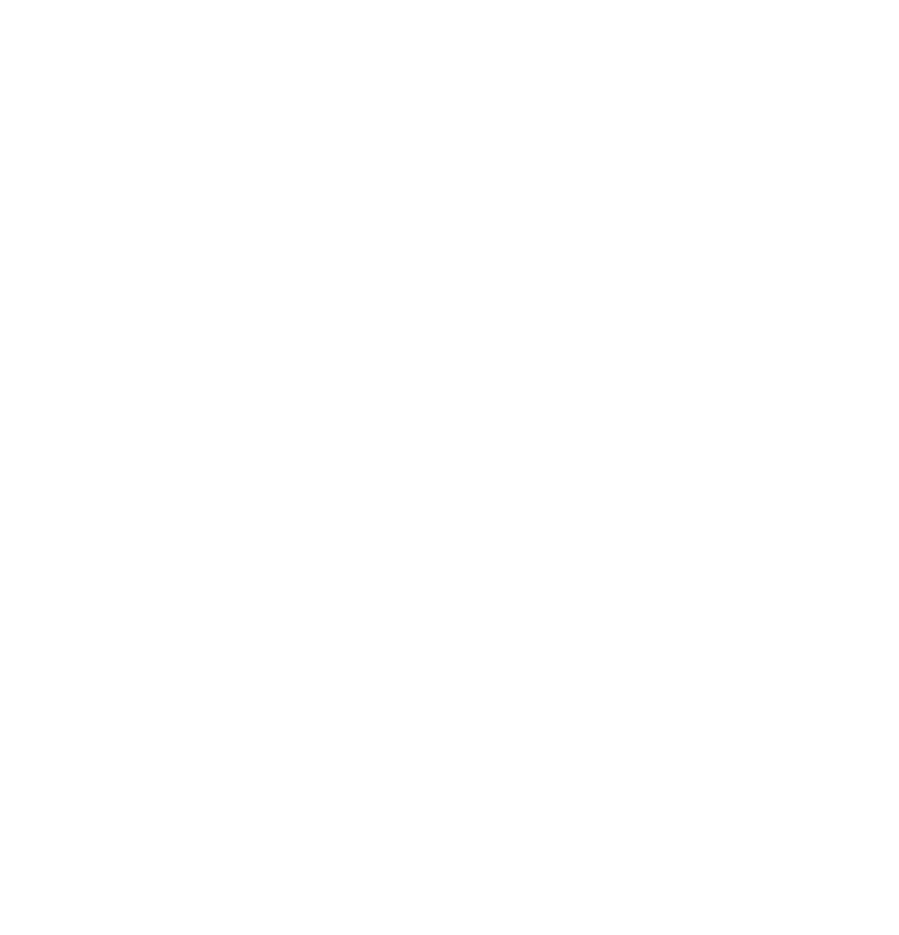
FOR THE SUBMITTING THE SET, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND BEFORE THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF THEIR WORK. ADJUST ALL WORK TO FIT ACTUAL JOB CONDITIONS. REPORT TO THE ENGINEER ALL MEASUREMENT DISCREPANCIES, SO THAT FIELD CORRECTIONS CAN BE MADE BEFORE FABRICATION OF PROJECT COMPONENTS. THE SUBMISSION OF A PROPOSAL WILL BE CONSIDERED AS EVIDENCE THAT SUCH CONTRACTOR HAS CONDUCTED A VISUAL SURVEY OF THE PROJECT AND IS AWARE OF THE NATURE OR OF DIFFICULTIES ENCOUNTERED WILL NOT BE RECOGNIZED.

06/23/2021
PAGE



CONDENSING UNIT MOUNTING DETAIL
N.T.S.

NOTE:
ALL EQUIPMENT SHALL BE INSTALLED ABOVE FLOOD LEVEL, COORDINATE ELEVATION WITH ARCHITECT'S DRAWINGS.



CONDENSING UNIT MOUNTING DETAIL
N.T.S.

NOTE:
ALL EQUIPMENT SHALL BE INSTALLED ABOVE FLOOD LEVEL, COORDINATE ELEVATION WITH ARCHITECT'S DRAWINGS.

SPLIT AIR CONDITIONING SYSTEM SCHEDULE	
UNIT TAGS	GH-2 AHU-2
LOCATION	PAD/WALL MOUNTED
MANUFACTURER	MITSUBISHI
TYPE	SPLIT
NOMINAL TONNAGE	125
TOTAL BTU	15,000
SENSIBLE BTU	11,250
E.A.T. DB/WB, °F	78/64
L.A.T. DB/WB, °F	55/54
SEER	21.6
MODEL No.	MSZ-GS18VA
CFM	205 - 330
COR. FACE AREA (SQFT)	-
E.S.P. IN WC	-
T.S.P. IN WC	-
V/PH/Hz	208/230V, 1 PHASE, 60HZ
ELEC HEATER, kW	-
MCA	10
MCEP	15.9
MOTOR HP	30 WATTS
DIMENSIONS, IN (LxWxH)	32X10X12
WEIGHT, lbs.	22
MODEL No.	MSZ-GS18VA
V/PH/Hz	208/230V, 1 PHASE, 60HZ
MCA	10.0
MCEP	15.0
DIMENSIONS, IN (LxWxH)	32X12X22
WEIGHT	81
REFRIGERANT LINE SIZE SECTION & LOGS	1/2 - 1/4
HEAT PUMP (HEAT)	18,000 BTU/H

INDOOR UNIT DATA

OUTDOOR UNIT DATA

HEAT PUMP (HEAT)

