



**Town of Surfside
Planning and Zoning Board Meeting
AGENDA
Thursday, April 28, 2022
6:00 PM
Town Commission Chambers**

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

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

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

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

**** Denotes agenda items as "must haves" which means there will be significant impacts if the item is not addressed tonight. If these items have not been heard by 10 p.m., the order of the agenda will be changed to allow them to be heard.***

1. **Call to Order/Roll Call**
2. **Town Commission Liaison Report**
3. **Appointment of a Chair**
4. **Appointment of a Vice Chair**
5. **Orientation - Tony Recio, Town Attorney**
6. **Approval of Minutes**
March 31, 2022 Planning and Zoning Board Meeting Minutes
 - 6A. **March 31, 2022 Planning and Zoning Board Meeting Minutes** - Evelyn Herbello
[03-31-2022 Planning and Zoning Meeting Minutes.pdf](#)
7. **Applications**
 - 7A. **8826 Froude Avenue - New Two-Story Single-Family Residence** - Walter Keller, PE, AICP, Town Consultant Planner
[8826 Froude Avenue Agenda Packet.pdf](#)
 - 7B. **9264 Dickens Avenue - New Two-Story Single-Family Residence** - Walter Keller PE, AICP, Town Consultant Planner
[9264 Dickens Avenue Agenda Packet.pdf](#)
 - 7C. **9348 Byron Avenue - New Two-Story Single-Family Residence** - Walter Keller, PE, AICP, Town Consultant Planner
[9348 Byron Avenue Agenda Packet.pdf](#)
 - 7D. **9525 Carlyle Avenue - Two-Story Single-Family Additions and Renovations** - Walter Keller, PE, AICP, Town Consultant Planner
[9525 Carlyle Avenue Agenda Packet.pdf](#)
8. **Discussion Items**
 - 8A. **Amending Scope of 24 Inch Setback Encroachment** - Tony Recio, Town Attorney
[Second Reading Ordinance - 24 inch.docx](#)
[Mr. Kousoulas Proposal.pdf](#)
 - 8B. **Understories** - Tony Recio, Town Attorney
[Understories.pdf](#)
 - 8C. **Lot Coverage for Single-Story Homes** - Tony Recio, Town Attorney
 - 8D. **Walkability** - Tony Recio, Town Attorney
[Improving Walkability and Pedestrian Safety within Residential Area.pdf](#)
 - 8E. **Future Agenda Items**
9. **Next Meeting Date**

10. Adjournment

Respectfully submitted,

Andrew Hayatt
Town Manager

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

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

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

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

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



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

MARCH 31, 2022 – 6:00 p.m.

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

1. Call to Order/Roll Call

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

Present: Chair Judith Frankel, Board Member Randi MacBride, and Board Member Carolyn Baumel.

Absent: Board Member Ruben Bravo, Board Member James MacKenzie and Town Manager Andrew Hyatt

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

Deputy Town Clerk Herbello requested from the Board to appoint a Vice-Chair for the purposes of this meeting since former Vice Chair Fred Landsman is no longer on the board due to his election as Town Commissioner in March.

A motion was made by Board Member MacBride to appoint herself as Vice Chair for purposes of this meeting, seconded by Board Member Baumel. The motion carried with a 3-0 vote.

2. Town Commission Liaison Report

No Town Commission Liaison report was given.

3. Approval of Minutes

- February 23, 2022 Joint Town Commission and Planning and Zoning Board Meeting Minutes
- February 24, 2022 Planning and Zoning Board Meeting Minutes

A motion was made Vice Chair MacBride to approve the February 23, 2022 Joint Town Commission and Planning and Zoning Board Meeting Minutes and the February 24, 2022 Planning and Zoning Board Meeting Minutes, seconded by Board Member Baumel. The motion carried with a 3-0 vote.

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

Deputy Town Clerk Herbello confirmed notice requirements.

Town Attorney Recio polled the Board Members.

None of the Board Members had any communication with any of the applicants.

Deputy Town Clerk Herbello swore in all applicants.

4. Applications:

A. 9281 Byron Avenue - New Two-Story Single-Family Residence

Town Planner Keller provided the Board his recommendations as stated in his staff report.

Building Official McGuinness provided his recommendations.

Menachem Korf, representing the applicant provided remarks regarding the application and believes that with the recommendations given at the last meeting, they have complied.

Chair Frankel opened public comment.

Chair Frankel closed public comment.

Chair Frankel confirmed that they understand the calculations given by the Building Official.

Board Member Baumel commented that the property and project be up to NAVD requirements. She stated that this is compliant with all recommendations.

Vice Chair MacBride asked regarding the setback requirements.

Chair Frankel appreciates the work they have done, and it is a better product. She spoke regarding the color of the roof tile and they would prefer a lighter color. She would like to have as part of the recommendations the color be a light gray and not be an asphalt roof.

Town Planner Keller spoke regarding the rendering and color.

Mr. Korf addressed the questions and comments made by Chair Frankel.

A motion was made by Board Member Baumel to approve the application with staff recommendations and conditions to include the roof tiles in light gray, seconded by Vice Chair MacBride. The motion carried with a 3-0 vote.

B. 524 89th Street – New Two-Story Single-Family Residence

Town Planner Keller provided the Board his recommendations as stated in his staff report.

Building Official McGuinness provided his recommendations and conditions.

Michael Damiani, applicant provided his comments on the project and spoke regarding the landscape plan. He stated that they moved the air conditioning units on the roof in addition to the solar panels. He addressed the staircase issue.

Chair Frankel opened up public comment.

Chair Frankel closed public comment.

Chair Frankel appreciates the level of detail placed in the packet. She appreciates the materials included and likes the tile chosen. She asked regarding the front façade and the balcony above the garage. She asked if there is another balcony on the other side. She stated that her concern is with the window above the garage because it makes it a bit uninviting and looks more like an office building. She likes the other windows chosen.

Mr. Damiani stated that there is not another balcony. He addressed the comments made by Chair Frankel as it pertains to the windows.

Chair Frankel explained the thought process and the architectural styles change with time. She stated that they would like to keep the look of a small town.

Danielle Damiani addressed the comments made by Chair Frankel as it pertains to the window.

Chair Frankel stated that on A4 it does not look like it wraps around.

Mrs. Damiani stated that it has to be two frames for it to connect at the corners.

Board Member Baumel asked if the front door is a pivoting door.

Mr. Damiani stated it is a regular door.

The following individual from the public spoke:
George Kousoulas

John Beech, architect was sworn in for any questions.

Board Member Baumel spoke regarding the window design and having another dimension and the windows on the front.

Chair Frankel spoke regarding the design of the house.

Mr. Beech addressed the comments and questions made by the Board.

Board Member Baumel spoke regarding the different homes that are being built. She stated that she does not have a problem with this application and they have done a great job.

Further discussion took place among the Board members and staff regarding the design guidelines as it pertains to the windows, solar panels and stairs as it pertains to this application.

Town Attorney Recio read the design guidelines as it pertains to windows.

A motion was made by Board Member Baumel to approve the application with staff recommendations, seconded by Vice Chair MacBride. The motion carried with a 3-0 vote.

C. 800 92nd Street – Pool

Town Planner Keller provided the Board his recommendations as stated in his staff report.

Roberto Murier, designer representing the applicant spoke regarding the project.

Sarah Zilenovski, owner asked the Board to assist them and they have done everything needed to comply.

Chair Frankel explained the requirements as it pertains to the setbacks.

Ms. Zilenovski wants to understand what needs to be done to get it approved.

Chair Frankel explained the process to the applicant.

Town Planner Keller stated that there have been three different versions of the plan and this is the fourth version and that is why it has taken a while for them to get

here. He stated that the revisions are minor. He stated that the plans are not that far off and the biggest thing is that the fence needs design approval.

Chair Frankel opened public comment.

Chair Frankel closed public comment.

Board Member Baumel suggested that someone sit with her and give her a list of what needs to be done.

Town Planner Keller stated that he sends all applicants the staff report with the recommendations. He stated that he believes the applicant did not understand the process in the beginning.

Board Member Baumel suggested approving the pool but has to come back for the fence.

Chair Frankel stated that changes need to be made to the setback for the pool and does not have a problem with the location of the fence, provided that there is hedging in front of the fence on the property line. She stated that the fence needs to be pulled back for the landscaping.

Further discussion took place regarding the fence and setback among staff and the Board Members.

A motion was made by Board Member Baumel to approve the application with recommendations and conditions including placing a hedge in front of the picket fence, move the fence into the property line in order to place the hedge and the fence meet the Florida Building Code requirements, seconded by Vice Chair MacBride. The motion carried with a 3-0 vote.

D. 9472 Byron Avenue – Wood Deck

Town Planner Keller provided the Board his recommendations as stated in his staff report.

Jonathan Jordan, applicant is here to answer any questions.

Chair Frankel opened public comment.

Chair Frankel closed public comment.

Chair Frankel asked if there could be something done that applications like this do not have to come before this Board.

A motion was made by Vice Chair MacBride to approve the application with staff recommendations, seconded by Board Member Baumel. The motion carried with a 3-0 vote.

E. 9452 Harding Avenue – Sign

Town Planner Keller provided the Board his recommendations as stated in his staff report.

Chair Frankel opened public comment.

Chair Frankel closed public comment.

A motion was made by Board Member Baumel to approve the application with staff recommendations, seconded by Vice Chair MacBride. The motion carried with a 3-0 vote.

F. 9564 Harding Avenue – Sign

Town Planner Keller provided the Board his recommendations as stated in his staff report.

Chair Frankel opened public comment.

Chair Frankel closed public comment.

A motion was made by Board Member Baumel to approve the application with staff recommendations, seconded by Vice Chair MacBride. The motion carried with a 3-0 vote.

5. Ordinance – Amending Section 90-47 Section of 24 Inch Setback Encroachment – Town Attorney

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING SECTION 90-47. - “YARDS, GENERALLY ALLOWABLE PROJECTIONS”, SPECIFICALLY SUB-SECTION 90-47.1 TO RESTRICT PROJECTIONS FOR CERTAIN ARCHITECTURAL ELEMENTS AND TO PROHIBIT COMBINING ALLOWED ENCROACHMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Town Attorney Recio introduced the item and stated this came up from the joint meeting with the Commission. He stated that it was prompted from the applicant at their last meeting and it is aimed regarding the projections and you cannot add them together to project beyond the setbacks. He stated that this Board has to make a recommendation to the Town Commission.

Chair Frankel clarified this is not changing the text amendment.

Town Attorney Recio stated it does not change the text amendment and explained what this ordinance will do.

The following individual from the public spoke:
George Kousoulas

Chair Frankel stated this only applies on Collins Avenue.

Mr. Kousoulas stated it could apply in H30 as well.

Vice Chair MacBride stated that she is in agreement with this ordinance and there are ways to design things without extending outward.

Chair Frankel stated that the way it is currently written is not clear.

Board Member Baumel is not in agreement for decisions to be made without speaking and understanding design detail in a project.

Discussion took place among the Board regarding decorative features.

Chair Frankel does not want to recommend it as written and provided her input.

Town Planner Keller addressed the comments made by the Board.

Board Member Baumel stated that the Hillcrest made the building smaller square footage than they could have built and respects that and they went the extra mile.

Chair Frankel asked if they maxed out their buildable.

Town Planner Keller addressed the comments made.

Town Attorney Recio addressed the comments made by the Board as it pertains to the architectural details.

Town Attorney Recio provided suggestions.

Chair Frankel stated that as it is written they do not agree the way it is and believes possibly waiting until they have a full board.

Town Planner Keller suggested to deny and go back to the drawing board.

Chair Frankel suggested to let the Commission know that they are not in agreement with the language.

After a lengthy discussion among the Board and staff, the following motion was made.

A motion was made by Board Member Baumel to deny this ordinance and recommended the proposed amendment be denied, and further recommended that the Commission consider alternate wording with different members in support of a 24-inch eave encroachment and another member in favor of prohibiting the combination of projections into the setback. The motion was seconded by Chair Frankel. The motion carried with a 2-1 vote with Vice Chair MacBride voting in opposition.

6. Next Meeting Date: April 28, 2022

Deputy Town Clerk Herbello explained to the Board that their last meeting will be April 28, 2022. She stated that the newly elected Town Commission will be appointing new members at the April 12, 2022 Town Commission Meeting. She encouraged those interested in serving should go on the Town's website and fill out a Committee/Board application and email to herself or the Town Clerk.

7. Discussion Items:

A. Future Agenda Items

Chair Frankel welcomed the newly elected commission and is looking forward to facilitating the zoning code rewrite and the need to work on the design review guidelines. She stated that there needs to be a budget in order to work on the rewrite of the design review guidelines. She suggested to have an orientation with the new Board and invite the new Commission so they can see and hear how the Planning and Zoning Board works.

Vice Chair MacBride suggested when they have meetings and big projects that go on the screen to have them viewed by the those watching at home. She stated that the public does not see it at home and suggested having a split screen.

The following individual from the public spoke:
George Kousoulas thanked the Board and Chair Frankel for an incredible job done.

Town Attorney Recio thanked staff and the Board for an incredible job done.

Board Member Baumel suggested to have the Town Commission set aside funding for the rewrite of the design review guidelines.

A motion was made by Vice Chair MacBride to ask the newly elected Commission to set aside funding for the rewrite of the design review guideline, seconded by Board Member Baumel. The motion carried with a 3-0 vote.

8. Adjournment.

A motion was made Board Member Baumel to adjourn the meeting without objection at 7:59 p.m. The motion received a second from Vice Chair MacBride. The motion carried with a 3-0 vote.

Respectfully submitted,

Accepted this ____ day of _____, 2022.

Judith Frankel, Chair

Attest:

Sandra McCready, MMC
Town Clerk



MEMORANDUM

ITEM NO. 7A.

To: Planning & Zoning Board

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

Date: April 28, 2022

Subject: **8826 Froude Avenue - New Two-Story Single-Family Residence**

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

- The site plan and drawing package refer to a garage and garage slab elevation however, the floor plans and front elevation do not show a garage door or garage space. Revise the drawings accordingly.
- Clarify the elevation of the roof relative to a maximum height limit of 30 feet and provide detail on the parapet wall height.
- Provide additional information to support the proposed existing floor area coverage is 2,247 SF.
- The deck and stairs in the north side yard are in the side yard setback area and need to be removed per the Zoning in Progress.
- Provide additional information to support the proposed existing floor area coverage is 2,247 SF.
- Pool equipment should be located at least 15 feet from the adjacent residence.
- Per the Zoning in Progress, 50% of front yard must be landscaped/pervious material; all landscaped/pervious area with 40% of Florida-Friendly materials. Provide calculations to show this requirement is met.
- Per the Zoning in Progress, all landscaped areas must include 40% of Florida-Friendly materials. Provide calculations to show this requirement is met.
- Street trees are required along the public street frontage of the property, see 90-89. Street trees shall be required at one shade tree per 20 linear feet of street frontage thereof along all public or private street rights-of-way in all zoning districts. It is suggested the trees be planted along the property lines. Palm trees count as 3:1; therefore, three palm trees equals one tree.
- A tree removal permit is required prior to the removal or relocation of existing site trees, per 90-97.

Background: This application is a request to construct a new 2-story single family residence on a vacant interior lot. The parcel is located at 8826 Froude Avenue in the H30B Zoning

District. The proposed plans include a covered first floor terrace and a large open sun deck on the second floor, a rear yard deck and pool (1,018 SF). Other proposed site plan features include a shadowwood 6-foot-high fence along the rear and side yard, a concrete driveway (310 SF) with grass inlay, pool equipment located adjacent to the side yard and two A/C units on the south side sun deck. The average lot depth is 112.5 feet with a width of 50 feet. The site plan indicates the lot size is 5,625 square feet (SF). The proposed air-conditioned floor space totals 2,247 SF.

The setback requirements for the H30B Zoning District are 20-foot front, 5-foot side and 20 feet rear. The Applicant is proposing a 20-foot 7-inch front setback with a rear setback of 31 feet 5 inches and a 5-foot 8-inch side setback. Total lot pervious area is 2,050 SF or 36.45% where 35% is required. The front yard setback pervious area was not provided where 50% is required. The rear yard setback pervious area is 422 SF or 42.2% where 40% is required. The second floor area under ac is 1,099 SF where 80% of the first floor is the maximum. The maximum allowed roof height is 30 feet, the proposed plans indicated a roof height of 31 feet. Height of the parapet wall is not provided. Table 1 on page 2 provides information on site characteristics and zoning requirements.

Architectural enhancements are proposed. These items include white window and door frames, stainless/temp glass handrails, white aluminum downspouts and white light fixtures. The exterior will be painted elder white and smooth textured stucco. The plans also include a concrete driveway with 4-inch grass inlay with landscaping. Architectural renderings were provided by the Applicant.

Table 1 – Site Characteristics and Zoning Requirements

Address	8826 Froude Avenue	
General Location	Southwest Area of Town	
Property Size	5,625 SF (112.5 Feet x 50 Feet)	
Zoning District	H30B	
Lowest Floor Elevation	Base Flood Elevation 10' NGVD (8.00 + 2.00)	
Lot Coverage	Required	Proposed
Total Lot	40% Max. (2,250 SF)	39.94% (2,247 SF)
Exempt Accessory Uses	15% or Less	N/A
2nd Story Lot Coverage	32% of the Lot or 80% of First Floor	19.5% (1,099 SF) 65.9% (1,099 SF)
Pervious Area Total Lot	35% w/40% FL Friendly	36.4% (2,050 SF)
Pervious Area Front Yd	50% w/40% FL Friendly	Not provided
Pervious Area Rear Yd	40% w/40% FL Friendly	42.2% (422 SF)
Height – Flat Roof	30 Ft: Avg Datum/Crown-High Pt.	31 Feet
Height – Pitched Roof	30 Ft: Avg Datum/Crown-Tie Beam.	N/A
Modification of Height	1% of Height to 3 Ft Max	N/A
Roof Decks	Prohibited	N/A
Trellis/Pergola Structure	12 Feet Max. Height	N/A

Setbacks

Primary Frontage	20 Feet Min.	20 Feet
Secondary Corner	10 Feet Min.	N/A
Interior Side < or = 50 Ft	5 Feet Min.	5 Feet
Interior Side > 50 Ft	10% Frontage Width	N/A
Rear	20 Feet Min.	31 Feet 5 Inches
Pt. Lake & Adj. Canals	25 Feet Min	N/A
Biscayne Bay	50 Feet Min	N/A
Encroachments		
Eaves – Sloped Roofs	24 Inches Max	N/A
All Other Ornamentals	6 Inches Max	N/A
Accessory Buildings		
Maximum Height	2 Feet Max	N/A
Max. Aggregated Area	500 SF Max.	N/A
Pools & Decks		1,018 SF
Primary Front and	10 Feet Min	N/A
Secondary Corner	10 Feet Min	N/A
Uncovered Patio	Rear & Side – 5 Feet	5 feet
	Front & Corner -10 Feet	N/A

The Applicant is proposing two Clusia Rosea for the street tree requirement, where 2 street trees are required (Palm Trees are counted 3:1). The Applicant is also proposing 6 Alexander Palms and 1 existing large Live Oak and 108 shrubs, where 5 trees of two different species and 25 shrubs are required for single-family homes. A total of 20% of all landscaping is proposed to be Florida-Friendly where the Zoning in Progress requires 40%.

Applicant Package: A package of drawings, survey, landscape plan and an application were submitted by the Applicant.

[8826 Froude Avenue Agenda Packet.pdf](#)

TOWN OF SURFSIDE
 APR 22 3:02 PM



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

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

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

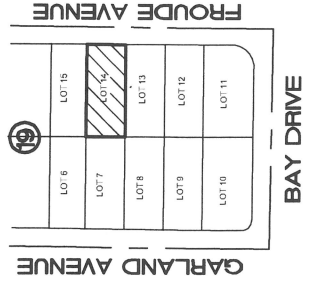
PROJECT INFORMATION	
OWNER'S NAME	SFR Eskewan Residence
PHONE / FAX	786 338 5936
AGENT'S NAME	Albert Eskewan
ADDRESS	9173 Abhall Av Surfside
PHONE / FAX	786 338 5936
PROPERTY ADDRESS	8826 FROUDE AVE
ZONING CATEGORY	RS
DESCRIPTION OF PROPOSED WORK	New 3000 sq ft 2 story SFR
	White color, Bronze Aluminum Windows

INTERNAL USE ONLY			
Date Submitted	_____	Project Number	21-2014
Report Completed	_____	Date	_____
Fee Paid	\$ _____		

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

SIGNATURE OF OWNER:  DATE: 04/06/2012
 SIGNATURE OF AGENT:  DATE: 04/06/2012

LOCATION MAP
NOT TO SCALE



PROPERTY ADDRESS: 8826 FROUDE AVE., SURFSIDE, FL. 33154

CERTIFIED TO:
ROTH LAW, P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
SURFSIDE 8826, LLC

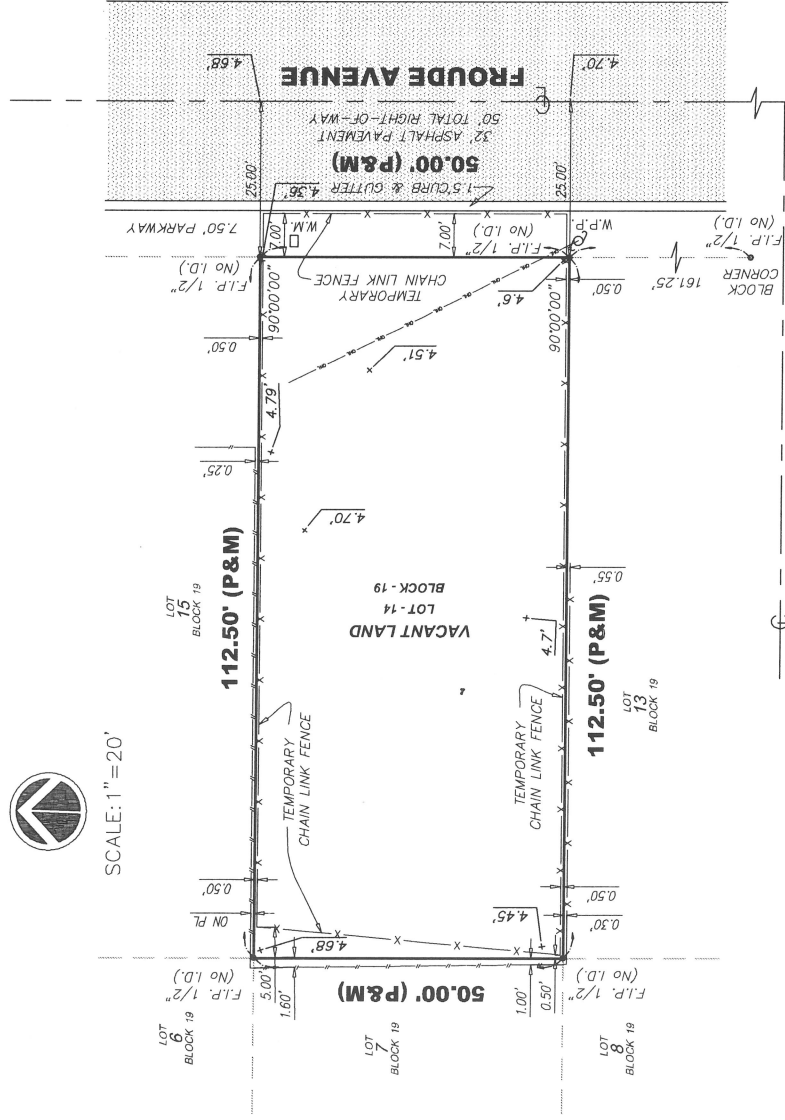
LEGAL DESCRIPTION: LOT 14, BLOCK 19, SECOND AMENDED PLAT OF NORMANDY BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 44, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

- SURVEYOR'S NOTES:**
- 1) OWNERSHIP SUBJECT TO OPINION OF TITLE.
 - 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - 3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
 - 4) LEGAL DESCRIPTION PROVIDED BY CLIENT.
 - 5) UNDERGROUND ENCROACHMENTS NOT LOCATED.
 - 6) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
 - 7) OWNERSHIP OF FENCES ARE UNKNOWN.
 - 8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - 9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION.
 - 10) EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
 - 11) ELEVATIONS BASED OFF OF B/MW Y-313 RESET LOCH 3 220 ELEV. 10.26'
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID PR. 16 Pg. 44

NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL

BLANCO SURVEYORS INC.
SINCE 1987
Engineers • Land Surveyors • Planners • LB # 0007059
555 NORTH SHORE DRIVE
MIAMI BEACH, FL 33141
Email: blanco.surveyorsinc@yahoo.com Fax: (305) 865-7810

FLOOD ZONE: AE
DATE: 2/5/20
SCALE: 1" = 20'
PANEL: 0307
DWN. BY: R BELLO
JOB NO.: 20-157
SUFFIX: L
FEMA DATE: 08/11/09
BASE: 8'



BOUNDARY SURVEY

- I HEREBY CERTIFY THAT THE SURVEY REPRESENTED THEREON MEETS THE MINIMUM TECHNICAL REQUIREMENTS ADOPTED BY THE BOARD OF PROFESSIONAL ENGINEERS PURSUANT TO SECTION 472.027 FLORIDA STATUTES. THERE ARE NO ENCROACHMENTS, EASEMENTS, OR OTHER RIGHTS OF WAY OR VISIBLE EASEMENTS OTHER THAN AS SHOWN HEREON.
- ADIS NUNEZ**
REGISTERED PROFESSIONAL SURVEYOR
STATE OF FLORIDA #9924

- LEGEND & ABBREVIATIONS:**
- B.C. = BLOCK CORNER
 - P. = PROPERTY LINE
 - M. = MONUMENT
 - C.A.L.C. = CALCULATED
 - P. = PER PLAT
 - T.P. = TYPICAL
 - R.E.M. = REMAINING
 - P.C.P. = PERMANENT CONTROL
 - F.D. NAIL = FOUND NAIL
 - F.D. IRON = FOUND DRILLED IRON
 - P.R. 1/2" = PRE 1/2" DIAMETER
 - C.M. = CONCRETE MONUMENT
 - W.M. = WATER METER
 - R/W = RIGHT OF WAY
 - CONC = CONCRETE
 - WOOD DECK = WOOD DECK
 - ASPHALT = ASPHALT
 - CHAIN LINK FENCE (CLF) = CHAIN LINK FENCE (CLF)
 - WOOD FENCE (WF) = WOOD FENCE (WF)
 - WOOD FENCE (W) = WOOD FENCE (W)
 - ARC DISTANCE = ARC DISTANCE
 - LENGTH = LENGTH
 - ANGLE / DELTA = ANGLE / DELTA
 - RADIUS = RADIUS
 - TANGENT OF ARC = TANGENT OF ARC
 - POINT OF CURVATURE = POINT OF CURVATURE
 - POINT OF COMPOUND = POINT OF COMPOUND
 - WATER METER = WATER METER
 - CATCH BASIN = CATCH BASIN
 - CABLE UTILITY BOX = CABLE UTILITY BOX
 - UTILITY EASEMENT = UTILITY EASEMENT
 - ANCHOR EASEMENT = ANCHOR EASEMENT
 - DRAINAGE EASEMENT = DRAINAGE EASEMENT
 - PERMANENT EASEMENT = PERMANENT EASEMENT
 - NOT TO SCALE = NOT TO SCALE
 - CONCRETE BLOCK = CONCRETE BLOCK
 - MAN HOLE = MAN HOLE
 - CONCRETE BLOCK = CONCRETE BLOCK
 - STRUCTURE = STRUCTURE
 - FOUND DRILLED IRON = FOUND DRILLED IRON
 - OVERHEAD UTILITY = OVERHEAD UTILITY
 - TELEPHONE FACILITIES = TELEPHONE FACILITIES
 - POINT OF REVERSE CURVE = POINT OF REVERSE CURVE
 - CHORD BEARING = CHORD BEARING
 - CHORD BEARING REFERENCE = CHORD BEARING REFERENCE
 - POINT OF COMMENCEMENT = POINT OF COMMENCEMENT
 - TEMPORARY BENCH MARK = TEMPORARY BENCH MARK
 - POINT OF BEGINNING = POINT OF BEGINNING
 - FOUND FROM REAR = FOUND FROM REAR
 - FOUND PARKER-KALON NAIL = FOUND PARKER-KALON NAIL
 - FOUND FROM REAR = FOUND FROM REAR
 - AIR CONDITIONER PAD = AIR CONDITIONER PAD
 - TRANSFORMER = TRANSFORMER
 - DRAINAGE & MAINTENANCE EASEMENT = DRAINAGE & MAINTENANCE EASEMENT
 - EXISTING ELEVATION = EXISTING ELEVATION
 - POINT OF BEGINNING = POINT OF BEGINNING
 - CHORD BEARING REFERENCE = CHORD BEARING REFERENCE
 - CHORD BEARING = CHORD BEARING
 - CHORD BEARING REFERENCE = CHORD BEARING REFERENCE
 - POINT OF COMMENCEMENT = POINT OF COMMENCEMENT
 - TEMPORARY BENCH MARK = TEMPORARY BENCH MARK
 - POINT OF BEGINNING = POINT OF BEGINNING
 - FOUND FROM REAR = FOUND FROM REAR
 - FOUND PARKER-KALON NAIL = FOUND PARKER-KALON NAIL
 - AIR CONDITIONER PAD = AIR CONDITIONER PAD
 - TRANSFORMER = TRANSFORMER
 - DRAINAGE & MAINTENANCE EASEMENT = DRAINAGE & MAINTENANCE EASEMENT
 - EXISTING ELEVATION = EXISTING ELEVATION

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED THEREON MEETS THE MINIMUM TECHNICAL REQUIREMENTS ADOPTED BY THE BOARD OF PROFESSIONAL ENGINEERS PURSUANT TO SECTION 472.027 FLORIDA STATUTES. THERE ARE NO ENCROACHMENTS, EASEMENTS, OR OTHER RIGHTS OF WAY OR VISIBLE EASEMENTS OTHER THAN AS SHOWN HEREON.

ADIS NUNEZ
REGISTERED PROFESSIONAL SURVEYOR
STATE OF FLORIDA #9924

ADIS NUNEZ
REGISTERED PROFESSIONAL SURVEYOR
STATE OF FLORIDA #9924

DATE: 2/5/20
SCALE: 1" = 20'
PANEL: 0307
DWN. BY: R BELLO
JOB NO.: 20-157
SUFFIX: L
FEMA DATE: 08/11/09
BASE: 8'

BUILDING OCCUPANCY
R3- OCCUPANCY
TYPE VB CONSTRUCTION
CODE IN EFFECT- 2020 F.B.C.
7th EDITION

SCOPE OF WORK
NEW 2-STORY RESIDENCE

WALL SYMBOL LEGEND

NEW 6" CONCRETE BLOCK WALL OVER 1/2" WOOD FURRING @ 24" O.C. WITH R-4.1 BETWEEN-FINISH EXTERIOR SIDE WITH 1/2" COCKER-ROCK PAINT IN ALL WET AREAS AND 1/2" DURA-ROCK IN SHOWER TO CEILING AND STUCCO BLOCK WALLS ONLY IN GARAGE.

NEW 4" WOOD STUD INTERIOR BEARING PARTITION SPACE STUDS @ 16" O.C. FINISH WITH 5/8" DRYWALL BOTH SIDES.

NEW METAL STUD PARTITION USE 25 GA STUDS @ 16" O.C. FINISH WITH 1/2" DRYWALL USE 1/2" DURA-ROCK IN WET AREAS AND 1/2" COCKER-ROCK IN SHOWER AREA TO CEILING PAINT. TILE IN SHOWER TO CEILING.

FIRST FLOOR EXTERIOR DOOR AND WINDOW SCHEDULE

ID	MARK	MATERIAL	MASSING	UNIT TYPE	FRAME	LOCATION	REMARKS	APPROVED PRESSURE (PSF)	SPACING EDGE & O.C.				U VALUE	SHADING COEFFICIENT
									FASTENER	GLASS	HEADER	SIDES		
(A)	3-4020	METAL	145X98"	FIXED	METAL	EXTERIOR	SINGLE PANE	+40/-53 PSF	N/A	1/4" TAPCON	12	8	12	.30
(B)	3-4020	METAL	145X98"	FIXED	METAL	EXTERIOR	SINGLE PANE	+40/-53 PSF	N/A	1/4" TAPCON	3	5	3	.30
(C)	3050	METAL	36-3/4X90"	FIXED	METAL	EXTERIOR	SINGLE PANE	+51/-56 PSF	N/A	1/4" TAPCON	10	2	10	.30
(D)	10020	METAL	120X24"	FIXED	METAL	EXTERIOR	SINGLE PANE	+40/-53 PSF	N/A	1/4" TAPCON	5	2	5	.30
(E)	8520	METAL	60X24"	FIXED	METAL	EXTERIOR	SINGLE PANE	+40/-53 PSF	N/A	1/4" TAPCON	2	5	2	.30
(F)	12080	METAL	144X98"	S.G.O.	METAL	EXTERIOR	OXXXX	+40.7/-54.17 PSF	N/A	1/4" TAPCON	12	8	12	.30
(G)	3-2180	METAL	108X98"	FIXED	METAL	EXTERIOR	SINGLE PANE	+40/-53 PSF	N/A	1/4" TAPCON	8	8	9	.30
(H)	18060	METAL	216X98"	S.E.O.	METAL	EXTERIOR	OXXXX	+50/-54.1 PSF	N/A	1/4" TAPCON	18	8	18	.30
(I)	2660	METAL	36-3/4X24"	FIXED	METAL	EXTERIOR	SINGLE PANE	+51/-56 PSF	N/A	1/4" TAPCON	3	3	3	.30
(J)	3050	METAL	36-3/4X90"	EASMENT	METAL	EXTERIOR	SINGLE PANE	+40/-53 PSF	N/A	1/4" TAPCON	3	10	3	.30
(K)	3050	METAL	36-3/4X90"	EASMENT	METAL	EXTERIOR	SINGLE PANE	+40/-53 PSF	N/A	1/4" TAPCON	3	10	3	.30
(L)	3050	METAL	110X20"	FIXED	METAL	EXTERIOR	SINGLE PANE	+51/-57 PSF	N/A	1/4" TAPCON	9	10	9	.30
(M)	3-3040	METAL	36-3/4X98"	FIXED	METAL	EXTERIOR	SINGLE PANE	+50/-53 PSF	N/A	1/4" TAPCON	3	8	3	.30
(N)	PR. 4016	METAL	100X36"	ENTRY DR.	METAL	EXTERIOR	FLUSH	+53/-70.16 PSF	N/A	1/4" TAPCON	8	11	8	.30
(O)	PR. 4016	METAL	100X36"	ENTRY DR.	METAL	EXTERIOR	SEE ELEVATIONS	+53/-70.16 PSF	N/A	1/4" TAPCON	8	8	8	.30

APPROVED PRODUCT APPROVALS FOR EXTERIOR DOORS AND WINDOWS TO BE SUBMITTED WITH PERMIT PLANS.

ALL EXTERIOR DOORS AND WINDOWS TO BE SUBMITTED WITH PERMIT PLANS.

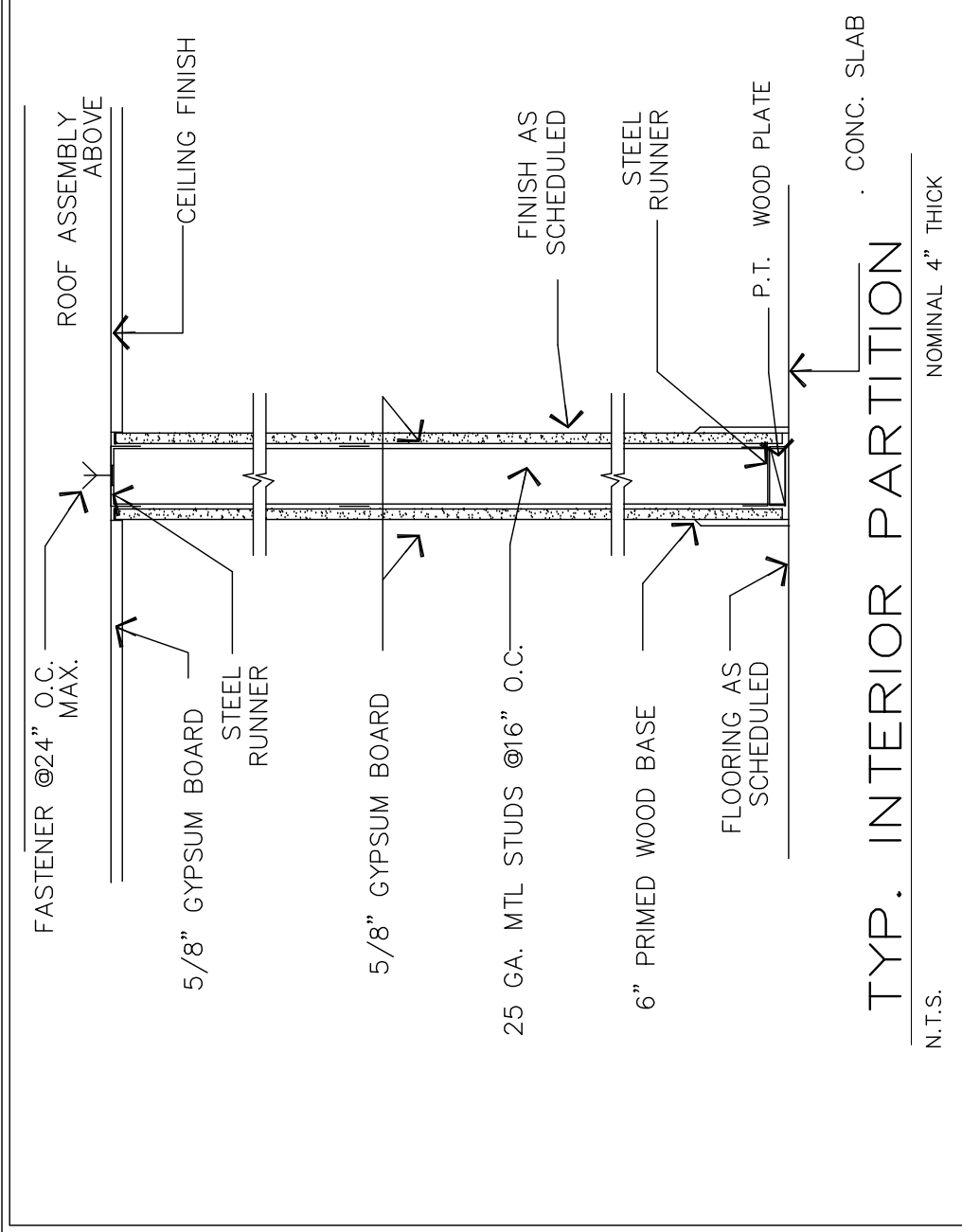
FASTENERS SHALL BE SPACED MN 6" FROM EDGES AND 11" O.C. THROUGHOUT.

FIRST FLOOR INTERIOR DOOR SCHEDULE

ID	MARK	HEIGHT	THICKNESS	MATERIAL	TYPE	THRESHOLD	LOOK	REMARKS
(A)	PR. 2-0"	8'-0"	1-3/8"	W.H.C.	SWING	PRIVATE LOCK	SHAKER STYLE	
(B)	2-0"	8'-0"	1-3/8"	W.H.C.	SWING	PASSAGE	SHAKER STYLE	
(C)	PR.3-0"	8'-0"	1-3/8"	W.H.C.	POCKET	PRIVATE LOCK	SHAKER STYLE	
(D)	2-8"	8'-0"	1-3/8"	W.H.C.	POCKET	PASSAGE	SHAKER STYLE	
(E)	2-8"	8'-0"	1-3/8"	W.H.C.	SWING	PASSAGE	SHAKER STYLE	
(F)	2-8"	8'-0"	1-3/8"	W.H.C.	SWING	PRIVATE LOCK	SHAKER STYLE	

INTERIOR DOORS TO BE MASONITE "LINCOLN"

NOTE: VERIFY ALL DOOR AND WINDOW MASONRY OPENINGS PRIOR TO COLUMN PLACEMENT. WINDOW SCHEDULE TO SHOW O.P. ON ALL MASONRY OPENINGS PRIOR TO INSTALLATION.

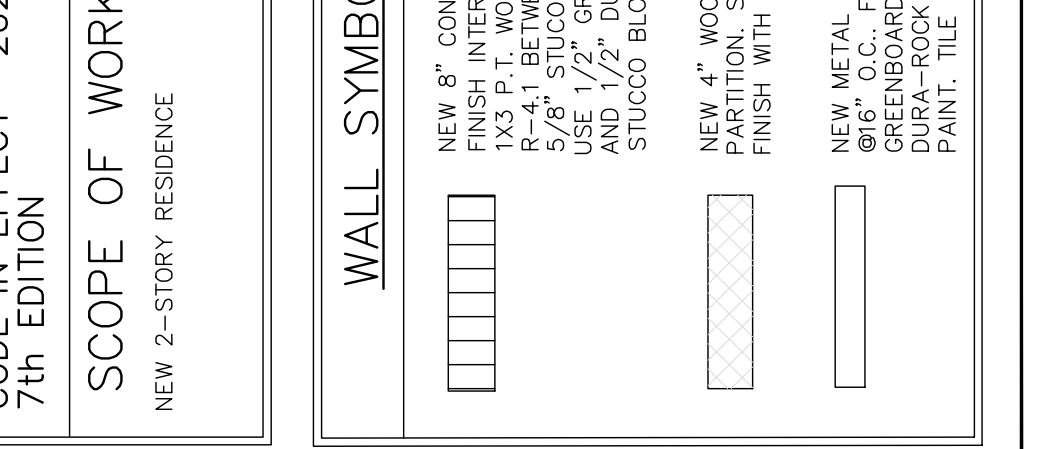


AREA CALCULATIONS
ZONING- H30B FOR 2 STORY

A/C SECOND FLOOR	1,667 S.F.
TOTAL A/C FLOOR	1,099 S.F.
GARAGE	342 S.F.
FIRST FLOOR REAR PORCH	200 S.F.
FIRST FLOOR FRONT PORCH	38 S.F.
TOTAL UNDER ROOF	3,346 S.F.
BUILDING FOOTPRINT	2,247 S.F.
TOTAL SITE: 50'X112.5'	5,625 S.F.
MAX. LOT COVERAGE = 40% X 5,625 S.F. = 2,250 S.F.	
LOT COVERAGE PROVIDED = 2,247 S.F. (.3994%)	
LOWER STORY FLOOR AREA = 2,247 S.F.	
UPPER STORY FLOOR AREA = 1,099 S.F.	
1,099 S.F. / 2,247 S.F. = 489% RATIO OF SECOND FLOOR AREA TO FIRST FLOOR AREA	

NOTES:

- G.C. TO VERIFY ALL DIMENSIONS AND CONDITIONS ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCING CONSTRUCTION. THE ARCHITECT HAS BEEN ADVISED THAT THE BATHUB OR SHOWER ENCLOSURE SHALL BE SAFETY GLAZED WHERE LESS THAN 60" ABOVE FLOOR OF FINISH.
- ALL BATHROOM FLOORS AND BASES SHALL BE OF IMPERVIOUS MATERIAL.
- ALL FIXED GLASS SHALL BE 1/4" THICK (U.N.O.)



Arch. Reg. No. 15,085
Architect, Planner, Interior Designer
GERALD BELGRAVE DESIGNS, LLC
2601 E. OAKLAND PARK BLVD., SUITE 203
FORT LAUDERDALE, FLORIDA, 33306
Phone (954) 298-2540

NEW SINGLE FAMILY RESIDENCE
8826 FROUDE AVE
SURFSIDE, FLORIDA

ARCHITECTURE
Drawing No. A-1

DATE: 2-12-2022
DRAWN BY: JDB
CHECKED: CB
2011

REVISIONS
3-20-2022 FORMAL REVIEW

SEAL

WALL SYMBOL LEGEND

- NEW 8" CONCRETE BLOCK WALL.
- FINISH INTERIOR WITH 1/2" DRYWALL OVER X3 P. WOOD FURRING @ 24" O.C. WITH 5/8" STUCCO. PAINT EXTERIOR SIDE WITH 1/2" DURA-ROCK IN SHOWER TO CEILING AND 1/2" DURA-ROCK IN SHOWER TO CEILING AND 1/2" GREENBOARD IN ALL WET AREAS.
- NEW METAL STUD PARTITION. USE 25GA STUDS @16" O.C. FINISH WITH 1/2" DRYWALL. USE 1/2" GREENBOARD IN WET AREAS AND 1/2" GYPSUM BOARD IN DRY AREAS. PAINT. TILE IN SHOWER TO CEILING.
- NEW 6" EXTERIOR METAL STUD PARTITION. USE 6" X 22 GA. METAL STUDS @ 16" O.C. FINISH WITH 1/2" DRYWALL. USE 1/2" GREENBOARD IN WET AREAS AND 1/2" GYPSUM BOARD IN DRY AREAS. PAINT. EXT. GRADE PLYWOOD. TYPICAL.
- ALL CEILINGS TO RECEIVE 5/8" DRYWALL.

SECOND FLOOR INTERIOR DOOR SCHEDULE

NO.	MARK	WIDTH	HEIGHT	THICKNESS	MATERIAL	TYPE	THRESHOLD	DOOR TYPE	LOCK	REMARKS
23	2-3	2'-4"	8'-0"	1-3/8"	W.H.C.	SWING		PRIVATE LOCK	PRIVATE LOCK ON BATHROOMS	
24	2-4	2'-4"	8'-0"	1-3/8"	W.H.C.	POCKET		PRIVATE LOCK	PRIVATE LOCK ON BATHROOMS	
25	2-4	2'-4"	8'-0"	1-3/8"	W.H.C.	SWING		PASSAGE LOCK	PASSAGE LOCK	FILL LOWEVED
26	2-4	2'-4"	8'-0"	1-3/8"	W.H.C.	SWING		PASSAGE LOCK	PASSAGE LOCK	

ALL BEDROOM AND BATHS TO HAVE PRIVACY LOCKS
INTERIOR DOORS SHALL BE MASONITE "LINCOLN"

SECOND FLOOR EXTERIOR DOOR AND WINDOW SCHEDULE

MARK	MARK	MATERIAL	MASONRY	GRID	UNIT	TYPE	FRAME	LOCATION	REMARKS	APPROVED PRESSURE POS./NEG.	REQUIRED PRESSURE POS./NEG.	PRODUCT APPROVAL#	CLASS TYPE	FASTER TYPE/SIZE	SPACING EDGE & O.C.	SHUTTERS	WALLOR BRASS	U VALUE	SEISMIC COEFFICIENT		
23A	90B	METAL	100"x80"	S.C.D.	METAL	EXTERIOR	FIXED	EXTERIOR	W.C. TO B.S.S.D.	+1/-80PSF	+51/-52.7PSF	16.0817.02	N/A	N/A	1/4" MPICON	9	8	NO	NO	1.02	.30
23B	1020	METAL	120"x24"	FIXED	METAL	EXTERIOR	FIXED	EXTERIOR	W.C. TO B.S.S.D.	+60/-80PSF	+51/-52.7PSF	17.1218.12	N/A	1/4" MPICON	10	2	NO	NO	1.02	.30	
23C	2040	METAL	24"x24"x48"	FIXED	METAL	EXTERIOR	FIXED	EXTERIOR	W.C. TO B.S.S.D.	+60/-80PSF	+51/-52.7PSF	17.1218.12	N/A	1/4" MPICON	2	4	NO	NO	1.02	.30	
23D	3-2180	METAL	117"x84"	FIXED	METAL	EXTERIOR	FIXED	EXTERIOR	W.C. TO B.S.S.D.	+60/-80PSF	+51/-52.7PSF	17.1218.12	N/A	1/4" MPICON	9	8	NO	YES	1.02	.30	
23E	2880	METAL	34"-122"x96"	FIXED	METAL	EXTERIOR	FIXED	EXTERIOR	W.C. TO B.S.S.D.	+120/-150PSF	+48/-61.9 PSF	17.0820.13	N/A	1/4" MPICON	3	8	NO	YES	1.02	.30	
23F	2880	METAL	58"x87"x96"	FIXED	METAL	EXTERIOR	FIXED	EXTERIOR	SEE ELEVATION	+60/-80PSF	+50/-52.7 PSF	17.1218.12	N/A	1/4" MPICON	3	2/3	NO	YES	1.02	.30	

APPROVED PRODUCT APPROVALS FOR EXTERIOR DOORS AND WINDOWS TO BE SUBMITTED WITH PERMIT PLANS.
ALL EXTERIOR DOORS AND WINDOWS BY ES WINDOWS. FRAMES TO BE WHITE.
FASTENERS SHALL BE SPACED MIN 6" FROM EDGES AND 11" O.C. THROUGHOUT.

NOTE: VERIFY ALL DOOR AND WINDOW MASONRY OPENINGS PRIOR TO COLUMN PLACEMENT
WINDOW MANUF. TO SIGN-OFF ON ALL MASONRY OPENINGS PRIOR TO INSTALLATION.

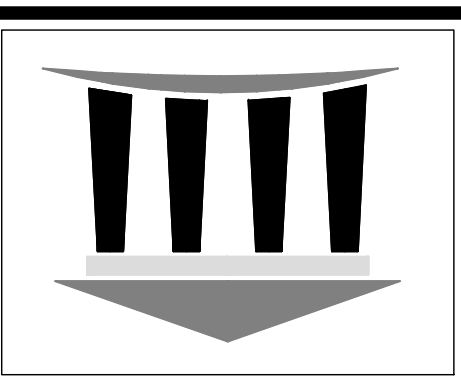
SEAL

3-20-2022 FORMAL REVIEW

NO.	DESCRIPTION

REVISIONS

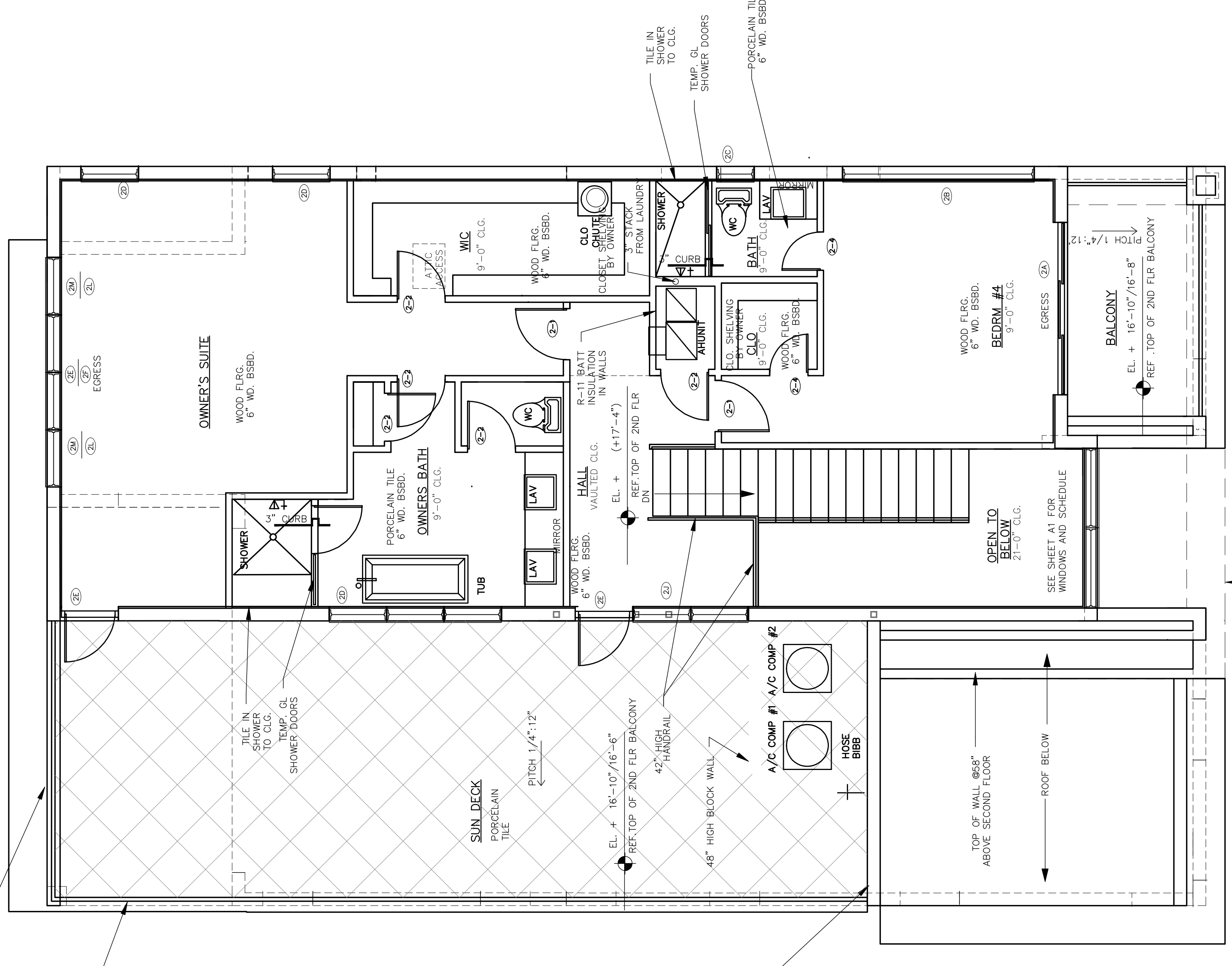
GERALD BELGRAVE DESIGNS, LLC
Architect, Planner, Interior Designer
2601 E. OAKLAND PARK BLVD., SUITE 203
FORT LAUDERDALE, FLORIDA, 33306
Phone (954) 298-2540
Arch. Reg. No. 15,085



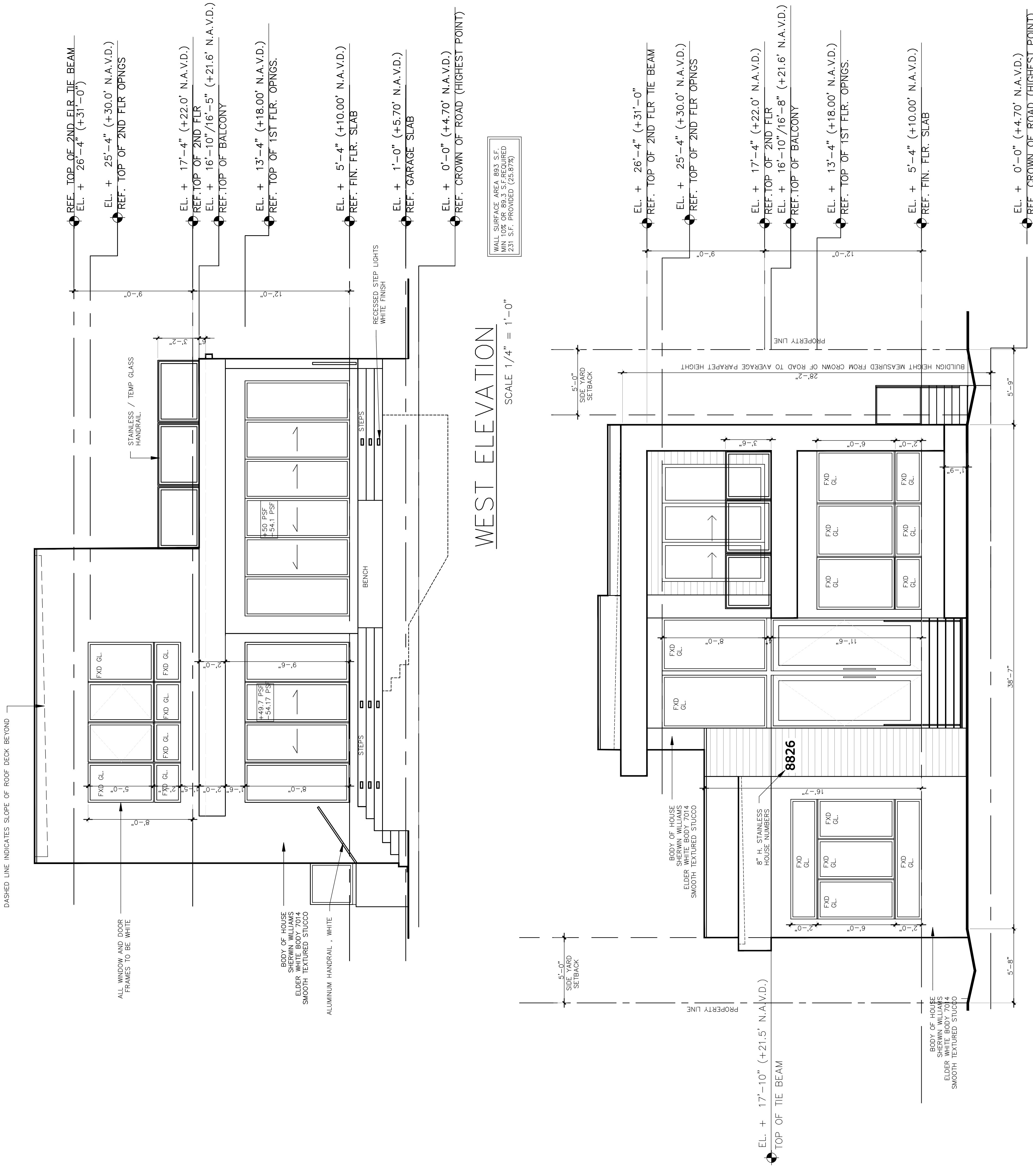
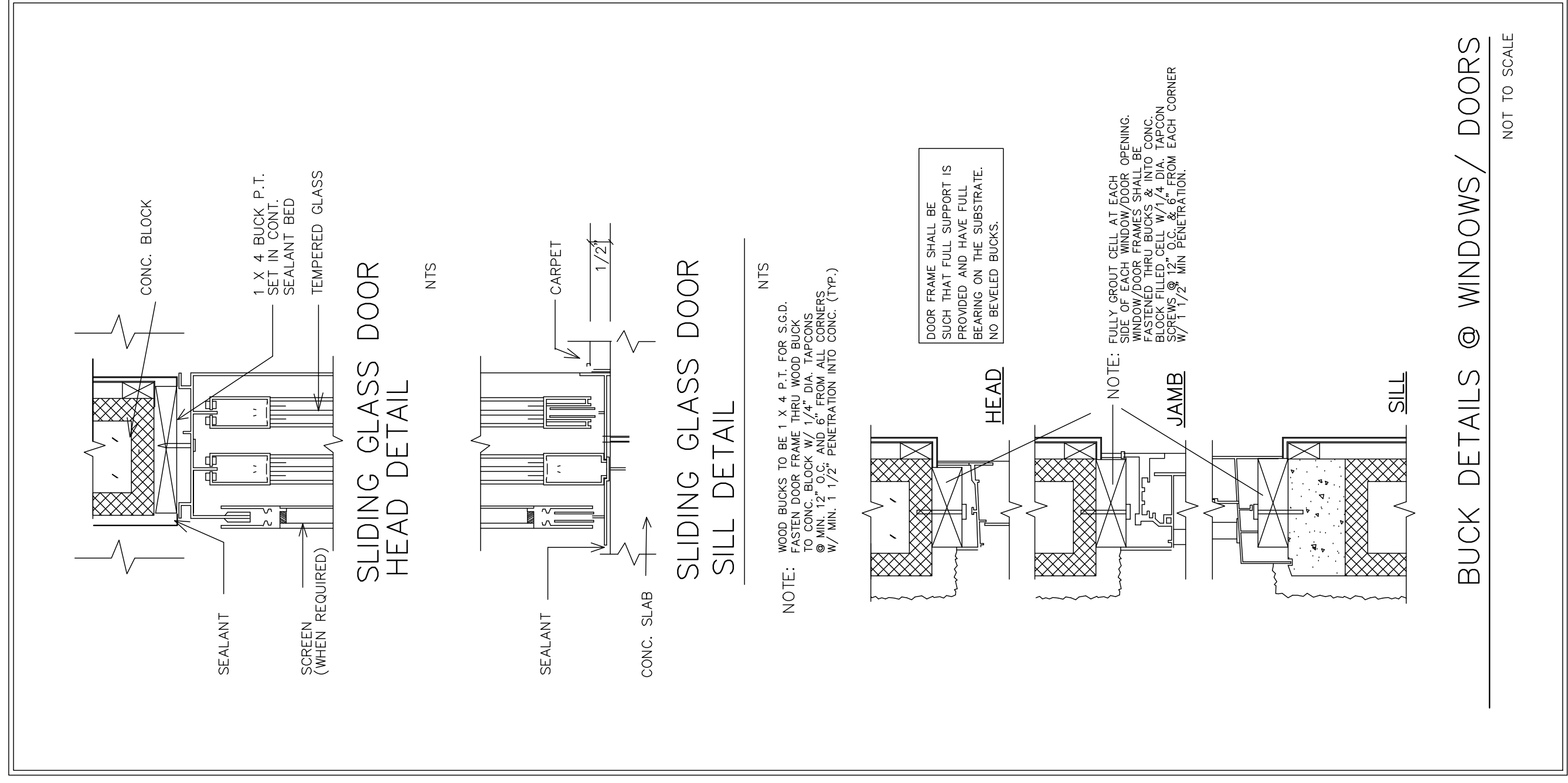
NEW SINGLE FAMILY RESIDENCE
8826 FROUDE AVE
SURFSIDE, FLORIDA

2011	Date:
2-12-2022	Drawn by:
JB	Checked:
CB	

ARCHITECTURE
Drawing No.
A-2



SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"
DASHED LINE INDICATES SOFFIT ABOVE

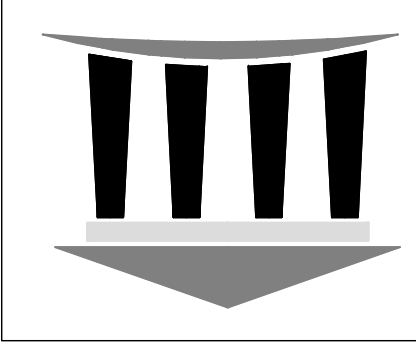


WEST ELEVATION

SCALE 1/4" = 1'-0"

EAST ELEVATION

WALL SURFACE AREA 993 S.F.
MIN 10% OR 99.3 S.F. REQUIRED
418 S.F. PROVIDED (42.09%)



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NEW SINGLE FAMILY RESIDENCE
8826 FROUDE AVE
SURFSIDE, FLORIDA

2E011	Date:
2-12-2022	Drawn by:
JB	Checked:
CB	Checked:

ARCHITECTURE
Drawing No. A-3

3-20-2022	FORMAL REVIEW
REVISIONS	

ALL WORK, MATERIALS AND FINISHES INDICATED OR REFERENCED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF THIS FIRM AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR REPRODUCTION OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF GERARD BELGRAVE DESIGNS, LLC IS STRICTLY PROHIBITED. THE ARCHITECT ASSUMES NO LIABILITY FOR THE DESIGN OR CONSTRUCTION OF ANY VARIATIONS FROM THE DRAWINGS AND SPECIFICATIONS SHOWN BY THESE DRAWINGS, SPECIFICATIONS AND NOTES UNLESS INDICATED OTHERWISE BY A CORRECTED DRAWING OR CHANGE ORDER. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF GERARD BELGRAVE DESIGNS, LLC. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF GERARD BELGRAVE DESIGNS, LLC. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF GERARD BELGRAVE DESIGNS, LLC.

