Town of Surfside
Special Town Commission - Quasi-Judicial Hearing
AGENDA
Thursday, June 16, 2022
5:30 PM
Town Commission Chambers

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.

Rule 6.05 Agenda. The good and welfare portion of the agenda set for 8:15 p.m. shall be restricted to discussion on subjects not already specifically scheduled on the agenda for discussion and debate. In no event shall this portion of the agenda be allotted more than 45 minutes with each speaker to be given no more than three minutes, unless by vote of a majority of the members of the commission present, it is agreed to extend the time frames. Likewise, commission members shall be restricted to speaking three minutes each unless an extension is granted in the same manner as set forth in the prior sentence.

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 this capacity has been reached, people will be asked to watch the meeting from the first floor.

1. **Opening**

1.A Call to Order

1.B Roll Call of Members

1.C Pledge of Allegiance

2. **Mayor, Commission and Staff Communications**

Please be advised that the following items on the agenda are quasi-judicial in nature. If you wish to object or comment upon an item, please complete a Public Speaker 's Card indicating the agenda item number on which you would like to comment. You must be sworn before addressing the Town Commission and you may be subject to cross-examination. If you refuse to submit to cross-examination, the Town Commission will not consider your comments in its final deliberation. Please also disclose any ex-parte communications you may have had with any members of the Town Commission. Town Commission members must also do the same.

2.A 9173 Froude Avenue - Walter Keller, PE, AICP, Town Consultant Planner

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA; [APPROVING/DENYING] A VARIANCE APPLICATION FOR PROPERTY GENERALLY LOCATED AT 9173 FROUDE AVENUE, SURFSIDE, FL, FOR A PRACTICAL DIFFICULTY VARIANCE PURSUANT TO SECTION 90-36(1)b OF THE TOWN'S CODE OF ORDINANCES TO ALLOW LOT COVERAGE OF 42.3% WHERE SECTION 90-49 OF THE TOWN'S CODE OF ORDINANCES LIMITS LOT COVERAGE TO 40% OF THE LOT AREA; PROVIDING FOR CONDITIONS; ADDRESSING VIOLATIONS OF CONDITIONS; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.
Resolution Approving Variance - 9173 Froude - 6-2-22.pdf
9173 Froude Avenue Agenda Packet.pdf

2.B 8995 Collins Avenue - Multifamily 12 Story Site Plan Amendment - Walter Keller, PE, AICP, Town Consultant Planner

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA; APPROVING A SITE PLAN AMENDMENT APPLICATION FOR PROPERTY GENERALLY LOCATED AT 8995 COLLINS AVENUE, SURFSIDE, FL, TO AMEND RESOLUTION NO. 19-2661 TO REDUCE THE ALLOWED NUMBER OF UNITS FROM 34 CONDOMINIUM UNITS TO 19 CONDOMINIUM UNITS, TO ALTER APPROVED FACADES, AND TO REDUCE PARKING FROM 70 PARKING SPACES TO 39 PARKING SPACES; INCORPORATING THE CONDITIONS, AND ALL OTHER ASPECTS OF THE ORIGINAL APPROVAL SET FORTH IN RESOLUTION NO. 19-2661 EXCEPT AS MODIFIED HEREIN; ADDRESSING VIOLATIONS OF CONDITIONS; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.
8995 Collins Avenue Table 1.docx
Resolution Approving or Denying Site Plan Amendment - Surf House - 8995 Collins.pdf
8995 Collins Avenue Agenda Packet.pdf

2.C 1385 Biscaya Drive - Walter Keller, PE, AICP, Town Consultant Planner

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA; [APPROVING/DENYING] A VARIANCE APPLICATION FOR PROPERTY GENERALLY LOCATED AT 1385 BISCAYA DRIVE, SURFSIDE, FL, TO ALLOW INTERIOR SIDE SETBACKS OF 7 FEET, 10 INCHES AND 8 FEET, 8 INCHES WHERE SECTION 90-45 OF THE TOWN'S CODE OF ORDINANCES REQUIRES INTERIOR SIDE SETBACKS OF APPROXIMATELY 16.6 FEET SUBJECT TO CONDITIONS; ADDRESSING VIOLATIONS OF CONDITIONS; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

Resolution Approving Variance - 1385 Biscaya.pdf
1385 Biscaya Drive Agenda Packet.pdf

3. Adjournment

Respectfully submitted,

Andrew Hayatt
Town Manager

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 OTHER TOWN BOARDS MAY ATTEND THIS MEETING.

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

MEMORANDUM

ITEM NO. 2.A

To: Planning & Zoning Board

From: Walter Keller, PE, AICP, Town Consultant Planner

Date: June 16, 2022

Subject: **9173 Froude Avenue**

Staff Recommendation: It is recommended the Practical Difficulty Variance Application be approved allowing the floor area coverage to increase to 42.3%.

This application is a request to renovate and expand an existing single family residence on an interior lot. The parcel is located at 9173 Froude Avenue in the H30B Zoning District. The existing residence has 3 bedrooms and 2 baths with 1,764 square feet (SF) of floor area including the garage. A 603 SF addition is proposed to add a master bedroom, 1 and ½ baths with a covered terrace. Total floor area with the additions will be 2,367 SF which is 42.3% lot coverage. The Applicant is requesting a Practical Difficulty Variance to allow the expansion which exceeds the 40% maximum floor area coverage.

The setback requirements for the H30B Zoning District are 20-foot front, 5-foot side and 20 feet rear. The Applicant is proposing a 20-foot 5-inch front setback with a rear setback of 21 feet 8 inches and a 5-foot side setback. The setbacks on the front of the existing house include a small 1 foot encroachment at the southeast corner.

Standards of review for a practical difficulty Variance (Section 90-36.1(9))

a. How substantial the variance is in relation to the requirement sought to be varied:

The Applicant is requesting an additional 192 SF of floor area over the 40% threshold. The variance request raises the floor area percentage to 42.3% which is far less than the maximum of 50%.

b. Whether an adverse change will be produced in the character of the neighborhood;

The Variance request will not impact the character of the neighborhood since the rear setback is greater than the minimum and the residence will remain a single story.

c. Whether the difficulty can be obviated by some method feasible for the applicant to pursue other than by a variance; and,

The only other option would be to demolish the residence and build a 2 story residence. A 2 story residence is not a viable option.

d. Whether, in view of the manner in which the difficulty arose, the interest of justice will be served by allowing the variance.

Yes, justice is served. The residence was constructed more than 70 years ago and is a small floor area for today's families. The Variance will allow the one-story residence to maintain the scale of the neighborhood and extend the viability of the residence in the future.

Resolution Approving Variance - 9173 Froude - 6-2-22.pdf

9173 Froude Avenue Agenda Packet.pdf

RESOLUTION NO. 2022- _____

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA; [APPROVING/DENYING] A VARIANCE APPLICATION FOR PROPERTY GENERALLY LOCATED AT 9173 FROUDE AVENUE, SURFSIDE, FL, FOR A PRACTICAL DIFFICULTY VARIANCE PURSUANT TO SECTION 90-36(1)b OF THE TOWN'S CODE OF ORDINANCES TO ALLOW LOT COVERAGE OF 42.3% WHERE SECTION 90-49 OF THE TOWN'S CODE OF ORDINANCES LIMITS LOT COVERAGE TO 40% OF THE LOT AREA; PROVIDING FOR CONDITIONS; ADDRESSING VIOLATIONS OF CONDITIONS; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, 9173 Froude LLC (the "Applicant"), owner/contractor of the property located at 9173 Froude Avenue, Surfside, FL 33154 (the "Property") submitted an application on May 5, 2022 (the "Variance Application"), requesting approval from the Town of Surfside, Florida (the "Town") of a practical difficulty variance to allow lot coverage of 42.7% where Section 90-49 of the Town's Code of Ordinances (the "Code") limits lot coverage to 40% of the lot area for a single-family home on the Property; and

WHEREAS, Section 90-36(1)b of the Code provides for the issuance of a practical difficulty variance upon meeting the standards provided or in Section 90-36(9) of the Code; and

WHEREAS, contemporaneous with the Variance Application, the Applicant submitted an application seeking design review of the proposed construction of a single-family home (the "Design Review Application"); and

WHEREAS, Section 90-19 provides for design review of single-family homes by the Planning and Zoning Board; and

WHEREAS, the Town Planner has reviewed the Variance Application and Design Review Application and recommended approval of both subject to conditions; and

WHEREAS, on May 26, 2022, the Planning and Zoning Board (the "PZB"), at a duly noticed quasi-judicial public hearing, after reviewing the Variance Application and Design Review Application and hearing from its professional staff, the Applicant, and members of the public, considered the requirements of the Town Code for each application; and

WHEREAS, at the public hearing, the PZB approved the Design Review Application subject to the plans on file for the Design Review Application together with all conditions proposed by the Town Planner's recommendation and subject to the approval of the Variance Application by the Town Commission; and

WHEREAS, at the public hearing, the PZB found the Variance Application met the standards of Section 90-36(9) of the Code for issuance of a practical difficulty variance, and recommended the Variance Application be approved by the Town Commission subject to the plans on file for the Design Review Application together with all conditions proposed by the Town Planner's recommendation; and

WHEREAS, on _____, the Town Commission, held a duly noticed quasi-judicial public hearing to review the Application, hear from its professional staff, the Applicant, and members of the public, and consider the recommendation of the PZB, the requirements of the Town Code for approval of a variance and the Application's consistency with the Town of Surfside's Comprehensive Plan, and the substantial competent evidence presented at the hearing; and

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, APPLICABLE TO APPLICANT, ITS SUCCESSORS AND/OR ASSIGNS, AS FOLLOWS:

SECTION 1. RECITALS AND FINDINGS OF FACT.

1. All recitals set forth above are incorporated into the body of this Resolution as if same were fully set forth herein.

2. The Commission finds that the Variance Application for the practical difficulty variance [meets/does not meet] the standards of Section 90-36(9) of the Code and is otherwise in [compliance/not in compliance] with the requirements of the Town Code for approval of a variance and the Variance Application is [consistent/not consistent] with the Town of Surfside's Comprehensive Plan.

SECTION 2. VARIANCE [APPROVAL/DENIAL]; CONDITIONS. The request to approve a practical difficulty variance to allow lot coverage of 42.7% where Section 90-49 of the Town's Code of Ordinances (the "Code") limits lot coverage to 40% of the lot area for a single-family home on the Property, is hereby [granted/denied] subject to the following conditions:

1. The Property shall be developed in substantial compliance with the plans dated May 5, 2022, prepared by JCD Architect, Inc. (the "Plans") provided in support of the Application, except as modifications are required by this approval or the Building Official.

2. Pool equipment should be located at least 15 feet from the adjacent residence.
3. Describe the fence condition on the rear yard and provide for the finished side of any new fence to face outward.
4. All landscaped/pervious areas shall be 40% Florida-Friendly materials. Provide table on site plan to demonstrate this requirement is met.
5. A tree removal permit is required prior to the removal or relocation of existing site trees, per Sec. 90-97 of the Town Code.

SECTION 3. VIOLATION OF CONDITIONS. Failure to adhere to the terms and conditions of this Resolution shall be considered a violation of the Code and persons found violating the conditions shall be subject to the penalties prescribed by the Code, including but not limited to, the revocation of any of the approval(s) granted in this Resolution. The Applicant understands and acknowledges that it must comply with all other applicable requirements of the Code before it may commence construction or operation, and that the foregoing approval in this Resolution may be revoked by the Town at any time upon a determination by the Town Commission, following a public hearing, that the Applicant is in non-compliance with the Code or the conditions of this Approval and has failed to cure, or to provide an acceptable plan to timely cure, the non-compliance.

SECTION 4. SEVERABILITY CLAUSE. In the event any portion or section of this Resolution is determined to be invalid, illegal or unconstitutional by a court or agency of competent jurisdiction, such decision shall in no way affect the remaining portions of this Resolution, which shall remain full force and effect.

SECTION 5. EFFECTIVE DATE. This Resolution shall become effective upon adoption.

PASSED AND ADOPTED this __ day of ___, 2022.

Motion by:_____,

Second by:_____.

Commissioner Fred Landsman	____
Commissioner Marianne Meischeid	____
Commissioner Nelly Velazquez	____
Vice Mayor Jeffrey Rose	____
Mayor Shlomo Danzinger	____

_____
Shlomo Danzinger, Mayor

ATTEST:

_____
Sandra N. McCready, MMC
Town Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE TOWN OF SURFSIDE ONLY:

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

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

I, Sandra McCready, Town Clerk of the Town of Surfside, Florida, do hereby certify that the above and foregoing is a true and correct copy of Resolution No. 2022-____ adopted by the Town Commission at its meeting held on the ___ day of _____, 2022.

Issued: _____

_____
Sandra McMcready, MMC
Town Clerk

Request for a
Practical Difficulty Variance
9173 Froude Ave, Surfside, Florida 33154

I seek a Practical Difficulty Variance, under Section 90-36.1(1)b. The property is an existing 1 story house on a typical 5625 square foot interior lot. The existing house is 1764 SF, with a lot coverage of 31.3 %. The proposal is to add on an additional 603 SF, bringing the total to 2367 SF and 42.1 % lot coverage. Rather than building up, likely requiring the demolition of the current house, the applicants wish to add onto the first floor to meet the needs of their family.

The proposal adds square footage to the back of the property, keeping the garage, which is important, making the house a livable 4 bedroom, 3 bath house to meet the needs of the occupants. The young couple would like a modest home sufficient to provide the necessary room to grow into in the near term. The current house does not have the floor area and room layout to permit this.

A practical difficulty variance is a relaxation of the terms or provisions of the Zoning Code which is less rigorous than the unnecessary and undue hardship standard. The standards are listed below.

Standards of review for a practical difficulty variance.

a. How substantial the variance is in relation to the requirement sought to be varied:

   The variance is modest, a request to exceed the 40% lot coverage limit by an additional 2.1%, well below the 50% maximum.

b. Whether an adverse change will be produced in the character of the neighborhood;

   There will not be an adverse change to the neighborhood as the as the enlarged house will essentially be the renovated existing house with minimal addition to the rear that is just slightly larger than the limit on current homes.

c. Whether the difficulty can be obviated by some method feasible for the applicant to pursue other than by a variance; and

   The difficulty can only be obviated by increasing the square footage. Converting the garage is not an option due to security concerns for the couple, as the husband frequently travels out-of-town.

d. Whether, in view of the manner in which the difficulty arose, the interest of justice will be served by allowing the variance.

   The difficulty arose because the existing house is undersized. Allowing this variance will provide the applicant with a home similar in size and scope to its neighbors, and will preserve the essence of the existing property for the foreseeable future. Justice is served.

Thank you for your consideration.

Respectfully submitted,

Carolyn Baumel

EXTERIOR / INTERIOR REMODELING

CAROLYN BAUMEL RESIDENCE

9173 FROUDE AVENUE - SURFSIDE, FL 33154

05.05.22

INDEX OF DRAWINGS:

A-0 PROPOSED SITE PLAN
A-1 DEMOLITION FLOOR PLAN
A-2 DEMOLITION ROOF PLAN
A-3 EXISTING ELEVATIONS
A-4 PROPOSED FLOOR PLAN
A-5 PROPOSED ROOF PLAN
A-6 PROPOSED ELEVATIONS
A-7 PROPOSED SECTIONS
A-8 DOOR & WINDOW SCHEDULES
A-9 NEIGHBORING PHOTOS

CODE COMPLIANCE:

ALL WORK SHALL COMPLY WITH THE CURRENTLY ADOPTED BUILDING CODES OF THE STATE OF FLORIDA AND MIAMI-DADE COUNTY.

- 2017 NATIONAL ELECTRICAL CODE
- 2020 FLORIDA BUILDING CODE 7TH EDITION

- BUILDING
- EXISTING BUILDING
- RESIDENTIAL
- PLUMBING-GAS
- MECHANICAL
- ACCESSIBILITY

Revisions

- 5.5.22 - 1st. ISSUE

EXT./INT. REMODELING w/ ADDITION

CAROLYN BAUMEL RESIDENCE

9173 FROUDE AVENUE

SURFSIDE, FLORIDA 33154

JCD ARCHITECT INC.
JUAN C. DAVID R.A. 0015344
Design & Development
LEED ACCREDITED PROFESSIONAL
Architecture Interiors Planning Construction
1385 Coral Way, Suite 207 • Miami, Florida 33145 • Phone: (305) 285-4343 • Fax: (305) 285-4330

Job No.

Date

Scale

Seal

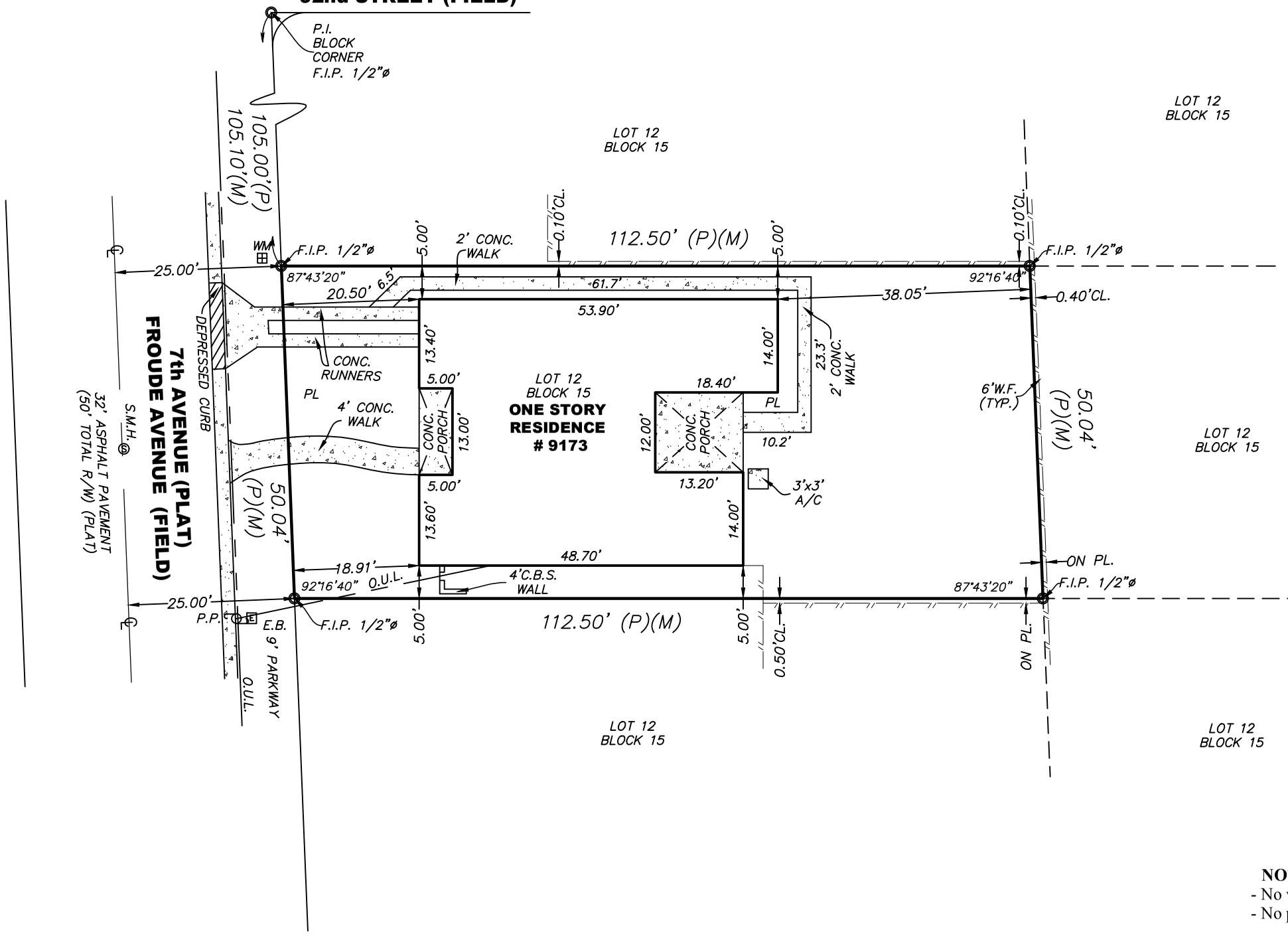
AA-26001560

Sheet No.

COV

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 Mr.David and shall not be sold or reproduced without its prior written consent. Mr.David shall be notified of any changes rec'd by actual measurements, etc. as aforesaid prior to submission of any phase for bid or construction.

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



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

Address:
9173 Froude Avenue, Surfside, FL 33154

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

This property is described as:
Lot 12, Block 15,
ALTOS DEL MAR NO.4,
according to the Plat thereof,
as recorded in Plat Book 10, Page 63,
of the Public Record of Miami-Dade County, Florida.

Certified to:
Sherry Lynn Ulsh

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

LEGEND

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

REVISIONS:

FLOOD ZONE	COMM. No.	PANEL No.	SUFFIX:	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
AE	120659	0144	L	
F.I.R.M.DATE	F.I.R.M.INDEX	BASE ELEV.		
09 / 11 / 09	09 / 11 / 09	+ 8'	N.G.V.D.	

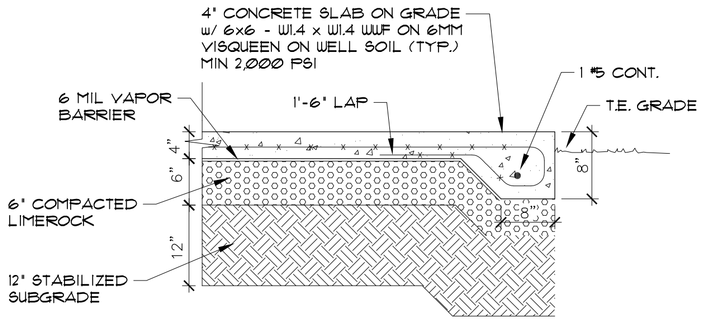
BOUNDARY SURVEY.
I HEREBY CERTIFY: that this survey meets the standards of practice as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

RENE AIGUESVIVES 07/08/21
PROFESSIONAL SURVEYOR AND MAPPER No. 4327. State of Florida.

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

Field Date	Scale:	Drawn by:	Drwg. No.
07/08/21	1"= 20'	D.G.	21-25600

FENCE / SCREEN SAMPLE



THICKENED EDGE DETAIL (T.E.)
4" CONCRETE DRIVEWAY SLAB

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

LOCATION MAP

NOT TO SCALE:

DRIVEWAY/ PAINT COLOR SAMPLES

PROPERTY ADDRESS:

9173 FROUDE AVENUE SURFSIDE, FLORIDA 33154

FOLIO: 14-2235-001-0520

LEGAL DESCRIPTION:

ALTOS DEL MAR NO 4
LOT 12 BLK 15
LOT SIZE 50.000 X 112
COC 25764-3411 06 2001 4

SCOPE OF WORK:

EXTERIOR / INTERIOR REMODELING AND NEW ADDITION / ALTERATION TO EXISTING HOUSE.

PROJECT INFO:

CLASSIFICATION OF WORK:	(2) RENOVATION & (6) ADDITION
CODES IN EFFECT:	FLORIDA BUILDING CODE, 7TH ED. 2020
CONSTRUCTION TYPE:	II-B
OCCUPANCY:	RESIDENTIAL R3-2 (SINGLE FAMILY)

GENERAL NOTES

1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE-7TH EDITION 2020 AND ALL REGULATORY LOCAL AND GOVERNMENTAL CODES.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE DISCOVERED BEFORE PROCEEDING WITH THE WORK.
3. CONTRACTOR TO AQUIRE ALL REQUIRED PERMITS FOR THE CONSTRUCTION AND SUBSEQUENT OCCUPANCY OF THE PROJECT.
4. ALL WORK DONE UNDER THE SUPERVISION OF THE CONTRACTOR SHALL BE DONE IN A NEAT AND WORKMAN-LIKE MANNER AND IN ACCORDANCE WITH ALL GOVERNING AGENCIES, RULES AND REGULATIONS HAVING JURISDICTION.
5. CONTRACTOR TO PROVIDE ALL SUPPLEMENTARY MATERIALS REQUIRED TO INSTALL, SUPPORT, BRACE AND SHORE ALL BUILDING COMPONENTS.
6. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EQUIPMENT AND UTILITIES TO BE REMOVED. REMOVALS SHALL BE COORDINATED WITH THE OWNER AND ALL BUILDING AUTHORITIES HAVING JURISDICTION.
7. CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH RED-LINED AS-BUILT DRAWINGS FOR ANY AND ALL FIELD CHANGES AND/OR ADDITIONS TO THE WORK INCLUDING IN THE DRAWINGS.
8. IF ANY CHANGES AND/OR DEVIATIONS ARE MADE TO THESE PLANS WITHOUT THE WRITTEN AUTHORIZATION OF THE ARCHITECT. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND/OR DEVIATIONS.
9. IF DURING THE COURSE OF CONSTRUCTION ANY DEVIATIONS ARE MADE AT THE FIELD, AGAIN, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR SUCH CHANGES AND DEVIATIONS.
10. ALL SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR DESIGN CONFORMANCE ONLY.
11. SUBSTITUTIONS MUST BE REVIEWED AND APPROVED BY THE ARCHITECT OR ENGINEERS.
12. CONTRACTOR OR SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING THEIR OPERATION AND ANY DAMAGE TO THEIR WORK WHILE PROJECT IS UNDER CONSTRUCTION.
13. ALL DESIGNS AND DRAWINGS HEREIN AND PRINTS ISSUED BY THE ARCHITECT ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE REUSED ON ANY OTHER LOCATION EXCEPT WHERE THE ONE FOR WHICH THEY WERE EXPRESSLY DESIGNED. IF THESE DRAWINGS OR ANY PART THERE OF IS REPRODUCED WITHOUT THE CONSENT OF THE ARCHITECT, THE PERSON SO DOING WILL BE INDEBTED TO ARCHITECT FOR HIS FULL COMMISSION.
14. FOR POOL ENCLOSURE: PROVIDE (2) - 4'-0" HIGH (MIN.) GATES, SELF CLOSING, SELF LATCHING w/ RELEASE MECHANISM 54" ABOVE GRADE. (MIN.) PER FBC S. 515.29 (TYP.)

ZONING INFO.

ZONING DESIGNATION:	H30-B
NET LOT SIZE:	5,600.0 SF

ZONING REGULATION

	ALLOWED/REQUIRED	PROVIDED
LOT COVERAGE (FLOOR AREA)	2,240.0 SF(40%)	2,367.00 SF (42.26%)
COVERED PORCH EXTENSION	448 SF(+8%)	426.0 SF (7.60%)
LOT GREEN/PERVIOUS AREA	1,960.0 SF(35%)	2,182.0 SF (39.0%)
FRONT YARD LANDSCAPING AREA	500.0 SF(50%)	367.0 SF (56.7%)
REAR YARD LANDSCAPING AREA	400.0 SF(40%)	660.0 SF (66.0%)

SETBACKS (PPAL BUILDING)

	REQUIRED	PROVIDED
FRONT (EXISTING)	20.0'	20.5'/18.9'
REAR	20.0'	21.7'
SIDE INTERIOR (NORTH) EXISTING	5.0'	5.0'
SIDE INTERIOR (SOUTH) EXISTING	5.0'	5.0'

SETBACKS (POOL)

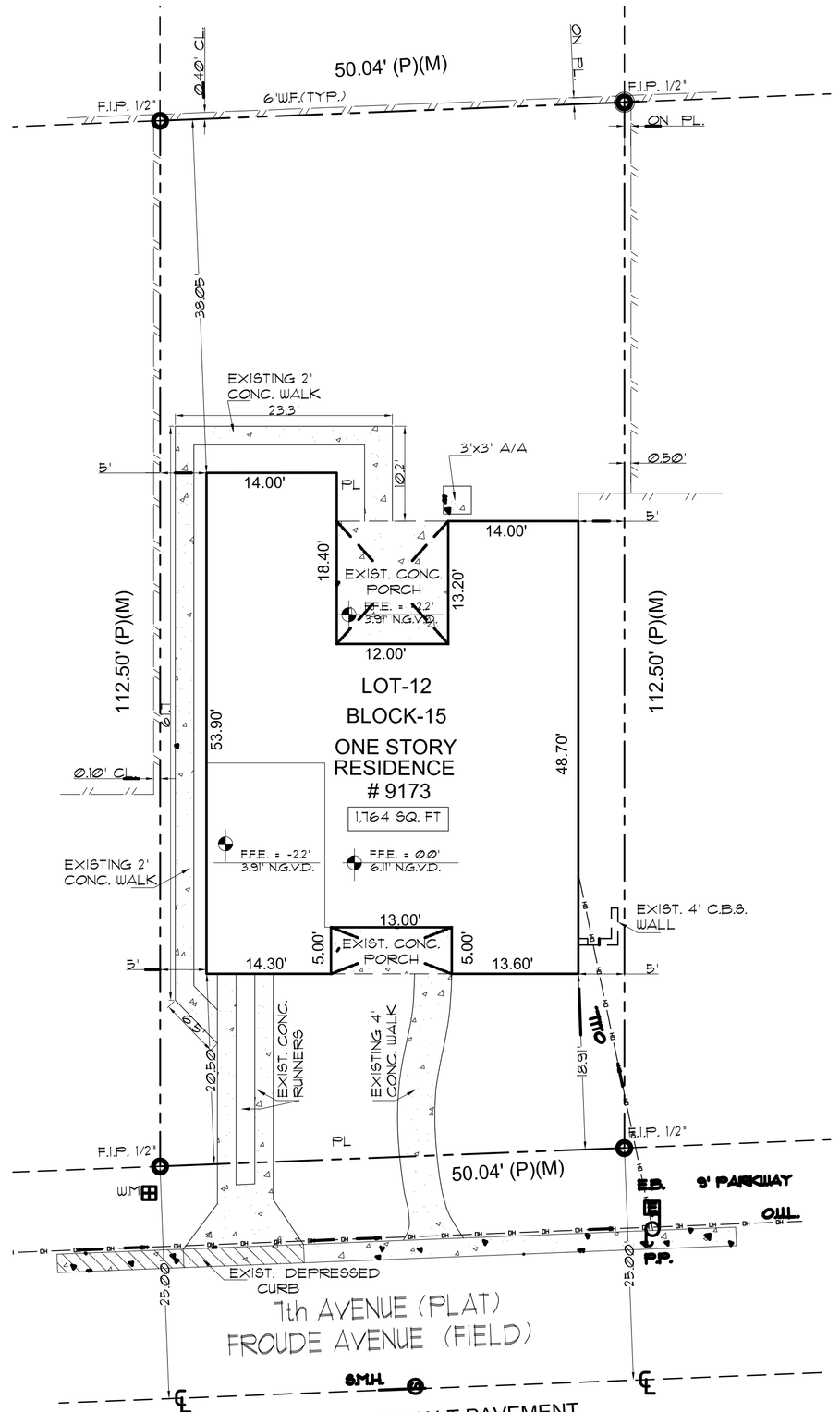
	REQUIRED	PROVIDED
FRONT	10.0'	91.75'
REAR	5.0'	5.75'
SIDE INTERIOR (NORTH)	5.0'	6.0'
SIDE INTERIOR (SOUTH)	5.0'	24.0'

LOT COVERAGE CALCULATION (FLOOR AREA)

LIVING AREA (EXISTING)	1,465.00 S.F.
GARAGE (EXISTING)	299.00 S.F.
NEW ADDITION	603.00 S.F.
TOTAL LOT COVERAGE (FLOOR AREA)	2,367.00 S.F.

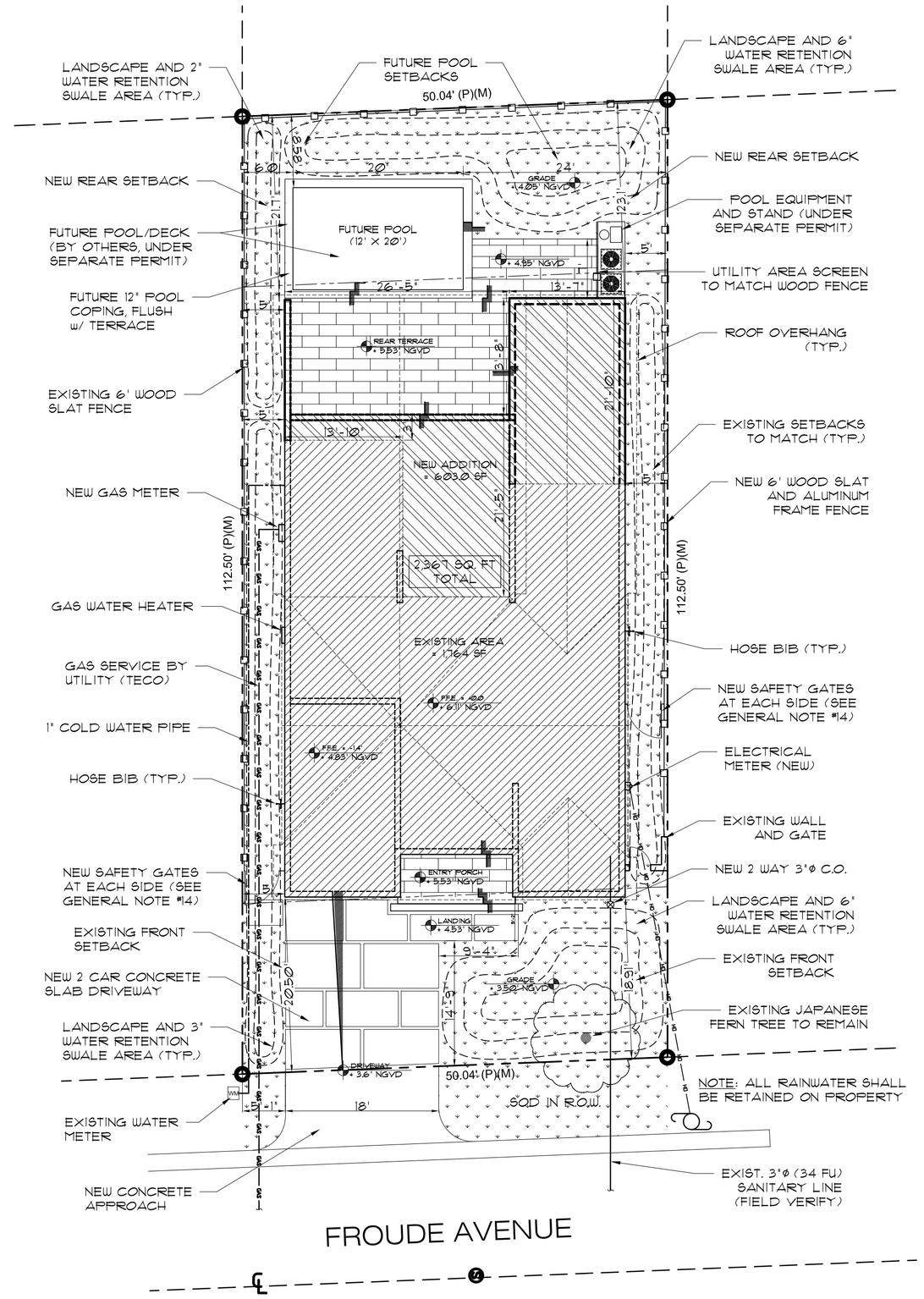
IMPERVIOUS & PERVIOUS AREA CALCULATION

TOTAL LOT COVERAGE (FLOOR AREA)	2,367.00 S.F.
COVERED PORCH EXTENSION	426.0 S.F.
DRIVEWAY/WALKWAY	426.0 S.F.
POOL PATIO DECK	199.0 S.F.
TOTAL IMPERVIOUS AREA	3,418.0 S.F.
TOTAL PERVIOUS AREA PROPOSED: 5,600 - 3,418 =	2,182.0 S.F.



EXISTING SITE PLAN

SCALE: 3/32" = 1'



PROPOSED SITE PLAN

SCALE: 3/32" = 1'

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DEMOLITION NOTES:

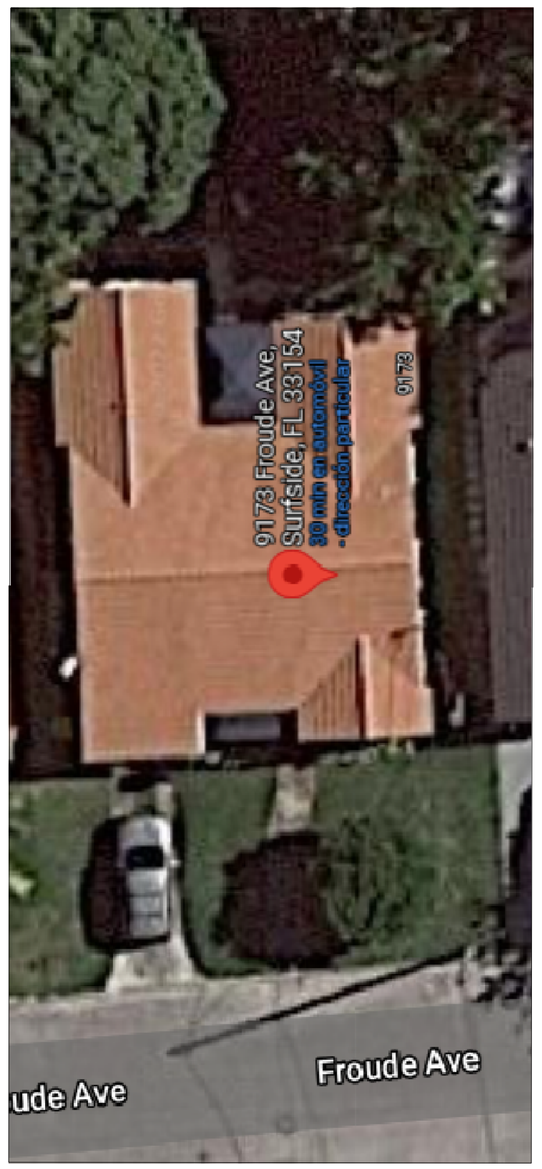
1. GENERAL CONTRACTOR SHALL VISIT THE SITE & FAMILIARIZE HIS/HERSELF W/ ALL EXIST. CONDITIONS @ THE JOBSITE, & ALSO, COORDINATE W/ APPROVED PLANS & W/ ARCHITECT ABOUT WORK TO BE DONE.
2. ALL AREAS ADJACENT TO DEMO/REMOVED WORK SHALL BE LEFT IN SUCH A CONDITION- EQUAL TO THAT OF ADJACENT AREAS, READY TO APPLY FINISH.
3. ELECTRICAL CONTRACTOR TO REMOVE EXISTING RECEPTACLES, TELEPHONE, SWITCHES, AND, ANY OTHER ELECTRICAL DEVICES AS INDICATED ON ELECTRICAL PLAN - OR AS REQUIRED BY DRAWINGS. PROVIDE THE ARCHITECT/ENGINEER WITH AN AS-BUILT SCHEMATIC DRAWINGS OF FINAL INSTALLATION FOR RECORD PURPOSES.
4. CONTRACTOR IS NOTIFIED THAT ALL EXISTING DEVICES MAY NOT HAVE BEEN INDICATED ON THE DRAWINGS AND THAT SOME EXISTING ELECTRICAL DEVICES MAY NOT HAVE BEEN SHOWN IN THEIR ACTUAL LOCATION. CONTRACTOR IS REQUIRED TO VISIT SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO DETERMINING THE WORK THAT NEEDS TO BE ACCOMPLISHED AS PART OF HIS/HER BID.
5. THE WORK SHALL INCLUDE THE FURNISHING OF ALL MATERIALS, CUTTING, EXTENDING, CONNECTING, REPAIRING, ADAPTING, AND OTHER WORK INCIDENTAL HERETO, TOGETHER WITH TEMPORARY INSTALLATIONS AS MAY BE NECESSARY TO SATISFY THE DEMOLITION PROGRAM. APPROVAL SHALL BE SECURED FROM THE ARCHITECT PRIOR TO CUTTING/DRILLING ANY STRUCTURAL SUPPORT.
6. ALL BUILDING CONSTRUCTION AFFECTED BY THE REMOVAL, RELOCATION, INSTALLATION OF ANY PIECE OF EQUIPMENT SHALL BE REPAIRED AND FINISHED AS REQUIRED TO MATCH EXISTING CONDITIONS OR AS DIRECTED BY ARCHITECTURAL DRAWINGS, SPECIFICATIONS, OR OWNER'S REPRESENTATIVE.
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 REMAIN OUTLETS ARE FED THROUGH DEMOLISHED PARTITIONS OR CEILINGS, THE CIRCUIT SHALL BE REARRANGED TO MAINTAIN CIRCUIT CONTINUITY. WIRE SHALL BE REMOVED BACK TO SOURCE FROM INACCESSIBLE RACEWAYS NOT REUSED. INSTALL BLANK PLATES ON FLUSH OUTLETS NOT REUSED. PLATE COLOR SHALL MATCH ADJACENT SURFACE (AS NEAR AS POSSIBLE) IN FINISHED AREAS.
8. ALL ELECTRICAL EQUIPMENT SHALL BE REMOVED FROM STRUCTURE TO BE REMOVED. ACCESSIBLE RACEWAYS, WIRES, BOXES, SWITCHES, AND OTHER ELECTRICAL ITEMS ASSOCIATED WITH WORK SHALL BE REMOVED IF NOT REQUIRED FOR NEW EQUIPMENT TO CONTINUE IN SERVICE.
9. ALL MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF AS DIRECTED BY THE OWNER.
10. ALL PLUMBING FIXTURES TO BE REMOVED & DISPOSED OF AS DIRECTED BY THE OWNER.
11. ALL WATER SEWER LINES TO BE CAPPED / ABANDONED, OR SHOULD BE LEFT READY TO BE CONNECTED TO FUTURE INSTALLATION.
12. ALL A/C COND. DUCTS & ELECTRICAL CONNECTIONS TO BE DISCONNECTED AND DISPOSED OF IN A PROPER MANNER.
13. CONSULT W/ ENGINEER/ ARCHITECT - AND SHORE-UP REQUIRED ELEMENTS FOR STABILITY, BEFORE REMOVING ANY STRUCTURAL SUPPORTS

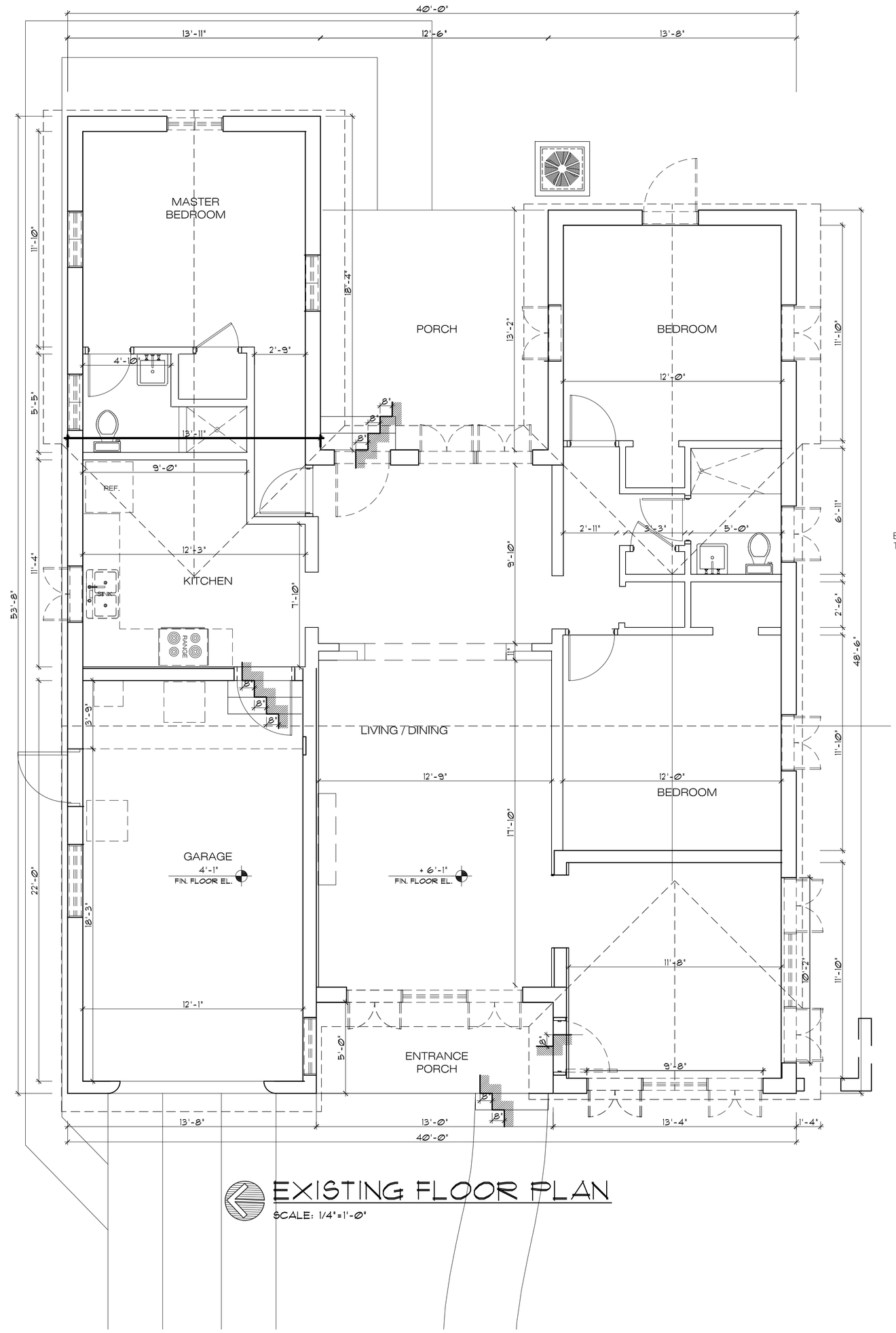
DEMOLITION/CONST. LEGEND:

- NEW PARTITION: 1 5/8"x 3 5/8" METAL ST. FRAME PARTITION 24" O.C. w/ 1/2" GYP. BOARD EACH SIDE w/ TYPE 'S' DRYWALL SCREW @ 8" O.C. PERIM. & 12" @ FIELD
- NEW MASONRY WALL: 8" CONC. BLOCK w/ 5/8" STUCCO (EXT.) AND 1/2" GYPSUM WALL BOARD OVER 1"x 2" P.T. FURRING AND R-4.1 INSULATION BETWEEN
- EXIST PARTITION
- EXIST MASONRY WALL
- EXISTING PARTITION TO BE REMOVED
- EXIST MASONRY TO BE REMOVED

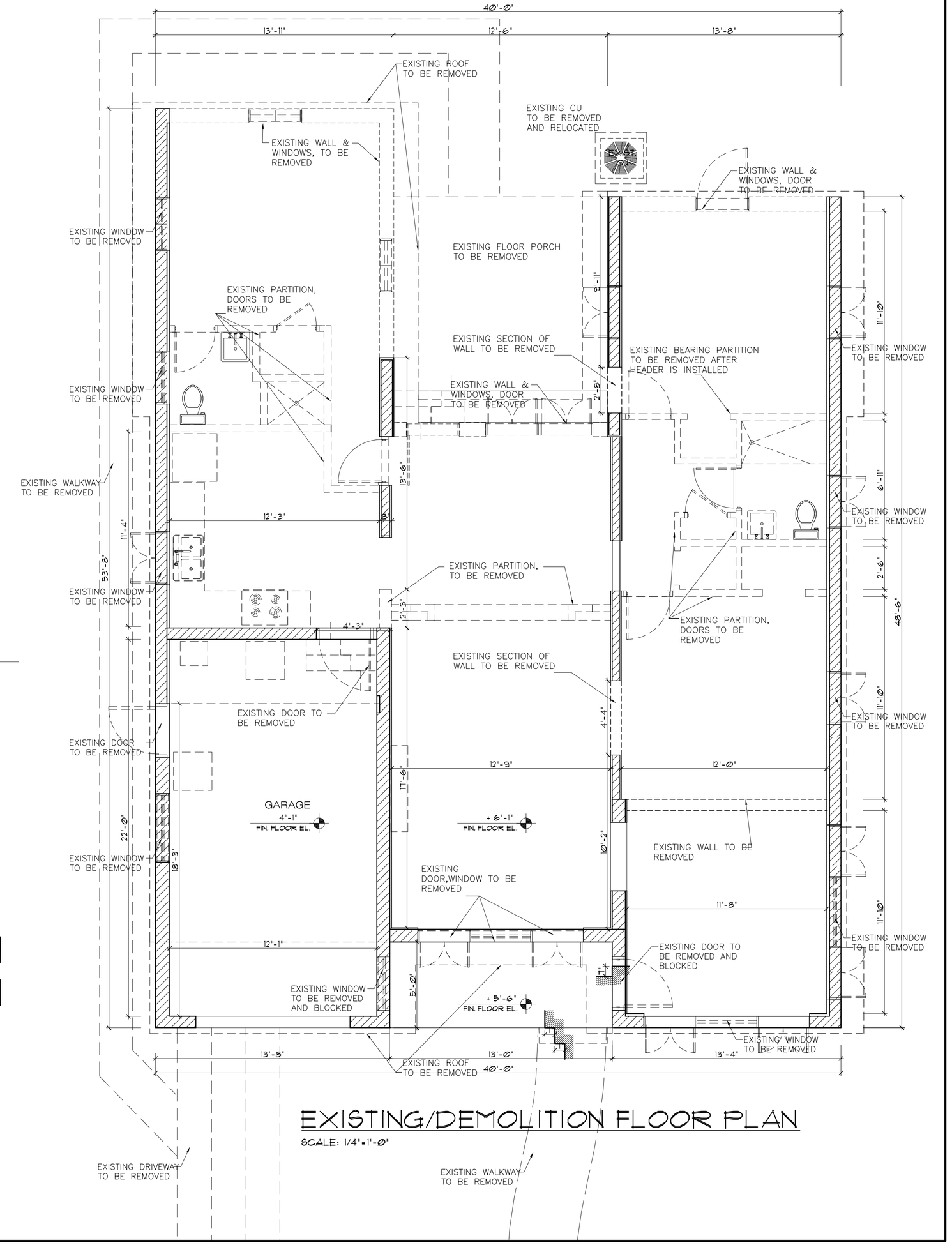
DEMOLITION AREAS:

EXISTING MASONRY WALL TO BE REMOVED = 610 SF
EXISTING PARTITION TO BE REMOVED = 2,920 SF
EXISTING FLOOR PORCH TO BE REMOVED = 160 SF
EXISTING DRIVEWAY TO BE REMOVED = 160 SF
EXISTING WALKWAY TO BE REMOVED = 320 SF





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



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

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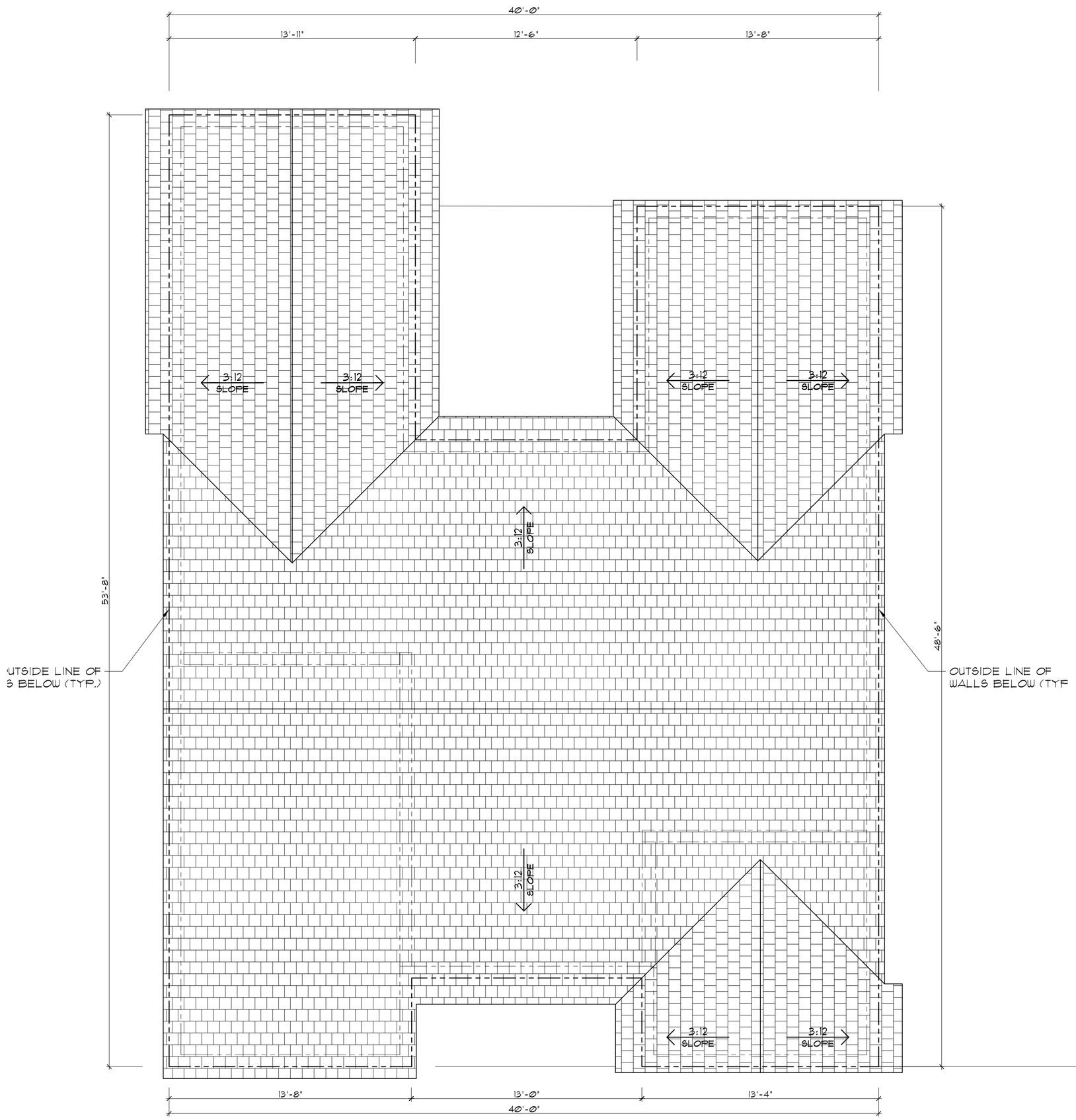
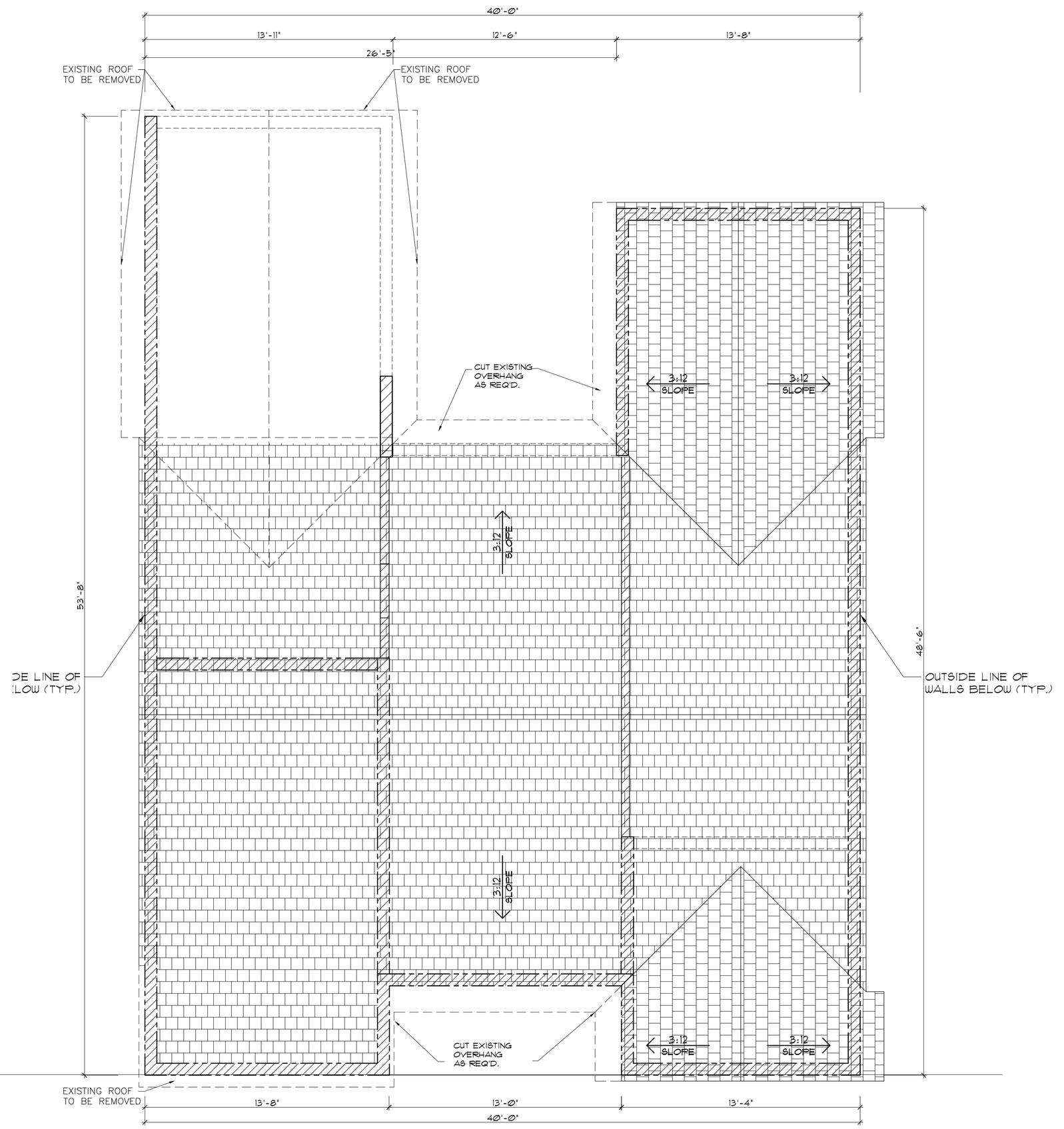


EXISTING ROOF PLAN
SCALE: 1/4"=1'-0"



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

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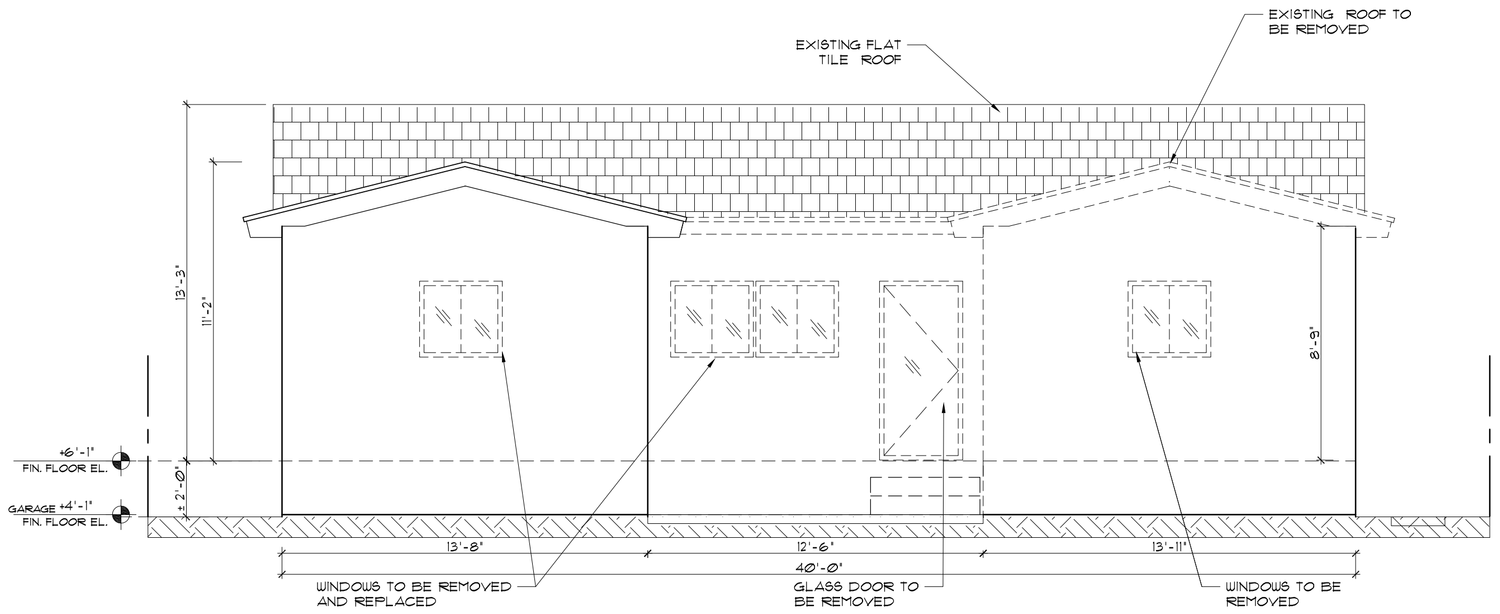
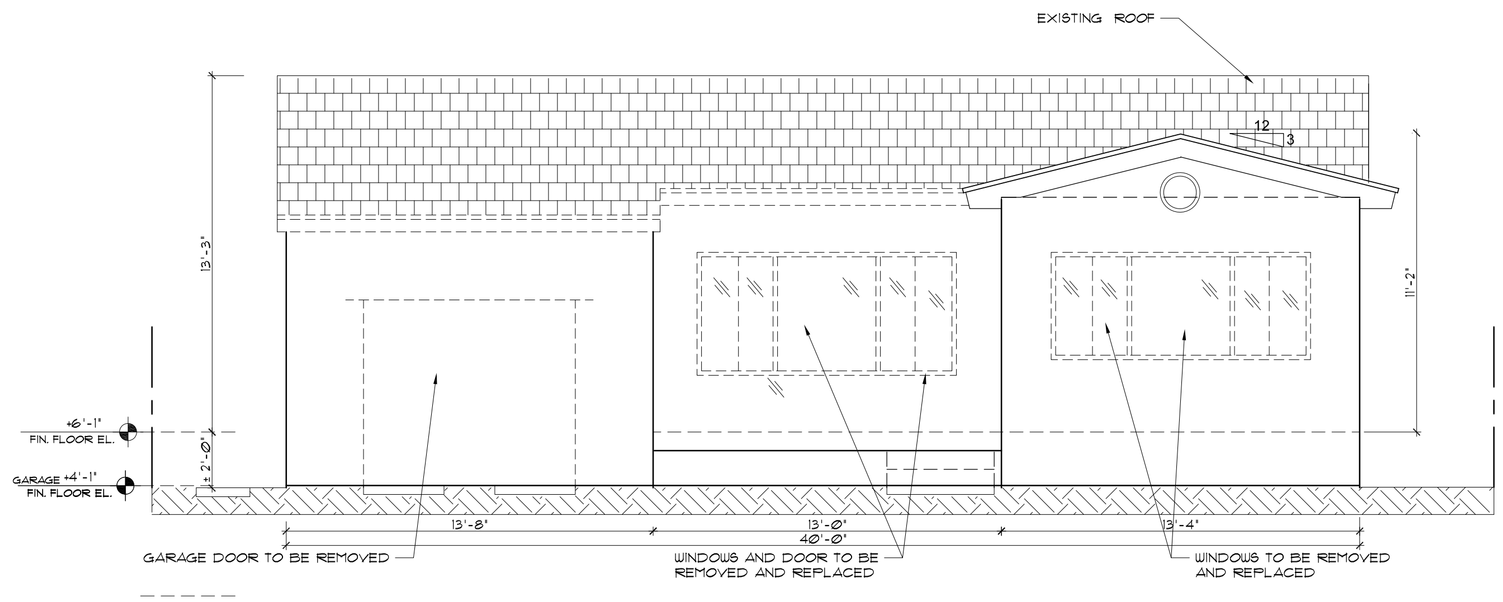


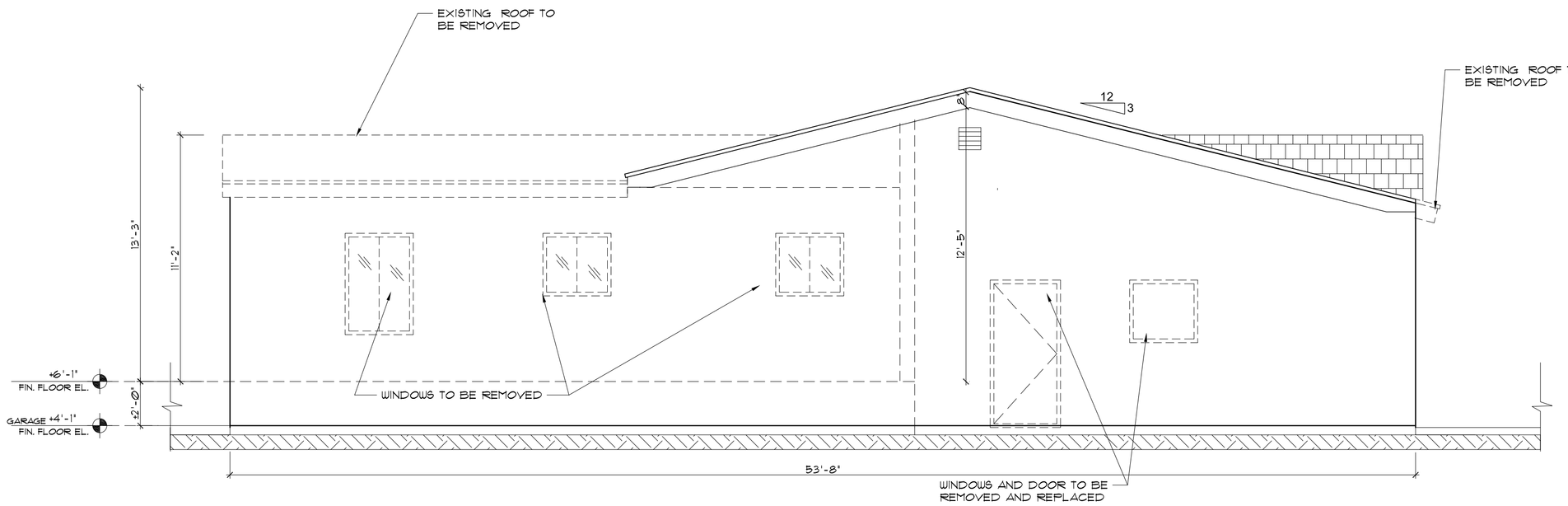
EXISTING EAST (REAR) ELEVATION PLAN

SCALE: 1/4" = 1'



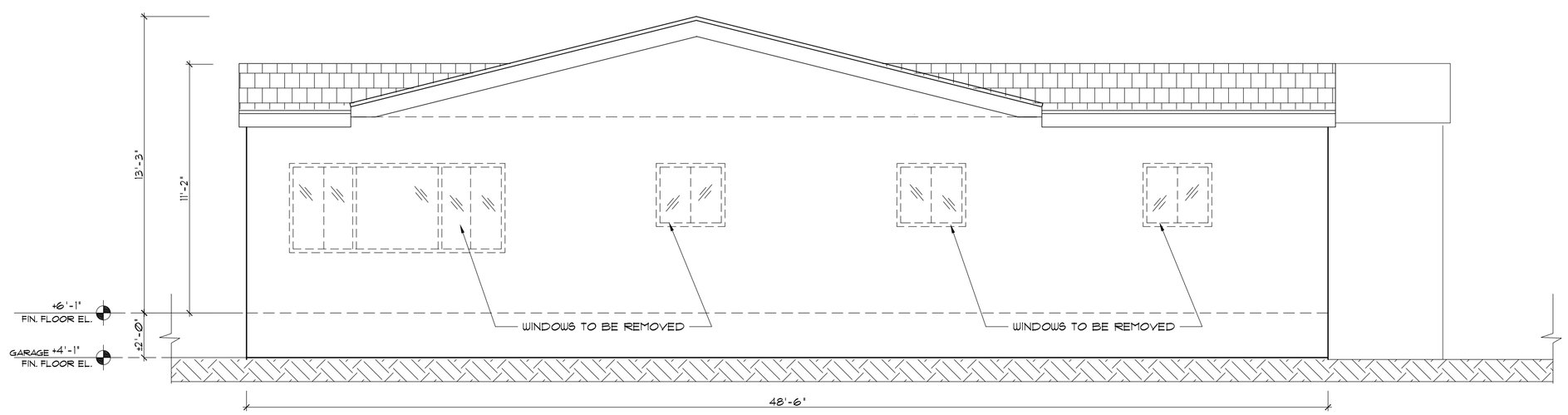
EXISTING WEST (FRONT) ELEVATION PLAN

SCALE: 1/4" = 1'



EXISTING NORTH ELEVATION PLAN

SCALE: 1/4" = 1'



EXISTING SOUTH ELEVATION PLAN

SCALE: 1/4" = 1'

EXISTING WEST (FRONT) ELEVATION

EXISTING EAST (REAR) ELEVATION

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CONSTRUCTION NOTES:

NOTE 1:
GLAZING:
-GLASS IN DOORS SHALL BE CATEGORY II SAFETY GLAZING, INCLUDING SLIDING GLASS DOORS, AS PER FBC R308.4.1 & 2406.4.1.
-GLASS PANELS ADJACENT TO DOORS (WITHIN 24") SHALL BE OF CATEGORY II SAFETY GLAZING AS PER FBC R308.4.2 & 2406.4.2.
-GLASS WHERE THE BOTTOM EDGE IS LESS THAN 18" A.F.F. SHALL BE CATEGORY II SAFETY GLAZING AS PER FBC R308.4.3.
-GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE SHALL BE CATEGORY II SAFETY GLAZING AS PER FBC R308.4.4.
-GLASS OF SHOWER DOORS, AND IN WINDOWS ADJACENT TO TUBS & SHOWER COMPARTMENTS SHALL BE CATEGORY II SAFETY GLAZING AS PER FBC R308.4.5 & 2406.4.5.
-ADJACENT TO STAIRWAYS SHALL BE CATEGORY II SAFETY GLAZING AS PER FBC R308.4.6, R308.4.7, 2406.4.6 & 2406.4.7.

NOTE 2:
MINIMUM SIZE EGRESS WINDOW
THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES (610 MM) AND THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES (508 MM). THE MINIMUM NET CLEAR OPENING AREA SHALL BE 5.7 SQ FT (0.53 M^2).

NOTE 3:
EXTERIOR DOORS & WINDOWS, ROOF TRUSSES, ROOFING MEMBRANE, AND RAILING UNDER SEPARATE PERMIT.

NOTE 4:
WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200 PER FBC 2020
R302.9.1. WALL AND CEILING FINISHES SHALL HAVE SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450 PER AS PER ASTM E-84 OR UL 723 AND FBC 2017 R302.9.2.

NOTE 5:
INSULATION MATERIAL, FACINGS & VAPOR RETARDERS TO HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 AS PER ASTM E84 OR UL 723 AS PER FBC R302.10.1.

NOTE 6:
ALL WINDOWS AND DOORS LEADING TO POOL MUST BE INSTALLED WITH AN ALARM TO COMPLY WITH R4101.1.1.9. SEE ALARM NOTE.

NOTE 7:
ALL INTERVENING DOORS IN PATH OF EGRESS SHALL BE READILY OPENABLE FROM EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT TO COMPLY WITH FBC R311.1 AND R311.2.

NOTE 8:
R311.3.1 FLOOR ELEVATIONS AT THE REQUIRED EGRESS DOORS, LANDINGS OR FINISHED FLOORS @ THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 7/8" INCHES (38 MM) LOWER THAN THE TOP OF THE THRESHOLD.

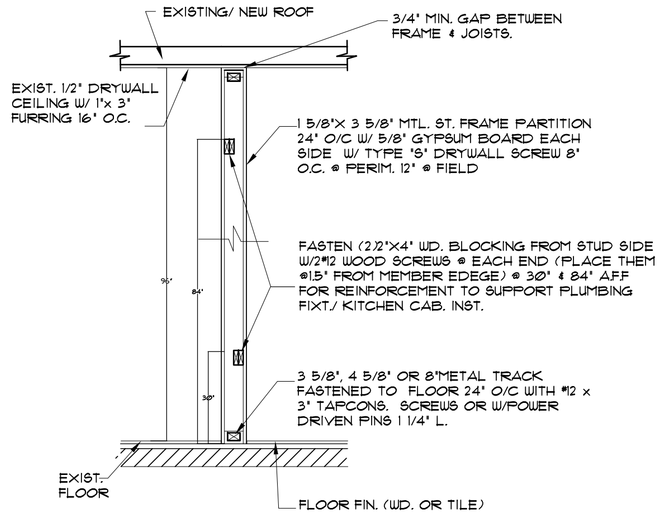
NOTE 9:
R311.3.2 FLOOR ELEVATIONS AT OTHER EXTERIOR DOORS, DOORS OTHER THAN THE REQUIRED EGRESS DOORS SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7 3/4" INCHES (196 MM) BELOW THE TOP OF THE THRESHOLD.

NOTE 10:
EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN FROM THE INSIDE THE CLOSET. FBC 420.3.11.2.

NOTE 11:
ALL EXISTINGDOORS AND WINDOWS TO BE REMOVED AND REPLACED W/ NEW.

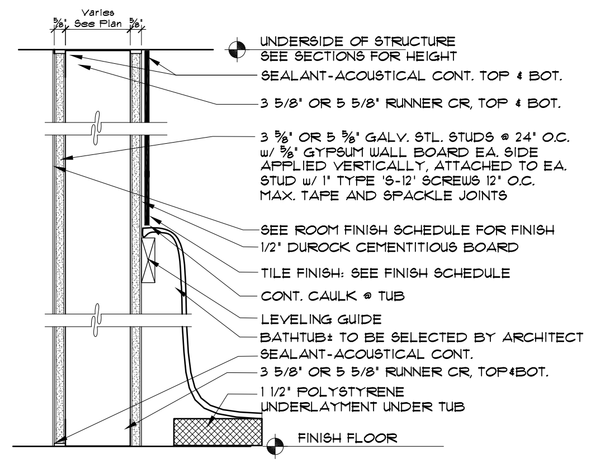
CONSTRUCTION LEGEND:

- NEW PARTITION: 1 5/8"x 3 5/8" METAL ST. FRAME PARTITION 24" O.C. W/ 1/2" GYP. BOARD EACH SIDE W/ TYPE "S" DRYWALL SCREW @ 8" O.C. PERIM. & 12" @ FIELD
- NEW MASONRY WALL: 8" CONC. BLOCK W/ 5/8" STUCCO (EXT.) AND 1/2" GYPSUM WALL BOARD OVER 1"x 2" PT. FURRING AND R-4.1 INSULATION BETWEEN
- INSULATION: EXISTING AND NEW PARTITION WALLS W/ R-11 BATT IN BETWEEN
- EXIST PARTITION
- EXIST MASONRY WALL

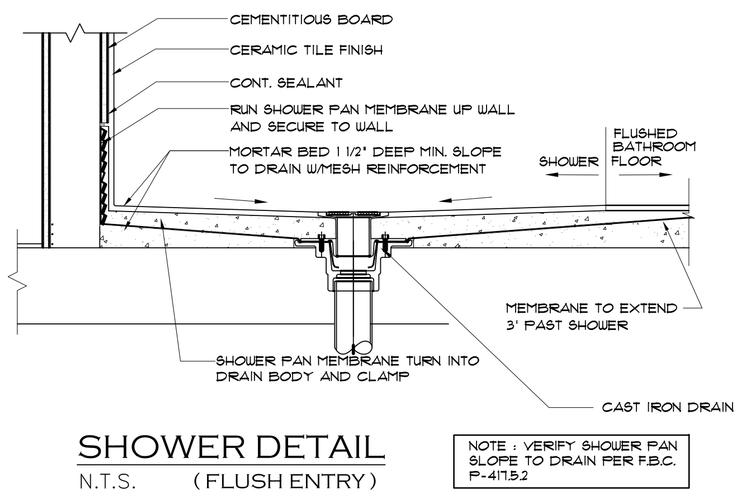


NOTE: - USE "DUROC" OR SIMILAR @ TILE INSTALLATIONS.
- USE DOUBLE STUD OR 20 GA. @ KITCHEN/BATHROOM CABINET INSTALLATION W/ A MIN. EFFECTIVE MOMENT OF INERTIA EQUAL TO @864 IN4 PER SECTION 2511.5.1.1 F.B.C.
- THE HORIZONTAL MEMBER MUST BE CONNECTED TO NOT LESS THAN 2 STUDS PER SECTION 2511.7.5.1.3 F.B.C.

TYPICAL PARTITION
N.T.S.



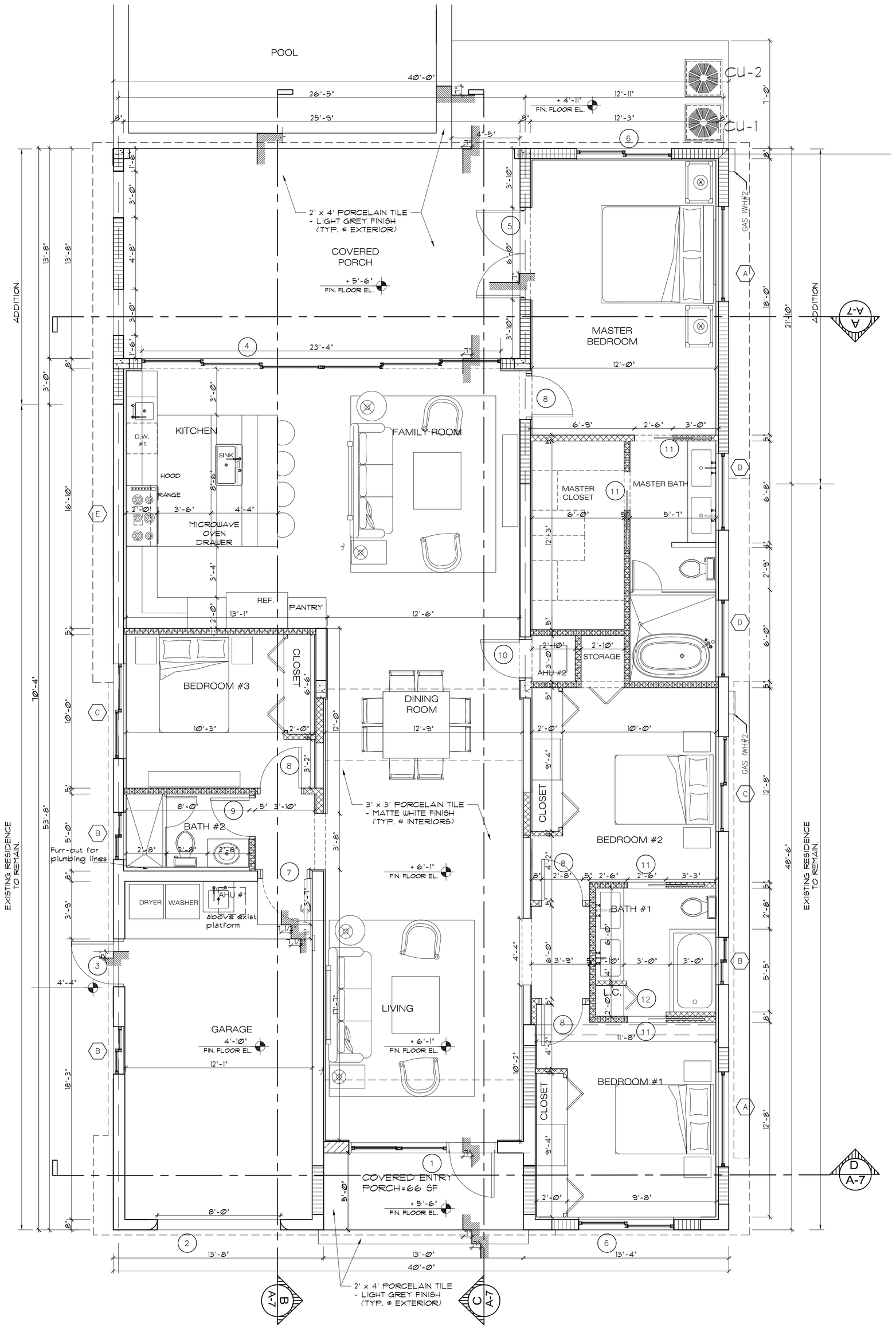
PARTITION TYPE TUB
N.T.S.



SHOWER DETAIL
N.T.S. (FLUSH ENTRY)

NOTE : VERIFY SHOWER PAN SLOPE TO DRAIN PER F.B.C. F-417.5.2

PORCELAIN TILE SAMPLE



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

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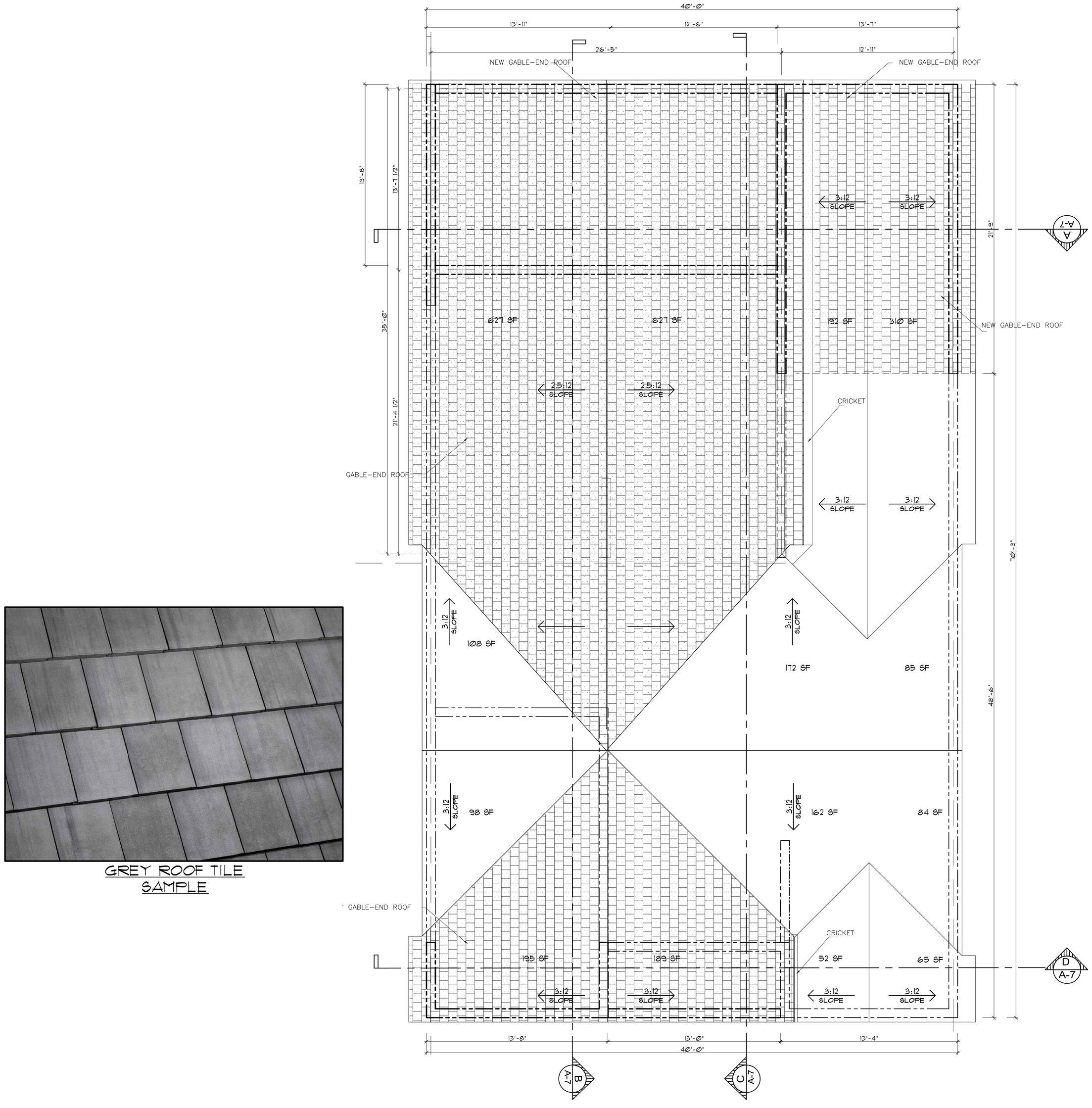

PROPOSED ROOF PLAN

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

GREY ROOF TILE SAMPLE

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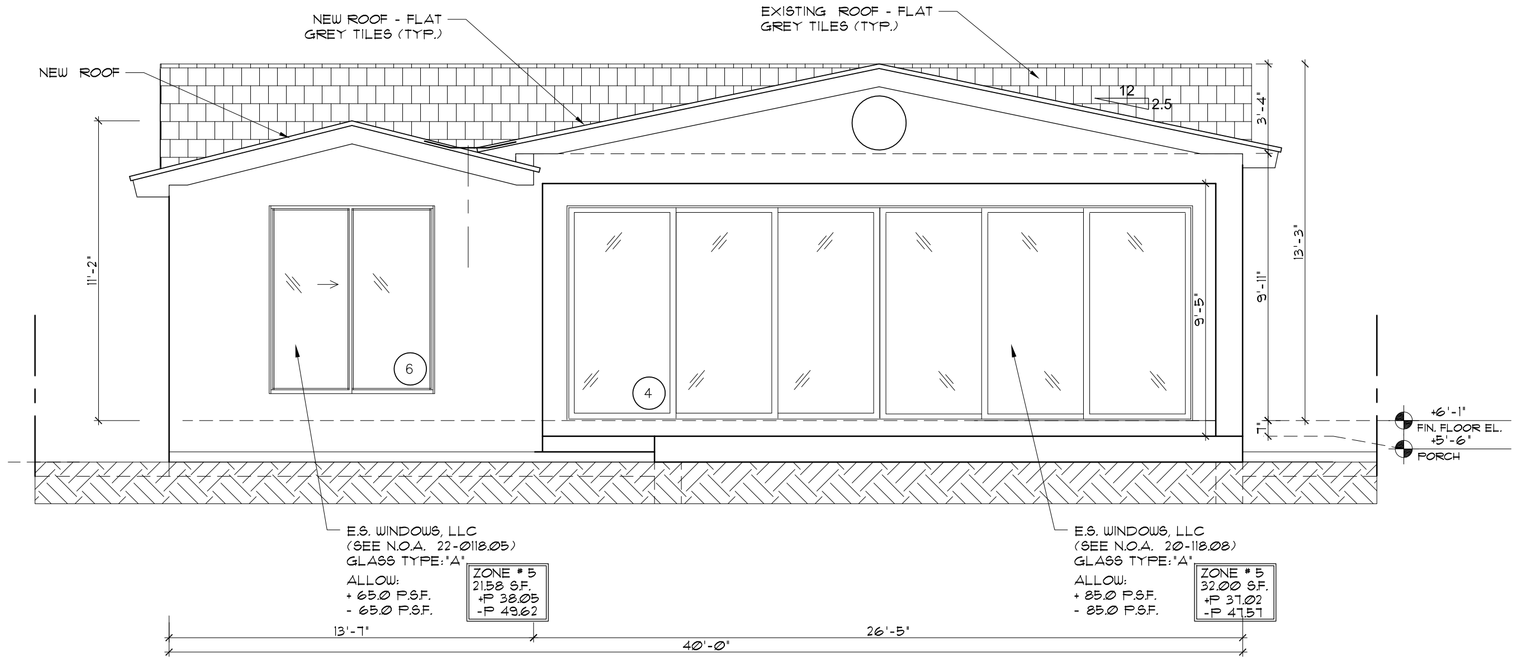
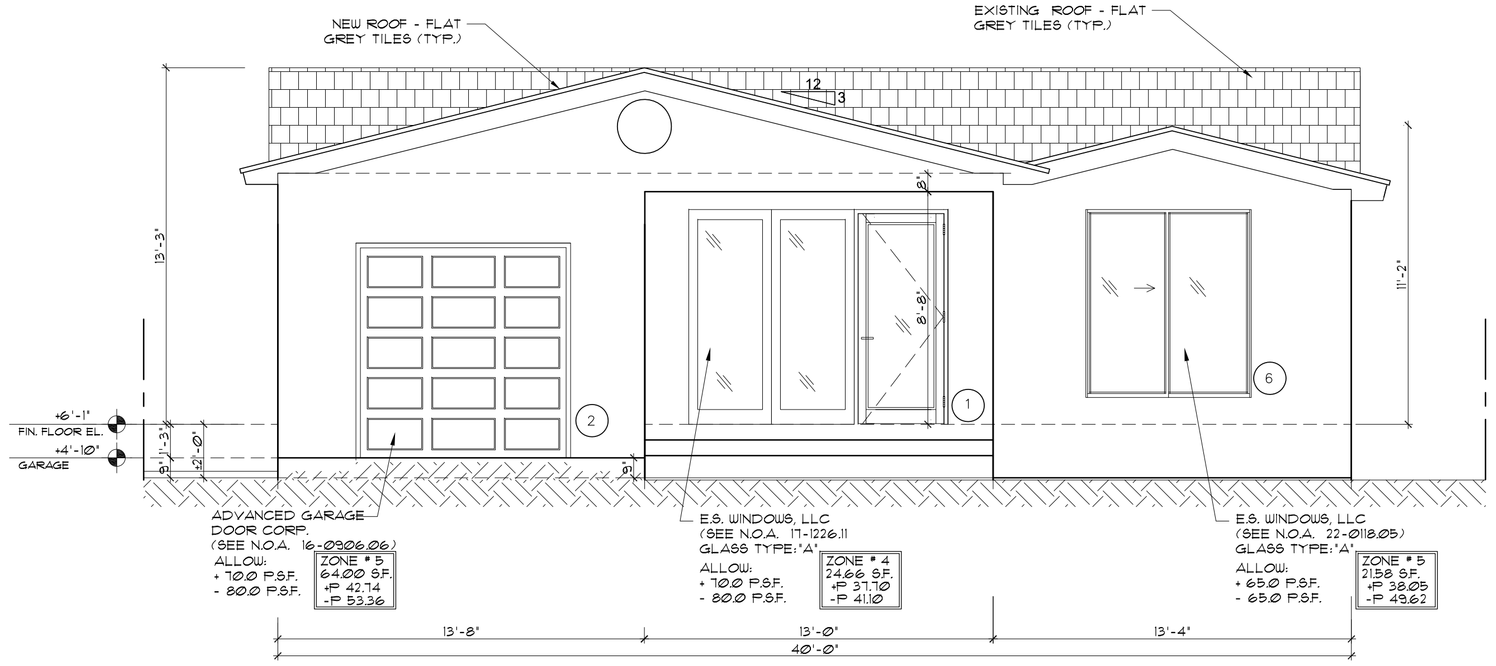


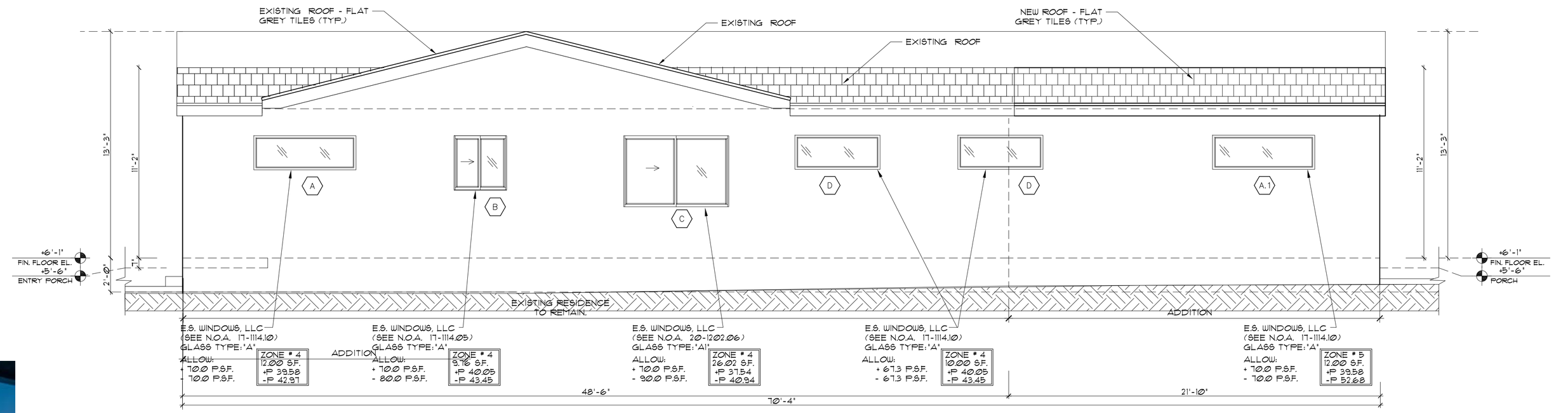
PROPOSED EAST (REAR) ELEVATION PLAN

SCALE: 1/4" = 1'



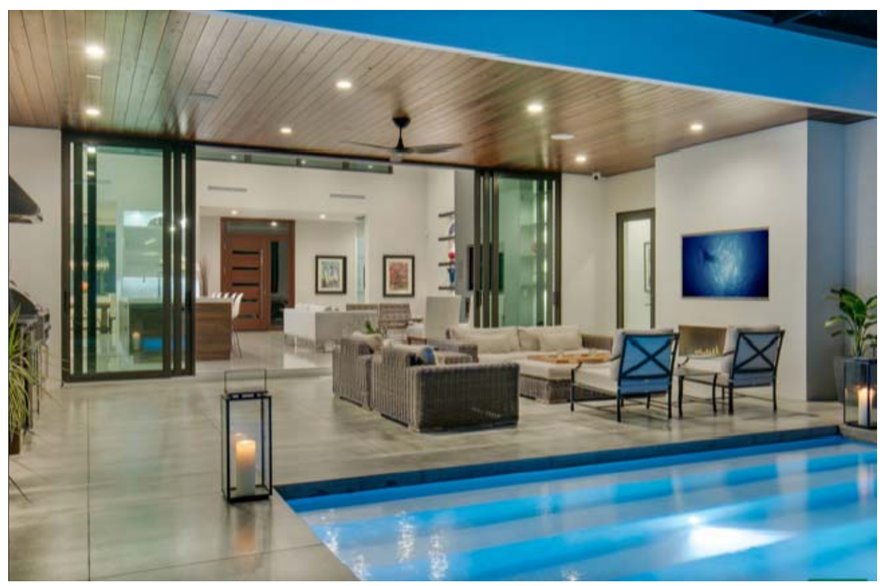
PROPOSED WEST (FRONT) ELEVATION PLAN

SCALE: 1/4" = 1'

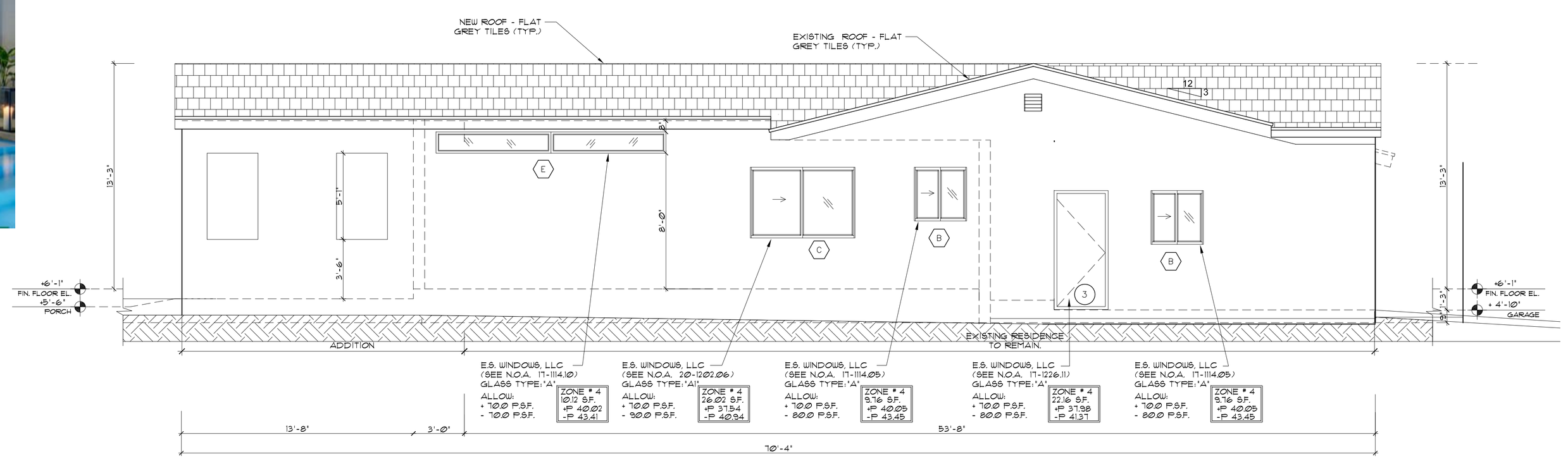


PROPOSED SOUTH ELEVATION PLAN

SCALE: 1/4" = 1'



OUTDOOR CEILING
SAMPLE



PROPOSED NORTH ELEVATION PLAN

SCALE: 1/4" = 1'

Revisions
- 5.5.22 - 1st. ISSUE

EXT./INT. REMODELING w/ ADDITION

CAROLYN BAUMEL RESIDENCE
9173 FROUDE AVENUE
SURFSIDE, FLORIDA 33154

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1385 Coral Way, Suite 207 ■ Miami, Florida 33145 ■ Phone: (305) 285-4343 ■ Fax: (305) 285-4330

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Date
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AA-26001560
Sheet No.
A-6

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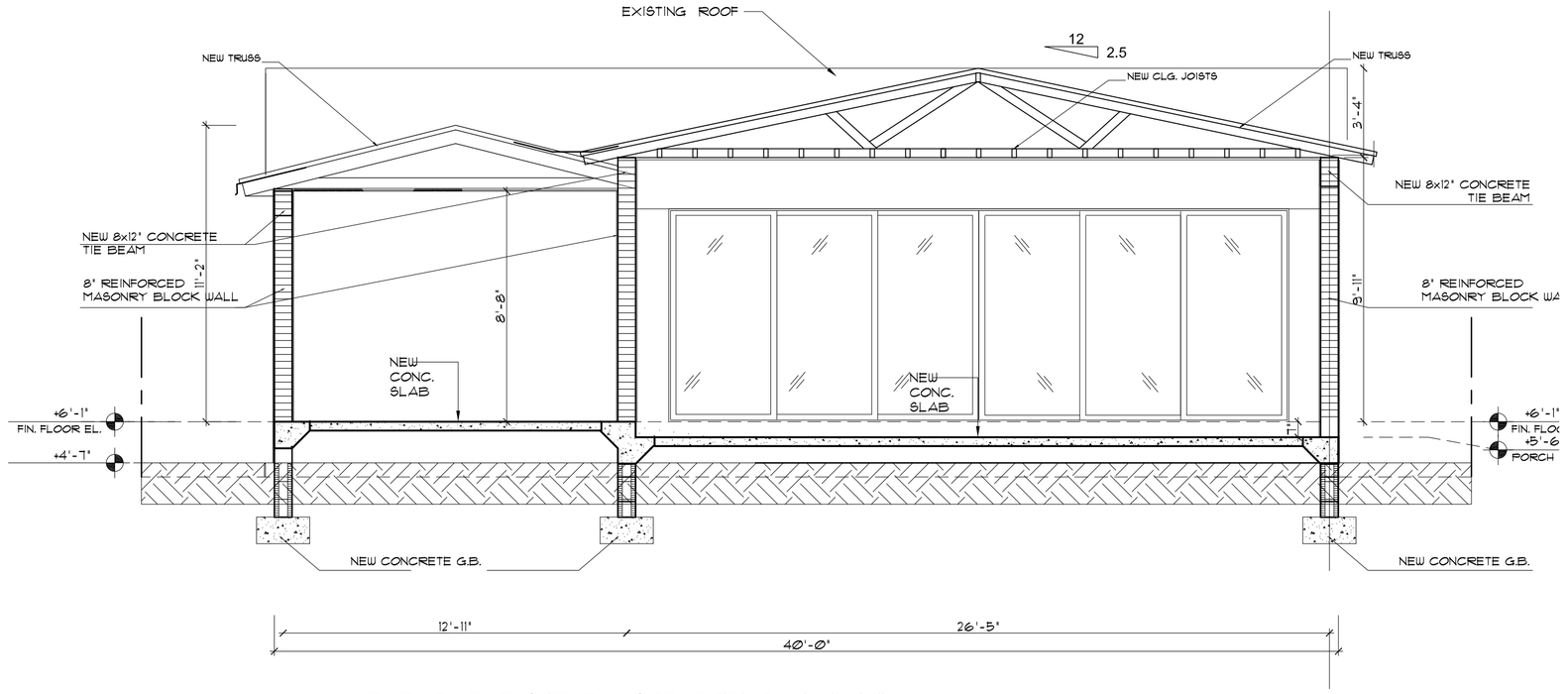
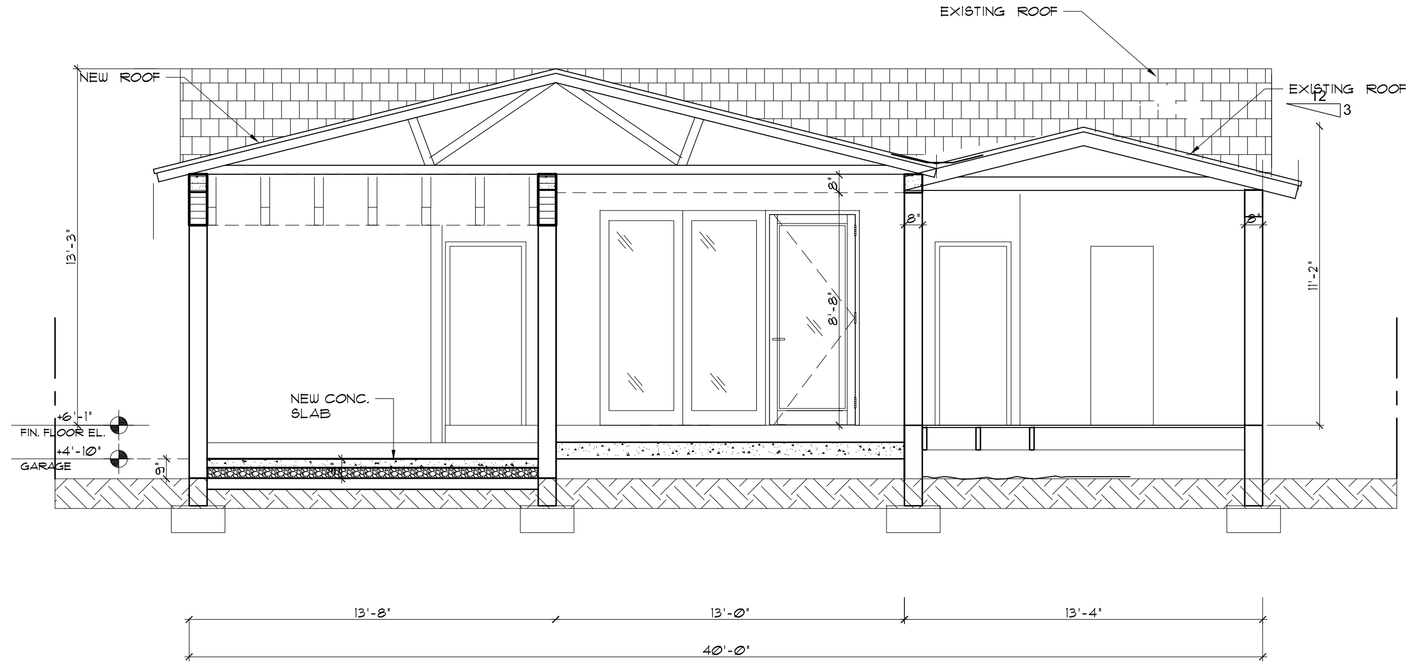


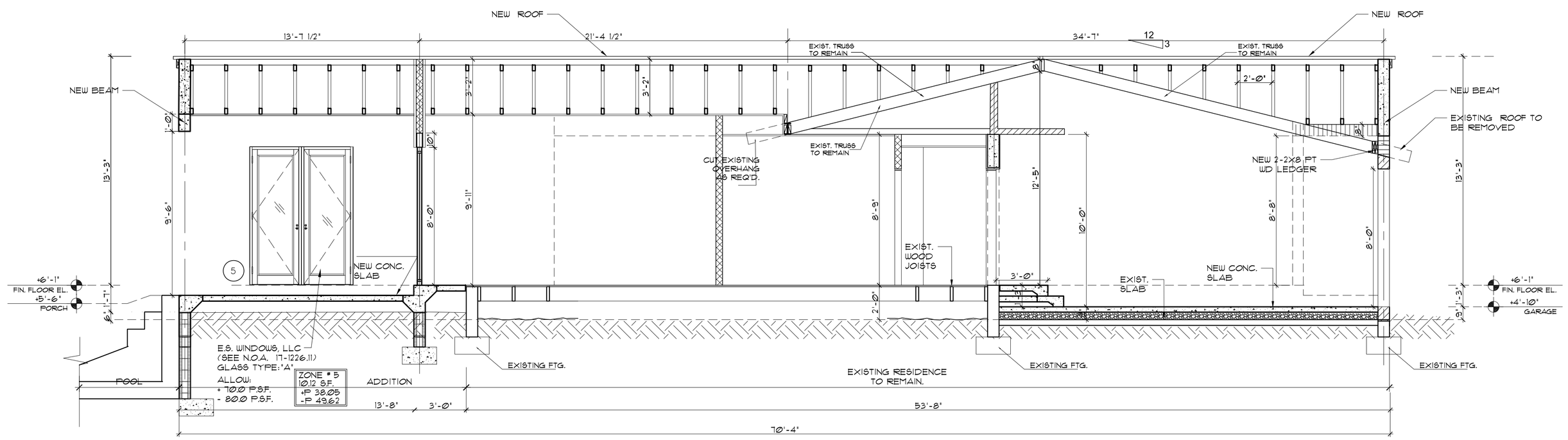
PROPOSED SECTION "A"

SCALE: 1/4" = 1'



PROPOSED SECTION "D"

SCALE: 1/4" = 1'



PROPOSED SECTION "B"

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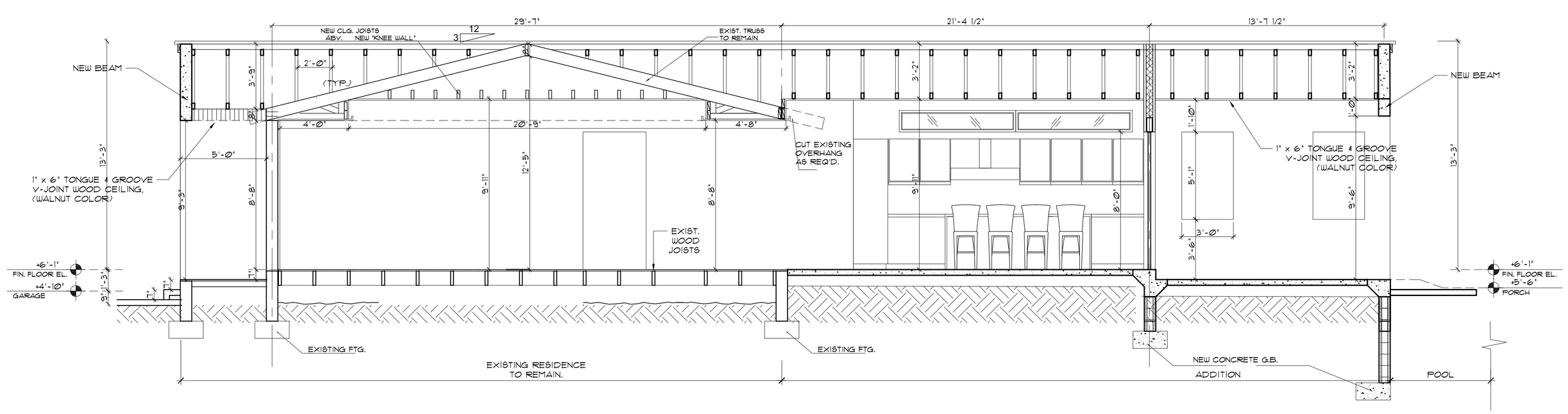

PROPOSED SECTION "C"

SCALE: 1/4" = 1'

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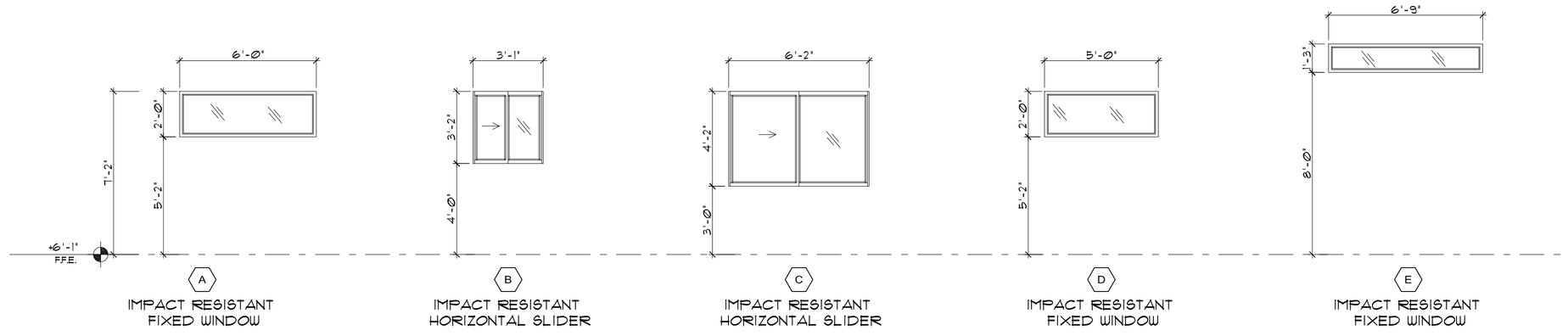
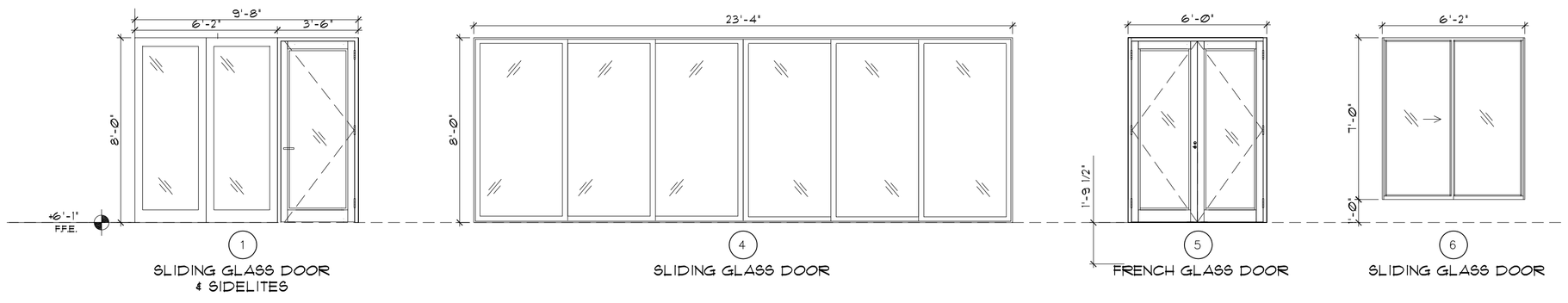
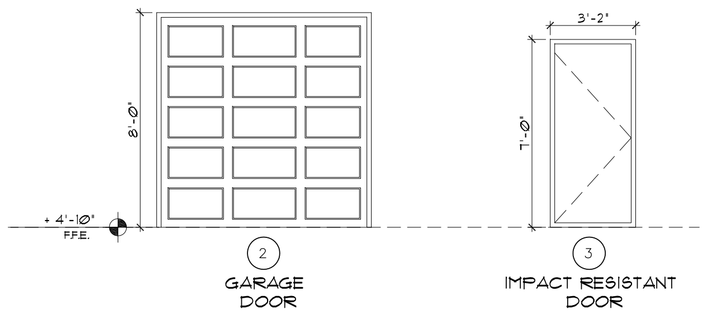




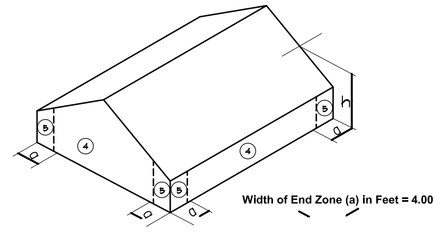


WINDOW SCHEDULE

MARK	WINDOW TYPE	SIZE	TYPE OF GLASS	QTY	SHGC	U-FACTOR	NOTES
A	FIXED WINDOW	72"W x 24"H	SEE NOA ATTACHED	2 UNITS	Ø.5Ø	1.Ø8	IMPACT WINDOW(SEE NOA ATTACHED # 17-1114.1Ø)
B	HORIZONTAL SLIDER	37"W x 38"H	SEE NOA ATTACHED	3 UNITS	Ø.5Ø	1.Ø8	IMPACT WINDOW(SEE NOA ATTACHED # 17-1114.Ø5)
C	HORIZONTAL SLIDER	74"W x 5Ø"H	SEE NOA ATTACHED	2 UNITS	Ø.5Ø	1.Ø8	IMPACT WINDOW(SEE NOA ATTACHED # 2Ø-12Ø1.Ø6)
D	FIXED WINDOW	6Ø"W x 24"H	SEE NOA ATTACHED	2 UNITS	Ø.5Ø	1.Ø8	IMPACT WINDOW(SEE NOA ATTACHED # 17-1114.1Ø)
E	FIXED WINDOW	81"W x 15"H	SEE NOA ATTACHED	2 UNITS	Ø.5Ø	1.Ø8	IMPACT WINDOW(SEE NOA ATTACHED # 17-1114.1Ø)

DOOR SCHEDULE

MARK	QTY	WIDE	HIGH	THICK	TYPE	MTL.	T'HOLD	SHGC	U-FACTOR	REMARKS
1	1	3'-6"	8'-Ø"	1 3/4"	SWINGING	ALM	—			EXTERIOR, HINGE LEFT
	2	3'-1"	8'-Ø"	1 3/4"	SIDELITE	ALM	—			EXTERIOR
2	1	8'-Ø"	8'-Ø"	1 5/8"	GARAGE DOOR	METAL	—			EXTERIOR
3	1	3'-2"	7'-Ø"	1 5/8"	SWINGING	ALM	—			EXTERIOR, HINGE LEFT
4	1	23'-4"	8'-Ø"	1 5/8"	SLIDING GLASS DOOR	ALM	—			EXTERIOR (6 PANELS)
5	1	6'-Ø"	8'-Ø"	1 5/8"	FRENCH DOOR	ALM	—			EXTERIOR
6	2	6'-2"	7'-Ø"	1 5/8"	SLIDING GLASS DOOR	ALM	—			EXTERIOR



FLORIDA BUILDING CODE, 2020

DESIGN PRESSURES FOR COMPONENTS & CLADDING

BUILDING DATA	
Wind Velocity (mph)	175
Exposure Category	c
Directionality Factor (kd)	.85
Mean Roof Height (ft)	10.66
Building Width (ft)	15.16
Building Length (ft)	13.25
Roof Slope (x:12)	3.00

(VERSION 1.02)

STRUCTURES INTERNATIONAL, LLC

JOB INFORMATION	
Company	JCD ARCHITECT, INC.
Prepared By	Employee
Client Name	CAROLYN BAUMEL
Job Description	ADDITION & INTERIOR REMODELING
Job Number	9174390937

WALL OPENINGS

OPENING MARK	OPENING DESCRIPTION	LOCATION ZONE	OPENING ELEV. (ft)	OPENING DIMENSIONS WIDTH (inches)	HEIGHT (inches)	MAXIMUM POSITIVE PRESSURE (psf)	MAXIMUM NEGATIVE PRESSURE (psf)
A	TYPICAL WINDOW	4	5.00	72.0	24.0	39.58	-42.97
A.1	TYPICAL WINDOW	5	5.00	72.0	24.0	39.58	-52.68
B	TYPICAL WINDOW	4	5.00	37.0	38.0	40.05	-43.45
C	TYPICAL WINDOW	4	5.00	74.0	51.0	37.54	-40.94
D	TYPICAL WINDOW	4	5.00	60.0	24.0	40.05	-43.45
E	TYPICAL WINDOW			81.0	18.0	40.02	-43.41
1	TYPICAL DOOR	4	5.00	42.0	96.0	37.64	-41.03
	SIDELITE (2)	4	5.00	37.0	96.0	37.70	-41.10
2	GARAGE DOOR	5	5.00	96.0	96.0	35.22	-43.96
3	TYPICAL DOOR	4	5.00	38.0	84.0	37.98	-41.37
4	TYPICAL DOOR	5	5.00	48.0	96.0	37.02	-47.57
5	TYPICAL DOOR	5	5.00	72.0	96.0	35.97	-45.46
6	TYPICAL DOOR	5	5.00	74.0	84.0	38.05	-49.62

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824 FROUDE AVE. & 92 ST.
(+/-15'-6" OVERALL HEIGHT)

9181 FROUDE AVE
(+/-16'-0" OVERALL HEIGHT)

*9173 FROUDE AVENUE
(+/-15'-3" OVERALL HEIGHT)

9165 FROUDE AVE
(+/-16'-0" OVERALL HEIGHT)

9157 FROUDE AVE
(+/-15'-6" OVERALL HEIGHT)

Revisions
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MEMORANDUM

ITEM NO. 2.B

To: Planning & Zoning Board

From: Walter Keller, PE, AICP, Town Consultant Planner

Date: June 16, 2022

Subject: **8995 Collins Avenue - Multifamily 12 Story Site Plan Amendment**

Staff Recommendation: Recommend approval of the proposed Site Plan Amendments subject to the following comments.

