

Town of Surfside Planning and Zoning Board Meeting AGENDA Thursday, September 28, 2023 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 6.06 (a)3 Agenda. The good and welfare portion of the agenda set for 8:15 p.m. shall be restricted to discussion on subjects not already specifically scheduled on the agenda for discussion and debate. In no event shall this portion of the agenda be allotted more than 45 minutes with each speaker to be given no more than three minutes, unless by vote of a majority of the members of the commission present, it is agreed to extend the time frames. Likewise, commission members shall be restricted to speaking three minutes each unless an extension is granted in the same manner as set forth in the prior sentence.

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

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

- 1. Call to Order/Roll Call
- 2. Town Commission Liaison Report
- 3. Approval of Minutes
 - 3.A August 31, 2023 Special Planning and Zoning Board Meeting Minutes and August 31, 2023 Regular Planning and Zoning Board Meeting Minutes Sandra McCready, Town Clerk

August 31, 2023 Special Planning and Zoning Board Meeting Minutes August 31, 2023 Regular Planning and Zoning Board Meeting Minutes.pdf

4. Ordinances

4.A Business District Setbacks and Lot Standards to Preserve the Integrity of the SD-B40 District - Hector Gomez, Town Manager

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES TO PRESERVE THE INTEGRITY OF THE SD-B40 DISTRICT BY AMENDING SECTIONS 90-45, "SETBACKS" AND 90-49, "LOT STANDARDS", TO PROVIDE FOR ENHANCED SETBACKS FOR RESIDENTIAL PROJECTS IN THE SD-B40 ZONING DISTRICT, AND A MAXIMUM LOT AREA AND MAXIMUM LOT WIDTH WITHIN THE SD-B40 DISTRICT, AND PROVIDE FOR A SPECIAL EXCEPTION PROCESS TO REDUCE SUCH LIMITATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Ordinance To Preserve SD-B40 Neighborhood-Revised.doc

4.B Ordinance Amending Section 90-41 Regulated Uses - Arcades - Hector Gomez, Town Manager

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING SECTION 90-41, "REGULATED USES", TO PERMIT COIN OR CREDIT OPERATED AMUSEMENT DEVICES AND ARCADES; PROVIDING FOR INCLUSION IN THE CODE; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

Ordinance Amending Section 90-41 Regulated Uses - ArcadesÂ

5. Applications

5.A 525 95th Street - One-Story Addition - Judith Frankel AICP, Town Planner

Attachment A: Zoning Table.pdf
Attachment B: Existing Conditions Images

525 95 Street Agenda Packet.pdf

5.B 8850 Hawthorne Avenue - One-Story Addition - Judith Frankel AICP, Town Planner

Attachment A: Images and Zoning Tables.pdf 8850 Hawthorne Ave Agenda Packet.pdf

- **5.C 9425 Harding Avenue New Wall Sign** Judith Frankel AICP, Town Planner 9425 Collins Avenue Agenda Packet.pdf
- **5.D 9501 Harding Avenue New Wall Sign** Judith Frankel AICP, Town Planner 9501 Harding Avenue Agenda Packet.pdf
- 5.E 8851 and 8873 Harding Avenue New Multi-Family 8 Townhomes Walter Keller AICP, Consulting Town Planner and Judith Frankel AICP, Town Planner Attachment A: Location and Zoning Table Attachment B: DRG meeting notes 8851 and 8873 Harding Avenue Agenda Packet

6. Next Meeting Date

- **6.A No Meeting in October due to Commission Chambers Upgrade.** Deputy Town Clerk Evelyn Herbello
- 6.B Combining November and December 2023 Planning and Zoning Board Meetings to be held on November 30, 2023. Deputy Town Clerk Evelyn Herbello
- 7. Discussion Items
 - **7.A Update of Ongoing Projects** Judith Frankel, AICP, Town Planner
- 8. Adjournment

Respectfully submitted,

Hector R. Gomez Town Manager

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

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

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

TWO OR MORE MEMBERS OF THE TOWN COMMISSION AND/OR 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 Special Planning and Zoning Board Meeting MINUTES August 31, 2023 5:00 PM

Commission Chambers

1. Call to Order/Roll Call

The meeting was called to order by Chair Baumel at 5:00 p.m.

Deputy Town Clerk Herbello called the roll with the following members present:

Present: Chair Carolyn Baumel, Vice Chair David Forbes, Board Member Ruben Bravo, Board Member Lindsay Lecour, Board Member Jonathan Edderai, Alternate Board Member Michael Szafranski and Alternate Board Member Andrew Bales.

Also Present: Town Attorney Tony Recio, Commission Liaison Commissioner Fred Landsman, Town Planner Judith Frankel, Consultant Town Planner Walter Keller, Building Official James McGuinness and Town Manager Hector Gomez.

Chair Baumel introduced new board member, Andrew Bales.

2. Ordinances

2.A Carport Allowances in H30A and H30B - Judith Frankel AICP, Town Planner

Town Administration recommends the consideration of this ordinance to allow additional material types for carport canopies. It is further recommended that the Town Planner have the ability to refer any design review of a carport to the Planning & Zoning Board for final review and approval in the case of uncertain compatibility.

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

Town Planner Frankel gave an overview of the ordinance as it pertains to carport canopies.

Chair Baumel asked Building Official McGuinness regarding compliance with wind load.

Building Official McGuinness addressed the comments and provided his recommendations.

Chair Baumel opened the floor to public comments.

The following individuals from the public spoke: George Kousoulas

Chair Baumel closed the floor to public comments.

Chair Baumel addressed the comments made and provided her input regarding the different carport structures.

Town Planner Frankel responded to the comments made by Chair Baumel.

Town Attorney Recio stated the carports in this ordinance are the ones in the setback and is different from of an open garage that would not be in the setbacks.

Board Member Bravo asked on page 3 line 75 it should be Miami Dade County Notice of Acceptance and on page 4 are they eliminating Miami Dade Fire Marshal accountability and asked if they have any accountability.

Town Planner Frankel addressed the comments made and stated that the material has to be non flammable. She stated they can continue to have the language if they choose.

Board Member Bravo asked regarding making the change on line 75 and keep the fire marshal language.

Building Official McGuinness provided his language.

Town Attorney Recio stated the amendment to "pursuant to the Florida Building Code, Florida Product Approval and Miami Dade County Notice of Acceptance and will it loop in the fire marshal and put it back in and add "if applicable".

A motion was made by Board Member Bravo to recommend to the Town Commission to approve the ordinance on second reading as amended, seconded by Vice Chair Forbes. The motion carried with a 5-0 vote.

Ordinance Carport Allowances.doc

2.B Average Setbacks in H30A and H30B Zoning Districts - Judith Frankel AICP, Town Planner

Town Administration recommends consideration of this ordinance change to allow for additional options in the design of new single-family homes and the potential for increased ground floor setbacks.

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

Town Planner Frankel introduced the item and provided an overview of the ordinance, and she said it does not result in any larger homes. She provided a presentation with the proposed change: total structure average setbacks.

Board Member Lecour asked if it would not be counted as average setback.

Town Planner Frankel responded to her comment and it would count towards the square footage.

Chair Baumel likes the creativity and the options.

Chair Baumel opened the floor to public comments.

The following individuals from the public spoke: George Kousoulas

Chair Baumel closed the floor to public comments.

Board Member Lecour asked regarding the covering and a possible loophole.

A motion was made by Board Member Bravo to recommend to the Town Commission to approve the ordinance on second reading, seconded by Vice Chair Forbes. The motion carried with a 5-0 vote.

Ordinance Amending 90-45 H30 Average Setbacks FAR.doc

2.C Harding Avenue Front Yard Paving Allowance - Judith Frankel AICP, Town Planner

Town Administration recommends consideration of this ordinance to allow Harding Avenue homeowners in H30B and H30C districts additional paved parking space to encourage the beautification of their front yards.

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

Town Planner Frankel introduced the item and provided an overview of the ordinance.

Chair Baumel opened the floor to public comments.

There were no public speakers.

Chair Baumel closed the floor to public comments.

Chair Baumel believes this is an important piece for Harding Avenue.

Board Member Bravo asked what is going on with H30A on Harding Avenue and are these houses being affected by this.

Town Attorney Recio stated that they will not be affected.

Town Planner Frankel stated those houses do not face Harding Avenue.

Town Attorney Recio stated that there is a corridor of 3.

Board Member Lecour spoke regarding the design guidelines and one of the things identified is community priority lots on Harding Avenue and minimizing car garages and understands the need for additional parking but would like to see if they can ask for something in return to treat these community lots like an additional street tree.

Chair Baumel stated it could become an obstruction and the maintenance of that tree. She asked how many street trees are required on Harding.

Town Planner Frankel stated the new homes would be required to have 2 trees.

Discussion took place among the Board Members and staff regarding the landscaping requirements, pick up and drop off of the vehicles traveling on Harding Avenue as well as the vehicular traffic.

A motion was made by Vice Chair Forbes to recommend to the Town Commission to approve the ordinance on second reading, seconded by Board Member Edderai. The motion failed with a 2-3 vote with Board Member Bravo, Board Member Lecour and Chair Baumel voting in opposition.

A motion was made by Board Member Bravo to recommend to the Town Commission to approve the ordinance on second reading as amended to include H30A on Harding Avenue, seconded by Vice Chair Forbes. The motion carried with a 4-1 vote with Board Member Lecour voting in opposition.

Ordinance Amending 90-61 Harding Avenue Front Yard Paving Allowance .doc

2.D Smoke Shops as Conditional Use in SD-B40 - Judith Frankel AICP, Town Planner

Town Administration recommends approval of the ordinance to grant the Town Commission the ability to review proposed "Smoke Shops" for compatibility with Town character as a conditional use in the SD-B40 district.

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

Town Planner Frankel introduced the ordinance and provided an overview of the ordinance.

Chair Baumel opened the floor to public comments.

There were no public comments.

Chair Baumel closed the floor to public comments.

A motion was made by Vice Chair Forbes to recommend to the Town Commission to approve the ordinance on second reading, seconded by Board Member Bravo. The motion carried with a 5-0 vote.

Ordinance Amending 90-41 to Allow Smoke Shops in CU in SD-B40.doc

3. Applications

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

Deputy Town Clerk Herbello swore in all applicants and individuals from the public that would like to speak.

Town Attorney Recio polled the Board Members.

No other members of the Board had any communication with any of the applicants.

3.A 9540 Harding Avenue - Wall Sign - Judith Frankel AICP, Town Planner

Town Administration finds that the application generally meets the Zoning Code requirements for wall signs and recommends approval with the condition that the rear property sign comply with the following code requirements:

- 1. Sign lettering must be individually-mounted utilizing one of the four options listed in Sec. 90-73.
- 2. Signs shall be off-set from the wall a minimum of one quarter inch to a maximum of two inches to permit rain water to flow down the face of the wall.
- 3. External Illumination must be directed solely at the sign.

Town Planner Frankel introduced the item, provided staff recommendations.

Chair Baumel opened the floor to public comments.

The following individuals from the public spoke:

There were no public comments.

Chair Baumel closed the floor to public comments.

A motion was made by Board Member Lecour to approve the application with staff recommendations, seconded by Board Member Edderai. The motion carried with a 5-0 vote.

Attachment A: Existing Conditions and Code Standards 9540 Harding Avenue Agenda Packet.pdf

3.B 8949 Harding Avenue - Roof Materials - Judith Frankel AICP, Town Planner

Town Administration recommends review of the application by the Planning and Zoning Board for consistency with the character of Surfside.

Town Planner Frankel introduced the item, provided staff recommendations.

Chair Baumel opened the floor to public comments.

There were no public comments.

Chair Baumel closed the floor to public comments.

Angel Cisneros, contractor representing the applicant provided an overview of the application.

Chair Baumel asked if this was brought as a repair and not a reroof.

Mr. Cisneros stated they are removing the damaged shingles and replacing the damaged material.

Board Member Bravo asked if they are using the same materials and color.

Mr. Cisneros stated yes they would be.

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

8949 Harding Agenda Packet.pdf 8949 HARDING AVE. - Survey

3.C 9431 Harding Avenue - Wall Sign - Judith Frankel AICP, Town Planner

Town Administration finds the proposed sign design meets the Zoning Code requirements subject to the following conditions:

- 1. Sign lettering must be individually-mounted utilizing one of the four options listed in Sec. 90-73
- 2. Signs shall be off-set from the wall a minimum of one quarter inch to a maximum of two inches to permit rainwater to flow down the face of the wall.
- 3. External Illumination must be directed solely at the sign.

Town Planner Frankel introduced the item, provided staff recommendations.

Chair Baumel opened the floor to public comments.

The following individuals from the public spoke:

There were no public comments.

Chair Baumel closed the floor to public comments.

Melissa Weatherwet, representing applicant provided an overview of the application.

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

Attachment A: Existing Conditions and Code Standards 9431 Harding Avenue Agenda Packet.pdf

4. Adjournment

motion carried with a 5-0 vote.	
Accepted this day of	, 2023.
Carolyn Baumel, Chair	
Attest:	
Sandra N. McCready, MPA, MMC Town Clerk	

There being no further business to discuss before the Board, a motion was made by Vice Chair Forbes to adjourn the meeting at 5:55 p.m., seconded by Board Member Bravo. The



Town of Surfside Planning and Zoning Board Meeting MINUTES August 31, 2023 6:00 PM

Town Commission Chambers

1. Call to Order/Roll Call

The meeting was called to order by Chair Baumel at 6:06 p.m.

Deputy Town Clerk Herbello called the roll with the following members present:

Present: Chair Carolyn Baumel, Vice Chair David Forbes, Board Member Ruben Bravo, Board Member Lindsay Lecour, Board Member Jonathan Edderai, Alternate Board Member Michael Szafranski and Alternate Board Member Andrew Bales.

Also Present: Town Attorney Tony Recio, Commission Liaison Commissioner Fred Landsman, Town Planner Judith Frankel, Consultant Town Planner Walter Keller, Building Official James McGuinness and Town Manager Hector Gomez.

2. Town Commission Liaison Report

Commissioner Landsman provided his Commission Liaison Report. He stated to stay true to the mandate and responsibilities they have as board members and use the resources available from staff and encouraged them to listen to the speakers and if they have questions to ask the Town staff for direction.

3. Approval of Minutes

3.A June 29, 2023 Planning and Zoning Board Meeting Minutes - Evelyn Herbello, Deputy Town Clerk

A motion was made by Vice Chair Forbes to approve the June 29, 2023 Planning and Zoning Board Meeting Minutes, seconded by Board Member Edderai. The motion carried with a 5-0 vote.

June 29, 2023 Planning and Zoning Board Meeting Minutes.pdf

4. Applications

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

Town Attorney Recio asked Deputy Town Clerk Herbello to confirm notice requirements

were met.

Deputy Town Clerk Herbello confirmed that notice requirements were met.

Deputy Town Clerk Herbello swore in all applicants and individuals from the public that would like to speak.

Town Attorney Recio polled the Board Members.

Chair Baumel spoke with some of the individuals that are representing the applicant and providing a presentation on 8777 Collins Avenue.

Vice Chair Forbes spoke with Mr. George Kousoulas regarding 88th Street for 8777 Collins Avenue and with the individuals that are representing the applicant and providing a presentation on 8777 Collins Avenue.

Board Member Bravo spoke with Mr. George Kousoulas regarding 88th Street for 8777 Collins Avenue and with the individuals that are representing the applicant and providing a presentation on 8777 Collins Avenue.

Board Member Lecour spoke with Mr. George Kousoulas on 8777 Collins Avenue as a member of the public.

Board Member Edderai with Mr. George Kousoulas regarding 88th Street for 8777 Collins Avenue with the individuals that are representing the applicant and providing a presentation on 8777 Collins Avenue.

A motion was made by Vice Chair Forbes to move item 4D (8777 Collins Avenue) to be heard before item 4A (9132 Dickens Avenue), seconded by Board Member Edderai. The motion carried with a 5-0 vote.

4.A 9132 Dickens Avenue - New Two-story Single-Family House - Judith Frankel AICP, Town Planner

Staff Recommendation: The application is found to generally comply with the Zoning Code. The Planning and Zoning Board should determine whether the new home's design is "consistent with and in conformance with the design guidelines set forth in the Town Code". If the design is determined to be in conformance, Staff recommends approval with the following conditions:

• **Per Sec. 90-2**, In no instance may the sum of the lot coverage and all exemptions listed exceed 50 percent of the lot area for one-story homes and 46 percent of the lot area for two-story homes. Exemptions include covered and uncovered terraces, steps and patios. The front recessed steps and the

rear covered patio together may not exceed 6% of the lot area.

- **Per Ord. No. 23-1749**, Pervious area is defined as any portion of the ground unobstructed by a non landscape planting surface which prevents or slows down the natural seepage of water into the ground. Synthetic Turf installed in accordance with the requirements of Section 90-87(15) may be counted towards minimum pervious area requirements.
 - The spaces between the concrete driveway and walkway strips may not qualify as pervious due to the compacted aggregate proposed under the entire driveway and walkway areas. The use of synthetic turf in these spaces would be allowed but would likely not be considered pervious due to the installation requirements for synthetic turf. Total calculation of the required 35% pervious area must be provided with the exclusion of the driveway and walkway areas.
 - Additionally, planters with concrete bases or those under cover may not be counted toward the pervious area. The composition of the planters must be verified at the time of permitting.
- The three proposed live oak trees in the right-of-way should be located on or at the property line.
- **Per Sec. 90-97,** a tree removed or relocated will require a tree removal permit from Miami-Dade County.

Town Planner Frankel introduced the item, provided staff recommendations and a site plan presentation.

Building Official McGuinness provided his staff recommendations.

Boutros Bounahra, representing the applicant provided a presentation of the project.

Chair Baumel asked if they have done homes in Surfside before.

Mr. Bounahra stated yes.

Chair Baumel stated that their plans are very detailed.

Chair Baumel opened the floor to public comments.

There were no public speakers.

Chair Baumel closed the floor to public comments.

Board Member Bravo stated it is a beautiful project and appreciates the materials being used. He asked regarding the pool area and what point in time the permits will be pulled because it is not part of this project.

Mr. Bounahra addressed the comments made and stated that they will submit them together.

Alternate Board Member Bales asked where were they planning on using the Trex

product.

Mr. Bounahra stated it is not Trex product but explained the material it is.

Board Member Lecour spoke regarding the design guidelines and the main entrance and if there is something to do to bring it conceptionally forward and the front mass.

Chair Baumel agrees with the design and likes the back for how interesting it is and is being sensitive to the neighborhood. She prefers the entrance to be set back to give it more privacy.

A motion was made by Vice Chair Forbes to approve the application with staff recommendations, seconded by Board Member Bravo. The motion carried with a 4-1 vote with Board Member Lecour voting in opposition.

Attachment A: Existing Conditions Images and Design Tables 9132 Dickens Avenue Agenda Packet.pdf

4.B 9156 Emerson Avenue - New Single-Family House - Walter Keller AICP, Consulting Town Planner

Staff Recommendation: Staff finds this application generally meets the zoning code. The Planning and Zoning Board should determine whether the new home's design is "consistent with and in conformance with the design guidelines set forth in the Town Code." The general design for the property in this application appears to be well formulated in consideration of the zoning code. If the Planning and Zoning Board determines the design to be appropriate, staff recommends approval with the following conditions:

- **Per 90-45**, the first floor is limited to a lot coverage of 40%. Revise the first-floor area (SF) to comply with this requirement.
- Per Sec. 90-2, In no instance may the sum of the lot coverage and all exemptions listed exceed 46% of the lot area for two-story homes. Exemptions include covered and uncovered terraces, steps and patios. The front porch, front steps and rear covered terrace may not exceed 6% of the lot size.
- **Per 90-49.5 (b)** the pervious area in the understory should be increased to provide a minimum of 1,125 SF.
- Per Sec. 90-97, a tree removed or relocated will require a tree removal permit from Miami-Dade County. Invasive and prohibited species as defined my Miami-Dade County Code should be removed from the site.
- Verify the pervious area calculation provided on Sheet A1.02, as a portion of the southern portion of the home seems to be included toward the pervious area.
- Per the Town's Building Official, remove the laundry room from the understory and provide flood vents where required.
- Provide information on the type of driveway material proposed.
- Provide information on any fencing proposed for the pool area.
- Provide information on what grades are proposed around the pool deck to provide drainage within the property.

 Provide information on how the understory level, at an elevation of 1.50 NGVD, will properly drain.

Additional comments may be provided at the Planning and Zoning Board meeting.

Town Planner Frankel introduced the item, provided staff recommendations and a site plan presentation.

Building Official McGuinness provided his staff recommendations.

Walmir Cunha, applicant provided an overview of his project.

Chair Baumel opened the floor to public comments.

The following individual from the public spoke:

Alinar Rigoberto provided her concerns on the building, drainage, lighting and landscaping.

Chair Baumel closed the floor to public comments.

Town Attorney Recio stated to the speaker that this is the time to make her concerns heard and this Board is here to listen to her.

Chair Baumel encouraged her to speak to the architect and communicate with the owners.