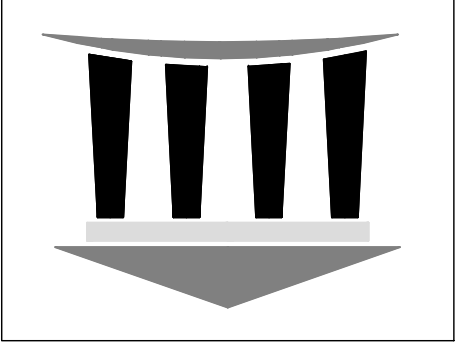
SEAL

SEAL

ALL WORK SHALL BE DONE BY THE CONTRACTOR AND SHALL BE THE PROPERTY OF THIS FIRM. NO PART OF THESE DRAWINGS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF GERALD BELRAYE DESIGNS, LLC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS, CONDITIONS, AND MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS, CONDITIONS, AND MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS, CONDITIONS, AND MATERIALS.

NO.	DATE	DESCRIPTION
1	3-20-2022	FORMAL REVIEW

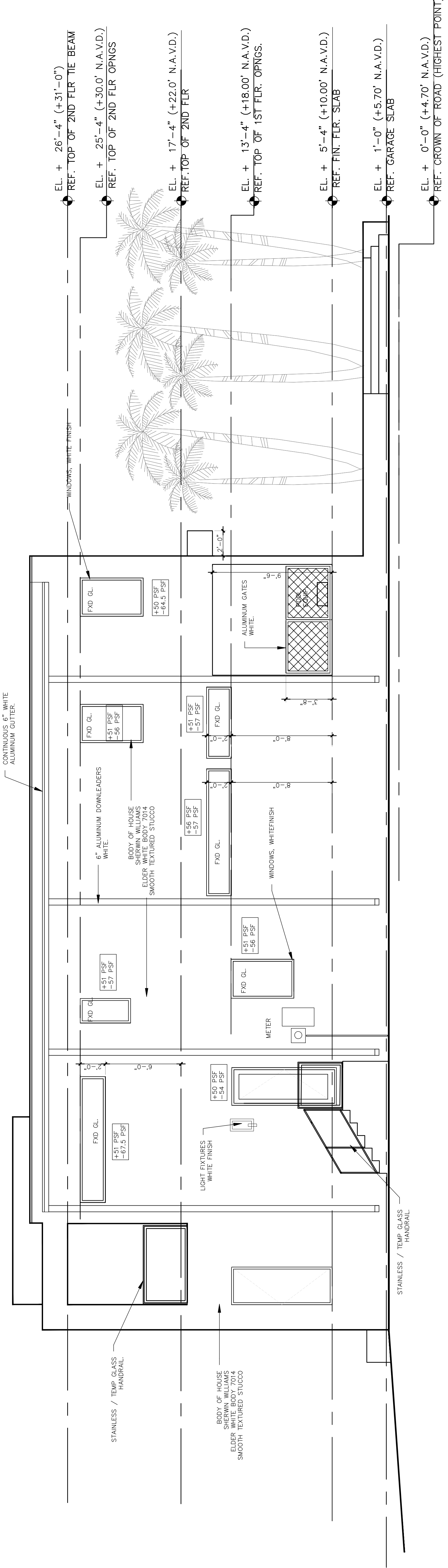
GERALD BELRAYE DESIGNS, LLC
 Architect, Planner, Interior Designer
 2601 E. OAKLAND PARK BLVD., SUITE 203
 FORT LAUDERDALE, FLORIDA, 33306
 Phone (954) 298-2540
 Arch. Reg. No. 15,085



NEW SINGLE FAMILY RESIDENCE
 826 FROUDE AVE
 SURFSIDE, FLORIDA

2011	Date
2-12-2022	Drawn by
JB	Checked
CB	Checked

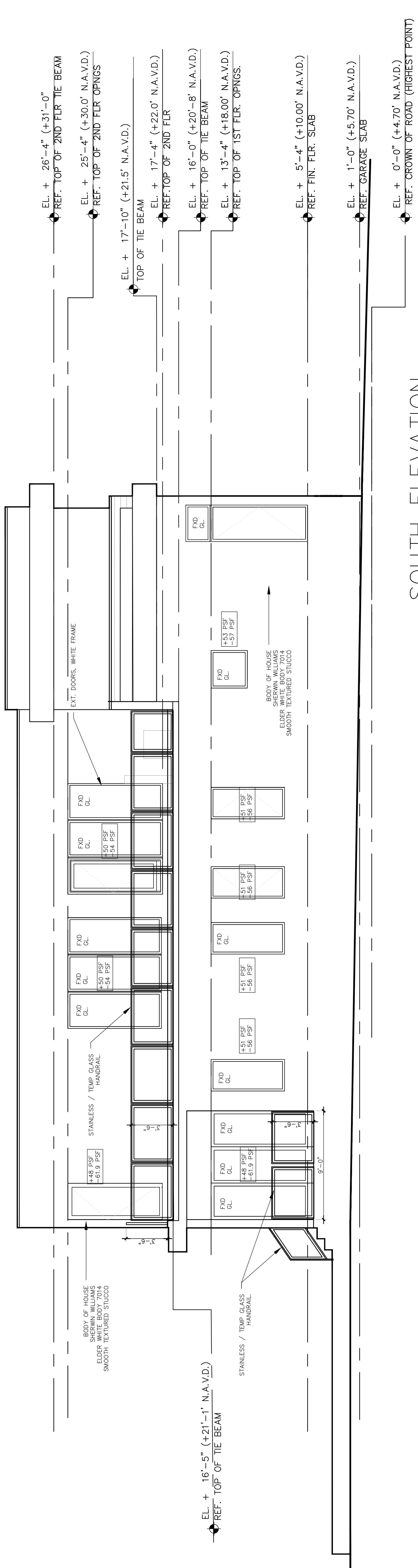
ARCHITECTURE
 Drawing No. A-4



NORTH ELEVATION

SCALE 1/4" = 1'-0"

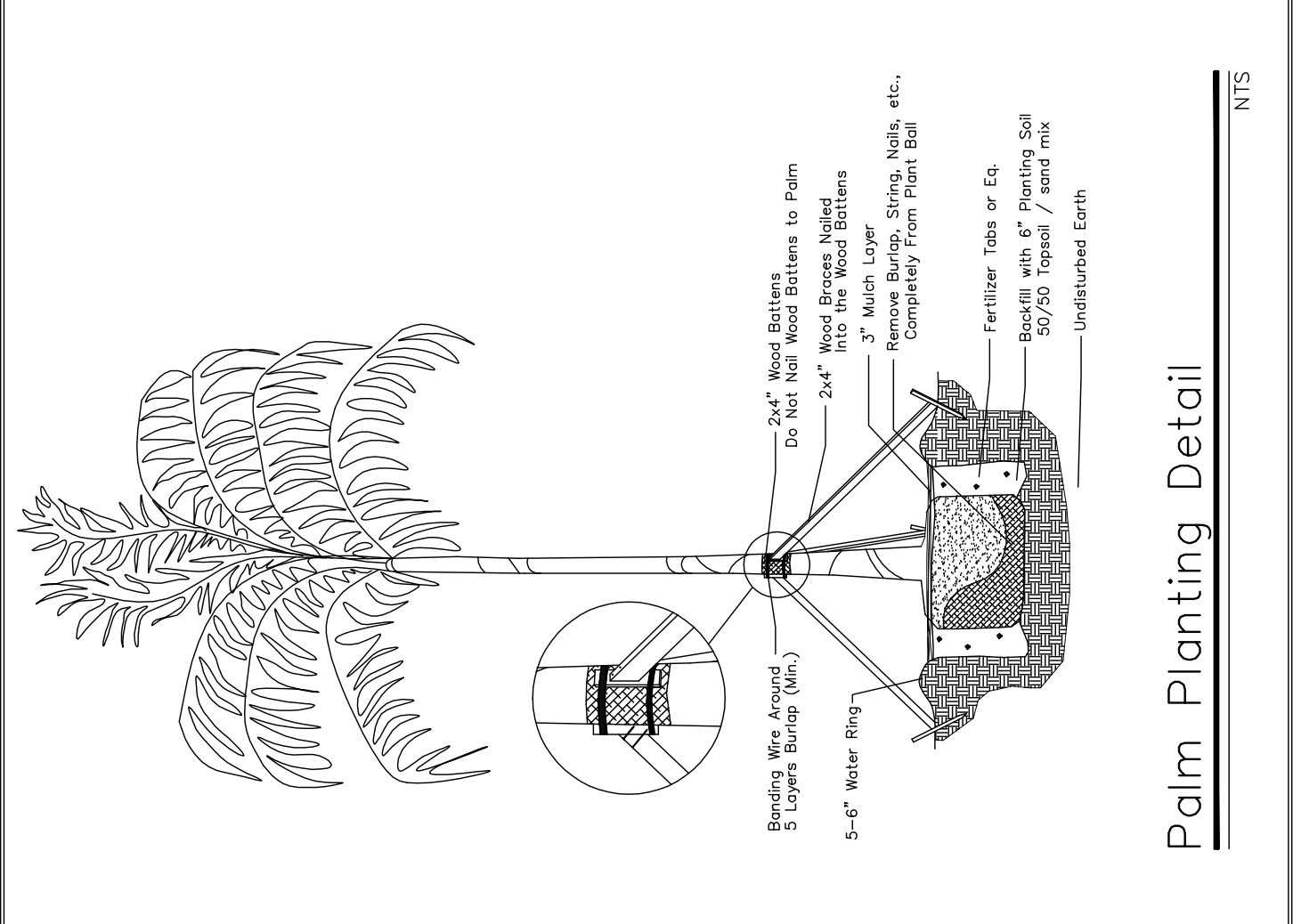
WALL SURFACE AREA 1,764 S.F.
 MIN. 10% OR 176.4 S.F. REQUIRED
 158 S.F. PROVIDED



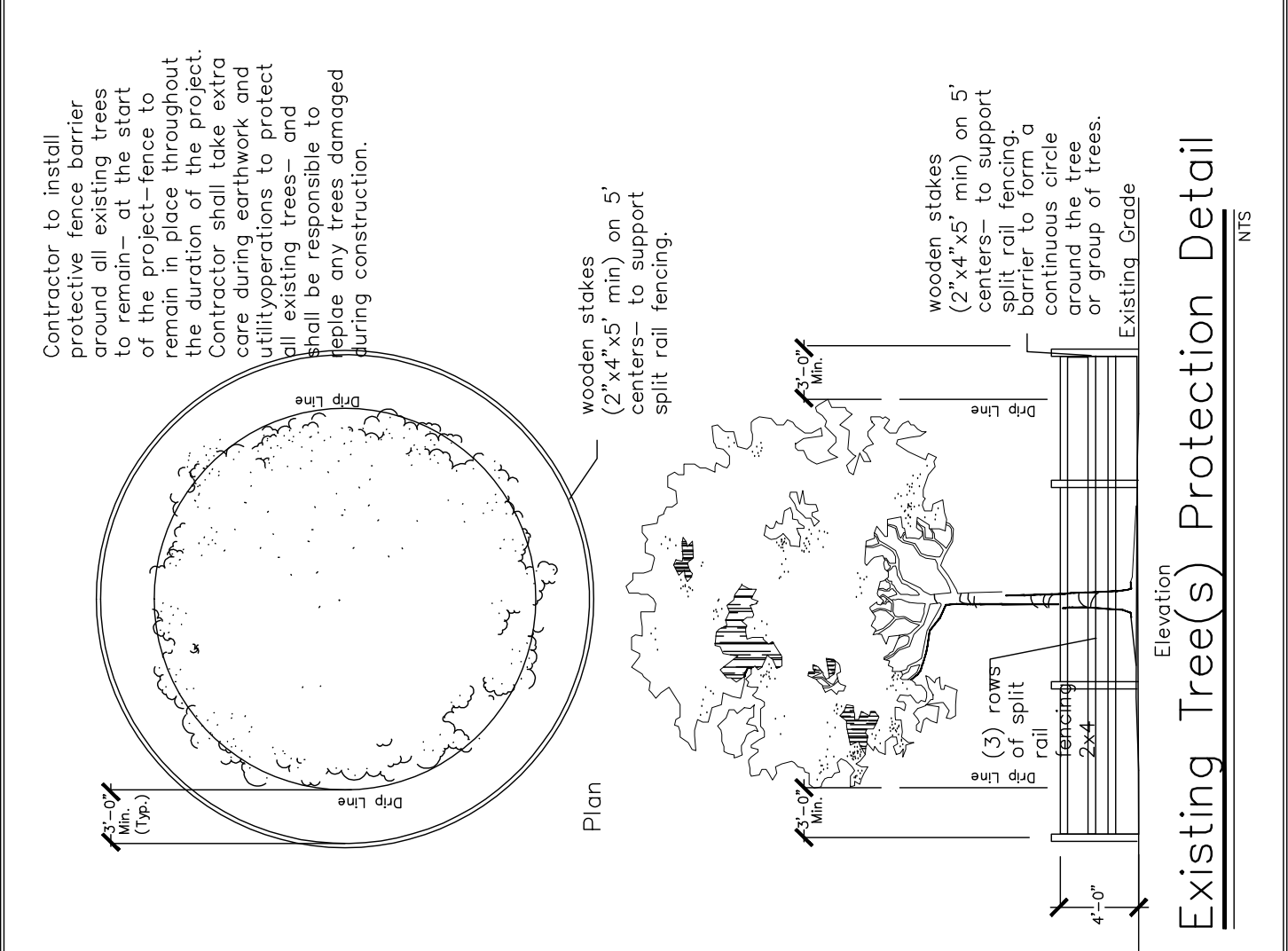
SOUTH ELEVATION

SCALE 1/4" = 1'-0"

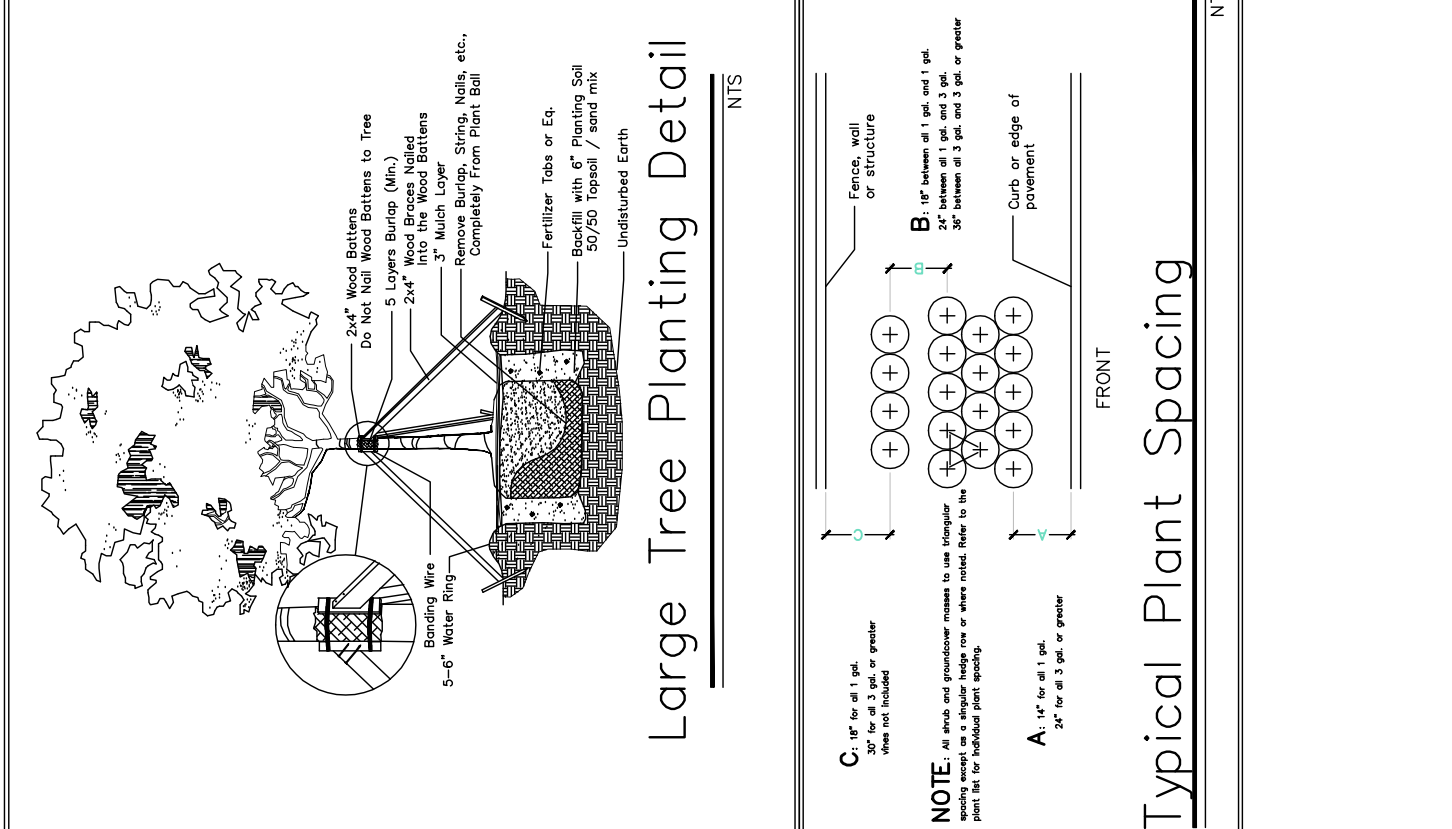
WALL SURFACE AREA 1,704 S.F.
 MIN. 10% OR 170.4 S.F. REQUIRED
 351 S.F. PROVIDED (20.59%)



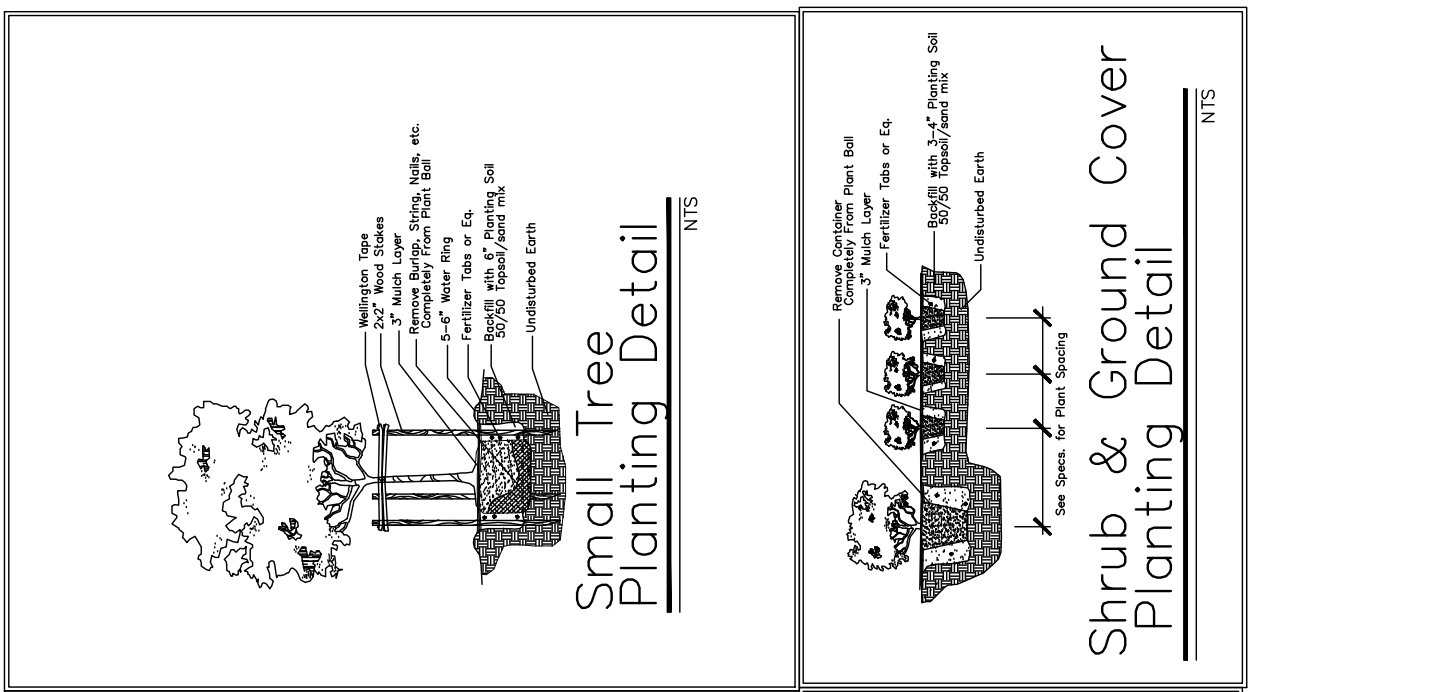
Palm Planting Detail
NTS



Existing Tree(s) Protection Detail
NTS



Typical Plant Spacing
NTS



Large Tree Planting Detail
NTS

Small Tree Planting Detail
NTS

Shrub & Ground Cover Planting Detail
NTS

LANDSCAPE DATA

CODE	REQUIREMENT	REQD	PROVIDED	COMMENTS
90-89.4 (6)	1 PER 20'	2	2	2 CLUSIA ROSEA
90-89.4	LOT TREES / LOT	4	9	1 GUMBO LIMBO, 1 EX LIVE OAK 6 SOLITAIRE PALMS, 1 EX ROTAL PALM
90-89.8(4)	NO MORE THAN 80% PERVIOUS TURF GRASS .8 X 2,050 S.F. = 1,640 S.F. (44.48%)	1,640 S.F.	912 S.F. (44.48%)	

LOT CALCULATIONS

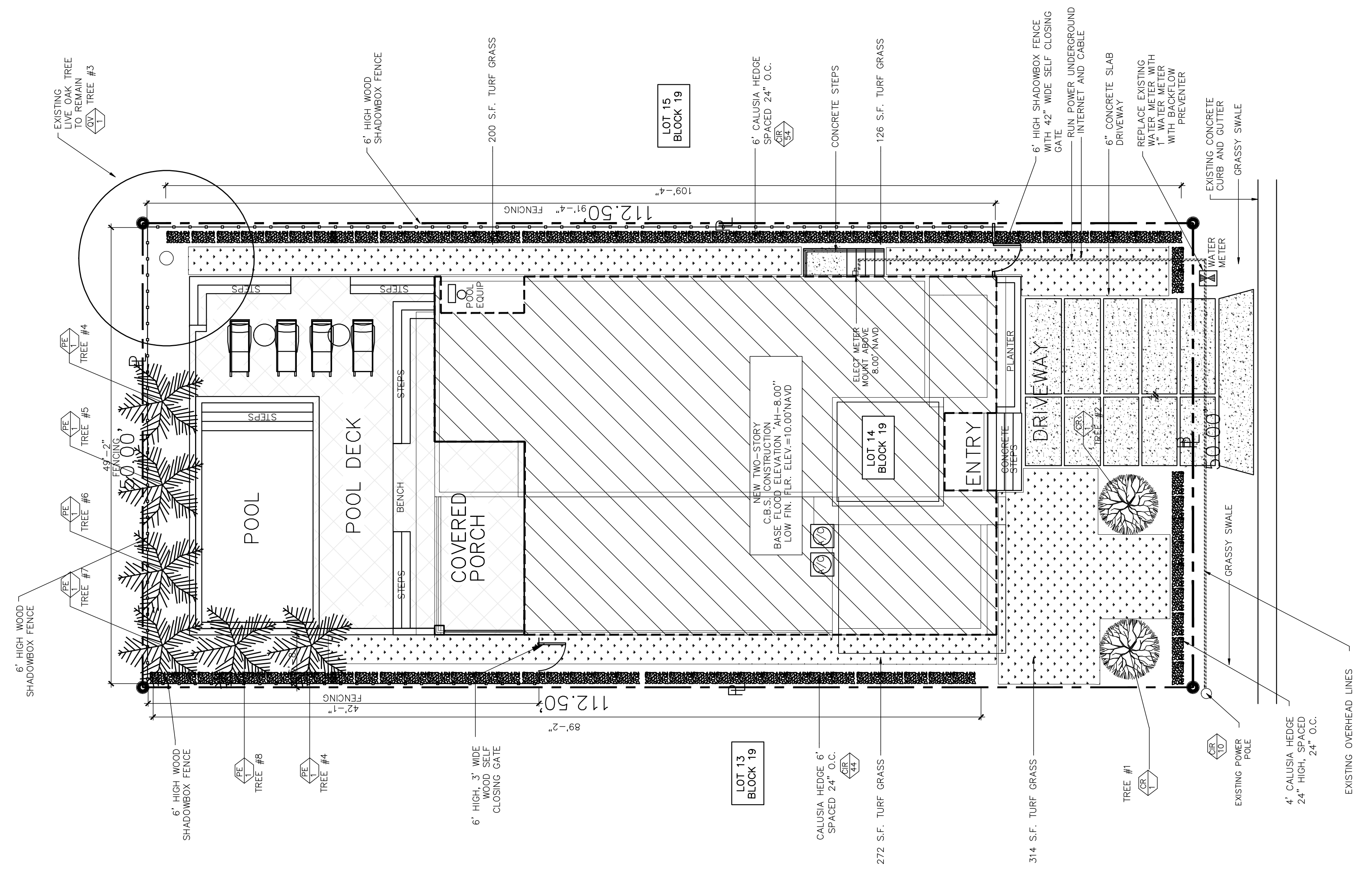
SITE AREA: 50' X 112.5' =	5,625 S.F. (100%)
BUILDING FOOTPRINT =	2,247 S.F. (39.94%)
POOL AND DECK =	1,008 S.F. (18.09%)
DRIVEWAY =	510 S.F. (9.07%)
TOTAL IMPERVIOUS =	3,575 S.F. (63.55%)
TOTAL PERVIOUS =	2,050 S.F. (36.45%) PROVIDED MIN 35% REQUIRED

PLANT LIST

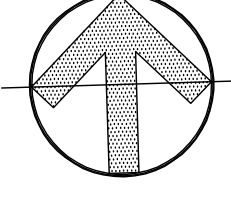
Code	NATIVE	Drought	QTY.	TREE#	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	TRUNK DIAMETER	CONDITION
CR	(N)	M	2	1,2	CLUSIA MAJOR / CLUSIA ROSEA	B&B FIELD GROWN, 12' - 0" HIGH, 5" SPREAD, 2" DBH, 4.5' CLEAR TRUNK		
OV	(N)	V	1	3	QUERCUS VIRGINIA / LIVE OAK	EXISTING 30" HIGH TREE		
PE	(N)	M	6	4,5,6,7,8,9	ALEXANDER PALM / PHYCHOSPERMA ELEGANS	B&B Field Grown, 6" OR 8" CLEAR TRUNK		
TOTAL					9			

PLANTS

Code	NATIVE	Drought	QTY.	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS
CIR	(N)	V	108	CLUSIA ROSEA / CLUSIA	3 Gal., 24" OA, 2' OC



FROUDE AVE.
50.0' RIGHT OF WAY
32' ASPHALT PAVEMENT



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

<p>Arch. Reg. No. 15,085 Phone (954) 298-2540 FORT LAUDERDALE, FLORIDA, 33306 2801 E. OAKLAND PARK BLVD., SUITE 203 Architect, Planner, Interior Designer GERALD BELGAYE DESIGNS, LLC</p>		<p>NEW SINGLE FAMILY RESIDENCE 8826 FROUDE AVE SURFSIDE, FLORIDA</p>	<p>2E011 Date: 2-26-2019 Drawn by: JB Checked: CB</p>	<p>ARCHITECTURE Drawing No.</p>
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<p>REVISIONS</p>	<p>SEAL</p>
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SITE INFORMATION
CITY OF SURFSIDE FLORIDA

PRIMARY LAND USE—SINGLE FAMILY
BASE FLOOD ELEV. (AH-8.00')

LEGAL DESCRIPTION
NORMANDY BEACH 2ND AMENDMENT PLAT, LOT 14 BLOCK 19 IN THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18-44, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

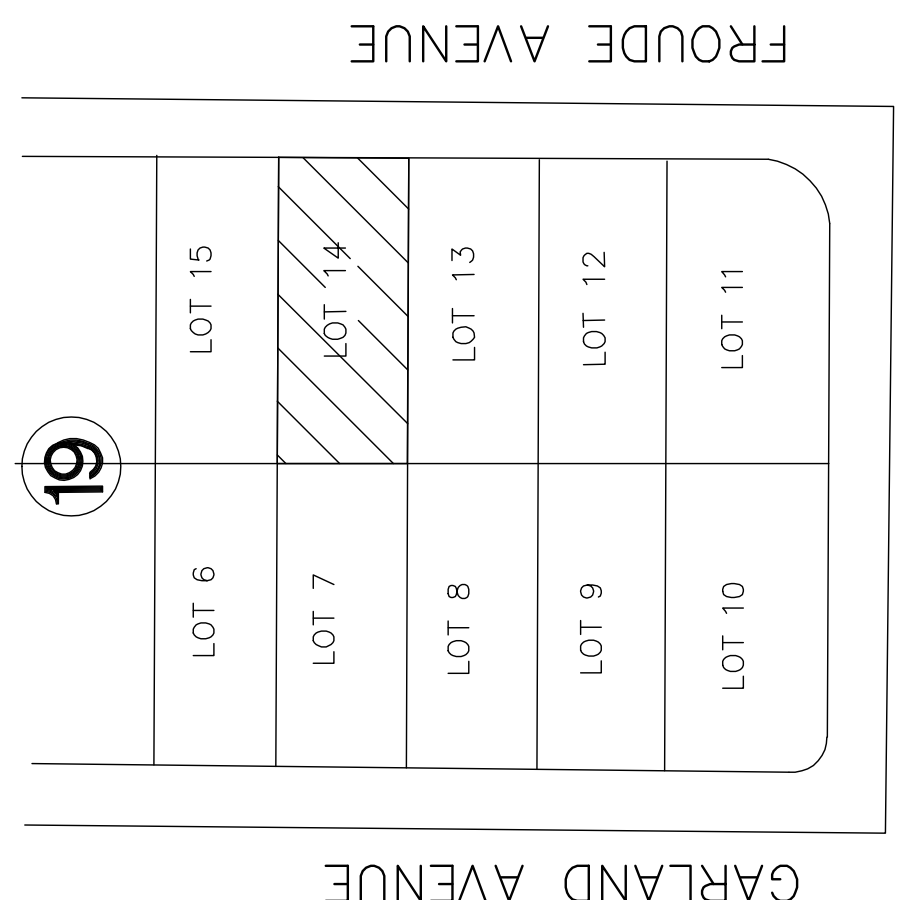
FOLIO NUMBER 14-2235-005-2960
CONSTRUCTION & OCCUPANCY TYPE

TYPE: RESIDENTIAL CONSTRUCTION
FLOOD ZONE: AH-8.00 A.V.D.
FLOODING CODE: 2020, 7TH EDITION

ZONING CATEGORY	REQUIREMENT	PROVIDED ON SITE
SET BACKS	FRONT: 20'-0" MIN. SIDE: 5'-0"/5'-0" MIN. REAR: 15'-0" MIN.	20'-7" 5'-8"/5'-9" 31'-5"
HEIGHT	35'-0" FROM HIGHEST POINT OF ROAD	28'-2"
LOT COVERAGE:	40% MAXIMUM	2,247 S.F. (39.94%)
REAR YARD SETBACK	50'X20'=1000 S.F. 20% PERVIOUS REQUIRED	422 S.F. (42.2%)

LOT CALCULATIONS

SITE AREA: 50' X 112.5'	5,625 S.F. (100%)
BUILDING FOOTPRINT	2,247 S.F. (39.94%)
POOL AND DECK	1,018 S.F. (18.09%)
DRIVEWAY	310 S.F. (5.51%)
TOTAL IMPERVIOUS	3,575 S.F. (63.55%)
TOTAL PERVIOUS	2,050 S.F. (36.45%) PROVIDED MIN. 35% REQUIRED



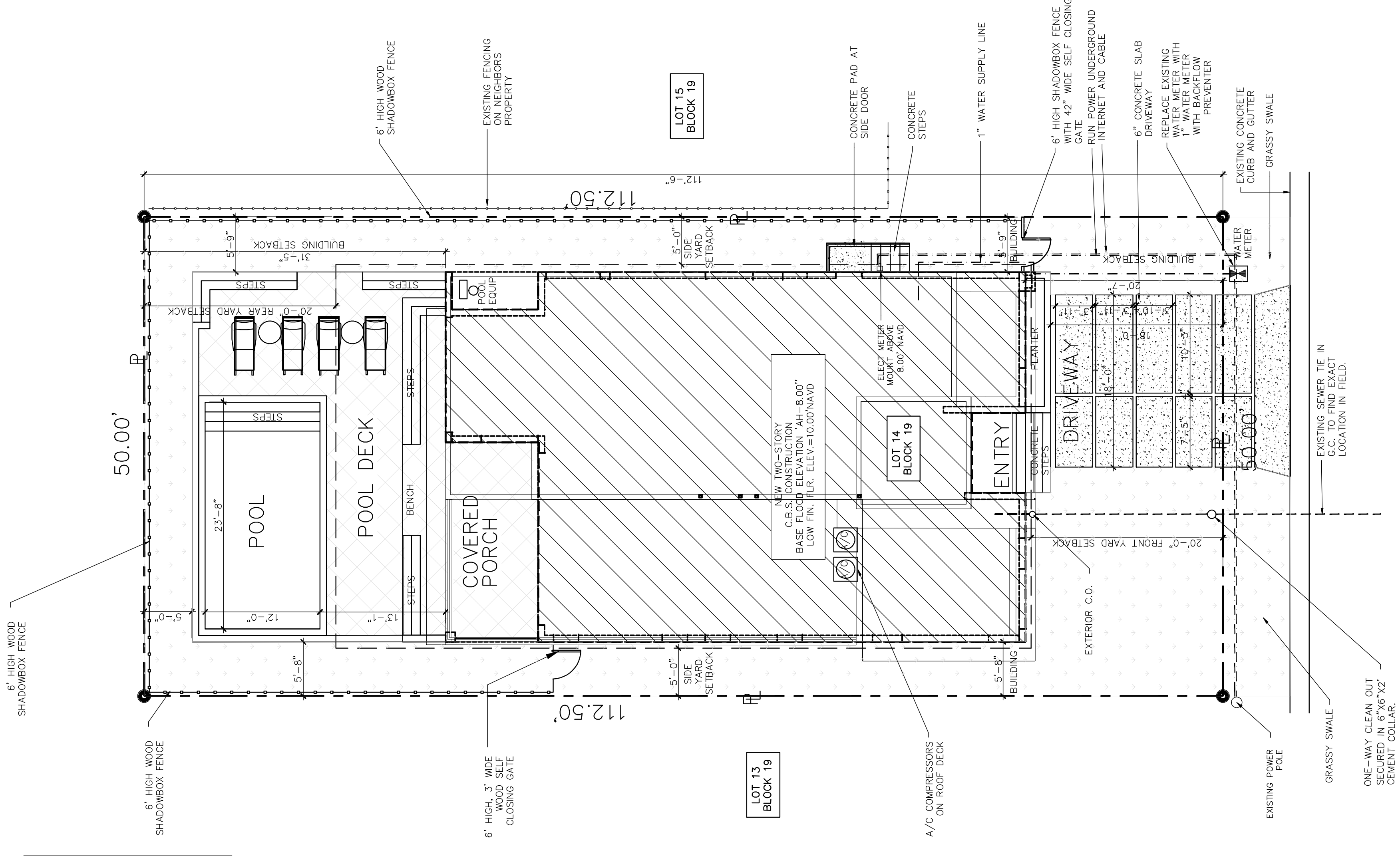
KEY PLAN

GENERAL NOTES

- DIVISION 1 — GENERAL REQUIREMENTS**
- CONTRACTOR SHALL VERIFY ALL UTILITY CONNECTIONS WITH ALL CODES, REGULATIONS, AND RESTRICTIONS HAVING JURISDICTION AND SHALL BE RESPONSIBLE FOR THE SAME. CONTRACTORS AND SUBCONTRACTORS SHALL COORDINATE WORK AS NECESSARY FOR PROPER COMPLETION OF PROJECT.
 - ALL "EXISTING" INFORMATION ON THE DRAWINGS HAS BEEN OBTAINED BY THE ARCHITECT AND/OR SUB-CONTRACTOR. THE CONTRACTOR AND/OR SUB-CONTRACTOR SHALL NOTIFY THE ARCHITECT AND OWNER OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION OR NOT TO NOTIFY THE ARCHITECT AND OWNER. THE CONTRACTOR AND/OR SUB-CONTRACTOR SHALL BEAR THE EXPENSE OF THE CORRECTION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OR ANY PRODUCT APPROVAL DATA SUBMISSION AND APPROVALS BY BUILDING DEPARTMENT.
 - SET OF DRAWINGS UPON COMPLETION OF PROJECT SUCH DRAWINGS SHALL BE ISSUED TO OWNER.
- DIVISION 2 — SITE WORK**
- THE CONTRACTOR AND ALL HIS SUB-CONTRACTORS SHALL BE HELD TO HAVE VISITED THE SITE OF THE WORK AND TO HAVE EXAMINED THE EXISTING CONDITIONS OF THE SAME AND THEIR BIDDING UNDER WHICH THEY ARE TO WORK AND TO HAVE ACCOUNTED FOR SAME IN ALL BIDDING AND CONTRACT DOCUMENTS.
 - ALL "EXISTING" INFORMATION ON THE DRAWINGS HAS BEEN OBTAINED BY THE ARCHITECT AND/OR SUB-CONTRACTOR. THE CONTRACTOR AND/OR SUB-CONTRACTOR SHALL NOTIFY THE ARCHITECT AND OWNER OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION OR NOT TO NOTIFY THE ARCHITECT AND OWNER. THE CONTRACTOR AND/OR SUB-CONTRACTOR SHALL BEAR THE EXPENSE OF THE CORRECTION.
 - ALL AREAS ADJACENT TO WORK WHICH HAVE BEEN ALTERED AND/OR DAMAGED SHALL BE REPAIRED TO MATCH EXISTING AND/OR FINISH OF NEW WORK.
 - ALL DEMOLITION AND REMOVAL OF EXISTING UTILITIES, STRUCTURES, PLANTING MATERIALS, SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL GOVERNING AUTHORITIES.
- DIVISION 3 — CONCRETE**
- CONCRETE FINISH SHALL BE LEVEL AND/OR FITTED PROPERLY. FINISH OF ALL EXTERIOR SURFACE CONCRETE SHALL BE BROOM FINISH.
- DIVISION 6 — WOOD AND PLASTICS**
- ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED.
- DIVISION 8 — DOORS AND WINDOWS**
- ALL EXTERIOR WINDOWS AND SLIDING GLASS DOORS SHALL BE IMPACT RESISTANT.
 - EVERY BATHROOM DOOR LOCK SHALL BE IN COMPLIANCE WITH NFPA 101-21-2.4.4 AND CLOSET DOOR LATCH PER NFPA 101-21-2.4.3.
 - NO DOUBLE WOOD-GLAZED DOORS OR ENCLAVE DOORS.
 - GLASS OR MIRRORS IMMEDIATELY SURROUNDING A BATH TUB OR SHOWER SHALL BE SECURED TO THE STRUCTURE THROUGH THE BLOCKS IN ACCORDANCE WITH THE MANUFACTURER'S PRODUCT APPROVAL AND SPECIFICATIONS.
 - GLASS IN DOORS AND/OR ADJACENT TO DOORS SHALL BE TEMPERED.
 - CONTRACTOR SHALL PROVIDE FOR PERMIT ALL CODE REQUIRED PRODUCT APPROVALS FOR EXTERIOR WINDOW AND GLASS DOORS.
- DIVISION 9 — FINISHES**
- FLOOR AND BASE IN BATHROOMS SHALL BE OF IMPERVIOUS MATERIALS.
- DIVISION 12 — FURNISHINGS**
- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND/OR SAMPLES FOR OWNERS REVIEW AND APPROVAL. ALL FURNISHINGS SHALL BE IDENTIFIED ON DRAWINGS. ALL INTERIOR WINDOWS, DOORS AND OPENINGS SHALL BE CASED WITH TRIM.
 - GLASS OR MIRRORS IMMEDIATELY SURROUNDING A BATH TUB OR SHOWER SHALL BE SECURED TO THE STRUCTURE THROUGH THE BLOCKS IN ACCORDANCE WITH THE MANUFACTURER'S PRODUCT APPROVAL AND SPECIFICATIONS.
- DIVISION 15 — MECHANICAL**
- PLUMBING CONTRACTOR SHALL VERIFY ALL LOCATIONS / SIZES OR THEIR EQUIVALENTS FOR ALL MECHANICAL SYSTEMS AND SHALL BE RESPONSIBLE FOR COORDINATION OF THE SAME.
 - PLUMBING CONTRACTOR SHALL VERIFY CENTER LINE DIMENSIONS OF ALL FIXTURES THAT WILL BE INSTALLED AND SHALL BE RESPONSIBLE FOR COORDINATION OF THE SAME. MAINTAIN MINIMUM F.B.C. CLEARANCES BETWEEN TOILET FIXTURES AND ADJACENT WALL, CABINETS AND / OR PLUMBING FIXTURE. VERTICAL STACKS TO BE DIVERTED TO THE REAR OF ROOF RIDGE. SUCH VERTICAL STACKS SHALL BE PAINTED TO MATCH ROOFING COLOR.
 - PROVIDE SHUT-OFF VALVES AT ALL BATHROOMS AS REQUIRED BY THE F.B.C. SECTION 4614.
 - ALL SHOWERS AND TUB/SHOWER COMBINATIONS SHALL BE PROTECTED WITH NON-SCALD CONTROL VALVE.
- DIVISION 16 — ELECTRICAL**
- ELECTRICAL CONTRACTOR SHALL VERIFY ALL LOCATIONS / SIZES OR THEIR OUTLETS, RECEPTACLES AND SWITCHES AND SHALL BE RESPONSIBLE FOR COORDINATION OF THE SAME.
 - ALL WIRE SIZES BASED ON COPPER.
 - ALL BATHROOMS, GARAGE, UTILITY ROOM, KITCHEN COUNTER AND EXTERIOR WP. RECEPTACLES SHALL HAVE G.F.I. CIRCUITS.
 - ALL FEEDER WIRING SHALL BE COPPER.
 - PROVIDE WP. DISCONNECTS AT ALL A/C COMPRESSORS, SPRINKLER PUMPS, POOL PUMPS AND ALL EXTERIOR EQUIPMENT.
 - WIRE AND BREAKER SIZING FOR ALL APPLIANCES AND EQUIPMENT SHALL BE AS SPECIFIED ON DRAWINGS AND SHALL BE RESPONSIBLE FOR COORDINATION OF THE SAME.
 - CONTRACTOR TO VERIFY SUCH INFORMATION PRIOR TO INSTALLATION OF ELECTRICAL ROUGH. IF SUCH REQUIREMENTS DIFFER FROM THE PROPOSED ELECTRICAL SCHEDULE, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND/OR ENGINEER OF THE DISCREPANCY PRIOR TO ELECTRICAL ROUGH.
 - ALL LIGHTING ABOVE TUB AND SHOWER SHALL BE WATERPROOF AND VAPOR PROOF. PROVIDE G.F.I.C. IF WITH IN 6' RADIUS OF TOP OF TUB.
 - CLOSET LIGHTS SHALL COMPLY WITH N.E.C. ARTICLE 410-8.
 - MINIMUM 22,000 ACI RATING FOR ALL SERVICE EQUIPMENT.
 - CIRCUIT FOR SMOKE DETECTOR SHALL BE ON THE LIGHTING CIRCUIT OF KITCHEN OR BATH.
 - ALL OUTLETS AND SWITCHES TO BE LUTRON DECORA.

- LIST OF DRAWINGS:**
- TS1 SITE PLAN
 - L1 LANDSCAPE PLAN
 - A1 ARCHITECTURAL
 - A2 FIRST FLOOR PLAN
 - A3 SECOND FLOOR PLAN
 - A4 ELEVATIONS

- SITE PLAN NOTES**
- CONTRACTOR TO VERIFY ALL UTILITY CONNECTIONS WITH ALL CODES, REGULATIONS, AND RESTRICTIONS HAVING JURISDICTION AND SHALL BE RESPONSIBLE FOR THE SAME. CONTRACTORS AND SUBCONTRACTORS SHALL COORDINATE WORK AS NECESSARY FOR PROPER COMPLETION OF PROJECT.
 - ALL "EXISTING" INFORMATION ON THE DRAWINGS HAS BEEN OBTAINED BY THE ARCHITECT AND/OR SUB-CONTRACTOR. THE CONTRACTOR AND/OR SUB-CONTRACTOR SHALL NOTIFY THE ARCHITECT AND OWNER OF ANY DISCREPANCIES PRIOR TO THE START OF CONSTRUCTION OR NOT TO NOTIFY THE ARCHITECT AND OWNER. THE CONTRACTOR AND/OR SUB-CONTRACTOR SHALL BEAR THE EXPENSE OF THE CORRECTION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OR ANY PRODUCT APPROVAL DATA SUBMISSION AND APPROVALS BY BUILDING DEPARTMENT.
 - SET OF DRAWINGS UPON COMPLETION OF PROJECT SUCH DRAWINGS SHALL BE ISSUED TO OWNER.



FROUDE AVE.
5.0'-0" RIGHT OF WAY
32' ASPHALT PAVEMENT

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

SEAL

REVISIONS

NO.	DATE	DESCRIPTION
1	3-20-2022	FORMAL REVIEW

GERALD BELGAVE DESIGNS, LLC
Architect, Planner, Interior Designer
2601 E. OAKLAND PARK BLVD., SUITE 203
FORT LAUDERDALE, FLORIDA, 33306
Phone (954) 298-2540
Arch. Reg. No. 15,085



NEW SINGLE FAMILY RESIDENCE
8826 FROUDE AVE
SURFSIDE, FLORIDA

ARCHITECTURE
Drawing No. **TS1**

Date:	2E011
Drawn by:	JB
Checked:	CB



MEMORANDUM

ITEM NO. 7B.

To: Planning & Zoning Board

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

Date: April 28, 2022

Subject: 9264 Dickens Avenue - New Two-Story Single-Family Residence

Staff Recommendation: It is recommend the application be approved subject to the following comments:

Provide additional information to support the proposed existing floor area coverage is 2,247 SF.

Provide additional detail on the retaining wall.

The stairs in the side yards are in the side yard setback area and need to be removed or modified to comply with Zoning in Progress.

The Pool equipment and mechanical equipment should be located at least 15 feet from the adjacent residence. The pool equipment and the mechanical equipment will also be required to meet Flood elevation requirements.

The Strangler Fig is unsuited for use on this parcel and should be replaced with the one of the other proposed Florida Friendly trees.

The 3 trees located in the public right of way should be relocated to the property line.

Twenty-five (25) shrubs should be added to the site plan.

A tree removal permit is required prior to the removal or relocation of existing site trees, per **Sec. 90-97**.

Background: This application is a request to demolish an existing 1-story single family residence and construct a new 2-story single family residence with garage, covered patio, pool and deck (1,018 SF) and outdoor kitchen located in the rear yard, a retaining wall in the rear and side yard, a concrete driveway and front walkways (310 SF) with grass inlay. The parcel is

located in the H30B Zoning District at 9264 Dickens Avenue. The average lot depth is 112.5 feet with a width of 50 feet. The site plan indicates the lot size is 5,625 square feet (SF). The proposed air-conditioned floor space totals 2,193 SF.

The setback requirements for the H30B Zoning District are 20-foot front, 5-foot side and 20 feet rear. The Applicant is proposing a 21-foot 7 1/2-inch front setback with a rear setback of 22 feet, 8 1/2 inches and a 5-foot side setback. Total lot pervious area is 1,975 SF or 35.1% where 35% is required. The front yard setback pervious area is 731 SF or 73% where 50% is required. The rear yard setback pervious area is 452 SF or 45% where 40% is required. The second floor under ac is proposed at 1,797 SF or 31.9% where 32% of the lot or 80% of the first floor is the maximum required. The maximum allowed roof height is 30 feet, the proposed plans indicated a roof height of 29 feet 6 inches. Table 1 on page 2 provides information on site characteristics and zoning requirements.

A variety of Architectural enhancements are proposed. These items include an aluminum garage door, impact windows and doors with black aluminum framing, white molding around the roof. Architectural features also include decorative corbel, and a cement tile roof. The exterior will be painted white and stucco smoothed and light grey textured smoothed. The plans also include a concrete driveway with 4-inch grass inlay with landscaping. Detailed drawings were provided by the Applicant.

Table 1 – Site Characteristics and Zoning Requirements

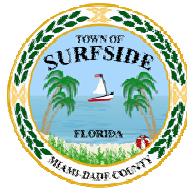
Address	9264 Dickens Avenue	
General Location	West Area of Town	
Property Size	5,625 SF (112.5 Feet x 50 Feet)	
Zoning District	H30B	
Lowest Floor Elevation	Base Flood Elevation 10' NGVD (8.00 + 2.00)	
Lot Coverage	Required	Proposed
Total Lot	40% Max. (2,250 SF)	39% (2,193 SF)
Exempt Accessory Uses	15% or Less	N/A
2nd Sty Lot Coverage	32% of the Lot or 80% of First Floor	31.9% (1,797 SF) Not provided
Pervious Area Total Lot	35% w/40% FL Friendly	35.1% (1,975 SF)
Pervious Area Front Yd	50% w/40% FL Friendly	73% (731 SF)
Pervious Area Rear Yd	40% w/40% FL Friendly	45% (452 SF)
Height – Flat Roof	30 Ft: Avg Rd Crwn-High Pt.	N/A
Height – Pitched Roof	30 Ft: Avg Rd Crwn-Tie Beam	29 Feet 6 inches
Modification of Height	1% of Height to 3 Ft Max	N/A
Roof Decks	Prohibited	N/A
Trellis/Pergola Structure	12 Feet Max. Height	N/A
Setbacks		
Primary Frontage	20 Feet Min.	21 Feet 7 ½ Inches
Secondary Corner	10 Feet Min.	N/A
Interior Side < or = 50 Ft	5 Feet Min.	5 Feet

Interior Side > 50 Ft	10% Frontage Width	N/A
Rear	20 Feet Min.	22 Feet 8 ½ inches
Pt. Lake & Adj. Canals	25 Feet Min	N/A
Biscayne Bay	50 Feet Min	N/A
Encroachments		
Eaves – Sloped Roofs	24 Inches Max	1 Foot 4 inches
All Other Ornamentals	6 inches Max	N/A
Accessory Buildings		
Maximum Height	12 Feet Max	N/A
Max. Aggregated Area	500 SF Max.	N/A
Pools & Decks		Not provided
Primary Front and	10 Feet Min	N/A
Secondary Corner	10 Feet Min	N/A
Uncovered Patio	Rear & Side – 5 Feet	5 feet
	Front & Corner -10 Feet	N/A

The Applicant is proposing 3 street trees and 5 other trees in the front yard. Four other trees are proposed for the rear yard, all trees are Florida Friendly. A total of 20% of all landscaping is proposed to be Florida-Friendly where the Zoning in Progress requires 40%. Figure 1 is an aerial view of the existing property.

Applicant Package: A package of drawings and an application was submitted by the Applicant with a recent survey dated 3/8/2022.

[9264 Dickens Avenue Agenda Packet.pdf](#)



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

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

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

<u>PROJECT INFORMATION</u>	
OWNER'S NAME	ERIK ZIMERMAN
PHONE / FAX /EMAIL	323 488 2973 - eitan@actbold.com
AGENT'S NAME	
ADDRESS	9264 Dickens Ave Surfside FL 33154
PHONE / FAX	
PROPERTY ADDRESS	9264 Dickens Ave Surfside FL 33154
ZONING CATEGORY	H30-B
DESCRIPTION OF PROPOSED WORK	Demolition of existing single family residence for construction of new two story single family residence.

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

<u>ZONING STANDARDS</u>	Required			Provided		
Plot Size	5,625 SF			5,625 SF		
Setbacks (F/R/S)	20'	5'	20'	21'8"	5'	22'11"
Lot Coverage	2,250 SF MAX			2,193 SF		
Height	30' MAX			29' - 6"		
Pervious Area	1968 SF			1975 SF		



 SIGNATURE OF OWNER

04/04/2022

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:

BOUTROS BOU-NAHRA

4/4/21

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:

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

Cont.



- Roof slopes and materials and color
 - Detail of doors, windows, garage doors
 - Lighting locations and details
 - Dimensions of structure(s) – height, width, and length
 - Deck, railing, stairs details including materials, colors, finishes, and decorative details
 - Exposed foundation treatment
 - Gutters and eaves
 - Abutting structure heights
-
- Provide samples of colors and/or materials mounted on a display board (to be provided prior to Design Review Board Meeting)
 - Such additional data, maps, plans, or statements as the Town may require to fully describe and evaluate the particular proposed plan



9264 DICKENS

9264 DICKENS AVE MIAMI FL

DRB PRESENTATION

SCOPE OF WORK:

DEMOLITION OF EXISTING SINGLE FAMILY RESIDENCE AND NEW CONSTRUCTION OF 1 SINGLE FAMILY HOUSE. CONSTRUCTION SHALL BE MASONRY WITH IMPACT RATED WINDOWS AND DOORS.

PROJECT TEAM:

ARCHITECT: BOUTROS BOUNAHRA
 LICENSE NUMBER: AFR99626

PROJECT INFO:

ADDRESS: 9264 DICKENS AVE SUBRSIDE FL 33154
 LEGAL DESCRIPTION: LOT 9, BLOCK 13 (ALTOS DEL MAR)
 FLOOD ZONE: AE
 BASE FLOOD ELEVATION: 8.00'
 TOTAL AREA: 4,606 SF
 ZONING DESIGNATION: R30 B
 PROPOSED AREA: 3,580 SF

DRAWING INDEX:

- A-0 COVER INDEX
- A-1 SURVEY
- A-2 CONTEXT
- A-3 EXISTING CONDITIONS
- A-4 SITE PLAN
- A-5 ZONING STUDY
- A-6 ZONING STUDY
- A-7 ZONING STUDY
- A-8 SITE PROFILE
- A-9 FIRST FLOOR PLAN
- A-10 SECOND FLOOR PLAN
- A-11 ROOF PLAN
- A-12 BUILDING ELEVATION
- A-13 RENDERED ELEVATION
- A-14 RENDERING
- A-15 RENDERING

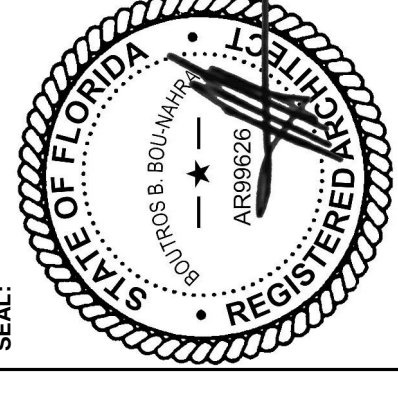
9264 DICKENS

9264 DICKENS AVE MIAMI FL

CLIENT NAME: ERIK ZIMMERMAN

BOUTROS BOUNAHRA architect

240 NW 25TH STREET #634 MIAMI FL 33127
 954 804 4168 MAIL@BOUTROSBOUNAHRA.COM
 BOUTROSBOUNAHRA.COM
 AFR99626



SEAL:

EXPIRES: 12/31/2024
 I, BOUTROS BOUNAHRA, REGISTERED PROFESSIONAL ARCHITECT, STATE OF FLORIDA, LICENSE NO. AFR99626, HEREBY CERTIFY THAT I AM THE DESIGNER OF THE ABOVE DRAWING AND THAT I AM A MEMBER IN GOOD STANDING OF THE ARCHITECTURAL SOCIETY OF FLORIDA. I AM NOT PROVIDING ANY SERVICES TO THE CLIENT UNDER THIS CONTRACT. I AM NOT PROVIDING ANY SERVICES TO THE CLIENT UNDER THIS CONTRACT. I AM NOT PROVIDING ANY SERVICES TO THE CLIENT UNDER THIS CONTRACT.

