



**Town of Surfside
PLANNING & ZONING BOARD
AGENDA
APRIL 29, 2021 – 6:00 p.m.**

- 1. Call to Order/Roll Call**
- 2. Town Commission Liaison Report – Mayor Charles Burkett**
- 3. Approval of Minutes – March 25, 2021**
- 4. Applications:**
 - A. 9133 and 9149 Collins Avenue – Seaway Project**
 - B. 9424 Bay Drive – New Two-Story Single Family Residence (*Deferred from the March 25, 2021 Planning and Zoning Board Meeting*)**
 - C. 9208 Bay Drive – New Single Family Residence**
 - D. 9416 Carlyle Avenue – New Single Family Residence**
 - E. 8712 Byron Avenue Lot A – New Single Family Residence**
 - F. 8712 Byron Avenue Lot B – New Single Family Residence**
 - G. 940 88th Street – Single Family Addition**
 - H. 9125 Emerson Avenue – Interior and Exterior Remodeling**
 - I. 924 88th Street – New Single Family Modifications**
 - J. 824 88th Street – Front Yard Gates**
 - K. 9538 Harding Avenue – Sign**
- 5. Draft Proposed Zoning Code**
- 6. Next Meeting Date: May 27, 2021**
- 7. Discussion Items:**
 - A. Future Agenda Items**
- 8. Adjournment**

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

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

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

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

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



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

March 25, 2021 – 6:00 p.m.

1. Call to Order/Roll Call

Chair Frankel called the meeting to order at 6:05 p.m.

Present: Chair Judith Frankel, Vice Chair Oliver Sanchez, Board Member Fred Landsman, Board Member James MacKenzie, Alternate Board Member Horace Henderson and Board Member Bravo (arrived at 6:15 pm)

Absent: Vice Chair Oliver Sanchez.

Also, Present: Mayor Charles Burkett, Town Planner Walter Keller, Assistant Town Attorney Tony Recio and Town Manager Andrew Hyatt and Building Official Jim McGuiness.

2. Town Commission Liaison Report – Mayor Charles Burkett

Mayor Burkett gave his liaison report and spoke regarding the draft zoning code.

3. Approval of Minutes – February 25, 2021

A motion was made by Board Member Landsman to approve the February 25, 2021, Planning and Zoning Board Meeting Minutes, seconded by Board Member McKenzie. The motion carried with a 4-0 vote with Board Member Bravo absent.

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

Town Attorney Recio asked Deputy Town Clerk Herbello if the applicants met advertising requirements.

Deputy Town Clerk Herbello confirmed advertising requirements for all applicants with the exception 9424 Bay Drive (Item No. 4A).

Town Attorney Recio polled the Board Members.

The record reflected that no Board Members had any ex-parte communication with any of the applicants.

Board Member Landsman stated that an applicant for item 4A asked regarding the process of the Board.

4. Applications:

A. 9424 Bay Drive – New Two-Story Single-Family Residence

This applicant did not provide proof of certified mail and proper notice was provided therefore it will have to have deferred to the next meeting.

Background: This application is a request to construct a new 2-story single family residence. The parcel is located in the H30A Zoning District at 9424 Bay Drive. The average lot depth is 182 feet with a width of 50 feet. The Applicant indicates the lot size is 9,100 square feet (SF). The proposed air-conditioned floor space and garage totals 6,407 SF. An existing one-story single-family residence will be demolished in order to construct the new dwelling. An overhead view of the lot from the Miami Dade County Property Appraiser is provided on the following page.

The setback requirements for the H30A Zoning District are 20-foot front, 5-foot side and 25 feet rear (adjacent to Indian Creek). The Applicant is proposing to comply with first floor setbacks with a setback on the rear lot of 43 feet. The Applicant's proposal on average setbacks is reasonable. Total lot pervious area is proposed to be 40.04% where 35% is required. The front yard setback pervious area is proposed at 52.5% where 50% is required. The rear yard setback area is proposed for 60% where 40% is required. The second floor under ac is proposed at 2,903 SF which is 31.9% where 32% is the maximum. Another measure of the second-floor size is it cannot be larger than 80% of the first floor. Again, the second-floor ac area is 2,903 which is larger than allowed. Lots greater than 112.5 feet are required to have the front and rear yards combined equal 36% or more. The 20-foot front yard and 43-foot rear yard when added together and divided by the 182-foot lot depth is 34.6%. A flat roof is proposed just below the 30 feet height requirement.

A variety of architectural enhancements are proposed. These items include significant breaks in the side walls, provision of balconies, dark metal trimmed windows, glass balcony railings and a large number of windows. The front elevation includes a wood garage door with wood and metal enhancements around the entry door. While 2 color renderings are included the architectural details are not provided on the drawings.

Additional dimensioning needs to be added to the drawings related to pervious details to allow checking of the calculations and percentages.

Applicant Package: A package of 9 drawings and an application was submitted by the Applicant. A recent survey was not submitted.

Staff Recommendation: The staff review for this request is being finalized and will be forwarded to the Board and Applicant prior to the meeting.

Town Planner Keller introduced the application and project.

Town Attorney Recio stated that the applicant posted notice for the February 25, 2021 meeting and not for the March 25, 2021 hearing. The March 25, 2021 meeting has a different zoom information and date and will not qualify as proper notice requirement for this meeting.

Applicant asked if the notice has to reflect the new hearing date.

Town Attorney Recio stated that yes, the new notice has to reflect the new hearing date and new zoom information.

The item was deferred due to lack of proper notice.

B. 900 89th Street – Single Family Home Addition

Background: This application is a request to demolish a previously converted garage and reconstruct a 384 square foot (SF) addition to a single-family residence. The reconstructed area is an expansion to provide a new bedroom, cabana bath and laundry room. The floor in the new area will be raised to match the existing residence finished floor elevation of 6.89 feet NGVD. The total livable area will increase to 2,484 SF. A new pool and deck totaling 662 SF is proposed for the rear yard. The Applicant is also proposing removal of the existing driveway and adding a new wider paver driveway and walks. The existing white flat tile roof will be replaced with new roofing material and charcoal gray flat cement tiles. New white windows will be added to the addition on the north and west elevations to match the existing windows that will be maintained. A new door with steps will be added to the west elevation.

The corner lot is zoned H30B totaling 6,759 SF. The proposed expansion totals 2,243 SF where 40% of the lot area is 2,704 SF. The total proposed pervious area for the lot is 3,165 SF which is 46.8 percent. The front setback is on 89th Street with a 20-foot setback. The rear setback is 20 feet. The setback on Froude Avenue is 10 feet and the side setback is 5 feet. The proposed plan complies with setback requirements. The front yard pervious area is 100 percent. The rear yard pervious area is 71 percent. The roof height is 9 feet 7 inches from the crown of the road with 24-inch eaves.

A Google Aerial and Street View are provided on pages 2 and 3. In addition to this Memorandum, a package of photos, renovation plans, elevations, landscape information and current survey was submitted by the Applicant.

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

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

Applicant Package: A package of drawings and photos was submitted by the Applicant. The Applicant meets the 50% landscape area for the front yard and the 40% for the rear yard. Applicant also complies with the 35% pervious for the lot. The Applicant complies with the height limit and setback requirements.

Staff Recommendation: The Applicant complies with the pervious/landscape area, height and setback requirements. Recommend Planning and Zoning Board approval of the proposal as submitted.

Town Planner Keller introduced the application and project.

Deputy Town Clerk Herbello swore in the applicant and their representative(s).

Jeff Rose, representing the applicant gave a synopsis of the project and the garage conversion.

Andrew Feldman, applicant spoke regarding the project.

Board Member Mackenzie asked regarding the plan approval on the project. He stated that overall, this is a great addition but has a serious problem with having the submittals and what is the policy.

Chair Frankel asked Building Official McGuinness regarding the plans that were delivered.

Board Member Mackenzie stated that the plans presented to the board members should be signed and sealed plans.

A motion was made by Board Member Bravo to approve the application, seconded by Board Member McKenzie. The motion carried with a 5-0 vote.

C. 724 90th Street – Single Family Home Residence

Background: This application is a request to add a 819 square foot (SF) addition to a single-family residence with 2,265 SF of livable area. Based on the submission, the garage was previously converted to usable space with interior access from the existing residence. The existing residence finished floor will be

raised to 8 feet NGVD. The Applicant is proposing to add 2 new bedrooms, a bathroom and expand the existing master bedroom as depicted in Drawing AS-002. A new covered terrace (open on two sides), a new BBQ/outdoor kitchen, pool renovations, carport and hardscape and wood deck improvements are proposed. A newer higher flat roof, new doors and windows and exterior façade improvements are also proposed.

The two-lot residence is zoned H30B totaling 12,460 SF. The proposed floor area totals 3,378 SF and with 459 SF (front porch and BBQ patio). The resulting floor area coverage of 3,837 SF is 30.8% floor area coverage which is less than the 40% upper limit. The narrowest lot side is on Emerson Avenue which has 19.76 existing setback. The pervious area requirement for the front yard is 50% of 2,150 SF where 1,588 SF is provided. The existing rear setback is 15 feet. The pervious area requirement for the rear yard is 40% of 1,669 SF where 890 SF is provided.

The existing circular driveway off of 90th Street is proposed to be eliminated and a new driveway will be constructed on the east side of 90th Street where a carport is proposed with the former east connection to the circular drive will be used to access the carport

A variety of architectural enhancements are proposed. The front elevation is completely revised by adding a Sedona brown composite board wall cladding with a white stucco finish on the raised roof portion. New matching windows with silver finish are being installed around the residence. The new west and south elevations continue this theme. The east elevation has smooth white stucco.

A Miami-Dade County Property Appraiser Top Angled View is provided on page 2. In addition to this Memorandum, a package of photos, renovation plans, elevations, landscape information and current survey was submitted by the Applicant.

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

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

Eaves of sloped roofs may project up to 24 inches into any required yard.

The maximum roof height is limited to 30 feet as measured from the crown of the roadway.

The carport is interpreted to be a canopy, open on all sides and limited to a maximum height of 10 feet from the ground. Maximum size is 20 feet by 20 feet

and must be consistent with the Florida Building Code. The canopy is allowed to encroach in the setback area.

The site plan includes landscape details and many of the trees and plants are consistent with Florida friendly species.

Applicant Package: A package of drawings, an application, appraisal, surveys and photos were submitted by the Applicant. Drawing AS-002 provides information on hardscape and pervious area. The Applicant meets the 50% landscape area for the front yard and the 40% for the rear yard. Applicant also complies with the 35% pervious for the lot.

Staff Recommendation: The Applicant complies with the pervious/landscape area requirements. Recommend Planning and Zoning Board approval subject to the following items:

- Provide dimensions on the carport and limit the height to a maximum of 10 feet and the size less than 400 SF.
- If the proposed improvements exceed 50% of the market value of the existing residence the improvements require compliance with the Base Flood Elevation +2.

Town Planner Keller introduced the application and project.

Deputy Town Clerk Herbello swore in the applicant and their representative(s).

Francisco Mallmann, applicant spoke regarding the project.

German Brun, architect on the project spoke regarding the project.

Building Official McGuinness spoke regarding the project and raising the floor. He spoke regarding the raising of the house.

German Brun, architect addressed the question asked by Building Official McGuinness on the raising of the floor.

Chair Frankel stated that the floor is the existing height.

Town Planner Keller addressed the comments made by the Board and applicant.

Board Member Mackenzie asked Town Planner Keller what the policy is in the zoning ordinance in Surfside regarding the nonconforming setbacks.

German Brun, architect spoke regarding the decorative elements of the property.

Board Member Mackenzie spoke regarding the encroachment and the roof.

Town Attorney Recio read into the record the H30 zoning requirements as it pertains to sloped roofs.

Building Official McGuiness spoke regarding the raising of this project.

A motion was made by Board Member Bravo to approve the application with staff recommendations to include the limitation on the carport has to be less than 400 feet and not higher than 10 feet, seconded by Board Member Landsman. The motion carried with a 5-0 vote.

D. 8858 Dickens Avenue – Single Family Residence Addition

Background: This application is a request to convert an existing garage to a bedroom, walk-in closet, bathroom accessed from inside the residence and a small storage area accessed from the existing garage door. A larger addition is proposed for the rear portion of the residence providing a kitchen, living room, laundry and closet for the garage bedroom. The interior lot is zoned H30B totaling 5,625 square feet (SF).

A Google Aerial is provided on the following page and a Google Street View is located on page 3. In addition to this Memorandum, a package of photos, renovation plans, elevations, landscape plan and current survey was submitted by the Applicant.

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

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

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

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

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

Applicant Package: A package of drawings, survey and landscape plan was submitted by the Applicant. Drawing 2 of 10 provides details on the proposed addition. The landscape plan provides information on hardscape and pervious area.

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

- Provide dimensions on all drawings to identify the location of the pool setbacks, the pool size, the location of the pool equipment, the dimensions and size of the rear terrace and any other improvements proposed.
- The proposed driveway width is insufficient to provide for 2 parking spaces, suggest modification of driveway to be similar to existing configuration and modify the landscape plan accordingly.
- The landscape plan proposes mulch beds in the side setbacks adjacent to the residence. Is the existing walk being removed?
- Provide additional detail and information to support determinations of pervious area requirements for the total lot, front and rear setback requirements.

Town Planner Keller introduced the application and project.

Deputy Town Clerk Herbello swore in the applicant and their representative(s).

Paul Glasgow, applicant spoke regarding the project.

Chair Frankel asked regarding the front façade.

Paul Glasgow stated that the front façade stays the same and spoke regarding the driveway.

Board Member Henderson asked regarding work on the front of the house.

Paul Glasgow stated that it was the landscaping plan and that it does not change anything on the front of the house.

Chair Frankel stated that the garage was only partially converted.

Board Member Henderson asked Town Planner Keller regarding the garage conversion and how that would comply with code and are they widening the driveway.

Paul Glasgow stated that the garage was converted by the previous owners.

Town Planner Keller spoke regarding the landscape plan and it was changing the driveway and the lack of detail. He spoke regarding if the pool and addition met the code.

Further discussion took place among the Board Members regarding the approval and that all issues with the garage have to be resolved and raising the garage floor to match the rest of the house.

Board Member Mackenzie stated that he would like for the pool to meet all zoning regulations.

Chair Frankel stated that the garage meets all requirements and the pool meets the proper setbacks.

A motion was made by Board Member Mackenzie to approve the application adding the two conditions including removing the Spanish Mediterranean tile from the rear terrace, seconded by Board Member Bravo. The motion carried with a 5-0 vote.

E. 8943 Carlyle Avenue – Garage Conversion/Driveway

Background: This application is a request to convert an existing garage to a den/office, bathroom and laundry room. New windows and doors will be replaced and a small extension of the deck is proposed. The exterior of the residence will be renovated and the existing driveway and walkway will be replaced with concrete pavers. The interior lot is zoned H30B totaling 5,600 square feet (SF).

A Miami-Dade County Property Appraiser's Angled Photo is provided on the following page and a Google Street View is located on page 3.

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

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

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

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

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

Applicant Package: A package of drawings, elevations, materials detail and survey was submitted by the Applicant. Applicant provided details on pervious area calculations.

Staff Recommendation: The proposed improvements are consistent with the Town's Land Development Regulations, recommend approval of the proposed plan.

Town Planner Keller introduced the application and project.

Deputy Town Clerk Herbello swore in the applicant and their representative(s).

Leon Franco, applicant spoke regarding his application and project.

Board Member Henderson spoke regarding raising of the floors to meet code and where are the pipes to feed the laundry room and bathrooms and where they are coming from.

Leon Franco stated that the garage will be raised and the piping currently in the garage includes the laundry in that area.

Board Member Bravo asked regarding drawing 200 and how it reads is that the existing driveway is being reworked or did they mean for it to be removed.

Leon Franco responded to Board Member Bravo's question and stated that it will be removed and redone.

Further discussion took place regarding the garage and windows.

Building Official McGuinness spoke regarding the specifics of the application as well as regress and ingress.

Further discussion took place among the applicant, Town Planner Keller and Building Official regarding the egress and ingress.

Board Member Mackenzie asked regarding the survey elevation and the design change of the house.

Leon Franco responded to Board Member Mackenzie's comments.

A motion was made by Board Member Mackenzie to approve the application with the recommendation that the window shown in A300 drawing proposed south elevation be

the window for the den office, seconded by Board Member Landsman. The motion carried with a 5-0 vote.

F. 9381 Carlyle Avenue – Gate/Fence

Background: This application is a request for a front yard fence, a driveway gate and pedestrian gate on Carlyle Avenue. The parcel is located in the H30A Zoning District. In addition to this Memorandum, an Agenda Packet was submitted by the Applicant which has an update photo of the property.

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

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

Applicant Package: A fence detail drawing, a survey and a recent photo of the property were submitted. The Applicant is requesting a 5-foot-high aluminum fence with 1 x 6 slats with 1 inch spacing. The fence is offset from the property line at the driveway location.

Staff Recommendation: The proposed fence design is not consistent with the Town Code relative to height and opacity. Recommend denial of the request.

Town Planner Keller introduced the application and project.

Deputy Town Clerk Herbello swore in the applicant and their representative(s).

James Brian, applicant spoke regarding the project and asked why the project did not meet code.

Town Planner Keller advised the applicant as to why it did not meet code.

Discussion took place among the applicant and Town Planner Keller regarding the project and how to get the gate approved.

Chair Frankel stated that the Board has to discuss this and how they feel about gates and fences and she is opposed to driveway gates.

Board Member Mackenzie stated that he is opposed to these fences.

Further discussion took place regarding the house and tapestry of the neighborhood.

Town Attorney Recio read into the record the code as it pertains to the front gate.

Board Member Landsman discussed regarding the renovations of the house and the particular house will look out of character.

Discussion took place among the Board members regarding the project and the guidelines.

Board Member Bravo spoke regarding fences and gates in Town.

Town Attorney Recio verified with James Brian that his statement is that it was not approved prior.

James Brian stated that at the meeting The Board stated that it would be approved with the elevation and gate portion and if they meet the height, setbacks and what it would look like it would be approved.

Town Attorney Recio stated that they do not know what the outcome of that meeting was and that what he is proposing now is something that does not meet code. He stated that possibly the Board could prefer a deferral in order to make the changes that meet code.

James Brian asked if they meet code if they will still not be approved. If he comes back with audio showing that the main part of the project showing what it will take for the project to be approved.

Further discussion took place among the Board, Town Attorney Recio and James Brian regarding the project.

Chair Frankel stated that she would not approve this gate.

A motion was made by Board Member Henderson to deny the application because it does not meet code, seconded by Board Member Bravo. The motion carried with a 5-0 vote.

G. 1221 Biscaya Drive – Gate/Fence

Background: This application was considered by the Planning and Zoning Board at the January 28, 2021 meeting requesting a front yard fence, 16-foot driveway gate and pedestrian gate on Biscaya Drive. The request was denied. A rehearing request was considered by the Board at the February 11, 2021 Board meeting but the item did not receive sufficient votes to be heard. The Applicant has amended the request by utilizing landscaping as a fence and placing a 4-foot 6-inch pedestrian gate and driveway gate between the landscaped hedges.

The parcel is located in the H30A Zoning District adjacent to the Biscaya Drive bridge. An overhead aerial view from the Miami-Dade County Property Appraiser is provided on the following page with two Google Street View captures on page

3. In addition to this Memorandum, an Agenda Packet was submitted by the Applicant.

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

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

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

Applicant Package: A presentation package was prepared by Swedroe Architects and a current survey was also provided. The Applicant is requesting a 4 ½ foot high 16-foot-wide black aluminum motorized gate with a 3-foot-wide pedestrian gate. The gates are 50% transparent. The architect's plan provides 605 square feet of landscape area in the front yard setback area.

Staff Recommendation: Recommend the Planning and Zoning Board give design approval for a 3-foot pedestrian gate and a 16-foot motorized gate between landscape hedges. The gates should be 50% transparent, 4 ½ foot high black aluminum metal placed on the south property line of Biscaya Drive.

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

Town Planner Keller introduced the application and project.

Deputy Town Clerk Herbello swore in the applicant and their representative(s).

Sebastian Guejman, applicant spoke regarding this application.

Board Member Landsman spoke regarding the speeding in Town.

Board Member Henderson asked if the proposed gate is in compliance with the Code.

Town Planner Keller stated that it is consistent with the Code and meets the opacity and height requirement.

Further discussion took place regarding reviewing the guidelines.

Board Member Mackenzie asked Town Attorney Recio if this applicant is meeting the intent of the code do they still have latitude to reject or approve this application.

Board Member Mackenzie asked applicant if he would be willing to lower the height.

Sebastian Guejman, applicant stated he would be willing to lower the height.

A motion was made by Board Member Landsman to approve the application with the recommendation of 4 ½ feet as requested adjustment, and the color from black to white. The motion died for lack of a second.

Chair Frankel stated that this property qualifies for special circumstances and it is due to corner lots.

A motion was made by Board Member Landsman with the recommendation of 4 feet high, white color or wood color or higher SRI, seconded by Chair Frankel. The motion carried with a 3-2 vote with Board Member Mackenzie and Board Member Henderson voted in opposition.

H. 824 88th Street – Driveway Gates

Background: This address received approval for a driveway canopy in December 2020. The current application is a request to construct driveway gates at the driveway connections to Froude Avenue and to 88th Street. The corner lot is located in the H30A Zoning District. In addition to this Memorandum, an Agenda Packet was submitted by the Applicant. A Google Aerial Photo is provided on page 2.

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

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

Staff Recommendation: This property has large hedges on both Froude Avenue and on 88th Street. Froude Avenue dead ends adjacent to this property. Engineered drawings provided by the Applicant indicate the gate on 88th Street is 5 feet high with the upper 3 feet close to 50% transparent. The gate on Froude Avenue is 2 feet 6 inches high and also close to 50% transparent. Staff would recommend the gates be fully 50% transparent. Staff does not have any issues with the driveway gates provided the Planning and Zoning Board gives design approval.

Town Planner Keller introduced the application and project.

Deputy Town Clerk Herbello swore in the applicant and their representative(s).

Roy Raskin, applicant spoke on the application.

Chair Frankel spoke regarding the fence and the other choices available.

A motion was made by Board Member Landsman to approve the application as requested. The motion died for lack of a second.

A motion was made by Board Member Henderson to deny the application, seconded by Board Member Mackenzie. The motion carried with a 4-1 vote with Board Member Landsman voting in opposition.

A motion was made by Board Member Landsman to extend the meeting for 15 minutes, seconded by Board Member Bravo. The motion carried with a 5-0 vote.

I. 9467-9473 Harding Avenue - Façade Signs-Sidewalk Café

Background: This application is a request to convert three business storefronts into one retail business. The former Kosher Land is expanding and renaming to the Grove Kosher Market. The Applicant was approved by the Planning and Zoning Board in August 2020. The current request includes signage, finalized façade features and the sidewalk café. The commercial space is zoned SD-B40) with 75 lineal feet of frontage.

Three large projecting signs are proposed: one over the sidewalk cafe; one over the main entrance to the storefront; and one at the south end of the store. There is an additional wall graphic which is lit in the sidewalk café. The sidewalk cafe is located at the northern portion of the store. The store front was moved to increase the on-site cafe area. Six tables with 4 chairs each are located in the cafe area. Two overhead fans provide circulation and cooling for the cafe area. Overhead can lights are used to illuminate the area and wall graphics (see Applicant's drawings).

A Google Street View Photo is provided on the following page.

Governing Codes: The March 2021 **Zoning in Progress** relevant requirements for lots in the SD-B40 District are:

Current Municode: Sec 90-73.a(3b(1-3)) – Provides a wall sign of 1 square foot (SF) for each 1 foot of frontage. In the Business District for stores with less than 25 feet of frontage, a 25 SF sign is allowed. This store has 75 feet of frontage. The maximum size of any one sign is 45 SF. The Code has further restrictions including requiring a 1/4 inch to 2-inch offset from the wall to allow rainwater to drain and limits illumination to white LEDs. All signage to be lit with white illumination from dusk to dawn.

Sidewalk Businesses: Sec 18-92 – Provides the minimum standards, criteria and conditions for the operation of sidewalk cafes. The Applicant will need to obtain a sidewalk café permit.

Applicant Package: A package of drawings, renderings, materials detail and survey was submitted by the Applicant.

Staff Recommendation: The three proposed wall signs together exceed the square footage allowed by the Code. With 75 feet of frontage, 75 square feet of signs can be displayed. Discussions are underway on reducing the signs to meet the Town Code.

The Planning and Zoning Board needs to give design approval for the three wall signs, the furniture in the sidewalk café and the wall graphics. Additional information will be forwarded to the Board prior to the meeting.

Town Planner Keller introduced the application and project.

Deputy Town Clerk Herbello swore in the applicant and their representative(s).

Jordy Sopourn, applicant spoke regarding the application.

Board Member Henderson suggested to defer the item.

Further discussion took place among the Board and applicant regarding the sign criteria.

Board Member Bravo asked what was the need for the name being so long.

Jordy Sopourn stated that they can work on the size of the wording and name.

Chair Frankel suggested for the applicant to speak with Town Planner Keller regarding the specifics.

Board Member Mackenzie spoke regarding the application and the addition of graphics and believes that one (1) sign is sufficient.

A motion was made by Board Member Henderson to defer the item to the April meeting, seconded by Board Member Landsman. The motion carried with a 5-0 vote.

A motion to extend the meeting for 6 minutes was made by Board Member Landsman, seconded by Board Member Bravo. The motion carried with a 5-0 vote.

Town Attorney Recio introduced Jennifer Ronneburg to spoke regarding the signage and that her business has been affected. He stated that the Town issued a violation due to not being able to obtain a building permit. She is asking for a

non-illuminated sign. She is respectfully asking to grant approval because it meets code.

Chair Frankel stated that this application was presented at the February 11, 2021 agenda. She stated that there is no way of remedying this at this time.

Town Attorney Recio stated that this Board cannot act at this time on this item.

Jennifer Ronneburg stated that she will contact Town Attorney Recio regarding the item.

The following individuals from the public spoke:

Jeff Rose stated that if his applicant has to go before the Board again due to the zoning in progress.

Town Planner Keller responded to comments made by Jennifer Ronneburg.

5. Draft Proposed Zoning Code

Item was not discussed.

6. Next Meeting Date: April 29, 2021

Chair Frankel spoke regarding the next meeting date of March 25, 2021.

Consensus was reached to have the next meeting March 25, 2021.

7. Discussion Items:

A. Future Agenda Items

8. Adjournment.

A motion was made by Board Member Henderson to adjourn the meeting without objection at 10:32 p.m. The motion received a second from Board Member Landsman. The motion carried with a 5-0 vote.

Respectfully submitted,

Accepted this ____ day of _____, 2021.

Judith Frankel, Chair

Attest:

Sandra McCready, MMC
Town Clerk



Memorandum

To: Planning and Zoning Board
Thru: Andrew Hyatt, Town Manager
From: Walter Keller, PE, AICP., Town Consultant Planner
Marlin Engineering, Inc.
CC: Jason Greene, Assistant Town Manager
Lillian Arango, Town Attorney
James McGuinness, Town Building Official
Date: April 19, 2021
RE: 9133 – 9149 Collins Avenue – Seaway Condo Acquisition LLC – Site Plan Amendment

Background: This application is a request for a Site Plan Amendment to the approved development plans of the property commonly known as the Seaway Villas and Surf Club Apartments. This project is an aggregation of the two properties totaling 2.16 acres. The Surf Club Apartments 30 units will be demolished and the Seaway Villas with 28 units will be partially protected, renovated and major portions demolished. The Planning and Zoning Board recommended approval of a Site Plan Amendment at the February 11, 2021 meeting which was subsequently approved by the Town Commission on March 13, 2021.

The Site Plan Amendment approval included the 2017 Miami Dade Historic Preservation Board recommended approval of the redevelopment plan due to the restoration of the villas and landscaped courtyard which are an important feature of the site. The partially protected and restored Seaway Villas will include 2 units and 1,100 square feet of restaurant and lounge.

The current request for Site Plan Amendment is to incorporate the 2019 Miami Dade Historic Preservation Board recommended approval of the redevelopment plan which addresses the restoration and preservation method for the Seaway Villas. The site plan characteristics approved in the recent Site Plan Amendment do not change.

The Applicant is proposing special construction techniques to protect the historic portions of the Seaway Villas. The Applicant should present to the Board information on the proposed method.

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

Staff Recommendation: Approve the proposed Site Plan Amendment to incorporate the 2019 Miami Dade Historic Preservation Board's approval.



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.

<u>PROJECT INFORMATION</u>	
OWNER'S NAME	Seaway Condo Acquisition LLC
PHONE / FAX	305-381-6060 / 305-381-9457
AGENT'S NAME	c/o John K. Shubin, Esq. and Ian E. DeMello, Esq.
ADDRESS	Shubin & Bass, P.A. 46 SW 1st Street, Third Floor, Miami, FL 33130
PHONE / FAX	305-381-6060 / 305-381-9457
PROPERTY ADDRESS	9133 Collins Ave. and 9149 Collins Ave., Surfside, FL 33154
ZONING CATEGORY	H-120
DESCRIPTION OF PROPOSED WORK	Approval of conditions set forth in Miami-Dade Historic Preservation COA# 2019-32-S

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

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



 SIGNATURE OF OWNER DATE


 _____ 03/31/21
 SIGNATURE OF AGENT DATE



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

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

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

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

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

John K. Shubin, Esq. and Ian E. DeMello, Esq.	03/31/21
<u>NAME OF REPRESENTATIVE</u>	<u>DATE</u>



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

Project Name _____ Project Number _____

SUBMITTAL REQUIREMENTS FOR REVIEW:

- Completed "Multi-Family and Non-Residential Site Plan Application" form
- Application fee: \$12,000 made out to "Town of Surfside"
- Ownership Affidavit
- Recent photographs of the subject property and all abutting, diagonal and fronting properties visible from the street (to be provided prior to Design Review Board Meeting)

FOR THE FOLLOWING PLEASE PROVIDE:

- Two (2) full sized sets (24" x 36" sheets) of complete design development drawings signed and sealed
- One (1) flash drive, with site plan in PDF format, or other common windows based format.
- Provided prior to Design Review Board Meeting - Fifteen (15) reduced sized sets (11" x 17" sheets) of the complete design development drawings
- Site Plan (Minimum scale of 1" = 20').
Please show / provide the following:
 - A legal description, including the section, township, and range or subdivision lot and block.
 - Site boundaries clearly identified, and ties-to-section corners
 - Proposed uses
 - Location and height of all structures and total floor area with dimensions to lot lines, and designations of use
 - Building separations
 - Vehicular circulation system for cars, bicycles, and other required vehicle types, with indication of connection to public rights-of-way
 - Location of all parking and loading areas
 - All adjacent rights-of-way, with indication of ultimate right-of-way line, center line, width, paving width, existing median cuts and intersections, street light poles, and other utility facilities and easements
 - Location of all cross streets and driveways within three hundred fifty (350) feet of property limits
 - Pedestrian circulation system
 - Provider of water and wastewater facilities
 - Existing and proposed fire hydrant location
 - The following computations:
 - Gross acreage
 - Net acreage

Cont.



- Gross acreage covered by the property excluding road easements and rights-of-way, if any
- Number of dwelling units and density for residential uses only
- Square footage of ground covered by buildings or structures and designation of use.
- Required number of parking spaces
- Number of parking spaces provided
- Pervious, impervious and paved surface, in square footage and percentage
- Site Plan location sketch, including section, township, and range, showing adjacent property owners
- Geometry of all paved areas including centerlines, dimensions, radii, and elevations
- Location of trash and garbage disposal system and provisions for accessibility to garbage trucks
- Loading areas and provisions for accessibility to vehicles of the required type
- Areas for emergency vehicles and fire engines, and provisions for accessibility to vehicles of the required type
- Number of sets required shall be determined by Town Staff.
- Other such information as required by the Town.

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

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

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

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

- Pavement markings and traffic signing plan

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



Cont.

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

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

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

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

Via Email

April 2, 2021

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

Re: Seaway Condo Acquisition LLC - Application for Approval of Miami-Dade Historic Preservation's Revised Certificate of Appropriateness Conditions for the Historic Seaway Building (COA# 2019-32-S) ("Application")

Dear Town Manager Hyatt:

On behalf of this firm's client, Seaway Condo Acquisition LLC ("Owner" or "Applicant"), the owner of property located at 9133-9149 Collins Avenue, Surfside, FL and commonly known as the Seaway Villas and Surf Club Apartments (the "Property"), we are hereby applying to amend Condition 3 of Resolution No. 18-2489 (the "Prior Approval")¹ related to the historic Seaway building, which requires that "[t]he Applicant shall comply with the conditions imposed by the Miami-Dade Historic Preservation Board on May 17, 2017, as provided with the staff report, which conditions are incorporated herein as part of this approval" (the "2017 COA Conditions").² As set forth below, Owner seeks to amend the Prior Approval by adopting and incorporating Miami-Dade Historic Preservation COA #2019-32-S dated September 18, 2019, which retains all of the 2017 COA Conditions and adds four (4) new conditions that would result in a more historically accurate and structurally sound renovation of the historic Seaway building and courtyard (the "2019 COA Conditions").³

Background

Following the Prior Approval, Owner conducted (i) a structural review which revealed that several areas of the Seaway building were not structurally sound and (ii) a detailed review of the original blueprints for the historic Seaway building which revealed that multiple components of the Seaway building were not original to the building. As confirmed by Owner's consultants, to restore the historic Seaway building under the 2017 COA Conditions would require cutting out

¹ The Prior Approval is attached hereto as **Exhibit A**.

² The 2017 COA Conditions are attached hereto as **Exhibit B**.

³ The 2019 COA Conditions are attached hereto as **Exhibit C**.

significant portions of the building to remove details that were not original and replacing several beams and façade areas to ensure the building was structurally safe, making it impossible to achieve a quality and consistent historic renovation.⁴ As a result, Owner sought and received a new Certificate of Appropriateness from the Miami-Dade County Historic Preservation Board that would allow Owner to restore the Seaway's historic west façade building facing Collins Avenue, but remove and re-create the North and South buildings based on the original blueprints and LIDAR mapping technology. The 2019 COA Conditions retain the original 2017 COA Conditions referenced in the Prior Approval and add four (4) new conditions. Owner respectfully requests approval of the 2019 COA Conditions to proceed with the renovation of the historic Seaway building. No amendments to the actual Site Plan or conditional uses are requested in this Application.⁵

2019 COA Conditions

For ease of reference, the 2019 COA Conditions are set forth below with the new conditions underlined.

1. The owner shall submit the LIDAR documentation to Staff upon completion.
2. The owner shall salvage any character-defining architectural features for reuse in the reconstructed building to the greatest extent feasible.
3. The reconstructed building shall be based upon the LIDAR results in conjunction with a thorough review of the original 1936 building plans and other historic period documents to ensure that the reconstructed building accurately reflects the historic character and features, rather than features that were altered over time.
4. The owner shall submit the proposed building plans to Staff for administrative review prior to undertaken reconstruction.
5. The owner shall submit a revised planting plan to staff that does not obscure the Collins Avenue façade. Staff shall provide an administrative review of the revised plan prior to construction.
6. The owner shall reconstruct the missing arched chimney cap.

⁴ Letters from Owner's consultants with project photos are attached hereto as **Composite Exhibit D**.

⁵ Specific amendments to the approved site plan were previously submitted and are currently scheduled to be heard by the Town Commission on April 13th. Originally, Owner planned to proceed under the 2017 COA Conditions and did not include this Application as part of that approval. However, after additional inspections and working through details with vendors to comply with the 2017 COA Conditions, it became even more apparent that the structure was not safe to underpin or move and bring up to current code while maintaining the historic integrity of portions of the existing building.

7. New paving in the courtyard shall be an oolitic limestone that matches the character and color of the existing limestone.
8. The owner shall provide information on the paving material proposed for the vehicular drop-off area between Collins Avenue and the structure. Staff shall provide an administrative review of the proposed material prior to installation.
9. The open-air entry/lobby area of the building shall retain its existing terracotta-colored tile.
10. The proposed awnings for the third-story open-air terraces shall be a dark, solid color with white scallop detail edging, as documented in historic period photos. Staff shall provide an administrative review of the proposed awnings prior to installation.
11. The owner shall submit requests for COA amendments if any changes or alterations from what has been presented in this application are proposed at any time through project completion. Staff shall provide administrative reviews of any such amendment requests prior to the construction of any such proposed revision.
12. If the intent to relocate the three-story, Collins Avenue-fronting portion of the building eastward by 13 feet is altered from what was presented in this application, due to any reason, the applicant shall reappear before this Board with a request to amend the COA approval.
13. The project shall include a public space to interpret, or “tell the story,” of the history of Seaway Villas, particularly its context in the early history of Surfside.

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

Sincerely,



John K. Shubin
Ian E. DeMello
For the firm

Exhibit A

RESOLUTION NO. 18-2489

A RESOLUTION OF THE TOWN COMMISSION OF SURFSIDE, FLORIDA; APPROVING A SITE PLAN APPLICATION FOR PROPERTY GENERALLY LOCATED AT 9133-9149 COLLINS AVENUE, SURFSIDE, FL, FOR DEVELOPMENT CONSISTING OF 48 CONDOMINIUM UNITS, 31 HOTEL ROOMS, AND AN 1,100 SQUARE FOOT RESTAURANT AND LOUNGE; AND PROVIDING CONDITIONAL USE APPROVAL FOR THE HOTEL SWIMMING POOLS AND OUTDOOR DINING INCLUDED IN THE SITE PLAN; AND PROVIDING FOR A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

WHEREAS, The Surf Club Apartments, Inc. and The Seaway Villas Condominium Association, Inc. (together, the “Applicant”), owner of the property generally located at 9133-9149 Collins Avenue, Surfside, FL 33154 and legally described as provided on Exhibit “A” attached hereto (the “Property”), submitted an application to the Town of Surfside, Florida (the “Application”), requesting site plan approval for the development of 48 condominium units, 31 hotel rooms, and an 1,100 square foot restaurant and lounge; and requesting conditional use approval for the hotel swimming pools, hotel lounge, and outdoor dining incorporated in the site plan.

WHEREAS, the Miami-Dade Historic Preservation Board reviewed the site plan application on September 21, 2016 and, with final revisions, on May 17, 2017 and recommended approval of the application with conditions which the Town desires to include as conditions of this approval; and

WHEREAS, on September 4, 2015, April 18, 2016, and September 28, 2017 the Town’s Development Review Group, pursuant to Section 90.20 of the Town Code, met to review the site plan application and provide technical comments to the Town staff and to the Applicant; and

WHEREAS, the Town’s Development Impact Committee, after advertised notice and notice posted on the Town’s website, met on July 27, 2016 and September 28, 2017, and during the televised meetings, reviewed the Application and made recommendations to the Planning and Zoning Board in accordance with the criteria set forth in the Town Code; and

WHEREAS, on January 25, 2018, the Planning & Zoning Board, at a duly noticed and televised 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 and Conditional Use 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 the conditions of approval incorporated herein under Section IV. Conditions and with the request to revisit the driveway at the Seaway and consider removing it and that the Applicant add additional valets if queuing issues arise on Collins Avenue; and

WHEREAS, on February 13, 2018, the Town Commission, at a duly noticed and televised quasi-judicial public hearing, reviewed the Application and hearing from its professional staff, the Applicant, and members of the public, and considering the recommendation of the Planning & Zoning Board, the requirements of the Town Code for Site Plan and Conditional Use 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 proposed site plan and conditional uses are in compliance with the requirements of the Town Code for Site Plan and Conditional Use Approval and the Application is consistent with the Town of Surfside's Comprehensive Plan.

SECTION 2. SITE PLAN APPROVAL. The request to approve a site plan is hereby granted as shown on the site plan submitted to the Building Department on February 6, 2018 by Kobi Karp Architecture and Interior Design, Inc. dated October 2017 and provided for the public hearing, except as modifications are required by this approval or the Building Official.

SECTION 3. CONDITIONAL USE APPROVAL. The conditional use of the property for 4 rooftop hotel pools and 5 ground level hotel pools, hotel lounge, and for outdoor dining, as shown on the site plan approved herein, is hereby granted.

SECTION 4. CONDITIONS. The APPROVALS granted herein are subject to the following conditions:

1. The construction and uses shall be in accordance with the submitted plans for the hearing entitled "The Seaway Hotel and Residences" and dated October 2017, as submitted to the Building Department on February 6, 2018 and incorporated into this document as Exhibit "B" except as modifications may be required by this approval

and any changes required by the Building Official.

2. Pursuant to Section 90-20.3, the Applicant shall secure a building permit for the project no later than January 25, 2020.
3. The Applicant shall comply with the conditions imposed by the Miami-Dade Historic Preservation Board on May 17, 2017, as provided with the staff report, which conditions are incorporated herein as part of this approval.
4. The underground utilities on the approved site plan shall be installed in accordance with said site plan, unless administratively modified by Town staff. The Applicant shall demonstrate the underground utilities will be accommodated in the configuration proposed prior to a foundation permit.
5. The Applicant shall install a plaque on the exterior of the historic building notifying the public of the historic designated building, subject to approval by the Miami Dade County Historic Preservation Board.
6. All voluntary proffers and commitments made to the Town of Surfside pursuant to the Resolution, including but not limited to those described in these Conditions, shall be binding upon Applicant, its heirs, successors and assigns, and, as to payments, shall be due and payable, or in the event of an action, shall be performed, in strict compliance with the manner and within the time frames set forth in these Conditions and any change in ownership, or modification of the site plan or design, whether substantial or minor in nature, shall not excuse the performance or the payments, all of which are part of the Conditions subject to which the Applicant's request for site plan approval were granted.
7. The Applicant has voluntarily proffered \$250,000 to the Town to address the impacts of the development, which shall be paid within one year after approval of this development order or prior to issuance of the building permit, whichever is earlier. Upon obtaining the first building permit inspection, this payment shall be non-refundable.
8. The Applicant shall provide a bond not to exceed five percent of the construction cost, as required by the Town Manager. These funds shall be used to secure property and the construction site in the event construction is abandoned, or ceases prior to completion, or to repair public infrastructure damaged by construction and to maintain the site during abandonment.

9. The Applicant shall provide an email address as a point of contact for neighbors during construction and provide for a maximum of 24 hour response time. The email address will be advertised to Town residents.
10. The Applicant agrees to design the project to be LEED silver certifiable as evaluated at the time of building permit.
11. The Applicant agrees to obtain Florida Green Lodging Program designation for the project.
12. Sixty days prior to submittal of its request for a demolition permit, Applicant shall submit a demolition plan to Town Manager and Town Building Official that meets all Federal, State, and local requirements and that recycles a minimum of eighty percent (80%) of the demolition material.
13. The Applicant shall provide a construction fence with a windscreen, as required by the Town Code. The windscreen shall display a rendering, graphic or mural for aesthetic enhancement of the project, which shall be approved by the Town Manager, and be maintained in good condition throughout the construction process.
14. The Applicant shall ensure all lighting is installed and operated in a manner protective of wild life including sea turtles, pursuant to all applicable state law and the Town of Surfside Code of Ordinances, as may be amended from time to time.
15. The Applicant shall present evidence of a Construction Parking Plan for the provision of off-street parking outside of Town limits or on Applicant's property within the Town, for construction workers during the period of construction of the approved project prior to the issuance of a building permit. The Applicant and the Applicant's general contractor shall direct all workers not to park their vehicles in residential neighborhoods or lease parking spaces from Town residents or park in Town parking lots and Town parking metered spaces. The Construction Parking Plan shall be reviewed and approved by the Town Manager prior to the issuance of a building permit.
16. The Applicant and the Applicant's general contractor are responsible to enforce the Construction Parking Plan with all employees, contractors and subcontractors. The Applicant shall be fined five hundred dollars (\$500) for each parking ticket issued to construction workers for parking in residential neighborhoods or Town public parking while working on the construction site (limit of one fine per vehicle per day). The construction parking plan shall provide the following:

- (a) No workers shall park their vehicles in residential neighborhoods or Town public parking spaces; and
 - (b) Applicant shall provide monthly reports to the Town Manager of any problems or complaints with regard to workers parking their vehicles in residential neighborhoods; and
 - (c) If the Town Manager deems necessary, the Applicant shall provide more frequent reports and develop additional preventive measures to protect the residential neighborhoods.
17. The Applicant agrees that all contractor and subcontractor agreements applicable to this development shall include a separate clause prohibiting construction workers from parking on residential streets or public parking lots and that Applicant shall submit the proposed clause for the approval of the Town Manager or Town Manager Designee within 90 days of the effective date of this Resolution.
18. Any change in ownership of the current property owner, up to and including the turnover of ownership to the condominium association, greater than twenty percent (20%) shall be fully disclosed in writing to the Town Manager and Town Attorney immediately upon said change occurring. Any change of ownership of the project shall not extend or modify any of the dates for payment or performance included in this Resolution or in any related agreements referenced in this Resolution nor shall any change of ownership modify or excuse or extend any of the payment obligations contained in this Resolution or in any related agreements referenced in this Resolution. All payment obligations and performance obligations of any kind set forth in this Resolution and in these Conditions are binding on the Applicant, its heirs, successors and assigns.
19. Pursuant to Section 90-60.1(5) of the Town Code, the Applicant shall provide a perpetual, irrevocable, hardpack access easement agreement, in a form acceptable to the town manager and approved as to legal sufficiency by the town attorney, with consideration given to the Planning and Zoning Board recommendation that the location of the easement provide public access up to the Erosion Control Line which includes the beach walking path and the dune. The Easement shall be executed, recorded and submitted to the Town by the Applicant within one year of this approval or prior to issuance of the building permit, whichever is earlier.
20. The Applicant shall provide a Unity of Title in a form acceptable to the Town Attorney for all parcels included in the site plan to the Town prior to the issuance of

the first building permit.

21. The Applicant shall ensure the Town's water/sewer infrastructure is ready to receive the approved utility connections referenced in Condition 1 above. At the option of the Town Commission, the Town may allow the Applicant to construct improvements to the Town water/sewer infrastructure at the Applicant's expense and provide a credit to the Applicant on the basis of one-half the reasonable cost of improvements up to a credit of \$250,000, which shall be credited against the voluntary proffer of \$250,000 offered to address the impacts of development (see condition 7).
22. The Applicant shall provide the Town with a detailed schedule for the construction of the project (the "Construction Schedule") within 90 days of approval of the Application by the Town Commission.
23. The approved site plan does not in any way create a right on the part of the Applicant to obtain a permit from a state or federal agency, and does not create liability on the part of the Town for issuance of the approval if the Applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes action that result in a violation of federal or state law.
24. All applicable state and federal permits shall be obtained before commencement of construction.
25. The Applicant will restore all roadways impacted by the construction of the project to like new condition within 60 calendar days of issuance of a Temporary Certificate of Occupancy (TCO) or if no TCO is obtained, issuance of a Certificate of Occupancy.
26. Applicant shall meet with Town representatives to inspect roadways surrounding the project and evaluate the need for immediate repairs. Further, the Applicant will repair the dip in the roadway on 91st Street within 60 calendar days of this approval.
27. The Applicant shall restrict pesticide use to organic-based environmentally friendly products as part of their landscaping plan and maintenance.

SECTION 5. VIOLATION OF CONDITIONS. Failure to adhere to the terms and conditions of this Resolution 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 6. 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 7. EFFECTIVE DATE. This Resolution shall become effective upon adoption.

PASSED AND ADOPTED this 13th day of February, 2018.

Motion by: Commissioner Karukin,

Second by: Commissioner Gielchinsky.

FINAL VOTE ON ADOPTION

Commissioner Daniel Gielchinsky
Commissioner Michael Karukin
Commissioner Tina Paul
Vice Mayor Barry Cohen
Mayor Daniel Dietch

yes
yes
NO
yes
yes



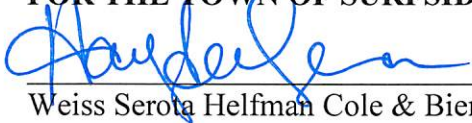
Daniel Dietch, Mayor

ATTEST:



Sandra Novoa, MMC, Town Clerk

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

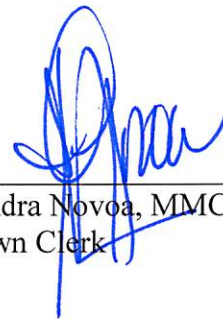


Weiss Serota Helfman Cole & Bierman, P.L.
Town Attorney

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

I, Sandra Novoa, 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. 18-2489 adopted by the Town Commission at its meeting held on the 13th day of February, 2018.

Issued: 2/13/2018



Sandra Novoa, MMC
Town Clerk

Exhibit B

May 18, 2017

Seaway Condo Acquisitions LLC
176 NE 43 Street
Miami, FL 33137

RE: Seaway Villas, 9149 Collins Avenue, Surfside, Special COA #2017-09-S

Dear Property Owner:

On May 17, 2017, the Miami-Dade County Historic Preservation Board held a public hearing to review the Special Certificate of Appropriateness, COA #2017-09-S, for the restoration and redevelopment of Seaway Villas. The Board unanimously voted to approve the application, with the following conditions:

1. The owner shall submit a revised planting plan to staff that does not obscure the Collins Avenue façade. Staff shall provide an administrative review of the revised plan prior to construction.
2. The owner shall reconstruct the missing arched chimney cap.
3. New paving in the courtyard shall be an oolitic limestone that matches the character and color of the existing limestone.
4. The owner shall provide information on the paving material proposed for the vehicular drop-off area between Collins Avenue and the structure. Staff shall provide an administrative review of the proposed material prior to installation.
5. The open-air entry/lobby area of the building shall retain its existing terracotta-colored tile.
6. The proposed awnings for the third-story open-air terraces shall be a dark, solid color with white scallop detail edging, as documented in historic period photos. Staff shall provide an administrative review of the proposed awnings prior to installation.
7. The owner shall submit requests for COA amendments if any changes or alterations from what has been presented in this application are proposed at any time through project completion. Staff shall provide administrative reviews of any such amendment requests prior to the construction of any such proposed revision.

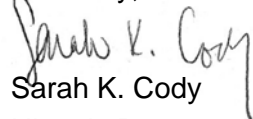
8. If the intent to relocate the three-story, Collins Avenue-fronting portion of the building eastward by 13 feet is altered from what was presented in this application, due to any reason, the applicant shall reappear before this Board with a request to amend the COA approval.
9. The project shall include a public space to interpret, or “tell the story,” of the history of Seaway Villas, particularly its context in the early history of Surfside.

The fee for the Special COA hearing is \$150. Please remit payment to the Office of Historic Preservation as soon as possible. Make the check payable to Regulatory and Economic Resources; in the memo line of the check, write HP25. Also please include a phone number on the check.

Please note that COA approval is valid for one year. If the approved scope of work has not begun within one year of the approval date, the applicant must contact the Office of Historic Preservation to request an extension. Additionally, approval of this application does not constitute approval or assurance that the proposed development satisfies applicable planning, zoning, subdivision, building, or other development regulations.

Please do not hesitate to contact our office with any questions.

Sincerely,



Sarah K. Cody

Historic Preservation Planner
Miami-Dade County

Cc: Mr. Joseph Benton, Fort Partners
Ms. Sarah Sinatra Gould, Town Planner, Town of Surfside
Mr. Ross Prieto, Building Official, Town of Surfside

Exhibit C



Regulatory and Economic Resources Department

Office of Historic Preservation

111 NW 1st Street, Mailbox 114 • 12th Floor
Miami, Florida 33128
T 305-375-4958

September 19, 2019

Seaway Condo Acquisitions LLC
176 NE 43 Street
Miami, FL 33137

RE: Seaway Villas, 9149 Collins Avenue, Surfside, Special COA #2019-32-S

Dear Property Owner:

The Miami-Dade County Historic Preservation Board has approved the Special Certificate of Appropriateness application for the partial demolition and reconstruction of Seaway Villas, 9149 Collins Avenue, Surfside. The Board voted to approve the application with a series of conditions, which are detailed within the enclosed resolution.

Please note that COA approvals are valid for one year from the date of approval. If the approved scope of work has not begun by September 18, 2020, please contact the Office of Historic Preservation for additional guidance.

Please do not hesitate to contact our office with any questions.

Sincerely,

A handwritten signature in black ink that reads "Sarah K. Cody".

Sarah K. Cody
Historic Preservation Chief
Miami-Dade County

Encl. COA-2019-32-S
Miami-Dade County Historic Preservation Board Resolution No. 2019-09

Cc: Mr. James Galvin, Fort Partners
Mr. Christian Lopez, RA, O'Donnell Dannwolf & Partners Architects
Ms. Kathleen Kauffman, Principal, KSK Preservation
Ms. Sarah Sinatra Gould, AICP, Town Planner, Town of Surfside
Mr. Ross Prieto, Building Official, Town of Surfside



MIAMI-DADE COUNTY
HISTORIC PRESERVATION BOARD
STEPHEN P. CLARK CENTER
111 N. W. FIRST STREET
MAILBOX 114, (12TH FLOOR)
MIAMI, FLORIDA 33128
305-375-4958

MIAMI-DADE COUNTY
HISTORIC PRESERVATION BOARD

RESOLUTION NO. 2019-09

RESOLUTION DECIDING THE APPLICATION FOR
SPECIAL CERTIFICATE OF APPROPRIATENESS #2019-32-S
FOR SEAWAY VILLAS, 9149 COLLINS AVENUE

WHEREAS, Seaway Villas, located at 9149 Collins Avenue, Surfside, Florida was designated by the Historic Preservation Board of Miami-Dade County on December 18, 2014; and

WHEREAS, the property owner was previously granted approval to undertake rehabilitation and selective demolition of the structure under COA #2017-09-S; and

WHEREAS, the property owner has applied for a Special Certificate of Appropriateness for documentation, demolition, and reconstruction of a substantial portion of the designated structure; and

WHEREAS, the folio number and legal description for the subject property is as follows:

TAX FOLIO NUMBER: 14-2235-015-0001

LEGAL DESCRIPTION: SEAWAY VILLAS CONDO
ALTOS DEL MAR NO 4 PB 10-63
LOTS 4 & 5 BLK 2
& RIP RTS & PORT LYNG EAST &
ADJACENT WEST OF EROSION LINE
PER PB 105-62
LOT SIZE 37730 SQ FT M/L



MIAMI-DADE COUNTY
HISTORIC PRESERVATION BOARD
STEPHEN P. CLARK CENTER
111 N. W. FIRST STREET
MAILBOX 114, (12TH FLOOR)
MIAMI, FLORIDA 33128
305-375-4958

Resolution #2019-09

Page 2

WHEREAS, on September 18, 2019, the Historic Preservation Board of Miami-Dade County conducted a public hearing to decide the application for Special Certificate of Appropriateness for documentation, demolition, and reconstruction at 9149 Collins Avenue, Surfside, Florida, pursuant to the procedures set forth in Section 16A-11(5).

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION BOARD OF MIAMI-DADE COUNTY, FLORIDA, that,

Section 1: The foregoing recitals are approved and incorporated in this Resolution.

Section 2: Having considered this matter at a public hearing, the application for Special Certificate of Appropriateness #2019-32-S is hereby **approved**.

Section 3: This approval has been conditioned upon the following:

1. The owner shall submit the LIDAR documentation to Staff upon completion.
2. The owner shall salvage any character-defining architectural features for reuse in the reconstructed building, to the greatest extent feasible.
3. The reconstructed building shall be based upon the LIDAR results in conjunction with a thorough review of the original 1936 building plans and other historic period documents to ensure that the reconstructed building accurately reflects the historic character and features, rather than features that were altered over time.
4. The owner shall submit the proposed building plans to Staff for administrative review prior to undertaken reconstruction.
5. The owner shall submit a revised planting plan to staff that does not obscure the Collins Avenue façade. Staff shall provide an administrative review of the revised plan prior to construction.
6. The owner shall reconstruct the missing arched chimney cap.



**MIAMI-DADE COUNTY
HISTORIC PRESERVATION BOARD**
STEPHEN P. CLARK CENTER
111 N. W. FIRST STREET
MAILBOX 114, (12TH FLOOR)
MIAMI, FLORIDA 33128
305-375-4958

Resolution #2019-09

Page 3

7. New paving in the courtyard shall be an oolitic limestone that matches the character and color of the existing limestone.

8. The owner shall provide information on the paving material proposed for the vehicular drop-off area between Collins Avenue and the structure. Staff shall provide an administrative review of the proposed material prior to installation.

9. The open-air entry/lobby area of the building shall retain its existing terracotta-colored tile.

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11. The owner shall submit requests for COA amendments if any changes or alterations from what has been presented in this application are proposed at any time through project completion. Staff shall provide administrative reviews of any such amendment requests prior to the construction of any such proposed revision.

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13. The project shall include a public space to interpret, or “tell the story,” of the history of Seaway Villas, particularly its context in the early history of Surfside.



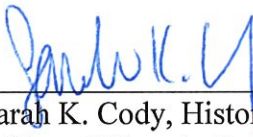
MIAMI-DADE COUNTY
HISTORIC PRESERVATION BOARD
 STEPHEN P. CLARK CENTER
 111 N. W. FIRST STREET
 MAILBOX 114, (12TH FLOOR)
 MIAMI, FLORIDA 33128
 305-375-4958

Resolution #2019-09
Page 4

The foregoing resolution was offered by Board Member Paul George who moved its adoption. The motion was seconded by Board Member Anthony Rionda and upon being put to a vote, the vote was as follows:

	Cecilia Stewart, Chairwoman	YES		
	W. R. (Bob) Smith, III, Vice Chairman	YES		
Gary Appel	ABSENT	Paul George	YES	
Melinda Jester	ABSENT	Megan McLaughlin	ABSENT	
Anthony Rionda	YES	Lourdes Solera	YES	
Harry Tapias	YES			

Prepared by:



 Sarah K. Cody, Historic Preservation Chief
 Office of Historic Preservation

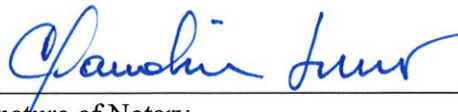
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by Sarah K. Cody who is personally known to me or has produced _____, as identification.

Witness my signature and official seal this 19th day of September 2019, in the County and State aforesaid.

(Notary Seal)





 Signature of Notary

Notary, Public State of Florida

 Printed Name
Claudia Luna

My Commission Expires: _____

Composite Exhibit D

March 31, 2021

Mr. Bill Thompson
Fort Partners
176 NE 43 Street
Miami, FL 33137

Re: **Seaway Building, 9149 Collins Avenue, Surfside, FL 33154**
Structural Deterioration – Unsafe Conditions
DESIMONE Project No. 15185.01

Dear Mr. Thompson,

We are the Structural Engineer-of-Record for the proposed project at this site. The initial plan was to partially demolish the existing building and incorporate a number of existing exterior walls into the new project. This is not uncommon and we have done this before on other projects.

We recently visited the site to inspect the walls that are intended to be incorporated into the new project. We were quite disappointed, if not alarmed, to observe severe concrete deterioration in all cast concrete elements in the walls. A grade beam was exposed that supported a portion of building that was demolished. The grade beam and supporting pile were easily broken when nudged with a backhoe.

There is clear evidence of previous repairs and these too are failing. We have been able to preserve walls in previous projects and we have also come across structure that was too far gone and had to be removed. Seaway falls into the latter category.

Our issues are as follows:

1. The existing walls are very weak due to their age and deterioration of the original and patch material applied over time.
2. In order to make these walls meet current code, it would require replacing much of the structural material. If the intent was to preserve the original walls, this opportunity has passed. You will save some masonry block, but little else. The bay windows that protrude from the masonry walls are deteriorating and most will need to be rebuilt.
3. The concrete elements within the existing walls are at the end of their service life. Concrete deteriorates over time, especially when exposed to chlorides (salt), humidity, and oxygen. The cement paste begins to carbonize (weaken) and the once alkaline pH drops to a level where there is no longer ionic protection provided for the reinforcing steel. In essence, the building has cancer and there is no way to cure it without removing and replacing the existing concrete.
4. The process of removing and replacing concrete elements in the wall is a tedious process that comes with risks; to the construction crews performing the work and the walls themselves. The brittle masonry in between the concrete elements has to be shored and then the concrete and corroded reinforcing steel removed and a new element installed.

From a practical perspective, the walls are past their service life. Repairing the walls comes with high risk and you will end up with little original material remaining. It would be safer and more pragmatic to replicate the walls into the new structure. We know this rankles the preservationists, but the walls will

appear exactly the same, will meet current codes, and will last considerably longer than the existing walls due to the much higher quality of concrete and masonry being used today.

We have included a few photographs in the Appendix to illustrate our observations.

Yours very truly,

DESIMONE CONSULTING ENGINEERS

A handwritten signature in blue ink that reads "William R. O'Donnell". The signature is written in a cursive, flowing style.

William R. O'Donnell, P.E.
Partner/Managing Principal

WRO:dhm

Attachment: Appendix A - Photographs



Photo 1 - Courtyard area. Bay window structures need to be rebuilt due to deterioration.



Photo 2 - Bay window is significantly deteriorated.



Photo 3 - This is a grade beam and pile that supported a portion of the building that was demolished. The beam is extremely weak and was easily broken with a light nudge from a backhoe.



Photo 4 - Previous tie beam repairs are failing.



Photo 5 - Tie beam spalling is typical.



Photo 6 - Typical significant tie beam spalling.



Photo 7 - Severly oxidizing reinforcing bars in a tie beam.



KSK PRESERVATION
HISTORIC RESTORATIONS & CONSULTING

April 1, 2021

Ms. Judith Frankel, Chair
Planning and Zoning Board
Town of Surfside
9293 Harding Avenue
Surfside, FL 33154

RE: Restoration of the Seaway Villas, 9149 Collins Avenue

Dear Chair Frankel and Members of the Board:

I have been retained by Fort Partners as their historic preservation consultant, to ensure that all planning, design, and construction phases comply with standards required for the restoration and reconstruction of a designated historic structure.

I would like to give you a brief overview of my experience; I have two degrees in historic preservation and have worked in the field for more than 22 years. Most of that time has been as a public servant, having been the Historic Preservation Officer for many cities in Florida (Lake Park, Fort Pierce, City of Miami) and as the Historic Preservation Chief for Miami-Dade County, a position I held for almost ten years. In fact, it was during my tenure at the County that we designated the Seaway Villas as a historic property.

I worked very closely with Fort Partners during the difficult restoration of the Surf Club, and I would not serve as their historic preservation consultant if I did not feel they were truly acting in the best interest of the historic building. Fort Partners has consistently sought the guidance and counsel of the County's Historic Preservation Office for the Seaway Villas restoration and has appeared in front of the County's Historic Preservation Board on more than one occasion to obtain all the Certificates of Appropriateness as required.

The original plan was to preserve as much of the north wing and a portion of the south wing, while keeping the west (Collins Avenue side) wing completely intact. During the course of investigating the building's structural integrity once interiors

and wall coverings had been removed, the various engineers employed by Fort Partners found a very high percentage of the building incredibly unsafe, unstable, and to properly correct such issues, many pieces of the building would need to be removed and replaced. The result of this process would essentially leave a building that had been “Frankensteined” back together, leaving very little of the original building material.

We believe that the building’s structural integrity is of the utmost importance, as well as being historically accurate in appearance. For this reason, Fort Partners asked the County Preservation Board if they could meticulously reconstruct the north and south wings based on architectural drawings, both modern (made with laser-scanned precision) and historical plans and other available documentation.

The County Preservation Board agreed and has given Fort Partners a Certificate of Appropriateness that allows just that. The west wing (along Collins) still is to remain completely intact and will be fully restored.

We hope you agree that Fort Partners has proven themselves to be good stewards of the historic buildings in their ownership and has provided quality developments that have brought national recognition and world-class facilities to the Town of Surfside. Because of this, it is our hope that you agree with the conclusion by the various experts and allow them to move forward with this new plan for reconstruction.

Sincerely,



Kathleen Kauffman, Principal
KSK Preservation, Inc.



March 31, 2021

Reference: Seaway Apartments
9149 Collins Avenue
Surfside, FL 33154

To Whom It May Concern:

This office has conducted several site inspections on the above referenced property. The structure referenced above consists of exterior load bearing un-reinforced masonry walls with poured in place tie beams and columns, wood joists for elevated floors and roof.

The building consists of three wings, the west part at Collins Avenue which is three-story and the north and south building is two-story.

The interior of the units was opened for inspection, and the dry wall was removed. The structure shows signs of severe spalling and corrosion, which makes the building very fragile. The floor structure consists of 2x10 wood joist that in some areas span about 26 feet, which structurally does not meet the current Florida Building Code. Some of the joist have deteriorated to the limit of failure and collapse.

The north wing has part of the roof and floor joists that have collapsed, leaving the walls unbraced, resulting in very unsafe environment. It is my opinion that repair and restoration cannot be done at this time.

The new construction requires a basement below the existing building. The west wing of the building is to be relocated to the east side after the basement garage is built. The building will not survive the excavation work with its current condition.

It is my professional opinion that the north wing is to be demoed immediately since it is a safety hazard. This structure requires significant restoration including exterior shoring and bracing. The more economical option would be to demo the entire structure and rebuilt as an exact replica. Partial and significant pieces of the façade can be restored and braced, or moved, and placed back as exterior finish.



Please call this office should you have any questions.

Submitted Respectfully,
Structures International, Inc.

No. 57439
03/31/2021
Monzer Farrawi, Ph.D., P.E.
Managing Principal
FL PE #57439
FL SI #2064

A circular blue ink seal for Monzer Farrawi, a Professional Engineer in the State of Florida. The seal contains the text 'MONZER FARRAWI', 'PROFESSIONAL ENGINEER', 'STATE OF FLORIDA', and 'LICENSE NO. 57439'. The date '03/31/2021' is stamped across the seal, and there is a handwritten signature over it.

19-059



Regulatory and Economic Resources Department

Office of Historic Preservation

111 NW 1st Street, Mailbox 114 • 12th Floor
Miami, Florida 33128
T 305-375-4958

September 19, 2019

Seaway Condo Acquisitions LLC
176 NE 43 Street
Miami, FL 33137

RE: Seaway Villas, 9149 Collins Avenue, Surfside, Special COA #2019-32-S

Dear Property Owner:

The Miami-Dade County Historic Preservation Board has approved the Special Certificate of Appropriateness application for the partial demolition and reconstruction of Seaway Villas, 9149 Collins Avenue, Surfside. The Board voted to approve the application with a series of conditions, which are detailed within the enclosed resolution.

Please note that COA approvals are valid for one year from the date of approval. If the approved scope of work has not begun by September 18, 2020, please contact the Office of Historic Preservation for additional guidance.

Please do not hesitate to contact our office with any questions.

Sincerely,

A handwritten signature in black ink that reads "Sarah K. Cody".

Sarah K. Cody
Historic Preservation Chief
Miami-Dade County

Encl. COA-2019-32-S
Miami-Dade County Historic Preservation Board Resolution No. 2019-09

Cc: Mr. James Galvin, Fort Partners
Mr. Christian Lopez, RA, O'Donnell Dannwolf & Partners Architects
Ms. Kathleen Kauffman, Principal, KSK Preservation
Ms. Sarah Sinatra Gould, AICP, Town Planner, Town of Surfside
Mr. Ross Prieto, Building Official, Town of Surfside



**MIAMI-DADE COUNTY
HISTORIC PRESERVATION BOARD**
STEPHEN P. CLARK CENTER
111 N. W. FIRST STREET
MAILBOX 114, (12TH FLOOR)
MIAMI, FLORIDA 33128
305-375-4958

**MIAMI-DADE COUNTY
HISTORIC PRESERVATION BOARD**

RESOLUTION NO. 2019-09

**RESOLUTION DECIDING THE APPLICATION FOR
SPECIAL CERTIFICATE OF APPROPRIATENESS #2019-32-S
FOR SEAWAY VILLAS, 9149 COLLINS AVENUE**

WHEREAS, Seaway Villas, located at 9149 Collins Avenue, Surfside, Florida was designated by the Historic Preservation Board of Miami-Dade County on December 18, 2014; and

WHEREAS, the property owner was previously granted approval to undertake rehabilitation and selective demolition of the structure under COA #2017-09-S; and

WHEREAS, the property owner has applied for a Special Certificate of Appropriateness for documentation, demolition, and reconstruction of a substantial portion of the designated structure; and

WHEREAS, the folio number and legal description for the subject property is as follows:

TAX FOLIO NUMBER: 14-2235-015-0001

LEGAL DESCRIPTION: SEAWAY VILLAS CONDO
ALTOS DEL MAR NO 4 PB 10-63
LOTS 4 & 5 BLK 2
& RIP RTS & PORT LYNG EAST &
ADJACENT WEST OF EROSION LINE
PER PB 105-62
LOT SIZE 37730 SQ FT M/L



MIAMI-DADE COUNTY
HISTORIC PRESERVATION BOARD
STEPHEN P. CLARK CENTER
111 N. W. FIRST STREET
MAILBOX 114, (12TH FLOOR)
MIAMI, FLORIDA 33128
305-375-4958

Resolution #2019-09
Page 2

WHEREAS, on September 18, 2019, the Historic Preservation Board of Miami-Dade County conducted a public hearing to decide the application for Special Certificate of Appropriateness for documentation, demolition, and reconstruction at 9149 Collins Avenue, Surfside, Florida, pursuant to the procedures set forth in Section 16A-11(5).

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION BOARD OF MIAMI-DADE COUNTY, FLORIDA, that,

Section 1: The foregoing recitals are approved and incorporated in this Resolution.

Section 2: Having considered this matter at a public hearing, the application for Special Certificate of Appropriateness #2019-32-S is hereby **approved**.

Section 3: This approval has been conditioned upon the following:

1. The owner shall submit the LIDAR documentation to Staff upon completion.
2. The owner shall salvage any character-defining architectural features for reuse in the reconstructed building, to the greatest extent feasible.
3. The reconstructed building shall be based upon the LIDAR results in conjunction with a thorough review of the original 1936 building plans and other historic period documents to ensure that the reconstructed building accurately reflects the historic character and features, rather than features that were altered over time.
4. The owner shall submit the proposed building plans to Staff for administrative review prior to undertaken reconstruction.
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6. The owner shall reconstruct the missing arched chimney cap.



**MIAMI-DADE COUNTY
HISTORIC PRESERVATION BOARD**
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Resolution #2019-09

Page 3

7. New paving in the courtyard shall be an oolitic limestone that matches the character and color of the existing limestone.

8. The owner shall provide information on the paving material proposed for the vehicular drop-off area between Collins Avenue and the structure. Staff shall provide an administrative review of the proposed material prior to installation.

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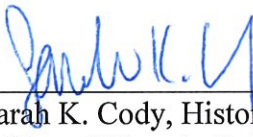
MIAMI-DADE COUNTY
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 MIAMI, FLORIDA 33128
 305-375-4958

Resolution #2019-09
Page 4

The foregoing resolution was offered by Board Member Paul George who moved its adoption. The motion was seconded by Board Member Anthony Rionda and upon being put to a vote, the vote was as follows:

	Cecilia Stewart, Chairwoman	YES
	W. R. (Bob) Smith, III, Vice Chairman	YES
Gary Appel	ABSENT	Paul George YES
Melinda Jester	ABSENT	Megan McLaughlin ABSENT
Anthony Rionda	YES	Lourdes Solera YES
Harry Tapias	YES	

Prepared by:



 Sarah K. Cody, Historic Preservation Chief
 Office of Historic Preservation

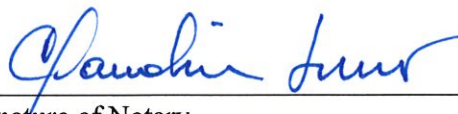
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by Sarah K. Cody who is personally known to me or has produced _____, as identification.

Witness my signature and official seal this 19th day of September 2019, in the County and State aforesaid.

(Notary Seal)





 Signature of Notary

Notary, Public State of Florida

 Printed Name
Claudia Luna

My Commission Expires: _____



RECEIVED
 SEP 09 2019
 MIAMI-DADE COUNTY
 OFFICE OF HISTORIC PRESERVATION

APPROVED
 SEP 18 2019
 Miami Dade County
 Office of Historic Preservation
 Digitized Signature

OFFICE OF HISTORIC PRESERVATION
 111 NW 1st STREET, MAILBOX 114
 MIAMI, FL 33128
 (305) 375-4958

APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS (COA)

For Historically Designated Properties, or Properties within Historic Districts

I. PROPERTY INFORMATION INFORMACIÓN DE LA PROPIEDAD

ADDRESS (Dirección) 9149 Collins Avenue **CITY** (Ciudad) Surfside **ZIP** (Zip) FL

SITE DESIGNATION NAME (if applicable) Seaway Villas
 (Nombre del Edificio)

DISTRICT NAME (if applicable) _____
 (Nombre del Distrito)

FOLIO NUMBER 14-2235-015-0001
 (Numero de Folio)

II. APPLICANT INFORMATION INFORMACIÓN DEL SOLICITANTE

NAME OF OWNER Seaway Condo Acquisitions, LLC **PHONE (teléfono)** 305-571-8228
 (Nombre de Dueño)

ADDRESS (Dirección) 500 W. Cypress Creek Rd. S **EMAIL** (correo electrónico) asoto@fortpartners.com

NAME OF APPLICANT (if other than owner) _____
 (Nombre del Solicitante)

CONTACT PHONE (Teléfono) _____ **EMAIL** _____

APPLICANT IS: **OWNER** (Dueño) **RENTER/LEASEE** (Inquilino) **CONTRACTOR** (Contratista) **LEGAL AGENT** (Representante legal)

FOR OFFICE USE ONLY
 Solamente por uso de oficina

APPLICATION# 2019-325 **DATE RECEIVED** 9/9/19 **STAFF INITIALS** SXC
 ("R" for Regular, "S" for Special)

APPROVED **APPROVAL DATE** 9/18/19

APPROVED WITH CONDITIONS **BOARD DATE** 9/10/19
 (see attached conditions sheet)

III. PROJECT TYPE TIPO DE PROYECTO

PLEASE CHECK ALL THAT APPLY:

(Por favor marque todos que aplican)

- | | |
|--|--|
| <input type="checkbox"/> New Construction <i>(construcción nueva)</i> | <input type="checkbox"/> Paint <i>(pintura)</i> |
| <input type="checkbox"/> Restoration/Rehabilitation <i>(restauración)</i> | <input type="checkbox"/> Repairing Existing <i>(reparación)</i> |
| <input type="checkbox"/> Relocation/Moving a Structure <i>(traslado)</i> | <input type="checkbox"/> Landscaping <i>(areas verdes)</i> |
| <input checked="" type="checkbox"/> Demolition <i>(demolición)</i> | <input type="checkbox"/> Interior Work Only
<i>(Únicamente el Interior)</i> |
| <input type="checkbox"/> Excavation/
Ground Disturbing Activities <i>(excavación)</i> | |

IV. PROJECT DESCRIPTION DESCRIPCIÓN DE PROYECTO

Please describe in detail the proposed project, including any new construction, demolition, the removal or replacement of existing materials, and all other proposed changes to the current structure. Attach an additional sheet if necessary.

Por favor describa el proyecto en detalle. Adjuntar pagina adicional si es necesario. Por favor describir el proyecto en Ingles.

This is an amendment to COA#2017-09-S.

The building is composed of three building sections; North, South, and West.

We are proposing to maintain the West Facade of the West Building facing Collins avenue throughout the construction of the project, then relocate the existing facade to the location agreed upon in COA#2018-09-S.

We are also proposing to demolish the North and South Building Sections and re-build them to match the designated historical facades identified in COA#2017-09-S

CHECK ANY STRUCTURAL SYSTEMS OR ELEMENTS THAT WILL BE AFFECTED BY THIS PROJECT:

Marque el sistema estructural o componente que sera afectado por este proyecto:

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Roof
<i>(techo)</i> | <input checked="" type="checkbox"/> Foundation
<i>(cimiento)</i> | <input checked="" type="checkbox"/> Steps or Stairways
<i>(escaleras)</i> |
| <input checked="" type="checkbox"/> Windows
<i>(ventanas)</i> | <input checked="" type="checkbox"/> Porches or Porte Cochère
<i>(portal ó porche)</i> | <input checked="" type="checkbox"/> Painting/Finishes
<i>(pintura/acabado)</i> |
| <input checked="" type="checkbox"/> Doors
<i>(puertas)</i> | <input checked="" type="checkbox"/> Siding/Stucco/Façade Work
<i>(entablado de exteriores)</i> | <input checked="" type="checkbox"/> Walls/Structural
<i>(pared ó estructural)</i> |



V. CHECKLIST OF REQUIRED ATTACHMENTS

ALL APPLICATIONS MUST INCLUDE AT LEAST ONE COLOR PHOTO OF THE BUILDING

PAINTING YOUR BUILDING

- Color photos of each side of the building to be painted
- Paint Samples of the colors you wish to use (please indicate trim, wall, and accent colors)

FENCING, WALLS, NEW POOL, DRIVEWAYS, or LANDSCAPING

- Site plan showing exact location(s) of fence, wall, pool, driveway, or proposed landscaping
- Elevation drawings of fence, including height dimensions and material
- Color photographs of the proposed location for the fence, pool, driveway, or landscaping
- Description of landscaping, including type and placement (if applicable)

WINDOWS or DOORS

- A color photograph of each side of the house
- Existing elevations, which show the window placement, configuration, and material.
- Proposed elevations, which show the new window placement, style of window, and material, and include all proposed muntins, if any
- Manufacturer's brochure or a catalog picture of the requested window or door, and NOA

NEW ROOF

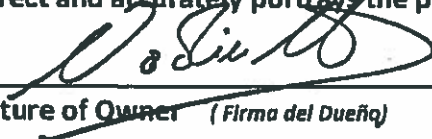
- Color photos of the front of the building and existing roof
- Manufacturer's brochure of requested roof showing color and material and NOA

RENOVATIONS/ADDITIONS or NEW CONSTRUCTION

- Color photos of each side of the building
- Site plan
- Landscape plan, including documentation of any proposed tree removal (if applicable)
- Elevations of all affected facades showing Existing Conditions (11"x17" set of plans)
- Elevations of all affected facades with Proposed Alterations or Additions (11"x17" set)
- Floor Plans
- Manufacturer's brochure or catalog pictures of any new or replacement materials being used in project

VI. OWNER ATTESTATION

I certify to the best of my knowledge that all the information provided within this application is correct and accurately portrays the proposed project.


Signature of Owner (Firma del Dueño)

9/9/19
Date (Fecha)

Signature of Applicant (if other than owner) (Firma del Solicitante)

Date (Fecha)



III. PROJECT TYPE TIPO DE PROYECTO

PLEASE CHECK ALL THAT APPLY:

(Por favor marque todos que aplican)

- New Construction *(construcción nueva)*
- Restoration/Rehabilitation *(restauración)*
- Relocation/Moving a Structure *(traslado)*
- Demolition *(demolición)*
- Excavation/
Ground Disturbing Activities *(excavación)*

- Paint *(pintura)*
- Repairing Existing *(reparación)*
- Landscaping *(areas verdes)*
- Interior Work Only
(Únicamente el Interior)

IV. PROJECT DESCRIPTION DESCRIPCIÓN DE PROYECTO

Please describe in detail the proposed project, including any new construction, demolition, the removal or replacement of existing materials, and all other proposed changes to the current structure. Attach an additional sheet if necessary.

Por favor describa el proyecto en detalle. Adjuntar pagina adicional si es necesario. Por favor describir el proyecto en Ingles.

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We are proposing to maintain the West Facade of the West Building facing Collins avenue throughout the construction of the project, then relocate the existing facade to the location agreed upon in COA#2018-09-S.

We are also proposing to demolish the North and South Building Sections and re-build them to match the designated historical facades identified in COA#2017-09-S

CHECK ANY STRUCTURAL SYSTEMS OR ELEMENTS THAT WILL BE AFFECTED BY THIS PROJECT:

Marque el sistema estructural o componente que sera afectado por este proyecto:

- Roof *(techo)*
- Foundation *(cimiento)*
- Steps or Stairways *(escaleras)*
- Windows *(ventanas)*
- Porches or Porte Cochère *(portal ó porche)*
- Painting/Finishes *(pintura/acabado)*
- Doors *(puertas)*
- Siding/Stucco/Façade Work *(entablado de exteriores)*
- Walls/Structural *(pared ó estructural)*



V. CHECKLIST OF REQUIRED ATTACHMENTS

ALL APPLICATIONS MUST INCLUDE AT LEAST ONE COLOR PHOTO OF THE BUILDING

PAINTING YOUR BUILDING

- Color photos of each side of the building to be painted
- Paint Samples of the colors you wish to use (please indicate trim, wall, and accent colors)

FENCING, WALLS, NEW POOL, DRIVEWAYS, or LANDSCAPING

- Site plan showing exact location(s) of fence, wall, pool, driveway, or proposed landscaping
- Elevation drawings of fence, including height dimensions and material
- Color photographs of the proposed location for the fence, pool, driveway, or landscaping
- Description of landscaping, including type and placement (if applicable)

WINDOWS or DOORS

- A color photograph of each side of the house
- Existing elevations, which show the window placement, configuration, and material.
- Proposed elevations, which show the new window placement, style of window, and material, and include all proposed muntins, if any
- Manufacturer's brochure or a catalog picture of the requested window or door, and NOA

NEW ROOF

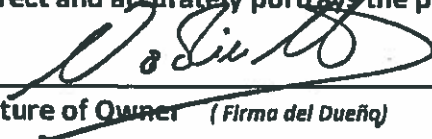
- Color photos of the front of the building and existing roof
- Manufacturer's brochure of requested roof showing color and material and NOA

RENOVATIONS/ADDITIONS or NEW CONSTRUCTION

- Color photos of each side of the building
- Site plan
- Landscape plan, including documentation of any proposed tree removal (if applicable)
- Elevations of all affected facades showing Existing Conditions (11"x17" set of plans)
- Elevations of all affected facades with Proposed Alterations or Additions (11"x17" set)
- Floor Plans
- Manufacturer's brochure or catalog pictures of any new or replacement materials being used in project

VI. OWNER ATTESTATION

I certify to the best of my knowledge that all the information provided within this application is correct and accurately portrays the proposed project.


Signature of Owner (Firma del Dueño)

9/9/19
Date (Fecha)

Signature of Applicant (if other than owner) (Firma del Solicitante)

Date (Fecha)

MIAMI-DADE COUNTY
HISTORIC PRESERVATION BOARD



RENOVATION OF THE HISTORIC
SEAWAY APARTMENTS

9149 COLLINS AVENUE
SURFSIDE, FLORIDA 33154

EXECUTIVE ARCHITECT:
**KOBI KARP ARCHITECTURE
AND INTERIOR DESIGN, INC.**
2915 BISCAYNE BLVD., SUITE 200
MIAMI, FLORIDA 33137
T: 305.573.1818

DESIGNER:
JOSEPH DIRAND ARCHITECTURE
51, RUE SAINT GEORGES
75009 PARIS, FRANCE
T: +33.1.4669.04.80
F: +33.1.4574.1321

EXECUTIVE LANDSCAPE ARCHITECT:
**FERNANDO WONG
OUTDOOR LIVING DESIGN**
1500 BAY ROAD- SUITE 766
MIAMI, FLORIDA 33139
T: 305.604.0003

LANDSCAPE DESIGNER:
**WIRTZ INTERNATIONAL
LANDSCAPE ARCHITECTS**
BOTERMELKDIJK 464
2900 SCHOTEN, BELGIUM
T: +32 3 680 13 22
F: +32 3 680 13 23

CIVIL ENGINEER:
OCEAN ENGINEERING, INC.
333 NE 24TH STREET SUITE 408
MIAMI, FLORIDA 33137
T: 786.253.5252
F: 786.475.8250

ATTACHMENT A

REVISIONS / SUBMISSIONS		
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SEAWAY APARTMENTS
9149 COLLINS AVENUE
SURFSIDE, FL 33154

COVER

POST PRINTERS P
DIPLOMA ARCHITECTURE
WIRTZ INTERNATIONAL

Lic. # AP0012576

ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
2915 BISCAYNE BLVD
SUITE 200
MIAMI, FL 33137
P: 305.573.1818
WWW.KOBIKARP.COM



DATE: SEPTEMBER 02, 2016
CHECKED BY: MANI
DRAWN BY:

COVER



1 SOUTH WING NORTH CORNER



2 EAST FACADE



3 NORTH WING SOUTH CORNER



4 SOUTH WING NORTH FACADE



5 NORTH WING SOUTH FACADE

REVISIONS / SUBMISSIONS	
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SEAWAY APARTMENTS
 8149 COLLINS AVENUE
 SUITE 200
 SURFSIDE, FL 33154

SEAWAY APARTMENTS
 8149 COLLINS AVENUE
 SUITE 200
 SURFSIDE, FL 33154

PORT PARTNERS
 JOSEPH DIRA ARCHITECTURE
 WIRTZ INTERNATIONAL

L.C. # AR0012578

ARCHITECTURE
 INTERIOR DESIGN
 PLANNING
 AIA ASID NCARB
 2015 LICENSED ARCHITECT
 5148 203
 2878 2500 3017
 Q 304 912 1813
 F 305 573 2786
 WWW.KOSIKARP.COM



DRAWN BY:
 CHECKED BY: MWB
 DATE: AUGUST 15, 2018

A1.04



1 NORTH WING APARTMENTS
WINDOWS AND VERANDA



2 APARTMENTS 107 AND 207 ENTRANCE



3 APARTMENTS 105
AND 205 ENTRANCES



4 APARTMENTS 101
AND 201 ENTRANCES



5 APARTMENT
102 ENTRANCE



6 APARTMENT
202 ENTRANCE



7 APARTMENTS 108, 110, 208 AND 210 ENTRANCE



8 SOUTH WING APARTMENTS
WINDOWS AND VERANDA

REVISIONS / SUBMISSIONS

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ALL SERVICES PROVIDED BY KOSIKAR ARCHITECTURE ARE SUBJECT TO THE STANDARD CONDITIONS OF SERVICE AND AGREEMENT FOR PROFESSIONAL SERVICES WHICH ARE AVAILABLE AT THE OFFICE OF KOSIKAR ARCHITECTURE, 2915 BRIDGEWAY, SUITE 202, MIAMI BEACH, FLORIDA 33154. WWW.KOSIKAR.PA.COM

SEAWAY APARTMENTS
9149 COLLINS AVENUE
SURFSIDE, FL 33154

EXISTING CONDITIONS
IMAGES

JOSEPH A. KOSIKAR ARCHITECTURE
FORT PARRISH, FL

WIRTZ INTERNATIONAL

Li. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB

2915 BRIDGEWAY, SUITE 202
MIAMI BEACH, FL 33154
F: 305.572.3756
WWW.KOSIKAR.PA.COM

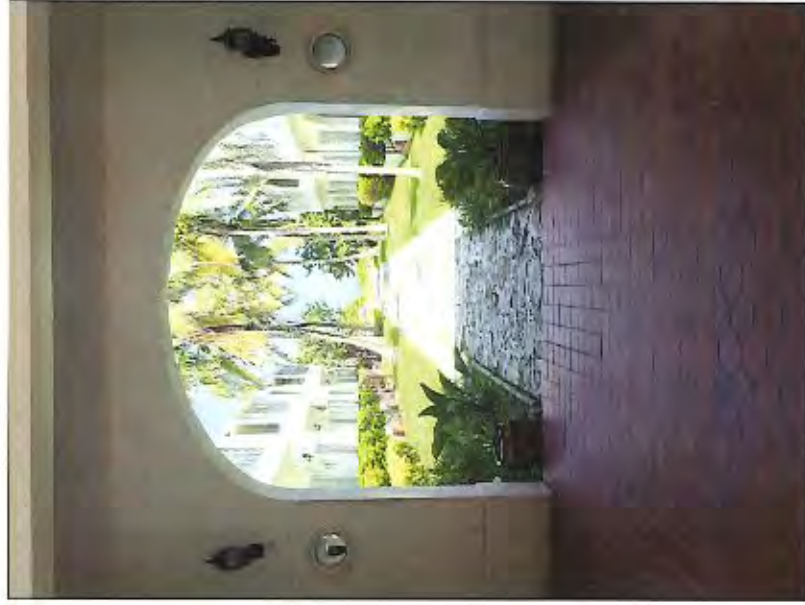
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DRAWN BY: MMB
CHECKED BY: MMB
DATE: AUGUST 15, 2018

A1.05



1 MAIN DOOR ENTRANCE



2 ENTRANCE TO COURTYARD



3 STAIRS TO UPPER UNITS



4 CORE NORTH STAIRS



5 CORE SOUTH STAIRS



6 CORE SOUTH EGRESS



7 GARBAGE DEPOSIT

REVISIONS / SUBMISSIONS

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ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM KOB & ASSOCIATES, INC. ALL RIGHTS RESERVED.

SEAWAY APARTMENTS
 9149 COLLINS AVENUE
 SURFSIDE, FL 33154

EXISTING CONDITIONS
 IMAGES

JOSEPH PRANCHETTO
 FLOOR PLANNING

WIRZ INTERNATIONAL

LiC. # AR0012578

ARCHITECTURE
 INTERIOR DESIGN
 PLANNING

AIA ASID NCARB

2010 Seaway Towers
 Miami, Florida 33137
 P 305.572.1818
 F 305.572.2766
 WWW.KOBIKARP.COM

K O B I
 K A P
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DRAWN BY: MMB
 CHECKED BY: MMB
 DATE: AUGUST 16, 2016

A1.06

REVISIONS / SUBMISSIONS

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ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF KOBIKAR ARCHITECTURE AND SHALL BE KEPT IN CONFIDENCE. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

SEAWAY APARTMENTS
 9149 COLLINS AVENUE
 SURFSIDE, FL 33154

HISTORIC IMAGES

JOHN DRACACHITECTURE
 PORT KANEKAS P

WIRTZ INTERNATIONAL

Lic. # AR0012578

ARCHITECTURE
 INTERIOR DESIGN
 PLANNING

AIA ASID NCARB

2816 BAYVIEW BLVD
 SUITE 200
 MIAMI, FL 33137
 P: 305.573.9788
 F: 305.573.9788
 WWW.KOBIKARP.COM

K O B I K A R

DATE: AUGUST 18, 2016

CHECKED BY: MMS

DRAWN BY:

A1.07



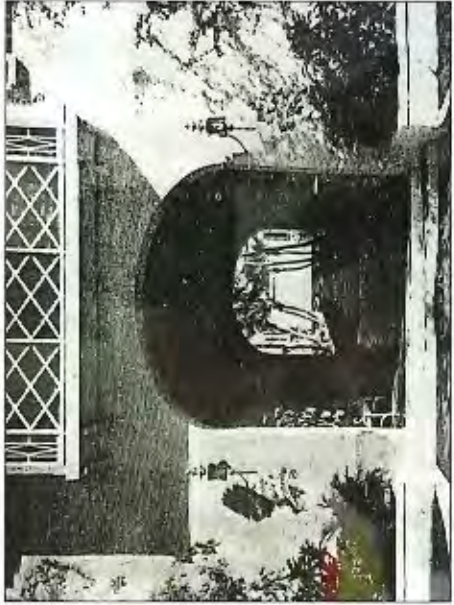
2 FRONT VIEW FROM COLLINS



1 SITE IMAGE



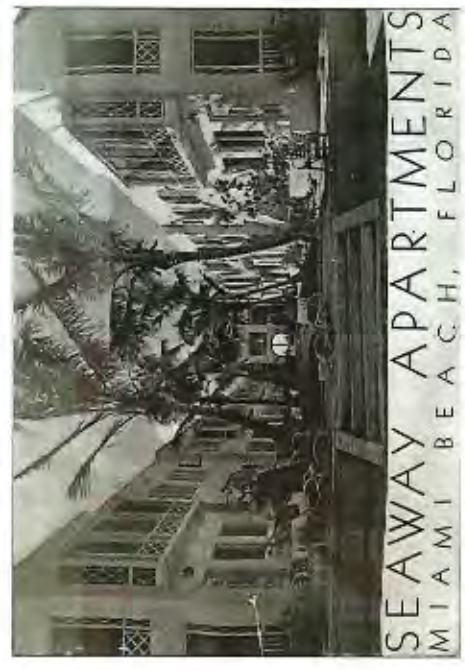
5 COURTYARD EAST VIEW



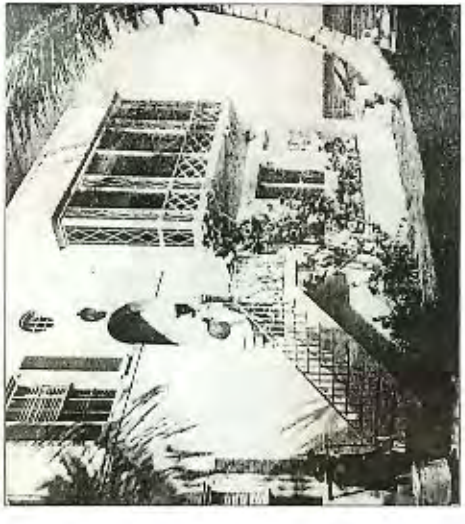
4 LOBBY ENTRANCE



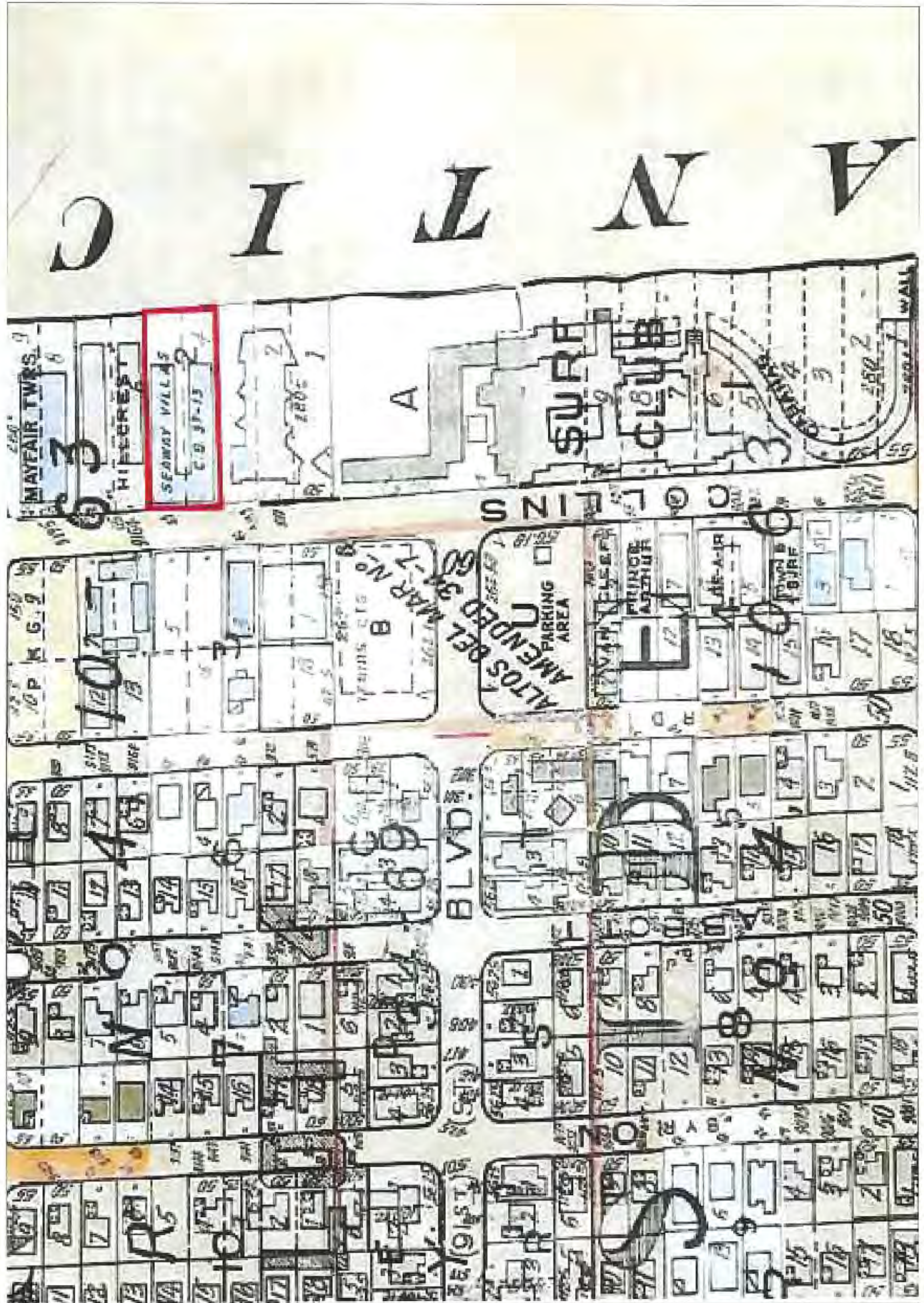
3 COURTYARD/APARTMENTS ENTRANCE



7 COURTYARD WEST VIEW



6 CORNER UNIT



REVISIONS / SUBMISSIONS

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1497

SEAWAY APARTMENTS
8148 COLLINS AVENUE
SURFSIDE, FL 33154

MICRO FILM

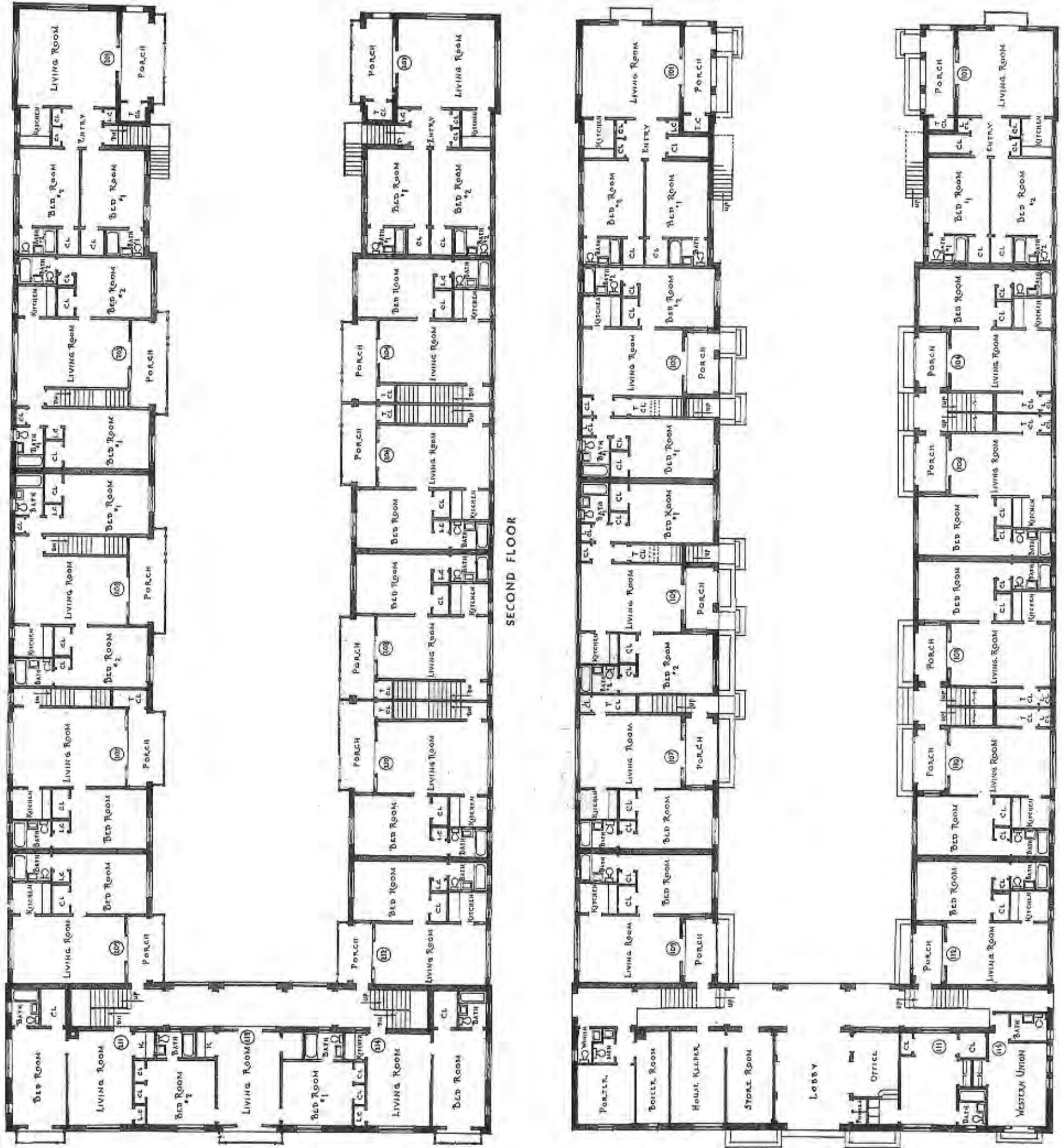
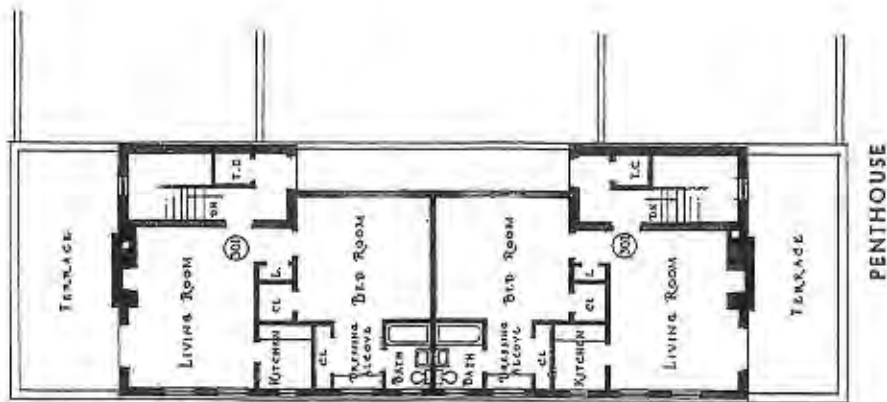
PORT PARALLEL P
DR. DRANCHIOTTE
WIRTZ INTERNATIONAL

Lic. # AP0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
2215 Beachwood Boulevard
Suite 200
Miami, Florida 33137
P: 305.573.2818
F: 305.573.2896
WWW.KOBKARP.COM



DRAWN BY: MAB
CHECKED BY: MAB
DATE: AUGUST 16, 2010
A1.08



LEVEL	UNITS
1ST	11
2ND	14
3RD	02
TOTAL	27

REVISIONS / SUBMISSIONS

1	15/8/18	PRELIMINARY
2	15/8/18	REVISED
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10	15/8/18	REVISED
11	15/8/18	REVISED
12	15/8/18	REVISED
13	15/8/18	REVISED
14	15/8/18	REVISED
15	15/8/18	REVISED

SEAWAY APARTMENTS
 8149 COLLINS AVENUE
 SURFSIDE, FL 33154
 HISTORIC FLOOR PLANS



L.P. # AR0012578

ARCHITECTURE
 INTERIOR DESIGN
 PLANNING
 AIA ASID NCARB
 WWW.KOBIKARP.COM



DRAWN BY: MWS
 CHECKED BY:
 DATE: AUGUST 15, 2018
A2.00

1 HISTORIC 1ST LEVEL FLOOR PLAN

NO.	DATE	DESCRIPTION
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1497

ALABAMA REGISTERED ARCHITECT
 STATE OF ALABAMA
 ARCHITECTURAL BOARD
 100 SOUTH GARDNER AVENUE
 SUITE 1000
 HOUSTON, TEXAS 77002

SEAWAY APARTMENTS
 919 COLLINS AVENUE
 SUITESIDE, FL 33154

EXISTING FLOOR PLANS

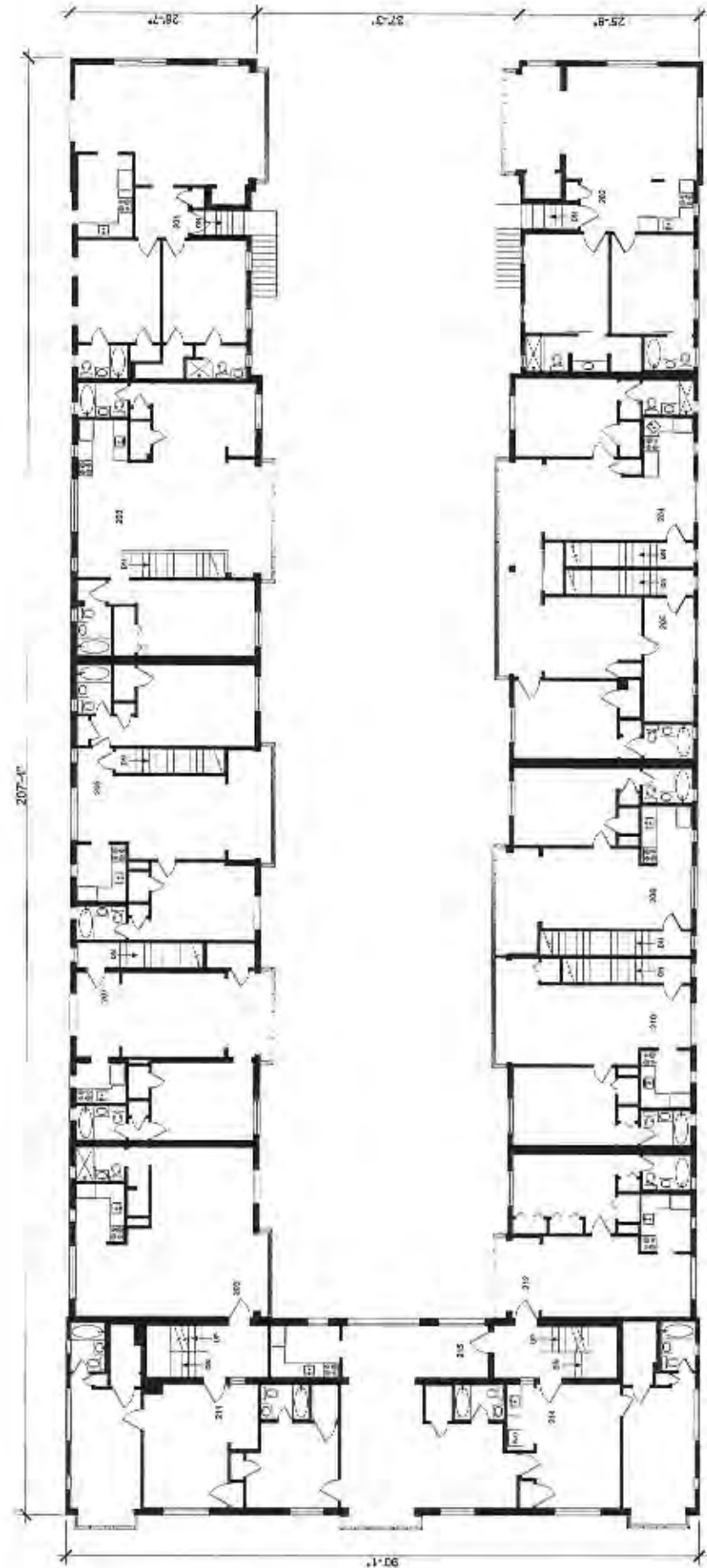
FOR VARIANCE
 ARCHITECTURE
 WIRTZ INTERNATIONAL

L.C. # AR0012578

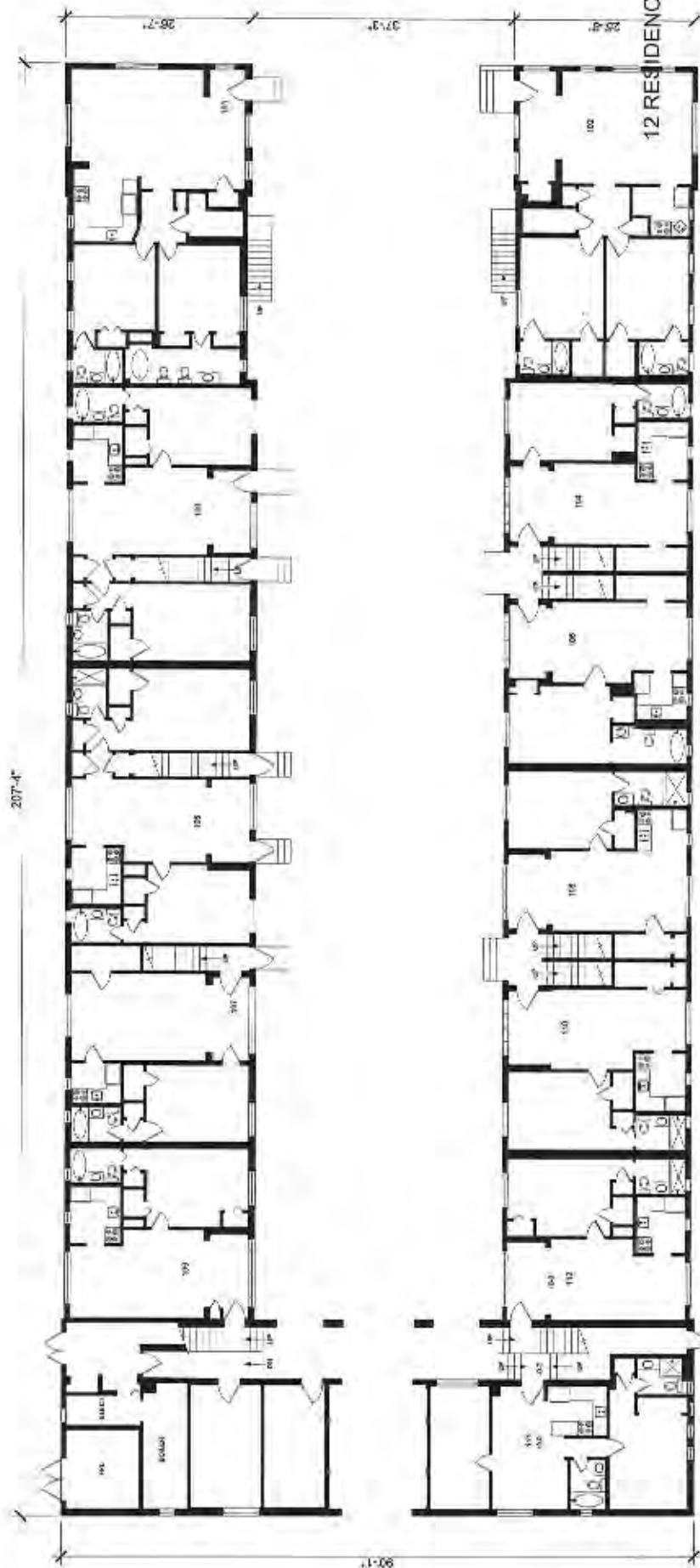
ARCHITECTURE
 INTERIOR DESIGN
 PLANNING
 AIA ASID NCARB
 WWW.KOBIKARP.COM
 2915 BUCKINGHAM BLVD #400
 HOUSTON, TEXAS 77002
 P: 281.573.2766
 F: 281.573.2766



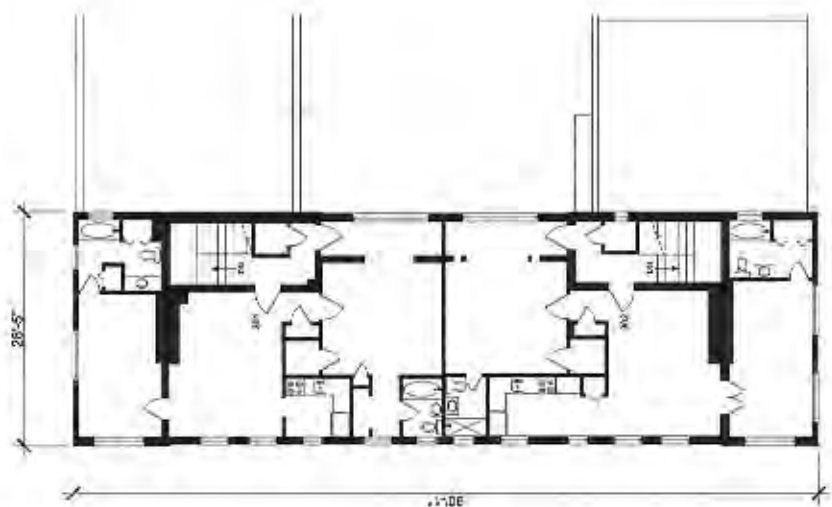
DATE: AUGUST 15, 2018
 CHECKED BY: MJB
 DRAWN BY: MJB
A3.00



2 EXISTING 2ND LEVEL FLOOR PLAN



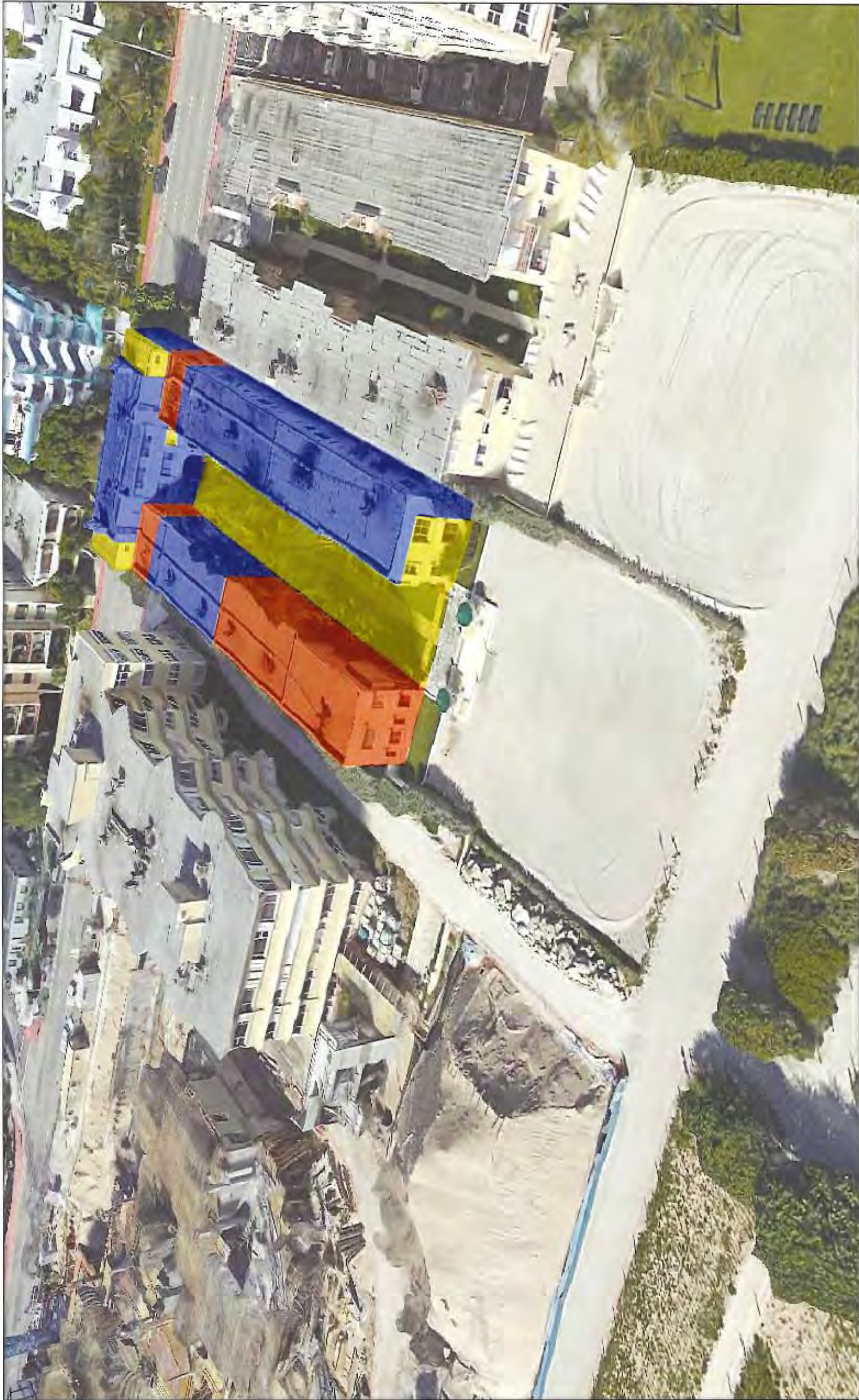
1 EXISTING 1ST LEVEL FLOOR PLAN



3 EXISTING 3RD LEVEL FLOOR PLAN

DWELLING UNIT MATRIX

LEVEL	UNITS
1ST	12
2ND	14
3RD	02
TOTAL	28



PROPOSED DEMOLITION

EXISTING TO REMAIN

EXISTING TO BE REMODELED

DRAWN BY: MAB

CHECKED BY:

DATE: SEPTEMBER 02, 2016

A4.00



ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
2915 Boardwalk
Miami Beach, FL 33149
F: 305.673.2118
WWW.KOBIKARP.COM

LIC. # AR0012578



SEAWAY APARTMENTS
9149 COLLINS AVENUE
SURFSIDE, FL 33154

DEMOLITION DIAGRAM

1497

REVISIONS / SUBMISSIONS

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REVISIONS / SUBMISSIONS

1497
 SEAWAY APARTMENTS
 9148 COLLINS AVENUE
 SURFSIDE, FL 33154

SEAWAY APARTMENTS
 9148 COLLINS AVENUE
 SURFSIDE, FL 33154

DEMOLITION PLAN

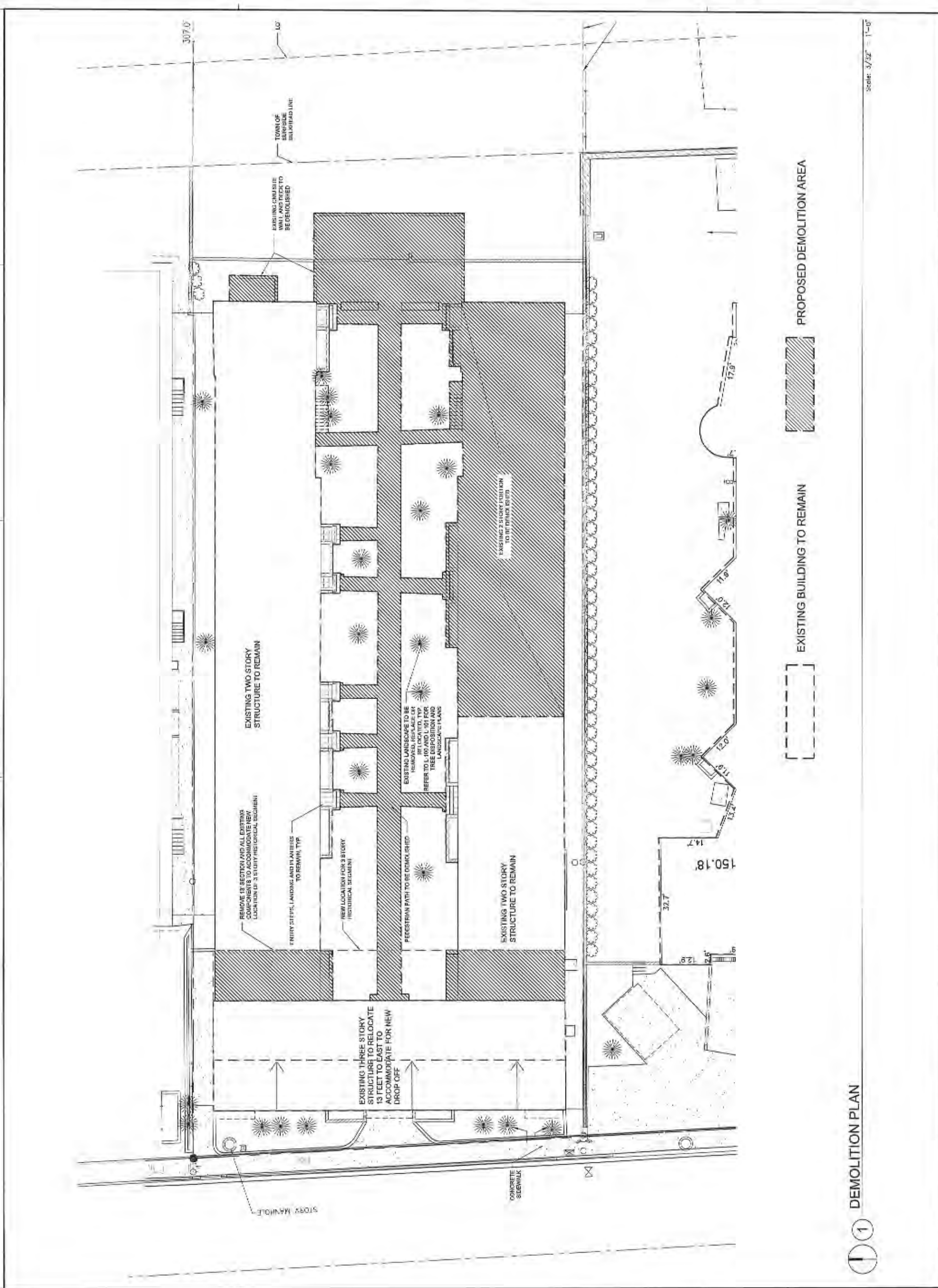
PORT PARTNERS
 P
 DESIGNARCHITECTURE
 WIRTZ INTERNATIONAL

Lic. # A90312576

ARCHITECTURE
 INTERIOR DESIGN
 PLANNING
 AIA ASID NCARB
 2915 Bryson Parkway
 Suite 200
 Miami, Florida 33137
 P 305 673 9788
 F 305 673 9788
 WWW.KOBKARP.COM



DATE: SEPTEMBER 02, 2016
 CHECKED BY: RWB
 DRAWN BY: A4.01





NOTES:
 REFER TO LANDSCAPE SHEET
 L-101 FOR PLANTING SCHEDULE

REVISIONS / SUBMISSIONS

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1497
 LANDSCAPE ARCHITECTURE
 2915 BOKAR BLVD
 SUITE 202
 MIAMI, FL 33133
 TEL: 305.692.9188
 FAX: 305.692.9189
 WWW.KOBIKAR.PA.COM

SEAWAY APARTMENTS
 6149 COLLINS AVENUE
 SUITESIDE, FL 33154
 PROPOSED SITE PLAN

FOR PARENTER &
 DEBARRO-TECHTUE
 WIRZ INTERNATIONAL

Lic. # AR0012578

ARCHITECTURE
 INTERIOR DESIGN
 PLANNING
 AIA ASID NCARB



DRAWN BY: AMS
 CHECKED BY: AMS
 DATE: SEPTEMBER 02, 2016
 A5.00

REVISIONS / SUBMISSIONS	
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SEAWAY APARTMENTS 8148 COLLINS AVENUE SUITE 300 SURFSIDE, FL 33154	COURTYARD VIEW PROPOSED ELEVATIONS
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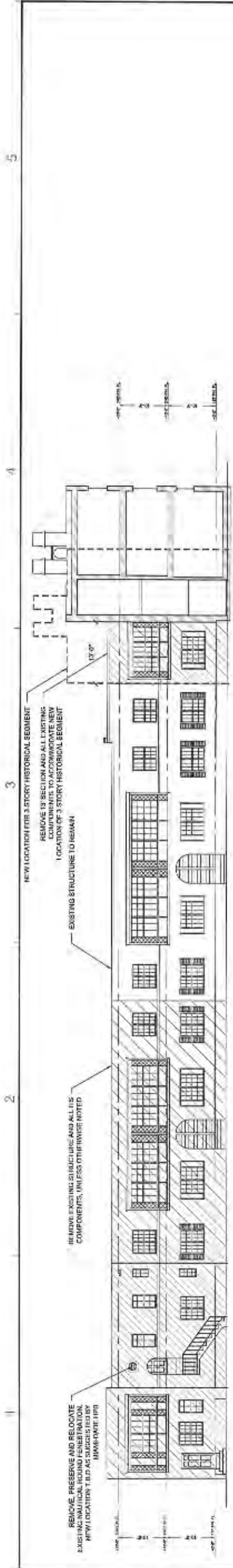
PORT PARTNERS
ARCHITECTURE
WIRTZ INTERNATIONAL

Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
WWW.KOBKARP.COM
2519 SEAWAY BOULEVARD
SUITE 310
DADE CITY, FL 33511
M: 813.421.1518
F: 813.421.0789



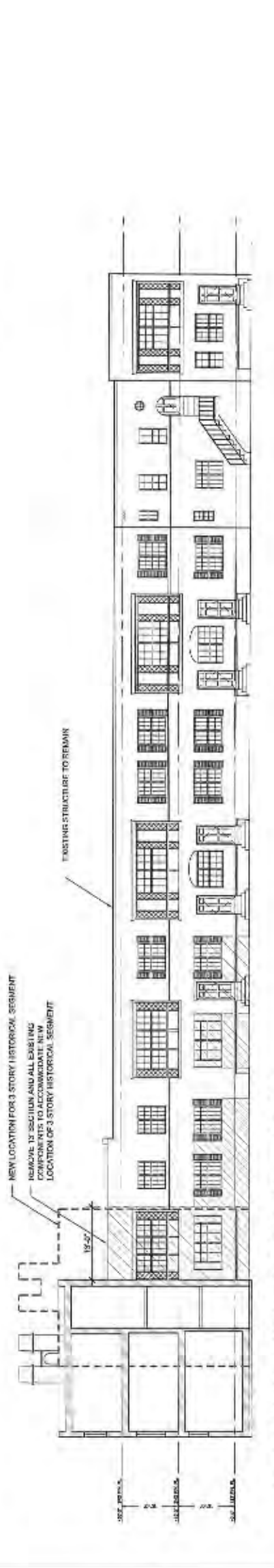
DRAWN BY: MAB
CHECKED BY: MAB
DATE: SEPTEMBER 02, 2016
A5.02



1A EXISTING COURTYARD NORTH ELEVATION



1B PROPOSED COURTYARD NORTH ELEVATION



2A EXISTING COURTYARD SOUTH ELEVATION



2B PROPOSED COURTYARD SOUTH ELEVATION

REVISIONS / SUBMISSIONS

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SEAWAY APARTMENTS
9149 COLLINS AVENUE
SURFSIDE, FL 33154

PROPOSED EXTENSION
PORCH/BALCONY ADDITION

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PORT PARTNERS
ARCHITECTURE
INTERIOR DESIGN / PLANNING

WWW.KOBIKAPP.COM
2015 Balford Road
Suite 1000
Raleigh, NC 27601
Tel: 919.853.8818
F: 919.853.9298

Lic # AR0012578

WIRTZ INTERNATIONAL
DESIGN / ARCHITECTURE

K O B I K A P

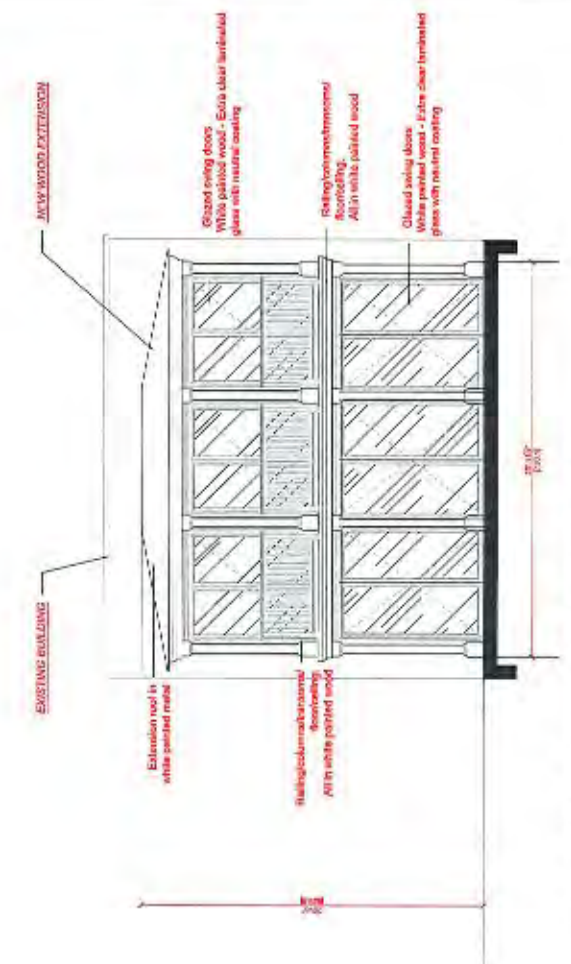
ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB

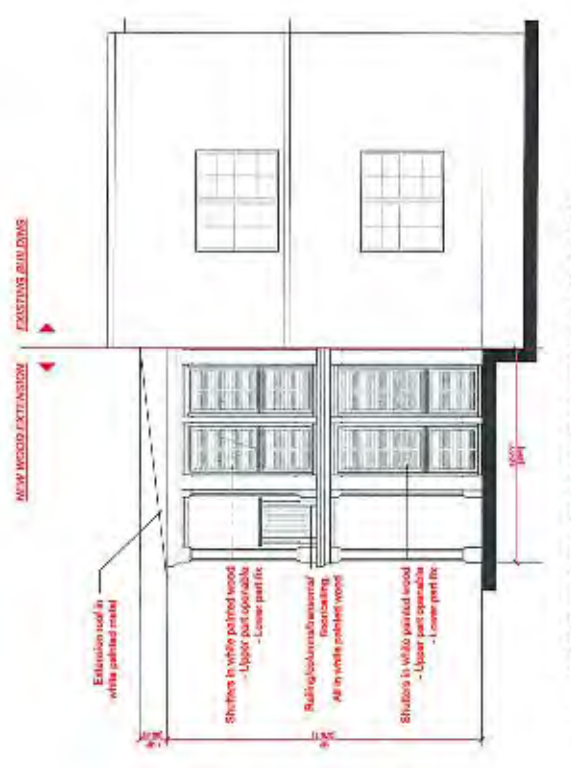
K O B I K A P

DRAWN BY: MAB
CHECKED BY:
DATE: SEPTEMBER 07, 2016

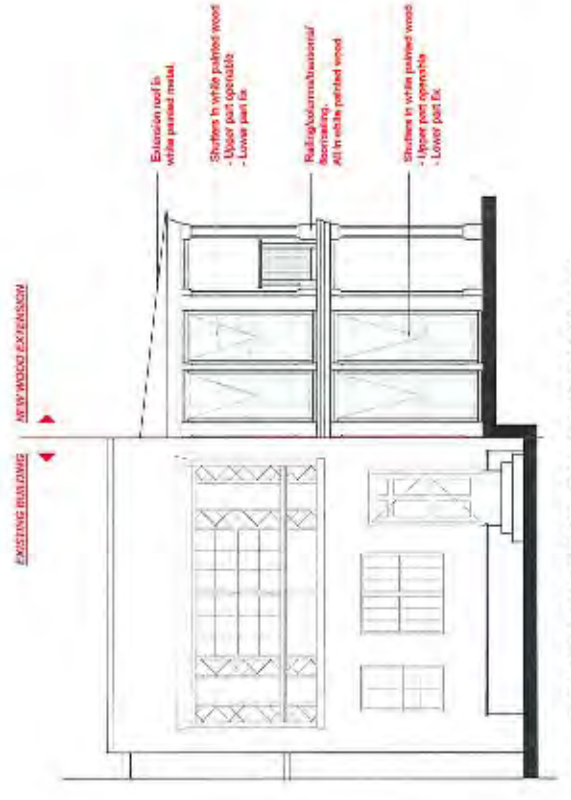
A5.03



3 EAST ELEVATION (EXTENSION)
Scale: 3/16"=1'-0"



2 NORTH ELEVATION (EXTENSION)
Scale: 3/16"=1'-0"



1 SOUTH ELEVATION (EXTENSION)
Scale: 3/16"=1'-0"



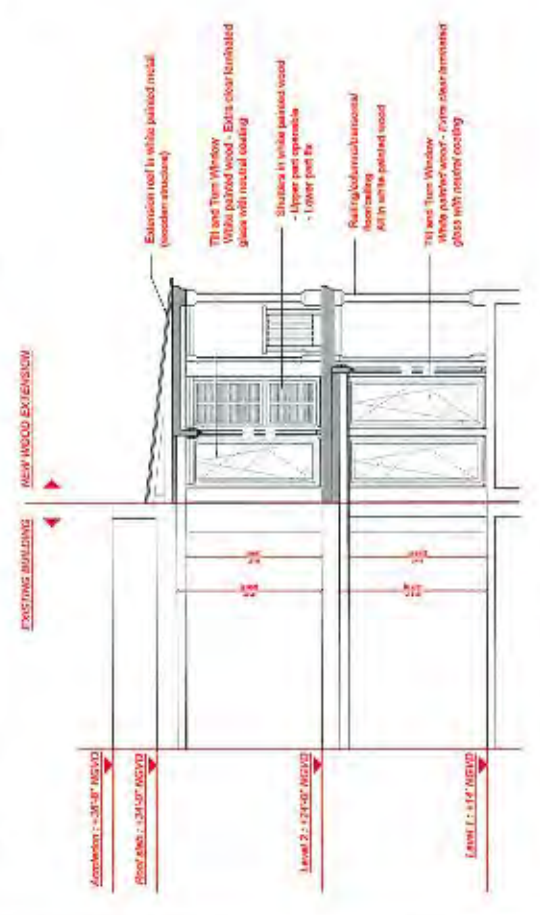
6 EAST ELEVATION (EXTENSION) RENDERING
Scale: 3/16"=1'-0"



5 NORTH ELEVATION (EXTENSION) RENDERING
Scale: 3/16"=1'-0"



4 SOUTH ELEVATION (EXTENSION) RENDERING
Scale: 3/16"=1'-0"



7 SECTION (EXTENSION)
Scale: 3/16"=1'-0"



ARCHITECTURE
 INTERIOR DESIGN
 PLANNING
 AIA ASID NCARB
 2017's Excellence Award
 9188 003
 16241 FLORIS BLVD
 MI 48127-3788
 WWW.KOBIKARP.COM

Lic. # AR2012578



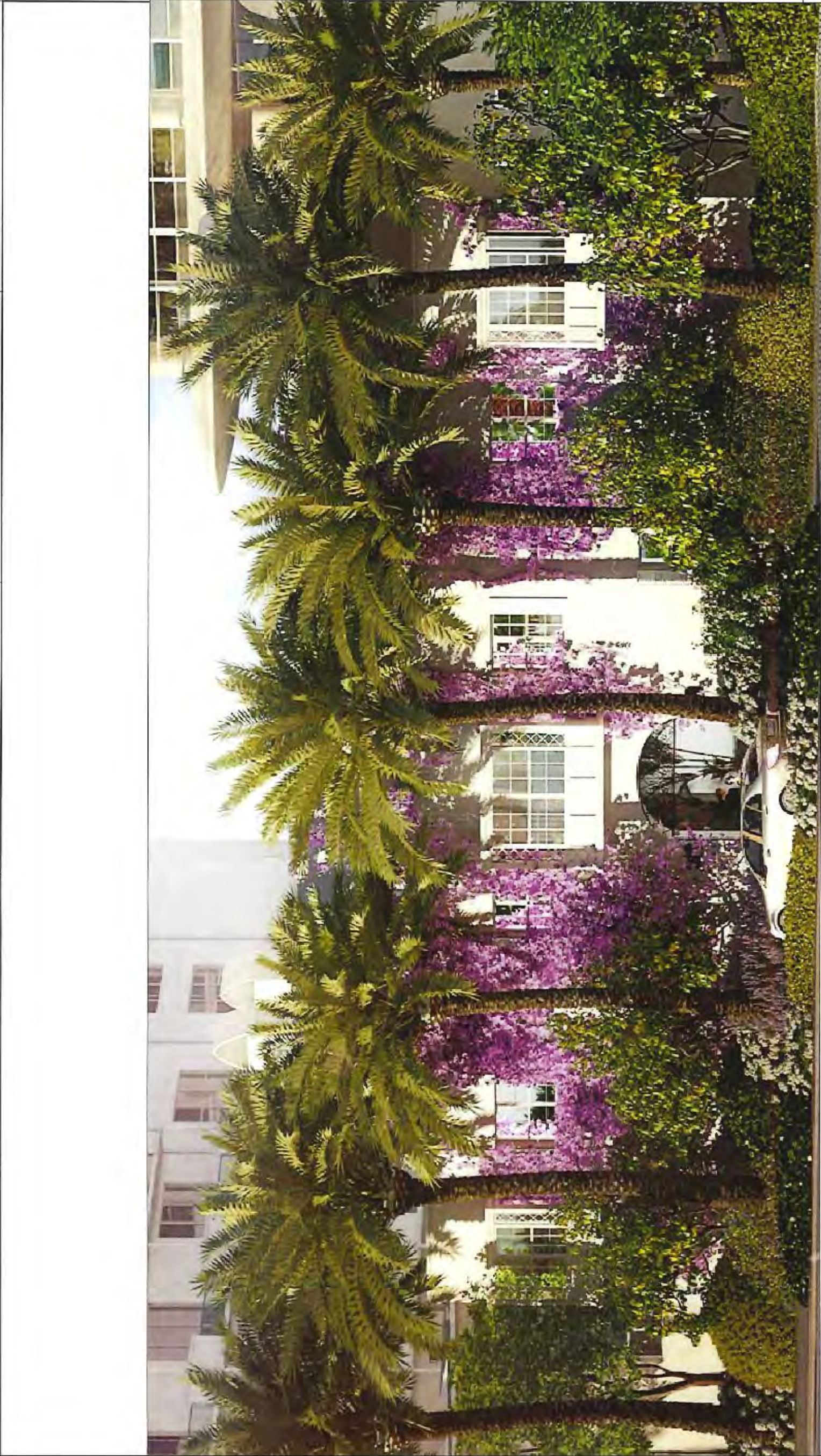
SEAWAY APARTMENTS
 8149 COLLINS AVENUE
 SURFSIDE, FL 33154
RENDERING

1497
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① HISTORICAL ENTRANCE VIEW



1 HISTORICAL ENTRANCE VIEW

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3149 COLLINS AVENUE
SURFSIDE, FL 33154

SEAWAY APARTMENTS

RENDERING

3149 COLLINS AVENUE
SURFSIDE, FL 33154

SEAWAY APARTMENTS

RENDERING

PORT PARTNERS P
ARCHITECTURE
DRAWING ROOM
WARTZ INTERNATIONAL

Lic. # A90012576

ARCHITECTURE
INTERIOR DESIGN
PLANNING
AAA ASID NCARB
2815 BAYVIEW BOULEVARD
SUITE 200
MIAMI BEACH, FL 33139
P: 305.572.3228
WWW.KOBIKAPP.COM



DRAWN BY: MAS
CHECKED BY: MAS
DATE: SEPTEMBER 07, 2016

A6.01



1 PROPOSED COURTYARD VIEWING WEST

REVISIONS / SUBMISSIONS
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SEAWAY APARTMENTS
 9149 COLLINS AVENUE
 SURFSIDE, FL 33154

RENDERING

FOR PARTNERS P
 ROBERT D. PANDOLFO ARCHITECTURE

WIRTZ INTERNATIONAL



Lic. # AR0012576

ARCHITECTURE
 INTERIOR DESIGN
 PLANNING

AIA ASID NCARB

2015 Broward Boulevard
 Suite 210
 Miami, FL 33136
 Tel: 305.573.1818
 www.kobikarp.com



DRAWN BY: IMAE
 CHECKED BY:
 DATE: SEPTEMBER 02, 2016

A6.03



1 PROPOSED FRONT ELEVATION



2 PROPOSED BACK ELEVATION



3 PROPOSED SIDE ELEVATION (SOUTH)



4 PROPOSED SIDE ELEVATION (NORTH)

REVISIONS / SUBMISSIONS

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SEAWAY APARTMENTS
 9149 COLLINS AVENUE
 SURFSIDE, FL 33154

RENDERING
 CONTEXT ELEVATIONS

PORT PARTNERS P
 ROBERT DRAVIDA ARCHITECTURE
 WIRZ INTERNATIONAL

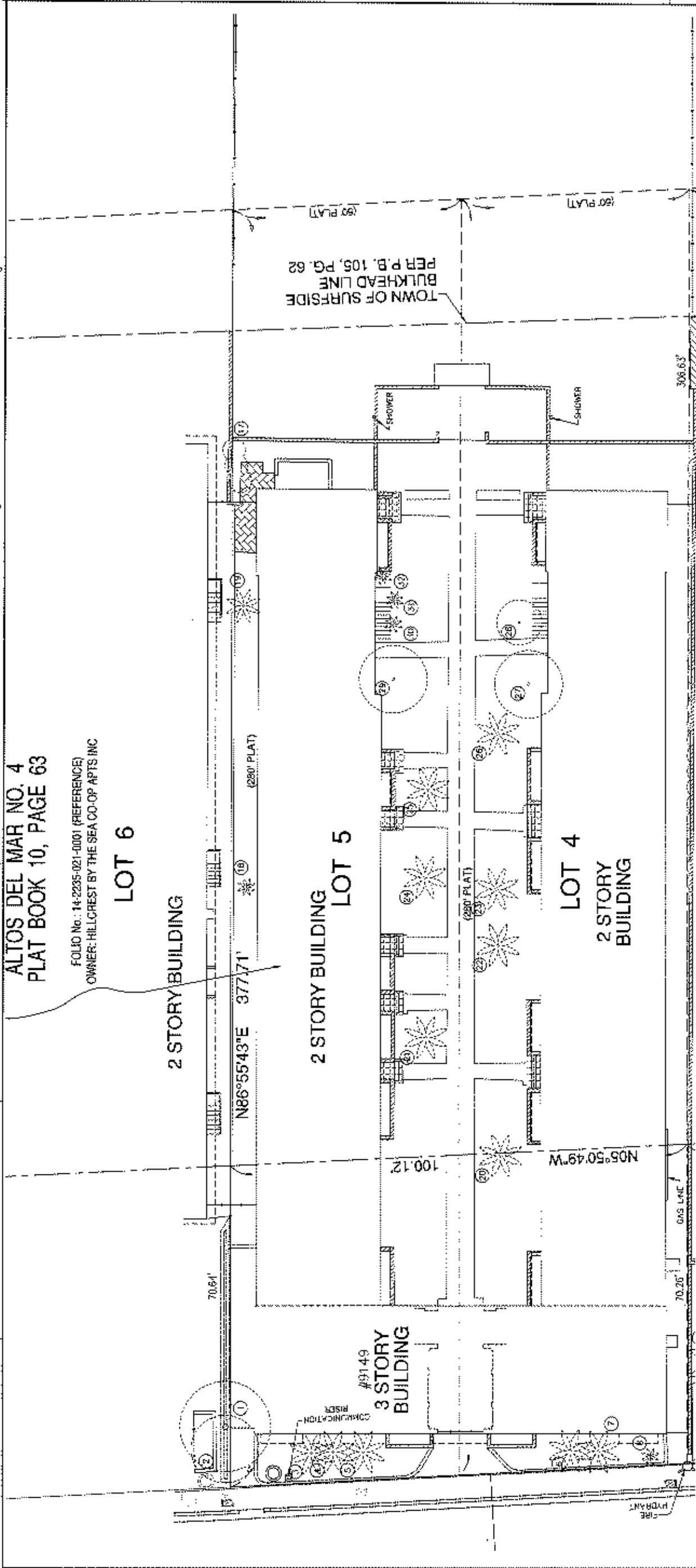
Lic. # A90012578

ARCHITECTURE
 INTERIOR DESIGN
 PLANNING
 AIA ASID NCARB
 2915 B SWAYS BLVD
 SUITE 200
 MIAMI BEACH, FL 33139
 F: 305.573.3798
 WWW.KOBKARP.COM



DESIGNED BY: MAB
 CHECKED BY:
 DATE: SEPTEMBER 02, 2016

A6.04



ALTOS DEL MAR NO. 4
 PLAT BOOK 10, PAGE 63
 FOLIO No.: 14-2235-021-0001 (REFERENCE)
 OWNER: HILLCREST BY THE SEA CO-OP APTS INC

LOT 6

2 STORY BUILDING

2 STORY BUILDING
 LOT 5

LOT 4
 2 STORY BUILDING

REVISIONS / ELABORACIONES

1497

SEAWAY APARTMENTS
 5145 COLLINGS AVE
 SURFSIDE, FL 33154

TREE DISPOSITION PLAN

DATE: 06/01/2014
 176 N.E. 43RD ST.
 MIAMI, FL 33137
 FIC: 2014-021-0001-0001

SURF CLUB INC.
 176 N.E. 43RD ST.
 MIAMI, FL 33137
 FIC: 2014-021-0001-0001

PROJECT: SEAWAY APARTMENTS
 ARCHITECT: J. GARCIA
 DATE: 06/01/2014



L-100

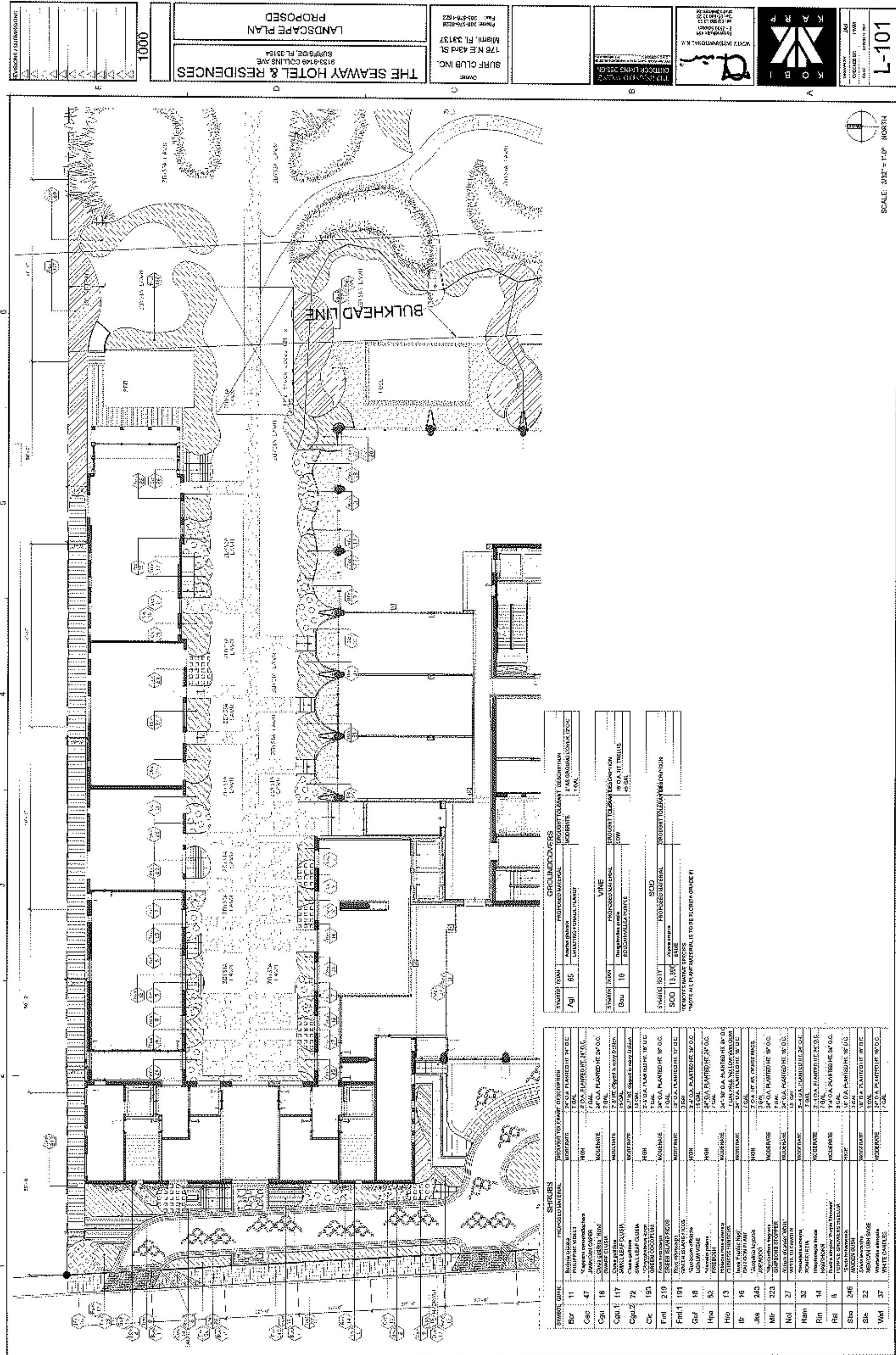
DATE: 06/01/2014
 ENCL: 14-2235-021-0001-0001

TREE DISPOSITION PLANT SCHEDULE

No.	COMMON NAME	SCIENTIFIC NAME	DIAMETER	HEIGHT	SPREAD	DISPOSITION
24	COCONUT PALM	Cocos nucifera	10"	25'	15'	REMOVE
25	COCONUT PALM	Cocos nucifera	10"	25'	15'	REMOVE
26	COCONUT PALM	Cocos nucifera	10"	25'	15'	REMOVE
27	SEA GRAPE TRIFL	Conocarpus wrightii	7"	12'	15'	REMOVE
28	SEA GRAPE TRIFL	Conocarpus wrightii	6"	10'	10'	REMOVE
29	SEA GRAPE TRIFL	Conocarpus wrightii	5"	8'	8'	REMOVE
30	CHRISTMAS PALM	Adiantum merillii	5"	8'	8'	REMOVE
31	CHRISTMAS PALM	Adiantum merillii	5"	8'	8'	REMOVE
32	CHRISTMAS PALM	Adiantum merillii	5"	8'	8'	REMOVE

TREE DISPOSITION PLANT SCHEDULE

No.	COMMON NAME	SCIENTIFIC NAME	DIAMETER	HEIGHT	SPREAD	DISPOSITION
1	SEA GRAPE TREE	Conocarpus wrightii	15"	20'	20'	REMOVE
2	SEA GRAPE TREE	Conocarpus wrightii	10"	20'	15'	REMOVE
3	CHRISTMAS PALM TRIP	Adiantum merillii	5"	8'	8'	REMOVE
4	CHRISTMAS PALM TRIP	Adiantum merillii	8"	9'	10'	REMOVE
5	CHRISTMAS PALM TRIP	Adiantum merillii	7"	8'	10'	REMOVE
6	CHRISTMAS PALM TRIP	Adiantum merillii	7"	12'	10'	REMOVE
7	CHRISTMAS PALM TRIP	Adiantum merillii	6"	10'	10'	REMOVE
8	ROSELENE PALM	Phoenix roebelenii	5"	8'	4'	REMOVE
10	MONTGOMERY PALM	Veitchia montgomeryana	4"	5'	5'	REMOVE
17	SILVER BUTTWOOD	Canarium erectum var. sericeum	3"-6"	15'	10'	REMOVE
18	MONTGOMERY PALM	Veitchia montgomeryana	4"	10'	4'	REMOVE
19	MONTGOMERY PALM	Veitchia montgomeryana	5"	15'	8'	REMOVE
20	GREEN PALM	Syagrus temascaliflora	6"	15'	10'	REMOVE
21	COCONUT PALM	Cocos nucifera	10"	25'	15'	REMOVE
22	COCONUT PALM	Cocos nucifera	10"	25'	15'	REMOVE
23	COCONUT PALM	Cocos nucifera	10"	25'	15'	REMOVE

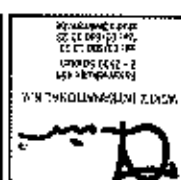


THE SEAWAY HOTEL & RESIDENCES
 8133-8149 COLLINS AVE
 SUITE 101, FL 33154
 LANDSCAPE PLAN
 PROPOSED

SWRF CLUB INC.
 176 N.E. 43rd St.
 Miami, FL 33137
 Phone: 305-578-8228
 Fax: 305-578-1822

ARCHITECT: KOKO
 176 N.E. 43rd St.
 Miami, FL 33137
 Phone: 305-578-8228
 Fax: 305-578-1822

LANDSCAPE ARCHITECT: KOKO
 176 N.E. 43rd St.
 Miami, FL 33137
 Phone: 305-578-8228
 Fax: 305-578-1822



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

GROUNDCOVERS

SYMBOL	PLANT	PROPOSED MATERIAL	GROUND COVER	DESCRIPTION
Ag1	65	Agrostis sp.	Agrostis	4-6" GROUND COVER, 1.0 GAL
Bou	10	Bouteloua sp.	Bouteloua	4-6" GROUND COVER, 1.0 GAL
SOD	13, 300	St. Augustine grass	SOD	4-6" GROUND COVER, 1.0 GAL

VINE

SYMBOL	PLANT	PROPOSED MATERIAL	DESCRIPTION
10	10	Bougainvillea	4-6" DIA. JLT. TRELIS

SOD

SYMBOL	PLANT	PROPOSED MATERIAL	DESCRIPTION
13, 300	13, 300	St. Augustine grass	4-6" DIA. PLANTED HT. 18" O.C.