A.C. EQUIPMENT NOTES:
1) PROVIDE ELECTRICAL CONNECTIONS WITH MANUFACTURER'S SPEC'S.
2) PROVIDE DISCONNECT FOR GAS (INSTALLED BY ELECTRICAL) COORDINATE PRIOR TO PURCHASING.
3) PROVIDE 1" THROTTLEWAY, MIN. 30% EFF. FILTER AND VIBRATION ISOLATION FOR AHU.
4) PROVIDE FACTORY MOUNTED FUSIBLE DISCONNECT/STARTER FOR AHU, COORDINATE PRIOR TO PURCHASING.
5) PROVIDE WITH CONDENSATE PUMP (WHERE REQUIRED) (Solexman 9130).
6) SIZES OF REFRIGERANT LINES MAY VARY DUE TO EQUIVALENT LENGTH AND/OR OTHER FACTORS.
7) PROVIDE WITH CONDENSATE PUMP (WHERE REQUIRED) (Solexman 9130).
8) PROVIDE DISCONNECTS FOR ALL EQUIPMENT, COORDINATE WITH ELECTRICAL BEFORE ORDERING.
9) PROVIDE WITH FACTORY PROGRAMMABLE THERMOSTAT.
10) PROVIDE WITH FACTORY PROGRAMMABLE THERMOSTAT.
11) PROVIDE WITH FACTORY PROGRAMMABLE THERMOSTAT.
12) PROVIDE SERVICE CLEARANCES PER MFG. RECOMMENDATIONS AND NEC.
13) EQUIPMENT MANUFACTURER SHALL SIZE REFRIG. LINES ACCORDING TO FIELD CONDITIONS AND PROVIDE SIZES AND CAPACITIES FOR ALL REFRIG. LINES, FITTINGS, AND FINAL CAPACITIES, PROVIDE ALL REFRIG. LINES ACCESSORIES AS NEEDED.

CONTRACTOR GENERAL CONDITIONS NOTES

1. RF'S - CONTRACTOR SHALL SUBMIT RF'S WITH HIS PROPOSED SOLUTION IN A TIMELY MANNER. THE CONSULTANT SHALL REQUIRE UP TO 5 WORKING DAYS TO RESPOND.

2. SUBMITTALS AND PRODUCT DATA - CONTRACTOR SHALL PREPARE A SUBMITTAL SCHEDULE FOR APPROVAL BY THE A/E. CONTRACTOR RECOGNIZES THE CONSULTANT SHALL REQUIRE UP TO 10 WORKING DAYS TO REVIEW SUBMISSIONS. ALL SUBMITTALS & PRODUCT DATA SHALL BE CLEARLY STAMPED AND INDICATED APPROVED BY THE CONTRACTOR PRIOR TO SUBMISSION TO THE CONSULTANT.

3. SHOP DRAWINGS - CONTRACTOR SHALL PREPARE A SHOP DRAWING SCHEDULE FOR APPROVAL BY THE A/E. CONTRACTOR RECOGNIZES THE CONSULTANT SHALL REQUIRE UP TO 10 WORKING DAYS TO REVIEW SHOP DRAWINGS. ALL SHOP DRAWINGS SHALL BE CLEARLY STAMPED AND INDICATED APPROVED BY THE CONTRACTOR PRIOR TO SUBMISSION TO THE CONSULTANT.

4. LAYOUT AND COORDINATION DRAWINGS - CONTRACTOR SHALL PREPARE SCALED COMPREHENSIVE COORDINATION LAYOUT DRAWINGS, PROVIDE SECTIONS, GENERAL ARRANGEMENTS, ELEVATIONS INCLUDING ALL DISCIPLINES FOR HIS PROPOSED LAYOUT AND ROUTING PRIOR TO FABRICATION. SUBMIT TO OWNER AND A/E FOR REVIEW AND GENERAL CONFORMANCE. PROVIDE DRAWINGS THAT DEMONSTRATE VIA COORDINATED SYSTEMS ALL FITTINGS, CONNECTIONS, INTERFERENCES AND CONFLICTS TO REQUIRED CODE AND MANUFACTURER WORKING AND MAINTENANCE CLEARANCES.

5. DEVIATIONS FROM BASIS FOR DESIGN SYSTEMS SHALL BE CLEARLY IDENTIFIED ON ALL SUBMISSIONS.

6. SUBSTITUTIONS:

A. CONTRACTOR SHALL PREPARE REQUESTS WITH COMPLETE COORDINATION INFORMATION, INCLUDE ALL CHANGES INCLUDING IN OTHER ELEMENTS OF THE WORK TO ACCOMMODATE THE SUBSTITUTION INCLUDING WORK PERFORMED BY THE OWNER AND THE SEPARATE CONTRACTORS.

B. PROVIDE COMPLETE SUPPORTING DATA QUALIFYING THE SUBSTITUTION COMPARED TO THE BASIS OF DESIGN SYSTEM.

C. PROVIDE A STATEMENT INDICATING THE EFFECT THE SUBSTITUTION WILL HAVE ON THE WORK SCHEDULE IN COMPARISON TO THE SCHEDULE WITHOUT APPROVAL OF THE PROPOSED SUBSTITUTION, INCLUDE INFORMATION REGARDING THE EFFECT OF THE PROPOSED SUBSTITUTION ON THE CONTRACT TIME.

D. PROVIDE CERTIFICATION BY THE CONTRACTOR TO THE EFFECT THAT, IN THE CONTRACTOR'S OPTION, AFTER THOROUGH EVALUATION, THE PROPOSED SUBSTITUTION WILL RESULT IN WORK THAT IN EVERY SIGNIFICANT RESPECT IS EQUAL TO OR BETTER THAN THE WORK REQUIRED BY THE CONTRACTOR DOCUMENTS AND THAT IT WILL PERFORM ADEQUATELY IN THE APPLICATION INDICATED.

E. CONSULTANT'S EXPENSES THAT ARE INCURRED DUE TO REVISIONS OR SUBSTITUTIONS REQUESTED BY THE CONTRACTOR OR APPROVED BY THE OWNER SHALL BE COMPENSATED TO THE CONSULTANT BY THE CONTRACTOR.

7. AS-BUILDS - THE CONTRACTOR SHALL MAINTAIN AND PREPARE A COMPLETE AND ACCURATE SET OF AS-BUILDS DURING THE PROJECT AND ISSUE TO THE A/E AND OWNER AT PROJECT CLOSEOUT. DURING THE COURSE OF THE PROJECT, THE CONTRACTOR SHALL DOCUMENT, ISSUE SKETCHES OR SCALED DRAWINGS FOR FIELD CHANGES THAT ARE PROPOSED OR MADE WHICH VARY FROM THE BASIS OF DESIGN. CONSULTANT EXPENSES THAT ARE INCURRED DUE TO SERVICES OR REVISIONS REQUIRED BY BUILDING DEPARTMENT, OWNER, CONTRACTOR, MANUFACTURER SHALL BE COMPENSATED TO THE CONSULTANT BY THE CONTRACTOR.