Town Planner Frankel stated that there is a construction ordinance that governs how construction sites are addressed. She addressed the speaker's concerns as it pertains to drainage as well.

Board Member Lecour likes the design and asked for them to figure out the drainage and asked regarding the underlighting will be tough on the neighbors.

Vice Chair Forbes stated it is great for the neighborhood just work on the drainage and the underlighting.

Chair Baumel stated she is fine with the lighting and does not think it belongs on residential section and they will get lots of complaints. She does not believe the lights should be on the second floor.

A motion was made by Board Member Lecour to approve the application with staff recommendations plus removing the lighting on the second floor, seconded by Vice Chair Forbes. The motion carried with a 5-0 vote.

Attachment A: Images and Zoning Tables.pdf

9156 Emerson Avenue Agenda Packet

9156 Emerson - Elevation Certificate

4.C 940 and 932 88th Street - New Two-Story Single-Family House - Judith Frankel

The application is found to generally comply with the Zoning Code. The Planning and Zoning Board should determine whether the new home's design is "consistent with and in conformance with the design guidelines set forth in the Town Code". If the design is determined to be in conformance, Staff recommends approval with the following conditions:

- Unity of title for the two subject properties must be established prior to application for a building permit for this project.
- Per Sec. 90-2, In no instance may the sum of the lot coverage and all exemptions listed exceed 46% of the lot area for two-story homes. Exemptions include covered and uncovered terraces, steps and patios. The interior courtyard may not exceed 6% of the lot area.
- **Per Sec. 90-50.1**, All elevations for new structures shall provide for a minimum of ten-percent wall openings.
- Per Sec. 90-67.5, Screening of the rooftop mechanical equipment must be
 provided along with a line of sight-diagram demonstrating that it is not visible
 from eye-level view from grade at a distance of 75 feet from any property line
 of the subject lot. The footprint area of the equipment, as defined by the
 perimeter of the decorative and acoustic screen enclosure, shall not exceed
 seven and one-half percent of the total area of the roof upon which it is placed.
- Per Sec.90-60.2, A permeant structure may be no closer than 20 feet from the rear property line. The deck and fire pit shown on the site plan should be removed or relocated.
- **Per Sec. 90-45**, Front yard and rear yard calculations must be correctly provided at the time of permitting.
- Per Sec.90-45, Second floor setback calculations must be provided to demonstrate that the minimum requirements for the setbacks have been met. It appears that the setbacks are present, but proper calculations must be provided to demonstrate that compliance. If the Town Commission approves the Average Setback ordinance at its September meeting, those new rules may be applied to this project.
- Per Sec. 90-47, Ordinary projections of sills, cornices, and ornamental features, exclusive of roof eaves, may project not more than eight inches into any required interior side yard or not more than 24 inches into any required front, secondary frontage, or rear yard; and roof eaves may project not more than 24 inches into any required yard. Measurements must be provided for ornamental features and eaves that extend into the front or side yards.
- **Per Sec. 90-97**, a tree removed or relocated will require a tree removal permit from Miami-Dade County.

Town Planner Frankel introduced the item, provided staff recommendations and a site plan presentation.

Building Official McGuinness provided his staff recommendations.

Cesar Molina, architect accepts the recommendations by the Town Planner and Building Official.

Chair Baumel opened the floor to public comments.

There were no public speakers.

Chair Baumel closed the floor to public comments.

Board Member Lecour stated beautiful materials, articulation and landscape and believes it does not have the signature pedestrian main entry.

Mr. Molina addressed the comments made and advised the Board of the materials being used and the entry gate and explained their idea on the main entry.

Board Member Bravo likes the design of the house.

Vice Chair Forbes loves the design and would not change a thing and not change the garage doors.

Chair Baumel loves Mr. Molina's work and does not like the prominence of a big door. She likes the mystery of having that front entrance set away. She would change nothing but the staff recommendations.

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

Attachment A: Existing Conditions Images and Design Tables 940 88th Street Agenda Packet.pdf

4.D 8777 Collins Avenue - New 12-story Multi-family Building - Walter Keller AICP, Consulting Town Planner and Judith Frankel AICP, Town Planner

Staff Recommendation: The applicant has applied for site plan review. Development review criteria for this type of project follow **Sec 90-20(2)(a)** of the Zoning Code as follows:

- The development, as proposed, conforms to the Comprehensive Plan and the Zoning Code;
- The development, as proposed, will have a favorable or unfavorable impact on the environment and natural resources, including a consideration of the means and estimated cost necessary to minimize the adverse impacts, if any;
- The development, as proposed, will have a favorable or unfavorable impact on the economy of the Town of Surfside;
- The development, as proposed, will efficiently use or unduly burden water, sewer, solid waste disposal, education, recreation or other necessary public facilities which have been constructed or planned and budgeted for construction in the area;
- The development, as proposed, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, public streets, and roads, which have been planned and budgeted for construction in the area, and if the development is or will be accessible by private or public roads or streets;

- The development, as proposed, is consistent with the community character of the immediate neighborhood. In addition to consistency there must be congruity between the subject development and neighboring improvements and surroundings including but not limited to form, spacing, heights, setbacks, materials, color, rhythm and pattern of architectural or aesthetic interest or value as well as with any overlays and other development schemes or legislation; and,
- In the event of redevelopment, the Applicant shall also submit a detailed plan for demolition.

Staff finds the project conforms to the Town's Comprehensive Plan in that the development of 52 dwelling units is less than the allowable density provided in the Comprehensive Plan, and is otherwise consistent with the allowable uses, development, policies, goals, and objectives of the Comprehensive Plan. Staff also finds the project generally complies with the Zoning Code since the buildings comply with the Town's height requirements, setback requirements, pervious area requirements, and other zoning regulations.

The project has minimal impacts on the environment and natural resources. The significant reduction in dwelling units from the former development (137 to 52 units) will lessen the water, sewer, solid waste and public education impacts. The developer is proposing to design the project to be LEED Silver certifiable and use best efforts to obtain LEED Silver or its equivalent certification within 12 months of issuance of the Certificate of Occupancy and maintain such certification thereafter.

Impacts to public roadway facilities and transportation are also decreased from the former development due to the decrease in units and the corresponding decrease in projected vehicles. Further, the proposed development divides passenger vehicle access and loading access. Passenger vehicle access is accommodated with the two proposed Collins Avenue driveway curb cuts, subject to FDOT approvals. The internal driveway provides for passenger and vehicle drop-off for valet parking. The internal driveway connects to 2 underground parking levels. An on-site loading zone connects to the western portion of 88th Street. The loading zone has been located to limit impact to the Memorial Park planned for 88th Street while still providing a safe distance from Collins Avenue, subject to FDOT approval.

The exterior architecture of the project, featuring the design of a world-renowned architect, is compatible with the community character of the beachside portions of Surfside. The use of Glass Fiber Reinforced Concrete will provide an innovative curved design on the balconies which will match Surfside's beach sand color. The separation of the north and south portions of the building provides for light and air flow, which allows for the incorporation of the natural elements with the proposed design.

The Development Review Group (DRG) reviewed the Site Plan Application on August 9, 2023 at Town Hall. After discussion, Town staff were in agreement that the Plan's impacts were considered, and the project should proceed to the Planning and Zoning Board.

Town staff recommends that the Planning and Zoning Board recommend approval of the Applicant's Site Plan package to the Town Commission subject to the resolution of the following comments prior to the Town Commission hearing:

- Provide a breakdown of residential dwelling unit floor area, balcony area and BOH area per floor;
- Clarify the landscape scheme in the 10-foot setback area on the south property line; and
- Clarify the water and sewer connection strategy. Sheet C-300 of the Civil Engineering Plans is based on the State and County records for water and sewer infrastructure within the right-of-way. The Town's Public Works Department will work with the Applicant to evaluate the existing infrastructure serving the site in order to determine if alternate connections or infrastructure modifications are warranted. The appropriate points of connection for water and sewer lines will be identified to avoid any potential infrastructure conflicts.

Additionally, due to the prominent location of the site adjacent to the future Memorial Park at 88th Street, and its location as a main entry point to the Town of Surfside, it is further recommended that the applicant:

- Coordinate the installation and final design of landscaping and hardscape along 88th Street with the Town Manager to best complement the installation and design of the Memorial Park; and
- Improve the landscape presentation along Collins Avenue to increase the visual impact.

Town of Surfside Building Official provided the following comments and/or requirements that must be addressed prior to submittal of a building permit application for the site:

- The (new) 8th version of the 2023 Florida Building Code(s) will become effective on January 1, 2024. All building permit applications accepted on or after that date will be constructed under the 2023 FBC.
- The project shall be constructed in strict compliance with the Town of Surfside Ordinance 2022-1720 (codified in Sec. 14-104 of the Town Code) (a/k/a Minutes

- Construction Sites Ordinance).
- Sheet B Z-003.00 of the submitted project plans shows the southwest corner of the structure (buildable area) encroaching into the AE Flood Zone (Special Flood Hazard Area). This encroachment would prohibit construction of the building as currently proposed including but not limited to the use of underground parking in a wholly residential building. However, FEMA'S preliminary maps show this area, and the entire proposed structure as entirely in the X Zone (Not in the Special Flood Hazard Area). The State of Florida Floodplain Management is unable to provide an effective date for the preliminary maps at this time. As a result, the applicant has filed a Letter of Map Revision (LOMR) with FEMA to amend the current map in accordance In order for the project to be constructed as with the Preliminary Map. proposed, the applicant shall demonstrate that one of the following has occurred, in form and substance acceptable to the Town: (a) FEMA approval of the Letter of Map Revision filed by applicant; or (b) FEMA'S Preliminary Flood Map becomes effective confirming that the proposed structure is entirely in the X Zone, thereby permitting the underground parking for the residential Sheet B Z-003.00 should therefore be updated consistent with building. FEMA's adopted maps prior to building permit.

Additional Recommended Conditions of Site Plan Approval:

- Secure FDOT approval of the curb cuts on Collins Avenue prior to building permit. The Town reserves the right to re-evaluate the site plan if the number, location, dimensions, or configuration of the curb cuts and driveway is altered based on FDOT review and approval. If any changes result in operational, traffic, infrastructure, or design impacts that are not considered in the site plan approval, the Town Manager may require the applicant seek a formal amendment of the site plan to be reviewed by the Town Commission after public hearing.
- Applicant to provide a hardpack and dune maintenance easement.
- Applicant to improve resiliency through modifications to dune system east of property in coordination with Town.
- Town reserves the right to provide for other conditions based upon further review.

Town Planner Frankel introduced the item, provided staff recommendations and a site plan presentation as well as option A and option B.

Consultant Town Planner Keller went over the design characteristics of the project and staff recommendations.

Building Official McGuinness provided his staff recommendations.

Graham Penn, attorney for applicant provided a presentation. He introduced the Damac Team, engineers, architects and designers.

Chris Lapine, architect for the project provided the presentation on the design of the

property.

Chair Baumel thanked the team for an amazing presentation and design of the project.

Chair Baumel opened the floor to public comments.

The following individuals from the public spoke: Eliana Salzhauer Rita Spector Pablo Langesfeld David Rodan Vanessa Frank Emmanuela Jean-Etienne **Charles Burkett**

Chair Baumel closed the floor to public comments.

Vice Chair Forbes stated that they received an email from the former mayor, former commission members and one current commissioner and would the Town Attorney address the discrepancy and incorrect information they stated.

Town Attorney Recio provided an explanation and what the code says which is 10 feet for the first 30 feet and the code was adopted in November 2021 and it came from the zoning code rewrite from the 2006 code. He further reiterated the correct information which is not what was represented in the email.

Vice Chair Forbes read the following statement into the record:

"Thank you madam chair. For those who do not know me, my name is David Forbes. I am a Surfside resident and have been on the P&Z board for almost 2 years now. I asked the chair to take a couple minutes to clear up some lies that were written about ME, MADAME CHAIRWOMAN AND MR BRAVO along with 3 sitting commissioners last night by our former mayor, 2 former councilwoman and 2 current council woman, that they had the audacity to call the 3 of us sitting up here right now on this board, and our friends, UNETHICAL, CONSPIRATORS, AND LIARS. Growing up 25 miles north of Detroit, Michigan, i was taught by my parents to never fight or argue with bullies unless they defame your family or your family's name, so here we go, unfortunately. Most, if not all of you, have never been to one or more of our P&Z meetings since we started that includes the former mayor, 1 current councilwoman and 1 former councilwoman. So they and you all have NO IDEA that we rarely agree on issues that are brought to the board. We disagree on a lot of key issues facing and that are important to our town, we disagree on fences, grass, under storage, setbacks, etc. but after every meeting we shake hands, hug and go and eat together as friends do regardless on how the vote turned out nothing is ever personal. After the last council meeting Madam Chair, myself and MR bravo Invited our friends from the commission and others for Pizza and a drink. We met at the FOUR SEASONS bar a PUBLIC HOTEL AND BAR not a PRIVATE CLUB OR BAR. and we did what friends do. We discussed our jobs, our children, our kids schools, family's and most important how amazing Lionel Messi is to the entire area and will Tua Tugavallo be able to stay upright for the Dolphins this year "even though i am a Detroit lions fan". It was a fun family and sports discussions. At NO TIME was any city, county or state business talked about.

Former Mayor Burkett, being a bully he is MADE IT ALL UP to either make himself feel good or to gain votes, IT is not only wrong but unethical for making statements that are out and out LIES. LET ME BE PERFECTLY CLEAR AGAIN AT NO TIME DID ANY OF US DISCUSS ANYTHING ON THIS AGENDA, PAST AGENDAS OR UPCOMING AGENDAS. WE ARE JUST FRIENDS CATCHING UP, LAUGHING, AND HAVING FUN AS FRIENDS DO. By the way, the 2 current councilwomen were also at this "Four Seasons private bar". Just to be clear i went over and offered both of them to come and hang with us but they said no. Also all 3 of us sitting up here separately spent time with them talking about things people talk about and in the end i picked up round of their drinks for them. I have plenty of photos if anyone needs or wants or cares to see the truth, but that is not the issue. The issue is simple. Former mayor Burkett not only lied again he just made it all up to frighten everyone. There tactics ARE text book, they blame everyone else especially people you not only don't know and never heard of and say THATS THE REASON WE SOULD NOT BE THIS OR THAT. NOTHING ABOUT THE TRUTH OR MOST DOING IMPORTANTLY NOTHING ON WHAT OUR JOB ON THIS BOARD REALLY IS. WHICH IS TO APPOVE OR DENY BASED ON THE COHISEVNESS ESTHETICS OF WHAT IS IN OUR GUIDELINES GIVEN TOO US BY THE CITY OF SURFSIDE. THATS IT NOTHING ELSE. MR BURKETT and former and current commissioners you owe ME, MADEME CHAIR AND MR BRAVO importantly our families an apology for the ETHICAL ACCUSATIONS that NEVER occurred. Nobody has the right to lie and make up things about other people and print them as fact, EXCEPT FOR BULLIES. THANK YOU MADAM CHAIR."

Alternate Board Member Szafranski asked if it is true if the garbage trucks will be going through the memorial.

Town Planner Frankel stated that garbage is picked up once in the morning and explained where that would be.

Alternate Board Member Szafranski asked if they are requesting anything different from what others request.

Town Planner Frankel stated that FDOT prefers to have it done not on Collins Avenue due to safety concerns and traffic.

Alternate Board Member Szafranski asked regarding the total square footage of the apartments and are they 7,000 sq foot apartments.

James Galvin representing Damac stated that on average some are larger than others and some are smaller than others.

Alternate Board Member Szafranski spoke regarding that the Town came together in the midst of a tragedy and unfortunately the building was grossly underinsured. He stated only 1 entity came in and stepped up and paid \$120 million dollars for the property and the building is going to happen and it is unrealistic to have someone pay \$120 million dollars for a property and not build. That money went a long way to

help the victims and their families. He stated that there has also been another tragedy and some people have exploited this to create political ambition for their benefit and that is awful and they should be ashamed of themselves. They are using the victims as their pawns for their political ambitions. He hopes that the trash collection time can be worked out.

Alternate Board Member Bales asked Town Planner Frankel on BZ101.00 and asked if the loading dock is roughly 45 or 55 feet from the street from 88th into the building so it is deep into the building. He asked if there will be smell in the room.

Mr. Galvin stated the intent is that the trucks can pull completely into the property and not sticking out onto 88th street. They roll the door up they pull in and when they leave, they roll the door back down. He stated the dumpsters are sitting in an enclosed trash room which is pressured enclosed, and the smell is contained in that room. He explained how it will work.

Chair Baumel asked regarding the location of the entrance and position of the dumpster and is it the same as the previous building there.

Town Planner Frankel stated it was closer to the beach.

Chair Baumel stated that one of the comments made was that they were trying to be as mindful as possible of the entrance and exit of the trash area and it would be as far away as possible from view of the main street and sensitive to the space to the east of it.

Town Planner Frankel stated that the Town is aware of the resolution dedicating 88th Street and provided an overview.

Board Member Bravo asked regarding the possibility of mirroring and have they done any analysis in using 87th instead of 88th Street.

Mr. Galvin stated that 87th Street is closed and not accessible. He explained why they have to have the loading dock where they do, and it is in accordance with Miami Dade County Fire Department requirements.

Board Member Lecour stated that she is thrilled to have this design team in Surfside and their articulation. She does not think the loading dock is in compliance with code based on the ordinance passed. She stated that they can give access to the loading entry on the other street.

Board Member Edderai stated that there is a resolution and wanted clarification and it directs the manager to work with the County and FDOT and the Town does not have jurisdiction and the County and FDOT is in charge of that street.

Town Attorney Recio read the resolution closing 88th Street into the record.

Board Member Bravo asked if there is a way of modifying to grant entrance.

Mr. Galvin stated there are FDOT restrictions in backing in and out of Collins

Avenue. He stated that it also creates a blind spot into the traffic, and they need to maintain a clear traffic triangle without obstruction.

Board Member Lecour asked if they could use valet. She asked if they could move the building.

Mr. Galvin stated the truck will still have to back up into Collins.

Chair Baumel stated what they are having relayed to them they cannot load or unload any truck.

Board Member Bravo asked if they have had conversations with FDOT.

Alternate Board Member Bales asked how many times they do trash pickup.

Mr. Galvin stated a couple of times a week. He continued explaining how they do the trash pickup.

Town Manager Gomez provided explanation as to the regulations from FDOT and update as to the closure of 88th street.

Chair Baumel provided her input and what she understands you cannot load or unload anything on the face of Collins Avenue and that will not sit well with some. She stated that personally she is extremely grateful, and this is a great group of people that are willing to come in and construct on this property. She believes the proposed building is absolutely beautiful and it will bring a lot of light and love in that building and community.

Vice Chair Forbes asked if there is anything on the staff recommendations that they said no to on that list. He stated the building works, and it is sad what happened. He stated that he does not seem that there is an alternative for trash pickup other than on 88th Street.

Mr. Galvin stated they accepted and made adjustments and cured all staff recommendations and there are no open items.

Board Member Lecour asked that this merits more study and could this be deferred to one more meeting to see if they can detour the loading off of Collins Avenue.

Alternate Board Member Bales stated that it was in compliance.

Discussion continued among the Board, staff and the applicant regarding FDOT requirements and the loading and unloading docks.

Board Member Bravo asked what help and assistance are they giving for the memorial.

Mr. Galvin stated they are already discussing a resolution and engaging with the memorial Committee and the Town.

A motion was made by Vice Chair Forbes to take a recess at 8:28 p.m., seconded by Board Member Edderai. The motion carried with a 5-0 vote.

Meeting resumed at 8:40 p.m.

Deputy Town Clerk Herbello called the roll with all members present.

A motion was made by Board Member Edderai to approve the application with staff recommendations, seconded by Vice Chair Forbes. The motion carried with a 4-1 vote with Board Member Lecour voting in opposition.

Attachment A: Figure 1 and Zoning Table 8777 Collins Avenue Agenda Packet.pdf

5. Next Meeting Date

5.A Next Meeting: September 28, 2023 at 6:00 p.m. and combining October 26, 2023 meeting with November 30, 2023 due to the Upgrade of the Commission Chambers. - Evelyn Herbello, Deputy Town Clerk

Consensus was reached to hold the next meeting on September 28, 2023 at 6:00 p.m.

Deputy Town Clerk Herbello advised the Board Members that she will be attending a conference in October and will need to combine the October 26, 2023 meeting to November 30, 2023 at 6:00 p.m.

Consensus was reached to not hold the meeting on October 26, 2023 and combine it with the November 30, 2023 meeting and combine the December 2023 meeting with the January 2024 meeting.

6. Discussion Items

7. Board Member Comments

8. Adjournment

There being no further business to discuss before the Board, a motion was made by Vice Chair Forbes to adjourn the meeting at 9:46 p.m., seconded by Board Member Bravo. The motion carried with a 5-0 vote.