*NOTE ALL PLANT MATERIAL IS TO BE FLORIDA GRADE #1

SHRUBS

SYMBOL	PROP'D MATERIAL	PLANT SPECIES	PLANT DESCRIPTION
Bcr	11	Balanis coccinea	24" O.A. PLANTED HT. 24" O.C.
Coc	47	Philippine VIGIL	7 GAL
Cgu	16	Philippine VIGIL	7 GAL
Cgu 1	117	Philippine VIGIL	24" O.A. PLANTED HT. 24" O.C.
Cgu 2	72	Philippine VIGIL	7 GAL
Ck	191	Philippine VIGIL	7 GAL
Fml	219	Philippine VIGIL	7 GAL
Fml 1	191	Philippine VIGIL	7 GAL
Guf	18	Philippine VIGIL	7 GAL
Hpa	52	Philippine VIGIL	7 GAL
Hto	13	Philippine VIGIL	7 GAL
If	16	Philippine VIGIL	7 GAL
Jka	243	Philippine VIGIL	7 GAL
Mir	223	Philippine VIGIL	7 GAL
Nol	27	Philippine VIGIL	7 GAL
Rah	32	Philippine VIGIL	7 GAL
Rin	14	Philippine VIGIL	7 GAL
Rel	6	Philippine VIGIL	7 GAL
Sba	246	Philippine VIGIL	7 GAL
Sls	22	Philippine VIGIL	7 GAL
Wcl	37	Philippine VIGIL	7 GAL



August 16, 2019

Reference: Seaway Apartments
9149 Collins Avenue
Surfside, FL 33154

To Whom It May Concern:

This office has conducted two site inspections on July 18, 2019 and August 2, 2019. The structure referenced above consists of exterior load bearing un-reinforced masonry walls with poured-in-place concrete tie beams and columns, wood joist for elevated floors and wood roof trusses.

The interior of the units were opened for inspection, and the dry wall was removed for visual inspection. The structure shows signs of severe spalling and corrosion, which makes the building very fragile.

The new construction depicts a basement below the existing building. The west-wing of the building is to be relocated to the east side after the basement garage is constructed. The building will not survive the reconstruction and excavation requirements in its current condition.

It is my professional opinion that the structure requires significant restoration including exterior shoring and bracing. During the restoration and the movement of the building, parts will require cutting and replacement such as the exterior balconies, which may result in a non-desired look.

Please call this office should you have any questions.



19-059

ATTACHMENT B

EXTENSIVE DAMAGE
IN CONCRETE BEAM



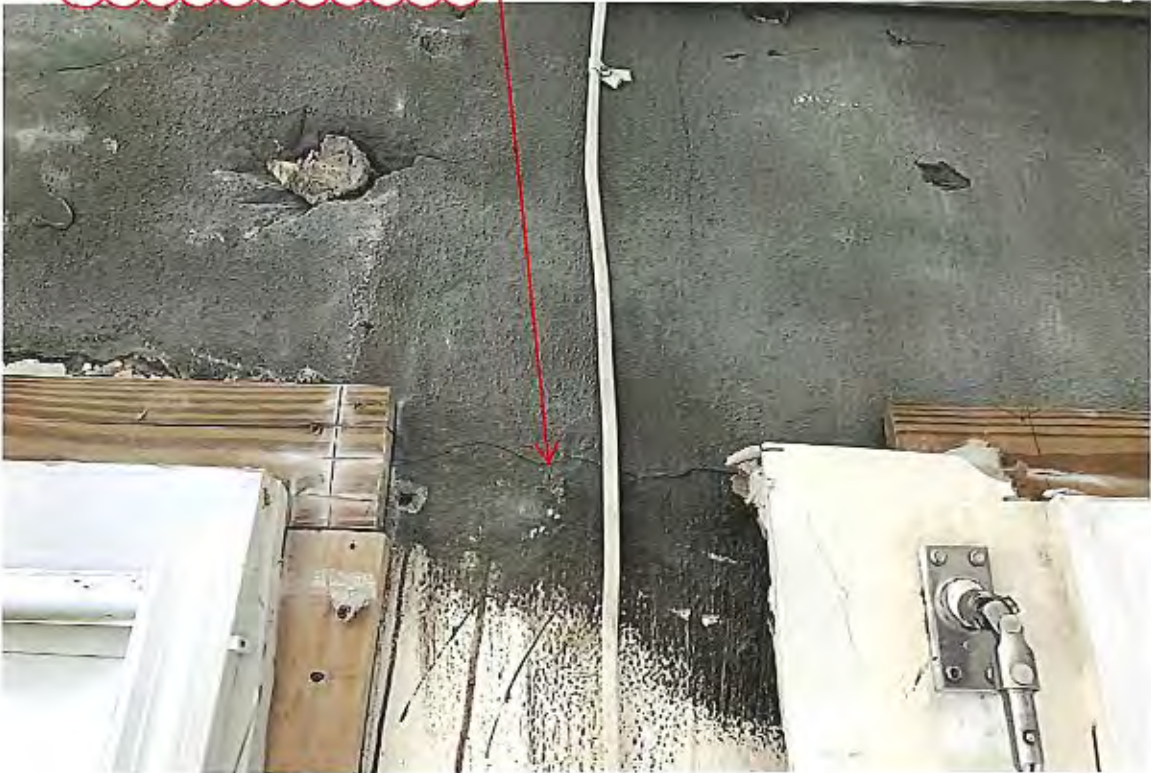
CRACKS IN TIE
BEAMS AND TIE
COLUMN

CRACKS IN
TIE BEAM



CRACKS IN
TIE BEAMS

CRACKS IN REPAIRED
CONCRETE



EXTENSIVE
SPALLING IN
TIE BEAM

EXTENSIVE
SPALLING IN
TIE BEAM



SPALLING IN
TIE BEAM

SPALLING IN
TIE COLUMN



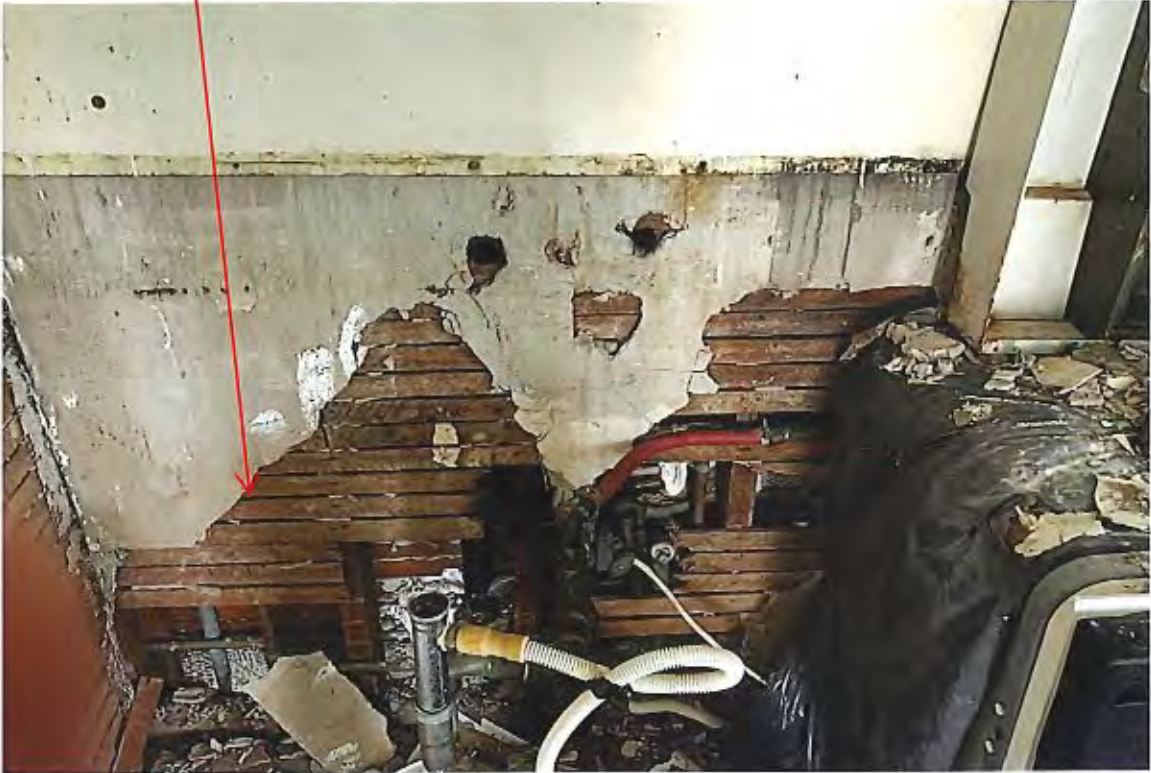
DAMAGE IN
CONCRETE COLUMN

BEAM SPALLING



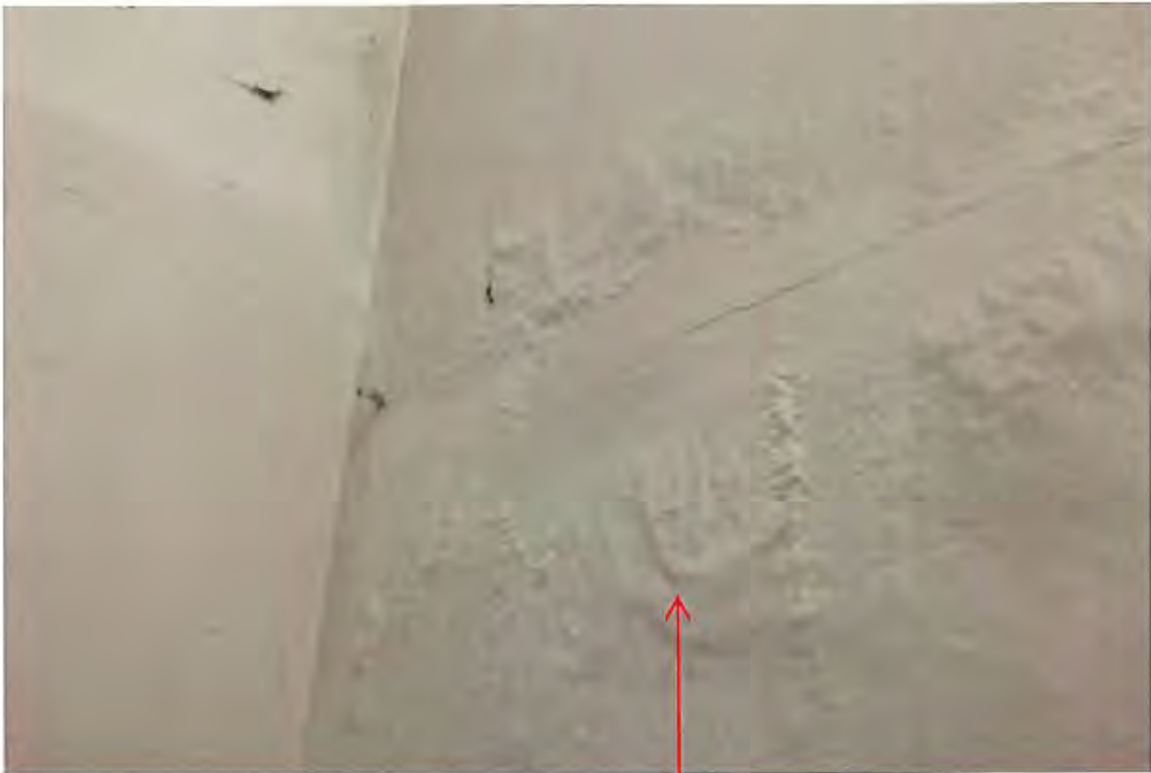
BEAM CRACKS

WOOD FRAMING



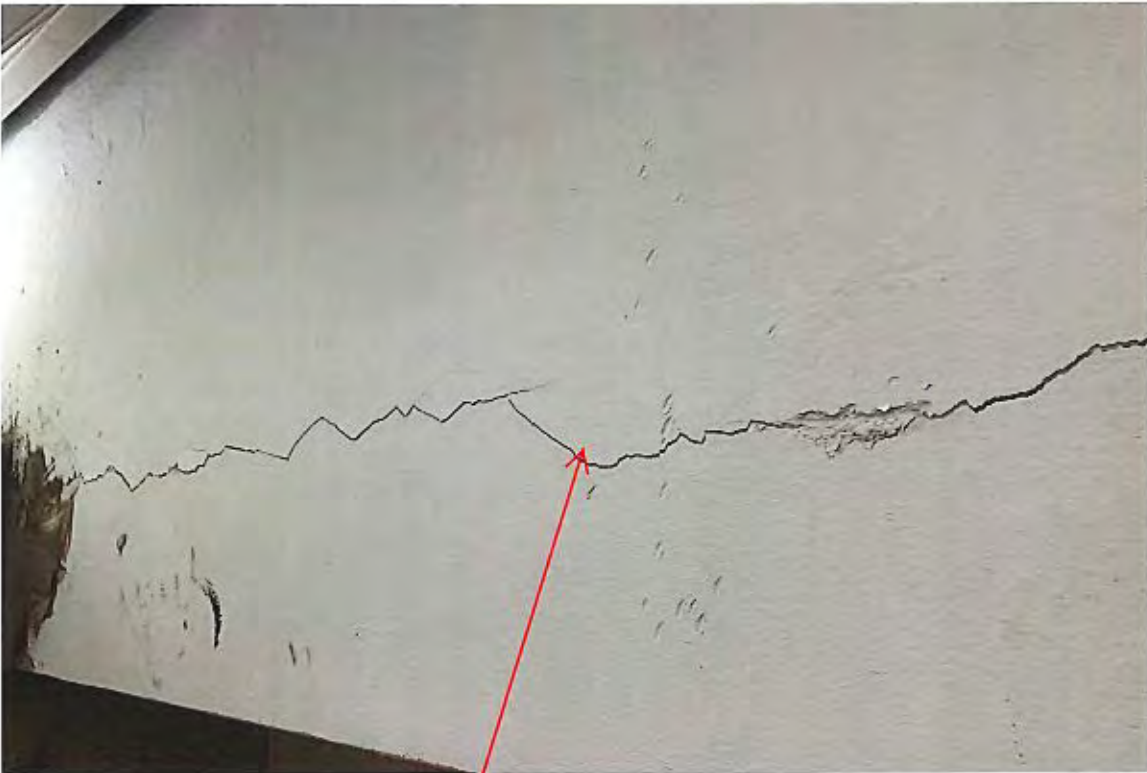
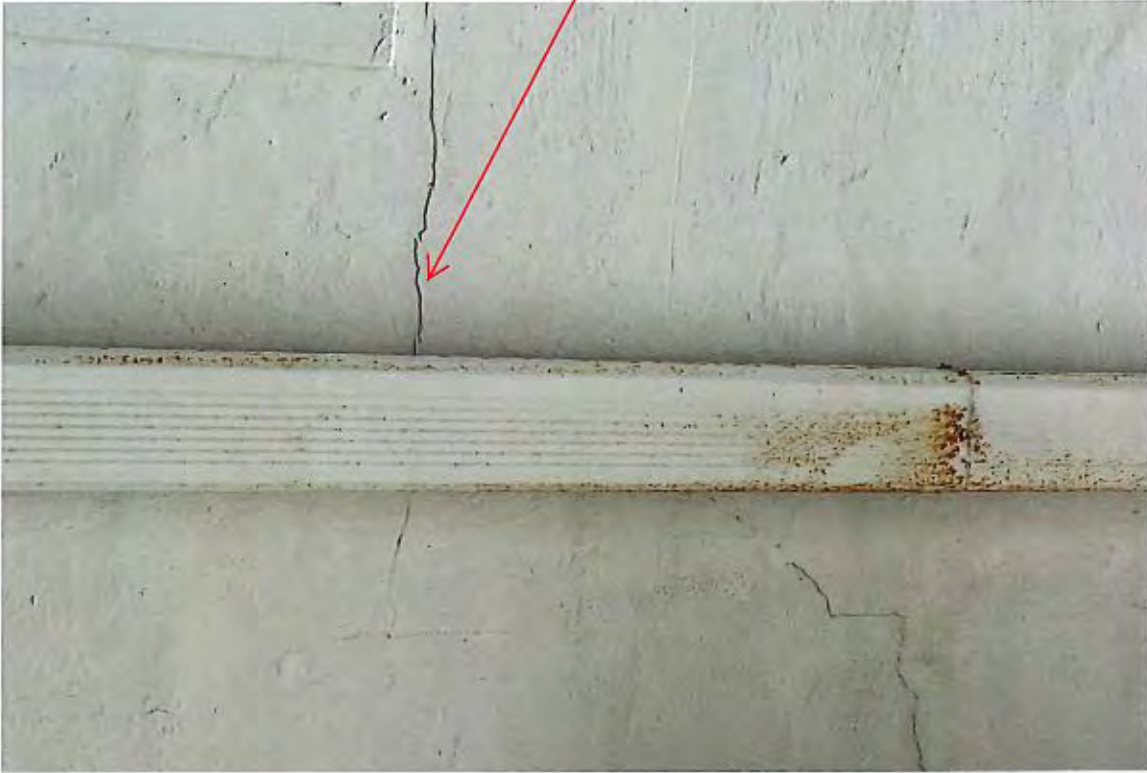
WOOD INFILL WITH WOOD BEAM

WOOD INFILL
(REPAIR)

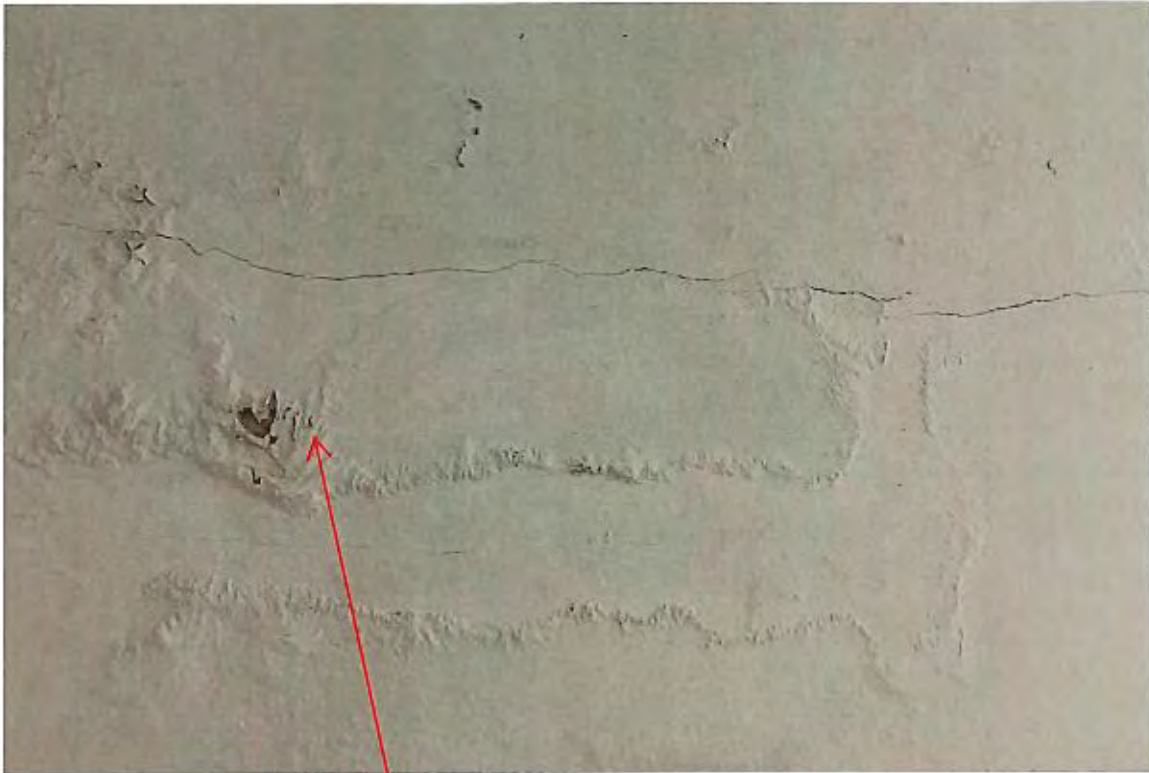


SIGNS OF INTERNAL
DAMAGE

EXTERIOR CRACKING



SEVERE CRAKCS



SIGNS OF INTERNAL
DAMAGE

FALLEN CONCRETE AND
EXPOSED RUSTED REBAR



DAMAGE IN
TIE BEAMS

SPALLING



SPALLING

CRACKS ON BEAMS



DAMAGED BEAM

WOOD FLOOR SYSTEM



TOTALLY EXPOSED REINFORCEMENT



TOTALLY DAMAGED BEAMS

ATTACHMENT C



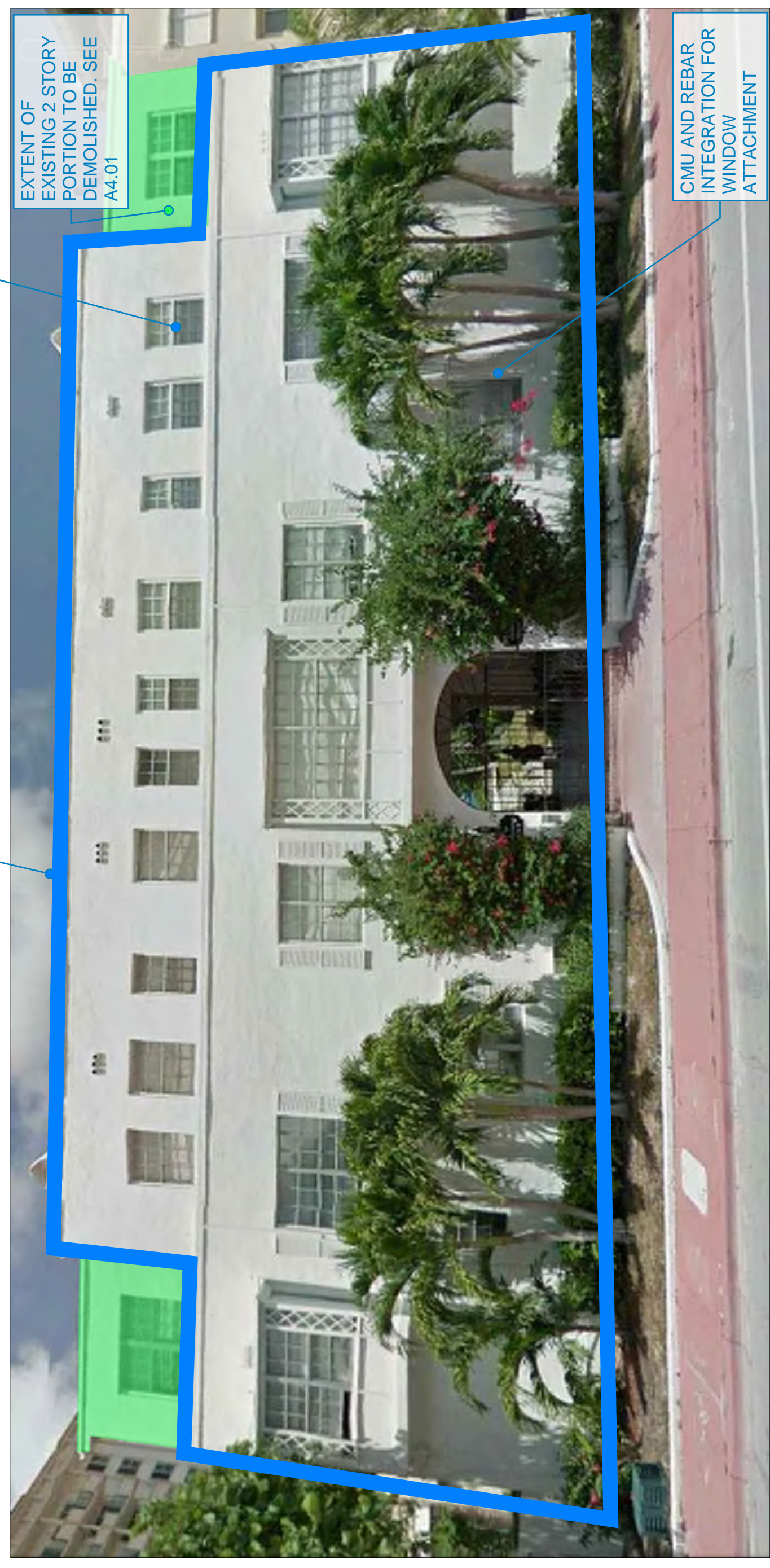
1 NORTH EXTERIOR ELEVATION



2 EAST EXTERIOR ELEVATION



3 SOUTH EXTERIOR ELEVATION



4 WEST EXTERIOR ELEVATION

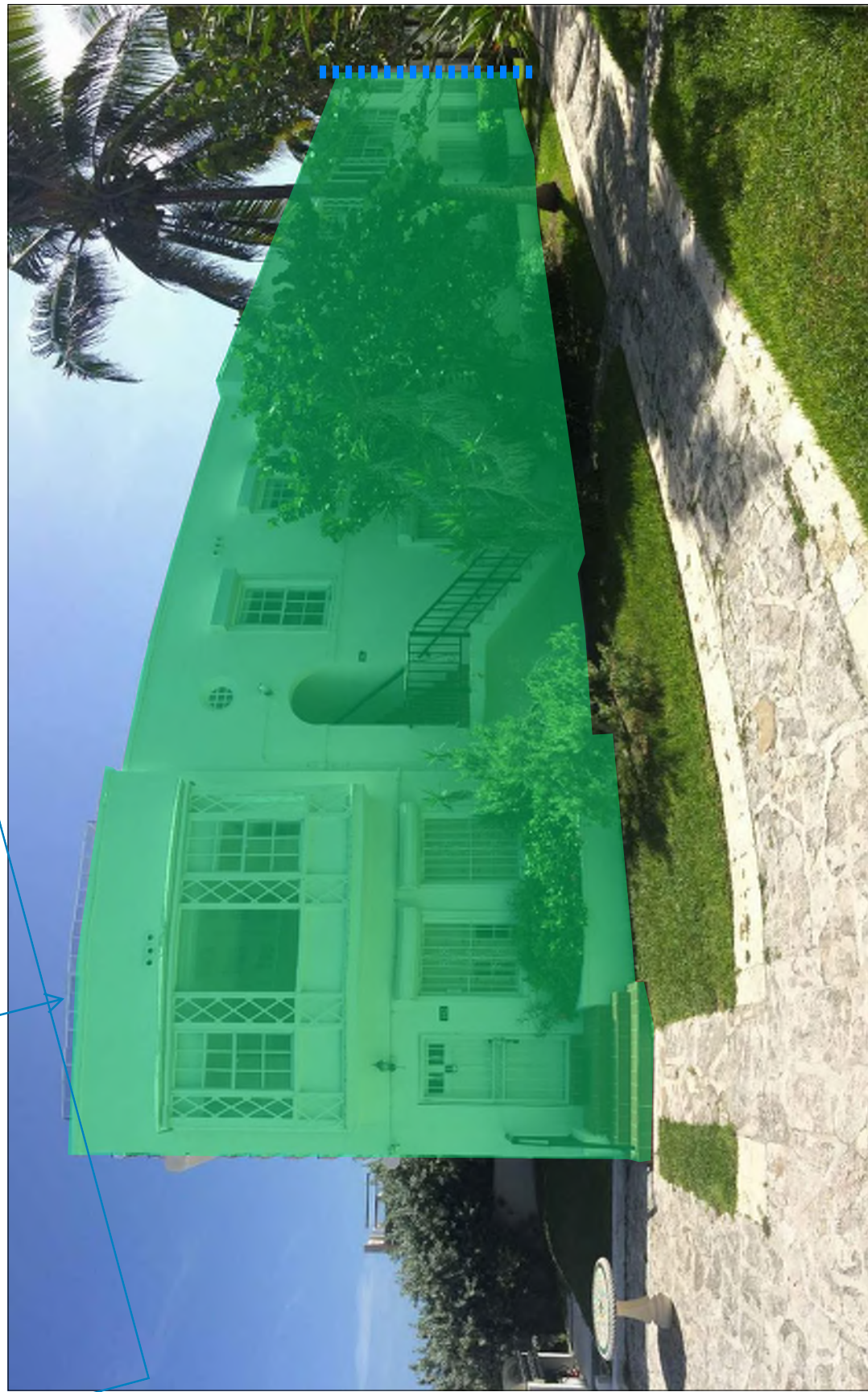
FACADE TO BE FULLY DEMOLISHED AND REBUILT AS PER PREVIOUSLY AGREED ON COA

FACADE TO BE FULLY DEMOLISHED AND REBUILT TO HISTORICAL RECORD

FACADE TO BE PRESERVED AND REMEDIATED TO HISTORICAL RECORD

ATTACHMENT C

EXTENT OF EXISTING 2 STORY PORTION TO BE DEMOLISHED PER CURRENT COA.



1 SOUTH WING NORTH CORNER

WINDOW REPLACEMENT
TIE BEAM TREATED FOR CRACKS FOR SPALLING, REBAR REPLACEMENT



LINTEL REPLACEMENT
CMU AND REBAR INTEGRATION FOR WINDOW ATTACHMENT

13' SECTION TO BE REMOVED ON NORTH AND SOUTH WINGS. PER A4.01

ORIGINAL HISTORIC IMAGE SHOW A LARGER WINDOW OPENING. SEE 4/A1.07

2 EAST FACADE

WINDOW REPLACEMENT
TIE BEAM TREATED FOR CRACKS FOR SPALLING, REBAR REPLACEMENT



LINTEL REPLACEMENT
CMU AND REBAR INTEGRATION FOR WINDOW ATTACHMENT

3 NORTH WING SOUTH CORNER

EXTENT OF EXISTING 2 STORY PORTION TO BE DEMOLISHED PER CURRENT COA.



WINDOW REPLACEMENT
TIE BEAM TREATED FOR CRACKS FOR SPALLING, REBAR REPLACEMENT

LINTEL REPLACEMENT
CMU AND REBAR INTEGRATION FOR WINDOW ATTACHMENT

4 SOUTH WING NORTH FACADE

FACADE TO BE FULLY DEMOLISHED AND REBUILT AS PER PREVIOUSLY AGREED ON COA

FACADE TO BE FULLY DEMOLISHED AND REBUILT TO HISTORICAL RECORD

FACADE TO BE FULLY PRESERVED AND REMEDIATED TO HISTORICAL RECORD

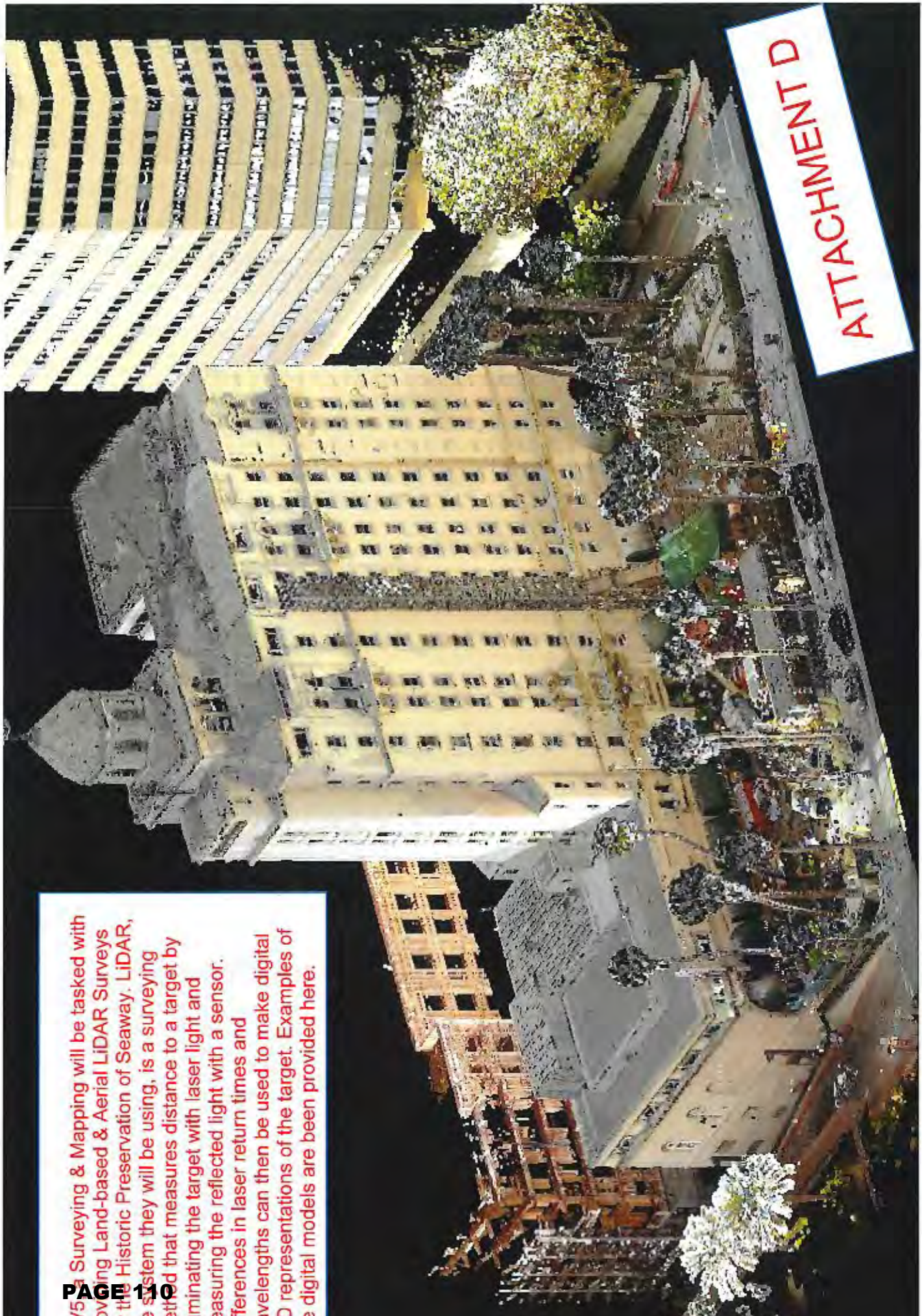


WINDOW REPLACEMENT
TIE BEAM TREATED FOR CRACKS FOR SPALLING, REBAR REPLACEMENT

LINTEL REPLACEMENT
CMU AND REBAR INTEGRATION FOR WINDOW ATTACHMENT

5 NORTH WING SOUTH FACADE

NV5 is Surveying & Mapping will be tasked with providing Land-based & Aerial LiDAR Surveys for the Historic Preservation of Seaway. LiDAR, the system they will be using, is a surveying method that measures distance to a target by illuminating the target with laser light and measuring the reflected light with a sensor. Differences in laser return times and wavelengths can then be used to make digital 3-D representations of the target. Examples of the digital models are been provided here.

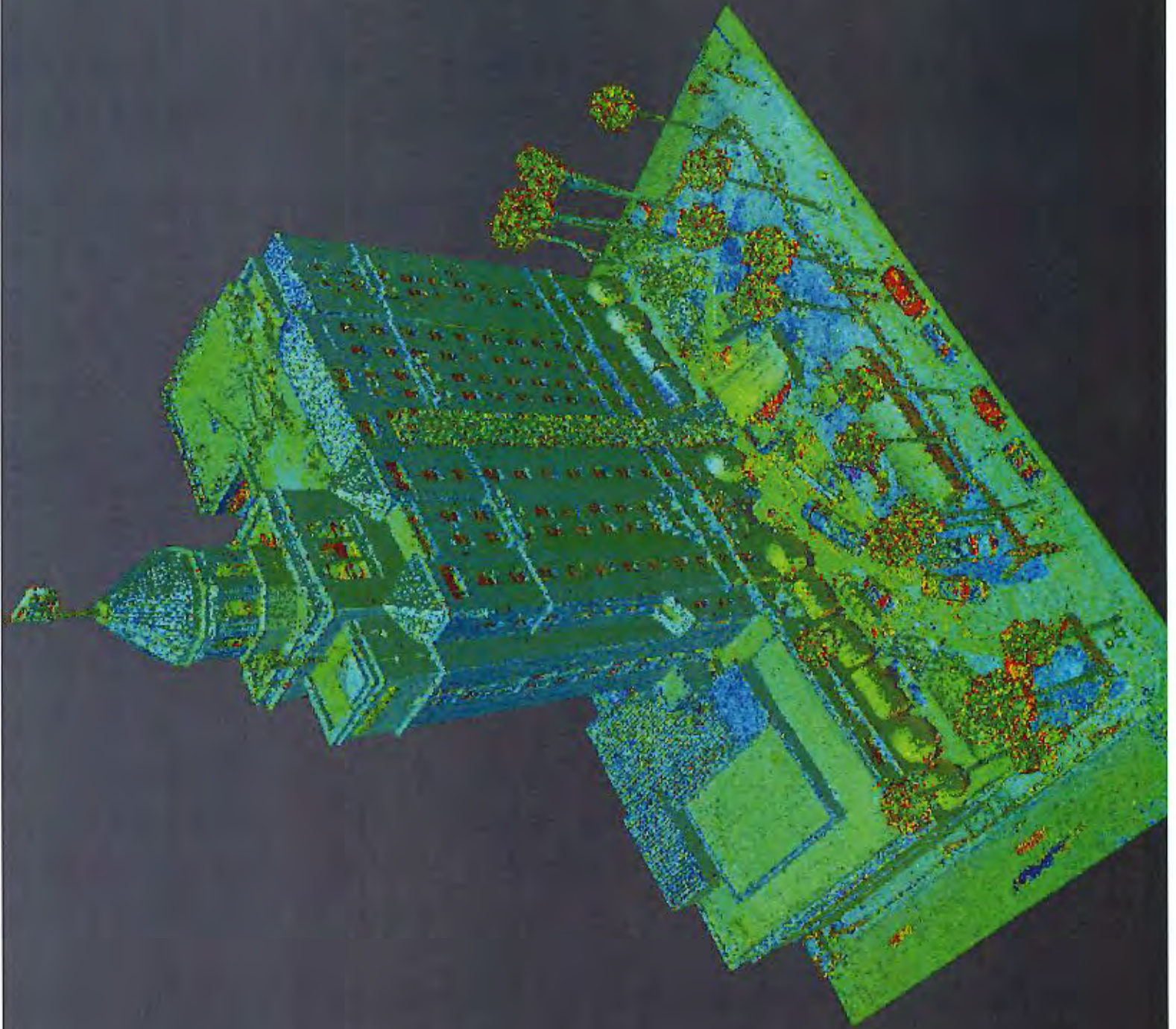


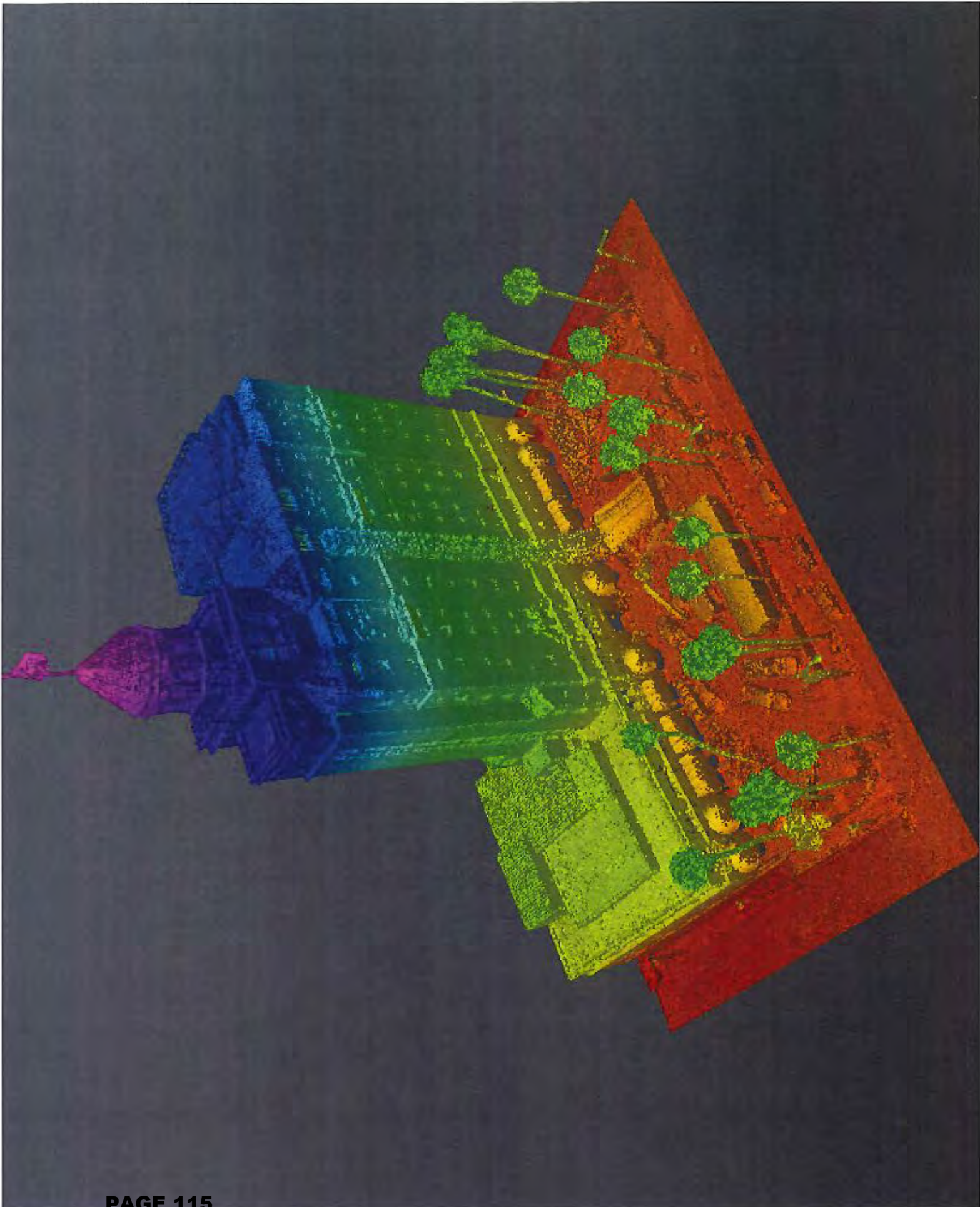
ATTACHMENT D

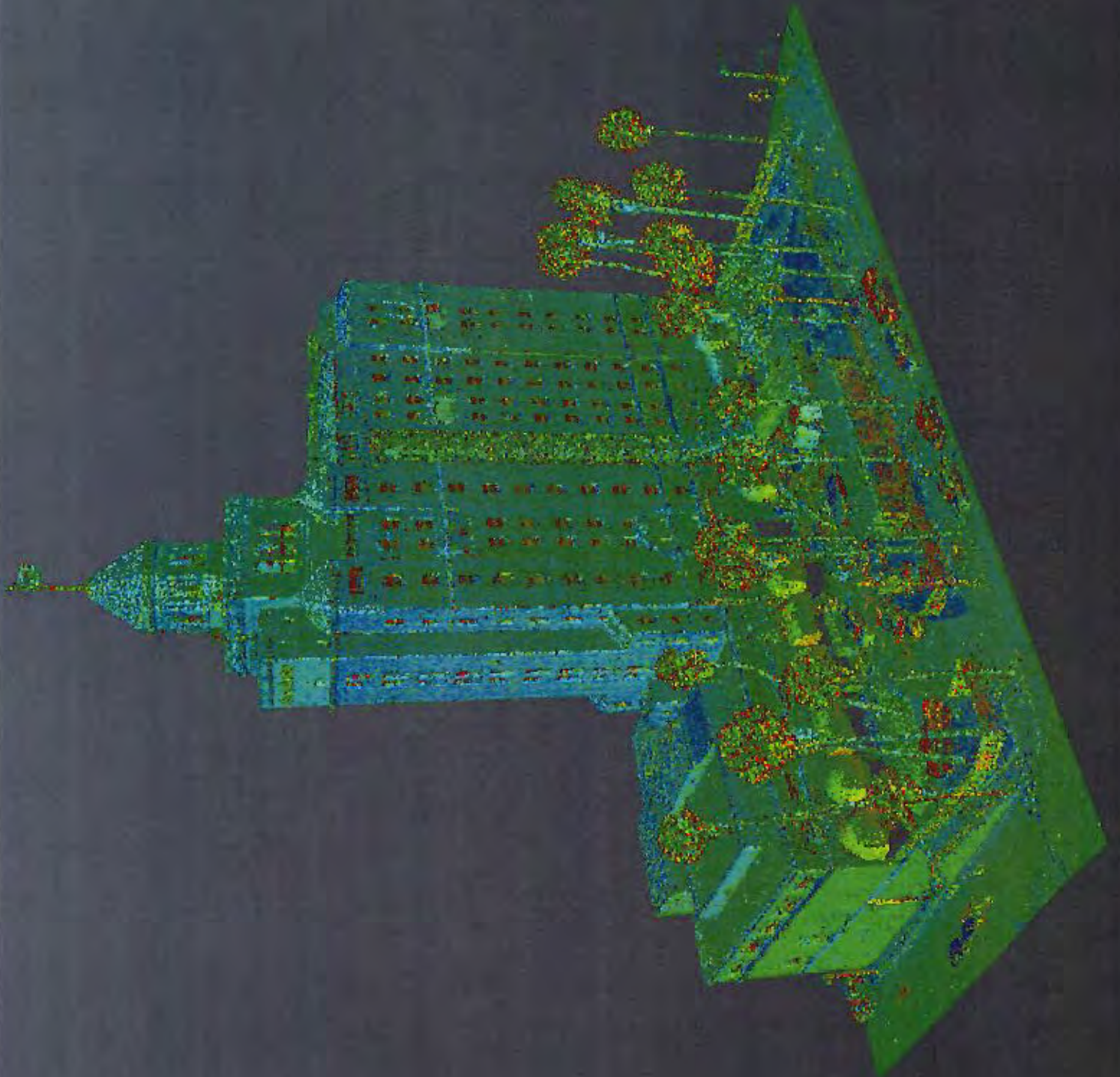














Memorandum

To: Planning and Zoning Board
Thru: Andrew Hyatt, Town Manager
From: Walter Keller, PE, AICP., Town Consultant Planner
Marlin Engineering, Inc.
CC: Jason Greene, Assistant Town Manager
Lillian Arango, Town Attorney
Date: March 15, 2021
RE: 9424 Bay Drive – New 2 Story Single Family Residence

Background: This application is a request to construct a new 2-story single family residence. The parcel is located in the H30A Zoning District at 9424 Bay Drive. The average lot depth is 182 feet with a width of 50 feet. The Applicant indicates the lot size is 9,100 square feet (SF). The proposed air-conditioned floor space and garage totals 6,407 SF. An existing one-story single-family residence will be demolished in order to construct the new dwelling. An overhead view of the lot from the Miami Dade County Property Appraiser is provided on the following page.

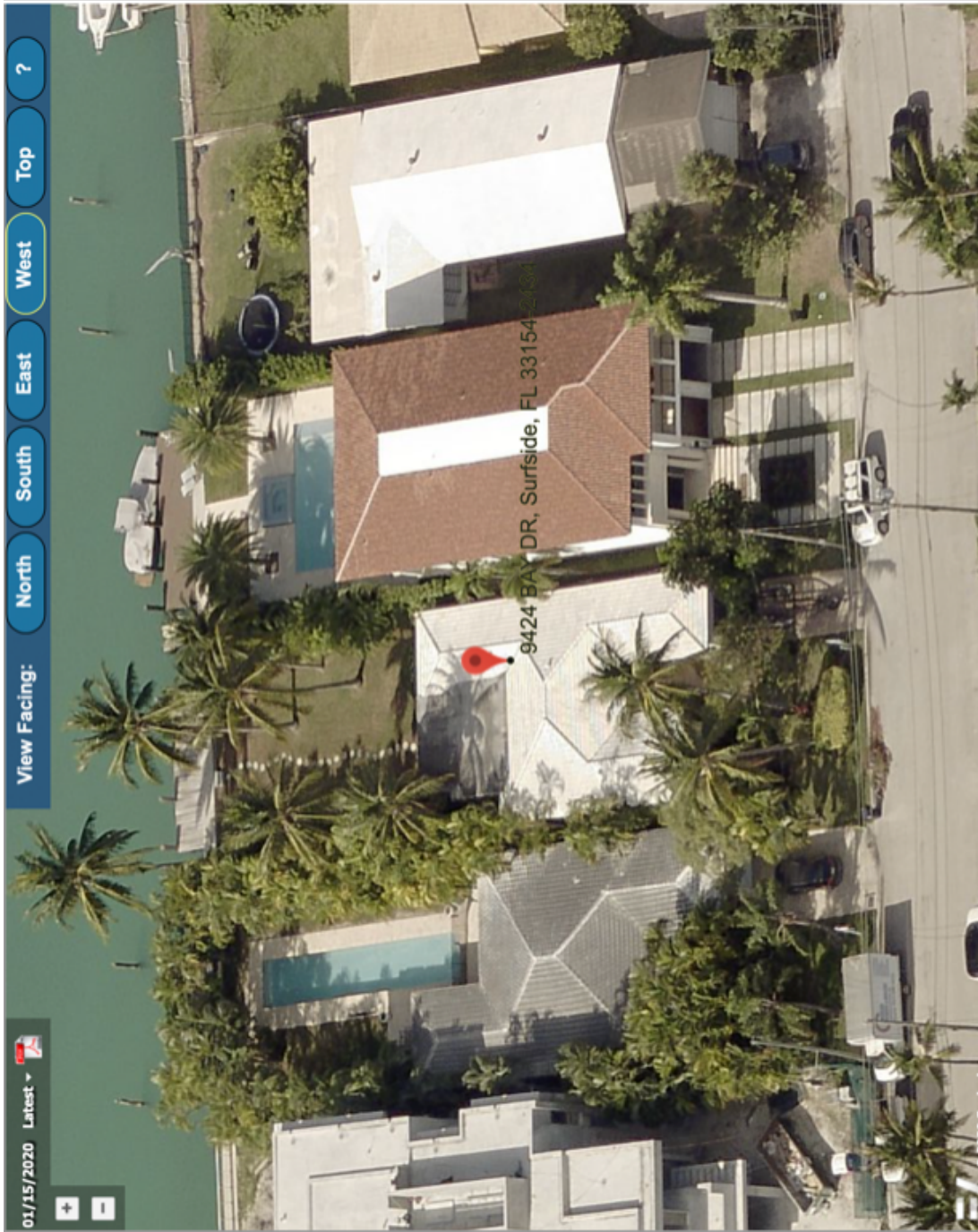
The setback requirements for the H30A Zoning District are 20 foot front, 5 foot side and 25 feet rear (adjacent to Indian Creek). The Applicant is proposing to comply with first floor setbacks with a setback on the rear lot of 43 feet. The Applicant's proposal on average setbacks is reasonable. Total lot pervious area is proposed to be 40.04% where 35% is required. The front yard setback pervious area is proposed at 52.5% where 50% is required. The rear yard setback area is proposed for 60% where 40% is required. The second floor under ac is proposed at 2,903 SF which is 31.9% where 32% is the maximum. Another measure of the second floor size is it cannot be larger than 80% of the first floor. Again, the second floor ac area is 2,903 which is larger than allowed. Lots greater than 112.5 feet are required to have the front and rear yards combined equal 36% or more. The 20 foot front yard and 43 foot rear yard when added together and divided by the 182 foot lot depth is 34.6%. A flat roof is proposed just below the 30 feet height requirement.

A variety of architectural enhancements are proposed. These items include significant breaks in the side walls, provision of balconies, dark metal trimmed windows, glass balcony railings and a large number of windows. The front elevation includes a wood garage door with wood and metal enhancements around the entry door. While 2 color renderings are included the architectural details are not provided on the drawings.

Additional dimensioning needs to be added to the drawings related to pervious details to allow checking of the calculations and percentages.



Town of Surfside, Florida Development Review



9424 Bay Drive MDCPA Angled View to the West



Town of Surfside, Florida Development Review

Applicant Package: A package of 9 drawings and an application was submitted by the Applicant. A recent survey was not submitted.

Staff Recommendation: The staff review for this request is being finalized and will be forwarded to the Board and Applicant prior to the meeting.

TOWN OF SURFSIDE
 JUNE 21 2020



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

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

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

Perm. #: 20-1878

<u>PROJECT INFORMATION</u>	
OWNER'S NAME	Natali and Yossi Yaacov
PHONE / FAX	718-7556946 / 516-359.1018
AGENT'S NAME	Avraham Alfasi at Design Odyssey INC
ADDRESS	965 W. Commercial Blvd Fort Lauderdale FL 33309
PHONE / FAX	954-547-4441
PROPERTY ADDRESS	9424 Bay Drive Surfside, FL 33154
ZONING CATEGORY	H30A
DESCRIPTION OF PROPOSED WORK	Construction of a new 2 STORY single family home

<u>INTERNAL USE ONLY</u>			
Date Submitted	_____	Project Number	20-1878
Report Completed	_____	Date	_____
Fee Paid	\$ _____		

<u>ZONING STANDARDS</u>	Required	Provided
Plot Size	9100	9100
Setbacks (F/R/S)	20' 30' 5'	22' 43' 5' EACH SIDE
Lot Coverage	3640 (40%)	3504 (38.5%)
Height	30'	29'-11.5"
Pervious Area	3640 S.F (40%)	3644 S.F (40.04%)

SIGNATURE OF OWNER: [Signature] DATE: 2/9/21
 SIGNATURE OF AGENT: [Signature] DATE: 2/9/21

Res. For : JACOB FAMILY
9424 BAY DR
LOT : 4 BLOCK 13
SURFSIDE, FLORIDA



FRONT ELEVATION



REAR ELEVATION

DESIGNED BY:

DESIGN ODYSSEY Inc.
Architectural Design

2/8/2021

965 W COMMERCIAL BLVD.
FORT LAUDERDALE FL. 33309
Phone (954) 418-7111
Fax (954) 418-7110
e-mail: designodyssey@aol.com
WWW.DESIGNODYSSEY.NET

Sheet:

CV

FIN. FL. AT 10.00' NGVD

1 of 9

PROPERTY ADDRESS:
9424 BAY DR, FLORIDA 33154

LEGAL DESCRIPTION:

LOT 4, BLOCK 13, OF ALTOS DEL MAR No. 6, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 106, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
FOLIO: 14-2235-007-2470

Res. For : JACOB FAMILY
9424 BAY DR
LOT : 4 BLOCK 13
SURFSIDE, FLORIDA

SHEET INDEX	
CV1	SITE LAYOUT
CV2	SECOND FLOOR SETBACK TO PROPERTY LINE
CV3	PERVIOUS FIBRILLATION AND CALCULATIONS
A1	FIRST FLOOR PLAN
A2	SECOND FLOOR PLAN
A3	ROOF PLAN
A4	FRONT ELEVATION REAR ELEVATION
A5	RIGHT ELEVATION LEFT ELEVATION

ZONING:
FLOOD ZONE: AE
BASE ELEV: 10.0' NGVD

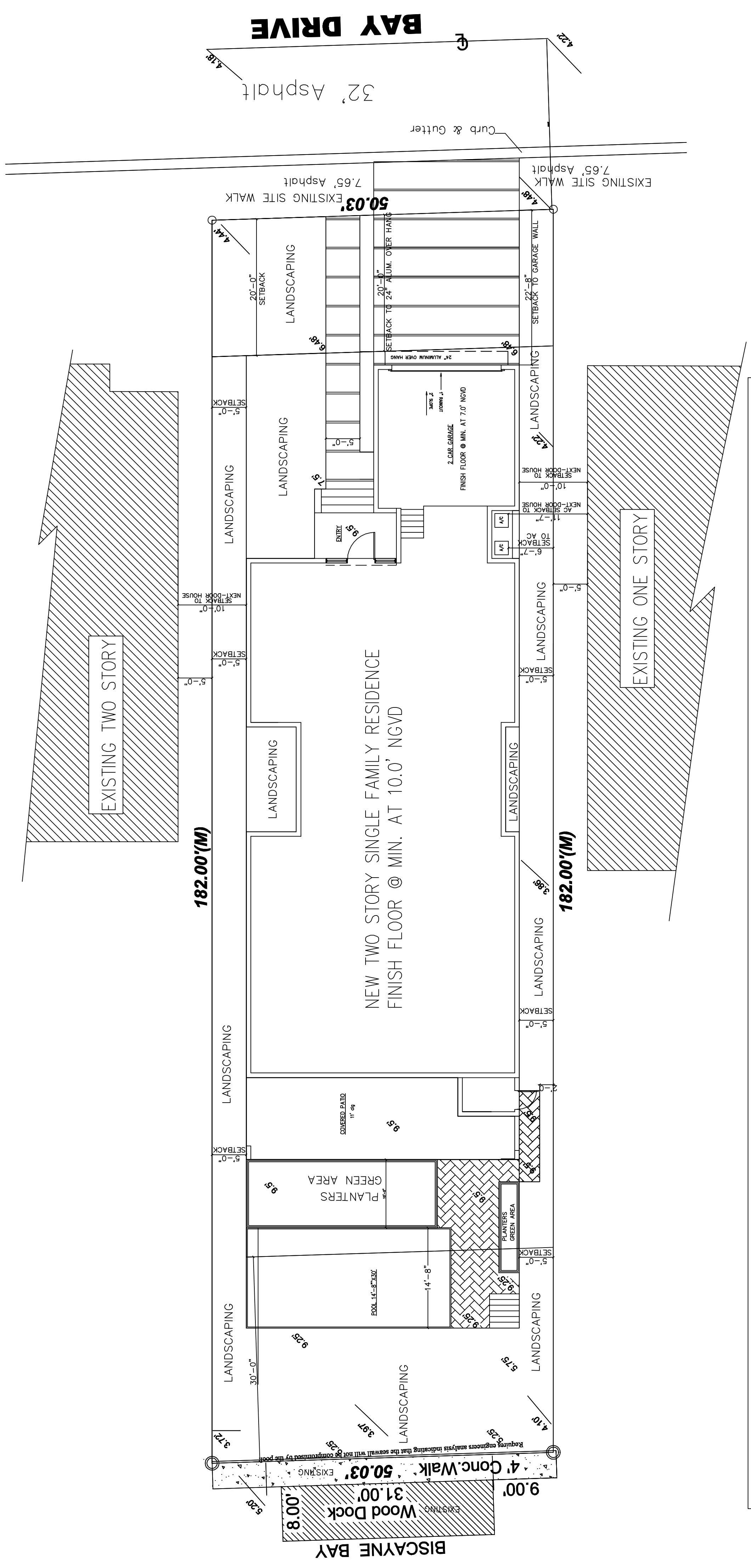
SITE DATA:

DESCRIPTION	AREA	% OF SITE
SITE AREA	9100	100.00%
WALKWAY/DRIVEWAY	687	7.55%
DECK/POOL	706	7.76%
BLDG. FOOTPRINT	4044	44.45%
AC PAD	19	0.20%
LANDSCAPING	3644	40.04%

FLOOD ZONE AE BFE 10' MIN F.F.
LAND USE:
RESIDENTIAL - medium-high
MAX LOT COVERAGE=40% (S.F) PROVIDE 38.5% (3504 S.F)
(PERVIOUS =LANDSCAPING 3644 S.F. = 40.04%

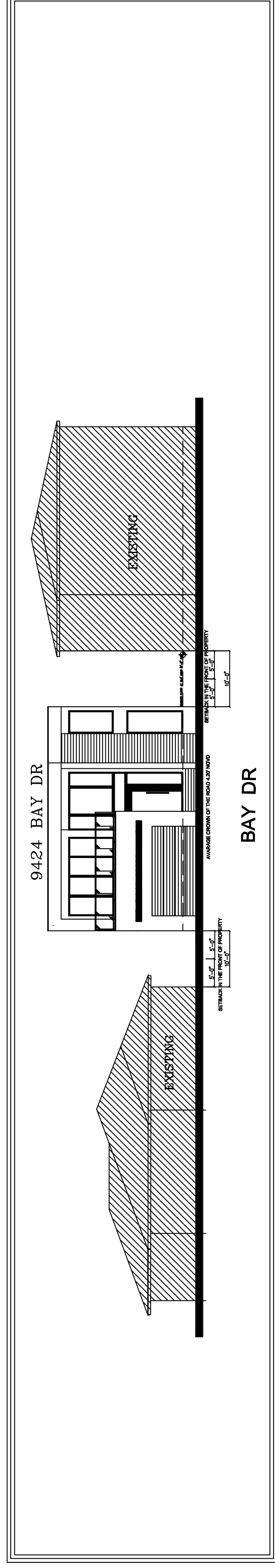
LIGHTS NOTE
LIGHTS AROUND THE HOUSE SHOULD BE IN A LOW VOLUME DIM MODE
LIGHTS AROUND THE HOUSE SHOULD BE IN A LOW VOLUME DIM MODE
LIGHTING SHOULD NOT SPILL INTO ADJACENT NEIGHBORS
LIGHTING SHOULD NOT SPILL INTO THE FRONT STREET
PHOTOMETRIC PLANS WILL BE SUBMITTED TO THE BUILDING DEPARTMENT WITH CONSTRUCTION DOCUMENTS.

20% OF ALL LANDSCAPING
MUST BE FLORIDA FRIENDLY



Lot depth is 182 feet. Setback required: front end rear Equal to 36% is 65 feet. we giving 22 feet Front setback And 43 feet Rear Setback

SITE LAYOUT
SCALE: 1"=10'



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

DESIGNED BY:

DESIGN ODYSSEY Inc.
Architctural Design

965 W COMMERCIAL BLVD.
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Phone (954) 418-7111
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e-mail: designodyssey@aol.com
WWW.DESIGNODYSSEY.NET

2/8/2021

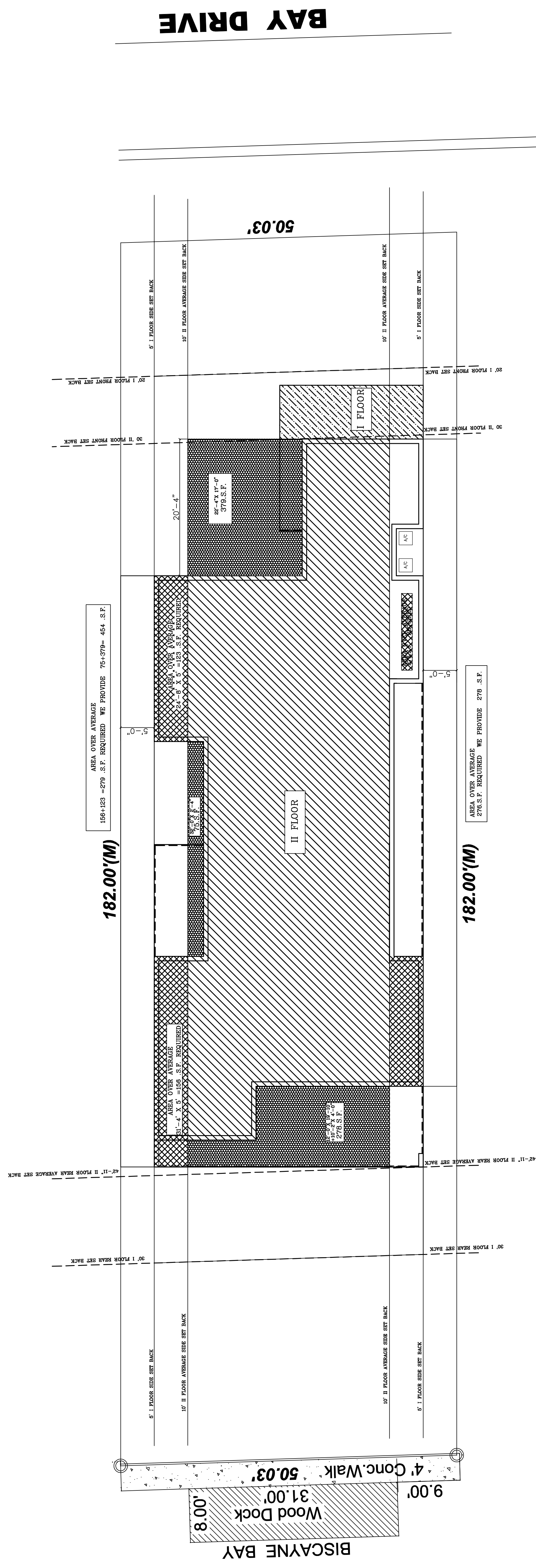
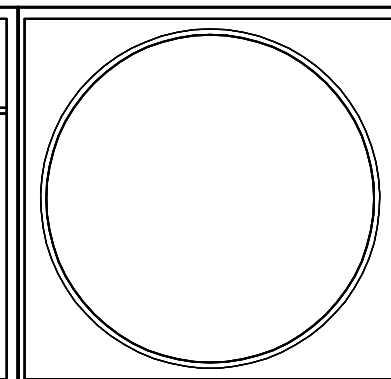
Sheet:

CV1

2 of 9

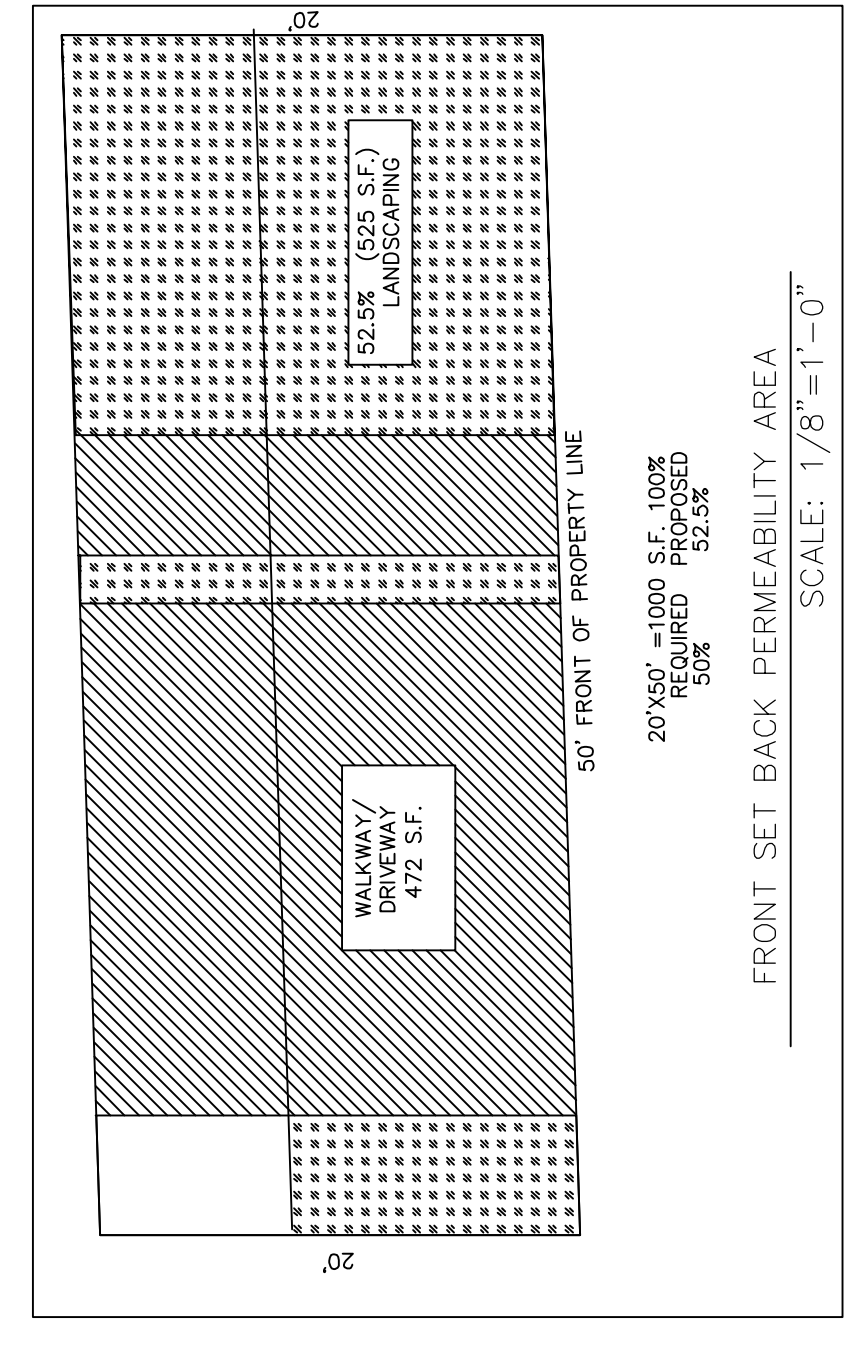
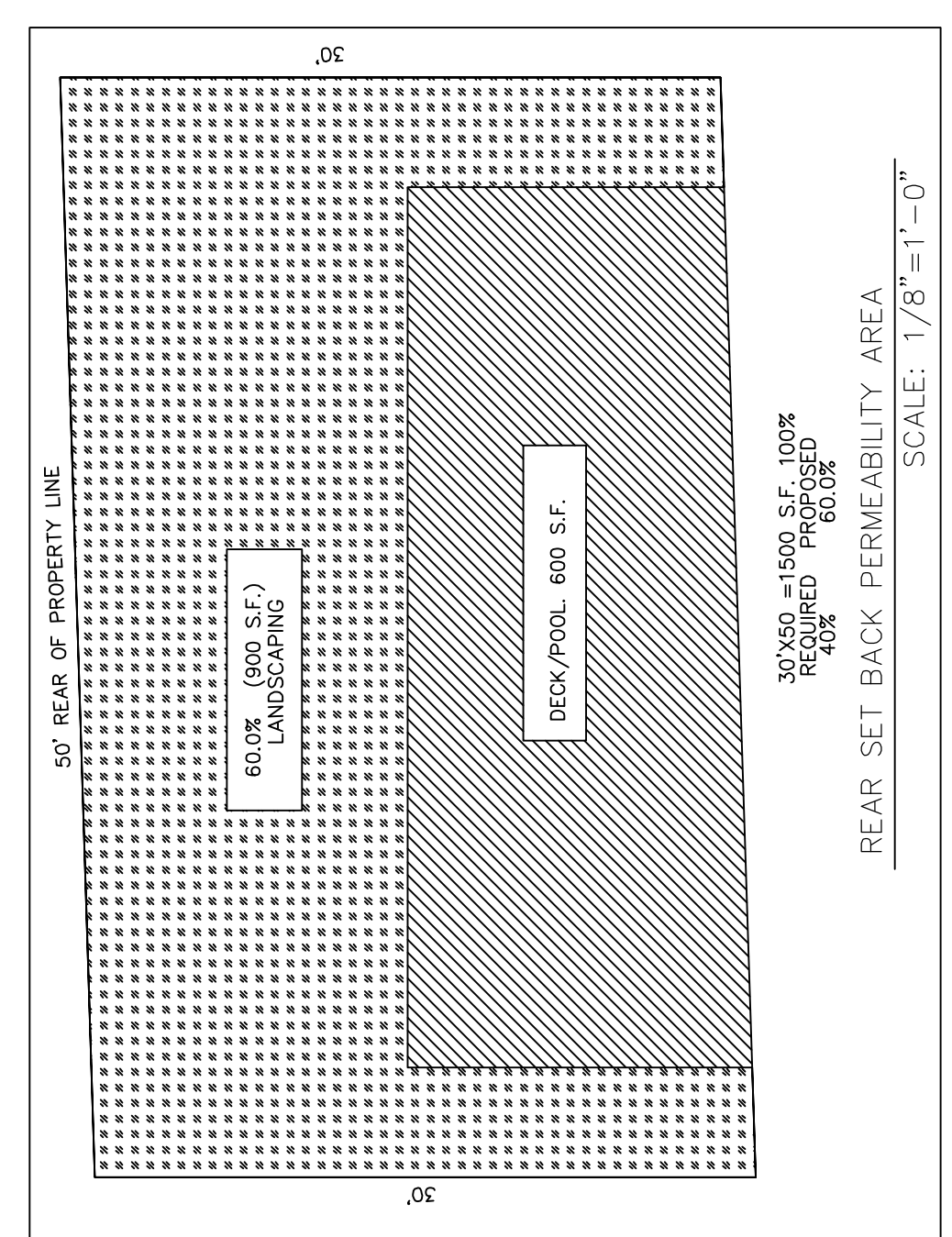
FIN. FL. AT 10.00' NGVD

REVISIONS	BY

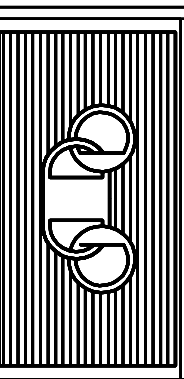
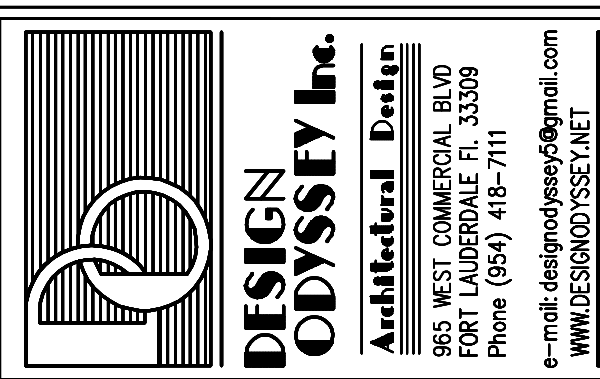


SECOND FLOOR SETBACK TO PROPERTY LIN
SCALE: 1/8"=1'-0"

2020 CODE	2006 CODE
ZONING REQUIREMENTS : H30A SITE AREA 50' X 182' = 9,100 SQ.FT.	
MAX LOT COVERAGE 40% (3,640) - PROPOSED = (3,504 SQ.FT.) 38.5%	REQUIRED 40% PROPOSED 38.5%
FIRST FLOOR BUILDING SET BACKS	
FRONT 20'-0"	REQUIRED 20'-0"
NORTH 5'	PROPOSED 5'
SOUTH 5'	PROPOSED 5'
REAR 30'	PROPOSED 43'-0"
FIRST FLOOR LOT COVERAGE 3840 SQ.FT. 3504 SQ.FT. (AC AREA+GARAGE).	3840 SQ.FT. 33504 SQ.FT.
FIRST FLOOR AREA + TERRACE/ENTRY	N/A 4044 SQ.FT.
SECOND FLOOR BUILDING SET BACKS	
FRONT 20'	REQUIRED 20'
NORTH 5'	PROPOSED 34'-11"
SOUTH 5'	PROPOSED 10' AVERAGE
REAR 30'	PROPOSED 10' AVERAGE
UPPER FLOOR AREA UNDER AC PROPOSED 3281 SQ.FT.	REQUIRED 2983 SQ.FT. (71.78% OF FIRST FLOOR)
UPPER FLOOR AREA + TERRACE	3281 SQ.FT.
MAX HEIGHT FROM CROWN OF ROAD	2 STORES 30'-0" 2 STORES 29'-11.5"
LOT PERVIOUS(CSR, OF 9,100 SQ. FT.)	3644 S.F.
REAR SET BACK PERMEABILITY AREA	40% MIN. 40.04%
30'X50 = 1500 S.F. 100% DECK/POOL 600 S.F.	40% MAX. 60% (600 S.F.)
FRONT SET BACK PERMEABILITY AREA	50% MAX. 52.5% (472 S.F.)
20'X50 + 1000 S.F. 100% WALKWAY/DRIVEWAY 472 S.F.	50% MAX. 52.5% (472 S.F.)



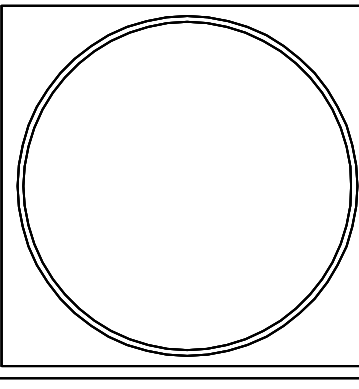
Res. For : JACOB FAMILY
9424 BAY DR
LOT 4 BLOCK 13
SURFSIDE, FLORIDA



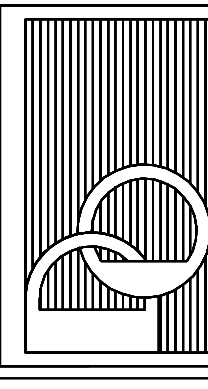
DESIGNED BY: ABEY
DRAWN BY: JE
DATE: 2/8/2021

Sheet:
CV2
3 of 8
FIN. FL. AT 10.00' NGVD

REVISIONS	BY

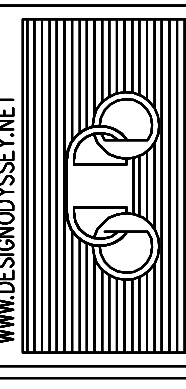


Res. For : JACOB FAMILY
 9424 BAY DR
 LOT 4 BLOCK 13
 SURFSIDE, FLORIDA



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 Architectural Design

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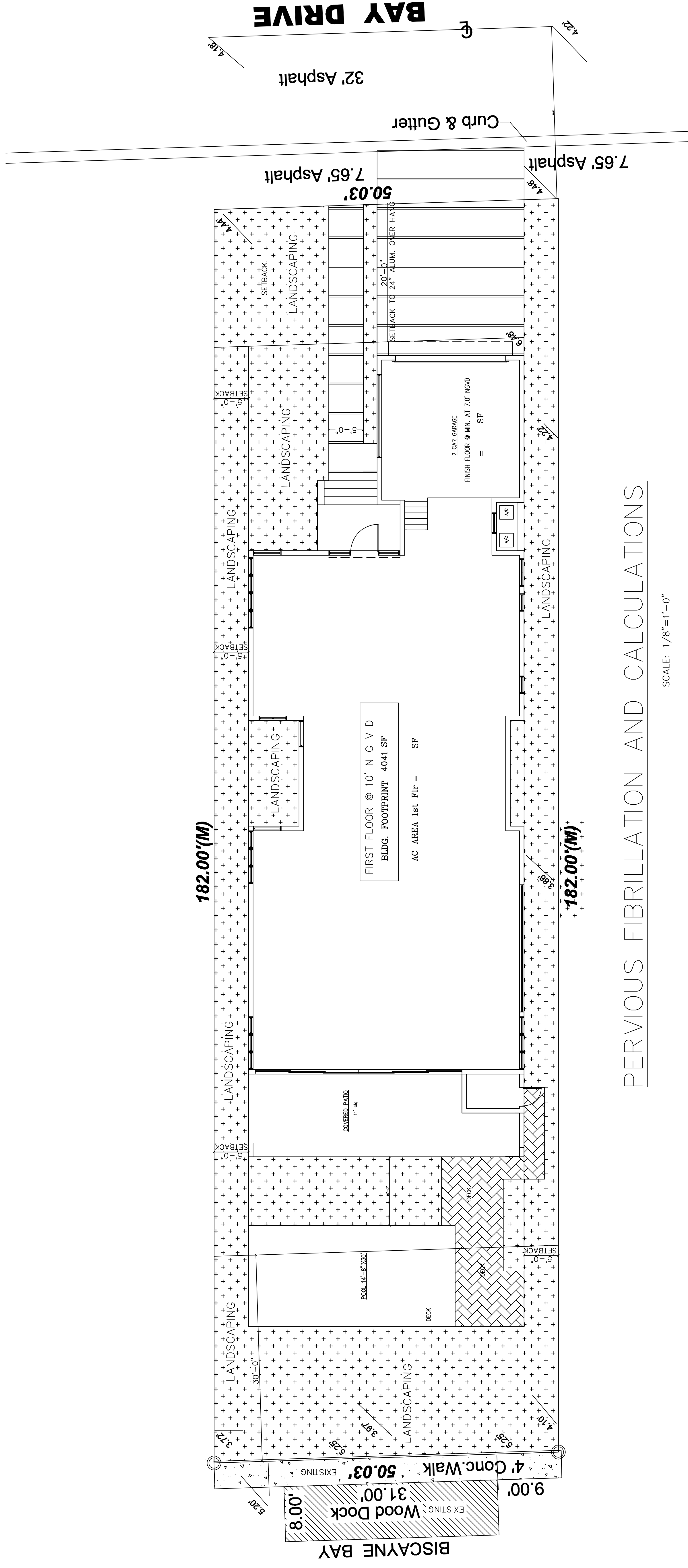


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 DRAWN BY: JE
 DATE: 2/8/2021

Sheet:

CV3

4 of 8



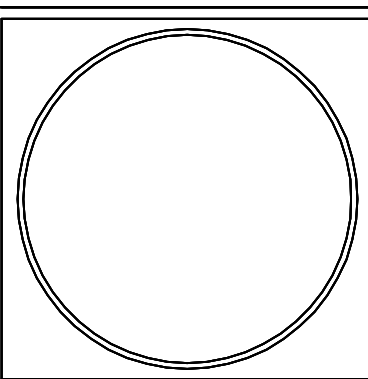
PERVIOUS FIBRILLATION AND CALCULATIONS

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

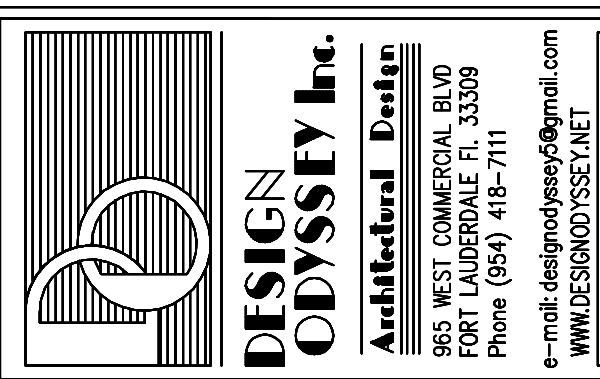
PERVIOUS = LANDSCAPING 3644 S.F. = 40.04%

ZONING:			
FLOOD_ZONE:	AE	AREA	%OF SITE
BASE ELEV:	10.0' NGVD	9100	100.00%
SITE DATA:			
DESCRIPTION	AREA	%OF SITE	
WALKWAY/DRIVEWAY	687	7.55%	
DECK/POOL	706	7.76%	
BLDG. FOOTPRINT	4044	44.45%	
AC PAD	19	0.20%	
LANDSCAPING	3644	40.04%	
FLOOD_ZONE AE BFE 10' MIN F.F.			
LAND USE:			
RESIDENTIAL - medium-high			
MAX LOT COVERAGE=49% (S.F) PROVIDE 38.5% (3504 S.F)			
(PERVIOUS =LANDSCAPING 3644 S.F. = 40.04%			

REVISIONS	BY



Res. For : JACOB FAMILY
 9424 BAY DR
 LOT 4 BLOCK 13
 SURFSIDE, FLORIDA



DESIGNED BY: ABEY
 CHECKED BY:
 DRAWN BY: JE
 DATE: 2/8/2021

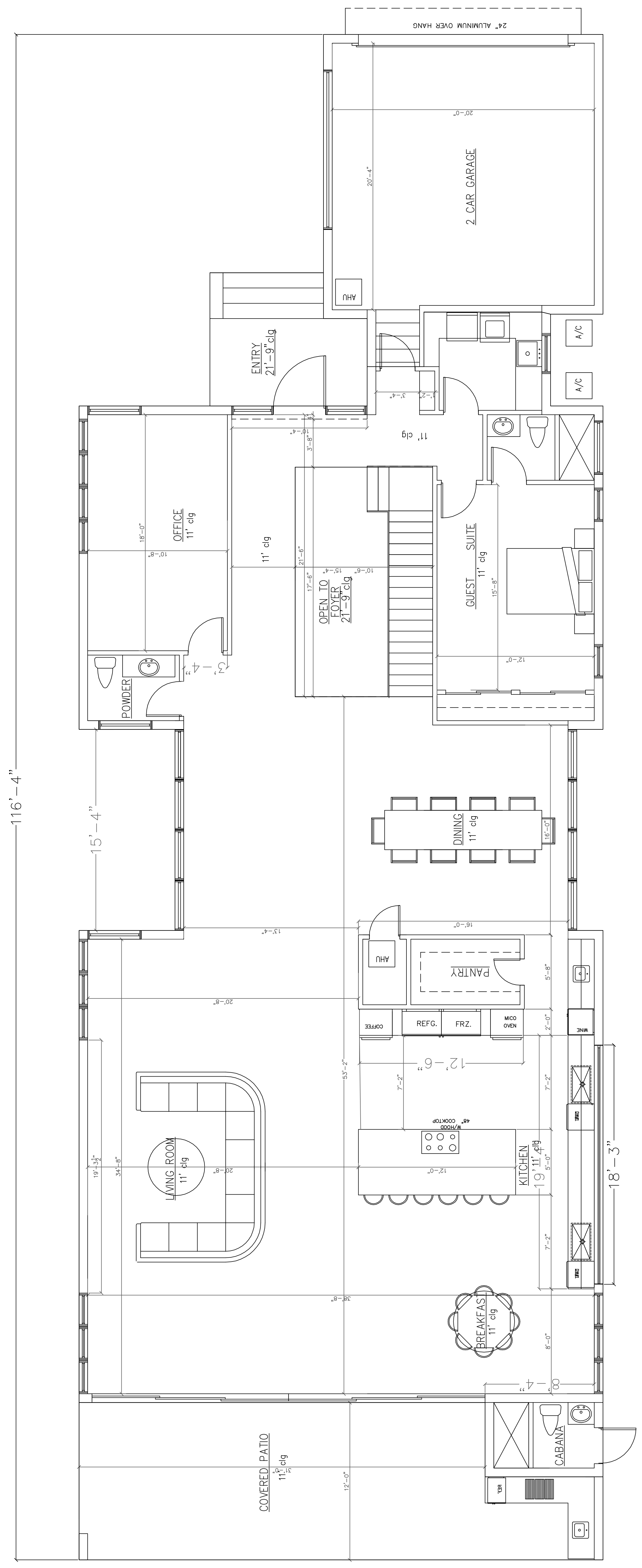
Sheet:
A1
 5 of 8

TOTAL 1st BUILDING AREA = 6372 SF
 TOTAL 1st STRUCTURAL AREA

AREA CALCULATION

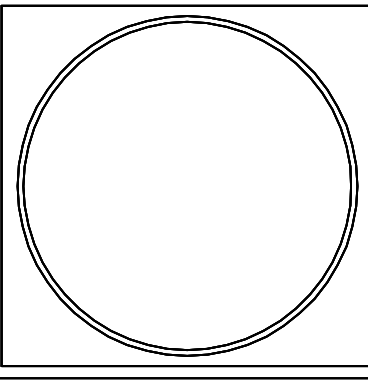
AC AREA 1st Flr	= 3030 SF	AC AREA 2nd Flr	= 2903 SF
2 CAR GARAGE	= 474 SF	2nd Flr REAR BALCONY	= 357 SF
COVERED PATIO	= 430 SF	TOTAL 2nd FLOOR STRUCTUAAL	= 3261 SF
FRONT ENTRY	= 110 SF	2nd Flr FRONT OPEN BALCONY (sundeck)	= 216 SF
TOTAL 1st STRUCTURAL AREA	= 4044 SF	TOTAL 2nd FLOOR STRUCTUAAL	= 3261 SF
TOTAL 2nd STRUCTURAL AREA (76.39% 1st floor structural off 1st floor)		TOTAL STRUCTURAL AREA	= 7305 SF
TOTAL AC AREA	5933 SF		

2nd floor AC AREA 2903 S.F REQUIRED 32% MAX OF LOT PROPOSED (2903:9100) 31.90%
 2nd floor AC AREA 2903 S.F REQUIRED 80% MAX OF 1st AREA PROPOSED (2903:4044) 71.78%

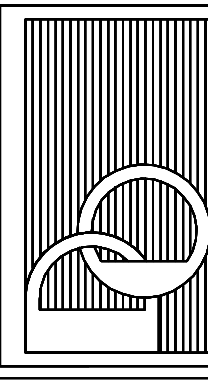


FIRST FLOOR PLAN
 1/4" = 1'-0"

REVISIONS	BY

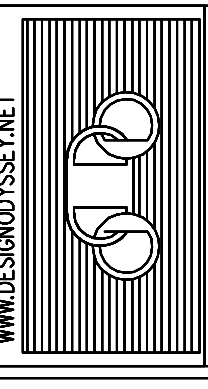


Res. For : JACOB FAMILY
 9424 BAY DR
 LOT : 4 BLOCK 13
 SURFSIDE, FLORIDA



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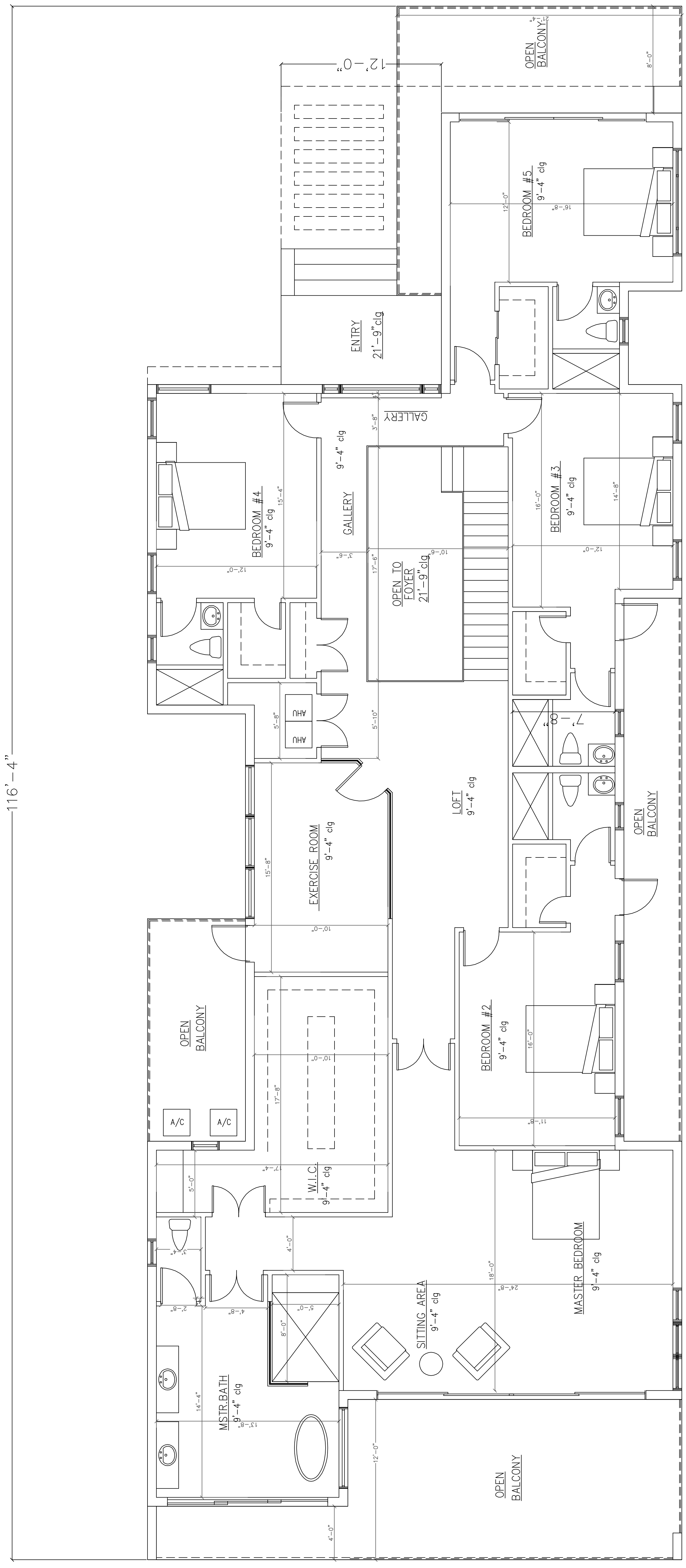


DESIGNED BY: ABEY
 CHECKED BY:
 DRAWN BY: JE
 DATE: 2/8/2021

Sheet:

A2

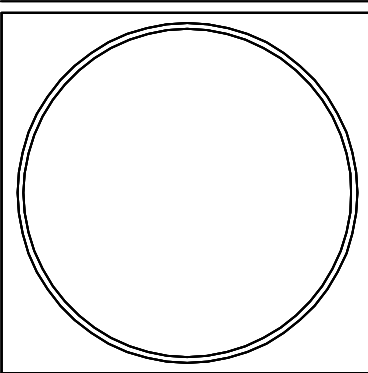
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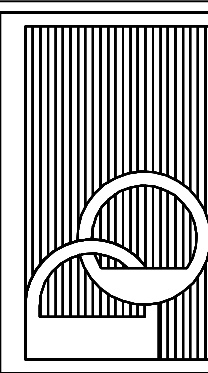
SECOND FLOOR PLAN
 1/4" = 1'-0"

FIN. FL. AT 10.00' NGVD

REVISIONS	BY

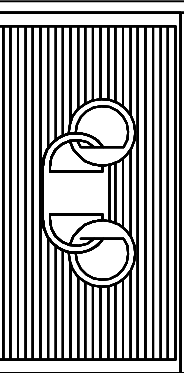


Res. For : JACOB FAMILY
 9424 BAY DR
 LOT 4 BLOCK 13
 SURFSIDE, FLORIDA



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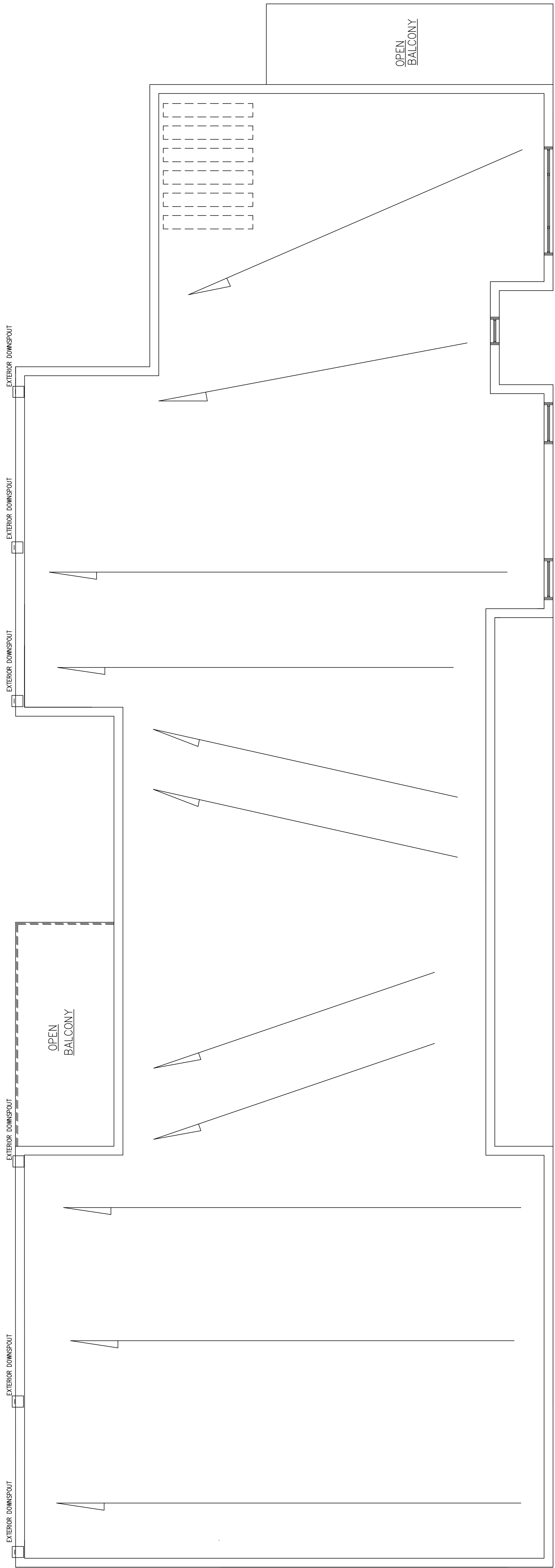


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 CHECKED BY:
 DRAWN BY: JE
 DATE: 2/8/2021

Sheet:

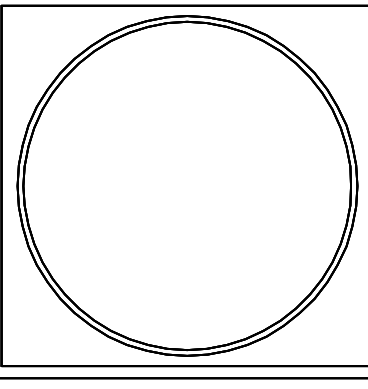
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7 of 9



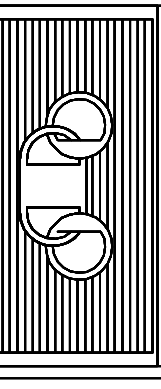
SECOND ROOF PLAN
 1/4" = 1'-0"

REVISIONS	BY



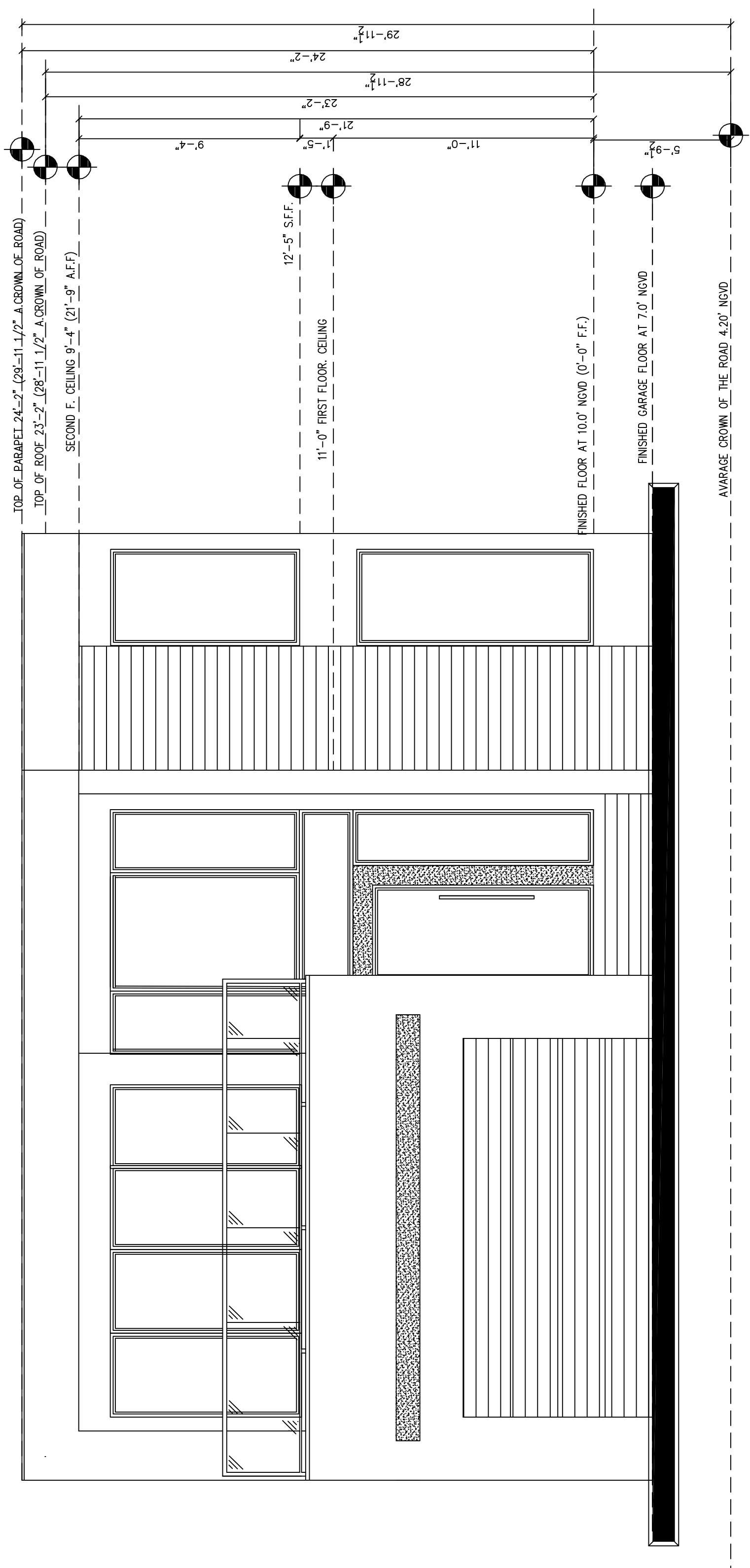
Res. For : JACOB FAMILY
 9424 BAY DR
 LOT 4 BLOCK 13
 SURFSIDE, FLORIDA

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 Architectural Design
 865 WEST CUMBERLAND BLVD
 FORT LAUDERDALE FL 33309
 Phone (954) 418-7111
 e-mail: designodyssey@gmail.com
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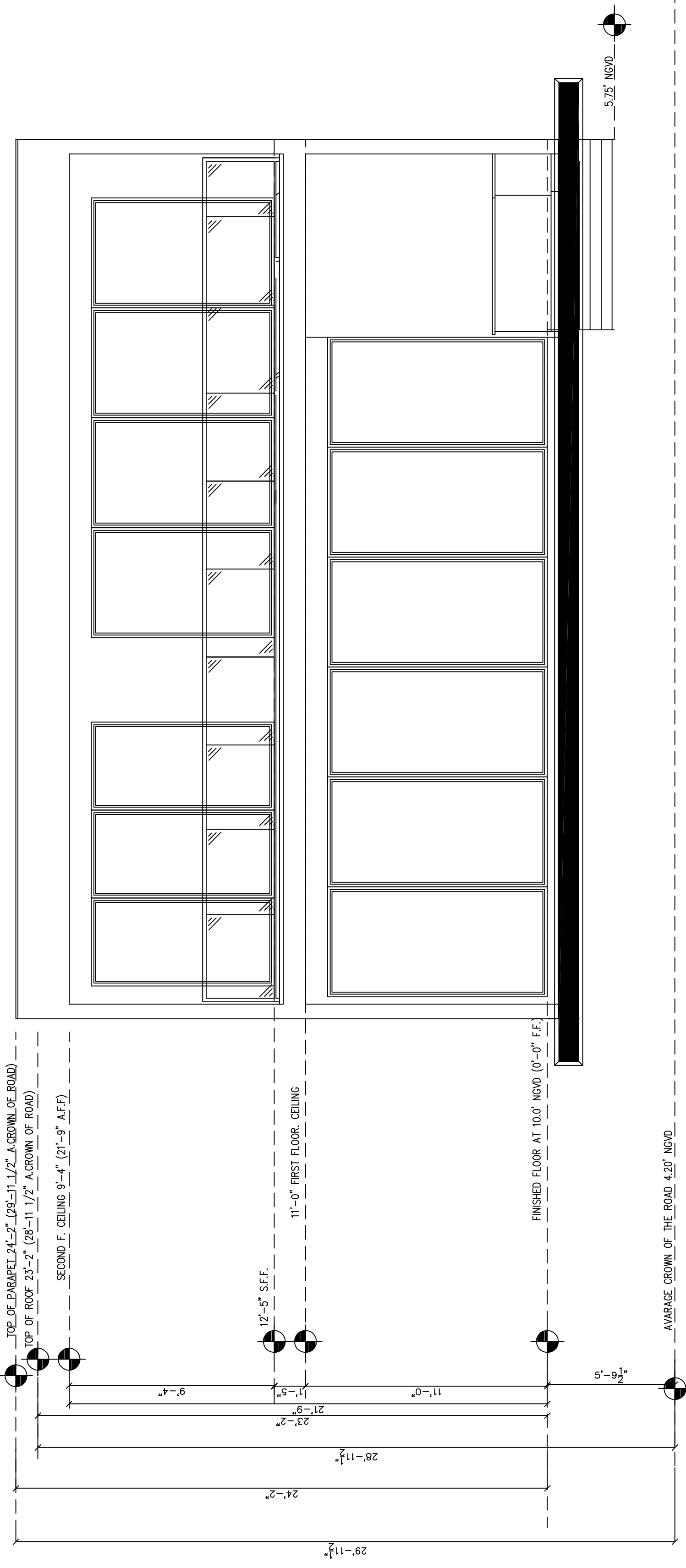
DESIGNED BY: ABEY
 CHECKED BY:
 DRAWN BY: JE
 DATE: 2/8/2021

Sheet:
A4
 8 of: 9



FRONT ELEVATION north

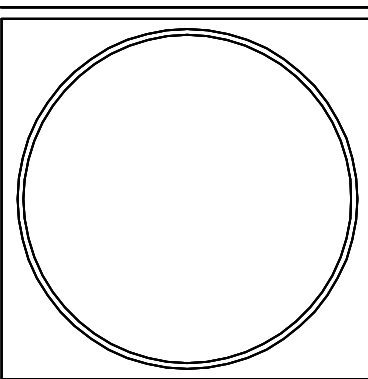
SCALE: 1/4"=1'-0"



REAR ELEVATION west

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

REVISIONS	BY

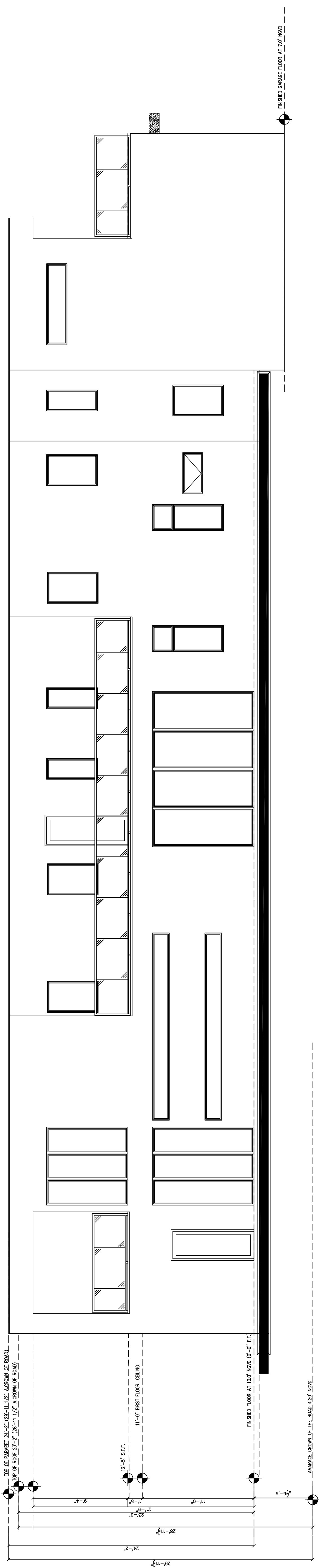


Res. For : JACOB FAMILY
 9424 BAY DR
 LOT 4 BLOCK 13
 SURFSIDE, FLORIDA

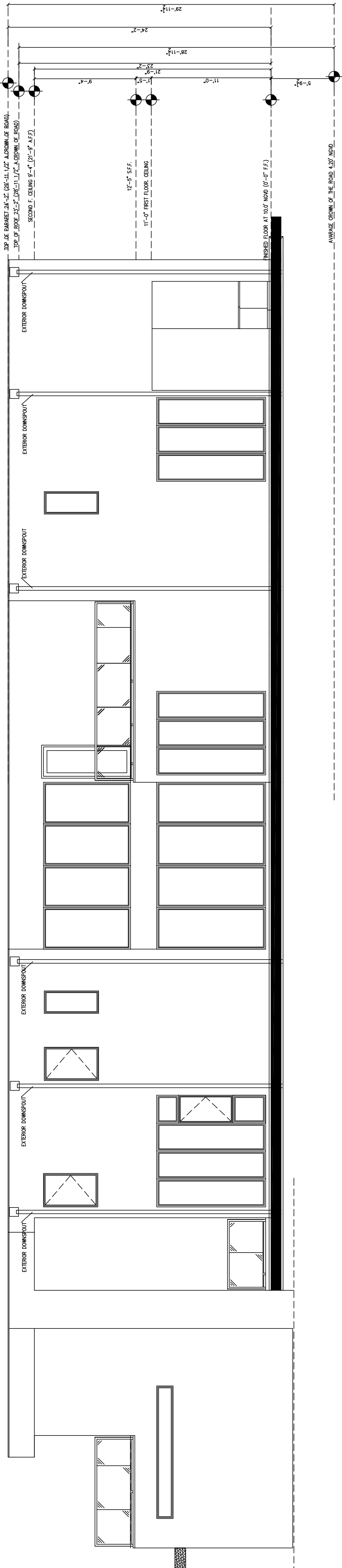
DESIGN ODYSSEY Inc.
 Architectural Design
 865 WEST CONVERSE BL
 FORT LAUDERDALE FL 33309
 Phone (954) 418-7111
 e-mail: designodyssey@gmail.com
 WWW.DESIGNODYSSEY.NET

DESIGNED BY: ABEY
 CHECKED BY:
 DRAWN BY: JE
 DATE: 2/8/2021

Sheet:
A5
 9 of: 9



LEFT ELEVATION south
 3/16" = 1'-0"



RIGHT ELEVATION north
 3/16" = 1'-0"



Memorandum

To: Planning and Zoning Board
Thru: Andrew Hyatt, Town Manager
From: Walter Keller, PE, AICP., Town Consultant Planner
Marlin Engineering, Inc.
CC: Jason Greene, Assistant Town Manager
Lillian Arango, Town Attorney
James McGuinness, Town Building Official
Date: April 19, 2021
RE: 9208 Bay Drive – New 2 Story Single Family Residence

Background: This application is a request to construct a new 2-story single family residence. The parcel is located in the H30A Zoning District at 9208 Bay Drive. The average lot depth is 300 feet with a width of 50 feet. The Applicant indicates the lot size is 15,029 square feet (SF). The proposed air-conditioned floor space and garage totals 9,634 SF. An existing one-story single-family residence will be demolished in order to construct the new dwelling. An overhead view of the lot from the Miami Dade County Property Appraiser is provided on the following page.

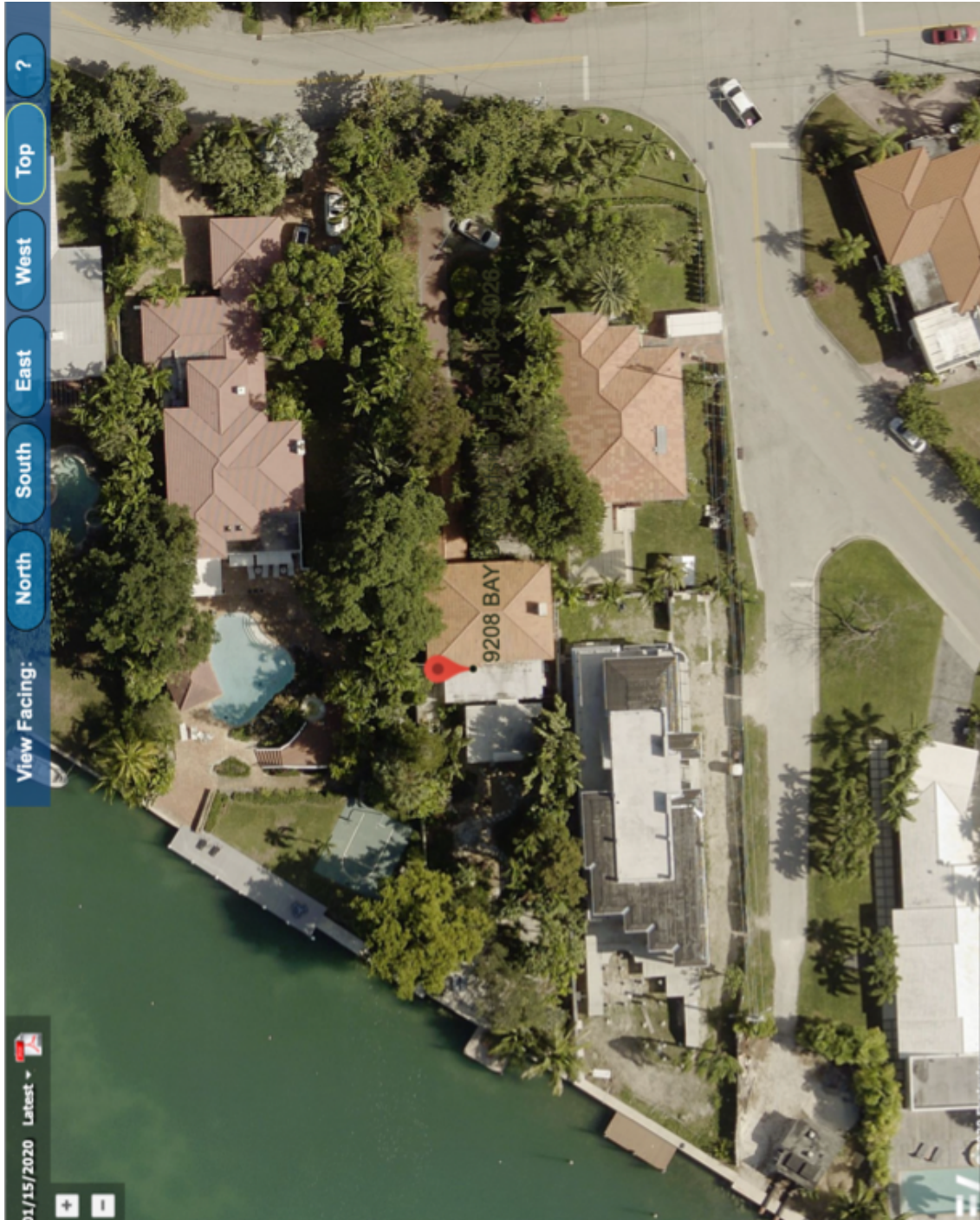
The setback requirements for the H30A Zoning District are 20 foot front, 5 foot side and 50 feet rear (per Zoning in Progress). The Applicant is proposing to comply with first floor setbacks. The Applicant's proposal on average setbacks is reasonable. Total lot pervious area is proposed to be 37.3% where 35% is required. The front yard setback pervious area is proposed at 52.1% where 50% is required. The rear yard setback pervious area is proposed at 65.5%. The second floor under ac is proposed at 4,600 SF which is 30.6% where 32% is the maximum. Another measure of the second floor size is it cannot be larger than 80% of the first floor. Again, the second floor ac area is 4,600 SF which is 78.8%. Lots greater than 112.5 feet are also required to have the front and rear yards combined equal 36% or more. The 20 foot front yard and 62.7 foot rear yard when added together and divided by the 300 foot lot depth is 27.6%. A flat roof is proposed which is equal to the 30 feet height requirement. Table 1 on page 3 provides information on site characteristics and zoning requirements.

A variety of architectural enhancements are proposed. These items include significant breaks in the side walls, provision of balconies, a frosted glass garage door, glass balcony railings and a large number of windows. The north elevation includes a waterfall, wood ceiling planks and other features.

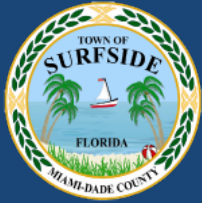
This review may be supplemented prior to the Planning and Zoning Board meeting.



Town of Surfside, Florida Development Review



9208 Bay Drive MDCPA Angled View



Town of Surfside, Florida Development Review

Table 1 – 9208 Bay Drive Site Characteristics and Zoning Requirements

Address	9208 Bay Drive	
General Location	NW Area of Town on Biscayne Bay	
Property Size	15,029 SF (300 Feet x 50 Feet)	
Zoning District	H30A	
Lowest Floor Elevation	Base Flood Elevation +2 – 10.0 Feet	
Lot Coverage	Required	Proposed
Total Lot	40% Max. (6,011 SF)	38.9% (5,839 SF)
Exempt Accessory Uses	15% or Less	23.8% (1,286 SF)
2 nd Story Lot Coverage	32% of the Lot	30.6% (4,600 SF)
	80% of First Floor	78.8% (4,600 SF)
Lots > 112.5 Feet	Front + Back Yds = 36% of Lot	38.5%
Pervious Area Total Lot	35% w/20% FL Friendly	37.3% ±
Pervious Area Front Yd	50% w/20% FL Friendly	52.1%
Pervious Area Rear Yd	40% w/20% FL Friendly	99.7%
Height – Flat Roof	30 Ft: Avg Datum/Crown-High Pt.	30 Feet
Height – Pitched Roof	30 Ft: Avg Datum/Crown-Tie Beam.	N/A
Modification of Height	1% of Height to 3 Ft Max	2 Foot
Roof Decks	Prohibited	N/A
Setbacks		
Primary Frontage	20 Feet Min.	20 Feet
Secondary Corner	10 Feet Min.	N/A
Interior Side < or = 50 Ft	5 Feet Min.	5 Feet
Interior Side > 50 Ft	10% Frontage Width	N/A
Rear	20 Feet Min.	N/A
Pt. Lake & Adj. Canals	25 Feet Min	N/A
Biscayne Bay	50 Feet Min	50 Feet
Encroachments		
Eaves – Sloped Roofs	24 Inches Max	N/A
All Other Ornamentals	6 inches Max	N/A
Accessory Buildings		
Maximum Height	12 Feet Max	N/A.
Max. Aggregated Area	500 SF Max.	TBD
Pool	14.67 Feet x 30 Feet	
Primary Front and	10 Feet Min	N/A
Secondary Corner	10 Feet Min	N/A
Uncovered Patio	Rear & Side – 5 Feet	N/A
	Front & Corner -10 Feet	N/A



Town of Surfside, Florida Development Review

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

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

- Limit accessory uses to 15% of the total footprint of the first floor (5,839 SF)
- Zoning in Progress does not currently provide for mechanical equipment on the roof
Relocate the equipment and remove stairs to roof
- Resolve the front and rear setback percentage (36%) for lots greater than 112 feet
- Provide additional information on the gazebo and cabana bath.



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

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

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

<u>PROJECT INFORMATION</u>	
OWNER'S NAME	Reuven & Iris HERSTEIN
PHONE / FAX	3057753430
AGENT'S NAME	Daniel Sorogon
ADDRESS	701 94 Street, Surfside FL 33154
PHONE / FAX	(Reuven) 305-775-3430 (Iris) 305-798-8469
PROPERTY ADDRESS	4208 BAY DR. Surfside FL 33154
ZONING CATEGORY	H30A
DESCRIPTION OF PROPOSED WORK	NEW 2 STORY single-family residence, 2 car GARAGE, SWIMMING POOL,

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

<u>ZONING STANDARDS</u>	Required	Provided
Plot Size	8,000 S.F.	15,029 S.F.
Setbacks (F/R/S)	20 ^{FT} 20 ^{FT} 5 ^{FT}	20 ^{FT} 62'-8" 5 ^{FT}
Lot Coverage	6,011 SF.	5,839 SF.
Height	30 ^{FT} From Crown of Road	30 ^{FT} from Crown of road
Pervious Area	35% 5,260 SF	37.34% 5,612 SF


 SIGNATURE OF OWNER

3-22-21
 DATE


 SIGNATURE OF AGENT

3/22/21
 DATE



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

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

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

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

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

 3/22/21
NAME OF REPRESENTATIVE DATE



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

Project Name 4708 Bay Dr

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:

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

Cont.

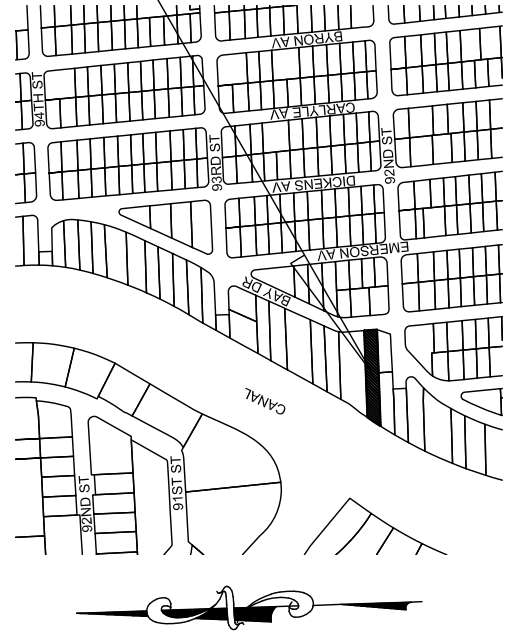


- Roof slopes and materials and color
 - Detail of doors, windows, garage doors
 - Lighting locations and details
 - Dimensions of structure(s) – height, width, and length
 - Deck, railing, stairs details including materials, colors, finishes, and decorative details
 - Exposed foundation treatment
 - Gutters and eaves
 - Abutting structure heights
-
- Provide samples of colors and/or materials mounted on a display board (to be provided prior to Design Review Board Meeting)

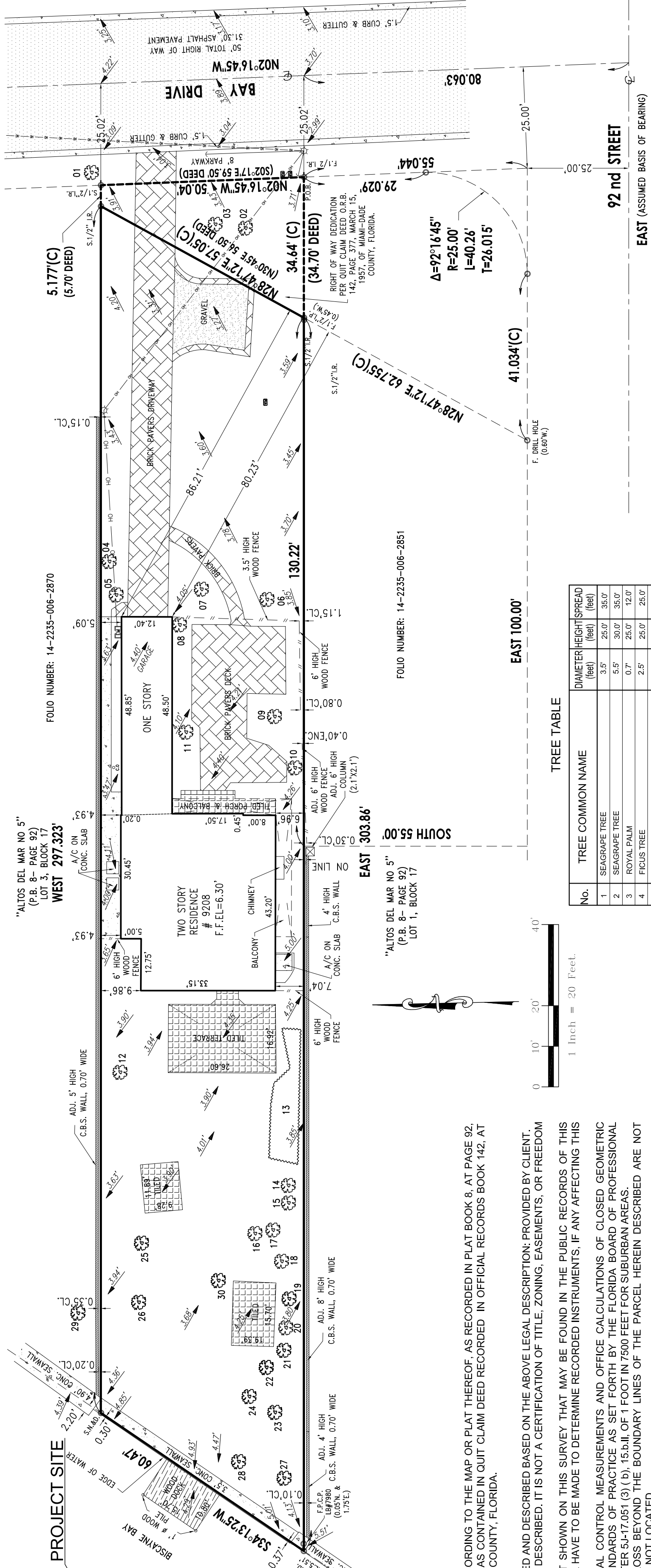
 - Such additional data, maps, plans, or statements as the Town may require to fully describe and evaluate the particular proposed plan

LOCATION MAP

NOT TO SCALE



BOUNDARY SURVEY



QUIT CLAIM DEED O.R.B. 142, PAGE 377, MARCH 15, 1957, OF MIAMI-DADE COUNTY, FLORIDA.
 Begin at the SE corner of Lot 2, Block 17, of 'ALTOS DEL MAR No. 5', Plat Book 8, at Page 92, and proceed West along the South line of Lot 2 a distance of 34.7', more or less to a point; thence proceed N30°45'E or Westerly along the South line of Lot 2 a distance of 34.7', more or less to a point; thence proceed E51°30'E or easterly a distance of 56.5', more or less to a point; thence proceed easterly a distance of 5.7' more or less along the North line of Lot 2 to a point; thence proceed S02°17'E or thereabouts along the East line of Lot 2 a distance of 59.5', more or less to the Point of Beginning.

FOLIO NUMBER: 14-2235-006-2851

FOLIO NUMBER: 14-2235-006-2851

PROPERTY ADDRESS:
 9208 BAY DRIVE, SURFSIDE, FLORIDA 33154-3026
 FOLIO NUMBER: 14-2235-006-2860

LEGAL DESCRIPTION:
 LOT 2 IN BLOCK 17, OF 'ALTOS DEL MAR No. 5', ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, AT PAGE 92, LESS RIGHT-OF-WAY TO THE TOWN OF SURFSIDE, AS CONTAINED IN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 142, AT PAGE 377, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:
 1) THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION; PROVIDED BY CLIENT.
 2) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED.
 3) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
 4) THE ACCURACY OBTAINED FOR ALL HORIZONTAL CONTROL MEASUREMENTS AND OFFICE CALCULATIONS OF CLOSED GEOMETRIC FIGURES, MEETS OR EXCEEDS THE CURRENT STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS AS CONTAINED IN CHAPTER 53-17.051 (3) (b), 15.b.ii.I, OF 1 FOOT IN 7500 FEET FOR SUBURBAN AREAS.
 5) FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN HEREON. UNDERGROUND ENCROACHMENTS NOT LOCATED.
 6) NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 7) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON; CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED, FOR BUILDING AND ZONING INFORMATION. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
 8) IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.
 9) AREA OF THE PROPERTY BY OCCUPATION: 15029.568 SQUARE FEET OR 0.345 ACRES.
 10) THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. OWNERSHIP SUBJECT TO OPINION OF TITLE.
 11) TYPE OF SURVEY: BOUNDARY AND TREE SURVEY.
 12) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY.
 13) NORTH ARROW DIRECTION AND BEARINGS ARE BASED ON RECORDED PLAT BOOK 8, AT PAGE 92, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
 14) ELEVATIONS, IF ANY, ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
 15) BENCH MARK USED: S-243, ELEV. 11.77' (N.G.V.D. 29) OF MIAMI-DADE COUNTY, FLORIDA.
 16) THE PROPERTY DESCRIBED ON THIS SKETCH OF BOUNDARY SURVEY, IS THE SAME PROPERTY AS DESCRIBED IN SCHEDULE "A" IN AMERICAN LAND TITLE ASSOCIATION COMMITMENT, ISSUING OFFICE FILE NUMBER: CL 20 474, ORDER NUMBER: 9018111, WITH AN EFFECTIVE DATE OF NOVEMBER 03, 2020 AT 8:00 AM, AND REVISED DECEMBER 16, 2020, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.
 17) THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON.
 THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

TREE TABLE

No.	TREE COMMON NAME	DIAMETER (Inch)	HEIGHT (Feet)	SPREAD (Feet)
1	SEAGRAPE TREE	3.5	25.0	35.0
2	ROYAL PALM	0.7	25.0	12.0
3	FIJUS TREE	2.5	25.0	25.0
4	GUMBO LIMBO	2.5	45.0	35.0
5	QUADRUPLE ALEXANDER PALM	3.5	35.0	20.0
6	UMBRELLA TREE	3.5	20.0	20.0
7	UMBRELLA TREE	11.0	55.0	60.0
8	DOUBLE ALEXANDER PALM	1.5	25.0	16.0
9	UMBRELLA TREE	12.0	25.0	20.0
10	TRAVELERS TREE CLUSTER	33.0x5.0	35.0	35.0
11	UMBRELLA TREE	3.5	30.0	20.0
12	TRAVELERS TREE CLUSTER	3.5	20.0	16.0
13	ALEXANDER PALM CLUSTER	16.0	35.0	30.0
14	OAK TREE	1.7	45.0	35.0
15	WINDMILL PALM CLUSTER	8.0	30.0	20.0
16	DOUBLE WINDMILL PALM	4.0	20.0	14.0
17	WINDMILL PALM	0.7	30.0	10.0
18	TRIPLE WINDMILL PALM	4.5	25.0	25.0
19	TRIPLE ALEXANDER PALM	2.5	35.0	15.0
20	OAK TREE	1.2	35.0	30.0
21	WINDMILL PALM	0.4	30.0	8.0
22	GUMBO LIMBO	1.2	35.0	35.0
23	COCONUT PALM	1.2	20.0	25.0
24	COCONUT PALM	1.2	20.0	25.0
25	FLORIDA BLACK OLIVE	2.0	60.0	50.0
26	DOUBLE WINDMILL PALM	2.0	30.0	12.0

* TREES TRUNK DIAMETER MEASURED AT A HEIGHT ± 4.5' FROM THE GROUND.
 ** TREE LOCATION & DIMENSIONS ARE APPROXIMATE.
 *** FOR PROPER AND SCIENTIFIC TREE NAME AN ARBORIST SHOULD BE CONTACTED.
 **** SURVEYOR NOT RESPONSIBLE FOR TREE NAMES INDICATED IN THIS TREE TABLE.

