



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

**SEPTEMBER 30, 2021 – 6:00 p.m.**

Town Hall Commission Chambers –  
9293 Harding Avenue, 2<sup>nd</sup> Floor, Surfside, FL 33154

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

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

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

- 1. Call to Order/Roll Call**
- 2. Town Commission Liaison Report – Mayor Charles Burkett**
- 3. Approval of Minutes – August 26, 2021**
- 4. Applications:**
  - A. 668 88<sup>th</sup> Street – New Two Story Single Family Residence**
  - B. 732 88<sup>th</sup> Street – New Single Family Residence**
  - C. 9280 Byron Avenue - New Single Family Residence**
  - D. 9348 Byron Avenue - New Single Family Residence**
  - E. 9000 Abbott Avenue – New Single Family Residence**
  - F. 525 95<sup>th</sup> Street – Single Family Addition and Pergola**
  - G. 600 94<sup>th</sup> Street – Front Yard Pool**
  - H. 228 89<sup>th</sup> Street – Sign**
  - I. 9467 Harding Avenue - Sign**

**5. Next Meeting Date: October 28, 2021**

**6. Discussion Items:**

- A. Gates and Fences**
- B. Zoning Code**
- C. Future Agenda Items**

**7. Adjournment.**

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

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

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

**AUGUST 26, 2021 – 6:00 p.m.**

Town Hall Commission Chambers –  
9293 Harding Avenue, 2<sup>nd</sup> Floor, Surfside, FL 33154

**1. Call to Order/Roll Call**

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

**Present:** Chair Judith Frankel, Board Member Fred Landsman, Board Member Bravo, Board Member James Mackenzie, and Alternate Board Member Horace Henderson

**Absent:** Mayor Charles W. Burkett.

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

**2. Town Commission Liaison Report – Mayor Charles Burkett**

There was no Commission Liaison Report.

**3. Approval of Minutes – August 5, 2021**

A motion was made by Vice Chair Landsman to approve the August 5, 2021, Planning and Zoning Board Meeting Minutes, seconded by Board Member Bravo. The motion carried with a 5-0 vote.

**4. Applications:**

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

Deputy Town Clerk Herbello confirmed compliance with notice requirements.

Town Attorney Recio polled the Board Members.

No Board members had any communication with any applicants or representatives.

Deputy Town Clerk Herbello swore in all applicants.

**A. 9173 Abbott Avenue – Front Yard Pool**

Town Planner Keller introduced the item and provided staff recommendations.

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

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

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

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

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

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

- Provide additional dimensions on the site plan defining the location of the pool, pool coping and any deck with dimensions from the property line and other features.

- The wall separating the landscaping hedges and the pool needs to be approved by the Planning and Zoning Board.
- Include the proposed Den on the site plan with a note indicating “to be constructed.”
- Provide calculations and worksheets verifying the 20-foot front yard setback area complies with the 50% landscape/pervious area requirement.

Chair Frankel asked if the previously submitted plans have changed.

Town Planner Keller stated that the plans are the same. He stated that they are making an addition of the den which is shown on the drawings.

Vice Chair Landsman asked if the side of the pool is currently just grass.

Town Planner Keller stated that it is open and stated that the house is set back towards the other property line.

Albert Eskevazi, applicant stated that this home has been before the Board a couple of times and due to the collapse, the permitting sign off has been delayed. He spoke regarding the uniqueness of the house and their family would like a pool. He provided an overview of his project and compliance with front and side setbacks.

The following individuals from the public spoke:  
Jeff Rose

Chair Frankel stated that the low wall and hedging is a great solution and thanked the applicant for listening to the Board.

Chair Frankel spoke regarding the height of the hedges.

Building Official McGuinness stated that the pool has to have a 48-inch barrier as per code.

Chair Frankel stated that the coping around the pool is wide enough to hold a safety fence.

Vice Chair Landsman asked if there is a gate or fence from the street going into the home and pool.

Mr. Eskevazi stated that there is no gate, but they will comply with safety code requirements.

Chair Frankel suggested getting a safety alarm for the pool.

Board Member Henderson asked regarding the 2-foot concrete wall, which according to the Building Official needs to be 4-feet and he would like to know if they comply by Florida law.

Town Attorney Recio stated that there is compliance with zoning code and Florida law and they must comply with both.

Mr. Eskevazi stated that they will comply with both safety requirements.

Board Member Henderson asked if they have determined how to maintain the hedge from the inside.

Mr. Eskevazi stated that they will trim the hedges and dispose of the debris in bags.

Board Member Henderson just wanted to make sure it did not fall into the pool.

Chair Frankel stated her concern is the coping around the deck and it being wide enough and coming against the landscape.

Mr. Eskevazi stated that the coping is 1-foot deep and it is part of the calculations of the drawings.

Board Member MacKenzie asked in the event when they show the den on the plans along with the pool, if they will be showing the conditions of shortening the den.

Chair Frankel stated that the drawings show it as if it was completed and it is not clear.

Board Member MacKenzie stated if the drawings include the den.

Mr. Eskevazi stated yes.

Further discussion took place among Mr. Eskevazi and Board Member MacKenzie regarding the math of the dimensions and setbacks of the plan and landscape hedges.

Board Member MacKenzie asked Town Planner Keller if there is not a requirement that when an applicant removes landscaping that they are required to add landscaping.

Town Planner Keller stated that they will put a condition if they remove trees they have to plant new trees. He also addressed the questions regarding the den.

Board Member MacKenzie stated that applicants should provide a landscape plan done by a landscape architect.

Town Planner Keller stated that per the code, in a single family, the owner can do their own landscaping and if trees are removed, they have to go with the permit requirements.

Mr. Eskevazi stated that there is a baby palm that is 9 feet tall that must be removed because the pool will be there, but it will be relocated.

Chair Frankel confirmed that they will be adding more landscaping.

Mr. Rose stated that all tree location is handled by Miami-Dade County not by the Town of Surfside.

Town Planner Keller provided the below additional comments that will be added as part of the condition of approval:

- Provide additional dimensions on the site plan defining the location of the pool, pool coping and any deck with dimensions from the property line and other features.
- The wall separating the landscaping hedges and the pool needs to be labeled as existing and approved by the Planning and Zoning Board.
- Include the proposed Den on the site plan with a note indicating “to be constructed.”
- Provide calculations and worksheets verifying the 20-foot front yard setback area complies with the 50% landscape/pervious area requirement.
- Relocate the A/C and Pool equipment at least 15 feet from the adjacent residence.
- Provide a safety barrier around the pool which complies with the Florida Building Code.
- Obtain tree permits for any trees moved to construct the pool.

Discussion took place among the Board, staff and applicant regarding the height of the wall, safety barrier and hedges.

Vice Chair Landsman asked if the neighbor was opposed to the pool. He stated that they do not have enough community involvement.

Mr. Eskevazi stated that the other neighbor is not there, and her house is under construction.

Board Member Bravo spoke regarding the pervious area and the dimensions of the elevation and would appreciate a better way for the Board to go over what is required.

Board Member Henderson wanted clarification from Building Official McGuinness regarding the safety fence and will only be in the coping of the pool.

Building Official McGuinness also added as part of the condition of approval the following:

- The swimming pool shall comply with Chapter 45 of the 2020 Florida Residential Code, including but not limited to, the requirement for a safety barrier which complies with Section R4501.17 of that Chapter.

Mr. Eskevazi stated that it was never designed or proposed to have a 4-foot fence on top of the coping and spoke regarding the mesh around the pool and the different options.

Chair Frankel stated that as a condition of approval the security gate would be inside and meet the code.

Board Member MacKenzie likes the words that Building Official McGuinness stated regarding the safety fence.

A motion was made by Board Member MacKenzie to approve the item with staff recommendations to include security fence around the pool, seconded by Board Member Bravo. The motion carried with a 5-0 vote.

## **B. 9524 Carlyle Avenue – Garage Conversion, Window Upgrades and New Deck**

Town Planner Keller introduced the item.

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

A Miami-Dade County Property Appraiser's Angled photo is provided on the following page and a Google Street View photo is presented on page 3. The residence has a decorative block wall covering the front of the residence beginning at the north wall of the front bedroom, extending to the west wall of the garage. The Google Street View photo does not depict the windows in the

existing east elevation and it is unclear how access to the existing garage is provided. The existing driveway does not appear as wide as that depicted in the site plan.

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

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

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

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

**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 and construction details was submitted by the Applicant. The Applicant did not provide a survey.

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

- Provide a clean copy of a recent property survey.
- The rear setback should be 20 feet where 18 feet 9 inches is provided.
- The floor of the existing garage should be raised to meet the existing floor elevation of the residence. Add a note that the garage floor will be raised to match the existing FFE of the residence.
- The driveway needs to be 18 feet in width to provide for 2 parking spaces with closure of the garage. Asphalt driveways are not allowed for new construction. Reconstruction of the driveway to provide the 18-foot width should be either pavers, stamped concrete or color texture treated concrete.

- Two A/C units and pool equipment (future) are located in the north side yard. This equipment needs to be relocated out of the side yard and be situated such that they are a minimum of 15 feet from any adjacent residence. The equipment should also meet flood elevation requirements.
- A future rear yard pool will have to be consistent with setback and landscape/pervious area requirements.

Chair Frankel asked if the decorative screen is staying.

Town Planner Keller stated that it is staying.

Vice Chair Landsman stated it is fixed and there is no access to the garage.

Board Member MacKenzie asked if there is a permit for that.

Town Planner Keller stated he believes it has been there for a while. He recommends approval with a clean copy and staff recommendations as well as the driveway cannot be asphalt.

Chair Frankel and Vice Chair Landsman asked if there is a pool.

Town Planner Keller stated that he does not believe there is a pool.

Jordan Wachtel, applicant addressed the Board's questions and spoke regarding the property and does not know if they will be placing a pool yet. He also discussed the front driveway and stated that they are currently only doing interior remodeling.

Chair Frankel stated that since they are considering the garage conversion they will be considering the driveway and make it as a condition of approval.

The following individual from the public spoke:  
Jeff Rose

Building Official McGuinness spoke regarding the elevation and stated to the applicant to make sure he is conforming with flood requirements and encouraged him to get an appraisal to make sure it does not exceed 50% of the appraised value.

Chair Frankel asked if they will be adding windows.

Mr. Wachtel stated that they will be opening up 2 windows.

Vice Chair Landsman spoke regarding landscaping and if they be placing landscaping that will change the look.



Town Planner Keller stated he did not recommend a change and the code offers some flexibility.

Vice Chair Landsman suggested to change the color of the stones.

Chair Frankel suggested adding hedges or landscaping in front of the windows.

Board Member Henderson spoke regarding the drawings of the new bathroom and will the plumbing be tied into the kitchen plumbing.

Mr. Wachtel stated he was not sure, the wall where the kitchen is will be closed and a new wall will be opened close to the garage.

Board Member Bravo spoke regarding the elevation requirement based on the age of the home. He also spoke regarding the asphalt of the entrance as well as the parking requirement. He spoke regarding the placement of the mechanical equipment.

Chair Frankel clarified if S-3 are the plans for the windows that they will be approving.

Town Planner Keller addressed the questions by Chair Frankel.

Further discussion took place regarding the work needed to be done and the plans that were submitted and an appraisal of the property is recommended.

Building Official McGuinness went through the plan and clarified their questions regarding elevation.

Mr. Wachtel addressed the comments from the Board and Building Official.

Board Member MacKenzie advised the applicant to have all his paperwork to provide to the Building Department.

Board Member Bravo commented on the 50% and believes this house is fine but believes the other house will have an issue.

Vice Chair Landsman stated it is not in this Board's responsibility to determine the 50% requirement.

Building Official McGuinness addressed the structure evaluation and that pools are exempt from that structure evaluation.

Chair Frankel spoke regarding the purview of the Board which is the design and exterior of a design. She would add that the homeowner agrees to additional landscape to the front of the house.

Town Planner Keller stated the below staff recommendations into the record including the landscape requirements.

- Provide a clean copy of a recent property survey.
- The floor of the existing garage should be raised to meet the existing floor elevation of the residence. Add a note on the plan set the garage floor will be raised to match the existing FFE of the residence.
- The driveway needs to be 18 feet in width to provide for 2 parking spaces with closure of the garage. Asphalt driveways are not allowed for new construction. Reconstruction of the driveway to provide the 18-foot width should be either pavers, stamped concrete or color texture treated concrete.
- Provide calculations and worksheets verifying 50% landscape/pervious area in the front yard setback and 40% landscape/pervious area in the rear yard setback.
- Front yard landscaping to be 20% Florida Friendly.
- Correct drafting errors in the plan drawings.

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

### **C. 9364 Abbott Avenue – Single Family Residence Addition**

Town Planner Keller introduced the item.

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

The lot is zoned H30B with a lot area of 5,625 SF per the Applicant's submission. A Miami-Dade County Property Appraiser's Angled photo is provided on the following page and a Google Street View photo is presented on page 3. The proposed addition will match the existing Finished Floor Elevation (FFE) of the existing residence. The addition complies with the rear

and side setback requirements. The existing driveway and remainder of the residence will remain as is and no existing trees will be impacted by the construction.

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

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

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

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

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

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

Vice Chair Landsman stated that he is not thrilled with this and would like that to be included in the application without a pool being requested. He also stated that if they approve it then the homeowner will say you approved it and it said a pool.

Town Planner Keller addressed the concern of Vice Chair Landsman and gave an explanation as to what he meant by his recommendations.

Chair Frankel stated this is regarding the pervious of the property.

Carlos Pica, applicant, stated that he submitted everything, and it took him three attempts and is sure that he turned in the survey because he had to redo because it was expired. He advised Town Planner Keller that he sent an electronic copy of the survey today.

Building Official McGuinness spoke regarding exceeding 50% of the value and the elevation requirement.

Vice Chair Landsman asked Town Planner Keller if this is an addition to the back of the property and why are they having these applications coming before them when it is in the back of the home.

Town Attorney Recio stated it still comes before the Board for their review.

Board Member MacKenzie stated the addition is very nice and his proposal of a deck on the north side.

Chair Frankel stated there is an existing deck that is being reduced in size.

Board Member MacKenzie spoke regarding the design of the addition and integrating the deck with the family room.

Mr. Pica stated that they wanted this design.

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

#### **D. 9505 Harding Avenue – Wall Signs – Domino’s**

Town Planner Keller introduced the item and clarified the change in the address. Recommendation for Sign A be approved and limited to 25 feet.

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

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

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

**Current Municode: 90-73. a (3b (2))** – Allows a wall sign of 1 square foot (SF) for each 1 foot of frontage. In the Business District for stores with less than 25 feet of frontage, a 25 SF sign is allowed. This store front has 21.44

feet of frontage. The Code requires a 1/4 inch to 2-inch offset from the wall to allow rainwater to drain and limits illumination to white LEDs.

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

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

Vice Chair Landsman stated that in the past they were not clear which area was being taken over by Dominoes. He asked if they are taking a sliver where the bank was. He asked exactly where the sign will be placed.

Town Planner Keller explained exactly where the sign would be placed.

Chair Frankel asked if the square footage is being counted as frontage. She asked if they could reduce the name Dominoes'.

Town Planner Keller addressed the question by Chair Frankel.

Natalia Sagot, representing the applicant, addressed the comments made by the Board members regarding the size of the sign and it will conform with the dimensions.

Vice Chair Landsman asked regarding the frontage and if they will leave it blank or ask for additional signage.

Ms. Sagot stated that it is their storefront but that the other portion is blocked.

Board Member Henderson asked Town Planner Keller if he is only suggesting sign A to be approved.

Town Planner Keller stated it was only an option because this has been going around for a while and it is up to them to determine how they want to do it as long as they stay with 25 feet.

Ms. Sagot asked if both signs have to be 25 feet.

Town Planner Keller stated that yes, both signs have to be 25 feet.

Vice Chair Landsman stated that the Dominoes' franchise individual nor the owner is here tonight except for the sign company representative.

Chair Frankel clarified to the Ms. Sagot the size of the signs.

Ms. Sagot stated that Dominoes' will want the two signs as big as possible but realizes that the size must stay at 25 feet.

Chair Frankel asked if they would approve it, which one would she prefer.

Ms. Sagot stated both signs.

Vice Chair Landsman stated that they did ask that the signage be taken before the DVAC Committee before it came to this Board.

Marian Meischeid, Chair of DVAC, does not have an issue with this sign.

Chair Frankel suggested writing a memo to the Commission to have a DVAC committee member that will show up to the meetings.

Vice Chair Landsman stated that they need more involvement.

Board Member MacKenzie asked if the sign will be lit.

Ms. Sagot stated yes it will be lit.

Board Member MacKenzie stated that he will not be supportive of the sign if it is lit. He believes it will be a distraction.

Ms. Sagot stated that their concern is the sign not being seen.

Chair Frankel asked if there is a lighting requirement that they need to be lit.

Ms. Sagot stated yes and they are LED lights.

Chair Frankel spoke regarding the sign and LED lighting.

Vice Chair Landsman suggested as an option to leave them with the one in Harding since it has to be lit.

Board Member Bravo spoke regarding the lumens and intensity of the sign and it could be lit with a lower intensity.

Town Attorney Recio stated the guideline as to the requirement for the lighting.

Board Member Henderson commented on the size of the sign and if they are looking at two signs for a total of 25 feet or one at 25 feet he will be fine with it.

Board Member MacKenzie spoke regarding the fact that the other buildings will want to come to the Town for signs.

Marianne Meischeid, DVAC Chair stated you need a presence if not the Downtown area will be dead, and it is per the code and the stores need to be recognized.

Chair Frankel would like to see the signage on Harding with more allowable space used on Harding.

The following individual from the public spoke:  
George Kousoulas

Vice Chair Landsman stated he is sympathetic to our Downtown and our stores are not thriving and are not busy and how they cover overhead. He stated to have a brand like Dominoes' is a plus in the community.

A motion was made by Vice Chair Landsman to approve the item with staff recommendations with the 25 square foot be allowed for 2 faces equal in proportional in size and properly lit as per code., seconded by Board Member Henderson. The motion carried with a 3-2 vote with Board Member Bravo and Board Member Mackenzie voting in opposition.

#### **E. 9504 Harding Avenue – Window Sign and Vinyl Decals**

Town Planner Keller introduced the item and provided staff recommendations.

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

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

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

**2008 Code: 90.71.1** – Also allows a wall sign of 1 square foot (SF) for each 1 foot of frontage. In the Business District for stores with less than 25 feet of frontage, a 25 SF sign is allowed. This store front has 13 ± feet of frontage.

**Current Municode: 90-73. a(3b(2))** – The Code has further restrictions including requiring a ¼ inch to 2-inch offset from the wall to allow rain water to drain and limits illumination to white LEDs.

**Current Municode: 90-73.a(3)c** – The Code limits the window and door signs to not exceed 20% of the window or door area. Lettering is limited to 8 inches in height. Allowable material includes painted gold leaf, silver leaf, silk-screened, cut or polished metal, cut or frosted vinyl and etched glass. The proposed window sign may not exceed the 20%- and 8-inch lettering sizes.

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

Vice Chair Landsman asked what is new and what is existing. He asked if they are in violation.

Town Planner Keller stated that almost all is existing. He stated he does not know if this was a code violation and it is a new business.

Discussion among the Board and Town Planner Keller took place as to what is existing and what is new.

Juan Borges, representing the applicant, stated that the owner recently got the lease to operate the barber shop and it was out of compliance to a violation issued. He would like to remedy the violation and make whatever alterations he can do to rectify the violation and keep as much of the sign as allowed.

Board Member Bravo wanted to make sure that he understands that 4 inches is allowed.

Mr. Borges spoke regarding the 24-inch chevron and reduce it by 18 inches.

Town Planner Keller stated what the code states regarding not to exceed 20% if you reduce the chevron by 4 inches it meets the square footage.

Mr. Borges stated that if they have to change it to 4 inches, the owner has no objection.



Vice Chair Landsman asked if it will remain the red, white and blue sign. He asked Ms. Meischeid if she has any input on this barber shop.

Ms. Meischeid stated as long as it fits in, she is fine with the 4 inches.

A motion was made by Board Member Bravo to approve the item with staff recommendations and for the sign to not exceed 4 inches., seconded by Board Member MacKenzie. The motion carried with a 5-0 vote.

#### **F. 9567 Harding Avenue – Wall Sign**

Town Planner Keller introduced the item.

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

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

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

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

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

Luis Bonilla, applicant, stated they are replacing an existing sign with the same type of sign with front lighting with LED lights.

Chair Frankel clarified to the applicant the recommendation from the Town Planner.

Town Planner Keller stated it has to be by the wall, so the water can drain.

Building Official McGuinness stated that the code being used is incorrect and the applicant will have to amend the plans accordingly and make it a condition of approval.

Vice Chair Landsman asked if he is the owner or the sign person. He asked if this is the new corporate logo and that is why they are changing.

Mr. Bonilla stated it is a new owner and they want to change the whole sign.

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

**5. Next Meeting Date: September 30, 2021**

Consensus was reached to hold the next meeting on September 30, 2021.

**6. Discussion Items:**

**A. Gates and Fences**

Chair Frankel asked Town Planner Keller to address the item.

Town Planner Keller stated that his staff has looked at 3 codes in Miami Dade County and Broward County as to how they treat front yard fences. He stated he will bring back to the Board something that might be close to what is in the Code. The difference is that it would not be a design review approval. Basically, if you meet the code, you will be approved. He is also still researching the gates and will come up with some gates that provide visibility to the property and still provide a gate option.

Chair Frankel stated that they want to get out of the business of approving gates and fences in order to not constantly have this debate. She stated they asked Town Planner Keller to bring something back.

Board Member Mackenzie asked for clarification that there is still a design issue and if they want to follow the guidelines they should still be before the Board.

Chair Frankel stated if they do not want any gates or fences then it has to be placed in the code. She explained to Board Member Mackenzie the issue that has been presented to the Board with that topic.

Town Planner Keller will give examples of gates with certain styles and see if that is something that would be acceptable to the Board and that would go in the code.

Vice Chair Landsman stated that they can give choices and then go before the design review for approval as to the style and height. Also, interior and corner lots need to be addressed as well.

Town Planner Keller stated it would still go before the Board with certain designs.

Town Attorney Recio advised the Board what the proposed change to the code as it relates to gates and fences is. He stated that the ZIP will be published on September 7.

The following individual from the public spoke:  
George Kousoulas

Chair Frankel asked if they change the zoning code and say they can have a certain size gate, they cannot deny it only state that it is allowed.

Board Member MacKenzie stated that the design should be discussed.

Chair Frankel stated that is what Town Planner Keller is working on.

Further discussion took place among the Board Members and Town Planner Keller as to the options to be put in the code as it pertains to fences and gates.

Vice Chair Landsman asked Town Planner Keller to bring it back at the next meeting.

Board Member MacKenzie asked if there is follow-up once they come before the Board to make sure the applicant did it correctly.

Town Planner Keller stated that code enforcement is always out checking as well as he checks to make sure it is done correctly before he signs off.

Building Official McGuinness stated that what they approve is what gets built.

**B. Choices and options to be placed on the referendum as to measuring definition.**

Chair Frankel introduced the item and stated that last meeting they spoke regarding the definition of a story and there was a property that was built and now they are not up to code. She stated if you build your house on stilts it counts as a story.

Town Attorney Recio gave a summary of what is counted and what is not and it is being addressed in the new zoning code rewrite. He stated what brought this item about and the charter limits height as to what was in place in 2004. He stated that the charter can be amended but must go before the voters in a normal election. He stated the different ways they can address it and bring it before the voters. He gave some options.

Vice Chair Landsman asked what the appetite of the electorate would be to vote on this when you do not have residents coming to this meeting and would not like to spend the money to do this if there is no appetite.

Board Member Henderson stated that is a valid point and would be difficult but if you do not do anything you will have houses that can't be raised.

Board Member Bravo agrees that it should be done.

Board Member MacKenzie commented on what the code currently states and the crown of the road as well as FEMA's requirements.

Town Attorney Recio stated it is 30 feet from the crown of the road.

Chair Frankel addressed the issues that are being presented with some homes.

Town Attorney Recio addressed the questions and comments made by Board Member MacKenzie as to what counts as a story and what needs to go as a charter provision.

Building Official McGuinness addressed the comments made by the Board regarding FEMA requirements and what is working in other cities.

Further discussion took place among the Board Members and staff as to the details, requirements and height limitations and what is required to go before the voters as a charter revision.

The following individuals from the public spoke:

George Kousoulas  
Jeff Rose  
Marianne Meisheid

Chair Frankel stated that her feeling is that someone will not build a home like Lindsey Lecour. Lindsey Lecour cares about Surfside and the code and if we do not increase the height, it won't be worth it for homeowners.

Town Attorney Recio asked can you go down the street to park the cars.

Mr. Rose stated no because it will flood.

Board Member MacKenzie stated he can still see viable 10-foot ceilings on ground floor and 9-foot second floor. He believes the concept is great. He suggested tweaking it and avoid going to the charter.

Chair Frankel stated that the Town Attorney will resolve the story issue. She would like to know if they like this option how do they encourage long-term sustainability. She believes that a charter change will be a headache and will require workshops and you will always have the same people showing up at the workshops.

Board Member Henderson stated that the only way the charter will change is by having someone sell it to the voters.

Chair Frankel commented on how to sell it to the public and the work entailed to get the word out and the money that it will cost.

Vice Chair Landsman spoke regarding possible tax incentives but give people incentives to do something different.

Chair Frankel requested to table the discussion regarding the referendum.

Board Member MacKenzie asked what is the process to change the issue with the story.

Town Attorney Recio stated that it will be in the zoning code rewrite.

Chair Frankel stated that they can send an email to the liaison to provide to the Commission.

Vice Chair Landsman asked for Town Attorney Recio to draft up the language to forward to the Board in order to send to the Planning and Zoning Board Liaison.

Town Attorney Recio stated he will draft up the language and send to the Town Clerk to distribute to the Board Members.

### **C. Future Agenda Items**

Chair Frankel asked to place on the next agenda to discuss the zoning code.

Vice Chair Landsman requested to have the proposed zoning code rewrite sent to all the Board Members electronically and hard copy.

**7. Adjournment**

A motion was made Vice Chair Landsman to adjourn the meeting without objection at 9:16 p.m. The motion received a second from Board Member Bravo. The motion carried with a 5-0 vote.

Respectfully submitted,

Accepted this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Judith Frankel, Chair

Attest:

\_\_\_\_\_  
Sandra McCreedy, MMC  
Town Clerk



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.

<b>PROJECT INFORMATION</b>	
OWNER'S NAME	Julian Johnston
PHONE / FAX	305-502-3985
AGENT'S NAME	
ADDRESS	2405 Meridian Ave, Miami Beach, FL 33140
PHONE / FAX	(305) 502 - 3985
PROPERTY ADDRESS	1068 88 St, Surfside, FL 33154
ZONING CATEGORY	H30A
DESCRIPTION OF PROPOSED WORK	New 2 story (9,425 sq ft) single family residence

<b>INTERNAL USE ONLY</b>			
Date Submitted	9/8/21	Project Number	21-
Report Completed	9/8/21	Date	9/8/21
Fee Paid	\$		

<b>ZONING STANDARDS</b>	Required	Provided
Plot Size		
Setbacks (F/R/S)	20'   50'   7.5'	20'   50'   7.5'
Lot Coverage	max. 40%	
Height	max 30' t.o. beam	30' t.o. beam
Pervious Area		


 \_\_\_\_\_ 6/30/21 \_\_\_\_\_  
 SIGNATURE OF OWNER                      DATE                      SIGNATURE OF AGENT                      DATE  
 Town of Surfside – Single-Family and Two-Family Site Plan Application

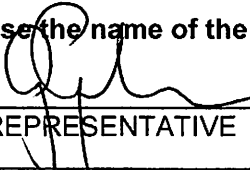


**TOWN OF SURFSIDE**  
**SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION**  
**PLANNING AND ZONING BOARD Rules and Procedures (June 2002)**

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:	
	9/7/21
NAME OF REPRESENTATIVE	DATE



September 7, 2021

Town of Surfside  
Planning Department  
9293 Harding Ave  
Surfside, FL 33154

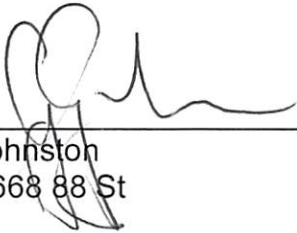
RE: 668 88 St (Folio #: 14-2235-005-4040)  
Surfside, FL 33154

To whom this may concern:

This letter is to inform you of my ownership of property located in Surfside, FL, folio # 14-2235-005-4040. I have chosen to refer to this property by the address "668 88 St."

Should you have any further questions feel free to contact me.

Respectfully,



Julian Johnston  
Owner, 668 88 St

This foregoing instrument was acknowledged before me this 8th day of September 2021 by Julian Johnston who is personally known to me or who has produced NA - personally known as identification and who has taken an oath.

Caterina Cafferata

Notary Public, State of Florida

(Seal)

Caterina Cafferata

Printed Name

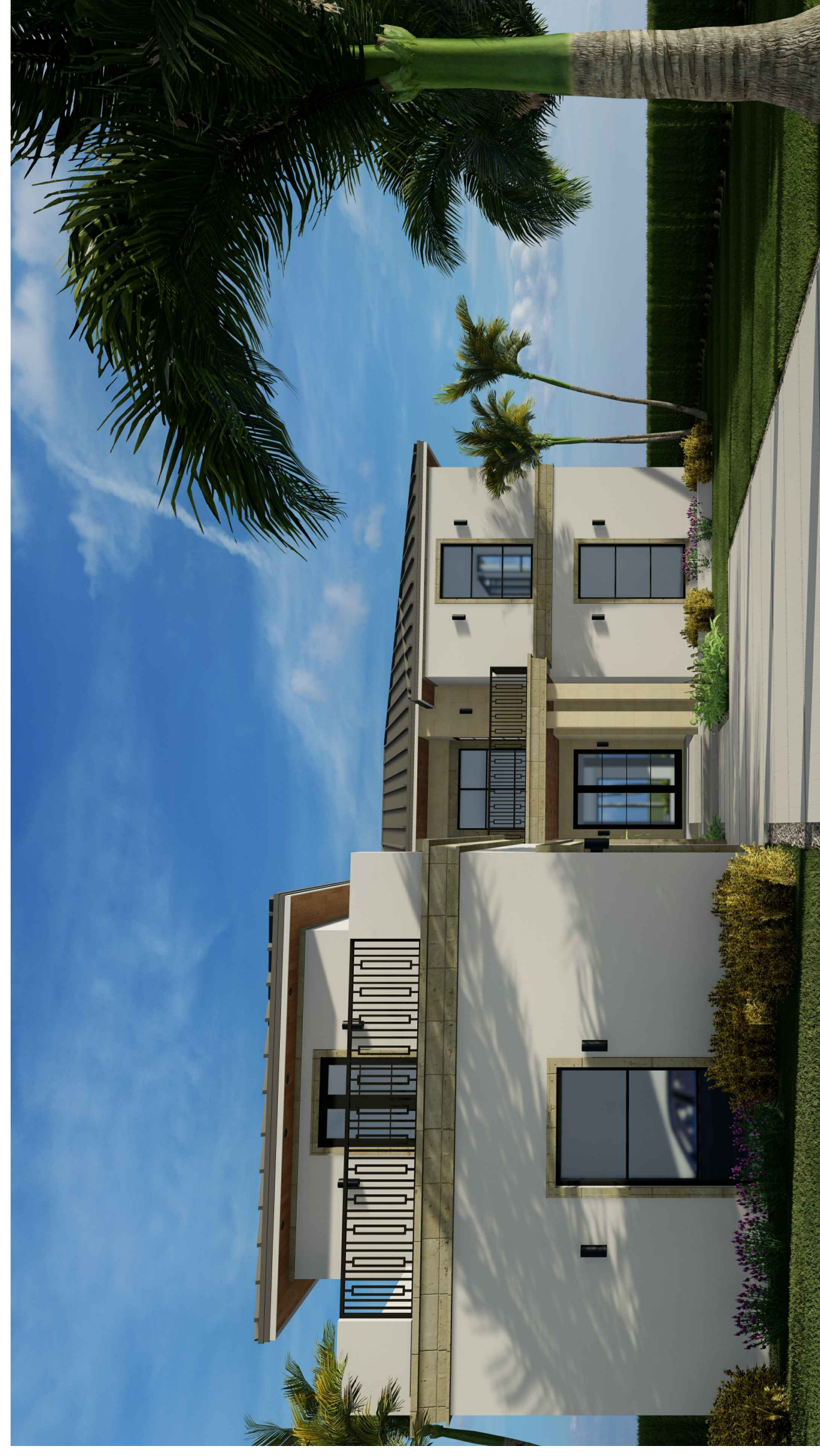
Commission Number HH044470

My Commission Expires 09/20/2024





# PLANNING AND ZONING BOARD SUBMITTAL FOR 668 88 ST SURFSIDE, FL 33154



ARCHITECT

**3**  
**DESIGN**  
ARCHITECTURE  
3260 NorthWest 7th Street, Miami, FL 33125  
P: 305.438.9377 | F: 305.438.9379

**INDEX OF DRAWINGS:**

- ARCHITECTURE
- A-0.0 COVER SHEET / ZONING INFORMATION
- A-0.1 LOT COVERAGE & 2ND FLOOR AREA DIAGRAMS AND CALCULATIONS
- A-0.2 PERVIOUS / IMPERVIOUS DIAGRAM AND CALCULATION
- A-1.0 REQUIRED / PROPOSED 1ST AND 2ND FLOOR SETBACKS
- A-2.0 PROPOSED 1ST FLOOR PLAN
- A-2.1 PROPOSED 2ND FLOOR PLAN
- A-3.0 PROPOSED WEST & NORTH ELEVATIONS
- A-3.1 PROPOSED EAST & SOUTH ELEVATIONS
- A-3.2 MATERIAL FINISHES
- A-4.0 SECTIONS
- A-5.0 RENDERERS
- A-6.0 SURROUNDING BUILDINGS CONTEXT MAP
- A-6.1 FRONT FACADES OF ADJACENT HOMES

**SCOPE OF WORK:**

-NEW 2 STORY (9,449.81 SQ FT) SINGLE FAMILY RESIDENCE

<p><b>FOLIO</b> 14-2235-005-4040</p> <p><b>LEGAL DESCRIPTION</b> NORMANDY BEACH 2ND AMD PL PB 16-44 E1/2 OF LOT 25 &amp; LOT 26 BLK 28A LOT SIZE 15107 SQ FT M/L FAU 14 2235 005 4030</p> <p><b>AREA OF WORK</b> EXISTING TOTAL AREA: 0 SQ FT NEW AREA: 9,425.95 SQ FT</p> <p><b>OCCUPANCY GROUP</b> R-3 ACCORDING TO THE EXISTING FBC 2020 ED.</p>	<p><b>ZONING INFORMATION</b> ZONING DESIGNATION: H30A FLOOD ZONE: AE, ELEVATION +8.0' NGVD BUILDING HEIGHT: 2 STORIES # OF STORIES ABOVE GRADE: 2 BUILDING AREA: 9,425.95 SQ FT</p> <p><b>APPLICABLE CODES</b> Florida Building Code - 2017 Town of Surfside Zoning Code - Latest Edition</p> <p><b>CLASSIFICATION OF WORK:</b> -NEW CONSTRUCTION</p>
---	---

DRAWN BY:  
REVISIONS:

AA0003689  
ANTHONY LEON  
0016752

3260 NW 7TH ST, MIAMI, FL 33125  
P: 305.438.9377 | F: 305.438.9379  
**DESIGN**  
ARCHITECTURE

SEAL

NEW CONSTRUCTION  
FOR  
668 88 ST  
SURFSIDE, FL 33154

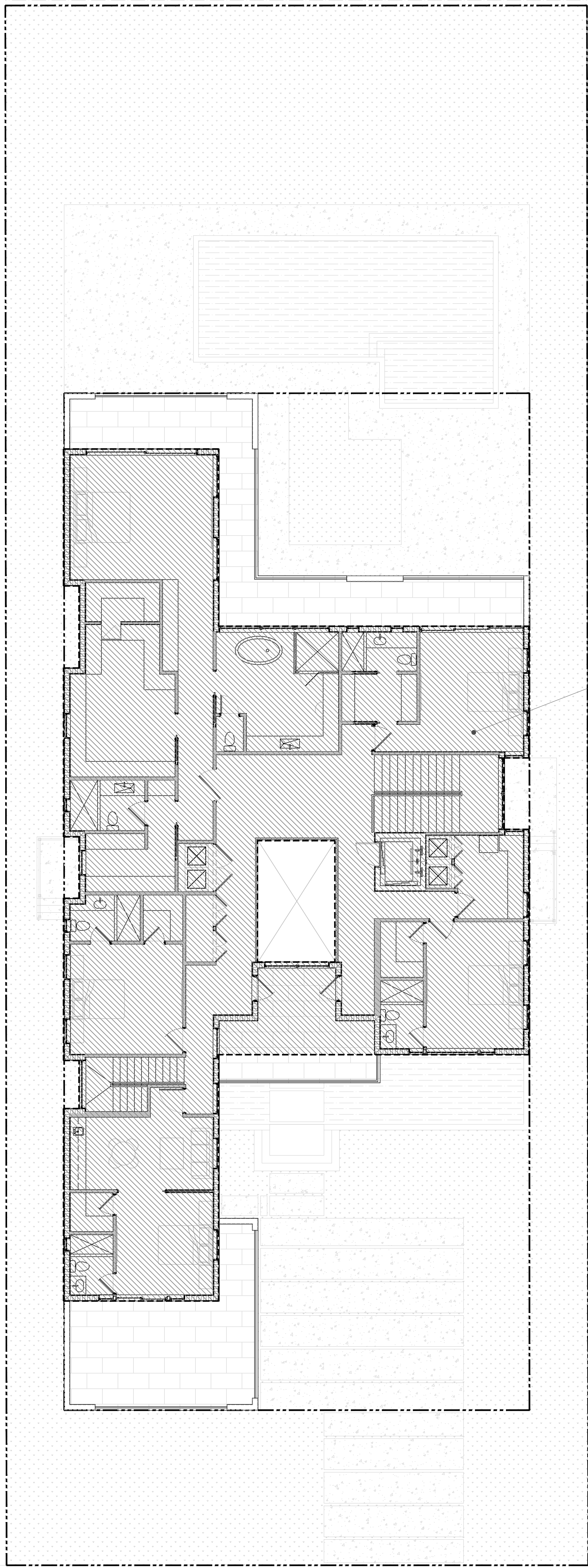
THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE USED FOR ANY OTHER PURPOSES. ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

**A-0.0**  
COVER SHEET /  
ZONING INFORMATION

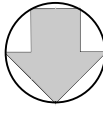


<b>SECOND FLOOR SQ. FT. CALCULATION:</b>	
FIRST FLOOR:	5,254.55 SQ. FT.
ALLOWABLE SECOND FLOOR (80%):	4,203.64 SQ. FT.
PROPOSED SECOND FLOOR:	4,171.40 SQ. FT. (79.39%)

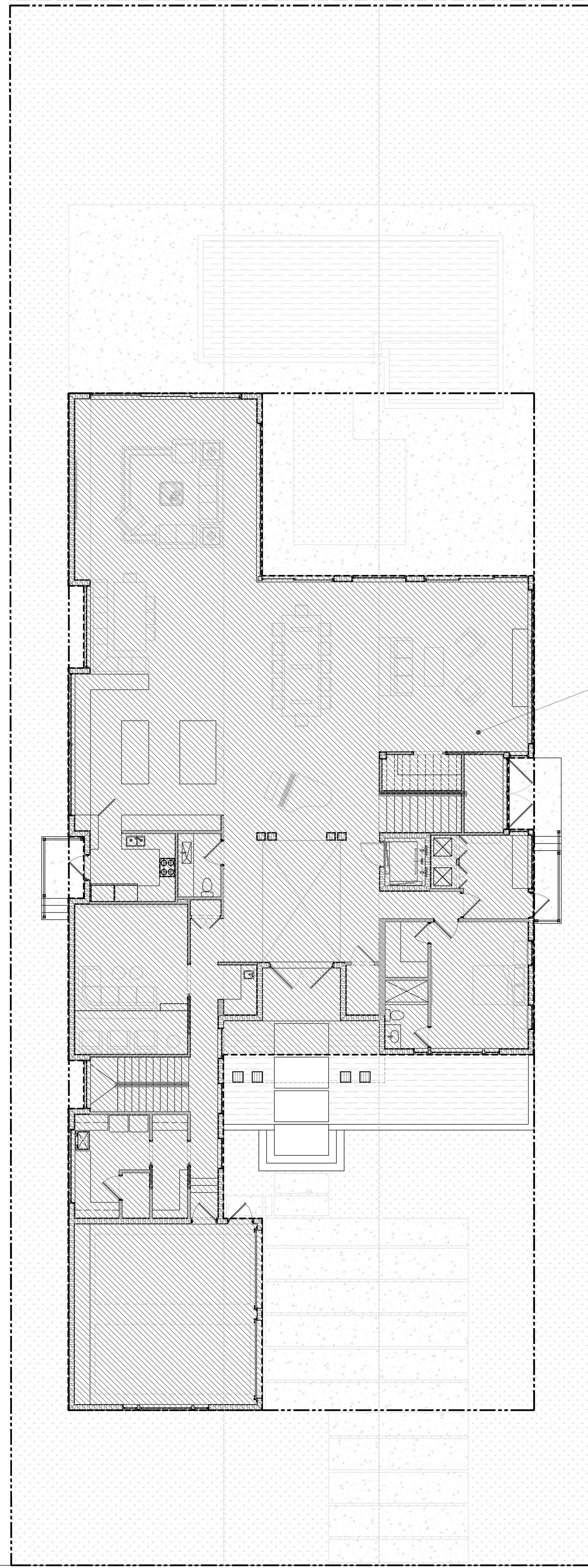
<b>LOT COVERAGE CALCULATION:</b>	
LOT SIZE:	15,084.00 SQ. FT.
ALLOWABLE LOT COVERAGE (40%):	6,033.60 SQ. FT.
PROPOSED LOT COVERAGE:	5,254.55 SQ. FT. (34.84%)



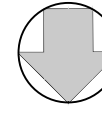
SECOND FLOOR AREA CALCULATION  
SCALE: 1/8" = 1'-0"



4,171.40 SQ. FT.



LOT COVERAGE DIAGRAM  
SCALE: 1/8" = 1'-0"



5,254.55 SQ. FT.

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REVISIONS:

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**DESIGN**  
ARCHITECTURE

SCALE

NEW CONSTRUCTION  
FOR  
668 88 ST  
SURFSIDE, FL 33154

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**A-0.1**

LOT COVERAGE & 2ND FLOOR AREA DIAGRAMS AND CALCULATIONS



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REVISIONS:

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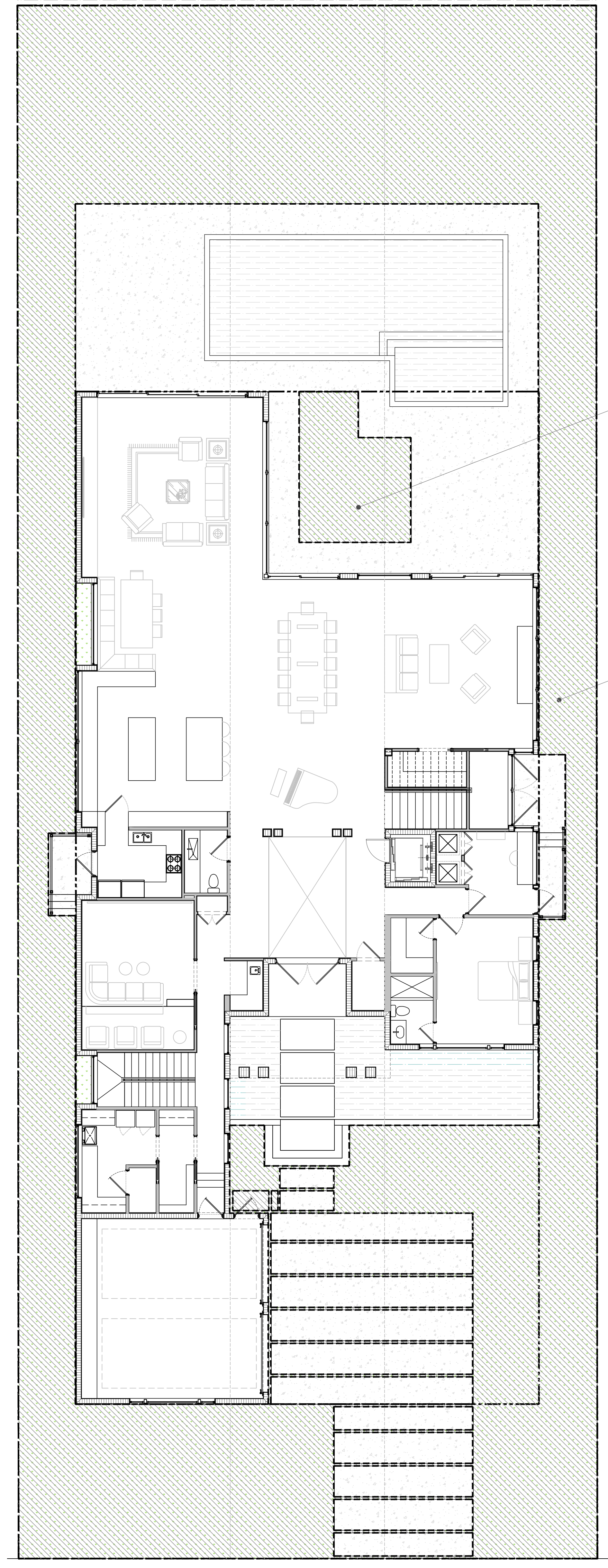
**DESIGN**  
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NEW CONSTRUCTION  
FOR  
668 88 ST  
SURFSIDE, FL 33154

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**A-0.2**  
PERVIOUS / IMPERVIOUS DIAGRAM AND CALCULATION



PERVIOUS / IMPERVIOUS DIAGRAM  
SCALE: 1/8" = 1'-0"

5,965.35 SQ. FT

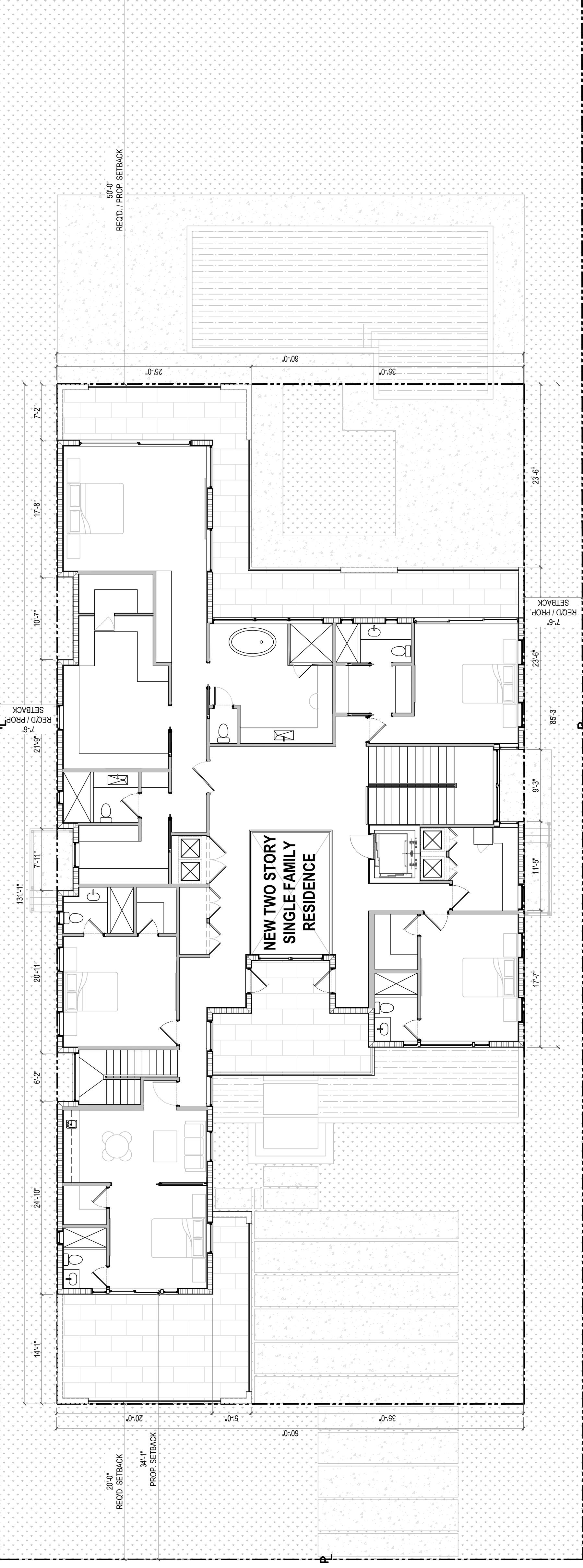
242.13 SQ. FT

PERVIOUS/IMPERVIOUS AREA CALCULATION:	
LOT SIZE:	15,084.00 SQ. FT
REQUIRED MIN. PERVIOUS AREA (35%)	5,279.40 SQ. FT
PROPOSED PERVIOUS AREA:	6,207.48 SQ. FT (41.15%)

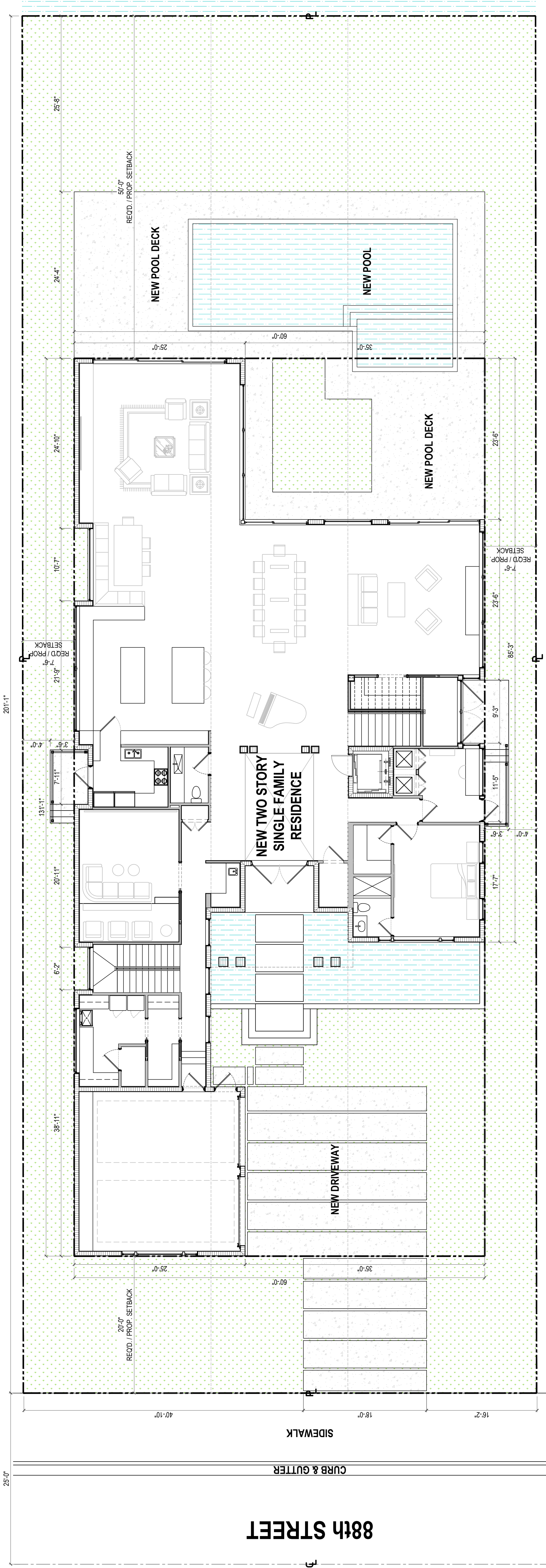


PROJECT INFORMATION	
ADDRESS:	668 88th ST, SURFSIDE, FL 33154
FOLIO NUMBER:	14-2235-005-4040
ZONING DISTRICT:	H30A
BASE FLOOD ELEVATION:	8
GRADE (CROWN OF ROAD):	4.47' NGVD
LOT AREA:	15,084 SQ FT
LOT WIDTH:	75'
LOT DEPTH:	201'-1"
MAX LOT COVERAGE FT AND %:	6,033.6 SQ FT (40%)
EXISTING LOT COVERAGE FT AND %:	N/A
PROPOSED LOT COVERAGE FT AND %:	5,254.55 SQ FT (34.84%)
MIN PERVIOUS AREA FT AND %:	5,279.4 SQ FT (35%)
EXISTING PERVIOUS AREA FT AND %:	N/A
PROPOSED PERVIOUS AREA FT AND %:	6,207.48 SQ FT (41.15%)

ZONING INFORMATION CALCULATIONS			
ALLOWED / REQUIRED	EXISTING	PROPOSED	
HEIGHT:	30'	N/A	30'
STORIES:	2	N/A	2
LEVEL 1 SETBACKS:			
FRONT	20'	N/A	20'
SIDES	7'-6"	N/A	7'-6"
REAR	50'	N/A	50'
LEVEL 2 SETBACKS			
(WALL LENGTH ≤ 20% LOT DEPTH):			
FRONT	20'	N/A	20'
SIDES	7'-6"	N/A	7'-6"
REAR	50'	N/A	50'



SECOND FLOOR SETBACKS  
SCALE: 1/8" = 1'-0"



SITE / FIRST FLOOR SETBACKS  
SCALE: 1/8" = 1'-0"

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REVISIONS:

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ANTHONY LEON  
0016752

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ARCHITECTURE  
**DESIGN**

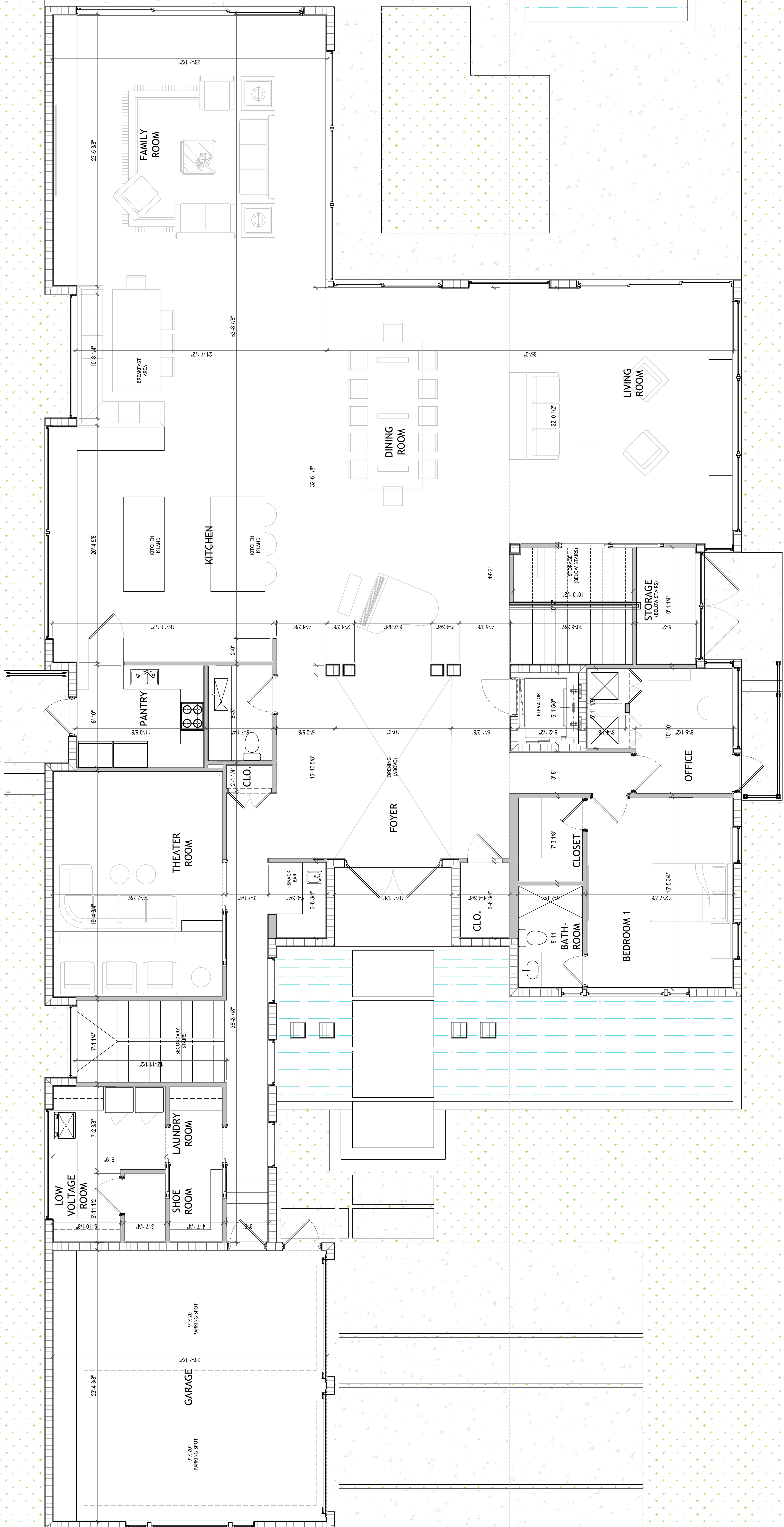
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NEW CONSTRUCTION  
FOR  
668 88 ST  
SURFSIDE, FL 33154

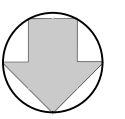
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**A-1.0**  
REQUIRED / PROPOSED  
1ST AND 2ND FLOOR  
SETBACKS





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



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REVISIONS:

AA0003689  
ANTHONY LEON  
00161752

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3260 NW 7TH ST. MIAMI, FL 33125

DESIGN  
ARCHITECTURE

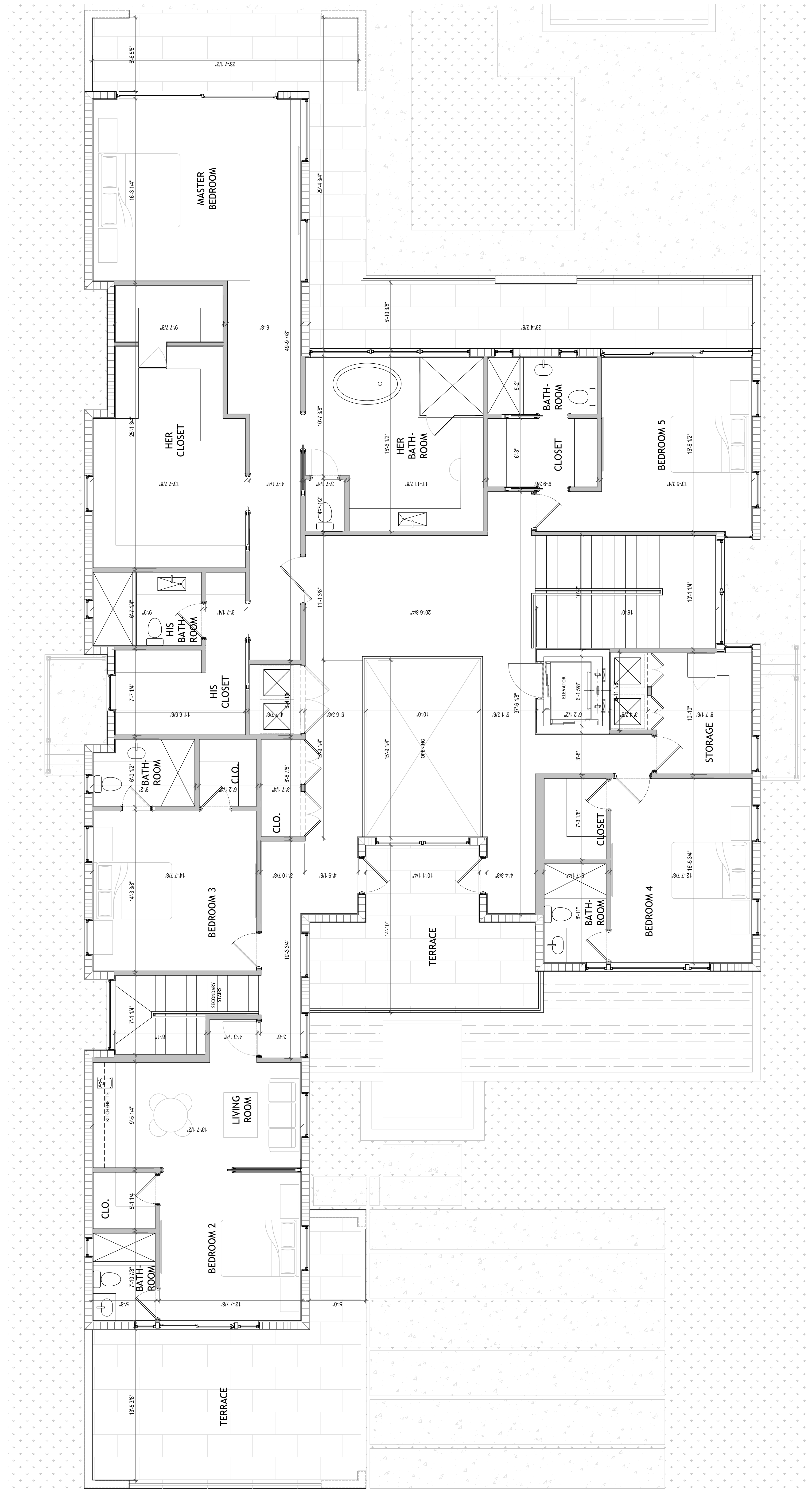
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NEW CONSTRUCTION  
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668 88 ST  
SURFSIDE, FL 33154

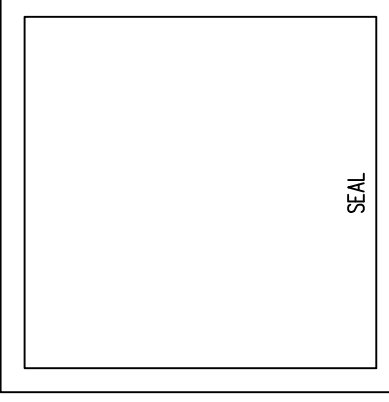
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DEPARTMENT REVIEW ONLY. THEY ARE NOT  
FOR CONSTRUCTION. ALL BUILDING  
DEPARTMENT APPROVALS ARE OBTAINED.

A-2.1

PROPOSED 2ND FLOOR  
PLAN

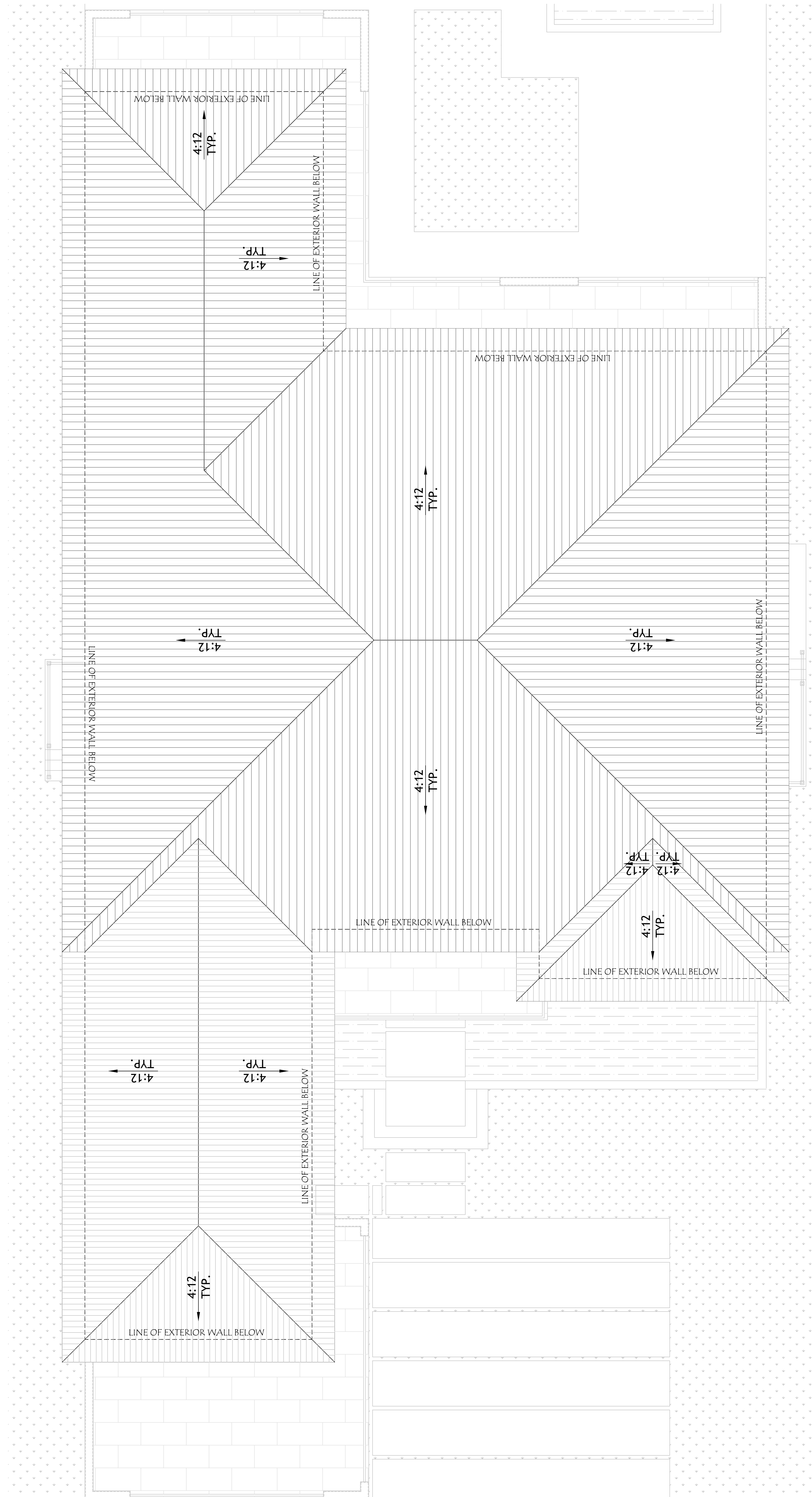


SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

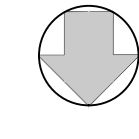


THESE PLANS ARE FOR BUILDING  
DEPARTMENT REVIEW ONLY. THEY ARE NOT  
FOR CONSTRUCTION. ALL BUILDING  
DOCUMENTS MUST BE REVIEWED AND  
APPROVED BY THE BUILDING  
DEPARTMENT. APPROVALS MUST BE OBTAINED.

**A-2.2**  
PROPOSED ROOF PLAN



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





DRAWN BY:  
REVISIONS:

AA0003688  
ANTHONY LEON  
0016752

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**DESIGN**  
ARCHITECTURE

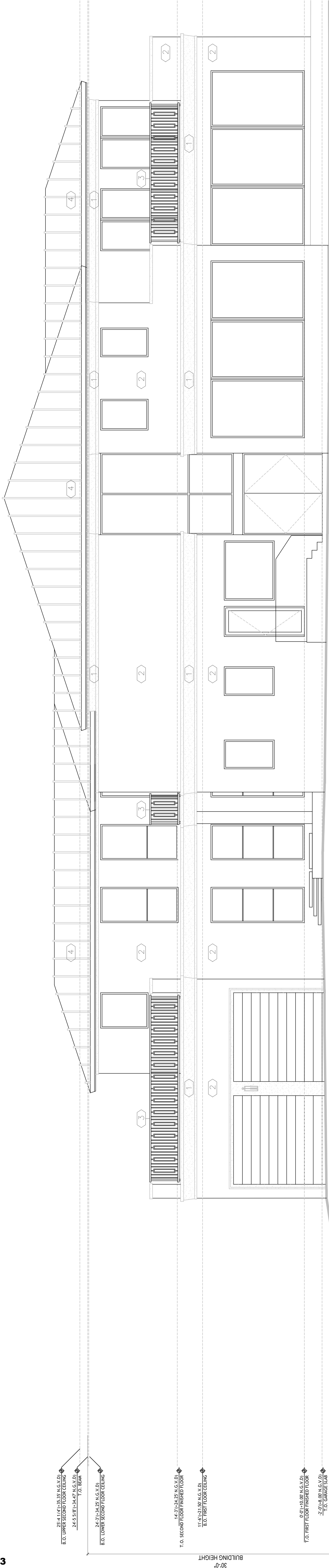
SEAL

NEW CONSTRUCTION  
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SURFSIDE, FL 33154

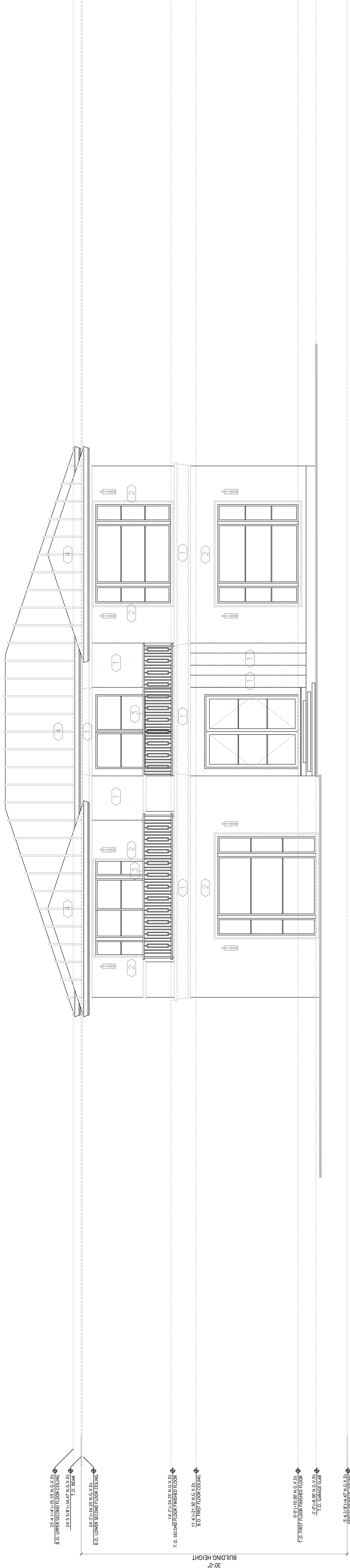
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DEPARTMENT APPROVALS ARE OBTAINED.

**A-3.0**

PROPOSED WEST &  
NORTH ELEVATIONS



**WEST (SIDE) ELEVATION**  
SCALE: 3/16" = 1'-0"



**NORTH (FRONT) ELEVATION**  
SCALE: 3/16" = 1'-0"

DRAWN BY:  
REVISIONS:

AA0003688  
ANTHONY LEON  
0016752

3260 NW 7TH ST, Miami, FL 33125  
P: 305.438.9377 F: 305.438.9379

**DESIGN**  
ARCHITECTURE

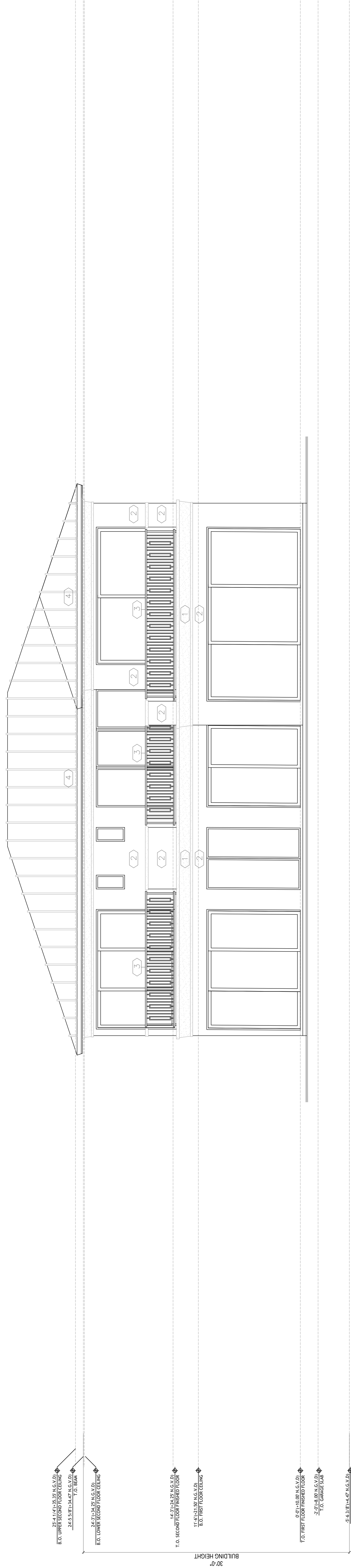
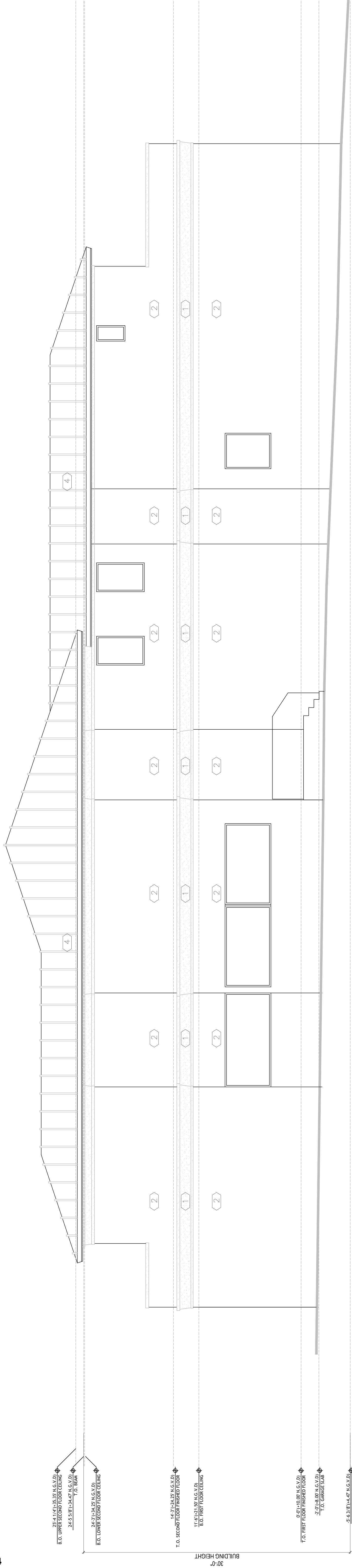
SEAL

NEW CONSTRUCTION  
FOR  
668 88 ST  
SURFSIDE, FL 33154

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**A-3.1**

PROPOSED EAST &  
SOUTH ELEVATIONS





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REVISIONS:

AA0003689  
ANTHONY LEON  
0016752

3260 NW 7TH ST, MIAMI, FL 33125  
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NEW CONSTRUCTION  
FOR  
668 88 ST  
SURFSIDE, FL 33154

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MUST BE OBTAINED BEFORE ANY CONSTRUCTION BEGINS.

**A-3.2**

FRONT FACADES OF  
ADJACENT HOMES



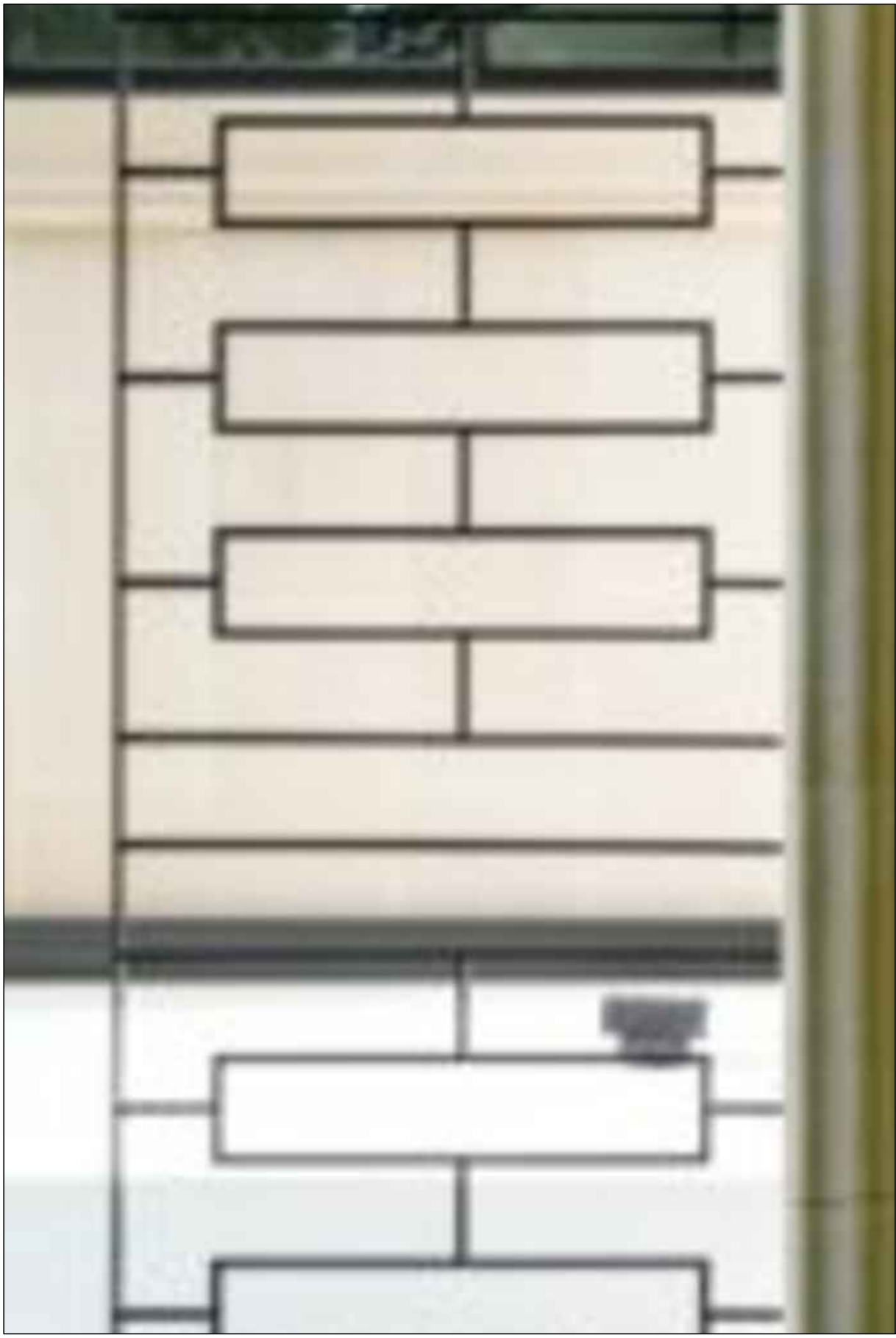
2 STUCCO FINISH



2 METAL ROOF



1 LIMESTONE CLADDING



3 BLACK ALUMINUM RAILING



INSPIRATION PHOTO



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REVISIONS:

AA0003689  
ANTHONY LEON  
0016752

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3260 NW 7TH ST, Miami, FL 33125

**DESIGN**  
ARCHITECTURE

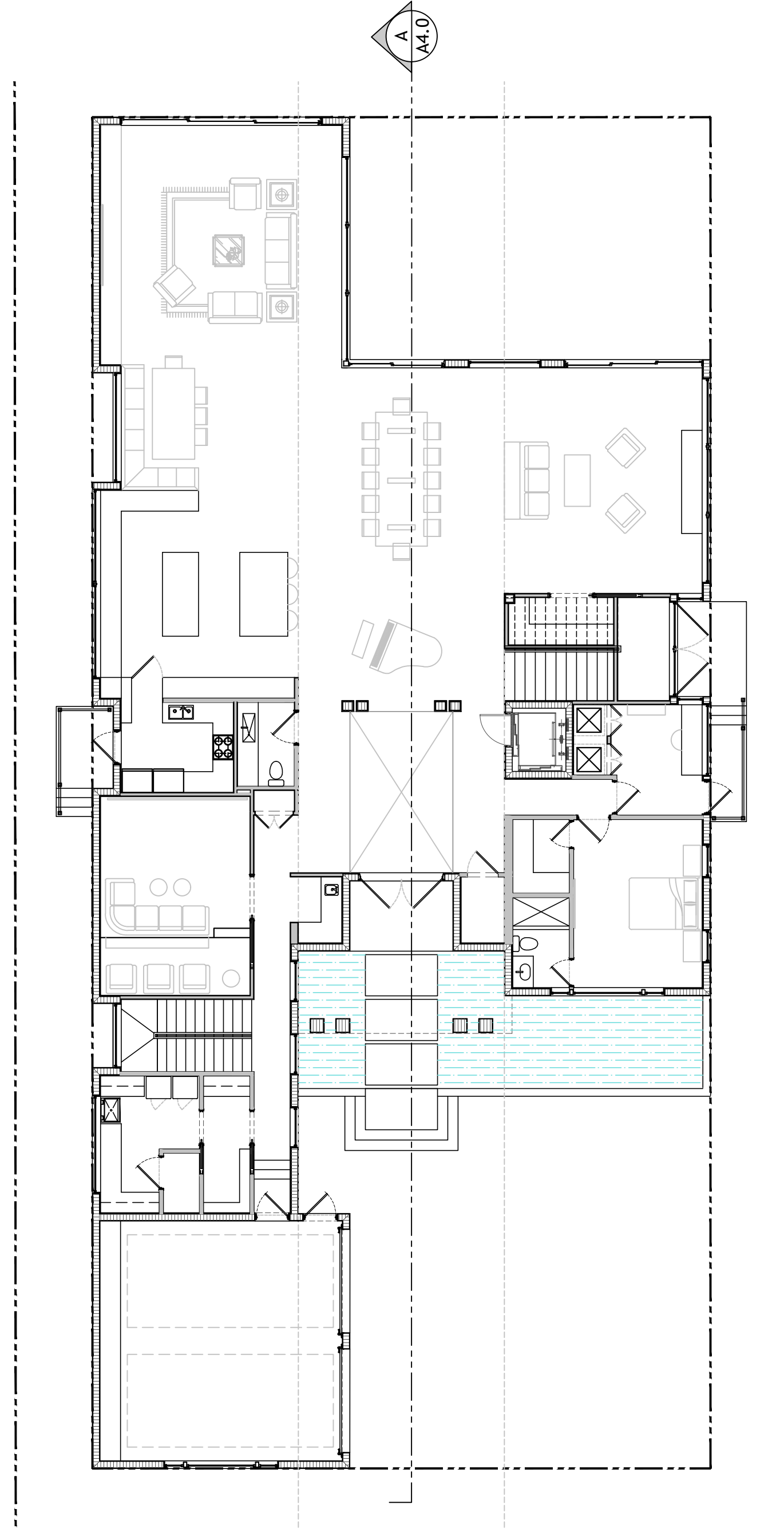
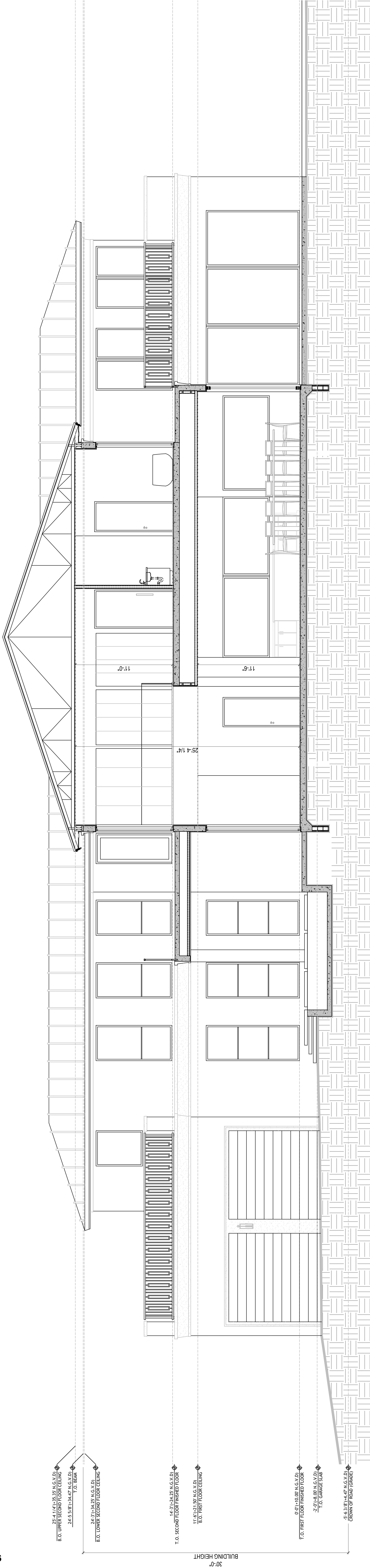
NEW CONSTRUCTION  
FOR  
668 88 ST  
SURFSIDE, FL 33154

SCALE

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**A-4.0**

SECTIONS





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REVISIONS:

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ANTHONY LEON  
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**DESIGN**  
ARCHITECTURE

SCALE

NEW CONSTRUCTION  
FOR  
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SURFSIDE, FL 33154

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FOR CONSTRUCTION. ALL BUILDING  
DOCUMENTS MUST BE APPROVED BY THE  
DEPARTMENT APPROVALS. ASSE. OBTAINED.