PROJECT STATUS:
 DRB PRESENTATION

4/5/22

CHECKED BY: BB

REVISIONS:



COVER INDEX

A-0

LOCATION SKETCH

SCALE: NTS



JOB NUMBER 02-4322
 PROPERTY ADDRESS 9264 DICKENS AVE, SURFSIDE, FL 33154
 (FURNISHED BY CLIENT)
 LEGAL DESCRIPTION:
 LOT 9, BLK 13
 SUBDIVISION ALTOS DEL MAR
 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8 AT PAGE 92
 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LEGEND AND ABBREVIATIONS

- | | | |
|--|--|--|
| <ul style="list-style-type: none"> SLR. = ELEVATION DRWY. = DRIVEWAY U.P. = UTILITY POLE B.P. = BENCH MARK A/C = AIR CONDITIONING PAD F.H. = FIRE HYDRANT BLDG. = BUILDING C.B.S. = CONCRETE BLOCK STRUCTURE CH. = CHAIN C/L = CENTER LINE CONC. = CONCRETE | <ul style="list-style-type: none"> D.M.E. = DRAINAGE & MAINTENANCE EASEMENT P.C. = POINT OF CURVATURE P.T. = POINT OF TANGENCY P.C.C. = POINT OF COMPOUND CURVE M/L = MONUMENT LINE N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM O.E. = OVERHEAD ELECTRIC LINE P.B. = PLAT BOOK P.F. = PLAT FOOTING P.C.P. = PERMANENT CONTROL POINT P.O.B. = POINT OF BEGINNING P/L = PROPERTY LINE N.T.S. = NOT TO SCALE CATCH BASIN WOOD POLE CONCRETE POLE F.P.L. | <ul style="list-style-type: none"> Δ = CENTRAL ANGLE —x— = WOOD FENCE (6' HIGH) —x— = WIRE FENCE (4' HIGH) —x— = C.B.S. WALL —x— = CURB —x— = CORNER —x— = RADIAL RES. = RESIDENCE R/W = RIGHT OF WAY SEC. = SECTION STK. = STAKE SIK. = SIDEWALK U.E. & V.E. = UTILITY EASEMENT AND VISUAL EASEMENT W.M. = WATER METER MANHOLE SANITARY —x— = AIR CONDITION A/C OR HEATER —x— = NON VEHICULAR ACCESS LINE —x— = POOL PUMP |
|--|--|--|

ELEVATION INFORMATION:
 BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY DATED OR REVISED ON 09/11/2009 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN ZONE AE
 BASE FLOOD ELEVATION 8.00' COMMUNITY 120659 PANEL NUMBER 0144 SUFFIX L

THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
CERTIFIED TO:
 ERIK ZIMMERMAN

FIELD WORK DATE: 03/05/2022
 REVISIONS

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO THE BEST OF MY KNOWLEDGE OF PROFESSIONAL AND BELIEF THIS SURVEY COMPLIES WITH THE STANDARDS OF PRACTICES AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS SECTION 472.027 FLORIDA STATUTES. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISE SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER
 Digitally signed
 by Orlando Grandal
 Date: 2022.03.08
 08:45:53 -05'00'
ORLANDO GRANDAL PSM
 PROFESSIONAL SURVEYOR AND MAPPER No. 6677
 STATE OF FLORIDA

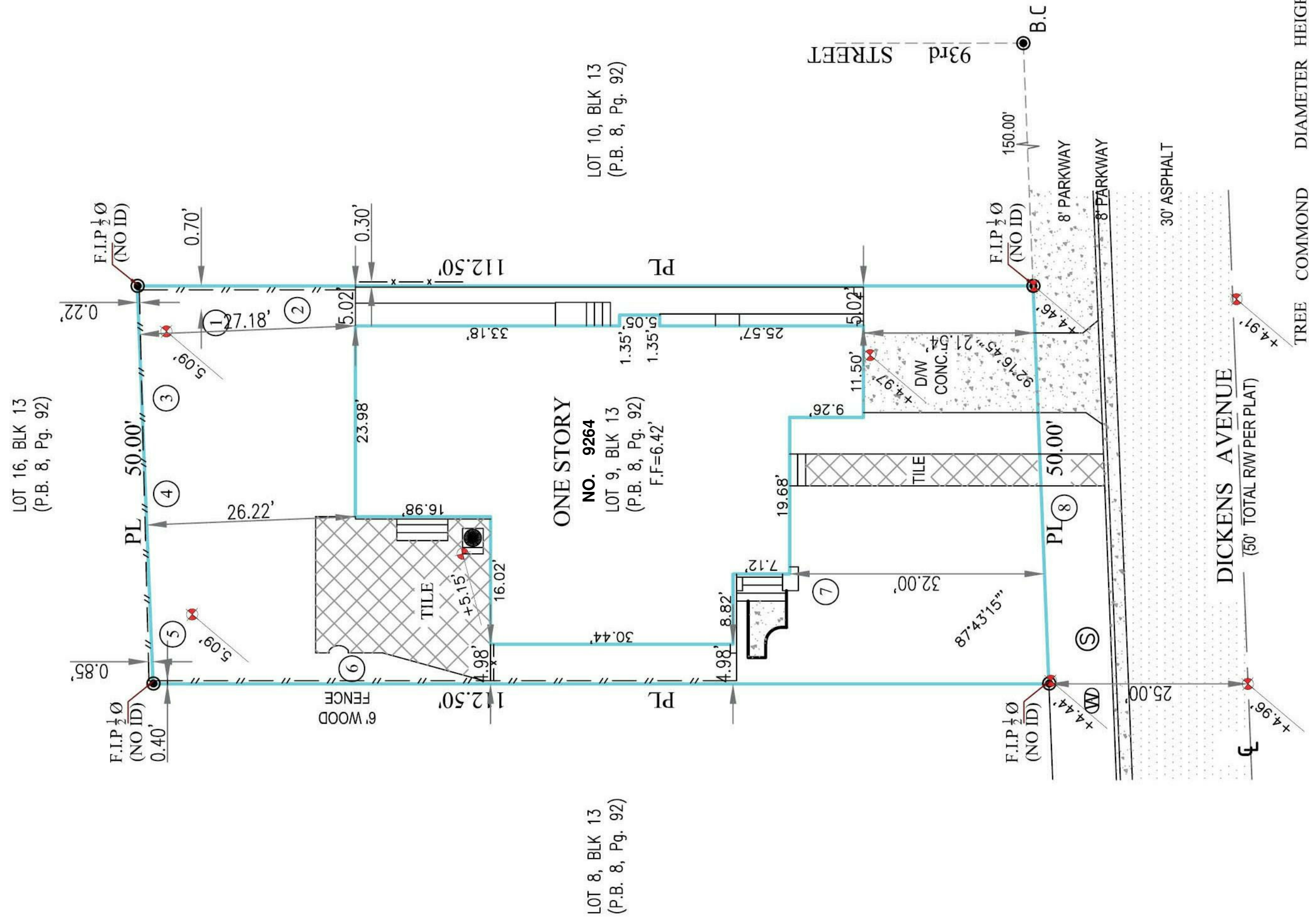
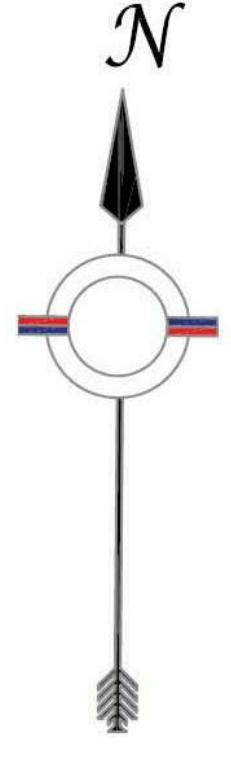
LEGAL NOTES

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD. LEGAL DESCRIPTIONS PROVIDED BY CLIENT. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY. UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN. THIS FIRM HAS NOT ATTEMPTED TO LOCATE OR IDENTIFY ANY NATURAL OR CULTURAL BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, IF SHOWN. ELEVATIONS ARE REFERRED TO N.G.V.D. OF 1928. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:10000. THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN FOR CONSTRUCTION PURPOSES. FOR THOSE PURPOSES A TOPOGRAPHIC SURVEY IS REQUIRED. LOWEST FLOOR ELEVATION REPRESENTS FINISHED FLOOR ELEVATION AT THE FRONT DOOR UNLESS OTHERWISE NOTED.

TOTAL UNION LAND SURVEYING SERVICES LLC

PROFESSIONAL LAND SURVEYORS AND MAPPER LB 8178
 2251 SW 10 ST
 MIAMI, FL 33135
 PHONE: (786) 488-5534 tydiolopez@bellsouth.net

BOUNDARY SURVEY



ENCROACHMENT NOTES
 A- THERE IS NOT VISIBLE ENCROACHMENT IN THE PROPERTY THE FOLLOWING LIST OF ENCROACHMENTS IS ONLY THE OPINION OF THIS SURVEYORS AND SHOULD NOT BE INTERPRETED

TREE LOCATION & DIMENSION ARE APPROXIMATE FOR PROPER AND SCIENTIFIC TREE NAME AN ARBORIST SHOULD BE CONTACTED

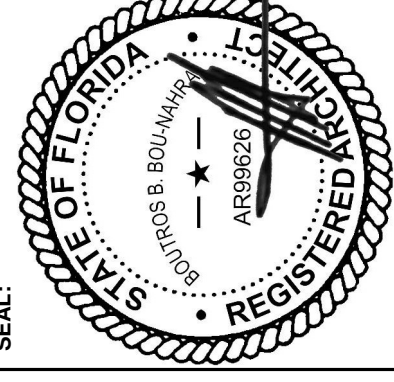
(IN FEET)
 1 Inch = 20 ft

TREE QTY	COMMOND NAME	DIAMETER INCH	HEIGHT FEET	CANOPY FEET
1	MANGO	13.25	15	15
2	COCONUT	11.25	30	20
3	MAMEY	4.75	20	20
4	MAMEY	9.75	20	30
5	MAMEY	10.50	25	30
6	ADONIDIA	7.75	10	15
7	CALIFORNIA PALM	10	10	15
8	ROYAL PALM	113.75	30	15

9264 DICKENS

9264 DICKENS AVE MIAMI FL
 CLIENT NAME: ERIK ZIMMERMAN

BOUROS BOUNAHRA architect
 240 NW 25TH STREET #634 MIAMI FL 33127
 954 804 4168 MAIL@BOUROSBOUNAHRA.COM
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 AR#99626

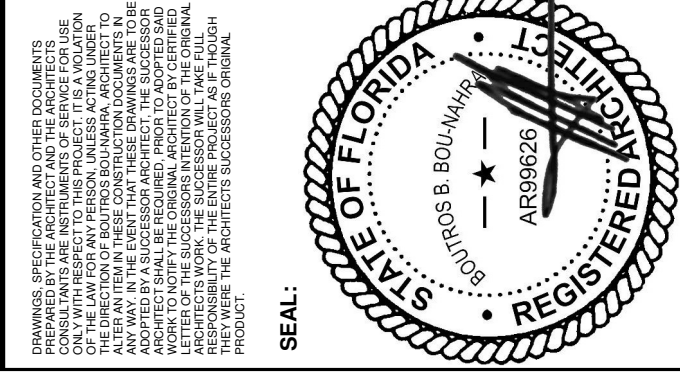


PROJECT STATUS:
 DRB PRESENTATION
 4/5/22
 CHECKED BY: BB

REVISIONS:

SURVEY

A-1



BOUROS BOUNAHRA architect

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 954 804 4168 MAIL@BOUROSBOUNAHRA.COM
 BOUROSBOUNAHRA.COM
 AR#99626

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9264 DICKENS

PROJECT STATUS:
 DRB PRESENTATION

4/5/22

CHECKED BY: BB

REVISIONS:

CONTEXT

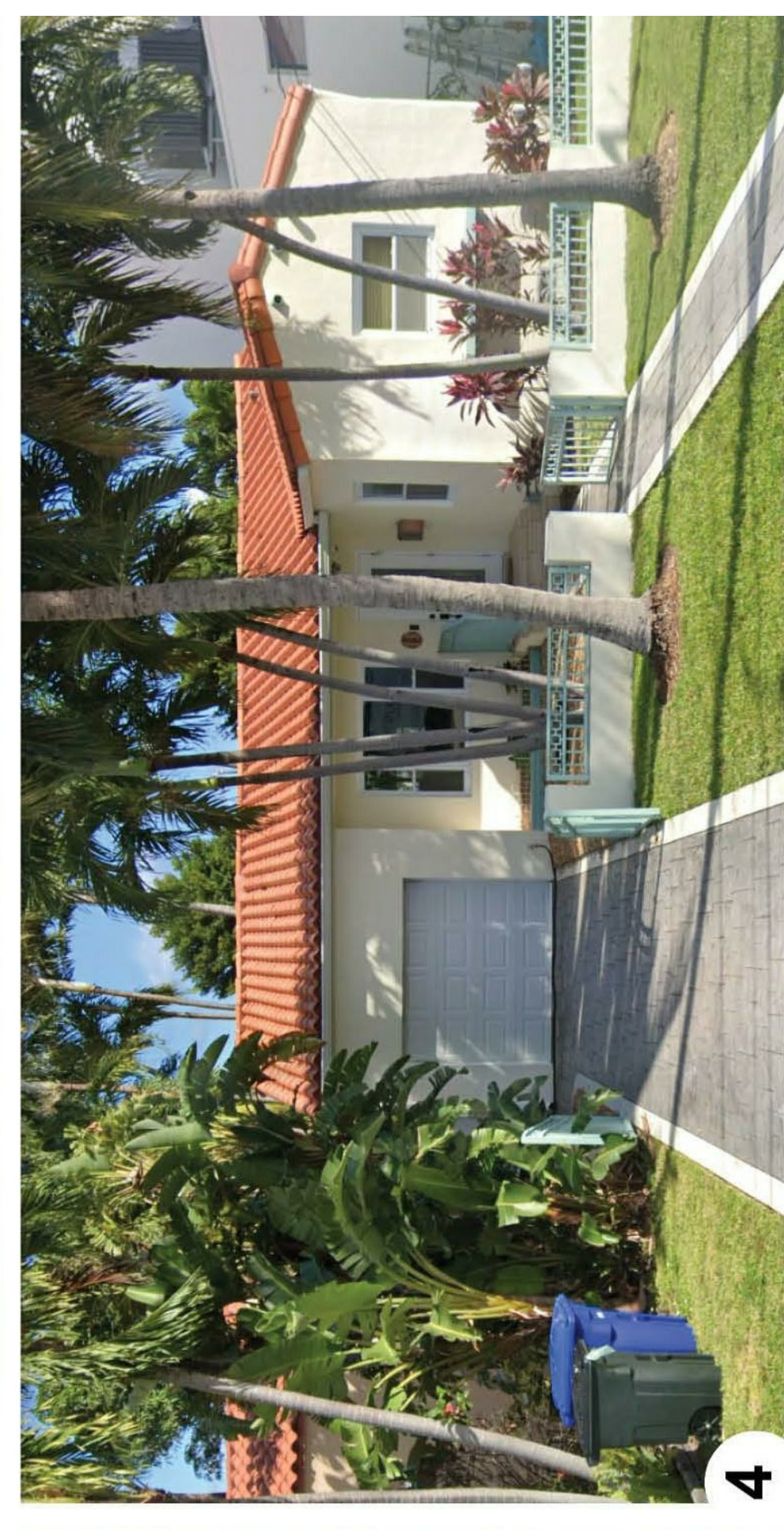
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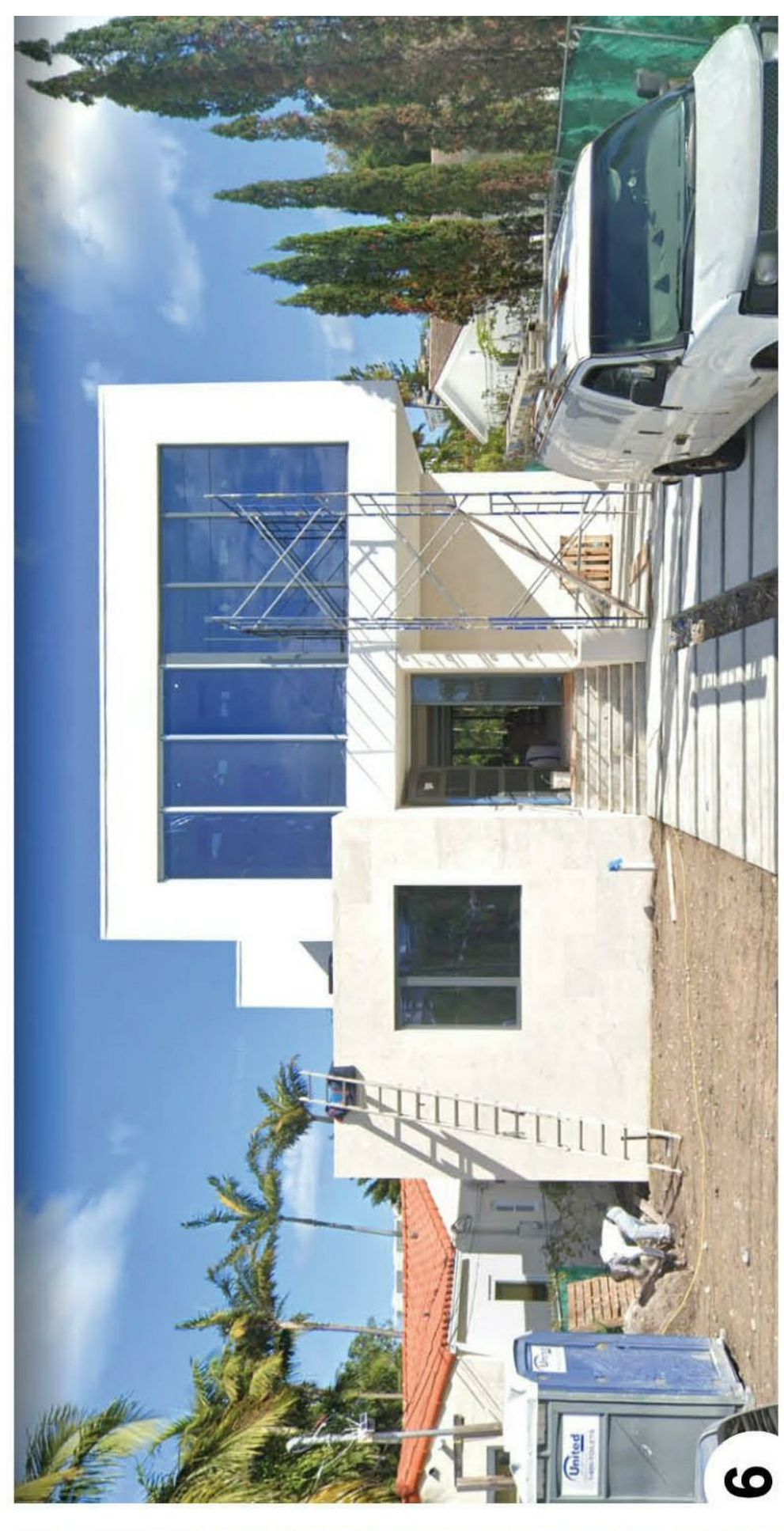
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4



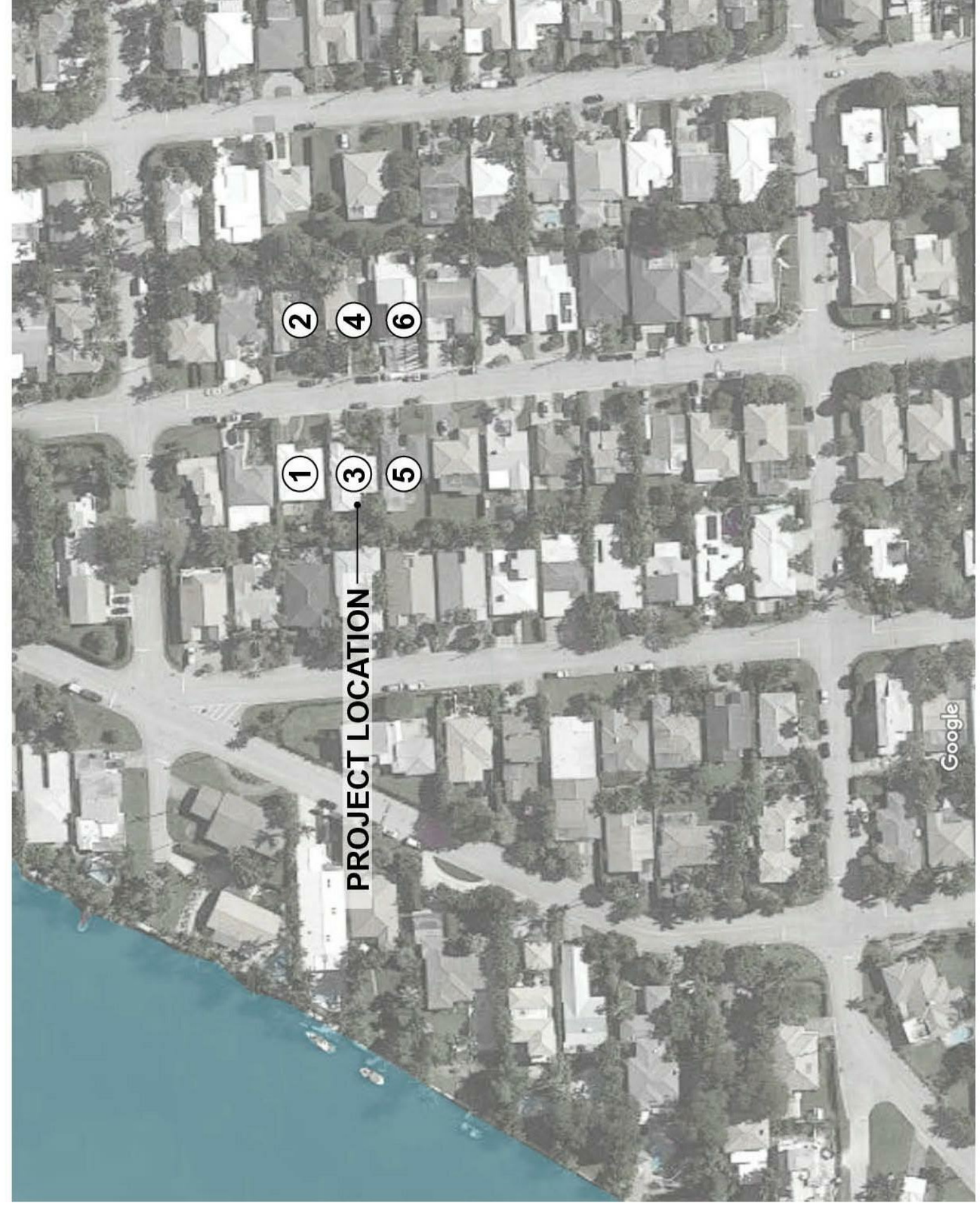
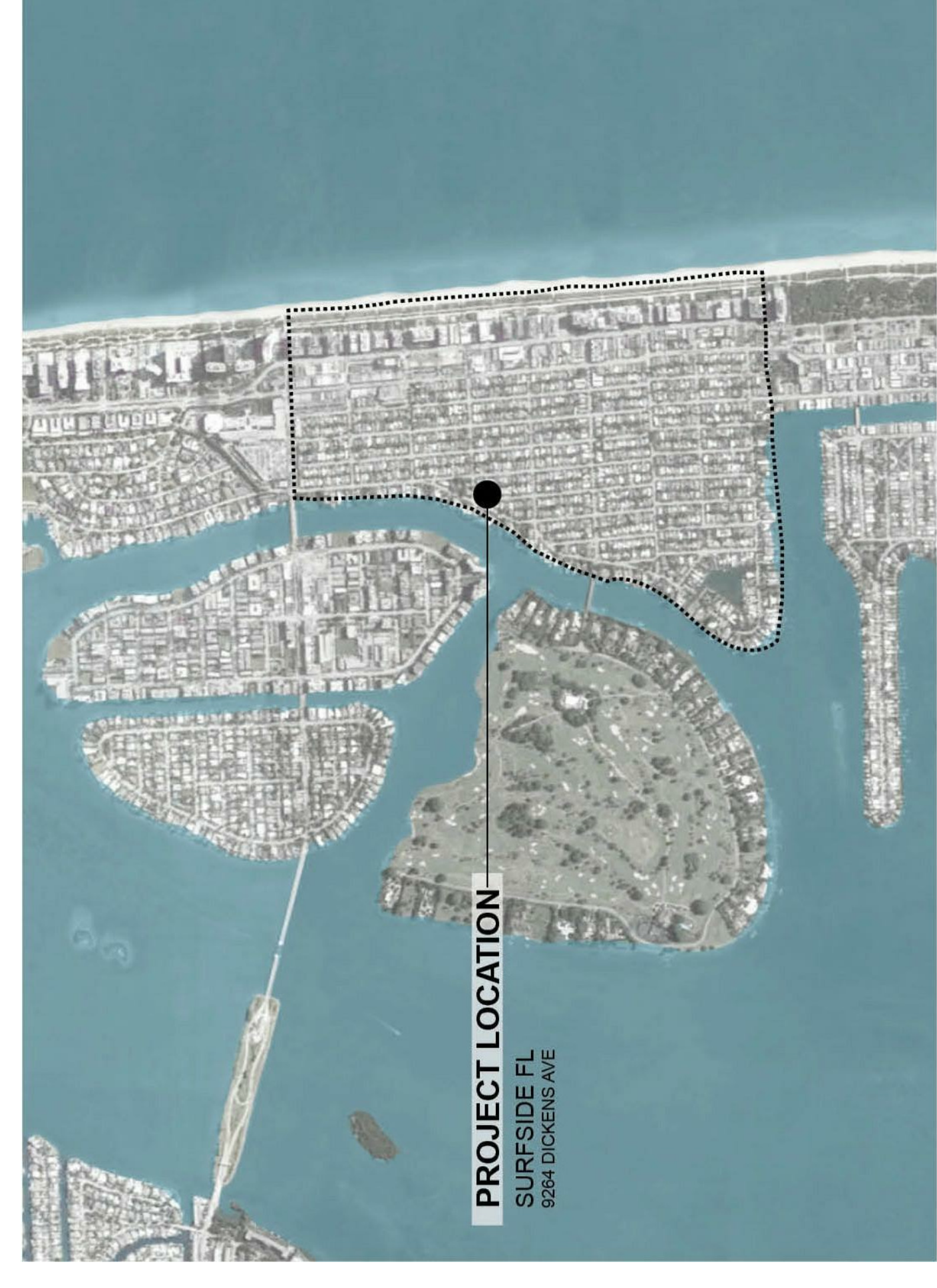
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6

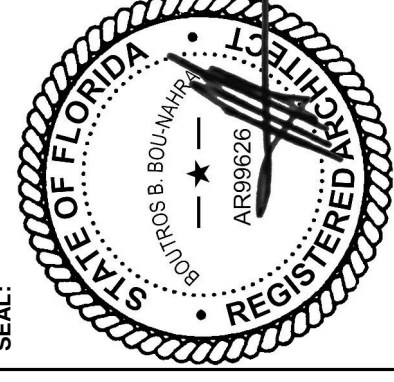


5



- ADDRESSES:
- 1. 9272 DICKENS AVE
 - 2. 9273 DICKENS AVE
 - 3. 9264 DICKENS AVE (SUBJECT PROPERTY)
 - 4. 9265 DICKENS AVE
 - 5. 9256 DICKENS AVE
 - 6. 9257 DICKENS AVE

DESIGNED, SPECIFICATIONS AND CONTRACT DOCUMENTS
FOR THE DEMOLITION OF THE EXISTING STRUCTURE
AND THE CONSTRUCTION OF THE PROPOSED STRUCTURE
ON THE ABOVE DESCRIBED PROPERTY. THE ARCHITECT
HAS NOT CONDUCTED A VISUAL SURVEY OF THE
PROPERTY TO VERIFY THE EXISTING CONDITIONS
AND THE PROPOSED STRUCTURE. THE ARCHITECT
IS NOT RESPONSIBLE FOR THE ACCURACY OF THE
EXISTING CONDITIONS OR THE PROPOSED
STRUCTURE. THE ARCHITECT'S LIABILITY IS LIMITED
TO THE DESIGN OF THE PROPOSED STRUCTURE.
PROJECT: 9264 DICKENS AVENUE, MIAMI, FL 33127

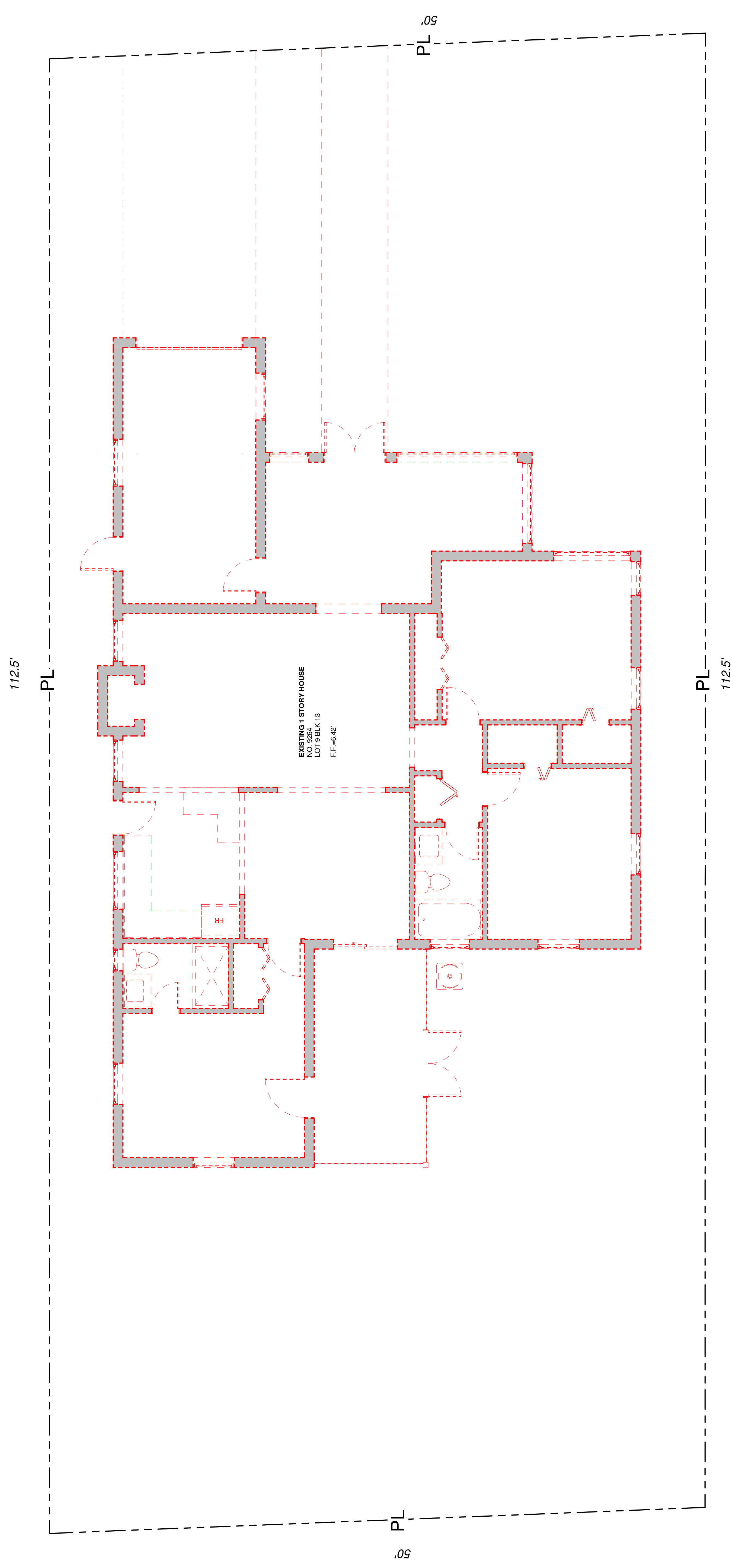


SEAL:
BOUTROS BOUNAHRA
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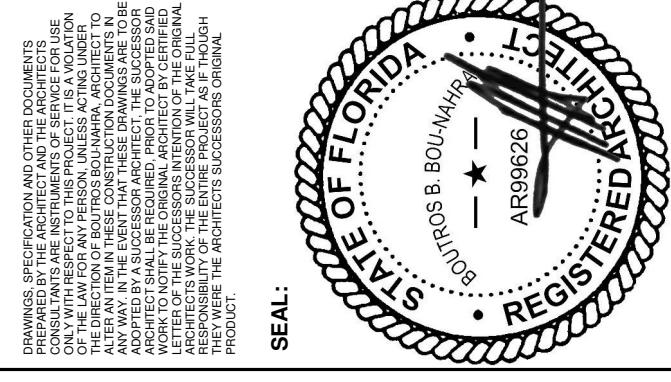
9264 DICKENS

PROJECT STATUS:
DRB PRESENTATION
4/5/22
CHECKED BY: BB
REVISIONS:
EXISTING CONDITIONS
A-3



① EXISTING STRUCTURE
1/4" = 1'-0"

DEMOLISH EXISTING STRUCTURE IN ITS ENTIRETY



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 AR#99626

BOUTROS BOUNAHRA
 architect

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 9264 DICKENS AVE MIAMI FL

PROJECT STATUS:
 DRB PRESENTATION

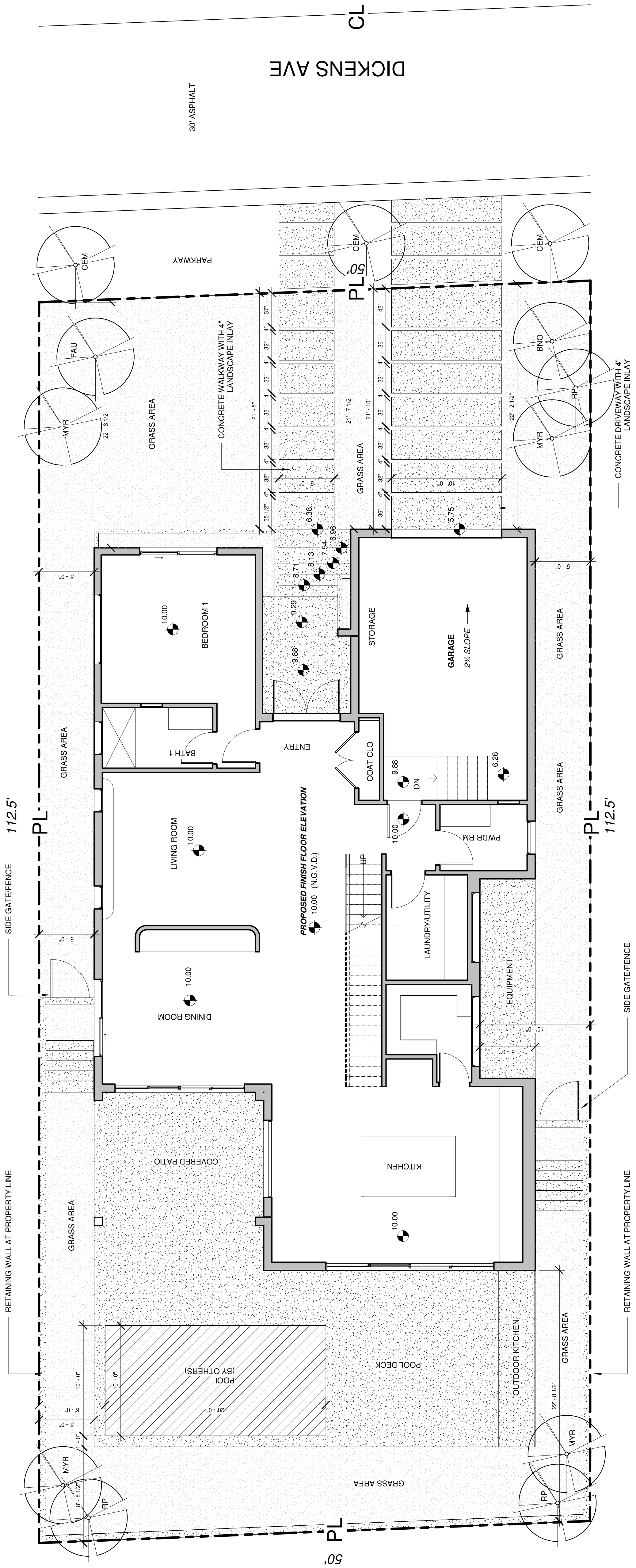
4/5/22

CHECKED BY: BB

REVISIONS:

SITE PLAN

A-4



ZONING DESIGNATION
 H30B
LOT DIMENSION
 112.5' X 50'
LOT AREA
 5625

LOT COVERAGE

	SF	MAXIMUM	PROPOSED
1ST FLOOR AREA	2193	40%	39.0
2ND FLOOR AREA	1797	32%	31.9
TOTAL SF	3990		

HEIGHT

	MAXIMUM	PROPOSED
FROM AVG CROWN TO TOP TIE BEAM	30'	29'-6"
FROM AVG CROWN TO TOP RIDGE	NA	31'-5"
FROM 1ST FFE TO TOP TIE BEAM	NA	22'-6"
FROM 1ST FFE TO TOP RIDGE	NA	27'-2"

SETBACK

	MAXIMUM	PROPOSED
1ST FLOOR		
FRONT SETBACK	20'	21'-7 1/2"
SIDE SETBACK	5'	5'
REAR SETBACK	5'	5'
2ND FLOOR		
FRONT SETBACK	MAXIMUM	PROPOSED
SIDE SETBACK (NORTH)	30'	30'
SIDE SETBACK (SOUTH)	10'	10' AVG
REAR SETBACK	20'	26'-9 1/2"

ENCROACHMENTS

	MAXIMUM	PROPOSED
ROOF EAVES	2'	1'-4"

LANDSCAPE AND PERMEABILITY

	SF	MIN REQ	PROPOSED
TOTAL PERVIOUS AREA	1975	35%	35.1%
TOTAL IMPERVIOUS AREA	1457	NA	26
PERVIOUS FRONT YARD	731	50%	73
PERVIOUS REAR YARD	452	40%	45
PERVIOUS SIDE YARD (NORTH)	320	50%	89
PERVIOUS SIDE YARD (SOUTH)	328	50%	91

1 SITE PLAN
 3/16" = 1'-0"

LANDSCAPE NOTES:

- 20% OF ALL LANDSCAPING MUST BE FLORIDA FRIENDLY

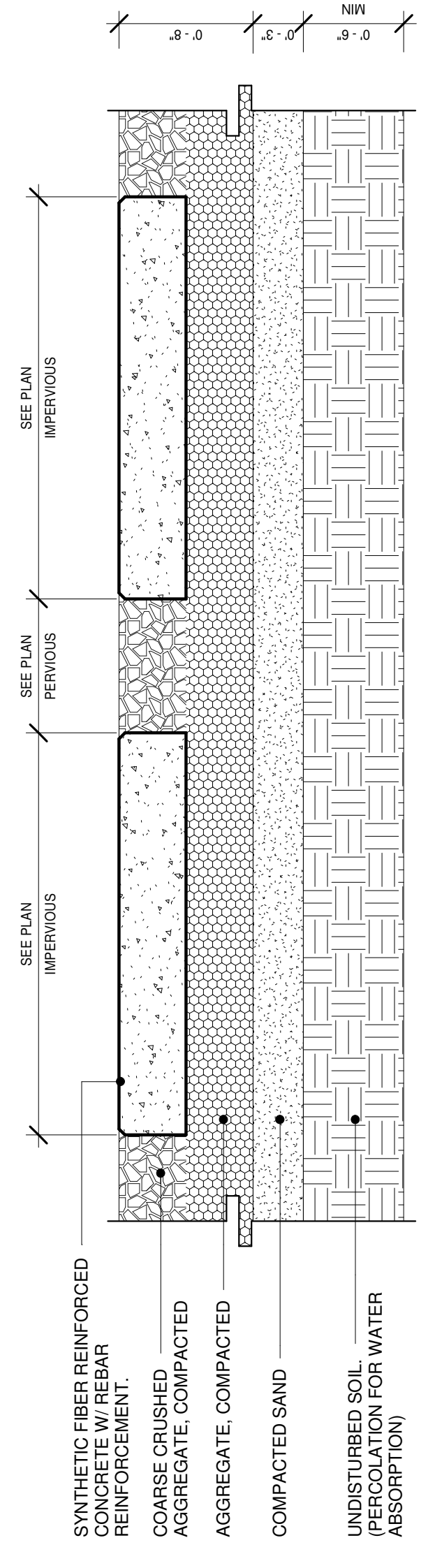
LANDSCAPE TABLE:

MARK	QUANTITY	BOTANICAL NAME	COMMON NAME
BNO	1	BISMARCKIA NOBILIS	BISMARCKIA PALM
FAU	1	FICUS AUREA	STRANGLER FIG
CEM	3	CONOCARPUS ERECTUS MOMBA	GREEN BUTTWOOD
MYR	4	MYRSINANTHUS FRAGRANS	SIMPSON STOPPER
RP	3	ROYSTONIA OLERACEA	ROYAL PALM

GENERAL NOTES:

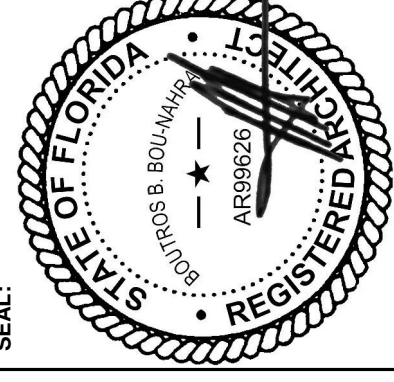
- THE BUILDING SHALL RECEIVE A COMPLETE TREATMENT FOR PREVENTION OF SUBTERRANEAN TERMITES.
- ALL ELEVATIONS ARE EXPRESSED IN N.G.V.D.
- ALL STORMWATER ON SITE SHALL BE ADEQUATELY RETAINED WITHIN PROPERTY LINES; FINAL GRADING TO PROVIDE DRAINAGE OR RUN-OFF WATER WITHIN PROPERTY LINE.
- ALL MECH. AND ELEC. EQUIPMENT IS LOCATED AT BFE+1 AND COMPLIES WITH BUILDING SETBACKS.
- ALL SETBACKS ARE MEASURED FROM FINISH WALL
- FLOOD DATA DESIGN TO COMPLY WITH ASCE 24 FBC 2020

NOTE: ALL AREAS USED FOR PARKING AND MANEUVERING OF VEHICLES SHALL BE PAVED WITH A DUSTLESS, ALL WEATHER SURFACING MATERIAL CAPABLE OF CARRYING A WHEEL LOAD OF 4,000 POUND



2 DRIVEWAY DETAIL
 1 1/2" = 1'-0"

FOR THE STATE OF FLORIDA, I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO THE BOARD OF ARCHITECTS AND ENGINEERS OF THE STATE OF FLORIDA. I AM A REGISTERED ARCHITECT IN THE STATE OF FLORIDA. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.



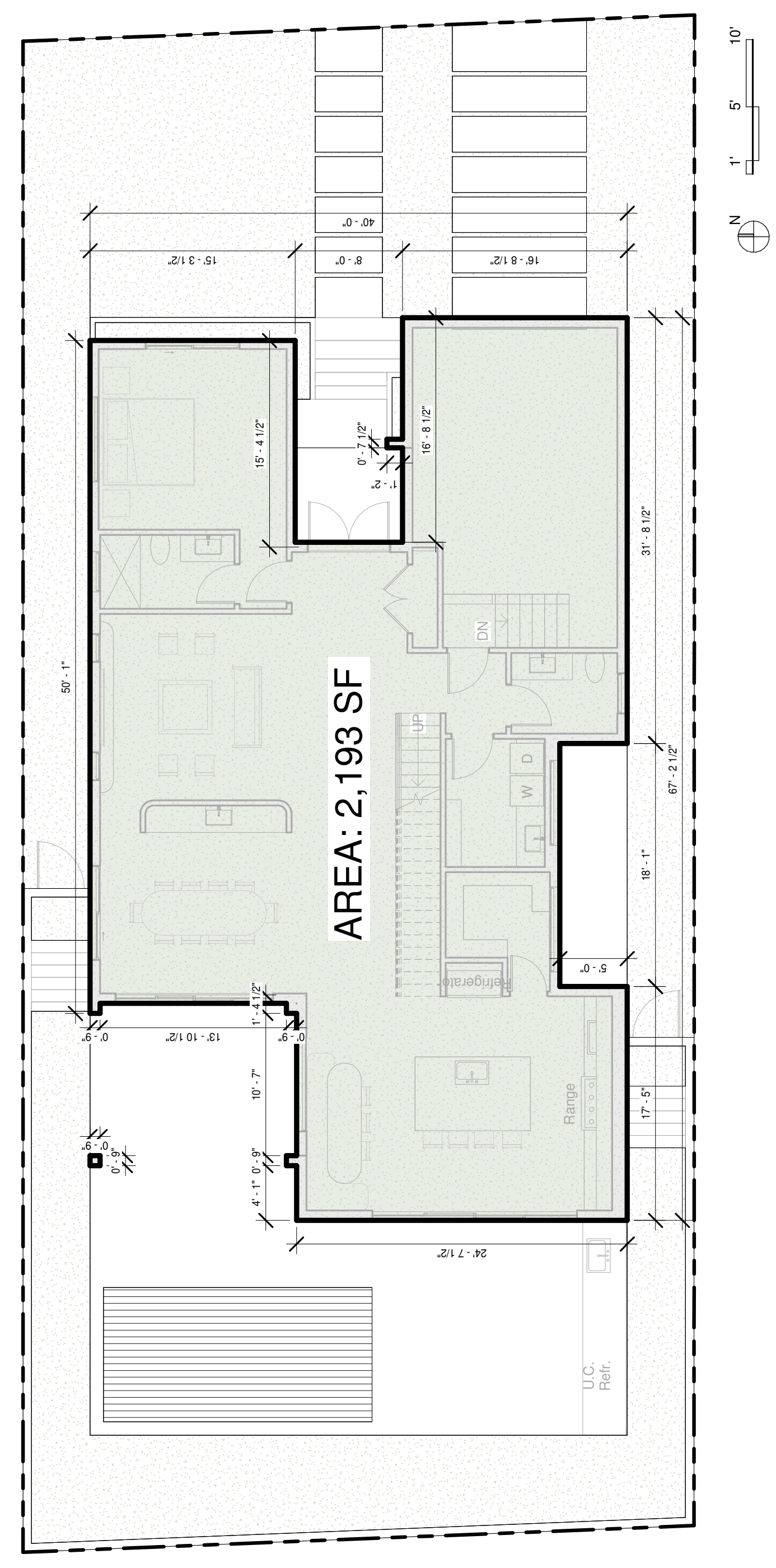
SEAL: **BOUROS BOUHARA**
 architect
 240 NW 25TH STREET #634 MIAMI FL 33127
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 BOUROSBOUHARA.COM
 AR#99626

9264 DICKENS
 CLIENT NAME: ERIK ZIMMERMAN
 9264 DICKENS AVE MIAMI FL

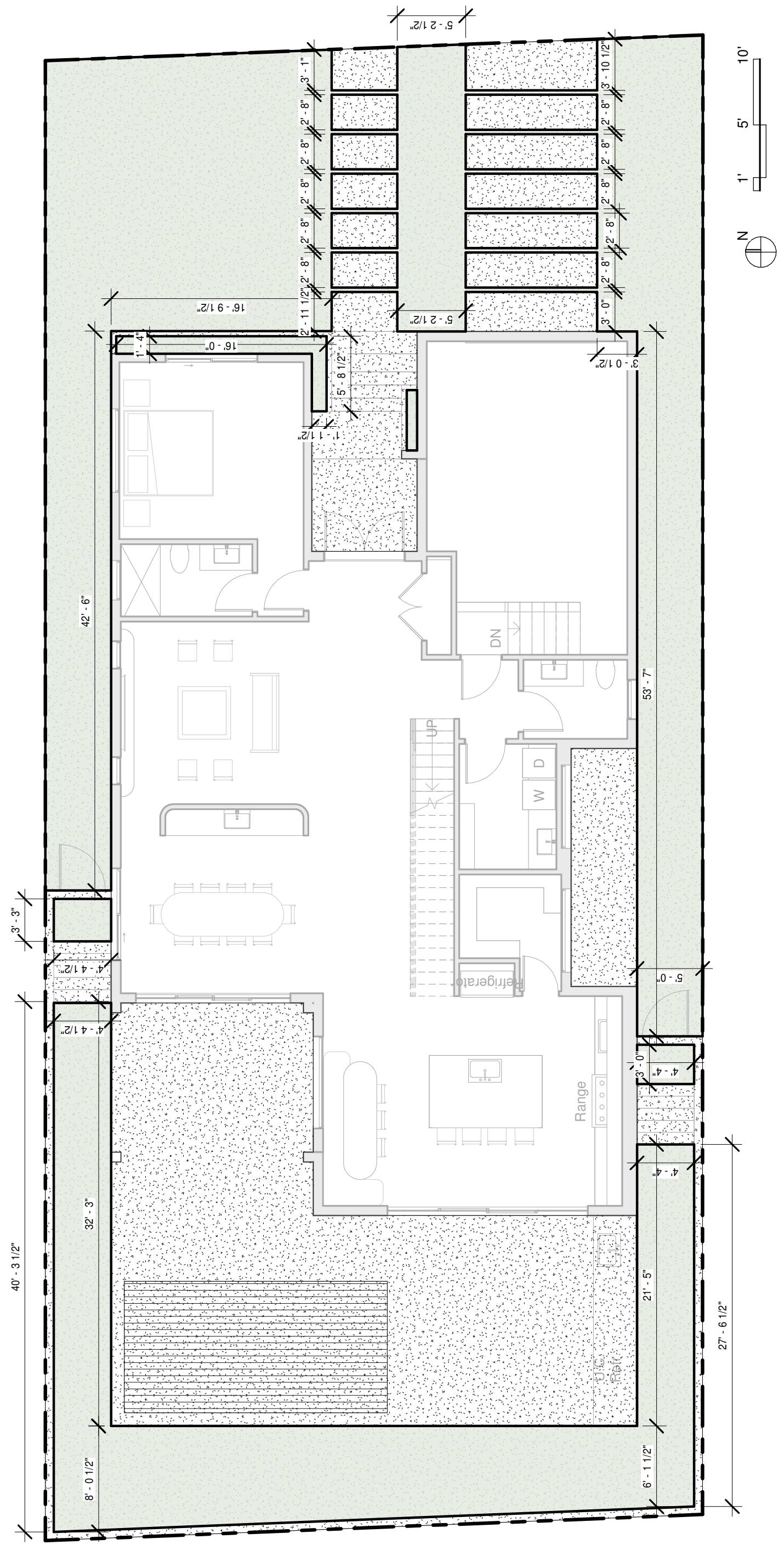
PROJECT STATUS:
 DRB PRESENTATION
 4/5/22
CHECKED BY: BB
REVISIONS:
 ZONING STUDY
A-5

LOT COVERAGE:
 1ST FLOOR AREA: **2,193 SF**
 MAXIMUM : 40%
 PROPOSED: 39%

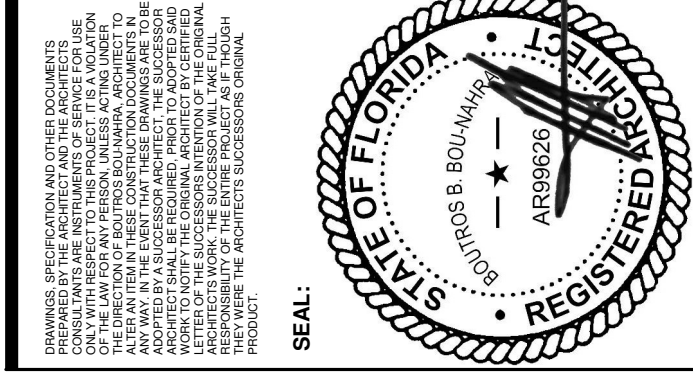
LANDSCAPE AND PERMEABILITY:
 TOTAL PERVIOUS: **1,975 SF**
 MIN REQUIRED : 35%
 PROPOSED: 35.1%



① BUILDING COVERAGE
 1/8" = 1'-0"



② PERVIOUS VS IMPERVIOUS STUDY
 1/8" = 1'-0"



SEAL: **BOUROS BOUNAHRA** ARCHITECT

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 BOUROSBOUNAHRA.COM
 AR#99626

CLIENT NAME: ERIK ZIMMERMAN
 9264 DICKENS AVE MIAMI FL

9264 DICKENS

PROJECT STATUS:
 DRB PRESENTATION
 4/5/22
 CHECKED BY: BB

REVISIONS:

ZONING STUDY

A-6

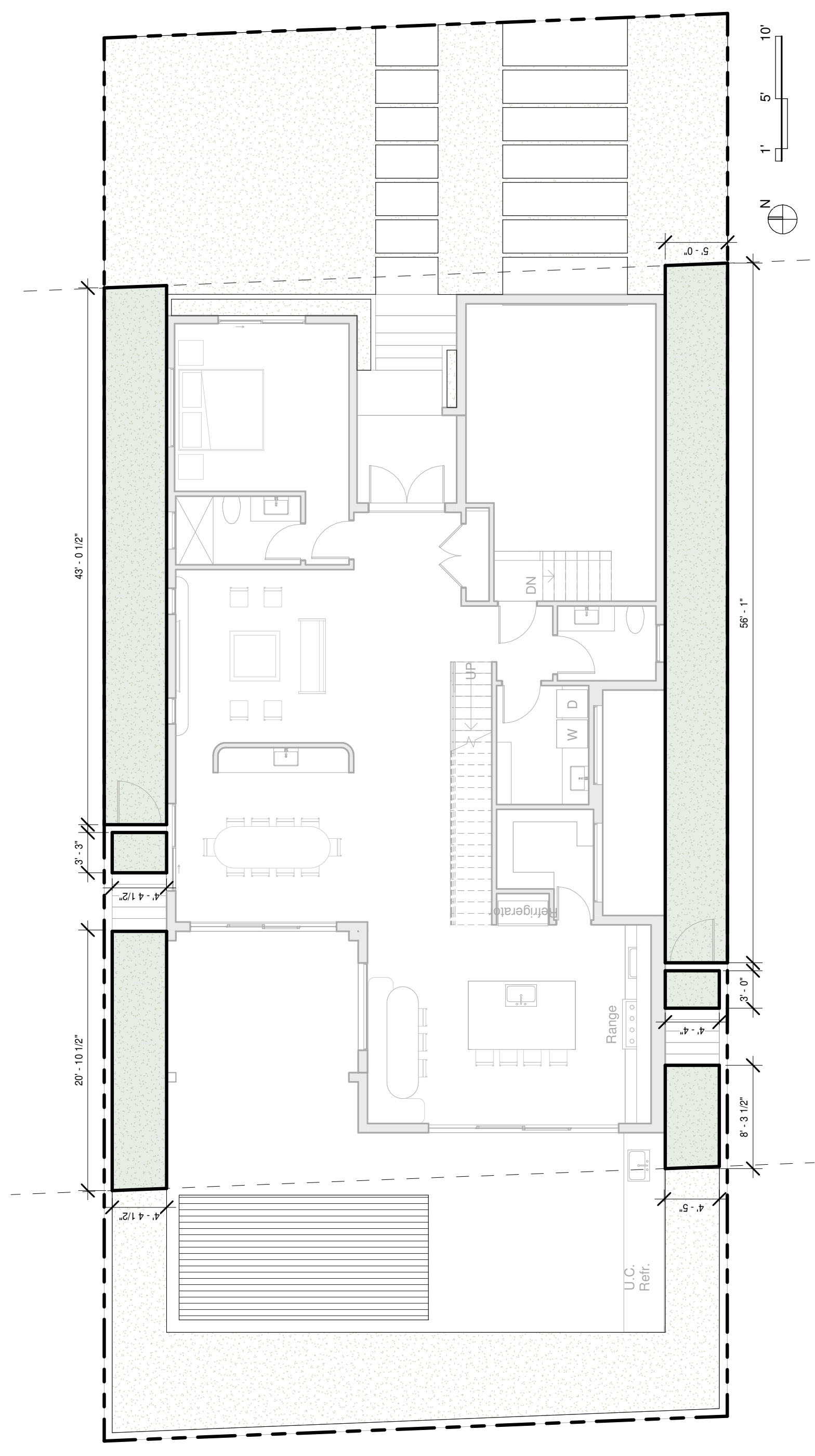
LANDSCAPE AND PERMEABILITY: SIDE SETBACK

TOTAL IMPERVIOUS
 (NORTH SETBACK): **320 SF**

MIN REQUIRED : 50%
 PROPOSED: 89%

TOTAL IMPERVIOUS
 (SOUTH SETBACK): **328 SF**

MIN REQUIRED : 50%
 PROPOSED: 91%



① SIDE YARD PERVIOUS STUDY
 1/8" = 1'-0"

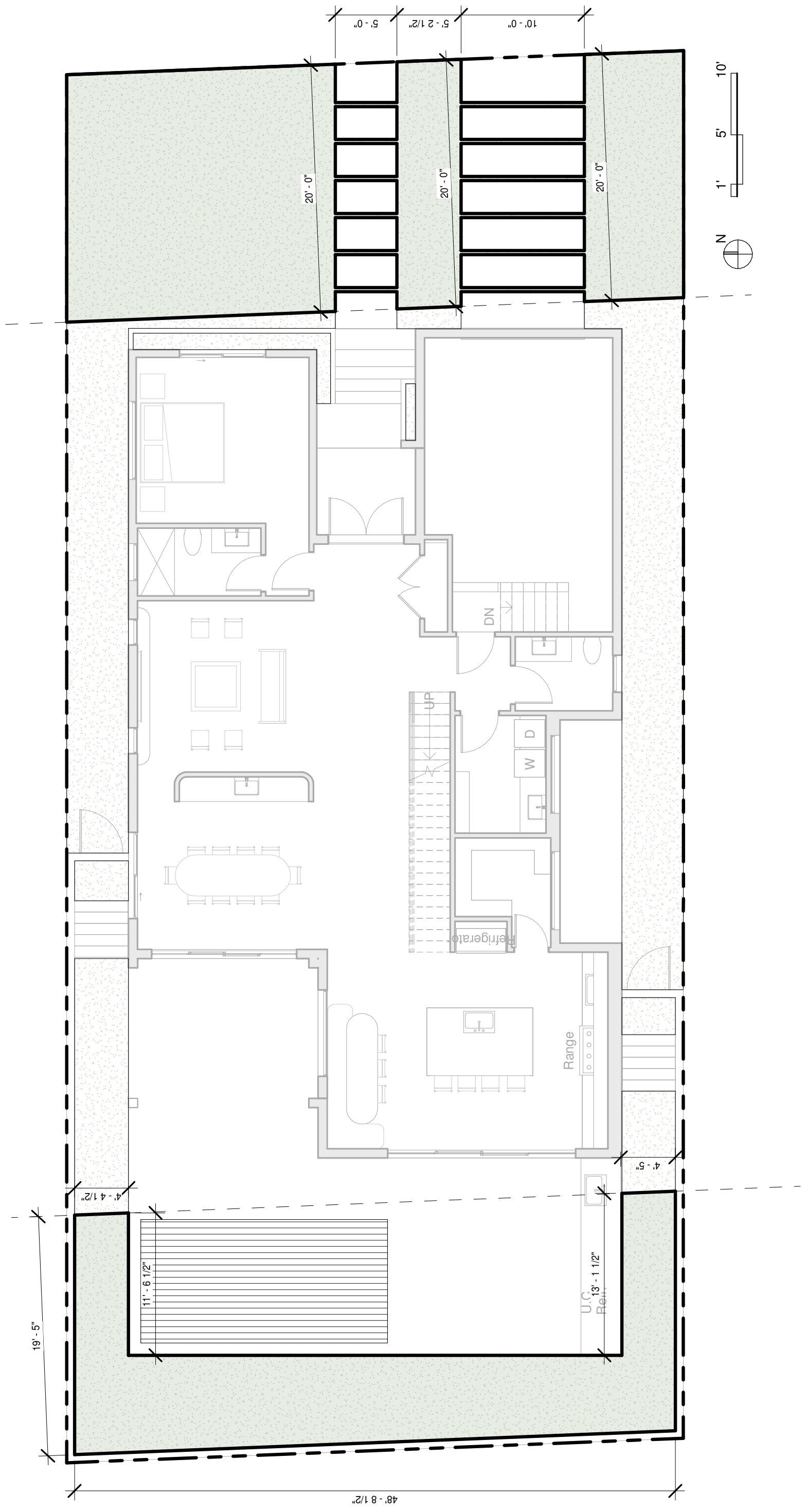
LANDSCAPE AND PERMEABILITY: FRONT / REAR SETBACK

TOTAL IMPERVIOUS
 (FRONT SETBACK): **731 SF**

MIN REQUIRED : 50%
 PROPOSED: 73%

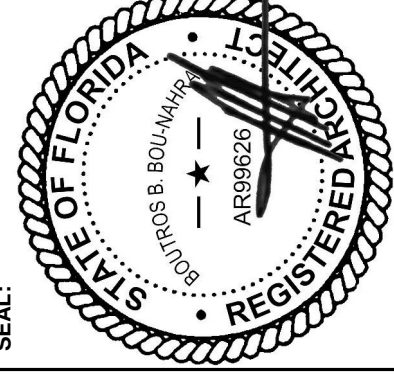
TOTAL IMPERVIOUS
 (REAR SETBACK): **452 SF**

MIN REQUIRED : 40%
 PROPOSED: 45%



② FRONT & REAR YARD PERVIOUS STUDY
 1/8" = 1'-0"

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SEAL:

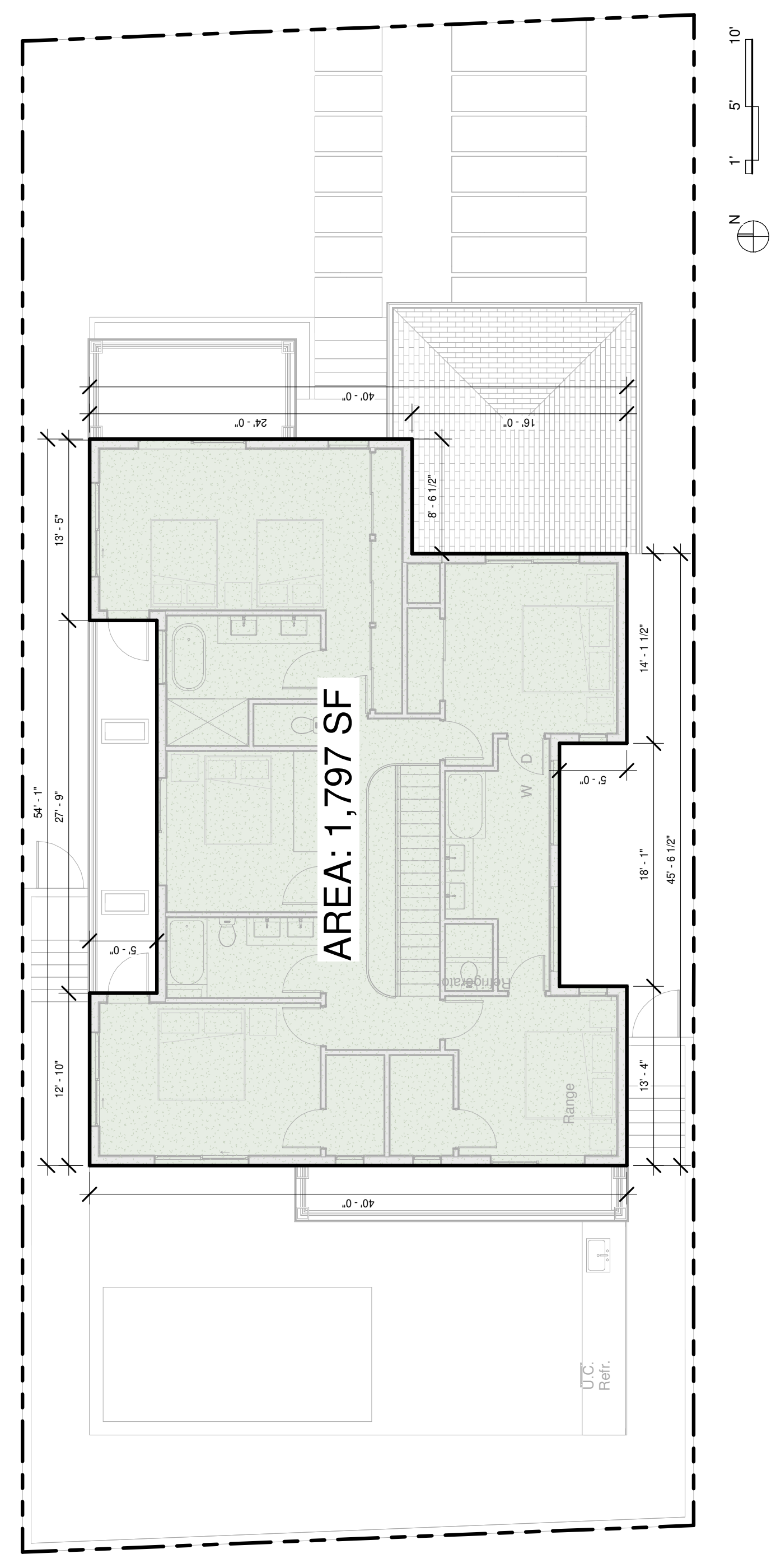
BOUTROS BOUNAHRA architect
 240 NW 25TH STREET #634 MIAMI FL 33127
 954 804 4168 MAIL@BOUTROSBOUNAHRA.COM
 BOUTROSBOUNAHRA.COM
 AR#99626