- Retain a larger portion of the existing building then currently proposed in the Site Plan Amendment
- Provide a beach drop-off area for resident loading and unloading
- Maintain a sufficient street pavement width on 90th Street to serve emergency vehicles
- Add 2 additional street trees
- Add 10 additional buffer trees
- Reconsider the width of the rooftop planters for 10 foot Green Buttonwoods with a 4 foot spread or propose an alternate tree species
- Any invasive material found on the site to be removed prior to CO.

This application is a request for a Site Plan Amendment to the approved development plans of the property commonly known as the Surf House Condominium. This existing building is nine stories with 36 units totaling 1.16 acres. The existing building was built in 1966 in the "International Style" an architectural concept of the "MiMo – Miami Modern" architectural movement. The current Site Plan Approval is based on the Town's Architecturally Significant Building **Section *90-33(3)*** of the Town Code.

The approved site plan provides a 12 story building with 34 condominium units, 72 parking spaces utilizing parking lifts in an underground garage accessed via 2 elevators. The building includes architectural similarities on the building roof overhang, arches at the overhanging roof and curved concrete column bases. More modern treatments include balconies with a new concrete superstructure, windows and ground floor. Non-conforming setbacks at the northwest corner are allowed to be retained for the Architecturally Significant Building on the north and west (see Table 1).

A Site Plan Amendment is requested with some of the following proposed changes to the Site Plan:

- A Density Reduction from 34 units to 19 units
- The number of residential floors is reduced from 12 to 11 floors
- Underground parking garage with 2 lifts with 47 parking spaces
- Reduced basement level from average grade by 7 feet (-28 ft 1 In to -22 ft 10 in)
- Gross building floor area reduced from 175,116 SF to 155,998 SF
- Additional use of arches, geometric shapes and repetitive motifs
- Addition of prominent window arches on the top floor
- The addition of arches underneath the balconies above
- The addition of larger balconies in the northeast corner of the building
- White Aluminum frames around windows and doors versus black
- Fritted glass railings to reduce glare
- White architectural cladding versus white stucco

Access to the passenger drop off and to the parking garage is from 90th Street. An in-bound driveway connects to a passenger drop-off in front of the building. The same drive connects directly to a car lift inside the building which connects to the basement parking area. Vehicles leaving the passenger drop-off exit to 90th Street. The same exit also connects to the outbound car lift which connects to the basement parking area. An off street 12 foot by 30 foot loading zone is located on the west side of the building where an existing 19 foot wide driveway is retained on Collins Avenue.

Information on site characteristics and zoning requirements are provided in Table 1.

A comprehensive landscape plan was submitted with the site plan amendment package which provides for significant hardscape and landscape improvements on Collins Avenue and the south side of 90th Street. The landscape plan comments are included in the staff recommendation. Additionally, a Zoom DRG meeting was held which supported moving the item to the Planning and Zoning Board.

As noted earlier in this report, setbacks at the northwest corner encroachments are retained on the north and west. One bay on the north and on the west at Levels 2 and 3 should be retained. The Building Department will need to approve the structural portion of the project, including the retention and or incorporation of features described in the Applicant's submission requesting site plan approval which states in pertinent part:

"The approved site plan package depicted a twelve-story building with the important features incorporated at the right places. The spacing of the columns remained intact, the cornice at the top of the building and the curved pedestals at the column bases. Other features were incorporated as necessary to adapt to requirements of the new building, while retaining the spirit of the original mid-century design. Another important feature of the redevelopment was that the concrete superstructure, windows and ground floor are removed to meet the requirements of modern structural design and enclosure requirements. Nothing is left of this content in its original location, except for segments of the existing columns on the north and east elevations.

In order to retain consistency with both the approved plan and **Section *90-33***, the building permit plans must depict the retention of the following portions of the prominent northwest corner of the existing building in the redevelopment: one bay on the north; and the adjoining bay on the west at levels two and three. The Applicant must provide the Town with adequate

information to confirm that the retention of these portions of the building will not impact the structure integrity of the project."

Review of the site plan changes indicate the architectural revisions of the raised window arches on the top floor, the rounded column connections to the overhanging roof, the balcony fitted railings and the white trim color and light plate glass windows have improved the building's architectural appearance.

The proposal complies with the Town's Comprehensive Plan in that the building structure is located west of the bulkhead line with a density lower than the maximum allowed and the area east of the bulkhead line is oriented to private recreation. The proposal complies with the Town's Zoning Code **Section *90-33(3)*** for an Architecturally Significant Building.

The project has minimal impacts on the environment and natural resources. The lower unit density has minimized the impacts to public facilities and transportation impacts will be reduced. An on-site loading zone with access to Collins Avenue will facilitate service deliveries. Redevelopment of the parcel will have a favorable impact on the Town's economy and the design of the building will be consistent with the community character of the beach side neighborhood. It is expected the developer will implement soil mixing techniques in lieu of pile driving and implement a vibration monitoring program.

8995 Collins Avenue Table 1.docx

Resolution Approving or Denying Site Plan Amendment - Surf House - 8995 Collins.pdf

8995 Collins Avenue Agenda Packet.pdf

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 May 16, 2022
RE: 8995 Collins Avenue – Surf House – Site Plan Amendment

Table 1 - 8995 Collins Site Characteristics and Zoning Requirements

Address	8995 Collins Avenue	
General Location	East side of Collins Avenue and fronting on 90th Street on the north	
Property Size	25,170 SF or 0.57 Acres (includes Parcel 1 and Parcel 2 east side)	
Zoning District	H120	
Adjacent Zoning Districts	H120 north and south, H40 to the west	
Future Land Use	High Density Residential/Tourist	
Units Permitted	109 Dwelling Units (DUs) per Acre (34 units in 2019 Site Plan Approval)	
Units Proposed	19 Apartment Units	
Proposed Parking Spaces	47 parking spaces - Located in an underground garage with 21,932 SF	
Floor Area Detail		
Apartments	19 Units (95,347 SF includes stairwells & non-habitable not balconies)	
	Level 1	Lobby, 2 Amenity Areas, 2 car lifts, Mechanical
		Beachside Terrace and Ramp Access to Outdoor Pool
	Level 2	Unit 1 (5,210 SF) and Unit 2 (2,550 SF)
	Levels 3-10	Unit 1 (5,210 SF) and Unit 2 (2,550 SF)
	Level 11	Residential Penthouse (7,760 SF)
	Level 12	Roof Level Interior Area 1,435 SF and Mechanical
		Deck Area 2,442 SF, East Pool 830 SF & West Pool 220 SF
		Upper Roof Level – Cooling Tower, Boiler Room
Maximum Building Height	120 Feet (from Wave Crest at 18.25 NGVD to the Floor of the Rooftop)	

Modification of Height	20 Feet (from the floor of the Rooftop to top of the enclosed space)
Setbacks	
Front (40 Feet)	25 Feet 2 Inches (Non-Conforming Setback)
Side South (10 Feet)	10 Feet
Side North (20 Feet)	10 Feet Secondary Frontage (Non-Conforming Setback)
Rear Beach (30 Feet)	146 Feet 9 Inches
Platted Bulkhead (20 Feet)	15 Feet (Non-Conforming Setback)
Pervious Area (20% Min)	25.6%

RESOLUTION NO. 2022- _____

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA; APPROVING A SITE PLAN AMENDMENT APPLICATION FOR PROPERTY GENERALLY LOCATED AT 8995 COLLINS AVENUE, SURFSIDE, FL, TO AMEND RESOLUTION NO. 19-2661 TO REDUCE THE ALLOWED NUMBER OF UNITS FROM 34 CONDOMINIUM UNITS TO 19 CONDOMINIUM UNITS, TO ALTER APPROVED FACADES, AND TO REDUCE PARKING FROM 70 PARKING SPACES TO 39 PARKING SPACES; INCORPORATING THE CONDITIONS, AND ALL OTHER ASPECTS OF THE ORIGINAL APPROVAL SET FORTH IN RESOLUTION NO. 19-2661 EXCEPT AS MODIFIED HEREIN; ADDRESSING VIOLATIONS OF CONDITIONS; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Commission of the Town of Surfside (the "Town") approved Resolution No. 19-2661 (the "Site Plan Approval") which approved an application for site plan approval from Surfhouse Ocean Views, LLC (the "Applicant"), owner of the Property, on the property generally located at 8995 Collins Avenue, Surfside, FL 33154 and legally described in the application (as hereinafter defined) and the Site Plan Approval (the "Property") pursuant to Section 90-33(3) of the Town Code of Ordinances (the "Code"), to allow for the renovation and addition to an existing nine-story building, to add three additional stories and provide for 34 condominium units and 70 parking spaces; and

WHEREAS, the Site Plan Approval has been tolled and extended pursuant to Section 252.363, Florida Statutes in connection with the Covid-19 declaration of emergency by Governor Ron Desantis, and is currently in full force and effect; and

WHEREAS, the Applicant has submitted an application to amend the Site Plan Approval seeking to: (i) reduce the number of units from 34 condominium units to 19 condominium units; (ii) alter the approved building facades; and (iii) reduce the number of parking spaces from 70 spaces to 39 spaces (collectively, the "Application"); and

WHEREAS, on May 20, 2022, the Town's Development Review Group, pursuant to Section 90-20 of the Town Code, reviewed the Application, provided technical comments to the Applicant, and made recommendations to the Planning and Zoning Board in accordance with the criteria set forth in the Town Code; and

WHEREAS, on _____, the Town Planner issued an updated recommendation of approval of the Application to the Planning and Zoning Board; and

WHEREAS, on May 26, 2022, the Planning & Zoning Board, at a duly noticed quasi-judicial public hearing, after reviewing the Application and hearing from its professional staff, the Applicant, and members of the public, considered the requirements of the Town Code for Site Plan Approval and the Application's consistency with the Town of Surfside's Comprehensive Plan and recommended the Application for approval by the Town Commission subject to existing conditions as modified by the Town Planner's recommendation; and

WHEREAS, on _____, the Town Commission, held a duly noticed quasi-judicial public hearing to review the Application, hear from its professional staff, the Applicant, and members of the public, and consider the recommendation of the Planning & Zoning Board, the requirements of the Town Code for Site Plan Approval and the Application's consistency with the Town of Surfside's Comprehensive Plan, and the substantial competent evidence presented at the hearing.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, APPLICABLE TO APPLICANT, ITS SUCCESSORS AND/OR ASSIGNS, AS FOLLOWS:

SECTION 1. RECITALS AND FINDINGS OF FACT.

1. All recitals set forth above are incorporated into the body of this Resolution as if same were fully set forth herein.

2. The Commission finds that the Application for the proposed site plan amendment is in compliance with the requirements of the Town Code for Site Plan Approval and the Application is consistent with the Town of Surfside's Comprehensive Plan.

SECTION 2. SITE PLAN AMENDMENT [APPROVAL/DENIAL]. The request to approve an amendment to the site plan as set forth in the Application to (i) reduce the number of units from 34 condominium units to 19 condominium units; (ii) alter the approved building facades; and (iii) reduce the number of parking spaces from 70 spaces to 39 spaces, is hereby [granted/denied] subject to the following conditions:

1. The Property shall be developed in substantial compliance with the plans dated April 22, 2022, prepared by Kobi Karp Architecture and Interior Design, Inc. (the "Plans") provided in support of the Application, except as modifications are required by this approval or the Building Official.
2. The portion of the existing structure that will be retained and incorporated into the final development must be determined in consultation with the Town Building Official and Town Planner prior to obtaining a demolition permit. Appropriate

safeguards for preservation of the retained portion are required during construction.

3. The landscape plans shall be revised to include two additional street trees and ten additional buffer trees in order to mitigate the impacts of the nonconformity.
4. The dimensions of the rooftop planters should be increased to an appropriate size to accommodate the proposed ten-foot buttonwoods with four-foot spread. Alternatively, an approximately equivalent replacement species may be proposed to fit within the planters depicted in the Plans, subject to Town Planner approval.
5. All invasive plants found throughout any portion of the Property shall be removed prior to Certificate of Occupancy.

SECTION 3. CONDITIONS, AND RATIFICATION OF ALL OTHER ASPECTS OF THE ORIGINAL APPROVAL SET FORTH IN RESOLUTION NO. 19-2661; EXCEPTIONS. Except as modified below, the 32 conditions, and all other aspects of Resolution No. 19-2661 not expressly modified by this approval, are ratified and continue in full force and effect and are incorporated into this approval by reference as if fully restated herein.

The following conditions of Resolution No. 19-2661 are modified:

4. The Applicant shall contribute to the Town and fund in cash $626,050.00 for Town ~~-wide~~ infrastructure improvements, which may include, at the Town's discretion, beautifying 90th Street from Harding Avenue east to the street end or beach, sidewalk improvements between Harding and Collins Avenues, landscaping, dune enhancements 88th to 90th streets, traffic improvements, an enhanced promenade at the beach entry, a planted coral stone gateway with signage, benches and a shower (the "90th Street Improvements"). The funds shall be due to the Town on or before the issuance of the foundation permit for the project. Any excess funds not utilized by the Town for the 90th Street Improvements or any other Town ~~-wide~~ capital improvements shall be transferred to the Town's Resiliency Fund and utilized for such purposes.

The following conditions are hereby added to 32 conditions of Resolution No. 19-2661 as modified by this approval:

33. In constructing this building, the Applicant shall preserve a portion of the existing north and west facades sufficient to meet the intent and requirements of Section 90-33(3) as determined by the Town Planner.
34. Improvements to the rights-of-way depicted on the plans, including but not limited to Page

L200-A, are demonstrative only and not a part of this approval. Final design details of improvements to the rights-of-way are subject to Town approval based on its public space priorities and applicable regulations and requirements, and shall in no way be limited or guided by what is depicted on the plans provided in support of the Application. The right of way improvements shall maintain sufficient width of street pavement to serve emergency, utility, maintenance, and delivery vehicles, and shall include provision for a passenger unloading area for beachgoers.

SECTION 4. VIOLATION OF CONDITIONS. Failure to adhere to the terms and conditions of this Resolution and/or Resolution No. 19-2661 shall be considered a violation of the Town Code and persons found violating the conditions shall be subject to the penalties prescribed by the Town Code, including but not limited to, the revocation of any of the approval(s) granted in this Resolution. The Applicant understands and acknowledges that it must comply with all other applicable requirements of the Town Code before it may commence construction or operation, and that the foregoing approval in this Resolution may be revoked by the Town at any time upon a determination by the Town Commission, following a public hearing, that the Applicant is in non-compliance with the Town Code or the conditions of this Approval and has failed to cure, or to provide an acceptable plan to timely cure, the non-compliance.

SECTION 5. SEVERABILITY CLAUSE. In the event any portion or section of this Resolution is determined to be invalid, illegal or unconstitutional by a court or agency of competent jurisdiction, such decision shall in no way affect the remaining portions of this Resolution, which shall remain full force and effect.

SECTION 6. EFFECTIVE DATE. This Resolution shall become effective upon adoption.

PASSED AND ADOPTED this __ day of ___, 2022.

Motion by:_____,

Second by:_____.

Commissioner Fred Landsman	____
Commissioner Marianne Meischeid	____
Commissioner Nelly Velazquez	____
Vice Mayor Jeffrey Rose	____
Mayor Shlomo Danzinger	____

_____
Shlomo Danzinger, Mayor

ATTEST:

_____
Sandra N. McCready, MMC
Town Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE TOWN OF SURFSIDE ONLY:

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

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

I, Sandra McCready, Town Clerk of the Town of Surfside, Florida, do hereby certify that the above and foregoing is a true and correct copy of Resolution No. 2022-____ adopted by the Town Commission at its meeting held on the ___ day of _____, 2022.

Issued: _____

_____
Sandra McMcready, MMC
Town Clerk

DocuSign Envelope ID: A9A37975-49B6-4539-847C-567ACEC58F81

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

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

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

PROJECT INFORMATION

OWNER'S NAME	Surf House Ocean Views, LLC
PHONE / FAX	305) 377-6229 / (305) 377-6222
AGENT'S NAME	c/o Graham Penn, Esq., Bercow Radell Fernandez Larkin + Tapanes
ADDRESS	200 S. Biscayne Boulevard, Suite 300, Miami, FL 33131
PHONE / FAX	(305) 377-6229 / (305) 377-6222
PROPERTY ADDRESS	8995 Collins Ave. Surfside, FL 33154
ZONING CATEGORY	H-120
DESCRIPTION OF PROPOSED WORK	Application for Modification of Approved Site Plan

INTERNAL USE ONLY

Date Submitted		Project Number	
Report Completed		Date	
Fee Paid	$		

ZONING STANDARDS

	Required	Provided
Plot Size	GLA: .83 / LA: 0.57 Acres	GLA: 0.83 ACRES/ LA: 0.57 ACRES
Setbacks (F/R/S)	25.1'/10.0' 146.67' 10.0'	
Lot Coverage	17,993 SF / 71% of Lot	
Height	120 Feet Max	HEIGHT = 120'-0"
Pervious Area	20%	20% OF LOT = 5,034 SF

DocuSigned by:
Jason Halpern
761E30E7854C450...

SIGNATURE OF OWNER DATE

03/23/22

SIGNATURE OF AGENT DATE

DocuSign Envelope ID: A9A37975-49B6-4539-847C-567ACEC58F81

TOWN OF SURFSIDE
MULTI-FAMILY AND NON-RESIDENTIAL SITE-PLAN APPLICATION
PLANNING AND ZONING BOARD Rules and Procedures (June 2002)

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

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

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

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

Graham Penn, Esq.	3/23/22
NAME OF REPRESENTATIVE	DATE

Ownership Affidavit with Legal Description - fully executed.pdf

DocVerify ID:	359CCC86-B3B4-468D-B750-07F13C84CB54
Created:	March 28, 2022 05:57:04 -8:00
Pages:	2
Electronic Notary:	Yes / State: FL

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E-Signature Summary

E-Signature Notary: Diana Ramos (dra)
March 28, 2022 05:58:22 -8:00 [8FEDB53F666B] [162.244.152.118]
dramos@brzoninglaw.com

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OWNERSHIP AFFIDAVIT
FOR CORPORATION

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Public Hearing No. _____

Before me, the undersigned authority, personally appeared Jason Halpern, hereinafter the Affiant, who being first duly sworn by me, on oath, deposes and says:

1. Affiant is the Authorized Signatory of Surf House Ocean Views, LLC, a Florida limited liability corporation with the following address: _____.

2. The subject property is legally described as:

   See Attached Exhibit A

3. Applicant is legally authorized to file this application for public hearing/or Affiant hereby authorizes Applicant to file this application for public hearing.

4. Affiant understands this affidavit is subject to the penalties of law for perjury and the possibility of voiding of any approvals at public hearing if any false statements are made.

Witness:

DocuSigned by: Yeidy Montesino
92C418AA25C84C0...
Signature

Yeidy Montesino
Print Name

DocuSigned by: Andreina Espina
B31BB946942C4AA...
Signature

Andreina Espina
Print Name

DocuSigned by: Jason Halpern
761E30E7854C450...
Affiants Signature

Jason Halpern
Print Name

Sworn to and subscribed before me on the 28 day of March ____, 2022. Affiant is personally known to me or has produced _____ as identification.

Signed on 2022/03/28 05:58:22 -8:00

Notary (Stamp/Seal)
Commission Expires: _____

Diana Ramos
Commission # GG 308355
Notary Public - State of Florida
My Commission Expires Apr 10, 2023

Notary Stamp 2022/03/28 05:58:22 PST 8FEDB53F666B

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Exhibit A

LEGAL DESCRIPTION:

PARCEL 1

Lots 1 and 2, Block 1–A, SECOND AMENDED PLAT OF NORMANDY BEACH, according to the plat thereof recorded in Plat Book 16, Page 44 of the Public Records of Miami–Dade County, Florida.
and
Lot 1, Block 4, ALTOS DEL MAR NO. 4, according to the plat thereof recorded in Plat Book 10, Page 63 of the Public Records of Miami–Dade County, Florida.

Together with

PARCEL 2

A Parcel of land lying Easterly of and adjacent to Lots 1 and 2, Block 1–A, SECOND AMENDED PLAT OF NORMANDY BEACH, according to the plat thereof recorded in Plat Book 16, Page 44 of the Public Records of Miami–Dade County, Florida and Westerly of the Erosion Control Line as shown on the "Erosion Control Line" according to the plat thereof as recorded in Plat Book 105 at Page 62 of the Public Records of Miami Dade County, more particularly described as follows:

Begin at Northeast Corner of said Lot 1 and 2, thence run North 86°50'51" East along the Easterly extension of the North Line of said Lots 1 and 2 for a distance of 93.90 feet to a point on the Erosion Control Line as shown on said Plat Book 105 at Page 62; thence run South 05°37'30" East, along said Erosion Control Line, for a distance of 72.83 feet to a point on the Easterly extension of the South line of said Lots 1 and 2; thence run South 86°50'51" West, along the aforesaid Easterly extension of said Lots 1 and 2, for a distance of 93.40 feet to the Southeast corner of said Lots 1 and 2; thence run North 06°00'58" West, along the Easterly line of said Lots 1 and 2, for a distance of 72.85 feet to the Point of Beginning.

Said Parcel containing 6814 square feet more or less.

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

Project Name _____ **Project Number** _____

SUBMITTAL REQUIREMENTS FOR REVIEW:

❑ Completed "Multi-Family and Non-Residential Site Plan Application" form

❑ Application fee: $12,000 made out to "Town of Surfside"

❑ Ownership Affidavit

❑ Recent photographs of the subject property and all abutting, diagonal and fronting properties visible from the street (to be provided prior to Design Review Board Meeting)

FOR THE FOLLOWING PLEASE PROVIDE:

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

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

Cont.

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- Gross acreage covered by the property excluding road easements and rights-of-way, if any
- Number of dwelling units and density for residential uses only
- Square footage of ground covered by buildings or structures and designation of use.
- Required number of parking spaces
- Number of parking spaces provided
- Pervious, impervious and paved surface, in square footage and percentage

❑ Site Plan location sketch, including section, township, and range, showing adjacent property owners
❑ Geometry of all paved areas including centerlines, dimensions, radii, and elevations
❑ Location of trash and garbage disposal system and provisions for accessibility to garbage trucks
❑ Loading areas and provisions for accessibility to vehicles of the required type
❑ Areas for emergency vehicles and fire engines, and provisions for accessibility to vehicles of the required type
❑ Number of sets required shall be determined by Town Staff.
❑ Other such information as required by the Town.

❑ Survey. A survey less than one (1) year old (including owner's affidavit that no changes have occurred since the date of the survey). The survey shall be prepared by a Florida registered land surveyor, certified as to meeting the requirements of the applicable Section of the Florida Administrative Code, reflecting existing natural features, such as topography, vegetation, existing paving, existing structures, and water bodies

❑ Landscape Plan and Irrigation Plan
Please show / provide the following:
❑ landscape calculations (required and provided)
❑ existing tree survey with indication of existing native vegetation that will be preserved
❑ proposed and existing landscaping

❑ Lighting Plan
Please show / provide the following:
❑ photometric measurements
❑ Lighting details and spillage onto adjacent properties and rights-of-way

❑ Sign Plan for all signs which will be on site
Please show / provide the following:
❑ Show dimensioned locations and mounting details of signs on building elevations and locations of signs on site plan
❑ Note colors, materials, lighting and dimensions
❑ Show dimensions and square footages (proposed and existing)
❑ Identify materials and colors – background, trim/border, and copy
❑ Show fonts and graphics

❑ Pavement markings and traffic signing plan

❑ Schematic water and sewer plan
Please show / provide the following:
❑ Location and size of all mains and lift stations

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Cont.

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

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

- ❑ Provide samples of colors and/or materials mounted on a display board (to be provided prior to Design Review Board Meeting)

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

8995 COLLINS AVENUE CONDOMINIUM

8995 COLLINS AVENUE, SURFSIDE, FL 33154

ZONING SUBMISSION-DRC
09-16-2019

SURF HOUSE OCEAN VIEWS, LLC
DEVELOPER/OWNER
184 KENT AVENUE BROOKLYN, NY 11211 212-687-3444

KOBI KARP ARCHITECTURE AND INTERIOR DESIGN, INC.
ARCHITECT
2915 BISCAYNE BOULEVARD SUITE 200 MIAMI, FL 33137 305.573.1818

THOMAS JUUL-HANSEN, LLC
DESIGNER IN COLLABORATION WITH KOBI KARP ARCHITECTS
15 MAIDEN LANE, 19th FLOOR NEW YORK, NY 10038 212-929-7109

OCEAN ENGINEERING
CIVIL
333 NE 24th STREET SUITE 408 MIAMI, FL 33137 786-253-5252

URBAN ROBOT, LLC
LANDSCAPE ARCHITECT
420 LINCOLN ROAD, STE 600 MIAMI BEACH, FL 33139 786-246-4857

FLORIDA ENGINEERING SERVICES
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YH ENGINEERING
STRUCTURAL ENGINEER
99 NW 27th AVE MIAMI, FL 33125 305-969-9423

COASTAL SYSTEMS INTERNATIONAL, INC.
ENVIRONMENTAL ENGINEER
464 SOUTH DIXIE HIGHWAY CORAL GABLES, FL 33146 305-915-1882

APPROVED RESOLUTION NO.-19-2661

REVISIONS / SUBMISSIONS

1569

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CONDOMINIUM
8995 COLLINS AVENUE
TOWN OF SURFSIDE, FLORIDA

COVER

SURF HOUSE
OCEAN VIEWS, LLC
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NEW YORK 11211
TEL: 212-687-3444
FAX: 212.883.8267

KOBI KARP
Lic. # AR0012578

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KOBI KARP

DRAWN BY:	KKAID
CHECKED BY:	KKAID
DATE:	07-23-2019

A0.00

8995 COLLINS AVENUE CONDOMINIUM

8995 COLLINS AVENUE, SURFSIDE, FL 33154

ZONING SUBMISSION - SITE PLAN AMENDMENT

06-03-2022

SURF HOUSE OCEAN VIEWS, LLC
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ENVIRONMENTAL ENGINEER
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PROPOSED SITE PLAN AMENDMENT

REVISIONS / SUBMISSIONS
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KOBI KARP

DRAWN BY:	KKAID
CHECKED BY:	KKAID
DATE:	04-22-2022

A0.00

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APPROVED RESOLUTION NO.-19-2661

REVISIONS / SUBMISSIONS

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TOWN OF SURFSIDE, FLORIDA

INDEX

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DRAWN BY:	KKAID
CHECKED BY:	KKAID
DATE:	07-23-2019

A0.00.1

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A1.01B	ARCHITECTURAL SIGNIFICANCE - NORTH ELEVATION - PROPOSED	●
A1.01C	ARCHITECTURAL SIGNIFICANCE - EAST ELEVATION - APPROVED	●
A1.01C	ARCHITECTURAL SIGNIFICANCE - EAST ELEVATION - PROPOSED	●
A1.01D	ARCHITECTURAL SIGNIFICANCE - SOUTH ELEVATION - APPROVED	●
A1.01D	ARCHITECTURAL SIGNIFICANCE - SOUTH ELEVATION - PROPOSED	●
A1.02	CONTEXT SITE MAP - APPROVED	●
A1.03	CONTEXT PHOTOS - APPROVED	●
A1.03	CONTEXT PHOTOS - PROPOSED	●
A1.04	RENDERING - APPROVED	●
A1.04	RENDERING - PROPOSED	●
A1.05	RENDERING - APPROVED	●
A1.05	RENDERING - PROPOSED	●
A2.00	SITE PLAN - APPROVED	●
A2.00	SITE PLAN - PROPOSED	●
A2.00A	FIRE STAGING - APPROVED	●
A2.00A	FIRE STAGING - PROPOSED	●
A3.00	FLOOR PLAN - BASEMENT (PARKING) - APPROVED	●
A3.00	FLOOR PLAN - BASEMENT (PARKING) - PROPOSED	●

ARCHITECTURE (CONTINUED)		
A3.01	FLOOR PLAN - LOBBY LEVEL - APPROVED	●
A3.01	FLOOR PLAN - LOBBY LEVEL - PROPOSED	●
A3.02	FLOOR PLAN - LEVEL 2 - APPROVED	●
A3.02	FLOOR PLAN - LEVEL 2 - PROPOSED	●
A3.03	FLOOR PLAN - LEVEL 3-10 - APPROVED	●
A3.03	FLOOR PLAN - LEVEL 3-10 - PROPOSED	●
A3.04	FLOOR PLAN PENTHOUSE - APPROVED	●
A3.04	FLOOR PLAN PENTHOUSE - PROPOSED	●
A3.05	FLOOR PLAN - ROOF LEVEL - APPROVED	●
A3.05	FLOOR PLAN - ROOF LEVEL - PROPOSED	●
A3.05.1	FLOOR PLAN - UPPER ROOF LEVEL - APPROVED	●
A3.05.1	FLOOR PLAN - UPPER ROOF LEVEL - PROPOSED	●
A3.06	TYPICAL FLOOR PLAN - SETBACKS	●
A3.07	ROOF PLAN - SETBACKS	●
A4.00	EAST PARCEL - NORTH ELEVATION - APPROVED	●
A4.00	EAST PARCEL - NORTH ELEVATION - PROPOSED	●
A4.01	EAST PARCEL - SOUTH ELEVATION - APPROVED	●
A4.01	EAST PARCEL - SOUTH ELEVATION - PROPOSED	●
A4.02	EAST PARCEL - EAST ELEVATION - APPROVED	●
A4.02	EAST PARCEL - EAST ELEVATION - PROPOSED	●
A4.03	EAST PARCEL - WEST ELEVATION - APPROVED	●
A4.03	EAST PARCEL - WEST ELEVATION - PROPOSED	●
A4.04	WEST BUILDING ELEVATION / ARTE BUILDING	●
A5.00	BUILDING SECTION A - APPROVED	●
A5.00	BUILDING SECTION A - PROPOSED	●
A5.01	BUILDING SECTION B - APPROVED	●
A5.01	BUILDING SECTION B - PROPOSED	●
A6.00	DETAILS AND INFORMATION - APPROVED	●
A6.00	DETAILS AND INFORMATION - PROPOSED	●
CIVIL		
C100	GENERAL NOTES AND SPECIFICATIONS - APPROVED	●
C100	GENERAL NOTES AND SPECIFICATIONS - PROPOSED	●
C200	PAVING, GRADING, AND DRAINAGE PLAN - APPROVED	●
C200	PAVING, GRADING, AND DRAINAGE PLAN - PROPOSED	●
C300	WATER AND SEWER PLAN - APPROVED	●
C300	WATER AND SEWER PLAN - PROPOSED	●
C400	DRAINAGE DETAILS - APPROVED	●

CIVIL (CONTINUED)		
C400	DRAINAGE DETAILS - PROPOSED	●
C500	SIGNAGE AND STRIPING PLAN - APPROVED	●
C500	SIGNAGE AND STRIPING PLAN - PROPOSED	●
LANDSCAPE		●
L001	COVER SHEET - APPROVED	●
L001	COVER SHEET - PROPOSED	●
L004	TREE PROTECTION & REPLACEMENT PLAN - APPROVED	●
L004	TREE PROTECTION & REPLACEMENT PLAN - PROPOSED	●
L100-A	TOWER - WEST HARDSCAPE PLAN - APPROVED	●
L100-A	TOWER - WEST HARDSCAPE PLAN - PROPOSED	●
L100-B	TOWER - EAST HARDSCAPE PLAN - APPROVED	●
L100-B	TOWER - EAST HARDSCAPE PLAN - PROPOSED	●
L101	HARDSCAPE DETAILS - APPROVED	●
L101	HARDSCAPE DETAILS - PROPOSED	●
L200-A	TOWER - WEST PLANTING PLAN - APPROVED	●
L200-A	TOWER - WEST PLANTING PLAN - PROPOSED	●
L200-B	TOWER - EAST PLANTING PLAN - APPROVED	●
L200-B	TOWER - EAST PLANTING PLAN - PROPOSED	●
L202	PLANT SCHEDULE - APPROVED	●
L202-A	PLANT SCHEDULE - PROPOSED	●

PROPOSED SITE PLAN AMENDMENT

REVISIONS / SUBMISSIONS
1 DRC. COMMENTS - 2019-09-02
7 SITE PLAN AMENDMENT 2022-06-03

1569

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8995 COLLINS AVENUE
CONDOMINIUM
8995 COLLINS AVENUE
TOWN OF SURFSIDE, FLORIDA

INDEX

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OCEAN VIEWS, LLC
184 KENT AVENUE BROOKLYN,
NEW YORK 11211
TEL: 212-687-3444
FAX: 212.883.8267

KOBI KARP
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ARCHITECTURE
INTERIOR DESIGN
PLANNING
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KOBI KARP

DRAWN BY: KKAID
CHECKED BY: KKAID
DATE: 04-22-2022

A0.00.1

TRIANGLE IS NOW MASER CONSULTING P.A.
8290 N.W. 64th Street - Miami, FL 33166 - LB8020
Phone: 305.597.9701 - Fax: 305.597.9702
www.mserconsulting.com

BOUNDARY AND TOPOGRAPHIC SURVEY

This document is intended only for the specific purpose and client for which it was prepared.

LEGAL DESCRIPTION:

PARCEL 1

Lots 1 and 2, Block 1-A, SECOND AMENDED PLAT OF NORMANDY BEACH, according to the plat thereof recorded in Plat Book 16, Page 44 of the Public Records of Miami-Dade County, Florida.
and
Lot 1, Block 4, ALTOS DEL MAR NO. 4, according to the plat thereof recorded in Plat Book 10, Page 63 of the Public Records of Miami-Dade County, Florida.

Together with

PARCEL 2

A Parcel of land lying Easterly of and adjacent to Lots 1 and 2, Block 1-A, SECOND AMENDED PLAT OF NORMANDY BEACH, according to the plat thereof recorded in Plat Book 16, Page 44 of the Public Records of Miami-Dade County, Florida and Westerly of the Erosion Control Line as shown on the "Erosion Control Line" according to the plat thereof as recorded in Plat Book 105 at Page 62 of the Public Records of Miami Dade County, more particularly described as follows:

Begin at Northeast Corner of said Lot 1 and 2, thence run North 86°50'51" East along the Easterly extension of the North Line of said Lots 1 and 2 for a distance of 93.90 feet to a point on the Erosion Control Line as shown on said Plat Book 105 at Page 62; thence run South 05°37'30" East, along said Erosion Control Line, for a distance of 72.83 feet to a point on the Easterly extension of the South line of said Lots 1 and 2; thence run South 86°50'51" West, along the aforesaid Easterly extension of said Lots 1 and 2, for a distance of 93.40 feet to the Southeast corner of said Lots 1 and 2; thence run North 06°00'58" West, along the Easterly line of said Lots 1 and 2, for a distance of 72.85 feet to the Point of Beginning.

Said Parcel containing 6814 square feet more or less.

SURVEYOR'S NOTES:

The client provided the legal description to this surveyor. The Legal description was based on the Declaration of the Condominium for Surf House as recorded in Official Records Book 10467 at Page 99 of the Public Records of Miami Dade County, Florida and the Extension of said Lots 1 and 2 to the Erosion Control Line. Ownership is subject to opinion of title.

No underground footings were located.

No encroachments were noted by this survey, except as shown hereon.

This Survey is based on record information, plats, deeds, recovered monumentation and occupation.

Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress is shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments or Right-of-Way other than shown on the recorded plat or stated in the legal description as it appears on this drawing.

The ownership of the fences and/or walls as shown hereon was not determined.

This survey map is intended for the use of the parties to whom this survey is certified to and for. Any reproduction is not an original. This surveyor retains an original to verify these dated contents for validity.

As to 9008 Collins Avenue, the National Flood Insurance Rate Map 12086C0163L for Florida Community 120659, Panel Number 0163L, FIRM Date 09-11-2009, published by the Federal Emergency Managment Agency, delineates the herein described land to be situated within Zone "AE (EL 8)".

As to 8995 Collins Avenue, the National Flood Insurance Rate Map 12086C0163L for Florida Community 120659, Panel Number 0163L, FIRM Date 09-11-2009, published by the Federal Emergency Managment Agency, delineates the herein described land to be situated within Zone "X".

All documents are referenced hereon are recorded in Public Records of Miami-Dade County.

SURVEYOR'S NOTES: (Continued)

Differences are noted as compared to calculations from the record plat and are shown as plat, measured, record and/or deed.

The Bearings and Horizontal coordinates as shown hereon were determined in real-time based on GPS measurements utilizing a Real Time Kinematic (RTK) Network.

Elevations are referred to the North American Vertical Datum, 1988 (NAVD).

Elevations are based on a Miami-Dade County Benchmark (T-243), locator 3220N, the same being US C & G Brass disc in east end of north conc. guard rail of bridge over Indian Creek. Elevation 13.03 feet NGVD 1929 and 11.48 feet NAVD 88. The National Geodetic Survey program Vertcon94 was utilized to convert the orthometic height between NGVD29 and NAVD88. The Datum difference NGVD'29 to NAVD'88 is -1.55 feet.

This sketch shown hereon in its graphic form, is the record depiction of the surveyed lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital format of this Survey. This map is intended to be displayed at a scale of 1"=30' or smaller. At the maximum intended displayed scale the survey and sketch's positional accuracy value occupies 1/20" on the display.

Although care was taken with the identification of the trees noted hereon, an arborist, landscape architect, botanist, environmental specialist or others with advanced education in dendrology should be utilized if critical identification of the trees is required.

Additions or deletions to survey maps and reports by other than the signing party or parties are prohibited without the written consent of the signing party or parties. This document consists of 2 sheets.

This survey map is intended to be displayed at the graphic and stated scales in English units of measurement. Attention is directed to the fact that said survey map may be altered in scale by reproduction. This must be considered when obtaining scaled data

CERTIFIED PARTIES:

Surf House Ocean Views, LLC, a Delaware limited liability company
8995 Collins Funding LLC, a Delaware limited liability company,its successors and/or assigns.
Haynes and Boone, LLP
Greenspoon Marder PA
First American Title Insurance Company

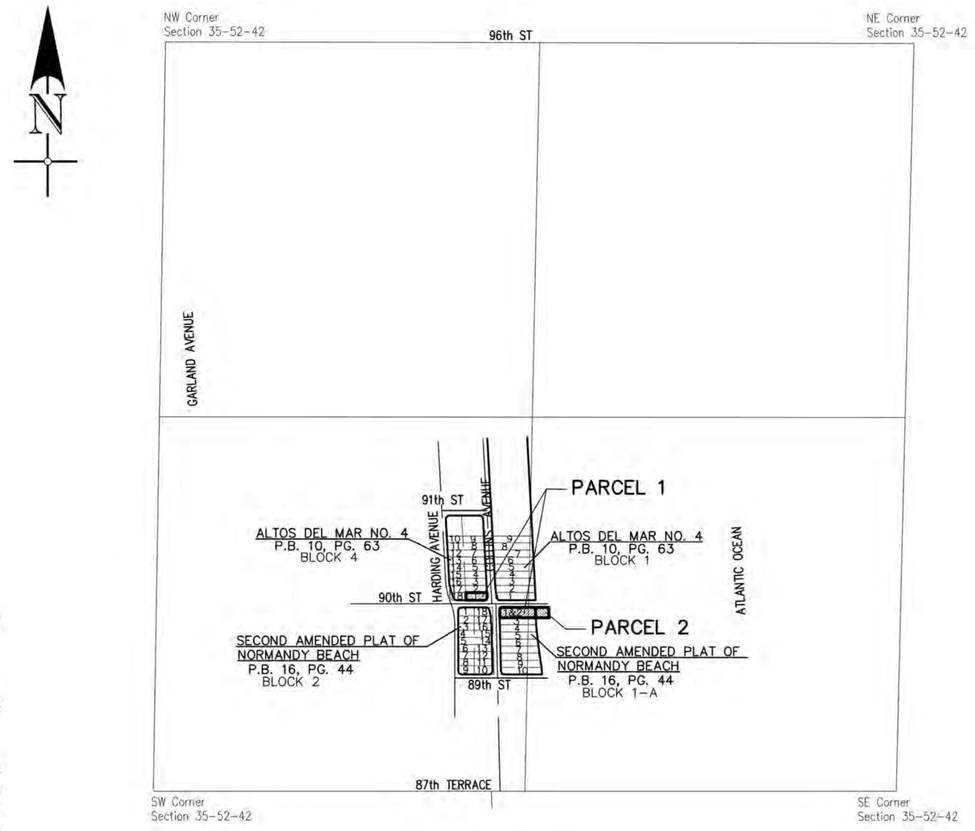
SURVEYOR'S CERTIFICATE:

This is to certify to the herein named firm and/or persons that the "BOUNDARY AND TOPOGRAPHIC SURVEY" of the herein described property is true and correct to the best of our knowledge and belief as surveyed and plotted under our direction on March 29, 2017. I further certify that this survey meets the Standards of Practice as set forth in Rule 5J-17.051 AND 5J-17.052 as adopted by the Florida Board of Professional Surveyors and Mappers pursuant to Chapter 472.027 Florida Statutes.

Maser Consulting, P.A.

John Liptak
Professional Surveyor and Mapper # 5664
State of Florida

JOHN LIPTAK No 5664 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER



LOCATION MAP
SECTION 35, TOWNSHIP 52
SOUTH, RANGE 42 EAST
NOT TO SCALE

21	01/02/2017	Revised to change Setback ties	JP
20	08/29/2017	Revised to change trees location	JP
19	07/28/2017	Revised to show section information on location map	JP
18	06/28/2017	Revised per Comments	JP
17	03/29/2017	Update Survey to add information 300' North & South	JP
16	03/10/2017	Update Survey	ALR
15	07/13/2016	Revised per Comments	AR
14	06/22/2016	Revised Elevations East of East Property Line	AR
13	06/01/2016	Updated Survey	JP
12	04/28/2016	Revised to add tree	KB/NA
11	02/04/2016	Revised to change certification	JP
10	02/03/2016	Revised to Add Parcel to the Legal Description	ALR
9	01/28/2016	Revised certification	JP
8	01/19/2016	Revised to add new certification	JP
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5	11/05/2015	Revised to Add PRM Monuments	ALR
4	11/02/2015	Revised per Comments	ALR
3	10/30/2015	Revised to add profiles	JP
2	10/26/2015	Revised Add certified parties	PAL
1	10/20/2015	Add certified parties	JL/jet

8995 COLLINS AVENUE
SURFSIDE, FLORIDA

Not valid without the signature and original raised seal of a Florida licensed surveyor and mapper.

Date: 03/29/17	Project: 2792
Scale: 1"=30'	Checked by: ADR
F.B. 328	Drawn by: JP
Sheet: 1 OF 3	Sketch: 2792.01
Rev.	

APPROVED RESOLUTION NO.-19-2881

Drawing name: R:\CAD\Pro\2792_8995 Collins Avenue\dwg\2792 Boundary Survey NAVD_R22.dwg SHEET 1 Jan 02, 2018 10:33am : jpino

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All documents are referenced hereon are recorded in Public Records of Miami-Dade County.

22	03/11/22	Revised to update survey	JP
21	01/02/2017	Revised to change Setback ties	JP
20	08/29/2017	Revised to change trees location	JP
19	07/28/2017	Revised to show section information on location map	JP
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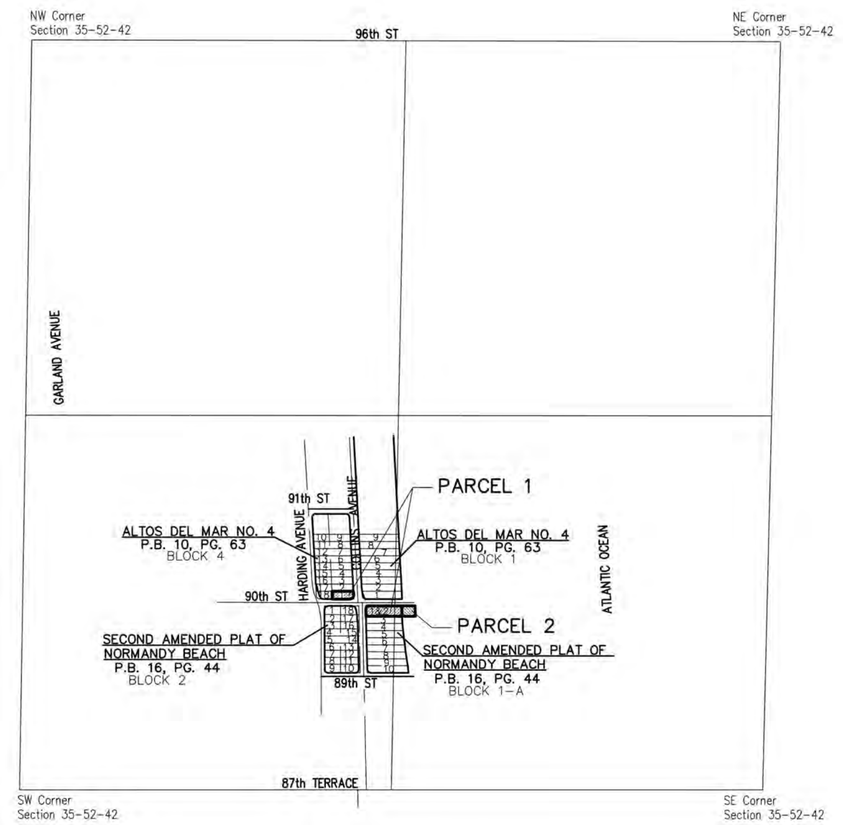

LOCATION MAP
SECTION 35, TOWNSHIP 52
SOUTH, RANGE 42 EAST
NOT TO SCALE

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Colliers
Engineering & Design

www.colliersengineering.com

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REV	DATE	DRAWN BY	DESCRIPTION

Digitally signed by Denis Denis
Date: 2022.05.11 18:21:13-05'00'

Denis A. Denis
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER: LS7017
COLLIERS ENGINEERING & DESIGN, INC.
F.L. License #: LB7388

BOUNDARY AND TOPOGRAPHIC SURVEY
FOR
8995 COLLINS AVENUE

SURFSIDE
FLORIDA

MIAMI-DADE
COUNTY
FLORIDA

Colliers Engineering & Design
MIAMI
8290 NW
64th Street
Miami, FL 33166
Phone: 305.597.9701
COLLIERS ENGINEERING & DESIGN, INC.
DOING BUSINESS AS MASER CONSULTING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	03/29/17	JP	DD

PROJECT NUMBER: 22002590A
DRAWING NAME: 2792 BOUNDARY SURVEY NAVD-R23-TEST

SHEET TITLE:
BOUNDARY AND TOPOGRAPHIC SURVEY

SHEET NUMBER:
1 of 3

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

C:\Colliers Avenue\Dwg\2792 Boundary Survey NAVD R23 test.dwg By: JENNO

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8290 N.W. 64th Street - Miami, FL 33166 - LB8020
Phone: 305.597.9701 - Fax: 305.597.9702
www.mserconsulting.com

BOUNDARY AND TOPOGRAPHIC SURVEY

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8995 COLLINS AVENUE
SURFSIDE, FLORIDA

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LEGEND:

- Centerline
- Right of way line
- Electric box
- Fire Deparment Connection
- Gas meter
- Electrical manhole
- Grease manhole
- Sanitary sewer manhole
- Gas valve
- Water valve
- Water meter
- Wire pull box
- Wood Fence
- Hand Rail
- Pedestrian Signal
- Mast Arm
- Light

ABBREVIATIONS:

(M)	=	Measured
(P)	=	Platted Dimension
BLDG	=	Building
CBS	=	Concrete Block and Stucco
CL	=	Clear
CONC	=	Concrete
ENCR	=	Encroach
FF EL	=	Finish Floor Elevation
FND	=	FND
NGVD	=	National Geodetic Vertical Datum 1929
LB	=	Licensed Business
ORB, PG	=	Official Records Book and Page
PB, PG	=	Plat Book and Page
R/W	=	Right of Way
SIP	=	Set ½" Iron Pipe w/ cap LB 7388
SQ FT	=	Square Feet
STY	=	Story
INV.	=	Invert
Δ	=	Delta angle
R	=	Radius
L	=	Length
MHWL	=	Mean High Water Line
SHWL	=	Seasonal High Water Line
PRM	=	Permanent Reference Monument
ALUMN	=	Aluminum

MATCH LINE – SEE RIGHT

MATCH LINE – SEE LEFT

COLLINS AVENUE

HARDING AVENUE

90th Street

ALTOS DEL MAR NO. 4
P.B. 10, PG. 63
BLOCK 4

ALTOS DEL MAR NO. 4
P.B. 10, PG. 63
BLOCK 1

SECOND AMENDED PLAT OF NORMANDY BEACH
P.B. 16, PG. 44

PARCEL 1
9008 Collins Avenue
LOT 1

PARCEL 2

CBS BLDG

Existing Surface Parking

EIGHT STY CBS
8995 Collins Avenue
F.F.Elev=13.61 ft

SITE UNDER CONSTRUCTION

BUILDING DEMOLISHED VACANT

N86°50'51"E 150.03'

N86°50'51"E 123.66'

N86°50'51"E 28.28'

N86°50'51"E 236.66'

N86°50'51"E 93.90'

N86°50'51"E 254.00'

S86°50'51"W 93.40'

S06°12'08"E 55.08'

S06°12'08"E 28.71'

S04°26'36"E 57.44'

S04°26'36"E

S05°37'30"E 72.83'

N06°00'58"W 72.85'

Δ=93°02'59"
R=25.00'
L=40.60'

Δ=91°17'28"
R=15.00'
L=23.90'

R-035
(Monument not found)
N561751.32'
E945175.46'

R-036
(Monument not found)
N560619.93'
E945338.60'

POB

PROFILE 3

PROFILE 2

PROFILE 1

Elevation 0.0'

SHWL Elevation 4.08' Date: 08/22/2016

MHWL Elevation 0.36' Date: 08/22/2016

ZONE X (Area outside of the 0.2% annual chance flood)

ZONE AE (EL. 8)

ZONE VE (11)

21	01/02/2017	Revised to change Setback ties	JP
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1	10/20/2015	Add certified parties	JL/jet

TREE

NUMBER	COMMON NAME	DIAMETER (INCHES)	HEIGTH (FEET)	CANOPY (FEET)
1036	Gumbo Limbo	21	13	20
1037	Florida Thatch Palm	12	40	10
1038	Solitaire Palm	6	24	5
1039	Solitaire Palm	7	21	5
1040	Florida Thatch Palm	12	30	10
1041	Florida Thatch Palm	8	29	10
1042	Seagrape	12	20	18
1043	Seagrape	12	20	18
1044	Seagrape	12	20	18
1100	Brazilian Beauty Leaf	11	28	17
1101	Solitaire Palm	8	31	8
1102	Brazilian Beauty Leaf	10	31	20
1103	Florida Thatch Palm	10	41	12
1104	Solitaire Palm	7	40	10
1105	Florida Thatch Palm	7	45	9
1106	Florida Thatch Palm	9	41	10
1107	Solitaire Palm	4	27	7
1108	Solitaire Palm	4	32	7
1109	Solitaire Palm	4	30	7
1110	Solitaire Palm	4	30	8
1111	Unknown Tree	25	47	27
1112	Unknown Tree	33	49	26
1113	Seagrape	29	48	30
1114	Gumbo Limbo	18	24	17
1115	Gumbo Limbo	11	22	12
1116	Gumbo Limbo	14	25	19
1117	Gumbo Limbo	17	25	20

APPROVED RESOLUTION NO.-19-2681

Date: 03/29/17	Project:: 2792
Scale: 1"=30'	Checked by: ADR
F.B. 328	Drawn by: JP
Sheet: 2 OF 3	Sketch: 2792.01

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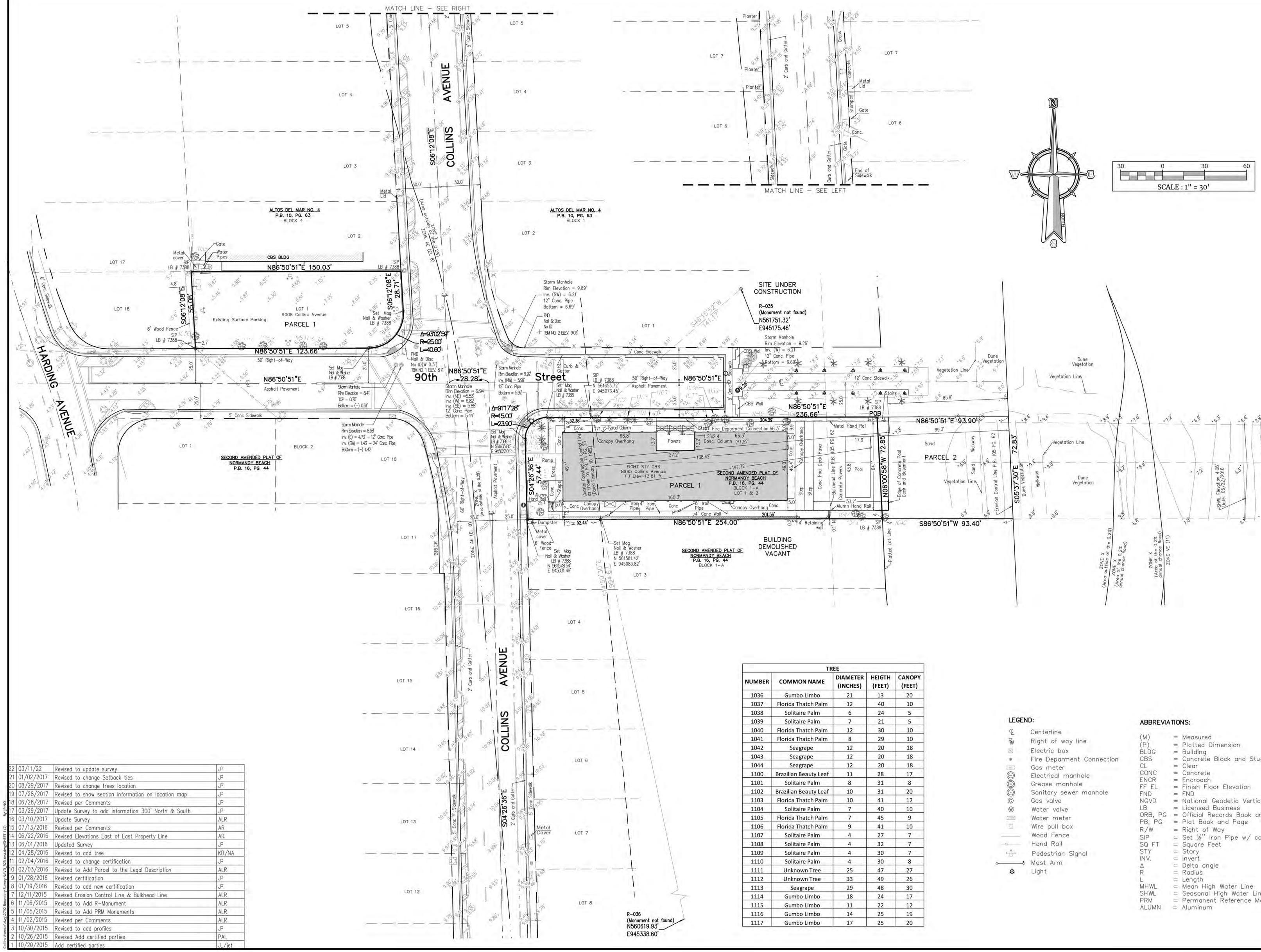

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1041	Florida Thatch Palm	8	29	10
1042	Seagrape	12	20	18
1043	Seagrape	12	20	18
1044	Seagrape	12	20	18
1100	Brazilian Beauty Leaf	11	28	17
1101	Solitaire Palm	8	31	8
1102	Brazilian Beauty Leaf	10	31	20
1103	Florida Thatch Palm	10	41	12
1104	Solitaire Palm	7	40	10
1105	Florida Thatch Palm	7	45	9
1106	Florida Thatch Palm	9	41	10
1107	Solitaire Palm	4	27	7
1108	Solitaire Palm	4	32	7
1109	Solitaire Palm	4	30	7
1110	Solitaire Palm	4	30	8
1111	Unknown Tree	25	47	27
1112	Unknown Tree	33	49	26
1113	Seagrape	29	48	30
1114	Gumbo Limbo	18	24	17
1115	Gumbo Limbo	11	22	12
1116	Gumbo Limbo	14	25	19
1117	Gumbo Limbo	17	25	20

LEGEND:

- Centerline
- Right of way line
- Electric box
- Fire Deparment Connection
- Gas meter
- Electrical manhole
- Grease manhole
- Sanitary sewer manhole
- Gas valve
- Water valve
- Water meter
- Wire pull box
- Wood Fence
- Hand Rail
- Pedestrian Signal
- Mast Arm
- Light

ABBREVIATIONS:

(M)	= Measured
(P)	= Platted Dimension
BLDG	= Building
CBS	= Concrete Block and Stucco
CL	= Clear
CONC	= Concrete
ENCR	= Encroach
FF EL	= Finish Floor Elevation
FND	= FND
NGVD	= National Geodetic Vertical Datum 1929
LB	= Licensed Business
ORB, PG	= Official Records Book and Page
PB, PG	= Plat Book and Page
R/W	= Right of Way
SIP	= Set ½" Iron Pipe w/ cap LB 7388
SQ FT	= Square Feet
STY	= Story
INV.	= Invert
Δ	= Delta angle
R	= Radius
L	= Length
MHWL	= Mean High Water Line
SHWL	= Seasonal High Water Line
PRM	= Permanent Reference Monument
ALUMN	= Aluminum

REV	DATE	DRAWN BY	DESCRIPTION
22	03/11/22		Revised to update survey
21	01/02/2017		Revised to change Setback ties
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Colliers Avenue\Dwg\2792 Boundary Survey NAVD_823 tree.dwg (SHEET 1 OF) By: JP/WD

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BOUNDARY AND TOPOGRAPHIC SURVEY
FOR
8995 COLLINS AVENUE

SURFSIDE
FLORIDA

MIAMI-DADE
COUNTY
FLORIDA

Colliers Engineering & Design
MIAMI
8290 NW 64th Street
Miami, FL 33166
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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	03/29/17	JP	DD

PROJECT NUMBER:	DRAWING NAME:
22002590A	2792 BOUNDARY SURVEY NAVD_823 TEST

SHEET TITLE:
BOUNDARY AND TOPOGRAPHIC SURVEY

SHEET NUMBER:
2 of 3

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BOUNDARY AND TOPOGRAPHIC SURVEY

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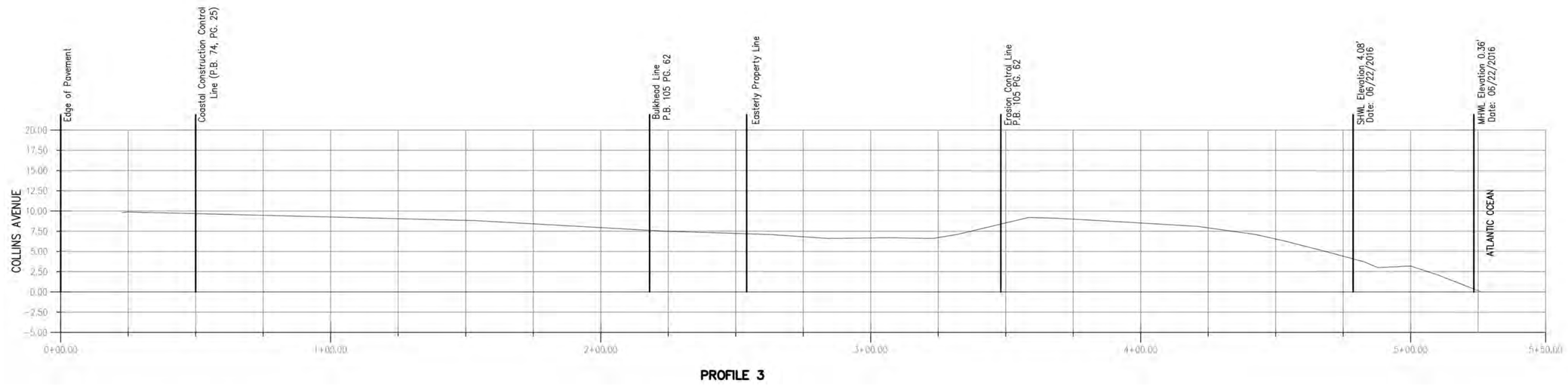

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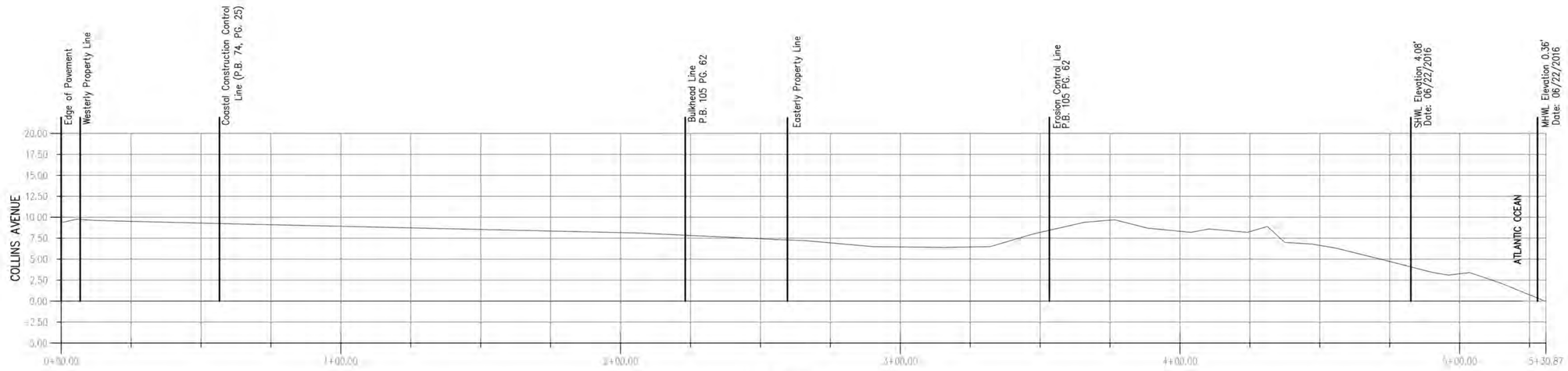

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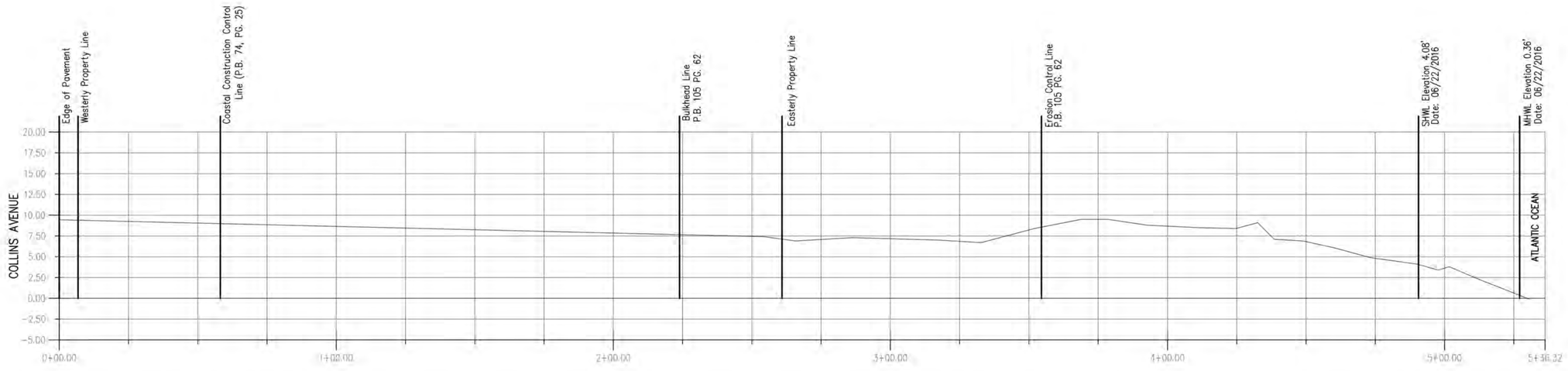


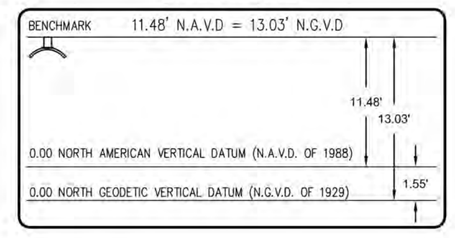
PROFILE 1

ABBREVIATIONS

MHWL	MEAN HIGH WATER LINE
SHWL	SEASONAL HIGH WATER LINE
ELEV	ELEVATION

Horizontal Scale: 1"=30'
Vertical Scale: 1"=10'
Datum: NAVD 1988

VERTICAL DATUM DETAIL



8995 COLLINS AVENUE
SURFSIDE, FLORIDA

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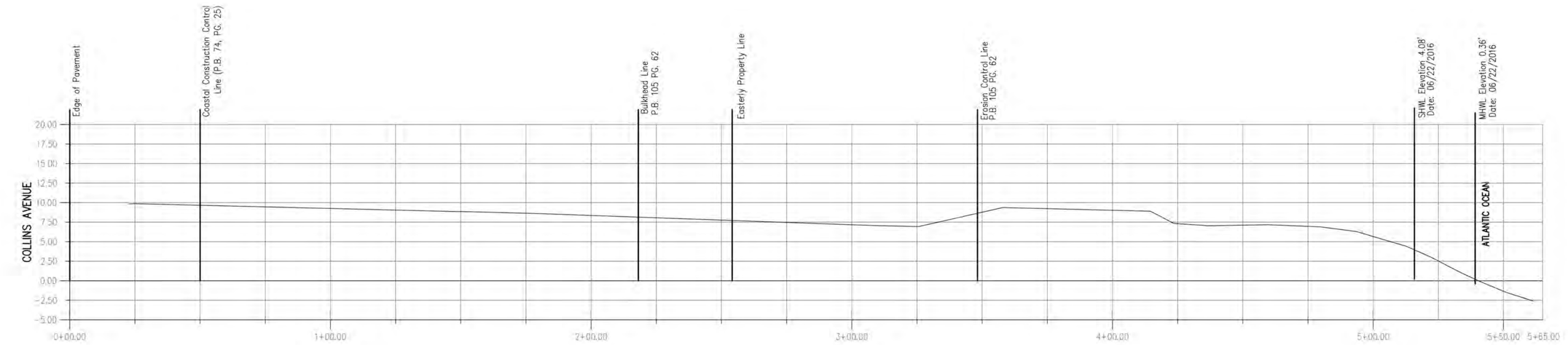
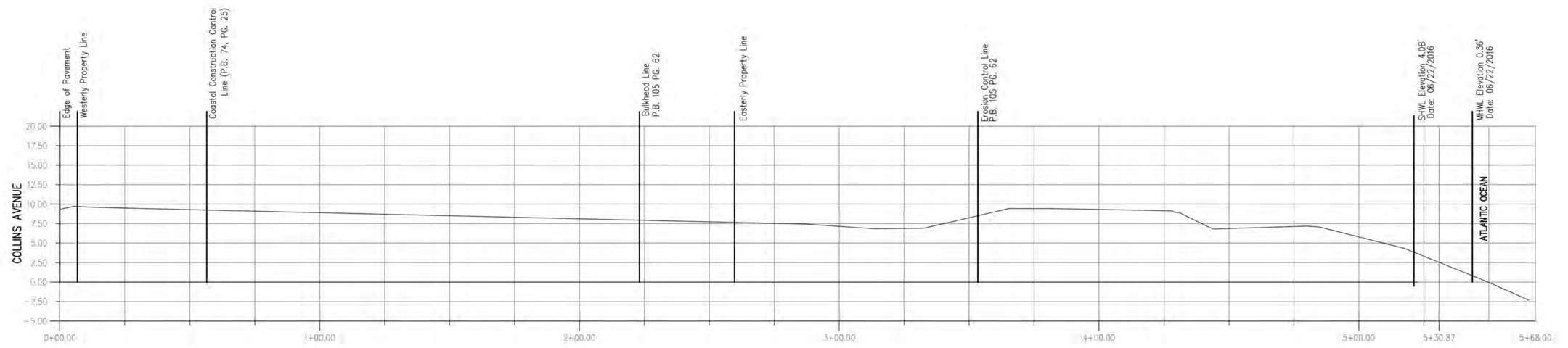
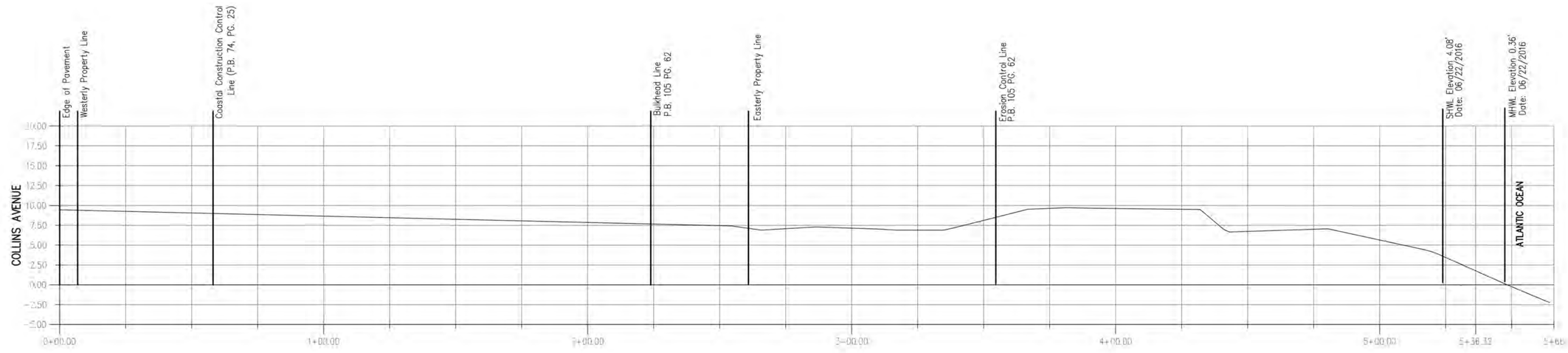
F.B. 328	Drawn by: JP
Sheet: 3 OF 3	Sketch: 2792.01
Rev.	

APPROVED RESOLUTION NO.-19-2681

Drawing name: R:\CAD\Proj\2792_8995 Collins Avenue\dwg\2792 Boundary Survey NAVD_R22.dwg SHEET 3 PROFILES Jan 02, 2018 10:35am jpino







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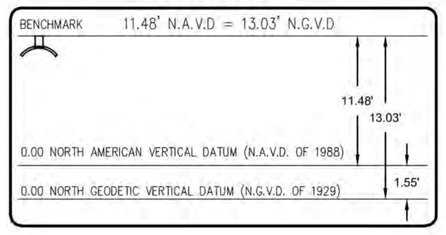

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Plotted By: JPINO
Collins Avenue\Dwg\2792 Boundary Survey NAVD_R23 revs.dwg(SHEET 1 OF 3)

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BOUNDARY AND TOPOGRAPHIC SURVEY
FOR
8995 COLLINS AVENUE

SURFSIDE
FLORIDA

MIAMI-DADE
COUNTY
FLORIDA

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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	03/29/17	JP	DD

PROJECT NUMBER: 22002590A
DRAWING NAME: 2792 BOUNDARY SURVEY NAVD_R23 TEST

SHEET TITLE:
BOUNDARY AND TOPOGRAPHIC SURVEY

SHEET NUMBER:
3 of 3

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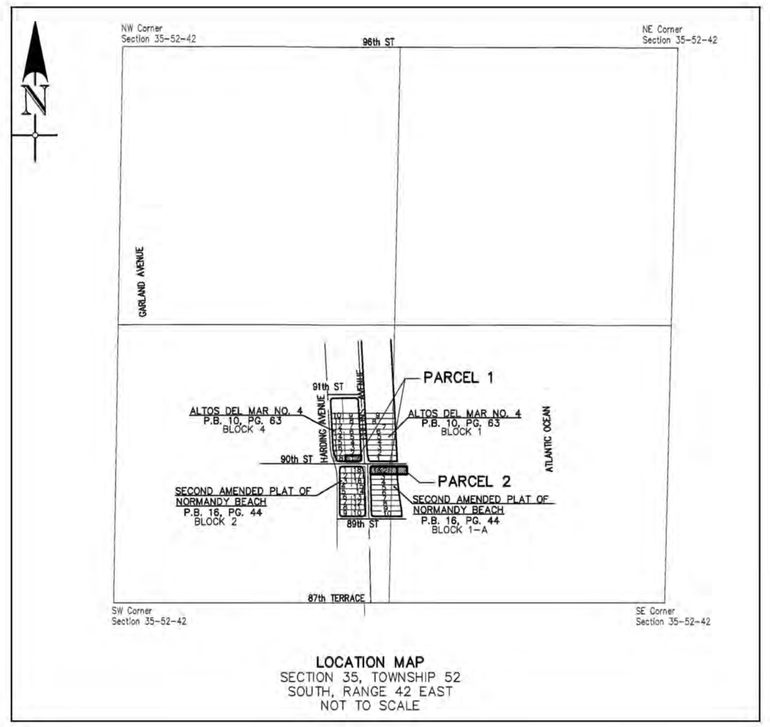


LOCATION MAP
SECTION 35, TOWNSHIP 52
SOUTH, RANGE 42 EAST
NOT TO SCALE

LOCATION SKETCH
NOT TO SCALE

NORTH

LEGAL DESCRIPTION:

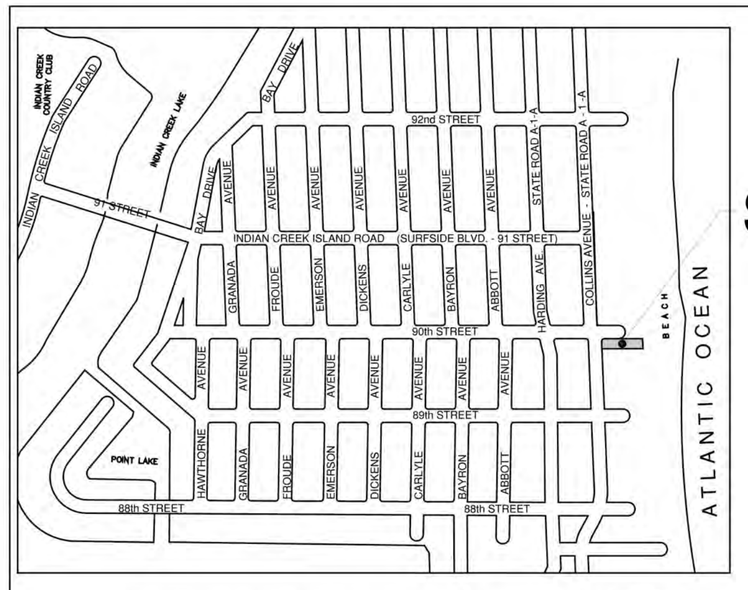
Lots 1 and 2, Block 1–A, SECOND AMENDED PLAT OF NORMANDY BEACH, according to the plat thereof recorded in Plat Book 16, Page 44 of the Public Records of Miami–Dade County, Florida.
and
Lot 1, Block 4, ALTOS DEL MAR NO. 4, according to the plat thereof recorded in Plat Book 10, Page 63 of the Public Records of Miami–Dade County, Florida.

Together with

A Parcel of land lying Easterly of and adjacent to Lots 1 and 2, Block 1–A, SECOND AMENDED PLAT OF NORMANDY BEACH, according to the plat thereof recorded in Plat Book 16, Page 44 of the Public Records of Miami–Dade County, Florida and Westerly of the Erosion Control Line as shown on the "Erosion Control Line" according to the plat thereof as recorded in Plat Book 105 at Page 62 of the Public Records of Miami Dade County, more particularly described as follows:

Begin at Northeast Corner of said Lot 1 and 2, thence run North 86°50'51"East along the Easterly extension of the North Line of said Lots 1 and 2 for a distance of 93.90 feet to a point on the Erosion Control Line as shown on said Plat Book 105 at Page 62; thence run South 05°37'30"East, along said Erosion Control Line, for a distance of 93.40 feet to a point on the Easterly extension of the South line of said Lots 1 and 2; thence run South 86°50'51"West, along the aforesaid Easterly extension of said Lots 1 and 2, for a distance of 89.13 feet to the Southeast corner of said Lots 1 and 2; thence run North 06°00'58"West, along the Easterly line of said Lots 1 and 2, for a distance of 72.85 feet to the Point of Beginning.

Said Parcel containing 6814 square feet more or less.



SITE

LOCATION SKETCH
NOT TO SCALE

NORTH

ZONING SUBDIVISION	EAST LOT: H120
FLOOD ZONE:	EAST LOT: X
LOT AREA :	EAST LOT: 25,170 SF (0.57 ACRES)
GROSS LOT AREA :	EAST LOT: 36,350 SF (0.83 ACRES)
LOT WIDTH:	EAST LOT: 73 FT
MAXIMUM BUILDING HEIGHT :	EAST LOT: 120'-0" TO ROOF SLAB* (PLUS 20'-0" TO ARCHITECTURAL FEATURES)
CONSTRUCTION TYPE :	EAST LOT: TYPE 1A
PROPOSED USE	EAST LOT: CONDOMINIUM
GROSS BUILDING AREA	EAST LOT: 175,116 SF
LOT COVERAGE	EAST LOT: 17,993 SF
REQUIRED PERVIOUS AREA	EAST LOT 20% of Lot = 5,034 SF
WAVE CREST ELEVATION	18.2' NGVD

DENSITY CALCULATIONS

	AREA	MAX. ALLOWED	MAX. UNITS ALLOWED	UNITS PROVIDED
EAST LOT	0.83 ACRES	109 UNITS PER ACRE	90 UNITS	34 Units
EAST LOT	EXISTING UNITS TO BE DEMOLISHED: 36 UNITS			

SETBACK REQUIREMENTS (PROPOSED BUILDINGS)

		ALLOWED	EXISTING	PROVIDED
H120 LOT	FRONT (COLLINS AVENUE)	40.0' (40' - 0")	25.1' (25' - 2")	25.1' (25' - 2")
	2ND FRONT (90TH STREET)	30.0' (30' - 0")	9.9' (10' - 0")	10.0' (10' - 0")
	SIDE (SOUTH)	10.0' (10' - 0")	12.7' (12' - 8")	10.0' (10' - 0")
	REAR (EAST)	30.0' (30' - 0")	158.58' (158' - 7")	146.67' (146' - 8")

*BUILDING SETBACK REMAINS IN THE SAME LOCATION-NO CHANGE

UNIT COUNT

BUILDING DESIGNATIONS	2 BED	3 BED	4 BED	PENTHOUSE	TOTAL
CONDOMINIUM DWELLING UNITS	1	10	21	2	34

PARKING TABULATION ①

DESCRIPTION	AREA	REQUIRED RATIO	REQ. SPACES	SPACES PROVIDED			TOTAL PROVIDED
				ADA②	STANDARD	ELECTRO-HYDRAULIC PARKING MECHANISM	
2,3,4 & PENTHOUSE BEDRM. UNIT		2 SPACES X 34	68	N/A②	0	36	72
UNITS GUEST PARKING		1 SPACE/20 UNITS 34/20	1.7				
TOTAL			69.7 / 70				

① BUILDING IS 100% VALET SERVICED.
② ADA SPACES ARE PART OF BASEMENT PARKING AND SERVICED BY VALET SERVICES AT DROP OFF & PICK UP AREA.

	BUILDING HEIGHT	LIMIT	PROVIDED
H120	NUMBER OF FLOORS HEIGHT OF ROOF HEIGHT OF MECHANICAL SPACES/ ARCHITECTURAL FEATURES	12 STORIES +120'-0" +140'-0"	12 STORIES +120'-0" +134'-2"

NOTE: HEIGHTS IN H-120 ARE MEASURED FROM 1st FLOOR IN ACCORDANCE TO DEP REGULATIONS FOR MINIMUM HABITABLE FIRST FLOOR ELEVATION.
FIRST FLOOR ELEVATION: (+18.80" N.G.V.D)

UNIT MIX PER FLOOR

	UNIT TYPE A	UNIT TYPE B	UNIT TYPE B1	UNIT TYPE B2	UNIT TYPE C	PENTHOUSE A	PENTHOUSE B
	1,443 SF	2,648 SF	2,921 SF	3,031 SF	2,076 SF	4,327 SF	3,984 SF
BEDROOM	2	4	4	4	3	3 + DEN	3 + DEN
LEVEL 1	1	1	0	0	0	0	0
LEVEL 3-11	0	0	10	10	10	0	0
LEVEL 12	0	0	0	0	0	1	1
TOTAL SQ.FT.	1,443 SF	2,648 SF	29,210 SF	30,310 SF	20,760 SF	4,327 SF	3,984 SF

TOTAL SELLABLE AREA/LEVEL: 92,682 SF

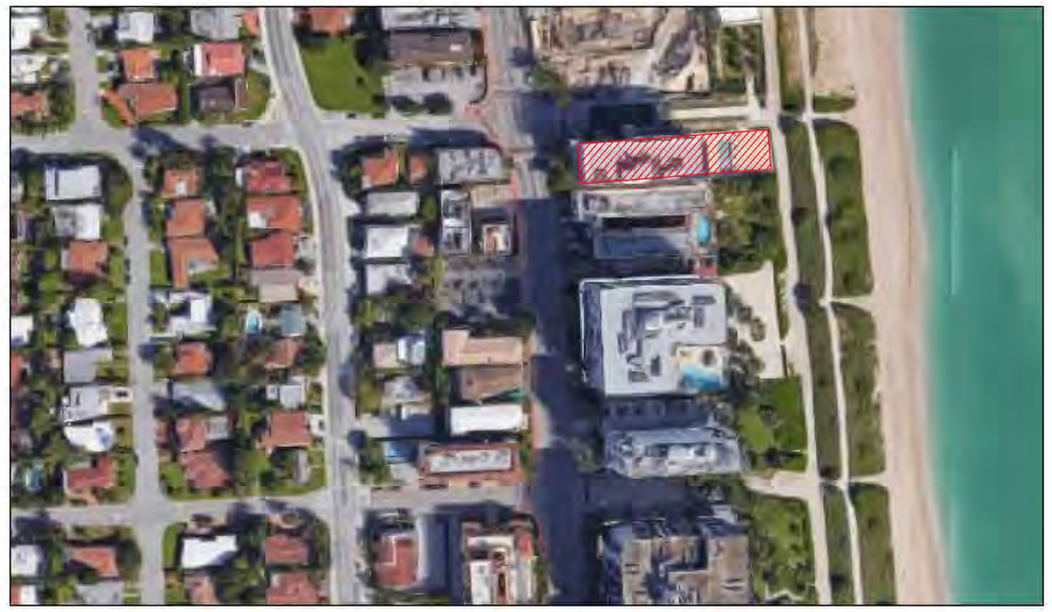
UNIT MATRIX

	A	B	B1	B2	C	PENTHOUSE A	PENTHOUSE B	
	2b	4b	4b	4b	3b	3b+D	3b+D	UNITS/FLOOR
	1,443 SF	2,648 SF	2,921 SF	3,031 SF	2,076 SF	4,327 SF	3,984 SF	
LEVEL 1	1	1	0	0	0	0	0	2
LEVEL 2	0	0	1	1	1	0	0	3
LEVEL 3	0	0	1	1	1	0	0	3
LEVEL 4	0	0	1	1	1	0	0	3
LEVEL 5	0	0	1	1	1	0	0	3
LEVEL 6	0	0	1	1	1	0	0	3
LEVEL 7	0	0	1	1	1	0	0	3
LEVEL 8	0	0	1	1	1	0	0	3
LEVEL 9	0	0	1	1	1	0	0	3
LEVEL 10	0	0	1	1	1	0	0	3
LEVEL 11	0	0	1	1	1	0	0	3
LEVEL 12	0	0	0	0	0	1	1	2
ROOF	0	0	0	0	0	0	0	0
TOTAL	1	1	10	10	10	1	1	34
	2.94%	2.94%	29.41%	29.41%	29.41%	2.94%	2.94%	
	2.94%	61.76%			35.29%			

AREA BREAKDOWN (EAST LOT)

PROJECT DATA

USE	LEVEL	UNITS/FLOOR	# PARKING SP.	FLOOR AREA	RESIDENTIAL	PARKING
ROOF/MECH	13 LEVEL	0	0	7,168	0	0
PENTHOUSE	12 LEVEL	2	0	11,429	8,405	0
RESIDENTIAL	11 LEVEL	3	0	11,429	7,781	0
RESIDENTIAL	10 LEVEL	3	0	11,429	7,781	0
RESIDENTIAL	09 LEVEL	3	0	11,429	7,781	0
RESIDENTIAL	08 LEVEL	3	0	11,429	7,781	0
RESIDENTIAL	07 LEVEL	3	0	11,429	7,781	0
RESIDENTIAL	06 LEVEL	3	0	11,429	7,781	0
RESIDENTIAL	05 LEVEL	3	0	11,429	7,781	0
RESIDENTIAL	04 LEVEL	3	0	11,429	7,781	0
RESIDENTIAL	03 LEVEL	3	0	11,429	7,781	0
RESIDENTIAL	02 LEVEL	3	0	11,429	7,781	0
RESIDENTIAL	01 LEVEL	2	0	14,169	4,091	0
MAIN LOBBY	BLVD LOBBY	0	0	14,660	0	0
PARKING (STACKERS)	BASEMENT	0	72	13,400	0	5,148
TOTAL		34	72	175,116	90,306	5,148
GRAND TOTAL:						5,148



PLAN NORTH

1 LOCATION MAP
NTS

APPROVED RESOLUTION NO.-19-2661

REVISIONS / SUBMISSIONS

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8995 COLLINS AVENUE
CONDOMINIUM
8995 COLLINS AVENUE
TOWN OF SURFSIDE, FLORIDA

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SURF HOUSE
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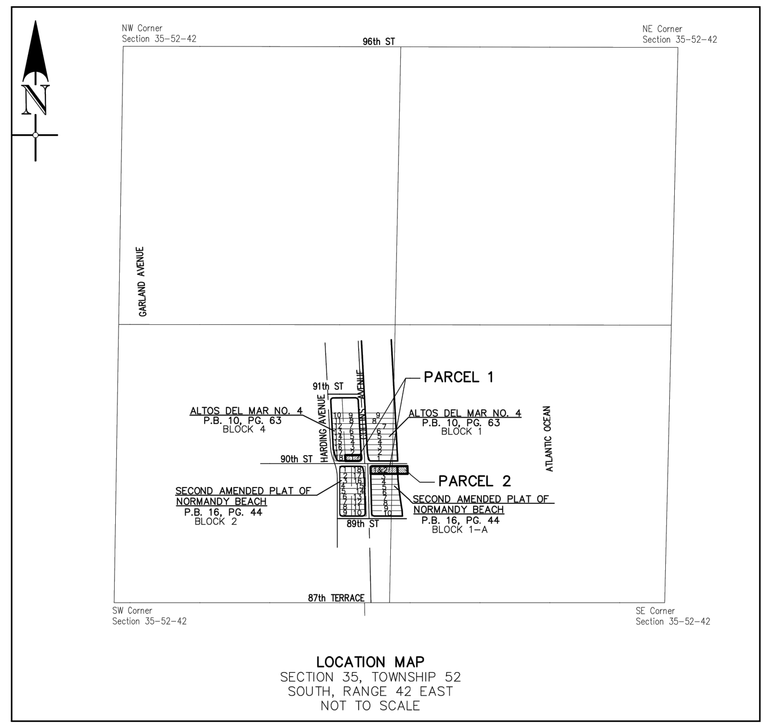


LOCATION MAP
SECTION 35, TOWNSHIP 52
SOUTH, RANGE 42 EAST
NOT TO SCALE

LOCATION SKETCH

NOT TO SCALE

LEGAL DESCRIPTION:

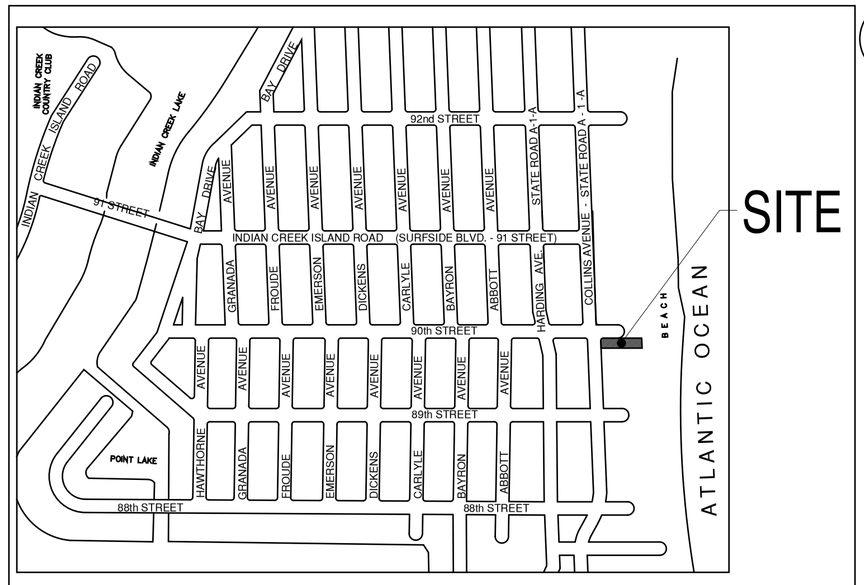
Lots 1 and 2, Block 1-A, SECOND AMENDED PLAT OF NORMANDY BEACH, according to the plat thereof recorded in Plat Book 16, Page 44 of the Public Records of Miami-Dade County, Florida.
and
Lot 1, Block 4, ALTOS DEL MAR NO. 4, according to the plat thereof recorded in Plat Book 10, Page 63 of the Public Records of Miami-Dade County, Florida.

Together with

A Parcel of land lying Easterly of and adjacent to Lots 1 and 2, Block 1-A, SECOND AMENDED PLAT OF NORMANDY BEACH, according to the plat thereof recorded in Plat Book 16, Page 44 of the Public Records of Miami-Dade County, Florida and Westerly of the Erosion Control Line as shown on the "Erosion Control Line" according to the plat thereof as recorded in Plat Book 105 at Page 62 of the Public Records of Miami Dade County, more particularly described as follows:

Begin at Northeast Corner of said Lot 1 and 2, thence run North 86°50'51"East along the Easterly extension of the North Line of said Lots 1 and 2 for a distance of 93.90 feet to a point on the Erosion Control Line as shown on said Plat Book 105 at Page 62; thence run South 05°37'30"East, along said Erosion Control Line, for a distance of 93.40 feet to a point on the Easterly extension of the South line of said Lots 1 and 2; thence run South 86°50'51"West, along the aforesaid Easterly extension of said Lots 1 and 2, for a distance of 89.13 feet to the Southeast corner of said Lots 1 and 2; thence run North 06°00'58"West, along the Easterly line of said Lots 1 and 2, for a distance of 72.85 feet to the Point of Beginning.

Said Parcel containing 6814 square feet more or less.



SITE

LOCATION SKETCH

NOT TO SCALE

ZONING SUBDIVISION	EAST LOT: H120
FLOOD ZONE:	EAST LOT: X
LOT AREA :	EAST LOT: 15,686 SF (0.36 ACRES)
GROSS LOT AREA :	EAST LOT: 25,170 SF (0.58 ACRES)
LOT WIDTH:	EAST LOT: 73 FT
MAXIMUM BUILDING HEIGHT :	EAST LOT: 120'-0" TO ROOF SLAB* (PLUS 20'-0" TO ARCHITECTURAL FEATURES)
CONSTRUCTION TYPE :	EAST LOT: TYPE 1A
PROPOSED USE	EAST LOT: CONDOMINIUM
GROSS BUILDING AREA	EAST LOT: 158,628 SF
LOT COVERAGE	EAST LOT: 9,001 SF
REQUIRED PERVIOUS AREA	EAST LOT 20% of Lot = 5,034 SF
WAVE CREST ELEVATION	18.2' NGVD

DENSITY CALCULATIONS

	AREA	MAX. ALLOWED	MAX. UNITS ALLOWED	UNITS PROVIDED
EAST LOT	0.36 ACRES	109 UNITS PER ACRE	39 UNITS	19 Units
EAST LOT	EXISTING UNITS TO BE DEMOLISHED: 36 UNITS			

SETBACK REQUIREMENTS (PROPOSED BUILDINGS)

		ALLOWED	EXISTING	PROVIDED
H120 LOT	FRONT (COLLINS AVENUE)	40.0' (40' - 0")	25.1' (25' - 2")	25.1' (25' - 2")
	2ND FRONT (90TH STREET)	30.0' (30' - 0")	9.9' (10' - 0")	10.0' (10' - 0")
	SIDE (SOUTH)	10.0' (10' - 0")	12.7' (12' - 8")	10.0' (10' - 0")
	REAR (EAST)	30.0' (30' - 0")	158.58' (158' - 7")	146.75' (146' - 9")

* BUILDING SETBACK REMAINS IN THE SAME LOCATION-NO CHANGE

PARKING TABULATION ①

DESCRIPTION	AREA	REQUIRED RATIO	REQ. SPACES	SPACES PROVIDED			
				ADA②	STANDARD	ELECTRO-HYDRAULIC PARKING MECHANISM	TOTAL PROVIDED
2,3,4 & PENTHOUSE BEDRM. UNIT		2 SPACES X 19	38	N/A②	7	20	47
UNITS GUEST PARKING		1 SPACE/20 UNITS	1				
TOTAL			39				

① BUILDING IS 100% VALET SERVICED.
② ADA SPACES ARE PART OF BASEMENT PARKING AND SERVICED BY VALET SERVICES AT DROP OFF & PICK UP AREA.

	BUILDING HEIGHT	LIMIT	PROVIDED
H120	NUMBER OF FLOORS	12 STORIES	11 STORIES
	HEIGHT OF ROOF	+120'-0"	+120'-0"
	HEIGHT OF MECHANICAL SPACES/ ARCHITECTURAL FEATURES	+140'-0"	+140'-0"

NOTE: HEIGHTS IN H-120 ARE MEASURED FROM 1st FLOOR IN ACCORDANCE TO DEP REGULATIONS FOR MINIMUM HABITABLE FIRST FLOOR ELEVATION.
WAVE CREST ELEVATION: (+18.20" N.G.V.D)

UNIT MATRIX

Unit Use	Unit Number	Unit Name	Count	Area	Level	Bedroom	Staff Rooms	Bathrooms	Powder Rooms
Condo	1101	1101	1	9195	11	5	1	5	1
Condo	1002	1002	1	2550	10	2	0	2	1
Condo	1001	1001	1	5210	10	4	0	4	1
Condo	902	902	1	2550	9	2	0	2	1
Condo	901	901	1	5210	9	4	0	4	1
Condo	802	802	1	2550	8	2	0	2	1
Condo	801	801	1	5210	8	4	0	4	1
Condo	702	702	1	2550	7	2	0	2	1
Condo	701	701	1	5210	7	4	0	4	1
Condo	602	602	1	2550	6	2	0	2	1
Condo	601	601	1	5210	6	4	0	4	1
Condo	502	502	1	2550	5	2	0	2	1
Condo	501	501	1	5210	5	4	0	4	1
Condo	402	402	1	2550	4	2	0	2	1
Condo	401	401	1	5210	4	4	0	4	1
Condo	302	302	1	2550	3	2	0	2	1
Condo	301	301	1	5210	3	4	0	4	1
Condo	202	202	1	2550	2	2	0	2	1
Condo	201	201	1	5210	2	4	0	4	1
Sellable SF			**19***	**79035**		**59**	**1**	**59**	**19**

* The number of units will vary between 1 and 2 per floor (between 10 and 19 units total).

BUILDING PROGRAM

Lobby	2,817
Amenity 1	1,340
Amenity 2	950
Pool Restroom	230
FOH w/o parking	**5,337**

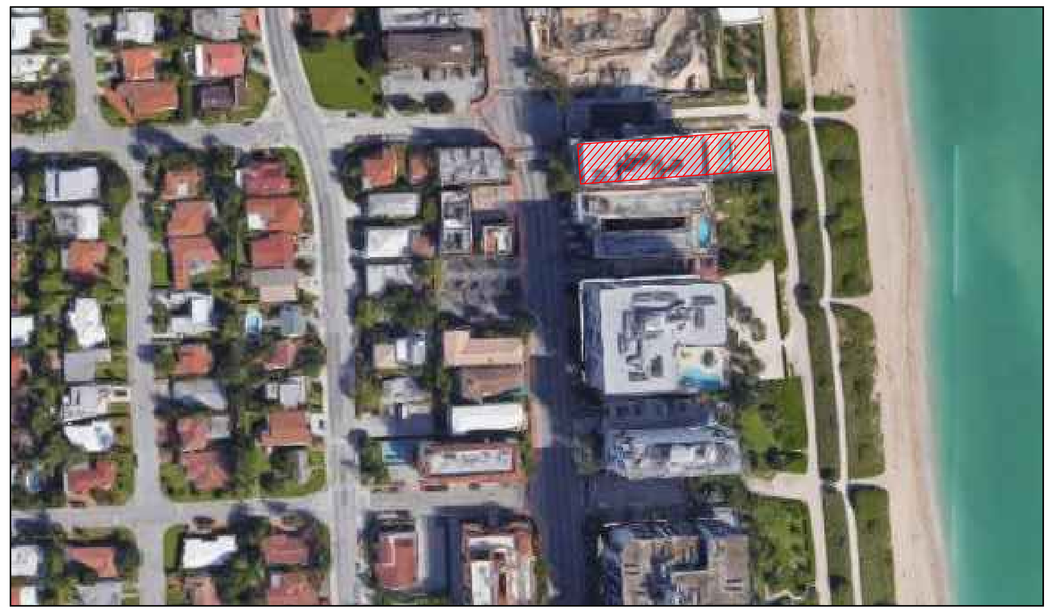
Core (Elevators & Stairs)	9,225
MEP	3,985
Storage & BOH	1,630
Trash	925
Loading Dock	TBD
BOH	**15,765**

Balconies	32,050
Rooftop Terrace	3,492
Balconies & Terrace	**35,542**

Sellable SF	**79,035**
FOH	**5,337**
BOH	**15,765**
A/C (enclosed)	**100,137**

A/C	100,137
Balconies	35,542
Gross w/o Garage	**135,679**

Gross w/o Garage	135,679
Underground Garage	13,885
Concrete Decks	9,064
Total Gross	**158,628**



PLAN NORTH

1 LOCATION MAP
NTS

PROPOSED SITE PLAN AMENDMENT

REVISIONS / SUBMISSIONS
1 DRC. COMMENTS - 2019-09-02
2 .
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7 SITE PLAN AMENDMENT 2022-06-03
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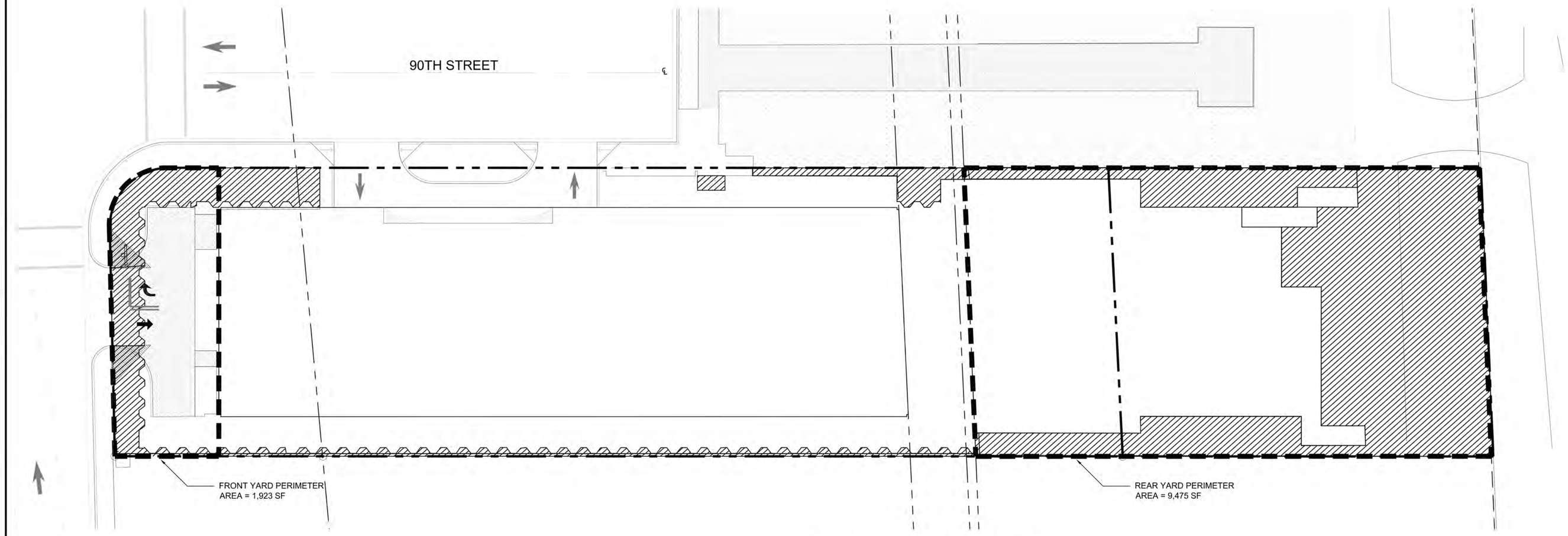

1 PERVIOUS AREA - EAST LOT

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

	PROVIDED	REQUIRED
LOT PERIMETER AREA	25,170 SF	–
PERVIOUS AREA	5,615 SF (22%)	5,034 SF (20%)

FRONT / REAR YARD AREA	PROVIDED	LANDSCAPE PROVIDED	LANDSCAPE REQ.
REAR YARD	9,450 SF	4,313 SF (45%)	1,890 SF (20%)
FRONT YARD	1,923 SF	695 SF (36%)	577 SF (30%)

BUILDING PERIMETER

BASEMENT PERIMETER

APPROVED RESOLUTION NO.-19-2661

REVISIONS / SUBMISSIONS

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PERVIOUS AREA

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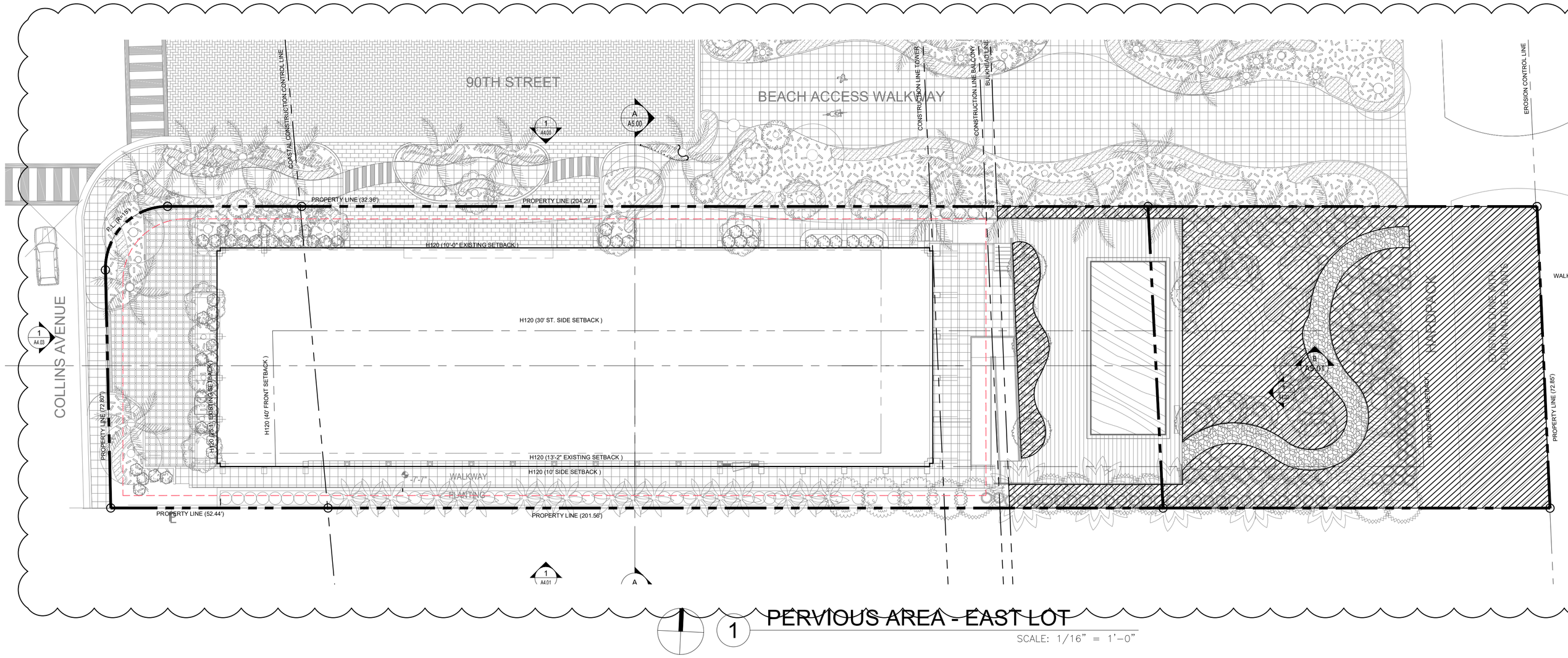
90TH STREET
BEACH ACCESS WALKWAY
COLLINS AVENUE
COASTAL CONSTRUCTION CONTROL LINE
CONSTRUCTION LINE TOWER
CONSTRUCTION LINE BALCONY
EROSION CONTROL LINE
VEGETATION LINE
PROPERTY LINE (323.36')
PROPERTY LINE (204.20')
PROPERTY LINE (72.80')
PROPERTY LINE (52.44')
PROPERTY LINE (201.56')
PROPERTY LINE (72.80')
R120 (10'-0" EXISTING SETBACK)
H120 (30' ST. SIDE SETBACK)
H120 (40' FRONT SETBACK)
H120 (30' ST. SIDE SETBACK)
H120 (13'-2" EXISTING SETBACK)
H120 (10' SIDE SETBACK)
WALKWAY
PLANTING
WALKWAY
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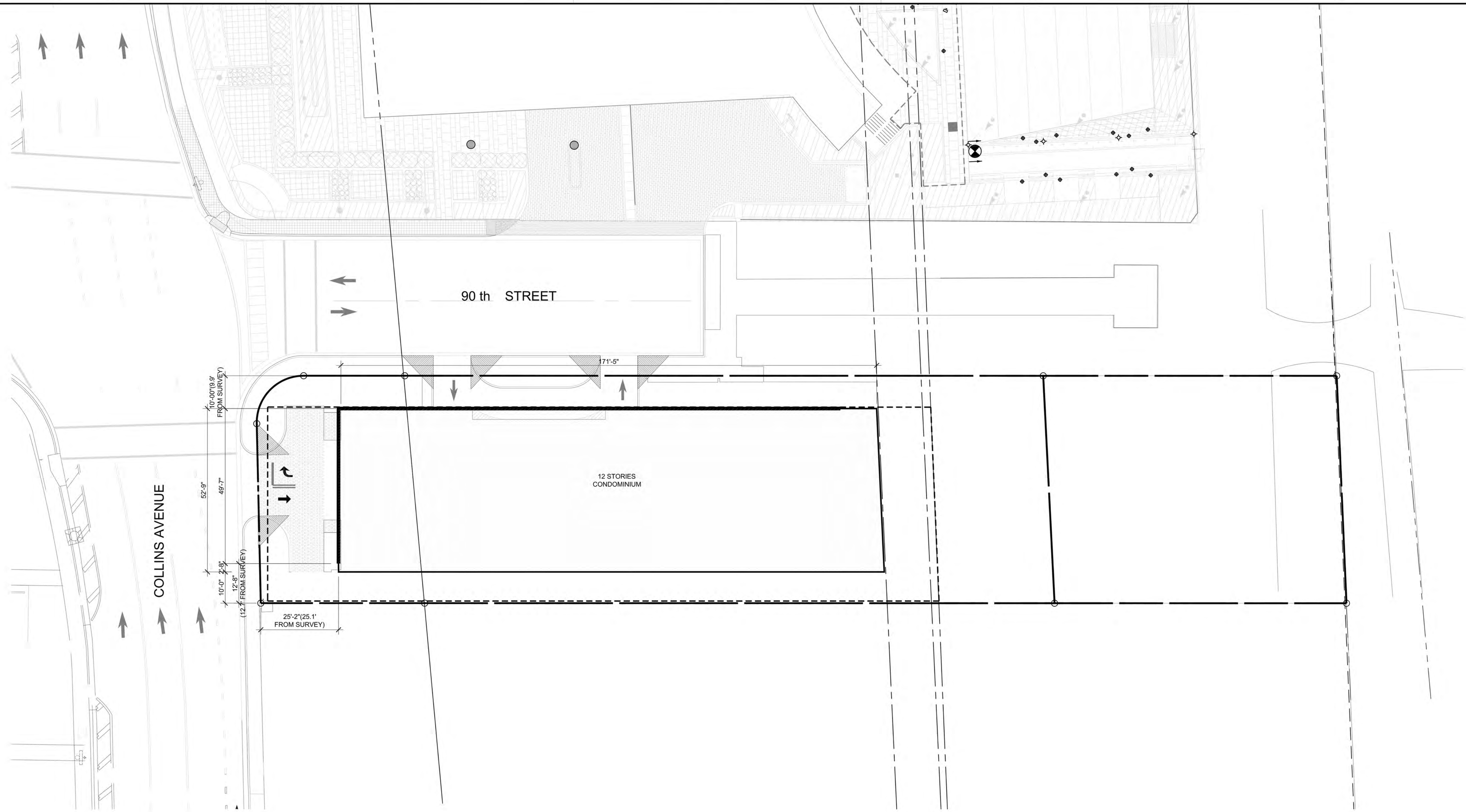
EL. 10.91'
EL. 10.91'
EL. 10.91'



1 ARCHITECTURAL SIGNIFICANCE - PROPOSED BUILDING FOOTPRINT

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

APPROVED RESOLUTION NO.-19-2661

REVISIONS / SUBMISSIONS	
1	DRC. COMMENTS - 2019-09-02
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CONDOMINIUM
8995 COLLINS AVENUE
TOWN OF SURFSIDE, FLORIDA

ARCHITECTURAL SIGNIFICANCE

PROPOSED BUILDING FOOTPRINT

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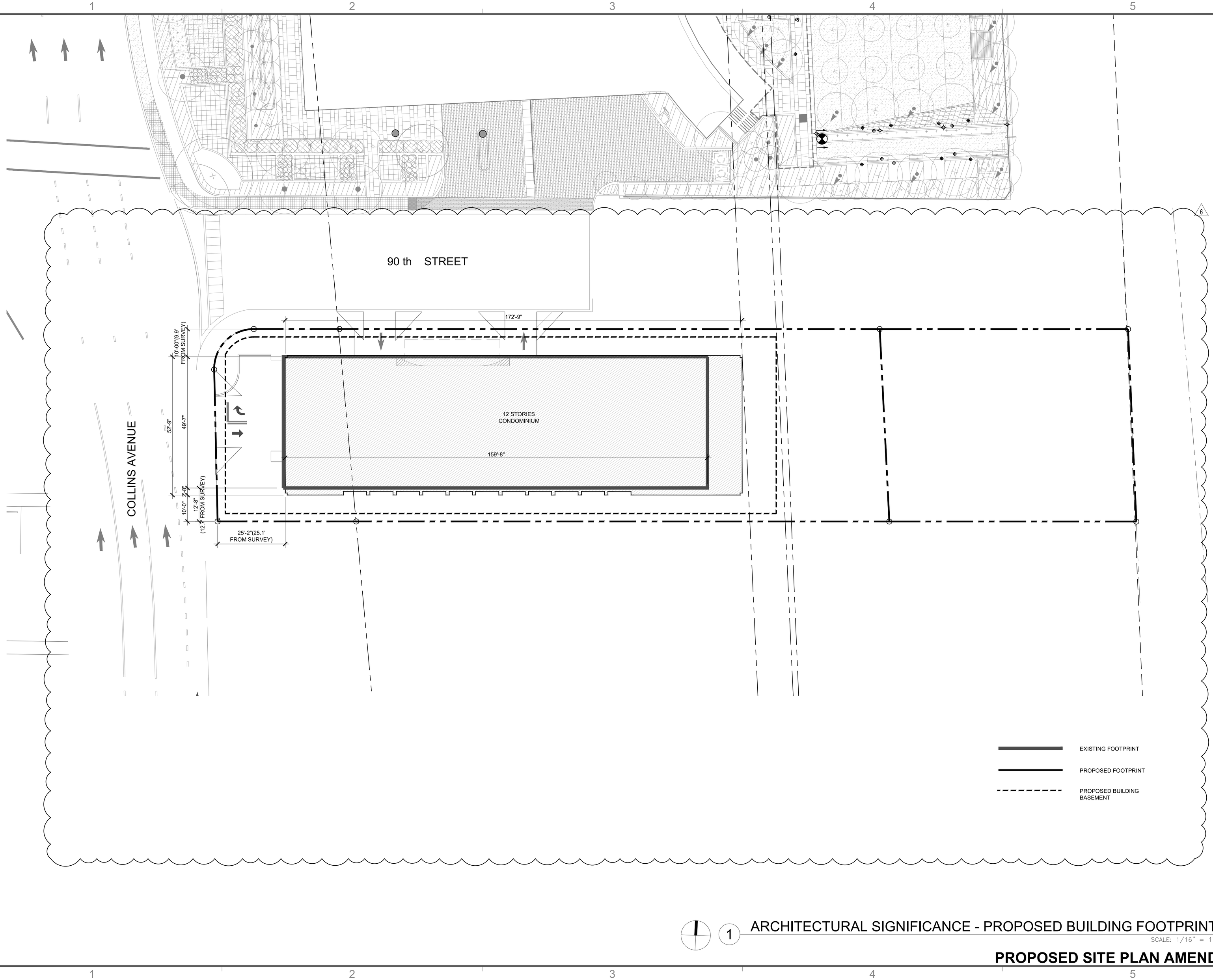

1 ARCHITECTURAL SIGNIFICANCE - PROPOSED BUILDING FOOTPRINT

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

PROPOSED SITE PLAN AMENDMENT

REVISIONS / SUBMISSIONS	
1	DRC. COMMENTS - 2019-09-02
2	.
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6	**SITE PLAN AMENDMENT 2022-04-22**
7	.
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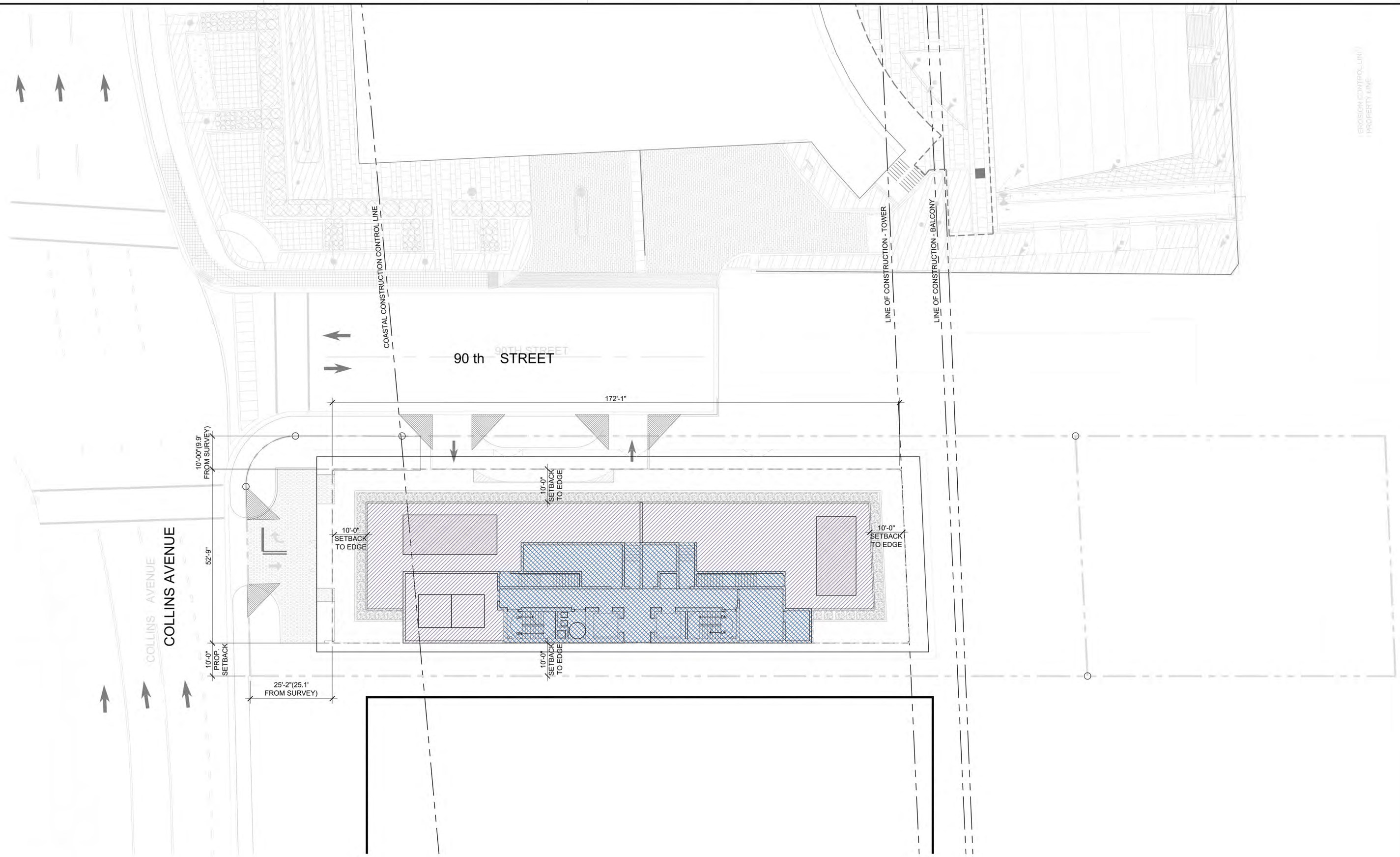