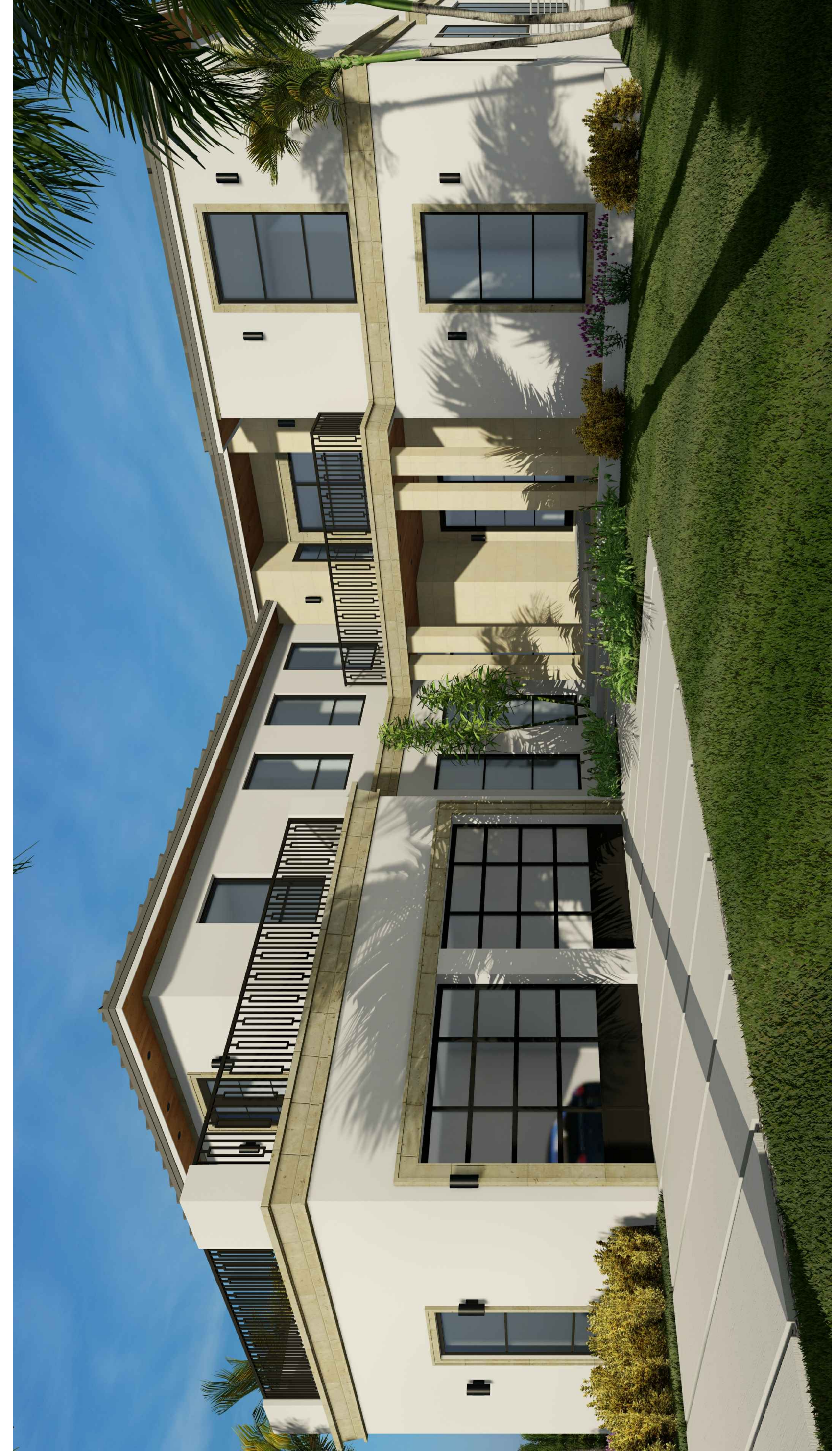
**A-5.0**  
RENDERINGS



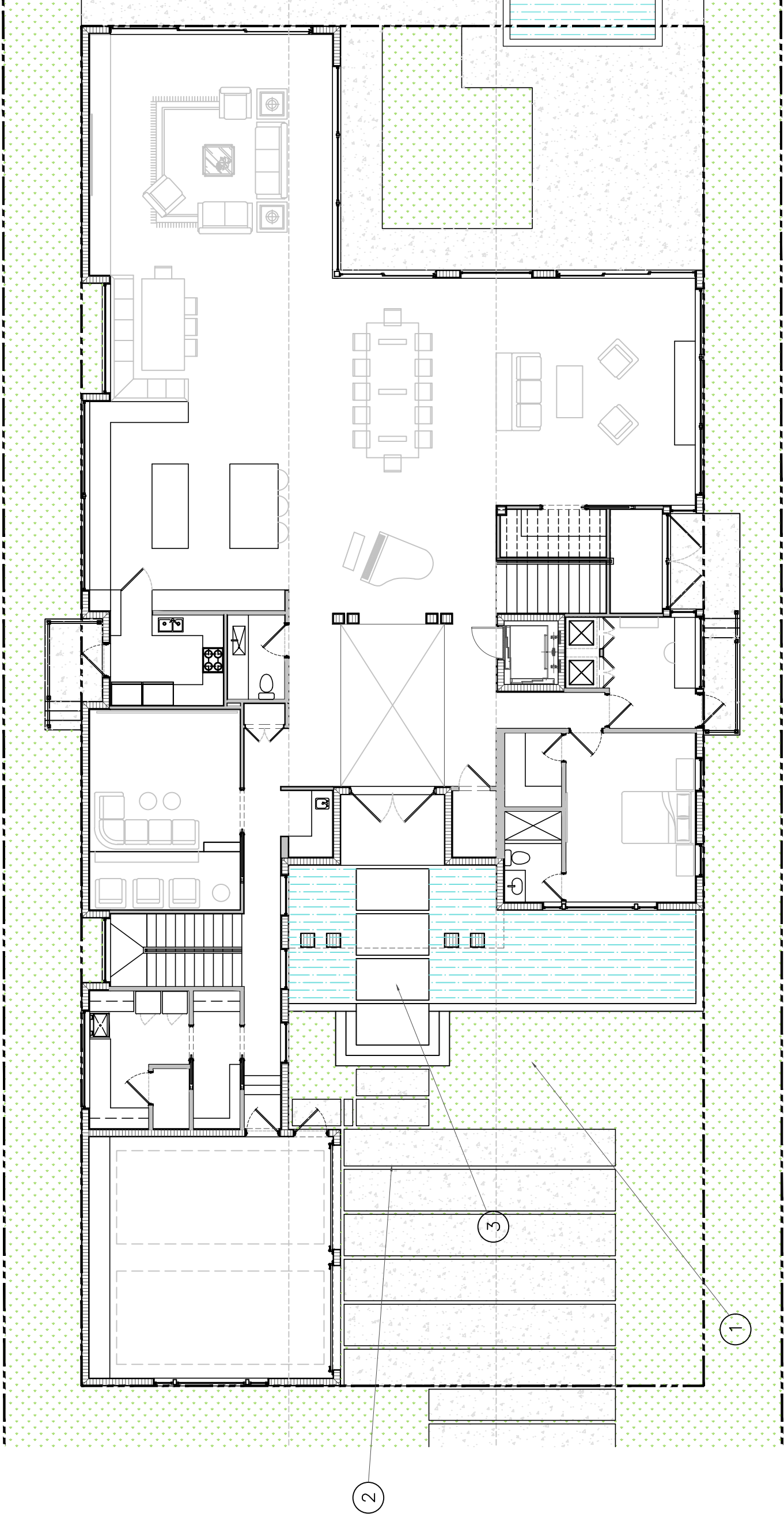
**RENDERING 2**  
SCALE: N.T.S.



**RENDERING 3**  
SCALE: N.T.S.



**RENDERING 1**  
SCALE: N.T.S.



**KEY PLAN**  
SCALE: 3/32" = 1'-0"



DRAWN BY:  
REVISIONS:

AA0003689  
ANTHONY LEON  
0016752

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**DESIGN**  
ARCHITECTURE

SEAL

NEW CONSTRUCTION  
FOR  
668 88 ST  
SURFSIDE, FL 33154

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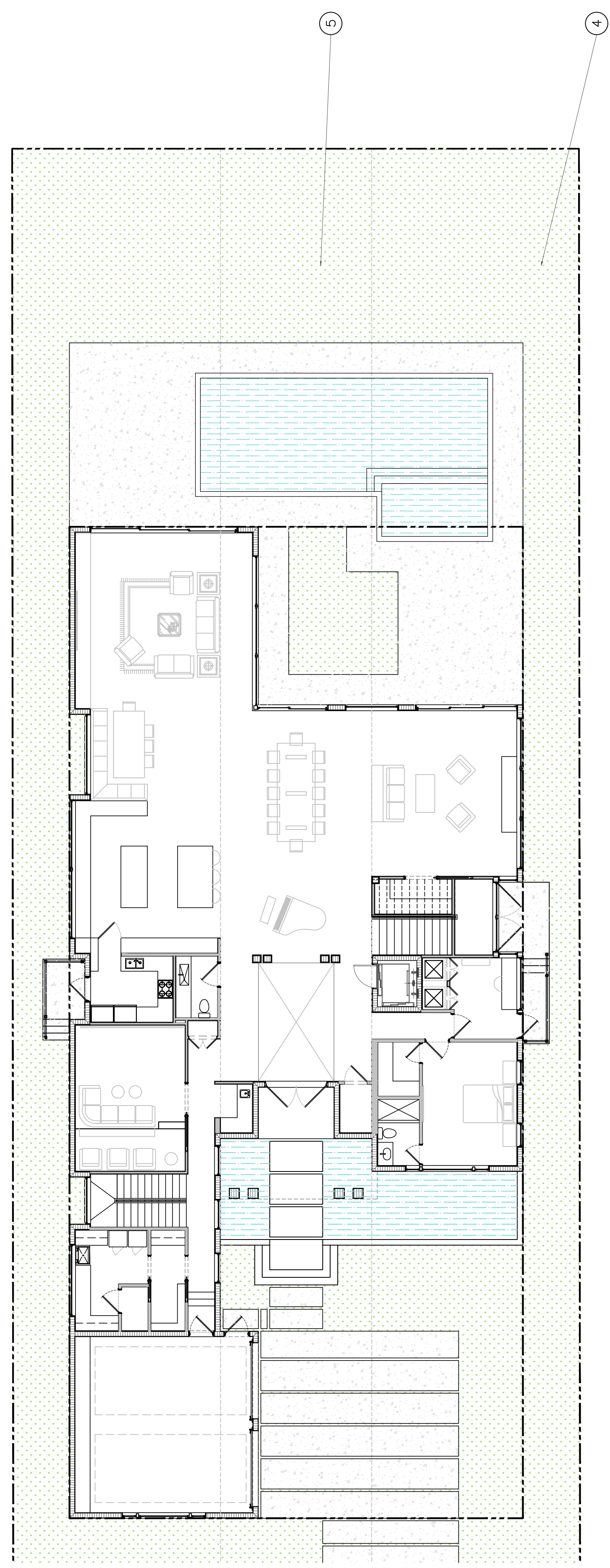
**A-5.1**  
RENDERINGS



**RENDERING 5**  
SCALE: N.T.S.



**RENDERING 4**  
SCALE: N.T.S.



**KEY PLAN**  
SCALE: 3/32" = 1'-0"



DRAWN BY:

REVISIONS:

AA0003689  
ANTHONY LEON  
0016752

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**DESIGN**  
ARCHITECTURE

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NEW CONSTRUCTION  
FOR  
668 88 ST  
SURFSIDE, FL 33154

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**A-6.0**

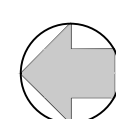
SURROUNDING  
BUILDINGS CONTEXT  
MAP



SUBJECT PROPERTY

SURROUNDING BUILDINGS CONTEXT MAP

SCALE: N.T.S.







628 88 ST  
SCALE: N.T.S.

JULY 19, 2021



608 88 ST  
SCALE: N.T.S.

JULY 19, 2021



700 88 ST  
SCALE: N.T.S.

JULY 19, 2021



668 88 ST (SUBJECT PROPERTY)  
SCALE: N.T.S.

JULY 19, 2021



716 88 ST  
SCALE: N.T.S.

JULY 19, 2021



708 88 ST  
SCALE: N.T.S.

JULY 19, 2021

DRAWN BY:  
REVISIONS:

AA0003689  
ANTHONY LEON  
0016752

**DESIGN**  
ARCHITECTURE  
3260 NW 7TH ST, MIAMI, FL 33125  
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SEAL

NEW CONSTRUCTION  
FOR  
668 88 ST  
SURFSIDE, FL 33154

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**A-6.1**  
FRONT FACADES OF  
ADJACENT HOMES



DRAWING REVISION REGISTER

REV#	SHEET #	REVISION DESCRIPTION

SCOPE OF WORK

THE FOLLOWING DRAWINGS ILLUSTRATE THE PROPOSED SCOPE OF WORK FOR 668 88TH STREET, SURFSIDE, FLORIDA 33154, TO BE PERMITTED BY SURFSIDE FL MUNICIPALITY

- NEW LANDSCAPE DESIGN

SHEET INDEX

LANDSCAPE DRAWINGS	DRAWING NOTES
<input type="checkbox"/> COVER PAGE	
<input type="checkbox"/> L002 GENERAL SITE NOTES	
<input type="checkbox"/> LPLN SITE PLAN	
<input type="checkbox"/> TD100 TREE DISPOSITION PLAN, SCHEDULE & NOTES	
<input type="checkbox"/> L400 TREES & PALMS PLANTING SCHEDULE & NOTES	
<input type="checkbox"/> L410 TREES & PALMS PLANTING PLAN	
<input type="checkbox"/> L420 UNDESTORY PLANTING PLAN	
<input type="checkbox"/> L450 PLANTING DETAILS	

09/03/2021 PERMIT SET

668 88th STREET RESIDENCE

668 88th STREET, SURFSIDE, FLORIDA 33154

LOCATION MAP



SEAL (MARSH C. KRIELEN-LA6867007)

**CLIENT**  
JULIAN JOHNSON  
668 88TH STREET,  
SURFSIDE, FL 33154

**LANDSCAPE ARCHITECT**  
**LAND**  
7294 NW 1st COURT  
MIAMI, FL 33150  
614.439.4895

**ARCHITECT**  
D3SIGN ARCHITECTURE  
3260 NW 7th STREET  
MIAMI, FL 33125  
305.438.9377

**COVER PAGE**  
DATE: 09/03/2021  
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## SITWORK GENERAL NOTES

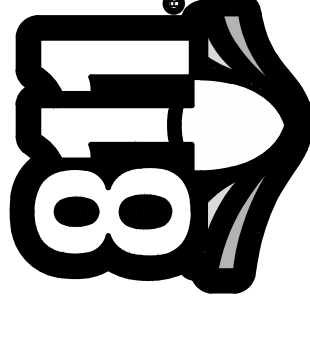
1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WORK BY THE SUBCONTRACTORS.
2. ARCHITECT AND GENERAL CONTRACTOR AT JOB SITE AND NOTIFY LANDSCAPE DISCREPANCIES BEFORE BEGINNING ANY WORK.
3. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. ALL FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES RULES AND REGULATIONS AND LAND USE APPROVAL CONDITIONS AT ALL TIMES.
4. WORK PERFORMED WITHOUT APPROVAL OF LOCAL STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES AND/OR NOT IN COMPLIANCE WITH SPECIFICATIONS AND/OR DRAWINGS IS SUBJECT TO REMOVAL AT CONTRACTOR'S EXPENSE.
5. ALL WORK SHALL CONFORM TO THE APPROPRIATE AGENCIES. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER. THE LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR UTILITIES OR STRUCTURES NOT SHOWN ON THE DRAWINGS. CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING OVER OR NEAR EXISTING GAS AND ELECTRICAL LINES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTling ALL LAND MONUMENTS DISRUPTED BY CONSTRUCTION ACTIVITIES OR NEGLIGENCE ON THE PART OF THE CONTRACTOR. RESETS SHALL BE PERFORMED UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR AND MONUMENT RECORDS MUST BE FILED AS REQUIRED BY STATUTE FOR ALL MONUMENTS.
7. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS AND STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR RECONSTRUCTED SATISFACTORY TO THE LANDSCAPE ARCHITECT AT THE CONTRACTOR'S EXPENSE.
8. ALL BARRICADING AND TEMPORARY TRAFFIC CONTROL DEVICES OR METHODS USED DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES STANDARDS. PROVIDE ADEQUATE TIME FOR REVIEW AND APPROVAL BY THE ABOVE JURISDICTIONS PRIOR TO COMMENCEMENT.
9. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES UTILIZED OR FOR SAFETY PRECAUTIONS OR PROBLEMS IN CONNECTION WITH THE WORK. THE LANDSCAPE ARCHITECT WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. CONTRACT DOCUMENTS INCLUDE THE CONSTRUCTION DOCUMENT DRAWING SET/TECHNICAL SPECIFICATIONS MANUAL/LASIS.
10. CONTRACTOR TO VERIFY ALL QUANTITIES. IN CASE OF ANY DISCREPANCIES, GRAPHICALLY SHOWN MATERIAL QUANTITIES SHALL TAKE PRECEDENCE.
11. A SYSTEM OF DIAGRAMMATIC SYMBOLS, HATCHES AND NOTATIONS IS USED IN THESE DRAWINGS. REVIEW NOTATIONS CAREFULLY. NOTIFY LANDSCAPE ARCHITECT AND REQUEST CLARIFICATION OF ANY UNCLEAR NOTATION OR DISCREPANCY PRIOR TO COMMENCING WORK.

## SITWORK GENERAL NOTES CONTINUED

1. PROVIDE SLEEVES AS REQUIRED FOR DRAINAGE, IRRIGATION AND ELECTRICAL LINES. IRRIGATION AND ELECTRICAL SLEEVES AND SUBSURFACE DRAINAGE SYSTEMS SHALL BE CONSTRUCTED PRIOR TO PAVING AND LANDSCAPE WORK. UTILITY SLEEVES ARE REQUIRED IN ALL PLANT BEDS ISOLATED BY PAVEMENT OR ANY OTHER STRUCTURES.
2. SPECIAL CONSIDERATION IS GIVEN TO THE DESIGN AND INTENDED RELATIONSHIP BETWEEN ARCHITECTURE, PLANTING AREAS AND PAVING SYSTEMS. PAVEMENT JOINTING, PAVERS, STONE, FINISHES AND GRADES HAVE BEEN STRICTLY COORDINATED IN THE CONTRACT DOCUMENTS. CONSTRUCTION OF THESE SYSTEMS SHALL BE STRICTLY COORDINATED.
3. VEHICLES, EQUIPMENT AND/OR MATERIALS SHALL NOT BE PARKED OR STORED IN AREAS OF EXISTING VEGETATION, INCLUDING WITHIN THE DRIPLINE OF EXISTING TREES TO REMAIN.
4. CONSTRUCTION WASTE-INCLUDING BUT NOT LIMITED TO: PLANT MATERIAL, BUILDING MATERIALS, DEMOLISHED MATERIALS, PACKAGING, LEFTOVER PAINT AND CONCRETE SLURRY-SHOULD BE PROPERLY REUSED, RECYCLED, DISPOSED OF LEGALLY OFF-SITE OR IN DESIGNATED WASH-OUT AREAS DETERMINED BY THE GENERAL CONTRACTOR.
5. RECYCLING AND TRASH BINS TO BE PROVIDED ON SITE. SEPARATE BINS FOR CARDBOARD, CO-MINGLED, AND OTHER RECYCLABLE/REUSABLE MATERIALS IDENTIFIED BY THE LOCAL JURISDICTION SHALL BE MAINTAINED. ALL BINS TO BE WILDLIFE-PROOF.
6. ON-SITE FUEL STORAGE FOR CONSTRUCTION EQUIPMENT IS DISCOURAGED. CONSTRUCTION EQUIPMENT USED ON SITE TO BE CHECKED REGULARLY TO ASSURE CONTAMINATION CONCERNS FROM OILS AND GREASES ARE ELIMINATED. NO TOXIC MATERIALS SHALL BE STORED ON-SITE.
7. GENERAL CONTRACTOR TO KEEP ALL ITEMS IMPLEMENTED BY LANDSCAPE ARCHITECT IN PROPER WORKING ORDER THROUGHOUT THE DURATION OF THE PROJECT.
8. THE CONSTRUCTION SITE TO BE INSPECTED ON A MONTHLY BASIS BY LANDSCAPE ARCHITECT AND/OR CIVIL ENGINEER TO ASSURE THAT THE SILT FENCE AND MUD TRACKING PAD ARE PROPERLY IN PLACE AND FUNCTIONING AS DESIGNED.
9. GREEN BUILDING PRACTICES SHALL BE EMPLOYED TO THE EXTENT FEASIBLE. SUCH PRACTICES INCLUDE: CARPOOLING/VANPOOLING TO JOB SITE, MINIMIZING MATERIALS PACKING BEFORE ARRIVAL TO JOB SITE, REDUCING MATERIAL/RESOURCE INEFFICIENCIES BY COORDINATING WORK.
10. THE PROJECT LIMIT OF CONSTRUCTION AND ALL EXISTING VEGETATION TO REMAIN IS TO BE CLEARLY DERNED BY STURDY, WEATHERPROOF FENCING AT A MINIMUM OF FOUR (4) FEET HIGH.
11. WATERPROOFING OF SUBGRADE AND OTHER ARCHITECTURAL SPACES BELOW AND/OR ADJACENT TO IMPROVEMENTS DESIGNED BY THE LANDSCAPE ARCHITECT IS TO BE ADEQUATELY DESIGNED AND DETAILED BY OTHERS TO PERMANENTLY REPEL ALL WATER SOURCES INCLUDING, BUT NOT LIMITED TO: PRECIPITATION, STORM WATER RUNOFF, GROUND WATER, IRRIGATION, ROOF RUNOFF, GROUND WATER, AND PLUMBING LEAKS.
12. STRUCTURAL DESIGN TO SUPPORT IMPROVEMENTS DESIGNED BY THE LANDSCAPE ARCHITECT AND LOCATED ABOVE, BELOW, AND/OR ADJACENT TO SUBGRADE AND OTHER ARCHITECTURAL SPACES IS THE RESPONSIBILITY OF THE STRUCTURAL ENGINEER. THE STRUCTURAL DESIGN SHOULD BE ADEQUATELY DESIGNED TO SUPPORT ALL POSSIBLE LOADS INCLUDING, BUT NOT LIMITED TO: BACKFILL, COMPACTION, PLANTINGS, HARDSCAPES, RETAINING AND FREESTANDING SITE WALLS, AND CONSTRUCTION MATERIALS/EQUIPMENT/ACTIVITY.

## SOIL EROSION CONTROL NOTES

1. PRIOR TO BEGINNING ANY EARTH CHANGE, THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL SESC MEASURES AS SHOWN ON THE CONTRACT DOCUMENTS AND AS REQUIRED BY ANY GOVERNING AGENCIES.
2. ALL SESC MEASURES TO BE MAINTAINED DAILY.
3. THE CONTRACTOR TO CONDUCT ALL EXCAVATION, FILLING, GRADING, AND CLEANUP OPERATIONS IN A MANNER SUCH THAT SEDIMENT, GENERATED BY WIND OR WATER IS NOT DISCHARGED INTO ANY STORM SEWER, DRAINAGE DITCH, RIVER, LAKE, AIR, OR UNDERGROUND UTILITY SYSTEM. STAGE WORK TO MINIMIZE THE AREA OF EXPOSED SOIL, THEREBY REDUCING THE OPPORTUNITY FOR SOIL EROSION.
4. WATER FROM TRENCHES AND OTHER EXCAVATION TO BE PUMPED INTO A FILTRATION BAG TO REMOVE SEDIMENTS FROM THE WATER.
5. NORTH AMERICAN GREEN SC-150 OR EQUIVALENT EROSION CONTROL FABRIC IS REQUIRED ON ALL DISTURBED SLOPES GREATER THAN 3:1 UNTIL PROJECT AREA IS REVEGETATED PER THE PLANTING PLAN.
6. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
7. CONTRACTOR TO PROVIDE ONSITE WATERING TO REDUCE FUGITIVE DUST LEAVING THE SITE DURING CONSTRUCTION.
8. SOIL EROSION CONTROL MEASURES TO BE PROVIDED FOR ALL EXISTING AND PROPOSED DRAINAGE STRUCTURES WITHIN THE PROJECT LIMITS.
9. CONSTRUCTION STAGING AND PHASING SHALL OCCUR, WHERE APPLICABLE, TO MINIMIZE SOIL DISTURBANCE TIME.
10. BEST MANAGEMENT PRACTICES (BMPs) SHALL BE ADJUSTED AS NEEDED TO MEET ANY OTHER UNFORESEEN CONDITIONS.
11. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLING A MUD TRACKING PAD/WASHING PAD AT THE CONSTRUCTION ENTRANCES TO MINIMIZE MUD DETACHMENT FROM TRUCK TIRES. 1-1/2 INCH SCREENED ROCK TO BE PLACED ON MIRAFI 140-N FILTER FABRIC. ADDITIONAL CLEAN GRAVEL TO BE ADDED THROUGHOUT THE DURATION OF CONSTRUCTION AS NEEDED.
12. CONTRACTOR SHALL ABIDE BY THE LOCAL STATE AND FEDERAL JURISDICTIONS AND GOVERNING BODIES/AGENCIES CONSTRUCTION MANAGEMENT PLAN REQUIREMENTS.
13. RESEED AS INDICATED IN SEEDING NOTES.



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# 668 88th STREET RESIDENCE

668 88th STREET, SURFSIDE | FLORIDA 33154

SEAL (MARSH C. KRIPLEN-LA6867007)

GENERAL SITE NOTES  
DATE: 09/03/2021  
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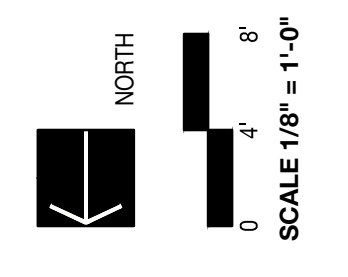
# 668 88th STREET RESIDENCE

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SEAL (MARSH C. KRIPLEN-LA6867007)

SITE PLAN  
 DATE: 09/03/2021  
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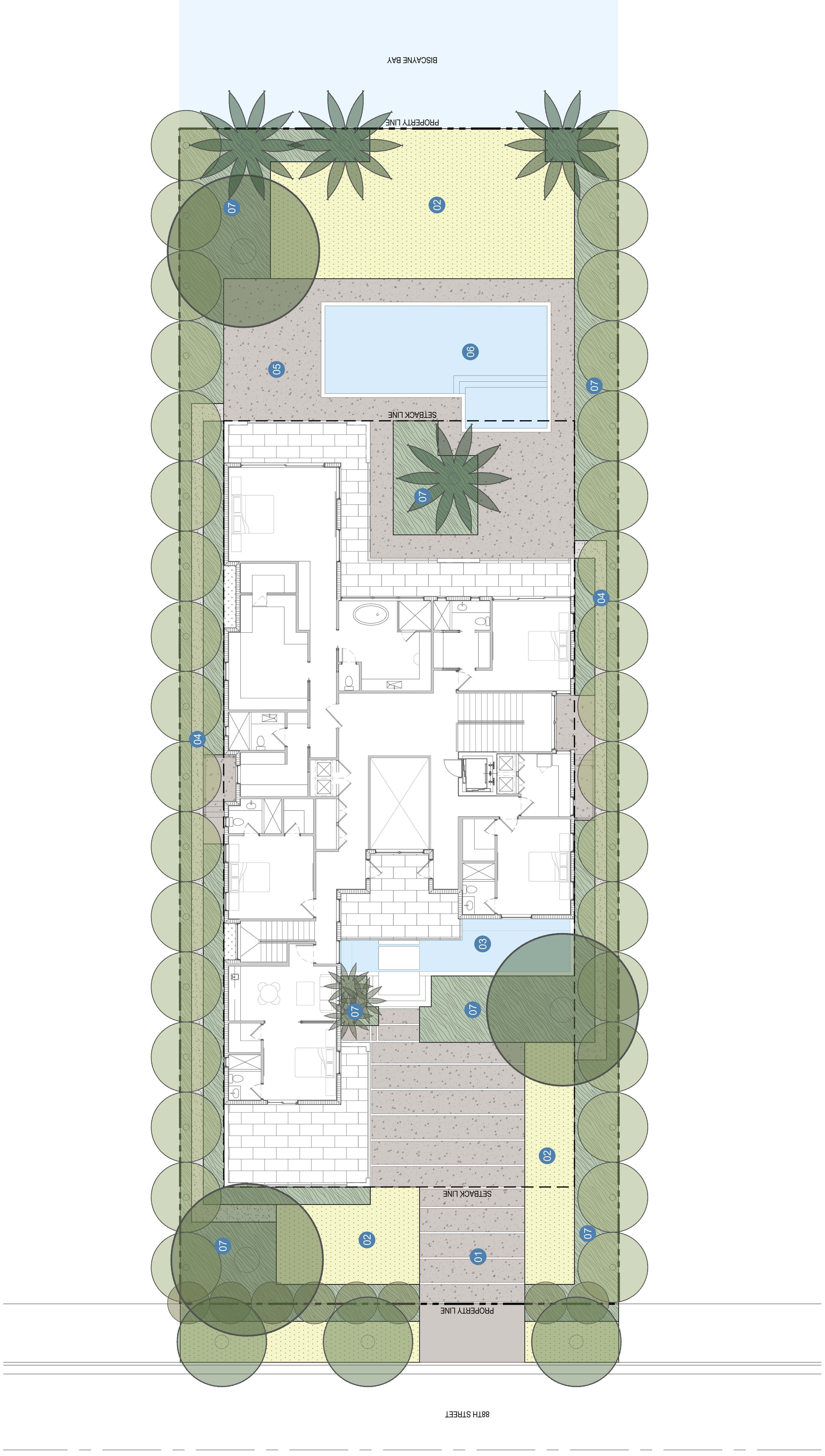


**LPLN**

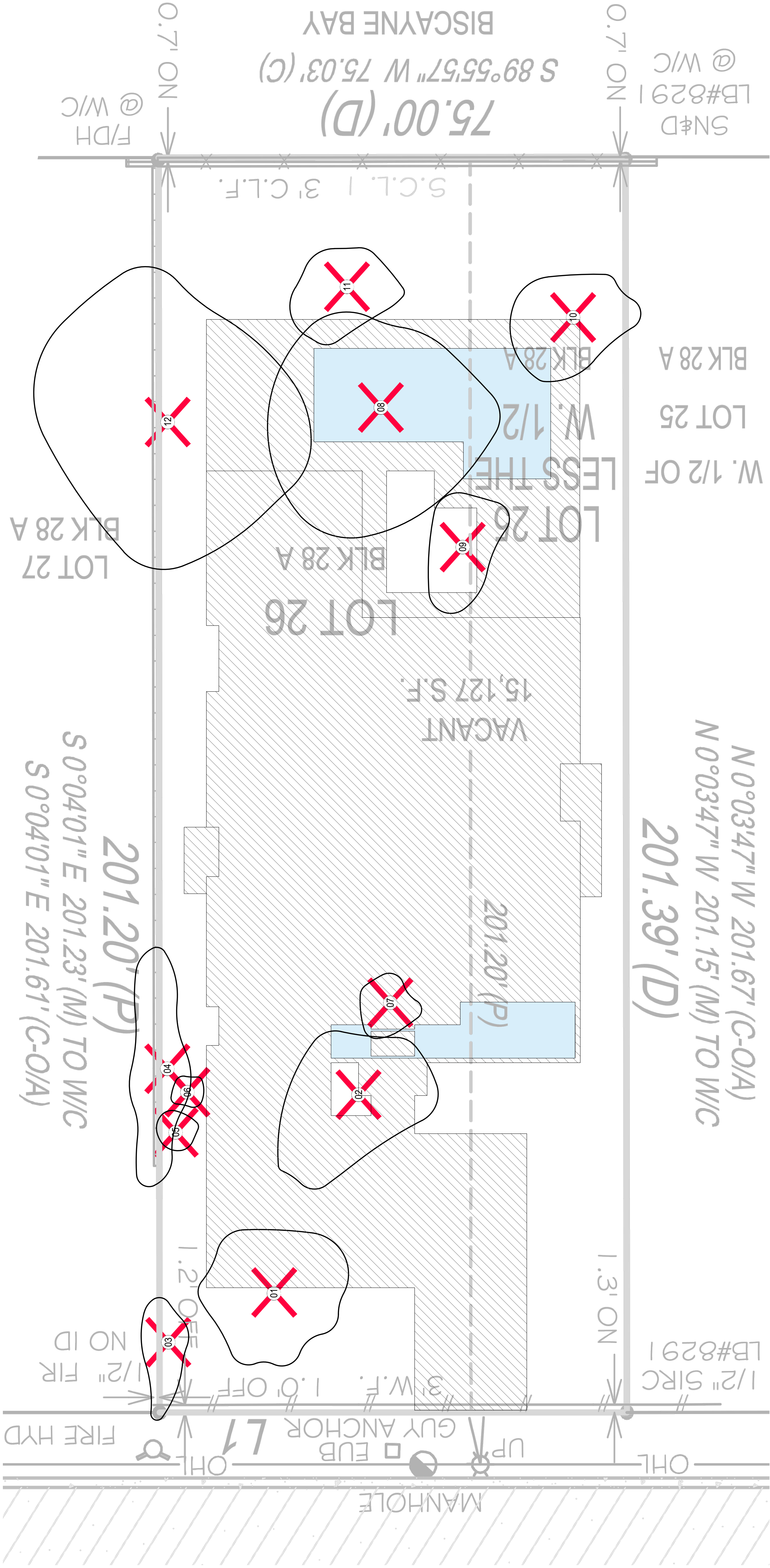
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## LEGEND

1. MAIN ACCESS
2. LAWN AREA
3. WATER FEATURE
4. PEDESTRIAN CIRCULATION
5. POOL TERRACE
6. POOL
7. LANDSCAPE AREA







668 88th STREET RESIDENCE

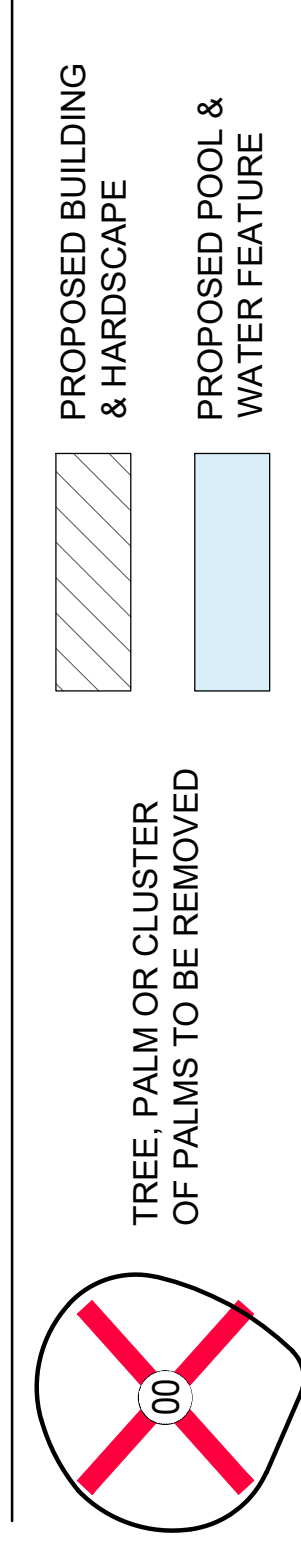
668 88th STREET, SURFSIDE | FLORIDA 33154

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TREE DISPOSITION SCHEDULE

TREE No.	TREE - LATIN NAME	TREE - COMMON NAME	DIAMETER at BREAST HEIGHT (inches, unless otherwise noted)	APPROXIMATE HEIGHT (in feet)	CANOPY DIAMETER (in feet)	CRITICAL ROOTZONE RADIUS (in feet)	CONDITION	DISPOSITION	DBH	REMOVAL-MUNICIPAL CRITERIA	TREE CREDIT		
1	Australian Pine		36"	50'	20'			REMOVE	1:1	INVASIVE	0		
2	Tabebuia		24"	30'	25'			REMOVE	24		0		
3	Areca Palm Cluster		3"					REMOVE	1		40		
4	Areca Palm Cluster		3"					REMOVE	1		6		
5	Alexander Palm		3"	25'				REMOVE	1		0		
6	Alexander Palm		3"	25'				REMOVE	1		0		
7	Sapodilla		8"	20'	10'			REMOVE	8		0		
8	Black Olive		30"	50'	30'			REMOVE	30		0		
9	Alexander Palm Cluster		2" each	25'				REMOVE	1		40		
10	Gumbo Limbo		18"	20'	10'			REMOVE	18		0		
11	Ligustrum		12"	18'	18'			REMOVE	12		0		
12	Green Buttonwood		20"	25'	25'			REMOVE	20		0		
FROM PROPOSED PLANTING													
TOTAL UNITS TO BE REMOVED:											5	112	inches
TOTAL ESTIMATED REQUIRED ON SITE MITIGATION PER CODE (2"DBH/12HT):											40	40	trees
PROPOSED ON SITE MITIGATION BREAKDOWN													
CANOPY TREE I - 2"DBH/12'HT MIN											0		
CANOPY TREE II - 4"DBH/16'HT MIN											20		one CT II is equal to two CT I
NATIVE - 1.5"DBH/10'HT MIN											6		up to 30% of required CT I
PALMS - 3"DBH/14'HT MIN											26		up to 30% of required CT I at 2 palm/tree
TOTAL PROPOSED REPLACEMENT TREES (REFER TO PLANTING PLANS):											26	46	COMBINATION FULLFILLS SITE MITIGATION OF

TREE DISPOSITION LEGEND

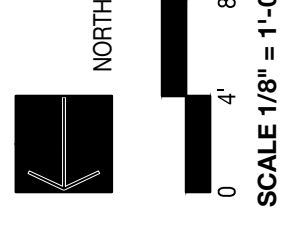


TREES & PLANTING TO BE REMOVED NOTES

- THE CONTRACTOR IS TO COMPLETELY REMOVE ALL PLANTER MATERIAL DESIGNATED FOR REMOVAL (I.E. ROOT BALL, DEBRIS, SAW DUST, ETC.).
- THE CONTRACTOR IS TO BACKFILL ALL EXCAVATED ROOT BALLS FLUSH TO THE ADJACENT ELEVATION LEVEL.
- CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT TWO WEEKS IN ADVANCE OF ALL SCHEDULED WORK PERTAINING TO THE RELOCATION OF SITE TREES.

SEAL (MARSH C. KRIPLEN-LA6867007)

TREE DISPOSITION PLAN  
DATE: 09/03/2021  
ISSUE: PERMIT SET



TD100

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**PLANTING NOTES**

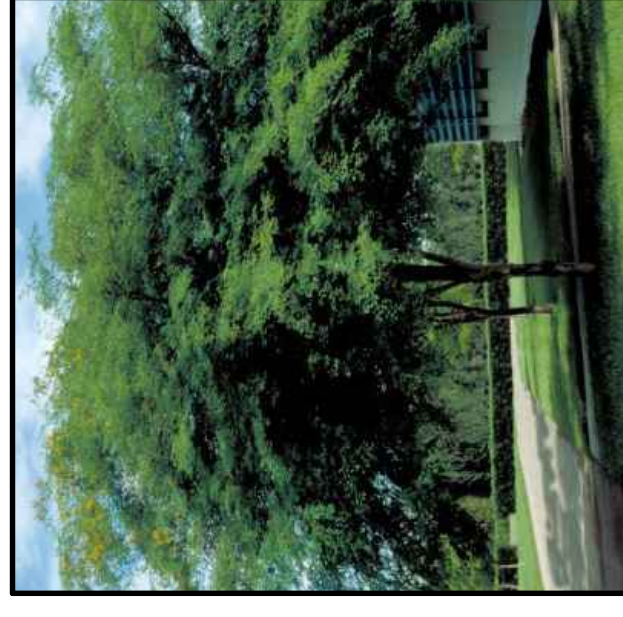
1. PLANT MATERIAL IS TO BE HEALTHY SPECIMENS FREE FROM DISEASE OR DAMAGE, AND IS TO BE MAINTAINED IN EXCELLENT CONDITION WHILE ON THE JOBSITE. LANDSCAPE ARCHITECT SHALL INSPECT PLANT MATERIAL UPON ARRIVAL TO JOBSITE AND WILL REJECT PLANT MATERIAL THAT DOES NOT MEET THE STANDARDS DESCRIBED WITHIN THE CONTRACT DOCUMENTS.
2. THE LANDSCAPE ARCHITECT WILL PERIODICALLY INSPECT PLANT MATERIAL STOCKPILED AND/OR PLANTED ON SITE DURING THE COURSE OF CONSTRUCTION. DOCUMENTS SHALL BE REPLACED AT NO COST TO THE OWNER.
3. PROVIDE MATCHING SIZES AND FORMS FOR EACH PLANT OF THE SAME SPECIES UNLESS OTHERWISE INDICATED.
4. CONTRACTOR TO VERIFY ALL QUANTITIES, IN CASE OF DISCREPANCIES, GRAPHICALLY SHOWN QUANTITIES SHALL TAKE PRECEDENCE.
5. ALL MATERIALS USED SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
6. ALL PLANT MATERIAL SHALL BE INSTALLED PLUMB AND PER THE SPECIFICATIONS CONTAINED WITHIN THE CONTRACT DOCUMENTS. ANY NECESSARY STAKING AND/OR OTHER SUPPORTS MATERIALS/METHODS SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
7. THE CONTRACTOR SHALL PRUNE EXISTING AND/OR NEW TREES ONLY PER LANDSCAPE ARCHITECT DIRECTION.
8. THE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL TREES AND B&B SHRUBS FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL, PRIOR TO INSTALLATION.
9. ALL ROOT-WRAPPING MATERIALS THAT ARE NOT BIO-DEGRADABLE SHALL BE REMOVED FROM THE ROOT BALL. ROOT BALLS SHALL BE FREE OF WEEDS.
10. SPECIFIED PLANT MATERIAL SIZES SHALL BE CONSIDERED MINIMUM SIZES.
11. FINISH GRADE OF PLANTING BEDS SHALL BE ONE (1) INCH BELOW ADJACENT FLATWORK, UNLESS SPECIFIED OTHERWISE.
12. MULCH OR PLANTING BED DRESSING SHALL BE PLACED IN ALL PLANTING AREAS AS SPECIFIED. MULCH OR PLANTING BED DRESSING SHALL NOT BE PLACED WITHIN SIX (6) INCHES OF TREE TRUNKS. MULCHING SHOULD BE REPEATED ANNUALLY DURING THE AUTUMN TO A THREE (3) INCH DEPTH.
13. ALL PLANT MATERIAL SHOULD RECEIVE AN ORGANIC FERTILIZER IN LIMITED APPLICATION FOLLOWING INSTALLATION. TYPE AND APPLICATION RATE AND METHOD OF APPLICATION TO BE SPECIFIED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT.
14. EXCESS FERTILIZER SHALL BE DISPOSED OF PROPERLY OFF-SITE. IT SHALL NOT BE DISPOSED OF IN STORM DRAINS AND/OR DRYWELLS.
15. STOCKPILED PLANT MATERIAL TO BE PLACED IN THE SHADE AND PROPERLY HAND-WATERED UNTIL PLANTED.
16. MINI-NUGGET TYPE DECORATIVE BARK MULCH WILL BE USED TO RETURN NUTRIENTS TO THE SOIL, REDUCE MAINTENANCE AND MINIMIZE EVAPORATION FOR AREAS APPROXIMATE TO THE RESIDENCE. LARGER SHREDDED BARK MULCH WILL BE USED FOR STEEP AREAS SO SLOUGHING IS LESS LIKELY TO OCCUR.
17. PRESERVE & PROTECT ALL EXISTING VEGETATION INDICATED TO REMAIN AT ALL TIMES.
18. ALL VEGETATION PROPOSED FOR OUTSIDE THE BUILDING ENVELOPE TO BE NATIVE UNLESS OTHERWISE NOTED. PLANTING THAT OCCURS OUTSIDE THE BUILDING ENVELOPE IS FOR RESTORATION PURPOSES ONLY OR IS SPECIFIC TO UTILITIES RESTORATION.
19. SIX (6) INCH PLANT MIX SHALL BE PROVIDED FOR ALL LAWN, TURF, AND NATIVE PLANTING ZONES. 18 INCH PLANT MIX SHALL BE PROVIDED FOR ALL PERENNIAL PLANTING BEDS UNLESS OTHERWISE NOTED.

**TREES & PALMS PLANTING SCHEDULE**

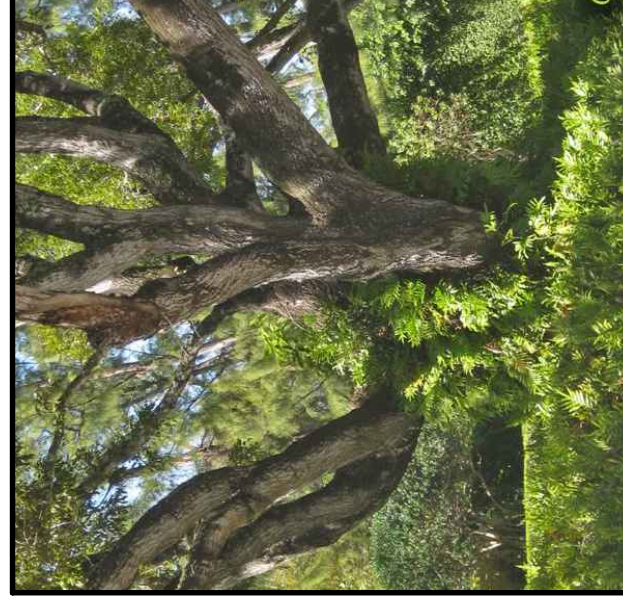
ABR	QTTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
<b>TREES</b>				
CGR	3	CAESALPINA GRANADILLO	BRIDALVEIL	100 GAL / 4" DBH / 16' HT
OVI	3	QUERCUS VIRGINIANA	LIVE OAK	FG 20' / 20'
<b>PALMS</b>				
AAL1	1	ARCHONTOPHOENIX ALEXANDRAE	ALEXANDER PALM	FG 20' OA
AA2	1	ARCHONTOPHOENIX ALEXANDRAE	ALEXANDER PALM	FG 25' OA
AA3	1	ARCHONTOPHOENIX ALEXANDRAE	ALEXANDER PALM	FG 30' OA
SDO	4	SABAL DOMINGENSIS	DOMINICAN SABAL	FG 16' CT
<b>NATIVE UNDERSTORY TREES</b>				
CER	34	CONIOCARPUS ERECTUS	GREEN BUTTOM WOOD	65 GAL / 4" DBH / 16' HT
PRA	8	PIMENTA RACEMOSA	BAY RUM	30 GAL
<b>SHRUBS &amp; GROUNDCOVERS</b>				
AD	63	ASPARAGUS DENSIFLORUS	FOXTAIL FERN	3 GAL / 24" O.C.
CI	91	CHRYSOBALANUS ICACO	COCOPLUM	7 GAL / 36" O.C.
FM	10	FICUS MACROCARPA	GREEN ISLAND FICUS	3 GAL / 36" O.C.
LM	472	LIRIOPE MUSCARI	LILY TURF	3 GAL / 18" O.C.
MD	56	MONSTERA DELICIOSA	SWISS CHEESE PLANT	7 GAL / 48" O.C.
NF	122	NEPHROLEPIS FALCATA	MACHO FERN	3 GAL / 36" O.C.
PB	51	PHILODENDRON BURLE MARX	BURLE MARX PHILODENDRON	3 GAL / 24" O.C.
<b>GRASSES</b>				
ZJ	2319 SF	ZOYSIA JAPONICA	ZOYSIA GRASS	SOD

**NOTE:**  
**CONTRACTOR TO PROVIDE LANDSCAPE ARCHITECT WITH \$ ,--, WHOLESALE PLANT ALLOWANCE FOR INFILL PLANTS, ORCHIDS, AND ACCENTS**

**PLANTS IMAGES**



**CGR**



**QVI**



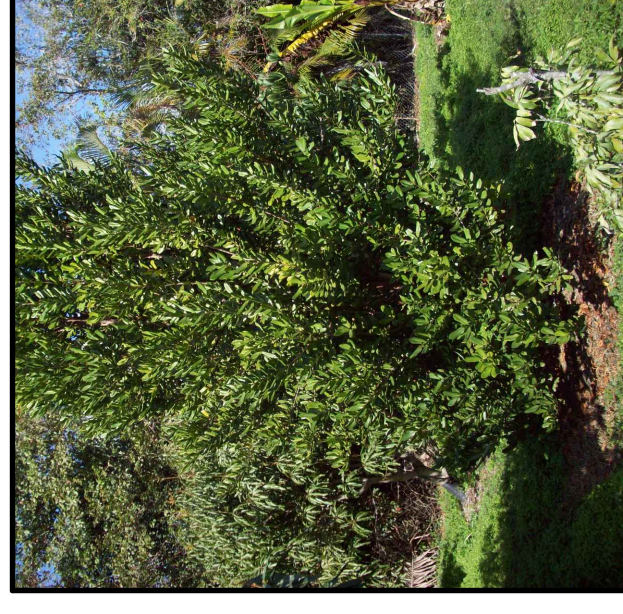
**AAL**



**SDO**



**CER**



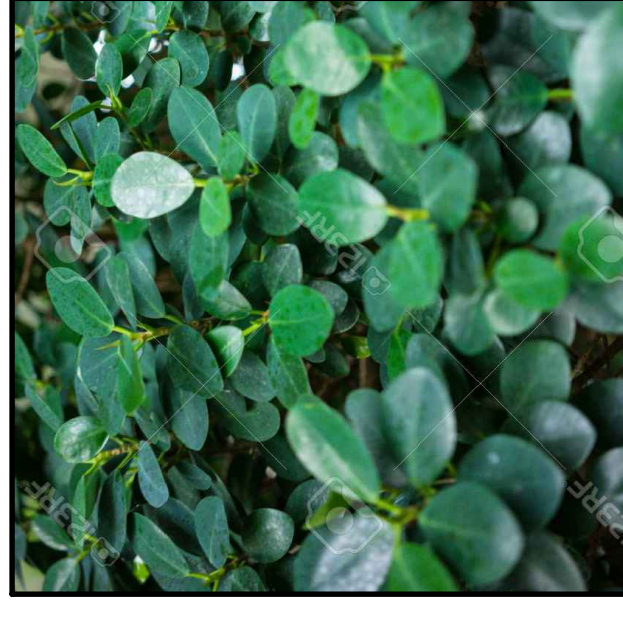
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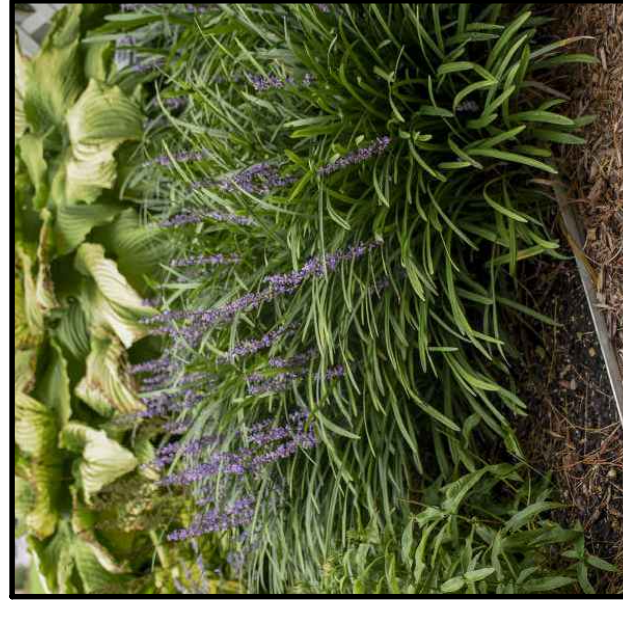
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**CI**



**FM**



**LM**



**MD**



**NF**



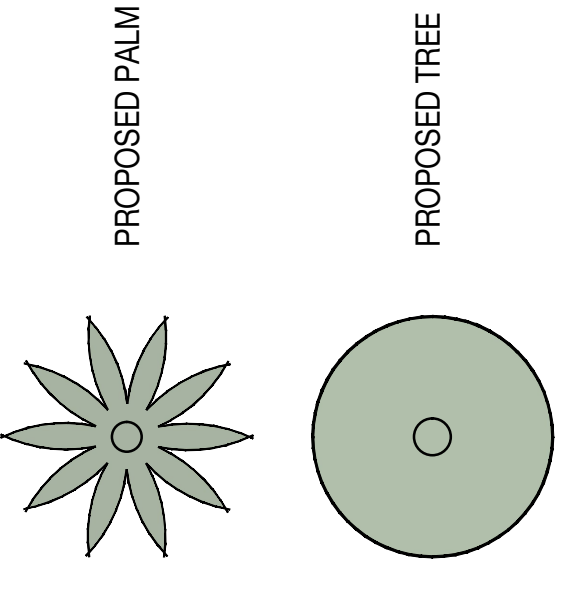
**PB**



**ZJ**



PLANTING LEGEND

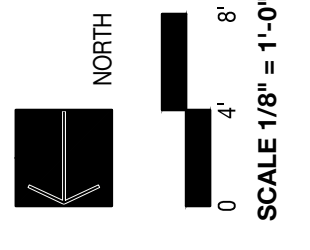


**668 88th STREET RESIDENCE**

668 88th STREET, SURFSIDE | FLORIDA 33154

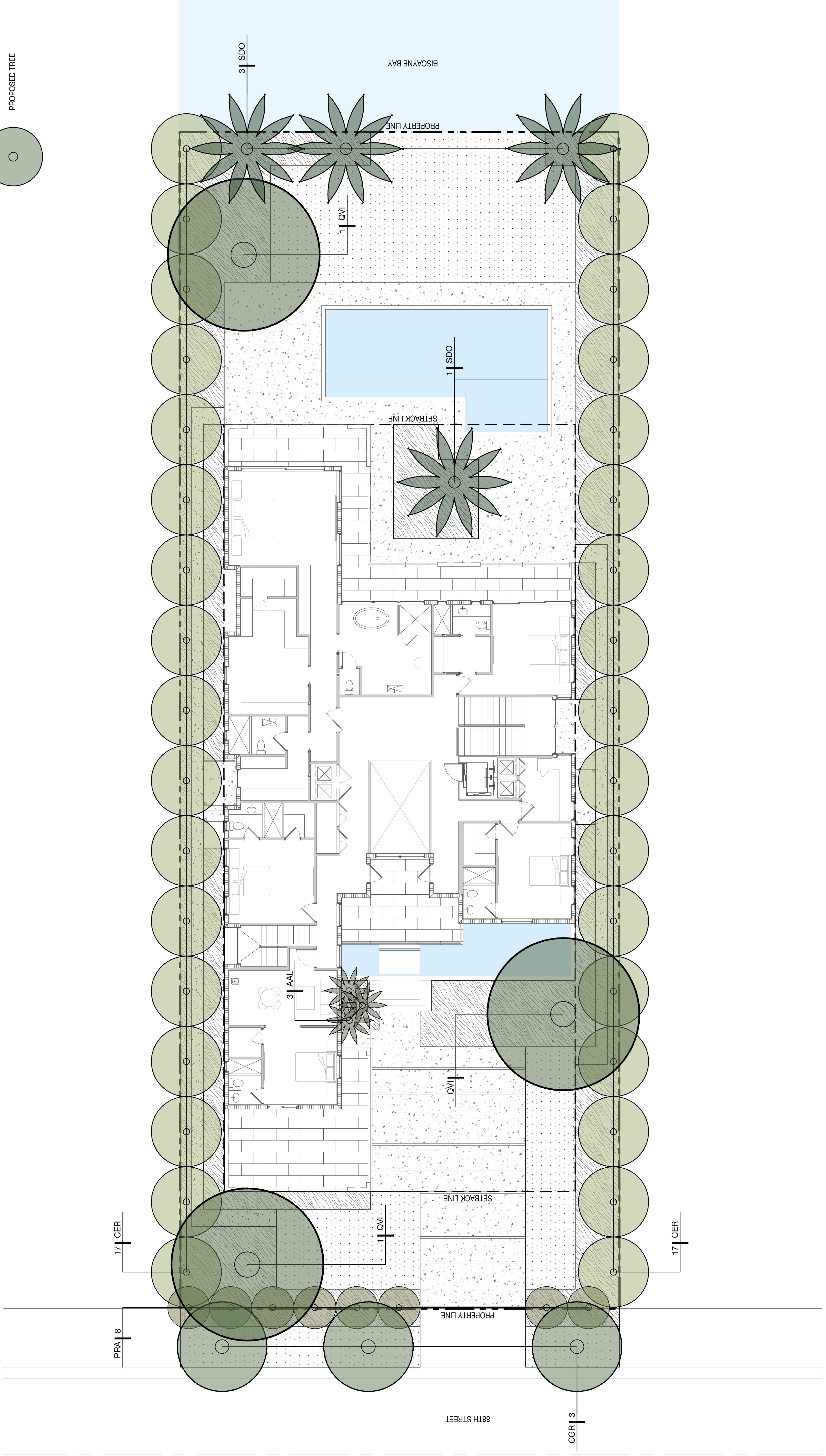
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TREE & PALM PLANTING PLAN  
 DATE: 09/03/2021  
 ISSUE: PERMIT SET



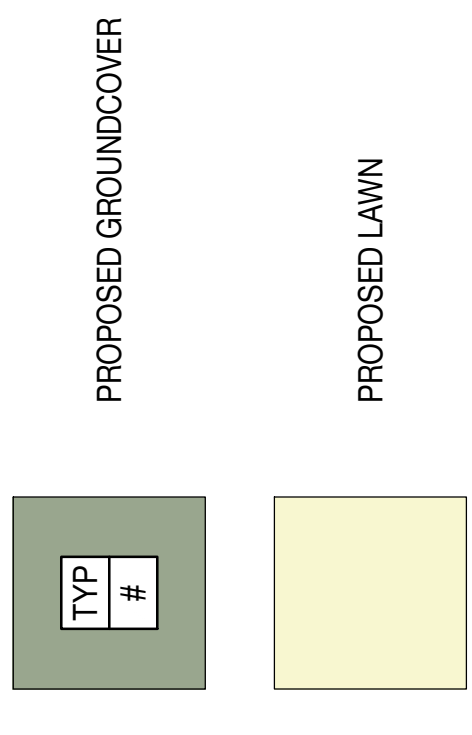
**L410**

© COPYRIGHT LAND





PLANTING LEGEND

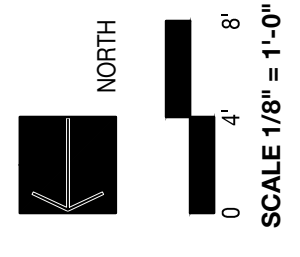


**668 88th STREET RESIDENCE**

668 88th STREET, SURFSIDE | FLORIDA 33154

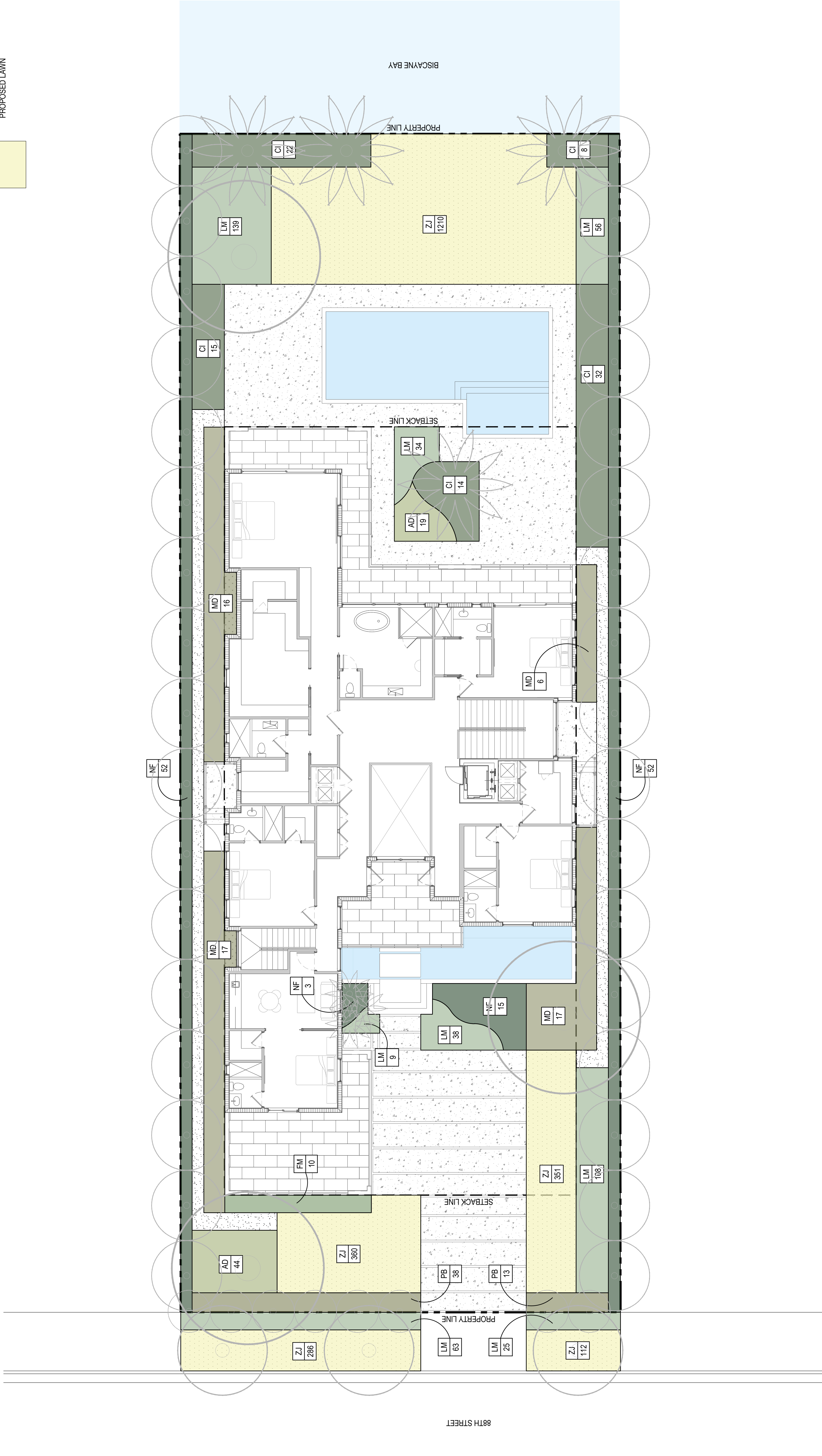
SEAL (MARSH C. KRIELEN-LA6867007)

UNDERSOY PLANTING PLAN  
 DATE: 09/03/2021  
 ISSUE: PERMIT SET

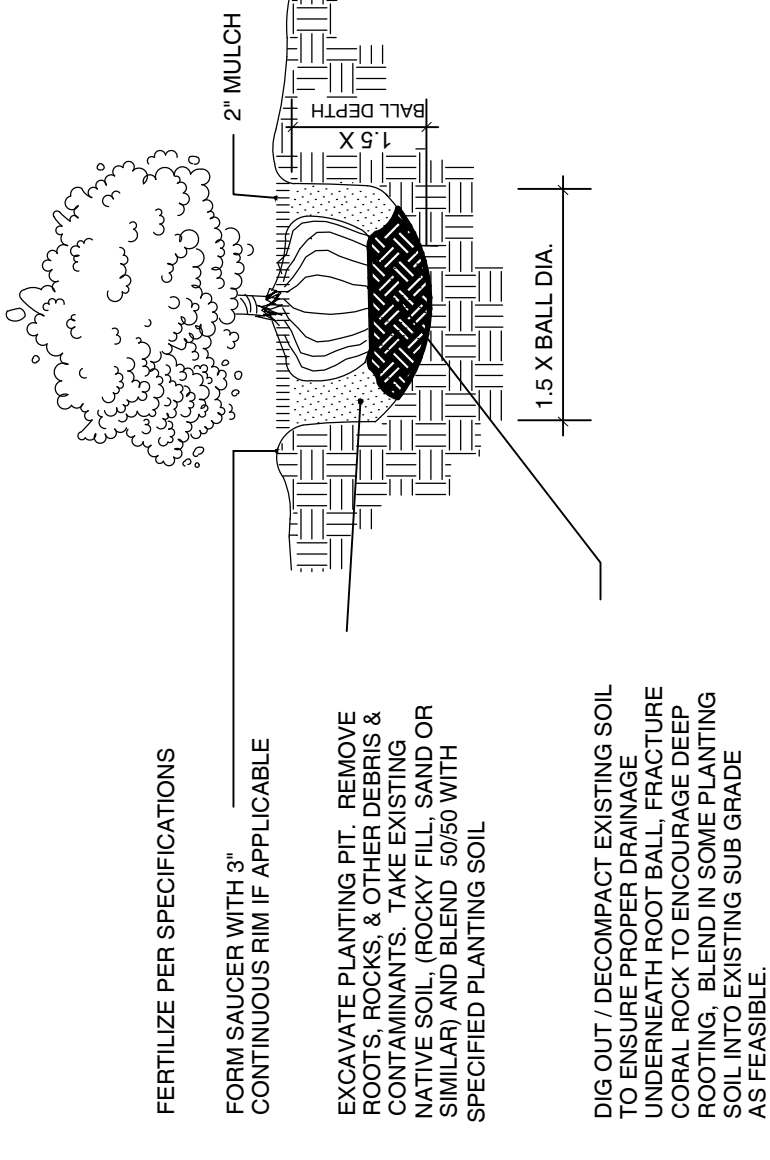


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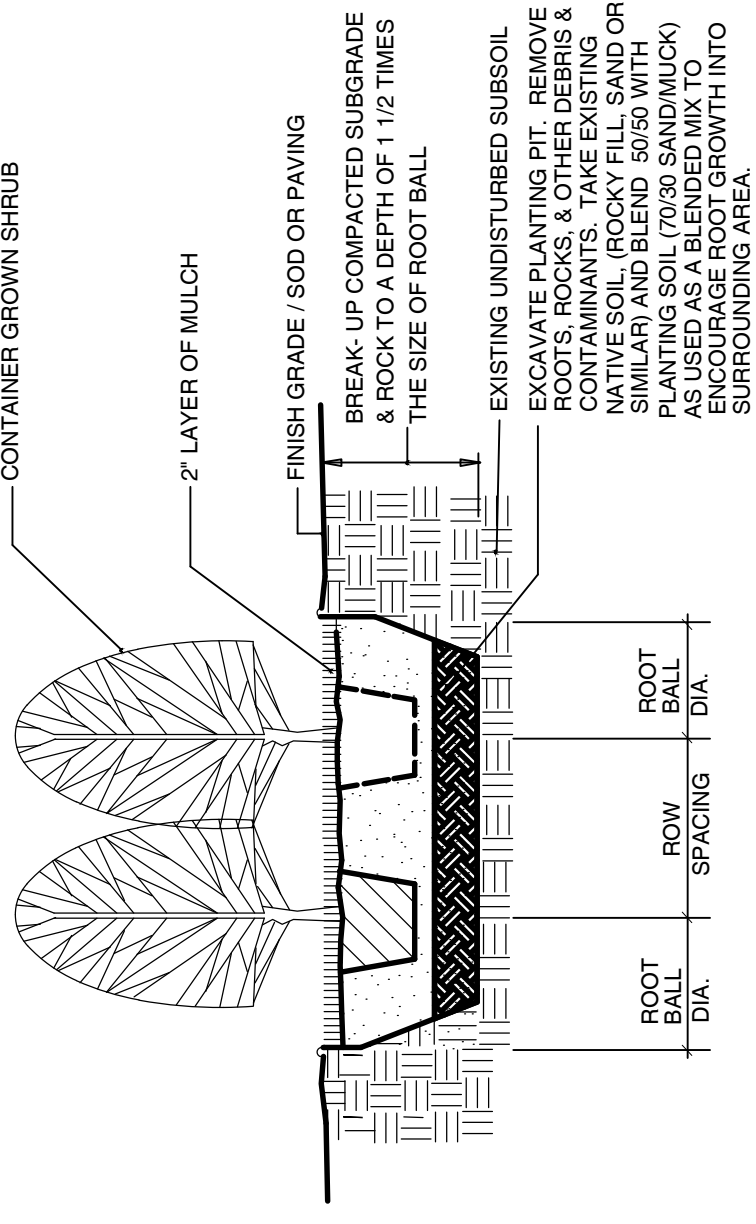
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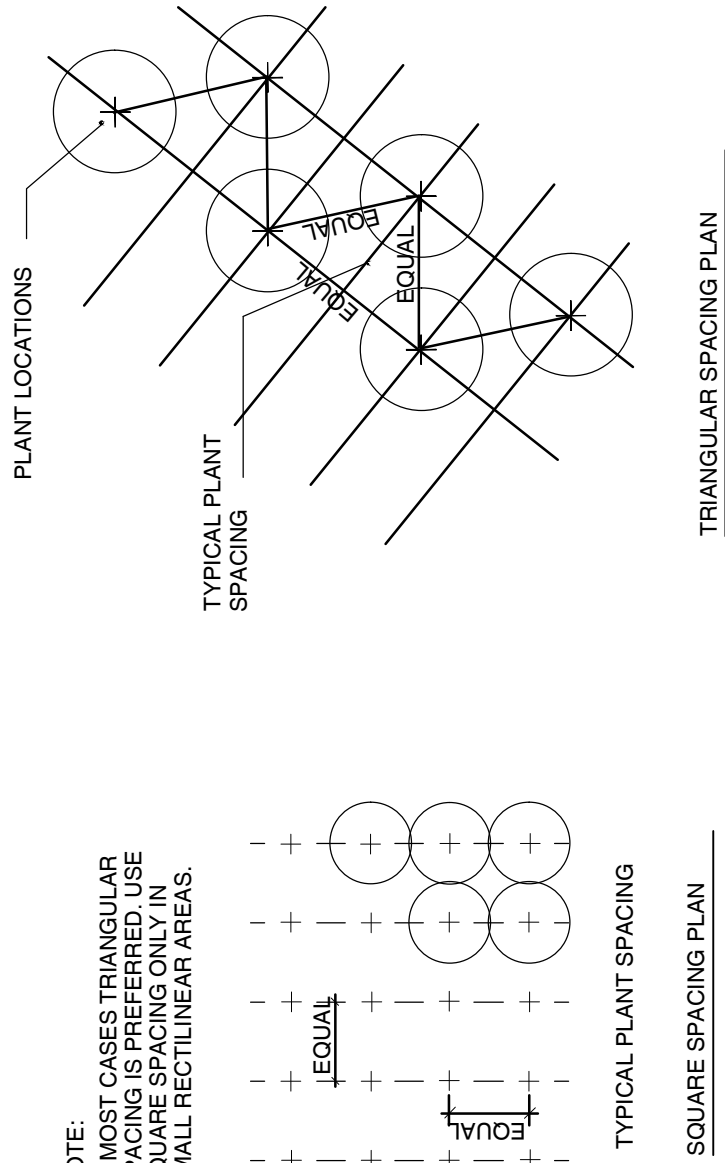




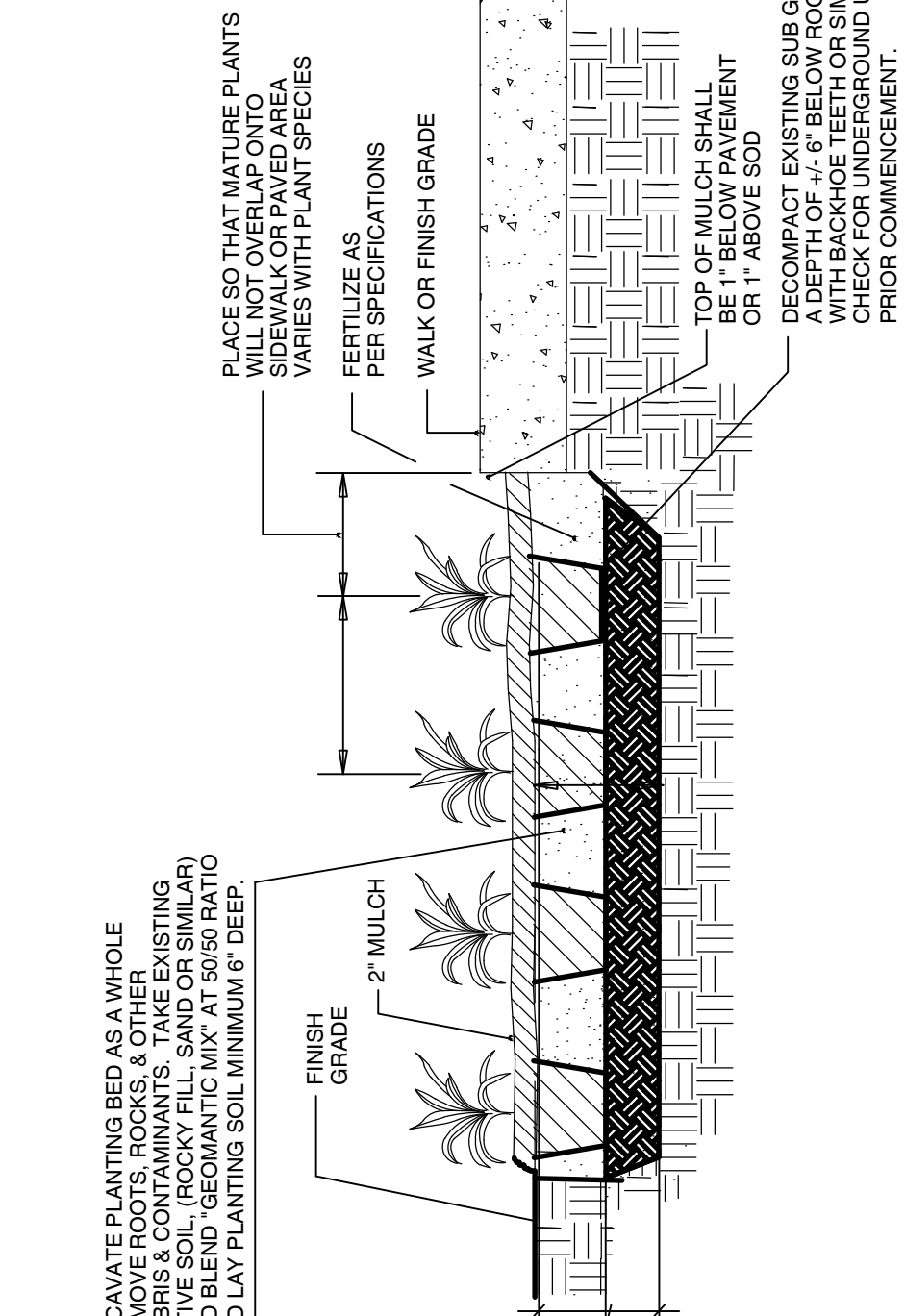
3 SHRUB PLANTING  
SCALE: NOT TO SCALE



9 SHRUB - HEDGE AND MASS PLANTING  
SCALE: NOT TO SCALE

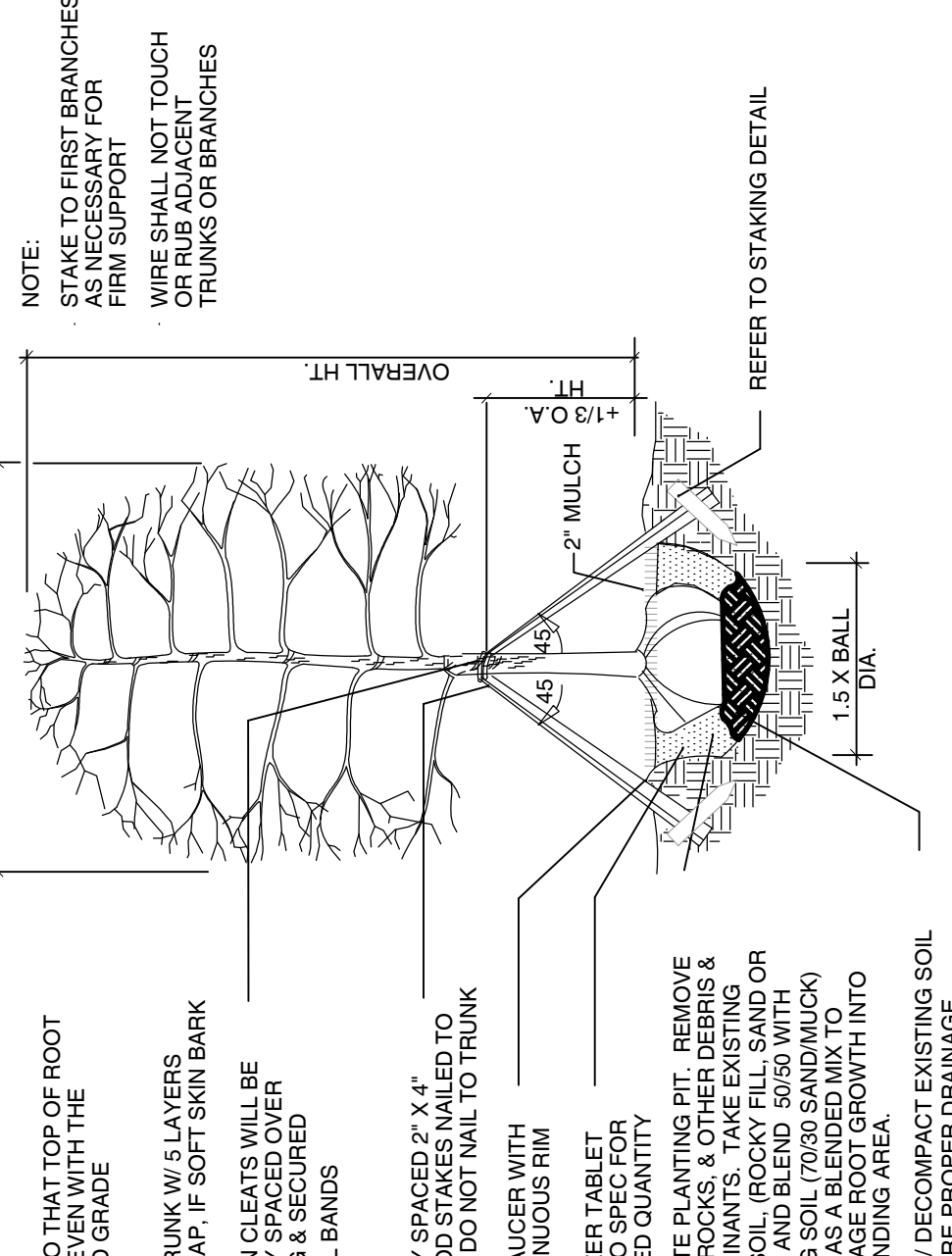


10 CANOPY TREE - PLANTING & TRIPLE BRACE STAKING  
SCALE: NOT TO SCALE

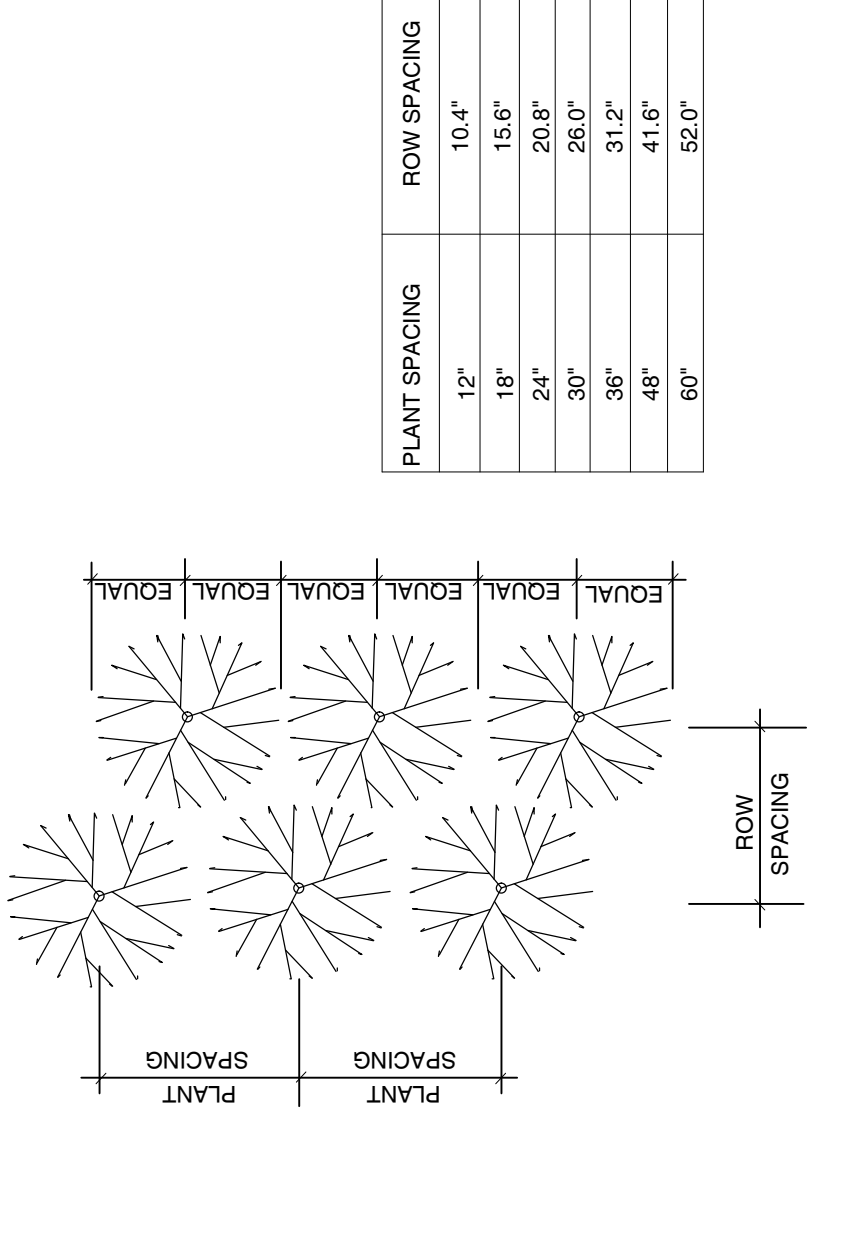


8 SHRUB - HEDGE AND MASS PLANTING  
SCALE: NOT TO SCALE

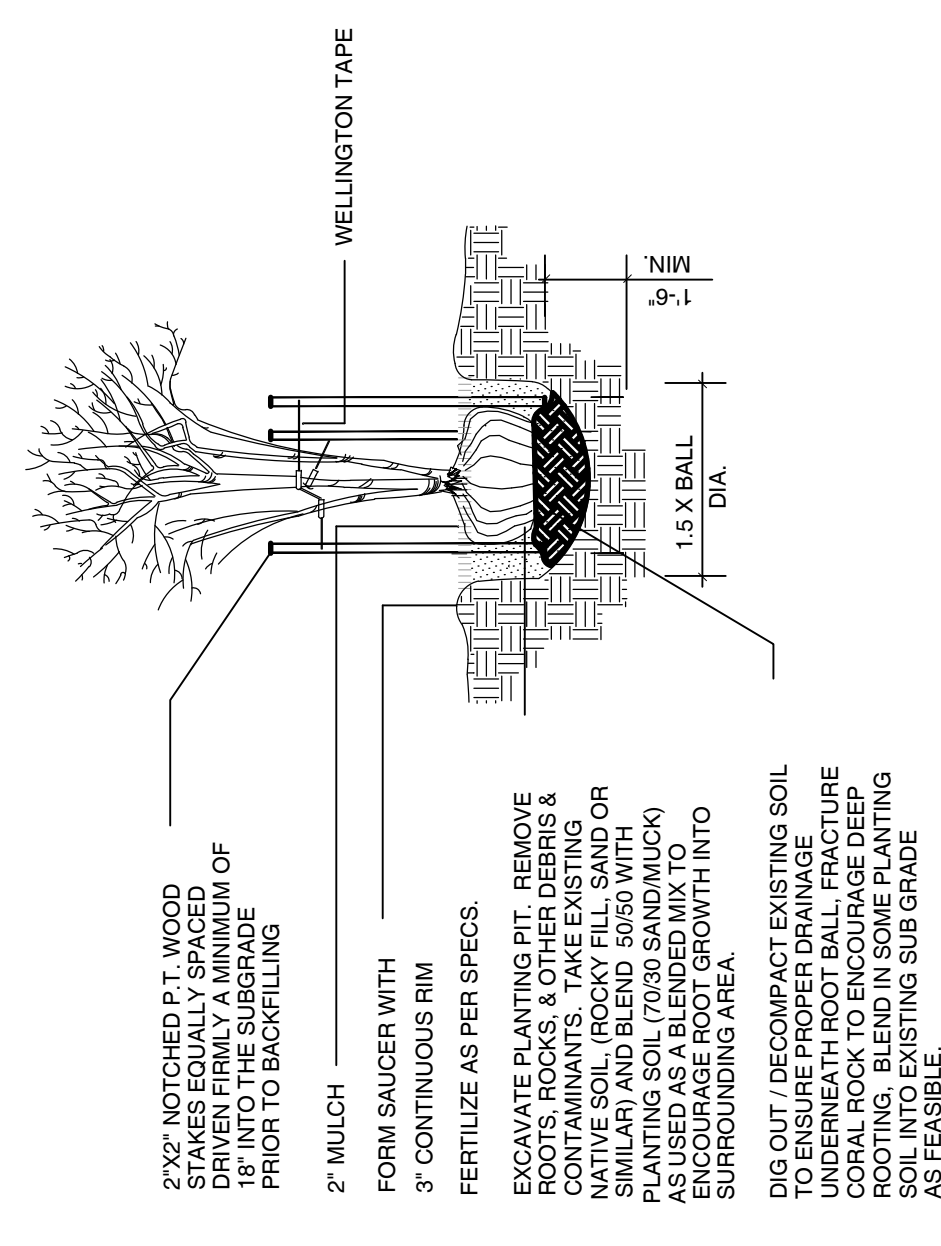
CALIPER	CLEATS	STRAPS	BRACES	NAILS
3" - 8"	2 x 4 x 8'	1 x 12	3 - 2 X 4	2 - 16d
8" - 10"	2 x 4 x 12'	1 x 12	3 - 2 X 4	3 - 16d
10" - 16"	2 x 4 x 12'	2 x 12	4 - 2 X 4	3 - 16d



11 CANOPY TREE - PLANTING & TRIPLE BRACE STAKING  
SCALE: NOT TO SCALE

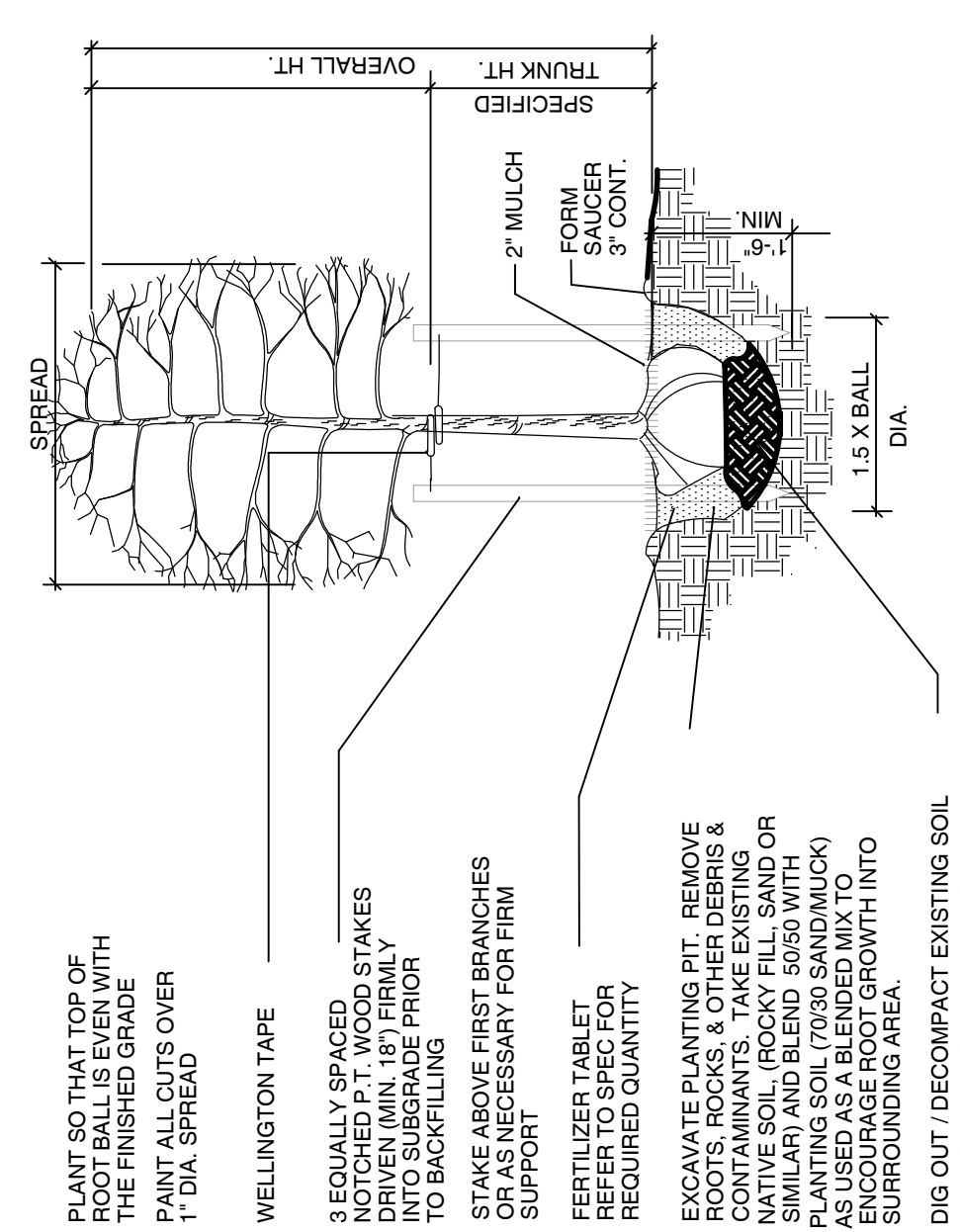


2 PLANT SPACING  
SCALE: NOT TO SCALE

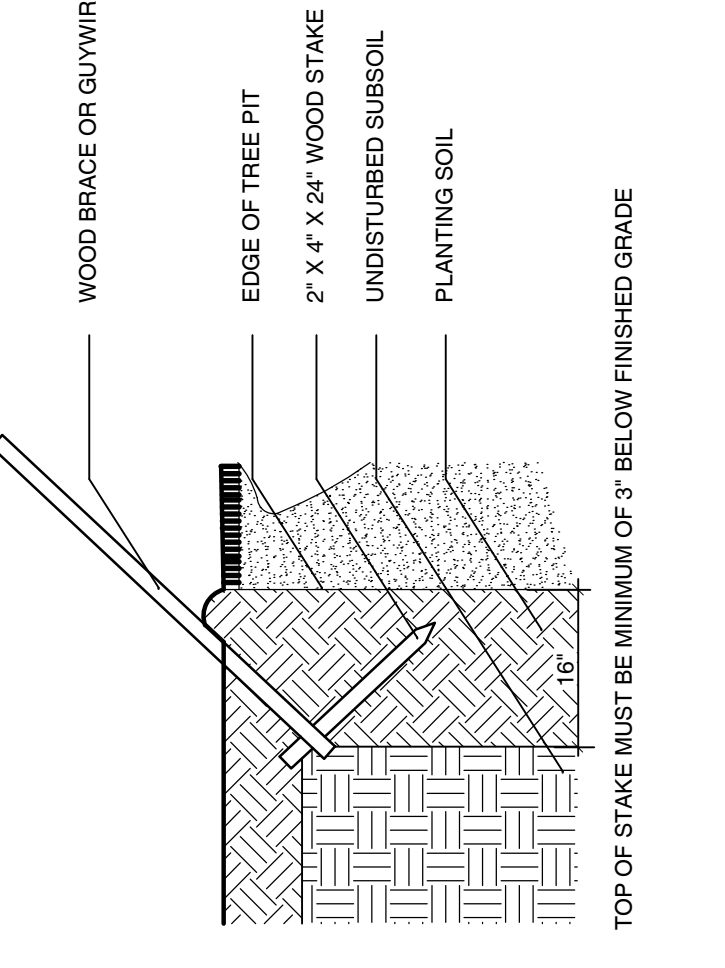


7 MULTI-TRUNK TREE - PLANTING & STAKING  
SCALE: NOT TO SCALE

CALIPER	TIES	STRANDS	STAKES
1" - 1 1/2"	2	1 # 12	2 - 2 X 2
1 1/2" - 2"	3	1 # 12	3 - 2 X 2
2" - 3"	3	2 # 12	2 - 2 X 2



10 CANOPY AND PALM TREE - PLANTING & VERTICAL STAKING  
SCALE: NOT TO SCALE



1 STAKING DETAIL  
SCALE: NOT TO SCALE

**PREPARATION:**  
STORE ALL MATERIAL IN DRY, CLEAN AREA. COVER TO PROTECT FROM RAIN AND MINIMIZE DUST. COORDINATE RUN-OFF CONTROL WITH GENERAL CONTRACTOR.  
EXISTING MATERIAL:  
IF INCORPORATING EXISTING SITE SOIL REMOVE ALL ROOTS, AND ROCK LARGER THAN 2" IN SIZE. REMOVE ALL PLASTIC, METAL AND MANMADE DEBRIS.  
MIX:  
50% EXISTING SOIL  
20% COMPOST  
20% CLEAN SAND  
10% PERLITE  
BLEND QUANTITIES NEEDED BY HAND OR MACHINE.  
INSTALLATION:  
REFER TO APPROPRIATE DETAILS FOR AMENDMENTS, COMPACTION DEPTHS ETC.  
GENERAL: REFER TO LANDSCAPE NOTES FOR ADDITIONAL INFORMATION

4 PLANTING SOIL - TYPICAL

MULCH A:  
FINE STRAW, FOR USE IN GENERAL PLANTING AREAS AND ON SLOPES GREATER THAN 10%.  
MULCH B:  
MINI PINE BARK MUGGETS, FOR USE IN SPECIALTY AREAS  
MULCH C:  
MELALEUCA MULCH, FOR USE IN GENERAL PLANTING AREAS AND ON SLOPES GREATER THAN 10%.  
BLEND QUANTITIES NEEDED BY HAND OR MACHINE.  
INSTALLATION:  
REFER TO APPROPRIATE DETAILS FOR EXTENTS AND DEPTHS.  
GENERAL: REFER TO LANDSCAPE NOTES FOR ADDITIONAL INFORMATION, CONFIRM TYPE TO BE USED WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

5 MULCH - TYPICAL

MIX:  
# 5006 - MUCK AND FINE SAND  
SUPPLIER: ATLAS PEAT AND SOIL 951.734.7300

6 PLANTING SOIL - LAWN TOP DRESSING



12 PALM - PLANTING & STAKING  
SCALE: NOT TO SCALE





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.