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 9264 DICKENS AVE MIAMI FL
 CLIENT NAME: ERIK ZIMMERMAN

PROJECT STATUS:
 DRB PRESENTATION
 4/5/22
 CHECKED BY: BB
 REVISIONS:
 ZONING STUDY

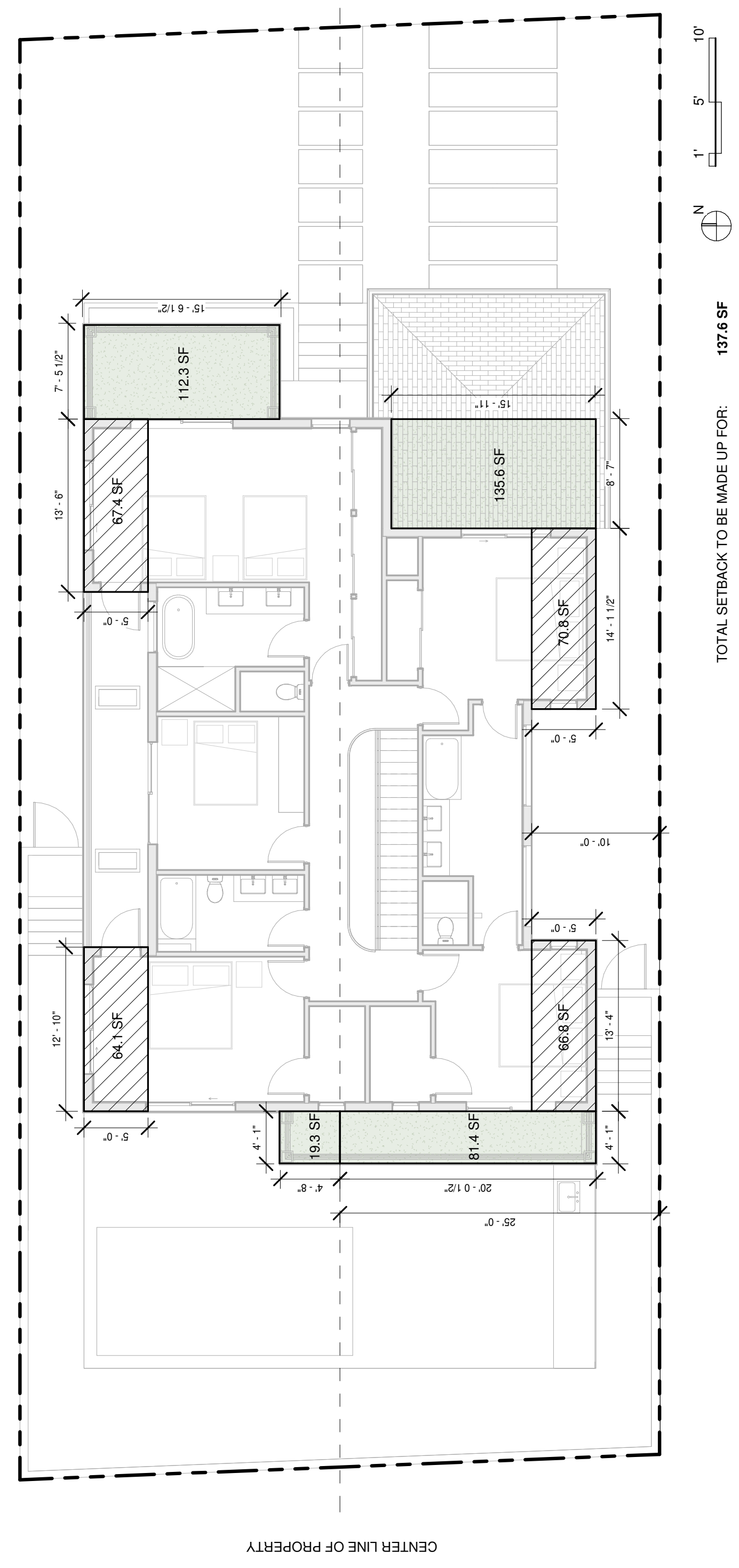
A-7

LOT COVERAGE: SECOND FLOOR
2ND FLOOR AREA: 1,797 SF
 MAXIMUM : 32%
 PROPOSED: 31.9%



① 2ND FLOOR COVERAGE
 1/8" = 1'-0"

TOTAL SETBACK TO BE MADE UP FOR: 131.5 SF
 TOTAL SETBACK MADE UP: 131.6 SF
 MIN AVERAGE SETBACK: 10' MIN AVG SETBACK

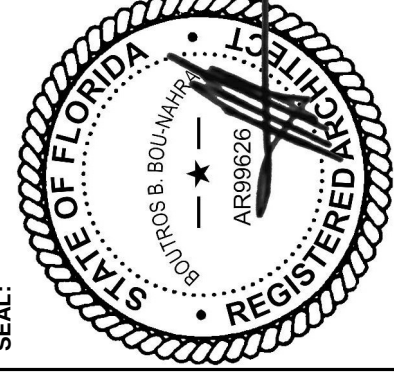


TOTAL SETBACK TO BE MADE UP FOR: 137.6 SF
 TOTAL SETBACK MADE UP: 217 SF
 MIN AVERAGE SETBACK: 10' MIN AVG SETBACK

② 2ND FLOOR COVERAGE SETBACKS
 1/8" = 1'-0"

2ND FLOOR AVERAGE SETBACK:
NORTH SETBACK: 10' AVERAGE SETBACK
 MIN REQUIRED : 10'
 MIN PROPOSED: 10'
SOUTH SETBACK: 10' AVERAGE SETBACK
 MIN REQUIRED : 10'
 MIN PROPOSED: 10'

SEAL:



BOUTROS BOUNAHRA architect

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BOUTROSBOUNAHRA.COM
AR#99626

CLIENT NAME: ERIK ZIMMERMAN

9264 DICKENS AVE MIAMI FL

9264 DICKENS

PROJECT STATUS:
DRB PRESENTATION

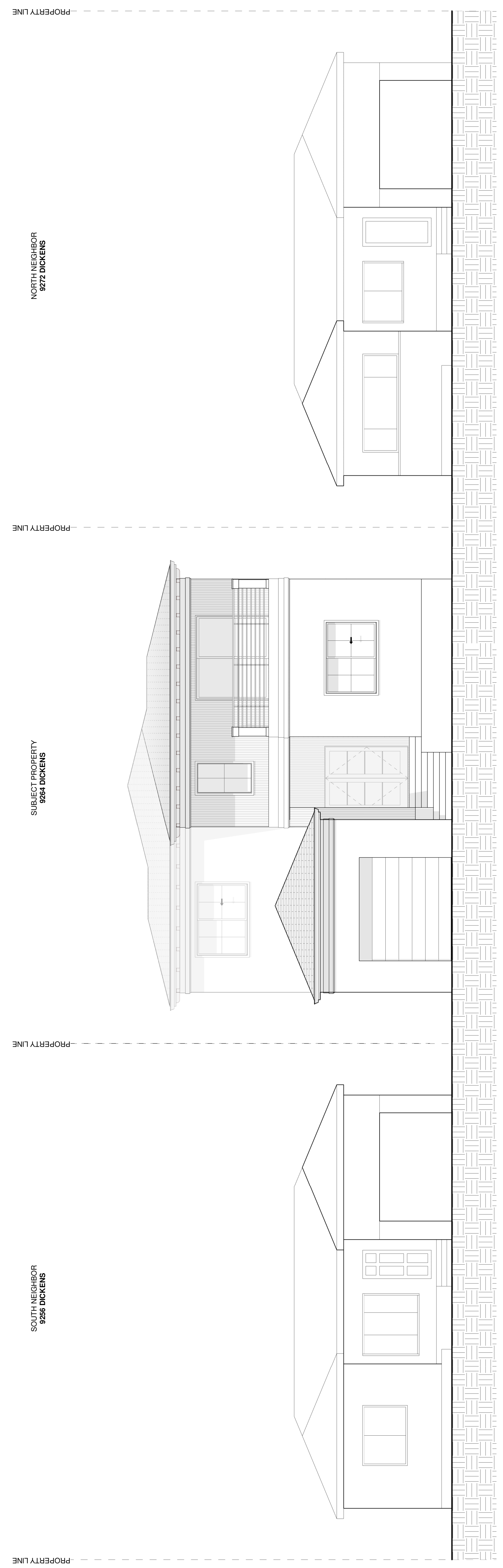
4/5/22

CHECKED BY: BB

REVISIONS:

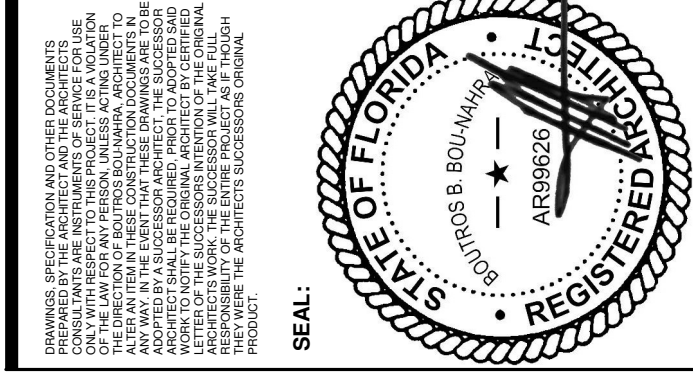
SITE PROFILE

A-8



1 CONTEXTUAL ELEVATION STUDY
3/16" = 1'-0"

STATE OF FLORIDA
REGISTERED PROFESSIONAL ARCHITECT
ERIK ZIMMERMAN
LICENSE NO. AR#99626
I HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SUBMITTED TO THE BOARD OF ARCHITECTURE.
DATE: 4/5/22
OFFICE: 240 NW 25TH STREET #634 MIAMI FL 33127
PHONE: 954 804 4168
FAX: 954 804 4168
EMAIL: MAIL@BOUTROSBOUNAHRA.COM
WWW.BOUTROSBOUNAHRA.COM



SEAL:

BOUROS BOUNAHRA
architect

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954 804 4168 MAIL@BOUROSBOUNAHRA.COM
BOUROSBOUNAHRA.COM
AR#99626

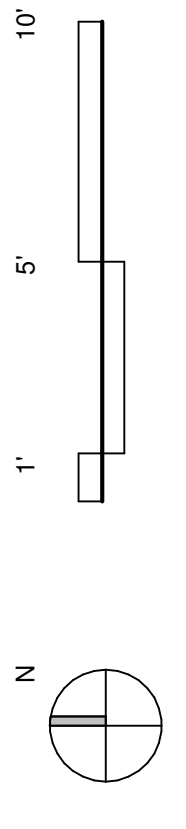
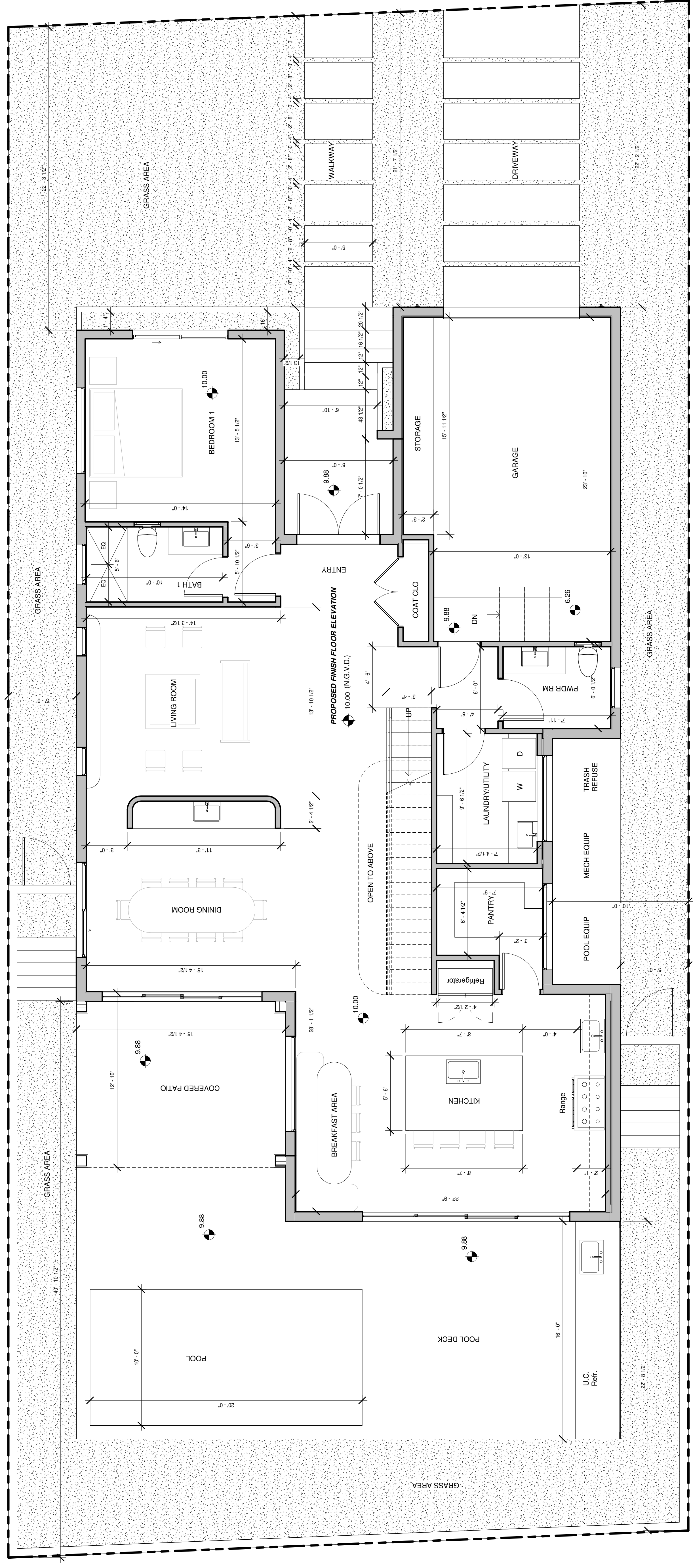
CLIENT NAME: ERIK ZIMMERMAN
9264 DICKENS AVE MIAMI FL

9264 DICKENS

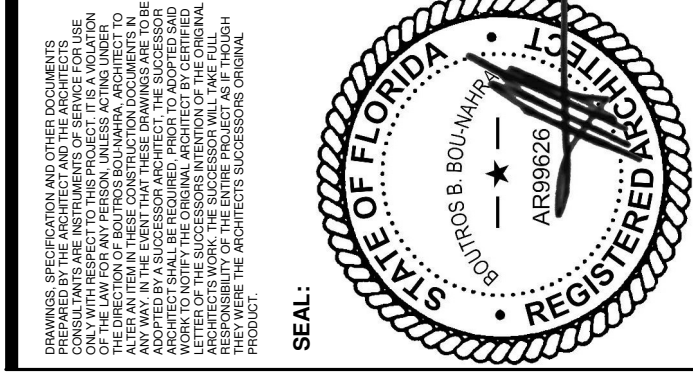
PROJECT STATUS:
DRB PRESENTATION
4/5/22
CHECKED BY: BB
REVISIONS:

FIRST FLOOR PLAN

A-9



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



I, ERIK ZIMMERMAN, ARCHITECT, LICENSE NO. AR#99626, STATE OF FLORIDA, BOARD OF ARCHITECTURE, DO HEREBY CERTIFY THAT I AM THE ARCHITECT OF RECORD FOR THE PROJECT DESCRIBED HEREIN. I AM NOT PROVIDING ANY SERVICES OR PROFESSIONAL OPINION ON ANY MATTER NOT SPECIFICALLY IDENTIFIED IN THE PROJECT DESCRIPTION. I AM NOT PROVIDING ANY SERVICES OR PROFESSIONAL OPINION ON ANY MATTER NOT SPECIFICALLY IDENTIFIED IN THE PROJECT DESCRIPTION. I AM NOT PROVIDING ANY SERVICES OR PROFESSIONAL OPINION ON ANY MATTER NOT SPECIFICALLY IDENTIFIED IN THE PROJECT DESCRIPTION.

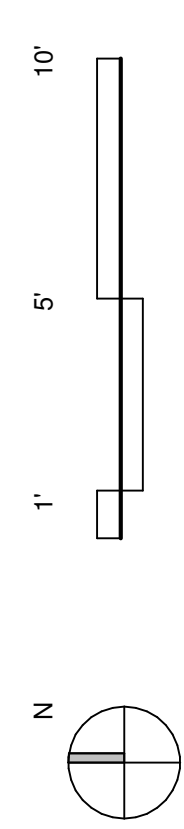
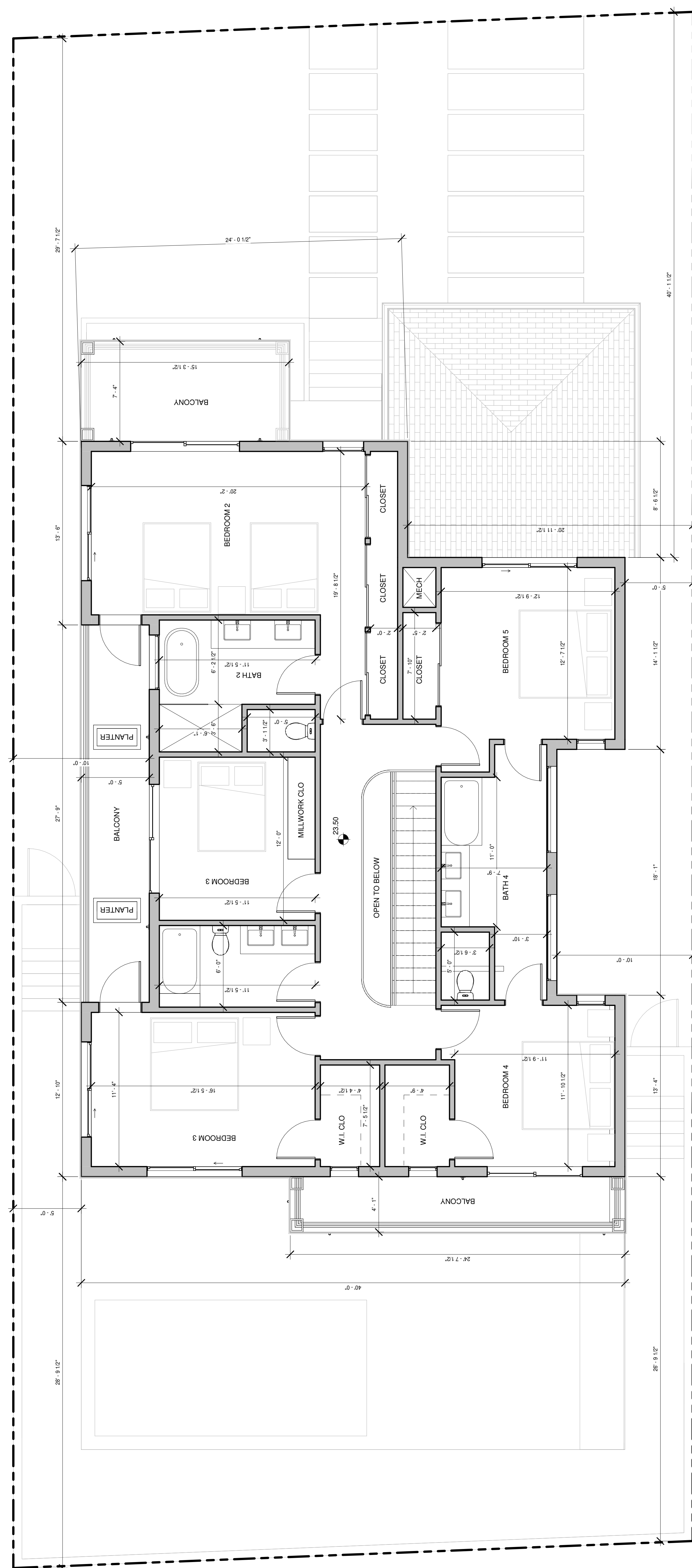
9264 DICKENS
 architect

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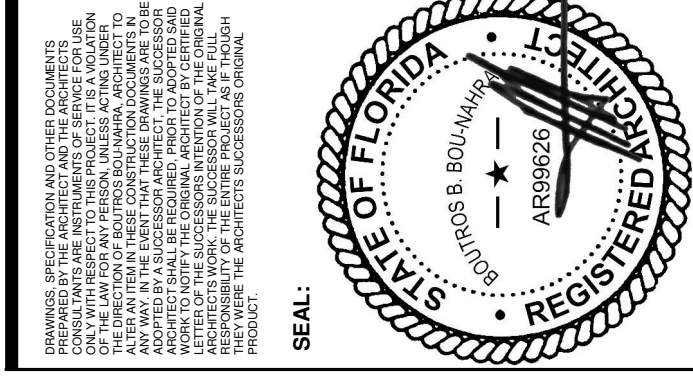
CLIENT NAME: ERIK ZIMMERMAN
 9264 DICKENS AVE MIAMI FL

PROJECT STATUS:
 DRB PRESENTATION
 4/5/22
 CHECKED BY: BB
 REVISIONS:

SECOND FLOOR
 PLAN
A-10



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

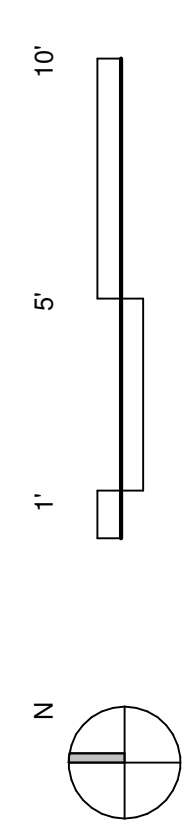
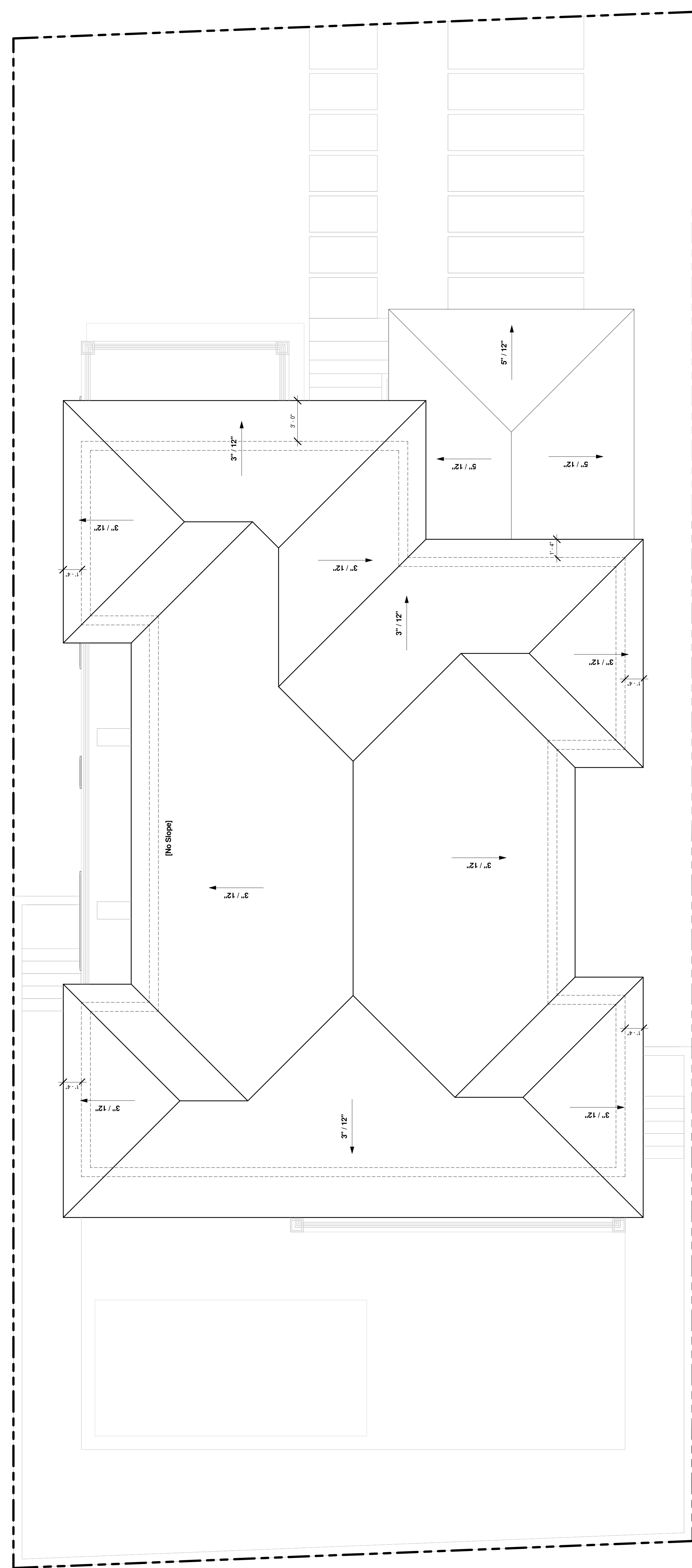


SEAL: STATE OF FLORIDA
ERIK ZIMMERMAN
REGISTERED PROFESSIONAL ENGINEER
LICENSE NO. 12487

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954 804 4168 MAIL@BOUTROSBOUNAHRA.COM
BOUTROSBOUNAHRA.COM
AR#99626

9264 DICKENS
9264 DICKENS AVE MIAMI FL
CLIENT NAME: ERIK ZIMMERMAN

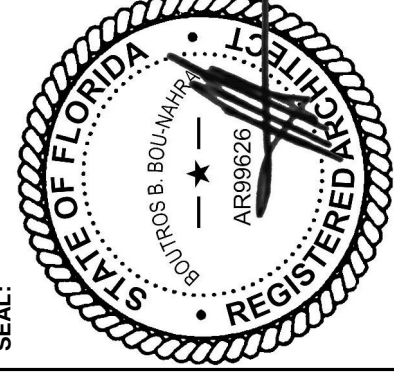
PROJECT STATUS:
DRB PRESENTATION
4/5/22
CHECKED BY: BB
REVISIONS:
ROOF PLAN
A-11



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

DRB PRESENTATION
DATE: 4/5/22
PROJECT: 9264 DICKENS AVE MIAMI FL
CLIENT: ERIK ZIMMERMAN
ARCHITECT: BOUTROS BOUNAHRA
REGISTERED PROFESSIONAL ENGINEER
LICENSE NO. 12487
STATE OF FLORIDA

PERMITS, SPECIFICATIONS AND CODES COMPLIANT WITH ALL APPLICABLE REGULATIONS AND ORDINANCES. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY OTHER PROFESSIONALS OR THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY THE CLIENT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY OTHER PROFESSIONALS OR THE ACCURACY OF THE INFORMATION PROVIDED TO HIM BY THE CLIENT.



SEAL:
 ERIC ZIMMERMAN
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF FLORIDA
 NO. 12487

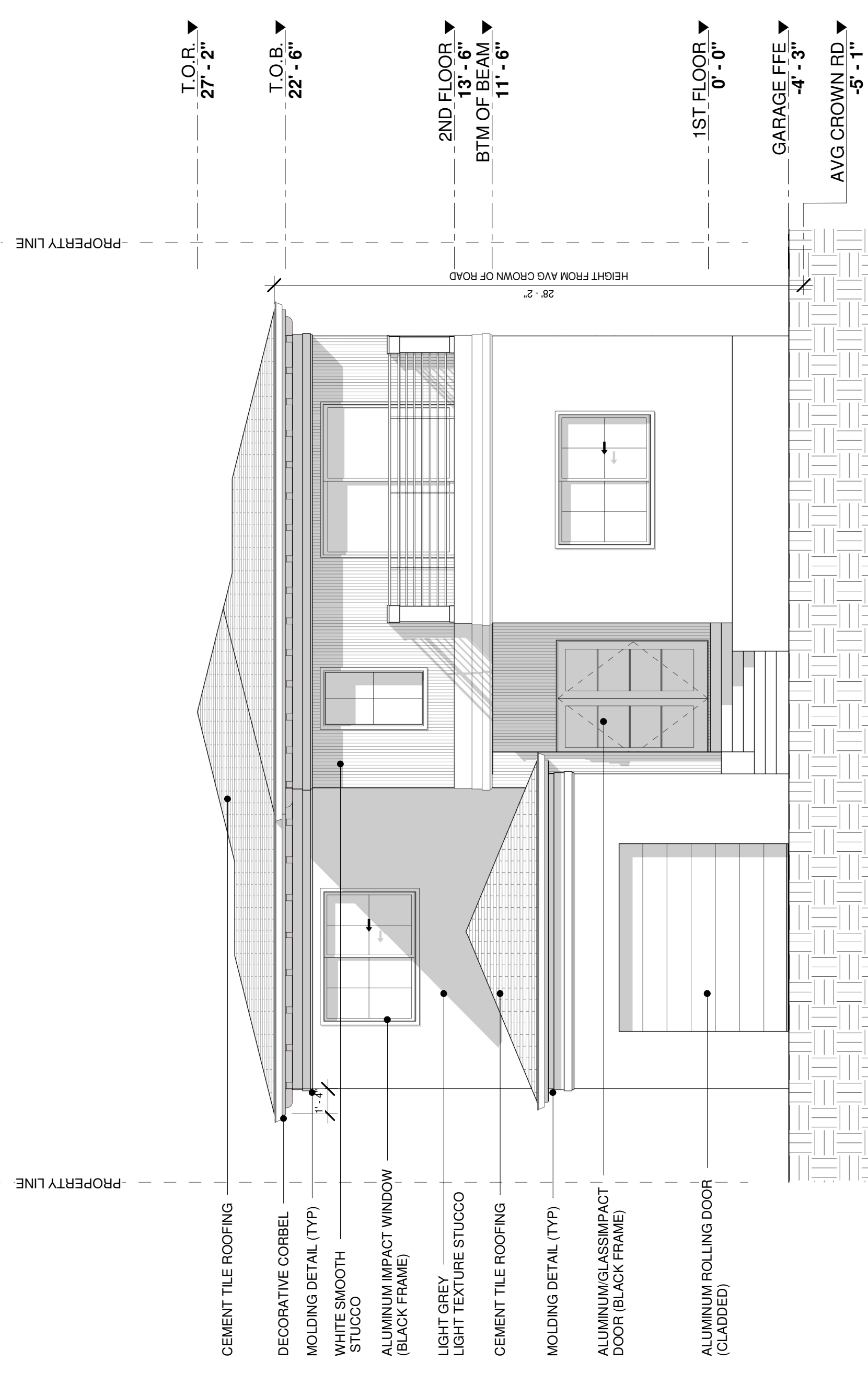
240 NW 25TH STREET #634 MIAMI FL 33127
 954 804 4168 MAIL@BOUTROSBOUNAHRA.COM
 BOUTROSBOUNAHRA.COM
 AR#99626

architect

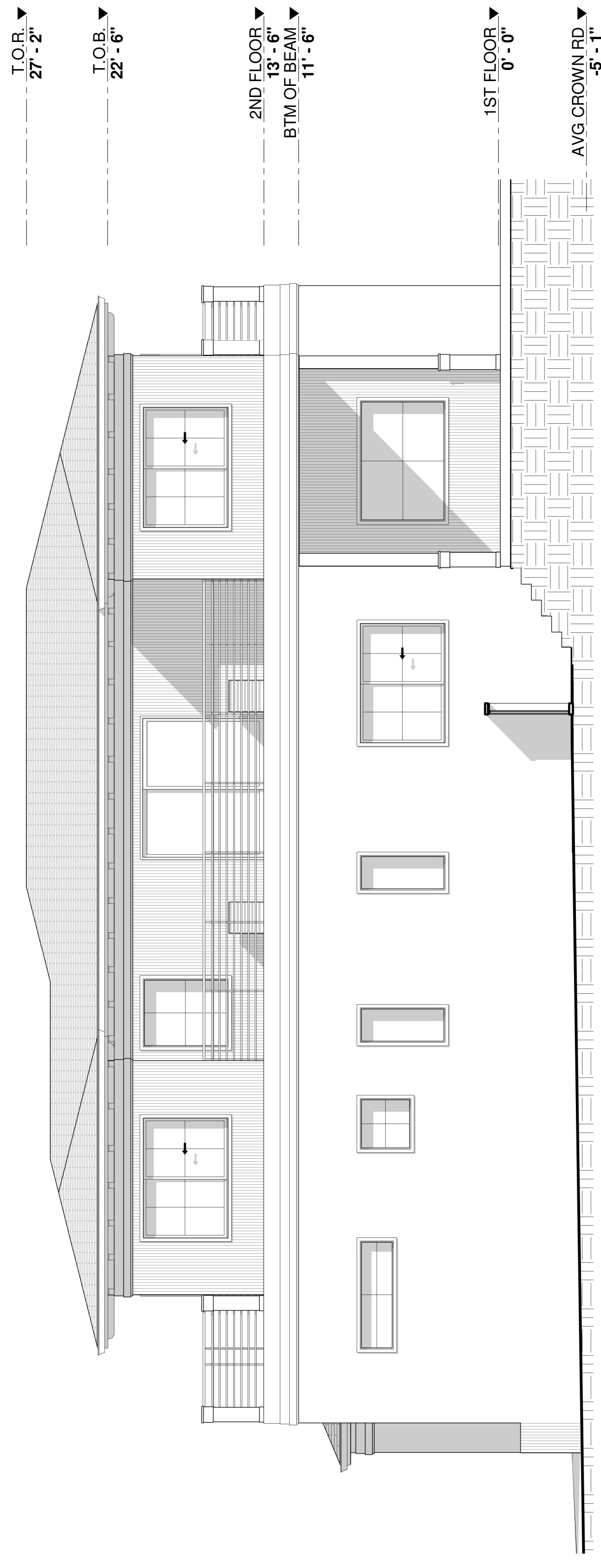
9264 DICKENS
 CLIENT NAME: ERIK ZIMMERMAN
 9264 DICKENS AVE MIAMI FL

PROJECT STATUS:
 DRB PRESENTATION
 4/5/22
 CHECKED BY: BB
 REVISIONS:
 BUILDING ELEVATION

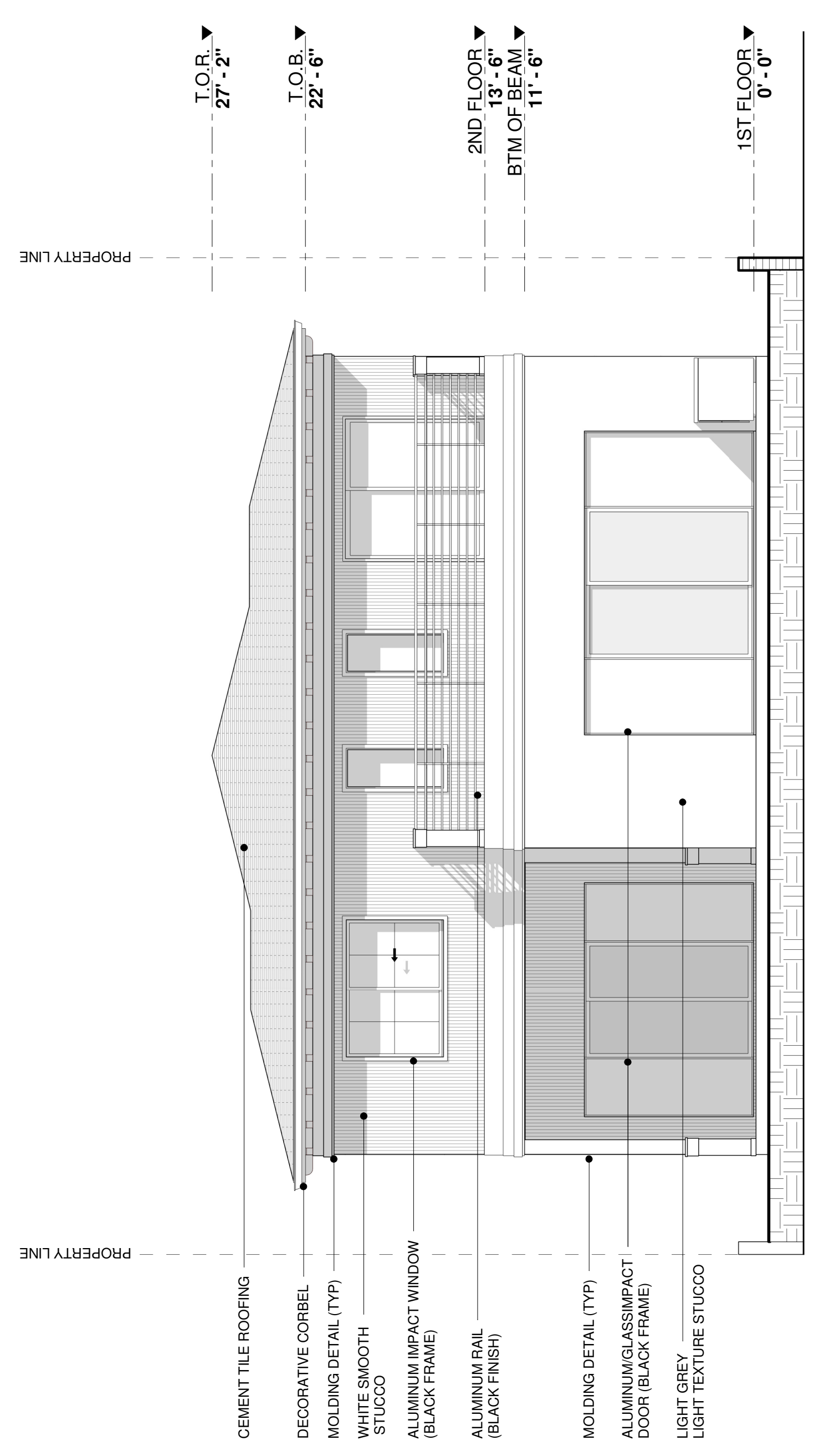
A-12



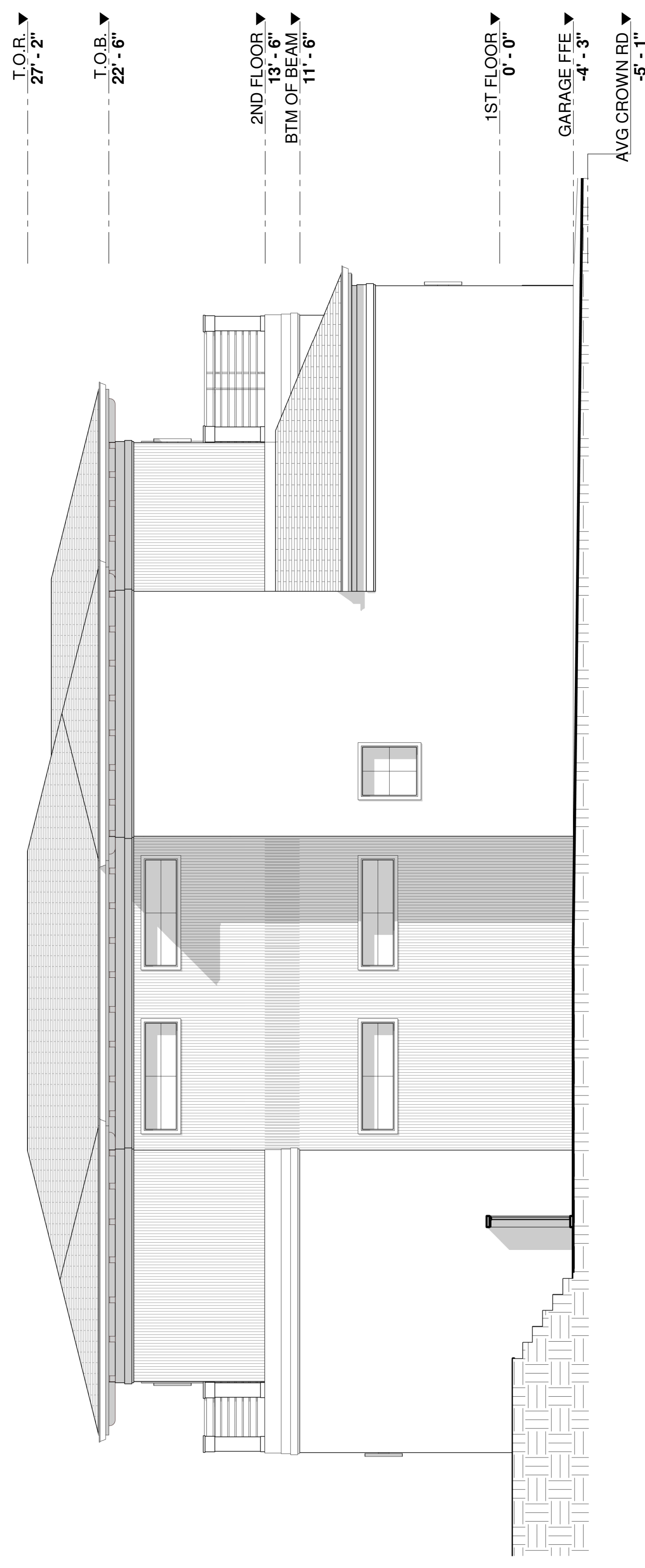
① Elevation - EAST
 3/16" = 1'-0"



② Elevation - NORTH
 3/16" = 1'-0"



④ Elevation - WEST
 3/16" = 1'-0"

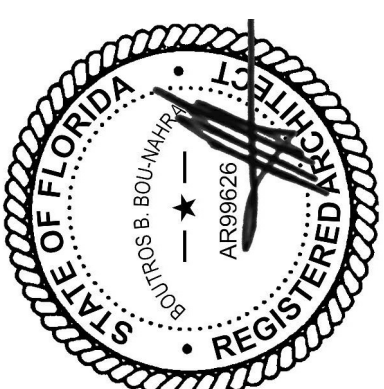


③ Elevation - SOUTH
 3/16" = 1'-0"

9264 DICKENS

BOUTROS BOUNAHRA architect

240 NW 25TH STREET #634 MIAMI FL 33127
MAIL@BOUTROSBOUNAHRA.COM
BOUTROSBOUNAHRA.COM
AR#99626



NOTE: LANDSCAPE SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. REFER TO SITE PLAN FOR ACTUAL SPECIES AND PLACEMENT

STATE OF FLORIDA
REGISTERED PROFESSIONAL ARCHITECT
BOUTROS BOUNAHRA
NO. 12587
SEAL: [Seal Description]




NOTE: LANDSCAPE SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. REFER TO SITE PLAN FOR ACTUAL SPECIES AND PLACEMENT



A-14

RENDERING

REVISIONS: 

CHECKED BY: BB

4/5/22

PROJECT STATUS:
DRB PRESENTATION

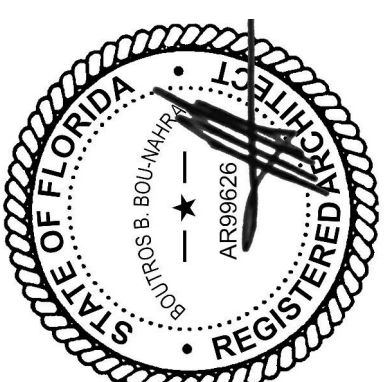
9264 DICKENS AVE MIAMI FL

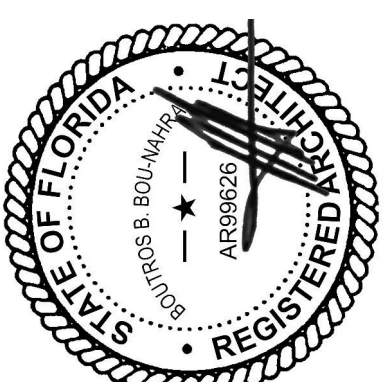
CLIENT NAME: ERIK ZIMMERMAN

BOUTROS BOUNAHRA architect

240 NW 25TH STREET #634 MIAMI FL 33127
954 804 4168 MAIL@BOUTROSBOUNAHRA.COM
BOUTROSBOUNAHRA.COM

AR#99626



SEAL: 

EXPIRES: 12/31/2024

STATE OF FLORIDA ARCHITECTS REGISTERED PROFESSIONAL ARCHITECT

ERIK ZIMMERMAN, ARCHITECT, NO. 12512

THE ARCHITECT HAS REVIEWED THIS SET OF PLANS AND CERTIFIES THAT THEY COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS AND THAT THE PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH THE SAME.

THIS SEAL IS VALID FOR THE STATE OF FLORIDA ONLY. IT IS NOT VALID FOR ANY OTHER JURISDICTION.

FOR MORE INFORMATION, VISIT US AT WWW.FLORIDAARCHITECTS.COM

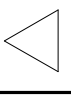


NOTE: LANDSCAPE SHOWN IS FOR ILLUSTRATION PURPOSES ONLY. REFER TO SITE PLAN FOR ACTUAL SPECIES AND PLACEMENT



A-15

RENDERING

REVISIONS: 

CHECKED BY: BB

4/5/22

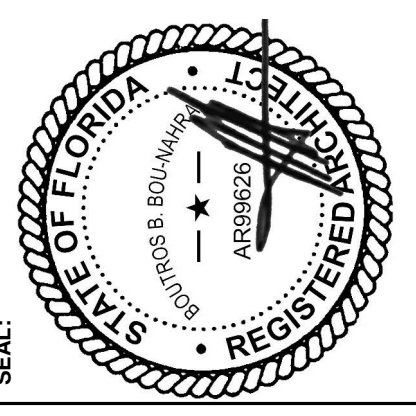
PROJECT STATUS:
DRB PRESENTATION

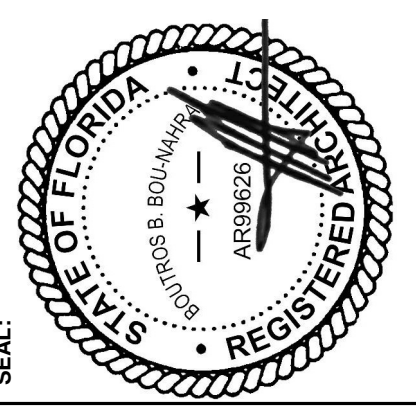
9264 DICKENS AVE MIAMI FL

CLIENT NAME: ERIK ZIMMERMAN

BOUTROS BOUNAHRA architect

240 NW 25TH STREET #634 MIAMI FL 33127
954 804 4168 MAIL@BOUTROSBOUNAHRA.COM
BOUTROSBOUNAHRA.COM
AR#99626



SEAL: 

DESIGNED BY: BOUTROS BOUNAHRA ARCHITECT
DRAWING NO: 2022-001-001-001-001
DATE: 04/05/2022
SCALE: 1/8" = 1'-0"
PROJECT: 9264 DICKENS AVE MIAMI FL 33127
CLIENT: ERIK ZIMMERMAN
ARCHITECT: BOUTROS BOUNAHRA
REGISTERED ARCHITECT, STATE OF FLORIDA, LICENSE NO. 12473
BOUTROS BOUNAHRA ARCHITECT, 240 NW 25TH STREET #634 MIAMI FL 33127
954 804 4168 MAIL@BOUTROSBOUNAHRA.COM
BOUTROSBOUNAHRA.COM



MEMORANDUM

ITEM NO. 7C.

To: Planning & Zoning Board

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

Date: April 28, 2022

Subject: **9348 Byron Avenue - New Two-Story Single-Family Residence**

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

Plat Waiver approval by the Town Commission and Miami Dade County.

Information provided on Sheet A.100 is not relevant to this site. Information should be added considering the Plat Waiver Survey to clearly describe the site plan area.

Provide additional information to support the proposed floor area coverage.

Roof overhang is limited to a maximum of 24 inches.

Air conditioners, pool equipment and or mechanical equipment are not included on the drawings. This equipment should be located at least 15 feet from the adjacent residence.

The pool equipment and the mechanical equipment will also be required to meet Flood elevation requirements.

Many of the proposed trees are not Florida Friendly species. Zoning in Progress requires 40% of the landscape material to be Florida Friendly.

A tree removal permit is required prior to the removal or relocation of existing site trees, per **Sec. 90-97**.

Background: This application is a request to construct a new 2-story single family residence with a side yard pool. In order to construct the residence, a Plat Waiver is being processed to expand the width of the 50 foot lot by 25 feet¹. The existing 1-story single family residences at 9348 and 9356 Byron Avenue will be demolished to allow the construction a new 2-story single family residence with a garage, front walkway, side yard pool and deck (748 SF), covered patio, and a 4-foot metal picket fence at the rear and side yard and paver driveway.

The parcel is located in the H30B Zoning District. The average lot depth is 112.5 feet with a width of 75± feet. The site plan indicates the lot size is 8,440± square feet (SF). The proposed air-conditioned floor space totals 3,375 SF.

The setback requirements for the H30B Zoning District are 20-foot front, 7.5-foot side and 20 feet rear. The Applicant is proposing to comply with the setback requirements. Total lot pervious area is 3,550 or 42% where 35% is required. The front yard setback pervious area is proposed at 65% where 50% is required. The rear yard setback pervious area is 97% where 40% is required. The second floor area under ac is proposed at 2,394 SF which is 29% where 32% is the maximum. A pitched roof is proposed at the 28 feet 2 inches where the required height is 30 feet. Table 1 on page 2 provides information on site characteristics and zoning requirements.

A variety of architectural enhancements are proposed. These items include an impact gray garage door, windows and doors with light framing, dark bronze aluminum railings windows, a 6-foot dark bronze aluminum fence, a vertical wood siding on and travertine marble on different portions of the exterior house, and a concrete planter. The exterior will be stucco white. The front elevation includes paver driveway and walkway with grass, trees, a bay window and front porch. A grey tile roof is proposed. Detailed drawings were provided by the Applicant with limited information on the pool.

1 The Plat Waiver includes Lots 6, 7 and 8, Block 10 of Altos Del Mar No. 5 (PB 8 PG 92) represent 9340, 9348 and 9356 Byron Avenue respectively. Lot 7 (9348 Byron Avenue) is being subdivided with the south ½ going to Lot 6 (Parcel B) and the North ½ going to Lot 8 (Parcel A and 9356 Byron Avenue). The resulting two parcels will each be 75± feet wide and 8,440± SF each. Existing single-family residences on Lots 7 and 8 will be demolished. Parcels A and B will be consistent with the H30B Zoning District lot standards. Miami Dade County has final approval on the plat waiver and the Town Commission will also be asked to approve the plat waiver.

Table 1 – Site Characteristics and Zoning Requirements

Address	9348 Byron Avenue	
General Location	Central North Area of Town	
Property Size	8,440 SF (112.5 Feet x 75.06 Feet)	
Zoning District	H30B	
Lowest Floor Elevation	Base Flood Elevation 10' NGVD (8.00 + 2.00)	
Lot Coverage	Required	Proposed
Total Lot	40% Max. (3,376 SF)	33.8% (2,856 SF)
Exempt Accessory Uses	15% or Less	N/A
2nd Story Lot Coverage	32% of the Lot or 80% of First Floor	28.4% (2,394 SF under ac) 83.8% (2,394 SF under ac)
Pervious Area Total Lot	35% w/40% FL Friendly	42% (3,550 SF)
Pervious Area Front Yd	50% w/40% FL Friendly	65% (974 SF)
Pervious Area Rear Yd	40% w/40% FL Friendly	97% (1,453 SF)
Height – Flat Roof	30 Ft: Avg Datum/Crown-High Pt.	N/A

Height – Pitched Roof	30 Ft: Avg Datum/Crown-Tie Beam.	28 Feet 2 inches
Modification of Height	1% of Height to 3 Ft Max	N/A
Roof Decks	Prohibited	N/A
Trellis/Pergola Structure	12 Feet Max. Height	N/A

Setbacks

Primary Frontage	20 Feet Min.	20 Feet
Secondary Corner	10 Feet Min.	N/A
Interior Side < or = 50 Ft	7.5 Feet Min.	7.5 Feet
Interior Side > 50 Ft	10% Frontage Width	N/A
Rear	20 Feet Min.	20 Feet
Pt. Lake & Adj. Canals	25 Feet Min	N/A
Biscayne Bay	50 Feet Min	N/A

Encroachments

Eaves – Sloped Roofs	24 Inches Max	18 Inches
All Other Ornamentals	6 inches Max	N/A

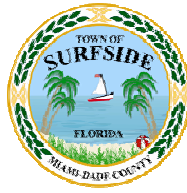
Accessory Buildings

Maximum Height	12 Feet Max	N/A
Max. Aggregated Area	500 SF Max.	7 SF
Pools & Decks		748 SF
Primary Front and	10 Feet Min	N/A
Secondary Corner	10 Feet Min	N/A
Uncovered Patio	Rear & Side – 5 Feet	N/A
	Front & Corner -10 Feet	N/A

The Applicant is proposing a variety of four street trees, where 4 street trees are required (Palm Trees are counted 3:1). The applicant is also proposing 4 new trees, 3 Florida Silver Palms as lot trees and 28 shrubs, where 5 trees of two different species and 25 shrubs are required for single-family homes. A total of 20% of all landscaping is proposed to be Florida-Friendly where the Zoning in Progress requires 40%. Figure 1 is an aerial view of the existing property.

Applicant Package: A package of drawings and an application was submitted by the Applicant with a recent survey dated 11/19/2021.

[9348 Byron Avenue Agenda Packet.pdf](#)



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

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

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

<u>PROJECT INFORMATION</u>	
OWNER'S NAME	SHMUEL LEVY
PHONE / FAX	
AGENT'S NAME	
ADDRESS	
PHONE / FAX	
PROPERTY ADDRESS	9348 BYRON AVE
ZONING CATEGORY	H30B
DESCRIPTION OF PROPOSED WORK	REPLACE EXISTING ONE STORY SINGLE FAMILY HOME WITH A NEW 2 STORY, 5 BEDROOM, 5 1/2 BATH SINGLE FAMILY HOME

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

<u>ZONING STANDARDS</u>	Required	Provided
Plot Size		8,438 FT ²
Setbacks (F/R/S)	20 20 7.5	20.0 20 7.5 / 19.5'
Lot Coverage	40% 3,375.2 FT ²	32% 2,736 FT ²
Height	30' ABOVE CROWN OF RD	28.5' ABOVE CROWN OF RD
Pervious Area	35% 2,953.3 FT ²	42% 3,550 FT ²

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.

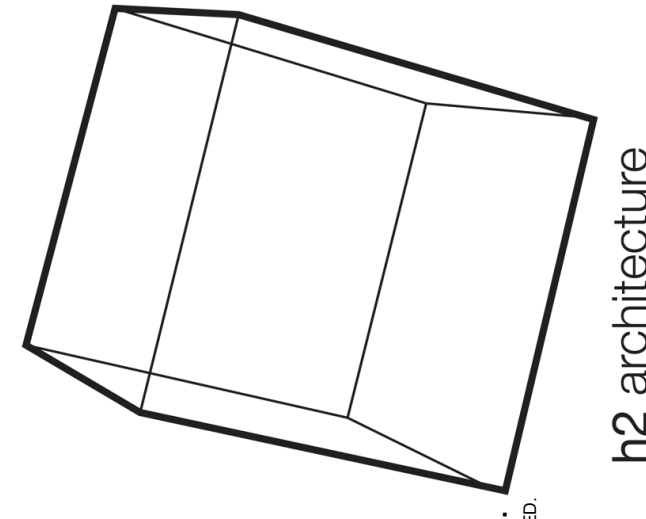
FOR THE FOLLOWING PLEASE PROVIDE:

- 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.