SURVEYOR'S CERTIFICATION:		COMMUNITY NAME AND NUMBER:	PANEL NUMBER AND SUFFIX:	FIRM PANEL EFFECTIVE DATE:
I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION, AND THAT THIS SURVEY MEETS THE CURRENT STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 53-17.051 AND 53-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.		TOWN OF SURFSIDE: 120659	12066 C 0144 - L	09 / 11 / 2009
		COUNTY NAME: MIAMI-DADE	FLOOD ZONE: AE	BASE FLOOD ELEVATION: 8.0 N.G.V.D
		STATE: FLORIDA	REVISIONS	JOB No.: 12-2020 - 182
				FIELD CREW: EDMUND
				DRAWN: S.F.
				CHECKED: G.C.
				FIELD DATE: 12 / 16 / 2020
				DATE: 12 / 17 / 2020
				SHEET
				of 1

GARY B. CASTEL

PROFESSIONAL LAND SURVEYOR

25465 S.W. 134th PLACE, HOMESTEAD, FLORIDA 33032
 Mobile Phone: (786) 486-6786
 E-Mail: esplandsinc@gmail.com

LEGEND AND ABBREVIATIONS:	OIL
A.	ON LINE
ADJ.	OFF SET
ADJ. 1/2" IR.	ADJ. RECORDS BOOK
AS THEIR INTERESTS MAY APPEAR	PAGE
AS THEIR INTERESTS MAY APPEAR	P.C.
CATCH BASIN	P.O.B.
CHAIN LINK FENCE	P.O.C.
CENTER LINE	P.C.
CONCRETE BLOCK STRUCTURE	P.P.
CONCRETE	P.P.
CORNER	P.P.
ENCROACHMENT	R
ELEVATION	R
DELTA CUT NAIL	S
FINISH FLOOR ELEVATION	S
FOUND PERMANENT CONTROL POINT	S-1/2" IR.
FOUND IRON PIPE 1/2"	SET 1/2" IRON REBAR
FOUND IRON REBAR 1/2"	S.W.
FOUND NAIL	S.W.
FOUND NAIL AND DISC	S.N.&D.
FOUND PERMANENT REFERENCE	S.N.&D.
ITS SUCCESSORS AND/OR ASSIGNS	T
MEASURED	T.M.
LENGTH OF ARC	TYP.
NORTH AMERICAN VERTICAL DATUM	U.E.
NATIONAL GEODETIC VERTICAL DATUM	W.M.
	W.F.

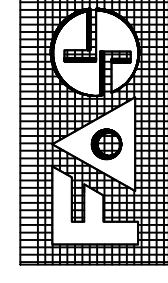
PROPOSED RESIDENCE FOR: MR. & MRS. HERSSEIN

9208 BAY DRIVE SURFSIDE, FLORIDA 33154

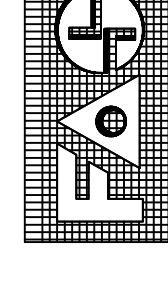
SINGLE FAMILY SITE PLAN APPLICATION



9208 BAY DRIVE SURFSIDE, FLORIDA 33154
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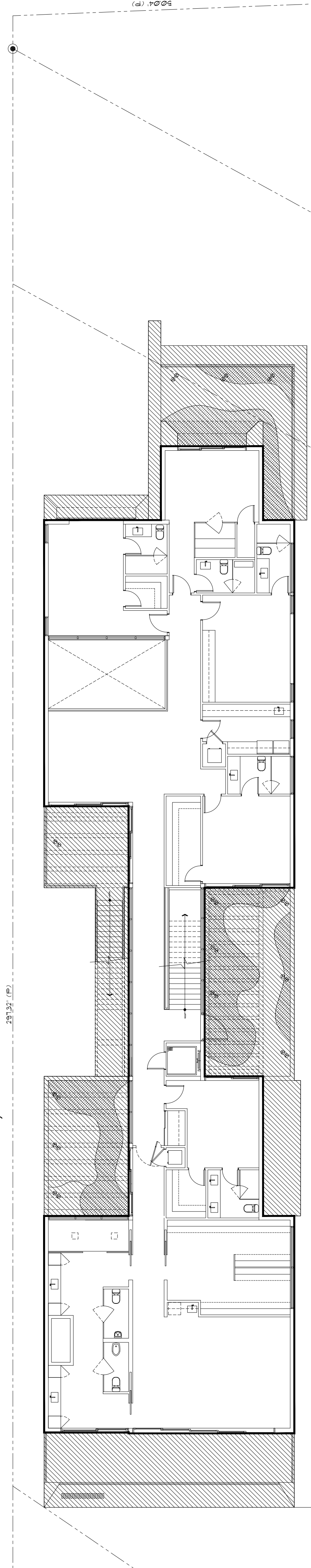


ARCHITECT	
Daniel Sorogon, Florida Architectural Services Inc. 14 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 OFF: 305-653-0212 FAX: 305-653-0232 Cell: 305-970-1235 www.danielsorogon.com	
LANDSCAPE ARCHITECT	
Jorge Varela All Landscape Data Inc. Landscape (Architecture + Plant Information) Email: jvarela@alllandscapedata.com 4459 NW 87 CT DORAL, Florida, USA 33178 Main 305-303-7059 Direct 954-281-9662 www.alllandscapedata.com	
PROJECT TEAM	

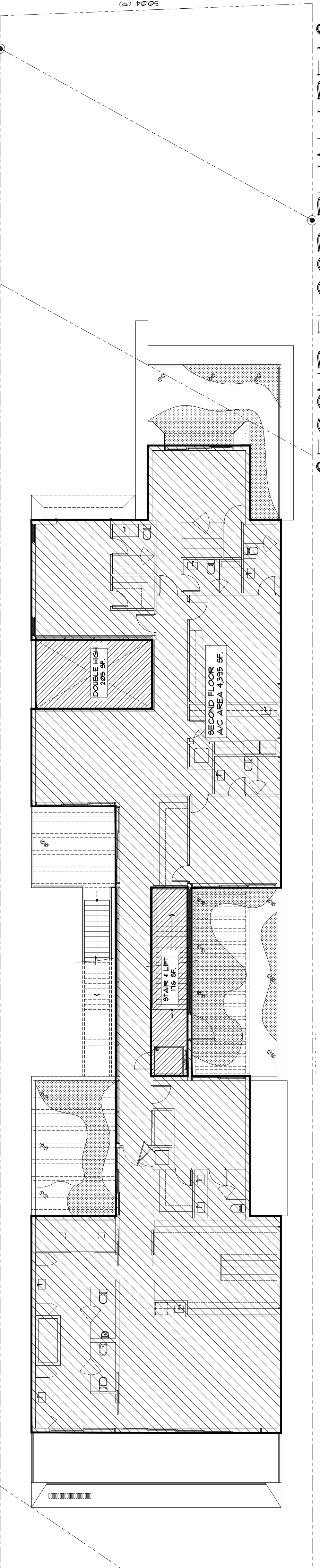
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THE 2017 FLORIDA BUILDING CODE FOR DESIGN
SCOPE OF WORK: NEW CONSTRUCTION OF A TWO STORY, SINGLE FAMILY DWELLING
MUNICIPALITY: TOWN OF SURFSIDE, FLORIDA OCCUPANCY CLASSIFICATION: RESIDENTIAL GROUP R-3

DRAWING INDEX	
ARCHITECTURAL	
A-0	COVER SHEET
A-1	SITE PLAN, GENERAL NOTES AND ZONING DATA
A-2	AREAS
A-3	SECOND FLOOR PLAN (AVERAGE SETBACKS)
A-4	GROUND FLOOR PLAN
A-5	POOL FLOOR PLAN
A-6	POOL PLAN
A-7	EXTERIOR ELEVATIONS
A-8	EXTERIOR ELEVATIONS
A-9	SECTIONS
A-10	STREET VIEW
A-11	MATERIALS SHEET
LANDSCAPE	
L-1	EXISTING TREE DISPOSITION PLAN
L-2	LANDSCAPE PLAN
L-3	TREE PALM GENERAL PLANTING NOTES
L-4	IRRIGATION PLAN
L-5	DETAILS

PROPOSED RESIDENCE FOR:
MR. & MRS. HERSCHEIN
PROPERTY ADDRESS:
9208 BAY DR SURFSIDE, FLORIDA 33154



SECOND FLOOR TO FIRST FLOOR MASSING DIAGRAM
SCALE 3/32" = 1' - 0"



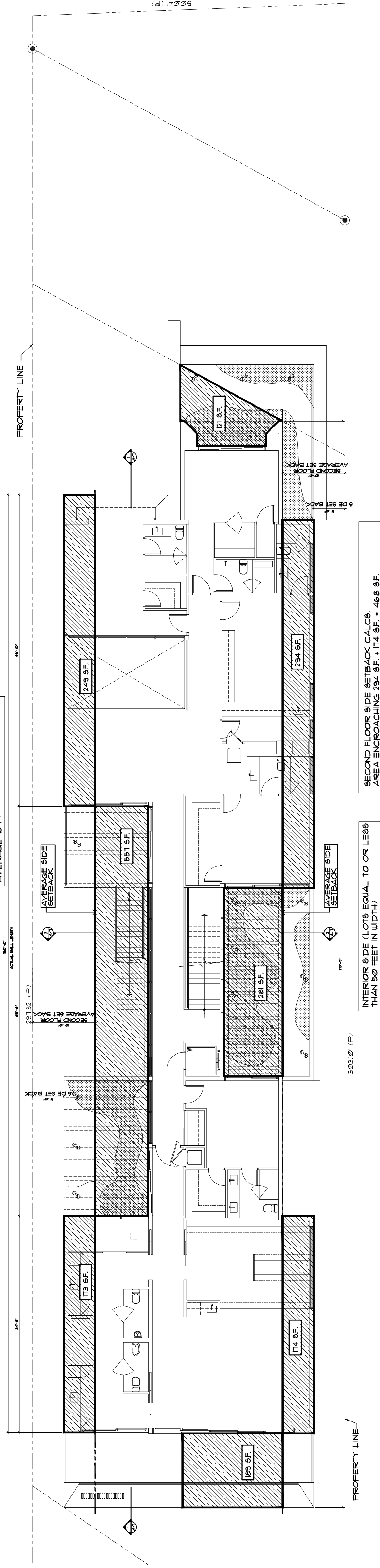
SECOND FLOOR PLAN AREAS
SCALE 3/32" = 1' - 0"

INTERIOR SIDE (LOTS EQUAL TO OR LESS THAN 50 FEET IN WIDTH) SETBACK AREA ENCOMPASSING ITS 50' + 248 SF + 42 SF AREA NOT ENCOMPASSING 28 SF + 99 SF + 21 SF THEREFORE OK.

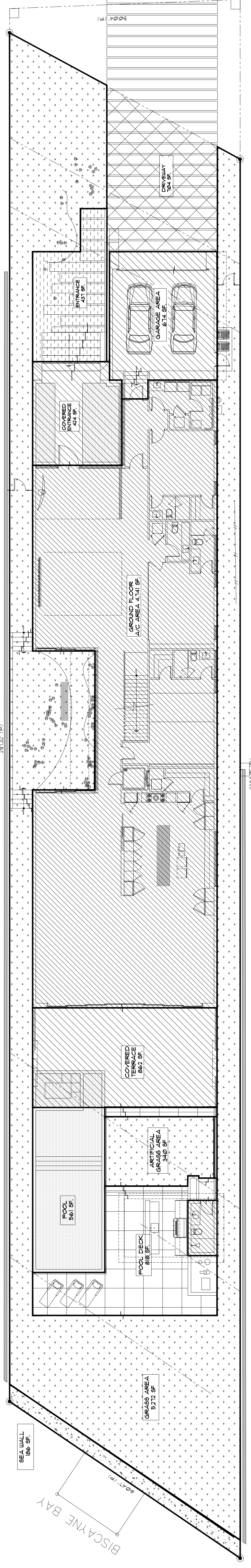
INTERIOR SIDE (LOTS EQUAL TO OR LESS THAN 50 FEET IN WIDTH) SETBACK AREA ENCOMPASSING 28 SF + 99 SF + 21 SF THEREFORE OK.

INTERIOR SIDE (LOTS EQUAL TO OR LESS THAN 50 FEET IN WIDTH) SETBACK AREA ENCOMPASSING 28 SF + 99 SF + 21 SF THEREFORE OK.

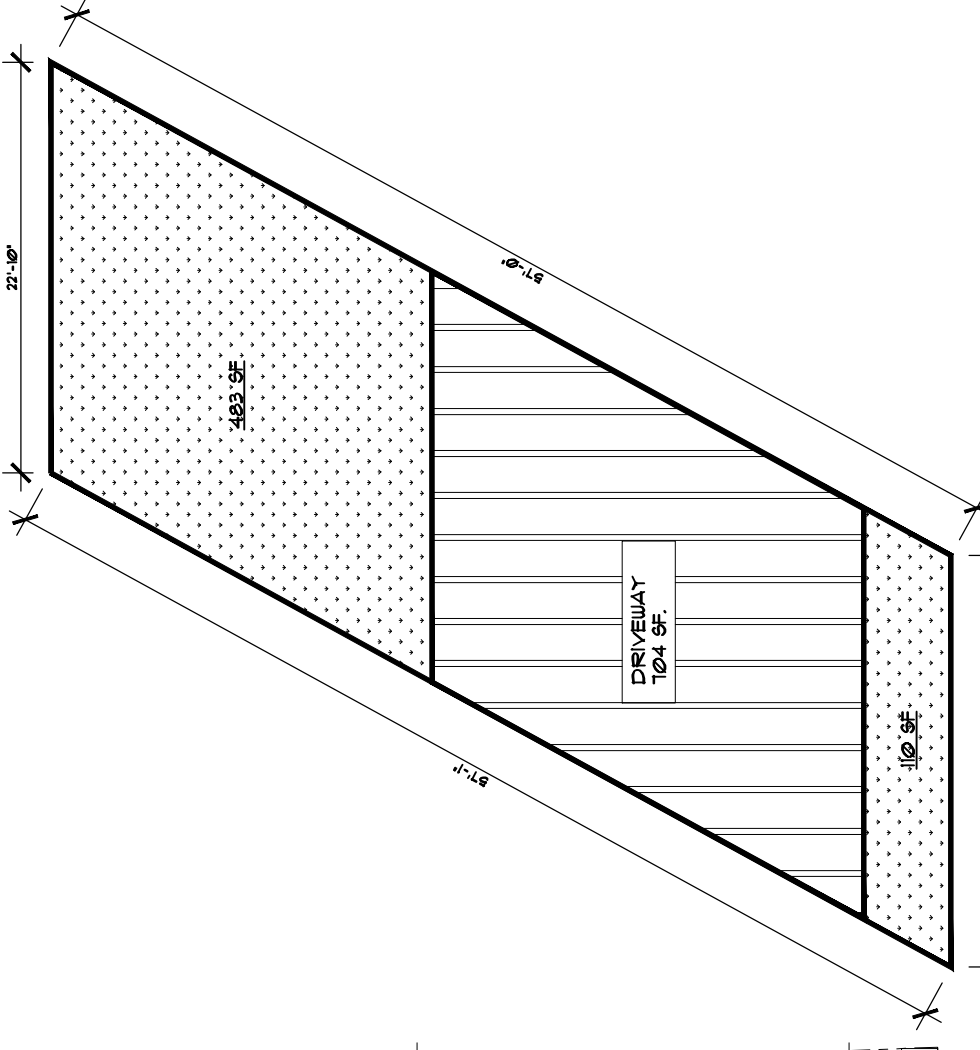
INTERIOR SIDE (LOTS EQUAL TO OR LESS THAN 50 FEET IN WIDTH) SETBACK AREA ENCOMPASSING 28 SF + 99 SF + 21 SF THEREFORE OK.



SECOND FLOOR PLAN (AVERAGE SETBACK)
SCALE 3/32" = 1' - 0"



GROUND FLOOR PLAN AREAS
SCALE 3/32" = 1' - 0"



PERVIOUS FRONT AREA
SCALE 1/4" = 1' - 0"

Table with 2 columns: REVISIONS, BY. Rows 1-5.

PROPERTY ADDRESS: 9208 BAY DR SURFSIDE, FLORIDA 33154
MR. & MRS. HERSCHEIN
PROPOSED RESIDENCE FOR

FLORIDA ARCHITECTURAL SERVICES INC.
architect/planner
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169
(305) 653-0212

DATE: MAR 15, 2021
SCALE:
FILE: 9208-HERSCHEIN

SHEET NO. A-2
OF 10 SHEETS
COLOR ORIGINAL

DRAWN: D5
CHECKED: D5
DATE: MAR 15, 2021
SCALE:

FILE: 9208-HERSCHEIN

SHEET NO. A-2

OF 10 SHEETS

COLOR ORIGINAL

ZONING DATA table with columns: ZONING, H20 A (SEE MAP), LOT AREA, LOT WIDTH, UPPER STORY AREA BETWEEN, FIRST FLOOR MAX LOT COVERAGE, SECOND FLOOR MAX LOT COVERAGE, FIRST FLOOR PRIMARY FRONTAGE SETBACK, UPPER STORY PRIMARY FRONTAGE SETBACK, REAR SETBACK, LOT WITH A DEPTH GREATER THAN 125 FEET, SETBACKS (LOTS EQUAL TO OR LESS THAN 50 FEET IN WIDTH), UPPER STORY PRIMARY REAR SETBACK, ACCESSORY BUILDINGS, ACCESSORY BUILDINGS REAR SETBACK, ACCESSORY BUILDINGS INTERIOR SETBACK, ACCESSORY BUILDINGS MAX HEIGHT, ACCESSORY BUILDINGS POOL, ACCESSORY BUILDINGS POOL REAR SETBACK, ACCESSORY BUILDINGS POOL INTERIOR SETBACK, POOL EQUIPMENT SETBACK, MAX BUILDING HEIGHT (FROM CROWN OF ROAD TO TOP OF THE SLAB), MIN PERVIOUS AREA, MIN PERVIOUS AREA FOR FRONT AREA, MIN PERVIOUS AREA FOR REAR AREA, DRIVEWAY WIDTH REQUIRED, MECHANICAL EQUIPMENT SETBACK, BUILDING AREAS UNDER A/C, GROUND FLOOR A/C AREA, SECOND FLOOR A/C AREA, TOTAL A/C AREAS, GENERAL AREAS, GARAGE, COVERED ENTRANCE, GROUND FL COVERED TERRACE.

LEGEND-GROUND FLOOR table with columns: BUILDING OF COVERAGE (GROUND FLOOR), GROUND FLOOR A/C, GARAGE, COVERED TERRACE, COVERED ENTRANCE, TOTAL. Includes MAX LOT COVERAGE table.

LEGEND-SECOND FLOOR table with columns: BUILDING (SECOND FLOOR A/C), OPEN DOUBLE HEIGHT STAIR, TOTAL AREA.

SECOND FLOOR AREA (VOLUME): 4,600 SF
NTS

FLOOR AREA RATIO table with columns: ZONING, H20 A (SEE MAP), LOT AREA, UPPER STORY AREA BETWEEN, TOTAL SECOND FLOOR %.

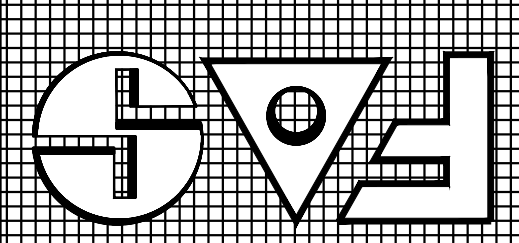
AREAS-GROUND FLOOR table with columns: GROUND FLOOR A/C, GARAGE, COVERED TERRACE, COVERED ENTRANCE, TOTAL.

AREAS-SECOND FLOOR table with columns: BUILDING (SECOND FLOOR A/C), STAIR LIFT, OPEN DOUBLE HEIGHT, TOTAL AREA.

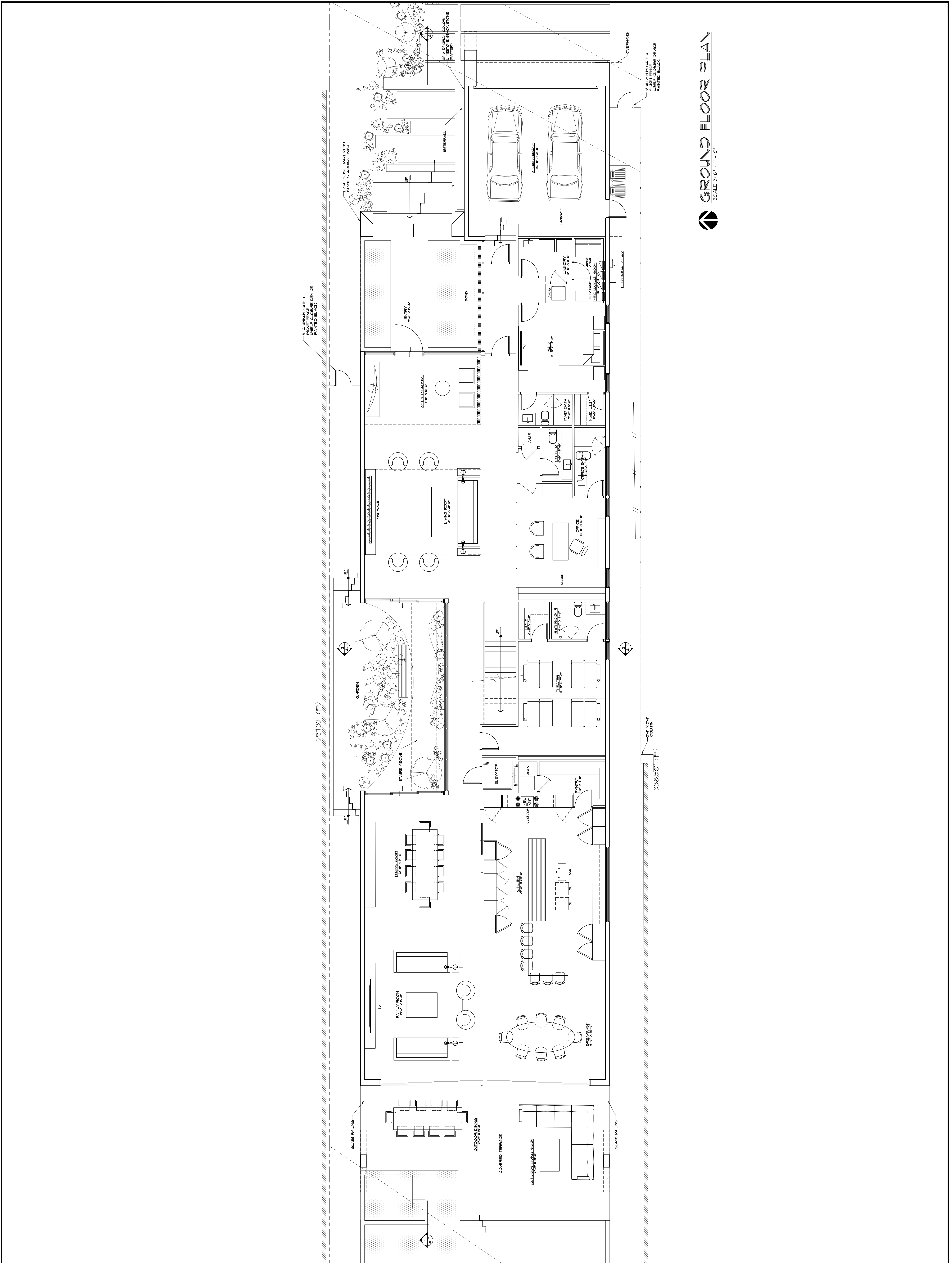
REVISIONS	BY:
1	
2	
3	
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5	

PROPOSED RESIDENCE FOR:
M. & MRS. HERGEN
 PROPERTY ADDRESS: 9208 BAY DR SUITE 100, FLORIDA 33154
 FOLIO #: 14-2235-026-2010

florida architectural services inc.
 daniel sorogon AR 0010418 architect/planner
 34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212



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 DATE: MAR 15, 2021
 SCALE: 3/16" = 1'-0"
 FILE: 9208-HERGEN
 SHEET NO.: A-3
 OF 10 SHEETS
 COLOR ORIGINAL



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

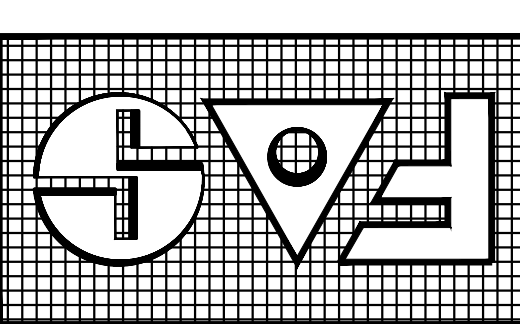
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NO.	REVISIONS	BY
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FOLIO # 14-2235-026-2010

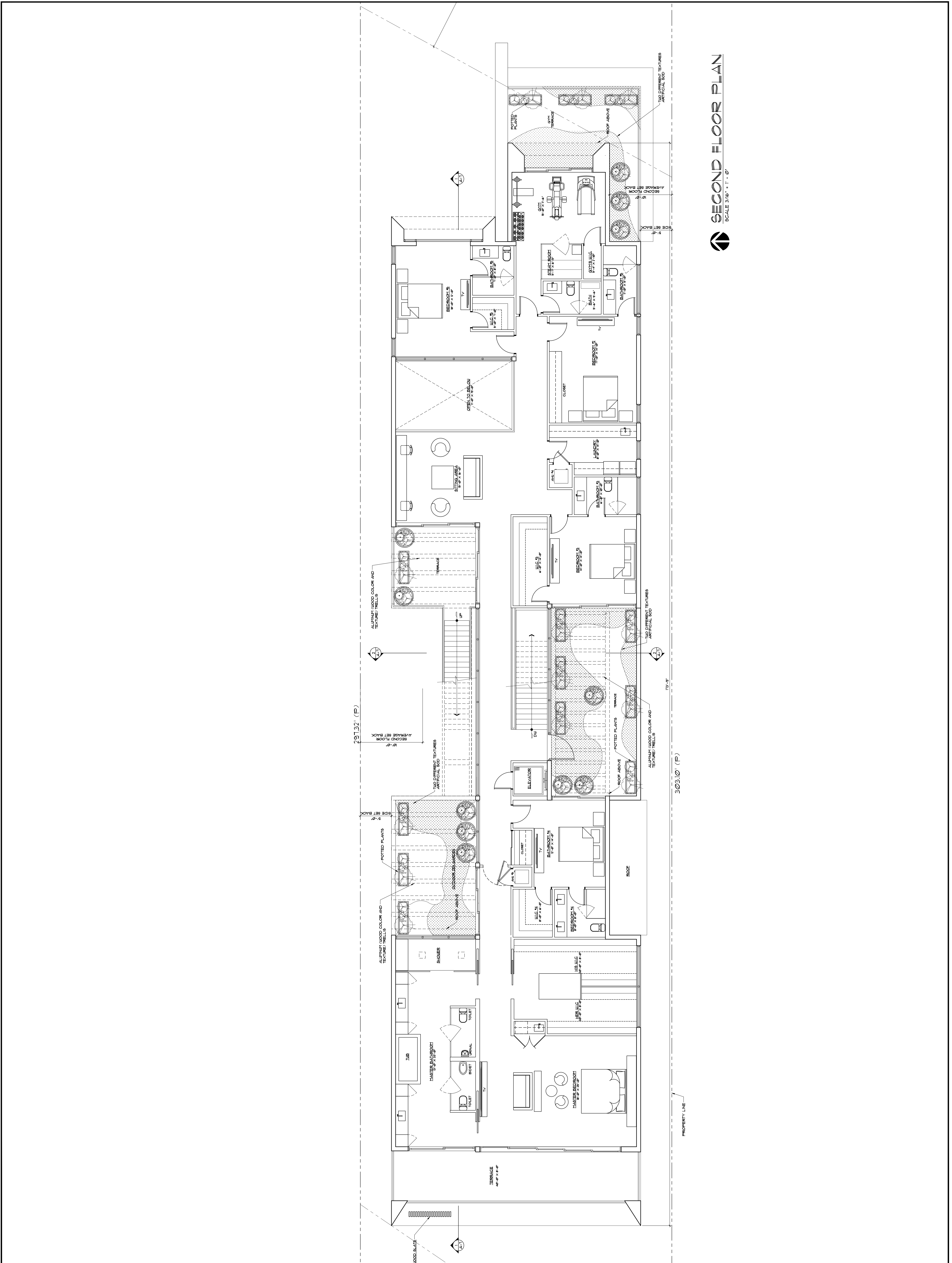
PROPOSED RESIDENCE FOR
 MR. & MRS. HERGEN
 PROPERTY ADDRESS: 9208 BAY DR SUITE 101, FLORIDA 33154

florida architectural services inc.
 architect/planner
 daniel sorogon AR 0010418
 34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169
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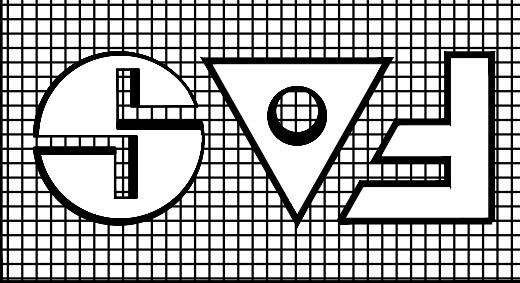
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 SHEET NO. A-4

OF 10 SHEETS
 COLOR ORIGINAL



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

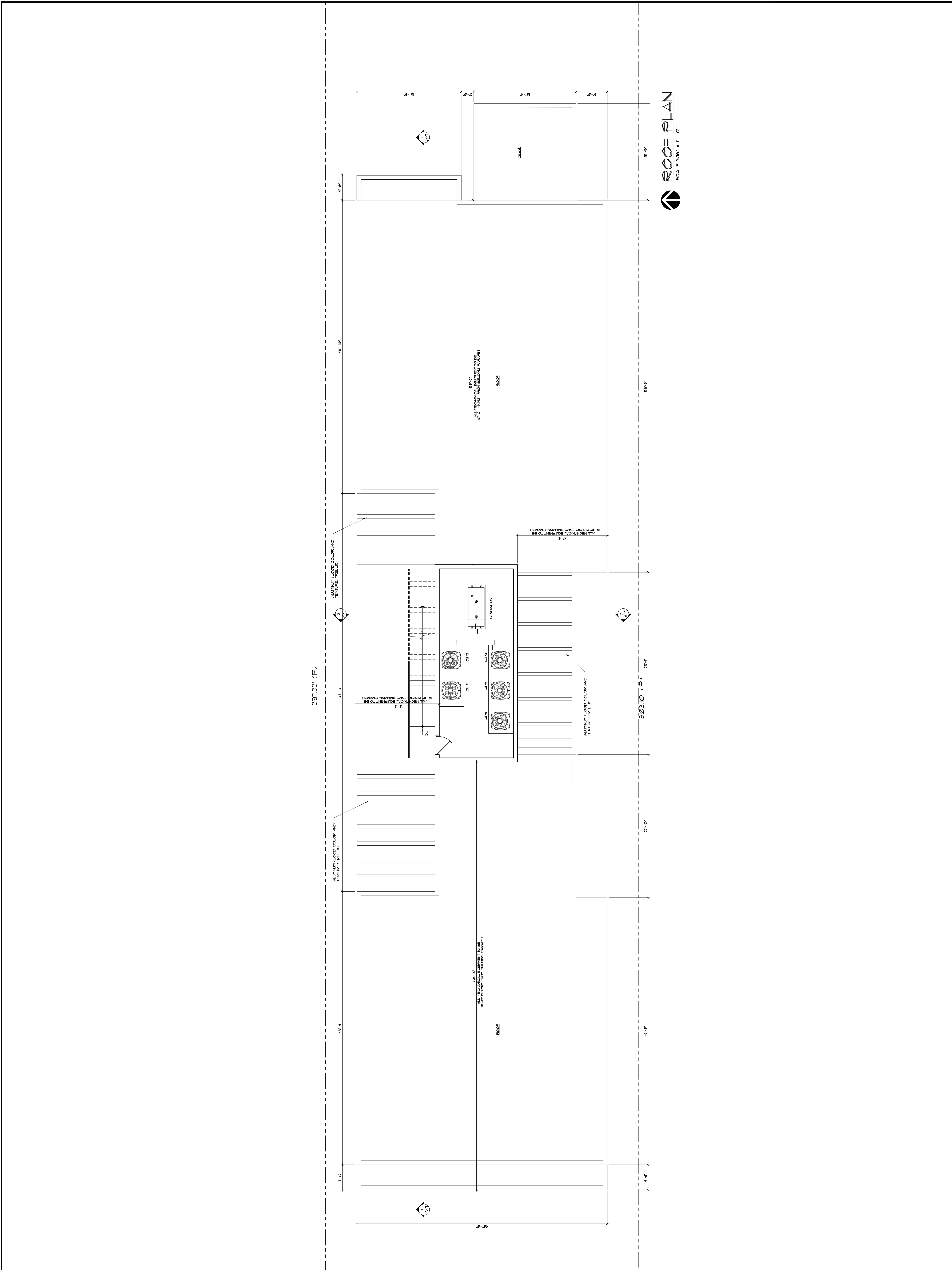
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ROOF PLAN
SCALE 3/16" = 1'-0"

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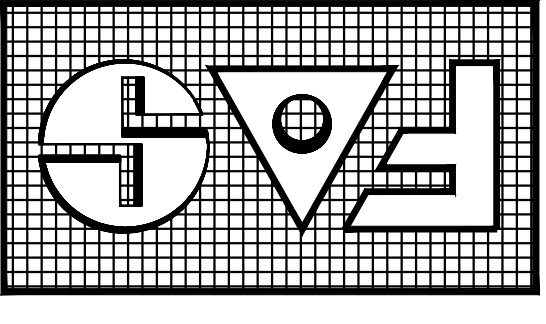
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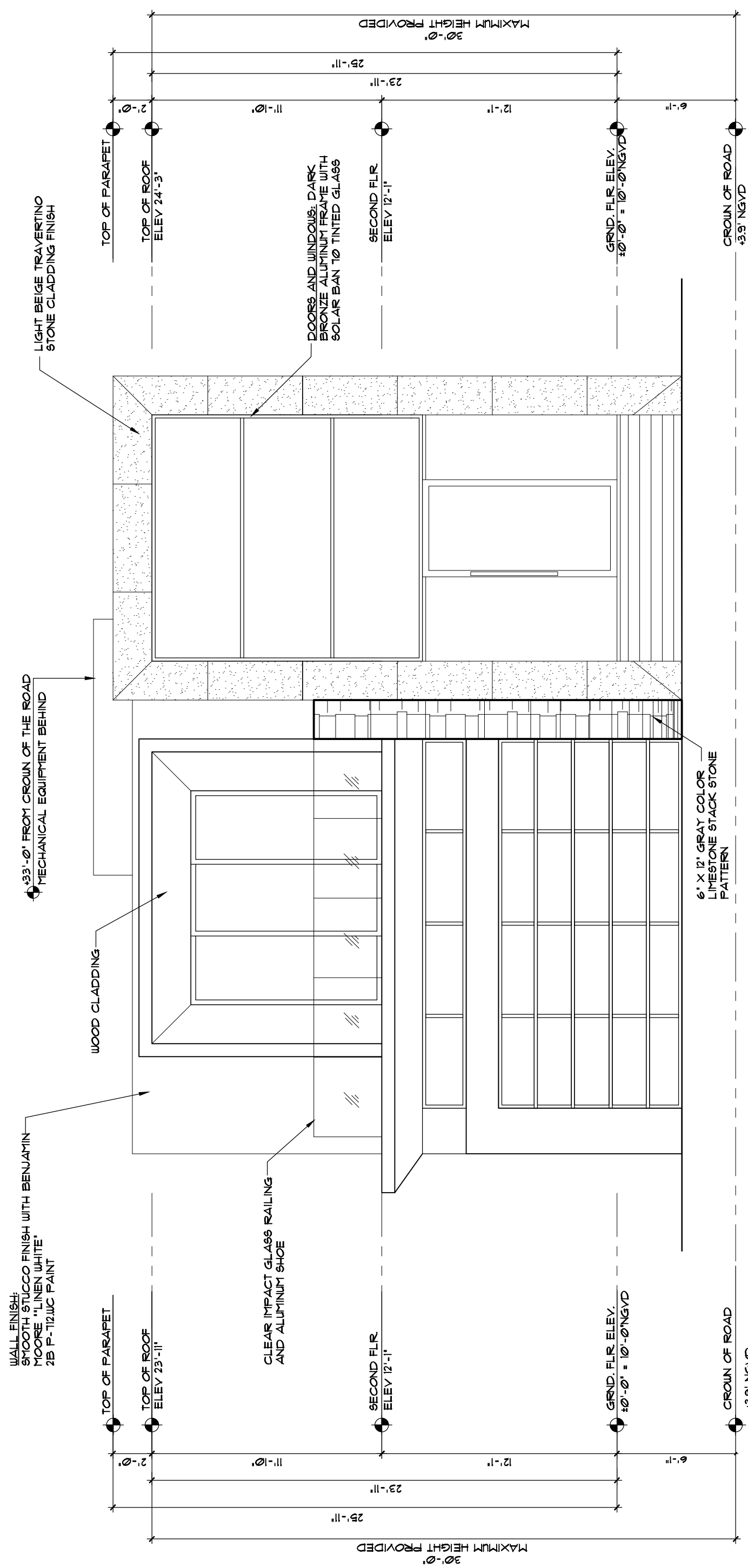
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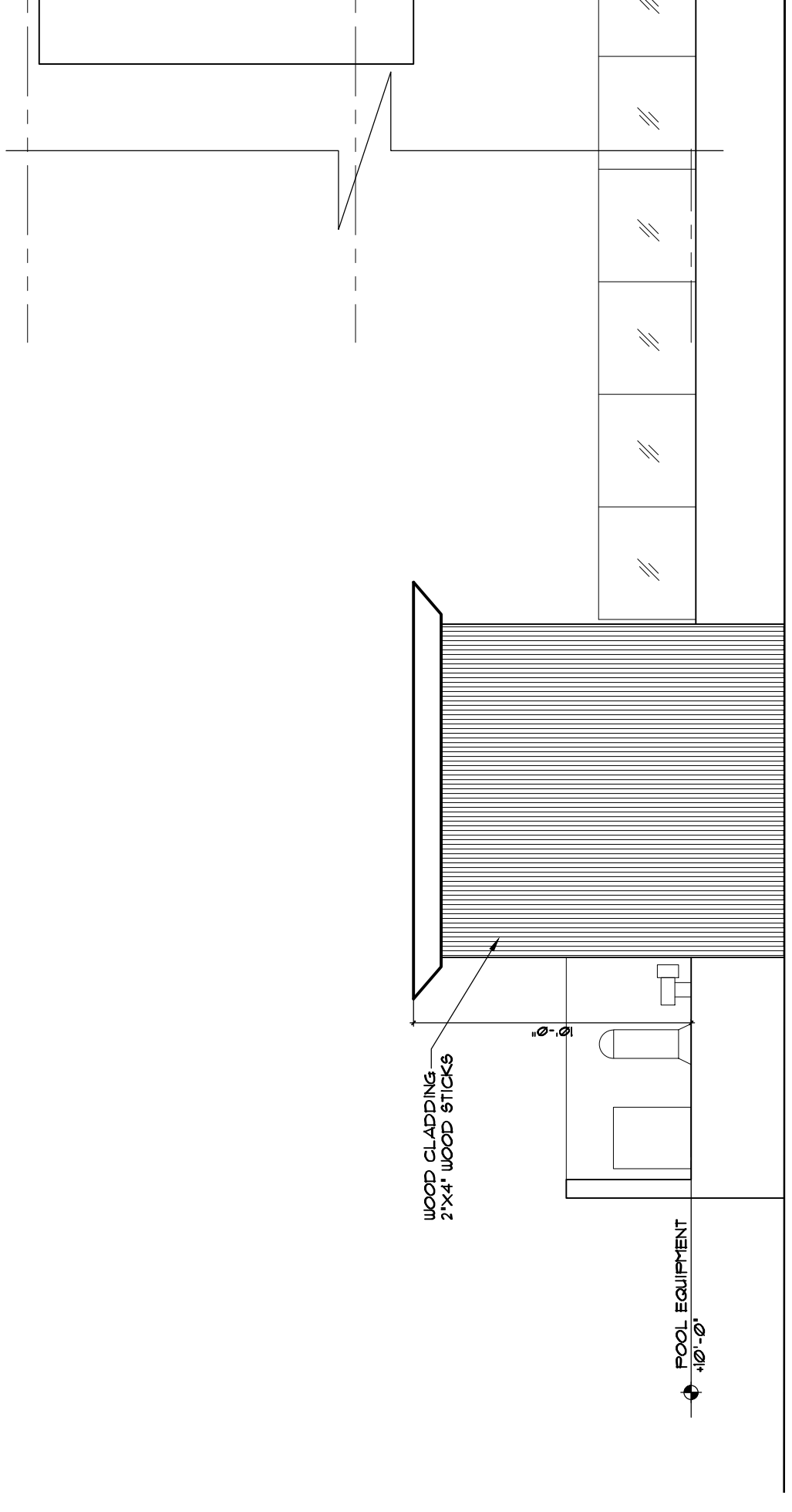


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CHECKED: D5
DATE: MAR 15, 2021
SCALE: 3/16" = 1'-0"
FILE: 9208-HERSGEIN

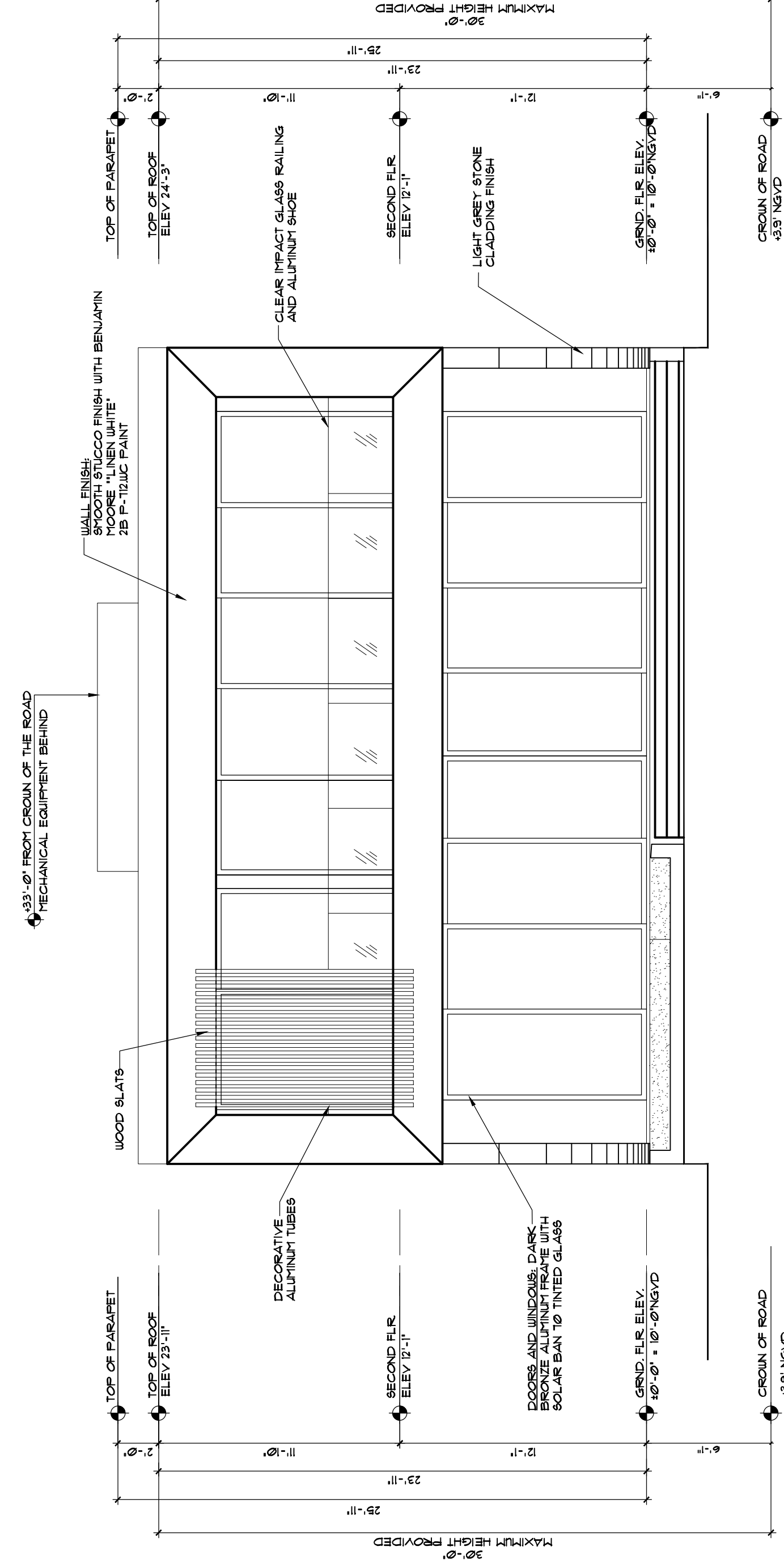
SHEET NO. A-6
OF 10 SHEETS
COLOR ORIGINAL



FRONT ELEVATION (EAST)
SCALE 3/16" = 1' - 0"



GAZEBO (EAST)
SCALE 3/16" = 1' - 0"



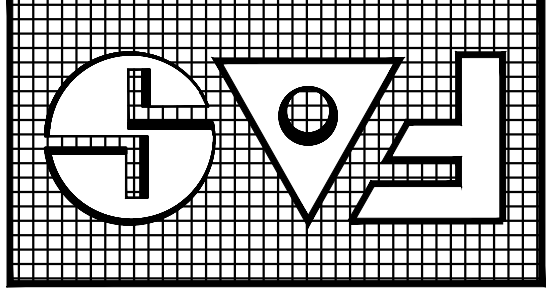
REAR ELEVATION (EAST)
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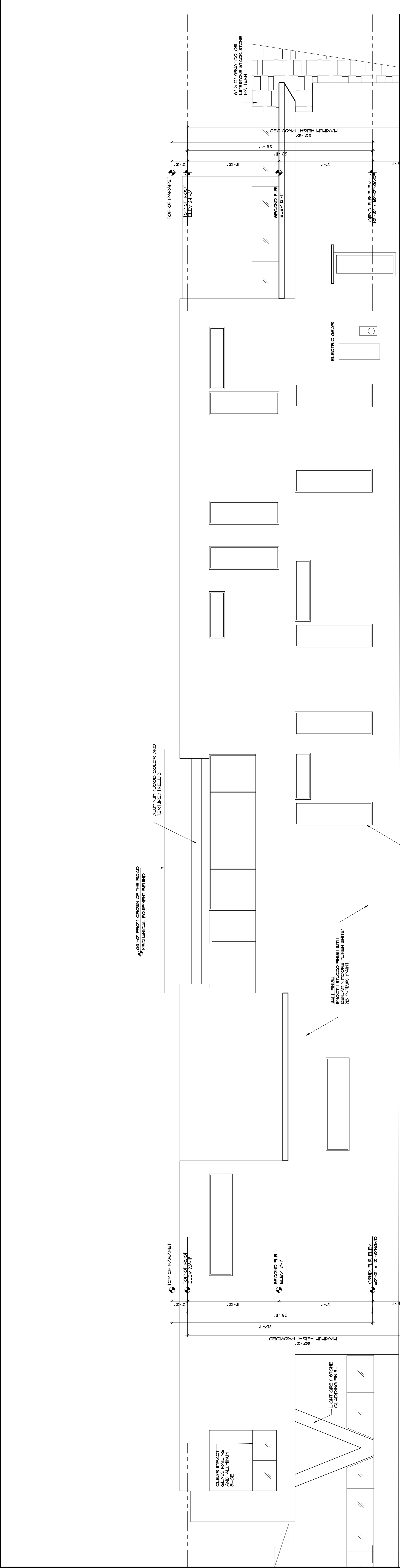
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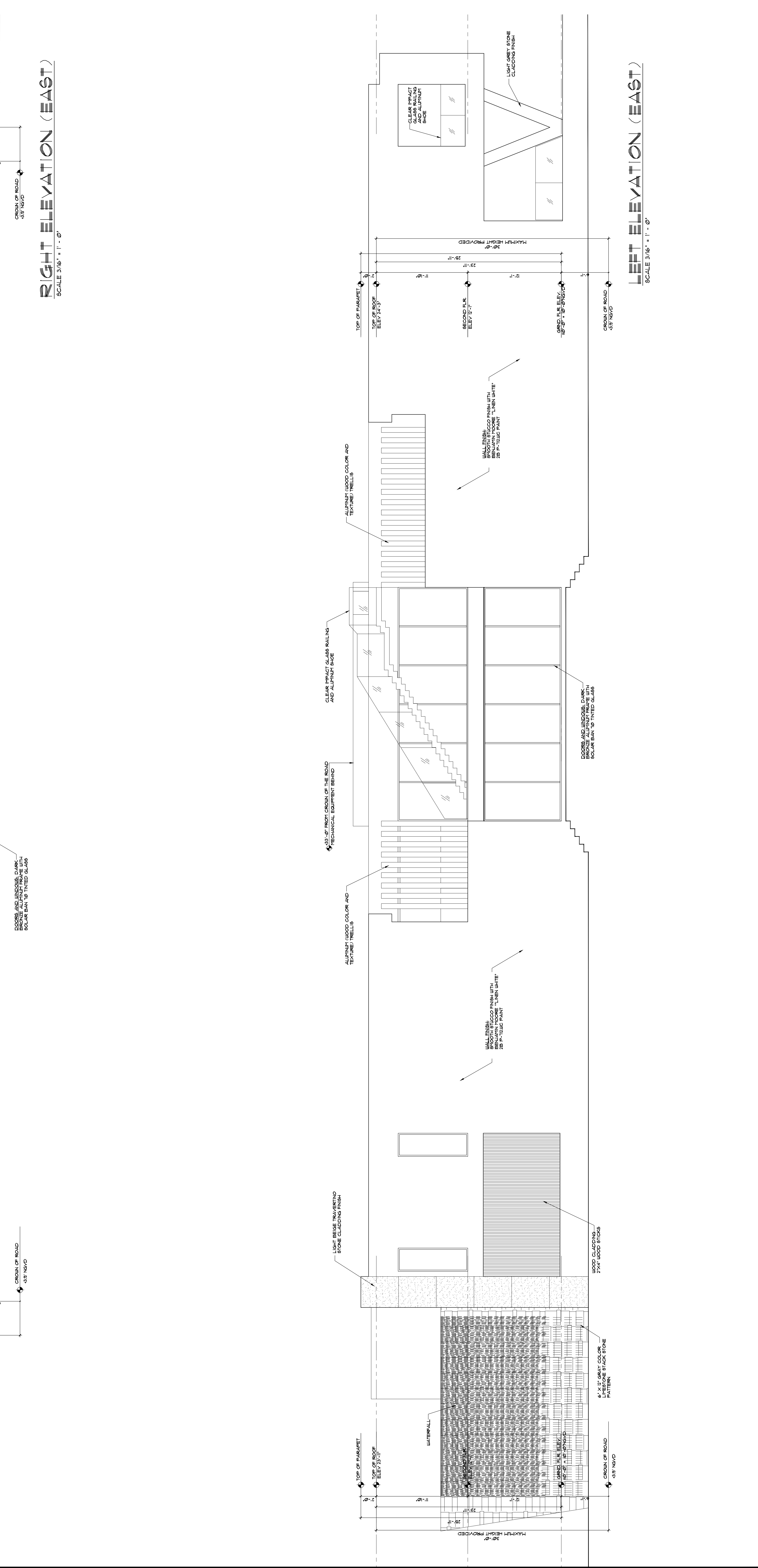


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 CHECKED BY: D5
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 SCALE: 3/8" = 1'-0"
 FILE: 9208-HERGEN

SHEET NO. A-7
 OF 10 SHEETS
 COLOR ORIGINAL

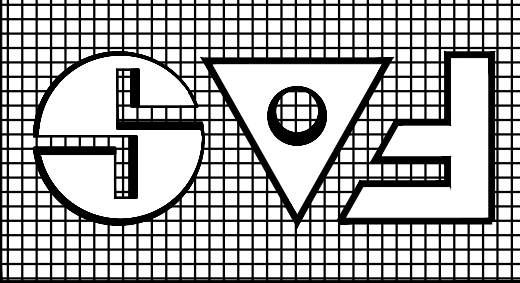


RIGHT ELEVATION (EAST)
 SCALE 3/8" = 1'-0"



LEFT ELEVATION (EAST)
 SCALE 3/8" = 1'-0"

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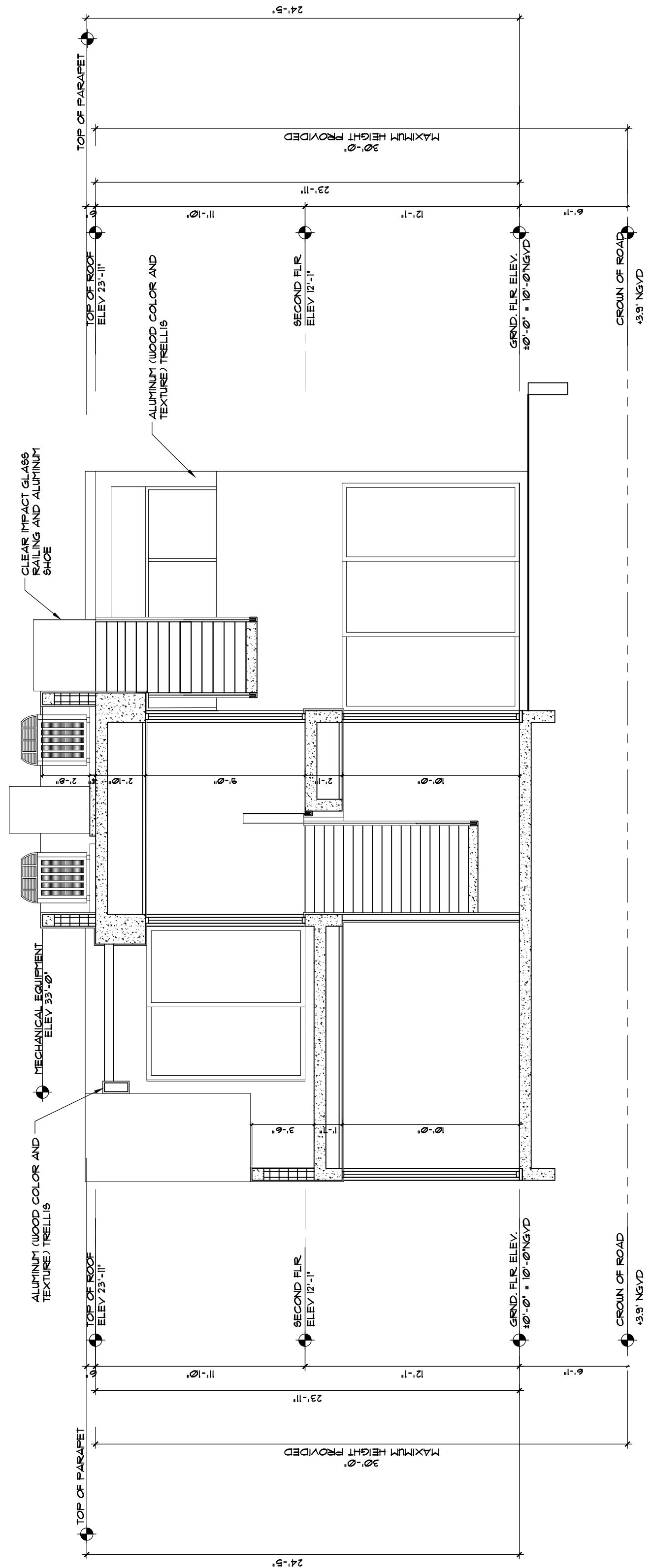


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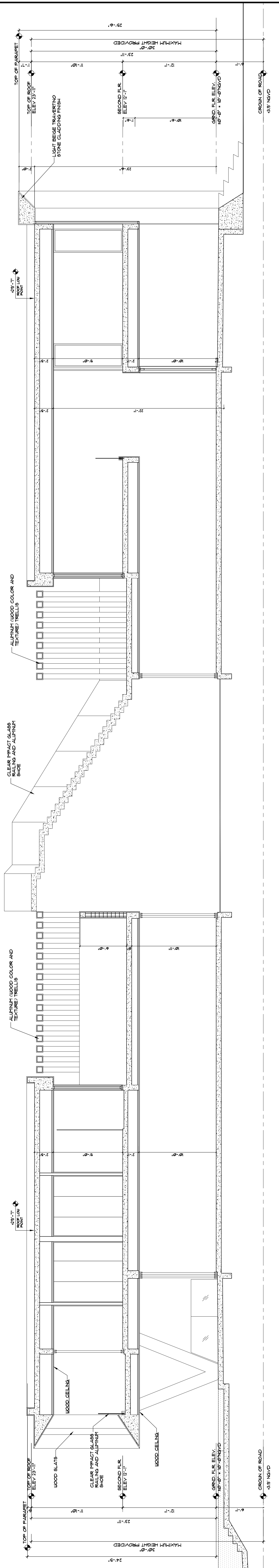
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PROPERTY ADDRESS: 9208 BAY DR SUITE 3354
FLORIDA 33154

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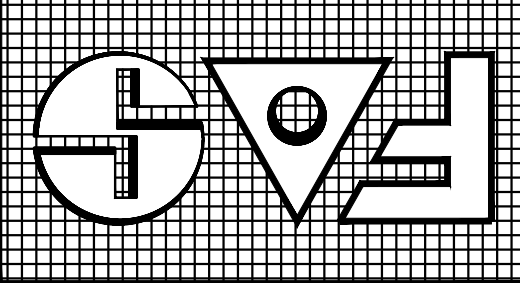


CROSS SECTION
SCALE 3/16" = 1' - 0"



LONGITUDINAL SECTION
SCALE 3/16" = 1' - 0"

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STREET VIEW

NORTH SIDE



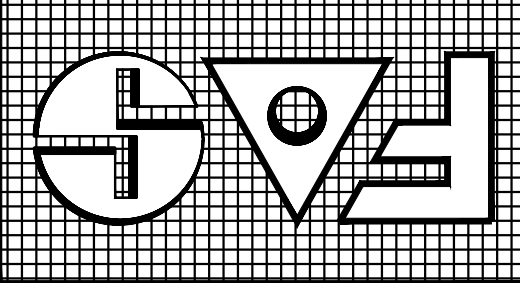
PROPOSED RESIDENCE



SOUTH SIDE



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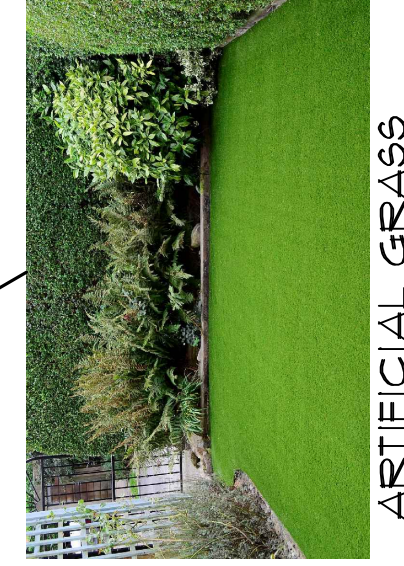
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CALACATTA QUARTZ



ARTIFICIAL GRASS



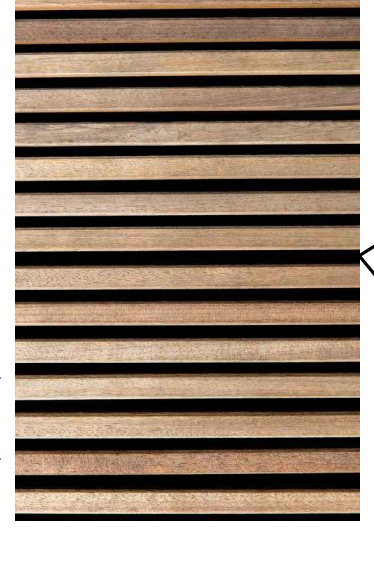
BRONZE ALUMINUM WINDOWS/DOORS



WOOD CEILING FLANKS



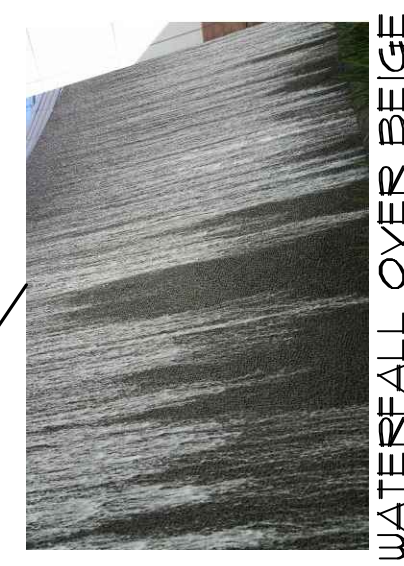
GLASS RAILINGS



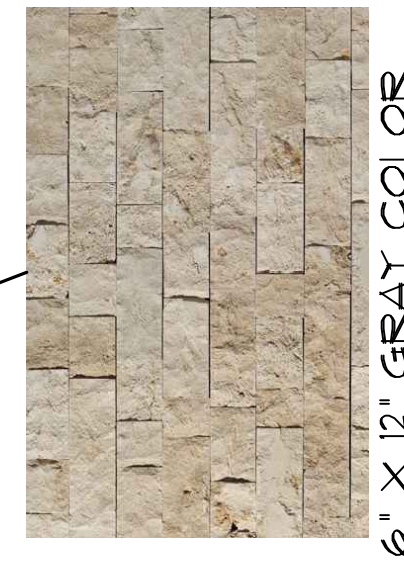
ALUMINUM TUBES SIMULATING WOOD SLATS



BENJAMIN MOORE FLAT WHITE



WATERFALL OVER BEIGE STONE



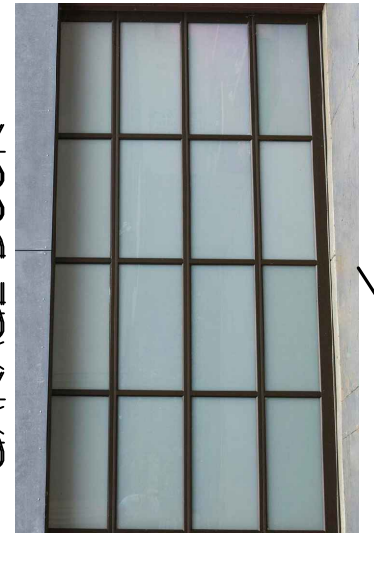
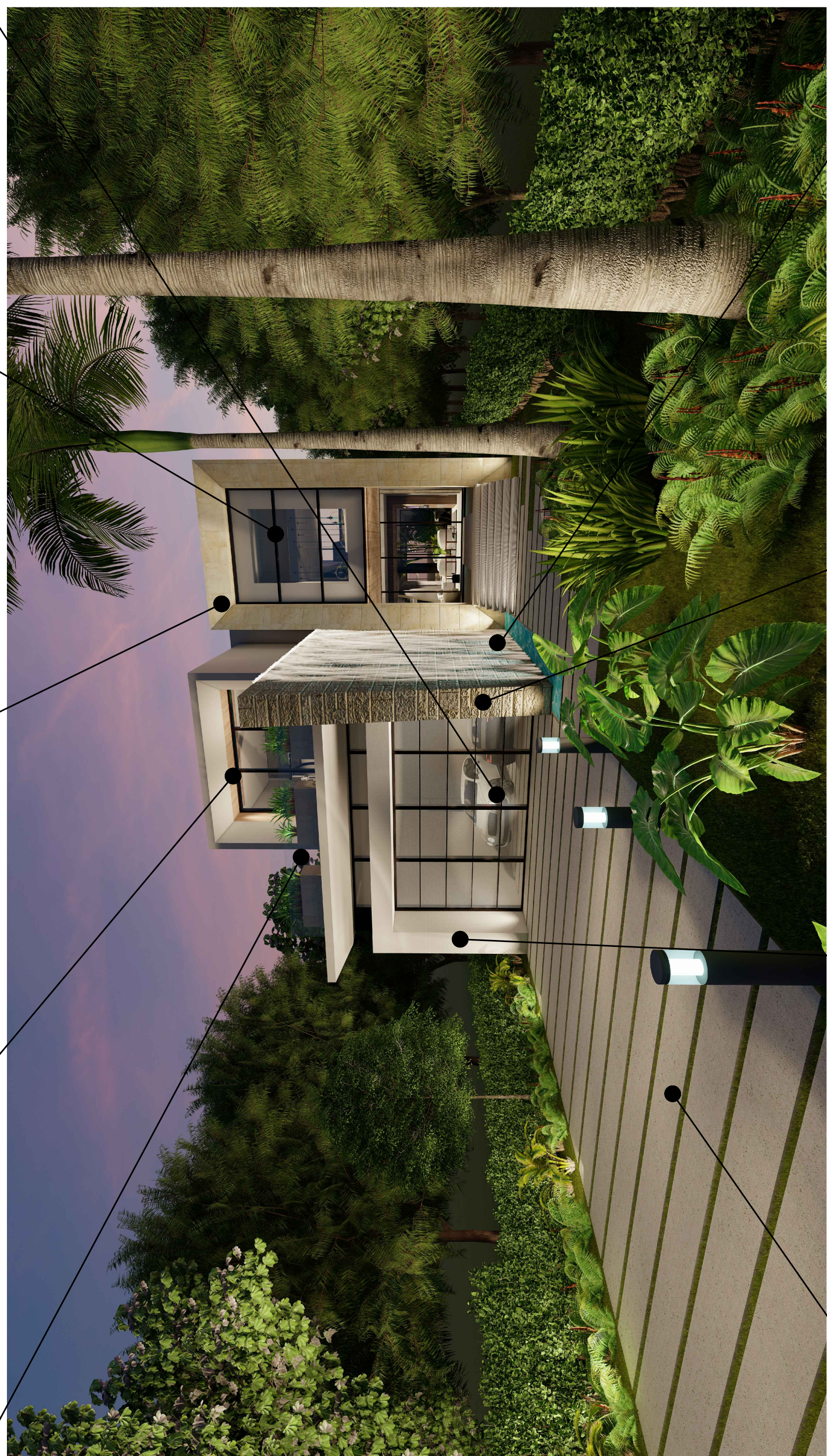
6' X 12' GRAY COLOR LIMESTONE STACK STONE PATTERN



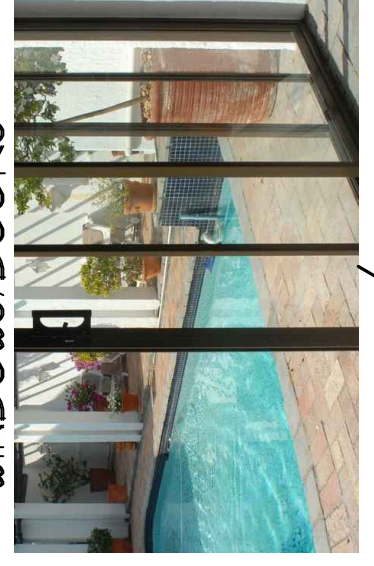
BENJAMIN MOORE FLAT WHITE



AGGREGATE CONCRETE DRIVEWAY WITH ARTIFICIAL GRASS STRIPS



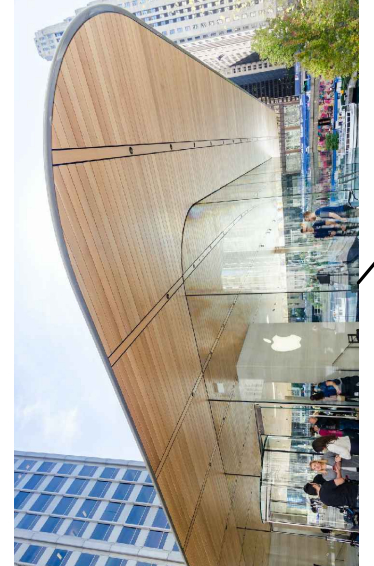
FROSTED GLASS GARAGE DOOR



BRONZE ALUMINUM WINDOWS/DOORS



LIGHT BEIGE TRAVERTINE STONE CLADDING FINISH



WOOD CEILING FLANKS



GLASS RAILINGS

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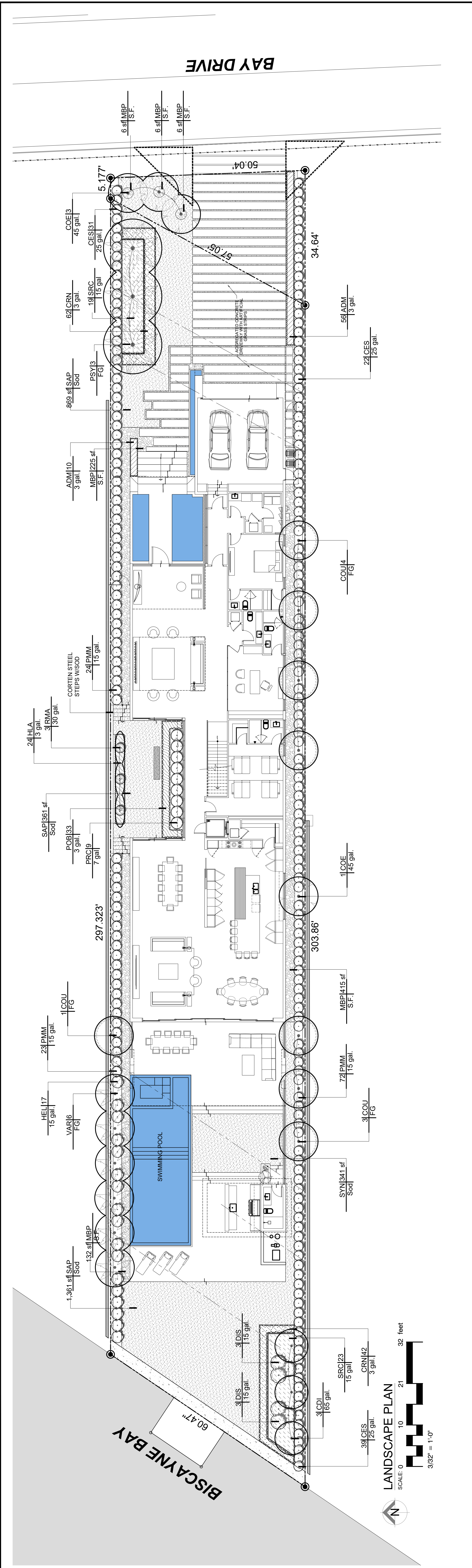
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PROPOSED RESIDENCE FOR:
HERSSEIN
PROPERTY ADDRESS: 9208 BAY DR. SURFSIDE, FLORIDA 33154
FOUN # : -

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CHECKED	DS
DATE	MARCH 2021
SCALE	AS SHOWN
FILE	92208-HERSSEIN
SHEET NO.	L-100
DATE	9/22/20

www.floridalandscapedesign.com
Ph: 305-303-1325



LANDSCAPE PLAN
SCALE: 0 10 21 32 feet
3/32" = 1'-0"

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	HGT	SRD	REMARKS
	CDI	3	Coccoloba alversifolia	Pigeon Plum	65 gal.	2.5"	12-14' OA	5'	STD - Florida Native - Miami-Dade Landscape Manual - Drought Tolerant
	COU	8	Coccoloba uvifera	Sea Grape	FG	3.5"	14-16'	6'	Character - Florida Native - Miami-Dade Landscape Manual - Drought Tolerant
	COE	4	Conocarpus erectus 'sericeus'	Silver Buttonwood	45 gal.	2"	12-14' OA	4-6'	Character - Florida Native - Miami-Dade Landscape Manual - Drought Tolerant
	PSY	3	Phoenix sylvestris	Wild Date Palm	FG	18"	14-16' CW	16'	Double - Miami-Dade Landscape Manual
	VAR	6	Veltheia areolata	Montgomery Palm	FG	5" each	14-18' Staggered	10'	REMARKS
	CES	92	Conocarpus erectus 'sericeus'	Silver Buttonwood	25 gal.	5' OA		2'	REMARKS
	DIS	6	Dioon spinulosum	Mexican Cycad	15 gal.	3"		4'	
	HEL	17	Heliconia	False Bird of Paradise	15 gal.	5' OA		5'	
	PRC	9	Philodendron x 'Rolo Congo'	Rolo Congo Philodendron	7 gal.	3"		2.5'	
	PMM	119	Podocarpus macrophyllus 'Makr'	Shrubby Yew	15 gal.	5-6' OA		2'	
	RMA	3	Ravenea madagascariensis	Traveler's Tree	30 gal.	12-14' OA		6'	
	ADM	66	Asparagus meyeri	Myers Asparagus	3 gal.	12"		1.5'	SPACING
	CRN	104	Cuscuta rosea 'Nana'	Dwarf Pitch Apple	3 gal.	12"		18"	18" o.c.
	HLA	24	Hymenocallis latifolia	Spider Lily	3 gal.	1.5' OA		1.5'	18" o.c.
	POB	33	Peperomia obtusifolia	Baby Rubber Plant	3 gal.	1.5' OA		1.5'	18" o.c.
	SRC	42	Serenia repens 'Cirena'	Silver Saw Palmetto	15 gal.	3"		3'	36" o.c.
	MBP	790 sf	Mexican Black Pebbles	Black Pebbles 1'-3"	S.F.				SPACING
	SAP	2,592 sf	St. Augustine Palmetto	Palmetto Grass	Sod				
	SYN	341 sf	SYN Augustine347	Synthetic Grass	Sod				



TOWN OF SURFSIDE LANDSCAPE LEGEND
Zoning Designation: H30A Lot Area: 15,029 s.f.

TURF AREAS CALCULATION:
Square feet of landscaped open space: 5,522 s.f.
Maximum lawn area (sod) permitted = 80% x 0.00 s.f.

SHRUB AND TREE REQUIREMENTS:
A minimum of 5 of two different species
For all lots larger than 6,000 s.f. in area, additional trees shall be provided at the rate of one tree per 2,000 square feet of lot area
% Natives required: Number of Trees provided x 50% = 25
Where possible, a minimum of two trees shall be required in the front of the lot
A minimum Shrubs: 25
For all lots larger than 6,000 s.f. in area, additional shrubs shall be provided at the rate of one shrub per 2,000 square feet of lot area
Shrubs shall be incorporated in a manner on the site plan to be a visual screen for mechanical equipment or other accessories to the residence
% Natives required: Number of Shrubs provided x 50% = 258

STREET TREES REQUIREMENTS:
Street trees shall be required at one shade tree per 100 sq. ft. of street frontage thereof along all public or private street right-of-way (50 ft. / 20' = 2.5 Trees)

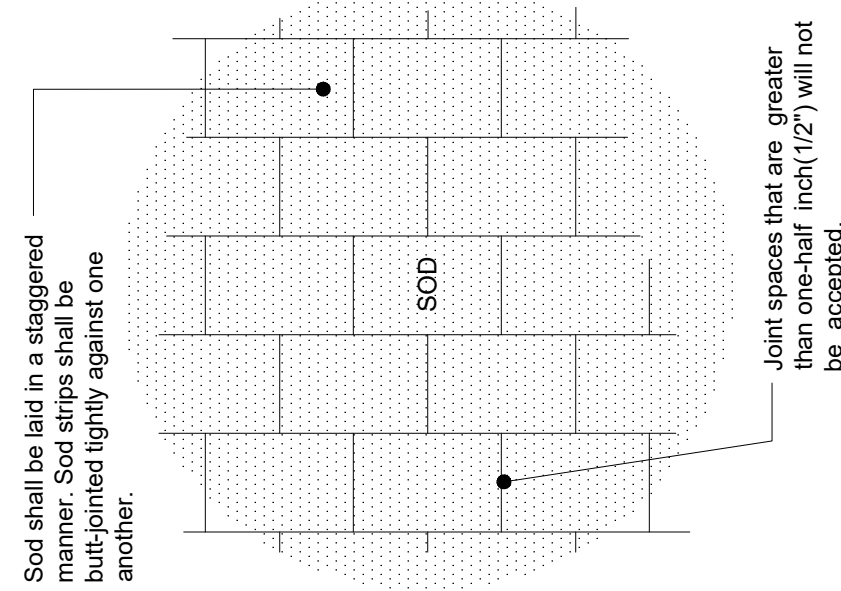
REQUIRED / ALLOWED	PROVIDED
4,418 s.f.	2,592 s.f.
9	15
5	15
2	3
65	515
258	262
3	3

GENERAL NOTES

- Landscape Contractor is responsible for verifying locations of all underground and overhead utilities and easements prior to commencing work. All Utility companies and/or the General Contractor shall be notified to verify utility locations prior to digging. The architect shall be notified of any utility locations prior to beginning of project. The Owner or Landscape Architect shall not be responsible for late notification. Per the Florida Department of Agriculture, the contractor shall examine the site and become familiar with conditions affecting the installation prior to submitting bids. Failure to do so shall not be considered cause for change orders.
 - Landscape Contractor is responsible for verifying all plant quantities prior to bidding and within (7) seven calendar days of receipt of these plans shall take precedence over plant list.
 - No substitutions are to be made without prior consent of the Landscape Architect. Plant material supply is the responsibility of the Landscape Contractor, and he/she shall take steps to insure availability at time of planting. All plant material shall meet or exceed the size on the plant list. In all cases meeting the height and the spread requirements shall be required.
 - All planted areas to be outfitted with automatic irrigation system providing 100% coverage and 50% overlap. A rain sensor must be part of the irrigation system.
 - Landscape Contractor shall be responsible for providing temporary hand watering to all proposed landscape areas, during construction.
 - The Landscape Contractor is responsible for coordinating tree and palm removals and transplants shown on the Tree/Palm Disposition Plan. The Landscape Contractor is to remove and discard from site existing unwanted trees, palms, shrubs, groundcovers, sod and weeds within landscape areas.
 - All permitting and fees to be the responsibility of the Contractor.
- PLANTING:**
- Landscape Contractor shall furnish and install all trees, palms, shrubs, groundcover, sod, planting soil, herbicide, preemergence herbicide, seed, and mulch. Landscape Contractor to provide Landscape Architect with at least 5 days notice prior to tree installation.
 - Landscape Contractor shall guarantee all plant material for a period of one year from the day of final acceptance by the Landscape Architect.
 - All plant material shall be Florida #1 or better, as defined in the Grades and Standards for Nursery Plants, Part I and II by the State of Florida Department of Agriculture.
 - Landscape Contractor is responsible for scheduling a nursery visit for Landscape Architect to approve all trees, palms and shrubs prior to delivery to the project site.
 - Work with that of the Irrigation and Landscape Lighting Contractor.
 - The Landscape Contractor shall treat planted areas with preemergence herbicide after weeds and grass have been removed. Landscape Contractor shall apply pre emergent herbicide per manufacturer's recommendation, wait period prior to planting as specified. Planting soil mix/backfill shall be clean and free of construction debris, weeds, rock and noxious pests and disease.
 - All soil mix in plant beds for ground covers, shrubs, palms and trees shall be as per details. All other areas shall be dressed with a minimum of 4" topsoil "if required".
 - All planting areas and planting pits shall be tested for sufficient percolation prior to final planting and irrigation installation to ensure proper drainage. Plant beds in parking lots and in areas compacted by heavy equipment shall be de-compacted so that they are suitable for planting.
 - All synthetic bags, string cords or wire baskets shall be removed before trees are planted, without breaking the soil ball. After the tree is set in the planting hole and before the tree is backfilled, Landscape Contractor is to check for root defects including deep planting in the root ball and circling roots, trees with root problems will not be accepted.
 - Landscape Contractor is responsible for mulching all plant beds and planters with a minimum 3" layer of natural color Eucalyptus or Enviro-mulch immediately after planting. In no case shall Cypress mulch be used.
 - All Trees/Palms in sod areas are to receive a 48" diameter mulched saucer at the base of the trunk respectively.
 - Landscape Contractor shall guy and stake all trees and palms as per specifications and details. No nails, screws or wiring shall penetrate the outer surface of trees and palms. All guying and staking shall be removed twelve months after planting. All guying and staking shall be removed immediately, for their duration. All untreated and unplanted tree pits shall be properly backfilled and flagged during construction.
 - All broken branches and clear trunk branches on street trees are to be pruned according to ANSI A - 300 Guidelines for Tree Pruning to min. 5' - 0" height clearance to the base of canopy.
 - Landscape Contractor shall fertilize plant material as needed to support optimum healthy plant growth. All fertilization shall be performed in compliance with the latest ANSI A300 (Part 2) Standards.
 - Stake all trees and palms for approval by Landscape Architect prior to installation.
 - Any sod areas damaged by construction are to be replaced with SL Augustine 'Floratum' sod.
 - All areas within limits of work not covered by walks, buildings, playground, and/or any other landscape feature shall be seeded with SL Augustine 'Floratum' sod.
 - Install root barrier as per manufacturer's recommendation on all large trees that are 6' or closer to any pavement or building, as shown on details page.
 - Root barrier shall be Vespro Inc. or approved equal.

1 Tree/Palm General Planting Notes

SCALE: N.T.S.



SOD PLANTING DETAIL

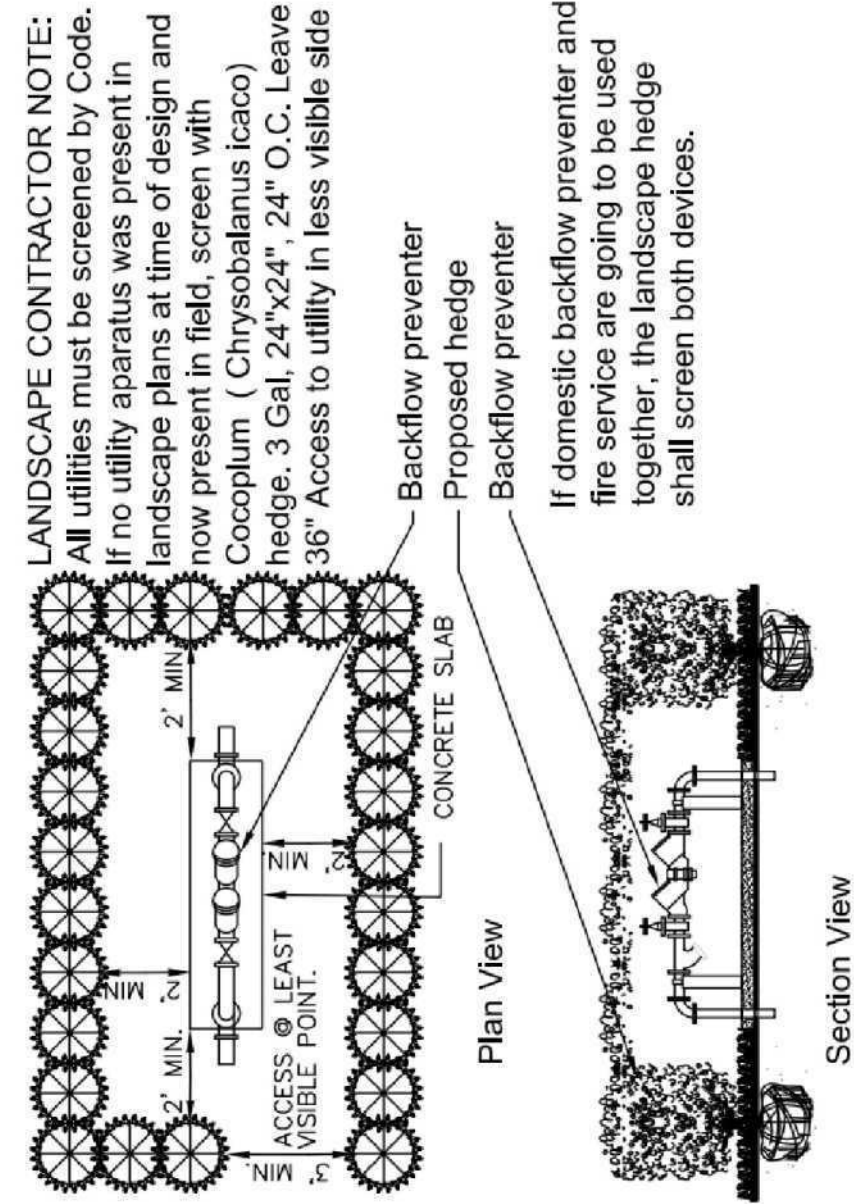
MAINTENANCE PLAN

- LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DAY OF FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER, AS DEFINED IN THE GRADES AND STANDARDS FOR NURSERY PLANTS, PART I AND II BY THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE.
- ALL PLANTS SHALL BE MAINTAINED IN A HEALTHY CONDITION AND IN ACCORDANCE WITH THE FOLLOWING:

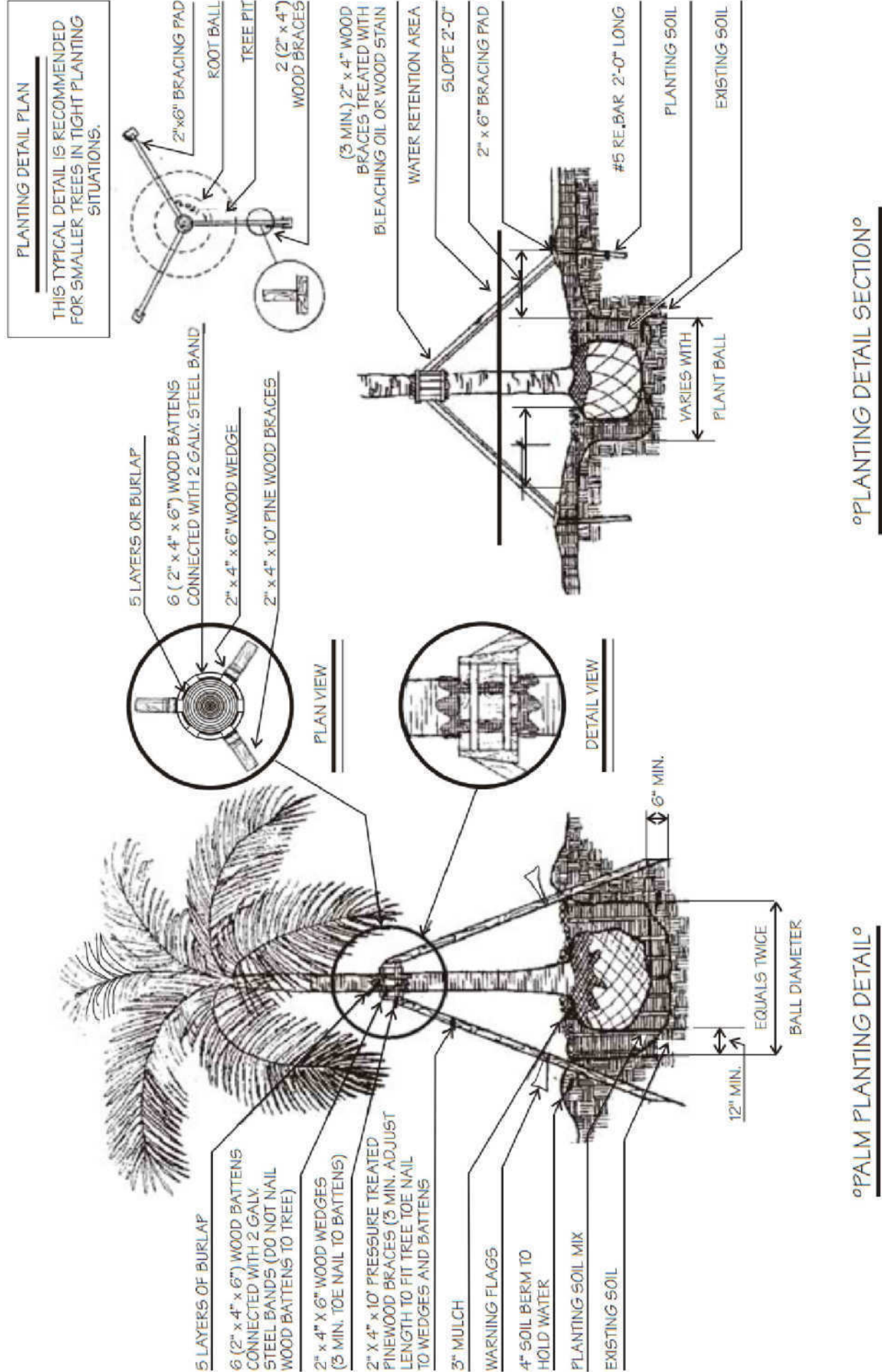
- WATERING: PLANTS SHALL BE WATERED IN ACCORDANCE WITH SPECIFICATIONS AS PROVIDED ON THE IRRIGATION PLAN. ALL LAWN AREAS SHALL BE MOVED WEEKLY DURING GROWING SEASON AND BI-WEEKLY IN NON-GROWING SEASON.
- MOWING: FERTILIZER SHALL BE APPLIED IN THE FALL OR EARLY SPRING, ALTHOUGH IT IS NOT HARMFUL TO APPLY FERTILIZER AT ANY TIME DURING THE YEAR. SEE SPECIFICATIONS FOR TYPES OF FERTILIZER APPLICATION.
- FERTILIZING: TREES SHALL NOT BE FERTILIZED UNTIL ESTABLISHED AND RECOVERED FROM TRANSPLANTING.

- TREES: BEGIN FERTILIZATION AFTER THE TREE HAS BEGUN TO PRODUCE NEW SPROUTS. FERTILIZERS SHOULD INCLUDE MICRO-ELEMENTS ALONG WITH NITROGEN, PHOSPHOROUS AND POTASSIUM.
- THE QUANTITY USED SHOULD REFLECT THE SIZE AND CONDITION OF THE TREE TO DETERMINE THE PROPER AMOUNT OF FERTILIZER. MEASURE THE DIAMETER OF THE TREE TRUNK AT A POINT FOUR AND HALF (4 1/2) FEET ABOVE THE GROUND (DBH).
- FOR TREES HAVING TRUNKS THAT ARE LESS THAN SIX INCHES (6") IN DIAMETER USE ONE (1) TO TWO (2) POUNDS OF FERTILIZER PER YEAR FOR EACH INCH IN DIAMETER.
- FOR TREES HAVING TRUNKS GREATER THAN SIX INCHES (6") IN DIAMETER, USE TWO (2) TO FOUR (4) POUNDS OF FERTILIZER PER YEAR FOR EACH INCH IN DIAMETER.
- FERTILIZATION SHALL BE DONE IN THE MONTHS OF MARCH/JUNE/OCTOBER.

- PRUNING: PRUNING OF ALL TREES AND SHRUBS SHALL BE DONE REGULARLY TO CONTROL SHAPE AND FORM AND KEEP BRANCHES FROM DAMAGING SURROUNDING STRUCTURES OR PEOPLE. PRUNING SHALL BE DONE IN WINTER OR EARLY SPRING AND SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE NATIONAL ARBORIST ASSOCIATION.
- MULCHING: ALL PLANTS SHALL BE MULCHED ON A YEARLY BASIS OR AS NEEDED TO MAINTAIN HEALTHY GROWTH AND REDUCE WEED GROWTH.

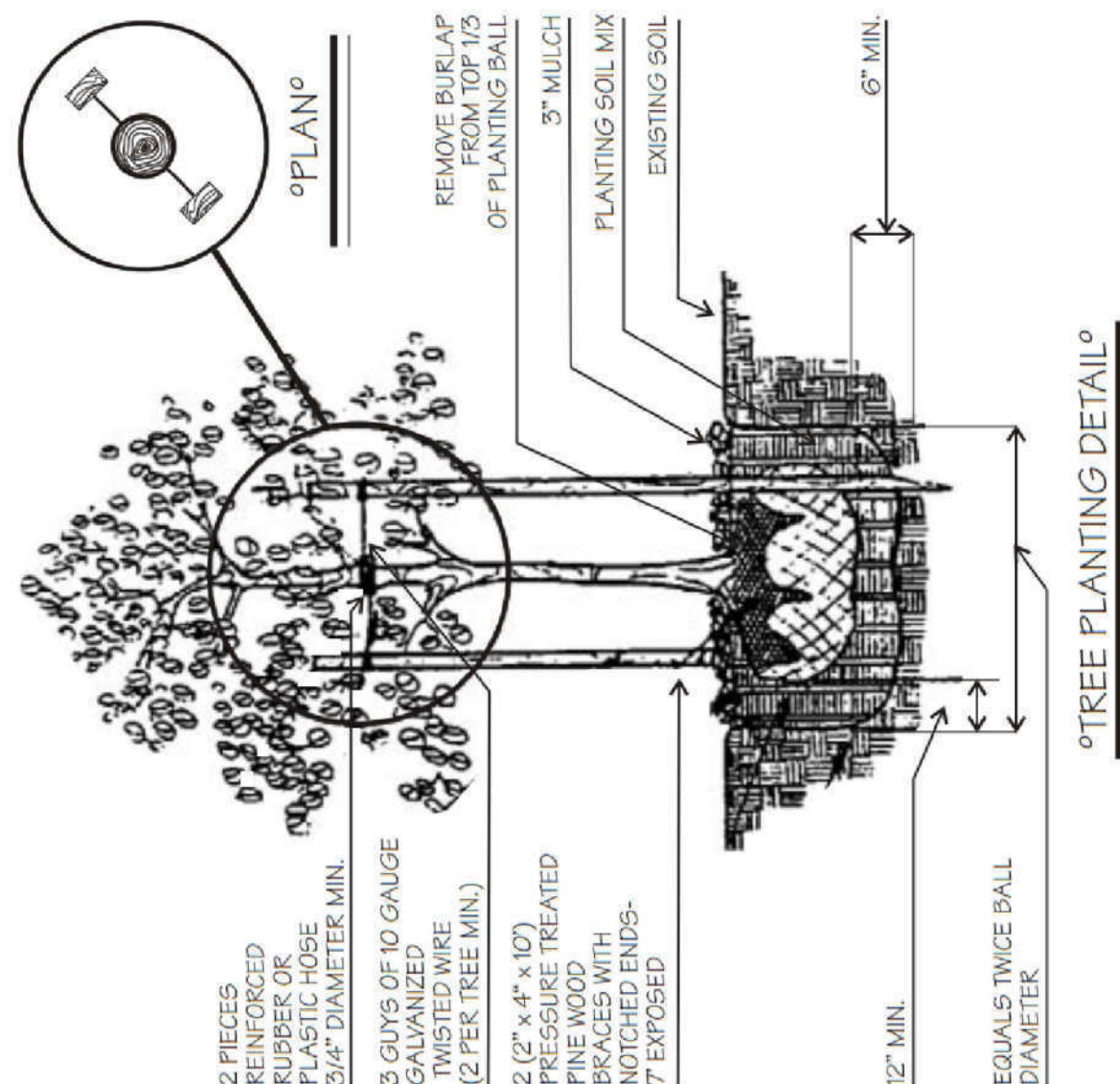


UTILITIES SCREEN DETAIL



PALM PLANTING DETAIL

SHRUB AND GROUNDCOVER DETAIL



TREE PLANTING DETAIL

REVISIONS	BY
1	
2	
3	
4	
5	

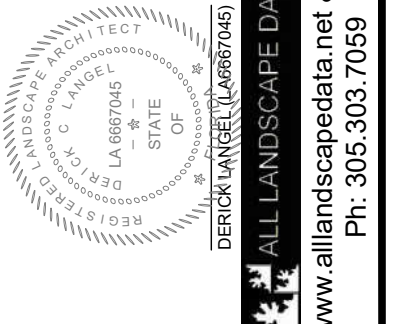
FOCUS # : -

PROPOSED RESIDENCE FOR:
HERSSEIN
PROPERTY ADDRESS: 9208 BAY DR. SUITESIDE, FLORIDA 33154

florida architectural services inc. architect/planner
daniel sorogon AR 0010418
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169 (305) 653-0212

DRAWN: DS
CHECKED: DS
DATE: MARCH 2021
PROJECT: AS SHOWN
FILE: 92208-HERSSEIN
SHEET NO: 151

L-101
DF - SHEETS
COLOR: ORIGINAL



www.floridalandscaping.com
Ph: 305-303-1959

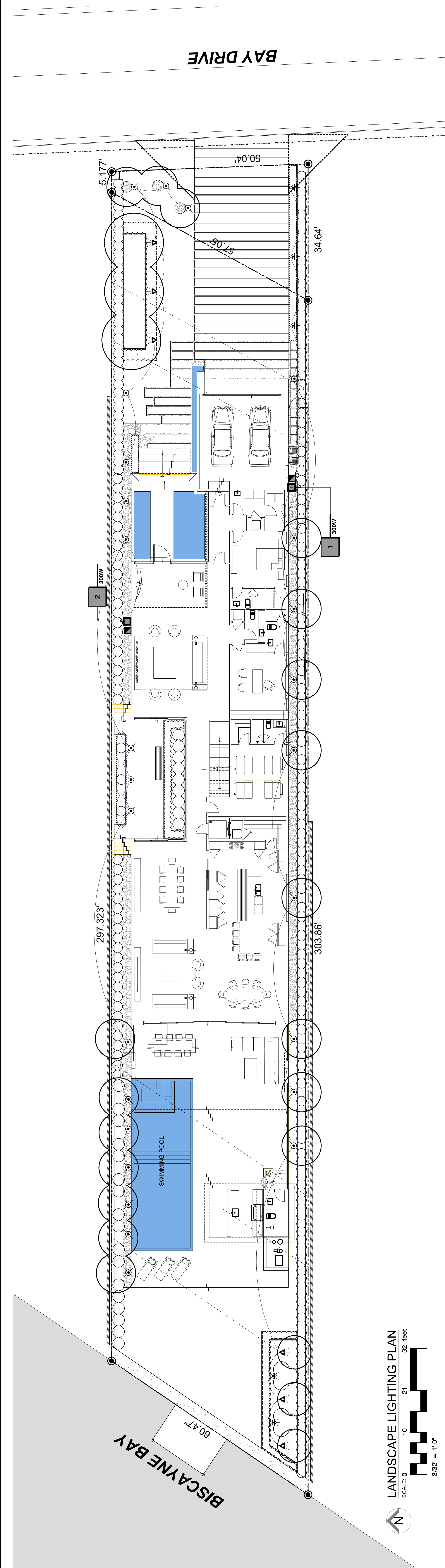
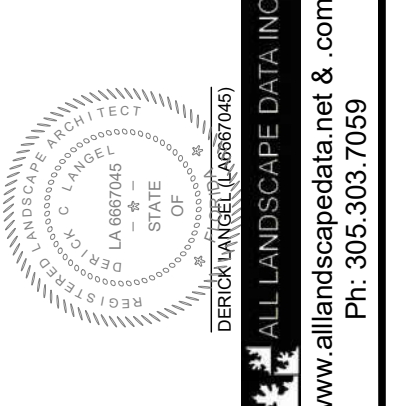
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NO.	DATE	DESCRIPTION
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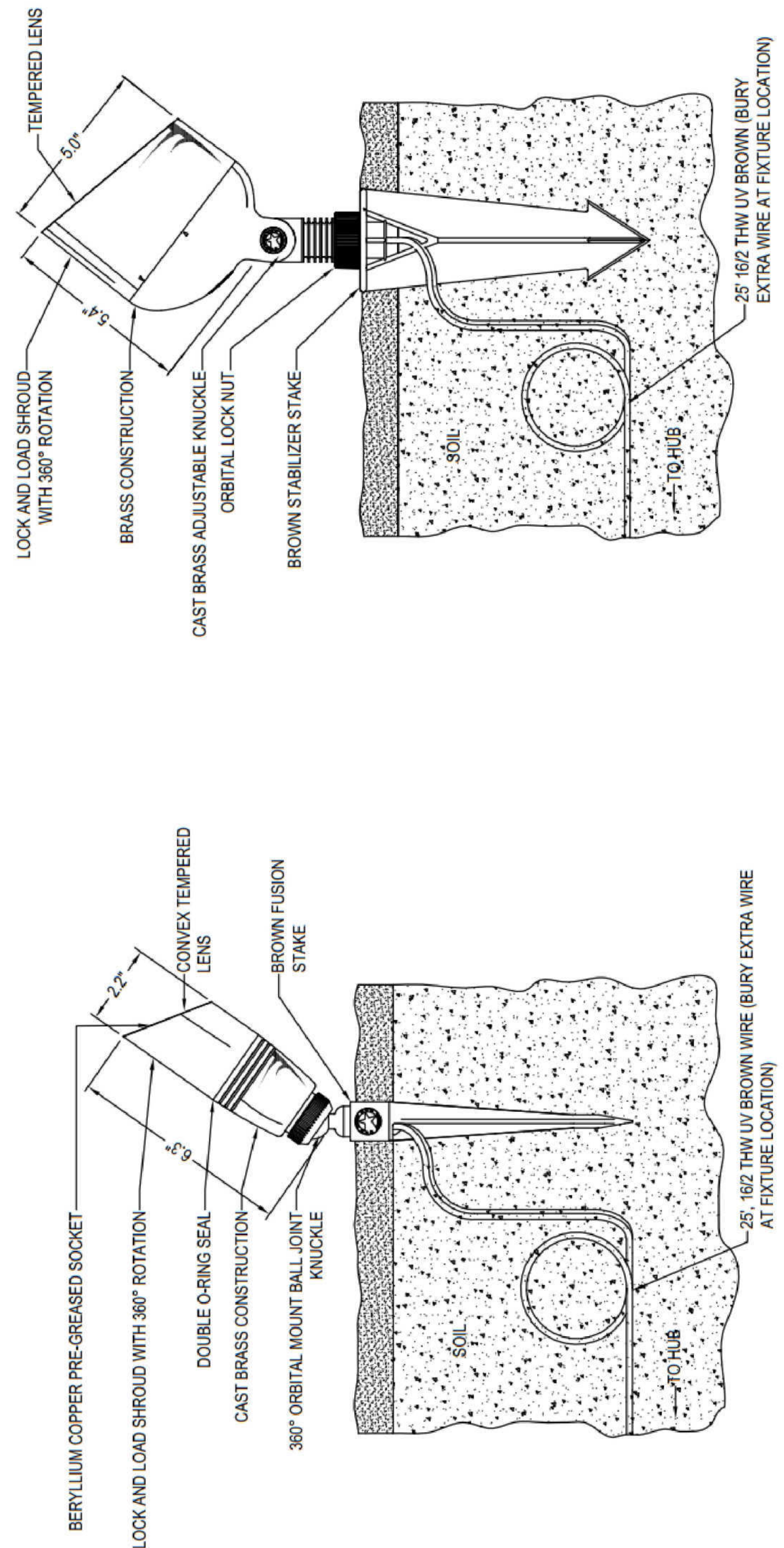
PROPOSED RESIDENCE FOR:
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PROPERTY ADDRESS: 9208 BAY DR. SURESIDE, FLORIDA 33154
FOUN # : -

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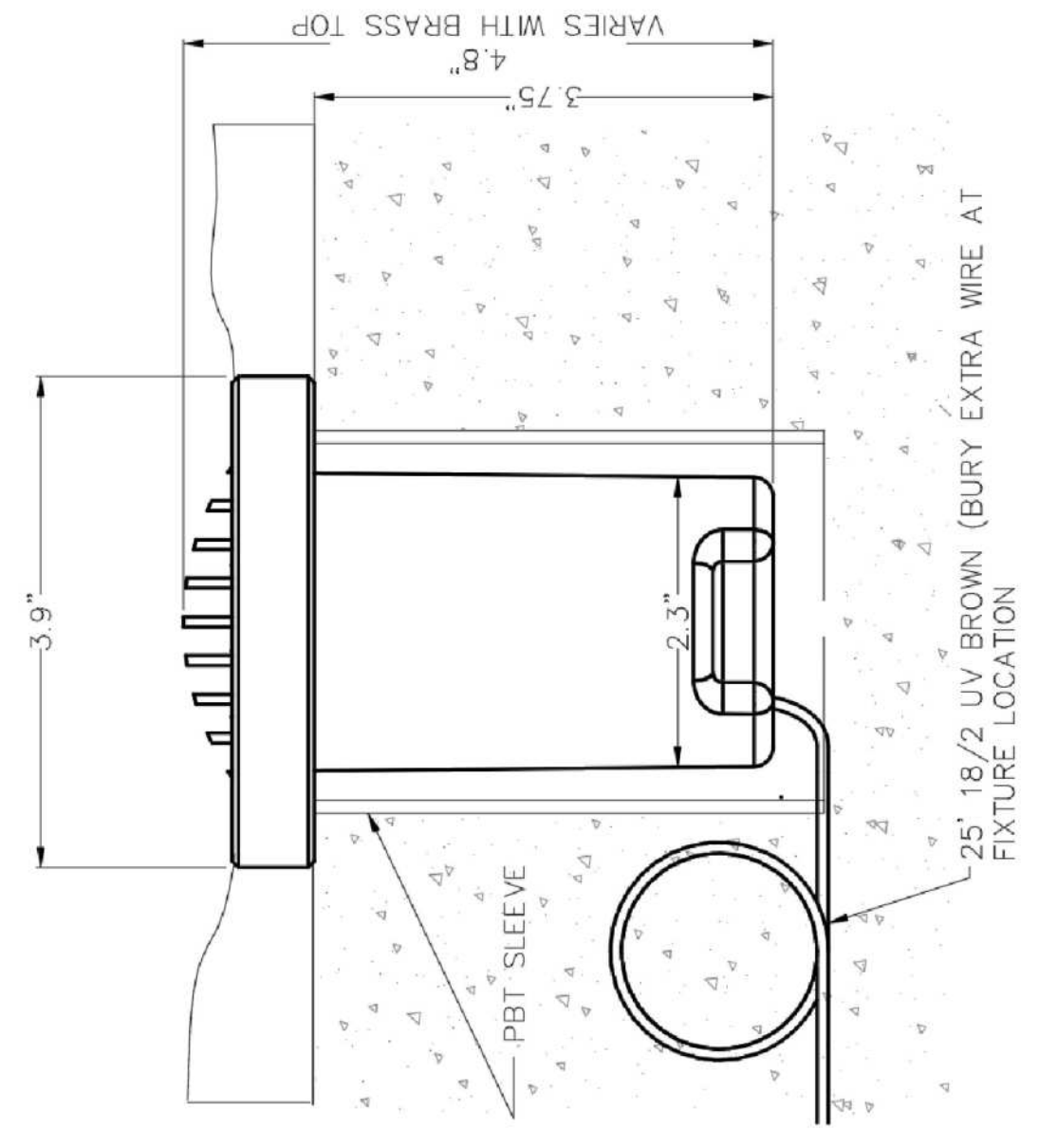
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DRAWN: DS
CHECKED: DS
DATE: MARCH 2021
SCALE: AS SHOWN
FILE: 9208-HERSSEIN
SHEET NO: L-102
DF - SHEETS
COLOR: ORIGINAL



LANDSCAPE LIGHTING PLAN
SCALE: 0 10 21 32 feet
3/32" = 1'-0"



1 UP-LIGHT UNIQUE LIGHTING NUCLEUS
2 UP-LIGHT UNIQUE LIGHTING BISHOP



3 WELL-LIGHT UNIQUE NOVA STAR GRATE

- GENERAL LIGHTING NOTES:**
- THIS PLAN IS INTENDED FOR LANDSCAPE LIGHTING PURPOSES ONLY. ALL LIGHTING FIXTURES AND TRANSFORMERS SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN COMPLIANCE WITH ALL LOCAL BUILDING SAFETY CODES AND ORDINANCES.
 - FIXTURES ARE SHOWN IN APPROXIMATE LOCATION. THE CONTRACTOR SHOULD VERIFY THE ACTUAL PLACEMENT OF EACH FIXTURE UPON COMPLETION OF LANDSCAPE INSTALLATION.
 - ALL PATH LIGHTS ARE TO BE INSTALLED AT A MINIMUM OF 12 INCHES FROM ANY SIDEWALK OR VERTICAL STRUCTURE.
 - ALL LOW-VOLTAGE DIRECT BURIAL WIRE TO BE INSTALLED AT 7" ± 6" BELOW FINISH GRADE PER ELECTRICAL CODE.
 - IN ORDER TO MINIMIZE FUTURE DISTURBANCE, ALL WIRE RUNS SHALL BE INSTALLED PARALLEL AND ADJACENT TO HARD SURFACES SUCH AS SIDEWALKS, DRIVEWAYS AND WALLS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING SLEEVES UNDER ALL HARDSCAPE SURFACES USING A MINIMUM 1 INCH PVC PIPE.
 - ALL UNDERGROUND SPICES SHALL BE UL-466RATED AND INSTALLED IN UNDERGROUND J-BOXES WITH WATER TIGHT CONNECTIONS LEAVING 12 INCHES OF EXCESS WIRE SLACK.
 - ALL EXTERIOR 120 - VOLT ELECTRICAL OUTLETS SHALL BE GFI PROTECTED AS PER NATIONAL ELECTRICAL CODE.
 - CONTRACTOR SHALL INSTALL TAYMAC TYPE COVERS AT ALL OUTLETS.
 - ALL EXPOSED CONDUITS SHALL BE PAINTED TO MATCH SURROUNDINGS.
 - THE INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE FIXTURES AT NIGHT TO HELP ELIMINATE GLARE AND TO ENSURE OPTIMUM LIGHTING EFFECT.
 - CONTRACTOR TO VERIFY A MINIMUM OF 11 VOLTS FOR IDC AT THE LAST AT THE LAST FIXTURE FOR OPTIMAL OPERATION.
 - CONTRACTOR TO CENTER FEED THE SYSTEM WHEN AT ALL POSSIBLE and VERIFY ALL WIRE CONNECTIONS ARE AT THE FIXTURES.
 - ALL WIRE CONNECTIONS AT FIXTURES SHALL BE MADE USING WATER TIGHT CONNECTIONS.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Unique Lighting Bishop Up light fixture - 5.8" L x 4.8" D, shroud FLEX Gold, Blue, or White, with LED lamp, name lamps, adjust color temperature, RGB color options, dimming Order code: BISH, Brass, (WB) Weathered Brass, Large Stabilizer Stake Lamp: 10W-RCBW-2700K-P, 10W 14.3VA, 2700K, Beamspread: Flood Accessories: 12" Adjustable Riser	6
	Unique Lighting Nucleus Alloy uplight fixture 4.92" L x 3" D shroud, FLEX Gold Vivid - a Bluetooth enabled LED lamp control, Name zones, name lamps, adjust color temperature, RGB color options, dimming, Order code: NUCS, A360 Alloy, (BK) Black, Large Stabilizer Stake Lamp: 4W/2700K-MR, 4W 5.3VA, 2700K, Beamspread: Flood	5
	Unique Lighting Nova Star Grates Cast Brass, Up light 3.9" D x 4.8" H, Order code: NOV/SG	26
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	120 VOLT ELECTRICAL POWER FOR TRANSFORMER	2
	Alliance Outdoor Lighting IT300 Bluetooth ready, phone app driven, intelligent transformer, Low voltage power supply suitable for indoor or outdoor use.	2
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	#12 - Copper AWG - SPT-3	651 lf

Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check, positive response codes before you dig!

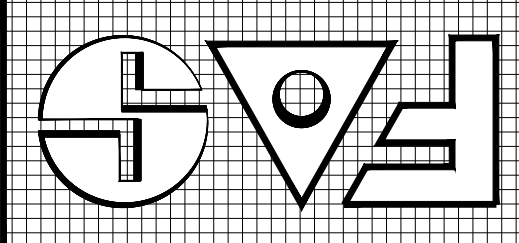
ALL DESIGNS AND DRAWINGS HEREIN AND PRINTS ISSUED BY THE ARCHITECT ARE PROPERTY OF ARCHITECT AND NO PART THEREOF OR ANY PART THEREOF IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE IRRIGATION SYSTEM. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE OPERATION OR MAINTENANCE OF THE IRRIGATION SYSTEM OR FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE IRRIGATION SYSTEM. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE IRRIGATION SYSTEM.

REVISIONS	BY
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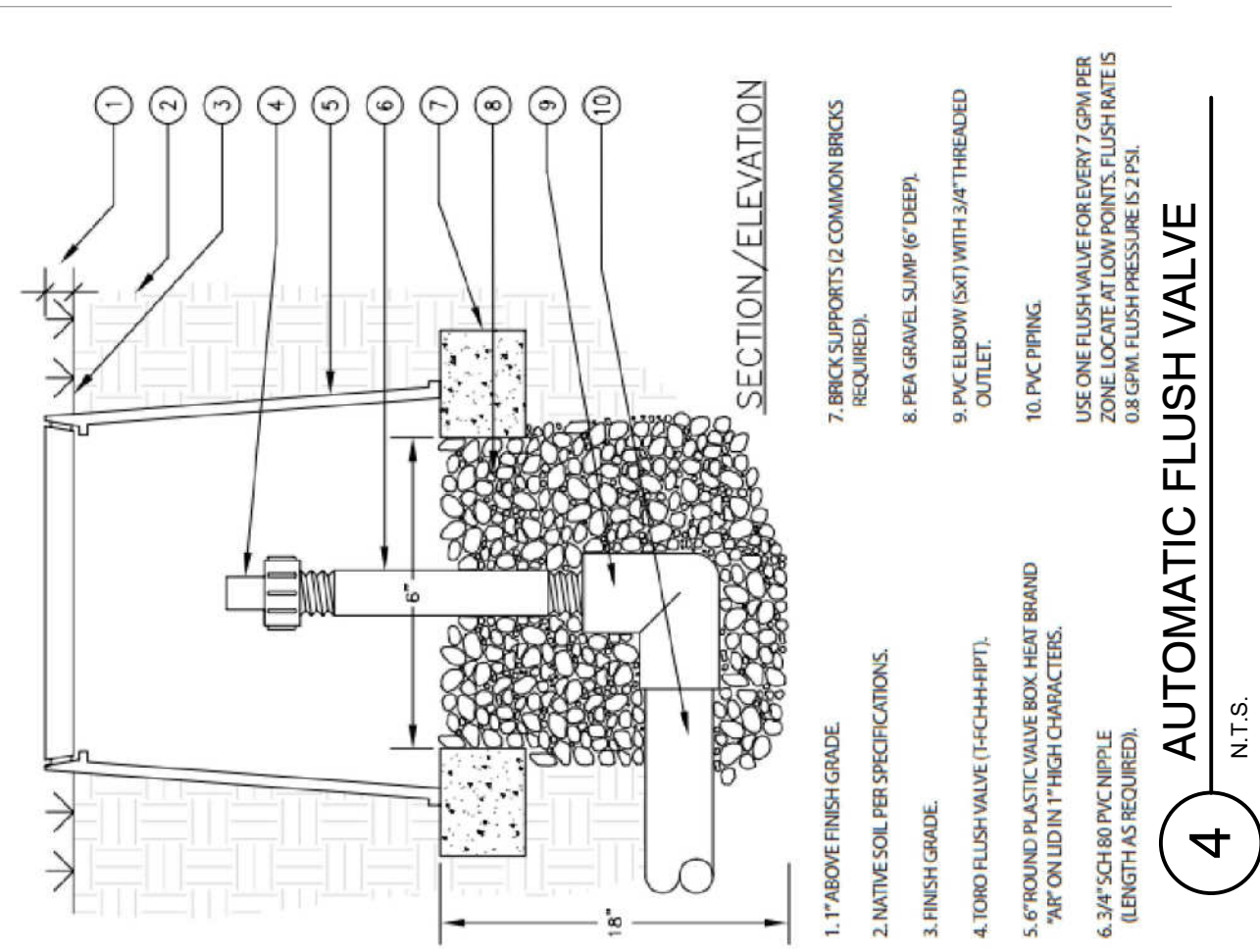
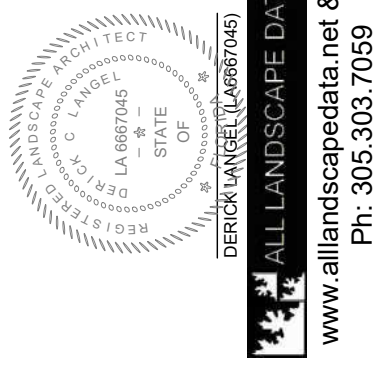
PROPOSED RESIDENCE FOR:
HERSSEIN
PROPERTY ADDRESS: 9208 BAY DR. SURESIDE, FLORIDA 33154

Florida architectural services inc.
architect/planner
daniel sorogon AR 001418
34 N.W. 168 TH. STREET, NORTH MIAMI BEACH FL. 33169
(305) 653-0212

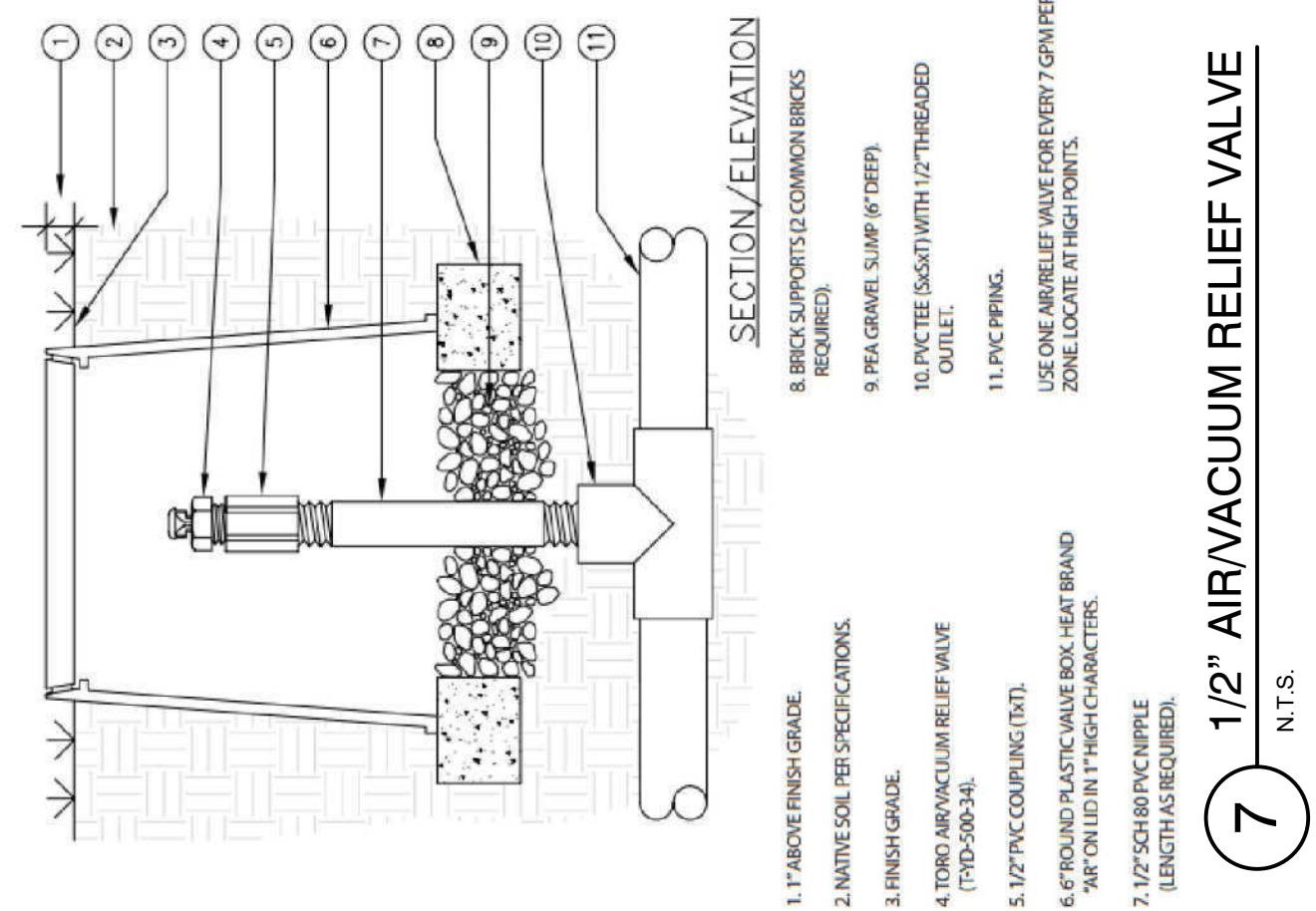


DRAWN	DS
CHECKED	DS
DATE	MARCH 2021
PROJECT	AS SHOWN
FILE	9208-HERSSEIN
SHEET NO.	IR-02

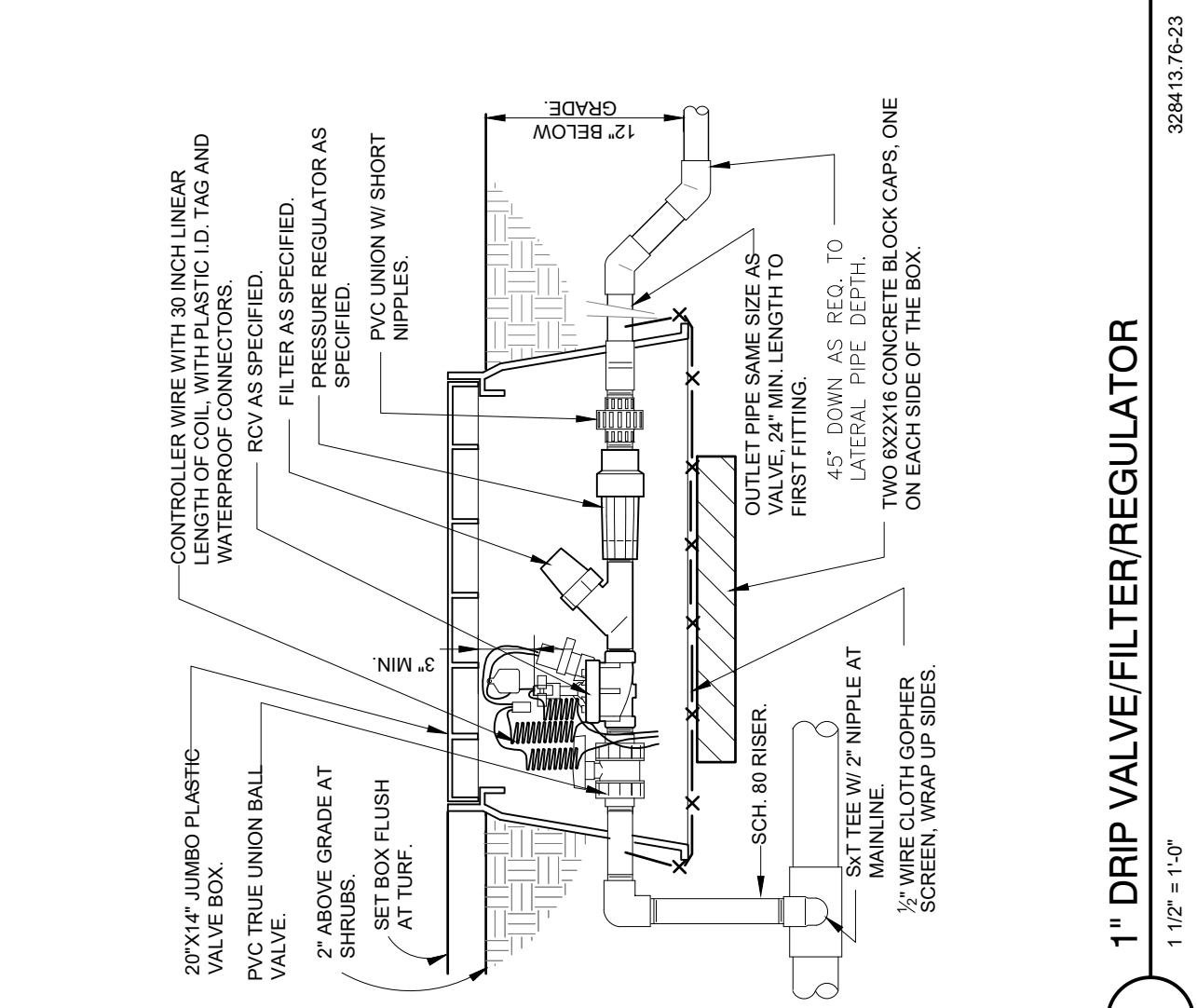
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COLOR: ORIGINAL



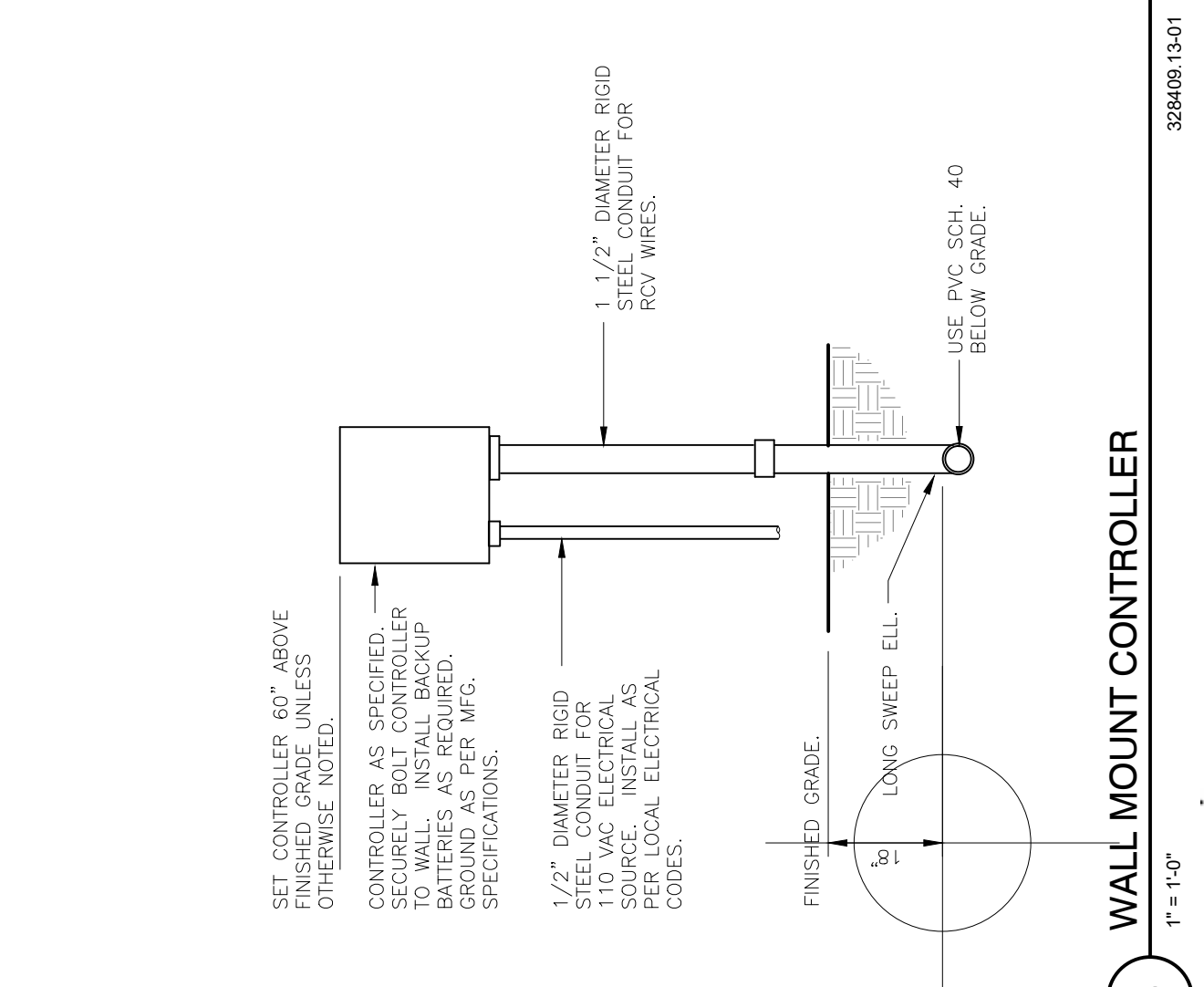
4 AUTOMATIC FLUSH VALVE
NTS.



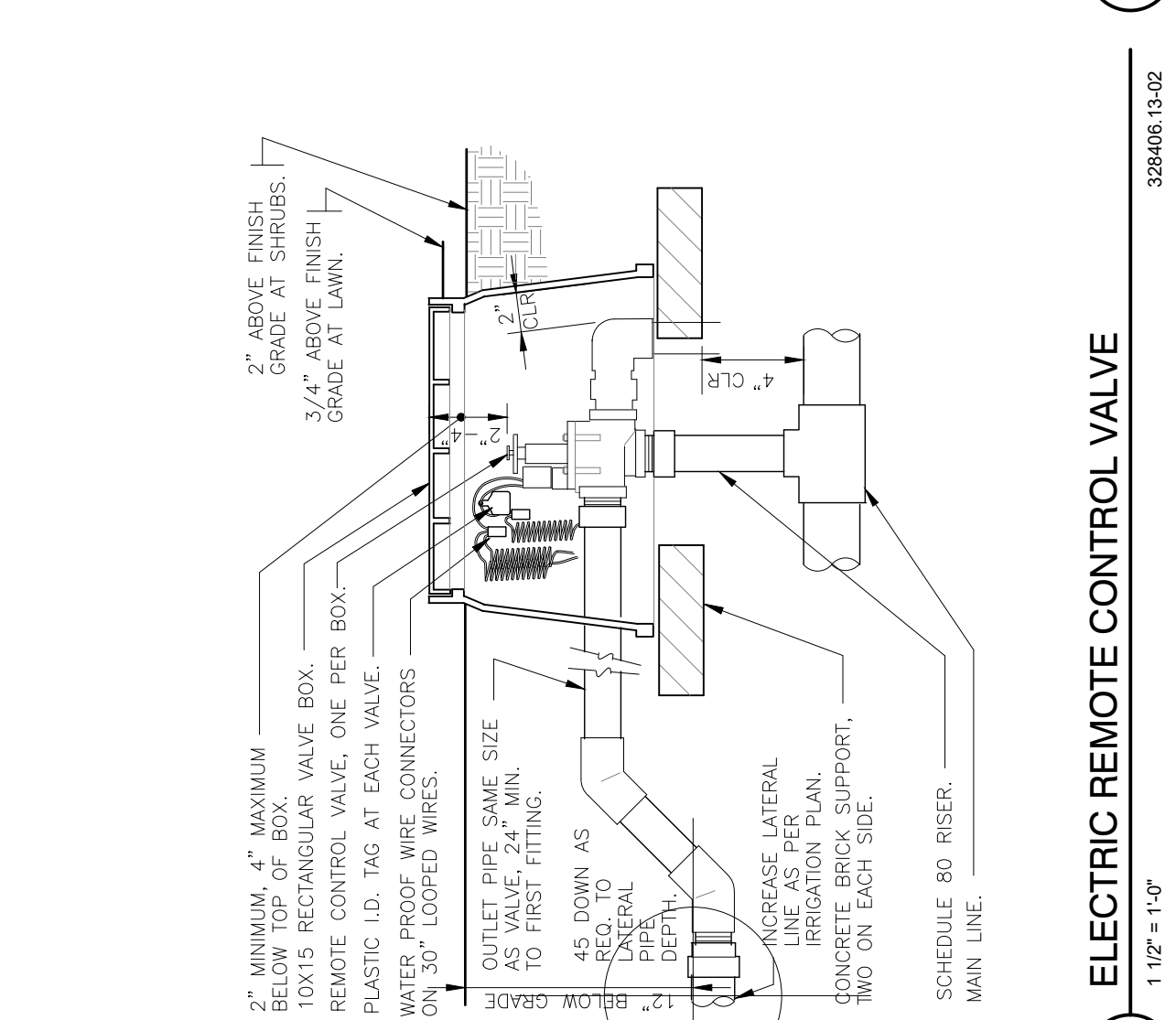
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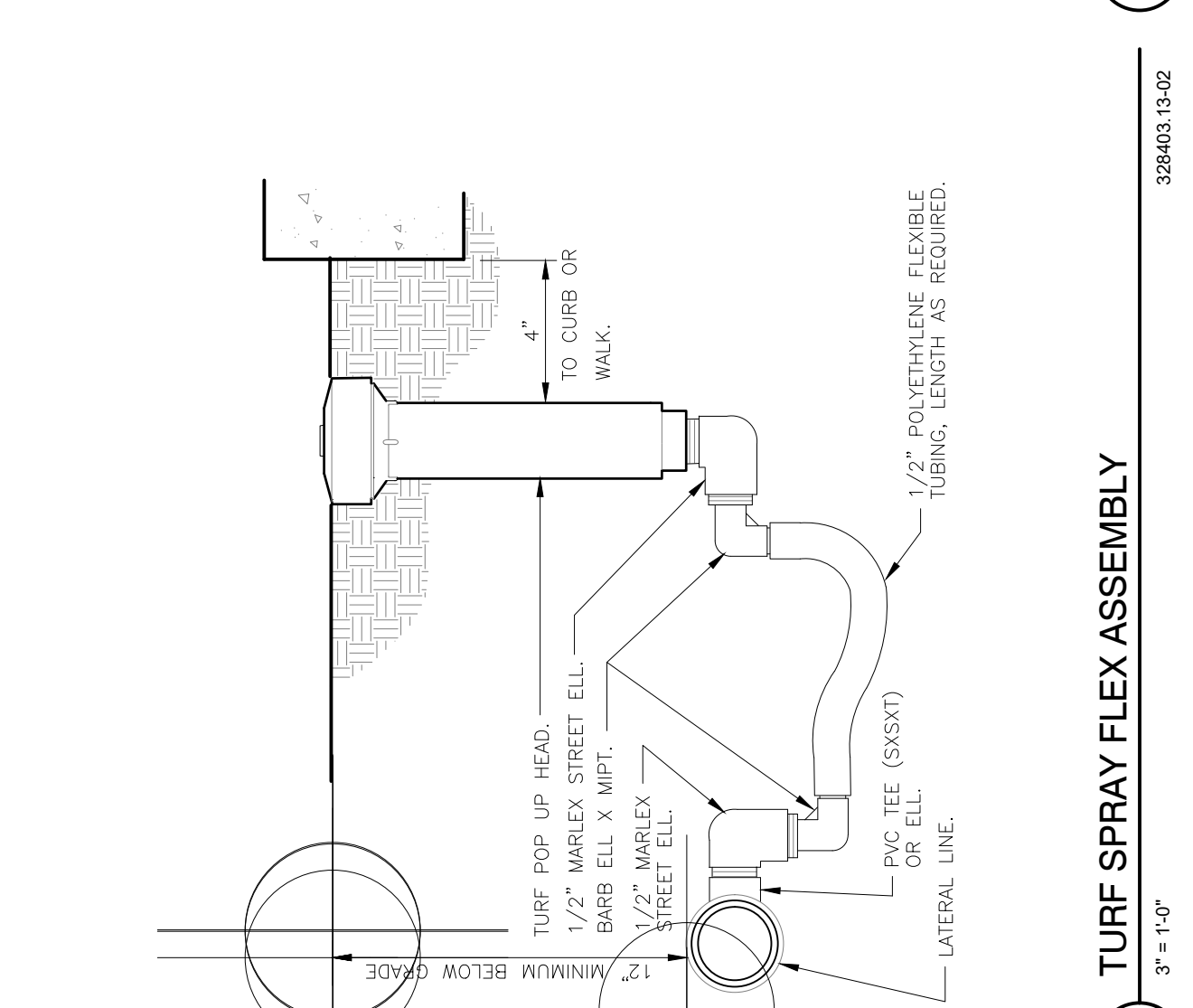
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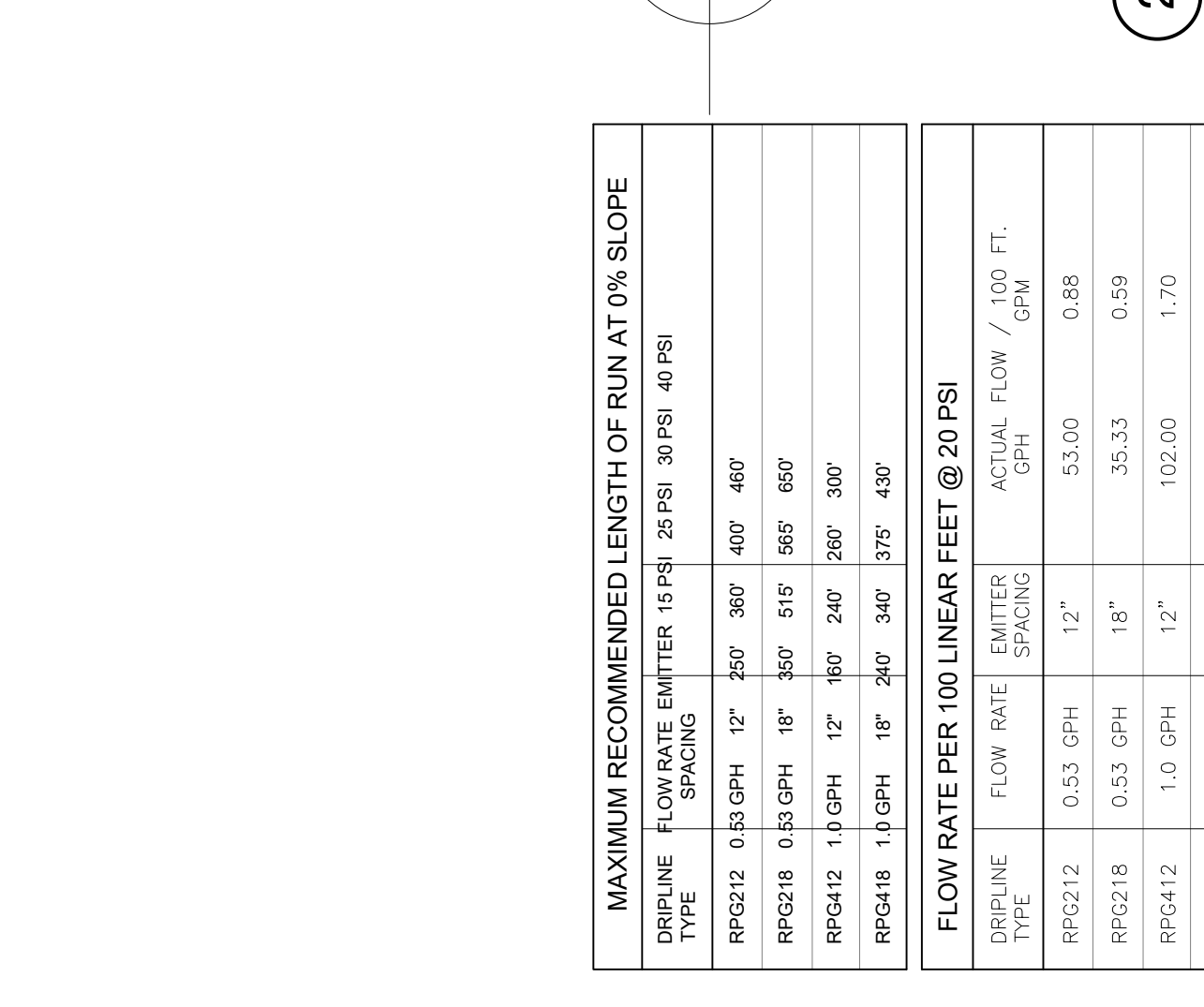
6 WALL MOUNT CONTROLLER
NTS.