Accepted this day of	, 2023.		
Carolyn Baumel, Chair			

Attest:	
Sandra N. McCready, MPA, MMC	
Town Clerk	



MEMORANDUM

ITEM NO. 4.A

To: Honorable Mayor, Vice-Mayor and Members of the Town Commission

From: Hector Gomez, Town Manager

Date: September 28, 2023

Subject: Business District Setbacks and Lot Standards to Preserve the Integrity of

the SD-B40 District

The Town Administration aims to protect the neighborhood serving small business and commercial character of the Town's historic SD-B40 district and ensure any residential uses in the district, enabled through the State of Florida's "Live Local Act" are appropriately developed. Therefore, the Town Administration recommends adoption of the proposed ordinance.

Surfside has a unique and historic downtown area with independent shops and small businesses that provide residents and visitors with a unique cultural, retail, and dining experience, with a variety of uses that are vital to the Town's residents, economy and tourism industry. The character of the SD-B40 district has been historically associated with that of neighborhood serving small businesses. To that end, most of the properties are of a small scale. The creation of larger properties through property aggregation could enable large-scale retail establishments that would accommodate large or "big box" retail or restaurant choices that may conflict with the small-town character of the SD-B40 district.

SD-B40 does not permit residential development, however Chapter 2023-17, Laws of Florida (the "Live Local Act") codified in Section 166.04151, Florida Statutes, provides a limited ability to develop parcels with residential development at a height in excess of the maximum height of 40 feet permitted in the SD-B40 district. The setbacks for SD-B40 (zero street front setback) provided in Section 90-45 contemplate a historic business setting, with no setbacks between properties, that may not be appropriate for residential development allowed under the Live Local Act.

The proposed ordinance would set the maximum lot area at 5,000 SF and maximum lot width at 50 feet in the SD-B40 district, with development of property exceeding the maximum lot area and maximum lot width permitted only through special exception approval from the Town Commission to ensure the proposed development is compatible with and complementary to the neighborhood serving small business and commercial character of the Town's historic SD-B40 district. Additionally, to ensure that residential development permitted by the Live Local

Act within the SD-B40 district is compatible with, and complementary to, the business neighborhood and any residential development that may be developed in proximity, the Town Administration finds that setbacks for portions of a building above the maximum height permitted in the SD-B40 district should match the setbacks required in the H120 district.

The original proposed legislation included provision for a special exemption to allow projects exceeding the maximum lot area and lot width and to modify setbacks. The Commission on first reading deleted the special exemption provisions. Those changes are included as strike through language in the ordinance before you.

Ordinance To Preserve SD-B40 Neighborhood-Revised.doc

ORDINANCE NO. 2023 - _____

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES TO PRESERVE THE INTEGRITY OF THE SD-B40 DISTRICT BY AMENDING SECTIONS 90-45, "SETBACKS" AND 90-49. "LOT STANDARDS", TO PROVIDE FOR ENHANCED SETBACKS FOR RESIDENTIAL PROJECTS IN THE SD-**B40 ZONING DISTRICT, AND A MAXIMUM LOT AREA** AND MAXIMUM LOT WIDTH WITHIN THE SD-B40 DISTRICT, AND PROVIDE FOR A SPECIAL EXCEPTION PROCESS TO REDUCE SUCH LIMITATIONS; PROVIDING FOR SEVERABILITY: PROVIDING FOR INCLUSION IN THE CODE; **PROVIDING FOR** CONFLICTS: AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, the Town has a unique and historic downtown area with independent shops and small businesses that provide residents and visitors with a unique cultural, retail, and dining experience, with a variety of uses that are vital to the Town's residents, economy and tourism industry; and

WHEREAS, the character of the SD-B40 district has been historically associated with that of neighborhood serving small businesses; and

WHEREAS, developers of larger properties through property aggregation can enable large-scale retail establishments that can accommodate retail or restaurant choices that may conflict with the small town character of the SD-B40 district; and

WHEREAS, although SD-B40 does not permit residential development, Chapter 2023-17, Laws of Florida (the "Live Local Act") codified in Section 166.04151, Florida Statutes, provides a limited ability to develop parcels with residential development at a height in excess of the maximum height of 40 feet permitted in the SD-B40 district; and

WHEREAS, the setbacks for SD-B40 provided in Section 90-45 contemplate a historic business setting, with no setbacks between properties, that may not be appropriate for residential development allowed under the Live Local Act; and

WHEREAS, the Town Commission wishes to protect the neighborhood serving small business and commercial character of the Town's historic SD-B40 district; and

WHEREAS, Section 90-49 of the Code provides lot standards for the Town's Zoning Districts; and

WHEREAS, in order to protect the integrity and character of the SD-B40 district, the Town Commission finds that the maximum lot area and maximum lot width in the SD-B40 district should be restricted generally, with development of property exceeding the maximum lot area and maximum lot width permitted only to special exception approval from the Town Commission to ensure the proposed development is compatible with and complementary to the neighborhood serving small business and commercial character of the Town's historic SD-B40 district; and

WHEREAS, to ensure that residential development permitted by the Live Local Act within the SD-B40 district is compatible with, and complementary to, the business neighborhood and any residential development that may be developed in proximity, the Town Commission finds that setbacks for portions of a building above the maximum height permitted in the SD-B40 district should match the setbacks required in the H120 district; and

43	WHEREAS, at a special meeting of the Town Commission held on May 10, 2023, the					
44	Town Commission directed the Town Planner and Town Attorney to present an ordinance					
45	addressing the standards for properties in the SD-B40 district; and					
46	WHEREAS, the Town Commission held its first public hearing on,					
47	2023 and, having complied with the notice requirements in the Florida Statutes,					
48	recommended approval of the proposed amendments to the Code; and					
49	WHEREAS, the Planning and Zoning Board, serving as the local planning agency for					
50	the Town, held its hearing on the proposed amendment to the Code on					
51	, 2023 with due public notice and input, and recommended					
52	of the proposed amendments to the Code; and					
53	WHEREAS, the Town Commission has conducted a second duly noticed public					
54	hearing on these Code amendments as required by law on, 2023					
55	and further finds the proposed changes to the Code are necessary and in the best interest					
56	of the Town.					
57	NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE					
58	TOWN OF SURFSIDE, FLORIDA ¹ :					
59						
60 61	Section 1. Recitals. The above Recitals are true and correct and are incorporated herein by this reference:					
62	Section 2. Town Code Amended. Sections 90-45. – "Setbacks" and 90-49. –					
63	"Lot Standards," are hereby amended as follows:					
64	Sec. 90-45. Setbacks.					
65	***					
66	(b) Setbacks.					
55 57						
5 <i>1</i> 58	(1) Required setbacks—Tables. The following tables shall be utilized for structures in the H30C, H40, H120, and SD-B40 zoning districts.					
69	* * *					
	SD-B40 Maximum Setback (Feet)					
	Waxiiiluiii Selback (Feel)					

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

Primary frontage	0 FT
Interior side ¹	0 FT
Rear	0 FT
Secondary frontage (Corner only)	0 FT

70 * * * *

1 Required setbacks for development undertaken pursuant to Chapter 2023-17, Laws of Florida, also known as the "Live Local Act" codified in Section 166.04151, Florida

Statutes, shall be as required for the H120 district for any portion of the structure above the 40 feet maximum height in the SD-B40 district, except where reduced by special exception approval by the Town Commission after a public hearing.

Sec. 90-49. Lot standards.

Lot standards	H30A	Н30В	H30C	H40	H120	SD- B40	MU	CF
Minimum lot width	50 ft	50 ft	50 ft	50 ft	50 ft	0 ft	-	-
Minimum lot area	8,000 ft	5,600 ft	-	-	-	-	-	-
Maximum lot coverage	40%*	40%*	-	-	-	-	-	-
Minimum pervious area	35%	35%	20%	20%	20%	-	-	-
Maximum lot area						5,000 sq ft**		
Maximum lot width						<u>50</u> ft**		

** Any development exceeding the maximum lot area of 5,000 square feet or the maximum lot width of 50 feet shall require approval of a special exception by the Town Commission to evaluate any potential adverse impacts to the SD-B40 district. In evaluating a request for special exception approval to exceed the maximum lot area and/or lot width, the Town Commission shall consider whether the proposed development:

a. May have an adverse impact on the unique neighborhood and commercial character of the historic SD-B40 district;

^{*} Homes with a maximum height of 22 feet that do not exceed one habitable story may provide up to 50 percent lot coverage. A single-story home exceeding 40 percent lot coverage shall not be altered to provide a second story unless the lot coverage is reduced to a maximum 40 percent.

91 92	 b. May have an adverse impact on pedestrian or vehicular congestion within Town rights-of-way; and
93	c. May generate or result in excessive noise or traffic, cause undue or excessive
94	burden on public facilities, including water, sewer, solid waste disposal,
95	recreation, transportation, streets, roads, highways or other such facilities
96	which have been constructed or which are planned and budgeted for
97	construction, potential for fire, and destabilization of the commercial pattern in
98	the area.
99	Upon one or more findings that any of the above are true, and that neither the
100	application or reasonable conditions can mitigate such findings, the Town
101	Commission may deny the special exception.
102	* * *
103 104 105 106	<u>Section 3.</u> <u>Severability.</u> If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.
107	Section 4. Inclusion in the Code. It is the intention of the Town Commission,
108	and it is hereby ordained that the provisions of this Ordinance shall become and made a
109	part of the Town of Surfside Code of Ordinances, that the sections of this Ordinance may
110	be renumbered or re-lettered to accomplish such intentions; and the word "Ordinance" may
	· · · · · · · · · · · · · · · · · · ·
111	be changed to "Section" or other appropriate word.
112 113	<u>Section 5.</u> <u>Conflicts.</u> Any and all ordinances and resolutions or parts of ordinances or resolutions in conflict herewith are hereby repealed.
114 115 116	Section 6. Effective Date. This ordinance shall become effective upon adoption on second reading.
117	PASSED and ADOPTED on first reading this day of, 2023.
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119	PASSED and ADOPTED on second reading this day of, 2023.
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122	On Final Poading Moyod by:
	On Final Reading Moved by:
123	On Final Danding Const. II
124	On Final Reading Second by:
125	
126	First Reading:
127	Motion by:
128	Second by:
129	

S	econd Reading:
M	lotion by:
S	econd by:
	INAL VOTE ON ADOPTION
A	TTEST:
	andra N. McCready, MMC own Clerk
	PPROVED AS TO FORM AND LEGALITY FOR THE USE ND BENEFIT OF THE TOWN OF SURFSIDE ONLY:
	/eiss Serota Helfman Cole & Bierman, P.L. own Attorney



MEMORANDUM

ITEM NO. 4.B

To: Honorable Mayor, Vice-Mayor and Members of the Town Commission

From: Hector Gomez, Town Manager

Date: September 28, 2023

Subject: Ordinance Amending Section 90-41 Regulated Uses - Arcades

Town Administration finds that decoupling typical arcade games from liquor establishments is appropriate. This alteration to the Code may contribute to the Town's unique cultural, retail, and dining experiences, and may compliment a variety of uses that are vital to the Town's residents, economy, and tourism industry.

The Town Code regulates permitted uses within the Town's zoning districts. Section 90-41(c) of the Code permits the operation of coin-operated games of skill within establishments that serve liquor for consumption on the premises, provided not more than three games of skill are permitted in any such establishment, and that such games may not be used for wagering nor for the awarding of prizes of any value. Any other use or quantity of games is prohibited. These limitations prevent the establishment of a business in the Town business district that is primarily focused on games of skill. An arcade, for example would be prohibited under the present code. Generally, children and teenagers enjoy these types of games and requiring liquor to be served at such a business is inappropriate.

This proposed Code change would allow for coin and credit operated machines for dispensing goods or services and continue to prohibit washing machines, dryers and other laundry-related equipment. The Code change would define an arcade as an establishment that contains three or more amusement devices of any description, including, but not limited to, pinball amusement games, computer amusement games and/or games of chance for the public amusement, patronage or recreation. No coin-operated games of chance would be permitted because those may be construed as gambling under state law. Additionally, small prizes, of up to \$50 in value, may be awarded for the games of skill.

Ordinance Amending Section 90-41 Regulated Uses - ArcadesÂ

ORDINANCE NO. 2023 -

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, AMENDING THE TOWN OF SURFSIDE CODE OF ORDINANCES BY AMENDING SECTION 90-41, "REGULATED USES", TO PERMIT COIN OR CREDIT OPERATED AMUSEMENT DEVICES AND ARCADES: PROVIDING FOR INCLUSION IN THE CODE: PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN **EFFECTIVE DATE.**

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

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

WHEREAS, Section 90-41 of the Code regulates permitted uses within the Town's zoning districts; and

WHEREAS, Section 90-41(c) of the Code permits the operation of coin-operated games of skill within establishments that serve liquor for consumption on the premises, provided not more than three games of skill are permitted in any such establishment, and that such games may not be used for wagering nor for the awarding of prizes of any value; and

WHEREAS, the current Code limitations on games of skill prohibit arcade and other media games that are popular with adolescents and the public, and restrict the ability for a retail establishment to provide such games; and

WHEREAS, the Town Commission finds that decoupling amusement devices from liquor establishments may contribute to the Town's unique cultural, retail, and dining experience, and may compliment a variety of uses that are vital to the Town's residents, economy, and tourism industry; and

24	WHEREAS, the Town Commission desires to permit coin-operated and credit-
25	operated amusement devices and arcades, but not limit them to establishments that serve
26	liquor; and
27	WHEREAS, at a regular meeting of the Town Commission held on August 8, 2023,
28	the Town Commission directed the Town Manager to present an ordinance permitting
29	coin-or credit-operated amusement devices; and
30	WHEREAS, the Town Commission held its first public hearing on September 12, 2023
31	and, having complied with the notice requirements in the Florida Statutes,
32	the proposed amendments to the Code, and directed the Town Manager to publish a
33	notice of zoning in progress regarding the provisions of this Ordinance; and
34	WHEREAS, the Planning and Zoning Board, as the local planning agency for the
35	Town, held its hearing on the proposed amendment to the Code on, 2023
36	with due public notice and input, and recommended of the proposed
37	amendments to the Code; and
38	WHEREAS, the Town Commission has conducted a second duly noticed public
39	hearing on these Code amendments as required by law on, 2023
40	and further finds the proposed changes to the Code are necessary and in the best interest
41	of the Town.
12 13 14 15	NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA:
16 17 18	<u>Section 1.</u> <u>Recitals.</u> The above Recitals are true and correct and are incorporated herein by this reference:
19 50	<u>Section 2.</u> <u>Town Code Amended.</u> Section 90-41 "Regulated Uses" of the Code, is hereby amended as follows ¹ :
51	Sec. 90-41. Regulated Uses.
52 53 54	* * * (c) Table—Regulated uses.

¹ Coding: Strikethrough words are deletions to the existing words. <u>Underlined words</u> are additions to the existing words. Changes between first and second reading are indicated with highlighted double etrikethrough and <u>double underline.</u>

	H30A	H30B	H30C	H40	H120	SD-B40
Retail and General Commercia	l Uses					
Antique shops	-	-	-	T-	T -	ТР
Appliances	-	_	_	_	_	Р
Art and photograph galleries	-	_	_	_	_	P
Art dealers	-	-	-	_	-	P
Art supplies	-	-	-	-	-	Р
Beauty/personal services	-	-	-	-	-	P(19)
Health club or studio	-	-	-	-	-	P(16,19)
Books and newspaper	-	-	-	-	-	P P
Cigars and tobacco	-	-	-	-	-	Р
Coin <u>and credit</u> operated machines, <u>amusement</u> <u>devices; arcade</u>			-	-		P(15)
Department stores	-	-	-	-	-	Р
Drug stores	-	-	-	-	-	P(30)
Dry cleaning and laundry agency	-	-	-	-	-	P(10)
Dry goods			-	-		Р
Flowers and plants	-	-	-	-	-	Р
Furniture	-	-	-	-	-	P(14)
Furrier	-	-	-	-	-	P
Gift shops			-	-		Р
Hardware, paint and wallpaper	-	-	-	-	-	Р
Jewelry	-	-	-	-	-	Р
Locksmith	-	-	-	-	-	P(11)
Luggage			-	-		Р
Men's, women's, children's clothing	-	-	-	-	-	Р
Millinery	-	-	-	-	-	Р
Office machines and supplies	-	-	-	-	-	Р
Pet supplies			-	-		Р
Photographers and camera stores	-	-	-	-	-	Р
Pottery	-	-	-	-	-	Р
Sale of televisions, radios, phonograph and recording equipment	-	-	-	-	-	Р
Sheet music and musical instruments			-	-		Р
Shoe repair	-	-	-	-	-	P(20)
Shoes	-	-	-	-	-	Р
Sporting goods			-	-		Р
Stationery and greeting cards	-	-	-	-	-	Р

Page **3** of **5**

Structured parking facility	-	-	CU(23)	-	CU(23)	-
Sundries	-	-	-	-	-	Р
Tailor	-	-	-	-	-	Р
Toys	-	-	-	-	-	Р
Video tapes sales and rentals	-	-	-	-	-	P(12)

* * *

Key: P: Permitted Blank: Not Permitted (#): Refer to Notes CU: Conditional Use

(d) Uses table notes.

- (15) Coin <u>and credit</u> operated machines for dispensing goods or services are permitted, except that washing machines, dryers and other laundry-related equipment are prohibited. An Arcade is an establishment that contains three or more amusement devices of any description, including, but not limited to, pinball amusement games, computer amusement games and/or games of chance for the public amusement, patronage or recreation. No coin-operated games of chance are permitted which may be construed as gambling under state law, but coin-operated games of skill are permitted within establishments solely dispensing liquor, for consumption on the premises only; provided, however, that not more than three such games of skill are permitted in any such establishment, and that such and no permitted games shall not be used for wagering, nor for but may result in the awarding of prizes of any value up to \$50 in value.
- <u>Section 3.</u> <u>Severability.</u> If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this Ordinance.
- <u>Section 4.</u> <u>Inclusion in the Code.</u> It is the intention of the Town Commission, and it is hereby ordained that the provisions of this Ordinance shall become and made a part of the Town of Surfside Code of Ordinances, that the sections of this Ordinance may be renumbered or re-lettered to accomplish such intentions; and the word "Ordinance" may be changed to "Section" or other appropriate word.

<u>Section 5.</u> <u>Conflicts.</u> Any and all ordinances and resolutions or parts of ordinances or resolutions in conflict herewith are hereby repealed.

<u>Section 6.</u> <u>Effective Date</u>. This ordinance shall become effective upon adoption on second reading.

PASSED on first reading on the ___ day of _____, 2023.

PASSED AND ADOPTED on second reading on the _____ day of ______, 2023.

First Reading:	
Motion by:	
Second by:	
Second Reading:	
Motion by:	
Second by:	
FINAL VOTE ON ADOPTION	
Commissioner Fred Landsman	
Commissioner Marianne Meischeid	
Mayor Shlomo Danzinger	
	Shlomo Danzinger, Mayor
	ememe banzinger, mayer
Sandra N. McCready, MMC	
Town Clerk	
APPROVED AS TO FORM AND LEGAL	ITY FOR THE USE
AND BENEFIT OF THE TOWN OF SUR	FSIDE ONLY:
Weiss Serota Helfman Cole & Bierman, F	P.L.
Town Attorney	



MEMORANDUM

ITEM NO. 5.A

To: Planning & Zoning Board

From: Judith Frankel AICP, Town Planner

Date: September 28, 2023

Subject: 525 95th Street - One-Story Addition

Staff recommendation: Staff finds this application for a side yard addition generally meets the zoning code. The Planning and Zoning Board should determine whether the new addition is "consistent with and in conformance with the design guidelines set forth in the Town Code". The new addition does not alter the architectural style of the home and will not be visible from the public street.

Background: The subject property is located in the H30B zoning district. The applicant is seeking to add a small addition to the north side of the house in order to extend the dining space for the home. This addition adds 60 SF to the lot coverage of the home. A pergola is also proposed, but Planning and Zoning approval is not required for pergolas. However, the provided site plan demonstrates that with the proposed addition and the proposed pergola there is sufficient pervious area for the lot.

The proposed lot coverage with the addition will be 2,419 SF which is below the 50% maximum for one-story homes. The addition is setback 6foot 1inch from the north property line. See **Attachment A:** Zoning Tables for more information.

The new space will be built to match the existing look of the home with white stucco. The new roof will be flat, whereas the existing roof is a sloped white metal roof. However, the addition will not be visible from a public street. See **Attachment B** for images of the existing conditions.

Attachment A: Zoning Table.pdf

Attachment B: Existing Conditions Images

525 95 Street Agenda Packet.pdf

Zoning Code Tables

Sec. 90.43 Maximum Building Heights

Zoned Height	Maximum	Proposed
H30B	30 ft from Crown of Road	17 FT 6 inches

Sec. 90-45 Setbacks

Setbacks	Required	Proposed
Primary Frontage	Minimum 20 feet	20.7FT
Secondary Frontage	Minimum 10 feet	12.1FT
Interior Side	5 feet	6FT 1 In w/addition
Rear	Minimum 20 Feet	Existing Home 14.9FT

Sec. 90.49 Lot Standards

Lot Standards for H30 B	Required	Proposed
Minimum Lot Width	50 ft	55 FT
Minimum Lot Area	5,600 SF	6,160 SF
Maximum Lot Coverage	50%	2,419 SF (39.3%)
Total Pervious Area	35%	2,227 SF (36.2%)

Town of Surfside Adopted Residential Design Guidelines

Design Element	Required	Proposed
Building Massing	Building forms should be varied	N/A
	enough to avoid monotony and to	
	avoid pyramidal massing and should	
	be compatible with surrounding	
	houses	
Decorative Features	Decorative features should be	Consistent
	stylistically consistent throughout	
	the entire building.	
Overall Architectural Style	The overall style of each house	Consistent
	should be consistent on all sides of	
	the building, as well as among all	
	portions of the rood.	
Wall Material and Finishes	The same material should be used	Consistent
	on all building elevations unless	
	multiple materials are a legitimate	
	expression of the particular style.	