8. INSTALLATION, TESTING AND BALANCING, START UP, COMMISSIONING AND PERFORMANCE TROUBLESHOOTING OF SYSTEMS - CONTRACTOR RECOGNIZES HE IS SOLELY RESPONSIBLE FOR PERFORMANCE AND COMPLETION OF THESE SERVICES AS PART OF THE PROJECT REQUIREMENTS. DURING THE COURSE OF THE PROJECT, THE CONTRACTOR SHALL DOCUMENT THE SERVICES COMPLETED TO THE OWNER AND A/E. REVISIONS TO THE BASIS OF DESIGN SHALL BE APPROVED BY THE OWNER AND A/E. REVISIONS REQUIRED BY BUILDING DEPARTMENT, OWNER, CONTRACTOR, MANUFACTURER SHALL BE COMPENSATED TO THE CONSULTANT BY THE CONTRACTOR.

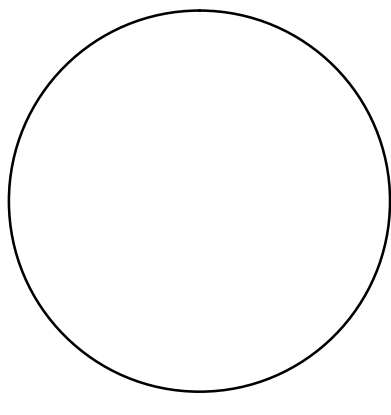
NUM	REVISIONS	BY



ARCHITECTURE - PLANNING INTERIOR DESIGN

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LEON CASES
FL ARCHITECT LIC. NO. AR0016958

PROPOSED BEDROOM ADDITION
AZOUJAY RESIDENCE
8934 Froude Ave
Surfside FL 33154

MECHANICAL SCHEDULES & DETAILS

FILE:	
DRAWN BY:	SK/UB
CHECKED:	JUAN BEDOYA
DATE:	06/23/2021
SCALE:	AS SHOWN
JOB NO:	
SHEET: 1 OF 2	

M-3.1

3601 NW 2ND AVE
BOCA RATON, FL 33431

NEW ORLEANS
TEL: 561-716-7120
ELEC DEPT.
TEL: 954-644-9612
CERTIFICATION OF
A/E, P.E.
NO. 311989

B&K Engineering Group

FOR THE ARCHITECT: B&K ENGINEERING GROUP, INC.
FOR THE CONTRACTOR: B&K ENGINEERING GROUP, INC.
FOR THE CONSULTANT: B&K ENGINEERING GROUP, INC.
FOR THE MANUFACTURER: B&K ENGINEERING GROUP, INC.
FOR THE OWNER: B&K ENGINEERING GROUP, INC.
FOR THE DESIGNER: B&K ENGINEERING GROUP, INC.
FOR THE ARCHITECT: B&K ENGINEERING GROUP, INC.
FOR THE CONTRACTOR: B&K ENGINEERING GROUP, INC.
FOR THE CONSULTANT: B&K ENGINEERING GROUP, INC.
FOR THE MANUFACTURER: B&K ENGINEERING GROUP, INC.
FOR THE OWNER: B&K ENGINEERING GROUP, INC.

B&K PROJECT# 2021-0072

DATE



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: December 6, 2021
RE: 8866 Carlyle Avenue – Garage Conversion

Background: This application is a request to convert an existing garage to living space. The garage door will be replaced by a solid exterior wall with a window. The interior lot is zoned H30B totaling 5,600 square feet (SF) per MDCPA.

Figure 1 on the next page is an aerial view of the property. Figure 2 on page 3 provides a Google Street View of the front of the residence. In addition to this Memorandum, a package of a floor plan and survey was submitted by the applicant.

Governing Codes: The December 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 40% of the landscaped area must be Florida Friendly as defined in the current Zoning Code.

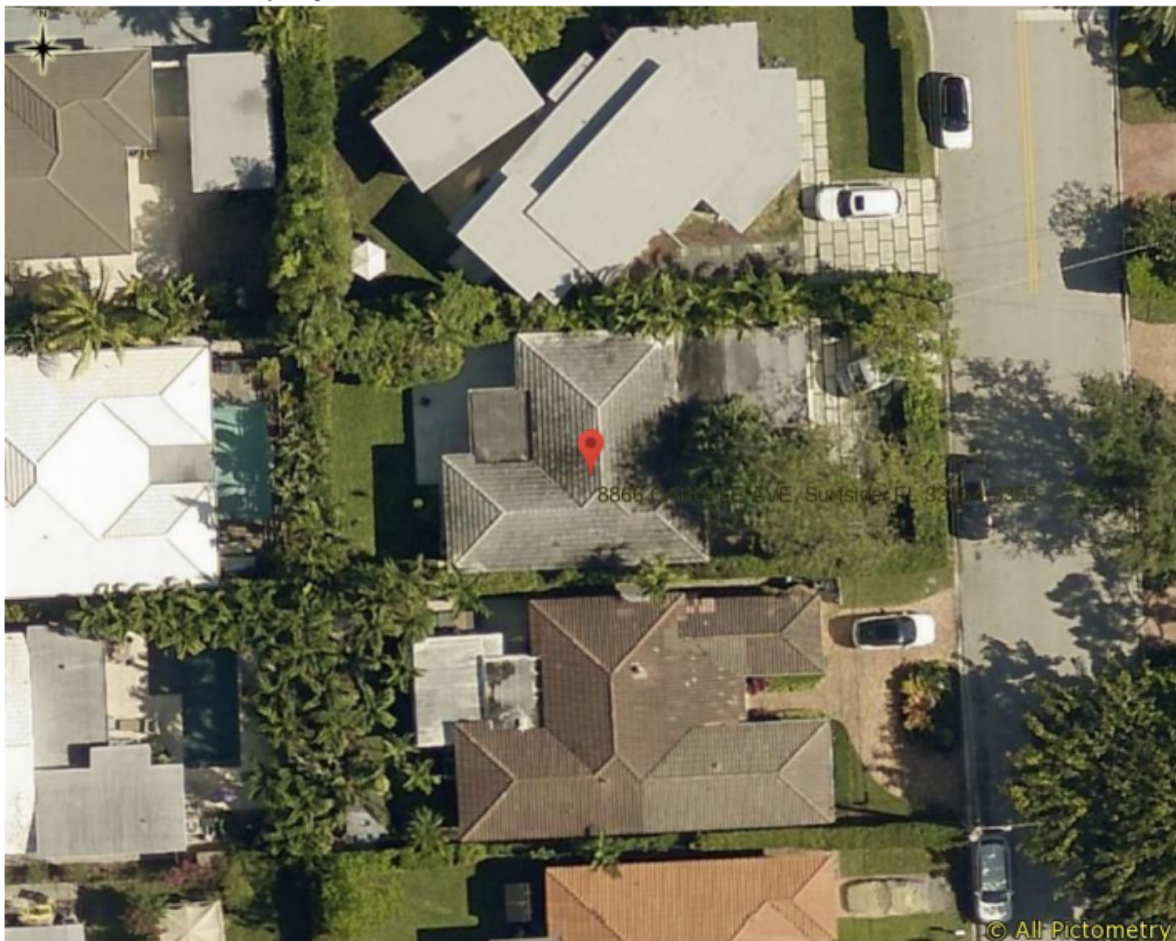
MuniCode: 90-50.1 (7) – allows for a garage conversion and the garage door maybe replaced with a solid exterior wall with at least one window and with access internally from the main premises. Landscaping shall be provided along the base of the new exterior wall.