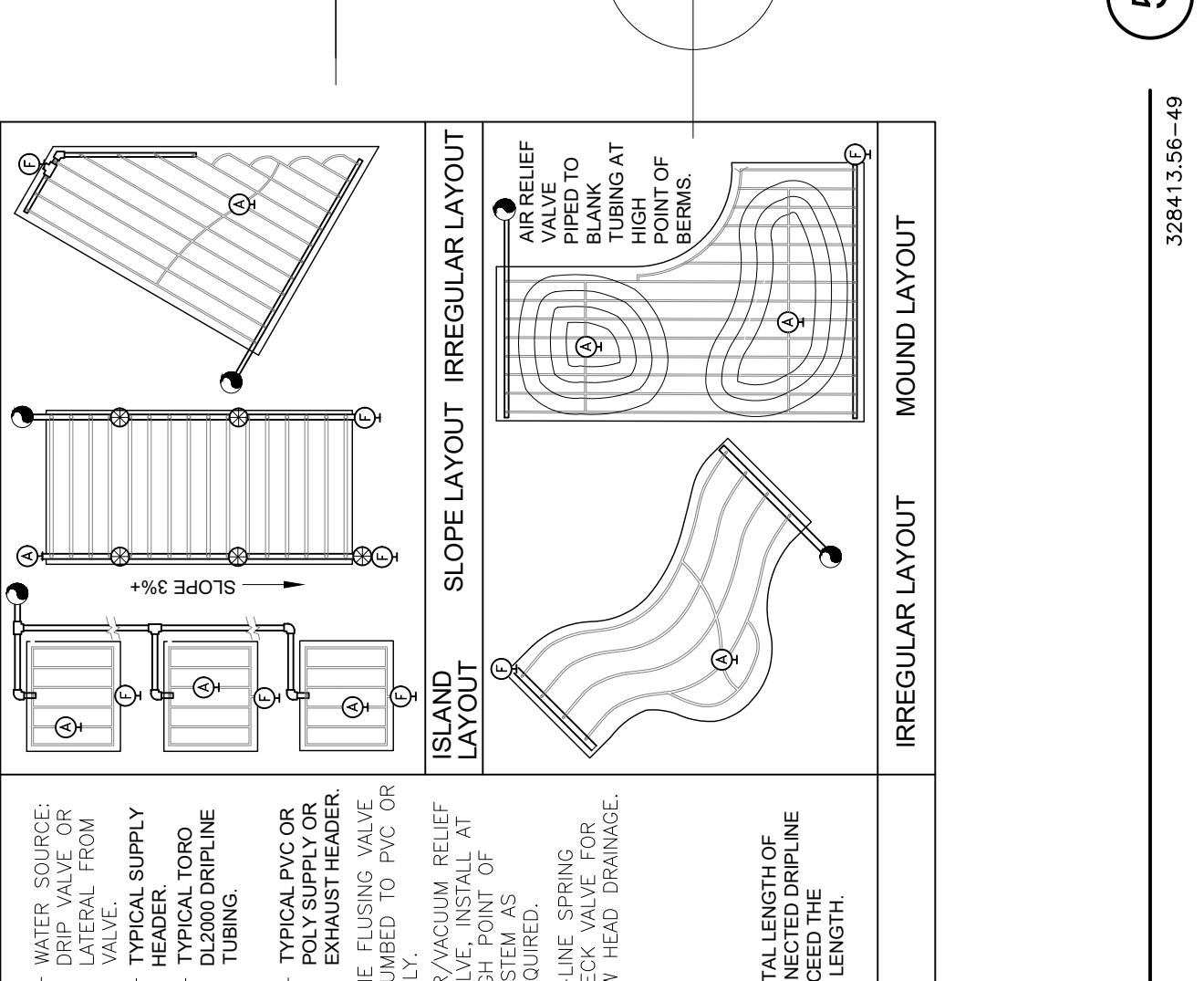
2 ELECTRIC REMOTE CONTROL VALVE
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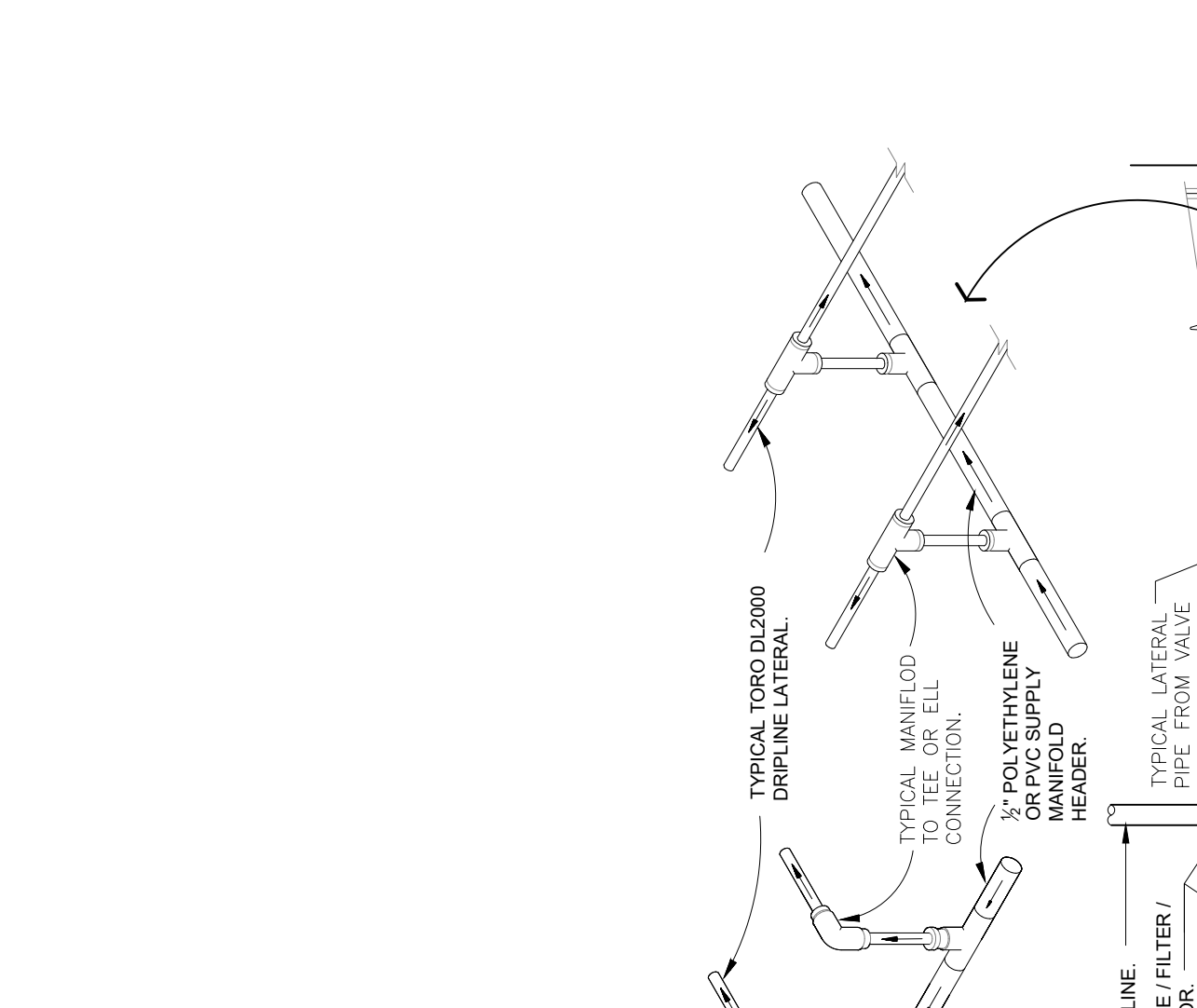
5 TURF SPRAY FLEX ASSEMBLY
NTS.



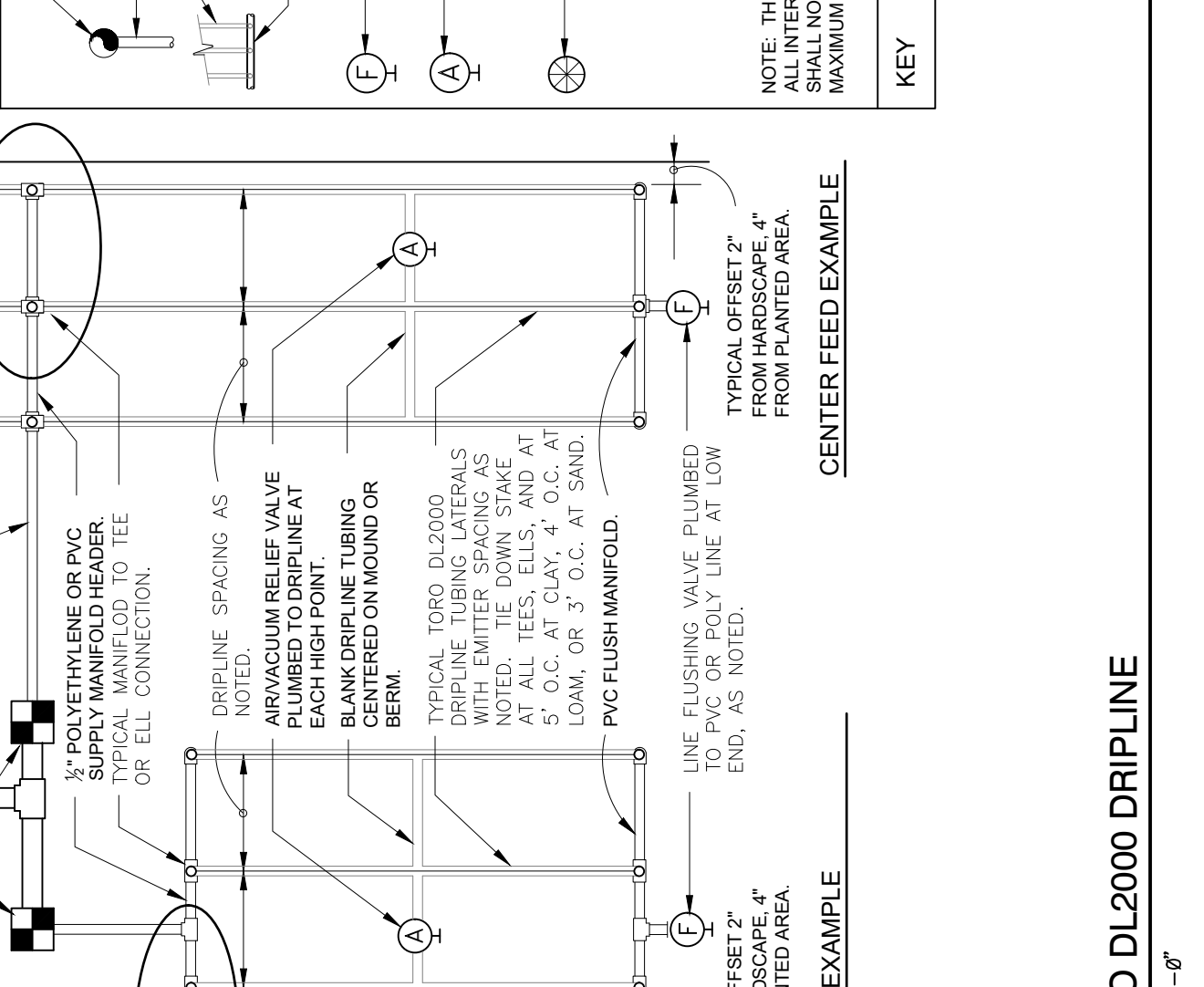
11 CENTER-FEED SUPPLY-MANIFOLD
DETAIL-FILE



11 CENTER-FEED SUPPLY-MANIFOLD
DETAIL-FILE



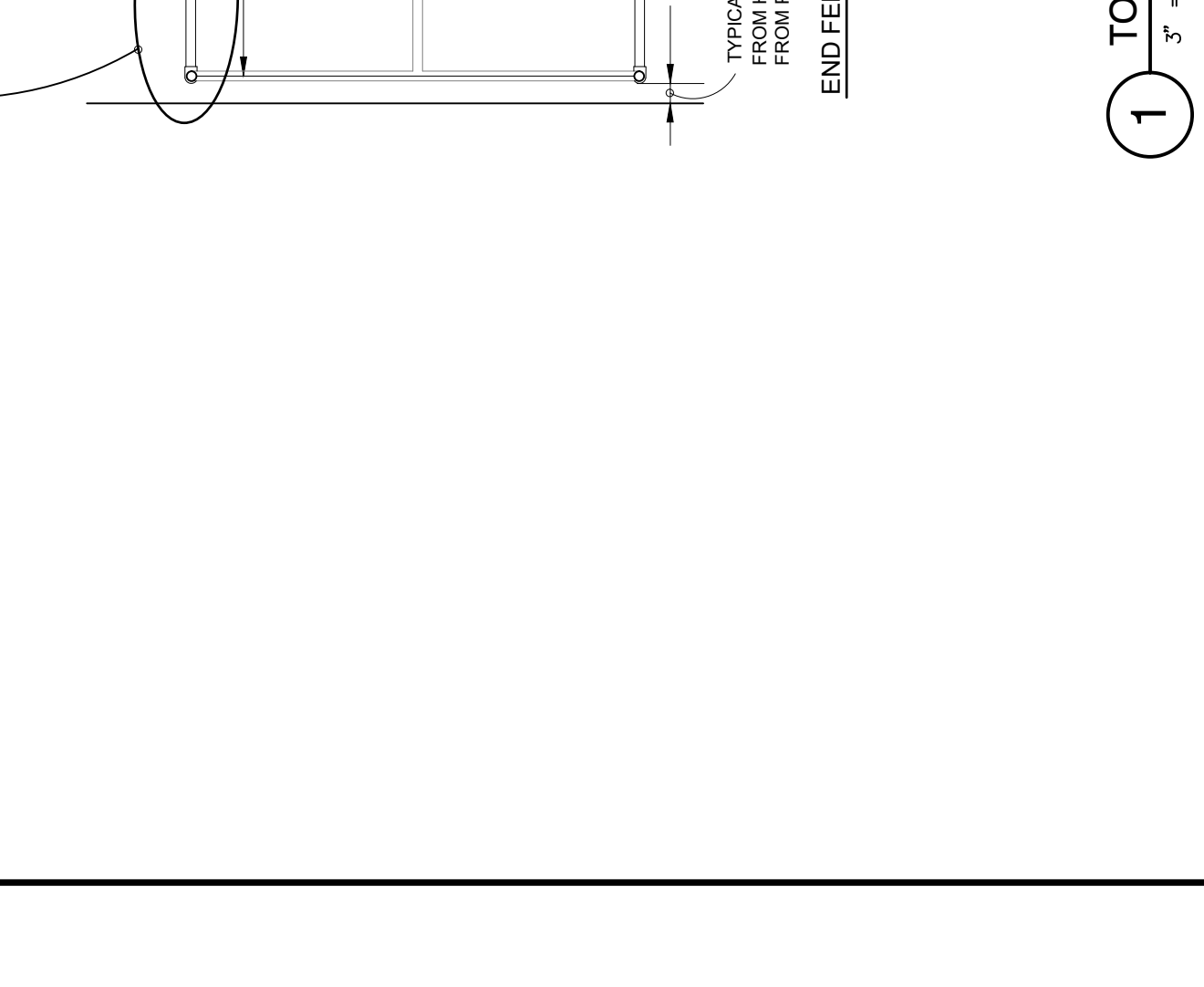
8 TORO - TWRS WIRELESS RAIN SENSOR
NTS.



9 NETAFIM TECHLINE FLUSH VALVE
DETAIL-FILE



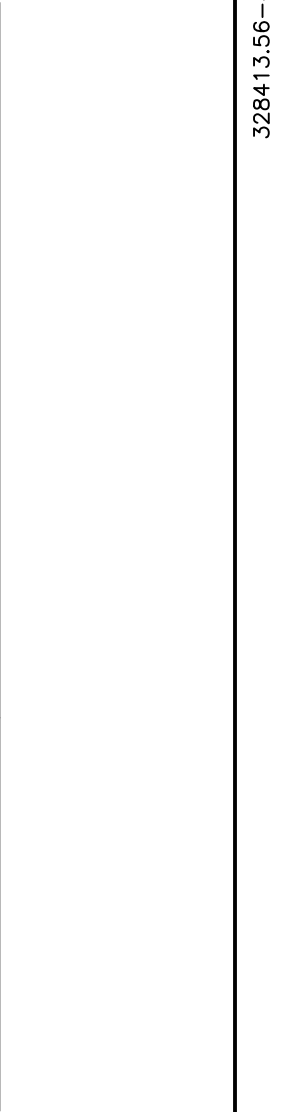
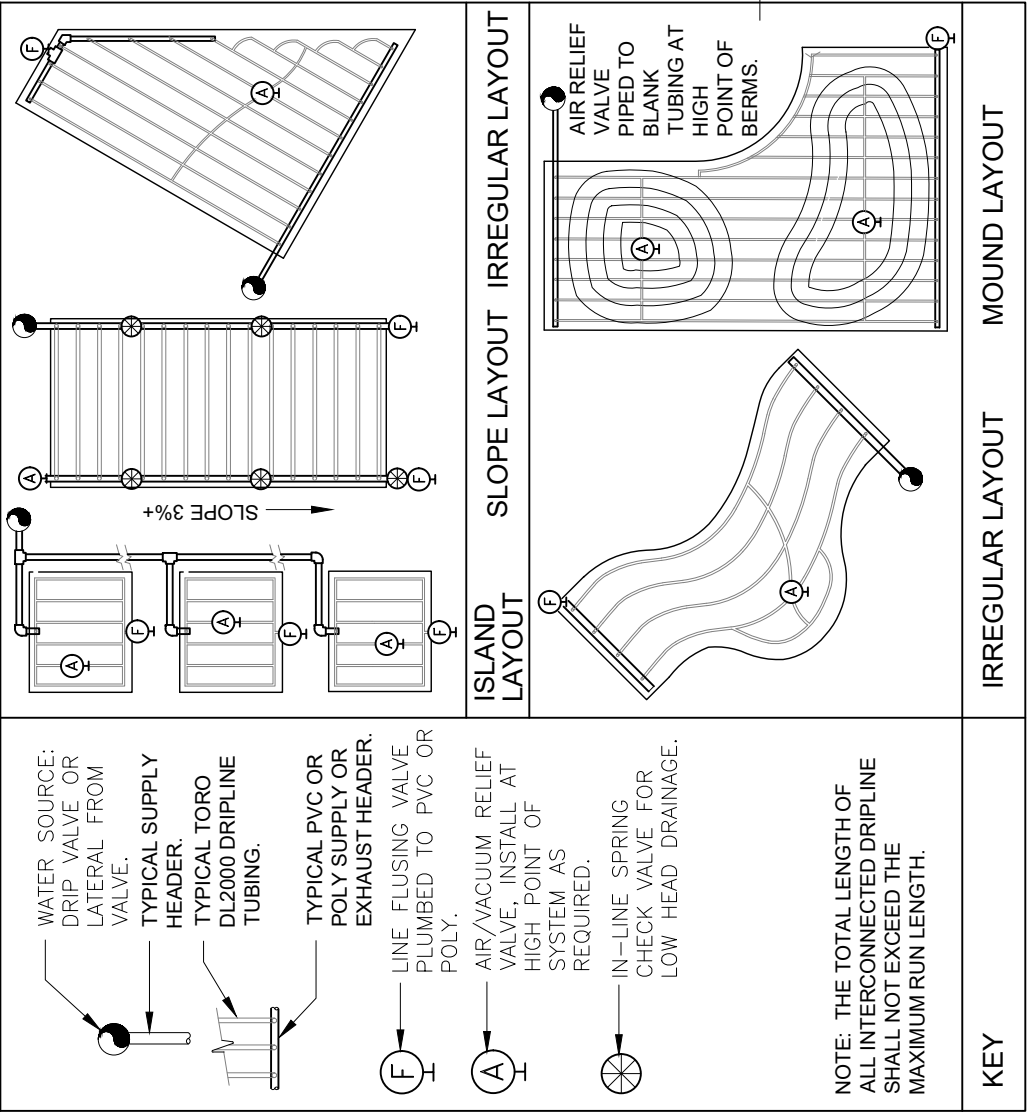
1 TORO DL2000 DRIPLINE
NTS.



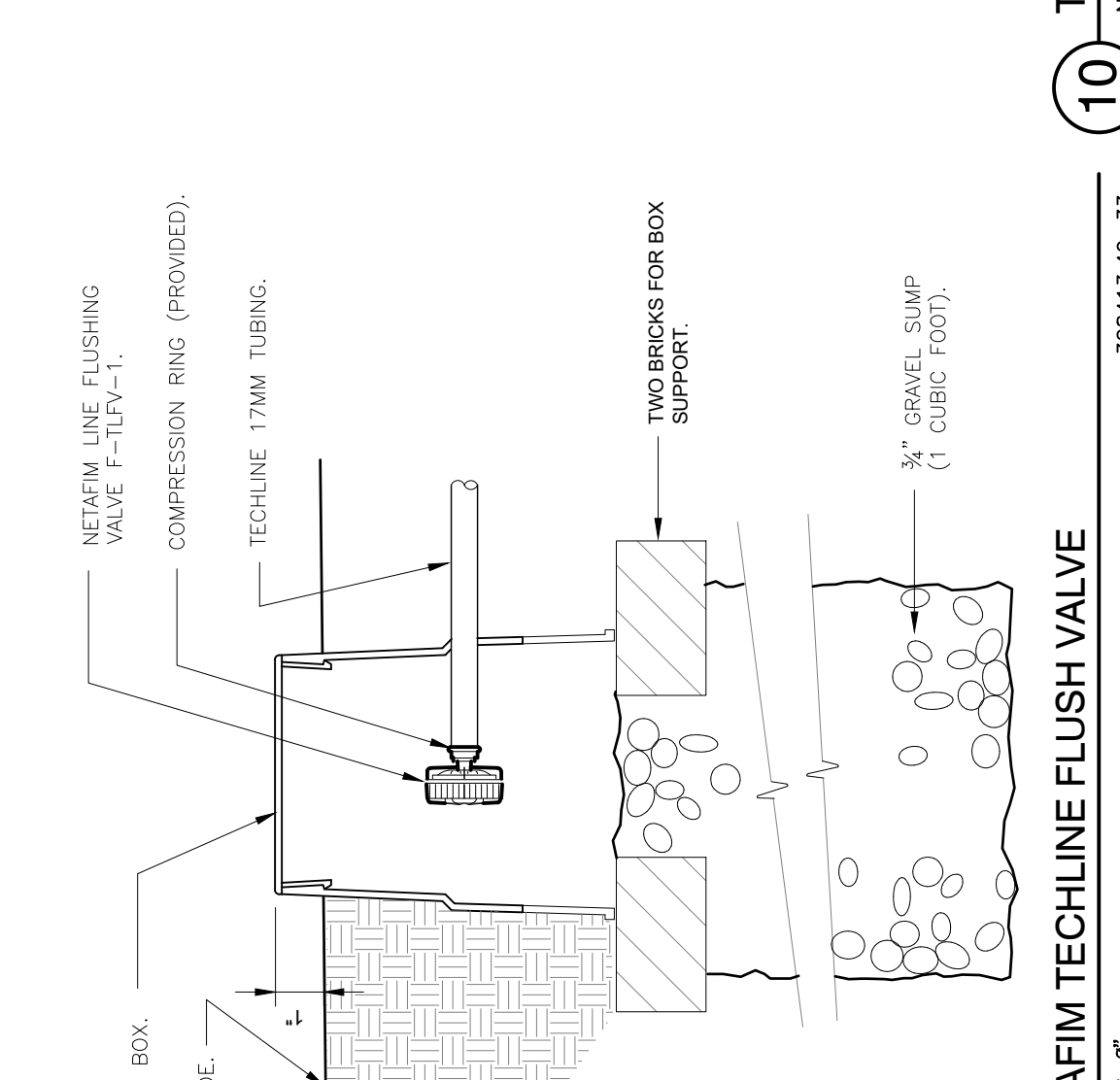
1 TORO DL2000 DRIPLINE
NTS.

DRIPLINE TYPE	FLOW RATE	EMITTER SPACING	18 PSI @ 25 PSI	30 PSI @ 30 PSI	40 PSI @ 40 PSI
RP0212	0.53 GPH	12"	257	367	407
RP0218	0.53 GPH	18"	267	517	567
RP0412	1.0 GPH	12"	267	247	287
RP0418	1.0 GPH	18"	267	347	377

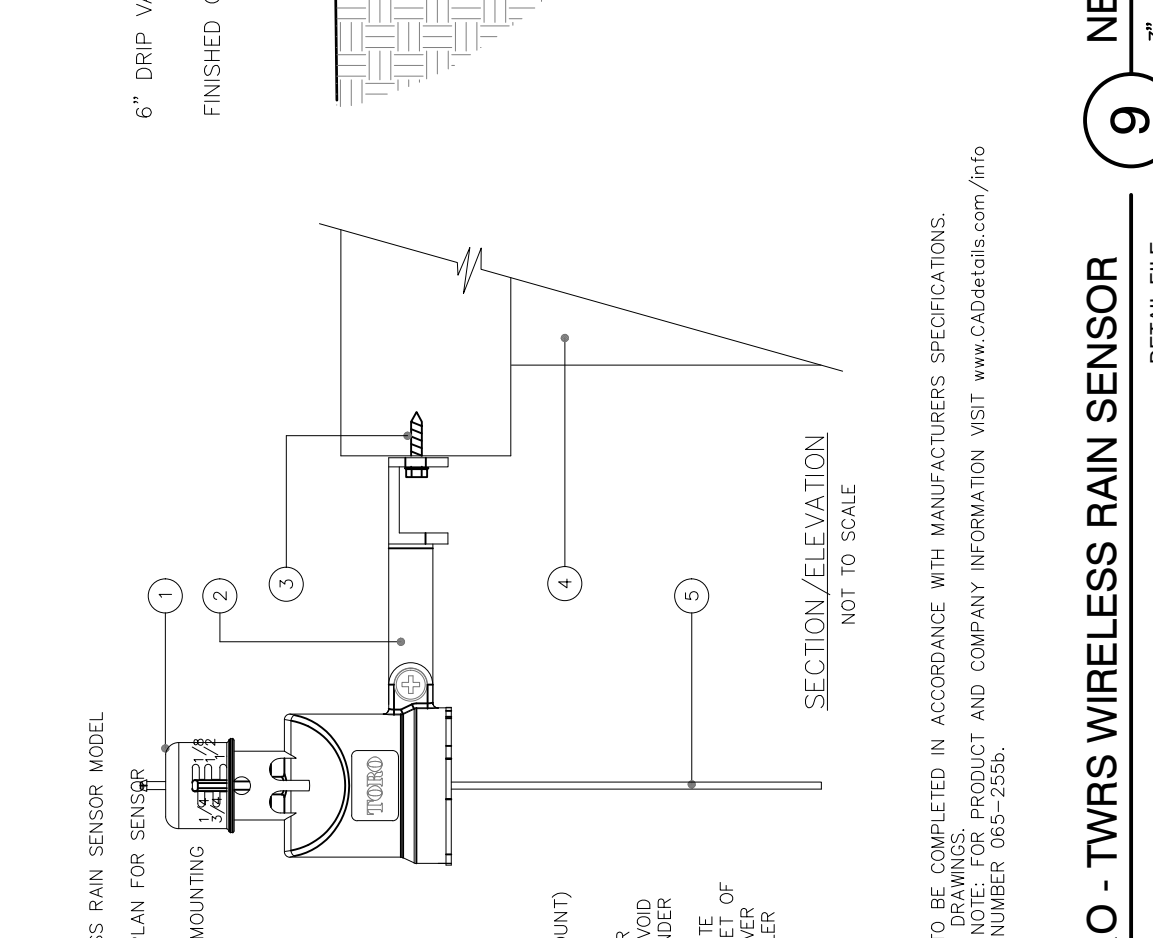
DRIPLINE TYPE	FLOW RATE	EMITTER SPACING	ACTUAL FLOW / 100 FT. GPH
RP0212	0.53 GPH	12"	53.00
RP0218	0.53 GPH	18"	35.33
RP0412	1.0 GPH	12"	102.00
RP0418	1.0 GPH	18"	67.59



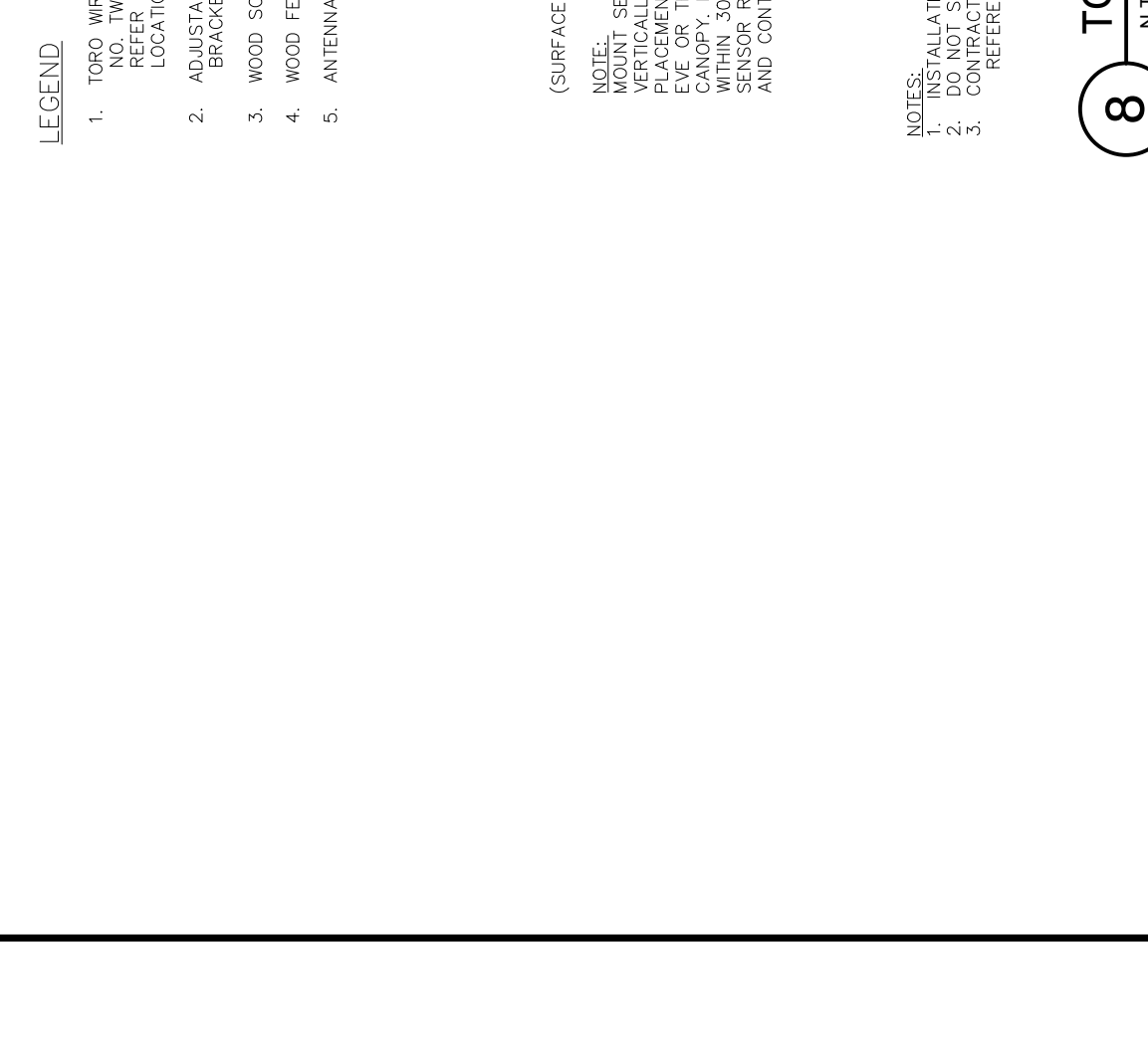
328413.55-49



10 TRENCHING DETAILS / VEHICULAR TRAFFIC AREAS
NTS.



11 CENTER-FEED SUPPLY-MANIFOLD
DETAIL-FILE



11 CENTER-FEED SUPPLY-MANIFOLD
DETAIL-FILE



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: April 19, 2021
RE: 9416 Carlyle Ave – New 2 Story Single Family Residence

Background: This application is a request to construct a new 2-story single family residence. The parcel is located in the H30B Zoning District at 9416 Carlyle Avenue. The average lot depth is 112.5 feet with a width of 50.12 feet. The Applicant indicates the lot size is 5,638.5 square feet (SF). The proposed air-conditioned floor space totals 1,847 SF. An existing one-story single-family residence will be demolished in order to construct the new dwelling. An overhead view of the lot from the Miami Dade County Property Appraiser is provided on the following page.

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 2 inch front setback with a setback on the rear lot of 27 feet 11 inches and a 5 foot side setbacks. Total lot pervious area is proposed to be 40% where 35% is required. The front yard setback pervious area is proposed at 56% where 50% is required. The rear yard setback pervious area is over 40% where 40% is required. The second floor under ac is proposed at 1,489 SF which is 28% where 32% is the maximum. A flat roof is proposed at the 30 feet height requirement. Table 1 on page 3 provides information on site characteristics and zoning requirements.

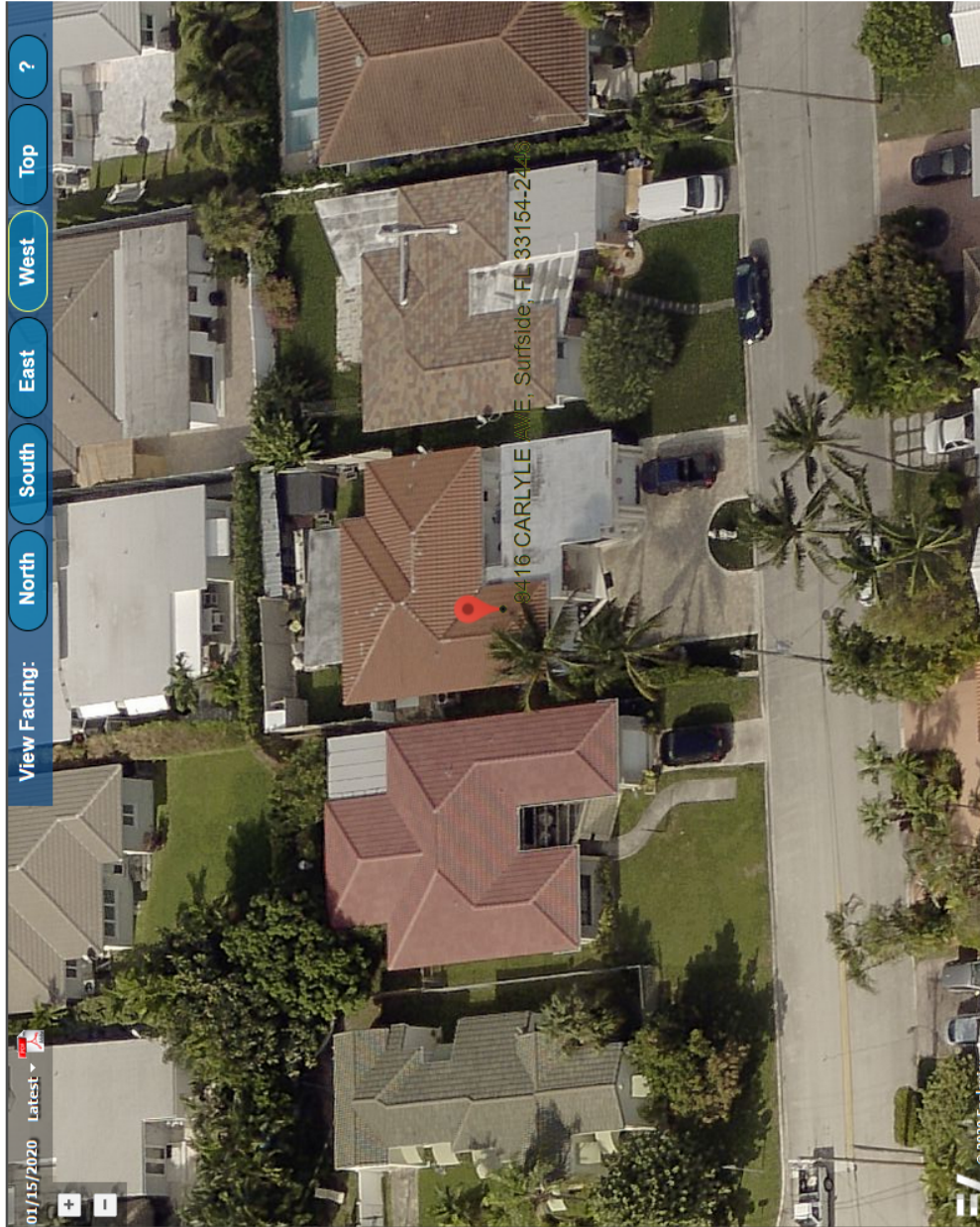
A variety of architectural enhancements are proposed. These items include a second-floor balcony flush with the first story, dark metal trimmed windows, and glass balcony railings. The front elevation includes grass diamond driveway pavers and stairway lighting maximum 3,000 Kelvin color. The proposed exterior wall finishes are exterior tiles in gray and white, Sherwin Williams Genesis White over smooth stucco, and brown composite wood.

Detailed drawings were provided by the Applicant and the request for the pool is to be provided at a future date and is not included in this application.

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



Town of Surfside, Florida Development Review



9416 Carlyle Avenue MDPCA Angled View to the West



Town of Surfside, Florida Development Review

Table 1 – 9416 Carlyle Avenue Site Characteristics and Zoning Requirements

Address	9416 Carlyle Avenue	
General Location	NW Area of Town	
Property Size	5,638.5 SF (112.5 Feet x 50.12 Feet)	
Zoning District	H30B	
Lowest Floor Elevation	Base Flood Elevation 10' NGVD (8.00 + 2.00)	
Lot Coverage	Required	Proposed
Total Lot	40% Max. (2,255.4 SF)	36% (2,018 SF)
Exempt Accessory Uses	15% or Less	N/A
2 nd Story Lot Coverage	32% of the Lot or 80% of First Floor	28% (1,489 SF under ac) 79% (1,489 SF under ac)
Pervious Area Total Lot	35% w/20% FL Friendly	40% ± (2,295 SF of 5,638.5 SF)
Pervious Area Front Yd	50% w/20% FL Friendly	56% (562.4 SF of 1,002.4 SF)
Pervious Area Rear Yd	40% w/20% FL Friendly	+40%
Height – Flat Roof	30 Ft: Avg Datum/Crown-High Pt.	30 Feet
Height – Pitched Roof	30 Ft: Avg Datum/Crown-Tie Beam.	N/A
Modification of Height	1% of Height to 3 Ft Max	N/A
Roof Decks	Prohibited	N/A
Trellis/Pergola Structure	12 Feet Max. Height	11 Feet
Setbacks		
Primary Frontage	20 Feet Min.	20 Feet 2 Inches
Secondary Corner	10 Feet Min.	N/A
Interior Side < or = 50 Ft	5 Feet Min.	5 Feet
Interior Side > 50 Ft	10% Frontage Width	N/A
Rear	20 Feet Min.	27 Feet 11 Inches
Pt. Lake & Adj. Canals	25 Feet Min	N/A
Biscayne Bay	50 Feet Min	N/A
Encroachments		
Eaves – Sloped Roofs	24 Inches Max	N/A
All Other Ornamentals	6 inches Max	N/A
Accessory Buildings		
Maximum Height	12 Feet Max	N/A
Max. Aggregated Area	500 SF Max.	N/A
Pools & Decks		
Primary Front and Secondary Corner	10 Feet Min 10 Feet Min	N/A N/A
Uncovered Patio	Rear & Side – 5 Feet Front & Corner -10 Feet	N/A N/A



Town of Surfside, Florida Development Review

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

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

- Clarify the location of the air conditioning equipment
- Resubmit the Zoning Requirement sheet to correct discrepancies



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

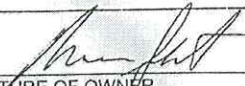
**TOWN OF SURFSIDE
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION**

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

PROJECT INFORMATION	
OWNER'S NAME	Moses Shvarzblat
PHONE / FAX	732-904-1224
AGENT'S NAME	Jeffrey R Rose
ADDRESS	8851 froude avenue surfside, fl 33154
PHONE / FAX	305-733-2485
PROPERTY ADDRESS	9416 carlyle avenue, surfside, fl 33154
ZONING CATEGORY	h30b single family home
DESCRIPTION OF PROPOSED WORK	new 2 story single family home

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

ZONING STANDARDS	Required			Provided		
Plot Size	5,638.5			5,638.5		
Setbacks (F/R/S)	20'	20'	5'	20'2"	27'11"	5'
Lot Coverage	40%			35.79%		
Height	30'			30'		
Pervious Area	35%			37%		


 _____ 3/30/2021 _____ 3/31/21
 SIGNATURE OF OWNER DATE SIGNATURE OF AGENT DATE

Town of Surfside – Single-Family and Two-Family Site Plan Application

Scanned with CamScanner



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

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

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

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

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

JEFFREY R ROSE

3/25/21

NAME OF REPRESENTATIVE

DATE

NEW SINGLE FAMILY HOME

OWNER: MR. MOSES SHVARZBLAT

9614 CARLYLE AVENUE SURFSIDE, FLORIDA 33154



DRAWING LOG	03-15-21
1	P BOARD SET

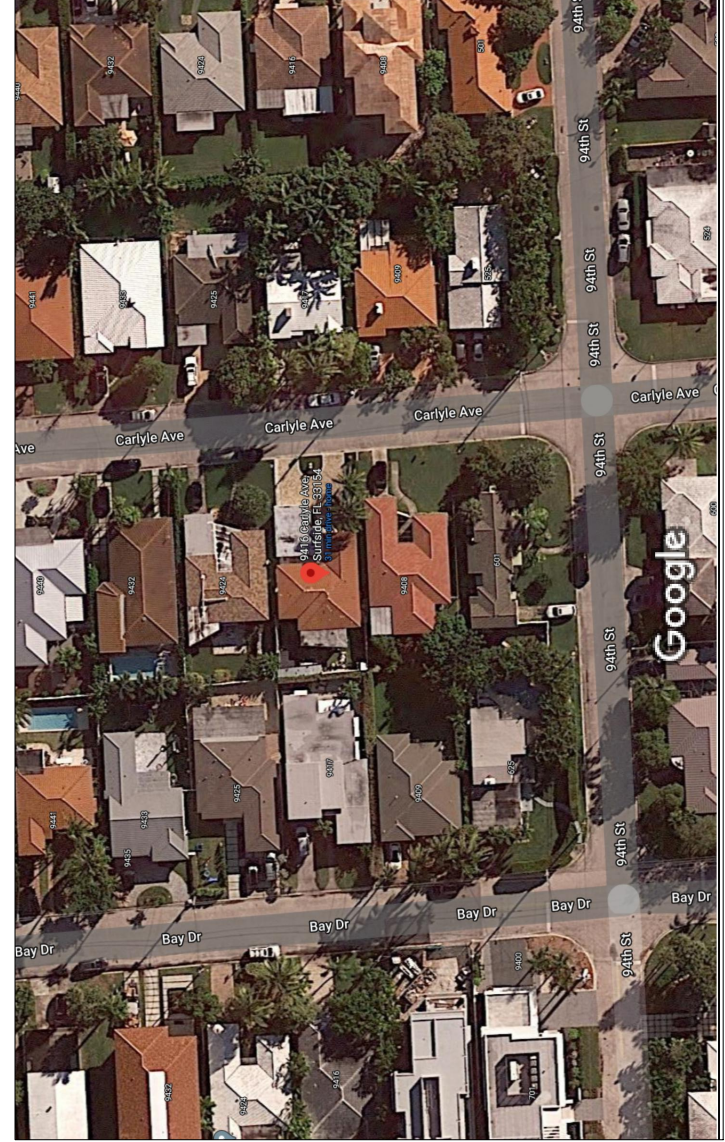
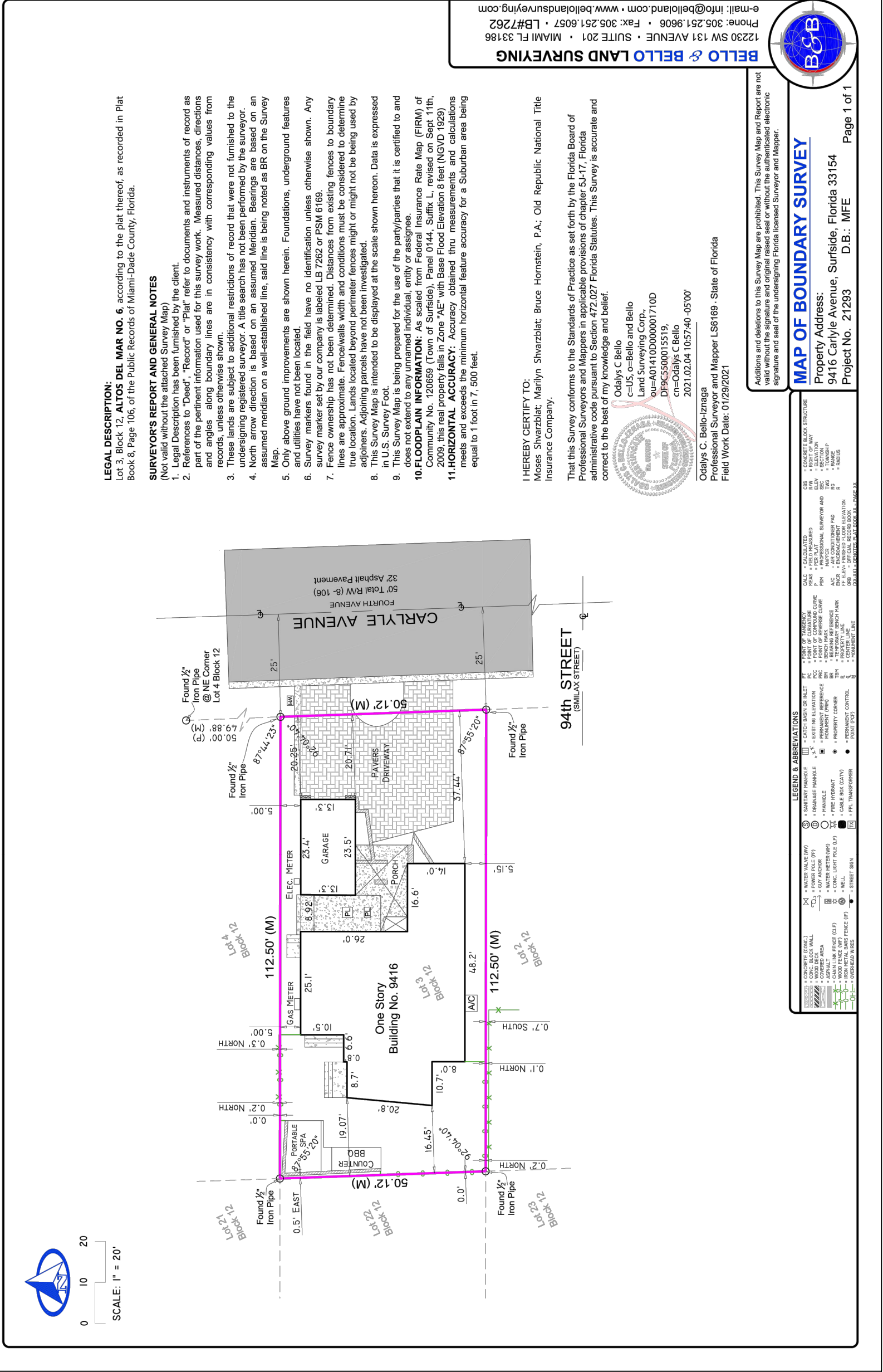
NEW SINGLE FAMILY HOME
OWNER: MR. MOSES SHVARZBLAT
9416 CARLYLE AVENUE
SURFSIDE, FLORIDA 33154

FL. LIC. N° 14320

JORGE D. MANTILLA
ARCHITECT
5901 SW 63rd COURT SOUTH MIAMI FLORIDA 33143
STATE OF FLORIDA LICENSE NO. 14320
F: (305) 815-4649 E-Mail: mantillarj@architect.com

DRAWN BY: V.V.L
REVIEW BY: D.D.M.
SCALE: 1/4" = 1'-0"
RELEASE DATE: 03-15-21

G-001
GENERAL INFORMATION
SHEET NO. 1 of 3



FLOOD LEGEND

FLOOD: 14-2235-007-2240 ADDRESS: 9416 CARLYLE AVENUE
LOT/UNIT: 3 BLOCK/BLDG.: 12 ADDRESS: 9416 CARLYLE AVENUE
SUBDIVISION: ALTOS DEL MAR NO 6 PLAT BOOK: 8 PAGE: 106
FLOOD ZONE: AE BASE FLOOD ELEVATION 8.00'
PROPOSED FINISH FLOOR ELEVATION: 10.00' N.G.V.D. (8.00' + 2.00')
PROPOSED ADJACENT GRADE ELEVATION: 7.00' N.G.V.D.

CODE COMPLIANCE

-THE PROJECT WAS DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING EXISTING BUILDING AND RESIDENTIAL CODE 7TH EDITION 2009...
-AS PER F.B.C. 310 USE CLASSIFICATION R3 RESIDENTIAL.

DRAWING INDEX:

G-001	GENERAL NOTES/INDEX/LOCATION PLAN
A-101	AREA PLAN & ZONING CALCULATIONS
A-201	FIRST FLOOR PLAN
A-202	SECOND FLOOR PLAN
A-301	BUILDING ELEVATIONS
A-302	BUILDING ELEVATIONS

DRAWING LOG
1 03-15-21
P BOARD SET

NEW SINGLE FAMILY HOME
OWNER: MR. MOSES SHVARZBLAT
9416 CARLYLE AVENUE
SURFSIDE, FLORIDA 33154

FL LIC. N° 14320

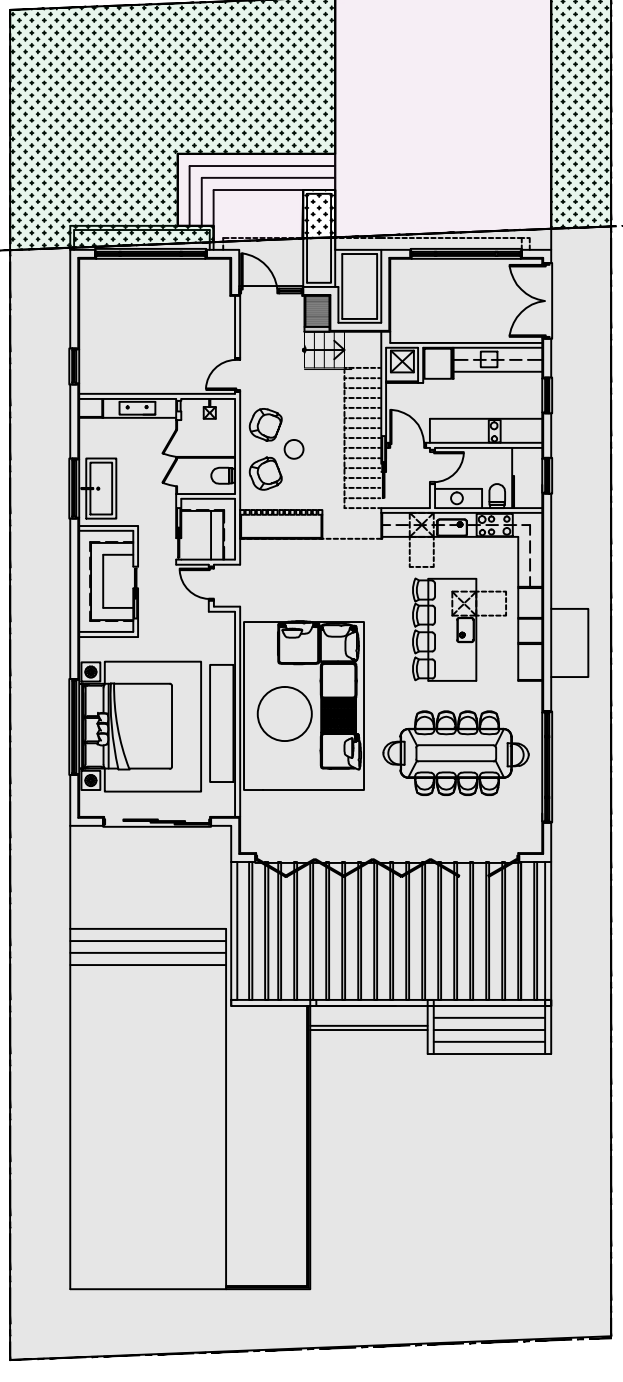
JORGE D. MANTILLA
ARCHITECT
5901 SW 83rd COURT SOUTH MIAMI FLORIDA 33143
STATE OF FLORIDA LICENSE NO. 14320
P: (305) 815-4649 E-mail: mantillaarchitect@gmail.com

DRAWN BY: V.V.L
REVIEW BY: D.D.M.
SCALE: 1/4" = 1'-0"
RELEASE DATE: 03-15-21

A-102
AREAS

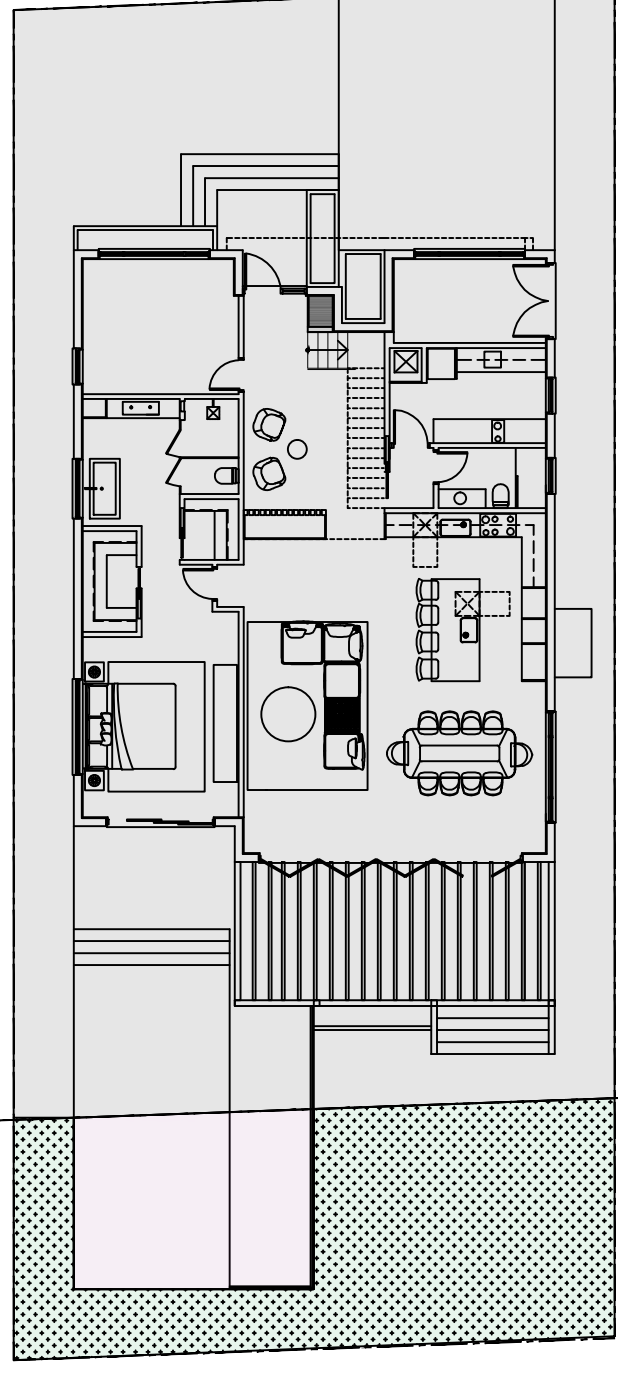
SHEET NO. 3 OF 8

FRONT YARD PERVIOUS/IMPERVIOUS CALCULATIONS
REQUIRED MIN. PERVIOUS AREA 50' x 1002.40 SQ.FT. 50,270 SQ.FT.
IMPERVIOUS AREA 440 SQ.FT.
PERVIOUS AREA 562.40 SQ.FT.
56' x 90' MIN. REQUIRED



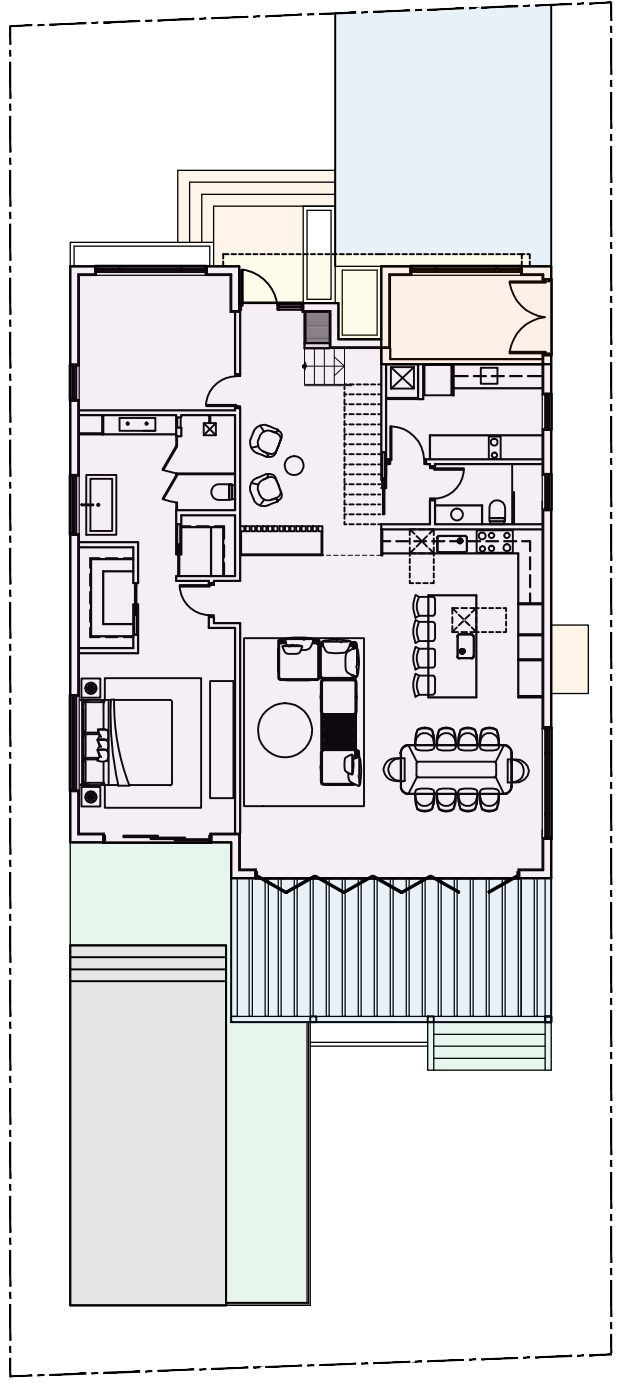
FRONT YARD PERVIOUS AND IMPERVIOUS CALCULATIONS
SCALE 1/16" = 1'-0"

REAR YARD PERVIOUS/IMPERVIOUS CALCULATIONS
REQUIRED MIN. PERVIOUS AREA 40' x 1002.40 SQ.FT. 40,096 SQ.FT.
IMPERVIOUS AREA 2,64 SQ.FT.
PERVIOUS AREA 706 SQ.FT.
70' x 40' MIN. REQUIRED



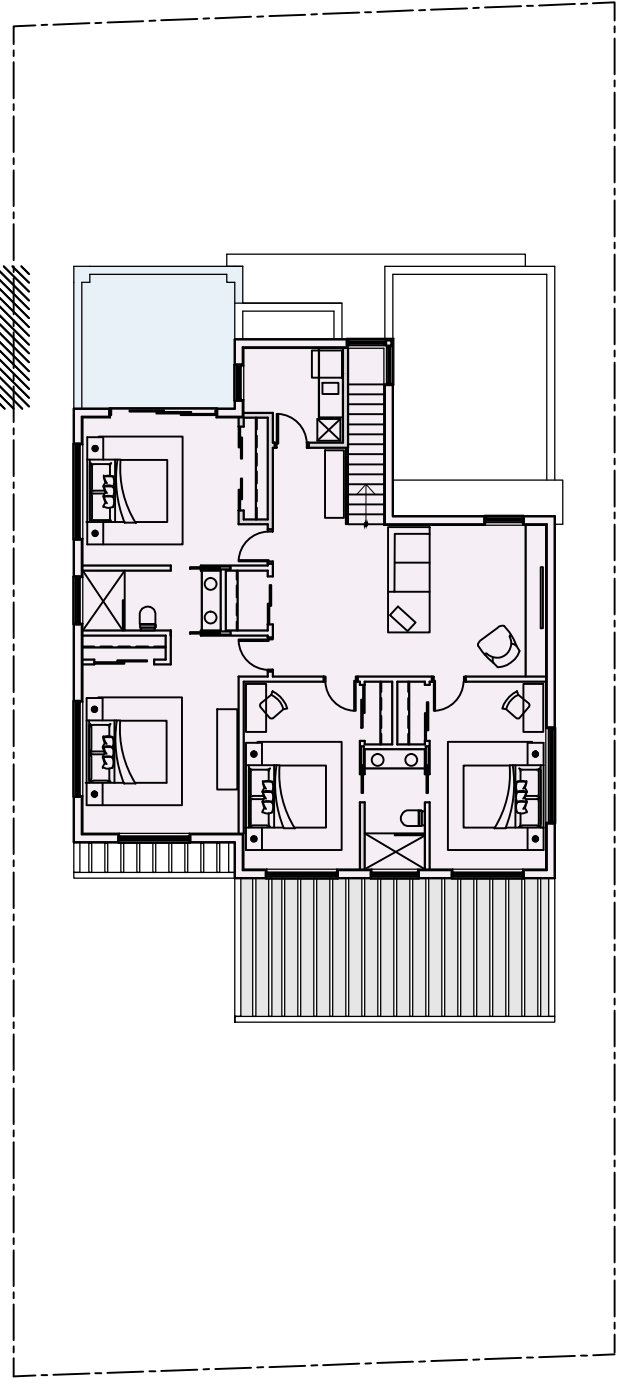
REAR YARD PERVIOUS AND IMPERVIOUS CALCULATIONS
SCALE 1/16" = 1'-0"

2ND FLOOR COVERAGE BREAK DOWN:
TOTAL LOT 5,638.5 SQ. FT.
HOUSE UNDER A/C 1,847 SQ. FT.
STORAGE 110 SQ. FT.
COVERED ENTRY 61 SQ. FT.
POOL 3.9 SQ. FT.
POOL DECK 324 SQ. FT.
COVERED TRELLIS 320 SQ. FT.
TRASH CAN SLAB 18 SQ. FT.
DRIVEWAY 388 SQ. FT.
FRONT STEPS 0.0 SQ. FT.



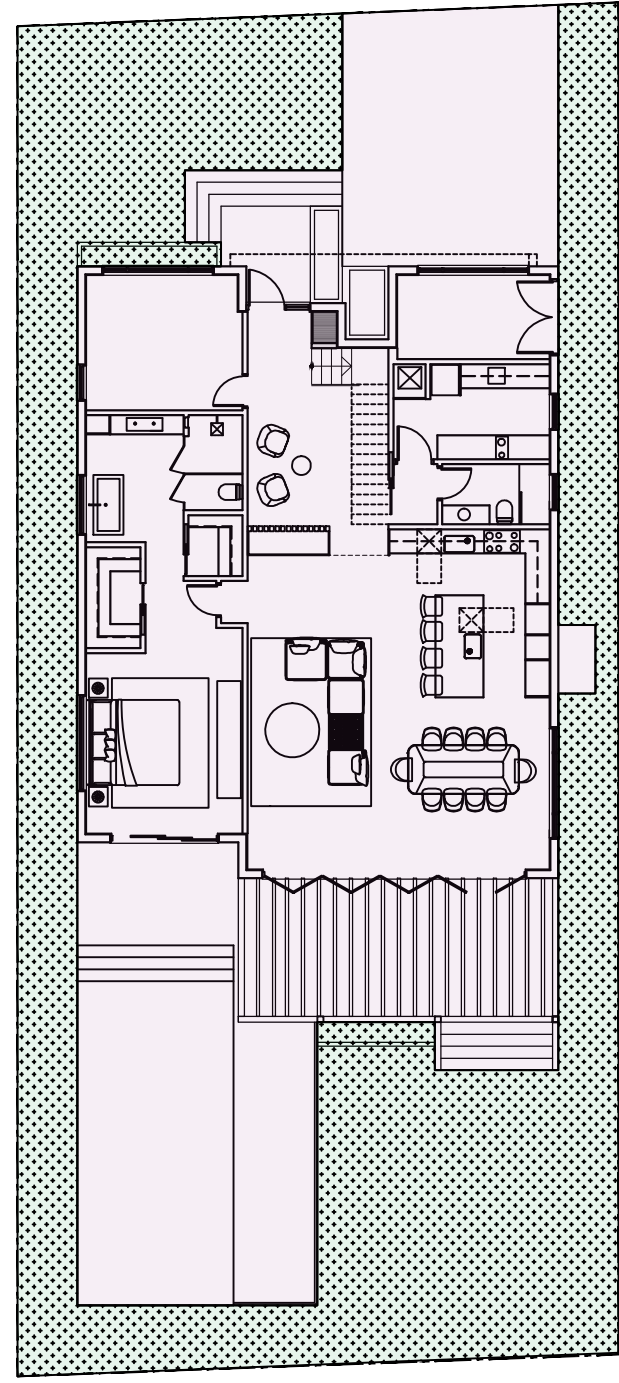
BUILDING COVERAGE
SCALE 1/16" = 1'-0"

BUILDING COVERAGE BREAK DOWN:
UPPER UNDER A/C 148 SQ. FT.
OPEN BALCONY 110 SQ. FT.

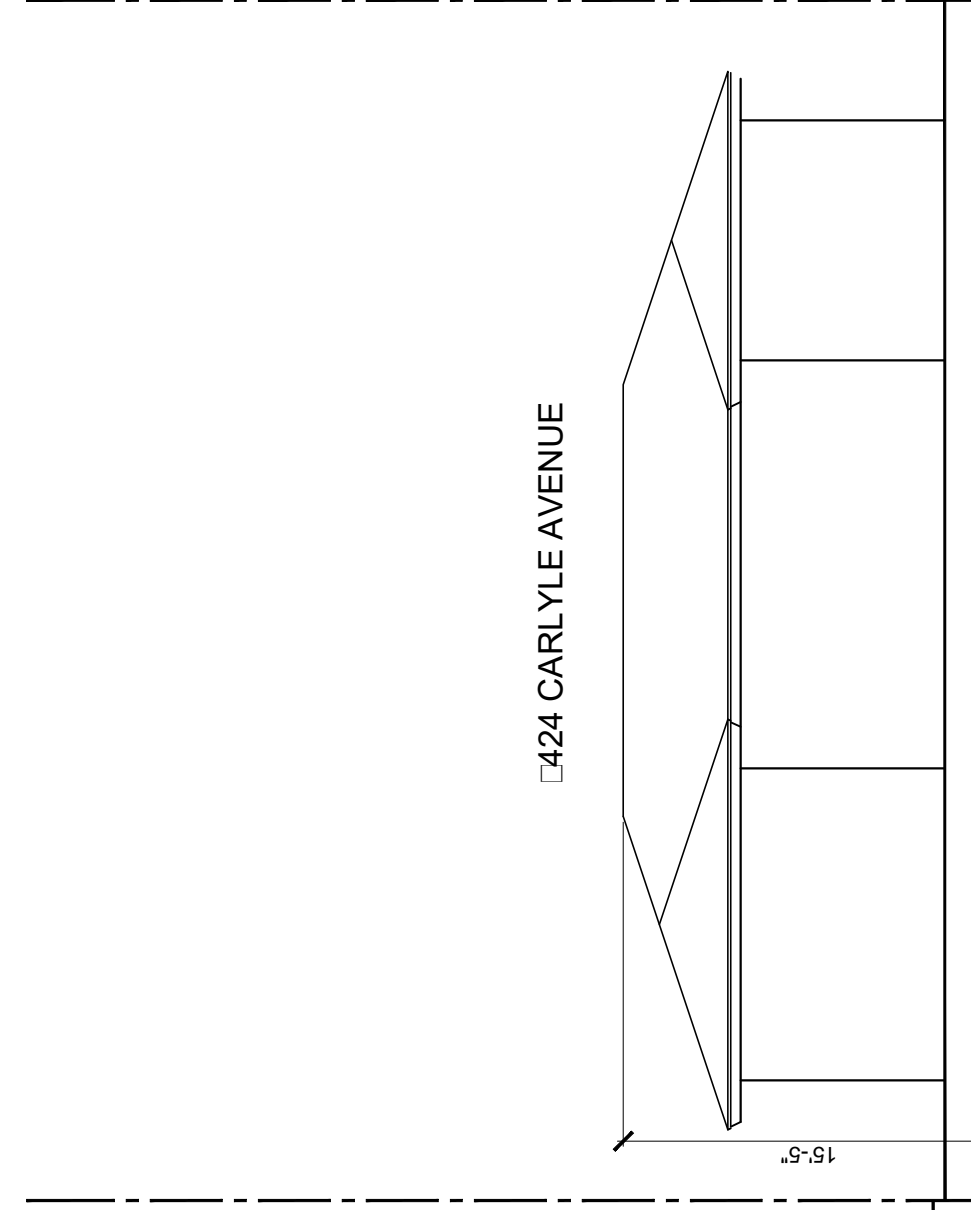


SECOND FLOOR COVERAGE
SCALE 1/16" = 1'-0"

SITE PERVIOUS/IMPERVIOUS CALCULATIONS
REQUIRED MIN. PERVIOUS AREA 35' x 5,638.5 SQ.FT. 1,973.47 SQ.FT.
IMPERVIOUS AREA 3,544.50 SQ.FT.
PERVIOUS AREA 210.4 SQ.FT.
37' x 35' MIN. REQUIRED



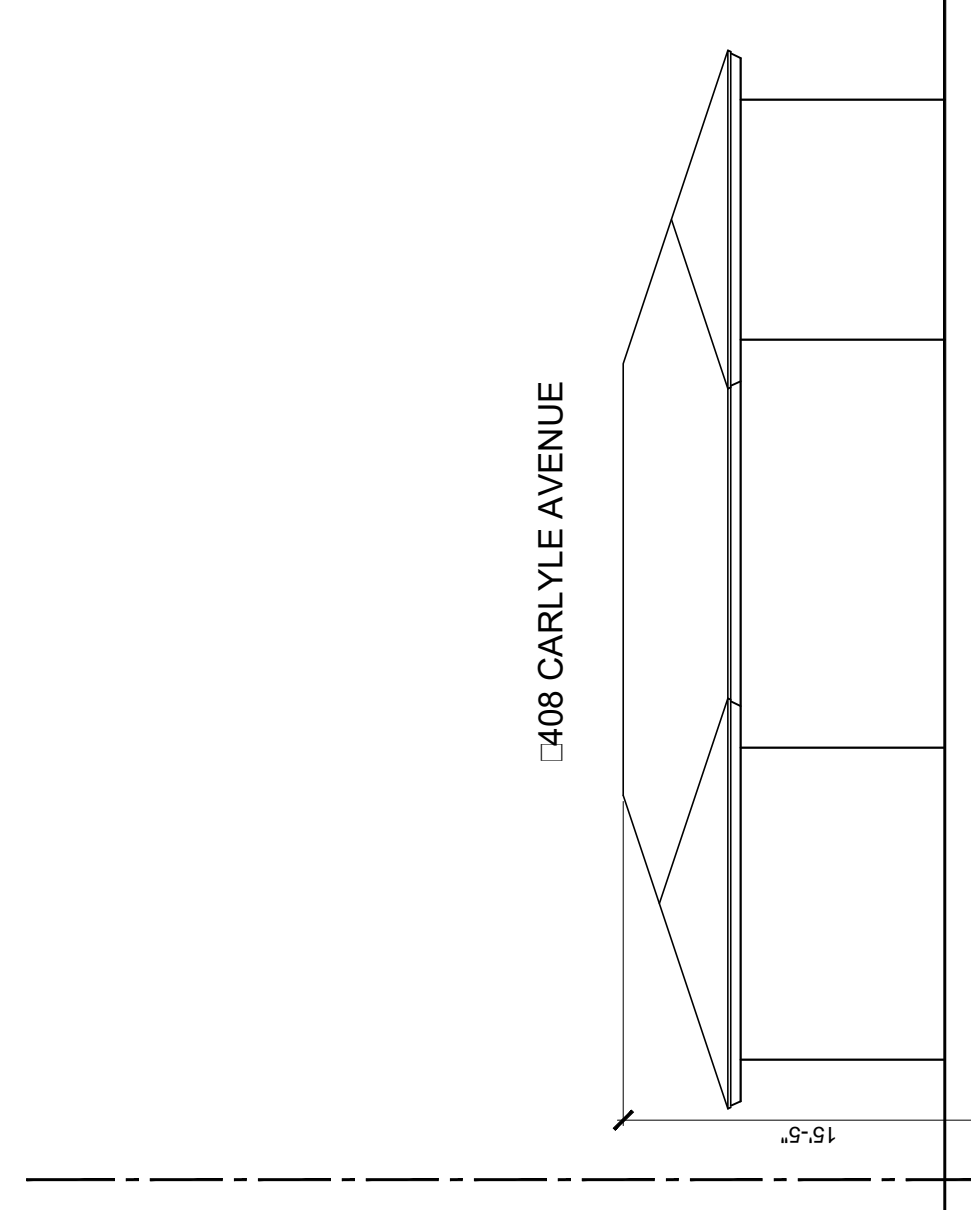
SITE PERVIOUS AND IMPERVIOUS CALCULATIONS
SCALE 1/16" = 1'-0"



424 CARLYLE AVENUE



416 CARLYLE AVENUE



408 CARLYLE AVENUE

STREET PROFILE SCALE 1/8" = 1'-0"

4.5' N.G.V.D. CROWN OF ROAD

DRAWING LOG	03-15-21
1	POORBOARD SET

NEW SINGLE FAMILY HOME
 9416 CARLYLE AVENUE
 SURFSIDE, FLORIDA 33154
 OWNER: MR. MOSES SHVARZBLAT

FL LIC. N° 14320

JORGE D. MANTILLA
 ARCHITECT
 5901 SW 69th COURT SOUTH MIAMI FLORIDA 33143
 STATE OF FLORIDA LICENSE NO. 14320
 P: (305) 815-4649 E-mail: mantillaarchitect@gmail.com

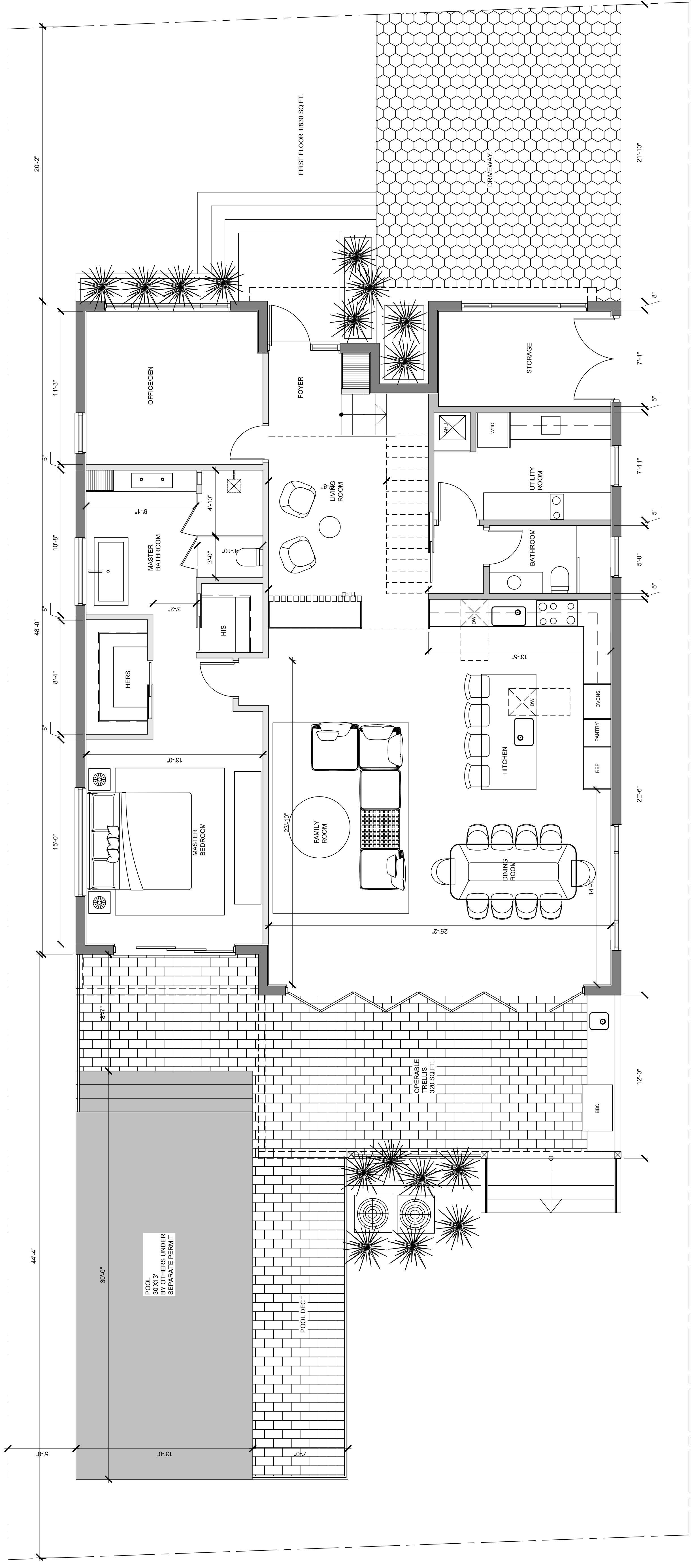
DRAWN BY: V.V.L
 REVIEW BY: D.D.M.

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

RELEASE DATE: 03-15-21

A-201
 FIRST FLOOR
 PLAN

SHEET NO. 4 OF 8



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

DRAWING LOG	03-15-21
1	P.L. BOARD SET

NEW SINGLE FAMILY HOME
 OWNER: MR. MOSES SHVARZBLAT
 9416 CARLYLE AVENUE
 SURFSIDE, FLORIDA 33154

FL. LIC. N° 14320

JORGE D. MANTILLA
 ARCHITECT
 5901 SW 63RD COURT SOUTH MIAMI FLORIDA 33143
 P: (305) 815-4649 E-mail: mantillaarchitect@gmail.com

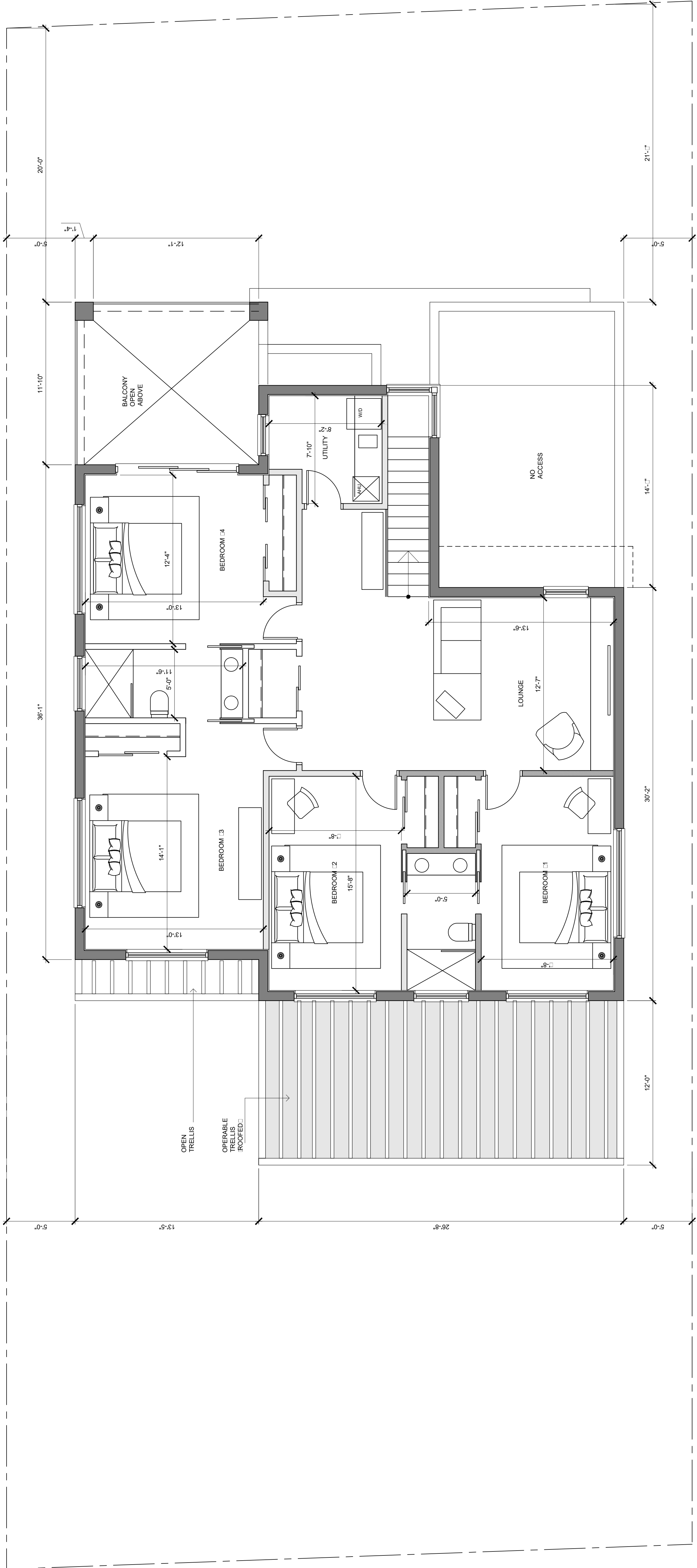
DRAWN BY: V.V.L.
 REVIEW BY: D.D.M.

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

RELEASE DATE:
 03-15-21

A-202
 SECOND FLOOR
 PLAN

SHEET NO. 5 OF 8



PROPOSED 2ND FLOOR PLAN
 SCALE 1/4" = 1'-0"

DRAWING LOG	03-15-21
1	P...BOARD SET

NEW SINGLE FAMILY HOME
 OWNER: MR. MOSES SHVARZBLAT
 9416 CARLYLE AVENUE
 SURFSIDE, FLORIDA 33154

FL. LIC. N° 14320

JORGE D. MANTILLA
 ARCHITECT
 5901 SW 63RD COURT SOUTH MIAMI FLORIDA 33143
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 P: (305) 815-4649 E-mail: mantillaarchitect@gmail.com

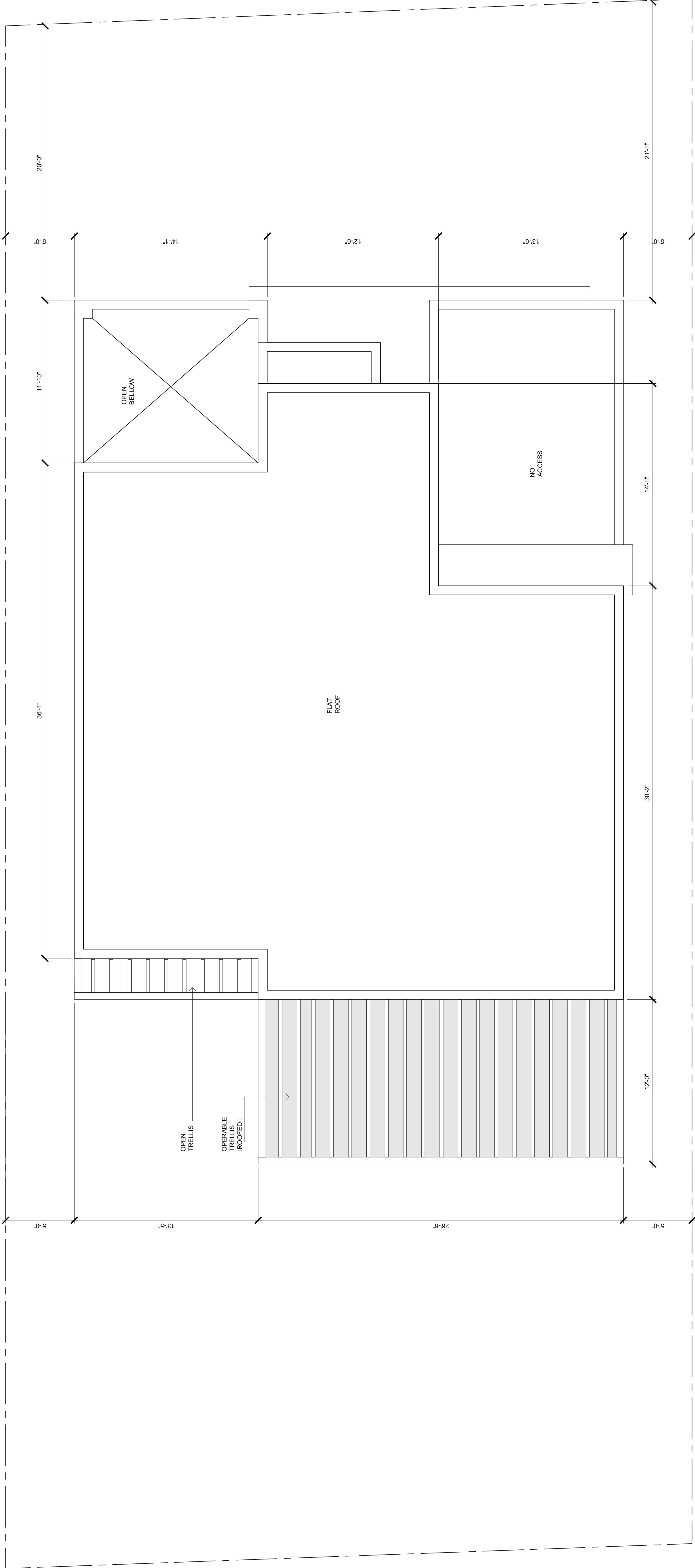
DRAWN BY: V.V.L.
 REVIEW BY: D.M.

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

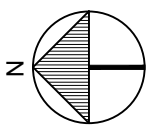
RELEASE DATE:
 03-15-21

A-203
 ROOF
 PLAN

SHEET NO. 6 OF 8



PROPOSED ROOF PLAN
 SCALE 1/4"=1'-0"



DRAWING LOG	
08-15-21	1
P... BOARD SET	

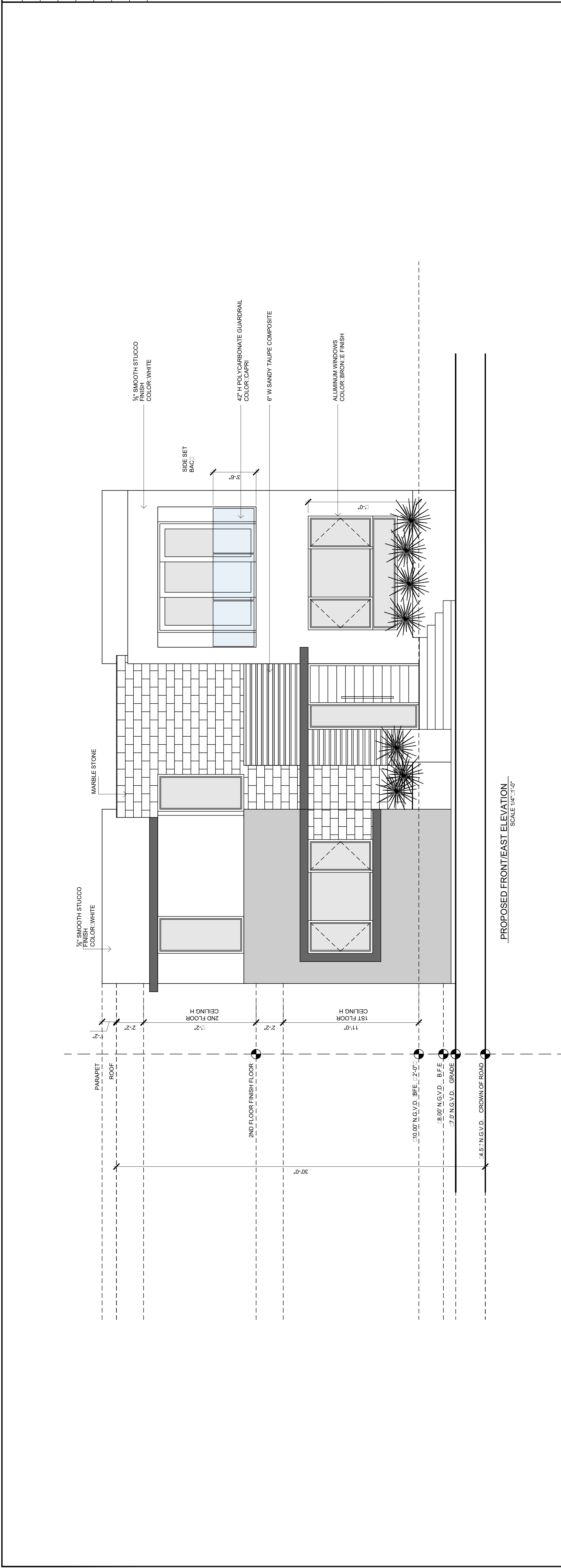
NEW SINGLE FAMILY HOME
 9416 CARLYLE AVENUE
 SURFSIDE, FLORIDA 33154
 OWNER: MR. MOSES SHVARZBLAT

FL. LIC. N° 14320

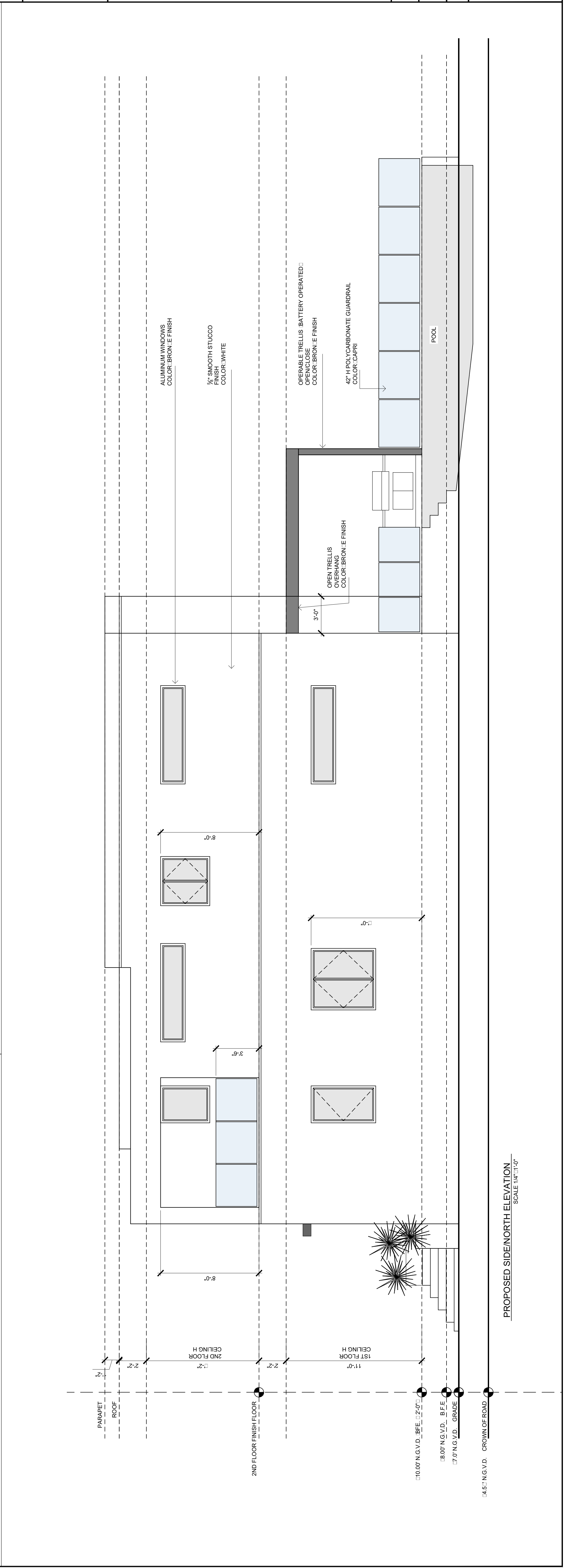
JORGE D. MANTILLA
 ARCHITECT
 5901 SW 63RD COURT SOUTH MIAMI FLORIDA 33143
 P: (305) 815-4649 E-mail: mantillaarchitect@gmail.com

DRAWN BY: V.V.L.
 REVIEW BY: C.D.M.
 SCALE: 1/4" = 1'-0"
 RELEASE DATE: 08-15-21

A-301
 FRONT & SIDE
 ELEVATIONS
 SHEET NO. 7 OF 8



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



PROPOSED SIDE/NORTH ELEVATION
 SCALE 1/4"=1'-0"

DRAWING LOG	03-15-21
1	P.L. BOARD SET

NEW SINGLE FAMILY HOME
 OWNER: MR. MOSES SHVARZBLAT
 9416 CARLYLE AVENUE
 SURFSIDE, FLORIDA 33154

FL. LIC. N° 14320

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

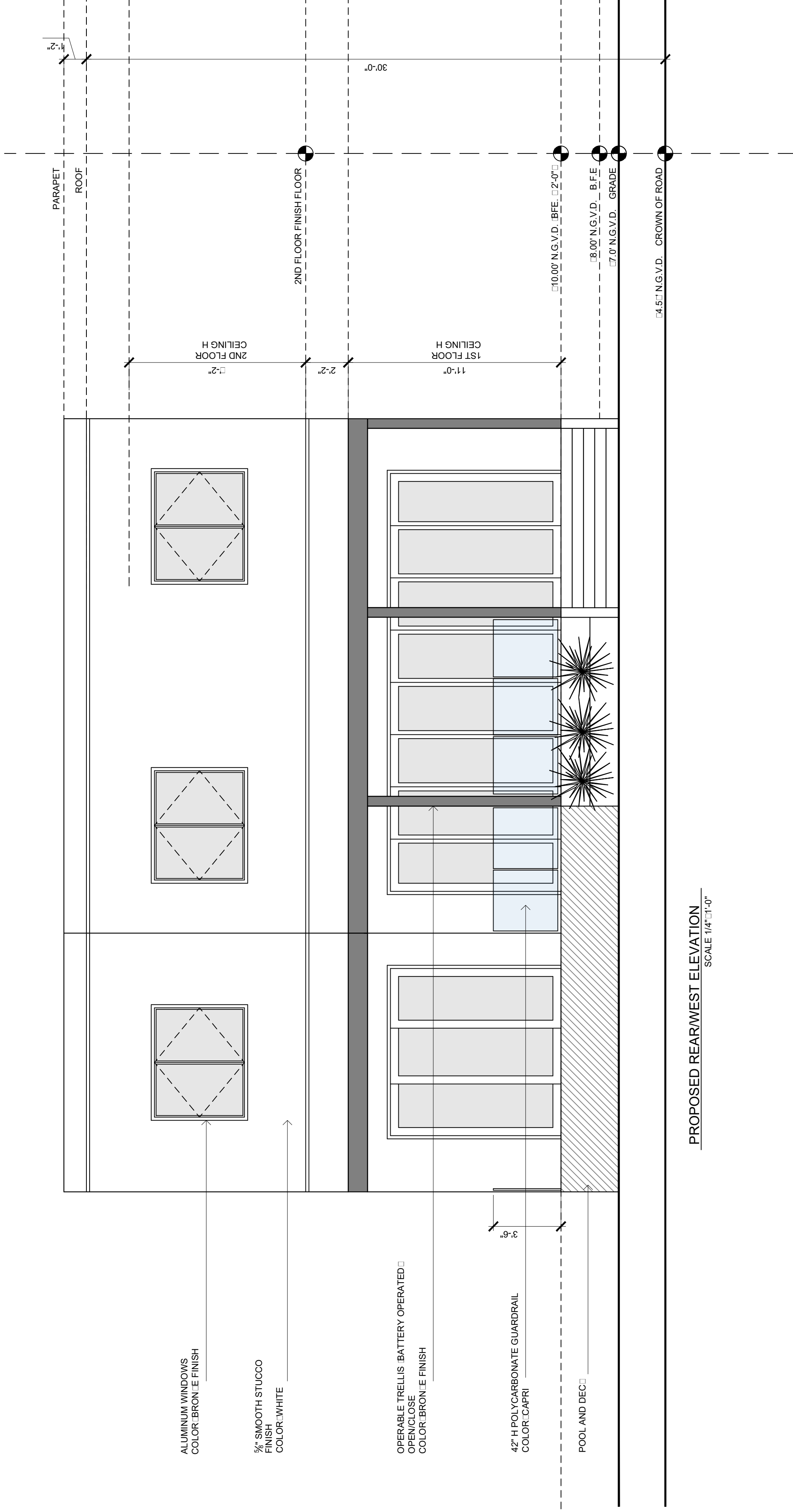
DRAWN BY: V.V.L.
 REVIEW BY: D.D.M.

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

RELEASE DATE: 03-15-21

A-302
 SIDE AND REAR
 ELEVATIONS

SHEET NO. 6 OF 8



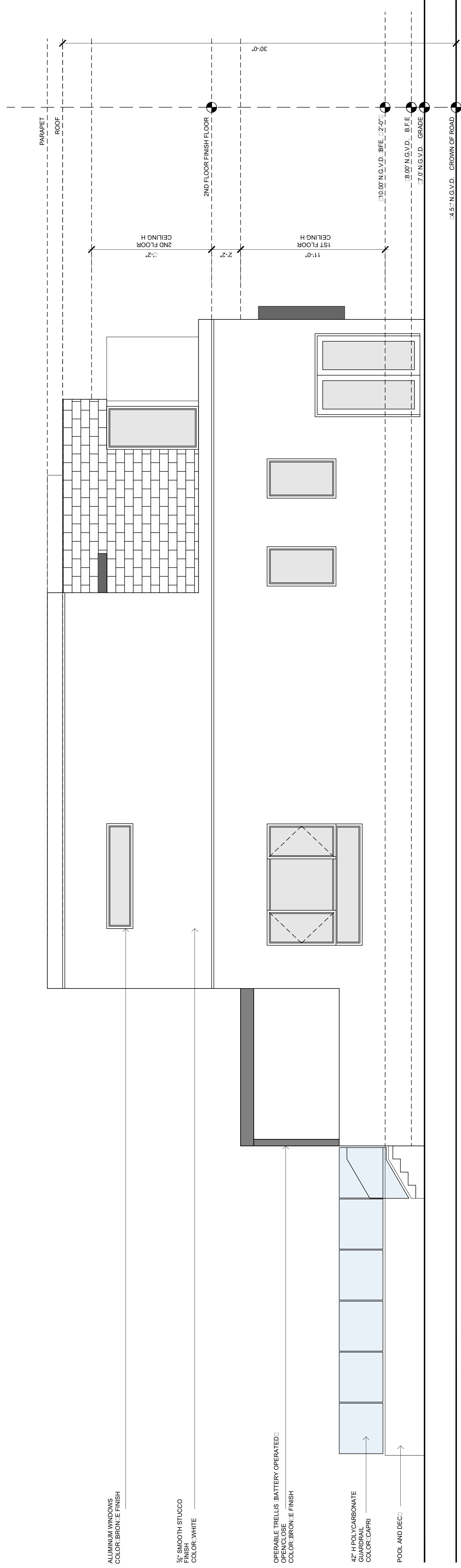
ALUMINUM WINDOWS
 COLOR: BRONZE FINISH

3/8" SMOOTH STUCCO
 FINISH
 COLOR: WHITE

OPERABLE TRELLIS BATTERY OPERATED:
 COLOR: BRONZE FINISH

42" H POLYCARBONATE
 GUARDRAIL
 COLOR: CAPRI

POOL AND DEC:



ALUMINUM WINDOWS
 COLOR: BRONZE FINISH

3/8" SMOOTH STUCCO
 FINISH
 COLOR: WHITE

OPERABLE TRELLIS BATTERY OPERATED:
 COLOR: BRONZE FINISH

42" H POLYCARBONATE
 GUARDRAIL
 COLOR: CAPRI

POOL AND DEC:

DRAWING LOG

1 03-15-21
P BOARD SET

NEW SINGLE FAMILY HOME
 OWNER: MR. MOSES SHVARZBLAT
 9416 CARLYLE AVENUE
 SURFSIDE, FLORIDA 33154

FL. LIC. N° 14320

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

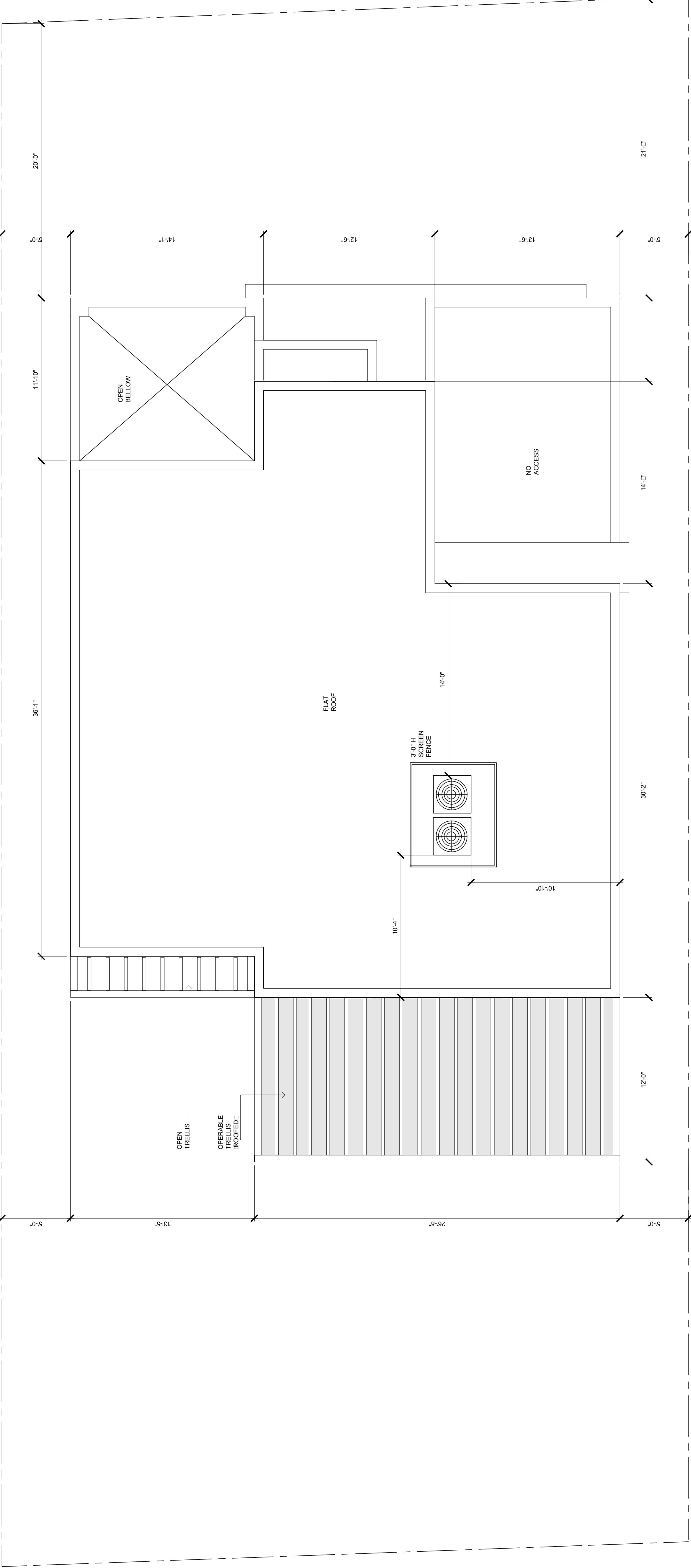
DRAWN BY: V.V.L.
 REVIEW BY: D.D.M.

SCALE: $\frac{1}{4}'' = 1'-0''$

RELEASE DATE: 03-15-21

A-303
 ROOF PLAN

SHEET NO. 6 OF 8

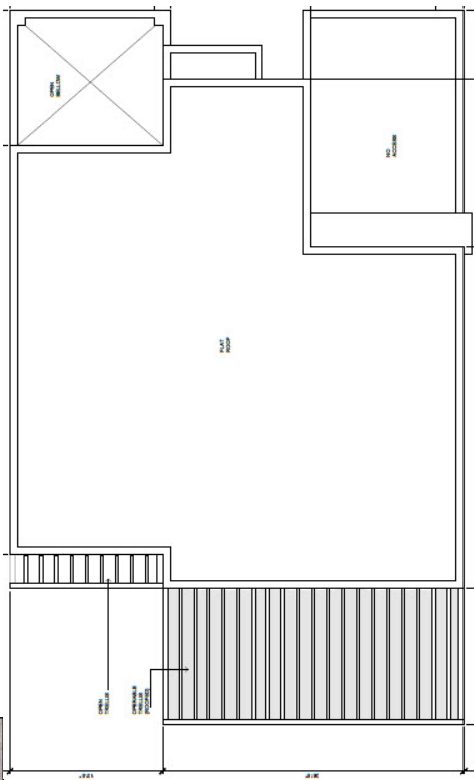


FRONT VIEW 5'-0" F.F.E. AC UNITS 27' FROM PARAPET

9416 Carlyle Ave
SURFSIDE, FLORIDA 33154

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

ROOFING



FLAT ROOF

EXTERIOR WALL FINISHES



EXTERIOR PAINT
SHERWIN WILLIAMS – GENESIS WHITE OVER A
DOUBLE COAT OF SMOOTH STUCCO FINISH



Brown Composite Wood



EXTERIOR TILE WHITE



EXTERIOR TILE GREY

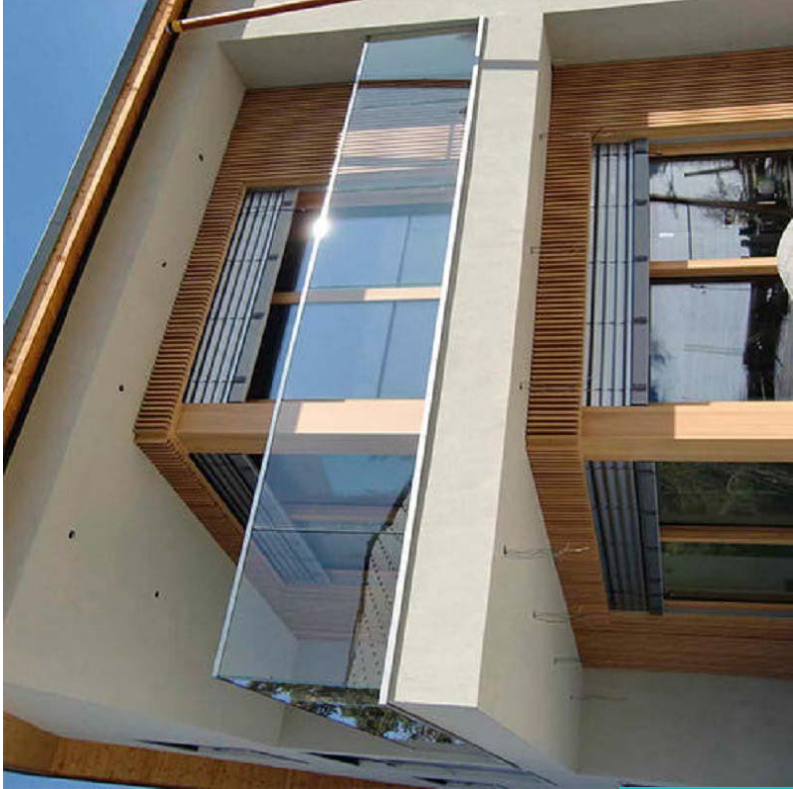
DOORS AND WINDOWS



BROWN/BRONZE IMPACT DOORS AND WINDOWS

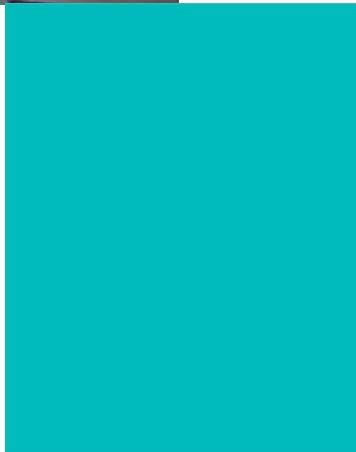


LIGHTING, WINDOWS, & BALCONY RAILING



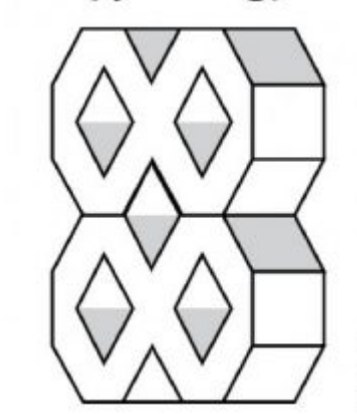
Max Kelvin Color 3,000
Or less

Capri Green Glass



DRIVEWAY

GRASS DIAMOND PAVER



PERGOLA



NEIGHBORS

North Side
9424 Carlyle Avenue



South Side
9408 Carlyle Avenue



Subject Property
9416 Carlyle Ave



East Front
9417 Carlyle Ave



West Rear
9417 Bay Dr





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: April 19, 2021
RE: 8712 Byron Avenue (Lot A) – New 2 Story Single Family Residence

Background: This application is a request to construct a new 2-story single family residence with pool and pool deck. The parcel is located in the H30A Zoning District at the northwest corner of 88th Street and Byron Avenue. The lot depth is approximately 112.5 feet with a width of approximately 75 feet. The Applicant indicates the lot size is approximately 8,389 square feet (SF). The proposed floor space and garage totals 2,577 SF. An overhead view of the lot from the Miami Dade County Property Appraiser is provided on the following page.

The setback requirements for the H30A Zoning District are 20-foot front, 10-foot secondary front, 7.5-foot side and 20 feet rear (per Zoning in Progress). The Applicant is proposing 20'-6" front, 13'-6" secondary front, 7'-11" side and 21'-9" rear. The Applicant's proposed setbacks meet minimum requirements. The mechanical equipment in the side yard requires a 5-foot setback from the property line and 15 feet from the adjacent home. Total lot pervious area is proposed to be 43.56% where 35% is required. The front yard setback pervious area is proposed at 56.07% where 50% is required. The rear yard setback pervious area is proposed at 67.99% where 40% is required. The second floor is proposed at approximately 1,633 SF which is 19.5% where 32% is the maximum. Another measure of the second-floor size is it cannot be larger than 80% of the first floor. Again, the second-floor area is 1,633 SF which is 68.76%. A flat roof is proposed just below the 30 feet height requirement. Table 1 on page 3 provides information on site characteristics and zoning requirements

The proposed driveway consists of pavers at 20'-10" and is aggregated with the walkway made of the same material at 11'-10", totaling 32'-8" in width and 860.5 square feet total.

A variety of architectural enhancements are proposed. These items include breaks in the side walls, provision of balconies, dark metal trimmed windows, glass balcony railings and a large number of windows. The front elevation includes a wood garage door with wood and metal enhancements around the entry door. The site plan includes color renderings and architectural details.

Two (2) street trees, five (5) lot trees and 25 shrubs are proposed, landscape specifications are not provided. The Code requires one street tree every 20 linear feet, requiring a total of eight (8) street trees,

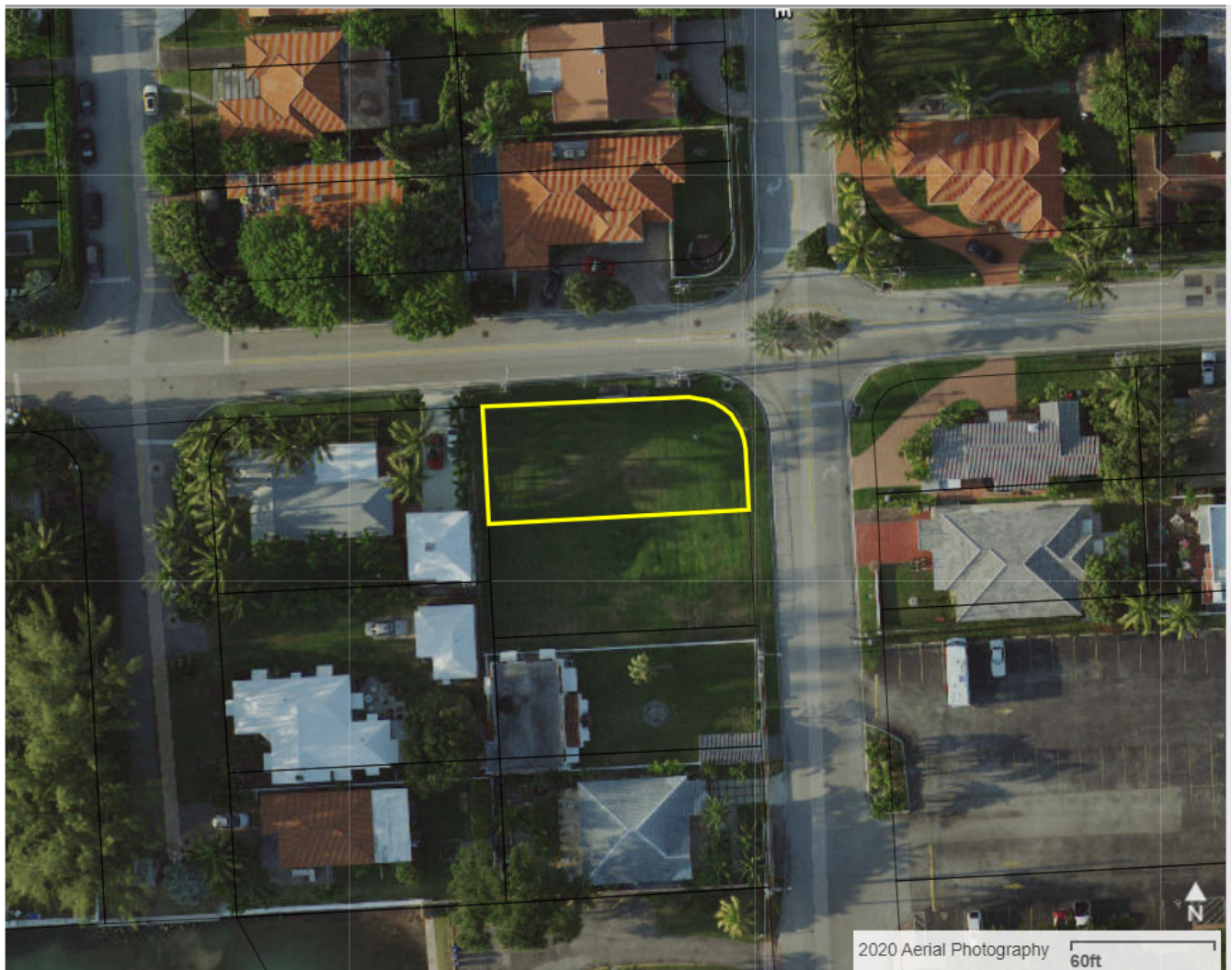


Town of Surfside, Florida Development Review

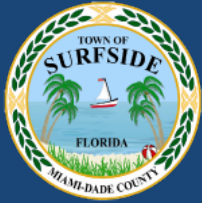
where only two (2) are provided. Five (5) different tree species are also required per Code. Again, the proposal does not specify landscaping, nor does it meet the requirements at this time.

No fences or walls are proposed for this site plan, architectural renderings show hedges along the perimeter of property, details not provided.

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



8712 Byron Avenue (Lot A) - MDCPA Overhead Aerial View



Town of Surfside, Florida Development Review

Table 1 – Site Characteristics and Zoning Requirements

Address	8712 Byron Avenue – Lot A	
General Location	Southern Border of Town	
Property Size	8,389.21 SF (112.5 Feet x 75 Feet)	
Zoning District	H30A	
Lowest Floor Elevation	Base Flood Elevation +10 Feet (N.G.V.D)	
Lot Coverage	Required	Proposed
Total Lot	40% Max. (3,355.7 SF)	30.7% (2,577 SF)
Exempt Accessory Uses	15% or Less	10.8% (906.9 SF)
2 nd Story Lot Coverage	32% of the Lot	19.5% (1,633.1 SF)
	80% of First Floor	68.8% (1,633.1 SF)
Lots > 112.5 Feet	Front + Back Yds = 36% of Lot	37.5%
Pervious Area Total Lot	35% w/20% FL Friendly	43.6% ±
Pervious Area Front Yd	50% w/20% FL Friendly	56.1%
Pervious Area Rear Yd	40% w/20% FL Friendly	68% ±
Height – Flat Roof	30 Ft: Avg Datum/Crown-High Pt.	29 Feet 2 Inches
Height – Pitched Roof	30 Ft: Avg Datum/Crown-Tie Beam.	N/A
Modification of Height	1% of Height to 3 Ft Max	TBD
Roof Decks	Prohibited	N/A
Setbacks		
Primary Frontage	20 Feet Min.	20 Feet 6 Inches
Secondary Corner	10 Feet Min.	13 Feet 6 Inches
Interior Side < or = 50 Ft	5 Feet Min.	7 Feet 11 Inches
Interior Side > 50 Ft	10% Frontage Width	N/A
Rear	20 Feet Min.	21 Feet 9 Inches
Pt. Lake & Adj. Canals	25 Feet Min	N/A
Biscayne Bay	50 Feet Min	N/A
Encroachments		
Eaves – Sloped Roofs	24 Inches Max	N/A
All Other Ornamentals	6 inches Max	N/A
Accessory Buildings		
Maximum Height	12 Feet Max	N/A.
Max. Aggregated Area	500 SF Max.	860.5 SF
Pools & Decks		738.8 SF
Primary Front and Secondary Corner	10 Feet Min 10 Feet Min	N/A N/A
Uncovered Patio	Rear & Side – 5 Feet Front & Corner -10 Feet	N/A



Town of Surfside, Florida Development Review

Applicant Package: A package of plans and an application was submitted by the Applicant.

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

- Provide the 15-foot required setback from adjacent house and properly screened mechanical equipment
- Provide landscape details for trees, shrubs and Florida Friendly requirements
- Reduce the driveway width from 20 feet 10 inches to 18 feet
- Reduce the walkway width from 11 feet 10 inches to 5 feet
- Provide a landscape strip between the driveway and walkway
- Town approval subject to MDC plat waiver approval



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

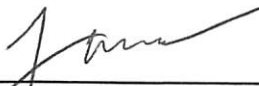
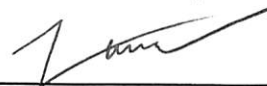
TOWN OF SURFSIDE
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION

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

PROJECT INFORMATION	
OWNER'S NAME	JAG BYRON LLC
PHONE / FAX	786-218-3072
AGENT'S NAME	GABRIEL AMMAN
ADDRESS	924 93 RD STREET, SURFSIDE, FL 33154
PHONE / FAX	
PROPERTY ADDRESS	87xx BYRON AVE (8712 BYRON AVE) / LOTA
ZONING CATEGORY	H30A
DESCRIPTION OF PROPOSED WORK	NEW SINGLE FAMILY HOME

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

ZONING STANDARDS	Required	Provided
Plot Size	8000 SF	8437.50 SF
Setbacks (F/R/S)	20' 20' 7'-6"	21' 21'-9" 8'-10"
Lot Coverage	3200 SF (40%)	3107 SF (37%)
Height	30'	29'-2"
Pervious Area	2953 SF (35%)	3870 SF (46%)

	04/05/2021		04/05/2021
SIGNATURE OF OWNER	DATE	SIGNATURE OF AGENT	DATE

BYRON RESIDENCE LOT A

PROPERTY ADDRESS:
87xx BYRON AVENUE, SURFSIDE, FL 33154-3433

LEGAL DESCRIPTION:
ALL OF LOT 6 AND THE SOUTH HALF OF LOT 7, IN BLOCK 29, OF "NORMANDY BEACH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, AT PAGE 44, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
THIS PARCEL "A" CONTAINING APPROXIMATELY:
NET AREA: 8437.499 SQUARE FEET OR 0.1937 ACRES



INDEX OF DRAWINGS

C.S COVER SHEET / INDEX OF DRAWINGS
S.V SURVEY

ARCHITECTURAL

A-0.0 SITE PLAN
A-1.0 GRADE / GROUND FLOOR PLAN
A-1.1 SECOND FLOOR PLAN / ROOF PLAN
A-2.0 ZONING DIAGRAM AND CALCULATIONS
A-3.0 EAST & WEST ELEVATIONS
A-3.1 EAST & WEST COLORED ELEVATIONS
A-3.2 NORTH & SOUTH ELEVATIONS
A-3.3 NORTH & SOUTH COLORED ELEVATIONS
A-4.0 RENDERINGS

LOCATION MAP



20% LANDSCAPING MUST BE FLORIDA FRIENDLY

LIGHT NOTES

- LIGHTING AROUND THE HOUSE SHOULD BE IN A LOW VOLUME DIM MODE.
- LIGHTING SHOULD NOT SPILL INTO ADJACENT NEIGHBORS.
- LIGHTING SHOULD NOT SPILL INTO THE FRONT STREET.
- PHOTOMETRIC PLANS WILL BE SUBMITTED TO THE BUILDING DEPARTMENT WITH CONSTRUCTION DOCUMENTS.

THE DRAWINGS AND INFORMATION CONTAINED
HEREIN ARE THE PROPERTY OF ARTEHOMES
INC. NO PART OF THIS INFORMATION IS TO BE
REPRODUCED OR TRANSMITTED IN ANY
FORM OR BY ANY MEANS, ELECTRONIC
OR MECHANICAL, INCLUDING PHOTOCOPYING,
RECORDING, OR BY ANY INFORMATION
SYSTEMS WITH OR WITHOUT PERMISSION
IN WRITING FROM ARTEHOMES INC.

CONSULTANTS:

PROJECT:
BYRON RESIDENCE, LOT A
87XX BYRON AVE,
SURFSIDE, FL 33154

DATE:
PROJECT NO
3/24/21

REVISION

DRAFTED BY:
SCALE:

SURVEY

ARCHITECT OF RECORD

J. ALFREDO GAMARRA
LIC # AR0017994

S.V

DRAWN BY: F.S

BOUNDARY AND TOPOGRAPHIC SURVEY FOR WAIVER OF PLAT

LOTS 6, 7 AND 8, IN BLOCK 29, OF "NORMANDY BEACH", SUBDIVISION LOCATED AT SECTION 35, TOWNSHIP 52 SOUTH, RANGE 42 EAST, RECORDED IN PLAT BOOK 16, AT PAGE 44, OF MIAMI-DADE COUNTY, FLORIDA.

TOWN OF SURFSIDE

PROPERTY ADDRESS:

87xx BYRON AVENUE, SURFSIDE, FLORIDA, 33154-3433
FOLIO NUMBER: 30-7804-001-0050

LEGAL DESCRIPTION:

PARENT TRACT:
Lot 6, in Block 29, of "NORMANDY BEACH", according to the plat thereof, as recorded in Plat Book 16, at Page 44, of the Public Records of Miami-Dade County, Florida.
LOT NET AREA: 5925.00 Square Feet or 0.129 Acres.
FOLIO NUMBER: 14-2235-005-4120
PROPERTY ADDRESS: 8712 BYRON AVENUE, SURFSIDE, FLORIDA, 33154-3433.

Lot 7, in Block 29, of "NORMANDY BEACH", according to the plat thereof, as recorded in Plat Book 16, at Page 44, of the Public Records of Miami-Dade County, Florida.
LOT NET AREA: 5925.00 Square Feet or 0.129 Acres.
FOLIO NUMBER: 14-2235-005-4130
PROPERTY ADDRESS: 87xx BYRON AVENUE, SURFSIDE, FLORIDA, 33154-3433.

Lot 8, in Block 29, of "NORMANDY BEACH", according to the plat thereof, as recorded in Plat Book 16, at Page 44, of the Public Records of Miami-Dade County, Florida.
LOT NET AREA: 5925.00 Square Feet or 0.129 Acres.
FOLIO NUMBER: 14-2235-005-4140
PROPERTY ADDRESS: 87xx BYRON AVENUE, SURFSIDE, FLORIDA, 33154-3433.

TOTAL NET AREA OF COMBINED LOTS OF PARENT TRACT: 16826.881 Square Feet or 0.3863 Acres.

PARCEL "A":

All of Lot 6 and the South half of Lot 7, in Block 29, of "NORMANDY BEACH", according to the plat thereof, as recorded in Plat Book 16, at Page 44, of the Public Records of Miami-Dade County, Florida.
This Parcel "A" containing approximately:
NET AREA: 6437.469 Square Feet or 0.1937 Acres.

PARCEL "B":

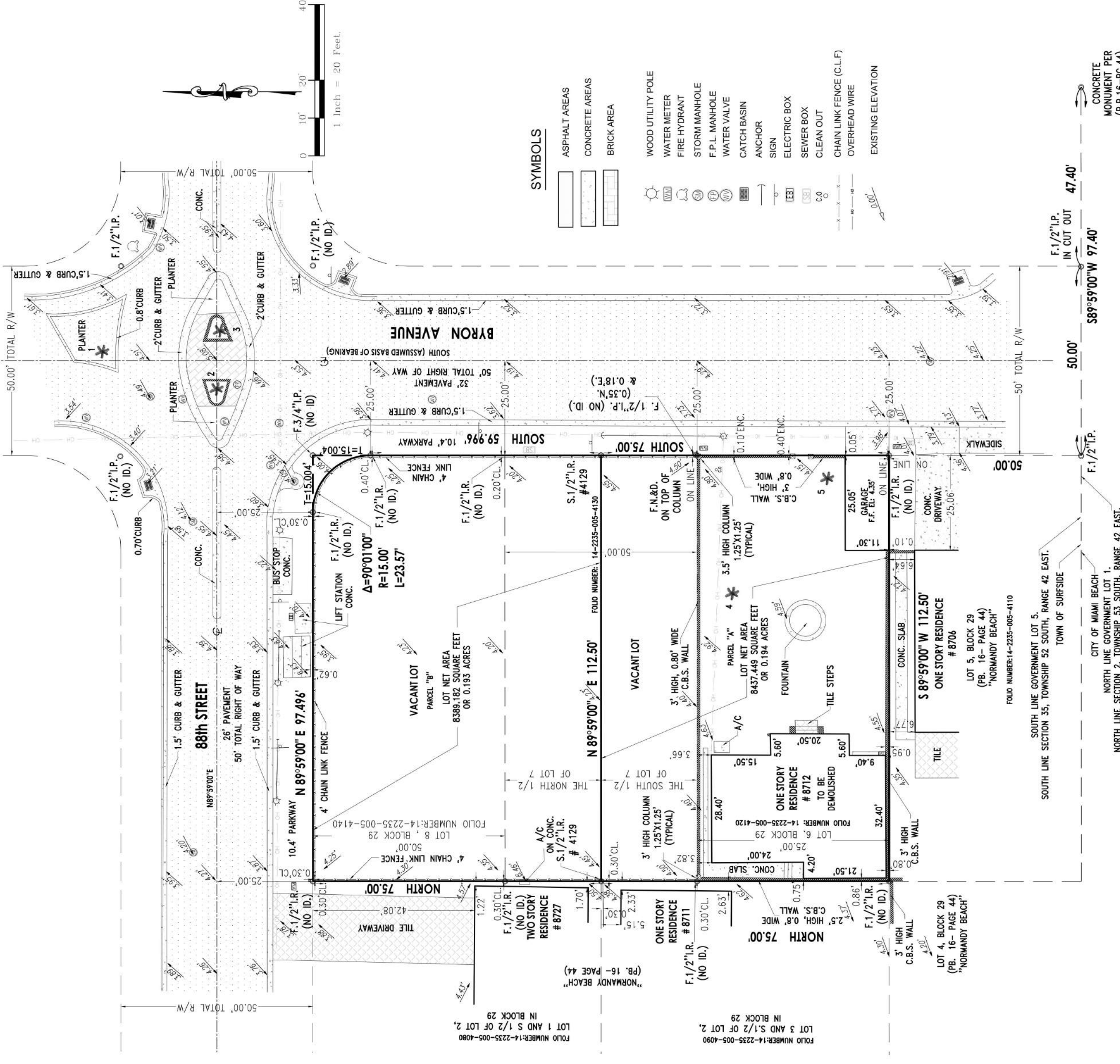
All of Lot 8, and the North half of Lot 7, in Block 29, of "NORMANDY BEACH", according to the plat thereof, as recorded in Plat Book 16, at Page 44, of the Public Records of Miami-Dade County, Florida.
This Parcel "B" containing approximately:
NET AREA: 6389.162 Square Feet or 0.1926 Acres.

SURVEYOR'S NOTES:

- THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE PARENT TRACT LEGAL DESCRIPTION. PROVIDED BY CLIENT. NO SEARCH OF PUBLIC RECORDS WAS MADE BY THIS FIRM BESIDE THE RECORD PLAT. THEREFORE WE DO NOT IMPLY OR ACCEPT RESPONSIBILITY FOR ANY EASEMENT, DEDICATION OR LIMITATION FOR WHICH INFORMATION WAS NOT FURNISHED.
 - ZONING EASEMENTS OR FREEDOM OF ENCUMBRANCES ABSTRACT NOT REVIEWED.
 - THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
 - THE ACCURACY OBTAINED FOR ALL HORIZONTAL CONTROL MEASUREMENTS AND OFFICE CALCULATIONS OF CLOSED GEOMETRIC FIGURES, MEETS OR EXCEEDS THE CURRENT STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS AS CONTAINED IN CHAPTER 51-17.051 (3) (b), 15.0(b), OF 1 FOOT IN 7500 FEET FOR SUBURBAN AREAS.
 - FOUNDATIONS AND/OR FOOTINGS THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE PARCEL HEREIN DESCRIBED ARE NOT SHOWN HEREON. UNDERGROUND ENCROACHMENTS NOT LOCATED.
 - NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR. ANY DELETIONS TO ANY MAPS OR INSTRUMENTS TO AFFECT THIS SURVEY OR THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON. CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. FOR BUILDING AND ZONING INFORMATION, SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
 - IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.
 - THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. OWNERSHIP SUBJECT TO OPINION OF TITLE.
 - TYPE OF SURVEY, BOUNDARY AND TOPOGRAPHIC SURVEY FOR THE PURPOSE OF WAIVER OF PLAT.
 - THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY.
 - NORTH ARROW DIRECTION AND BEARINGS ARE BASED ON RECORDED PLAT BOOK 16, AT PAGE 44 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, WHERE THE CENTERLINE OF BYRON AVENUE HAS AN ASSUMED BEARING OF S00°00'00"W.
 - ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
 - BENCHMARK USED: B-87, ELEVATION 2.17 N.A.V.D. 1988 + 1.555 (CONVERSION FACTOR) = 3.725 N.G.V.D. 1929, OF CITY OF MIAMI BEACH, FLORIDA.
 - THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON.
- THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

JAG BYRON LLC, A FLORIDA LIMITED LIABILITY COMPANY.

COMMUNITY NAME AND NUMBER: TOWN OF SURFSIDE - 720659	FEMA PANEL NUMBER AND SUFFIX: 12086 C 0326 - L	FIRM PANEL EFFECTIVE DATE: 09/11/2009
COUNTY NAME: MIAMI-DADE STATE: FLORIDA	FLOOD ZONE: AE	BASE FLOOD ELEVATION: 8.00 N.G.V.D. 1929
No.	REVISIONS	JOB NO: 02-2021-024
		FIELD CREW: EDMUND
		DRAWN: S.F.
		CHECKED: G.C.
		FIELD DATE: 01/14/2021
		DATE: 02/01/2021
		SHEET 1 of 1



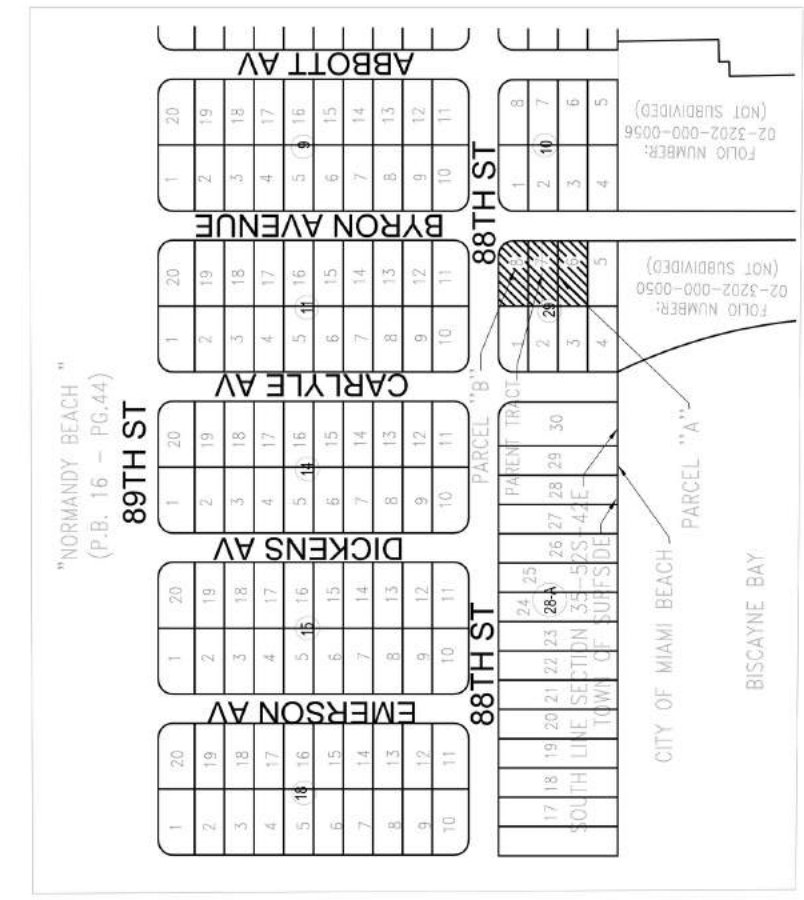
SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THERE ARE NO EXISTING STRUCTURES, IMPROVEMENTS, UTILITIES, DEDICATIONS OR EASEMENTS OF RECORD ON ADJACENT TO THE LAND HEREIN DESCRIBED OTHER THAN AS SHOWN HEREON AND THAT THIS "WAIVER OF PLAT" IS A BOUNDARY AND TOPOGRAPHIC SURVEY THAT HAS BEEN PREPARED UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS MAP OR PLAT MEETS THE CURRENT STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17, OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATE OF BOUNDARY AND TOPOGRAPHIC SURVEY FIELD WORK COMPLETION: 01/14/2021

GARY B. CASTEL 03/29/2021
Registered Land Surveyor No. 4129
State of Florida

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.



LOCATION MAP
SCALE 1"=300'

NO	TREE COMMON NAME	DIAMETER (INCH)	HEIGHT (FEET)	SPREAD (FEET)
1	SPRAWL PALM	1.2	25	30
2	DATE PALM	1.5	25	30
3	WASHINGTONIAN PALM	1.2	25	30
4	GLANDERED TREE	1.5	12	12
5	GLANDERED TREE	1.5	12	12

**SEE LOCATION AND DIMENSIONS ARE APPROXIMATE 4.5' FROM THE GROUND.
***FOR PROPER AND IDENTIFIED TREE NAME, AN ARBORIST SHOULD BE CONTACTED.
****SOURCE NOT RESPONSIBLE FOR TREE NAMES INDICATED IN THIS TABLE.

PROPERTY OWNER INFORMATION:
JAG BYRON LLC,
ADDRESS: 924 - 93RD STREET, SURFSIDE, FLORIDA 33154
CONTACT NAME: JOSEPH AMMAR
CONTACT PHONE: (786) 863-7213
EMAIL: joseph@jagcg.com

DEVELOPMENT INFORMATION:
There are no existing structures, improvements nor utilities other than shown on survey.
NUMBER OF LOTS: 2
PROPOSED USE: Residential

DEVELOPMENT CRITERIA:
EXISTING ZONING INFORMATION: RS-2 RESIDENTIAL SINGLE FAMILY.
PURPOSE OF SURVEY: The Boundary and Topographic Survey was ordered for a submittal as a Waiver of Plat to subdivide three platted Lots (PARENT TRACT) in 2 Build able Lots (PARCEL "A" and PARCEL "B") MIAMI-DADE COUNTY FLOOD CRITERIA. The subject property falls within Miami-Dade County Flood criteria 5.00 Feet, more or less, as depicted on: "AMENDED PLAT OF FLOOD - CRITERIA MAP", as recorded in Plat Book 120, at Page 13, Sheet 4, of the Public Records of Miami-Dade County, Florida.
METHOD OF SURVEY: PUBLIC SEWER (EXISTING).
METHOD OF WATER: PUBLIC WATER (EXISTING).