ROOF TOTAL AREA = 9,107 SqFt

ROOF OCCUPABLE AREA ALLOWED = 6,375 SqFt (70%) -- PROVIDED = 6,275 SqFt (68%)

FEATURES EXCEEDING 120' ALLOWED = 2,732 SqFt (30%) --
PROVIDED = 2,420 SqFt (26%)

1 ROOF USAGE DIAGRAM
SCALE: 1/16" = 1'-0"

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ROOF USAGE DIAGRAM

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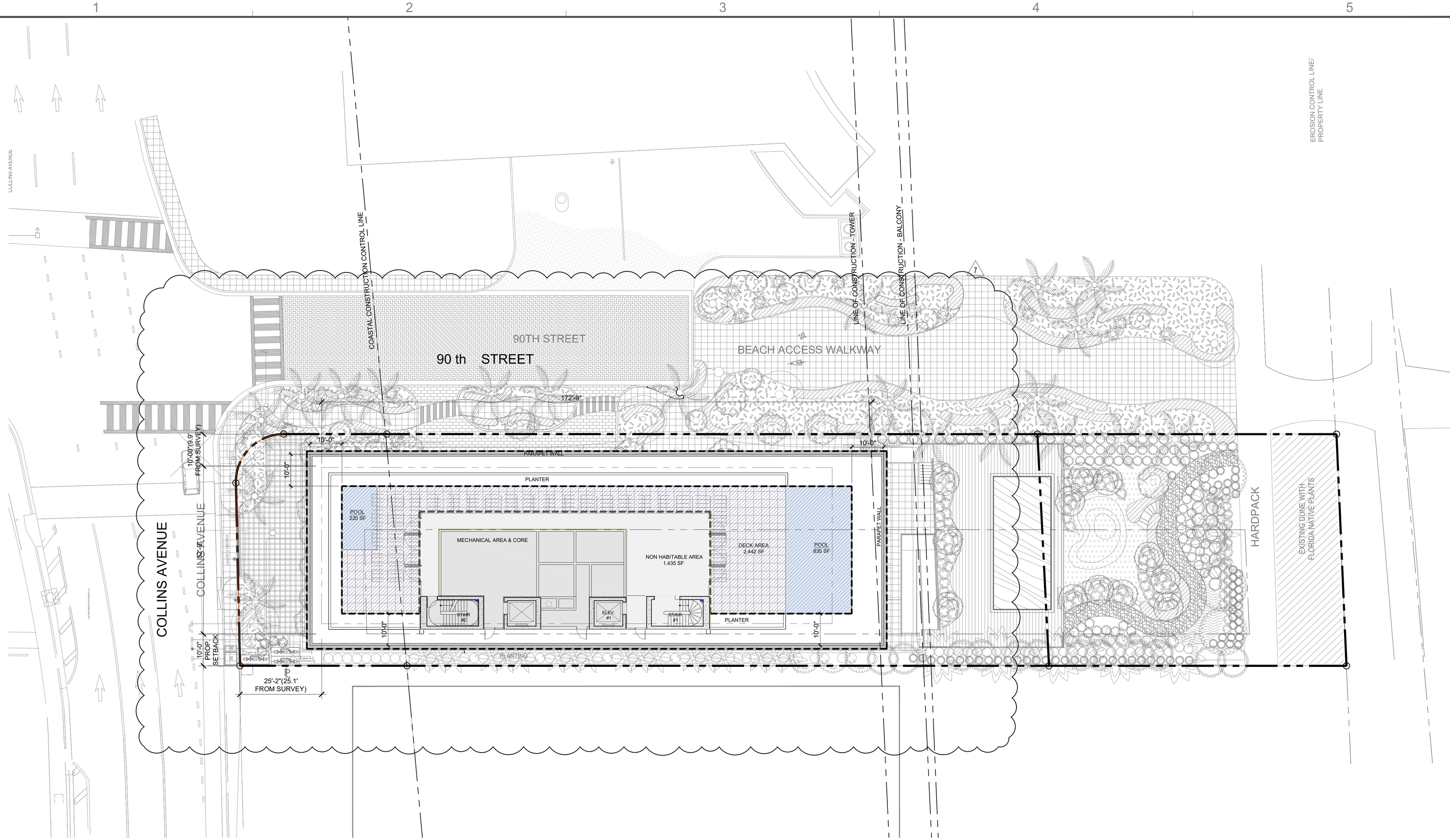

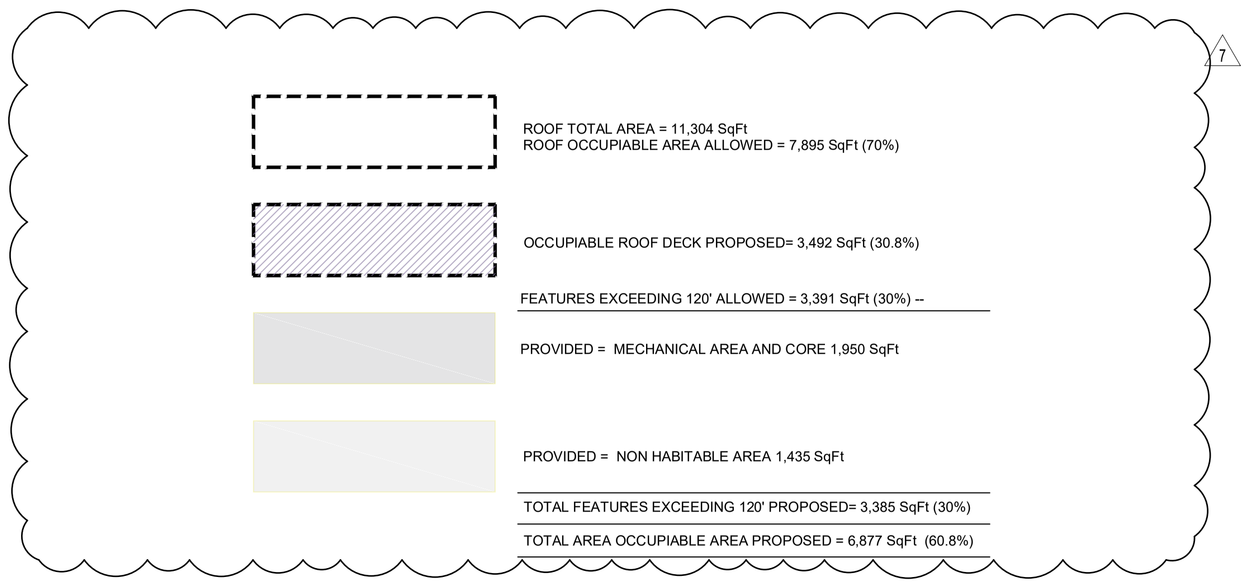

MODIFICATION OF HEIGHT REGULATIONS (H120)

CURRENT CODE SECTION 90-44 -
20 FT MAXIMUM HEIGHT OF ARCHITECTURAL ELEMENTS ABOVE MAXIMUM BUILDING HEIGHT
HEIGHT PROVIDED - 20 FT

CURRENT CODE SECTION 90-44-
30% MAXIMUM PERCENTAGE OF AGGREGATE ROOF AREA ABOVE MAXIMUM BUILDING HEIGHT:
11,304 SF X 30% = 3,391 SF
AREA PROVIDED = 3,385 SF (30%)

PROPOSED ROOF DECK USAGE DIAGRAM

AGGREGATE STRUCTURAL ROOF SLAB AREA PROVIDED: 11,304 SF
CURRENT CODE SECTION 90-50.2(3)a - ROOF DECK PROVISIONS
MAXIMUM OF 70% OF AGGREGATE ROOF AREA = 7,895 SF

- ROOF DECK TOTAL AREA PROVIDED = 3,492 SF (30.8%)

- ROOF MECHANICAL & NON HABITABLE AREA PROVIDED = 3,385 SF (30%)
TOTAL = 6,877 SF (60.8%)

CURRENT CODE SECTION 90.50.2(3)c - ROOF DECKS SHALL BE SETBACK FROM THE ROOFLINE AT LEAST TEN FEET ON ALL SIDES
10 FT MIN PROVIDED

1 ROOF USAGE DIAGRAM
SCALE: 1/16" = 1'-0"

PROPOSED SITE PLAN AMENDMENT

REVISIONS / SUBMISSIONS
1 DRC. COMMENTS - 2019-09-02
2
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7 **SITE PLAN AMENDMENT 2022-06-03**
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ROOF USAGE DIAGRAM

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KOBI KARP

DRAWN BY: KKAID
CHECKED BY: KKAID
DATE: 04-22-2022

A1.01A.1

A. CURVED CONCRETE COLUMN BASES

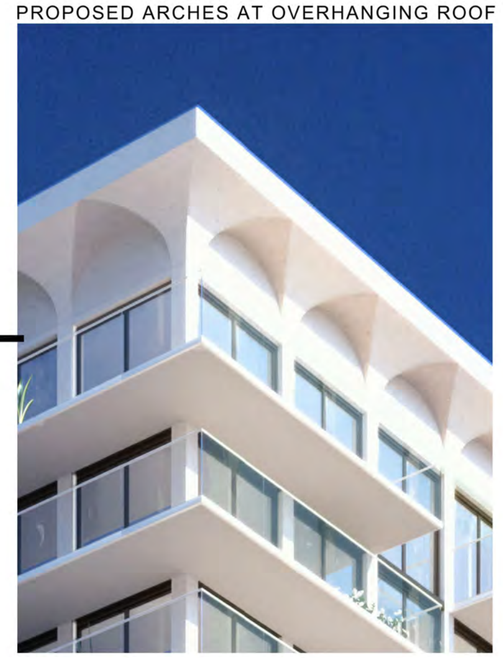
EXISTING

PROPOSED

B. USE OF ARCHES, GEOMETRIC SHAPES, AND REPETITIVE MOTIFS

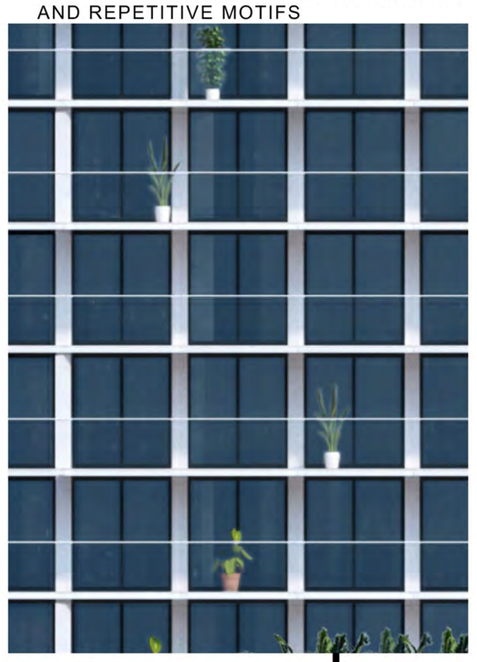
EXISTING ARCHES AT OVERHANGING ROOF

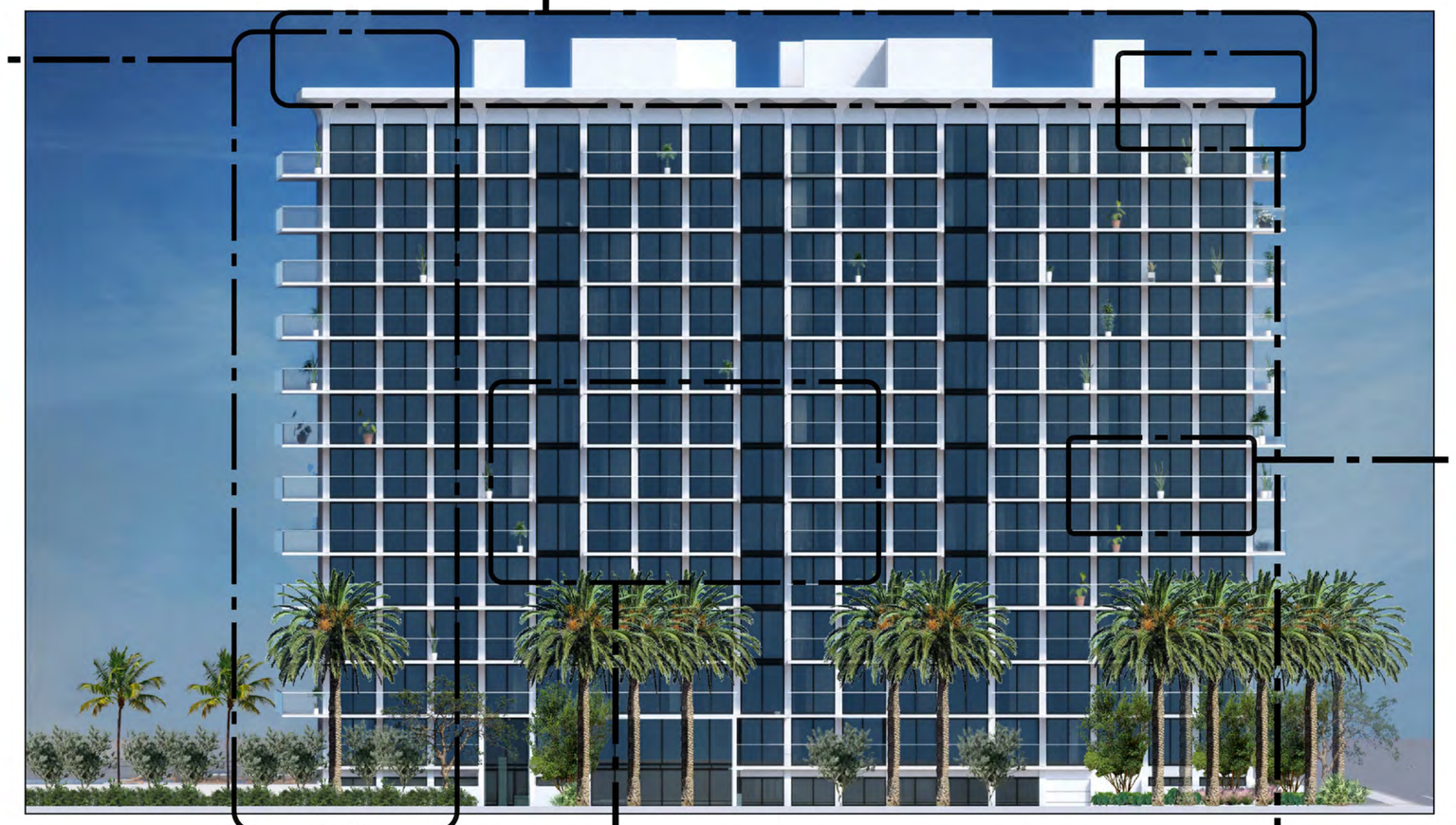
PROPOSED ARCHES AT OVERHANGING ROOF



EXISTING USE OF GEOMETRIC SHAPES AND REPETITIVE MOTIFS

PROPOSED USE OF GEOMETRIC SHAPES AND REPETITIVE MOTIFS





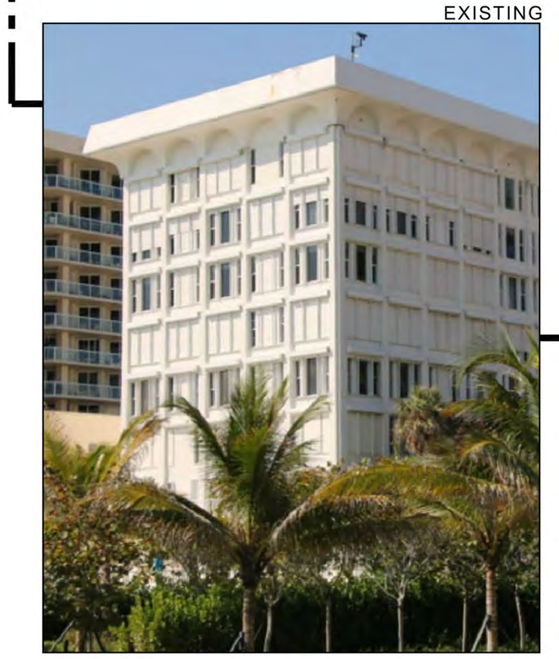
C. PLATE GLASS WINDOWS

EXISTING

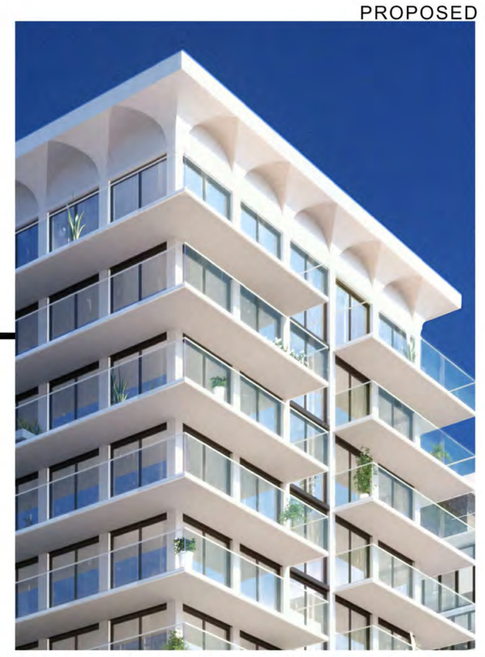
PROPOSED

D. OVERHANGING ROOF

EXISTING



PROPOSED



APPROVED RESOLUTION NO.-19-2661

REVISIONS / SUBMISSIONS

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KOBI KARP

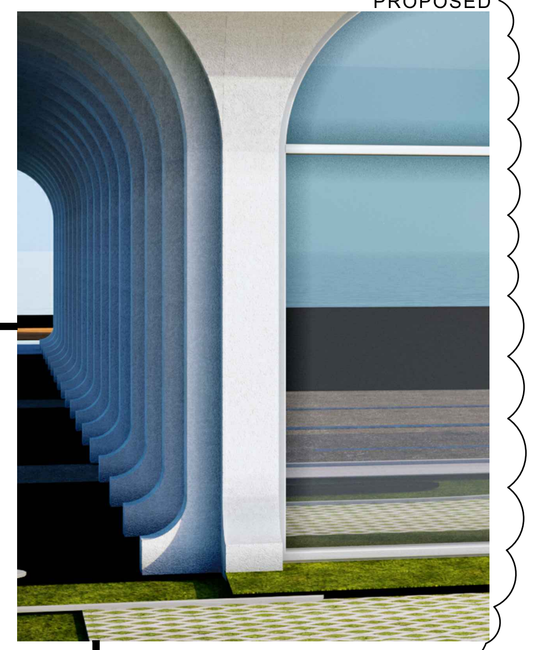
DRAWN BY:	KKAID
CHECKED BY:	KKAID
DATE:	07-01-2018

A1.01B

A. CURVED CONCRETE COLUMN BASES

EXISTING

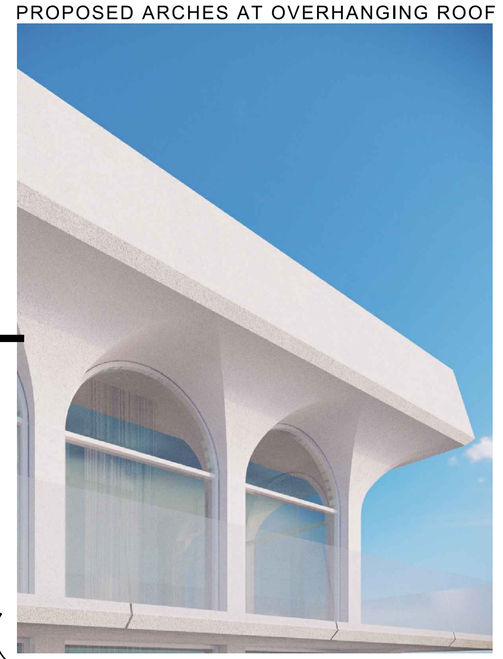
PROPOSED



B. USE OF ARCHES, GEOMETRIC SHAPES, AND REPETITIVE MOTIFS

EXISTING ARCHES AT OVERHANGING ROOF

PROPOSED ARCHES AT OVERHANGING ROOF



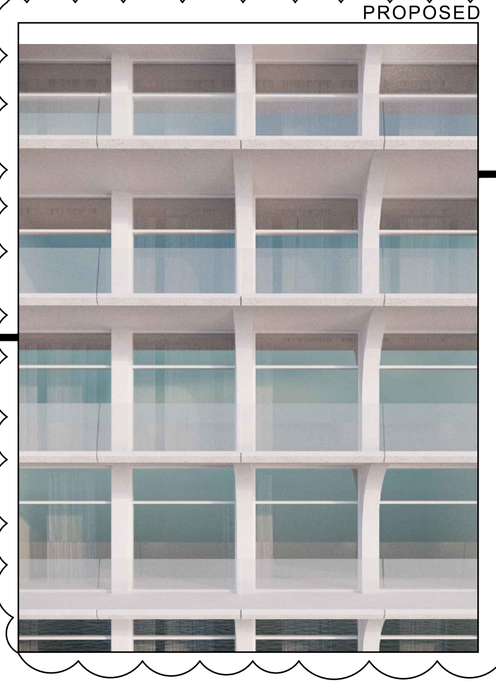
EXISTING USE OF GEOMETRIC SHAPES AND REPETITIVE MOTIFS

PROPOSED USE OF GEOMETRIC SHAPES AND REPETITIVE MOTIFS

C. PLATE GLASS WINDOWS

EXISTING

PROPOSED



D. OVERHANGING ROOF

EXISTING

PROPOSED

PROPOSED SITE PLAN AMENDMENT

REVISIONS / SUBMISSIONS

1	DRC. COMMENTS - 2019-09-02
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7	SITE PLAN AMENDMENT 2022-06-03
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CHECKED BY:	KKAID
DATE:	04-22-2022

A1.01B

A. CURVED CONCRETE COLUMN BASES

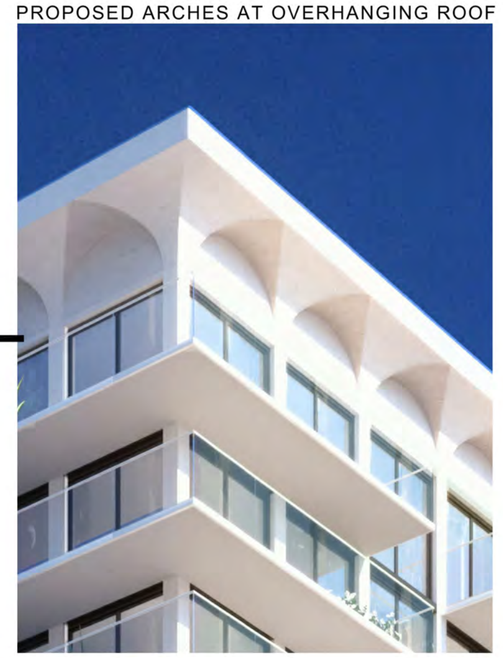
EXISTING

PROPOSED

B. USE OF ARCHES, GEOMETRIC SHAPES, AND REPETITIVE MOTIFS

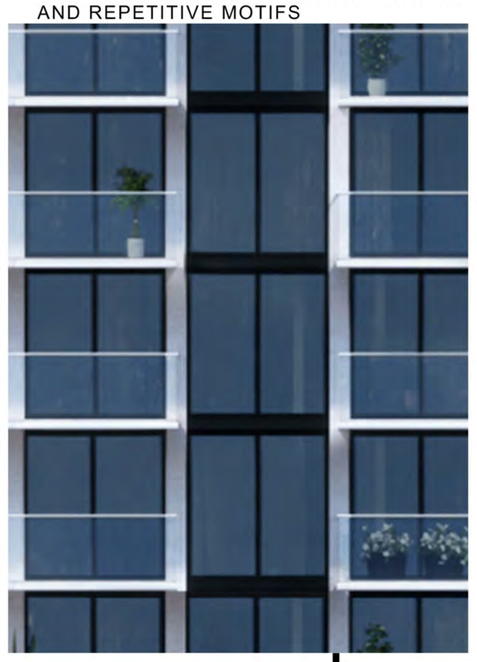
EXISTING ARCHES AT OVERHANGING ROOF

PROPOSED ARCHES AT OVERHANGING ROOF



EXISTING USE OF GEOMETRIC SHAPES AND REPETITIVE MOTIFS

PROPOSED USE OF GEOMETRIC SHAPES AND REPETITIVE MOTIFS



C. PLATE GLASS WINDOWS

EXISTING

PROPOSED

D. OVERHANGING ROOF

EXISTING

PROPOSED

APPROVED RESOLUTION NO.-19-2661

REVISIONS / SUBMISSIONS

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A1.01C

A. CURVED CONCRETE COLUMN BASES

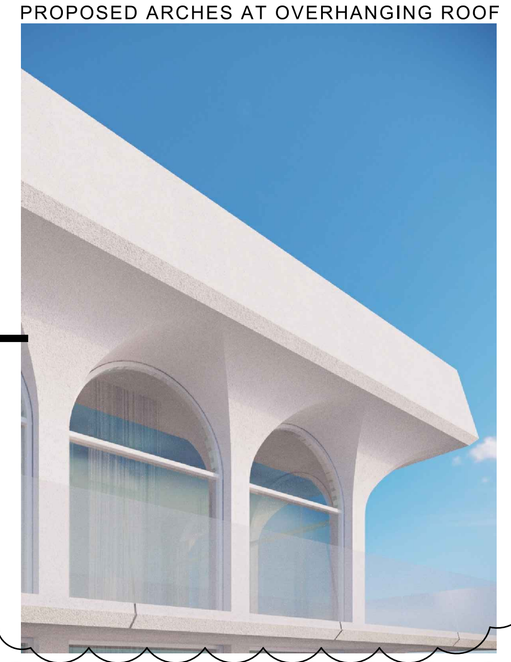
EXISTING

PROPOSED

B. USE OF ARCHES, GEOMETRIC SHAPES, AND REPETITIVE MOTIFS

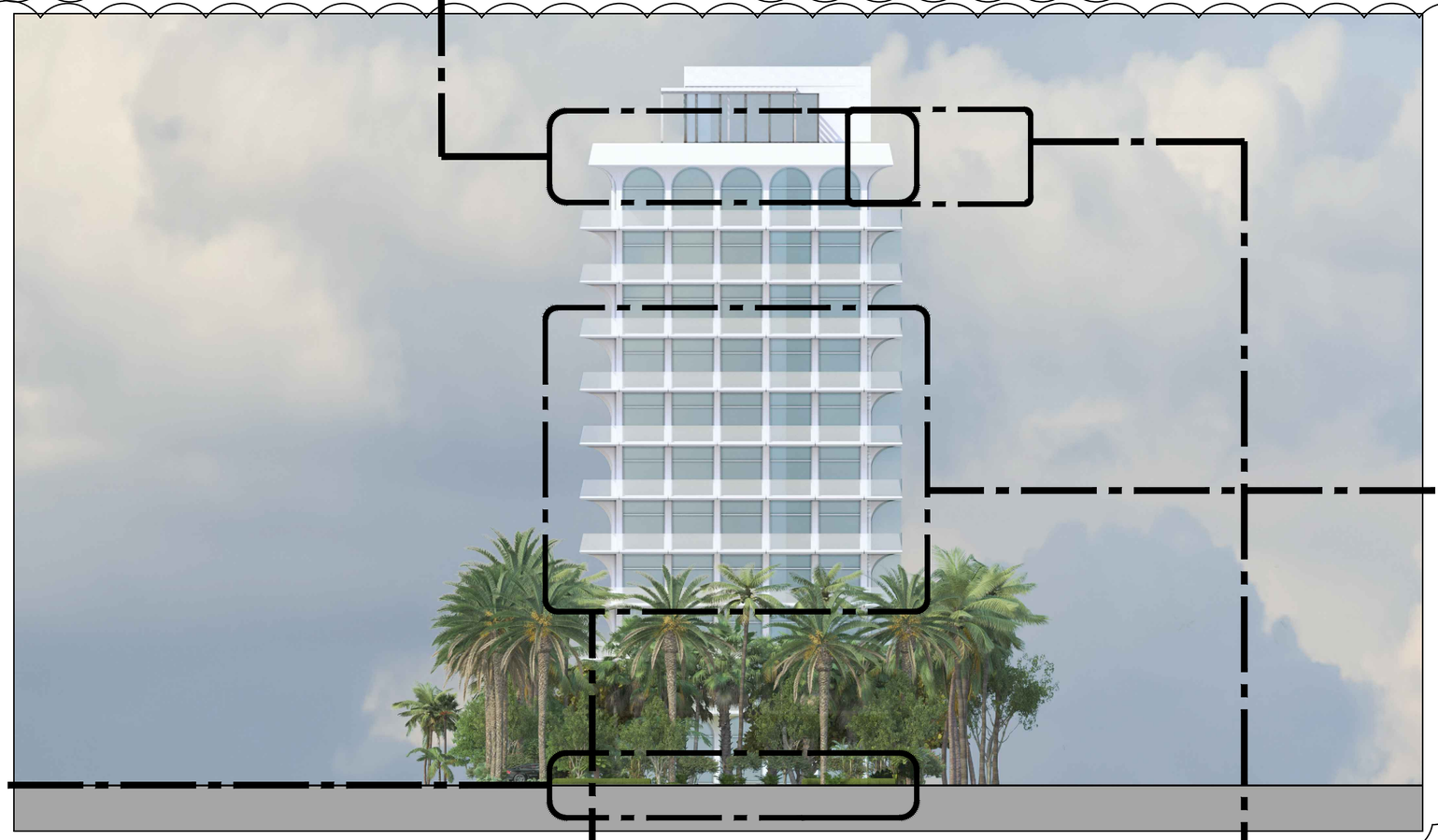
EXISTING ARCHES AT OVERHANGING ROOF

PROPOSED ARCHES AT OVERHANGING ROOF



EXISTING USE OF GEOMETRIC SHAPES AND REPETITIVE MOTIFS

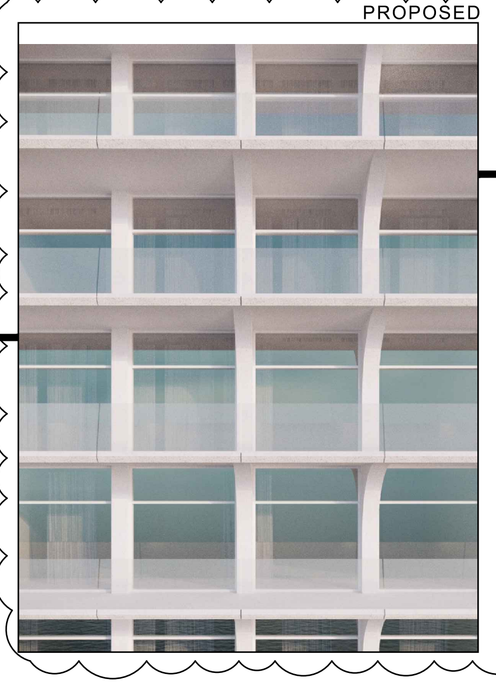
PROPOSED USE OF GEOMETRIC SHAPES AND REPETITIVE MOTIFS



C. PLATE GLASS WINDOWS

EXISTING

PROPOSED



D. OVERHANGING ROOF

EXISTING

PROPOSED

PROPOSED SITE PLAN AMENDMENT

REVISIONS / SUBMISSIONS

1	DRC. COMMENTS - 2019-09-02
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DATE:	04-22-2022

A1.01C

A. CURVED CONCRETE COLUMN BASES

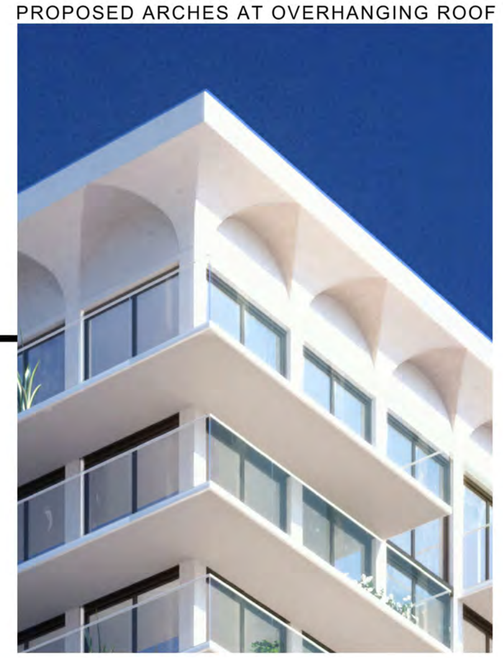
EXISTING

PROPOSED

B. USE OF ARCHES, GEOMETRIC SHAPES, AND REPETITIVE MOTIFS

EXISTING ARCHES AT OVERHANGING ROOF

PROPOSED ARCHES AT OVERHANGING ROOF



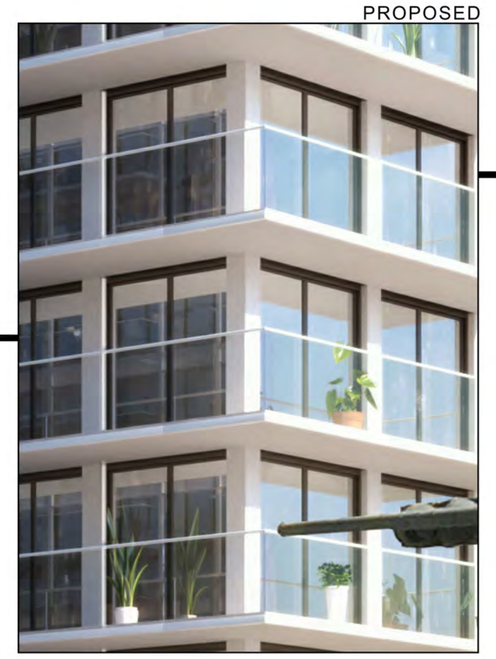
EXISTING USE OF GEOMETRIC SHAPES AND REPETITIVE MOTIFS

PROPOSED USE OF GEOMETRIC SHAPES AND REPETITIVE MOTIFS

C. PLATE GLASS WINDOWS

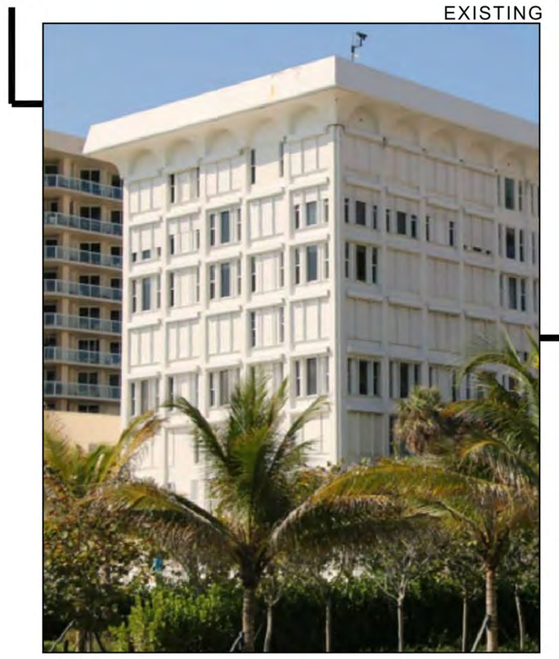
EXISTING

PROPOSED

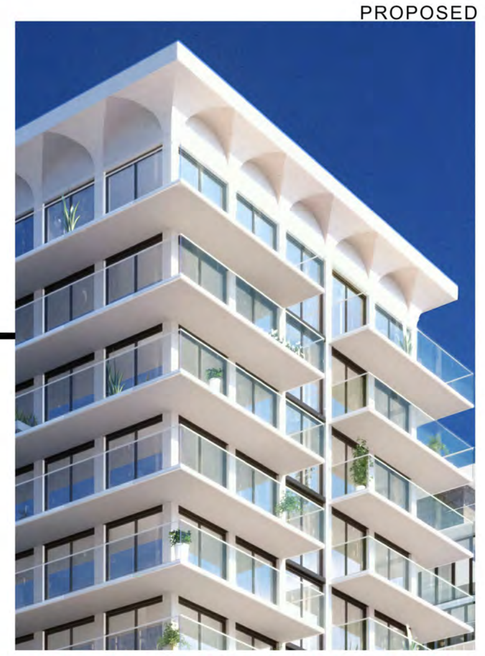


D. OVERHANGING ROOF

EXISTING



PROPOSED



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A1.01D

A. CURVED CONCRETE COLUMN BASES

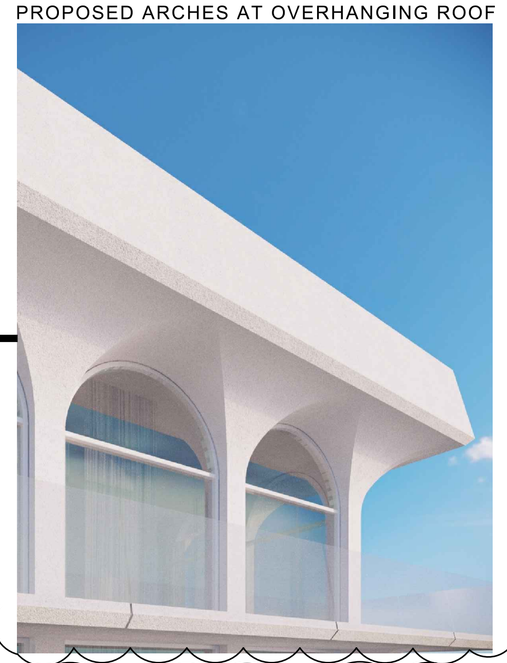
EXISTING

PROPOSED

B. USE OF ARCHES, GEOMETRIC SHAPES, AND REPETITIVE MOTIFS

EXISTING ARCHES AT OVERHANGING ROOF

PROPOSED ARCHES AT OVERHANGING ROOF



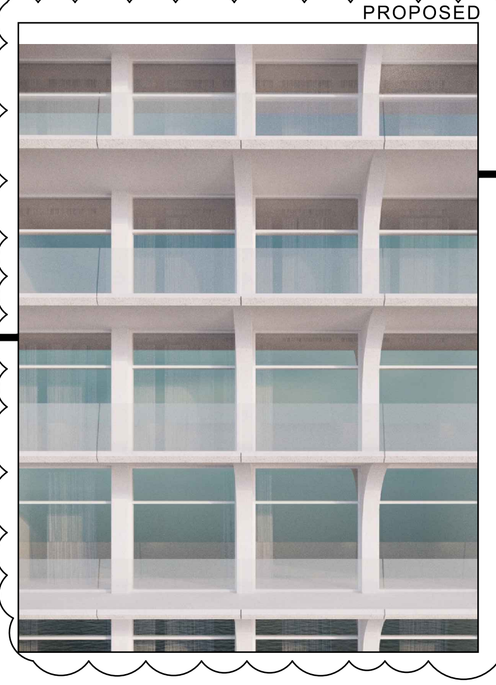
EXISTING USE OF GEOMETRIC SHAPES AND REPETITIVE MOTIFS

PROPOSED USE OF GEOMETRIC SHAPES AND REPETITIVE MOTIFS

C. PLATE GLASS WINDOWS

EXISTING

PROPOSED



D. OVERHANGING ROOF

EXISTING

PROPOSED

PROPOSED SITE PLAN AMENDMENT

REVISIONS / SUBMISSIONS

1	DRC. COMMENTS - 2019-09-02
2	
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7	**SITE PLAN AMENDMENT 2022-06-03**
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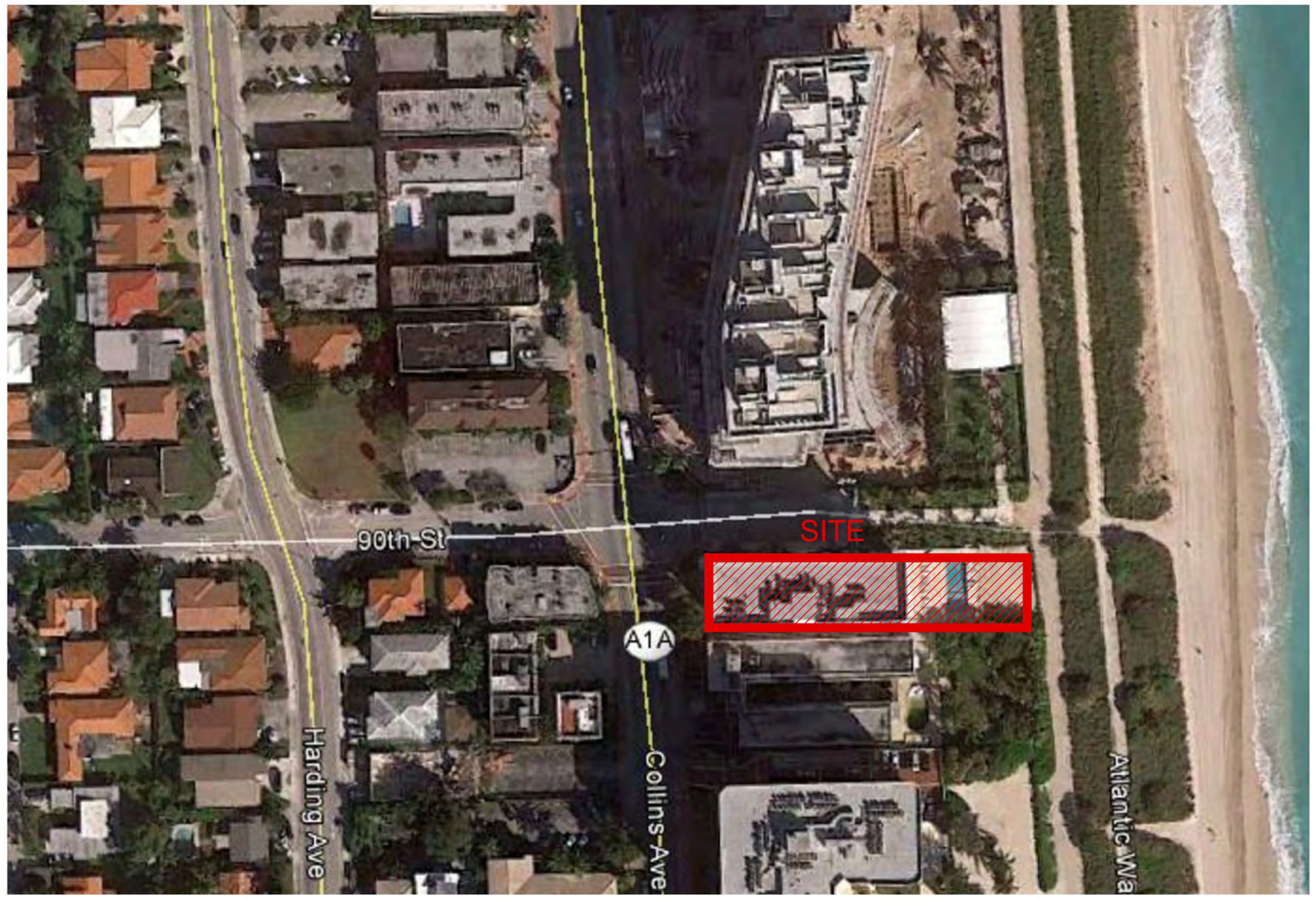

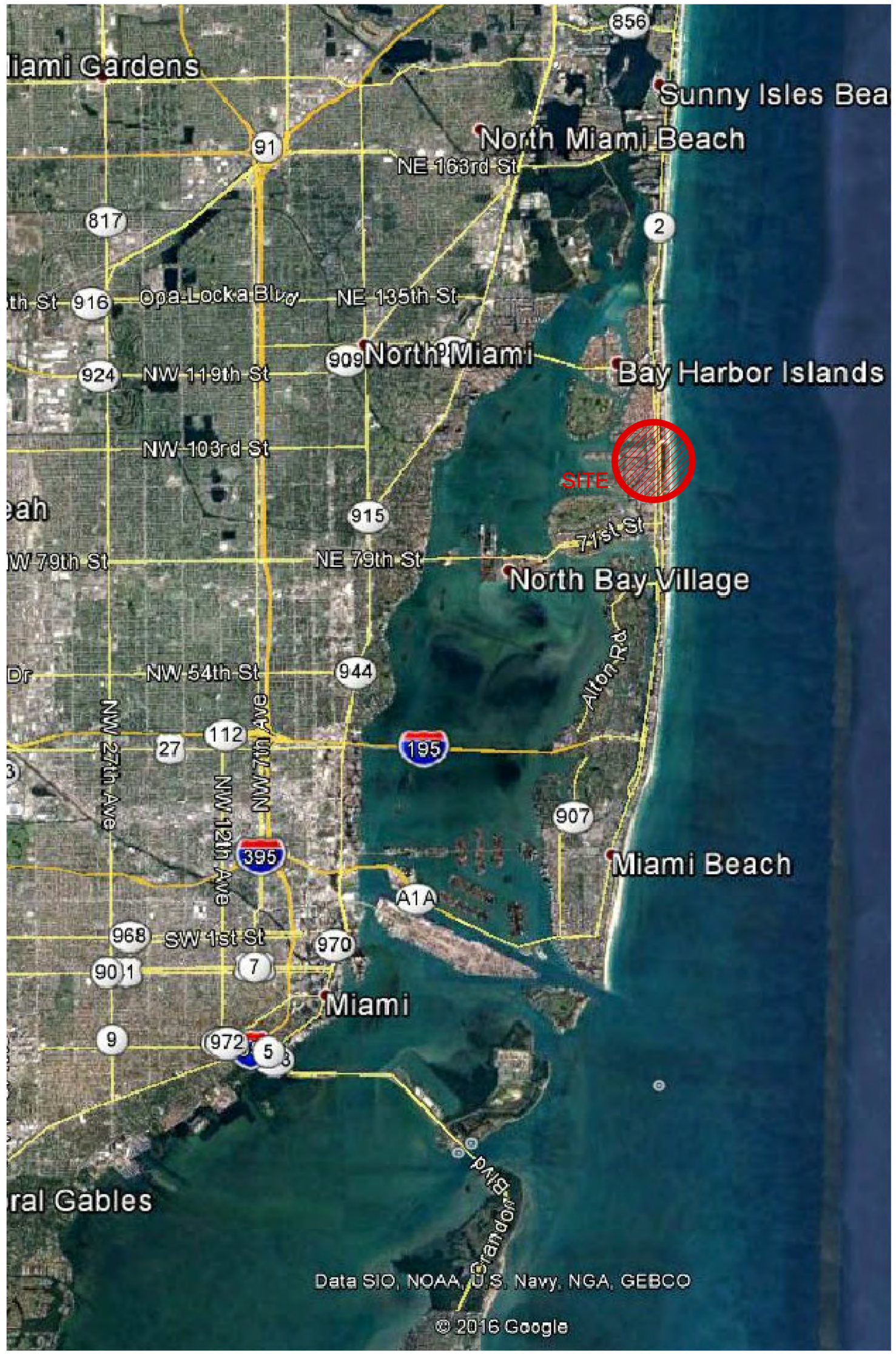

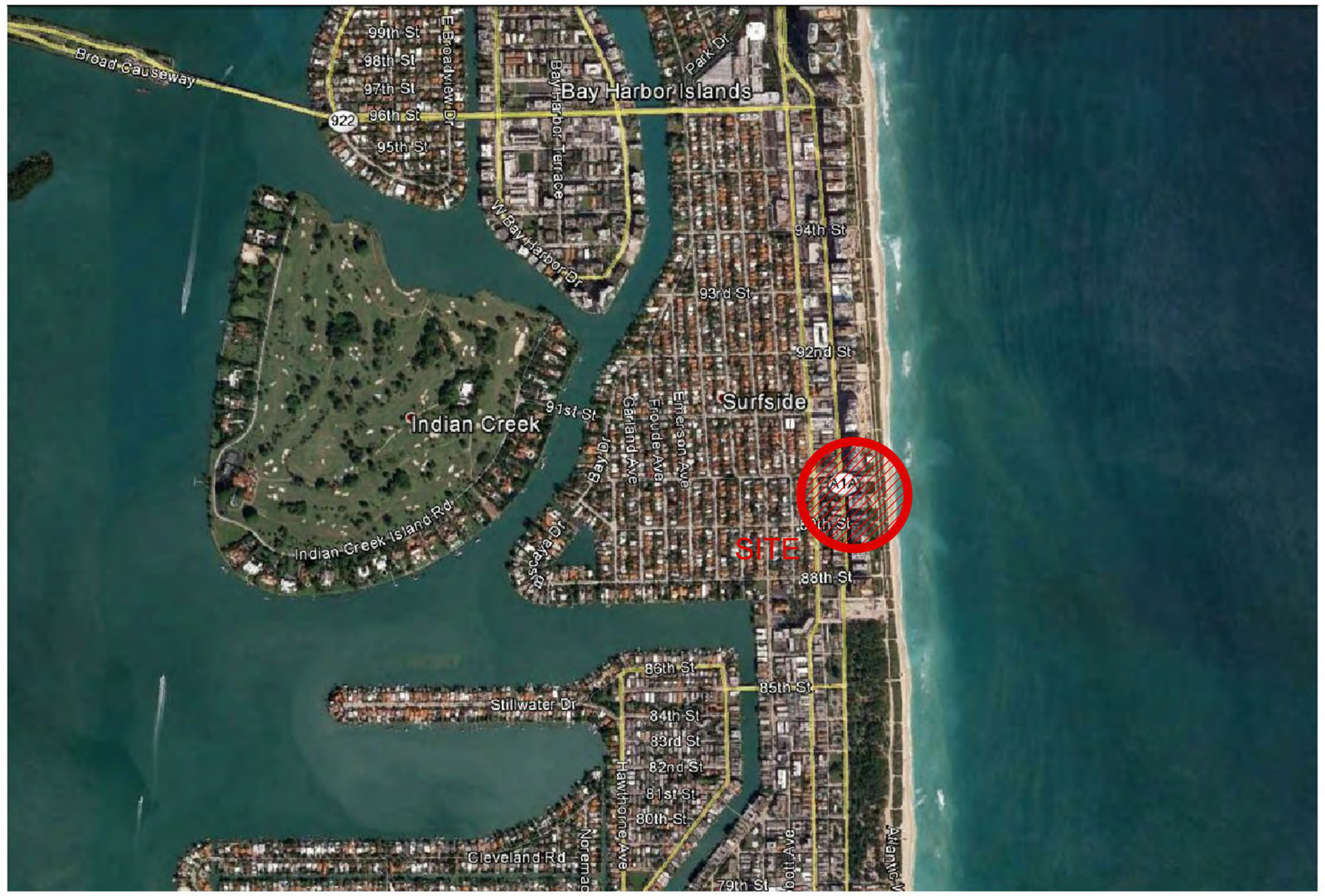

1 CONTEXT SITE MAP

SCALE: N.T.S.

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REVISIONS / SUBMISSIONS

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DATE:	07-01-2018

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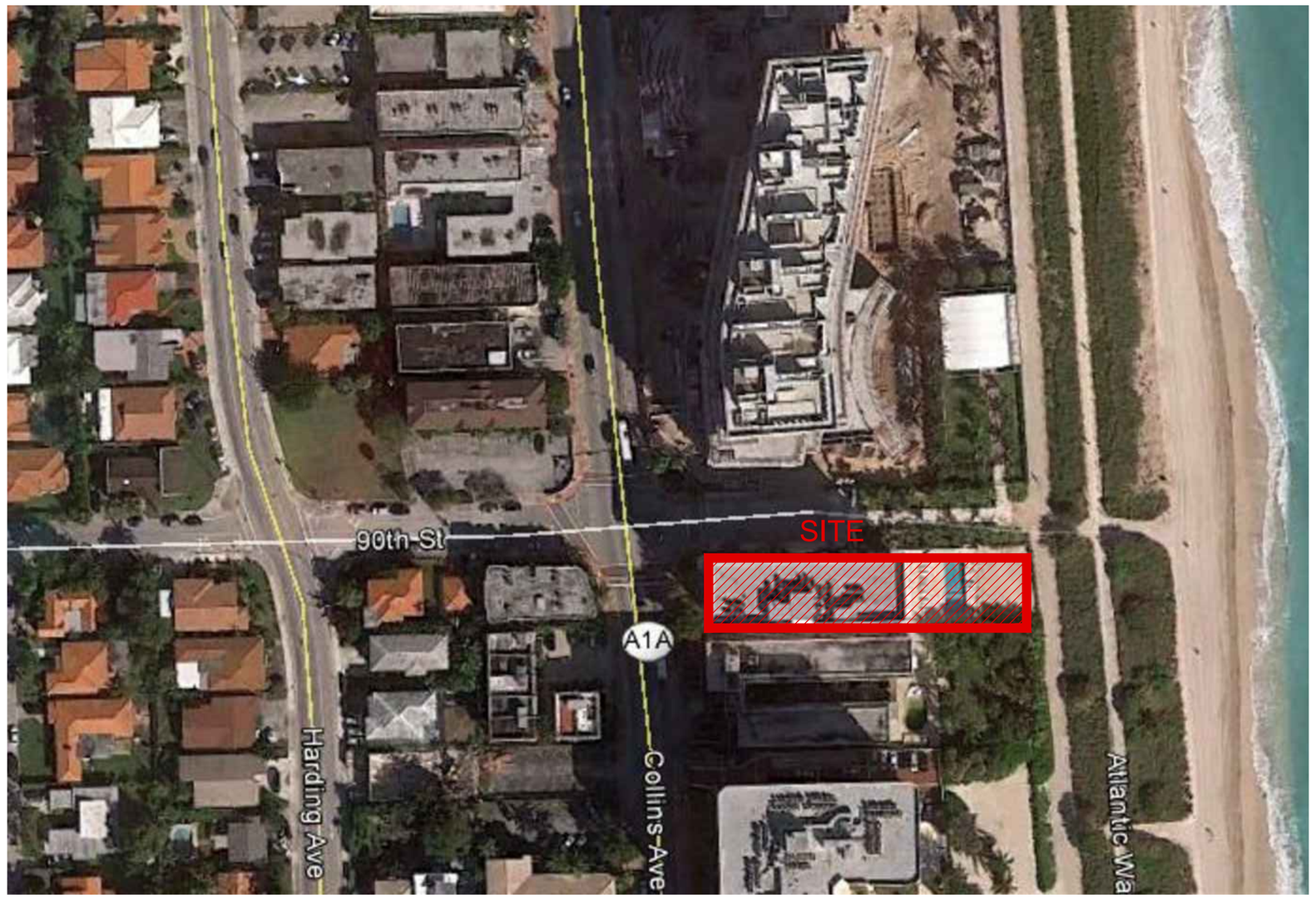

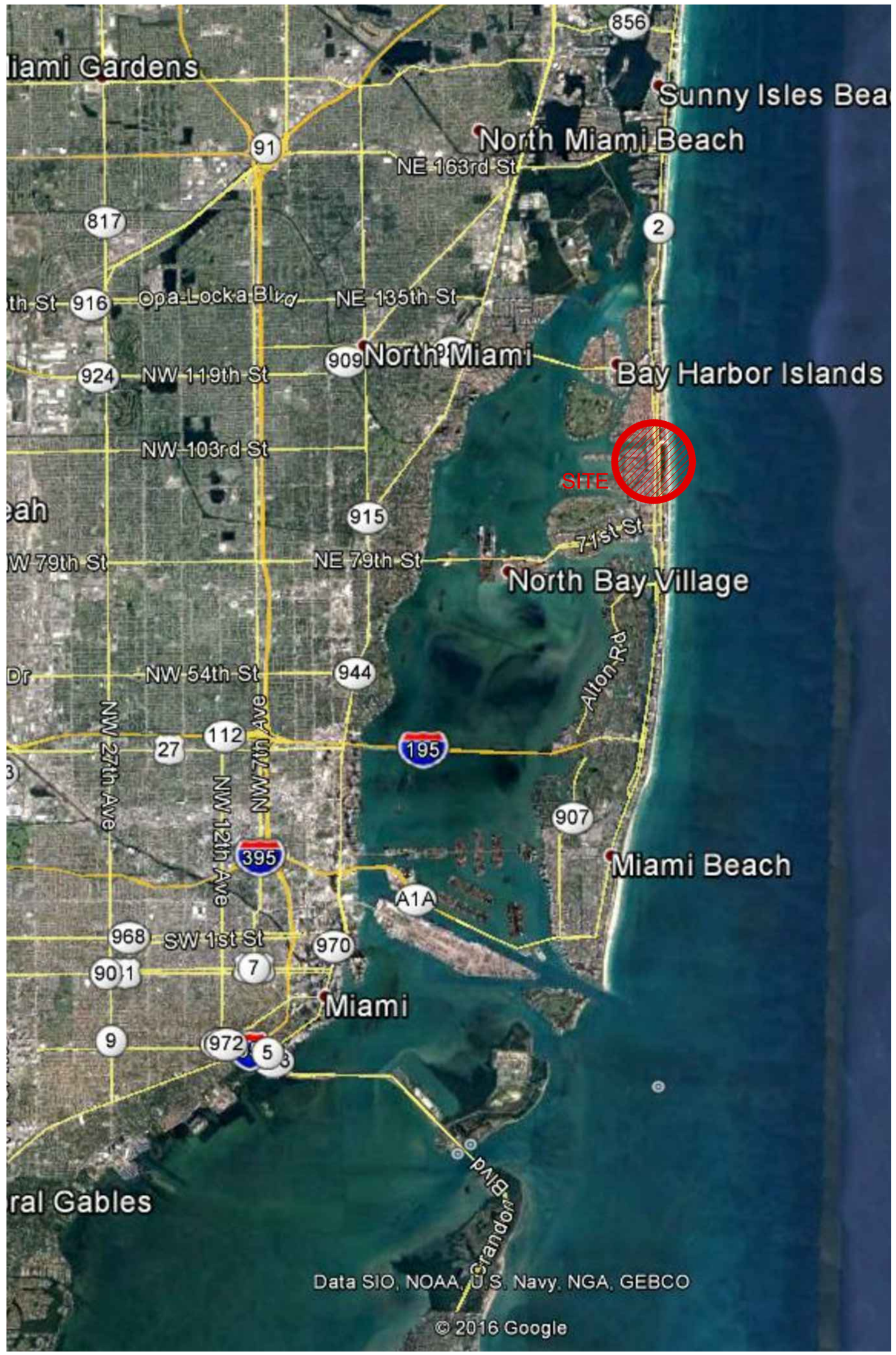

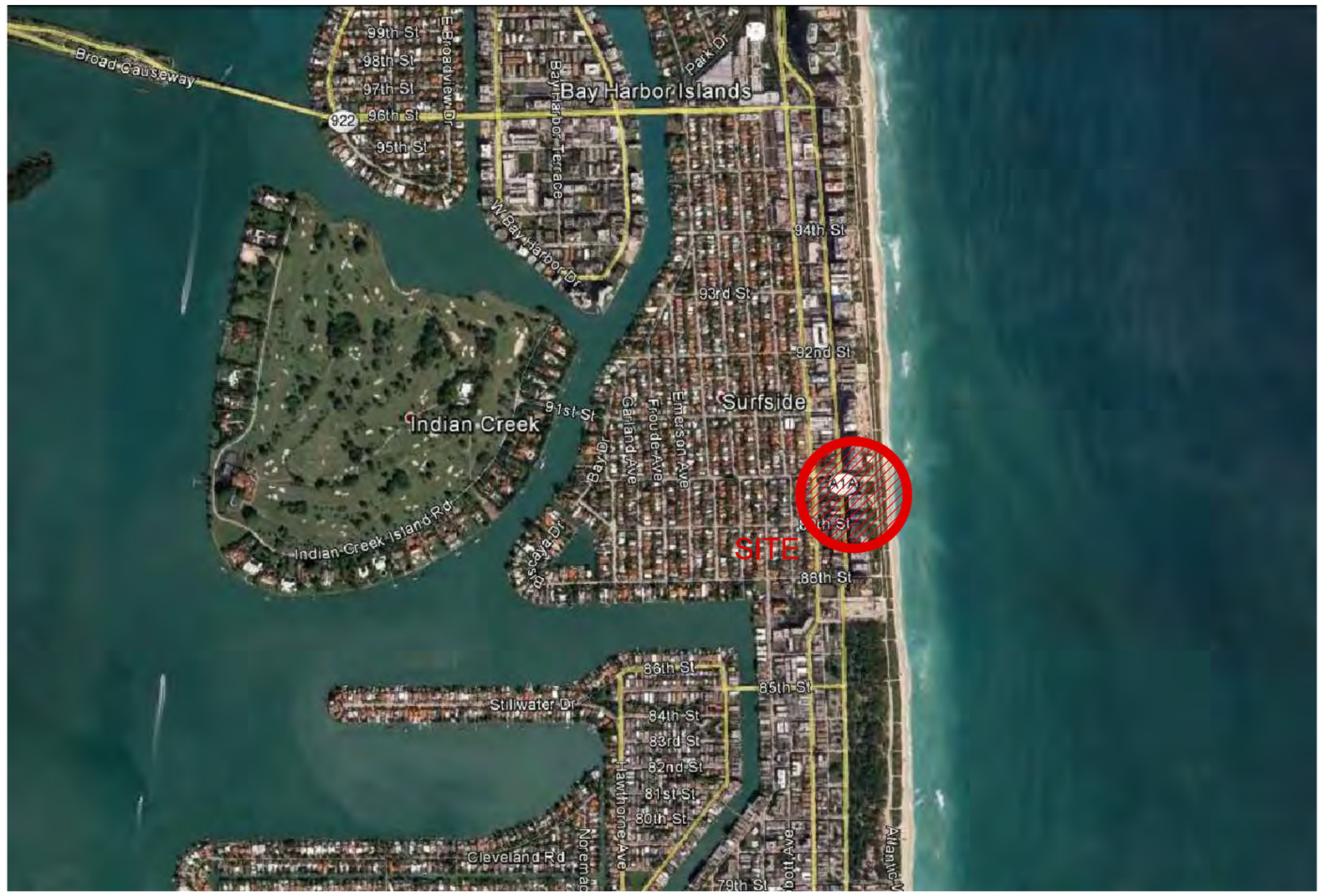

1 CONTEXT SITE MAP

PROPOSED SITE PLAN AMENDMENT

REVISIONS / SUBMISSIONS

1	DRC. COMMENTS - 2019-09-02
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6	SITE PLAN AMENDMENT 2022-04-22
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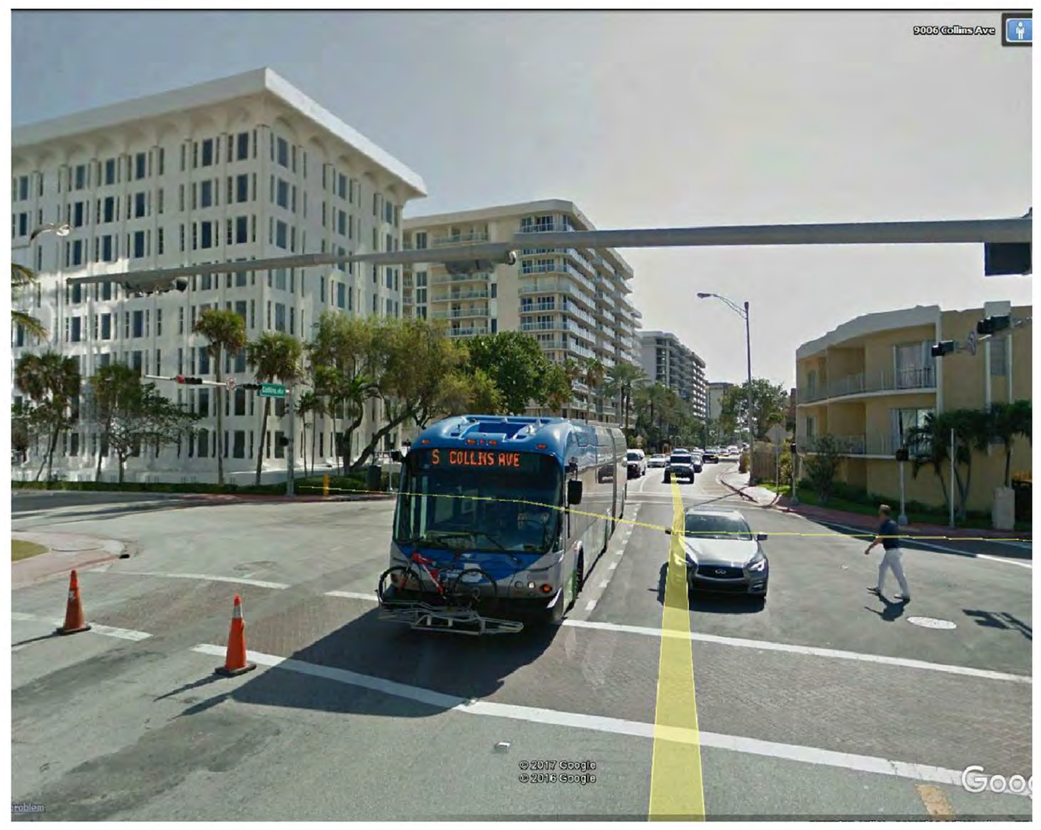
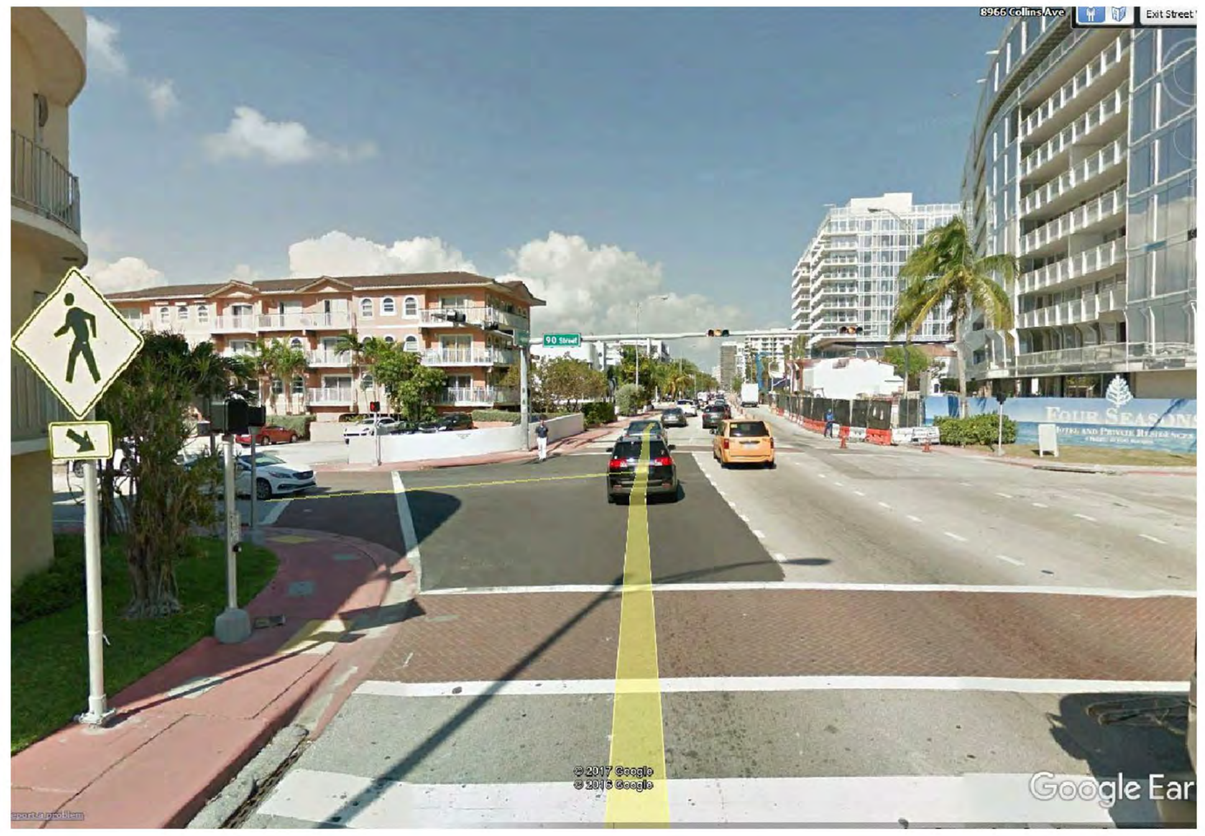
CHECKED BY:	KKAID
DATE:	04-22-2022

A1.02

1 STREET VIEW
SCALE: N.T.S.

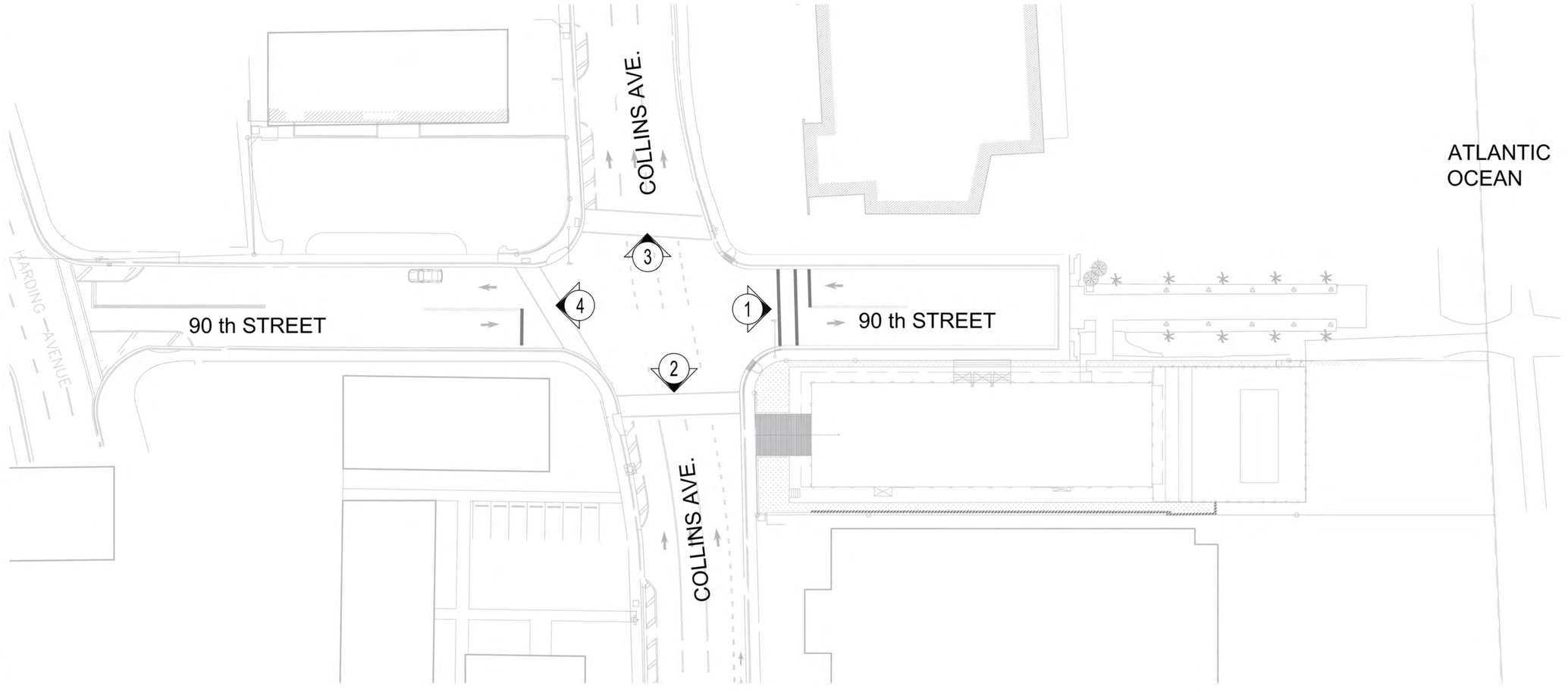


2 STREET VIEW
SCALE: N.T.S.



3 STREET VIEW
SCALE: N.T.S.

4 STREET VIEW
SCALE: N.T.S.



- KEY PLAN
SCALE: N.T.S.

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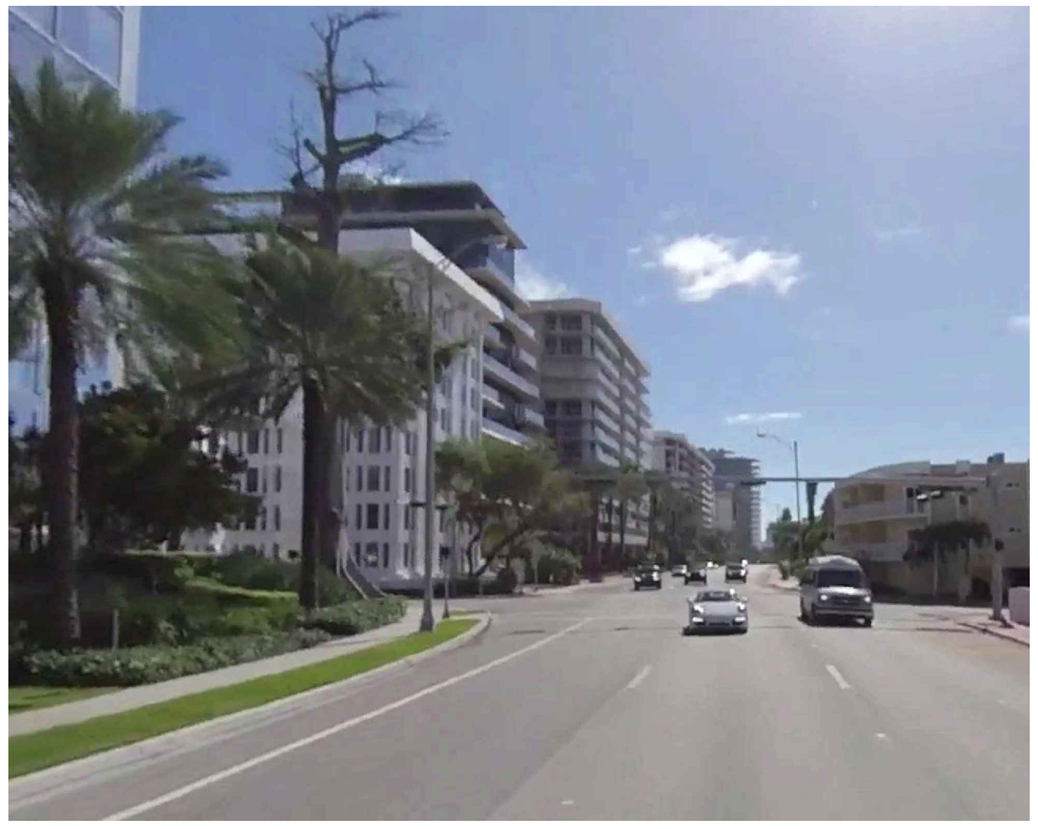
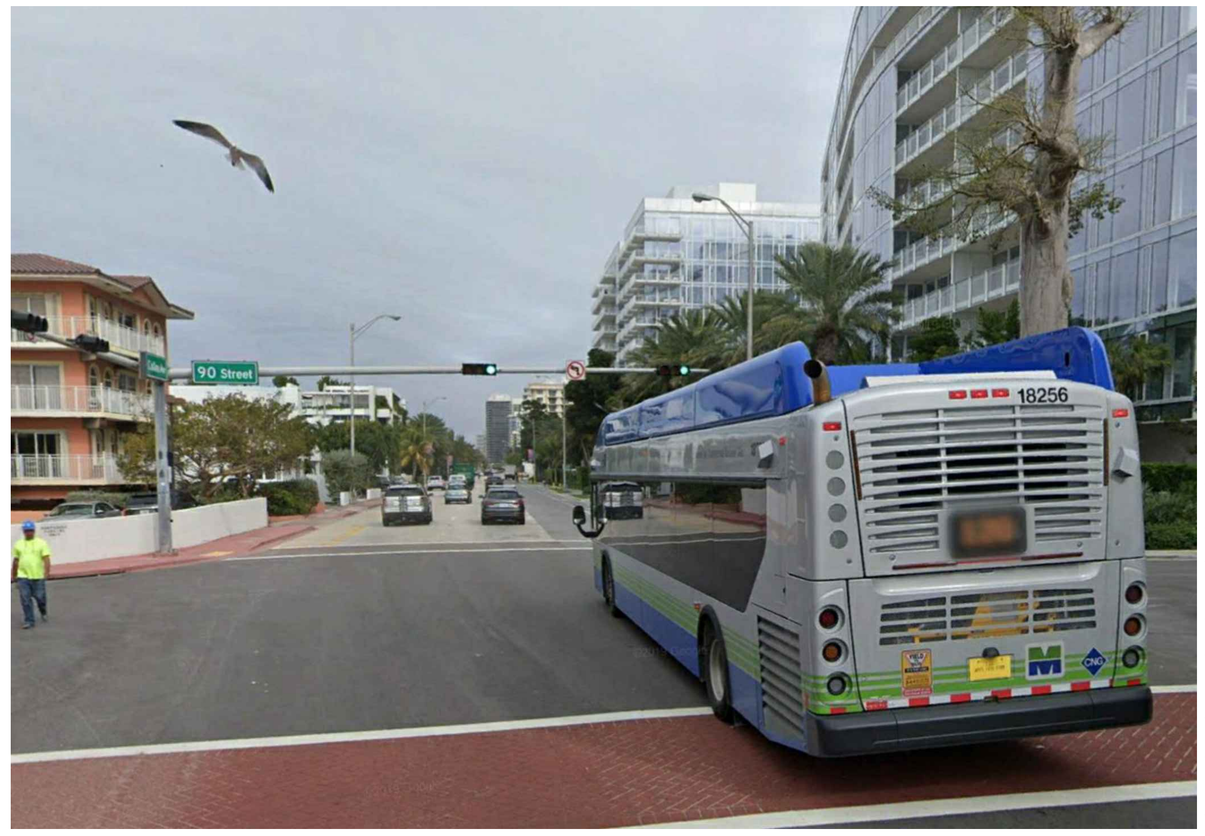
DRAWN BY:	KKAID
CHECKED BY:	KKAID
DATE:	07-01-2018

A1.03

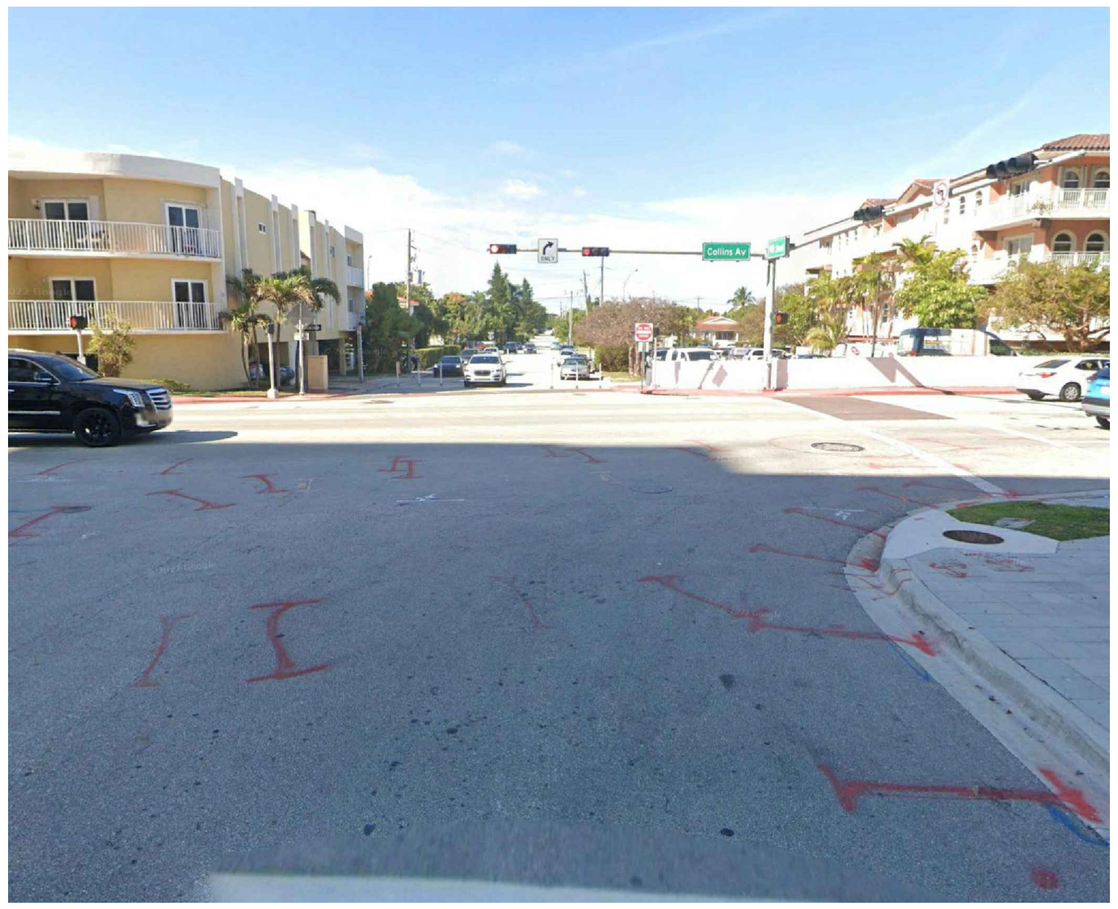
1 STREET VIEW
SCALE: N.T.S.



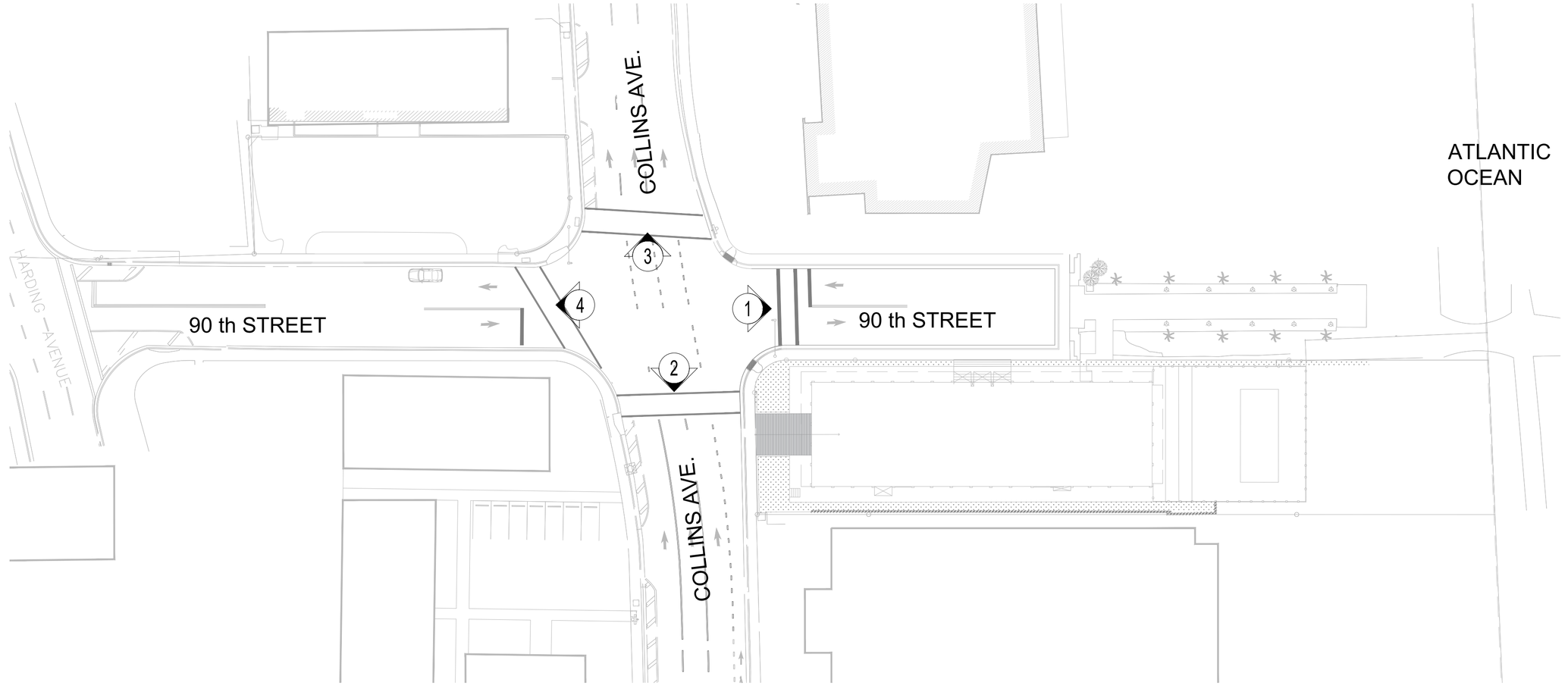
2 STREET VIEW
SCALE: N.T.S.



3 STREET VIEW
SCALE: N.T.S.



4 STREET VIEW
SCALE: N.T.S.



KEY PLAN
SCALE: N.T.S.

PROPOSED SITE PLAN AMENDMENT

REVISIONS / SUBMISSIONS

1	DRC. COMMENTS - 2019-09-02
2	.
3	.
4	.
5	.
6	**SITE PLAN AMENDMENT 2022-04-22**
7	.
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1569

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8995 COLLINS AVENUE
CONDOMINIUM
8995 COLLINS AVENUE
TOWN OF SURFSIDE, FLORIDA

CONTEXT PHOTOS

SURF HOUSE
OCEAN VIEWS, LLC
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NEW YORK 11211
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FAX: 212.883.8267

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DRAWN BY:	KKAID
CHECKED BY:	KKAID
DATE:	04-22-2022

A1.03

RENDERING

MAIN BUILDING VIEW FROM THE EAST SIDE

APPROVED RESOLUTION NO.-19-2661

REVISIONS / SUBMISSIONS

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DRAWN BY:	KKAID
CHECKED BY:	KKAID
DATE:	07-23-2019

A1.04

RENDERING

MAIN BUILDING VIEW FROM THE EAST SIDE

PROPOSED SITE PLAN AMENDMENT

REVISIONS / SUBMISSIONS

1	DRC. COMMENTS - 2019-09-02
2	.
3	.
4	.
5	.
6	**SITE PLAN AMENDMENT 2022-04-22**
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RENDERING

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DRAWN BY:	KKAID
CHECKED BY:	KKAID
DATE:	04-22-2022

A1.04

RENDERING

MAIN BUILDING VIEW FROM THE SOUTH SIDE

APPROVED RESOLUTION NO.-19-2661

REVISIONS / SUBMISSIONS

1569

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DRAWN BY:	KKAID
CHECKED BY:	KKAID
DATE:	07-23-2019

A1.05

RENDERING

MAIN BUILDING VIEW FROM THE SOUTH SIDE

PROPOSED SITE PLAN AMENDMENT

REVISIONS / SUBMISSIONS	
1	DRC. COMMENTS - 2019-09-02
2	.
3	.
4	.
5	.
6	**SITE PLAN AMENDMENT 2022-04-22**
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WWW.KOBIKARP.COM

KOBI KARP

DRAWN BY:	KKAID
CHECKED BY:	KKAID
DATE:	04-22-2022

A1.05

LEGAL DESCRIPTION:

Lots 1 and 2, Block 1–A, SECOND AMENDED PLAT OF NORMANDY BEACH, according to the plat thereof recorded in Plat Book 16, Page 44 of the Public Records of Miami–Dade County, Florida.
and
Lot 1, Block 4, ALTOS DEL MAR NO. 4, according to the plat thereof recorded in Plat Book 10, Page 63 of the Public Records of Miami–Dade County, Florida.

Together with

A Parcel of land lying Easterly of and adjacent to Lots 1 and 2, Block 1–A, SECOND AMENDED PLAT OF NORMANDY BEACH, according to the plat thereof recorded in Plat Book 16, Page 44 of the Public Records of Miami–Dade County, Florida and Westerly of the Erosion Control Line as shown on the "Erosion Control Line" according to the plat thereof as recorded in Plat Book 105 at Page 62 of the Public Records of Miami Dade County, more particularly described as follows:

Begin at Northeast Corner of said Lot 1 and 2, thence run North 86°50'51"East along the Easterly extension of the North Line of said Lots 1 and 2 for a distance of 93.90 feet to a point on the Erosion Control Line as shown on said Plat Book 105 at Page 62; thence run South 05°37'30"East, along said Erosion Control Line, for a distance of 93.40 feet to a point on the Easterly extension of the South line of said Lots 1 and 2; thence run South 86°50'51"West, along the aforesaid Easterly extension of said Lots 1 and 2, for a distance of 89.13 feet to the Southeast corner of said Lots 1 and 2; thence run North 06°00'58"West, along the Easterly line of said Lots 1 and 2, for a distance of 72.85 feet to the Point of Beginning.

Said Parcel containing 6814 square feet more or less.

BLDG NOT PART OF THIS PROJECT

OWNER:NOT AVAILABLE.
MEDITTERRANEAN CONDO
ALTOS DE MAR NO 4 PB 10-63.
LOT 2 BLK 4.

FULLY SODDED AND IRRIGATED LOT
NOT PART OF EAST PARCEL DEVELOPMENT

ALTOS DEL MAR
P.B. 10,PG.63
BLOCK:4
LOT:1

BLDG NOT PART OF THIS PROJECT

OWNER:FORT CAPITAL MANAGEMENT LLC TRS.
THE SURF CLUB LAND TRUST.
ALTOS DE MAR NO.4.
9001,9011,9101,9111, COLLINS AVENUE. SURFSIDE,FL 33154-3220.
LOT A & LOTS 1 TO 9 INC BLK 1 LESS R/W LESS PORT DESC IN
CONDO DECL OR 29040-3186 NAU.
14-2235-047 K/A SURF CLUB CONDO * PORT LYING EAST &
ADJACENT WEST OF EROSION LINE PER PB 105-62.

BLDG NOT PART OF THIS PROJECT

OWNER:NOT AVAILABLE.
8966 COLLINS AVE. CONDO.
SECOND AMD PLAT OF NORMANDY.
BEACH PB 16-44
LOT 18 LESS E13.56ft BLK 2

BLDG NOT PART OF THIS PROJECT.

OWNER:NOT AVAILABLE.
SURFSIDE VILLAS CONDO.
2ND AMD PL OF NORMANDY BEACH.
PB 16-44.
LOT 16 LESS E10ft FOR ST & LOT 17
LESS E13.56ft FOR ST BLK.

BLDG NOT PART OF THIS PROJECT

OWNER:NOT AVAILABLE.
SURFSIDE VILLAS CONDO.
2ND AMD PL OF NORMANDY BEACH.
PB 16-44.
LOT 16 LESS E10ft FOR ST & LOT 17
LESS E13.56ft FOR ST BLK.

BLDG NOT PART OF THIS PROJECT.

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SURFSIDE VILLAS CONDO.
2ND AMD PL OF NORMANDY BEACH.
PB 16-44.
LOT 16 LESS E10ft FOR ST & LOT 17
LESS E13.56ft FOR ST BLK.

VACANT SITE

OWNER:ASRR SUZER 8955 LLC.
SECOND AMD PLAT OF NORMANDY BEACH.
PB 16-44 LOTS 3 & 4 BLKM 1-4 & LOT 15
LESSE10ft FOR ST BLK 2.

USE: CONDOMINIUM
12 STORY(120'-0" FROM WAVE CREST LEVEL (18.2 NGVD))
GROSS BLDG AREA: 179,190SF
NORMANDY BEACH
P.B.16,PG.44
BLOCK:1-A
LOT:1&2

NOTE: FOR UTILITIES, REFER TO CIVIL DRAWINGS.

APPROVED RESOLUTION NO.-19-2661

1 SITE PLAN
1" = 20'

REVISIONS / SUBMISSIONS

1	DRC. COMMENTS - 2019-09-02	
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8995 COLLINS AVENUE
CONDOMINIUM
8995 COLLINS AVENUE
TOWN OF SURFSIDE, FLORIDA

SITE PLAN

SURF HOUSE
OCEAN VIEWS, LLC
184 KENT AVENUE BROOKLYN,
NEW YORK 11211
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FAX: 212.883.8267

KOBI KARP
Lic. # AR00012578

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F: 305.573.3766
WWW.KOBIKARP.COM

DRAWN BY:	KKAID
CHECKED BY:	KKAID
DATE:	07-23-2019

A2.00

LEGAL DESCRIPTION:

Lots 1 and 2, Block 1–A, SECOND AMENDED PLAT OF NORMANDY BEACH, according to the plat thereof recorded in Plat Book 16, Page 44 of the Public Records of Miami–Dade County, Florida.
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Said Parcel containing 6814 square feet more or less.

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MEDITTERRANEAN CONDO
ALTOS DE MAR NO 4 PB 10-63.
LOT 2 BLK 4.

FULLY SODDED AND IRRIGATED LOT
NOT PART OF EAST PARCEL DEVELOPMENT
ALTOS DEL MAR
P.B. 10,PG.63
BLOCK:4
LOT:1

BLDG NOT PART OF THIS PROJECT

OWNER:FORT CAPITAL MANAGEMENT LLC TRS.
THE SURF CLUB LAND TRUST.
ALTOS DE MAR NO.4.
9001,9011,9101,9111. COLLINS AVENUE. SURFSIDE,FL 33154-3220.
LOT A & LOTS 1 TO 9 INC BLK 1 LESS R/W LESS PORT DESC IN
CONDO DECL OR 29040-3186 NAU.
14-2235-047 K/A SURF CLUB CONDO * PORT LYING EAST &
ADJACENT WEST OF EROSION LINE PER PB 105-62.

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8966 COLLINS AVE. CONDO.
SECOND AMD PLAT OF NORMANDY.
BEACH PB 16-44
LOT 18 LESS E13.56ft BLK 2

BLDG NOT PART OF THIS PROJECT.

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2ND AMD PL OF NORMANDY BEACH.
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LOT 16 LESS E10ft FOR ST & LOT 17
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SURFSIDE VILLAS CONDO.
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OWNER:ASRR SUZER 8955 LLC.
SECOND AMD PLAT OF NORMANDY BEACH.
PB 16-44 LOTS 3 & 4 BLKM 1-4 & LOT 15
LESSE10ft FOR ST BLK 2.

USE: CONDOMINIUM
11 STORY(120'-0" FROM WAVE CREST LEVEL (18.2 NGVD))
GROSS BLDG AREA: 157,597SF
NORMANDY BEACH
P.B.16,PG.44
BLOCK:1-A
LOT:1&2

NOTE: FOR UTILITIES, REFER TO CIVIL DRAWINGS.

PROPOSED SITE PLAN AMENDMENT

1 SITE PLAN
1" = 20'

REVISIONS / SUBMISSIONS	
1	DRC COMMENTS - 2019-09-02
2	.
3	.
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6	
7	SITE PLAN AMENDMENT 2022-06-03
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CONDOMINIUM
8995 COLLINS AVENUE
TOWN OF SURFSIDE, FLORIDA

SITE PLAN

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DRAWN BY:	KKAID
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DATE:	04-22-2022

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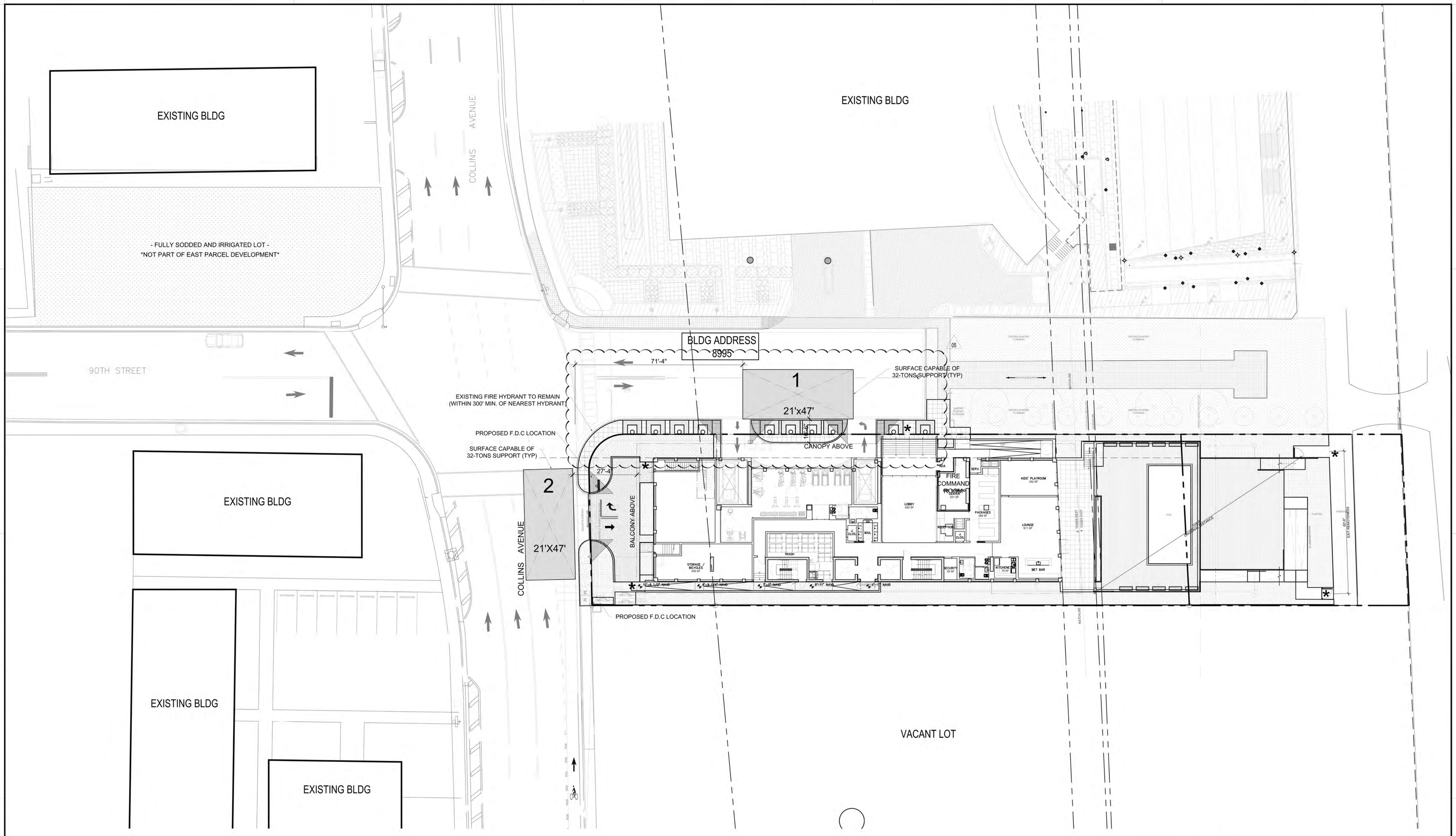

A FIRE STAGING LAYOUT

Scale: 3/32" = 1' - 0"

APPROVED RESOLUTION NO.-19-2661

REVISIONS / SUBMISSIONS	
1	DRG 07-28-17
2	DRG 09-19-17
3	DRG 10-30-17
4	DRG 11-13-17
5	SITE PLAN REV 2019-10-09
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FIRE STAGING

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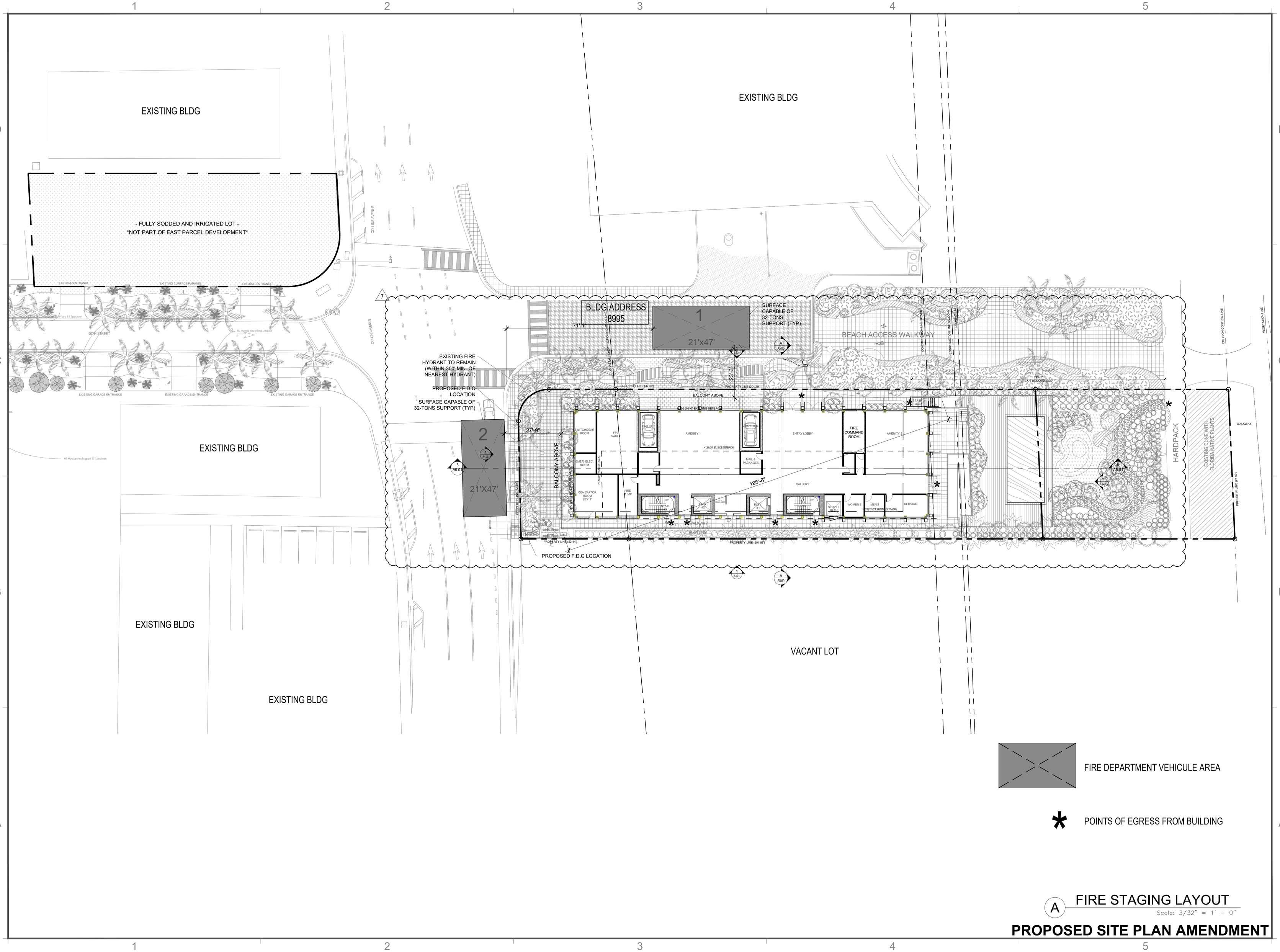

A FIRE STAGING LAYOUT
Scale: 3/32" = 1' - 0"

PROPOSED SITE PLAN AMENDMENT

REVISIONS / SUBMISSIONS	
1	DRG 07-28-17
2	DRG 09-19-17
3	DRG 10-30-17
4	DRG 11-13-17
5	SITE PLAN REV 2019-10-09
6	**SITE PLAN AMENDMENT 2022-04-22**
7	SITE PLAN AMENDMENT 2022-06-03
8	.
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FIRE STAGING

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KOBI KARP

DRAWN BY:	KKAID
CHECKED BY:	KKAID
DATE:	04-22-2022

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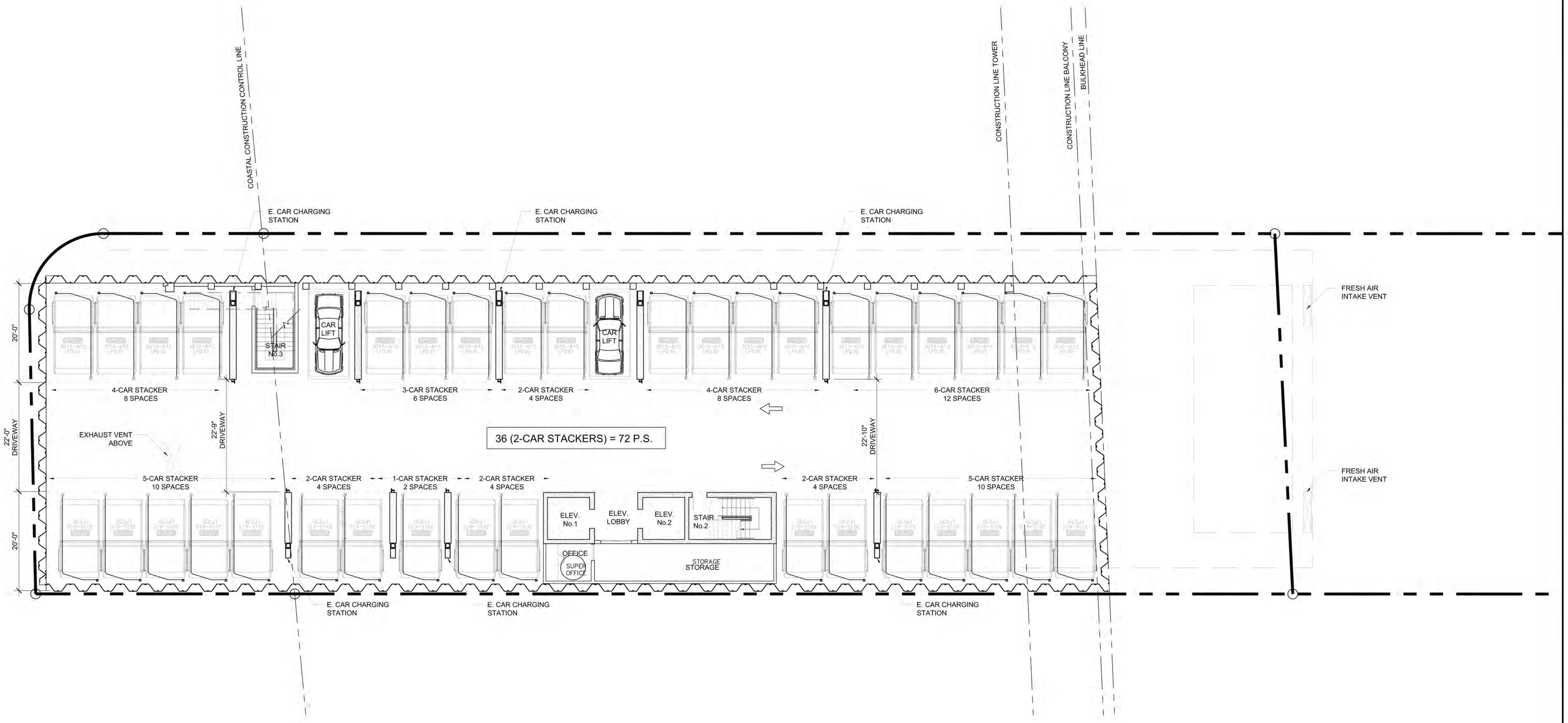

1 **FLOOR PLAN - BASEMENT 02**

SCALE: 3/32" = 1'-0"

APPROVED RESOLUTION NO.-19-2661

REVISIONS / SUBMISSIONS

1569

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FLOOR PLAN
BASEMENT 02

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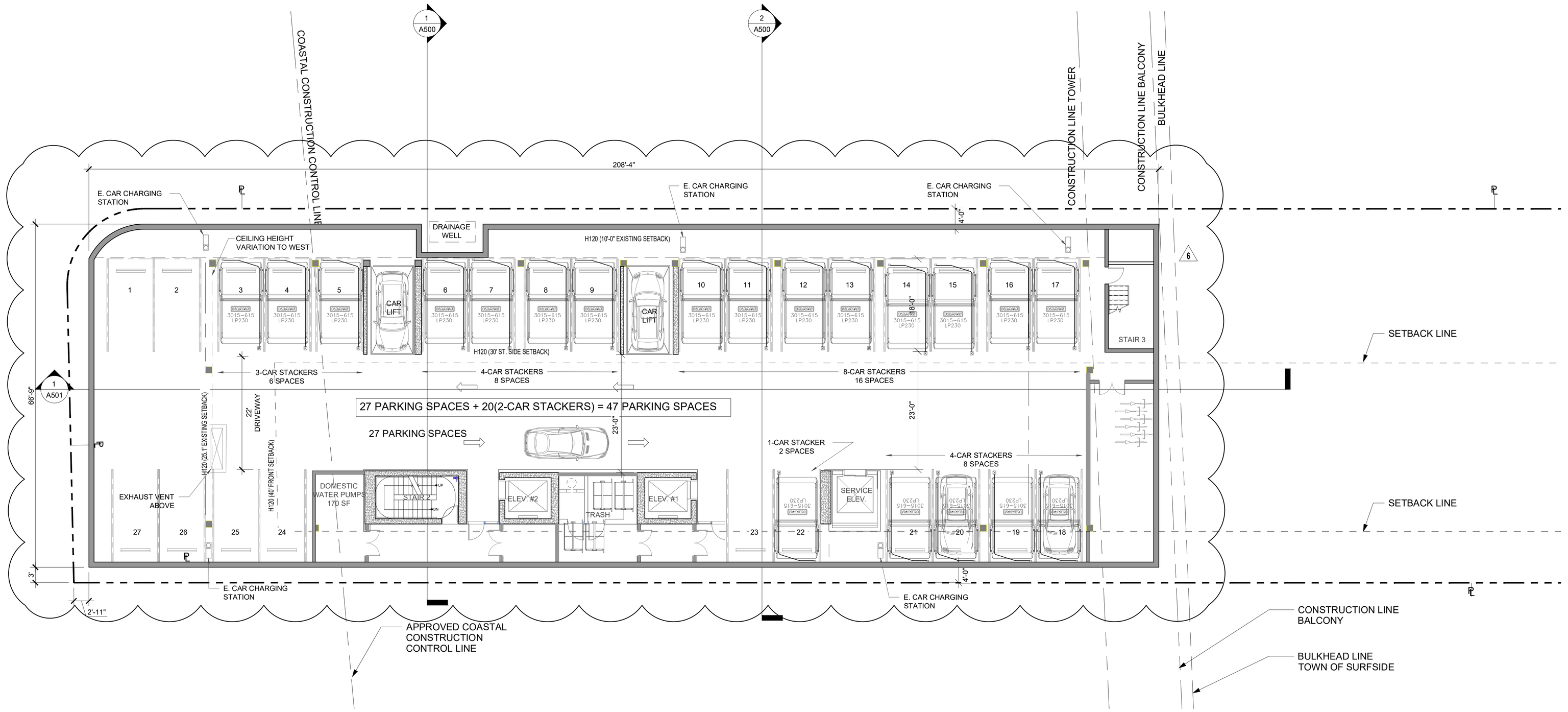
DRAWN BY:	KKAID
CHECKED BY:	KKAID
DATE:	07-01-2018

A3.00



1 FLOOR PLAN - BASEMENT 02

SCALE: 3/32" = 1'-0"

PROPOSED SITE PLAN AMENDMENT

REVISIONS / SUBMISSIONS	
1	DRC. COMMENTS - 2019-09-02
2	.
3	.
4	.
5	.
6	**SITE PLAN AMENDMENT 2022-04-22**
7	.
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8995 COLLINS AVENUE
CONDOMINIUM
8995 COLLINS AVENUE
TOWN OF SURFSIDE, FLORIDA

FLOOR PLAN
BASEMENT 02

SURF HOUSE
OCEAN VIEWS, LLC
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FAX: 212.883.8267

KOBI KARP
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ARCHITECTURE
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PLANNING
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F: 305.573.3766
WWW.KOBIKARP.COM

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CHECKED BY:	KKAID
DATE:	04-22-2022

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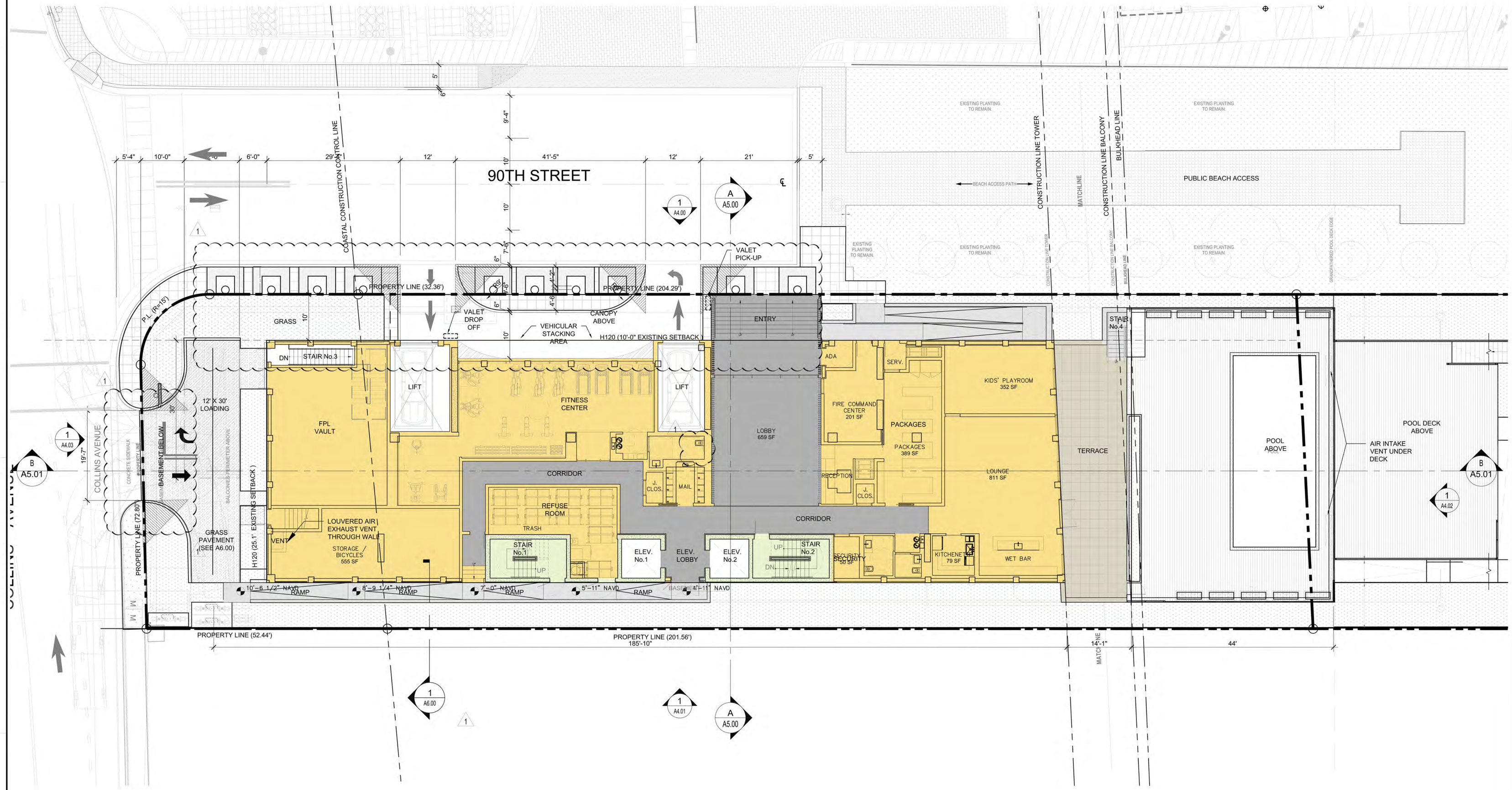

1 FLOOR PLAN - BASEMENT 01 / BLVD LOBBY

Scale: 3/32" = 1' – 0"