Roof Types	Roof types and slopes should be generally the same over all parts of a single building	The new roof is flat and the existing is peaked.
Window Style	Window styles should always be consistent among all elevations of a building	Consistent
Frame Materials	Frame Materials should never vary on a single building	Consistent; white aluminum frames will match the existing
Window, Door and Eave	Window, door and eave trim should be consistent on all elevations of the house.	Consistent

Existing Conditions Images:



Figure 1: Aerial view from Google Maps



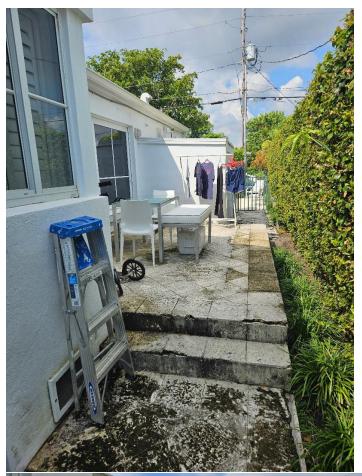
Figure 2: View from 95th Street facing North



Figure 3: View from Carlyle Avenue facing East













23-4585

Pre-Application Mtg.	// 20
Application / Plans Due	// 20

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

A complete submittal includes all documents on the "Single-Family and Two-Family Site Plan Application Submission Checklist" 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. A pre-application meeting with the Town Planner is required prior to submitting this application.

Town Planner, Judith Frankel jfrankel@townofsurfsidefl.gov

PROJECT INFORMATION	ALL INFORMATION IS REQUIRED OF THE RESERVE AND THE RESERVE OF THE
PROPERTY ADDRESS:	525 95 St SurFside, Fl. 33154
OWNER'S NAME:	mario Berkowitz
	(954) 604-1170 Email: marioberkowitz Camail· com
	Humberto Salazar
ADDRESS:	5800 SW 60 St MiAmi, 87. 33143
PHONE:	1786 586-7896 Email: Briteconstruction Cyahod. Gol
ZONING CATEGORY:	nay be cancelled at the discretion of the Casif Brank again
DESCRIPTION OF	Appition / Extend Dining Room outward
PROPOSED WORK :	and Build new Trellis
	and bearing the one actification and comments and to amen wit asiste page.
Application Meeting Date:	
INTERNAL USE ONLY Date Submitted Report Completed	Project Number Date
Fee Paid	\$
T CO T UIO	
ZONING STANDARDS	Required Provided
Plot Size	
Setbacks (F/R/S)	
Lot Coverage	
Height	
Pervious Area	
	SET 18,2023
SIGNATURE OF OWNER	DATE SIGNATURE OF AGENT DATE

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



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

The Planning and Zoning shall generally meet the last Thursday of each month at 6:00 p.m. at Town Hall in the Commission Chambers.

Zoning compliant plans and completed applications (including all supporting documentation) must be submitted to the Building Department at least 30 days prior to the Planning and Zoning Meeting with the applicable fees (example: \$200.00 for Plan Review for Zoning), at which time they will be considered. Incomplete or non-compliant plans and applications will not be processed. Please note that some applications require public notice (incl. new homes and substantial additions). Note the application will not be scheduled unless a complete application, including the Submission Checklist, and plans that meet all zoning requirements is submitted 30 days before the meeting.

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 Chair of the Board.

Signature of Agent or Owner DATE

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

Humber to Salazar 9/19/23

Name of Representative

DATE

MARIO Berkowitz 9/18/23

Name of Owner

DATE



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

P	roject Address 525 954+ Project Number									
SUBMITTAL REQUIREMENTS FOR REVIEW:										
3	Pre-Application Meeting									
Ø	Completed "Single-Family and Two-Family Site Plan Application" form									
ď	Application fee: \$ 700 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.									
	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 for all floors. If there is a 2nd floor average side setback must be shown. 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, erosion control features, pools and accessory buildings Locations and dimensions of parking spaces and driveways and lot layout Driveway entrance width and setbacks from property line Mechanical equipment (A/C; pool) must be identified on site plan with dimension to the nearest house									
ⅎ	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 Roof plan including mechanical equipment and screening if applicable									

Cont.



- Roof slopes with materials and color
- Detail of doors, windows, garage doors
- Lighting locations and details
- □ Dimensions of structure(s) height, width, and length
 - Building Height as measured from the Crown of the Road
 - Finished Floor Elevation in NGVD
- Deck, railing, stair details including materials, colors, finishes, and decorative details
- Exposed foundation treatment
- Gutters and eaves
- Abutting structure heights



Landscape Plan (Minimum scale of 1" = 20').

Please show / provide the following:

- Tabulations of total property pervious square footage, Front Yard pervious, Rear Yard pervious
- Tabulations of the required number and location of lot trees, streets trees and shrubs
- Size of Trees and Shrubs
- Tabulations of the required Florida Friendly landscaping
- Location of all existing and proposed trees, vegetation, palms and note tree species
- Provide descriptions and images of colors and/or materials to be used
- Such additional data, maps, plans, or statements as the Town may require to fully describe and evaluate the particular proposed plan

All above documents must be provided in the following format after the pre-application meetina:

- One (1) USB Flash Drive, (must contain exactly what is being provided in the physical sets and physical sets cannot be signature protected or password protected). The site plans must be in PDF format. Plans must be digitally signed and sealed
- Provided prior to Planning & Zoning Board Meeting Two (2) reduced sized sets (11" x 17" sheets) of the complete design development drawings. Plans must be digitally signed and sealed.

For ask questions or to schedule a pre-application meeting please contact:

Judith Frankel Town Planner Town of Surfside 9293 Harding Avenue Surfside, FL 33154 Main: 305-861-4863 ext 497 ifrankel@townofsurfsidefl.gov

Brite Construction & Development, Inc. 5800 S.W. 60 St. Miami, Fl. 33143 Tel (786) 586-7896

e-mail: briteconstruction@yahoo.com

Building Contractor

CBC 058668

Date: 9/18/23

To: Building Department Town of Surfside

9293 Harding Avenue Surfside, Fl. 33154

Att: Judith Frankel

Re: Berkowitz Residence / 525 95 St / Addition & Pergolla

Dear Judith, this letter serves to inform you that the proposed exterior finishes will match the existing finishes. Please see the attached pictures we have provided.

Sincerely,

Humberto Salazar







GENERAL CONSTRUCTION NOTES | CONSTRUCTION DOCUMENT NOTES

- 1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON JOB PRIOR TO BEGINNING CONSTRUCTION. 2. ALL DETAILS, SECTIONS AND NOTES SHOWN ON THESE DRAWINGS ARE INTENDED TO BE TYPICAL & SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS OTHERWISE SHOWN.
- 3. ALL PRODUCTS & MATERIALS SHALL BE APPLIED OR INSTALLED ACCORDING TO MANUFACTURER'S SPECS.
- 4. ALL CONCRETE WORK SHALL COMPLY WITH LATEST EDITION OF THE ACI BLDG CODE (ACI 318), AND (ACI 301).
- 5. ALL CONCRETE SHALL CONFIRM TO ASTM C94-94 AND SHALL HAVE 2500 PSI FOR SLABS ON GRADE & 3000 PSI FOR BEAMS, COLUMNS, & CELLS AT 28 DAYS.
- 6. FOUNDATIONS WERE DESIGNED FOR A SOIL BEARING CAPACITY OF 2500 PSF THIS CONDITION MUST BE CERTIFIED TO BE SO BY A SOIL TESTING LABORATORY WITH THE RESULTS SUBMITTED TO DESIGN ODYSSEY FOR APPROVAL PRIOR TO ANY FOOTING OR FOUNDATION SYSTEM INSTALLATION.
- 7. ALL FILL SHALL BE COMP. TO A MIN. OF 95% DENSITY & TERMITE TREATED FOR A DISTANCE OF A 5'-0" FROM PERM. OF ALL FTGS. OR SLAB EDGES.
- 8. FLOOR SLAB SHALL BE 4" THICK, POURED CONCRETE SLAB W/ 6x6/W/4XW/4 /W.W.M. ON 0.006 VISQUEEN PLASTIC OR EQUAL VAPOR BARRIER, ON WELL TAMPED, TERMITE TREATED SAND FILL (VIBRO-COMPACTED).
- 9. WELDED WIRE MESH SHALL COMPLY W/ ASTM A 185, UNLESS OTHERWISE SPECIFIED PLACE FABRIC 2" CLEAR FROM TOP OF THE SLAB IN SLAB ON GRADE.
- 10. ALL REINFORCING STEEL SHALL BE GRADE 60.
- 11. CONCRETE COVER FOR REINFORCING STEEL SHALL MEET LATEST ACI SPECIFICATION. ALL REINFORCING STEEL SHALL BE MANUFACTURED FROM HIGH STRENGTH BILLET STEEL CONFORMING TO ASTM A 185. LAP ALL BARS MIN. 48 BAR DIAMETERS UNLESS OTHERWISE NOTED ON DRAWINGS. LAP ALL WWF A MIN. OF 6" UNLESS OTHERWISE NOTED.
- 12. ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE W/ THE LATEST AISC CODE. STRUCTURAL STEEL SHALL CONFORM TO ASTM SPECIFICATION A 36. ALL STEEL TUBING SHALL CONFORM TO ASTM SPECIFICATION A 500 GRADE B(Fy=46 KSI). ALL STEEL TO HAVE SHOP & FIELD WELDING PERFORMED BY WELDERS QUALIFIED AS DESCRIBED IN AMERICAN WELDING SOCIETY'S STANDARD QUALIFICATION PROCEDURE (ASWD1.1). ALL STEEL WELDING RODS SHALL BE E70XX ELECTRODES.
- 13. GROUT SHALL BE A HIGH SLUMP MIX IN ACCORDANCE W/ ASTM SPECIFICATION C476 HAVING A MIN. COMPRESSIVE STRENGTH OF 3000 PSI.
- 14. PARTITION WALLS TO BE METAL STUDS AT 24" O.C.
- 15. ALL GUY GREY BOXES IN FIRE RATED WALLS TO BE MADE OF STEEL OR FRAMED ON REAR SIDE AND COVERED WITH 5/8" TYPE 'X' GYP. BOARD.
- 16. FIRE STOPS TO BE PROVIDED IN ALL FURRED SPACES @ 8'-0" O.C.
- 17. ALL WINDOWS (GLASS BLOCK, FIXED GLASS & OPERABLE UNITS) AND DOORS & THEIR ASSEMBLIES SHALL MEET THE REQUIREMENTS SET FORTH CODE (E) OR BE PROVEN TO BE ACCEPTABLE BY SEPARATE ENGINEERING.
- 18. ALL FIXED GLASS THICKNESS TO BE BY SEPARATE ENGINEERING.
- 19. ALL EGRESS WINDOWS NOTED "E" SHALL MEET THE FOLLOWING REQUIREMENTS: CLEAR OPENING OF NOT LESS THAN 20" IN WIDTH, 24" IN HT., & 5.7 SQ.FT. IN AREA. THE BOTTOM OF THE OPENING SHALL BE NOT MORE THAN 44" A.F.F. "EGRESS" WINDOWS SHALL CONFORM TO CODE.
- 20. SLIDING GLASS DOORS & FRENCH DOORS SHALL HAVE TEMPERED GLASS. ALL WINDOWS AND SLIDING DOORS TO HAVE INSECT SCREENS.
- 21. FIRE STOPS REQUIRED AROUND: TOP, BOTTOM & SLIDING DOOR POCKETS.
- 22. ALL EXTERIOR TYPE SWING DOORS TO HAVE A METAL THRESHOLD.
- 23. ALL DETAILS, PRODUCT APPROVALS & NOTES SHOWING SHUTTER CONNECTIONS & ASSEMBLIES SHALL BE PROVIDED BY THE BUILDER/CLIENT. SHUTTERS ARE MANDATORY UNLESS SEPARATE ENGINEERING, PROVIDED BY THE SAME PARTY, ACCOMPANIES PLAN WITH PROOF OF OTHER METHODS DEEMED TO COMPLY WITH F.B.C.
- 24. BATHROOM & TOILET ROOM FLOORS & BASE TO BE OF IMPERVIOUS MATERIALS.
- 25. ALL GLASS IN BATHROOMS TO BE TEMP BELOW 60" A.F.F.
- 26. ALL SHOWER ENCLOSURE GLASS TO BE SAFETY GLAZING PER CODE.
- 27. ALL WINDOW FRAMES TO BE SET IN CAULK BEDS.
- 28. SCREEN SPRINKLER, POOL, AND A/C EQUIPMENT FROM VIEW.
- 29. ELEVATIONS ARE TAKEN FROM LOWEST LIVING AREA FIN.FLOOR SLAB WHICH SHALL BE 0'-0".
- 30. PENETRATIONS OF RATED WALLS AND FLOORS SHALL BE SEALED W/ A MATERIAL CAPABLE OF PREVENTING THE PASSAGE OF FLAMES AND HOT GASSES WHEN SUBJECTED TO THE REQUIREMENTS OF THE TEST STANDARD SPECIFIC FOR FIRE STOPS
- 31. ALL WATER CLOSETS, LAVATORIES, SHOWER HEADS, URINALS AND SUCH SHALL COMPLY
- 32. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ASCI 530.1/ ASCE 6/ TMS 602
- 33. THE SUPPORTING STRUCTURE HAS BEEN DESIGNED FOR THE FORCES SHOWN ON THE APPROVED MANUFACTURER'S DRAWINGS FOR GARAGE DOORS.
- 34. RATIONAL ANALYSIS WAS DONE BY OTHERS.

WIND LOAD DESIGN CRITERIA

F.B.C. 2020 SECTION 6 ASCE 7 DESIGN WIND SPEED =

175 MPH 3 SEC. GUST WIND IMPORTANCE FACTOR = 1.0 CATEGORY = **ENCLOSED**

BUILDING DESIGN =

TO THE BEST OF THE ARCHITECT'S OR ENGINEER'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE—SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH SECTION 109.3.6.4.4 AND 633 FLORIDA STATUTES.

- 1. THESE PRINTS ARE AN INSTRUMENT OF SERVICE ONLY. ALL IDEAS, DESIGN AND ARRANGEMENTS INDICATED ARE THE PROPERTY OF DESIGN ODYSSEY INC.
- 2. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS.
- 3. CONTRACTOR SHALL VISIT THE JOB SITE, VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS OF THE PROJECT. DESIGN ODYSSEY INC. MUST BE NOTIFIED BY THE CONTRACTOR OF ANY CONDITIONS NOT SHOWN ON THESE DRAWINGS.
- 4. CONTRACTOR SHALL PROMPTLY NOTIFY DESIGN ODYSSEY IN WRITING OF THE EXISTENCE OF ANY OBSERVED VARIATIONS BETWEEN THE CONTRACT/ CONSTRUCTION DOCUMENTS AND/OR ORDINANCES OF REGULATORY AGENCIES. ERRORS, AMBIGUITIES AND/OR OMISSIONS. RETURN TO DESIGN ODYSSEY INC. FOR CORRECTION BEFORE ANY PART OF THE WORK IS STARTED.
- 5. CONTRACTOR SHALL SUPPLY DETAILS OF WINDOWS, DOORS AND GARAGE DOORS AS PER CODE.
- 6. THESE PLANS ,AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE F.B.C. CHAPTER 13 ENERGY EFFICIENCY. CONTRUCTOR SHALL
- FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRETY AND BUILD SPECIFIALLY ADDRESSED ON THE PLANS AND NOTES. 7. ALL CONSTRUCTION IN BROWARD AND DADE COUNTIES SHALL COMPLY WITH THE HIGH VELOCITY HURRICANE ZONE (HVHZ) SECTIONS OF THE F.B.C.

GENERAL FBC NOTES

R309.1 Opening protection. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted. Other openings between the garage and residence shall be equipped with solid wood doors not less than 13/8 inches (35 mm) in thickness, solid or honeycomb core steel doors not less than 13/8 inches (35 mm) thick, or 20-minute fire-rated doors.

R309.1.1 Duct penetration. Ducts in the garage and ducts penetrating the walls or ceilings separating the dwelling from the garage shall be constructed of a minimum No. 26 gage (0.48 mm) sheet steel, 1 inch (25 mm) minimum rigid nonmetallic Class 0 or Class 1 duct board, or other approved material and shall have no openings into the garage. R309.1.2 Other penetrations. Penetrations through the separation required in Section R309.2 shall be protected by filling the opening around the penetrating item with approved material to resist the free passage of flame and products of combustion. R309.2 Separation required. The garage shall be separated from the residence and its attic area by not less than 1/2—inch (12.7 mm) gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8—inch (15.9 mm) Type X gypsum board or equivalent. Where the separation is a floor—ceiling assembly, the structure supporting the separation shall also be protected by not less than 1/2—inch (12.7 mm) gypsum board or equivalent. Garages located less than 3 feet (914 mm) from a dwelling unit on the same lot shall be protected with not less than 1/2—inch (12.7 mm) gypsum board applied to the interior side of exterior walls that are within this area. Openings in these walls shall be regulated by Section R309.1. This provision does not apply to garage walls that are perpendicular to the adjacent dwelling unit wall.

R309.3 Floor surface. Garage floor surfaces shall be of approved noncombustible material.

- The area of floor used for parking of automobiles or other vehicles shall be sloped to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway. R308.4 Hazardous locations. The following shall be considered specific hazardous locations for the purposes of glazing:
- 1. Glazing in swinging doors except jalousies. 2. Glazing in fixed and sliding panels of sliding door assemblies and panels in sliding and bifold closet door assemblies.
- 3. Glazing in storm doors.
- 4. Glazing in all unframed swinging doors. 5. Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers. Glazing in any part of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) measured vertically above any standing or walking surface.
- 6. Glazing, in an individual fixed or operable panel adjacent to a door where the nearest vertical edge is within a 24—inch (610 mm) arc of the door in a closed position and whose bottom edge is less than 60 inches (1524 mm) above the floor or walking surface. 7. Glazing in an individual fixed or operable panel, other than those locations described in Items 5 and 6 above, that meets all of the following conditions:
- 7.1. Exposed area of an individual pane larger than 9 square feet (0.836 m2). 7.2. Bottom edge less than 18 inches (457 mm) above the floor.
- 7.3. Top edge more than 36 inches (914 mm) above the floor.
- 7.4. One or more walking surfaces within 36 inches (914 mm) horizontally of the glazing.

R4409.13.5 Termite protection. All buildings shall have a pre-construction treatment protection against subterranean termites. The rules and laws as established by the Florida Department of Agriculture and Consumer Services shall be deemed as approved with respect to preconstruction soil treatment for protection against subterranean termites. A certificate of compliance shall be issued to the building department by the licensed pest control company that contains the following statement: "The building has received a complete treatment for the prevention of subterranean termites. Treatment is in accordance with rules and laws established by the Florida Department of Agriculture and Consumer Services."

The design of buildings and structures of reinforced unit masonry shall be by a professional engineer or registered architect.

Studs joining masonry or reinforced concrete walls. Where stud walls or partitions join masonry or concrete walls, such studs shall be secured against lateral movement by bolting to the masonry or concrete with ½ inch (13 mm) diameter anchor bolts with oversized washer spaced not more than 4 feet (1219 mm) apart and embedded not less than 5 inches (127 mm) into a grout filled cell or into concrete or as designed by a registered professional engineer or registered architect proficient in

structural design using rational analysis R311.4.1 Exit door required.

in accordance with Section R311.5.

- Not less than one exit door conforming to this section shall be provided for each dwelling unit. The required exit door shall provide for direct access from the habitable portions of the dwelling to the exterior without requiring travel through a garage. Access to habitable levels not having an exit in accordance with this section shall be by a ramp in accordance with Section R311.6 or a stairway

Stud partitions subject to frequent wetting shall be of pressure treated wood or shall be protected with 15—pound (7 kg) asphalt—saturated felt, or by other approved design methods. GARAGE CEILING.

R312.1 Guards required.

Porches, balconies or raised floor surfaces located more than 30 inches (762 mm) above the floor or grade below shall have guards not less than 36 inches (914 mm) in height. Open sides of stairs with a total rise of more than 30 inches (762 mm) above the floor or grade below shall have guards not less than 34 inches (864 mm) in height measured vertically from the nosing of the treads. Porches and decks which are enclosed with insect screening shall be provided with guards where the walking surface is located more than

Safeguards shall be required in and around buildings and structures such as covers, railings, stair-railings, handrails or other safeguards as defined in the regulations of the Occupational Safety and Health Administration (OSHA) 29 CFR Part 1910 as applied to permanent structures and as specified herein.