LEGEND AND ABBREVIATIONS:	<p>O/L = ON LINE O/S = OFF SET ADJ. = ADJACENT AC = AIR CONDITIONER PAD A/T/M = AS THEIR INTERESTS MAY APPEAR C/L/F = CHAIN LINK FENCE C = CENTER LINE CL = CLEAR CONC. = CONCRETE C.B.S. = CONCRETE BLOCK STRUCTURE ENC. = ENCROACHMENT ELEV. = ELEVATION DEL. = DELTA F.F.E.L. = FINISH FLOOR ELEVATION F.P.C.P. = FOUND PERMANENT CONTROL POINT F.1/2" IR. = FOUND IRON PIPE 1/2" F.1/2" IR. = FOUND NON REBAR 1/2" F.N.D. = FOUND NAIL AND DISC F.F.R.M. = FOUND PERMANENT REFERENCE MONUMENT L = LENGTH OF ARC ISOA = ITS SUCCESSORS AND/OR ASSIGNS (M) = MEASURED TYP. = TYPICAL U.E. = UTILITY EASEMENT W.M. = NORTH AMERICAN VERTICAL DATUM N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM W.F. = WOOD FENCE</p>
LEGEND AND ABBREVIATIONS:	<p>O/L = ON LINE O/S = OFF SET ADJ. = ADJACENT AC = AIR CONDITIONER PAD A/T/M = AS THEIR INTERESTS MAY APPEAR C/L/F = CHAIN LINK FENCE C = CENTER LINE CL = CLEAR CONC. = CONCRETE C.B.S. = CONCRETE BLOCK STRUCTURE ENC. = ENCROACHMENT ELEV. = ELEVATION DEL. = DELTA F.F.E.L. = FINISH FLOOR ELEVATION F.P.C.P. = FOUND PERMANENT CONTROL POINT F.1/2" IR. = FOUND IRON PIPE 1/2" F.1/2" IR. = FOUND NON REBAR 1/2" F.N.D. = FOUND NAIL AND DISC F.F.R.M. = FOUND PERMANENT REFERENCE MONUMENT L = LENGTH OF ARC ISOA = ITS SUCCESSORS AND/OR ASSIGNS (M) = MEASURED TYP. = TYPICAL U.E. = UTILITY EASEMENT W.M. = NORTH AMERICAN VERTICAL DATUM N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM W.F. = WOOD FENCE</p>

GARY B. CASTEL

PROFESSIONAL LAND SURVEYOR

25465 S.W. 134th PLACE, HOMESTEAD, FLORIDA 33032

Mobile Phone: (786) 486-6786
E-Mail: esplandsinc@gmail.com

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CONSULTANTS:

PROJECT:
BYRON RESIDENCE, LOT A
87XX BYRON AVE,
SURFSIDE, FL 33154

DATE: 3/24/21
PROJECT NO:

REVISION

DATE:
DRAFTED BY:
SCALE:

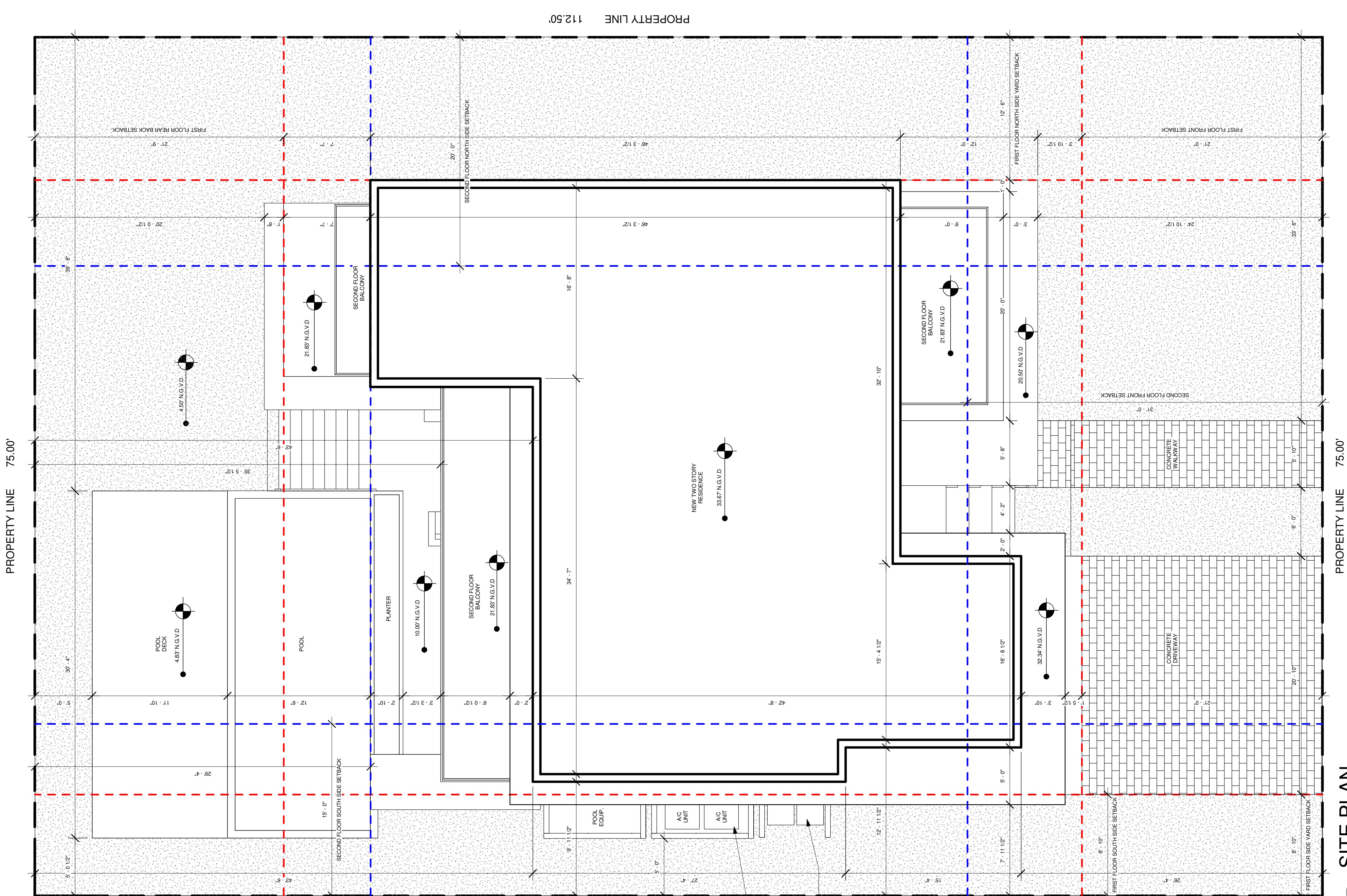
SITE PLAN

ARCHITECT OF RECORD

J. ALFREDO GAMARRA
LIC # AR0017394

A0.0

DRAWN BY: F.S



1 SITE PLAN

3/16" = 1'-0"

ZONING REQUIREMENTS	REQUIRED		PROPOSED
	2020 ZONING CODE: H30B	2006 ZONING CODE: RS-2	
MINIMUM LOT SIZE	8,000 SQ.FT	8,000 SQ.FT	8,437.50 SQ.FT
MAX. LOT COVERAGE OF FIRST FLOOR:	3,200 SQ.FT (40%)	3,200 SQ.FT (40%)	3,107 SQ.FT (37%)
MAX. LOT COVERAGE OF SECOND FLOOR:	2,560 SQ.FT (32%)	2,560 SQ.FT (32%)	1,859 SQ.FT (22%)
GROUND FLOOR AREA:	1,885 SQ.FT (80%)	1,885 SQ.FT (80%)	2,522 SQ.FT
MAX. 2ND FLOOR AREA: 80% OF FIRST FLOOR (GROSS AREA)			1,701 SQ.FT (67%)
GROUND FLOOR BUILDING SETBACKS:			
FRONT SETBACK	20'-0"	20'-0"	21'-0"
REAR SETBACK	20'-0"	20'-0"	21'-9"
SOUTH SIDE SETBACK	7'-6"	5'-0"	8'-10"
NORTH SIDE SETBACK	7'-6"	5'-0"	12'-6"
SECOND FLOOR BUILDING SETBACKS:			
FRONT SETBACK	30'-0"	20'-0"	31'-0"
REAR SETBACK	20'-0"	20'-0"	20'-4"
SOUTH SIDE SETBACK	15'-0"	5'-0"	15'-0"
NORTH SIDE SETBACK	15'-0"	5'-0"	20'-0"
MAX. HEIGHT FROM CROWN OF ROAD	2 STORIES (30'-0")	30'-0"	2 STORIES (29'-2")
MIN. PERVIOUS AREA	2,959 SQ.FT (36% OF 8,437.50 SQ.FT)	3,375 SQ.FT (40% OF 8,437.50 SQ.FT)	3,870 SQ.FT (46%)
FRONT YARD SETBACK PERMEABILITY	50%	50%	64% (1,013 SQ.FT)
REAR YARD SETBACK PERMEABILITY	40%	40%	68% (1,110 SQ.FT)
LANDSCAPE REQUIREMENTS:			
STREET TREES	3	N/A	3
LOT TREES	5	N/A	5
SHRUBS	25	N/A	25



LOT A EXISTING ON BYRON AVE FRONTAGE



LOT A EXISTING ON BYRON AVE FRONTAGE



LOT A EXISTING ON BYRON AVE FRONTAGE



EXISTING RESIDENCE DIRECTLY TO THE SOUTH

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87XX BYRON AVE,
SURFSIDE, FL 33154

DATE:
PROJECT NO
3/24/21

REVISION

DATE:
DRAFTED BY:
SCALE:

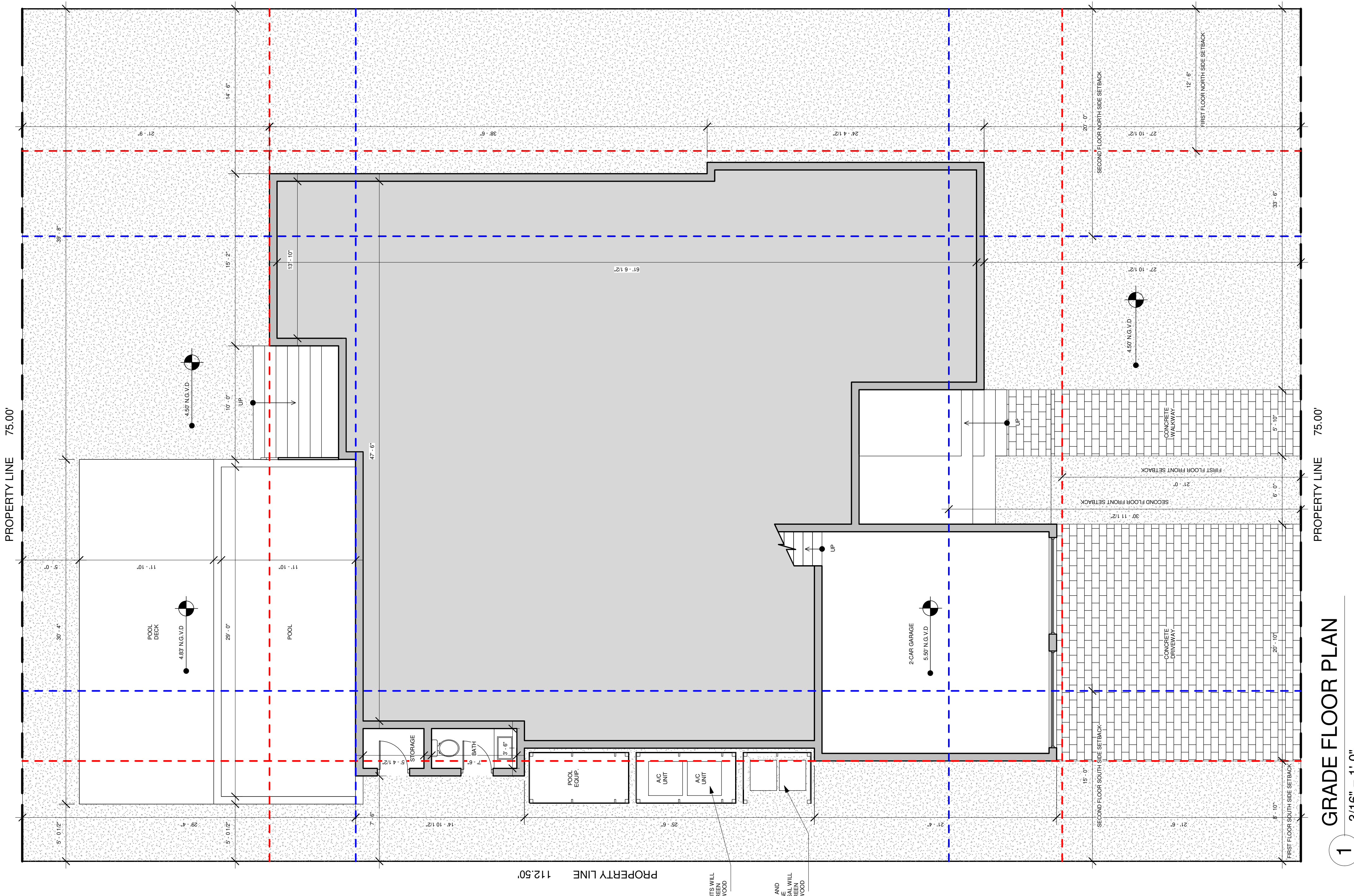
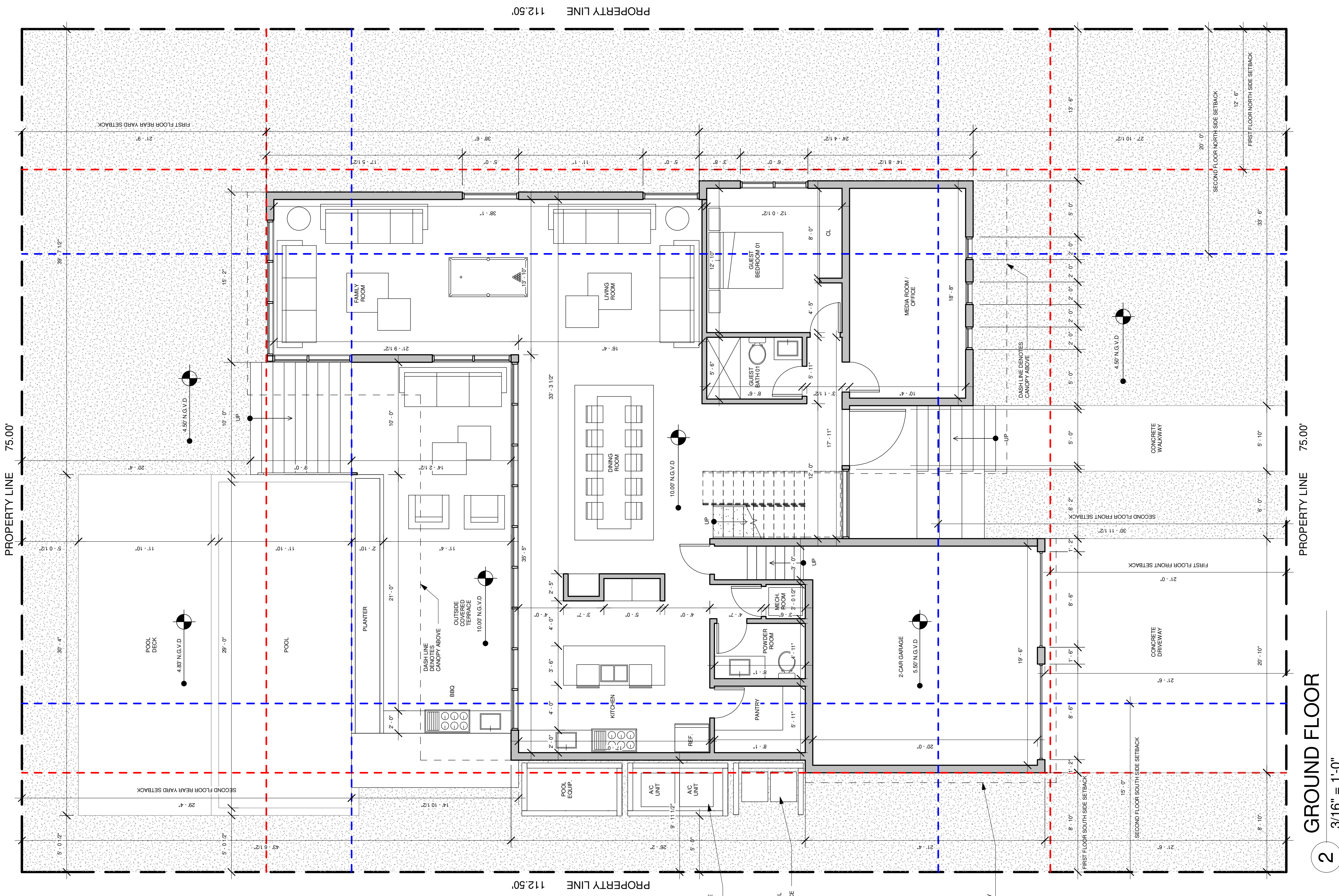
GRADE / GROUND
FLOOR PLAN

ARCHITECT OF RECORD

J. ALFREDO GAMARRA
LIC # AR0017394

A1.0

DRAWN BY: F.S



PROPERTY LINE 112.50'

PROPERTY LINE 112.50'

PROPERTY LINE 112.50'

PROPERTY LINE 112.50'

PROPERTY LINE 75.00'

PROPERTY LINE 75.00'

PROPERTY LINE 75.00'

PROPERTY LINE 75.00'

GROUND FLOOR
3/16" = 1'-0"

GRADE FLOOR PLAN
3/16" = 1'-0"

2

1

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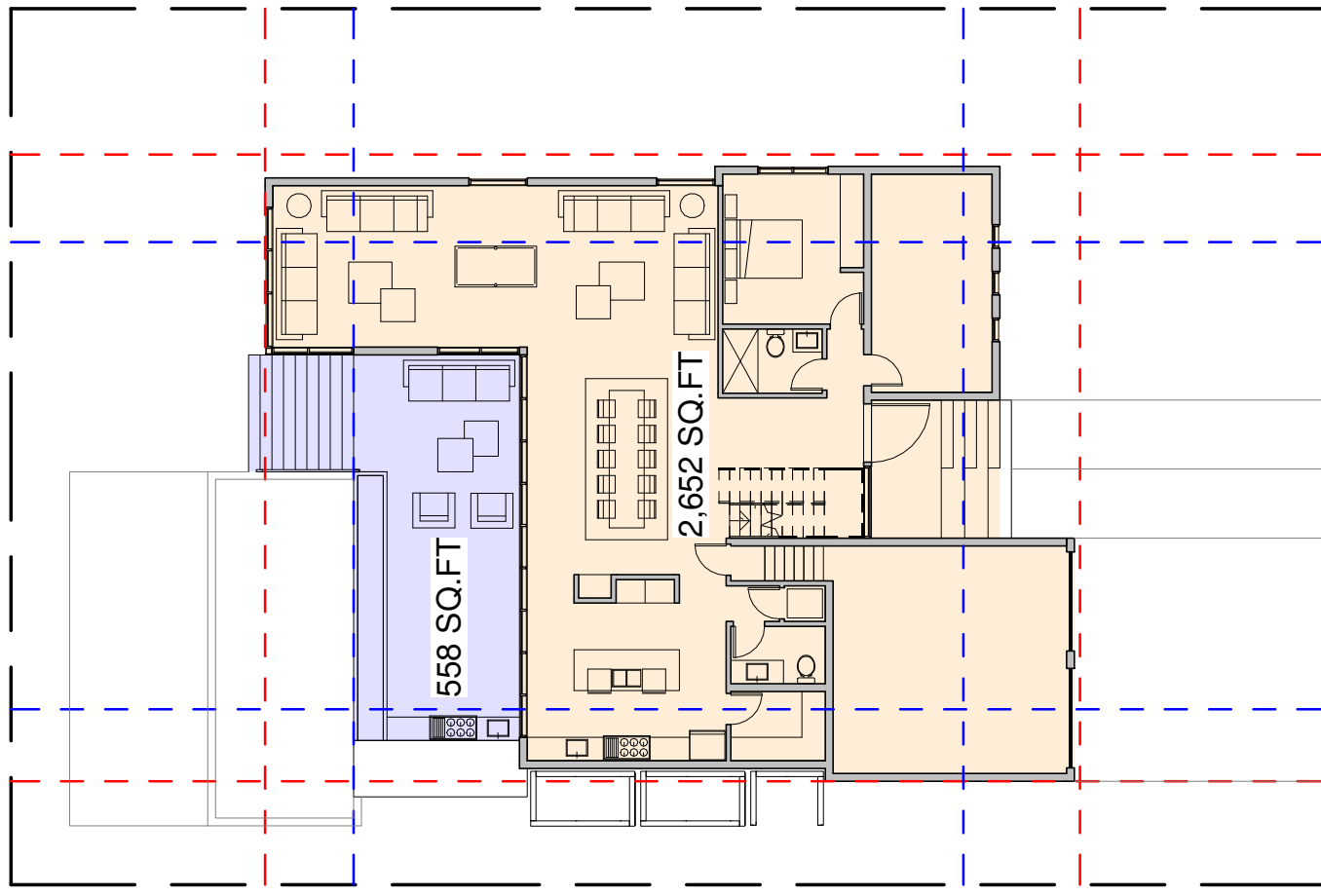
DATE:
DRAFTED BY:
SCALE:

ZONING DIAGRAM
AND CALCULATIONS

ARCHITECT OF RECORD

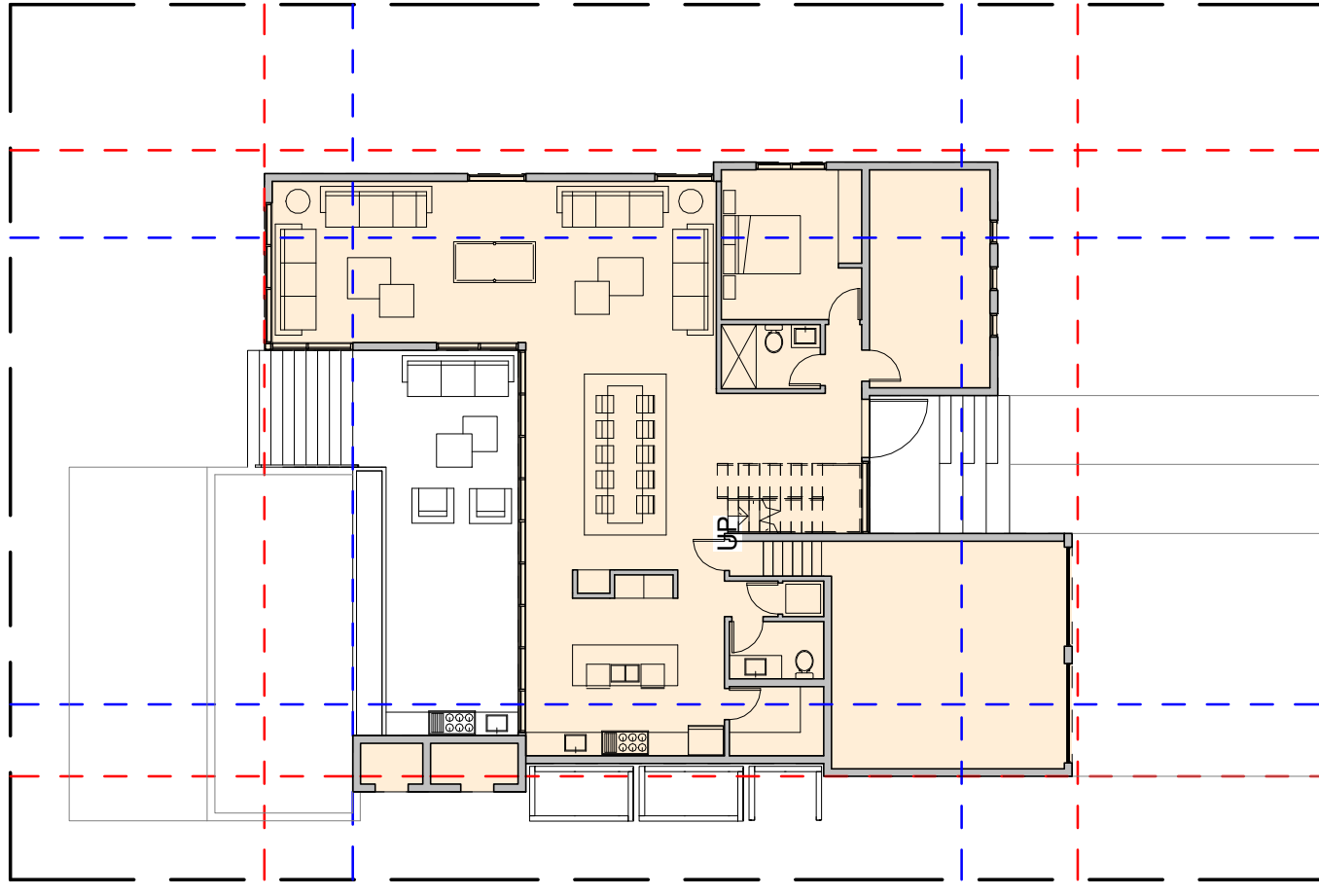
J. ALFREDO GAMARRA
LIC # AR0017394

LOT COVERAGE AREA
LOT SIZE = 8,437.50 SQ.FT
TOTAL FOOT PRINT = 3,947 SQ.FT
MAX. LOT COVERAGE ALLOWED = 3,375 SQ.FT (40%)
REQUIRED COVERED/ UNCOVERED TERRACE, PATIOS WHICH ARE OPEN ON TWO SIDES TO NOT EXCEED 15% OF TOTAL FOOT PRINT = 592 SQ.FT (15%)
PROPOSED COVERED/ UNCOVERED TERRACE, PATIOS WHICH ARE OPEN ON TWO SIDES TO NOT EXCEED 15% OF TOTAL FOOT PRINT = 558 SQ.FT (14%)
PROPOSED LOT COVERAGE = 2,652 SQ.FT (37%)



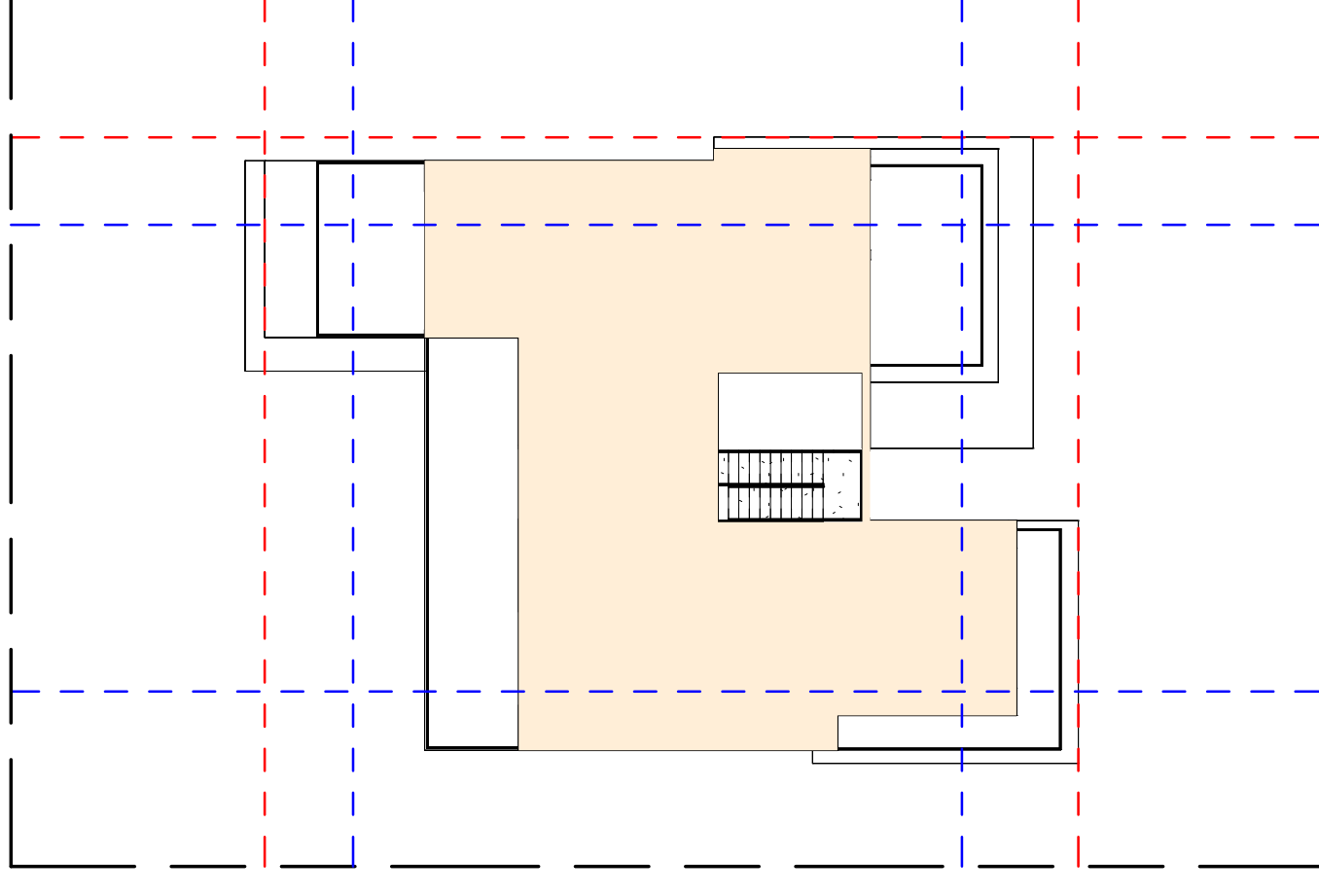
1 1/16" = 1'-0"

GROUND FLOOR AREA
GROUND FLOOR = 2,522 SQ.FT



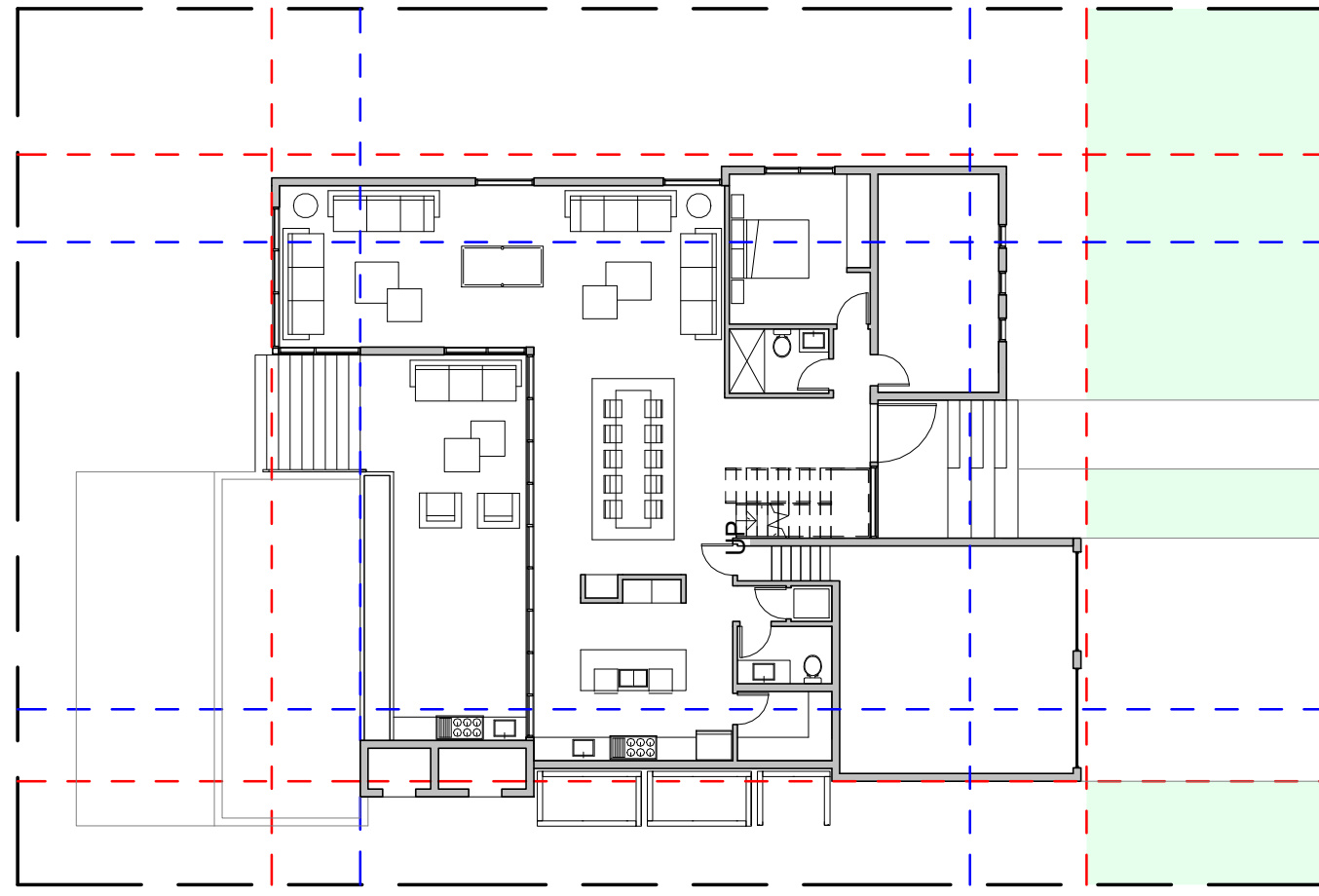
2 1/16" = 1'-0"

SECOND FLOOR AREA
SECOND FLOOR = 1,701 SQ.FT



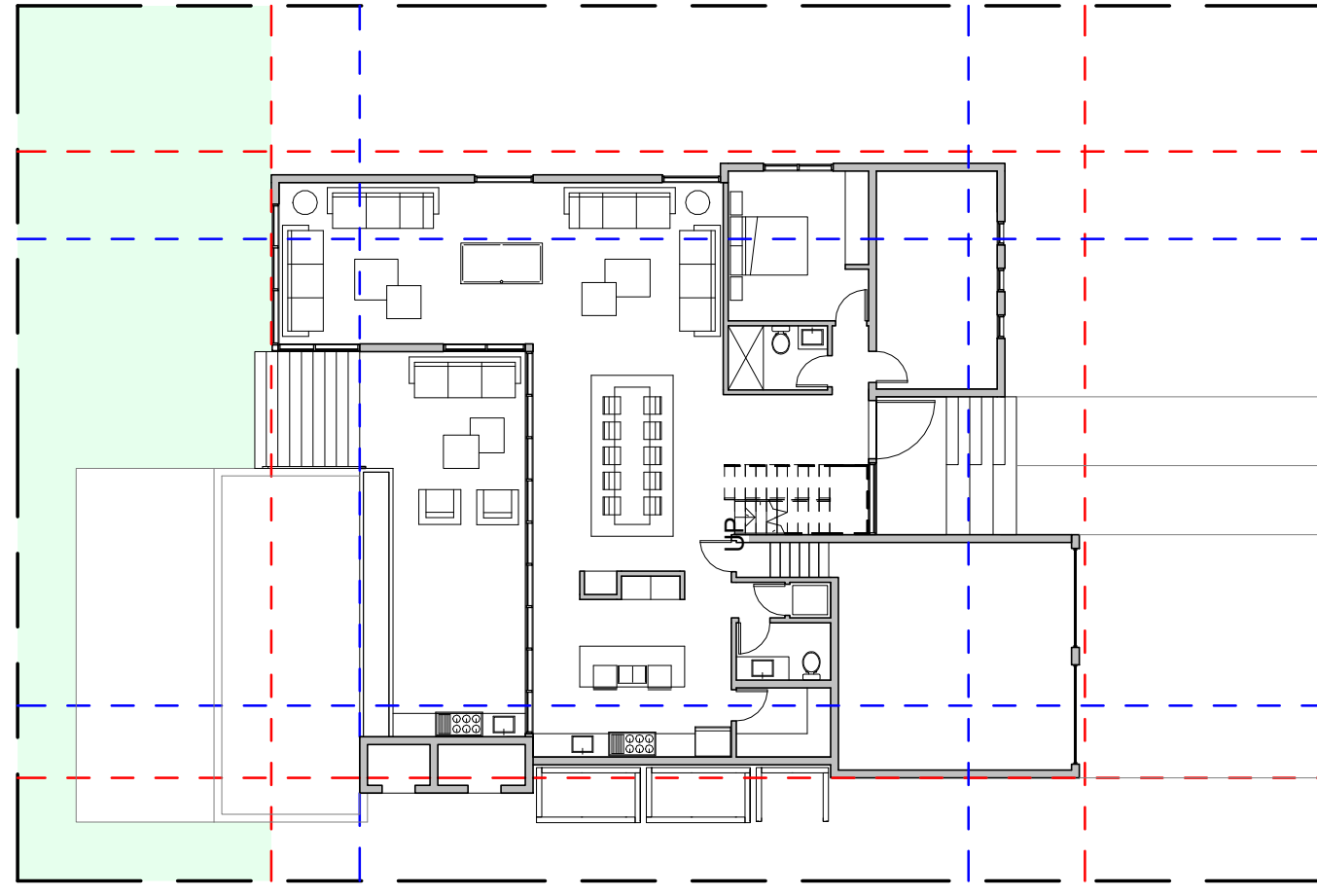
3 1/16" = 1'-0"

FRONT YARD PERVIOUS / IMPERVIOUS CALCULATIONS
FRONT YARD AREA = 1575 SQ.FT
REQUIRED FRONT YARD PERVIOUS AREA = 787.5 SQ.FT (50%)
PROPOSED FRONT YARD PERVIOUS AREA = 1013 SQ.FT (64%)



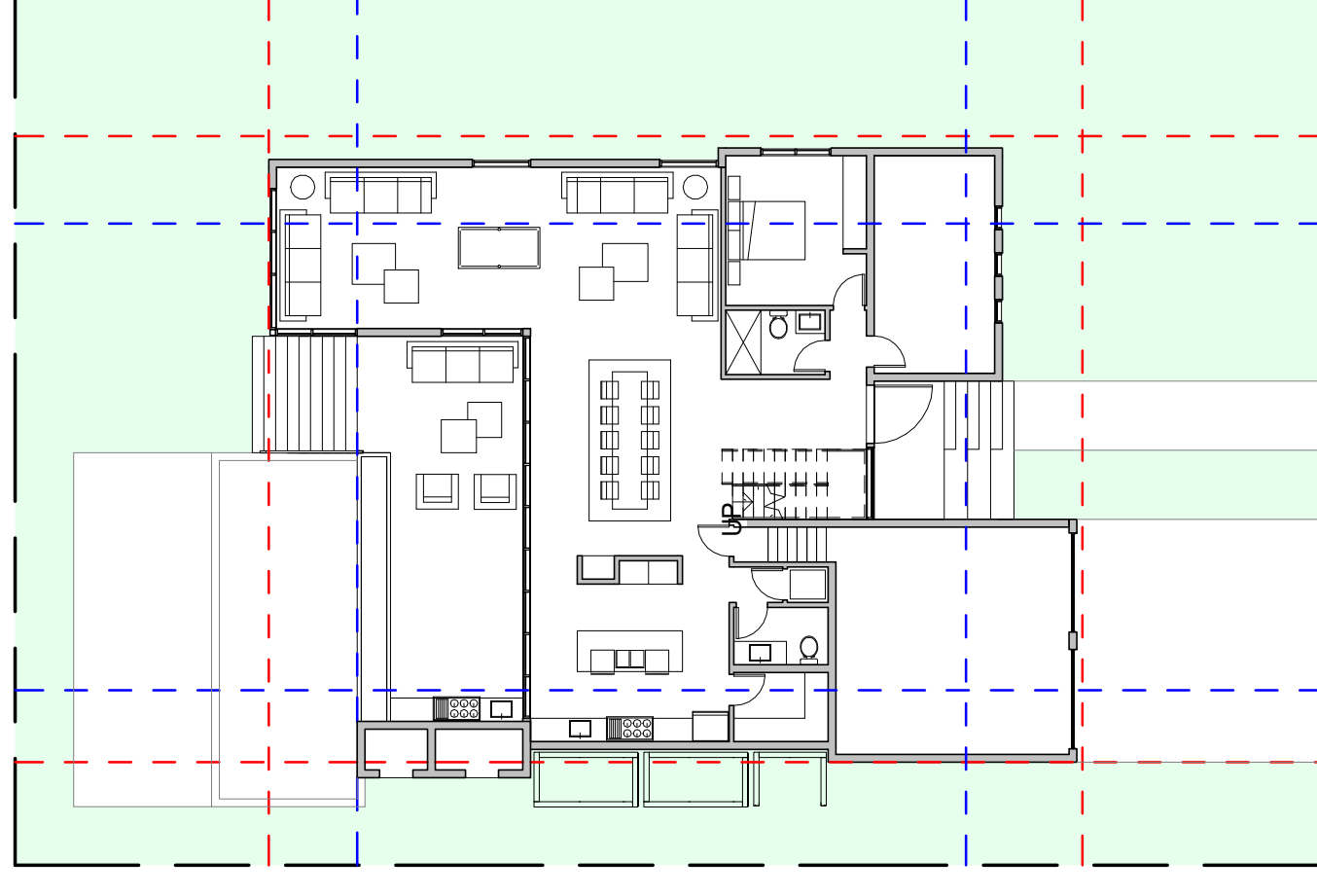
4 1/16" = 1'-0"

REAR YARD PERVIOUS / IMPERVIOUS CALCULATIONS
REAR YARD AREA = 1631 SQ.FT
REQUIRED REAR YARD PERVIOUS AREA = 652 SQ.FT (40%)
PROPOSED REAR YARD PERVIOUS AREA = 1110 SQ.FT (68%)



5 1/16" = 1'-0"

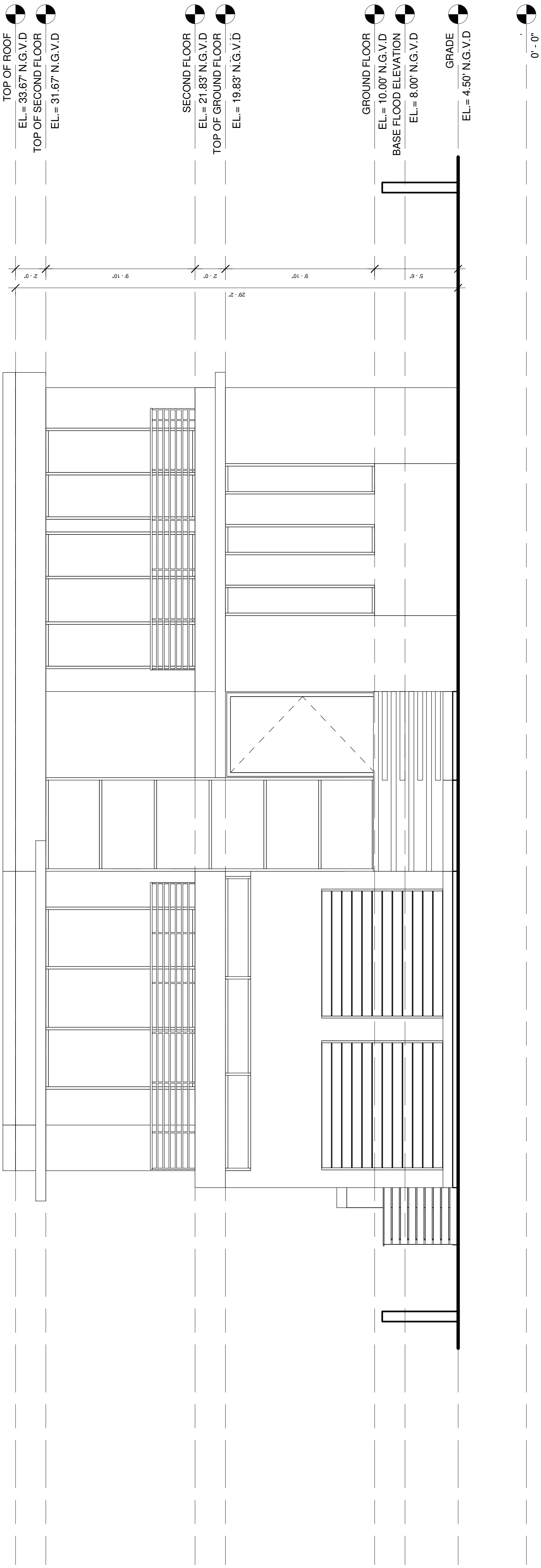
SITE PERVIOUS / IMPERVIOUS CALCULATIONS
LOT SIZE = 8,437.50 SQ.FT
REQUIRED SITE PERVIOUS AREA = 3,375 SQ.FT (40%)
PROPOSED SITE PERVIOUS AREA = 3,870 SQ.FT (46%)



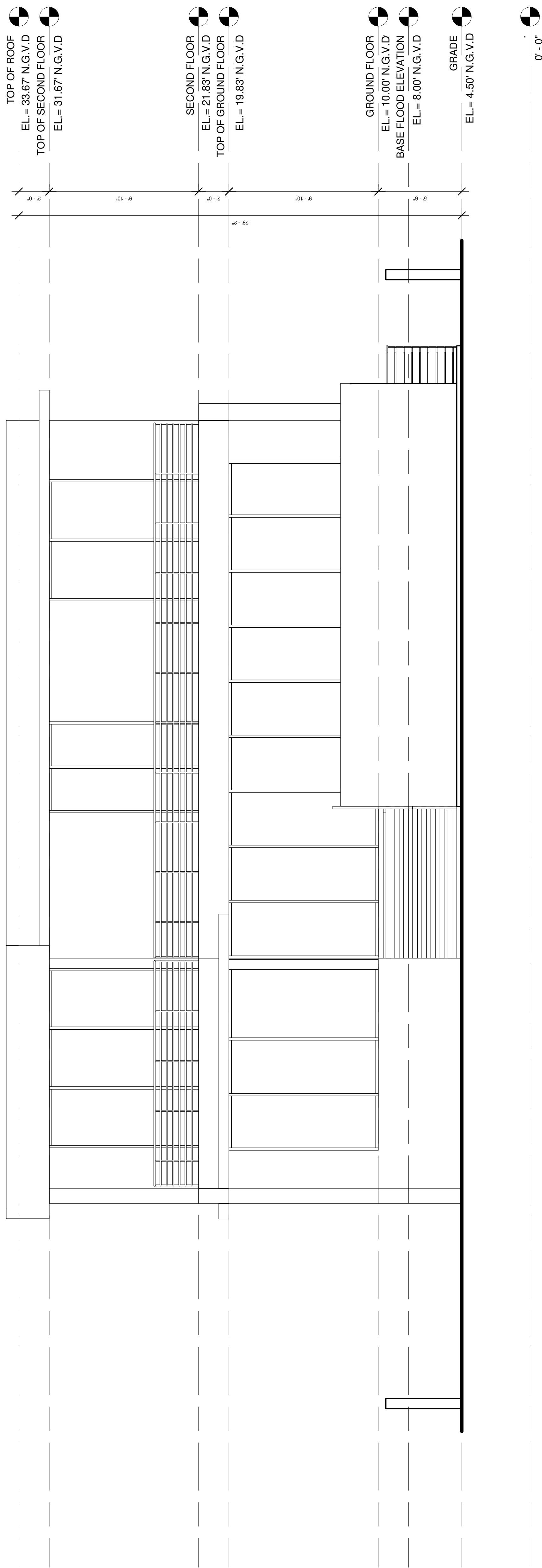
6 1/16" = 1'-0"

REVISION

EAST & WEST
ELEVATION



1 EAST ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

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CONSULTANTS:

PROJECT:
BYRON RESIDENCE, LOT A
87XX BYRON AVE.
SURFSIDE, FL 33154

DATE: 3/24/21
PROJECT NO:

REVISION

DATE:
DRAFTED BY:
SCALE:

EAST & WEST
COLORED ELEVATION

ARCHITECT OF RECORD

J. ALFREDO GAMARRA
LIC # AR0017994

A3.1

DRAWN BY: F.S



1 EAST COLORED ELEVATION
1/4" = 1'-0"



2 WEST COLORED ELEVATION
1/4" = 1'-0"

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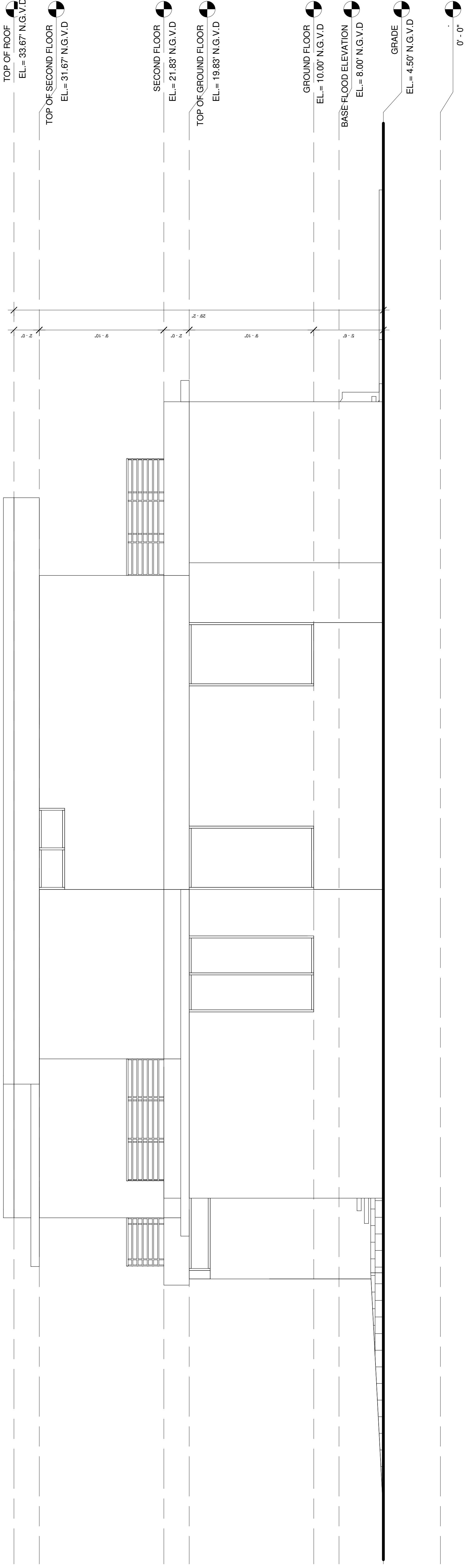
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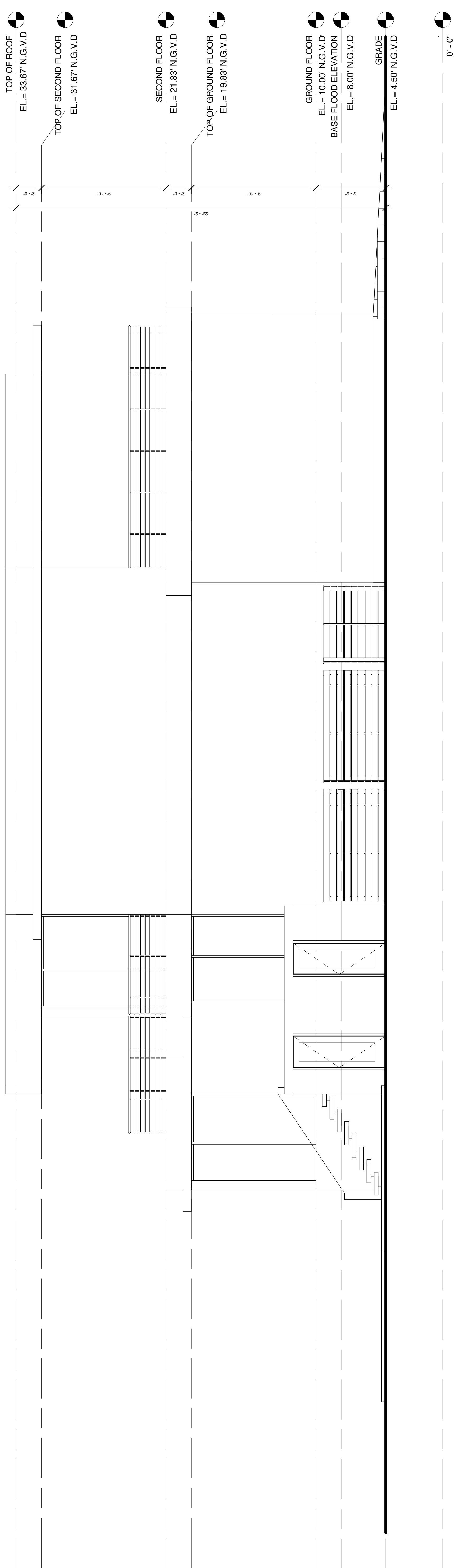
NORTH & SOUTH
ELEVATION

ARCHITECT OF RECORD

J. ALFREDO GAMARRA
LIC # AR0017394



1 NORTH ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"

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DRAFTED BY:
SCALE:

NORTH & SOUTH
COLORED ELEVATION

ARCHITECT OF RECORD

J. ALFREDO GAMARRA
LIC # AR0017394



1 NORTH COLORED ELEVATION
1/4" = 1'-0"



2 SOUTH COLORED ELEVATION
1/4" = 1'-0"

J. ALFREDO GAMARRA
LIC # AR0017394

ARCHITECT OF RECORD

RENDERINGS

DATE:

DRAFTED BY:

SCALE:

DATE: 3/24/21

PROJECT NO

REVISION

PROJECT:
BYRON RESIDENCE, LOT A
87XX BYRON AVE,
SURFSIDE, FL 33154

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AGREEMENT WHICH IS FILED WITH THE
RECORDING OFFICE.

ARTEHOMES
project@artehomes.com
(786) 218-3072
artehomes.com





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: April 19, 2021
RE: 8712 Byron Ave (Lot B) – New 2 Story Single Family Residence

Background: This application is a request to construct a new 2-story single family residence with pool and pool deck. The parcel is located in the H30A Zoning District on Byron Avenue, near 88th Street. The lot depth is approximately 112.5 feet with a width of approximately 75 feet. The existing single-family structure was demolished. The Applicant indicates the lot size is approximately 8,437.5 square feet (SF). The proposed floor space and garage totals 2,577 SF. An overhead view of the lot from the Miami Dade County Property Appraiser is provided on the following page.

The setback requirements for the H30A Zoning District are 20-foot front, 10-foot secondary front, 7.5-foot side and 20 feet rear (per Zoning in Progress). The Applicant is proposing 21 feet front, 12'-6" north side, 8'-10" south side and 21'-9" rear. The Applicant's proposed setbacks meet minimum requirements. The mechanical equipment in the side yard requires a setback of 15 feet from the adjacent home.

Total lot pervious area is proposed to be 43.9% where 35% is required. The front yard pervious area is proposed at 57.4% where 50% is required. The rear yard pervious area is proposed at 68% where 40% is required. The second floor is proposed at approximately 1,633 SF which is 19.5% where 32% is the maximum for the lot. Another measure of the second-floor size is it cannot be larger than 80% of the first floor. Again, the second-floor area is 1,633 SF which is 68.76%. A flat roof is proposed just below the 30 feet height requirement. Table 1 on page 3 provides information on site characteristics and zoning requirements

The proposed driveway consists of pavers at 20'-10" and is aggregated with the walkway made of the same material at 11'-10", totaling 32'-8" in width and 860.51 square feet total. The proposed driveway does not meet code requirements.

A variety of architectural enhancements are proposed. These items include breaks in the side walls, provision of balconies, dark metal trimmed windows, metal balcony railings and a large number of windows. The front elevation includes a wood garage door with wood and metal enhancements around the entry door. The site plan includes color renderings and architectural details.

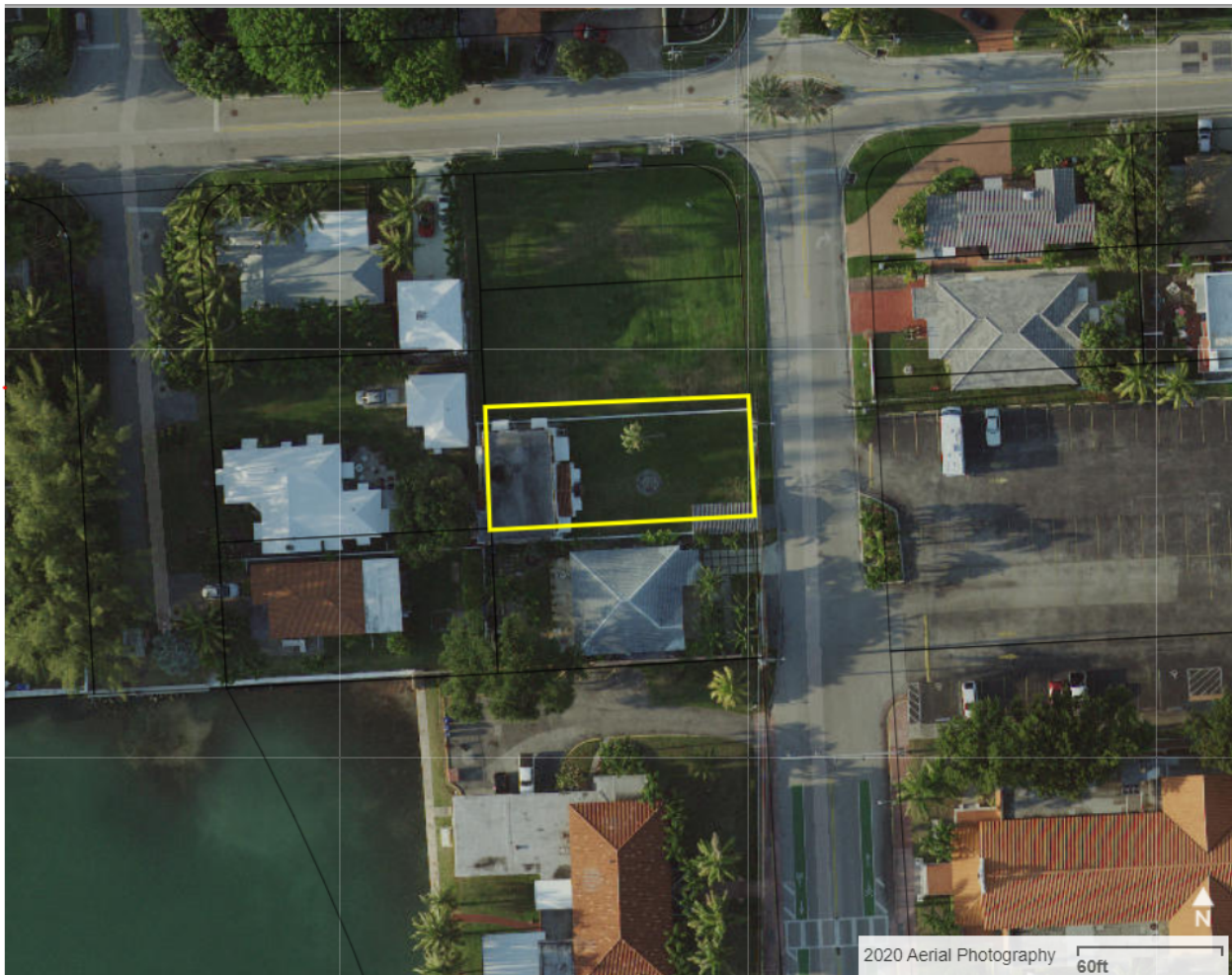


Town of Surfside, Florida Development Review

Two (2) street trees, five (5) lot trees and 25 shrubs are proposed, landscape specifications are not provided. The Code requires one street tree every 20 linear feet, requiring a total of three (3) street trees, where only two (2) are provided. Five (5) different tree species are also required per Code. Again, the proposal does not specify landscaping, nor does it meet the requirements at this time.

No fences or walls are proposed for this site plan, architectural renderings show hedges along the perimeter of property, details not provided.

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



8712 Byron Ave – Lot B MDCPA Overhead Aerial View



Town of Surfside, Florida Development Review

Table 1 – 8712 Byron Avenue Site Characteristics and Zoning Requirements

Address	8712 Byron Avenue	
General Location	Southern Border of Town	
Property Size	8,437.5 SF (112.5 Feet x 75 Feet)	
Zoning District	H30A	
Lowest Floor Elevation	Base Flood Elevation +10 Feet (N.G.V.D)	
Lot Coverage	Required	Proposed
Total Lot	40% Max. (3,375 SF)	30.5% (2,577 SF)
Exempt Accessory Uses	15% or Less	10.7% (906.9 SF)
2 nd Story Lot Coverage	32% of the Lot	19.4% (1,633.1 SF)
	80% of First Floor	68.8% (1,633.1 SF)
Lots > 112.5 Feet	Front + Back Yds = 36% of Lot	38%
Pervious Area Total Lot	35% w/20% FL Friendly	43.9% ±
Pervious Area Front Yd	50% w/20% FL Friendly	57.4%
Pervious Area Rear Yd	40% w/20% FL Friendly	68% ±
Height – Flat Roof	30 Ft: Avg Datum/Crown-High Pt.	29 Feet 2 Inches
Height – Pitched Roof	30 Ft: Avg Datum/Crown-Tie Beam.	N/A
Modification of Height	1% of Height to 3 Ft Max	TBD
Roof Decks	Prohibited	N/A
Setbacks		
Primary Frontage	20 Feet Min.	21 Feet
Secondary Corner	10 Feet Min.	N/A
Interior Side > 50 Ft	10% Frontage Width	8 Feet 10 Inches (South) 12 Feet 6 Inches (North)
Rear	20 Feet Min.	21 Feet 9 Inches
Pt. Lake & Adj. Canals	25 Feet Min	N/A
Biscayne Bay	50 Feet Min	N/A
Encroachments		
Eaves – Sloped Roofs	24 Inches Max	N/A
All Other Ornamentals	6 inches Max	N/A
Accessory Buildings		
Maximum Height	12 Feet Max	N/A.
Max. Aggregated Area	500 SF Max.	860.5 SF
Pools & Decks		738.8 SF
Primary Front and	10 Feet Min	N/A
Secondary Corner	10 Feet Min	N/A
Uncovered Patio	Rear & Side – 5 Feet	N/A
	Front & Corner -10 Feet	N/A



Town of Surfside, Florida Development Review

Applicant Package: A package of plans and an application was submitted by the Applicant.

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

- Provide the 15-foot required setback from adjacent house and properly screened mechanical equipment
- Provide landscape details for trees, shrubs and Florida Friendly requirements
- Reduce the driveway width from 20 feet 10 inches to 18 feet
- Reduce the walkway width from 11 feet 10 inches to 5 feet
- Provide a landscape strip between the driveway and walkway
- Town approval subject to MDC plat waiver approval



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.

<u>PROJECT INFORMATION</u>	
OWNER'S NAME	JAG BYRON LLC
PHONE / FAX	786-218-3072
AGENT'S NAME	GABRIEL AMMAN
ADDRESS	924 93RD STREET, SURFSIDE, FL 33154
PHONE / FAX	
PROPERTY ADDRESS	87XX BYRON AVE (8712 BYRON AVE) / LOT B
ZONING CATEGORY	H30A
DESCRIPTION OF PROPOSED WORK	NEW SINGLE FAMILY HOME

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

<u>ZONING STANDARDS</u>	Required	Provided
Plot Size	8000 SF	8437.50 SF
Setbacks (F/R/S)	20' 20' 7'-6"	21' 21'-9" 8'-10"
Lot Coverage	3200 SF	2852 SF (31%)
Height	30'	29'-2"
Pervious Area	2936 SF (35%)	3824 SF (46%)


 SIGNATURE OF OWNER
 04/05/21
 DATE


 SIGNATURE OF AGENT
 04/05/21
 DATE

BYRON RESIDENCE LOT B

PROPERTY ADDRESS:
87xx BYRON AVENUE, SURFSIDE, FL 33154-3433

LEGAL DESCRIPTION:

ALL OF LOT 8, AND THE NORTH HALF OF LOT 7, IN BLOCK 29, OF "NORMANDY BEACH" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, AT PAGE 44, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THIS PARCEL "B" CONTAINING APPROXIMATELY:
 NET AREA: 8389.182 SQUARE FEET OR 0.1926 ACRES.



20% LANDSCAPING MUST BE FLORIDA FRIENDLY

LIGHT NOTES

- LIGHTING AROUND THE HOUSE SHOULD BE IN A LOW VOLUME DIM MODE.
- LIGHTING SHOULD NOT SPILL INTO ADJACENT NEIGHBORS.
- LIGHTING SHOULD NOT SPILL INTO THE FRONT STREET.
- PHOTOMETRIC PLANS WILL BE SUBMITTED TO THE BUILDING DEPARTMENT WITH CONSTRUCTION DOCUMENTS.

INDEX OF DRAWINGS

C.S COVER SHEET / INDEX OF DRAWINGS
 S.V SURVEY

ARCHITECTURAL

A-0.0 SITE PLAN
 A-1.0 GRADE / GROUND FLOOR PLAN
 A-1.1 SECOND FLOOR PLAN / ROOF PLAN
 A-2.0 ZONING DIAGRAM AND CALCULATIONS
 A-3.0 EAST & WEST ELEVATIONS
 A-3.1 EAST & WEST COLORED ELEVATIONS
 A-3.2 NORTH & SOUTH ELEVATIONS
 A-3.3 NORTH & SOUTH COLORED ELEVATIONS
 A-4.0 RENDERINGS

LOCATION MAP



COVER SHEET

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CONSULTANTS:

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 BYRON RESIDENCE, LOT B
 87XX BYRON AVE,
 SURFSIDE, FL 33154

DATE:
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 3/24/21

REVISION

DATE:
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 SCALE:

ARCHITECT OF RECORD

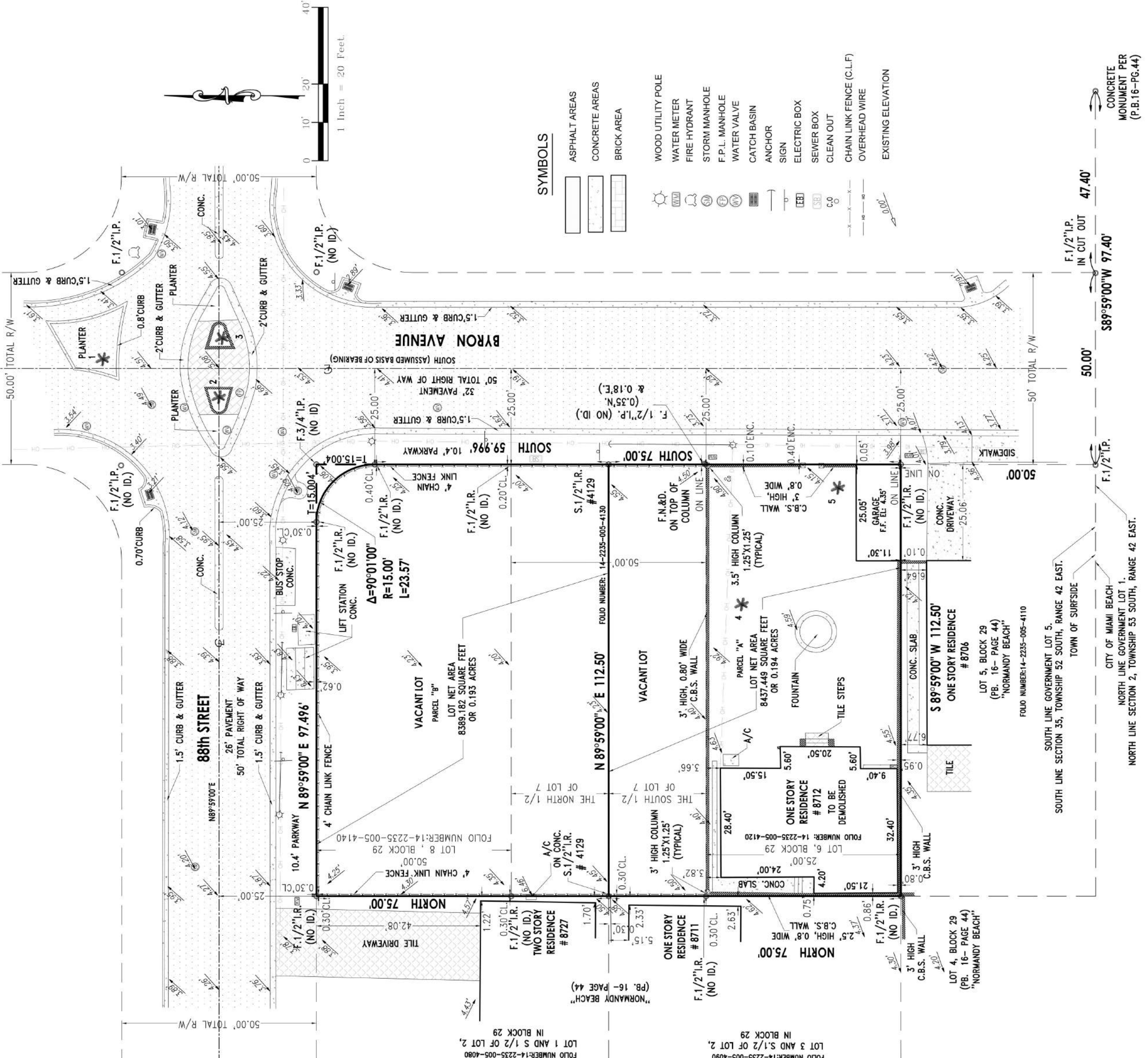
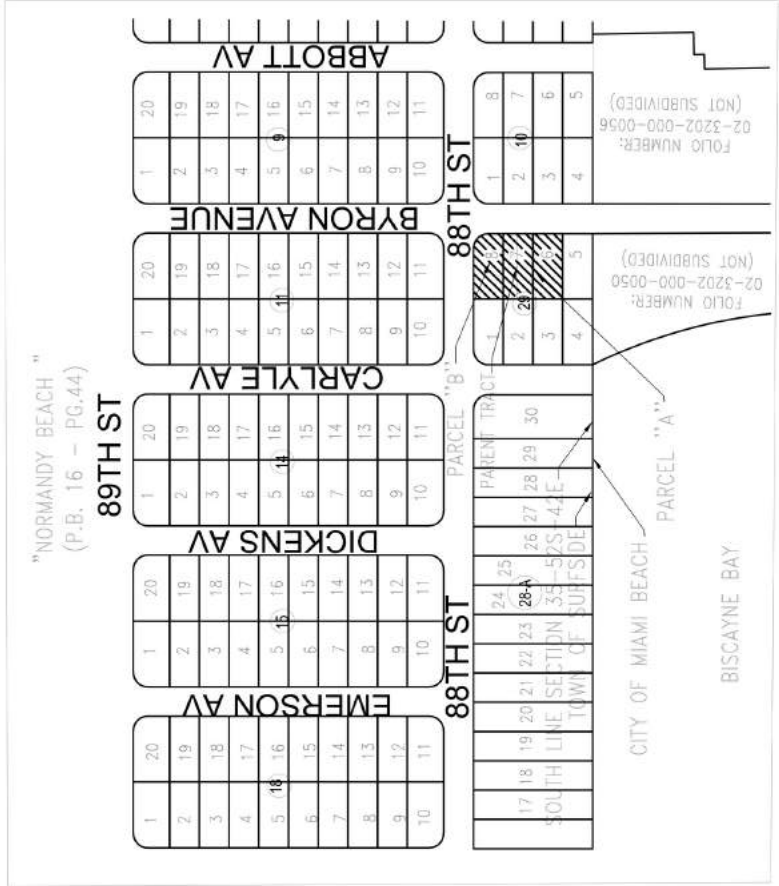
J. ALFREDO GAMARRA
 LIC # AR0017394

C.S

DRAWN BY: F.S

BOUNDARY AND TOPOGRAPHIC SURVEY FOR WAIVER OF PLAT

LOTS 6, 7 AND 8, IN BLOCK 29, OF "NORMANDY BEACH", SUBDIVISION LOCATED AT SECTION 35, TOWNSHIP 52 SOUTH, RANGE 42 EAST, RECORDED IN PLAT BOOK 16, AT PAGE 44, OF MIAMI-DADE COUNTY, FLORIDA.
TOWN OF SURFSIDE



TREE TABLE

No.	TREE COMMON NAME	DIAMETER (Inch)	HEIGHT (Feet)	SPREAD (Feet)
1	SHALM PALM	1.9	19	12
2	DATE PALM	1.5	20	20
3	WASHINGTONIAN PALM	1.7	77	12
4	CLEANDER TREE	1.5	12	12

* TREES TRUNK DIAMETER MEASURED AT A HEIGHT 4.5 FT FROM THE GROUND.
** FOR PROPER AND SPECIFIC TREE NAME, AN ARBORIST SHOULD BE CONTACTED.
*** SURVEYOR NOT RESPONSIBLE FOR TREE NAMES INDICATED IN THIS TREE TABLE.

PROPERTY OWNER INFORMATION:
JAG BYRON LLC.
ADDRESS: 924 - 93rd STREET, SURFSIDE, FLORIDA 33154
CONTACT NAME: JOSEPH AMMAR
CONTACT PHONE: (786) 863-7213
EMAIL: joseph@jagco.com

DEVELOPMENT INFORMATION:
There are not existing structures, improvements nor utilities other than shown on survey.
NUMBER OF LOTS: 2
PROPOSED USE: Residential

EXISTING ZONING INFORMATION: RS-2 RESIDENTIAL SINGLE FAMILY.
PURPOSE OF SURVEY: The Boundary and Topographic Survey was ordered for a submittal as a Waiver Of Plat to subdivide three platted Lots (PARENT TRACT) in 2 Build able Lots (PARCEL "A" and PARCEL "B") MIAMI-DADE COUNTY FLOOD CRITERIA: The subject property falls within Miami-Dade County Flood criteria 5.00 Feet, more or less, as depicted on: "AMENDED PLAT OF FLOOD - CRITERIA MAP", as recorded in Plat Book 120, at Page 13, Sheet 4, of the Public Records of Miami-Dade County, Florida.
METHOD OF SEWER: PUBLIC SEWER (EXISTING).
METHOD OF WATER: PUBLIC WATER (EXISTING).

LEGEND AND ABBREVIATIONS:

ADJ	= ADJACENT	OIL	= ON LINE
AC	= AIR CONDITIONER PAD	OS	= OFF SET
ATIMA	= AS THEIR INTERESTS MAY APPEAR	OHW	= OVERHEAD WIRES LINE
CB	= CATCH BASIN	PG	= PAGE
C.F.	= CENTERLINE	P.B.	= PLAT BOOK
C.L.	= CENTERLINE	P.C.	= POINT OF BEGINNING
CL	= CLEAR	P.C.	= POINT OF COMMENCEMENT
CONC.	= CONCRETE	P.C.	= POINT OF CURVATURE
C.B.S.	= CONCRETE BLOCK STRUCTURE	P.C.P.	= PERMANENT CONTROL POINT
E	= EAST	P.T.	= POINT OF TANGENCY
ENC.	= ENCROACHMENT	P.F.	= PLASTIC FENCE
EL.	= ELEVATION	R	= RADIUS
F.F.C.P.	= FINISH FLOOR ELEVATION	(R)	= RECORD
F.P.	= FOUND PERMANENT CONTROL POINT	S.P.	= SOUTH
F.I.R.12"	= FOUND IRON REBAR 1/2"	S.12"IR	= SET 1/2" IRON REBAR
F.N.	= FOUND NAIL AND DISC	R/W	= RIGHT OF WAY
F.F.S.M.	= FOUND PERMANENT REFERENCE MONUMENT	SB	= BELL SOUTH TELEPHONE
ISAOA	= LENGTH OF ARC	SWK	= SIDEWALK
(M)	= ITS SUCCESSORS AND/OR ASSIGNS	S.M.D.	= SET NAIL & DISC
N	= NORTH	T.M.	= TANGENT
N.A.V.D.	= NORTH AMERICAN VERTICAL DATUM	TYP	= TYPICAL
N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM	U.E.	= UTILITY EASEMENT
		WM	= WATER METER
		W.F.	= WOOD FENCE

GARY B. CASTEL
PROFESSIONAL LAND SURVEYOR
25465 S.W. 134th PLACE, HOMESTEAD, FLORIDA 33032
Mobile Phone: (786) 486-6786
E-Mail: esplandsinc@gmail.com

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THERE ARE NO EXISTING STRUCTURES, IMPROVEMENTS, UTILITIES, DEDICATIONS OR EASEMENTS OF RECORD ON OR ADJACENT TO THE LAND HEREIN DESCRIBED OTHER THAN AS SHOWN HEREON, AND THAT THIS WAIVER OF PLAT IS A BOUNDARY AND TOPOGRAPHIC SURVEY THAT HAS BEEN PREPARED UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS MAP OR PLAT MEETS THE CURRENT STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 55-17, OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
DATE OF BOUNDARY AND TOPOGRAPHIC SURVEY FIELD WORK COMPLETION: 01/14/2021
Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
GARY B. CASTEL 03/29/2021
Registered Land Surveyor No. 4129
State of Florida

COMMUNITY NAME AND NUMBER: TOWN OF SURFSIDE - 120659	FEMA PANEL NUMBER AND SUFFIX: 12086 C 0326 - L	FIRM PANEL EFFECTIVE DATE: 09/11/2009
COUNTY NAME: MIAMI-DADE STATE: FLORIDA	FLOOD ZONE: AE	BASE FLOOD ELEVATION: 8.00 N.G.V.D. 1929
NO.:	REVISIONS	JOB NO.: 02-2021-1024
		FIELD CREW: EDMUND
		DRAWN: S.F.
		CHECKED: G.C.
		FIELD DATE: 01/14/2021
		DATE: 02/01/2021
		SHEET 1 of 1

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CONSULTANTS:
PROJECT:
BYRON RESIDENCE, LOT B
87XX BYRON AVE,
SURFSIDE, FL 33154
DATE:
PROJECT NO 3/24/21

REVISION	
DATE:	
DRAFTED BY:	
SCALE:	

SURVEY

ARCHITECT OF RECORD

J. ALFREDO GAMARRA
LIC # AR0017934

S.V

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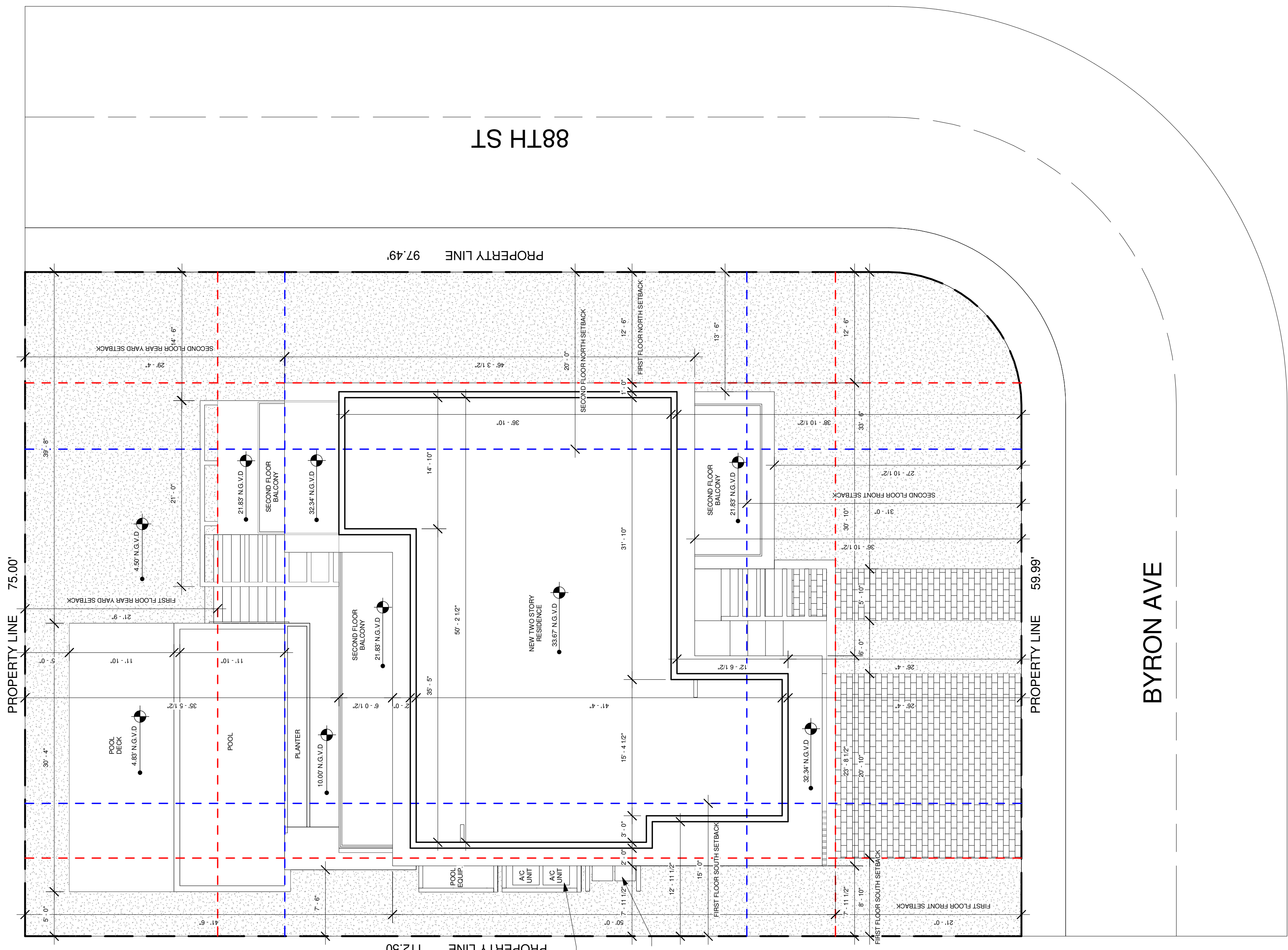
SITE PLAN

ARCHITECT OF RECORD

J. ALFREDO GAMARRA
LIC # AR0017394

A0.0

DRAWN BY: F.S



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

ZONING REQUIREMENTS	REQUIRED		PROPOSED
	2020 ZONING CODE: H30B	2006 ZONING CODE: RS-2	
MINIMUM LOT SIZE	8,000 SQ.FT	8,000 SQ.FT	8,389.18 SQ.FT
MAX. LOT COVERAGE	3,200 SQ.FT (40%)	3,200 SQ.FT (40%)	2,652 SQ.FT (31%)
GROUND FLOOR AREA:			2,522 SQ.FT
MAX. 2ND FLOOR AREA: 80% OF FIRST FLOOR (GROSS AREA)	1,885 SQ.FT (80%)	1,885 SQ.FT (80%)	1,689 SQ.FT (67%)
GROUND FLOOR BUILDING SETBACKS:			
FRONT SETBACK	20'-0"	20'-0"	21'-0"
REAR SETBACK	20'-0"	20'-0"	21'-9"
SOUTH SIDE SETBACK	7'-6"	5'-0"	8'-10"
NORTH SIDE SETBACK	7'-6"	5'-0"	12'-6"
SECOND FLOOR BUILDING SETBACKS:			
FRONT SETBACK	30'-0"	20'-0"	31'-0"
REAR SETBACK	20'-0"	20'-0"	29'-4"
SOUTH SIDE SETBACK	15'-0"	5'-0"	15'-0"
NORTH SIDE SETBACK	15'-0"	5'-0"	20'-0"
MAX. HEIGHT FROM CROWN OF ROAD	2 STORIES (30'-0")	30'-0"	2 STORIES (29'-2")
MIN. PERVIOUS AREA	2,805 SQ.FT (35% OF 6,389.18 SQ.FT)	3,355 SQ.FT (40% OF 6,389.18 SQ.FT)	3,824 SQ.FT (46%)
FRONT YARD SETBACK PERMEABILITY	50%	50%	63% (967 SQ.FT)
REAR YARD SETBACK PERMEABILITY	40%	40%	68% (1,110 SQ.FT)
LANDSCAPE REQUIREMENTS:			
STREET TREES	3	N/A	3
LOT TREES	5	N/A	5
SHRUBS	25	N/A	25



LOT B EXISTING ON BYRON AVE FRONTAGE



LOT B EXISTING ON BYRON AVE FRONTAGE



LOT B EXISTING ON BYRON AVE FRONTAGE



EXISTING RESIDENCE DIRECTLY TO THE SOUTH

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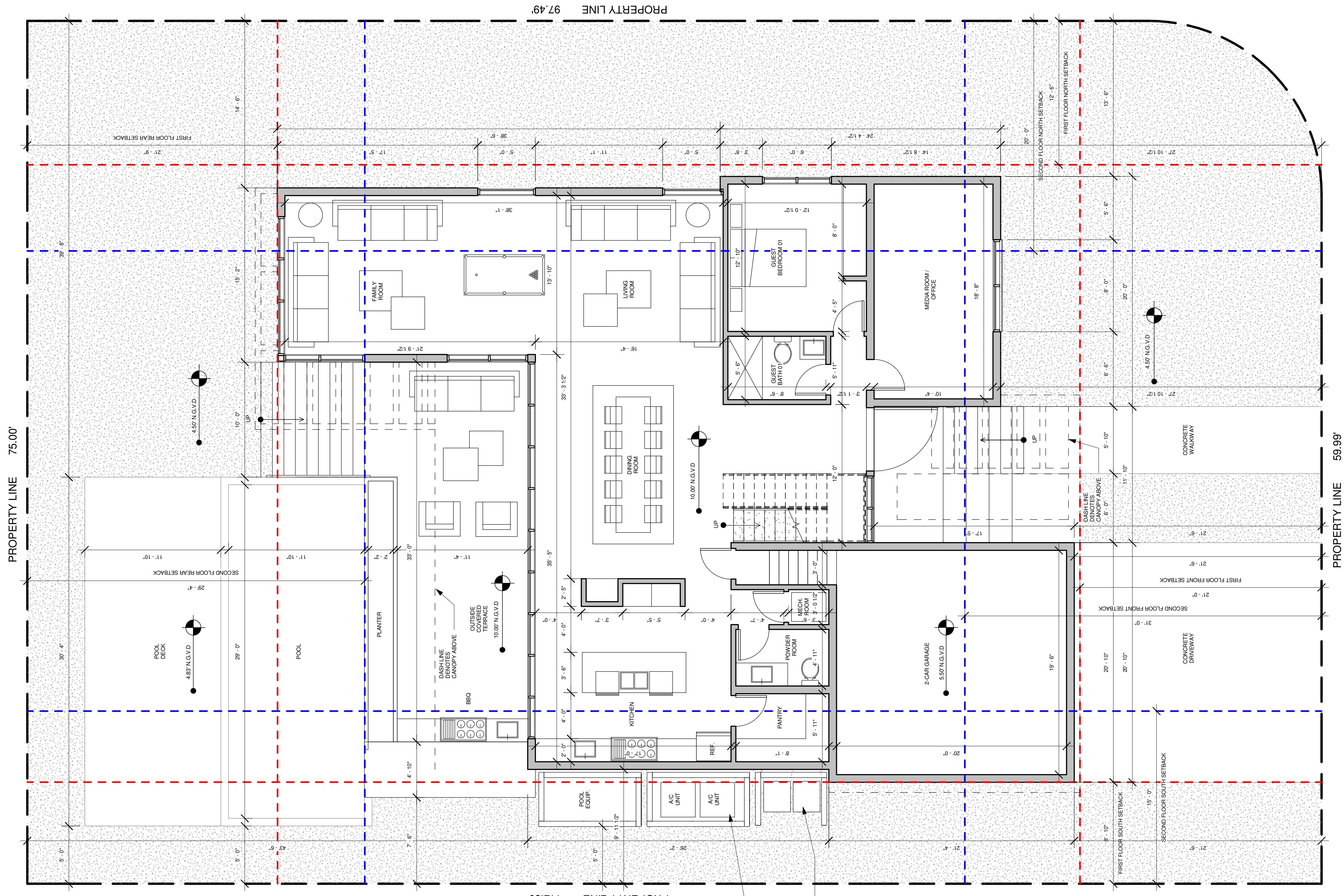
GRADE / GROUND
 FLOOR PLAN

ARCHITECT OF RECORD

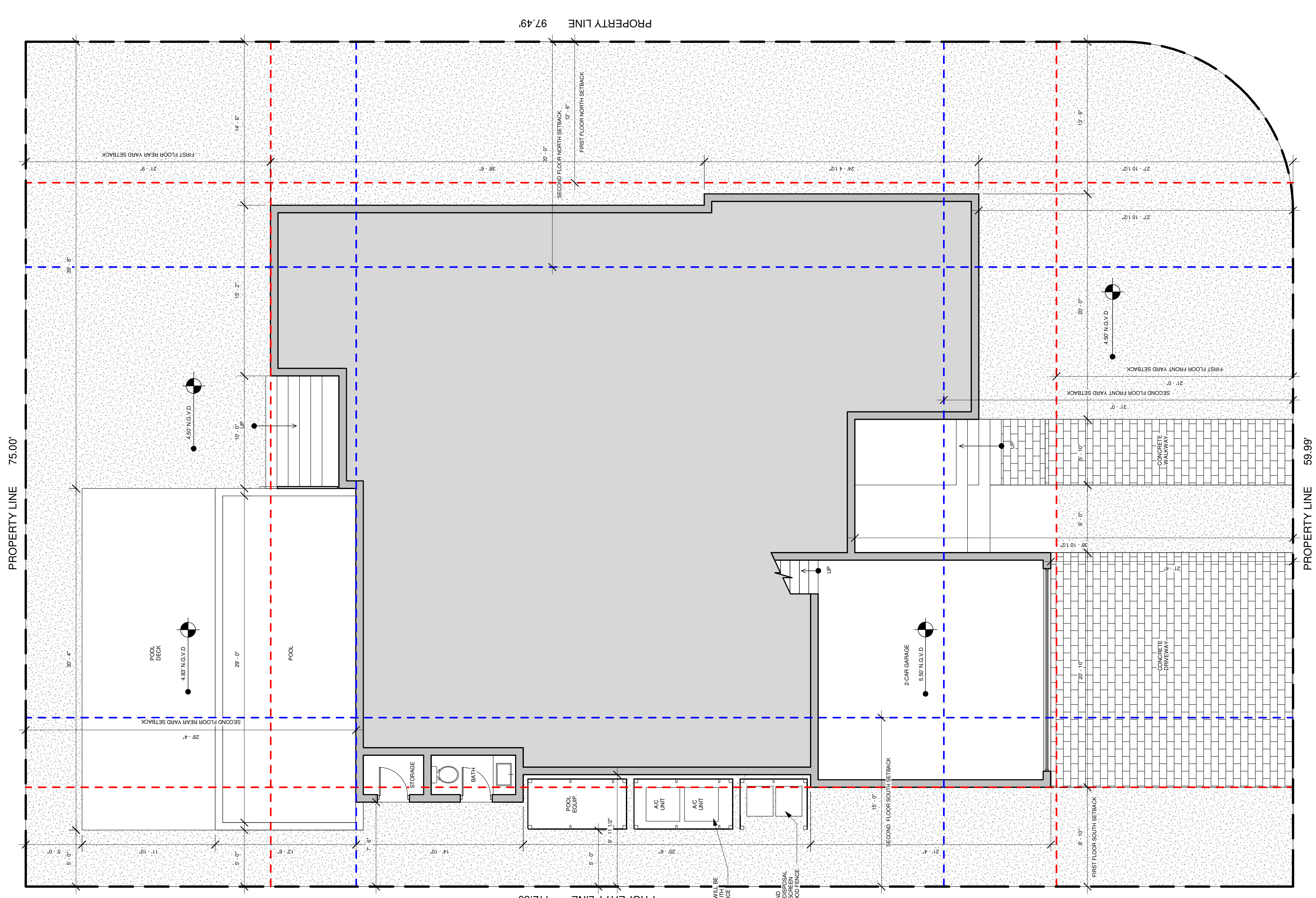
J. ALFREDO GAMARRA
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A1.0

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2 GROUND FLOOR
 3/16" = 1'-0"



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

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ZONING DIAGRAM
AND CALCULATIONS

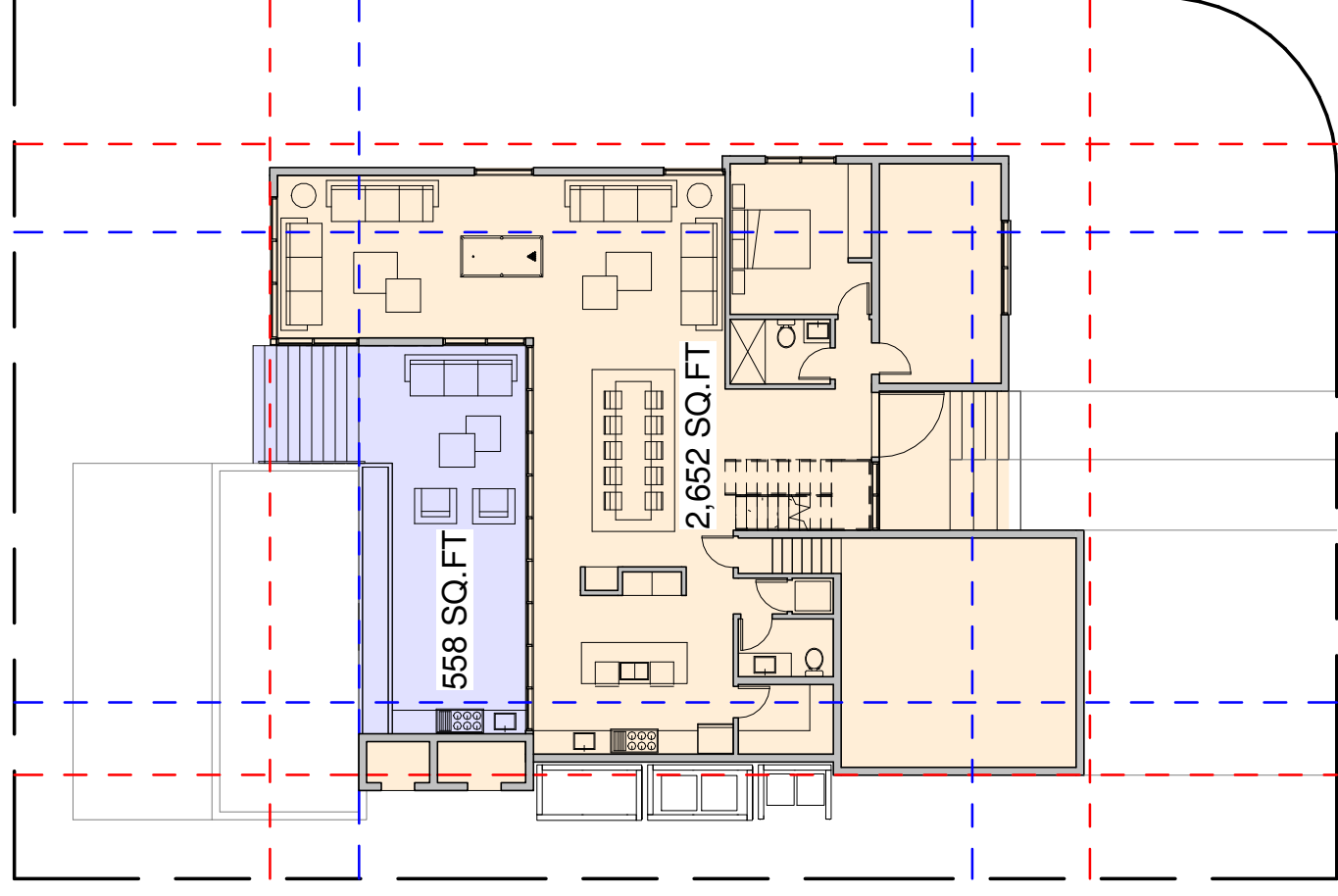
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LIC # AR0017394

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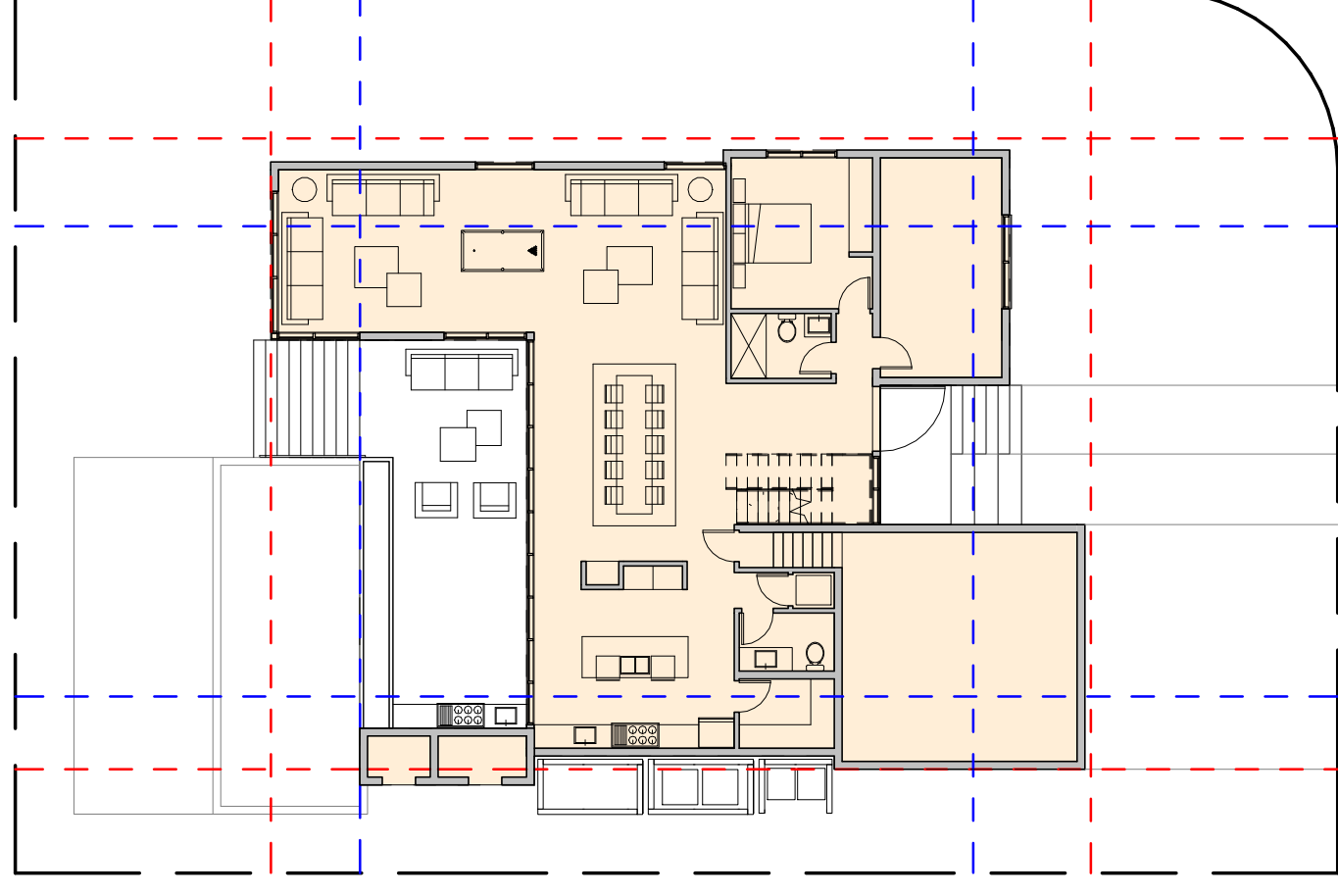
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LOT COVERAGE AREA
LOT SIZE = 8,389.18 SQ.FT
TOTAL FOOT PRINT = 3,947 SQ.FT
MAX. LOT COVERAGE = 3,355 SQ.FT (40%)
REQUIRED COVERED/ UNCOVERED
TERRACE, PATIOS
WHICH ARE OPEN
ON TWO SIDES TO NOT
EXCEED 15% OF TOTAL
FOOT PRINT = 592 SQ.FT (15%)
PROPOSED COVERED/ UNCOVERED
TERRACE, PATIOS
WHICH ARE OPEN
ON TWO SIDES TO NOT
EXCEED 15% OF TOTAL
FOOT PRINT = 558 SQ.FT (14%)
PROPOSED LOT COVERAGE = 2,652 SQ.FT (32%)



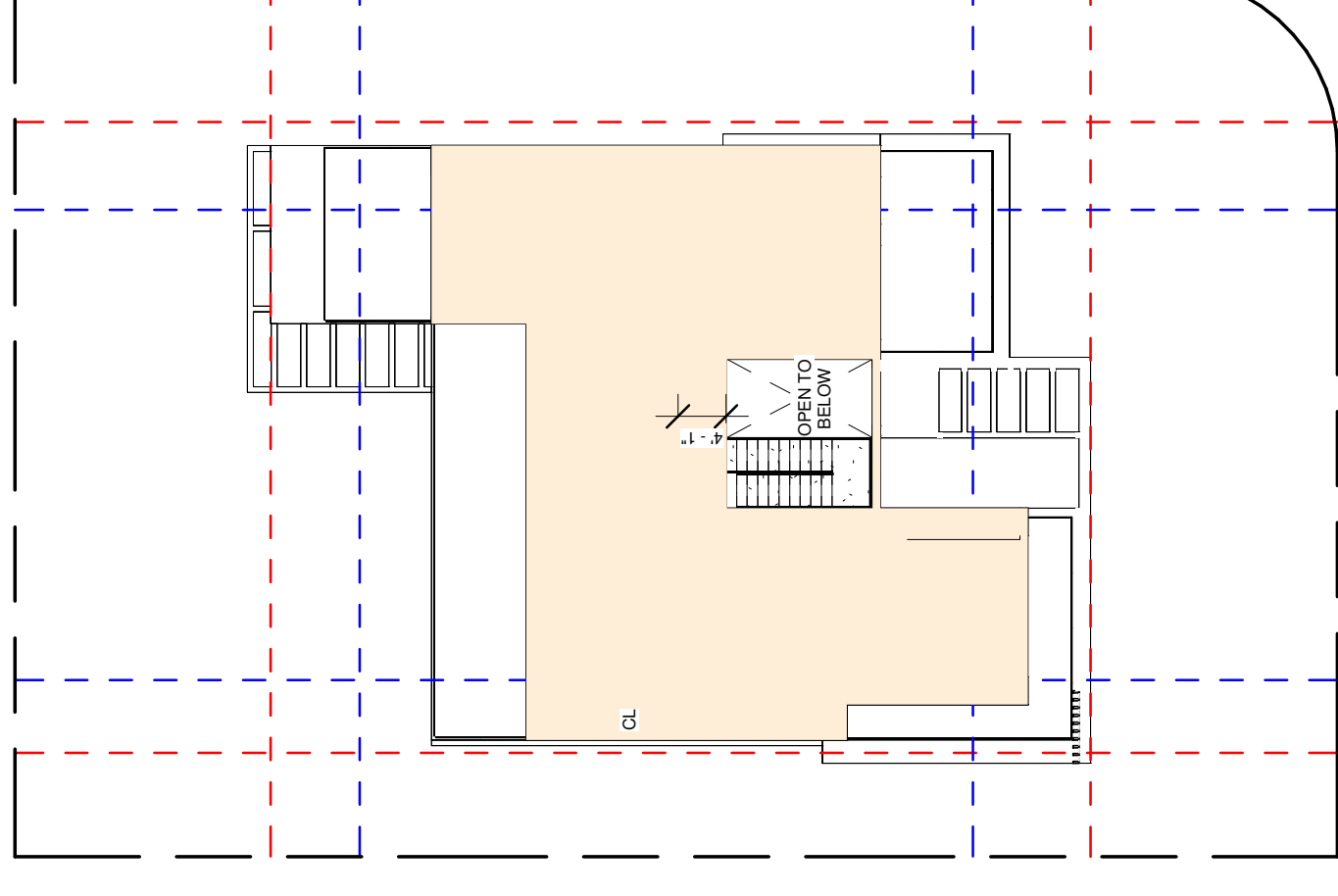
1 1/16" = 1'-0"

GROUND FLOOR AREA
GROUND FLOOR = 2,522 SQ.FT



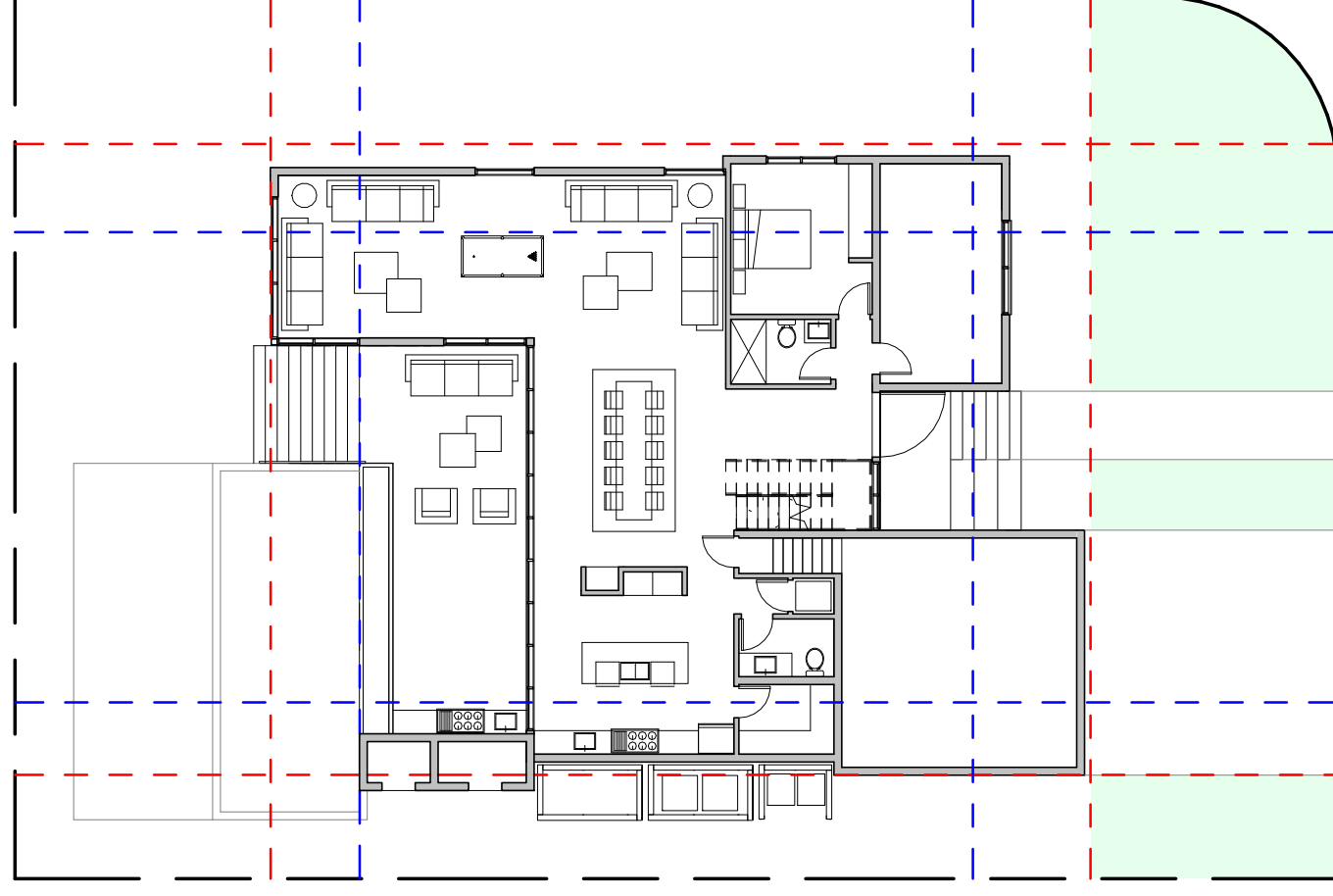
2 1/16" = 1'-0"

SECOND FLOOR AREA
SECOND FLOOR = 1,689 SQ.FT



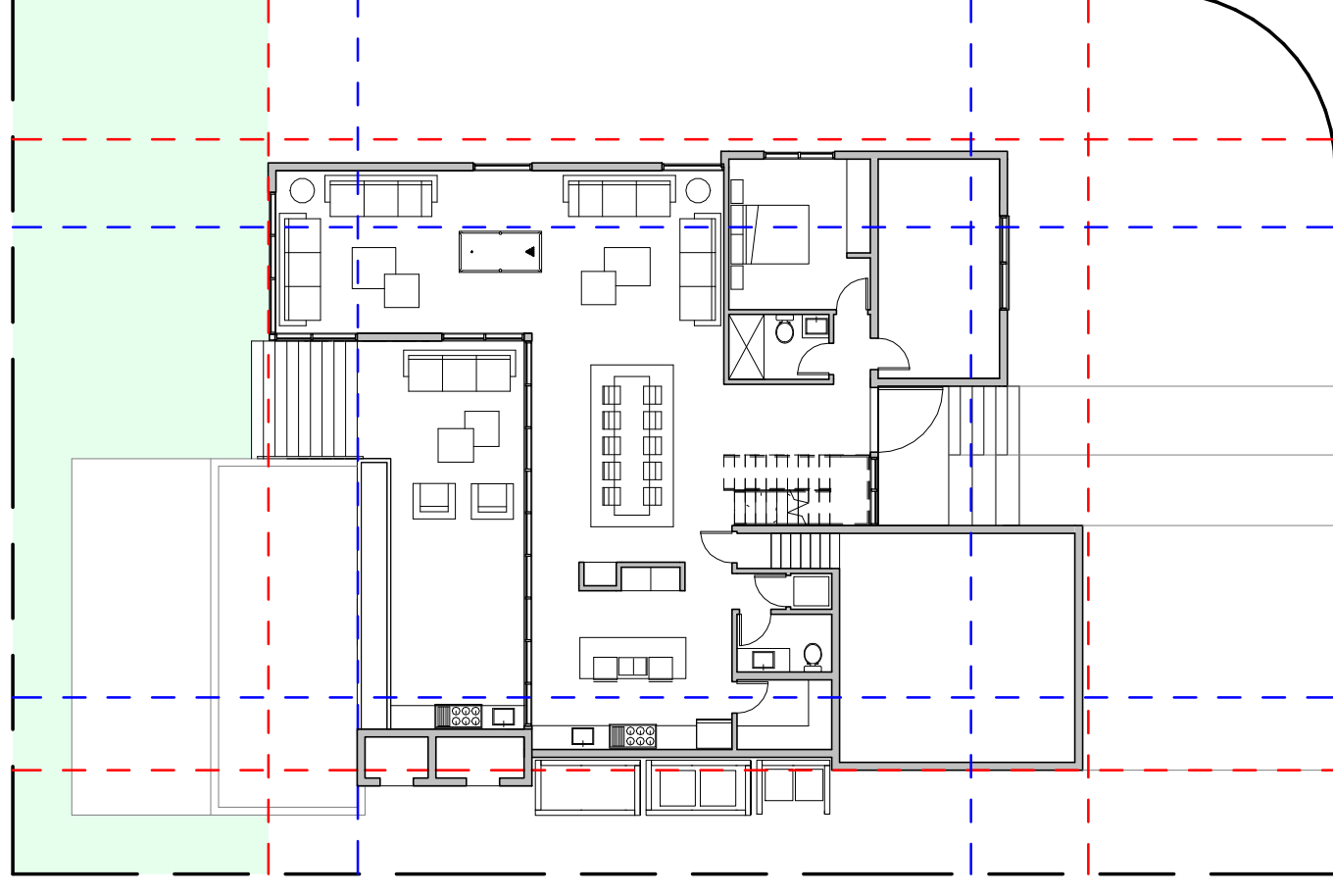
3 1/16" = 1'-0"

FRONT YARD PERVIOUS / IMPERVIOUS CALCULATIONS
FRONT YARD AREA = 1526 SQ.FT
REQUIRED FRONT YARD
PERVIOUS AREA = 763 SQ.FT (50%)
PROPOSED FRONT YARD
PERVIOUS AREA = 967 SQ.FT (63%)



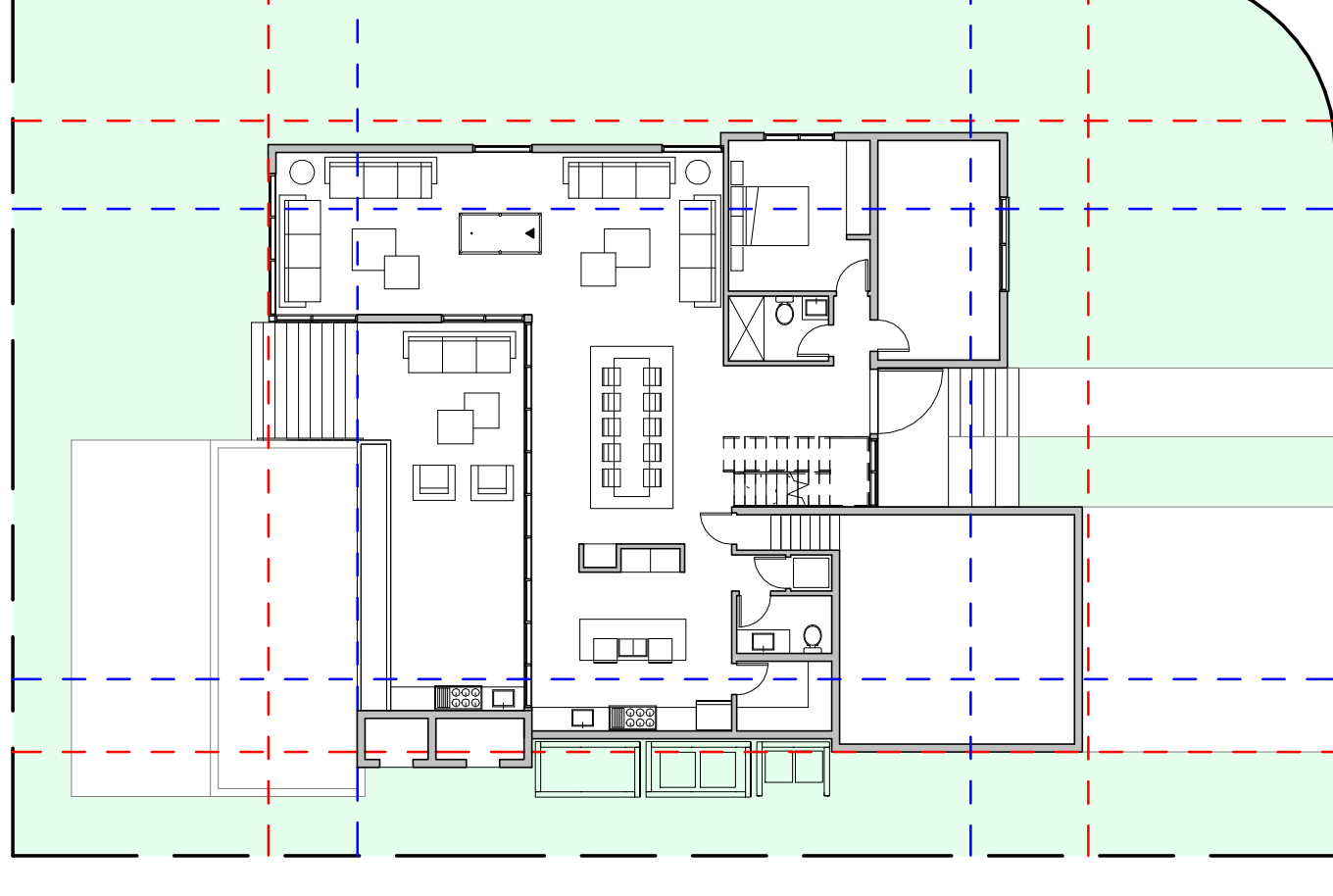
4 1/16" = 1'-0"

REAR YARD PERVIOUS / IMPERVIOUS CALCULATIONS
REAR YARD AREA = 1631 SQ.FT
REQUIRED REAR YARD
PERVIOUS AREA = 652 SQ.FT (40%)
PROPOSED REAR YARD
PERVIOUS AREA = 1110 SQ.FT (68%)



5 1/16" = 1'-0"

SITE PERVIOUS / IMPERVIOUS CALCULATIONS
LOT SIZE = 8,389.18 SQ.FT
REQUIRED SITE
PERVIOUS AREA = 3,355 SQ.FT (40%)
PROPOSED SITE
PERVIOUS AREA = 3,824 SQ.FT (46%)



6 1/16" = 1'-0"

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EAST & WEST
ELEVATION

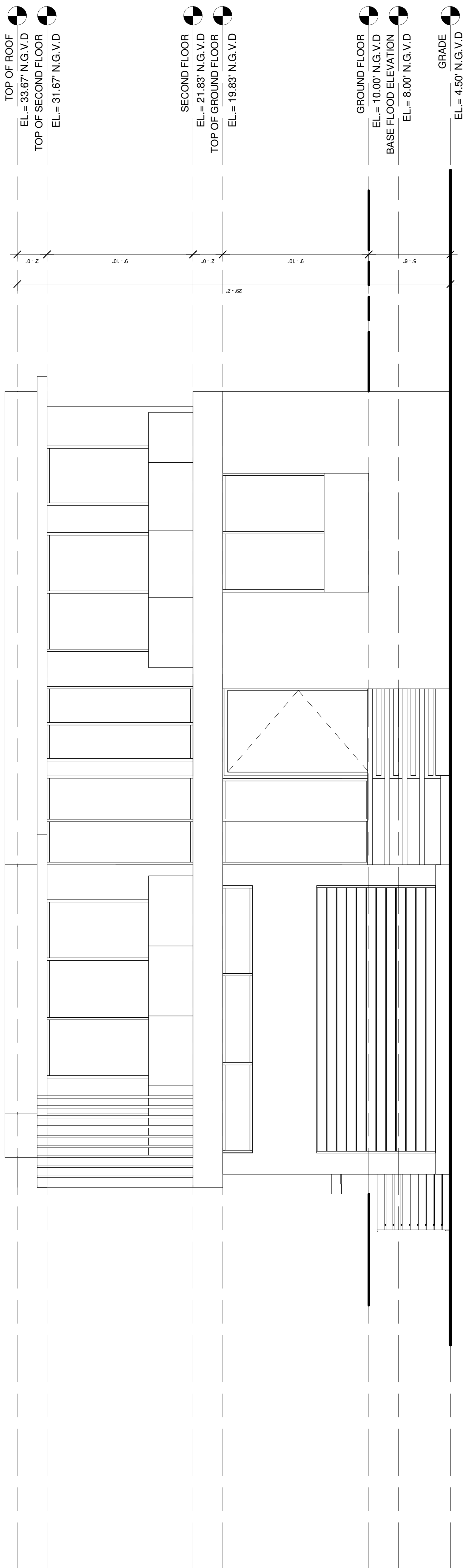
ARCHITECT OF RECORD

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LIC # AR0017394

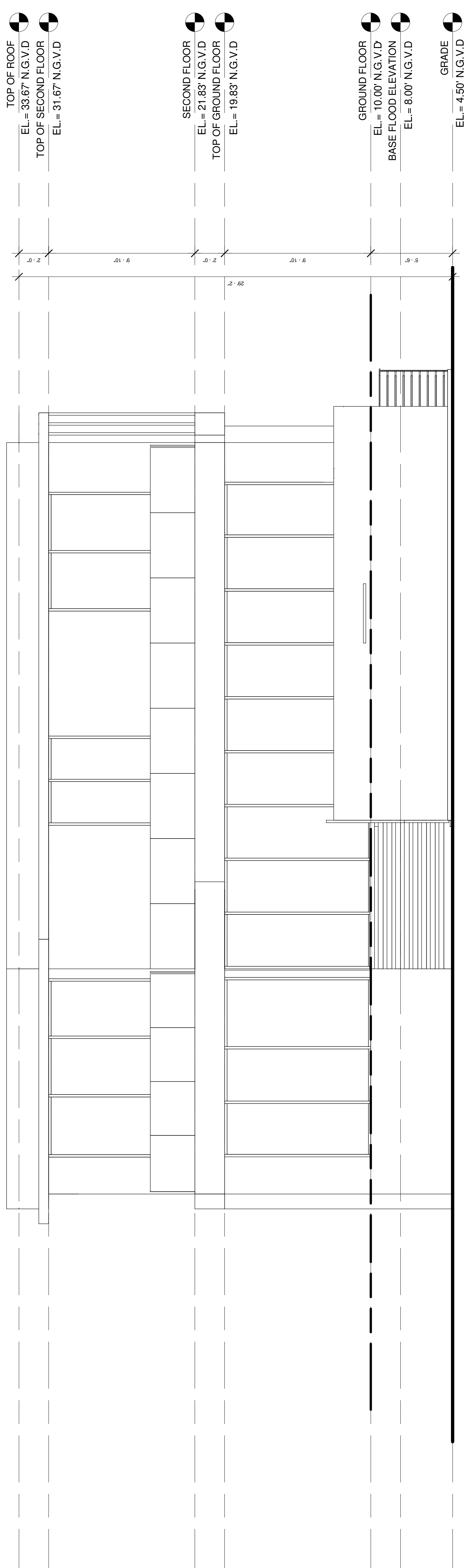
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DRAWN BY:

F.S



1 EAST ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

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DATE: 3/24/21
PROJECT NO

REVISION

NO.	DESCRIPTION

DATE:
DRAFTED BY:
SCALE:

EAST & WEST
COLORED ELEVATION

ARCHITECT OF RECORD

J. ALFREDO GAMARRA
LIC # AR0017994

A3.1

DRAWN BY: F.S



1 EAST COLORED ELEVATION

1/4" = 1'-0"



2 WEST COLORED ELEVATION

1/4" = 1'-0"

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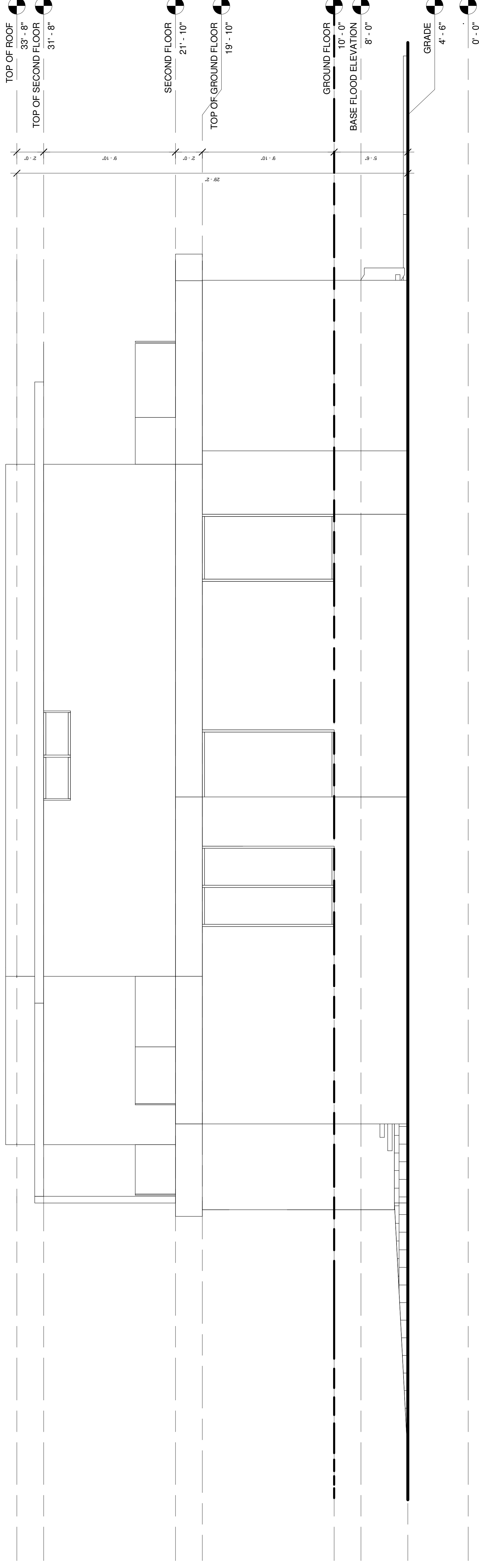
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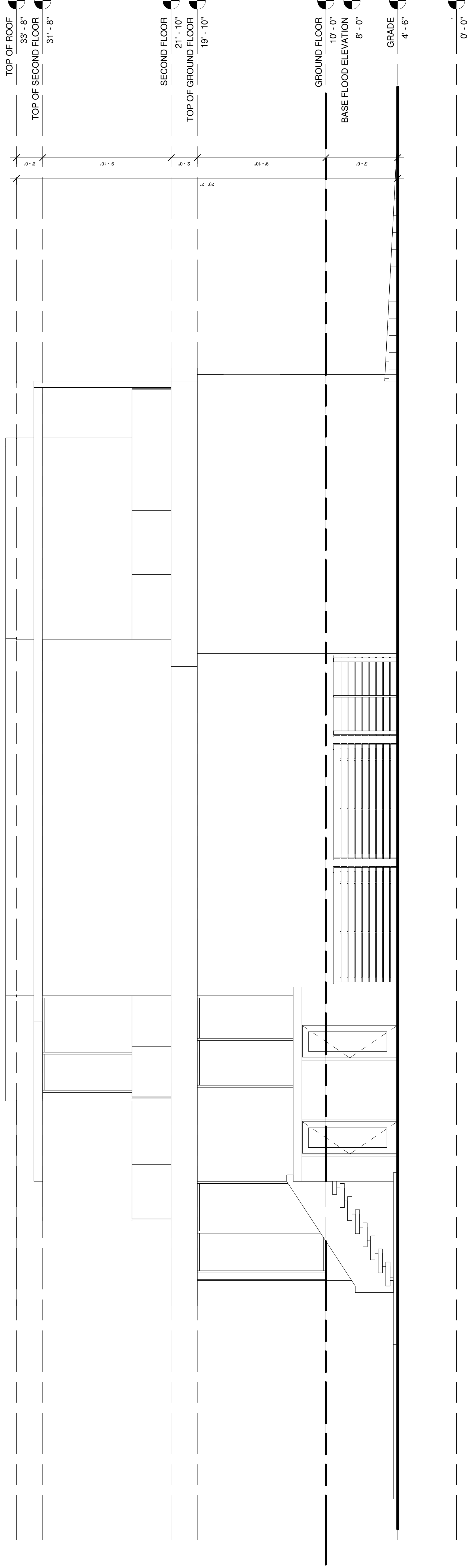
NORTH & SOUTH
 ELEVATION

ARCHITECT OF RECORD

J. ALFREDO GAMARRA
 LIC # AR0017394



1 NORTH ELEVATION
 1/4" = 1'-0"



2 SOUTH ELEVATION
 1/4" = 1'-0"

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DRAFTED BY:
SCALE:

NORTH & SOUTH
COLORED ELEVATION

ARCHITECT OF RECORD

J. ALFREDO GAMARRA
LIC # AR0017394



1 NORTH COLORED ELEVATION

1/4" = 1'-0"



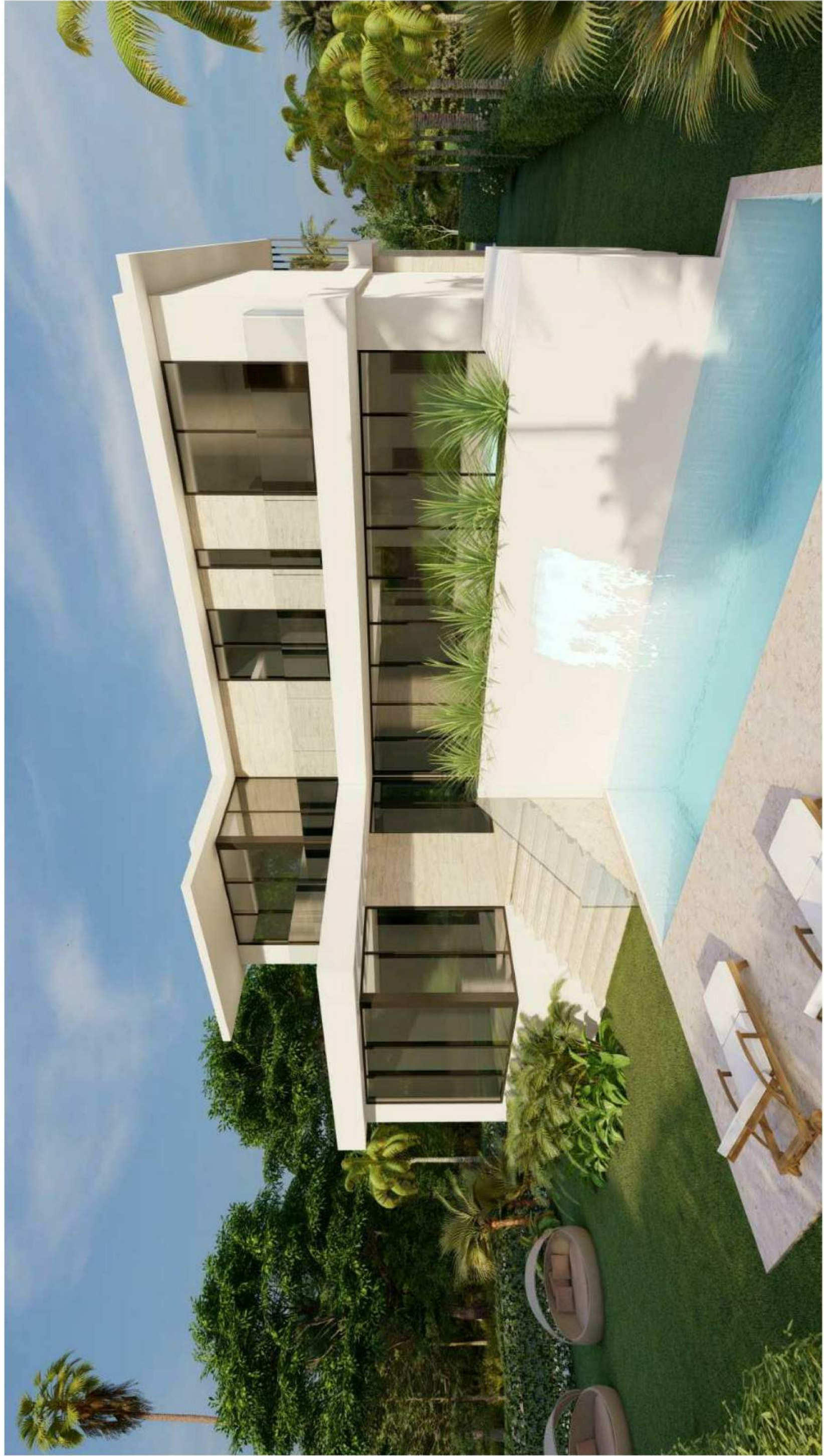
2 SOUTH COLORED ELEVATION

1/4" = 1'-0"

J. ALFREDO GAMARRA
LIC # AR0017394

ARCHITECT OF RECORD

RENDERINGS



DATE:
DRAFTED BY:
SCALE:

REVISION

DATE: 3/24/21
PROJECT NO:

PROJECT:
BYRON RESIDENCE, LOT B
87XX BYRON AVE,
SURFSIDE, FL 33154

CONSULTANTS:

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ARTEHOMES
project@artehomes.com
(786) 218-3072
artehomes.com



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: April 19, 2021
RE: 940 88th Street – New Addition (Front & Rear); New Garage Enclosure & Terrace

Background: This application is a request to modify an existing single-family residence. The parcel is located in the H30A Zoning District at 940 88th Street. The average lot depth is 200.25 feet with a width of 75 feet. The Applicant indicates the lot size is 15,015 square feet (SF). The existing floor area is 2,256 SF and is proposed at 4,503 SF with the covered car port. An overhead view of the lot from the Miami Dade County Property Appraiser is provided on the following page.

The setback requirements for the H30A Zoning District are 20-foot front, 7.5-foot side and 50 feet rear (per Zoning in Progress). The proposed setbacks are as follows and is in compliance with the code: 26 feet front, 69'-7" rear, and side setbacks will remain as existing at 7'-11" east and 5 feet west.

Total lot pervious area is proposed to be 41.7% where 35% is required. The front yard pervious area is proposed at 84.8% where 50% is required. The rear yard pervious area is proposed at 79.6% where 40% is required. Lots greater than 112.5 feet are also required to have the front and rear yards combined equal 36% or more. The 26-foot front yard and 69'-7" rear yard when added together and divided by the 200.25-foot lot depth is 47.7%. Table 1 on page 3 provides information on site characteristics and zoning requirements

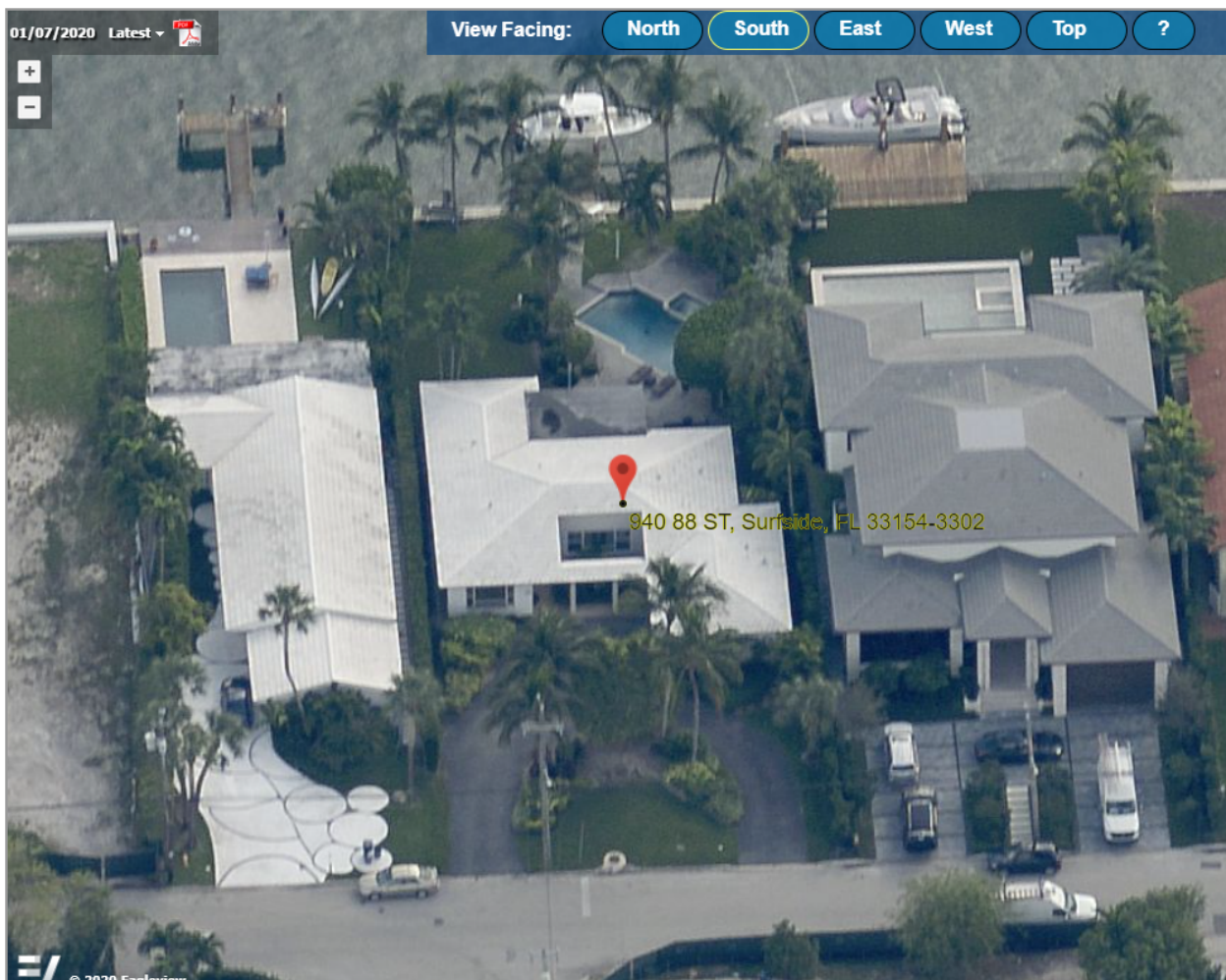
The proposal includes the demolition and removal of the outside open terrace in the rear, front side entry roof, front and rear windows, front wall, front door, garage door and circular asphalt driveway. The proposed modifications and additions include enclosing the existing garage, addition of a car port, enclosing the front and rear terraces to living areas finish floor elevation to match existing, the addition of an open terrace in the rear and driveway with pavers. A variety of architectural enhancements are also proposed. These items include breaks in the side walls, white metal trimmed windows to match existing, several new windows and French doors, entry feature and roof to match the existing pitched roof. The front elevation includes a glass entry door with columns and brow around the entry, new windows, a brick wall and wood slates. While color renderings are included, the architectural details are not provided on the drawings.



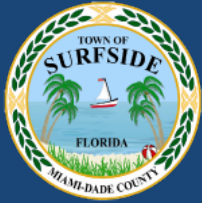
Town of Surfside, Florida Development Review

There are no proposed changes to the existing pool, fence, seawall or sea deck. No landscape details were provided. The proposed improvements may require the removal of several trees and bushes. Details and dimensions of the proposed driveway were not provided.

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



940 88th Street MDCPA Angled View to the South



Town of Surfside, Florida Development Review

Table 1 – 940 88th Street Site Characteristics and Zoning Requirements

Address	940 88 th Street	
General Location	SW Border Area of Town on Biscayne Bay	
Property Size	15,015 SF (200.25 Feet x 75 Feet)	
Zoning District	H30A	
Lowest Floor Elevation	Existing – Not Provided	
Lot Coverage	Required	Proposed
Total Lot	40% Max. (6,006 SF)	27.3% (4,111 SF)
Exempt Accessory Uses	15% or Less	5.8% (878 SF)
2 nd Story Lot Coverage	32% of the Lot	N/A
	80% of First Floor	N/A
Lots > 112.5 Feet	Front + Back Yds = 36% of Lot	47.7%
Pervious Area Total Lot	35% w/20% FL Friendly	41.7% ±
Pervious Area Front Yd	50% w/20% FL Friendly	84.8%
Pervious Area Rear Yd	40% w/20% FL Friendly	79.6%
Height – Flat Roof	30 Ft: Avg Datum/Crown-High Pt.	N/A
Height – Pitched Roof	30 Ft: Avg Datum/Crown-Tie Beam.	15 Feet 4 Inches
Modification of Height	1% of Height to 3 Ft Max	TBD
Roof Decks	Prohibited	N/A
Setbacks		
Primary Frontage	20 Feet Min.	26 Feet
Secondary Corner	10 Feet Min.	N/A
Interior Side > 50 Ft	10% Frontage Width	7 Feet 11 Inches (East) 5 Feet (West)
Rear	20 Feet Min.	69 Feet 7 Inches
Pt. Lake & Adj. Canals	25 Feet Min	N/A
Biscayne Bay	50 Feet Min	69 Feet 7 Inches
Encroachments		
Eaves – Sloped Roofs	24 Inches Max	24 Inches
All Other Ornamentals	6 inches Max	N/A
Accessory Buildings		
Maximum Height	12 Feet Max	N/A
Max. Aggregated Area	500 SF Max.	418.4 SF Proposed
Pools & Decks		Not Provided - Existing
Primary Front and	10 Feet Min	N/A
Secondary Corner	10 Feet Min	N/A
Uncovered Patio	Rear & Side – 5 Feet Front & Corner -10 Feet	5 Feet Side / Unk. Rear N/A



Town of Surfside, Florida Development Review

Applicant Package: A package of drawings and an application was submitted by the Applicant. A recent survey was not submitted.