APPROVED RESOLUTION NO.-19-2661

REVISIONS / SUBMISSIONS

1	DRC. COMMENTS - 2019-09-02	.
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BASEMENT 01 / BLVD LOBBY

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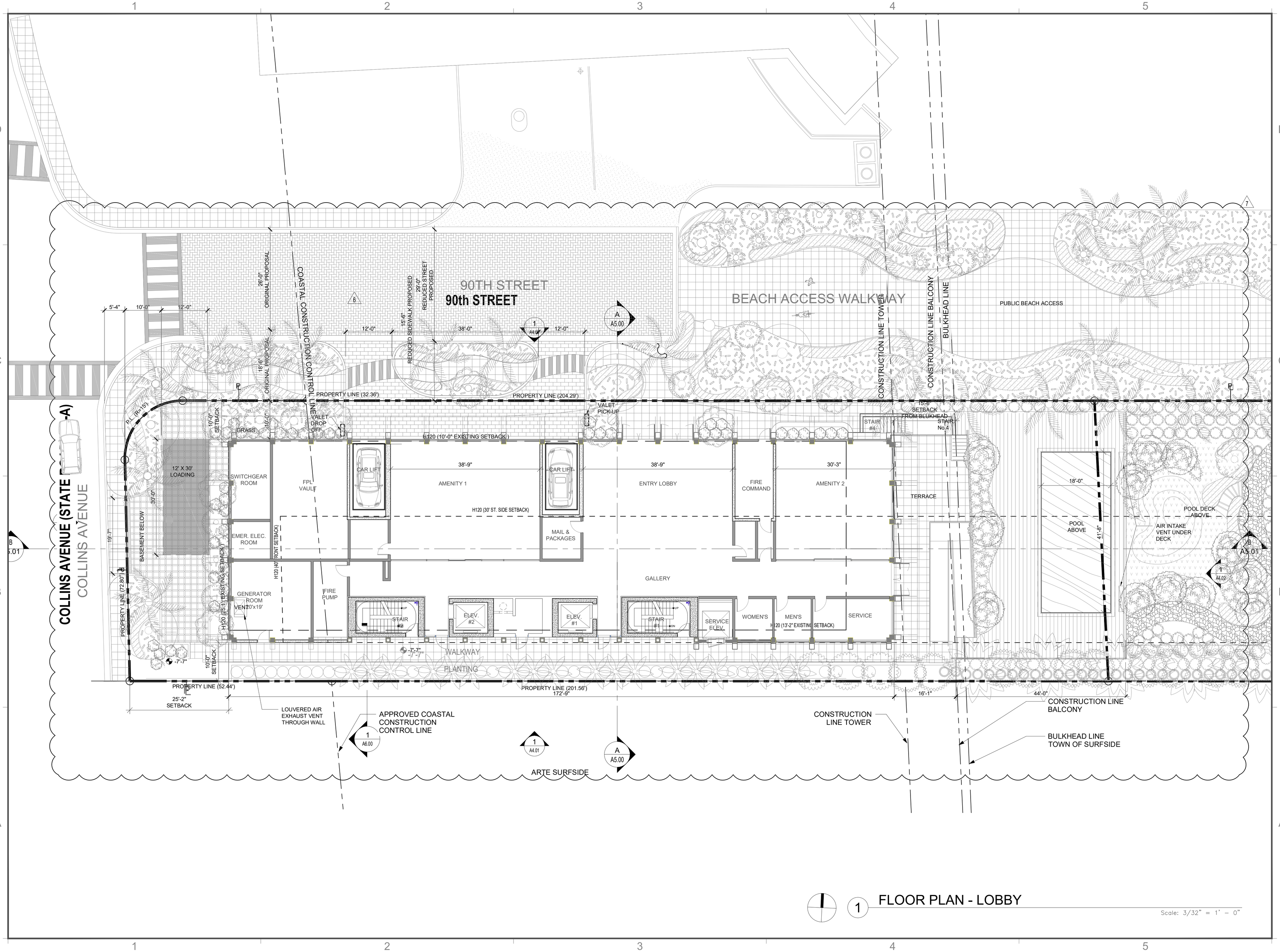

1 FLOOR PLAN - LOBBY

Scale: 3/32" = 1' - 0"

REVISIONS / SUBMISSIONS	
1	DRC. COMMENTS - 2019-09-02
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7	SITE PLAN AMENDMENT 2022-06-03
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LOBBY

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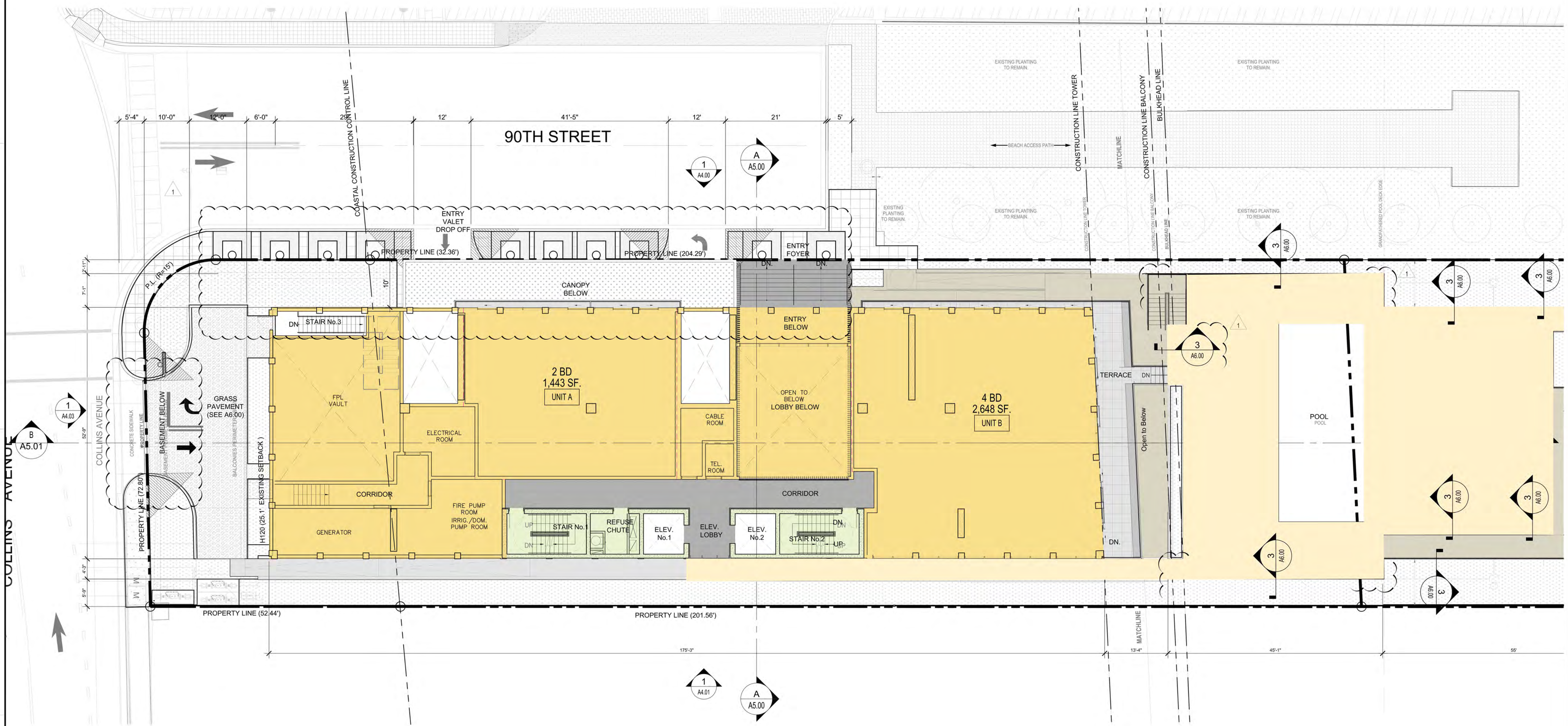

1 FLOOR PLAN - LEVEL 1
Scale: 3/32" = 1' - 0"

APPROVED RESOLUTION NO.-19-2661

REVISIONS / SUBMISSIONS	
1	DRC. COMMENTS - 2019-09-02
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FLOOR PLAN
LEVEL 1

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DATE:	07-23-2019

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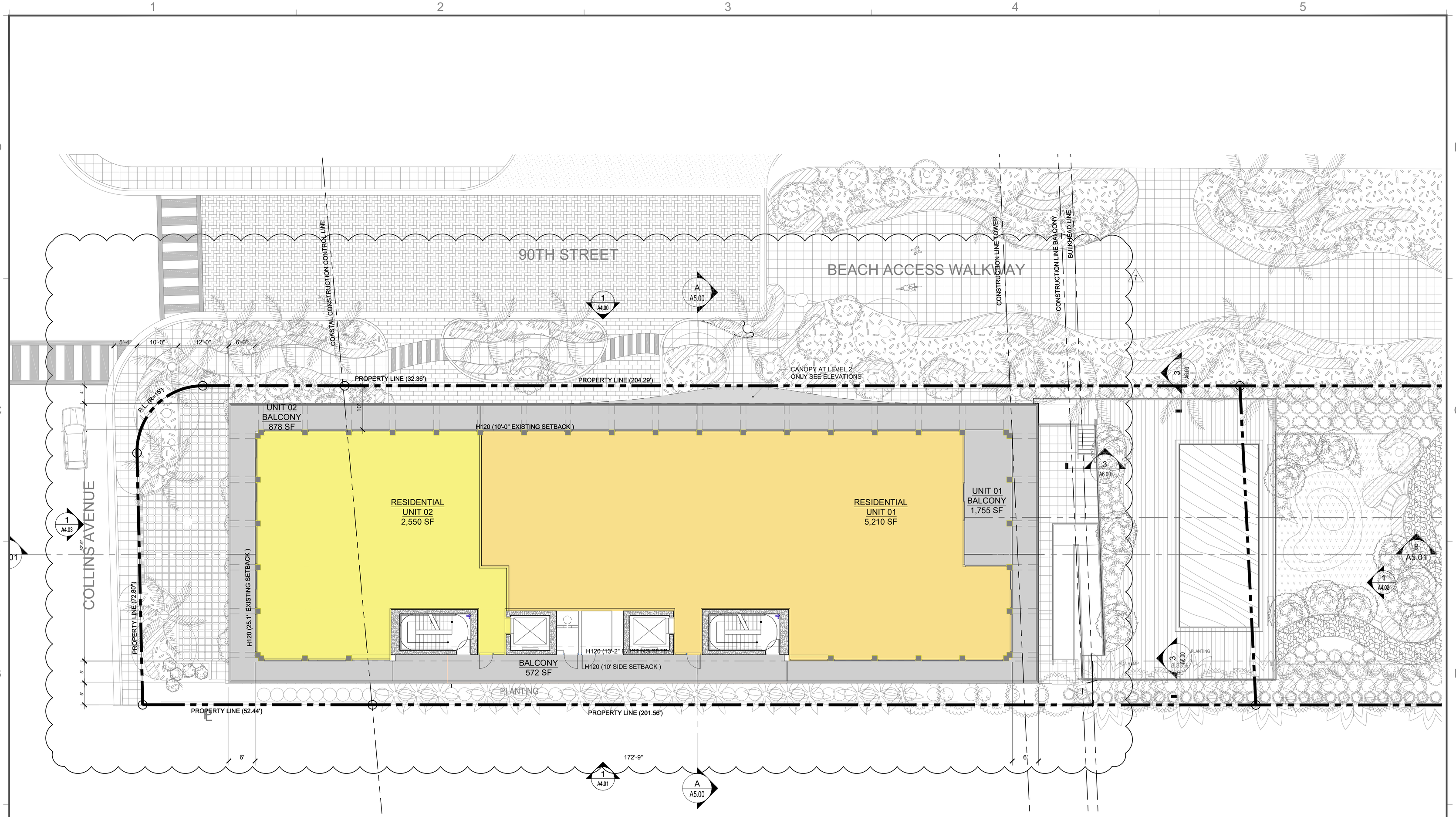

1 FLOOR PLAN - LEVEL 2
Scale: 3/32" = 1' - 0"

PROPOSED SITE PLAN AMENDMENT

REVISIONS / SUBMISSIONS	
1	DRC. COMMENTS - 2019-09-02
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7	SITE PLAN AMENDMENT 2022-06-03
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FLOOR PLAN
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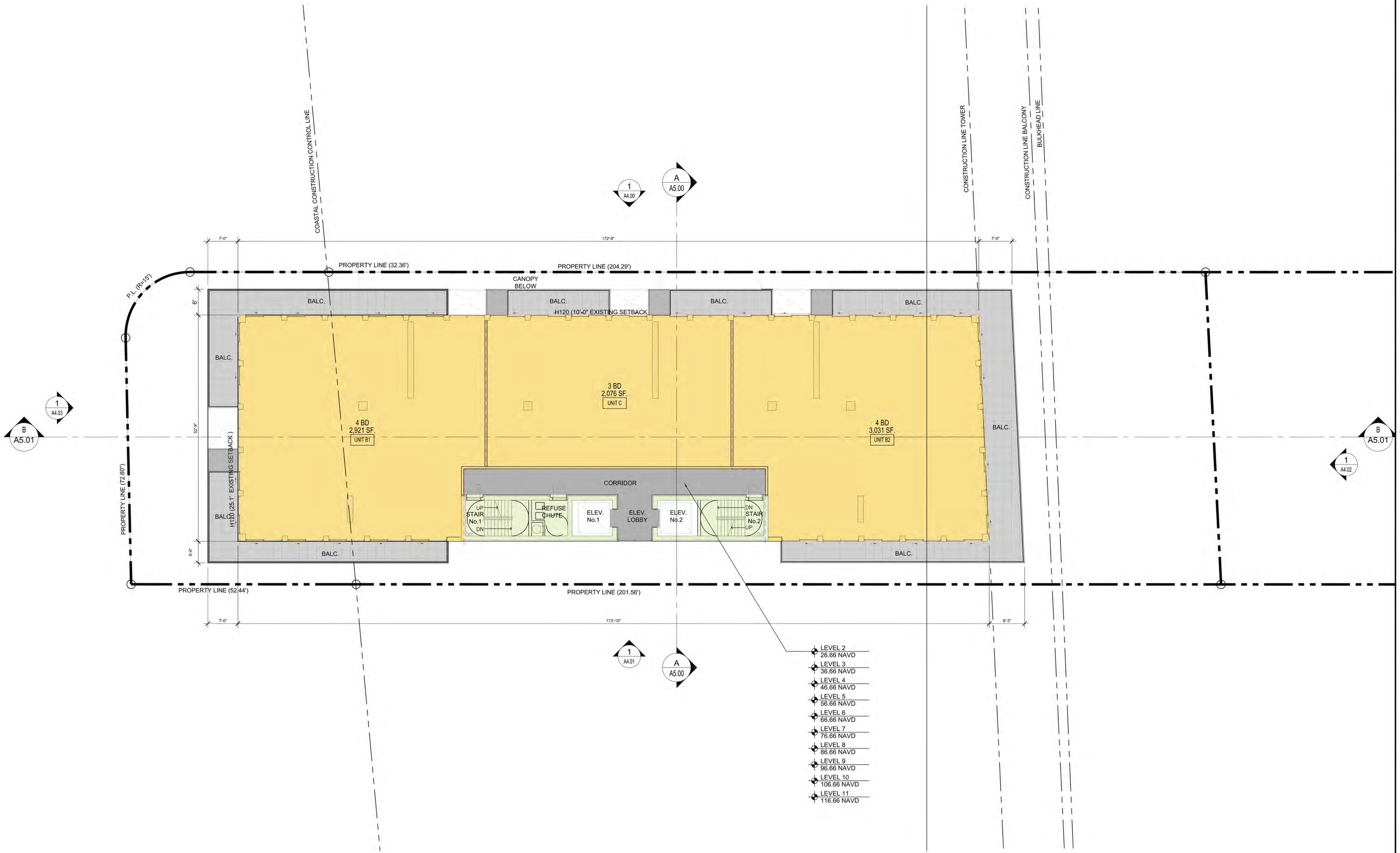

1 FLOOR PLAN - LEVEL 2-11

Scale: 3/32" = 1' - 0"

APPROVED RESOLUTION NO.-19-2661

REVISIONS / SUBMISSIONS

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FLOOR PLAN
LEVEL 2-11

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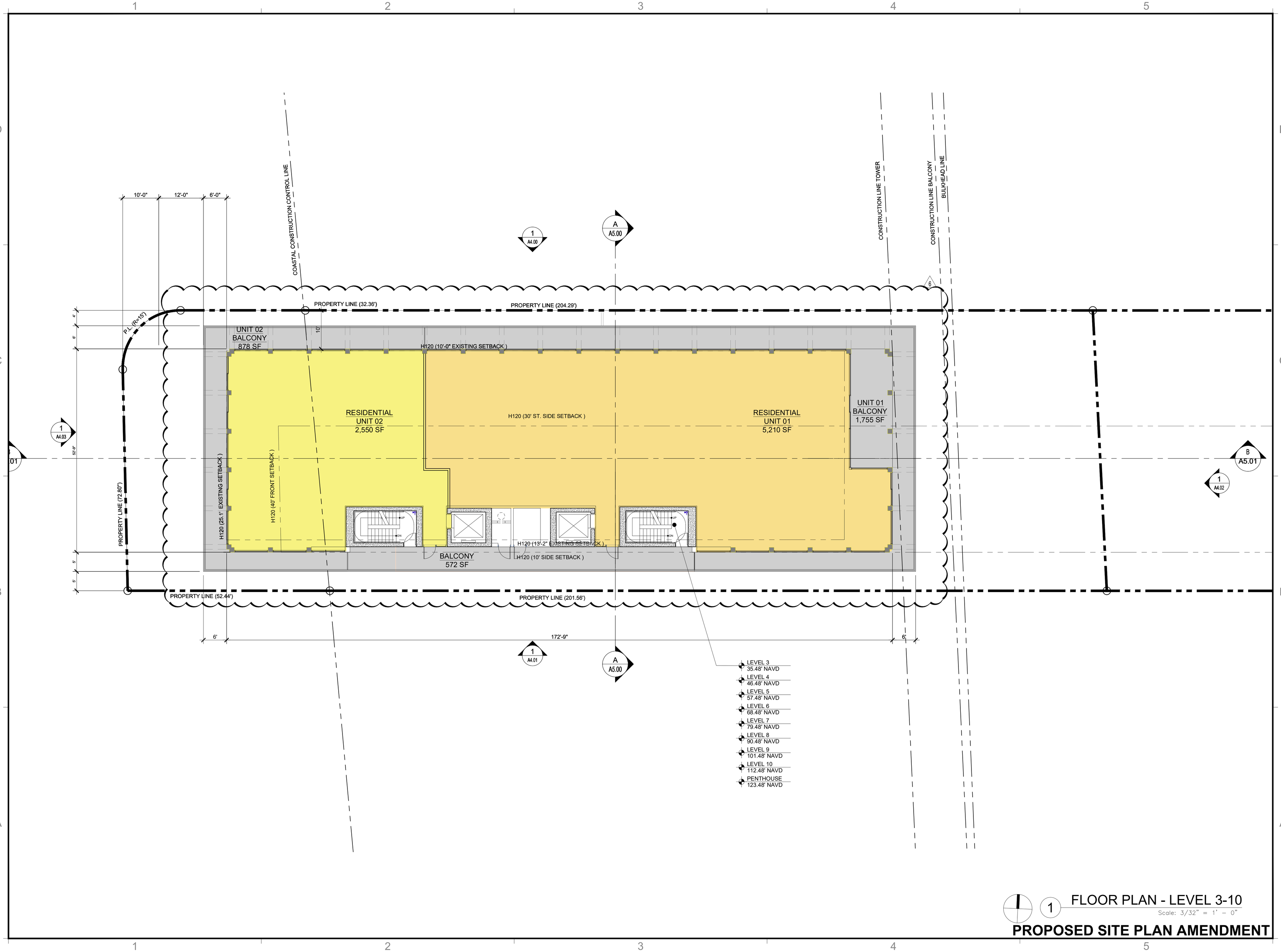

1 FLOOR PLAN - LEVEL 3-10
Scale: 3/32" = 1' - 0"

PROPOSED SITE PLAN AMENDMENT

REVISIONS / SUBMISSIONS

1	DRC. COMMENTS - 2019-09-02
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6	**SITE PLAN AMENDMENT 2022-04-22**
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FLOOR PLAN
LEVEL 3-10

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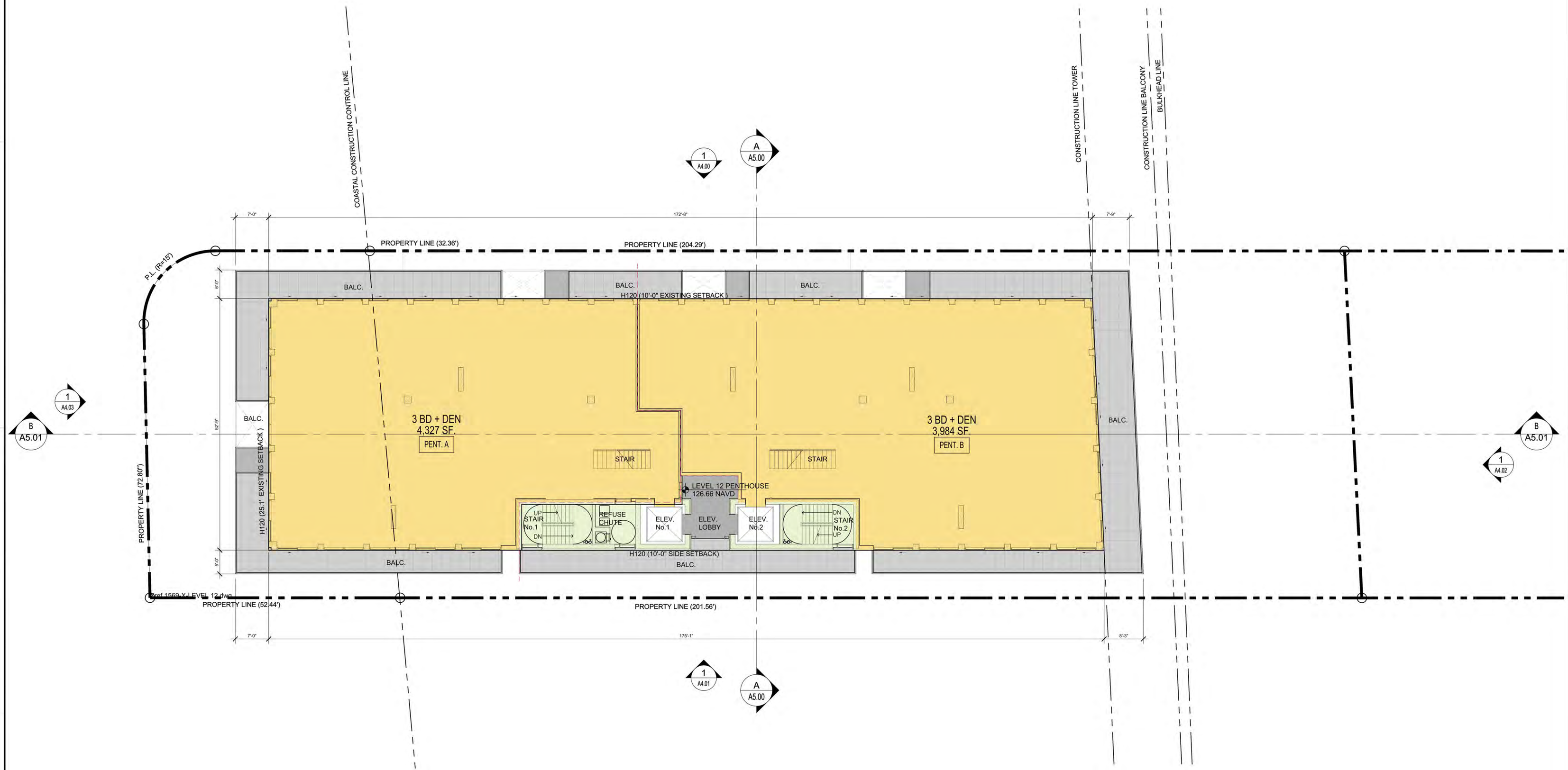

1 FLOOR PLAN - LEVEL 12 - PENTHOUSE

Scale: 3/32" = 1' - 0"

APPROVED RESOLUTION NO.-19-2661

REVISIONS / SUBMISSIONS	
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8995 COLLINS AVENUE
TOWN OF SURFSIDE, FLORIDA

FLOOR PLAN
LEVEL 12 - PENTHOUSE

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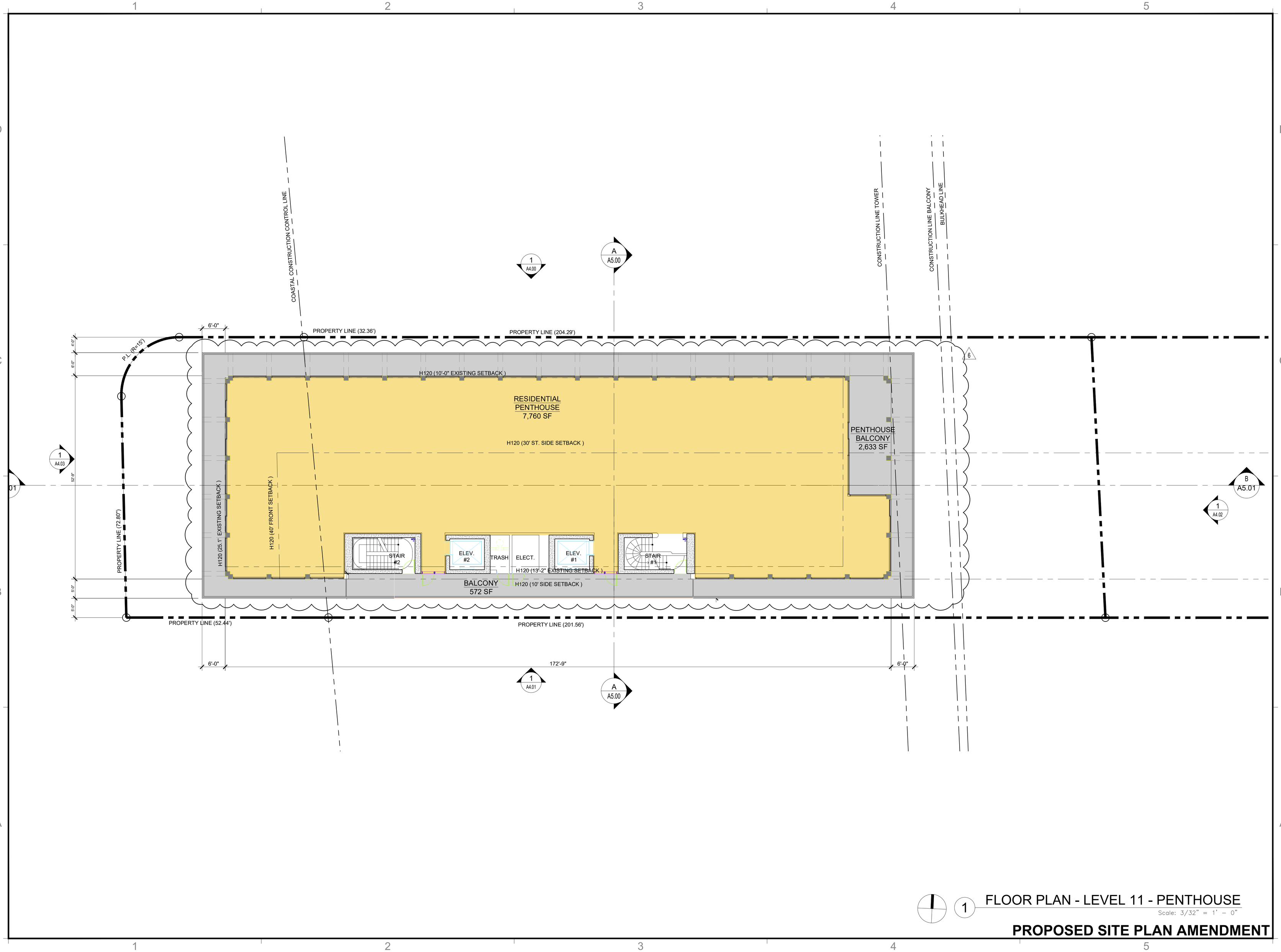

1 FLOOR PLAN - LEVEL 11 - PENTHOUSE
Scale: 3/32" = 1' - 0"

PROPOSED SITE PLAN AMENDMENT

REVISIONS / SUBMISSIONS	
1	DRC. COMMENTS - 2019-09-02
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6	**SITE PLAN AMENDMENT 2022-04-22**
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CONDOMINIUM
8995 COLLINS AVENUE
TOWN OF SURFSIDE, FLORIDA

FLOOR PLAN
LEVEL 11 - PENTHOUSE

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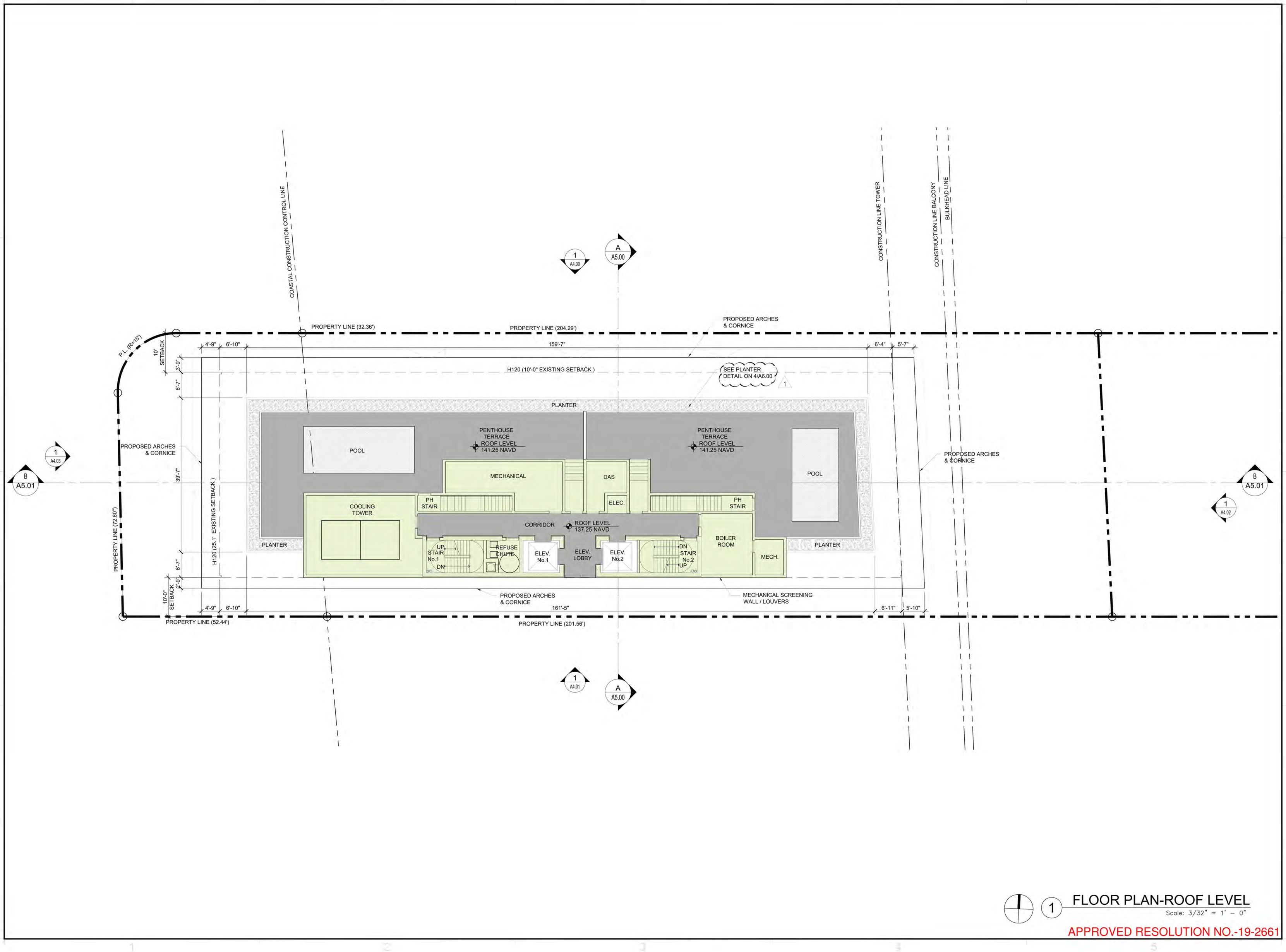

1 FLOOR PLAN-ROOF LEVEL
Scale: 3/32" = 1' - 0"

APPROVED RESOLUTION NO.-19-2661

REVISIONS / SUBMISSIONS	
1	DRC. COMMENTS - 2019-09-02
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8995 COLLINS AVENUE
TOWN OF SURFSIDE, FLORIDA

FLOOR PLAN
ROOF LEVEL

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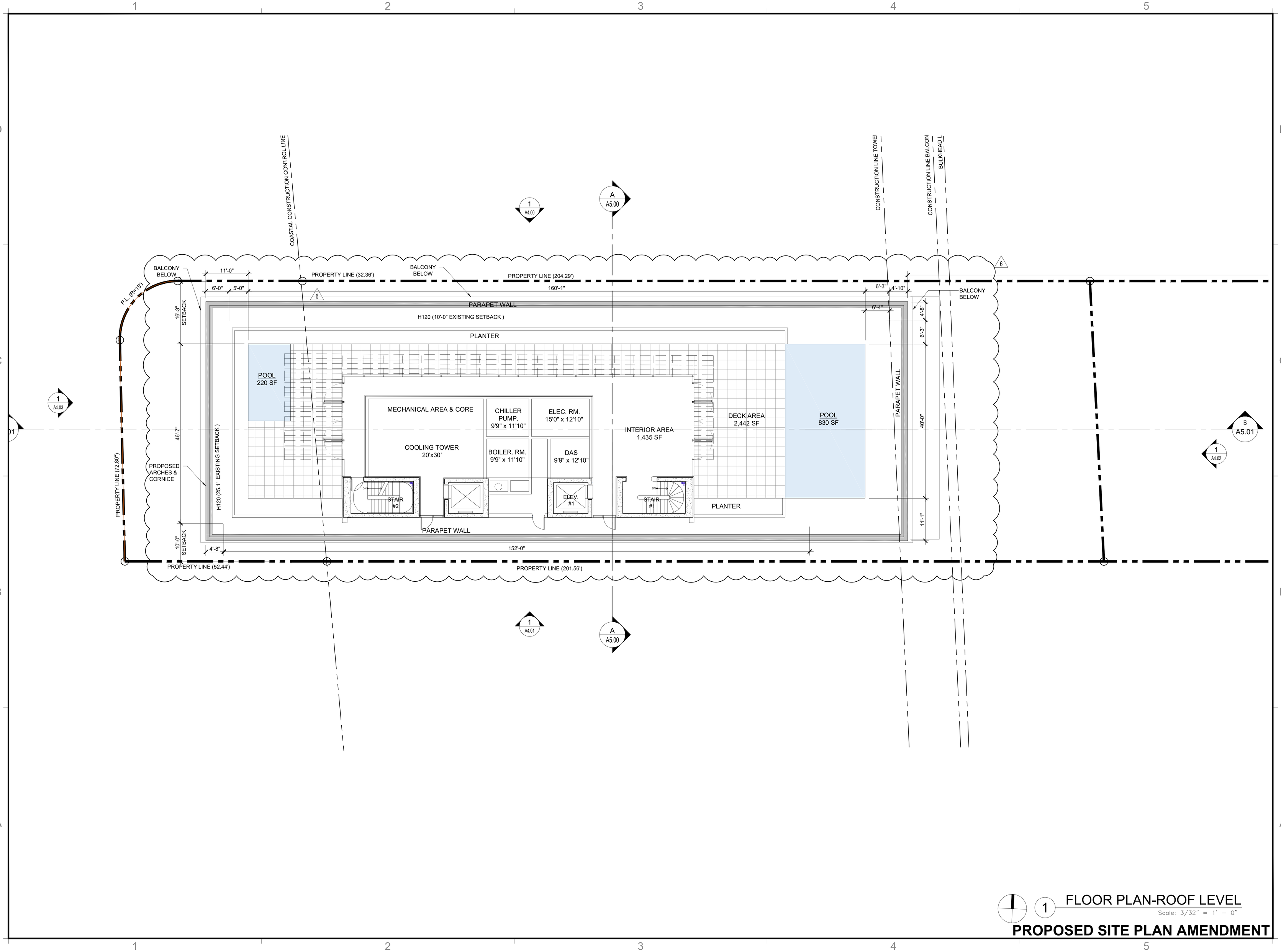

1 FLOOR PLAN-ROOF LEVEL
Scale: 3/32" = 1' - 0"

PROPOSED SITE PLAN AMENDMENT

REVISIONS / SUBMISSIONS	
1	DRC. COMMENTS - 2019-09-02
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6	**SITE PLAN AMENDMENT 2022-04-22**
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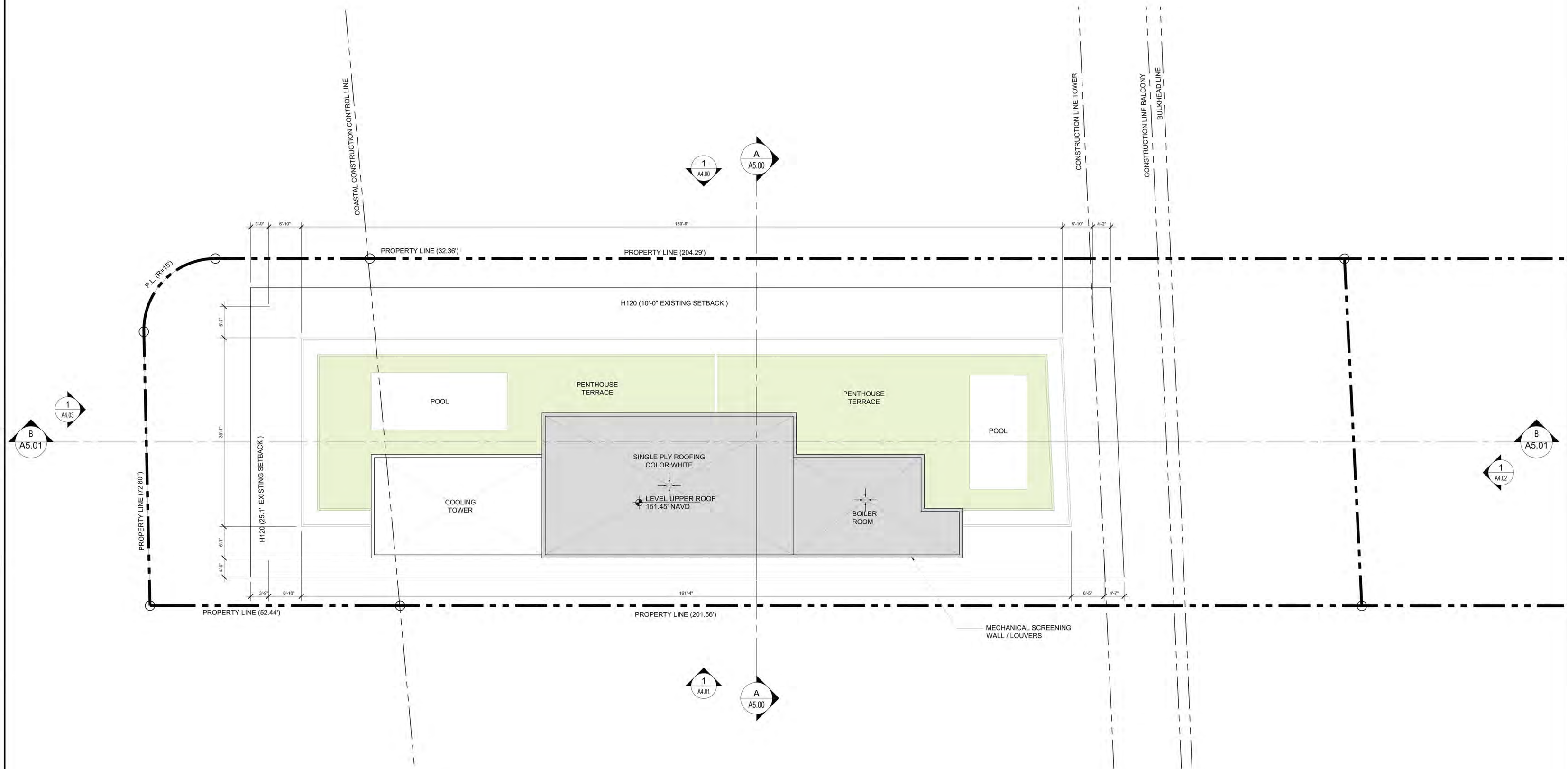

1 FLOOR PLAN-UPPER ROOF LEVEL
Scale: 3/32" = 1' - 0"

APPROVED RESOLUTION NO.-19-2661

REVISIONS / SUBMISSIONS

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FLOOR PLAN
UPPER ROOF LEVEL

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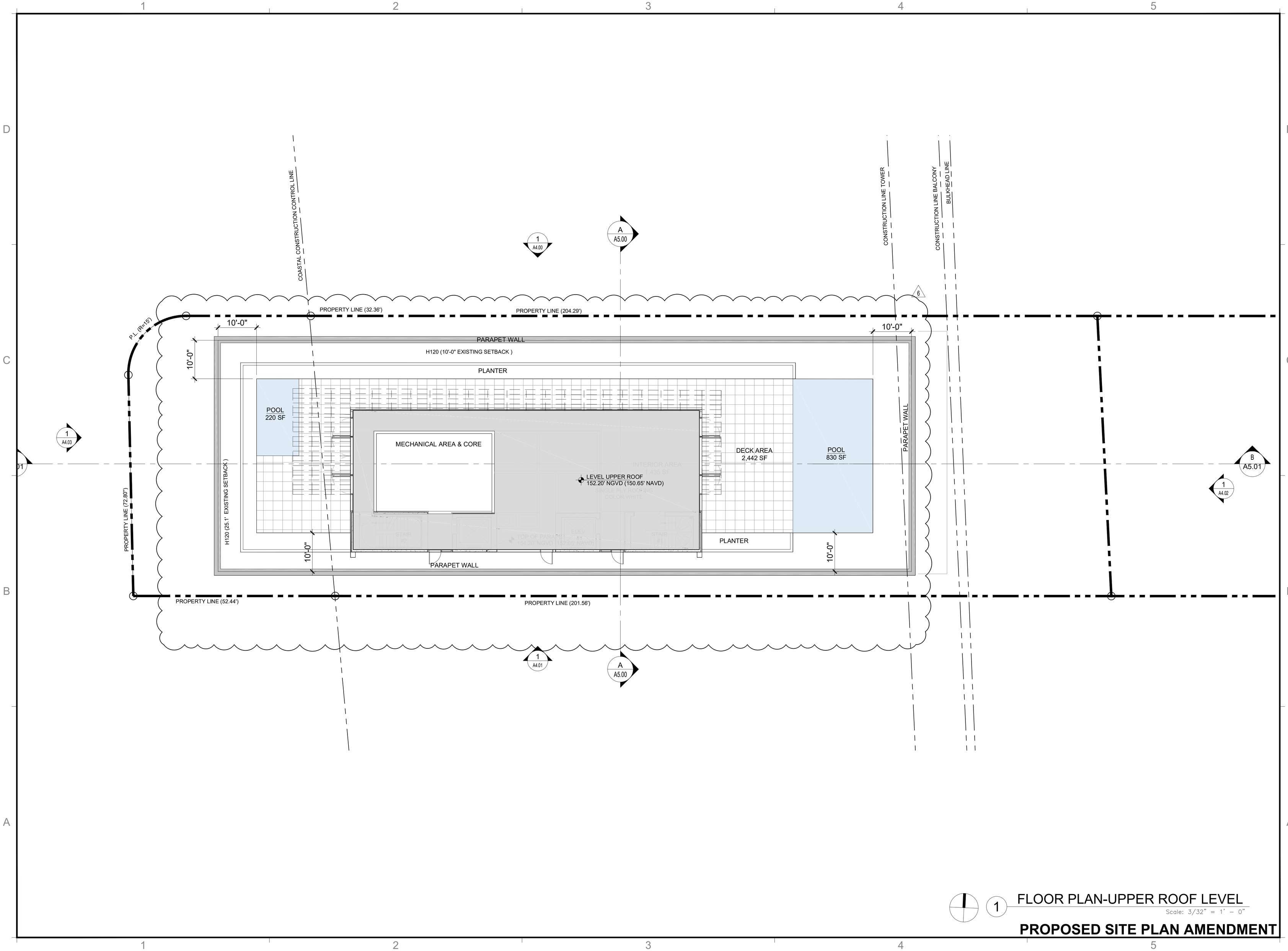

1 FLOOR PLAN-UPPER ROOF LEVEL
Scale: 3/32" = 1' - 0"

PROPOSED SITE PLAN AMENDMENT

REVISIONS / SUBMISSIONS	
1	DRC. COMMENTS - 2019-09-02
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6	**SITE PLAN AMENDMENT 2022-04-22**
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FLOOR PLAN
UPPER ROOF LEVEL

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DRAWN BY:	KKAID
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DATE:	04-22-2022

A3.05.1

A

SLIDING CLEAR GLASS DOOR IN BLACK ALUMINUM FRAME, TYP.

B

GLASS RAILING

C

WHITE STUCCO

1 NORTH ELEVATION

SCALE: 3/32" = 1'-0"

- BUILDING ELEVATION MATERIAL BOARD

Scale: N.T.S.

APPROVED RESOLUTION NO.-19-2661

REVISIONS / SUBMISSIONS

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NORTH ELEVATION
EAST PARCEL

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KOBI KARP

DRAWN BY:	KKAID
CHECKED BY:	KKAID
DATE:	07-01-2018

A4.00

1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

A

SLIDING CLEAR GLASS DOOR IN WHITE ALUMINUM FRAME, TYP.

B

FRITTED GLASS RAILING

C

WHITE ARCHITECTURAL CLADDING

PROPOSED SITE PLAN AMENDMENT

REVISIONS / SUBMISSIONS	
1	DRC. COMMENTS - 2019-09-02
2	. .
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7	SITE PLAN AMENDMENT 2022-06-03
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8995 COLLINS AVENUE
CONDOMINIUM
8995 COLLINS AVENUE
TOWN OF SURFSIDE, FLORIDA

NORTH ELEVATION
EAST PARCEL

SURF HOUSE
OCEAN VIEWS, LLC
184 KENT AVENUE BROOKLYN,
NEW YORK 11211
TEL: 212-687-3444
FAX: 212.883.8267

KOBI KARP
Lic. # AR0012578

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PLANNING
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571 NW 28th STREET
Miami, Florida 33127
O: 305.573.1818
F: 305.573.3766
WWW.KOBIKARP.COM

DRAWN BY:	KKAID
CHECKED BY:	KKAID
DATE:	04-22-2022

A4.00

A

SLIDING CLEAR GLASS DOOR IN BLACK ALUMINUM FRAME, TYP.

B

GLASS RAILING

C

WHITE STUCCO

1 SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

- BUILDING ELEVATION MATERIAL BOARD

Scale: N.T.S.

APPROVED RESOLUTION NO.-19-2661

REVISIONS / SUBMISSIONS

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KOBI KARP

DRAWN BY:	KKAID
CHECKED BY:	KKAID
DATE:	07-01-2018

A4.01

1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

A

SLIDING CLEAR GLASS DOOR IN WHITE ALUMINUM FRAME, TYP.

B

FRITTED GLASS RAILING

C

WHITE ARCHITECTURAL CLADDING

PROPOSED SITE PLAN AMENDMENT

REVISIONS / SUBMISSIONS

1	DRC. COMMENTS - 2019-09-02
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7	SITE PLAN AMENDMENT 2022-06-03
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1 EAST ELEVATION
SCALE: 3/32" = 1'-0"

A
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B
GLASS RAILING

C
WHITE STUCCO

- BUILDING ELEVATION MATERIAL BOARD
Scale: N.T.S.

APPROVED RESOLUTION NO.-19-2661

REVISIONS / SUBMISSIONS

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A4.02

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SCALE: 3/32" = 1'-0"

A

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B

FRITTED GLASS RAILING

C

WHITE ARCHITECTURAL CLADDING

PROPOSED SITE PLAN AMENDMENT

REVISIONS / SUBMISSIONS
1 DRC. COMMENTS - 2019-09-02
2
3
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7 SITE PLAN AMENDMENT 2022-06-03
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DRAWN BY: KKAID
CHECKED BY: KKAID
DATE: 04-22-2022

A4.02

1 WEST ELEVATION
SCALE: 3/32" = 1'-0"

A

SLIDING CLEAR GLASS DOOR IN BLACK ALUMINUM FRAME, TYP.

B

GLASS RAILING

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WHITE STUCCO

- BUILDING ELEVATION MATERIAL BOARD
Scale: N.T.S.

APPROVED RESOLUTION NO.-19-2661

REVISIONS / SUBMISSIONS

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7	**SITE PLAN AMENDMENT 2022-06-03**
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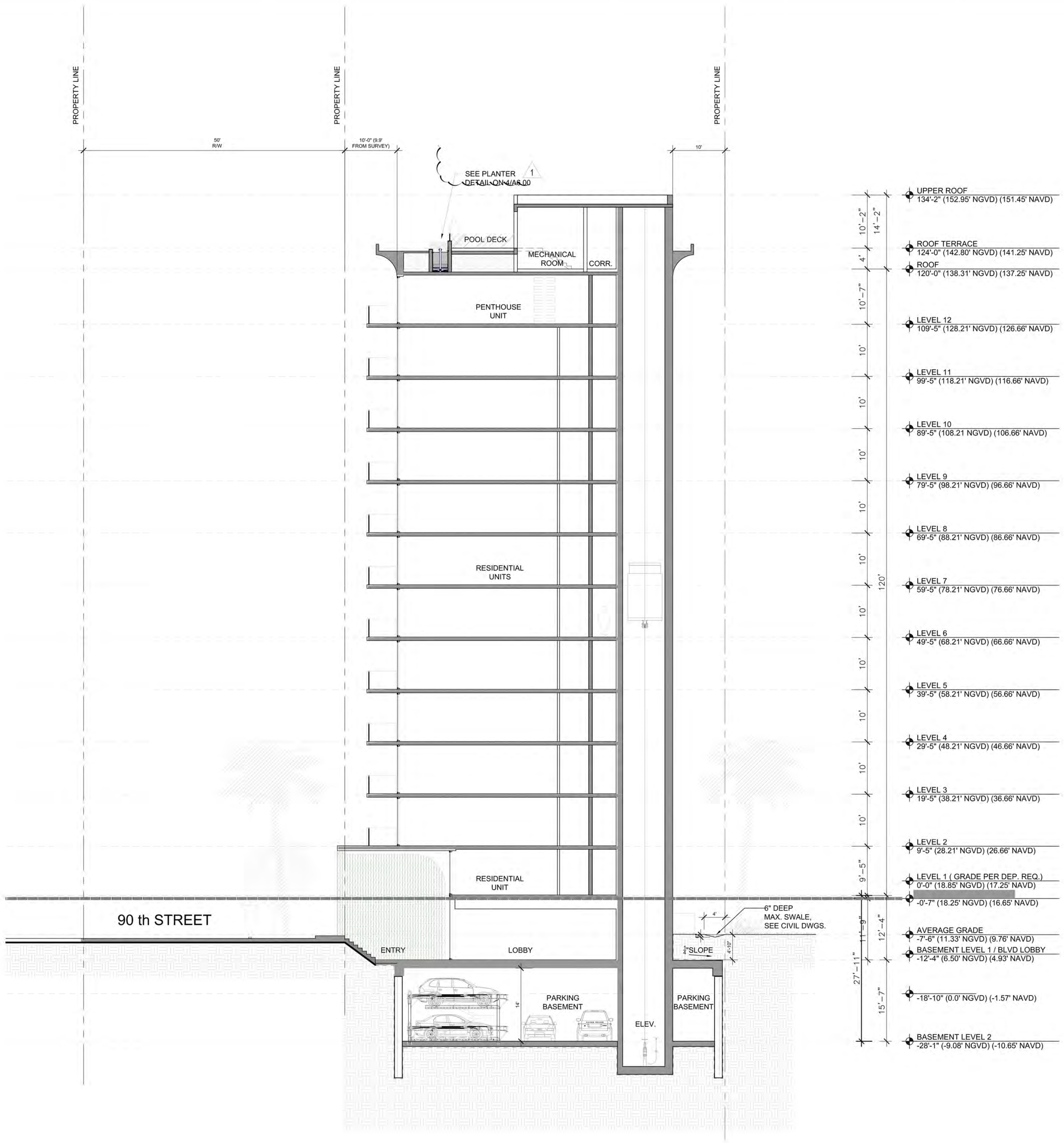

A BUILDING SECTION
Scale: 3/32" = 1' - 0"

APPROVED RESOLUTION NO.-19-2661

REVISIONS / SUBMISSIONS

1	DRC. COMMENTS - 2019-09-02	
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BUILDING SECTION A

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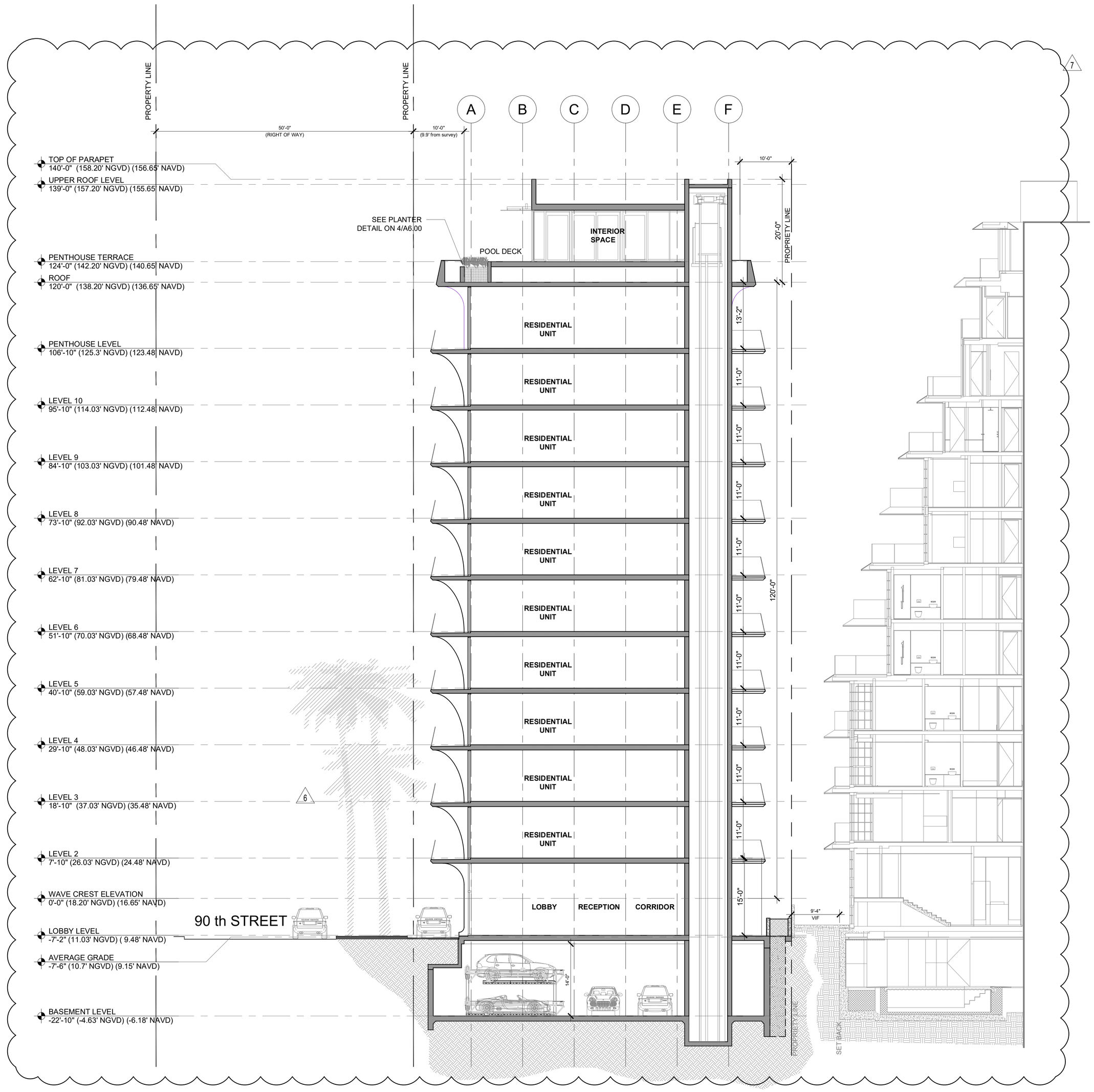

A BUILDING SECTION
Scale: 3/32" = 1' - 0"

PROPOSED SITE PLAN AMENDMENT

REVISIONS / SUBMISSIONS	
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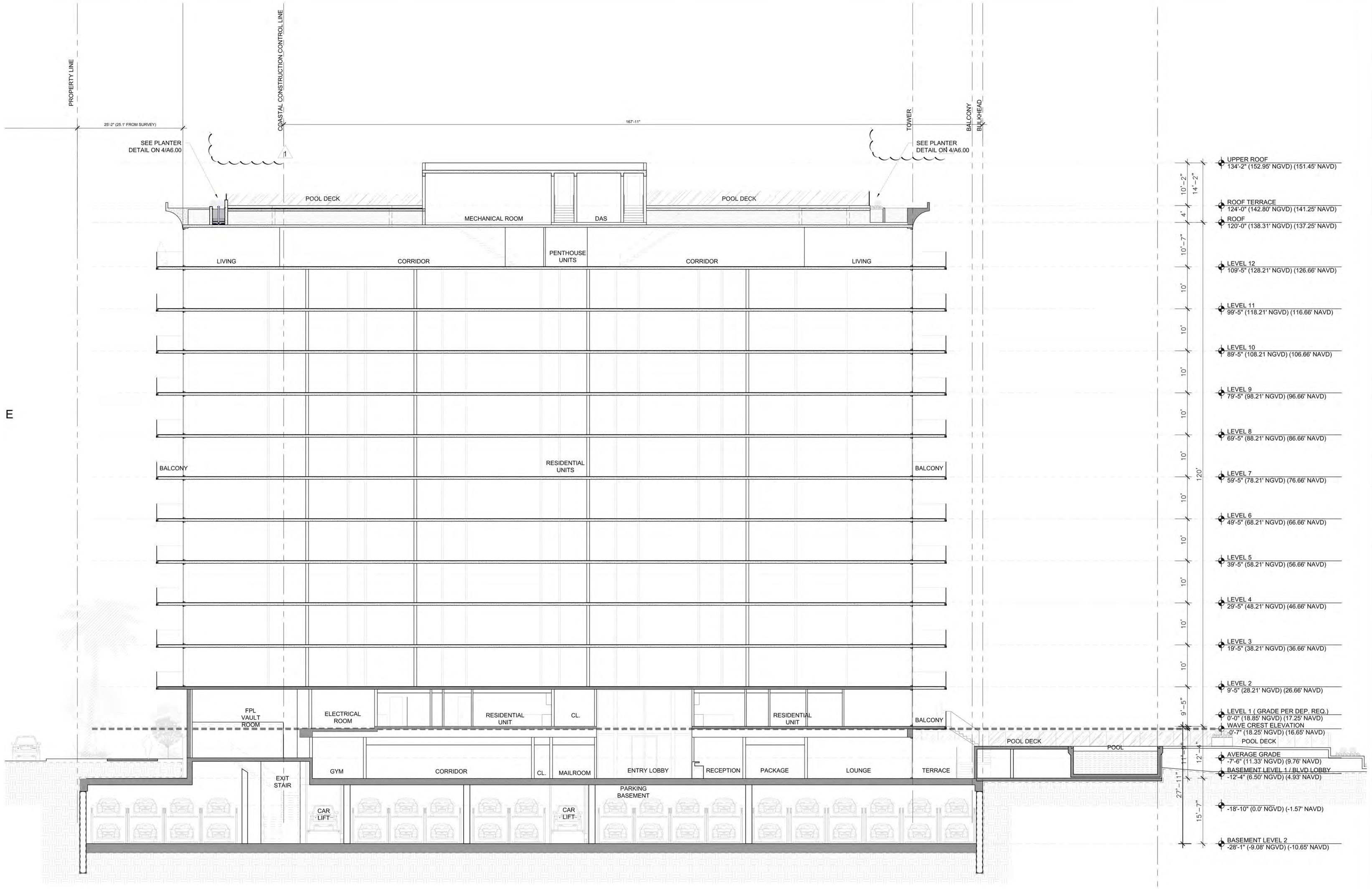

E

B BUILDING SECTION
Scale: 3/32" = 1' - 0"

APPROVED RESOLUTION NO.-19-2661

REVISIONS / SUBMISSIONS

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BUILDING SECTION B

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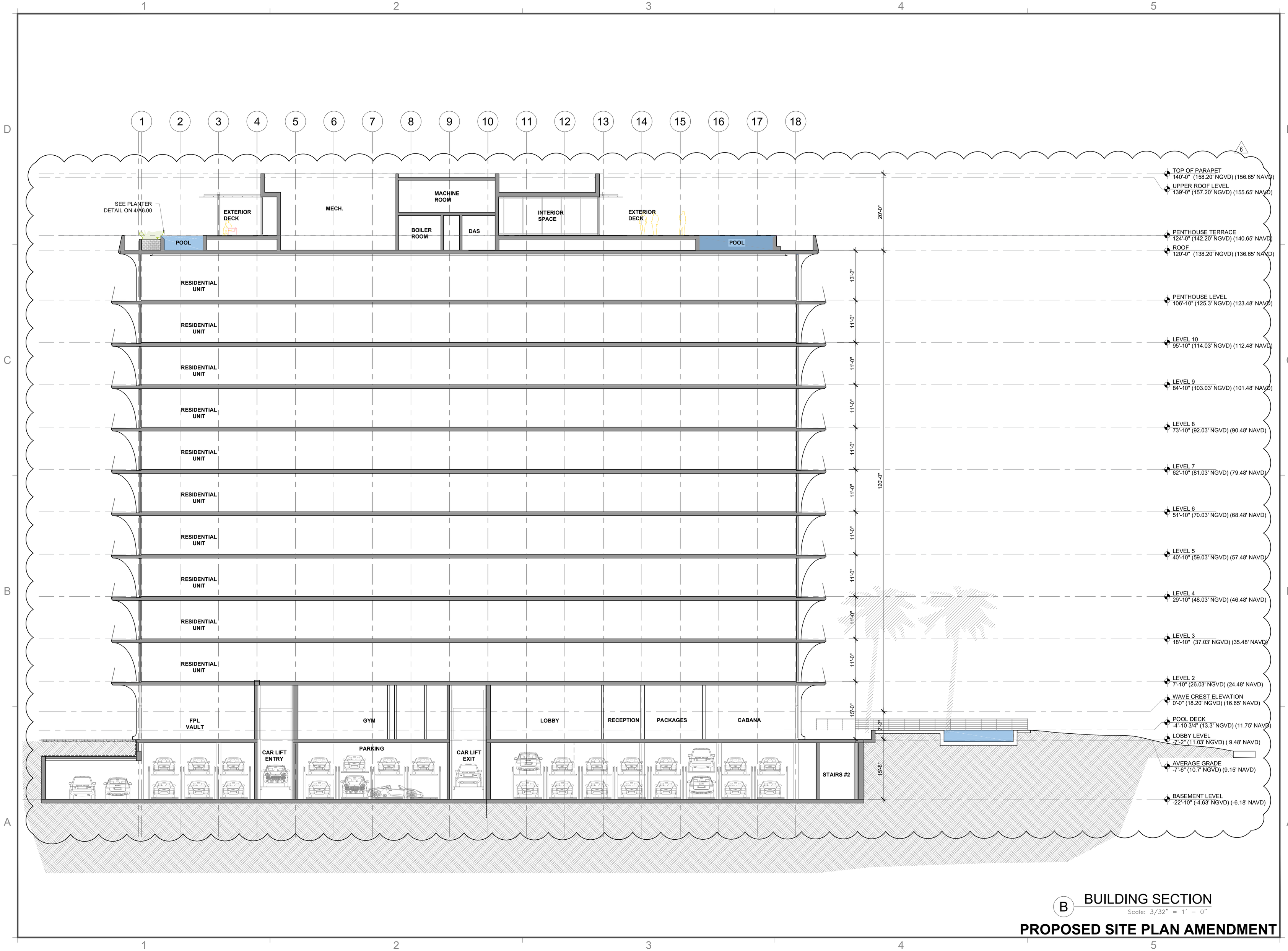

B BUILDING SECTION
Scale: 3/32" = 1' - 0"

PROPOSED SITE PLAN AMENDMENT

REVISIONS / SUBMISSIONS

1	DRC. COMMENTS - 2019-09-02
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6	**SITE PLAN AMENDMENT 2022-04-22**
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A5.01

NOTES:

ENGINEERING PROPERTIES:

1. COMPRESSIVE STRENGTH OF TT24 PAVER:
   EMPTY PAVER: ULTIMATE LOAD = 86,563 LBS / 601 PSI
   FILLED PAVER: ULTIMATE LOAD = 400,000 LBS
2. POROSITY OF AASHTO #57 AGGREGATE = 0.4

TOP SOIL FILL:

3. NDS RECOMMENDS NATIVE TOP SOIL FOR BACKFILL INSIDE THE PAVERS.
4. EXTEND TOP SOIL INSIDE PAVER AN ADDITIONAL ¼ TO ½ INCH ABOVE PAVER SURFACE AND MATCH SURROUNDING GRADE. PROPOSED FINISHED GRADE SLOPE PER PROJECT GRADING PLAN. PROTECT PAVER AREA UNTIL GRASS IS SUFFICIENTLY ESTABLISHED TO HANDLE TRAFFIC. PROVIDE 1" (MIN.) CLEARANCE BETWEEN ANY CONCRETE EDGE AND PAVER.
5. GRASS PAVERS ARE TO BE USED FOR AREAS OF PEDESTRIAN USE AND OCCASIONAL VEHICULAR TRAFFIC USE (E.G., OVERFLOW PARKING AND EMERGENCY VEHICLEFIRE LANES).

AASHTO #57 BASE ROCK:

6. GRADATION OF AASHTO #57 COARSE BASE ROCK: 100% PASSING 1 ½" SCREEN, 95-100% PASSING 1", 25-60% PASSING ½", AND 0-10% PASSING #8 SCREEN.
   OPTIONAL: ADD PULVERIZED NATIVE TOP SOIL EQUAL TO 15% OF TOTAL VOLUME. BLEND TO OBTAIN HOMOGENEOUS MIXTURE PRIOR TO PLACEMENT.
7. THICKNESS OF AGGREGATE LAYER IS AS FOLLOWS: NO BASE REQUIRED FOR EROSION CONTROL AND PEDESTRIAN-ONLY LOADS (COMPACTION OF NATIVE SOIL RECOMMENDED FOR SLOPES UP TO 3%); 4 INCHES FOR LIGHT LOADS (GOLF CARTS); 6 INCHES FOR MEDIUM LOADS (CARS AND PICKUP TRUCKS); 8 INCHES FOR HEAVY LOADS (FIRE TRUCKS).
8. COMPACT WITH ONE TO THREE PASSES OF 5-TON STEEL WHEEL ROLLER. SINCE IT IS DIFFICULT TO MEASURE DENSITY OF COARSE AGGREGATE, APPROACH OF REQUIRING A FIXED DENSITY IS NOT APPLICABLE.

FILTER FABRIC (OPTIONAL):

9. FILTER FABRIC MAY BE USED TO PREVENT MIGRATION OF FINES FROM SURROUNDING NATIVE SOILS INTO COARSE AGGREGATE LAYER. THE FABRIC PREVENTS CLOGGING OF AGGREGATE LAYER AND EXTENDS ITS USEFUL LIFE. USE OF FILTER FABRIC IS STRONGLY RECOMMENDED AROUND EDGE DRAIN.
10. NDS RECOMMENDS NON-WOVEN NEEDLE-PUNCHED GEOTEXTILE. WOVEN GEOTEXTILES SHOULD NOT BE USED.
11. USE FILTER FABRIC WITH AOS <0.60 MM FOR NATIVE SOILS WITH 50% OR LESS PARTICLES BY WEIGHT PASSING NO.200 SIEVE. USE FILTER FABRIC WITH AOS <0.30MM FOR NATIVE SOILS WITH 50% OR GREATER PARTICLES BY WEIGHT PASSING THE NO.200 SIEVE.

UNDERDRAIN:

12. NDS RECOMMENDS UNDERDRAIN TO COLLECT PERCOLATED WATER AND CONVEY TO PROJECT STORMWATER FACILITY FOR NATIVE SOIL THAT IS NRCS HYDROLOGIC SOIL GROUP C OR D (LOW INFILTRATION RATES). UNDERDRAIN IS OPTIONAL FOR SOIL GROUP B (MODERATE INFILTRATION) AND CAN BE ELIMINATED FOR SOIL GROUP A (GOOD INFILTRATION).
13. USE MINIMUM 4-INCH DIA PERFORATED PVC OR POLYETHYLENE PIPE AT 200-FT CENTERS; MINIMUM ONE PIPE. PIPE TO BE INSTALLED AT MINIMUM 0.5% SLOPE. RECOMMENDED 2 SQ. INCHES OF OPENING / LINEAR FOOT.
14. UNDERDRAIN TO DAYLIGHT INTO PROJECT STORMWATER FACILITY (CATCH BASIN / OPEN CHANNEL / BASIN).
15. INVERT OF PIPE RECOMMENDED TO BE ABOVE PROJECT HIGH WATER LEVEL TO PREVENT BACKING-UP OF WATER INTO PAVER SYSTEM.
16. UNDERDRAIN TO BE SURROUNDED BY 4" OF AASHTO #57 COARSE AGGREGATE, WITH MIN. 2" BEDDING.

SUBGRADE NATIVE SOIL:

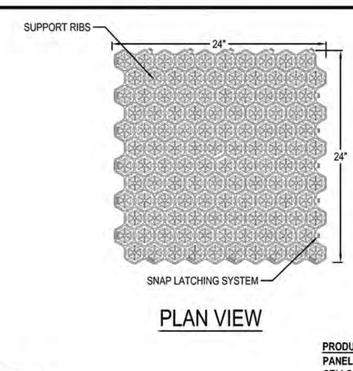
17. COMPACT SUBGRADE NATIVE SOILS 90 TO 95% STANDARD PROCTOR DENSITY PER ASTM D696 FOR SOILS WITH CALIFORNIA BEARING RATIO >20%, R VALUE>30, AASHTO A-1, A-2, AND A-3 SOILS. LOWER COMPACTION LEVELS PROMOTE INFILTRATION THROUGH SOIL.
18. NDS RECOMMENDS THAT ENGINEER-OF-RECORD CONSIDER HIGHER LEVEL OF COMPACTION FOR CBR ≤ TO 20%, R-VALUE 10 TO 30, AASHTO A-4 SOILS FOR HEAVY LOADS WHERE INFILTRATION INTO NATIVE SOILS IS NOT A REQUIREMENT.
19. NDS RECOMMENDS THAT ENGINEER-OF-RECORD CONSULT WITH PROJECT GEOTECHNICAL ENGINEER FOR POTENTIAL SOIL MODIFICATION (E.G., LIME TREATMENT) AND COMPACTION LEVEL FOR CBR <5% AND R-VALUE <10, AASHTO A-5, A-6, AND A-7 SOILS.

2 of 2

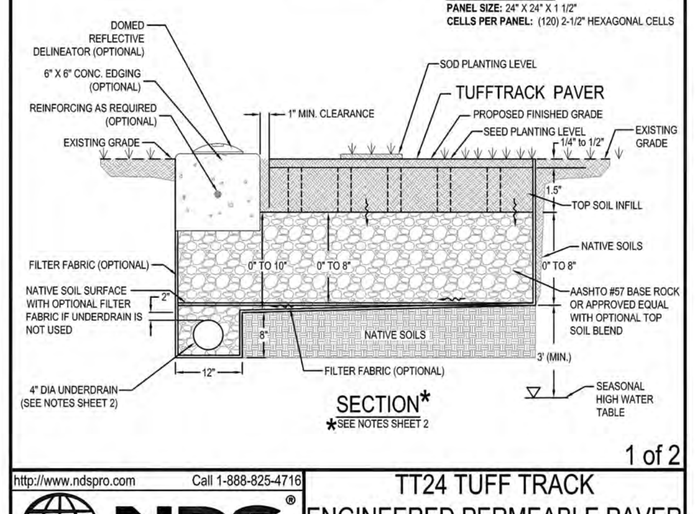
http://www.ndspro.com Call 1-888-825-4716

NDS® We put water in its place

TT24 TUFF TRACK ENGINEERED PERMEABLE PAVER GRASS SURFACE



PLAN VIEW



PRODUCT DESCRIPTION
PANEL SIZE: 24" X 24" X 1 1/2"
CELLS PER PANEL: (120) 2-1/2" HEXAGONAL CELLS

SECTION*
*SEE NOTES SHEET 2

1 of 2

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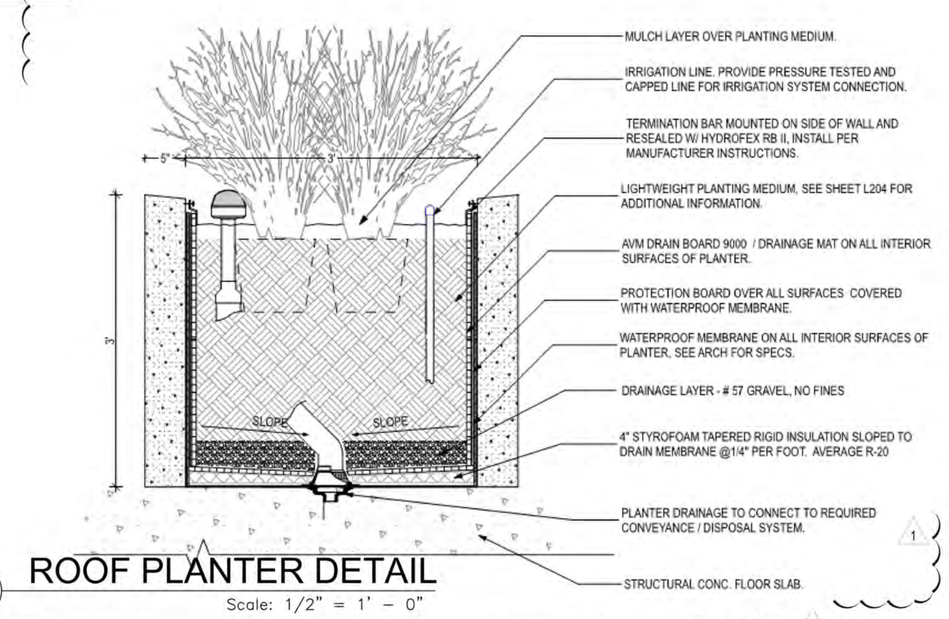
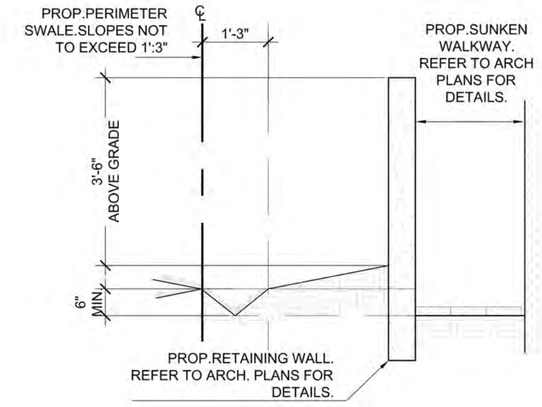
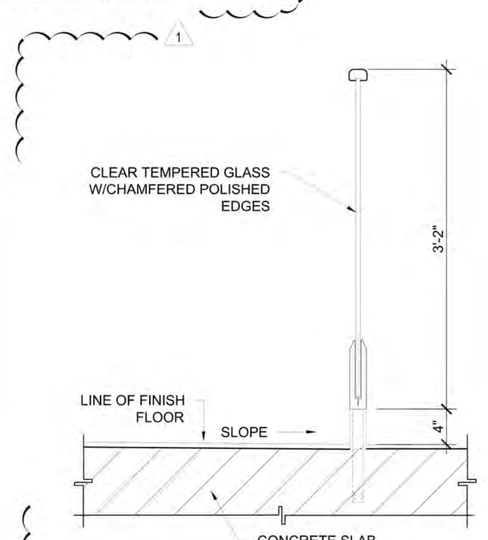
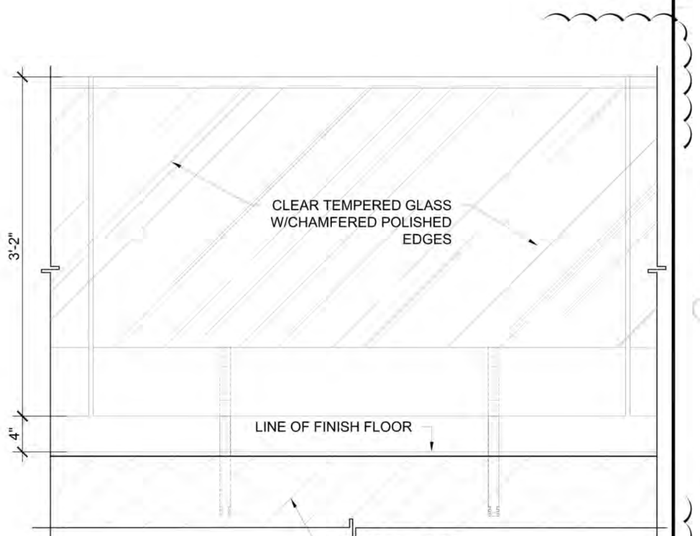


4 ROOF PLANTER DETAIL
Scale: 1/2" = 1' – 0"

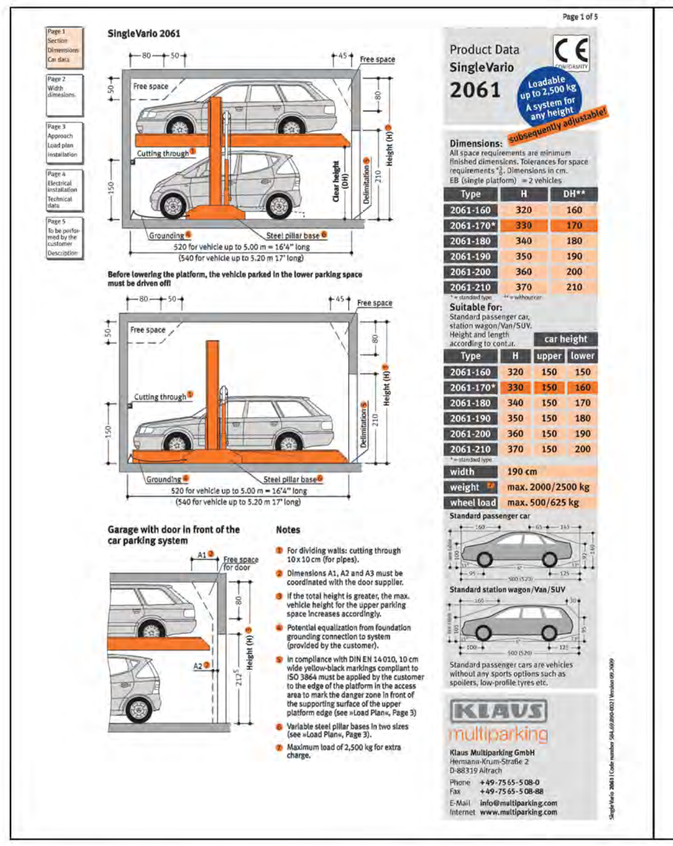


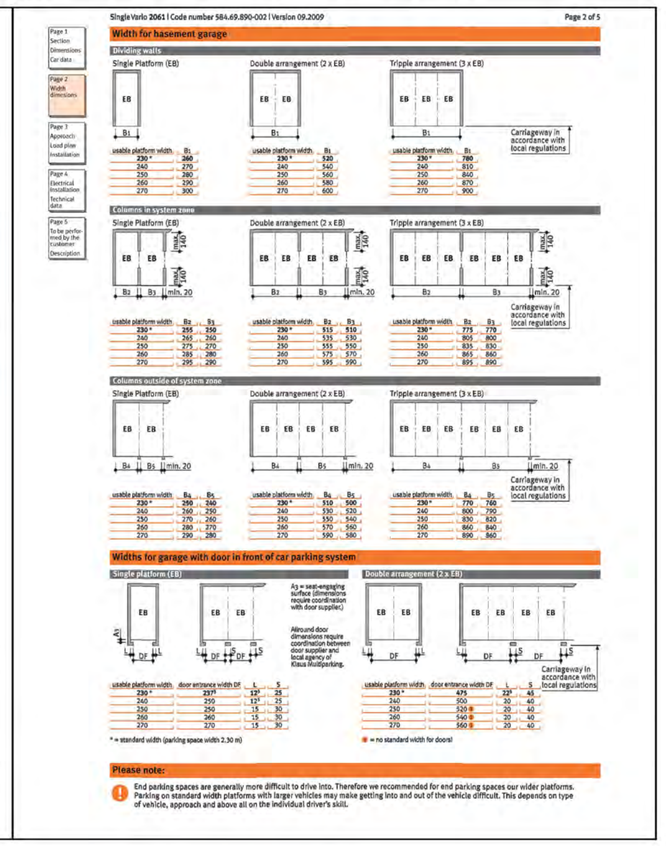
1 SECTION THRU WALKWAY
Scale: 1/2" = 1' – 0"

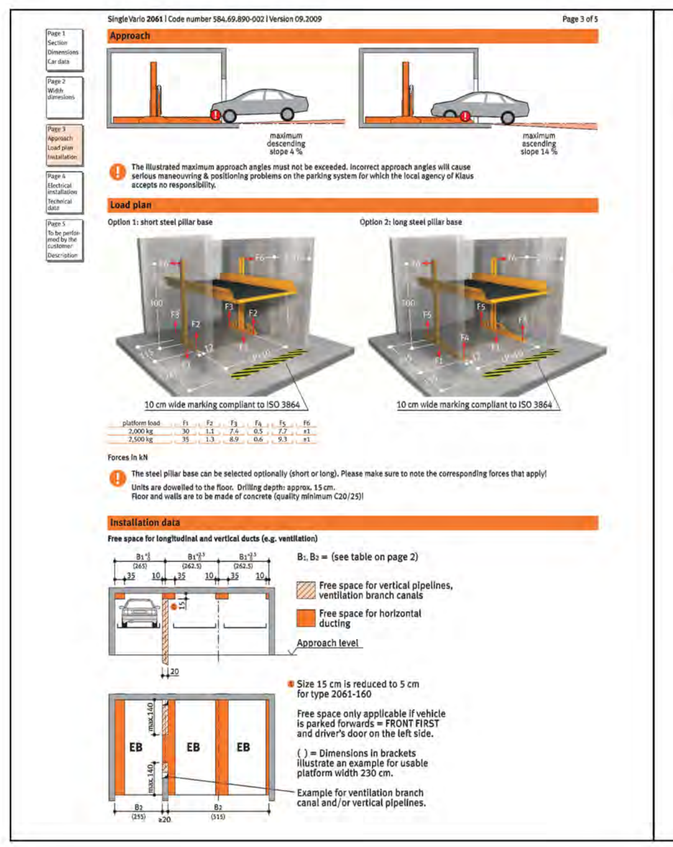


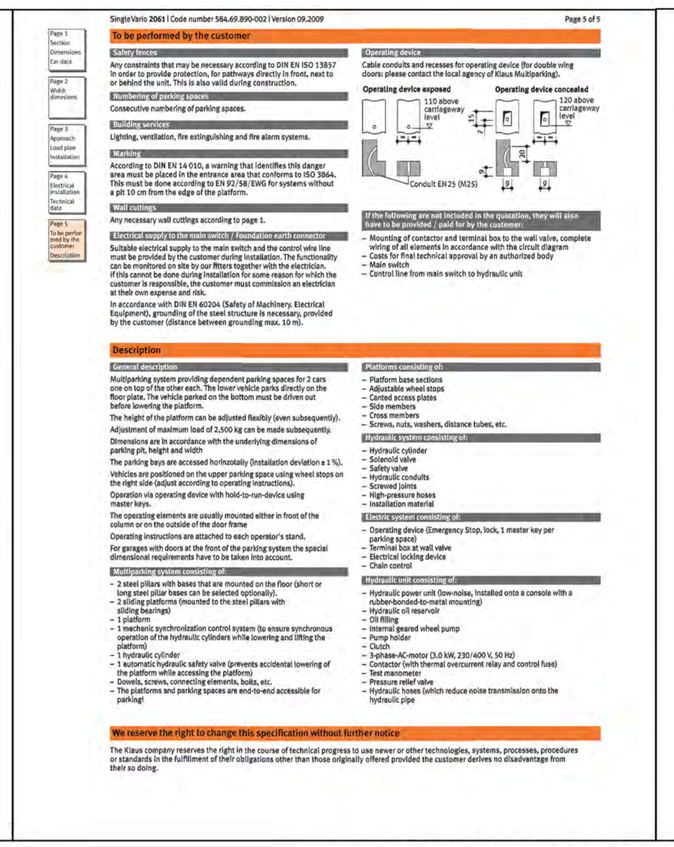


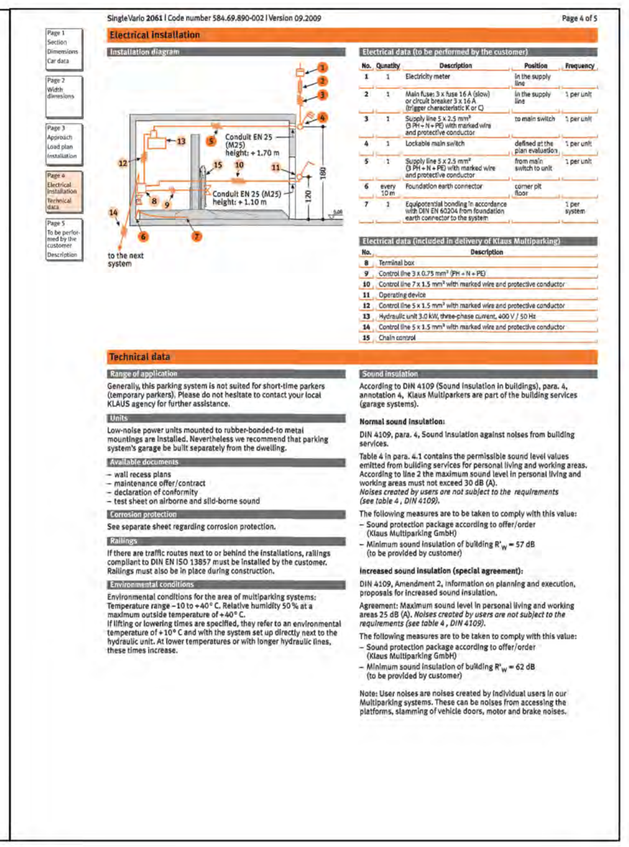
3 RAILING DETAIL
Scale: 1" = 1' – 0"











2 PRODUCT DATA
N/S

APPROVED RESOLUTION NO.-19-2661

REVISIONS / SUBMISSIONS		
1	DRC. COMMENTS - 2019-09-02	
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DRAWN BY:	KKAID
CHECKED BY:	KKAID
DATE:	07-23-2019

A6.00

NOTES:

ENGINEERING PROPERTIES:

1. COMPRESSIVE STRENGTH OF TT24 PAVER:
   EMPTY PAVER: ULTIMATE LOAD = 86,563 LBS / 601 PSI
   FILLED PAVER: ULTIMATE LOAD = 400,000 LBS
2. POROSITY OF AASHTO #57 AGGREGATE = 0.4

TOP SOIL FILL:

3. NDS RECOMMENDS NATIVE TOP SOIL FOR BACKFILL INSIDE THE PAVERS.
4. EXTEND TOP SOIL INSIDE PAVER AN ADDITIONAL ¼ TO ½ INCH ABOVE PAVER SURFACE AND MATCH SURROUNDING GRADE. PROPOSED FINISHED GRADE SLOPE PER PROJECT GRADING PLAN. PROTECT PAVER AREA UNTIL GRASS IS SUFFICIENTLY ESTABLISHED TO HANDLE TRAFFIC. PROVIDE 1" (MIN.) CLEARANCE BETWEEN ANY CONCRETE EDGE AND PAVER.
5. GRASS PAVERS ARE TO BE USED FOR AREAS OF PEDESTRIAN USE AND OCCASIONAL VEHICULAR TRAFFIC USE (E.G., OVERFLOW PARKING AND EMERGENCY VEHICLE/FIRE LANES).

AASHTO #57 BASE ROCK:

6. GRADATION OF AASHTO #57 COARSE BASE ROCK: 100% PASSING 1 ½" SCREEN, 95-100% PASSING 1", 25-60% PASSING ½", AND 0-10% PASSING #8 SCREEN.
   OPTIONAL: ADD PULVERIZED NATIVE TOP SOIL EQUAL TO 15% OF TOTAL VOLUME. BLEND TO OBTAIN HOMOGENEOUS MIXTURE PRIOR TO PLACEMENT.
7. THICKNESS OF AGGREGATE LAYER IS AS FOLLOWS: NO BASE REQUIRED FOR EROSION CONTROL AND PEDESTRIAN-ONLY LOADS (COMPACTION OF NATIVE SOIL RECOMMENDED FOR SLOPES UP TO 3%); 4 INCHES FOR LIGHT LOADS (GOLF CARTS); 6 INCHES FOR MEDIUM LOADS (CARS AND PICKUP TRUCKS); 8 INCHES FOR HEAVY LOADS (FIRE TRUCKS).
8. COMPACT WITH ONE TO THREE PASSES OF 5-TON STEEL WHEEL ROLLER. SINCE IT IS DIFFICULT TO MEASURE DENSITY OF COARSE AGGREGATE, APPROACH OF REQUIRING A FIXED DENSITY IS NOT APPLICABLE.

FILTER FABRIC (OPTIONAL):

9. FILTER FABRIC MAY BE USED TO PREVENT MIGRATION OF FINES FROM SURROUNDING NATIVE SOILS INTO COARSE AGGREGATE LAYER. THE FABRIC PREVENTS CLOGGING OF AGGREGATE LAYER AND EXTENDS ITS USEFUL LIFE. USE OF FILTER FABRIC IS STRONGLY RECOMMENDED AROUND EDGE DRAIN.
10. NDS RECOMMENDS NON-WOVEN NEEDLE-PUNCHED GEOTEXTILE. WOVEN GEOTEXTILES SHOULD NOT BE USED.
11. USE FILTER FABRIC WITH AOS <0.60 MM FOR NATIVE SOILS WITH 50% OR LESS PARTICLES BY WEIGHT PASSING NO.200 SIEVE. USE FILTER FABRIC WITH AOS <0.30MM FOR NATIVE SOILS WITH 50% OR GREATER PARTICLES BY WEIGHT PASSING THE NO.200 SIEVE.

UNDERDRAIN:

12. NDS RECOMMENDS UNDERDRAIN TO COLLECT PERCOLATED WATER AND CONVEY TO PROJECT STORMWATER FACILITY FOR NATIVE SOIL THAT IS NRCS HYDROLOGIC SOIL GROUP C OR D (LOW INFILTRATION RATES). UNDERDRAIN IS OPTIONAL FOR SOIL GROUP B (MODERATE INFILTRATION) AND CAN BE ELIMINATED FOR SOIL GROUP A (GOOD INFILTRATION).
13. USE MINIMUM 4-INCH DIA PERFORATED PVC OR POLYETHYLENE PIPE AT 250-FT CENTERS; MINIMUM ONE PIPE. PIPE TO BE INSTALLED AT MINIMUM 0.5% SLOPE. RECOMMENDED 2 SQ. INCHES OF OPENING / LINEAR FOOT.
14. UNDERDRAIN TO DAYLIGHT INTO PROJECT STORMWATER FACILITY (CATCH BASIN / OPEN CHANNEL / BASIN).
15. INVERT OF PIPE RECOMMENDED TO BE ABOVE PROJECT HIGH WATER LEVEL TO PREVENT BACKING-UP OF WATER INTO PAVER SYSTEM.
16. UNDERDRAIN TO BE SURROUNDED BY 4" OF AASHTO #57 COARSE AGGREGATE, WITH MIN. 2" BEDDING.

SUBGRADE NATIVE SOIL:

17. COMPACT SUBGRADE NATIVE SOILS 90 TO 95% STANDARD PROCTOR DENSITY PER ASTM D696 FOR SOILS WITH CALIFORNIA BEARING RATIO >20%, R VALUE >30, AASHTO A-1, A-2, AND A-3 SOILS. LOWER COMPACTION LEVELS PROMOTE INFILTRATION THROUGH SOIL.
18. NDS RECOMMENDS THAT ENGINEER-OF-RECORD CONSIDER HIGHER LEVEL OF COMPACTION FOR CBR ≤ TO 20%, R-VALUE 10 TO 30, AASHTO A-4 SOILS FOR HEAVY LOADS WHERE INFILTRATION INTO NATIVE SOILS IS NOT A REQUIREMENT.
19. NDS RECOMMENDS THAT ENGINEER-OF-RECORD CONSULT WITH PROJECT GEOTECHNICAL ENGINEER FOR POTENTIAL SOIL MODIFICATION (E.G., LIME TREATMENT) AND COMPACTION LEVEL FOR CBR <5% AND R-VALUE <10, AASHTO A-5, A-6, AND A-7 SOILS.

2 of 2

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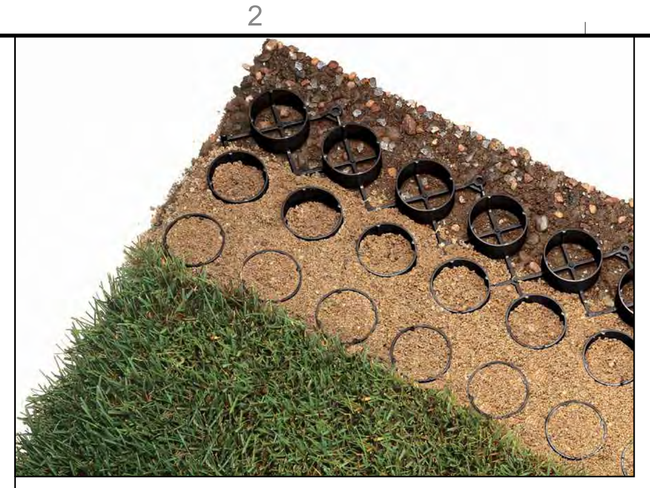
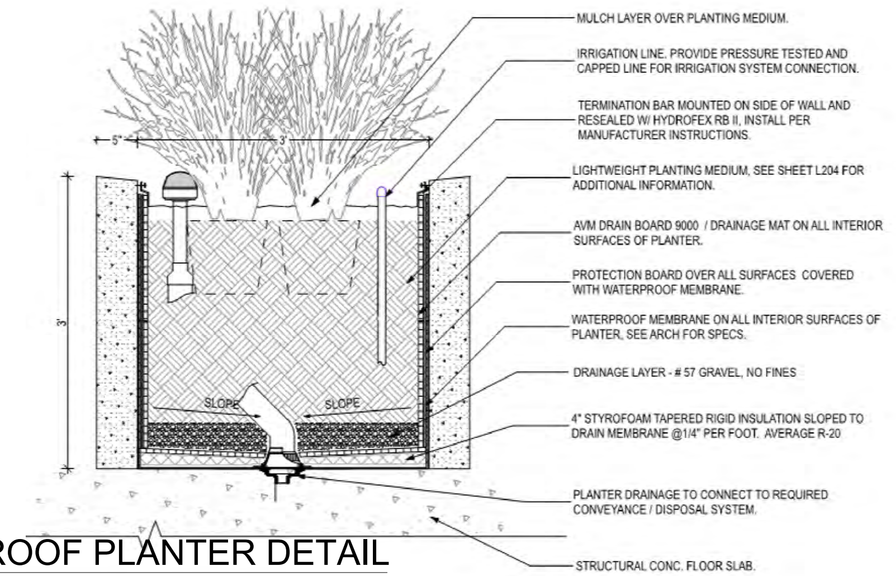
TT24 TUFF TRACK
ENGINEERED PERMEABLE PAVER
GRASS SURFACE





4 ROOF PLANTER DETAIL
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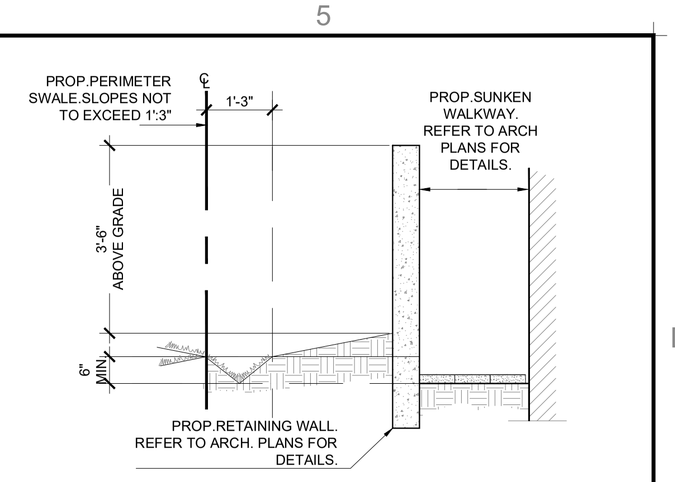

1 SECTION THRU WALKWAY
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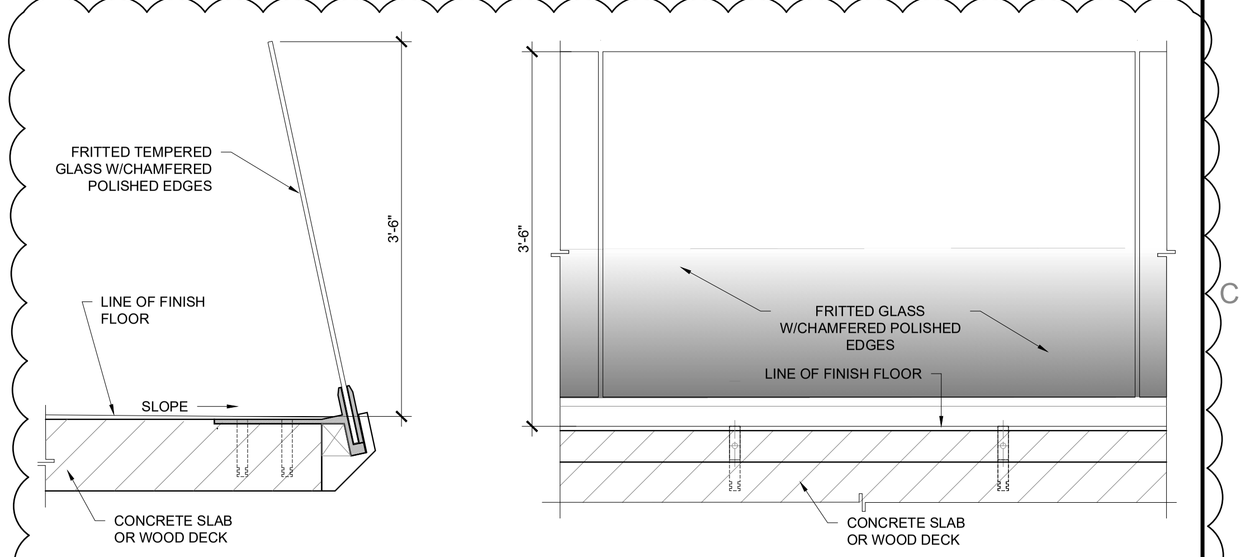

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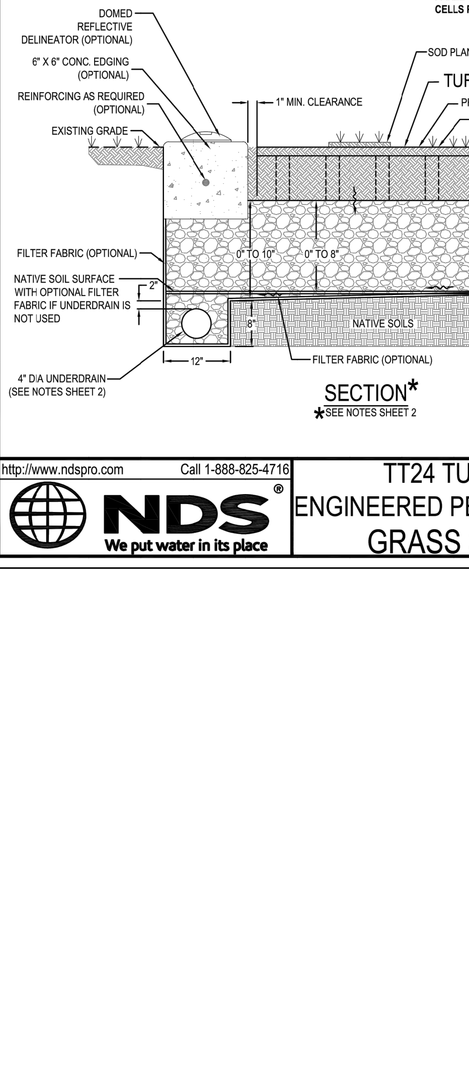

PLAN VIEW

SECTION*
*SEE NOTES SHEET 2

PRODUCT DESCRIPTION
PANEL SIZE: 24" X 24" X 1 1/2"
CELLS PER PANEL: (120) 2-1/2" HEXAGONAL CELLS

1 of 2

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TT24 TUFF TRACK
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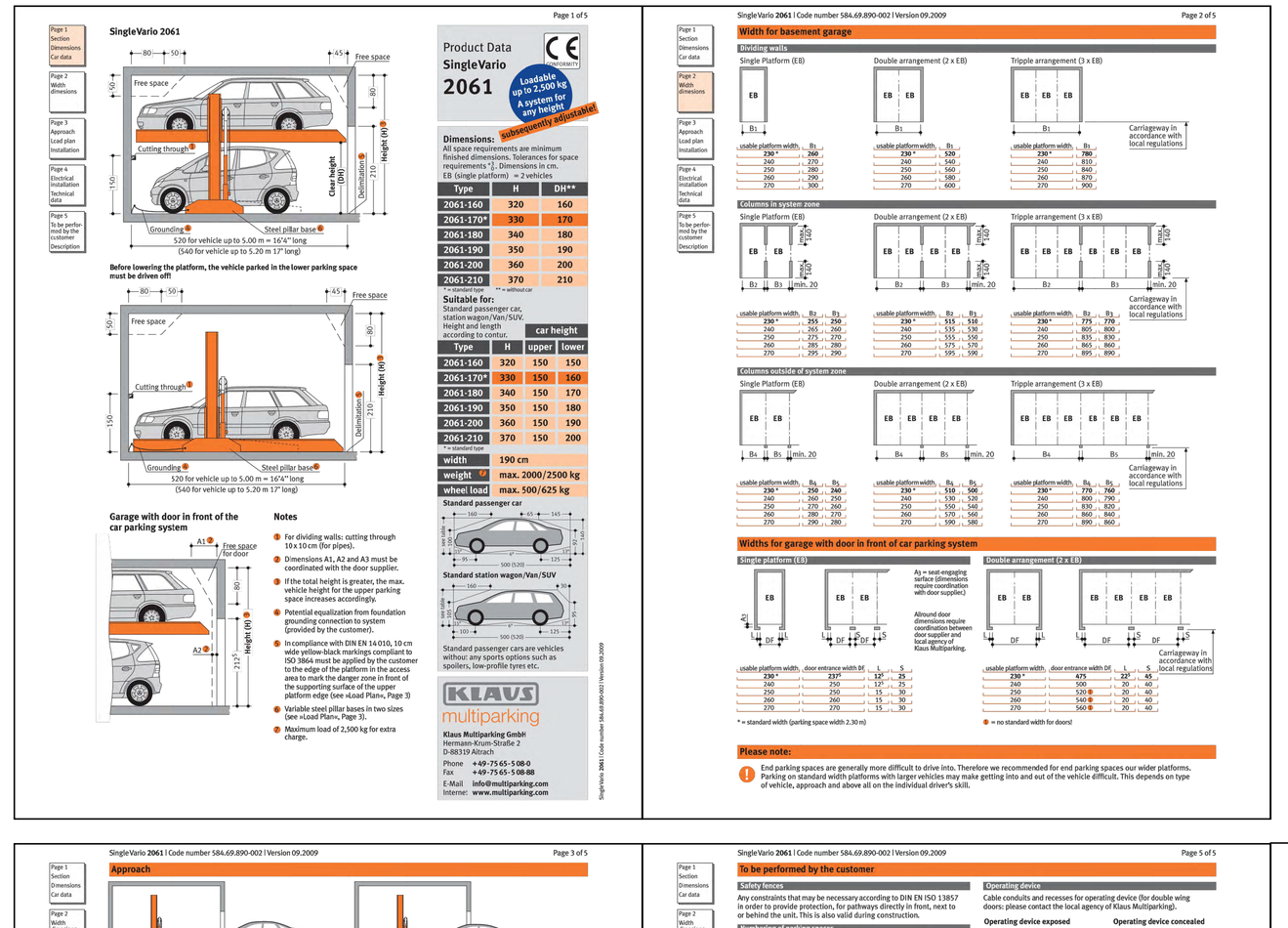

2 PRODUCT DATA
N/S

PROPOSED SITE PLAN AMENDMENT

REVISIONS / SUBMISSIONS	
1	DRC. COMMENTS - 2019-09-02
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6	**SITE PLAN AMENDMENT 2022-04-22**
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DRAWN BY:	KKAID
CHECKED BY:	KKAID
DATE:	04-22-2022

A6.00

GENERAL NOTES AND SPECIFICATIONS

I. APPLICABLE CODES

1. ALL WORK AND MATERIALS SHALL CONFORM TO CURRENT TOWN OF SURFSIDE AND MIAMI-DADE COUNTY STANDARDS AS WELL AS ALL LOCAL, STATE, AND NATIONAL CODES AND REGULATORY REQUIREMENTS, AS APPLICABLE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH ALL THE REQUIREMENTS OF FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AND ALL STATE AND LOCAL SAFETY AND HEALTH REGULATIONS.

3. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER SITE FEATURES SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY BY OTHERS.

4. EXISTING UTILITIES TO BE ADJUSTED IN ACCORDANCE WITH PROPOSED GRADES AND REQUIREMENTS OF UTILITY OWNERS, AS REQUIRED.

5. EXISTING STRUCTURES, UTILITIES AND OTHER IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, TREES SUCH AS BUILDING SEWERS, DRAINS, WATER OR GAS PIPES, CONDUITS, POLES, WALLS, COLUMNS, ETC., WHETHER OR NOT SHOWN ON THE PLANS, ARE TO BE CAREFULLY PROTECTED FROM DAMAGE. IF DAMAGE OCCURS FROM WORK PERFORMED UNDER THIS CONTRACT, THE CONTRACTOR SHALL PROMPTLY REPAIR THE DAMAGED ITEM(S) TO THE CONDITION OF THE ITEM(S) PRIOR TO THE DAMAGE. THIS WORK SHALL BE AT NO ADDITIONAL COST TO THE OWNER.

6. THE CONTRACTOR IS TO USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD TRANSMISSION LINES AND UNDERGROUND UTILITIES.

7. CONTRACTOR SHALL PRESERVE ALL STREET SIGNS, PARKING METERS, BENCHES, TRAFFIC CONTROL SIGNS, ETC. WHEN DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL REINSTALL OR DELIVER SAID PUBLIC PROPERTY TO THE COUNTY YARD.

8. THE CONTRACTOR SHALL COORDINATE HIS/HERS WORK WITH ANY OTHER UTILITY AND BUILDING TRADES WORKING ON THIS OR ADJACENT PROJECT.

9. ALL DITCH EXCAVATION SHALL BE PERFORMED IN FULL COMPLIANCE WITH THE PROVISIONS OF THE FLORIDA TRENCH SAFETY ACT.

10. THE CONTRACTOR SHALL TAKE SPECIAL NOTE OF SOIL CONDITIONS THROUGHOUT THIS PROJECT. ANY SPECIAL SHORING, SHEETING OR OTHER PROCEDURES NECESSARY TO PROTECT ADJACENT PROPERTY, EITHER PUBLIC OR PRIVATE, DURING EXCAVATION OF SUBSOIL MATERIAL OR DURING THE FILLING OF ANY AREA, OR FOR ANY OPERATION DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

II. PRECONSTRUCTION RESPONSIBILITIES

1. THE INFORMATION PROVIDED IN THESE PLANS IS TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF THE CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT ANY INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSIONS REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED AND UPON WHICH THEIR BIDS WILL BE BASED.

2. 48 HOURS BEFORE BEGINNING CONSTRUCTION IN THE AREA, THE CONTRACTOR SHALL NOTIFY SUNSHINE STATE CALL ONE OF FLORIDA, INC. AT 1-800-432-4770 AND ANY OTHER UTILITIES WHICH MIGHT BE AFFECTED.

3. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER, AND THE ENGINEER OF RECORD.

4. THE CONTRACTOR SHALL APPLY FOR AND PROCURE ALL PERMITS AND LICENSES, PAY ALL CHARGES, TAXES, ROYALTIES & FEES, AND GIVE ALL NOTICES NECESSARY TO COMPLETE THIS PROJECT. (WITH THE EXCEPTION OF DRAINAGE AND WATER & SEWER APPROVALS FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND FDOT WHICH WILL BE OBTAINED BY THE ENGINNEER OF RECORD.)

5. THE CONTRACTORS SHALL COORDINATE WITH UTILITY COMPANIES TO ARRANGE FOR ANY REMOVAL, RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK, IF APPLICABLE.

6. THE LOCATIONS OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL LOCATE AND EXPOSE ALL EXISTING UTILITIES TO BE CONNECTED SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW REDESIGN BY THE ENGINEER IF SUCH UTILITIES ARE FOUND TO BE DIFFERENT THAN THOSE SHOWN ON PLANS.

III. INSPECTION AND TESTING

THE ENGINEER SHALL REQUIRE A COLOR T.V. SURVEY AND SHALL REQUIRE AN EXFILTRATION/INFILTRATION TEST PRIOR TO ACCEPTANCE. THE SURVEY AND TESTING SHALL BE AT THE CONTRACTOR'S EXPENSE.

INSPECTIONS:
THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION AND PRIOR TO THE INSPECTION OF THE FOLLOWING ITEMS:

1.) STORM DRAINAGE
2.) SANITARY SEWER
3.) WATER SYSTEM SUBGRADE – SUBMIT AND HAVE APPROVED DENSITIES PRIOR TO PLACEMENT OF ROCK.
4.) LIMEROCK BASE – SUBMIT AND HAVE APPROVED DENSITIES AND AS-BUILTS PRIOR TO THE PLACEMENT OF ANY ASPHALT.
5.) ASPHALTIC CONCRETE
6.) FINAL WALK-TRROUGH INSPECTION
7.) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL APPLICABLE REGULATORY AGENCIES FOR INSPECTION REQUIREMENTS.

IV. SHOP DRAWINGS

1. PRIOR TO CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD FOR THE FOLLOWING ITEMS: WATER/SEWER MAIN PIPING AND ASSOCIATED FITTINGS, CATCH BASINS AND ALL OTHER DRAINAGE STRUCTURES, DRAINAGE PIPE, BALLAST ROCK, EXFILTRATION TRENCH FILTER FABRIC. IN ADDITION, SOME CITIES, COUNTIES, STATE AND/OR NATIONAL REGULATORY AGENCIES REQUIRE THEIR OWN INDIVIDUAL REVIEW AND APPROVAL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY SHOP DRAWING APPROVALS IF REQUIRED.

V. TEMPORARY FACILITIES

1. TEMPORARY FACILITIES

A. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES, AND ELECTRICITY, DURING CONSTRUCTION.

B. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE ACCESS ENTRANCE TO COMMERCIAL PROPERTIES AT ALL TIMES, IF APPLICABLE.

C. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION, IF APPLICABLE.

2. TRAFFIC REGULATION

A. THE CONTRACTOR SHALL PROVIDE ALL WARNING SIGNALS, SIGNS, LIGHTS AND FLAG PERSONS AS NECESSARY FOR THE MAINTENANCE OF TRAFFIC WITHIN PUBLIC RIGHT-OF-WAYS IN ACCORDANCE WITH M.U.T.C.D. AND FDOT.

B. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

C. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT THE EXPRESS PERMISSION OF THE TOWN OF SURFSIDE PUBLIC WORKS DEPARTMENT.

VI. PROJECT CLOSE OUT:

1. CLEANING UP

A. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEANUP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEPT BROOM CLEAN.

B. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS/HER WORK, EQUIPMENT AND/OR EMPLOYEES TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.

C. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, MAILBOXES, SIGNS AND ANY OTHER IMPROVEMENTS REMOVED DURING CONSTRUCTION WITH THE SAME TYPE OF MATERIAL AND TO THE CONDITION WHICH EXISTED PRIOR TO THE BEGINNING OF OPERATIONS.

D. WHERE MATERIAL OR DEBRIS HAVE WASHED OR FLOWED INTO, OR HAVE BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.

E. ALL DISPOSAL OF EXCESS AND UNSUITABLE EXCAVATED MATERIAL, DEMOLITION, VEGETATION, RUBBISH AND DEBRIS SHALL BE MADE OUTSIDE THE LIMITS OF CONSTRUCTION AT A LEGAL DISPOSAL SITE PROVIDED BY THE CONTRACTOR AT HIS/HER OWN EXPENSE, WITH THE PRIOR APPROVAL OF THE ENGINEER. MATERIAL CLEARED FROM THE SITE SHALL NOT BE DEPOSITED ON ADJACENT AND/OR NEARBY PROPERTY.

2. ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

3. PROJECT RECORD DOCUMENTS

A. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS.

B. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH AS-BUILT GRADES AND LOCATIONS OF FINISHED PAVEMENT, SIDEWALKS, CURBS, AND ALL PHYSICAL IMPROVEMENTS. SUCH GRADES SHALL BE OBTAINED BY A LICENSED SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF FLORIDA, AND SHALL DOCUMENT THE INTENT OF THE PROPOSED GRADES SHOWN ON THE PLANS. THIS SHALL BE DONE AT NO COST TO THE OWNER.

4. CONTRACTOR TO REPLACE ALL FOUND PIPES WITH NAIL AND DISKS.

VII. STORM DRAINAGE

GENERAL

1. THE TRENCH FILTER FABRIC SHALL BE SELECTED FROM THE MANUFACTURERS AND FABRIC TYPES APPROVED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT. IT SHALL BE USED TO WRAP ALL SIDES, BOTTOM AND TOP OF THE EXFILTRATION TRENCH. THE TOP SECTION OF THE MATERIAL SHALL BE LAPPED A MINIMUM OF 12 INCHES AND THE CONTRACTOR SHALL TAKE EXTREME CARE IN BACKFILLING TO AVOID BUNCHING OF THE FABRIC.

2. SOLID AND PERFORATED STORM DRAINAGE PIPE SHALL BE HIGH DENSITY POLYETHYLENE PIPE (H.D.P.E.) SELECTED FROM THE MANUFACTURES AND TYPES APPROVED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT. PERFORATED PIPE SHALL TERMINATE 4'-0" FROM THE DRAINAGE STRUCTURE. THE REMAINING 4'-0" SHALL BE NON-PERFORATED PIPE.

3. PROVIDE A MINIMUM PROTECTIVE COVER OF 24 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.

4. THE CONTRACTOR SHALL PROTECT COMPLETED DRAINAGE STRUCTURES AND EXFILTRATION TRENCH SYSTEMS FROM CONTAMINATION OF SILT AND CONSTRUCTION DEBRIS. PLACE PLYWOOD ON, OR FILTER FABRIC BETWEEN, THE FRAME AND INLET GRATE UNTIL CONSTRUCTION OPERATIONS ARE FINISHED.

VII. PAVING

1. GENERAL

A. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.

B. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.

C. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT.

D. PROPOSED ASPHALT PAVEMENT SHALL BE CONNECTED TO EXISTING AS PER TOWN OF SURFSIDE STANDARD DETAILS. CONTRACTOR SHALL MATCH EXISTING ELEVATIONS ON NEW SIDEWALK OR NEW PAVEMENT.

E. CONTRACTOR SHALL REMOVE AND DISPOSE OF THE EXISTING CONC. CURB, CURB & GUTTER, SIDEWALK AND ASPHALT WHERE NEW SIDEWALK, CURB & GUTTER AND MEDIAN IS PROPOSED TO BE CONSTRUCTED.

F. NONE OF THE EXISTING LIMEROCK BASE THAT IS REMOVED IS TO BE INCORPORATED INTO THE PROPOSED LIMEROCK BASE.

G. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY, CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT INSPECTOR OR THE GEOTECHNICAL ENGINEER.

VIII. PAVEMENT MARKINGS AND TRAFFIC SIGNS

1. PAVEMENT MARKINGS

A. INSTALLATION OF ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH FDOT STANDARDS.

B. MATERIALS: (1) WHERE THE PLANS CALL FOR PAINTED PAVEMENT MARKINGS (P), INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. (2) WHERE THE PLANS CALL FOR THERMOPLASTIC PAVEMENT MARKINGS (T), INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

C. PROTECTION: THE CONTRACTOR SHALL NOT ALLOW TRAFFIC ONTO NEWLY APPLIED PAVEMENT STRIPING/MARKINGS UNTIL THEY ARE SUFFICIENTLY DRY TO PERMIT VEHICLES TO CROSS THEM WITHOUT DAMAGE. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, REMOVE AND REPLACE ANY PORTION OF THE PAVEMENT STRIPING/MARKINGS DAMAGED BY PASSING TRAFFIC OR FROM ANY OTHER CAUSE.