Open or glazed wall openings; open or glazed sides of balconies, landings and other walking surfaces; unenclosed floor and roof openings; roofs used for other than services for the building or structure and any other abrupt differences in level exceeding 30 inches (762 mm), including yard areas, shall be provided with safeguards not less than 42 inches (1067 mm) in height.

R310.1 Emergency escape and rescue required.

30 inches (762 mm) above the floor or grade below.

Basements with habitable space and every sleeping room shall have at least one openable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) above the floor.

R311.4.1 Exit door required.

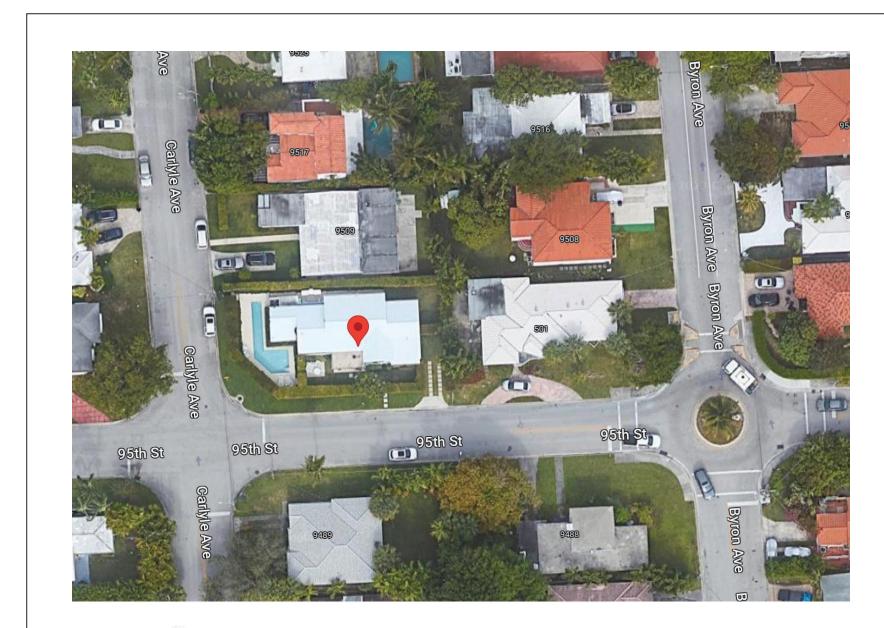
Not less than one exit door conforming to this section shall be provided for each dwelling unit. The required exit door shall provide for direct access from the habitable portions of the dwelling to the exterior without requiring travel through a garage. Access to habitable levels not having an exit in accordance with this section shall be by a ramp in accordance with Section R311.6 or a stairway in accordance with Section R311.5.

SCOPE OF WORK: NEW DINING AREA ADDITION STRUCTURE FLAT ROOF WITH PIN PILING FOUNDATION WITH NEW SLIDING DOOR TO TERRACE. NEW ALUMINUM STRUCTURE PERGOLA WITH ELECTRICAL WORK SEPARATE PERMIT.

GENERAL NOTE:

NEW SLIDING DOOR AND ALUMINUM PERGOLA UNDER SEPARATED PERMIT

WINDOW, GLASS & GLAZING NOTE: 1. THE GLAZING IN SLIDING, ROLLING OR SWINGING DOORS, RAILING, SHOWER ENCLOSURE, INCLUDING ANY GLAZING WITHIN 60 INCHES OF THE FINISHED FLOOR AND SURFACE IN WALLS, SHALL BE SAFETY GLAZING CATEGORY II AS SET FORTH IN CHAPTER 24 GLASS AND GLAZING FBC 2020





STATE OF

RESIDENCE DINING ROOM ADDITION & PERGOLA PROJECT

DRAWING BY: G.F.L.

GENERAL CONTRACTOR: BRITE CONSTRUCTION AND DEVELOPMENT INC.

Articles of Organization No. L19000094159 | Certificate of Authorization No. 33277

T 561.843.4220 | www.linkedin.com/in/gabe-lofria/

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525 95th STREET, SURFSIDE FL 33154

JULY 2023

ZONING REQUIREMENTS: H30B

LOT SIZE: 6,160 SQFT.

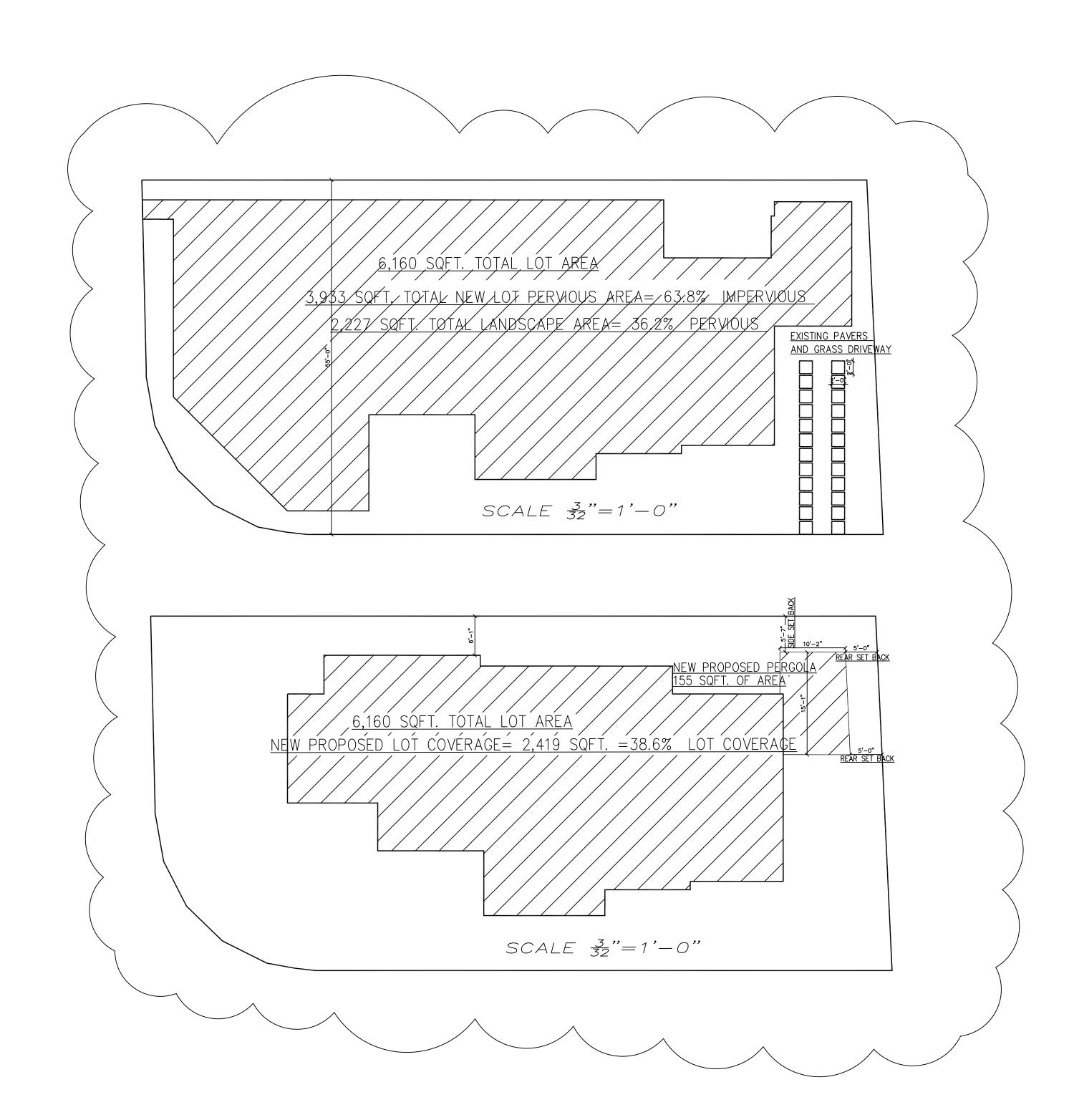
1ST FLOOR BUILDING SET BACK	<u>REQUIRED</u>	<u>PROVIDED</u>
FRONT SET BACK=	20'-0"	20'-11"
SIDE SET BACK=	5'-6"	6'-1"
STREET SET BACK=	10'-0"	12'-6 1/2"
REAR SET BACK=	20'-0"	14'-6"
LOT COVERAGE 40% ONE STORY HOUSE OF THE TOTAL LOT=	<u>2,464 SQFT.</u>	<u>2,419 SQFT.</u>
	2 STORIES	1 STORY
MAX. HEIGHT FROM CROWN OF ROAD	30'-0"	<u>17'-6"</u>
	•	1

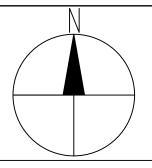
NEW ADDED ALUMINUM PERGOLA AREA = 155 SQFT.

NEW ADDED ALUMINUM PERGOLA HEIGHT = 9 FEET.

NEW ADDED ALUMINUM PERGOLA SIDE SET BACK= 5'-7"

NEW ADDED ALUMINUM PERGOLA SIDE REAR BACK= 5'-0"





BERKOWITZ RESIDENCE DINING ROOM ADDITION & PERGOLA PROJECT

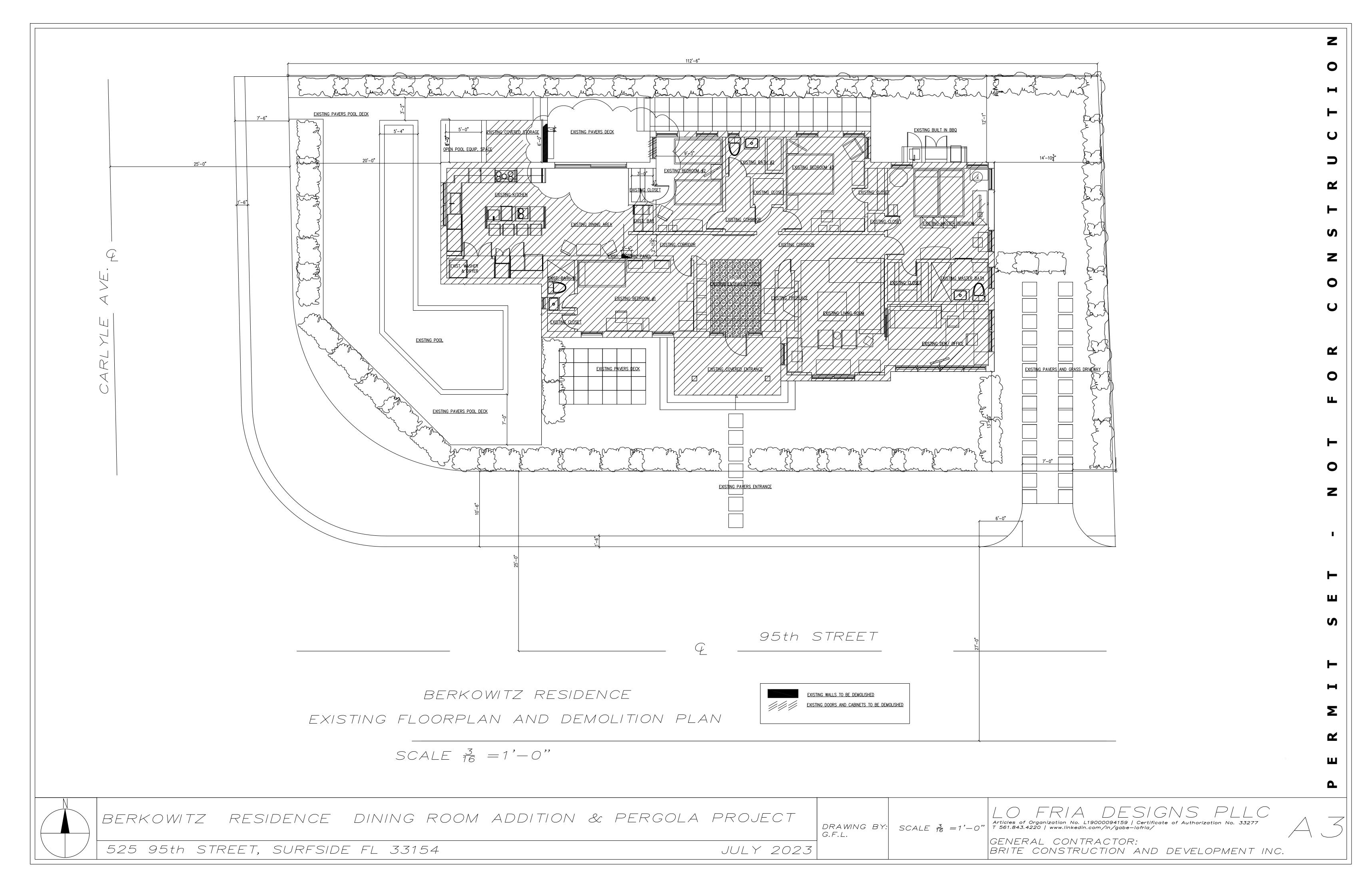
525 95th STREET, SURFSIDE FL 33154

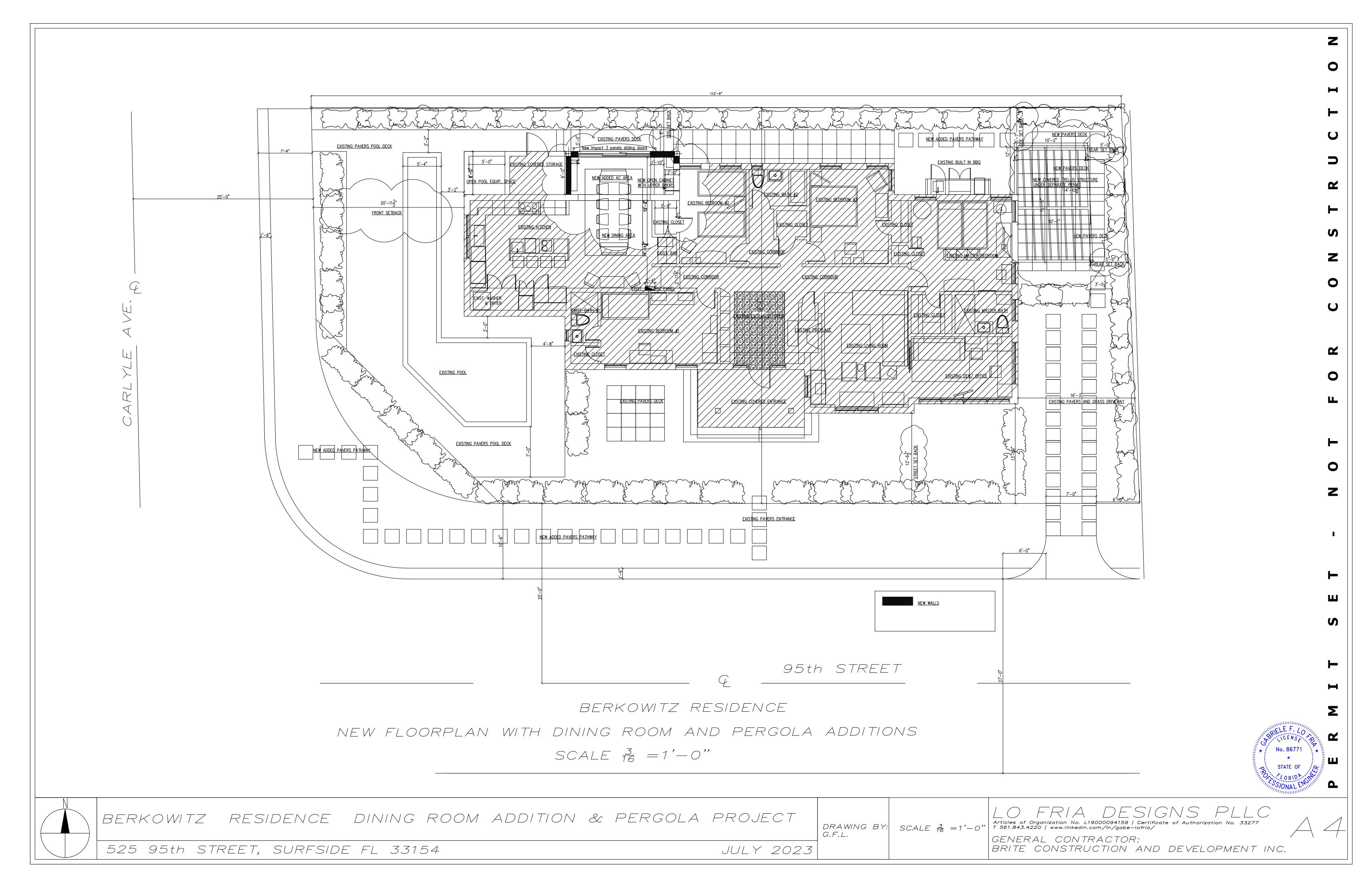
JULY 2023

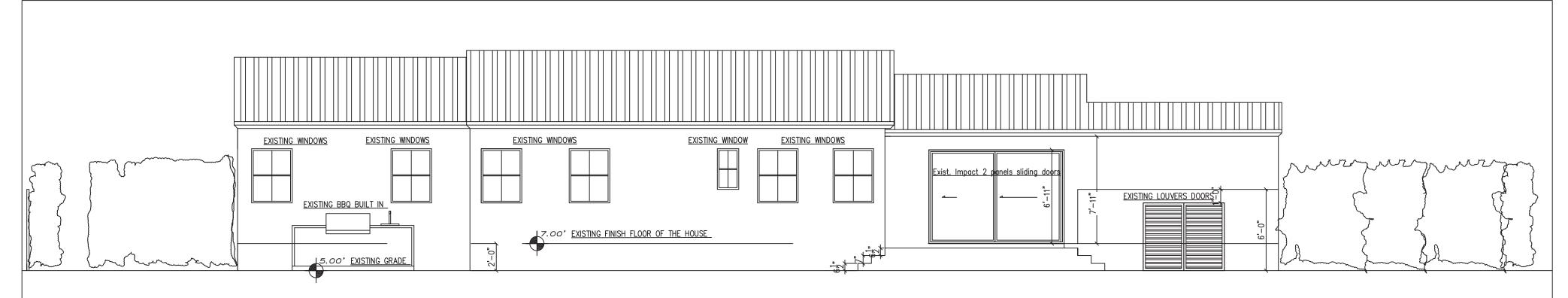
DRAWING BY: G.F.L.

SCALE $\frac{3}{16} = 1' - 0''$ Articles of Or T 561.843.422

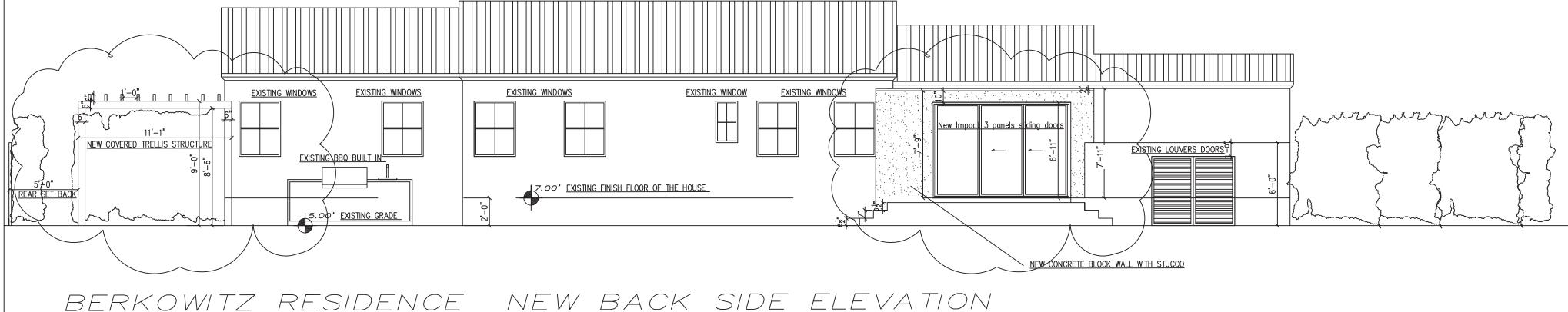
LO FRIA DESIGNS PLLC
Articles of Organization No. L19000094159 | Certificate of Authorization No. 33277
T 561.843.4220 | www.linkedin.com/in/gabe-lofria/
GENERAL CONTRACTOR:
BRITE CONSTRUCTION AND DEVELOPMENT INC.