<b>PROJECT INFORMATION</b>	
OWNER'S NAME	WENDY GREENBERG
PHONE / FAX	30-345-6035
AGENT'S NAME	
ADDRESS	3423 THE STRAND HERMOSA BEACH CA 90254
PHONE / FAX	
PROPERTY ADDRESS	732 88th St SURFSIDE FL 33154
ZONING CATEGORY	
DESCRIPTION OF PROPOSED WORK	Alterations & additions to an Existing 2-story Resid. & 1-story Detached Garage Structure.

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

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

Wendy Greenberg      7/22/21      \_\_\_\_\_      \_\_\_\_\_  
 SIGNATURE OF OWNER      DATE      SIGNATURE OF AGENT      DATE



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

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

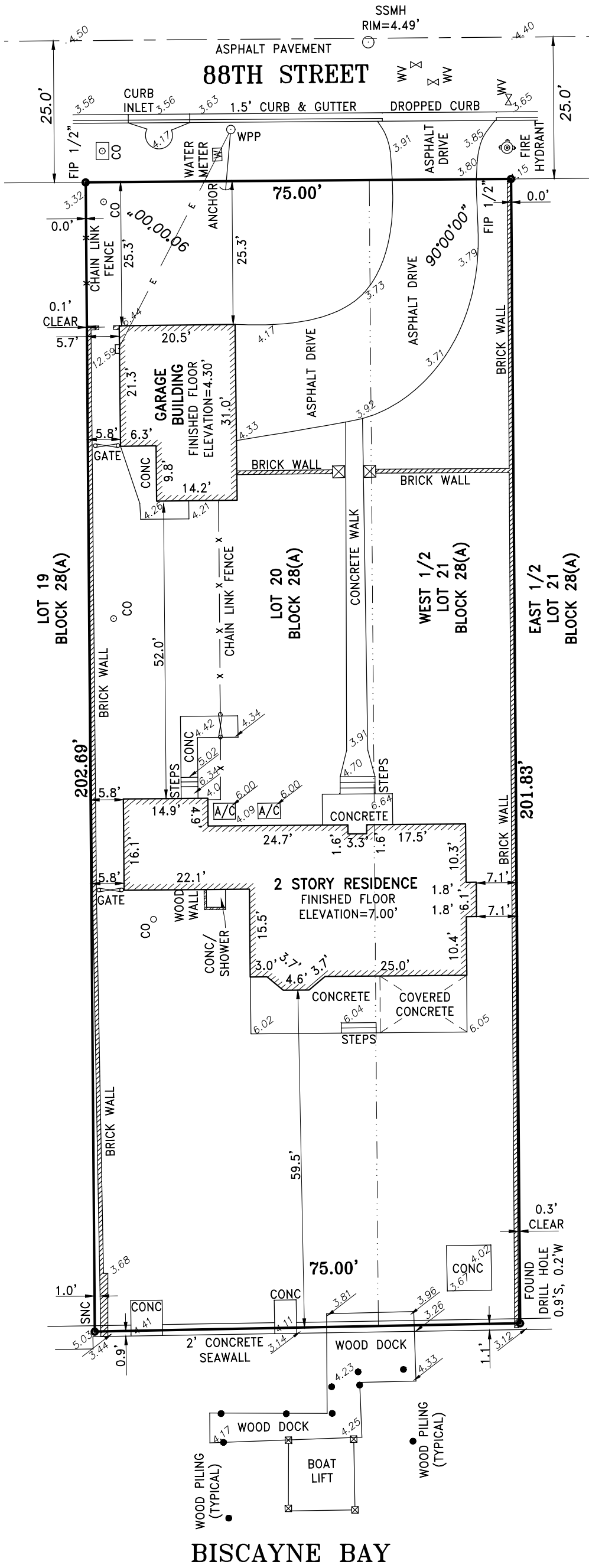
Plans and completed applications (including all supporting documentation) must be submitted to the Building Department at least 21 days prior to the meeting, with the payment of applicable fees (example: \$200.00 for Plan Review for Zoning), at which time they will be considered. Incomplete plans and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

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

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

Ari L. Sklar  
NAME OF REPRESENTATIVE

7/22/2021  
DATE



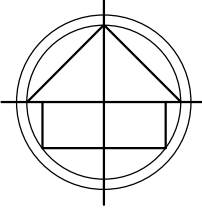
# SKETCH OF SURVEY

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN JUNE, 2021. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARD OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES, THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: *Richard E. Cousins*

RICHARD E. COUSINS  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 06/23/21



**LAND DESCRIPTION:**

LOT 20 AND THE WEST ONE-HALF OF LOT 21; INCLUSIVE, OF BLOCK 28(A), "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, TOGETHER WITH RIPARIAN RIGHTS, IF ANY.

**NOTES:**

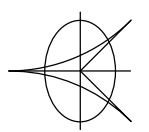
1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29).
7. BENCHMARK DESCRIPTION: MIAMI/DADE COUNTY BENCHMARK #Y-313(RESET) ELEVATION = 10.26' (NGVD29)

**LEGEND:**

- CKD CHECKED BY
- CONC CONCRETE
- DWN DRAWN BY
- FB/PG FIELD BOOK AND PAGE
- SIR SET 5/8" IRON ROD & CAP #6448
- SNC SET NAIL & CAP #6448
- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE
- FNC FOUND NAIL & CAP
- FND FOUND NAIL & DISK
- PRM PERMANENT REFERENCE MARKER
- P.B. PLAT BOOK
- M/D.C.R. MIAMI/DADE COUNTY RECORDS
- FPL FLORIDA POWER & LIGHT
- X- CHAIN LINK FENCE
- E- OVERHEAD UTILITY LINES
- WM WATER METER
- WV WATER VALVE
- BFP BACK FLOW PREVENTER
- SSMH SANITARY SEWER MANHOLE
- EB ELECTRIC BOX
- WPP WOOD POWER POLE
- MLP METAL LIGHT POLE
- CLP CONCRETE LIGHT POLE
- 0.00 ELEVATIONS

**COUSINS SURVEYORS & ASSOCIATES, INC.**

3921 SW 47TH AVENUE, SUITE 1011  
DAVIE, FLORIDA 33314  
CERTIFICATE OF AUTHORIZATION : LB # 6448  
PHONE (954)689-7766 FAX (954)689-7799  
EMAIL: OFFICE@CSASURVEY.NET



PROJECT NUMBER: 9586-21		REVISIONS	
BOUNDARY & IMPROVEMENTS SURVEY	DATE 06/23/21	SKETCH JD	REC
CLIENT : SKLARCHITECTURE		FB/PG	DWN
		CKD	REC
PROPERTY ADDRESS : 732 88TH STREET		FLOOD ZONE INFORMATION	
SCALE: 1" = 20'		COMMUNITY NUMBER 120659	PANEL NUMBER 0307L
SHEET 1 OF 1		ZONE AE	BASE FLOOD ELEVATION 8
		EFFECTIVE DATE 09/11/09	



# HOME RENOVATION FOR: MRS. WENDY GREENBERG

732 88th ST, SURFSIDE, FLORIDA 33154

**SKLAR**chitecture  
2310 HOLLYWOOD BLVD.  
HOLLYWOOD, FL 33020  
TEL - (954) 925-9292  
FAX - (954) 925-6292  
www.sklararchitect.com  
AA 0002849  
IB 0000894  
NCARB CERTIFIED

SEAL  
ARI L SKLAR  
LICENSE #AR473

REVISIONS

## PROJECT TEAM

### SKLAR

chitecture

LIC# AA0002849/IB0000894/NCARB CERTIFIED  
2310 HOLLYWOOD BLVD.  
HOLLYWOOD, FL 33020  
TEL - (954) 925-9292  
FAX - (954) 925-6292  
www.sklararchitect.com  
AA 0002849  
IB 0000894  
NCARB CERTIFIED

## PROJECT RENDERING



## DRAWING INDEX

### ARCHITECTURAL

- A0.0 COVER
- A0.1 GENERAL NOTES
- A1.0 EXISTING / DEMO SITE PLAN
- A1.1 PROPOSED SITE PLAN
- A2.0 EXISTING / DEMO GROUND FLOOR PLAN
- A2.1 EXISTING / DEMO SECOND FLOOR PLAN
- A2.2 PROPOSED GROUND FLOOR PLAN
- A2.3 PROPOSED SECOND FLOOR PLAN
- A3.0 EXISTING / DEMO ELEVATIONS
- A3.1 EXISTING / DEMO ELEVATIONS
- A3.2 EXISTING / DEMO DETACHED GARAGE ELEVATIONS
- A3.3 PROPOSED ELEVATIONS
- A3.4 PROPOSED ELEVATIONS
- A3.5 PROPOSED DETACHED GARAGE ELEVATIONS
- A3.6 PROPOSED COLORED ELEVATIONS/FINISHES SAMPLES
- A3.7 PROPOSED COLORED ELEVATIONS
- A3.8 EXISTING 88ST PROFILE
- A4.0 SECTIONS

## SCOPE OF WORK

ALTERATIONS & ADDITIONS TO AN EXISTING 2-STORY RESIDENCE, AND 1-STORY DETACHED GARAGE STRUCTURE.

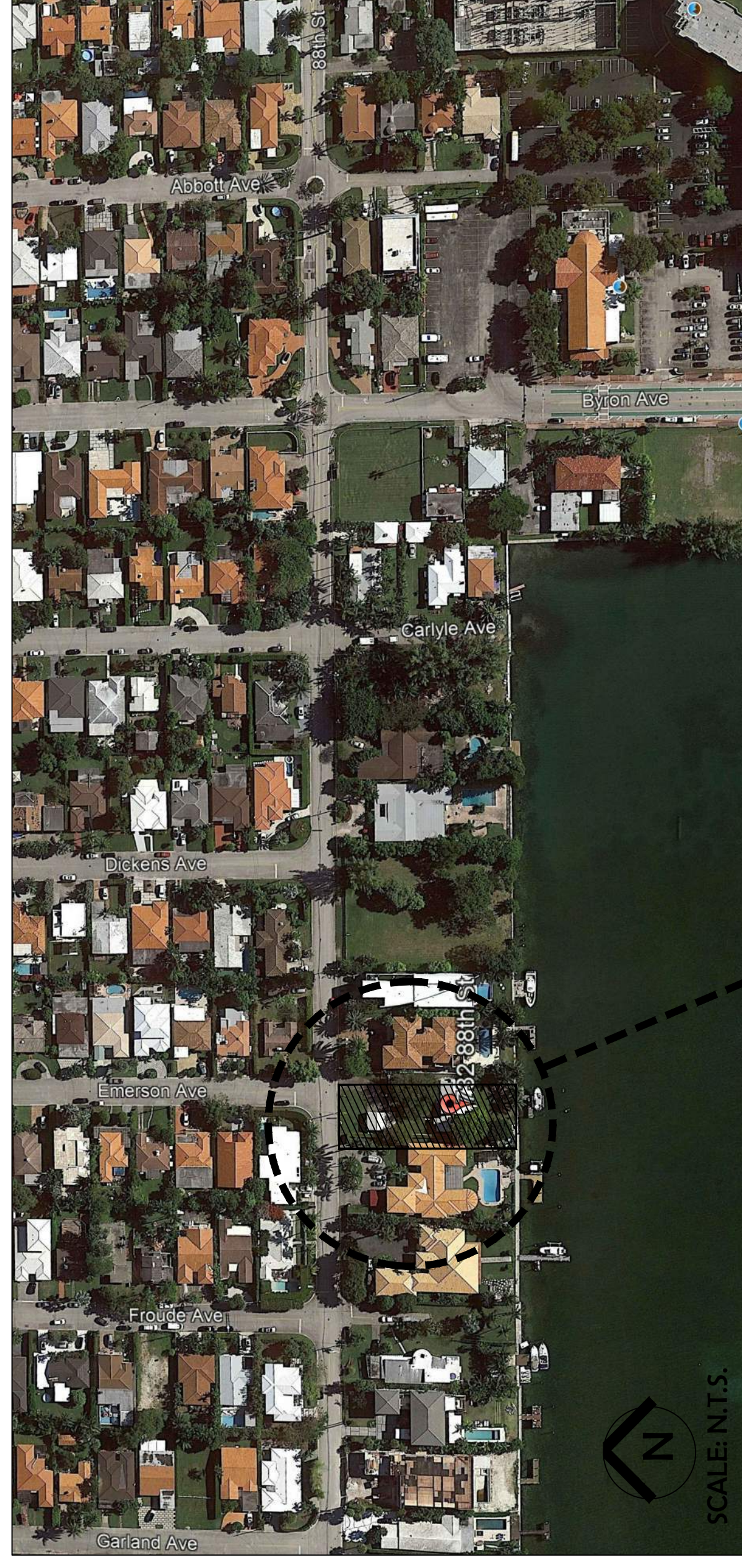
### LEVEL OF ALTERATION COMPLIANCE:

ALTERATION - LEVEL 3  
AS PER F.B.C. 2020 (EXISTING) SEC. 604, CHAPTER 7, 8 & 9.

## LEGAL DESCRIPTION

LOT 20 AND THE WEST ONE-HALF OF LOT 21, INCLUSIVE OF BLOCK 28A, SECOND AMENDED PLAT OF NORMANDY BEACH, ACCORDING TO THE PLAT BOOK 16, PAGE 44, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.  
LEGAL DESCRIPTION:

## LOCATION MAP



PROJECT LOCATION

## CODE INFORMATION

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE ARCHITECTURAL PLANS AND SPECIFICATIONS CONTAIN IN THIS SET COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND IN ACCORDANCE WITH CHAPTER 633, FLORIDA STATUTES.

### CODES

THE DESIGN AND THE CONSTRUCTION DOCUMENTATION ARE IN ACCORDANCE WITH THE FOLLOWING CODES:

### BUILDING:

- 2020 FLORIDA BUILDING CODE, 7th EDITION
- 2020 FLORIDA BUILDING CODE, RESIDENTIAL, 7th EDITION
- 2020 FLORIDA BUILDING CODE, EXISTING BUILDINGS, 7th EDITION
- 2020 FLORIDA ACCESSIBILITY CODE, 7th EDITION

### ELECTRICAL:

NATIONAL ELECTRICAL CODE 2011 EDITION

### PLUMBING:

FLORIDA PLUMBING CODE 7th EDITION (2020) PLUMBING

## SEPARATE PERMITS (SUBMIT SHOP DRAWINGS)

1. ROOFING-WATERPROOFING SYSTEM.
2. EXTERIOR PRIVACY ALUM. FENCE & GATES.
3. METAL GUARDRAILS & RAILING SYSTEMS.
4. ALUM. FRAMED IMPACT-RESISTANT WINDOW & DOOR SYSTEMS.
5. DECORATIVE LOUVERED SHUTTER SYSTEM AT WINDOWS & DOORS.
6. SWIMMING POOL & SWIMMING POOL DECK.
6. COMPOSITE LUMBER DECKING SYSTEM AT EXTERIOR SUNDECK.

HOME RENOVATION FOR:  
**MRS. WENDY GREENBERG**  
732 88th STREET  
SURFSIDE, FLORIDA 33154

- REVIEW SET
- PRELIMINARY
- NOT FOR CONSTRUCTION
- NOT FOR PERMIT SET
- PERMIT SET
- BID SET
- CONSTRUCTION SET
- SUBMITTAL DATE.

DRAWN BY:  
E.D.A.  
CHECKED BY:  
ARI SKLAR

COVER

# A0.0

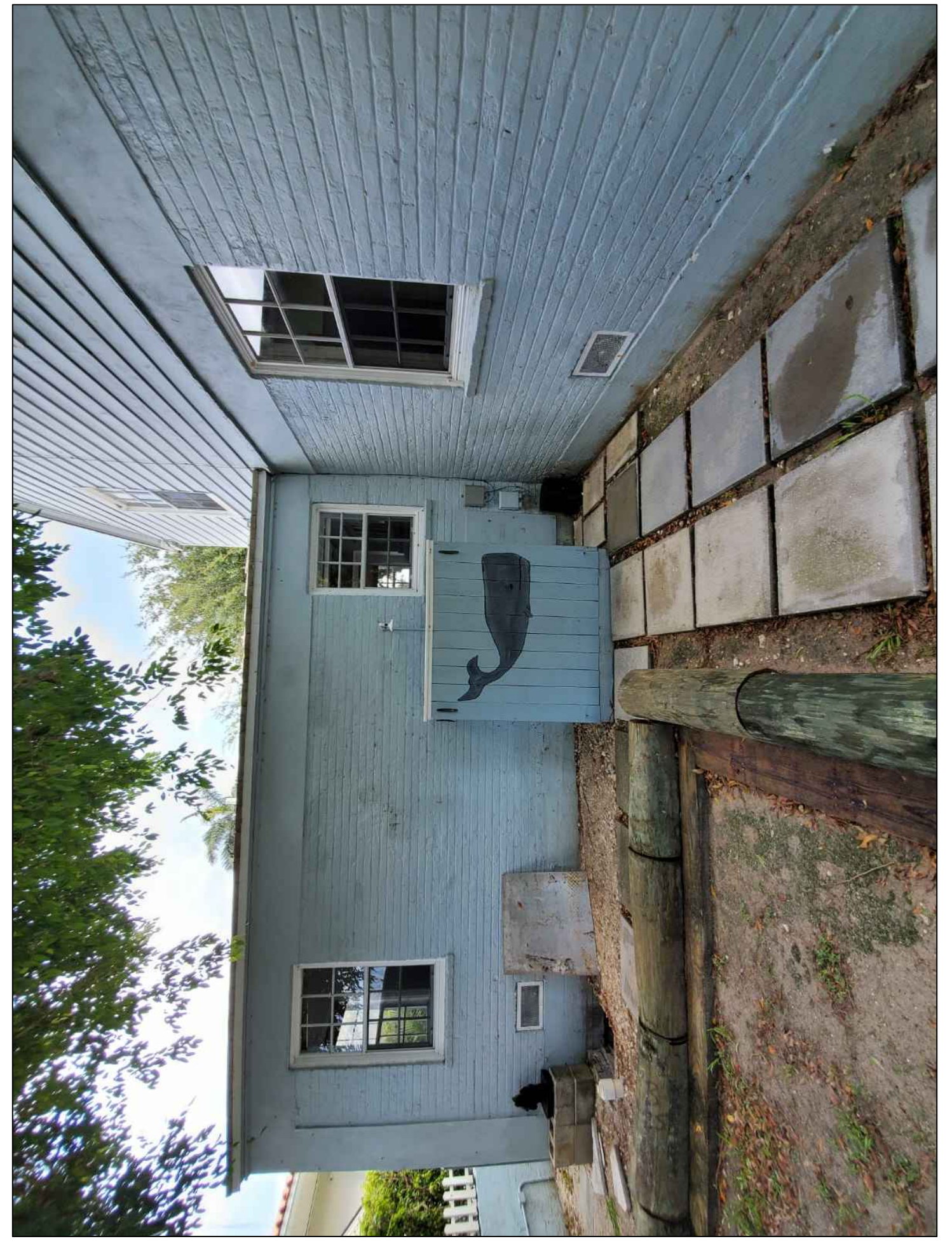
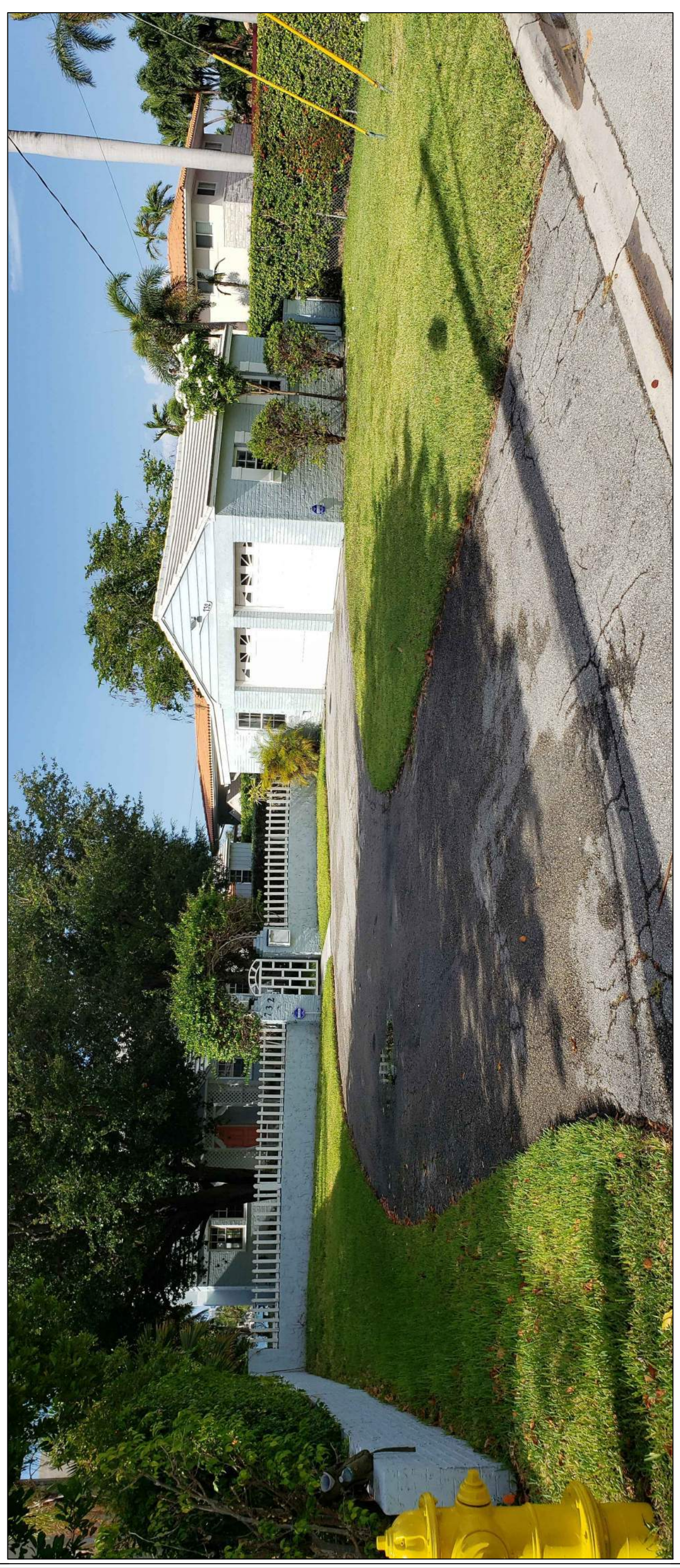
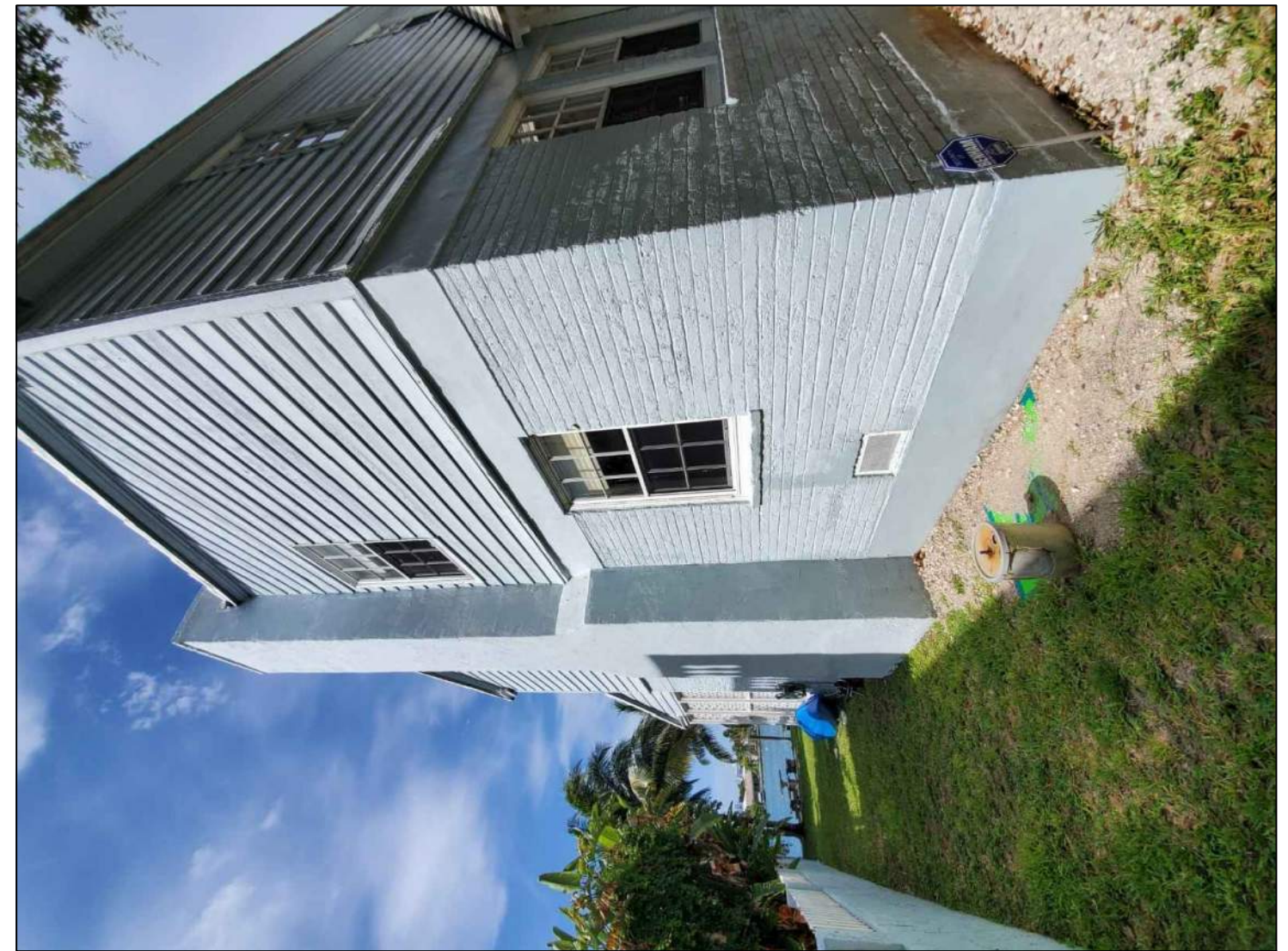
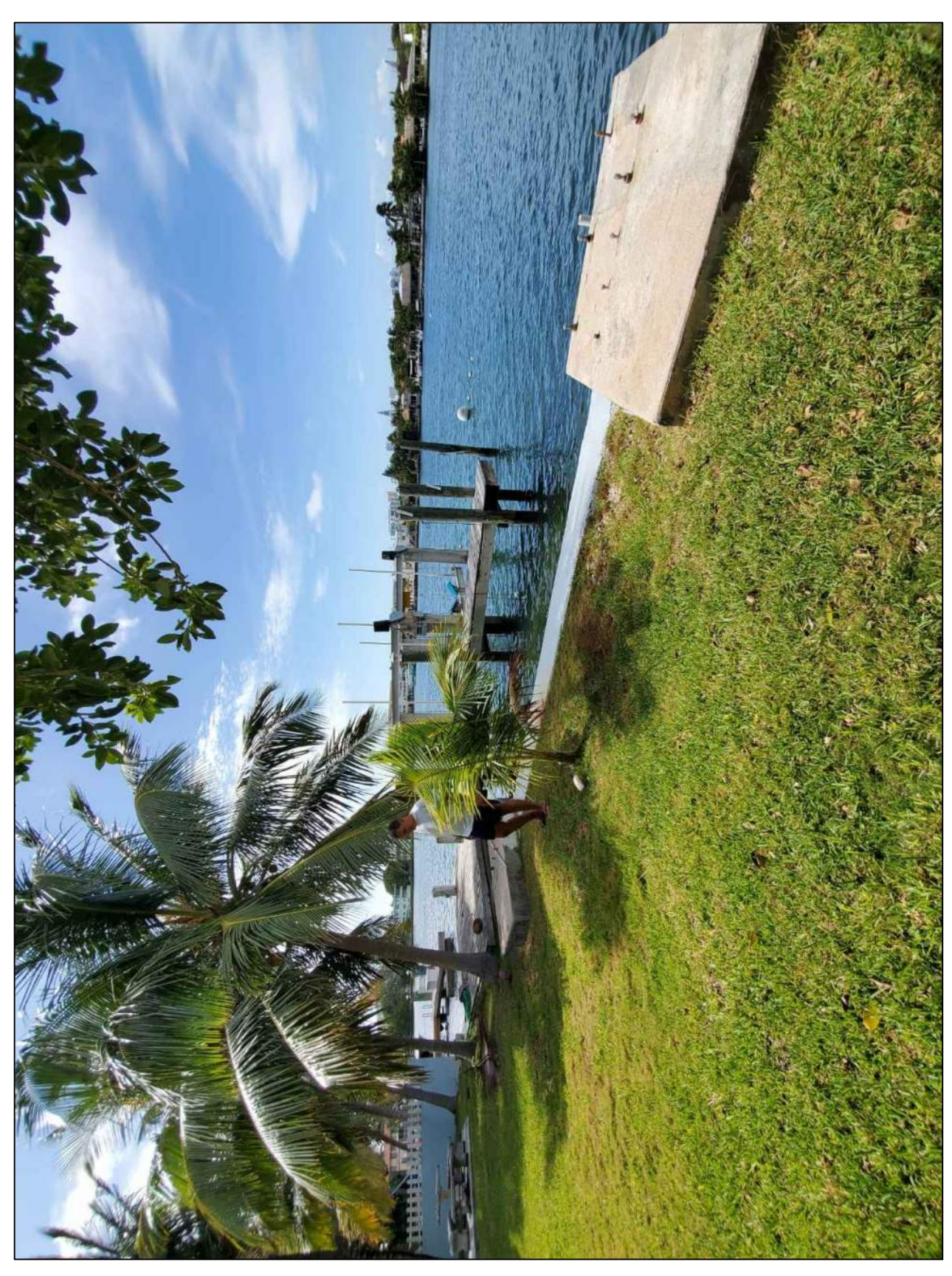
PROJECT #: 21-014

DATE: 08-09-21





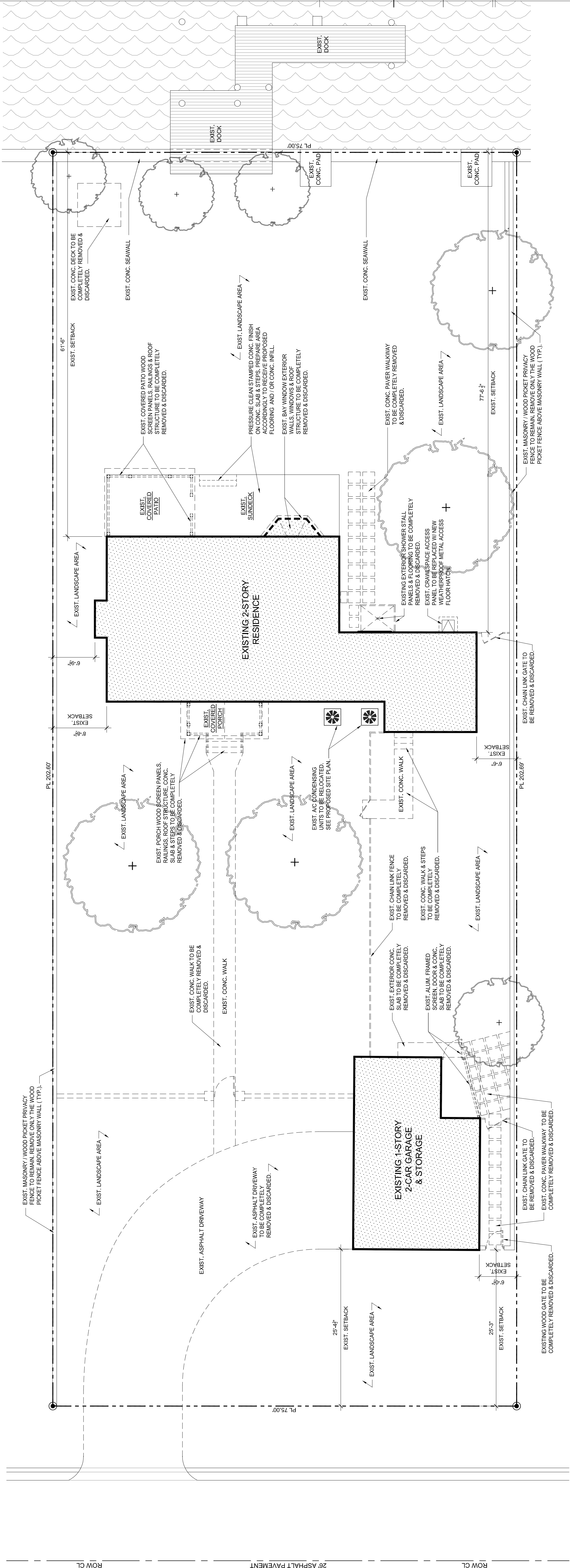






**DEMOLITION NOTES**

1. PROVIDE SELECTIVE DEMOLITION WORK AS INDICATED BY DRAWINGS, IN SCHEDULES, AND HEREIN SPECIFIED.
2. PARTIAL DEMOLITION AND REMOVAL- ITEMS INDICATED TO BE REMOVED WITH NO VALUE TO OWNER BUT OF SALVAGEABLE VALUE TO CONTRACTOR MAY BE REMOVED FROM THE PROJECT SITE AND STORED AT THE CONTRACTOR'S FACILITY.  
 A) WHERE INDICATED ON DRAWINGS AS "SALVAGE - DELIVER TO OWNER", CAREFULLY REMOVE INDICATED ITEMS, CLEAN, STORE AND TURN OVER TO OWNER AND OBTAIN RECEIPT.
3. PROTECTIONS: PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT OWNER AND GENERAL PUBLIC FROM INJURY DUE TO SELECTIVE DEMOLITION WORK.  
 A) PROVIDE PROTECTIVE MEASURES AS REQUIRED TO PROVIDE FREE AND SAFE PASSAGEWAY TO OWNER AND GENERAL PUBLIC TO AND FROM OCCUPIED PORTIONS OF BUILDING.  
 B) ERECT TEMPORARY COVERED PASSAGEWAYS AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.  
 C) REMOVE PROTECTIONS AT COMPLETION OF WORK.
4. UTILITY SERVICES: MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN, KEEP IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS.  
 A) DO NOT INTERRUPT EXISTING UTILITIES SERVING OCCUPIED OR USED FACILITIES. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES. ELECTRICAL CONTRACTOR SHALL DISCONNECT POWER TO OCCUPIED PORTIONS OF BUILDING. DISCONNECTS ETC. WITHIN AREA OF WORK, E.C. SHALL VERIFY THAT THE ELECTRICAL EQUIPMENT IN THE AREA OF WORK IS ELECTRICALLY SAFE FOR REMOVAL PRIOR TO COMMENCEMENT OF DEMOLITION WORK.  
 B) PROVIDE SERVICES FOR EFFECTIVE AIR AND WATER POLLUTION CONTROLS AS REQUIRED BY LOCAL, STATE AND FEDERAL REGULATIONS.  
 C) PRIOR TO DEMOLITION, THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE TO IDENTIFY, LOCK, AND TAG ALL AFFECTED ELECTRICAL CIRCUITS. ALL OLD WIRING NOT TO BE REUSED SHALL BE REMOVED, AND THE REMAINING WIRING SHALL BE PROPERLY SUPPORTED.
5. CLEANUP AND REPAIR:  
 A) UPON COMPLETION OF DEMOLITION WORK, REMOVE TOOLS, EQUIPMENT AND DEMOLISHED MATERIALS FROM SITE. REMOVE PROTECTIONS AND LEAVE EXTERIOR SURFACE AREAS BROOM CLEAN.  
 B) RETURN ALL SERVICES OF THAT REQUIRED, RETURN SURFACES TO ORIGINAL CONDITION PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK. REPAIR ADJACENT CONSTRUCTION OF SURFACES SOILED OR DAMAGED BY SELECTIVE DEMOLITION WORK.  
 C) DAMAGES, PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS.  
 D) REMOVE DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS FROM SITE, TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF-SITE.  
 E) PROTECT FROM DAMAGE EXISTING FINISH WORK THAT IS TO REMAIN IN PLACE THROUGHOUT DEMOLITION OPERATIONS.  
 F) PROTECT FLOOR WITH SUITABLE COVERINGS WHEN NECESSARY.
6. EXPLOSIVES: THE USE OF EXPLOSIVES WILL NOT BE PERMITTED.
7. ENVIRONMENTAL CONTROLS: IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS, COMPLY WITH APPLICABLE REGULATIONS, LAWS AND ORDINANCES CONCERNING REMOVAL, HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.
8. BEGINNING OF DEMOLITION INSTALLATION WILL BE CONSTRUED AS ACCEPTANCE OF EXISTING SUBSTRATES, SURFACES, AND CONDITIONS.
9. NO SANITARY OR VENT PIPING WITHIN THE AREA OF WORK SHALL BE LEFT UNCAPPED FOR ANY PERIOD OF TIME, FOR THE DURATION OF THIS PROJECT.
10. CONTRACTOR SHALL COORDINATE ALL DEMOLITION WITH THE ENGINEERING DRAWINGS PRIOR TO COMMENCEMENT OF THE PROJECT.



**1** EXISTING / DEMO SITE PLAN  
 1/8" = 1'-0"

**SITE / PROJECT DATA**

<b>ZONING:</b>	H30A (SINGLE-FAMILY RESIDENTIAL)
<b>SITE AREA:</b>	15,202 S.F.
<b>SETBACKS:</b>	
<b>FRONT:</b>	20'-0" MIN. / 22'-6" (AT UPPER STORY)
<b>REAR:</b>	50'-0" MIN. (ABUTTING WATERWAY)
<b>SIDE:</b>	10% OF FRONTAGE MIN. = 7'-0" MIN. (LOT'S GREATER THAN 50 FT IN WIDTH)
<b>BUILDING HEIGHT:</b>	30'-0" MAXIMUM ALLOWED 2-STORY MAX. ALLOWED
<b>BUILDING AREA:</b>	
<b>EXIST. GROUND LEVEL (A.C.):</b>	1,337 SQUARE FEET
<b>EXIST. SECOND LEVEL (A.C.):</b>	1,012 SQUARE FEET
<b>EXIST. TOTAL (A.C.) AREA:</b>	2,349 SQUARE FEET
<b>PROPOSED GROUND LEVEL DETACHED GARAGE / STORAGE:</b>	572 SQUARE FEET
<b>PROPOSED GROUND LEVEL DETACHED GARAGE ADDITION:</b>	62 SQUARE FEET
<b>TOTAL GROUND LEVEL DETACHED GARAGE AREA:</b>	634 SQUARE FEET
<b>TOTAL GROUND LEVEL COMBINED (A.C. + DETACHED GARAGE):</b>	1,971 SQUARE FEET
<b>COVERED ENTRY &amp; COVERED PATIO:</b>	219 SQUARE FEET
<b>PROPOSED SECOND LEVEL OPEN TERRACE:</b>	184 SQUARE FEET
<b>LOT COVERAGE:</b>	40% x 15,202 SF = 6,081 S.F. MAX. COMBINED BLDG. FOOTPRINT = 1,971 S.F.
<b>LEGAL DESCRIPTION:</b>	LOT 9 OF ISLAND NO. 2 NURMI ISLES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK NO. 19 AT PAGE NO. 24, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**FLOOD MANAGEMENT DATA**

FIRM FLOOD MAP NUMBER: 12086C0307L  
 FLOOD ZONE: AE  
 (SINCE 08-15-2009)  
 DESIGN FLOOD ELEVATION: +8.0' NGVD  
 BENCHMARK ELEVATION: +3.0' NGVD  
 BOTTOM T.O.S. ELEVATION: +4.01' NGVD (AT EXIST. CRAWLSPACE)  
 +5.88' NGVD (AT EXIST. DETACHED GARAGE/STORAGE)  
 +7.03' NGVD  
 +3.85' NGVD  
 +4.01' NGVD

MAIN GROUND FLOOR T.O.S. ELEV.:  
 TO BUILDING: +4.01' NGVD  
 TO BUILDINGS ADJACENT: +3.85' NGVD  
 TO PROPERTY LINE: +4.01' NGVD  
 ELECTRICAL, MECHANICAL, PLUMBING EQUIPMENT & MACHINERY ELEVATION SERVING THE BUILDING: 9.0' NGVD (MIN.)

CLASSIFICATION OF STRUCTURE/BUILDING DESIGN CLASS:  
**BUILDING OCCUPANCY CLASSIFICATION FOR FLOOD AND  
 OCCUPANCY RESISTANT DESIGN AS PER ASCE 24-14 TABLE 1-1.1 :**

**ELEVATION NOTE FOR UTILITIES:**  
 ALL UTILITIES, EQUIPMENT, AND ACCESSORIES (ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS, HEATING, VENTILATION, AIR CONDITIONING, PLUMBING, APPLIANCES, AND PLUMBING FIXTURES, DUCT SYSTEMS, AND OTHER SERVICE EQUIPMENT (POOL EQUIPMENT, GENERATOR, GAS WATER HEATERS, ETC.)) SHALL BE INSTALLED AT OR ABOVE BFE = +8.00 FT. NGVD.

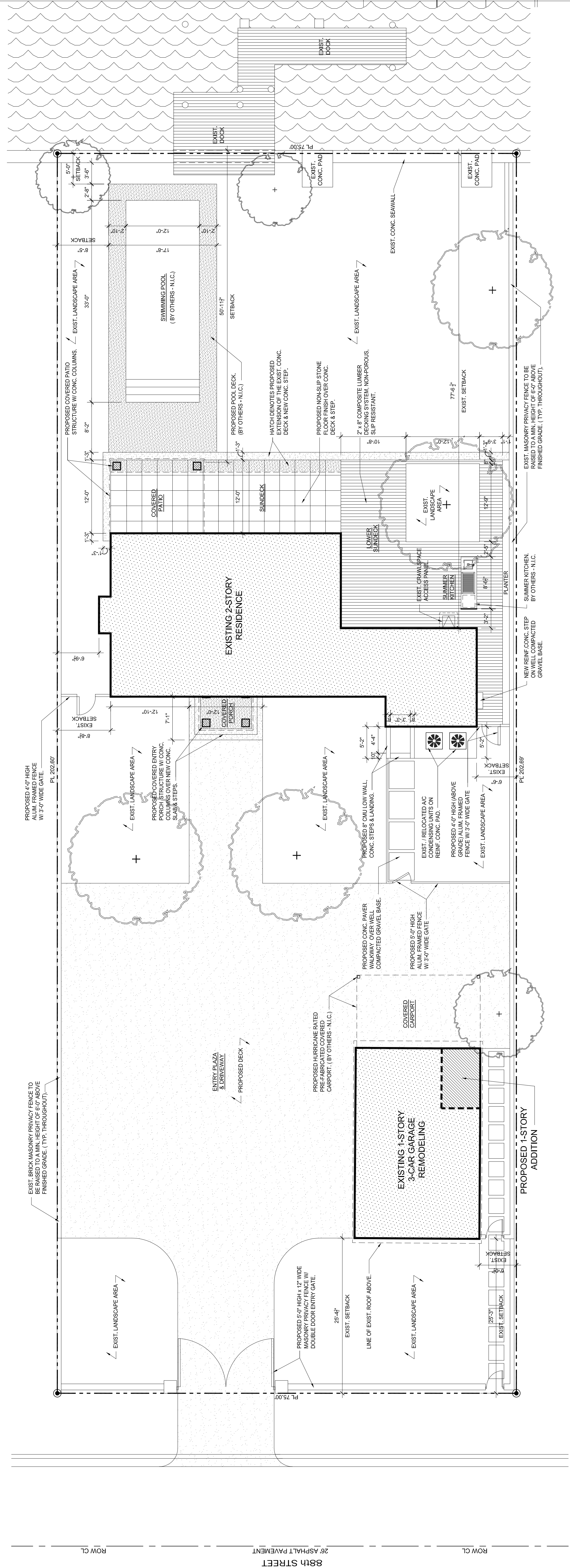
**CONSTRUCTION MATERIAL COMPLIANCE:**  
 ALL CONSTRUCTION WORK AND MATERIALS TO BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2020.  
 ALL CONSTRUCTION MATERIAL BELOW BFE = +8.00 FT. NGVD SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL, AS PER TECHNICAL BULLETIN 2/ AUGUST 2008.

**TEMPORARY CONSTRUCTION PARKING NOTE:**  
 CONTRACTOR MUST SUBMIT AN APPLICATION TO THE CITY OF SURFSIDE PARKING MANAGEMENT DEPARTMENT FOR THEIR REVIEW AND APPROVAL OF OFF-SITE CONSTRUCTION WORKER PARKING PRIOR TO COMMENCEMENT OF ANY WORK.

**TERMITE TREATMENT:**  
 ALL BUILDINGS ADDITIONS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT, BY THE LICENSED PEST CONTROL COMPANY, THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

**POOL ACCESS GATE NOTES:**

- GATES THAT PROVIDES ACCESS TO THE SWIMMING POOL MUST OPEN OUTWARD AWAY FROM THE POOL.
- COVERED ENTRY MECHANISMS SHALL BE LOCATED WITH A SELF-LATCHING LOCKING DEVICE LOCATED ON THE POOL SIDE OF THE GATE, WHERE THE DEVICE RELEASE IS LOCATED NO LESS THAN 54 INCHES FROM THE BOTTOM OF THE GATE, AND SO RELEASE MECHANISM MAY BE LOCATED ON EITHER SIDE OF THE GATE AND SO PLACED THAT IT CANNOT BE REACHED BY A YOUNG CHILD OVER THE TOP OR THROUGH ANY OPENING OR GAP FROM THE OUTSIDE.
- ALL GATES SHALL BE 18 INCHES OR MORE CLEARANCE, MEASUREMENTS GREATER THAN 1/2 INCH WITHIN 18 INCHES OF THE RELEASE MECHANISM.





RESIDENCE SHALL BE VACANT DURING ALL DEMOLITION AND CONSTRUCTION WORK.

**EXISTING / DEMO WALL LEGEND**

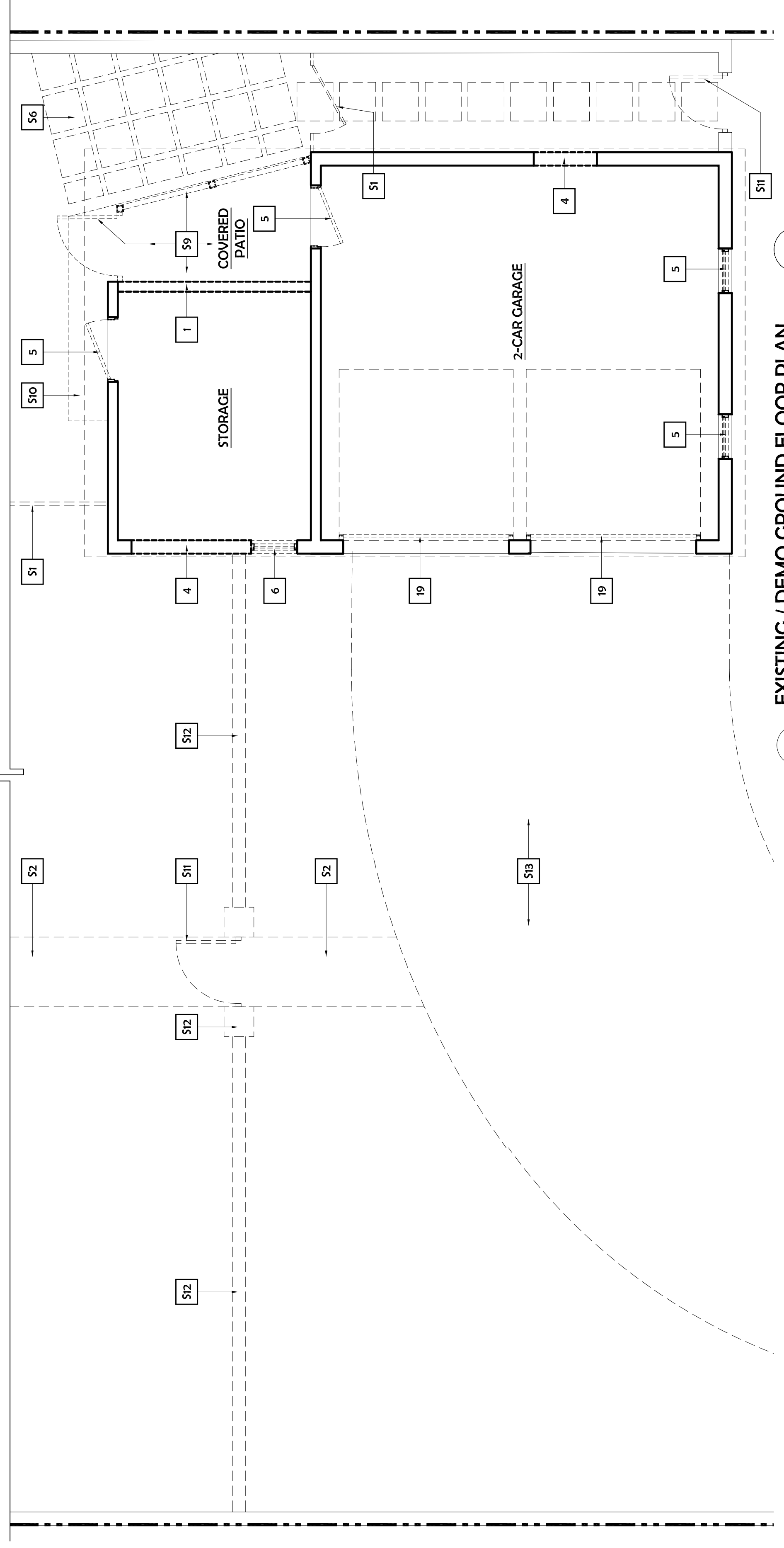
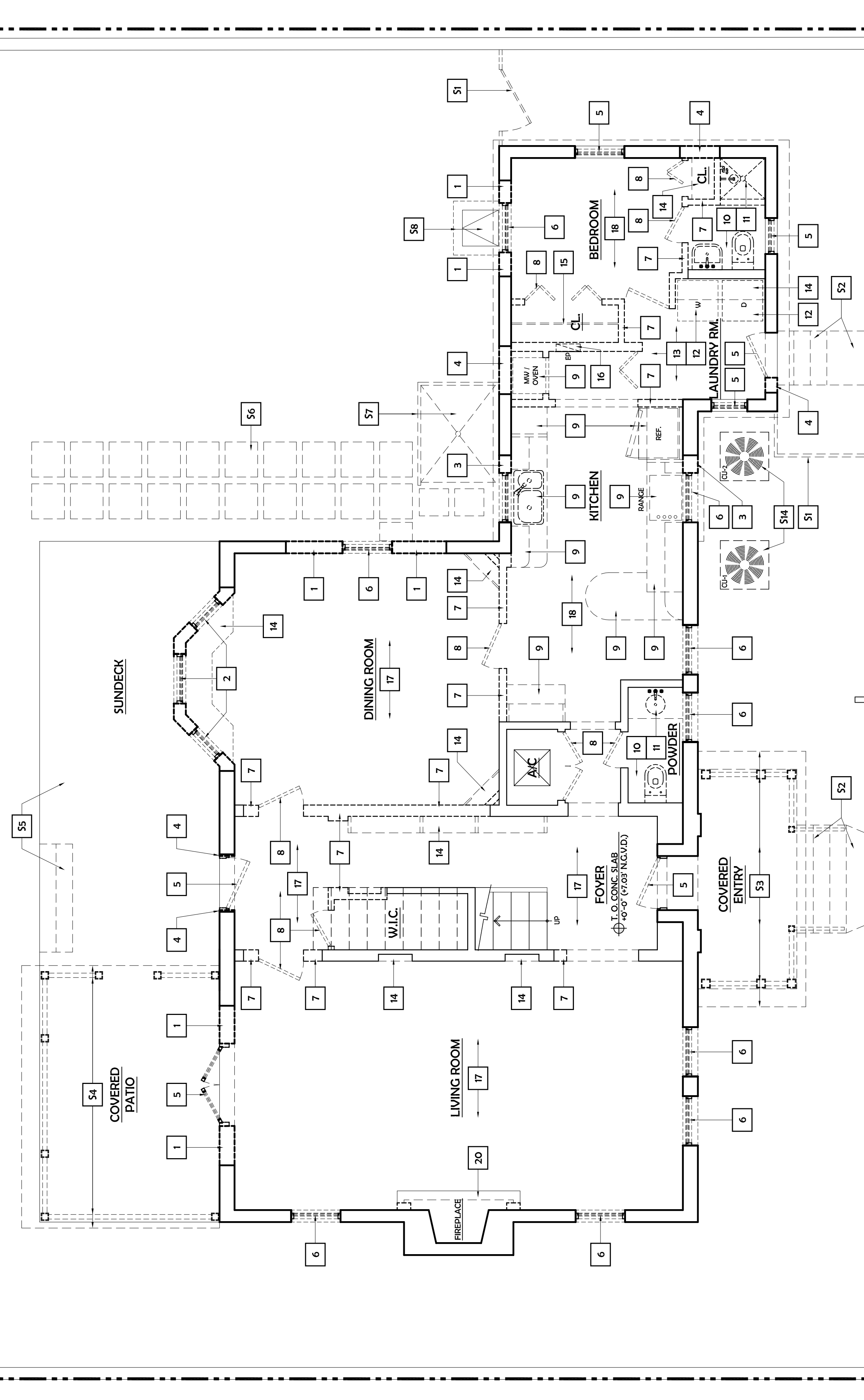
---	EXIST. EXTERIOR BRICK MASONRY WALL TO REMAIN, REMOVE ONLY EXTERIOR WOOD CLADDING. SEE DEMO ELEVATIONS.
---	EXIST. INTERIOR PARTITION TO REMAIN.
---	EXIST. EXTERIOR BRICK MASONRY WALL TO BE REMOVED & DISCARDED.
---	EXISTING INTERIOR PARTITION TO BE REMOVED & DISCARDED.

**DEMOLITION KEY NOTES**

- EXIST. EXTERIOR BRICK MASONRY WALL & FINISHES TO BE REMOVED AND DISCARDED AS REQUIRED FOR NEW STOREFRONT DOOR ROUGH OPENING OR NEW CONSTRUCTION. CONTRACTOR SHALL PROVIDE PROPER SHORING OF WALL ABOVE PRIOR TO DEMO. SEE STRUCTURAL DRAWINGS.
- EXIST. BAY WINDOW EXTERIOR MASONRY WALLS, FINISHES, WINDOWS AND ROOF STRUCTURE TO BE COMPLETELY REMOVED AND DISCARDED AS REQUIRED FOR NEW STOREFRONT DOOR ROUGH OPENING. CONTRACTOR SHALL PROVIDE PROPER SHORING OF WALL ABOVE PRIOR TO DEMO. SEE STRUCTURAL DRAWINGS.
- EXIST. EXTERIOR MASONRY WALL & FINISHES TO BE REMOVED AND DISCARDED AS REQUIRED FOR NEW WINDOW ROUGH OPENING. CONTRACTOR SHALL PROVIDE PROPER SHORING OF WALL ABOVE PRIOR TO DEMO. SEE STRUCTURAL DRAWINGS.
- EXIST. EXTERIOR MASONRY WALL & FINISHES TO BE REMOVED AND DISCARDED AS REQUIRED FOR NEW DOOR ROUGH OPENING. CONTRACTOR SHALL PROVIDE PROPER SHORING OF WALL ABOVE PRIOR TO DEMO. SEE STRUCTURAL DRAWINGS.
- EXIST. EXTERIOR ALUMINUM FRAMED WINDOW / OR DOOR TO BE CAREFULLY REMOVED IN PREPARATION OF NEW WINDOW / OR DOOR INSTALLATION, OR NEW CONSTRUCTION. SEE NEW FLOOR PLAN / WINDOW & DOOR SCHEDULE.
- EXIST. ALUMINUM FRAMED WINDOW AND MASONRY WALL BELOW TO BE REMOVED IN PREPARATION OF NEW WINDOW / OR DOOR INSTALLATION. SEE NEW FLOOR PLAN / WINDOW & DOOR SCHEDULE.
- EXIST. INTERIOR PARTITION AND ELECTRICAL DEVICES TO BE COMPLETELY REMOVED AND DISCARDED. COORDINATE W/ ELECTRICAL DRAWINGS. NOTIFY ARCHITECT IF ANY PARTITIONS ARE LOAD-BEARING.
- EXIST. INTERIOR WOOD DOOR, FRAME, CASING, AND HARDWARE TO BE REMOVED AND DISCARDED. (TYP).
- EXIST. KITCHEN BASE & UPPER CABINETRY, COUNTERTOP, AND APPLIANCES TO BE REMOVED & DISCARDED. CONTRACTOR SHALL RETURN APPLIANCES TO OWNER UPON REQUEST. CONTRACTOR SHALL TEMPORARILY CAP THE EXISTING WASTE AND WATER SUPPLY LINES FOR INSTALLATION OF NEW SINK & APPLIANCES SELECTED BY THE INTERIOR DESIGNER OR OWNER.
- EXIST. BATHROOM & POWDER ROOM FIXTURES: WATER CLOSETS, BUILT-IN VANITIES, LAVATORIES, BATHTUBS, BUILT-IN SHOWERS, FAUCETS AND HARDWARE TO BE COMPLETELY REMOVED & RETURN TO OWNER UPON REQUEST. CONTRACTOR SHALL TEMPORARILY CAP THE EXISTING WASTE AND WATER SUPPLY LINES FOR INSTALLATION OF NEW BATHROOM FIXTURES & FAUCETS SELECTED BY THE INTERIOR DESIGNER OR OWNER.
- EXIST. BATHROOM & POWDER ROOM FINISHES: ALL BATHROOM FLOOR & WALL FINISHES SHALL BE COMPLETELY REMOVED & DISCARDED. CONTRACTOR SHALL PREPARE WALL & FLOOR SURFACES TO RECEIVE NEW FINISHES AS SELECTED BY THE INTERIOR DESIGNER OR OWNER.
- EXIST. LAUNDRY ROOM APPLIANCES: WASHER & DRYER APPLIANCES TO BE CAREFULLY REMOVED & RETURN TO OWNER UPON REQUEST. CONTRACTOR SHALL TEMPORARILY CAP THE EXISTING WASTE AND WATER SUPPLY LINES FOR INSTALLATION OF NEW WASHER & DRYER APPLIANCES SELECTED BY THE INTERIOR DESIGNER OR OWNER.
- EXIST. LAUNDRY ROOM FINISHES: ALL CERAMIC TILE FLOOR FINISHES SHALL BE COMPLETELY REMOVED & DISCARDED. CONTRACTOR SHALL PREPARE FLOOR SURFACES TO RECEIVE NEW FINISHES AS SELECTED BY THE INTERIOR DESIGNER OR OWNER.
- EXIST. BUILT-IN MILLWORK, SHELVING AND / OR UPPER CABINETRY / OR BUILT-IN MILLWORK SEATING TO BE COMPLETELY REMOVED & DISCARDED.
- EXIST. CLOSET SHELVING AND / OR HANGING ROD, AND SUPPORT BRACKETS TO BE REMOVED & DISCARDED. RETURN TO OWNER UPON REQUEST.
- EXIST. MAIN ELECTRICAL PANEL TO BE RELOCATED AND REPLACE WITH NEW ELECTRICAL PANEL. SEE PROPOSED FLOOR PLAN.
- EXIST. PRE-ENGINEERED WOOD FLOORING TO BE CAREFULLY REMOVED & RETURN TO OWNER FOR RECYCLE PURPOSES UPON REQUEST. CONTRACTOR SHALL CLEAN & PREPARE EXIST. CONC. SLAB TO RECEIVE NEW FLOORING.
- EXIST. PORCELAIN TILE FLOOR FINISH TO BE COMPLETELY REMOVED & DISCARDED. CONTRACTOR SHALL CLEAN & PREPARE EXIST. CONC. SLAB TO RECEIVE NEW FLOORING.
- EXIST. GARAGE DOOR, FRAME, HARDWARE & PRECAST EXTERIOR MOLDING AT OPENINGS, TO BE COMPLETELY REMOVED AND DISCARDED.
- EXIST. FIREPLACE STRUCTURE TO REMAIN, ONLY MANTEL & HEARTH FINISHES TO BE CAREFULLY REMOVED AND DISCARDED. CONTRACTOR SHALL CLEAN AND PREPARE SURFACES TO RECEIVE NEW CUSTOM MADE MANTEL & HEARTH STONE FINISHES. COORDINATE WITH INTERIOR DESIGN DWGS.
- EXIST. CHAIN LINK FENCE, GATE, METAL POSTS & CONC. CURB / FOUNDATIONS TO BE COMPLETELY REMOVED & DISCARDED.
- EXIST. CONC. WALKWAY AND / OR STEPS TO BE COMPLETELY REMOVED & DISCARDED IN PREPARATION OF NEW WORK. SEE PROPOSED SITE PLAN & SITE DETAILS.
- EXIST. COVERED PORCH WOOD SCREEN PANELS, RAILINGS, ROOF STRUCTURE & CONC. SLAB TO BE COMPLETELY REMOVED & DISCARDED. PREPARE AREA TO RECEIVE NEW WORK.
- EXIST. COVERED PATIO, WOOD SCREEN PANELS, RAILINGS & ROOF STRUCTURE. TO BE COMPLETELY REMOVED & DISCARDED. EXIST. CONC. SLAB TO REMAIN, PREPARE AREA TO RECEIVE NEW WORK.
- PRESSURE CLEAN STAMPED CONC. SLAB & STEPS, PREPARE AREA ACCORDINGLY TO RECEIVE PROPOSED RAISED REINF. CONC. SLAB AND CONC. INFILL OVER EXISTING SLAB AND STEPS.
- EXIST. CONC. PAVER WALKWAY TO BE COMPLETELY REMOVED & DISCARDED.
- EXISTING EXTERIOR SHOWER STALL PANELS & FLOORING TO BE COMPLETELY REMOVED & DISCARDED. CONTRACTOR CAP-OFF THE EXISTING WASTE AND SUPPLY LINES.
- EXIST. GRAMM SPACE ACCESS PANEL TO BE REPLACED W/ NEW WEATHERPROOF METAL ACCESS FLOOR HATCH.
- EXIST. COVERED PATIO AT DETACHED GARAGE AREA- ALUM. FRAMED SCREENS AND STAMPED CONC. SLAB TO BE COMPLETELY REMOVED & DISCARDED. EXIST. ROOF STRUCTURE TO REMAIN, PREPARE AREA TO RECEIVE NEW WORK. CONTRACTOR SHALL PROVIDE PROPER SHORING OF ROOF STRUCTURE PRIOR TO DEMO. SEE STRUCTURAL DRAWINGS.
- EXIST. EXTERIOR STAMPED CONC. SLAB TO BE COMPLETELY REMOVED & DISCARDED.
- EXISTING PRIVACY FENCE ACCESS WOOD GATE TO BE COMPLETELY REMOVED & DISCARDED.
- EXISTING MASONRY PRIVACY LOW WALL & FOUNDATIONS TO BE COMPLETELY REMOVED & DISCARDED.
- EXIST. ASPHALT DRIVEWAY TO BE COMPLETELY REMOVED & DISCARDED.
- EXIST. A/C CONDENSING UNITS TO BE RELOCATED. SEE PROPOSED SITE PLAN.

DO NOT REMOVE ANY STRUCTURAL MEMBERS, WHEN DISCOVERED, WITHOUT WRITTEN APPROVAL OF STRUCTURAL ENGINEER. PROVIDE TEMPORARY SHORING WHERE REQUIRED AND PREPARE AREAS FOR NEW WORK.

NOTIFY ARCH. OF ALL ACTIVE MEP THAT CAN NOT BE REMOVED OR CAPPED.



**1** EXISTING / DEMO GROUND FLOOR PLAN  
 1/4" = 1'-0"

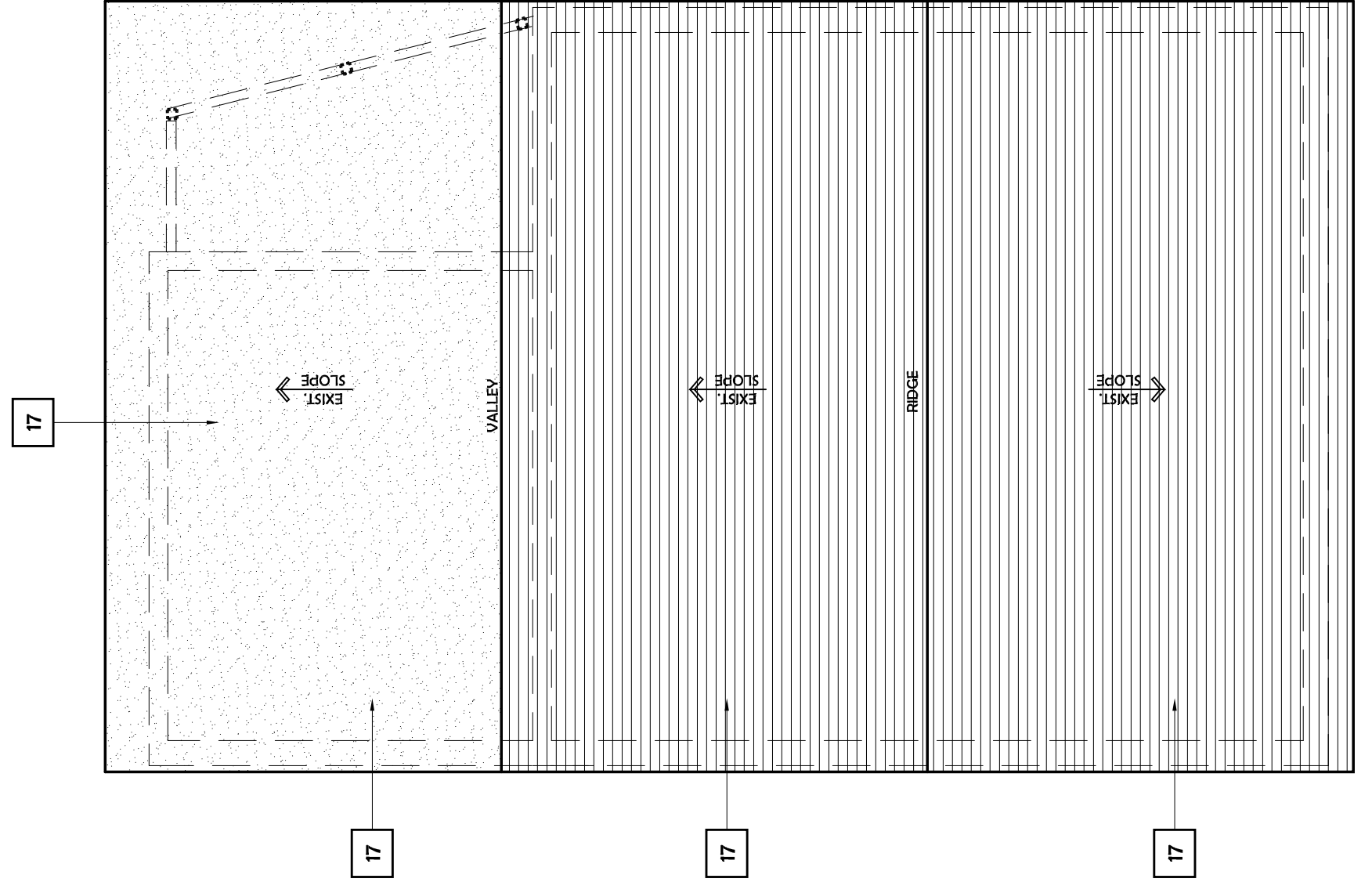
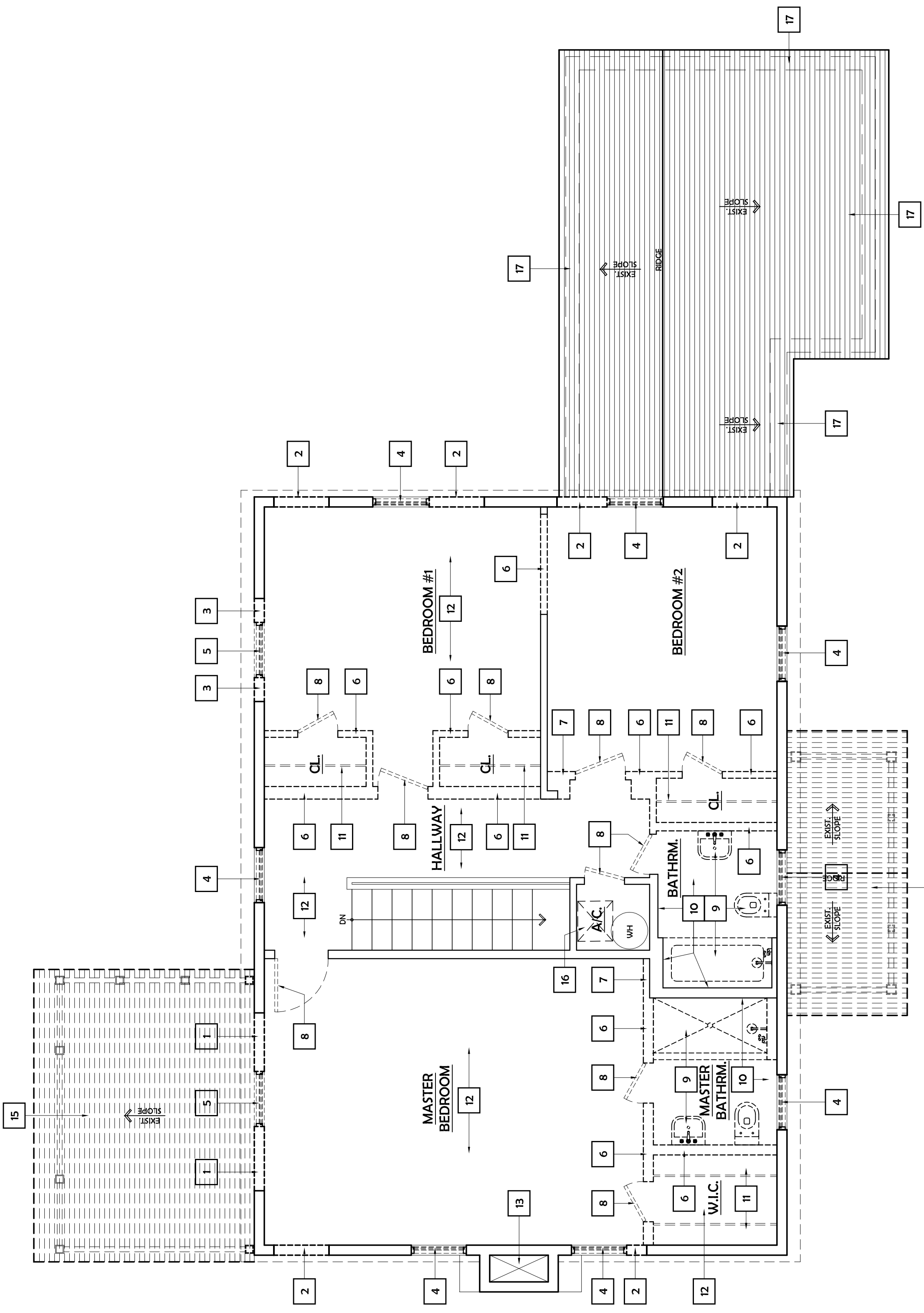


RESIDENCE SHALL BE VACANT DURING ALL DEMOLITION AND CONSTRUCTION WORK.

**EXISTING / DEMO WALL LEGEND**

—	EXIST. EXTERIOR 2x WOOD FRAMED WALL TO REMAIN
—	EXIST. INTERIOR PARTITION TO REMAIN
- - - -	EXIST. EXTERIOR 2x WOOD FRAMED WALL TO BE REMOVED & DISCARDED.
- - - -	EXISTING INTERIOR PARTITION TO BE REMOVED & DISCARDED.

- DEMOLITION KEY NOTES**
- EXIST. EXTERIOR 2x WOOD FRAMED WALL & FINISHES TO BE REMOVED AND DISCARDED AS REQUIRED FOR NEW STOREFRONT DOOR + SIDELIGHTS ROUGH OPENING OR NEW CONSTRUCTION. CONTRACTOR SHALL PROVIDE PROPER SHORING OF WALL ABOVE PRIOR TO DEMO. SEE STRUCTURAL DRAWINGS.
  - EXIST. EXTERIOR 2x WOOD FRAMED WALL & FINISHES TO BE REMOVED AND DISCARDED AS REQUIRED FOR NEW WINDOW ROUGH OPENING. CONTRACTOR SHALL PROVIDE PROPER SHORING OF WALL ABOVE PRIOR TO DEMO. SEE STRUCTURAL DRAWINGS.
  - EXIST. EXTERIOR 2x WALL & FINISHES TO BE REMOVED AND DISCARDED AS REQUIRED FOR NEW DOOR ROUGH OPENING. CONTRACTOR SHALL PROVIDE PROPER SHORING OF WALL ABOVE PRIOR TO DEMO. SEE STRUCTURAL DRAWINGS.
  - EXIST. EXTERIOR ALUMINUM FRAMED WINDOW TO BE CAREFULLY REMOVED IN PREPARATION OF NEW WINDOW INSTALLATION, OR NEW CONSTRUCTION. SEE NEW FLOOR PLAN / WINDOW & DOOR SCHEDULE.
  - EXIST. ALUMINUM FRAMED WINDOW AND 2x WOOD FRAMED WALL BELOW TO BE REMOVED IN PREPARATION OF NEW WINDOW / OR DOOR INSTALLATION. SEE NEW FLOOR PLAN / WINDOW & DOOR SCHEDULE.
  - EXIST. INTERIOR PARTITION AND ELECTRICAL DEVICES TO BE COMPLETELY REMOVED AND DISCARDED. COORDINATE W/ ELECTRICAL DRAWINGS. NOTIFY ARCHITECT IF ANY PARTITIONS ARE LOAD-BEARING.
  - EXISTING PARTITION GYPSUM FINISH ON BEDROOM SIDE, TO BE CAREFULLY REMOVED TO EXPOSED PARTITION STUDS. REWORK EXISTING STUDS TO ACCOMMODATE NEW WORK.
  - EXIST. INTERIOR WOOD DOOR, FRAME, CASING, AND HARDWARE TO BE REMOVED AND DISCARDED. (TYP.).
  - EXIST. BATHROOMS FIXTURES, WATER CLOSETS, LAVATORIES, BATHTUBS, BUILT-IN SHOWERS, FAUCETS AND HARDWARE, TO BE COMPLETELY REMOVED & RETURN TO OWNER UPON REQUEST. CONTRACTOR SHALL TEMPORARILY CAP THE EXISTING WASTE AND WATER SUPPLY LINES FOR INSTALLATION OF NEW BATHROOM FIXTURES & FAUCETS SELECTED BY THE INTERIOR DESIGNER OR OWNER.
  - EXIST. BATHROOMS FINISHES: ALL BATHROOM FLOOR & WALL FINISHES SHALL BE COMPLETELY REMOVED & DISCARDED. CONTRACTOR SHALL PREPARE WALLS TO REMAIN & FLOOR SURFACES TO RECEIVE NEW FINISHES AS SELECTED BY THE INTERIOR DESIGNER OR OWNER.
  - EXIST. CLOSET SHELVING AND / OR HANGING ROD, AND SUPPORT BRACKETS TO BE REMOVED & DISCARDED. RETURN TO OWNER UPON REQUEST.
  - EXIST. PRE-ENGINEERED WOOD FLOORING TO BE CAREFULLY REMOVED & RETURN TO OWNER FOR RECYCLE PURPOSES UPON REQUEST. CONTRACTOR SHALL CLEAN & PREPARE EXIST. CONC. SLAB TO RECEIVE NEW FLOORING.
  - EXIST. FIREPLACE STRUCTURE TO REMAIN.
  - EXISTING COVERED ENTRY PORCH ROOF STRUCTURE TO BE COMPLETELY REMOVED & DISCARDED. PREPARE AREA TO RECEIVE NEW WORK.
  - EXIST. COVERED PATIO ROOF STRUCTURE, TO BE COMPLETELY REMOVED & DISCARDED. PREPARE AREA TO RECEIVE NEW WORK.
  - EXIST. WATER HEATER AND A/C UNIT ABOVE TO REMAIN.
  - EXIST. ROOFING & ROOF STRUCTURE TO REMAIN UNDISTURBED AT THESE AREAS.
- DO NOT REMOVE ANY STRUCTURAL MEMBERS, WHEN DISCOVERED, WITHOUT WRITTEN APPROVAL OF STRUCTURAL ENGINEER. PROVIDE TEMPORARY SHORING WHERE REQUIRED AND PREPARE AREAS FOR NEW WORK.
- NOTIFY ARCH. OF ALL ACTIVE MEP THAT CAN NOT BE REMOVED OR CAPPED.