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A. INSTALLATION: TRAFFIC SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE U.S. DEPARTMENT OF TRANSPORTATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.), PART II, IN LOCATIONS SHOWN ON PLANS.

B. MATERIALS: FOLLOW SECTION NO. 700, HIGHWAY SIGNING, OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND M.U.T.C.D.

APPROVED RESOLUTION NO.-19-2661

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GENERAL NOTES AND SPECIFICATIONS

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CHECKED BY:
DATE: 01-04-2018

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GENERAL NOTES AND SPECIFICATIONS

I. APPLICABLE CODES

1. ALL WORK AND MATERIALS SHALL CONFORM TO CURRENT TOWN OF SURFSIDE AND MIAMI–DADE COUNTY STANDARDS AS WELL AS ALL LOCAL, STATE, AND NATIONAL CODES AND REGULATORY REQUIREMENTS, AS APPLICABLE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER AND IN STRICT COMPLIANCE WITH ALL THE REQUIREMENTS OF FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AND ALL STATE AND LOCAL SAFETY AND HEALTH REGULATIONS.

3. LOCATIONS, ELEVATIONS AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER SITE FEATURES SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY BY OTHERS.

4. EXISTING UTILITIES TO BE ADJUSTED IN ACCORDANCE WITH PROPOSED GRADES AND REQUIREMENTS OF UTILITY OWNERS, AS REQUIRED.

5. EXISTING STRUCTURES, UTILITIES AND OTHER IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, TREES SUCH AS BUILDING SEWERS, DRAINS, WATER OR GAS PIPES, CONDUITS, POLES, WALLS, COLUMNS, ETC., WHETHER OR NOT SHOWN ON THE PLANS, ARE TO BE CAREFULLY PROTECTED FROM DAMAGE. IF DAMAGE OCCURS FROM WORK PERFORMED UNDER THIS CONTRACT, THE CONTRACTOR SHALL PROMPTLY REPAIR THE DAMAGED ITEM(S) TO THE CONDITION OF THE ITEM(S) PRIOR TO THE DAMAGE. THIS WORK SHALL BE AT NO ADDITIONAL COST TO THE OWNER.

6. THE CONTRACTOR IS TO USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD TRANSMISSION LINES AND UNDERGROUND UTILITIES.

7. CONTRACTOR SHALL PRESERVE ALL STREET SIGNS, PARKING METERS, BENCHES, TRAFFIC CONTROL SIGNS, ETC. WHEN DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL REINSTALL OR DELIVER SAID PUBLIC PROPERTY TO THE COUNTY YARD.

8. THE CONTRACTOR SHALL COORDINATE HIS/HERS WORK WITH ANY OTHER UTILITY AND BUILDING TRADES WORKING ON THIS OR ADJACENT PROJECT.

9. ALL DITCH EXCAVATION SHALL BE PERFORMED IN FULL COMPLIANCE WITH THE PROVISIONS OF THE FLORIDA TRENCH SAFETY ACT.

10. THE CONTRACTOR SHALL TAKE SPECIAL NOTE OF SOIL CONDITIONS THROUGHOUT THIS PROJECT. ANY SPECIAL SHORING, SHEETING OR OTHER PROCEDURES NECESSARY TO PROTECT ADJACENT PROPERTY, EITHER PUBLIC OR PRIVATE, DURING EXCAVATION OF SUBSOIL MATERIAL OR DURING THE FILLING OF ANY AREA, OR FOR ANY OPERATION DURING CONSTRUCTION SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

II. PRECONSTRUCTION RESPONSIBILITIES

1. THE INFORMATION PROVIDED IN THESE PLANS IS TO ASSIST THE CONTRACTOR IN ASSESSING THE NATURE AND EXTENT OF THE CONDITIONS WHICH MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL CONTRACTORS ARE DIRECTED, PRIOR TO BIDDING, TO CONDUCT ANY INVESTIGATIONS THEY DEEM NECESSARY TO ARRIVE AT THEIR OWN CONCLUSIONS REGARDING THE ACTUAL CONDITIONS THAT WILL BE ENCOUNTERED AND UPON WHICH THEIR BIDS WILL BE BASED.

2. 48 HOURS BEFORE BEGINNING CONSTRUCTION IN THE AREA, THE CONTRACTOR SHALL NOTIFY SUNSHINE STATE CALL ONE OF FLORIDA, INC. AT 1–800–432–4770 AND ANY OTHER UTILITIES WHICH MIGHT BE AFFECTED.

3. UPON THE RECEIPT OF THE "NOTICE TO PROCEED", THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD AND ARRANGE A PRECONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, UTILITY OWNERS, THE OWNER, AND THE ENGINEER OF RECORD.

4. THE CONTRACTOR SHALL APPLY FOR AND PROCURE ALL PERMITS AND LICENSES, PAY ALL CHARGES, TAXES, ROYALTIES & FEES, AND GIVE ALL NOTICES NECESSARY TO COMPLETE THIS PROJECT. (WITH THE EXCEPTION OF DRAINAGE AND WATER & SEWER APPROVALS FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND FDOT WHICH WILL BE OBTAINED BY THE ENGINNEER OF RECORD.)

5. THE CONTRACTORS SHALL COORDINATE WITH UTILITY COMPANIES TO ARRANGE FOR ANY REMOVAL, RELOCATION AND TEMPORARY SUPPORT OF UTILITY FEATURES, ETC. AS NECESSARY TO COMPLETE THE WORK, IF APPLICABLE.

6. THE LOCATIONS OF THE UTILITIES SHOWN IN THE PLANS ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL LOCATE AND EXPOSE ALL EXISTING UTILITIES TO BE CONNECTED SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW REDESIGN BY THE ENGINEER IF SUCH UTILITIES ARE FOUND TO BE DIFFERENT THAN THOSE SHOWN ON PLANS.

III. INSPECTION AND TESTING

THE ENGINEER SHALL REQUIRE A COLOR T.V. SURVEY AND SHALL REQUIRE AN EXFILTRATION/INFILTRATION TEST PRIOR TO ACCEPTANCE. THE SURVEY AND TESTING SHALL BE AT THE CONTRACTOR'S EXPENSE.

INSPECTIONS:
THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION AND PRIOR TO THE INSPECTION OF THE FOLLOWING ITEMS:

1.) STORM DRAINAGE
2.) SANITARY SEWER
3.) WATER SYSTEM SUBGRADE – SUBMIT AND HAVE APPROVED DENSITIES PRIOR TO PLACEMENT OF ROCK.
4.) LIMEROCK BASE – SUBMIT AND HAVE APPROVED DENSITIES AND AS–BUILTS PRIOR TO THE PLACEMENT OF ANY ASPHALT.
5.) ASPHALTIC CONCRETE
6.) FINAL WALK–TRROUGH INSPECTION
7.) IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL APPLICABLE REGULATORY AGENCIES FOR INSPECTION REQUIREMENTS.

IV. SHOP DRAWINGS

1. PRIOR TO CONSTRUCTION OR INSTALLATION, SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD FOR THE FOLLOWING ITEMS: WATER/SEWER MAIN PIPING AND ASSOCIATED FITTINGS, CATCH BASINS AND ALL OTHER DRAINAGE STRUCTURES, DRAINAGE PIPE, BALLAST ROCK, EXFILTRATION TRENCH FILTER FABRIC. IN ADDITION, SOME CITIES, COUNTIES, STATE AND/OR NATIONAL REGULATORY AGENCIES REQUIRE THEIR OWN INDIVIDUAL REVIEW AND APPROVAL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL OTHER AGENCY SHOP DRAWING APPROVALS IF REQUIRED.

V. TEMPORARY FACILITIES

1. TEMPORARY FACILITIES

A. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES, AND ELECTRICITY, DURING CONSTRUCTION.

B. THE CONTRACTOR SHALL MAINTAIN AT LEAST ONE ACCESS ENTRANCE TO COMMERCIAL PROPERTIES AT ALL TIMES, IF APPLICABLE.

C. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION, IF APPLICABLE.

2. TRAFFIC REGULATION

A. THE CONTRACTOR SHALL PROVIDE ALL WARNING SIGNALS, SIGNS, LIGHTS AND FLAG PERSONS AS NECESSARY FOR THE MAINTENANCE OF TRAFFIC WITHIN PUBLIC RIGHT–OF–WAYS IN ACCORDANCE WITH M.U.T.C.D. AND FDOT.

B. ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR WALKWAYS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

C. NO TRENCHES OR HOLES NEAR WALKWAYS, IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT THE EXPRESS PERMISSION OF THE TOWN OF SURFSIDE PUBLIC WORKS DEPARTMENT.

VI. PROJECT CLOSE OUT:

1. CLEANING UP

A. DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER, AND UPON FINAL CLEANUP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEPT BROOM CLEAN.

B. THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY HIS/HER WORK, EQUIPMENT AND/OR EMPLOYEES TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.

C. THE CONTRACTOR SHALL REPLACE ALL PAVING, STABILIZED EARTH, CURBS, DRIVEWAYS, SIDEWALKS, FENCES, MAILBOXES, SIGNS AND ANY OTHER IMPROVEMENTS REMOVED DURING CONSTRUCTION WITH THE SAME TYPE OF MATERIAL AND TO THE CONDITION WHICH EXISTED PRIOR TO THE BEGINNING OF OPERATIONS.

D. WHERE MATERIAL OR DEBRIS HAVE WASHED OR FLOWED INTO, OR HAVE BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING THE PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.

E. ALL DISPOSAL OF EXCESS AND UNSUITABLE EXCAVATED MATERIAL, DEMOLITION, VEGETATION, RUBBISH AND DEBRIS SHALL BE MADE OUTSIDE THE LIMITS OF CONSTRUCTION AT A LEGAL DISPOSAL SITE PROVIDED BY THE CONTRACTOR AT HIS/HER OWN EXPENSE, WITH THE PRIOR APPROVAL OF THE ENGINEER. MATERIAL CLEARED FROM THE SITE SHALL NOT BE DEPOSITED ON ADJACENT AND/OR NEARBY PROPERTY.

2. ALL PROPERTY MONUMENTS OR PERMANENT REFERENCES, REMOVED OR DESTROYED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE RESTORED BY A STATE OF FLORIDA REGISTERED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.

3. PROJECT RECORD DOCUMENTS

A. DURING THE DAILY PROGRESS OF THE JOB, THE CONTRACTOR SHALL RECORD ON HIS SET OF CONSTRUCTION DRAWINGS THE EXACT LOCATION, LENGTH AND ELEVATION OF ANY FACILITY NOT BUILT EXACTLY ACCORDING TO PLANS.

B. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH AS–BUILT GRADES AND LOCATIONS OF FINISHED PAVEMENT, SIDEWALKS, CURBS, AND ALL PHYSICAL IMPROVEMENTS. SUCH GRADES SHALL BE OBTAINED BY A LICENSED SURVEYOR REGISTERED TO PRACTICE IN THE STATE OF FLORIDA, AND SHALL DOCUMENT THE INTENT OF THE PROPOSED GRADES SHOWN ON THE PLANS. THIS SHALL BE DONE AT NO COST TO THE OWNER.

4. CONTRACTOR TO REPLACE ALL FOUND PIPES WITH NAIL AND DISKS.

VII. STORM DRAINAGE

GENERAL

1. THE TRENCH FILTER FABRIC SHALL BE SELECTED FROM THE MANUFACTURERS AND FABRIC TYPES APPROVED BY THE MIAMI–DADE COUNTY PUBLIC WORKS DEPARTMENT. IT SHALL BE USED TO WRAP ALL SIDES, BOTTOM AND TOP OF THE EXFILTRATION TRENCH. THE TOP SECTION OF THE MATERIAL SHALL BE LAPPED A MINIMUM OF 12 INCHES AND THE CONTRACTOR SHALL TAKE EXTREME CARE IN BACKFILLING TO AVOID BUNCHING OF THE FABRIC.

2. SOLID AND PERFORATED STORM DRAINAGE PIPE SHALL BE HIGH DENSITY POLYETHYLENE PIPE (H.D.P.E.) SELECTED FROM THE MANUFACTURES AND TYPES APPROVED BY THE MIAMI–DADE COUNTY PUBLIC WORKS DEPARTMENT. PERFORATED PIPE SHALL TERMINATE 4'–0" FROM THE DRAINAGE STRUCTURE. THE REMAINING 4'–0" SHALL BE NON–PERFORATED PIPE.

3. PROVIDE A MINIMUM PROTECTIVE COVER OF 24 INCHES OVER STORM SEWER AND AVOID UNNECESSARY CROSSING BY HEAVY CONSTRUCTION VEHICLES DURING CONSTRUCTION.

4. THE CONTRACTOR SHALL PROTECT COMPLETED DRAINAGE STRUCTURES AND EXFILTRATION TRENCH SYSTEMS FROM CONTAMINATION OF SILT AND CONSTRUCTION DEBRIS. PLACE PLYWOOD ON, OR FILTER FABRIC BETWEEN, THE FRAME AND INLET GRATE UNTIL CONSTRUCTION OPERATIONS ARE FINISHED.

VII. PAVING

1. GENERAL

A. ALL UNDERGROUND UTILITIES SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF LIMEROCK BASE.

B. ALL EXISTING PAVEMENT, CUT OR DAMAGED BY CONSTRUCTION SHALL BE PROPERLY RESTORED AT THE CONTRACTOR'S EXPENSE.

C. WHERE ANY PROPOSED PAVEMENT IS TO BE CONNECTED TO EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE SAW CUT.

D. PROPOSED ASPHALT PAVEMENT SHALL BE CONNECTED TO EXISTING AS PER TOWN OF SURFSIDE STANDARD DETAILS. CONTRACTOR SHALL MATCH EXISTING ELEVATIONS ON NEW SIDEWALK OR NEW PAVEMENT.

E. CONTRACTOR SHALL REMOVE AND DISPOSE OF THE EXISTING CONC. CURB, CURB & GUTTER, SIDEWALK AND ASPHALT WHERE NEW SIDEWALK, CURB & GUTTER AND MEDIAN IS PROPOSED TO BE CONSTRUCTED.

F. NONE OF THE EXISTING LIMEROCK BASE THAT IS REMOVED IS TO BE INCORPORATED INTO THE PROPOSED LIMEROCK BASE.

G. DENSITY TESTS SHALL BE TAKEN BY AN INDEPENDENT TESTING LABORATORY, CERTIFIED BY THE STATE OF FLORIDA, WHERE DIRECTED BY THE MIAMI–DADE COUNTY PUBLIC WORKS DEPARTMENT INSPECTOR OR THE GEOTECHNICAL ENGINEER.

VIII. PAVEMENT MARKINGS AND TRAFFIC SIGNS

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B. MATERIALS: (1) WHERE THE PLANS CALL FOR PAINTED PAVEMENT MARKINGS (P), INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. (2) WHERE THE PLANS CALL FOR THERMOPLASTIC PAVEMENT MARKINGS (T), INSTALLATION AND MATERIALS SHALL MEET ALL REQUIREMENTS OF SECTION 710 OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

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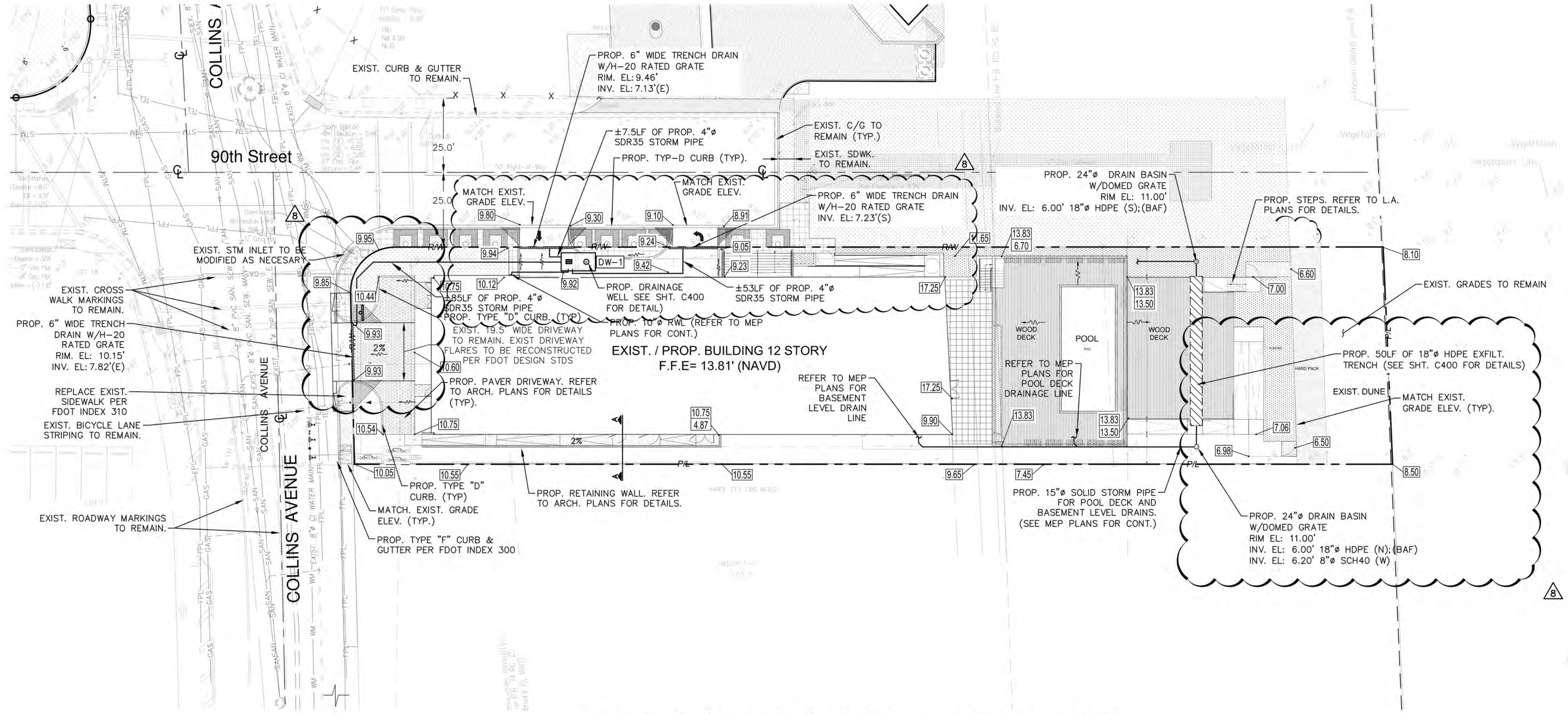

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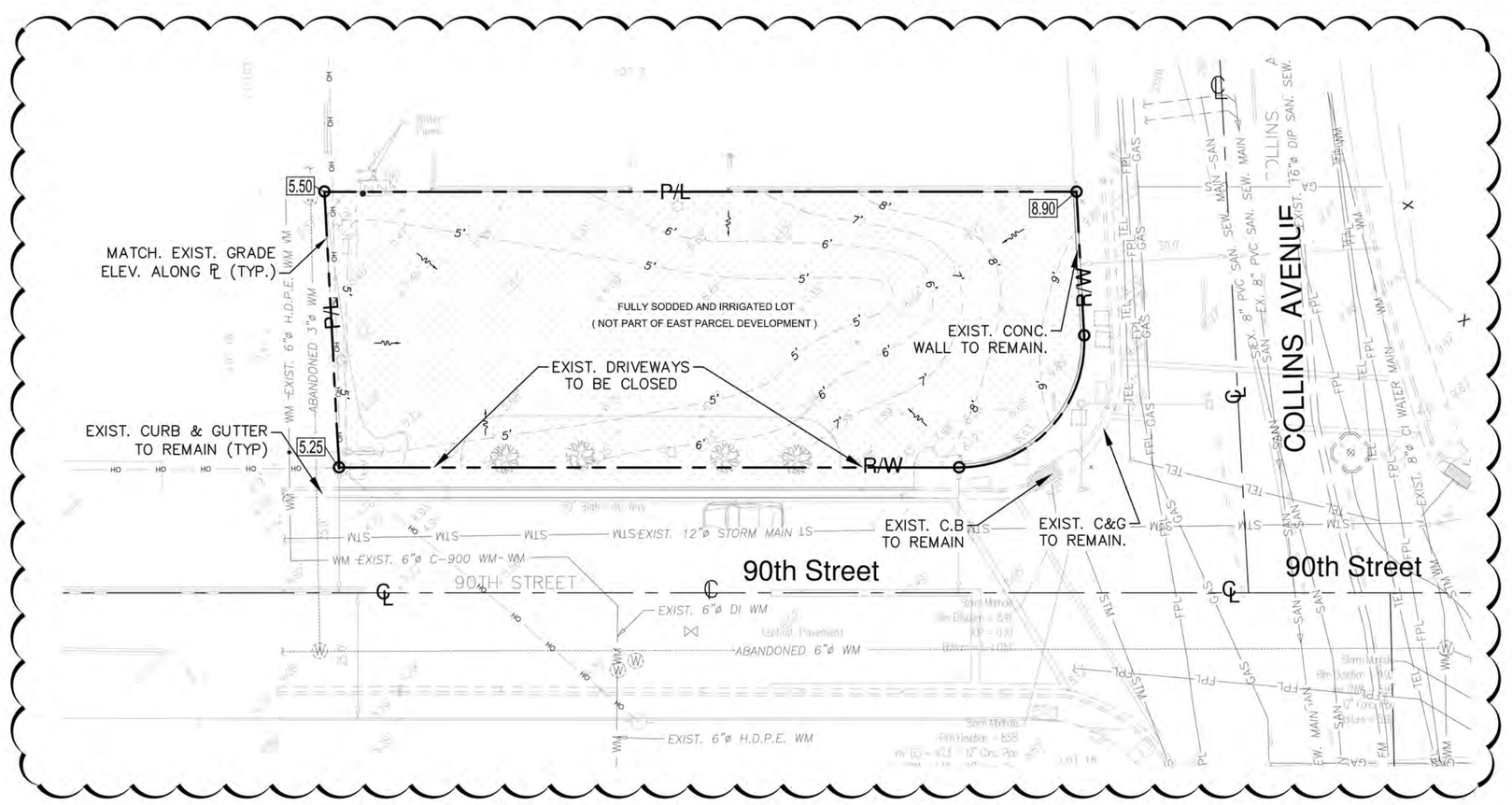

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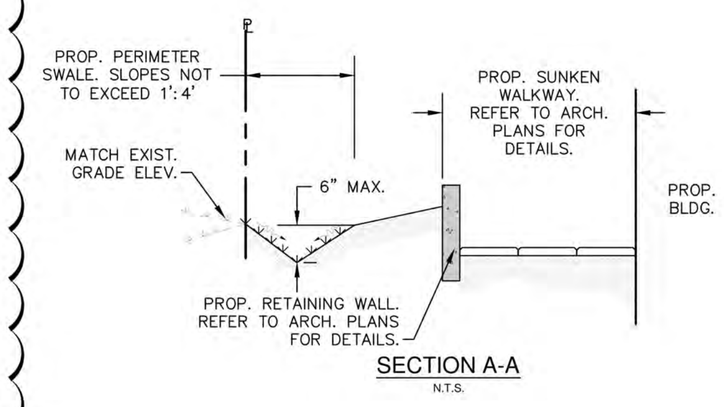

SECTION A-A
N.T.S.

GRAPHIC SCALE
0' 10' 20' 40'
(IN FEET)
1" = 20'

LEGEND:

- R/W LINE / PROPERTY LINE
- CENTER LINE
- EXISTING CURBING
- EXISTING ELEVATIONS (NAVD)
- DIRECTION OF SURFACE RUNOFF
- PROP. LANDSCAPE AREA. REFER TO L.A. PLAN FOR DETAILS.
- PROP. PERMEABLE PAVERS / GRASS SURFACE (SEE ARCH. PLANS FOR DETAILS)
- PROP. CONCRETE PAVEMENT.
- 6.10 PROP. GRADE ELEVATION (NAVD)
- CR-F PROP. F.D.O.T PEDESTRIAN CURB RAMP PER DESIGN INDEX 304

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3	DRG 10-30-17 TOWN COMMENTS
4	DRG 11-13-17
5	CHANGE DIRECTIVE 01-04-2018
6	04/23/18 CITY COMMENTS
7	07/24/19 SITE PLAN UPDATE
8	09/17/19 DRC COMMENTS
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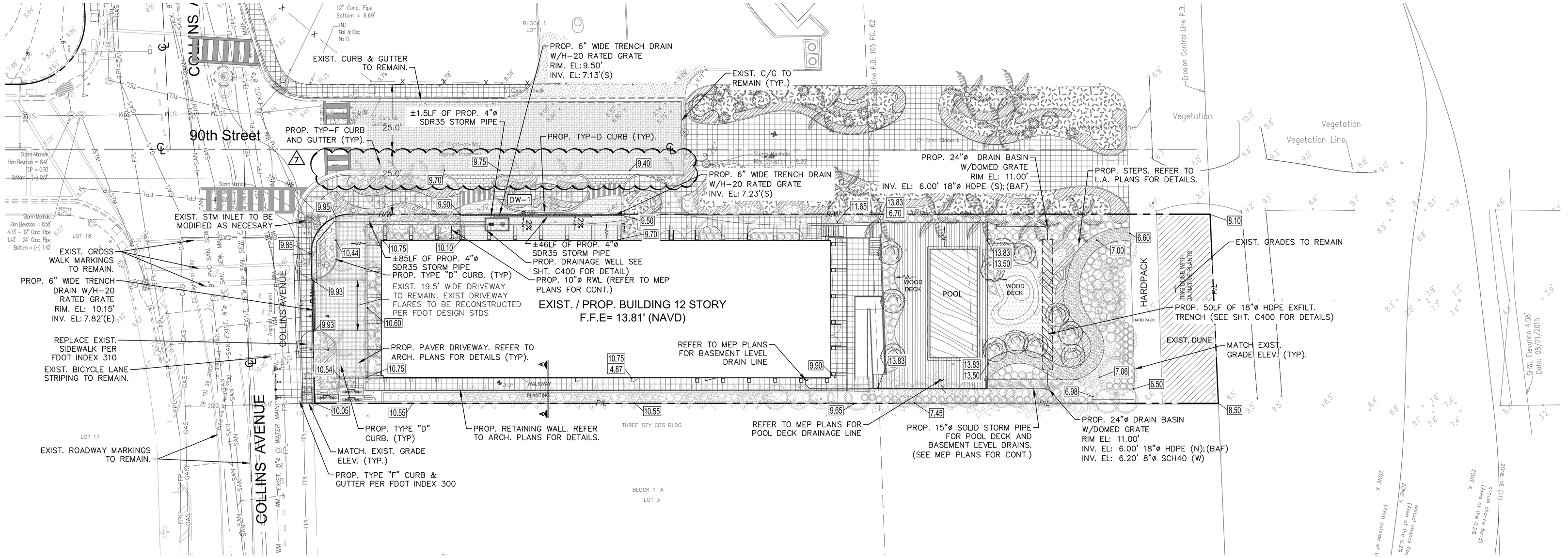

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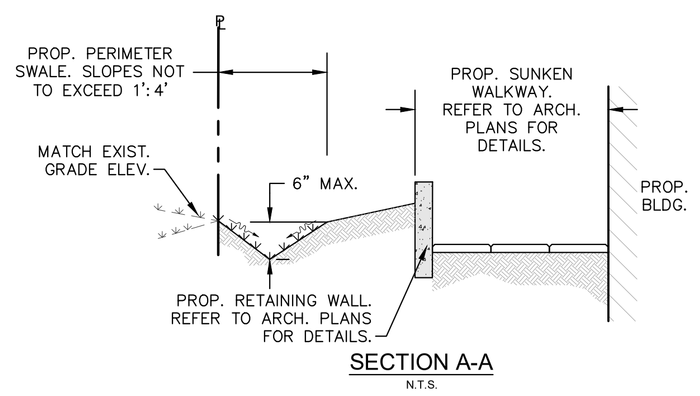

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4	11/14/17 TOWN COMMENTS
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6	04/23/18 CITY COMMENTS
7	06/03/22 SITE PLAN AMENDMENT
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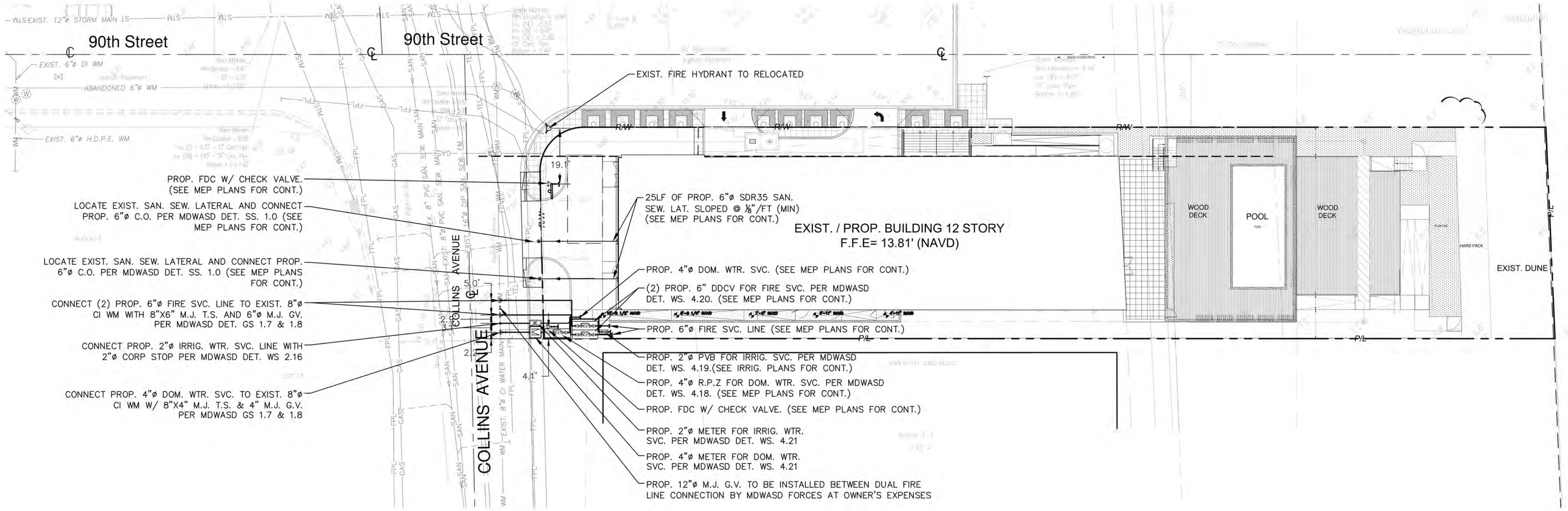

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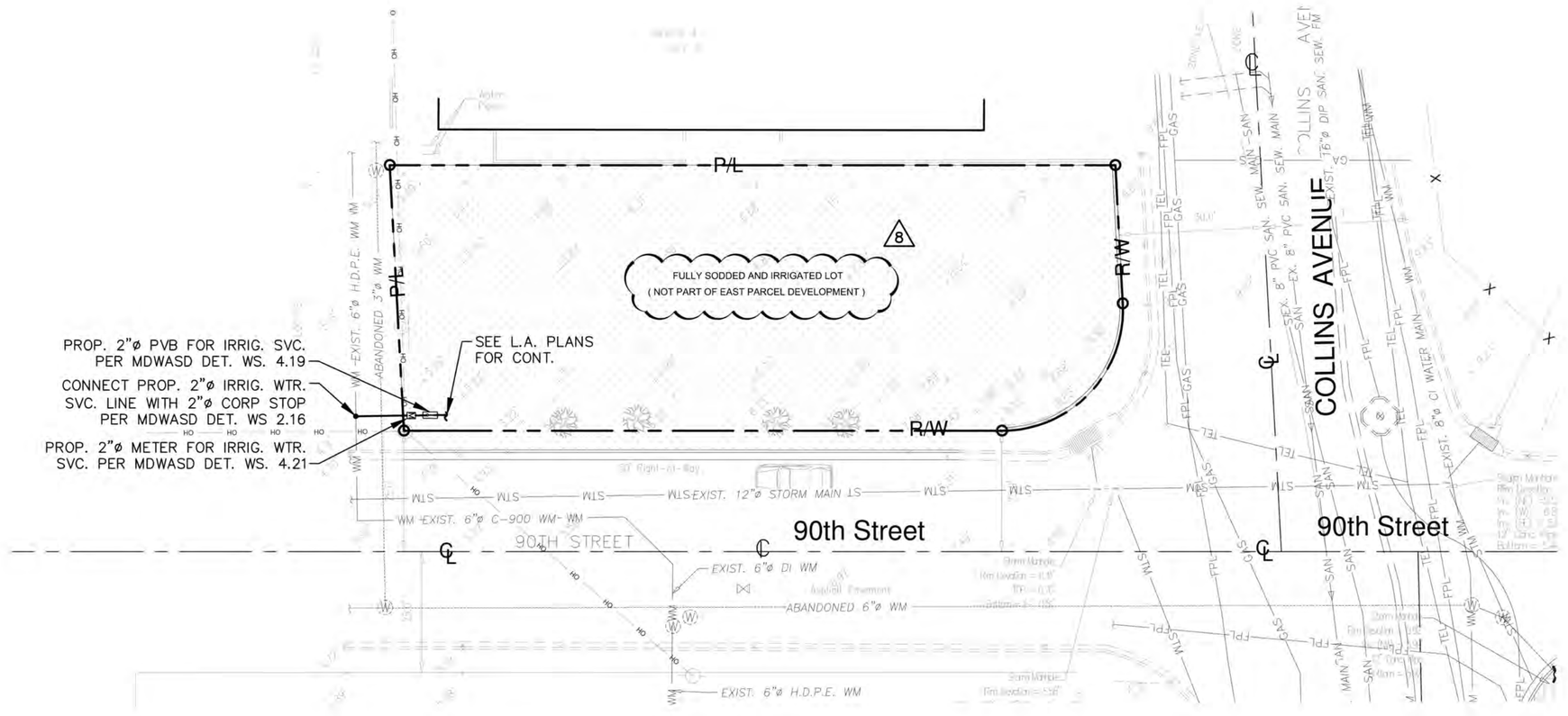

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1 11/14/17 TOWN COMMENTS
8 09/17/19 DRC COMMENTS

1569

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CONDO-HOTEL
8995 COLLINS AVENUE
TOWN OF SURFSIDE, FLORIDA

WATER AND SEWER PLAN

SURF HOUSE
OCEAN VIEWS, LLC
184 KENT AVENUE BROOKLYN, NEW YORK 11211
TEL: 212-687-3444
FAX: 212.883.8267

WALTER M. LUGO LICENSE NO. 61747 STATE OF FLORIDA PROFESSIONAL ENGINEER
WALTER M. LUGO P.E.
FL PE# 61747

ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
2915 Biscayne Boulevard
Suite 200
Miami, Florida 33137
T: 305.573.3818
F: 305.573.3766
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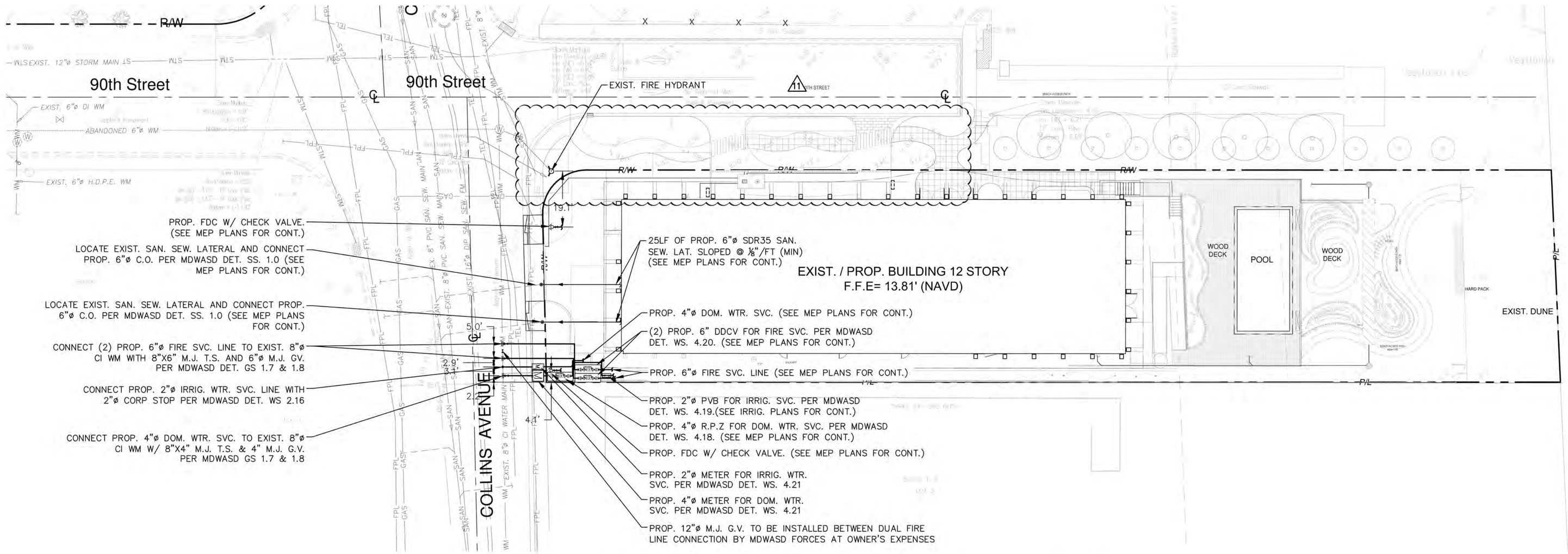
KOBI KARP

DRAWN BY:
CHECKED BY:
DATE: 01-04-2018

C300



8995 COLLINS AVE - EAST LOT

GRAPHIC SCALE
0' 10' 20' 40'
(IN FEET)
1" = 20'

LEGEND:

- R/W LINE / PROPERTY LINE
- CENTER LINE
- EXISTING CURBING
- EXISTING ELEVATIONS (NAVD)

This item has been digitally signed and sealed by Walter M. Lugo, P.E. on date adjacent to the seal.

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OCEAN ENGINEERING

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PROPOSED SITE PLAN AMENDMENT

REVISIONS / SUBMISSIONS

4	11/14/17	TOWN COMMENTS
6	09/17/19	DRC COMMENTS
9	10/10/19	DRC COMMENTS
10	03/18/22	SITE PLAN AMENDMENT
11	04/19/22	SITE PLAN AMENDMENT

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F: 305.573.3766
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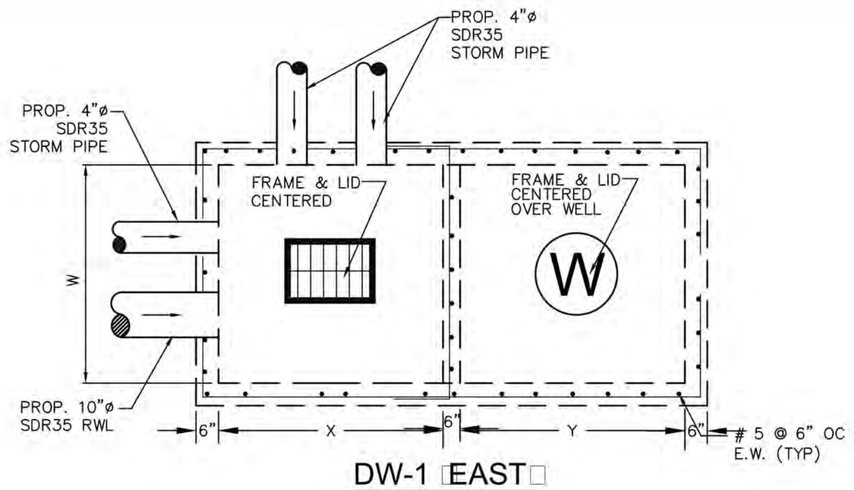
KOBI KARP

DRAWN BY:
CHECKED BY:
DATE: 04-22-2022

C300

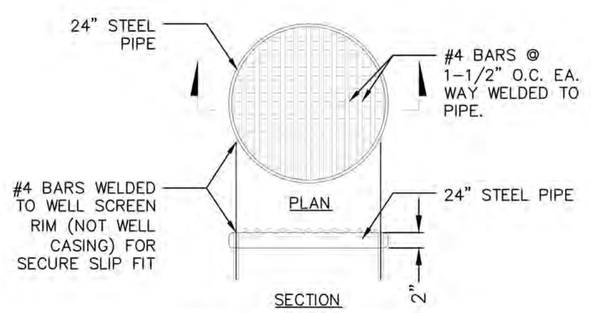
NOTES FOR DRAINAGE WELL :

1. WELL TO BE USED INITIALLY FOR TEMPORARY DEWATERING.
2. INJECTION WELL SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDEP CHAPTER 52.528 UNDERGROUND INJECTION CONTROL PROGRAM RULES, AND MUST PROVIDE THE OPTIMUM RECHARGE FLOW RATE INTO THE "G-III AQUIFER"; FDEP CHAPTER 520.410 DEFINES THE G-III AQUIFER AS "NON-POTABLE WATER UNCONFINED AQUIFER WITH A DISSOLVED SOLID CONTENT EQUAL TO OR GREATER THAN 10,000 MG/L; ..." .
3. BOTTOM OF WELL CASING SHALL BE PLACED NO SHALLOWER THAN THE 10,000 MG/L INTERFACE. THE INJECTION WELL SHALL HAVE A MINIMUM CASING LENGTH OF 60-FEET WITH A MAXIMUM CASING LENGTH OF 100-FEET, AND A MINIMUM OPEN HOLE OF 40-FEET. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF RECORD IF THE FIELD CONDITIONS LOCATES THE 10,000 MG/L INTERFACE TO BE SHALLOWER OR DEEPER THAN THE LIMITS SET HEREIN. THE OPEN HOLE AREA OF THE WELL SHALL BE PLACED TO PROVIDE THE OPTIMUM FLOW THROUGH THE AQUIFER.
4. UPON COMPLETION OF THE INSTALLATION OF THE FIRST INJECTION WELL, THE CONTRACTOR SHALL PERFORM A RECHARGE CAPACITY FLOW TEST AND PROVIDE THE RESULTS OF SUCH FLOW TEST TO THE ENGINEER OF RECORD FOR REVIEW, PRIOR TO THE INSTALLATION OF ANY MORE WELLS. IF THE FIELD CONDITIONS DIFFER, AND THE REQUIRED *WELL RECHARGE RATE OF 500 GPM/FT OF HEAD* CANNOT BE ACHIEVED WITH THE AFOREMENTIONED CASING REQUIREMENTS, THE CONTRACTOR WOULD BE REQUIRED TO PROVIDE A PLAN OF ACTION TO REMEDY THE DEFICIENT CAPACITY.
5. STEEL WELL GRATE TO BE INSTALLED OVER 24" DEEP WELL. STEEL GRATE TO BE HOT DIPPED GALVANIZED AFTER FABRICATION. COST TO BE INCLUDED IN THE PRICE OF CASING.

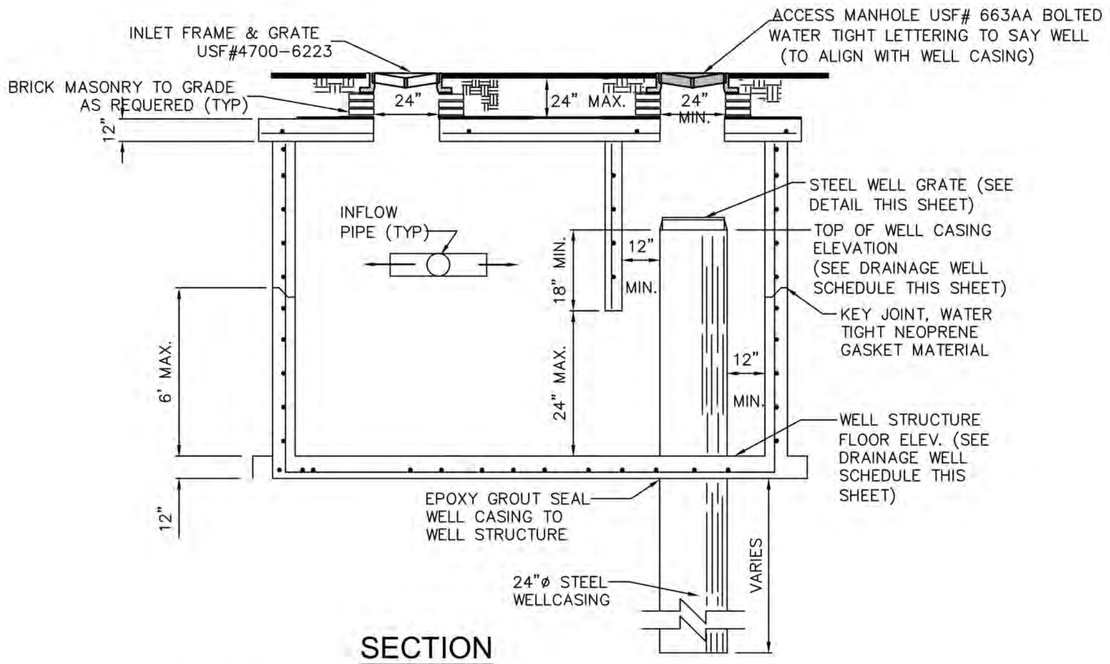


DW-1 (EAST)

TOP VIEW
N.T.S.



STEEL WELL GRATE DETAIL N.T.S.



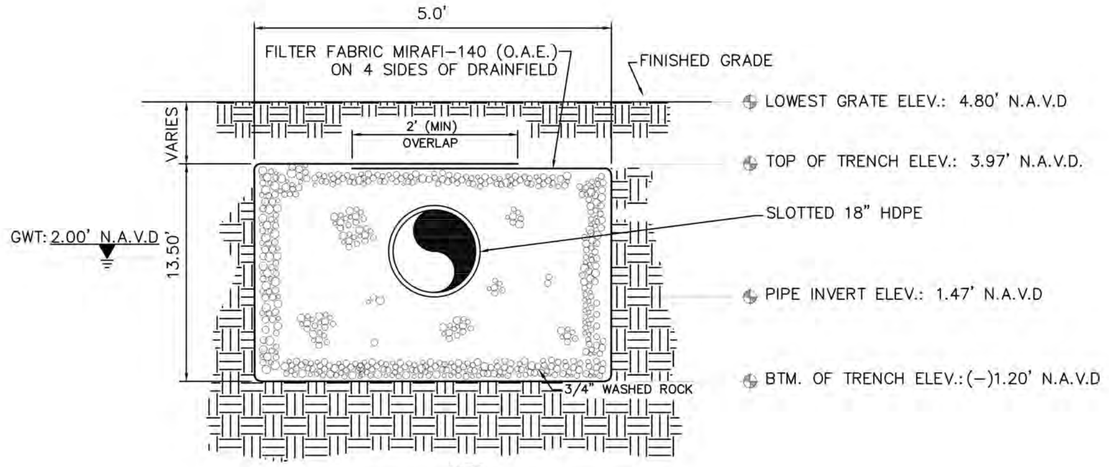
SECTION

STORM DRAINAGE DISPOSAL WELL

N.T.S.

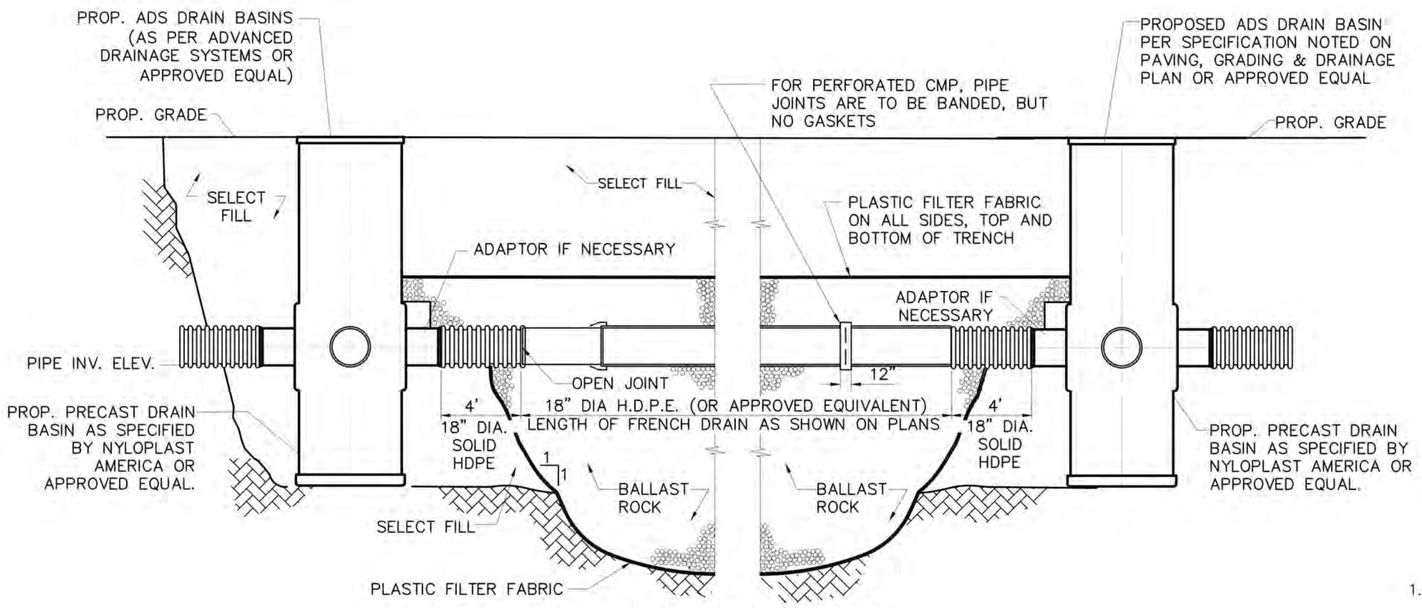
DRAINAGE WELL SCHEDULE

STRUCT. NO.	FRAME & LID	W	X	Y	INVERT W	INVERT N	INVERT OVER FLOW	M.H. RIM ELEVATION	WELL CASING ELEVATION	STRUCTURE FLOOR ELEVATION	REMARKS
DW-1 (EAST)	USF 195-E-BWTL	5.00'	5.00'	5.00'	6.85'(4") 6.35'(10")RWL	6.85'(4") 6.85'(4")	–	9.35'	5.68'	2.18'	



N.T.S.

EXFILTRATION TRENCH FOR 18" SLOTTED H.D.P.E.



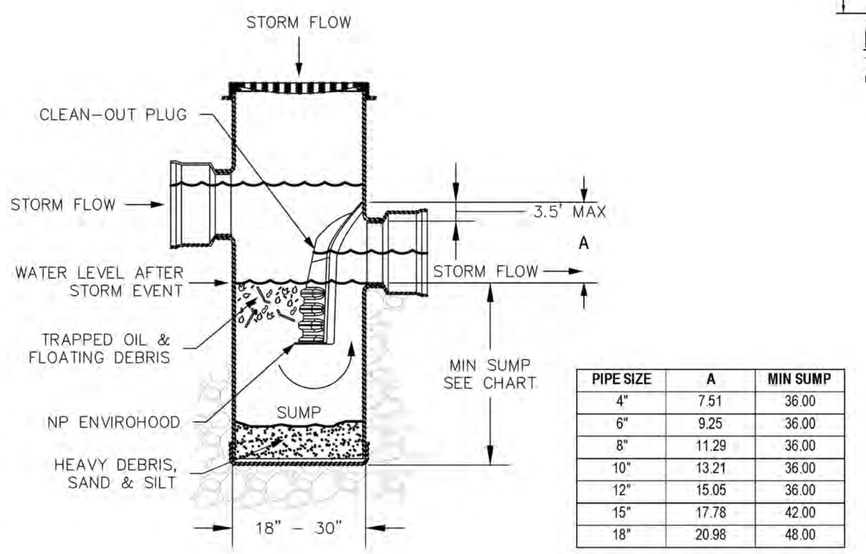
LONGITUDINAL SECTION

N.T.S.

NOTE:

AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY WASHED DOWN WITH CLEAN WATER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF SETTLEMENT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE PROPER ELEVATION SO THAT THE EXFILTRATION TRENCH IS COMPLETED IN ACCORDANCE WITH THE DETAILS.

TYPICAL CATCH BASIN AND EXFILTRATION TRENCH DETAIL



PIPE SIZE	A	MIN SUMP
4"	7.51	36.00
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8"	11.29	36.00
10"	13.21	36.00
12"	15.05	36.00
15"	17.78	42.00
18"	20.98	48.00

1. ENVIROHOOD SHALL BE INSTALLED IN ALL DRAIN BASINS DESIGNED WITH AT LEAST ONE LEADING PIPE DRAINING INTO AN EXFILTRATION TRENCH.
2. FRAMES, GRATES, COVERS, HOODS, & BASE PLATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL),N-12 HP, & PVC SEWER (4" – 18").
4. THE BACKFILL MATERIAL SHALL BE CRUSHED STONE OR OTHER GRANULAR MATERIAL MEETING THE REQUIREMENTS OF CLASS I OR II MATERIAL AS DEFINED IN ASTM D2321. BEDDING & BACKFILL FOR SURFACE DRAINAGE INLETS SHALL BE PLACED & COMPACTED UNIFORMLY IN ACCORDANCE WITH ASTM D2321.
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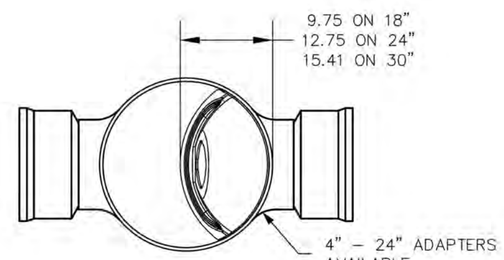

NYLOPLAST DRAIN BASIN WITH ENVIROHOOD

APPROVED RESOLUTION NO.-19-2661

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1 07/24/19 SITE PLAN UPDATE

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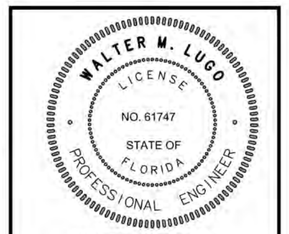

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DRAWN BY:
CHECKED BY:
DATE: 01-04-2018

C400

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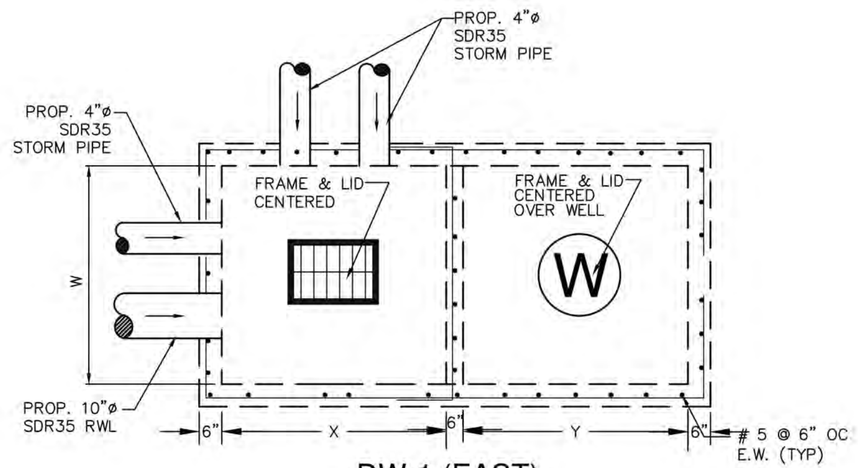
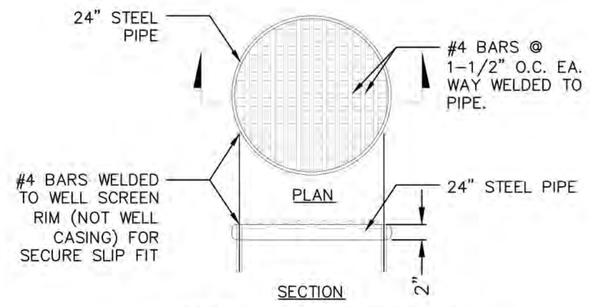


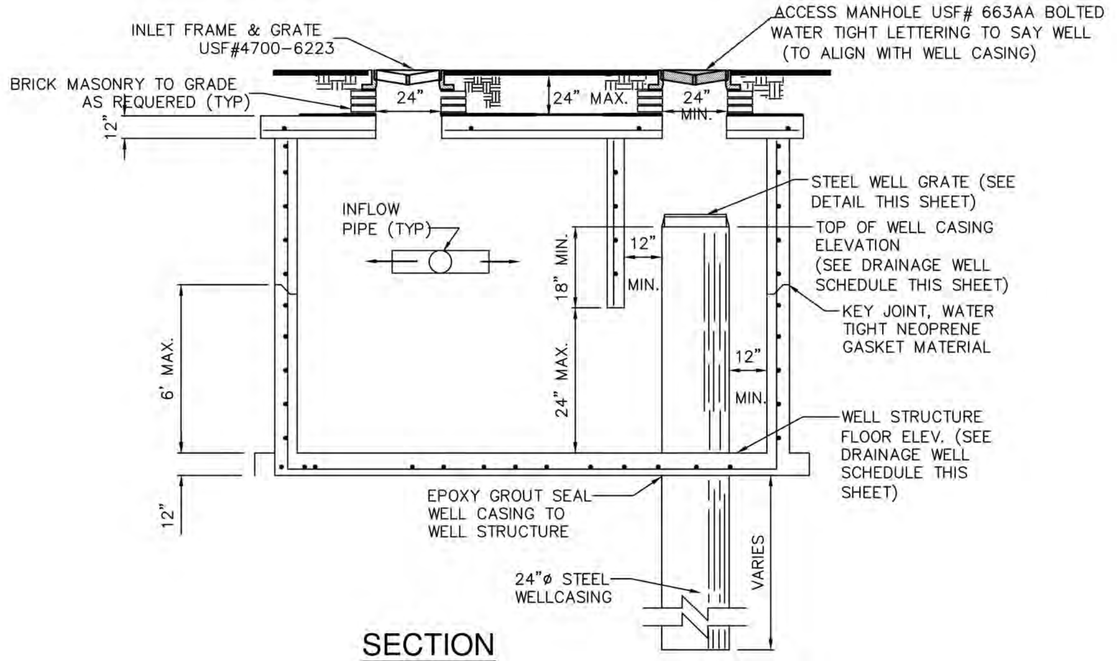
DW-1 (EAST)

TOP VIEW

N.T.S.



STEEL WELL GRATE DETAIL N.T.S.



SECTION

STORM DRAINAGE DISPOSAL WELL

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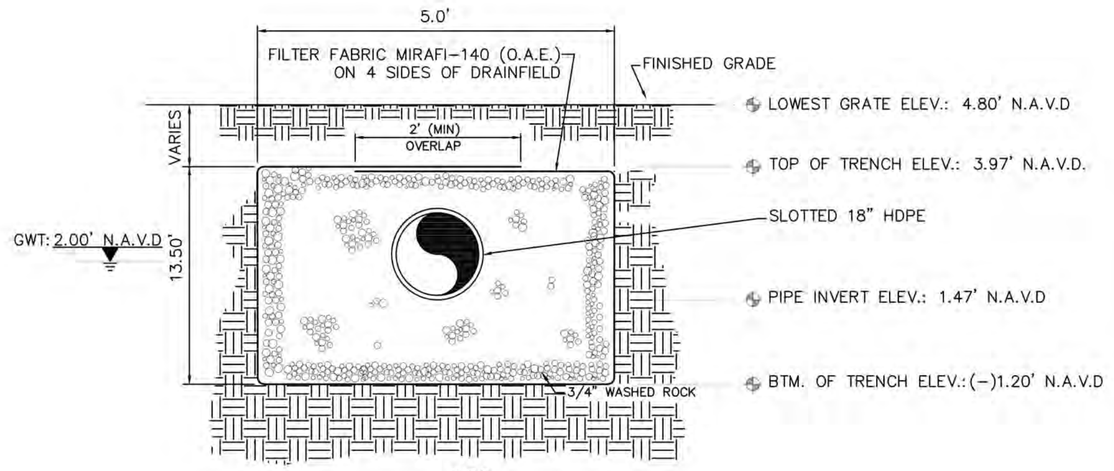

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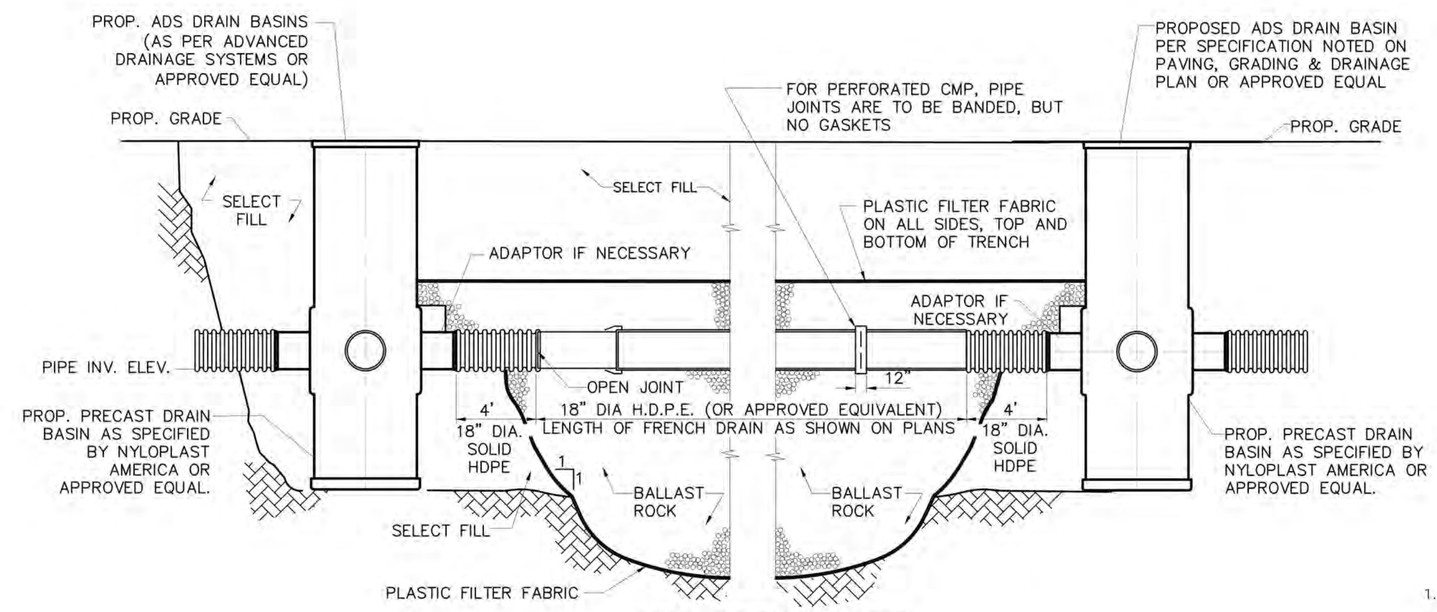

LONGITUDINAL SECTION

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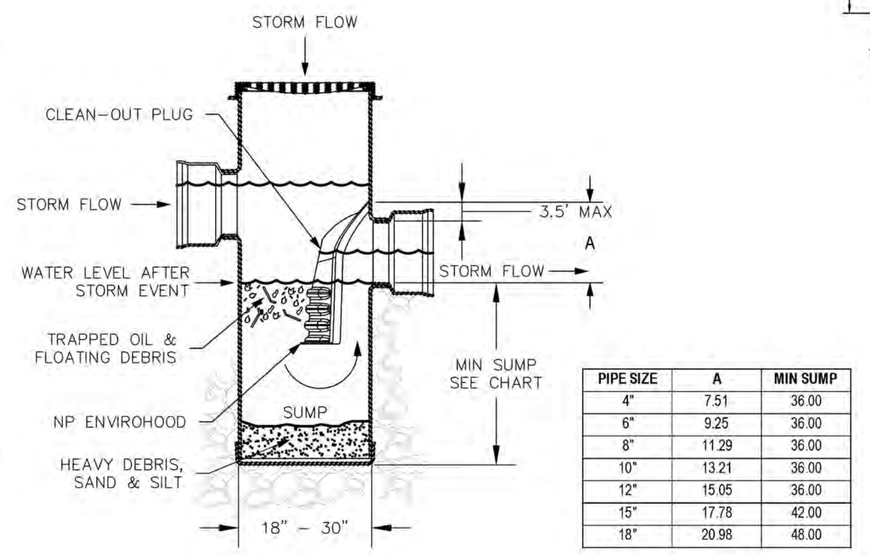

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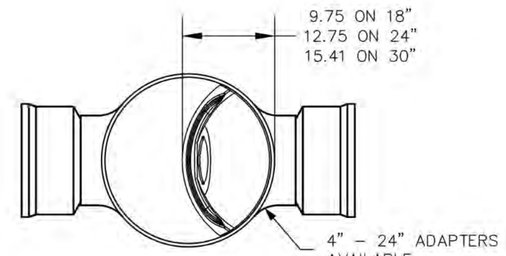
NYLOPLAST DRAIN BASIN WITH ENVIROHOOD



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PROPOSED SITE PLAN AMENDMENT

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10 03/18/22	SITE PLAN AMENDMENT

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This item has been digitally signed and sealed by Walter M. Lugo, P.E. on date adjacent to the seal.

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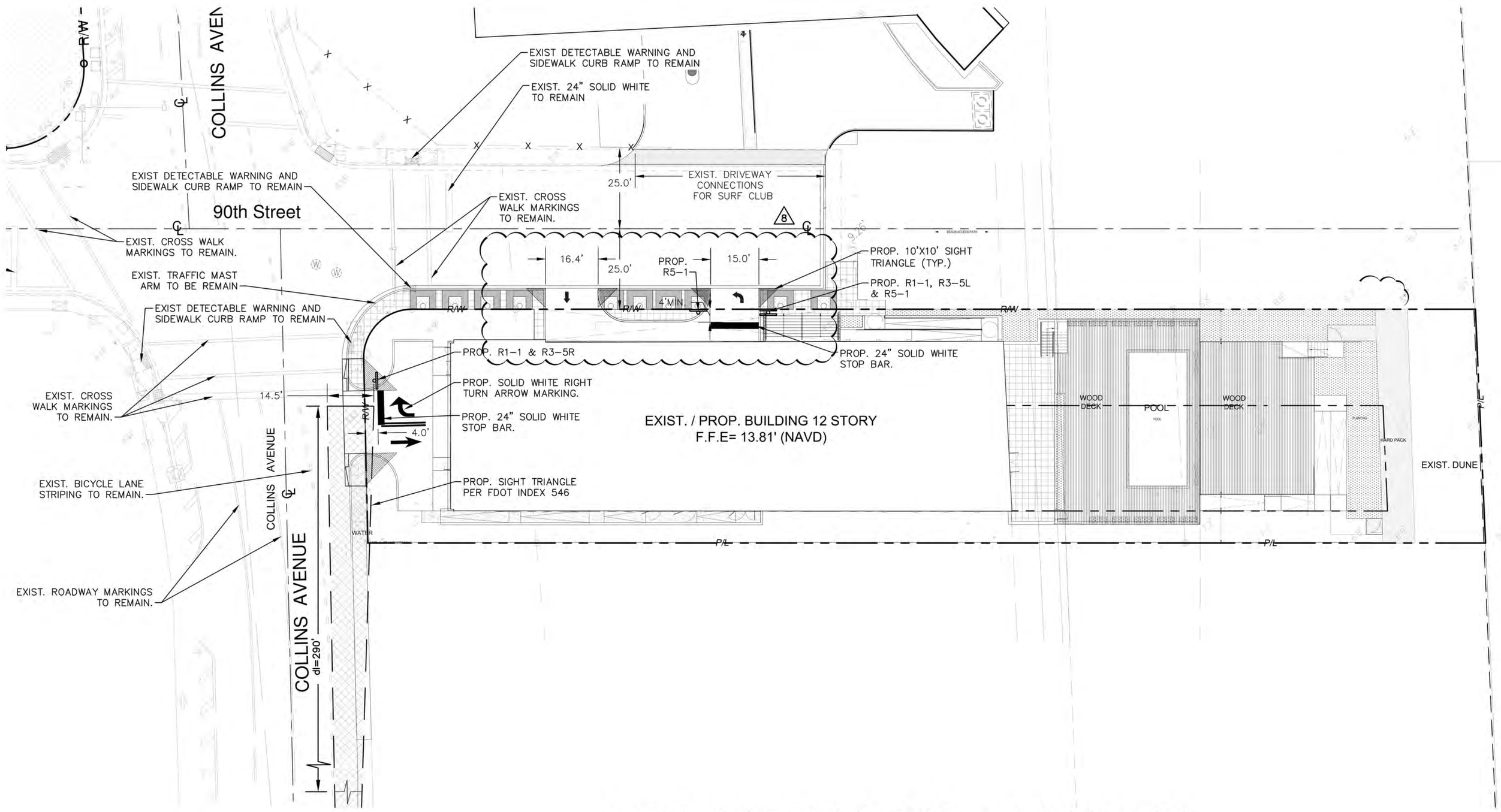
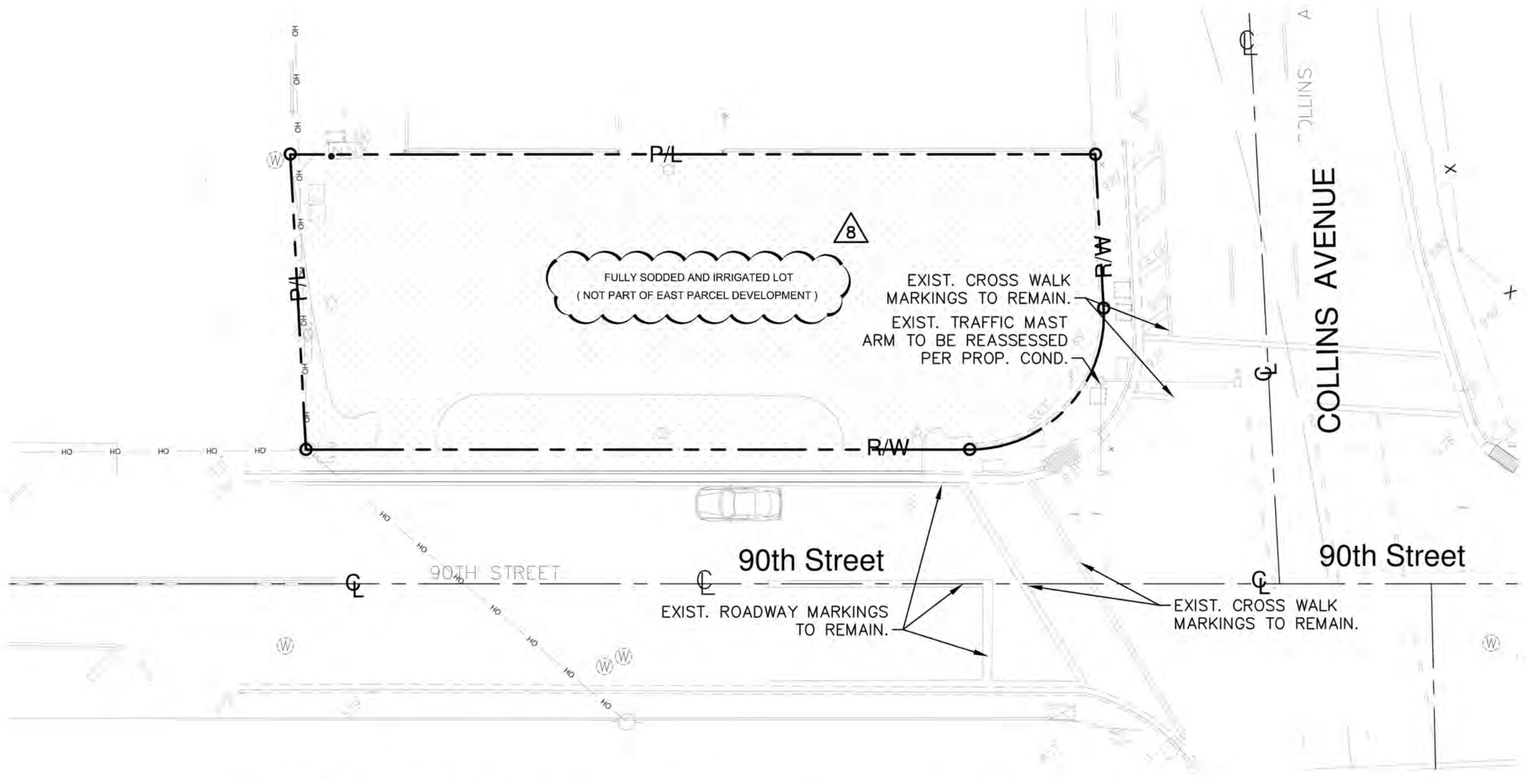


8 9 9 5 C O L L I N S A V E - E A S T L O T



8 9 9 5 C O L L I N S A V E - W E S T L O T

GRAPHIC SCALE

0 10 20 40

(IN FEET)
1" = 20'

LEGEND:

R/W — — P/L	R/W LINE / PROPERTY LINE
—℄—	CENTER LINE
	EXISTING CURBING
(T)	PROP. THERMOPLASTIC STRIPE
R1-1	PROP. STOP SIGN
R3-5R	PROP. RIGHT TURN ONLY SIGN
R3-5L	PROP. LEFT TURN ONLY SIGN
R5-1	PROP. DO NOT ENTER SIGN

APPROVED RESOLUTION NO.-19-2661

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SIGNAGE AND STRIPING PLAN

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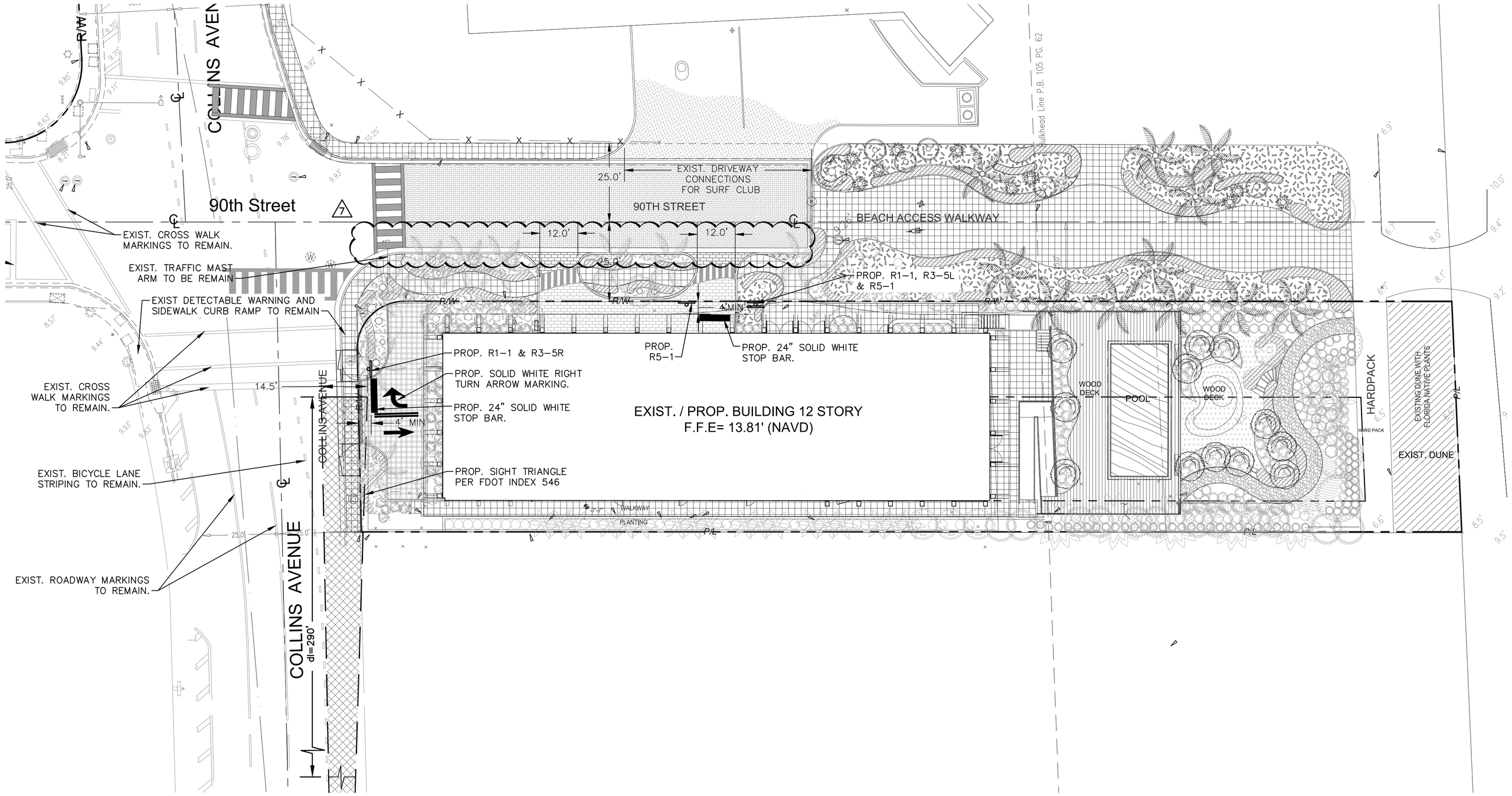
DATE: 01-04-2018

C500



8995 COLLINS AVE - EAST LOT

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1" = 20'

LEGEND:

R/W — — P/L	R/W LINE / PROPERTY LINE
—— —℄——	CENTER LINE
==========	EXISTING CURBING
(T)	PROP. THERMOPLASTIC STRIPE
R1-1	PROP. STOP SIGN
R3-5R	PROP. RIGHT TURN ONLY SIGN
R3-5L	PROP. LEFT TURN ONLY SIGN
R5-1	PROP. DO NOT ENTER SIGN

OCEAN ENGINEERING

Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

PROPOSED SITE PLAN AMENDMENT

REVISIONS / SUBMISSIONS

4	11/14/17 TOWN COMMENTS
3	04/23/18 CITY COMMENTS
1	06/03/22 SITE PLAN AMENDMENT

1569

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. AND THE SAME MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC. A/A (c) 2017

8995 COLLINS AVENUE
CONDOMINIUM
8995 COLLINS AVENUE
TOWN OF SURFSIDE, FLORIDA

SIGNAGE AND STRIPING PLAN

SURF HOUSE
OCEAN VIEWS, LLC
184 KENT AVENUE BROOKLYN,
NEW YORK 11211
TEL: 212-687-3444
FAX: 212.883.8267

WALTER M. LUGO
LICENSE
NO. 61747
STATE OF FLORIDA
PROFESSIONAL ENGINEER

WALTER M. LUGO P.E.
FL PE# 61747

ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
571 NW 28th STREET
Miami, Florida 33127
O: 305.573.1818
F: 305.573.3766
WWW.KOBIKARP.COM

KOBI KARP

DRAWN BY:
CHECKED BY:
DATE: 04-22-2022

C500

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8995 COLLINS AVENUE
TOWN OF SURFSIDE, FLORIDA

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L100-B	TOWER - EAST HARDSCAPE PLAN
L101	HARDSCAPE DETAILS
L200-A	TOWER - WEST PLANTING PLAN
L200-B	TOWER - EAST PLANTING PLAN
L201	TOWER - ROOF PLANTING PLAN
L202	WEST LOT FUTURE DEVELOPMENT PLANTING PLAN
L202	PLANT SCHEDULE
L203	PLANTING DETAILS
L300-A	TOWER - WEST LIGHTING PLAN
L300-B	TOWER - EAST LIGHTING PLAN
L302	LIGHTING DETAILS
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9. All trees and palms shall be braced or guyed and all nylon straps or wood bracing shall be removed within one year of final inspection.

10. The planting soil must be 50% muck and 50% sand and must free of construction debris, weeds, rocks and ph between 6.5 and 7.0.

11. All plant material shall receive at minimum N-P fertilizer with minor trace elements and that 50% of the nitrogen must be derived from an organic source.

12. All plants to be top dressed with a minimum 3" deep layer of arsenic free organic mulch.

13. All trees or palms in lawn areas shall receive a 2 foot diameter mulch ring around the trees and the mulch must be pulled away 3" from the trunks.

14. All above ground element, including but not limited to ale units, transformers pumps and generators shall be screened with landscaping to the height of the element.

15. All sod to be weed/pest free and laid smooth with tight joints and conform to curbs and planters. Also, 100% at installation.

16. All plant root balls shall be 10% above grade and the wire baskets, burlap, string and rope must be removed.

17. All fire hydrants and fire check valves shall have a minimum 7.5' clearance from the front and sides with 4' clearance from the rear to all landscape material.

18. All lights shall have a minimum 15' separation on large trees and 7.5' on small trees and palms

19. All planting pits shall be a minimum of 2X the root ball diameter.

20. All tree removal and relocations permits shall be obtained from DERM.

21. All trees trimming shall be done in accordance to DERM code requirements.

22. All existing landscaping, including but not limited to tree, palms, shrubs, ground cover, sod, irrigation, grading, and curbing destroyed during the construction shall be replaced prior to final inspection.

23. All invasive exotic plants shall be removed from the site.

24. All owners of the land or their agents shall be responsible for the maintenance of the landscaping pursuant to code.

25. All planting to be done with in accordance to proper horticultural practices.

26. Call the Town of Surfside landscape inspector at 954-921-7781 to schedule a pre-construction landscape meeting prior to the installation of the landscaping.

27. The landscape architect of record shall provide written certification that all the landscape and irrigation has been installed per the approved landscape and irrigation plans.

TOWER LANDSCAPE LEGEND

Zoning Code: H120 Lot Area 0.58 Acres 25,170 s.f.

PERVIOUS AREA	REQUIRED/ ALLOWED	PROVIDED
Square feet of required landscape (pervious) area : 20% min.	5,034	5,615
LAWN AREA CALCULATION		
Max. lawn area (sod) permitted 50 % x 5,615 s.f.	2,808	786
		14%
TREES		
Street trees (Tree or Palm) required: 1 (one) tree 20 linear ft. Street frontage (240lf)	12	12
Buffer Trees: 3 (three) trees per 50 lf of property (840lf)	51	51
Permeable lot 1 (one) tree per 1,000 sf. Lot (5,747 sf.)	6	6
Front of Building 1 (one) tree per 25 lf (50lf)	2	2
Total:	71	71
Tree diversity mix 51-75 req'd trees # req'd.	7	10
.Palms allowed: Number of trees req'd x 40% =	28	28
% Natives required: Number of trees req'd x 50% =	36	56
.Req'd trees - Allowable sizes:		71
Shade (14' min ht, 6' sprd, 2.5"DBH, 5'CT) 20% min	15	44
Medium-20% (12' min ht, 5'sprd, 2"DBH, 4'CT) 20% max	15	0
Small-20% (10' min height, 1.5'DBH) 20% max	15	0
Palms - 40%. (6'GW) Allowed 3 palms = 1 tree 40% max	28	28
.One Half the height of the building (35') tree per 25 lf (400 lf) =	16	18
SHRUBS		
Number of shrubs required: 10 Shrubs /1000sf 6 required lot tree	56	374
% Native shrubs required: Number of shrubs provided x 50% =	28	360

Note: Listed quantites reflect plans in this submittal, final construction set will provide updated legend which meets all Surfside requirements

	NORTH	SOUTH	EAST	WEST
REQ STREET TREES	8	NA	NA	4
PROV STREET TREES	8	NA	NA	4
REQ BUFFER TREES	21	21	5	5
PROV BUFFER TREES	21	21	5	5
REQ TALL TREES	7	7	NA	2
PROV TALL TREES	11	7	NA	2

SPECIES DIVERSITY LEGEND

Trees

ID	Qty	Botanical Name	Native	Drought Tol.	Diversity mix
BS	3	Bursera simaruba 'Red Trunk Belize'	Y	Y	3%
CA	6	Coccothrinax argentata	Y	Y	6%
CD	3	Coccoloba diversifolia	N	Y	3%
CE	26	Conocarpus erectus 'Sericeus'	Y	Y	26% 30%
CES	4	Conocarpus erectus 'Sericeus'	Y	Y	4%
SP	6	Sabal palmetto	Y	Y	6%
CN	10	Cocos nucifera 'Golden Malayan'	N	Y	10%
CU	3	Coccoloba uvifera	Y	Y	3%
DS	14	Phoenix dactylifera 'Medjool'	N	Y	14%
FA	0	Ficus Aurea	Y	N	0%
MF	8	Myrcianthes fragrans	Y	Y	8%
VA	18	Veitchia montgomeryana	N	N	18%
					53% Native
					80% Drought Tolerant
					28% Palms (3/1 tree count)

Shrubs

ID	Qty	Botanical Name	Native	Drought Tol.	Diversity mix
Ao	14	Alcantarea 'odorata'	N	N	4%
Cc	12	Capparis cynophallophora	Y	Y	3%
Ci	16	Chrysobalanus icaco 'Horizontal'	Y	Y	4%
Ci	23	Chrysobalanus icaco 'Red Tip'	Y	Y	6%
Ea	69	Eugenia axillaris	Y	Y	19%
Ef	84	Eugenia foetida	Y	Y	23%
Sr	20	Suriana maritima	Y	Y	5%
Sr	46	Serenoa repens 'Cinerea'	Y	Y	13%
Zp	81	Zamia pumila	Y	Y	22%
					94% Native
					94% Drought Tolerant

Ground Cover

ID	Qty	Botanical Name	Native	Drought Tol.	Diversity mix
bf	104	Bulbine frutescens	N	Y	17%
cm	15	Carissa macrocarpa 'Emerald Blanket'	N	Y	2%
ee	52	Eragostis elliotti	Y	Y	8%
el	74	Ernodia littoralis	Y	Y	12%
mc	36	Muhlenbergia capillaris	Y	Y	6%
ne	158	Nephrolepsis exaltata	Y	N	25%
pb	26	Philodendron 'burle marx'	N	N	4%
					51% Native
					45% Drought Tolerant

APPROVED RESOLUTION NO-19-2661

URBAN ROBOT LLC
420 LINCOLN ROAD #331 MIAMI BEACH, FL 33139
T: 786.431.1777 F: 786.431.1778
HTTP: // WWW.URBANROBOT.NET

REVISIONS / SUBMISSIONS

ID	Date	Description

1569

8995 COLLINS AVENUE
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COVER SHEET

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DRAWN BY: DR - RU
CHECKED BY: JV
DATE: 03-29-2018

L001

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14. All above ground elements, including but not limited to A/C units, transformers, pumps and generators shall be screened with landscaping to the height of the element.

15. All sod to be weed/pest free and laid smooth with tight joints and conform to curbs and planters. Also, 100% at installation.

16. All plant root balls shall be set at 10% above grade and the wire baskets, burlap, string and rope must be removed.

17. All fire hydrants and fire check valves shall have a minimum 7.5' clearance from the front and sides with 4' clearance from the rear to all landscape material.

18. All lights shall have a minimum 15' separation on large trees and 7.5' on small trees and palms

19. All planting pits shall be a minimum of 2X the root ball diameter.

20. All tree removal and relocations permits shall be obtained from DERM.

21. All trees trimming shall be done in accordance to DERM code requirements.

22. All existing landscaping, including but not limited to tree, palms, shrubs, ground cover, sod, irrigation, grading, and curbing destroyed during the construction shall be replaced prior to final inspection.

23. All invasive exotic plants shall be removed from the site.

24. All owners of the land or their agents shall be responsible for the maintenance of the landscaping pursuant to code.

25. All planting to be done with in accordance to proper horticultural practices.

26. Call the Town of Surfside landscape inspector at 954-921-7781 to schedule a pre-construction landscape meeting prior to the installation of the landscaping.

27. The landscape architect of record shall provide written certification that all the landscape and irrigation has been installed per the approved landscape and irrigation plans.

TOWER LANDSCAPE LEGEND

Landscape Legend

Zoning Code: H120 Lot Area 0.58 Acres 25,170 s.f.

PERVIOUS AREA	REQUIRED/ ALLOWED	PROVIDED
A. Square feet of required landscape (pervious) area : 20% min.	5,034	6,431 - [illegible]

LAWN AREA CALCULATION

A. Max. lawn area (sod) permitted	50	% x	[illegible]	s.f.	[illegible]	786
			6,431		3,216	22%

TREES

A. Street trees (Tree or Palm) required:					
1 (one) tree	20 linear ft.	Street frontage (213 Lf)		11	11
B. Buffer Trees:	3 (three) trees	per 50 lf of property (840 Lf)		48	48
C. Permeable lot	1 (one) tree	per 1,000 sf. Lot (5,615 sf.)		7	7
Front of Building	1 (one) tree	per 25 lf (50lf)		2	2
			Total:	68	68
C. Tree diversity mix	51-75 req'd trees		# req'd.	7	10
D. Palms allowed: Number of trees req'd x 40% =			(67 x 40%)	27	27
E. % Natives required: Number of trees req'd x 50% =			(67 x 50%)	34	37
G. Req'd trees - Allowable sizes:					68
Shade (14' min ht, 6' spr, 2.5" DBH, 5'CT)			20% min	14	47
Medium-20% (12' min ht, 5'sprd, 2"DBH, 4'CT)			20% max	14	0
Small-20% (10' min height, 1.5'DBH)			20% max	14	0
Palms - 40%. (6'GW) Allowed 3 palms = 1 tree			40% max	27	30
H. One Half the height of the building (20') tree per 25 lf (45 Lf) =				18	18

SHRUBS

A. Number of shrubs required:				
10 Shrubs /1000sf	7 required / lot tree		73	784
B. % Native shrubs required: Number of shrubs provided x 50% =			36	652

Note: Listed quantites reflect plans in this submittal, final construction set will provide updated legend which meets all Surfside requirements

	NORTH	SOUTH	EAST	WEST
REQ STREET TREES	8	NA	NA	4
PROV STREET TREES	8	NA	NA	4
REQ BUFFER TREES	21	21	5	5
PROV BUFFER TREES	21	21	5	5
REQ TALL TREES	7	7	NA	2
PROV TALL TREES	11	7	NA	2

SPECIES DIVERSITY LEGEND

Trees

ID	Qty	Botanical Name	Native	Drought Tol.	Diversity mix
BS	4	Bursera simaruba 'Red Trunk Belize'	Y	Y	4%
CA	7	Coccothrinax argentata	Y	Y	7%
CD	3	Coccoloba diversifolia	N	Y	3%
CE	26	Conocarpus erectus 'Sericeus'	Y	Y	26% 30%
CES	6	Conocarpus erectus 'Sericeus'	Y	Y	6%
SP	6	Sabal palmetto	Y	Y	6%
CN	10	Cocos nucifera 'Golden Malayan'	N	Y	10%
CU	3	Coccoloba uvifera	Y	Y	3%
PD	13	Phoenix dactylifera 'Medjool'	N	Y	14%
FA	0	Ficus Aurea	Y	N	0%
MF	8	Myrcianthes fragrans	Y	Y	8%
VA	18	Veitchia montgomeryana	N	N	18%
			53% Native		
			80% Drought Tolerant		
			28% Palms (3/1 tree count)		

Shrubs

ID	Qty	Botanical Name	Native	Drought Tol.	Diversity mix
Ao	11	Alcantarea 'odorata'	N	N	3%
Cc	27	Capparis cynophallophora	Y	Y	7%
Ci	16	Chrysobalanus icaco 'Horizontal'	Y	Y	4%
Ci	23	Chrysobalanus icaco 'Red Tip'	Y	Y	6%
Ea	76	Eugenia axillaris	Y	Y	21%
Ef	70	Eugenia foetida	Y	Y	19%
Sr	20	Suriana maritima	Y	Y	6%
Sr	49	Serenoa repens 'Cinerea'	Y	Y	14%
Zp	70	Zamia pumila	Y	Y	19%
			94% Native		
			94% Drought Tolerant		

Ground Cover

ID	Qty	Botanical Name	Native	Drought Tol.	Diversity mix
bf	104	Bulbine frutescens	N	Y	17%
cm	15	Carissa macrocarpa 'Emerald Blanket'	N	Y	2%
el	74	Ernodia littoralis	Y	Y	12%
mc	36	Muhlenbergia capillaris	Y	Y	6%
ne	158	Nephrolepsis exaltata	Y	N	25%
pb	26	Philodendron 'burle marx'	N	N	4%
			51% Native		
			45% Drought Tolerant		

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URBAN ROBOT LLC

REVISIONS / SUBMISSIONS

1	DRC. COMMENTS	2019-09-02
2		
3		
4		
5		
6		
7	SITE PLAN AMENDMENT	2022-06-03

1569

8995 COLLINS AVENUE
CONDO-HOTEL
8995 COLLINS AVENUE
TOWN OF SURFSIDE, FLORIDA

COVER SHEET

SURFHOUSE
OCEAN VIEWS, LLC
184 KENT AVENUE BROOKLYN, NEW YORK 11211
TEL: 212-687-3444
FAX: 212.883.8267

URBAN ROBOT LLC
AA26002760/ IB26001534 C26000510

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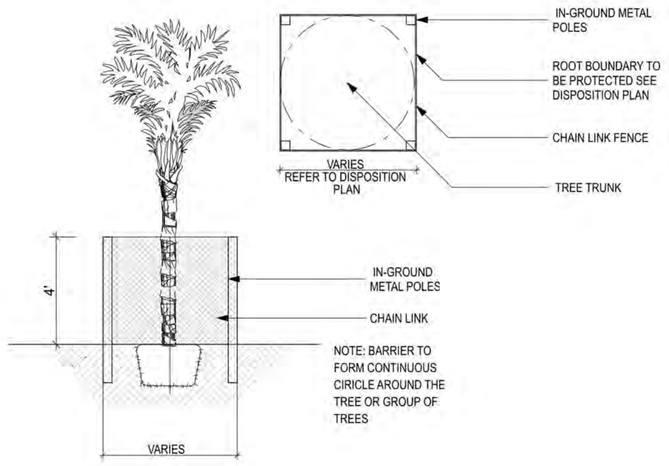
KOBI KARP

DRAWN BY: DR - RU
CHECKED BY: JV
DATE: 03-29-2018

L001



2 TREE PROTECTION DETAIL

NOT TO SCALE

LEGEND

EXISTING TREE TO REMAIN	000
EXISTING TREE TO RELOCATE	000
EXISTING TREE TO REMOVE	000
RELOCATED TREE NEW LOCATION	000

TREE MITIGATION CHART

Category	No. Provided	Height (ft)	Canopy Credit (ea.)	Canopy Credit	Tree Name(s)
Shade Tree 1	4	35	500	2,000	Bursera simaruba
Shade Tree 2	3	14	500	1,500	Coccoloba diversifolia
Shade Tree 3	3	14	500	1,500	Coccoloba uvifera
Shade Tree 4	26	14-16	500	13,000	Conocarpus erectus 'Sericeus'
Shade Tree 5	2	20	500	1,000	Ficus Aurea
Shade Tree 6	11	14	500	5,500	Myrcianthes fragrans
Palm 6/Shade Tree	10	35	500	5,000	Phoenix dactylifera 'Medjool'
Palm Tree 7	6	35	100	600	Veitchia
Palm Tree 8	3	20-25'	100	300	Cocos nucifera 'Maypan'
TOTALS	**66**			**30,400**	

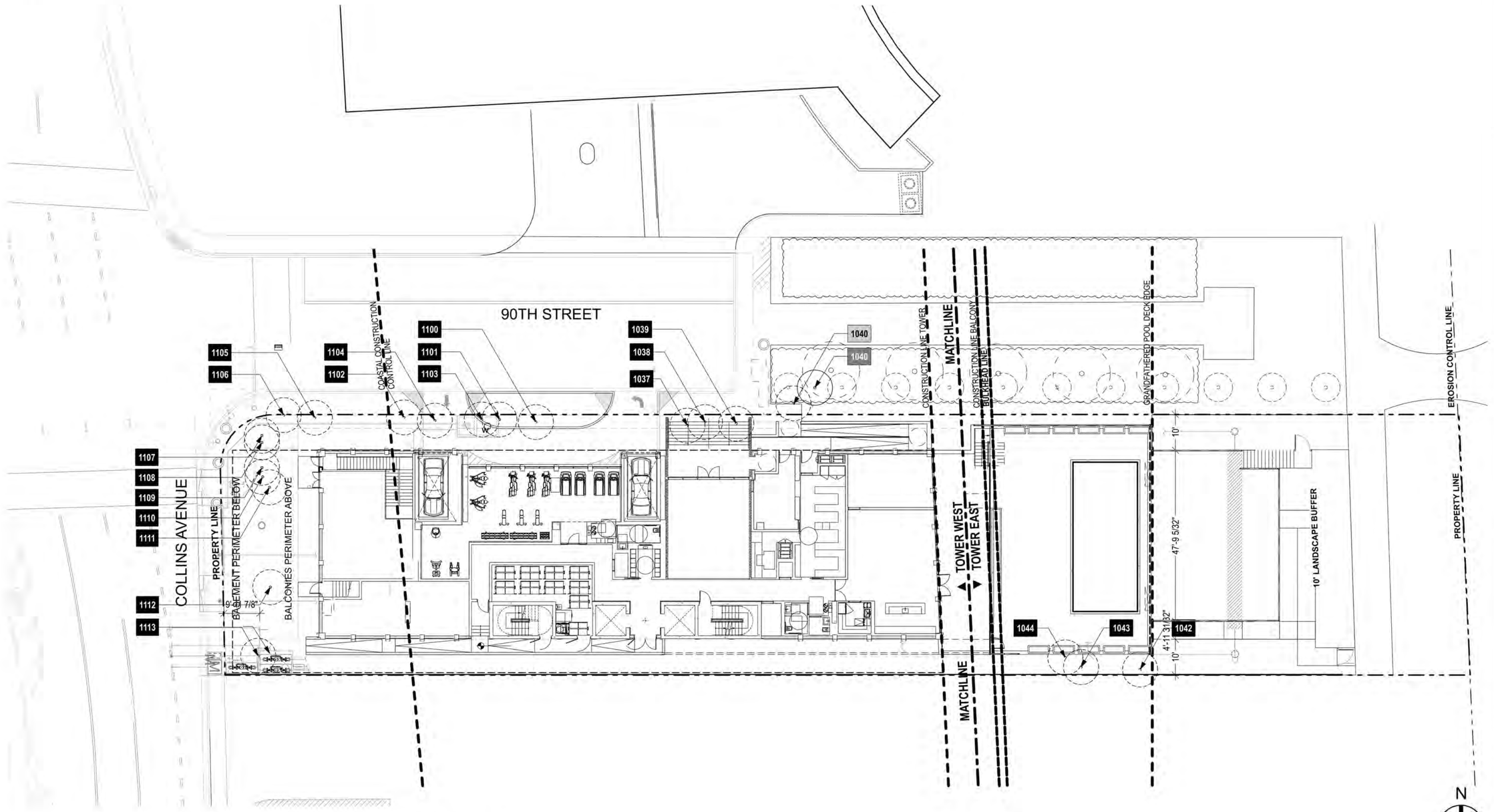
TREE SPECIES DIVERSITY (-- Species Provided)	
Required No. of Trees	**Required minimum No. of Species**
26-50	6

TREE DISPOSITION SCHEDULE

TREE NO.	COMMON NAME	BOTANICAL NAME	HEIGHT FEET	WIDTH FEET	DBH INCHES	REMAIN	RELOCATE	REMOVE	SPECIMEN	CANOPY AREA (SF)	Reason / Notes
1036	*Bursera simaruba*	Gumbo Limbo	13	20	21			X		314	Impedes future construction
1037	*Thrinax radiata*	Florida Thatch Palm	40	10	12			X		79	Impedes future construction
1038	*Ptychosperma elegans*	Solitaire Palm	24	5	6			X		20	Impedes future construction
1039	*Ptychosperma elegans*	Solitaire Palm	21	5	7			X		20	Impedes future construction
1042	*Coccoloba uvifera*	Seagrape	20	18	12			X		254	Impedes future construction
1043	*Coccoloba uvifera*	Seagrape	20	18	12			X		254	Impedes future construction
1044	*Coccoloba uvifera*	Seagrape	20	18	12			X		254	Impedes future construction
1100	*Calophyllum inophyllum*	Brazilian Beauty Leaf	28	17	11			X		227	Impedes future construction
1101	*Ptychosperma elegans*	Solitaire Palm	31	8				X		50	Impedes future construction
1102	*Calophyllum inophyllum*	Brazilian Beauty Leaf	31	20	10			X		314	Impedes future construction
1103	*Thrinax radiata*	Florida Thatch Palm	41	12	10			X		113	Impedes future construction
1104	*Ptychosperma elegans*	Solitaire Palm	40	10	7			X		79	Impedes future construction
1105	*Thrinax radiata*	Florida Thatch Palm	45	9	7			X		64	Impedes future construction
1106	*Thrinax radiata*	Florida Thatch Palm	41	10	9			X		79	Impedes future construction
1107	*Ptychosperma elegans*	Solitaire Palm	27	7	4			X		38	Impedes future construction
1108	*Ptychosperma elegans*	Solitaire Palm	32	7	4			X		38	Impedes future construction
1109	*Ptychosperma elegans*	Solitaire Palm	30	7	4			X		38	Impedes future construction
1110	*Ptychosperma elegans*	Solitaire Palm	30	8	4			X		50	Impedes future construction
1111	*Unknown*	Unknown	47	27	25			X		573	Impedes future construction
1112	*Unknown*	Unknown	49	26	33			X		531	Impedes future construction
1113	*Coccoloba uvifera*	Seagrape	48	30	29			X		707	Impedes future construction
									Total Canopy to be Mitigated:	**4097**	

TREE RELOCATION SCHEDULE - ADJACENT PROPERTY

TREE NO.	COMMON NAME	BOTANICAL NAME	HEIGHT FEET	WIDTH FEET	DBH INCHES	REMAIN	RELOCATE	REMOVE	SPECIMEN	CANOPY AREA (SF)	Reason / Notes
1040	*Thrinax radiata*	Florida Thatch Palm	30	10	12		X				



1 TREE REMOVAL & REPLACEMENT PLAN - OVERALL

SCALE: 1" = 20'

APPROVED RESOLUTION NO-19-2661

URBAN ROBOT LLC
459 LINCOLN ROAD #310 MIAMI BEACH, FL 33139
T: (786) 347-1111 F: (786) 347-1112
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REVISIONS / SUBMISSIONS

ID	Date	Description

1569

8995 COLLINS AVENUE
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TOWN OF SURFSIDE, FLORIDA

TREE PROTECTION & REPLACEMENT PLAN

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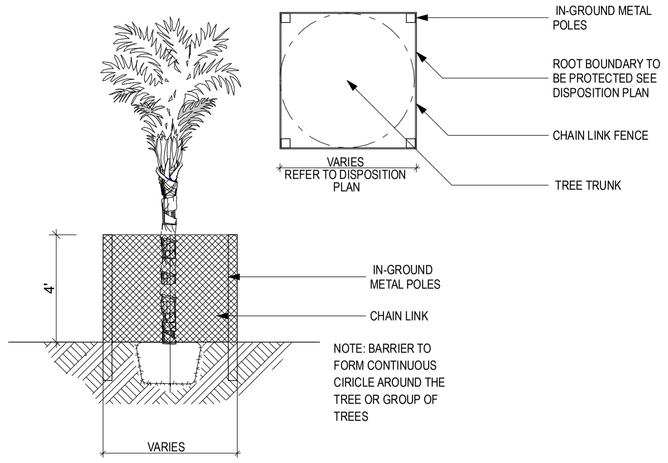

2 TREE PROTECTION DETAIL

NOT TO SCALE

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EXISTING TREE TO RELOCATE	000
EXISTING TREE TO REMOVE	000
RELOCATED TREE NEW LOCATION	000

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TOTALS	**66**			**30,400**	

TREE SPECIES DIVERSITY (-- Species Provided)	
Required No. of Trees	**Required minimum No. of Species**
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TREE DISPOSITION SCHEDULE

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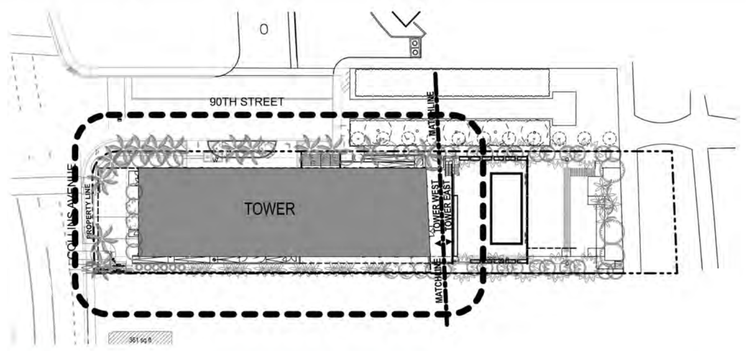
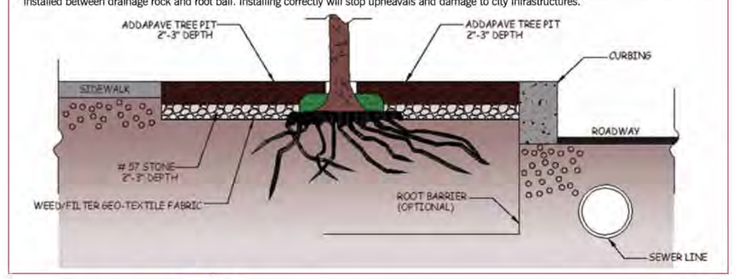


Planting

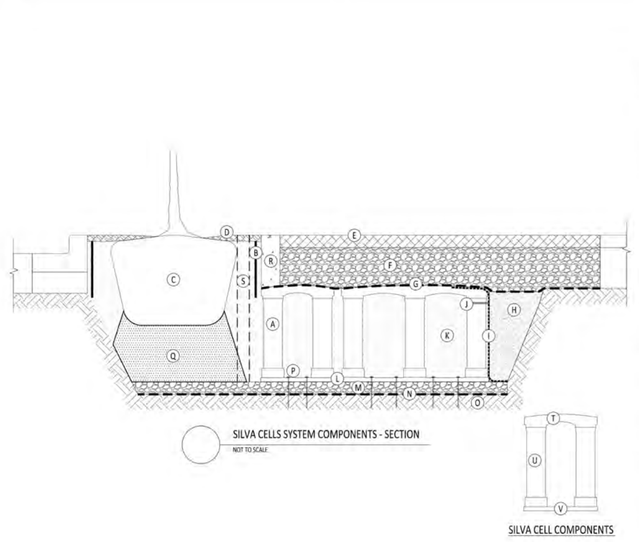
When being installed on new plantings, trees should be planted a minimum of 2 inches and a maximum of 6 inches below the desired finished grade of the Addapave TP material. Since roots will not grow where no moisture is present, the more drainable aggregate that is placed on top of the root ball the less likely roots will grow towards the surface and cause damage to surrounding structures. A geo-textile weed barrier should be installed between drainage rock and root ball. Installing correctly will stop upheavals and damage to city infrastructures.