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

- Provide information verifying building floor area, building features, pervious area and hardscape including existing and proposed
- Provide dimensions for the driveway
- Verify driveway width meets 18-foot maximum requirement and is setback 5 feet from the side yard
- Apply for tree removal permit for all trees to be removed from the site
- Provide details and location of mechanical equipment which must be at minimum 15 feet from adjacent home and cannot be visible from the street or waterway
- Provide details of architectural features
- Carport (canopy) is limited to 20 feet by 20 feet or 400 SF total
- Photometrics, lighting plan, must meet code and submitted to Building Department for approval



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

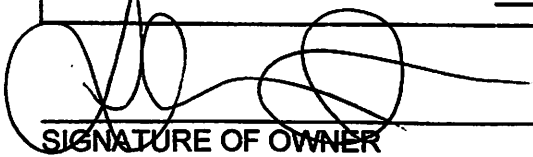
**TOWN OF SURFSIDE
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION**

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

PROJECT INFORMATION	
OWNER'S NAME	LORI EDUARTEZ
PHONE / FAX	305 776 7080
AGENT'S NAME	EDUARDO VAZQUEZ RA
ADDRESS	8426 BISCAYNE BLVD UNIT 102
PHONE / FAX	786 277 4512
PROPERTY ADDRESS	940 88 ST.
ZONING CATEGORY	SINGLE FAMILY
DESCRIPTION OF PROPOSED WORK	NEW ADDITION REAR & FRONT NEW TERRACE & GARAGE ENCLOSURE

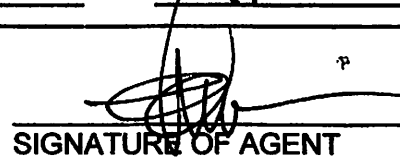
INTERNAL USE ONLY			
Date Submitted	_____	Project Number	21-269
Report Completed	_____	Date	_____
Fee Paid	\$ _____		

ZONING STANDARDS	Required	Provided
Plot Size	15,015 SF	15,015 SF
Setbacks (F/R/S)	20 20 7.5'	26 69.7' 7'-11"
Lot Coverage	6,006 SF	4,111 SF
Height	35'	15'-4"
Pervious Area	5,255 SF	6,275 SF



 SIGNATURE OF OWNER

DATE



 SIGNATURE OF AGENT

DATE

Eduardez, Lori
 Eduardez, Jose

Re: **940 88 St. Surfside,FL**



940 88 ST. FRONT VIEW



940 88 ST. REAR VIEW



932 88 ST. FRONT VIEW



1001 88 ST. FRONT VIEW



1 PROPOSED FRONT FACADE
NOT TO SCALE



EAV / BTID LLC
1422 Biscayne Blvd., Suite 103
Miami, FL 33138
Tel: 305.361.4838
Fax: 305.361.4837
www.eavbtid.com

EDUARDO ALBERTO VAZQUEZ, AIA 0014388
ARCHITECTURE

PROJECT TEAM

PROJECT DESCRIPTION
**PROPOSED
RESIDENCE
REMODELING**

PROJECT ADDRESS
940 86TH STREET
SURFSIDE, FL 33154

OWNER

SCALE / SIGNATURE / DATE

Eduardo A. Vazquez, R.A.
AIA 14368

REVISIONS

RENDERINGS

SCALE: AS SHOWN
PROJECT NUMBER: 20-01-ED
DATE BRUSHED: NOVEMBER 2020
DRAWN: MF
CHECKED: EAV
SHEET:

3D-1



1 PROPOSED FRONT FACADE
NOT TO SCALE

RENDERINGS

Eduardo A. Vazquez, R.A.
AR. 14368

REVISIONS

SEAL / SIGNATURE / DATE

OWNER

PROJECT ADDRESS
940 88TH STREET
SUNNYSIDE, FL 33154

PROJECT DESCRIPTION
PROPOSED
RESIDENCE
REMODELING

PROJECT TEAM

EDUARDO ALBERTO VAZQUEZ, AR. 0114368
ARCHITECTURE

EAV / BTD LLC.
1402 BAYVIEW BLVD., SUITE 100
MIAMI, FL 33138
TEL: 305.384.6278
F: 305.384.6277
www.eavbtd.com

3D-2

SCALE: AS SHOWN
PROJECT NUMBER: 20-01-ED
DATE PLOTTED: NOVEMBER 2020
DRAWN: MF
CHECKED: EAV
SHEET:



1 PROPOSED FRONT FACADE
NOT TO SCALE



EAV / BTD LLC
 8425 Bayview Blvd., Suite 100
 Miami, FL 33154
 P: 305.758.6427
 www.eavbtd.com

EDUARDO ALBERTO VAZQUEZ, AIA 0014388

ARCHITECTURE

PROJECT TEAM

PROJECT DESCRIPTION

PROPOSED
 RESIDENCE
 REMODELING

PROJECT ADDRESS

940 88TH STREET
 SUITESIDE, FL 33154

OWNER

SCALE / SIGNATURE / DATE

Eduardo A. Vazquez, R.A.
 AR 14368

REVISIONS

RENDERINGS

REV#

SCALE: AS SHOWN
 PROJECT NUMBER: 20-01-ED
 DATE ISSUED: NOVEMBER 2020
 DRAWN: MF
 CHECKED: EAV
 SHEET:

3D-3



EAV / BTD LLC
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MIAMI, FL 33138
TEL: 305.758.4627
WWW.EAVBTDARCHITECTURE.COM

EDUARDO ALBERTO VAZQUEZ - AR 0114389
ARCHITECTURE

PROJECT TEAM

PROJECT DESCRIPTION
**PROPOSED
RESIDENCE
REMODELING**

PROJECT ADDRESS
940 88TH STREET
SUWESIDE, FL 33154

OWNER

SCALE / SIGNATURE / DATE

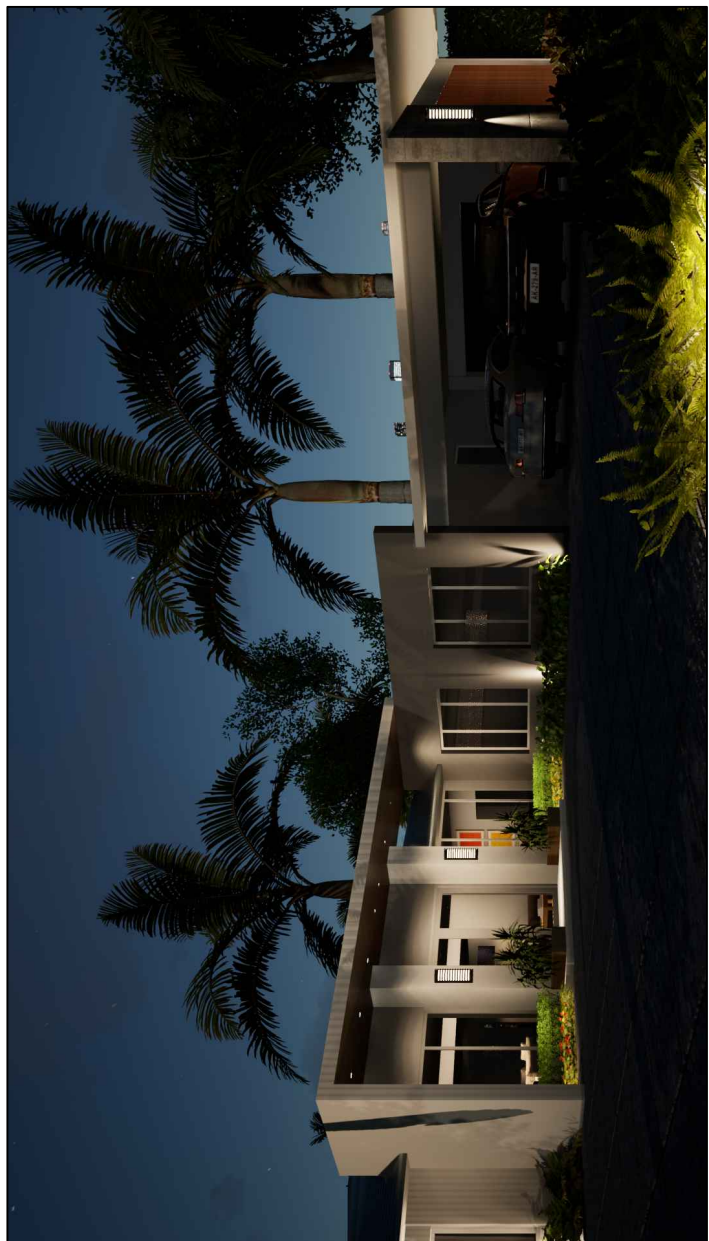
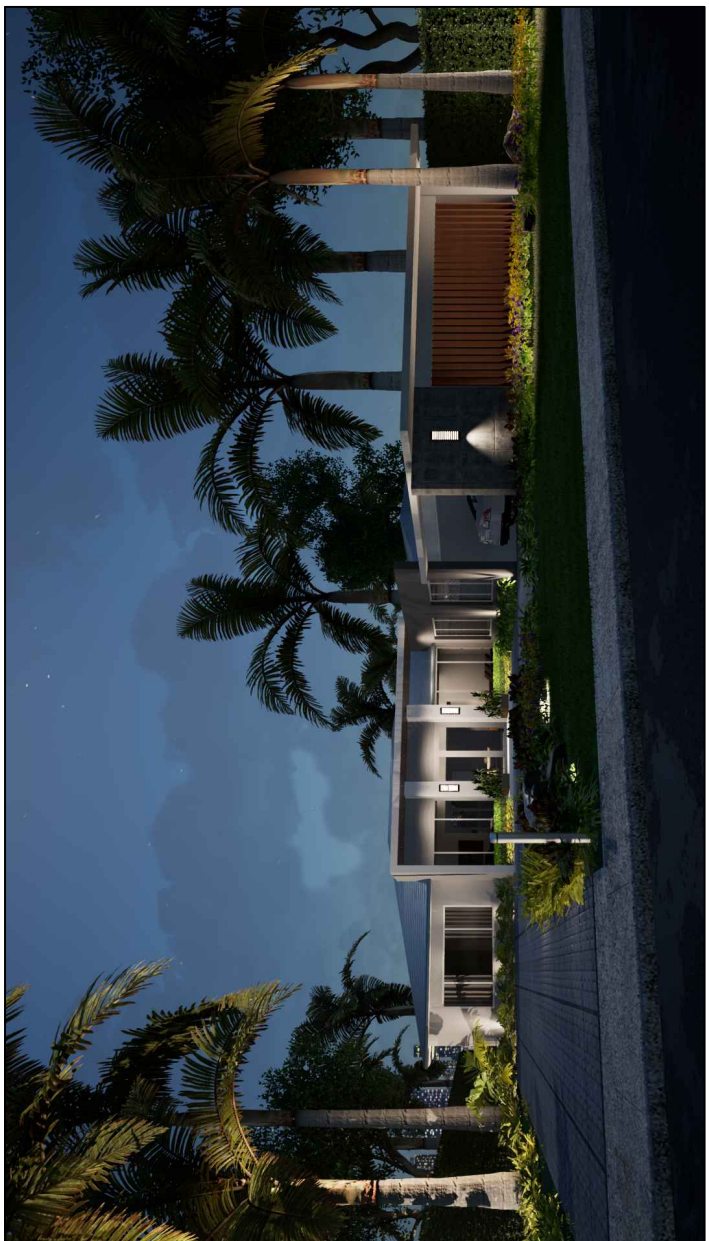
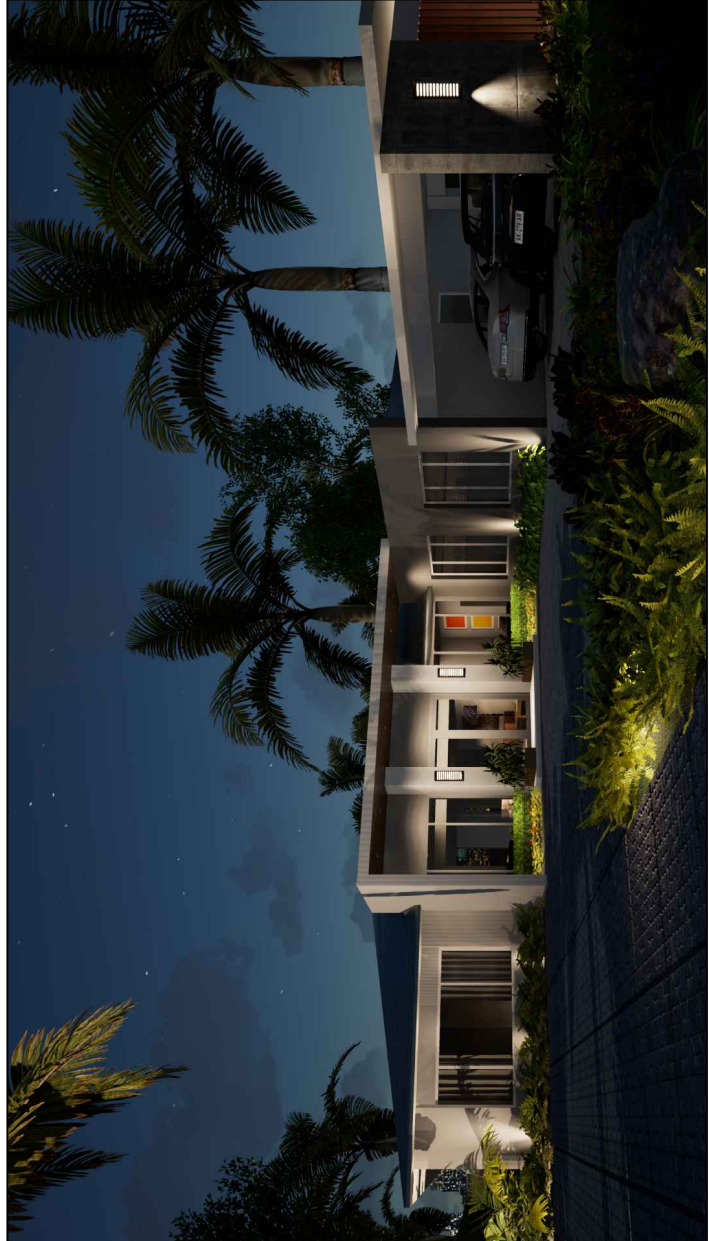
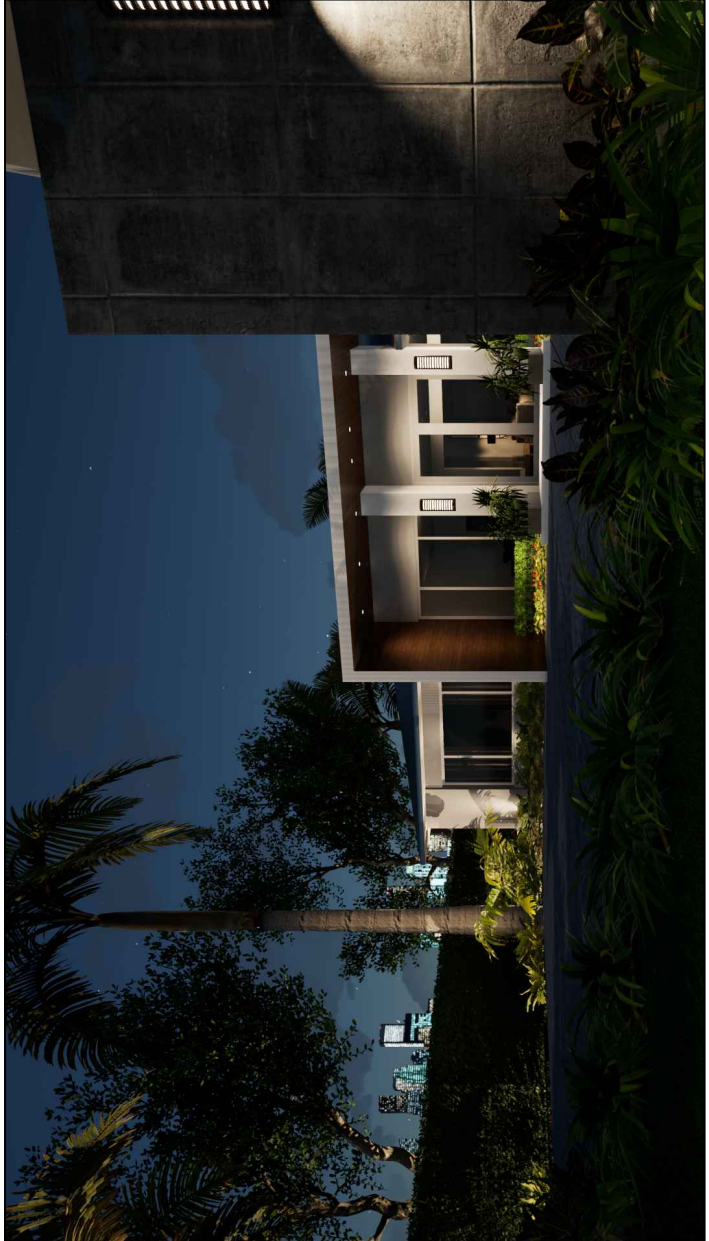
Eduardo A. Vazquez, R.A.
AR 14369

REVISIONS

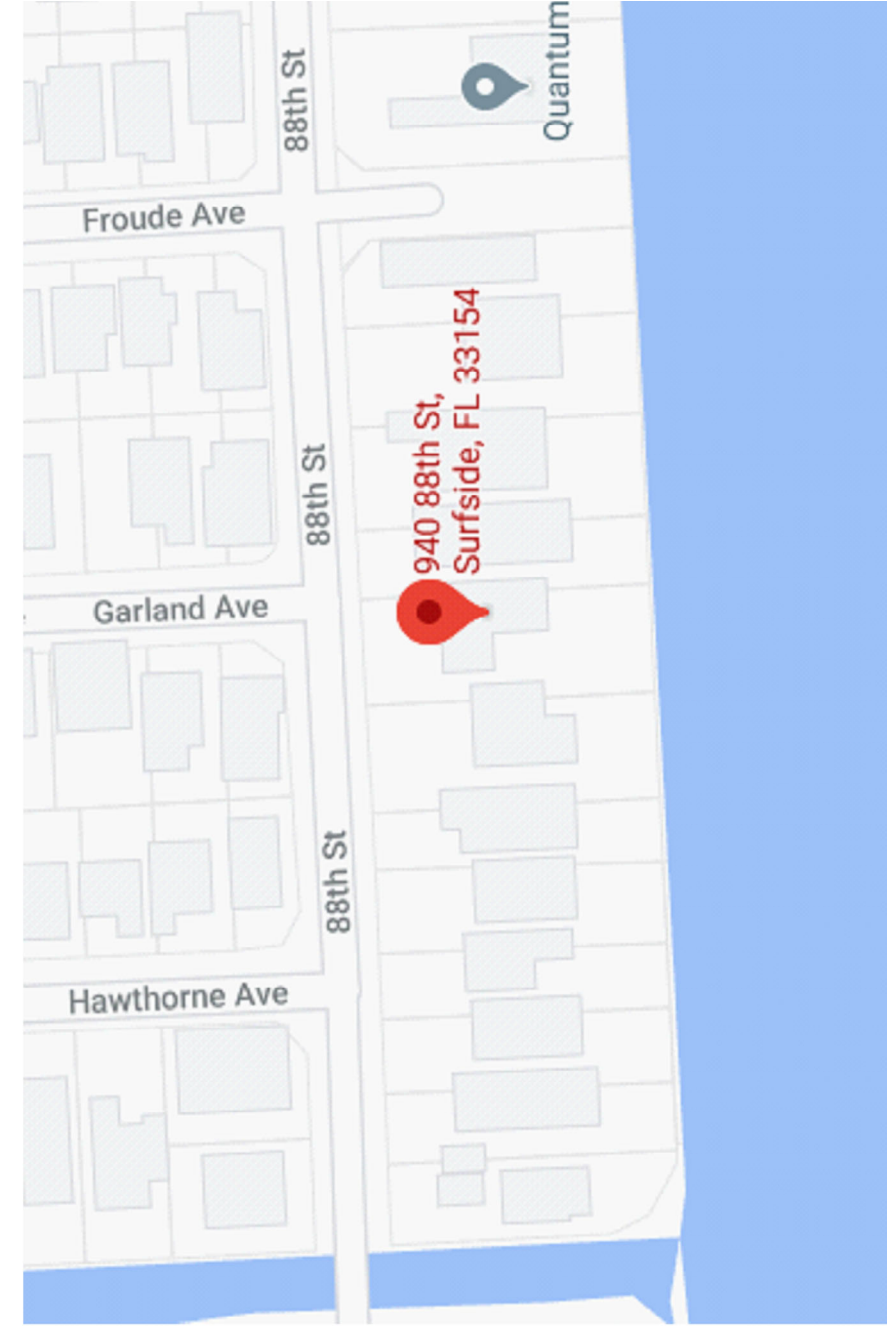
RENDERINGS

SCALE: AS SHOWN
PROJECT NUMBER: 20-01-ED
DATE DRAWN: NOVEMBER 2020
DRAWN: MF
CHECKED: BAY
SHEET:

3D-4



1 PROPOSED FRONT FACADE □ NIGHT
NOT TO SCALE



LOCATION MAP

NOT TO SCALE

LEGAL DESCRIPTION:

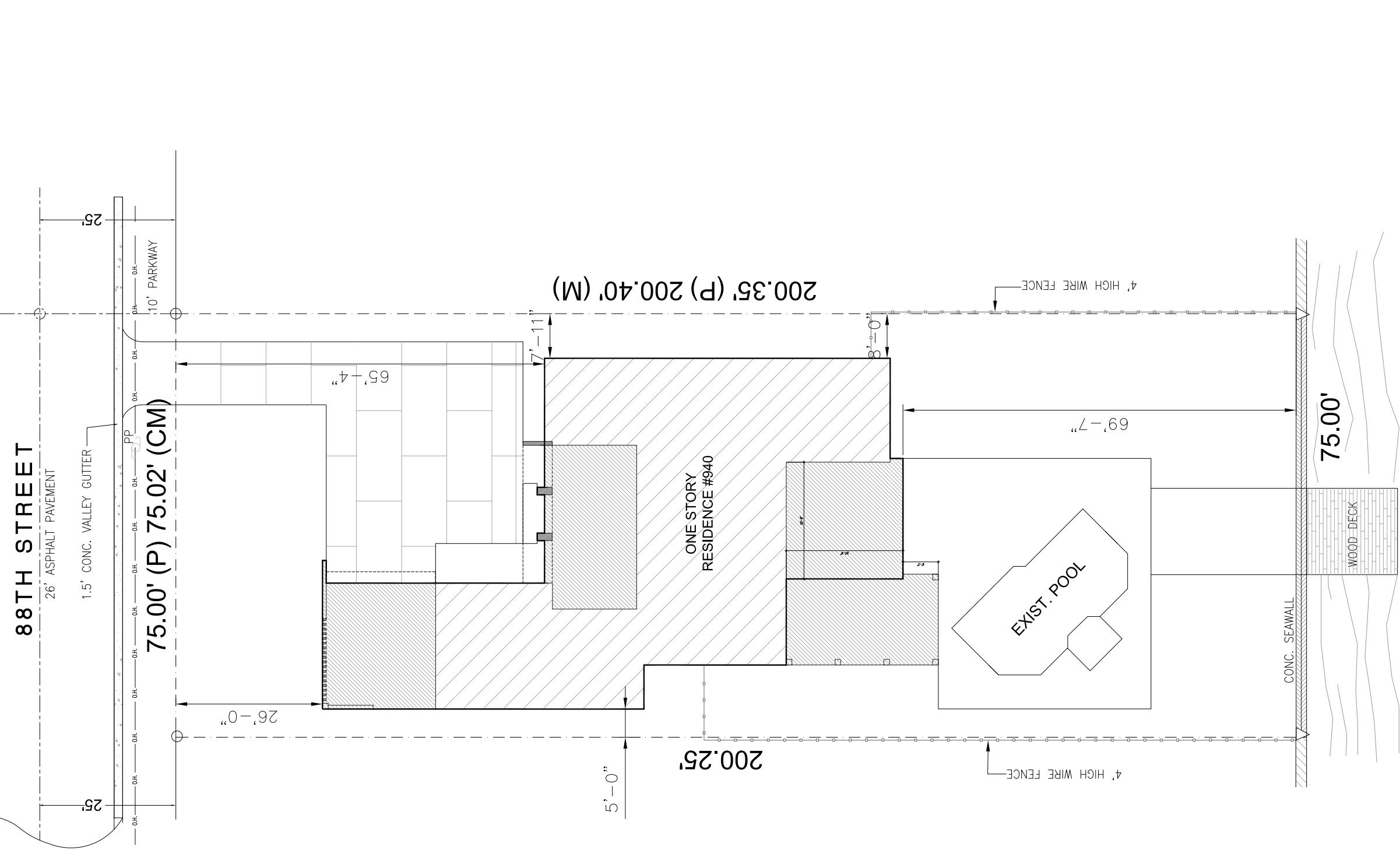
Lot 9, and the 1/2 of lot 8, Block 28, of SECOND AMENDED PLAT OF NORMANDY BEACH, according to the Plat thereof as recorded in Plat Book 16, Page 44 of the Public Records of Miami-Dade County, Florida.

NOTE:

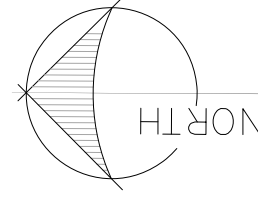
A SEPARATE PERMIT WILL BE REQUIRED FOR ALL DRIVEWAY APPROACHES ONTO PUBLIC RIGHT OF WAY. CONTACT PUBLIC WORKS DEPT. THE HEIGHT OF FENCES IS BEING MEASURED FROM GRADE. GRADE EQUALS TO THE ELEVATION OF THE PUBLIC SIDEWALK OR THE CROWN OF ROAD.

ZONING LEGEND

SITE DATA	
1.- PROJECT	MASTER BEDROOM ADDITION
2.- PROPERTY ADDRESS	940 88 ST., SURFSIDE, FL 33154
3.- ZONING	R-1 SINGLE FAMILY
4.- NET LOT AREA	15,015 SQ.FT. (0.34 ACRES)
SITE COMPUTATION	
1.- LOT COVERAGE	REQUIRED: 6,006 SQ. FT. (40% MAX.) PROVIDED: 4,111 SQ. FT. (27.3%)
3.- MIN. LANDSCAPE AREA (PERVIOUS AREA)	REQUIRED: 5,255 SQ. FT. (35%) PROVIDED: 6,278 SQ. FT. (41.7%)
PROPOSED BUILDING	
1.- EXISTING HOUSE	PROVIDED: 2,266 SQ.FT
2.- PROPOSED ADDITIONS	864 SQ.FT
3.- ENCLOSED GARRAGE	505 SQ.FT
TOTAL AREA	3,625 SQ.FT
4.- COVERED TERRACE - CARPORT	878 SQ.FT
BUILDING HEIGHT	
REQUIRED	35 FT. (MAX.)
PROVIDED:	15'-4"
SETBACKS	
1.- FRONT SET BACK	REQUIRED: 20'-0"
2.- REAR SETBACK	PROVIDED: 26'-0"
3.- INTERIOR SIDE SETBACK (EAST)	20'-0"
4.- INTERIOR SIDE SETBACK (WEST)	7'-6"
	7'-11" (EXIST.)
	5'-0" (EXIST.)

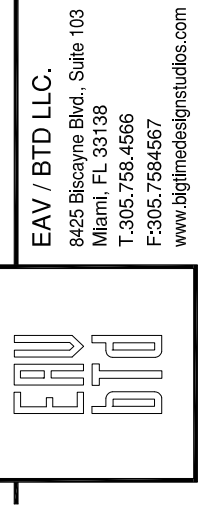


BISCAYNE BAY



SITE PLAN SCALE: 1" = 10'

*NOTE:
REFER TO ATTACHED SURVEY FOR ADDITIONAL MEASUREMENTS AND INFORMATION.



EAV / BTD LLC
6425 Biscayne Blvd., Suite 103
Miami, FL 33141
T: 305.758.4566
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www.eavbtd.com

EDUARDO ALBERTO VAZQUEZ - AR 0014389
ARCHITECTURE

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PROJECT TEAM:

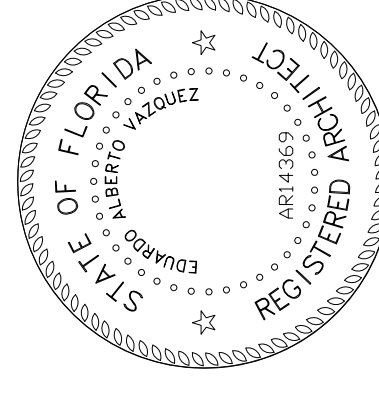
PROJECT DESCRIPTION
PROPOSED
ADDITION

PROJECT ADDRESS:

940 88 STREET
SURFSIDE, FL 33154
F.O.I.D. No. 14-2235-005-3940
OWNER

Mr. + Mrs.
EDUARTEZ

SEAL / SIGNATURE / DATE



Eduardo A. Vazquez, R.A.
AR 14369

REVISIONS



KEY:

SCALE: AS SHOWN
PROJECT NUMBER: 21-23-00
DATE ISSUED: MARCH, 2021
DRAWN: MF
CHECKED: EAV
SHEET:

A-1

EAV / BTD LLC.
 9425 Biscayne Blvd., Suite 103
 Miami, FL 33138
 Phone: 305-756-6507
 Fax: 305-756-6507
 www.eavbtd.com

Eduardo Alberto Vazquez - AR 0014369
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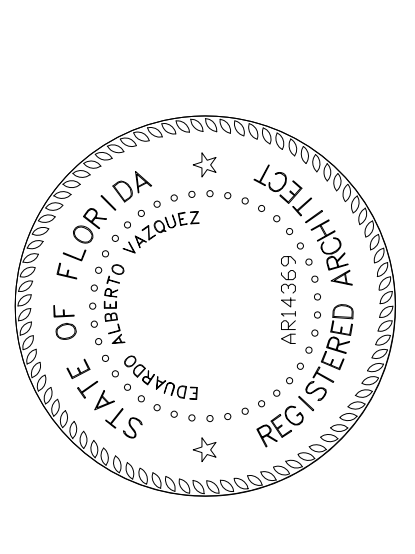
PROJECT DESCRIPTION:
 PROPOSED
 ADDITION

PROJECT ADDRESS:

940 88 STREET
 SURFSIDE, FL 33154
 FOLD No. 14-2235-005-3940

OWNER:
 Mr. + Mrs.
 EDUARTEZ

SEAL / SIGNATURE / DATE:



Eduardo A. Vazquez, R.A.
 AR 14369

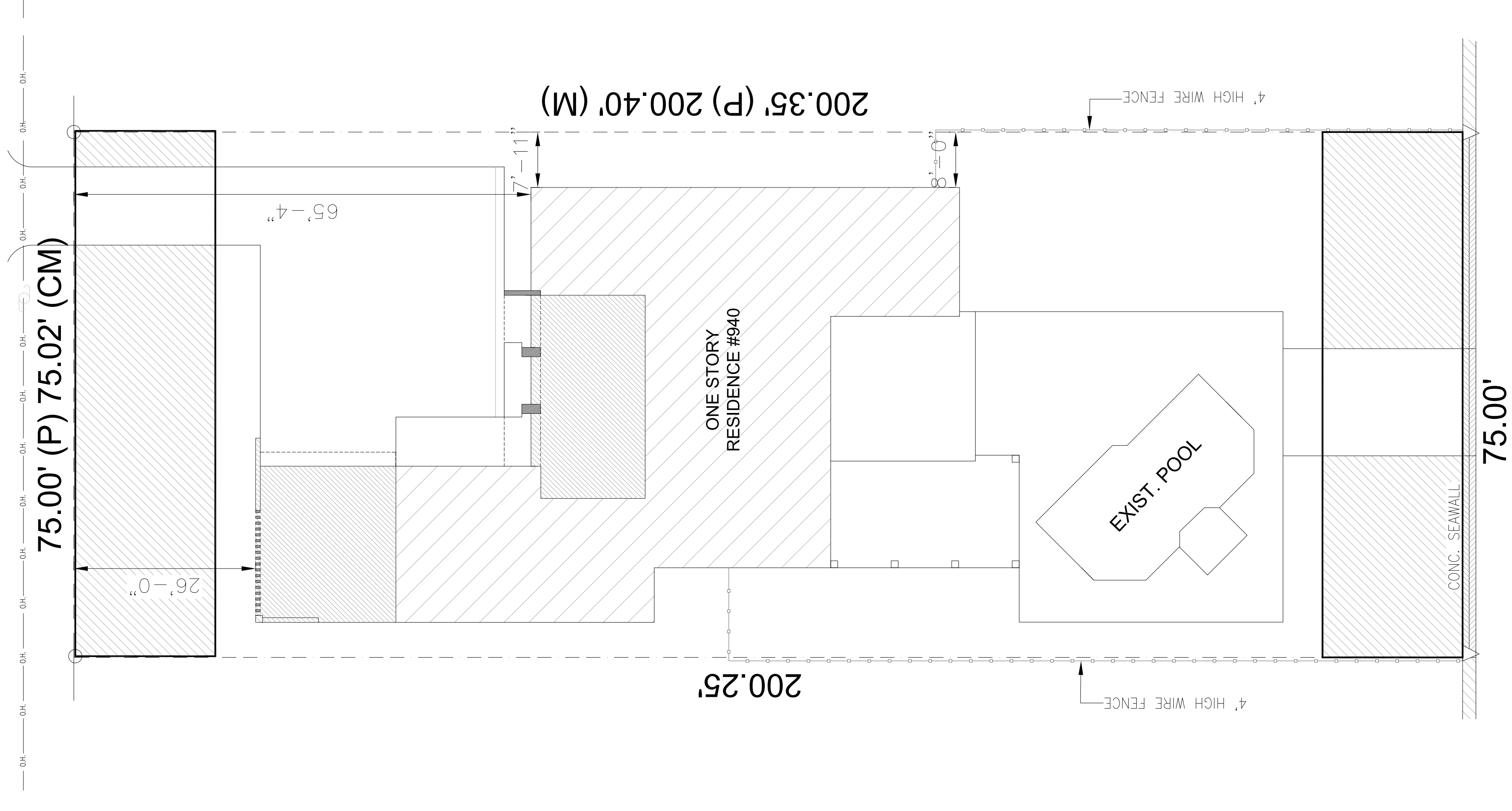
REVISIONS:

NO.	DESCRIPTION	DATE

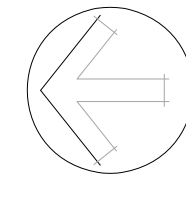
KEY:

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PROJECT NUMBER: 21-23-00
DATE ISSUED: MARCH, 2021
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CHECKED: EAV
SHEET:

A-2



FRONT YARD AREA CALCULATIONS
 SCALE: 3/32"=1'-0"

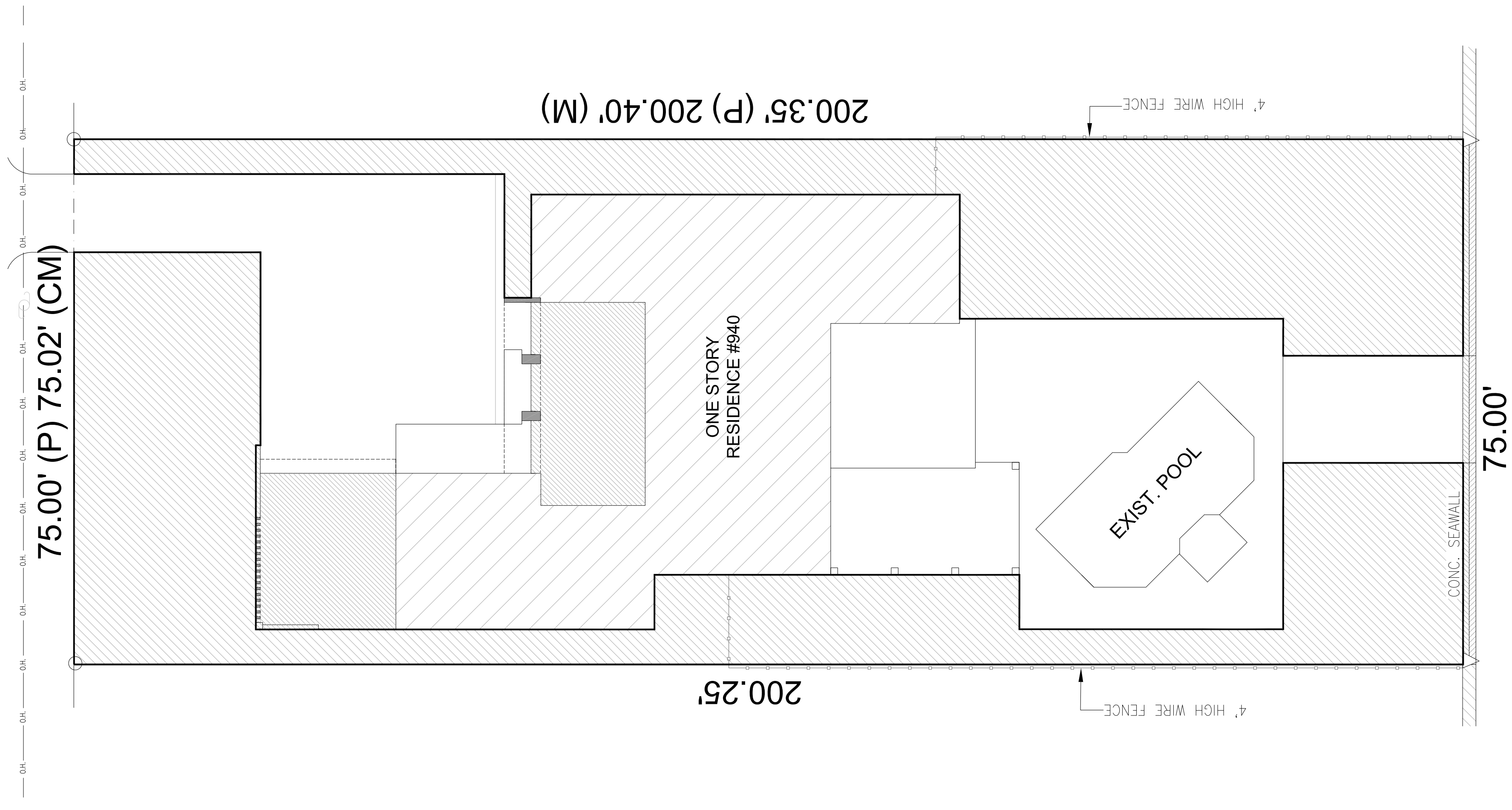


FRONT YARD CALC

1,500 SF TOTAL FRONT YARD AREA	1,500 SF TOTAL REAR YARD AREA
127 SF PERVIOUS - 84.8%	1194 SF PERVIOUS - 79.6%
310 SF IMPERVIOUS - 15.2%	306 SF IMPERVIOUS - 20.4%

REAR YARD CALC

1,500 SF TOTAL REAR YARD AREA	1,500 SF TOTAL FRONT YARD AREA
1194 SF PERVIOUS - 79.6%	127 SF PERVIOUS - 84.8%
306 SF IMPERVIOUS - 20.4%	310 SF IMPERVIOUS - 15.2%



TOTAL LOT AREA CALCULATIONS
 SCALE: 3/32"=1'-0"





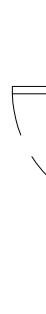

FULL LOT AREA CALCULATIONS

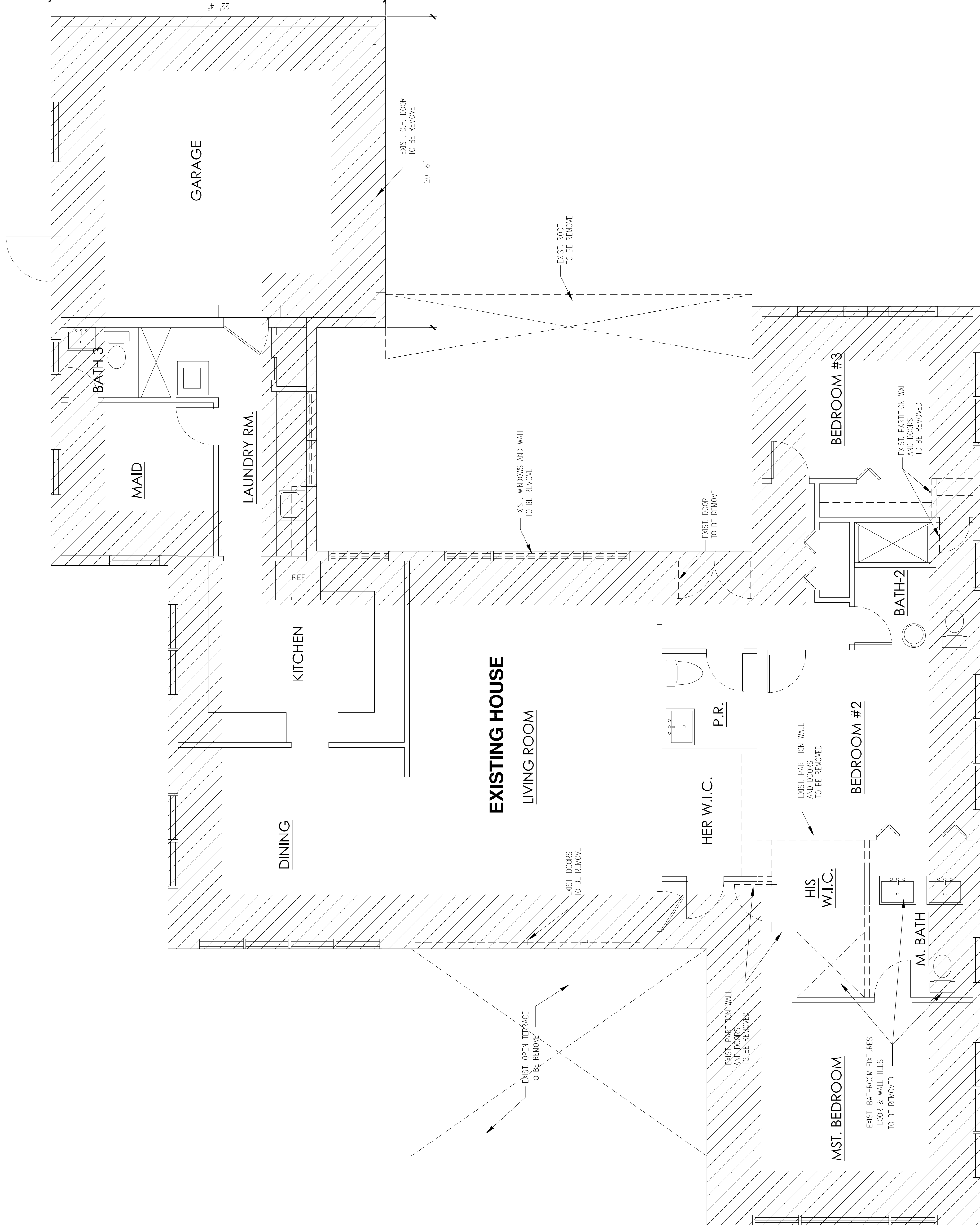
15,015 SF TOTAL LOT AREA - 100%	6,275 SF PERVIOUS AREA - 41.7%	7,475 SF IMPERVIOUS AREA - 49.59%
---------------------------------	--------------------------------	-----------------------------------

GENERAL DEMOLITION NOTES

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

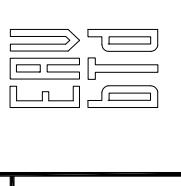
LEGEND:

	EXISTING WALLS TO REMAIN (EXISTING HOUSE)
	EXIST. INTERIOR WALL PARTITION TO REMAIN
	EXIST. INT PARTITION WALL TO BE REMOVED
	EXIST. WALL TO BE REMOVED
	EXIST. WINDOW TO BE REMOVED
	EXISTING DOOR TO BE REMOVED



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

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



EAV / BTD LLC.
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EDUARDO ALBERTO VAZQUEZ - AR 0014589
ARCHITECTURE

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PROJECT TEAM:

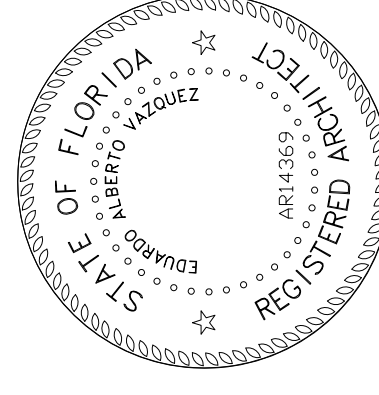
PROJECT DESCRIPTION:
PROPOSED
ADDITION

PROJECT ADDRESS:

940. 88. STREET,
SURFSIDE, FL. 33154
F.O.B. No. 14-2235-005-3940
OWNER

Mr. + Mrs.
EDUARTEZ

SEAL / SIGNATURE / DATE



Eduardo A. Vazquez, R.A.
AR 14589

REVISIONS



KEY:

SCALE: AS SHOWN
PROJECT NUMBER: 21-23-00
DATE ISSUED: MARCH, 2021
DRAWN: MF
CHECKED: EAV
SHEET:

A-3

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 F: 305.758.4567
 www.eavbtd.com

EDUARDO ALBERTO VAZQUEZ - AR 0014389
 ARCHITECTURE

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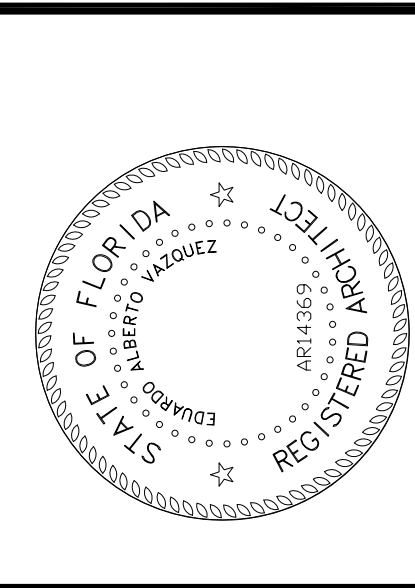
PROJECT TEAM

PROJECT ADDRESS

PROPOSED ADDITION

OWNER
Mr. + Mrs. EDUARTEZ

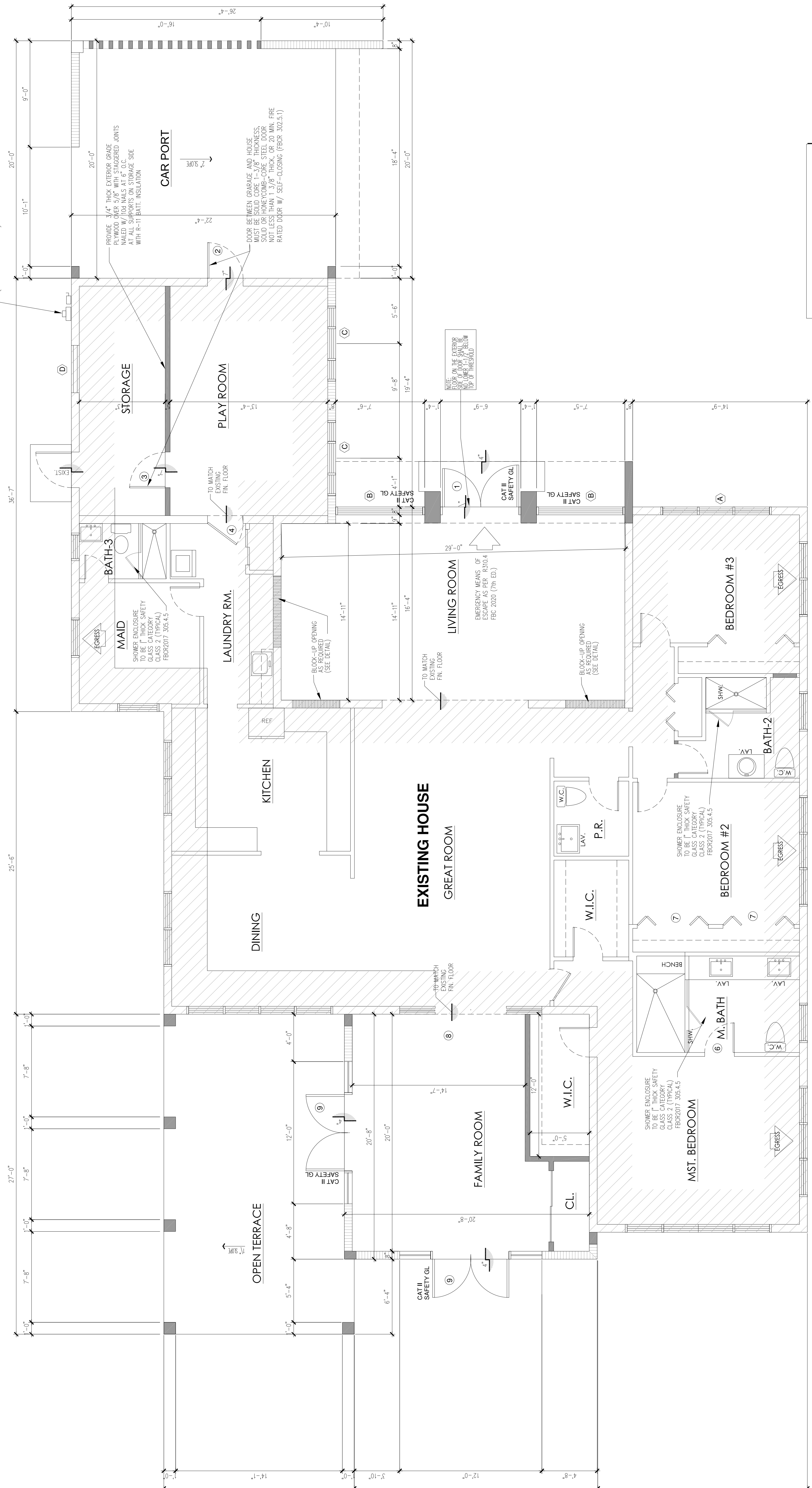
940 88 STREET
SURFSIDE, FL 33154
FOLD NO. 14-2235-005-3940



REVISIONS

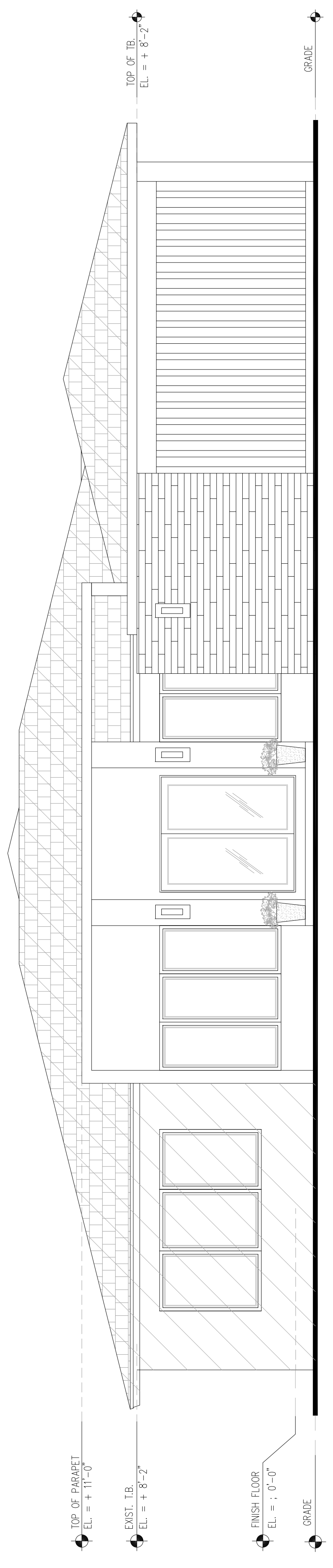
SCALE	AS SHOWN
PROJECT NUMBER	21-23-00
DATE ISSUED	MARCH, 2021
DRAWN	MF
CHECKED	EAV
SHEET	A-4

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

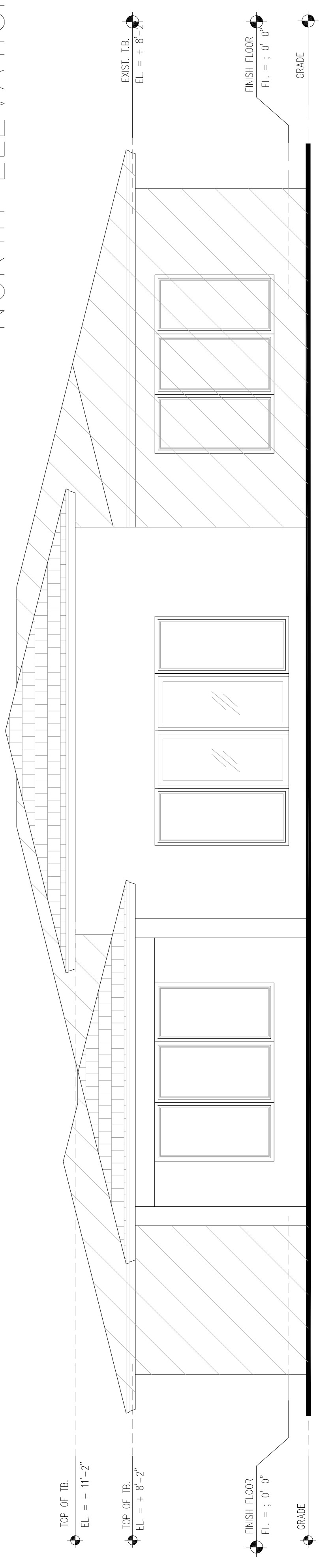


PROPOSED FLOOR PLAN SCALE: 1/4" = 1'-0"

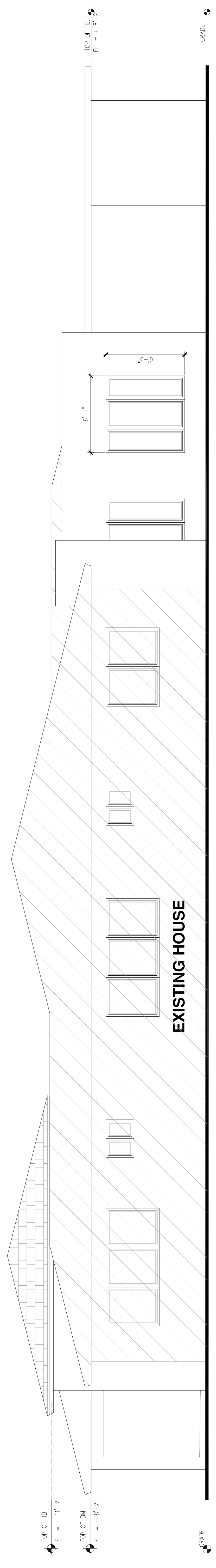
- SEPARATE PERMIT FOR WINDOWS, DOORS AND ROOFING SYSTEM



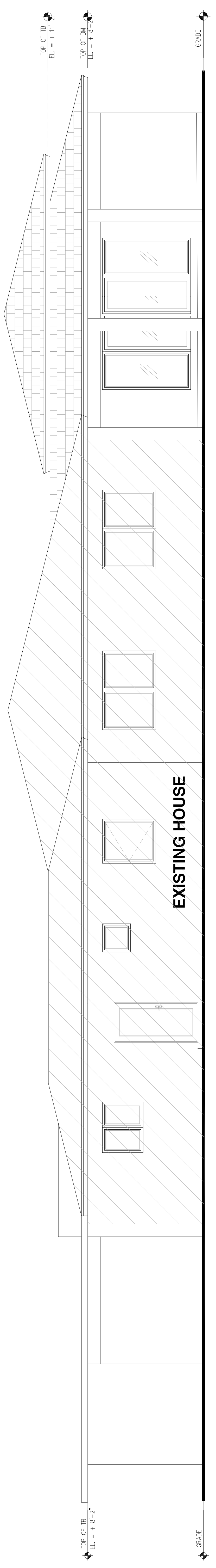
NORTH ELEVATION SCALE: 1/8" = 1'-0"



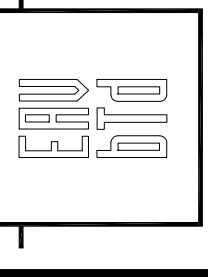
SOUTH ELEVATION SCALE: 1/8" = 1'-0"



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



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



EAV / BTD LLC.
 8425
 Sycamore Blvd., Suite 103
 Fort Myers, FL 33907
 T: 305.758.4566
 F: 305.758.6567
 www.eavbtd.com

EDUARDO ALBERTO VAZQUEZ - AR 0014389
 ARCHITECTURE

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PROJECT TEAM:

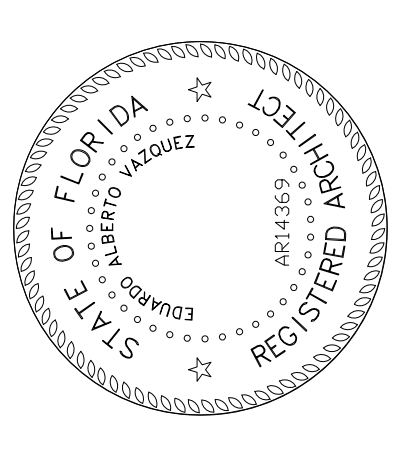
PROJECT DESCRIPTION:
 PROPOSED
 ADDITION

PROJECT ADDRESS:

940. 88 STREET
 SURFSIDE, FL 33154
 F.O.D. No. 14-2235-005-3940

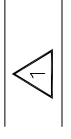
OWNER:
 Mr. + Mrs.
 EDUARTEZ

SEAL / SIGNATURE / DATE



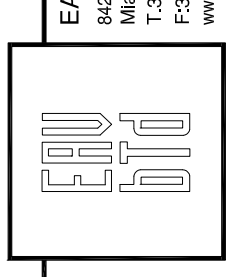
Eduardo A. Vazquez, R.A.
 AR 14389

REVISIONS



KEY:

SCALE: AS SHOWN
 PROJECT NUMBER: 21-23-00
 DATE ISSUED: MARCH, 2021
 DRAWN: MF
 CHECKED: EAV
 SHEET:



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 Miami, FL 33134
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 www.eavbtd.com

EDUARDO ALBERTO VAZQUEZ - AR 0014389
 ARCHITECTURE

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PROJECT TEAM:

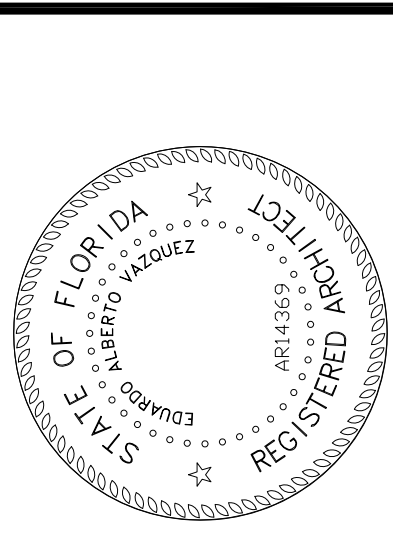
PROJECT DESCRIPTION:
**PROPOSED
 ADDITION**

PROJECT ADDRESS:

940, 88 STREET
 SURFSIDE, FL 33154
 F.O.I.D. No. 14-2235-005-3940
 OWNER

**Mr. + Mrs.
 EDUARTEZ**

SEAL / SIGNATURE / DATE



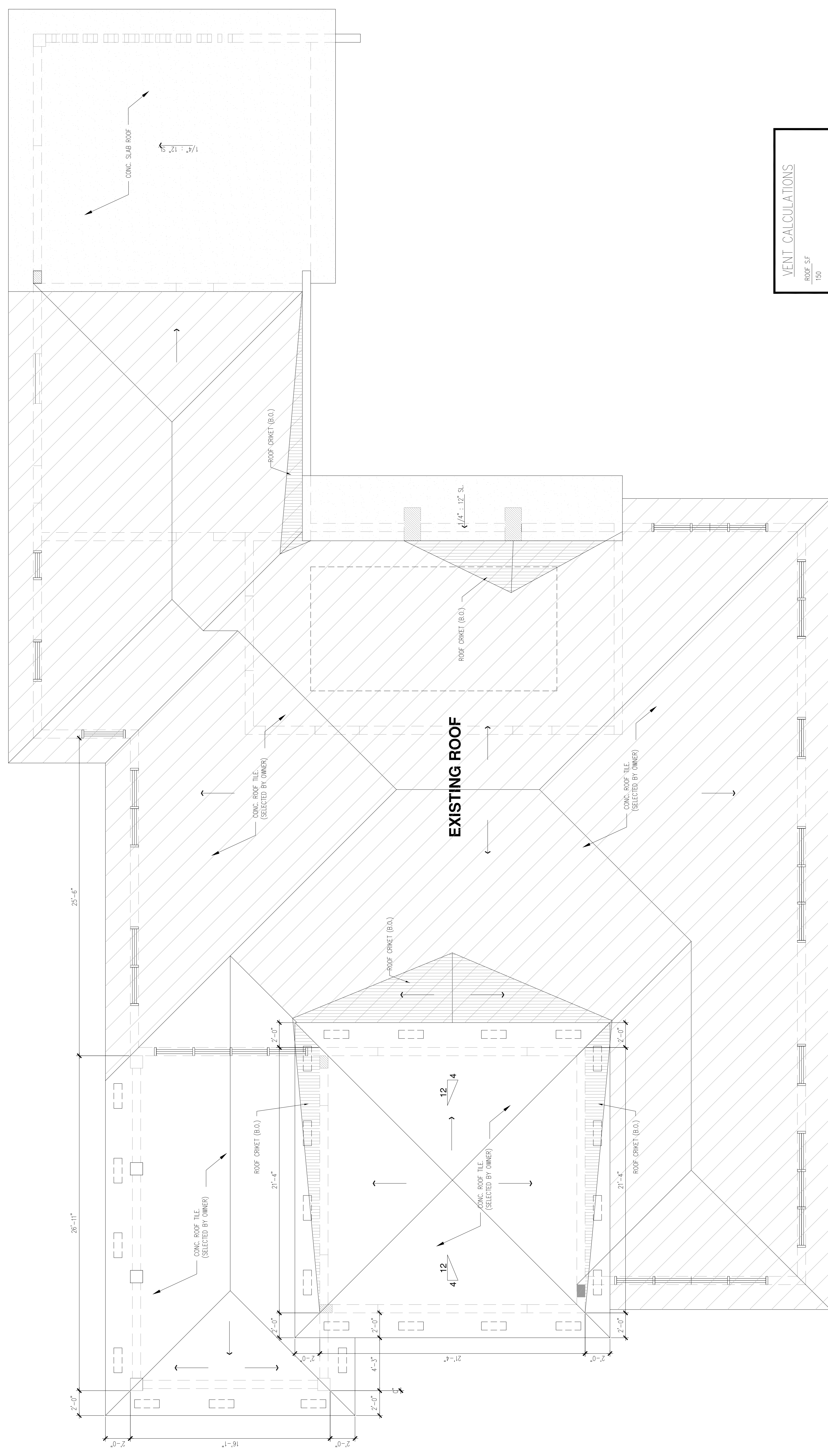
Eduardo A. Vazquez, R.A.
 AR 14,369

REVISIONS

KEY:

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 PROJECT NUMBER: 21-23-00
 DATE ISSUED: MARCH, 2021
 DRAWN: MF
 CHECKED: EAV
 SHEET:

A-6

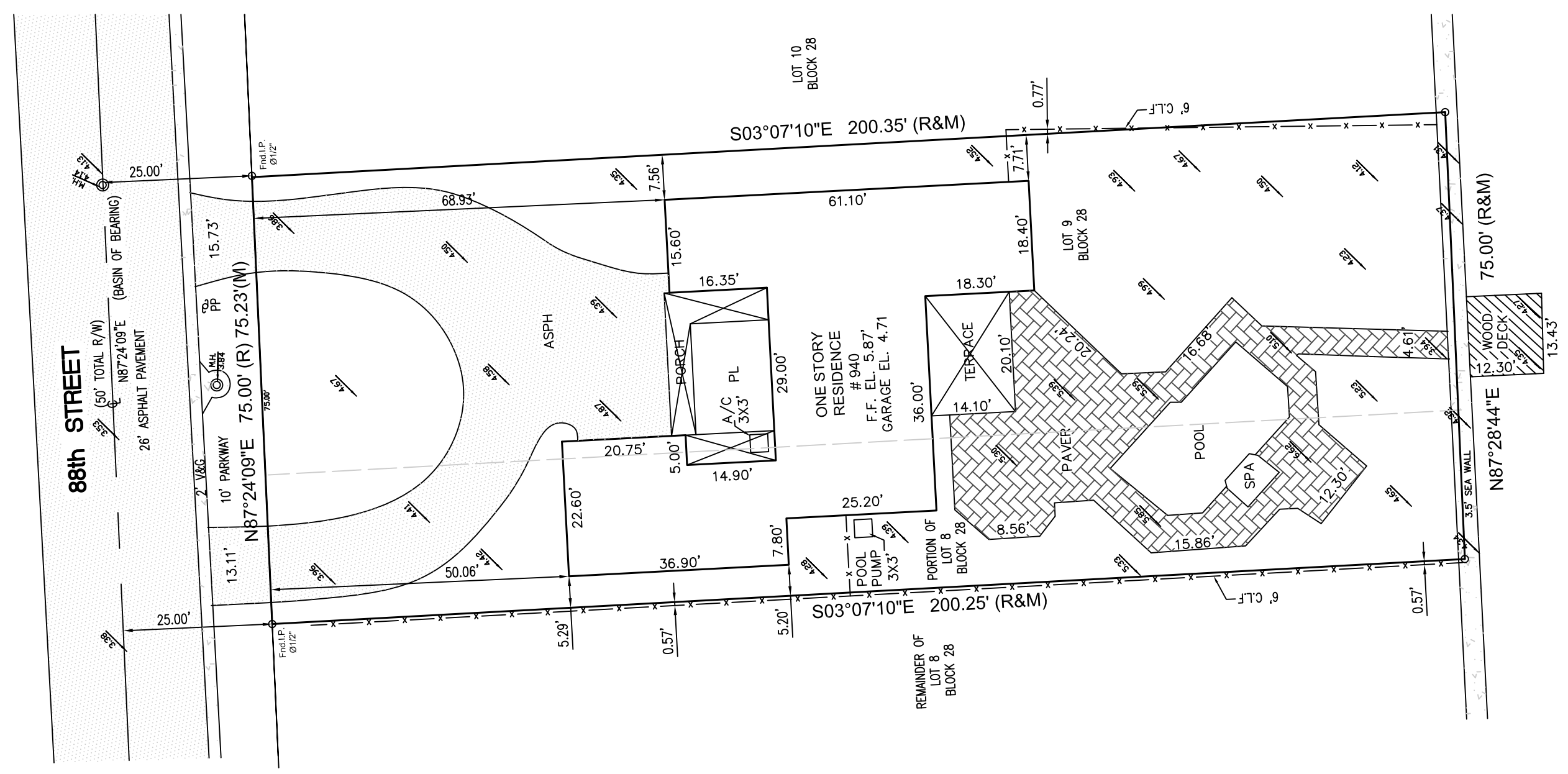


VENT CALCULATIONS	
ROOF SF	150
REQUIREMENT VENTS	9 SF
6" x 23" = 134 SQ.IN. = 1 SQ.FT.	
9 SF. / .67 = 14 VENTS	
PROVIDED VENTS	28 VENTS

ROOF PLAN SCALE: 1" = 1'-0"

BOUNDARY SURVEY

SCALE: 1" = 20'

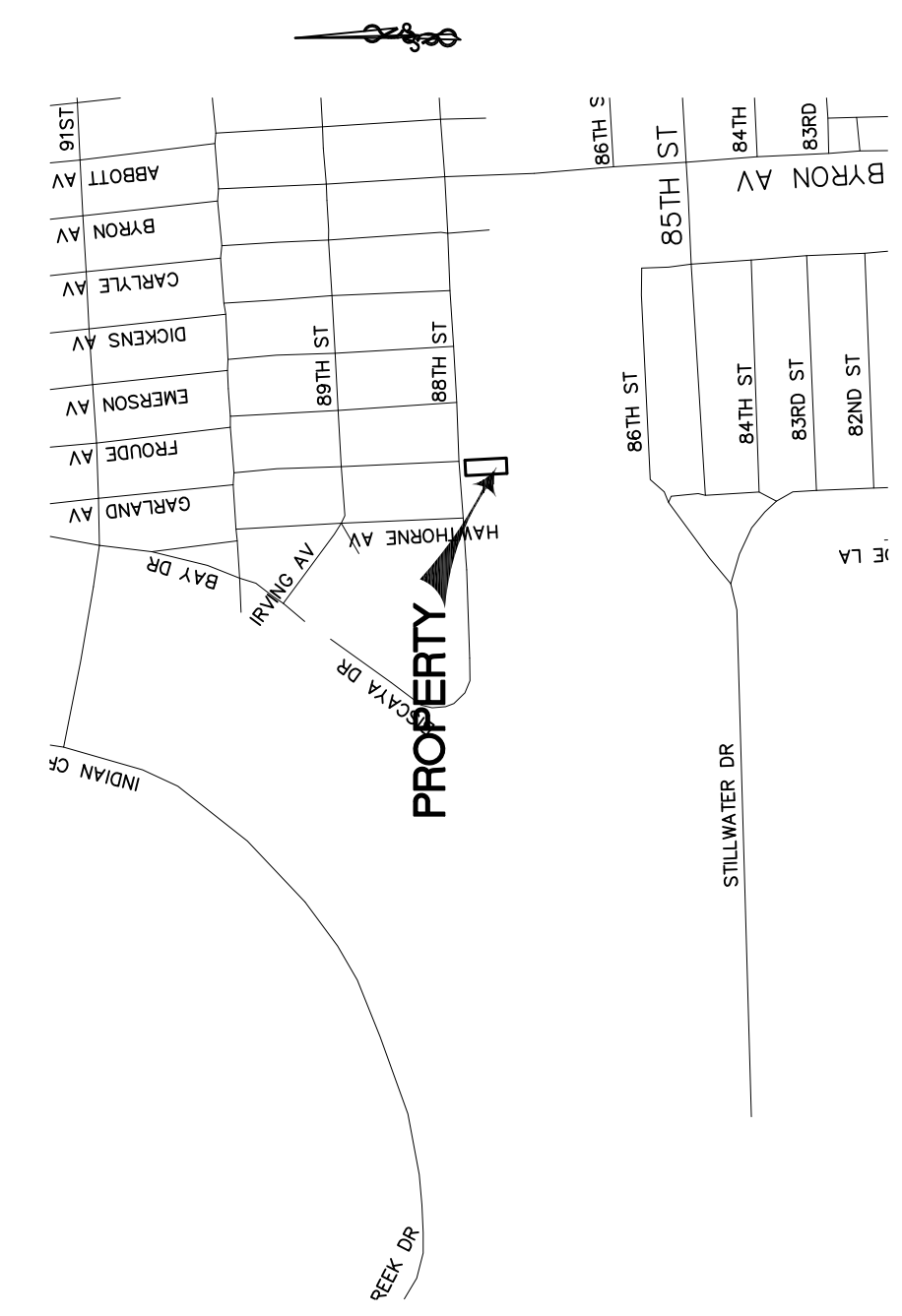


LEGEND AND ABBREVIATIONS

- ELEVATION
- DIRTWAY
- DRIVEWAY
- B.O.B. = BASIS OF BEARINGS
- A/C = AIR CONDITIONING PAD
- B.B. = BUILDING
- B.L. = BUILDING LINE
- C.B. = CATCH BASIN
- C.H. = CHIMNEY
- CL. = CLEAR
- CL. = CLEAR DISTANCE
- CONC. = CONCRETE
- CONCRETE FOUNDATION
- CENTRAL ANGLE
- WOOD FENCE
- CHAIN LINK FENCE
- B/C = BLOCK CORNER
- R. = RADIUS
- RES. = RESIDENCE
- R/W = RIGHT OF WAY
- R.P. = SET IRON PIPE
- S.P. = SET IRON PIPE
- STY. = STORY
- UT. = UTILITY EXCISEMENT
- ELECTRIC METER
- CONCRETE FOUNDATION
- CENTRAL ANGLE
- WOOD FENCE
- CHAIN LINK FENCE
- B/C = BLOCK CORNER
- R. = RADIUS
- RES. = RESIDENCE
- R/W = RIGHT OF WAY
- R.P. = SET IRON PIPE
- S.P. = SET IRON PIPE
- STY. = STORY
- UT. = UTILITY EXCISEMENT
- OVERHEAD ELECTRIC
- UTILITY CONC. POLE
- WATER METER

LOCATION SKETCH

SCALE: NTS



JOB No. 21-03940 CLIENT: JOSE A. EDUARTEZ & W. LORI
PROPERTY ADDRESS: 940 88 ST SURSIDE, FL 33154-3302
LEGAL DESCRIPTION: (FURNISHED BY CLIENT)
LOT 9 & THE EAST 1/2 OF LOT 8, BLOCK 28
SUBDIVISION: NORMANDY BEACH 2ND ADDITION
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16 AT PAGE 44
OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHT-OF-WAY OF RECORD, UNDERGROUND ENCROACHMENTS IF ANY, NOT LOCATED.
SURVEYOR'S NOTES:
1-) IF SHOWN, BEARINGS AND ANGLES ARE REFERRED TO SMO PLAT IN LEGAL DESCRIPTION.
2-) THE RELATIVE CLOSURE IN THE FIELD MEASURED BOUNDARY IS BETTER THAN 1 FOOT IN 7,500 FEET LINEAR (SUBURBAN).
3-) A TITLE REPORT WAS NOT PROVIDED FOR THIS SURVEY. THEREFORE, THERE MAY BE RESTRICTIONS ON THIS PARCEL THAT ARE NOT SHOWN THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. NO EXPRESSED OR IMPLIED DETERMINATION OF TITLE OR OWNERSHIP TO THE LAND DESCRIBED IS MADE.
4-) THERE MAY BE UNDERGROUND UTILITY LOCATIONS AND SUBSURFACE FEATURES WITHIN THE PARCEL THAT ARE NOT SHOWN. THERE IS NO VISIBLE SURFACE OR OVERHEAD ENCROACHMENT OTHER THAN SHOWN ON THIS SURVEY.
5-) IF A MONUMENT OR UTILITY PIPE OF THE FEDERAL ADMINISTRATIVE CODE IS ALTERED THIS SURVEY DRAWING WITHOUT THE PRIOR WRITTEN CONSENT OF THE SURVEYOR.
6-) IF 1/2" SET IRON PIPES (S.I.P.) OR 3/4" SET IRON PIPES ARE 18 INCHES IN LENGTH AND 3/4" DIA. (U.S.) OR 18" X 4" REBAR, RESPECTIVELY, AND HAVE A PLASTIC CAP MARKED, U.S.-4565.
ELEVATION INFORMATION:
BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY DATED OR REVISED ON 09-11-09 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN ZONE AE
BASE FLOOD ELEVATION 8.0 COMMUNITY 120659 PANEL NUMBER 0307 SUFFIX L
ELEVATIONS (WHEN SHOWN) REFER TO N.G.V.D., 1929 DATUM.
COUNTY BENCHMARK USED ELEVATIONS FEET B.M. LOCATION

CERTIFIED TO:
IOANA NUÑEZ

SURVEY DATE: 04-05-2021

REVISED	DESCRIPTION



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: April 19, 2021
RE: 9125 Emerson Avenue – Interior and Exterior Home Remodel

Background: This application is proposing a remodel of the interior and exterior of a single-family home. In addition to the demolition of the existing asphalt/concrete driveway and replacement of the driveway with concrete pavers. The Applicant is also installing a patio in the rear with an outdoor paved area. Pavers will also be installed on the north side yard. The interior lot is zoned H30B totaling 5,600 square feet (SF) per MDCPA.

An aerial is provided on the following page and a Google Street View is located on page 3. In addition to this Memorandum, a package of a site plan, floor plan, elevations, photos, demolition plan, electrical plan, mechanical plan and plumbing plan was submitted by the Applicant.

The setback requirements for the H30B Zoning District are 20-foot front, 5-foot side and 20 feet rear (per Zoning in Progress). The Applicant is proposing 28'-3" in the rear, the front and side setbacks are existing and meet requirements.

Calculation for total pervious area is not provided, but estimated to be at 51% where 35% is required. The front yard pervious area is proposed at 64.6% where 50% is required. The rear yard pervious area is proposed at 74.8% where 40% is required. Table 1 on page 3 provides information on site characteristics and zoning requirements.

No changes to the existing fence or roof are proposed at this time.

The Applicant proposes the following exterior modifications as part of this application:

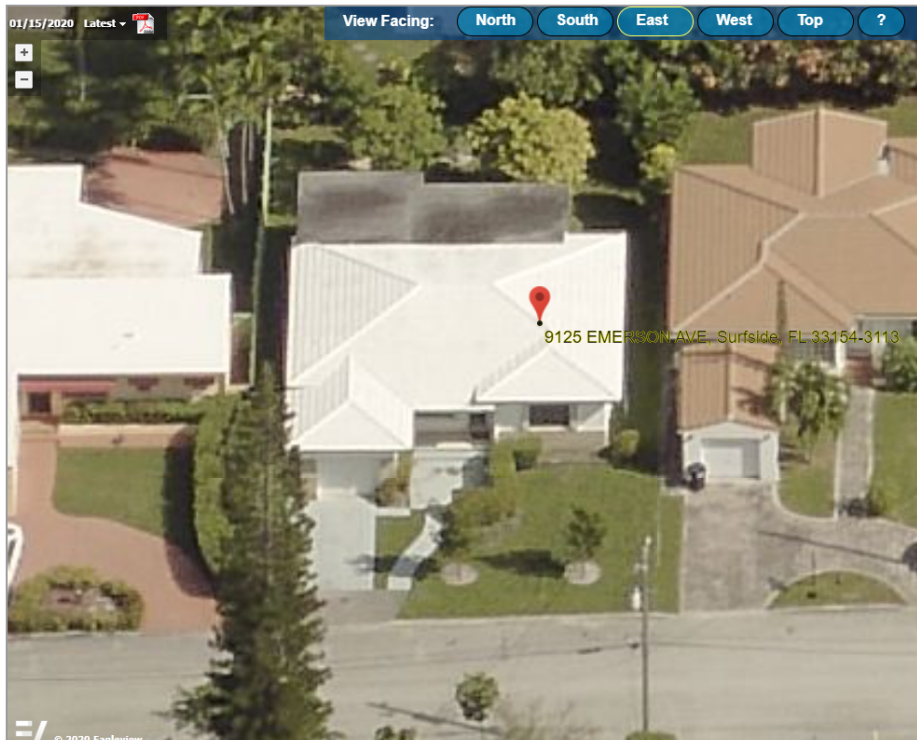
- Front (East) Elevation:
 - Demolish brick ornament and replace with painted stucco
 - Replace garage door with impact resistant garage door
 - Install 2 decorative wall sconces near garage door
 - Replace windows with impact resistant windows
 - Replace front door with impact resistant door
 - Demolish concrete planters and replace with garden area



Town of Surfside, Florida Development Review

- Rear (West) Elevation:
 - Replace windows with impact resistant windows
 - Replace 1 existing window with impact resistant exterior french doors
 - Addition of an exterior patio with stairs
 - Install 2 decorative wall sconces near exterior door
 - Remove mechanical equipment and relocate
 - Install open paved area in the rear (Patio and Paved Area = 360 SF)
- Left Side (South) Elevation:
 - Demolish brick ornament and replace with painted stucco
 - Replace windows with impact resistant windows
 - Remove existing door and block up
 - Demolish existing steps
 - Install mechanical equipment
- Right Side (North) Elevation:
 - Replace three (3) windows with impact resistant windows
 - Replace existing door with impact resistant glass door
 - Remove two (2) windows and block up

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



9125 Emerson Avenue MDCPA Angled Aerial



Town of Surfside, Florida
Development Review



9125 Emerson Avenue Google Street View



Town of Surfside, Florida Development Review

Table 1 – 9125 Emerson Avenue Site Characteristics and Zoning Requirements

Address	9125 Emerson Avenue	
General Location	Center	
Property Size	5,600 SF (112.5 Feet x 50 Feet)	
Zoning District	H30B	
Lowest Floor Elevation	Existing	
Lot Coverage	Required	Proposed
Total Lot	40% Max. (2,240 SF)	34.67% (1,942 SF)
Exempt Accessory Uses	15% or Less	6.4% (360 SF)
2 nd Story Lot Coverage	32% of the Lot	N/A
	80% of First Floor	N/A
Lots > 112.5 Feet	Front + Back Yds = 36% of Lot	42.8%
Pervious Area Total Lot	35% w/20% FL Friendly	51% ±
Pervious Area Front Yd	50% w/20% FL Friendly	64.6%
Pervious Area Rear Yd	40% w/20% FL Friendly	74.8% ±
Height – Flat Roof	30 Ft: Avg Datum/Crown-High Pt.	N/A
Height – Pitched Roof	30 Ft: Avg Datum/Crown-Tie Beam.	Existing
Modification of Height	1% of Height to 3 Ft Max	N/A
Roof Decks	Prohibited	N/A
Setbacks		
Primary Frontage	20 Feet Min.	20 Feet 1 Inch (Existing)
Secondary Corner	10 Feet Min.	N/A
Interior Side <= 50 Ft	5 Feet Min.	4 Feet 3 Inches (Existing)
		5 Feet (Existing)
Rear	20 Feet Min.	28 Feet 3 Inches
Pt. Lake & Adj. Canals	25 Feet Min	N/A
Biscayne Bay	50 Feet Min	N/A
Encroachments		
Eaves – Sloped Roofs	24 Inches Max	Existing
All Other Ornamentals	6 inches Max	N/A
Accessory Buildings		
Maximum Height	12 Feet Max	N/A.
Max. Aggregated Area	500 SF Max.	360 SF
Pools & Decks		N/A
Primary Front and	10 Feet Min	N/A
Secondary Corner	10 Feet Min	N/A
Uncovered Patio	Rear & Side – 5 Feet	28 Feet 3 Inches
	Front & Corner -10 Feet	N/A



Town of Surfside, Florida Development Review

Applicant Package: A package of the site plan, elevations and construction documents were submitted by the Applicant.

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

- Provide calculations, worksheet and information to determine pervious area requirements for the total lot
- Provide details of architectural colors and materials as part of this application
- Clarify if any trees are to be removed as part of this application; if so, a tree removal permit will be required for all trees removed
- Provide landscape details per code requirements, missing street trees and landscape details



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

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

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

PROJECT INFORMATION	
OWNER'S NAME	Miranda Rynsburgen
PHONE / FAX	305-934-9102
AGENT'S NAME	Julia Emilio
ADDRESS	2728 SW 28 Ave Miami FL 33133
PHONE / FAX	786 553 8455
PROPERTY ADDRESS	9125 Emenson
ZONING CATEGORY	Residential
DESCRIPTION OF PROPOSED WORK	Remodeling

INTERNAL USE ONLY			
Date Submitted	4/13/2021	Project Number	2021-1019
Report Completed		Date	4/13/2021
Fee Paid	\$ 200.00		

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


SIGNATURE OF OWNER

4/9/21
DATE


SIGNATURE OF AGENT

4/9/21
DATE



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

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

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

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

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

Julio Emilio 4/9/2024
NAME OF REPRESENTATIVE DATE



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

Project Name Emerson

Project Number 9125

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:

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

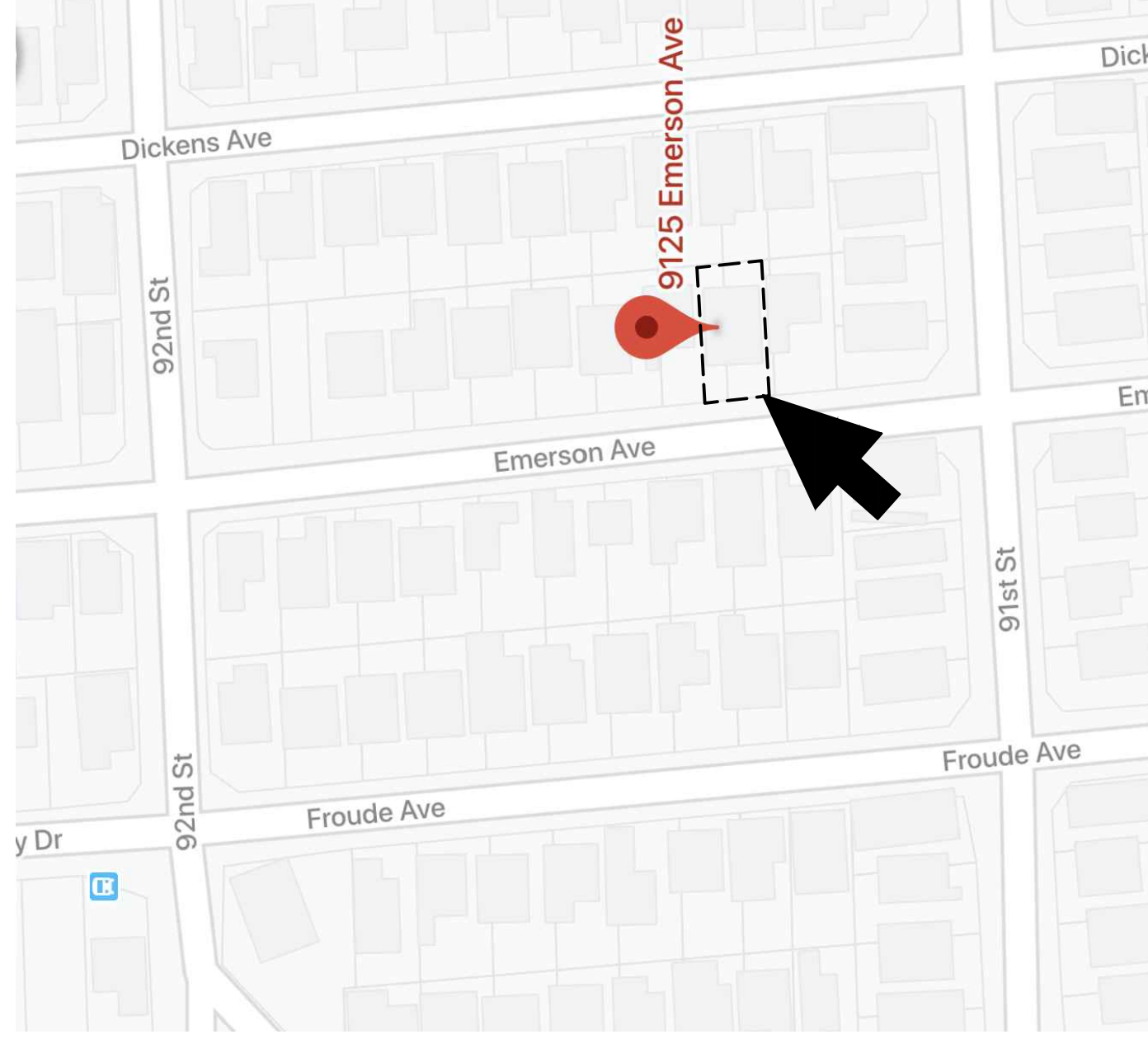
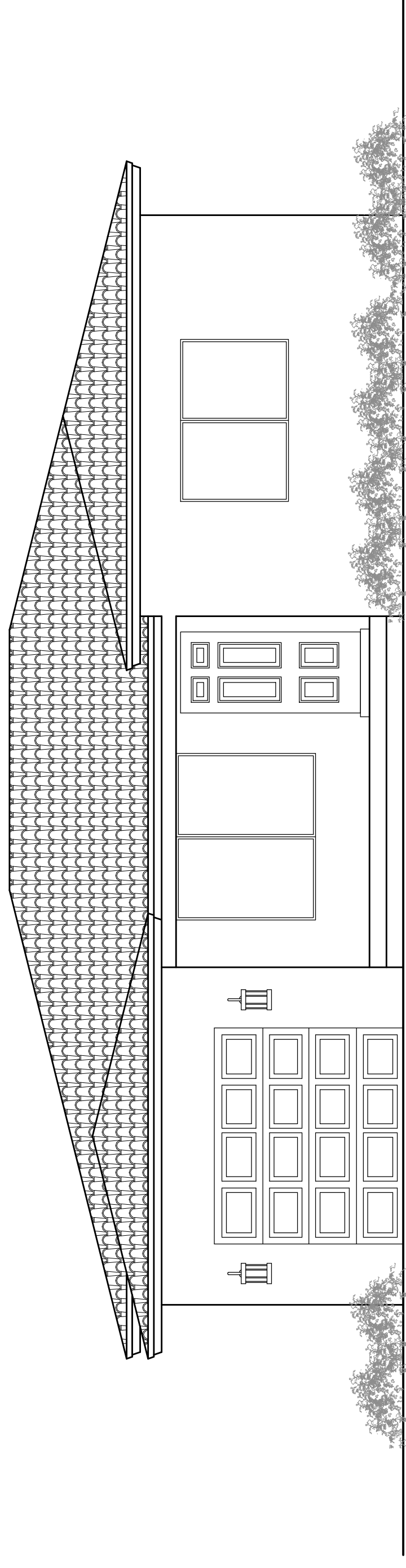
Cont.



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

project information :

INTERIOR & EXTERIOR REMONDELING FOR: EMERSON 9125 LIMITED



Location Map

SCALE: N.T.S.



Aerial Map

SCALE: N.T.S.

9 1 2 5 E m e r s o n A v e ,
S u r f s i d e , F l o r i d a 3 3 1 5 4

Permit Set
July, 2020

EMERSON 9125 LIMITED
901 Surfside Blvd,
Surfside, Florida, 33154
786.473.3232

Contact: Yvonne Ottley
E-Mail: yvonda@msn.com

client :

ALL COUNTY SURVEYORS
5400 South University Drive
Davie, FL 33328

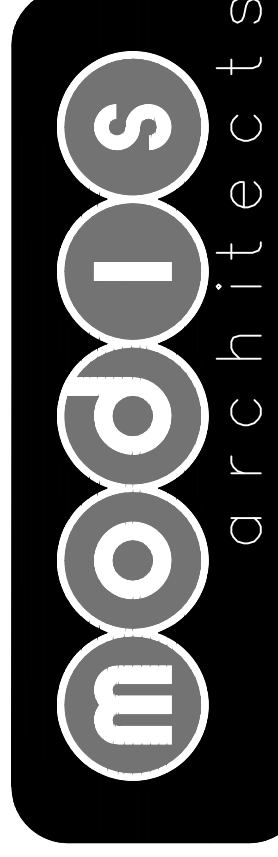
T. 954.777.4747
F. 954.777.2707

Contact: Julio S. Pita
E-Mail: tina@allcountysurveys.com

surveyor :



architect :



MODIS Architects, LLC
4955 SW 75th Avenue
Miami, Florida 33155

T. 786.879.8882
F. 786.350.1515
Florida Corp.

AA# 26001777

Contact: Robert K. Morissette,
AIA, NCARB, LEED AP BD+C, CP

E-mail: RobertM@MODISarchitects.com

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structural engineer :

Soil Test Engineers :

Emerson 9125 Limited.
Remodeling
Interior & Exterior
9125 Emerson Ave,
Surfside, Florida, 33154
Folio No. 14-2235-001-2110

project info :

seal :

ROBERT K. MORISSETTE, AIA, NCARB, LEED AP BD+C, CP
FLORIDA REGISTERED ARCHITECT # AA# 26001777

revisions :

drawing data :

COVER SHEET

project number : #20905

drawing scale : As Shown

drawing date : May, 2020

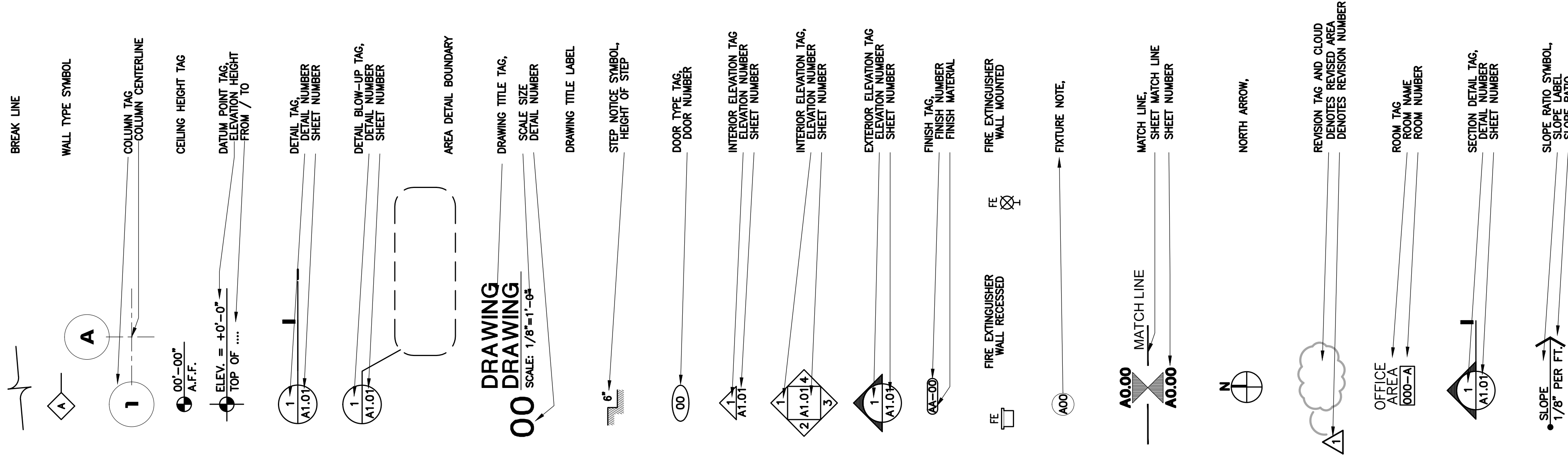
phase : Permit Set

sheet number : A0.00

MODIS architects
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f. 786.350.1515
AA#26001777
e. MODIS@MODISarchitects.com

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symbols :



abbreviations :

ABV	ABOVE	JAN	JANITOR
AC	AIR CONDITIONING	JT	JOINT
AD	AREA DRAIN	K	KITCHEN
ADJ	ADJACENT/ADJUSTABLE	KIT	KITCHEN (1,000)
AFF	ABOVE FINISHED FLOOR	LAM	LAMINATED
A.H.U.	AIR HANDLER UNIT	LAV	LAVATORY
ALUM	ALUMINUM	LP	LOW POINT
ANOD	ANODIZED	LVR	LOUVER
APPROX	APPROXIMATE (LY)	MACH	MACHINE
BD	BOARD	MATL	MATERIAL
BLDG	BUILDING	MAX	MAXIMUM
BLK	BLOCK	MECH	MECHANICAL
BM	BOTTOM	MEMB	MEMBRANE
BRZ	BRONZE	MEZZ	MEZZANINE
C	CHANNEL	MFR	MANUFACTURE
CAB	CABINET	MH	MAN HOLE
CER	CERAMIC	MIN	MINIMUM
CEJ	CONTROL JOINT	MISC	MISCELLANEOUS
CLG	CEILING	MO	MASONRY OPENING
CL	CLEAR	MTD	MOUNTED
CLR	CLEAR OPENING	MUL	MULLION
CLT	CONCRETE	N	NORTH
CONTR	CONTRACTOR	NIC	NOT IN CONTRACT
CO	CLEAN OUT	NO	NUMBER
CONC	CONCRETE	NOM	NOMINAL
CONSTR.	CONSTRUCTION	NTS	NOT TO SCALE
COORD	COORDINATE	OA	OVERALL
CPT	CARPET	OD	ON CENTER
CTR	CENTER	OFF	OFFICE
D	DRYER	OPNG	OPENING
DBL	DOUBLE	OPNG	OPENING
DEPT	DEPARTMENT	PARTN	PARTITION
DET	DETAIL	PR	PAIR
DF	DRINKING FOUNTAIN	PREFAB	PREFABRICATED
DIA	DIAMETER	PREFIN	PRE-FINISHED
DIM	DIMENSION	PS	PULL STATION
DISP	DISPENSER	PSF	POUNDS PER SQUARE FOOT
DN	DOWN	PT	PRESSURE TREATED
DR	DOOR	PRCST	PRE-CAST
DR	DOOR	PREFAB	PREFABRICATED
DT	DETAIL	PMT	PAVEMENT
DW	DISHWASHER	PVC	POLYVINYL CHLORIDE
DWG	DRAWING	QT	QUANTITY
E	EAST	R	RISER OR RADIUS
EA	EACH	RA	RETURN AIR
EL	ELEVATION	RAD	RADIUS
ELECT	ELECTRICAL	REF	REFRIGERATOR
ELEV	ELEVATOR	REIN	REINFORCED
EMER	EMERGENCY	REQ'D	REQUIRED
ENCL	ENCLOSURE/ENCLOSURE	REV	REVISION
EQUIP	EQUIPMENT	RM	ROOM
ESP	ELECTROSTATIC SPRAYED PAINT	RO	ROUGH OPENING
ENIC	ELECTRIC WATER COOLER	RTU	ROOF TOP UNIT
EXIST	EXISTING	RWL	RAIN WATER LEADER
EXP	EXPANSION	S	SOUTH
EXT	EXTERIOR	SC	SCHEDULE
FA	FIRE ALARM	SEC	SECTION
FDN	FOUNDATION	SH	SHOWER
FE	FIRE EXTINGUISHER	SHWR	SHOWER
FEC	FIRE EXTINGUISHER CABINET	SPC	SPECIFICATION
FE	FINISH FLOOR ELEVATION	SO	SQUARE
FE	FIRE HOSE CABINET	SS	STAINLESS STEEL
FE	FIRE HOSE RACK	SSK	SERVICE SINK
FE	FINISH FLOOR ELEVATION	STA	STATION
FE	FIRE EXTINGUISHER	STD	STANDARD
FE	FIRE EXTINGUISHER	STL	STEEL
FE	FIRE EXTINGUISHER	STOR	STORAGE
FE	FIRE EXTINGUISHER	STRUCT	STRUCTURAL/STRUCTURE
FE	FIRE EXTINGUISHER	SUSP	SUSPENDED
FE	FIRE EXTINGUISHER	SYM	SYMMETRICAL
FE	FIRE EXTINGUISHER	T	TREAD OR TOILET
FE	FIRE EXTINGUISHER	TELE	TELEPHONE
FE	FIRE EXTINGUISHER	TEMP	TEMPERED
FE	FIRE EXTINGUISHER	THK	THICK (NESS)
FE	FIRE EXTINGUISHER	THRES.	THRESHOLD
FE	FIRE EXTINGUISHER	TIP	TIP
FE	FIRE EXTINGUISHER	UC	UNDERCUT
FE	FIRE EXTINGUISHER	UNFIN	UNFINISHED
FE	FIRE EXTINGUISHER	UN	UNLESS OTHERWISE NOTED
FE	FIRE EXTINGUISHER	UR	URNAL
FE	FIRE EXTINGUISHER	VCT	VINYL COMPOSITION TILE
FE	FIRE EXTINGUISHER	VEST	VESTIBULE
FE	FIRE EXTINGUISHER	VIF	VERTICAL FIELD
FE	FIRE EXTINGUISHER	W	WITH
FE	FIRE EXTINGUISHER	W/O	WITHOUT
FE	FIRE EXTINGUISHER	WC	WOOD CLOSET
FE	FIRE EXTINGUISHER	WD	WOOD
FE	FIRE EXTINGUISHER	WR	WATER RESISTANT
FE	FIRE EXTINGUISHER	WSC	WAINSCOT
FE	FIRE EXTINGUISHER	WWT	WEIGHT
FE	FIRE EXTINGUISHER	WVF	WELED WIRE FABRIC

index of drawings :

DESCRIPTION	
ARCHITECTURAL DRAWINGS :	
COVER SHEET, PROJECT NAME, LOCATION, CONTACTS	●
ABBREVIATIONS, SYMBOLS, INDEX OF DRAWINGS	●
GENERAL NOTES	●
SITE PLAN AND ZONING INFORMATION	●
DEMOLITION PLAN	●
ARCHITECTURAL GROUND LEVEL FLOOR PLAN	●
ARCHITECTURAL GROUND LEVEL REF. CEILING PLAN	●
ARCHITECTURAL ROOF PLAN	●
EXTERIOR BUILDING'S FRONT AND REAR ELEVATIONS	●
EXTERIOR BUILDING'S SIDE ELEVATIONS	●
WALL SECTIONS	●
DOOR SCHEDULES AND DETAILS	●
WINDOW SCHEDULES AND DETAILS	●
DETAILS	●
STRUCTURAL DRAWINGS :	
WIND LOAD CALCULATIONS	●
FOUNDATION PLAN & GENERAL NOTES	●
STRUCTURAL DETAILS	●
ELECTRICAL DRAWINGS :	
GROUND FLOOR ELECTRICAL PLAN	●
ELECTRICAL RISER DIAGRAM & PANEL SCHEDULES	●
MECHANICAL DRAWINGS :	
GROUND FLOOR MECHANICAL PLAN	●
MECHANICAL SCHEDULES & DETAILS	●
PLUMBING DRAWINGS :	
GROUND FLOOR PLUMBING PLAN	●
PLUMBING NOTES, SCHEDULES AND DETAILS	●
CITY OF SURFSIDE PERMITTING &/OR INSPECTIONS	●

index of drawings (continued) :

DESCRIPTION	
ARCHITECTURAL DRAWINGS :	
COVER SHEET, PROJECT NAME, LOCATION, CONTACTS	●
ABBREVIATIONS, SYMBOLS, INDEX OF DRAWINGS	●
GENERAL NOTES	●
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DEMOLITION PLAN	●
ARCHITECTURAL GROUND LEVEL FLOOR PLAN	●
ARCHITECTURAL GROUND LEVEL REF. CEILING PLAN	●
ARCHITECTURAL ROOF PLAN	●
EXTERIOR BUILDING'S FRONT AND REAR ELEVATIONS	●
EXTERIOR BUILDING'S SIDE ELEVATIONS	●
WALL SECTIONS	●
DOOR SCHEDULES AND DETAILS	●
WINDOW SCHEDULES AND DETAILS	●
DETAILS	●
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WIND LOAD CALCULATIONS	●
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STRUCTURAL DETAILS	●
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GROUND FLOOR ELECTRICAL PLAN	●
ELECTRICAL RISER DIAGRAM & PANEL SCHEDULES	●
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GROUND FLOOR MECHANICAL PLAN	●
MECHANICAL SCHEDULES & DETAILS	●
PLUMBING DRAWINGS :	
GROUND FLOOR PLUMBING PLAN	●
PLUMBING NOTES, SCHEDULES AND DETAILS	●
CITY OF SURFSIDE PERMITTING &/OR INSPECTIONS	●

Emerson 9125 Limited.
Interior & Exterior
Remodeling
9125 Emerson Ave,
Surfside, Florida, 33154
Folio No. 14-2235-001-2110

Project info :

seal :

ROBERT K. MORSETTE, AIA, NCARB, LEED AP BD+C, COP
FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

ABBREVIATIONS,
SYMBOLS,
& INDEX OF
DRAWINGS

drawing data :

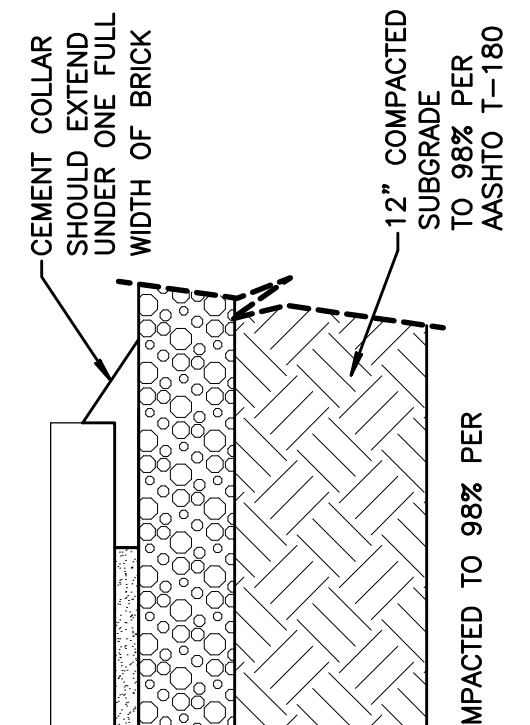
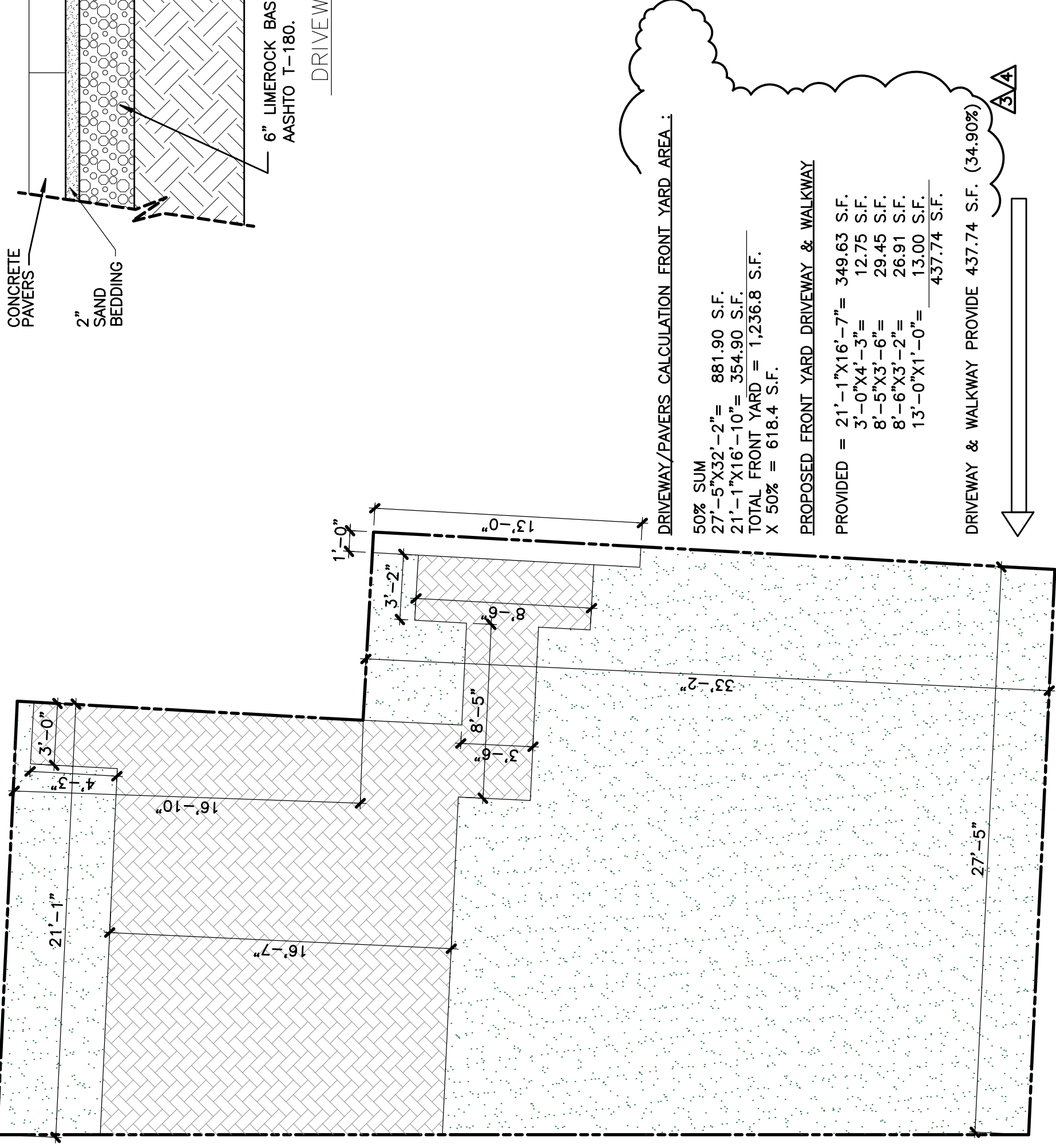
project number :	#20905
drawing scale :	As Shown
drawing date :	May, 2020
phase :	Permit Set
sheet number :	A0.01

A0.01

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DRIVEWAY DETAIL

DRIVEWAY/PAVERS CALCULATION - FRONT YARD AREA:
 50% SUM = 881.90 S.F.
 27'-5" x 32'-2" = 881.90 S.F.
 21'-1" x 16'-10" = 354.90 S.F.
 TOTAL FROM 4" A.G.C. = 1,236.8 S.F.
 X 50% = 618.4 S.F.
PROPOSED FRONT YARD DRIVEWAY & WALKWAY
 PROVIDED = 21'-1" x 16'-7" = 349.63 S.F.
 3'-0" x 4'-3" = 12.75 S.F.
 8'-5" x 3'-6" = 29.40 S.F.
 8'-6" x 3'-2" = 28.91 S.F.
 13'-0" x 1'-0" = 43.74 S.F.
DRIVEWAY & WALKWAY PROVIDE 437.74 S.F. (34.90%)

FLOOD LEGEND :
 ALL FLOOD ELEVATION INFORMATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY AS PREPARED BY:
 ALL COUNTY SURVEYORS
 PROFESSIONAL SURVEYORS AND MAPPERS
 3000 SOUTH UNIVERSITY DRIVE, DAVIE, FL 33328
 PH: 954.777.4747 FAX: 954.777.2707
 www.modisarchitects.com/surveyors.net
 JULIO S. PITA
 STATE OF FL. PROFESSIONAL LAND SURVEYOR NO. 57269
 FIELD WORK DATE: 06-03-2018
 SURVEY UPDATED: 06-03-2018
 DWG NO. 18-47505
 THE OWNER OF THIS PROPERTY UNDERSTANDS THAT INDICATED ABOVE IS GOING TO BE KEPT ON THE OFFICIAL PERMIT RECORD DURING A SIX (6) MONTH PERIOD FROM THE DATE OF WHICH THE CERTIFICATE OF COMPLETION IS ISSUED. IF ANY ADDITION, REPAIR, RECONSTRUCTION, ALTERATION, ADDITION, REMODELING OR COMBINATION THEREOF IS DONE BEFORE THE CERTIFICATION OF COMPLETION IS ISSUED, OR WITHIN THE WORKING PERIOD ABOVE, THE OWNER OF THE PROPERTY IS DECLARED SUBSTANTIALLY IMPROVED OR DAMAGED AND THE FLOOR ELEVATION IS NOT IN COMPLIANCE WITH CHAPTER 110 OF THE MIAMI-DADE COUNTY CODE.

DEMOTED 0'-0" : = EXISTING
 BASE FLOOD : = AE
 FLOOD ZONE : = 8'
 PANEL NO. : = 12086C0462
 COMMUNITY NO. : = 120659
 DATE OF MAP : = 10-29-2014

APPLICABLE CODES:
 (F.A.C.) 2017 FL. ACCESSIBILITY CODE
 (F.B.C.) 2017 FL. BUILDING CODE
 (F.M.C.) 2017 FL. MECHANICAL CODE
 (F.P.C.) 2017 FL. PLUMBING CODE
 (F.R.C.) 2017 FLORIDA RESIDENTIAL CODE
 (N.E.C.) 2017 NATIONAL ELECTRICAL CODE

ZONING INFORMATION:
 ZONING DATA - TOWN OF SURFSIDE
 (CODE OF ORDINANCES)

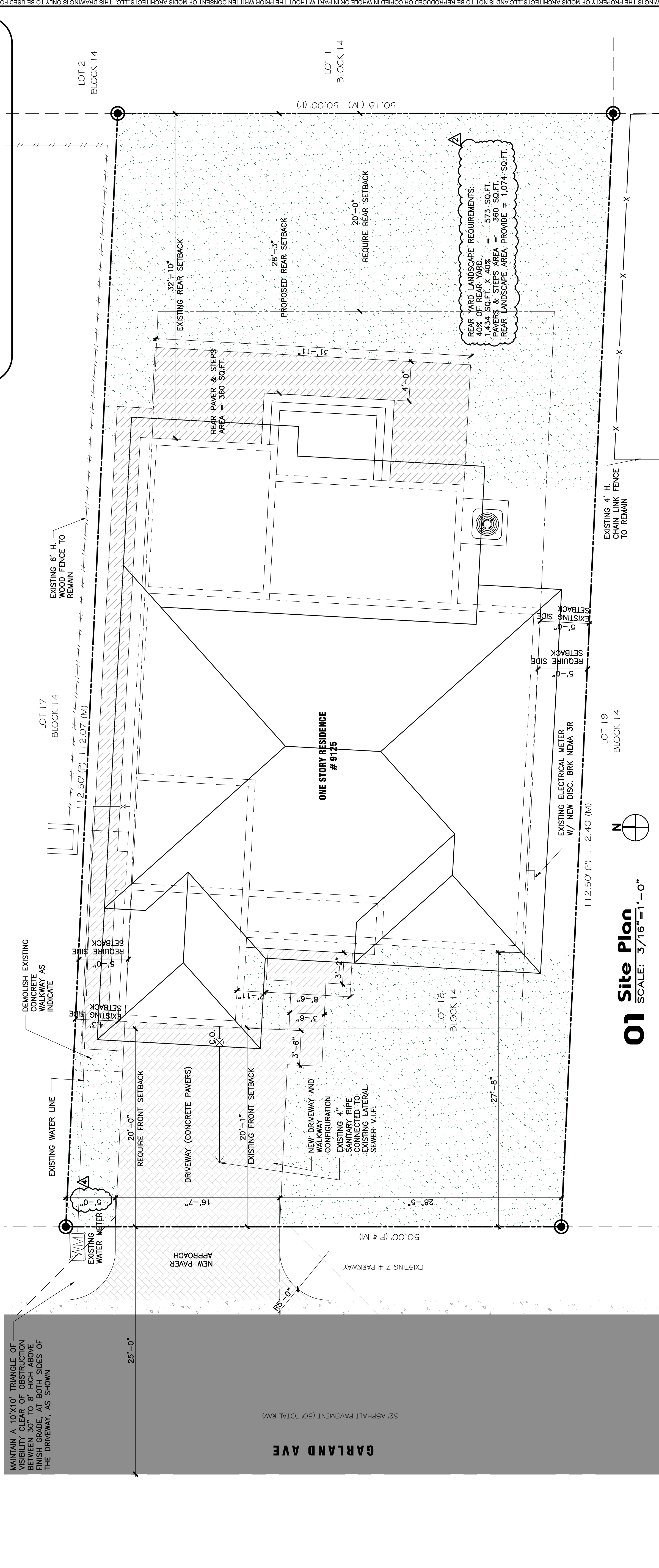
SITE ADDRESS:	9125 EMERSON AVE, SURFSIDE, FL. 33154
FOLIO NO:	14-2235-001-2110
LEGAL DESCRIPTION:	LOT 18, BLOCK 14, OF ALTOS DEL MAR N-4, PB 10, PAGE 63, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
PROPERTY OWNER:	EMERSON 9125 LIMITED
MAILING ADDRESS:	901 SURFSIDE BLVD, SURFSIDE, FL. 33154
NET LOT AREA:	5600 S.F.
CLASSIFICATION OF WORK:	EXTERIOR & INTERIOR REMODELING TO EXISTING RESIDENCE
CURRENT USE:	SINGLE FAMILY RESIDENCE
LOT COVERED AREA:	
LOT COVERED AREA ALLOWED:	40% OF LOT
LOT COVERED PROPOSED:	2,240 S.F.
EXISTING RESIDENCE:	1,942 S.F.
TOTAL LOT COVERAGE:	1,942 S.F. = 34.67 %
FRONT YARD LANDSCAPING CALCULATION:	SEE CALCULATION
PROPOSED DRIVEWAY AND WALKWAY AREA CALCULATION:	SEE CALCULATION
REAR YARD LANDSCAPING CALCULATION:	1,000 S.F X 20% = 200 S.F
TOTAL REAR LANDSCAPING AREA:	1,105-666.54 = 438.46 S.F (39%)
MIN. BUILDING SETBACKS:	
FRONT SETBACK	20'-0" 20.1' (EXISTING)
SIDE CORNER	10'-0" N/A
SIDE SETBACK	5' MIN 4.8' (EXISTING) 5' (EXISTING)
REAR	20'-0" 32'-10" (EXIST.)

**EMERSON 9125 LIMITED.
 Remodeling
 Interior & Exterior**
 9125 Emerson Ave,
 Surfside, Florida, 33154
 Folio No. 14-2235-001-2110

Project Info :



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revisions :

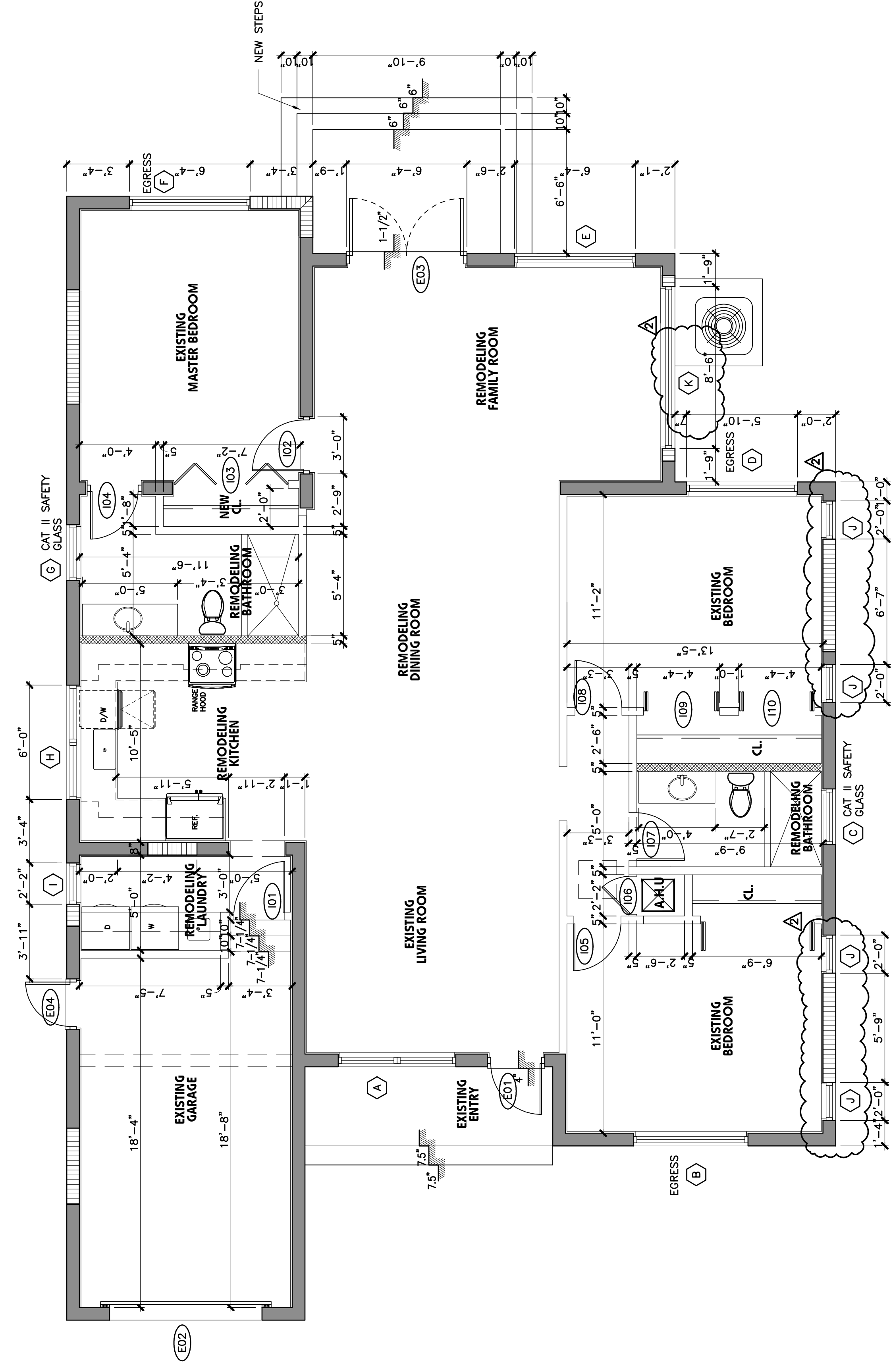
4	02/24/21	BLDG. DEP. COMMENTS
3	01/21/21	BLDG. DEP. COMMENTS
2	10/20/20	BLDG. DEP. COMMENTS

drawing data :

ARCHITECTURAL SITE PLAN & ZONING TABULATION

PROJECT number : #20905
 drawing scale : As Shown
 drawing date : May, 2020
 phase : Permit Set
 sheet number : A1.01

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egress window notes :
 EGRESS WINDOW TO PROVIDE 20" MIN. WIDTH CLEAR & 24" MIN. IN HEIGHT CLEAR OPENING & 5.7 SILL HEIGHT TO BE MAX. 44" A.F.F. (TYP)

note :
 NONABSORBENT SURFACES ON WALLS ENCLOSING BATHUBS AND SHOWER COMPARTMENTS MUST EXTEND TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE FLOOR FINISH FOR ALL BATHROOMS. AS PER F.B.C. 07 R307.2.

Wall legend :

	NEW CONCRETE BLOCK WALL
	EXISTING CONCRETE BLOCK WALL
	EXISTING INTERIOR PARTITION WALL
	NEW INTERIOR PARTITION WALL
	NEW INTERIOR PARTITION WALL WITH BACKING. SEE DETAIL SHEET A4.02

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

ARCHITECTURAL GROUND FLOOR PLAN

drawing data :

Project number : #20905
 drawing scale : As Shown
 drawing date : May, 2020
 Phase : Permit Set
 sheet number : A2.01

revisions :

2	10/20/20	BLDG. DEP. COMMENTS
---	----------	---------------------

seal :

ROBERT K. MORISSETTE, AIA, NCARB, LEED AP BD+C, COP
 FLORIDA REGISTERED ARCHITECT # AR 93259

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 Surfside, Florida, 33154
 Folio No. 14-2235-001-2110

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Project info :

seal :

ROBERT K. MORSETTE, AIA, NCARB, LEED AP BD+C, CDP
 FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

2 10/20/20 BLDG. DEP. COMMENTS

drawing data :

ARCHITECTURAL
GROUND FLOOR
REFLECTED
CEILING PLAN

project number : #20905

drawing scale : As Shown

drawing date : May, 2020

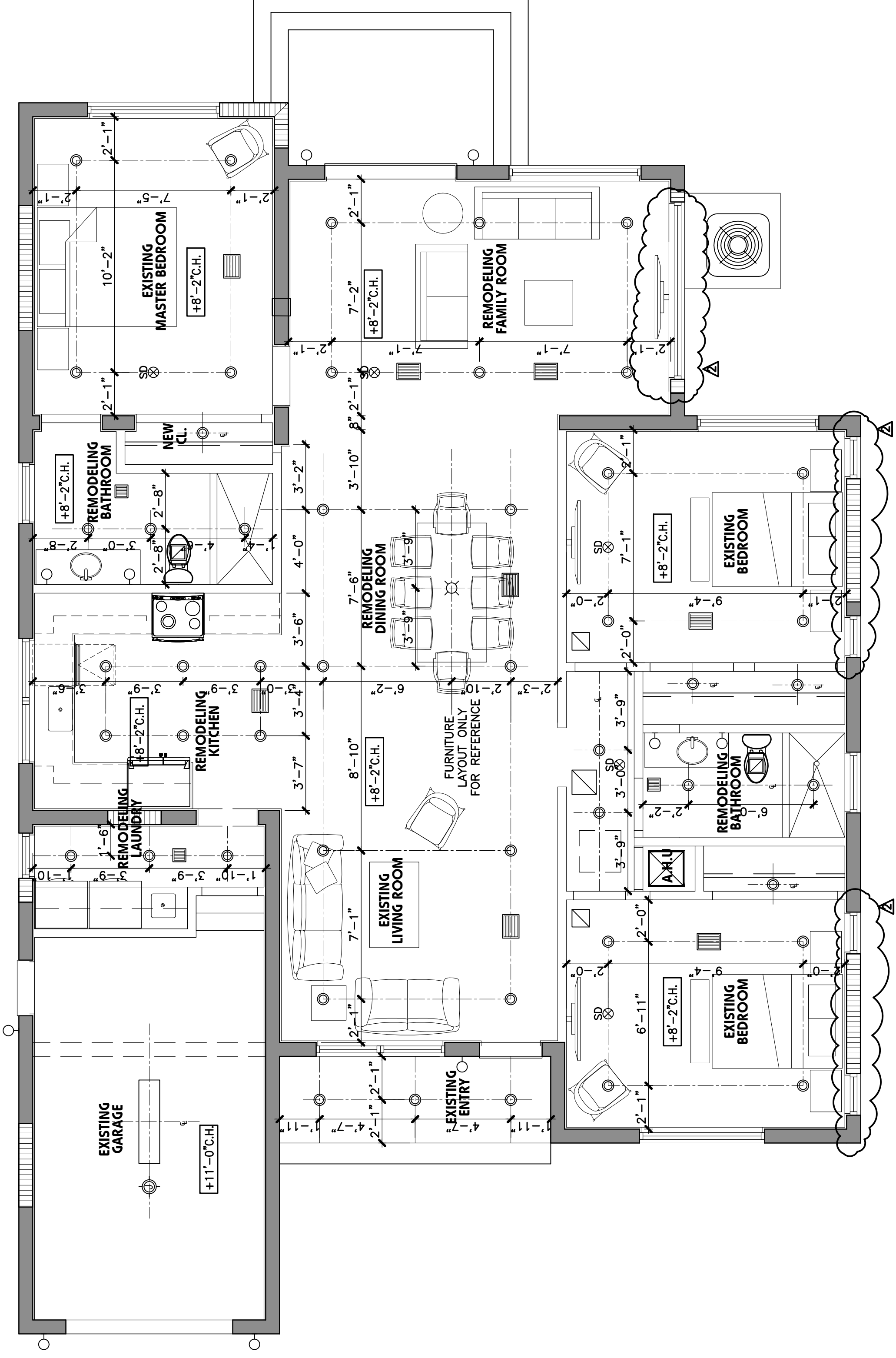
phase : Permit Set

sheet number :

A2.02

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Lighting Fixture Schedule and Drawing Legend:

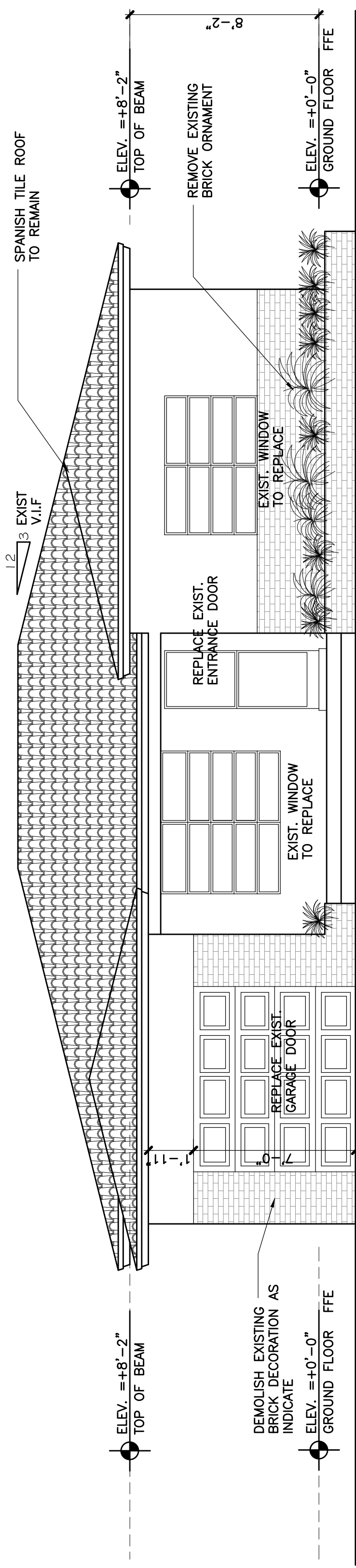
NOTE: THIS REFLECTED CEILING PLAN IS ONLY FOR THE REFLECTED CEILING. THE LOCATION, AND INTERIOR LOCATION OF CEILING FIXTURES, MATERIALS AND FINISHES, REFER TO MEP PLANS FOR A COMPLETE MEP DESIGN, AND FOR ANY ELECTRICAL, MECHANICAL, AND PLUMBING FIXTURE DETAIL, REFER TO THE MECHANICAL AND PLUMBING PLANS. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE OWNER.	⊗	COULDS, SMOKE DETECTOR / CARBON MONOXIDE DETECTOR UNITS, WITH BATTERY BACK UPS, SHALL BE INSTALLED IN ACCORDANCE WITH THE 2010 FEC SECTIONS R314 & R315 AS WELL AS NFPA 77/99, 98-3.0472. WHEN MORE THAN ONE ALARM IS REQUIRED WITHIN A ROOM, THE ALARMS SHALL BE INSTALLED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS WITHIN THE INDIVIDUAL DWELLING UNIT.	
⊞	A/C CEILING DIFFUSER. REFER TO ENGINEERING PLANS	⊞	WALL MOUNTED LIGHT FIXTURE
⊞	RETURN AIR GRILL. REFER TO ENGINEERING PLANS	⊞	CEILING MOUNTED LIGHT FIXTURE
⊞	EXHAUST FAN. REFER TO ENGINEERING PLANS	⊞	4" HI-HATS
⊞	ELECTRICAL JUNCTION BOX	⊞	CEILING MOUNTED FAN WITH LIGHT FIXTURE

GROUND FLOOR
REFLECTED CEILING PLAN
02
 SCALE: 1/4"=1'-0"

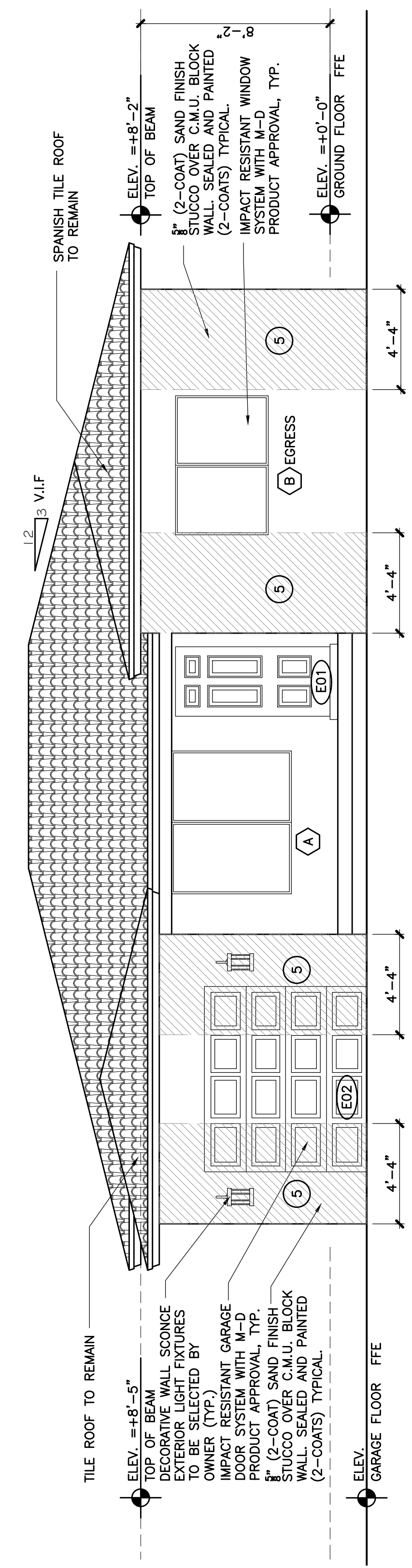
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AS WIND LOAD WALL PRESSURES
 Kd = 0.85

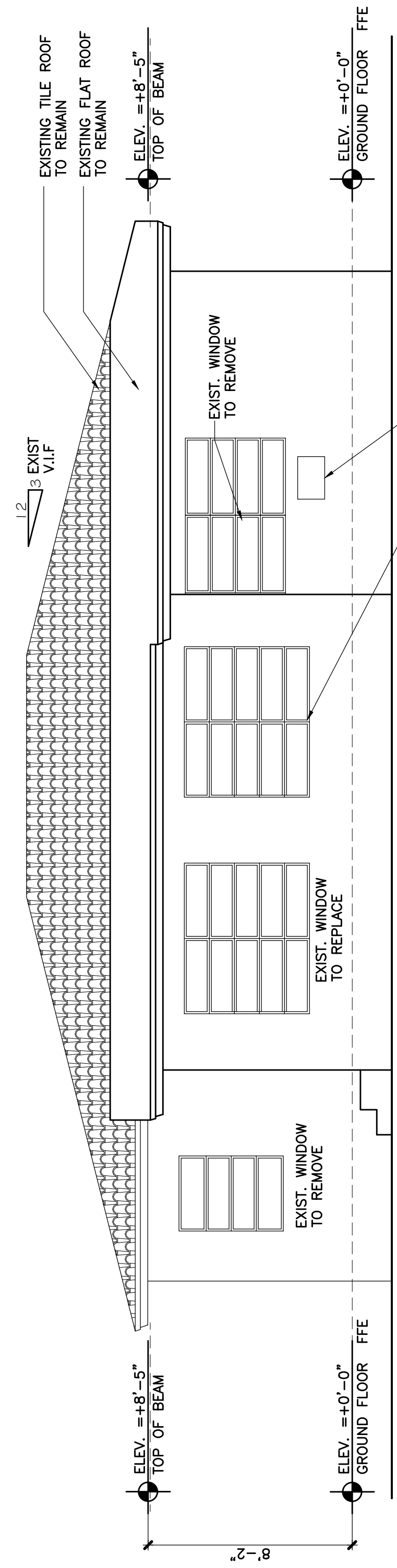
TRIBUTARY AREA	ZONE 4 (PSF)		ZONE 5 (PSF)	
	(+)	(-)	(+)	(-)
WINDOW	40.1	-43.4	40.1	-53.6
DOOR	38.4	-41.8	38.4	-49.9
0 sf. to 19 sf.	40.1	-43.4	40.1	-53.6
20 sf. to 29 sf.	38.4	-41.8	38.4	-49.9
30 sf. to 49 sf.	37.4	-40.7	37.4	-47.9
50 sf. to 99 sf.	36.0	-39.4	36.0	-45.2
100 sf. to 199 sf.	34.0	-37.4	34.0	-41.8



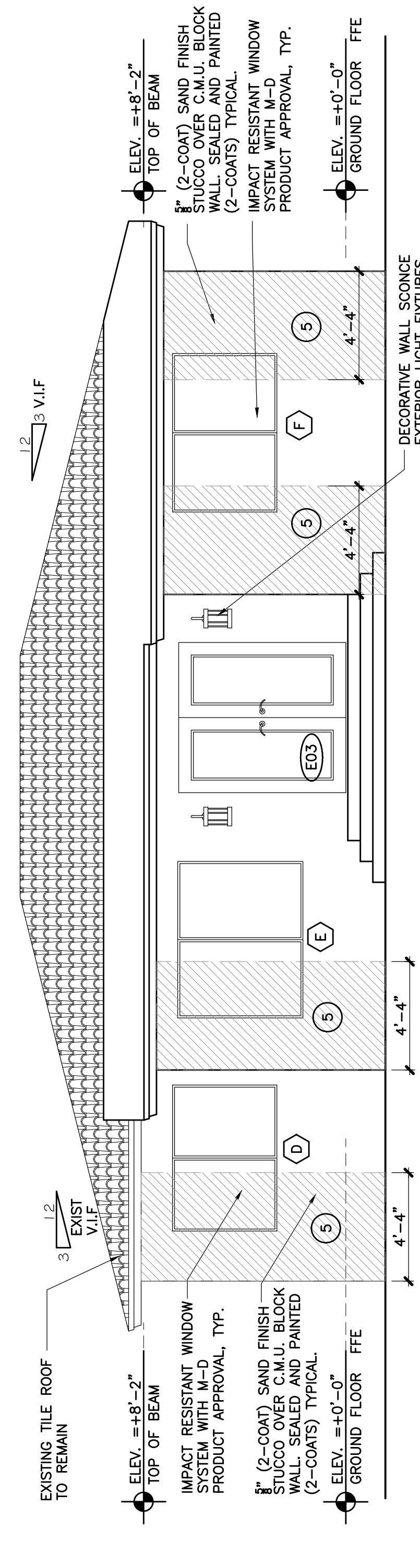
01 EXISTING FRONT ELEVATION (WEST)
 SCALE: 1/4"=1'-0"



02 PROPOSED FRONT ELEVATION (WEST)
 SCALE: 1/4"=1'-0"



03 EXISTING REAR ELEVATION (EAST)
 SCALE: 1/4"=1'-0"



04 PROPOSED REAR ELEVATION (EAST)
 SCALE: 1/4"=1'-0"



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project info :

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 Remodeling
 Interior & Exterior**
 9125 Emerson Ave,
 Surfside, Florida, 33154
 Folio No. 14-2235-001-2110

seal :

ROBERT K. MORISSETTE, AIA, NCARB, LEED AP BD+C, CDP
 FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

2 10/20/20 BLDG. DEPT. COMMENTS

drawing data :

**EXISTING &
 PROPOSED SIDE
 ELEVATIONS**

project number : #20905

drawing scale : As Shown

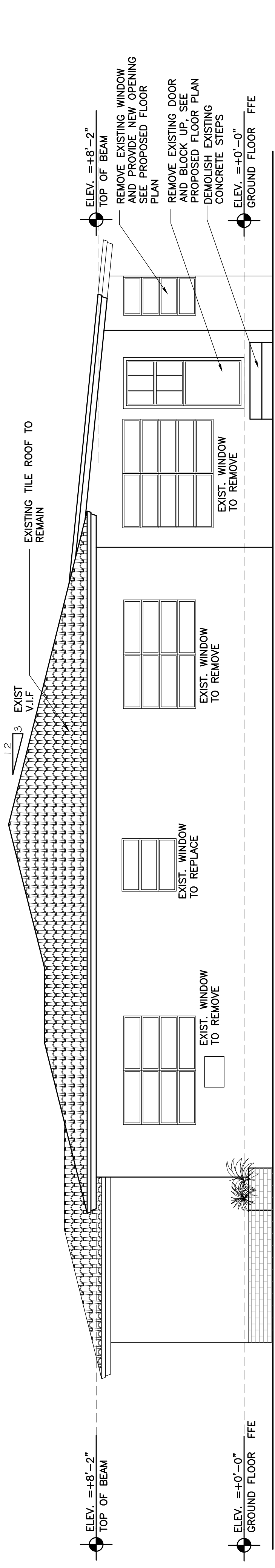
drawing date : May, 2020

phase : Permit Set

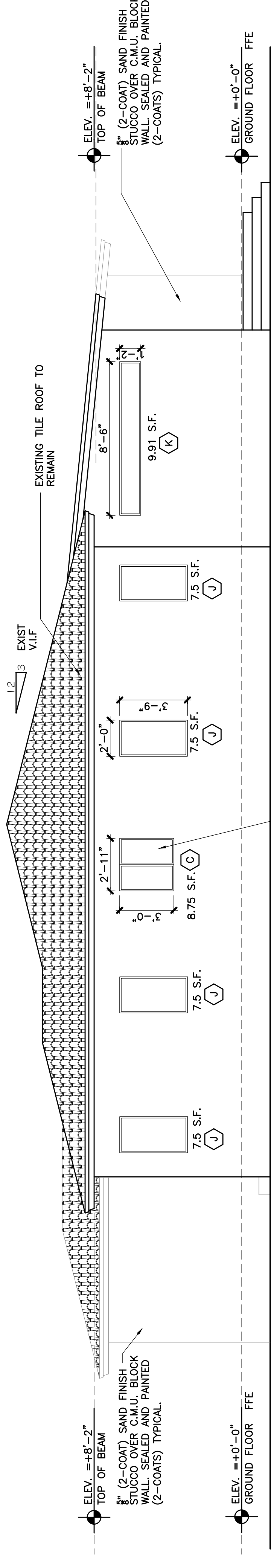
sheet number :

A3.02

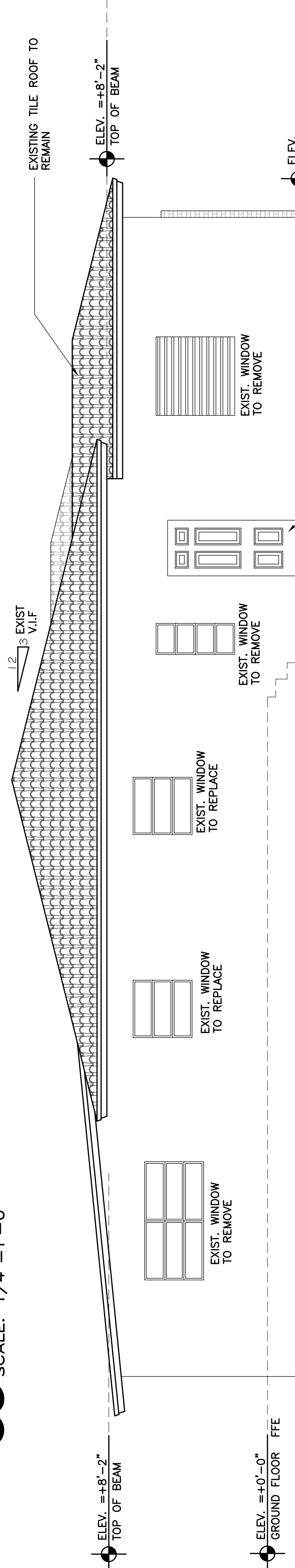
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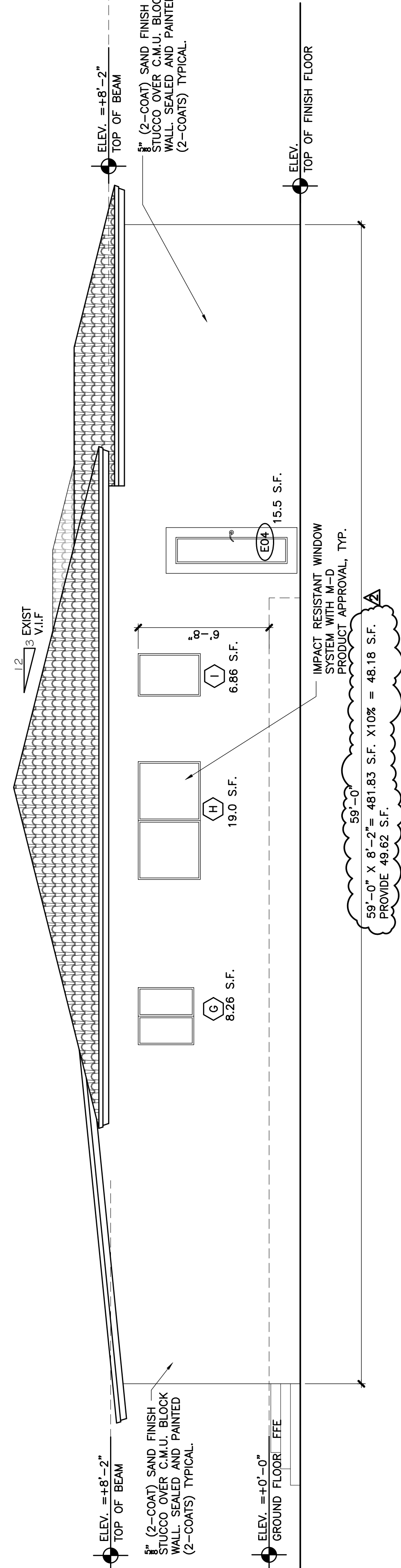
05 EXISTING LEFT SIDE ELEVATION (SOUTH)
 SCALE: 1/4"=1'-0"



06 PROPOSED LEFT ELEVATION (SOUTH)
 SCALE: 1/4"=1'-0"



07 EXISTING RIGHT ELEVATION (NORTH)
 SCALE: 1/4"=1'-0"



08 PROPOSED RIGHT ELEVATION (NORTH)
 SCALE: 1/4"=1'-0"

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seal :

ROBERT K. MORSETTE, AIA, NCARB, LEED AP BD+C, CDP
 FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

drawing data :

**ARCHITECTURAL
 BATHROOM
 PLAN &
 ELEVATIONS**

Project number : #20905

drawing scale : As Shown

drawing date : May, 2020

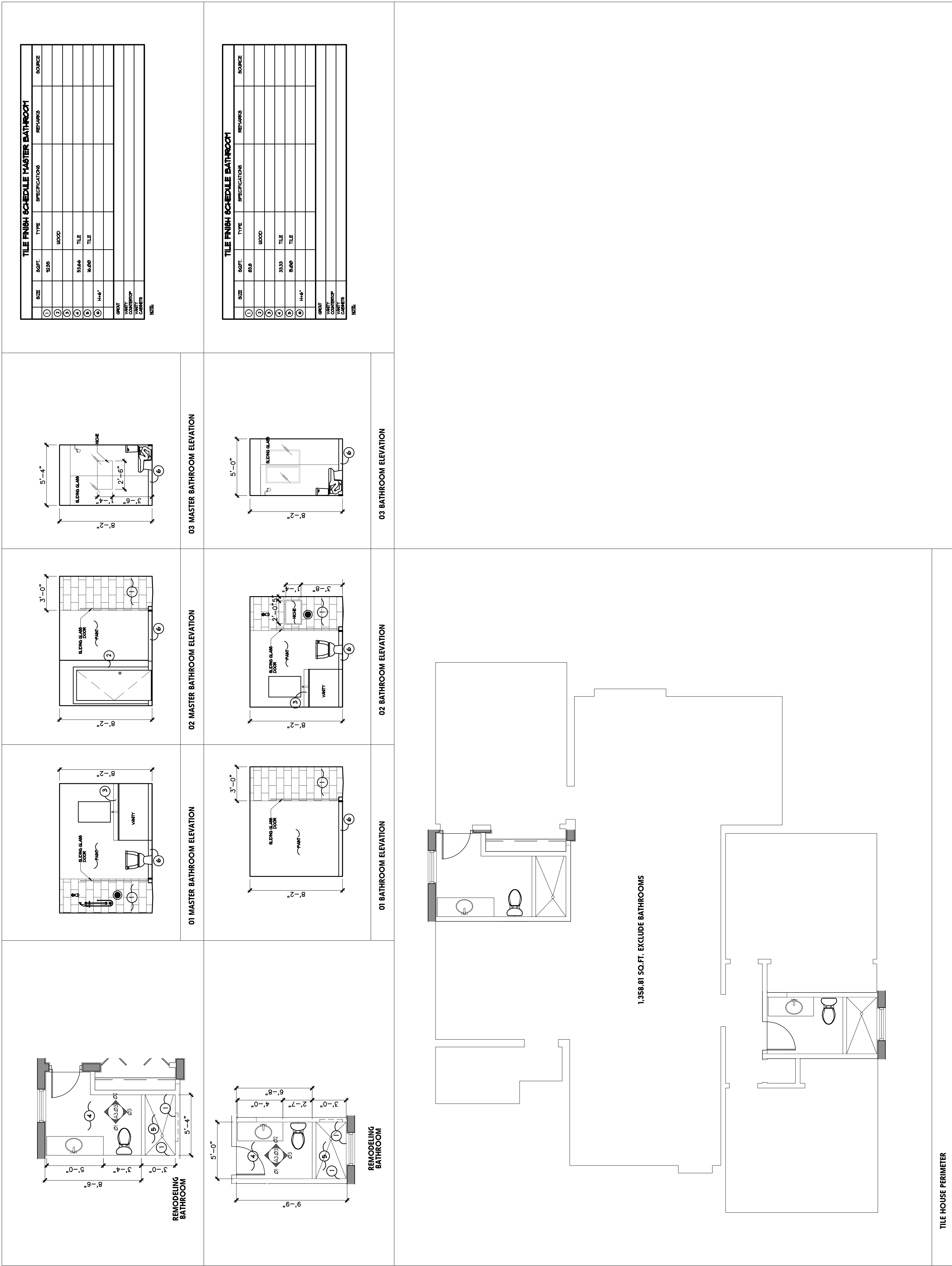
Phase : Permit Set

sheet number :

A2.01

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TILE HOUSE PERIMETER

1,358.81 SQ.FT. EXCLUDE BATHROOMS



NEIGHBOR LEFT SIDE (EAST SIDE)



NEIGHBORS ACROSS STREET (NORTH WEST SIDE)



FRONT VIEW OF 9125 EMERSON AVE



NEIGHBOR RIGHT SIDE (NORTH SIDE)



NEIGHBORS ACROSS STREET (WEST SIDE)



NEIGHBORS ACROSS STREET (SOUTH WEST SIDE)



FRONT VIEW OF 9125 EMERSON AVE

Emerson 9125 Limited.
Remodeling
Interior & Exterior
9125 Emerson Ave,
Surfside, Florida, 33154
Folio No. 14-2235-001-2110

Project info :

Seal :

ROBERT K. MORISSETTE, AIA, NCARB, LEED AP BD+C, COP
FLORIDA REGISTERED ARCHITECT # AR 93259

Revisions :

Drawing data :

EXISTING
CONTEXT

Project number : #20905

Drawing scale : As Shown

Drawing date : May, 2020

Phase : Permit Set

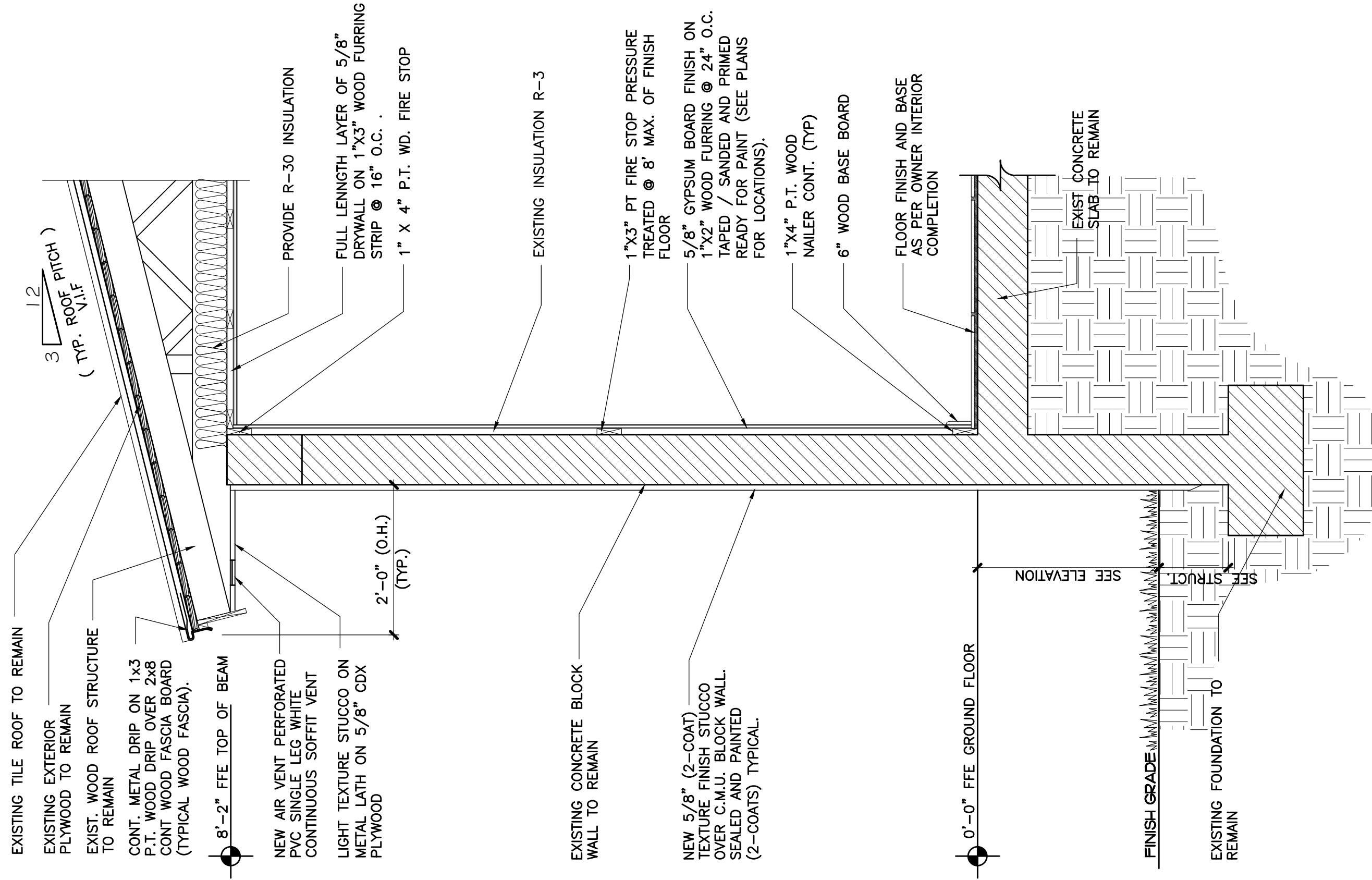
Sheet number :

A3.03

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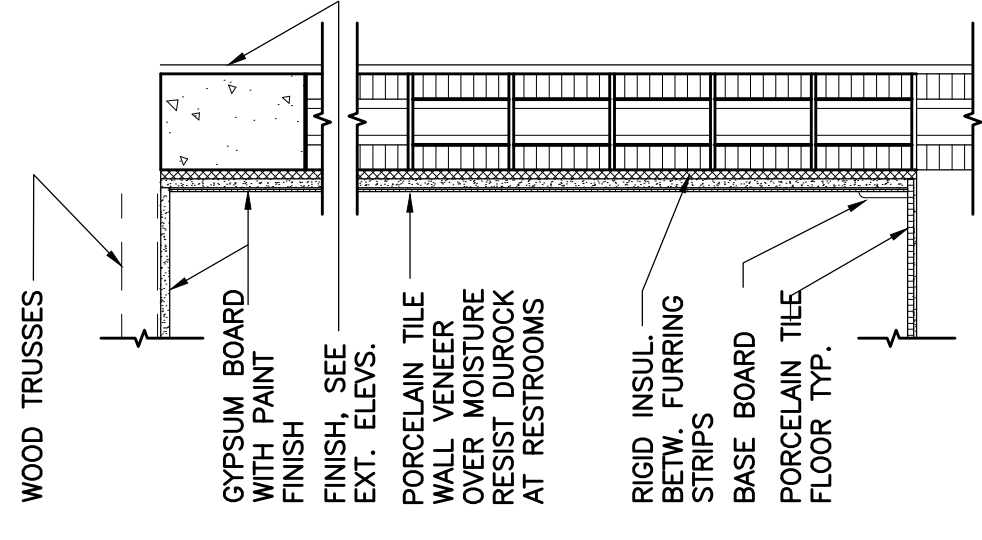
finish notes :

1. PROVIDE WATER RESISTANT GYPSUM WALLBOARD AT ALL WET PARTITIONS (PARTITIONS AROUND SHOWERS, BATHTUBS, SINKS)
2. TILE FINISH, OR ANY OTHER CODE APPROVED NON-ABSORBENT FINISH, ON FLOORS AND WALLS ABOVE BATHTUBS AND AT SHOWERS, SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE FLOOR (R307.2 FBC 2010)
3. FLAME SPREAD AND SMOKE DENSITY (FBC 2010 R315)
-WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200.
-WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450.
4. INSULATION (FBC 2014 R316)
-INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR RETARDERS OR VAPOR PERMEABLE MEMBRANES INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E 84.
5. PAINT ALL EXPOSED STUCCO, WOOD, AND DRYWALL MATERIAL (UNLESS OTHER FINISH HAS BEEN SPECIFIED). COLOR TO BE SELECTED BY OWNER. EXTERIOR COLOR TO BE APPROVED BY CORAL CABLES BOARD OF ARCHITECTS AND BUILDING DEPARTMENT.
6. PROVIDE CERAMIC TILE FINISH FOR ALL INTERIOR AREAS, TERRACES AND BALCONIES (WEATHER RESISTANT AND NON-SLIPPERY TYPE FOR EXTERIOR AREAS). GARAGE FLOOR AND WALLS TO BE EXPOSED AND PAINTED CONCRETE AND MASONRY. PROVIDE PAINTED WOOD WALL BASE FOR ALL INTERIOR AREAS, AS SELECTED BY OWNER.