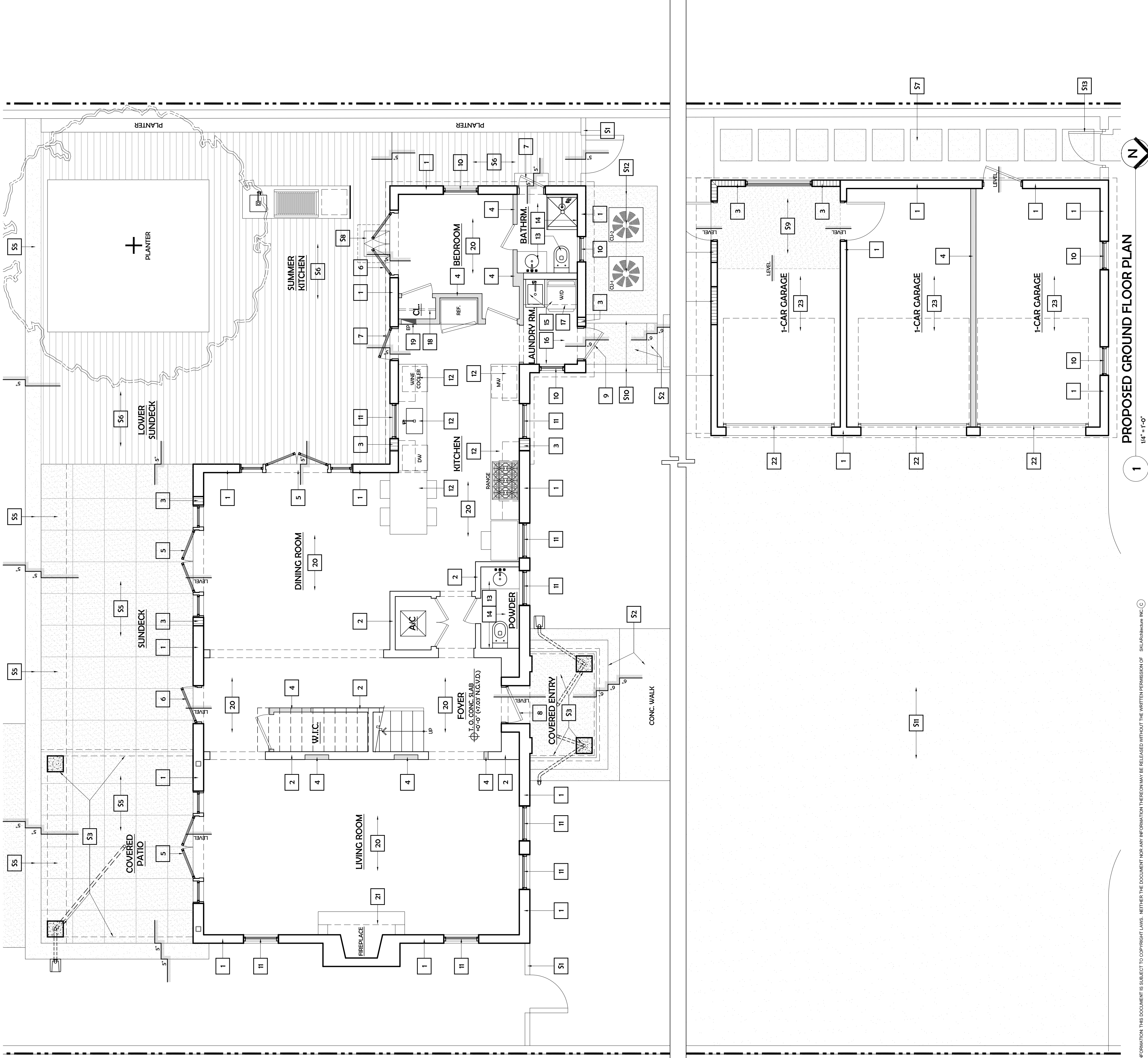
**WALL LEGEND**

- EXIST. BRICK MASONRY WALL WITH INTERIOR DRYWALL FINISH TO REMAIN. INSTALL NEW DRYWALL FINISH AT DAMAGED AREAS W/ 5/8" GYPSUM WALLBOARD ON 7/8" GALV. MTL. FURRING CHANNELS AT 16" O.C. WITH R-5.0 MIN. INSULATION. AT EXTERIOR BRICK SURFACES, CONTRACTOR SHALL CHIPP-OUT & PRESSURE WASH THE BRICK SURFACE W/ 3000 PSI MIN. PRESSURE. APPLY A BONDING AGENT, AND PROVIDE 5/8" THICK LIGHT TEXTURED STUCCO FINISH. SEE PROPOSED ELEVATIONS.
- EXIST. INTERIOR PARTITION TO REMAIN. PATCH AND REPAIR DAMAGED AREAS.
- NEW BRICK MASONRY WALL / INFILL WITH INTERIOR DRYWALL FINISH TO MATCH EXISTING. INSTALL DRYWALL FINISH W/ 5/8" GYPSUM WALLBOARD ON 7/8" GALV. MTL. FURRING CHANNELS AT 16" O.C. WITH R-5.0 MIN. INSULATION. AT EXTERIOR BRICK SURFACES APPLY A BONDING AGENT, AND PROVIDE 5/8" THICK LIGHT TEXTURED STUCCO FINISH. SEE PROPOSED ELEVATIONS.
- EXIST. INTERIOR PARTITION TO REMAIN. PATCH AND REPAIR DAMAGED AREAS.
- NEW 2x4 @ 24" O.C. 3/4" MTL. FRAMED INTERIOR PARTITION. INSTALL STUD SPACING AT 16" O.C. SHEATH EACH SIDE W/ 5/8" GYPSUM WALLBOARD (USE 1/2" M.S. C.P.R. WALLBD. IN BATHROOMS) AND INSULATE W/ 4" MINERAL WOOL SOUND ATTENUATION BLANKETS. SUBSTITUTE 1/2" DUROCK TILE BACKER BOARD AT ALL AREAS WHERE MARBLE OR TILE IS TO BE INSTALLED. SEE TYP. PARTITION DETAIL.

**CONSTRUCTION KEY NOTES**

- 1 EXIST. EXTERIOR BRICK MASONRY WALL & INTERIOR FINISHES TO REMAIN. SEE WALL LEGEND.
- 2 EXIST. INTERIOR PARTITION AND ELECTRICAL DEVICES TO REMAIN. SEE WALL LEGEND.
- 3 NEW BRICK MASONRY WALL / INFILL WITH INTERIOR DRYWALL FINISH TO MATCH EXISTING. SEE WALL LEGEND.
- 4 NEW METAL FRAMED INTERIOR PARTITION / INFILL WITH INTERIOR DRYWALL FINISH. SEE WALL LEGEND.
- 5 NEW ALUMINUM FRAMED DOOR & SIDELIGHTS W/ IMPACT RESISTANT GLASS IN EXISTING-MODIFIED ROUGH OPENING.
- 6 NEW ALUMINUM FRAMED DOOR W/ IMPACT RESISTANT GLASS IN EXISTING-MODIFIED ROUGH OPENING.
- 7 NEW ALUMINUM FRAMED DOOR W/ IMPACT RESISTANT GLASS IN NEW ROUGH OPENING.
- 8 NEW EXTERIOR SOLID WOOD ENTRY DOOR IN EXISTING ROUGH OPENING.
- 9 NEW EXTERIOR SOLID WOOD DOOR IN EXISTING-MODIFIED ROUGH OPENING.
- 10 NEW ALUMINUM FRAMED WINDOW W/ IMPACT RESISTANT GLASS IN EXISTING ROUGH OPENING.
- 11 NEW ALUMINUM FRAMED WINDOW W/ IMPACT RESISTANT GLASS IN EXISTING-MODIFIED ROUGH OPENING.
- 12 PROPOSED KITCHEN BASE & UPPER CABINETS, COUNTERTOP, SINK AND APPLIANCES.
- 13 EXISTING-RENOVATED BATHROOM & POWDER ROOM FIXTURES. ALL PLUMBING FIXTURES SUCH AS WATER CLOSETS, BUILT-IN VANITIES, LAVATORIES, BUILT-IN SHOWERS, FAUCETS AND HARDWARE, TO BE SELECTED BY THE INTERIOR DESIGNER OR OWNER.
- 14 EXISTING-RENOVATED BATHROOM & POWDER ROOM FINISHES. ALL WALL FINISHES SHALL BE SMOOTH, NON-ABSORBENT HARD SURFACE. CONTRACTOR SHALL PREPARE WALL & FLOOR SURFACES TO RECEIVE NEW FINISHES AS SELECTED BY THE INTERIOR DESIGNER OR OWNER.
- 15 EXISTING-MODIFIED LAUNDRY ROOM APPLIANCES & FIXTURES: PROPOSED FRONT LOAD WASHER & DRYER TOWER APPLIANCES, AND LAUNDRY SINK TO BE SELECTED BY THE INTERIOR DESIGNER OR OWNER.
- 16 EXISTING-MODIFIED LAUNDRY ROOM FINISHES: FLOOR FINISHES SHALL BE SLIP-RESISTANT. ALL WALL FINISHES SHALL BE SMOOTH, NON-ABSORBENT HARD SURFACE. CONTRACTOR SHALL PREPARE WALL & FLOOR SURFACES TO RECEIVE NEW FINISHES AS SELECTED BY THE INTERIOR DESIGNER OR OWNER.
- 17 PROPOSED BUILT-IN MILLWORK UPPER CABINETS AT LAUNDRY, BY OTHERS, N.I.C.
- 18 PROPOSED CLOSET SHELVING AND / OR HANGING ROD, AND SUPPORT BRACKETS, BY OTHERS, N.I.C.
- 19 PROPOSED MAIN ELECTRICAL PANEL TO REPLACE EXISTING ELECTRICAL PANEL.
- 20 PROPOSED NON-SLIP STONE TILE FLOOR FINISH TO BE SELECTED BY THE INTERIOR DESIGNER OR OWNER. (TYPICAL THROUGHOUT). CONTRACTOR SHALL CLEAN & PREPARE EXIST. CONC. SLAB TO RECEIVE NEW FLOORING.
- 21 EXISTING FIREPLACE STRUCTURE TO REMAIN. PROPOSED CUSTOM MANTEL & HEARTH STONE FINISHES TO BE SELECTED BY THE INTERIOR DESIGNER OR OWNER, BY OTHERS, N.I.C.
- 22 PROPOSED GARAGE DOOR, FRAME, HARDWARE & PRECAST EXTERIOR MOLDING AT OPENINGS, TO BE SELECTED BY THE OWNER.
- 23 EXISTING GARAGE CONC. SLAB TO REMAIN.
- 51 PROPOSED 5'-0" HIGH ALUM. FRAMED FENCE, AND 3'-0" WIDE GATE. STYLE IN HORIZONTAL PATTERN W/ WHITE PAINT COLOR. SEE ELEVATIONS.
- 52 PROPOSED CONC. WALKWAY AND/ OR STEPS W/ MORTAR-SET "KEY-STONE" TILE FLOORING W/ NON-SLIP FINISH BY CAROLINA TILE & STONE OR CLIENT'S APPROVED EQUAL.
- 53 PROPOSED ENTRY COVERED PORCH STRUCTURE & CONC. SLAB.
- 54 PROPOSED COVERED PATIO STRUCTURE.
- 55 PROPOSED RAISED BENCH, CONC. SLAB AND STEPS W/ MORTAR-SET "KEY-STONE" TILE FLOORING W/ NON-SLIP FINISH BY CAROLINA TILE & STONE OR CLIENT'S APPROVED EQUAL.
- 56 PROPOSED 2" x 8" COMPOSITE LUMBER DECKING & STEPS SYSTEM, NON-POROUS, SLIP RESISTANT, BY TIMBER TECH "VINTAGE COLLECTION, WEATHER TEAK", OR CLIENT'S APPROVED EQUAL.
- 57 PROPOSED CONC. PAVER WALKWAY W/ LIGHT GRAY CONC. COLOR AND SLIP RESISTANT FINISH.
- 58 EXIST. CRAWLSPACE WITH NEW WEATHERPROOF METAL ACCESS FLOOR HATCH AS SELECTED BY THE CLIENT.
- 59 PROPOSED ADDITION W/ NEW REINF. CONC. SLAB BELOW EXISTING ROOF STRUCTURE.
- 510 PROPOSED 1'-0" HIGH (A.F.F.), 6" CONC. BLOCK LOW WALL AT STEPS AND LANDING.
- 511 PROPOSED NON-SLIP DRIVEWAY DECK (FINISH T.B.D.).
- 512 EXISTING-RELOCATED A/C CONDENSING UNITS ON NEW REINF. CONCRETE PAD.
- 513 NEW 5'-0" HIGH ALUM. FRAMED GATE IN EXISTING ROUGH OPENING. STYLE IN HORIZONTAL PATTERN W/ WHITE PAINT COLOR. SEE ELEVATIONS.

RESIDENCE SHALL BE VACANT DURING ALL DEMOLITION AND CONSTRUCTION WORK.



**1 PROPOSED GROUND FLOOR PLAN**  
 1/4" = 1'-0"



**WALL LEGEND**

EXIST. EXTERIOR 2x4 WOOD FRAMED WALL WITH INTERIOR DRYWALL FINISH TO REMAIN. INSTALL NEW DRYWALL FINISH AT INTERIOR DAMAGED AREAS W/ 5/8" GYPSUM WALLBOARD TO MATCH EXISTING.  
 ALL EXTERIOR PLYWOOD SHEATHING SHALL BE REPLACED W/ (1) LAYER 5/8" DENSGLASS BOARD BY GP-CVPSUM, APPLIED HORIZONTALLY TO FRAMING W/ 1 5/8" TYPE 5 STEEL SCREWS @ 8" O.C., APPLY 5/8" MIN. THICK LIGHT TEXTURED STUCCO FINISH OVER PAPER-BACKED METAL RIBLATH, MECHANICALLY FASTENED TO SHEATHING. REPLACE EXISTING INSULATION W/ NEW 3 1/2" THERMOFIBER (S.A.F.B.) INSULATION. SEE PROPOSED ELEVATIONS.

EXIST. INTERIOR PARTITION TO REMAIN. PATCH AND REPAIR DAMAGED AREAS.

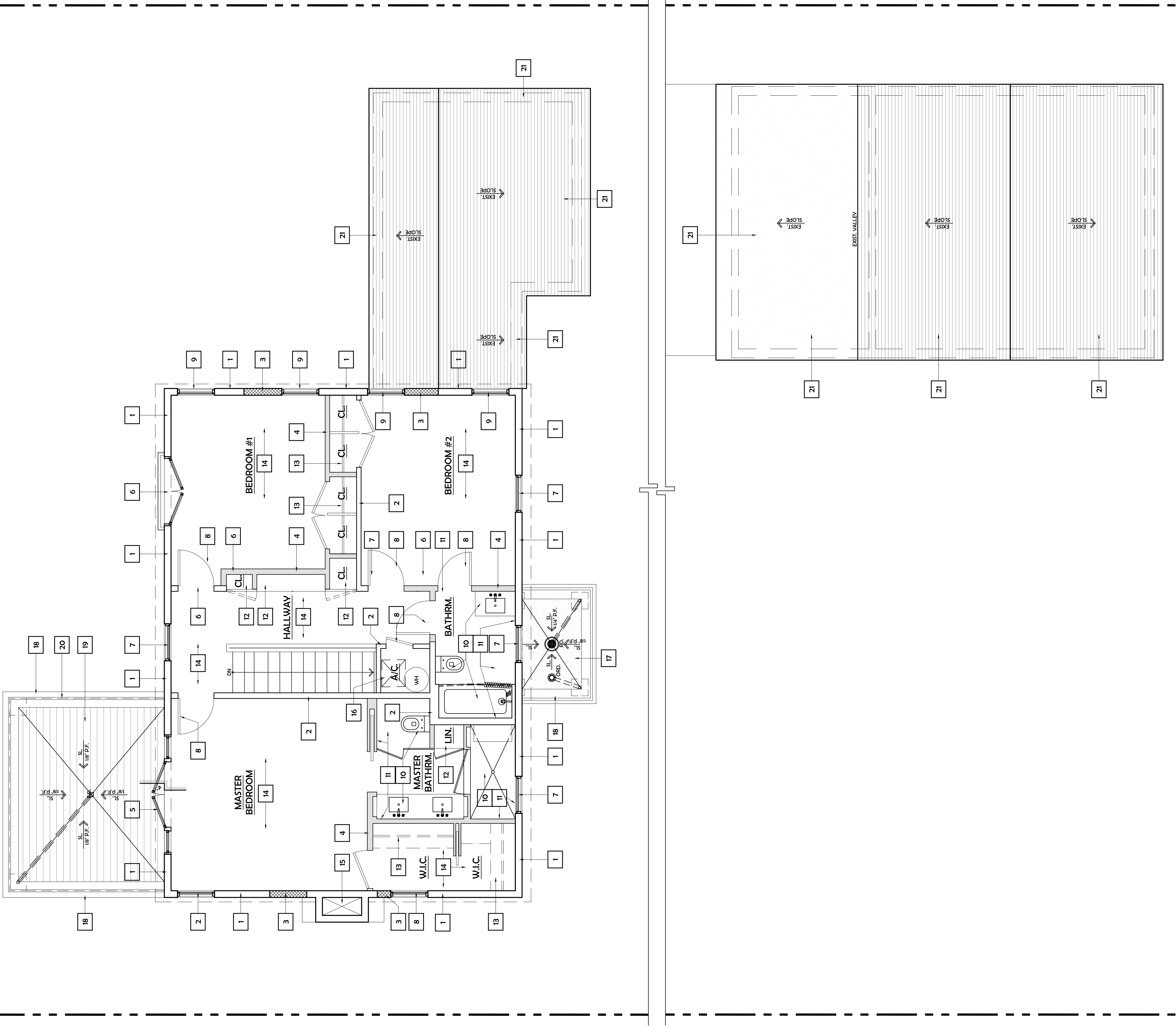
NEW EXTERIOR 2x4 WOOD FRAMED WALL INFILL TO MATCH EXISTING. INSTALL NEW DRYWALL FINISH AT INTERIOR W/ 5/8" GYPSUM WALLBOARD. INSTALL ON EXTERIOR SIDE (1) LAYER 5/8" DENSGLASS BOARD BY GP-CVPSUM, APPLIED HORIZONTALLY TO FRAMING W/ 1 5/8" TYPE 5 STEEL SCREWS @ 8" O.C., APPLY 5/8" MIN. THICK LIGHT TEXTURED STUCCO FINISH OVER PAPER-BACKED METAL RIBLATH, MECHANICALLY FASTENED TO SHEATHING. INSTALL 3 1/2" THERMOFIBER (S.A.F.B.) INSULATION. SEE PROPOSED ELEVATIONS.

NEW 20 GA., 2 1/2" MTL. FRAMED INTERIOR PARTITION: INSTALL STUD SPACING AT 16" O.C. SHEATH EACH SIDE W/ 5/8" GYPSUM WALLBOARD (USE 1/2" M.R. GYP. WALLBD. IN BATHROOMS) AND INSULATE W/ 4" MINERAL WOOL SOUND ATTENUATION BLANKETS. SUBSTITUTE 1/2" DUROCK TILE BACKER BOARD AT ALL AREAS WHERE MARBLE OR TILE IS TO BE INSTALLED. SEE TYP. PARTITION DETAIL.

**CONSTRUCTION KEY NOTES**

- EXIST. EXTERIOR 2x4 WOOD FRAMED WALL & INTERIOR FINISHES TO REMAIN (U.O.N.). FOR EXTERIOR WORK SEE WALL LEGEND.
- EXIST. INTERIOR PARTITION AND ELECTRICAL DEVICES TO REMAIN. SEE WALL LEGEND.
- NEW EXTERIOR 2x4 WOOD FRAMED WALL INFILL TO MATCH EXISTING. SEE WALL LEGEND.
- NEW METAL FRAMED INTERIOR PARTITION WITH DRYWALL FINISH. SEE WALL LEGEND.
- NEW ALUMINUM FRAMED DOOR & SIDELIGHTS W/ IMPACT RESISTANT GLASS IN EXISTING-MODIFIED ROUGH OPENING.
- NEW ALUMINUM FRAMED DOOR W/ IMPACT RESISTANT GLASS IN EXISTING-MODIFIED ROUGH OPENING.
- NEW ALUMINUM FRAMED WINDOW W/ IMPACT RESISTANT GLASS IN EXISTING ROUGH OPENING.
- NEW ALUMINUM FRAMED WINDOW W/ IMPACT RESISTANT GLASS IN EXISTING-MODIFIED ROUGH OPENING.
- NEW ALUMINUM FRAMED WINDOW W/ IMPACT RESISTANT GLASS IN EXISTING-MODIFIED ROUGH OPENING.
- NEW ALUMINUM FRAMED WINDOW W/ IMPACT RESISTANT GLASS IN NEW ROUGH OPENING.
- EXISTING-REMODELED BATHROOM & MASTER BATHROOM FIXTURES: ALL PLUMBING FIXTURES SUCH, WATER CLOSETS, BUILT-IN VANITIES, LAVATORIES, BUILT-IN SHOWERS, BATHTUB, FAUCETS AND HARDWARE, TO BE SELECTED BY THE INTERIOR DESIGNER OR OWNER.
- EXISTING-REMODELED BATHROOM & MASTER BATHROOM FINISHES:  
 ALL BATHROOM FLOOR FINISHES SHALL BE SLIP-RESISTANT. ALL WALL FINISHES SHALL BE SMOOTH, NON-ABSORBENT HARD SURFACE. CONTRACTOR SHALL PREPARE WALL & FLOOR SURFACES TO RECEIVE NEW FINISHES AS SELECTED BY THE INTERIOR DESIGNER OR OWNER.
- PROPOSED BUILT-IN MILLWORK SHELVING SYSTEM, BY OTHERS, N.I.C.
- PROPOSED CLOSET SHELVING AND / OR HANGING ROD, AND SUPPORT BRACKETS, BY OTHERS, N.I.C.
- PROPOSED NON-SLIP 6" PRE-ENGINEERED NATURAL WOOD FLOOR FINISH OVER IMPACT SOUND CONTROL FLOOR UNDERLAYMENT. WOOD COLOR & GRAIN TO BE SELECTED BY THE INTERIOR DESIGNER OR OWNER. (TYPICAL THROUGHOUT). CONTRACTOR SHALL CLEAN REPAIR & PREPARE EXIST. PLYWOOD DECK SUB-FLOORING TO RECEIVE NEW FLOORING.
- EXIST. FIREPLACE STRUCTURE TO REMAIN.
- EXIST. WATER HEATER AND A/C UNIT ABOVE TO REMAIN.
- PROPOSED ROOFING SYSTEM OVER ENTRY COVERED PORCH STRUCTURE.
- 8" CONC. BLOCK ROOF / OR TERRACE PARAPET.
- PROPOSED TERRACE W/ MORTAR-SET "HEAVY-STONE" TILE FLOORING W/ NON-SLIP FINISH BY CAROLINA TILE & STONE OR CLIENTS APPROVED EQUAL.
- NEW 42" HIGH A.F.F. ALUM. FRAMED RAILING SYSTEM, "CLASSIC PICKET" STYLE W/ OFF-BLACK PAINT COLOR.
- EXIST. ROOFING & ROOF STRUCTURE TO REMAIN UNDISTURBED AT THESE AREAS.  
 DO NOT REMOVE ANY STRUCTURAL MEMBERS, WHEN DISCOVERED, WITHOUT WRITTEN APPROVAL OF STRUCTURAL ENGINEER. PROVIDE TEMPORARY SHORING WHERE REQUIRED AND PREPARE AREAS FOR NEW WORK.  
 NOTIFY ARCH. OF ALL ACTIVE MEP THAT CAN NOT BE REMOVED OR CAPPED.

RESIDENCE SHALL BE VACANT DURING ALL DEMOLITION AND CONSTRUCTION WORK.





REVISIONS

HOME RENOVATION FOR  
**MRS. WENDY GREENBERG**  
 732 88TH STREET  
 SUITE 514  
 FORT LAUDERDALE, FLORIDA 33154

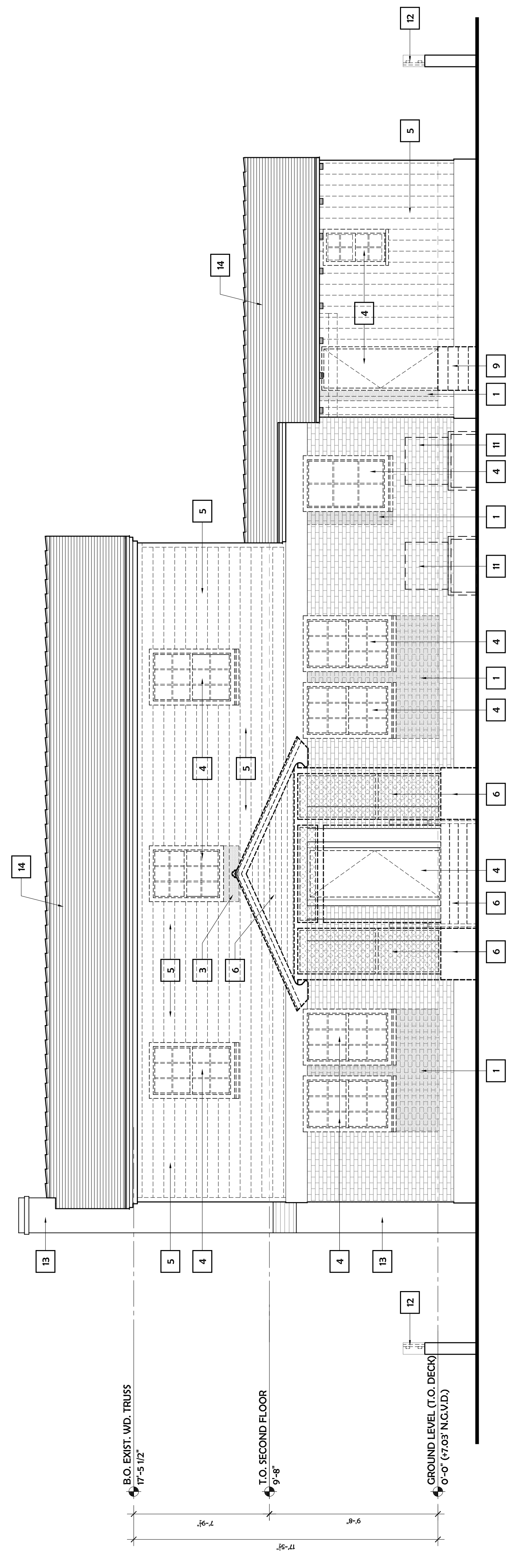
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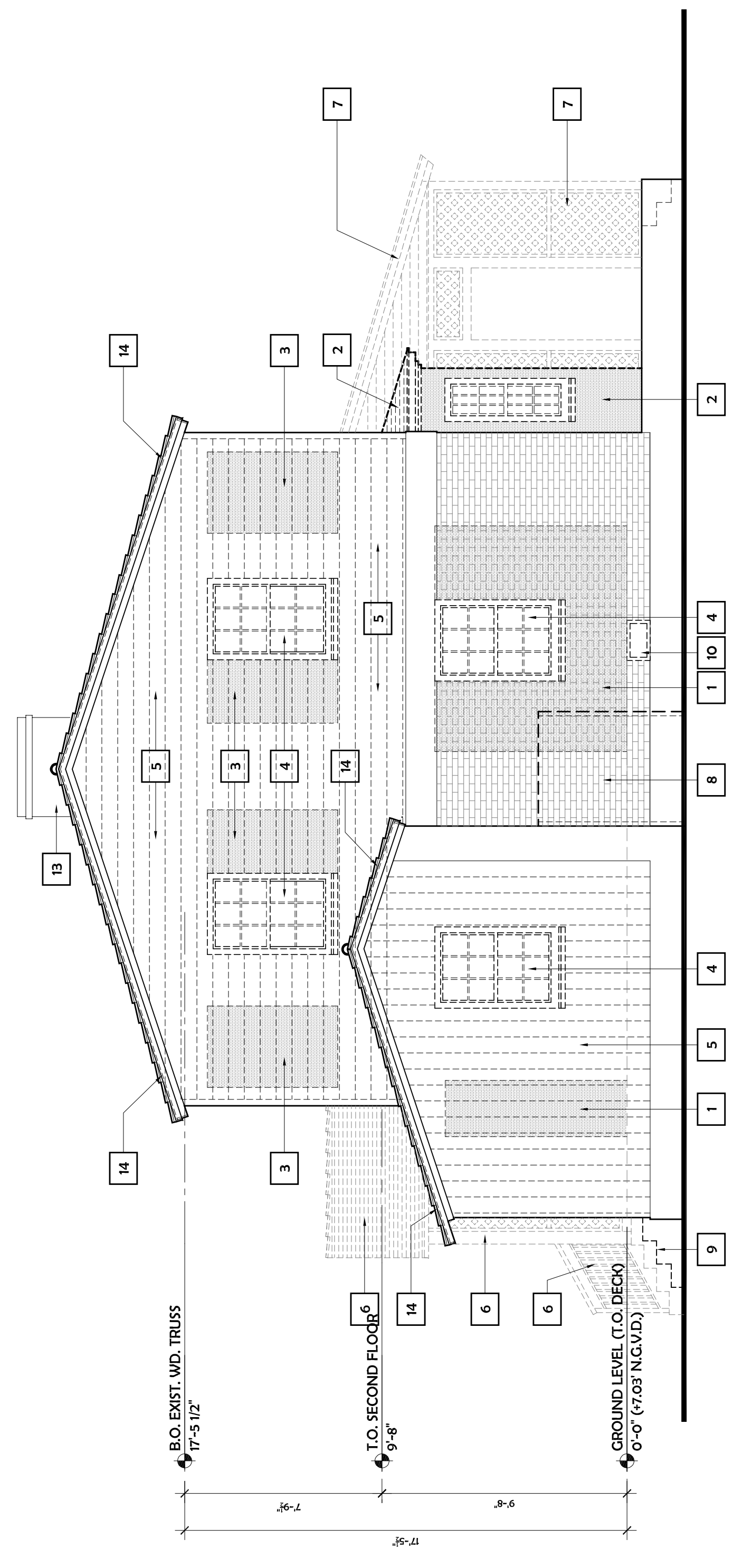
EXISTING / DEMO  
 ELEVATIONS

**A3.0**

PROJECT #: 21-014  
 DATE: 08-09-21



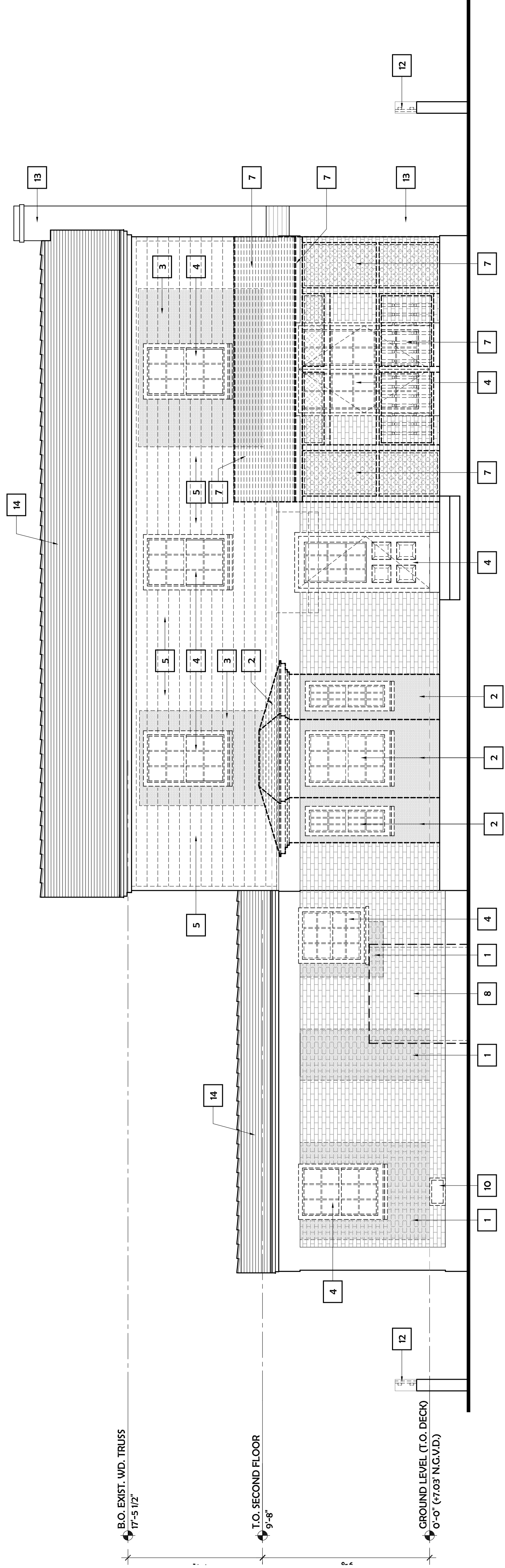
**1** EXISTING / DEMO NORTH ELEVATION (FRONT)  
 1/4" = 1'-0"



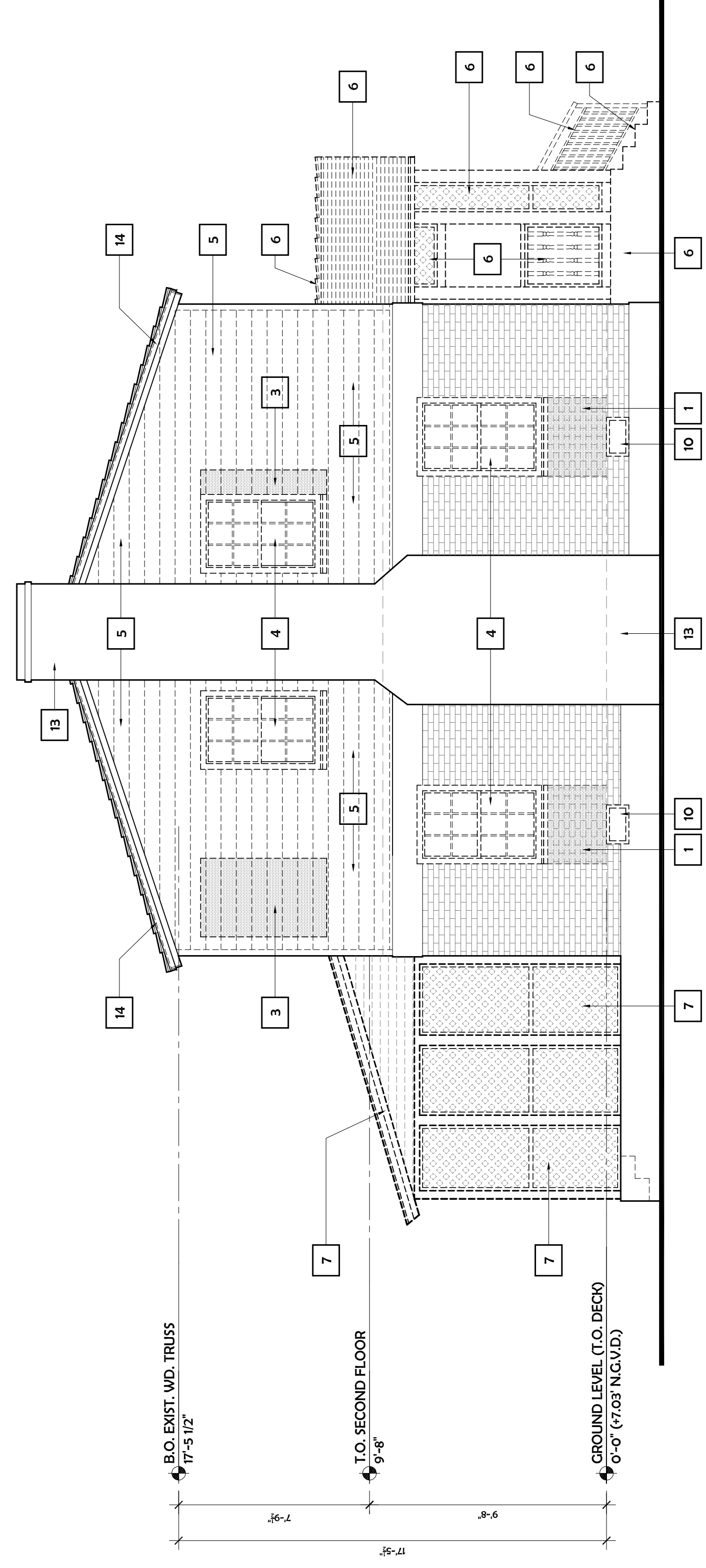
**2** EXISTING / DEMO WEST ELEVATION (RIGHT SIDE)  
 1/4" = 1'-0"

- ELEVATION DEMOLITION KEY NOTES**
- EXIST. EXTERIOR BRICK MASONRY WALL & FINISHES TO BE REMOVED AND DISCARDED AS REQUIRED FOR NEW STOREFRONT DOOR, OR WINDOW ROUGH OPENING, AND NEW CONSTRUCTION. CONTRACTOR SHALL PROVIDE PROPER SHORING OF WALL ABOVE PRIOR TO DEMO. SEE FLOOR PLANS.
  - EXIST. BAY WINDOW EXTERIOR MASONRY WALLS, FINISHES, WINDOWS AND ROOF STRUCTURE TO BE COMPLETELY REMOVED AND DISCARDED AS REQUIRED FOR NEW STOREFRONT DOOR ROUGH OPENING. CONTRACTOR SHALL PROVIDE PROPER SHORING OF WALL ABOVE PRIOR TO DEMO. SEE FLOOR PLANS.
  - EXIST. EXTERIOR 2x WOOD FRAMED WALL & FINISHES TO BE REMOVED AND DISCARDED AS REQUIRED FOR NEW STOREFRONT DOOR, OR WINDOW ROUGH OPENING, AND NEW CONSTRUCTION. CONTRACTOR SHALL PROVIDE PROPER SHORING OF WALL ABOVE PRIOR TO DEMO. SEE FLOOR PLANS.
  - EXIST. EXTERIOR ALUMINUM FRAMED WINDOW / OR DOOR TO BE CAREFULLY REMOVED IN PREPARATION OF NEW WINDOW / OR DOOR INSTALLATION, OR NEW CONSTRUCTION. SEE PROPOSED FLOOR PLAN.
  - EXIST. EXTERIOR 2x WOOD FRAMED WALL WITH INTERIOR DRYWALL FINISH TO REMAIN. ALL EXTERIOR WOOD CLADDING / PLWOOD SHEATHING AND INSULATION SHALL BE COMPLETELY REMOVED AND REPLACED WITH NEW. SEE FLOOR PLAN.
  - EXIST. COVERED PORCH WOOD SCREEN PANELS, RAILINGS, ROOF STRUCTURE & CONC. SLAB TO BE COMPLETELY REMOVED & DISCARDED. PREPARE AREA TO RECEIVE NEW WORK.
  - EXIST. COVERED PATIO WOOD SCREEN PANELS, RAILINGS & ROOF STRUCTURE TO BE COMPLETELY REMOVED & DISCARDED. EXIST. CONC. SLAB TO REMAIN. PREPARE AREA TO RECEIVE NEW WORK.
  - EXISTING EXTERIOR SHOWER STALL PANELS & FLOORING TO BE COMPLETELY REMOVED & DISCARDED. CONTRACTOR CAP-OFF THE EXISTING WASTE AND SUPPLY LINES.
  - EXIST. CONC. STEPS TO BE COMPLETELY REMOVED & DISCARDED IN PREPARATION OF NEW WORK. SEE PROPOSED SITE PLAN.
  - EXIST. CRAWLSPACE WALL MOUNTED VENTS TO BE REPLACED AND/OR RELOCATED. SEE PROPOSED ELEVATIONS.
  - EXIST. A/C CONDENSING UNITS TO BE RELOCATED. SEE PROPOSED SITE PLAN.
  - EXIST. MASONRY PRIVACY FENCE TO REMAIN. REMOVE ONLY THE WOOD PICKET FENCE ABOVE MASONRY WALL ( TYP. ).
  - EXIST. FIREPLACE STRUCTURE TO REMAIN.
  - EXIST. ROOF TILES, ROOFING AND ROOF STRUCTURE TO REMAIN AS IS. ( TYPICAL THROUGHOUT )





**1** EXISTING / DEMO SOUTH ELEVATION (REAR)  
 1/4" = 1'-0"

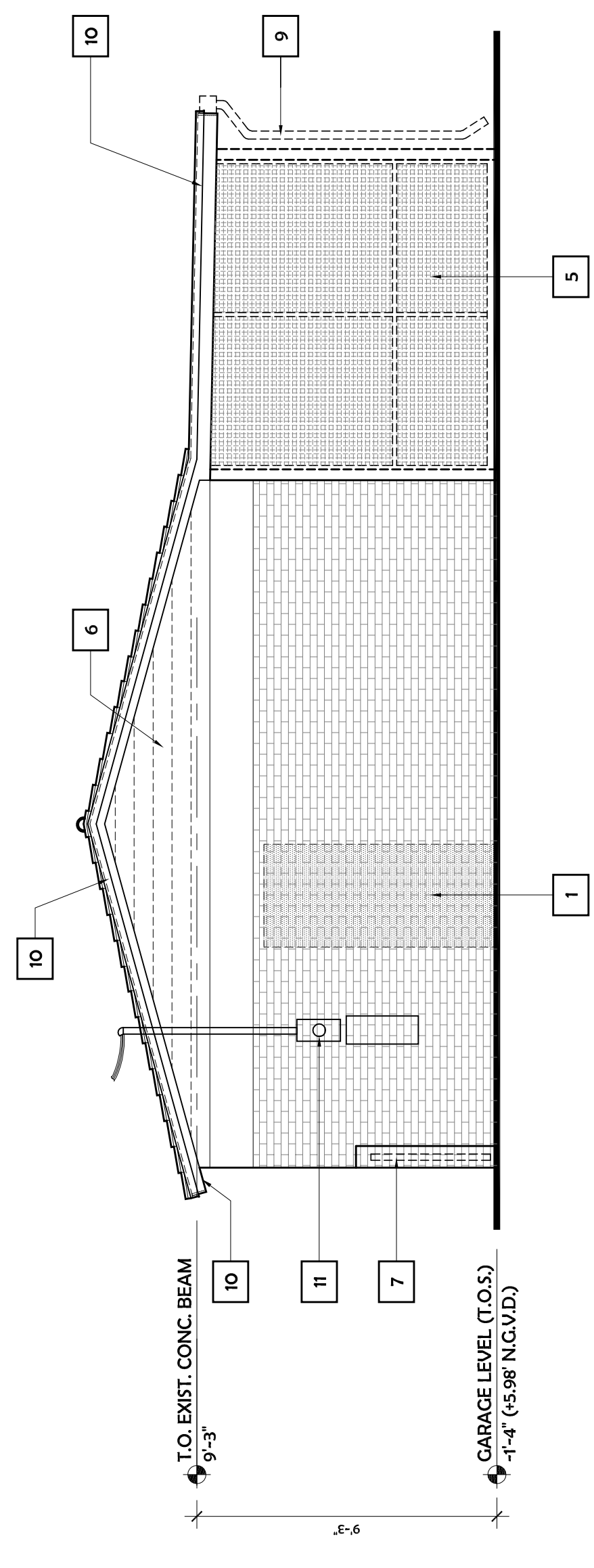


**2** EXISTING / DEMO EAST ELEVATION (LEFT SIDE)  
 1/4" = 1'-0"

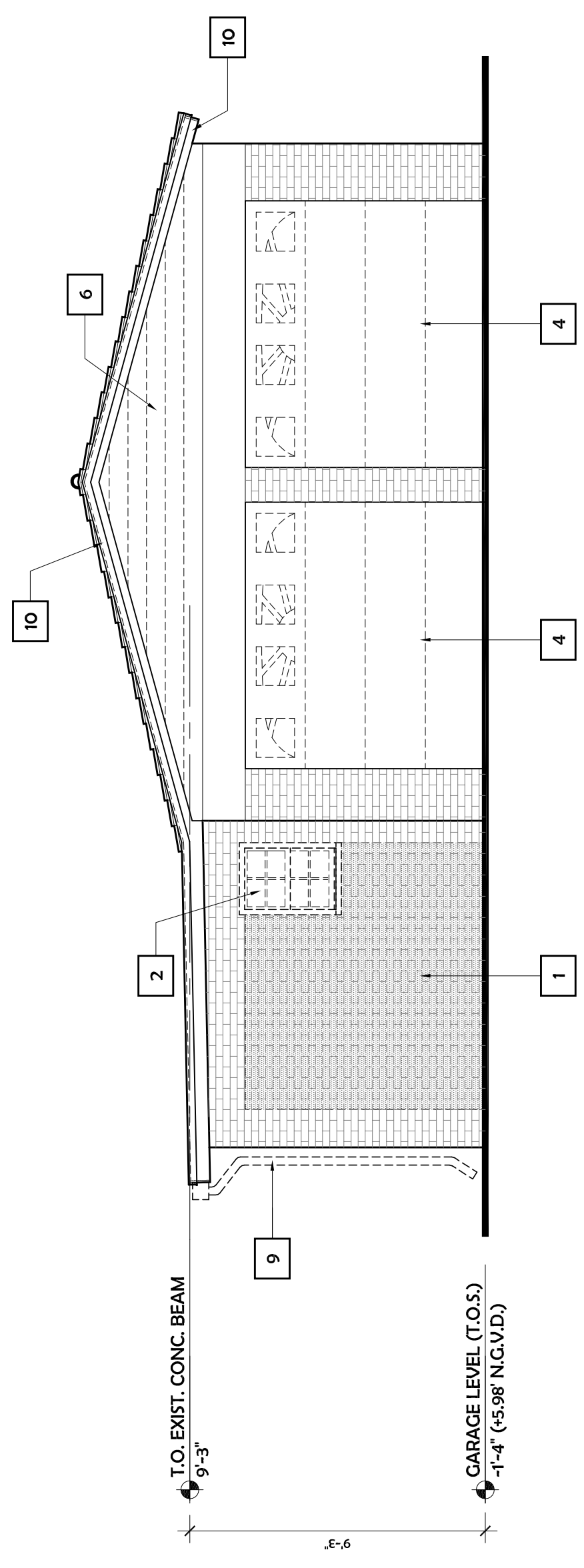
**ELEVATION DEMOLITION KEY NOTES**

- 1 EXIST. EXTERIOR BRICK MASONRY WALL & FINISHES TO BE REMOVED AND DISCARDED AS REQUIRED FOR NEW STOREFRONT DOOR, OR WINDOW ROUGH OPENING, AND NEW CONSTRUCTION. CONTRACTOR SHALL PROVIDE PROPER SHORING OF WALL ABOVE PRIOR TO DEMO. SEE FLOOR PLANS.
- 2 EXIST. BAY WINDOW EXTERIOR MASONRY WALLS, FINISHES, WINDOWS AND ROOF STRUCTURE TO BE COMPLETELY REMOVED AND DISCARDED AS REQUIRED FOR NEW STOREFRONT DOOR ROUGH OPENING. CONTRACTOR SHALL PROVIDE PROPER SHORING OF WALL ABOVE PRIOR TO DEMO. SEE FLOOR PLANS.
- 3 EXIST. EXTERIOR 2x4 WOOD FRAMED WALL & FINISHES TO BE REMOVED AND DISCARDED AS REQUIRED FOR NEW STOREFRONT DOOR, OR WINDOW ROUGH OPENING, AND NEW CONSTRUCTION. CONTRACTOR SHALL PROVIDE PROPER SHORING OF WALL ABOVE PRIOR TO DEMO. SEE FLOOR PLANS.
- 4 EXIST. EXTERIOR ALUMINUM FRAMED WINDOW / OR DOOR TO BE CAREFULLY REMOVED IN PREPARATION OF NEW WINDOW / OR DOOR INSTALLATION, OR NEW CONSTRUCTION. SEE PROPOSED FLOOR PLAN.
- 5 EXIST. EXTERIOR 2x4 WOOD FRAMED WALL WITH INTERIOR DRYWALL. FINISH TO REMAIN. ALL EXTERIOR WOOD CLADDING / PLYWOOD SHEATHING AND INSULATION SHALL BE COMPLETELY REMOVED AND REPLACED WITH NEW. SEE FLOOR PLAN.
- 6 EXIST. COVERED PORCH WOOD SCREEN PANELS, RAILINGS, ROOF STRUCTURE & CONC. SLAB TO BE COMPLETELY REMOVED & DISCARDED. PREPARE AREA TO RECEIVE NEW WORK.
- 7 EXIST. COVERED PATIO WOOD SCREEN PANELS, RAILINGS & ROOF STRUCTURE TO BE COMPLETELY REMOVED & DISCARDED. EXIST. CONC. SLAB TO REMAIN. PREPARE AREA TO RECEIVE NEW WORK.
- 8 EXISTING EXTERIOR SHOWER-FALL PANELS & FLOORING TO BE COMPLETELY REMOVED & DISCARDED. CONTRACTOR CAP-OFF THE EXISTING WASTE AND SUPPLY LINES.
- 9 EXIST. CONC. STEPS TO BE COMPLETELY REMOVED & DISCARDED IN PREPARATION OF NEW WORK. SEE PROPOSED SITE PLAN.
- 10 EXIST. CRAWLSPACE WALL MOUNTED VENTS TO BE REPLACED WITH NEW.
- 11 EXIST. A/C CONDENSING UNITS TO BE RELOCATED. SEE PROPOSED SITE PLAN.
- 12 EXIST. MASONRY PRIVACY FENCE TO REMAIN. REMOVE ONLY THE WOOD PICKET FENCE ABOVE MASONRY WALL ( TYP.).
- 13 EXIST. FIREPLACE STRUCTURE TO REMAIN
- 14 EXIST. ROOF TILES, ROOFING AND ROOF STRUCTURE TO REMAIN AS IS. (TYPICAL THROUGHOUT)

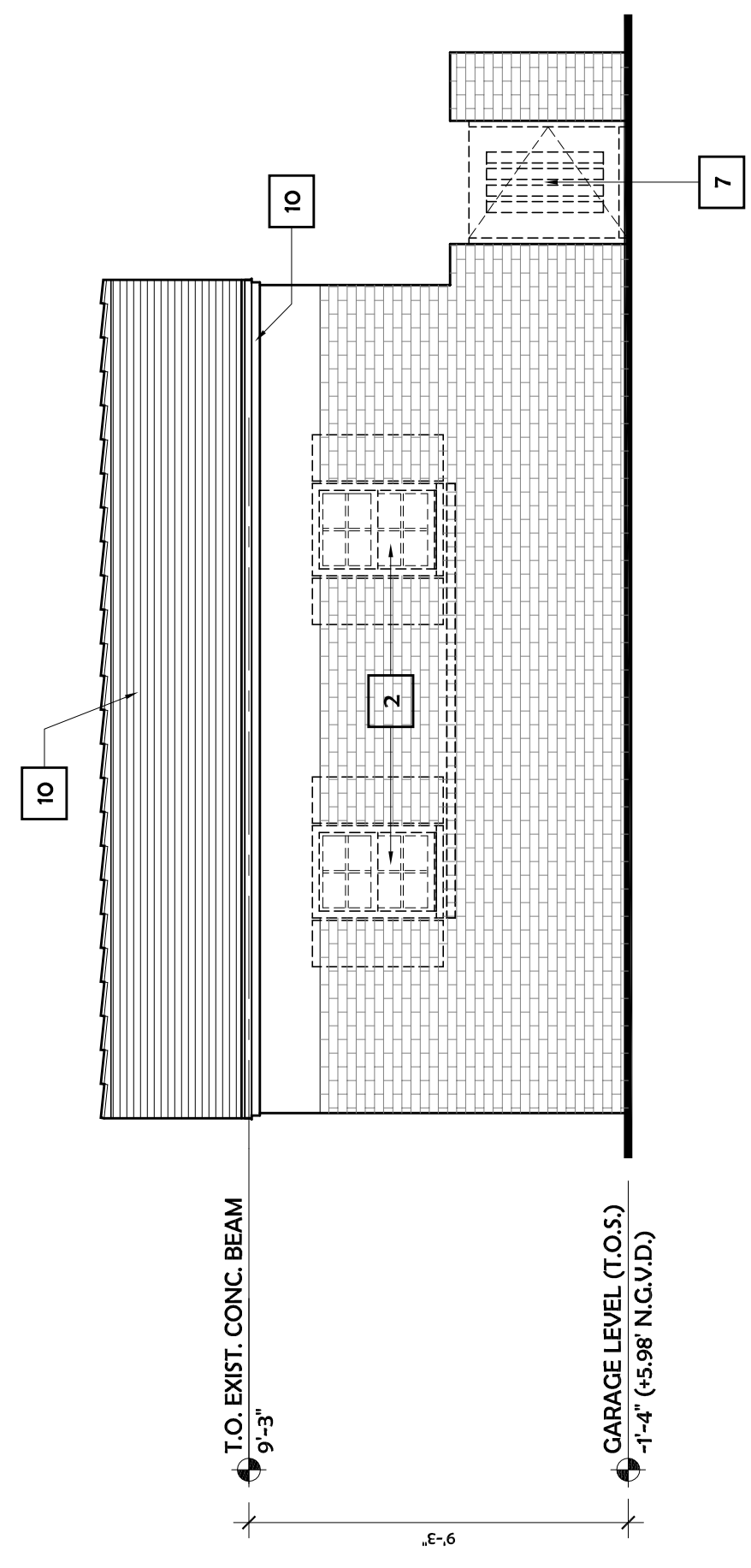




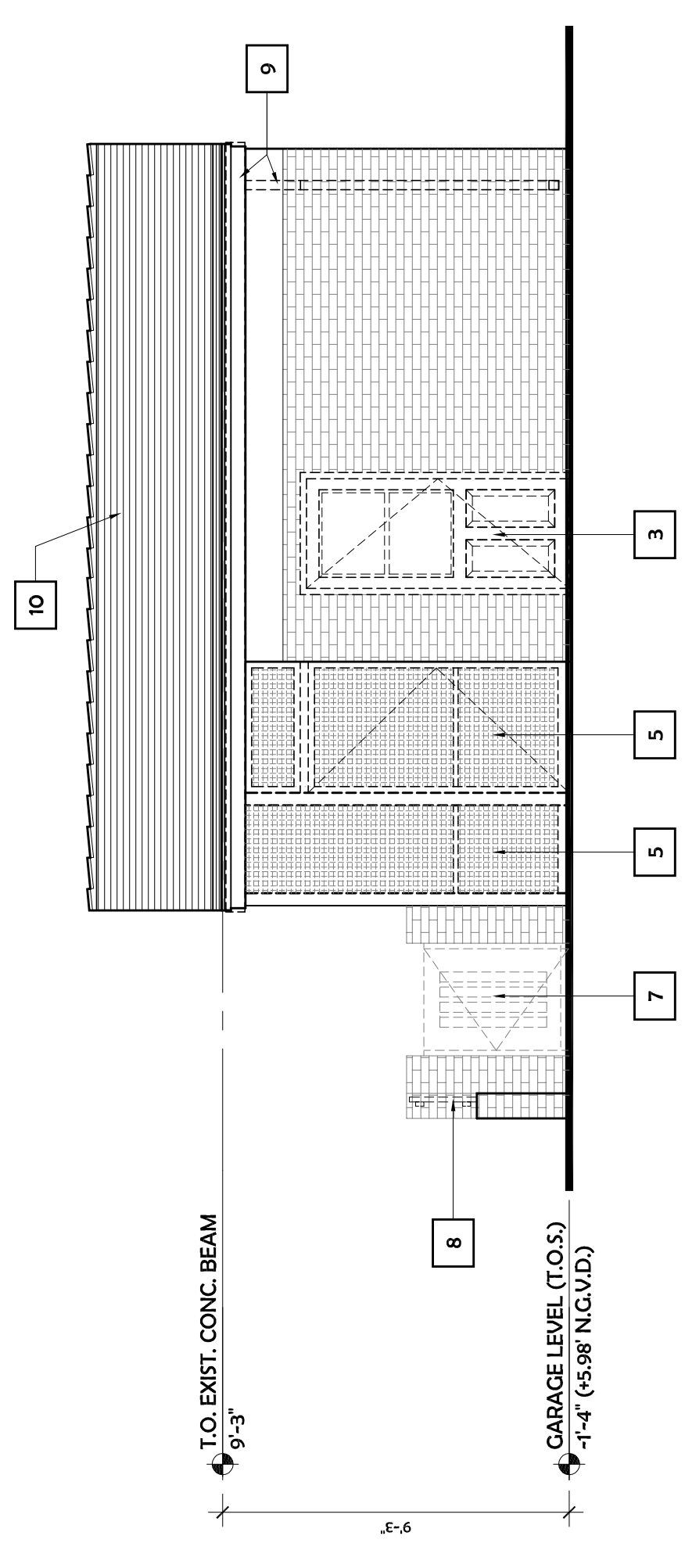
**2** EXISTING / DEMO DETACHED GARAGE WEST ELEVATION (RIGHT SIDE)  
 1/4" = 1'-0"



**4** EXISTING / DEMO DETACHED GARAGE EAST ELEVATION (LEFT SIDE)  
 1/4" = 1'-0"



**1** EXISTING / DEMO DETACHED GARAGE NORTH ELEVATION (FRONT)  
 1/4" = 1'-0"



**3** EXISTING / DEMO DETACHED GARAGE SOUTH ELEVATION (REAR)  
 1/4" = 1'-0"

**ELEVATION DEMOLITION KEY NOTES**

- 1 EXIST. EXTERIOR BRICK MASONRY WALL & FINISHES TO BE REMOVED AND DISCARDED AS REQUIRED FOR NEW DOOR ROUGH OPENING. CONTRACTOR SHALL PROVIDE PROPER SHORING OF WALL ABOVE PRIOR TO DEMO. SEE FLOOR PLANS.
- 2 EXIST. EXTERIOR ALUMINUM FRAMED WINDOW TO BE REMOVED AND DISCARDED. SEE PROPOSED ELEVATIONS.
- 3 EXIST. EXTERIOR ALUMINUM FRAMED DOOR TO BE REMOVED AND DISCARDED IN PREPARATION OF NEW CONSTRUCTION. SEE PROPOSED ELEVATIONS.
- 4 EXIST. GARAGE DOOR, FRAME, HARDWARE & PRECAST EXTERIOR MOLDING AT OPENINGS, TO BE COMPLETELY REMOVED AND DISCARDED.
- 5 EXIST. COVERED PATIO AT DETACHED GARAGE AREA. ALUM. FRAMED SCREENS AND SCREEN DOOR TO BE COMPLETELY REMOVED & DISCARDED. EXIST. ROOF STRUCTURE TO REMAIN. PREPARE AREA TO RECEIVE NEW WORK. CONTRACTOR SHALL PROVIDE PROPER SHORING OF ROOF STRUCTURE PRIOR TO DEMO. SEE PROPOSED ELEVATIONS.
- 6 EXIST. EXTERIOR WOOD CLADDING TO BE COMPLETELY REMOVED AND DISCARDED. SEE PROPOSED ELEVATIONS.
- 7 EXISTING PRIVACY FENCE ACCESS WOOD GATE TO BE REMOVED & DISCARDED.
- 8 EXIST. MASONRY PRIVACY FENCE TO REMAIN. REMOVE ONLY THE WOOD PICKET FENCE ABOVE MASONRY WALL ( TYP.).
- 9 EXIST. METAL GUTTER AND DOWNSPOUT TO BE COMPLETELY REMOVED AND DISCARDED.
- 10 EXIST. ROOF TILES, ROOFING AND ROOF STRUCTURE TO REMAIN AS IS. (TYPICAL THROUGHOUT)
- 11 EXISTING OVERHEAD ELECTRICAL METER TO REMAIN.

HOME RENOVATION FOR  
**MRS. WENDY GREENBERG**  
 732 88TH STREET  
 SURFSIDE, FLORIDA 33154

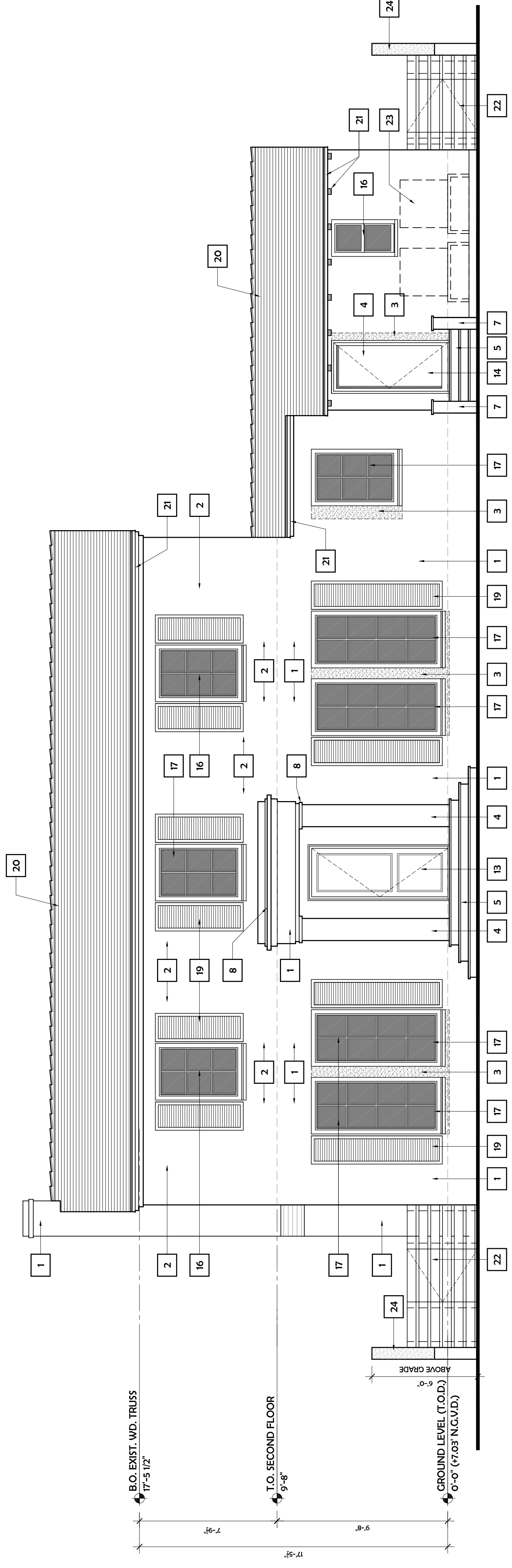
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EXISTING / DEMO DETACHED  
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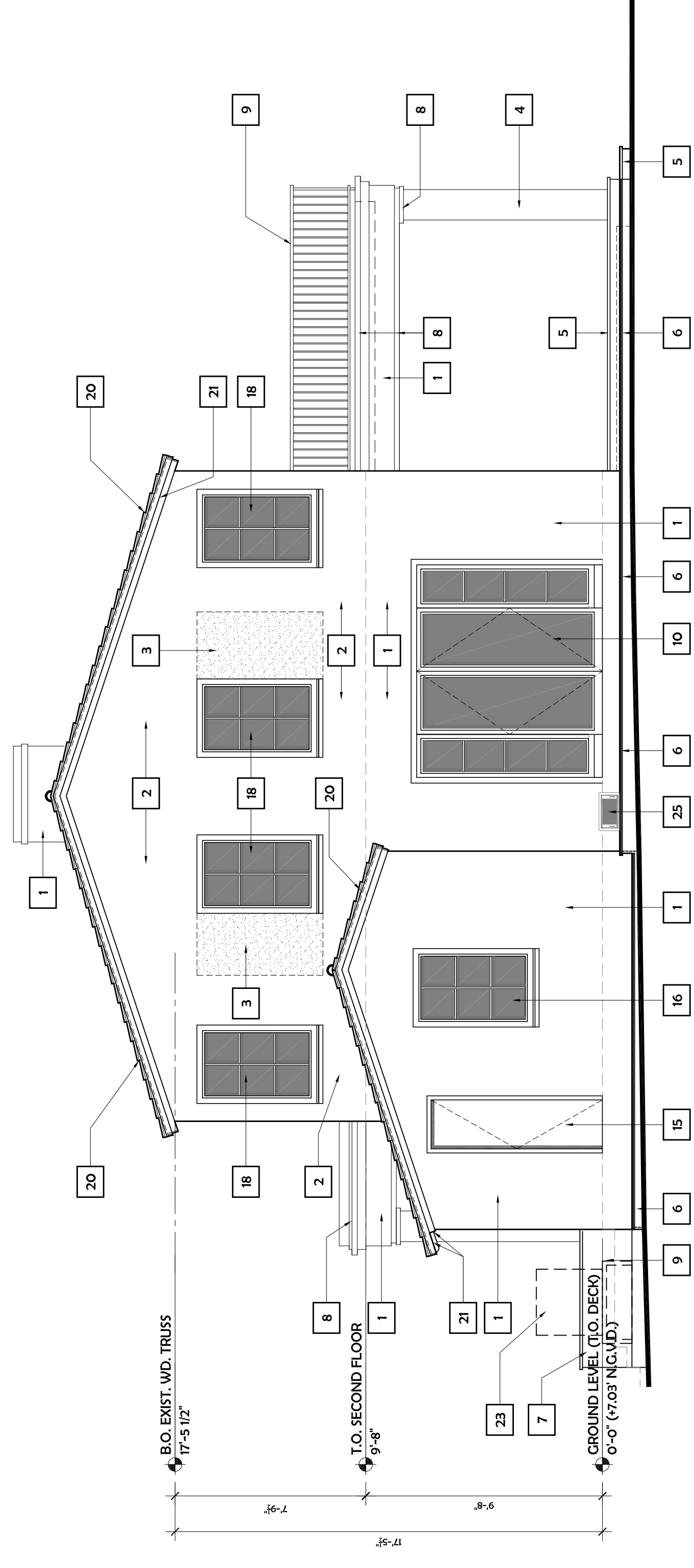
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PROJECT #: 21-014  
 DATE: 08-09-21





**1** PROPOSED NORTH ELEVATION (FRONT)  
 1/4" = 1'-0"



**2** PROPOSED WEST ELEVATION (RIGHT SIDE)  
 1/4" = 1'-0"

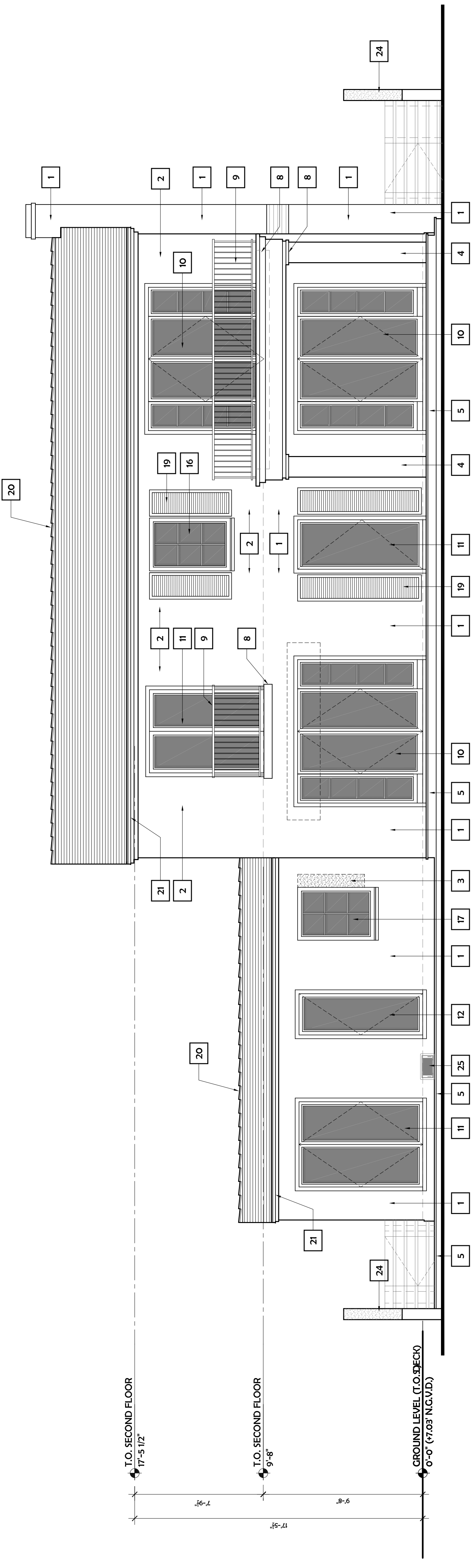
**ELEVATION KEY NOTES**

- 1 NEW 5/8" THICK LIGHT-TEXTURED STUCCO FINISH W/ OFF-WHITE PAINT COLOR OVER EXIST. / NEW BRICK MASONRY WALL OR NEW CONC. WALL.
- 2 NEW 5/8" THICK LIGHT-TEXTURED STUCCO FINISH W/ DOF-WHITE PAINT COLOR OVER EXIST. / NEW WOOD FRAMED WALL. (TYP. AT SECOND FLOOR).
- 3 NEW WALL INFILL W/ 5/8" THICK LIGHT-TEXTURED STUCCO FINISH W/ OFF-WHITE PAINT COLOR. SEE PROPOSED FLOOR PLANS.
- 4 NEW REINF. CONC. COLUMN W/ 5/8" THICK SMOOTH STUCCO FINISH W/ OFF-WHITE PAINT COLOR.
- 5 NEW REINF. CONC. STEPS & SLAB W/ MORTAR-SET "KEY-STONE" TILE FLOORING W/ NON-SLIP FINISH BY CAROLINA TILE & STONE OR CLIENT'S APPROVED EQUAL.
- 6 NEW FRAMED STEPS & DECK W/ 2" X 8" COMPOSITE LUMBER DECKING SYSTEM, NON-POROUS, SLIP RESISTANT, BY TIMBER TECH "VINTAGE COLLECTION, WEATHERED TEAK", OR CLIENT'S APPROVED EQUAL.
- 7 NEW 1'-0" HIGH (A.F.F.), 8" CONC. BLOCK LOW WALL W/ 5/8" THICK LIGHT-TEXTURED STUCCO FINISH W/ OFF-WHITE PAINT COLOR.
- 8 NEW DECORATIVE SMOOTH STUCCO BANDING W/ OFF-WHITE PAINT COLOR.
- 9 NEW 42" HIGH A.F.F. ALUM. FRAMED RAILING SYSTEM, "CLASSIC PICKET" STYLE W/ OFF-BLACK PAINT COLOR.
- 10 NEW ALUMINUM FRAMED DOOR & SIDELIGHTS W/ IMPACT RESISTANT GLASS IN EXISTING-MODIFIED ROUGH OPENING.
- 11 NEW ALUMINUM FRAMED DOOR W/ IMPACT RESISTANT GLASS IN EXISTING-MODIFIED ROUGH OPENING.
- 12 NEW ALUMINUM FRAMED DOOR W/ IMPACT RESISTANT GLASS IN NEW ROUGH OPENING.
- 13 NEW EXTERIOR SOLID WOOD ENTRY DOOR IN EXISTING ROUGH OPENING.
- 14 NEW EXTERIOR SOLID WOOD DOOR IN EXISTING-MODIFIED ROUGH OPENING.
- 15 NEW EXTERIOR SOLID WOOD DOOR IN NEW ROUGH OPENING.
- 16 NEW ALUMINUM FRAMED WINDOW W/ IMPACT RESISTANT GLASS IN EXISTING ROUGH OPENING.
- 17 NEW ALUMINUM FRAMED WINDOW W/ IMPACT RESISTANT GLASS IN EXISTING-MODIFIED ROUGH OPENING.
- 18 NEW ALUMINUM FRAMED WINDOW W/ IMPACT RESISTANT GLASS IN NEW ROUGH OPENING.
- 19 NEW CUSTOM EXTERIOR PVC LOUVERED SHUTTERS AT WINDOWS W/ WHITE PAINT COLOR, BY TIMBARLANE TYPE "ENDURIAN SHUTTERS".
- 20 EXIST. ROOF TILES, ROOFING AND ROOF STRUCTURE TO REMAIN AS IS. (TYPICAL THROUGHOUT).
- 21 EXISTING ROOF OVERHANG, WOOD RAFTERS, FASCIA & METAL DRIP EDGE TO BE REFURBISHED, FINISH W/ OFF-WHITE PAINT COLOR.
- 22 PROPOSED 4'-0" HIGH (A.F.F.) ALUM. FRAMED FENCE, AND 3'-0" WIDE GATE, STYLE IN HORIZONTAL PATTERN W/ WHITE PAINT COLOR. SEE COLORED ELEVATIONS. SEE POOL ACCESS NOTES ON PROPOSED SITE PLAN.
- 23 EXISTING-RELOCATED A/C CONDENSING UNITS ON NEW REINF. CONCRETE PAD.
- 24 EXIST. BRICK MASONRY PRIVACY FENCE TO BE RAISED TO A MIN. HEIGHT OF 6'-0" ABOVE FINISHED GRADE. (TYP. THROUGHOUT).
- 25 EXIST. CRAWLSPACE WALL MOUNTED VENTS TO BE REPLACED AND/ OR RELOCATED AS SHOWN.

**PAINT FINISH NOTES**

ALL WALL STUCCO SURFACES SHALL BE PAINTED W/ OFF-WHITE PAINT COLOR. APPLY A 2-COAT SYSTEM OF HIGH QUALITY EXTERIOR GRADE FLAT LATEX PAINT OVER PRIMER HAVING A MIN. 7-YEAR WARRANTY AGAINST FADING AND PEELING.  
 PROVIDE ALL ALUMINUM FRAMED IMPACT-RESISTANT GLASS WINDOW & DOOR ASSEMBLIES W/ CLEAR GLASS AND WHITE ALUM. FRAMES W/ ANODIZED COATING FINISH.

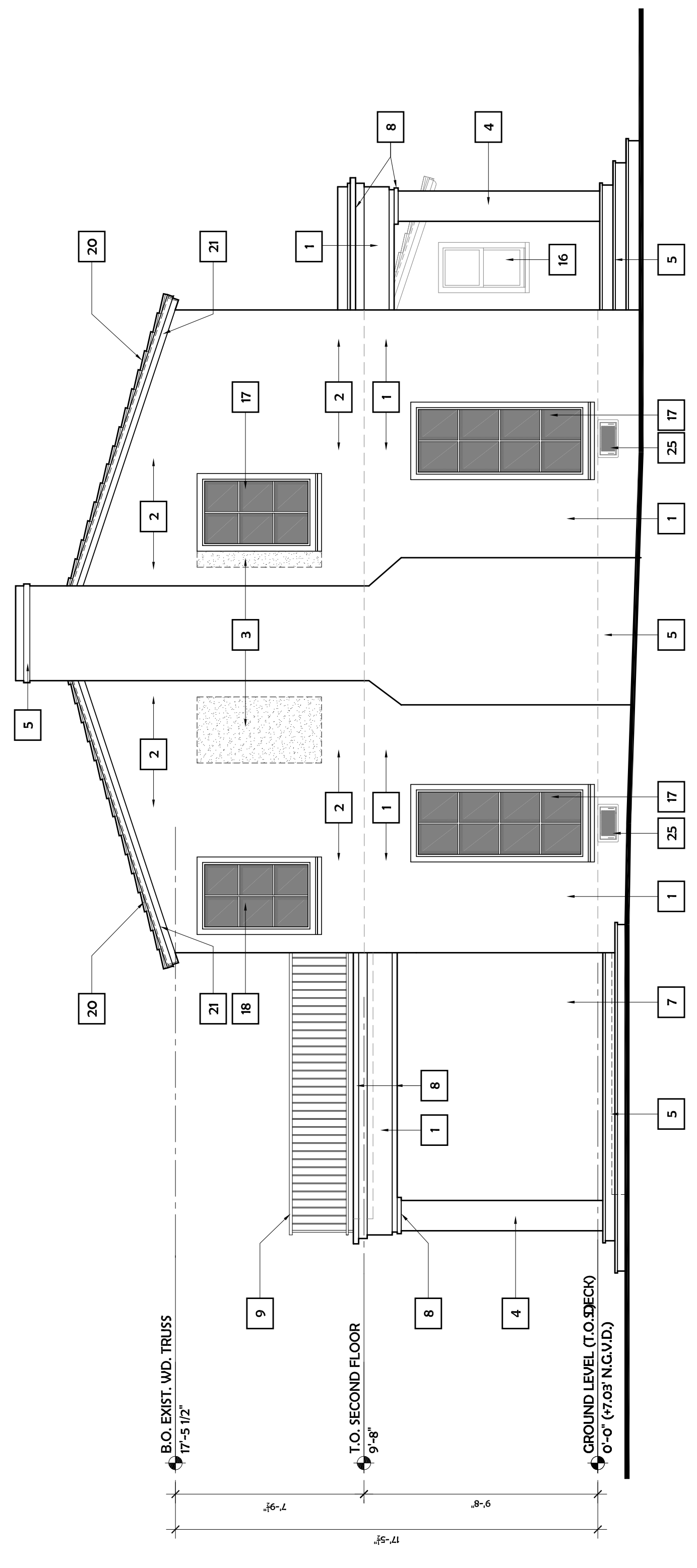




**1** PROPOSED SOUTH ELEVATION (REAR)  
 1/4" = 1'-0"

**ELEVATION KEY NOTES**

- 1 NEW 5/8" THICK LIGHT-TEXTURED STUCCO FINISH W/ OFF-WHITE PAINT COLOR OVER EXIST. / NEW BRICK MASONRY WALL OR NEW CONG. WALL.
- 2 NEW 5/8" THICK LIGHT-TEXTURED STUCCO FINISH W/ OFF-WHITE PAINT COLOR OVER EXIST. / NEW WOOD FRAMED WALL. (TYP. AT SECOND FLOOR).
- 3 NEW WALL INFILL W/ 5/8" THICK LIGHT-TEXTURED STUCCO FINISH W/ OFF-WHITE PAINT COLOR. SEE PROPOSED FLOOR PLANS.
- 4 NEW REINF. CONG. COLUMN W/ 5/8" THICK SMOOTH STUCCO FINISH W/ OFF-WHITE PAINT COLOR.
- 5 NEW REINF. CONG. STEPS & SLAB W/ MORTAR-SET "KEY-STONE" TILE FLOORING W/ NON-SLIP FINISH BY CAROLINA TILE & STONE OR CLIENT'S APPROVED EQUAL.
- 6 NEW FRAMED STEPS & DECK W/ 2" x 8" COMPOSITE LUMBER DECKING SYSTEM, NON-POROUS, SLIP RESISTANT, BY TIMBER TECH "VINTAGE COLLECTION, WEATHERED TEAK", OR CLIENT'S APPROVED EQUAL.
- 7 NEW 1'-0" HIGH (A.F.F.), 8" CONG. BLOCK LOW WALL W/ 5/8" THICK LIGHT-TEXTURED STUCCO FINISH W/ OFF-WHITE PAINT COLOR.
- 8 NEW DECORATIVE SMOOTH STUCCO BANDING W/ OFF-WHITE PAINT COLOR.
- 9 NEW 42" HIGH A.F.F. "CLASSIC PICKET" ALUM. FRAMED RAILING SYSTEM W/ OFF-BLACK PAINT COLOR.
- 10 NEW ALUMINUM FRAMED DOOR & SIDELIGHTS W/ IMPACT RESISTANT GLASS IN EXISTING-MODIFIED ROUGH OPENING.
- 11 NEW ALUMINUM FRAMED DOOR W/ IMPACT RESISTANT GLASS IN EXISTING-MODIFIED ROUGH OPENING.
- 12 NEW ALUMINUM FRAMED DOOR W/ IMPACT RESISTANT GLASS IN NEW ROUGH OPENING.
- 13 NEW EXTERIOR SOLID WOOD ENTRY DOOR IN EXISTING ROUGH OPENING.
- 14 NEW EXTERIOR SOLID WOOD DOOR IN EXISTING-MODIFIED ROUGH OPENING.
- 15 NEW EXTERIOR SOLID WOOD DOOR IN NEW ROUGH OPENING.
- 16 NEW ALUMINUM FRAMED WINDOW W/ IMPACT RESISTANT GLASS IN EXISTING ROUGH OPENING.
- 17 NEW ALUMINUM FRAMED WINDOW W/ IMPACT RESISTANT GLASS IN EXISTING-MODIFIED ROUGH OPENING.
- 18 NEW ALUMINUM FRAMED WINDOW W/ IMPACT RESISTANT GLASS IN NEW ROUGH OPENING.
- 19 NEW CUSTOM EXTERIOR PVC LOUVERED SHUTTERS AT WINDOWS W/ WHITE PAINT COLOR, BY TIMBARLANE TYPE "ENDURIAN SHUTTERS".
- 20 EXIST. ROOF TILES, ROOFING AND ROOF STRUCTURE TO REMAIN AS IS. (TYPICAL THROUGHOUT).
- 21 EXISTING ROOF OVERHANG WOOD RAFTERS, FASCIA & METAL DRIP EDGE TO BE REFINISHED, FINISH W/ OFF-WHITE PAINT COLOR.
- 22 PROPOSED 4'-0" HIGH (A.F.F.) ALUM. FRAMED FENCE AND 3'-0" WIDE GATE. STYLE IN HORIZONTAL PATTERN W/ WHITE PAINT COLOR. SEE COLOR ELEVATIONS. SEE POOL ACCESS NOTES ON PROPOSED SITE PLAN.
- 23 EXISTING-RELOCATED A/C CONDENSING UNITS ON NEW REINF. CONCRETE PAD.
- 24 EXIST. BRICK MASONRY PRIVACY FENCE TO BE RAISED TO A MIN. HEIGHT OF 6'-0" ABOVE FINISHED GRADE. (TYP. THROUGHOUT).
- 25 EXIST. CRAWLSPACE WALL MOUNTED VENTS TO BE REPLACED AND/OR RELOCATED AS SHOWN.