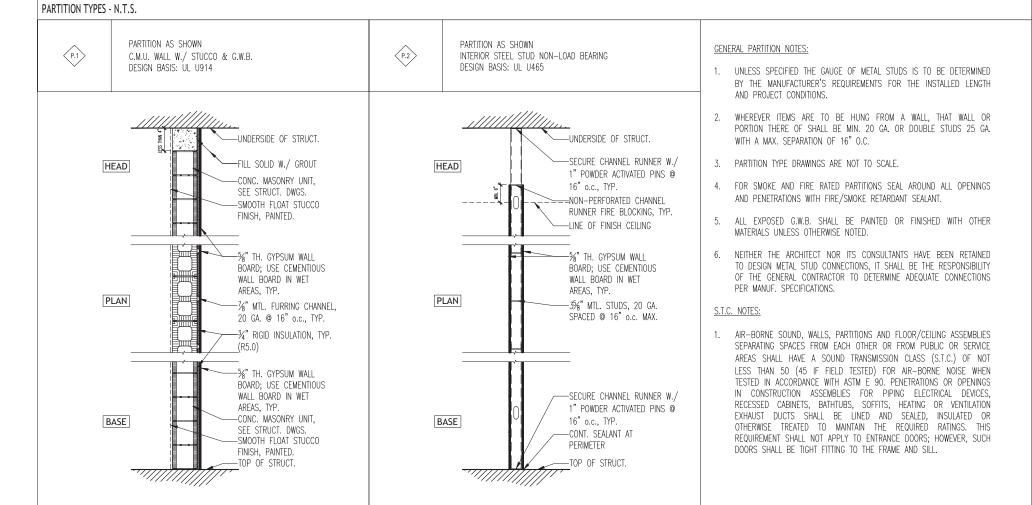


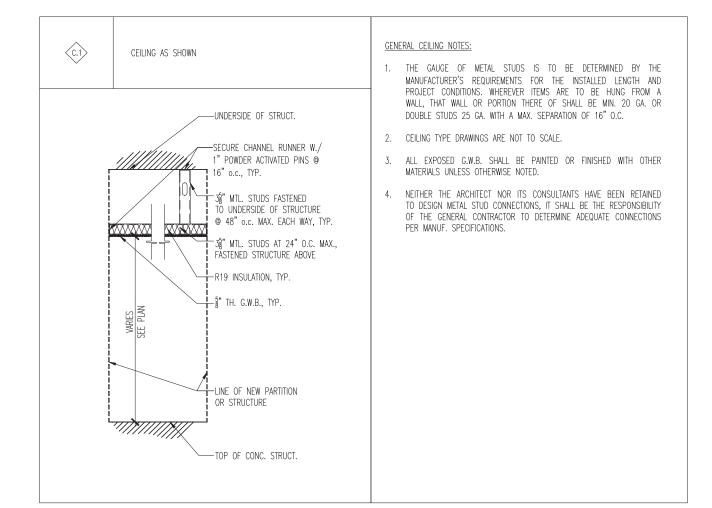


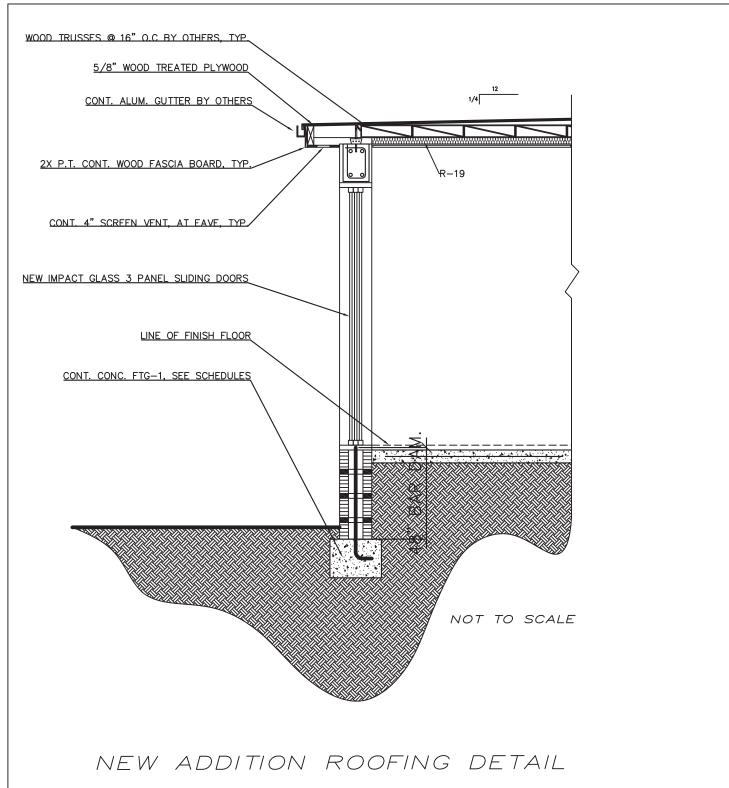
BERKOWITZ RESIDENCE EXIST. BACK SIDE ELEVATION $SCALE \frac{3}{16} = 1' - 0"$

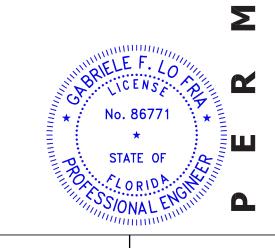


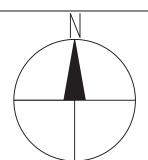
 $SCALE \frac{3}{16} = 1'-0"$











BERKOWITZ RESIDENCE DINING ROOM ADDITION & PERGOLA PROJECT

525 95th STREET, SURFSIDE FL 33154

JULY 2023

DRAWING BY: G.F.L.

 $SCALE \frac{3}{16} = 1'-0"$

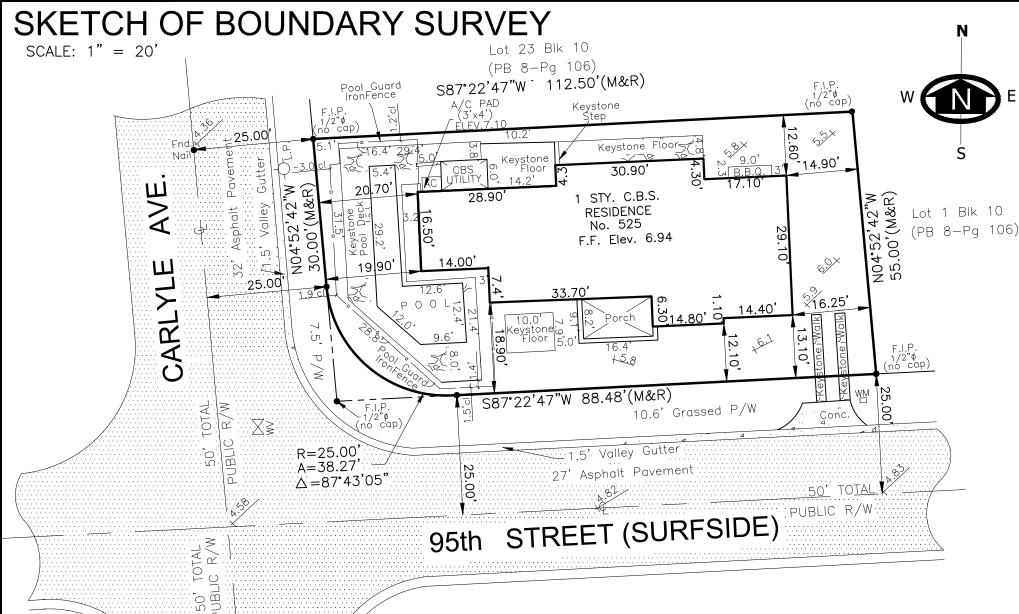
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T 561.843.4220 | www.linkedin.com/in/gabe-lofria/

GENERAL CONTRACTOR: BRITE CONSTRUCTION AND DEVELOPMENT INC.





SITE PICTURE



LOCATION MAP



S.N,D = SET NAL AND S.I.P. = SET IRON PIPE S.R.B. = SET REBAR STY = STORY SWK. = SIDEWALK T.O.P. = TOP OF BANK U.E. = UTIL. EASEMENT W.P. = WOODEN POLE \$ = SECTION LINE MH = MANHOLE M = MONUMENT M = MONUMENT LINE NTS = NOT TO SCALI

ABREVIATION (IF ANY APPLIED)

BOUNDARY LINE MANHOLE STRUCTURE (BLDG.) O.E. OVERHEAD ELECT CONCRETE BLOCK WALL - METAL FENCE

SURVEYOR'S LEGEND (IF ANY APPLIED)

ASPHALT
B.M. = BENCH MARK
BIL/Corn. = BLOCK CORNER
CALC(C) = CALCULATED
CB = CATCH BASIN
C.B.S. = CONORETE BLOCK STRUCTURE
C.B.S. = CONORETE BLOCK STRUCTURE
C.B.S. = CONORETE BLOCK STRUCTURE
C.B.C. = CONORETE
CONO. = CONORETE
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POWER POLE ----- WOODEN FENCE -O- LIGHT POLE ----- CHAIN LINK FENCE HANDICAP SPACE

WOOD DECK/DOCK ASPHALTED AREAS BRICKS OR PAVERS

- EASEMENT LINE ■ WATER VALVE ROOFED AREAS ty TV-CABLE BOX WATER (EDGE OF WATER) WM WATER METER

- CONC. LIGHT POLE

FIRE HYDRANT

P/W = PARKWAY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.C. = POINT OF CURVATURE
P.I. = POINT OF INTERSECTION
P = PROPERTY LINE
P.P. = POWER POLE

MONUMENT
P.T. = POINT OF TANGENCY
RAD. = RADIAL
REC. (R) = RECORDED
RES. = RESIDENCE
R/W = RIGHT OF WAY
SEC. = SECTION
S.D/H = SET DRILL HOLE
S.N/D = SET NAIL AND DISC
S.D.D = SET IGEN DISC

CERTIFIED TO:

MARIO BERKOWITZ AND LILIAN BERKOWITZ GPR 2 LLC, A FLORIDA LIMITED LIABILITY COMPANY LAW OFFICES OF ISAAC BENMERGUI, P.A.

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

JOB NUMBER:

DATE OF SURVEY: FEBRUARY 27, 2021/ AUGUST 17, 2022 (UPDATE)

FOLIO NUMBER: 14-2235-007-1970

JOB SPECIFIC SURVEYOR NOTES:

- ① THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY: THE PROPERTY LIES WITHIN A FLOOD ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. 120659-0144L, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. BASE FLOOD **ELEVATION OF 8.00 FEET (NGVD)**
- 2 LAND AREA OF SUBJECT PROPERTY: 6,160 SF (+/-)
- 3 ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY BENCH MARK No. S-243, WITH AN ELEVATION OF 11.77 FEET.
- (4) BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.04°54'42"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF CARLYLE AVE., AS SHOWN ON PLAT BOOK 8 AT PAGE 106 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION: LOT 24, BLOCK 10, OF ALTO MAR No 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8 AT

ENCROACHMENTS AND OTHER POINTS OF INTEREST: THERE ARE NO VISIBLE ENCROACHMENT OF THE SUBJECT PROPERTY

THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AE (SEE NOTE 1)

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER

American Services of Miami, Corp.

Consulting Engineers . Planners . Surveyors



3195 PONCE DE LEON BLVD, SUITE 200 CORAL GABLES, FL 33134 PHONE: (305)598-5101 FAX: (305)598-8627 **ASOMIAMI.COM**



GENERAL SURVEYOR NOTES:

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.

SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.

UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED

PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE THE EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE FASEMENTS OR RIGHT-OF-WAY OF WHICH THE LINDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGERATED TO MORE CLEARLY ILLUSTRATE A

The Elevations (IF any) of Well-Identified Features as depicted on this survey and map were measured to an estimated vertical positional accuracy of ½, foot for natural ground surfaces and ½, foot FOR HARDSCAPE SURFACÉS, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL

ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM

IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER CHAPTER 5J-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF



MEMORANDUM

ITEM NO. 5.B

To: Planning & Zoning Board

From: Judith Frankel AICP, Town Planner

Date: September 28, 2023

Subject: 8850 Hawthorne Avenue - One-Story Addition

Staff recommendation: Staff finds this application for a storage structure addition generally meets the zoning code. The Planning and Zoning Board should determine whether the new addition is "consistent with and in conformance with the design guidelines set forth in the Town Code". If the proposed addition is determined to be consistent, staff recommends approval with the following condition:

- Code section 90-49 requires lots in the H30A zoning district to provide a minimum of 35% pervious/landscaped area. Applicant must provide calculations demonstrating that the required 35% pervious space is present.
- Code section 90-45 requires a minimum front setback of 20 feet.

Background: The subject property is located in the H30A zoning district. The applicant is seeking to add a small addition to the storage structure (utility building) located at the front of the property. This addition adds 109 SF to the storage structure and to the lot coverage of the home. The provided site plan demonstrates that with the proposed addition the home only occupies 22% of the lot, which is below the 50% maximum for one-story homes. The addition is setback 5.5 feet from the north property line as required for a 55-foot-wide lot. the existing storage structure is setback 19 feet and 11 inches from the front property line. The addition is proposed to also be setback 19 feet 11 inches where 20 feet is the minimum. Calculations demonstrating the required pervious lot area of 35% were not provided as part of the submitted plans. Based on the property survey there seems to be sufficient pervious area, but that calculation must be provided prior to permitting.

The new space will be built to match the existing look of the home with white stucco and a grey barrel tile roof. See **Attachment A**: Existing Conditions and Zoning Tables for more information.

Attachment A: Images and Zoning Tables.pdf

8850 Hawthorne Ave Agenda Packet.pdf



Existing Conditions



Zoning Code Tables

Sec. 90.43 Maximum Building Heights

Zoned Height	Maximum	Proposed Addition
H30B	30 ft from Crown of Road	11 FT 9 inches from grade

Sec. 90-45 Setbacks

Setbacks	Required	Proposed Addition
Primary Frontage	Minimum 20 feet	19 feet 11 inches
Interior Side	5.5 feet	5.5 feet
Interior Side	5.5 feet	32 feet 9 inches

Sec. 90.49 Lot Standards

Lot Standards for H30 A	Required	Proposed
Minimum Lot Width	50 ft	55 FT
Minimum Lot Area	8,000 SF	8,802 SF
Maximum Lot Coverage	40%	1,958 SF (22.2%)
Total Pervious Area	35%	Not provided

Town of Surfside Adopted Residential Design Guidelines

Design Element	Required	Proposed
Building Massing	Building forms should be varied	N/A
	enough to avoid monotony and to	
	avoid pyramidal massing and should	
	be compatible with surrounding	
	houses	
Decorative Features	Decorative features should be	Consistent
	stylistically consistent throughout	
	the entire building.	
Overall Architectural Style	The overall style of each house	Consistent
	should be consistent on all sides of	
	the building, as well as among all	
	portions of the rood.	
Wall Material and Finishes	The same material should be used	Consistent; white stucco
	on all building elevations unless	
	multiple materials are a legitimate	
	expression of the particular style.	
Roof Types	Roof types and slopes should be	The new roof is grey barrel tile
	generally the same over all parts of a	to match the existing.
	single building	

Window Style	Window styles should always be consistent among all elevations of a building	Consistent
Frame Materials	Frame Materials should never vary on a single building	Consistent
Window, Door and Eave Window, door and eave trim should be consistent on all elevations of the house. Consistent		Consistent



Pre-Application Mtg.	// 20
Application / Plans Due	/ 20

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

A complete submittal includes all documents on the "Single-Family and Two-Family Site Plan Application Submission Checklist" 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. A pre-application meeting with the Town Planner is required prior to submitting this application.

Town Planner, Judith Frankel jfrankel@townofsurfsidefl.gov

	1 ALL INFORMATION IS REQUIRED HOWELD AVENUE
PROPERTY ADDRESS:	Comment Days
OWNER'S NAME:	
	Email:
PHONE:	Email:
ZONING CATEGORY:	
DESCRIPTION OF	addition to Cotton IC Climan
PROPOSED WORK:	addition to cottage / for Storage
0	V
Application Meeting Date:	
INTERNAL USE ONLY	
Date Submitted	Project Number 23 - 4535
Report Completed	Date
Fee Paid	\$
ZONING STANDARDS	Required Provided
Plot Size	
Setbacks (F/R/S)	
Lot Coverage	
Height	
Pervious Area	
	Sept · 2023
SIGNATURE OF OWNER	DATE SIGNATURE OF AGENT DATE
3	Toward Confeigle Citation and Tues Family Cita Dies Application



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

The Planning and Zoning shall generally meet the last Thursday of each month at 6:00 p.m. at Town Hall in the Commission Chambers.

Zoning compliant plans and completed applications (including all supporting documentation) must be submitted to the Building Department at least 30 days prior to the Planning and Zoning Meeting with the applicable fees (example: \$200.00 for Plan Review for Zoning), at which time they will be considered. Incomplete or non-compliant plans and applications will not be processed. Please note that some applications require public notice (incl. new homes and substantial additions). Note the application will not be scheduled unless a complete application, including the Submission Checklist, and plans that meet all zoning requirements is submitted 30 days before the meeting.

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 Chair of the Board.

Signature of Agent or Owner

Name of Representative

507.2023, ___)

Paul Csovajel

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



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

P	Project Address	Project Number		
SU	UBMITTAL REQUIREMENTS FOR REVI	EW:		
	Pre-Application Meeting			
a	☐ Completed "Single-Family and Two-Far	nily Site Plan Application" form		
	Application fee: \$ made out	ło "Town of Surfside"		
	Ownership Affidavit	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.			
	☐ 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 for all floors. If there is a 2nd floor average side setback must be shown. □ 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, erosion control features, pools and accessory buildings □ Locations and dimensions of parking spaces and driveways and lot layout □ Driveway entrance width and setbacks from property line □ Mechanical equipment (A/C; pool) must be identified on site plan with dimension to the nearest house			
	•	all material finishes, textures and landscaping for all (s). They should include, at a minimum: ishes, keyed to samples provided		

Cont.



- □ Roof slopes with materials and color
- □ Detail of doors, windows, garage doors
- Lighting locations and details
- Dimensions of structure(s) height, width, and length
 - Building Height as measured from the Crown of the Road
 - Finished Floor Elevation in NGVD
- Deck, railing, stair details including materials, colors, finishes, and decorative details
- Exposed foundation treatment
- Gutters and eaves
- □ Abutting structure heights
- Landscape Plan (Minimum scale of 1" = 20').

 Please show / provide the following:
 - Tabulations of total property pervious square footage, Front Yard pervious, Rear Yard pervious
 - Tabulations of the required number and location of lot trees, streets trees and shrubs
 - □ Size of Trees and Shrubs
 - Tabulations of the required Florida Friendly landscaping
 - Location of all existing and proposed trees, vegetation, palms and note tree species
- □ Provide descriptions and images of colors and/or materials to be used
- ☐ Such additional data, maps, plans, or statements as the Town may require to fully describe and evaluate the particular proposed plan

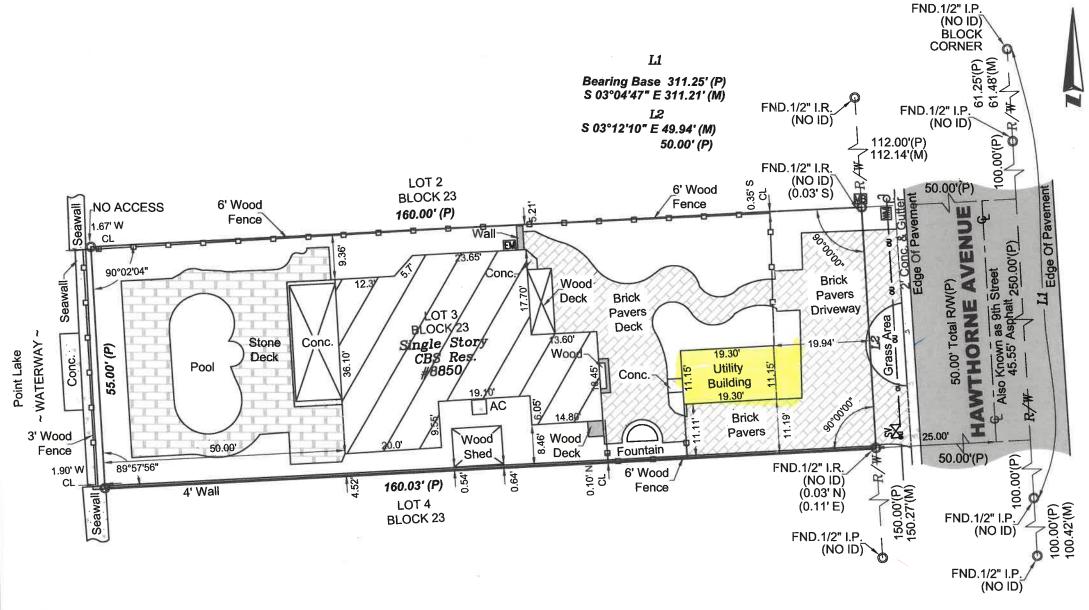
All above documents must be provided in the following format after the pre-application meeting:

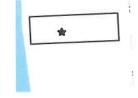
- One (1) USB Flash Drive, (must contain exactly what is being provided in the physical sets and physical sets cannot be signature protected or password protected). The site plans must be in PDF format. Plans must be digitally signed and sealed
- Provided prior to Planning & Zoning Board Meeting <u>Two (2) reduced sized sets</u> (11" x 17" sheets) of the complete design development drawings. Plans must be digitally signed and sealed.