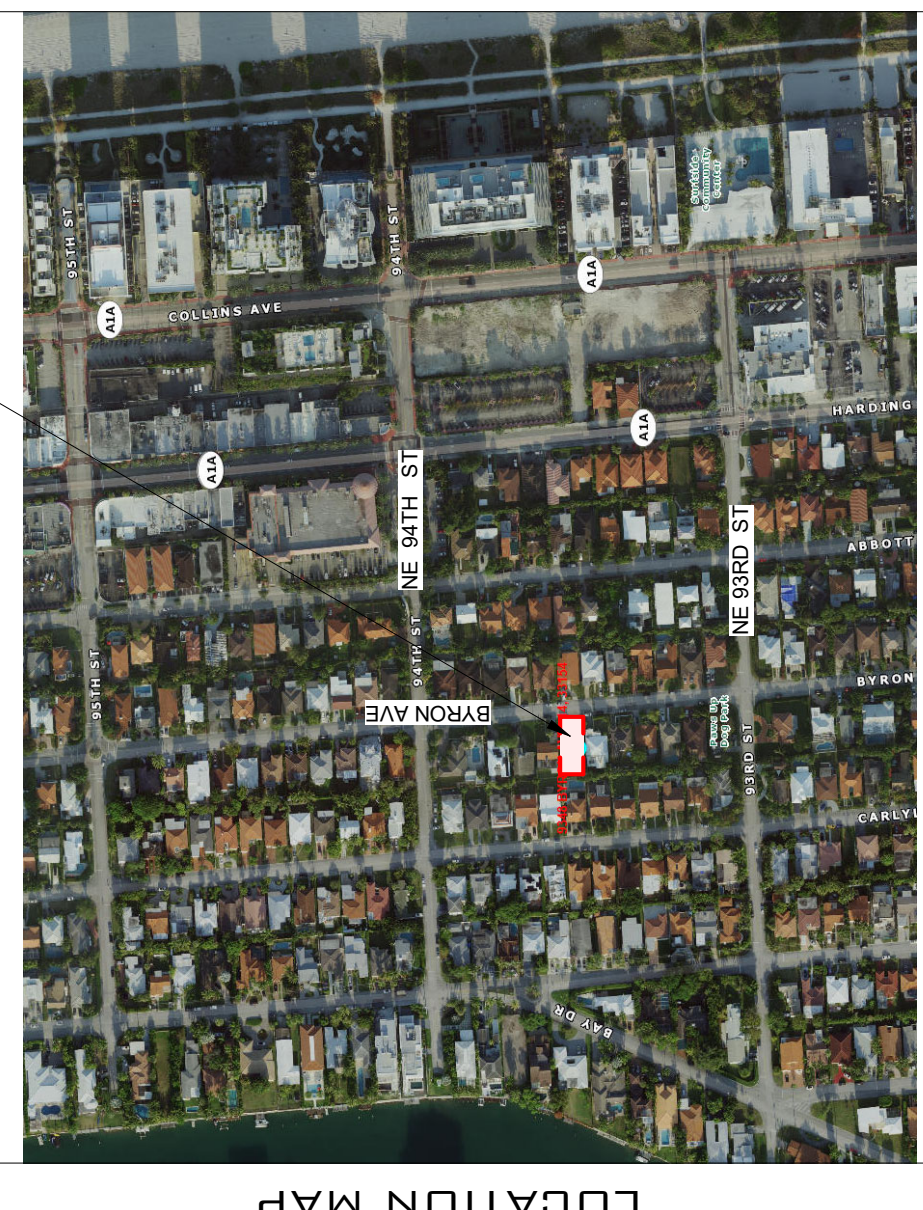
- Roof slopes and materials and color
 - Detail of doors, windows, garage doors
 - Lighting locations and details
 - Dimensions of structure(s) – height, width, and length
 - Deck, railing, stairs details including materials, colors, finishes, and decorative details
 - Exposed foundation treatment
 -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



PROJECT DATA		
SCORE OF WORK: REPLACE EXISTING SINGLE FAMILY HOME WITH NEW SINGLE FAMILY HOME, 2 STORIES, 5 BEDROOMS, 5 1/2 BATHS		
EXISTING CONDITIONS		
FOLIO	14-2235-0064-1770	
PROPERTY ADDRESS	9348 BYRON AVE. SURFSIDE, FL 33154	
OWNER	SHMUEL LEVY	
PRIMARY LAND USE	0101 RESIDENTIAL - SINGLE FAMILY - 1 UNIT	
USE CODE	H308	
ZONING DISTRICT	3/1/2 I	
BEDROOMS/BATHS/HALF	2, 133 SF	
EXISTING ADJUSTED AREA	5,625 SF	
LOT SIZE	10,000 SF	
YEARS BUILT	1956	
FULL LEGAL DESCRIPTION	LEGAL DESCRIPTION OF: 9348 BYRON AVE, LOT 7, BLOCK 10, ALDOS DEL MAR NO. 5, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8 TO THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.	
BUILDING DISPOSITION		
LOT OCCUPATION	PERMITTED	PROVIDED
a. LOT AREA:	8,338 SF	
b. LOT WIDTH:	75'	
c. MINIMUM FLOOR AREA	1,800 SF	4,732 SF
c. LOT COVERAGE 1st FL:	40%	3,375.2 SF
c. LOT COVERAGE 2nd FL:	32%	2,668 SF
d. MINIMUM PERVIOUS AREA	35%	2,853 SF
c. LOT COVERAGE 2nd FL:	32%	2,668 SF
d. MINIMUM PERVIOUS AREA	35%	2,853 SF
BUILDING SETBACKS		
A. PRINCIPAL FRONT	20.00'	
B. INTERIOR SIDE SOUTH	7.50'	
C. INTERIOR SIDE NORTH	7.50'	
D. REAR	20.00'	
BUILDING HEIGHT		
A. PRINCIPAL BUILDING	30.0'	2 Stories max.
FLOOD MANAGEMENT DATA		
B1. NFIP COMMUNITY NAME & COMMUNITY NUMBER MIAMI-DADE COUNTY 128556		
B2. COUNTY NAME MIAMI-DADE		
B4. FIRM MAP NUMBER	B5. SUFFIX	B6. FIRM INDEX DATE
12086C 0144	L	06-11-2009
B7. FIRM PANEL EFFECTIVE/REVISED DATE	B8. FLOOD ZONE	B9. BASE FLOOD ELEVATION
09-11-2009	AE	8'
DESIGN FLOOD ELEVATION	TOP OF BOTTOM FLOOR	TOP OF NEXT HIGHER FLOOR
8.00' NGVD + 1.00' = 9.00' (6.00' ADJ.)	10.00' NGVD	23.00' NGVD
LOWEST ELEV. EQUIPMENT TO THE BUILDING	LOWEST GRADE ELEV. ADJ. TO THE BUILDING	HIGHEST GRADE ELEV. ADJ. TO THE BUILDING
9.00' NGVD	4.5' NGVD	5.5' NGVD
	CROWN OF ROAD ELEV.	4.85' NGVD
ALL ELECTRICAL, MECHANICAL AND PLUMBING SHALL BE PLACED MINIMUM 4' OR ABOVE FLOOD ELEVATION. ALL CONSTRUCTION MATERIALS BELOW BFE SHALL BE FLOOD-DAMAGE RESISTANT MATERIAL AND SHALL COMPLY WITH FEMA TECHNICAL BULLETIN 22008		

LIFE SAFETY		
<p>EXISTING BUILDING CODE: 2020 F.B.C.</p> <p>BUILDING CODE AND FIRE CODE ANALYSIS: 2020 F.B.C. / NFPA 101 (6.1)</p> <p>OCCUPANCY CLASSIFICATION: R-3 (CHAPTER 3)</p> <p>ALLOWABLE BUILDING HEIGHT AND AREA: TABLE 504.3 - 40 FEET</p> <p>CONSTRUCTION TYPE: TYPE I, TYPE V/B UNASSURABLE</p> <p>HAZARD OF CONTENTS: ORDINARY HAZARD</p> <p>BUILDING STORIES: 2</p> <p>BUILDING HEIGHT: 24'-0" TO ROOF DECK</p> <p>BUILDING TYPE: CMU CONC. WOOD TRUSSES</p> <p>REQUIRED SEPARATION OF OCCUPANCIES: FBC 809.4</p> <p>NORTH: SOUTH, EAST, WEST</p> <p>REAR: N/A, N/A, N/A</p> <p>FIRE RESISTANCE RATINGS REQUIREMENTS FOR BUILDING ELEMENTS (HOURS):</p> <p>FBC TABLE 801</p> <p>PRIMARY STRUCTURAL FRAME (SEE SECTION 202): 0</p> <p>BEARING WALLS - EXTERIOR: 0</p> <p>BEARING WALLS - INTERIOR: 0</p> <p>NON BEARING WALLS - EXTERIOR: 0</p> <p>NON BEARING WALLS - INTERIOR: 0</p> <p>FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS: 0</p> <p>ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS: 0</p> <p>MEANS OF EGRESS:</p> <p>EXIT CAPACITY: SECTION 1005.5.1, TABLE 10.3.1</p> <p>EGRESS WIDTH: 0.2' PER PERSON, 0.2' PER PERSON</p> <p>MIN. NUMBER OF EXITS: SECTION 1006, TABLE 10.3.1</p> <p>REQUIRED: 1</p> <p>COMMON PATH LIMIT: R-3, 1908.2.1, N/A</p> <p>DEAD END LIMIT: SECT. 1009.4.20</p> <p>TRAVEL DISTANCE LIMIT: TABLE 1017.2, 200'</p> <p>FINISHES: TABLE 803.11</p> <p>INTERIOR WALL AND CEILING FINISH: CLASS C - INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS</p> <p>CLASS C - CORRIDORS & ENCLOSURES FOR EXIT STAIRWAYS & RAMPS</p> <p>CLASS C - ROOMS AND CLASSIFIED SPACES</p> <p>AS PER FBC 803.11 & NFPA 101 13.3.3.3 INTERIOR WALL AND CEILING FINISH SHALL BE CHARACTERIZED BY THE FOLLOWING:</p> <p>(a) FLAME SPREAD INDEX: 25, CLASS B</p> <p>(b) SMOKE DEVELOPMENT: 0-45</p> <p>INTERIOR FLOOR FINISH: CLASS I OR II EXIT ENCLCS. AND EXIT PASSAGEWAY</p> <p>CLASS I OR II CORRIDORS</p> <p>CLASS I OR II CORRIDORS</p> <ul style="list-style-type: none"> HEADROOM WITHIN THE MEANS OF EGRESS SHALL BE MIN. 7'-6" WITH PROJECTIONS FROM THE CEILING NOT LESS THAN 6'-8" AS PER NFPA 101 (7.1.5) EXPOSURE IN THE MEANS OF EGRESS SHALL NOT EXCEED 10' AS PER NFPA 101 (7.1.6.2) ALL DOORS IN A MEANS OF EGRESS SHALL BE NOT LESS THAN 32 IN. IN CLEAR WIDTH AS EXCEPT DOORS SERVING A ROOM NOT EXCEEDING 70 SF AND NOT REQUIRED TO BE LATCHING HARDWARE SHALL NOT REQUIRE A KEY, TOOL, OR SPECIAL KNOWLEDGE OR LATCHING HARDWARE SHALL NOT REQUIRE A KEY, TOOL, OR SPECIAL KNOWLEDGE OR LATCHING HARDWARE SHALL NOT REQUIRE A KEY, TOOL, OR SPECIAL KNOWLEDGE OR LATCHING HARDWARE SHALL NOT REQUIRE A KEY, TOOL, OR SPECIAL KNOWLEDGE OR LATCHING HARDWARE SHALL NOT REQUIRE A KEY, TOOL, OR SPECIAL KNOWLEDGE OR ALL DOORS IN A MEANS OF EGRESS SHALL BE NOT LESS THAN 32 IN. IN CLEAR WIDTH AS EXCEPT DOORS SERVING A ROOM NOT EXCEEDING 70 SF AND NOT REQUIRED TO BE LATCHING HARDWARE SHALL NOT REQUIRE A KEY, TOOL, OR SPECIAL KNOWLEDGE OR LATCHING HARDWARE SHALL NOT REQUIRE A KEY, TOOL, OR SPECIAL KNOWLEDGE OR LATCHING HARDWARE SHALL NOT REQUIRE A KEY, TOOL, OR SPECIAL KNOWLEDGE OR ALL DOORS IN FIRE BARRIERS SHALL HAVE SELF CLOSING OR AUTOMATIC CLOSING IN ACCORDANCE WITH NFPA 101 (7.2.4.8) FBC 1008.4.3.1 THE MINIMUM ILLUMINATION AT FLOORS IN ALL MEANS OF EGRESS SHALL BE: FT/CANDLE. <p>FIRE SPRINKLER NOTES</p> <p>THIS BUILDING WILL BE UN SPRINKLERED</p> <p>FIRE ALARM NOTES</p> <p>THIS BUILDING WILL NOT BE PROTECTED BY A FIRE ALARM SYSTEM F.B.C. 907</p>		

BUILDING CODE		
<p>PROTECTION AGAINST TERMITES</p> <p>PROVIDE 6 MILL VAPOR BARRIER UNDER BUILDING WITH JOINTS LAPPED NOT LESS THAN 6 INCHES. SOIL UNDER BUILDING SHALL HAVE PRE-CONSTRUCTION SOIL TREATMENT FOR TERMITES.</p> <p>R314 TERMITES PROTECTION.</p> <p>TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITE TREATMENT SPECIALISTS. OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS AFOOD, OR PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SEE SECTION 202 - REGISTERED TERMITE TREATMENT SPECIALISTS. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.</p>		
<p>FIRE-RESISTANT CONSTRUCTION</p> <p>SECTION R302 FIRE-RESISTANT CONSTRUCTION</p> <p>FINISHES, FLAME SPREAD AND SMOKE INDEX FOR WALL AND CEILING FINISHES SHALL BE IN ACCORDANCE WITH SECTIONS R302.9.1 THROUGH R302.9.4.</p> <p>WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200.</p> <p>EXCEPTIONS: FLAME SPREAD INDEX REQUIREMENTS FOR FINISHES SHALL NOT APPLY TO TRIM DEFINED AS PICTURE MOLDINGS, CHAIR RAILS, BASEBOARDS AND HANDRAILS TO DOORS AND WINDOWS OR THEIR FRAMES, OR TO MATERIALS THAT ARE LESS THAN 1/2 INCH THICK. FINISHES SHALL BE TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723. THESE MATERIALS SHALL HAVE A FLAME SPREAD INDEX VALUE NO GREATER THAN THOSE OF PAPER OF THIS THICKNESS CEMENTED TO A NONCOMBUSTIBLE BACKING.</p> <p>R302.9.2 SMOKE DEVELOPED INDEX.</p> <p>WALL AND CEILING FINISHES SHALL HAVE A SMOKE DEVELOPED INDEX OF NOT GREATER THAN 450.</p> <p>R302.10 FLAME SPREAD INDEX AND SMOKE DEVELOPED INDEX FOR INSULATION.</p> <p>INSULATION SHALL BE TESTED IN ACCORDANCE WITH SECTION R302.10.5.</p> <p>R302.10.1 INSULATION.</p> <p>INCLUDING FINISHES, SUCH AS VAPOR RETARDERS AND VAPOR PERMEABLE MEMBRANES INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200 AND A SMOKE DEVELOPED INDEX NOT TO EXCEED 500 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723.</p> <p>EXCEPTIONS:</p> <p>PERMEABLE MEMBRANES ARE INSTALLED IN CONCEALED SPACES, THE FLAME SPREAD INDEX AND SMOKE DEVELOPED INDEX LIMITATIONS DO NOT APPLY TO THE FINISHES. PROVIDED THAT THE FINISHES IS INSTALLED IN SUBSTANTIAL CONTACT WITH THE PERMEABLE MEMBRANE.</p> <p>2. CELLULOSE LOOSE-FILL INSULATION, WHICH IS NOT SPRAY APPLIED, COMPLYING WITH THE REQUIREMENTS OF SECTION R302.10.3, SHALL ONLY BE REQUIRED TO MEET THE SMOKE DEVELOPED INDEX OF NOT MORE THAN 450.</p> <p>SECTION R316 FOAM PLASTIC</p> <p>R316.3 SURFACE BURNING CHARACTERISTICS</p> <p>ALL FOAM PLASTIC OR FOAM PLASTIC CORES USED AS A COMPONENT IN MANUFACTURED ASSEMBLIES USED IN BUILDING CONSTRUCTION SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 75 AND A SMOKE DEVELOPED INDEX OF NOT MORE THAN 450. THE MAXIMUM THICKNESS OF THE FOAM PLASTIC SHALL BE 1/2 INCH. IN THE MAXIMUM THICKNESS INTENDED FOR USE IN ACCORDANCE WITH ASTM E 84 OR UL 723, LOOSE-FILL TYPE FOAM PLASTIC INSULATION SHALL BE TESTED AS BOARD STOCK FOR THE FLAME SPREAD INDEX AND SMOKE DEVELOPED INDEX.</p>		
<p>WIND LOADS RISK CATEGORY</p> <p>ULTIMATE WIND SPEED: 115</p> <p>RISK CATEGORY: II</p> <p>ENCLOSURE CLASS: ENCLOSED</p> <p>WIND FACTOR: 1.0</p> <p>EXPOSURE CATEGORY: I</p> <p>ENCLOSURE CLASS: ENCLOSED</p> <p>DIRECTIONAL VELOCITY PRESSURE: +/- 0.18</p> <p>0.85</p> <p>SUPERIMPOSED LIVE LOADS</p> <p>ROOF: 30 PSF</p> <p>FLOOR: 40 PSF</p> <p>STAR CORRIDOR: 40 PSF</p> <p>BALCONY: <100SF 60 PSF</p> <p>TERRACE: >100SF 100 PSF</p> <p>SUPERIMPOSED DEAD LOADS</p> <p>SEE STRUCTURAL DRAWINGS</p>		



0-DRAWING LIST			
SHEET	SHEET NAME	SHEET ISSUE DATE	CURRENT REVISION DATE DESCRIPTION
A.001	COVER SHEET	NOV 19, 2021	
A.005	3D VIEWS	NOV 19, 2021	1 MAR 14, 2022 OC
A.006	CONCEPT DESIGN	NOV 19, 2021	
A.101	SITE PLAN	NOV 19, 2021	1 MAR 14, 2022 OC
A.102	SITE LANDSCAPE	NOV 19, 2021	1 MAR 14, 2022 OC
A.103	FIRST FLOOR	NOV 19, 2021	1 MAR 14, 2022 OC
A.104	SECOND FLOOR	NOV 19, 2021	1 MAR 14, 2022 OC
A.201	ELEVATIONS WEST & EAST	NOV 19, 2021	1 MAR 14, 2022 OC
A.202	ELEVATIONS NORTH & SOUTH	NOV 19, 2021	1 MAR 14, 2022 OC

PROJECT INFORMATION & ZONING DATA	
ARCHITECT OF RECORD	ANDRIES HOLLMANN P.A. 94333 1701 SUNSET HARBOUR DR, L706, MIAMI BEACH FL 33139
CONCEPT DESIGN	HUGO MUARES NCARB AIA LEED AP 1701 SUNSET HARBOUR DR, L706, MIAMI BEACH FL 33139
STRUCTURAL ENGINEER	PROJECT CLASSIC STRUCTURAL ENGINEERING FARIQ ABUQAT TAS P.E.
MEP ENGINEER	

PERMIT SET

BYRON RESIDENCE

9348 BYRON AVE. SURFSIDE, FL 33154-2438



1 FRONT RENDER
 ADDS 1 1/2" = 1'-0"



2 REAR RENDER
 ADDS 1 1/2" = 1'-0"

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 VERIFY THE ACCURACY OF ALL INFORMATION PROVIDED IN THESE DOCUMENTS. THE RELEASE AND USE OF PARTIAL OR COMPLETE SETS OF CONSTRUCTION DOCUMENTS SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY FOR HIS/HER WORK AND IT'S COORDINATION WITH ALL TRADES.

SEAL:

PERMIT SET

PROJECT TITLE
BYRON RESIDENCE
 9348 BYRON AVE, Surfside,
 FL 33154-2438

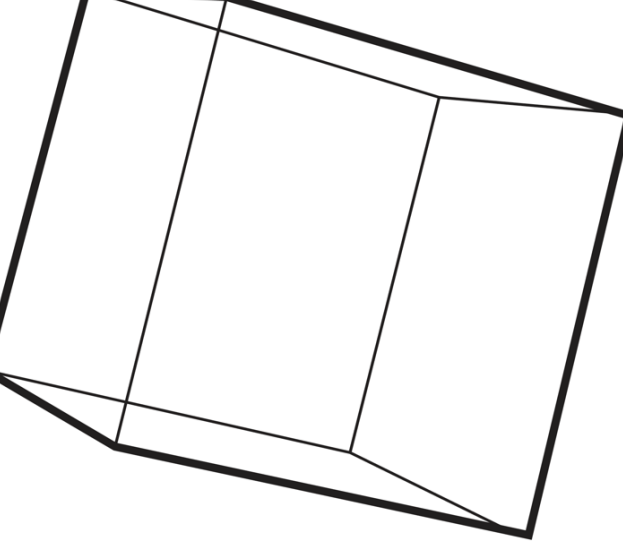
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 DRAWN BY: [blank]
 CHECKED BY: [blank]
 AUTHOR: [blank]
 PROJECT NO.: [blank]

DRAWING TITLE: **21171**

3D VIEWS

SCALE: 1 1/2" = 1'-0"
 PHASE:

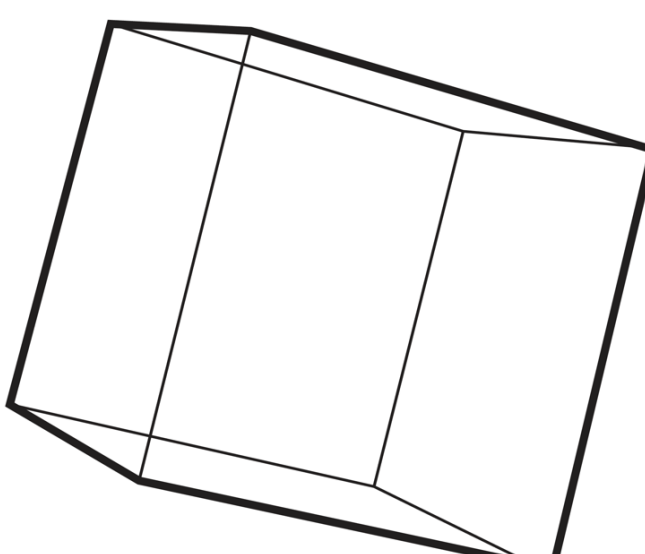
A.005



h2 architecture
 LICENSE NUMBER AX26001991
 140 S Dixie Highway, Unit 106
 Hollywood, FL 33020
 AX26001991

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

No.	Date	Description
1	MAR 14, 2022	OC

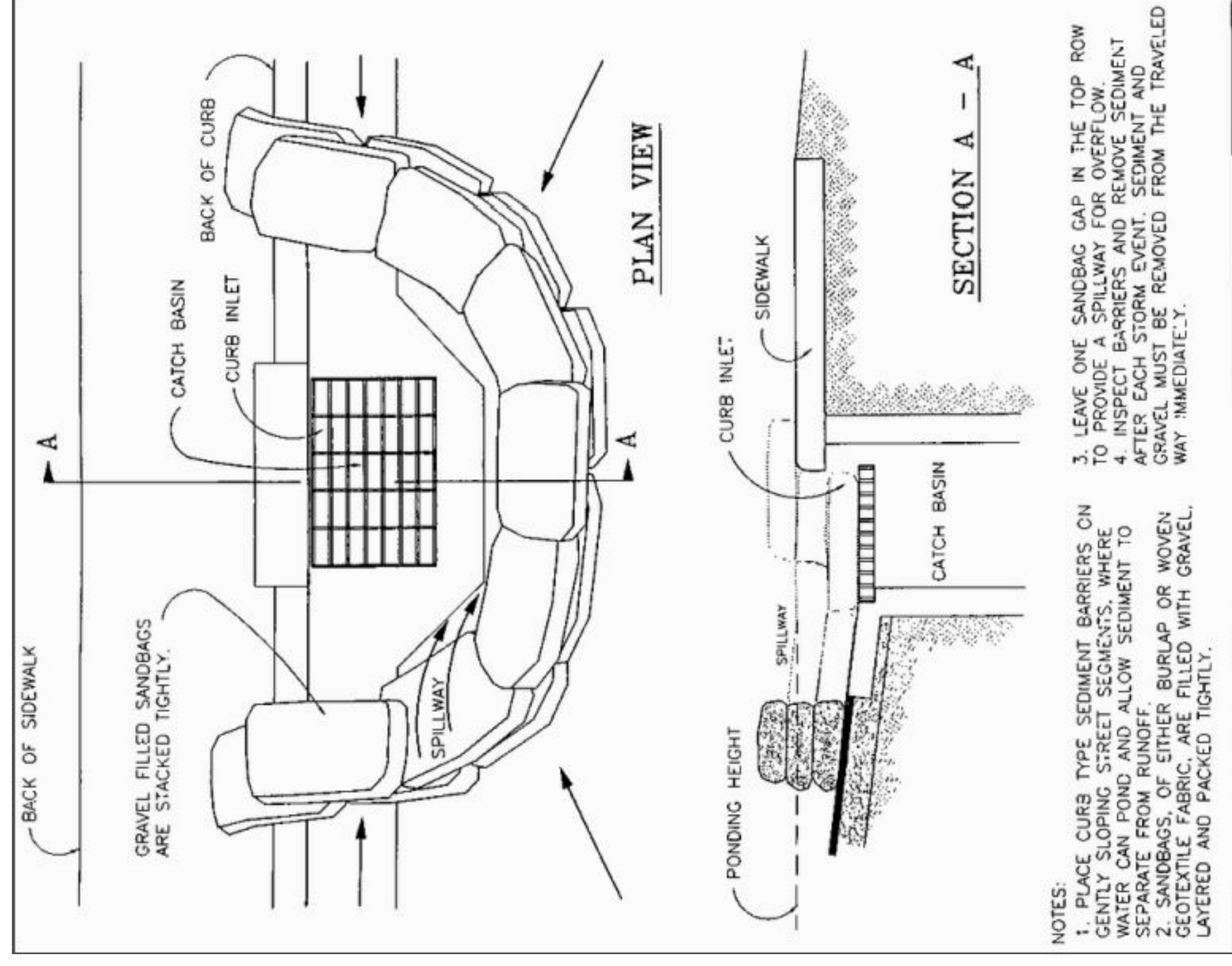


h2 architecture
 LICENSE NUMBER AA26001991
 1701 SUNSET HARBOUR DR, L706
 MIAMI BEACH, FL 33139
 AA26001991
 WWW.H2ARCHITECTURE.COM
 ARCHITECT: ANDRES HOLLMANN
 LEED AP BCD P.A. 94333
 CONCEPT DESIGN
 HUGO MUARES NCARB AAA LEED AP
 STRUCTURAL ENGINEER

No.	Date	Description

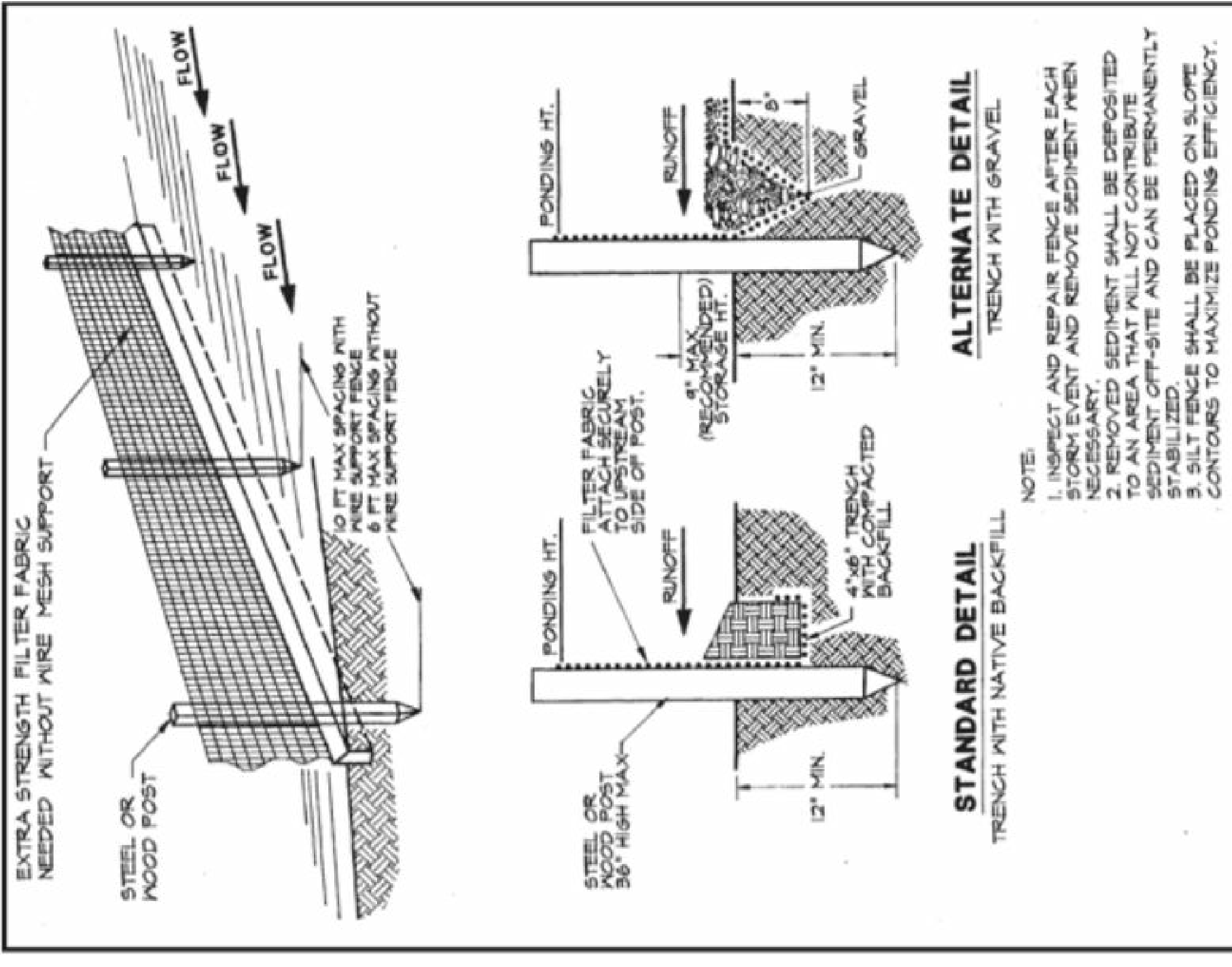
THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS THEY ARE SIGNED AND SEALED BY THE REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE TO BUILD FROM THE MOST UP-TO-DATE SET OF DRAWINGS. THE RELEASE AND USE OF PARTIAL DOCUMENTS, THE RELEASE AND USE OF PARTIAL DOCUMENTS FOR DESIGN DEVELOPMENT AND BIDDING SHALL BE AT THE USER'S SOLE RISK. THE USER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND IT'S COORDINATION WITH ALL TRACES.

SEAL:



- NOTES:**
1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
 2. SANDBAGS, OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
 3. LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY FOR OVERFLOW.
 4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

2 CURB INLET TRAP DETAIL
 A:1.00 N.T.S.



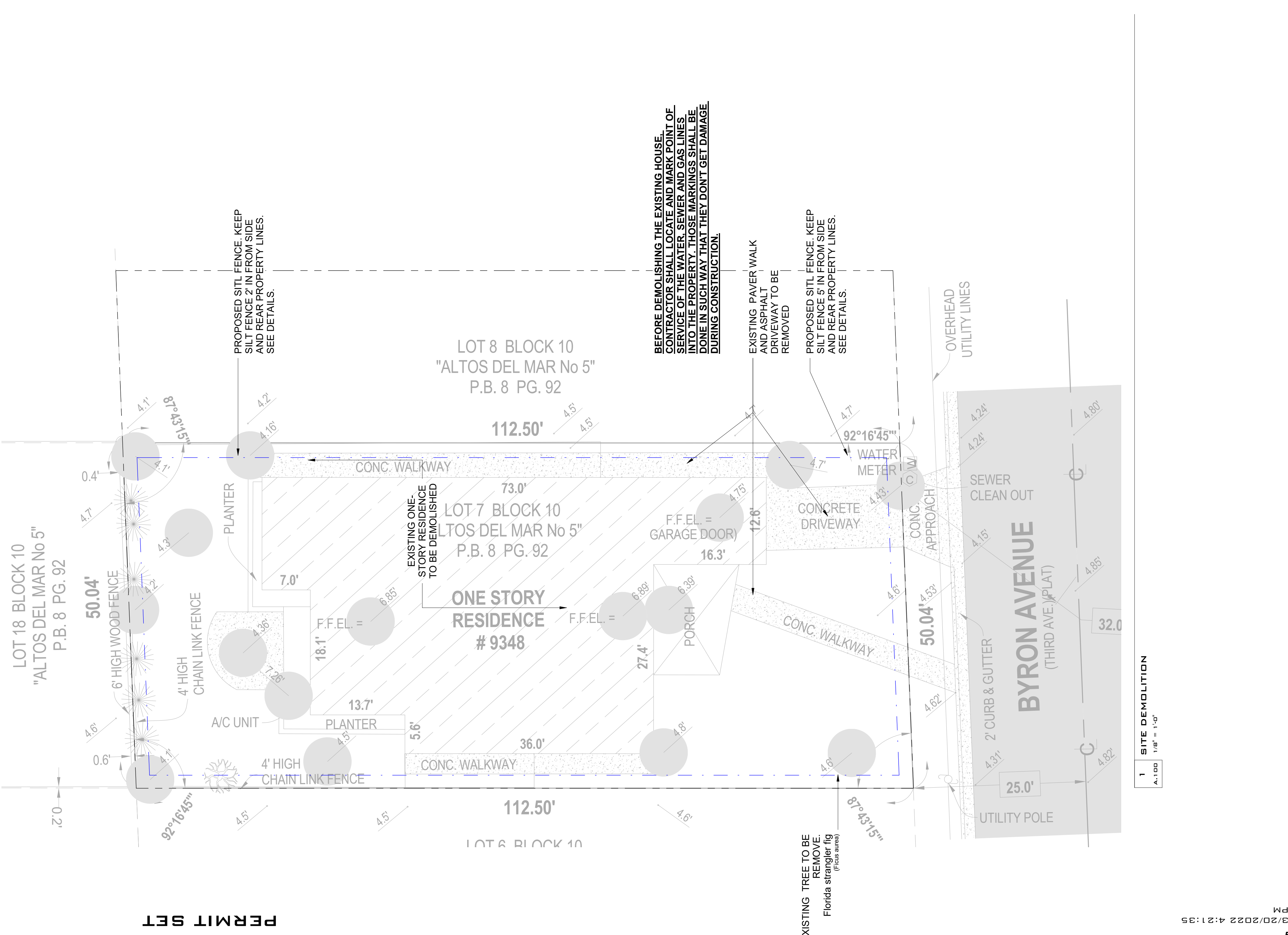
- NOTE:**
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
 2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE TO EROSION.
 3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

3 SILT FENCE DETAIL
 A:1.00 N.T.S.

SITE LEGEND

- GPS CONTROL MONUMENT
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- CENTERLINE
- POWER POLE
- POWER POLE ANCHOR
- PALM TREE
- OAK TREE
- EXISTING GRADE ELEVATION
- PROPOSED GRADE ELEVATION
- PARCEL BOUNDARY LINE
- PROPOSED SWALE
- PROPOSED SILT FENCE
- SETBACKS
- FENCE - CHAIN LINK
- FENCE - WOOD

THIS PLAN IS NOT A SURVEY. REFER TO THE ENCLOSED SURVEY FOR SURVEY INFORMATION. THE BOUNDARY SHOWN MUST BE VERIFIED BY THE LICENSED SURVEYOR. THE BOUNDARY SHOWN MUST BE ESTABLISHED IN THE FIELD BY THE LICENSED SURVEYOR PERFORMING THE STAKEOUT.



PERMIT SET

1 SITE DEMOLITION
 A:1.00 1/8" = 1'-0"

BYRON RESIDENCE

9348 BYRON AVE, Surfside,
 FL 33154-2438

DATE: NOV 19, 2021

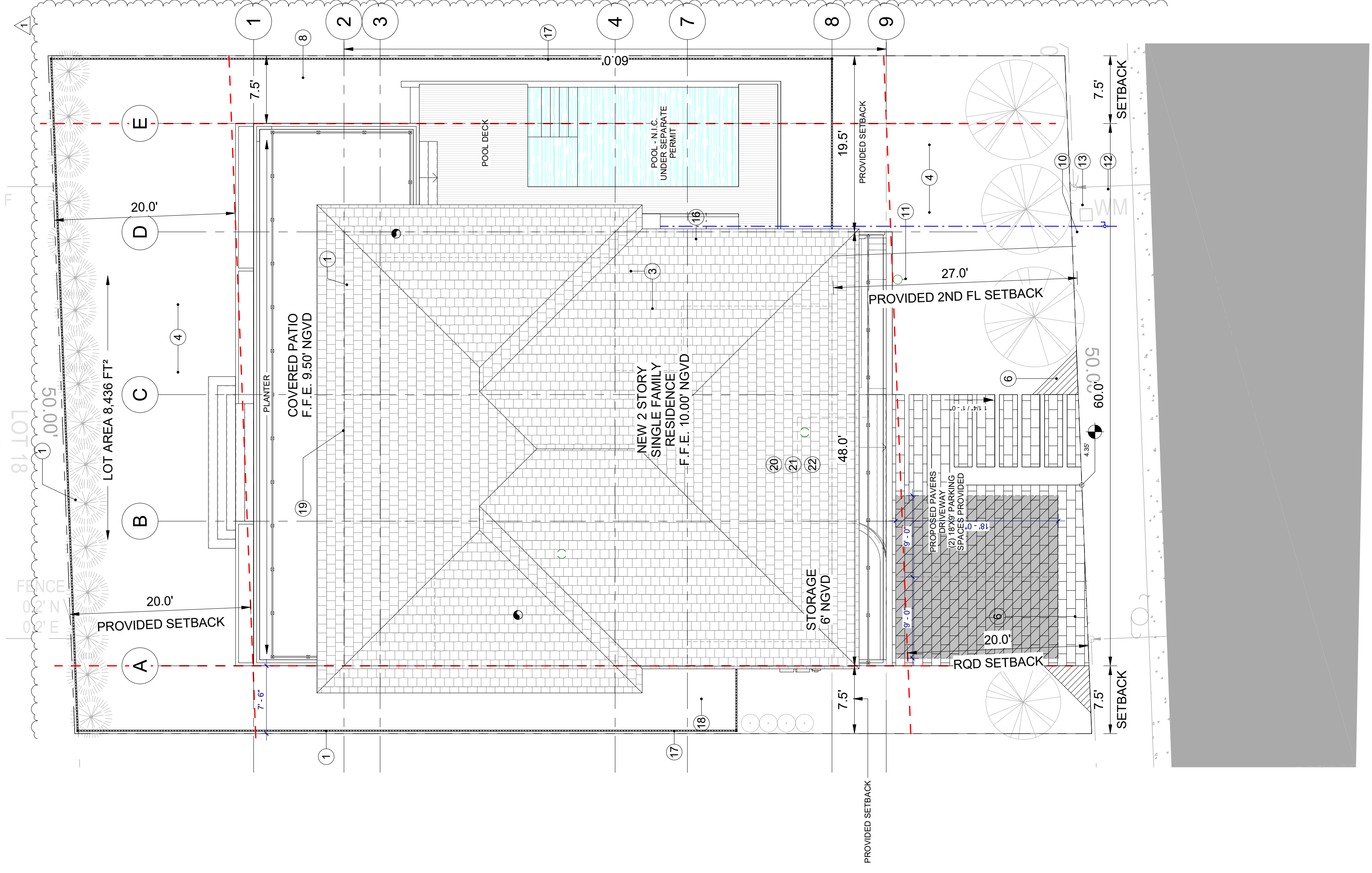
Drawn by: Author
 Checked by: Checker
 Project no.:

21171

SITE PLAN - DEMOLITION

SCALE: As indicated

A.100



1 SITE PLAN
A.101 1/8" = 1'-0"

2 LOT COVERAGE
A.101 1/16" = 1'-0"

Name	Area Type	Area
ENCLOSED AREAS		
FIRST FLOOR	ENCLOSED AREAS	2388 SF
GARAGE	ENCLOSED AREAS	348 SF
	ENCLOSED AREAS	2736 SF
IMPERVIOUS AREA		
DECK	IMPERVIOUS AREA	438 SF
DRIVEWAY	IMPERVIOUS AREA	462 SF
POOL	IMPERVIOUS AREA	312 SF
WALKWAY	IMPERVIOUS AREA	87 SF
	IMPERVIOUS AREA	1228 SF
OUTDOOR AREA		
ENTRANCE	OUTDOOR AREA	140 SF
VERANDA	OUTDOOR AREA	683 SF
	OUTDOOR AREA	824 SF
PERVIOUS AREA		
GARAGE	PERVIOUS AREA	3550 SF
	PERVIOUS AREA	8438 SF

Area Schedule (Gross Building)

A-SITE PLAN NOTES

- UPON PLACEMENT OF THE LOWEST FLOOR, AND PRIOR TO FURTHER VERTICAL ADJUSTMENT, THE CONTRACTOR SHALL VERIFY THE FINISH FLOOR ELEVATION FOR REVIEW AND APPROVAL (FBC 2020, BUILDING SECTION 11.13.3). THE CONTRACTOR SHALL INCLUDE PHOTOGRAPHS OF ALL SIDES OF THE BUILDING SHOWING (1) ITS RELATION TO THE BUILDING AND GROUND, AND (2) ITS RELATION TO THE ADJACENT PROPERTIES.
- MECHANICAL EQUIPMENT MAY PROJECT UP TO FOUR (4) FEET INTO ANY REQUIRED SIDE YARD OR REAR YARD, PROVIDED THAT AT LEAST ONE (1) SIDE YARD MAINTAINS A CLEARANCE OF SEVEN (7) FEET FROM THE EQUIPMENT TO THE ADJACENT PROPERTY. EQUIPMENT MUST BE LOCATED AT THE MINIMUM FINISHED FLOOR ELEVATION FOR THE STRUCTURE TO WHICH THEY ARE ASSOCIATED AND MUST BE VISUALLY SCREENED FROM GROUND VIEW OF SURROUNDING AND ADJACENT PROPERTIES.
- ROOF MATERIALS SHOULD BE LIGHT-COLORED, HIGH-ALBEDO OR A PLANTED SURFACE.
- TRIANGLE OF VISIBILITY: STRUCTURES & LANDSCAPING SHALL NOT OBSCURE THE TRIANGLE OF VISIBILITY. SHALL NOT EXCEED 2.5 FEET IN HEIGHT WITHIN THE PROPOSED LOCATION FOR ADDRESS SIGN (W/ LIGHT BUILDINGS SHALL HAVE SIGNAGE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, 2020 FBC RESIDENTIAL R319. PROPOSED SIGN SEE DETAILS. KEEP SILT FENCE 5' IN FRONT SIDE AND REAR SIDE PLUMBING PLANS.
- SEE PLUMBING PLANS.
- THE CONTRACTOR SHALL VERIFY THE FINISH FLOOR ELEVATION FOR THE EXISTING SEWER CLEANOUT, LATERAL CONDITION AND EXISTING WATER METER. THE CONTRACTOR SHALL LOCATE AND MARK POINT OF SERVICE DURING CONSTRUCTION. BE DONE IN SUCH WAY THAT THEY DON'T GET DAMAGE DURING CONSTRUCTION.
- IRRIGATION WATER METER PROVIDE A PRESSURE BREAKER (P/B).
- BACKFLOW PREVENTION DEVICE IN PRIVATE PROPERTY, BUT NOT FURTHER THAN 5'-0" FROM THE POINT OF ENTRY TO THE PROPERTY. REFER TO LANDSCAPE & IRRIGATION DRAWINGS.
- DOMESTIC WATER METER PROVIDE A BACKFLOW PREVENTER IN PRIVATE PROPERTY. FIELD. NOT FURTHER THAN 5'-0" FROM THE PUBLIC RIGHT OF WAY. VERIFY LOCATION IN FIELD.
- ALL ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS: HEATING, VENTILATION, AIR CONDITIONING, PLUMBING APPLIANCES AND PLUMBING FIXTURES, DUCT WORK, ETC. SHALL BE INSTALLED IN ACCORDANCE WITH THE 2020 FBC. THE BASE FLOOD ELEVATION PLUS 1'-0" AND CAN NOT INFRINGE IN THE SETBACKS.
- MDC SEC. 33-12 FENCES AND SAFETY BARRIERS FOR SWIMMING POOLS: 4" MIN HGT FENCES AND SAFETY BARRIERS SHALL BE INSTALLED TO ENCLOSE THE POOL. THE PREMISES OR A PORTION THEREOF, THEREBY ENCLOSED THE AREA ENTIRELY, THIS PROHIBITING UNRESTRICTED ADMITTANCE TO THE SWIMMING POOL AREA. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE THE NECESSARY MECHANICAL SELF-CLOSING, SELF-LOCKING GATE WITH POSITIVE MECHANICAL LATCHING LOCKING INSTALLED A MINIMUM 54" ABOVE THE THRESHOLD.
- 60" HEIGHT GATE WITH SELF-CLOSING, SELF-LOCKING WITH POSITIVE MECHANICAL LATCHING LOCKING. PROVIDE ACCESS TO THE SWIMMING POOL MUST OPEN OUTWARD AWAY FROM THE POOL.
- SCREENS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING WITH IUL 2017 THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 DB(A) AT 10 FEET (3048 MM). ANY ABOVE THE THRESHOLD OF THE ACCESS. SEPARATE ALARMS ARE NOT REQUIRED FOR EACH DOOR OR WINDOW IF SENSORS WIRE TO A CENTRAL ALARM SOUND WHEN CONTACT IS MADE.
- ALL CONSTRUCTION MATERIALS BELOW BASE FLOOD ELEVATION SHALL BE FLOOD DAMAGE RESISTANT MATERIAL AND SHALL COMPLY WITH FEMA TECHNICAL BULLETIN 2200B. WALLS BELOW BASE FLOOD ELEVATION SHALL BE CMU OR CONCRETE. CONSTRUCTION MATERIALS ABOVE BASE FLOOD ELEVATION SHALL ONLY BE USED FOR PARKING, BUILDING ACCESS OR STORAGE.
- FLOOD VENTS: VENTS SHALL COMPLY WITH FEMA TECHNICAL BULLETIN 1-83 FOR THE PROTECTION OF THE STRUCTURE. VENTS SHALL BE INSTALLED AT LEAST TWO FEET ABOVE THE FINISHED FLOORING SHALL BE PROVIDED IF REQUIRED. THE BOTTOM OF ALL OPENINGS SHALL BE AT LEAST TWO FEET ABOVE THE FINISHED FLOORING. THE OPENINGS SHALL BE INSTALLED ON AT LEAST TWO SIDES OF THE ENCLOSED AREA.

THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE ARCHITECT AND THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE FINISH FLOOR ELEVATION FOR REVIEW AND APPROVAL BY THE BUILDING DEPARTMENT IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND COMPLETE SET OF CONSTRUCTION DOCUMENTS. THE RELEASE AND USE OF PARTIAL DRAWINGS IS STRICTLY PROHIBITED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

PERMIT SET

PROJECT TITLE

BYRON RESIDENCE

9348 BYRON AVE, Surfside, FL 33154-2438

DATE NOV 19, 2021

DESIGNED BY Author
CHECKED BY Checker
PROJECT NO.

21171

DRAWING TITLE

SITE PLAN

SCALE As indicated

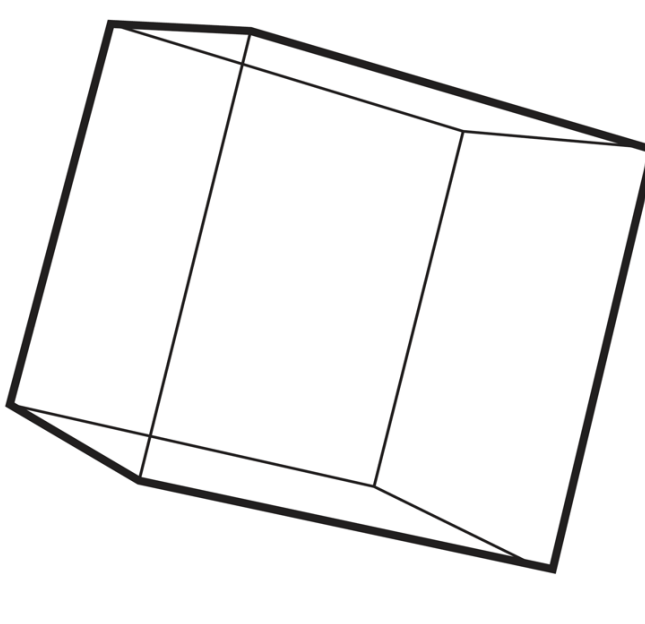
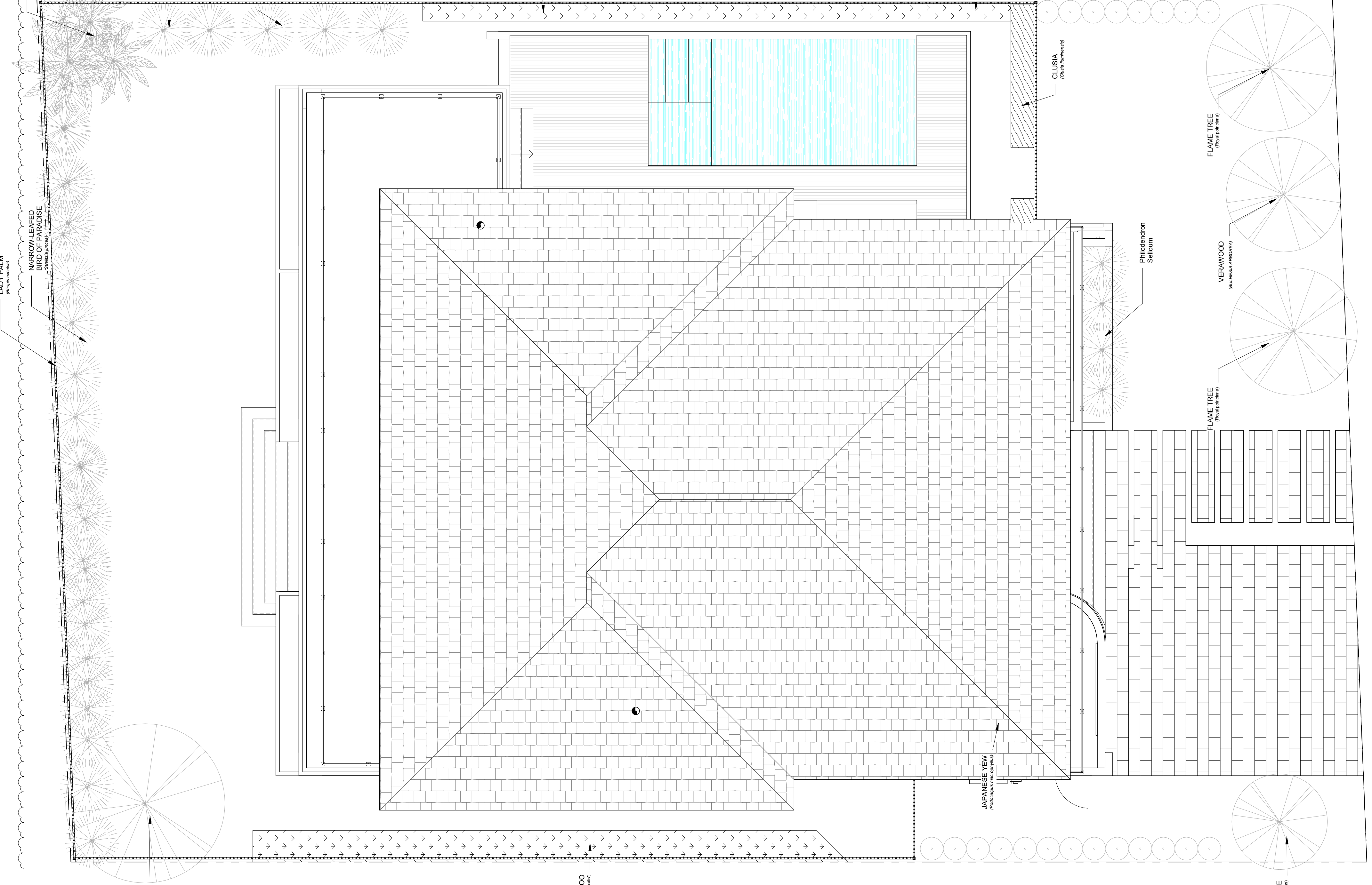
A.101

3/20/2022 4:21:41 PM

SITE LEGEND

- GPS CONTROL MONUMENT
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- CENTER LINE
- POWER POLE
- POWER POLE ANCHOR
- PALM TREE
- OAK TREE
- EXISTING GRADE ELEVATION
- PROPOSED GRADE ELEVATION
- PARCEL BOUNDARY LINE
- PROPOSED SWALE
- PROPOSED SILT FENCE
- SETBACKS
- FENCE - CHAIN LINK
- FENCE - WOOD

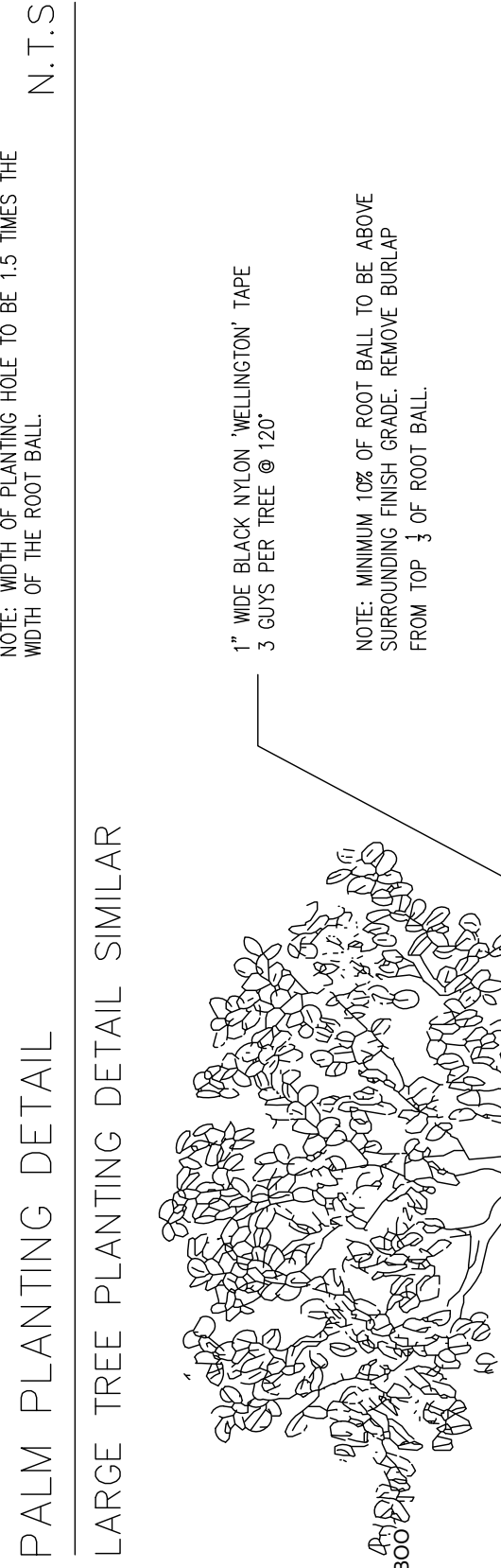
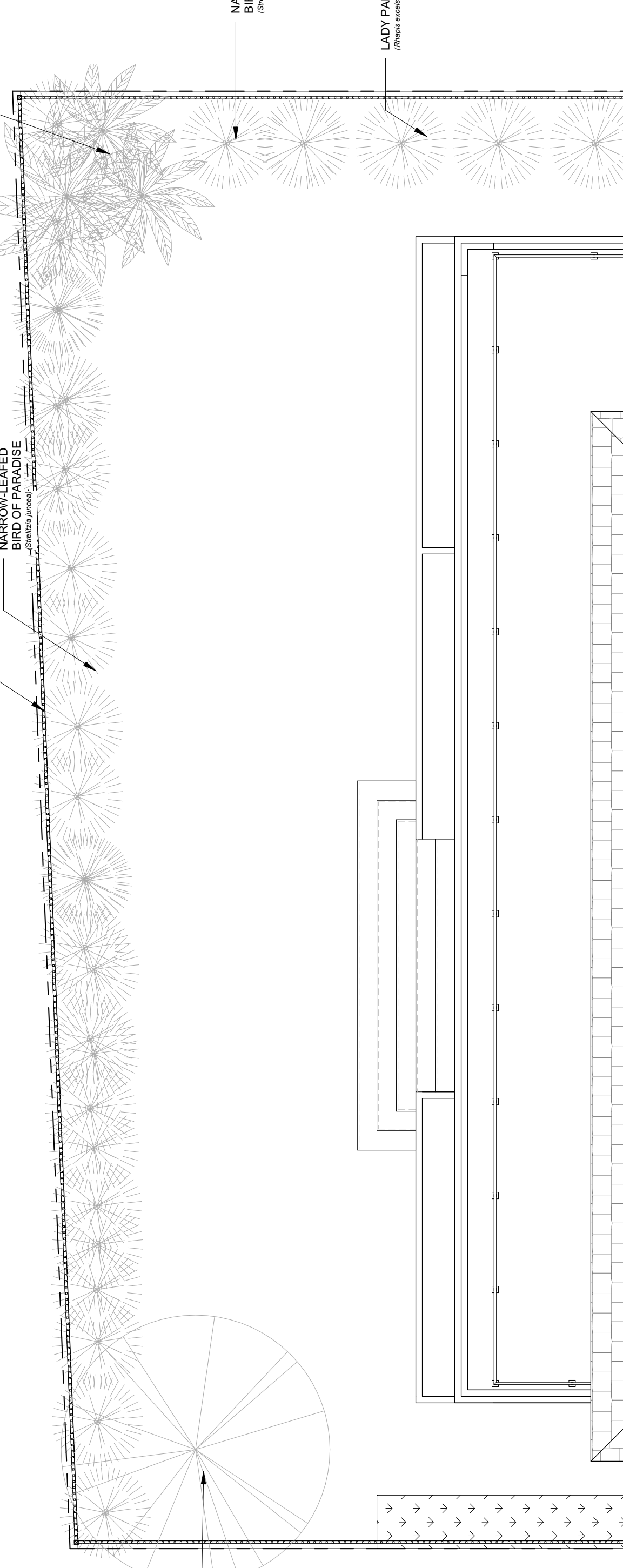
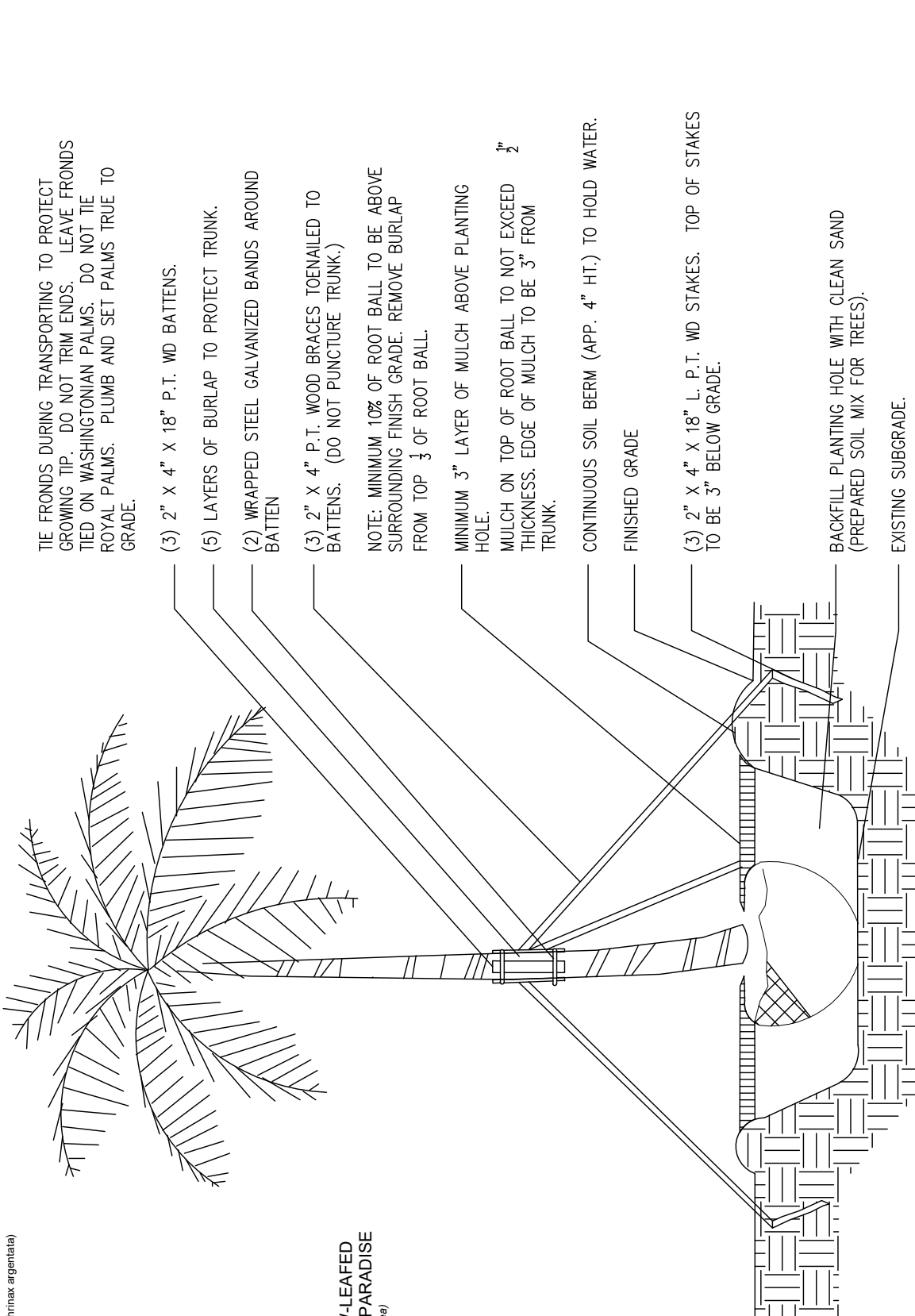
THIS PLAN IS NOT A SURVEY. REFER TO THE ENCLOSURE SURVEY FOR SURVEY INFORMATION. THE BOUNDARY SHOWN MUST BE VERIFIED BY THE LICENSED SURVEYOR PERFORMING THE SITE STAKEOUT. PROPERTY LINES MUST BE ESTABLISHED IN THE FIELD BY THE LICENSED SURVEYOR PERFORMING THE STAKEOUT.



h2 architecture
 LICENSE NUMBER AA26001991
 1701 SUNSET HARBOUR DR, L706
 MIAMI BEACH, FL 33159
 AA26001991
 WWW.H2ARCHITECTURE.COM
 ARCHITECT OF RECORD
 ANDRES HOLLMANN
 LEED AP BCD P.A. 94333
 CONCEPT DESIGN
 HUGO MUARES NCARB AANA LEED AP
 STRUCTURAL ENGINEER

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 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.