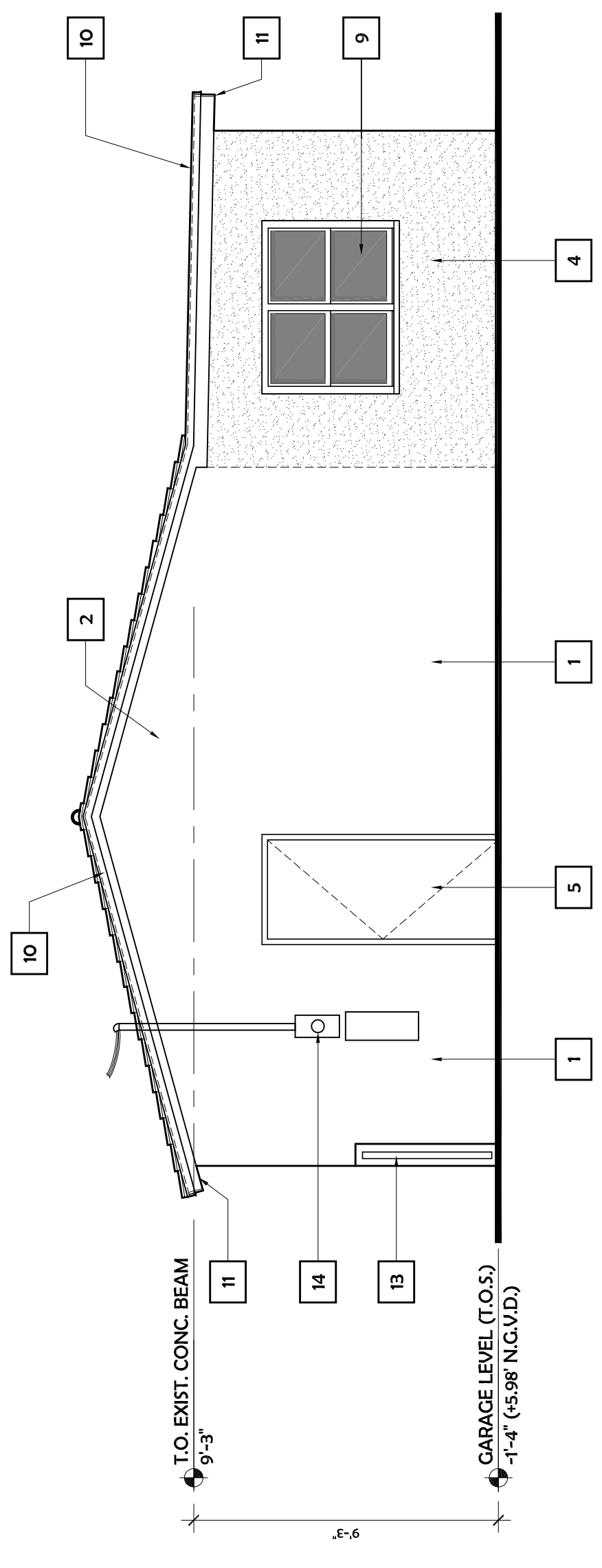


**2** PROPOSED EAST ELEVATION (LEFT SIDE)  
 1/4" = 1'-0"

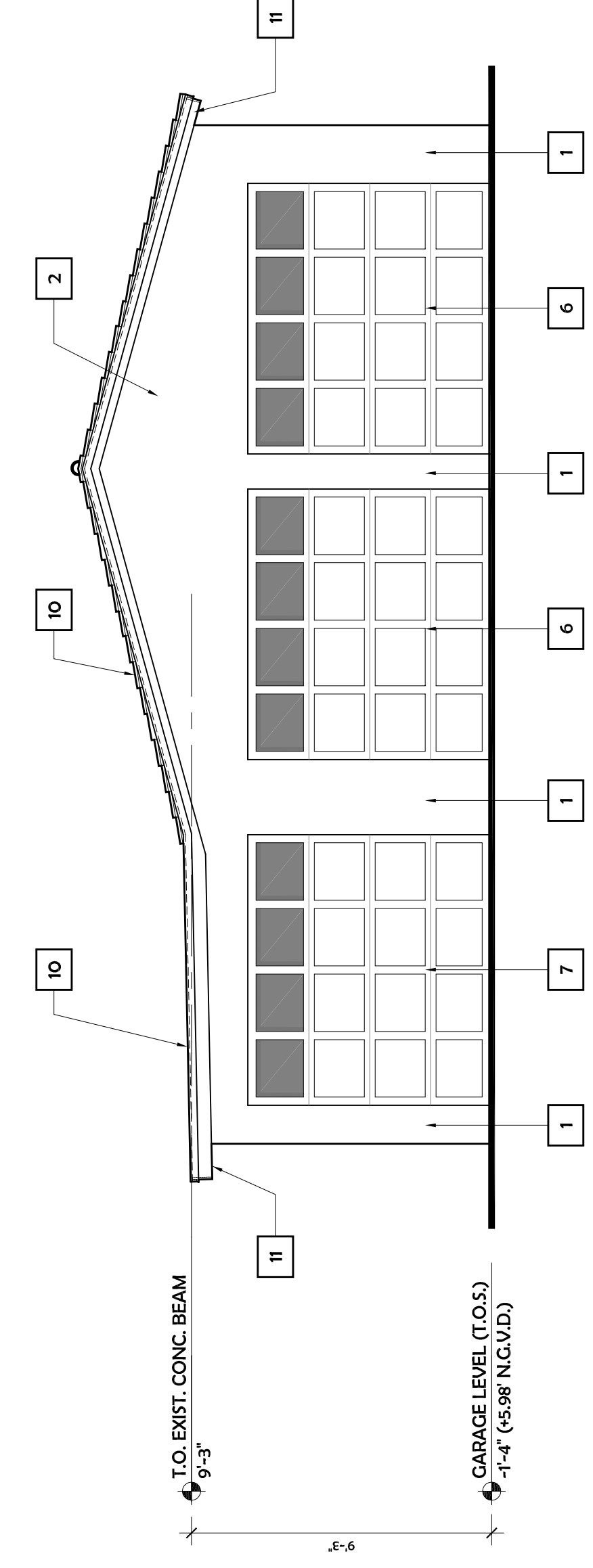
**PAINT FINISH NOTES**

ALL WALL STUCCO SURFACES SHALL BE PAINTED W/ OFF-WHITE PAINT COLOR. APPLY A 2-COAT SYSTEM OF HIGH QUALITY EXTERIOR GRADE FLAT LATEX PAINT OVER PRIMER HAVING A MIN. 7-YEAR WARRANTY AGAINST FADING AND PEELING.  
 PROVIDE ALL ALUMINUM FRAMED IMPACT-RESISTANT GLASS WINDOW & DOOR ASSEMBLIES W/ CLEAR GLASS AND WHITE ALUM. FRAMES W/ ANODIZED COATING FINISH.

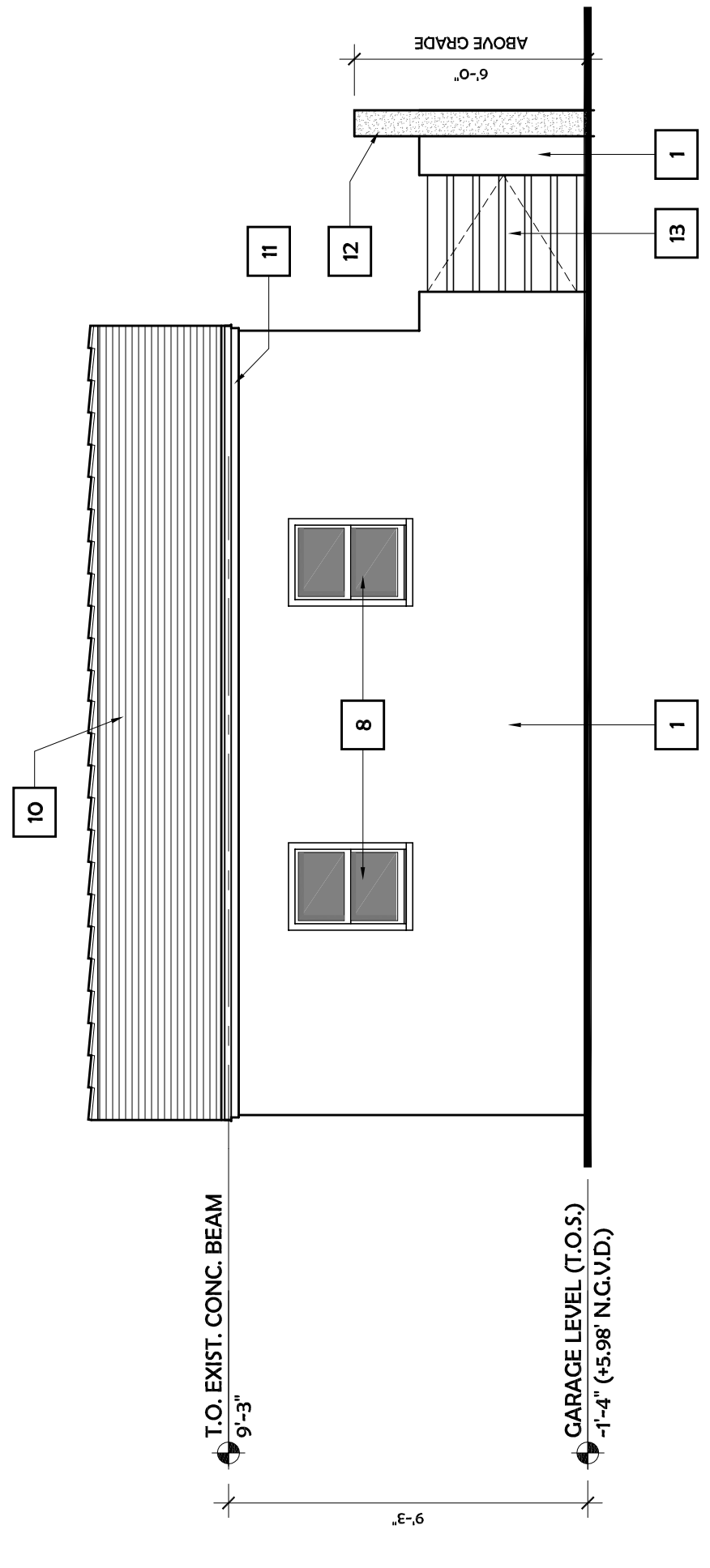




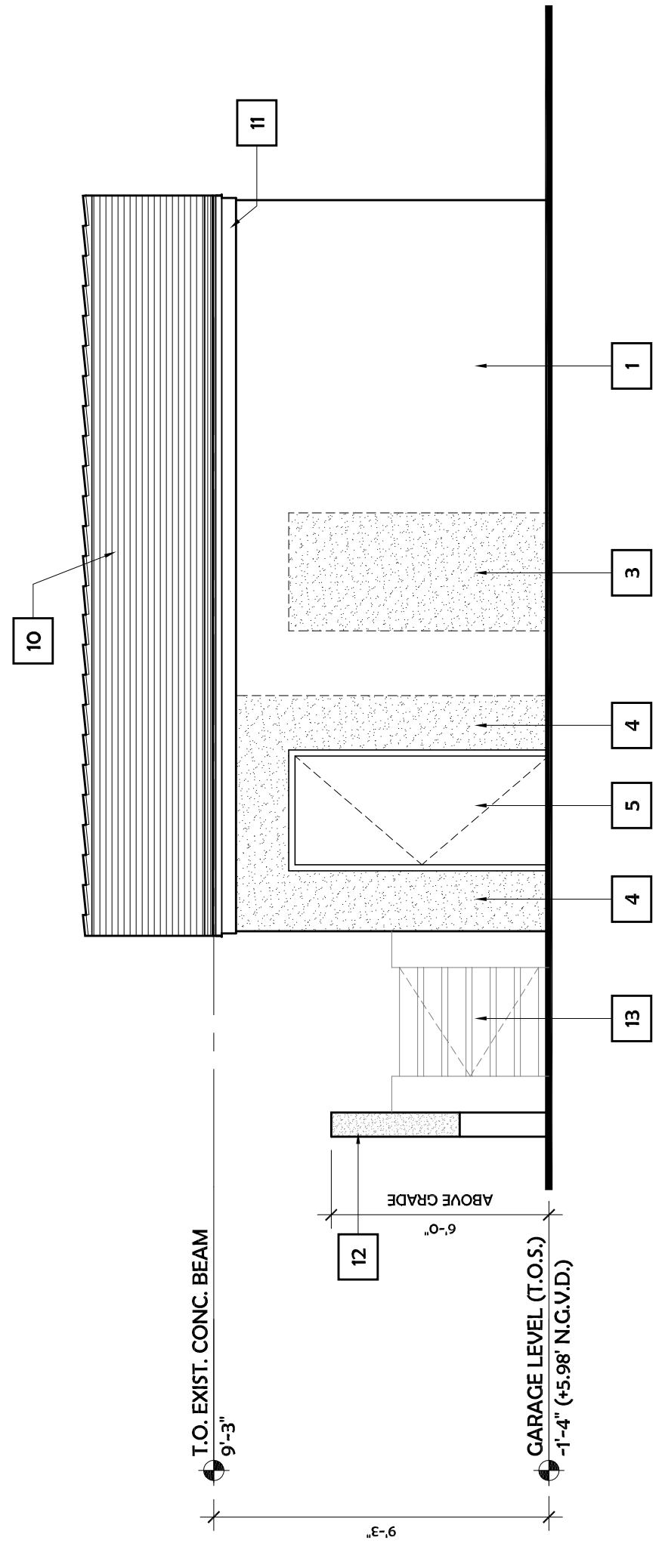
2 PROPOSED DETACHED GARAGE WEST ELEVATION (RIGHT SIDE)  
 1/4" = 1'-0"



4 PROPOSED DETACHED GARAGE EAST ELEVATION (LEFT SIDE)  
 1/4" = 1'-0"



1 PROPOSED DETACHED GARAGE NORTH ELEVATION (FRONT)  
 1/4" = 1'-0"



3 PROPOSED DETACHED GARAGE SOUTH ELEVATION (REAR)  
 1/4" = 1'-0"

ELEVATION KEY NOTES	
1	NEW 5/8" THICK LIGHT-TEXTURED STUCCO FINISH W/ OFF-WHITE PAINT COLOR OVER EXIST. / NEW BRICK MASONRY WALL OR NEW CONC. WALL.
2	NEW 5/8" THICK LIGHT-TEXTURED STUCCO FINISH W/ DOF-WHITE PAINT COLOR OVER EXISTING WOOD FRAMED WALL. (TYP. ABOVE ROOF TIE BEAM).
3	NEW WALL INFILL W/ 5/8" THICK LIGHT-TEXTURED STUCCO FINISH W/ OFF-WHITE PAINT COLOR. SEE PROPOSED FLOOR PLANS.
4	NEW 8" CONC. BLOCK MASONRY WALL W/ 5/8" THICK LIGHT-TEXTURED STUCCO FINISH W/ OFF-WHITE PAINT COLOR.
5	NEW METAL DOOR IN NEW ROUGH OPENING.
6	NEW OVERHEAD GARAGE DOOR IN EXISTING ROUGH OPENING. BY TIMBERLANE. TYPE 201 CLASSIC COLLECTION W/ TOP PANELS IN GLASS. PROVIDE W/ OFF-WHITE PAINTED MATERIAL TYPE 'LUXCORE'. CELLULAR PVC OVERLAY W/ GALVANIZED STEEL BASE AND SOLID POLYURETHANE FOAM INSULATION.
7	NEW METAL OVERHEAD GARAGE DOOR IN NEW ROUGH OPENING. BY TIMBERLANE. TYPE 201 CLASSIC COLLECTION W/ TOP PANELS IN GLASS. PROVIDE W/ OFF-WHITE PAINTED MATERIAL TYPE 'LUXCORE'. CELLULAR PVC OVERLAY W/ GALVANIZED STEEL BASE AND SOLID POLYURETHANE FOAM INSULATION.
8	NEW ALUMINUM FRAMED WINDOW W/ IMPACT RESISTANT GLASS IN EXISTING ROUGH OPENING.
9	NEW ALUMINUM FRAMED WINDOW W/ IMPACT RESISTANT GLASS IN NEW ROUGH OPENING.
10	EXIST. ROOF TILES. ROOFING AND ROOF STRUCTURE TO REMAIN AS IS. (TYPICAL THROUGHOUT).
11	EXISTING ROOF OVERHANG WOOD RAFTERS, FASCIA & METAL DRIP EDGE TO BE REFURBISHED AND PAINTED AS SCHEDULED.
12	EXIST. BRICK MASONRY PRIVACY FENCE TO BE RAISED TO A MIN. HEIGHT OF 6'-0" ABOVE FINISHED GRADE. (TYP. THROUGHOUT).
13	NEW 45" HIGH A.F.F. ALUM. FRAMED GATE IN EXISTING OPENING. STYLE IN HORIZONTAL PATTERN W/ WHITE PAINT COLOR. SEE COLORED ELEVATIONS.
14	EXISTING OVERHEAD ELECTRICAL METER TO REMAIN.

PAINT FINISH NOTES

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HOME RENOVATION FOR  
**MRS. WENDY GREENBERG**  
 732 888th STREET  
 SURFIDE, FLORIDA 33154

- REVIEW SET
- PRELIMINARY
- NOT FOR CONSTRUCTION
- DRY RUN PERMIT SET
- PERMIT SET
- EXISTING CONSTRUCTION SET
- CONSTRUCTION SET

SUBMITTAL DATE:  
 DRAWN BY:  
 E.D.A.  
 CHECKED BY:  
 ARI SKLAR

PROPOSED DETACHED  
 GARAGE ELEVATIONS

**A3.5**

PROJECT #: 21-04

DATE: 08-09-21





WALL/CEILING EXTERIOR MOLDINGS



GLOPAY GRAND HARBOR WHITE  
STEEL AND GLASS GARAGE DOOR



EXTERIOR FLOORING  
CORAL STONE



WHITE ALUMINUM AND CLEAR GLASS  
WINDOWS, DOORS & LOUVERS

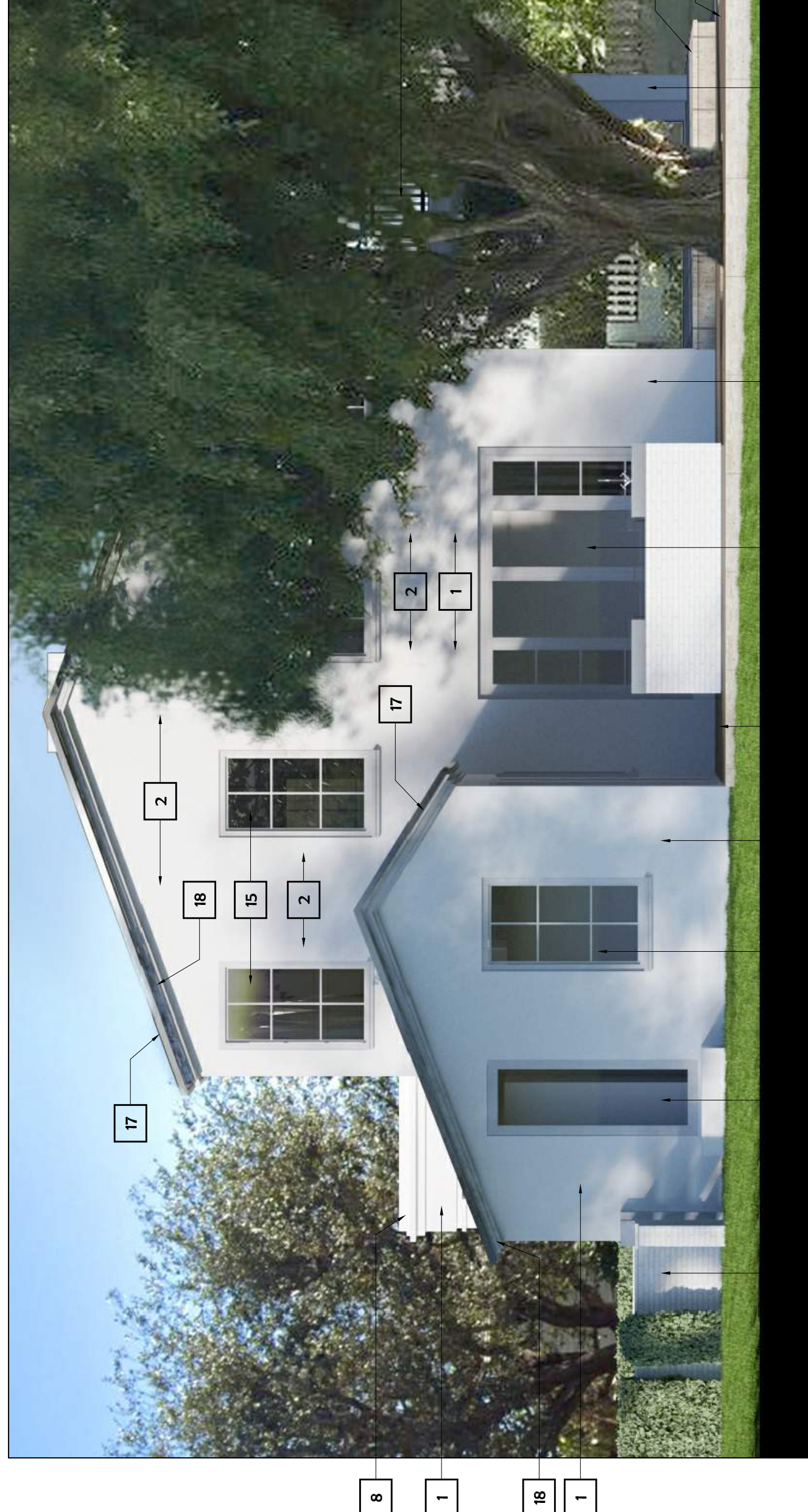


ENTRY GATE



1 PROPOSED NORTH COLORED ELEVATION (FRONT)

1/4" = 1'-0"



2 PROPOSED WEST COLORED ELEVATION (RIGHT SIDE)

1/4" = 1'-0"

SW 7006  
**Extra White**  
Interior Exterior  
Location Number: 257-C1

SW 9541  
**White Snow**  
Interior

MOLDINGS/LOUVERS  
PAINT IN  
SHERWIN WILLIAMS  
SW 7006 EXTRA WHITE

STUCCO  
PAINT IN  
SHERWIN WILLIAMS  
SW 9541 WHITE SNOW



EXISTING ROOF TILES TO REMAIN

ELEVATION KEY NOTES

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HOME RENOVATION FOR

**MRS. WENDY GREENBERG**  
732 88TH STREET  
SUNRISE, FLORIDA 33154

- REVIEW SET
- PRELIMINARY
- NOT FOR CONSTRUCTION
- DRY RUN PERMIT SET
- PERMIT SET
- EXISTING SET
- CONSTRUCTION SET
- SUBMITTAL DATE:

DRAWN BY:

E.D.A.

CHECKED BY:

ARI SKLAR

PROPOSED  
COLORED ELEVATIONS

**A3.6**

PROJECT #: 21-04

DATE: 08-09-21

REVISIONS

SEAL  
ARI L SKLAR  
LICENSE #ARR073

**SKLAR**chitecture

2300 HOLLWOOD BLVD  
SUITE 100  
MIAMI, FL 33135  
TEL: (305) 575-9292  
FAX: (305) 575-0592  
WWW.SKLARCHITECTURE.COM  
AIA 0002849  
IB 0000989  
NCARB CERTIFIED





1  
 1/4" = 1'-0"  
**PROPOSED SOUTH ELEVATION (REAR)**



2  
 1/4" = 1'-0"  
**PROPOSED EAST ELEVATION (LEFT SIDE)**

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716 88TH St.



808 88TH St.



708 88TH St.



732 88TH St.



824 88TH St.



708 88TH St.

716 88TH St.

732 88TH St.

808 88TH St.

824 88TH St.

HOME RENOVATION FOR:  
**MRS. WENDY GREENBERG**  
 732 88TH STREET  
 SURFSIDE, FLORIDA 33154

- REVIEW SET
- PRELIMINARY
- NOT FOR CONSTRUCTION
- PERMIT SET
- BID SET
- CONSTRUCTION SET

SUBMITTAL DATE:  
 DRAWN BY:  
 E.D.A.  
 CHECKED BY:  
 ARI SKLAR

EXISTING 88TH  
 STREET PROFILE

# A3.8

1 EXISTING 88th STREET PROFILE



- REVIEW SET
- PRELIMINARY
- NOT FOR CONSTRUCTION
- DRY RUN PERMIT SET
- PERMIT SET
- EXISTING CONSTRUCTION SET
- CONSTRUCTION SET

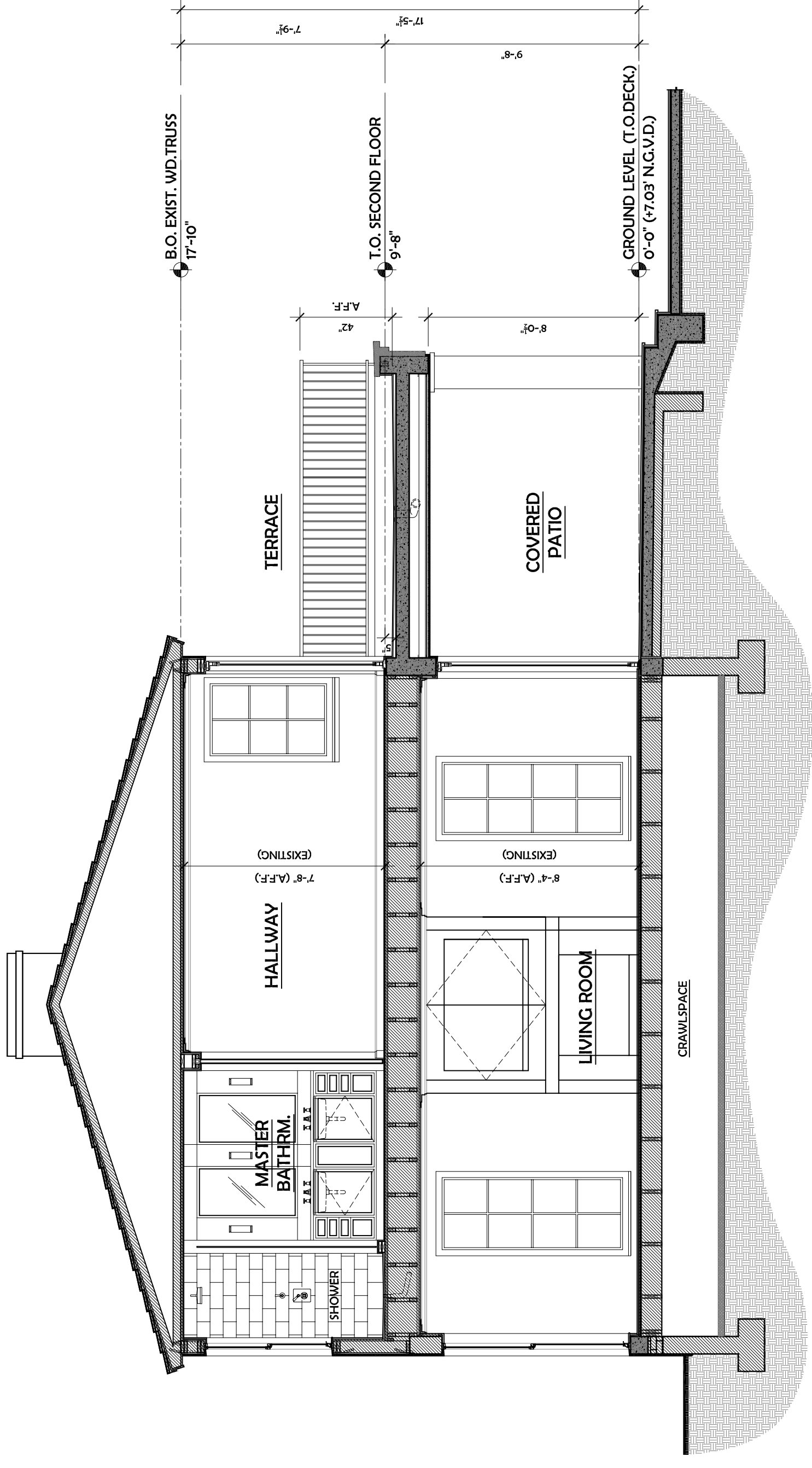
SUBMITTAL DATE:  
 DRAWN BY:  
 E.D.A.  
 CHECKED BY:  
 ARI SKLAR

SECTIONS

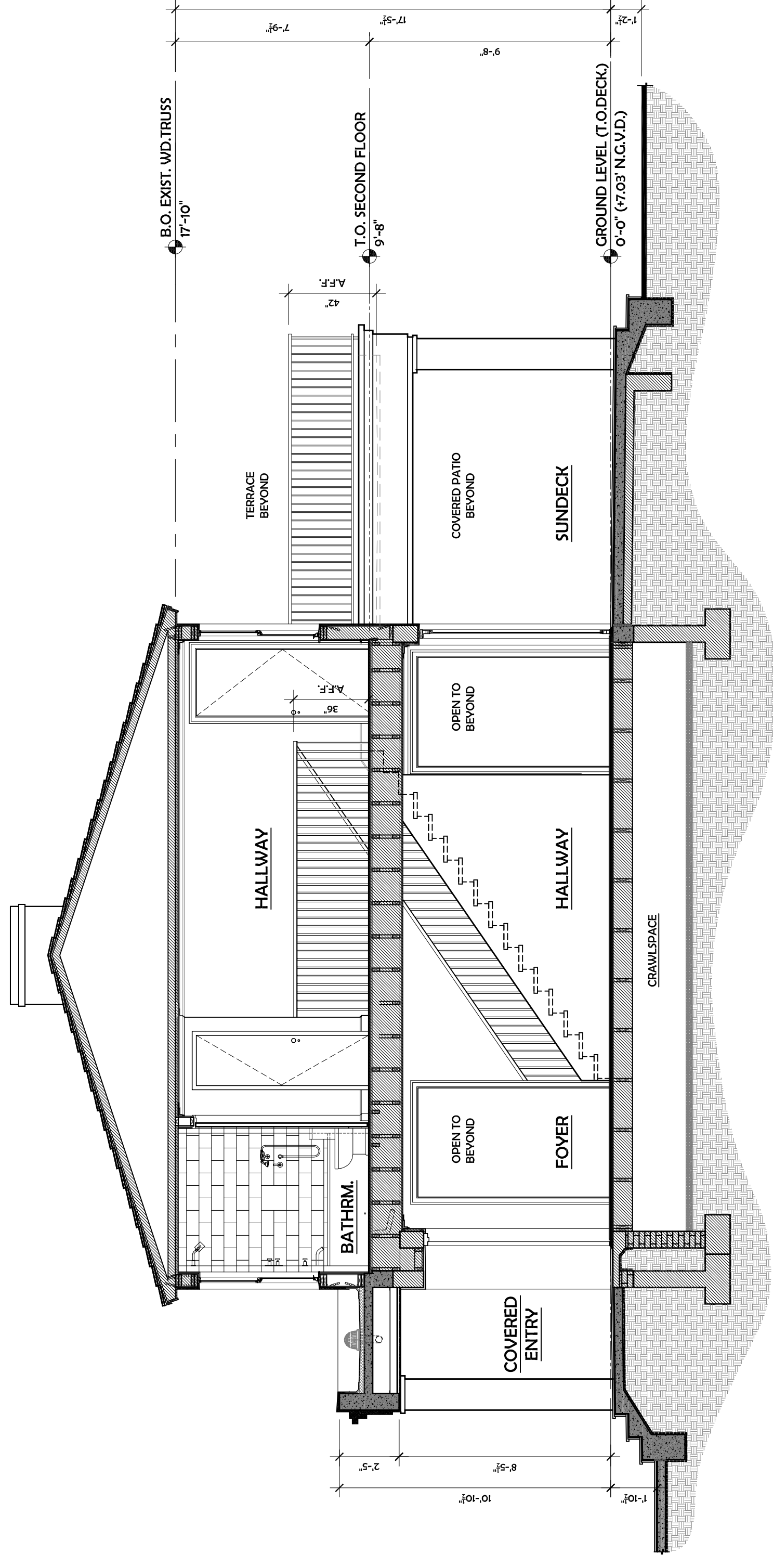
**A4.0**

PROJECT #: 21-014

DATE: 08-09-21



**1** BUILDING SECTION A-A  
 1/4" = 1'-0"



**2** BUILDING SECTION B-B  
 1/4" = 1'-0"





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.

<b>PROJECT INFORMATION</b>	
OWNER'S NAME	500 93rd Surfside LLC
PHONE / FAX	310-666-7556
AGENT'S NAME	Jeffrey R Rose
ADDRESS	8851 froude ave, surfside, fl 33154
PHONE / FAX	305-733-2485
PROPERTY ADDRESS	Folio#14-2235-006-1580 9280 byron Ave <i>SW Belinters</i>
ZONING CATEGORY	H30B
DESCRIPTION OF PROPOSED WORK	new 2 story single family home

<b>INTERNAL USE ONLY</b>			
Date Submitted	_____	Project Number	<u>21-919</u>
Report Completed	_____	Date	_____
Fee Paid	\$ _____		

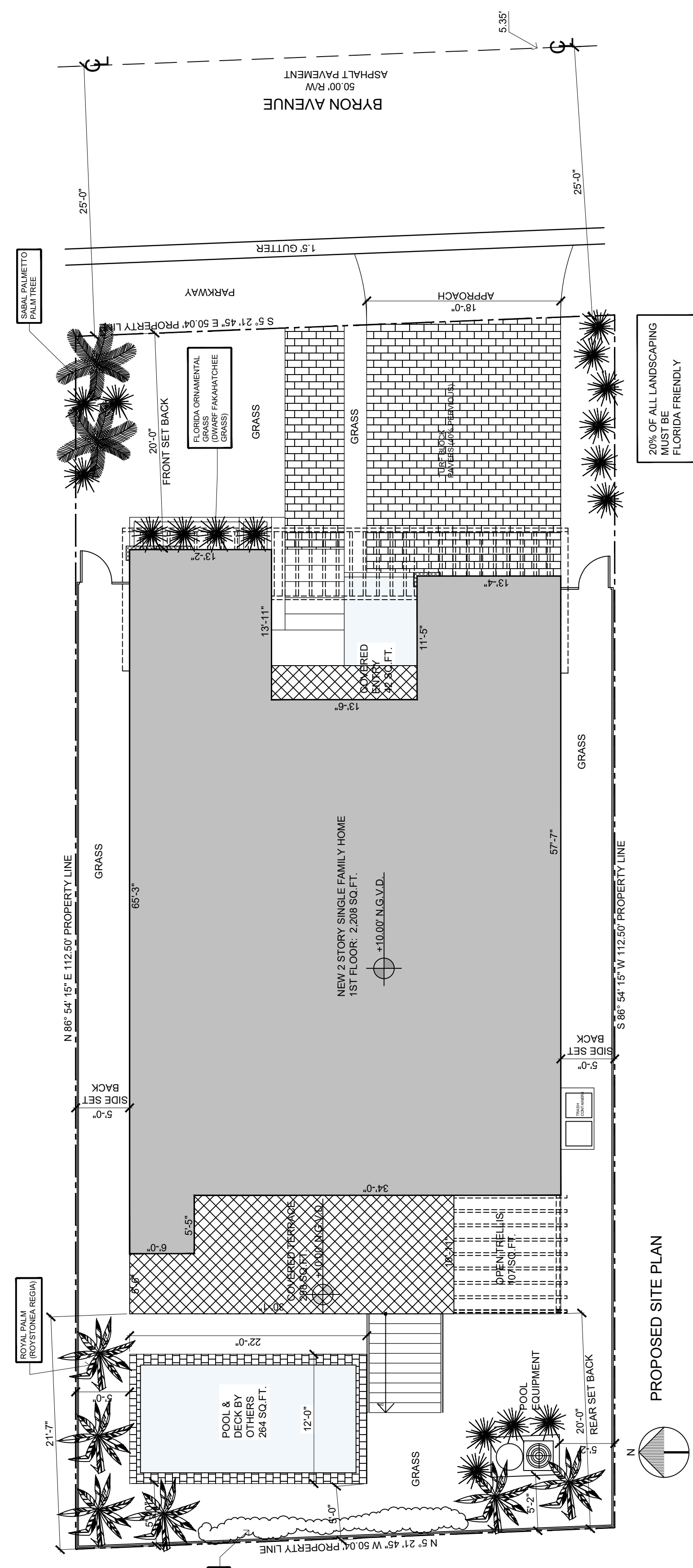
<b>ZONING STANDARDS</b>	Required			Provided		
	Plot Size	5,600			5,625	
Setbacks (F/R/S)	20	20	5	20	20	5
Lot Coverage	40%			40%		
Height	30'			30'		
Pervious Area	35%			35%		

 \_\_\_\_\_ 9/3/21 \_\_\_\_\_ 9/7/21  
 SIGNATURE OF OWNER DATE SIGNATURE OF AGENT DATE



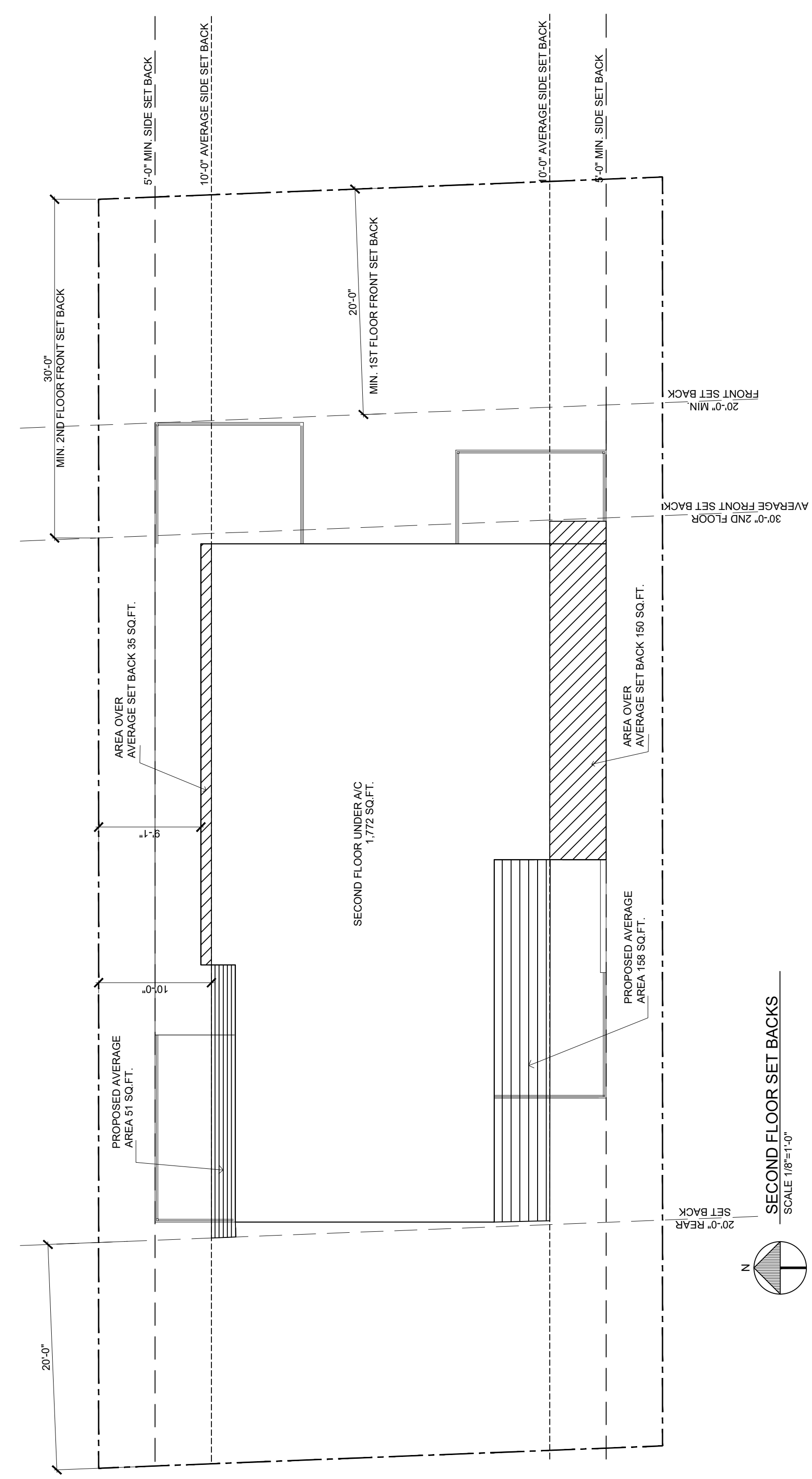






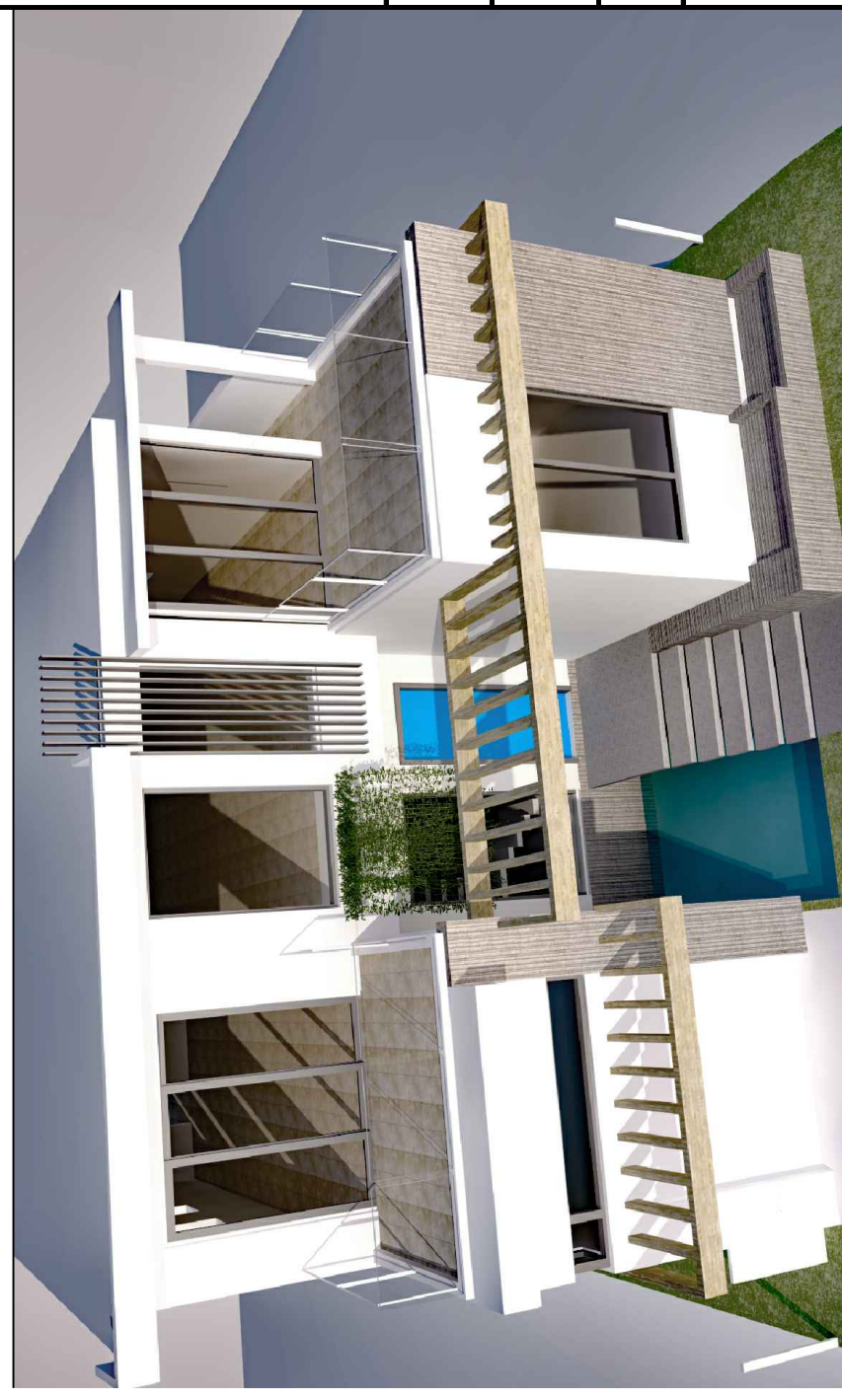
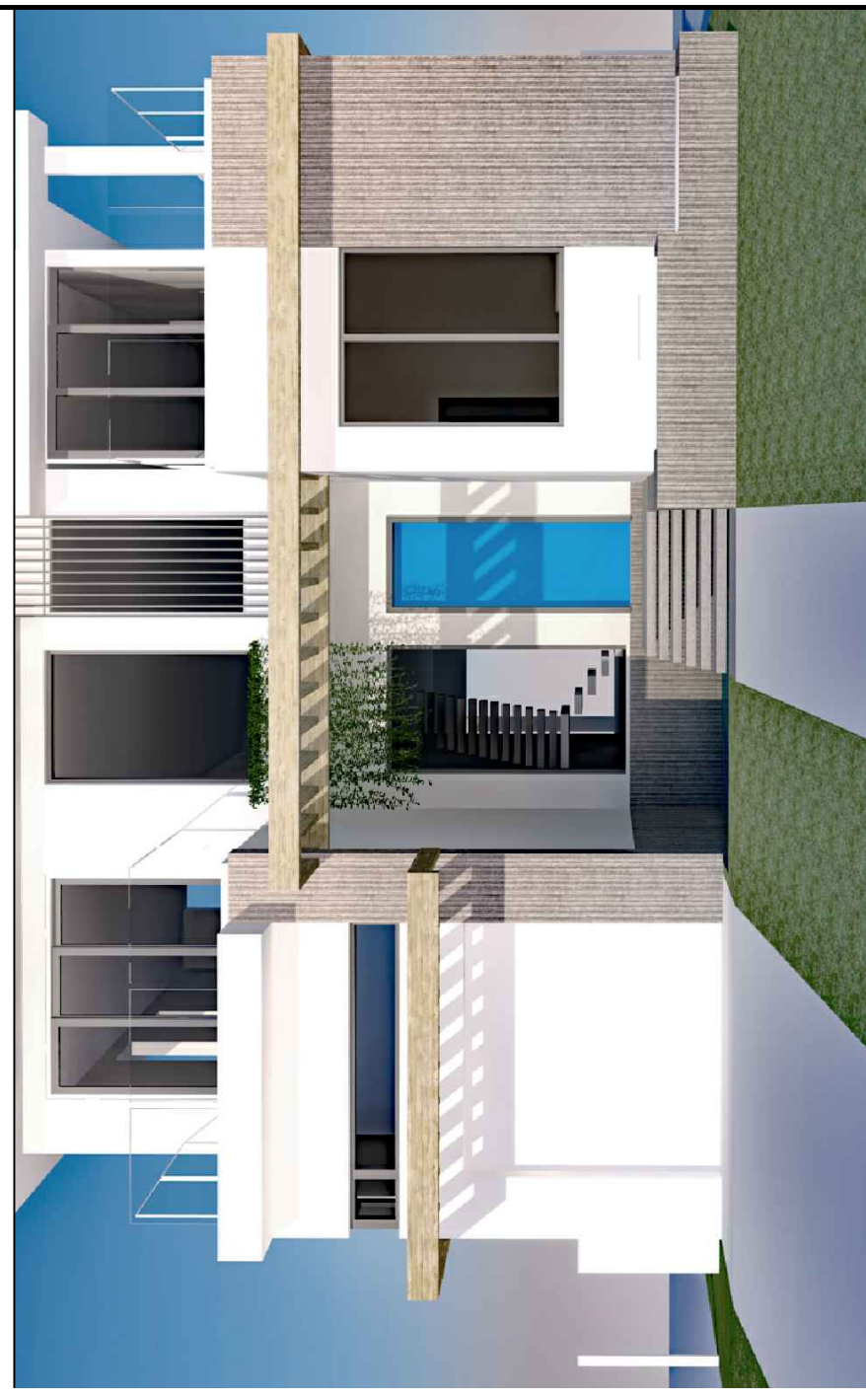
PROPOSED SITE PLAN

ZONING REQUIREMENTS: H30B			
LOT SIZE: 112.50' X 50' = 5,625 SQ. FT.			
MAX. LOT COVERAGE: 46% (5,625) = 2,590 SQ. FT.			
FIRST FLOOR BUILDING SET BACKS:			
FRONT SET BACK	20'-0"	REQUIRED	PROPOSED
SOUTH SET BACK	5'-0"		5'-0"
NORTH SET BACK	5'-0"		5'-0"
REAR SET BACK	20'-0"		20'-0"
FIRST FLOOR LOT COVERAGE			
FIRST FLOOR AREA + TERRACE	2,590 SQ. FT.		2,590 SQ. FT.
	NA		2,548 SQ. FT.
SECOND FLOOR BUILDING SET BACKS:			
FRONT SET BACK AVERAGE	30'-0"	REQUIRED	PROPOSED
REAR SET BACK	20'-0"		20'-0"
SOUTH INTERIOR SET BACK AVERAGE	10'-0"		10'-0"
NORTH INTERIOR SET BACK AVERAGE	10'-0"		10'-0"
UPPER FLOOR AREA UNDER A/C PROPOSED			
	1,772 SQ. FT. (78.5% OF FIRST FLOOR)		
MAX. HEIGHT FROM CROWN OF ROAD			
	2 STORIES 30'-0"		2 STORIES 30'-0"
MIN. PERVIOUS AREA (35% OF 5,625 SQ. FT.)			
	1,969 SQ. FT.		1,972 SQ. FT.
FRONT SET BACK PERMEABILITY (50% OF 1,000 SQ. FT.)			
	500 SQ. FT.		516 SQ. FT.
LANDSCAPING REQUIREMENTS: H30B			
STREET TREES (BARB PALMETTO PALMS)			
	2		2
LOT TREES (ROYAL PALM-ROYSTONEA REGIA)			
	5		6
SHRUBS (DWARF FAKAHATCHEE GRASS)			
	25		25
ZONING REQUIREMENTS S PER 2006 ZONING CODE: RS-2			
LOT SIZE: 112.50' X 50' = 5,625 SQ. FT.			
MAX. LOT COVERAGE: 46% (5,625) = 2,590 SQ. FT.			
FIRST FLOOR BUILDING SET BACKS:			
FRONT SET BACK	20'-0"	REQUIRED	PROPOSED
SOUTH SET BACK	5'-0"		5'-0"
NORTH SET BACK	5'-0"		5'-0"
REAR SET BACK	20'-0"		20'-0"
FIRST FLOOR LOT COVERAGE			
TERRACE 15% (2,280) MAX	337.50 SQ. FT.		286 SQ. FT.
	2,290 SQ. FT.		2,290 SQ. FT.
SECOND FLOOR BUILDING SET BACKS:			
FRONT SET BACK AVERAGE	20'-0"	REQUIRED	PROPOSED
REAR SET BACK	20'-0"		20'-0"
SOUTH INTERIOR SET BACK AVERAGE	5'-0"		5'-0"
NORTH INTERIOR SET BACK AVERAGE	5'-0"		5'-0"
UPPER FLOOR AREA UNDER A/C PROPOSED			
	1,772 SQ. FT.		1,772 SQ. FT.
MAX. HEIGHT FROM CROWN OF ROAD			
	30'-0"		30'-0"
MIN. PERVIOUS AREA			
	500 SQ. FT.		516 SQ. FT.
FRONT SET BACK PERMEABILITY (50% OF 1,000 SQ. FT.)			
	400 SQ. FT.		571 SQ. FT.
REAR SET BACK PERMEABILITY (50% OF 1,000 SQ. FT.)			



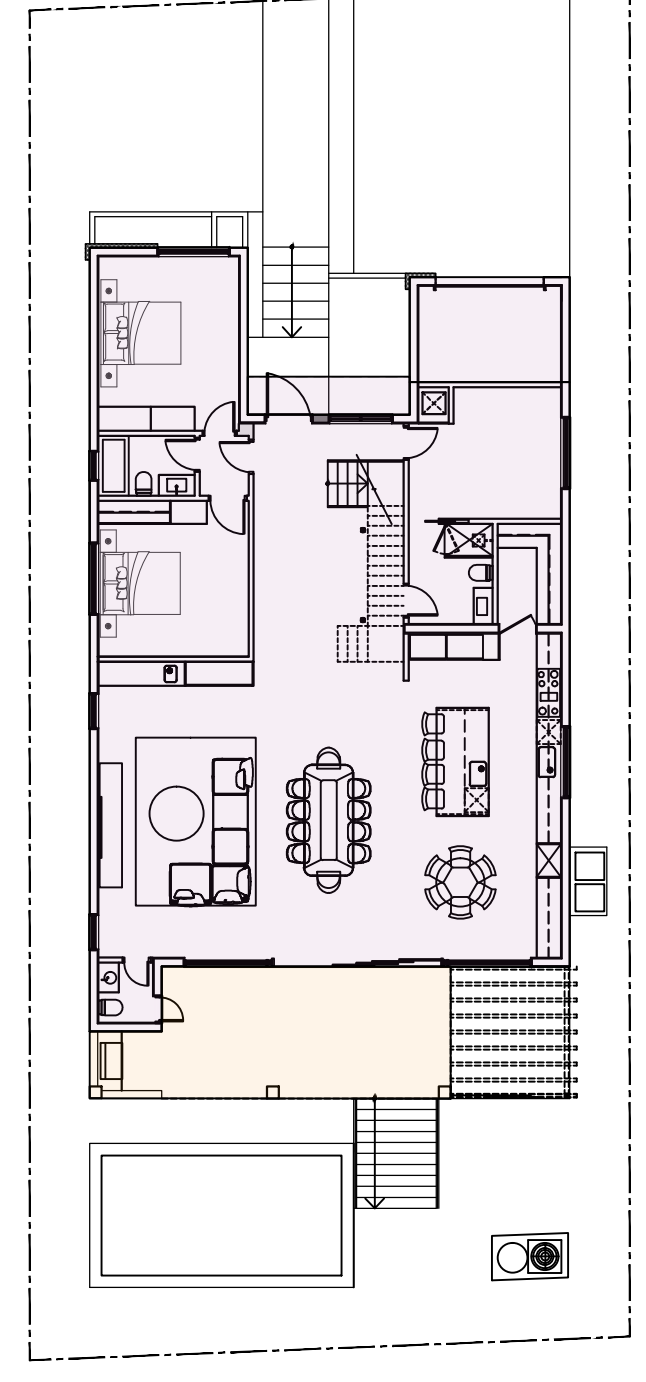
SECOND FLOOR SET BACKS  
 SCALE: 1/8" = 1'-0"



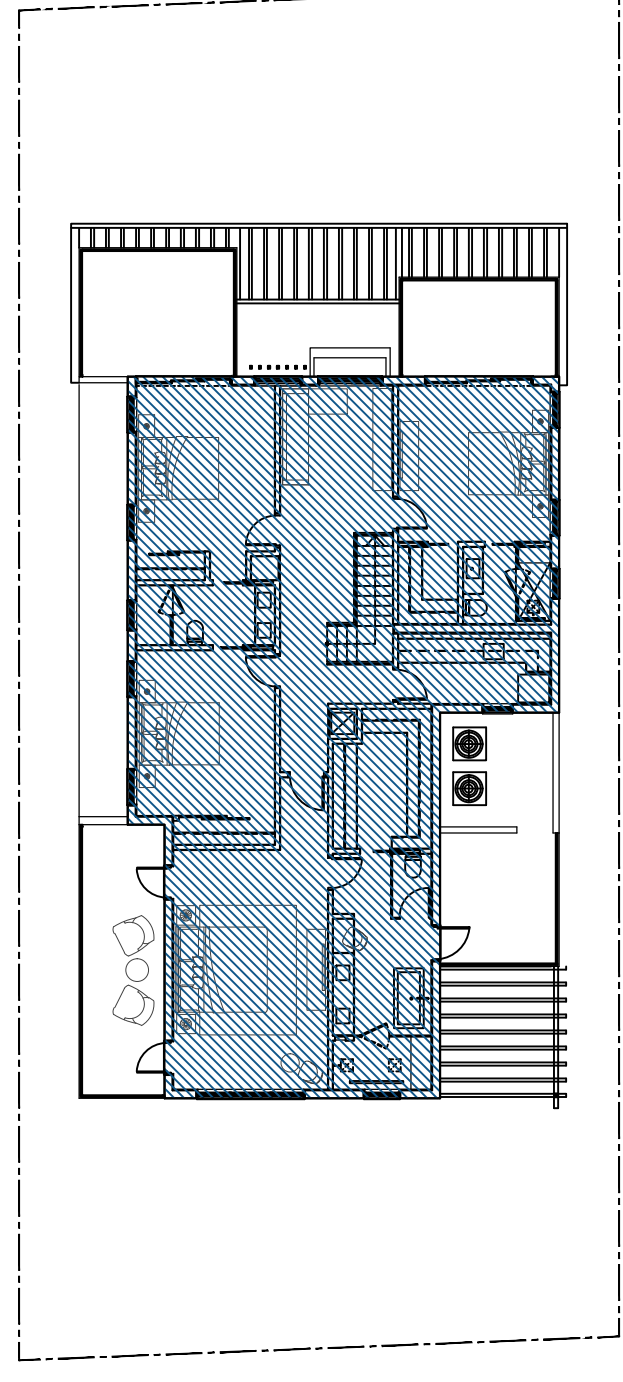


MAX. LOT COVERAGE  
 MAX. COVERAGE 40% (6,625 SQ FT) = 2,250 SQ FT.  
 1ST FLOOR LOT COVERAGE 2,250 SQ FT.  
 COVERED TERRACE 159(2,235 SQ FT) = 430.5 SQ FT.  
 TERRACE PROPOSED 238 SQ FT.

SECOND FLOOR AREA  
 SECOND FLOOR 1,772 SQ FT = 78.5% OF FIRST FLOOR



FIRST FLOOR MAX. COVERAGE  
 SCALE 1/16" = 1'-0"



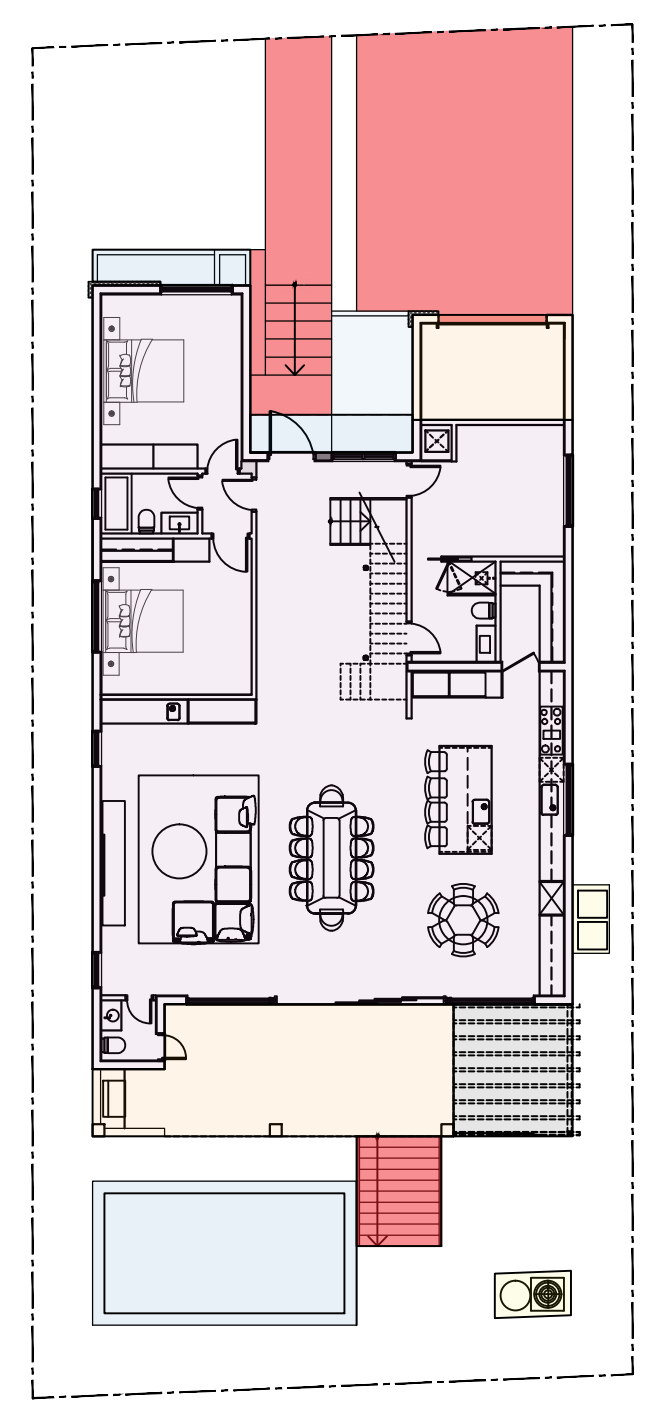
SECOND FLOOR AREA  
 SCALE 1/16" = 1'-0"

BUILDING COVERAGE BREAKDOWN:  
 TOTAL LOT 5,625 SQ FT.  
 1ST FLOOR UNDER AAC 2,235 SQ FT.  
 STORAGE 19 SQ FT.  
 COVERED ENTRY 42 SQ FT.  
 COVERED TERRACE 238 SQ FT.  
 OPEN TRELLIS 17 SQ FT.  
 POOL & DECK 246 SQ FT.  
 POOL & AC EQUIPMENT 41 SQ FT.  
 DRIVEWAY AND WALKWAYS 678 SQ FT.  
 PLANTERS 37 SQ FT.  
 WATER FEATURE 57 SQ FT.

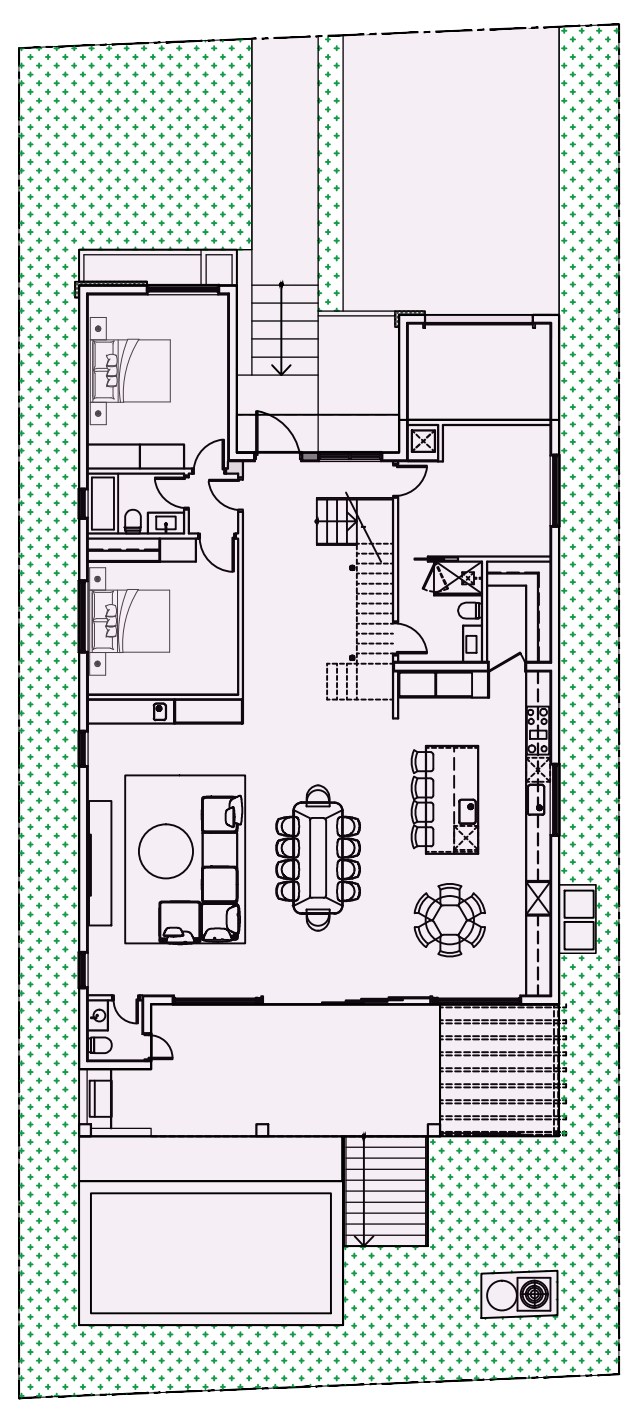
SITE PERVIOUSIMPERVIOUS CALCULATIONS  
 REQUIRED MIN. PERVIOUS AREA 30% (1,625 SQ FT) = 1,548.75 SQ FT.  
 TOTAL LOT 5,625 SQ FT.  
 IMPERVIOUS AREA 3,155 SQ FT.  
 PERVIOUS AREA 1,872 SQ FT.  
 33.09% > 30% MIN. REQUIRED

FRONT YARD PERVIOUSIMPERVIOUS CALCULATIONS  
 REQUIRED MIN. PERVIOUS AREA 50% (1,000 SQ FT) = 500 SQ FT.  
 IMPERVIOUS AREA 315.5 SQ FT.  
 PERVIOUS AREA 216 SQ FT. = 68% (MIN. REQUIRED = 66 SQ FT.)  
 68% > 50% MIN. REQUIRED

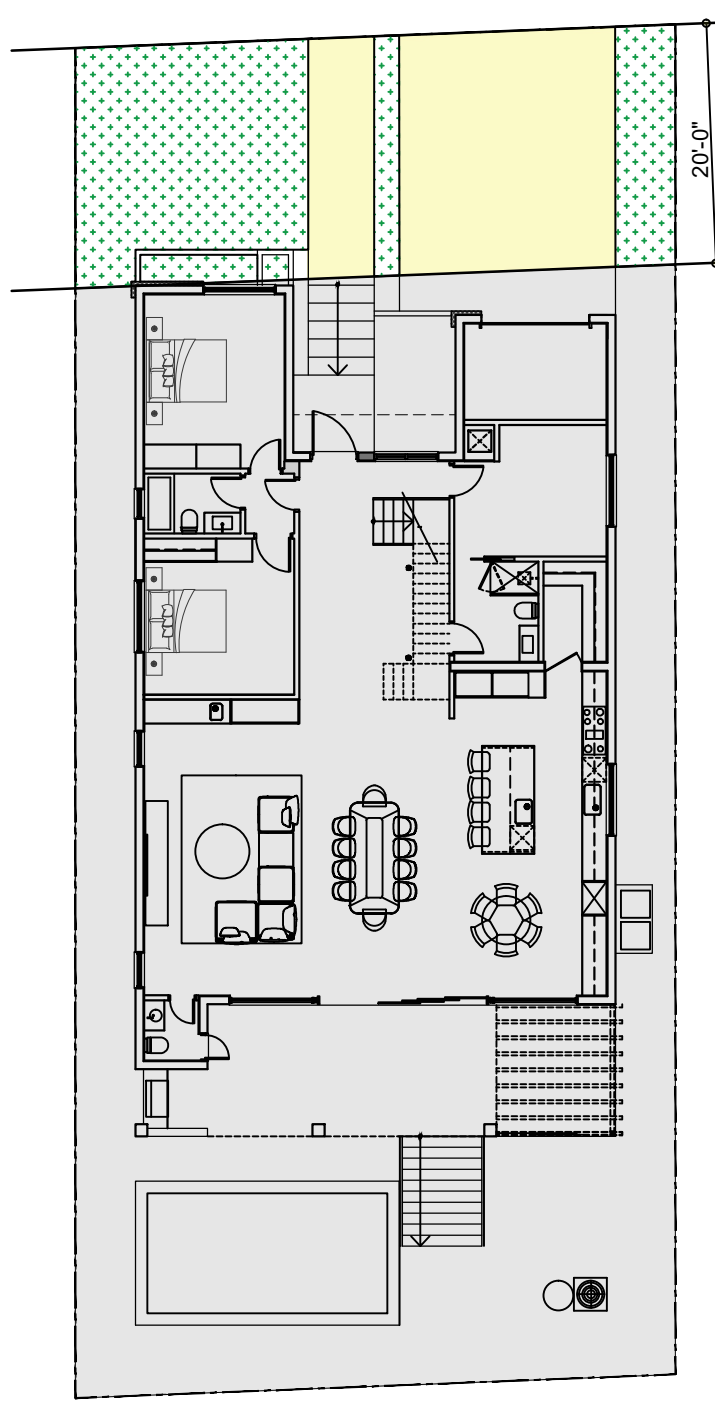
REAR YARD PERVIOUSIMPERVIOUS CALCULATIONS  
 REQUIRED MIN. PERVIOUS AREA 40% (1,000 SQ FT) = 400 SQ FT.  
 IMPERVIOUS AREA 439 SQ FT.  
 PERVIOUS AREA 571 SQ FT.  
 57% > 40% MIN. REQUIRED



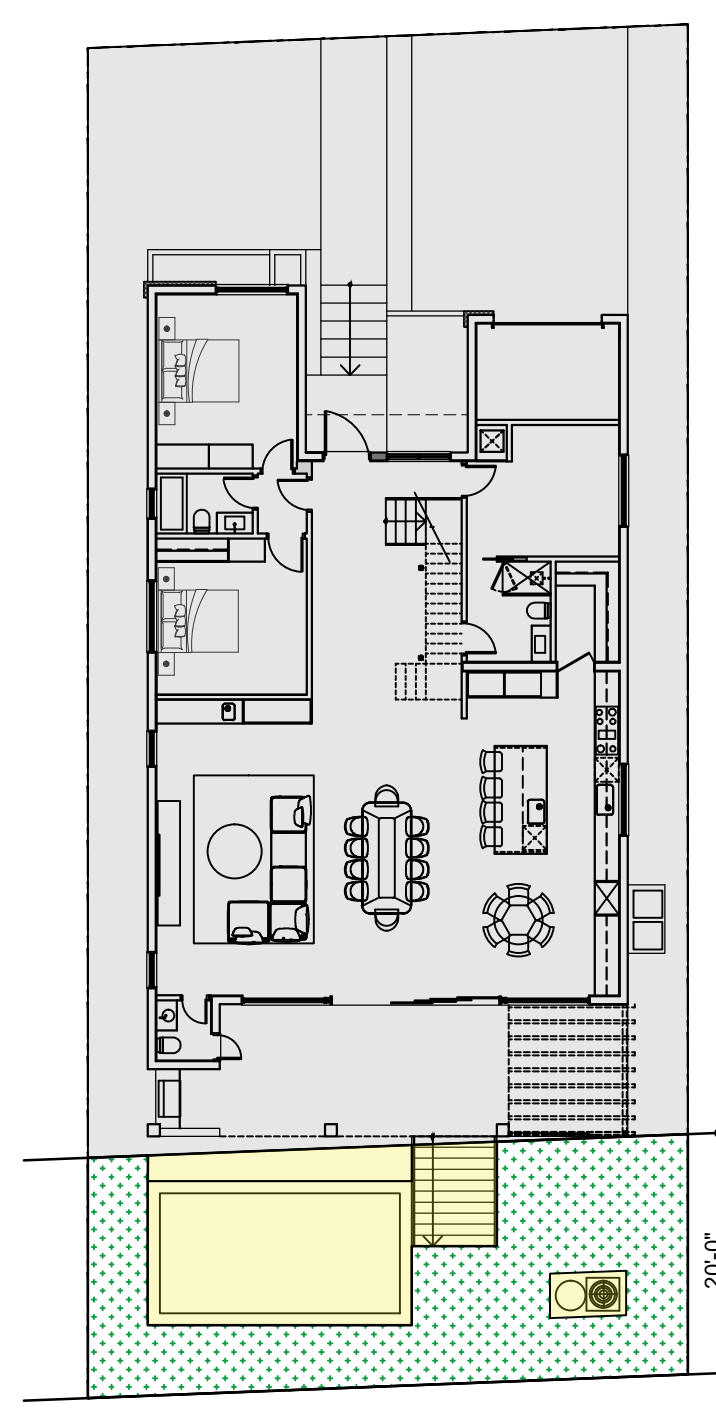
BUILDING COVERAGE  
 SCALE 1/16" = 1'-0"



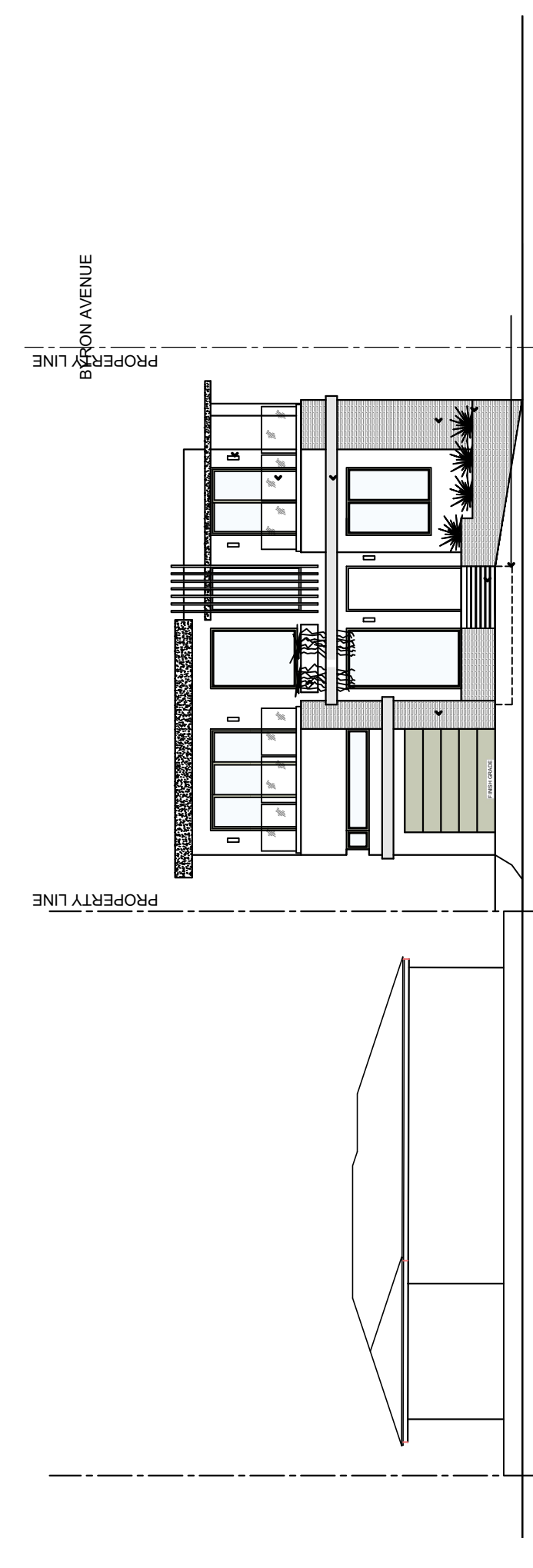
SITE PERVIOUS AND IMPERVIOUS CALCULATIONS HB30  
 SCALE 1/16" = 1'-0"



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

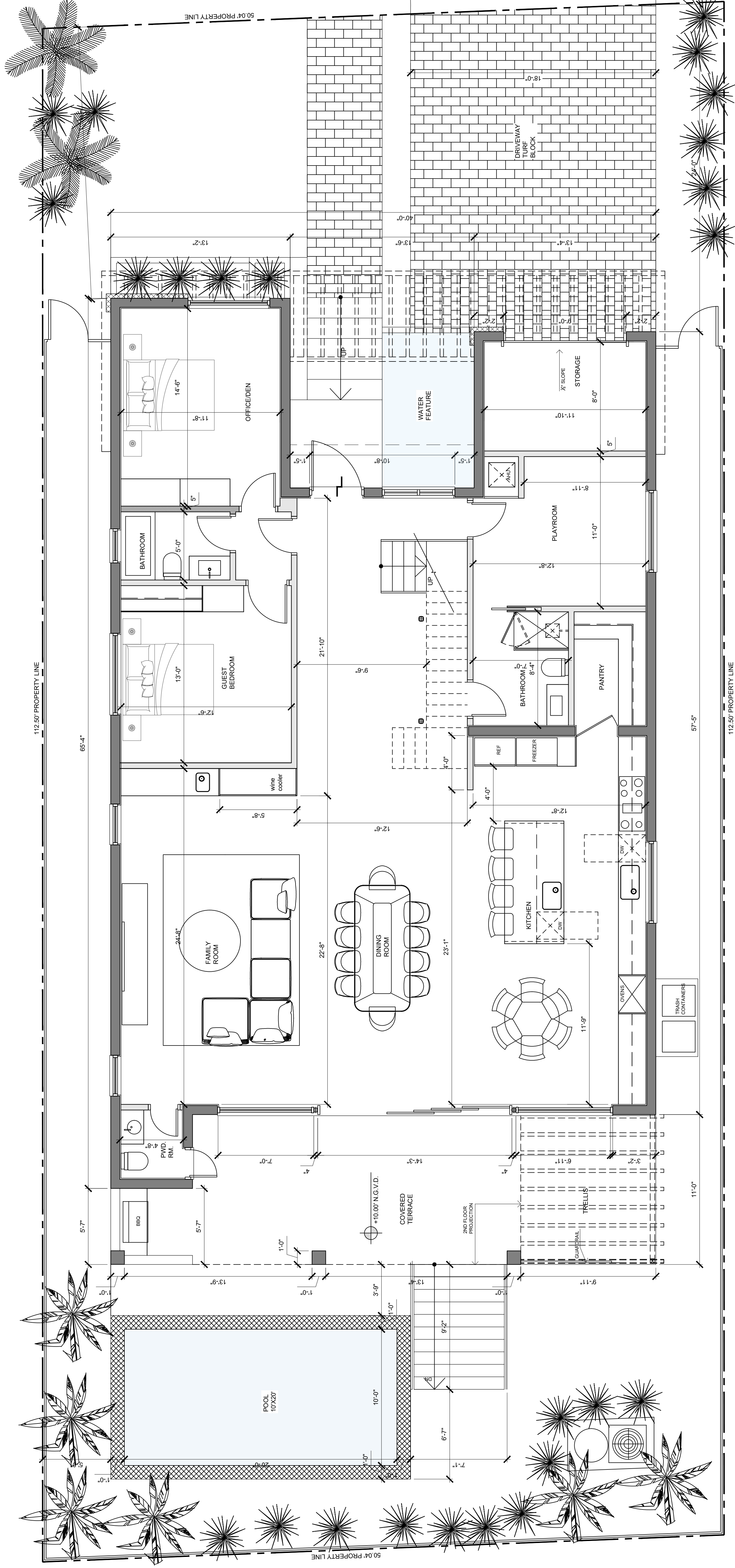


REAR YARD PERVIOUS AND IMPERVIOUS CALCULATIONS  
 SCALE 1/16" = 1'-0"

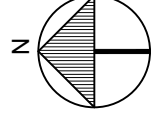


STREET PROFILE  
 SCALE 1/8" = 1'-0"





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





NEW SINGLE FAMILY HOME  
OWNERS: 500 SURFSIDE LLC  
LOT 11-FOLIO 14-2235-006-1580  
SURFSIDE, FLORIDA 33154

FL LIC# 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

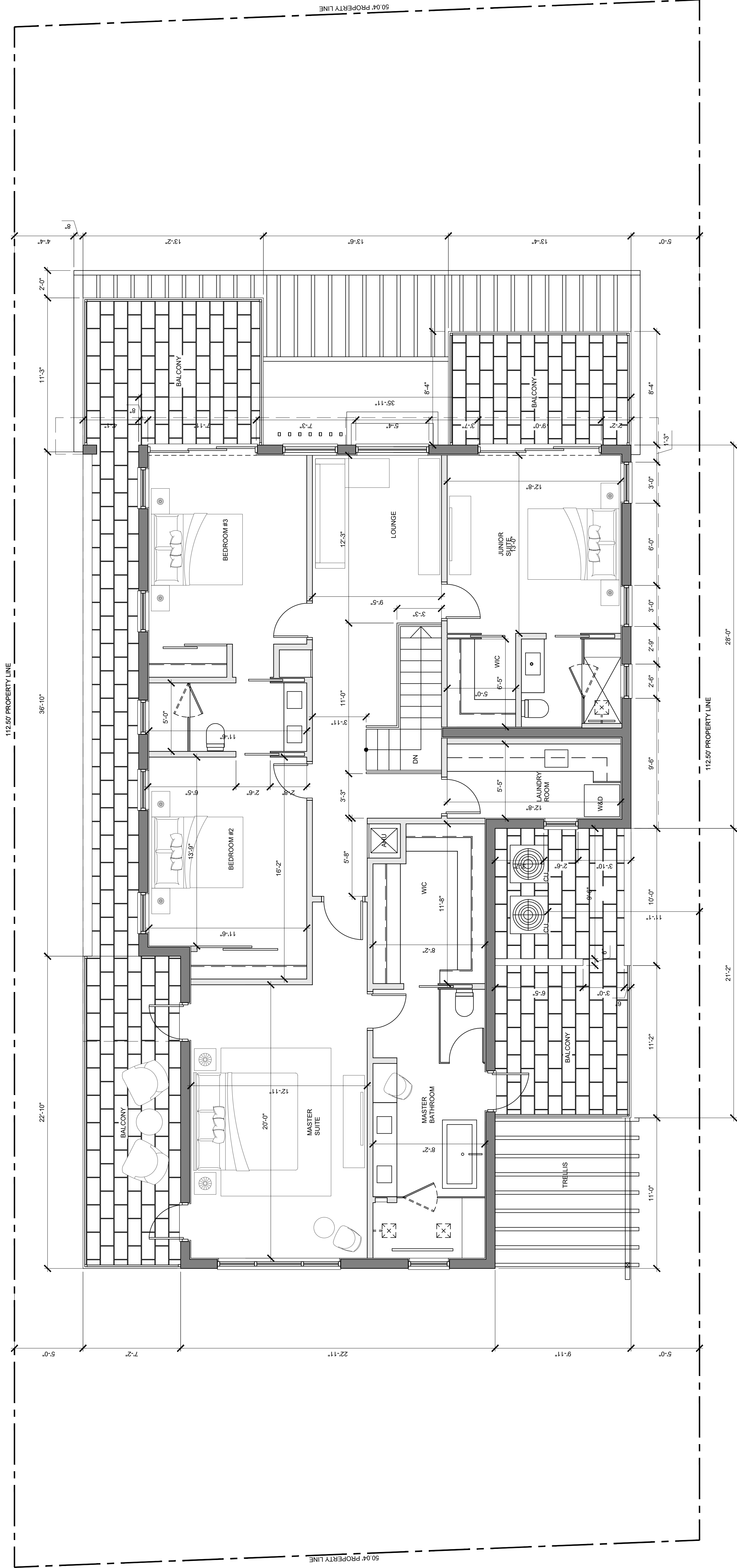
DRAWN BY: V.V.L  
REVIEW BY: J.D.M.

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

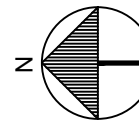
RELEASE DATE:  
09-06-21

A-202  
SECOND FLOOR  
PLAN

SHEET NO.



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





NEW SINGLE FAMILY HOME  
OWNERS: 500 SURFSIDE LLC  
LOT 11-FOLIO 14-2235-006-1580  
SURFSIDE, FLORIDA 33154

FL LIC.# 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

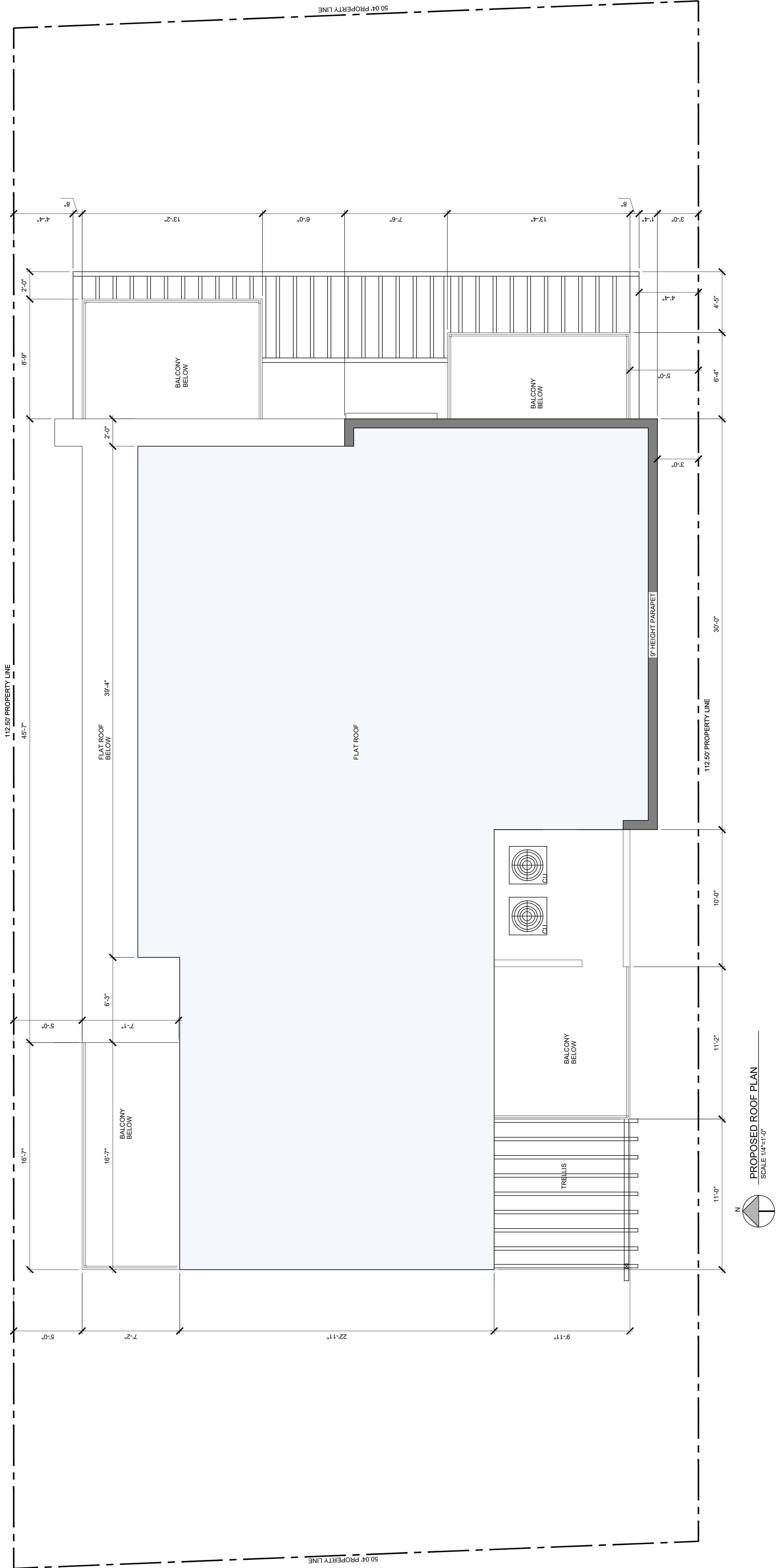
DRAWN BY: V.V.L  
REVIEW BY: J.D.M.