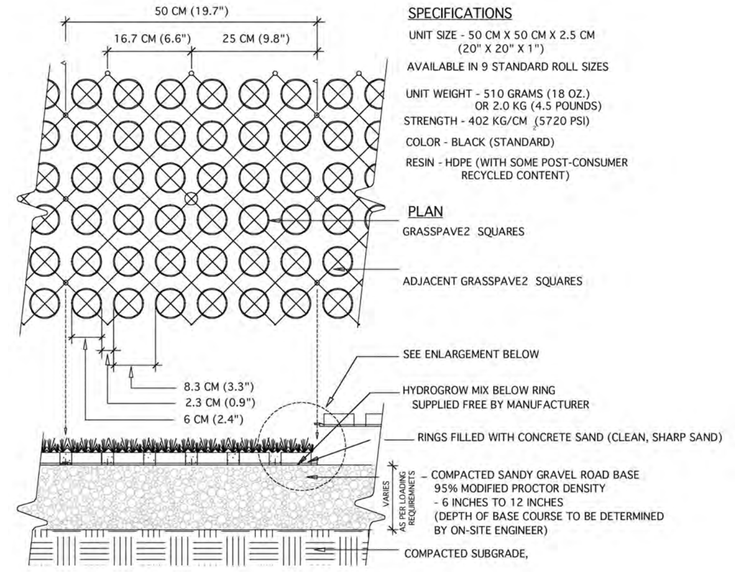
CHAMELEON WAYS
NATURAL AGGREGATE BOUND SURFACES

Chameleon Ways Inc. PO Box 387, Center Valley, PA 18034
P. 877-426-5687 F. 610-797-4654
E. info@chameleonways.com W. www.chameleonways.com

4 Addapave detail



3 Silva Cell 2 Detail

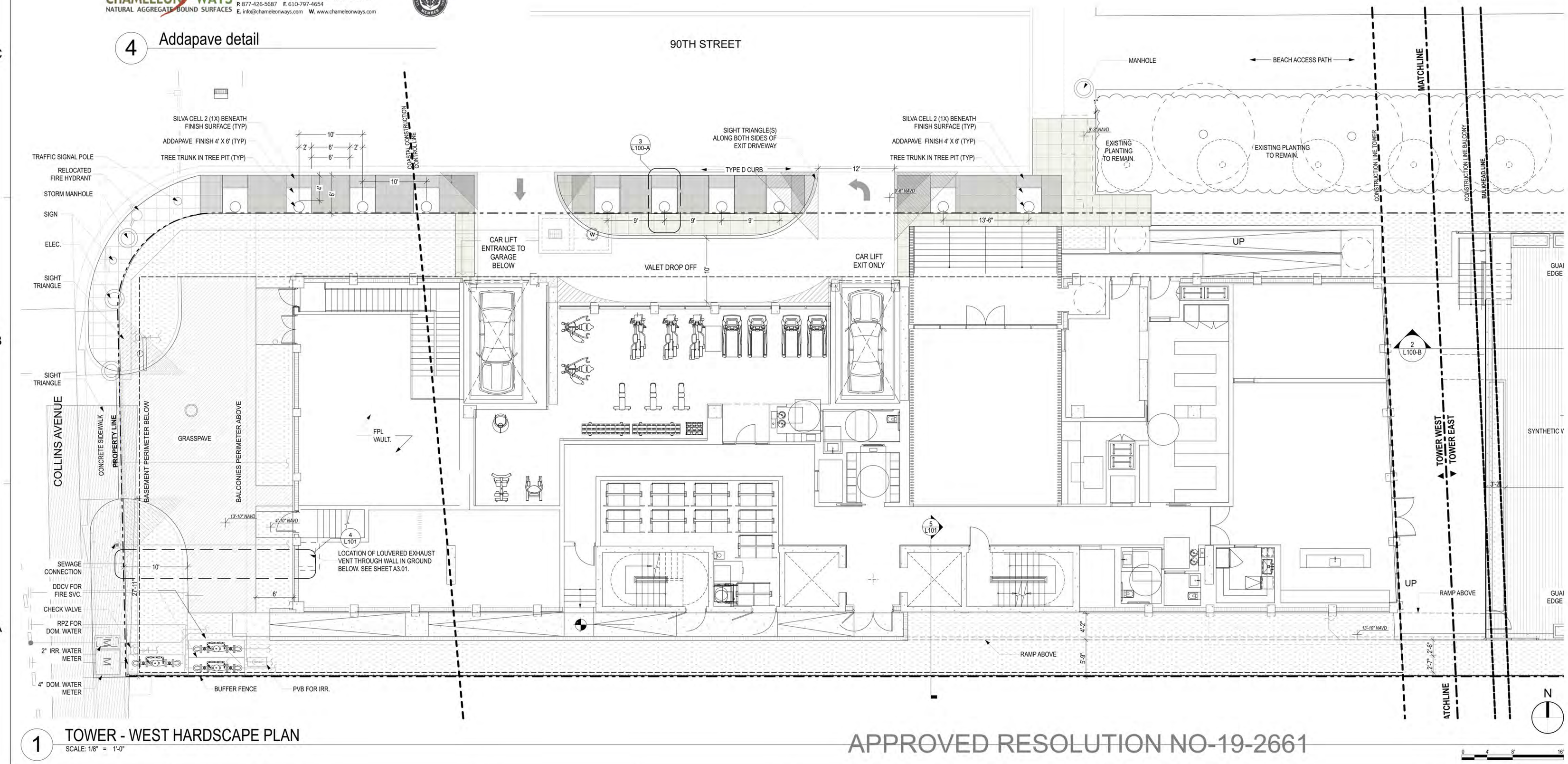


SPECIFICATIONS
UNIT SIZE - 50 CM X 50 CM X 2.5 CM (20" X 20" X 1")
AVAILABLE IN 9 STANDARD ROLL SIZES
UNIT WEIGHT - 510 GRAMS (18 OZ.) OR 2.0 KG (4.5 POUNDS)
STRENGTH - 402 KG/CM (5720 PSI)
COLOR - BLACK (STANDARD)
RESIN - HDPE (WITH SOME POST-CONSUMER RECYCLED CONTENT)

PLAN
GRASSPAVE2 SQUARES
ADJACENT GRASSPAVE2 SQUARES

2 Vehicular Grasspave Detail

Tower Hardscape Schedule		
Symbol	**Item**	**Area (sqf)**
	Addapave	308.82
	Composite Wood Deck	4,074.40
	Concrete Sidewalk	529.25
	Grasspave	906.57
	Pavers Sidewalk	1,074.42
	Planting	4,815.82
	Pool	750.00
	Silva Cell	597.71



1 TOWER - WEST HARDSCAPE PLAN

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

APPROVED RESOLUTION NO-19-2661

URBAN ROBOT LLC
420 LINCOLN ROAD SUITE 244 MIAMI BEACH, FL 33139
PHONE: 305.763.8952 FAX: 305.763.8951
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REVISIONS / SUBMISSIONS

ID	Date	Description

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TOWN OF SURFSIDE, FLORIDA

TOWER - WEST HARDSCAPE PLAN

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DRAWN BY:	DR - RU
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DATE:	03-29-2018

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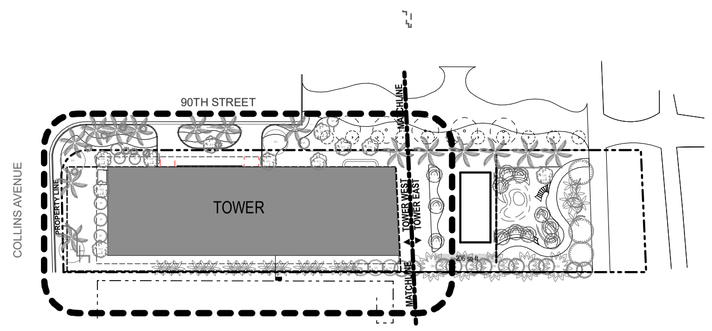

Tower Hardscape Schedule		
Symbol	Item	Area (sqf)
	Beach Access Walkway	603.84
	Composite Wood Deck	1,570.66
	Pavers Driveway	945.43
	Pavers Sidewalk	3,354.91
	Permeable Paving	983.46
	Planting	8,009.25
	Pool	750.00
7	Roadway Pavers	3,376.43

90TH STREET
42'-5" 12' 38' 12'
29
COASTAL CONSTRUCTION CONTROL LINE
SIGHT TRIANGLE(S) ALONG BOTH SIDES OF EXIT DRIVEWAY
BEACH ACCESS PATH
MATCHLINE
BEACH WALKWAY / PUBLIC SPACE WORK-LIMIT-LINE
CONSTRUCTION LINE TOWER
CONSTRUCTION LINE BALCONY
SURFHOUSE WORK-LIMIT-LINE
TRAFFIC SIGNAL POLE
RELOCATED FIRE HYDRANT
STORM MANHOLE
SIGN
ELEC.
SIGHT TRIANGLE
SIGHT TRIANGLE ALONG COLLINS AVENUE
SEWER CONNECTION
CHECK VALVE
RPZ FOR DOM. WATER
2" IRR. WATER METER
4" DOM. WATER METER
DDCV FOR FIRE SVC.
COLLINS AVENUE
CONCRETE SIDEWALK
PROPERTY LINE
BASEMENT PERIMETER BELOW
BALCONIES PERIMETER ABOVE
PERMEABLE PAVING
PLANTING
SIDEWALK
DRIVEWAY
LOBBY ENTRY
CAR LIFT ENTRANCE TO GARAGE BELOW
CAR LIFT EXIT ONLY
FPL VAULT
LOCATION OF LOUVERED EXHAUST VENT FROM GARAGE BELOW. SEE SHEET A3.01.
TOWER WEST
TOWER EAST
UP
WALKWAY
SYNTHETIC WOOD DECK
EXISTING SWIMMING POOL
INTAKE VENT IN BASEMENT BELOW
APPROVED COASTAL CONSTRUCTION CONTROL LINE
N
0 8' 16' 24'

1 TOWER - WEST HARDSCAPE PLAN
SCALE: 3/32" = 1'-0"

URBAN ROBOT LLC
431 ANDALUSIA AVE CORAL GABLES FL 33139
TEL: 786.487.7777 FAX: 305.704.2
HTTP: // WWW.URBANROBOT.NET

REVISIONS / SUBMISSIONS

1	DRC. COMMENTS	2019-09-02
2		
3		
4		
5		
6		
7	SITE PLAN AMENDMENT	2022-06-03

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TOWER - WEST HARDSCAPE PLAN

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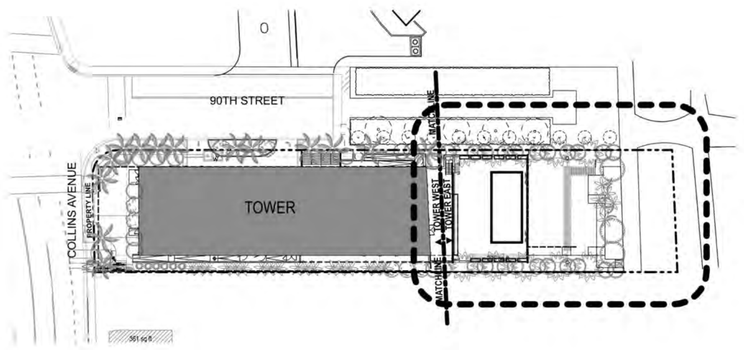
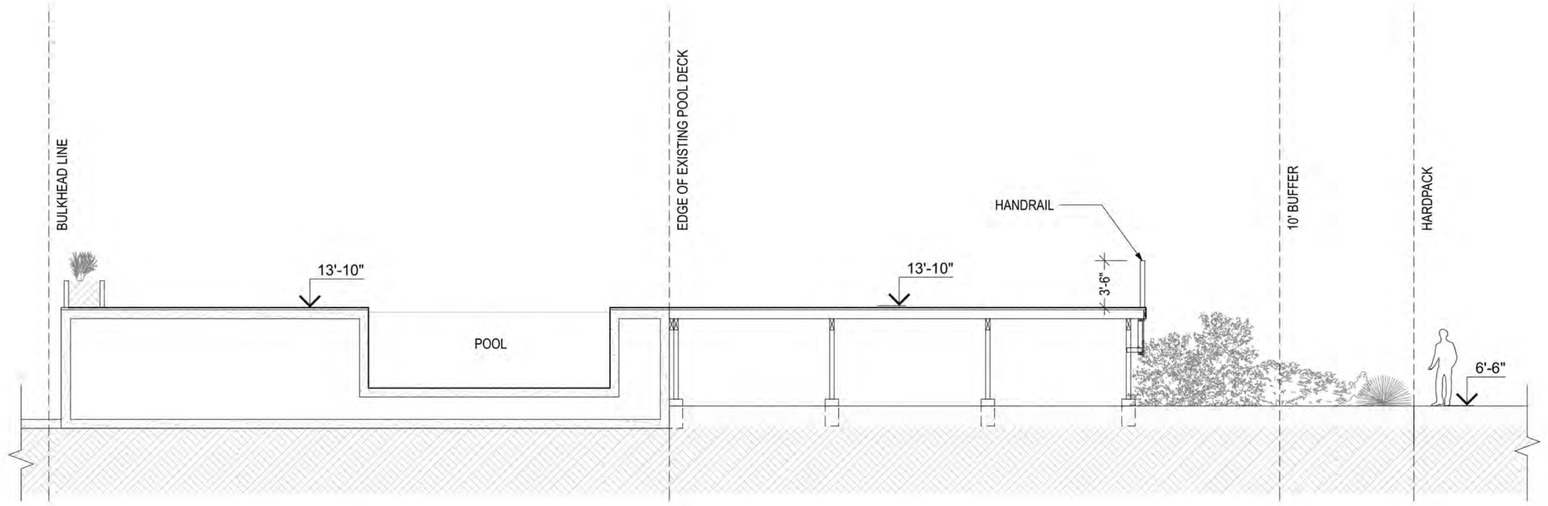
WWW.KOBIKARP.COM

DRAWN BY:	DR - RU
CHECKED BY:	JV
DATE:	03-29-2018

L100-A

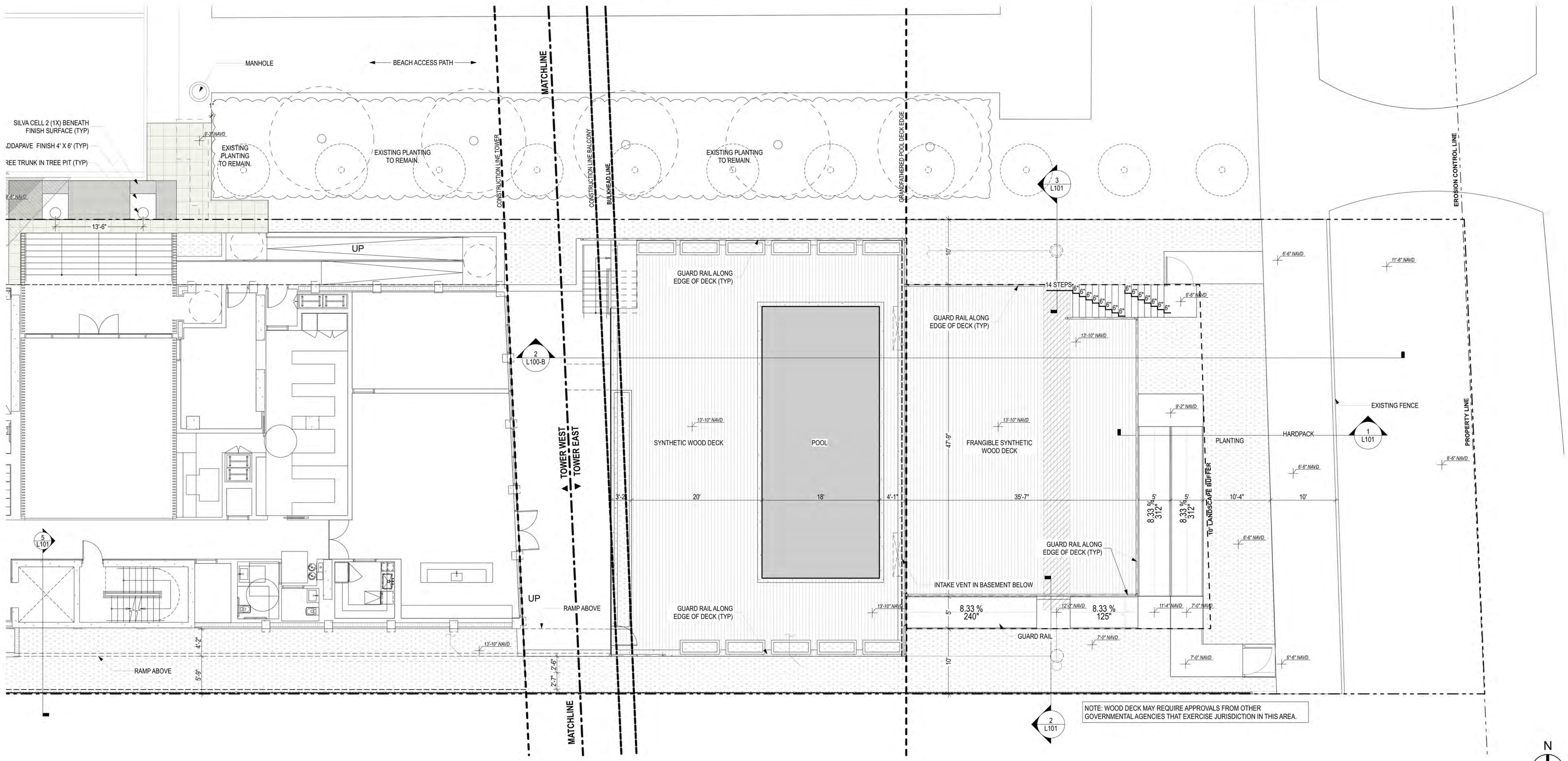




2 LONGITUDINAL SECTION

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

Tower Hardscape Schedule		
Symbol	Item	Area (sqf)
	Addapave	308.82
	Composite Wood Deck	4,074.40
	Concrete Sidewalk	529.25
	Grasspave	906.57
	Pavers Sidewalk	1,074.42
	Planting	4,815.82
	Pool	750.00
	Silva Cell	597.71



1 TOWER - EAST HARDSCAPE PLAN

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

APPROVED RESOLUTION NO-19-2661

URBAN ROBOT LLC
420 LINCOLN ROAD #331 MIAMI BEACH, FL 33139
T 786.449.4681 / F 305.397.2241
HTTP: // WWW.URBANROBOT.NET

REVISIONS / SUBMISSIONS

ID	Date	Description

1569

8995 COLLINS AVENUE
CONDO-HOTEL
8995 COLLINS AVENUE
TOWN OF SURFSIDE, FLORIDA

TOWER - EAST HARDSCAPE PLAN

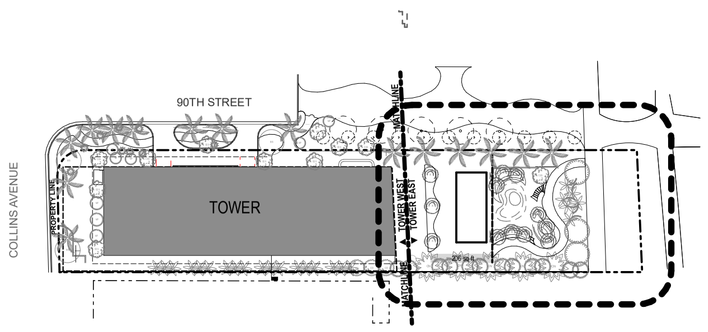
SURFHOUSE
OCEAN VIEWS, LLC
184 KENT AVENUE BROOKLYN,
NEW YORK 11211
TEL: 212-687-3444
FAX: 212.883.8267

URBAN ROBOT LLC
AA26002760/ 0268005134/ LC26000510

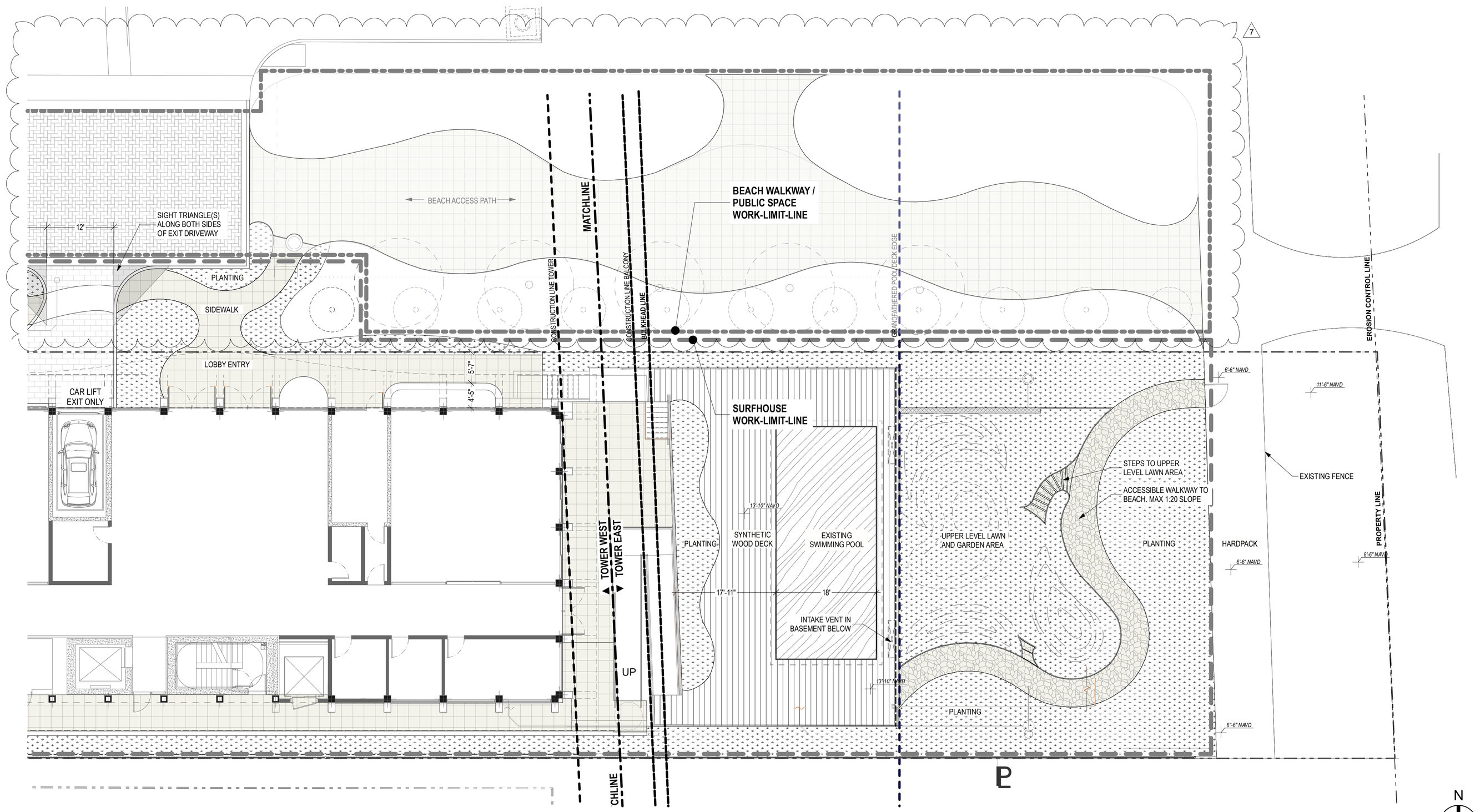
ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
2915 Biscayne Boulevard
Suite 200
Miami, Florida 33137
O: 305.573.1818
F: 305.573.3766
WWW.KOBIKARP.COM

DRAWN BY:	DR - RU
CHECKED BY:	JV
DATE:	03-29-2018

L100-B



Tower Hardscape Schedule		
Symbol	**Item**	**Area (sqf)**
	Beach Access Walkway	603.84
	Composite Wood Deck	1,570.66
	Pavers Driveway	945.43
	Pavers Sidewalk	3,354.91
	Permeable Paving	983.46
	Planting	8,009.25
	Pool	750.00
	Roadway Pavers	3,376.43



1 TOWER - EAST HARDSCAPE PLAN
SCALE: 3/32" = 1'-0"

URBAN ROBOT LLC
420 LINCOLN ROAD 8 WEST MIAMI BEACH, FL 33139
T: 786.447.1777 F: 305.763.8992
HTTP: // WWW.URBANROBOT.NET

REVISIONS / SUBMISSIONS

1	DRC. COMMENTS	2019-09-02
2		
3		
4		
5		
6		
7	SITE PLAN AMENDMENT	2022-06-03

1569

8995 COLLINS AVENUE
CONDO-HOTEL
8995 COLLINS AVENUE
TOWN OF SURFSIDE, FLORIDA

TOWER - EAST HARDSCAPE PLAN

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OCEAN VIEWS, LLC
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FAX: 212.883.8267

URBAN ROBOT LLC
AA26002760/ IB26001534/ LC26000510

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INTERIOR DESIGN
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Miami, Florida 33137
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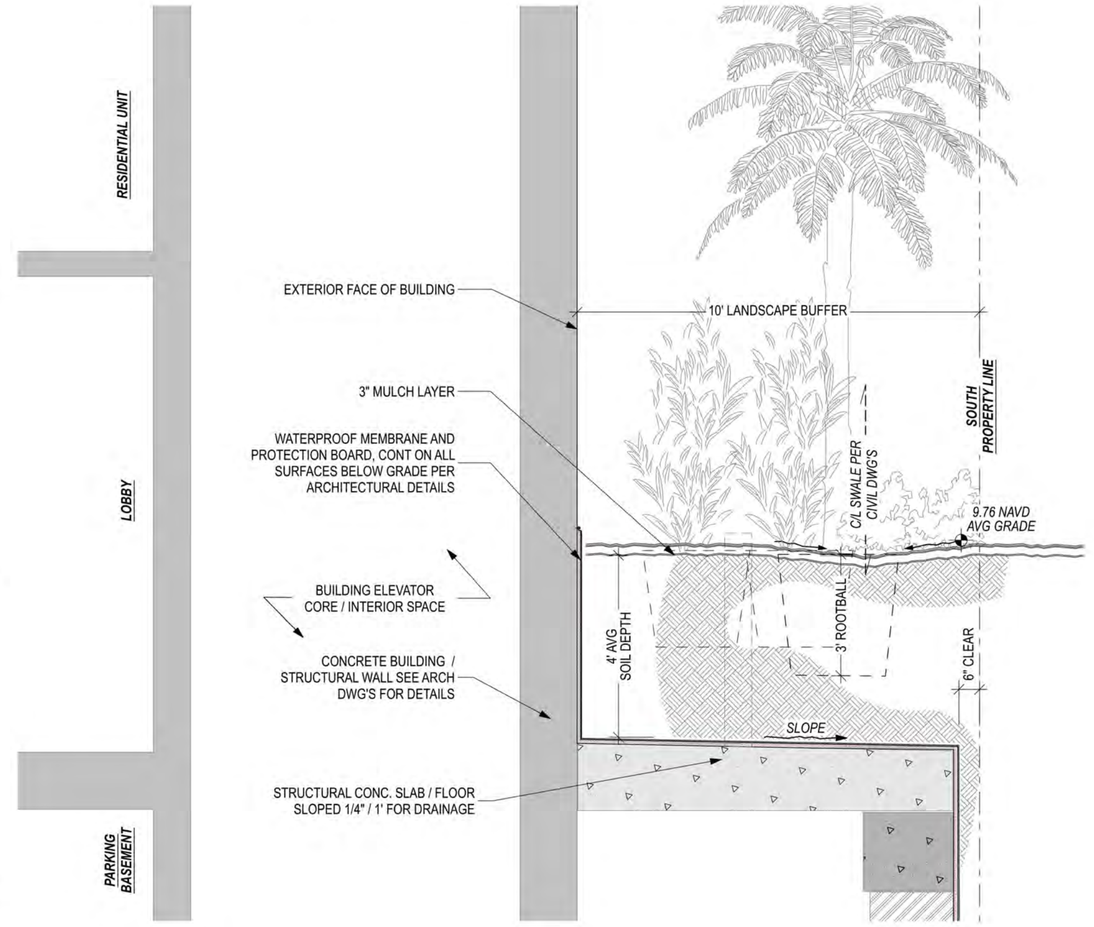
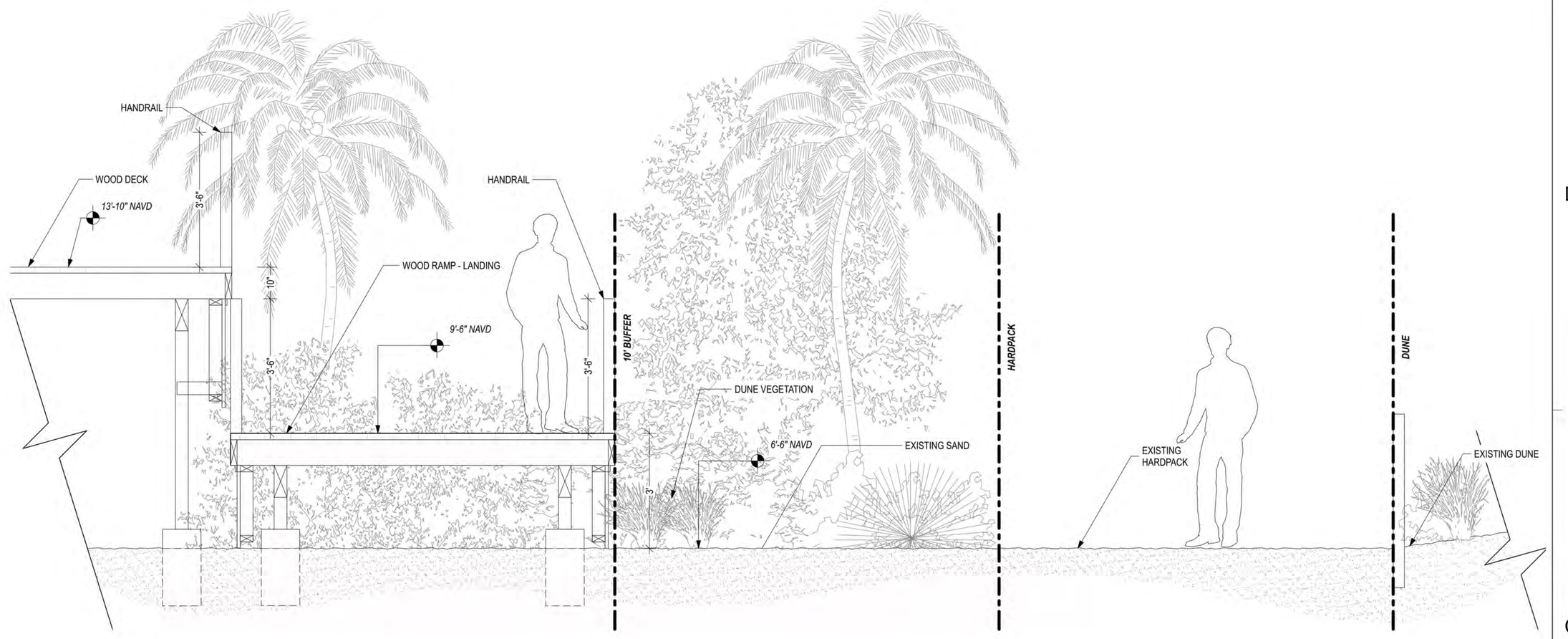
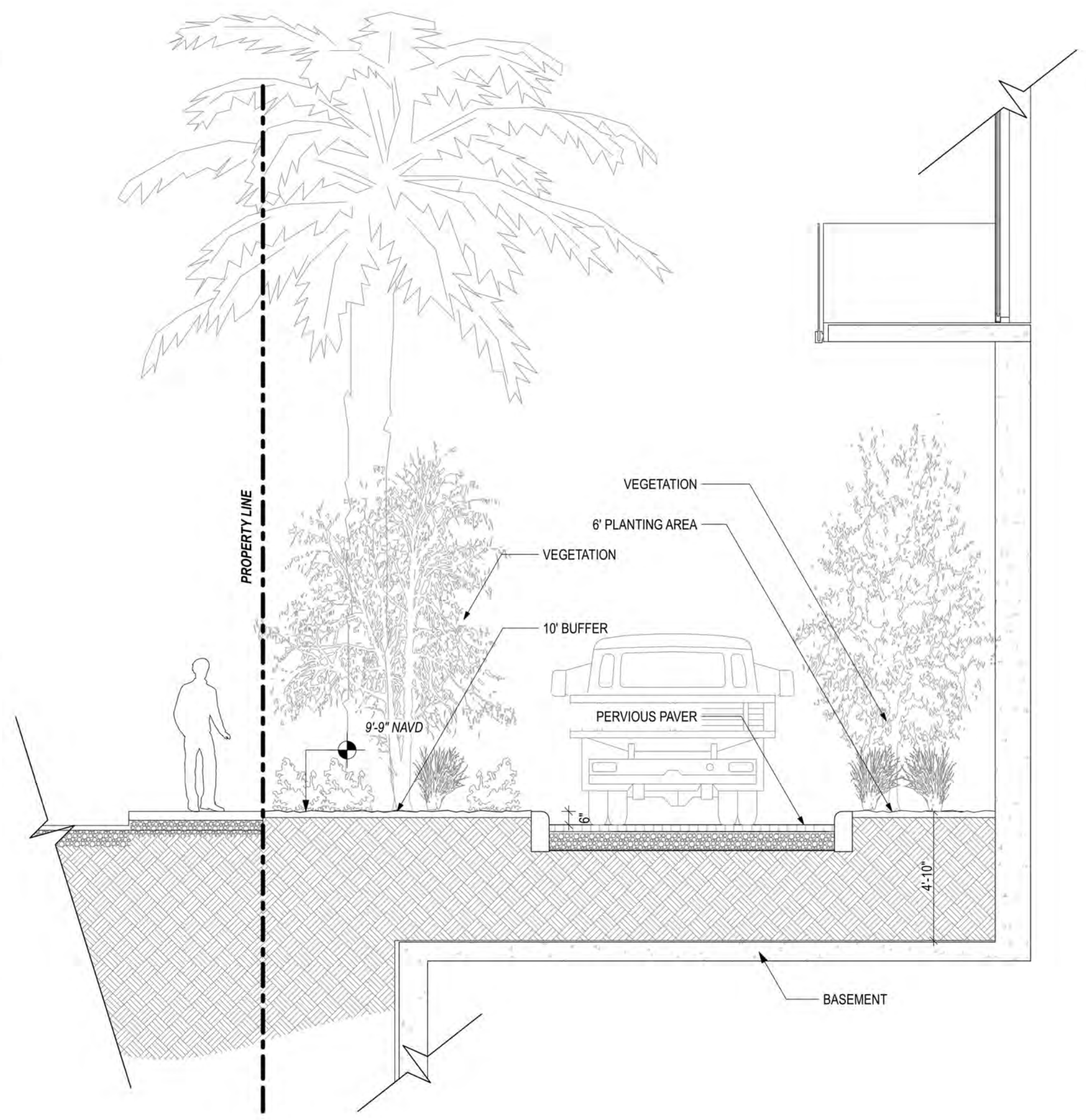


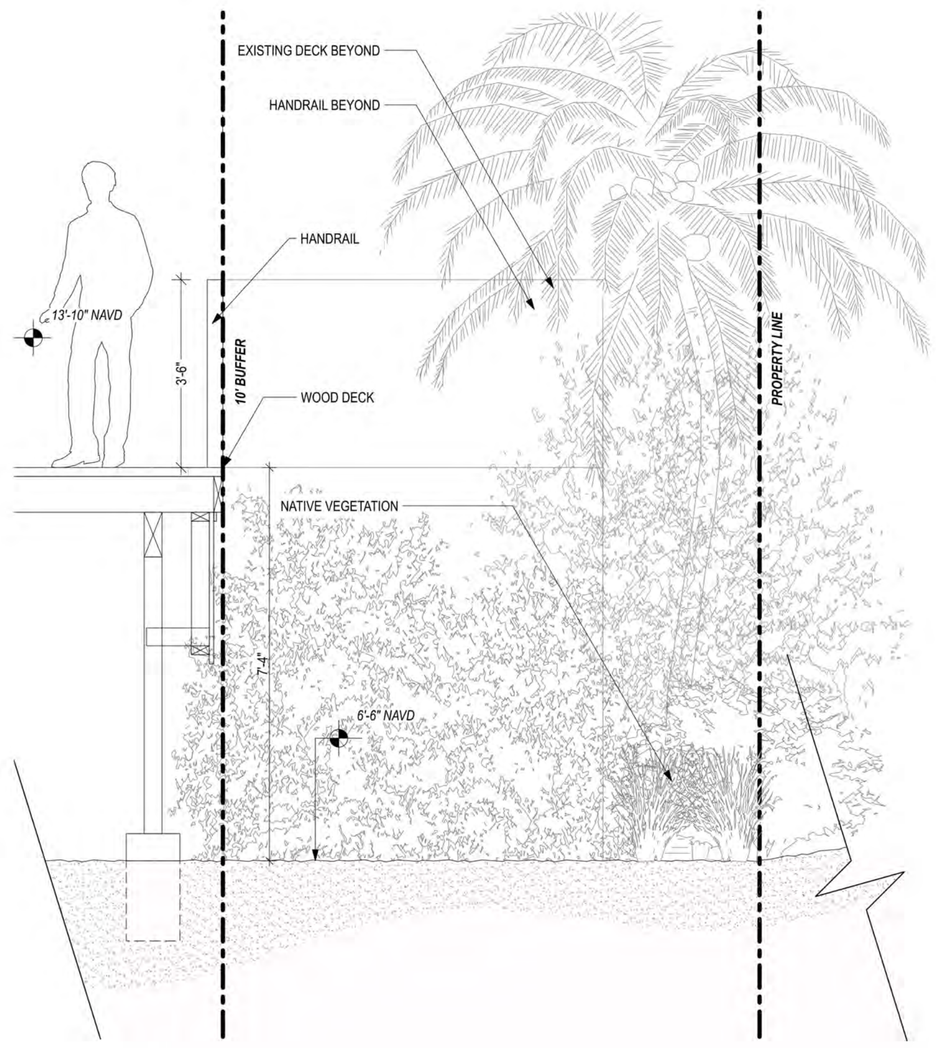
5 South Buffer / planter section
SCALE: 3/8" = 1'-0"



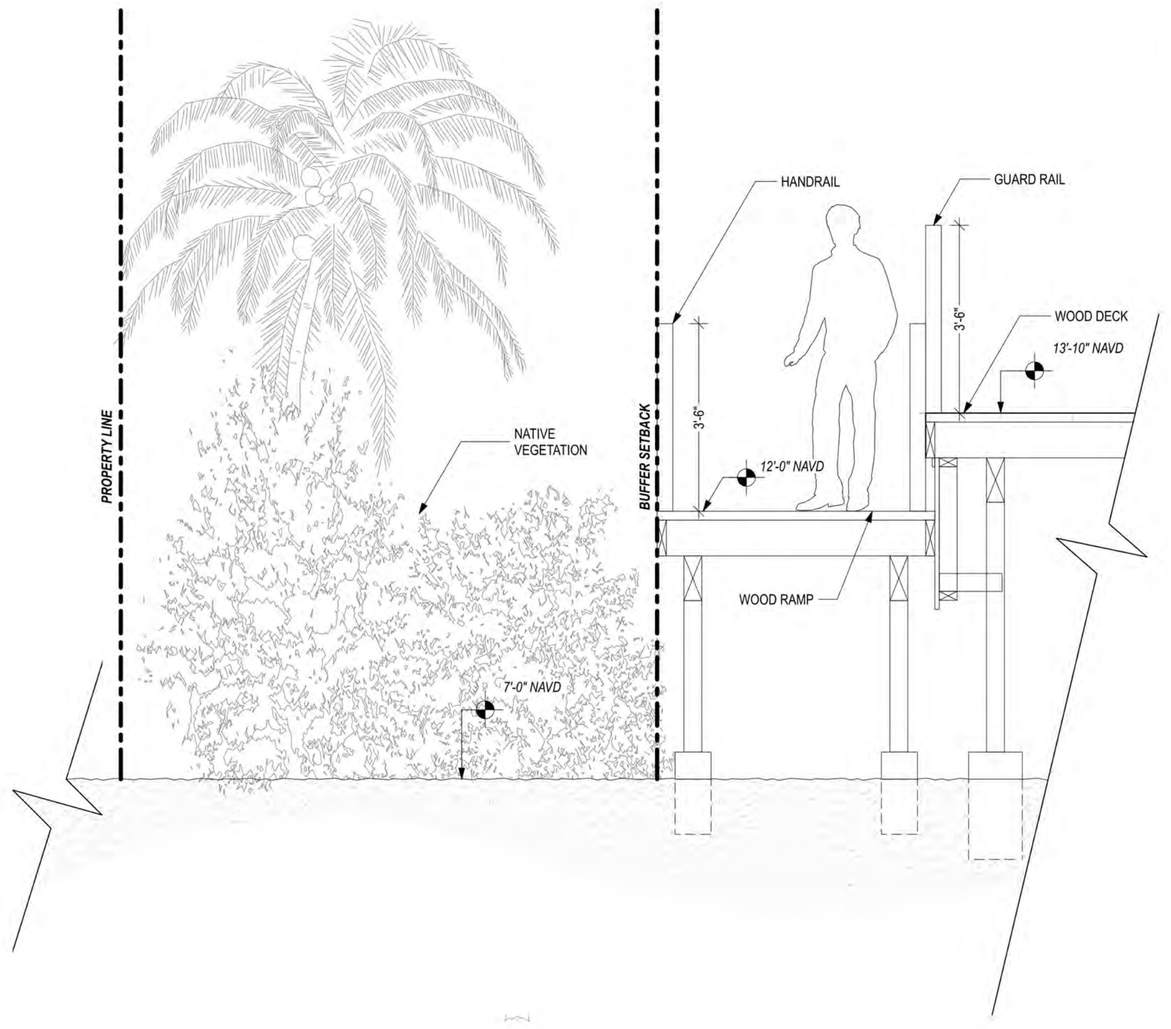
1 East Buffer
SCALE: 1/2" = 1'-0"



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



3 North Buffer
SCALE: 1/2" = 1'-0"



2 South Buffer
SCALE: 1/2" = 1'-0"

APPROVED RESOLUTION NO-19-2661

URBAN ROBOT LLC
420 LINCOLN ROAD #331 MIAMI BEACH, FL 33139
T: 786.667.1177 | F: 786.667.1178
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REVISIONS / SUBMISSIONS

ID	Date	Description

1569

8995 COLLINS AVENUE
CONDO-HOTEL
8995 COLLINS AVENUE
TOWN OF SURFSIDE, FLORIDA

HARDSCAPE DETAILS

SURFHOUSE
OCEAN VIEWS, LLC
184 KENT AVENUE BROOKLYN,
NEW YORK 11211
TEL: 212.687.3444
FAX: 212.883.8267

URBAN ROBOT LLC
AA26002760 ID26001534 LC26000510

ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
2915 Biscayne Boulevard
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Miami, Florida 33137
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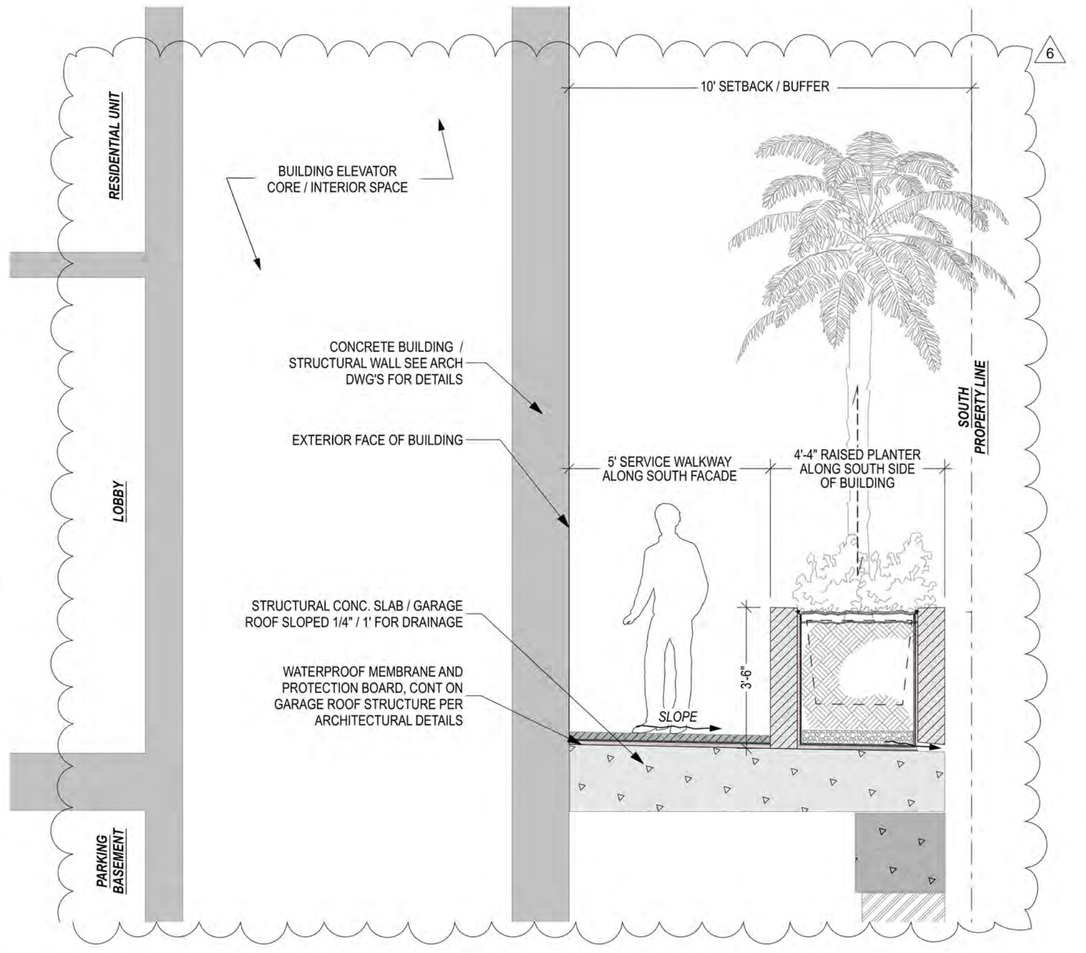
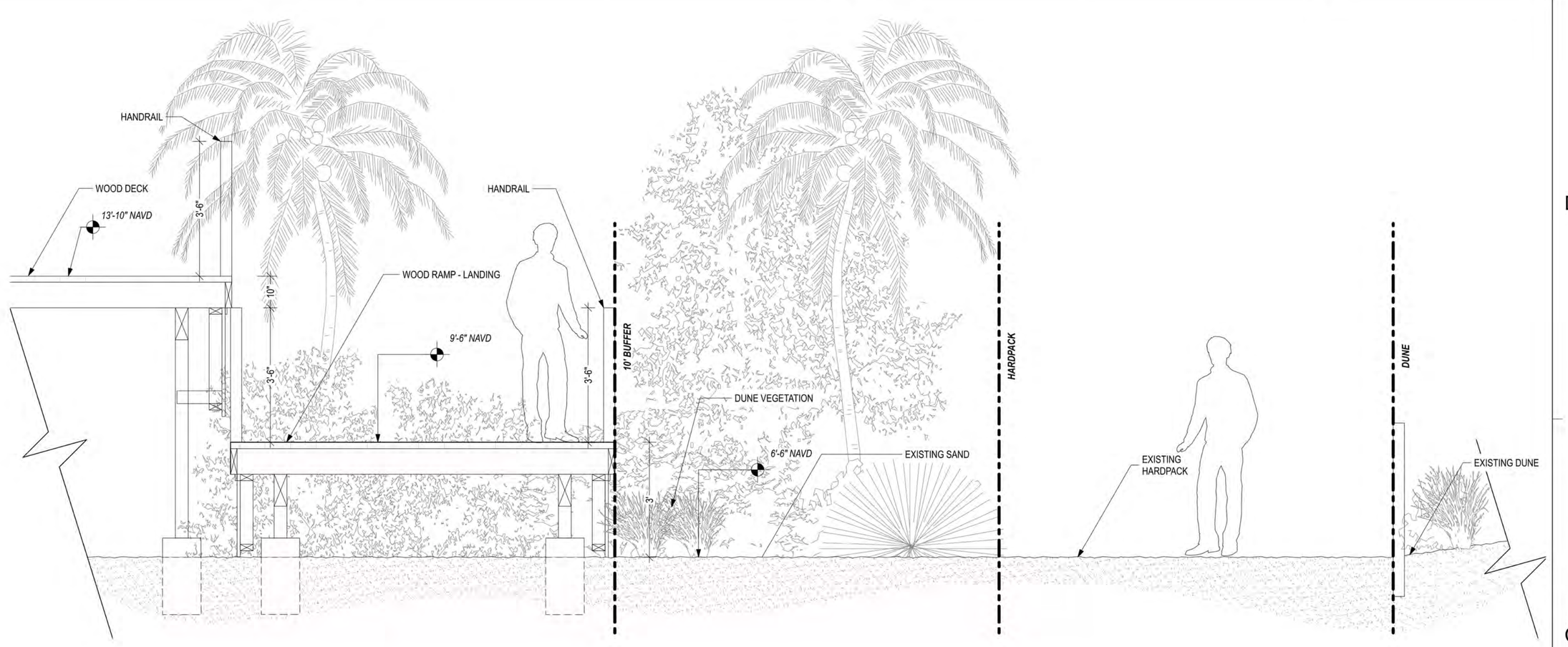
F: 305.573.3766
WWW.KOBIKARP.COM

DRAWN BY:	DR - RU
CHECKED BY:	JV
DATE:	03-29-2018

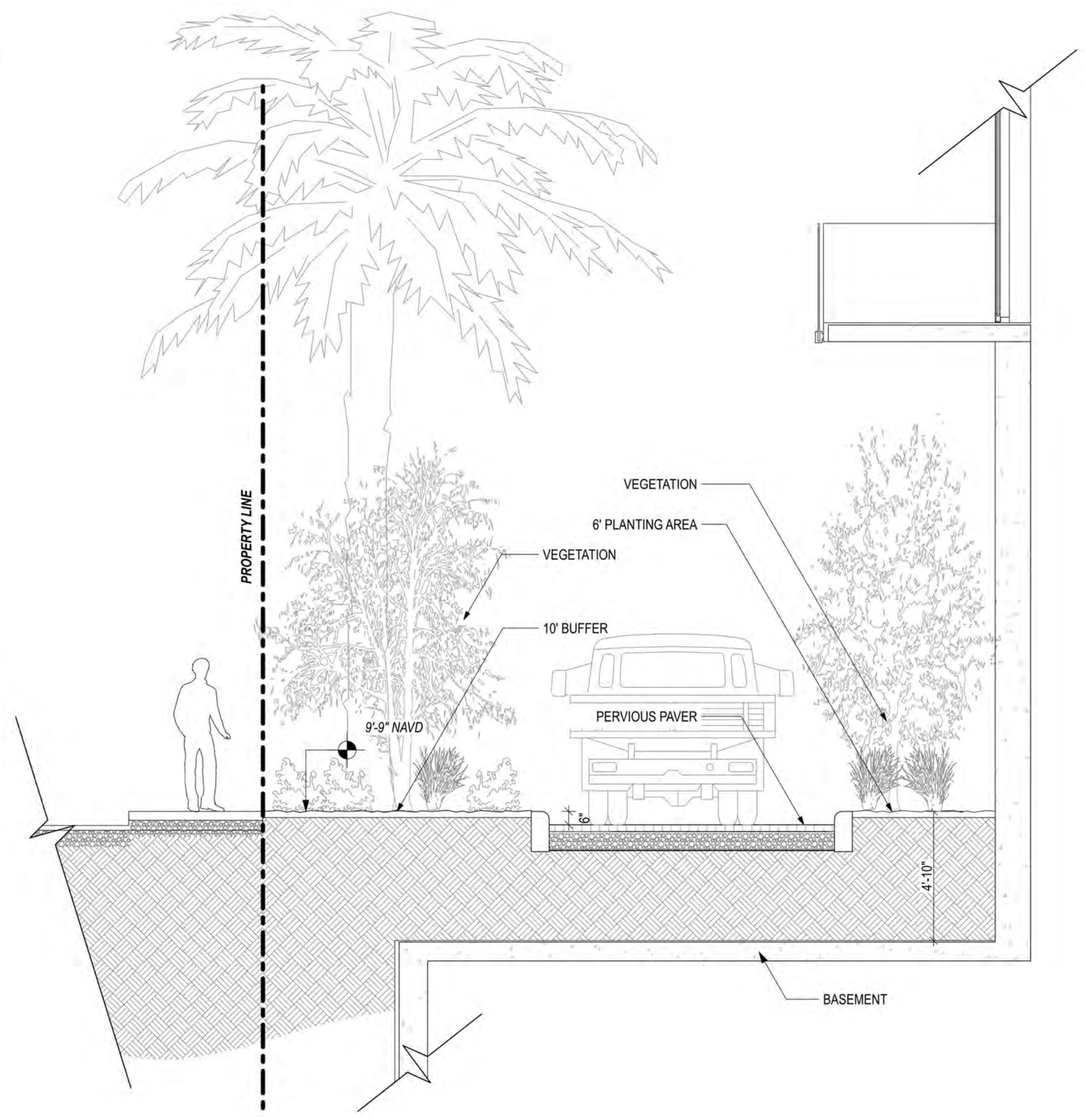
L101



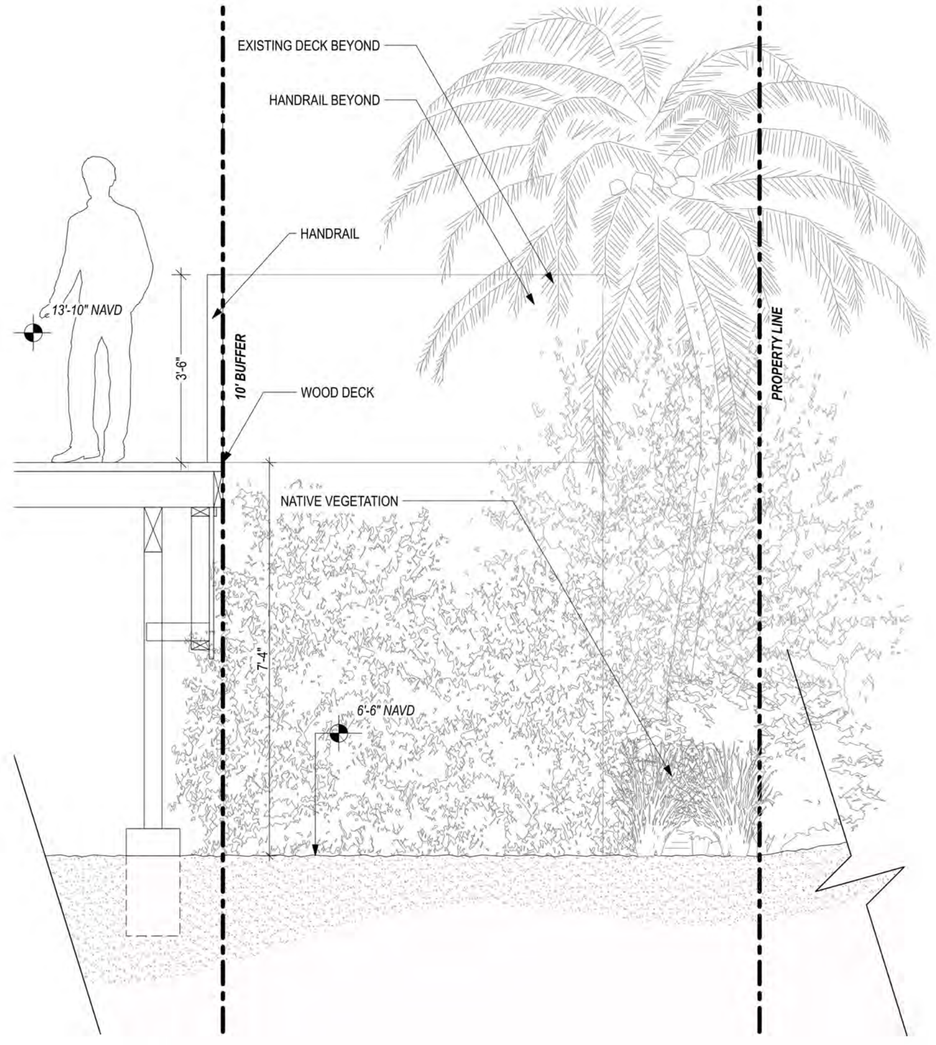
5 South Buffer / planter section
SCALE: 3/8" = 1'-0"



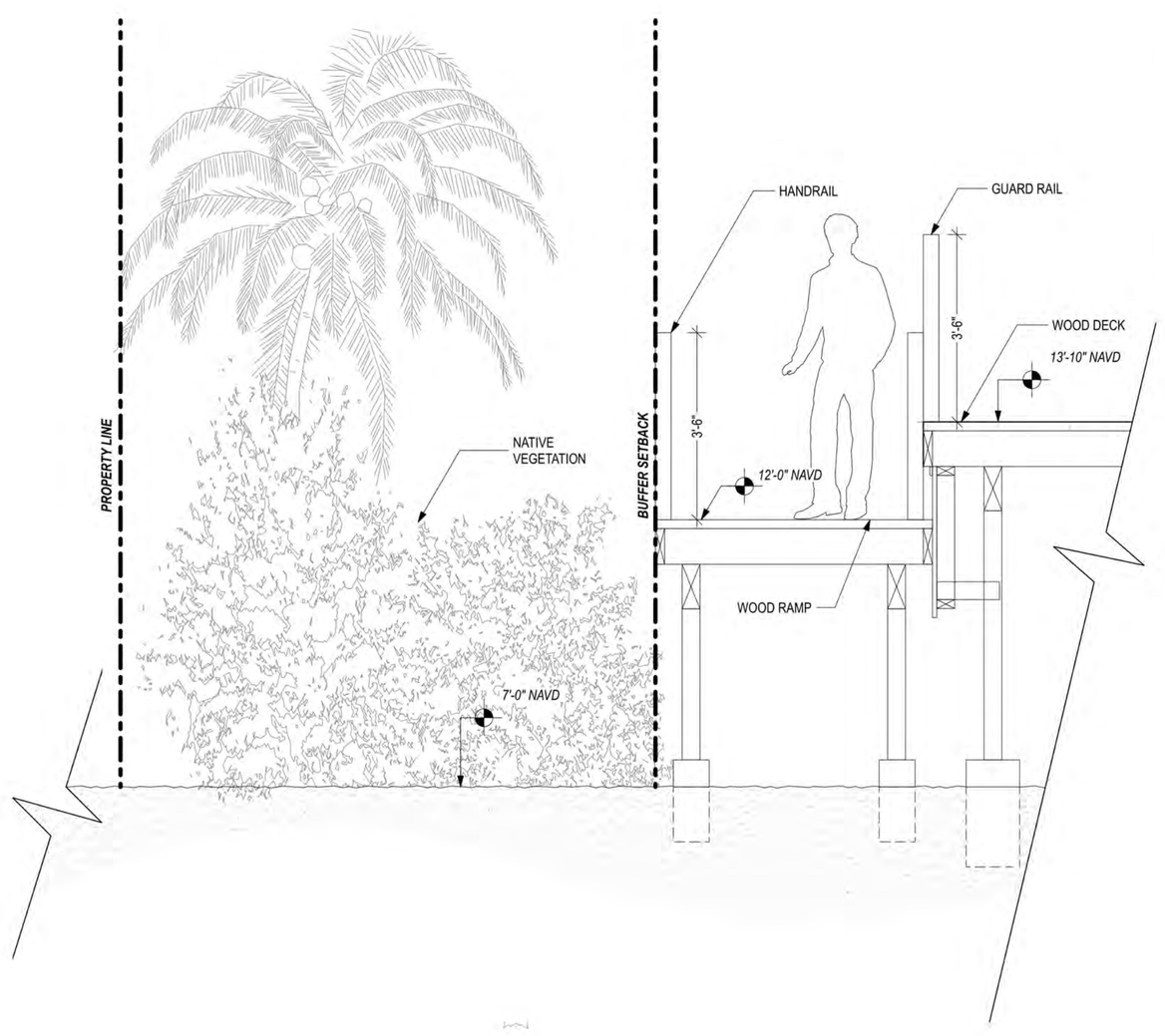
1 East Buffer
SCALE: 1/2" = 1'-0"



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



3 North Buffer
SCALE: 1/2" = 1'-0"



2 South Buffer
SCALE: 1/2" = 1'-0"

PROPOSED SITE PLAN AMENDMENT

URBAN ROBOT LLC
420 LINCOLN ROAD #301 MIAMI BEACH, FL 33139
T: 786.667.1111 F: 786.667.1112
HTTP: // WWW.URBANROBOT.NET

REVISIONS / SUBMISSIONS

1	DRC. COMMENTS	2019-09-02
2		
3		
4		
5		
6	SITE PLAN AMENDMENT	2022-04-22

1569

8995 COLLINS AVENUE
CONDO-HOTEL
8995 COLLINS AVENUE
TOWN OF SURFSIDE, FLORIDA

HARDSCAPE DETAILS

SURFHOUSE
OCEAN VIEWS, LLC
184 KENT AVENUE BROOKLYN,
NEW YORK 11211
TEL: 212-687-3444
FAX: 212.883.8267

URBAN ROBOT LLC
AA26000766/ ID26001534/ LC26000510

ARCHITECTURE
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AIA ASID NCARB
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Miami, Florida 33137
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F: 305.573.3766
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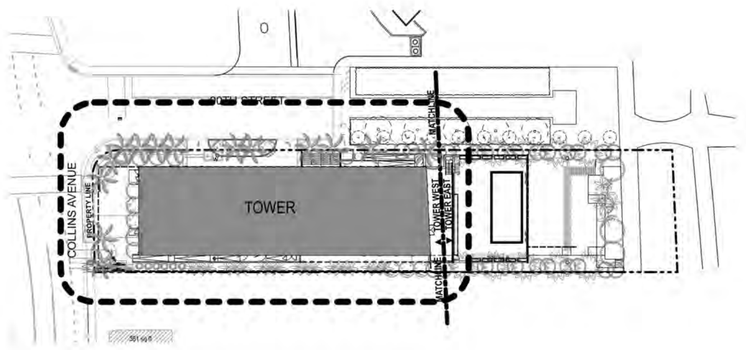
KOBI KARP

DRAWN BY:	DR - RU
CHECKED BY:	JV
DATE:	03-29-2018

L101

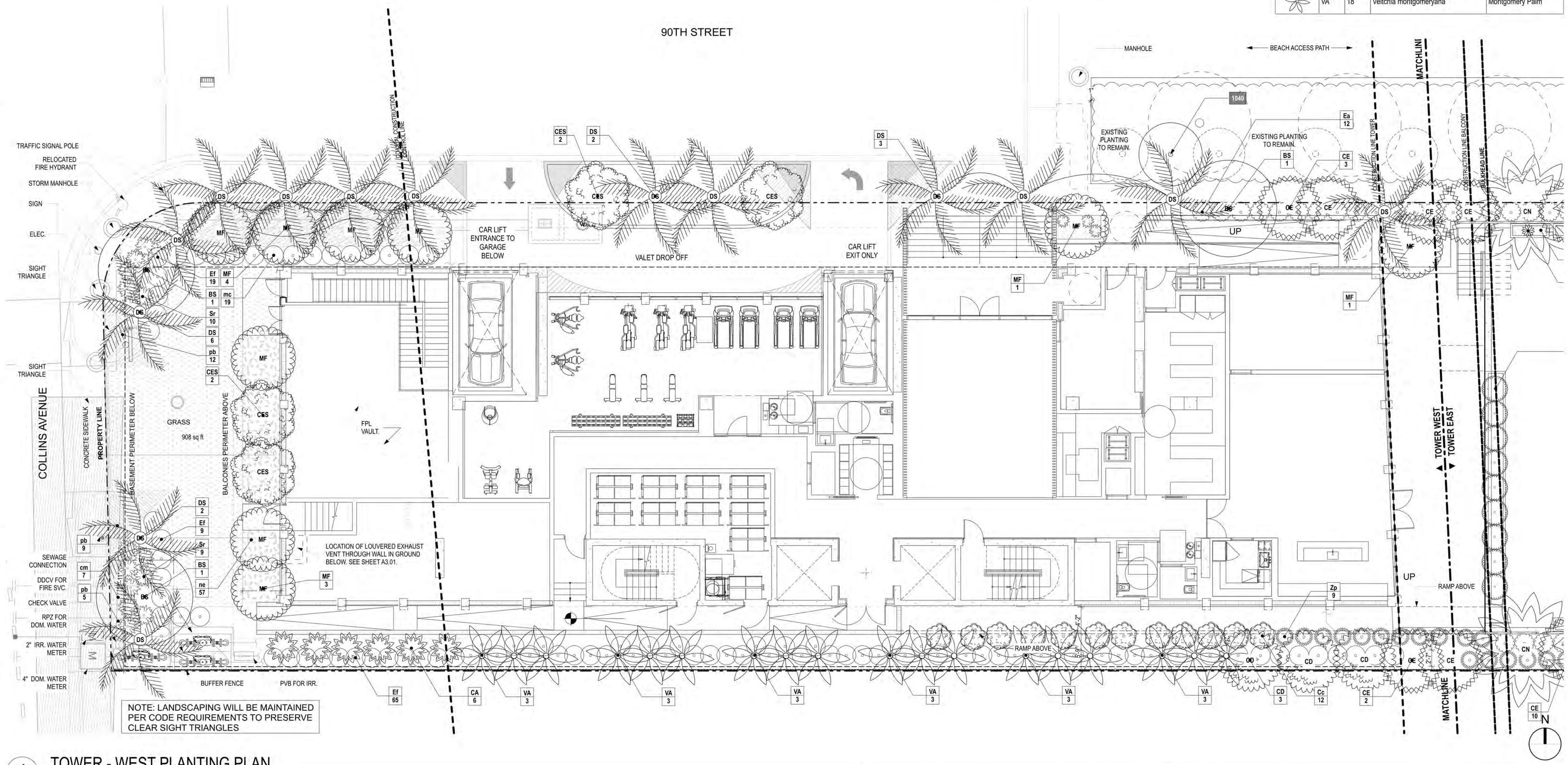


Abbreviated LV1 Groundcover Schedule				
Symbol	ID	QTY	Botanical Name	Common Name
	cm	15	Carissa macrocarpa 'Emerald Blanket'	Natal Plum
	ee	124	Eragostis elliotti	Silver Lovegrass
	el	74	Ernodia littoralis	Golden Creeper
	mc	36	Muhlenbergia capillaris	Gulf Coast Muhly Grass
	ne	158	Nephrolepsis exaltata	Boston Fern
	pb	26	Philodendron 'burle marx'	Philodendron Burle marx

Abbreviated LV1 Shrub Schedule				
Symbol	ID	QTY	Botanical Name	Common Name
	Ao	14	Alcantarea 'odorata'	Bromeliad
	Cc	12	Capparis cynophallophora	Jamaica Caper
	Ci	16	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum
	Ci	23	Chrysobalanus icaco 'Red Tip'	Red Tip Coccoplum
	Ea	69	Eugenia axillaris	White Stopper
	Ef	93	Eugenia foetida	Spanish Stopper
	Sm	20	Suriana maritima	Bay Cedar
	Sr	46	Serenoa repens 'Cinerea'	Silver Saw Palmetto
	Zp	81	Zamia pumila	Coontie

Abbreviated LV1 Tree Schedule				
Symbol	ID	QTY	Botanical Name	Common Name
	BS	3	Bursera simaruba 'Red Trunk Belize'	Gumbo Limbo "Red Trunk Belize
	CA	6	Coccothrinax argentata	Silver Thatch Palm
	CD	3	Coccoloba diversifolia	Pigeon Plum
	CE	26	Conocarpus erectus 'Sericeus'	Silver Buttonwood
	CES	4	Conocarpus erectus 'Sericeus' (large)	Silver Buttonwood (large)
	CN	10	Cocos nucifera 'Golden Malayan'	Golden Malayan Coconut palm
	CU	3	Coccoloba uvifera	Sea Grape
	DS	14	Phoenix dactylifera 'Medjool'	Date palm
	MF	9	Myrcianthes fragrans	Simpson's Stopper
	SP	6	Sabal Palmetto	Sabal Palm
	VA	18	Veitchia montgomeryana	Montgomery Palm

FULL PLANT SCHEDULE W/ SPECS ON SHEET L202
LANDSCAPE LEGEND ON SHEET L001 COVER SHEET



1 TOWER - WEST PLANTING PLAN
SCALE: 1/8" = 1'-0"

APPROVED RESOLUTION NO-19-2661

URBAN ROBOT LLC
459 OCEAN PARK AVE | ASBURY PARK, NJ, 07712
TEL: 732.455.8000 | FAX: 732.455.8001
HTTP: // WWW.URBANROBOT.NET

REVISIONS / SUBMISSIONS

ID	Date	Description

1569

8995 COLLINS AVENUE
CONDO-HOTEL
8995 COLLINS AVENUE
TOWN OF SURFSIDE, FLORIDA

TOWER - WEST PLANTING PLAN

SURFHOUSE
OCEAN VIEWS, LLC
184 KENT AVENUE BROOKLYN,
NEW YORK 11211
TEL: 212-687-3444
FAX: 212.883.8267

URBAN ROBOT LLC
AA26002760 | 0280070534 | LC26000510

ARCHITECTURE
INTERIOR DESIGN
PLANNING
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2915 Biscayne Boulevard
Suite 200
Miami, Florida 33137
O: 305.573.1818
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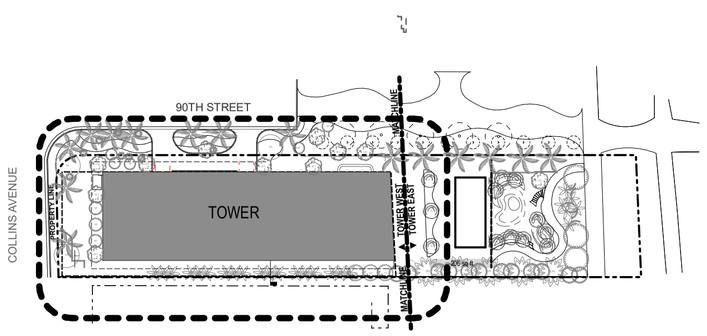
WWW.KOBIKARP.COM

KOBI KARP

DRAWN BY:	DR - RU
CHECKED BY:	JV
DATE:	03-29-2018

L200-A



Abbreviated LV1 Groundcover Schedule				
Symbol	ID	QTY	Botanical Name	Common Name
	Z spp		Zoyzia spp	Zoyzia Grass
	ci	145	Chrysobalanus icaco 'Horizontalis'	Horizontal Cocoplum
	fm	15	Ficus microcarpa 'Green Island'	Green Island Ficus
	hp	168	Hamelia patens	Firebush
	mc	26	Muhlenbergia capillaris	Gulf Coast Muhly Grass

Abbreviated LV1 Shrub Schedule				
Symbol	ID	QTY	Botanical Name	Common Name
	Ce	92	Conocarpus erectus	Green Buttonwood
	Ci	9	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum
	Ea	33	Eugenia axillaris	White Stopper
	Ef	95	Eugenia foetida	Spanish Stopper
	Sm	11	Suriana maritima	Bay Cedar
SP	Sp	91	Spartina patens	Saltmeadow Cordgrass
	Sr	28	Serenoa repens 'Cinerea'	Silver Saw Palmetto
	Zp	71	Zamia pumila	Coontie

Abbreviated LV1 Tree Schedule				
Symbol	ID	QTY	Botanical Name	Common Name
	BS	3	Bursera simaruba 'Red Trunk Belize'	Gumbo Limbo "Red Trunk Belize
	CA	9	Coccothrinax argentata	Silver Thatch Palm
CD	CD	3	Coccoloba diversifolia	Pigeon Plum
CE	CE	12	Conocarpus erectus 'Sericeus'	Silver Buttonwood
CES	CES	11	Conocarpus erectus 'Sericeus' (large)	Silver Buttonwood (large)
	CN	5	Cocos nucifera 'Golden Malayan'	Golden Malayan Coconut palm
	CU	3	Coccoloba uvifera	Sea Grape
	IC	12	Ilex cassine	Dahoon Holly
MF	MF	8	Myrcianthes fragrans	Simpson's Stopper
	PD	15	Phoenix dactylifera 'Medjool'	Date palm
	SP	6	Sabal Palmetto	Sabal Palm
	VA	18	Veitchia montgomeryana	Montgomery Palm

FULL PLANT SCHEDULE W/ SPECS ON SHEET L202
LANDSCAPE LEGEND ON SHEET L001 COVER SHEET

PLANT MATERIAL WITHIN BEACH WALKWAY WORK LIMIT IS NOT INCLUDED IN PLANT SCHEDULE

90TH STREET

COLLINS AVENUE

TRAFFIC SIGNAL POLE
RELOCATED FIRE HYDRANT
STORM MANHOLE
SIGN
ELEC.
SIGHT TRIANGLE
SIGHT TRIANGLE ALONG COLLINS AVENUE
SEWER CONNECTION
CHECK VALVE
RPZ FOR DOM. WATER
2" IRR. WATER METER
4" DOM. WATER METER
DDCV FOR FIRE SVC.
CONCRETE SIDEWALK
PROPERTY LINE
EASEMENT PERIMETER BELOW
BALCONIES PERIMETER ABOVE
CAR LIFT ENTRANCE TO GARAGE BELOW
CAR LIFT EXIT ONLY
FPL VAULT
LOCATION OF LOUVERED EXHAUST VENT FROM GARAGE BELOW. SEE SHEET A3.01.
APPROVED COASTAL CONSTRUCTION CONTROL LINE
COASTAL CONSTRUCTION CONTROL LINE
BEACH ACCESS PATH
MATCHLINE
BEACH WALKWAY / PUBLIC SPACE WORK-LIMIT-LINE
SURFHOUSE WORK-LIMIT-LINE
CONSTRUCTION LINE BALCONY
CONSTRUCTION LINE TOWER
GROUND FLOOR DECK EDGE
TOWER WEST
TOWER EAST
UP
1040
7'-7" WALKWAY
N
0 8' 16' 24'

NOTE: LANDSCAPING WILL BE MAINTAINED PER CODE REQUIREMENTS TO PRESERVE CLEAR SIGHT TRIANGLES

1 TOWER - WEST PLANTING PLAN
SCALE: 3/32" = 1'-0"

URBAN ROBOT LLC
420 LINCOLN ROAD 3 MIAMI BEACH, FL 33139
TEL: 786.717.3562
HTTP: // WWW.URBANROBOT.NET
URBAN ROBOT LLC

REVISIONS / SUBMISSIONS

1	DRC. COMMENTS	2019-09-02
2		
3		
4		
5		
6		
7	SITE PLAN AMENDMENT	2022-06-03

1569

8995 COLLINS AVENUE
CONDO-HOTEL
8995 COLLINS AVENUE
TOWN OF SURFSIDE, FLORIDA

TOWER - WEST PLANTING PLAN

SURFHOUSE
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NEW YORK 11211
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FAX: 212.883.8267

URBAN ROBOT LLC
AA26002760 IB26001534 LC26000510

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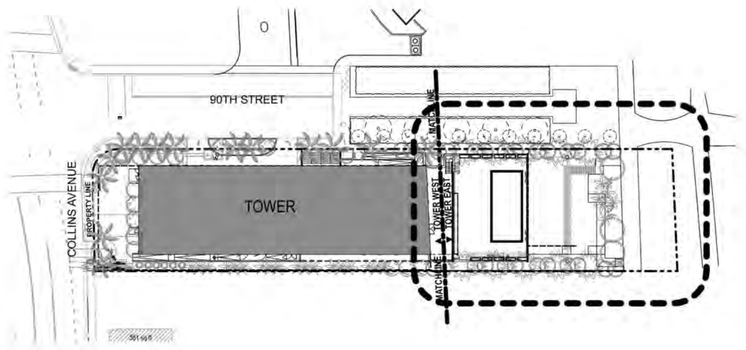
KOBI KARP

DRAWN BY:	DR - RU
CHECKED BY:	JV
DATE:	03-29-2018

L200-A



Abbreviated LV1 Groundcover Schedule				
Symbol	ID	QTY	Botanical Name	Common Name
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	el	74	Ernodia littoralis	Golden Creeper
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Abbreviated LV1 Shrub Schedule				
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	Cc	12	Capparis cynophallophora	Jamaica Caper
	Ci	16	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum
	Ci	23	Chrysobalanus icaco 'Red Tip'	Red Tip Coccoplum
	Ea	69	Eugenia axillaris	White Stopper
	Ef	93	Eugenia foetida	Spanish Stopper
	Sm	20	Suriana maritima	Bay Cedar
	Sr	46	Serenoa repens 'Cinerea'	Silver Saw Palmetto
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	CE	26	Conocarpus erectus 'Sericeus'	Silver Buttonwood
	CES	4	Conocarpus erectus 'Sericeus' (large)	Silver Buttonwood (large)
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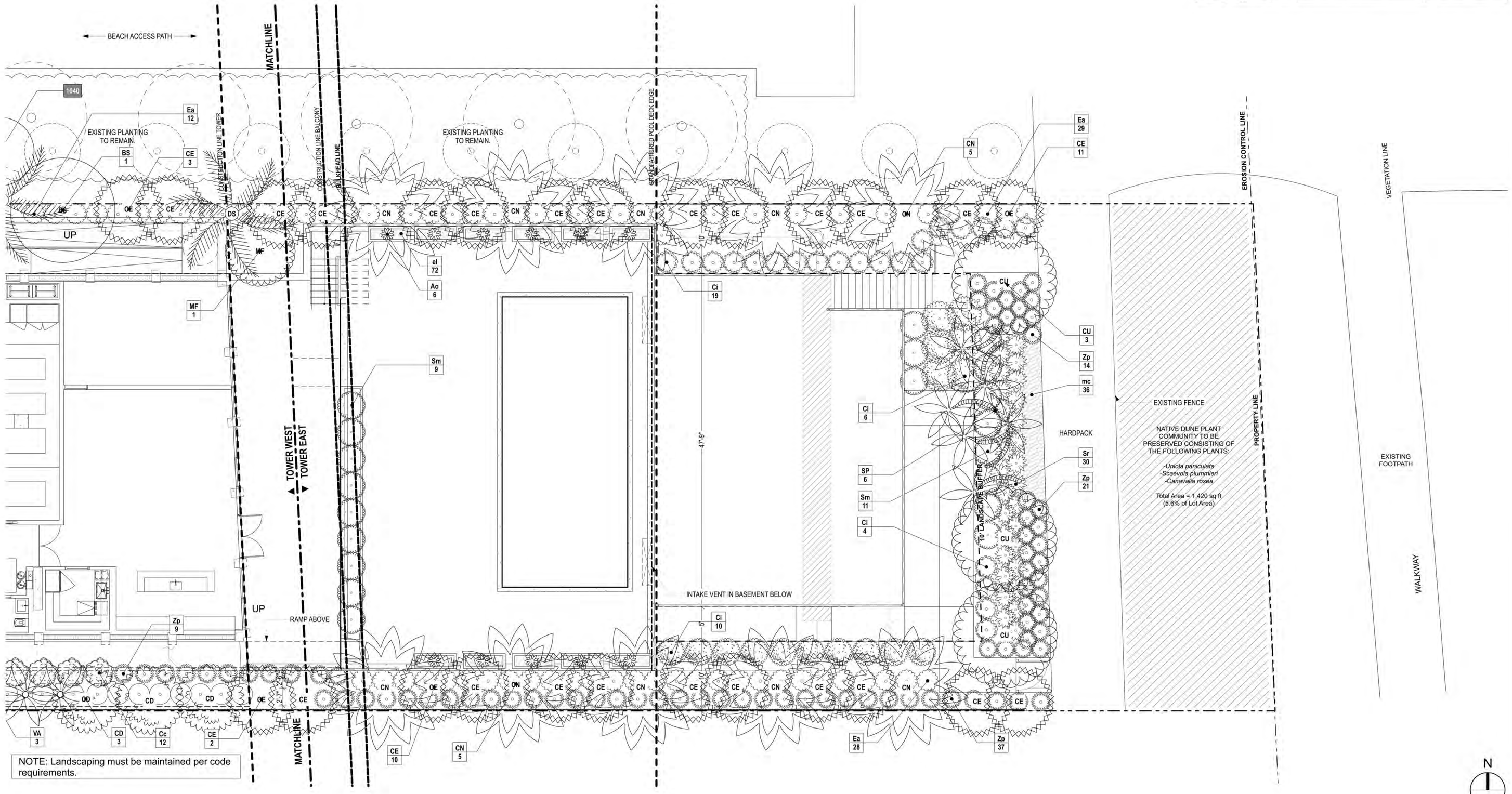
	CU	3	Coccoloba uvifera	Sea Grape
	DS	14	Phoenix dactylifera 'Medjool'	Date palm
	MF	9	Myrcianthes fragrans	Simpson's Stopper
	SP	6	Sabal Palmetto	Sabal Palm
	VA	18	Veitchia montgomeryana	Montgomery Palm

FULL PLANT SCHEDULE W/ SPECS ON SHEET L202
LANDSCAPE LEGEND ON SHEET L001 COVER SHEET



1 TOWER - EAST PLANTING PLAN
SCALE: 1/8" = 1'-0"

APPROVED RESOLUTION NO-19-2661

URBAN ROBOT LLC
459 OCEAN DRIVE #101 MIAMI BEACH, FL 33139
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HTTP: // WWW.URBANROBOT.NET

REVISIONS / SUBMISSIONS

ID	Date	Description

1569

8995 COLLINS AVENUE
CONDO-HOTEL
8995 COLLINS AVENUE
TOWN OF SURFSIDE, FLORIDA

TOWER - EAST PLANTING PLAN

SURFHOUSE
OCEAN VIEWS, LLC
184 KENT AVENUE BROOKLYN,
NEW YORK 11211
TEL: 212-687-3444
FAX: 212-883.8267

URBAN ROBOT LLC
AA26002760 ID26001534 LC26000510

ARCHITECTURE
INTERIOR DESIGN
PLANNING
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2915 Biscayne Boulevard
Suite 300
Miami, Florida 33137
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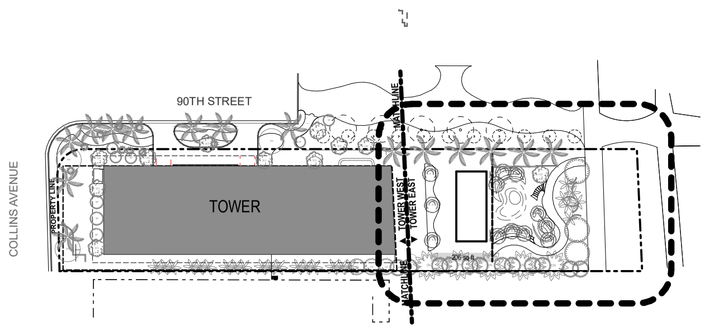
KOBI KARP

DRAWN BY:	DR - RU
CHECKED BY:	JV
DATE:	03-29-2018

L200-B



Abbreviated LV1 Groundcover Schedule

Symbol	ID	QTY	Botanical Name	Common Name
	Z spp		Zoyzia spp	Zoyzia Grass
	ci	145	Chrysobalanus icaco 'Horizontalis'	Horizontal Cocoplum
	fm	15	Ficus microcarpa 'Green Island'	Green Island Ficus
	hp	168	Hamelia patens	Firebush
	mc	26	Muhlenbergia capillaris	Gulf Coast Muhly Grass

Abbreviated LV1 Shrub Schedule

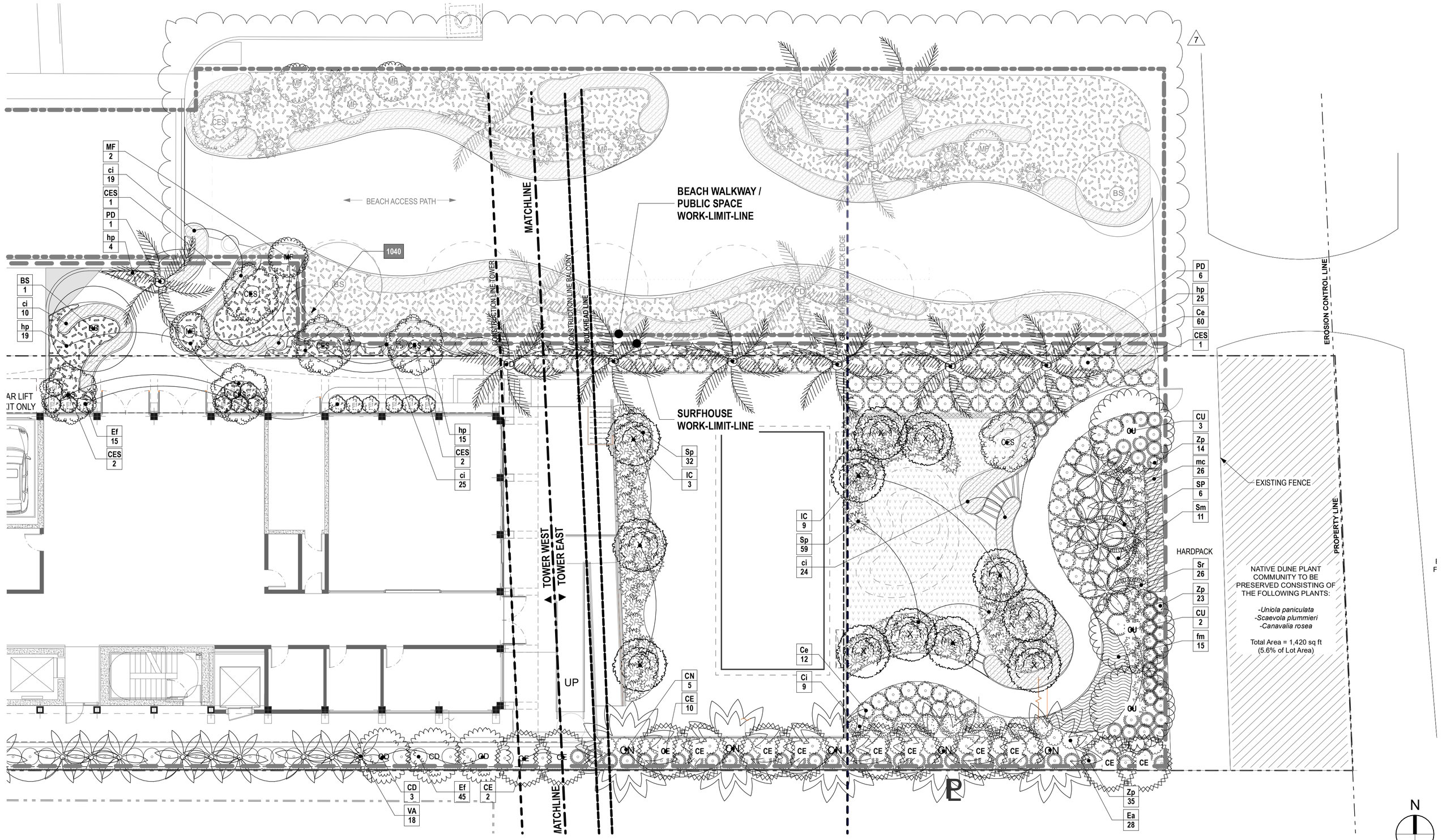
Symbol	ID	QTY	Botanical Name	Common Name
	Ce	92	Conocarpus erectus	Green Buttonwood
	Ci	9	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum
	Ea	33	Eugenia axillaris	White Stopper
	Ef	95	Eugenia foetida	Spanish Stopper
	Sm	11	Suriana maritima	Bay Cedar
	Sp	91	Spartina patens	Saltmeadow Cordgrass
	Sr	28	Serenoa repens 'Cinerea'	Silver Saw Palmetto
	Zp	71	Zamia pumila	Coontie

Abbreviated LV1 Tree Schedule

Symbol	ID	QTY	Botanical Name	Common Name
	BS	3	Bursera simaruba 'Red Trunk Belize'	Gumbo Limbo "Red Trunk Belize
	CA	9	Coccothrinax argentata	Silver Thatch Palm
	CD	3	Coccoloba diversifolia	Pigeon Plum
	CE	12	Conocarpus erectus 'Sericeus'	Silver Buttonwood
	CES	11	Conocarpus erectus 'Sericeus' (large)	Silver Buttonwood (large)
	CN	5	Cocos nucifera 'Golden Malayan'	Golden Malayan Coconut palm
	CU	3	Coccoloba uvifera	Sea Grape
	IC	12	Ilex cassine	Dahoon Holly
	MF	8	Myrcianthes fragrans	Simpson's Stopper
	PD	15	Phoenix dactylifera 'Medjool'	Date palm
	SP	6	Sabal Palmetto	Sabal Palm
	VA	18	Veitchia montgomeryana	Montgomery Palm

FULL PLANT SCHEDULE W/ SPECS ON SHEET L202
LANDSCAPE LEGEND ON SHEET L001 COVER SHEET

PLANT MATERIAL WITHIN BEACH WALKWAY WORK LIMIT IS NOT INCLUDED IN PLANT SCHEDULES



NOTE: Landscaping must be maintained per code requirements.

1 TOWER - EAST PLANTING PLAN
SCALE: 3/32" = 1'-0"

0 8' 16' 24'

URBAN ROBOT LLC
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REVISIONS / SUBMISSIONS

1	DRC. COMMENTS	2019-09-02
2		
3		
4		
5		
6		
7	SITE PLAN AMENDMENT	2022-06-03

1569

8995 COLLINS AVENUE
CONDO-HOTEL
8995 COLLINS AVENUE
TOWN OF SURFSIDE, FLORIDA

TOWER - EAST PLANTING PLAN

SURFHOUSE
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DRAWN BY:	DR - RU
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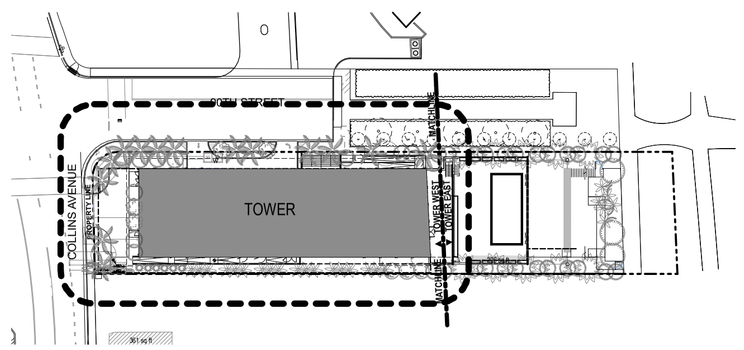
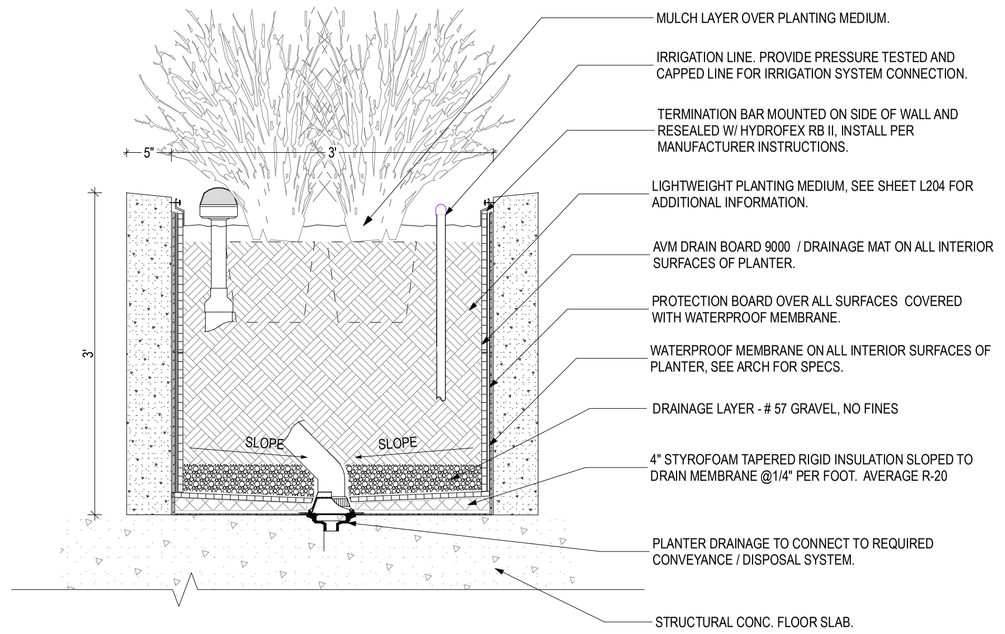
DATE:	03-29-2018

L200-B





2 Concrete Roof Planter

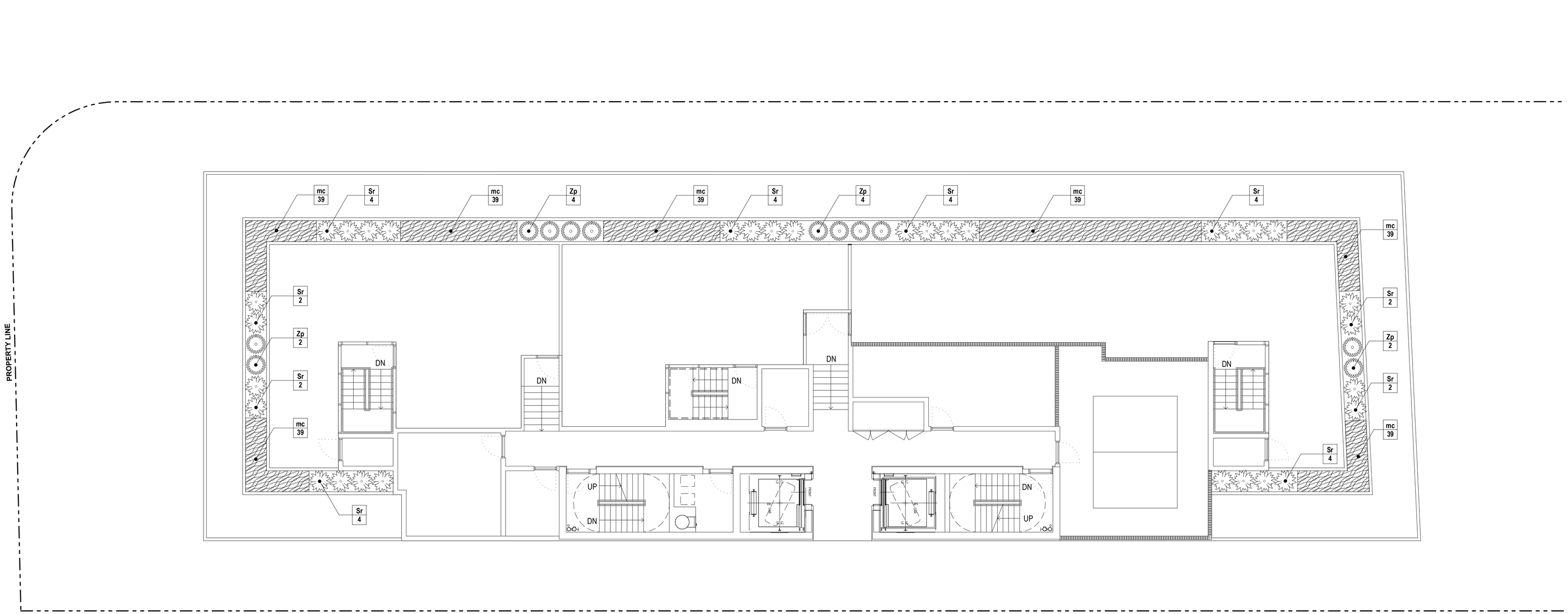
SCALE: 1" = 1'-0"

0 6" 1' 2'

Tower Roof Shrub Schedule												
Symbol	**ID**	**Qty**	**Botanical Name**	**Common Name**	**Size**	**Height**	**Spread**	**Spacing**	**Native**	**Drought Tolerant**	**Salt Tolerance**	**Remarks**
	Sr	32	Serenoa repens 'Cinerea'	Silver Saw Palmetto	15 gal	36"	36"	36"	Y	Y	High	
	Zp	12	Zamia pumila	Coontie	7 Gal	24"	24"		Y	Y	High	

Tower Roof Groundcover Schedule												
Symbol	**ID**	**QTY**	**Botanical Name**	**Common Name**	**Size**	**Height**	**Spread**	**Spacing**	**Native**	**Drought Tolerant**	**Salt Tolerance**	**Area (sf)**	**Remarks**
	mc	80	Muhlenbergia capillaris	Gulf Coast Muhly Grass	3 Gal	24"	18"	24"	Y	Y	High	400.23	

LANDSCAPE LEGEND ON SHEET L001 COVER SHEET



1 ROOF PLANTING PLAN

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

N

0 4' 8' 16'

APPROVED RESOLUTION NO-19-2661

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REVISIONS / SUBMISSIONS

ID	Date	Description

1569

8995 COLLINS AVENUE
CONDO-HOTEL
8995 COLLINS AVENUE
TOWN OF SURFSIDE, FLORIDA

TOWER - ROOF PLANTING PLAN

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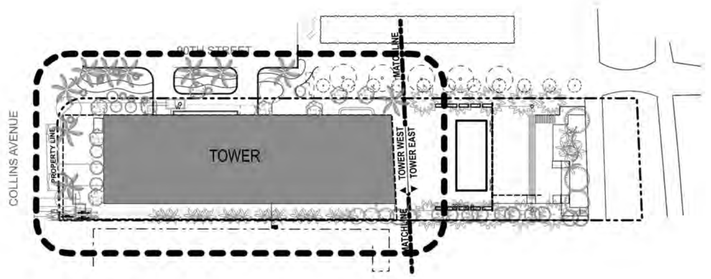
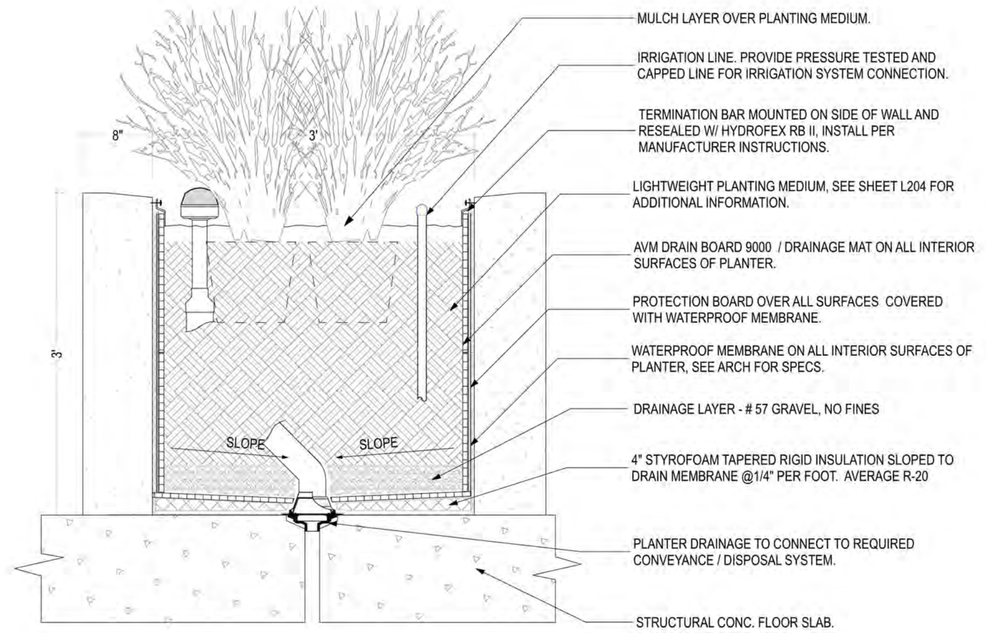
KOBI KARP

DRAWN BY:	DR - RU
CHECKED BY:	JV
DATE:	03-29-2018

L201





2 Concrete Roof Planter

SCALE: 1" = 1'-0"

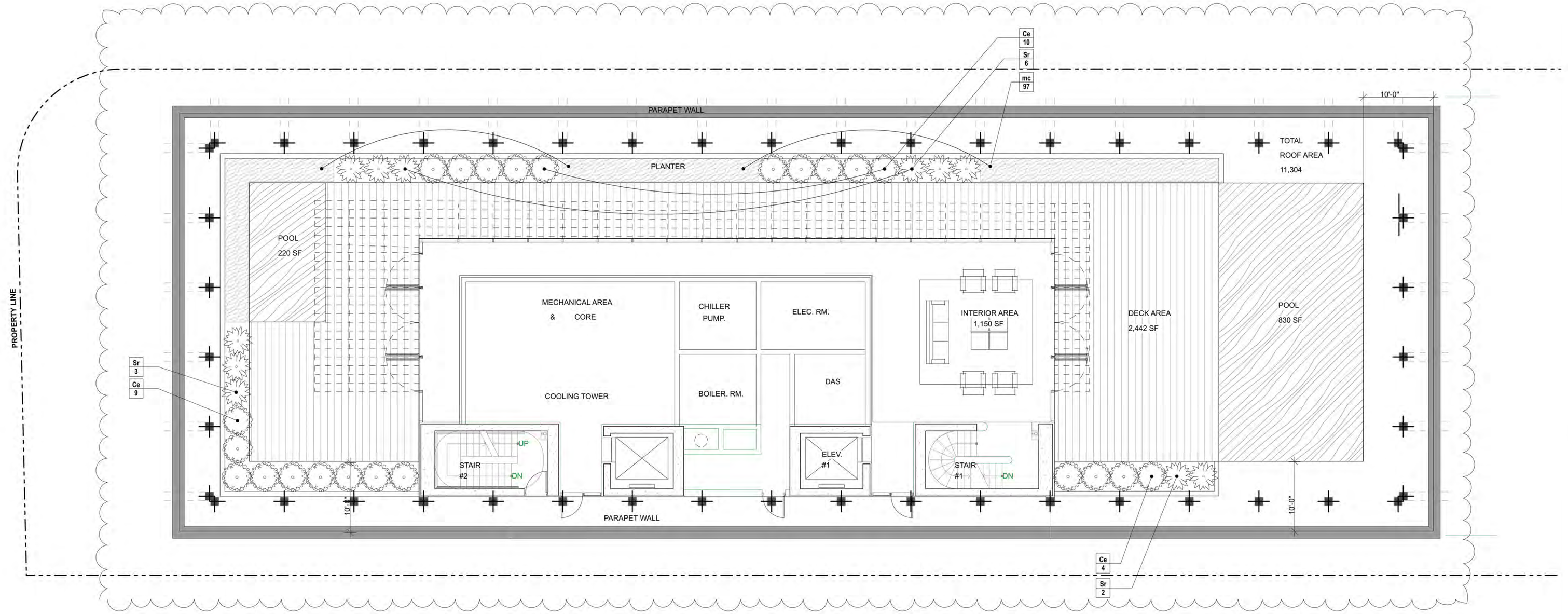
0 6" 1' 2'

6

Tower Roof Shrub Schedule												
Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Drought Tolerant	Salt Tolerance	Remarks
	Ce	23	Conocarpus erectus	Green Buttonwood	45 Gal	10'	4'	4'	Y	Y	Moderate	
	Sr	11	Serenoa repens 'Cinerea'	Silver Saw Palmetto	15 gal	36"	36"	36"	Y	Y	High	

Tower Roof Groundcover Schedule												
Symbol	ID	QTY	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Drought Tolerant	Salt Tolerance	Area (sf)	Remarks
	mc	97	Muhlenbergia capillaris	Gulf Coast Muhly Grass	3 Gal	24"	18"	24"	Y	Y	High	325.50	

LANDSCAPE LEGEND ON SHEET L001 COVER SHEET



1 ROOF PLANTING PLAN

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

N

0 4' 8' 16'

PROPOSED SITE PLAN AMENDMENT

URBAN ROBOT LLC
459 OCEAN DRIVE #311 MIAMI BEACH, FL 33139
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REVISIONS / SUBMISSIONS

1	DRC. COMMENTS	2019-09-02
2		
3		
4		
5		
6	SITE PLAN AMENDMENT	2022-04-22

1569

8995 COLLINS AVENUE
CONDO-HOTEL
8995 COLLINS AVENUE
TOWN OF SURFSIDE, FLORIDA

TOWER - ROOF PLANTING PLAN

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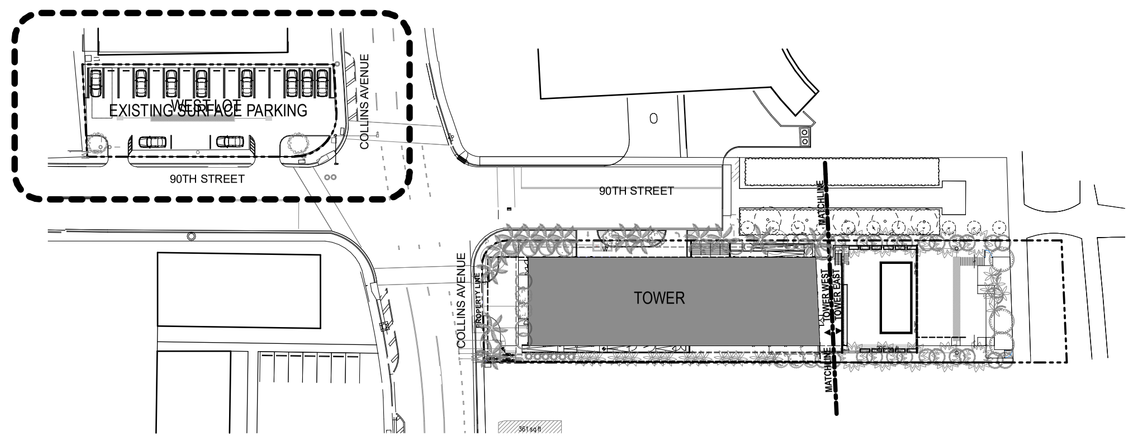
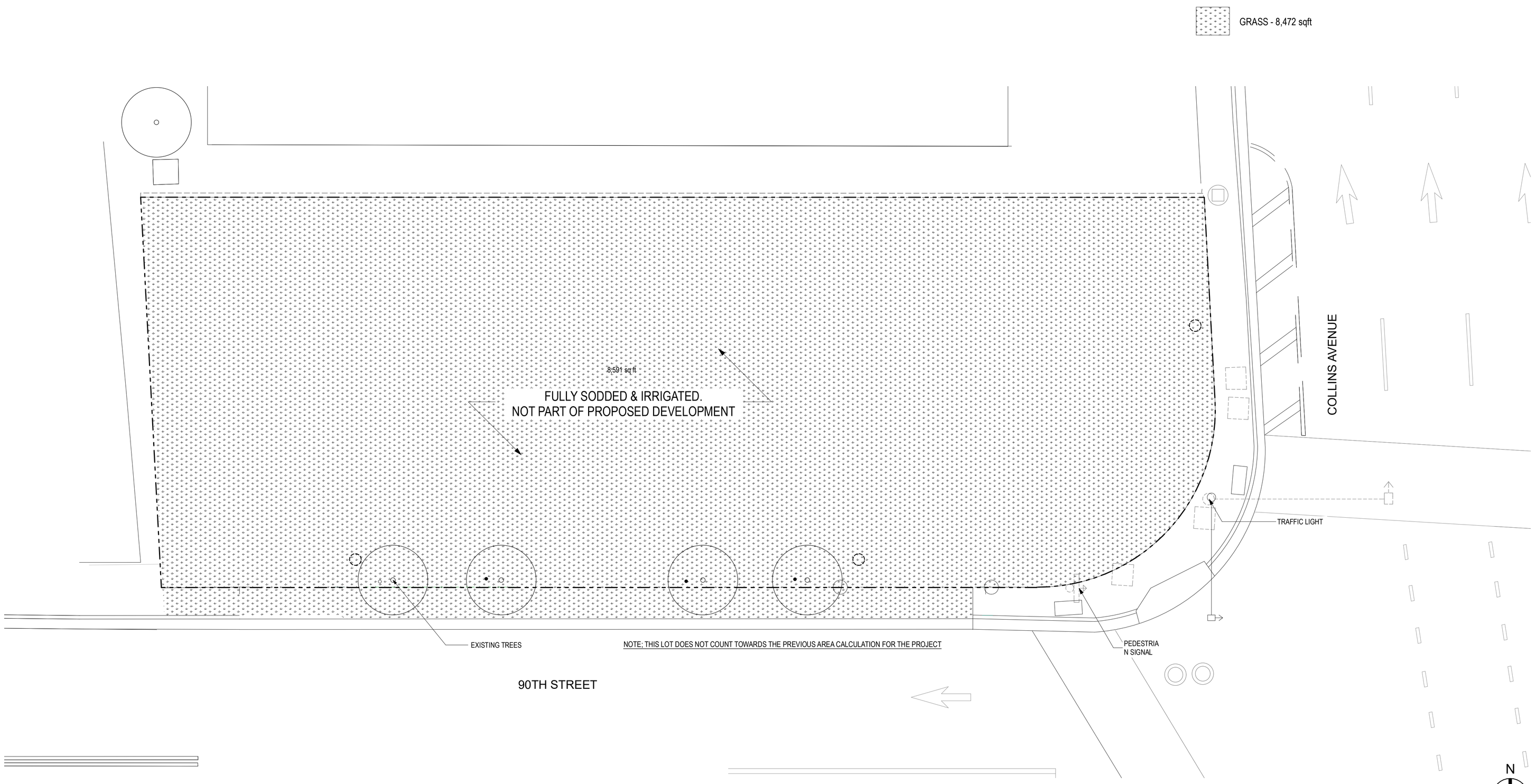
L201





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

URBAN ROBOT LLC

REVISIONS / SUBMISSIONS

ID	Date	Description

1569

8995 COLLINS AVENUE
CONDO-HOTEL
8995 COLLINS AVENUE
TOWN OF SURFSIDE, FLORIDA

WEST LOT - PLANTING PLAN

SURFHOUSE
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KOBI KARP

DRAWN BY:	DR - RU
CHECKED BY:	JV
DATE:	03-29-2018

L202

TOWER ROOF PLANTING SCHEDULE

Tower Roof Shrub Schedule

Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Drought Tolerant	Salt Tolerance	Remarks
	Sr	32	Serenoa repens 'Cinerea'	Silver Saw Palmetto	15 gal	36"	36"	36"	Y	Y	High	
	Zp	12	Zamia pumila	Coontie	7 Gal	24"	24"		Y	Y	High	

Tower Roof Groundcover Schedule

Symbol	ID	QTY	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Drought Tolerant	Salt Tolerance	Area (sf)	Remarks
	mc	80	Muhlenbergia capillaris	Gulf Coast Muhly Grass	3 Gal	24"	18"	24"	Y	Y	High	400.23	

TOWER SITE PLANTING SCHEDULE

Tower Site Tree Schedule

Symbol	ID	Qty	Botanical Name	Common Name	DBH	Height	Spread	Native	Drought Tolerant	Salt Tolerance	Remarks
	BS	3	Bursera simaruba 'Red Trunk Belize'	Gumbo Limbo "Red Trunk Belize	4" min	20'-25'	15'	Y	Y	High	Florida Grade #1 or better.
	CA	6	Coccothrinax argentata	Silver Thatch Palm		12' - 15' OA	8'	Y	Y	High	Sttaggered heights; Florida Grade #1 or better.
	CD	3	Coccoloba diversifolia	Pigeon Plum	2.5"	14'	6'	N	Y	High	Florida Grade #1 or better.
	CE	26	Conocarpus erectus 'Sericeus'	Silver Buttonwood	2.5"	14'	6'	Y	Y	High	Single leader. Florida Grade #1 or better.
	CES	4	Conocarpus erectus 'Sericeus' (large)	Silver Buttonwood (large)	3"	16' min	20'	Y	Y	High	Specimen. Single leader. Florida Grade #1 or better.
	CN	10	Cocos nucifera 'Golden Malayan'	Golden Malayan Coconut palm		20-25"	18'	N	Y	High	Lethal yellow resistant. 5@20'; 5@25'; Florida Grade #1 or better.
	CU	3	Coccoloba uvifera	Sea Grape	12"	14'	20'	Y	Y	High	Collected specimen; Florida Grade #1 or better.
	DS	14	Phoenix dactylifera 'Medjool'	Date palm		35'OA	20'	N	Y	Moderate	Florida Grade #1 or better.
	MF	9	Myrcianthes fragrans	Simpson's Stopper	3"	14'	10'	Y	Y	High	Specimen. Single leader. Florida Grade #1 or better.
	SP	6	Sabal Palmetto	Sabal Palm		15'-25'	12'	Y	Y	High	Curved Trunk. Florida Grade #1 or better.
	VA	18	Veitchia montgomeryana	Montgomery Palm		35'	12'	N	N	Moderate	Florida Grade #1 or better.

Tower Site Shrub Schedule

Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Drought Tolerant	Salt Tolerance	Remarks
	Ao	14	Alcantarea 'odorata'	Bromeliad	10 gal	18"	24"	36"	N	N	Low	
	Cc	12	Capparis cynophallophora	Jamaica Caper	15 Gal	48"	30"	30"	Y	Y	High	
	Ci	16	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	15 gal	48"	24"	24"	Y	Y	Moderate	
	Ci	23	Chrysobalanus icaco 'Red Tip'	Red Tip Coccoplum	7 Gal	36"	24"	24"	Y	Y	Moderate	
	Ea	69	Eugenia axillaris	White Stopper	7 Gal	36"	24"	24"	Y	Y	Moderate	
	Ef	93	Eugenia foetida	Spanish Stopper	7 Gal	36"	24"	24"	Y	Y	Moderate	
	Sm	20	Suriana maritima	Bay Cedar	15 gal	48"	48"	36"	Y	Y	High	
	Sr	46	Serenoa repens 'Cinerea'	Silver Saw Palmetto	15 gal	36"	36"	36"	Y	Y	High	
	Zp	81	Zamia pumila	Coontie	7 Gal	24"	24"	24"	Y	Y	High	

Tower Site Groundcover Schedule

Symbol	ID	QTY	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Drought Tolerant	Salt Tolerance	Area (sf)	Remarks
	cm	15	Carissa macrocarpa 'Emerald Blanket'	Natal Plum	3g	9"	18"	18"	N	Y	High	14.24	
	ee	124	Eragostis elliotti	Silver Lovegrass	1g	12"	12"	15"	Y	Y	High	25.35	
	el	74	Ernodia littoralis	Golden Creeper	3g	24"	18"	12"	Y	Y	High	63.80	
	mc	36	Muhlenbergia capillaris	Gulf Coast Muhly Grass	3 Gal	24"	18"	18"	Y	Y	High	265.84	
	ne	158	Nephrolepsis exaltata	Boston Fern	3g	24"	24"	18"	Y	N	Low	216.35	
	pb	26	Philodendron 'burle marx'	Philodendron Burle marx	3g	24"	24"	24"	N	N	Low	211.19	

Grass = 1,137 SQ FT

APPROVED RESOLUTION NO-19-2661

URBAN ROBOT LLC
420 LINCOLN ROAD #301 MIAMI BEACH, FL 33139
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REVISIONS / SUBMISSIONS

ID	Date	Description

1569

8995 COLLINS AVENUE
CONDO-HOTEL
8995 COLLINS AVENUE
TOWN OF SURFSIDE, FLORIDA

PLANT SCHEDULE

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DRAWN BY:	DR - RU
CHECKED BY:	JV
DATE:	03-29-2018

L202

TOWER ROOF PLANTING SCHEDULE

Tower Roof Shrub Schedule

Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Drought Tolerant	Salt Tolerance	Remarks
	Ce	23	Conocarpus erectus	Green Buttonwood	45 Gal	10'	4'	4'	Y	Y	Moderate	
	Sr	11	Serenoa repens 'Cinerea'	Silver Saw Palmetto	15 gal	36"	36"	36"	Y	Y	High	

Tower Roof Groundcover Schedule

Symbol	ID	QTY	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Drought Tolerant	Salt Tolerance	Area (sf)	Remarks
	mc	97	Muhlenbergia capillaris	Gulf Coast Muhly Grass	3 Gal	24"	18"	24"	Y	Y	High	325.50	

TOWER SITE PLANTING SCHEDULE

Tower Site Tree Schedule

Symbol	ID	Qty	Botanical Name	Common Name	DBH	Height	Spread	Native	Drought Tolerant	Salt Tolerance	Remarks
BS	BS	3	Bursera simaruba 'Red Trunk Belize'	Gumbo Limbo "Red Trunk Belize	4" min	20'-25'	15'	Y	Y	High	Florida Grade #1 or better.
CA	CA	9	Coccothrinax argentata	Silver Thatch Palm		12' - 15' OA	8'	Y	Y	High	Sttaggered heights; Florida Grade #1 or better.
CD	CD	3	Coccoloba diversifolia	Pigeon Plum	2.5"	14'	6'	N	Y	High	Florida Grade #1 or better.
CE	CE	12	Conocarpus erectus 'Sericeus'	Silver Buttonwood	2.5"	14'	6'	Y	Y	High	Single leader. Florida Grade #1 or better.
CES	CES	11	Conocarpus erectus 'Sericeus' (large)	Silver Buttonwood (large)	3"	16' min	20'	Y	Y	High	Specimen. Single leader. Florida Grade #1 or better.
CN	CN	5	Cocos nucifera 'Golden Malayan'	Golden Malayan Coconut palm		20-25"	18'	N	Y	High	Lethal yellow resistant. 5@20'; 5@25'; Florida Grade #1 or better.
CU	CU	3	Coccoloba uvifera	Sea Grape	12"	14'	20'	Y	Y	High	Collected specimen; Florida Grade #1 or better.
IC	IC	12	Ilex cassine	Dahoon Holly	3'	14'	6'	Y	Y	Med	Single leader. Florida Grade #1 or better
MF	MF	8	Myrcianthes fragrans	Simpson's Stopper	3"	14'	10'	Y	Y	High	Specimen. Single leader. Florida Grade #1 or better.
PD	PD	15	Phoenix dactylifera 'Medjool'	Date palm		35'OA	20'	N	Y	Moderate	Florida Grade #1 or better.
SP	SP	6	Sabal Palmetto	Sabal Palm		15'-25'	12'	Y	Y	High	Curved Trunk. Florida Grade #1 or better.
VA	VA	18	Veitchia montgomeryana	Montgomery Palm		35'	12'	N	N	Moderate	Florida Grade #1 or better.

Tower Site Shrub Schedule

Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Drought Tolerant	Salt Tolerance	Remarks
	Ce	92	Conocarpus erectus	Green Buttonwood	45 Gal	10'	4'	4'	Y	Y	Moderate	
	Ci	9	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	15 gal	48"	24"	24"	Y	Y	Moderate	
	Ea	33	Eugenia axillaris	White Stopper	7 Gal	36"	24"	24"	Y	Y	Moderate	
	Ef	45	Eugenia foetida	Spanish Stopper	7 Gal	36"	24"	24"	Y	Y	Moderate	
	Ef	50	Eugenia foetida	Spanish Stopper	15 Gal	48"	30"	30"	Y	Y	High	
	Sm	11	Suriana maritima	Bay Cedar	15 gal	48"	48"	36"	Y	Y	High	
	Sp	91	Spartina patens	Saltmeadow Cordgrass	3 Gal	24"	18"	36"	Y	Y	High	
	Sr	28	Serenoa repens 'Cinerea'	Silver Saw Palmetto	15 gal	36"	36"	36"	Y	Y	High	
	Zp	71	Zamia pumila	Coontie	7 Gal	24"	24"	24"	Y	Y	High	

Tower Site Groundcover Schedule

Symbol	ID	QTY	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Drought Tolerant	Salt Tolerance	Area 719.11 (sf)	Remarks
	Z spp		Zoyzia spp	Zoyzia Grass	Flats	4"			N			0.00	Solid even sod
	ci	145	Chrysobalanus icaco 'Horizontalis'	Horizontal Cocoplum	7 gal	20"	24"	42"	Y	Y		849.44	
	fm	15	Ficus microcarpa 'Green Island'	Green Island Ficus	3g	18"	18"	30"	N			124.31	
	hp	168	Hamelia patens	Firebush	3g	24"	18"	30"	N			1,674.87	
	mc	26	Muhlenbergia capillaris	Gulf Coast Muhly Grass	3 Gal	24"	18"	24"	Y	Y	High	65.23	

7

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REVISIONS / SUBMISSIONS

1	DRC. COMMENTS	2019-09-02
2		
3		
4		
5		
6		
7	SITE PLAN AMENDMENT	2022-06-03

1569

8995 COLLINS AVENUE
CONDO-HOTEL
8995 COLLINS AVENUE
TOWN OF SURFSIDE, FLORIDA

PLANT SCHEDULE

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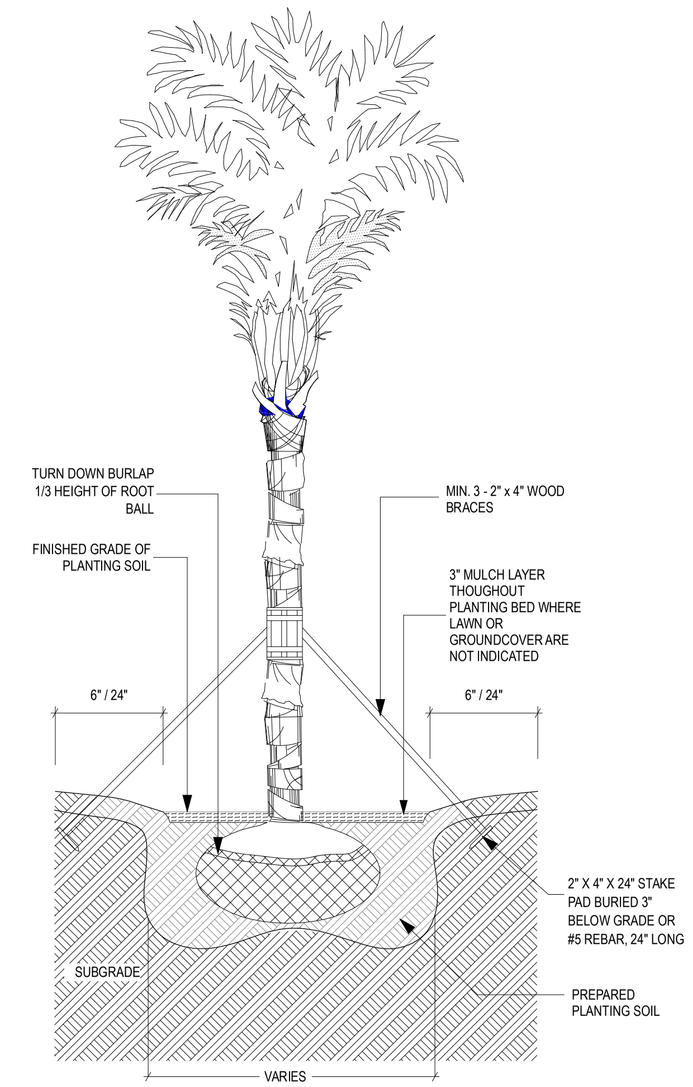
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
2915 Biscayne Boulevard
Suite 200
Miami, Florida 33137
O: 305.573.1818
F: 305.573.3766
WWW.KOBIKARP.COM

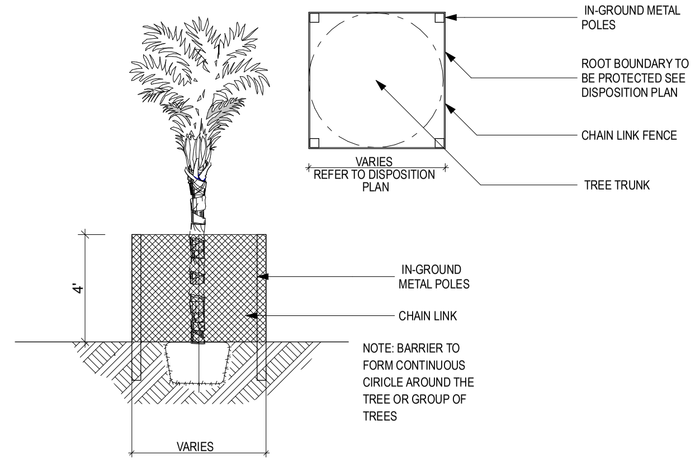
DRAWN BY: DR - RU
CHECKED BY: JV
DATE: 03-29-2018

L202-A



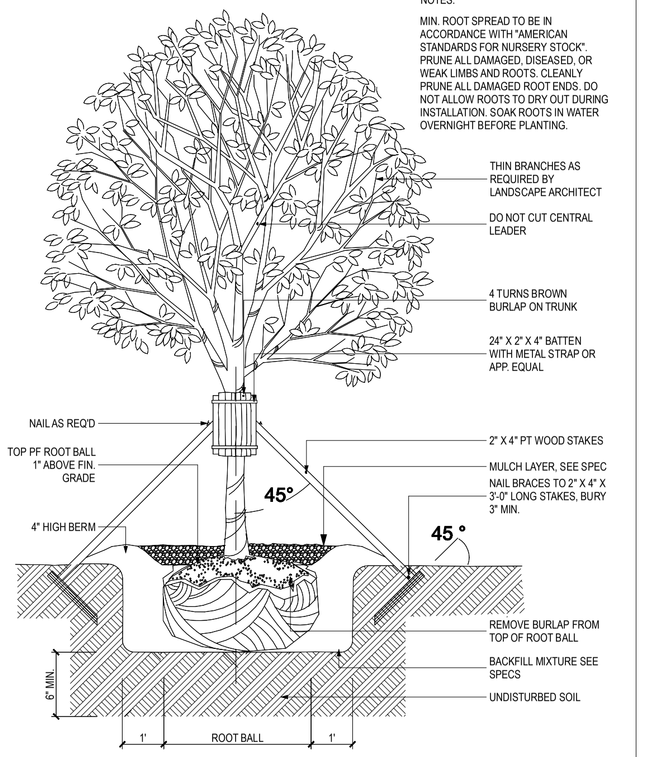
7 PALM PLANTING DETAIL

NOT TO SCALE



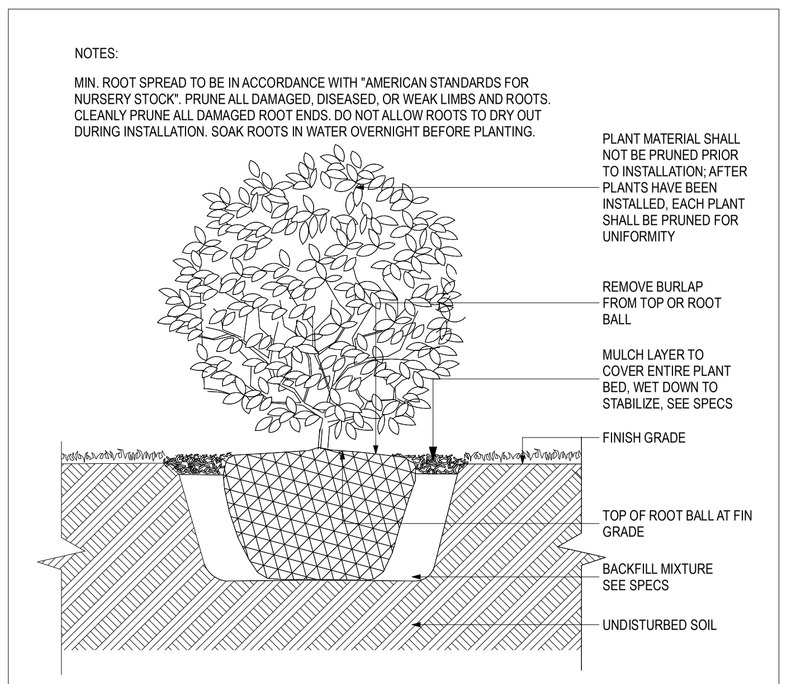
4 TREE PROTECTION DETAILS

NOT TO SCALE



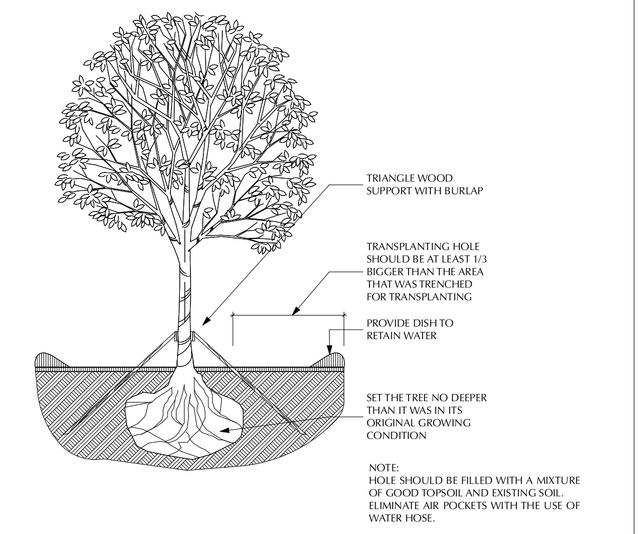
1 LARGE TREE STAKE DETAIL

NOT TO SCALE



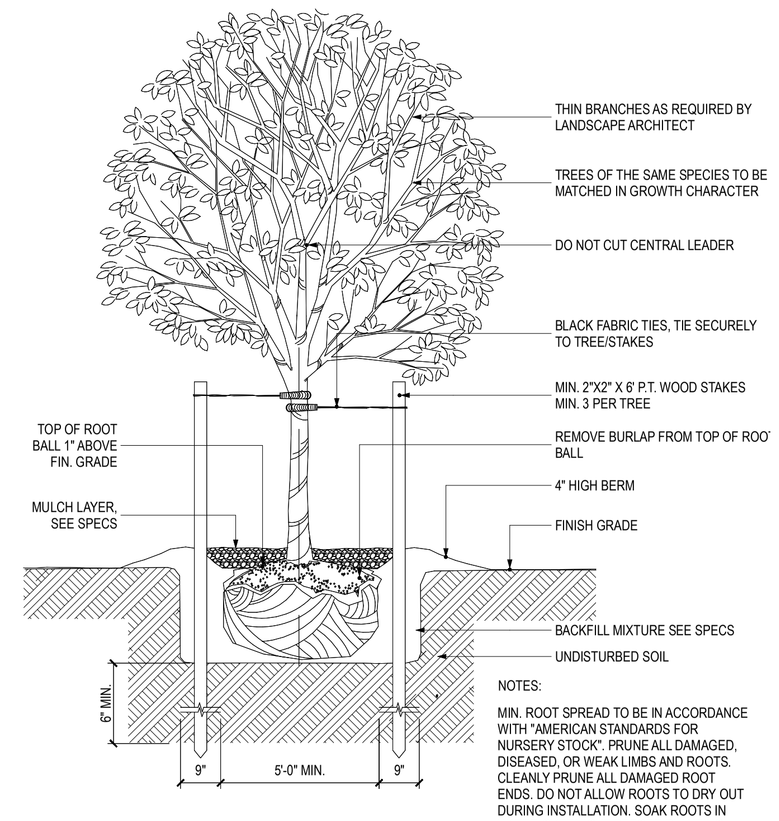
5 SHRUB DETAIL

NOT TO SCALE



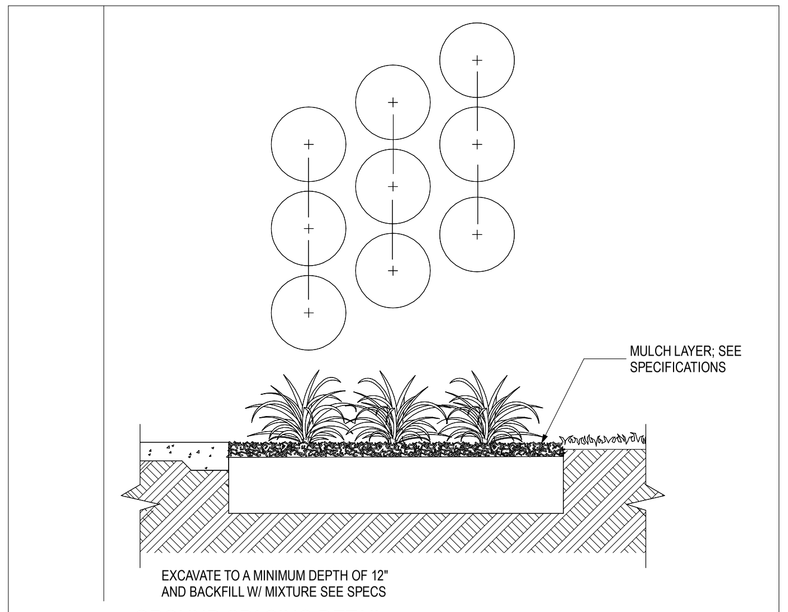
2 TREE TRANSPLANTING DETAIL

NOT TO SCALE



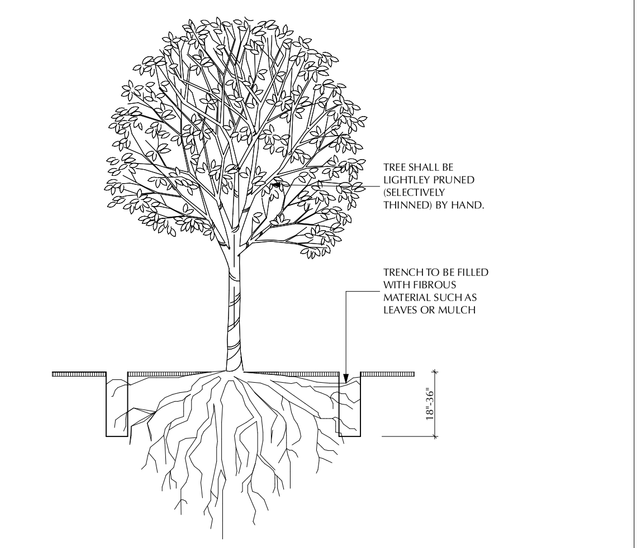
8 SMALL TREE GUYING DETAIL

NOT TO SCALE



6 GROUND SPACING DETAIL

NOT TO SCALE



3 ROOT PRUNING DETAIL

NOT TO SCALE

PLANTING SPECIFICATIONS

PLANTING SPECIFICATIONS

1. The Contractor is responsible for maintaining, all planting areas (including watering, spraying, mulching, mowing, fertilizing, etc.) until the job is accepted, in full, by the Owner and/or Landscape Architect.