Applicant Package: A package of the floor plan and elevation certificate was submitted by the Applicant dated 6/21/21. The plan package did not include a typical site plan depicting setbacks, driveway improvements, property lot lines and zoning characteristics. A relevant survey was also not submitted.



Miami-Dade Property Appraiser

Property Address: 8866 CARLYLE AVE, Surfside, FL 33154-3355



Date Printed: 11/29/2021

Figure 1: 8866 Carlyle Avenue Aerial View



Figure 2: 8866 Carlyle Avenue Google Street View

Staff Recommendation: Recommend this application be deferred unless the following comments can be addressed:

- Provide an updated Survey.
- Provide existing and proposed elevations for the east and north side of the residence indicating existing and proposed changes in the elevations.
- Proposed garage conversion is missing landscaping at the base of the new wall. Provide 2 foot landscape strip or landscape planter with irrigation in front of the new wall.
- Indicate on the site plan that the garage floor will be raised to match the existing residence Finished Floor Elevation.
- Provide 18 foot wide driveway to accommodate two 9 foot by 18 foot parking spaces on the site plan.
- Provide calculations, worksheet and or information on the site plan or detail sheets verifying 50% front yard landscape/pervious area requirements with 40% of the landscape material Florida Friendly.

100128 12 071001
 2021-11-66



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

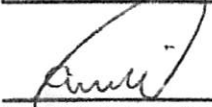
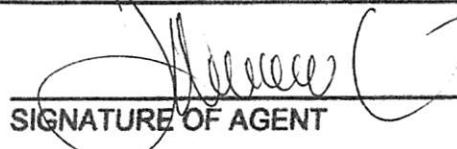
**TOWN OF SURFSIDE
 SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION**

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	AMIEL TABANPOUR
PHONE / FAX	310.880.2911
AGENT'S NAME	JOSE GUAZO
ADDRESS	5001 HARRISON ST HOLLYWOOD FL
PHONE / FAX	954.305.5144
PROPERTY ADDRESS	8866 CARLUKE AVE, SURFSIDE 33154
ZONING CATEGORY	SINGLE FAMILY
DESCRIPTION OF PROPOSED WORK	EXISTING GARAGE CONVERSION

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

ZONING STANDARDS	Required	Provided
Plot Size	_____	NO CHANGE
Setbacks (F/R/S)	_____	NO CHANGE
Lot Coverage	_____	NO CHANGE
Height	_____	NO CHANGE
Pervious Area	_____	NO CHANGE