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

RELEASE DATE:

A-203  
ROOF PLAN

SHEET NO. 6 OF 8



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



NEW SINGLE FAMILY HOME  
OWNERS: 500 SURFSIDE LLC  
LOT 11-FOLIO 14-2235-006-1580  
SURFSIDE, FLORIDA 33154

FL LIC# 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

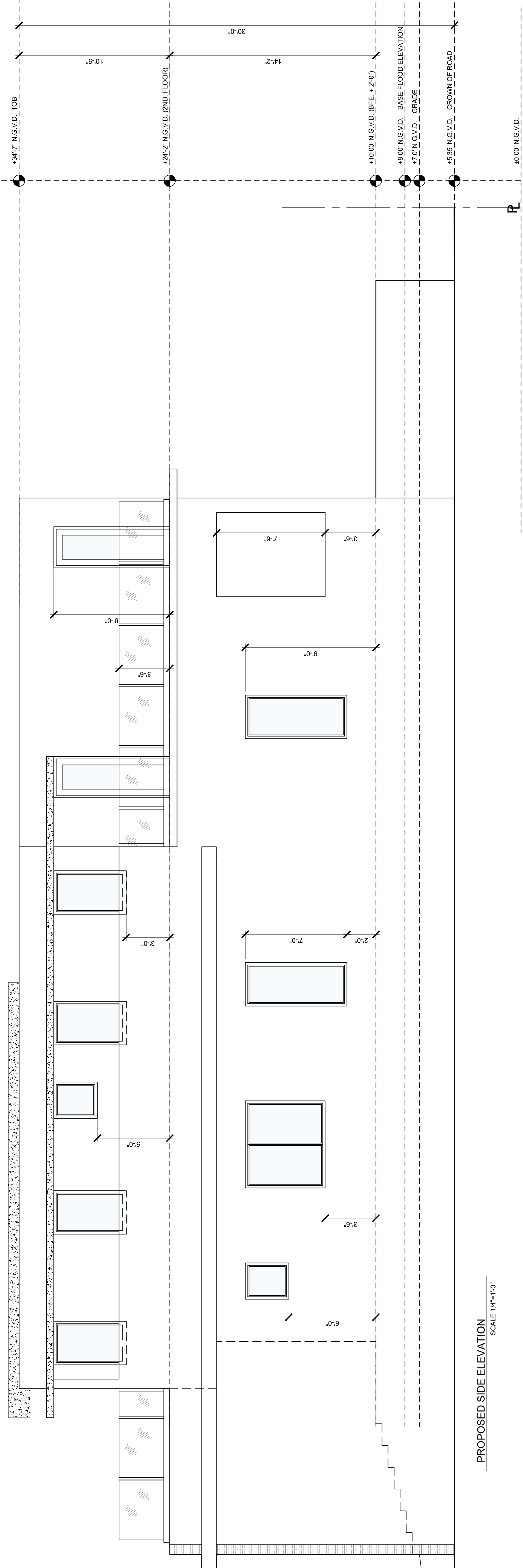
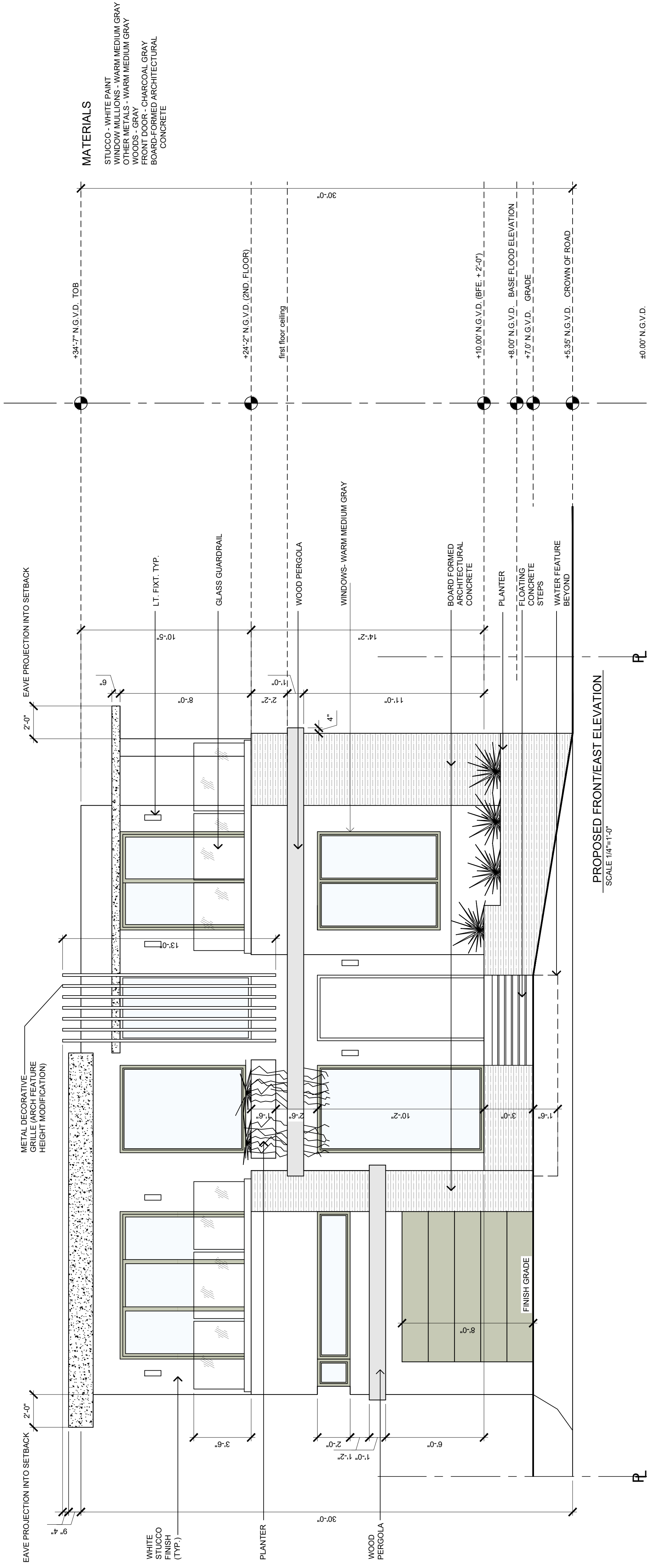
DRAWN BY: V.V.L  
REVIEW BY: J.D.M.

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

RELEASE DATE:  
09-06-21

A-301  
BUILDING  
ELEVATIONS

SHEET NO. 7 OF 8









**Lot 11 interior 500 93<sup>rd</sup> St,  
Surfside, FL 33154**

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

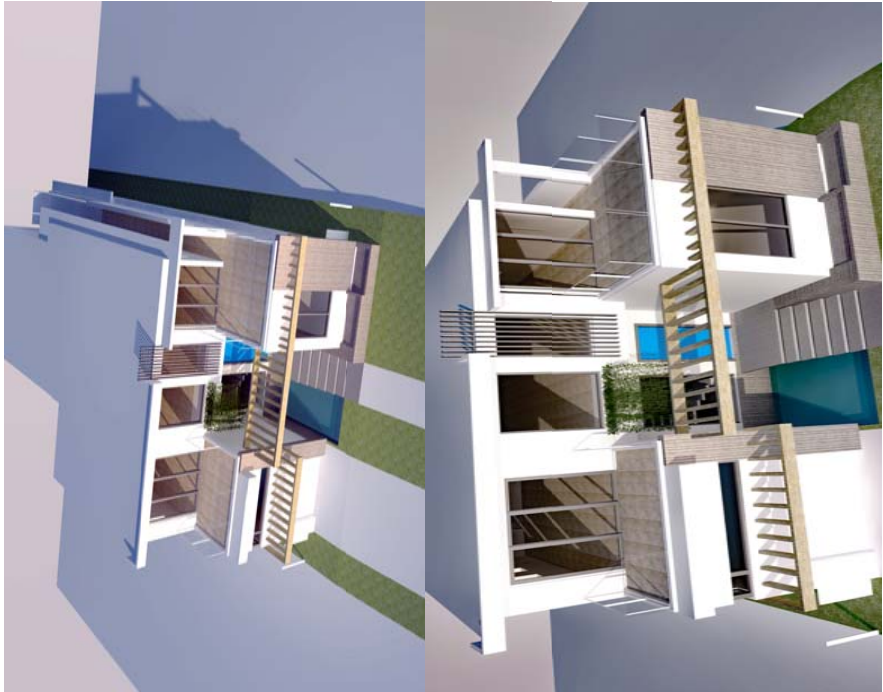


Lot 11 500 93<sup>rd</sup> St (Interior Lot), Surfside, FL 33154 Render





Flat Roof stucco with white paint, ES Windows or similar frame and mullions Duranar Seawolf medium grey  
Wood of pergolas and trellises, weather gray wood(suitable species cedar/teak/ipe) Front door charcoal  
grey or emerald green. Speciality finish on exterior board formed architectural concrete



of



# Driveway, lighting, railing

Grass Pavers



Exterior lighting or similar  
Max kelvin 3,000 or less



Glass railing or similar



# Neighbors

9289 Carlyle Ave  
Behind (West) of Subject



Lot 11 500 93<sup>rd</sup> St  
Surfside, FL 33154



9308 Byron Ave and Dog  
Park

Right (North) of Subject



9280 Byron Avenue Interior Vacant Land



9272 Byron Avenue

Left (South) of Subject



9289 Byron Avenue  
Across (East) of Subject







**BELLO & BELLO LAND SURVEYING**  
 12230 SW 131 AVENUE • SUITE 201 • MIAMI FL 33186  
 Phone: 305.251.9606 • Fax: 305.251.6057 • LB#7262  
 e-mail: info@belloland.com • www.bellolandsurveying.com

**LEGAL DESCRIPTION:**  
 Lot 11, Block 9, **ALTOS DEL MAR NO. 5**, according to the plat thereof, as recorded in Plat Book 8, Page 92 of the Public Records of Miami-Dade County, Florida.

**SURVEYOR'S REPORT AND GENERAL NOTES**

- Legal Description has been furnished by the client.  
(Not valid without the attached Survey Map)
- References to "Deed", "Record" or "Plat" refer to documents and instruments of record as part of the pertinent information used for this survey work. Measured distances, directions and angles along boundary lines are in consistency with corresponding values from records, unless otherwise shown.
- These lands are subject to additional restrictions of record that were not furnished to the undersigning registered surveyor. A title search has not been performed by the surveyor.
- North arrow direction is based on an assumed Meridian. Bearings are based on an assumed meridian on a well-established line, said line is being noted as BR on the Survey Map.
- Only above ground improvements are shown herein. Foundations, underground features and utilities have not been located.
- Survey markers found in the field have no identification unless otherwise shown. Any survey marker set by our company is labeled LB 7262 or PSM 6169.
- Fence ownership has not been determined. Distances from existing fences to boundary lines are approximate. Fence/walls width and conditions must be considered to determine true location. Lands located beyond perimeter fences might or might not be being used by adjoining. Adjoining parcels have not been investigated.
- This Survey Map is intended to be displayed at the scale shown hereon. Data is expressed in U.S. Survey Foot.
- This Survey Map is being prepared for the use of the party/parties that it is certified to and does not extend to any unnamed individual, entity or assignee.
- FLOODPLAIN INFORMATION:** As scaled from Federal Insurance Rate Map (FIRM) of Community No. 120659 (Town of Surfside), Panel 0144, Suffix L, revised on Sept. 11th, 2009, this real property falls in Zone "AE" with Base Flood Elevation 8 feet (NGVD 1929).
- HORIZONTAL ACCURACY:** Accuracy obtained thru measurements and calculations meets and exceeds the minimum horizontal feature accuracy for a Suburban area being equal to 1 foot in 7,500 feet.
- VERTICAL CONTROL AND ACCURACY:** The elevations as shown are referred to the National Geodetic Vertical Datum of 1929 (NGVD 1929). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevations are based on a level loop from and to the following official Bench Marks:  
 Bench Mark # 1: Miami-Dade County Public Works Department Bench Mark Z-313,  
 Elevation = 9.59 feet  
 Bench Mark # 2: Miami-Dade County Public Works Department Bench Mark T-243,  
 Elevation = 13.03 feet

I HEREBY CERTIFY TO:  
 500 93rd Surfside LLC.

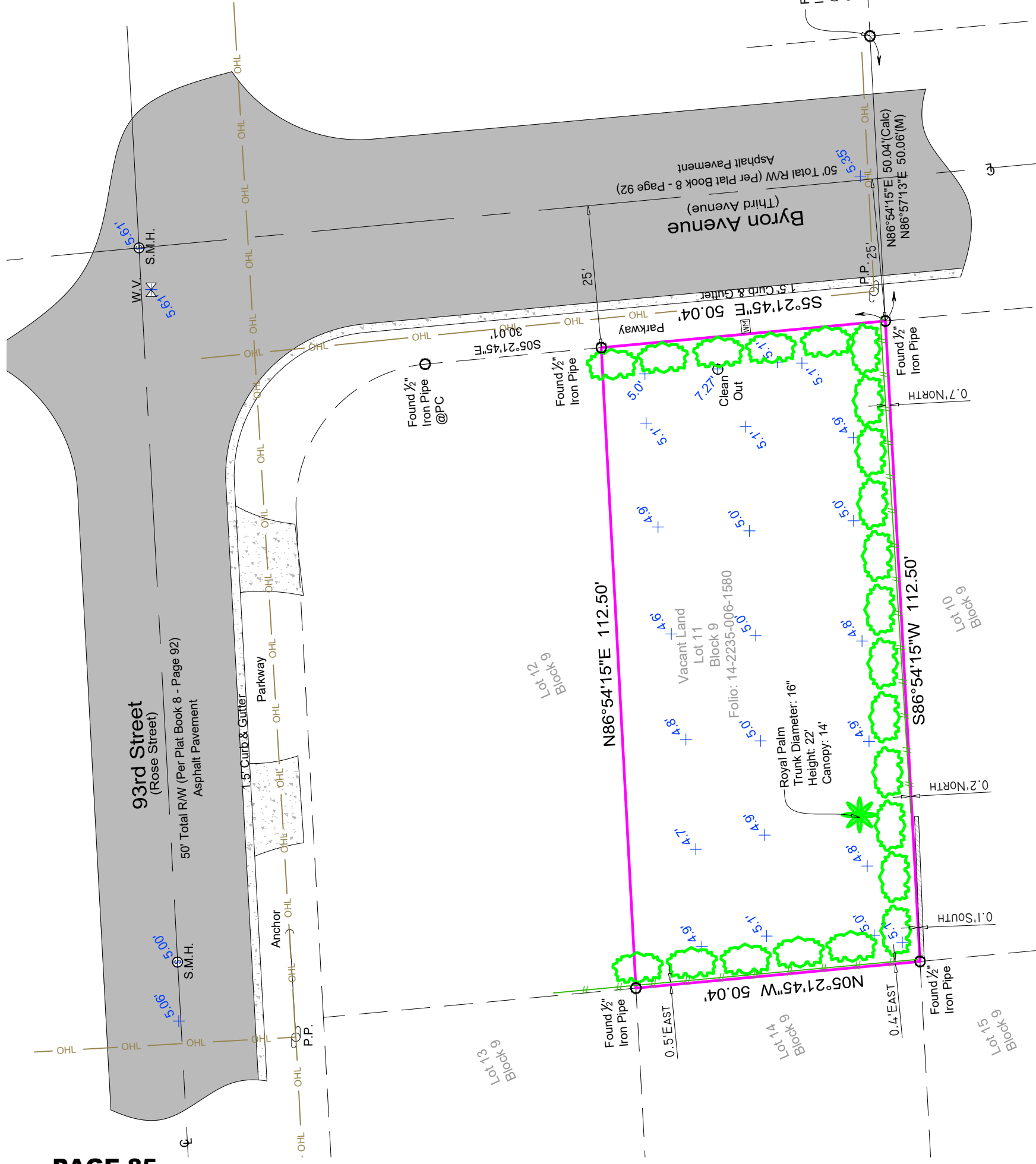
That this Survey conforms to the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in applicable provisions of chapter 5J-17, Florida administrative code pursuant to Section 472.027 Florida Statutes. This Survey is accurate and correct to the best of my knowledge and belief.

Odalys C. Bello-Iznaga  
 Professional Surveyor and Mapper LS6169 • State of Florida  
 Field Work Date: 01/29/2021

Additions and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigning Florida licensed Surveyor and Mapper.

**MAP OF BOUNDARY SURVEY**

Property Address:  
 5XX 93rd Street, Surfside, Florida 33154  
 Project No. 21299 D.B.: A.C. Page 1 of 1



**LEGEND & ABBREVIATIONS**

	CONCRETE (CONC.)		SANITARY MANHOLE		POINT OF CURVATURE		CALCULATED
	WOOD DECK		EXISTING ELEVATION		POINT OF INTERSECTION		MEASURED
	COVERED AREA		PERMANENT REFERENCE MONUMENT (PRM)		PROFESSIONAL SURVEYOR AND MAPPER		ELEVATION
	ASPHALT		MANHOLE		TEMPORARY REFERENCE MONUMENT (TRM)		SECTION
	CHAIN LINK FENCE (CLF)		FIRE HYDRANT		PROPERTY CORNER		TOWNSHIP
	WOOD FENCE (WF)		CABLE BOX (CATV)		TEMPORARY BENCH MARK		RADIUS
	WOOD FENCE WITH WIRES		WELL		PROPERTY LINE		ENCROACHMENT
	OVERHEAD WIRES		FPL TRANSFORMER		CENTER LINE		OFFICIAL RECORD BOOK
	STREET SIGN		PERMANENT CONTROL POINT (PCP)		ELEVATION		PENETRATION PLAT BOOK





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.

<b><u>PROJECT INFORMATION</u></b>	
OWNER'S NAME	<u>SHMUEL LEVY</u>
PHONE / FAX	<u>718-915-4875</u>
AGENT'S NAME	<u>Daniel Naim/Naim Development LLC</u>
ADDRESS	<u>1111 Kane Concourse, Suite 302 Bay Harbor Islands, FL 33154</u>
PHONE / FAX	<u>+1 (786) 200-7355</u>
PROPERTY ADDRESS	<u>9348 BYRON AVE</u>
ZONING CATEGORY	<u>H30B</u>
DESCRIPTION OF PROPOSED WORK	<u>REPLACE EXISTING ONE STORY SINGLE FAMILY HOME WITH A NEW 2 STORY, 5 BEDROOM, 5 1/2 BATH SINGLE FAMILY HOME</u>

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

<b><u>ZONING STANDARDS</u></b>	Required	Provided
Plot Size	_____	<u>5,625 FT<sup>2</sup></u>
Setbacks (F/R/S)	<u>20    20    5</u>	<u>22.2    20    5</u>
Lot Coverage	<u>40% 2,250 FT<sup>2</sup></u>	<u>40% 2,247 FT<sup>2</sup></u>
Height	<u>30' ABOVE CROWN OF RD</u>	<u>28.5' ABOVE CROWN OF RD</u>
Pervious Area	<u>35% 1,968.75 FT<sup>2</sup></u>	<u>35% 1,989 FT<sup>2</sup></u>

<u><i>Shmuel Levy</i></u>	<u>9/3/2021</u>	_____	_____
SIGNATURE OF OWNER	DATE	SIGNATURE OF AGENT	DATE





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

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

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

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

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

\_\_\_\_\_  
NAME OF REPRESENTATIVE

\_\_\_\_\_  
DATE





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

Project Name \_\_\_\_\_

Project Number \_\_\_\_\_

**SUBMITTAL REQUIREMENTS FOR REVIEW:**

- Completed "Single-Family and Two-Family Site Plan Application" form
- Application fee: \$ \_\_\_\_\_ made out to "Town of Surfside"
- Ownership Affidavit
- Survey less than one (1) year old. A survey over one (1) year is sufficient as long as the property has not changed ownership and the owner provides an affidavit that no changes have occurred since the date of the survey.
- Recent photographs, as visible from the street, of the subject property and of the adjacent two (2) homes on each side of the subject property on the same side of street. If the adjacent lot(s) are vacant then the next adjacent home(s) shall be utilized.

**FOR THE FOLLOWING PLEASE PROVIDE:**

- 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.



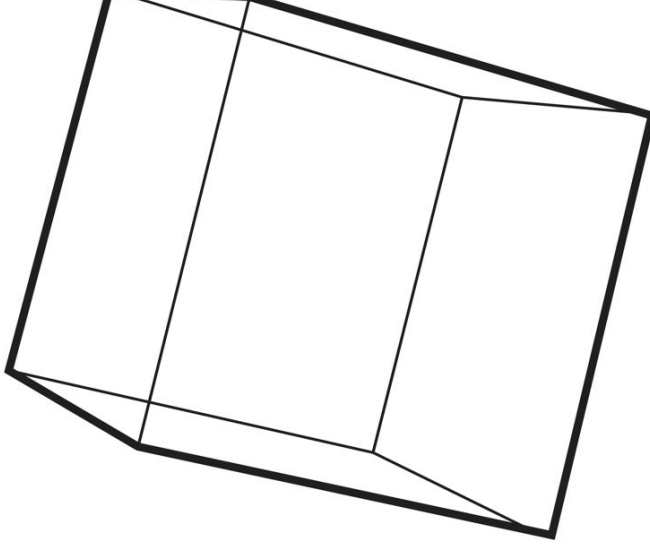


- Roof slopes and materials and color
  - Detail of doors, windows, garage doors
  - Lighting locations and details
  - Dimensions of structure(s) – height, width, and length
  - Deck, railing, stairs details including materials, colors, finishes, and decorative details
  - Exposed foundation treatment
  - 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









**h2 architecture**  
 LICENSE NUMBER A226001991  
 140 S Dixie Highway, Unit 106  
 Hollywood, FL 33020  
 A226001991

ARCHITECT OF RECORD  
 ANDRES HOLLMANN P.A. 94333

CONCEPT DESIGN  
 HUGO MUJARES NCARB AIA LEED AP

STRUCTURAL ENGINEER

No.	Date	Description

THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS THEY HAVE BEEN APPROVED BY THE BUILDING DEPARTMENT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND TO COMPLETE SET OF CONSTRUCTION DOCUMENTS. THE RELEASE AND USE OF PARTIAL DRAWINGS FOR ANY PURPOSES SHALL NOT BE THE GENERAL CONTRACTOR'S RESPONSIBILITY FOR HISHER WORK AND IT'S COORDINATION WITH ALL TRADES.

SEAL:

# ARB APPROVAL

PROJECT TITLE

**BYRON RESIDENCE**

9348 BYRON AVE, Surfside,  
 FL 33164-2438

DATE  
 SEP 1, 2021

DRAWN BY  
 Author

CHECKED BY  
 Checker

PROJECT NO.

21171

DRAWING TITLE

3D VIEWS

SCALE

PAGE

A.005

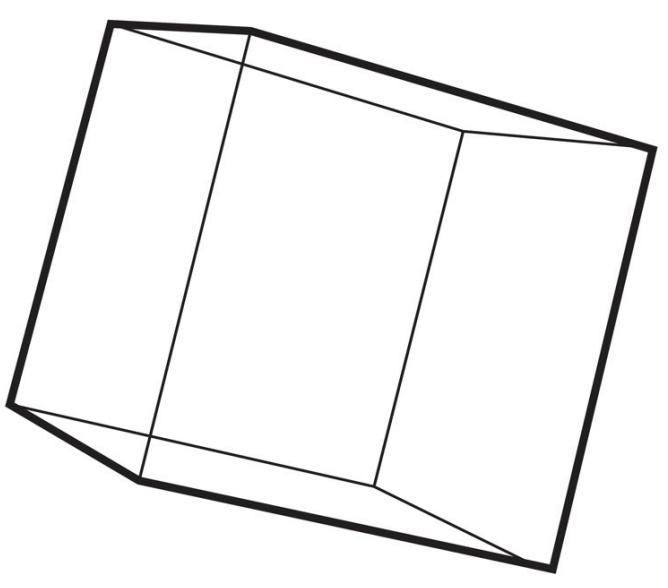
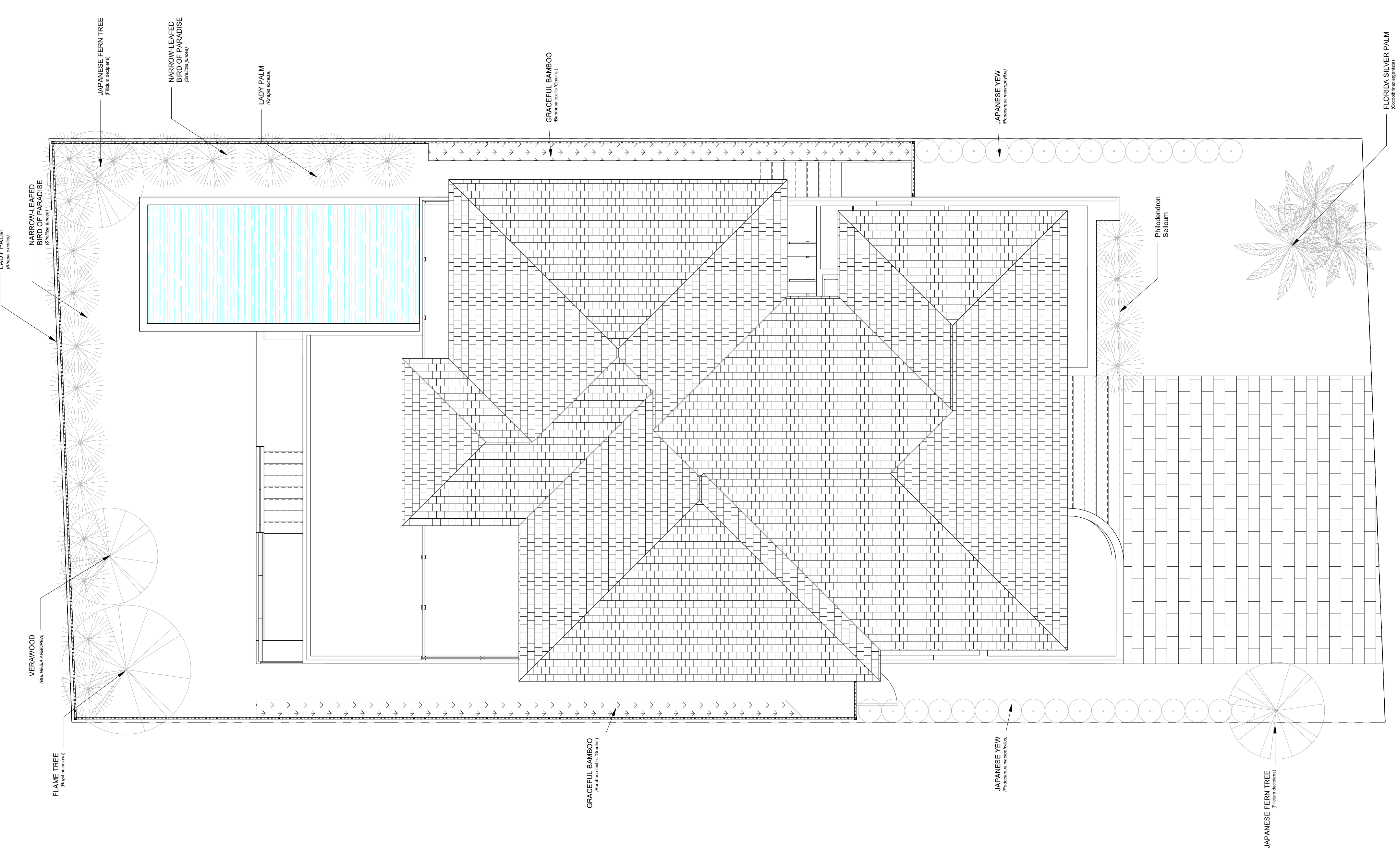












**h2 architecture**  
 LICENSE NUMBER AA28001891  
 1701 SUNSET HARBOUR DR, L706  
 MIAMI BEACH, FL 33139  
 AA28001891  
 WWW.H2ARCHITECTURE.COM  
 ARCHITECT OF RECORD  
 ANDRES HOLLMANN  
 LEED AP BCD FPA 94333  
 CONCEPT DESIGN  
 HUGO MUARES NCARB AAAA LEED AP  
 STRUCTURAL ENGINEER

No.	Date	Description

THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS THEY ARE SIGNED AND SEALED BY THE ARCHITECT OF RECORD. THE ARCHITECT OF RECORD SHALL BE RESPONSIBLE TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BUILD FROM THE MOST UP-TO-DATE RECORD DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE RELEASE AND USE OF PATENT DOCUMENTS. THE RELEASE AND USE OF PATENT DOCUMENTS IS THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE RELEASE AND USE OF PATENT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE RELEASE AND USE OF PATENT DOCUMENTS. IT'S COORDINATION WITH ALL TRADES.

**PLANT NOTES**

- ALL PLANT MATERIAL TO BE FLORIDA NO. 1 OR BETTER FLORIDA DEPARTMENT OF AGRICULTURE GRADES AND STANDARDS; PARTS I AND II, 2ND EDITION; FEBRUARY 1998, RESPECTIVELY.
- ALL PLANTING BEDS TO BE TOPPED WITH 3" MULCH EXCLUDING TOP OF ROOT BALL (SEE PALM/ TREE PLANTING DETAIL).
- ALL TREES TO BE STAKED IN A GOOD WORKMANLIKE MANNER, NO NAIL STAKING IN TRUNKS PERMITTED.
- LANDSCAPE PLAN SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL CODES.
- ALL SOD SHALL BE ST. AUGUSTINE 'FLORATAM' SOLID SOD, (UNLESS OTHERWISE NOTED) AND LAID WITH ALTERNATING AND ABUTTING JOINTS.
- ALL PLANTING BEDS TO BE WEED AND GRASS FREE.
- LANDSCAPE CONTRACTOR SHALL REVIEW ALL DRAWINGS AND PREPARE ONE'S OWN QUANTITY COUNTS, PRIOR TO BID COST AND COMPARE TO ARCHITECT'S PLANT LIST). LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ATTAINING ACCURATE COUNT OF PLANT MATERIALS SPECIFIED. IN THE EVENT OF DISCREPANCIES, LANDSCAPE CONTRACTORS SHALL BRING TO THE ATTENTION OF LANDSCAPE ARCHITECT. PLAN SHALL TAKE PRECEDENCE OVER PLANT LIST.
- LANDSCAPE CONTRACTOR SHALL LOCATE AND VERIFY ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- NO CHANGES SHALL BE MADE WITHOUT THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT.
- ALL PLANTED AREAS TO RECEIVE 100% COVERAGE BY AN AUTOMATIC IRRIGATION SYSTEM, WITH A MINIMUM OF 50% OVERLAP. RAIN SENSOR TO BE PROVIDED.

**PLANT LIST**

QTY	KEY	BOTANICAL NAME	COMMON NAME	DESCRIPTION
2	CS	Filicium decipiens	Japanese fern tree	12' ht, 2" cal
1	BU	Bulnesia arborea	Verawood	12' ht, 2" cal
1	DR	Dalechampia regia	Flame tree	12' ht, 2" cal
3	CC	Coccothrinax argenteola	Florida Silver Palm	

QTY	KEY	BOTANICAL NAME	COMMON NAME	DESCRIPTION
1310 sq ft	ZOY	Zoysia eriopoa	Empire turf	
BPT		Stellaria eriopoa	Bird of Paradise	3 gal
28	POD	Podocarpus macrophyllus	Japanese Yew	3 gal
4	BUR	Philodendron	Lady Palm	3 gal
15	RAP	Rhaphis excelsa	Lady Palm	3 gal
16	GRA	Bambusa textilis 'Gracilis'	Graceful Bamboo	3 gal

ARB APPROVAL

PROJECT TITLE

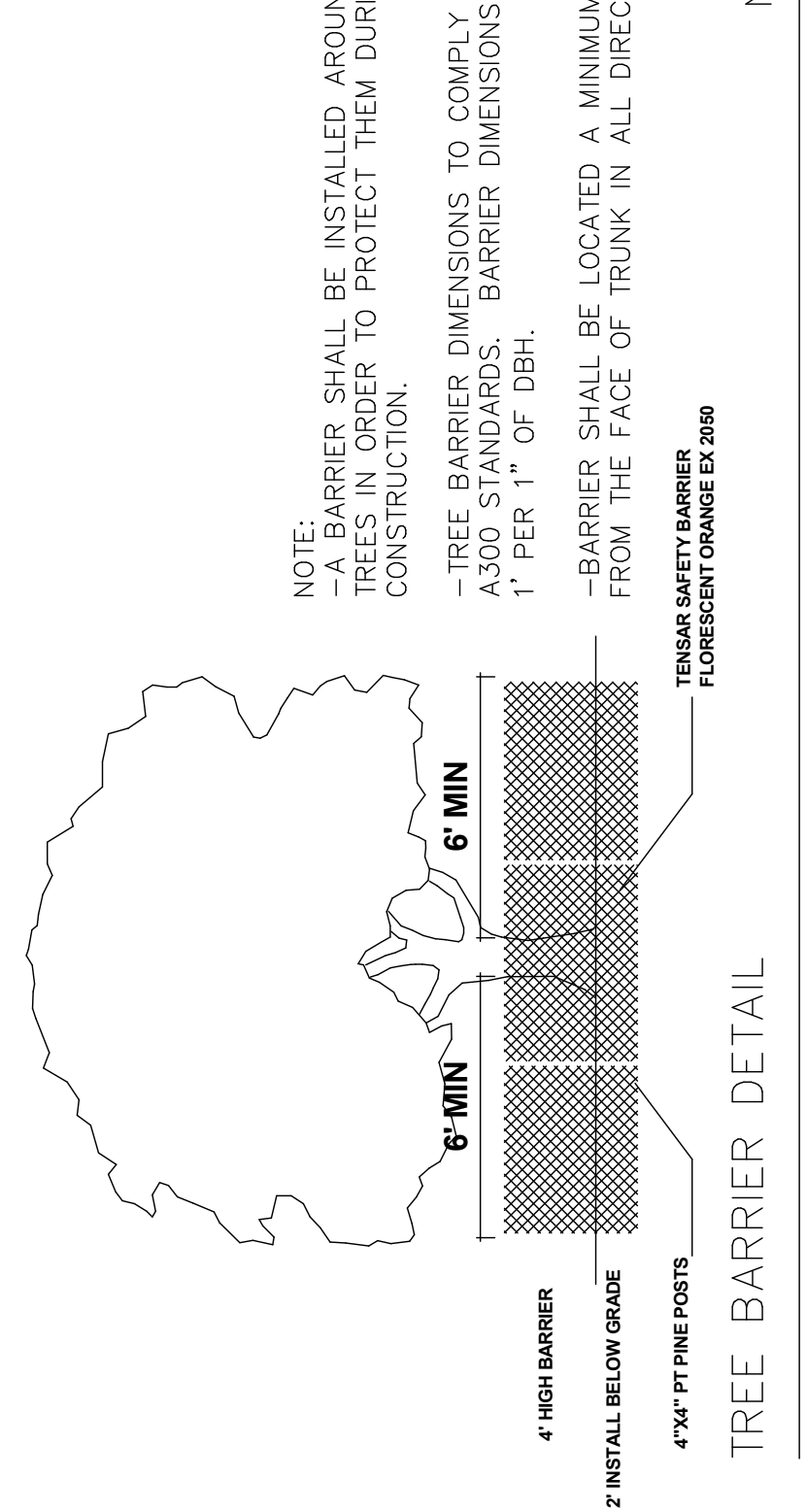
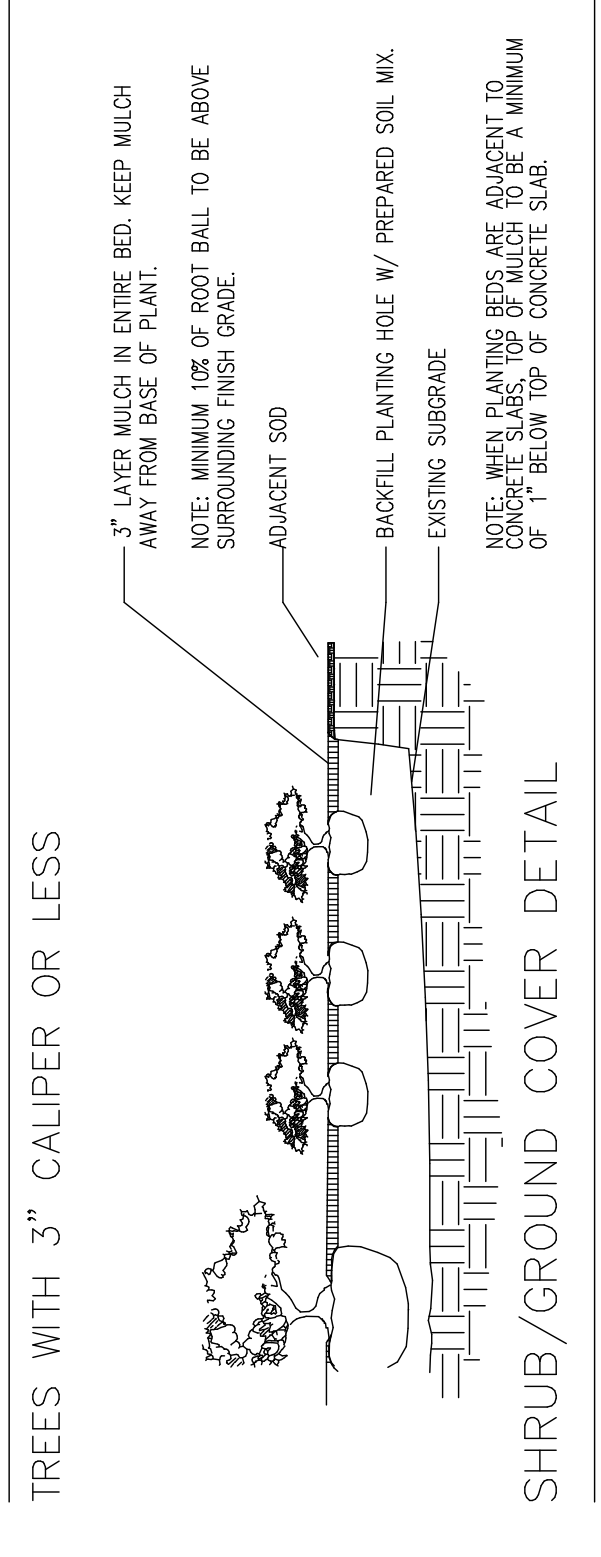
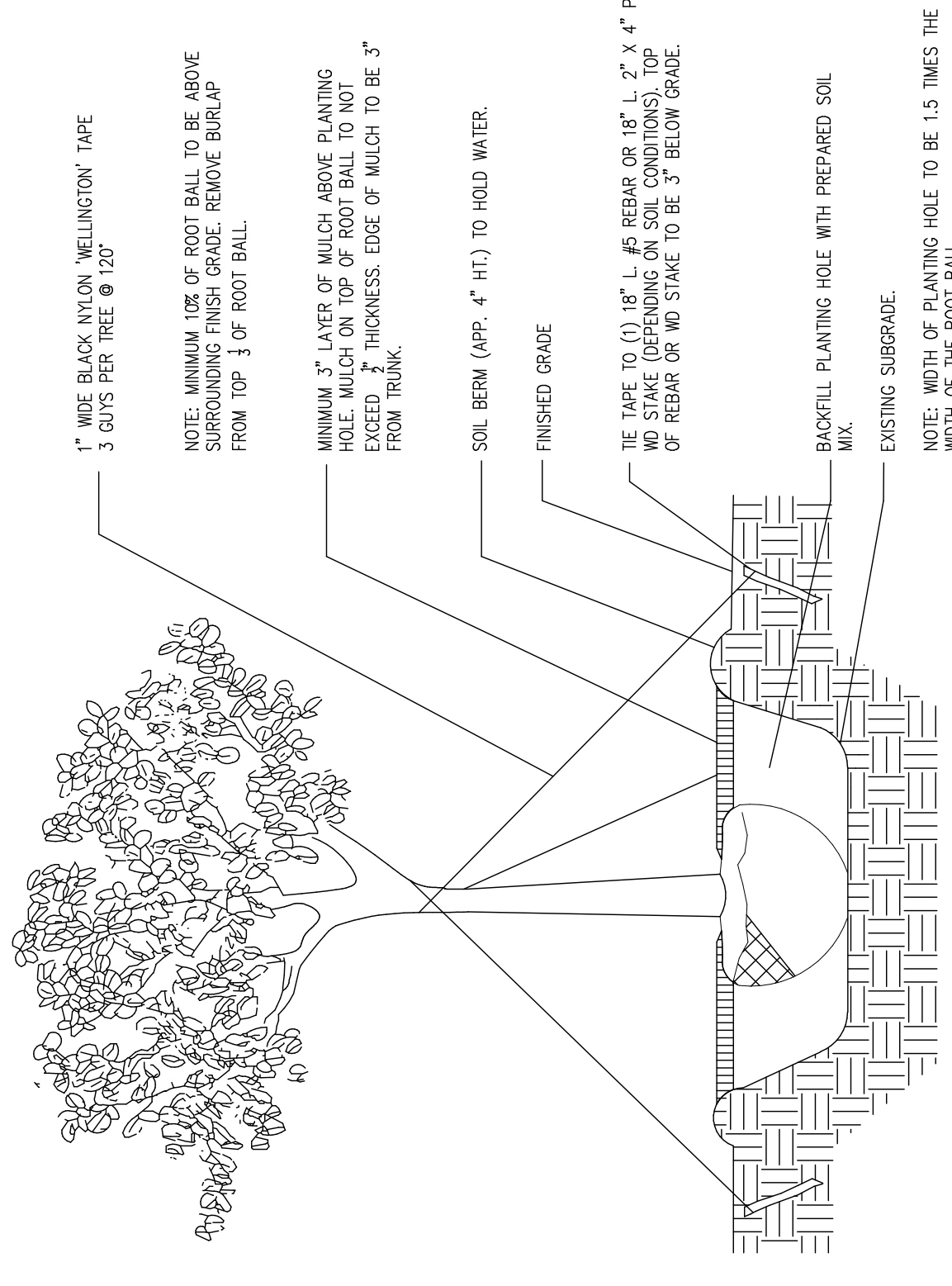
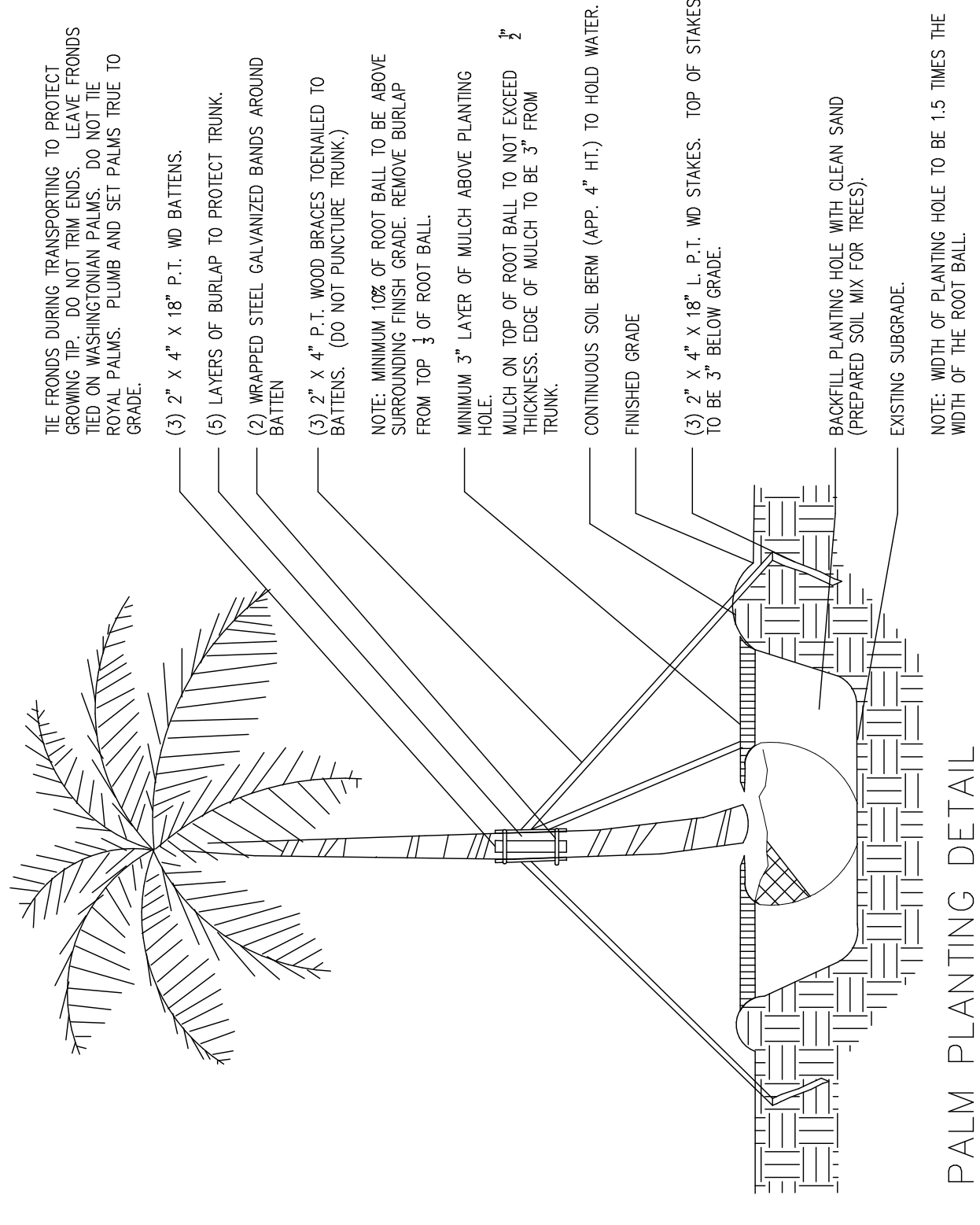
**BYRON RESIDENCE**

9348 BYRON AVE, Surfside,  
FL 33154-2438

DATE: 09/05/21  
 DRAWN BY: [blank]  
 CHECKED BY: [blank]  
 PROJECT NO.: 21171

DRAWING TITLE: SITE LANDSCAPE  
 SCALE: As indicated  
 PAGE: 1

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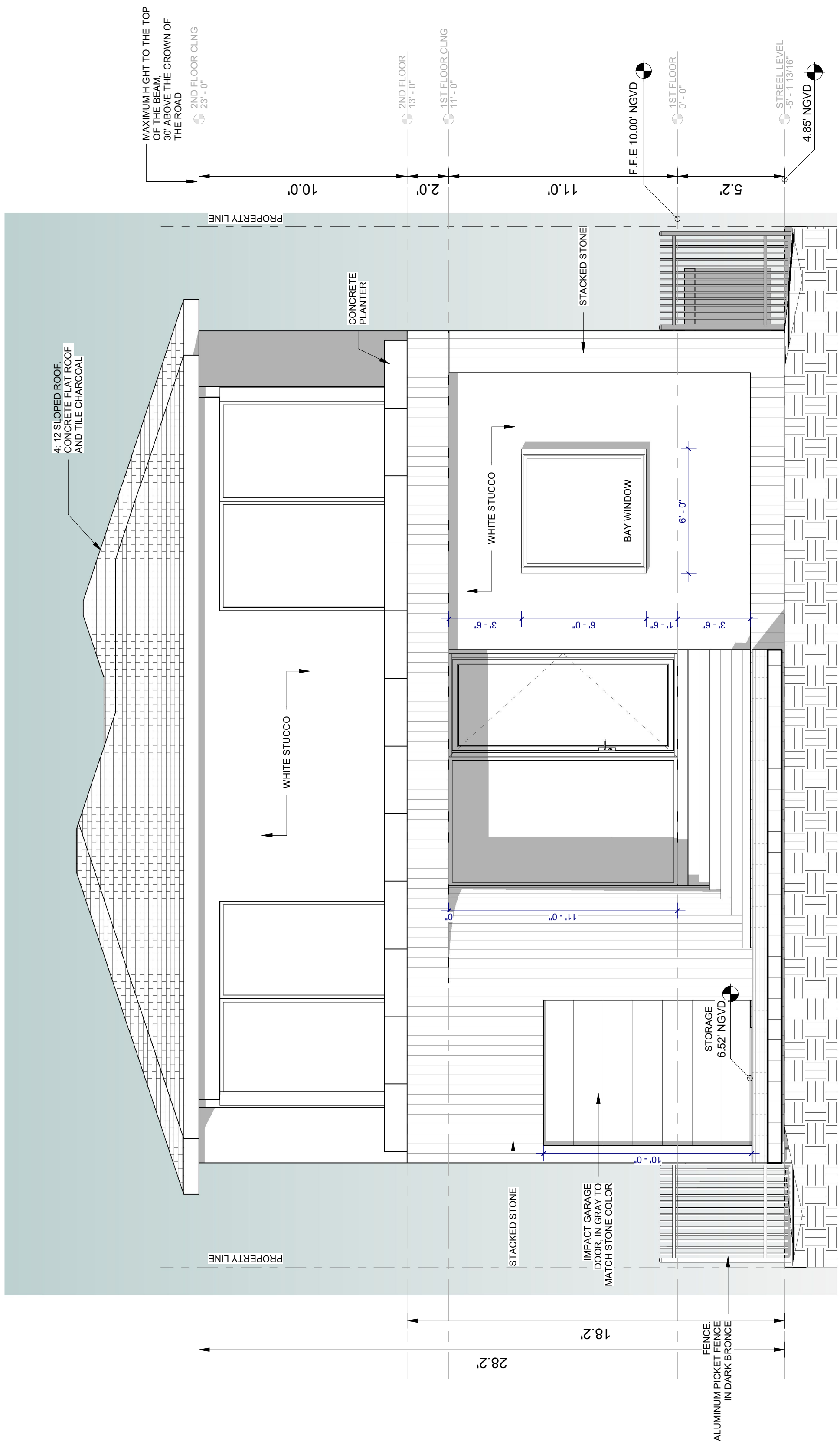




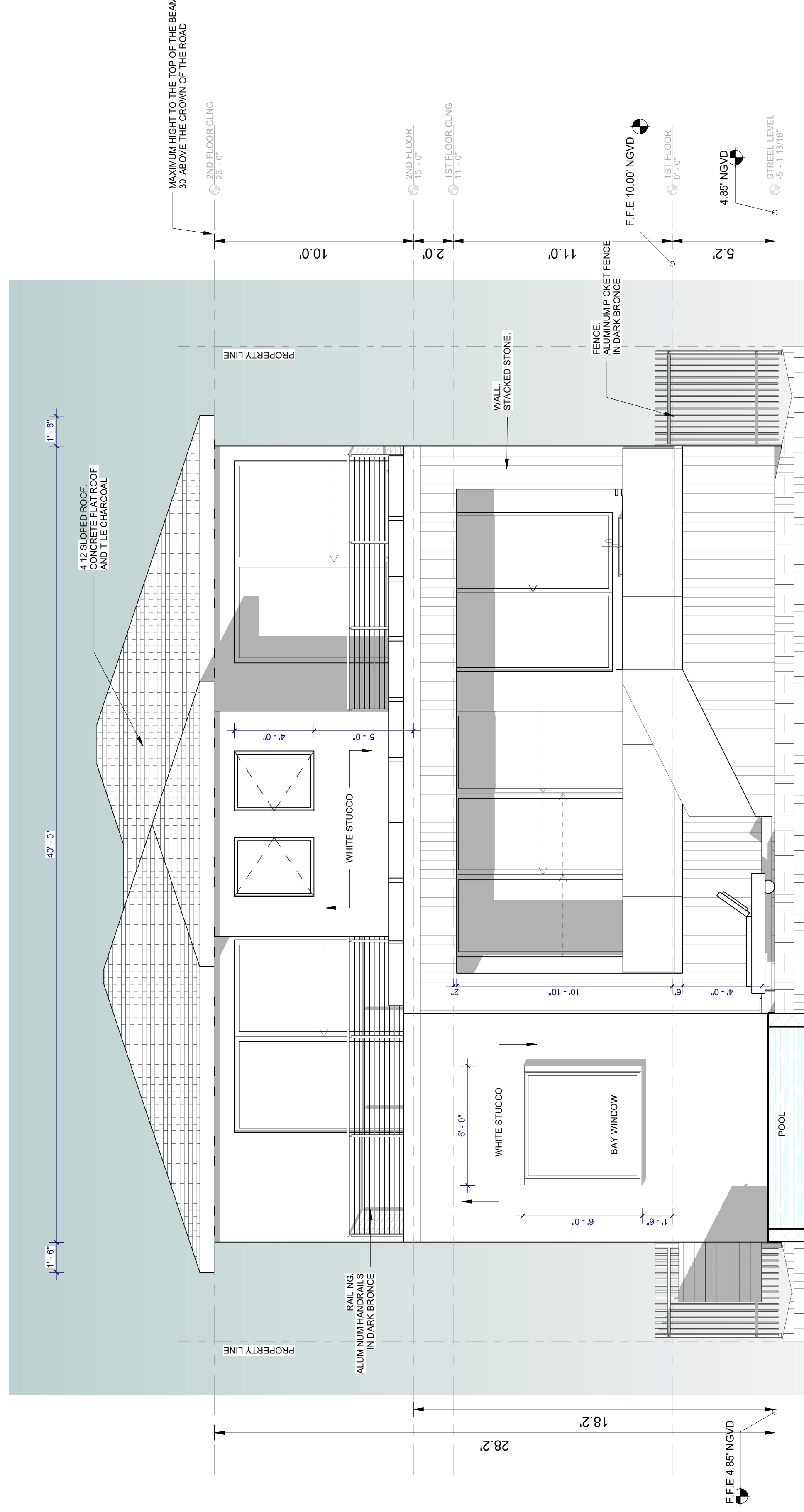








1 WEST ELEVATION - FRONT  
A.201.1 1/4" = 1'-0"



2 EAST ELEVATION - REAR  
A.201.1 1/4" = 1'-0"

THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS THEY HAVE BEEN SEAL AND HAVE BEEN APPROVED BY THE BUILDING DEPARTMENT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS, DATE AND COMPLETE SET OF CONSTRUCTION DOCUMENTS. THE RELEASE AND USE OF PARTIAL DRAWINGS OR EXTRACTS FROM THESE DRAWINGS SHALL NOT BE THE GENERAL CONTRACTOR'S RESPONSIBILITY FOR HISHER WORK AND IT'S COORDINATION WITH ALL TRADES.

SEAL:

ARB APPROVAL

PROJECT TITLE

BYRON RESIDENCE

9348 BYRON AVE, Surfside, FL 33154-2438

DATE: SEP 1, 2021

DESIGNED BY: Author  
CHECKED BY: Checker  
PROJECT NO.:

21171

DRAWING TITLE

ELEVATIONS WEST & EAST

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

DATE: 9/6/2021 6:41:00 PM

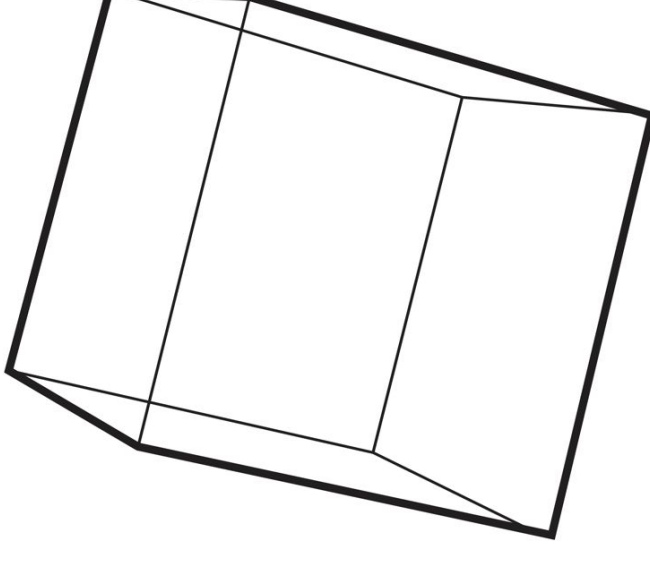
PAGE: A.201

MATERIAL FACADE LEGEND

WHITE STUCCO  
SUPERWHITE  
DRYVIT

STACKED STONE  
LAVASTONE  
NATURALSTONE

ROOF TILE  
NATURAL  
SUNSHINE  
SUNSHINE



h2 architecture

LICENSE NUMBER A426001991  
140 S Dixie Highway, Unit 106  
Hollywood, FL 33020  
A426001991

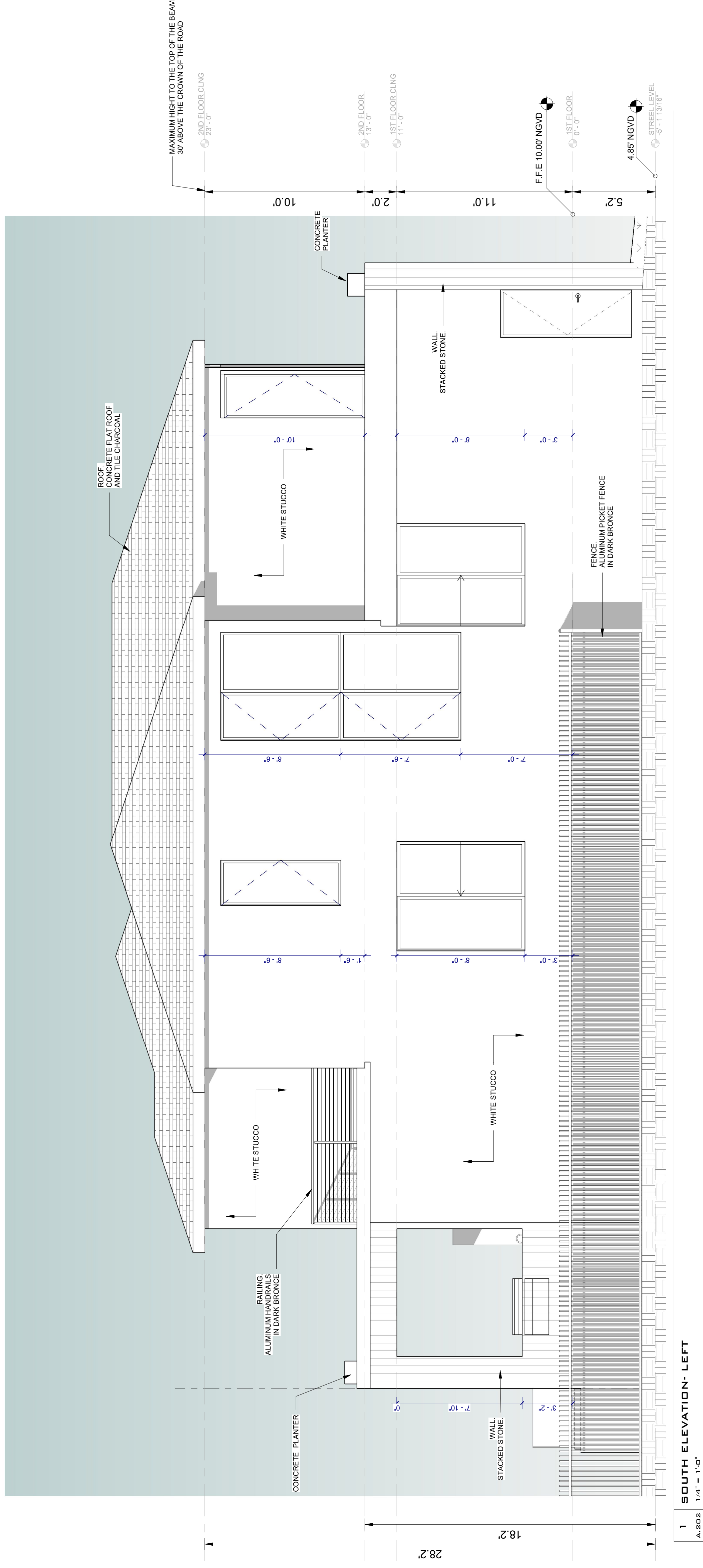
ARCHITECT OF RECORD  
ANDRES HOLLMANN P.A. 94333

CONCEPT DESIGN  
HUGO MUJARES INCARBI AIAA LEED AP

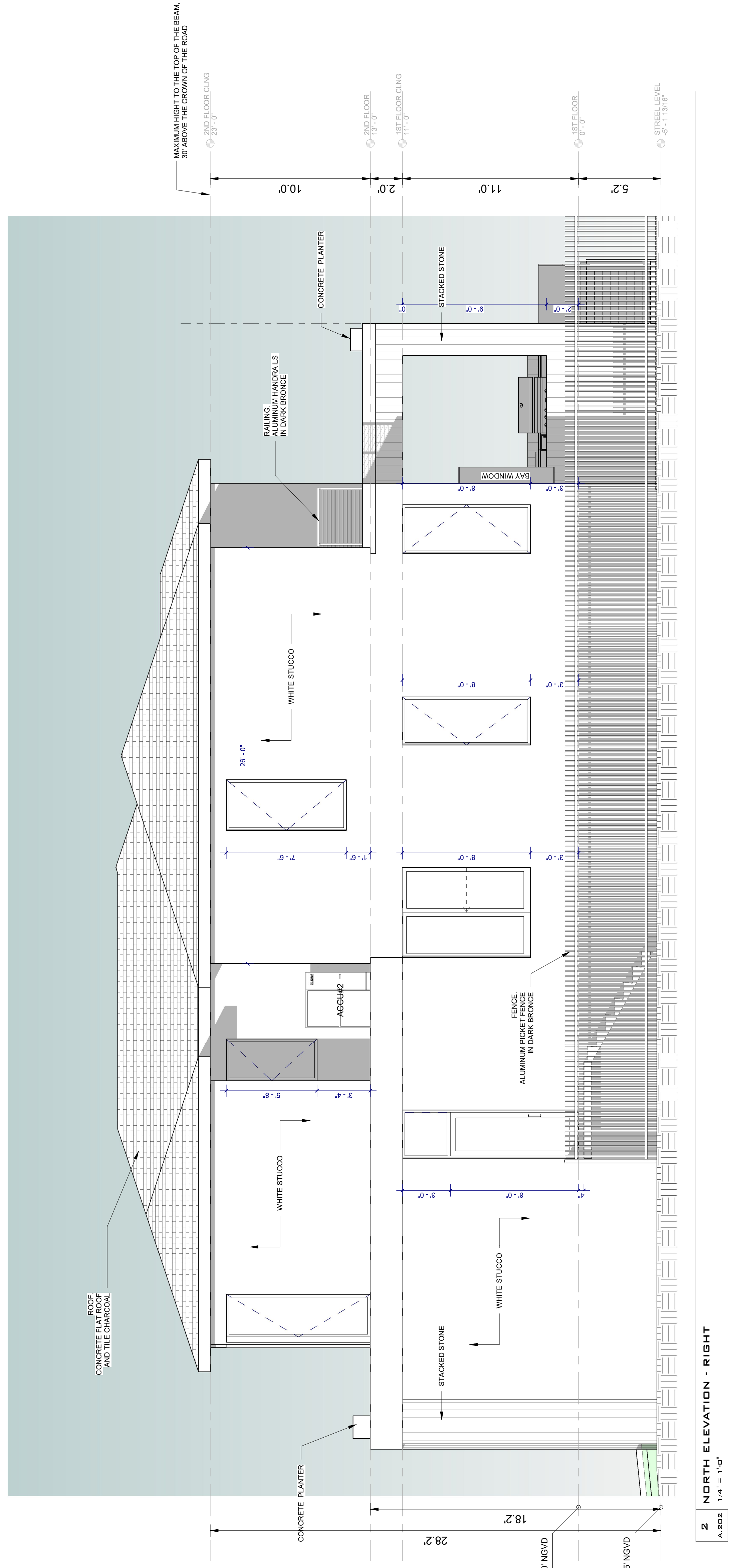
STRUCTURAL ENGINEER

No. Date Description

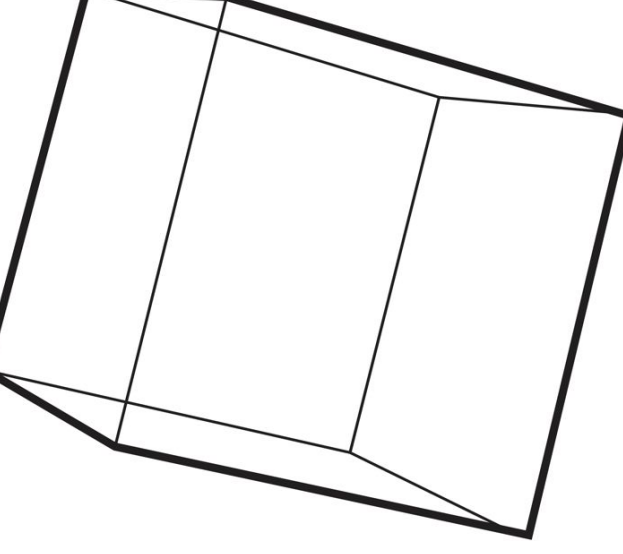




1 SOUTH ELEVATION - LEFT  
A.202 1/4" = 1'-0"



2 NORTH ELEVATION - RIGHT  
A.202 1/4" = 1'-0"



**h2 architecture**  
LICENSE NUMBER A236001991  
140 S Dixie Highway, Unit 106  
Hollywood, FL 33020  
A236001991

ARCHITECT OF RECORD  
ANDRES HOLLMANN P.A. 94333  
  
CONCEPT DESIGN  
HUGO MUJARES NCARB AIA LEED AP  
  
STRUCTURAL ENGINEER

No.	Date	Description

THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS THEY HAVE BEEN SEAL AND HAVE BEEN APPROVED BY THE BUILDING DEPARTMENT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS, DATE AND COMPLETE SET OF CONSTRUCTION DOCUMENTS. THE RELEASE AND USE OF PARTIAL DRAWINGS OR EXTRACTS FROM THESE DRAWINGS SHALL BE THE GENERAL CONTRACTOR'S SOLE RESPONSIBILITY FOR FINISH WORK AND ITS COORDINATION WITH ALL TRADES.

**ARB APPROVAL**

**BYRON RESIDENCE**

9348 BYRON AVE, Surfside, FL 33154-2438

DATE	SEP 1, 2021
DRAWN BY	Author
CHECKED BY	Checker
PROJECT NO.	21171

DRAWING TITLE  
**ELEVATIONS NORTH & SOUTH**

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DATE: 9/6/2021 6:41:15 PM

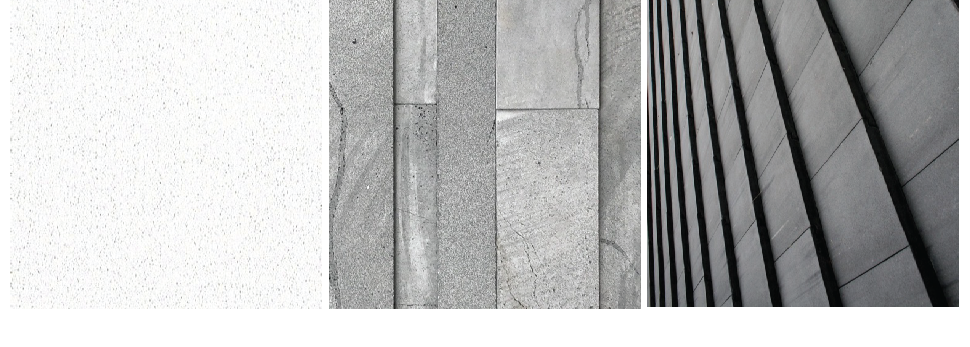
**A.202**

**MATERIAL FAÇADE LEGEND**

**WHITE STUCCO.**  
SUPERWHITE  
DRYVIT

**STACKED STONE**  
LAVASTONE  
NATURALSTONE

**ROOF TILE**  
BURNING  
BOREAL



**FIRE-RESISTANT CONSTRUCTION**

**SECTION R302 FIRE RESISTANT CONSTRUCTION**  
R302.3 FLAME SPREAD INDEX AND SMOKE DEVELOPED INDEX FOR WALL AND CEILING FINISHES SHALL BE IN ACCORDANCE WITH SECTION R302.9.1 THROUGH R302.9.4.  
R302.3.1 FLAME SPREAD INDEX SHALL BE LESS THAN 200.  
R302.3.2 SMOKE DEVELOPED INDEX SHALL BE LESS THAN 450.  
R302.3.3 SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450.  
R302.3.4 SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450.  
R302.3.5 SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450.  
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R302.3.99 SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450.  
R302.3.100 SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450.

**SECTION R316 FOAM PLASTIC**  
R316.1 SURFACE BURNING CHARACTERISTICS  
R316.2 SURFACE BURNING CHARACTERISTICS  
R316.3 SURFACE BURNING CHARACTERISTICS  
R316.4 SURFACE BURNING CHARACTERISTICS  
R316.5 SURFACE BURNING CHARACTERISTICS  
R316.6 SURFACE BURNING CHARACTERISTICS  
R316.7 SURFACE BURNING CHARACTERISTICS  
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R316.100 SURFACE BURNING CHARACTERISTICS





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.

<b>PROJECT INFORMATION</b>	
OWNER'S NAME	9000 Abbott Surfside LLC
PHONE / FAX	310-666-7556
AGENT'S NAME	Jeffrey R Rose
ADDRESS	8851 froude ave, surfside, fl 33154
PHONE / FAX	305-733-2485
PROPERTY ADDRESS	Folio#14-2235-001-0940 9000 Abbott Ave
ZONING CATEGORY	H30B
DESCRIPTION OF PROPOSED WORK	new 2 story single family home

<b>INTERNAL USE ONLY</b>			
Date Submitted	_____	Project Number	21-920
Report Completed	_____	Date	_____
Fee Paid	\$ _____		

<b>ZONING STANDARDS</b>	Required			Provided		
Plot Size	5,600			_____		
Setbacks (F/R/S)	20	20	5	_____	_____	_____
Lot Coverage	40%			_____		
Height	30'			30'		
Pervious Area	35%			_____		

  
SIGNATURE OF OWNER

9/1/21  
DATE

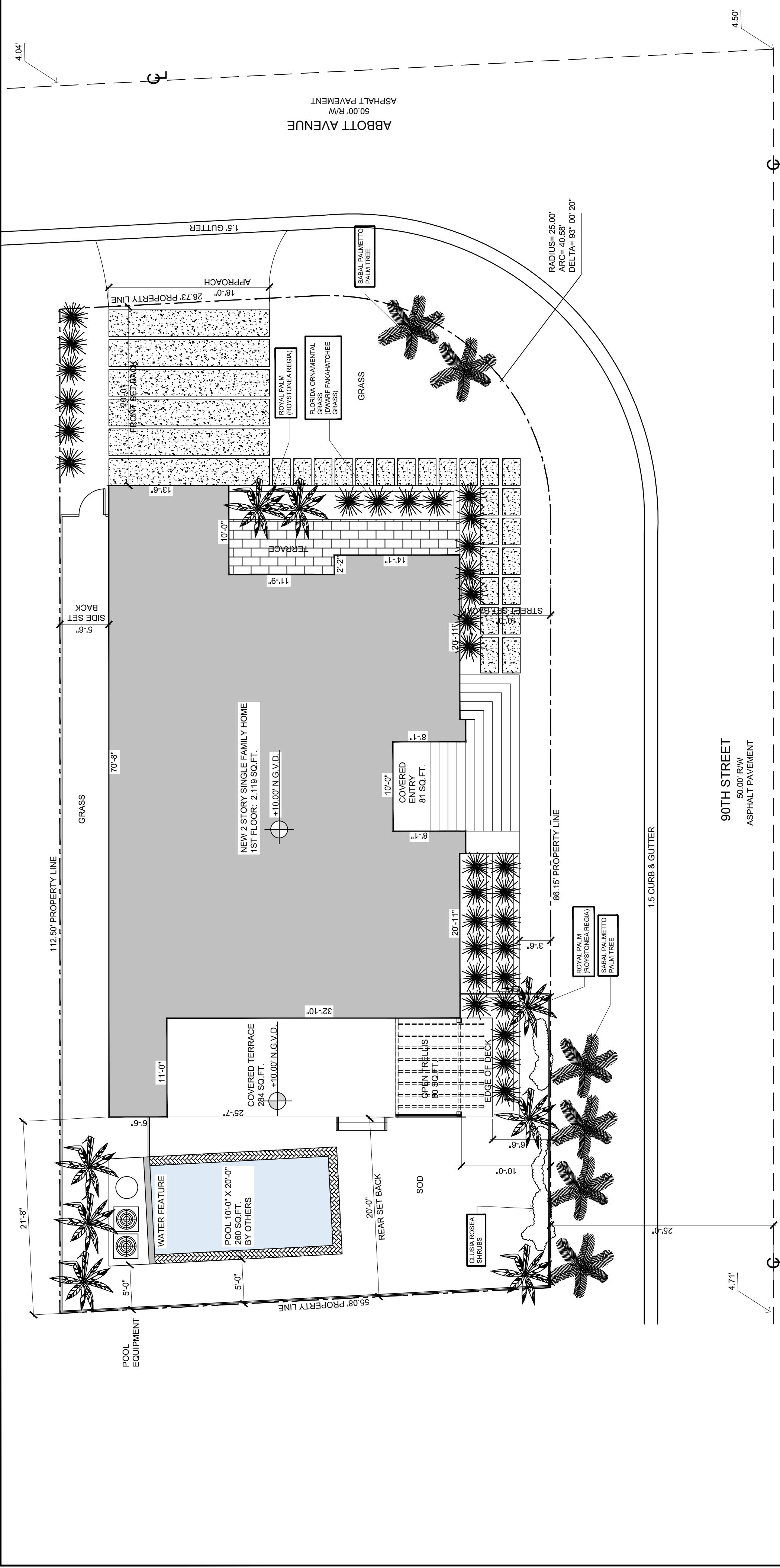
  
SIGNATURE OF AGENT

9/2/21  
DATE



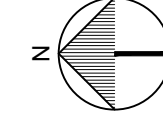






20% OF ALL LANDSCAPING  
 MUST BE  
 FLORIDA FRIENDLY

PROPOSED SITE PLAN



90TH STREET  
 ASPHALT PAVEMENT

4.7'

25'-0"

1.5' CURB & GUTTER

86'-15" PROPERTY LINE

10'-0"

10'-0"

10'-0"

10'-0"

10'-0"

10'-0"

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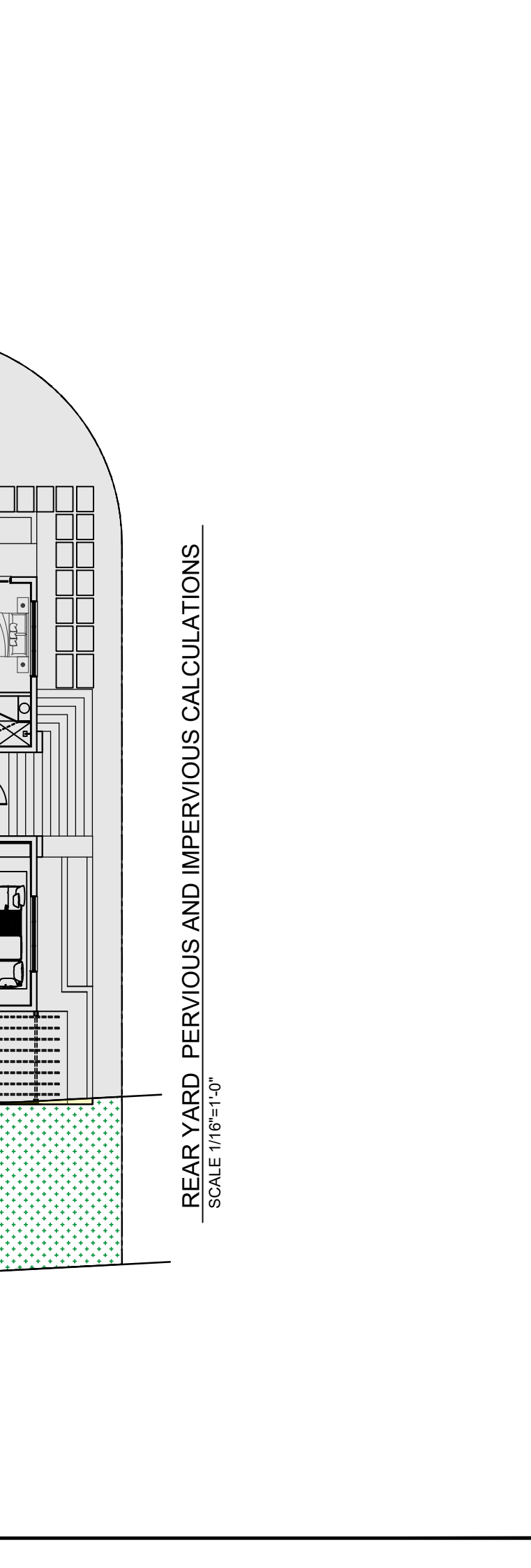
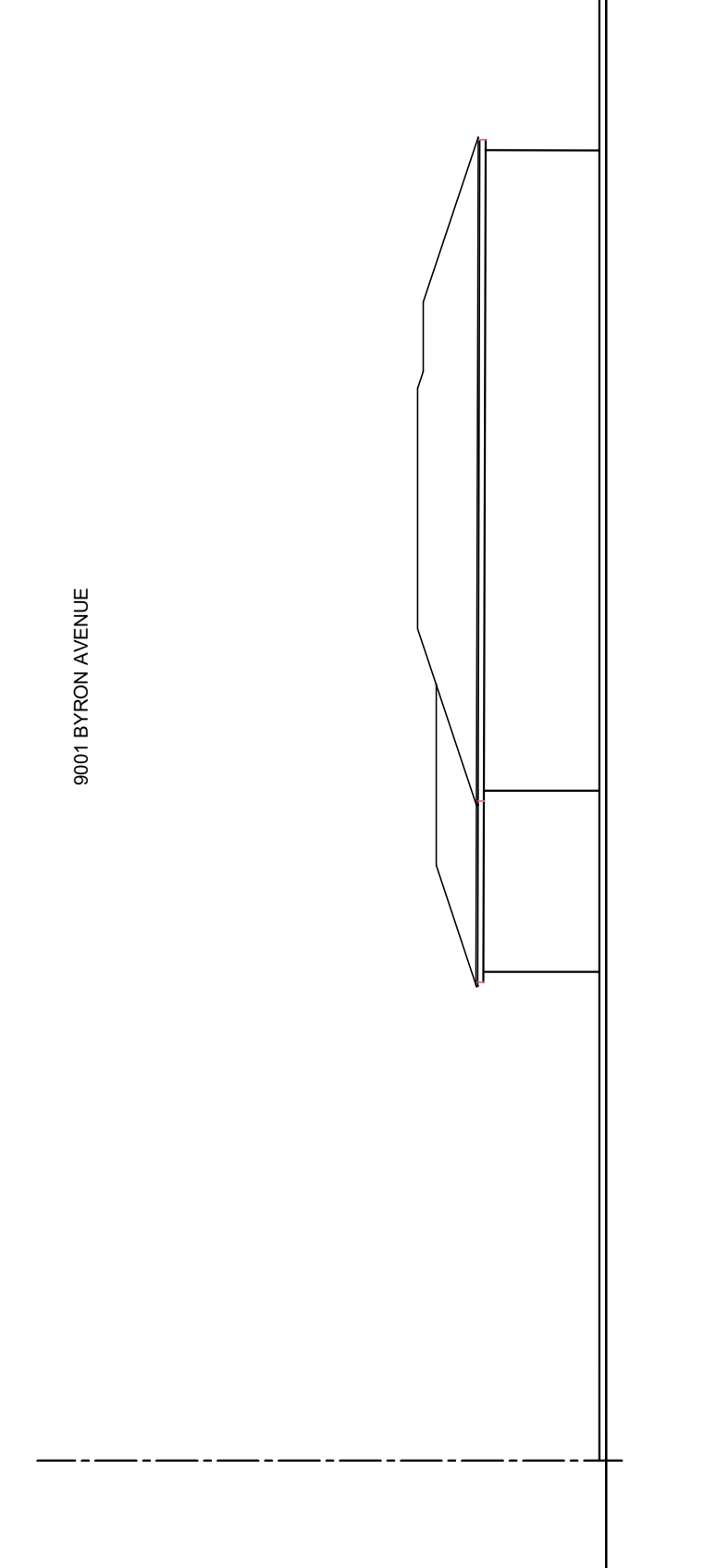
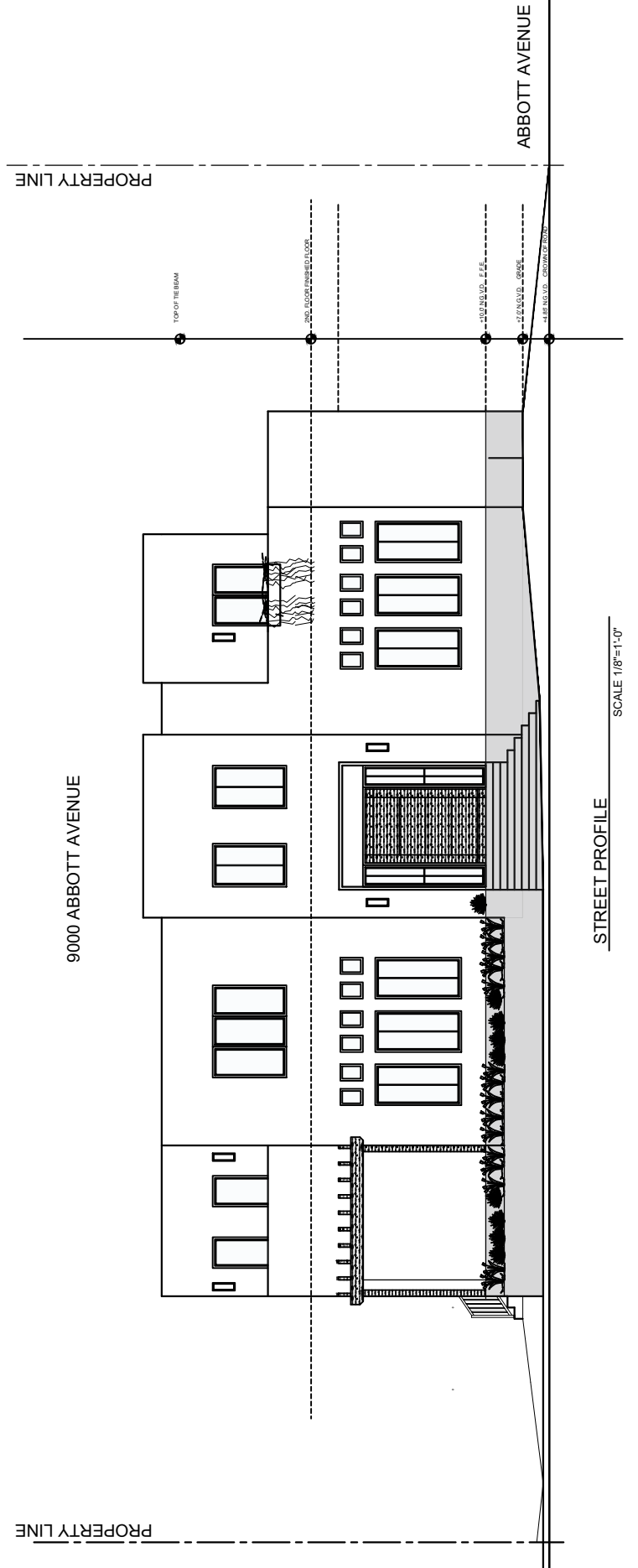
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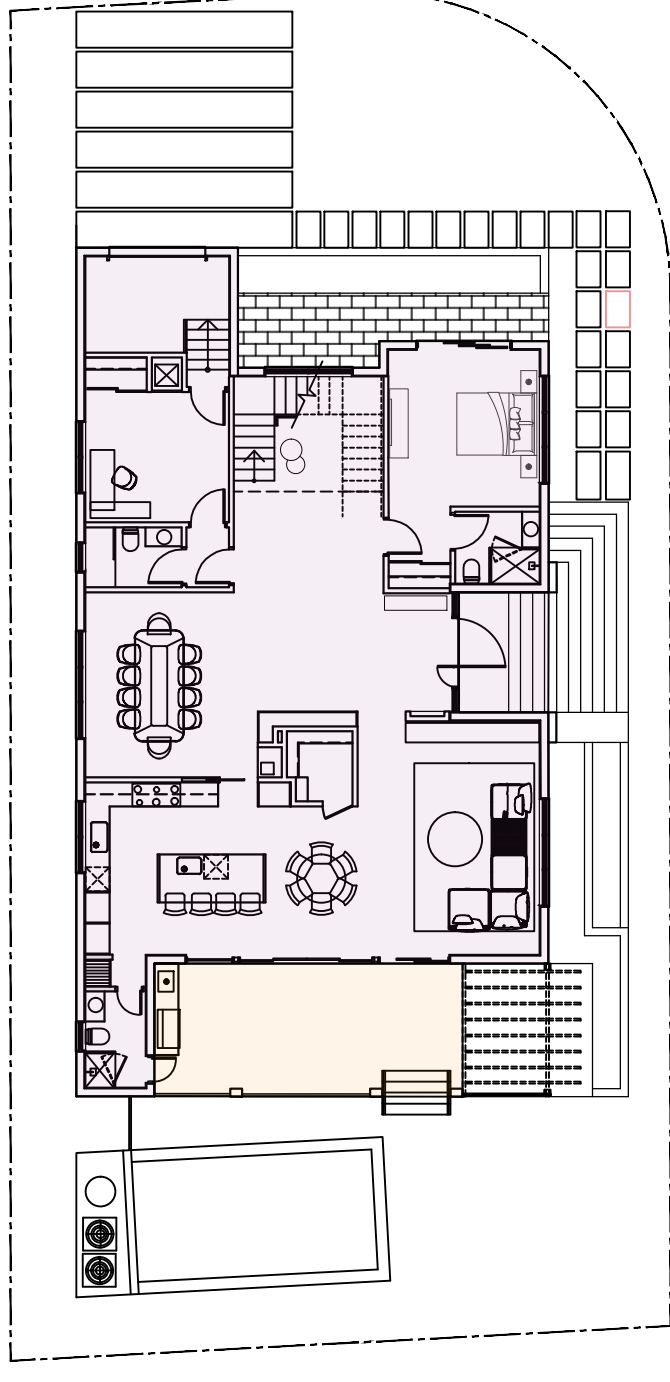
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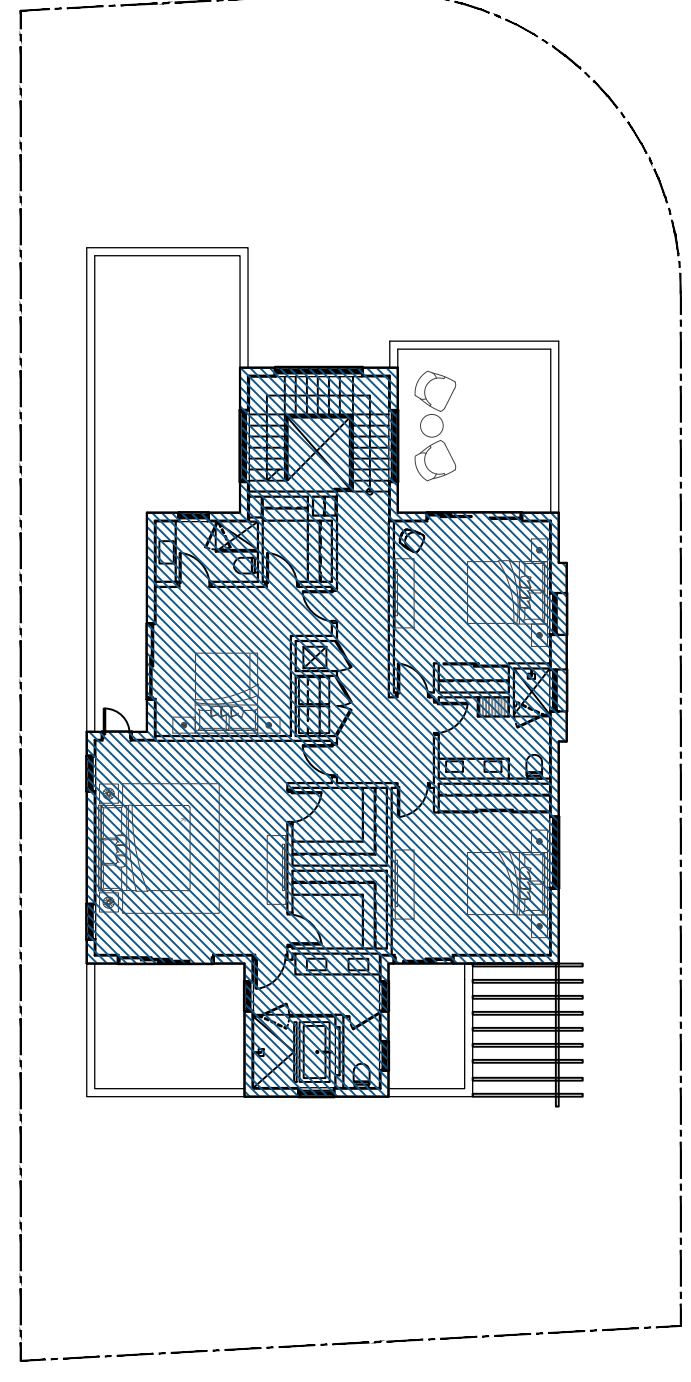


MAX. LOT COVERAGE  
 MAX. COVERAGE 40% (6,037 SQ. FT.) = 2,415 SQ. FT.  
 1ST FLOOR LOT COVERAGE 2,200 SQ. FT.  
 COVERED TERRACE 15% (2,200 SQ. FT.) = 330 SQ. FT.  
 TERRACE PROPOSED 264 SQ. FT.