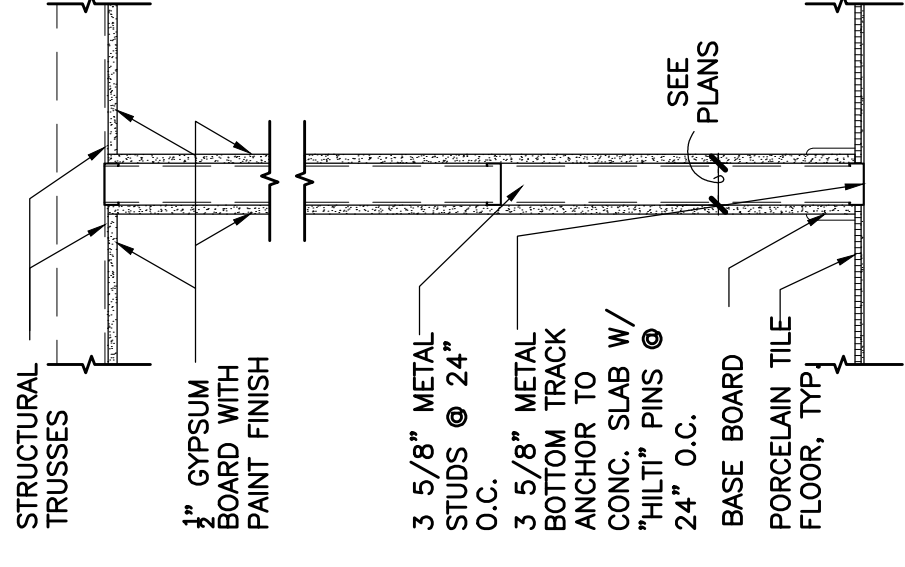


05 EXISTING WALL SECTION
SCALE: 3/4"=1'-0"

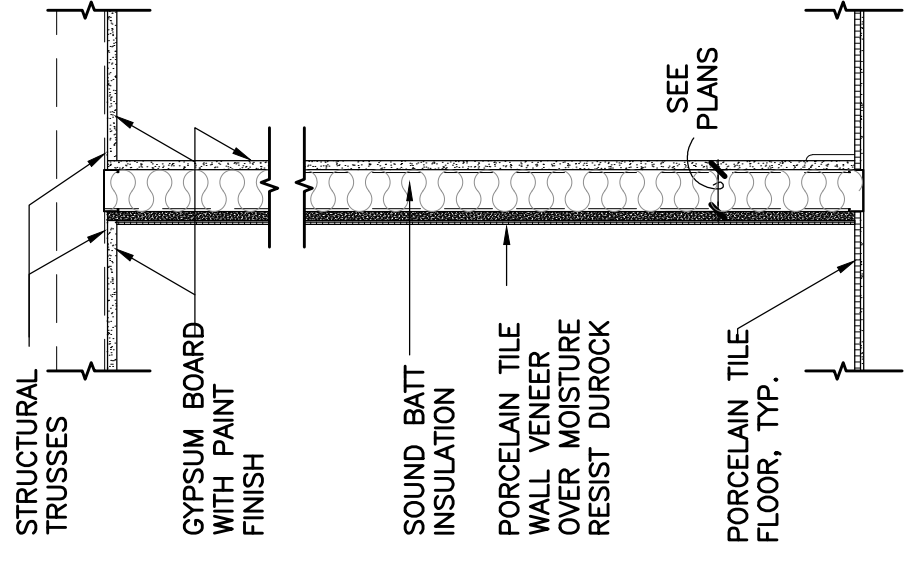
07. cmu/cont exterior



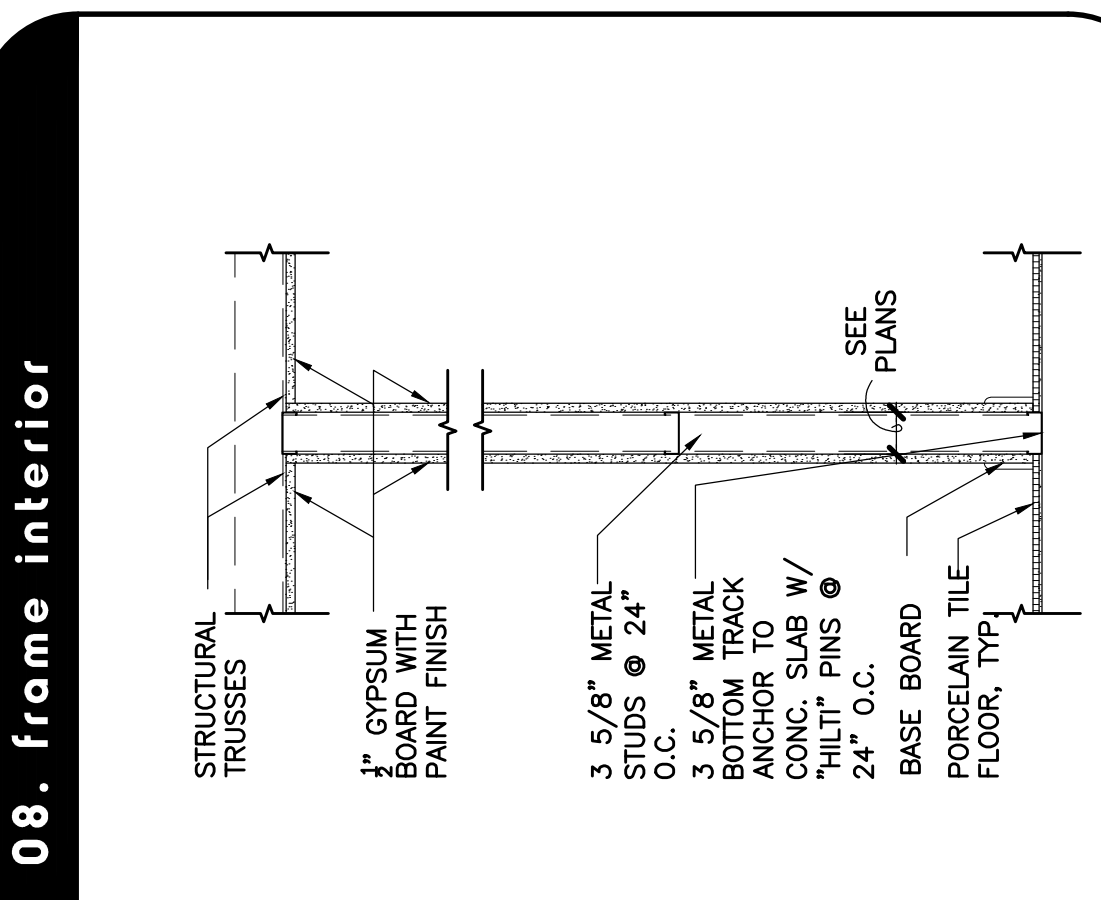
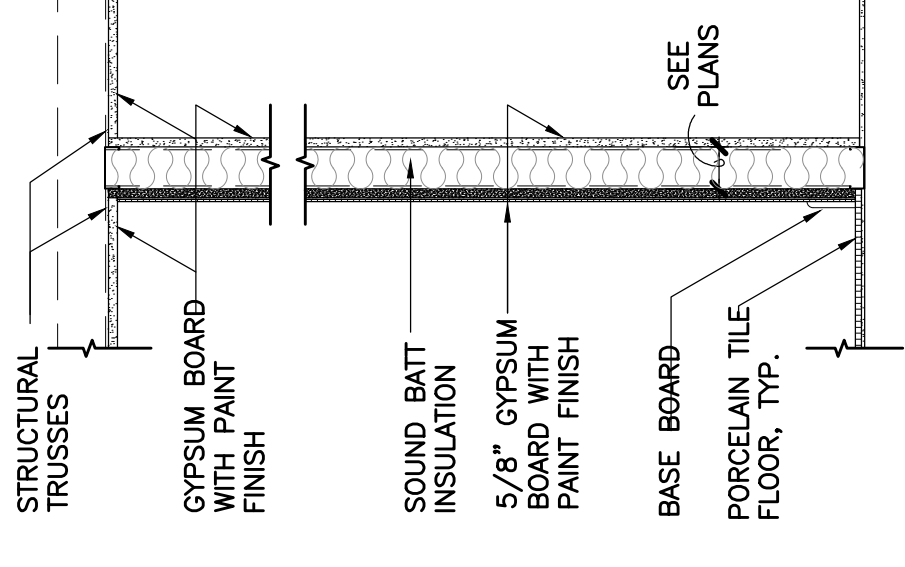
08. frame interior



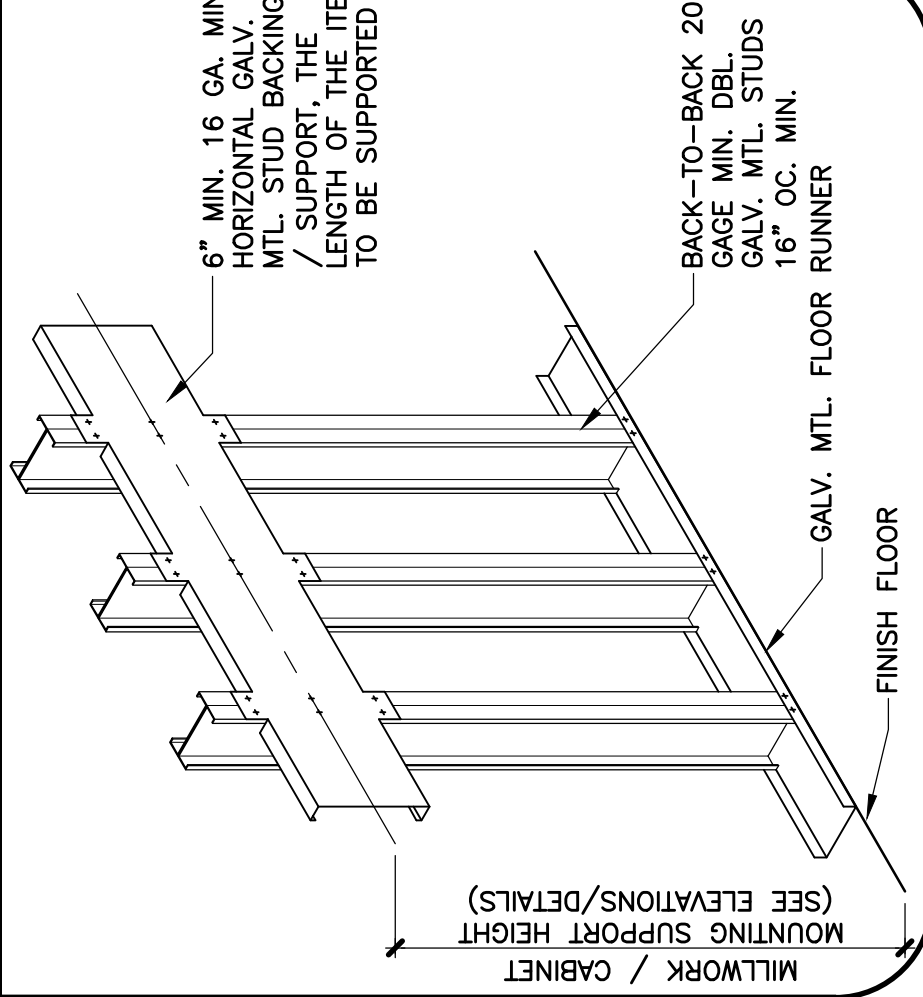
09. frame interior restrooms



10. frame interior garage/house



Typical Backing Support Detail :



Tie Beam Notes :

F.B.C. THE TIE BEAM SHALL BE CONTINUOUS. CONTINUITY OF TIE BEAMING SHALL BE MAINTAINED THROUGHOUT THE ENTIRE WALL. TIE BEAMS SHALL BE PROVIDED AT CORNERS BY BENDING TWO BARS FROM EACH DIRECTION AROUND THE CORNER 30 INCHES OR BY USING AN L-BAR WITH TWO BARS FROM EACH CORNER (2 # 5 X 5'-0\"/>

Wall Type Notes :

1. GYPSUM WALLBOARD AND FRAMING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE W/ RECOMMENDATIONS OF: 1.1. ASTM C754 - INSTALLATION OF STEEL FRAMING MEMBERS TO RECEIVE SCREW ATTACHED GYPSUM WALLBOARD, BACKING BOARD OR WATER RESISTANT BACKING BOARD. 1.2. GA-216 - RECOMMENDED SPECIFICATIONS FOR THE APPLICATION, INSTALLATION AND FINISHING OF GYPSUM BOARD.
2. PROVIDE DOUBLE 20 MSG GALV. STEEL STUD IN WALLS TO SUPPORT ALL WALL HUNG PLUMBING FIXTURES, AS PER SECTION 2517.5.1.1). TYPICAL TO VERT. STUD W/ MIN. OF 2 SCREWS PER STUD. F.B.C. 2517.5.1.3.
3. PROVIDE BACK-TO-BACK DOUBLE MTL. STUDS FOR ANY CABINET SUPPORT. PROVIDE HEAVY GAUGE GALV. MTL. STUD HORIZONTAL BACKING SECURED TO VERT. STUD W/ MIN. OF 2 SCREWS PER STUD. F.B.C. 2517.5.1.3.
4. RECOMMENDED GALV. METAL FRAMING MANUFACTURER SHOULD INCLUDE DIETRICH AND MARINO/WARE.
5. ALL INTERIOR WALLS AND PARTITIONS SHALL BE IN COMPLIANCE WITH F.B.C. 1618.9. PERMANENT, FULL-HEIGHT INTERIOR WALLS AND PARTITIONS SHALL BE DESIGNED TO RESIST A LATERAL LIVE LOAD NOT LESS THAN 5 PSF (239 PA).
6. BRACING PER MANUFACTURER'S STUD LIMITING HEIGHT CHART RECOMMENDATIONS.

Emerson 9125 Limited.
Remodeling
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Folio No. 14-2235-001-2110

project info :

seal :
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FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

drawing data :
WALL SECTIONS
FINISH NOTES
DETAILS

project number : #20905
drawing scale : As Shown
drawing date : May, 2020
phase : Permit Set
sheet number : A4.01

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Door Schedule :

DOOR	DESCRIPTION	TYPE	ACTION	WIDTH	HEIGHT	PAIR	THICK.	LABEL	MATERIAL	FRAME	THRES.	REMARKS
EXTERIOR DOORS												
E01	MAIN ENTRANCE	A	SWING	3'-0"	6'-8"	NO	-	-	WOOD	WOOD	-	
E02	GARAGE	B	-	8'-0"	7'-0"	NO	-	-	MTL	MTL	-	VERIFY IN FILL THE EXISTING OPENING
E03	FAMILY ROOM	C	FRENCH	(2)3'-0"	6'-8"	YES	-	-	AL/GL	ALUM.	-	SAFETY GLASS CAT II
E04	GARAGE	G	SWING	2'-6"	6'-8"	NO	-	-	MTL	MTL	-	VERIFY IN FILL THE EXISTING OPENING
INTERIOR DOOR												
I01	GARAGE/KITCHEN	D	SWING	2'-8"	6'-8"	NO	1'-3/4"	-	WOOD	WOOD	-	20 MIN. FIRE RATED DOOR
I02	MASTER BEDROOM	D	SWING	2'-8"	6'-8"	NO	1'-3/8"	-	WOOD	WOOD	-	
I03	CLOSET	E	BI-FOLD (2)3'-0"	6'-8"	YES	1'-1/8"	-	-	WOOD	WOOD	-	
I04	BATHROOM	D	SWING	2'-6"	6'-8"	NO	1'-3/8"	-	WOOD	WOOD	-	
I05	BEDROOM	D	SWING	2'-6"	6'-8"	NO	1'-3/8"	-	WOOD	WOOD	-	
I06	AHU CLOSET	F	BI-FOLD	2'-0"	6'-8"	NO	1'-1/8"	-	WOOD	WOOD	-	FULLY LOUVERED
I07	BATHROOM	D	SWING	2'-8"	6'-8"	YES	1'-1/8"	-	WOOD	WOOD	-	
I08	BEDROOM	D	SWING	2'-6"	6'-8"	NO	1'-1/8"	-	WOOD	WOOD	-	
I09	CLOSET	E	BI-FOLD (2)2'-0"	6'-8"	NO	1'-3/8"	-	-	WOOD	WOOD	-	
I10	CLOSET	E	BI-FOLD (2)2'-0"	6'-8"	NO	1'-3/8"	-	-	WOOD	WOOD	-	

CONTRACTOR TO VERIFY MASONRY OPENINGS:

- THE CONTRACTOR SHALL COORDINATE AND VERIFY THE EXACT DIMENSION OF THE MASONRY OPENINGS WITH THE SELECTED WINDOW AND DOOR ASSEMBLIES, IN ANY AND ALL CASES.
- THE CONTRACTOR SHALL NOT DEPEND ON THE INFORMATION GIVEN IN THESE PLANS AND SCHEDULES FOR THE PURPOSE OF COORDINATING THIS WORK FOR CONSTRUCTION. THE METHODS OF CONSTRUCTION ARE, AND SHALL REMAIN, THE CONTRACTOR'S RESPONSIBILITY.
- THE CONTRACTOR SHALL CONFIRM THE CURRENT BUILDING DEPARTMENT REQUIREMENTS AS TO THE ALLOWABLE SIZE AND SHAPE WOOD BLOCKS AND THE REQUIRED ANCHORING FOR THE BLOCKS FOR ALL DOORS AND WINDOWS. THIS INFORMATION SHALL BE COORDINATED BY THE CONTRACTOR WITH THE BUILDING DEPARTMENT AND THE MANUFACTURER'S INFORMATION TO PROVIDE THE MOST EXACT AND BEST FITTING OPENING.
- THE CONTRACTOR SHALL VERIFY THE INFORMATION PROVIDED IN THE DOOR AND WINDOW SCHEDULES. THE DIMENSIONS SHOWN ON THE FLOOR PLANS HAVE BEEN ROUNDED-OFF ONLY FOR THE PURPOSE OF ESTABLISHING THE GENERAL LOCATION OF OPENINGS ON THE ARCHITECTURAL AND STRUCTURAL DRAWINGS.
- THE CONTRACTOR SHALL SUBMIT MIAMI-DADE "PRODUCT CONTROL NOTICE OF ACCEPTANCE (NOA)" FOR EACH OF THE TYPES OF WINDOWS AND EXTERIOR DOORS INDICATED ON DRAWINGS TO ARCHITECT AND BUILDING DEPARTMENT FOR APPROVAL AND PERMIT PRIOR TO INSTALLATION.

THE MANUFACTURER SPECIFIED, IF ANY, (AND ANY MODEL NUMBERS, IF PROVIDED) ARE INTENDED ONLY AS A GENERAL GUIDELINE TO ESTABLISH A DESIGN STANDARD. IN THE EVENT OF A CHANGE IN THE SPECIFIED DOOR OR WINDOW MANUFACTURER(S) IN THE PLANS AND SCHEDULES SHOULD BE REVISED SO THAT THE (FINAL) PERMIT DRAWINGS REFLECTS THE ACTUAL AS-BUILT CONDITION.

GENERAL DOOR & HARDWARE NOTES:

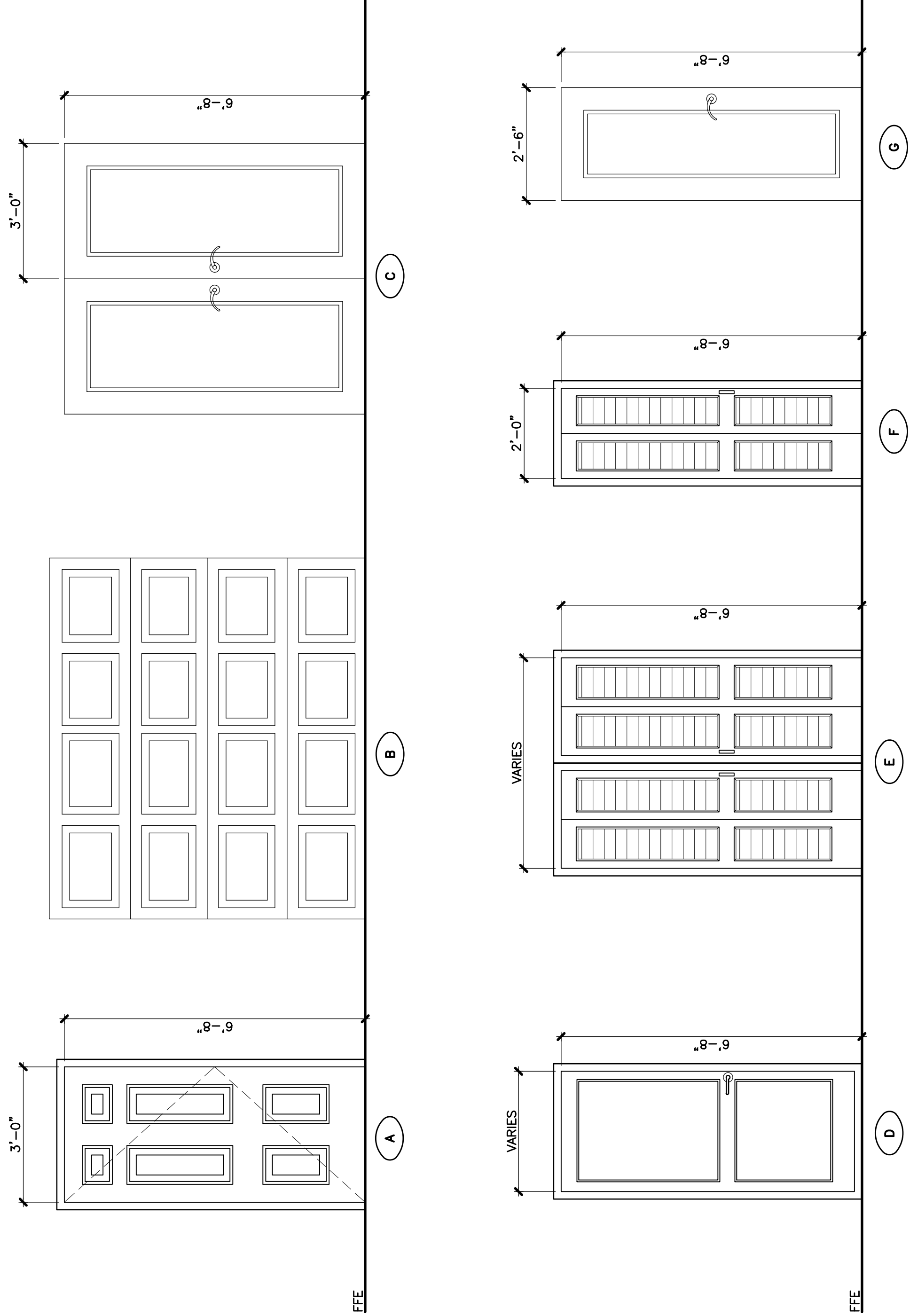
- PROVIDE OPAQUE PRIVACY GLAZING AT BATHROOM LOCATIONS AND WHERE SELECTED BY OWNER.
- ALL EXTERIOR DOORS, STOREFRONTS & HARDWARE SHALL HAVE AN APPROVED N.O.A. IMPACT RESISTANT DOOR LABEL TO MEET F.B.C. 2014 (HVHZ) CRITERIA REQUIREMENTS. PROVIDE APPROVAL SUBMITTALS FOR ARCHITECT'S REVIEW.
- G.C. TO VERIFY ALL OPENINGS PRIOR TO ORDERING AND/OR FABRICATION. FINAL IMPACT RESISTANT DOOR STYLE/TYPE TO BE AS SELECTED BY OWNER.
- ALL DOOR STYLES, CASINGS, TRIMS WITHIN RESIDENCE AS SELECTED BY OWNER.
- EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. (N.F.P.A. 101-21-2.4.3)
- EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED (N.F.P.A. 101-21-2.4.4)
- NO DOUBLE CYLINDER KEY LOCKS OR KEY OPERATED CHAIN LOCKS SHALL BE INSTALLED ON THE FRONT ENTRANCE DOOR (N.F.P.A. 101-21-2.4.6)
- ALL FINISH HARDWARE AS SELECTED BY OWNER.
- COORDINATE FINAL OVERALL DOOR HEIGHTS AND DOOR THRESHOLD TRACKS WITH SLAB DEPRESSION, AND/OR FLOORING FINISHES (TYPICAL)
- PROVIDE WEATHER STRIP AROUND EACH EXTERIOR DOOR, RESISTANT TO WATER PENETRATION.
- PROVIDE SEAL STRIP AROUND DOOR.
- PERSONNEL DOOR BETWEEN GARAGE AND RESIDENCE SHALL BE SOLID WOOD, SOLID OR HONEYCOMB CORE STEEL NOT LESS THAN 1-3/8 INCHES IN THICKNESS, OR A 20-MINUTE FIRE-RATED DOOR. IT SHALL HAVE AN APPROVED AUTOMATIC OR SELF-CLOSING DEVICE.
- USE CAT. II SAFETY GLASS AT DOORS AND ADJACENT PANELS WITHIN 48", AND BATHROOM LOCATIONS.

DOOR AND WINDOW GLASS:

DOOR AND WINDOW GLASS SHALL BE LAMINATED IMPACT CLEAR GLASS #2 THICK MIN., WITH THE FOLLOWING CHARACTERISTICS:

SHGC = 0.43
U-VALUE = 1.06

Door Type Elevations :



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Folio No. 14-2235-001-2110

seal:

ROBERT V. MARSHETTE, AN. NCARB. LEED AP BD+C, CIP
FLORIDA REGISTERED ARCHITECT # AB 9335

revisions:

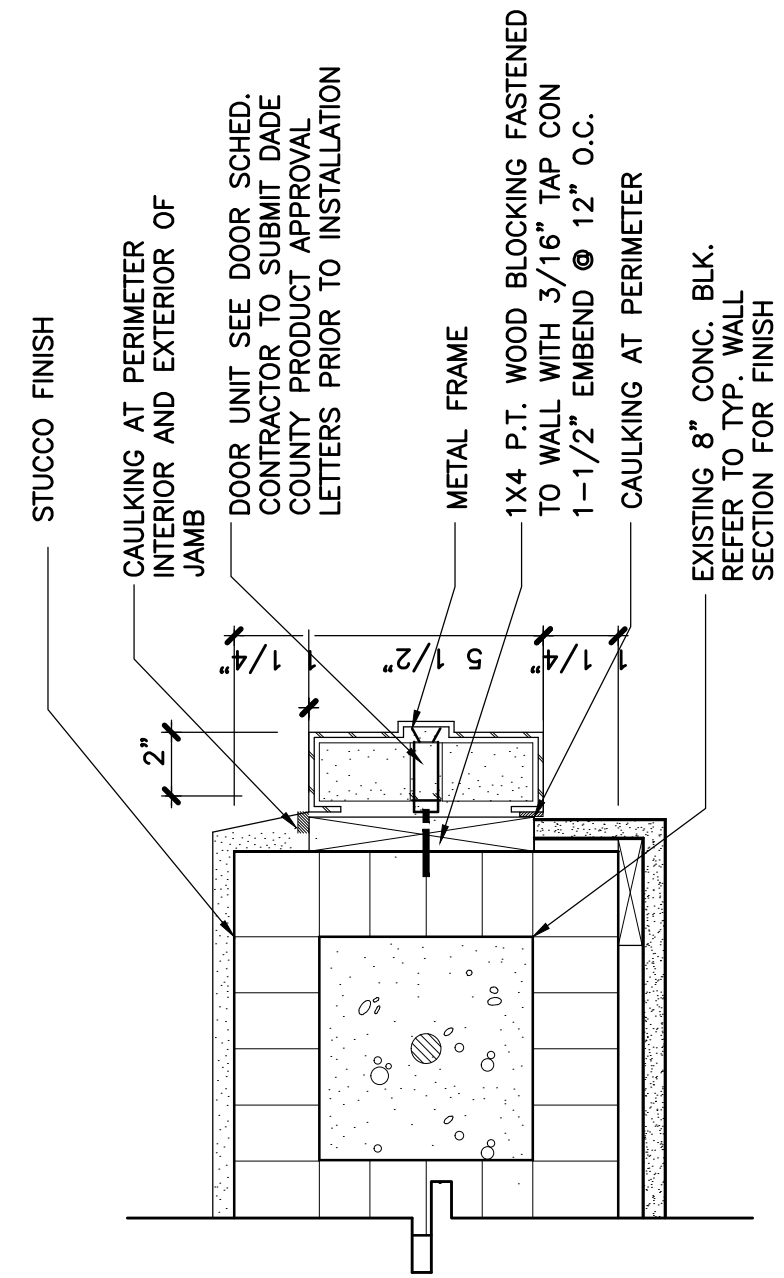
drawing data:

DOOR SCHEDULE & DOOR TYPES

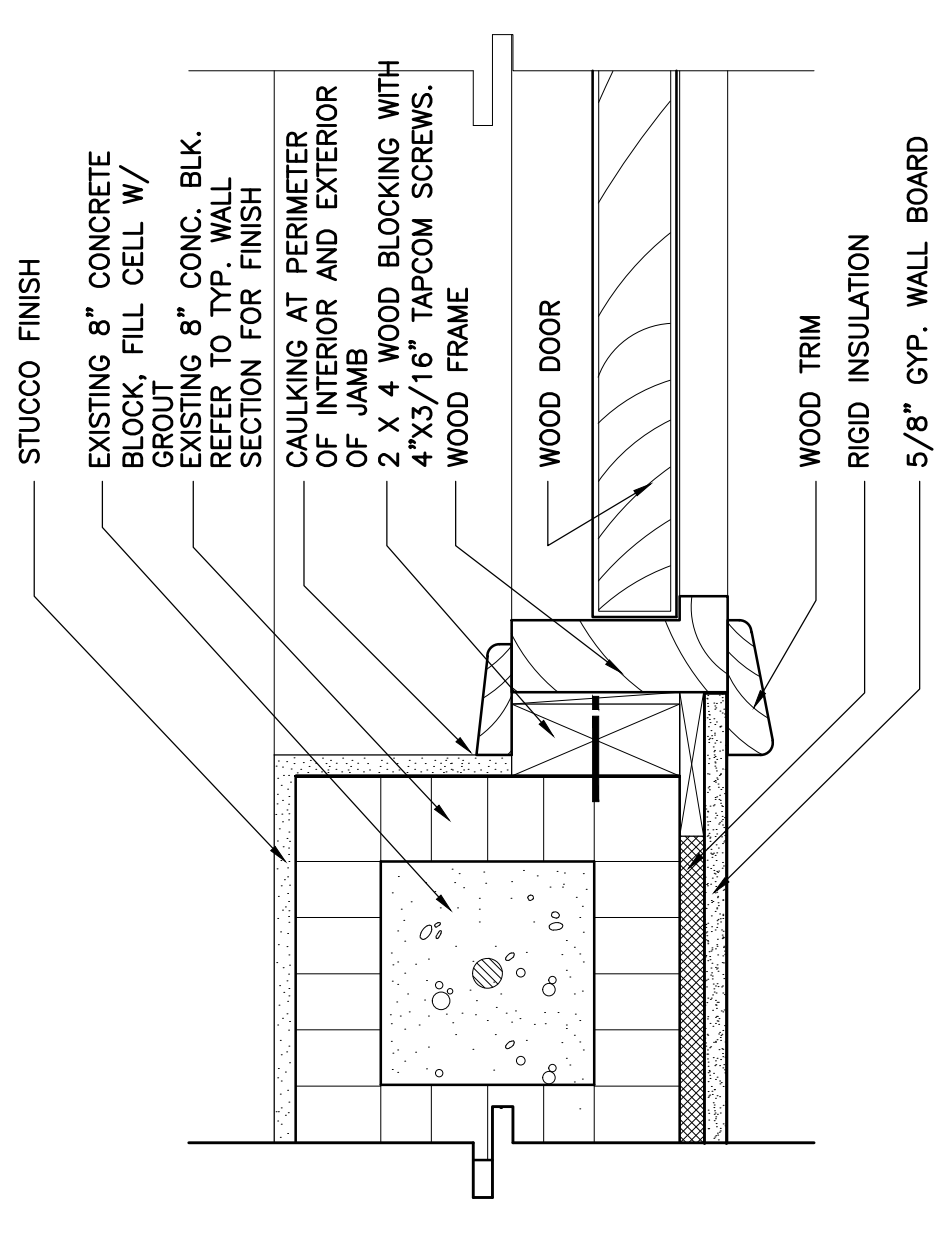
project number: #20905
drawing scale: As Shown
drawing date: May, 2020
phase: Permit Set
sheet number: A5.01

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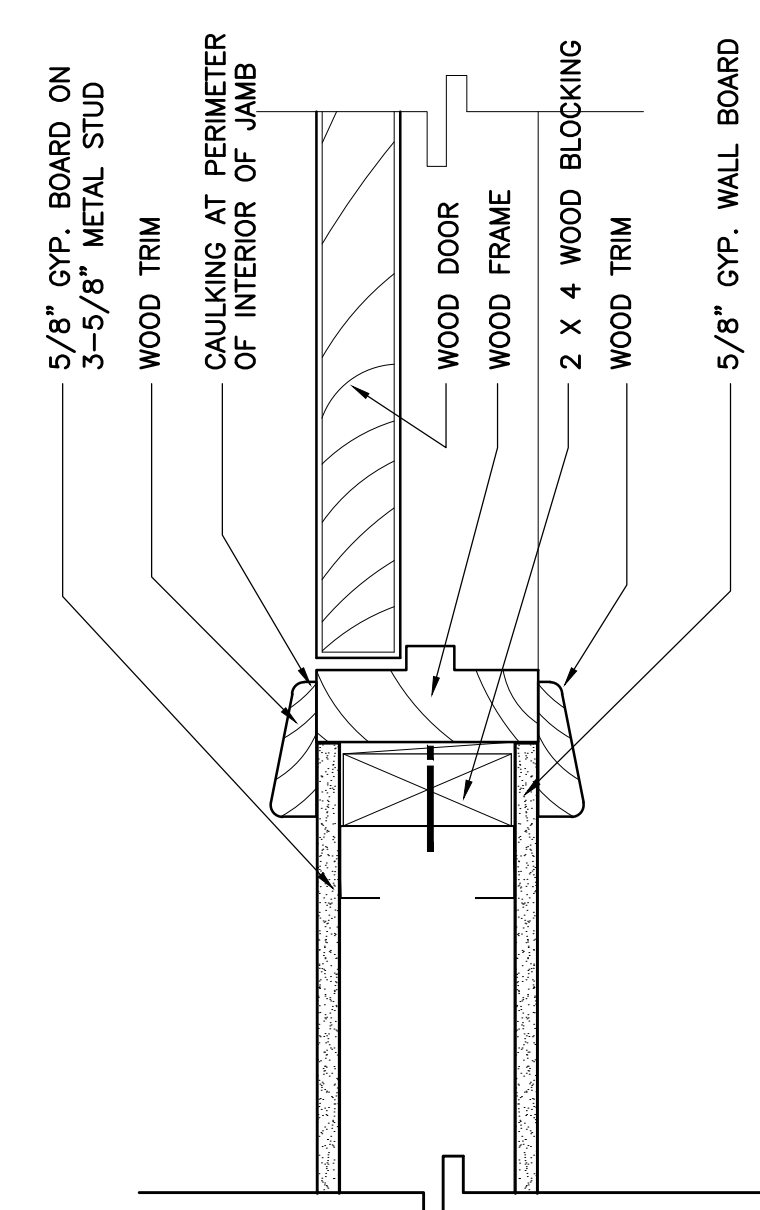
05- DOOR JAMB/HEAD DETAIL :
SCALE: 3" = 1'-0"



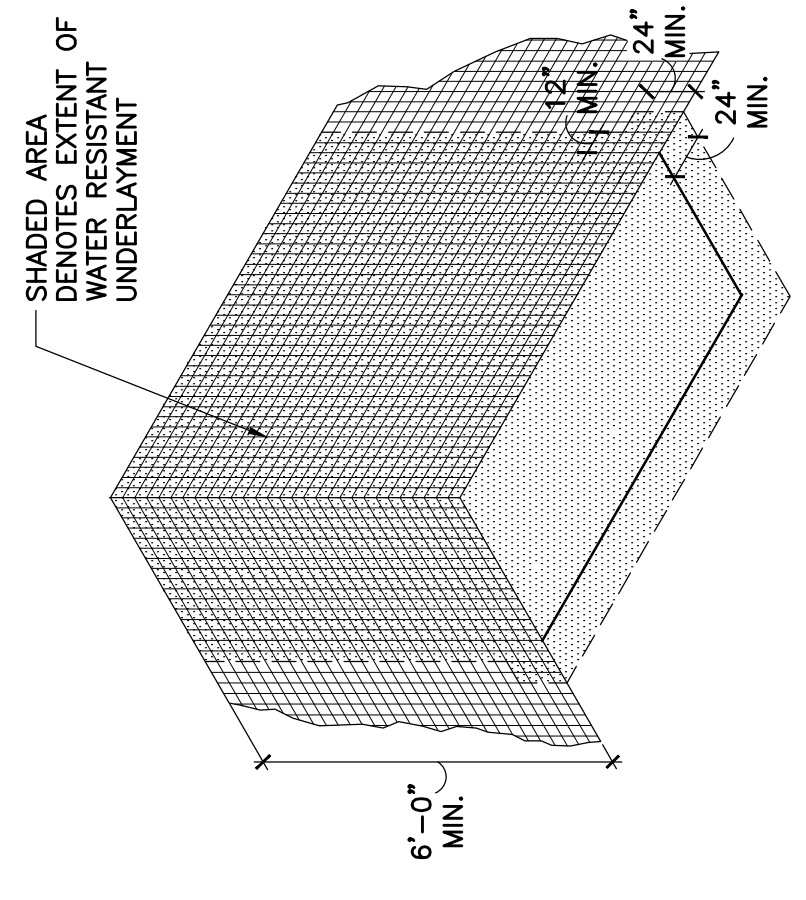
06- DOOR JAMB/HEAD DETAIL :
SCALE: 3" = 1'-0"



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



09- WATER RESISTANT DETAIL :
SCALE: 3" = 1'-0"



SHOWER COMPARTMENTS SHALL HAVE FLOORS AND WALLS CONSTRUCTED OF SMOOTH, CORROSION RESISTANT AND NON ABSORBENT MATERIALS TO A HEIGHT OF NOT LESS THAN 72" INCHES ABOVE THE COMPARTMENT OF THE DRAIN

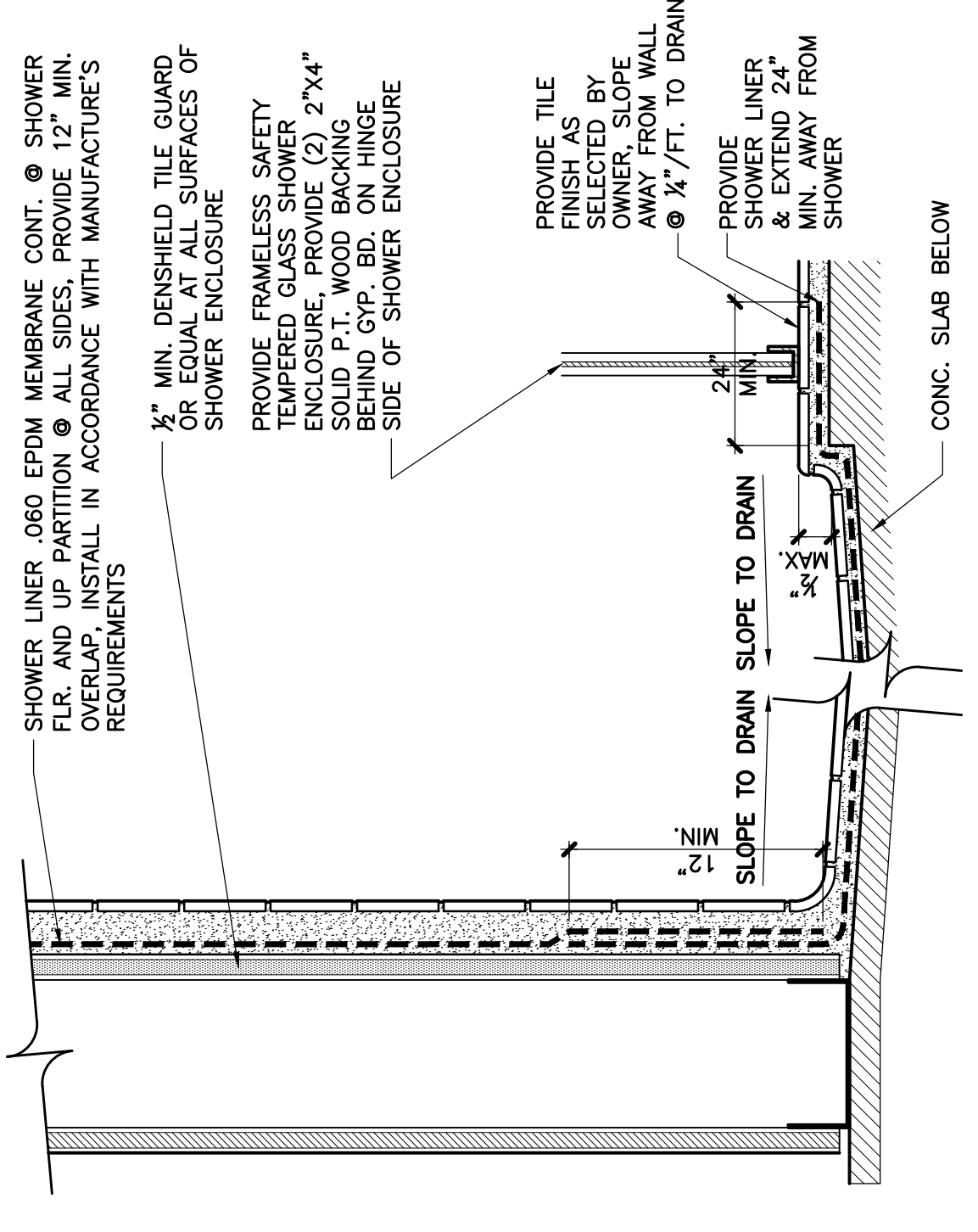
A.1.2.2 - CUT EDGES AND OPENINGS AROUND PIPES AND FIXTURES SHALL BE CAULKED FLUSH WITH WATERPROOF, FLEXIBLE SEALANT OR ADHESIVE COMPLYING WITH THE ANSI A 136.1, AMERICAN NATIONAL STANDARDS FOR ORGANIC ADHESIVES FOR THE INSTALLATION OF CERAMIC TILE OR TILE MATERIAL. THE SEALANT OR ADHESIVE SHALL BE FOLLOWED. MANUFACTURER'S SPECIFICATIONS SHALL BE FOLLOWED.

A.1.2.3 - TILE OR WALL PANELS SHALL BE APPLIED ON MOISTURE RESISTANT PANEL "DUROCK" CEMENT BOARD, OR EQUAL, DIRECTLY BEHIND TUB TILES OR SHOWER AREAS. JOINTS TO SHOWER, TUB SURFACE, OR EDGE, OF SUB-PAN, OR TUB, AND SHALL COMPLETELY COVER THE AREAS SPECIFIED IN SECTION A.1.2.3(A) THROUGH A.1.2.3(E) - (SEE FIGURE 13)

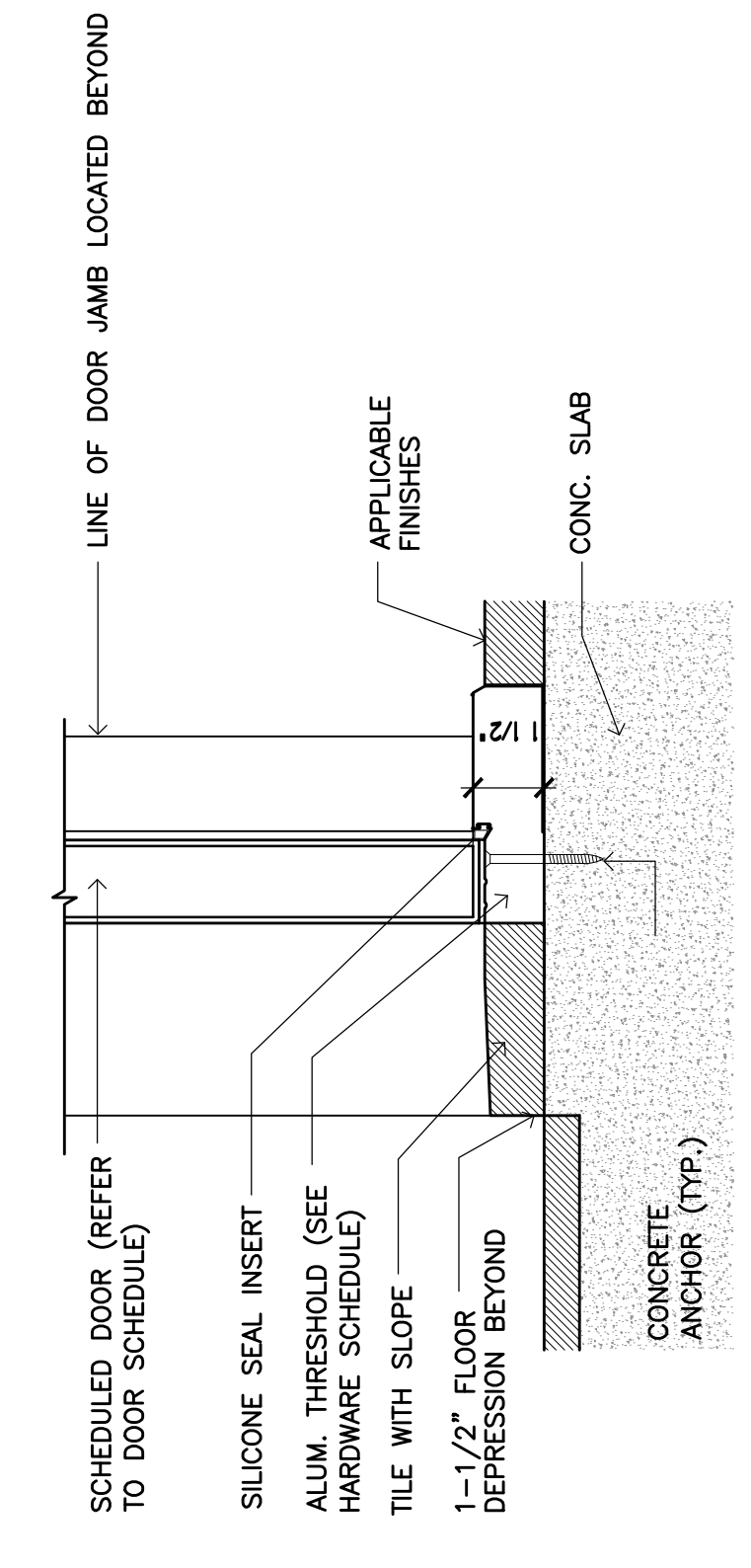
g. TUBS, WITHOUT SHOWERHEADS - SURFACING MATERIAL SHALL EXTEND NOT LESS THAN 6" INCHES (150 MM) ABOVE THE RIM OF THE TUB.

b. SURFACING MATERIAL SHALL BE APPLIED TO THE FULL SPECIFIED HEIGHT FOR A DISTANCE OF NOT LESS THAN 4" INCHES (100 MM) BEYOND THE OUTSIDE OF THE RECEPTOR. AREAS BEYOND AN OUTSIDE CORNER ARE EXCLUDED.

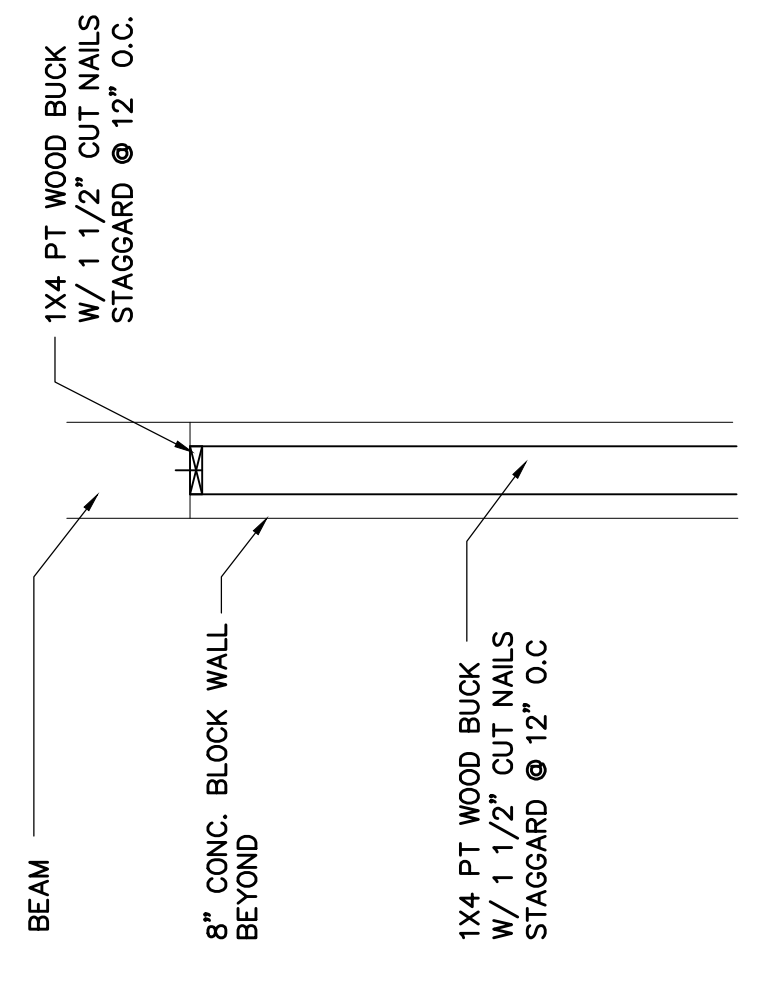
10- TYPICAL SHOWER DETAIL :
SCALE: 3" = 1'-0"



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

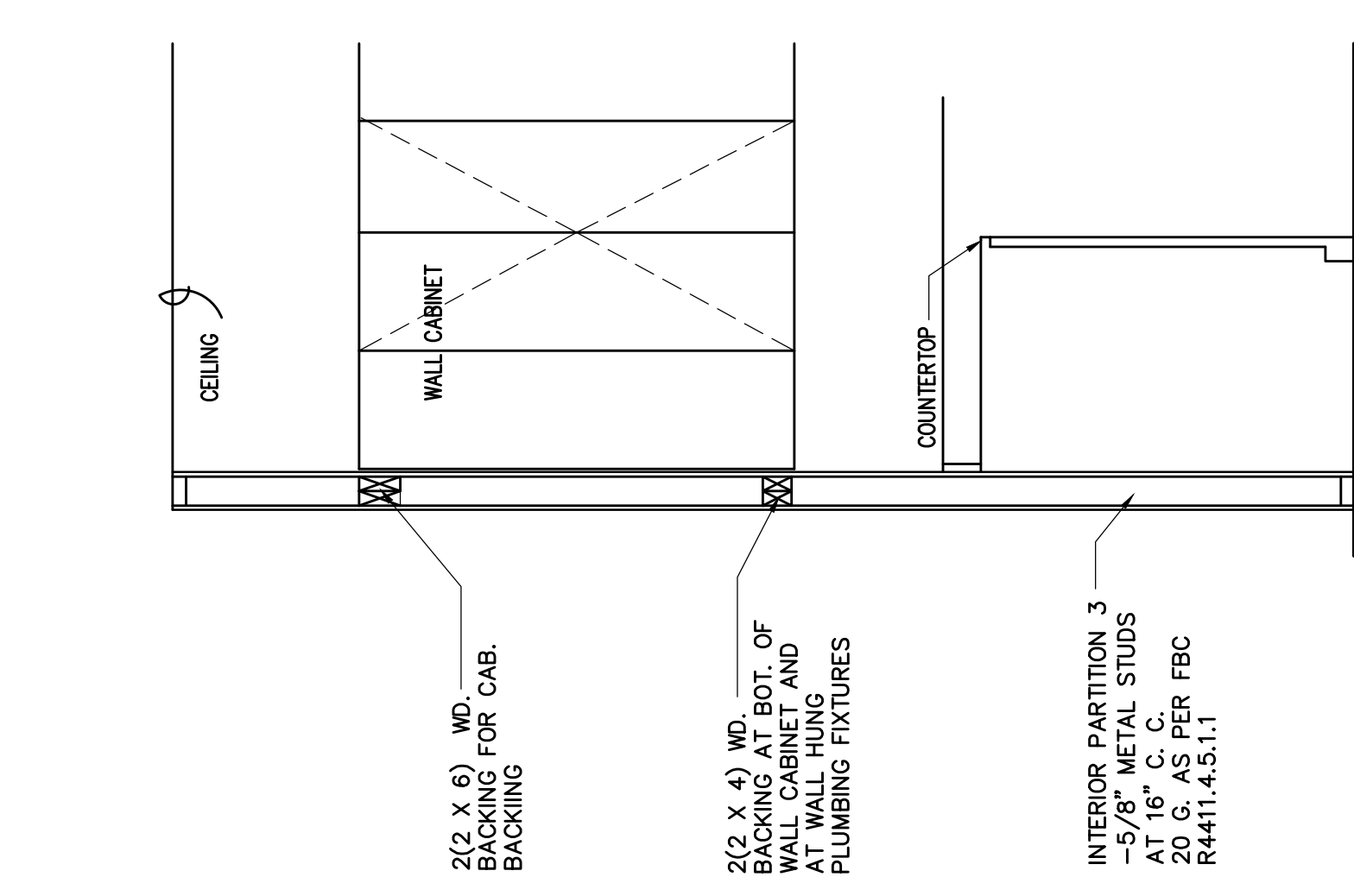


02- BUCK DETAIL :
SCALE: 3/4" = 1'-0"



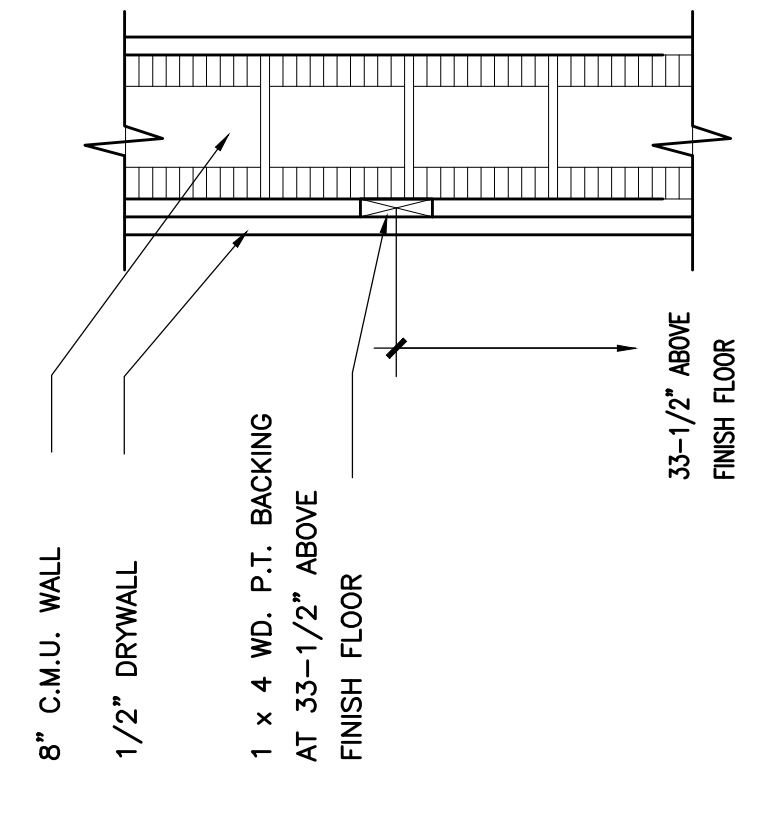
NOTE: ALIGNMENT OF DOORS TO BUCKS SHALL BE W/ 2" SCREWS, STAGGARD PATTERN 16" O.C. AS PER MANUFACTURER'S SPECS

11- BACKING INTERIOR PARTITION :
SCALE: 3/4" = 1'-0"



(2) A MINIMUM 2" X 4" HORIZONTAL WOOD MEMBER, SECURELY FASTENED TO NOT LESS THAN 2 SUCH STUDS, SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIXTURE AND WALL CABINET AND FUTURE H.C. BARS

04- WOOD BACKING DETAIL :
SCALE: 3/8" = 1'-0"



NOTE: PROVIDE 1 x 4 WD. P.T. BACKING AT 33-1/2" ABOVE FINISH FLOOR ALL AROUND BATHROOM

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seal :
ROBERT K. MORSETTE, AIA, NCARB, LEED AP BD+C, CQP
FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

DETAILS

drawing data :

project number : #20905
drawing scale : As Shown
drawing date : May, 2020
phase : Permit Set
sheet number : A6.01

STRUCTURAL NOTES

GENERAL NOTES:

- The Governing Code for this project is the Florida Building Code, 6th Edition (2017). This Code prescribes which Edition of each referenced standard applies to this project.
- To the best of our knowledge, the Structural drawings comply with the applicable requirements of the Governing Building Code.
- Construction is to comply with the requirements of the Governing Building Code and all other applicable Federal, State, and local Codes, Standards, Regulations and Laws.
- The Structural documents are to be used in conjunction with the Architectural documents. If a conflict exists, notify the Architect.
- Details labeled "Typical" apply to all situations that are the same or similar to those specifically referenced, whether or not they are keyed in at each location. Questions regarding the applicability of typical details shall be resolved by the Architect.
- Openings shown on Structural drawings are only pictorial. See the Architectural and M.E.P. drawings for the size and location of openings in the structure.
- Contractors who discover discrepancies, omissions or variations in the contract documents should immediately notify the Architect. The Architect will resolve the condition and issue a written clarification.
- The General Contractor shall coordinate all contract documents with field conditions and dimensions and project shop drawings prior to construction. Do not scale drawings; use only printed dimensions. Report any discrepancies in writing to the Architect prior to construction. Do not scale drawings. Do not copy drawings. Structural members without written instructions from the Structural Engineer of record.
- The contractor shall protect adjacent property, his/her own work and the public from harm. The contractor is solely responsible for construction means and methods, and jobsite safety including all OSHA requirements.
- The Structure is designed to be structurally sound when completed. Prior to completion, the Contractor is responsible for stability and temporary bracing, including, but not limited to, masonry walls. Wherever the Contractor is unsure of these requirements, the Contractor shall retain a Florida Licensed Engineer to design and inspect the temporary bracing and stability of the Structure.
- DESIGN WIND LOADS:**
Governing Code ASCE 7-10
Basic Wind Speed Vult= 175 MPH/Vasd= 136 MPH
Risk Category II
Building Enclosure Enclosed
Exposure Category C
Cd = 0.85
Mean Roof Height 12'-5"

DESIGN SUPERIMPOSED LOADS:

Occupancy	LIVE LOAD	DEAD LOAD
Roof	20 PSF	25 PSF
Ceiling	20 PSF	10 PSF

SHOP DRAWINGS AND OTHER SUBMITTALS:

- Submit specific components, such as columns, footings, etc., in a single package. Submit similar floors together.
- On first submittal, clearly flag and cloud all differences from the contract documents. On resubmittals, flag and cloud all changes and additions to previous submittal; only clouded items will be reviewed.
- Standards for special structural, load-carrying items that are required by Codes or Delegated Engineer. Examples include precast concrete, prefabricated wood components, open web steel joists and joist girders, post-tensioning systems, tilt-up panels, structural steel connections, structural light gage steel framing, exterior enclosure systems and shoring and reshoring.
- A Delegated Engineer is defined as a Florida Licensed Engineer who specializes in and undertakes the design of Structural Components or Structural Systems included in a specific submittal prepared for this project and is an employee or officer of, or Consultant to, the Contractor or fabricator responsible for the submittal. The Delegated Engineer shall sign, seal and date the submittal, including calculations and drawings.
- The Trade Contractor is responsible for confirming and correlating dimensions at the job sites, for tolerances, clearances, quantities, fabrication processes and techniques of construction, coordination of the work with other trades and full compliance with the contract documents.
- The General Contractor/Construction Manager shall review and approve submittals and shall sign and date each drawing prior to submitting to the Architect. This approval is to confirm that the submittal is complete, complies with the submittal requirements and is coordinated with field dimensions, other trades, erection sequencing and constructibility.
- The Structural Engineer reviews submittals to confirm that the submittal is in general conformance with the design concept presented in the contract documents. Quantities and dimensions are not checked. Notations on submittals do not authorize changes to the contract sum. Checking of the submittal by the Structural Engineer shall not relieve the Contractor of responsibility for deviations from the contract documents and from errors or omissions in the submittal.
- In addition to the above, the Structural Engineer's review of Delegated Engineer submittals is limited to verifying that the specified Structural submittal has been furnished, signed and sealed by the Delegated Engineer and that the Delegated Engineer has understood the design intent and used the specified Structural criteria. No detailed check of calculations will be made. The Delegated Engineer is solely responsible for his/her design, including but not limited to the accuracy of his/her calculations and compliance with the applicable codes and standards.

STRUCTURAL STEEL:

- Fabricate and erect structural steel in conformance with AISC 360 "Specification for Structural Steel Buildings", with Commentary, and all OSHA requirements.
- Structural steel shapes shall be fabricated from the following materials:
 - Rolled W and WT shapes: ASTM A992, Fy=50 ksi.
 - Rolled M, S, C and MC shapes and Angles: ASTM A36, Fy=36 ksi.
 - Plates and bars: ASTM A36, Fy=36 ksi.
 - Cold-formed hollow structural sections (HSS):
 - Round sections: ASTM A500, grade B, Fy=42 ksi.
 - Square and rectangular sections: ASTM A500, grade B, Fy=46 ksi.
 - Steel pipe: ASTM A53, type E or S, grade B, Fy=35 ksi.

- All shop and field welding shall conform to the AWS D1.1 Structural Welding Code by the American Welding Society. Use E70 series welding electrodes, u.o.n. where necessary, remove galvanizing or primer prior to welding.

- Use A307 bolts for all erection bolts and bolts less than 3/4" diameter, u.o.n.

- Anchor rods shall be ASTM F1554 grade 36.

- Setting base and bearing plates: clean concrete and masonry bearing surface of bond-reducing materials and clean bottom of base and bearing plate.
 - Set base or bearing plate on wedges or other adjusting devices.
 - Tighten anchor rods after structural steel frame has been plumbed. Do not remove wedges or shims but, if protruding, cut off flush with edge of base or bearing plate prior to packing with grout.

- Pack or pour non-shrink grout solidly between bearing surface and base or bearing plate. Ensure that no voids remain. Finish exposed surfaces, protect grout and allow to cure.

- For proprietary grout materials, comply with manufacturer's instructions.
- Base plates must be grouted a minimum of 72 hours prior to placing concrete slabs on supporting steel structure.

- Cut, drill, or punch holes perpendicular to metal surfaces. Ream holes that must be enlarged to admit bolts as permitted by architect. Do not enlarge unfair holes by burning or using drift pins.

- Do not splice structural steel members except where indicated on the drawings.
- See Architectural and Mechanical drawings for miscellaneous steel not shown on the Structural drawings.

- Refer to the Architectural drawings for painting and fireproofing of structural steel. Provide a minimum of one shop coat of paint for exposed structural steel U.O.O. Steel exposed to the atmosphere or elements shall receive a second shop coat of paint or be field painted in addition to the initial shop coat with graphite or asphalt emulsion. All shop and field painting must be done in accordance with the paint manufacturer's instructions. All painting shall be done prior to erection of the steel surfaces in contact with fireproofing or embedded in concrete. Steel elements that are hot-dipped galvanized do not require shop and field painting.

CONCRETE MASONRY:

- Construct masonry in accordance with TMS 402-16, "Building Code Requirements for Masonry Structures"; and TMS 602-16, "Specification for Masonry Structures".
- The structure is supported by bearing walls, u.o.n. Erect masonry prior to casting concrete columns within bearing walls or casting beams and slabs supported by bearing walls.
- Use 50K solid, nominal 8"x8"x16" concrete masonry units conforming to ASTM C90. Block net area compressive strength shall be 2,000 psi. Lay up units in running bond. Socaat units which are in multiples of 8". Units shall be at least 8' long. Bed joints shall be staggered a minimum of 8" in successive vertical courses. Design of walls is based on a fm of 2,000 psi.
- Use type S mortar in accordance with ASTM C270 except use type M mortar below grade. Head and bed joints shall be 3/8" for the thickness of the face shell. Webs are to be fully mortared in all courses of piers, columns and pilasters; in the starting course, and where an adjacent cell is to be grouted. Remove mortar protrusions extending 1/2" or more into cells to be grouted.
- Use standard (9 gauge) horizontal joint reinforcing in every other course. Joint reinforcing and anchors in exterior walls shall conform to ASTM A153 class B2, with a coating thickness of 1.50 oz/sf; conform to ASTM A641 in interior walls. Overlap discontinuous ends 6". Use prefabricated corners and tees. Use Fruss type, except use ladder type in walls with vertical reinforcing. Extend joint reinforcing a minimum of 4" into tie corners.
- Use fine grout conforming to ASTM C476, with a minimum compressive strength of 2,500 psi in 28 days. Aggregate to conform to ASTM C404 for fine grout, with slump of 8" to 10". Grout all masonry containing reinforcing. All cells of 4 hour rated walls, and where indicated on the drawings. Allow mortar to cure 24 hours prior to grouting. Provide cleanout openings at the base of cells containing reinforcing steel to clean the cell and to tie the vertical bar to the dowel. In high-lift grouting, use 30" (max) risers, without vertical lift. Provide cleanout openings at 20' intervals to reconstruc the previous lift.
- Use ASTM A615 grade 60 reinforcing steel. Reinforce walls where indicated on the drawings and at all intersections, each side of openings and at the ends of walls. Use bar spacers at 10 ft. o.c. where grout pour height exceeds 10 ft.
- At head/tee beam corners and intersections, place 1 #5 x 5'-0" T & B corner bar, with 30" legs each way, at the exterior faces.
- Beams not scheduled are min. 8" x 12" tie beams with 2 #5 bars top and bottom and #3 ties spaced at 48" o.c. typical and 4 ties at 12" o.c. at ends and intersections, u.o.n. Columns not scheduled are min. 8" x 12" tie columns with 4 #5 vertical bars and #3 ties at 12" o.c. use 30" lap splices. Hook all bars at discontinuous ends.
- Reinforced masonry wall construction shall be inspected by an Engineer or Architect in accordance with TMS 602-16.
- Where anchor bolts, wedge anchors or anchors are set in a masonry wall, fill cells with grout for bolted courses, one course above and two courses below.
- Provide lintels or headers with min. 8" bearing over all masonry openings.
- Use pressure-treated wood for wood in contact with masonry.
- Lap splice lengths shall be as follows:
#3 - 16"; #4 - 21"; #5 - 26"
#6 - 43"; #7 - 60"; #8 - 92"

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ZONE	PRESSURE (PSF)			ROOFING
	< 19 sf	20 sf to 49 sf	50 sf to 100 sf	
1	-36.7	-35.6	-34.3	-30.5
2	-63.6	-58.7	-51.9	-74.4
3	-63.6	-58.7	-51.9	-74.4
20H	-74.4	-74.4	-74.4	-74.4
30H	-74.4	-74.4	-74.4	-74.4

- NOTES:**
- FOR Kd = 1.0, MULTIPLY VALUES BY 1.18.
 - THE FIGURES SHOWN REPRESENT GROSS VALUES. TO OBTAIN NET UPLIFT VALUES ONLY 10 PSF OF DEAD LOAD SHALL BE DEDUCTED FROM THEM.
 - FOR ULTIMATE VALUES, MULTIPLY VALUES IN TABLE BY 1.67.

TRIBUTARY AREA	ZONE 4 (PSF)		ZONE 5 (PSF)	
	(+)	(-)	(+)	(-)
WINDOW	40.0	-43.4	40.0	-53.6
DOOR	38.2	-41.6	38.2	-50.0
0 sf to 19 sf	40.0	-43.4	40.0	-53.6
20 sf. to 29 sf	38.2	-41.6	38.2	-50.0
30 sf. to 49 sf	37.2	-40.6	37.2	-47.9
50 sf to 99 sf	35.8	-39.2	35.8	-45.2
100 sf to 199 sf	34.0	-37.4	34.0	-41.6

- NOTES:**
- REFER TO DIAGRAM FOR LOCATION OF ZONE 4 AND 5.
 - VALUES INDICATED CAN BE INTERPOLATED.
 - FOR ULTIMATE VALUES, MULTIPLY VALUES IN TABLE BY 1.67.
 - FOR ULTIMATE VALUES, MULTIPLY VALUES IN TABLE BY 1.67.

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Surfside, Florida, 33154
Folio No. 14-2235-001-2110

seal:

CHRISTIAN AQUINO, P.E.
STRUCTURAL ENGINEER
FLORIDA LICENSE #20005

revisions:

drawing data:

GENERAL NOTES

project number:

#20905

drawing scale:

As Shown

drawing date:

July, 2020

phase:

Permit Set

sheet number:

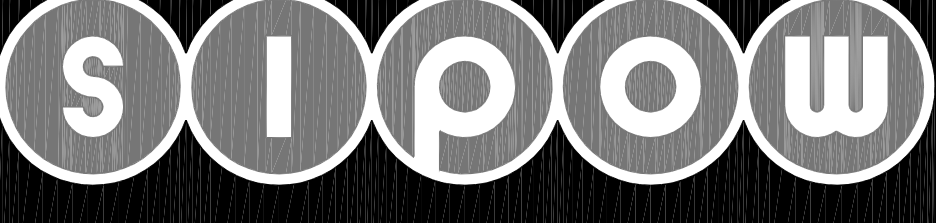
S1.0

- drawing data:**
- ## GENERAL NOTES
- Use wedge-type expansion anchors such as the Hilti Kwik Bolt 3, ITW Rammed Red Head Truss Wedge, Powers Rawl Power-Shod, Simpson Strong-Tie Wedge-All, or accepted equivalent. Follow manufacturer's specifications for use and installation.
 - Confirm the absence of reinforcing steel by drilling a 1/4" diameter pilot hole for each anchor. Do not cut reinforcing steel without approval of the Structural Engineer.
 - Provide anchor embedment, spacing and edge distance as shown on the drawings.
- CHEMICAL ADHESIVE FOR ANCHORING REINFORCING BARS, THREADED BARS AND ANCHOR BOLTS:**
- Use an epoxy, acrylic or polyester resin adhesive system such as the Hilti HIT-HY200, ITW Rammed/Red Head Econ A7 or CE injection system, Powers Rawl Power-Fast System, Simpson Strong-Tie AT or ET-HP, Allied Fastener Allied Gold A-1000, or accepted equivalent. Follow manufacturer's specifications for use and installation.
 - Confirm the absence of reinforcing steel by drilling a 1/4" diameter pilot hole for each anchor. Do not cut reinforcing steel without approval of the Structural Engineer.
 - Refer to manufacturer's installation instructions for appropriate drill size, thoroughly clean hole including removal of dust prior to filling with epoxy.
 - Provide anchor embedment, spacing and edge distance as shown on the drawings.
 - Threaded rods are A36 galvanized steel, u.o.n.

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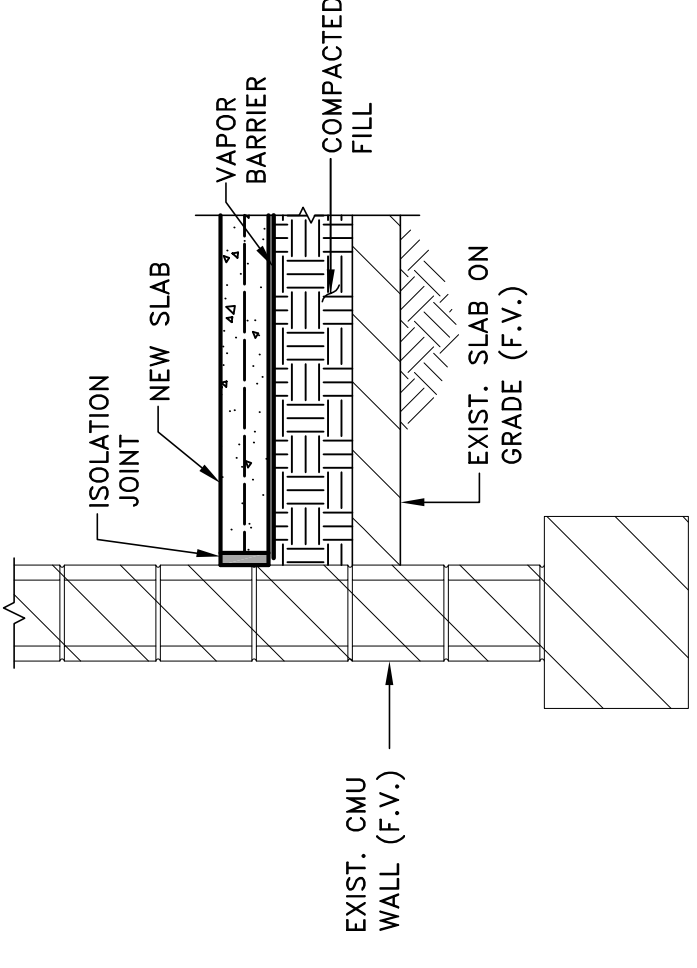
project info:

seal:
 CHRISTIAN AQUINO, P.E.
 STRUCTURAL ENGINEER
 FLORIDA LICENSE #6047

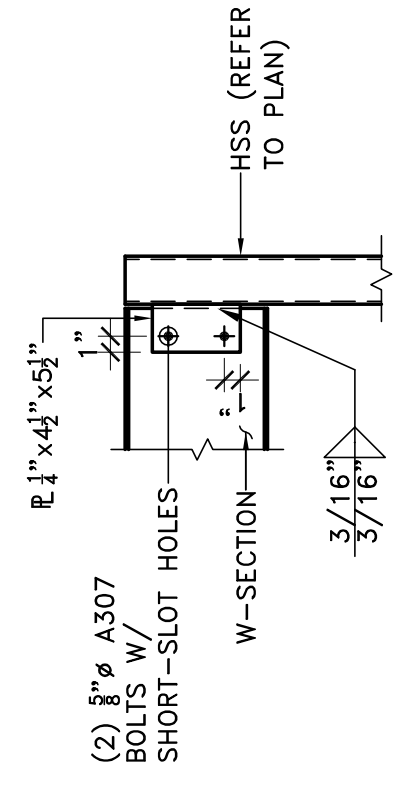
revisions:

drawing data:
PLANS, DETAILS AND SCHEDULES
 project number: #20905
 drawing scale: As Shown
 drawing date: July, 2020
 phase: Permit Set
 sheet number: **S2.0**

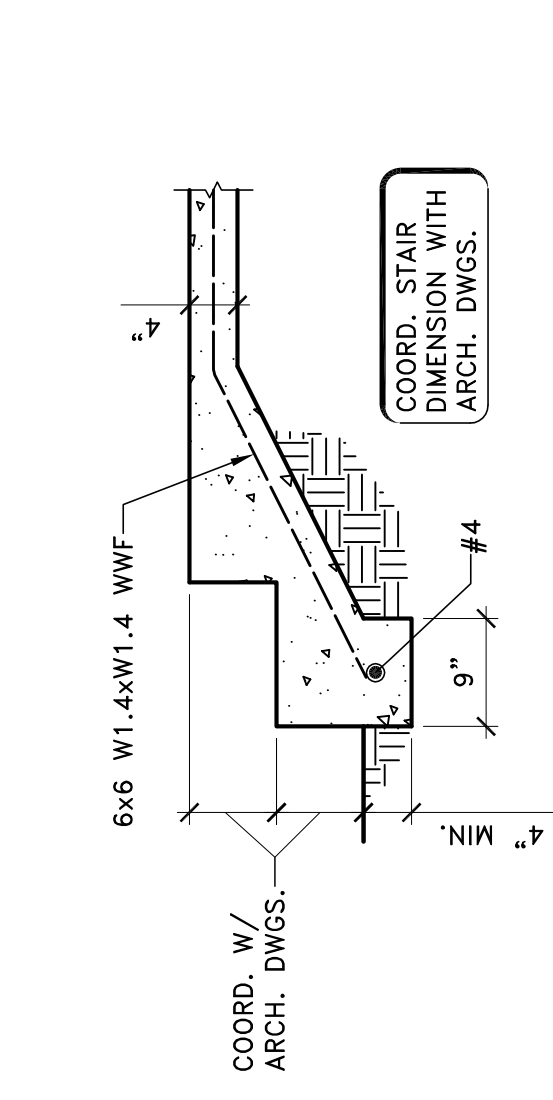
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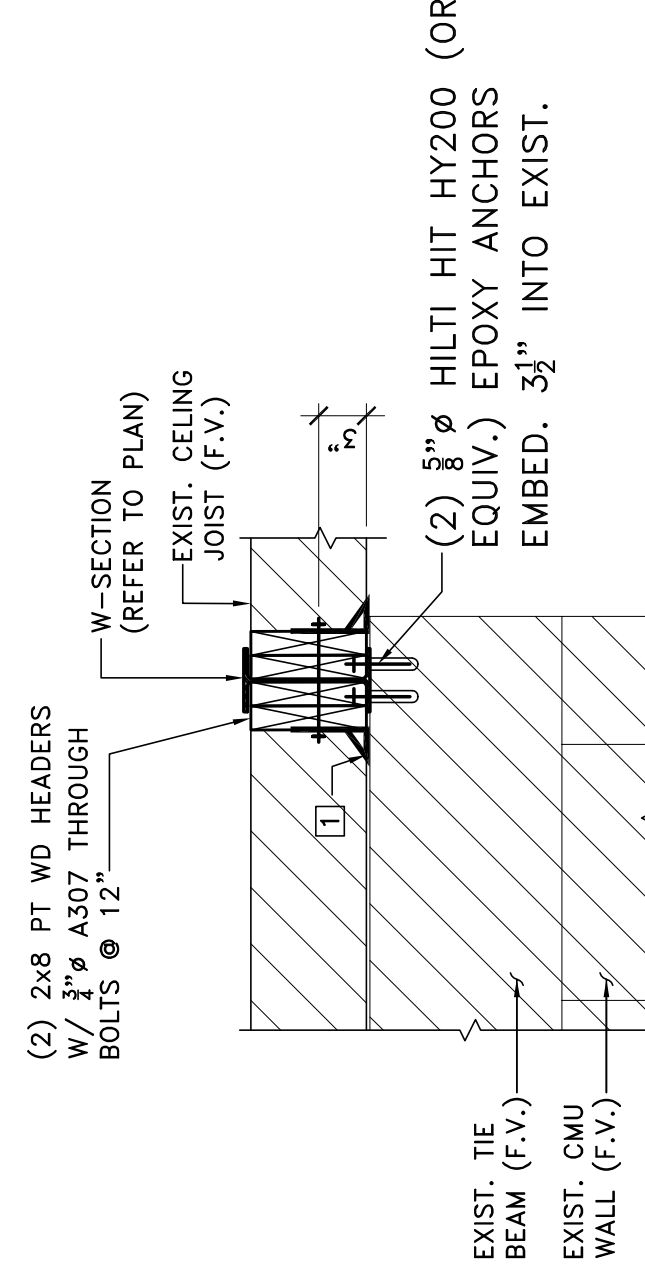
6 SLAB SECTION AT GARAGE
 SCALE: 3/4" = 1'-0"



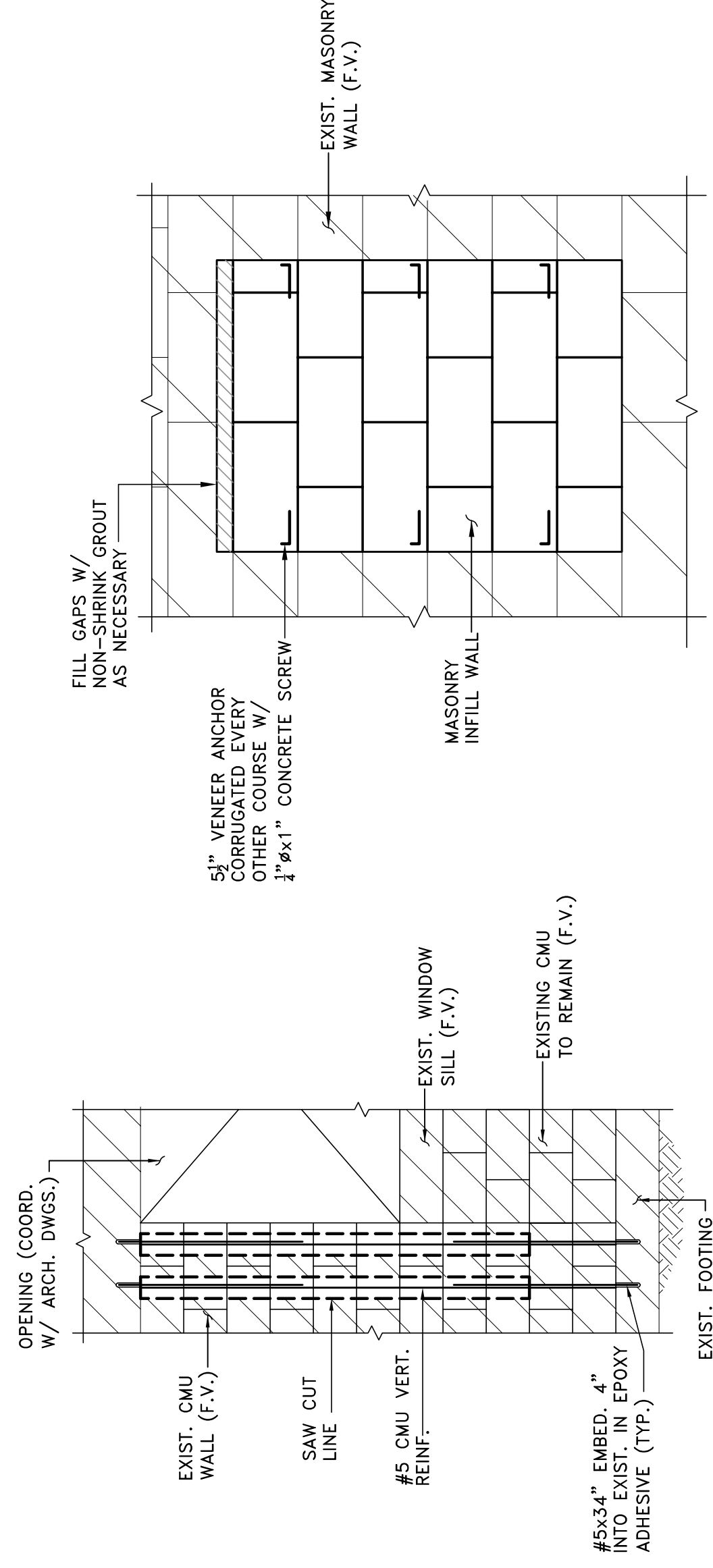
2 W-SECTION/HSS CONN.
 SCALE: 1" = 1'-0"



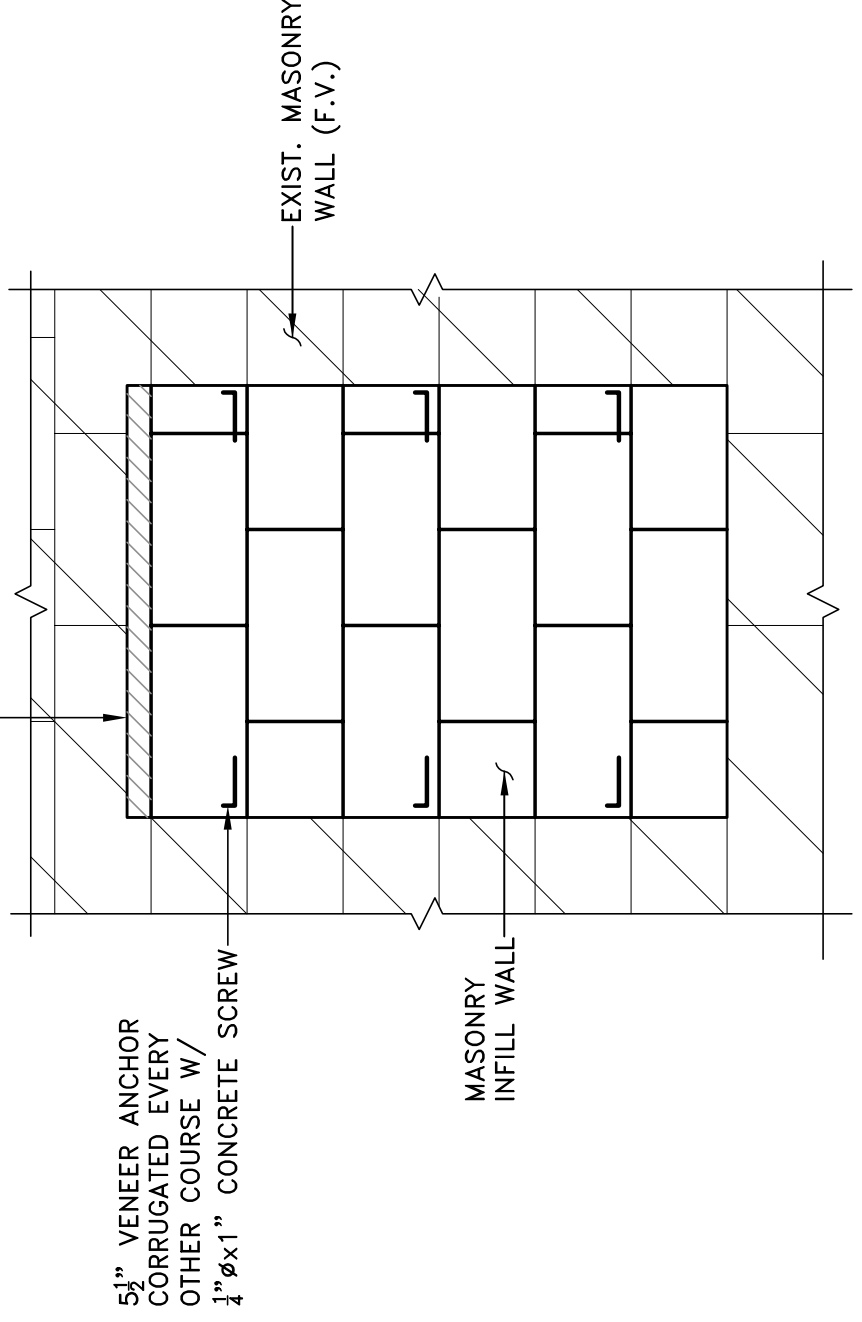
7 STAIR DETAIL
 SCALE: 3/4" = 1'-0"



3 JOIST/W-SECTION CONNECTION
 SCALE: 1" = 1'-0"



5 OPENING ELEVATION
 SCALE: 1/2" = 1'-0"

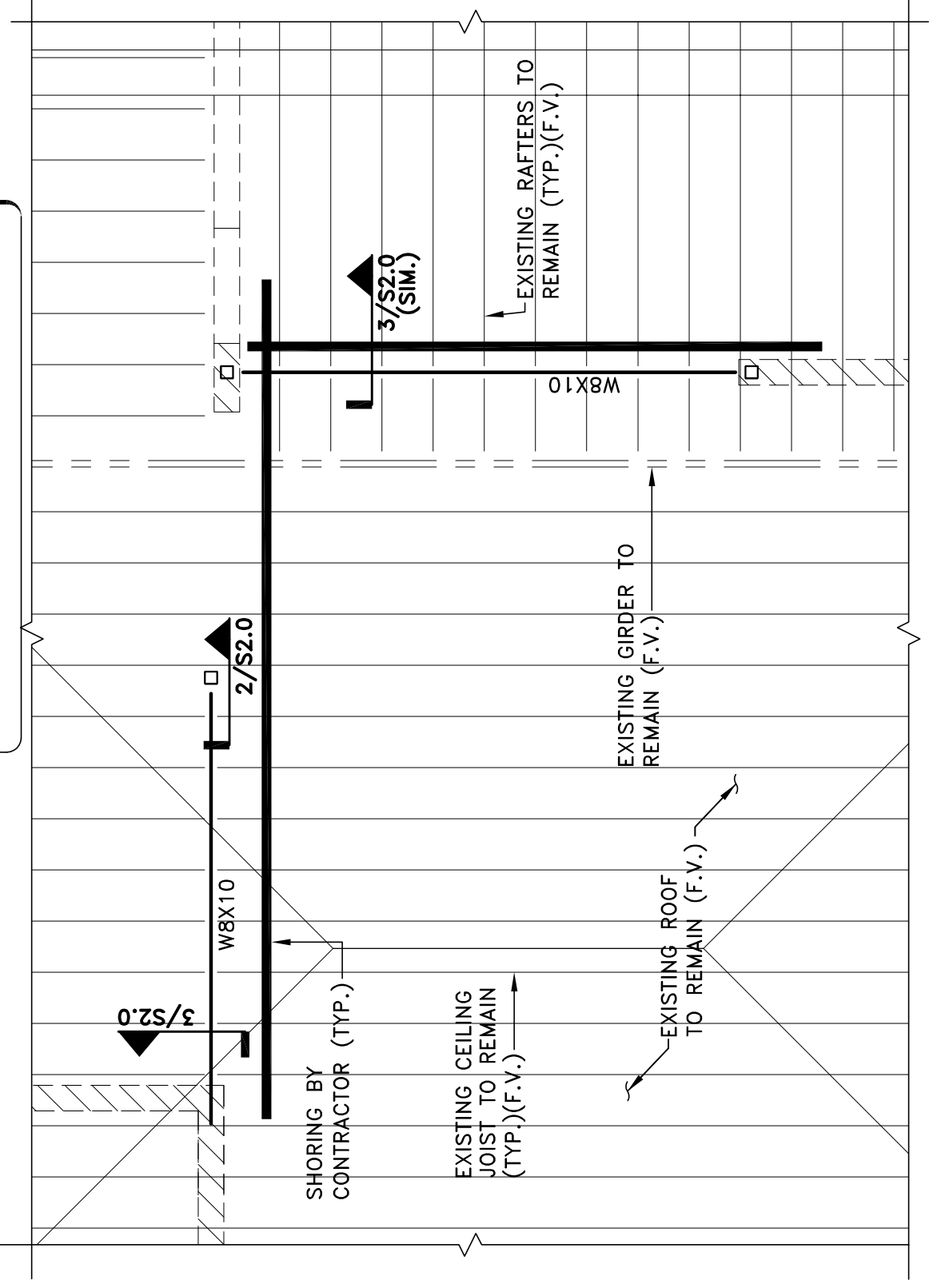


4 TYPICAL CMU INFILL DETAIL
 SCALE: 3/4" = 1'-0"

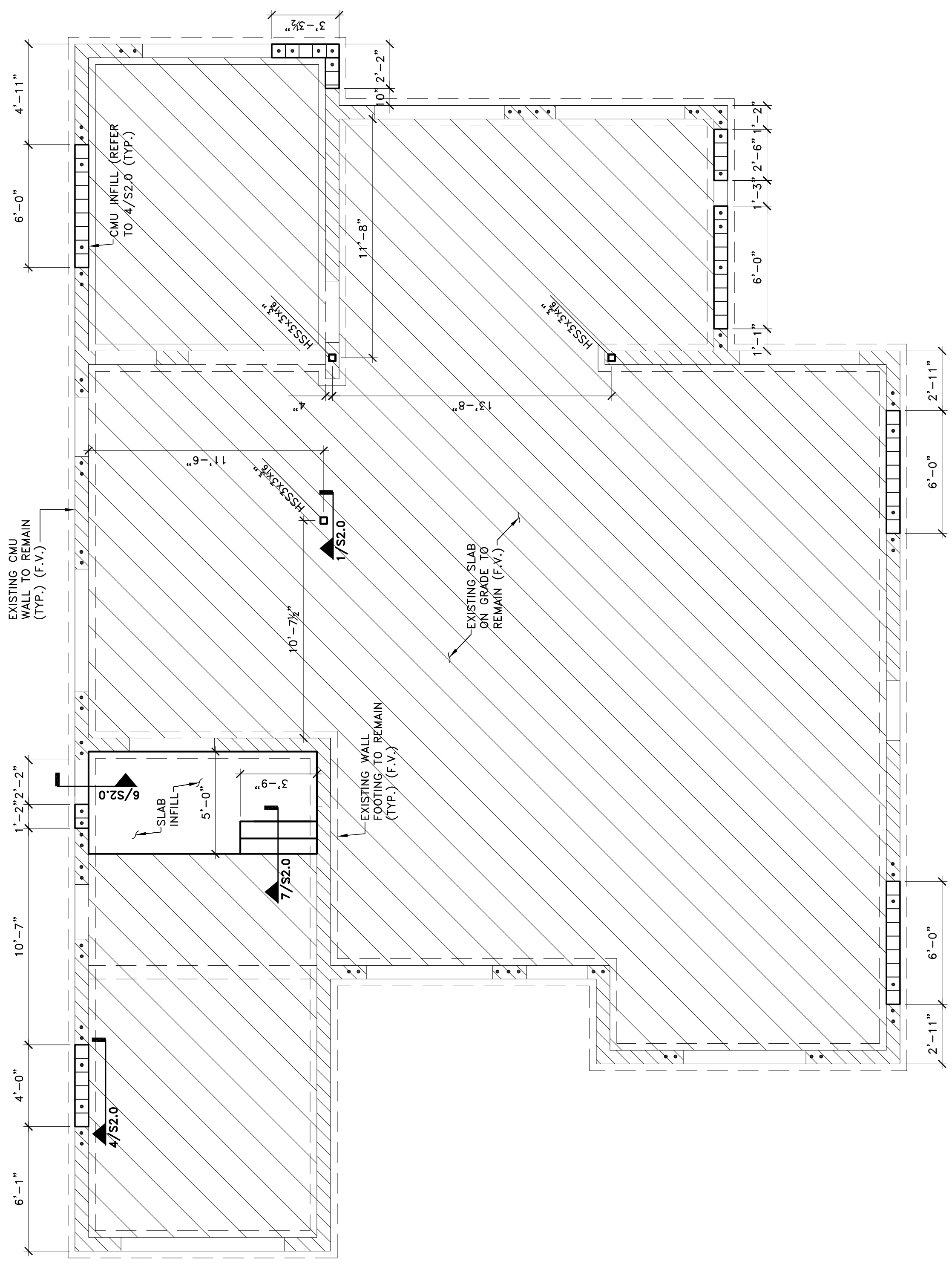
MARK	THICKNESS	f'm	VERTICAL REINFORCING IN GROUDED CELL	HORIZONTAL REINFORCING	REMARKS
(W-1)	8"	2,000 psi	#5 AT 48"	No. 9 LADDER TYPE @ 16" O.C.	HOOK VERTICAL REINFORCING INTO CONCRETE TIE BEAM

MARK	DESCRIPTION	NOA #/FL #	CONNECTOR ALLOWABLE LOAD VALUES (LBS)		NAIL SIZE & QUANTITY
			UP/LIFT (LB.)	DOWN (LATERAL LOAD) (LB.)	
1	LUS26	10655.14	1,165	1060	(4)10d NAILS INTO LEDGER (4)10d NAILS INTO TRUSS

ROOF NOTES:
 1. [X] INDICATES WOOD CONNECTOR. REFER TO SCHEDULE.
 FOUNDATION/FLOOR PLAN NOTES:
 1. FOR GENERAL NOTES, SEE SHEET S1.0.
 2. 4" CONCRETE SLAB ON VAPOR BARRIER OVER WELL COMPACTED FILL REINFORCED WITH #4 @ 2'-0" O.C. W/ 6.0'x6.0' WELDED WIRE FABRIC PLACED 1" FROM TOP.
 3. ALL WALLS ARE (W-1) U.O.N.



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



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

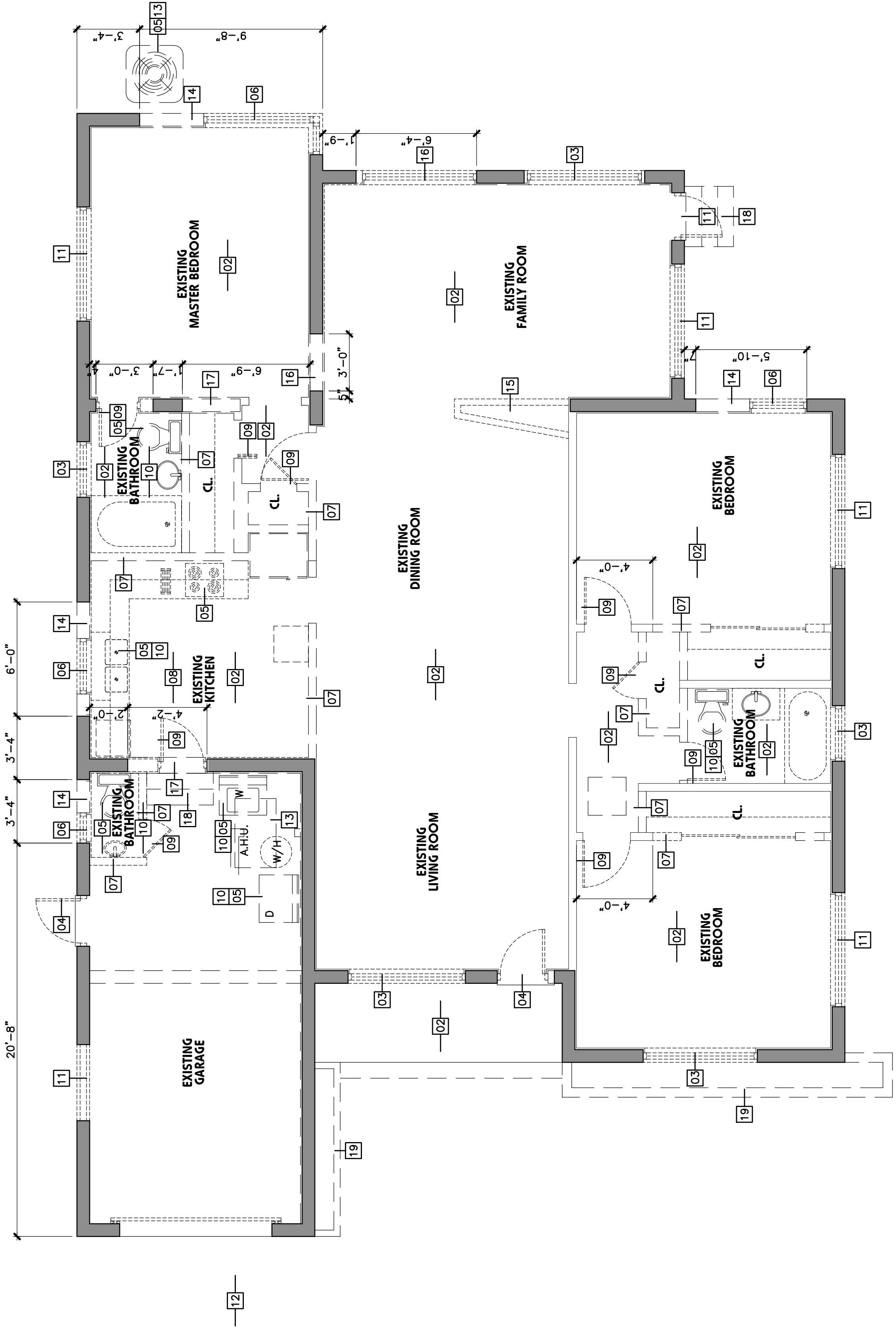
1 HSS/FOOTING SECTION
 SCALE: 3/4" = 1'-0"

KEYNOTES

01	DASHED LINES INDICATE EXISTING TO BE DEMOLISHED. COORDINATE DEMOLITION WITH ALL DEMOLITION NOTED ON STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS.
02	ALL FLOOR FINISHES TO BE REMOVED DOWN TO A CLEAN SMOOTH CONCRETE FINISH (TYPICAL).
03	EXISTING WINDOWS TO BE REPLACED WITH MIAMI DADE COUNTY PRODUCT APPROVED WINDOW RESISTANT TO IMPACT THROUGH OPENING FIELD. PROVIDE FABRICATION, REFER TO BUILDING ELEVATIONS. (UNDER A SEPARATE PERMIT).
04	EXISTING EXTERIOR DOOR AND FRAME TO BE REPLACED WITH MIAMI DADE COUNTY PRODUCT APPROVED IMPACT RESISTANT ASSEMBLY. VERIFY ROUGH OPENING IN FIELD PRIOR TO FABRICATION, REFER TO BUILDING ELEVATIONS. (UNDER A SEPARATE PERMIT).
05	CONTRACTOR TO CAP ALL PLUMBING AND ELECTRICAL LINES AS REQUIRED PRIOR TO PROCEEDING WITH THE NEW WORK.
06	REMOVE EXISTING WINDOW AND PROVIDE NEW OPENING. SEE PROPOSED FLOOR PLAN.
07	DASH LINES INDICATE EXISTING DRYWALL PARTITIONS TO BE DEMOLISHED
08	DASH LINE INDICATES EXISTING KITCHEN CABINETS AND APPLIANCES TO BE REMOVED IN ITS ENTIRETY.
09	DASH LINES INDICATE EXISTING DOORS AND FRAME TO BE DEMOLISHED
10	EXISTING PLUMBING FIXTURES TO BE REMOVED. CAP ALL PLUMBING LINES AS REQUIRED.
11	REMOVE EXISTING WINDOW AND BLOCK UP AS PER DIMENSIONED DRAWING
12	EXISTING DRIVEWAY TO BE DEMOLISHED
13	REMOVE EXISTING A.H.U. AND MECHANICAL DUCT WORK AS INDICATED
14	PROVIDE NEW OPENING TO ACCOMMODATE NEW WINDOW. SEE PROPOSED FLOOR PLAN AND WINDOW SCHEDULE.
15	DEMOLISH EXISTING INTERIOR PLANTER BOX.
16	PROVIDE NEW OPENING TO ACCOMMODATE NEW DOOR. SEE PROPOSED FLOOR PLAN.
17	DEMOLISH EXISTING BLOCK WALL AS PER DIMENSION. THE BEAM TO REMAIN
18	DEMOLISH EXISTING CONCRETE STEPS AS INDICATED
19	DEMOLISH CONCRETE PLANTERS, AND PREPARE AREA FOR NEW GARDEN.

DEMOLITION-REMOVAL NOTES:

- THE GENERAL CONTRACTOR SHALL IN THE WORK OF ALL TRADES, PERFORM ANY AND CUTTING AND PATCHING NECESSARY TO COMPLETE THE WORK AND SHALL PROTECT THE EXISTING BUILDING FROM ANY DAMAGE CAUSED BY THE DEMOLITION WORK. CONTRACTOR SHALL REPORT AND REPAIR ANY REFINISH EXISTING CONSTRUCTION AS REQUIRED TO LEAVE INFRASTRUCTURE IN SATISFACTORY CONDITION.
- THE GENERAL CONTRACTOR NO DISRUPT EXISTING OPERATIONS, OR UTILITIES WITHOUT OWNER'S PRIOR APPROVAL AND INSTRUCTIONS IN EACH CASE.
- CONTRACTOR SHALL PROTECT ALL UTILITIES. DEMOLITION AND CONSTRUCTION TO REMAIN SO AS TO PROVIDE THE BEST POSSIBLE STRUCTURAL START POINT FOR THE NEW WORK TO BEGIN.
- ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL ELEVATIONS, CONDITION, AND DIMENSIONS PRIOR TO COMMENCING DEMOLITION AND CONSTRUCTION.
- ANY CONFLICTS OR OMISSIONS BETWEEN THE CONTRACTOR'S INTERPRETATION OF THE DRAWINGS AND/OR GENERAL NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY AND BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL INFORM THE ARCHITECT OF ANY CONDITIONS THAT WOULD AFFECT THE STRUCTURAL INTEGRITY OF THE BUILDING PRIOR TO PROCEEDING WITH DEMOLITION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL REMOVE ALL EXCESS MATERIAL AND DEBRIS FROM THE JOB REGULARLY.
- JOB SITE MEASUREMENTS ARE THE FULL RESPONSIBILITY OF THE GENERAL CONTRACTOR AND/OR SUBCONTRACTOR AND MUST BE TAKEN FOR ALL WORK. THE CONTRACTOR SHALL OBTAIN ALL PERMITS AND/OR OWNER SHALL OBTAIN ALL PERMITS REQUIRED FOR HAULING AND LEGALLY DISPOSING OF MATERIALS REMOVED IN DEMOLITION WORK.
- THE PROCEDURES PROPOSED FOR THE DEMOLITION WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND REQUIREMENTS FOR APPROVAL. THE PROCEDURES SHALL INCLUDE CAREFUL REMOVAL AND DISPOSITION OF MATERIALS, PROTECTION OF PROPERTY, COORDINATION WITH WORKS OF OTHERS IN PROGRESS AND TIMELY DISCONNECTION OF UTILITY SERVICES AS REQUIRED.



COMPONENTS OF MEANS OF ESCAPE:

(A) NO DOOR IN THE PATH OF TRAVEL OF MEANS OF ESCAPE SHALL BE LESS THAN 3'-0" WIDE, WHEN DOOR IS IN OPEN POSITION
 (B) AT LEAST ONE BATHROOM DOORS AT HABITABLE LEVEL SHALL BE PROVIDED WITH A MINIMUM CLEAR WIDTH OF 28" FOR HANDICAPPED ACCESS.
 (C) BE PROVIDED 28" CLEAR IN THE DOOR OPEN POSITION F.B.C. 11-4.22.2
 (D) EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.
 (E) EVERY BATHROOM DOOR LOCK SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.
 (F) DOORS MAY BE SWINGING OR SLIDING AND ARE EXEMPT FROM THE REQUIREMENTS OF PARAGRAPH 3103.2(C) F.B.C.
 (G) NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES WHICH IMPEDE OR OBSTRUCT EGRESS SHALL NOT BE EASILY DISENGAGED SHALL BE PROHIBITED.

NOTE:
 THE INTENTION OF THE INTERIOR AND EXTERIOR DEMOLITION IS TO ADVANCE IN THE CONSTRUCTION PHASES AND TO PRESENT IN A SHORT TIME A COMPLETE SET OF PLANS FOR APPROVAL.

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

Wall legend :

(Solid line)	EXISTING CONCRETE BLOCK WALL
(Dashed line)	EXISTING INTERIOR PARTITION WALL
(Dotted line)	EXISTING INTERIOR PARTITION TO DEMOLISH

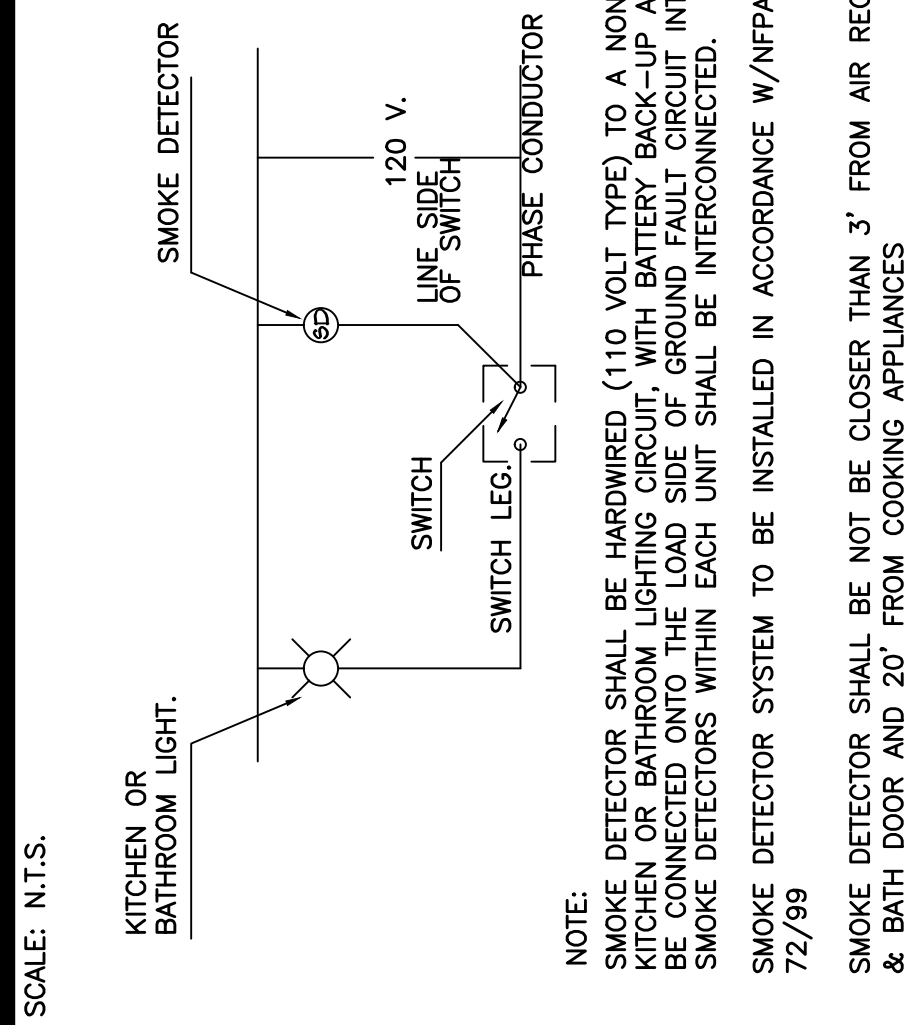
APPLICABLE CODES:

(F.A.C.)	2017 FL. ACCESSIBILITY CODE
(F.B.C.)	2017 FL. BUILDING CODE
(F.M.C.)	2017 FL. MECHANICAL CODE
(F.P.C.)	2017 FL. PLUMBING CODE
(F.R.C.)	2017 FLORIDA RESIDENTIAL CODE
(N.E.C.)	2017 NATIONAL ELECTRICAL CODE

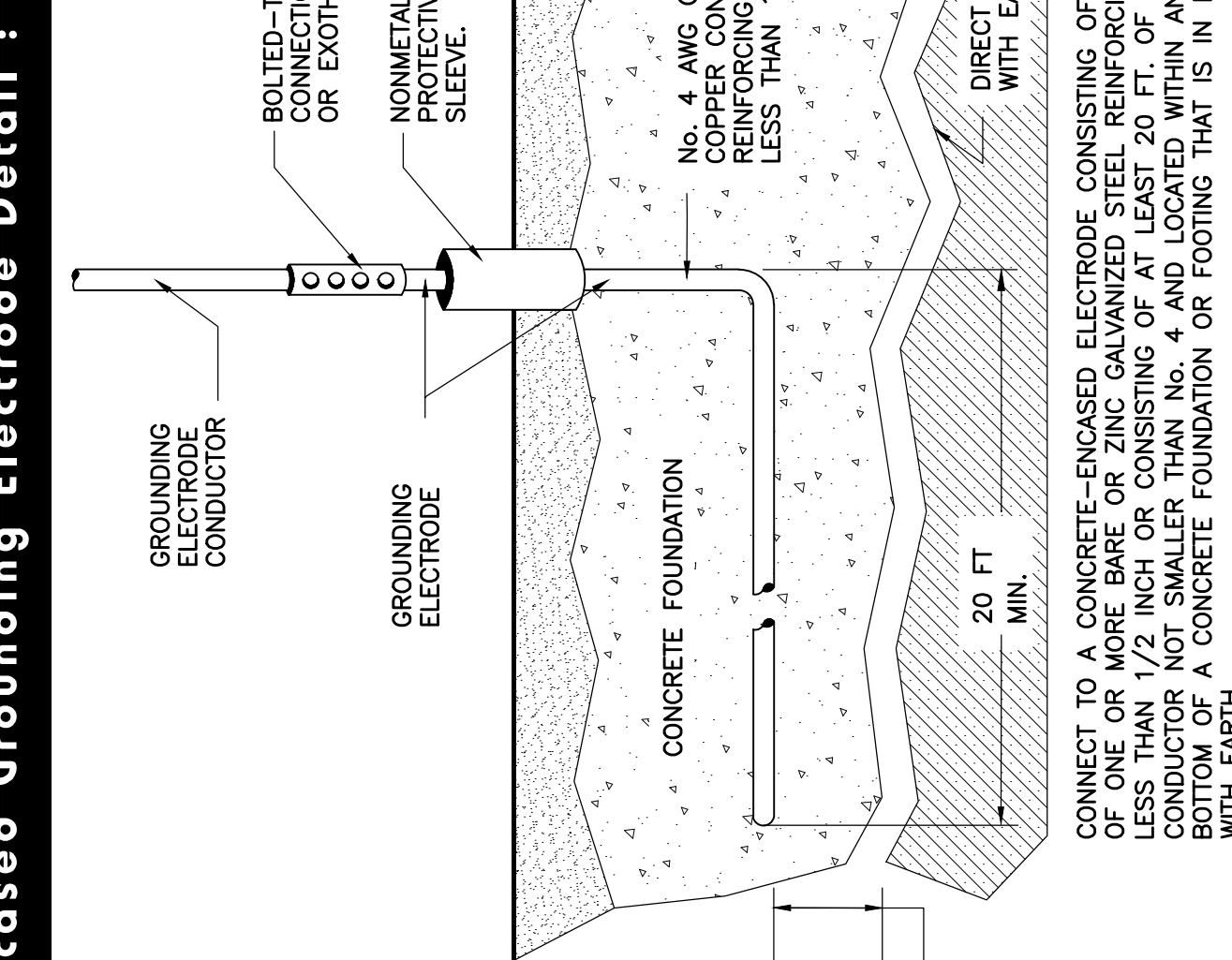
Electrical Notes :

1. ALL ELECTRICAL WORK SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE (2014 NECA/NATIONAL BUILDING CODE 2017 EDITION AND ALL OTHER APPLICABLE CODES, AND ORDINANCES IN EFFECT AT THIS LOCATION.
2. ALL MATERIAL SHALL BE NEW AND SHALL BEAR UNDESTRUCTIVE AND UNION LABELS, WHERE APPLICABLE.
3. DRAWINGS ARE DIMENSIONAL. DO NOT SCALE ELECTRICAL DRAWINGS. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR EXACT LOCATION OF ALL EQUIPMENT AND CONFORM WITH OWNER'S REPRESENTATIVE AND/OR ARCHITECT.
4. ALL WIRING SHALL BE COPPER (CU) THIN INSULATION.
 - a) TO PREVENT OVERHEATING AT CONNECTION POINTS USE CODE INHIBITING COMPOUND FOR STRIPPED PORTION OF CONDUCTORS INSIDE CONNECTIONS.
 - b) A PREVENTIVE MAINTENANCE PLAN IS NECESSARY TO ENSURE A RELIABLE SERVICE INCLUDING VISUAL INSPECTIONS AND TESTS FOR SPICES AND CONNECTION POINTS (CORROSION AND TIGHTNESS PRIORITY).
 - c) INSPECTION INTERVALS OF 2 YEARS MAXIMUM ARE STRONGLY RECOMMENDED.
5. RAECAMS INSTALLED UNDERGROUND, IN CONCRETE SLABS, AND/OR LARGER THAN 2 INCHES IN DIAMETER SHALL BE GALVANIZED ROD STEEL. PVC PIPE SCHEDULE 40 SHALL BE USED FOR ALL CONCEALED UNDERGROUND RUNS. RAECAM SIZE SHALL BE AS AUTHORIZED BY THE A.E.I.T. ELSEWHERE. FLEXIBLE CONDUIT USED WHERE INDICATED SHALL BE METAL FOR UNDERGROUND, LIQUID-TIGHT FOR OUTDOOR LOCATIONS. USE STEEL COMPRESSION TYPE FITTING.
6. RAECAMS INSTALLED IN OR THRU ANY CONCRETE SLAB SHALL BE SPACED A MINIMUM OF 3 INCH FROM THE LARGEST REINFORCING BARS INSTALLED UNDERGROUND. UNDER SLABS SHALL BE COVERED WITH TWO COATS OF AN ASPHALTIC PAINT.
7. OUTLETS SHALL BE FINISHED WITH FINISHED SURFACES. TWO OR MORE LIGHT SWITCHES IN SAME WALL SHALL BE INSTALLED IN GANG-TYPE BOXES.
8. JUNCTION BOXES SHALL BE GALVANIZED STEEL WITH SLOTTED OR HINGED COVERS FOR UNDERGROUND LOCATIONS EXPOSED TO WEATHER. CONDUIT SHALL BE INSTALLED IN MET OR DAMP LOCATIONS AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.
9. ELECTRICAL CONTRACTOR SHALL PERFORM ALL NECESSARY WORK FOR A COMPLETE ELECTRICAL INSTALLATION AND SHALL PROVIDE ALL NECESSARY INSTRUMENTS AND SPECIAL APPARATUS TO CONDUCT ANY TEST THAT MAY BE REQUIRED TO INSURE THE FEEDERS ARE PROPERLY BALANCED.
10. ELECTRICAL CONTRACTOR SHALL INSTALL AIR CONDITIONING AND VENTILATION SYSTEMS IN ACCORDANCE WITH ALL APPLICABLE CODES AND STANDARDS. MECHANICAL CONTRACTOR SHALL PROVIDE ALL BRACKETS AND CONTROL WIRING IN CONFORMANCE WITH NEC ARTICLES 440 AND 725-52 (2) (SEPARATE RACKINGS) AND MANUFACTURER'S RECOMMENDATIONS. THERMOSTAT LOCATIONS ARE SHOWN ON MECHANICAL DRAWINGS. MAKE CONNECTIONS AS REQUIRED BY CONTROL WIRING DIAGRAM.
11. ALL GROUND CONNECTIONS TO BE DONE AS PER LATEST EDITION OF NATIONAL ELECTRICAL CODE.
12. LOAD DATA IS BASED ON INFORMATION GIVEN TO THE ENGINEER AT THE TIME OF DESIGN. VERIFY ALL EQUIPMENT AND PANEL SIZES BEFORE ORDERING.
13. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
14. CORRECTIONS OF ANY DEFECTS SHALL BE COMPLETED WITHOUT CHARGE AND SHALL BE THE RESPONSIBILITY OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED.
15. CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTING AND INSURE THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, FEES, LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE WORK.
16. CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE OF DEFECT FOR A PERIOD NOT LESS THAN ONE YEAR FROM THE DATE OF ACCEPTANCE. OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970.
17. CONTRACTOR'S WORK PRACTICES AND CONDITIONS MUST CONFORM WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970.
18. ELECTRICAL CONTRACTOR SHALL PROVIDE OUTLETS TO MATCH EQUIPMENT PLUGS.
19. CONTRACTOR SHALL NOT CUT OR REMOVE ANY EXISTING WIRING OR UTILITIES UNLESS HE HAS BEEN ADVISED BY THE ARCHITECT AND HAS BEEN ADVISED BY THE OWNER AND HAS BEEN ADVISED BY THE ARCHITECT. VERIFY LOCATION WITH THE ARCHITECT, THE OWNER, AND/OR THE INTERIOR DESIGNER.
20. THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF LOCAL POWER, TELEPHONE AND CABLE TV UTILITIES.
21. FURNISH AND INSTALL ALL LIGHTING FIXTURES WITH LAMPS. TYPES SHALL BE AS SELECTED BY THE ARCHITECT, THE OWNER, AND/OR THE INTERIOR DESIGNER.
22. WIRING DEVICES SHALL BE APPROVED RESIDENTIAL GRADE. VERIFY LOCATION WITH ARCHITECTURAL DRAWINGS PRIOR TO ROUGH-IN. TYPES SHALL BE AS SELECTED BY THE ARCHITECT, THE OWNER, AND/OR THE INTERIOR DESIGNER.
23. CONTRACTOR SHALL DO HIS OWN CUTTING OF FLOORS AND WALLS AND GENERAL CONTRACTOR SHALL DO ALL PATCHWORK. OBTAIN APPROVAL BEFORE DOING ANY CUTTING. REPAIR ANY DAMAGE DONE TO OTHERS' EQUIPMENT OR MATERIAL.
24. CONTRACTOR SHALL COORDINATE WITH THE OWNER THE INSTALLATION OF ANY ADDITIONAL SYSTEMS TO BE PROVIDED BY HIMSELF OR BY OTHERS, SUCH AS ALARM SYSTEM, INTERCOM SYSTEM, ETC.
25. PRIOR TO INSTALLATION OF ROUGH ELECTRIC WIRING, CHECK VARIATE DATA OF A/C EQUIPMENT, KITCHEN EQUIPMENT AND OTHER EQUIPMENT TO OBTAIN CORRECT WIRE SIZES AND OVERCURRENT DEVICE SIZES.
26. ALL CIRCUITS SHALL BE CLEARLY IDENTIFIED AND SHOWN ON PANEL DIRECTORIES. DO NOT CHANGE CIRCUIT ARRANGEMENT SHOWN ON THESE DRAWINGS.
27. CIRCUITS ON THE PLANS ARE TO DETERMINE LOAD DATA AND PANEL SIZE. THE CONTRACTOR SHALL PROVIDE CIRCUITS AND ROUTING OF CONDUITS TO SUIT JOB CONDITIONS.
28. INTERFERE WITH A/C WIRE FOR ALARM SYSTEM AND WIRE FOR INTERCOM SYSTEM AND HIGH SPEED AND CABLE FOR TV THAT MEETS HDTV REQUIREMENTS.

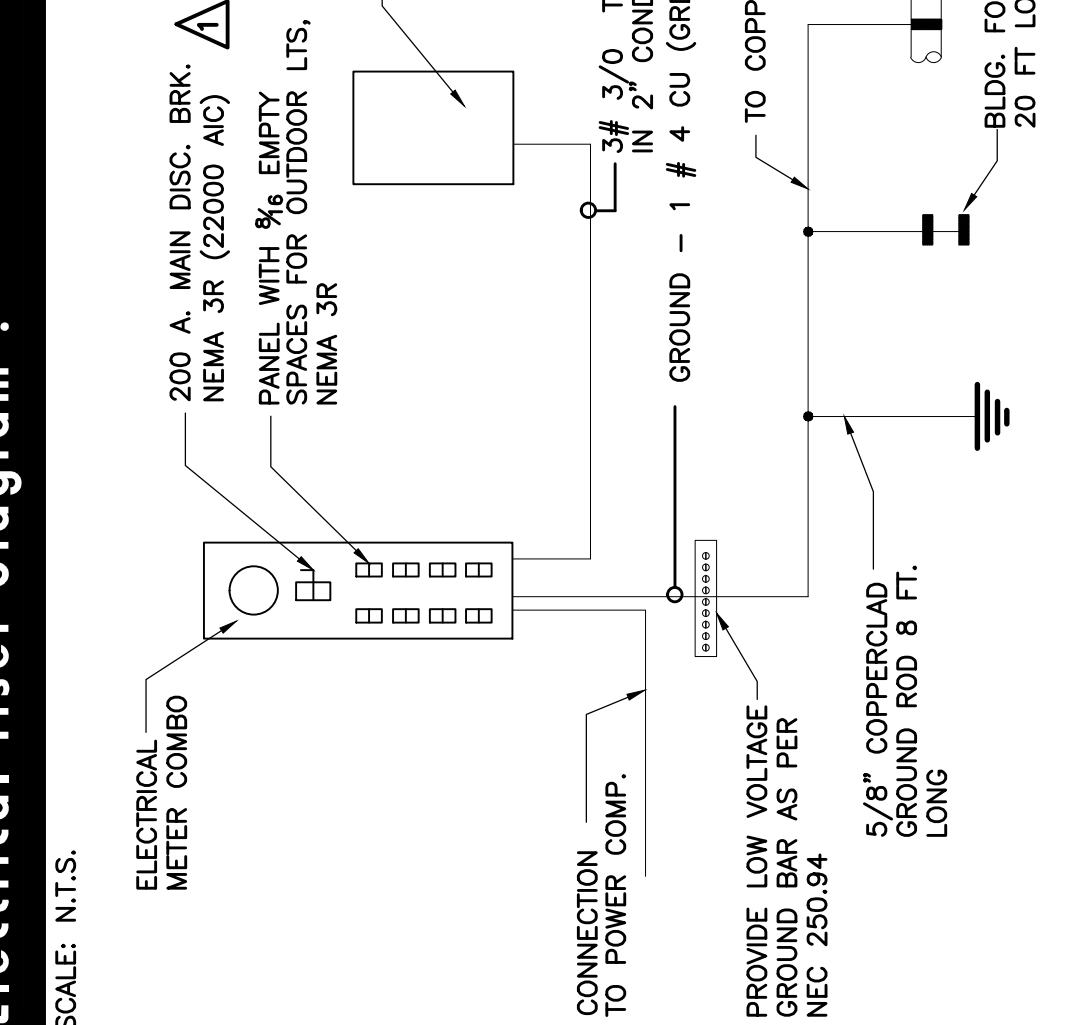
Smoke detector connection detail :



Encased Grounding Electrode Detail :



Electrical riser diagram :



Electrical Load Calculation :

- A. GENERAL LIGHTING LOAD
1,942 SF. @ 3W/SF = 5,826 WATTS
- B. (2) SMALL APPLIANCE CIRCUITS X 1,500 = 3,000 WATTS
- FIXED APPLIANCES:
- REFRIGERATOR-----1,200
- DISHWASHER-----1,000
- WASHER-----1,500
- DRYER-----5,000
- W/H-----28,800
- RANGE-----12,000
- HOOD/ MICROWAVE-----900
- DOOR OPENER'S-----800
- C.
- CONNECTED LOAD LESS A/C = 60,026 WATTS
- RECT. W. @ 40% = 20,011 WATTS
- A/C (OR HEATING) @ 100% = 7,500 WATTS
- CLAIMED LOAD = 37,515 WATTS @ 240/120 V.
- SERVICE SIZE = 200 AMPS.
- NEUTRAL LOAD
- LIGHTING, SMALL APPLIANCE & WASHER 10,326 WATTS
- FIRST 3,000 W @ 100% = 3,000 WATTS
- REST W @ 35% = 2,564 WATTS
- REFRIGERATOR X 70% = 3,500 WATTS
- DISHWASHER-----1,000 WATTS
- TOTAL NEUTRAL WATTS = 11,264 WATTS = 46.93 AMPS.

notes:

1. SMOKE DETECTOR SHALL NOT BE CLOSER THAN 3' FROM AIR REGISTERS & BATH DOOR AND 20' FROM COOKING APPLIANCES.
2. PROVIDE SMOKE DETECTOR & MONOXIDE OF CARBON DETECTOR SYSTEM TO BE INSTALLED IN ACCORDANCE WITH NFPA 72/99.
3. ALL CIRCUITS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER
4. PROVIDE TAMPER PROOF FOR ALL RECEPTACLES, AS PER 408.11 N.E.C.
6. COMPLY WITH 75% LAMPS TO BE HIGH ENERGY EFFICIENCY AS PER F.B.C. E. 404

SHORT CIRCUIT CALCULATION

BASE KW = 0.24
 BASE KVA = 48 KVA
 AVAILABLE FAULT CURRENT 30884 A
 BASE AMPS = BASE KVA X 1,000 = 48 X 1,000 = 200 AMPS
 BASE V = 240
 BASE OHMS = BASE KV X 1,000 = 0.24 X 1,000 = 1.6 OHMS
 BASE KVA

AMPS p.u. = 30884 / 200 = 154.42
 SYSTEM REACTANCE = 1/05 = 0.0095
 Z OF FEEDER = 0.0015 + 3.088 OHMS X 1000 FT
 50 FT OF CABLE @ 0.004 OHMS

TOTAL REACTANCE = 0.0095 + 0.0044 = 0.0139 OHMS
 P.U. FAULT CURRENT = 154.42 / 0.0139 = 11,110 AMPS
 SHORT CIRCUIT LEVEL AT SERVICE BRK = 74.07 X 200 = 14,814 AMP.
 USE 22,000 AIC AT METER COMBO.