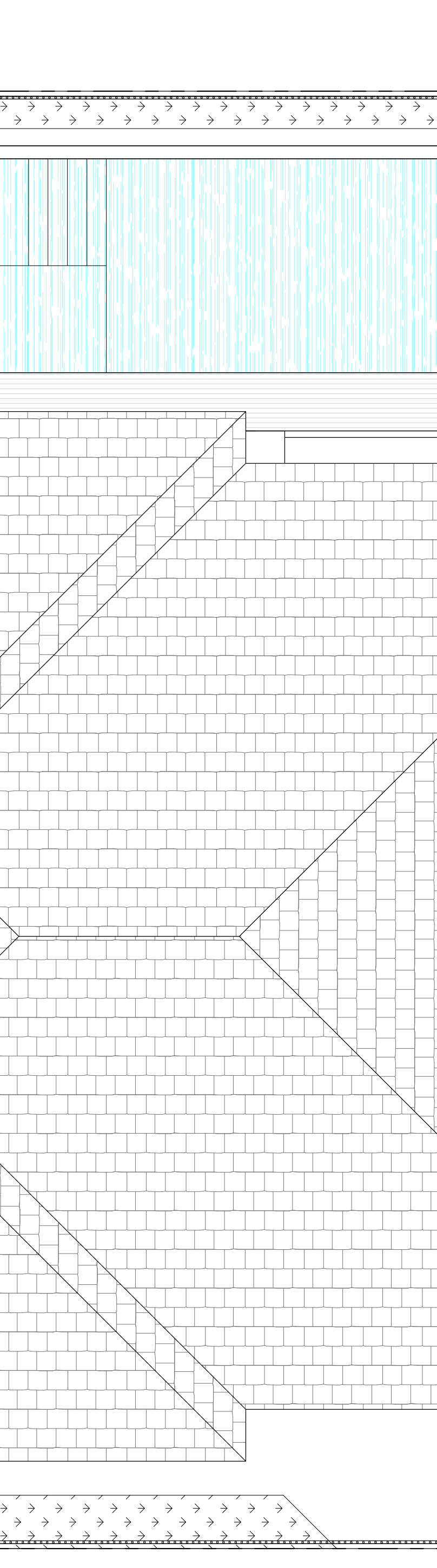
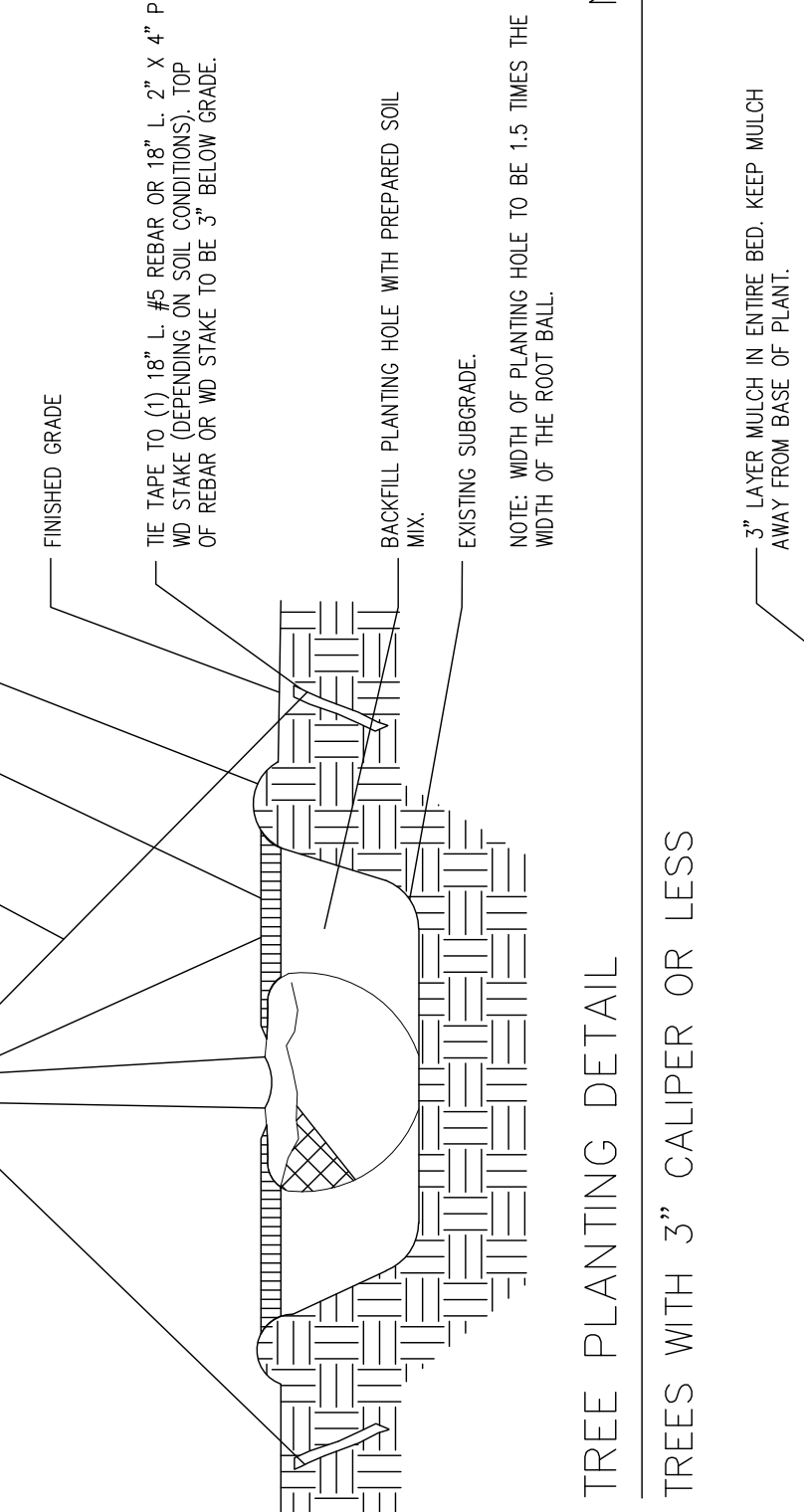


Plant list

QTY	KEY	BOTANICAL NAME	COMMON NAME	DESCRIPTION
2	CS	Filium desipens	Japanese fern tree	12' Ht, 2" cal
1	BU	Bursea arborea	Verawood	12' Ht, 2" cal
1	DR	Delonix regia	Flame tree	12' Ht, 2" cal
3	CC	Coccothrinax argenteata	Florida Silver Palm	

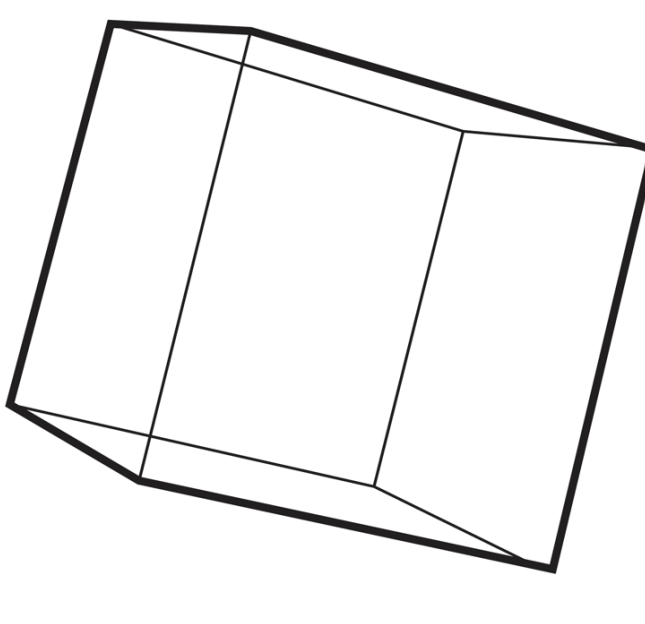
SHRUBS & GROUNDCOVERS

QTY	KEY	BOTANICAL NAME	COMMON NAME	DESCRIPTION
1310 sq ft	ZOY	Zoysia ensipae	Empire turf	
28	BPJ	Strelitzia reginae	Bird of Paradise	3 gal
4	POM	Podocarpus macrophyllus	Japanese Yew	3 gal
15	RAP	Rhapis excelsa	Lady Palm	3 gal
16	GRB	Bambusa teretis 'Goncler'	Graceful Bamboo	3 gal



PERMIT SET

JAPANESE FERN TREE (Filium desipens)
 LADY PALM (Rhapis excelsa)
 NARROW LEAVED BIRD OF PARADISE (Strelitzia reginae)
 FLORIDA SILVER PALM (Coccothrinax argenteata)
 GRACEFULL BAMBOO (Bambusa teretis 'Goncler')
 JAPANESE YEW (Podocarpus macrophyllus)
 PHILODENDRON (Philodendron Selloum)
 VERAWOOD (Bursea arborea)
 FLAME TREE (Delonix regia)
 CLUSIA (Clusia Lumnitzera)



h2 architecture
 LICENSE NUMBER AA26001991
 1701 SUNSET HARBOUR DR, L706
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 ANDRES HOLLMANN
 LEED AP BCD P.A. 94333
 CONCEPT DESIGN
 HUGO MUARES NCARB AANA LEED AP
 STRUCTURAL ENGINEER

No. Date Description

1	MAR 14, 2022	OC
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THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS THEY ARE SIGNED AND SEALED BY THE ARCHITECT. THE ARCHITECT'S RESPONSIBILITY TO BUILD FROM THE MOST UP-TO-DATE SET OF DRAWINGS SHALL BE LIMITED TO THE DOCUMENTS THE RELEASE AND USE OF WHICH DURING DESIGN DEVELOPMENT AND BIDDING SHALL BE THE ARCHITECT'S RESPONSIBILITY. THE ARCHITECT'S RESPONSIBILITY FOR THE DESIGN OF THE WORK AND ITS COORDINATION WITH ALL TRADES SHALL BE LIMITED TO THE DESIGN DEVELOPMENT AND BIDDING PHASES OF THE PROJECT.

SEAL:

PROJECT TITLE
 PERMIT SET

BYRON RESIDENCE
 9348 BYRON AVE, Surfside,
 FL 33154-2438

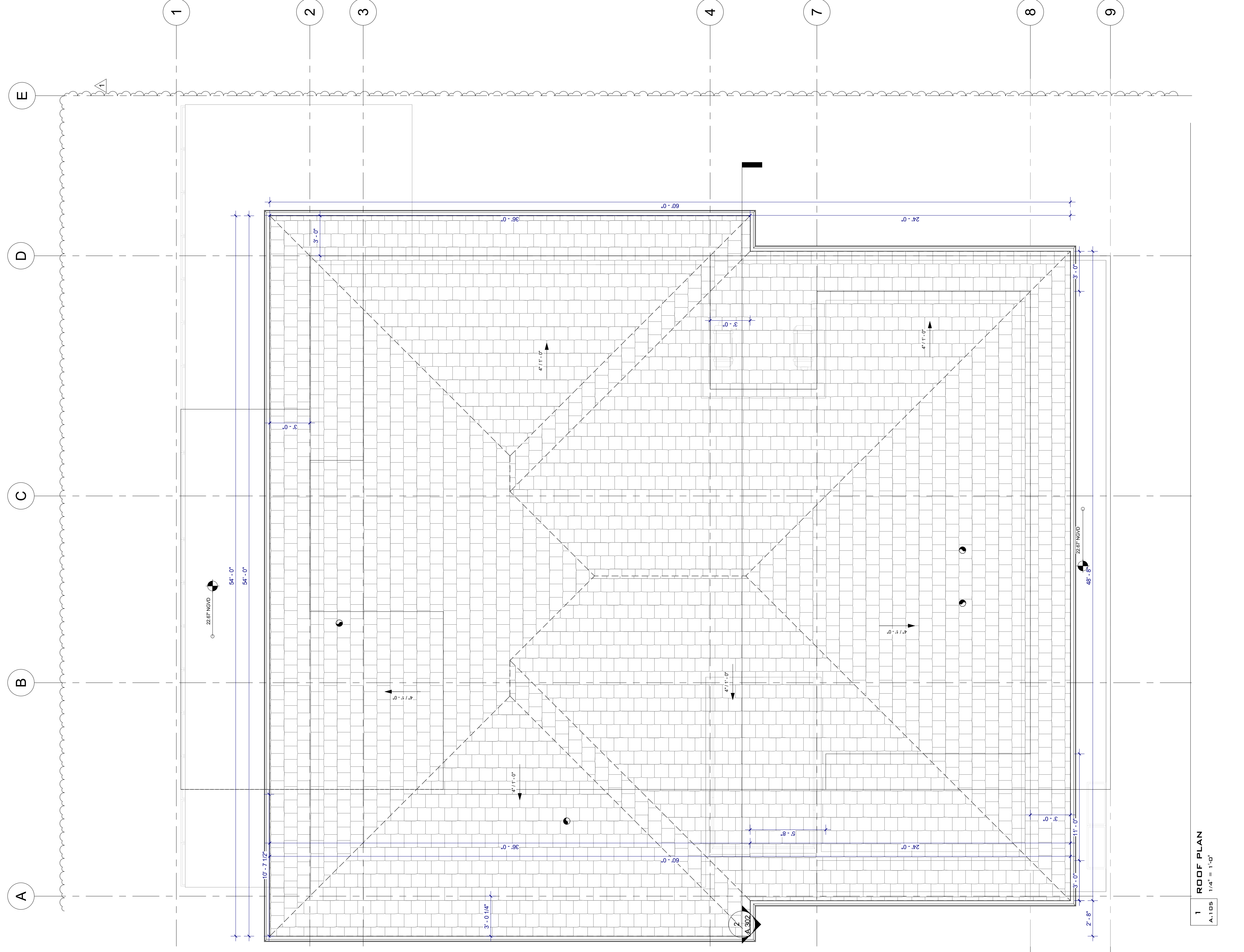
DATE NOV 16, 2021
 DRAWN BY
 CHECKED BY
 PROJECT NO.

21171

DRAWING TITLE
 SITE LANDSCAPE

SCALE
 AS INDICATED
 PAGE

A.102



A-FLOOR PLAN NOTES

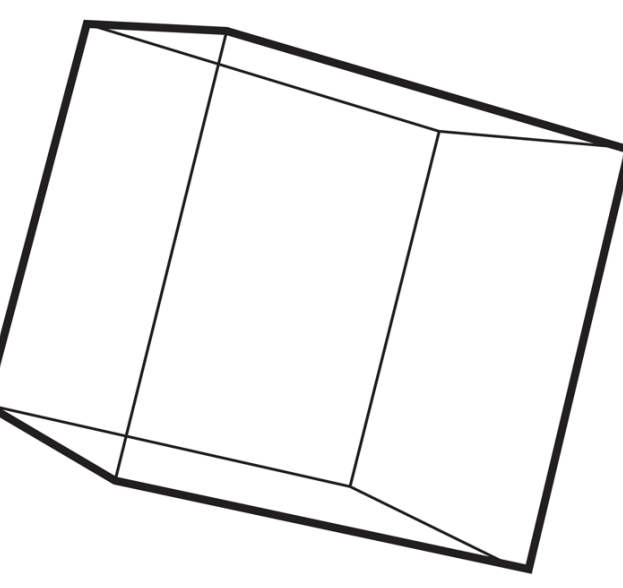
- UPON PLACEMENT OF THE LOWEST FLOOR, AND PRIOR TO FINISHES, MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) SHALL BE INSTALLED AND APPROVED BY THE DEPARTMENT FOR REVIEW AND APPROVAL (FBC 2020, BUILDING SECTION 1113.3). ELEVATION PHOTOGRAPHS OF TYPICAL FLOOR OPENINGS, FAN AND PHOTOGRAPHS OF ALL MECHANICAL AND UTILITY EQUIPMENT LOCATED OUTSIDE THE BUILDING SHOWING (1) ITS LOCATION, (2) CLEARANCE TO THE EQUIPMENT, AND (3) THE LOCATION OF THE EQUIPMENT. CEILING HEIGHTS ARE NORMAL, MEASURED FROM T.O. SLAB TO S.O. STRUCTURAL FRAMING.
- ALL PARTITIONS CARRYING LOADS SHALL BE 20GA. GALV. STEEL @ 16" O.C. SEE ARCHITECTURAL DETAILS.
- STEEL COLUMN WITH BREAK METAL ALUMINUM TO MATCH SLIDING GLASS DOORS.
- BATH TUB AND SHOWER FLOORS, WALL ABOVE BATH TUBS WITH SHOWER HEADS AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE UP TO A HEIGHT OF 6" ABOVE THE FINISH FLOOR. SEE ARCHITECTURAL DETAILS.
- TUB AND SHOWER AREAS TO BE BACKING, FIBER-REINFORCED FIBERGLASS MAT REINFORCED CEMENTITIOUS BACKER UNITS, GLASS MAT GYPSUM BACKERS OR FIBER-REINFORCED GYPSUM BACKERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. BACKERS SHALL COMPLY WITH FBC 2020 R 702.4.2.
- FBC-R308.1, GARAGE FLOOR SURFACES SHALL BE OF APPROVED NONCOMBUSTIBLE MATERIAL. GARAGE FLOOR SURFACES SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE UP TO A HEIGHT OF 6" ABOVE THE FINISH FLOOR. SEE ARCHITECTURAL DETAILS.
- ALL ENCLOSED AREAS THAT ARE BELOW BASE FLOOR ELEVATION SHALL ONLY BE USED FOR STORAGE. ALL ENCLOSED AREAS THAT ARE ABOVE BASE FLOOR ELEVATION SHALL ONLY BE USED FOR STORAGE. ALL ENCLOSED AREAS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE UP TO A HEIGHT OF 6" ABOVE THE FINISH FLOOR. SEE ARCHITECTURAL DETAILS.
- FLOOD VENTS SHALL COMPLY WITH FEMA TECHNICAL BULLETIN 1-93 FOR THE MINIMUM CRITERIA OF TWO OPENINGS HAVING A TOTAL NET AREA OF NOT LESS THAN ONE SQUARE FOOT ABOVE GRADE. THE OPENINGS SHALL BE INSTALLED ON AT LEAST TWO SIDES OF THE ENCLOSED AREA. THE OPENINGS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE THE GARAGE BY NOT LESS THAN 5/8-INCH TYPE X GYPSUM BOARD OR EQUIVALENT, 2017 FLORIDA BUILDING CODE, RESIDENTIAL (6TH EDITION) TABLE R302.6.
- DUCT CHASE FROM SECOND FLOOR ATTIC THRU 1ST FLOOR CEILING SPACE.
- GUARDRAIL NOTES.
- HANDRAIL, TERMINATE ON NEWEL POST. SEE GUARDRAIL NOTES.
- ALL LIFTING AND CARRYING EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. EQUIPMENT SHALL BE LOCATED ABOVE THE BASE FLOOR ELEVATION + 1'-0" AND SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE UP TO A HEIGHT OF 6" ABOVE GRADE. THE OPENINGS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE THE GARAGE BY NOT LESS THAN 5/8-INCH TYPE X GYPSUM BOARD OR EQUIVALENT, 2017 FLORIDA BUILDING CODE, RESIDENTIAL (6TH EDITION) TABLE R302.6.
- PERVIOUS CONCRETE TURE DRIVEWAY APPROX. REFER TO CIVIL DRAWINGS, DRIVEWAY APPROX. 3'-0" WIDE. SEE ARCHITECTURAL DETAILS.
- 36" HANDRAIL. SEE HANDRAIL AND GUARDRAIL NOTES.

A-ROOM SCHEDULE NOTES

- S.P. GYP. REFERS TO SMOOTH FINISH, PAINTED GYPSUM BOARD. GYPSUM BOARD FINISH LEVEL.
- NO.P. GYP. REFERS TO KNOCKDOWN FINISH, PAINTED GYPSUM BOARD FINISH LEVEL. 3.
- CEILING HEIGHTS ARE MEASURED FROM T.O. SLAB TO S.O. TRUSSES.
- ALL BATHROOMS, KITCHEN, LAUNDRY ROOM AND AHU CLOSETS SHALL HAVE MOLD RESISTANT ALTERNATE 1. SHEETROCK® BRAD MOLD TOUGH™ ALTERNATE 2. GARDONOR BRAND 24" GYPSUM BOARD (ALTERNATE 3. GARDONOR BRAND 24" GYPSUM BOARD).
- SHOWERS, TUB AREAS AND BACKSPLASH AREAS WITH CERAMIC OR STONE FINISH SHALL HAVE MOLD RESISTANT TYPE (OR EQUIVALENT) SUCH AS CEMENT BACKER BOARD (WONDERBOARD) PRIME COAT AND FINISH COAT OF EXTERIOR PAINT.
- U.O.N. IN A-01, WOOD BASEBOARD MANUFACTURER FEDERAL MILLWORK (OR APPROVED EQUIVALENT) STOCK NUMBER 256. 3/4" THICK, 5 1/2" WIDE.
- 36" KNOCKDOWN FINISH COAT, COLOR TO BE SELECTED BY OWNER. SEE GENERAL OUTLINE SPECIFICATIONS.

WALL LEGEND

M	SYMBOL	DESCRIPTION
1		8" NOM. CONC. BLOCK - EXTERIOR WALL - INTERIOR FINISH WITH 1/2" GYP. BD. @ 16" O.C. EXTERIOR FINISH 6\"/>
2		8" NOM. CONC. BLOCK - GARAGE EXTERIOR WALL - SKIN COAT STUCCO INTERIOR FINISH WITH 1/2" GYP. BD. @ 16" O.C. EXTERIOR FINISH 6\"/>
3		8" NOM. CONC. BLOCK - EXTERIOR WALL - INTERIOR FINISH WITH 1/2" GYP. BD. @ 16" O.C. EXTERIOR FINISH 6\"/>
4		8" NOM. CONC. BLOCK - EXTERIOR WALL - INTERIOR FINISH WITH 1/2" GYP. BD. @ 16" O.C. EXTERIOR FINISH 6\"/>
5		8" NOM. CONC. BLOCK - EXTERIOR WALL - INTERIOR FINISH WITH 1/2" GYP. BD. @ 16" O.C. EXTERIOR FINISH 6\"/>
6		INTERIOR NON BEARING PARTITION WALL 5/8" GYP. BD. EACH SIDE ON PLAN FOR EXACT SIZES. SEE DETAILS ON A.500 AND GENERAL SPECIFICATIONS. SEE GENERAL OUTLINE SPECIFICATIONS.
7		INTERIOR PLUMBING PARTITION WALL - 1/2" GYP. BD. EACH SIDE ON 6" (25 GA. MN) GALV. MTL. STUDS @ 16" O.C. WIDTH MAY VARY. SEE PLAN FOR EXACT SIZES. SEE DETAILS ON A.500 AND GENERAL SPECIFICATIONS. SEE GENERAL OUTLINE SPECIFICATIONS.
8		3/4" HIGH INTERIOR PARTITION WALL 5/8" GYP. BD. EACH SIDE ON 1/2" MTL. STUDS @ 16" O.C. WIDTH MAY VARY. SEE PLAN FOR EXACT SIZES.
9		TEMPERED GLASS WALL. SEE GENERAL OUTLINE SPECIFICATIONS. SEE ARCHITECTURAL DETAILS. ALL GLASS SHALL BE SAFETY GLAZING AS PER CODE AND SAID GLAZING SHALL BEAR MANUFACTURER'S SEAL STAMP INDICATING THE TYPE OF GLAZING IN SLIDING AND SWINGING DOORS AND SHOWERS TO THE FINISHED FLOOR SURFACE IN WALLS SURROUNDING ANY TUB OR SHOWER ENCLOSURE. SHALL BE SAFETY GLAZING.



h2 architecture
 LICENSE NUMBER AX26001991
 140 S Dixie Highway, Unit 106
 Hollywood, FL 33020
 AX26001991

ARCHITECT OF RECORD
 ANDRES HOLLMANN P.A. #4333

CONCEPTOR
 HUGO MUAJARES NCARB AIA LEED AP

STRUCTURAL ENGINEER

No.	Date	Description
1	MAR 14, 2022	OC

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

SEAL:

PERMIT SET

PROJECT TITLE
BYRON RESIDENCE

9348 BYRON AVE, Surfside,
 FL 33164-2438

DATE
 NOV 18, 2021

DRAWN BY
 Author

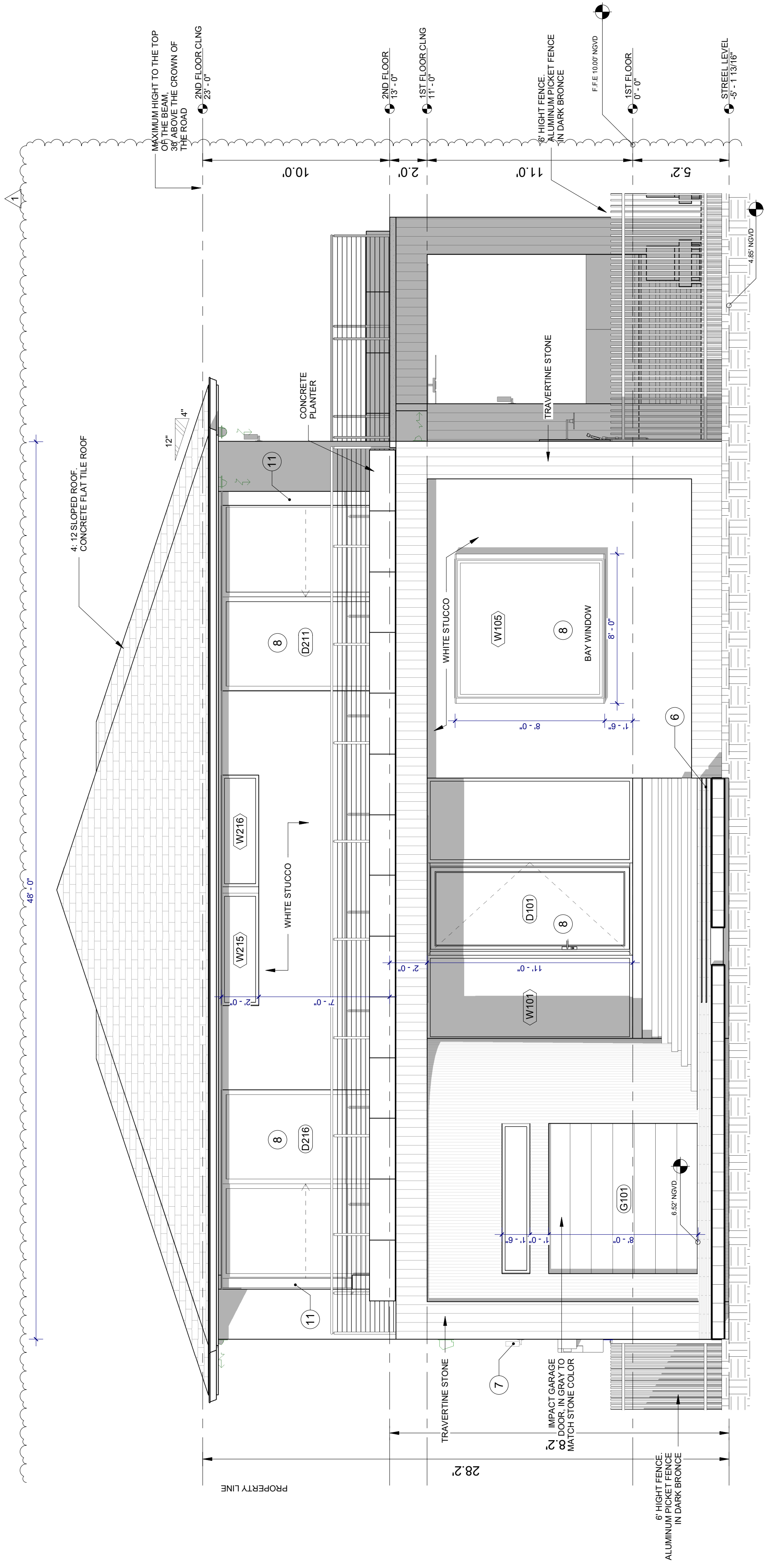
CHECKED BY
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PROJECT NO.
 21171

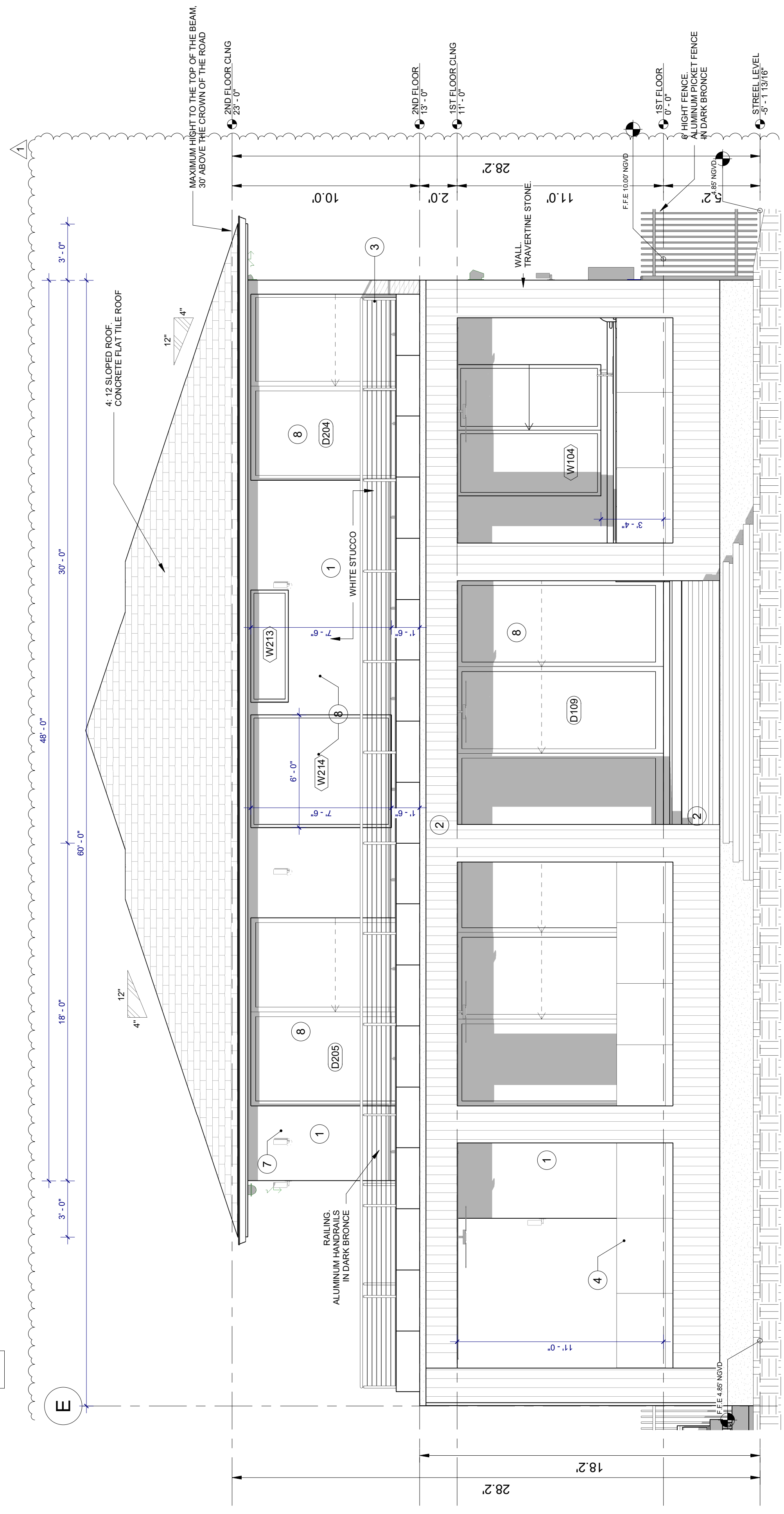
DRAWING TITLE
ROOF PLAN

SCALE
 1/4" = 1'-0"

A.105



1 WEST ELEVATION - FRONT
A.201 1/4" = 1'-0"







2 EAST ELEVATION - REAR
A.201 1/4" = 1'-0"

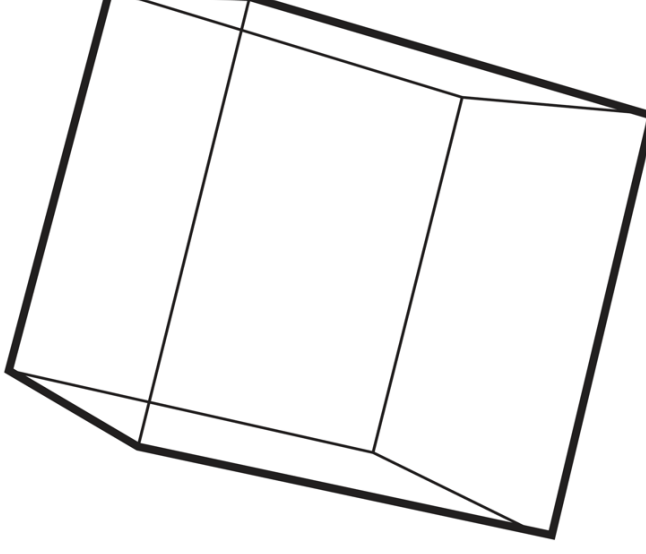
ELEVATION NOTES

A- ELEVATION NOTES

- 1 OFF WHITE SMOOTH STUCCO - RAL 9016
- 2 STACKED STONE SLATES
- 3 TRAVERTINE MARBLE
- 4 GLASS RAILING, SEE GUARDRAIL NOTES. PROVIDE SHOP DRAWINGS FOR APPROVAL
- 5 ALL ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS, HEATING, VENTILATION, AIR CONDITIONING, AND OTHER SERVICE EQUIPMENT SHALL BE LOCATED ABOVE THE BASE FLOOD ELEVATION + 1'-0"
- 6 CONCRETE PAVERS DRIVEWAY / WALKWAY
- 7 TYP. WINDOW OR SLIDING DOOR - LIGHT FRAMES, CLEAR GLAZING WITH SQUAREAN MINIMUM CRITERIA OF TWO OPENINGS HAVING A TOTAL NET AREA OF NOT LESS THAN 8 SQ. FT. PER 100 SQ. FT. OF FLOORING SHALL BE PROVIDED IF REQUIRED. THE BOTTOM OF ALL OPENINGS SHALL BE AT LEAST 4" ABOVE FINISHED FLOORING.
- 8 TYP. WINDOW OR SLIDING DOOR - LIGHT FRAMES, CLEAR GLAZING WITH SQUAREAN MINIMUM CRITERIA OF TWO OPENINGS HAVING A TOTAL NET AREA OF NOT LESS THAN 8 SQ. FT. PER 100 SQ. FT. OF FLOORING SHALL BE PROVIDED IF REQUIRED. THE BOTTOM OF ALL OPENINGS SHALL BE AT LEAST 4" ABOVE FINISHED FLOORING.
- 9 TYP. WINDOW OR SLIDING DOOR - LIGHT FRAMES, CLEAR GLAZING WITH SQUAREAN MINIMUM CRITERIA OF TWO OPENINGS HAVING A TOTAL NET AREA OF NOT LESS THAN 8 SQ. FT. PER 100 SQ. FT. OF FLOORING SHALL BE PROVIDED IF REQUIRED. THE BOTTOM OF ALL OPENINGS SHALL BE AT LEAST 4" ABOVE FINISHED FLOORING.
- 10 TYP. WINDOW OR SLIDING DOOR - LIGHT FRAMES, CLEAR GLAZING WITH SQUAREAN MINIMUM CRITERIA OF TWO OPENINGS HAVING A TOTAL NET AREA OF NOT LESS THAN 8 SQ. FT. PER 100 SQ. FT. OF FLOORING SHALL BE PROVIDED IF REQUIRED. THE BOTTOM OF ALL OPENINGS SHALL BE AT LEAST 4" ABOVE FINISHED FLOORING.

MATERIAL SAMPLES - ELEVATIONS

	WOOD VERTICAL SIDING
	STONE TRAVERTINE MARBLE
	ROOF TILE GREY TILE
	WHITE STUCCO RAL 9016



h2 architecture
LICENSE NUMBER AX26001991
140 S Dixie Highway, Unit 106
Hollywood, FL 33020
AX26001991

ARCHITECT OF RECORD
ANDRES HOLLMANN P.A. 94333

CONCEPT DESIGN
HUGO MUJARES INCARBI AIA LEED AP

STRUCTURAL ENGINEER

No.	Date	Description
1	MAR 14, 2022	OC

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SEAL:

PERMIT SET

BYRON RESIDENCE

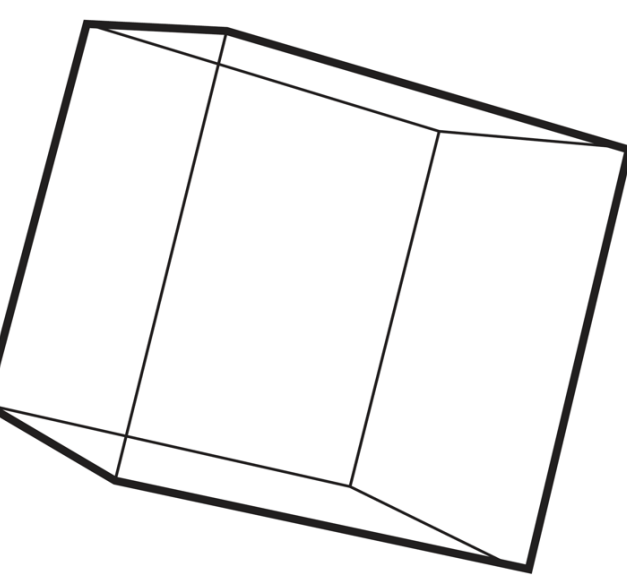
9348 BYRON AVE, Surfside, FL 33164-2438

DATE: NOV 19, 2021
DRAWN BY: Author
CHECKED BY: Checker
PROJECT NO.: 21171

DRAWING TITLE: ELEVATIONS WEST & EAST

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

PAGE: A.201



h2 architecture
 LICENSE NUMBER AX26001991
 140 S Dixie Highway, Unit 106
 Hollywood, FL 33020
 AX26001991

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

No.	Date	Description
1	MAR 14, 2022	OC

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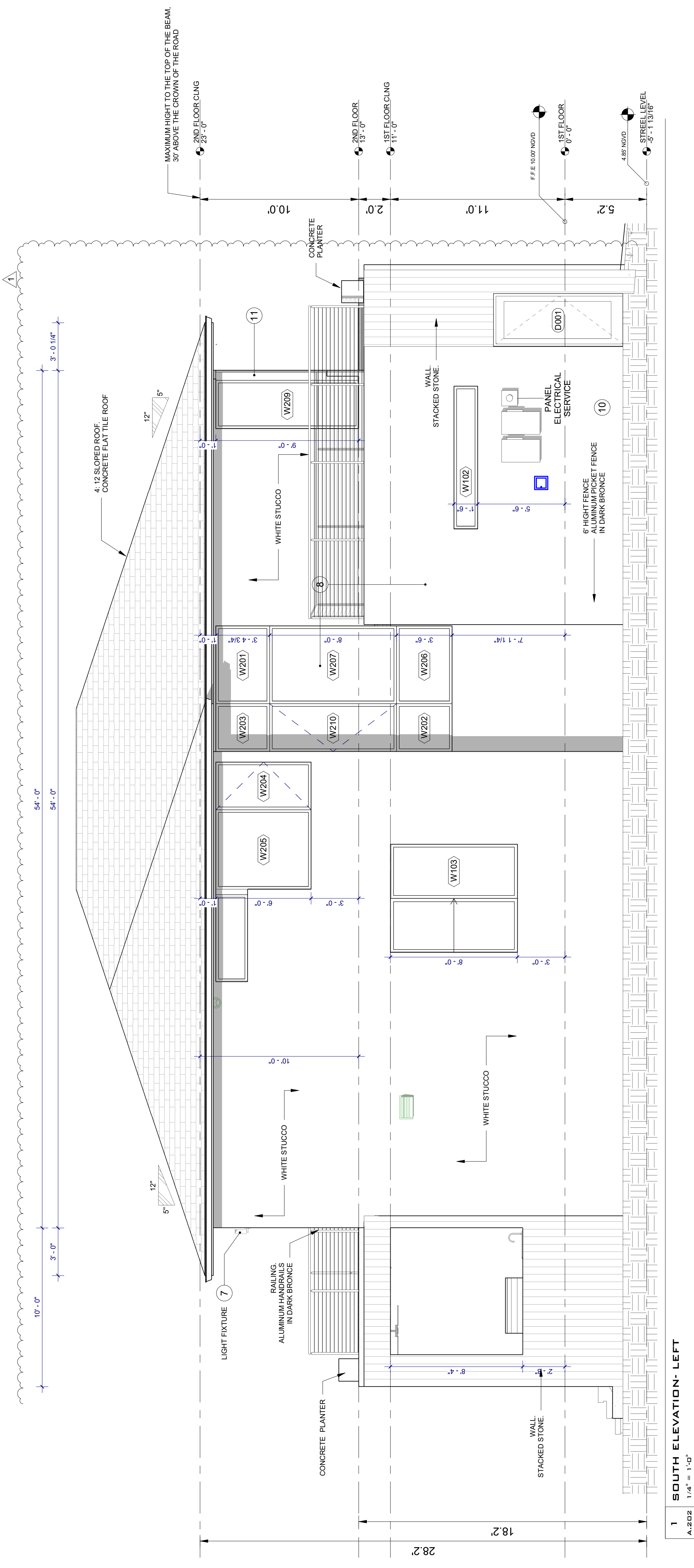
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BYRON RESIDENCE

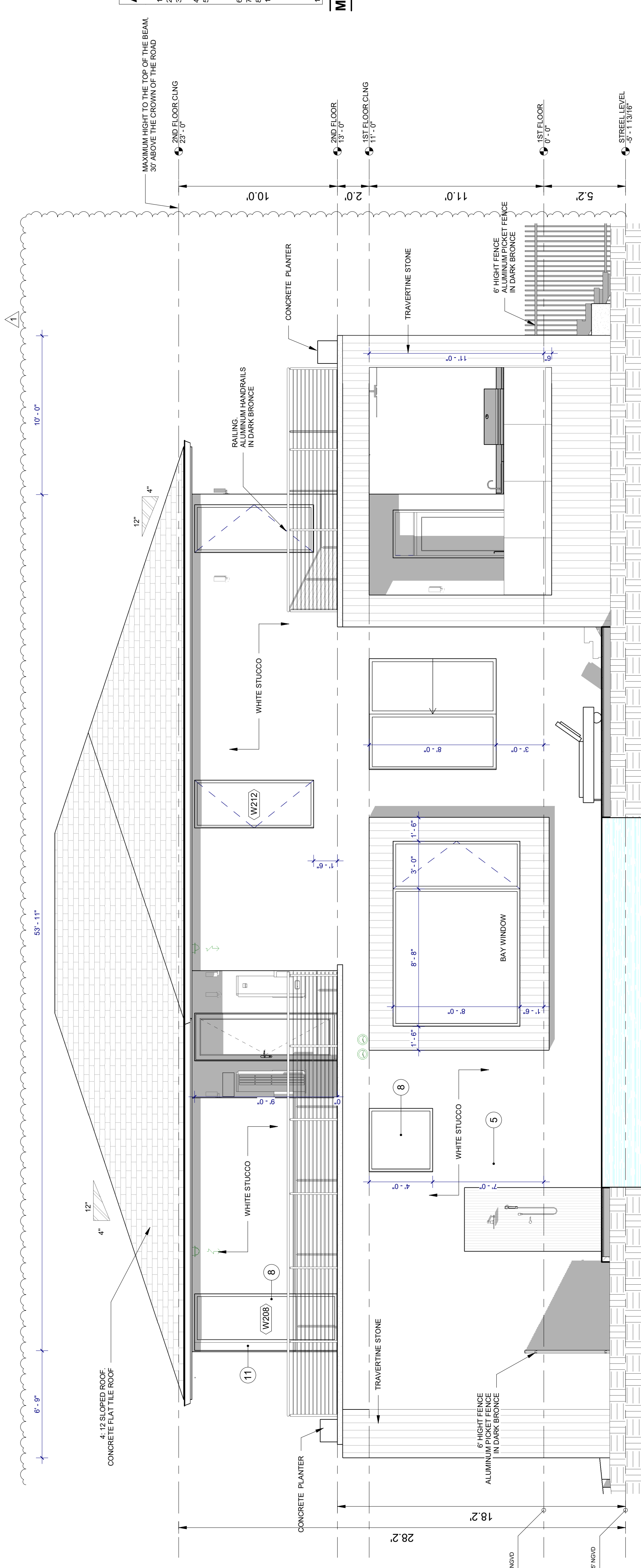
9348 BYRON AVE, Surfside,
 FL 33164-2438

DATE: NOV 19, 2021
 DRAWN BY: Author
 CHECKED BY: Checker
 PROJECT NO.: 21171

DRAWING TITLE: ELEVATIONS NORTH & SOUTH
 SCALE: 1/4" = 1'-0"
 PAGE: 63



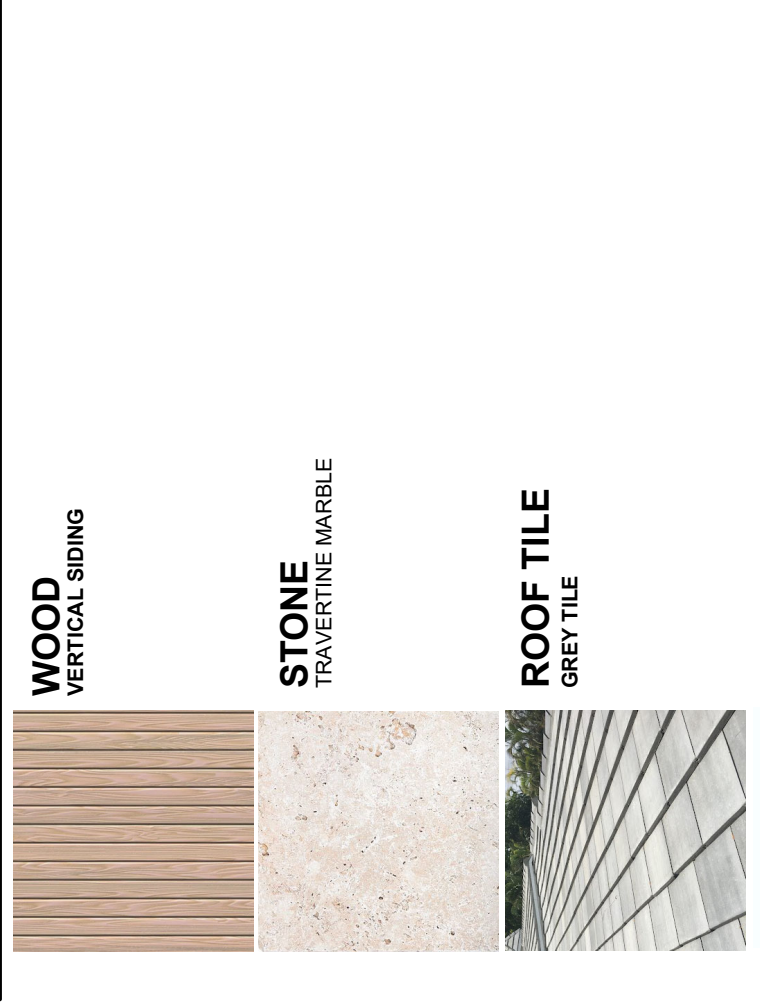
1 SOUTH ELEVATION - LEFT
 A.202B 1/4" = 1'-0"



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

- A-ELEVATION NOTES**
- OFF WHITE SMOOTH STUCCO - RAL 9016
 - STACKED STONE SLATES.
 - STAINLESS STEEL CABLE RAILINGS. SEE GUARDRAIL NOTES. PROVIDE SHOP DRAWINGS FOR APPROVAL.
 - DRAWINGS FOR APPROVAL. PROVIDE SHOP DRAWINGS FOR APPROVAL.
 - ALL ELECTRICAL SYSTEMS, EQUIPMENT AND COMPONENTS, HEATING, VENTILATION, AIR CONDITIONING, PLUMBING APPLIANCES AND PLUMBING FIXTURES, DUCT, FLOOR ELEVATION +1.0'. SERVICE EQUIPMENT SHALL BE LOCATED ABOVE THE BASE FLOOR ELEVATION +1.0'.
 - CONCRETE PAVERS DRIVEWAY / WALKWAY
 - LIGHT FIXTURE
 - TYP. WINDOW OR SLIDING DOOR. LIGHT FRAMES. CLEAR GLAZING WITH SQUAREAN MINIMUM CRITERIA OF TWO OPENINGS HAVING A TOTAL NET AREA OF NOT LESS THAN ONE SQUARE INCH FOR VERY SQUARE FOOT OF ENCLOSED AREA. SUBJECT TO MINIMUM CRITERIA OF TWO OPENINGS HAVING A TOTAL NET AREA OF NOT LESS THAN ONE SQUARE INCH FOR VERY SQUARE FOOT OF ENCLOSED AREA. THE OPENINGS SHALL BE NO HIGHER THAN ONE FOOT ABOVE GRADE. THE OPENINGS SHALL BE INSTALLED ON AT LEAST TWO SIDES OF THE ENCLOSED AREA.
 - STEEL COLUMN WITH BREAK METAL ALUMINUM TO MATCH SLIDING GLASS DOORS

MATERIAL FACADE LEGEND



WHITE STUCCO
 RAL 9016
 BR/WT



MEMORANDUM

ITEM NO. 7D.

To: Planning & Zoning Board

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

Date: April 28, 2022

Subject: 9525 Carlyle Avenue - Two-Story Single-Family Additions and Renovations

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

The Applicant's plan was preliminarily reviewed and was advised in email comments to submit a clean survey. A survey was not submitted in the Applicant's package. The submitted drawings are missing important information which would be detailed in the survey.

Front yard setback is 20 feet. New 1 foot 9 inch terrace overhang and 2 foot entry foyer are not allowed by Zoning in Progress.

Clarify the elevation of the roof relative to a maximum height limit of 30 feet and provide detail on the parapet wall height. Maximum roof height is 30 feet above the crown of the road with a parapet limited to 3 feet. Elevation drawings need to be revised on the height information.

Provide additional information to support the existing floor area coverage is 1,444 SF.

Provide additional information and calculations to verify the proposed first floor SF area, the existing and proposed second floor SF area.

Existing pool equipment needs to be relocated outside of the side yard setback and should be located at least 15 feet from the adjacent residence.

Mechanical equipment mounted on the roof should comply with the requirements of Zoning in Progress.

Per the Zoning in Progress, 35% of the total lot needs to be in landscape/pervious material, 50% of front yard must be landscaped/pervious material and 40% of the rear yard must be in landscape/pervious material.

All landscaped/pervious areas are required to be 40% of Florida-Friendly materials.

Provide information and calculations to show the landscape/pervious area requirement are met.

Street trees are required along the public street frontage of the property, see **Sec. 90-89**. Street trees shall be required at one shade tree per 20 linear feet of street frontage thereof along all public or private street rights-of-way in all zoning districts. It is suggested the trees be planted along the property lines. Palm trees count as 3:1; therefore, three palm trees equals one tree.

Background: This application is a request to construct an addition (528 SF) for a living space at the south side of the property of the front yard to an existing 2 story single family residence. The proposed plans also include a new outdoor kitchen located in the rear yard, relocation of A/C unit on the roof and parapet, and an increase floor space of the second floor. The parcel is located in the H30B Zoning District at 9525 Carlyle Avenue. The average lot depth is 112.5 feet with a width of 50 feet. The site plan indicates the lot size is 5,600 square feet (SF). The proposed air-conditioned floor space totals 1,972 SF.

The setback requirements for the H30B Zoning District are 20-foot front, 5-foot side and 20 feet rear. The Applicant is proposing a 19-foot 5-inch front setback with a 5-foot side setback. Total lot pervious area is 3,640 SF or 59% where 35% is required. The front yard setback pervious area is 500 SF or 50% where 50% is required. The second floor under ac is proposed at 1,572 SF or 85% where 80% of the first floor is the maximum required. The maximum allowed roof height is 30 feet, the proposed plans do not indicate the height of the roof. Table 1 on page 2 provides information on site characteristics and zoning requirements.

A variety of Architectural enhancements are proposed. These items include an impact garage door, new 5-foot-high decorative privacy fence with security gate, new concrete eyebrow above the garage door, Gray decorative aluminum horizontal slates cladding, impact windows and doors with charcoal gray aluminum framing; wood cladding on the front of the house and a 2-foot parapet. The exterior will be painted white and stucco smoothed. The plans also include a concrete driveway with a front concrete walkway with floating steps. Detailed drawings were provided by the Applicant.

Table 1 – Site Characteristics and Zoning Requirements

Address	9525 Carlyle Avenue	
General Location	West Area of Town	
Property Size	5,625 SF (112.5 Feet x 50 Feet)	
Zoning District	H30B	
Lowest Floor Elevation	Base Flood Elevation 10' NGVD (8.00 + 2.00)	
Lot Coverage	Required	Proposed
Total Lot	40% Max. (2,250 SF)	35.5% (1,972 SF)
Exempt Accessory Uses	15% or Less	N/A
2nd Story Lot Coverage	32% of the Lot or 80% of First Floor	Not provided 85% (1,712)

Pervious Area Total Lot	35% w/40% FL Friendly	59% (3,640 SF)
Pervious Area Front Yd	50% w/40% FL Friendly	50% (500 SF)
Pervious Area Rear Yd	40% w/40% FL Friendly	Not provided
Height – Flat Roof parapet	30 Ft: Avg Datum/Crown-High Pt.	30 Feet with a 2-inch
Height – Pitched Roof	30 Ft: Avg Datum/Crown-Tie Beam.	N/A
Modification of Height	1% of Height to 3 Ft Max	2 Foot parapet
Roof Decks	Prohibited	N/A
Trellis/Pergola Structure	12 Feet Max. Height	N/A
Setbacks		
Primary Frontage	20 Feet Min.	19 ½ feet
Secondary Corner	10 Feet Min.	N/A
Interior Side < or = 50 Ft	5 Feet Min.	5 Feet
Interior Side > 50 Ft	10% Frontage Width	N/A
Rear	20 Feet Min.	N/A
Pt. Lake & Adj. Canals	25 Feet Min	N/A
Biscayne Bay	50 Feet Min	N/A
Encroachments		
Eaves – Sloped Roofs	24 Inches Max	N/A
All Other Ornamentals	6 inches Max	N/A
Accessory Buildings		
Maximum Height	12 Feet Max	N/A
Max. Aggregated Area	500 SF Max.	N/A
Pools & Decks		Not provided
Primary Front and	10 Feet Min	N/A
Secondary Corner	10 Feet Min	N/A
Uncovered Patio	Rear & Side – 5 Feet	5 feet
	Front & Corner -10 Feet	N/A

The Applicant is proposing twelve Rubra shrubs, three hurricane palms and 1 oak tree. A total of 20% of all landscaping is proposed to be Florida-Friendly where the Zoning in Progress requires 40%. Figure 1 is an aerial view of the existing property.

Applicant Package: A package of drawings and an application was submitted by the Applicant dated 4/8/22.

[9525 Carlyle Avenue Agenda Packet.pdf](#)

TOWN OF SURFSIDE

APR 22 4:25 PM



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

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

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

PROJECT INFORMATION	
OWNER'S NAME	Dalit Teshuba
PHONE / FAX / EMAIL	(718)902-2325 / Dalit81@gmail.com
AGENT'S NAME	Rafael Hernandez
ADDRESS	100 Kings Point Dr Apt 617 Sunny Isles FL
PHONE / FAX	786-266-5217
PROPERTY ADDRESS	9525 Carlyle Ave.
ZONING CATEGORY	Design Addition remodeling to
DESCRIPTION OF PROPOSED WORK	an existing 2 story home.

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

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


SIGNATURE OF OWNER

4-8-22
DATE

SIGNATURE OF AGENT

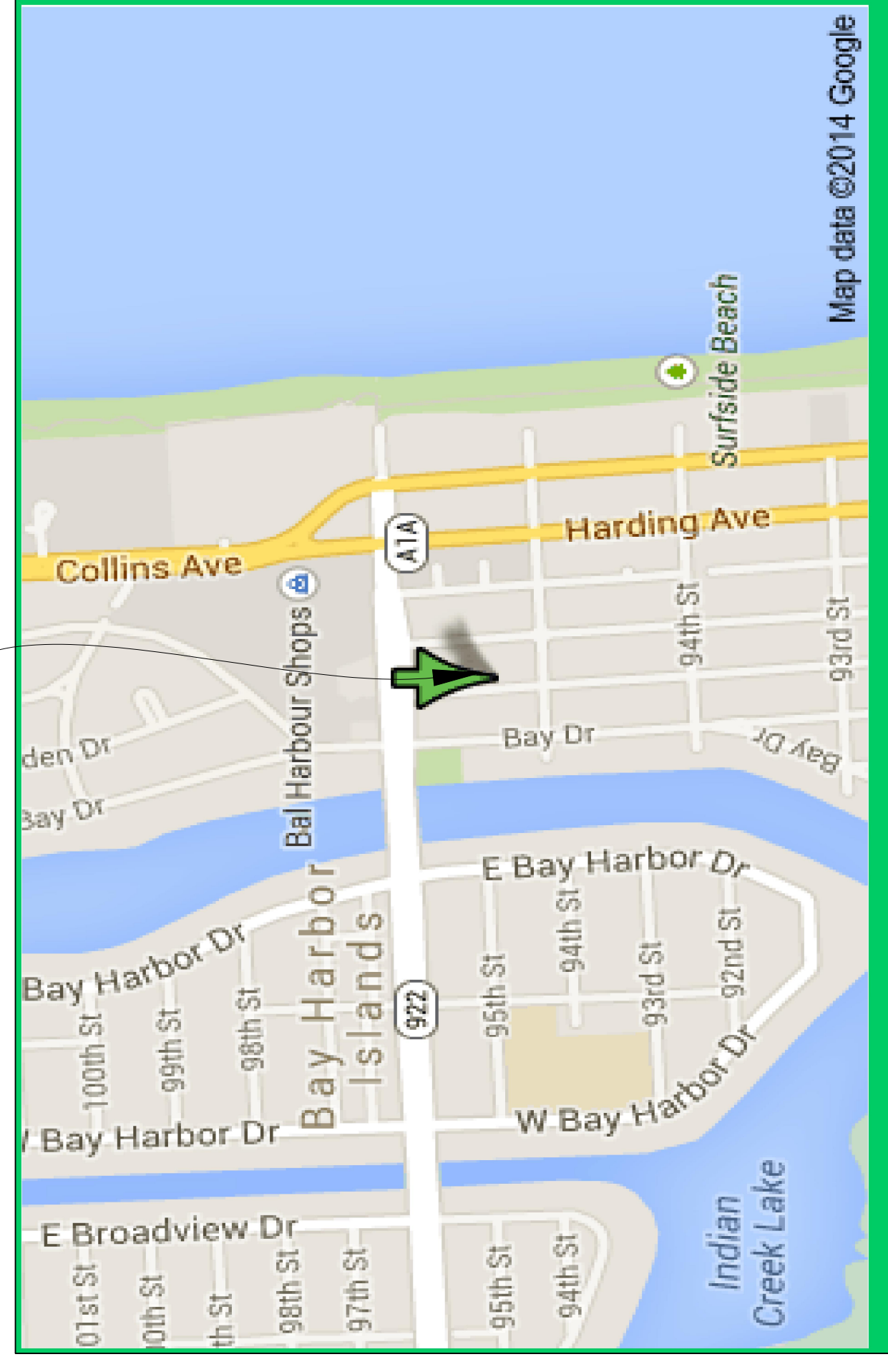
DATE

DESIGN DRAWINGS PACKAGE FOR ADDITION/RENOVATION TO: TESHUBA RESIDENCE 9525 CARLYLE AVE SURFSIDE, FLORIDA 33154



PROPOSED FRONT FACADE RENDERING NTS:
NOTE THIS RENDERING DOES NOT SHOW THE TREES IN FRONT THAT WILL BE PLANTED AND SHOWN ON SITE PLAN SHEET SP-1.0, SEE ALSO SHEETS A-5.0, AND A-5.1 RENDERINGS

AREA OF WORK



GENERAL ZONING DATA:

ZONING DATA/CALCULATIONS		
ZONING DISTRICT	RS-2 SINGLE FAMILY DISTRICT NON-WATERFRONT AREA	
LOT SIZE	50'-0" (FRONT) x 112.5' (REAR)	
LOT SQ. FOOTAGE/ ACREAGE	5,600 S.F.	
FOLIO #	14-2235-007-1940	
HEIGHT	REQUIRED allowed	PROPOSED
2ND STORY ADDITION WITH FLAT ROOF AND PARAPET	30'-0" ABOVE CROWN OF RD (ACR)	30'-0" ABOVE CROWN OF RD (ACR)
SETBACKS		
FRONT 1st LEVEL	20'-0"	EXISTING VARIES 19'-5" TO 21'-4" (SEE SITE PLAN)
FRONT 2nd LEVEL TERRACE OVERHANG	22'-0"	19'-4"
REAR 1st LEVEL	25'-0"	25'-0" WEST SIDE / 46'-0" EAST SIDE
REAR 2nd LEVEL TERRACE'S	25'-0"	18'-9" WEST SIDE / 40'-0" EAST SIDE
SIDE WEST	5'-0"	12'-6" FRONT / AND 10'-5" REAR EXISTING
SIDE EAST	5'-0"	12'-8" EXISTING
POOL FROM REAR EXISTING	5'-0"	EXISTING
POOL FROM SIDE PROP. LINES EXISTING	5'-0"	EXISTING
AREA INFO		
EXISTING GROSS 1st FLOOR		1,444 SF.
EXISTING NET 1st FLOOR (UNDER AC)		1,080 SF.
NEW GROSS 1st FLOOR	60% MAX REQUIRED	1,972 SF. ADDITIONAL 528 SF. 36% PROVIDED
NEW NET 1st FLOOR (UNDER A/C)		1,564 SF. (GARAGE NOT INCLUDED)
NEW GROSS 2nd FLOOR	90% MAX OF 1st FL. VOLUME REQUIRED	1,712 SF. 85% PROVIDED
NEW NET 2nd FLOOR (UNDER A/C)	90% MAX OF 1st FL. VOLUME REQUIRED	1572 SF. 85% PROVIDED
TERRACES		434 SF.
DRIVEWAY (IMPERVIOUS)		565 SF.
POOL AND POOL DECK AREAS (IMPERVIOUS EXISTING)		619 SF.
FOOTPRINT INFO		
EXISTING FOOTPRINT (IMPERVIOUS)	60% MAX REQUIRED	1,444 SF. EXISTING
NEW FOOTPRINT (IMPERVIOUS)	60% MAX REQUIRED	1,972 SF. 41% PROVIDED
TOTAL AREA OF GREEN AREAS/OPEN SPACE (PERVIOUS)	40% MIN. REQUIRED	3,640 SF. 59% PROVIDED
FRONT YARD GREEN/OPEN SPACE	50% OF FRONT LOT SIZE=	500SF PROVIDED
PARKING REQUIRED		
	2 SPACES PER DWELLING	2 SPACES PROVIDED
FLOOD INFORMATION		
	+8'-0" NGVD BASE FLOOD	+10'-0" NGVD PROVIDED

DRAWING SCHEDULE:

- A-0.0 COVER SHEET
- D-1.0 DEMO PLAN
- D-1.1 AS-BUILT FRONT AND REAR ELEV DEMO
- D-1.2 AS-BUILT NORTH & SOUTH SIDES ELEV DEMO
- SP-1.0 PROPOSED 1st FLOOR SITE PLAN
- SP-1.1 PROPOSED 2nd FLOOR SITE PLAN
- A-1.0 PROPOSED 1st FLOOR PLAN
- A-1.1 PROPOSED 1st FLOOR PLAN
- A-4.0 PROPOSED FRONT ELEVATION
- A-4.1 PROPOSED REAR ELEVATIONS
- A-4.2 PROPOSED SOUTH AND NORTH SIDE ELEVATIONS
- A-5.0 PROPOSED RENDERINGS SHEET
- A-5.1 PROPOSED ADDITIONAL RENDERINGS
- A-5.2 EXISTING HOUSE PICS SHEET

EXT. AND INT. DEMO SCOPE OF WORK:

- EXISTING KITCHEN COUNTERS, CABINETS, AND APPLIANCES TO BE REMOVED AND DISCARDED AS DENOTED ON THE PLANS.
- EXISTING FRONT REAR ENTRY DOORS AND WINDOWS TO BE REMOVED AND DISCARDED. AS DENOTED ON PLANS
- EXISTING BATHROOM # 1, 2, TO BE DEMOLISHED INCLUSIVE OF PARTITIONS AS DENOTED ON PLANS.
- EXISTING FLOORING TO BE REMOVED ON 1st AND 2nd LEVEL AS DENOTED ON PLANS.
- REMOVE ALL EXISTING DRYWALL CEILING BOARDS PRIOR TO REMOVAL OF LOAD BEARING WALLS TO ALLOW FOR PROPER SHORING OF 2nd LEVEL FLOOR JOIST.
- REMOVE INTERIOR LOAD BEARING AND NON LOAD BEARING DRYWALL PARTITIONS AS DENOTED ON PLANS, GC TO PROVIDE PROPER SHORING OF CEILING FLOOR JOISTS AT ALL TIMES UNTIL NEW STRUCTURAL MEMBERS ARE IN PLACE IN PROPERLY INSPECTED BEFORE REMOVAL.