SECOND FLOOR AREA  
 SECOND FLOOR 1,699 SQ. FT. = 77% OF FIRST FLOOR



FIRST FLOOR MAX. COVERAGE  
 SCALE 1/16" = 1'-0"



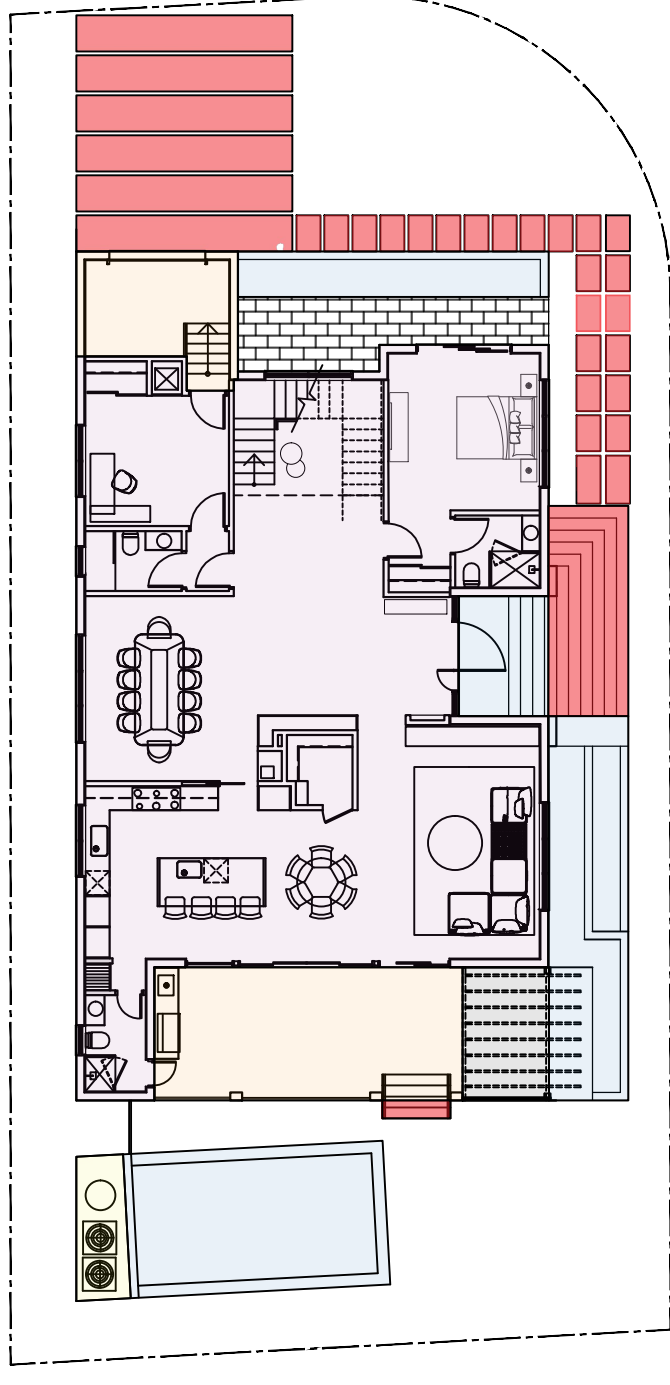
SECOND FLOOR AREA  
 SCALE 1/16" = 1'-0"

BUILDING COVERAGE BREAKDOWN:  
 TOTAL LOT 6,037 SQ. FT.  
 1ST FLOOR UNDER A/C 1,886 SQ. FT.  
 STORAGE 133 SQ. FT.  
 COVERED ENTRY 81 SQ. FT.  
 COVERED TERRACE 384 SQ. FT.  
 FRONT TERRACE 128 SQ. FT.  
 OPEN TRELLIS 80 SQ. FT.  
 POOL & DECK 290 SQ. FT.  
 POOL & A/C EQUIPMENT 59 SQ. FT.  
 DRIVEWAY AND WALKWAYS 694 SQ. FT.  
 PLANTERS 398 SQ. FT.

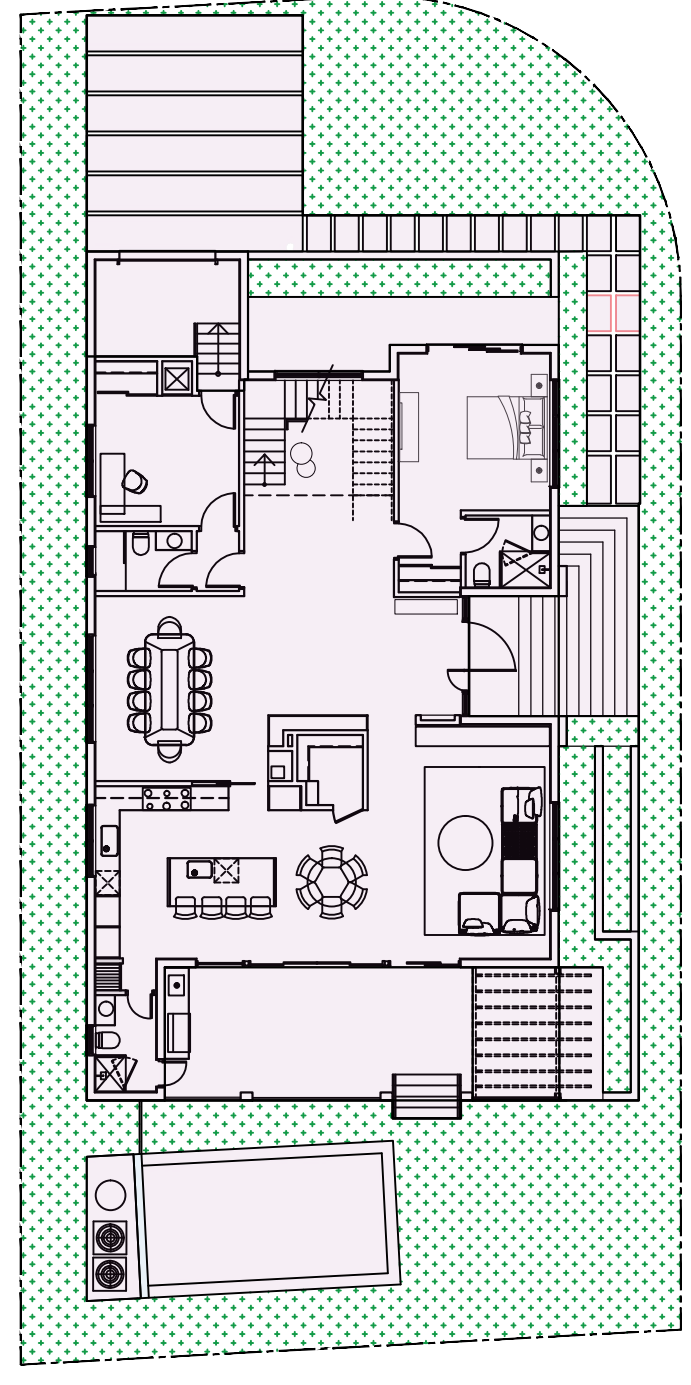
SITE PERVIOUS/IMPERVIOUS CALCULATIONS  
 REQUIRED MIN. PERVIOUS AREA 35% (6,037 SQ. FT.) = 2,113 SQ. FT.  
 TOTAL LOT 6,037 SQ. FT.  
 IMPERVIOUS AREA 3,715 SQ. FT.  
 PERVIOUS AREA 2,286 SQ. FT.  
 35% > 30% MIN. REQUIRED

FRONT YARD PERVIOUS/IMPERVIOUS CALCULATIONS  
 REQUIRED MIN. PERVIOUS AREA 50% (82 SQ. FT.) = 41 SQ. FT.  
 IMPERVIOUS AREA 383 SQ. FT.  
 PERVIOUS AREA 599 SQ. FT.  
 60% > 50% MIN. REQUIRED

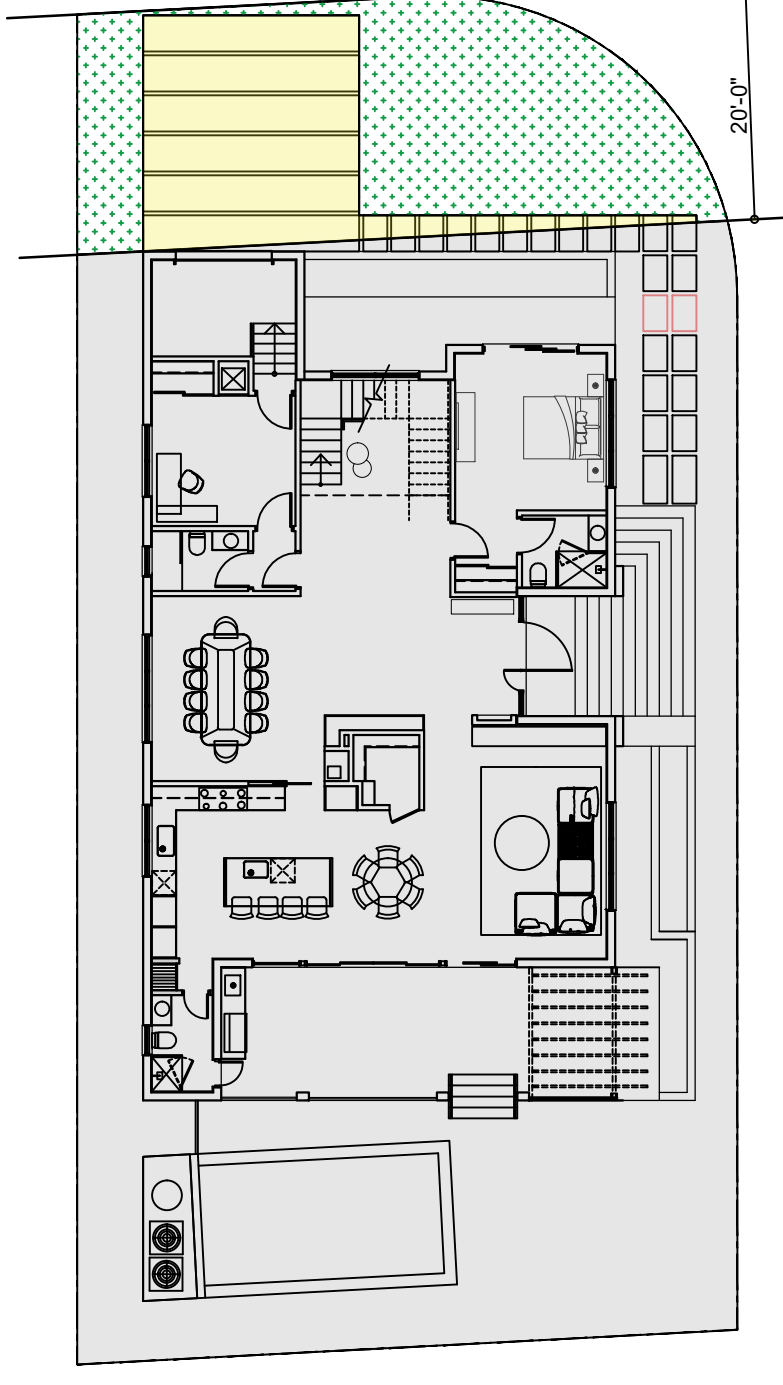
REAR YARD PERVIOUS/IMPERVIOUS CALCULATIONS  
 REQUIRED MIN. PERVIOUS AREA 40% (1,101 SQ. FT.) = 440 SQ. FT.  
 IMPERVIOUS AREA 502 SQ. FT.  
 (POOL, 200 SQ. FT. + DECK 122 SQ. FT.)  
 PERVIOUS AREA 779 SQ. FT.  
 71% > 40% MIN. REQUIRED



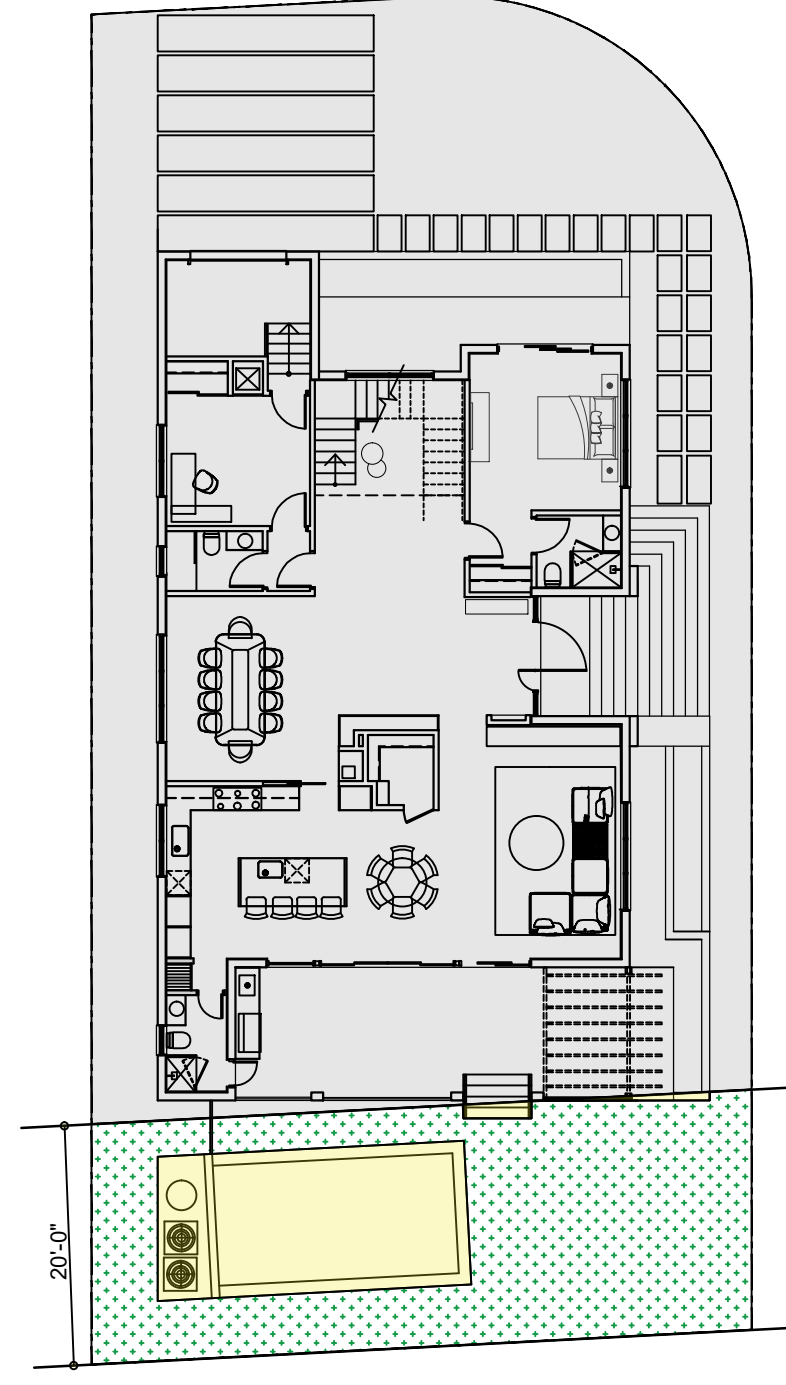
BUILDING COVERAGE  
 SCALE 1/16" = 1'-0"



SITE PERVIOUS AND IMPERVIOUS CALCULATIONS HB30  
 SCALE 1/16" = 1'-0"



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



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



NEW SINGLE FAMILY HOME  
OWNERS: 9000 ABBOTT SURFSIDE LLC  
9000 ABBOTT AVENUE  
SURFSIDE, FLORIDA 33154

FL LIC# 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

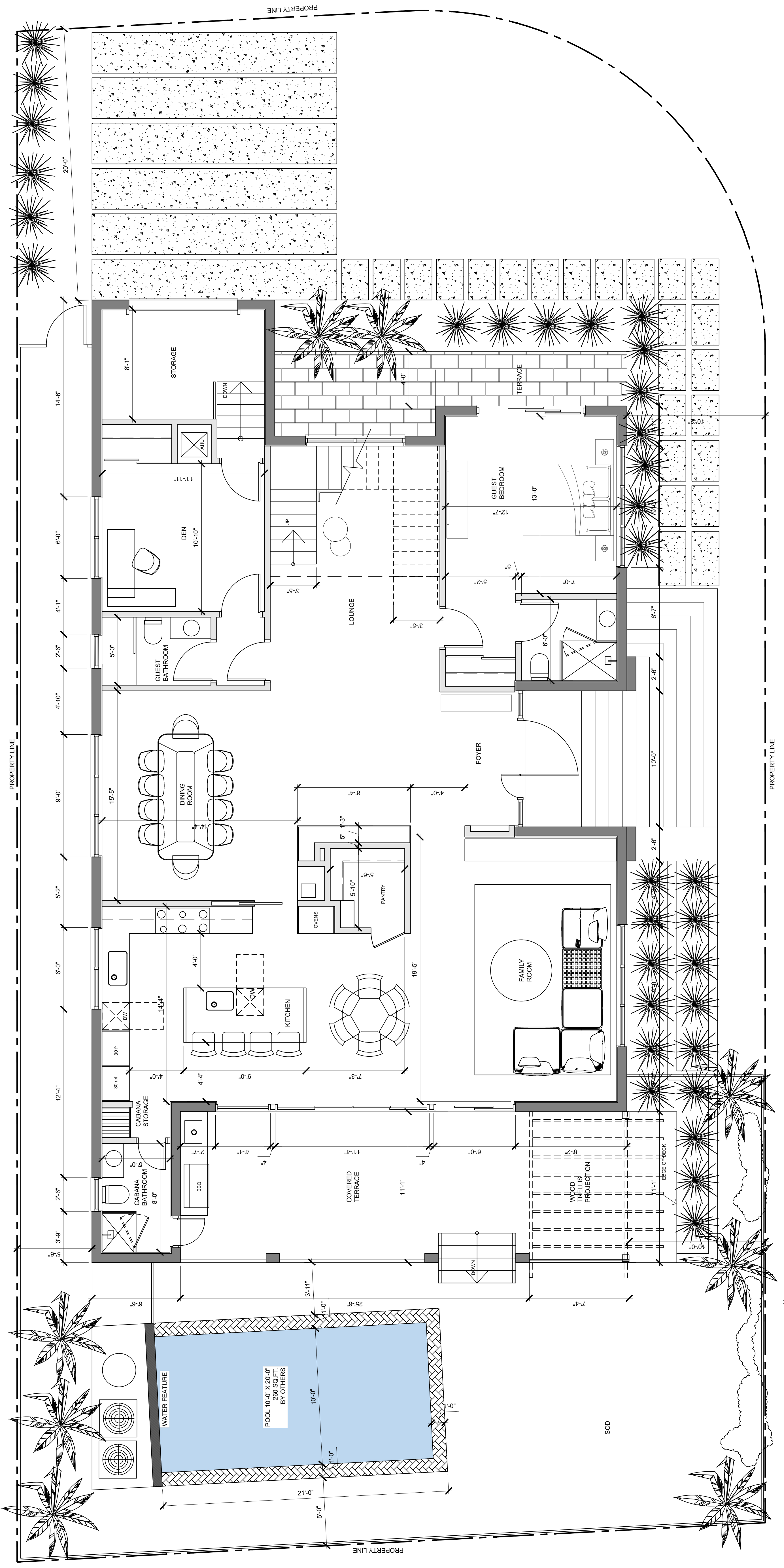
DRAWN BY: V.V.L  
REVIEW BY: J.D.M.

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

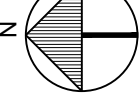
RELEASE DATE:  
09-06-21

A-201  
FIRST FLOOR  
PLAN

SHEET NO.



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





NEW SINGLE FAMILY HOME  
OWNERS: 9000 ABBOTT SURFSIDE LLC  
9000 ABBOTT AVENUE  
SURFSIDE, FLORIDA 33154

FL LIC# 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

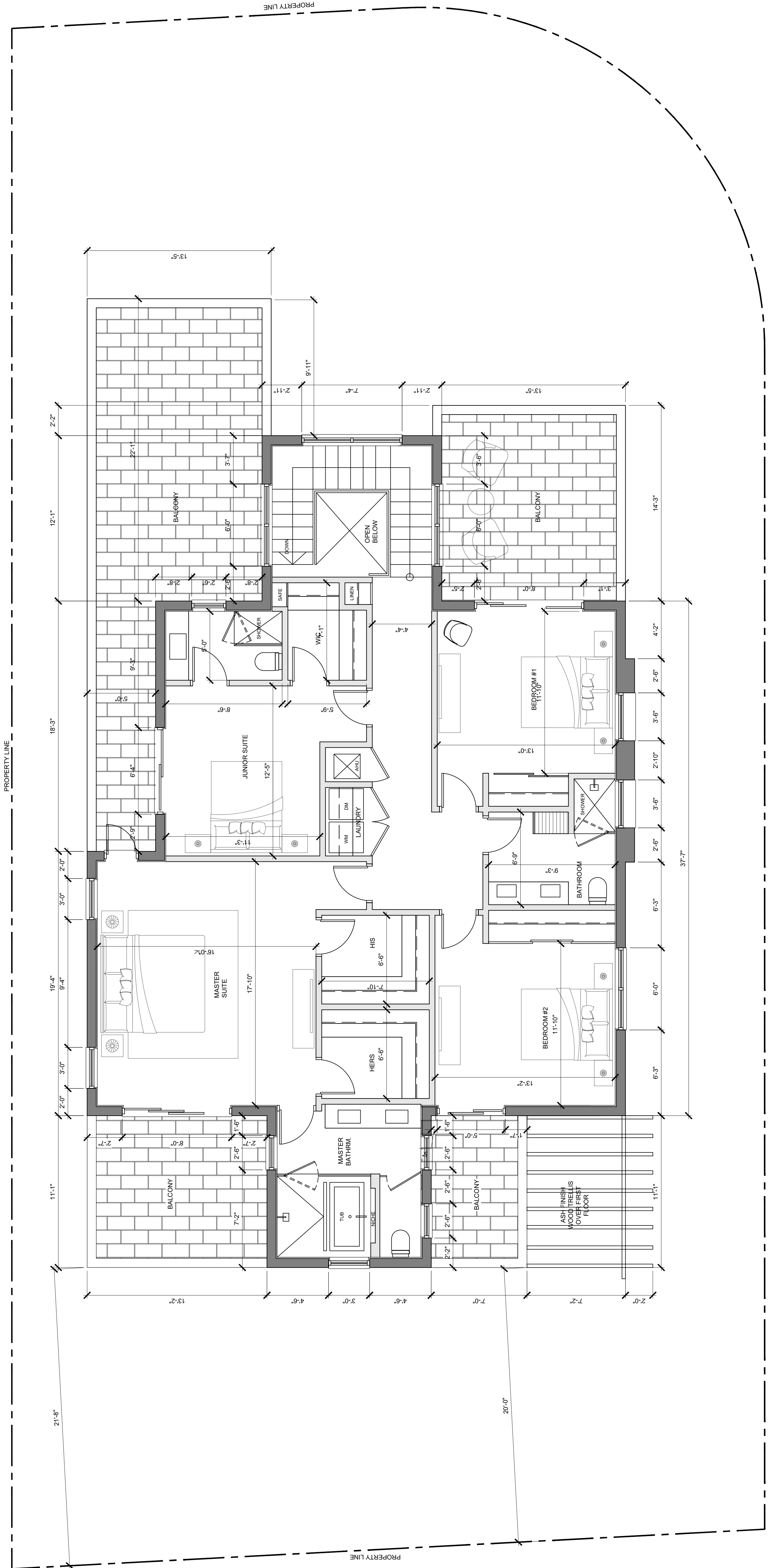
DRAWN BY: V.V.L  
REVIEW BY: J.D.M.

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

RELEASE DATE:  
09-06-21

A-202  
SECOND FLOOR  
PLAN

SHEET NO. 5 OF 8



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



NEW SINGLE FAMILY HOME  
OWNERS: 9000 ABBOTT SURFSIDE LLC  
9000 ABBOTT AVENUE  
SURFSIDE, FLORIDA 33154

FL LIC# 14320

JORGE D. MANTILLA  
ARCHITECT  
5901 SW 83RD COURT SOUTH MIAMI FLORIDA 33143  
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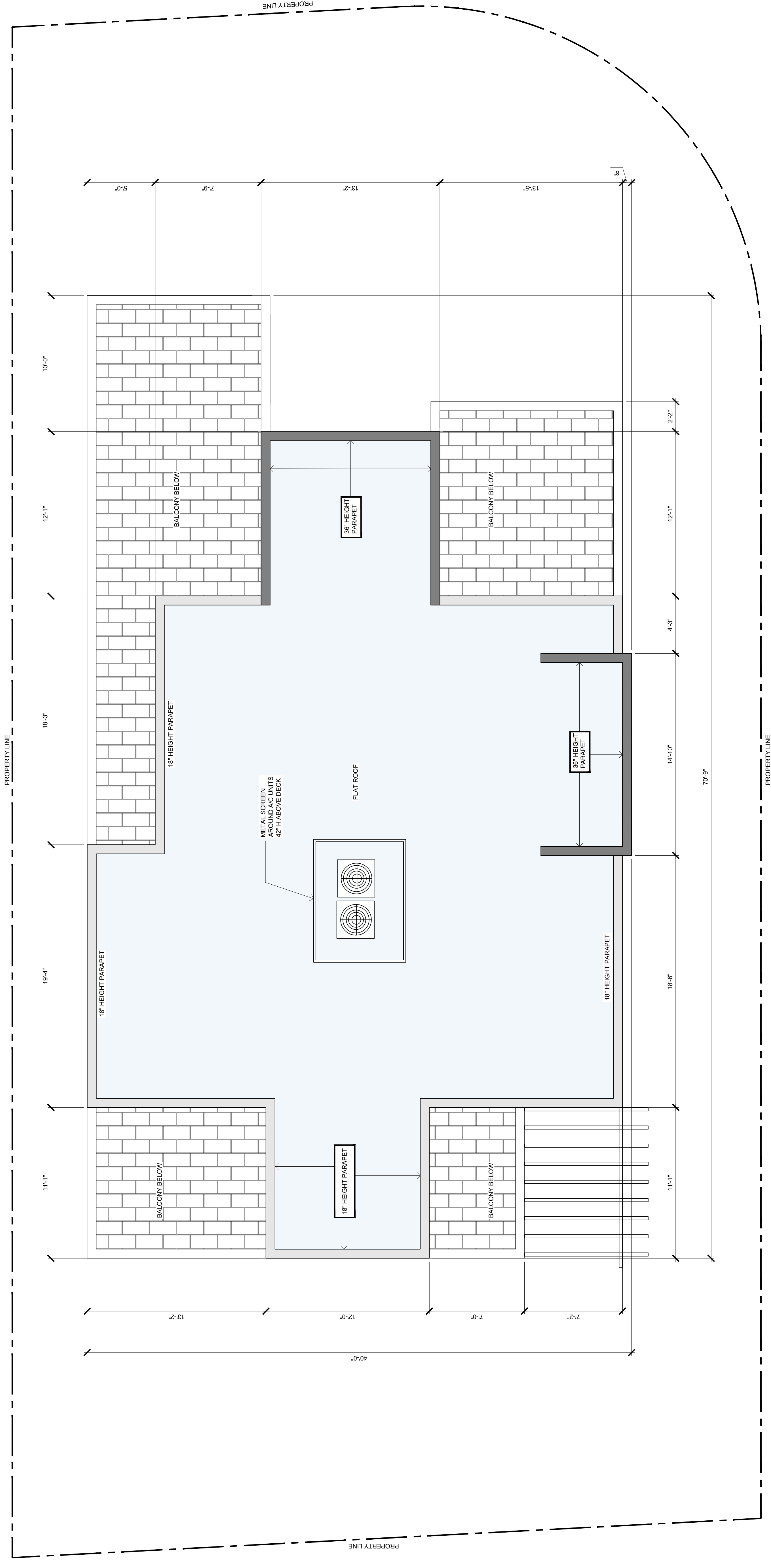
DRAWN BY: V.V.L  
REVIEW BY: J.D.M.

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

RELEASE DATE:  
09-06-21

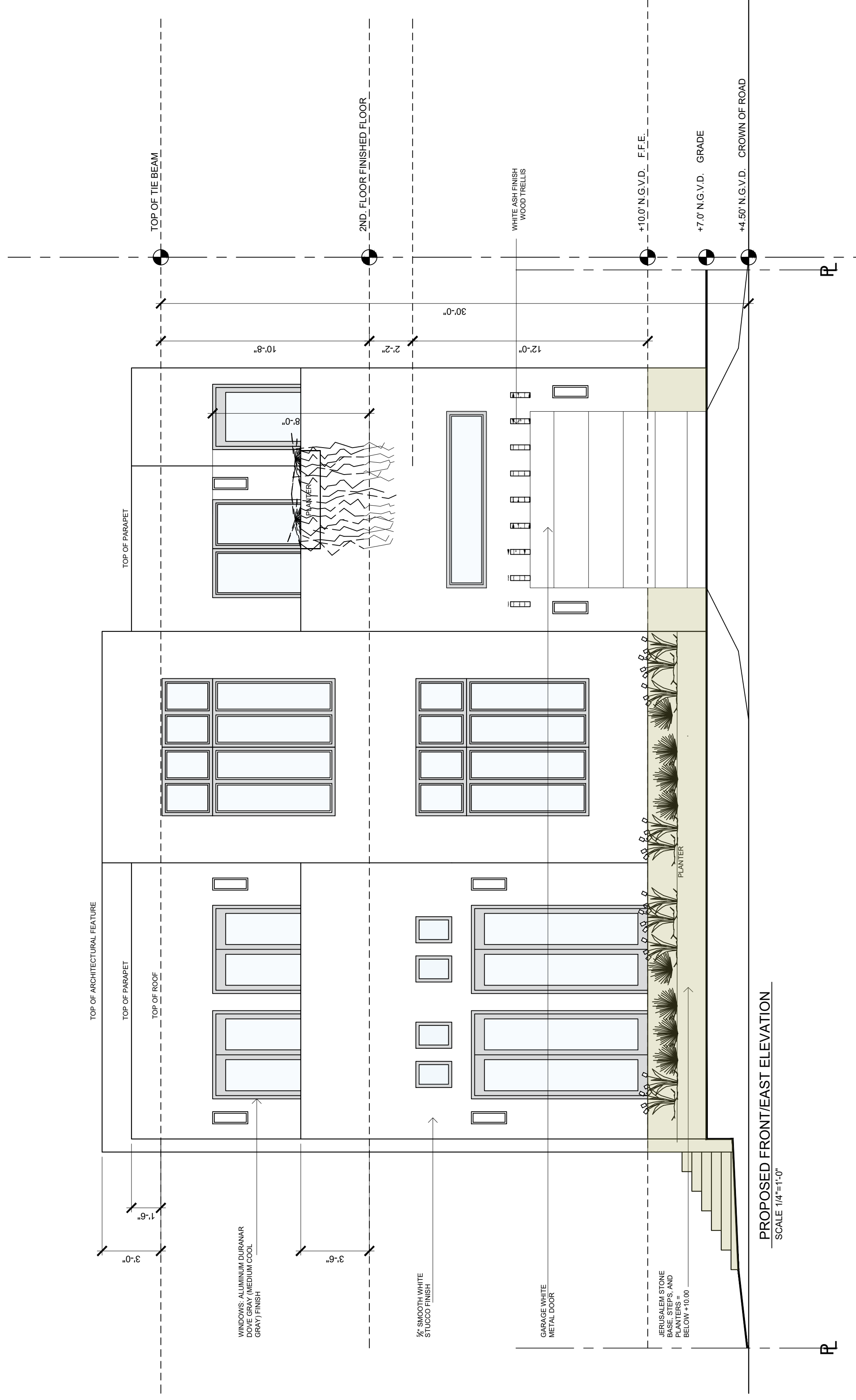
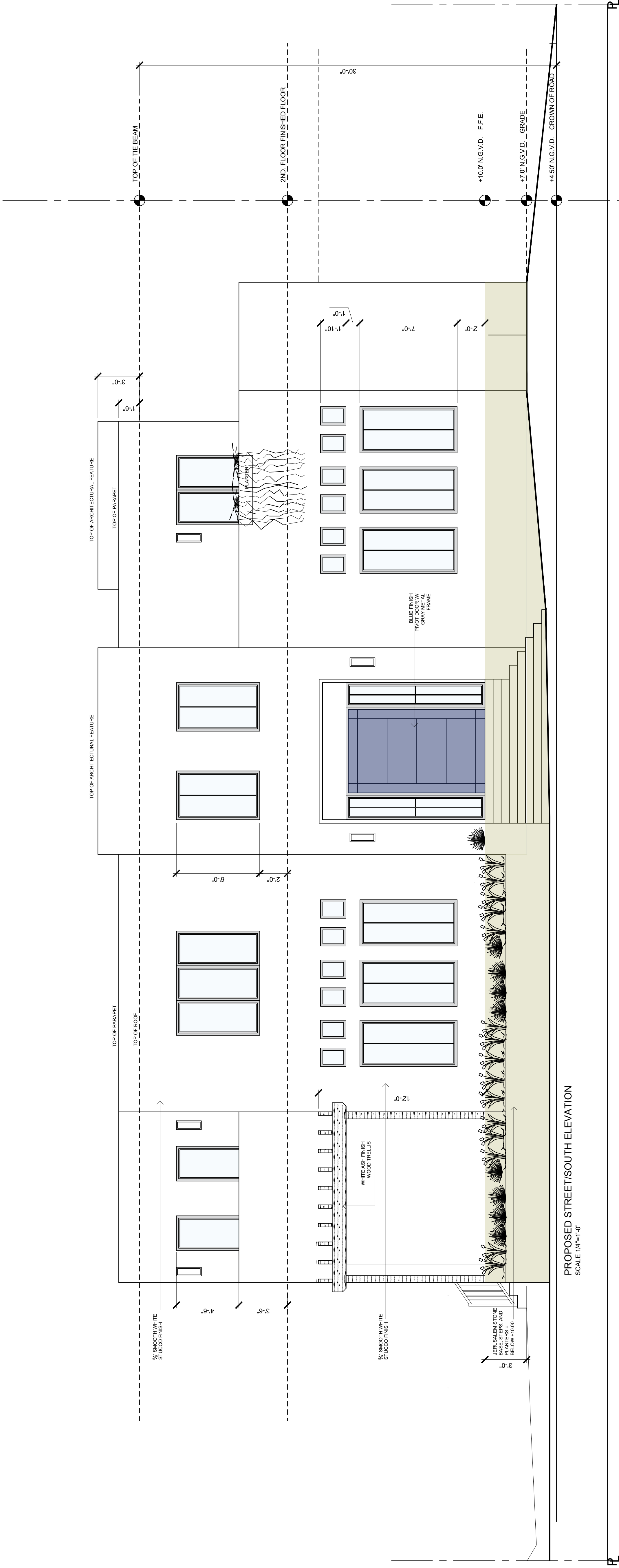
A-203  
ROOF PLAN

SHEET NO. 6 OF 8

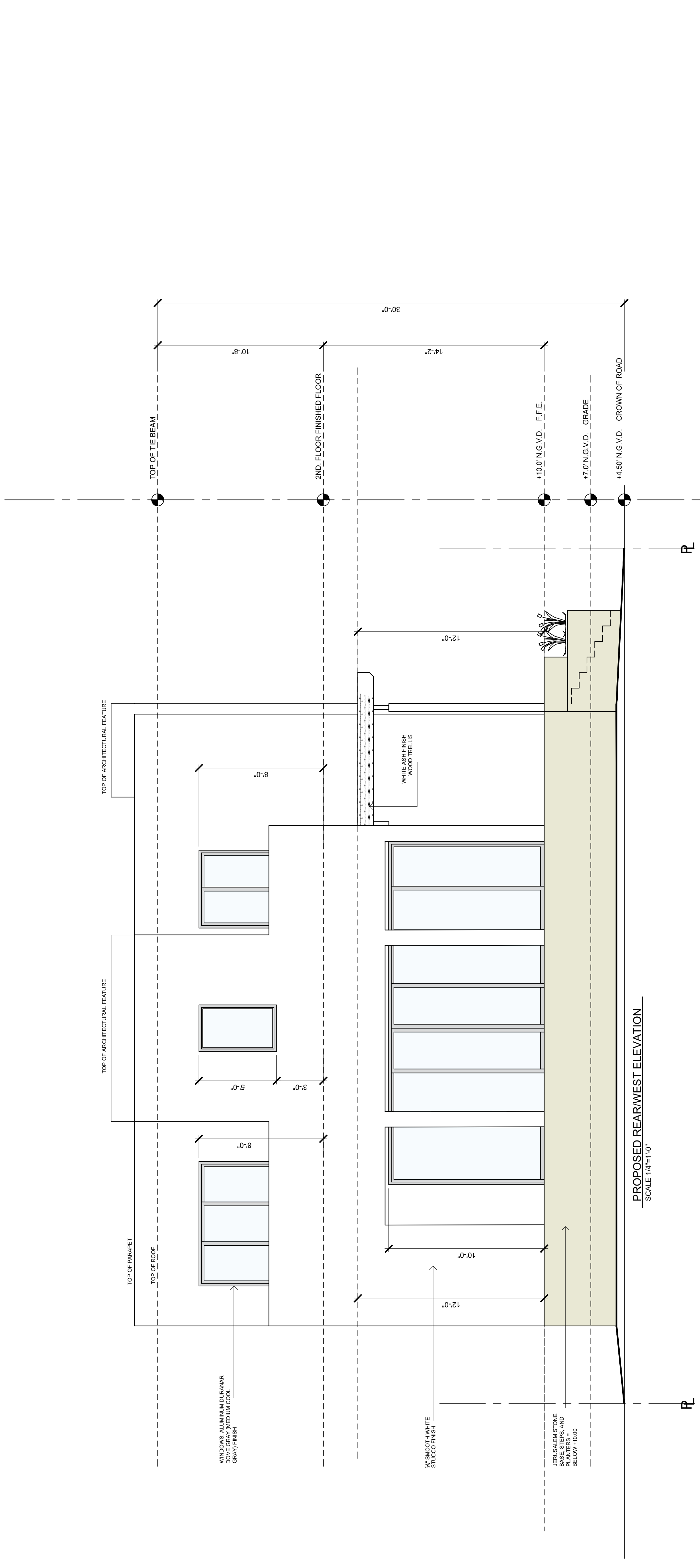


PROPOSED ROOF PLAN  
SCALE 1/4"=1'-0"

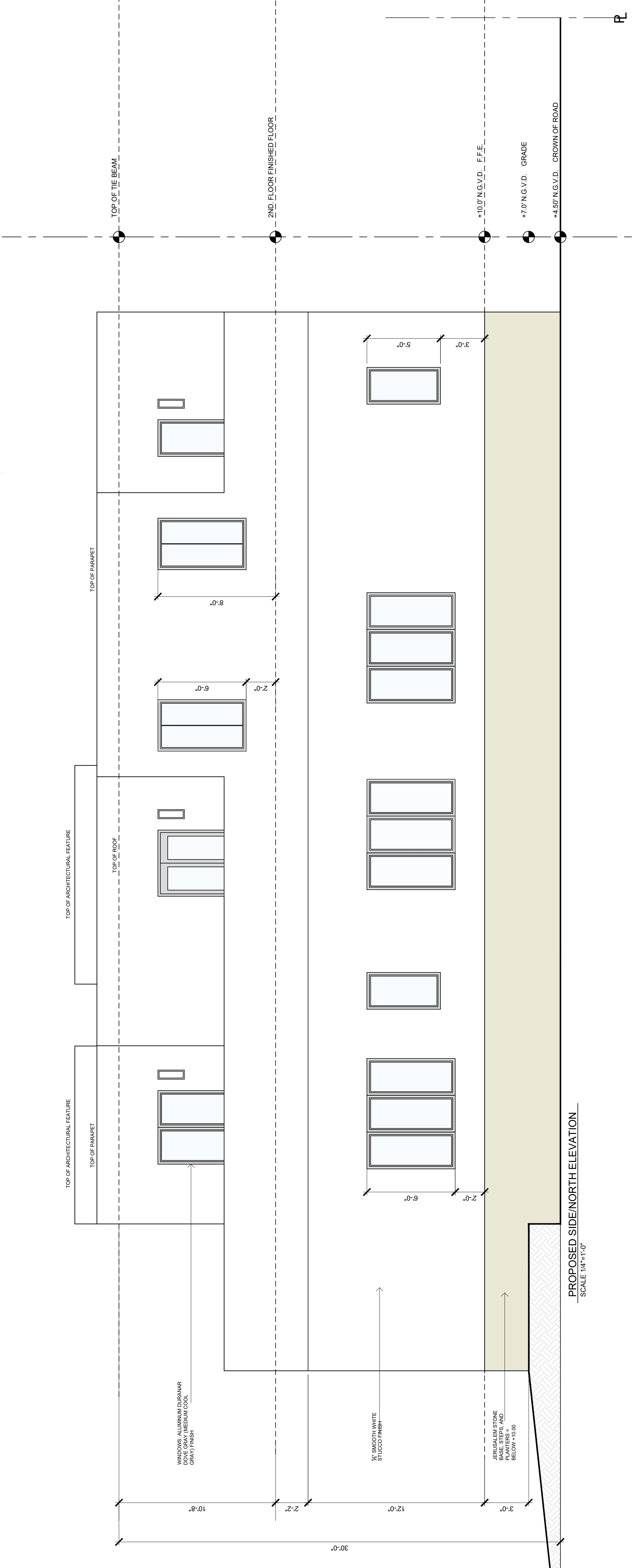








PROPOSED REAR/WEST ELEVATION  
SCALE 1/4"=1'-0"



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



**9000 Abbott Ave  
Surfside, FL 33154**

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

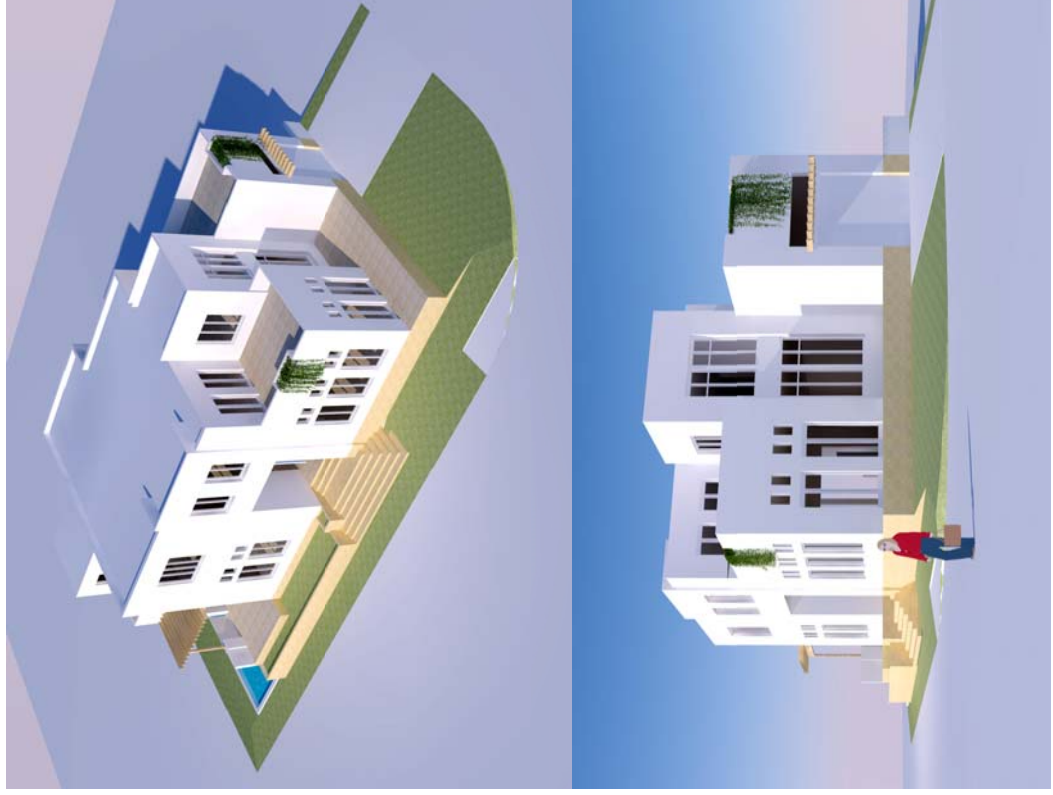


**9000 Abbott Ave Surfside, FL 33154 Render**





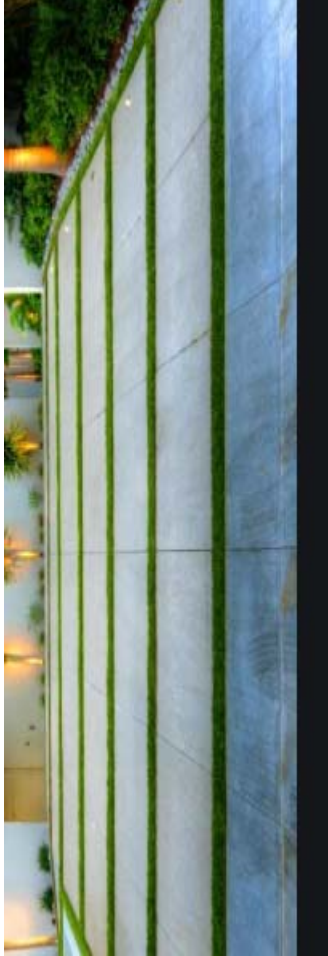
Flat Roof stucco with white paint, ES Windows or similar frame and mullions Duranar Seawolf medium grey  
Wood of pergolas and trellises, weather gray wood(suitable species cedar/teak/ipe) Finishes on stem walls  
and vertical accent Jerusalem stone (warm and light) Mixture of textured and honed





# Driveway, lighting,

Concrete Driveway  
and grass inlay



Exterior lighting or similar  
Max kelvin 3,000 or less





# Neighbors

9001 Byron Ave  
Behind (West) of Subject



9000 Abbott Ave  
Surfside, FL 33154



9008 Abbott Ave  
Right (North) of Subject



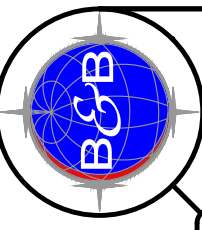
400 90th St  
Left (South) of Subject



9001 Abbott Ave  
Across (East) of Subject







**BELLO & BELLO**  
 LAND SURVEYING CORP. • LB#7262  
 12230 SW 131 AVENUE • SUITE 201 • MIAMI FL 33186  
 Phone: 305.251.9606 • Fax: 305.251.6057  
 e-mail: info@belloland.com • www.bellolandsurveying.com

**MAP OF BOUNDARY SURVEY**  
 Property Address:  
 9000 Abbott Avenue, Surfside, Florida 33154  
 Project No. 21298  
 Page 1 of 1

Additions and deletions to this Survey Map and Report are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigning Florida licensed Surveyor and Mapper.

0 10 20  
 SCALE: 1" = 20'



**LEGAL DESCRIPTION:**  
 Lot 1, Block 8, **ALTOS DEL MAR NO. 4**, according to the plat thereof, as recorded in Plat Book 10, Page 63, of the Public Records of Miami-Dade County, Florida.

**SURVEYOR'S REPORT AND GENERAL NOTES**  
 (Not valid without the attached Survey Map)

1. Legal Description has been furnished by the client.
2. References to "Deed", "Record" or "Plat" refer to documents and instruments of record as part of the pertinent information used for this survey work. Measured distances, directions and angles along boundary lines are in consistency with corresponding values from records, unless otherwise shown.
3. These lands are subject to additional restrictions of record that were not furnished to the undersigning registered surveyor. A title search has not been performed by the surveyor.
4. North arrow direction is based on an assumed Meridian. Bearings are based on an assumed meridian on a well-established line, said line is being noted as BR on the Survey Map.
5. Only above ground improvements are shown herein. Foundations, underground features and utilities have not been located.
6. Survey markers found in the field have no identification unless otherwise shown. Any survey marker set by our company is labeled LB 7262 or PSM 6169.
7. Fence ownership has not been determined. Distances from existing fences to boundary lines are approximate. Fence/walls width and conditions must be considered to determine true location. Lands located beyond perimeter fences might or might not be being used by adjoining parcels have not been investigated.
8. This Survey Map is intended to be displayed at the scale shown hereon. Data is expressed in U.S. Survey Foot.
9. This Survey Map is being prepared for the use of the party/parties that it is certified to and does not extend to any unnamed individual, entity or assignee.
10. **FLOODPLAIN INFORMATION:** As scaled from Federal Insurance Rate Map (FIRM) of Community No. 120659 (Town of Surfside), Panel 0163, Suffix L, revised on Sept 11th, 2009, this real property falls in Zone "AE" with Base Flood Elevation 8 feet (NGVD 1929).
11. **HORIZONTAL ACCURACY:** Accuracy obtained thru measurements and calculations meets and exceeds the minimum horizontal feature accuracy for a Suburban area being equal to 1 foot in 7,500 feet.
12. **VERTICAL CONTROL AND ACCURACY:** The elevations as shown are referred to the National Geodetic Vertical Datum of 1929 (NGVD 1929). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevations are based on a level loop from and to the following official Bench Marks:  
 Bench Mark # 1: Miami-Dade County Public Works Department Bench Mark D-181, Elevation = 9.74 feet  
 Bench Mark # 2: Miami-Dade County Public Works Department Bench Mark T-243, Elevation = 13.03 feet

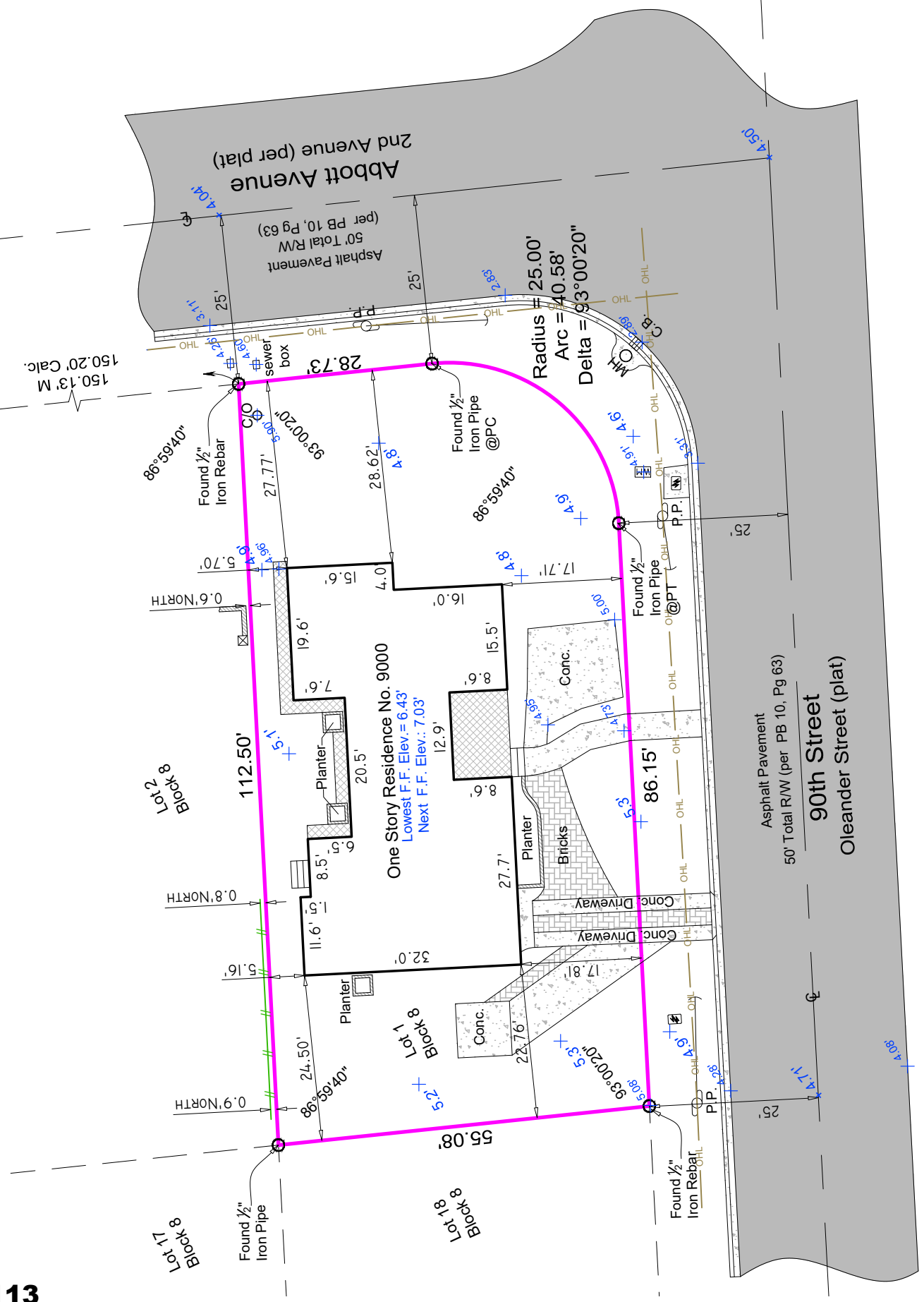
I HEREBY CERTIFY TO:  
 9000 Abbott, LLC.

That this Survey conforms to the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in applicable provisions of chapter 5J-17, Florida administrative code pursuant to Section 472.027 Florida Statutes. This Survey is accurate and correct to the best of my knowledge and belief.

Odalys C. Bello-Iznaga  
 Professional Surveyor and Mapper LS6169 • State of Florida  
 Field Work Date: 01/29/2021

**LEGEND & ABBREVIATIONS**

	= CONCRETE (CONC.)
	= BRICK WALL
	= ASPHALT
	= CHAIN LINK FENCE (CLF)
	= WOOD FENCE (WF)
	= OVERHEAD WIRES (OW)
	= WATER VALVE (WV)
	= POWER POLE (PP)
	= GUY ANCHOR (GA)
	= WATER METER (WM)
	= CONC. LIGHT POLE (LP)
	= WELL
	= STREET SIGN
	= SANITARY MANHOLE
	= DRAINAGE MANHOLE
	= MANHOLE
	= FIRE HYDRANT
	= CABLE BOX (CB)
	= PFL TRANSFORMER
	= CATCH BASIN OR INLET
	= EXISTING ELEVATION MONUMENT (ERM)
	= PROPERTY CORNER
	= PERMANENT CONTROL POINT (PCP)
	= POINT OF TANGENCY
	= POINT OF CURVATURE
	= POINT OF COMPOUND CURVE
	= POINT OF REVERSE CURVE
	= BENCH MARK
	= BEARING REFERENCE
	= TEMPORARY BENCH MARK
	= PROPERTY LINE
	= CENTER LINE
	= MONUMENT LINE
	= CALCULATED
	= FIELD MEASURED
	= FER PLAT
	= PROFESSIONAL SURVEYOR AND MAPPER
	= AIR CONDITIONER PAD
	= ENCROACHMENT
	= FINISHED FLOOR ELEVATION
	= DENOTES PLAT BOOK XX - PAGE XX
	= OFFICIAL RECORD BOOK
	= CONCRETE BLOCK STRUCTURE
	= RIGHT OF WAY
	= ELEVATION
	= SECTION
	= TOWNSHIP
	= RANGE
	= PLAT BOOK
	= PAGE
	= RECORD







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

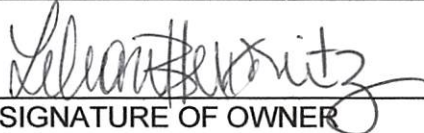

**TOWN OF SURFSIDE  
SINGLE-FAMILY and TWO-FAMILY SITE PLAN APPLICATION**

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.

<b>PROJECT INFORMATION</b>	
OWNER'S NAME	LILIAN & MARIO BERKOWITZ
PHONE / FAX	954.336.3139
AGENT'S NAME	ALFONSO LEON
ADDRESS	2330 NE 192 ST Miami FL.
PHONE / FAX	754 234 0871      alfredoleon63@aol.com
PROPERTY ADDRESS	525 95 <sup>th</sup> STREET.
ZONING CATEGORY	H30B
DESCRIPTION OF PROPOSED WORK	90 SQ FT ADDITION & NEW PERGOLA

<b>INTERNAL USE ONLY</b>			
Date Submitted	9/8/21	Project Number	21-916
Report Completed	9/8/21	Date	9/8/21
Fee Paid	\$ 200.		

<b>ZONING STANDARDS</b>	Required			Provided		
Plot Size	6160			6160		
Setbacks (F/R/S)	20	20	5'6/10	20'-11"	14'-11"	6'-1" / 12'-7"
Lot Coverage	2464			2293		
Height	2 STORIES			1 STORY		
Pervious Area						


 SIGNATURE OF OWNER      09/07/21      DATE     
 
 SIGNATURE OF AGENT      09/07/21      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:**

<u>ALFONSO HERNANDEZ</u>	<u>09/08/21</u>
NAME OF REPRESENTATIVE	DATE



## 525 95<sup>TH</sup> STREET PROPERTY PICTURES



95<sup>TH</sup> Street View



Corner View





Front view from Carlyle Street



East elevation





Rear Elevation



Side Elevation

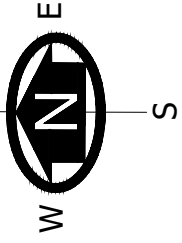


# SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 20'

Lot 23 Blk 10  
(PB 8-Pg 106)

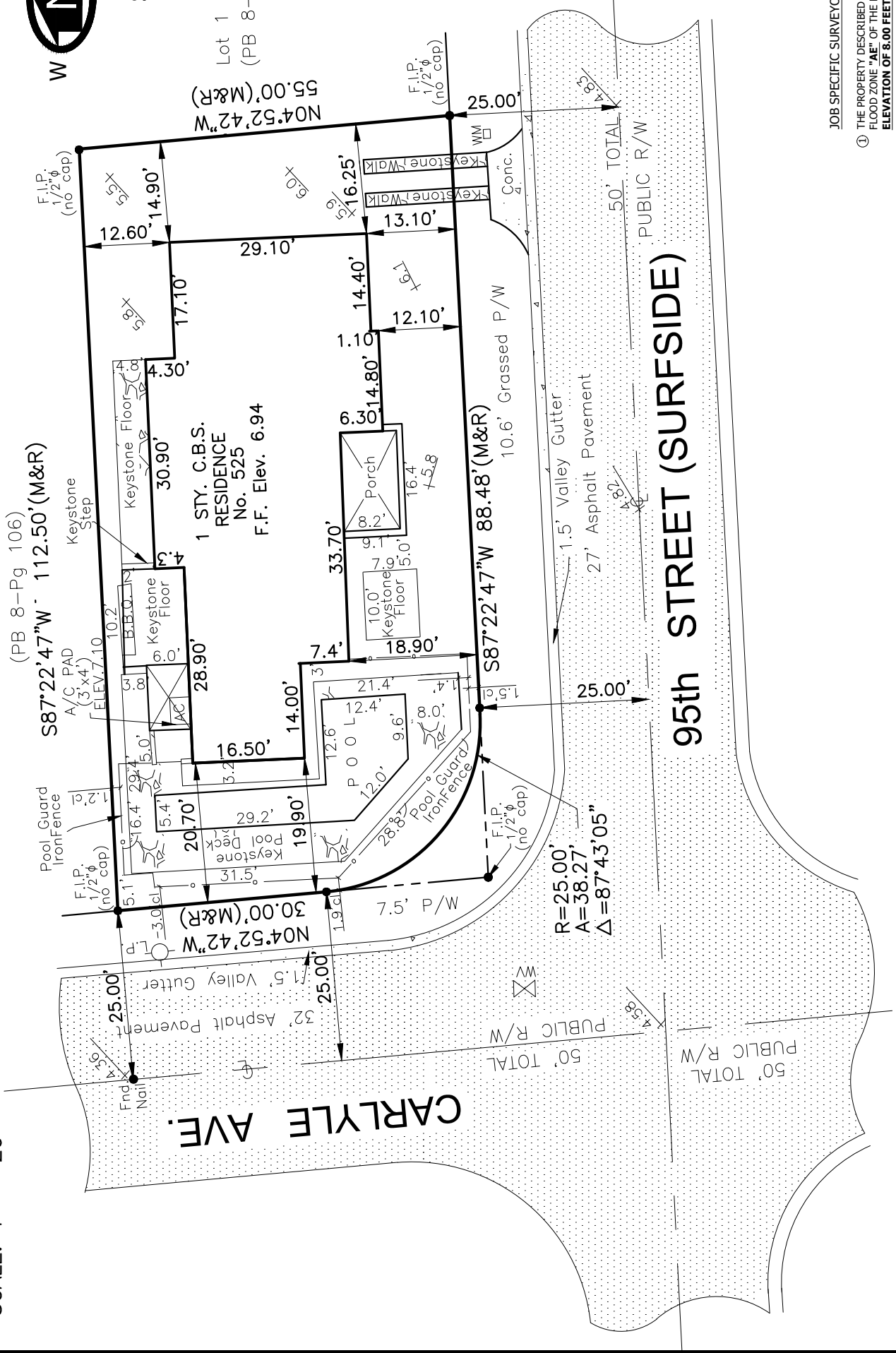
S87°22'47"W 112.50'(M&R)



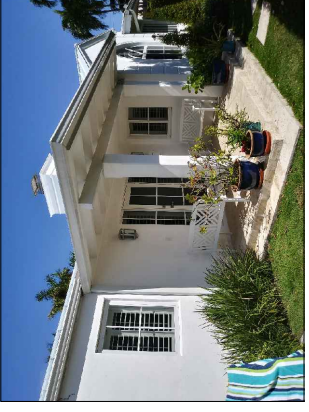
Lot 1 Blk 10  
(PB 8-Pg 106)

N04°52'42"W 55.00'(M&R)

1 STY. C.B.S.  
RESIDENCE  
No. 525  
F.F. Elev. 6.94

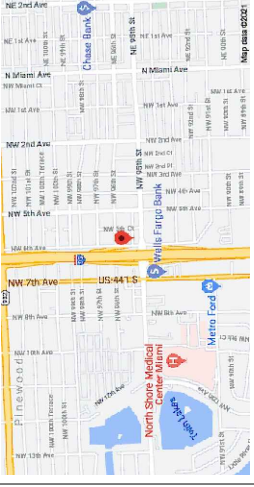


## SITE PICTURE



## LOCATION MAP

SCALE: NTS



CERTIFIED TO:  
WALTER L DEANE

SITE ADDRESS: 525 95th ST, SURFSIDE, FL. 33154

JOB NUMBER: 21-220

DATE OF SURVEY: FEBRUARY 27, 2021

FOLIO NUMBER: 14-2235-007-1970

### JOB SPECIFIC SURVEYOR NOTES:

- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE PROPERTY LIES WITHIN A FLOOD ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. 120659-0144L, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 8.00 FEET (NGVD)**
- LAND AREA OF SUBJECT PROPERTY: **6,160 SF (+/-)**
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. S-243**, WITH AN ELEVATION OF **11.77 FEET**.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N 04°54'42"W, BEING THE RECORDED BEARING FOR THE CENTERLINE OF CARLYLE AVE., AS SHOWN ON PLAT BOOK 8 AT PAGE 106, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

### GENERAL SURVEYOR NOTES:

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT. THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT. SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE. UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY. THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED. PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE THE EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT. THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY. THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY. THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION. THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES, AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/100 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARSCOPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MAN-MADE STRUCTURES. THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL. ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM. IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER CHAPTER 53-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

**ABBREVIATION (IF ANY APPLIED)**  
 P/W = PARKWAY  
 C.O.B. = POINT OF BEGINNING  
 ASPH. = ASPHALT  
 P.C. = POINT OF CURVATURE  
 P.I. = POINT OF INTERSECTION  
 P.L. = PROPERTY LINE  
 P.M. = PERMANENT MONUMENT  
 F.P.M. = PERMANENT REFERENCE MONUMENT  
 C.I. = CLEAR  
 CONC. = CONCRETE  
 D.M.E. = DRAINAGE MANHOLE  
 D.M.E. = DRAINAGE MANHOLE  
 EASMT. = EASEMENT  
 ELEV. = ELEVATION  
 ENC. = ENCROACHMENT  
 S.D./H. = SET NAIL AND DISC  
 F.H. = FIRE HYDRANT  
 F.N/D. = FOUND NAIL AND DISC  
 F.I.P. = FOUND IRON PIPE  
 F.S. = FOUND SPIRE  
 S.T.Y. = STORY  
 S.T.P. = STORM PILE  
 T.O.P. = TOP OF BANK  
 U.E. = UTIL. EASEMENT  
 M. = MANHOLE  
 M.P. = MONUMENT  
 N. = NOT TO SCALE

**SURVEYOR'S LEGEND (IF ANY APPLIED)**  
 BOUNDARY LINE  
 STRUCTURE (BLDG.)  
 CONCRETE BLOCK WALL  
 METAL FENCE  
 WOODEN FENCE  
 CHAIN LINK FENCE  
 WOOD DECK/DOCK  
 ASPHALTED AREAS  
 CONCRETE  
 BRICKS OR PAVERS  
 ROOFED AREAS  
 WATER (EDGE OF WATER)  
 WM WATER METER  
 CONC. LIGHT POLE  
 CATCH BASIN  
 MANHOLE  
 O.E. OVERHEAD ELECT.  
 POWER POLE  
 LIGHT POLE  
 HANDICAP SPACE  
 FIRE HYDRANT  
 EASEMENT LINE  
 WATER VALVE  
 TV-CABLE BOX  
 WM WATER METER  
 CONC. LIGHT POLE

### ENCROACHMENTS AND OTHER POINTS OF INTEREST:

- THERE ARE NO VISIBLE ENCROACHMENTS OF THE SUBJECT PROPERTY
- THERE ARE NO VISIBLE ENCROACHMENTS OF THE SUBJECT PROPERTY WITHIN A FLOOD ZONE AE (SEE NOTE 1)
- THERE NO PLATTED UTIL. EASEMENT ON THE SUBJECT PROPERTY

**American Services of Miami, Corp.**

Consulting Engineers . Planners . Surveyors

3195 PONCE DE LEON BLVD, SUITE 200  
CORAL GABLES, FL 33134

PHONE: (305)598-5101 FAX: (305)598-8627  
ASOMIAMI.COM



LB 6683

DATE : MARCH 3, 2021

NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

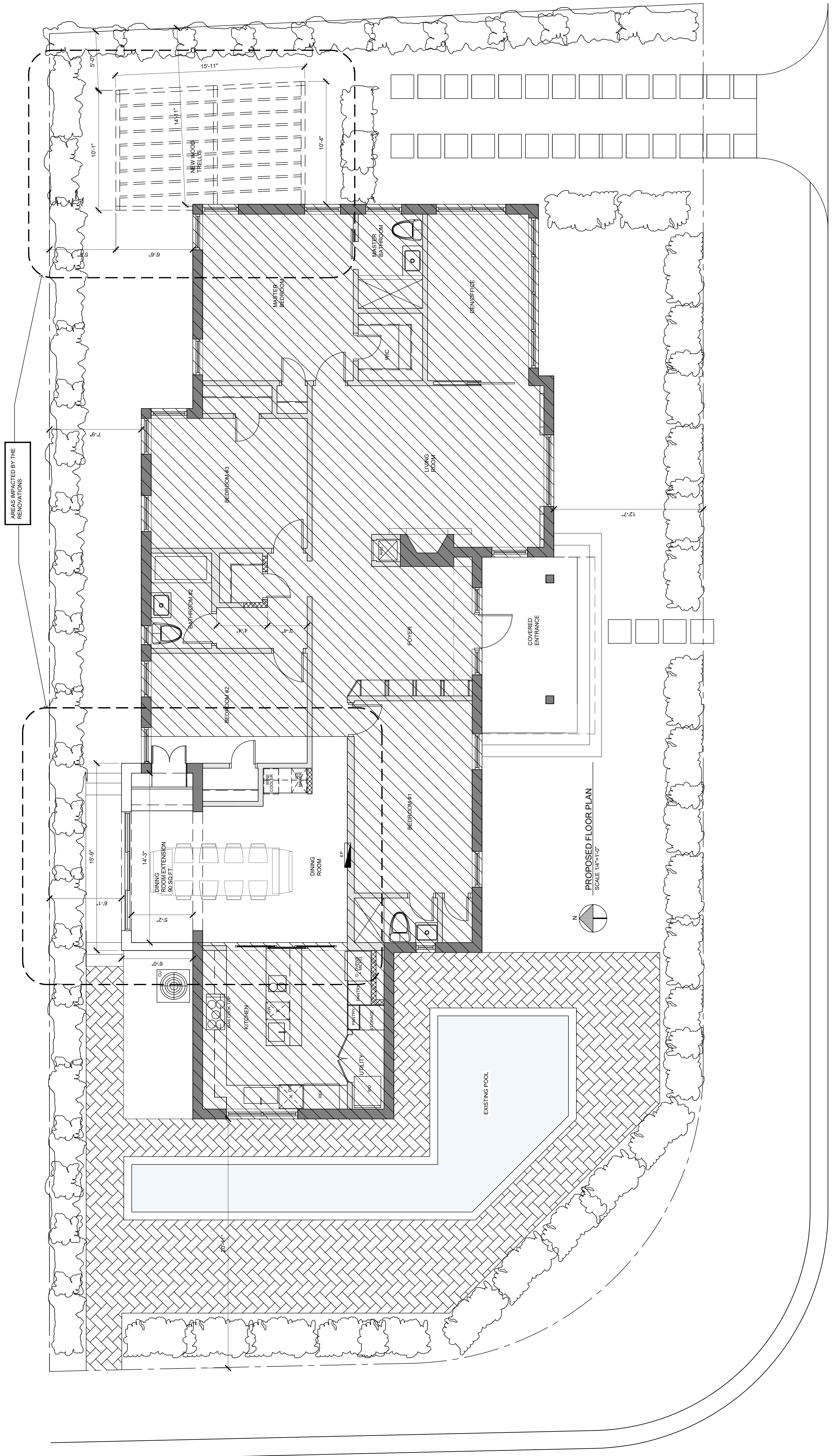














SINGLE FAMILY HOME KITCHEN ADDITION  
OWNER: MRS. BERKOWITZ  
525 95TH STREET  
SURFSIDE, FLORIDA 33154

FL LIC# 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

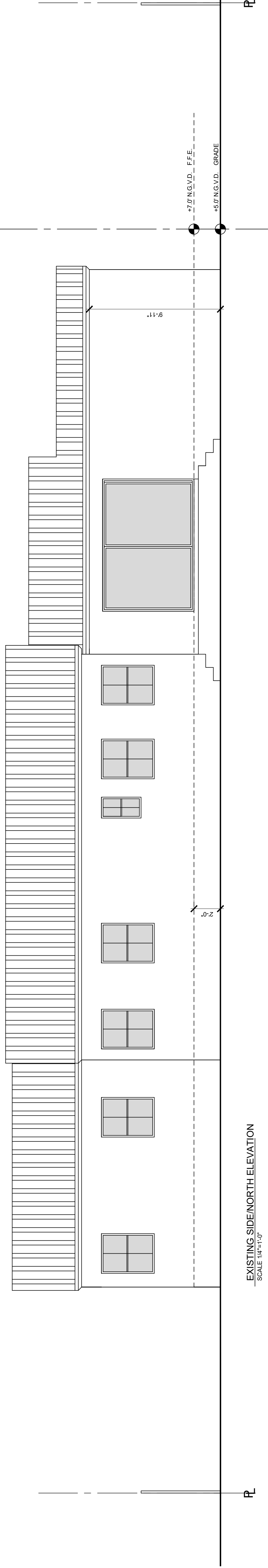
DRAWN BY: V.V.L  
REVIEW BY: J.D.M.

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

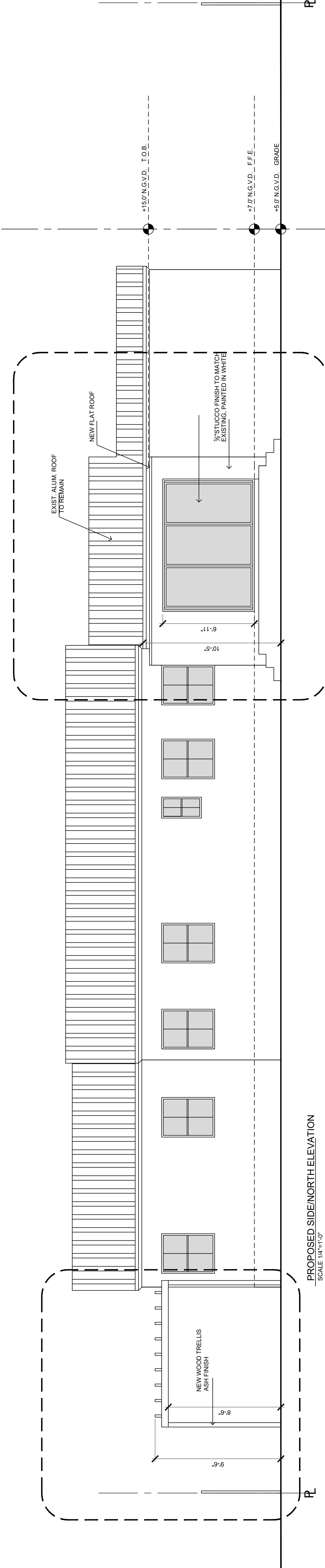
RELEASE DATE:  
09-06-21

A-301  
BUILDING  
ELEVATIONS

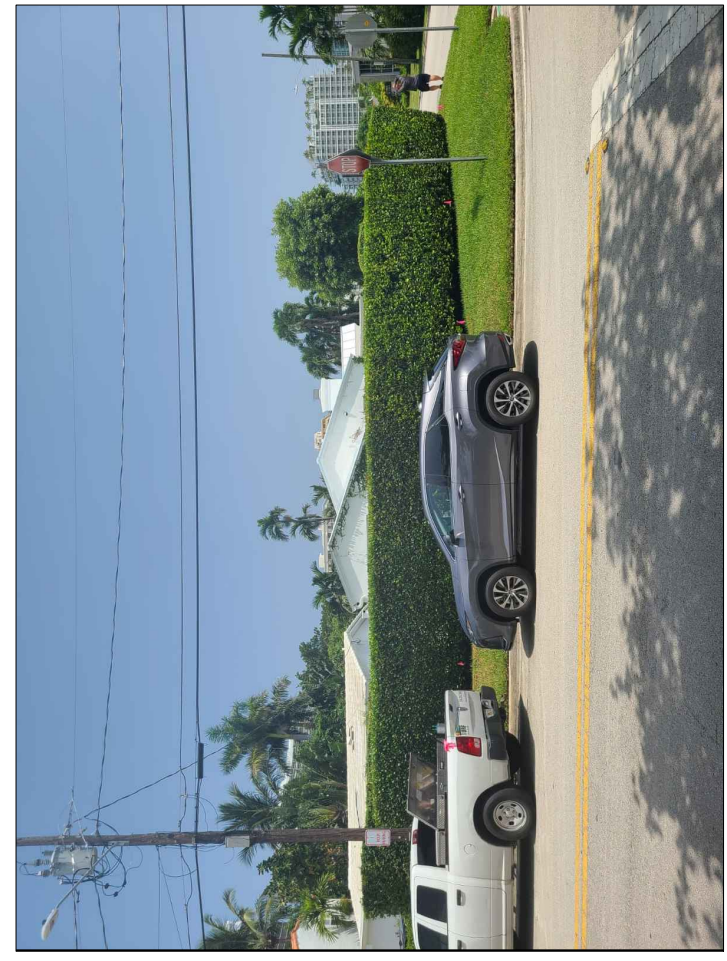
SHEET NO. 1 OF 1



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



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



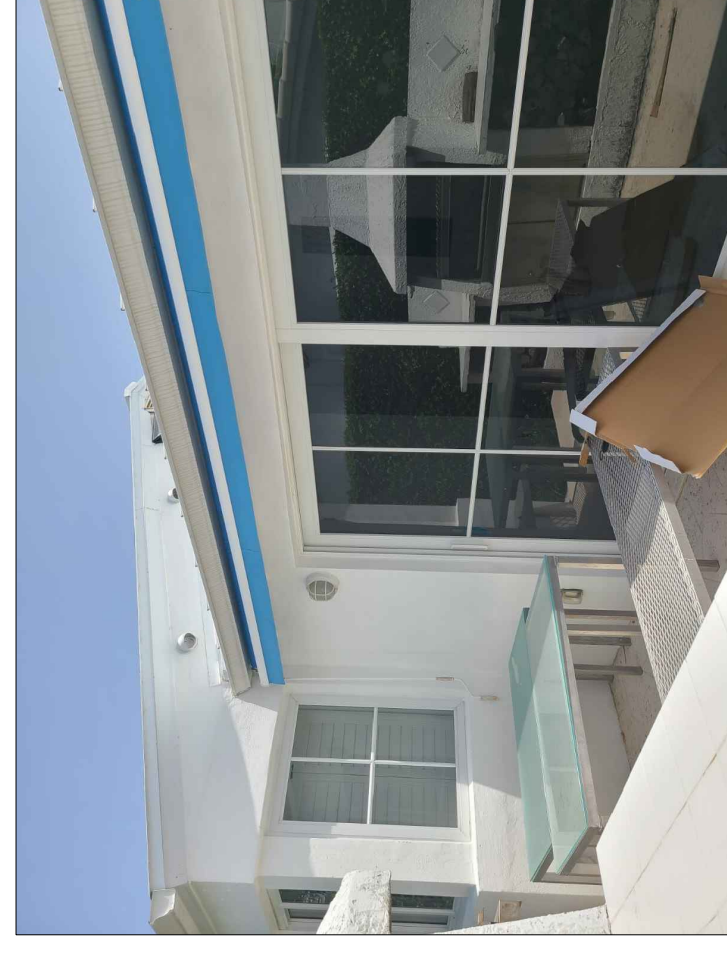
STREET VIEW FROM CARLYLE AVENUE



REAR VIEW



SIDE VIEW FROM REAR



SIDE VIEW FROM FRONT



SEP 21 12:56 PM

TOWN OF SURFSIDE





**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.

<b><u>PROJECT INFORMATION</u></b>	
OWNER'S NAME	ALLEN DAVOUDPOUR
PHONE / FAX	(917) 279 7925
AGENT'S NAME	ENRIQUE HERNANDEZ / 305 878 4686
ADDRESS	600 94 <sup>th</sup> ST. SURFSIDE FL. 33154
PHONE / FAX	(786) 452 6778   enrique@nandezdd.com
PROPERTY ADDRESS	600 94 <sup>th</sup> ST. SURFSIDE FL. 33154
ZONING CATEGORY	
DESCRIPTION OF PROPOSED WORK	New Pool

<b><u>INTERNAL USE ONLY</u></b>			
Date Submitted	9/2/2021	Project Number	21-896
Report Completed		Date	
Fee Paid	\$ 200.00		

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


 SIGNATURE OF OWNER     
 Sept. 1<sup>st</sup> 2021     
 DATE     
 
 SIGNATURE OF AGENT     
 Sept. 1<sup>st</sup> 2021     
 DATE



**AFFIDAVIT OF TITLE**

STATE OF FLORIDA  
COUNTY OF MIAMI - DADE

I, ALLEN DAVOODPOUR, being duly sworn, do hereby depose and attest that:

- 1. I own the property at 600 94th ST. SURFSIDE FL 33154
- 2. The property is legally described as follows: ALTOS DEL MAR NO. 5  
PB B-92, LOT 12 BLK 11, LOT SIZE 55.000 X 112, OR 9779-925  
CDC 23901-319B 10 2005 5
- 3. No other person has any claims, through written or unwritten agreements, on the aforementioned property.
- 4. There are no other tenants living on the premises.
- 5. The property is offered to potential buyers without lien. I have no outstanding debts, claims, leases, mortgages, security interests, contracts, taxes, assessments or conveyances that would result in a claim of lien on the property.

[Signature]  
Affiant

09/01/2021  
Date

Subscribed and sworn to before me this 1 day of SEPTEMBER 20 21  
CARLOS HERNANDEZ (Notary Public),  
MIAMI - DADE County.