Project Info : Emerson 9125 Limited. Interior & Exterior Remodeling. 9125 Emerson Ave, Surfside, Florida, 33154 Folio No. 14-2235-001-2110

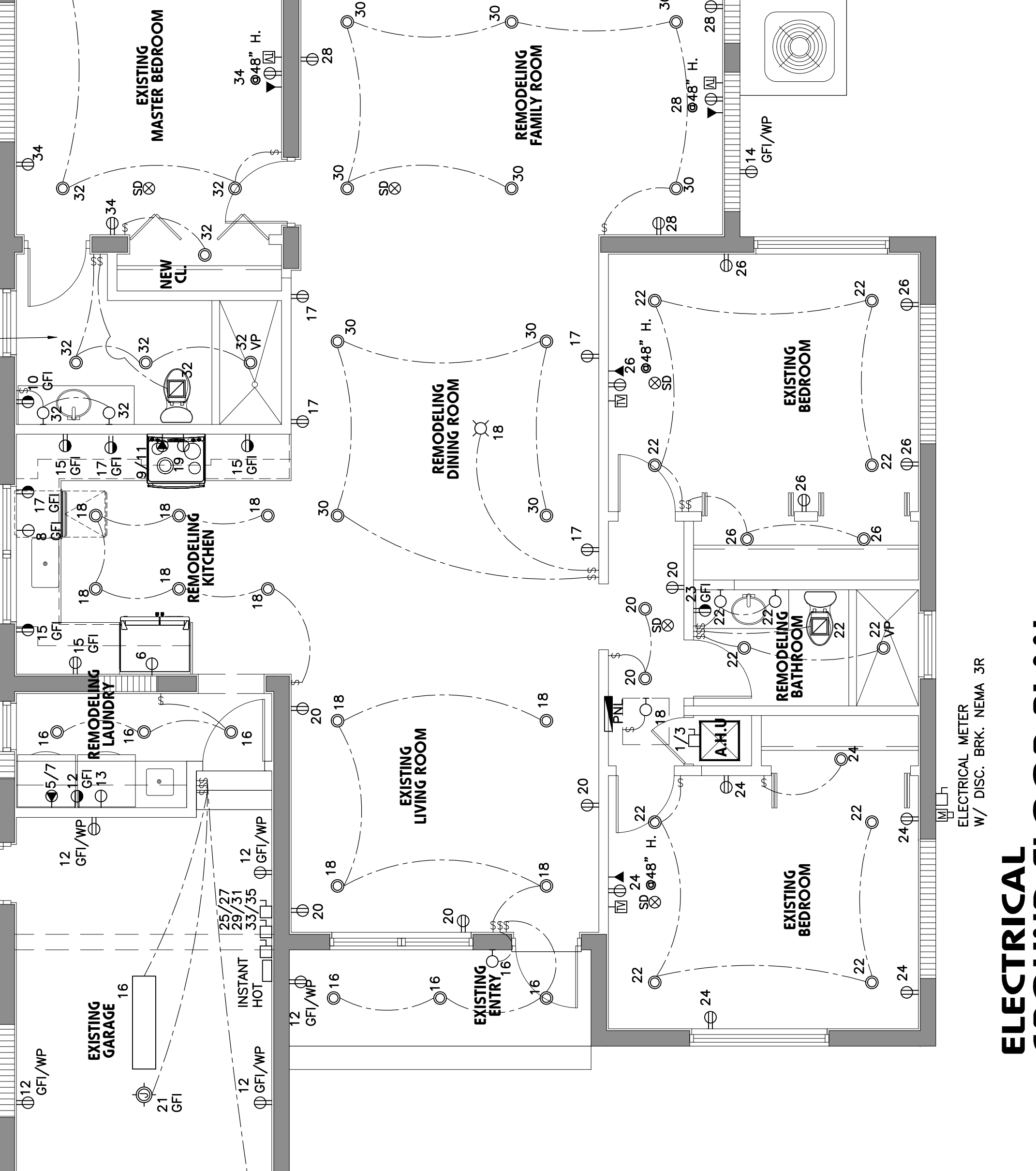
revisions :
 1. 09/21/20 BLDG. DEP. COMMENTS

drawing data :
 ELECTRICAL GROUND FLOOR PLAN PANEL & CALCS.

project number : #20905
 drawing scale : As Shown
 drawing date : May, 2020
 phase : Permit Set
 sheet number : E1.01

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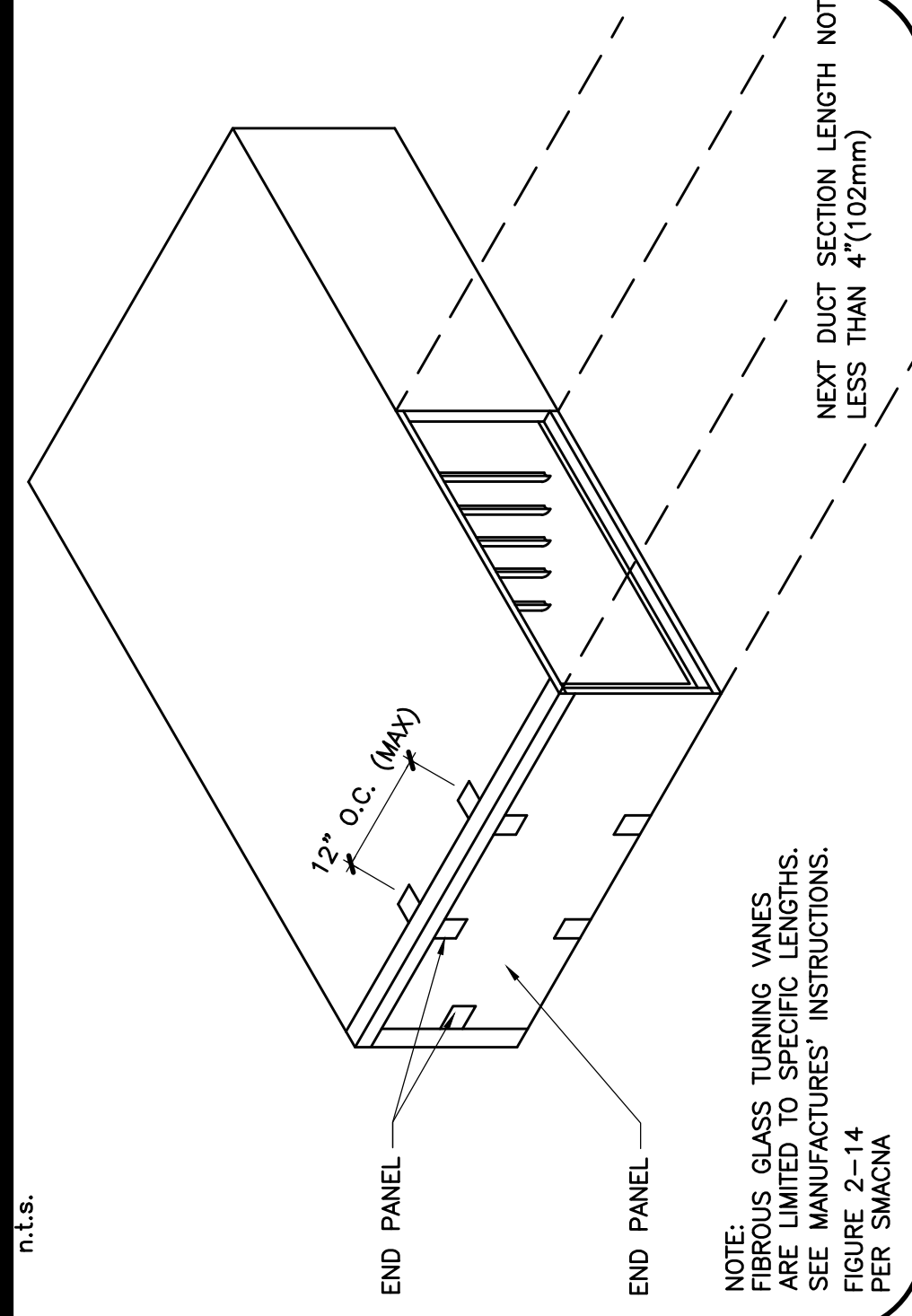


ELECTRICAL GROUND FLOOR PLAN
 01 SCALE: 1/4"=1'-0"

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Connection detail :



NOTE: FIBROUS GLASS TURNING VANES ARE LIMITED TO SPECIFIC LENGTHS. SEE MANUFACTURER'S INSTRUCTIONS. FIGURE 2-14 PER SMACNA

sheet metal & Equipment connection detail :

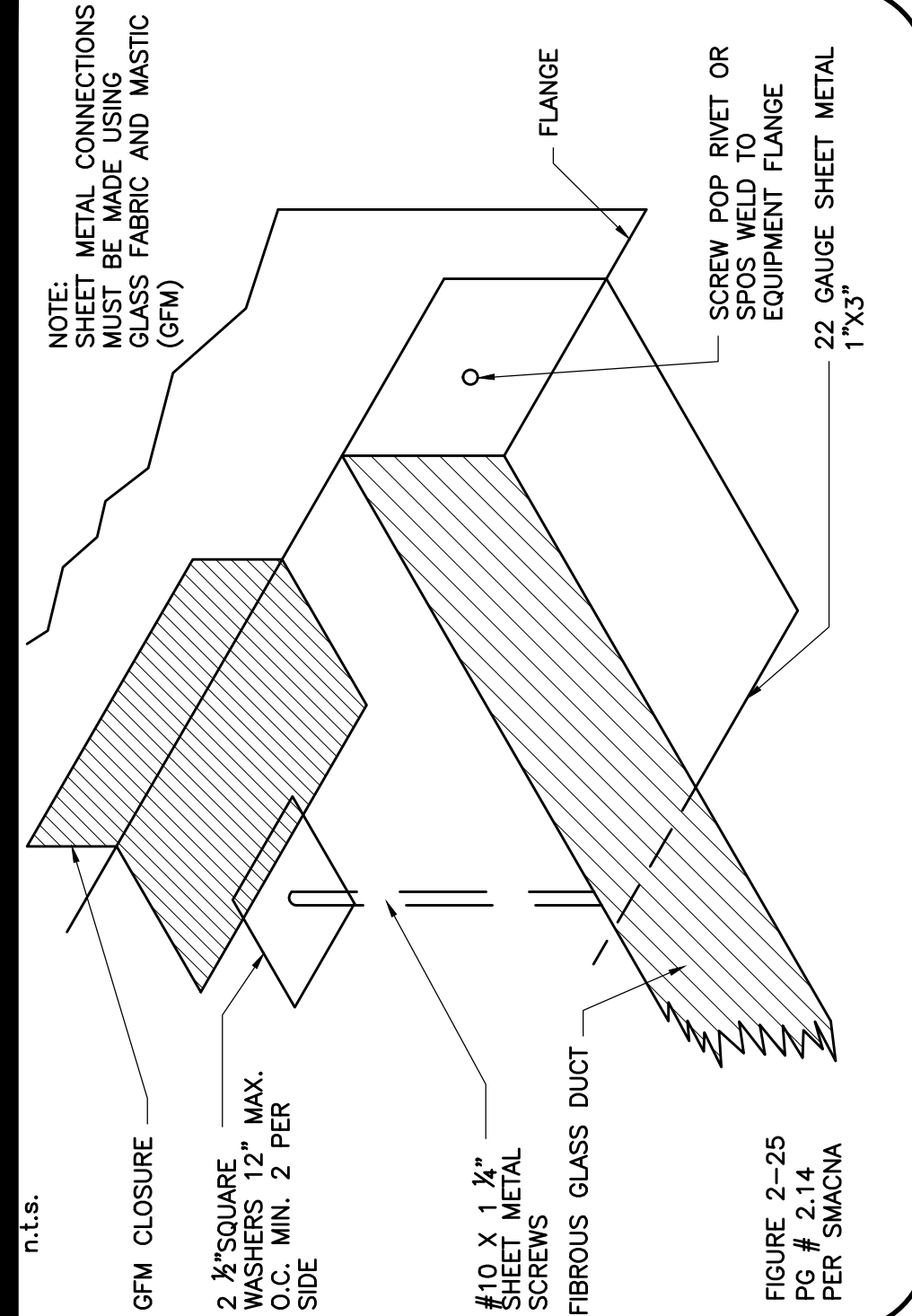
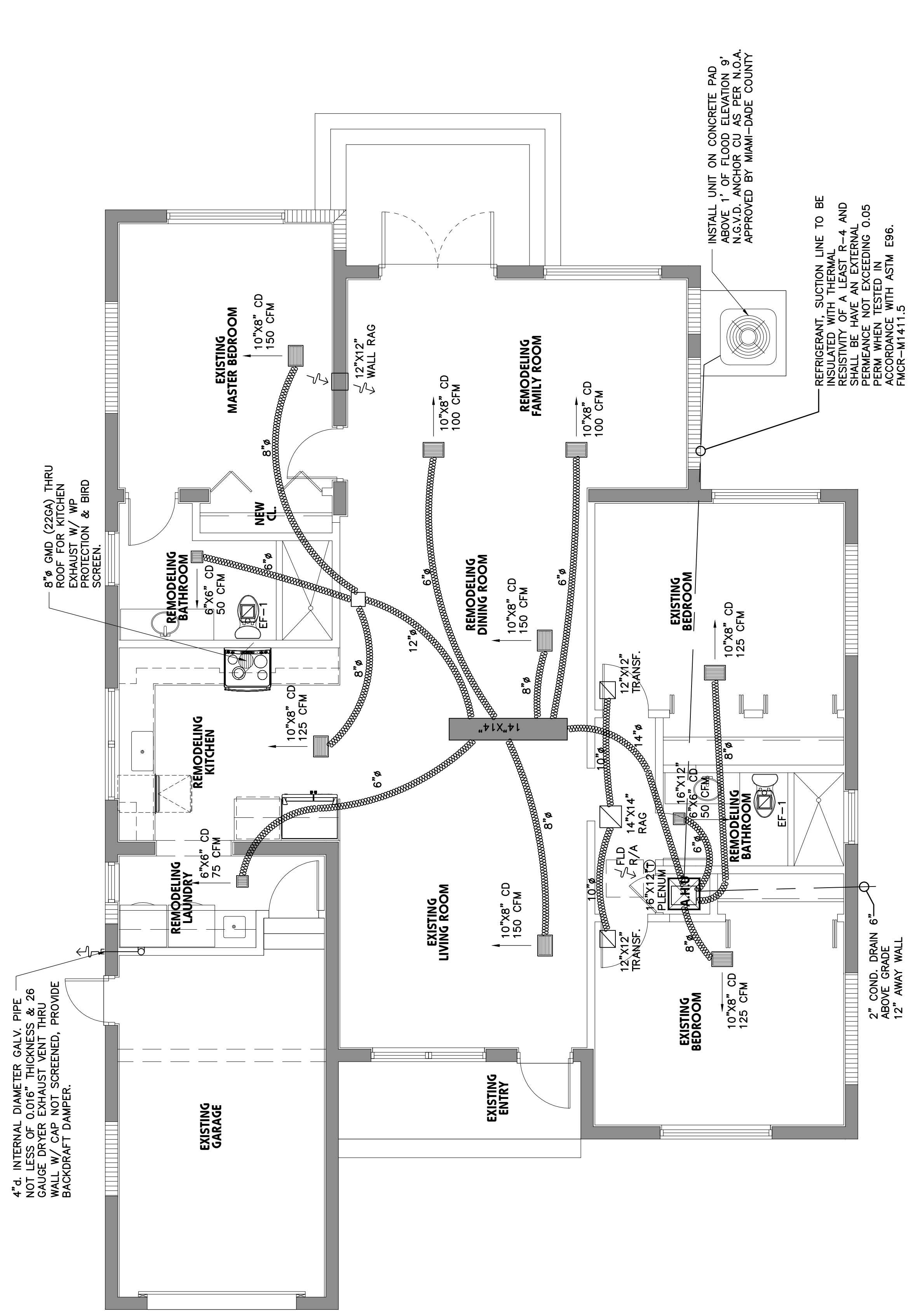


FIGURE 2-25 PG # 2.1.4 PER SMACNA

LINEAR DIFFUSER FOR SUPPLY SHALL BE OF ONE SLOT, 1 1/2\"/>

NOTE: THE DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 7 AIR CHANGES PER HOUR (ACH) AT 50 PASCALS (0.01 INCHES WATER COLUMN) PER HOUR TEMPERATURE CORRECTED. AIR CHANGES PER HOUR TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES W.G. (50 PASCALS), WHERE REQUIRED BY THE CODE OFFICIAL. TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE APPROVED THIRD PARTY AND PROVIDED TO THE OWNER. AIR CHANGES PER HOUR TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE. ONCE THE TEST DEMONSTRATE THAT THE INFILTRATION IS BETWEEN 3 AND 7 COMPLETE CHANGES PER HOUR THE REQUIRED VENTILATION REACHED BY NATURAL INFILTRATION. (NOT OAI DUCT REQUIRED).



01 GROUND FLOOR MECHANICAL PLAN
SCALE: 1/4"=1'-0"

A/C SCHEDULE (equal or similar)

UNIT NUMBER	AHU-1
SUPPLY CFM/ O/A CFM	1200/0
TOTAL CAPACITY, BTU/HR.	36,000
SENSIBLE CAPACITY, BTU/HR.	25,200
HEATER CAPACITY (K.W.)	7.5
ESP-IN WG	0.30
TEMP. AIR ENT. COIL DB/WB	80/67
CU. FLA	19.2
VOLTAGE	1-80-240
MANUFACTURER	RHEEM
A.H.U. MODEL	RHT3621M
CONDENSING UNIT MODEL	RA1436AJ1
SEER OR EER	16.00 SEER
REF. LIQUID/SUCTION	3/8" - 7/8"

NOTE: BUILDING: R-30 & CEILING: R-15 FLOOR: R-5 WALL: R-5 (EXIST.) WINDOW: WINDOW U-FACTOR: 1.06 SHECC: 0-43

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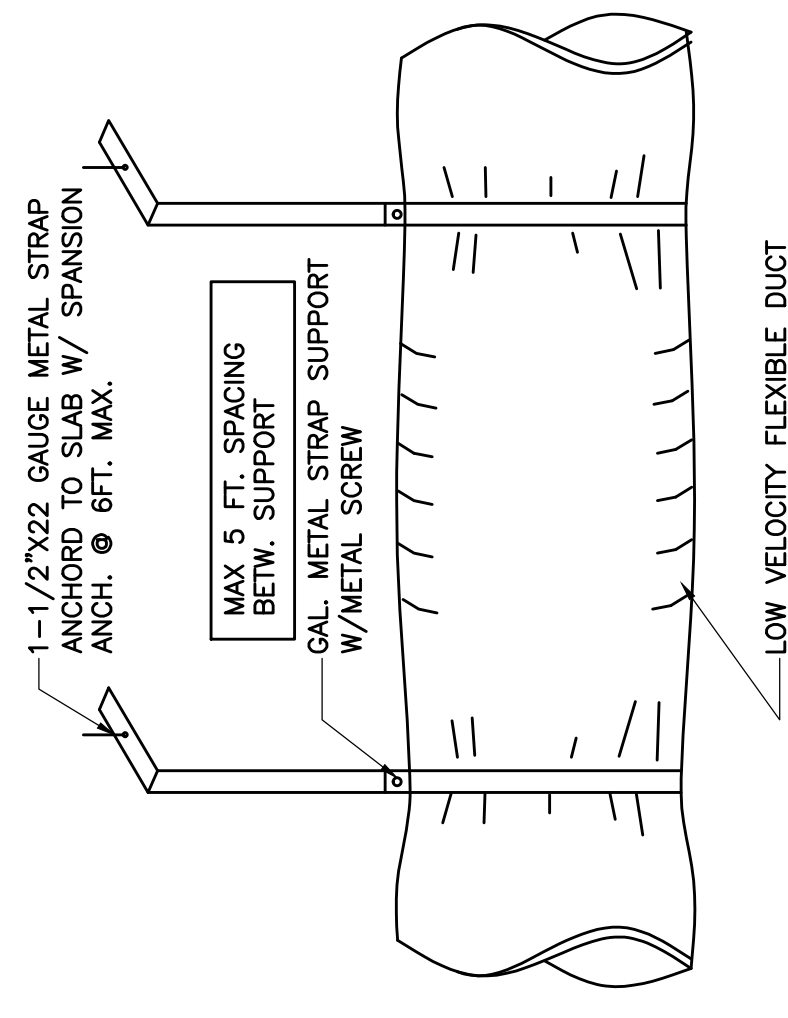
seal :
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FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

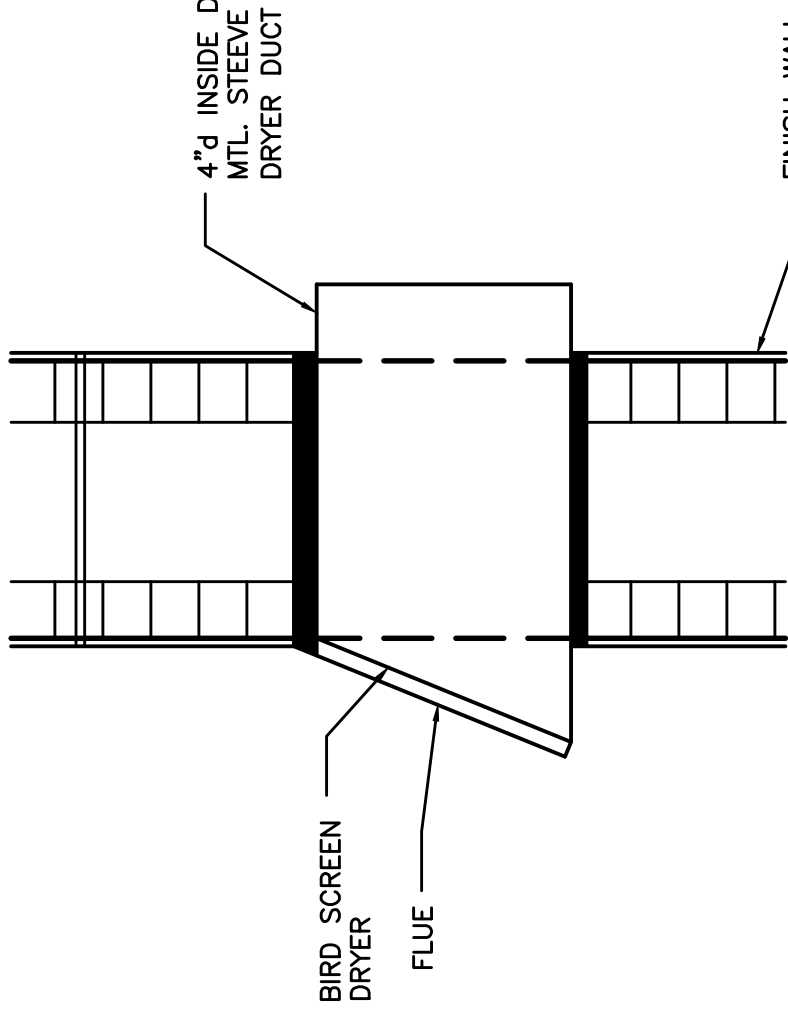
GROUND FLOOR MECHANICAL PLAN
drawing data :
project number : #20905
drawing scale : As Shown
drawing date : May, 2020
phase : Permit Set
sheet number : M1.01

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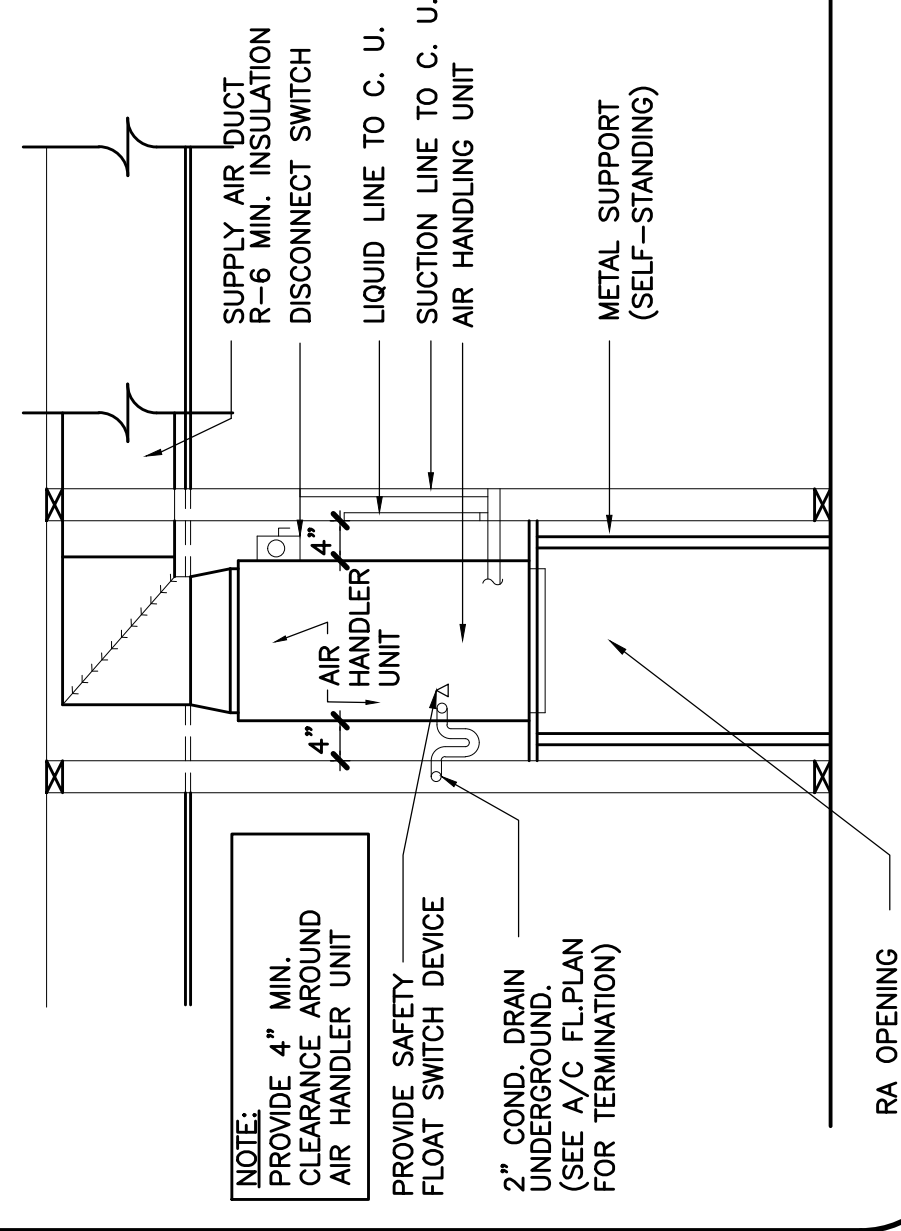
Flexible Duct Support Detail :



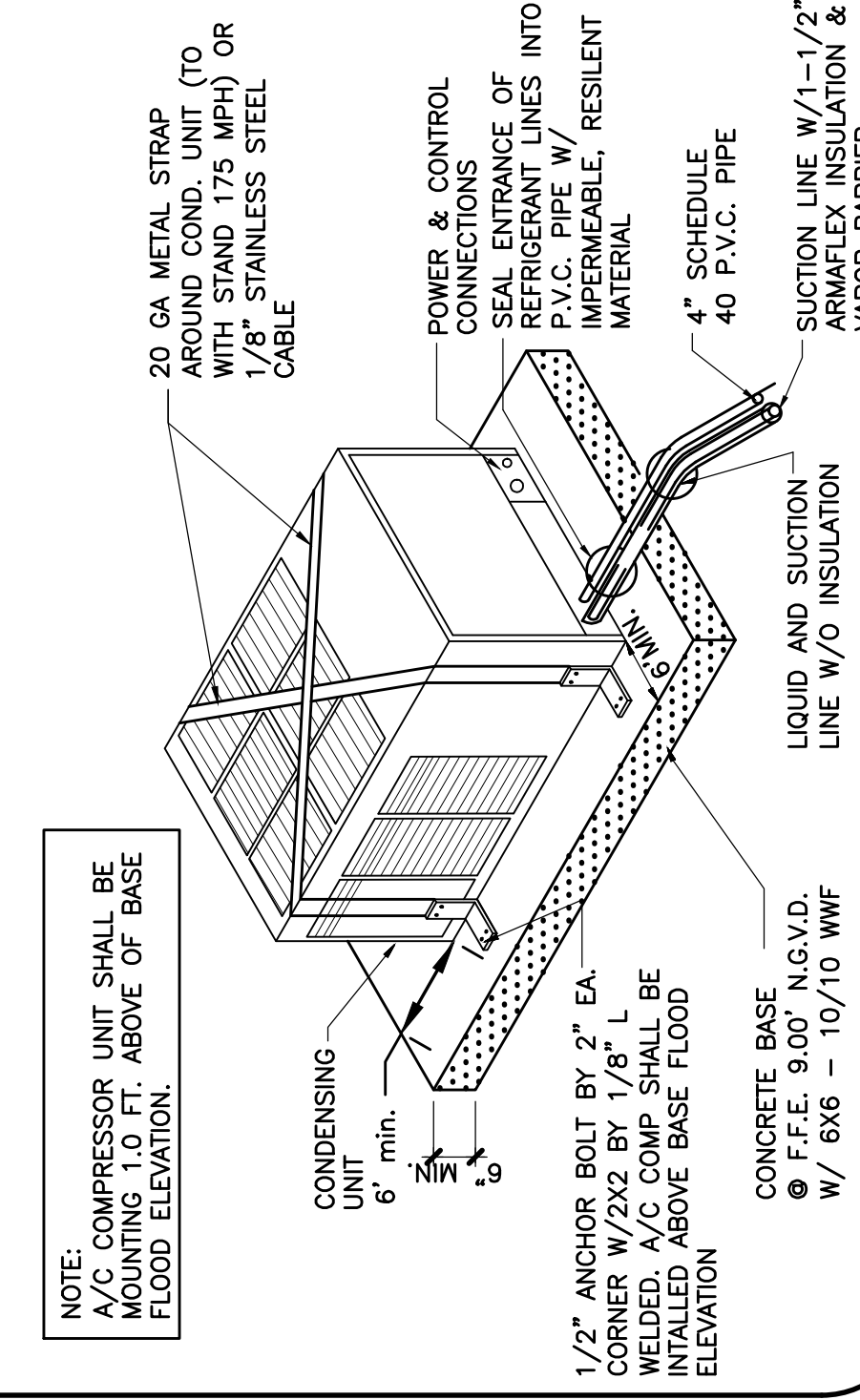
Dryer Vent Termination Detail :



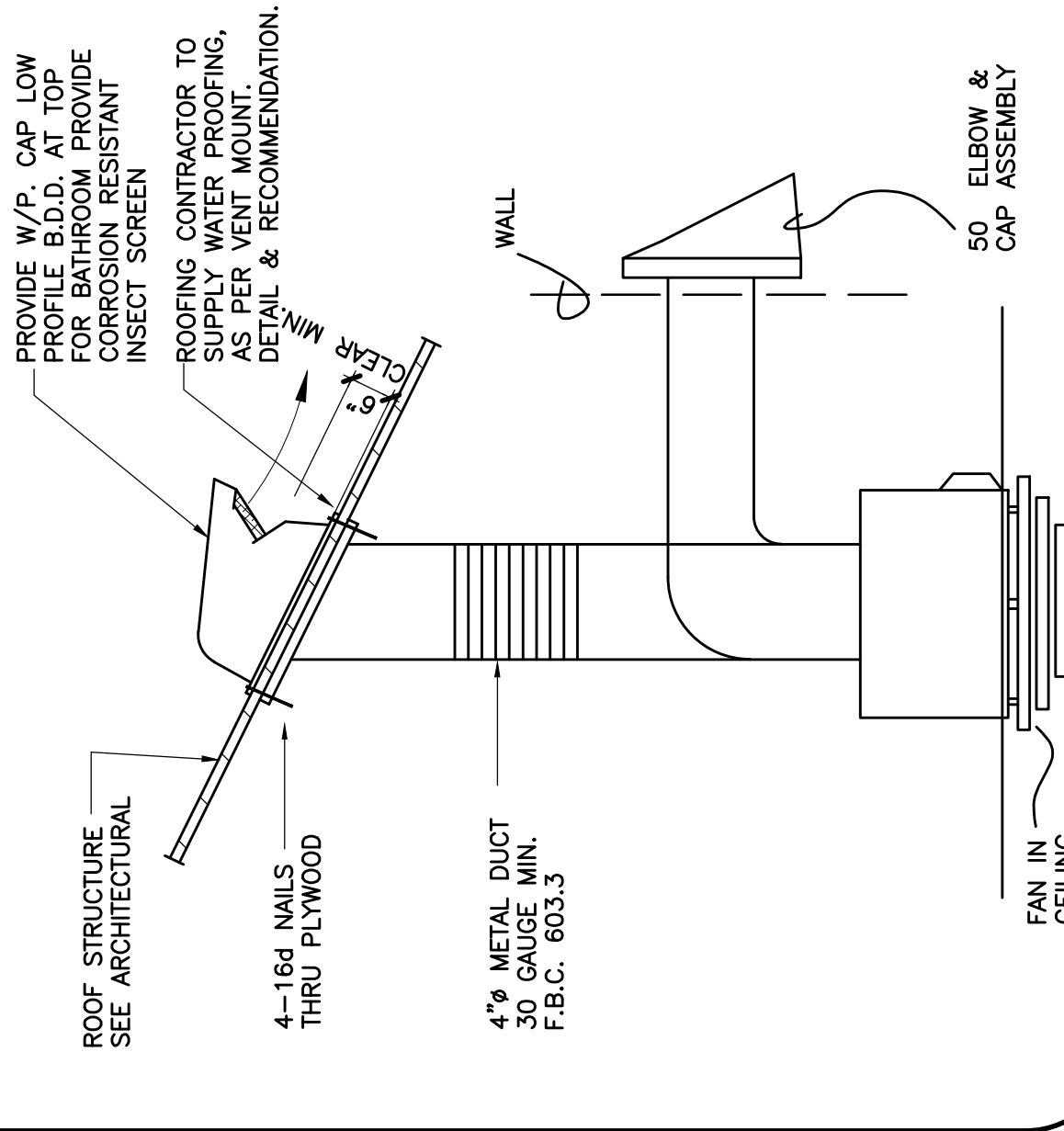
Air Conditioning Closet :



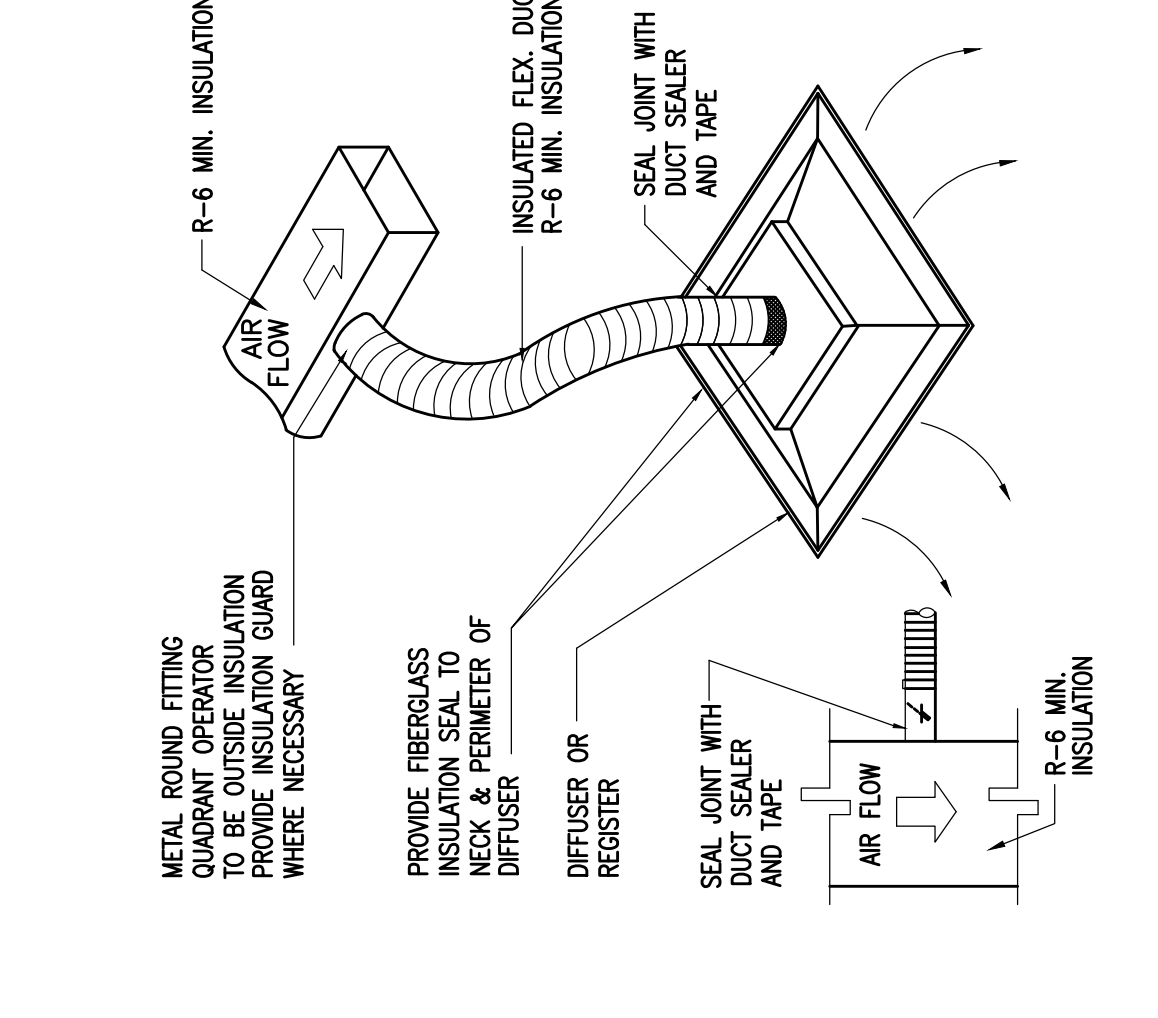
Condensing Unit Mounting Detail :



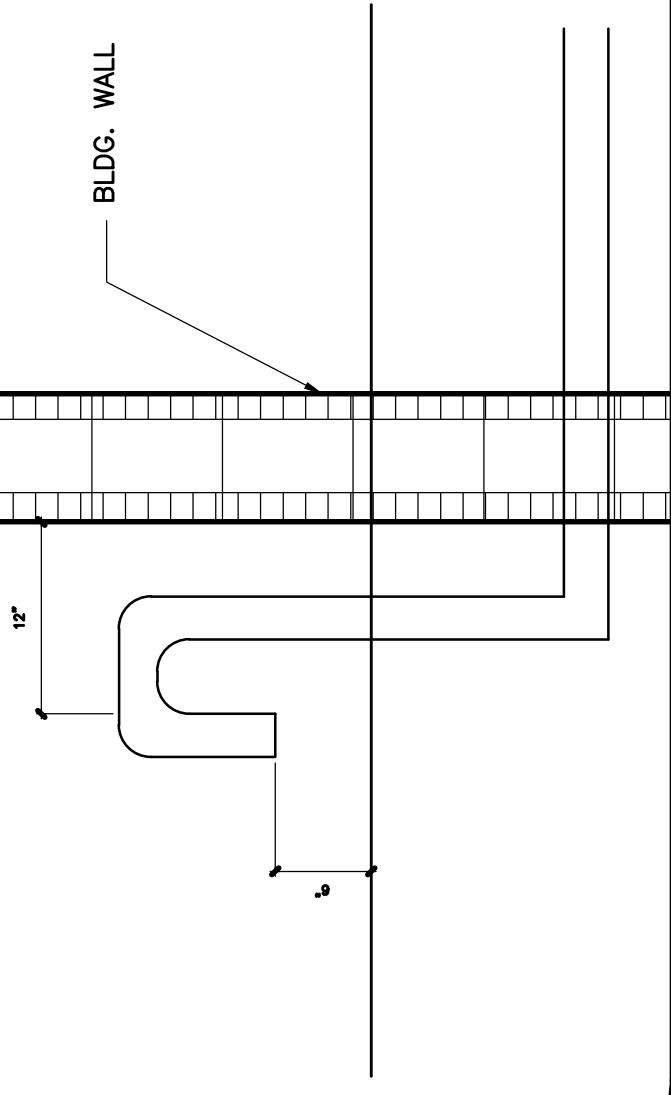
Typical Roof Cap Detail, Toilet Exh. :



Flexible Duct Connection Detail :



Condensate water discharge detail :

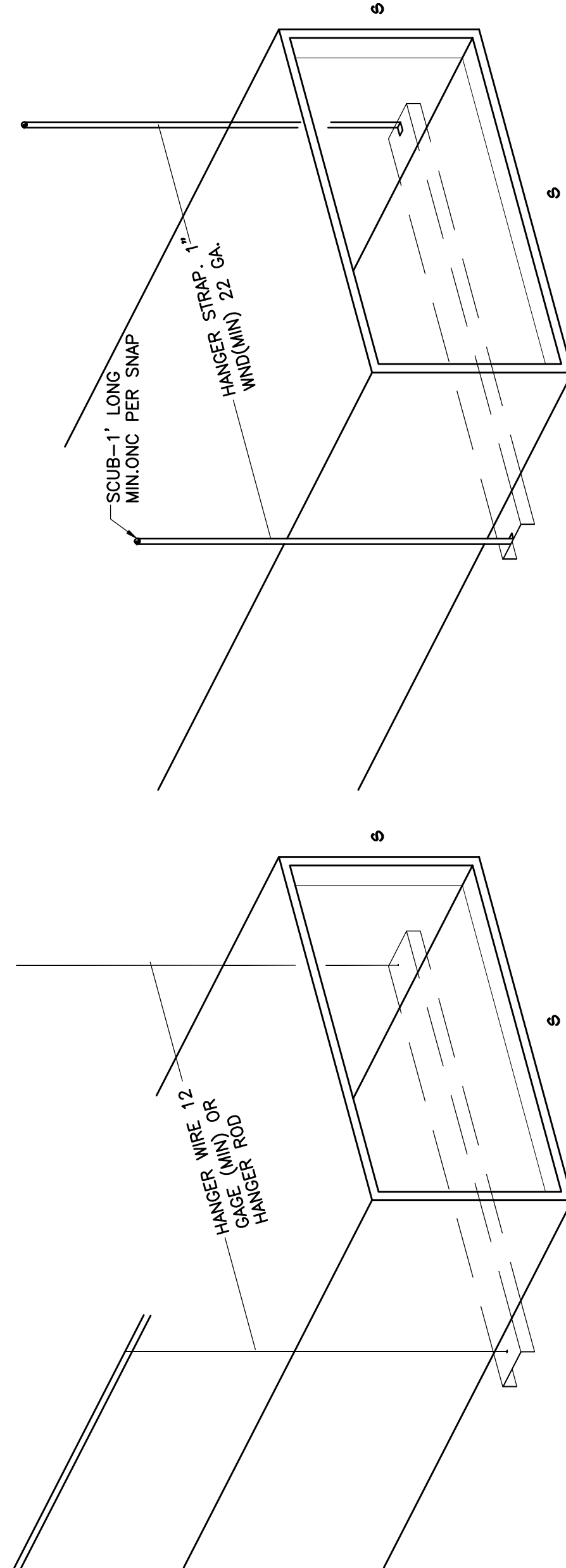


Exhaust fan Schedule :

EF-1 SHALL BE BROAN MODEL N-770 @ 120V/1 PH/60 HZ. 1/4\"/>

EF-2 SHALL BE BROAN MODEL N-504 @ 120V/1 PH/60 HZ. 1/4\"/>

Hangers and supports :



CHANNEL SECTION

DUCT SIZE, INCHES	MINIMUM CHANNEL GAUGE	MINIMUM CHANNEL PROFILE
6"	24	3"x1.5"
18"	22	3"x2"
30"	18	3"x2"

IF TOTAL EXTENSION OF THE HANGING WIRES AND THE DUCT SIZE, IS NOT GREATER THAN:

USE OF 2" WIDE

22 GAUGE 2"x1.5" HANGER MAY BE SUBSTITUTED FOR 3" HANGER FOR DUCTS WITH WIDTHS NOT OVER 48" AND DEPTHS NOT OVER 24" PROVIDED THAT NOT MORE THAN ONE JOINT OCCURS BETWEEN HANGER AND THAT MAXIMUM HANGER SPACING IS 4 FT. EXCEPTION: WHEN HANGERS ARE USED TO SUPPORT 18" DEPTHS, HANGERS REQUIRE REINFORCEMENT TWO JOINTS ARE PERMITTED BETWEEN HANGERS.

Air Conditioning General Notes :

- SCOPE OF WORK:
 - INSTALL A COMPLETE NEW HVAC SYSTEM AS SHOWN ON DRAWINGS.
 - EQUIPMENT SHALL HAVE CAPACITIES REQUIRED TO OBTAIN A SUITABLE OPERATING BALANCE BETWEEN ASSOCIATED ITEMS OF EQUIPMENT. ALL DAMPERS AND CONTROLS SHALL BE ADJUSTED TO OBTAIN THE REQUIRED CAPACITIES UNDER ACTUAL OPERATING CONDITIONS OF EACH ITEM OF EQUIPMENT SHALL NOT EXCEED THE RATED MOTOR HORSEPOWER. BALANCED CAPACITIES BE EQUAL TO THOSE SCHEDULED AT DESIGN CONDITIONS.
 - COOLING SYSTEM AREA DESIGNED FOR 78F DB INSIDE CONDITIONS WITH OUTSIDE AIR TEMPERATURE OF 91F D.B. 79F W.B. HEATING IS DESIGNED TO MAINTAIN MINIMUM INSIDE TEMPERATURES OF 72F D.B. WITH AND OUTSIDE TEMPERATURE OF 45F D.B.
 - AIR DISTRIBUTION DEVICES SHALL BE CONSTRUCTED OF ALUMINUM AS MANUFACTURED BY TITUS. CEILING DIFFUSER TO BE TITUS SERIES 200-FS, W/ OPPOSED BLADE DAMPER, AND SUPPLY AIR REGISTERS TO BE MODEL 271-FL EXPOSED GRILLAGE SHALL BE PAINTED OF SAME COLOR OF THE CEILING OR WALL IN WHICH IT IS LOCATED IN AND ALL SCREWS SHALL BE OF THE COUNTERSUNK TYPE ALSO PAINTED AS GRILLAGE.
 - CONSTRUCT AIR CONDITIONING DUCTWORK FROM ONE INCH THICK FOR DUCTWORK THAT RUNS BETWEEN FLOORS AND ONE HALF INCH THICK FOR DUCTWORK THAT RUNS WITHIN ATTIC SPACE STANDARD WEIGHT, FIBROUS GLASS DUCTBOARD, FABRICATED, SEAL AND INSTALLED PER LATEST SWACNA FIBROUS GLASS DUCT MANUAL RECOMMENDATIONS. DUCT SIZES NOTED ARE CLEAR INSIDE DIMENSIONS PROVIDE ALL ELBOWS WITH DOUBLE THICKNESS TURNING VANES AT ALL BRANCH DUCT TAKE-OFFS AS REQUIRED FOR PROPER AIR BALANCING.
 - AIR COOLED CONDENSING UNITS TO BE AS SCHEDULE, OR APPROVED EQUAL PROVIDED EACH UNIT WITH ANTI-CYCLING DEVICE DRIMER, HIGH AND LOW PRESSURE CONTROLLERS, AND FILTER DRIER.
- FANCOIL UNIT TO BE AS SCHEDULE, OR APPROVED EQUAL COORDINATE WITH ELECTRICIAN TO CONNECT MULTI-SPEED FAN MOTOR TO PROPER SPEED TAPS TO DELIVER SCHEDULED AIR QUANTITIES, AGAINST SYSTEMS RESISTANCE AS INSTALLED INCLUDING THE COOLING MODE; AND TO DELIVER MINIMUM SUPPLY AIR QUANTITIES AS RECOMMENDED BY UNIT MANUFACTURER DURING THE HEATING MODE.
- INSULATE REFRIGERANT SUCTION PIPE WITH 3/4 INCH THICK ARMAFLEX FINISH INSULATION EXPOSED TO WEATHER WITH TWO COATS OF GLASSFAB AND MASTIC. PROVIDE 3" PVC JACKET FOR ALL REFRIGERANT LINES UNDER GROUND FLOOR.
- COORDINATE ALL WORK WITH OTHER TRADES INVOLVED. THIS INCLUDES WALL AND ROOF PENETRATIONS AND REQUIRED ELECTRICAL SERVICE AND CONTROL WIRING. PLUMBER IS TO PROVIDE A MINIMUM 1-1/4 INCH CONDENSATE TRAP SEAL AT EACH FANCOIL UNIT, PIPE TO OUTSIDE OF HOUSE 6" ABOVE FINISHED GRADE.
- THERMOSTAT SHALL HAVE A MAXIMUM HEATING MODE TEMPERATURE SETTING OF 78F AND A MINIMUM COOLING MODE TEMPERATURE SETTING OF 70F . IT SHALL BE ADJUSTABLE TO PROVIDE A TEMPERATURE OF UP TO 10F BETWEEN FULL HEATING AND FULL COOLING. HEATING AND COOLING TO BE NON-COINCIDENT THERMOSTAT TO HAVE REQUIRED STAGES OF COOLING AND HEATING FOR COMPATIBILITY WITH AIR CONDITIONING EQUIPMENT PROVIDE.
- THE AIR FLOW AT EACH SUPPLY OUTLET SHOWN ARE PRELIMINARY AND FINAL FLOW AT EACH OUTLET SHALL BE DETERMINED BY DEGREE OF COMFORT TEMPERATURE.

HVAC DESIGN REQUIRES:	YES	NO
DUCT SMOKE DETECTOR	X	
FIRE DAMPER(S)	X	
SMOKE DAMPER(S)	X	
FIRE RATED ENCLOSURE	X	
FIRE RATED ROOF CEILING ASSEMBLY	X	
FIRE STOPPING	X	
SMOKE CONTROL	X	
PROGRAMMABLE THERMOSTAT	X	

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revisions :

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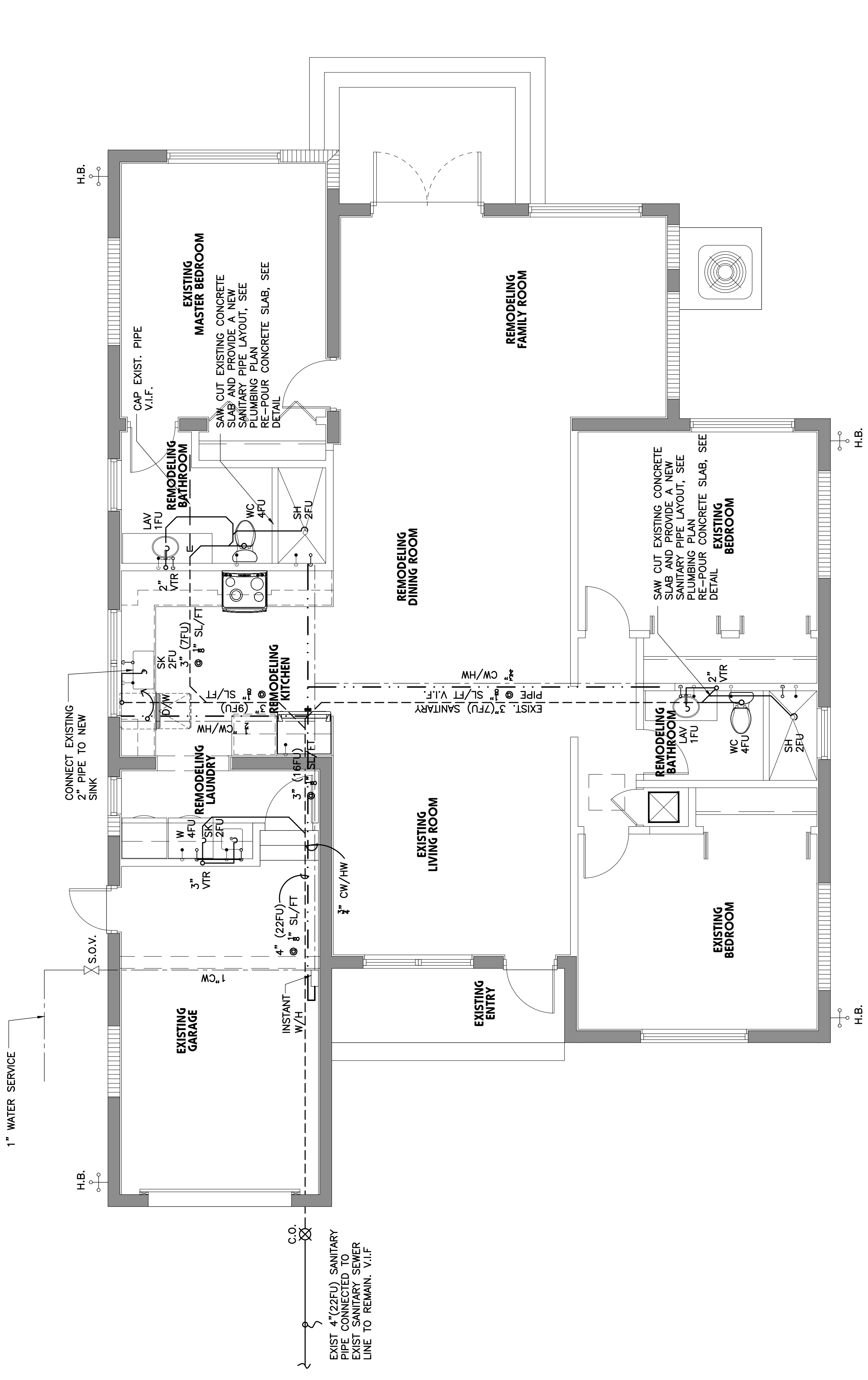
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MECHANICAL DETAILS

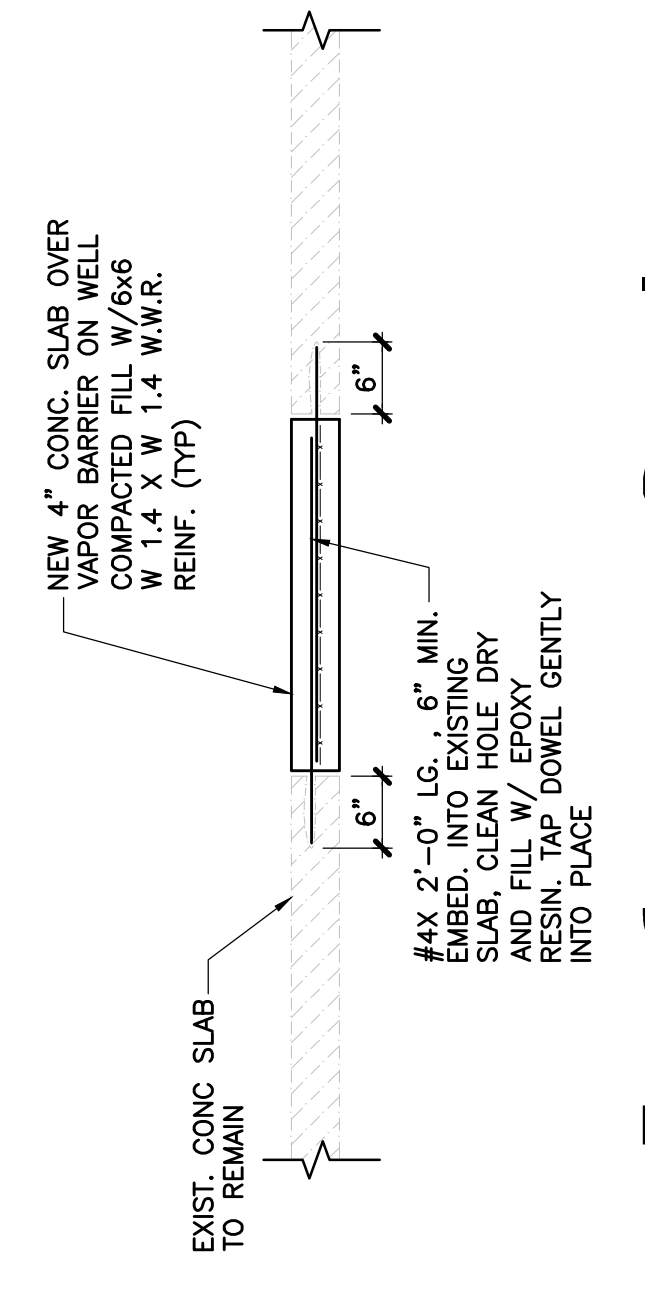
project number : #20905
 drawing scale : As Shown
 drawing date : May, 2020
 phase : Permit Set
 sheet number : M2.01

Plumbing Legend:

	SANITARY SEWER LINE		UNION
	EXIST SANITARY SEWER LINE		HOSE BIBB
	CONDENSATE DRAINAGE LINE		VACUUM BREAKER
	CLEANOUT TO GRADE		VALVE IN VERTICAL
	WALL CLEANOUT		VENT THRU ROOF
	FLOOR DRAIN		ABOVE FINISHED FLOOR LEVEL
	COLD WATER (C.W.) LINE		FIRE EXTINGUISHER ON WALL BRACKET (2A-10BC)
	HOT WATER (H.W.) LINE		FIRE EXTINGUISHER IN CABINET (2A-10BC)
	PRESS. & TEMP. RELIEF LINE		FLOOR CLEAN OUT
	GATE VALVE		PRESS. & TEMP. RELIEF VALVE
	CHECK VALVE		



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



04 Typ. Connection Detail (New and Existing Slab)
SCALE: 3/4"=1'-0"

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seal :
ROBERT K. MORISSETTE, AIA, NCARB, LEED AP BD+C, CDP
FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

drawing data :
GROUND FLOOR PLUMBING PLAN
project number : #20905
drawing scale : As Shown
drawing date : May, 2020
phase : Permit Set
sheet number : P1.01

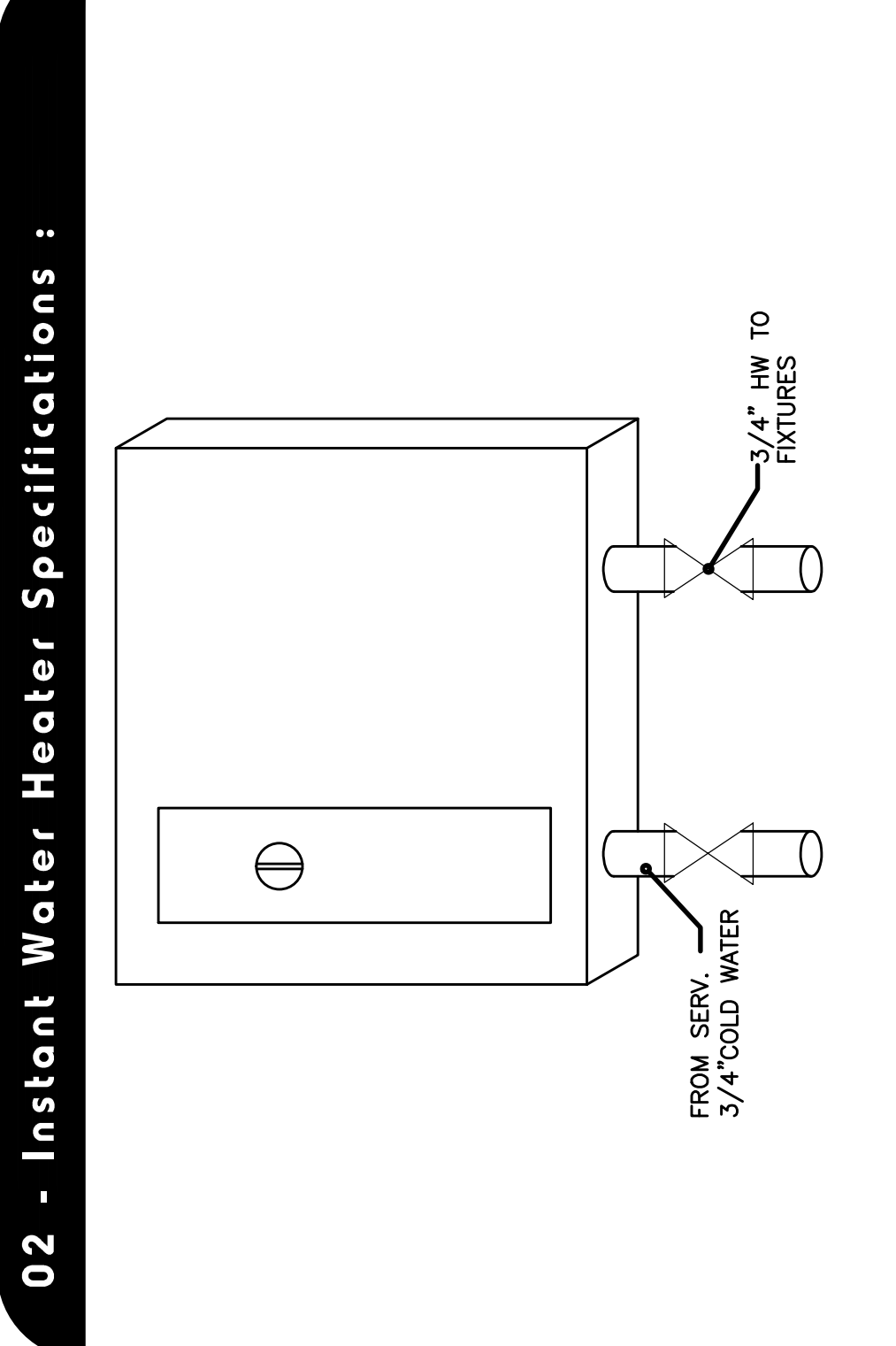
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01. Water Hammer Arrester Schedule

MARK	* P.D.I. SIZE	CONN. SIZE
(A)	A (1-11 F.U.)	1/2"
(B)	B (12-32 F.U.)	3/4"
(C)	C (33-60 F.U.)	1"
(D)	D (61-113 F.U.)	1"
(E)	E (114-154 F.U.)	1"
(F)	F (155-330 F.U.)	1"

* PLUMBING AND DRAINAGE INSTITUTE STANDARD
WH-201

PROVIDE HAMMER ARRESTOR FOR WASHER AND REFRIGERATOR



Tempra® Whole House Tankless Electric Water Heaters

Over 90 Years of German Technology

Model	Power	Flow	Capacity	Dimensions
WH-201	3000 W	1.2 GPM	2.5 Gallons	11.5" x 11.5" x 11.5"
WH-250	4000 W	1.5 GPM	3.5 Gallons	11.5" x 11.5" x 11.5"
WH-300	5000 W	2.0 GPM	4.5 Gallons	11.5" x 11.5" x 11.5"
WH-350	6000 W	2.5 GPM	5.5 Gallons	11.5" x 11.5" x 11.5"
WH-400	8000 W	3.0 GPM	6.5 Gallons	11.5" x 11.5" x 11.5"
WH-450	10000 W	3.5 GPM	7.5 Gallons	11.5" x 11.5" x 11.5"

7.3 YEARS WARRANTY

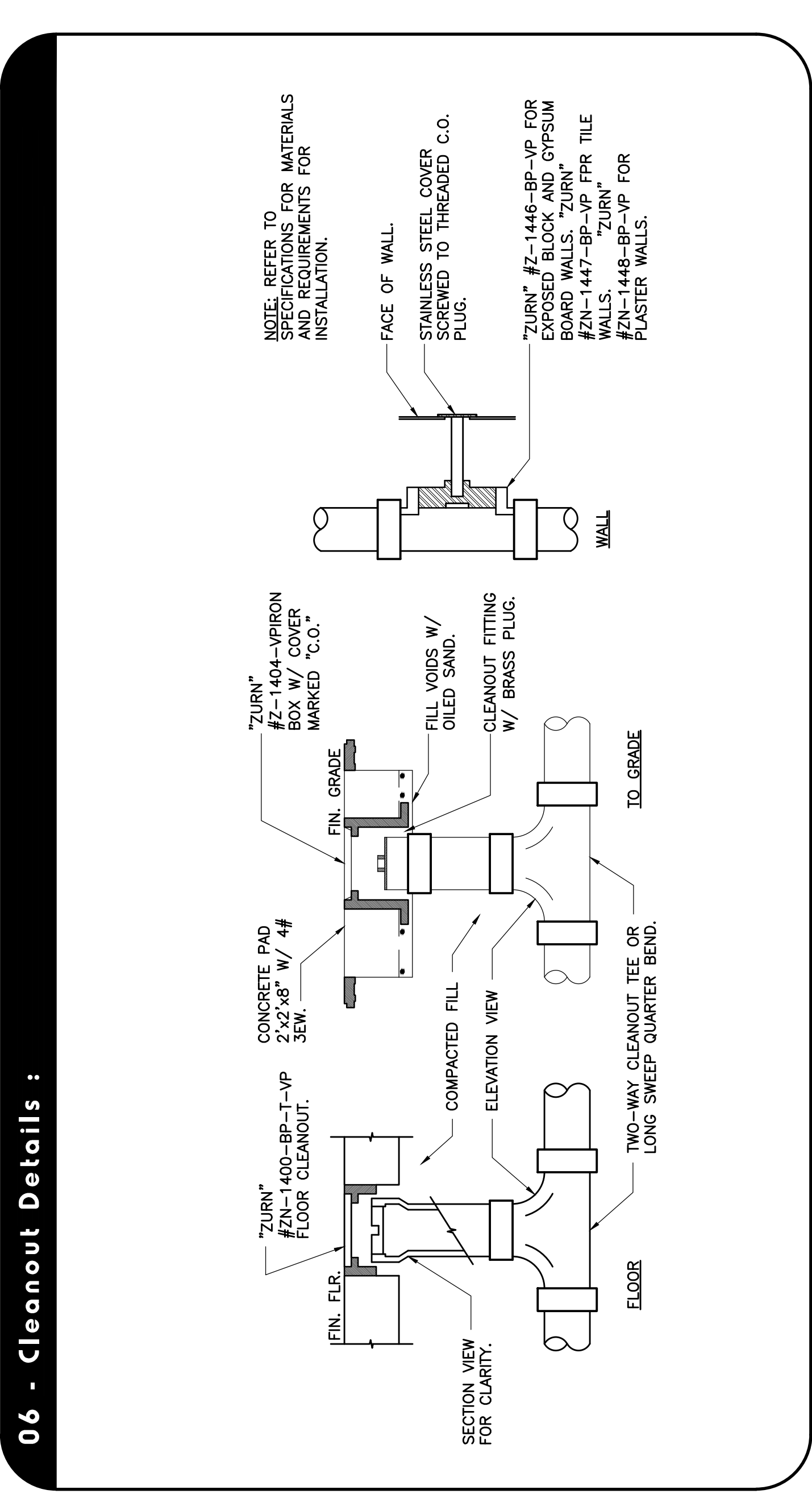
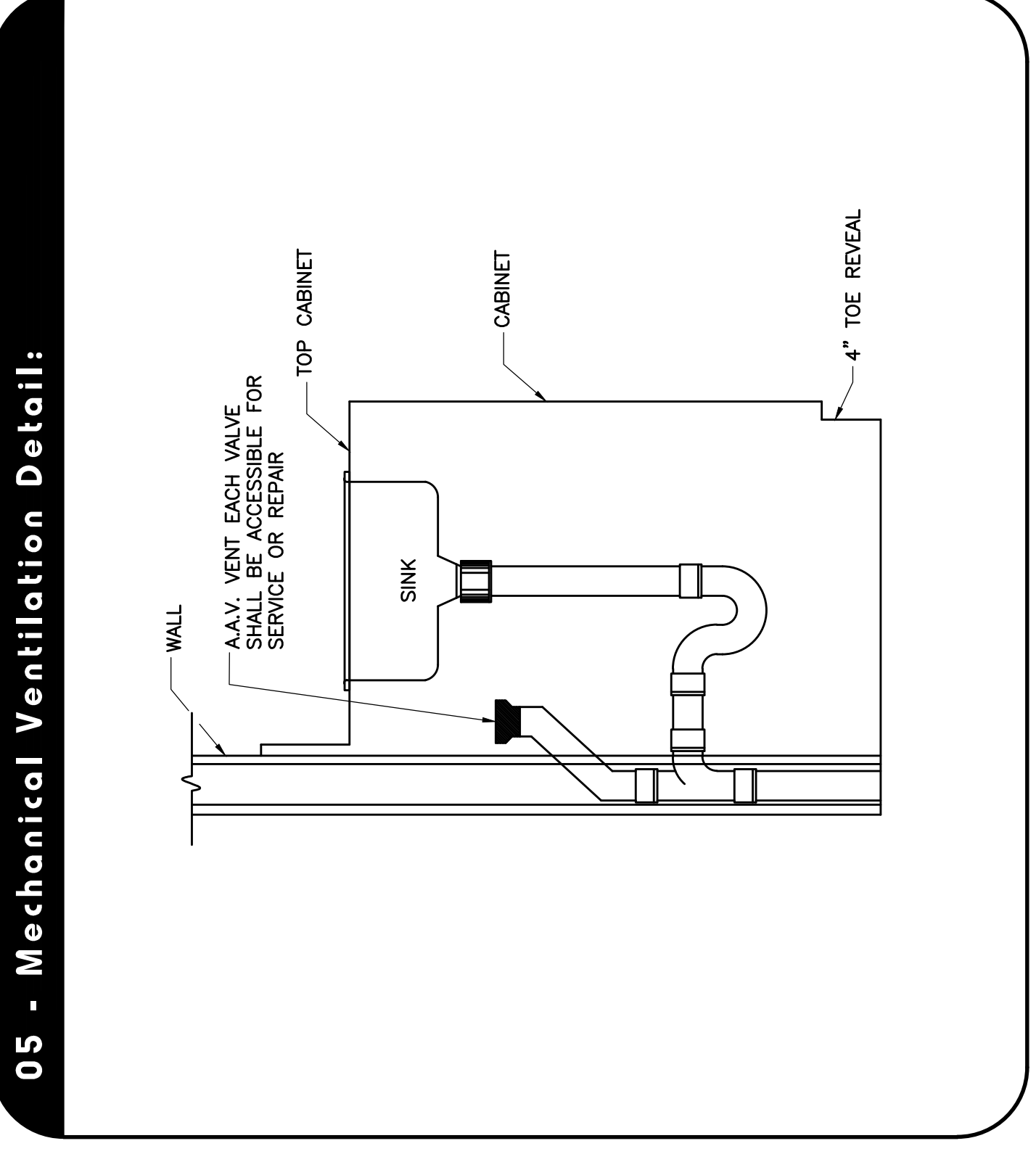
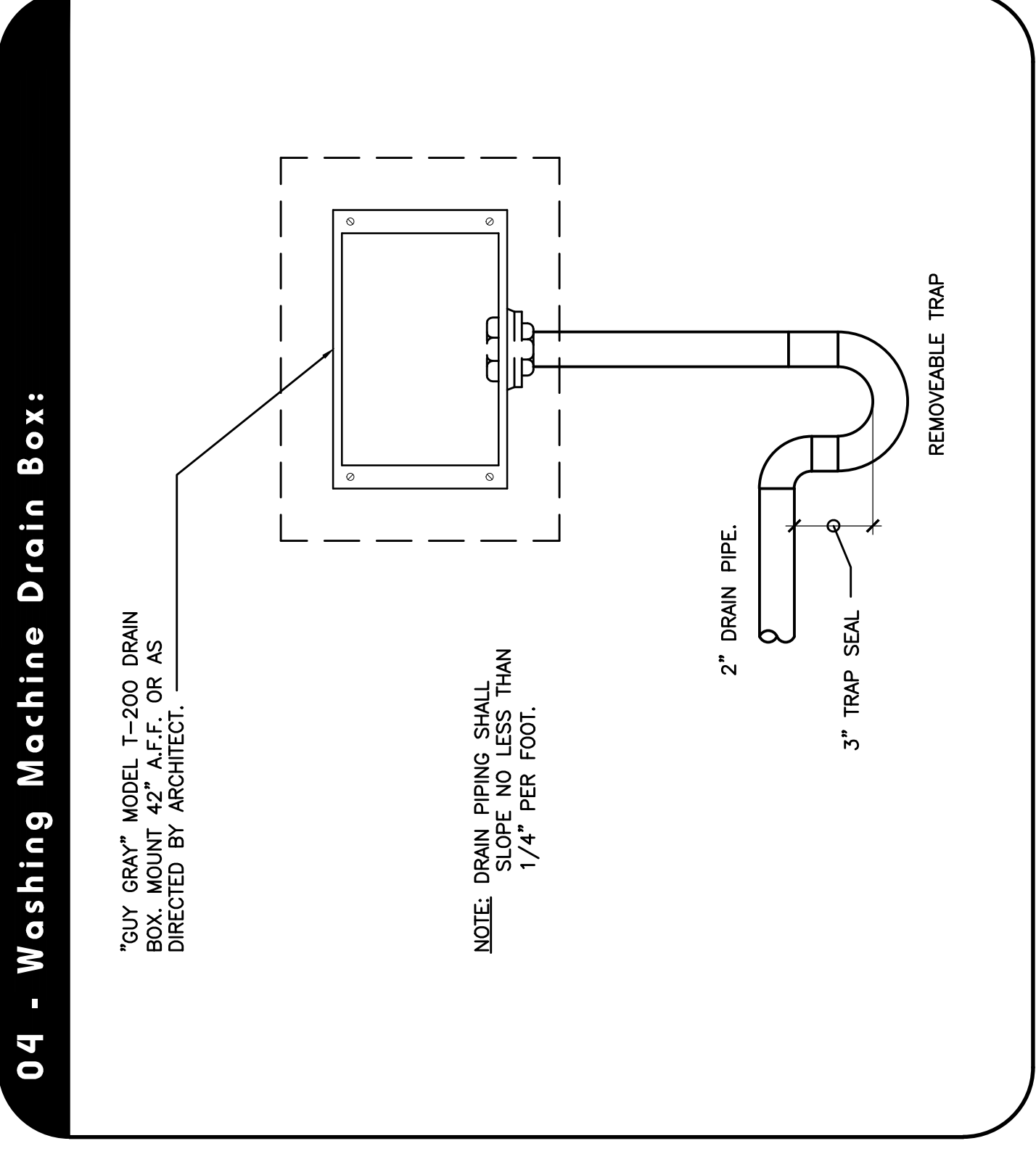
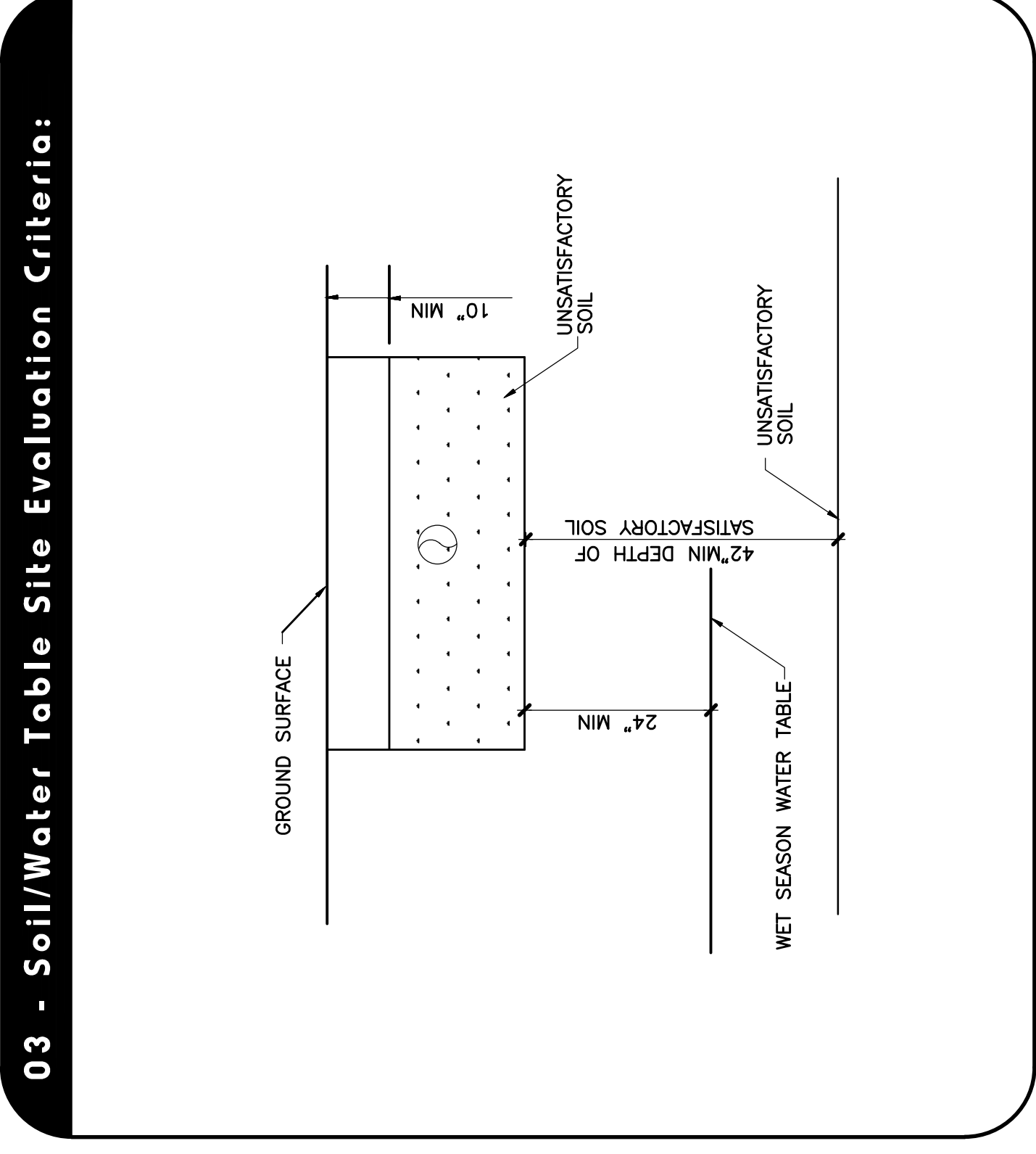
Dr. Theodor Siebel designed the first coil immersion heater and founded "ELITRON Dr. Theodor Siebel" in 1924 in a small workshop on Reichinger Straße in Berlin, Germany.

Since then, Siebel Eltron has manufactured 20 million tankless electric water heaters, holds hundreds of patents, has won more than fifty design awards, and continues to stay at the forefront of water heating technology.

Distributed by:

STIEBEL ELTRON

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Westfield, MA 01088
Phone: 413.267.3389
www.stiebel-eltron-usa.com



Plumbing Fixture Schedule:

SYMBOL	FIXTURE TYPE	TRAP SIZE	C.W.	H.W.	DESCRIPTION
	WATER CLOSET	3"	1/2"	-	
	LAVATORY	1-1/2"	1/2"	1/2"	
	BATH TUB	2"	1/2"	1/2"	w/ ANTI-SCALD VALVE
	SHOWER	2"	1/2"	1/2"	w/ ANTI-SCALD VALVE
	KITCHEN SINK	1-1/2"	1/2"	1/2"	w/ GARBAGE DISPOSAL
	DISHWASHER	*	-	1/2"	DISCHARGE INTO GARBAGE DISPOSAL UNIT.
	WASHING MACHINE	3"	1/2"	1/2"	

NOTE: ALL DRAIN PIPING UNDER SLAB SHALL BE 2" MIN 2" & LESS DIA DRAIN @ 1/4" DROP 3" & 4" DIA DRAIN @ 1/8" DROP

Plumbing General Notes And Specifications :

- SCOPE OF WORK: THE WORK SHALL INCLUDE ALL PLUMBING NECESSARY SHOWN ON THE DRAWINGS, SPECIFIED HEREIN AND/OR AS NEEDED FOR A COMPLETE SYSTEM, INCLUDING BUT NOT NECESSARILY LIMITED TO:
 - DOMESTIC COLD AND HOT WATER PIPING SYSTEMS
 - SANITARY DRAIN AND VENT SYSTEMS
 - PLUMBING FIXTURES AND TRIM
 - PRESSURE AND TEMPERATURE RELIEF FROM WATER HEATER
 - PIPING INSULATION
 - SUPPORTS AND HANGERS
- PLUMBING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE "FLORIDA BUILDING CODE 2014" AND LOCAL ORDINANCES AND IN COMPLIANCE WITH THE "FLORIDA ENERGY EFFICIENCY CODE FOR BUILDING CONSTRUCTION", AND "HRS" REGULATIONS. IN THE EVENT OF A CONFLICT BETWEEN ANY CODE OR REGULATIONS, THE MORE STRINGENT REQUIREMENTS WILL GOVERN.
- CONTRACTOR TO VERIFY AT SITE THE LOCATION, ELEVATION AND SIZE OF ALL EXISTING LINES FOR CONNECTION BEFORE INSTALLATION OF ANY PIPING. UNDERGROUND METAL PIPING SHALL BE PROTECTED WITH A COAT OF BITUMINOUS COMPOUND BEFORE COVERING
- ALL FIXTURES SHALL BE PROTECTED AGAINST WATER HAMMER WITH AIR CHAMBERS OR SHOCK ABSORBERS (ARRESTORS). WASHING MACHINE SHALL HAVE WATER HAMMER ARRESTOR FOR BOTH CW & HW.
- ALL FLOOR DRAINS TO HAVE TRAP PRIMERS 1/2" LINE FROM THE NEAREST PLUMBING FIXTURE.
- PLUMBING FIXTURES SHALL BE CONSTRUCTED WITH THE APPROVED MATERIALS. SHALL HAVE SMOOTH IMPERVIOUS SURFACES AND SHALL BE FREE FROM DEFECTS AND CONCEALED FOULING SURFACES. ALL FIXTURE SUPPORTS, HANGERS, ETC., SHALL BE PROVIDED WITH THE FOLLOWING:
 - UNDERGROUND WASTE LINES 3" AND ABOVE TO BE PVC SCH. 40 AND SLOPE @ 1/8" / FT.
 - WASTE LINES 2" AND UNDER, AND ABOVE GROUND PIPES SLOPE @ 1/4" / FT.
- PROVIDE FULLY ACCESSIBLE CLEAN OUTS ON SANITARY AND ANY WASTE PIPING AT EVERY CHANGE OF DIRECTION, AND AT BOTTOM OF STACKS. CLEAN OUT LOCATIONS AND SIZES ON HORIZONTAL LINES SHALL BE ACCORDING TO CODE.

Water consumption in plumbing Fixture:

FITTINGS	MAXIMUM FLOW RATE
WATER CLOSETS	1.28 << gallons per flushing cycle
LAVATORY	1.5 << gpm at 60 psi
SHOWER HEAD	1.5 << gpm at 80 psi
SINK FAUCET	1.5 << gpm at 60 psi
DISHWASHER	6.5 gallons per cycle or less (Energy Star/Water Sense Certified)
WASHING MACHINE	Water factor of 8 or lower (Energy Star/Water Sense Certified)

MODIS architects
4955 SW 75th Avenue
Miami, Florida 33155
t: 786.879.8882
f: 786.350.1515
AA#2601777
e. MODIS@MODISarchitects.com

Emerson 9125 Limited.

Interior & Exterior Remodeling
9125 Emerson Ave,
Surfside, Florida, 33154
Folio No. 14-2235-001-2110

seal:

ROBERT K. MORSETTE, AIA, NCARB, LEED AP, BC+C, CDP
FLORIDA REGISTERED ARCHITECT # AB 39259

revisions :

NO.	DESCRIPTION	DATE

PLUMBING DETAILS

drawing data :

project number :	#20905
drawing scale :	As Shown
drawing date :	May, 2020
phase :	Permit Set
sheet number :	P2.01

INTERIOR & EXTERIOR REMODELING

9 1 2 5 E m e r s o n A v e ,
S u r f s i d e , F l o r i d a 3 3 1 5 4

Construction Permit Plans

**(This Last Sheet is Reserved for use by City of Surfside, Florida
as required for all Permitting and/or Inspection use)**

**Emerson 9125 Limited.
Interior & Exterior
Remodeling**
9125 Emerson Ave,
Surfside, Florida, 33154
Folio No. 14-2235-001-2110

project info :

MODIS architects
4955 SW 75th Avenue
Miami, Florida 33155
t. 786.879.8882
f. 786.350.1515
AA#26001777
e. MODIS@MODISarchitects.com

seal :

ROBERT K. MORIETTE, AIA, NCARB, LEED AP BD+C, CDP
FLORIDA REGISTERED ARCHITECT #A192929

revisions :

drawing data :

**PERMITTING &
INSPECTIONS**

project number : #20905

drawing scale : As Shown

drawing date : May, 2020

phase : Permit Set

sheet number :

Z0.0



Memorandum

To: Planning and Zoning Board
Thru: Andrew Hyatt, Town Manager
From: Walter Keller, PE, AICP., Town Consultant Planner
Marlin Engineering, Inc.
CC: Jason Greene, Assistant Town Manager
Lillian Arango, Town Attorney
James McGuinness, Town Building Official
Date: April 19, 2021
RE: 924 88th Street – New Single-Family U/C Rooftop Modifications

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

The Planning and Zoning Board approved a Site Plan Amendment at the January 28, 2021 Planning and Zoning Board meeting relative to the average setbacks on the second floor.

The Town's Zoning in Progress briefly expired in March. The Town's Municode became the governing development review and Zoning document when the Zoning in Progress expired. The Applicant submitted the request for the Site Plan Amendment during the expired period. The Applicant is requesting approval for a rooftop deck and for placement of the mechanical equipment on the roof.

Governing Code: Requirements for this request are detailed in the following Zoning Code section:

Current Municode: 90-50.2 (2) – For in H30A, roof decks can have exterior and interior stairs; stairs are limited to a 30 foot height; and, roof decks shall provide 10 foot setbacks on the rear and sides of the building.

Current Municode: 90-44.1 & 2 – Mechanical equipment is limited to 3 feet above the 30 foot maximum height.

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

Staff Recommendation: The Applicant's proposed roof deck is consistent with the Code. The proposed location of the mechanical equipment is centered in the middle of the roof but exceeds the height allowance for H30A.




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

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

<u>PROJECT INFORMATION</u>	
OWNER'S NAME	LINDEN NELSON (NELROY LLC)
PHONE / FAX	
AGENT'S NAME	EDUARDO VAZQUEZ
ADDRESS	8425 BISC. BLVD. UNIT 102 MIAMI, FL
PHONE / FAX	786 277 4512
PROPERTY ADDRESS	924 88 ST.
ZONING CATEGORY	
DESCRIPTION OF PROPOSED WORK	NEW SINGLE FAMILY HOME A/C UNITS ON ROOF WITH SCREEN

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

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

 _____ DATE _____
  _____ DATE 4/26/21

PROPOSED FOR:

NEW RESIDENCE
 924 88 st
 SURFSIDE,
 Florida 33154

PROJECT No.

REVISIONS

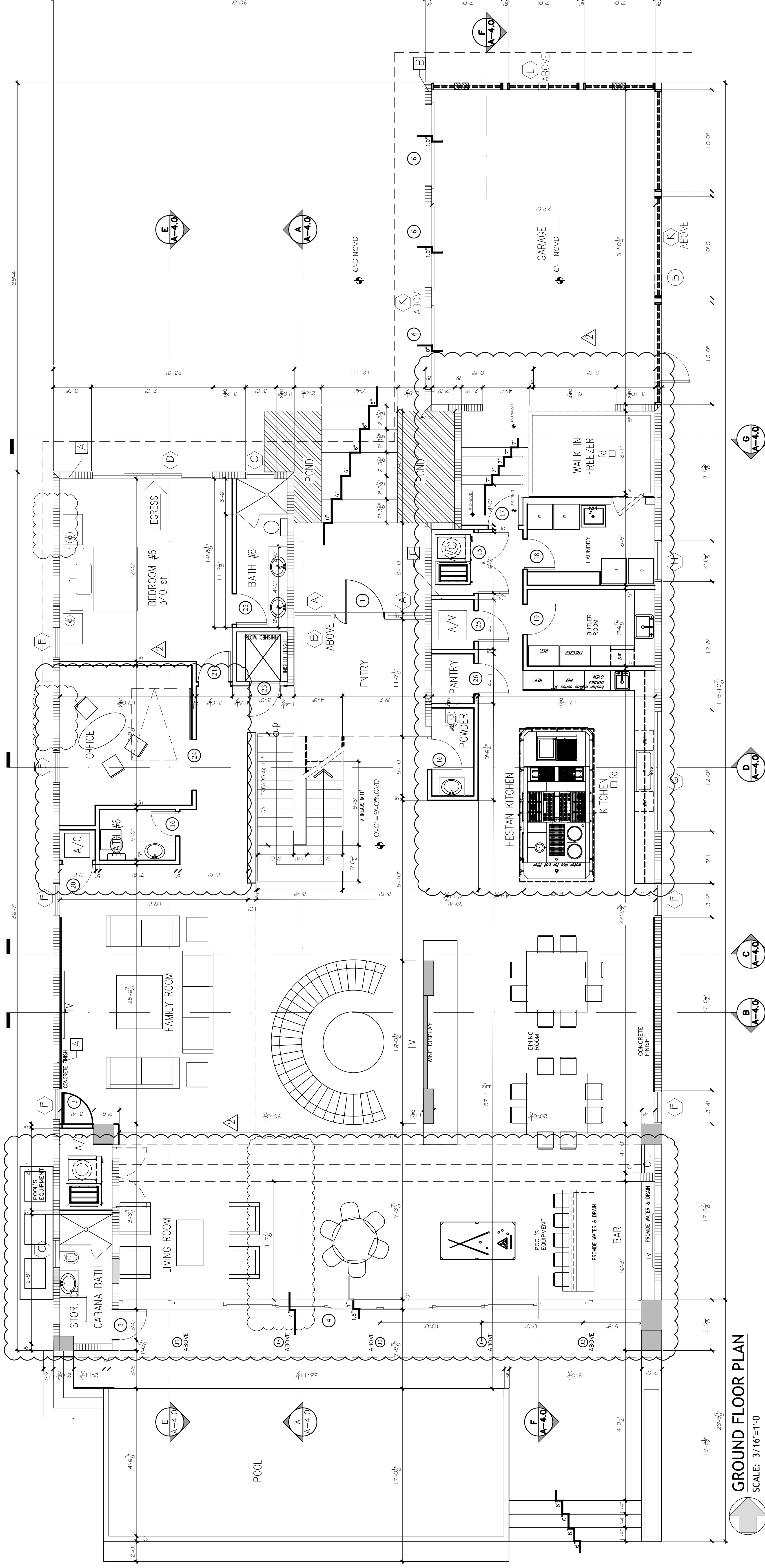
OWNER REVISION 09/10/19
 OWNER REVISION 12/21/20

GROUND FLOOR

SCALE: AS SHOWN

DATE: NOVEMBER 14, 2020

ZB-01



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

BUILDING AND CODE SUMMARY:
 FLORIDA BUILDING CODE: 2014 EDITION (RESIDENTIAL)
 OCCUPANCY CLASSIFICATION: (R-3) RESIDENTIAL
 BUILDING OCCUPANCY CATEGORY: II
 BUILDING CONSTRUCTION: TYPE V (B)

GARAGE NOTES:
 1- PROVIDE SIGN TO READ "DANGER DO NOT OPERATE ENGINES WITH DOOR CLOSED. CARBON MONOXIDE EMISSION IS LETHAL"

GARAGE DOOR NOTES:
 DOORS BETWEEN GARAGE & HOUSE MUST BE SOLID CORE 1 3/4" THICK W/ 2x4 SOLID RIBBETED JAMP OR A "C" LABEL MTL. DOOR & JAMP DOOR TO HAVE AUTOMATIC CLOSER

ALL FIXED GLASS IS TO COMPLY WITH CHAPTER 24 OF THE FLORIDA BUILDING CODE 2014. ALL GLASS ON EXTERIOR DOOR AND WINDOWS SHALL BE TINTED

LEGEND:

- 8" CONCRETE BLOCK WALL
- 4" PARTITION
- CONCRETE COLUMN
- WALL TYPE, SEE A-6.1

ALL EXTERIOR STOREFRONT, WINDOWS AND DOORS TO BE UNDER SEPARATE PERMIT.

ALL AC UNITS, WATER HEATERS, ELECTRICAL MECHANICAL AND PLUMBING EQUIPMENT TO BE LOCATED ABOVE FLOOD ELEVATION +8.0' NGVD.

CLASSIFICATION OF STRUCTURE
 FOR: FLOOD RESISTANT DESIGN & CONSTRUCTION

CATEGORY II AS PER ASCE TABLE 1-1

- NOTES:**
- 1- FLOOD OPENINGS SHALL NOT LESS THAN 3" IN ANY DIRECTION IN THE PLANE OF THE WALL
 2. UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION, AN ELEVATION CERTIFICATE SHALL BE SUBMITTED
 3. A FINAL ELEVATION CERTIFICATE FOR FINISH CONSTRUCTION MUST BE SUBMITTED AND APPROVED BEFORE BUILDING DEPARTMENT CAN ISSUE ANY CO OR TO

ALL BATHROOM GLAZING IN SHOWER AND TUB TO BE SAFETY GLASS CATEGORY II (FBC R4410.2.6.2)
 ALL BATHROOM WET AREAS TO HAVE CEMENT BOARD.

SECONDARY MEANS OF ESCAPE

N.F.P.A. 24-2.2.3
 AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS, KEYS OR SPECIAL EFFORT AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20 in. IN WIDTH, 24 in. IN HEIGHT AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44 in. ABOVE THE FLOOR. SUCH MEANS OF ESCAPE SHALL BE ACCEPTABLE

1. THE WINDOW IS WITHIN 20 ft. OF GRADE
 2. THE WINDOW IS DIRECTLY ACCESSIBLE TO FIRE DEPARTMENT RESCUE APPARATUS AS APPROVED BY THE AUTHORITY HAVING JURISDICTION
 3. THE WINDOW OR DOOR OPENS ONTO AN EXTERIOR BALCONY
- EXCEPTION:
1. A SECONDARY MEANS OF ESCAPE SHALL NOT BE REQUIRED:
 - a- IF THE BEDROOM OR LIVING AREA HAS A DOOR LEADING DIRECTLY TO THE OUTSIDE OF THE BUILDING AT OR TO GRADE LEVEL
 - b- IF THE DWELLING UNIT IS PROTECTED THROUGHOUT BY AN APPROVED, AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH N.F.P.A.
 2. EXISTING APPROVED MEANS OF ESCAPE

GLASS NOTE AS PER SEC. R308 OF F.B.C. 2014

R308 DOORS, BATH AND SHOWER ENCLOSURES, AND SLIDING GLASS DOORS CONTAINING GLAZING MATERIAL GREATER THAN 9 SQ FT (0.84 M²) IN SURFACE AREA SHALL BE CLASSIFIED AS CATEGORY II GLAZING PRODUCTS. 308.4 SAFEGUARDS. THE GLAZING IN SLIDING AND SWINGING DOORS AND IN SHOWER TO TUB ENCLOSURES, INCLUDING ANY GLAZING WITHIN 60 INCHES (1.5 M) OF THE FINISHED FLOOR SURFACE IN WALLS SURROUNDING ANY TUB OR SHOWER ENCLOSURE, SHALL BE SAFETY GLAZING AS SET TABLE R308.3 FOR CATEGORY II GLAZING PRODUCTS.

ALL CONSTRUCTION MATERIAL INCLUDING DOORS BELOW BASE FLOOD ELEVATION +8.0' NGVD, SHALL BE FLOOD RESISTANT MATERIAL. THIS INCLUDES GARAGE DOOR AND FINISHES

ALL UTILITIES AND EQUIPMENTS AND ACCESSORIES (ELECTRICAL, MECHANICAL AND PLUMBING) TO BE INSTALLED ABOVE THE FLOOD ELEVATION.

FLAME SPREAD CLASSIFICATION

WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 273. FBCR 302.9.

-INSULATION MATERIALS, FACINGS, VAPOR RETARDERS SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 25 AND A SMOKE-DEVELOPED INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 273. FBCR 302.10

GARAGE VENTILATION CALCULATION:

Q = 100 CFM PER CAR ASHRAE 62
 V = WIND VELOCITY 4 MPH = 352 FT PER MINUTE
 A = SQ. FT. OF FREE AREA OF WALL OPENING W/ SCREEN OR LOUVER OPENINGS NOT LESS THAN 1/4" AND NOT GREATER THAN 1/2".
 E = EFFECTIVENESS WITH WIND DIAGONAL TO WALL. USE FACTOR 0.3
 A = Q / VE = 100 / (352 x 0.3) = 947 SQ. FT.
 A = 947 SQ. FT. x 144 = 136 SQ. IN. (NET FREE OPENING PER CAR)
 2 CARS = 272 SQ IN VENT REQUIRED
 PROVIDED: 5(200)=1000 SQ IN VENT SEE SHEET "M-1"

FLOOD VENTS CALCULATION REQUIREMENTS:
 GARAGE 876 SF X 1" PER SQ. FT. = 876 SQ. IN. / REQUIRED: 1,000 SQ. IN.

PROPOSED FOR:

NEW RESIDENCE
924 88 st
 SURFSIDE,
 Florida 33154

PROJECT No.

REVISIONS

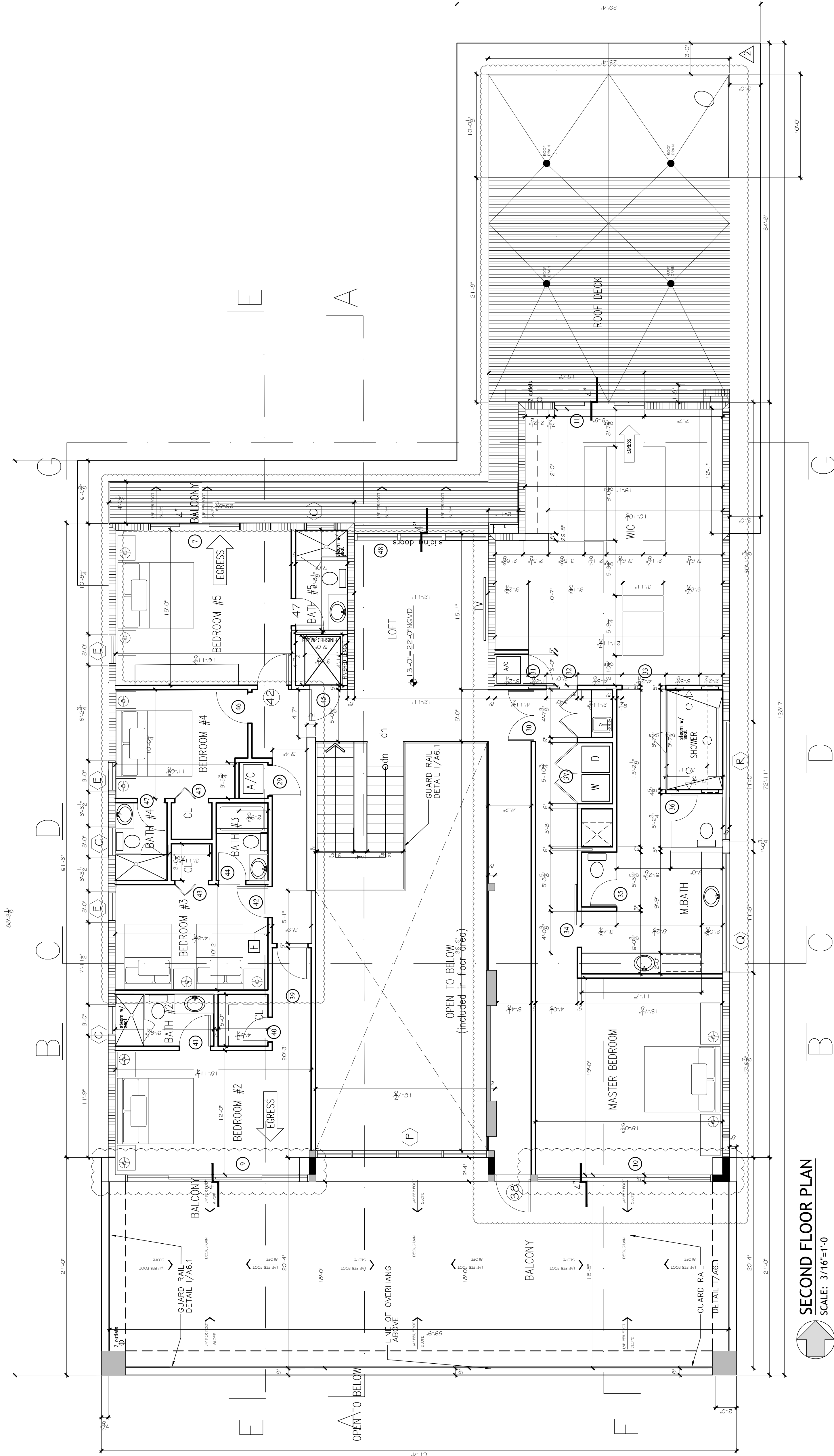
OWNER REVISION 09/10/19
 OWNER REVISION 12/21/20

SECOND FLOOR

SCALE: AS SHOWN

DATE: NOVEMBER 14, 2020

ZB-02



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

PROPOSED FOR:

NEW RESIDENCE
924 88 st
 SURFSIDE,
 Florida 33154

PROJECT No.

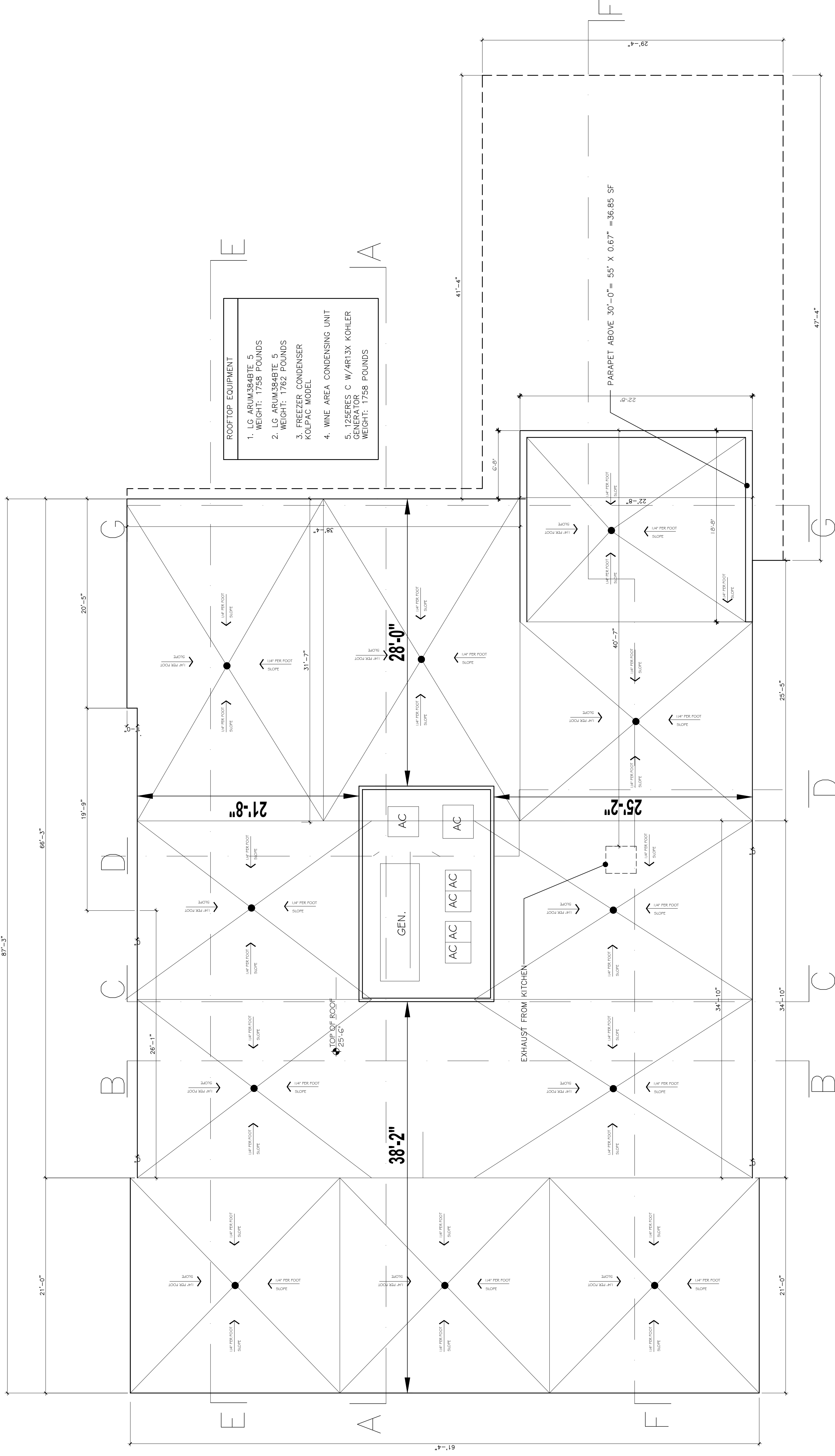
REVISIONS

PROPOSED ROOF PLAN

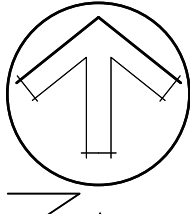
SCALE: AS SHOWN

DATE: NOVEMBER 14, 2020

ZB-03



- ROOFTOP EQUIPMENT**
1. LG ARUM384BTE 5
WEIGHT: 1758 POUNDS
 2. LG ARUM4384BTE 5
WEIGHT: 1762 POUNDS
 3. FREEZER CONDENSER
KOLPAC MODEL
 4. WINE AREA CONDENSING UNIT
 5. 12SERIES C W/4R13X KOHLER
CONDENSING UNIT
WEIGHT: 1758 POUNDS

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

PROPOSED FOR:

NEW RESIDENCE
924 88 st
 SURFSIDE,
 Florida 33154

PROJECT No.

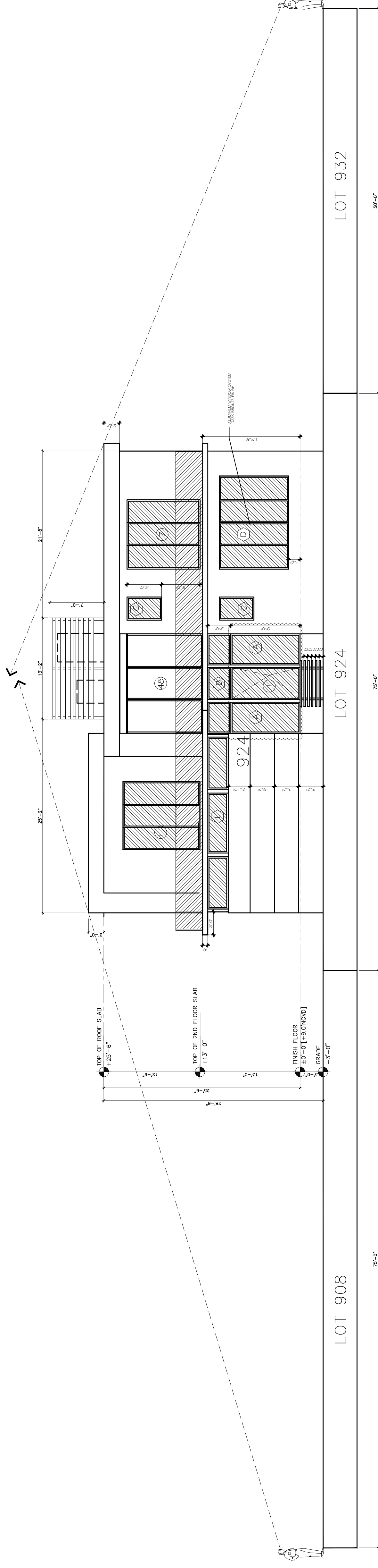
REVISIONS

PROPOSED ELEVATIONS - SIGHT LINE

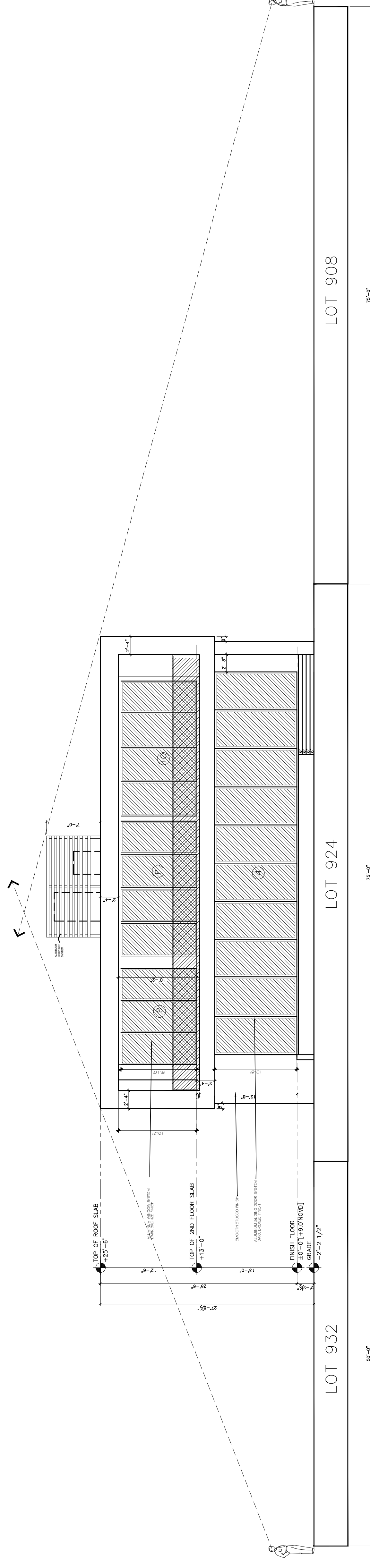
SCALE: AS SHOWN

DATE: NOVEMBER 14, 2020

ZB-04



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



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

PROPOSED FOR:

NEW RESIDENCE
924 88 st
 SURFSIDE,
 Florida 33154

PROJECT No.

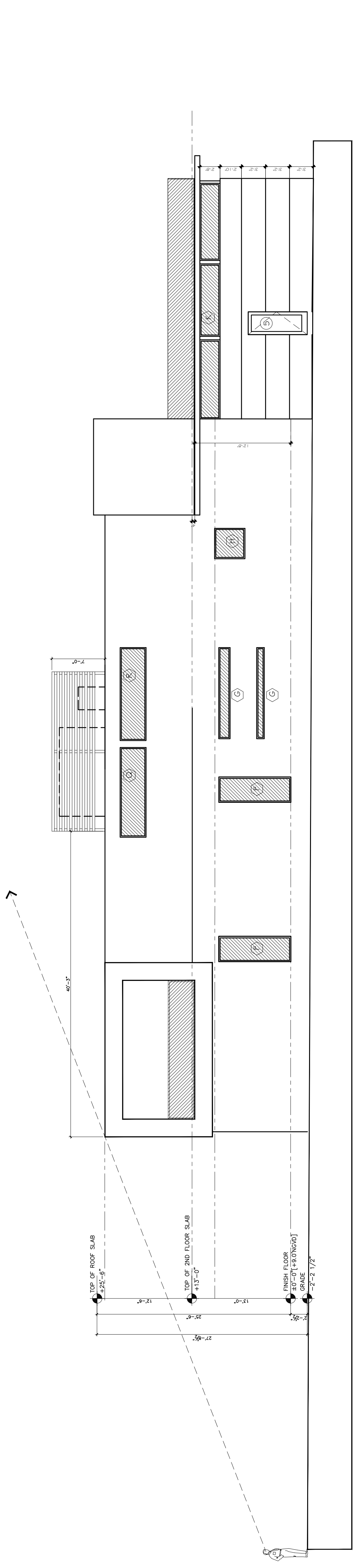
REVISIONS

**PROPOSED
 ELEVATIONS-
 SIGHT LINE
 EQUIPMENT
 ENCLOSURE
 DETAILS**

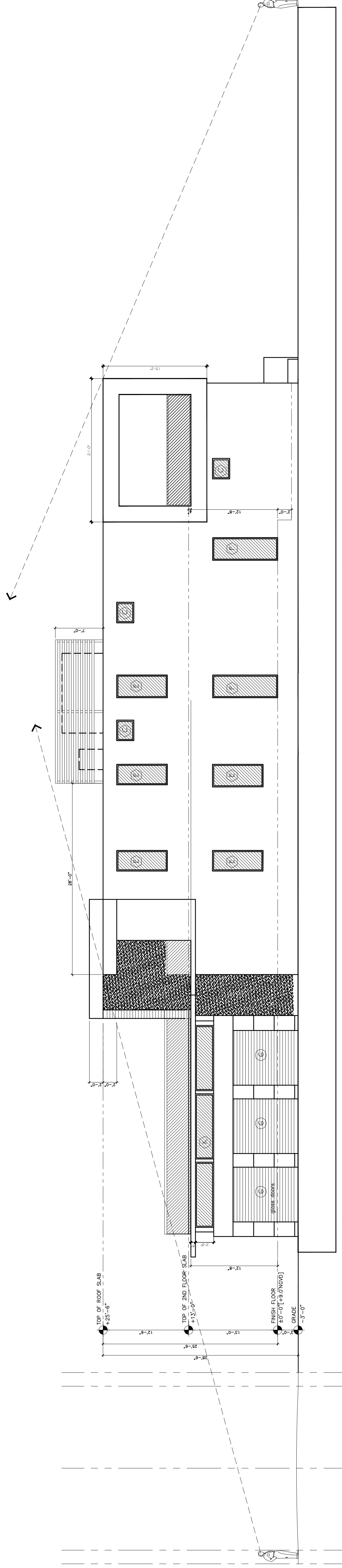
SCALE: AS SHOWN

DATE: NOVEMBER 14, 2020

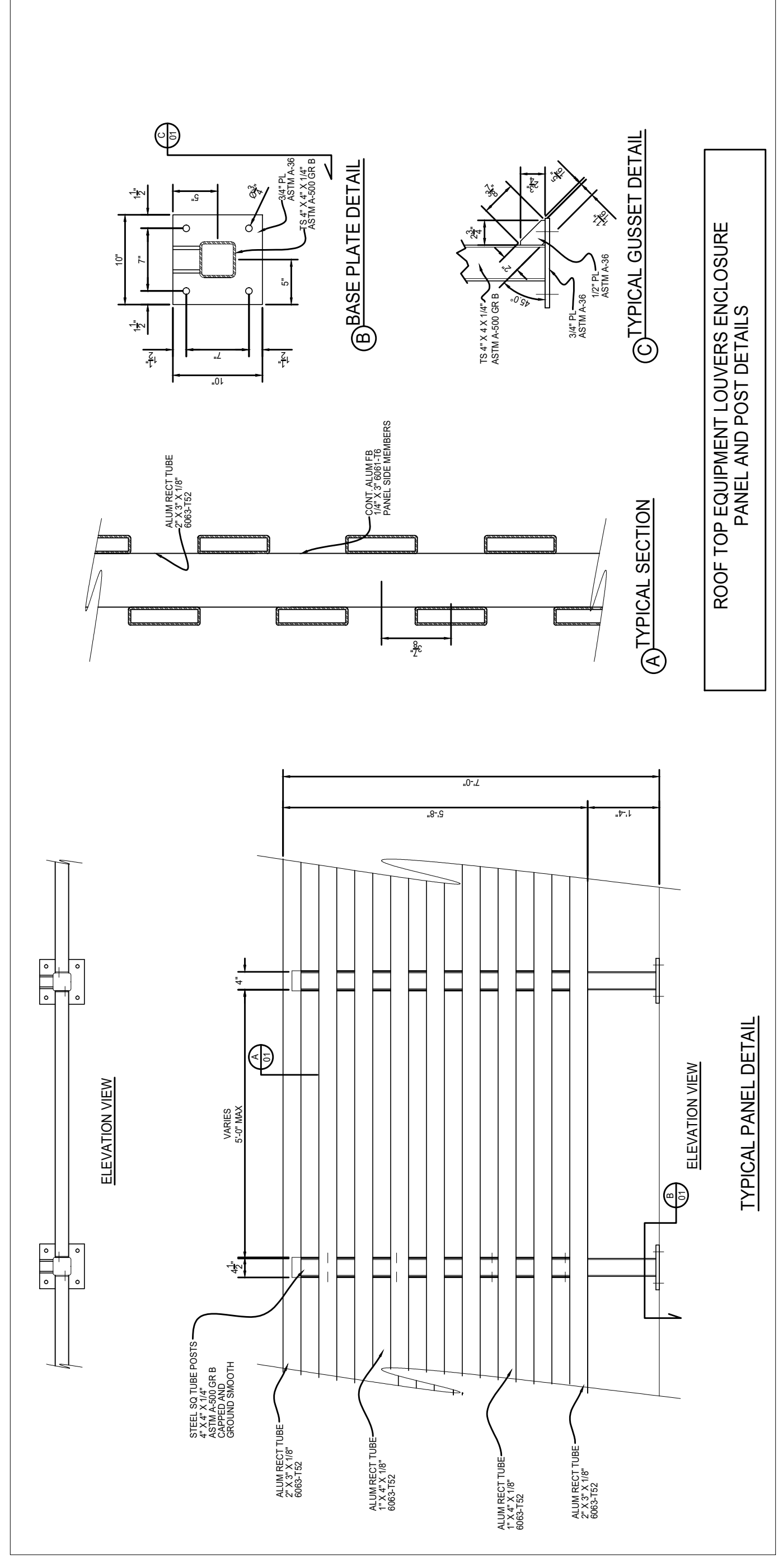
ZB-05



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



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



**ROOF TOP EQUIPMENT LOUVERS ENCLOSURE
 PANEL AND POST DETAILS**

PROPOSED FOR:
NEW RESIDENCE
924 88 st
 SURFSIDE,
 Florida 33154

PROJECT No.

REVISIONS

RENDERINGS

SCALE: AS SHOWN

DATE: NOVEMBER 14, 2020

ZB-06



NORTH ELEVATION - SIGHT LINE EQUIPMENT & LOUVER NOT IN VIEW
 SCALE: 3/16"=1'-0"



AERIAL VIEW - EQUIPMENT SETBACK @ 28'-0"
 SCALE: 3/16"=1'-0"



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



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



Memorandum

To: Planning and Zoning Board
Thru: Andrew Hyatt, Town Manager
From: Walter Keller, PE, AICP., Town Consultant Planner
Marlin Engineering, Inc.
CC: Jason Greene, Assistant Town Manager
Lillian Arango, Town Attorney
James McGuinness, Town Building Official
Date: April 19, 2021
RE: 824 88th Street - Driveway Gates

Background: This address received approval for a driveway canopy in December 2020. The Applicant requested approval for driveway gates at the March Planning and Zoning meeting but did not receive approval. The Applicant has considered the Planning and Zoning Board's discussion and modified the request to construct driveway gates at the driveway connections to Froude Avenue and to 88th Street. The corner lot is located in the H30A Zoning District. In addition to this Memorandum, an Agenda Packet was submitted by the Applicant. A Google Aerial Photo is provided on page 2.

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

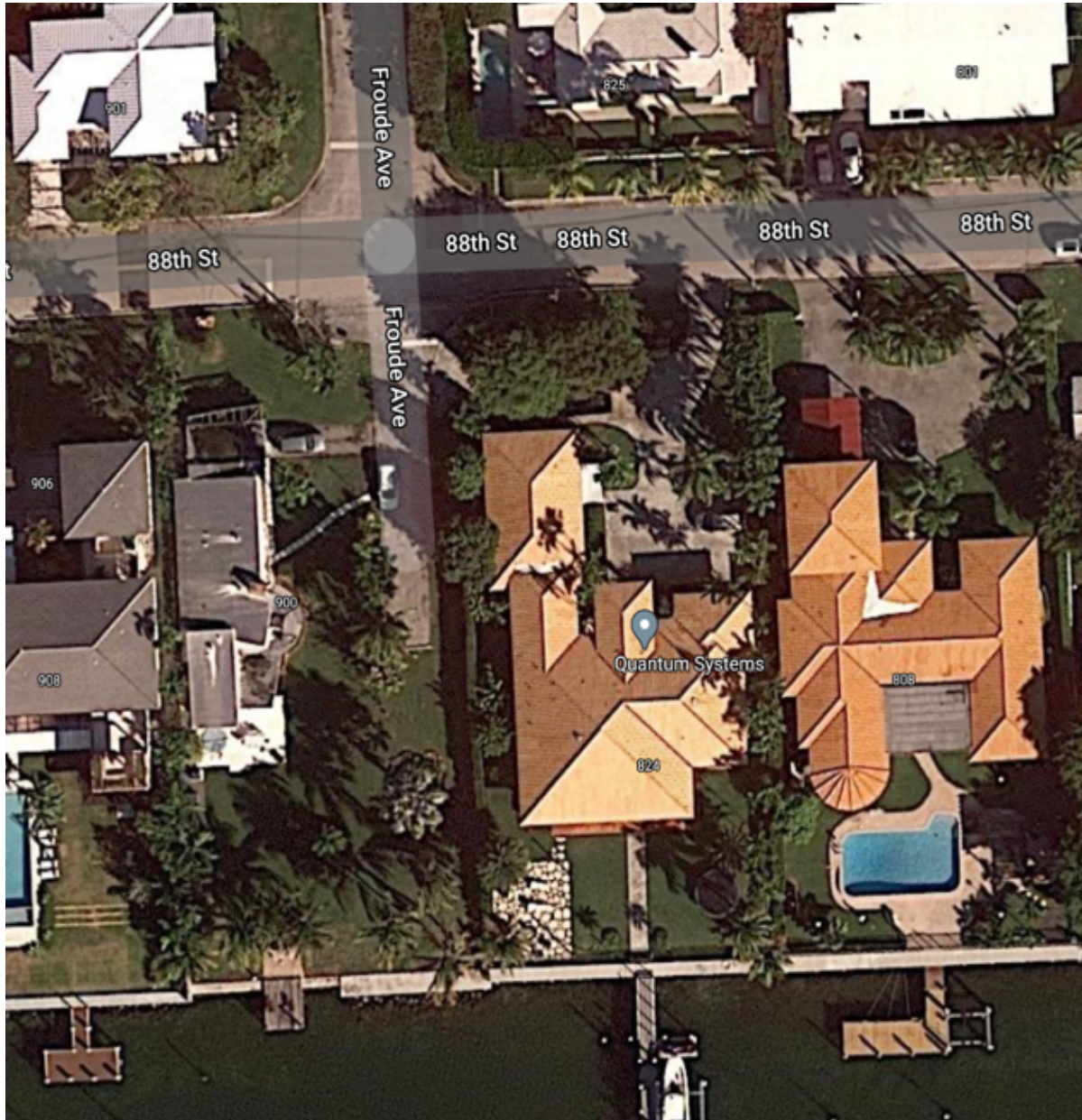
Current Municode: 90-56.2 & 3 – Allows fence or ornamental walls in the front yard or primary corner yard if granted design review approval by the Planning and Zoning Board. Further limits height for a lot wider than 50 feet a 4-foot height plus 1/2 foot for each 10 feet exceeding 50 feet.

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

Staff Recommendation: This property has large hedges on both Froude Avenue and on 88th Street. Froude Avenue dead ends adjacent to this property. Engineered drawings provided by the Applicant indicate the gate on 88th Street is 5 feet high with the upper 3 feet close to 50% transparent. The gate on Froude Avenue is 2 feet 6 inches high and also close to 50% transparent. Staff would recommend the gates be fully 50% transparent. Staff does not have any issues with the driveway gates provided the Planning and Zoning Board gives design approval.

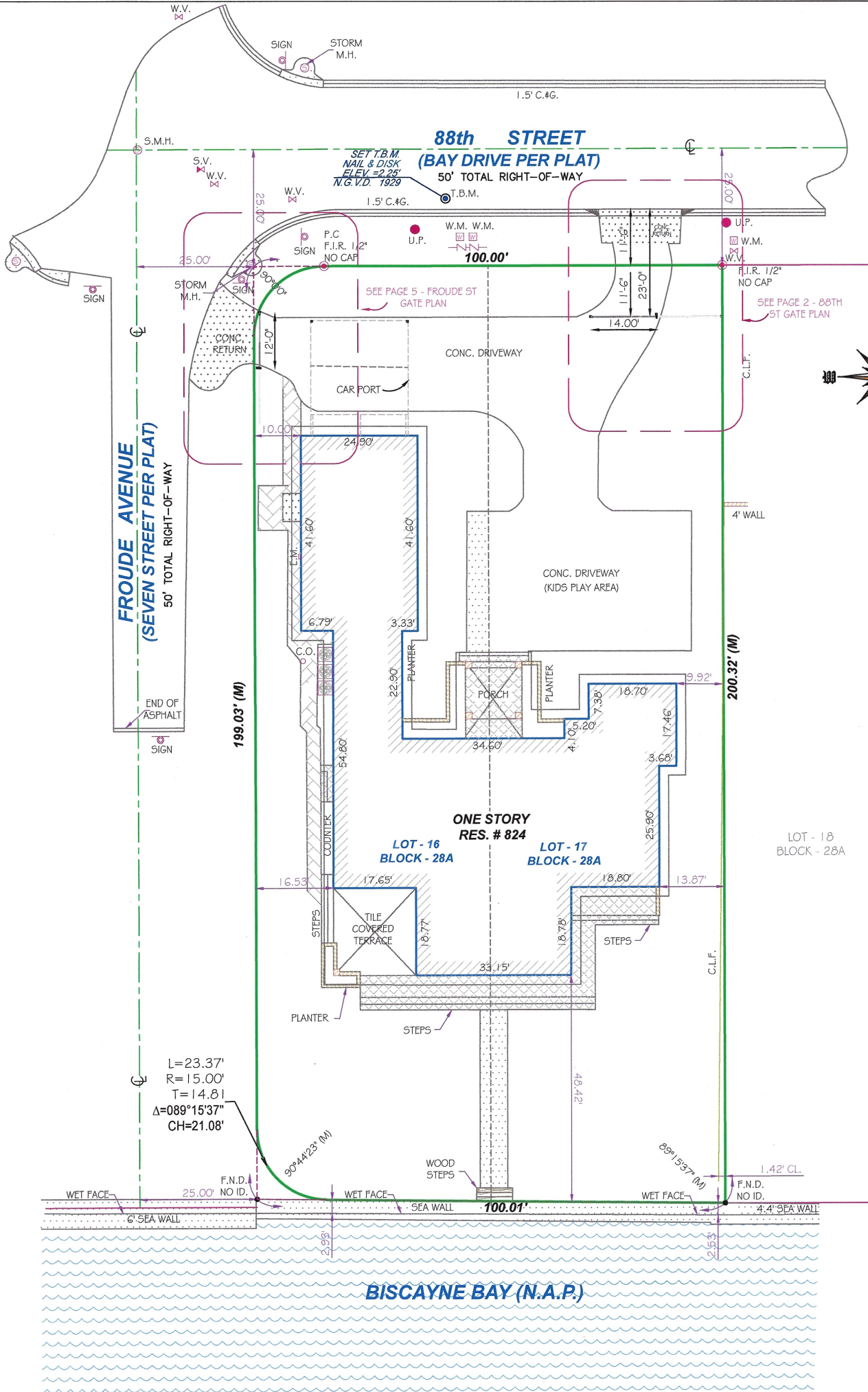


Town of Surfside, Florida
Development Review

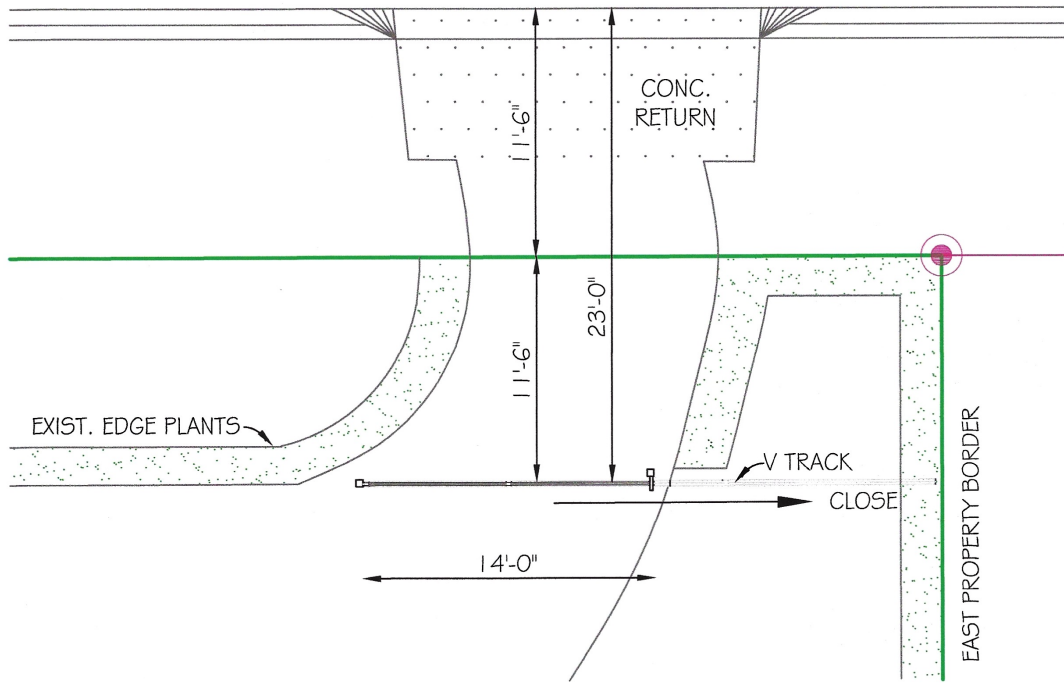


824 88th Street Google Aerial Photo

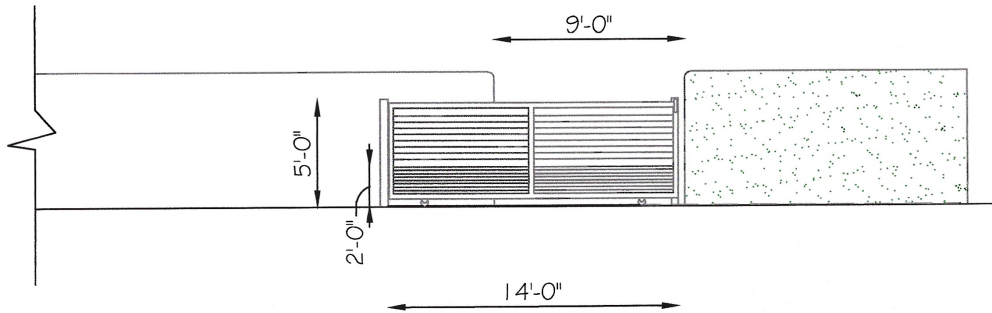




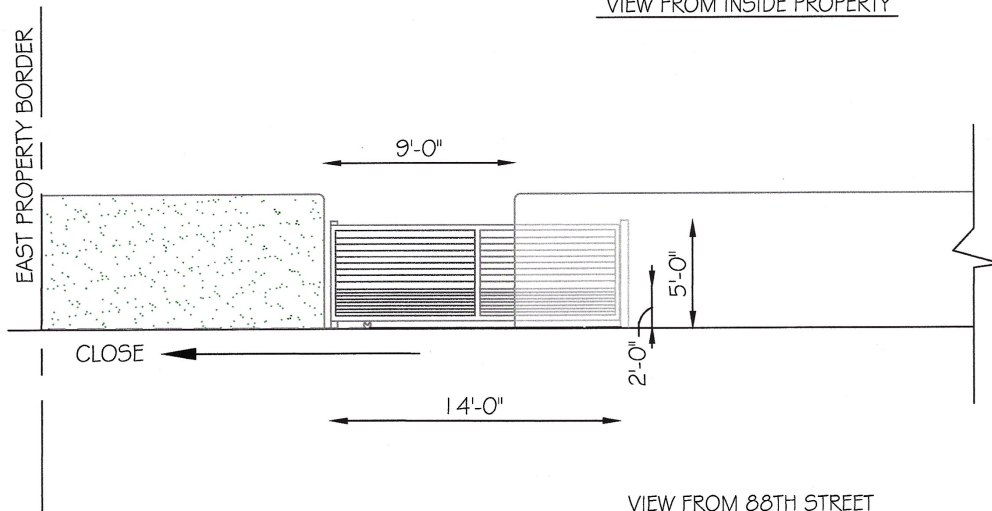
88th STREET



NEW LOCATION 88TH ST GATE PLAN



VIEW FROM INSIDE PROPERTY



VIEW FROM 88TH STREET



VIEW FROM 88TH STREET.



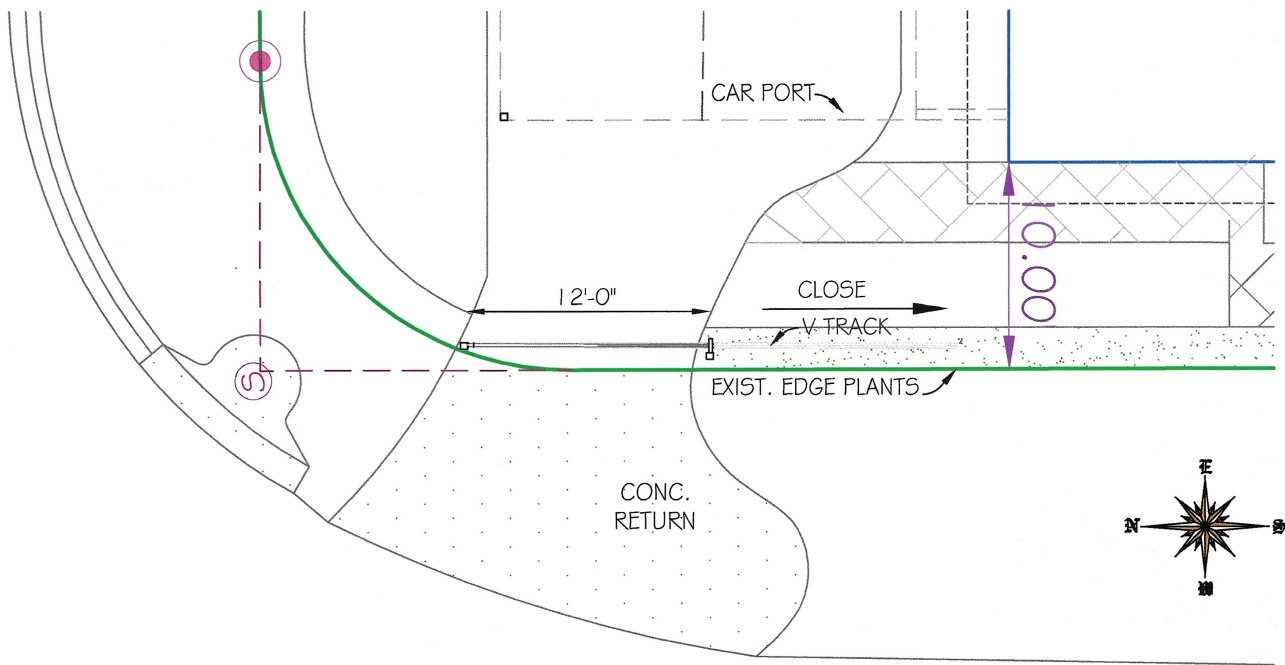
VIEW OF ROAD/GREEN EDGE CURVING INWARD.



VIEW OF INNER GREEN EDGE/NEW 88TH ST GATE LINE

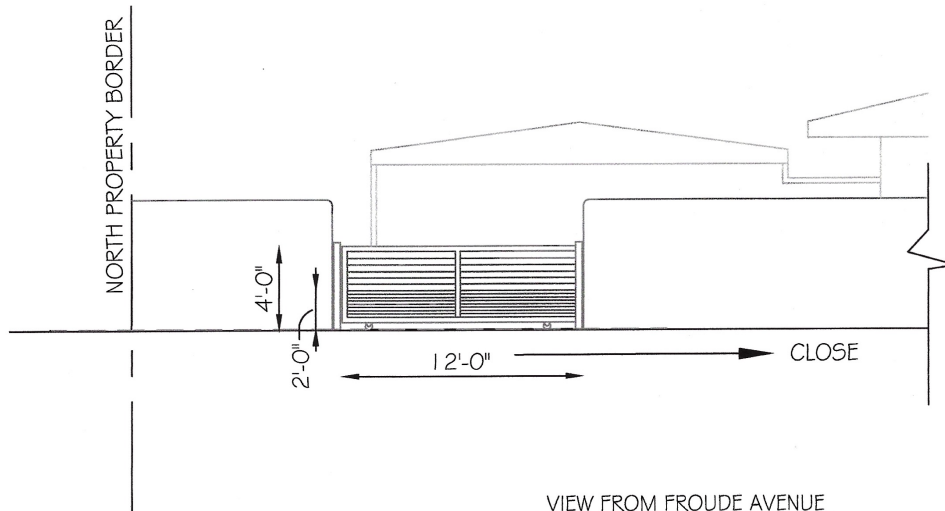


VIEW FROM INSIDE TO 88TH STREET.

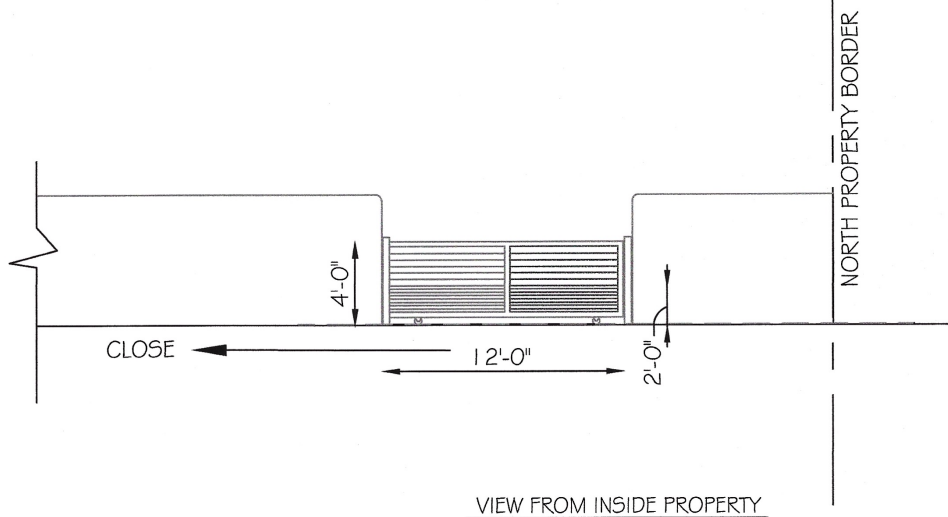


FROUDE AVENUE

FROUDE AVE GATE LOCATION



VIEW FROM FROUDE AVENUE



VIEW FROM INSIDE PROPERTY



VIEW FROM CORNER OF 88TH ST / FROUDE AVE



VIEW FROM FROUDE AVE



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: April 19, 2021
RE: 9538 Harding Avenue – Lemel Medical Spa Sign

Background: This application is a request to place a Wall Sign in front of the building window. The parcel is located in the SD-B40 Zoning District and located at the rear of the building adjacent to the parking lot. In addition to this Memorandum, an Agenda Packet submitted by the Applicant is attached.

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

Current Municode: 90-73.a (3b(2)) – Allows a wall sign of 1 square foot (SF) for each 1 foot of frontage. In the Business District for stores with less than 25 feet of frontage, a 25 SF sign is allowed. This store front has 18 feet of frontage and the proposed sign is 19.3 SF.

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

Staff Recommendation: Recommend approval of the wall sign. It is recommended the permanent wall sign also be approved subject to the following condition:

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

\$ 200.00



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

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

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

PROJECT INFORMATION	
OWNER'S NAME	DONALD KAHN-H
PHONE / FAX	305-865-4311
AGENT'S NAME	N/A
ADDRESS	317-71 ST STREET
PHONE / FAX	
PROPERTY ADDRESS	9538 HARDING AVENUE
ZONING CATEGORY	
DESCRIPTION OF PROPOSED WORK	Signage in the REAR

INTERNAL USE ONLY			
Date Submitted	4.1.21	Project Number	21-226
Report Completed		Date	
Fee Paid	\$ 200.00		

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

	4/1/2021		4/1/21
SIGNATURE OF OWNER	DATE	SIGNATURE OF AGENT	DATE



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

PLANNING AND ZONING BOARD Rules and Procedures (June 2002)

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

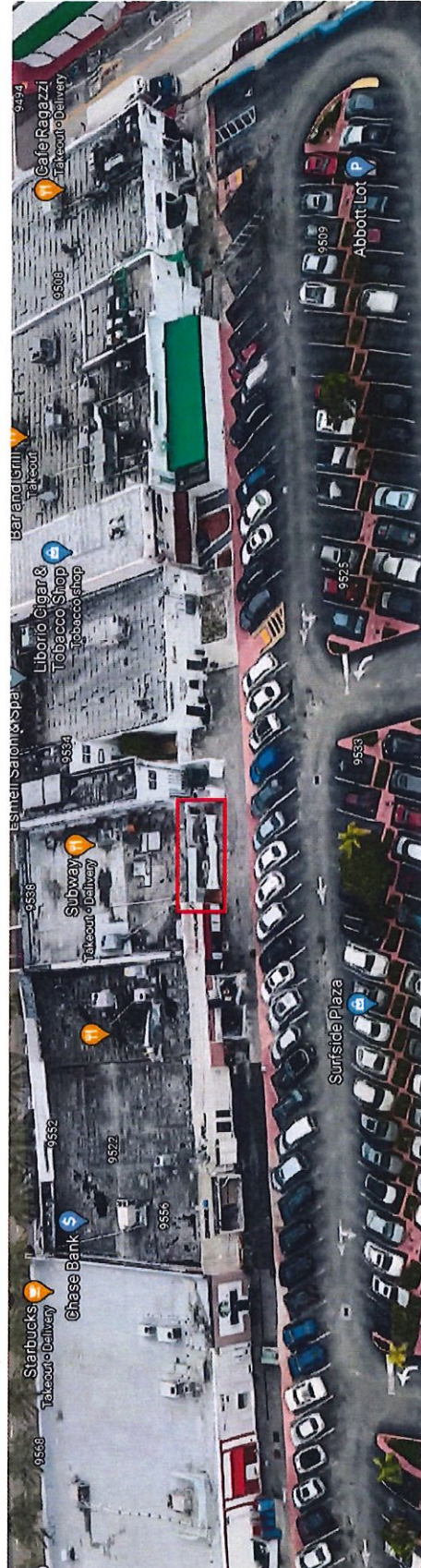
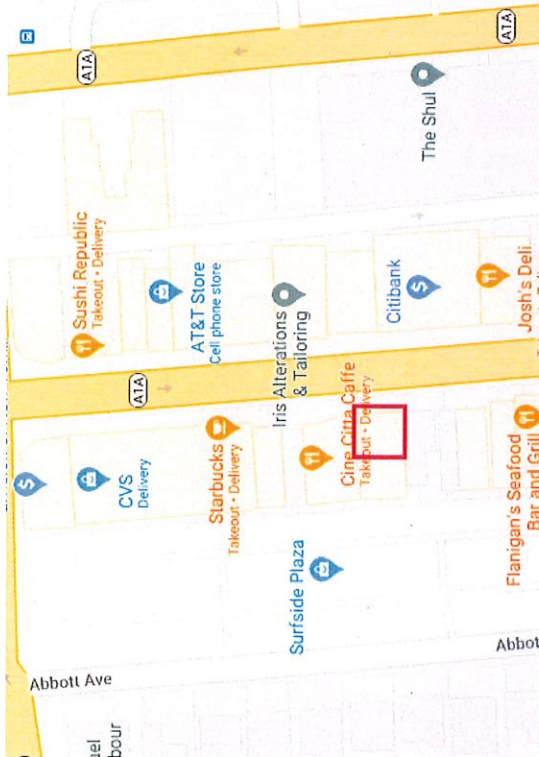
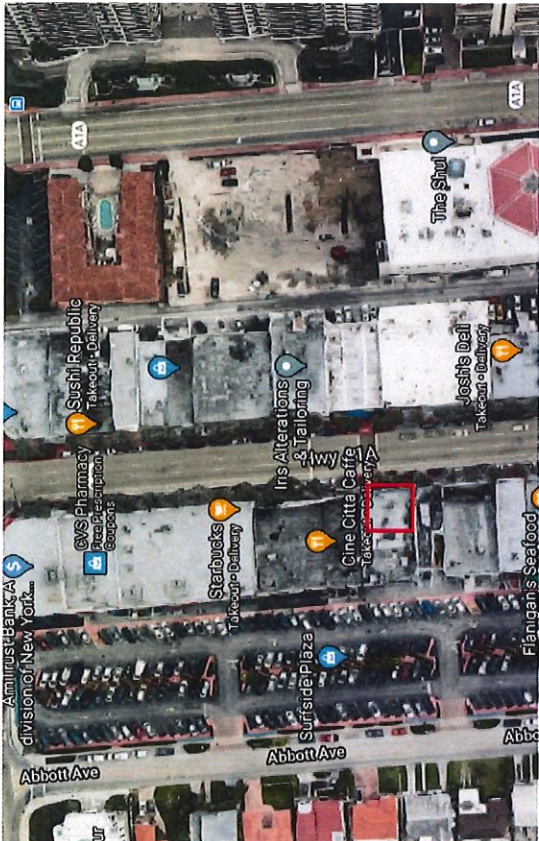
Plans and completed applications (including all supporting documentation) must be submitted to the Building Department at least 21 days prior to the meeting, with the payment of applicable fees (example: \$200.00 for Plan Review for Zoning), at which time they will be considered. Incomplete plans and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

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

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

[Handwritten signature]
NAME OF REPRESENTATIVE

4/1/2021
DATE



This document has been digitally signed and sealed by Christian Langley, P.E. The date and time of the signature are recorded in this document. Printed copies of this document are not valid unless they include the signature and seal of the signatory. The signature must be marked on any electronic copies and the seal must be marked on any printed copies.

Digitally signed by Christian Langley
 Date: 2021.03.29 16:28:24 -04'00'

WIND LOADS:
 - V=175 mph
 - Exposure B
 - ASD Load Coeff = 0.6
 - Risk Category 2 Structure
 - Sign Height = 30 ft max
 - K2=1.0, Kd=0.85, G=0.85
 - Wall components & cladding:
 - Zone 4: ±51.1 psf
 - Zone 5: ±65.1 psf

interaktivo solutions inc
 Signs - Large Format Printing, Displays
 470 Ansin Blvd, Bay Hallandale, FL 33009
 Broward: 954.454.1116
 Dade: 954.462.1126
 Miami: 954.462.1126
 email: pmanager@interaktivo.com

INTERNATIONAL SIGN ASSOCIATION MEMBER
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CONTRACTOR
INTERAKTIVO SOLUTIONS INC
 Lic: EC 130059558
 786-486-7956

Seal:

ENGINEER

SALES: M.A.
REVISIONS:
DATE: 3/26/2020
DWG# 20-379

CLIENT:
Medical Spa
LOCATION:
 9538 Harding Ave,
 Surfside, FL 33154

General - Design to be reviewed with the requirements of the Florida Code 766.40 (2020) for use within 6 weeks of the high velocity hurricane zone (HVHZ). - This engineering certifier only the structural integrity of these systems, components, and/or other construction explicitly specified herein. - Electrical notes, details, & specifications are provided by and are the sole responsibility of the electrical contractor. No electrical review has been performed and no certification of such is intended. - Structural design meets requirements of ASCE 7-16, ASCE 308-16, ASCE 310-16, ASCE 312-16, & ASCE 313-16. - Steel components shall be coated, painted, or otherwise protected against corrosion per FIC AC 230.27222.1. - Main components in contact with steel or embedded in concrete shall be painted or protected as prescribed in ASCE 11-15.11.1, or plastic/epoxy resin systems provided. - All exposed fasteners shall be S.S. or have a plastic/epoxy resin system provided. - All welding shall comply with AWS requirements. - Steel welds: E70xx electrodes. - Aluminum welds: 6063 filler alloy. - Alum extrusions: 6063-T6 or stronger, UNL.