2. All root balls shall conform to the size standards set forth in "American Standards for Nursery Stock".

3. All the proposed oversized trees and palms must be Florida grade #1 or better. All plant material shall be protected during transport and delivery to final location with shade cloth or other acceptable means of windburn prevention.

4. All trees must be guyed or staked as shown in the details.

5. Installation- All plant material shall be installed in a sound, workman- like manner and according to accepted good planting and tree relocation procedures with the quality of plant materials as hereinafter described. All elements of landscaping shall be installed so as to meet all applicable ordinances and code requirements.

6. There shall be no chains or cables used on trees or palms. Handle with two inch (2") minimum width nylon straps or equal.

7. Contractor shall assure drainage and percolation of all planting pits prior to installation of plant material. Contractor shall fill all tree pits with water before planting to assure that proper drainage and percolation is available. Correct if required to assure percolation. Contractor is responsible for replacement of all plants lost due to inadequate drain- age conditions.

8. Contractor to request final acceptance of project in writing. If all work is satisfactory and complete in accordance with conditions of contract documents, then the Owner and the Landscape Architect shall declare the project substantially complete.

9. Contractor to replace rejected plant material within one (1) week of written notice.

10. Contractor shall mulch all plant material throughout and completely to a three inch (3") depth of loose, weed free, sterilized Melaleuca mulch.

11. Plant Material which is not installed at the direction of the landscape architect or owner will become the property of the contractor unless it becomes relocated on site. The Contractor shall provide the owner a credit for any plant material not installed on the site.

SOIL PREPARATION AND SOIL MIX

1. All shrub beds shall be provided with a minimum 30" depth of approved planting soil if existing soil is not acceptable to the Landscape Architect. Shrub beds shall be excavated to 30" depth and soil replaced as specified. Acceptable soil composition shall be 70% sand, 30% organic content with an overall pH range between 6.5 and 7.5.

2. Apply Roundup (manufactured by Monsanto Corp. or equal.) according to manufacturer's rate and specification within limits of all areas to be planted. Protect existing plants to remain from overspray or spray within root zone. Contractor to ensure total weed eradication from all areas to be planted.

3. Before replacing topsoil, rake subsoil surface clear of stones (1" diameter and larger), debris, rubbish, and remaining roots from removed plant material.

4. Scarify subsoil to a depth of six inches (6").

5. Contractor to apply "Surflan" or equal, or approved pre-emergent herbicide in accordance with manufacturer's rate and specifications.

6. Planting Soil Mixtures:
All plant material on grade with the exception of palms and beach material, shall be planted with the following soil mix:
Planting Soil Mixture A:
a.) Weed free soil and consist of
70% clean silica sand,
30% everglades muck, and
b.) There must be a slight acidic reaction to the soil with no excess calcium or carbonate.
c.) Soil shall be delivered in a loose friable condition.

All palms + beach material on grade shall be planted with the following:
Planting Soil Mixture B:
a.) 80% clean sillca sand
b.) 20% everglades mack

All elevated planting areas on structure shall be planted with the following unless otherwise approved by L.A
Planting Soil Mixture C:
Mix specifically designed to meet project requirements based on climatic region and plant requirements.
a.) Coarse Stalite, 5/16" Expanded aggregate%
b.) 25% Clean Silica Sand
c.) 10% Pine fines
d.) 15% Compost

7. Topsoil shall be natural, fertile, agricultural soil capable of sustaining vigorous plant growth. It shall be of uniform composition throughout, with admixture of subsoil. It shall be free of stones, lumps, live plants an their roots, sticks, and other extraneous matter. Spread topsoil mixture to minimum depth of three inches (3") throughout all lawn areas ..

8. Remove all rocks and other objects over one inches (1") in diameter.

9. Smooth all soil mixture to five inches (5") below top of surrounding pavement edges. This allows room for 3" of mulch and 2" clear space below top of pavement.

10. Smooth topsoil mixture to two inches (2") below finish grade in areas to be sodded.

11. Topsoil shall not be extremely acid or alkaline, nor contain toxic substances which may be harmful to plant growth. The topsoil pH shall be in the range of pH 6.5 to 7.5. If necessary, the Contractor shall apply the appropriate soil amendments adjusting soil pH to assure a pH range of 6.5 to 7.5.

12. Finish grade all topsoil areas to a smooth, even surface, assuring positive drainage away from the structures and eliminate any low areas which may collect water.

13. Contractor shall assure percolation and drainage of all planting pits prior to planting. Contractor will be responsible for all plants lost due to the lack of percolation.

14. Contractor to remove debris and excess material daily from job site. Contractor shall remove all staking of trees and palms after twelve (12) months of substantial completion.

MULCH

1. Mulch shall be shredded Florimulch (100% Melaleuca mulch). Planting areas not covered by lawn grass/sod shall be mulched to a minimum depth of 3", in order to present a finished appearance.

2. Any other mulch must be must be submitted to and approved.

URBAN ROBOT LLC
420 LINCOLN ROAD 3 WEST MIAMI BEACH, FL 33139
PHONE: 917.817.7772 | FAX: 212.202.1
HTTP: // WWW.URBANROBOT.NET

REVISIONS / SUBMISSIONS

ID	Date	Description

1569

8995 COLLINS AVENUE
CONDO-HOTEL
8995 COLLINS AVENUE
TOWN OF SURFSIDE, FLORIDA

PLANTING DETAILS

SURFHOUSE
OCEAN VIEWS, LLC
184 KENT AVENUE BROOKLYN,
NEW YORK 11211
TEL: 212-687-3444
FAX: 212.883.8267

URBAN ROBOT LLC
AA26002780 | 0280015341 LC26000510

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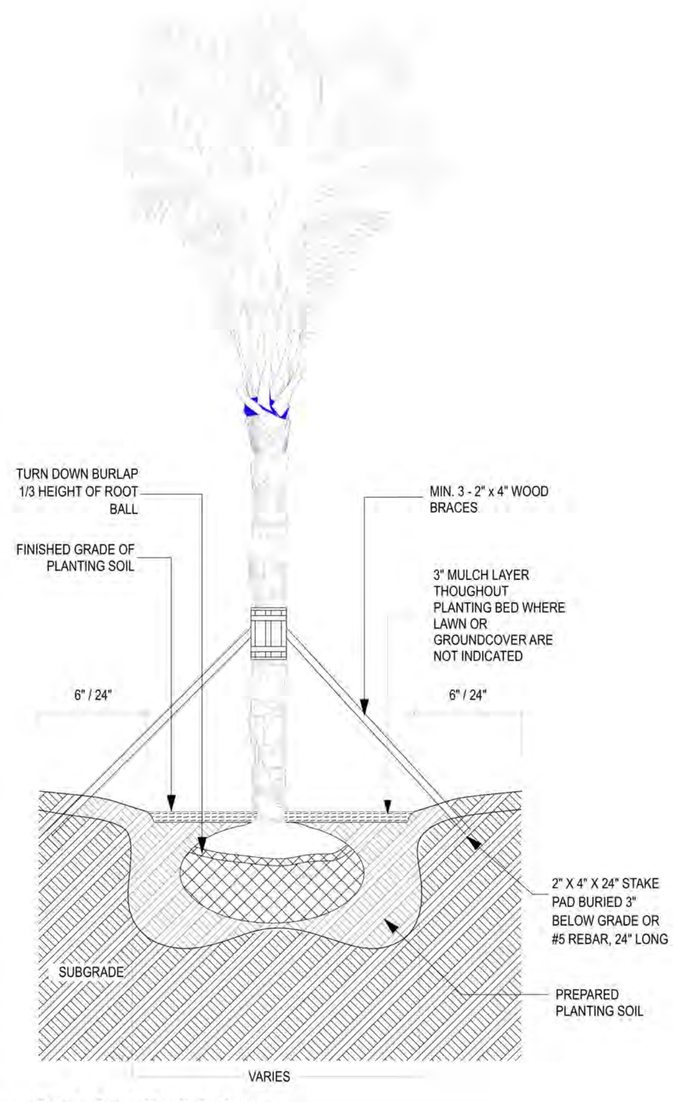
DATE:	03-29-2018

L203

APPROVED RESOLUTION NO-19-2661



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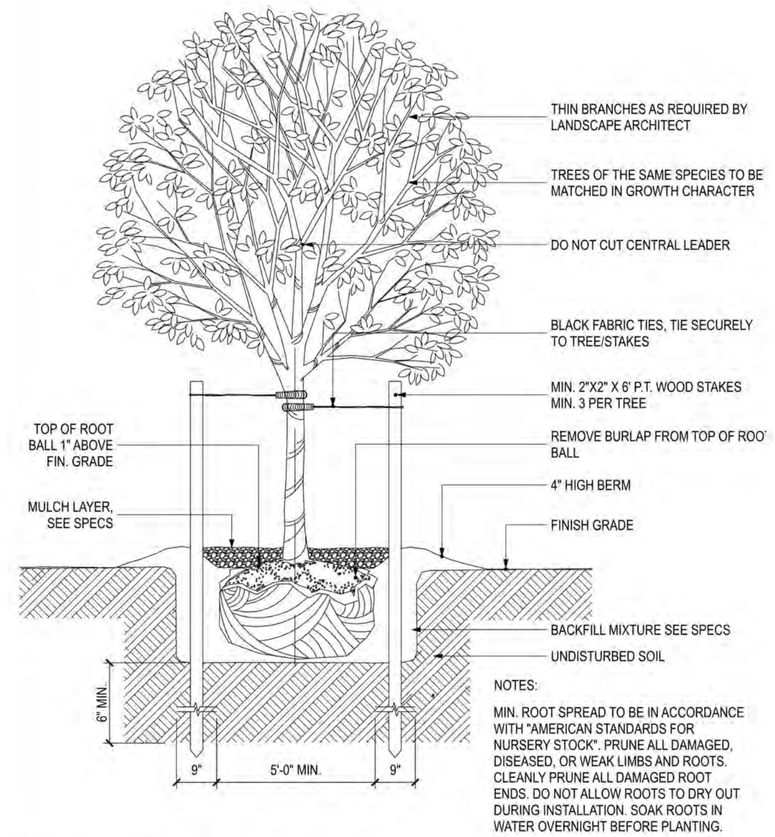

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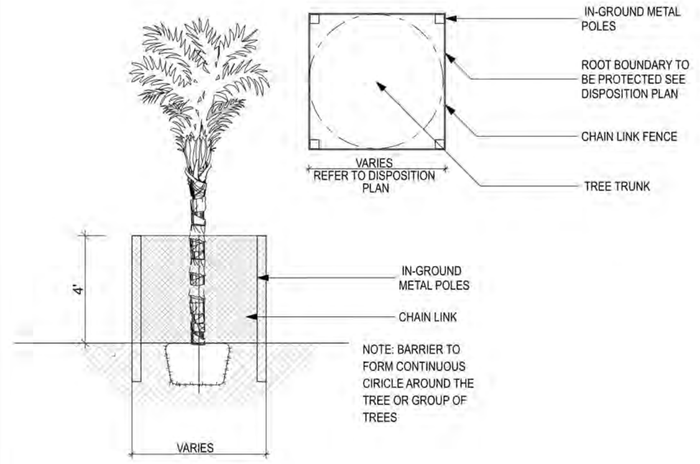

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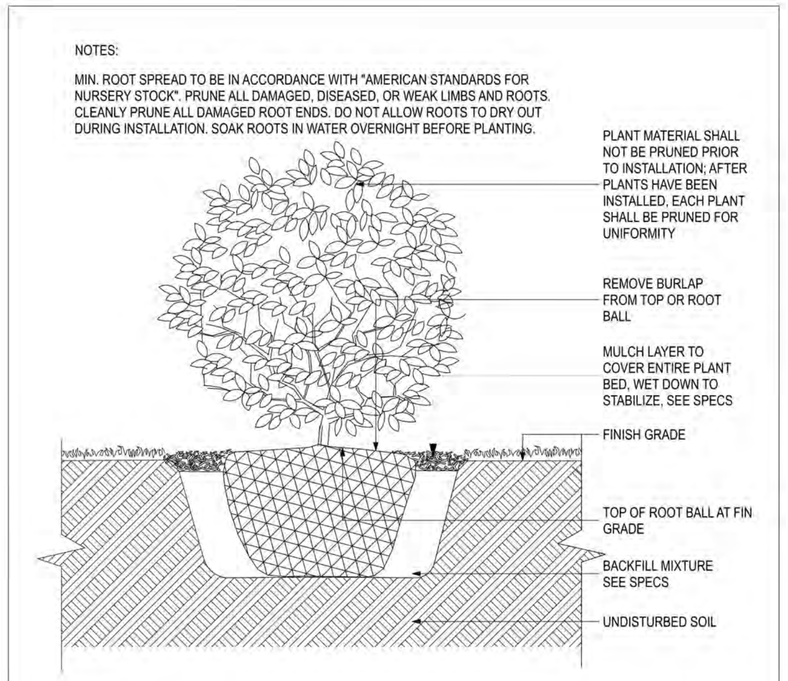

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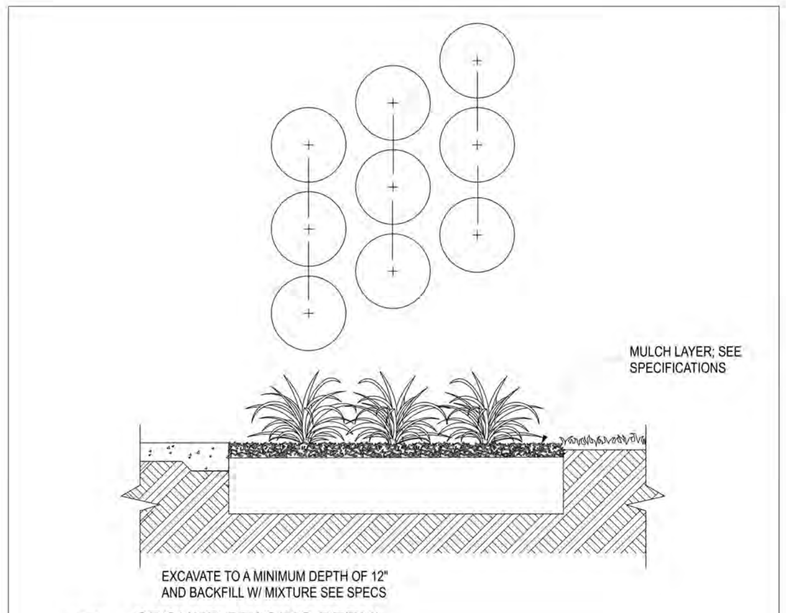

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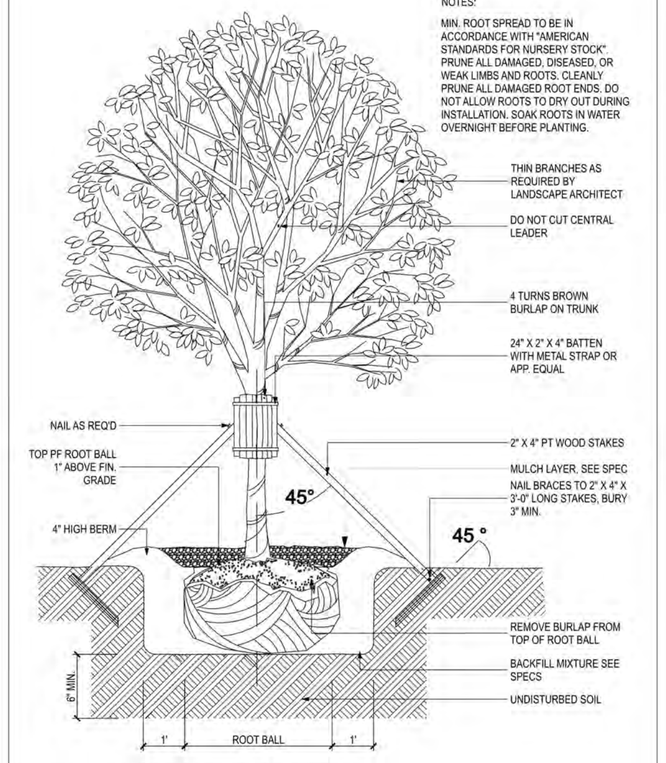

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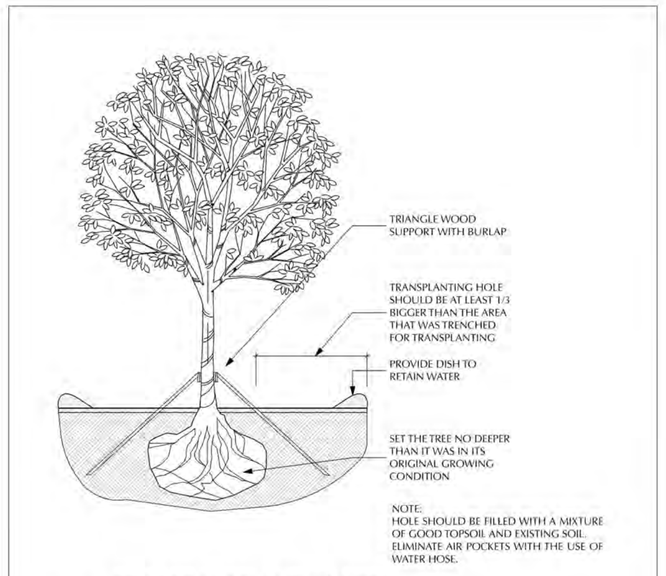

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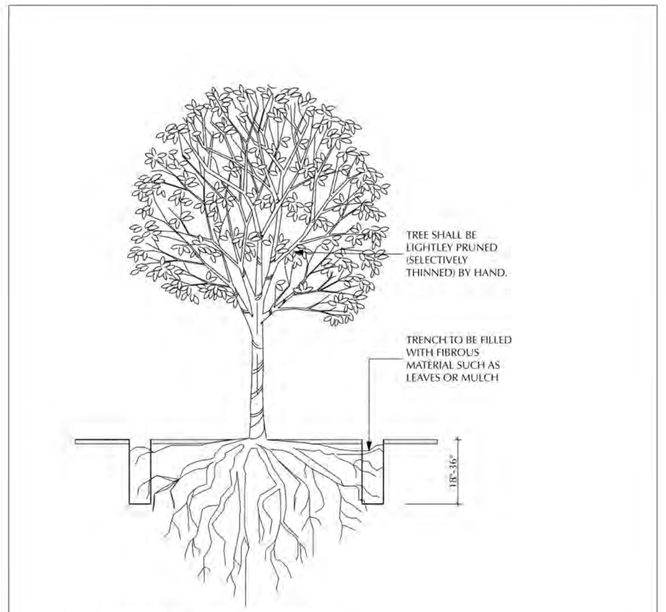

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2. Any other mulch must be must be submitted to and approved.

PROPOSED SITE PLAN AMENDMENT

URBAN ROBOT LLC
450 LOUISIANA AVE | MIAMI BEACH, FL 33139
TEL: 786.877.2100 | FAX:
HTTP: // WWW.URBANROBOT.NET

REVISIONS / SUBMISSIONS

1	DRC. COMMENTS	2019-09-02
2		
3		
4		
5		
6	SITE PLAN AMENDMENT	2022-04-22

1569

8995 COLLINS AVENUE
CONDO-HOTEL
8995 COLLINS AVENUE
TOWN OF SURFSIDE, FLORIDA

PLANTING DETAILS

SURFHOUSE
OCEAN VIEWS, LLC
184 KENT AVENUE BROOKLYN,
NEW YORK 11211
TEL: 212-687-3444
FAX: 212.883.8267

URBAN ROBOT LLC
AA26002760 ID2800013541 LC2800005510

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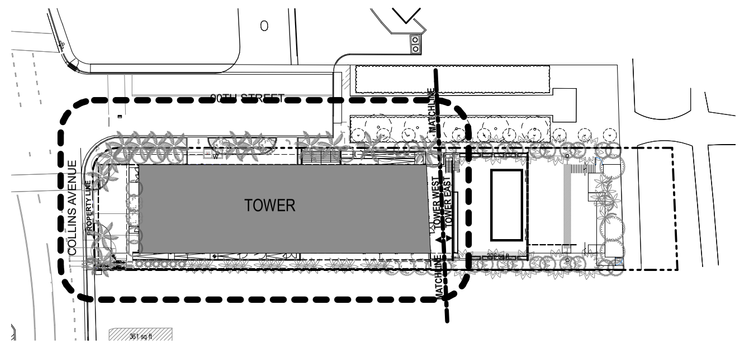
KOBI KARP

DRAWN BY:	DR - RU
CHECKED BY:	JV
DATE:	03-29-2018

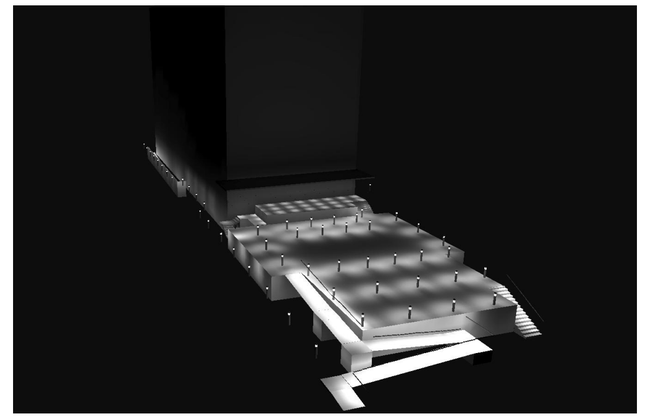
L203



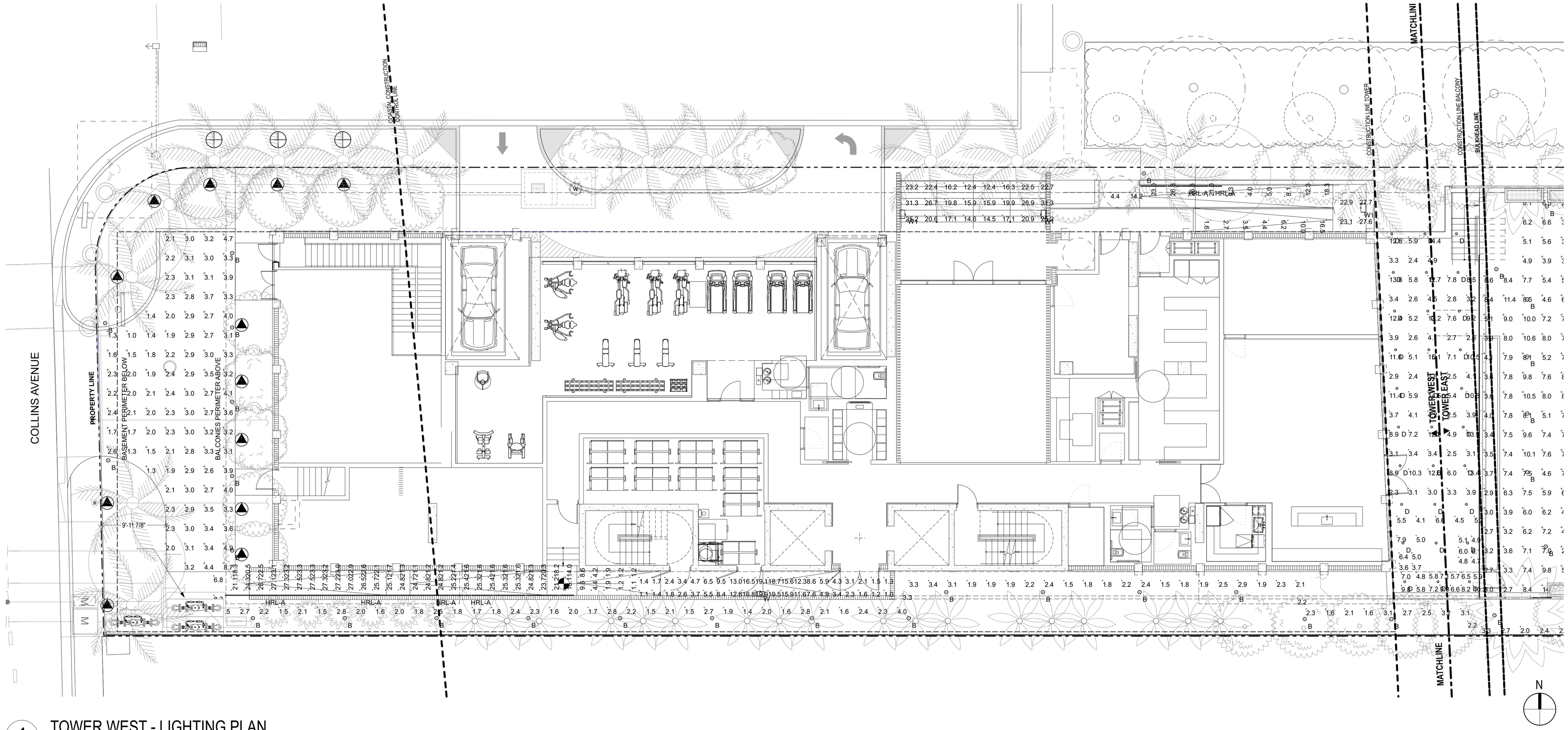
Luminaire Schedule						
Symbol	**Qty**	**Label**	**Description**	**LLF**	**Lum. Watts**	**Total Watts**
	59	B	MILLERBERND MB5-AL-42-AMBER-120_277-BS-180	0.900	30	1770
	30	D	LIGHTHEADED 2-115-T-01-C-BRO20-AMBER	0.900	8.78	263.4
	189	HRL-A	WAGNER LULSAMBER6070TA-12 SHOWN IN 1' INCREMENTS	0.500	5.3	1001.7
	2	W	PHILIPS GARDCO 121-16L-530-NW-G3-2	0.900	28	56
	4	W1	PHILIPS GARDCO 121-32L-530-NW-G3-4	0.900	52	208

NOTE: ALL LANDSCAPE LIGHTING SEAWARD OF THE COASTAL CONSTRUCTION LINE SHALL COMPLY WITH SEA TURTLE NESTING AND PROTECTION GUIDELINES INCLUDING USE OF AMBER COLORED LAMPS AND LIGHT SOURCES, LOW LEVEL FIXTURES, LOUVERED FACEPLATES AND SHIELDS PER FFWCC.

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
EGRESS	8.16	40.5	1.0	8.16	40.50



ADDITIONAL LANDSCAPE LIGHTING (DOES NOT AFFECT PHOTOMETRICS)											
2D Symbol	**Light Fixture**	**Quantity**	**Manufacturer**	**Model**	**Voltage**	**Lamp**	**Watts**	**Color Temp**	**Material**	**Finish**	**Notes**
	Spot Light	12	Garden Light	V2	12V	LED	8 Watts	3000 K	Solid Brass	Brass	
	Well Light	3	KIM Lighting	Minivault LTV768	120V	LED	3.6 Watts	3000 K	Diecast Brass	Natural Finish	



1 TOWER WEST - LIGHTING PLAN
SCALE: 1/8" = 1'-0"

APPROVED RESOLUTION NO-19-2661

0 4" 8" 16"

URBAN ROBOT LLC
420 LINCOLN ROAD 3 RD FLOOR MIAMI BEACH, FL 33139
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REVISIONS / SUBMISSIONS

ID	Date	Description

1569

8995 COLLINS AVENUE
CONDO-HOTEL
8995 COLLINS AVENUE
TOWN OF SURFSIDE, FLORIDA

TOWER - WEST LIGHTING PLAN

SURFHOUSE
OCEAN VIEWS, LLC
184 KENT AVENUE BROOKLYN, NEW YORK 11211
TEL: 212-687-3444
FAX: 212.883.8267

URBAN ROBOT LLC
AA26002780 ID26001534 C26000510

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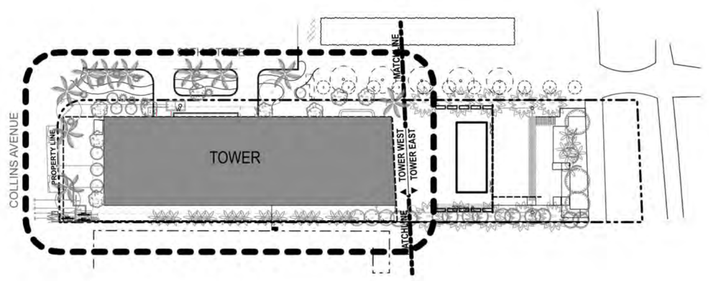
L300-A



NOTE: ALL LANDSCAPE LIGHTING SEAWARD OF THE COASTAL CONSTRUCTION LINE SHALL COMPLY WITH SEA TURTLE NESTING AND PROTECTION GUIDELINES INCLUDING USE OF AMBER COLORED LAMPS AND LIGHT SOURCES, LOW LEVEL FIXTURES, LOUVERED FACEPLATES AND SHIELDS PER FFWCC.

6

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Filename
	36	BSP	Single	BSP-LED-A	0.900	427	16.61	597.96	BSP-LED-A (1).ies
	2	LG450	Single	LG450-2LVC-WW-T3	0.900	7196	70	140	LG450-2LVC-WW-T3.ies
	15	LN950	Single	LINEA LN950-LED-A-BSS	0.900	241	12.89	193.35	LINEA LN950-LED-A-BSS.ies
	28	LN950-TWIN	Back-Back	LINEA LN950-LED-A-BSS-TWIN	0.900	241	12.89	721.84	LINEA LN950-LED-A-BSS.ies
	323	P	Single	PUCK-XT-RD-A-OSB no tilt at nadir	0.900	41	1.5	484.5	PUCK-XT-RD-A-OSB-Nadir.ies

1 TOWER WEST - LIGHTING PLAN
SCALE: 1/8" = 1'-0"

PROPOSED SITE PLAN AMENDMENT

0 4' 8' 16'

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431 OCEAN TRACE KEY LARGO FL 33037
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CONDO-HOTEL
8995 COLLINS AVENUE
TOWN OF SURFSIDE, FLORIDA

TOWER - WEST LIGHTING PLAN

SURFHOUSE
OCEAN VIEWS, LLC
184 KENT AVENUE BROOKLYN,
NEW YORK 11211
TEL: 212-687-3444
FAX: 212.883.8267

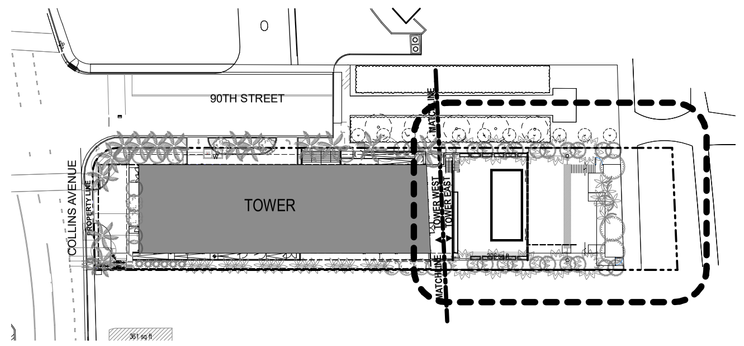
URBAN ROBOT LLC
AA26002760 ID26001534 LC26000510

ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
2915 Biscayne Boulevard
Suite 303
Miami, Florida 33137
O: 305.573.1818
F: 305.573.3766
WWW.KOBIKARP.COM

KOBI KARP

DRAWN BY:	DR - RU
CHECKED BY:	JV
DATE:	03-29-2018

L300-A



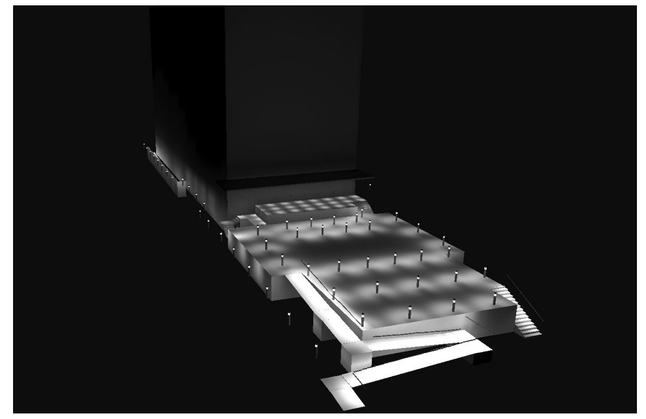
Luminaire Schedule

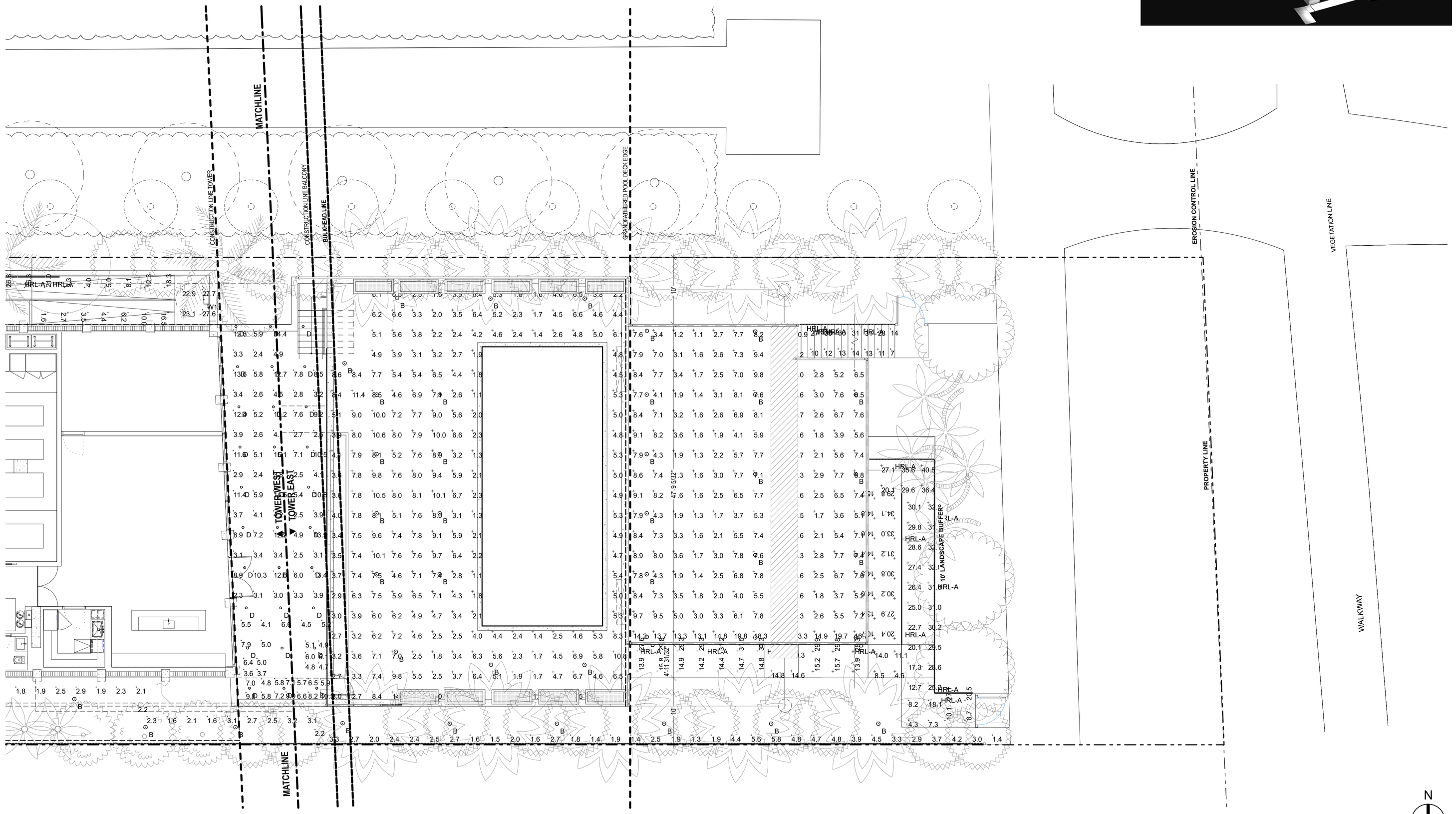
Symbol	Qty	Label	Description	LLF	Lum. Watts	Total Watts
	59	B	MILLERBERND MB5-AL-42-AMBER-120_277-BS-180	0.900	30	1770
	30	D	LIGHTHEADED 2-115-T-01-C-BRO20-AMBER	0.900	8.78	263.4
	189	HRL-A	WAGNER LULSAMBER6070TA-12 SHOWN IN 1' INCREMENTS	0.500	5.3	1001.7
	2	W	PHILIPS GARDCO 121-16L-530-NW-G3-2	0.900	28	56
	4	W1	PHILIPS GARDCO 121-32L-530-NW-G3-4	0.900	52	208

NOTE: ALL LANDSCAPE LIGHTING SEAWARD OF THE COASTAL CONSTRUCTION LINE SHALL COMPLY WITH SEA TURTLE NESTING AND PROTECTION GUIDELINES INCLUDING USE OF AMBER COLORED LAMPS AND LIGHT SOURCES, LOW LEVEL FIXTURES, LOUVERED FACEPLATES AND SHIELDS PER FFWCC.

Calculation Summary

Label	Avg	Max	Min	Avg/Min	Max/Min
EGRESS	8.16	40.5	1.0	8.16	40.50





1 TOWER - EAST LIGHTING PLAN
SCALE: 1/8" = 1'-0"

APPROVED RESOLUTION NO-19-2661

URBAN ROBOT LLC
420 LINCOLN ROAD 6 KEY BISCAYNE FL 33139
TEL: 786.447.2722
HTTP: // WWW.URBANROBOT.NET

REVISIONS / SUBMISSIONS

ID	Date	Description

1569

8995 COLLINS AVENUE
CONDO-HOTEL
8995 COLLINS AVENUE
TOWN OF SURFSIDE, FLORIDA

TOWER - EAST LIGHTING PLAN

SURFHOUSE
OCEAN VIEWS, LLC
184 KENT AVENUE BROOKLYN,
NEW YORK 11211
TEL: 212-687-3444
FAX: 212.883.8267

URBAN ROBOT LLC
AA26002766 ID2600153X LC26000510

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INTERIOR DESIGN
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Miami, Florida 33137
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F: 305.573.3766
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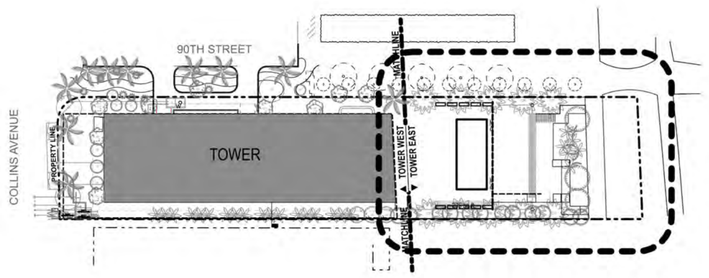
KOBI KARP

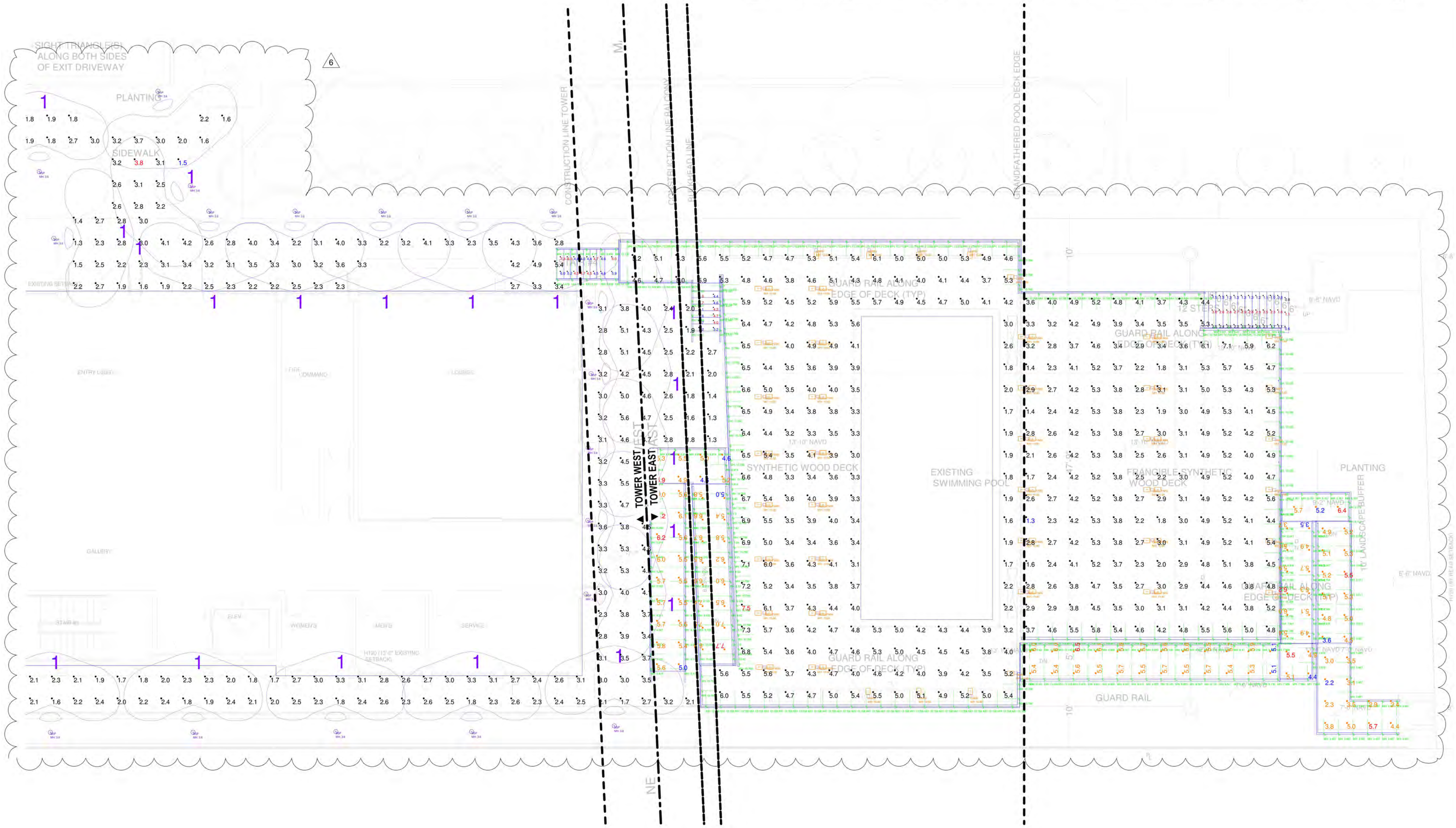
DRAWN BY:	DR - RU
CHECKED BY:	JV
DATE:	03-29-2018

L300-B



NOTE: THE LANDSCAPE LIGHTING SHOWN IS FOR REFERENCE ONLY. REFER TO LANDSCAPE CONSTRUCTION DRAWINGS FOR ACCURATE LIGHTING LAYOUT WITH SEPARATE PHOTOMETRIC STUDY AND PROTECTION GUIDELINES INCLUDING USE OF SHIELDED FIXTURES AND LIGHTS DIRECTED AWAY FROM ADJACENT PROPERTIES AND NESTING SEASONS PER FWC. 6

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Filename
	36	BSP	Single	BSP-LED-A	0.900	427	16.61	597.96	BSP-LED-A (1).ies
	2	LG450	Single	LG450-2LVC-WW-T3	0.900	7196	70	140	LG450-2LVC-WW-T3.ies
	15	LN950	Single	LINEA LN950-LED-A-BSS	0.900	241	12.89	193.35	LINEA LN950-LED-A-BSS.ies
	28	LN950-TWIN	Back-Back	LINEA LN950-LED-A-BSS-TWIN	0.900	241	12.89	721.84	LINEA LN950-LED-A-BSS.ies
	323	P	Single	PUCK-XT-RD-A-OSB no tilt at nadir	0.900	41	1.5	484.5	PUCK-XT-RD-A-OSB-Nadir.ies



N

1 TOWER - EAST LIGHTING PLAN
SCALE: 1/8" = 1'-0"

PROPOSED SITE PLAN AMENDMENT

0 4' 8' 16'

URBAN ROBOT LLC
431 LINCOLN ROAD 3RD | MIAMI BEACH, FL 33139
T: 786.667.1177 | F: 786.667.1178
HTTP: // WWW.URBANROBOT.NET

REVISIONS / SUBMISSIONS

1	DRC. COMMENTS	2019-09-02
2		
3		
4		
5		
6	SITE PLAN AMENDMENT	2022-04-22

1569

8995 COLLINS AVENUE
CONDO-HOTEL
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KOBI KARP

DRAWN BY:	DR - RU
CHECKED BY:	JV
DATE:	03-29-2018

L300-B

MBT-24 BOLLARD SPECIFICATIONS AND ORDERING INSTRUCTIONS

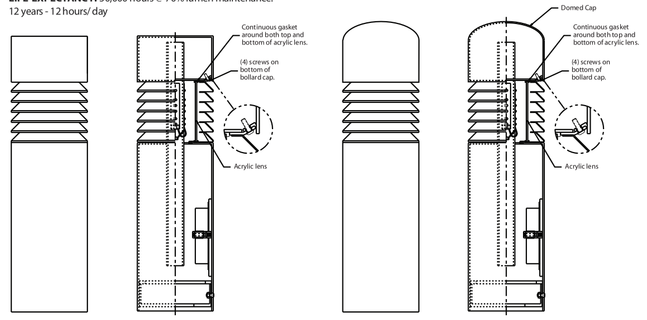
SPECIFICATIONS

HOUSING: Series 316 Stainless Steel, .109" thick, seamless construction, with stainless steel fasteners.

TOP CAP: Designed with hidden fasteners in standard flat or optional dome cap.

OPTICS: Clear acrylic lens surrounded by stainless steel 45 degree cut off louvers. Optional Beach Side Shield, required if in-line of sight to beach.

LIFE EXPECTANCY: 50,000 hours @ 70% lumen maintenance. 12 years - 12 hours/ day



LEDs: 24 Philips Amber LUXEON® Rebels, 30 watts. LXML-PL001-0050, 584.5 nm-Min

LED DRIVER: UL Class 2 for 120 thru 277 volt.

MOUNTING: Four 3/8" diameter galvanized anchor bolts.

LISTINGS: cUL LISTED for wet locations. Certified by Florida Fish and Wildlife Lighting Certification Program (2011-005)

OPTIONS: Custom heights to meet photometric lighting layout objectives, domed top cap with hidden fasteners.

ORDERING INFORMATION

Please complete the chart below to construct the catalog number of the specific lighting fixture you are ordering:

MILLERBERND BOLLARD	MATERIAL	HEIGHT	LED COLOR	VOLTAGE	OPTIONS	FINISH*
MBT	5316 316 Grade SS Al Aluminum	24" 30" 36" 42" Maximum Custom	Amber	120 277	N NONE 90 90° OPENING BS BEACH SIDE CUTOFF (90°-180°-270°) CL CHAIN LOOPS DL DOME CAP	SB SHOT BLAST STANDARD B BRUSHED P PAINTED ADVISE O OTHER ADVISE

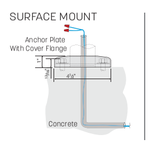
Job Name _____ Fixture Type _____ Quantity _____ Approved By _____ Date _____

330 6th ST. S. PO BOX 37, WINSTED, MN 55395 • (320)485.2685 • FAX: (320)485.3900 • www.millerberndlighting.com

ELECTRICAL SPECIFICATIONS:

Power Requirement:	24VDC
Power Consumption:	185, 3.5?, or 8.45 WPI
Power Supply:	Wagner provided Class 2 - 24VDC power supply only
Connections:	Use either the wire nuts provided or other approved means
Temperature Range:	-40° F to 120° F (-40° C to 49° C) Operating Temperature
LED Life:	50,000 hours (approximately)

SURFACE MOUNT



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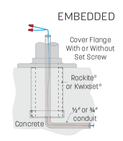


MADE IN THE USA

WAGNER ARCHITECTURAL | (414) 76-8401 | SYSTEMS@MAILWAGNER.COM | WAGNERARCHITECTURAL.COM

© 2013

1 TYPE B FIXTURE

WAGNER ARCHITECTURAL SYSTEMS — Wagner Lumenrail®

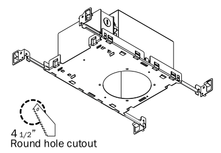
INSTALLATION AND WIRING INSTRUCTIONS:

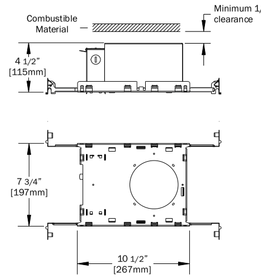
1. All wiring must be done by a qualified electrician per national and local codes.
   Lumenrail lights must be used with a Class 2, 24VDC driver.
2. Turn the power at the circuit breaker before terminating the driver or fixtures.
3. Light Stick Mounting
   - Use Wagner light clip part # LULSMC75 to hold light in railing.
   - Ensure wire is not caught between set screw and light clip interior.
   - Tighten set screw with 3/16" hex key.
4. Wiring
   - Driver must be located in appropriate NEMA rated enclosure, contact factory for recommendations.
   - Driver (+) 24VDC output to Lumenrail® white (+).
   - Connect additional Lumenrail® fixtures maintaining polarity.
   - Ensure all connections are correct.
   - Connect the black (hot) and white (neutral) wire from the driver to mains.
5. Turn on power and test. If fixture does not light, turn off power and verify that polarity is correct and that all connections are tight.
6. Cut to length and insert gasket filler material over exposed wire in a railing channel.

Suitable for continuous row mounting.
100 WATTS MAXIMUM LOAD OR MAXIMUM ALLOWABLE LOAD OF DRIVER – WHICHEVER IS LESS.
Suitable for wet locations. Use only listed wet location terminations.

NOTE: *Do not exceed 80% of the driver's maximum amperage rating. Read and follow all installation instructions from the Class 2 Driver manufacturer.*

5 TYPE HRL - RAIL





Data and specifications subject to change without notice

Project name	Type
Order number	
Date	

DLD-F-AMB 3 SERIES

Non Insulated Housing for AMBER LED

SPECIFICATIONS

- Rated for non-insulated ceiling only
- Unique design allows installation of very shallow plenums as low as 5"
- Black powder coated 20 Ga. cold rolled steel baseplate designed for bi-directional mounting of hanger bars, 16" hanger bars supplied as standard
- 18 Ga. galvanized steel junction box, 5 K.O. around J-box to allow for easy wire entry
- Approved for branch circuit wiring

CAUTION:
- Fixture should not be installed in an application where plenum temperature exceeds 45°C (113°F). Applications that exceed 45°C (113°F) will result in color shift in LED module and void warranty

Dimming Driver	INPUT VOLTAGE 120V	INPUT VOLTAGE 277V	NOTE
3S	20%	n/a	Electronic Low Voltage **(ELV)** dimmer
3P	10%	10%	**0-10V** dimmer
3L	1%	1%	**Lutron EcoSystem**, Energi Savr Node unit GRAFIK Eye QS, PowPak dimming module with EcoSystem, and Quantum systems and all Lutron **3-wire fluorescent** controls.
3LE	1%	n/a	**Lutron Forward Phase** Maestro Wireless, RadioRA2, HomeWork QS, GRAFIK Eye QS, RadioRA Systems, Quantum and Sivoia dimmers
3D	1%	1%	**DALI** dimmer

ORDER GUIDE

DLD-F-AMB		
HOUSING	LED DRIVER	VOLTAGE
DLD-F-AMB	**3S** - ELV Dimmable[1] **3P** - 0-10V Dimmable **3L** - Lutron 3-wire Fluorescent or Ecosystem Dimmable **3LE** - Lutron Forward Phase Control[2] **3D** - DALI Dimmable	**120** **277**

Note:
1) S - Electronic Low Voltage (ELV) dimming, 120V only
2) LE - Lutron forward phase control, 120V only

XIC LED Trims to be used with DLD-F-AMB 3 Series Housing

Aqua AMB

See individual specification sheets for trim details

info@lightheadedlighting.com www.lightheadedlighting.com
P: 604.464.5644 T: 1.800.464.9544 F: 604.464.0888

LIGHTHEADED

2 Type D Housing

Data and specifications subject to change without notice

Project name	Type
Order number	
Date	

AQUA AMBER LED

AMBER LED TRIM

SPECIFICATIONS

- Made of die-cast aluminum
- Standard with a Black Stepped Baffle to help reduce glare
- Wet location listed, flush glass lens design, available with clear or frosted glass option
- Certified by Florida Fish and Wildlife Conservation Commission Wildlife Lighting Program, recommended for use in areas where artificial lighting is needed adjacent to ecologically sensitive areas, sea turtle nesting beaches, migratory corridors, and Dark Sky Friendly communities, effective April 2013, valid for 2 years from date of issuance
- Dominant wavelength 588nm, in accordance with FWC Sea Turtle Lighting requirement
- Trim & Housing combination are designed for typical 5/8" drywall application, contact factory for various ceiling thickness
- Lamp holder accepts 1 lens accessory
- L70 = 40,000 hours

CAUTION:
- Fixture should not be installed in an application where plenum temperature exceeds 45°C (113°F). Applications that exceed 45°C (113°F) will result in reduced lumen output in LED module and void warranty

HOUSING / DRIVER SELECTION CHART	DLD-F-AMB
S - ELV Dimming 120V Only	✔
P - 0-10V Dimming	✔
L - Lutron Ecosystem / Flourescent Dimming	✔
LE - Lutron Phase Dimming 120V Only	✔
D - DALI Dimming	✔

HOUSING SERIES	3 SERIES
LUMEN	210
WATTAGE	9W

ORDER GUIDE

DLD-F-AMB			2-115				
HOUSING	DIMMING[1]	VOLTAGE	TRIM	FINISH	GLASS	BEAM SPREAD	OPTIONAL LENS
DLD-F-AMB	**3P** 10% dimming **3L** 1% dimming **3D** 1% dimming	**120** **277**	**2-115**	**01** - White **02** - Chrome (Plated) **04** - Black **05** - Matte Silver **06** - Bronze **11** - Matte Nickel	**F** - Frosted **C** - Clear	**AMB-SP** - 13° Spot **AMB-FL** - 26° Flood	**EL** - Elongating **FRD** - Frosted **HC** - Honeycomb Filter **PERI-FRD** - Perimeter Frosted **SL** - Softening **SPDL** - Spread
	3S 10% dimming **3LE** 1% dimming	**120**					

Note:
1) Refer to individual housing spec sheet for availability

info@lightheadedlighting.com www.lightheadedlighting.com
P: 604.464.5644 T: 1.800.464.9544 F: 604.464.0888

LIGHTHEADED

3 TYPE D FIXTURE

PHILIPS GARDCO — Wall Mount

LED wall sconce 121

Project:
Location:
Cat No
Type
Qty:
Notes:

Philips Gardco LED wall sconce 121 offers distinction through its styling, powerful optical design, array of distributions, and impressive selection of control possibilities. Designed to add an element of style to your application by pairing straight lines with rounded edges, the form of the 121 is timeless, yet contemporary, and will complement a wide assortment of architectural styles and designs, while delivering high light levels and functional distributions. 121 sconces are available in Type 2, 3, and 4 distributions, and provide output of up to 10,103 lumens. Energy saving control options help to increase energy savings and offer California Title 24 compliance. Emergency Battery Backup option available for path-of-egress and is integral to the luminaire.

Ordering guide example: 121-32L-700-NW-G3-3-120-IMRR2-BZ

Prefix	Number of LEDs	Drive Current	LED Color - Generation	Distribution	Emergency	Voltage	Options Controls	Options Electrical	Options Finish
121 LED wall sconce	**16L** 16 LEDs (1 module)	**530** 530mA **650** 650 mA[1] **700** 700 mA **1000** 1000 mA **1200** 1200 mA[2]	**CW-G3** Cool White 5700K, 70 CRI Generation 3 **NW-G3** Neutral White 4000K, 70CRI Generation 3 **WW-G3** Warm White 3000K, 70CRI Generation 3	**3** Type 2 **3** Type 3 **4** Type 4	**EBFC** Emergency Battery Pack Cold Weather[3,4] Leave blank to omit an emergency option	**UNV** 120-277V **WVU** 347-480V **120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V	**DD** - 0-10V Dimming Driver[5] **DCC** - Dual Circuit Control[5,6] **DynaDimmer**- Automatic Profile Dimming **CS30** - Safety 30% Dimming[5] **CN50** - Motion 50% Dimming[5] **CE50** - Economy 50% Dimming[5] **BA30** - All Night 30% Dimming[5] **Photoelectric Systems** **PCB** - Photocontrol Button[5,6,7] **Infrared Motion Response Systems** **IMRR2** - Integral with RZ lens[7] **IMRS3** - Integral with RT3 lens[7] **Wireless Controls (luminaire mounted)** **LLC1** - Module with RZ lens[7] **LLC3** - Module with RT3 lens[7]	**Fusing** **F1** - Single (120-277, 347VAC)[8] **F2** - Double (208, 240, 480VAC)[9] **F3** - Canadian Double Fuse (208, 240, 480VAC)[10] **Canadian Code Compliance** **CC** - (Must supply color chip for required factory quote)	**Textured** **BK** - Black **WH** - White **BZ** - Bronze **DGY** - Dark Gray **MGY** - Medium Gray **Customer specified** **RAL** - Specify optional color or RAL ex: RAL 6014 for Olive Green, 7004 for Gunmetal Gray

1. Only available with EBFC
2. Only available with 16 LEDs
3. Available in 120V or 277V only
4. EBFC available only in 530mA or 650mA
5. Not available with 1-2A drive current
6. Available in 120V thru 277V and UNV only.
7. DCC available only in 530mA with 32 LED
8. Not available with EBFC
9. Not available with DCC
10. Voltage must be specified
11. Not available in 480V

6 TYPE W + W1

LUMINARIE SCHEDULE					
Project: 8995 COLLINS AVE - SURFSIDE - SITE - REV3 --- APR - 19 - 2017					
Symbol	**Label**	**Description**	**LLF**	**Lum. Watts**	**Total Watts**
	B	MILLERBERND MB5-AL-42-AMBER-120_277-BS-180	0.900	30	1800
	D	LIGHTHEADED 2-115-T-01-C-BRO20-AMBER	0.900	8.78	263.4
	HRL-A	WAGNER LULSAMBER6070TA-12 SHOWN IN 1' INCREMENTS	0.900	5.3	948.7
	W	PHILIPS GARDCO 121-16L-530-NW-G3-2	0.900	28	56
	W1	PHILIPS GARDCO 121-32L-530-NW-G3-4	0.900	52	104
	W2	PHILIPS GARDCO 121-16L-1200-NW-G3-3	0.900	65.6	65.6
	W3	PHILIPS GARDCO 121-16L-530-NW-G3-4	0.900	28	28
		SPOT LIGHT		8	8

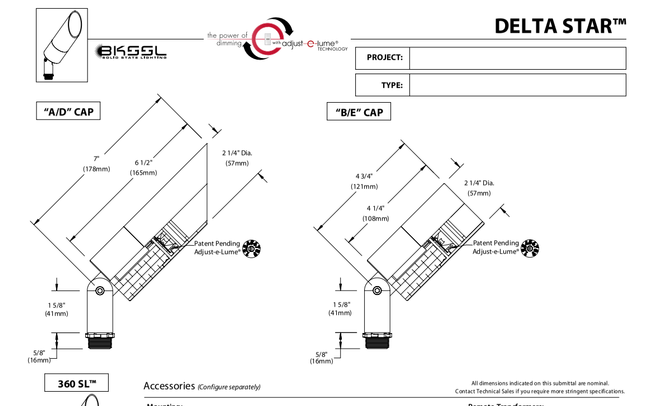
NOTE: ALL LANDSCAPE LIGHTING SEAWARD OF THE COASTAL CONSTRUCTION LINE SHALL COMPLY WITH SEA TURTLE NESTING AND PROTECTION GUIDELINES INCLUDING, USE OF AMBER COLORED LAMPS AND LIGHT SOURCES, LOW LEVEL FIXTURES, LOUVERED FACEPLATES AND SHIELDS PER FFWCC.

BK LIGHTING

40429 Brickyard Drive • Madera, CA 93636 • USA
559.438.5800 • FAX 559.438.0800
www.bklighting.com • info@bklighting.com

SUBMITTAL DATE	DRAWING NUMBER
1-8-14	SUB000930

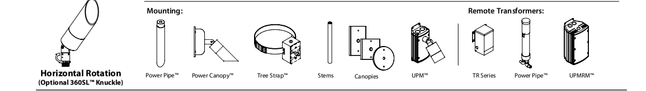
7 SPOT LIGHT



Accessories *(Configure separately)*

All dimensions indicated on this submittal are nominal. Contact Technical Sales if you require more stringent specifications.

Mounting:



Remote Transformers:

SPECIFICATIONS

GreenSource Initiative™
Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy, produced onsite. Returnable to manufacturer at end of life cycle. Contains no PVC, BFR, CFC, HCFC, lead, mercury, or chloroflouorocarbons (CFC's). Use of this product may qualify for GreenSource efficacy and recycling rebate(s). Consult www.bklighting.com/greensource for program requirements.

Materials
Furnished in Copper-Free Aluminum (Type 6061-T6); Brass (Type 360 or Stainless Steel (Type 304).

Body
Spun machined from solid billet. Unibody design provides enclosed, water-proof wireway and integral heat sink for maximum component life. Integral knuckle for maximum mechanical strength. High temperature, silicone 'O' Ring provides water-tight seal.

Knuckle
The LOCK™ (Locking 'O' Ring Compression Knuckle) is comprised of two components. The first is integral to the body and features an interior, machined taper. The second is a machined, 'O' ring loaded, stainless steel, external angle taper. The resultant mechanical taper-lock allows a full 180° vertical adjustment without the use of serrated teeth, which inherently limit aiming. High temperature, silicone 'O' Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 7.5 lb. static load prior to movement to ensure decades of optical alignment. ½" pipe thread for mounting.

Optional 360SL™ additionally provides biaxial source control with 360° horizontal rotation in addition to vertical adjustment.

Cap
Fully machined. Accommodates (1) lens or louver media. Choose from 45° cutoff ('A' or 'D'), or 1° deep bezel with 90° cutoff ('B' or 'E') cap styles. 'A' and 'B' caps include weep-hole for water and debris drainage. 'D' and 'E' caps exclude weep-hole and are for interior use only.

Lens
Shock resistant, tempered, glass lens is factory adhered to fixture cap and provides hermetically sealed optical compartment. Specify soft focus (#12) or reckless# (#13) lens.

Materials
Tamper-resistant, stainless steel hardware. LOCK™ aiming screw is additionally black oxide treated for additional corrosion resistance.

Finish
Standard*, our exclusive Roht® compliant, 11 stage chromate-free process cleans and converts (+ 100) aluminum components prior to application of Class of 1000 TGIC polyester powder coat. Consult factory for custom colors in powder coat or handcrafted metal finish. Stainless steel components are available in handcrafted metal finish. Brushed finish for interior use only).

Warranty
5 year limited warranty.

Certification and Listing
ETL listed to UL1598, LM-79, Lighting Facts Registration per ANSI C82.SM-2005 specifications. ETL Listed to ANSI/UL Standard 1838 and UL Standard 8750. Certified to CAN/CSA Standard C22.2 No. 9, CSA TIL B-58B. Roht® compliant. Suitable for indoor or outdoor use. Suitable for use in wet locations. Suitable for installation within 4" of the ground. IP66 Rated. Made in USA.

Adjust-a-Lume® (Pat. Pending)
Integral electronics allows dynamic lumen response at the individual fixture. Indexed (100% to 25% nom.) lumen output. Maintains output at desired level or may be changed as conditions require. Specify factory preset output intensity.

Optics
Interchangeable OPTIKIT™ modules permit field changes to optical distribution. Color-coded for easy reference. Narrow Spot (NSP) = Red. Spot (SP) = Green. Medium Flood (MFL) = Yellow. Wide Flood (WFL) = Blue.

Remote Transformer
For use with 12VAC. MR16GSL remote transformer.

Wiring
16 AWG coated, 18AWG, 600V, 250° C rated and certified to UL 1059 standard.

Hard wired
Tamper-resistant, stainless steel hardware. LOCK™ aiming screw is additionally black oxide treated for additional corrosion resistance.

*Offers a registered trademark of Duflex Corporation.
**Reckless# is a registered trademark of the United States Environmental Protection Agency.

Certifications	
cULus Listing	Lighting Facts
cULus Wet Location Listing	RoHS

4 TYPE HRL-A FIXTURE

APPROVED RESOLUTION NO-19-2661

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420 LINCOLN ROAD 3 MIAMI BEACH, FL 33139
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HTTP://WWW.URBANROBOT.NET
URBAN ROBOT LLC

REVISIONS / SUBMISSIONS

ID	Date	Description

1569

8995 COLLINS AVENUE
CONDO-HOTEL
8995 COLLINS AVENUE
TOWN OF SURFSIDE, FLORIDA

LIGHTING DETAILS

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KOBI KARP

DRAWN BY:	DR - RU
CHECKED BY:	JV
DATE:	03-29-2018

L302

PUCK XT
Recessed LED Handrail Luminaire

WILA

DESCRIPTION

Puck XT is a self-contained recessed luminaire for installation into round or square metal handrail profiles or similar metallic structures.. The lighting module is available in warm or neutral color temperatures with a choice of light distributions to satisfy a variety of installation conditions.

FEATURES

- Self-contained stainless steel IP 66 rated LED module.
- Remote driver allows up to 15 PUCK XT modules per circuit
- Shunt bypass allows remaining modules to operate in case of single failure
- Three light distributions to meet varying applications
- 3000K or 4000K color temperatures

Date: _____ Type: _____ Catalog Number: _____

Project Name: _____

ORDERING INFORMATION

LUMINAIRE

SERIES	APPLICATION	CCT	DISTRIBUTION
PUCK XT LED Handrail Module	8D Round Handrail	3000K	ASB Asymmetric Beam
	5D Square Handrail	4000K	OSB * One Sided Beam
			DSB Double Sided Beam

* For round handrail applications only

REMOTE DRIVER W/ ENCLOSURE		ACCESSORIES	
Damp Location	NRD-20 20 watts @ 500mA, 120 or 277v input w/ 0-10V dimming for 1-12 PUCK XT LED modules.	MP-003 Cut Print Connector.	
	NRD-25 25 watts @ 500mA, 120 or 277v input w/ 0-10V dimming for 4-15 PUCK XT LED modules.	MP-011 PUCK XT Installation Tool	
Wet Location	NRD-10 10 watts @ 700mA, 120 or 277v input w/ 0-10V dimming, or triac dimming at 120v for 4-6 PUCK XT LED modules.	MP-015 PUCK XT Economy Installation Tool	

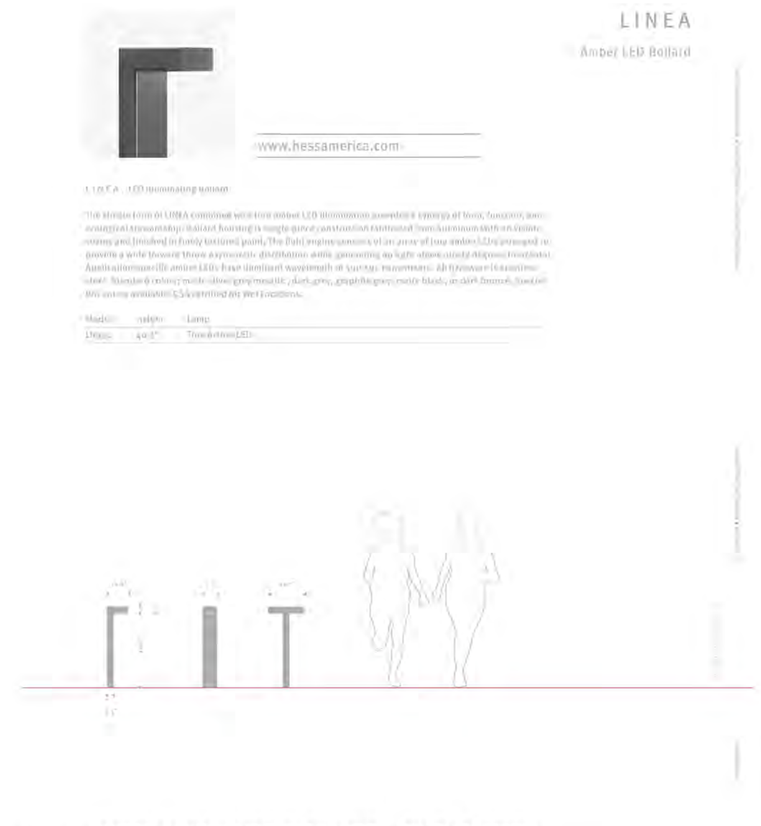
EXPERIENCE BRANDS

www.wilanorthamerica.com (For other Experience Brands companies, please visit www.experiencebrandsusa.com)
In a continuing effort to offer the best product possible, we reserve the right to change, without notice, specifications or materials. Technical specification sheets that appear on www.wilaworldwide.com are the most recent ones available.

1/4

Rev 20210305

4 (P) PUCK XT RECESSED HANDRAIL LUMINAIRE



LINEA
Amber LED Bollard

www.hessamerica.com

LINEA - LED Illuminating Bollard

The design team at LINEA combined with their Amber LED illumination provided a family of bold, futuristic, asymmetrical illuminating bollard fixtures in single pole / pedestal and directional from luminous form in flexible, energy efficient, finished in finely textured paint. The fixed, engineered, LED array of low output LEDs arranged to provide a wide beamed three asymmetric distribution while concealing all light source, costly disposal, maintain. Applications: LED amber LEDs have significant wavelength of 590nm. Maximum. LED fixtures in stainless steel. Standard finishes include: silver/grey metallic, dark grey, graphite grey, matte black, or dark bronze. Special colors available on request. CSA listing for Wet Locations.

Model: ____ Lamp: ____
Height: 42.3" Three distinct LED

3 (LN950) LINEA LN950 BOLLARD - SINGLE / TWIN

.hess

LINEA G 450 LVC Specification

The LINEA G2 leverages the latest in LED technology with distinctive design and exceptional versatility to perceptively capture today's minimalist design philosophy. The well-proportioned reduced form continues retain its validity far into the future. Available in single or twin mounting configurations, the pedestrian-scale model is 15' tall, with complementary models in intermediate and taller heights of 20' and 26' for proper scale in a variety of applications. A selection of LED illuminating bollards for performance or ambience complements the product family. All hardware is stainless steel. CSA Listed for Wet Locations.

Mode	Lamp	Color Temperature	Distribution	Volt	Mounting	Pole	Pole Mat	Finish	Option
LN450Module	1LVC - 1 LEVO C	WW - 3000K	T2 - Type II	UNV - 120-277V	A - Single Mount	15SR - 15' Straight Rectangular	A - Alumi	SG - Silver Grey	3PR - 3-pin NEMA Photocontrol Receptacle
	2LVC - 2 LEVO C Modules	NW - 4000K	T3 - Type III		B - Twin Mount	X - Other (specify)	S - Steel	DG - Dark Grey	5PR - 5-pin NEMA Photocontrol Receptacle
			T4 - Type IV					GG - Graphite Grey	7PR - 7-pin NEMA Photocontrol Receptacle
								BLK - Matte Black	DIM - 0-10vDC Dimming
								BRZ - Dark Bronze	GFCI - GFCI Outlet
								CC - Custom RAL Color	HSS - House Side Shield
									MS - Motion Sensor
									TVSS10 - 10kV Surge Suppressor
									TVSS20 - 20kV Surge Suppressor

Ordering Information

Specifications are subject to change without notification
HessAmerica › Products › Lighting Products › Pole Mounted Luminaire › LINEA G2
https://www.hessamerica.com/Products/Lighting/Pole_Mounted_Luminaire/LINEA_G2/

Page 1

2 (LG450) LINEA LG450 AREA LIGHT

BISHOP
Illuminating Bollard

.hess

SPECIFICATIONS

HOUSING

Single piece bollard consists of shaft fabricated from round aluminum alloy tubing with outside diameter of 7.1". Nominal wall thickness is 0.196". Overall height is 43.3" for BSP1100 model and 35.4" for the BSP900 model. LED light engine and driver are housed in self-contained weather-proof powerpack enclosure within the bollard and removable with two concealed fasteners. Lens is clear impact-resistant acrylic. LED array is thermally managed using convection and transmission of heat through the use of an aluminum heat sink and the luminaire housing. All hardware is stainless steel.

OPTICS

LED light engine consists of five high output multi-chip LED arrays fitted with prismatic lens optics to produce a uniform asymmetric light distribution pattern suitable for pathways and sidewalks. Luminaire qualifies for use in LEED zones LZ1, LZ2, LZ3, and LZ4. Color temperature may be 3000K or 4000K.

ELECTRICAL

Standard output: Integral LED driver is housed in the luminaire head. Power consumption is 17 watts at 350 mA. Input voltage range is 120v - 277v AC, 50-60 Hz. LED driver shall be UL recognized.

High output: Integral LED driver is housed in the luminaire head. Power consumption is 34.5 watts at 700 mA. Input voltage range is 120v - 277v AC, 50-60 Hz. LED driver shall be UL recognized.

LED DELIVERED LUMENS / BUG RATING

Standard Output:

3000K - 954 delivered lumens / B0-U1-G1

4000K - 1107 delivered lumens / B0-U1-G1

High Output:

3000K - 1782 delivered lumens / B0-U1-G2

4000K - 2043 delivered lumens / B0-U1-G2

NOTE : Due to rapid and continuous advances in LED technology, LED luminaire data is subject to change without notice and at the discretion of HessAmerica. Consult factory for more current technical data.

MOUNTING

Flangeless mounting is standard. Consult factory for optional external flange or alternate mounting solutions to meet site lighting installation conditions.

WEIGHT:

BISHOP 900: 22lbs

BISHOP 1100: 25lbs

FINISH

Standard finishes are finely textured matte silver grey metallic, dark grey, graphite grey, matte black, or dark bronze. Special colors available on request.

CERTIFICATION

CSA/US Certified for Wet Locations.

WARRANTY

Limited product warranty period including LEDs is five years. Driver shall carry the manufacturer's limited warranty.

www.hessamerica.com (for all HessAmerica products)
In a continuing effort to offer the best product possible, we reserve the right to change, without notice, specifications or materials. Technical specification sheets that appear on www.hessamerica.com are the most current data available.

2/4

Rev 20210930

1 (BSP) BISHOP ILLUMINATING BOLLARD

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Filename
	36	BSP	Single	BSP-LED-A	0.900	427	16.61	597.96	BSP-LED-A (1).ies
	2	LG450	Single	LG450-2LVC-WW-T3	0.900	7196	70	140	LG450-2LVC-WW-T3.ies
	15	LN950	Single	LINEA LN950-LED-A-BSS	0.900	241	12.89	193.35	LINEA LN950-LED-A-BSS.ies
	28	LN950-TWIN	Back-Back	LINEA LN950-LED-A-BSS-TWIN	0.900	241	12.89	721.84	LINEA LN950-LED-A-BSS.ies
	323	P	Single	PUCK-XT-RD-A-OSB no tilt at nadir	0.900	41	1.5	484.5	PUCK-XT-RD-A-OSB-Nadir.ies

NOTE: ALL LANDSCAPE LIGHTING SEAWARD OF THE COASTAL CONSTRUCTION LINE SHALL COMPLY WITH SEA TURTLE NESTING AND PROTECTION GUIDELINES INCLUDING, USE OF AMBER COLORED LAMPS AND LIGHT SOURCES, LOW LEVEL FIXTURES, LOUVERED FACEPLATES AND SHIELDS PER FFWCC.

PROPOSED SITE PLAN AMENDMENT

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URBAN ROBOT LLC

REVISIONS / SUBMISSIONS

1	DRC. COMMENTS	2019-09-02
2		
3		
4		
5		
6	SITE PLAN AMENDMENT	2022-04-22

1569

8995 COLLINS AVENUE
CONDO-HOTEL
8995 COLLINS AVENUE
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LIGHTING DETAILS

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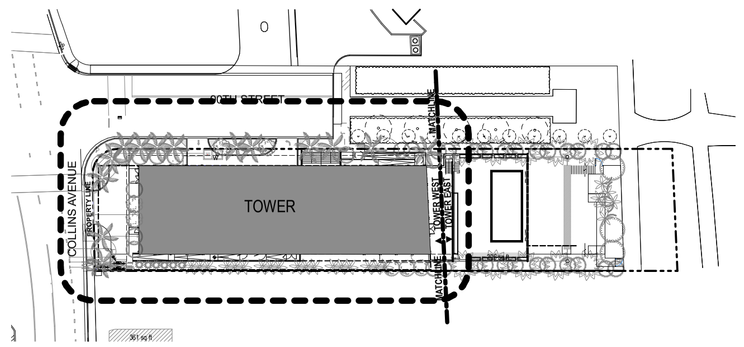
DRAWN BY: DR - RU
CHECKED BY: JV
DATE: 03-29-2018

L302



90TH STREET

ADDAPAVE AREAS WITHIN CONCRETE SIDEWALK (TYP), LOCATIONS APPROXIMATE, SEE SHEET L100-A FOR EXACT DIMENSIONS

NOTE:
STREET TREES AREA SHALL HAVE 2 ROOT ZONE WATERING KITS AT EACH TREE IN SILVA CELL AREA'S. THESE TREE'S SHALL BE INSTALLED ON THERE ZONE. (VALVE #1).

1 1 /2" MAIN LINE/1" CONDUIT

COASTAL CONSTRUCTION CONTROL LINE

TRAFFIC SIGNAL POLE
RELOCATED FIRE HYDRANT
STORM MANHOLE
SIGN
ELEC.
SIGHT TRIANGLE
SIGHT TRIANGLE
SEWAGE CONNECTION
DDCV FOR FIRE SVC.
CHECK VALVE
RPZ FOR DOM. WATER
2" IRR. WATER METER
4" DOM. WATER METER

1	
1"	11.0
2	
1"	19.2
3	
1½"	25.5
4	
1½"	25.5

COLLINS AVENUE
CONCRETE SIDEWALK
PROPERTY LINE
BASEMENT PERIMETER BELOW
BALCONIES PERIMETER ABOVE
GRASS
908 sq ft
1–3"SL
1–2"SL
FPL VAULT.
CAR LIFT ENTRANCE TO GARAGE BELOW
VALET DROP OFF
CAR LIFT EXIT ONLY
LOCATION OF LOUVERED EXHAUST VENT THROUGH WALL IN GROUND BELOW. SEE SHEET A3.01.
BUFFER FENCE
PVB FOR IRR.
APPROXIMATE LOCATION OF METER,BACKFLOW, TIME CLOCK AND RAIN SENSOR.
1 1 /2" MAIN LINE/1" CONDUIT
POOL DECK VALVE #3 IS LOCATED ON GROUND LEVEL. LATERAL LINE FROM DRIP VALVE RUNS VERTICAL UP TO POOL DECK PLANTER. LATERAL PIPE AT POOL DECK LEVEL SHALL BE INSTALLED BELOW WOOD POOL DECK AND ENTER POOL DECK PLANTER FROM BELOW.

3	
1½"	10

MANHOLE
BEACH ACCESS PATH
MATCHLI
EXISTING PLANTING TO REMAIN.
EXISTING PLANTING TO REMAIN.
CONSTRUCTION LINE TOWER
CONSTRUCTION LINE BALCONY
BULKHEAD LINE
UP
TOWER WEST
TOWER EAST
LATERAL ENTERING PLANTER(
LATEF INSTA DECK
RAMP ABOVE
MATCHLINE
N

1 TOWER - WEST IRRIGATION PLAN
SCALE: 1' = 1'-0"
SCALE: 1/8" = 1'-0"

APPROVED RESOLUTION NO-19-2661

CALL 48 HOURS BEFORE YOU DIG
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REVISIONS / SUBMISSIONS

ID	Date	Description

1569

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TOWER - WEST IRRIGATION PLAN

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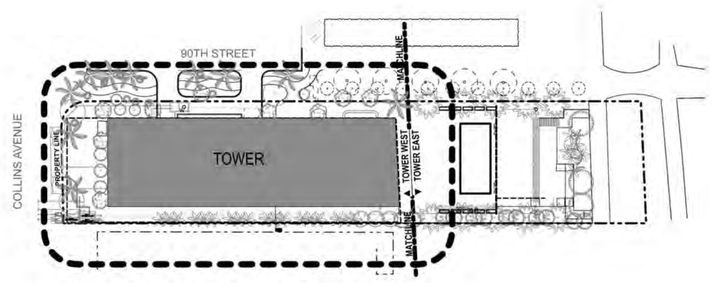
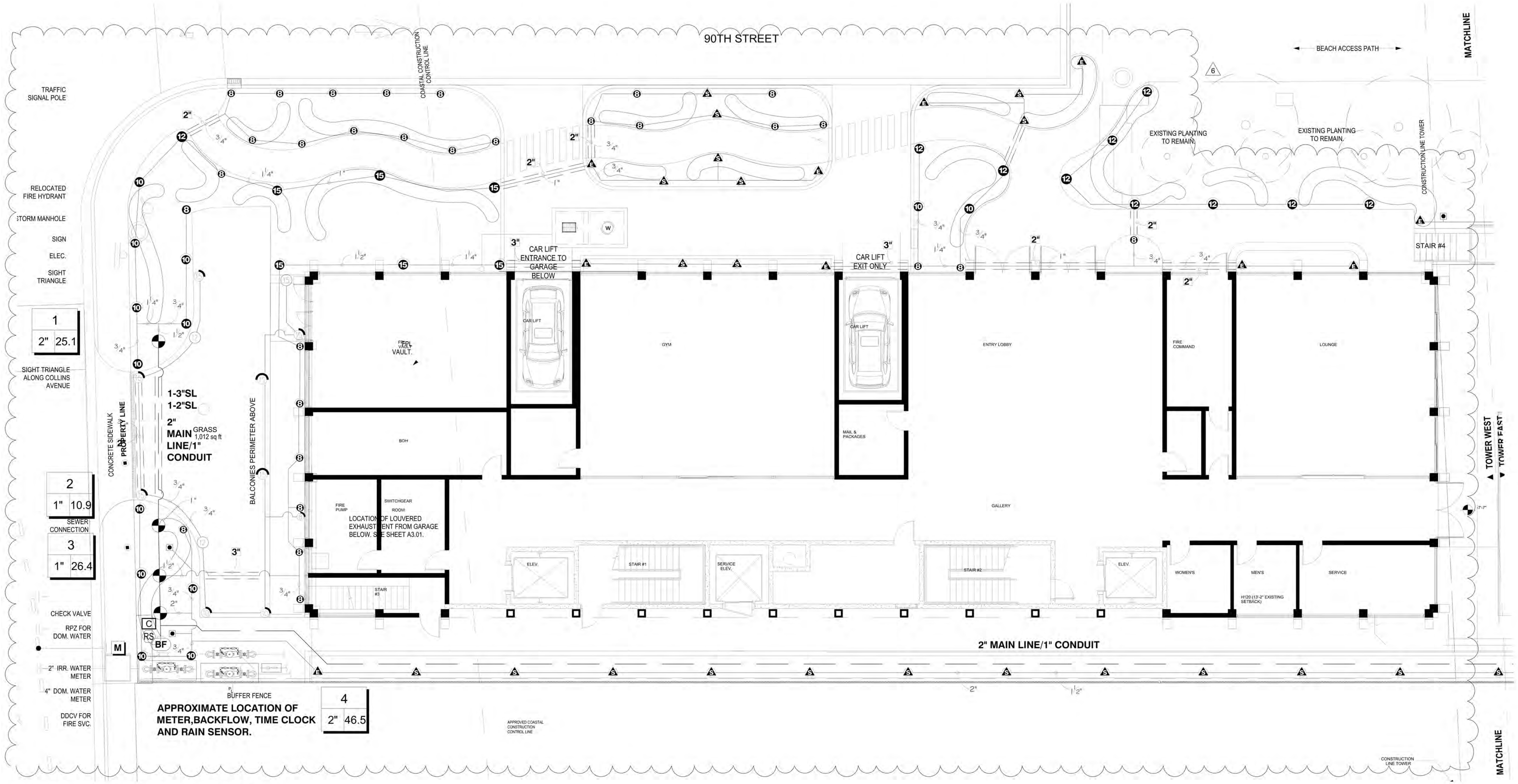
CHECKED BY:	JV
DATE:	03-29-2018

L400-A

143





1 TOWER - WEST IRRIGATION PLAN
SCALE: 1/8" = 1'-0"

PROPOSED SITE PLAN AMENDMENT

URBAN ROBOT LLC
451 INDIAN ROAD # 201 | MIAMI BEACH, FL 33139
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REVISIONS / SUBMISSIONS

1	DRC. COMMENTS	2019-09-02
2		
3		
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5		
6	SITE PLAN AMENDMENT	2022-04-22

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DRAWN BY:	DR - RU
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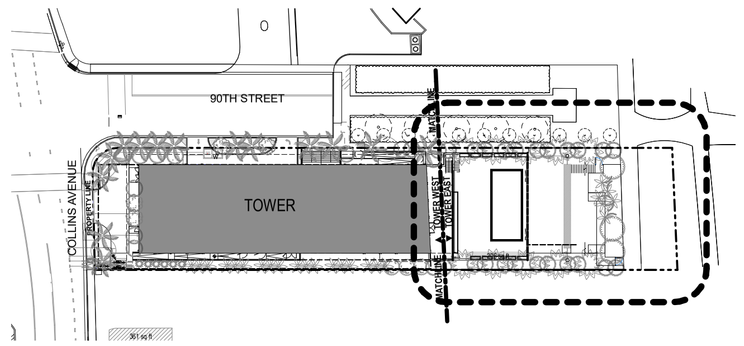
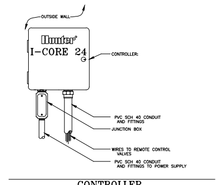
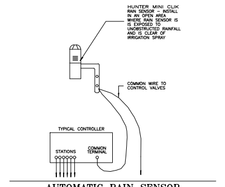
L400-A

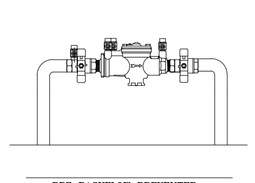




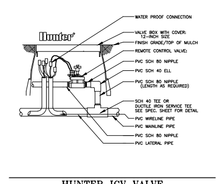
CONTROLLER



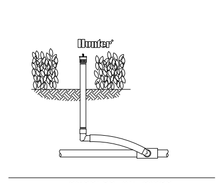
AUTOMATIC RAIN SENSOR



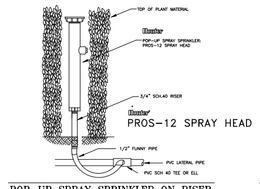
RPZ BACKFLOW PREVENTER



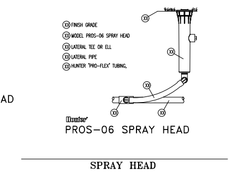
HUNTER ICV VALVE



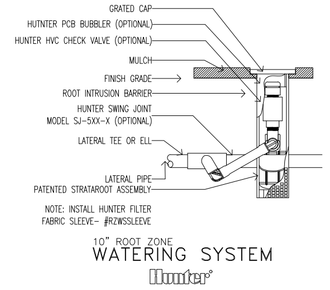
BUBBLER ON RISER



POP-UP SPRAY SPRINKLER ON RISER



SPRAY HEAD



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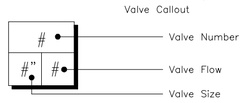
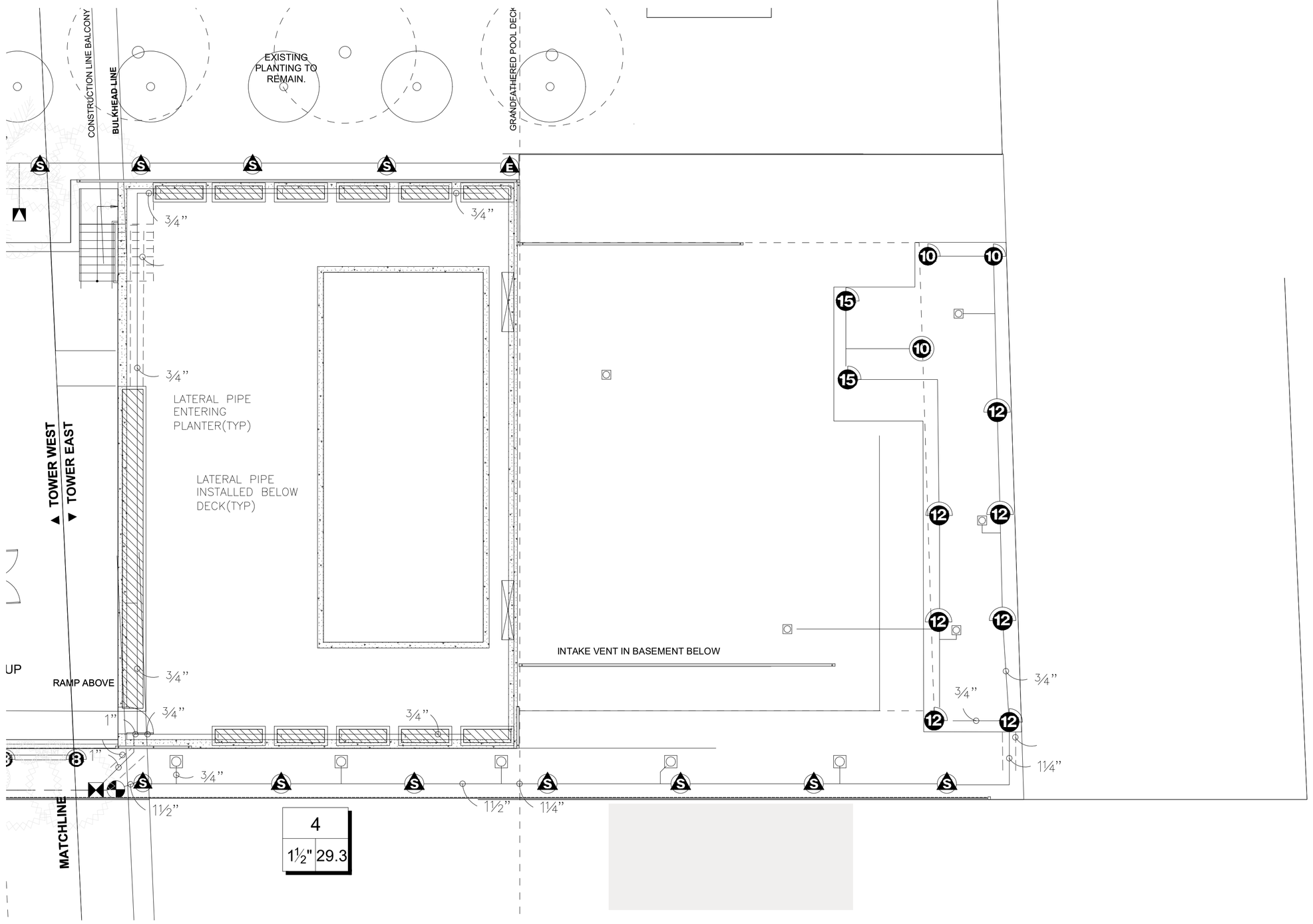
IRRIGATION_SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
(12) (12) (12) (12) (12) (12) Q T H TT TQ Y	Hunter PROS-06 12' radius Turf Spray, 6.0' Pop-Up. Co-molded wiper seal with UV Resistant Material.	30
④ ⑥ ⑧ ⑩ ⑫ ⑮ ⑰	Hunter PROS-06 ADJ Turf Spray, 6.0' Pop-Up. Co-molded wiper seal with UV Resistant Material.	30
ES LCS RCS CS SS	Hunter PROS-12 5' strip spray Shrub Spray, 12.0' Pop-Up. Co-molded wiper seal with UV Resistant Material.	30
25 50 10 20	Hunter AFB Adjustable Flow Bubbler, 1/2" FIPT, stainless steel screw adjustment.	30
0.25 0.50	Hunter RZWS-10 10" long RZWS with installed .25gpm or .50gpm bubbler options, internal plumbing, and 1/2" swing joint for	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter ICZ-151-40 Drip Control Zone Kit. 1-1/2" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 40psi. Flow Range: 20 GPM to 60 GPM. 120 mesh stainless steel screen.
	Hunter ICV-G 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.
BF	Febco 825Y 3/4" Reduced Pressure Backflow Preventer
M	Water Meter 1-1/2" 1 1/2" Sub Irrigation Meter
	Irrigation Lateral Line: PVC Schedule 40 PVC Schedule 40 irrigation pipe.
	Irrigation Mainline: PVC Schedule 40 PVC Schedule 40 irrigation pipe.
	Pipe Sleeve: PVC Schedule 40 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.

Valve Callout

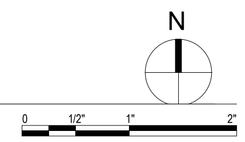




2 TOWER - EAST IRRIGATION PLAN

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

APPROVED RESOLUTION NO-19-2661



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REVISIONS / SUBMISSIONS

ID	Date	Description

1569

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8995 COLLINS AVENUE
TOWN OF SURFSIDE, FLORIDA

TOWER - EAST IRRIGATION PLAN

SURFHOUSE
OCEAN VIEWS, LLC
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NEW YORK 11211
TEL: 212-687-3444
FAX: 212.883.8267

URBAN ROBOT LLC
AA26002760 / ID2600715341 LC26000510

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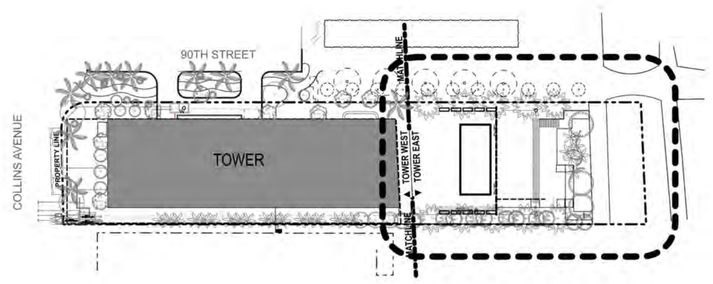
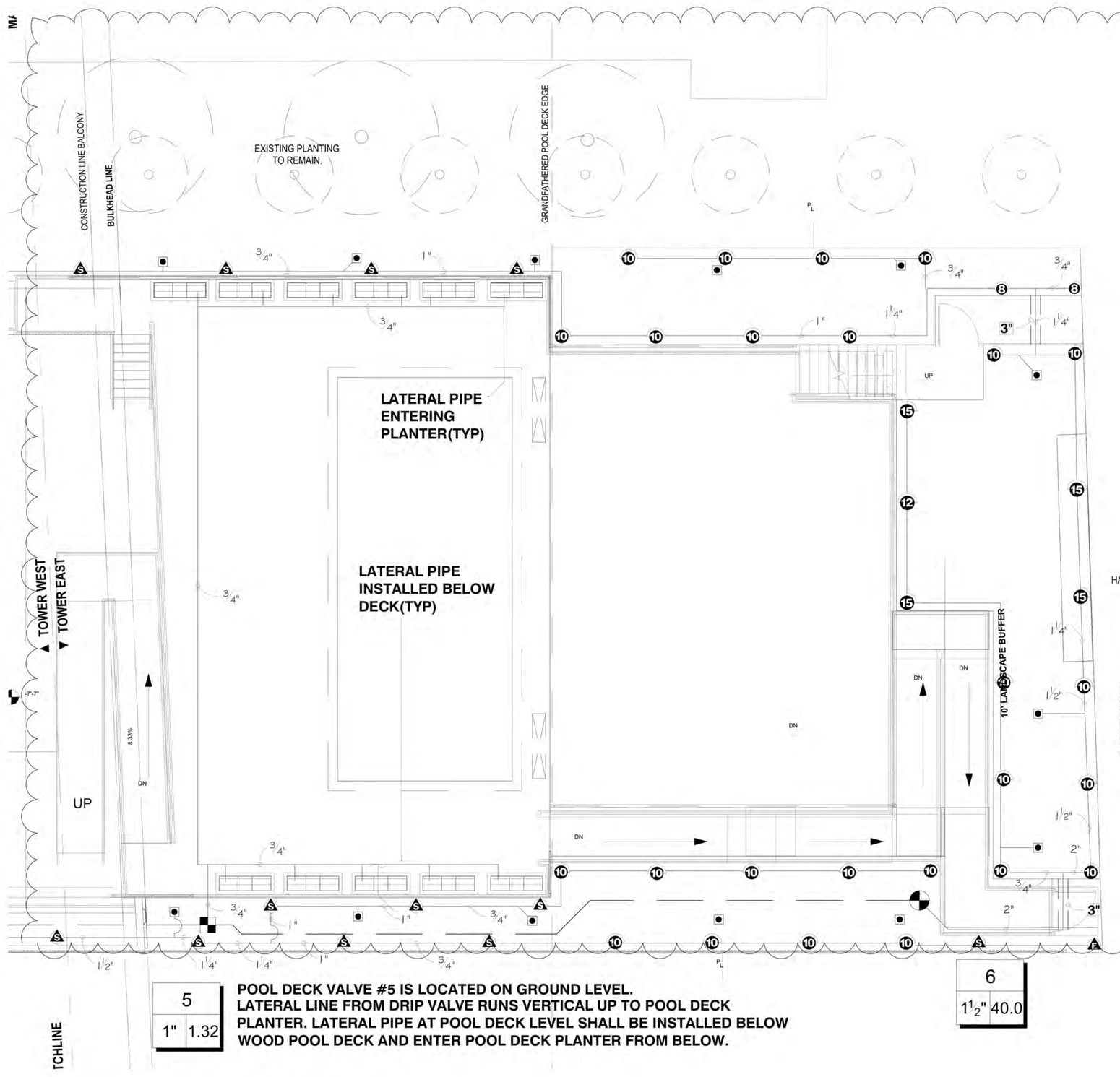
DRAWN BY:	DR - RU
CHECKED BY:	JV
DATE:	03-29-2018

L400-B





IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter PROS-06 8` radius Turf Spray, 6.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.
	Hunter PROS-06 10` radius Turf Spray, 6.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.
	Hunter PROS-06 15` radius Turf Spray, 6.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.
	Hunter PROS-06 adjustable arc Turf Spray, 6.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.
	Hunter PROS-12 5` strip spray Shrub Spray, 12.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.
	Hunter PROS-12 8` radius Shrub Spray, 12.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.
	Hunter PROS-12 10` radius Shrub Spray, 12.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.
	Hunter PROS-12 12` radius Shrub Spray, 12.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.
	Hunter PROS-12 15` radius Shrub Spray, 12.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.
	Hunter PROS-12 Adjustable Arc Shrub Spray, 12.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.
	Hunter PCB 10 Flood Bubbler, 1/2" FIPT.

SYMBOL	MANUFACTURER/MODEL
	Rain Bird XCZ-100-PRB-LC
	Area to Receive Dripline Hunter HDL-09-12-CV

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter ICV-G 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves. Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.
BF	Febco 825Y 2" Reduced Pressure Backflow Preventer
C	Hunter PCC-1200 Light Commercial 4 Residential Controller, 12-Station fixed controller, 120 VAC, Outdoor model
RS	Hunter MINI-CLIK Rain Sensor, mount as noted
M	Water Meter 2"
	Irrigation Lateral Line: PVC Schedule 40
	Irrigation Mainline: PVC Schedule 40
	Pipe Sleeve: PVC Schedule 40

Valve Callout
Valve Number
Valve Flow
Valve Size

GENERAL NOTES:

1. Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.
2. All mainline, lateral line and control wire conduit under paving shall be installed in separate sleeves. Sleeves shall be a minimum of twice (2X) the diameter of the pipe to be sleeved.
3. Install all backflow prevention devices and all piping between the point of connection and the backflow preventer as per local codes.
4. Final location of the backflow preventer and automatic controllers shall be approved by the owner's authorized representative.
5. 120 VAC electrical power source at controller location shall be provided by others. The electrical contractor shall make the final connection from the electrical source to the controller.
6. All sprinkler heads shall be set perpendicular to finish grade unless otherwise specified.
7. The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum spray with minimal overspray onto patios, streets, walls, etc.
8. This design is diagramatic. All piping valves, etc., shown within paved areas is for design illustration only and shall be installed in planting areas wherever possible. The contractor shall locate all valves in shrub areas where possible.
9. It is the responsibility of the irrigation contractor to familiarize himself with all grade differences, location of walls, retaining walls, structures and utilities. The irrigation contractor shall repair, at his own expense, all items damaged by his work. He shall coordinate his work with other contractors for the location and installation of pipe sleeves through walls, under roadways and paving, etc.
10. Do not willingly install the sprinkler system as shown on the drawings when it is obvious in the field that obstructions, grade differences or differences in the shape or dimension of the various areas necessitate changes in the engineering. Such obstructions or differences should be brought to the attention of the owner's authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.
11. All sprinkler equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
12. The irrigation contractor shall install check valves on all heads in areas where finish grade exceeds 4% in any case where drainage, after operation of the irrigation shall occur or as directed by the owner's authorized representative.
13. The contractor shall provide 18GII PVC (pressure compensating screens) as necessary to reduce or eliminate overspray onto streets, walks or other areas as directed by the owner's authorized representative.
14. All electrical wires shall be retained in PVC conduit.
15. All remote control valves, gate valves, qwick couplers, spares and all exemplar valve pull boxes shall be installed in approved valve boxes with covers.
16. The irrigation system as to be guaranteed for the period of (1) year from the date of final acceptance.

2 TOWER - EAST IRRIGATION PLAN
SCALE: 1/8" = 1'-0"

PROPOSED SITE PLAN AMENDMENT

0 1/2" 1" 2"

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REVISIONS / SUBMISSIONS

1	DRC. COMMENTS	2019-09-02
2		
3		
4		
5		
6	SITE PLAN AMENDMENT	2022-04-22

1569

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CONDO-HOTEL
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DRAWN BY: DR - RU
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DATE: 03-29-2018

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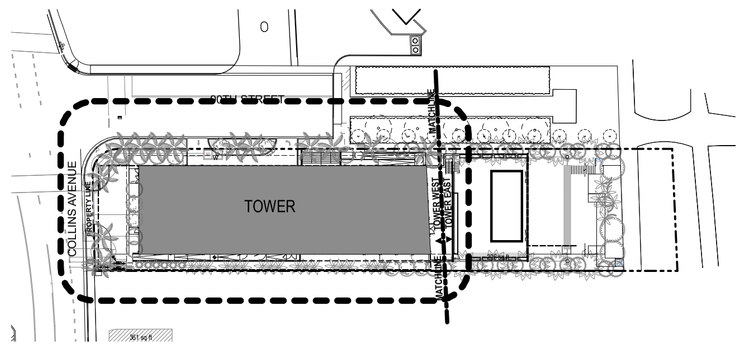
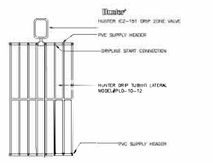
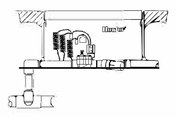
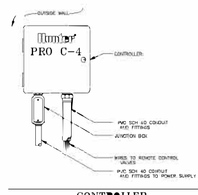




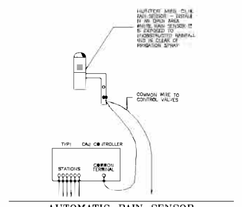
HUNTER DRIP LINE



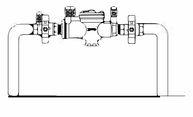
HUNTER ICZ-100/151 DRIP ZONE VALVE



CONTROLLER



AUTOMATIC RAIN SENSOR



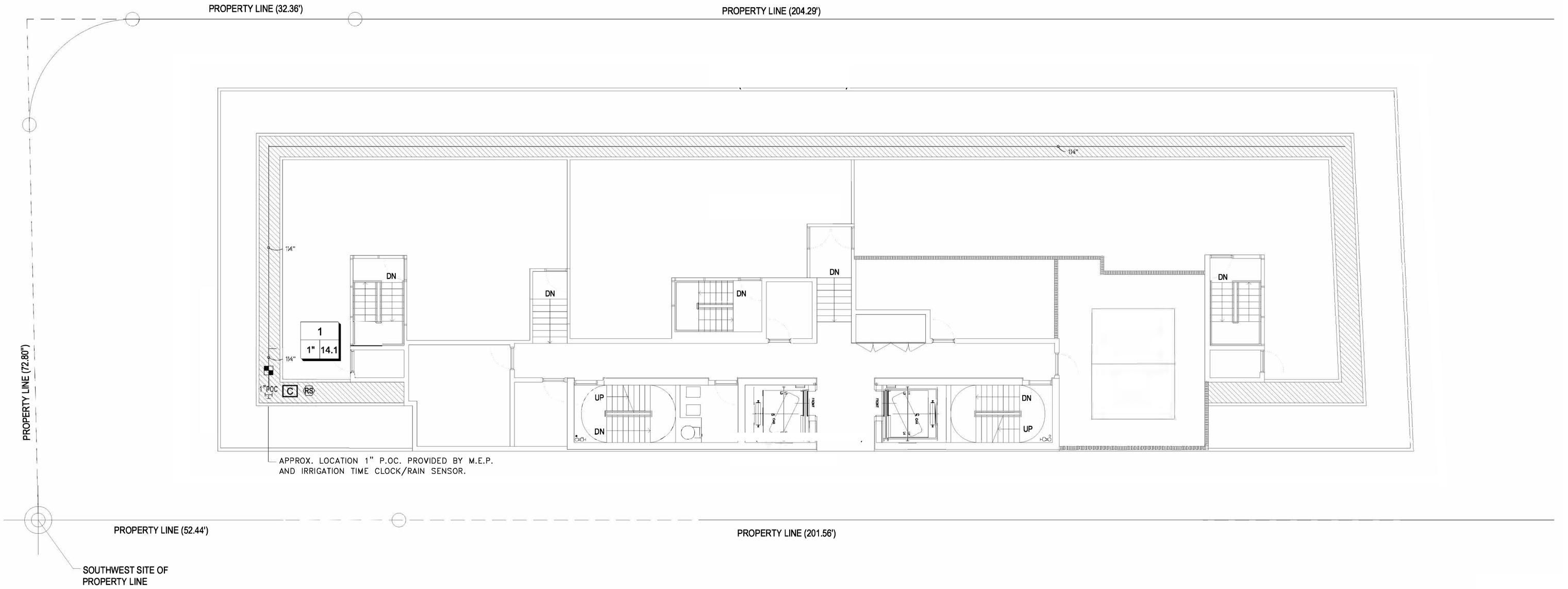
RPZ BACKFLOW PREVENTER

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter ICZ-101-40 Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 40psi. Flow Range: 2 GPM to 20 GPM. 150 mesh stainless steel screen.
	Area to Receive Dripline Hunter PLD-10-12 (12) In-Line Pressure Compensating Landscape Dripline with Built-in Check Valve. 1.0GPH emitters at 12.0" O.C. Dripline laterals spaced at 12.0" apart, with emitters offset for triangular pattern. UV Resistant.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
C	Hunter PC-400 Light Commercial & Residential Controller, 4-station base module controller, 120 VAC, Outdoor model
RS	Hunter MINI-CLIK Rain Sensor, mount as noted
1"POC	Point of Connection 1" 1" P.O.C. Provided by MEP
	Irrigation Lateral Line: PVC Schedule 40 PVC Schedule 40 irrigation pipe.
	Irrigation Mainline. PVC Schedule 40 PVC Schedule 40 irrigation pipe.

Valve Callout



1 TOWER - EAST IRRIGATION PLAN
SCALE: 1" = 1'-0"

APPROVED RESOLUTION NO-19-2661

0 1/2" 1" 2"

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REVISIONS / SUBMISSIONS

ID	Date	Description
1	07-28-17	DRG

1569

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TOWER - ROOF IRRIGATION PLAN

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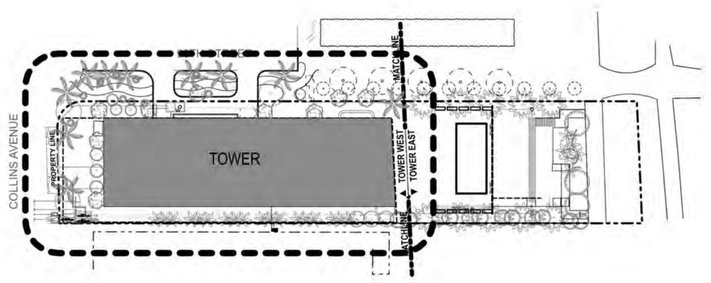
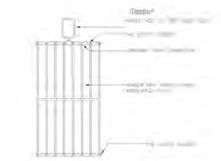
DRAWN BY:	DR - RU
CHECKED BY:	JV
DATE:	03-29-2018

1 L401





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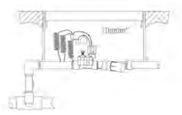
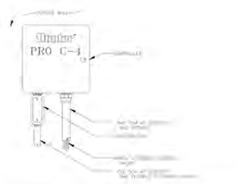


HUNTER ICZ-100/451 DRIP ZONE VALVE



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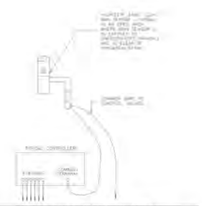
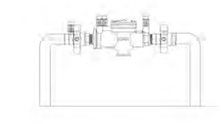


AUTOMATIC RAIN SENSOR



RPZ BACKFLOW PREVENTER

IRRIGATION SCHEDULE

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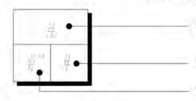
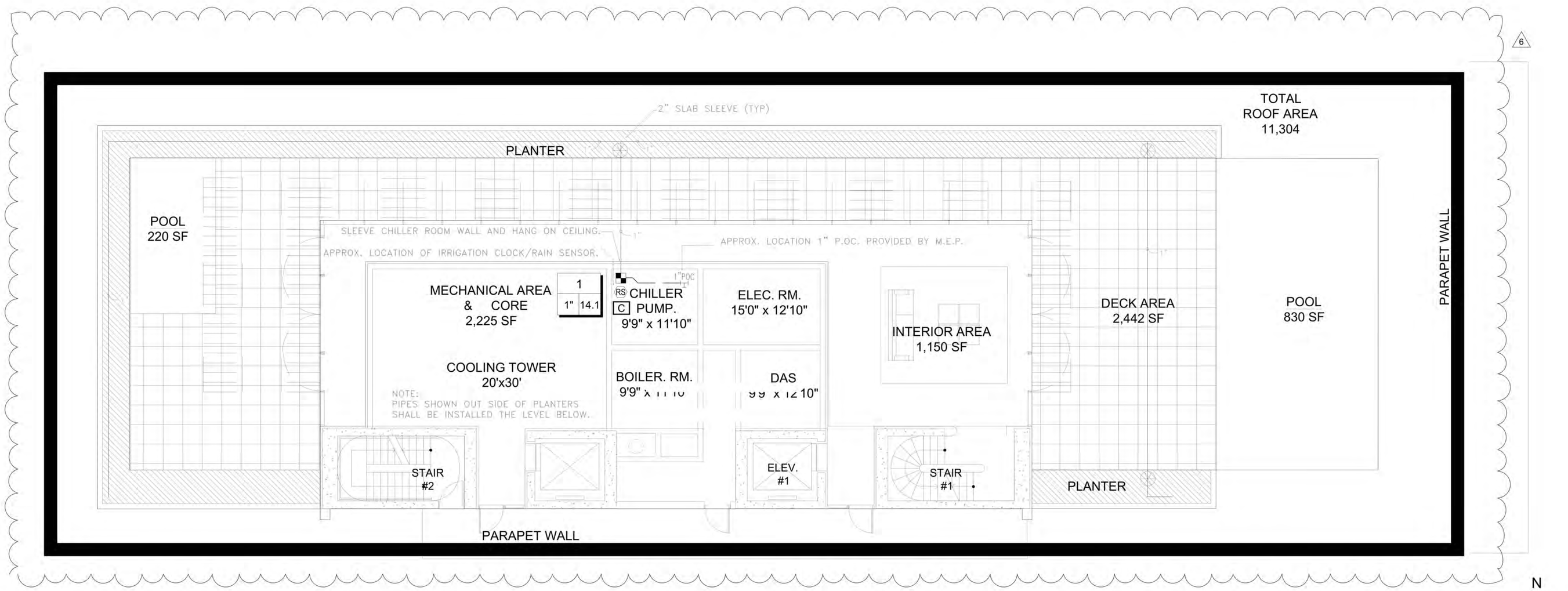
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
C	Hunter PC-400 Light Commercial & Residential Controller 4-station base module controller, 120 VAC, Outdoor model
RS	Hunter MINI-CLIK Rain Sensor: mount as noted
1" P.O.C.	Point of Connection 1" P.O.C. Provided by MEP
	Irrigation Lateral Line: PVC Schedule 40 PVC Schedule 40 irrigation pipe.
	Irrigation Mainline: PVC Schedule 40 PVC Schedule 40 irrigation pipe.