My commission expires 3/05/2023 20 \_\_\_\_\_



Carlos Hernandez  
Notary Public, State of Florida  
My Comm. Expires 3/5/2023  
Commission No. 424398



**+ LEVEL OF ALTERATION: LEVEL 2**

F.B.C. 2017 - 6 EDITION (EXISTING BUILDING) 404.1 LEVEL 2 ALTERATIONS INCLUDE THE RECONFIGURATION OF SPACE, THE ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, THE RELOCATION OF PARTS OF A STRUCTURE, THE ADDITION OR ELIMINATION OF ANY MECHANICAL EQUIPMENT, OR THE INSTALLATION OF ANY ADDITIONAL EQUIPMENT.

**+ SITE INFORMATION**

OWNER ALLEN DAVOUDPOUR MANDYF NISSANI  
 FOLIO NUMBER 14-2235-006-2050  
 LIVING AREA 2,085 SQ.FT.  
 ADDRESS 600 94 ST SURFSIDE, FL 33154  
 ALTERATION LEVEL 2  
 LEGAL DESCRIPTION ALTOS DEL MAR NO 5 F.R. 8.92 LOT 12 BKA 11 LOT SIZE 55,000 X 112

**+ LOCATION**



**+ GENERAL NOTES**

- THE CONTRACTOR SHALL VISIT THE PREMISES AND THOROUGHLY FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS, UTILITIES, AND ADJACENT PROPERTIES. THE CONTRACTOR SHALL ADVISE THE ARCHITECT ENGINEER OF ANY DISCREPANCY BEFORE PERFORMING THE WORK.
- THE CONTRACTOR SHALL PERFORM ALL WORK REQUIRED UNDER THIS CONTRACT FOR A COMPLETE INSTALLATION IN SUCH MANNER THAT SURFACES NOT AFFECTED BY REMOVAL OF EXISTING OR FROM NEW CONSTRUCTION SHALL BE LEFT IN THE BEST POSSIBLE CONDITION. ALL DEBRIS SHALL BE REMOVED FROM THE SITE OF THE WORK AT THE END OF EACH WORKING DAY. MATERIALS AND EQUIPMENT SHALL BE STORED ONLY AT LOCATIONS APPROVED BY THE ARCHITECT ENGINEER AND OWNER'S REPRESENTATIVE.
- ALL WORK SHALL BE COMPLETED BY THE SPECIFIED DATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. ALL WORK SHALL BE NEATLY AND CAREFULLY DONE BY SKILLED MECHANICS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING WORK, MATERIALS, AND EQUIPMENT AS A RESULT OF HIS OPERATIONS. ALL DAMAGED WORK SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER AND TO THE FULL SATISFACTION OF THE ARCHITECT ENGINEER.
- LEGAL DISPOSAL OF ALL MATERIAL NOT SPECIFIED OR SHOWN TO BE SALVAGED AND/OR REUSED RESULTING FROM REMOVAL OPERATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL DISPOSAL SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF THE MATERIALS AND SHALL BE RESPONSIBLE FOR THE COST OF DISPOSAL.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN ACCESS TO ALL EXISTING FACILITIES AND THOSE UNDER CONSTRUCTION IN THE IMMEDIATE VICINITY, AT ALL TIMES DURING CONSTRUCTION OF PROPOSED PROJECT.
- CONTRACTOR SHALL INSTALL SECURITY FENCING AND BARRICADES AS REQUIRED BY THE LOCAL AUTHORITIES, AND/OR DIRECTED BY ARCHITECT ENGINEER.
- VERIFICATION OF EXISTING CONDITIONS: EACH CONTRACTOR SHALL DETERMINE AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE BUILDING SITE AND SHALL BE RESPONSIBLE FOR SAME BEFORE COMMENCING WORK. ALL DIMENSIONS SHALL BE MEASURED AND VERIFIED BY THE CONTRACTOR AND SHALL BE REVISED BEFORE RESUMING THE WORK. DIMENSIONS SHALL BE READ AND NEVER SCALED OR ESTIMATED FROM ARCHITECTURAL DRAWINGS.

**+ SITE INVESTIGATION NOTE**

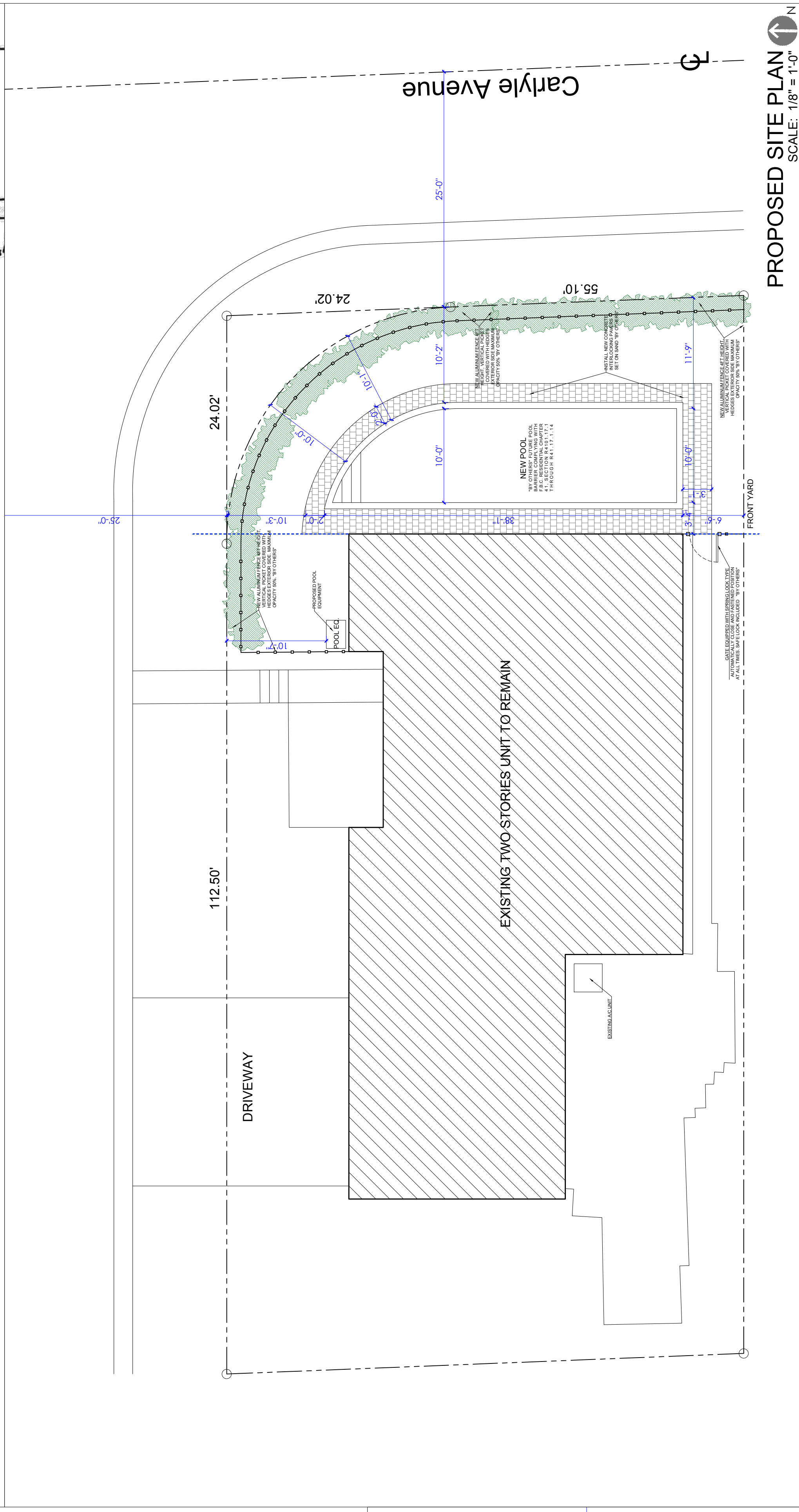
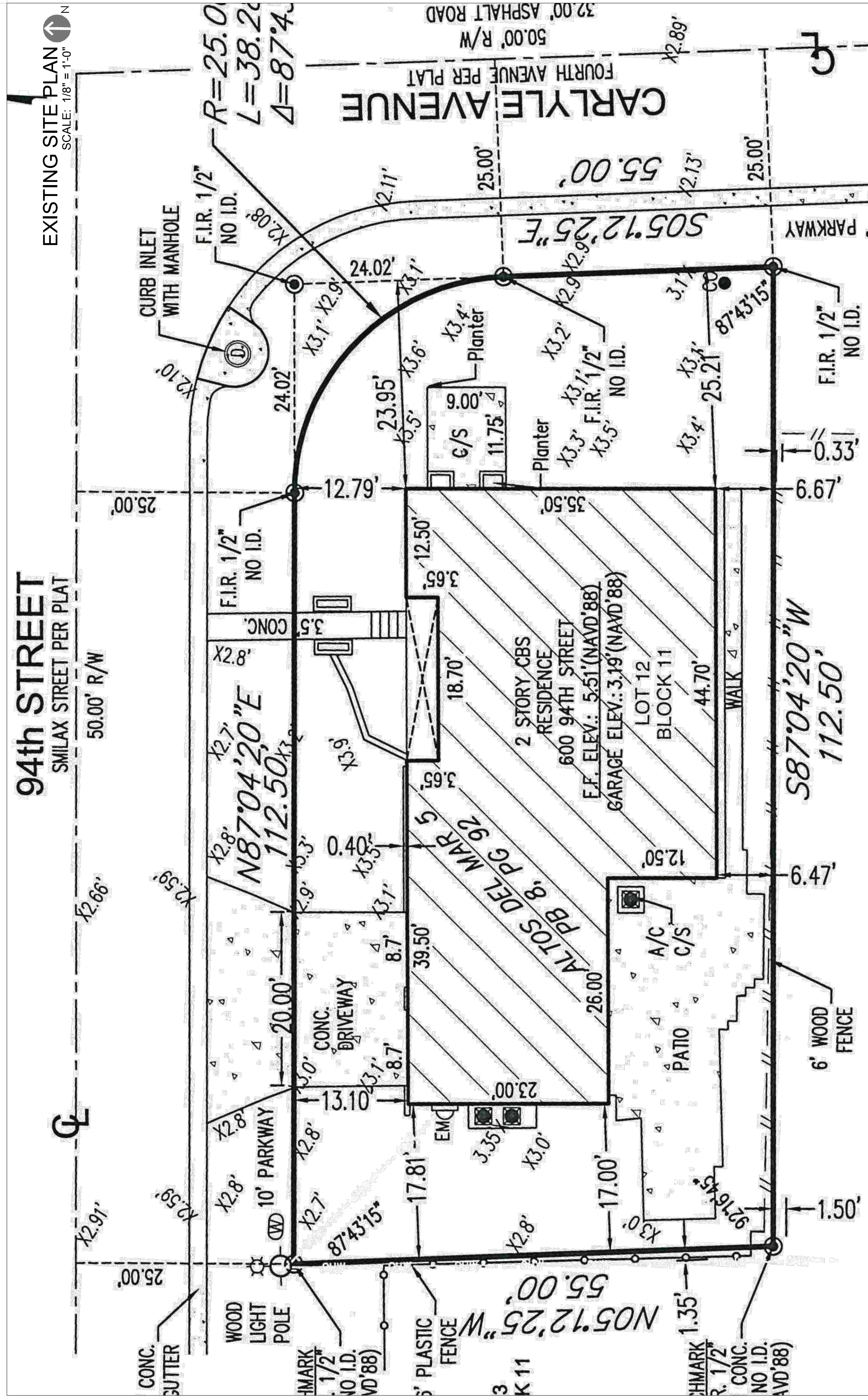
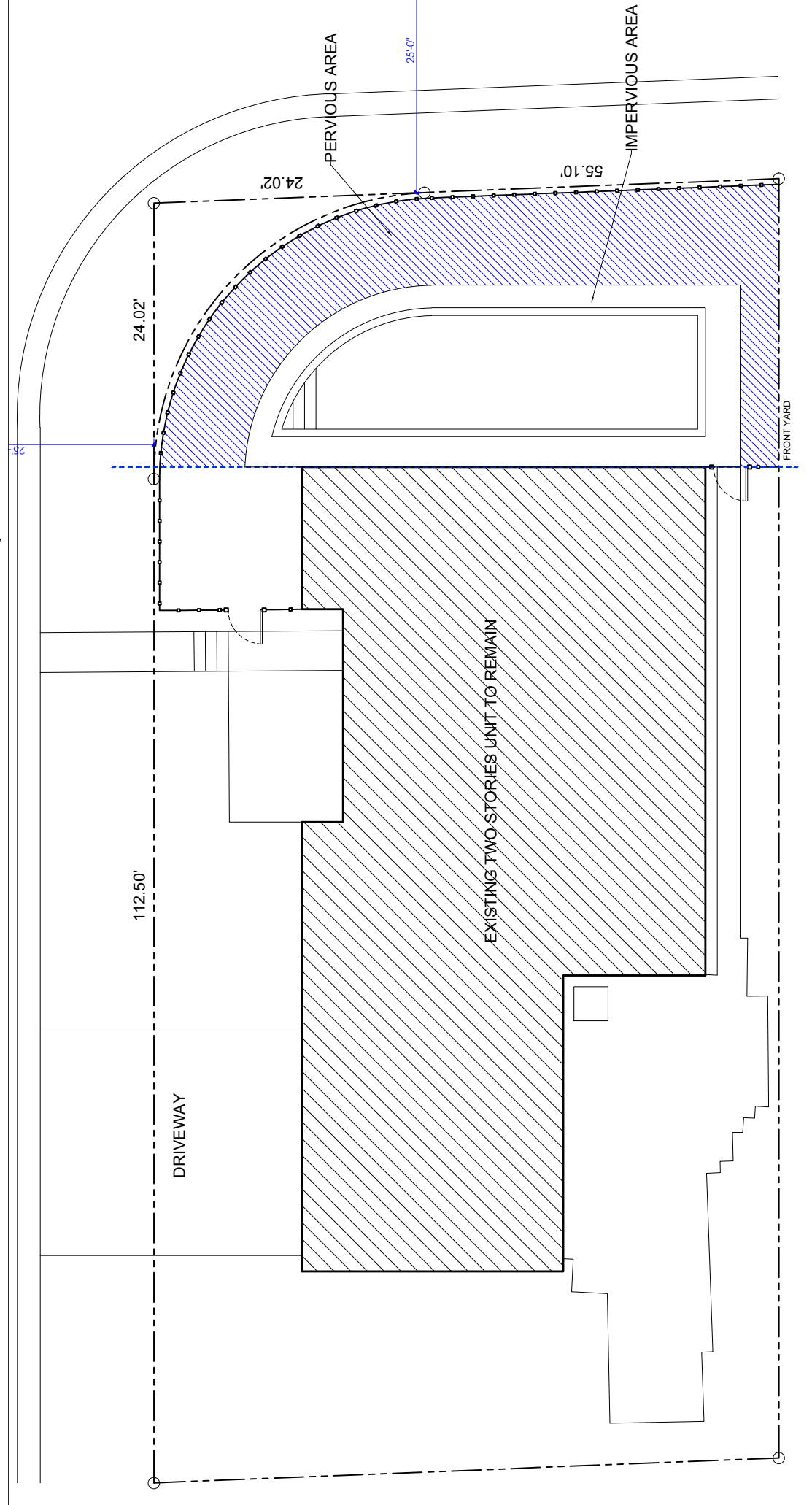
EXAMINATION OF CONTRACT DOCUMENTS AND SITE OF WORK: THE BORDER IS REQUIRED BEFORE SUBMITTING HIS PROPOSAL TO VISIT THE SITE OF THE PROPOSED WORK AND FAMILIARIZE HIM OR HERSELF WITH THE NATURE AND EXTENT OF THE WORK AND ANY LOCAL MATERIALS AND LABOR REQUIRED THEREFORE. SINCE THE WORK INVOLVES NEW AND/OR EXISTING BUILDINGS, SYSTEMS AND FACILITIES, SPECIAL CONSIDERATION SHALL BE GIVEN TO FAMILIARIZE WITH ALL EXISTING CONDITIONS, SLIGHT VARIATION OF ROUTING AND/OR CONSTRUCTION SHOULD BE ANTICIPATED BY THIS CONTRACTOR TO AVOID CONFLICTS OR CONFLICTS WITH EXISTING CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ANY INVESTIGATION REQUIRED AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ANY INVESTIGATION REQUIRED AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ANY INVESTIGATION REQUIRED AT NO ADDITIONAL COST TO THE OWNER.

**+ ALTERATION PROJECT PROCEDURES**

- REQUIREMENTS INCLUDED:
- COORDINATE WORK OF TRADES AND SEQUENCE ELEMENTS OF ALTERATIONS AND RENOVATION WORK BY PROCEDURES AND METHODS TO EXPEDITE COMPLETION OF THE WORK.
  - CUT, MOVE, OR REMOVE ITEMS AS NECESSARY TO PROVIDE ACCESS OR TO ALLOW ALTERATIONS AND NEW WORK TO PROCEED. INCLUDE SUCH ITEMS AS:
    - REPAIR OR REMOVAL OF HAZARDOUS OR UNSANITARY CONDITIONS.
    - REMOVAL OF ABANDONED ITEMS AND ITEMS SERVING NO USEFUL PURPOSE, SUCH AS ABANDONED PIPING, CONDUIT, AND WIRING.
    - REMOVAL OF UNSUITABLE OR EXTRANEANOUS MATERIALS NOT MARKED FOR SALVAGE SUCH AS BRICK, CONCRETE, AND DEBRIS INCLUDING ROTTED WOOD, RUSTED METALS AND DETERIORATED CONCRETE.
  - ALTERATIONS AND CONNECTIONS OF NEW CONSTRUCTION TO EXISTING CONSTRUCTION OCCUR AT DUST SENSITIVE AREAS. EXECUTE ALL MEASURES TO COMPLETELY CONTROL AND SEPARATE DUST FROM EXISTING AREA AND EQUIPMENT.

**FRONT YARD PERVIOUS/IMPERVIOUS AREA DIAGRAM**

EXISTING FRONT YARD AREA: 1.212SQ  
 PROPOSED PERVIOUS AREA: 612SQ  
 PROPOSED IMPERVIOUS AREA: 600SQ



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

**94th STREET**  
 SMILAX STREET PER PLAT  
 50.00' R/W

**CARLYLE AVENUE**  
 50.00' R/W  
 ASPHALT ROAD

**2 STORY CBS RESIDENCE**  
 600 94TH STREET  
 F.F. ELEV.: 5.51 (NAV'D 88)  
 GARAGE ELEV.: 3.19 (NAV'D 88)  
 LOT 12  
 BLOCK 11

**NEW POOL**  
 24.02'  
 55.10'

**EXISTING TWO STORIES UNIT TO REMAIN**

**PROJECT**  
 600 94 ST SURFSIDE, FL 33154

**OWNER**  
 ALLEN DAVOUDPOUR MANDYF NISSANI

**ARCHITECT**  
 NANDEZ Design+Development  
 2223 SW 13TH AVE  
 MIAMI, FL 33145  
 TEL: 786.703.7704  
 INFO@nandezdd.com  
 AA 26002732  
 IB 26001520

**ARCHITECT OF RECORD:**  
 RALPH PUIG JR.  
 FL ARCHITECT REG. #  
 AR 0012528

**REWORKS**

**REVISIONS**

**INFORMATION**

**PROPOSED SITE PLAN**

**DATE:** 07/17/2021  
**Scale:** AS SHOWN  
**Job No.:** 2021/  
**Drawn by:** RP  
**Checked by:** RP Jr.

**Sheet**  
**A101**





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

AUG16 '21 12:48PM



**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.

<b>PROJECT INFORMATION</b>	
OWNER'S NAME	Ezequiel Fattore
PHONE / FAX	706-461-0333
AGENT'S NAME	Max Joseph
ADDRESS	305-698-1616
PHONE / FAX	
PROPERTY ADDRESS	228 89th St Surfside Fl, 33154
ZONING CATEGORY	
DESCRIPTION OF PROPOSED WORK	Put up a sign that says CASA with a QR code on the side of the Church

<b>INTERNAL USE ONLY</b>			
Date Submitted	8/16/2021	Project Number	21-813
Report Completed	Yes	Date	8/16/21
Fee Paid	\$ 200.00		

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

	8/13/21		8/13/21
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:**

<u>Yoana Lotta</u>	<u>8/13/21</u>
NAME OF REPRESENTATIVE	DATE



INDIVIDUAL ILLUMINATED REVERSE CHANNEL LETTERS THRU WALL



Front : 0.40/0.52 ALUM./Black finish painted

Returns/Back: CLEAR Poly

Illumination: Internal, face lit, White LED'S

Letter Depth: 2"or 2.5" : deep Max

Letter Height: 36"

Letter Style: CUSTOM GRAPH

Frontage Sq. Ft.: 42FT

Proposed Sq. Ft.: 31.5FT



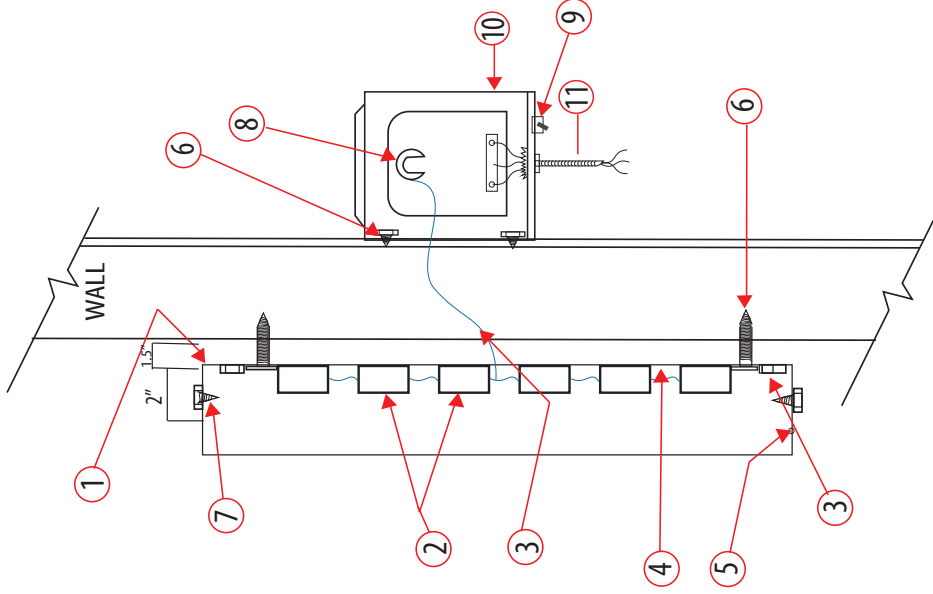
NORTH ELEVATION

228 89TH STREET • SURFSIDE, FL 33154

<b>CONTRACTOR</b> KLEAN POWER ELECTRIC INC. EC13002068	RECONDITIONNING & UL APPROVED JC TECHNOLOGIES OF MIAMI ULE248521	SALES	<b>CLIENT</b> CASA DE JESUS
		REVISIONS:	
		DATE:	
		DRAWING:	



1	.040/0.52 ALUM. REVERSE CHANNEL LETTER FINISH PAINTED
2	LED SELF SUPPORTED ATTACHED W/3M VHB BY MANUFACTURING SUGGESTED SYSTEM AS PER NEC600-41
3	LOW VOLTAGE CABLE NO METAL CONDUIT REQUIRED
4	3/16" CLEAR POLYCARBONATE, BACK
5	1/4" DRAIN HOLES
6	1/4" X 2-1/2" TAPCON SCREWS OR #10 SMS MIN. (3) PER LETTER OR 1" X #8 W/LEAD 1/4" SHIELDS. OR BOLTS OR LAGS MIN. (3) PER LETTER
7	#10X3/4 SELF TAPPING METAL SCREWS (4)
8	UL POWER SUPPLY CLASS 2. 120 VOLTS FOR LED
9	1-20 AMP DISCONNECT SWITCH
10	TRANSFORMER BOX
11	TO PRIMARY LINE (BY OTHERS)



**Primary  
By Others**

**GENERAL NOTES:**

- A) LED POWER UNITS 60 WATTS 0.8 AMPS
- B) ALL ELECT. COMPONENTS ARE U.L. LISTED
- C) 120 VOLTS W/#12 THWN WIRE
- D) LOCKABLE DISCONNECT SWITCH
- NEC 600.6 DISCONNECTS THE DISCONNECT MUST BE WITHIN SIGHT OF THE SIGN OR OUTLINE LIGHTING SYSTEM IT CONTROLS. IF THE DISCONNECT IS OUT OF THE LINE OF SIGHT FROM ANY SECTION OF THE SIGN OR OUTLINE LIGHTING ABLE TO BE ENERGIZED, THE DISCONNECT MUST BE LOCKABLE WITH PROVISIONS FOR LOCKING TO REMAIN IN PLACE WHETHER THE LOCK IS INSTALLED OR NOT(110.25). A PERMANENT FIELD APPLIED WARNING LABEL HAVING SUFFICIENT OF THE DISCONNECT IS REQUIRED ON THE SIGN AT A LOCATION VISIBLE DURING SERVICE
- E) SIGN GROUNDED ACCORDING TO NEC 250 + BONDED
- F) DEDICATED 20 AMPS, CIRCUIT # ON ELECTRICAL PANEL
- G) PRIMARY WIRING IN NEC COMPLAINT CONDUIT
- H) UL LISTED SECONDARY WIRING PER NEC 600-32
- I) I HEREBY CERTIFY THAT THE EXISTING SERVICE AND PANEL HAVE ENOUGH CAPACITY TO ACCOMMODATE THE NEWLY ADDED LOAD

*Exception: Remote parts of a sign or outline lighting system only supplied by a remote class 2 power supply shall not be required to be bonded to an equipment grounding conductor*

**PRIMARY**  
EXTERIOR SIGN TO BE CONNECTED TO AN EXISTING CIRCUIT DEDICATED FOR THE SIGN.

**PHOTOCELL AND/OR TIMER**  
ENERGY CODE REQUIRES PHOTOCELL OR ASTRONOMICAL TIMER AS PER C405.2.4

**CIRCUITS**  
CIRCUITS MUST IDENTIFIED, NUMBERED AND RELATED TO PANEL SCHEDULE

**Fastener table \*\*ALL FASTENERS SHALL BE SPACED EVENLY\*\***

WALL MATERIAL	ANCHOR TYPE	QTY OR SPACING
CONCRETE (BKI) or HOLLOW MASONRY	1/4" THREADED RODS WITH MIN 2" EMBED IN ADHESIVE 1/4" TAPCONS (OR EQUIV) WITH 1.75" EMBED	MIN. 3 PER LETTER MIN. 3 PER LETTER
1/2" PLYWOOD (NO ACCESS BEHIND)	1/4" EXPANSION ANCHORS WITH 2.5" EMBED 1/4" TOGGLE BOLTS	MIN. 3 PER LETTER MIN. 3 PER LETTER
METAL STUDS / PANELS	1/4" WOOD SCREWS OR TAPCONS, FULL EMBED #14 METAL SCREWS TO MIN 18ga STEEL OR 0.090 ALUM	MIN. 3 PER LETTER MIN. 3 PER LETTER
HOLLOW WALL + BLOCKING	1/4" THRU BOLT OR LAGS TO SOLID BLOCKING BEHIND	MIN. 3 PER LETTER

**CADES IN EFFECT AT THE TIME OF THIS PLAN SUBMISSION ARE NEC 2017 & FBC PERMIT NUMBER AFFIC TO THE SIGN AS PER FBC 3108.1.4**

<b>STRUCTURAL INFORMATION</b>	Juan O. Gonzalez Florida PE. #18937
STRUCTURAL MEMBERS, CLADDING, FASTENERS, ATTACHMENT OF SIGN CABINET COMPONENTS WITH WIND LOAD REQUIREMENTS PER FBC 7TH EDITION 2020 CH. 1605,1607, 1611 AND HVHZ 1616 WIND LOADS PER ASCE 7-16 175 MPH FOR DADE COUNTY 3 SECOND GUST CAT. C 57.0	

**228 89TH STREET • SURFSIDE, FL 33154**

**CONTRACTOR**  
KLEAN POWER ELECTRIC INC.  
EC13002068

RECONDITIONING & UL APPROVED  
JC TECHNOLOGIES OF MIAMI  
1607 NW 79 AVE. DORAL, FL  
ULE248521

SALES  
REVISIONS:  
DATE:  
DRAWING:

CLIENT  
**CASA DE JESUS**









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

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

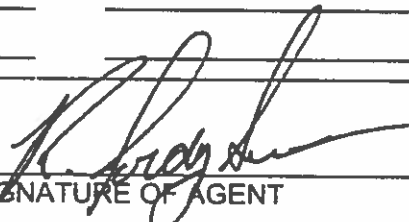
A complete submittal includes all items on the "Multifamily and Non-Residential Site-Plan Application Submission Checklist" document as well as completing this application in full. The owner and agent must sign the application with the appropriate supplemental documentation attached. Please print legibly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

<b><u>PROJECT INFORMATION</u></b>	
OWNER'S NAME	JPCF LLC
PHONE / FAX	786.306.5897
AGENT'S NAME	JORDY SOROVEN
ADDRESS	11019 NW 19 ST C.S. FL 33071
PHONE / FAX	954 682.1249
PROPERTY ADDRESS	9467, 9471, 9473 HARDING AVE
ZONING CATEGORY	
DESCRIPTION OF PROPOSED WORK	MODIFY APPROVED EXTERIOR - LIGHTING & FANS OVER SEATING AREA - SIGNAGE.

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

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

 3-9-21  
SIGNATURE OF OWNER DATE

 3/9/21  
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.

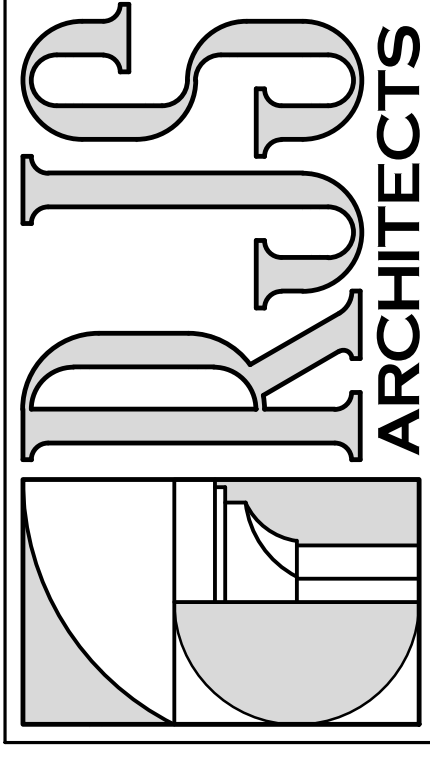
Please advise the name of the Representative who will attend the hearing on behalf of this application:

<u>JORDY SEPAREN</u>	<u>3.9.21</u>
NAME OF REPRESENTATIVE	DATE









11019 Northwest 19th Street  
Coral Springs, Florida 33071

Corp Lic: AA-26001293  
Robert Jordan Sorour III  
Arch Lic: AR-0017057

O: 954.753.0018  
F: 954.346.7723  
E: rjordan@jrsarchitects.com

A Renovation and Expansion for:  
**THE grove**  
KOSHER MARKET  
9487 Harding Avenue  
Surfside, Florida 33154

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ISSUANCE OF DOCUMENTATION:	
Description:	Date:
PRELIMINARY DESIGN	9.1.3.2019
CLIENT APPROVAL	12.16.2019
LANDLORD APPROVAL	
BIDDING	1.23.2020
PERMIT	1.23.2020

REVISIONS:	
Number:	Date:
1	

FLOOR PLAN  
GROUND LEVEL

Project Number: 19909  
Principal: RJS  
Project Manager: RJS  
Drawn By: RJS

Architecture

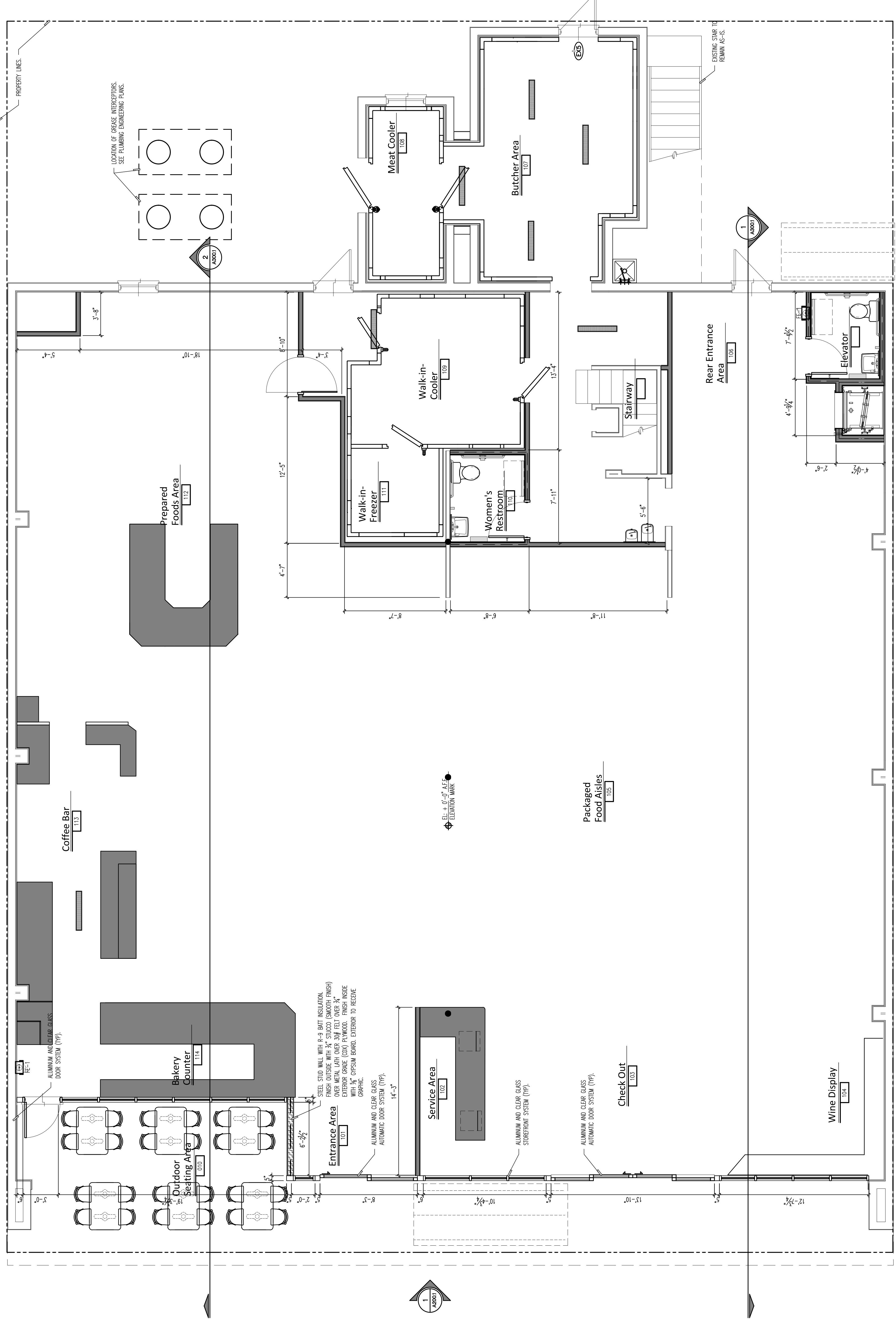
150

REGISTERED ARCHITECT

ROBERT JORDAN SOROUR III  
ARCHITECT  
NO. 0007457  
STATE OF FLORIDA  
KOSHER MARKET

Date: 6/21/2021 10:20:22 AM

Total Sheets: 6



Floor Plan - Ground Level  
Scale: 1/4" = 1'-0"





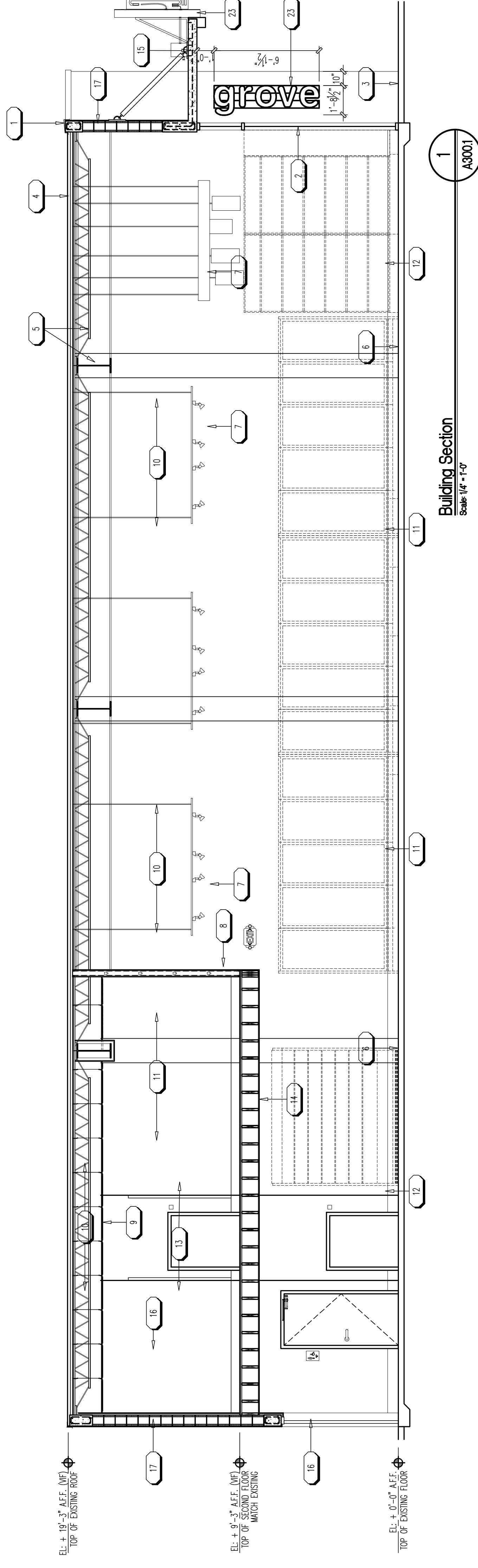




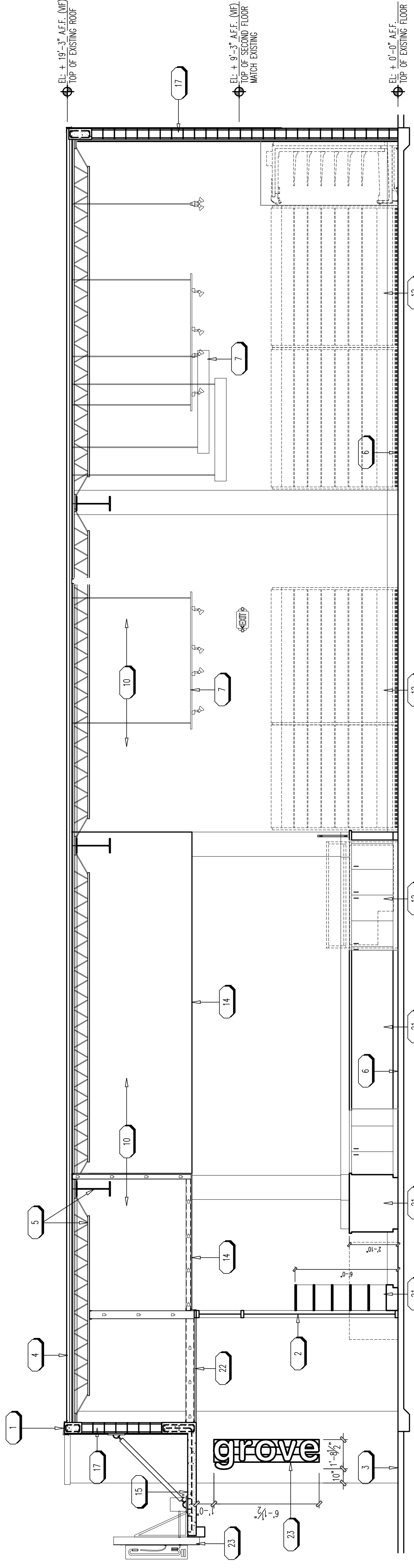


Section Notes	
Sym.	Item Description
1	EXISTING PARAPET ROOF EDGE. REMOVE AND REPLACE CORING CMP AS NEEDED.
2	STORAGE SYSTEM.
3	EXISTING SHERWALK. MODIFY AS-NEEDED FOR NEW ENTRY LOCATIONS.
4	EXISTING ROOF SYSTEM OVER INSULATION BOARD OVER STRUCTURAL DECK. ALL MODIFICATIONS TO ROOF SYSTEM (IE: EQUIPMENT BACKS, RIDS, ETC) SHALL BE REPAIRED BY QUALIFIED ROOFER TO ASSURE WARRANTY IS MAINTAINED.
5	EXISTING STRUCTURAL ROOF SUPPORT SYSTEM.
6	EXISTING CONCRETE FLOOR. TRENCH AND REPAIR AS NEEDED FOR UNDERGROUND SYSTEMS.
7	PENDANT LIGHTING.
8	PARTITION. SEE FLOOR PLAN.
9	SUSPENDED ACOUSTIC CEILING SYSTEM.
10	MECHANICAL DUCT AND ELECTRICAL CONDUIT FLENUM AREA.
11	SHELVING SYSTEM. SEE FS-SHEET(S)
12	EQUIPMENT LOCATIONS. SEE FS-SHEET(S)
13	STAINLESS STEEL CORNER GUARDS.
14	SPRINKLER BOARD CEILING. ALIGN WITH EXISTING CEILING TO CREATE 'AS-NEW' APPEARANCE.
15	EXISTING OVERHANG. REMODEL PER DETAILS.
16	DOOR. SEE FLOOR PLAN.
17	EXISTING MASONRY WALL. REPAIR/RESTORED AS NEEDED. REPAINT ENTIRE BUILDING.
18	FRAMED WALL FOR ELEVATOR INSTALLATION. REFER TO STRUCTURAL DRAWINGS.
19	LIFT PIT FLOOR.
20	ELEVATOR ROOF. REFER TO STRUCTURAL DRAWINGS. FINISH ROOF WITH 1-PLY TPO ROOF SYSTEM.
21	CUSTOM CABINETS. SEE CABINET PLAN.
22	3/4" STUDS OVER METAL LATH OVER 5/8" FELT PAPER OVER 3/4" EXTERIOR GRADE (CG) PLYWOOD OVER METAL FRAMING. SEE STRUCTURAL DRAWINGS.
23	SOMRAGE.

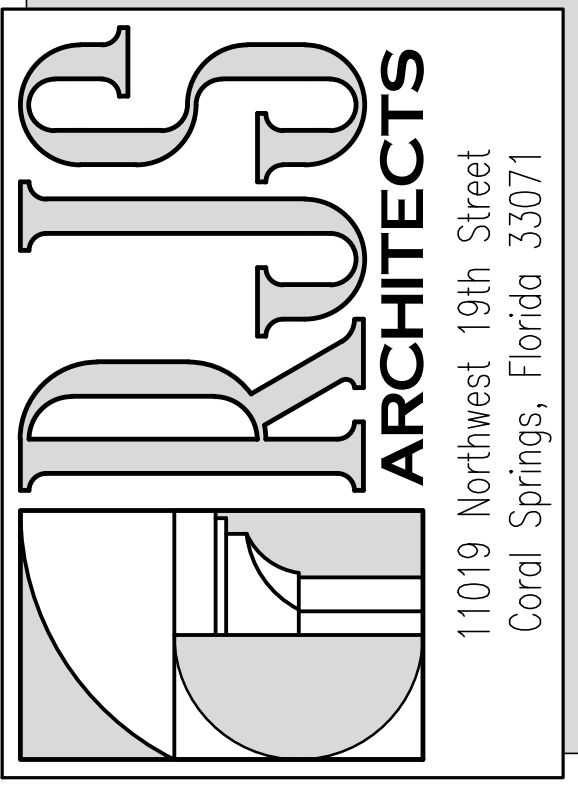
**Notes:**  
 1 REFER TO FINISH PLAN FOR FINISH SCHEDULE  
 2 REFER TO EQUIPMENT PLAN FOR EQUIPMENT SCHEDULE  
 3 REFER TO INTERIOR ELEVATIONS FOR WALL FINISH LOCATIONS  
 4 REFER TO RESTROOM PLAN AND SCHEDULE FOR RESTROOM ACCESSORY DETAILS AND SPECIFICATIONS.



**Building Section**  
 Scale: 1/4" = 1'-0"  
 1 A3001



**Building Section**  
 Scale: 1/4" = 1'-0"  
 2 A3001



Corp Lic: AA-26001293 O: 954.753.0018  
 Robert Jordan Sopour III F: 954.346.7723  
 Arch Lic: AR-0017057 E: jordan@rjsarchitects.com

**A Renovation and Expansion for-**  
**THE grove**  
 KOSHER MARKET  
 9467 Harding Avenue  
 Surfside, Florida 33154

one of their agents, RJS Architects, Inc. drawings to the municipality and has jurisdiction over this project. This document is prepared by RJS Architects, Inc. and is intended for use as a reference only. It is not to be used for any other purpose. The user of this document is advised that the user is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user is also advised that the user is responsible for obtaining all necessary insurance and bonding. The user is also advised that the user is responsible for obtaining all necessary professional services. The user is also advised that the user is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user is also advised that the user is responsible for obtaining all necessary insurance and bonding. The user is also advised that the user is responsible for obtaining all necessary professional services. The user is also advised that the user is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user is also advised that the user is responsible for obtaining all necessary insurance and bonding. The user is also advised that the user is responsible for obtaining all necessary professional services.

ISSUANCE OF DOCUMENTATION:	
Description:	Date:
PRELIMINARY DESIGN	9.13.2019
CLIENT APPROVAL	12.16.2019
LANDLORD APPROVAL	
BIDDING	1.23.2020
PERMIT	1.23.2020

REVISIONS:	
Number:	Date:

**SECTIONS**

Project Number: RJS  
 Project Manager: RJS  
 Drawn by: RJS

Architecture  
**A 500.1**  
 6/21/2020  
 Date: 6/21/2020  
 Total Sheets: 6



**THE**  
**grove**  
**KOSHER MARKET**

Surfside, FL.

<u>SHEET INDEX</u>	
EXISTING	2
RENDERINGS	3
DETAILS	4
CAFÉ SEATING	5



EXISTING:









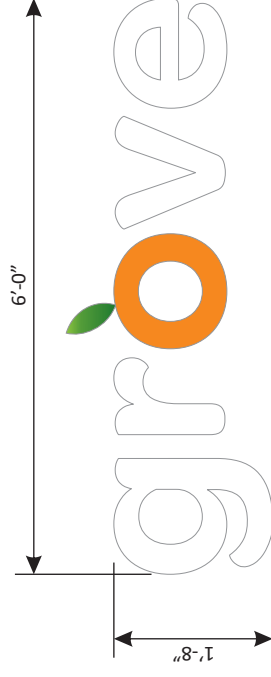


Scale: 1/8" = 1'-0"

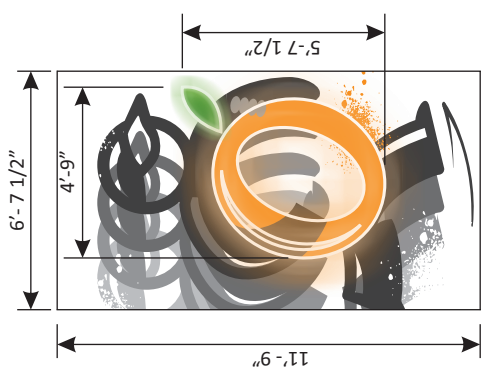
Signage with Text	Sq. Ft.
MAIN LOGO ON TOP	42
LOGOS ON SIDES	20
Decorative Artwork	62
RUNNING MAN MURAL ART	79



Detail - Illuminated Can Letters on Awning  
Scale: 3/16" = 1'-0"  
Sq Ft: 42



Detail - Illuminated Can Letters on Side Walls (Qty: 2 sets)  
Scale: 1/2" = 1'-0"  
Sq Ft: 10 each, 20 total  
See page 3 for locations



Mural w/ Fully Enclosed LED "Neon"  
Scale: 3/16" = 1'-0"  
Sq Ft: 79  
See page 3 for location



Ceiling Fan:



Café Tables:



Café Chairs:





TYPICAL DIGITAL PRINT WITH DIMENSIONAL LOGO INSTALLATION

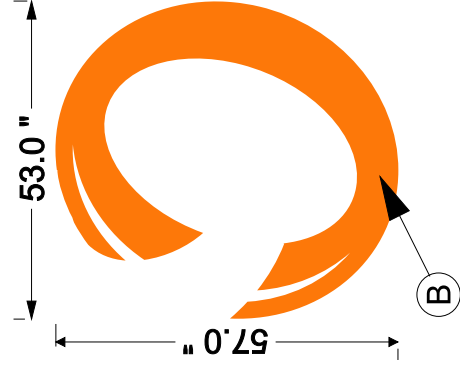
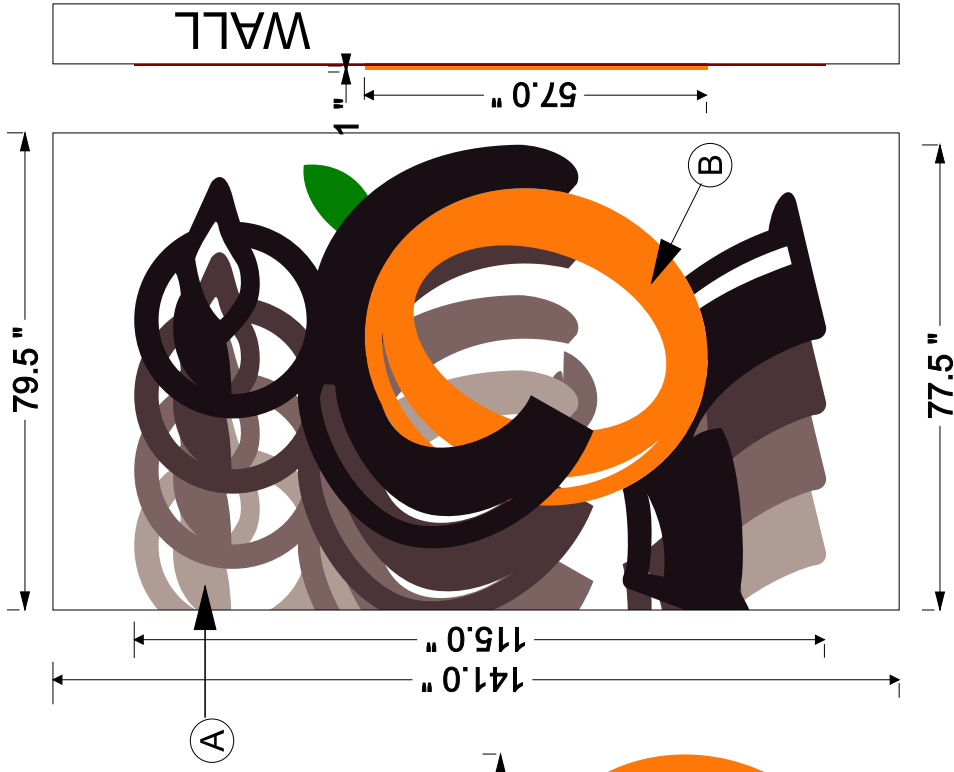
WEST ELEVATION

PROPOSED SIGN LOCATION



PAGE 144

SCALE 1" = 3/8"



PROPOSED SIGN AREA: 77.84 SQ/FT

(A) DIGITAL PRINT FIRST SURFACE APPLIED

(B) DIMENSIONAL LOGO: ACRYLIC 1"

LOGO COLOR: ORANGE & GREEN

L.E.D. COLOR: ORANGE 10mm LED SILICONE NEON  
ROPE SYSTEM 450 LUMENS

JOB LOCATION CONTRACTOR

GROVE MARKET & CAFE

Feldman Signs  
 5071 South State Rd 7  
 Suite 717  
 Davie, FL.



# TYPICAL DIGITAL PRINT WITH DIMENSIONAL LOGO INSTALLATION

(L.E.D. INTEGRATED SYSTEM ILLUMINATED)

- (A) CONCRETE WALL
- (B) ACRYLIC 1"
- (C) LOGO FASTENED TO WALL WITH ALUMINUM SUTDS 3/16" X 3" ONE EVERY 6"

**PAGE 45**  
 (D) 10mm LED SILICONE NEON ROPE SYSTEM 1450 LUMENS

(E) L.E.D. STRIP CABLE INTEGRAL 14-AWG SUNLIGHT UV RESISTANT & SUITABLE FOR WET & OUTDOOR LOCATIONS (UL APPROVED) PLTC 105°C & CMG (UL)US FT-4

(F) DEDICATED GROUNDED BRANCH CIRCUIT UL LISTED 110 Volts, 20 AMP.

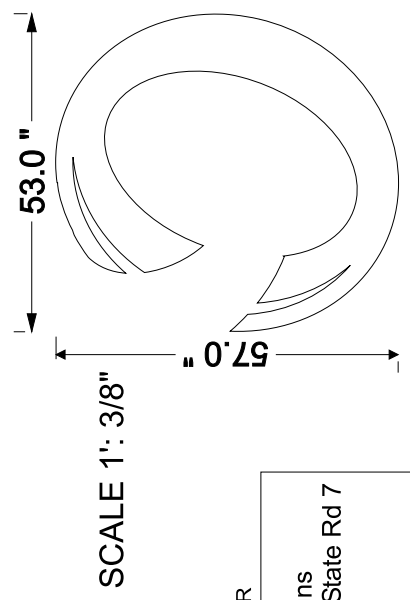
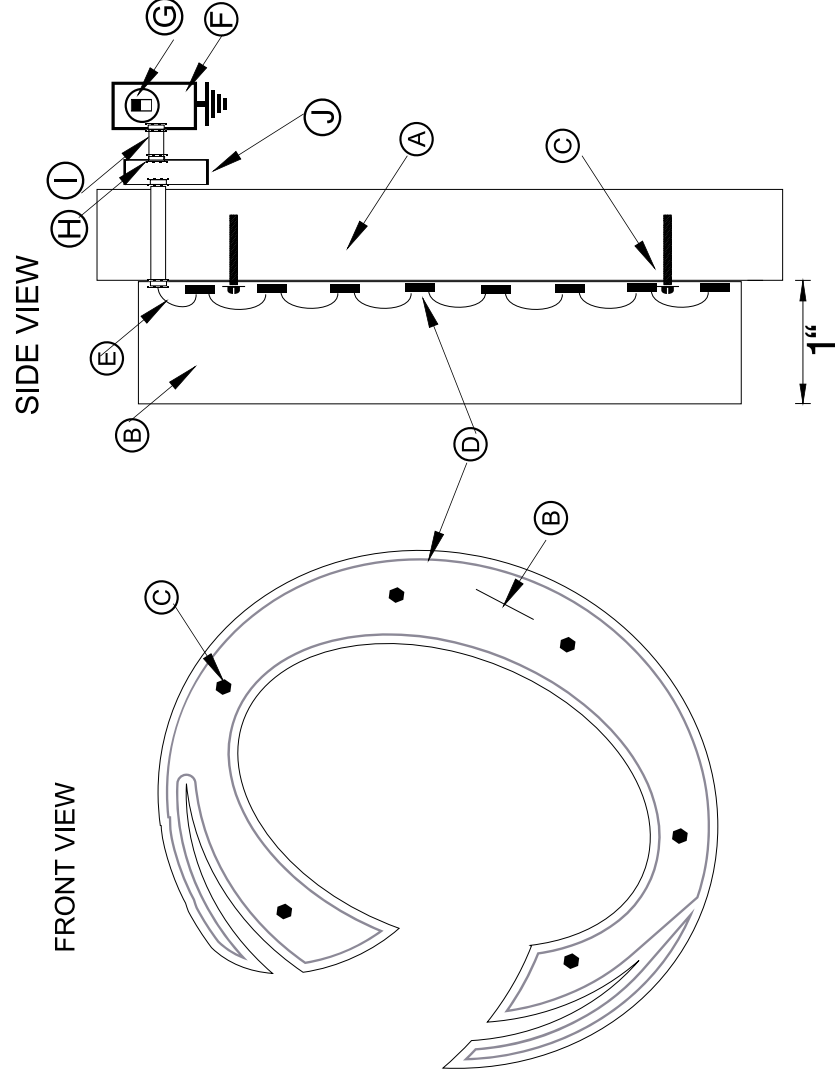
(G) UL LISTED 20 AMP. DISCONNECT SERVICE SWITCH

(H) STRAIGHT CONNECTOR 1/2"

(I) GREENFIELD CONDUCTOR 1/2"

(J) Out Door Listed Transformer PRIMARY GROUNDED: 110 Volts, 20Amp, 60Hz SECONDARY: 12Volts - 100 Watts - 1.5AMP

- (K)
- (L)
- (M)
- (N)
- (O)



**ELECTRICAL NOTES**  
 \*Sign Company DOES NOT provide primary electric to sign.  
 \*Electric power to the sign must be done by a licensed electrical contractor or licensed electrician.  
 \*Each sign must have:  
 1) A minimum of one dedicated 120Volt & 20Amp circuit.  
 2) Junction box within 6 feet of sign.  
 3) Three wires: Line, Ground, Neutral.

A TOTAL OF 1 LED TRANSFORMERS TO BE USED, AS FOLLOWS  
 PARTIAL LED LINE FOOTAGE 56"  
 ONE: Out Door UL Listed Transformer  
 PRIMARY GROUNDED: 120 Volts, 20Amp, 60Hz  
 SECONDARY: 12 Volts, 100 Watts, 1.5AMP  
 (J) = 1.5 AMP  
 LOAD RATE 1.5 AMP- LESS THAN 80% LOAD RATE ALLOWANCE FOR 20AMP GROUNDED CIRCUIT.

Governing Code: FBC 2020-7E Florida Building Code W/ 3 Sec Gust & A.S.C.E 7-16 Ch 6.29. Vasd=147MPH, V=188 Exposure "C"  
 SOLID SIGN METHOD, HVHZ CHAPTER 16 CAT II

\* FLORIDA BUILDING CODE 7TH EDITION (2020) RISK CATEGORY II  
 \* FABRICATION, COMPONENTS & INSTALLATION ALL UL LISTED APPROVED

JOB ADDRESS	CONTRACTOR
GROVE MARKET & CAFE	Feldman Signs 5071 South State Rd 7 Suite 717 Davie, FL.



TYPICAL RACEWAY MOUNTED CHANNEL LETTER INSTALLATION  
(L.E.D. INTEGRATED SYSTEM ILLUMINATE)

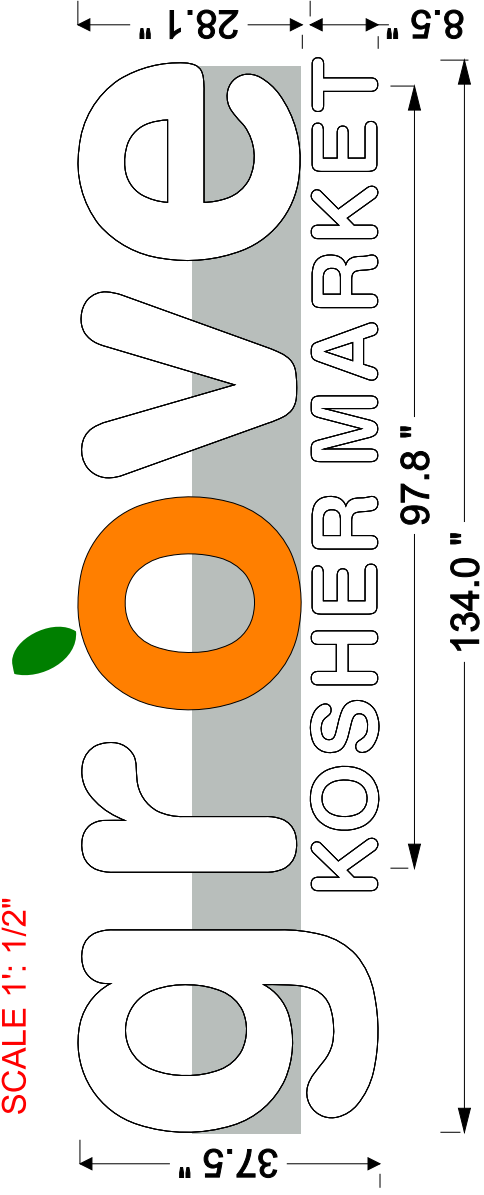
PROPOSED SIGN LOCATION

WEST ELEVATION



BUILDING AREA: 505.00 SQ/FT  
 PROPOSED SIGN AREA: 34.89 SQ/FT  
 RACEWAY MOUNTED CHANNEL LETTER  
 RACEWAY: TO MATCH SIGN BAND COLOR  
 LETTER RETURN: WHITE ALUMINUM GAUGE 0.040"  
 LETTER FACE MATERIAL: ACRYLIC 1/8"  
 LETTER FACE COLOR: WHITE - ORANGE - GREEN  
 JEWELITE: BLACK  
 L.E.D. COLOR: WHITE

SCALE 1": 1/2"



JOB LOCATION CONTRACTOR

GROVE MARKET & CAFE

Feldman Signs  
 5071 South State Rd 7  
 Suite 717  
 Davie, FL.



**TYPICAL RACEWAY MOUNTED CHANNEL LETTER INSTALLATION  
L.E.D. INTEGRATED SYSTEM ILLUMINATION**

- (A) C.B.S. WALL
- (B) ALUMINUM CHANNEL LETTER GAUGE 0.040"
- (C) RACEWAY: ALUMINUM " 7"X7"
- (D) LETTER BACK FASTENED TO RACE-WAY W/ SELF TAPING SCREWS #10 X 3/4"
- (E) L.E.D. INTEGRATED CABLE SYSTEM ILLUMINATION
- (F) L.E.D. STRIP CABLE INTEGRAL 14-AWG SUNLIGHT UV RESISTANT & SUITABLE FOR WET & OUTDOOR APPLICATIONS (UL APPROVED) PLTC 105°C & CMG (UL)US FT-4
- (G) SNAP SYNTHETIC INSULATOR 5/16"
- (H) LISTED 32F INSULATOR METALIC LIQUID-TITE CONNECTOR 1/2"
- (I) UL LISTED 32F INSULATOR METALIC LIQUID-TITE CONDUCTOR 1/2"
- (J) L.E.D TRANSFORMER INSIDE THE RACE-WAY  
Out Door UL Listed Transformer  
PRIMARY GROUNDED: 110 Volts, 20Amp, 60Hz  
SECONDARY: 12Volts - 100 Watts - 1.5AMP
- (K) UL LISTED 20 AMP DISCONNECT SERVICE SWITCH
- (L) EXISTING DEDICATED GROUNDED BRANCH CIRCUIT  
UL LISTED 110 Volts, 20 AMP CONNECTED TO EXISTING TIMER
- (M) U-BRACKET: ALUMINUM 1"1/2 X 1"1/2 X 3/16"
- (N) U-BRACKET FASTENED TO WALL W/ SLEEVE ANCHORS 3/8"X 2" TOP & BOTTOM; EVERY 48" O/C
- (O) LETTER FACE: ACRYLIC PLASTIC .18"
- (P) DRAINING HOLE W/ LIGTH BUFFER
- (Q) PHOTOCELL OR EXISTING TIMER
- (R) JEWELITE TRIM 1" FASTENED TO RETURN W/ SELF DRILLING SCREW #8 X 1/2"
- (S) 450 LUMENS LED SYSTEM COMPONENTS FASTENED TO LETTER BACKS
- (T) U/L LABEL TO BE PLACE ON LETTER RETURN
- (U) PERMIT NUMBER TO BE PLACE ON LETTER RETURN

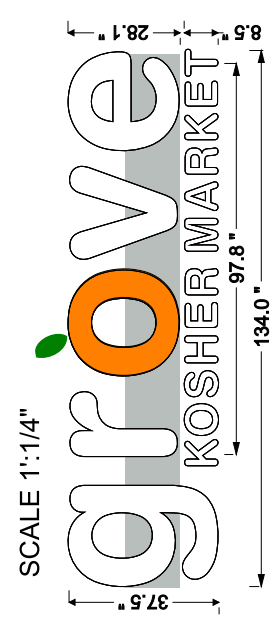
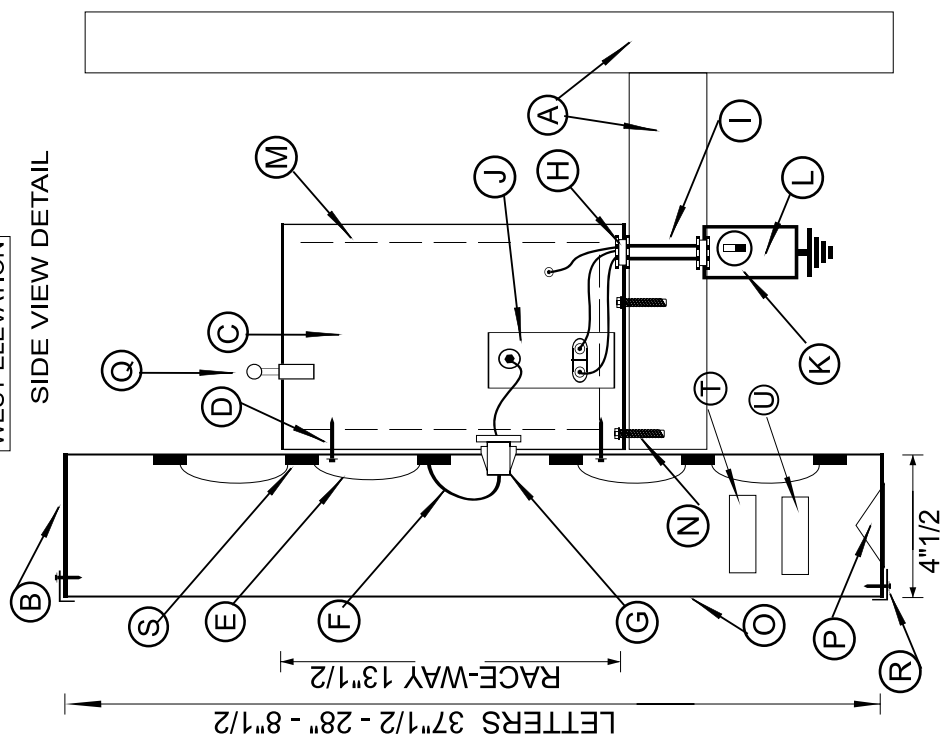
**PAGE 147**

Governing Code: FBC 2020-7E Florida Building Code  
W/ 3 Sec Gust & A.S.C.E 7-16 Ch 6.29.  
V=186 Exposure "C"  
SOLID SIGN METHOD, HVHZ CHAPTER 16 CAT II

★ FLORIDA BUILDING CODE 7TH EDITION (20 20) RISK CATEGORY II  
★ FABRICATION, COMPONENTS & INSTALLATION ALL UL LISTED APPROVED

**ELECTRICAL NOTES**  
 \* Sign Company DOES NOT provide primary electric to sign.  
 \* Electric power to the sign must be done by a licensed electrical contractor or licensed electrician.  
 \* Each sign must have:  
 1) A minimum of one dedicated 120V/volt & 20Amp circuit.  
 2) Junction box within 6 feet of sign.  
 3) Three wires: Line, Ground, Neutral.

A TOTAL OF 2 LED TRANSFORMERS TO BE USED, AS FOLLOWS  
**(J1)** PARTIAL LED LINE FOOTAGE 48'  
 ONE: Out Door UL Listed Transformer  
 PRIMARY GROUNDED: 120 Volts, 20Amp, 60Hz  
 SECONDARY: 12 Volts, 100 Watts, 1.5 AMP  
**(J2)** PARTIAL LED LINE FOOTAGE 46'  
 ONE: Out Door UL Listed Transformer  
 PRIMARY GROUNDED: 120 Volts, 20Amp, 60Hz  
 SECONDARY: 12 Volts, 100 Watts, 1.5 AMP  
**(J1) + (J2) = 3.0 AMP**  
 LOAD RATE 3.0 AMP- LESS THAN 80% LOAD RATE ALLOWANCE FOR 20AMP GROUNDED CIRCUIT.



**ELECTRICAL NOTES**  
 \* Sign Company DOES NOT provide primary electric to sign.  
 \* Electric power to the sign must be done by a licensed electrical contractor or licensed electrician.  
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JOB LOCATION	CONTRACTOR
GROVE MARKET & CAFE	Feldman Signs 5071 South State Rd 7 Suite 717 Davie, FL.

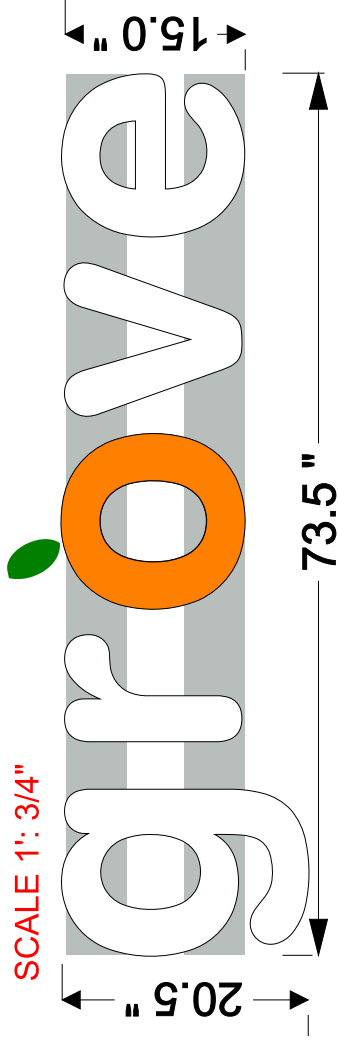


TYPICAL WIREWAY MOUNTED CHANNEL LETTER INSTALLATION

(L.E.D. INTEGRATED SYSTEM ILLUMINATE)

SOUTH WEST LOCATED

PROPOSED SIGN LOCATION



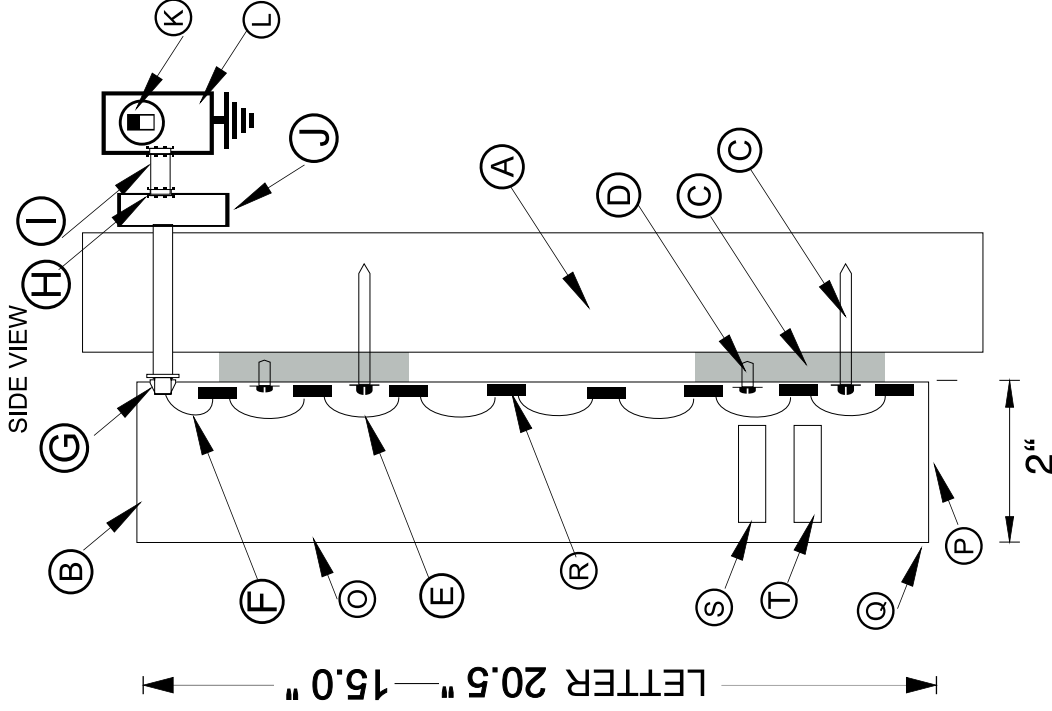
- PARTIAL BUILDING AREA: 79.50 SQ/FT
- PROPOSED SIGN AREA: 34.89 SQ/FT
- RACEWAY MOUNTED CHANNEL LETTER
- RACEWAY: TO MATCH SIGN BAND COLOR
- LETTER RETURN: WHITE ALUMINUM GAUGE 0.040"
- LETTER FACE MATERIAL: ACRYLIC 1/8"
- LETTER FACE COLOR: WHITE - ORANGE - GREEN
- JEWELITE: BLACK
- L.E.D. COLOR: WHITE

JOB LOCATION	CONTRACTOR
GROVE MARKET & CAFE	Feldman Signs 5071 South State Rd 7 Suite 717 Davie, FL.

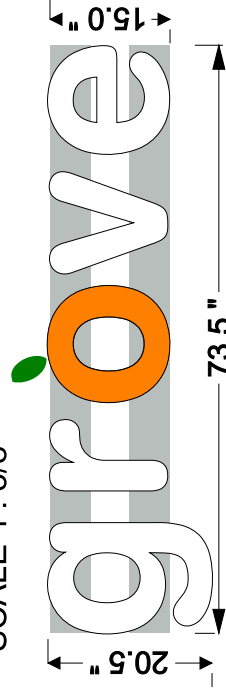


# TYPICAL WIREWAY MOUNTED CHANNEL LETTER INSTALLATION (L.E.D. INTEGRATED SYSTEM ILLUMINATED)

SOUTH WEST LOCATED



SCALE 1": 3/8"



(A) C.B.S. WALL

(B) ALUMINUM CHANNEL LETTER GAUGE 0.040"

(C) WIREWAY: ALUMINUM 5"X1/2" FASTENED TO WALL W/ANCHOR BOLTS 5/16" X 3"

(D) LETTER BACK FASTENED TO WIRE-WAY W/ SELF TAPING SCREWS #10 X 1/4" MIN 6 PER LETTER

(E) L.E.D. INTEGRATED CABLE SYSTEM ILLUMINATION

(F) L.E.D. STRIP CABLE INTEGRAL 14-AWG SUNLIGHT UV RESISTANT & SUITABLE FOR WET & OUTDOOR LOCATIONS (UL APPROVED)

(G) UL LISTED 105°C & CMG (UL)JUS FT-4

(H) SNAP SYNTHETIC INSULATOR 5/16"

(I) UL LISTED 32F CONNECTOR 1/2"

(J) Out Door UL Listed Transformer PRIMARY GROUNDED: 110 Volts, 20Amp, 60Hz SECONDARY: 12Volts - 100 Watts 1.5Amp

(K) UL LISTED 20 AMP DISCONNECT SERVICE SWITCH

(L) EXISTING DEDICATED GROUNDED BRANCH CIRCUIT UL LISTED 110 Volts, 20 AMP CONNECTED TO EXISTING TIMER

(M) LETTER FACE: ACRYLIC PLASTIC 1/8"

(N) DRAINING HOLE W/ LIGH BUFFER

(O) JEWELITE TRIM 1" FASTENED TO RETURN W/ SELF DRILLING SCREW #8 X 1/2"

(P) 450 LUMENS LED SYSTEM COMPONENTS FASTENED TO LETTER BACKS

(Q) U/L LABEL TO BE PLACE ON LETTER RETURN

(T) PERMIT NUMBER TO BE PLACE ON LETTER RETURN

Governing Code: FBC 2020-7E Florida Building Code W/ 3 Sec Gust & A.S.C.E 7-16 Ch 6.29, V=186 Exposure "C"

SOLID SIGN METHOD, HVHZ CHAPTER 16 CAT II

★ FLORIDA BUILDING CODE 7TH EDITION (20 20) RISK CATEGORY II  
★ FABRICATION, COMPONENTS & INSTALLATION ALL UL LISTED APPROVED

**ELECTRICAL NOTES**  
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2) Junction box within 6 feet of sign.  
3) Three wires: Line, Ground, Neutral.

A TOTAL OF 1 LED TRANSFORMERS TO BE USED, AS FOLLOWS

- (L1) PARTIAL LED LINE FOOTAGE 72' ONE: Out Door UL Listed Transformer PRIMARY GROUNDED: 120 Volts, 20Amp, 60Hz SECONDARY: 12 Volts, 100 Watts, 1.5 AMP
- (L1) = 1.5 AMP

LOAD RATE 1.5 AMP- LESS THAN 80% LOAD RATE ALLOWANCE FOR 20AMP GROUNDED CIRCUIT.

JOB ADDRESS

GROVE MARKET & CAFE

CONTRACTOR

Feldman Signs  
5071 South State Rd 7  
Suite 717  
Davie, FL.



TYPICAL WIREWAY MOUNTED CHANNEL LETTER INSTALLATION

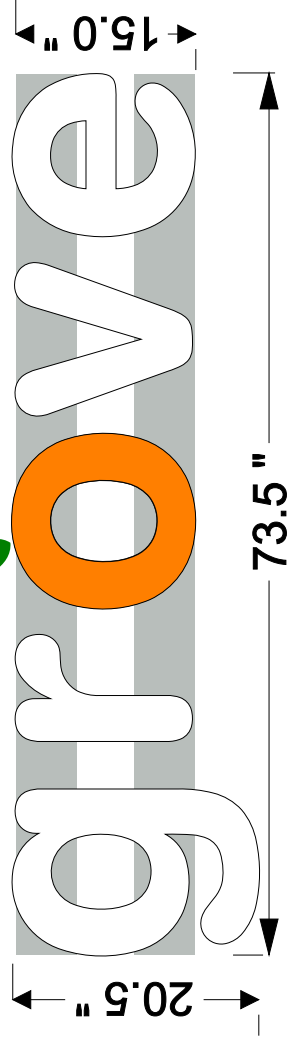
(L.E.D. INTEGRATED SYSTEM ILLUMINATE)

NORTH WEST LOCATED

PROPOSED SIGN LOCATION



SCALE 1': 3/4"



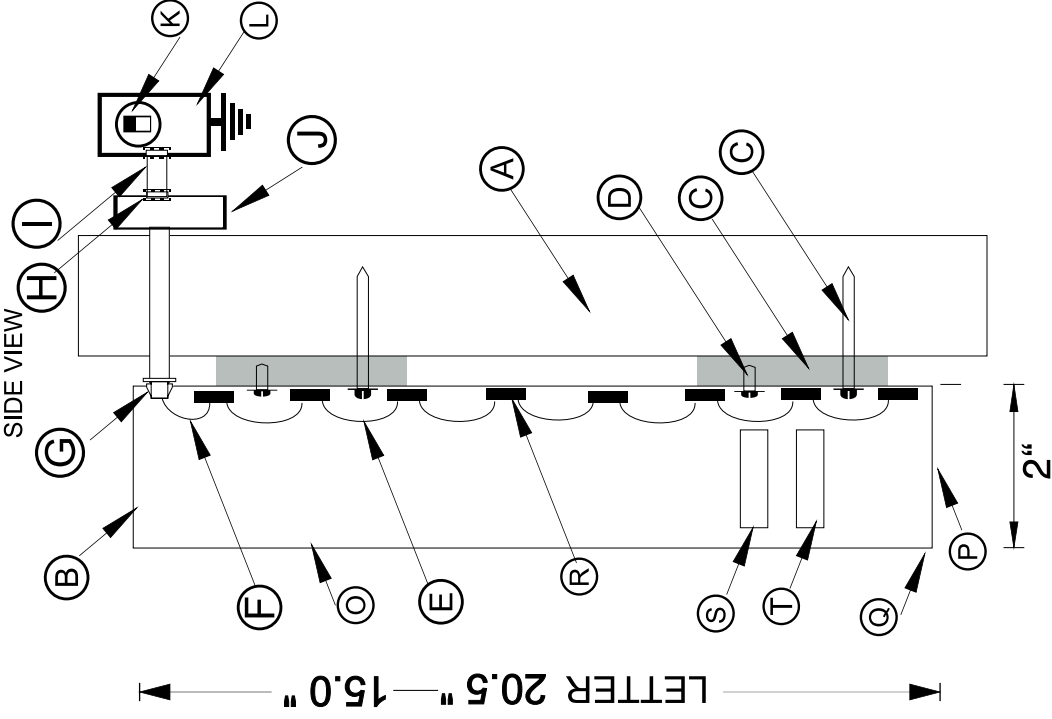
- PARTIAL BUILDING AREA: 79.50 SQ/FT
- PROPOSED SIGN AREA: 34.89 SQ/FT
- RACEWAY MOUNTED CHANNEL LETTER
- RACEWAY: TO MATCH SIGN BAND COLOR
- LETTER RETURN: WHITE ALUMINUM GAUGE 0.040"
- LETTER FACE MATERIAL: ACRYLIC 1/8"
- LETTER FACE COLOR: WHITE - ORANGE - GREEN
- JEWELITE: BLACK
- L.E.D. COLOR: WHITE

JOB LOCATION	CONTRACTOR
GROVE MARKET & CAFE	Feldman Signs 5071 South State Rd 7 Suite 717 Davie, FL.

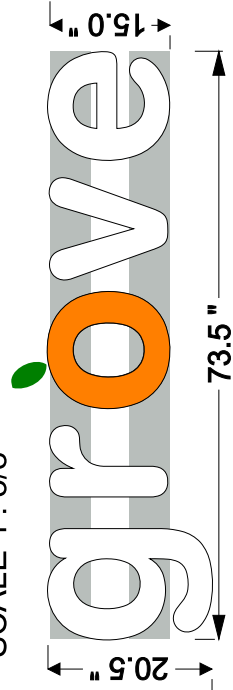


# TYPICAL WIREWAY MOUNTED CHANNEL LETTER INSTALLATION (L.E.D. INTEGRATED SYSTEM ILLUMINATED)

- (A) C.B.S. WALL
- (B) ALUMINUM CHANNEL LETTER GAUGE 0.040"
- (C) WIREWAY: ALUMINUM 5"X1/2" FASTENED TO WALL W/ANCHOR BOLTS 5/16" X 3"
- (D) LETTER BACK FASTENED TO WIRE-WAY W/ SELF TAPING SCREWS #10 X 1/4" MIN 6 PER LETTER
- (E) I.E.D. INTEGRATED CABLE SYSTEM ILLUMINATION
- (F) I.E.D. STRIP CABLE INTEGRAL 14-AWG SUNLIGHT UV RESISTANT & SUITABLE FOR WET & OUTDOOR LOCATIONS (UL APPROVED)  
PLTC 105°C & CMG (UL)JUS FT-4
- (G) SNAP SYNTHETIC INSULATOR 5/16"
- (H) UL LISTED 32F ICONNECTOR 1/2"
- (I)
- (J) Out Door UL Listed Transformer  
PRIMARY GROUNDED: 110 Volts, 20Amp, 60Hz  
SECONDARY: 12Volts - 100 Watts 1.5Amp
- (K) UL LISTED 20 AMP DISCONNECT SERVICE SWITCH
- (L) EXISTING DEDICATED GROUNDED BRANCH CIRCUIT UL LISTED 110 Volts, 20 AMP CONNECTED TO EXISTING TIMER
- (O) LETTER FACE: ACRYLIC PLASTIC 1/8"
- (P) DRAINING HOLE W/ LIGH BUFFER
- (Q) JEWELITE TRIM 1" FASTENED TO RETURN W/ SELF DRILLING SCREW #8 X 1/2"
- (R) 450 LUMENS LED SYSTEM COMPONENTS FASTENED TO LETTER BACKS
- (S) U/L LABEL TO BE PLACE ON LETTER RETURN
- (T) PERMIT NUMBER TO BE PLACE ON LETTER RETURN



SCALE 1": 3/8"



Governing Code: FBC 2020-7E Florida Building Code  
W/ 3 Sec Gust & A.S.C.E 7-16 Ch 6.29.  
V=186 Exposure 'C'  
SOLID SIGN METHOD, HVHZ CHAPTER 16 CAT II

★ FLORIDA BUILDING CODE 7TH EDITION (2020) RISK CATEGORY II  
★ FABRICATION, COMPONENTS & INSTALLATION ALL UL LISTED APPROVED

**ELECTRICAL NOTES**  
 \*Sign Company DOES NOT provide primary electric to sign.  
 \*Electric power to the sign must be done by a licensed electrical contractor or licensed electrician.  
 \*Each sign must have:  
 1) A minimum of one dedicated 120Volt & 20Amp circuit.  
 2) Junction box within 6 feet of sign.  
 3) Three wires: Line, Ground, Neutral.

A TOTAL OF 1 LED TRANSFORMERS TO BE USED, AS FOLLOWS  
 PARTIAL LED LINE FOOTAGE 72'  
 ONE: Out Door UL Listed Transformer  
 PRIMARY GROUNDED: 120 Volts, 20Amp, 60Hz  
 SECONDARY: 12 Volts, 100 Watts, 1.5 AMP  
 (L1) = 1.5 AMP  
 LOAD RATE 1.5 AMP- LESS THAN 80% LOAD RATE ALLOWANCE FOR 20AMP GROUNDED CIRCUIT.

JOB ADDRESS	CONTRACTOR
GROVE MARKET & CAFE	Feldman Signs 5071 South State Rd 7 Suite 717 Davie, FL.