 _____ 10/15/21 _____
 SIGNATURE OF OWNER DATE SIGNATURE OF AGENT DATE


NO.	DATE	COMMENTS
1.	-	-
2.	-	-
3.	-	-
4.	-	-
5.	-	-
6.	-	-
7.	-	-
8.	-	-
9.	-	-
10.	-	-

GARAGE CONVERSION TO
 TABANPOUR'S RESIDENCE
 8866 CARLYE AVENUE
 SUKRSIDE, FL 33154

FLOOR PLAN

DRAWN BY: JMPEP
 CHECKED BY: JMPEP
 DATE: 06.21.21
 SCALE: NOTED

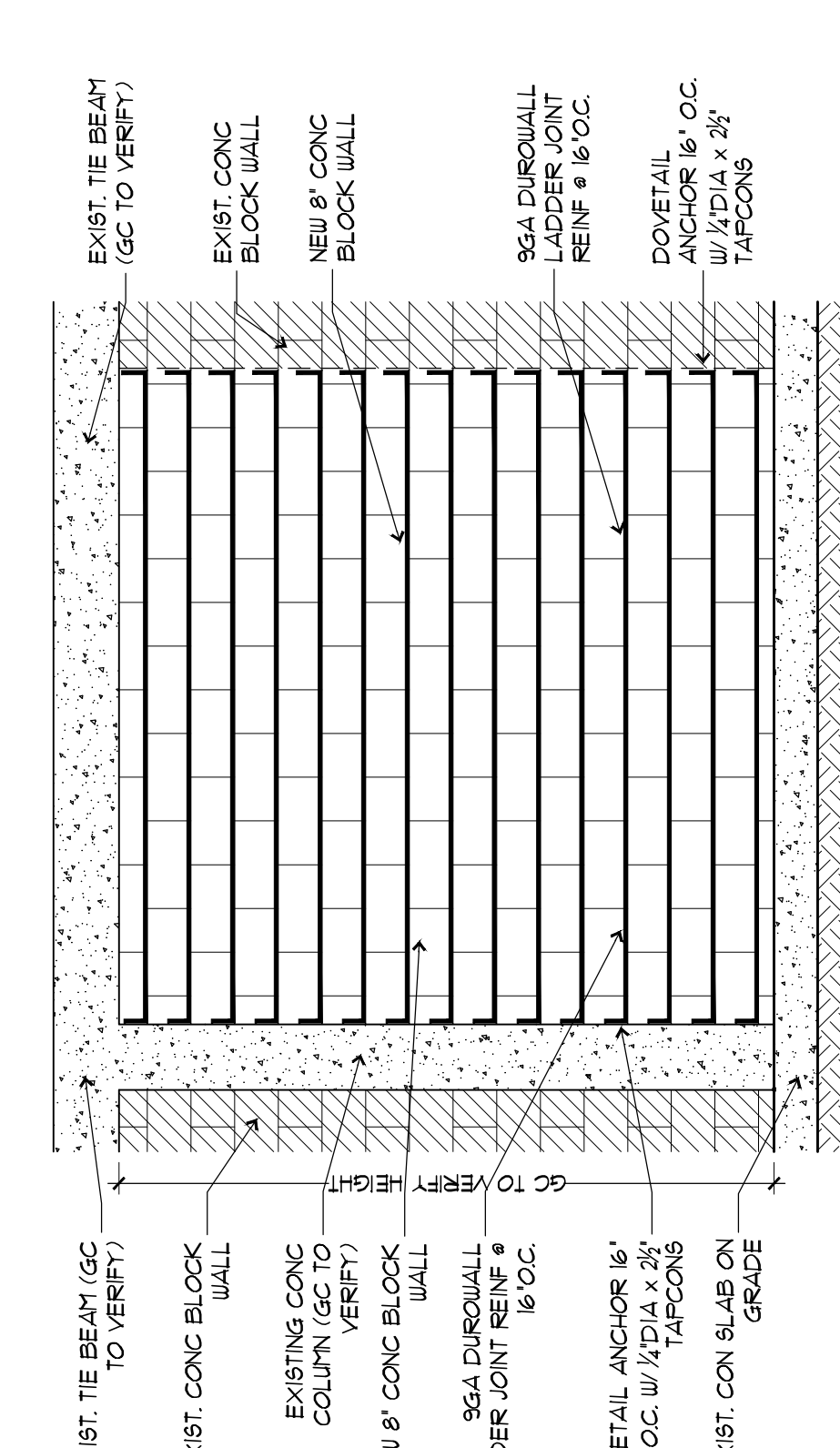
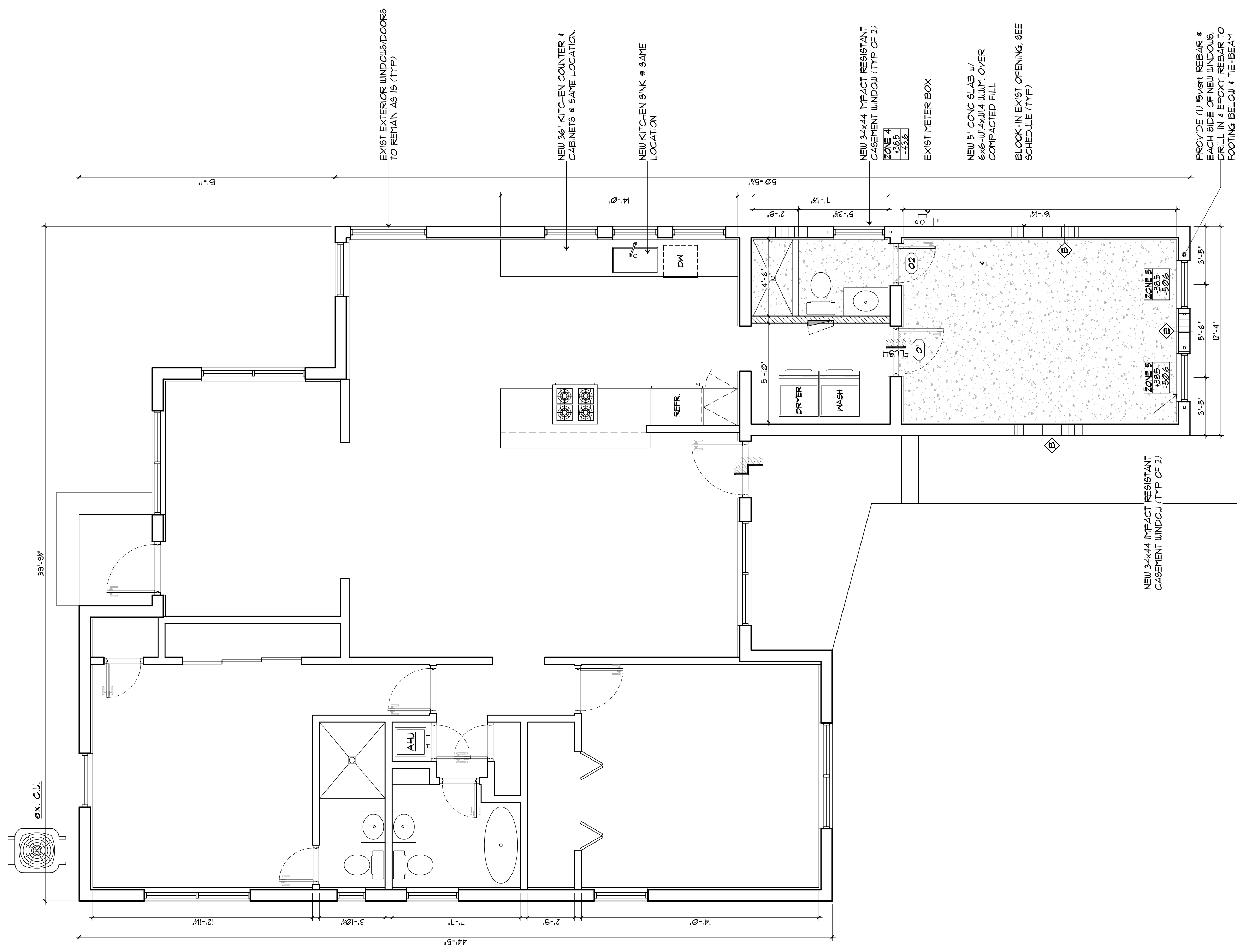
SHEET #
02