For ask questions or to schedule a pre-application meeting please contact:

Judith Frankel
Town Planner
Town of Surfside
9293 Harding Avenue
Surfside, FL 33154
Main: 305-861-4863 ext 497
jfrankel@townofsurfsidefl.gov

BOUNDARY SURVEY





LOCATION MAP Not To Scale

LEGENDS:

A/C = Air Conditione C = Calculated CL = Clear (= Center Line CONC. = Concrete DE = Drainage Easement D = Deed $\Delta = Delta$ EL. = Elevation ENC. = Encroachment F.F. = Finished Floor

R/W = Right-of way (R) = Record U.E. = Utility Easement S.B.L.= Building Setback Line F.I.P. = Found Iron Pipe C/P= Covered Porch F.N. = Found Nail P/E= Pool Equipment F.I.R. = Found Iron Rod V/H= Vater Heater F.N&D.= Found Nall & Disc

N/A = Not applicable TYP = Typical

TYP = Typical D/L = On Line

P.B. = Plat Book PG. = Page R = Radius

(P) = Plat

I.D. = Identification L = Length M = Neasured

SYMBOLS:

O UTILITY POLE MB MAIL BOX

ELECTRIC METER

WATER METER SEVER VALVE

-D- VOOD FENCE

LEGAL DESCRIPTION:

LOT 3, BLOCK 23, SECOND AMENDED PLAT OF NORMANDY BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, AT PAGE 44, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA. PROPERTY ID: 14-2235-005-3541

BASIS OF BEARINGS

S 03°04'47" E (ALONG THE EASTERLY RIGHT OF WAY LINE OF HAWTHORNE AVENUE)

GENERAL SURVEYOR'S NOTES:

- 1)-This survey was conducted for the purpose of a "Boundary Survey" only and Is not Intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity
- 2)-The accuracy obtained by measurements and calculations on this survey, meets and exceeds the Minimum Technical Standards requirements for a suburban area (1 foot in 7,500 feet) as specified in Chapter 5J-17, Florida Administrative Code.
- 3)-This Survey does not reflect or determine ownership.
- 4)-Legal Description subject to any dedications, limitations, retractions reservations or easements of
- 5)-Examination of the Abstract of Title will have to be made to determine recorded instruments, if any affecting the property: search of Public Records not performed by this office.
- 6)-No effort was made by this office to locate any underground utilities and/or structures within or abutting the subject property.

- 7)-This Survey has been prepared for the exclusive use the entitles named hereon only and certifications hereon do not extend to any unnamed parties
- 8)-This Survey was prepared for an Acquisition purpose only; not to be used for design and/or construction purposes without the consent of this office.
- 9)-Utility facilities within Utility Easements not noted as violations
- 10)-Driveways or portions thereof within Roadways not noted as violations or encroachments. 11)-Foundations and/or footings underneath the ground surface that may cross beyond the boundary lines of the herein described parcel are not shown.
- 12)-Fence ownership determines by visual means only (If any); Legal ownership not determined. 13)-No search records was made by this firm beside the record plat; therefore we do not imply or
- accept responsibility for any Easement, Dedication or Limitation for which information was not furnished,
- 14)-Contact the appropriate authorities prior to any design work on the hereon-described parcel for Building and Zoning information.
- 15)-In some instances graphic representations have been exaggerated to more clearly illustrate the relationship between physical improvements and/or lot lines, in all cases dimensions shall control the location of the improvements over scaled positions,
- 16)-The dimensions and directions shown hereon are in substantial agreement with record and calculated values unless otherwise noted.
- 17)-Obstructed corners are witnessed by improvements

NOTES

This Survey Declaration is made on the Field Date indicated, to the Owner(s) listed. It is not transferable to additional institutions or subsequent Owners."The intented use of this survey is for an Acquisition purposes only, any other use is not valid without the write consent of the signing Professional Surveyor and Mapper.

SURVEYOR NOTES:

The property shown hereon lies within flood Zone AE, Based Flood Elevation 8', As shown in flood insurance rate map number 12086C 0307 L, Community number 120659, Town of Surfside, Miami Dade County, Florida. Map revised date: September 11, 2009

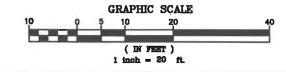
CERTIFIED TO:

PAUL CARVAJAL, DIANA ARANHA CARVAJAL

SURVEYOR'S CERTIFICATE:

HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5j-17 OF FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES

FIELD DATE: June 14, 2023



Guillermo A. Guerrero Professional Surveyor & Mapper No. 6453

State of Florida CORE Action Group, LLC. L.B. 8464

NOI F FIELD DATE: 06/14/2023

Y SURVEY OF NORMANDY BEACH 2 SOUTH, RANGE 42 EAST CLIENT NAME CARVAJAL, DIANA ARANHA CARVAJAL SURFSIDE, BOUNDARY
SECOND AMD PLAT OF
SECTION 34, TOWNSHIP 52. PAUL (

> NOT VALID UNLESS SEALED HERE WITH AN **EMBOSSED** SURVEYOR'S SEAL

SCALE:

1" = 20'

JOB NO: CAG-317257

SHEET NO:

ENGINEER: E: Kyle@bluehorizonengineering.com

BLUE HORIZ#N ENGINEERING

443 SW 2nd Ave, Fort Lauderdale, FL 33301

P: 954-420-8225

E: projects@bluehorizonengineering.com

KYLE MAILLOUX, P.E. Licence Number: 87103 443 SW 2nd Ave, Fort Lauderdale, FL 33301 P: 954-420-8225

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dx PROJE ADRES Description

Paul Carvajal

Author Drawn by Designer Designed by Checked by Checker PROJECT NUMBER:

230513

SHEET NUMBER

VERIFICATION NOTE

GENERAL NOTE: FLOOR PLANS, ELEVATIONS & BUILDING SECTIONS HAVE BEEN DRAWN TO APPROXIMATION AND SHALL BE FIELD-VERIFIED BY THE CONTRACTOR BEFORE ANY WORK BEGINS AND BEFORE ORDERING ANY CONSTRUCTION MATERIALS OR FIXTURES. THE ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR THESE INACCURACIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT UPON FINDING ANY INACCURACY RELATING TO THE PLANS AND THE ACTUAL PROJECT SITE CONDITIONS. IT SHALL ADDITIONALLY BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE W/ THE OWNER BEFORE ORDERING ANY MATERIALS OR FIXTURES AS SHOWN IN THESE PLANS.

CODE INFORMATION

THESE CONSTRUCTION DOCUMENTS WERE PREPARED USING THE 2020 FLORIDA RESIDENTIAL BUILDING CODE 7TH ED., HIGH VELOCITY HURRICANE ZONE, IN ADDITION TO OTHER CHAPTERS WHICH THE HVHZ DID NOT COVER. WINDOWS & DOORS SHALL BE IMPACT RATED & HAVE A CURRENT NOA APPROVAL NUMBER & SHOP DRAWING AS SUPPLIED FOR WEATHERIZATION & IMPACT RATING APPROVAL. ADJUSTED WALL SEGMENTS HAVE BEEN DESIGNED FOR COMPLIANCE W/ SHEAR RESISTANCE PER THE ASCE-7 CODE IN COMBINATION W/ ACI-530, TMS 402-13 AND IN ACCORDANCE WITH ASCE 5. WHERE APPLICABLE, THE ENERGY CONSERVATION CALCULATIONS WERE PREPARED USING THE IECC CODE.

CURRENT CODES IN AFFECT INCLUDE THE 2020 FLORIDA BUILDING CODE RESIDENTIAL, 2020 FLORIDA BUILDING CODE EXISTING BUILDING, 2020 FLORIDA BUILDING CODE ENERGY CONSERVATION, 2020 FLORIDA BUILDING CODE FUEL GAS, 2020 FLORIDA BUILDING CODE PLUMBING, 2020 FLORIDA BUILDING CODE MECHANICAL, 2020 FLORIDA BUILDING CODE TEST PROTOCOLS, 2012 FLORIDA ACCESSIBILITY CODE. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ADHERE TO ALL BUILDING CODES PERTAINING TO THE SCOPE OF WORK INCLUDED IN THESE DRAWINGS.

FINISH NOTES

1 - SPACES NOTED WITHIN AREA OF WORK SHALL RECEIVE (1) LAYER OF 5/8" GYPSUM BD TO MATCH ADJACENT WALL SURFACES AS REQ. FOR REPAIR, PRIMER W/ (2) COATS MIN. OF INTERIOR LATEX PAINT BY BENJAMIN MOORE OR APPROVED EQUAL. 2 - ALL CEILINGS THAT RECEIVE NEW INSULATION, 1/2" TYPE X GYP. BD. & SHALL BE ADDITIONALLY FINISHED W/ (1) COAT OF PRIMER, AND (2) COATS OF BENJAMIN MOORE INTERIOR LATEX PAINT, COLOR TO BE "CEILING WHITE".

3 - CONTRACTOR SHALL PROVIDE & INSTALL ALL INTERIOR WINDOW CASINGS AND MOLDINGS AS REQUIRED & COORDINATED W/

4 - COORDINATE PAINT FINISHES OR STAINS TO BE APPLIED TO ALL NEW & REFINISHED DOORS WITH OWNER. 5 - THE STYLE AND FINISH OF ALL NEW DOOR HARDWARE SHALL BE COORDINATED WITH OWNER AND OF THE LEVER HANDLE TYPE. BASE PRICE SHALL INCLUDE SCHLAGE SATIN NICKEL FINISH OR APPROVED EQUAL. WHERE A SLIDING DOOR OR BARN DOOR IS INDICATED IN THESE DRAWINGS, USE HARDWARE BY HAFELE OR APPROVED EQUAL.

BUILDING PLAN REVIEW NOTE:

BUILDING PLANS EXAMINER SHALL REVIEW THE ENCLOSED DOCUMENT FOR MINIMUM ACCEPTABLE PLAN SUBMITTAL REQUIREMENTS OF THE AHJ & STATE OF FLORIDA AS SPECIFIED IN THE BUILDING CODE. THIS REVIEW HOWEVER DOES NOT GUARANTEE COMPLIANCE WITH THAT CODE. THE SEAL AND SIGNATURE OF THE DESIGN PROFESSIONAL HAS BEEN INTERPRETED AS AN ATTESTATION THAT, TO THE BEST OF THE LICENSEE'S BELIEF AND INFORMATION, THE WORK IN THIS DOCUMENT:

- IS ACCURATE, - CONFORMS WITH GOVERNING CODES APPLICABLE AT THE TIME OF SUBMISSION,

- CONFORMS WITH REASONABLE STANDARDS OF PRACTICE AND WITH VIEW TO THE SAFEGUARDING OF LIFE, HEALTH, PROPERTY AND PUBLIC WELFARE,

- IS THE RESPONSIBILITY OF THE LICENSEE

WINDOW & DOOR NOTES

1. WINDOWS AND DOORS UNDER SEPARATE PERMIT.

2. ALL WINDOWS SHALL BE INSTALLED WITH CASINGS, & EXTENSION JAMBS (WHERE REQUIRED); FINISH TO BE COORDINATED WITH OWNER. ENSURE ALL WINDOWS ARE INSTALLED PER MANUFACTURER'S SPECIFICATIONS & FLORIDA PRODUCT APPROVAL SHOP DRAWINGS. 3. ALL WINDOWS SHALL INCLUDE WHITE EXTERIOR FINISH W/ BROWN INTERIOR FINISH AND NO GRILLE INSERTS (VERIEY FINISH W/ OWNER)

4. ALL INTERIOR SWING DOORS THAT ARE SEPARATING CONDITIONED SPACES OR OTHER UNHEATED AREAS SHALL BE ALUMINUM/INSULATED. 5. HEIGHT AND WIDTHS AS INDICATED IN PLANS.

7. ADJOINING WINDOWS/MULLIONS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS TO COMPLY WITH MIN. 175MPH WIND ZONE.

6. ALL DOORS SHALL HAVE ADA COMPLIANT LEVER HANDLES IN BRUSHED STEEL FINISH & MOUNTED @ THE PROPER HEIGHT. 8. SEE PLANS & ELEVATIONS FOR OPENING FUNCTION OR HINGE.

SCOPE OF WORK

THIS PROJECT CONSIST OF

- EXTENSION OF UTILITY BUILDING - NEW DOORS AND WINDOWS.

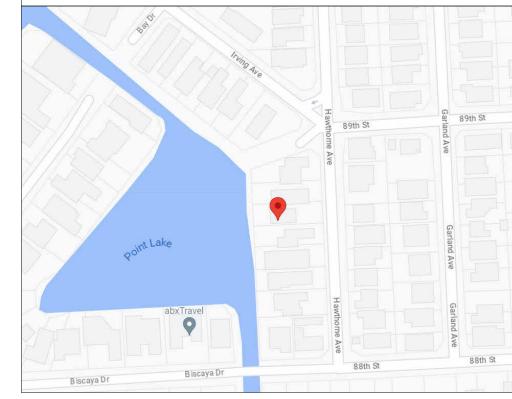
MECHANICAL: REFER MECHANICAL PLAN FOR SCOPE OF WORK.

REFER ELECTRICAL PLAN FOR SCOPE OF WORK

ELECTRICAL:

PLUMBING: NO SCOPE OF WORK IN PLUMBING

LOCATION MAP



CODE REFERENCES

FLORIDA BUILDING CODE, 7th EDITION (2020) FLORIDA EXISTING CODE, 7th EDITION (2020) FLORIDA RESIDENTIAL CODE, 7th EDITION (2020) NATIONAL ELECTRIC CODE 5th EDITION (2017)

BUILDING CODE SUMMARY

OCCUPANCY TYPE: CONSTRUCTION TYPE: TYPE III-B CLASSIFICATION OF WORK: LEVEL 2 ALTERATION

FLOOD ZONE INFORMATION: FLOOD MAP:

12086C0307L FLOOD ZONE: BASE FLOOD ELEVATION: EXISTING AND NEW FIRST FLOOR ELEVATION:

LOTAREA 8802 SQFT

ZONING DATA					
ZONE	H30B				
SETBACKS OF ACCESSORY BUILDINGS:	REQUIRED	EXISTING	PROPOSED		
FRONT	20'	19'-11"	19'-11"		
SIDE (SOUTH)	5'-6"	11'-1"	5'-6"		
SIDE (NORTH)	5'-6"	32'-9"	32'-9"		
REAR	20'	120'-9"	120'-9"		
BUILDING HEIGHT	12'	10'-0"	10'-0"		

LOT COVERAGE

REQUIRED 40% = 3540 SQFT

EXISTING SINGLE FAMILY HOME = 1634 SQFT EXISTING UTILITY BUILDING = 215 SQFT EXISTING TOTAL = 1849 SQFT (21 %)

EXISTING SINGLE FAMILY HOME = 1634 SQFT PROPOSED UTILITY BUILDING = 324 SQFT PROPOSED TOTAL = 1958 SQFT (22 %)

CLASSIFICATION OF WORK: RENOVATION & MODIFICATION **EXISTING**:

TOTAL: 176 SQ FT CONDITIONED: 176 SQ FT (EXISTING CONDITIONED SPACE) PROPOSED:

WALL SECTIONS

TOTAL: 277 SQ. FT. CONDITIONED: 277 SQ. FT.

OR 20970-0934 08 2001 4

A-4.0

LEGAL DESCRIPTION 35 52 42 PB 16-44 NORMANDY BEACH 2ND AMD PL LOT 3 BLK 23 LOT SIZE 50.000 X 160

	DRAWING INDEX	
A-0.0	COVER SHEET	
A-0.1	NOTES AND ABBREVIATIONS	
SP-1.0	EXISTING AND PROPOSED SITE PLAN	
D-1.0	DEMOLITION PLAN	
A-1.0	PROPOSED FLOOR PLAN	
A-3.0	PROPOSED ELEVATIONS	

GENERAL NOTES

- CONTRACTOR SHALL COMPLY WITH THE STATE OF FLORIDA STATE REQUIREMENTS FOR CURRENT EDITION, THE FLORIDA BUILDING CODE 7TH EDITION 2020 (WITH ALL APPLICABLE REVISIONS), FLORIDA BUILDING CODE EXISTING 2020, FLORIDA FIRE PREVENTION CODE 2020, ALL STATE AND LOCAL ZONING CODES. PERMITS SHALL BE POSTED IN A VISIBLE PLACE AT ALL TIMES.
- ALL PERMITS, UTILITY AND METER CONNECTION FEES SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR. ALL WORK. MATERIALS AND EQUIPMENT UTILIZED IN THIS PROJECT SHALL BE NEW AND INSTALLED IN STRICT
- 4. ALL WORK FOR THIS PROJECT SHALL CONFORM TO STANDARDS PUBLISHED BY RECOGNIZED PROFESSIONAL AND INDUSTRY ORGANIZATIONS.

ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS.

- CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING AND FAMILIARIZING HIMSELF WITH ALL EXISTING CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT LIMITED TO PRIVATE AND PUBLIC UTILITIES. ON AND OFF SITE. ACCESS ROADS AND OTHER SUPPORT FACILITIES
- CONTRACTOR TO REMOVE, RELOCATE OR RE-ROUTE, AS NECESSARY, ELECTRICAL, TELEPHONE, WATER, SEWER, GAS (IF APPLICABLE) OR ANY OTHER UTILITY LINES ENCOUNTERED AND SHALL COORDINATE THIS WORK WITH ALL LOCAL UTILITY COMPANIES.
- CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY UNEXPECTED OR UNKNOWN FIELD CONDITIONS, ERRORS, OMISSIONS, OR DISCREPANCIES IN THE DRAWINGS, PROJECT MANUAL, OR CONTRACT DOCUMENTCONTRACTOR SHALL PREPARE AND MAINTAIN ALL CONSTRUCTION AREAS, AS WELL AS SURROUNDING AREAS FREE OF DEBRIS OR HAZARDOUS EQUIPMENT AT ALL TIMES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR THE REPLACEMENT OF ANY ITEMS DAMAGED DURING CONSTRUCTION OR CLEAN-UP. CONSTRUCTION PERSONNEL SHALL BE CONFINED TO THE LIMITS OF THE CONSTRUCTION AREA. ALL OSHA REGULATIONS FOR CONSTRUCTION AREAS SHALL BE STRICTLY FOLLOWED.
- DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS SHALL BE FOLLOWED
- 10. ALL DIMENSIONS ARE BASED ON NOMINAL SIZES OF MEMBERS AND ARE GIVEN TO THE OUTER FACE OF SUCH MEMBERS, NOT TO FACE OF FINISH MATERIALS UNLESS OTHERWISE NOTED ON DRAWINGS. WHERE A DIMENSION IS LABELED "CLEAR" IT IS TAKEN FROM THE FACE OF FINISH MATERIALS TO FACE OF FINISH MATERIALS.
- 11. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BEFORE COMMENCING FABRICATION AND/OR INSTALLATION OF ALL APPLICABLE ITEMS FOR CONSTRUCTION. ALL SHOP DRAWINGS DIMENSIONS SHALL BE FIELD VERIFIED, REVIEWED AND APPROVED BY CONTRACTOR BEFORE SUBMITTAL. SHOP DRAWINGS WHICH ARE INCOMPLETE OR LACKING SUFFICIENT INFORMATION WILL BE RETURNED WITHOUT REVIEW. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- 12. THE CONTRACTOR SHALL BE AWARE THAT SPECIFIC FIRE-RATED SEPARATION WITHIN THE BUILDING'S CONSTRUCTION ARE REQUIRED BY CODE. THE USE OF SPECIFIC MATERIALS AND COMBINATIONS OF MATERIALS WITHIN FIRE RATED ASSEMBLIES, AS CALLED FOR ON THE DRAWINGS AND SPECIFICATIONS, ARE FOR THE PURPOSE OF ACHIEVING THOSE REQUIRED FIRE SEPARATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ANY CHANGE IN MATERIAL THAT IS REQUESTED BY OR MADE BY THE CONTRACTOR AND/OR IT'S SUBCONTRACTORS, FROM THOSE MATERIALS DRAWN OR SPECIFIED, DOES NOT IN ANY WAY AFFECT OR LESSEN THE REQUIRED CONSTRUCTION ASSEMBLY. SPECIFIC SEQUENCES OR METHODS OF ACHIEVING FIRE RATED ASSEMBLIES REQUIRED BY A "U.L. No." LISTING SHALL BE FOLLOWED WITHOUT DEVIATION, UNLESS OTHERWISE NOTED OR DETAILED.
- 13. WHERE CMU OR TILT-UP CONCRETE WALLS ARE INDICATED TO HAVE A SPECIFIC HOURLY FIRE RATING, THIS SHALL BE TAKEN AS THE MINIMUM ALLOWED.
- 14. THE USE OF FIRE RETARDANT TREATED WOOD IS PROHIBITED. PRESSURE TREATED WOOD SHALL BE USED WHERE WOOD IS IN CONTACT WITH CONCRETE OR MASONRY OR IN CONTACT WITH THE ELEMENTS (EXTERIOR)
- 15. CONTRACTOR TO FURNISH AND INSTALL ALL METAL AND WOOD BLOCKING REQUIRED FOR WALL MOUNTED OR BRACED FIXTURES, MILLWORK, SHELVES, BATHROOM FIXTURES AND ACCESSORIES OR BY OTHER ITEMS DESCRIBED IN INTERIOR DESIGN AND ARCHITECTURAL DRAWINGS.
- 16. IN ADDITION TO WALL TYPES SHOWN ON PLANS THE CONTRACTOR SHALL REFER TO THE ROOM FINISH SCHEDULE. INTERIOR ELEVATIONS AND DETAILS FOR ADDITIONAL INFORMATION REGARDING FINISHES.
- 17. CONTRACTOR SHALL COORDINATE WITH MECHANICAL AND ELECTRICAL CONTRACTORS THE LOCATION OF ALL ACCESS PANELS SO AS TO ALLOW FOR PROPER EQUIPMENT ACCESSIBILITY. MAINTENANCE AND/OR OPERATION OF THE BUILDING SYSTEMS PRIOR TO THE START OF WORK. THE OMISSIONS OF ANY OR ALL ACCESS PANELS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FROM PROVIDING AND INSTALLING SUCH PANELS OR DOORS. ACCESS PANELS IN RATED ELEMENTS SHALL HAVE THE SAME FIRE RATING.
- 18. CONTRACTOR TO PROVIDE ACCESS PANELS FOR ALL A/C FIRE DAMPERS WHERE APPLICABLE.
- 19. CONTRACTOR SHALL PAINT ALL VISIBLE SURFACES OF FACTORY PRIMED OR FACTORY PAINT FINISHED EQUIPMENT. A.C. GRILLS OR REGISTERS. COVERS. ETC. UNLESS SPECIFICALLY NOTED OTHERWISE VERIFY AND COORDINATE COLORS WITH INTERIOR DESIGN AND ARCHITECT.
- 20. BEFORE INSTALLATION. THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT THE EXACT MOUNTING LOCATION AND HEIGHTS OF ALL SWITCHES, WALL RECEPTACLES, PLUGS, THERMOSTATS AND OTHER WALL MOUNTED FIXTURES.
- 21. ALL INTERIOR AND EXTERIOR JOINTS BETWEEN DIFFERENT MATERIALS OR FINISHES SHALL RECEIVE A BEAD OF CAULKING OR FORM A REVEAL TO MATCH COLOR OF ADJACENT SURFACE. COORDINATE COLORS WITH **ARCHITECT**
- 22. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND CONSTRUCTION MATERIAL FROM THE SITE. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PROPERLY CLEANING ALL AREAS PRIOR TO FINAL ACCEPTANCE BY THE OWNER INCLUDING BUT NOT LIMITED TO WINDOWS, FLOORS, CARPETS, WALLS, DOORS, EQUIPMENT, ETC
- 23. UPON COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL GIVE TO THE OWNER A COMPLETE SET OF AS-BUILT CIVIL, LANDSCAPE, ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND FIRE PROTECTION DRAWINGS ALONG WITH THE WRITTEN GUARANTIES, OPERATION AND MAINTENANCE MANUALS OF ALL EQUIPMENT AND FINISHES INSTALLED. THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF AS-BUILT DRAWINGS AND SPECIFICATIONS. INFORMATION SHALL BE RECORDED BY CONTRACTOR AS CONSTRUCTION PROGRESSES AND REVIEWED FOR COMPLETENESS AT EACH REQUISITION REQUEST. REFER TO PROJECT
- 24. CONTRACTOR SHALL PROVIDE PROPER SAFEGUARDS IN COMPLIANCE WITH THE LIFE SAFETY PLANS DURING ALL PHASES OF CONSTRUCTION.
- 25. ALL PIPING SHALL BE SLEEVED THROUGH SLAB. CONTRACTOR SHALL FULLY SEAL SPACE AROUND PIPES WITH A 2-HOUR U.L. FIRE STOPPING MATERIAL. REFER TO SPECIFICATIONS.
- 26. CONTRACTOR TO PROVIDE A SAFETY PLAN PRIOR TO START OF CONSTRUCTION TO CLEARLY DELINEATE AREAS FOR CONSTRUCTION, SAFETY BARRIERS, EXITS, CONSTRUCTION TRAFFIC DURING THE VARIOUS PHASES AND WHEN CONDITIONS CHANGE.
- 27. CONTRACTOR TO PROVIDE CITY STORM WATER POLLUTION PREVENTION PLAN (SWMPP IN COMPLIANCE WITH THE FEDERAL AND STATE NPDES REQUIREMENTS PRIOR TO COMMENCEMENT OF WORK.