EXT. AND INT. PROPOSED SCOPE OF WORK:

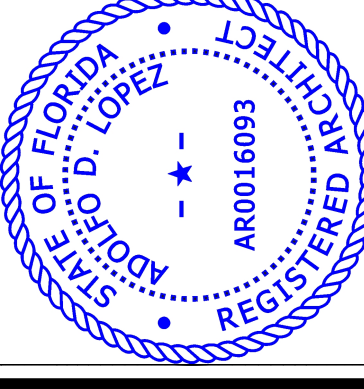
- PROVIDE NEW DADE COUNTY APPROVED WINDOWS.
- PROVIDE NEW FRONT AND REAR ENTRY DOORS AND WINDOWS.
- PROVIDE NEW BATHROOMS AND KITCHEN AS NOTED ON PLANS/
- PROVIDE NEW FLOORING.
- PROVIDE NEW STRUCTURAL ITEMS AS NOTED ON STRUC. SHEETS, TBD
- PROVIDE A NEW AC SYSTEMS FOR 1st AND 2nd FLOOR
- PROVIDE NEW INTERIOR WOOD DOORS.
- PROVIDE NEW LIGHTING TBD

- EXISTING 2 STORY CBS CONSTRUCTION.
- TYPE OF CONSTRUCTION: ALTERATION LEVEL 3
- OCCUPANCY CLASSIFICATION R-2.
- FFPC 101 CHAPTER 43 CLASSIFICATION: REPAIR, AND RENOVATION ONLY

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RAFAEL H. AFD CONSULTING SERVICES BY: PLANNING - LEGALIZATIONS PERMIT DRAWINGS - DRAFTING - INTERIOR DESIGN
SUNNY ISLES BEACH, FL. CELL (786) 266 - 5217
afdesign101@gmail.com
www.afdesignconsulting.com

DESIGNERS OF RECORD: JMA associates
ARCHITECTS & ENGINEERS, LLC
MIAMI, FL. 33136. TEL. (305) 396 9052
MIAMI-DADE: 9205 S.W. 154th AVE. A3020225



This method shall be used to VERIFY THE ACCURACY OF THE INFORMATION PROVIDED IN THESE DRAWINGS. The user shall be responsible for the accuracy of the information provided in these drawings. The user shall be responsible for the accuracy of the information provided in these drawings.

ADDITION/RENOVATION TO:
TESHUBA RESIDENCE
9525 CARLYLE AVE.
SURFSIDE, FL. 33154

DRAWN BY: RAFAEL HERNANDEZ
REVIEWED BY: ADOLF LOPEZ
DATE: 06-03-2021
SCALE:
PROJECT NO.: 021-14
SHEET NO.

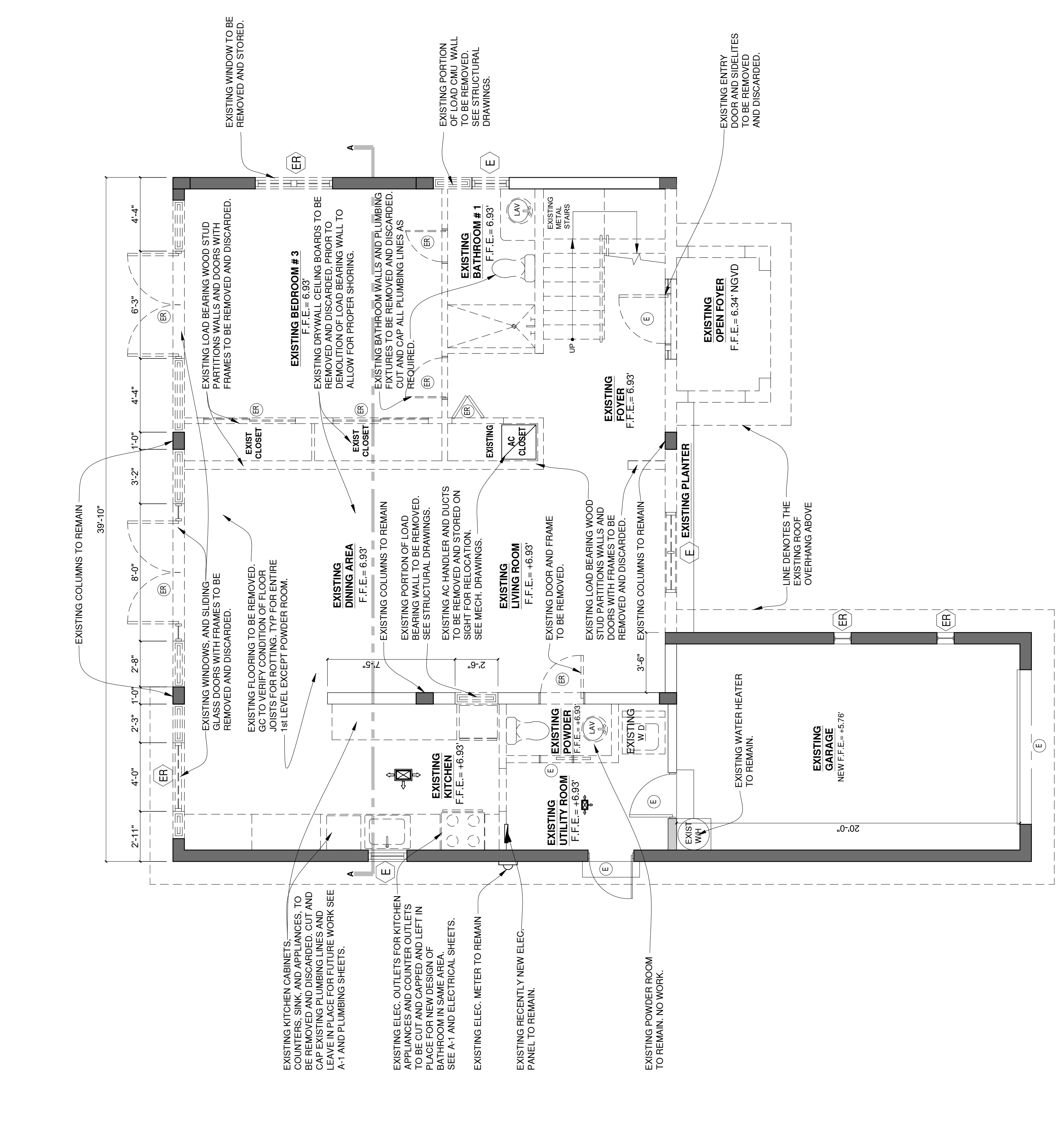
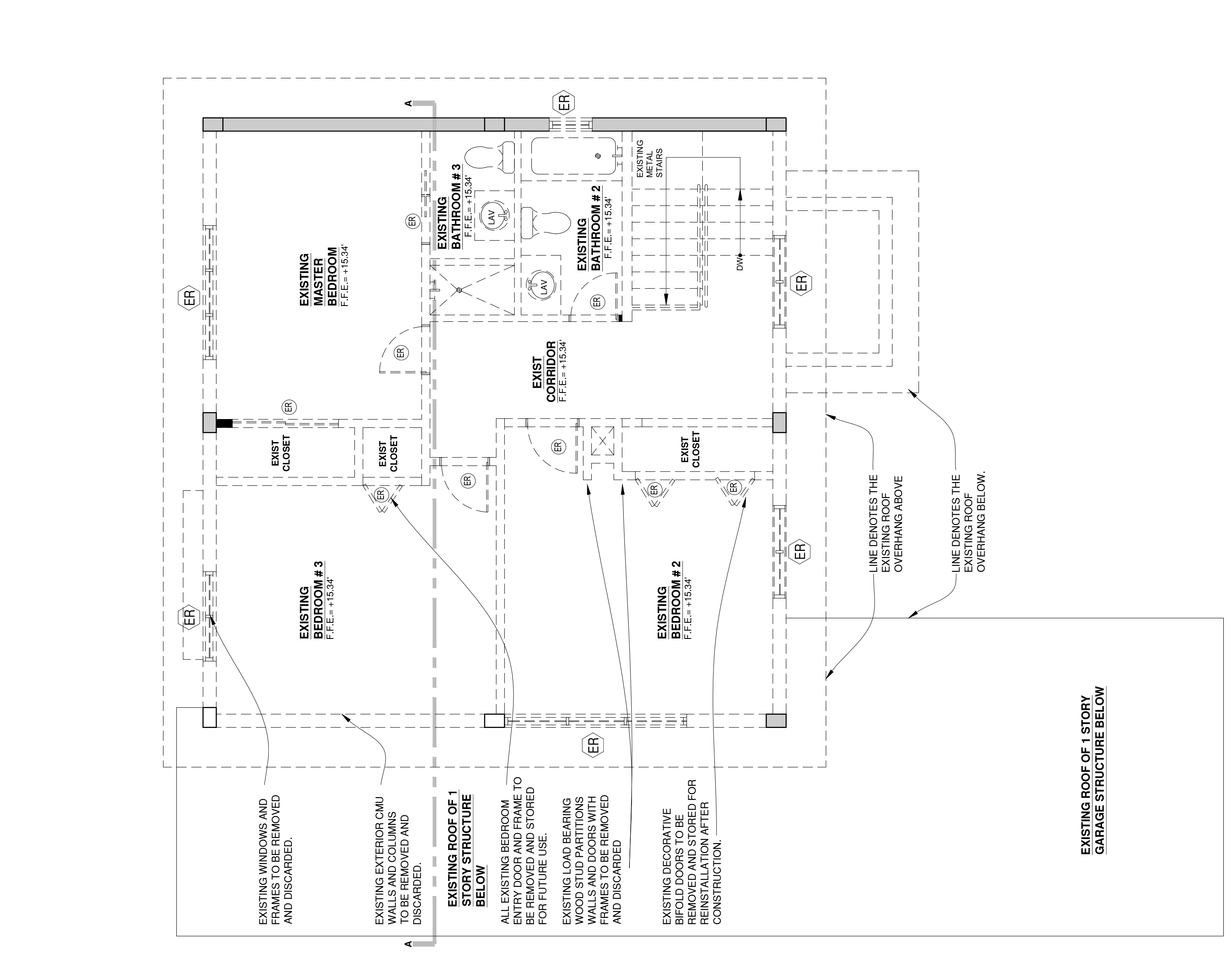
A-0.0

100% DESIGN ZONING DRAWINGS 04-07-22
ALL WORK TO BE PERFORMED UNDER:
FL. BLDG CODE 2020 7th EDITION ALL DISCIPLINES AND TO BE APPLIED TO EVERY SHEET IN THIS SET
FL. EXISTING BLDG. CODE 2020 FLORIDA 7th EDITION.
FFPC 101 7th EDITION 2020
NFPA 1 2017 EDITION AND NFPA 101 LIFE SAFETY CODE NEC 2017

REVISION	BY

DEMO ARCH. LEGEND

- EXISTING CONCRETE BLOCK WALL AND OR DRYWALL PARTITION TO REMAIN.
- EXISTING PORTIONS OF DRYWALL PARTITION WALL TO BE REMOVED
- EXISTING PORTIONS OF CONCRETE BLOCK WALL TO BE REMOVED
- EXISTING DOORS AND FRAME TO BE REMOVED AND DISCARDED.
- EXISTING DOOR AND FRAME, TO REMAIN.
- EXISTING DOOR AND FRAME, TO BE REMOVED AND STORED IN A SAFE LOCATION
- EXISTING WINDOWS AND FRAMES TO BE REMOVED AND DISCARDED.



AS-BUILT 2nd LEVEL DEMO PLAN
SCALE: 1/4" = 1'-0"

AS-BUILT 1st FLOOR DEMO PLAN
SCALE: 1/4" = 1'-0"

DESIGNERS OF RECORD: **JAM ASSOCIATES**
 1000 N.W. 11th St., Suite 200
 Miami, FL 33136
 TEL: (305) 396-9052
 FAX: (305) 396-9054
 www.jamassociates.com

CONSULTANTS: **RAFAEL H. AFD CONSULTING SERVICES BY**
 DRAFTING - LEGALIZATIONS
 PLANNING - LEGALIZATIONS
 SUNNY ISLES BEACH, FL CELL (786) 266-5217
 rafdesign101@gmail.com
 www.rafdesignconsulting.com

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STATE OF FLORIDA REGISTERED ARCHITECT
 RAFAEL H. AFD
 ARCHITECT
 A00016093

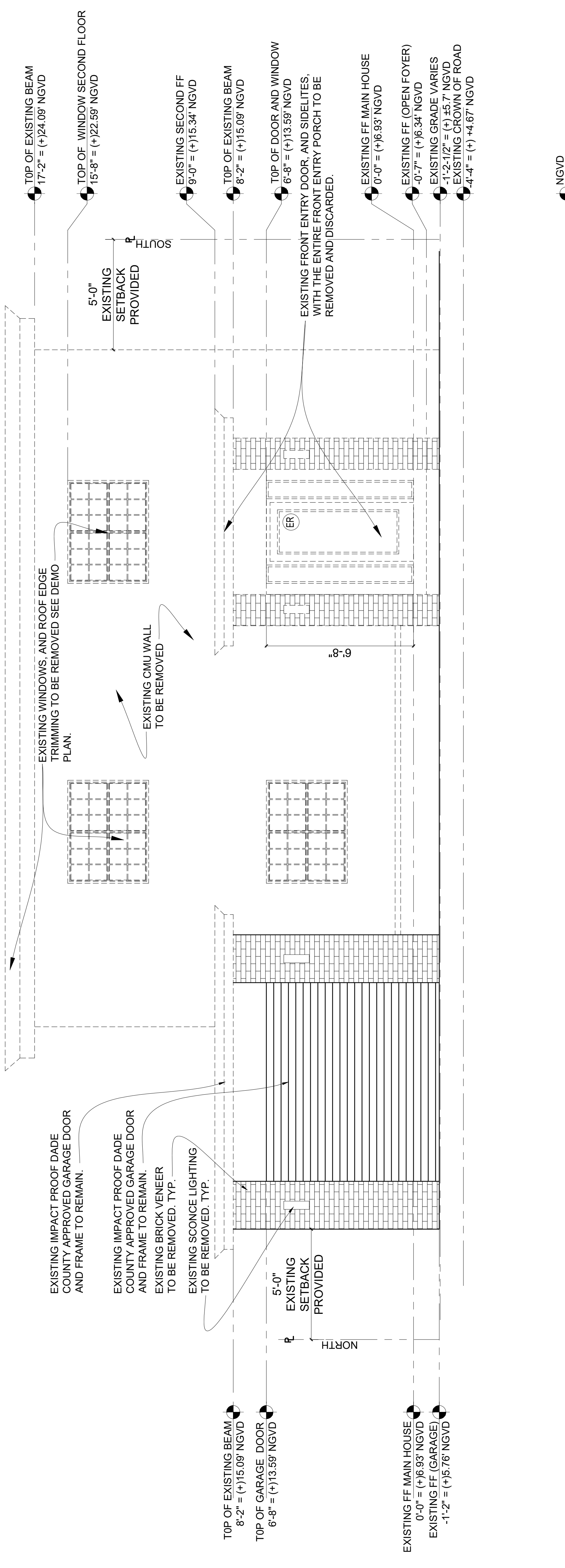
STATE OF FLORIDA REGISTERED PROFESSIONAL ENGINEER
 RAFAEL H. AFD
 ENGINEER
 18260124

ADDITION/RENOVATION TO:
TESHUBA RESIDENCE
 9525 CARLYLE AVE.
 SURFSIDE, FL 33154

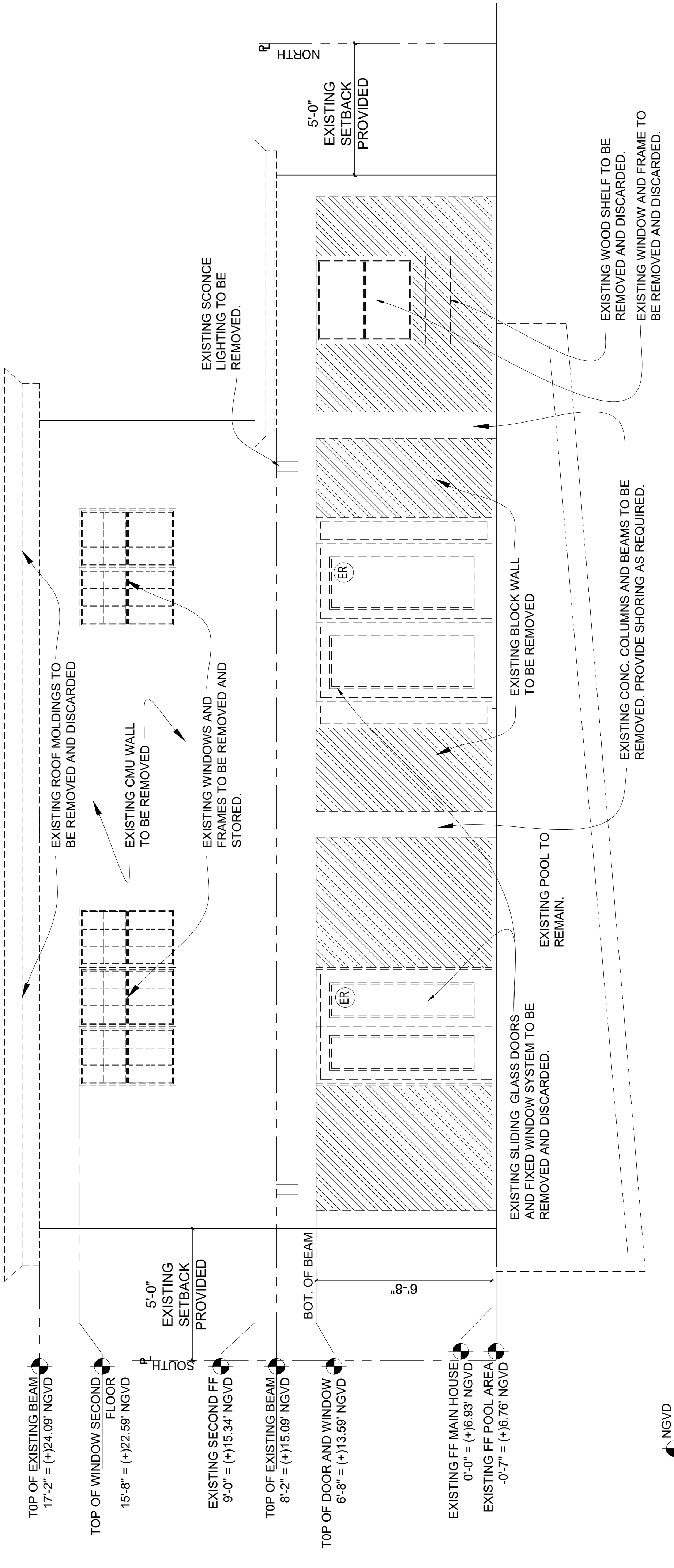
DATE: 06-03-2021
 SCALE:
 PROJECT NO.: 021-14
 SHEET NO.: D-1.0

DRAWN BY: RAFAEL HERNANDEZ
 REVIEWED BY: ADOFLO LOPEZ

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AS-BUILT DEMO FRONT ELEVATION
SCALE: 3/8" = 1'-0"

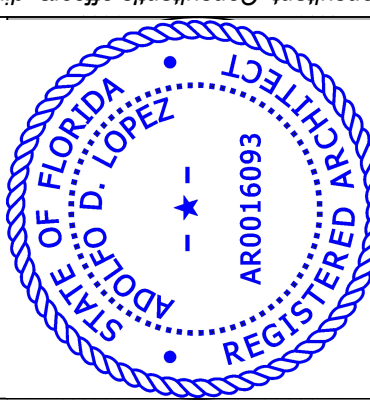


AS-BUILT DEMO REAR ELEVATION
SCALE: 3/8" = 1'-0"

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RAFAEL H. AFD CONSULTING SERVICES BY: **PLANNING - LEGALIZATIONS**
 SUNNY ISLES BEACH, FL. CELL (786) 266 - 5217
 atdesign101@gmail.com
 www.afddesignconsulting.com

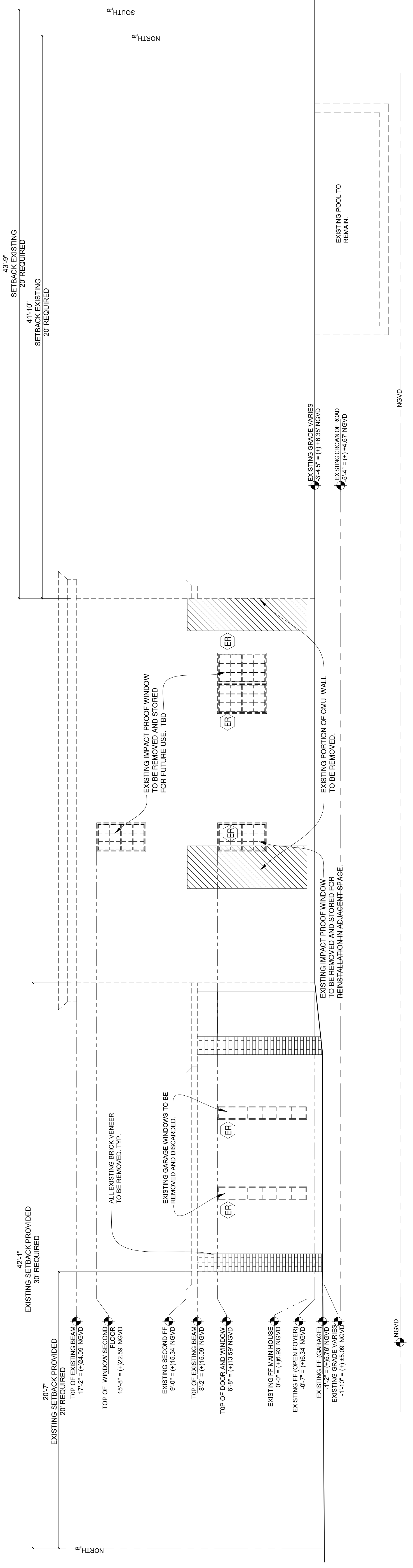
DESIGNERS OF RECORD:
JAMassociates
 ARCHITECTS & ENGINEERS, LLC
 MIAMI, FL. 33136. TEL. (305) 396 9052
 MIAMI-DADE: 9205 S.W. 154th AVE.



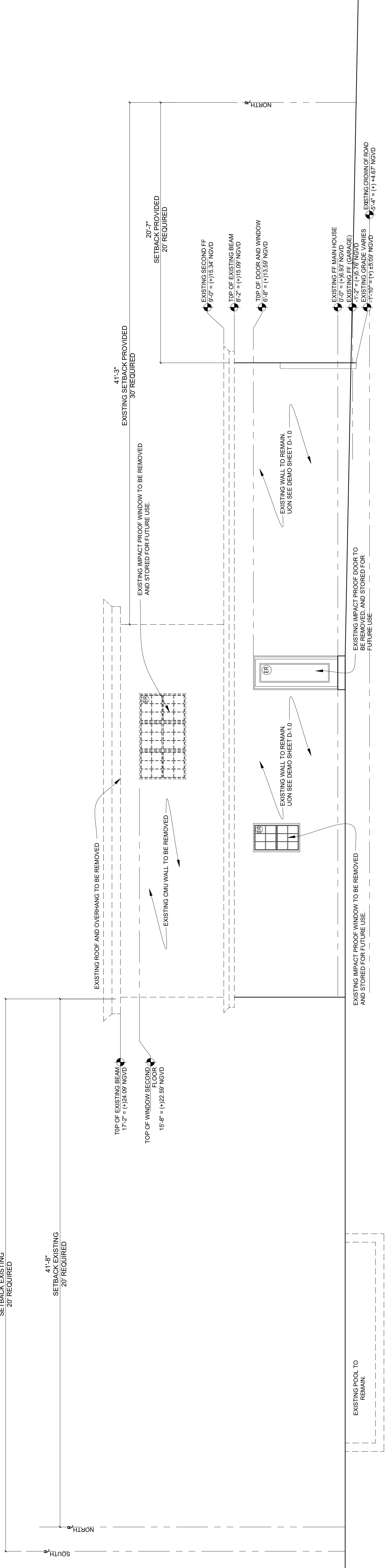
THIS METHOD OF CONTRACT IS SUBJECT TO THE FULLY APPLICABLE PROVISIONS OF THE STANDARD CONTRACT DOCUMENTS OF THE ARCHITECTS AND ENGINEERS BOARD OF FLORIDA, INC. (AEB) AND THE ARCHITECTS AND ENGINEERS BOARD OF FLORIDA, INC. (AEB) IS NOT RESPONSIBLE AS CERTIFICATION AUTHORITY.

ADDITION/RENOVATION TO:
TESHUBA RESIDENCE
 9525 CARLYLE AVE.
 SURFSIDE, FL. 33154

DRAWN BY: RAFAEL HERNANDEZ
 REVIEWED BY: ADOLFO LOPEZ
 DATE: 06-03-2021
 SCALE:
 PROJECT NO.: 021-14
 SHEET NO.: D-1.1



AS-BUILT DEMO SOUTH SIDE ELEVATION
SCALE: 3/8" = 1'-0"



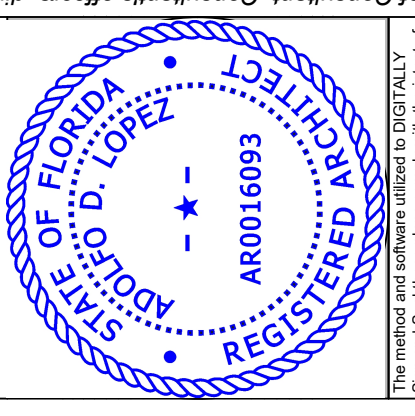
AS-BUILT DEMO NORTH SIDE ELEVATION
SCALE: 3/8" = 1'-0"

ADDITION/RENOVATION TO:
TESHUBA RESIDENCE
9525 CARLYLE AVE.
SURFSIDE, FL. 33154

DRAWN BY: RAFAEL HERNANDEZ
 REVIEWED BY: ADOUFO LOPEZ
 DATE: 06-03-2021
 SCALE:
 PROJECT NO.: 021-14
 SHEET NO.

D-1.2

DESIGNERS OF RECORD:
JMA associates
 ARCHITECTS & ENGINEERS, LLC
 A.A. 2802725
 182800124
 MIAMI, FL. 33196. TEL. (305) 396 9052
 MIAMI, FL. 33139. TEL. (305) 396 9052



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DRAFTING CONSULTING SERVICES BY:
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PLANNING - LEGALIZATIONS
SUNNY ISLES BEACH, FL. CELL (786) 266 - 5217
afdesign101@gmail.com
www.afdesignconsulting.com

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REVISION	BY

Qty	Key	Botanical / Common Name	Description	Native
12	LEC	Leea coccinea / Rubra	15 gal. 5' ht x 2' spr.	No
3	HP	HURRICANE PALMS	10'-12" oa his	YES
1	OAK	OAK	10'-12" oa his	YES

AREA LEGEND
OPEN SPACE LANDSCAPED AREAS 3.699SF. 37% PROVIDED
NEW CONC. AREAS
NEW TILED AND GRASS INLAY DRIVEWAY AREAS
EXISTING POOL
NEW EXTERIOR GRADE DECORATIVE KEYSTONE TILE

ARCH LEGEND
EXISTING CONCRETE BLOCK WALL AND OR DRYWALL PARTITION TO REMAIN.
NEW PORTION OF CONC. BLOCK WALL, SEE STRUCTURAL SHEETS.
NEW 3-5/8" METAL STUD PARTITION WITH 5/8" GYPSUM PARTITION WALL, SEE WALL DETAILS SHT. A-4
NEW 5-5/8" METAL STUD PARTITION WITH 5/8" GYPSUM PARTITION WALL, SEE WALL DETAILS SHT. A-4
NEW DOORS AND FRAMES. SEE DOOR SCHEDULE. EXTERIOR DOORS UNDER SEPARATE PERMIT.
EXISTING DOOR AND FRAME, TO REMAIN.
NEW WINDOWS BY OTHERS. UNDER SEPARATE PERMIT

REVISION	BY

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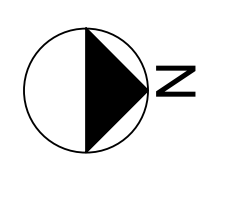
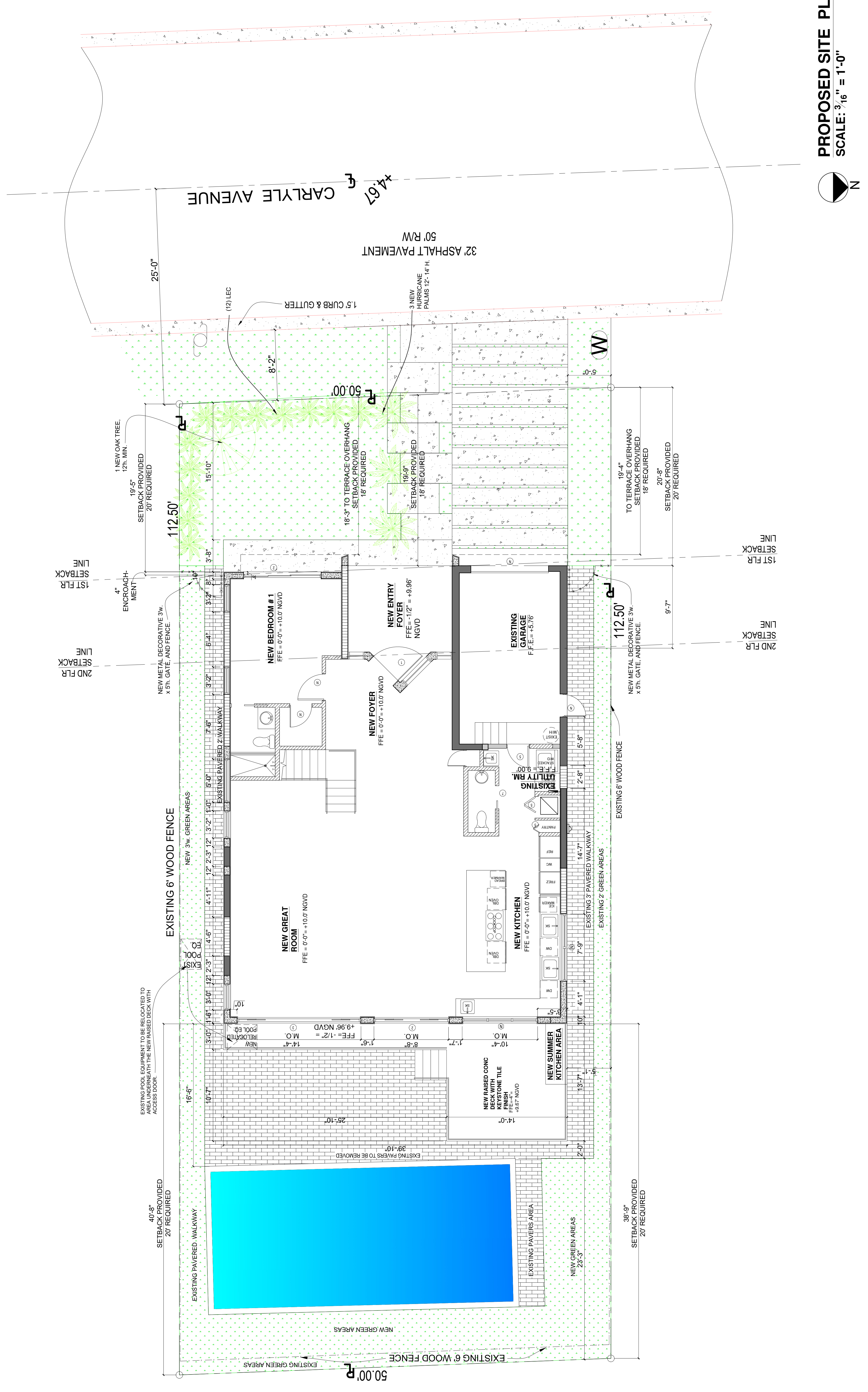
DESIGNERS OF RECORD:
JAM associates
 ARCHITECTS & ENGINEERS, LLC
 A.A. 2802725 (8280124)
 MIAMI, FL 33196, TEL. (305) 396 9052

RAFAEL H. AFD CONSULTING SERVICES BY:
 PLANNING - LEGALIZATIONS
 SUNNY ISLES BEACH, FL. CELL (786) 266 - 5217
 atdesign101@gmail.com
 www.afdesignconsulting.com



ADDITION/RENOVATION TO:
TESHUBA RESIDENCE
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 SURFSIDE, FL. 33154

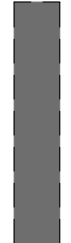

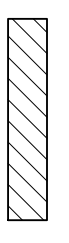
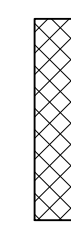
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 SCALE:
 PROJECT NO.: 021-14
 SHEET NO.: SP-1.0

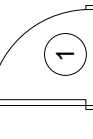
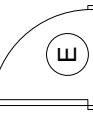
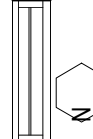


PROPOSED SITE PLAN
 SCALE: 3/16" = 1'-0"

LIMITATION OF LIABILITY CLAUSE: To the fullest extent permitted by law, the total liability, in the aggregate, of Consultant, Consultants' officers, directors, partners, employees, agents, and subcontractors, shall not exceed the total compensation received by Consultant for any claims, losses, costs, or damages whatsoever arising out of or resulting from, or in any way related to this Project or agreement from any cause or causes, including but not limited to negligence, professional errors and omissions, strict liability, breach of contract, or breach of warranty.

LEGEND

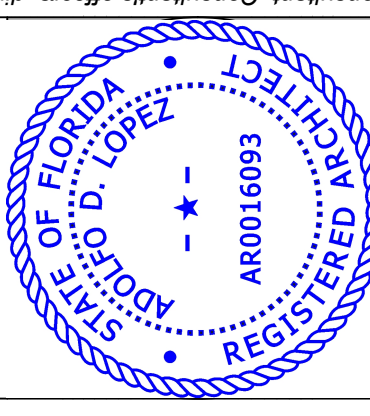
-  EXISTING CONCRETE BLOCK WALL AND OR DRYWALL PARTITION TO REMAIN.
-  NEW PORTION OF CONC. BLOCK WALL, SEE STRUCTURAL SHEETS.
-  NEW 3-5/8" METAL STUD PARTITION WITH 5/8" GYPSUM PARTITION WALL, SEE WALL DETAILS SHT. A-4
-  NEW 5-5/8" METAL STUD PARTITION WITH 5/8" GYPSUM PARTITION WALL, SEE WALL DETAILS SHT. A-4

-  NEW DOORS AND FRAMES. SEE DOOR SCHEDULE. EXTERIOR DOORS UNDER SEPARATE PERMIT.
-  EXISTING DOOR AND FRAME, TO REMAIN.
-  NEW WINDOWS BY OTHERS. UNDER SEPARATE PERMIT.

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 RAFAEL H. AFD CONSULTING SERVICES BY: RAFAEL A. HERNANDEZ

DESIGNERS OF RECORD:
JAM associates
 ARCHITECTS & ENGINEERS, LLC
 A.A. 2802725
 182800124
 MIAMI, FL 33198, TEL. (305) 396 9052
PLANNING - LEGALIZATIONS
SUNNY ISLES BEACH, FL. CELL (786) 266 - 5217
afdesign101@gmail.com
www.afdesignconsulting.com

STATE OF FLORIDA REGISTERED ARCHITECT
 AR00016093
 RAFAEL A. HERNANDEZ
 182800124

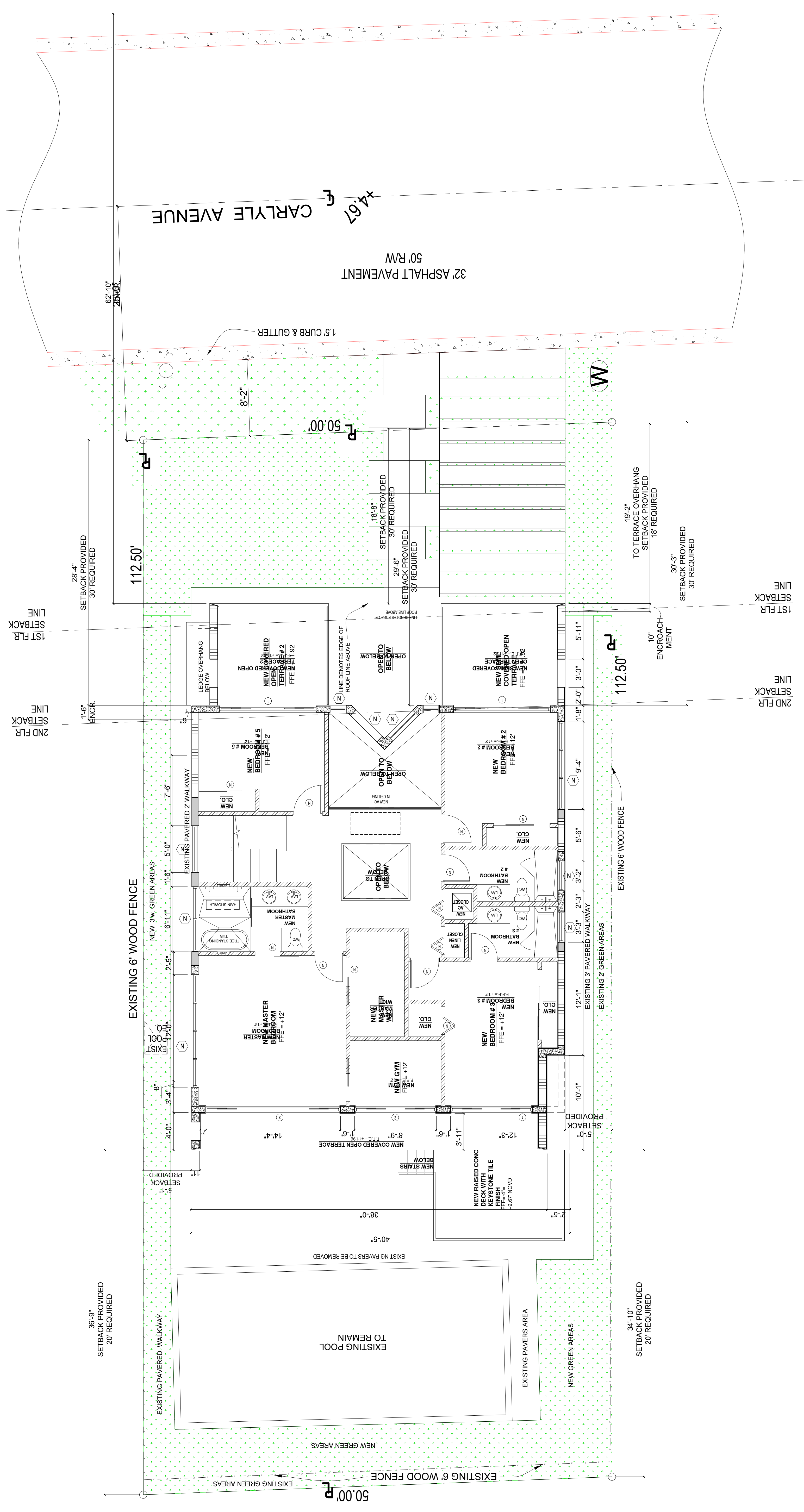


THIS METHOD OF CONSTRUCTION IS SUBJECT TO LOCALITY. If you are in an area with a different code, you must consult with the local Authority having jurisdiction over the project. RAFAEL H. AFD CONSULTING SERVICES BY: RAFAEL A. HERNANDEZ

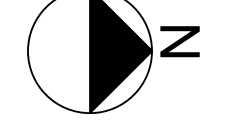
ADDITION/RENOVATION TO:
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9525 CARLYLE AVE.
SURFSIDE, FL. 33154

DRAWN BY: RAFAEL HERNANDEZ
 REVIEWED BY: ADOLFO LOPEZ
 DATE: 06-03-2021
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 SHEET NO.

SP-1.1



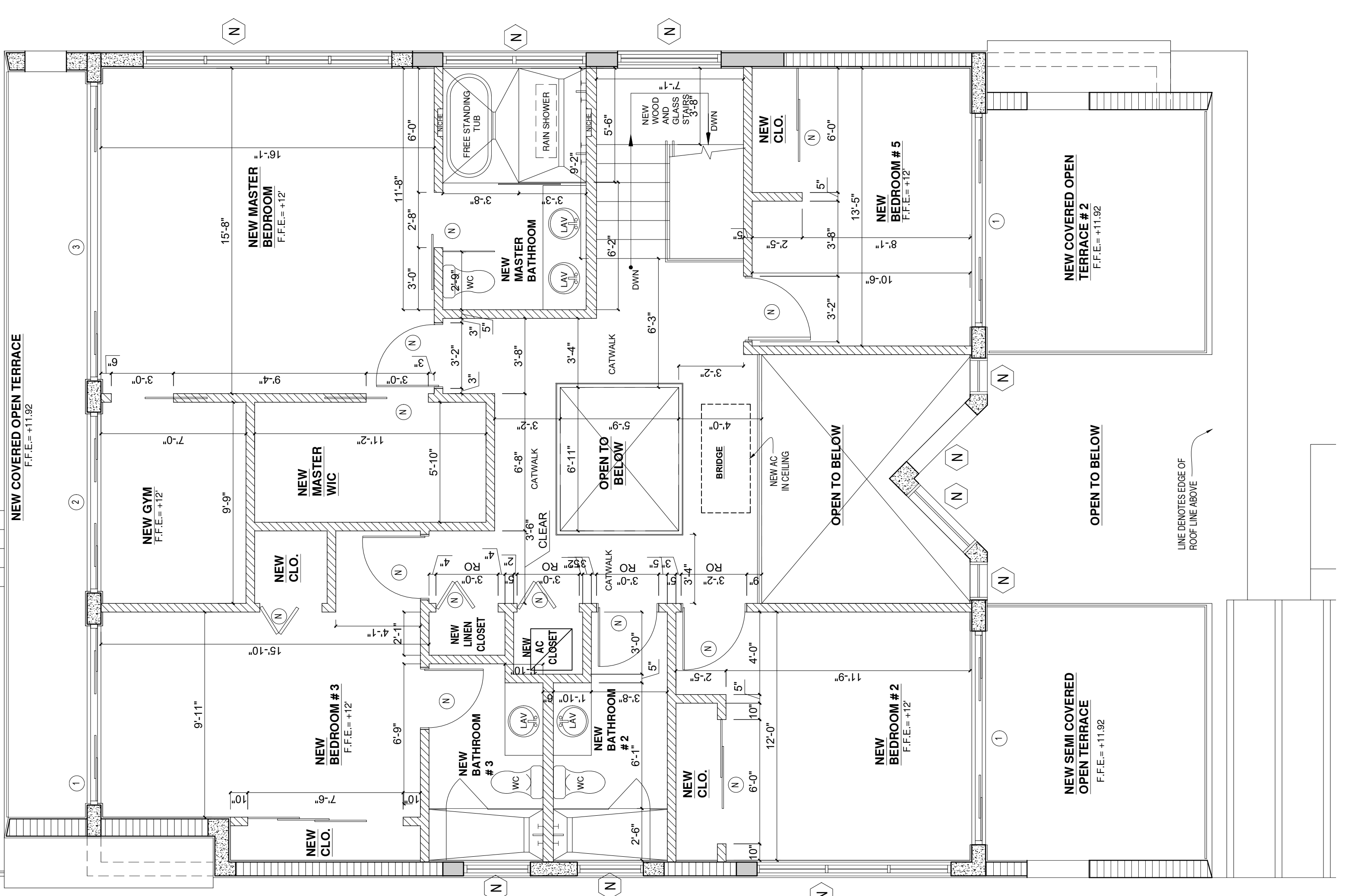
PROPOSED 2nd FLOOR SITE PLAN
 SCALE: 3/16" = 1'-0"



LIMITATION OF LIABILITY CLAUSE: To the fullest extent permitted by law, the total liability, in the aggregate, of Consultant, in the aggregate, or Consultant, in the aggregate, for any cause or causes, including but not limited to negligence, professional errors and omissions, strict liability, breach of contract, or breach of warranty, shall not exceed the total compensation received by Consultant or \$10,000 whichever is greater, out of resulting from, or in any way related to this Project or Agreement from any cause or causes, including but not limited to negligence, professional errors and omissions, strict liability, breach of contract, or breach of warranty.

LEGEND

- EXISTING CONCRETE BLOCK WALL AND OR DRYWALL PARTITION TO REMAIN.
- NEW CONC. BLOCK WALL FILL IN PORTION, SEE WALL DETAILS SHT. A-4 AND STRUCTURAL DETAIL SHEET.
- NEW 3-5/8" METAL STUD WITH 1/2" GYPSUM BOARD PARTITION WALL, SEE WALL DETAILS SHT. A-4.
- NEW DOORS AND FRAMES, SEE DOOR SCHEDULE. EXTERIOR DOORS UNDER SEPARATE PERMIT.
- EXISTING DOOR AND FRAME TO REMAIN.
- NEW WINDOWS BY OTHERS, UNDER SEPARATE PERMIT.



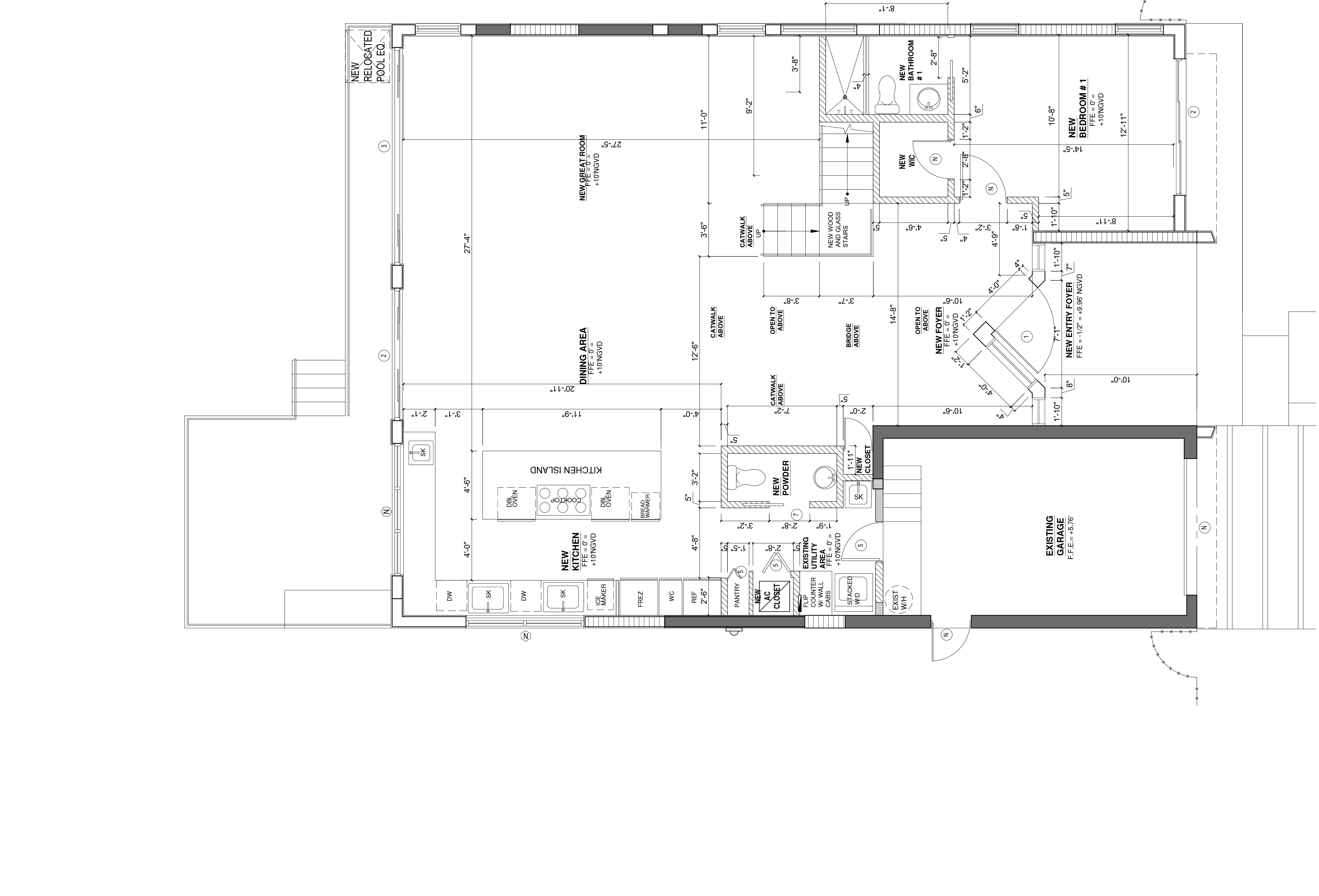
DESIGNERS OF RECORD:
JMAassociates
 ARCHITECTS & ENGINEERS, LLC
 1A 2802235
 MIAMI, FL 33186
 TEL: (305) 396 9052

RAFAEL H. AFD CONSULTING SERVICES BY:
 PERMIT DRAWINGS - DRAFTING - INTERIOR DESIGN
 PLANNING - LEGALIZATIONS
 SUNNY ISLES BEACH, FL CELL (786) 266 - 5217
 atdesign101@gmail.com
 www.afdesignconsulting.com



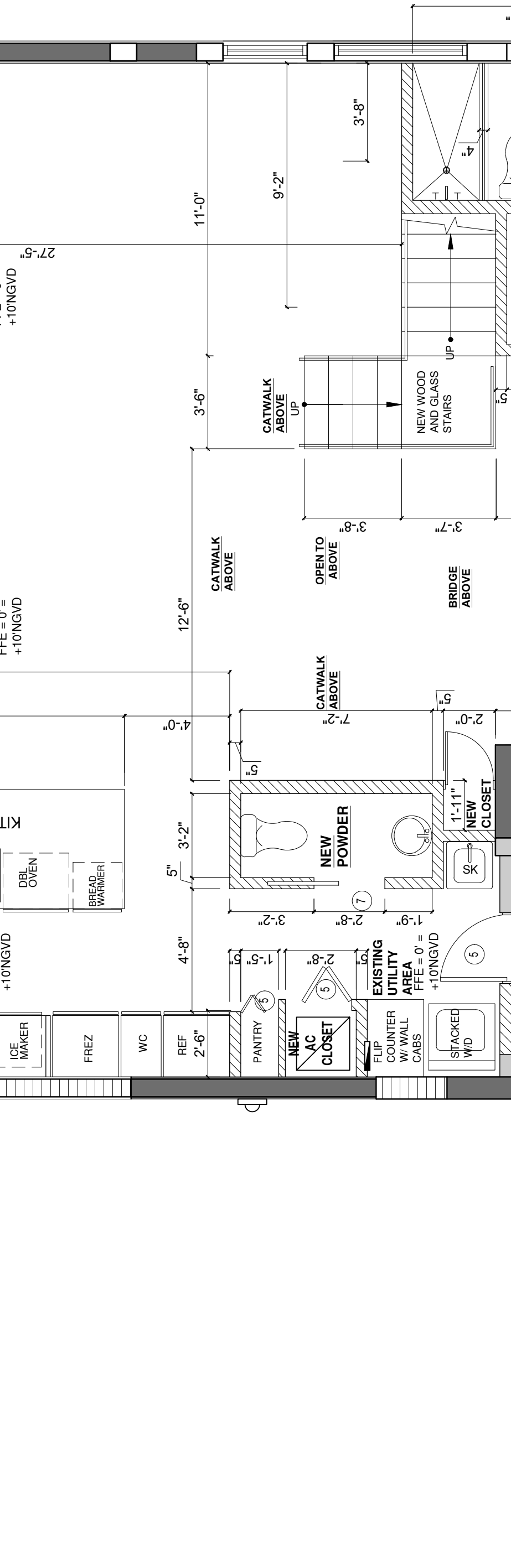
ADDITION/RENOVATION TO:
TESHUBA RESIDENCE
 9525 CARLYLE AVE.
 SURFSIDE, FL 33154

DRAWN BY: RAFAEL HERNANDEZ
 REVIEWED BY: ADOLFO LOPEZ
 DATE: 06-03-2021
 SCALE:
 PROJECT NO.: 021-14
 SHEET NO.: A-1.0



DESIGNERS OF RECORD:
JMAassociates
 ARCHITECTS & ENGINEERS, LLC
 1A 2802235
 MIAMI, FL 33186
 TEL: (305) 396 9052

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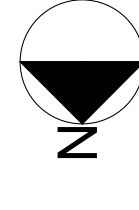
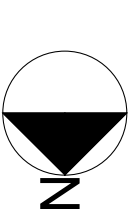


ADDITION/RENOVATION TO:
TESHUBA RESIDENCE
 9525 CARLYLE AVE.
 SURFSIDE, FL 33154

DRAWN BY: RAFAEL HERNANDEZ
 REVIEWED BY: ADOLFO LOPEZ
 DATE: 06-03-2021
 SCALE:
 PROJECT NO.: 021-14
 SHEET NO.: A-1.0

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

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



PROPOSED ROOF PLAN
SCALE: 3/8" = 1'-0"

A-3.0
SHEET NO.

PROJECT NO. 021-14

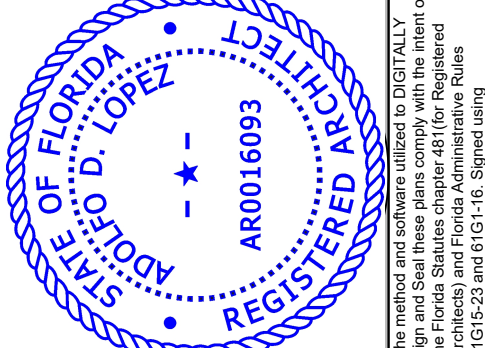
SCALE: 1/8" = 1'-0"

DATE: 06-03-2021

REVIEWED BY: ADOLO LOPEZ

DRAWN BY: RAFAEL HERNANDEZ

ADDITION/RENOVATION TO:
TESHUBA RESIDENCE
9525 CARLYLE AVE.
SURFSIDE, FL. 33154

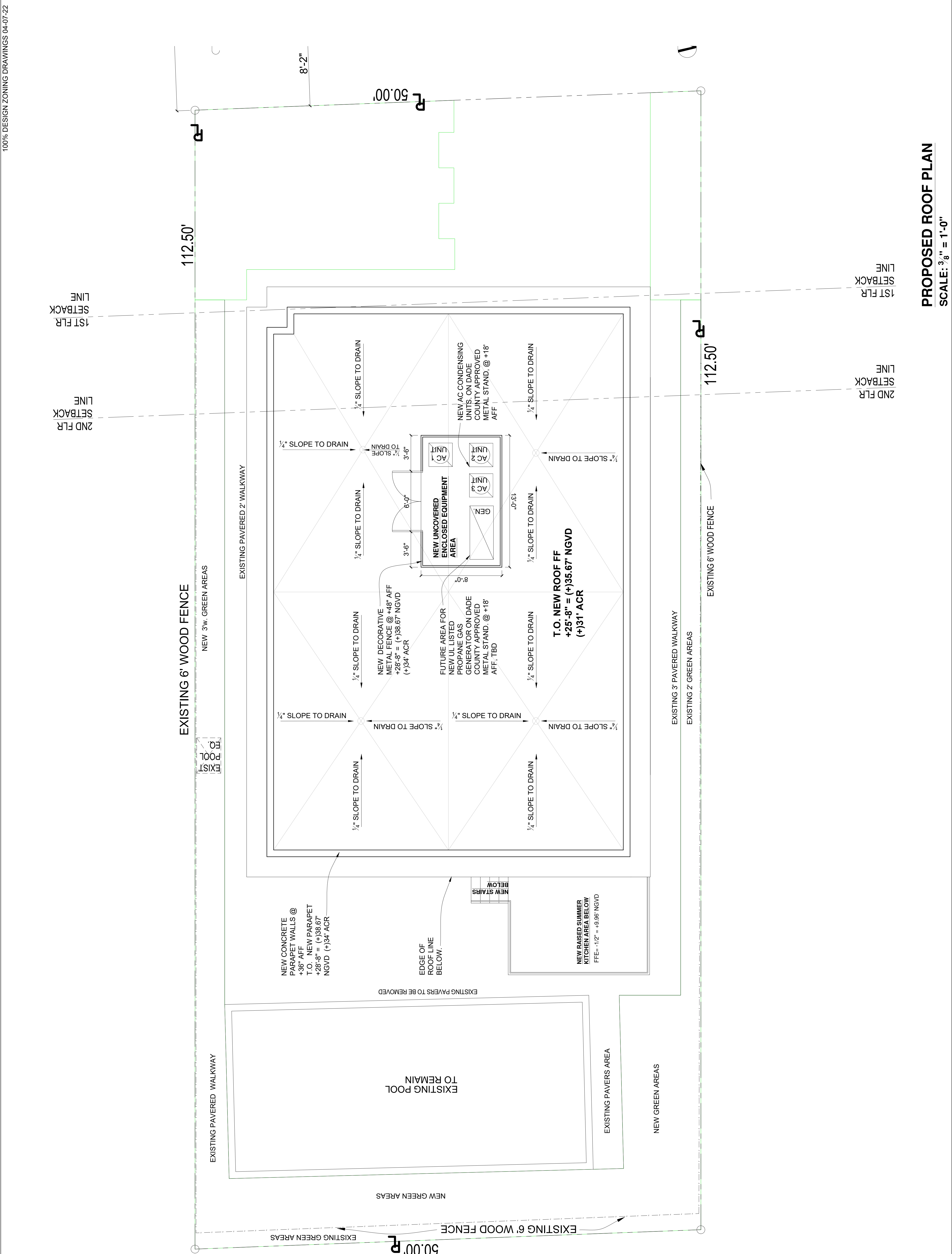


DESIGNERS OF RECORD:
JAMassociates
ARCHITECTS & ENGINEERS, LLC
A.A. 28022735
18280124
MIAMI, FL. 33196. TEL. (305) 396 9052
MIAMI-DADE: 9205 S.W. 154th AVE.

DRAFTING CONSULTING SERVICES BY:
RAFAEL H. AFD CONSULTING SERVICES
PLANNING - LEGALIZATIONS
PERMIT DRAWINGS - DRAFTING - INTERIOR DESIGN
SUNNY ISLES BEACH, FL. CELL (786) 266 - 5217
afdesign101@gmail.com
www.afdesignconsulting.com

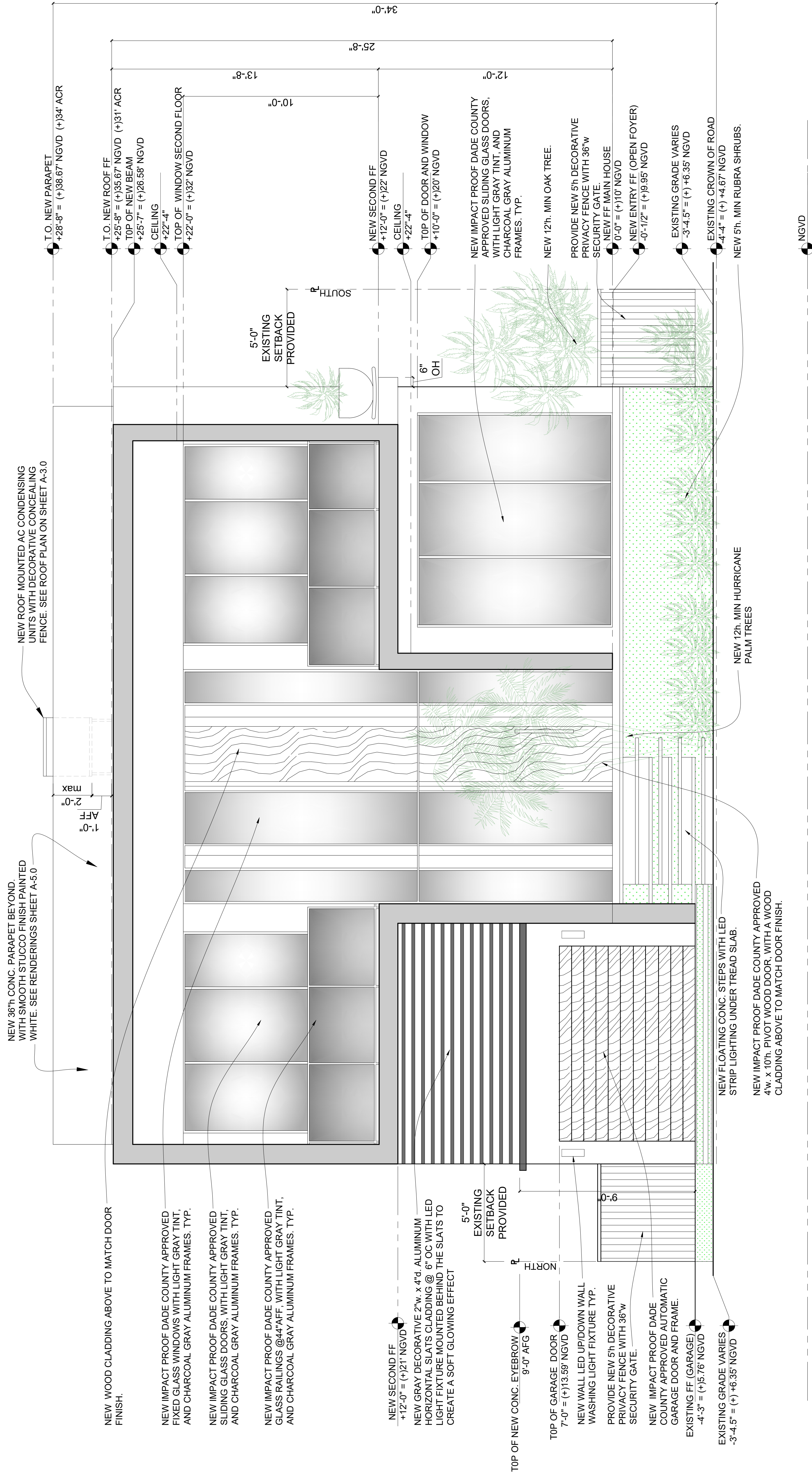
THESE DRAWINGS & SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF AFD CONSULTING SERVICES. IF YOU ARE NOT THE CLIENT, YOU AGREE THAT YOU WILL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMISSION TO REPRODUCE OR TRANSMIT THESE DRAWINGS AND SPECIFICATIONS TO ANY OTHER PARTY. IF YOU ARE THE CLIENT, YOU AGREE THAT YOU WILL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMISSION TO REPRODUCE OR TRANSMIT THESE DRAWINGS AND SPECIFICATIONS TO ANY OTHER PARTY. IF YOU ARE NOT THE CLIENT, YOU AGREE THAT YOU WILL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMISSION TO REPRODUCE OR TRANSMIT THESE DRAWINGS AND SPECIFICATIONS TO ANY OTHER PARTY.