PARTITION LEGEND

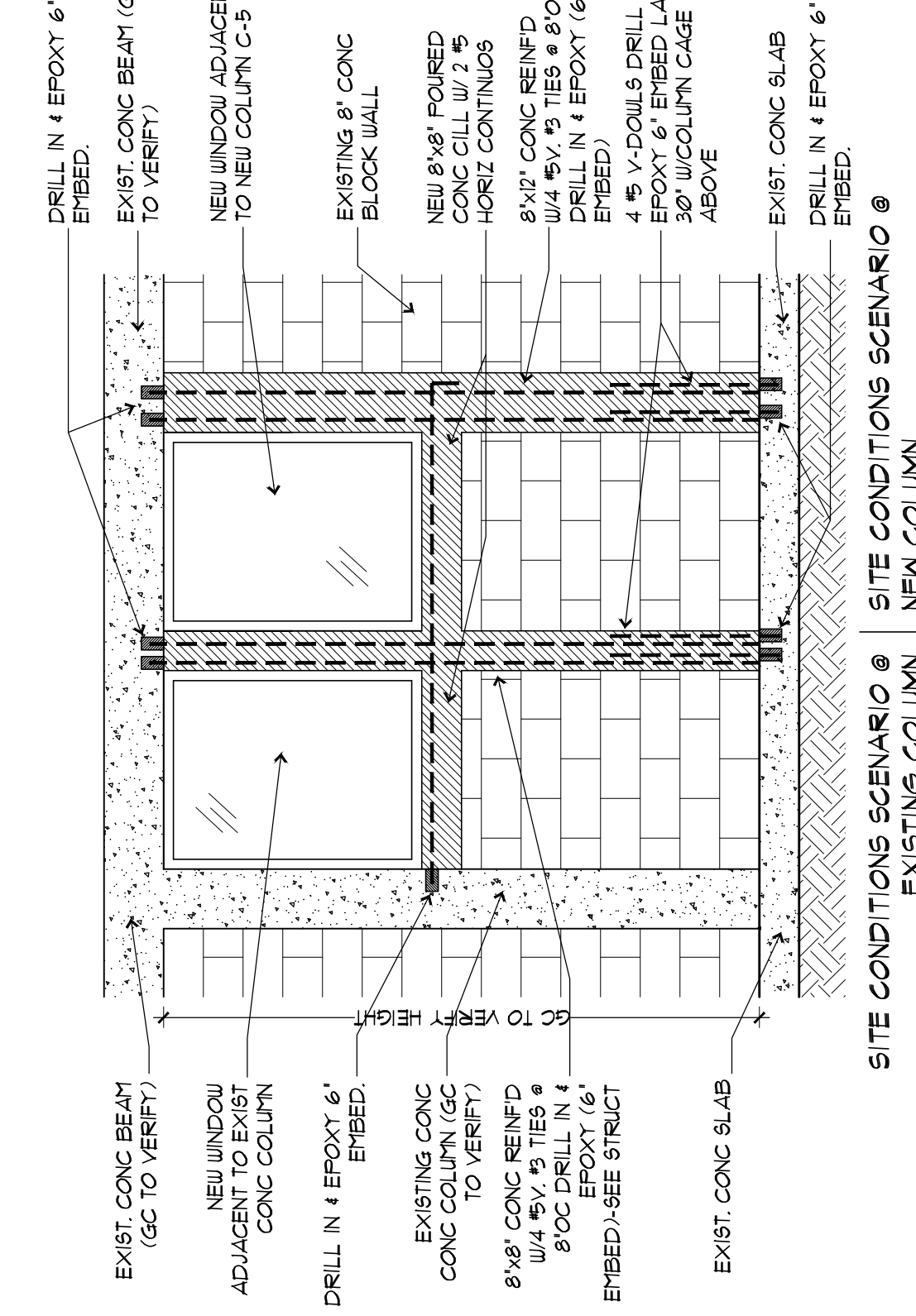
- EXISTING 8" CONC BLOCK WALL w/ SMOOTH STUCCO FINISH & EXTERIOR SIDE 1/2" GIB OVER 1/2" MTL FIRRING STRIPS @ 16" OC & R-5 MIN INSULATION @ INTERIOR SIDE (TYP)
- INTERIOR PARTITION WALL w/ 3/4" 2024 MTL STUDS @ 16" OC & 1/2" GIB @ EACH SIDE (TYP)
- NEW INTERIOR PARTITION WALL w/ 3/4" 2024 MTL STUDS @ 16" OC (1) LATER OR 1/2" GIB @ EACH SIDE (TYP)
- BLOCK-OFF EXISTING BLOCK WALL OPENING w/ BLOCK OFF PARTITION WALL @ INTERIOR SIDE & EXTERIOR SIDE @ 1/2" GIB OVER 1/2" MTL FIRRING STRIPS @ 16" OC & R-5 MIN INSULATION @ INTERIOR SIDE (TYP)

GENERAL NOTES:

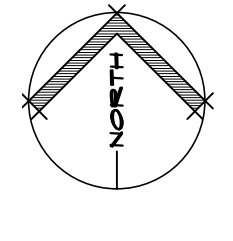
1. ALL CLOSETS, CABINETS, COUNTERS, STORAGE & CLOSETS (MILLWORK) SHOP DRUGS ARE TO BE SUPPLIED BY SUPPLIER/CONTRACTOR FOR OWNER & ARCHITECT REVIEW & APPROVAL PRIOR TO FABRICATION.
2. ALL PARTITION WALLS, BLOCKS TO SUPPORT ALL FURNITURE, OTHER FIXTURES THAT REQUIRE BEING MOUNTED OR FIXED TO THE WALL.
3. CONTRACTOR IS TO REVIEW ALL SPECIFICATIONS OF ALL EQUIPMENT PRIOR TO INSTALLATION. EQUIPMENT SUPPLIERS TO PROVIDE ALL INSTALLATION INSTRUCTIONS TO CONTRACTOR. CONTRACTOR SHALL CONTACT & COORDINATE WITH DESIGNER-OF-RECORD IMMEDIATELY SHOULD ANY DISCREPANCIES ARISE.
4. ALL PARTITION WALLS SHALL BE 1/2" GIB ON TILE BACKER & 1/2" GIB ON WIRE MESH OR 1/2" GIB ON 1/2" GIB ON WIRE MESH. PROVIDE A W/RELEAF / NON-ABSORBENT SURFACE FINISHES @ ALL BATHROOMS (WET LOCATIONS) (WALLS & CEILINGS) & IN THE WORK STATIONS STORAGE AREA & FINISH SELECTION BY OWNER.
5. CONTRACTOR SHALL VERIFY ALL AREAS DIMENSIONS & ESTIMATE PROPOSAL TO CLIENT. VERIFY ALL AREAS DIMENSIONS PRIOR TO FABRICATING OR PURCHASING ANY DOOR WINDOWS MILLWORK FURNITURE, ETC.
6. PROPOSED INTERIOR FRAMED GIB CEILING SHALL NOT BE LESS THAN 6" @ ANY POINTS. DO NOT CALCULATE INCLUDE THE THICKNESS OF THE 1/2" METAL FIRRING STRIPS & 1/2" GIB ON CONCRETE BLOCK WALLS.
7. A HIALEAH-DADE COUNTY DEPARTMENT OF ENVIRONMENTAL BUILDING PERMIT IS REQUIRED PRIOR TO SUBMITTING FOR CONTRACTOR SHALL COORDINATE ALL FINISHES, MILLWORK, BUILT-INS AND FINAL FIXTURES w/ OWNER AND/OR INTERIOR DESIGNER PRIOR TO FABRICATING OR PURCHASING ANY DOOR, WINDOWS MILLWORK FURNITURE, ETC.
8. ALL INTERIOR FINISHES SHALL COMPLY w/ CHAPTER 8 OF THE 2017 FBC. 6" P ED



CBS BLOCK-UP DETAIL



WINDOW DETAIL



GEORGE FRIEDL, P.E.
 No. 22978
 CA# 29796

NO.	DATE	REVISIONS	COMMENTS
1.	-	-	-
2.	-	-	-
3.	-	-	-
4.	-	-	-
5.	-	-	-
6.	-	-	-
7.	-	-	-
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9.	-	-	-
10.	-	-	-