Valve Callout





1 ROOF IRRIGATION PLAN

SCALE 1/8" = 1'-0"

PROPOSED SITE PLAN AMENDMENT

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REVISIONS / SUBMISSIONS

1	DRC. COMMENTS	2019-09-02
2		
3		
4		
5		
6	SITE PLAN AMENDMENT	2022-04-22

1569

8995 COLLINS AVENUE
CONDO-HOTEL
8995 COLLINS AVENUE
TOWN OF SURFSIDE, FLORIDA

TOWER - ROOF IRRIGATION PLAN

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DRAWN BY:	DR - RU
CHECKED BY:	JV
DATE:	03-29-2018

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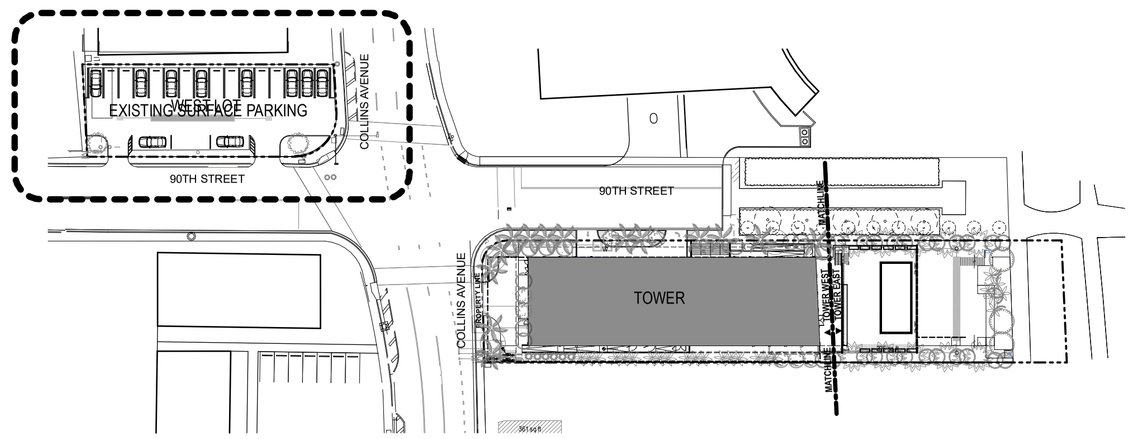
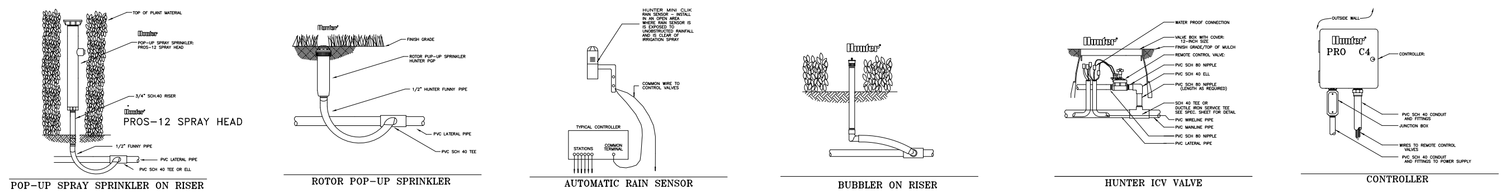
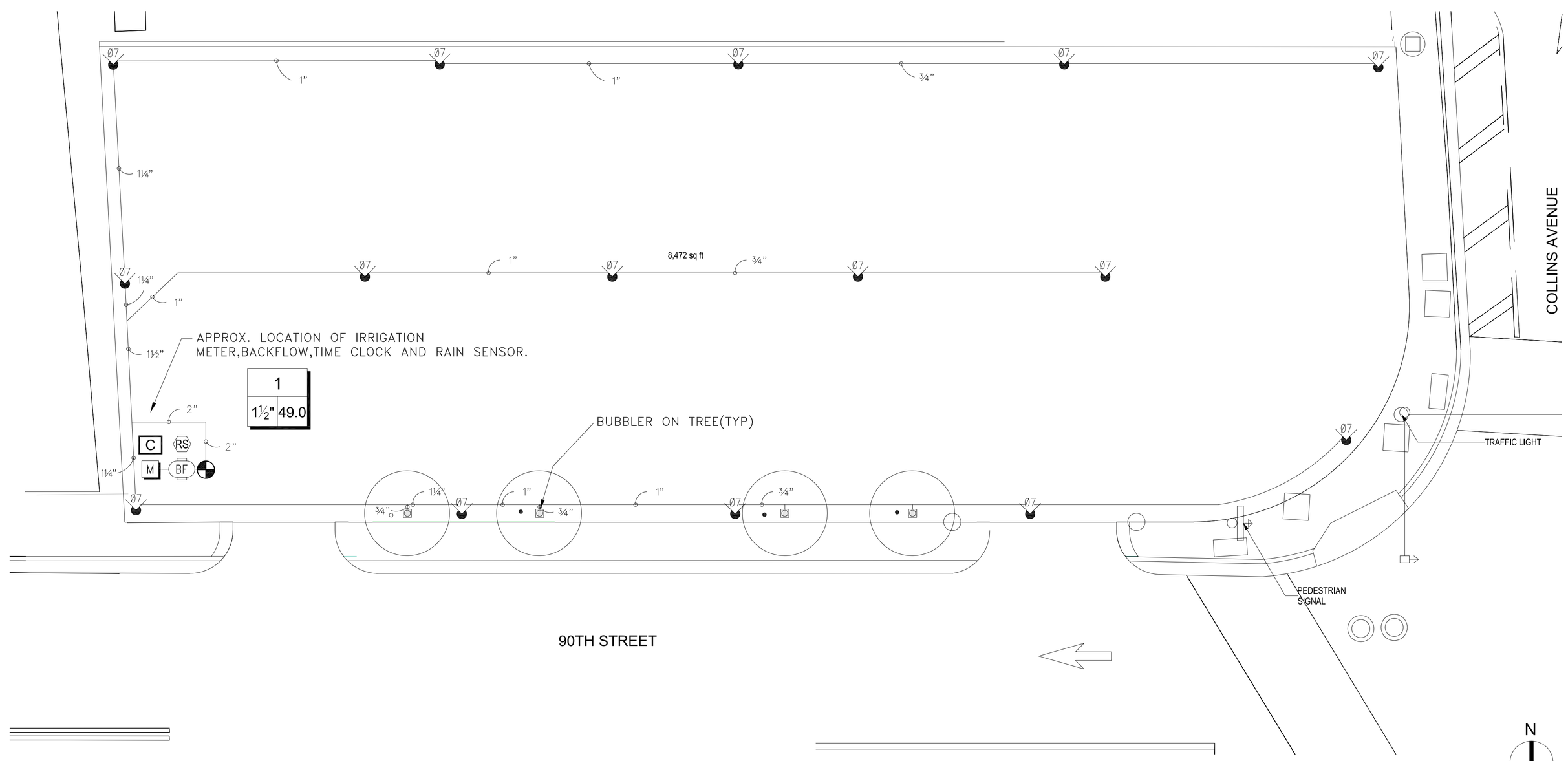




IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	
25 50 10 20	Hunter AFB Adjustable Flow Bubbler, 1/2" FIPT, stainless steel screw adjustment.	30	
SYMBOL	**MANUFACTURER/MODEL**	**PSI**	**GPM**
Ø7	Hunter PGP-ADJ	40	3.00
SYMBOL	**MANUFACTURER/MODEL/DESCRIPTION**		
	Hunter ICV-G 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.		
BF	Febco 765 1-1/2" Pressure Vacuum Breaker, brass with ball valve SOV. Install 12" (305MM) above highest downstream outlet and the highest point in the downstream piping.		
C	Hunter PC-400 Light Commercial & Residential Controller, 4-station base module controller, 120 VAC, Outdoor model		
RS	Hunter MINI-CLIK Rain Sensor, mount as noted		
M	Water Meter 1-1/2" 1 1/2" Sub Irrigation Meter		
	Irrigation Lateral Line: PVC Schedule 40 PVC Schedule 40 irrigation pipe.		
	Irrigation Mainline: PVC Schedule 40 PVC Schedule 40 irrigation pipe.		

Valve Callout
Valve Number
Valve Flow
Valve Size



CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW!
811
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

1 PARKING LOT - IRRIGATION PLAN
SCALE: 1/8" = 1'-0"

APPROVED RESOLUTION NO-19-2661

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REVISIONS / SUBMISSIONS

ID	Date	Description

1569

8995 COLLINS AVENUE
CONDO-HOTEL
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TOWN OF SURFSIDE, FLORIDA

WEST LOT - IRRIGATION PLAN

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DRAWN BY:	DR - RU
CHECKED BY:	JV
DATE:	03-29-2018

L402

MEMORANDUM

ITEM NO. 2.C

To: Planning & Zoning Board

From: Walter Keller, PE, AICP, Town Consultant Planner

Date: June 16, 2022

Subject: **1385 Biscaya Drive**

Staff Recommendation: It is recommended the Unnecessary and Undue Hardship Variance Application be approved with 10 foot side yard setbacks.

This application is a request to construct a new 2-story single family residence on a waterfront lot. The parcel is located at 1385 Biscaya Drive in the H30A Zoning District. The lot size is 19,554 square feet (SF). The proposed plans include a 2 story main residence with 5,589 SF and a single story guest house of 649 SF. The lot is triangular with 179± feet frontage on Biscaya Drive and 76± feet frontage on Point Lake.

The setback requirements for the H30A Zoning District on Point Lake for this large lot are 20-foot front and 25 feet on Point Lake. The side yard setback is 10% of the horizontal distance at the front yard setback line. The horizontal distance for this lot is 166 feet producing a side yard setback of 16.6 feet. The Applicant is proposing a 20-foot front setback with a rear setback of 31 feet 5 inches and side setbacks of 7.83 feet north and 8.83 feet south. The Applicant is requesting an Unnecessary and Undue Hardship Variance to allow the reduced side yard setbacks of 7.83 feet and 8.83 feet.

Standards of review for an unnecessary and undue hardship variance.

The Town Commission shall approve an Unnecessary and Undue Hardship Variance only if the Applicant demonstrates by clear and convincing evidence that all of the following are met and satisfied:

a . Special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district;

This is a unique lot with a large front width and a narrower waterfront width.

b. The special conditions and circumstances do not result from the actions of the Applicant or a prior owner of the property;

This is a platted lot not a circumstance created by the prior or current owners

c. Literal interpretation of the provisions of the zoning code deprives the Applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the zoning code and results in unnecessary and undue hardship on the Applicant;

The literal interpretation would reduce the full use of the property.

d. The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent with the town comprehensive plan or the zoning code;

This is a platted lot where full use of the property is restricted due to the wide differences between the front and rear (waterfront) frontages.

e. An Applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship;

The Applicant is desirous of developing a residence with the floor area needed to serve the family and the literal use of the setback does not allow this to occur.

f. Granting the variance application conveys the same treatment to the Applicant as to the owner of other lands, buildings, or structures in the same zoning district;

The Applicant has submitted information that some of the properties in this general area also have reduced setbacks.

g. The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure; and,

The requested variance is not the minimum variance. Adjustment of the setback is needed however the Applicant's setback is excessive. Review of the lot frontages on both the street (front) and waterfront indicate 166 feet on the front at 20 feet and 92 feet at the waterfront at 25 feet. A 10 foot setback on each side allows 72 feet on the water and 146 feet on the front.

h . The requested variance is in harmony with the general intent and purpose of the town comprehensive plan and the zoning code, is not injurious to the neighborhood or otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or impair property values within the neighborhood.

A variance is in harmony with the neighborhood and would not be adverse to the Comprehensive Plan and or Zoning Code.

Resolution Approving Variance - 1385 Biscaya.pdf

1385 Biscaya Drive Agenda Packet.pdf

RESOLUTION NO. 2022- _____

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA; [APPROVING/DENYING] A VARIANCE APPLICATION FOR PROPERTY GENERALLY LOCATED AT 1385 BISCAYA DRIVE, SURFSIDE, FL, TO ALLOW INTERIOR SIDE SETBACKS OF 7 FEET, 10 INCHES AND 8 FEET, 8 INCHES WHERE SECTION 90-45 OF THE TOWN'S CODE OF ORDINANCES REQUIRES INTERIOR SIDE SETBACKS OF APPROXIMATELY 16.6 FEET SUBJECT TO CONDITIONS; ADDRESSING VIOLATIONS OF CONDITIONS; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Ashley Litwin and Anton Diego (the "Applicants"), owners of the property located at 1385 Biscaya Drive, Surfside, FL 33154 (the "Property") submitted an application on May 2, 2022 (the "Variance Application"), requesting approval from the Town of Surfside, Florida (the "Town") of a variance to allow interior side setbacks of 7 feet, 10 inches and 8 feet, 8 inches where Section 90-45 of the Town's Code of Ordinances (the "Code") requires a minimum of approximately 16.6 feet for a single-family home on the Property; and

WHEREAS, Section 90-36(1)a of the Code provides for the issuance of a variance (for unnecessary and undue hardship) upon meeting the standards provided for in Section 90-36(8) of the Code; and

WHEREAS, contemporaneous with the Variance Application, the Applicants submitted an application seeking design review of the proposed construction of a single family home (the "Design Review Application"); and

WHEREAS, Section 90-19 provides for design review of single-family homes by the Planning and Zoning Board; and

WHEREAS, the Town Planner has reviewed the Variance Application and Design Review Application and recommended approval of both subject to conditions and specifically, that a minimum interior side setback of ten feet for each side yard be provided in order to meet the criteria of Section 90-36(8)(g) which requires that "The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure"; and

WHEREAS, on May 26, 2022, the Planning and Zoning Board (the "PZB"), at a duly noticed quasi-judicial public hearing, after reviewing the Variance Application and Design Review Application and hearing from its professional staff, the Applicant, and members of the public, considered the requirements of the Town Code for each application; and

WHEREAS, at the public hearing, the PZB approved the Design Review Application subject to the plans on file for the Design Review Application together with all conditions proposed by the Town Planner's recommendation except for the recommendation to increase the setback to ten feet, and subject to the approval of the Variance Application by the Town Commission; and

WHEREAS, at the public hearing, the PZB found the Variance Application met the standards of Section 90-36(8) of the Code for issuance of a variance, and recommended the Variance Application be approved by the Town Commission subject to the plans on file for the Design Review Application together with all conditions proposed by the Town Planner's recommendation except for the recommendation to increase the setback to ten feet; and

WHEREAS, on _____, the Town Commission, held a duly noticed quasi-judicial public hearing to review the Application, hear from its professional staff, the Applicant, and members of the public, and consider the recommendation of the PZB, the requirements of the Town Code for approval of a variance and the Application's consistency with the Town of Surfside's Comprehensive Plan, and the substantial competent evidence presented at the hearing; and

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, APPLICABLE TO APPLICANTS, ITS SUCCESSORS AND/OR ASSIGNS, AS FOLLOWS:

SECTION 1. RECITALS AND FINDINGS OF FACT.

1. All recitals set forth above are incorporated into the body of this Resolution as if same were fully set forth herein.

2. The Commission finds that the Variance Application for the unnecessary and undue hardship variance [meets/does not meet] the standards of Section 90-36(8) of the Code and is otherwise [in compliance/not in compliance] with the requirements of the Town Code for approval of a variance and the Variance Application is [consistent/not consistent] with the Town of Surfside's Comprehensive Plan.

SECTION 2. VARIANCE [APPROVAL/DENIAL]. The request to approve a variance to allow interior side setbacks of 7 feet, 10 inches and 8 feet, 8 inches where Section 90-45 of the Code requires a minimum of approximately 16.6 feet for a single-family home on the Property, is hereby [granted/denied] subject to the following conditions:

1. The Property shall be developed in substantial compliance with the plans dated April 28, 2022, prepared by Stephen Fett Architecture provided in support of the Application, except as modifications are required by this approval or the Building Official.
2. The Design Review Approval does not include the front wall. The Applicant will have to resubmit the front wall for Planning and Zoning Board Design Review approval.
3. Pool equipment should be located at least 15 feet from the adjacent residence.
4. Clearly indicate which existing trees are being retained or removed.
5. All landscaped/pervious areas shall be 40% Florida-Friendly materials. Provide table on site plan and calculations to show this requirement is met.
6. A tree removal permit is required prior to the removal or relocation of existing site trees, per Sec. 90-97 of the Code.

SECTION 3. VIOLATION OF CONDITIONS. Failure to adhere to the terms and conditions of this Resolution shall be considered a violation of the Code and persons found violating the conditions shall be subject to the penalties prescribed by the Code, including but not limited to, the revocation of any of the approval(s) granted in this Resolution. The Applicants understand and acknowledges that it must comply with all other applicable requirements of the Code before it may commence construction or operation, and that the foregoing approval in this Resolution may be revoked by the Town at any time upon a determination by the Town Commission, following a public hearing, that the Applicant is in non-compliance with the Code or the conditions of this Approval and has failed to cure, or to provide an acceptable plan to timely cure, the non-compliance.

SECTION 4. SEVERABILITY CLAUSE. In the event any portion or section of this Resolution is determined to be invalid, illegal or unconstitutional by a court or agency of competent jurisdiction, such decision shall in no way affect the remaining portions of this Resolution, which shall remain full force and effect.

SECTION 5. EFFECTIVE DATE. This Resolution shall become effective upon adoption.

PASSED AND ADOPTED this __ day of ___, 2022.

Motion by:_____,

Second by:_____.

Commissioner Fred Landsman ____
Commissioner Marianne Meischeid ____
Commissioner Nelly Velazquez ____
Vice Mayor Jeffrey Rose ____
Mayor Shlomo Danzinger ____

_____
Shlomo Danzinger, Mayor

ATTEST:

_____
Sandra N. McCready, MMC
Town Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE TOWN OF SURFSIDE ONLY:

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

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

I, Sandra McCready, Town Clerk of the Town of Surfside, Florida, do hereby certify that the above and foregoing is a true and correct copy of Resolution No. 2022-____ adopted by the Town Commission at its meeting held on the ___ day of _____, 2022.

Issued: _____

_____
Sandra McMcready, MMC
Town Clerk

TOWN OF SURFSIDE

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

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

MAY2 '22 10:41AM

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	Ashley Litwin and Anton Diego
PHONE / FAX /EMAIL	847 302 6166 / litwinashley@gmail.com
AGENT'S NAME	Jennifer Ghersi
ADDRESS	20 NW 89th Street El portal FL 33150
PHONE / FAX	305 903 1504 / jennyghersi@gmail.com
PROPERTY ADDRESS	1385 Biscaya Drive Surfside, FL 33154
ZONING CATEGORY	H30A
DESCRIPTION OF PROPOSED WORK	Demolition of existing house. Looking to build new single family residence with detached pool house and spa.

INTERNAL USE ONLY

Date Submitted	5/2/2022	Project Number	21-2135
Report Completed		Date	
Fee Paid	$ $200.00		

ZONING STANDARDS

	Required	Provided
Plot Size	19,554 sq. ft	
Setbacks (F/R/S)	20' / 5' / 25'	41'-8" / 7'-10" / 8'-8" / 33'-9"
Lot Coverage	1st Floor: Max 40% 2nd FLoor: Max 80% of fist floor	1st Floor: 4169 sq. ft. 2nd FLoor: 2269 sq. ft.
Height	30'	29'
Pervious Area	35%	69%

SIGNATURE OF OWNER — DATE 4.28.22

SIGNATURE OF AGENT — DATE 5.1.22

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:

Steven Fett — NAME OF REPRESENTATIVE

5/2/22 — DATE

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

Project Name _____ **Project Number** _____

SUBMITTAL REQUIREMENTS FOR REVIEW:

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

FOR THE FOLLOWING PLEASE PROVIDE:

- One (1) USB Flash Drive or CD, with site plan in PDF format, or other common windows based format.
- *Provided prior to Design Review Board Meeting* – Fifteen (15) reduced sized sets (11" x 17" sheets) of the complete design development drawings

- ❑ Site Plan (Minimum scale of 1" = 20').
  Please show / provide the following:
  - ❑ Tabulations of total square footage, lot coverage, setbacks and acreage
  - ❑ Entire parcel(s) with dimensions and lot size in square feet
  - ❑ Existing and proposed buildings with square footage
  - ❑ Buildings to be removed
  - ❑ Setbacks
  - ❑ Dimensions and locations of all existing and proposed right-of-ways, easements and street frontage, including sidewalks, curb and gutter and planting strips
  - ❑ All existing and proposed site improvements, including, but not limited to, all utilities, retaining walls, fences, decks and patios, driveways and sidewalks, signs, parking areas, and erosion control features
  - ❑ Location of all existing and proposed trees, vegetation, palms and note tree species
  - ❑ Locations and dimensions of parking spaces and lot layout
  - ❑ Driveway entrance width and setbacks from property line

- ❑ Architectural Elevations (Minimum scale of 1/8" = 1'):
  Please show / provide the following:
  - ❑ Provide color elevations, showing all material finishes, textures and landscaping for all elevations of the proposed building(s). They should include, at a minimum:
  - ❑ All exterior materials, colors and finishes, keyed to samples provided

Cont.

- ❑ Roof slopes and materials and color
- ❑ Detail of doors, windows, garage doors
- ❑ Lighting locations and details
- ❑ Dimensions of structure(s) – height, width, and length
- ❑ Deck, railing, stairs details including materials, colors, finishes, and decorative details
- ❑ Exposed foundation treatment
- ❑ Gutters and eaves
- ❑ Abutting structure heights

❑ Provide samples of colors and/or materials mounted on a display board (to be provided prior to Design Review Board Meeting)

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

STEVEN FETT
ARCHITECTURE

AN ARCHITECTURAL DESIGN AND PLANNING FIRM

June 14, 2022

Town of Surfside
9293 Harding Avenue
Surfside, FL 33154

The owners of 1385 Biscaya Drive are requesting a Zoning Variance to reduce the interior side setbacks on both sides of their lot. Per the Town Code, lots over 50 feet in width are required to have side setbacks totaling 10% of the width taken at the front setback line for each side of the lot. The frontage length along the front setback at 1385 Biscaya is approximately 166 feet. This would therefore result in a side setback of 16.6 feet per side.

The geometry of 1385 Biscaya Drive parcel is irregular and best described as pie-shaped. As mentioned, the street-side setback line has a width of approximately 166 feet, while the water frontage setback is just 74 feet (as measured by a straight line connecting the two corners of the lot). If the 16.6 feet setback were to be applied to the two interior sides, the amount of buildable frontage along the waterfront – the most desirable location to build, would be limited to just over 40 feet. By comparison, a fifty-foot wide waterfront lot using the same code would be allowed 40 feet as well. Furthermore, lots on the opposite side of Biscaya Drive – directly across the street – have the opposite condition. In these cases, the pie-shaped parcels have wide frontages towards the water and narrow street-side setbacks, creating an incongruous regulation between the two sides and a hardship for the lake-side parcels along Biscaya Drive (See Figure 1).

A study of the adjacent two houses indicates that neither conform to the ten-percent rule. On-site measurements (not a professional survey) reveal the house to the north has a roughly continuous six-foot setback, while the more recently built house (2011) to the south back has setbacks of just five feet at certain locations. The existing house at 1385 Biscaya, is also in violation having five-foot setbacks to each side. The proposed house increases the setbacks (from existing) on both sides roughly three-feet per side. Perhaps a more meaningful and the first-floor lot coverage is 21 percent of the lot area, just over half of the allowable 40%. Additionally, the side setbacks at the frontage line by which the 16.6 feet dimensions are measured, complies in our design.

In conclusion, we kindly request that the commission consider the irregular nature of the lot to be a hardship and are asking for a variance to reduce the width of the side setbacks to 7’10” to the North and 8’-8” to the South. As can be seen on Figure 2, the encroachment is at a few key locations, and not continuous along the entire property. Reducing the side setbacks will allow the courtyard composition of the house design to be realized and thereby allowing the residents to experience the beauty of the property more fully. The justification for these specific setbacks are evidenced in the design of the house itself.

Steven Fett

_____

Steven Fett, Registered Architect

Principal
Steven Fett Architecture, INC.

Date: 5/15/2022

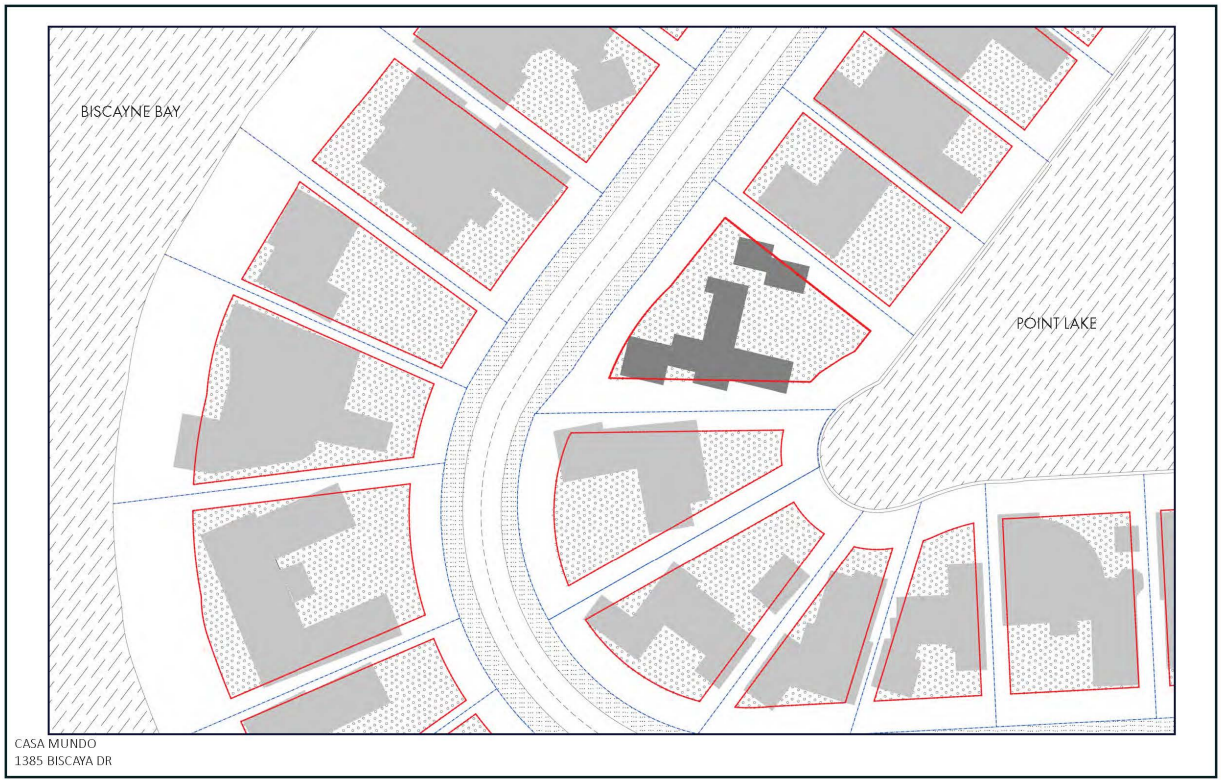

Figure 1: (Approximate) Existing Side Setbacks. Lots to the west have reduced side setbacks compared to the east.

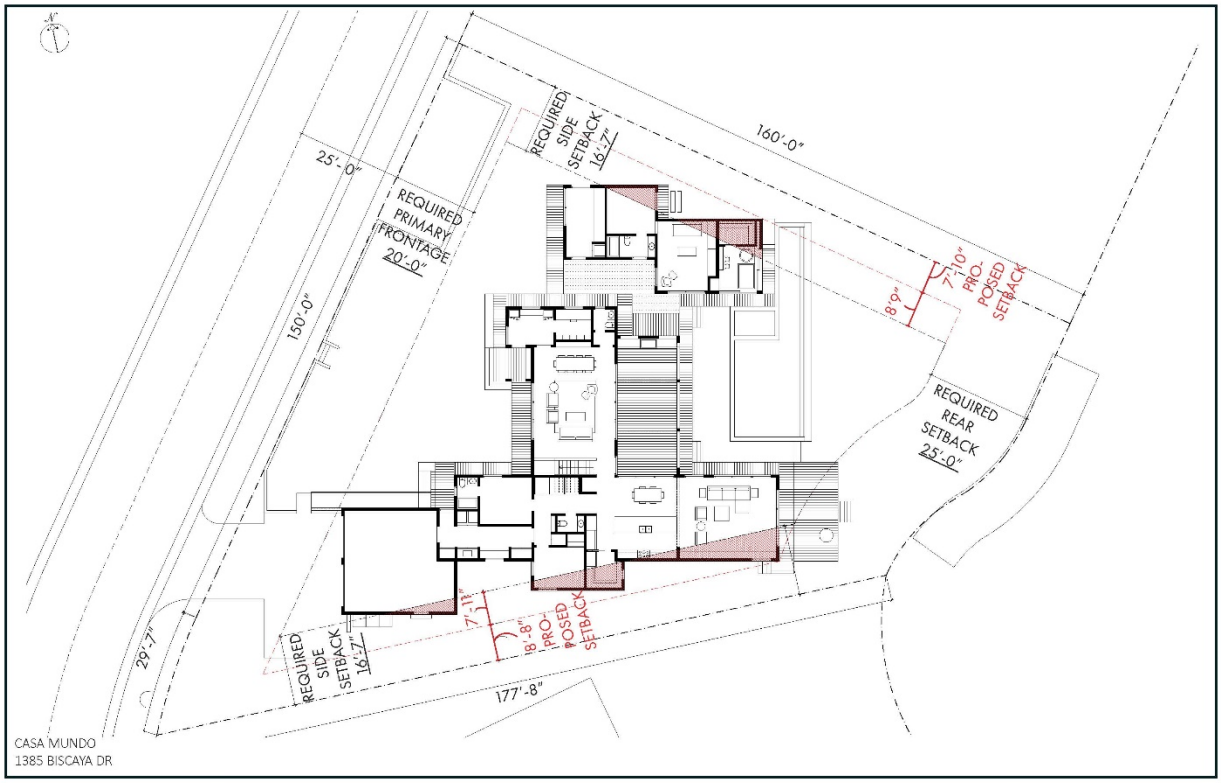

Figure 2: Proposed Side Setbacks. The openness of the courtyard is possible due to the reduced setbacks.

GENERAL NOTES

1. CONTRACTOR SHALL FOLLOW ALL GENERAL CONDITIONS SET FORTH BY A.I.A. DOCUMENT A201 (GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION).
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL CODES, RULES, REGULATIONS AND RESTRICTIONS HAVING JURISDICTION ON THIS PROJECT, INCLUDING THE SOUTH FLORIDA BUILDING CODE.
3. CONTRACTOR SHALL PROVIDE SUCH FIELD ENGINEERING SERVICES AS ARE REQUIRED FOR PROPER COMPLETION OF THE WORK INCLUDING, BUT NOT LIMITED TO, ESTABLISHING AND MAINTAINING LINES AND LEVELS AND STRUCTURAL DESIGN OF SHORES, FORMS, AND SIMILAR ITEMS PROVIDED BY THE CONTRACTOR AS PART OF HIS MEANS AND METHODS OF CONSTRUCTION.
4. CONTRACTOR SHALL SUBMIT SAMPLES, SHOP DRAWINGS, AND MOCK-UPS AND SCHEDULE REVIEW OF THE WORK AS REQUIRED BY THE CONTRACT DOCUMENTS IN A TIMELY MANNER.
5. THE CONTRACTOR SHALL ACQUAINT HIMSELF WITH THE SITE PRIOR TO CONSTRUCTION AND SHALL VERIFY ALL FIELD CONDITIONS PRIOR TO ACTUAL CONSTRUCTION ANY DEVIATION FROM THE CONSTRUCTION DOCUMENTS DISCOVERED AT THIS TIME SHALL BE REPORTED BY THE CONTRACTOR IMMEDIATELY TO THE ARCHITECT.
6. ALL DIMENSIONS IN ARCHITECTURAL DRAWINGS TAKE PRECEDENCE OVER ENGINEERING DRAWINGS. ALL WRITTEN DIMENSIONS SUPERSEDE.
7. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ANY DEVIATION FROM THE PLANS PRIOR TO CONSTRUCTION.
8. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES ON-SITE PRIOR TO CONSTRUCTION AND SHALL REPORT ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS TO THE ARCHITECT IMMEDIATELY AND PRIOR TO PROCEEDING WITH ANY RELATED CONSTRUCTION.
9. ALL OWNER-PROVIDED ITEMS SHALL BE INSTALLED BY THE CONTRACTOR, UNLESS OTHERWISE SPECIFIED.
10. THROUGHOUT THE CONSTRUCTION PERIOD, THE CONTRACTOR SHALL MAINTAIN THE BUILDINGS AND SITE IN A STANDARD OF CLEANLINESS. RETAIN STORED ITEMS IN AN ORDERLY ARRANGEMENT ALLOWING MAXIMUM ACCESS, NOT IMPEDING TRAFFIC OR DRAINAGE, AND PROVIDING REQUIRED PROTECTION OF MATERIALS. AT LEAST ONCE A WEEK AND MORE OFTEN IF NECESSARY, COMPLETELY REMOVE ALL SCRAP, DEBRIS, AND WASTE MATERIAL FROM THE JOB SITE. CONTRACTOR SHALL TAKE ALL PROPER CARE TO PROTECT EXISTING LANDSCAPE, TREES, AND STRUCTURES FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY SUCH DAMAGE.
11. SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR GENERAL REVIEW AND DESIGN COMPLIANCE.
12. CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS FROM THE JOB SITE AND LEAVE THE BUILDING BROOM CLEAN.
13. ALL WORKMANSHIP SHALL BE NEAT, CLEAN, TRUE AND CORRECT.
14. OMISSIONS FROM THE DRAWINGS OR SPECIFICATIONS OR THE MISDESCRIPTION OF DETAILS OF WORK, WHICH ARE MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH ARE CUSTOMARILY PREFORMED. SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MISDESCRIBED DETAILS OF WORK, BUT THEY SHALL BE PREFORMED AS IF FULLY AND CORRECTLY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

LEGAL DESCRIPTION

LOT 9 & 10, OF BLOCK 27, SECOND REVISED PLAT OF BLOCKS 26 - 27 OF 2ND. AMENDED PLAT OF NORMANDY BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE 6 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND LOT 11, OF BLOCK 27, SECOND AMENDED PLAT OF NORMANDY BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 44 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

DRAWING LIST

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COVER: ZONING INFORMATION
A-0.1: VIEW OF REAR YARD AND HOUSE (DAY)
A-0.2: VIEW OF REAR YARD AND HOUSE (NIGHT)
A-0.3: MATERIAL SELECTIONS
A-1.1: SURVEY
A-1.2: EXISTING / DEMOLITION
A-1.3: AREA CALCULATIONS
A-1.4: SITE PHOTOS
A-2.1: LANDSCAPE PLAN
A-2.2: SITE PLAN (W/FLOOR PLAN)
A-2.3: FIRST FLOOR PLAN
A-2.4: SECOND FLOOR PLAN
A-3.1 EAST & WEST ELEVATIONS
A-3.2 NORTH & SOUTH ELEVATIONS

CASA MUNDO

1385 BISCAYA DRIVE
SURFSIDE, FLORIDA

Designed by:

STEVEN FETT ARCHITECTURE
ARCHITECTURAL DESIGN AND PLANNING

25 S.E. SECOND AVENUE, SUITE 427, MIAMI, FL, 33131
WWW.STEVENFETT.COM

Project Team:

FLOREZ LOPEZ
CONSULTING ARCHITECTS

JENNIFER GHERSI
PROJECT MANAGEMENT

MEP ENGINEER
TO BE SELECTED

STRUCTURAL ENGINEER
TO BE SELECTED

LANDSCAPE ARCHITECT
TO BE SELECTED

ZONING REQUIREMENT TABULATIONS

H30-A

AREA	Required / Allowed SF	Proposed
Lot Area	19,554sf (0.45acre)	19,554sf (0.45acre)
First Floor Building Setbacks		
Front setback	20'-0"	20'-0"
Side Setback *North	5'-0"	7'10"
Side Setback *South	5'-0"	8'-8"
Rear Setback	20'-0" *Point Lake 25'-0"	25'-0"
First Floor Lot Coverage	MAX= 40% X 19,554 SF= **7821.6 SF**	TOTAL FLOOR AREA *FOOTPRINT INCLUDES (MAIN HOUSE 2672+GARAGE 648 +GUEST HOUSE 849)= **4169 SF TOTAL** (3521 SF W/O GARAGE)
Second Floor Building Setback		
Front Setback	20'-0"	41'-8"
Side Setback	5'-0"	7'-10"
Side Setback	5'-0"	8'-8"
Rear Setback	25'-0"	33'-9"
Proposed Second Floor Area	max 80% of first floor	2269 sf (68 %)
	4169 sf x 80% = Max 3335.2 sf	2269sf / 4169 sf= 54%
Max Height from Crown of Road	3stories (30'-0")	28' 10 3/4"
Min. Rear yard Pervious Area	MIN. 40% X 2111 SF (rear yard area) =844.4 SF	2111 sf (100%)
Min/ Front yard Pervious Area	MIN. 50% X 3457 SF (front yard area) = 1728.5 SF	2716 sf (79%)
Min. Total Lot Pervious Area	MIN. 35% of lot must be pervious	13,464 sf (69%)
	35% x 19554 sf= 6,843.9 sf	
	Total AC Area(Ground floor)	TOTAL FLOOR AREA *FOOTPRINT INCLUDES (MAIN HOUSE 2672+GUEST HOUSE 849)= 3521 sf
	Total AC Area(Second floor)	2269 sf
	Total AC Area	3521 SF + 2269 SF=5790 SF
	Total Building Area	5790 sf (ac area)+698 (garage)= 6488 sf

CASA MUNDO
1385 BISCAYA DR

CASA MUNDO

CASA MUNDO
1385 BISCAYA DR

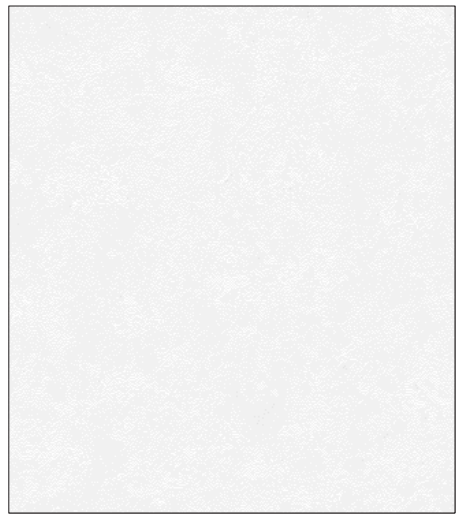
Aluminum windows and doors
with wood simulated finish

Exposed Concrete

Precast textured lintels

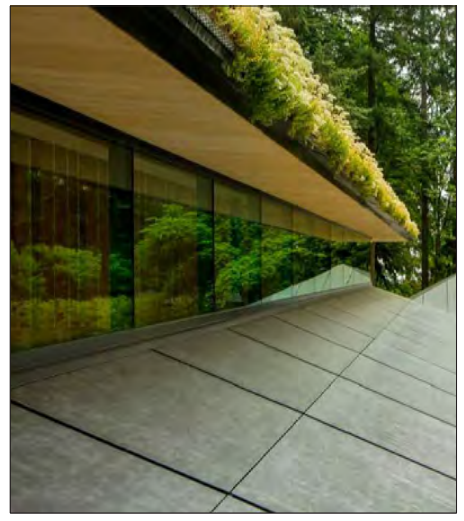
Standing seam metal roof

Raked stucco finishes



Smooth stucco finish

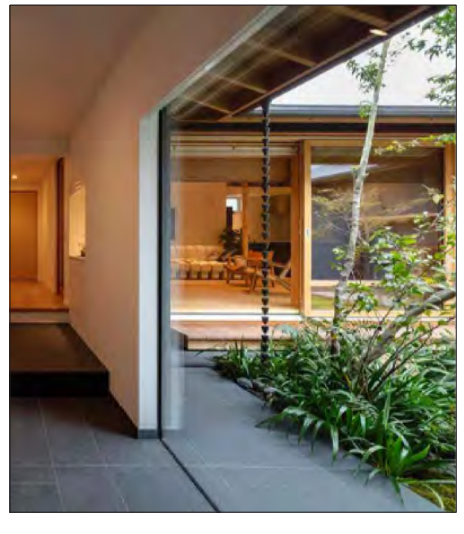
Lower eave: Wood with steel rafters



Upper eave: Wood t&g

Aluminum railing

Wooden exterior walkways



Aluminum rain chains and gutters

Ipe wood decking

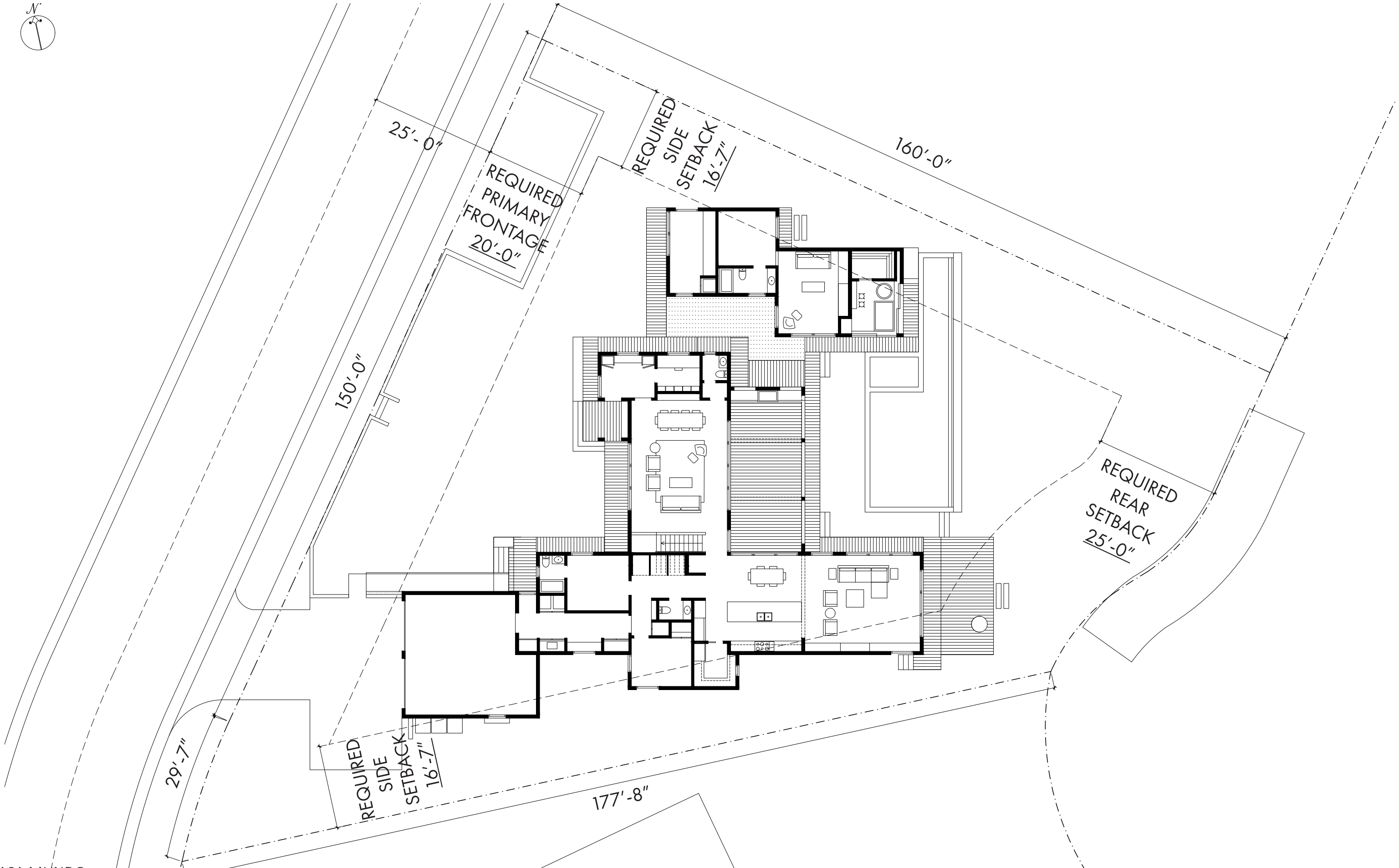
H30A and H30B (SINGLE-STORY STRUCTURES UP TO 15 FEET IN HEIGHT)	PERCENTAGE
Maximum Lot Coverage	40%
SINGLE STORY STRUCTURES	MINIMUM SETBACK
Primary frontage	20 ft
Interior side (lots equal to or less than 50 feet in width)	5 ft
Interior side (lots over 50 feet in width)	10% of the frontage
Rear	20 ft
Secondary frontage (corner only)	10 ft

Lot Area 19,554 sf

Proposed Lot Coverage 4,169 sf (21%)
Main House +
Garage +
Guest house

$$\frac{4{,}169 \text{ sf}}{19{,}554 \text{ sf}} = 21\%$$

Allowable Lot Coverage 7,821 sf (40%)



CASA MUNDO
1385 BISCAYA DR

N

25'-0"

150'-0"

L:166'7"

20'-3" DISTANCE AT PRIMARY FRONTAGE

160'-0"

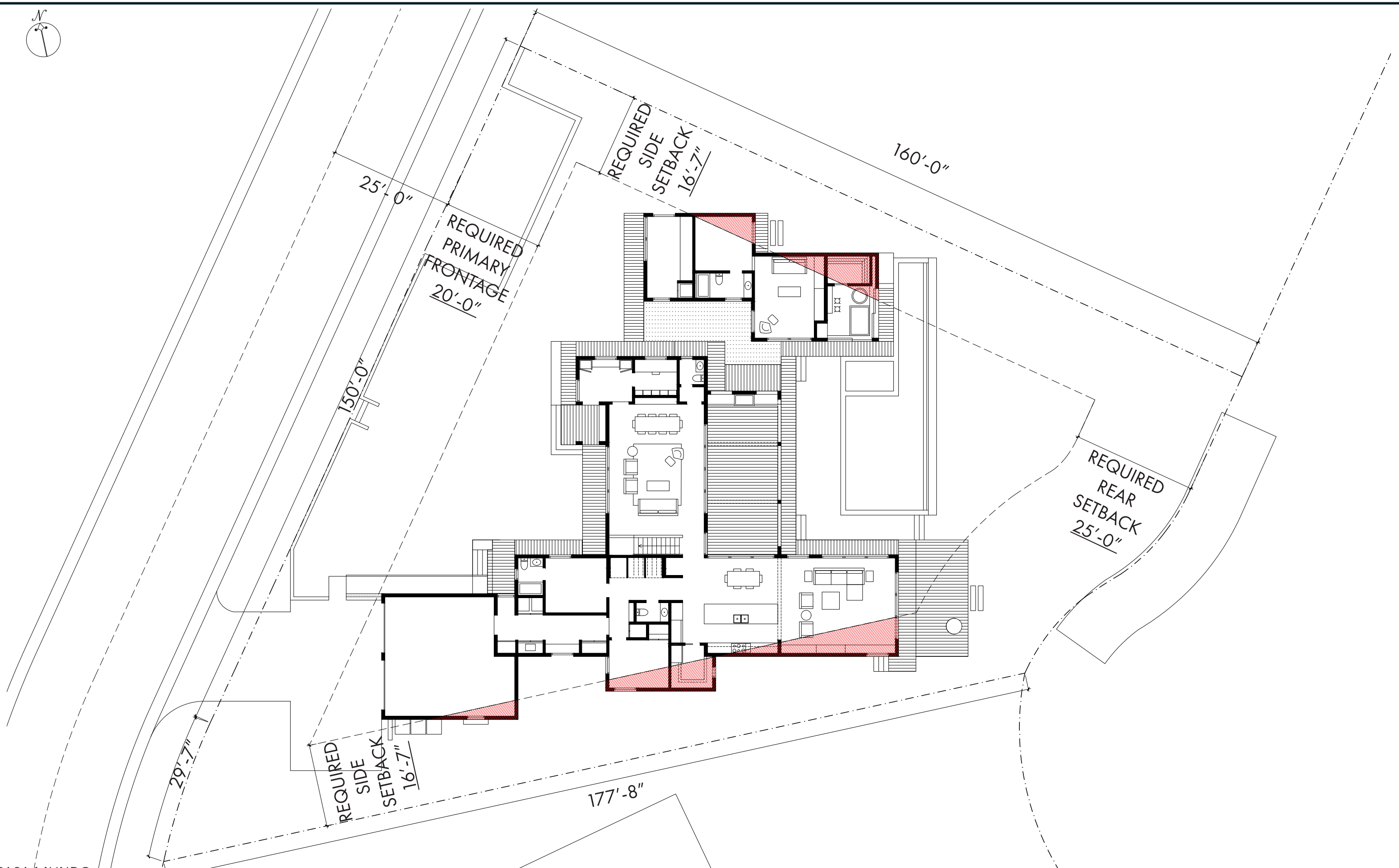
REQUIRED REAR SETBACK 25'-0"

29'-7"

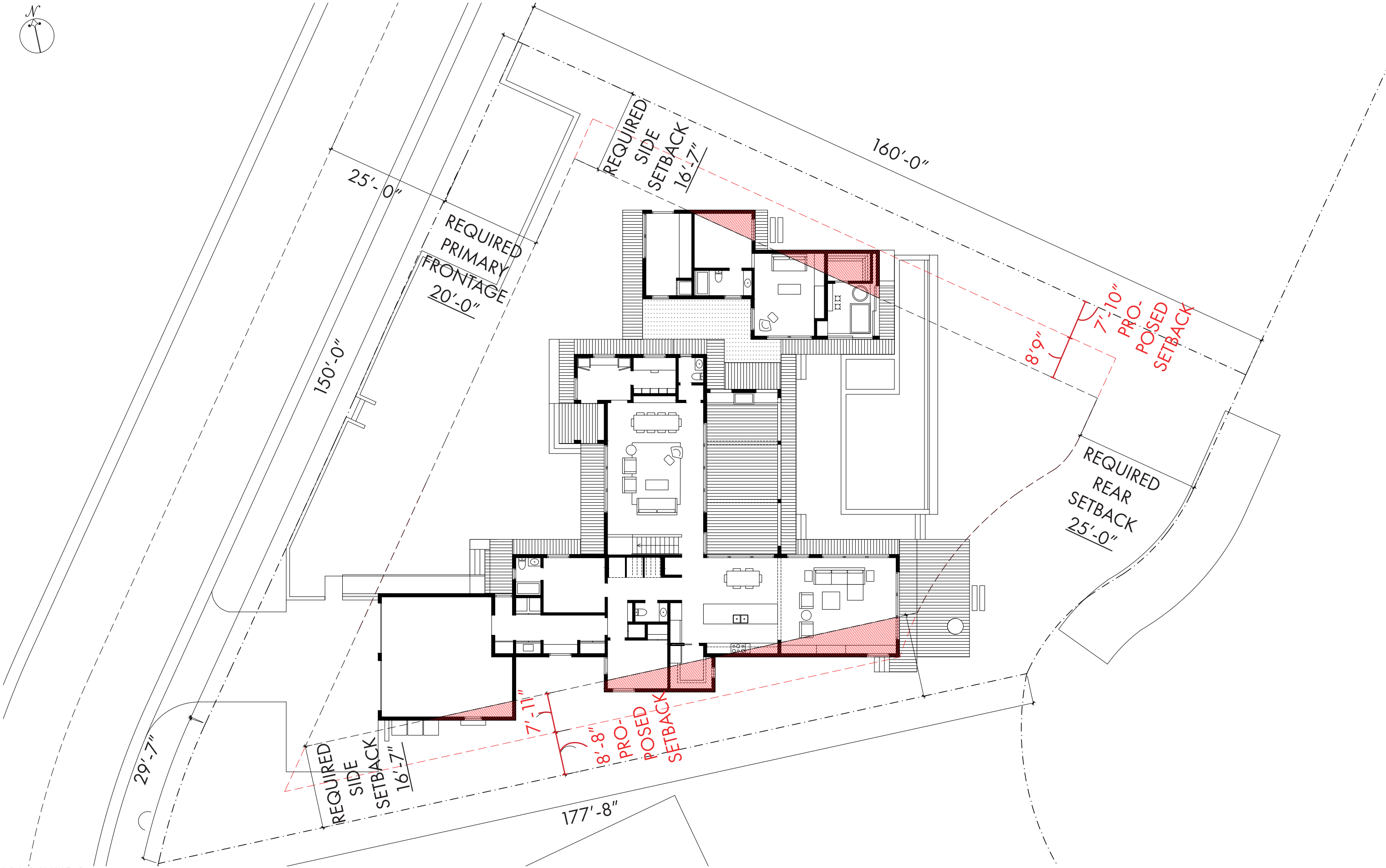
18'7" DISTANCE AT PRIMARY FRONTAGE

177'-8"

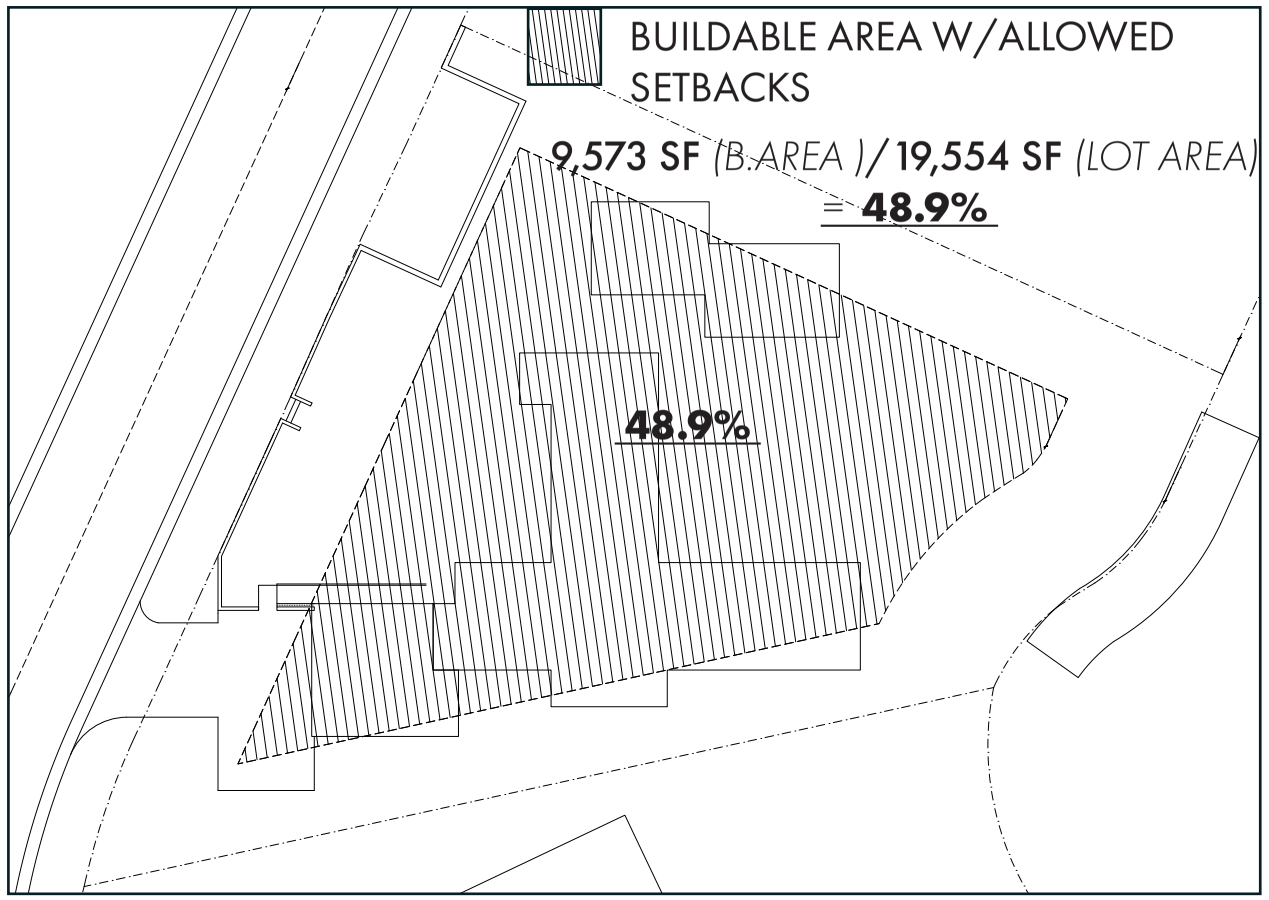
CASA MUNDO
1385 BISCAYA DR

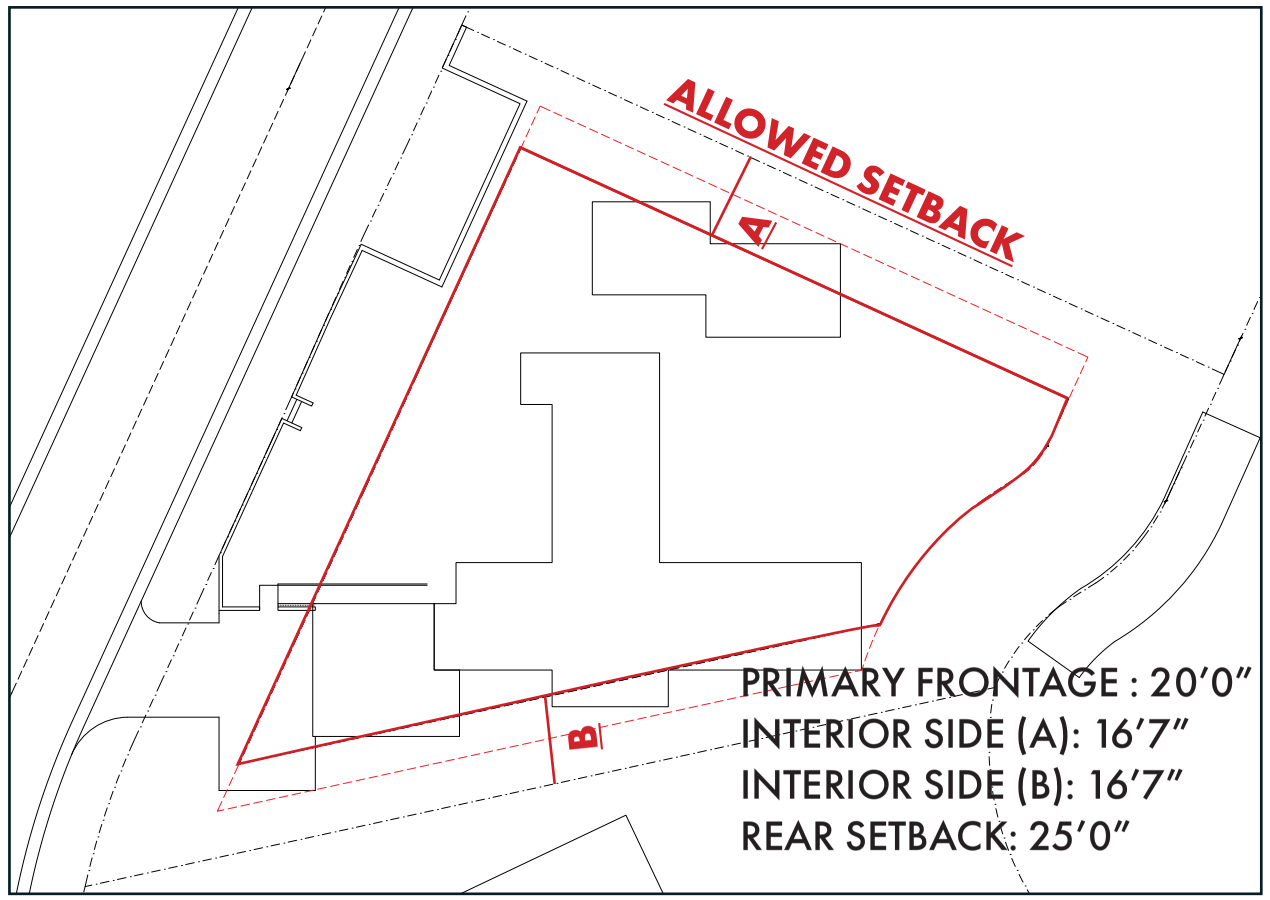


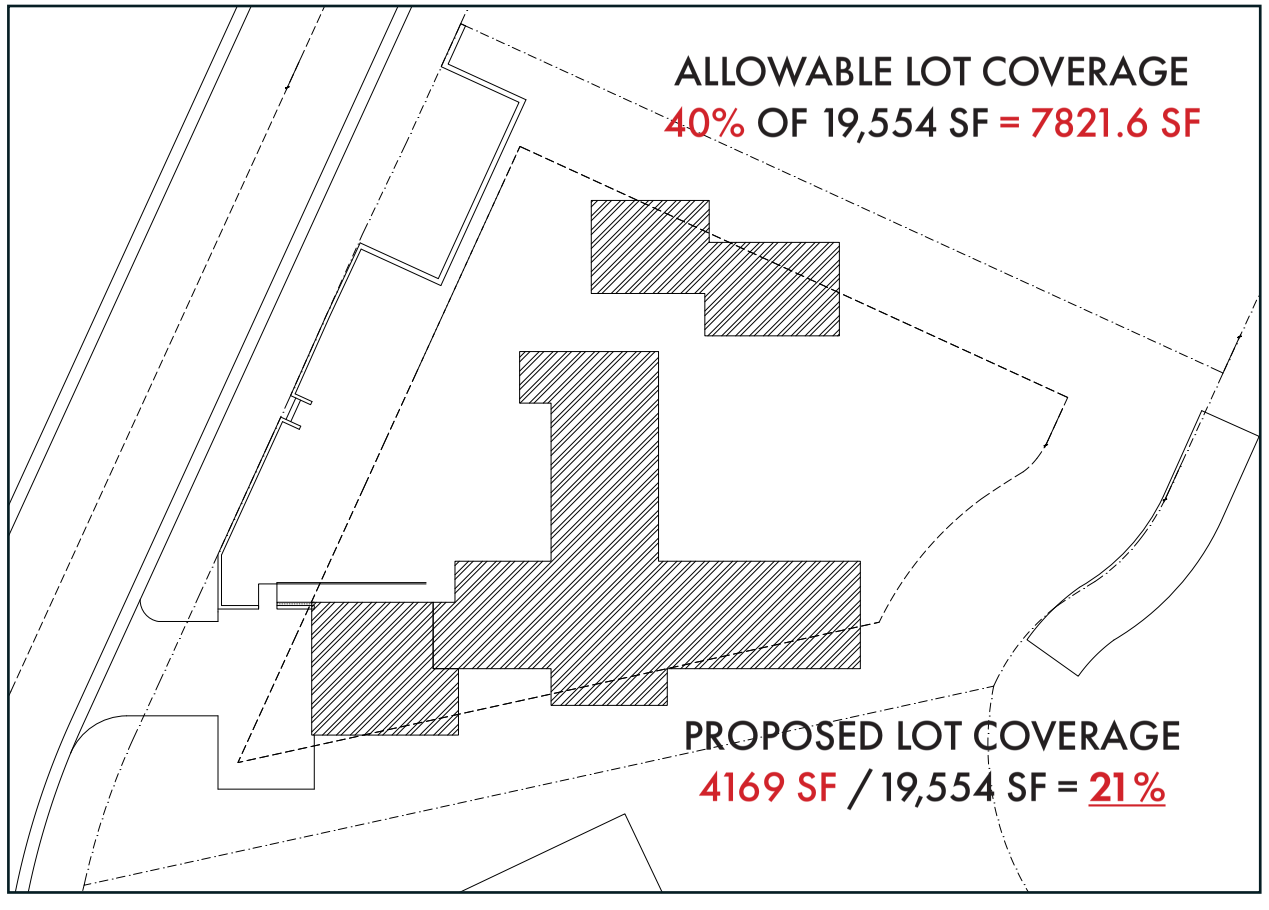
CASA MUNDO
1385 BISCAYA DR

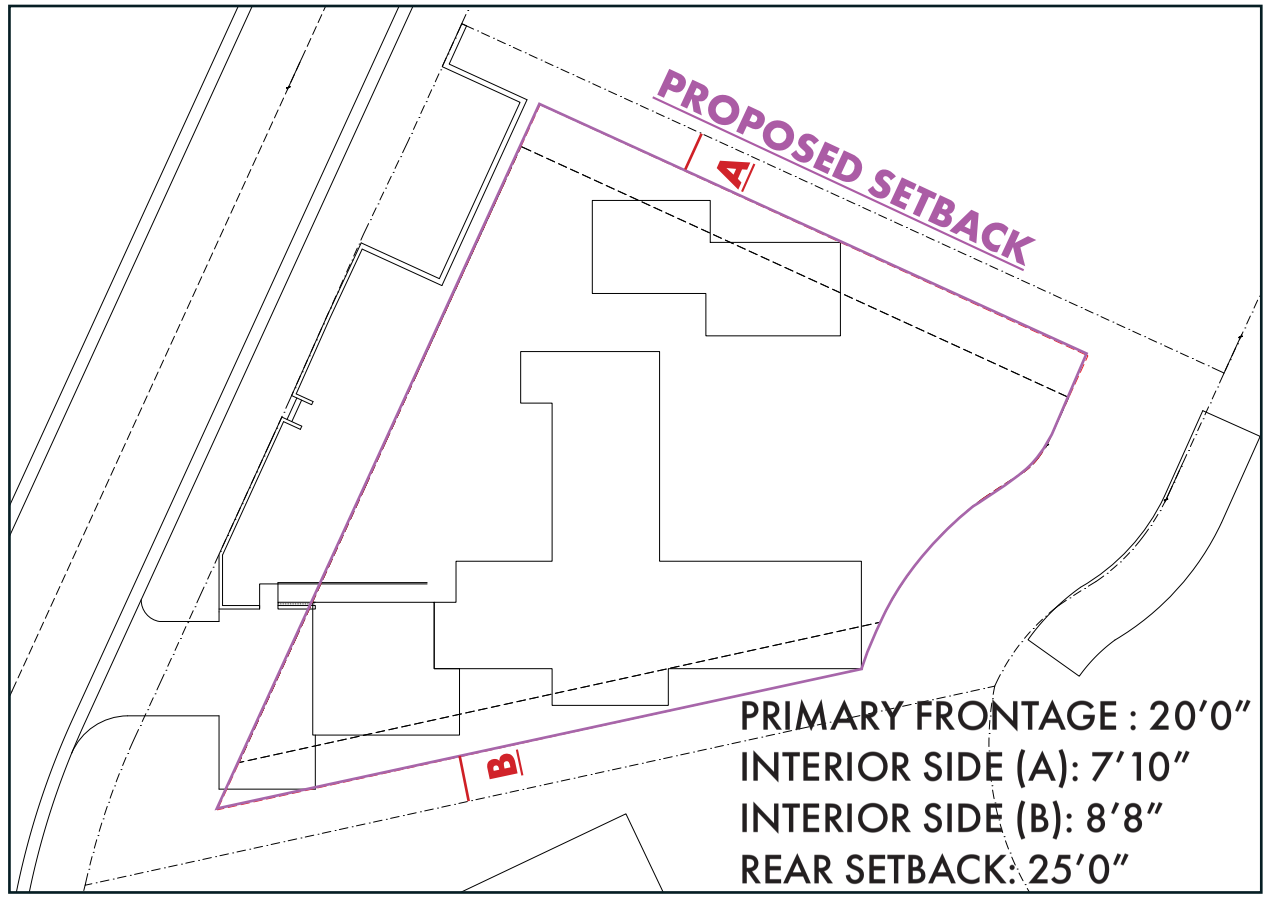


CASA MUNDO
1385 BISCAYA DR









CASA MUNDO
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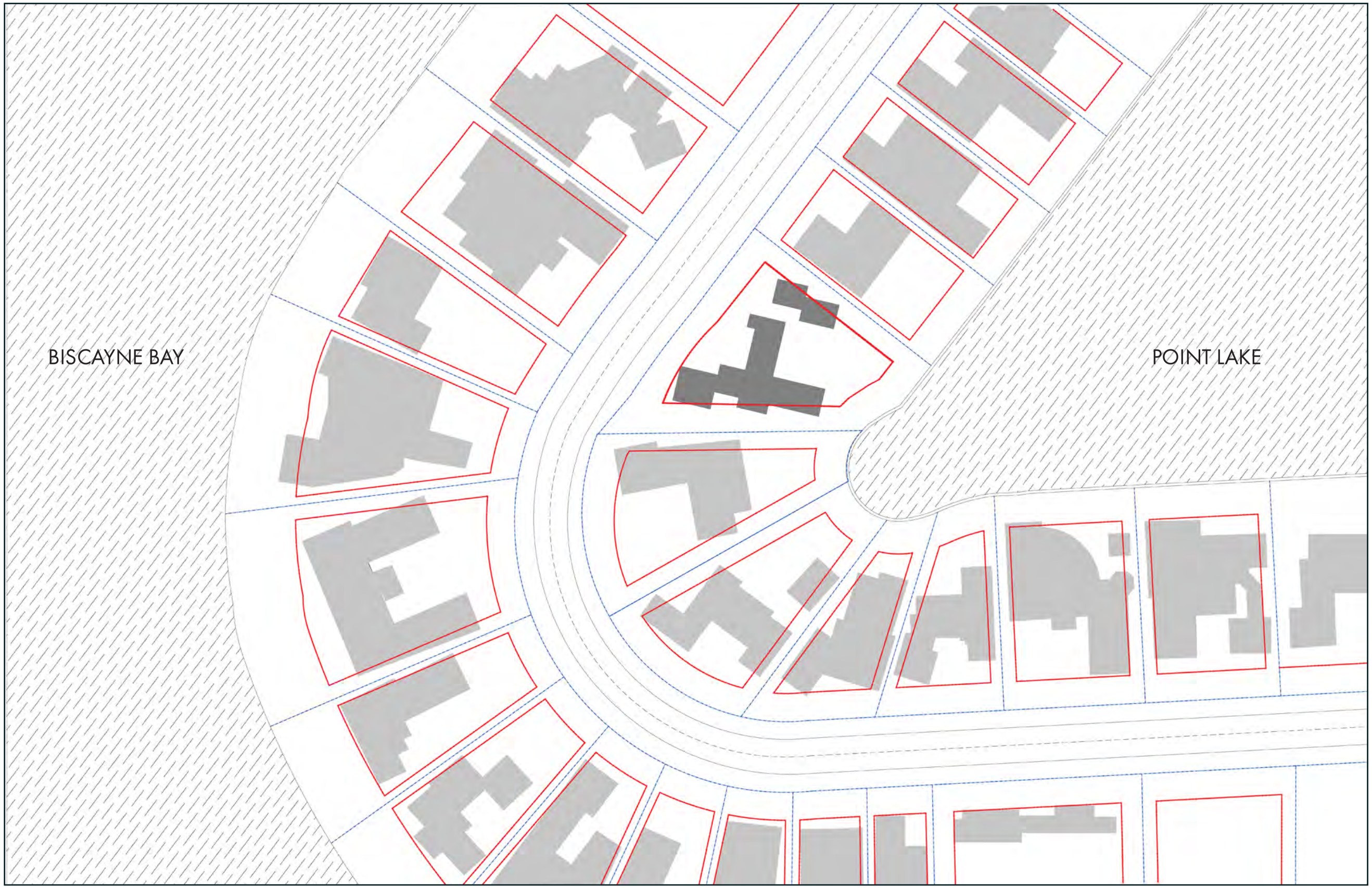

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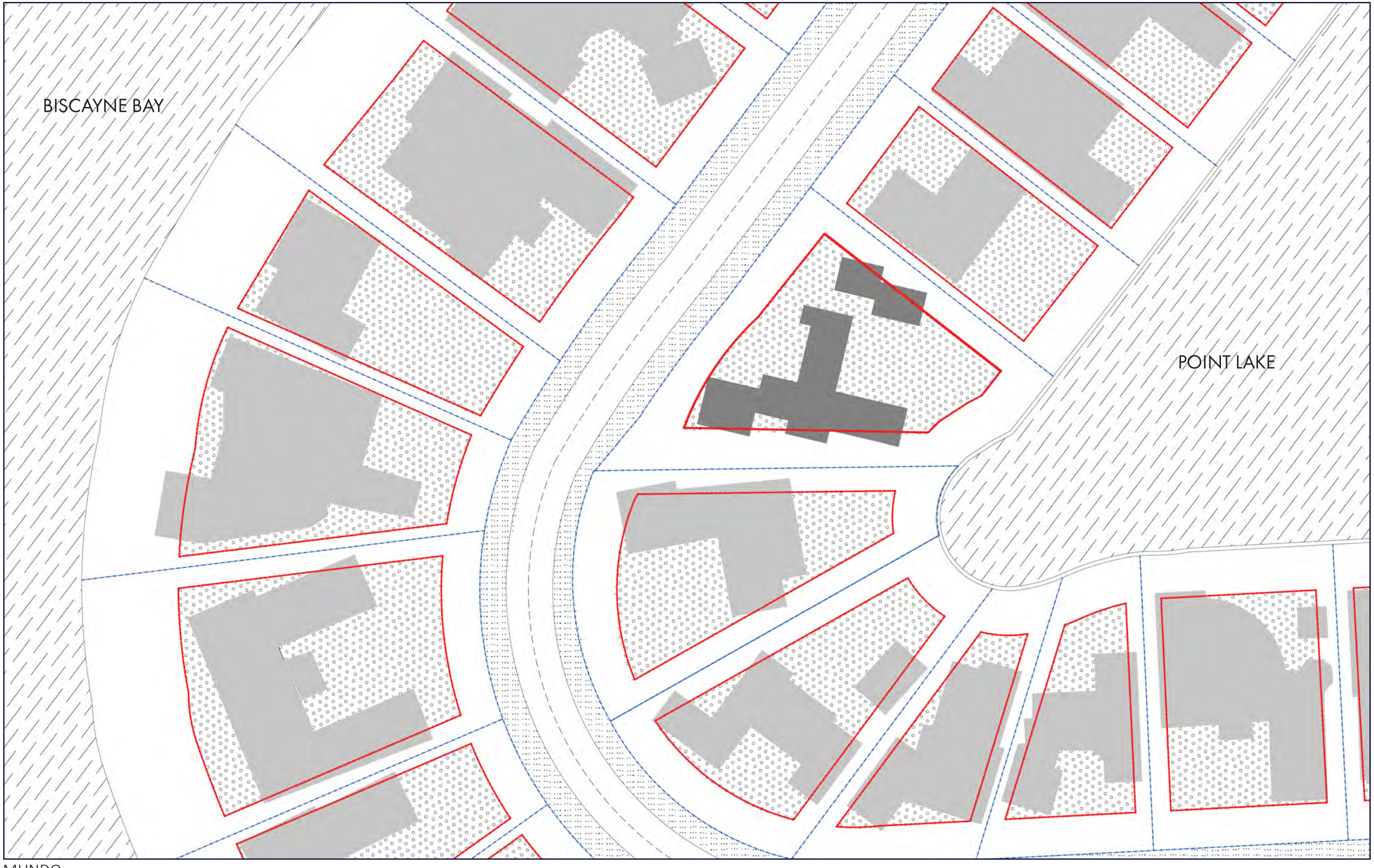

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Standards of review.

The Town Commission shall approve a variance only if the variance applicant demonstrates by clear and convincing evidence that all of the following are met and satisfied:

a. Special conditions and circumstances exist which are peculiar to theland, structure, or building involved, and which are not applicable to other lands, structures, or buildings in the same zoning district;

b. The special conditions and circumstances do not result from the actions of the applicant or a prior owner of the property;

c. Literal interpretation of the provisions of the Zoning Code deprives the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Zoning Code and results in unnecessary and undue hardship on the applicant;

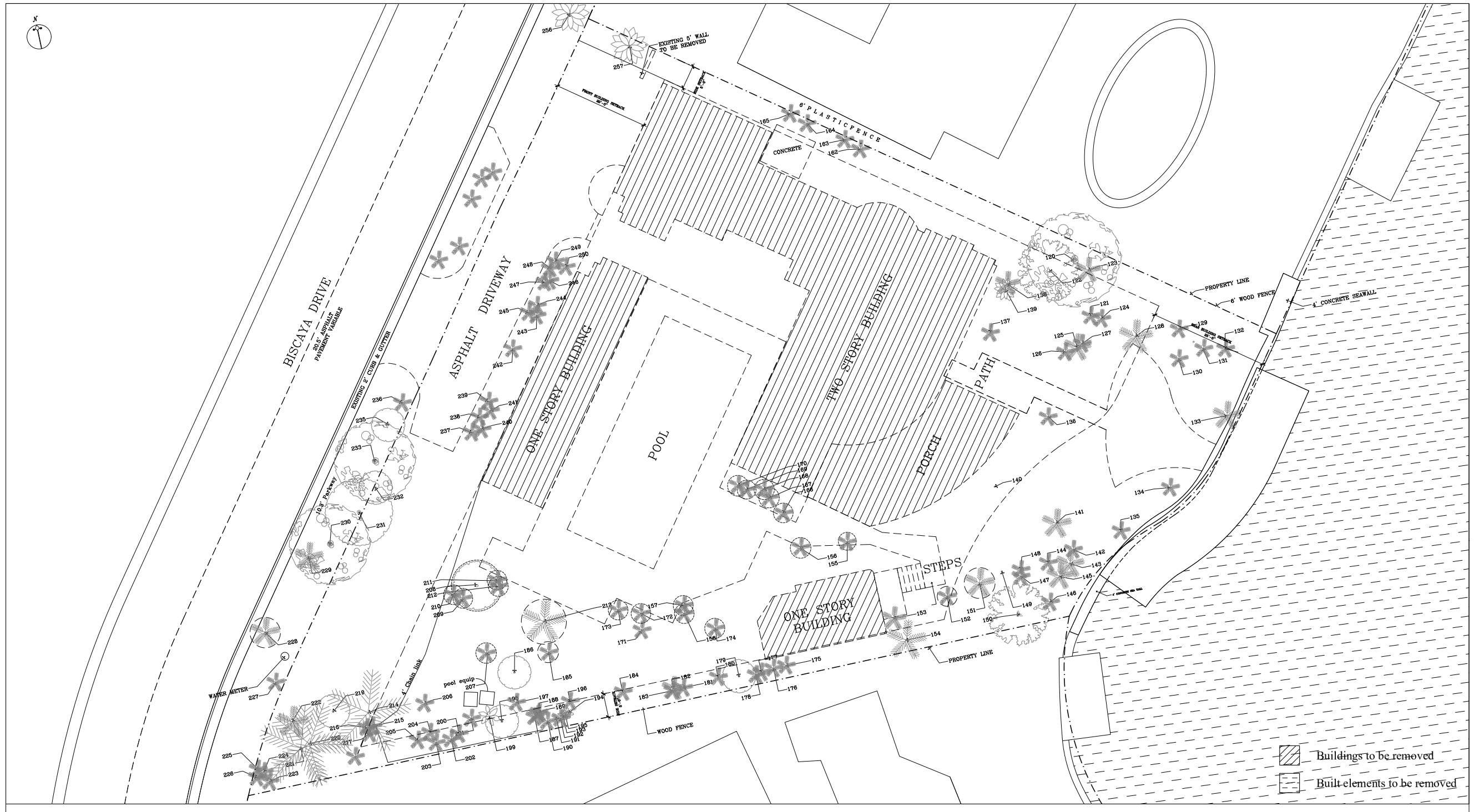
d. The hardship has not been deliberately or knowingly created or suffered to establish a use or structure which is not otherwise consistent with the Town of Surfside Comprehensive Plan or the Zoning Code

e. An applicant's desire or ability to achieve greater financial return or maximum financial return from his property does not constitute hardship;

f. Granting the variance application conveys the same treatment to the applicant as to the owner of other lands, buildings, or structures in the same zoning district;

g. The requested variance is the minimum variance that makes possible the reasonable use of the land, building, or structure; and

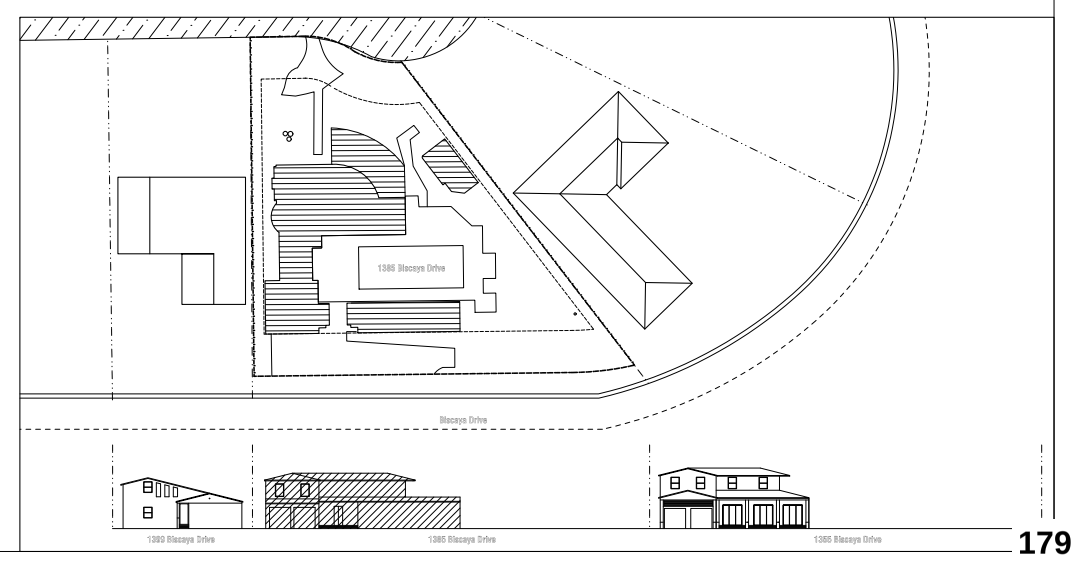
h. The requested variance is in harmony with the general intent and purpose of the Town of Surfside Comprehensive Plan and the Zoning Code, is not injurious to the neighborhood or otherwise detrimental to the public safety and welfare, is compatible with the neighborhood, and will not substantially diminish or impair property values within the neighborhood.



EXISTING / DEMOLITION PLAN
Scale: 3/32"=1'

LOCATION MAP
Not to Scale

ABUTTING STRUCTURES
Not to Scale



CASA MUNDO
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Lot coverage: 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, or portions thereof; provided however that allowable exclusions, as described under "floor area," shall not be included in determining the building area.

Floor area: the sum of the gross horizontal areas of the several floors of a building or buildings, measured from the exterior faces of exterior walls or from the centerline of walls separating two (2) attached buildings. Basement space used for retailing shall be included for the purposes of calculating requirements for accessory off-street parking spaces and accessory off-street loading berths.

1. In particular, floor area includes:

a. Elevator shafts or stairwells at each floor.
b. Floor space used for mechanical equipment.
c. Floor space in penthouses.
d. Attic floor space (whether or not a floor has been laid) providing structural headroom of seven (7) feet six (6) inches or more.
e. Floor space in interior balconies or interior mezzanines.
f. Floor space in porches and pools enclosed with plastic, glass or permanent type of material.
g. Any floor space used for residential use, no matter where located within the building.

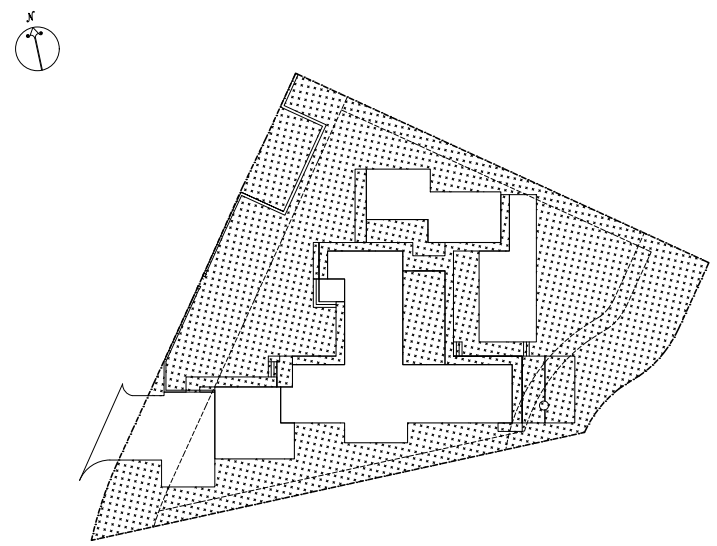
2.However, the floor area of a building shall not include:

a. Basement space when used for parking of vehicles, as provided in the design standards for underground parking in this Code.
b. Accessory water tanks or cooling towers.
c. Uncovered steps and exterior balconies.
d. Interior balconies. The width of an interior balcony shall not be greater than the depth.
e. Covered or uncovered terraces, patios, breezeways, or porches which are open on two (2) sides.

Building area: the area within the confines of the exterior walls of the main building, accessory buildings, covered porches and terraces.

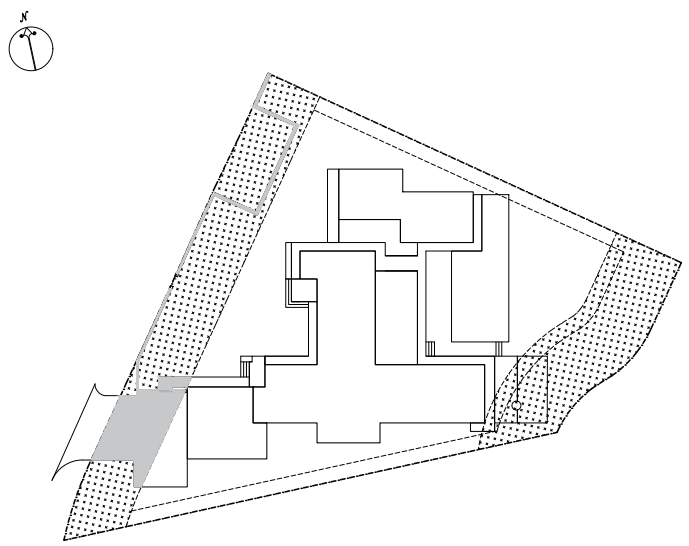
Frontage, street; the distance along a street line from one (1) intersecting street
to another or from one (1) intersecting street to the end of a dead-end street.

TOTAL LOT PERVIOUS AREA



Total Lot Pervious Area		
Lot Size	19,554 sf	100%
Pervious area	13,464 sf	69%
Impervious area	6090 SF	31%
TOTAL AREA	19554 SF	100%

FRONT YARD AND REAR YARD LANDSCAPED AREA



FRONT YARD landscaped area		
Total Lot Size	19,554 sf	
Pervious area	2716 sf	79 %
Impervious area	741 SF	21%
TOTAL AREA (front yard)	3457 SF	100%

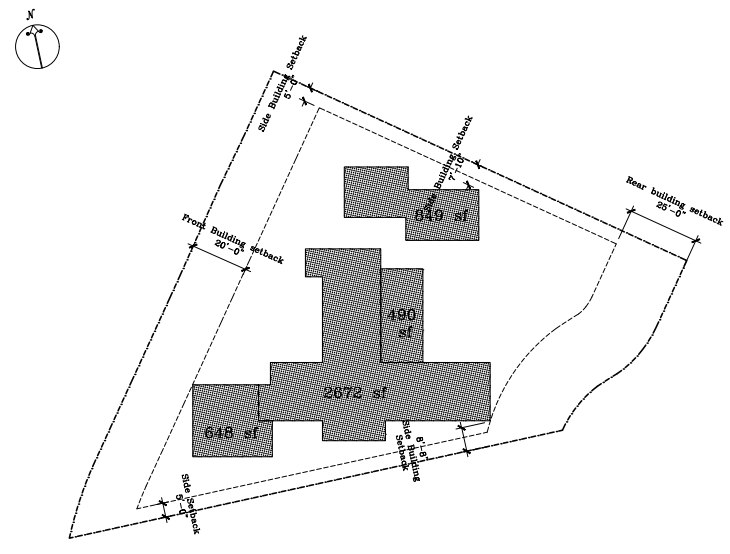
REAR YARD landscaped area		
Total Lot Size	19,554 sf	
Pervious area	2,111 sf	100
Impervious area	0 SF	0%
TOTAL AREA	2111 SF	100%

note: minimum 20% to be Florida Friendly landscaping, including appropriate plant selection for USDA Hardiness Zone 10B

ZONING REQUIREMENT TABULATIONS

ZONING REQUIREMENT TABULATIONS		
H30-A		
AREA	Required SF	Proposed
Lot Area	19,554sf (0.45acre)	19,554sf (0.45acre)
First Floor Building Setbacks		
Front setback	20'-0"	20'-0"
Side Setback *North	5'-0"	7'10"
Side Setback *South	5'-0"	8'-8"
Rear Setback	20'-0" *Pointe Lake 25'-0"	25'-0"
First Floor Lot Coverage	MAX= 40% X 19,554 SF= **7821.6 SF**	TOTAL FLOOR AREA *FOOTPRINT INCLUDES (MAIN HOUSE 2672'+GARAGE 648'+GUEST HOUSE 849')= **4169 SF TOTAL** (3521 SF W/O GARAGE)
Second Floor Building Setback		
Front Setback	20'-0"	41'-8"
Side Setback	5'-0"	7'-10"
Side Setback	5'-0"	8'-8"
Rear Setback	25'-0"	33'-9"
Proposed Second Floor Area	MAX 80% of first floor	2269 sf (54 %)
	MAX 4169 sf x 80% = 3335.2 sf	2269sf / 4169 sf= 54%
Max Height from Crown of Road	3stories (30'-0")	
Min. Rear yard Pervious Area	MIN. 40% X 2111 SF (rear yard area) =844.4 SF	2111 sf (100%)
Min/ Front yard Pervious Area	MIN. 50% X 3457 SF (front yard area) = 1728.5 SF	2716 sf (79%)
Min. Total Lot Pervious Area	MIN. 35% of lot must be pervious	13,464 sf (69%)
	35% x 19554 sf= 6,843.9 sf	
Total AC Area(Ground floor)		TOTAL FLOOR AREA *FOOTPRINT INCLUDES (MAIN HOUSE 2672'+GUEST HOUSE 849')= 3521 sf
Total AC Area(Second floor)		2269 sf
Total AC Area		3521sf+2269sf=5790sf

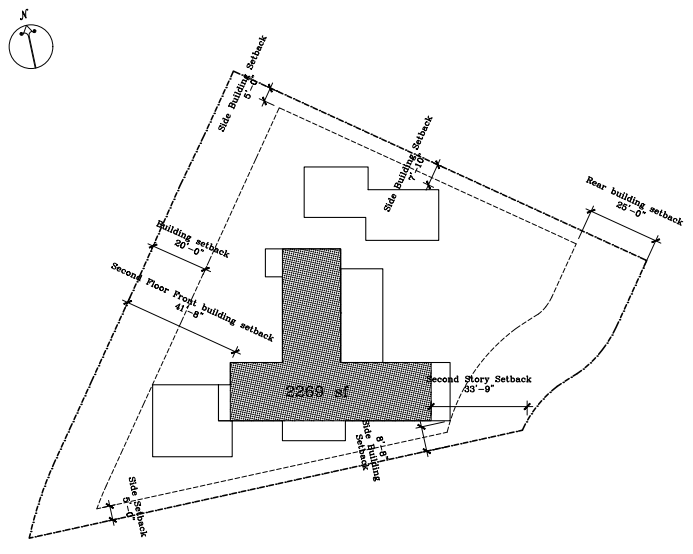
LOT COVERAGE



Lot Coverage		
	REQUIRED	PROPOSED
Total Lot Size	19,554 sf	
First floor Lot Coverage	(Max)19,554x40%=7821.6	4169 sf (21.3%)

Note: Rear porch is not included in this calculation (per definition of "coverage.") Porch area totals 490 sf.

SECOND FLOOR AREA



SECOND FLOOR AREA 2269 sf – 54%		
	REQUIRED	PROPOSED
Lot Size	19,554 sf	
Second floor Area	(Max) Garage 648sf + 1stfloor 2672sf +auxiliary 849 =4169(lot coverage)x80% = 3335.2sf	2269sf/4169sf= 54%

AREA BREAKDOWN

FIRST FLOOR AREA		
	AREA	PROPOSED SF
101	MUDROOM	181.5
102	W/D	17.5
103	GUEST BEDROOM	135.7
104	BATH	37.5
105 NO/AC	GARAGE	590
106	MULTI-USE ROOM	116
107	CLOSET	12.7
108	A/C	9.3
109	HALL	93.17
110	HALF BATH	25
111	PANTRY	67.8
112	KITCHEN	377.3
113	FAMILY ROOM	452
114	STAIRS	141
115	LIVING ROOM	520
116	VESTIBULE	93.75
117	STUDY	72.25
118	HALFBATH	42.67
119	STUDY	150.5
120	GUEST BEDROOM	125.5
121	GUEST BATH	57.5
122	GUEST FAMILY ROOM	224
123	SAUNA	46.75
124	SPA	101
	A/C FLOOR AREA (MINUS GARAGE)	3100.3900
	GROSS FLOOR AREA	3690.3900
	TOTAL FLOOR AREA *FOOTPRINT INCLUDES (MAIN HOUSE 2672'+GARAGE 648'+GUEST HOUSE 849')	3521 SF W/O GARAGE 4169 SF TOTAL

SECOND FLOOR AREA		
	AREA	PROPOSED SF
201	BEDROOM	182.2
202	BATH	37.5
203	CLOSET	26.7
204	W/D	56
205	HALL	25
206	A/C	16
207	PLAY ROOM	195.6
208	MASTER BATH	122.5
209	MASTER CLOSET	147.5
210	HALL	185.6
211	MASTER BEDR00M	328.9
212	BEDROOM	175
213	BATH	149.5
214	BEDROOM	215.4
215	CLOSET	14.6
216	STAIRS	108.2
217	TERRACE	115
218	PRIVATE TERRACE	34.3
219	BALCONY	93.4
	A/C FLOOR AREA (MINUSTERRACE)	1986.2000
	GROSS FLOOR AREA	2228.9000
TOTAL FLOOR AREA *FOOTPRINT INCLUDES WALLS		2269 sf

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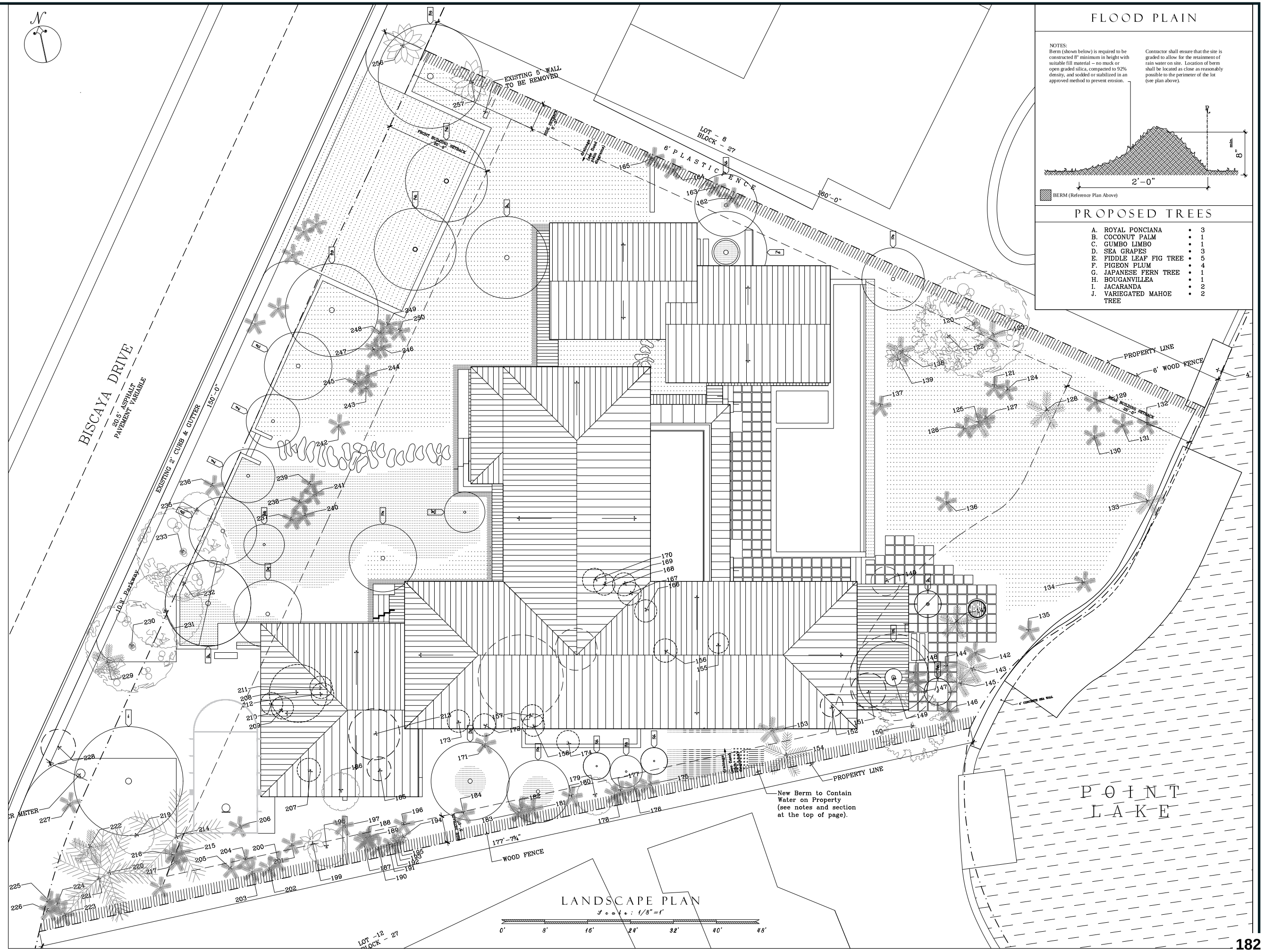


FLOOD PLAIN

NOTES:
Berm (shown below) is required to be constructed 8" minimum in height with suitable fill material – no muck or open graded silica, compacted to 92% density, and sodded or stabilized in an approved method to prevent erosion.

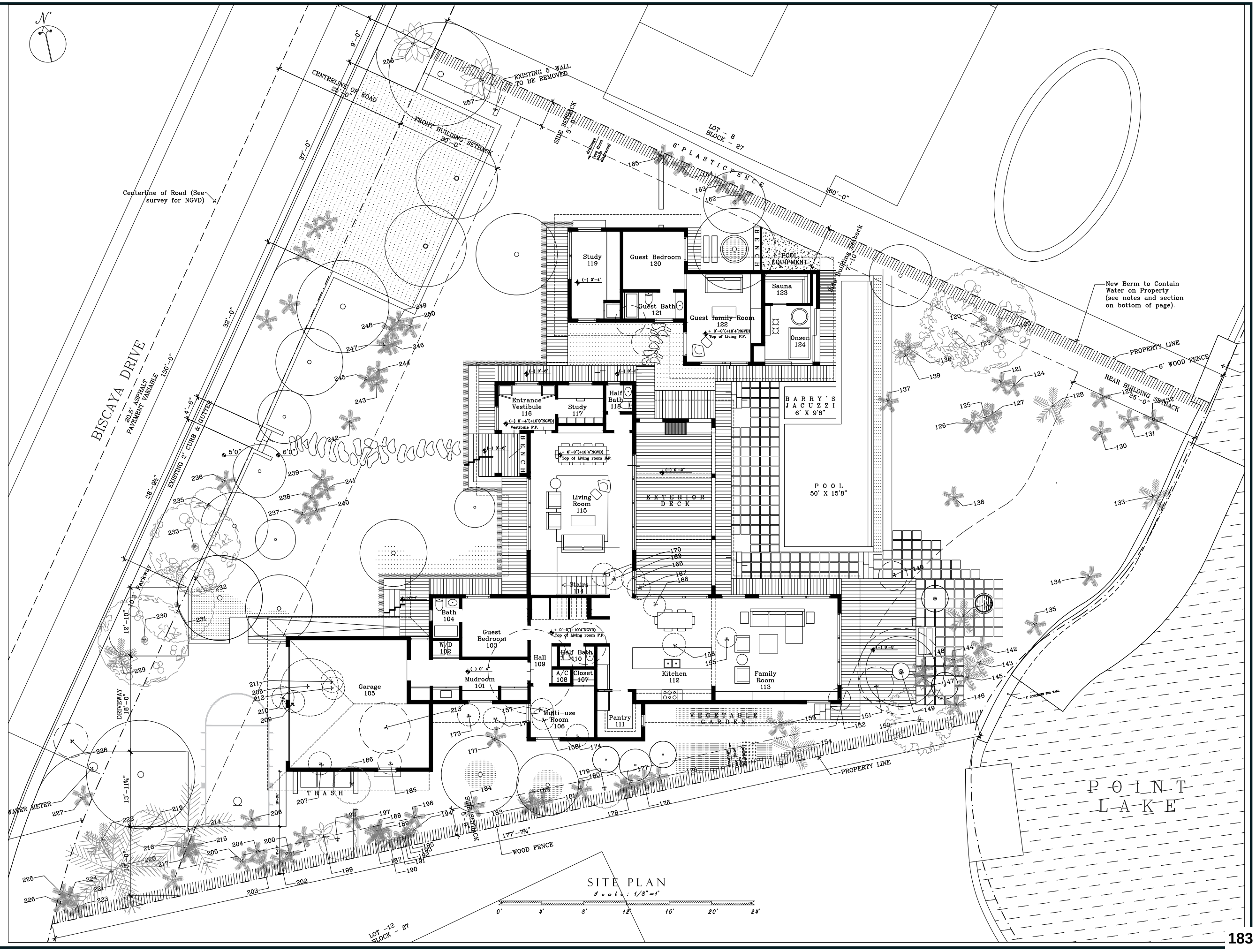
Contractor shall ensure that the site is graded to allow for the retainment of rain water on site. Location of berm shall be located as close as reasonably possible to the perimeter of the lot (see plan above).

BERM (Reference Plan Above)

PROPOSED TREES

A.	ROYAL PONCIANA	•	3
B.	COCONUT PALM	•	1
C.	GUMBO LIMBO	•	1
D.	SEA GRAPES	•	3
E.	FIDDLE LEAF FIG TREE	•	5
F.	PIGEON PLUM	•	4
G.	JAPANESE FERN TREE	•	1
H.	BOUGANVILLEA	•	1
I.	JACARANDA	•	2
J.	VARIEGATED MAHOE TREE	•	2

CASA MUNDO
1385 BISCAYA DR



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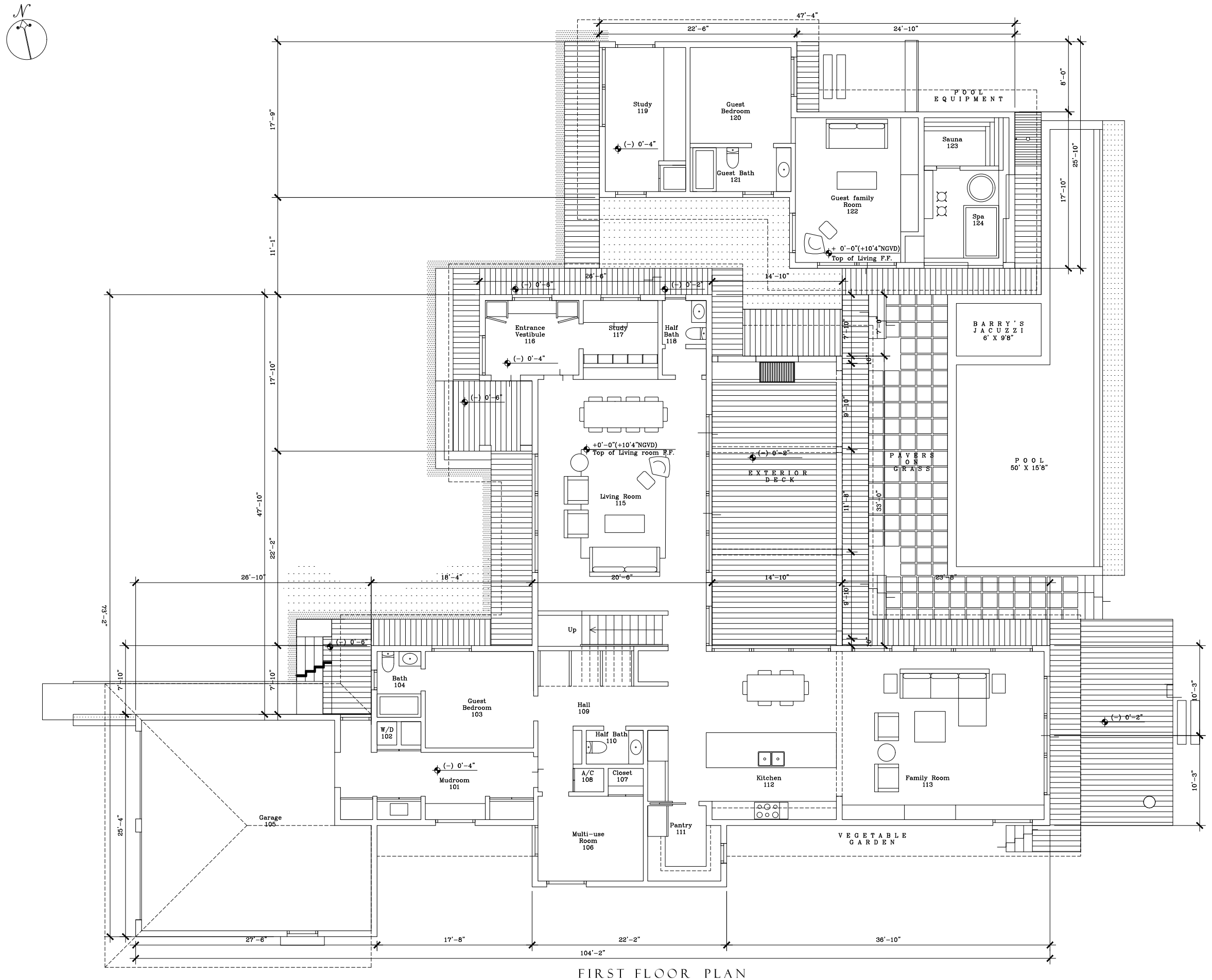
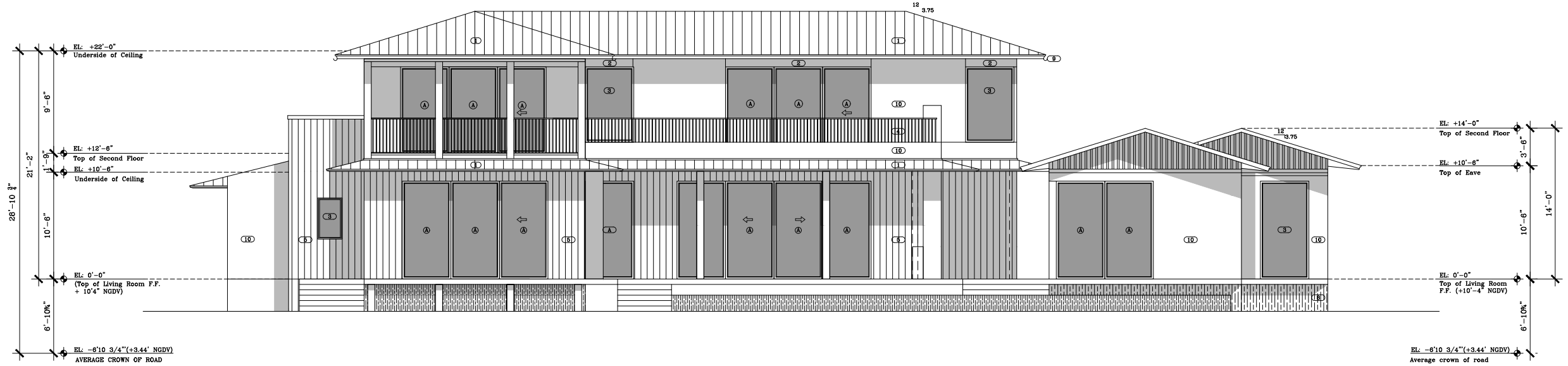


FIRST FLOOR PLAN

Scale: 3/16"=1'

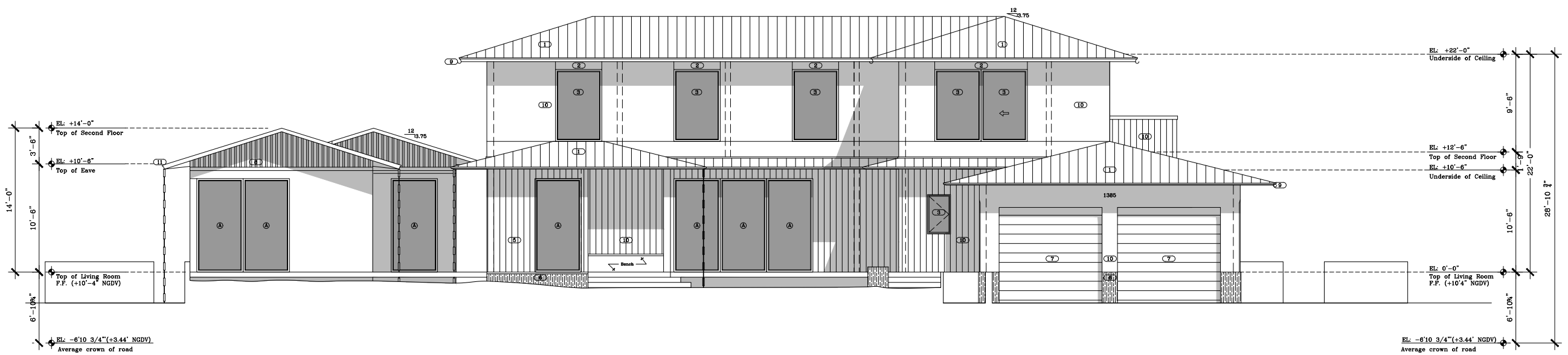
0' 4' 8' 12' 16' 20' 24' 28' 32'

CASA MUNDO
1385 BISCAYA DR



1. EAST ELEVATION

Scale: 3/16"=1'



2. WEST ELEVATION

Scale: 3/16"=1'

MATERIAL SPECIFICATION		
Sym	Num	SPECIFICATION
	1	Standing seam metal roof
	2	Pre-cast concrete lintel
	3	New impact resistant window (wood simulated finish)
A		New impact resistant doors (wood simulated finish)
	4	Anodized Aluminum railing
	5	Board-formed, site-cast Concrete or Raked Stucco finish
	6	Site-cast Concrete
	7	Aluminum Garage doors (wood simulated finish)
	8	Wooden screen louvers
	9	Seamless aluminum gutter
	10	Site-cast Concrete or Raked Stucco finish
	11	Aluminum Rainchains
	12	Pre-cast concrete cap
	13	Stainless steel scupper

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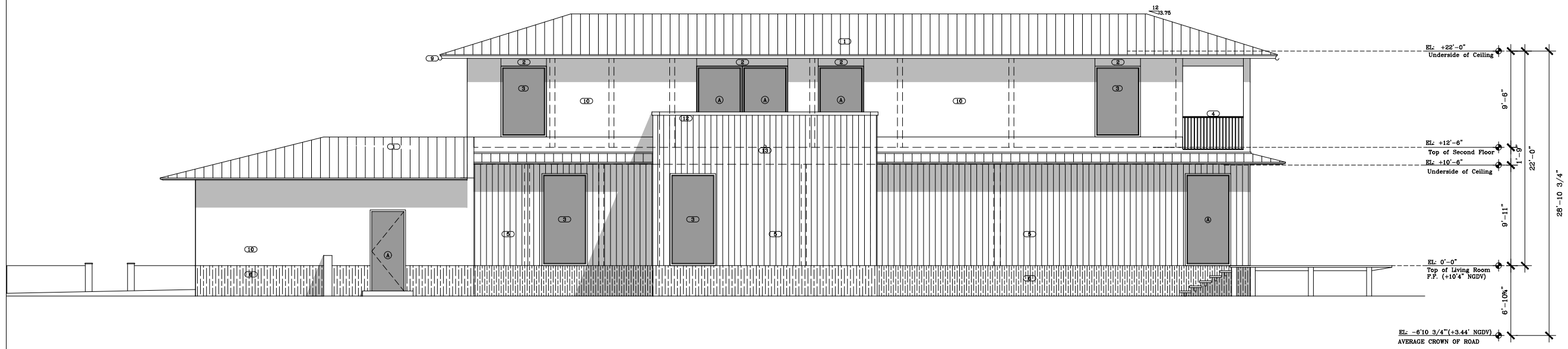
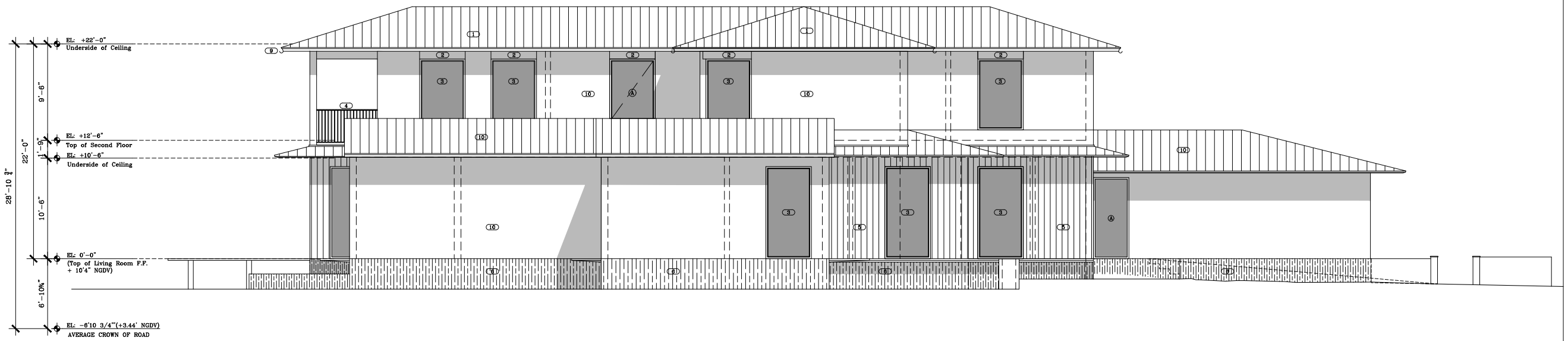


1. NORTH ELEVATION

Scale: 3/16"=1'



2. SOUTH ELEVATION

Scale: 3/16"=1'

MATERIAL SPECIFICATION		
Sym	Num	SPECIFICATION
	1	Standing seam metal roof
	2	Pre-cast concrete lintel
	3	New impact resistant window (wood simulated finish)
A		New impact resistant doors (wood simulated finish)
	4	Anodized Aluminum railing
	5	Board-formed, site-cast Concrete or Raked Stucco finish
	6	Site-cast Concrete
	7	Aluminum Garage doors (wood simulated finish)
	8	Wooden screen louvers
	9	Seamless aluminum gutter
	10	Raked Stucco finish
	11	Aluminum Rainchains
	12	Pre-cast concrete cap
	13	Stainless steel scupper

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