REVISION	BY



100% DESIGN ZONING DRAWINGS 04-07-22

75



NEW ROOF MOUNTED AC CONDENSING UNITS WITH DECORATIVE CONCEALING FENCE. SEE ROOF PLAN ON SHEET A-3.0

NEW 3/8" CONC. PARAPET BEYOND WITH SMOOTH STUCCO FINISH PAINTED WHITE. SEE RENDERINGS SHEET A-5.0

NEW WOOD CLADDING ABOVE TO MATCH DOOR FINISH.

NEW IMPACT PROOF DADE COUNTY APPROVED FIXED GLASS WINDOWS WITH LIGHT GRAY TINT, AND CHARCOAL GRAY ALUMINUM FRAMES. TYP.

NEW IMPACT PROOF DADE COUNTY APPROVED SLIDING GLASS DOORS, WITH LIGHT GRAY TINT, AND CHARCOAL GRAY ALUMINUM FRAMES. TYP.

NEW IMPACT PROOF DADE COUNTY APPROVED GLASS RAILINGS @44" AFF. WITH LIGHT GRAY TINT, AND CHARCOAL GRAY ALUMINUM FRAMES. TYP.

NEW GRAY DECORATIVE 2"w. x 4"d. ALUMINUM HORIZONTAL SLATS CLADDING @ 6" OC WITH LED LIGHT FIXTURE MOUNTED BEHIND THE SLATS TO CREATE A SOFT GLOWING EFFECT

EXISTING SETBACK PROVIDED

NEW WALL LED UP/DOWN WALL WASHING LIGHT FIXTURE TYP.

PROVIDE NEW 5th DECORATIVE PRIVACY FENCE WITH 36"W SECURITY GATE.

NEW IMPACT PROOF DADE COUNTY APPROVED AUTOMATIC GARAGE DOOR AND FRAME.

EXISTING GRADE VARIES

NEW IMPACT PROOF DADE COUNTY APPROVED SLIDING GLASS DOORS, WITH LIGHT GRAY TINT AND CHARCOAL GRAY ALUMINUM FRAMES. TYP.

NEW 12h. MIN OAK TREE.

PROVIDE NEW 5th DECORATIVE PRIVACY FENCE WITH 36"W SECURITY GATE.

EXISTING GRADE VARIES

NEW 12h. MIN HURRICANE PALM TREES

NEW IMPACT PROOF DADE COUNTY APPROVED 4"w. x 10"h. PIVOT WOOD DOOR. WITH A WOOD CLADDING ABOVE TO MATCH DOOR FINISH.

NEW FLOATING CONC. STEPS WITH LED STRIP LIGHTING UNDER TREAD SLAB.

EXISTING GRADE VARIES

REVISION	BY

THESE DRAWINGS & SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF RAFAEL H. AFD CONSULTING SERVICES. IF YOU ARE NOT THE CLIENT, YOU AGREE TO HOLD RAFAEL H. AFD CONSULTING SERVICES HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, COSTS, OR EXPENSES INCURRED BY RAFAEL H. AFD CONSULTING SERVICES IN CONNECTION WITH THESE DRAWINGS & SPECIFICATIONS. RAFAEL H. AFD CONSULTING SERVICES DOES NOT WARRANT THAT THE INFORMATION CONTAINED HEREIN IS ACCURATE, COMPLETE, OR UP-TO-DATE. RAFAEL H. AFD CONSULTING SERVICES SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS & SPECIFICATIONS. RAFAEL H. AFD CONSULTING SERVICES SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES CAUSED BY ANY OTHER PARTY. RAFAEL H. AFD CONSULTING SERVICES SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES CAUSED BY ANY OTHER PARTY.

RAFAEL H. AFD CONSULTING SERVICES BY:
PLANNING - LEGALIZATIONS
 SUNNY ISLES BEACH, FL. CELL (786) 266 - 5217
 atdesign101@gmail.com
 www.afdesignconsulting.com

DESIGNERS OF RECORD:
JAMassociates
 ARCHITECTS & ENGINEERS, LLC
 18280124
 MIAMI, FL 33186 TEL: (305) 398 9052



The method and date of recording is as follows: FULLY RECORDED AND FILED IN THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, ON 04/07/22 AT 10:00 AM. RAFAEL H. AFD CONSULTING SERVICES, 18280124, MIAMI, FL 33186.

ADDITION/RENOVATION TO:
TESHUBA RESIDENCE
 9525 CARLYLE AVE.
 SURFSIDE, FL. 33154

LIMITATION OF LIABILITY CLAUSE: To the fullest extent permitted by law, the total liability, in the aggregate, of Consultant, Contractor, or any other party related to this Project or Agreement from any cause or causes, including but not limited to negligence, professional errors and omissions, strict liability, breach of contract, or breach of warranty, shall not exceed the total compensation received by Consultant, Contractor, or any other party for any claims, losses, costs, or damages whatsoever arising out of or resulting from, or in any way related to this Project or Agreement.

DRAWN BY: RAFAEL HERNANDEZ
 REVIEWED BY: ADOFLO LOPEZ
 DATE: 06-03-2021
 SCALE:
 PROJECT NO.: 021-14
 SHEET NO.

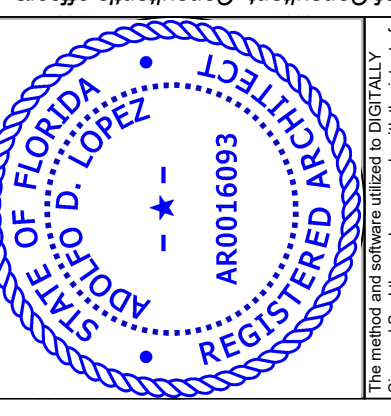
A-4.0

PROPOSED NEW FRONT ELEVATION
 SCALE: 3/8" = 1'-0"

THESE DRAWINGS & SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF RAFAEL H. AFD CONSULTING SERVICES. IF YOU ARE A CONTRACTOR, ARCHITECT, ENGINEER, OR OTHER PROFESSIONAL, YOU AGREE THAT THESE DRAWINGS & SPECIFICATIONS ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT AS EXPRESSLY AUTHORIZED IN WRITING BY RAFAEL H. AFD CONSULTING SERVICES. RAFAEL H. AFD CONSULTING SERVICES

RAFAEL H. AFD CONSULTING SERVICES BY:
PLANNING - LEGALIZATIONS
 SUNNY ISLES BEACH, FL CELL (786) 266 - 5217
 atdesign101@gmail.com
 www.afdesignconsulting.com

DESIGNERS OF RECORD:
JAMassociates
 ARCHITECTS & ENGINEERS, LLC
 18260124
 MIAMI, FL 33196 TEL: (305) 396 9052

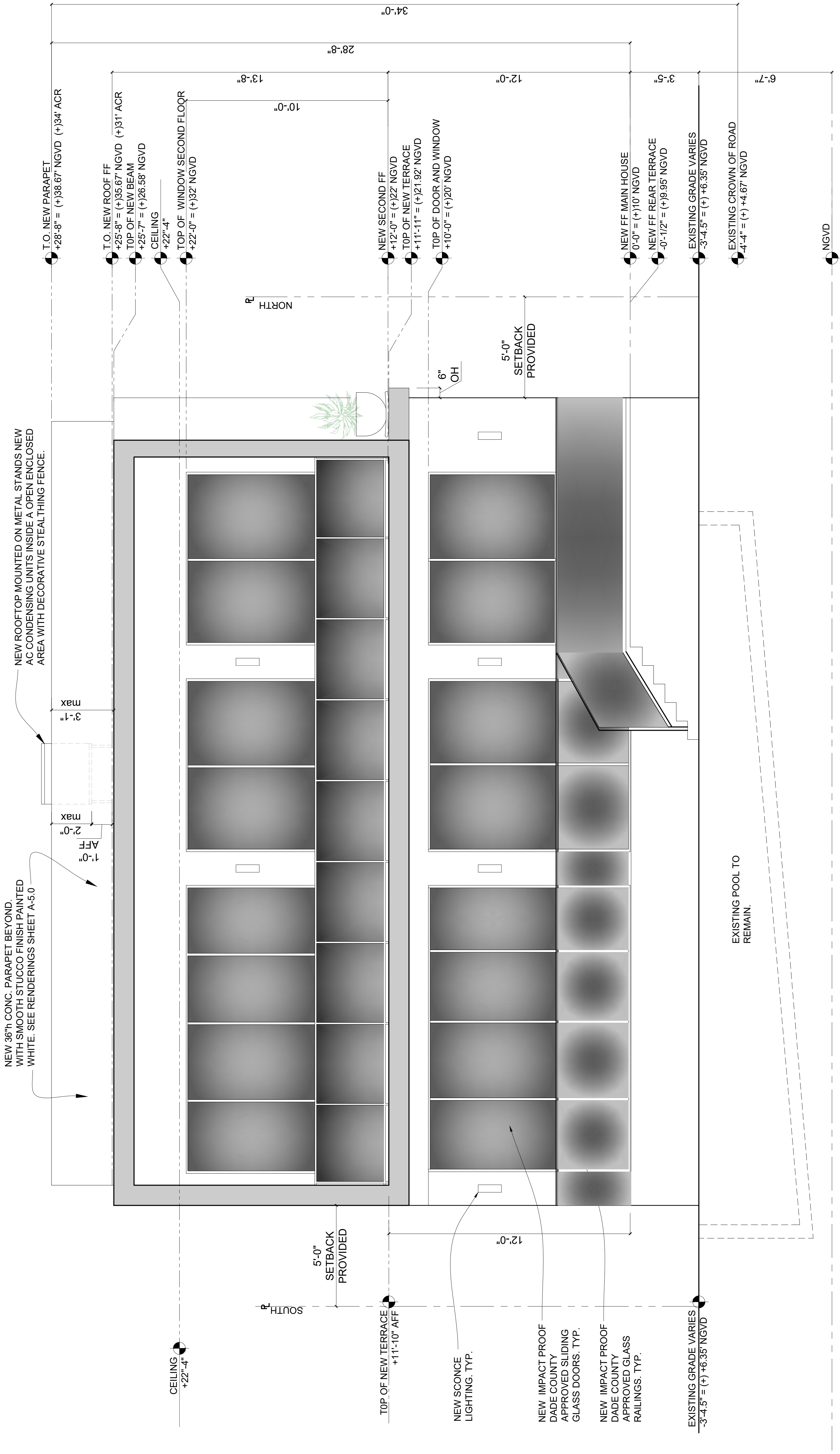


The method and content of these drawings shall comply with the current Florida Building Code, Florida Administrative Code, and Florida Administrative Rules. RAFAEL H. AFD CONSULTING SERVICES is a Certified Professional Engineer.

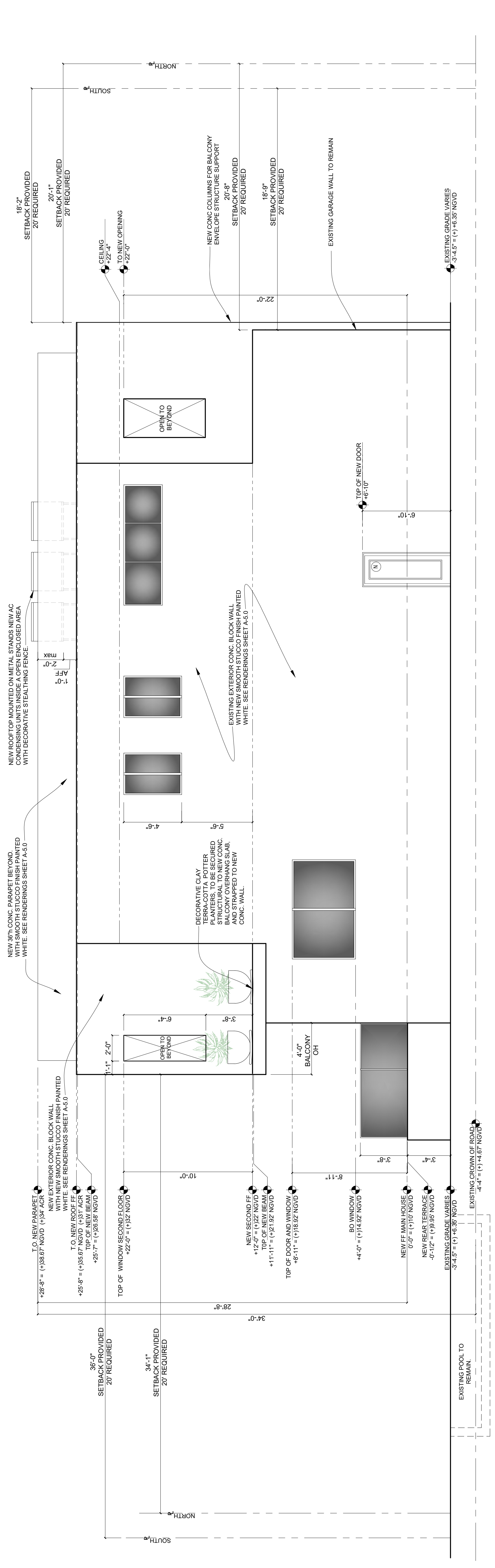
ADDITION/RENOVATION TO:
TESHUBA RESIDENCE
 9525 CARLYLE AVE.
 SURFSIDE, FL 33154

DRAWN BY: RAFAEL HERNANDEZ
 REVIEWED BY: ADOLFO LOPEZ
 DATE: 06-03-2021
 SCALE:
 PROJECT NO: 021-14
 SHEET NO:

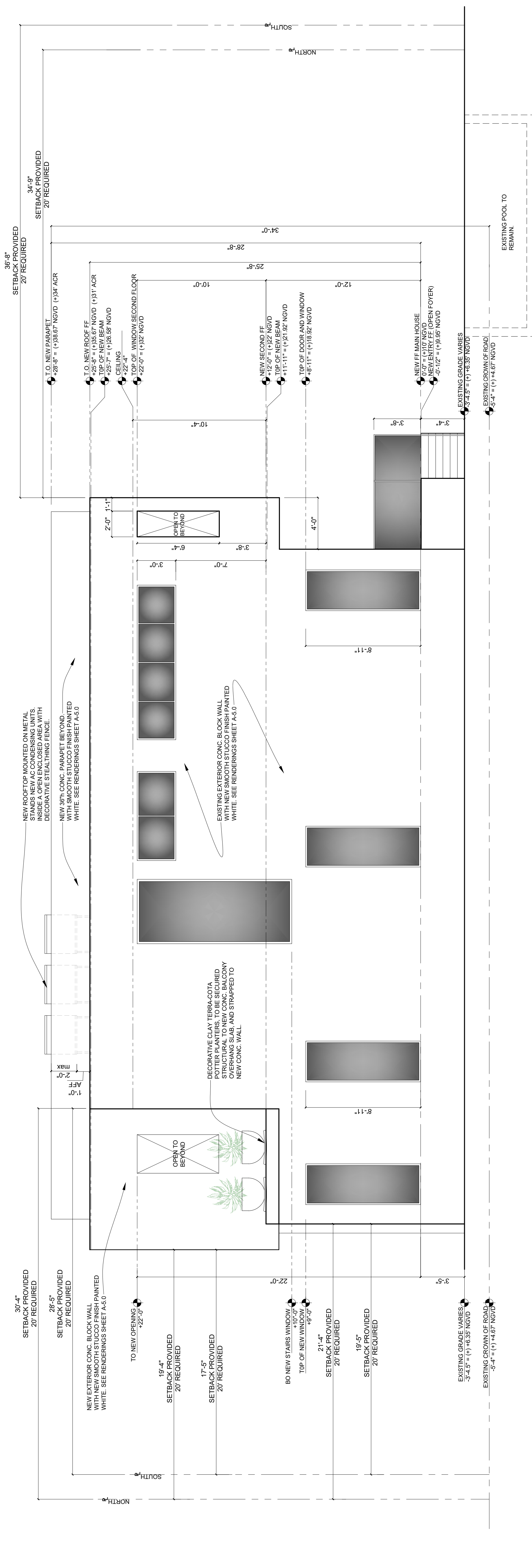
A-4.1



PROPOSED NEW REAR ELEVATION
SCALE: 3/8" = 1'-0"



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



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

REVISION	BY

THESE DRAWINGS & SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. IF YOU ARE NOT THE ARCHITECT, YOU AGREE THAT YOU WILL NOT, AND YOU WILL NOT PERMIT ANYONE TO, REPRODUCE, COPY, REUSE, MIMIC, OR TRANSMIT THESE DRAWINGS OR ANY PART THEREOF IN ANY MANNER, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ANY REUSE, MIMICRY, OR TRANSMISSION OF THESE DRAWINGS OR ANY PART THEREOF WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT SHALL BE AT YOUR SOLE RISK AND WITHOUT LIABILITY TO THE ARCHITECT.

RAFAEL H. AFD CONSULTING SERVICES BY: PLANNING - LEGALIZATIONS PERMIT DRAWINGS - DRAFTING - INTERIOR DESIGN SURFISIDE, FL. 33154
 atdesign101@gmail.com
 SUNNY ISLES BEACH, FL. CELL (786) 266 - 5217
 MIAMI, FL. 33196 TEL. (305) 396 9052

DESIGNERS OF RECORD: JMAassociates
 ARCHITECTS & ENGINEERS, LLC
 18260124

STATE OF FLORIDA REGISTERED ARCHITECT
 AR00016093
 RAFAEL H. AFD

THIS METHOD OF CONTRACT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE AIA B191-2017 CONTRACT BETWEEN ARCHITECT AND CLIENT. ANY DISPUTES SHALL BE REFERRED TO THE AMERICAN ARBITRATION AND MEDIATION CENTER (AAMC) IN ACCORDANCE WITH THE AIA B191-2017 CONTRACT. THE AIA B191-2017 CONTRACT IS AVAILABLE AT www.aia.org.

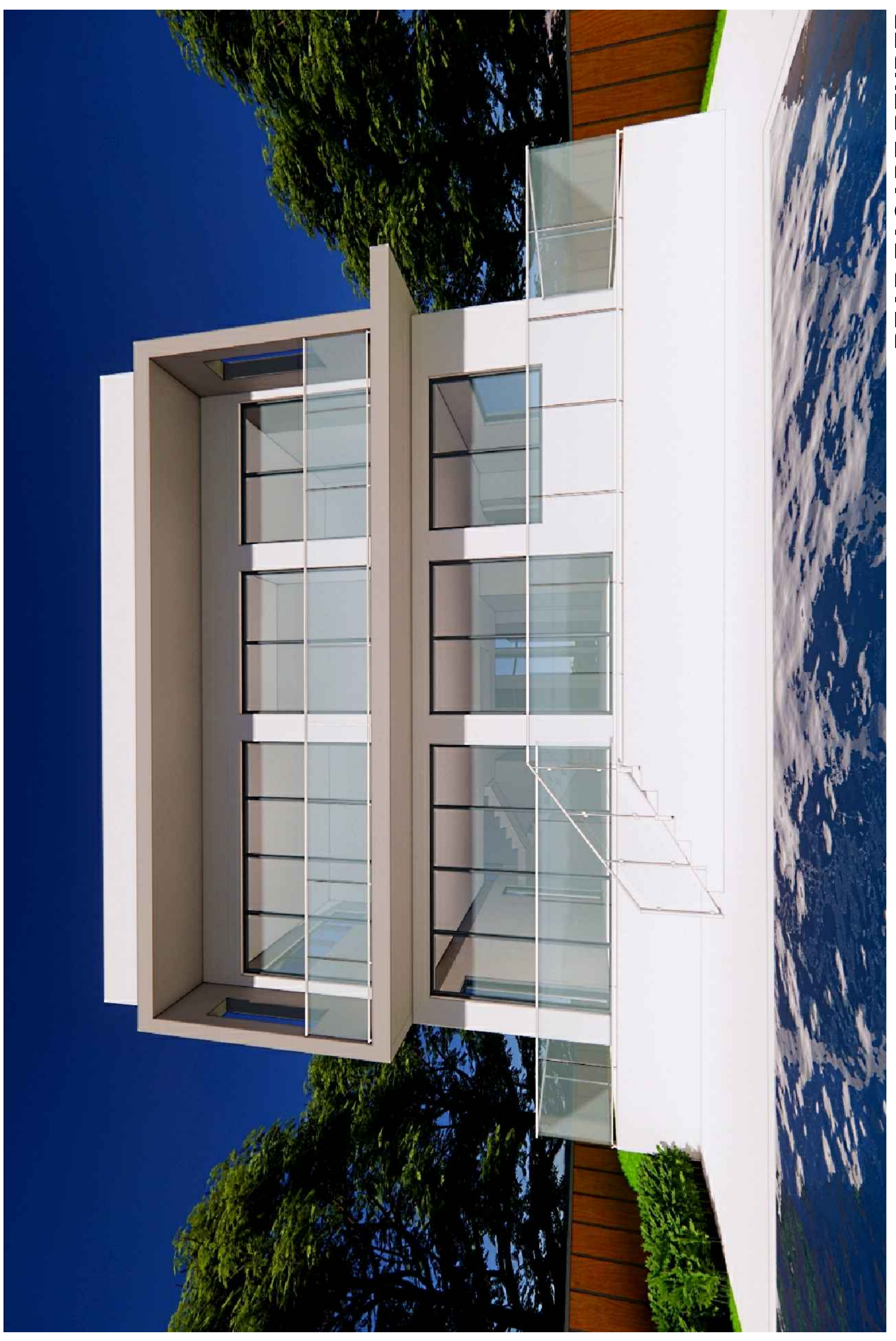
DRAWN BY: RAFAEL HERNANDEZ
 REVIEWED BY: JOAQUIN LOPEZ
 DATE: 06-03-2021
 SCALE:
 PROJECT NO. 021-14
 SHEET NO.

ADDITION/RENOVATION TO:
 TESHUBA RESIDENCE
 9525 CARLYLE AVE.
 SURFISIDE, FL. 33154

LIMITATION OF LIABILITY CLAUSE: To the fullest extent permitted by law, the total liability, in the aggregate, of the Architect, its partners, directors, officers, employees, agents, and subcontractors, shall not exceed the total compensation received by the Architect, its partners, directors, officers, employees, agents, and subcontractors for the project or agreement from any cause or causes, including but not limited to negligence, strict liability, breach of contract, or breach of any other contract, or any combination thereof, arising out of or resulting from, or in any way related to this project or agreement.



FRONT FACADE RENDER
NTS



REAR FACADE RENDER
NTS



SOUTH SIDE RENDER
NTS



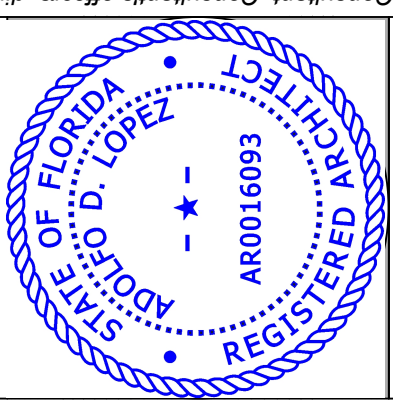
NORTH SIDE RENDER
NTS

**ADDITION/RENOVATION TO:
TESHUBA RESIDENCE**
9525 CARLYLE AVE.
SURFSIDE, FL. 33154

DRAWN BY: RAFAEL HERNANDEZ
REVIEWED BY: ADOLFO LOPEZ
DATE: 06-03-2021
SCALE:
PROJECT NO.: 021-14
SHEET NO.

A-5.0

DESIGNERS OF RECORD:
JAMassociates
ARCHITECTS & ENGINEERS, LLC
A.A. 2802735
182804124
MIAMI, FL. 33198. TEL. (305) 398 9052

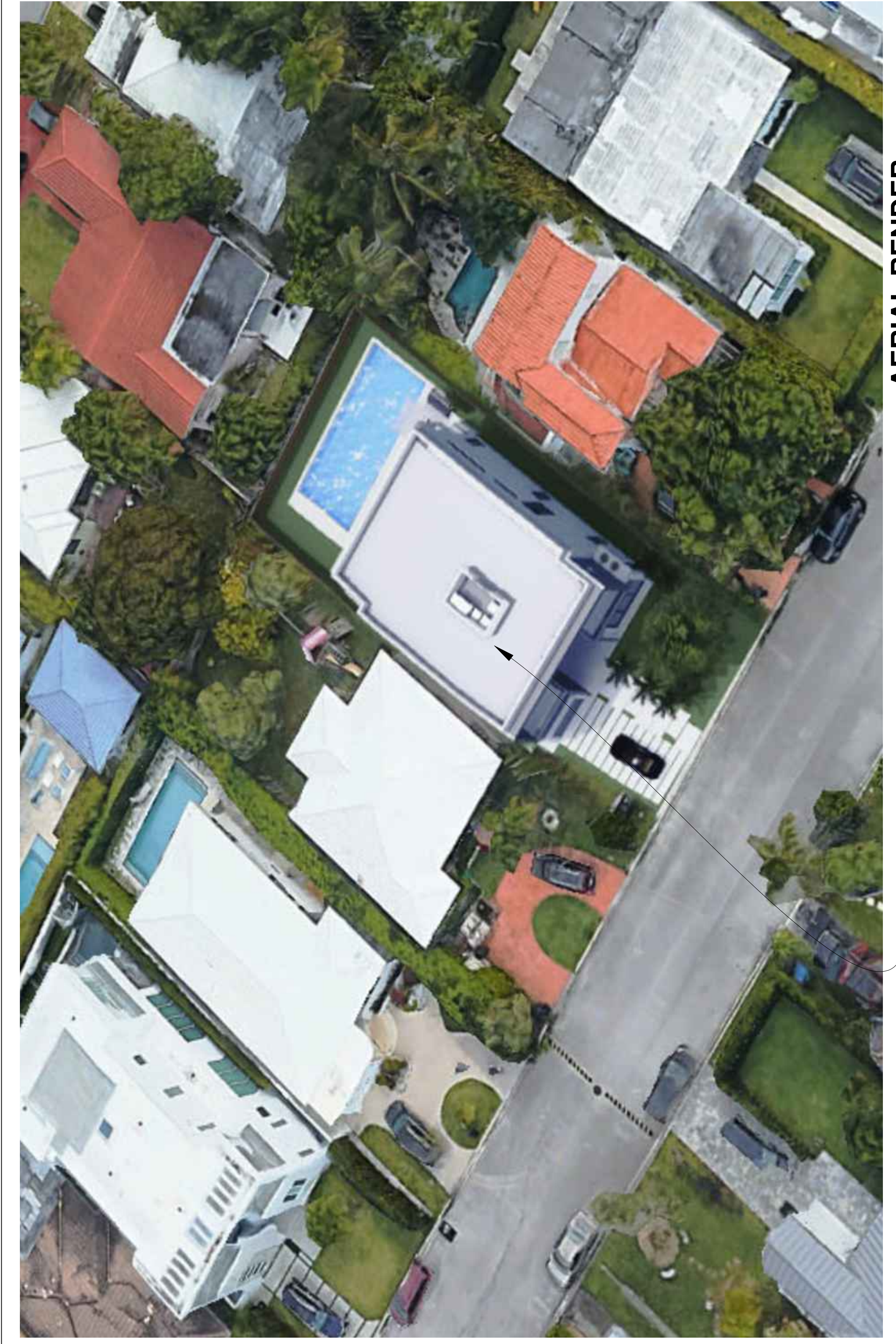


This method and content comply with the Florida Building Code, Building, Chapter 630, Part 630.02, Section 630.02(3).
Sign and seal these plans comply with the current Florida Building Code, Building, Chapter 630, Part 630.02, Section 630.02(3).
Architectural and Professional Seal of RAFAEL HERNANDEZ, Registered Architect, State of Florida, License No. AR00016093.

DRAFTING CONSULTING SERVICES BY:
RAFAEL H. AFD CONSULTING SERVICES
PERMIT DRAWINGS - DRAFTING - INTERIOR DESIGN
PLANNING - LEGALIZATIONS
SUNNY ISLES BEACH, FL. CELL (786) 266 - 5217
afdesign101@gmail.com
www.afdesignconsulting.com

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REVISION	BY

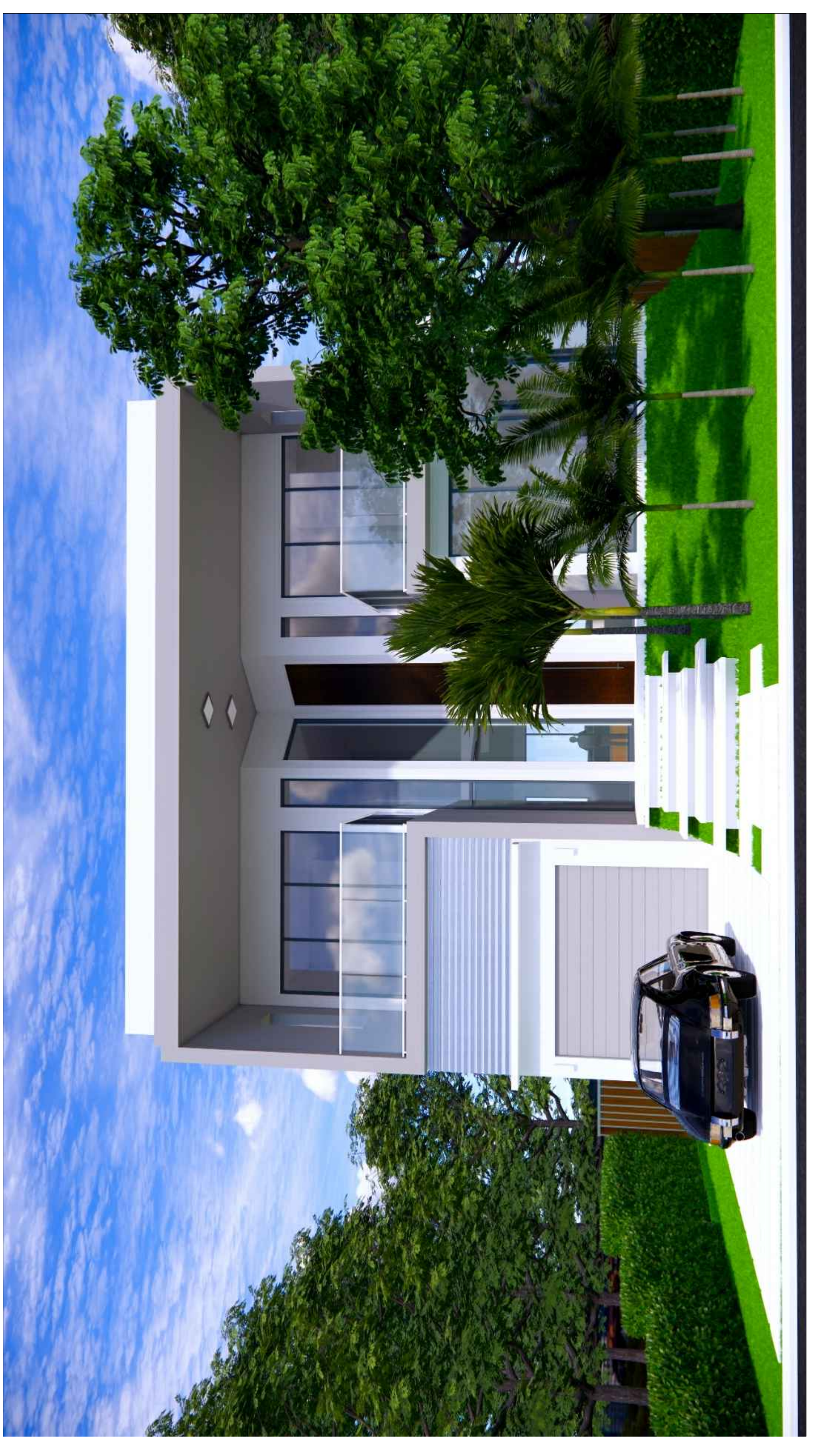


AERIAL RENDER
NTS

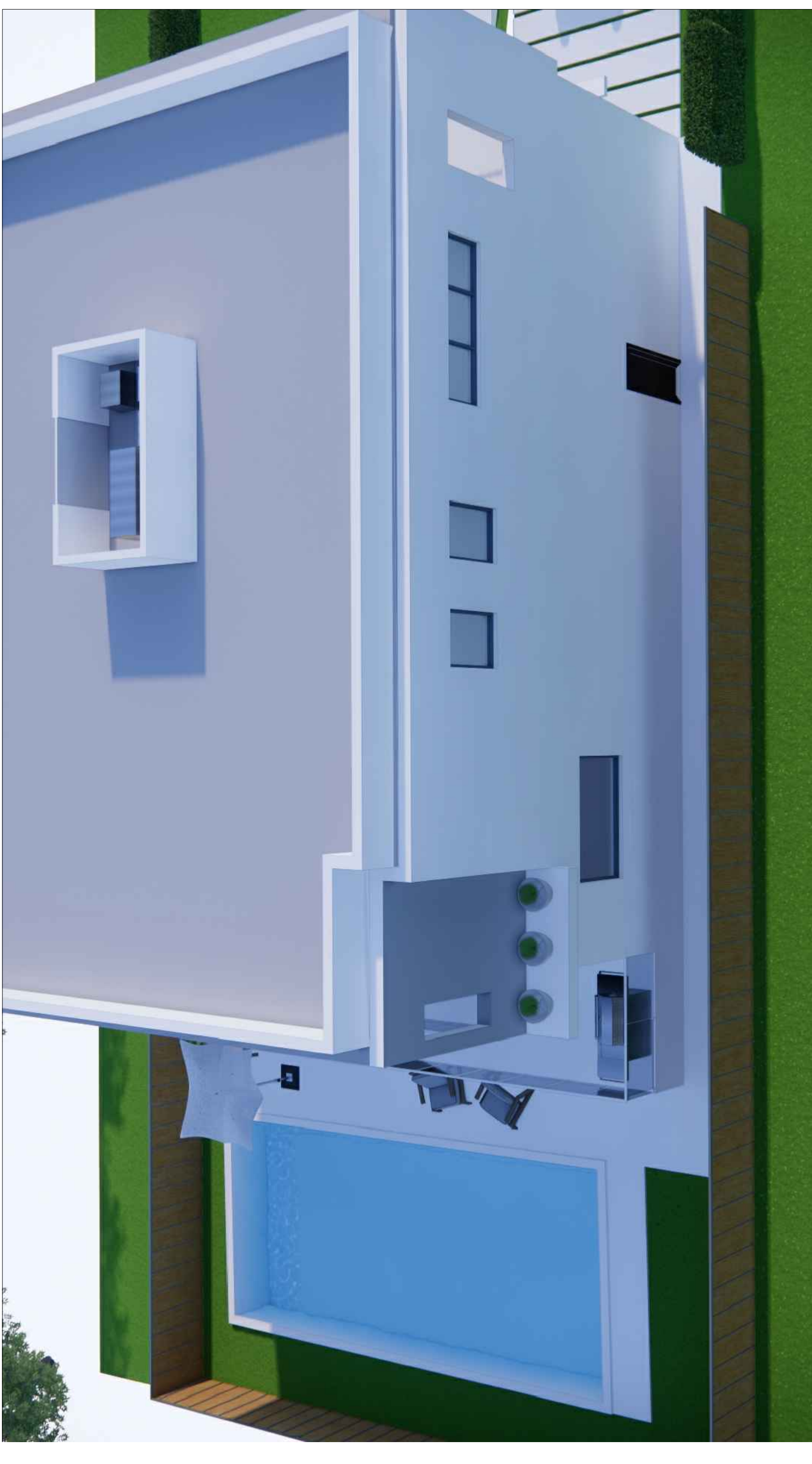
9525 CARLYLE AREA OF WORK



AERIAL SOUTH SIDE RENDER
NTS



NEW FRONT FACADE RENDER WITH PROPOSED NEW TREES
NTS



AERIAL NORTH SIDE RENDER
NTS

RAFAEL H. AFD CONSULTING SERVICES BY: PERMIT DRAWINGS - DRAFTING - INTERIOR DESIGN PLANNING - LEGALIZATIONS SUNNY ISLES BEACH, FL CELL (786) 266 - 5217 atdesign101@gmail.com www.afdesignconsulting.com

THESE DRAWINGS & SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF AFD CONSULTING SERVICES. IF YOU ARE NOT THE CLIENT FOR WHOM THEY WERE PREPARED, YOU ACKNOWLEDGE THAT YOU ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT WITH THE EXPRESS WRITTEN PERMISSION TO RAFAEL A. HERNANDEZ, AFD CONSULTING SERVICES.

DESIGNERS OF RECORD:
JMAassociates
Architects & Engineers, LLC
8280124
A 2802735
MIAMI, FL 33198, TEL. (305) 398 9052
MIAMI, FL 33198, TEL. (305) 398 9052

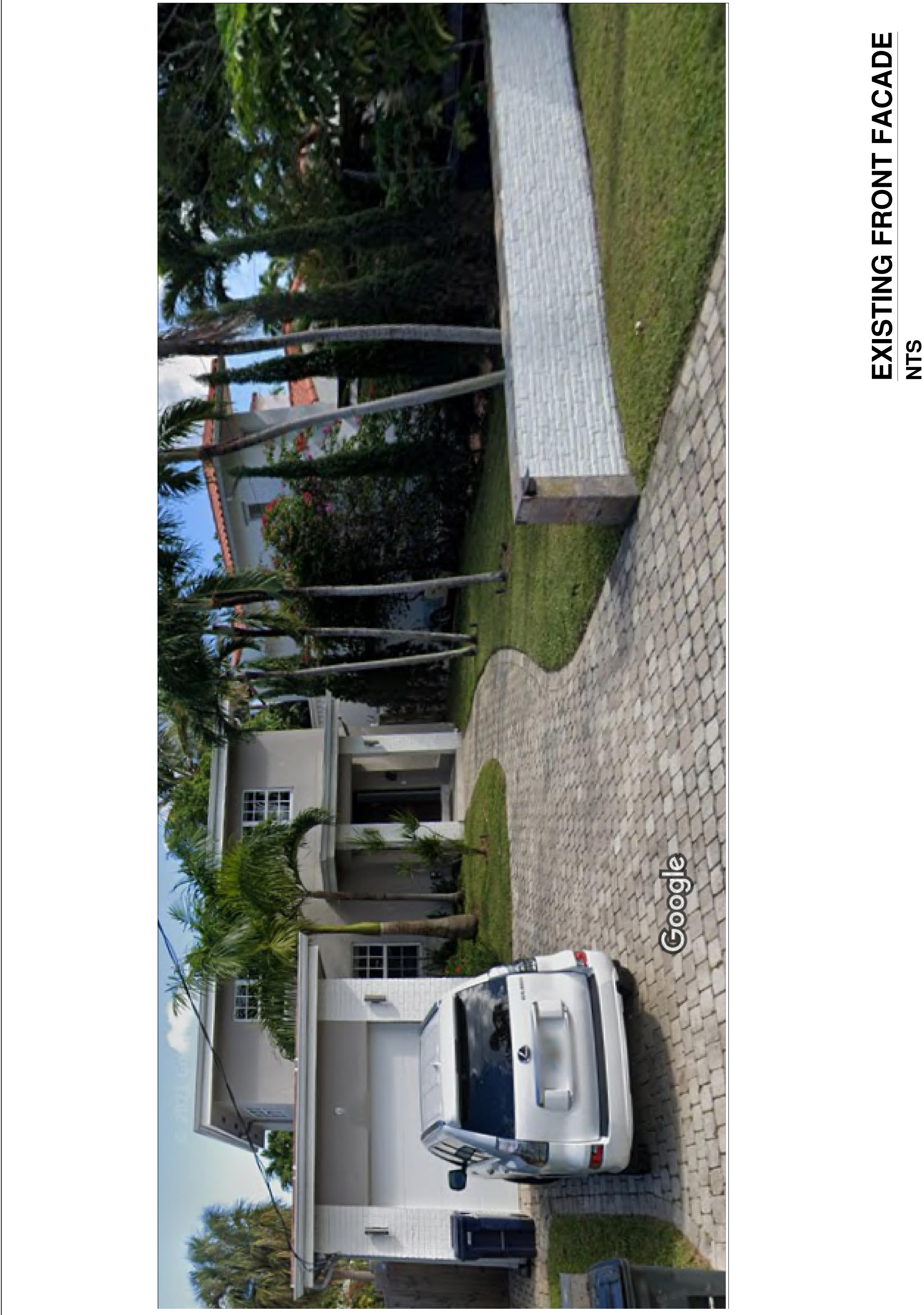


THIS METHOD OF WORK IS SUBJECT TO THE LIMITATION OF LIABILITY CLAUSE. TO THE FULLEST EXTENT PERMITTED BY LAW, THE CONSULTANT, IN THE AGGREGATE, DOES NOT WARRANT, REPRESENT OR GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE CONSULTANT'S LIABILITY IS LIMITED TO THE EXTENT OF THE FEE RECEIVED FOR THE SERVICES PROVIDED. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES, INCLUDING ATTORNEY'S FEES, ARISING FROM OR AS A RESULT OF THE CONSULTANT'S NEGLIGENCE OR OTHER PROFESSIONAL LIABILITY.

ADDITION/RENOVATION TO:
TESHUBA RESIDENCE
9525 CARLYLE AVE.
SURFSIDE, FL. 33154

DRAWN BY: RAFAEL HERNANDEZ
REVIEWED BY: AYOLO LOPEZ
DATE: 06-03-2021
SCALE:
PROJECT NO.: 021-14
SHEET NO.

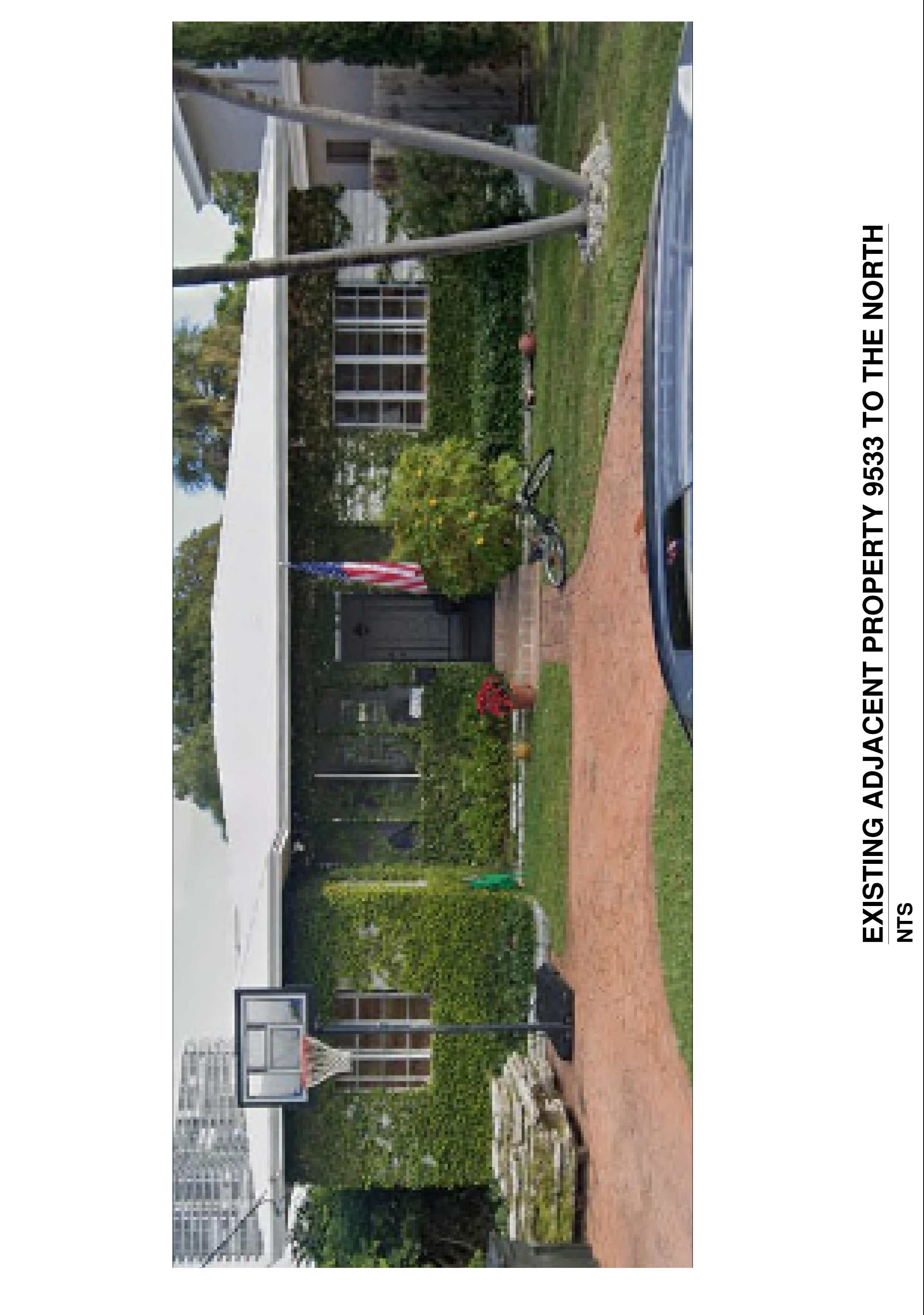
LIMITATION OF LIABILITY CLAUSE: To the fullest extent permitted by law, the total liability, in the aggregate, of the consultant, its partners, employees, agents, directors, officers, and subcontractors, shall not exceed the total compensation received by the consultant for the project on which the claim, loss, or damage arises, whether or not such claim, loss, or damage is caused in whole or in part by the negligence, active or passive, of the consultant or any of its partners, employees, agents, directors, officers, or subcontractors. This limitation shall not apply to the extent of any damages caused by the consultant's gross negligence or willful or wanton misconduct.



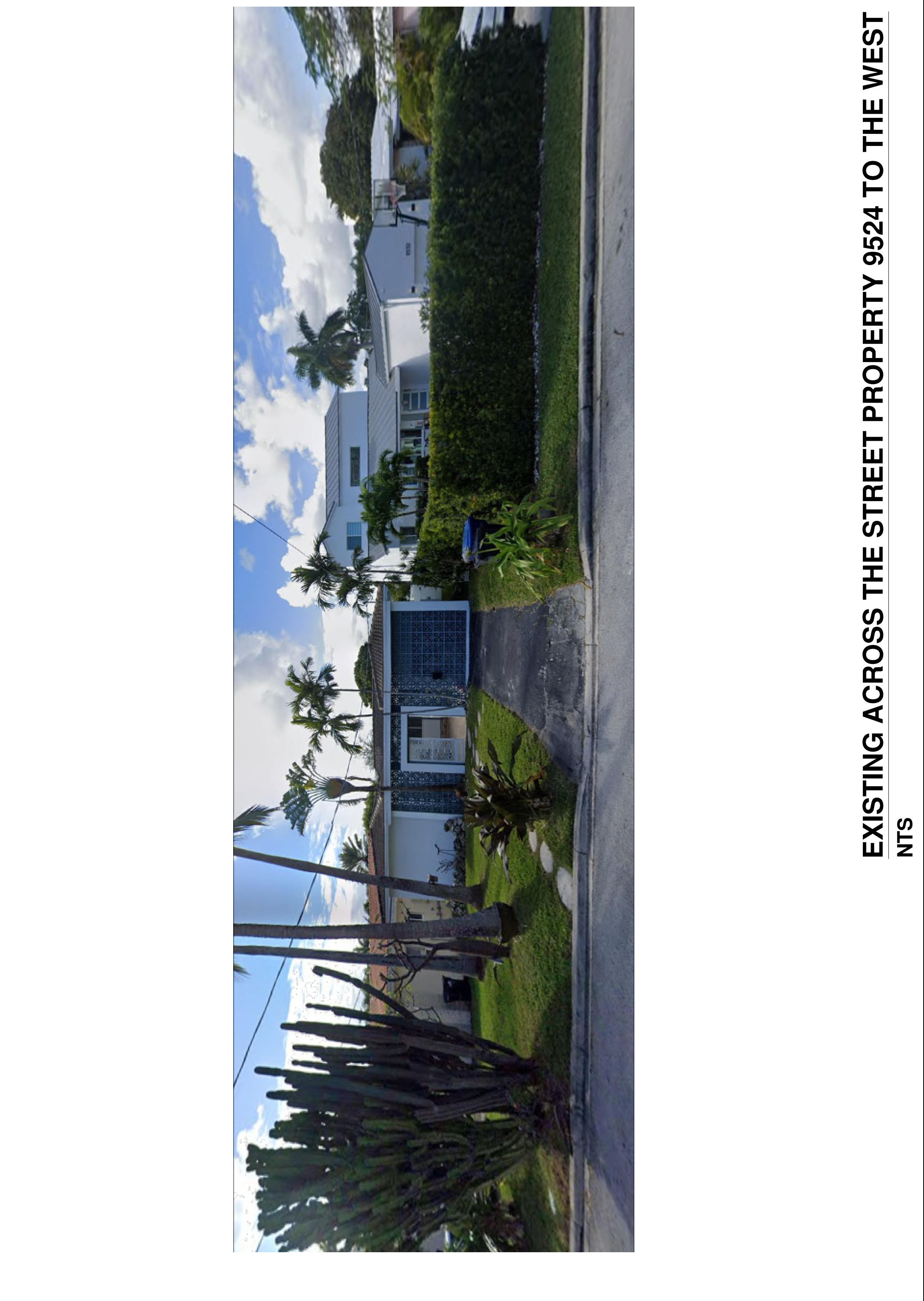
EXISTING FRONT FACADE
NTS



EXISTING ADJACENT PROPERTY 9517 TO THE SOUTH
NTS



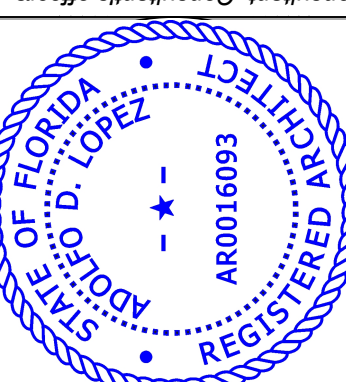
EXISTING ADJACENT PROPERTY 9533 TO THE NORTH
NTS



EXISTING ACROSS THE STREET PROPERTY 9524 TO THE WEST
NTS

**ADDITION/RENOVATION TO:
TESHUBA RESIDENCE
9525 CARLYLE AVE.
SURFSIDE, FL. 33154**

This method does not comply with the current Florida Building Code. The project shall be reviewed and approved by the Florida Department of Agriculture and Food Administration before construction begins. The contractor shall be responsible for obtaining all necessary permits from the appropriate authority.



DESIGNERS OF RECORD:
JAMassociates
 ARCHITECTS & ENGINEERS, LLC
 A.A. 2802725 | 82801824
 MIAMI, FL. 33136 | TEL. (305) 398 9052

DRAFTING CONSULTING SERVICES BY:
RAFAEL H. AFD CONSULTING SERVICES
 PERMIT DRAWINGS - DRAFTING - INTERIOR DESIGN
 PLANNING - LEGALIZATIONS
 SUNNY ISLES BEACH, FL. CELL (786) 266 - 5217
 atdesign101@gmail.com
 www.afdesignconsulting.com

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REVISION	BY

LIMITATION OF LIABILITY CLAUSE: To the fullest extent permitted by law, the total liability, in the aggregate, of Consultant, Consultant's officers, directors, partners, employees, agents, and subcontractors, to Client, and anyone claiming by, through, or under Client for any claims, losses, costs, or damages whatsoever arising out of or resulting from, or in any way related to this Project or Agreement from any cause or causes, including but not limited to negligence, professional errors and omissions, strict liability, breach of contract, or breach of warranty, shall not exceed the total compensation received by Consultant or \$10,000 whichever is greater.

DRAWN BY: RAFAEL HERNANDEZ
 REVIEWED BY: ADOLOFO LOPEZ
 DATE: 06-03-2021
 SCALE:
 PROJECT NO.: 021-14
 SHEET NO.: A-5.2



MEMORANDUM

ITEM NO. 8A

To: Planning & Zoning Board
From: Tony Recio, Town Attorney
Date: April 28, 2022
Subject: **Amending Scope of 24 Inch Setback Encroachment**

The Town Commission has requested for the Planning and Zoning Board to review the language of this ordinance and provide suggested language.

The attached ordinance went before the Town Commission on March 8, 2022 for first reading and on April 12, 2022 for second reading. During the second reading, Vice Mayor Rose made a motion for the Planning and Zoning Board to review the language of this ordinance and provide their recommendation and proposed amendments to the Town Commission. Also attached is George Kousoulas' proposal for the Board to review.

[Second Reading Ordinance - 24 inch.docx](#)

[Mr. Kousoulas Proposal.pdf](#)

ORDINANCE NO. 21 - _____

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING SECTION 90-47. - “YARDS, GENERALLY ALLOWABLE PROJECTIONS”, SPECIFICALLY SUB-SECTION 90-47.1 TO RESTRICT PROJECTIONS FOR CERTAIN ARCHITECTURAL ELEMENTS AND TO PROHIBIT COMBINING ALLOWED ENCROACHMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

1 **WHEREAS**, Article VIII, Section 2 of the Florida Constitution, and Chapter 166, Florida
2 Statutes, provide municipalities with the authority to exercise any power for municipal purposes,
3 except where prohibited by law, and to adopt ordinances in furtherance of such authority; and

4 **WHEREAS**, the Town Commission of the Town of Surfside (“Town Commission”) finds it
5 periodically necessary to amend its Code of Ordinances and Land Development Code (“Code”) in
6 order to update regulations and procedures to maintain consistency with state law, to implement
7 municipal goals and objectives, to clarify regulations and address specific issues and needs that
8 may arise; and

9 **WHEREAS**, sub-section 90-47.1 provides for a maximum 24-inch encroachment into the
10 setback for certain architectural features; and

11 **WHEREAS**, other sub-sections of Section 90-47 allow for other types of projections; and

12 **WHEREAS**, a potential ambiguity has been raised regarding whether the encroachment
13 allowed by sub-section 90-47.1 can be combined with other encroachments, such as those allowed
14 by the recently adopted ordinance which permits balcony encroachments; and

15 **WHEREAS**, the Town seeks to restrict the projections of certain ornamental features and
16 clarify that encroachments permitted under the zoning code cannot be combined to extend further
17 into the setback; and

¹ Coding: ~~Strikethrough words~~ are deletions to the existing words. Underlined words are additions to the existing words. Changes between first and second reading are indicated with highlighted ~~double strikethrough~~ and double underline.

48 **Section 3. Severability.** If any section, sentence, clause or phrase of this Ordinance is
49 held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall
50 in no way affect the validity of the remaining portions of this Ordinance.

51 **Section 4. Inclusion in the Code.** It is the intention of the Town Commission, and it is
52 hereby ordained that the provisions of this Ordinance shall become and made a part of the Town of
53 Surfside Code of Ordinances, that the sections of this Ordinance may be renumbered or re-lettered to
54 accomplish such intentions; and the word “Ordinance” may be changed to “Section” or other
55 appropriate word.

56
57 **Section 5. Conflicts.** Any and all ordinances and resolutions or parts of ordinances or
58 resolutions in conflict herewith are hereby repealed.

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60 **Section 6. Effective Date.** This ordinance shall become effective upon adoption on second
61 reading.

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63 **PASSED** on first reading this 8th day of March, 2022.

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65 **PASSED** and **ADOPTED** on second reading this _____ day of _____, 2022.

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69 **First Reading:**

70 Motion by: Commissioner Salzhauer

71 Second by: Commissioner Kesl

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73
74 **Second and Final Reading:**

75 Motion by: _____

76 Second by: _____

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79 **FINAL VOTE ON ADOPTION**

80 Commissioner Fred Landsman _____

81 Commissioner Marianne Meisheid _____

82 Commissioner Nelly Velazquez _____

83 Vice Mayor Jeffrey Rose _____

84 Mayor Shlomo Danzinger _____

85
86
87 _____
88 Shlomo Danzinger, Mayor

ATTEST:

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Sandra N. McCready, MMC
Town Clerk

**APPROVED AS TO FORM AND LEGALITY FOR THE USE
AND BENEFIT OF THE TOWN OF SURFSIDE ONLY:**

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

Sandra McCready

From: George Kousoulas <george@block53.com>
Sent: Monday, April 11, 2022 10:35 AM
To: mmeisheid@townofsurfsidefl.gov; Sandra McCready; Tony Recio
Subject: Item 4A.1, April 12 Meeting
Attachments: 4A.1 text.pdf

[NOTICE: This message originated outside of the Town of Surfside -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Commissioner Meisheid, I would like you to consider the attached language at this Tuesday's meeting during item 4A.1, a second reading ordinance that prohibits combining encroachments into setbacks.

I feel the ordinance as submitted is too restrictive and should be rejected. However, this leaves the original language in place, which is ambiguous, and is the source of the confusion.

I think a better approach is to modify the ordinance as I have attached to this email.

My modified language allows combining the functional and ornamental encroachments, as long as the following happens:

- The ornamental encroachment does not lengthen the functional encroachment
- The ornamental encroachment must be reviewed as part of the design review function of the Planning Board
- The ornamental encroachment may be approved as part of the design review function of the Planning Board

In addition, it undoes some of the overreach of the previous ZIP, which limited ornamental projections on house to 8 inches, no matter which side of the house they were applied. The original intent of the deliberations was to limit the projections into the side yards only, but was applied to all elevations.

I hope that you can walk this text on to the upcoming meeting at the appropriate time.

George Kousoulas NCARB
BLOCK53 LLC

direct: 202.280.4026

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Sec. 90-47.1 Every part of a required yard shall be open to the sky, except for (1) ordinary projections of sills, cornices, roof eaves and ornamental features that may project not more than 24 inches into any required yard, (2) in H30A and H30B, ordinary projections of sills, cornices, and ornamental features, exclusive of roof eaves, that project not more than 8 inches into any required *side yard*, and (3) any encroachment permitted in this section. Individual types of projections permitted in this section shall not be combined with another type of permitted projection to encroach further into the setback, except ornamental features may encroach further into the setback when they are combined with functional features, but in no way increase the extent of the functional projection. These additional ornamental encroachments must be reviewed and may be approved by the Planning and Zoning board in their design review capacity.



**Town of Surfside
Planning and Zoning Board Meeting
April 28, 2022**

DISCUSSION ITEM MEMORANDUM

Agenda #: 8B.

Date: April 28, 2022

From: Tony Recio, Town Attorney

Subject: Understories

Suggested Action: – Please see Commissioner Meischeid's memorandum attached.



**Town of Surfside
Regular Town Commission Meeting
April 12, 2022**

DISCUSSION ITEM MEMORANDUM

Agenda #: 9J.

Date: April 12, 2022

From: Commissioner Marianne Meischoid

Subject: Understories

Suggested Action: – Bring back a text amendment for first reading before the Town Commission.

Background/Analysis: – To update the zoning code to clarify language that currently, as interpreted, does not allow certain desirable features beneath buildings.

Up until recently, properties were approved with features such as garages, storage and entries beneath the first stories of buildings in all districts except H120. These features were consistent with Chapter 42 - Floods of the Town code and the Florida Building Code. Recent interpretation by the Town is that these features are inconsistent with Chapter 90 - Zoning. Allowing the features provides numerous benefits. The language in Chapter 90 should be updated to permit them and regulate them. A sample text amendment is attached.

Some of the benefits include greater pervious area, better site utilization for recreation and living, better living space arrangement on the first floor, and more openness, light, and air for the neighborhood.



**Town of Surfside
Planning and Zoning Board Meeting
April 28, 2022**

DISCUSSION ITEM MEMORANDUM

Agenda #: 8C.

Date: April 28, 2022

From: Tony Recio, Town Attorney

Subject: Lot Coverage for Single-Story Homes

Suggested Action: – For discussion purposes.



**Town of Surfside
Planning and Zoning Board Meeting
April 28, 2022**

DISCUSSION ITEM MEMORANDUM

Agenda #: 8D.

Date: April 28, 2022

From: Tony Recio, Town Attorney

Subject: Walkability

Suggested Action: – Please see Mayor Danzinger's memorandum attached.



**Town of Surfside
Regular Town Commission Meeting
April 12, 2022**

DISCUSSION ITEM MEMORANDUM

Agenda #: 9E.

Date: April 12, 2022

From: Mayor Shlomo Danzinger

Subject: Improving Walkability and Pedestrian Safety within the Residential Area

Suggested Action: – For the commission to deliberate and conclude on a course of action of improving the walkability and pedestrian safety within the residential streets of Surfside, and to direct the town manager to report back at the next scheduled commission meeting with an implementation timeframe and associated costs based upon the recommendations of the commission.

Background/Analysis: – Surfside has become a vibrant town. The streets in the residential area are full of children riding their bikes, people walking their dogs, and residents taking casual walks. At the same time, we've seen an increase in vehicular traffic through our once quiet residential streets. This has created a dangerous environment for our children and residents. As a town, we need to be proactive in order to protect the safety of our children and pedestrians and take steps to ensure their safety as they navigate our streets.

Budget Impact: – Actual costs will be determined and presented to the commission by the Town Manager.