TABANPOUR'S RESIDENCE
 8866 CARLYE AVENUE
 SURFSIDE, FL 33154

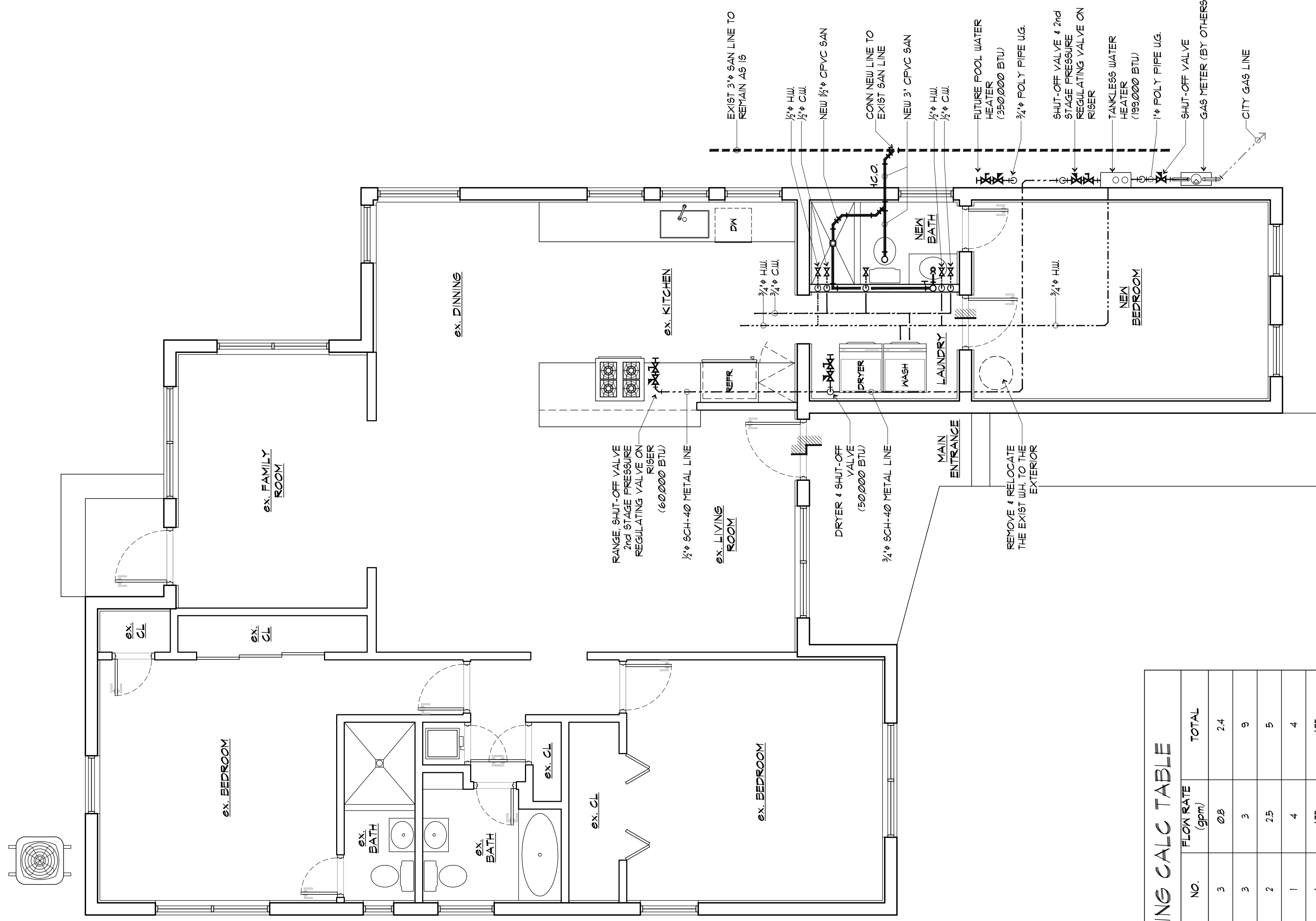
PLUMBING

DRAWN BY: JMPEP
 CHECKED BY: JMPEP
 DATE: 06.21.21
 SCALE: NOTED

SHEET #
 05

- GENERAL PLUMBING NOTES**
- ALL WORK SHALL BE PERFORMED BY A LICENSED PLUMBING CONTRACTOR IN A FIRST CLASS WORKMAN LIKE MANNER SAID CONTRACTOR SHALL MEET ALL REQUIREMENTS SET FORTH BY ANY LOCAL ORDINANCE AND OR GOVERNING AUTHORITIES.
 - ALL WORK SHALL BE IN ACCORDANCE WITH THE PLUMBING CODES AND ORDINANCES WITH APPLICABLE NATIONAL, STATE AND LOCAL CODES AND ORDINANCES.
 - IT SHALL BE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR TO PROVIDE ALL NECESSARY MATERIALS AND LABOR NECESSARY TO ACCOMPLISH THE WORK SHOWN AND NOTED ON THE DRAWINGS.
 - ALL REQUIRED INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK. VERIFY ALL CONDITIONS, LOCATIONS, DIMENSIONS AND COUNTS AS SHOWN AND/OR NOTED ON THE DRAWINGS. THIS SHALL INCLUDE ANY AND ALL FABRICATIONS REQUIRED PRIOR TO INSTALLATION.
 - IT SHALL BE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR FOR THE ADVANCED ORDERING OF LONG LEAD ITEMS AS NOT TO INTERFERE WITH THE PRODUCTION OF OTHER WORKS.
 - PLUMBING CONTRACTOR SHALL MANAGE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN (1) YEAR FROM DATE OF ACCEPTANCE UNLESS INDICATED OR SPECIFIED OTHERWISE.
 - SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY.
 - THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR CORRECT ALL DAMAGE TO BUILDING SURFACES, EQUIPMENT, AND FURNISHINGS CAUSED DURING PERFORMANCE OF WORK.
 - LOCATION OF PLUMBING ROUGH-IN THAT CHANGE, VERIFY EXACT LOCATION WITH ARCHITECTURAL AND/OR ENGINEERING EXPENSES THAT ARE INCURRED DUE TO CHANGES REQUESTED BY THE CONTRACTOR SHALL BE PAID FOR BY THAT CONTRACTOR.
 - THE CONTRACTOR SHALL FURNISH ALL WATER METERS UNLESS OTHERWISE NOTED. VERIFY LOCATION, SIZE, ELEVATION MATERIALS, AND PRESENT STATE OF ALL EXISTING UTILITIES. ACCESSIBLE GATE VALVES IN ALL BRANCH WATER LINES SERVING ANY ROOM HAVING PLUMBING FIXTURES, ALL FIXTURES SHALL BE PROVIDED WITH READILY ACCESSIBLE VALVES.
 - REQUIRED SUPPLY SHALL BE EQUIPPED WITH A BACK-FLOW PREVENTER WHERE REQUIRED.
 - ALL THREADED WATER OUTLETS SHALL BE FINISHED WITH WATTS "B" APPROVED FINISH AND WATTS APPROVED AIR CHAMBERS AT EACH PLUMBING FIXTURE.
 - WHERE DISH-SHAPED METALS ARE TO BE JOINED, APPROVED INSULATING UNIONS SHALL BE USED.
 - AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY.
 - THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL EXISTING UTILITIES, MATERIALS WHICH IS NOT AS SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBILITY TO PROTECT TO THE ARCHITECT/ENGINEER THAT THE PROPOSED SUBSTITUTION IS EQUAL.
 - PLUMBING CONTRACTOR SHALL KEEP ALL AREAS IN WHICH WORK IS BEING PERFORMED FREE FROM DEBRIS AT ALL TIMES AND SAID AREAS SHALL BE LEFT BROOK CLEAN AT THE END OF EACH WORKING DAY.
 - ALL WORK SHALL BE IN ACCORDANCE WITH THE PLUMBING CODES AND ORDINANCES. DRAWINGS SHOWING ALL CHANGES AND DEVIATIONS TO THE ARCHITECT/ENGINEER PRIOR TO COMPLETION OF THE PROJECT.
 - WATER LINES**
 WATER PIPING SHALL BE TYPE "L" COPPER FOR 3" UNDER 4" TYPE "K" COPPER FOR 3" & ABOVE. ALL UNDERGROUND WATER PIPING SHALL BE TYPE "K" COPPER.
 - SANITARY, 90°/90° & CONDENSATE LINES**
 SANITARY 40 P.V.C. DRAIN FOR SANITARY, 90°/90° DRAINING & CONDENSATE LINES WHERE LOCAL CODES REQUIRE SHALL ALLOW P.V.C. NOT BE USED IN ANY REGIONAL ROOMS OR IN ANY RETURN AIR PLUMBING THAT NOT PERMITTED ANY FLOOR WALL OR FLOORS.
 - PIPE INSULATION**
 INSULATE CONDENSATE LINES ABOVE GRADE & FIRST 8" OF COLD WATER LINE FROM WATER HEATER AS FOLLOWS: 2" HI SUPPLY & RETURN - 1" THICK PREFOAMED FIBERGLASS PIPE INSULATION W/ FACTORY JACKET, CONDENSATE PIPING - 3" AIR/WATER PREFOAMED.

PIPE SIZE	MIN SLOPE (INCH P/ FT)
2" OR LESS	1/4"
3" TO 6"	1/8"
8" OR LARGER	3/8"



WATER SIZING CALC TABLE

FIXTURE TYPE	NO.	FLOW RATE (gpm)	TOTAL
LAVATORY	3	0.8	2.4
WATER CLOSET	3	3	9
SHOWER	2	2.5	5
BATH/TUB	1	4	4
KITCHEN SINK	1	1.75	1.75
DISH WASHER MACHINE	1	2.15	2.15
WASHING MACHINE	1	4	4
-	-	-	-
NOTES: 1. TOTAL (F.B.C. TABLE 604.3) 1/2" 1/2" P.N WATER PIPE REQUIRED			28.9