CONSTRUCTION NOTES

- COORDINATE WITH ELECTRICAL, AV & LOW VOLTAGE DRAWINGS PRIOR TO FORMING OR POURING CONCRETE SLABS, WALLS OR COLUMNS. PROVIDING FOR EMBEDMENT OF LIGHT FIXTURES & SPEAKERS AS PER MFR. SPEC'S
- COMPLY WITH SECTION 4409.7.2 OF THE F.B.C. RESIDENTIAL ALL INTERIOR PARTITIONS TO BE 1 1/2" X 3 5/8" MTL. STUDS (OR 2X4 WOOD STUDS) @ 16" O.C. FACED WITH 5/8" G.W.B. PROVIDE

TYPICAL EXTERIOR WALL CONSTRUCTION TO BE 8" CONCRETE MASONRY UNITS WITH 5/8" GWB ON 1 5/8" GALVANIZED FLAT -STUD

@ 16" O.C. ON INTERIOR - PROVIDE R-5.0) BOARD INSULATION. PROVIDE HORIZONTAL FIREBLOCKING EVERY 8'-0" OF WALL TO

- HORIZONTAL FIREBLOCKING EVERY 8'-0" OF WALL TO COMPLY WITH SECTION 4409.7.2 OF THE F.B.C. RESIDENTIAL
- PROVIDE FULL. THICK. BATT SOUND INSULATION AT ALL INTERIOR PARTITIONS SHOWN ON FLOOR PLANS.
- ALL INTERIOR PARTITIONS AT ALL WALL HUNG CABINET LOCATIONS PROVIDE (2) 2"X6" PR (2) 2"X4" WOOD MEMBERS BACKING TO COMPLY WITH SECTION 2318.1.15.1 F.B.C.
- STEEL STUDS SUPPORTING WALL HUNG PLUMBING FIXTURES OR CABINETS SHALL BE DOUBLED OR NOT LESS THAN 20 GAUGE WITH A MINIMUM EFFECTIVE MOMENT OF INERTIA EQUAL TO 0.864" AS PER FB.C. R4411.4.5.1 & SHALL HAVE HORIZONTAL MEMBER SECURED TO NOT LESS THAN TWO STUDS PER FBC R4411.4.5.1.3
- PROVIDE NON-CEMENTITIOUS TILE BACKER BOARD IN LIEU OF GYPSUM WALL BOARD AT ALL PARTITIONS LOCATED IN WET AREAS
- ALL DROPPED CEILINGS / SOFFITS TO BE 5/8" G.W.B. ON 1-1/2"X1-1/2" 20 GAUGE METAL STUDS @ 16" O.C. PROVIDE FOAM OR BLANKET INSULATION AT ALL CEILINGS UNDER ROOFS. (TO PREVENT VOIDED LISTING OF MECHANICAL DUCTS (FIBERGLASS AND DUCTBOARD,) DUCTS SHALL NOT COME IN CONTACT WITH THE SPRAY FOAM INSULATION, NEITHER DURING INSULATION APPLICATION NOR AFTER DRYING.
- PROVIDE A HIGH QUALITY SMOOTH PLASTER/PAINT (WHITE) FINISH AT ALL UNDERSIDE OF FLOOR / ROOF SLABS AT CURTAIN POCKET LOCATIONS WITHOUT A DROPPED CEILING
- 10. ALL POOL TO BE FINISH TO BE SELECTED BY OWNER
- 11. ALL ELECTRICAL, MECHANICAL & PLUMBING EQUIPMENT IS TO ABOVE BASE FLOOR ELEVATION OF (8'-0").
- 12. ALL CONSTRUCTION MATERIAL BELOW BASE FLOOR ELEVATION (8-0") NGVD MUST BE FLOOD-RESISTANT
- 13. CONTRACTOR SHALL PERFORM AN IMPERMEABILITY TEST ON ALL ROOF SLABS FOR A PERIOD OF NO LESS THAN 24 HOURS.
- 14. ANY AIR EXHAUST AND INTAKE OPENINGS WHICH TERMINATE OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS, LOUVERS OR GRILLES WITH OPENINGS BETWEEN 1/4" AND 1/2" AS PER F.B.C. R303.5
- 15. PROVIDE SMOKE ALARMS (DETECTORS) ON EACH SLEEPING ROOM, IMMEDIATE VICINITY OF SLEEPING AREAS, AND ON EACH ADDITIONAL STORY. THEY SHALL BE INTERCONNECTED. FBCR 314. REFER TO M.E.P. DRAWINGS.
- 16. PROVIDE CARBON MONOXIDE ALARMS FOR BUILDINGS WITH A FIREPLACE AND ATTACHED GARAGE AND FOSSIL FUEL BURNING HEATERS, FIXTURES OR APPLIANCES, LOCATED WITHIN 10 FEET OF ALL SLEEPING AREAS. FBCR 315. REFER TO M.E.P. DRAWINGS.
- 17. ALL BATHROOM FIXTURES SHALL BE INSTALLED PER FBC 2017 FIGURE R307.2

FINISH NOTES

- ROOFING: INTENTIONALLY LEFT BLANK.
- ALL FINISH MATERIAL BELOW BASE FLOOD ELEVATION (8'-0" NGVD MUST BE FLOOD DAMAGE RESISTANT.
- EXTERIOR WALL FINISHES: TYP. FINISH IS HIGH QUALITY STUCCO PAINTED FINISH.
- INTERIOR PAINT FINISHES: BENGAMIN MOORE CHINA WHITE INTERIOR LATEX PAINT, ALL WALL FINISHES TO BE FLAT AND WASHABLE, ALL BENGAMIN MOORE CHINA WHITE INTERIOR LATEX PAINT. ALL WALL FINISHES TO BE FLAT AND WASHABLE, ALL MATCHES THE CASEWORK. FINISH TO BE SELECTED BY ONNER.
- FLOOR FINISHES: ALL FLOORS FINISH MATERIALS AND COLORS TO BE SELECTED BY OWNER.
- ALL EXTERIOR DOORS & WINDOWS TO MATCH EXISTING ALUMINUM FINISH COLOR.
- ALL EXTERIOR GLAZING TO BE CLEAR IMPACT RESISTANT GLASS.
- ALL EXTERIOR STEEL COLUMNS TO RECEIVE BREAK METAL CLADDING TO MATCH DOORS AND WINDOWS.
- COORDINATE / VERIFY WITH OWNER & ARCHITECT FOR ALL FINISHES
- 10. THESE SPECIFICATIONS ARE ONLY TO BE USED AS A GUIDE FOR DETERMINING MAXIMUM ALLOWANCES. THE OWNER AND ARCHITECT SHALL BE CONSULTED PRIOR TO FINAL SELECTIONS AND ORDERING OF EACH ITEM SPECIFIED, OR ANY FINISH INVOLVED WITH THIS RESIDENCE
- 11. WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPMENT INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 723 AS PER F.B.C.R 302.9.1
- 12. INSULATION MATERIALS, FACINGS, VAPOR RETARDERS SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 25 AND A SMOKE-DEVELOPMENT INDEX NOT GREATER THAN 450 AS PER ASTM E-84 OR UL 723 AS PER F.B.C.R. 302.10.1
- 13. WALL INSULATIONS SHALL HAVE A MIN. R-5 VALUE. REFER TO ENGINEERS ENERGY CALCULATIONS & FBCR CHAPTER 11
- 14. PROVIDE IMPERMEABLE MATERIAL IN ALL BATHROOM WET AREAS TO 6 FEET MINUMUM ABOVE FLOOR IN COMPLIANCE WITH FBCR
- 15. ALL CERAMIC TILE WALL FINISH IN WET AREAS SHALL HAVE A CEMENTITIOUS PANEL BACKER BOARDS OR EQUIVALENT IN ACCORDANCE TO FBCR 702.4.2 AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER S RECOMMENDATIONS.
- 16. MOISTURE-RESISTANT GREEN GYPSUM IS ALLOWED FOR CEILINGS AND NON-WET AREAS IN ACCORDANCE TO FBCR 702.3.7. **MOISTURE**
- 17. RESISTANT GWB AT WET WALLS ARE NOT ALLOWED ONLY SEMENTITIOUS BOARD AT WET AREAS.
- 18. STORAGE FLOOR SURFACES SHALL BE OF APPROVED NON-COMBUSTIBLE MATERIAL. FBCR 309.1

GLAZING NOTES

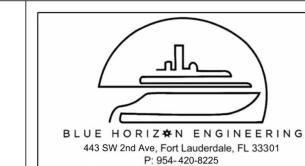
- PER F.B.C. R308.1 EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATION AS DEFINED IN F.B.C.R308.4, SHALL BE PROVIDED WITH MANUFACTURERS LABEL DESIGNATING THE TYPE. THICKNESS OF GLASS. AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES AND SHALL BE VISIBLE IN THE FINAL INSTALLATION
- PER F.B.C. 308.3.1 GLAZING SHALL COMPLY WITH TEST CRITERIA FOR CATEGORY 1 OR 2 AS INDICATED IN TABLE R308.3.1)
- GLAZING IN SLIDING AND SWINGING DOORS SHALL BE SAFETY-GLAZING CATEGORY 1 IF LESS THAN 9 SW. FT. PER F.B.C. R4410.2.3.1.3.1 OR CATEGORY ii IF GREATER THAN 9 SQ. FT. AS PER F.B.C. R4410.2.3.1.3.2
- SWINGING OR SLIDING DOORS OF GLASS WITHOUT A CONTINOUS FRAME SHALL BE OF ONLY FULLY TEMPERED GLASS NOT LESS THAN 3/8" IN THICKNESS PER F.B.C. R4410.2.6
- 5. LAMINATED GLAZING SHALL BE PERMITTED AS AN EQUAL ALTERNATE TO PICKETS, IF TESTED TO SATISFY THE RESISTANCE REQUIREMENTS AS SET FORTH IN FBC R4403.7.3.6.3
- ALL GLAZING ADJACENT TO & WITHIN 48" OF A DOOR SHALL COMPLY W/ FBC R4410.2.4.3

FLOOD-RESISTANT DESIGN NOTES

- ALL ENCLOSED AREAS THAT ARE BELOW BASE FLOOD ELEVATION SHALL ONLY BE USED FOR PARKING, BUILDING ACCESS OR STORAGE
- FLOOR OPENINGS SHALL NOT BE LESS THAN 3 INCHES IN ANY DIRECTION IN THE PLANE OF THE WALL.
- ALL ELECTRICAL, MECHANICAL, PLUMBING, SWIMMING POOL. WATER HEATER AND OTHER EQUIPMENT IS TO BE INSTALLED ABOVE BASE FLOOD ELEVATION, ALL CONSTRUCTION & FINISH MATERIALS BELOW BASE FLOOD ELEVATION ARE TO BE FLOOD RESISTANT.

ABBREVIATIONS

ABV. A.C.	 ABOVE AIR CONDITIONING	INSUL. INT.	 INSULATION INTERIOR
ACOUS.	 ACOUSTICAL OF UNIC THE	INV.	 INVERT
A.C.T. ADMIN.	 ACOUSTICAL CEILING TILE ADMINISTRATION	JT. KIT.	 JOINT KITCHEN
A.DRN	 AREA DRAIN	LAV.	 LAVATORY
ADJ.	 ADJACENT / ADJUSTABLE	L.F.	 LINEAR FEET
A.F.F.	 ABOVE FINISH FLOOR	L.P.	 LOW POINT
AFP	 ACOUSTICAL FINISH PLASTER	MAX.	 MAXIMUM
A.H.U.	 AIR HANDLING UNIT	MECH.	 MECHANICAL
ALUM.	 ALUMINUM	MFR.	 MANUFACTURER
ANOD. ARCH.	 ANODIZED ARCHITECTURAL	MGR. MH.	 MANAGER MANHOLE
A.S.B.	 ASBESTOS	MIN.	 MINIMUM
ASPH.	 ASPHALT	MISC.	 MISCELLANEOUS
ASST.	 ASSISTANT	M.O.	 MASONRY OPENING
BATT.	 BATT INSULATION	MTL.	 METAL
3B.	 BACKER BOARD	NA	 NOT APPLICABLE
3D. 3LDG.	 BOARD BUILDING	NC N.I.C.	 NON-COMBUSTIBLE NOT IN CONTRACT
BLK.	 BLOCK / BLOCKING	NO. / NUM	 NUMBER
3M.	 BEAM	NOM.	 NOMINAL
3.0.	 BOTTOM OF	N.T.S.	 NOT TO SCALE
CAB.	 CABINET	O.C.	 ON CENTER
CB.	 CATCH BASIN	0.D.	 OUTSIDE DIAMETER
CEM.	 CEMENT DI ACTED	0.F.I.C.	 OWNER FURNISHED, CONTRACTOR INSTAI
C.PLAS.	 CEMENT PLASTER	OFF.	 OFFICE
C.G. C.HGT.	 CORNER GUARD CEILING HEIGHT	OPNG. P.L.	 OPENING PROPERTY LINE
C.JNT.	 CONTROL JOINT	P.LAM.	 PLASTIC LAMINATE
LR.	 CLEAR (FINISH TO FINISH)	PLAS.	 PLASTER
COLM.	 COLUMN	PLUM.	 PLUMBING
COMP.	 COMPUTER	PLYWD.	 PLYW00D
PT.	 CARPET	P.O.B.	 POINT OF BEGINNING
CT. CLG.	 CERAMIC TILE	PR. PTD.	 PAIR PAINTED
CLO.	 CEILING CLOSET	R.	 RISER
0.0.	 CLEAN OUT	RAD.	 RADIUS
CLM.	 COLUMN	R.D.	 ROOF DRAIN
CONC.	 CONCRETE	REF.	 REFERENCE
CONT.	 CONTINUOUS	REFL.	 REFLECTED
C.M.U.	 CONCRETE MASONRY UNIT	REINF.	 REINFORCED
)ETL.)IA.	DETAIL DIAMETER	REQ. RM.	 REQUIRED ROOM
OIA. DIR.	 DIRECTOR	R.O.	 ROUGH OPENING
N.	 DOWN	RT	 RESILIENT TILE
0.0.	 DOOR OPENING	SC	 SOLID CORE
)R.	 DOOR	SCHD.	 SCHEDULE
)WR.	 DRAWING	SERV.	 SERVICE
)WG. :A.	 DRAWING EACH	SHR. SHT.	 SHOWER SHEET
.A. ELEC.	 ELECTRICAL	SIM.	 SIMILAR
LEV.	 ELEVATION	SPECS.	 SPECIFICATIONS
L	 ELEVATOR	SQ.	 SQUARE
E.N.C.	 EXISTING, NO CHANGE	SL.	 SLOPE
.0.S.	 EDGE OF SLAB	SLD.	 SLIDING
Q.	 EQUAL	SREF 1999	 STATE REQ. FOR EDU. FACILITIES (1999 EI
:QUIP. :.W.C.	 EQUIPMENT ELECTRIC WATER COOLER	S.S. S.STL.	 SERVICE SINK STAINLESS STEEL
:.w.o. XH.	 EXHAUST	STL.	 STEEL
XIST.	 EXISTING	STOR.	 STORAGE
XT.	 EXTERIOR	STRUCT.	 STRUCTURAL
XP.JT.	 EXPANSION JOINT	SUSP.	 SUSPENDED
BC 2010	 FLORIDA BUILDING CODE (2010)	SYM.	 SYMMETRICAL
.D.	 FIRE DAMPER	T.	 TREAD
.F.E. .F.@E	 FINISH FLOOR ELEVATION FIXTURES, FURNITURE, AND EQUIPMENT	TEL. TEMP.	 TELEPHONE TEMPERED
.r .@L .F.P.C.	 FLORIDA FIRE PROTECTION CODE	THK.	 THICKNESS
IXT.	 FIXTURE	T.O.	 TOP OF
LASH.	 FLASHING	TYP.	 TYPICAL
L.D.	 FLOOR DRAIN	UA .	 UNLIMITED AREA
.0.F.	 FACE OF FINISH	U.C.	 UNDER COUNTER
.R.	 FIRE RATED	U.L.	 UNDERWRITERS LABORATORY
ìΑ.	 GAUGE	U.N.O.	 UNLESS OTHERWISE NOTED
ALV.	 GALVANIZED	VERT.	 VERTICAL
EN.	 GENERATOR	VEST.	 VESTIBULE VEDIEV IN FIELD
iL. i.W.B.	 GLASS GYPSHM WALL BOARD	V.I.F.	 VERIFY IN FIELD
a.W.B. 1/C	 GYPSUM WALL BOARD HANDICAP	VWC VT	 VINYL WALL COVERING VINYL TILE
1/C 1C	 HOLLOW CORE	W/	 WITH
IDWD.	 HARDWOOD	W.C.	 WATER CLOSET
łМ	 HOLLOW METAL	WD.	 WOOD
IORIZ.	 HORIZONTAL	W/0	 WITHOUT
IGT.	 HEIGHT	WP.	 WATERPROOF
ł.P.	 HIGH POINT	WT.	 WEIGHT
.DIA.	 INSIDE DIAMETER		



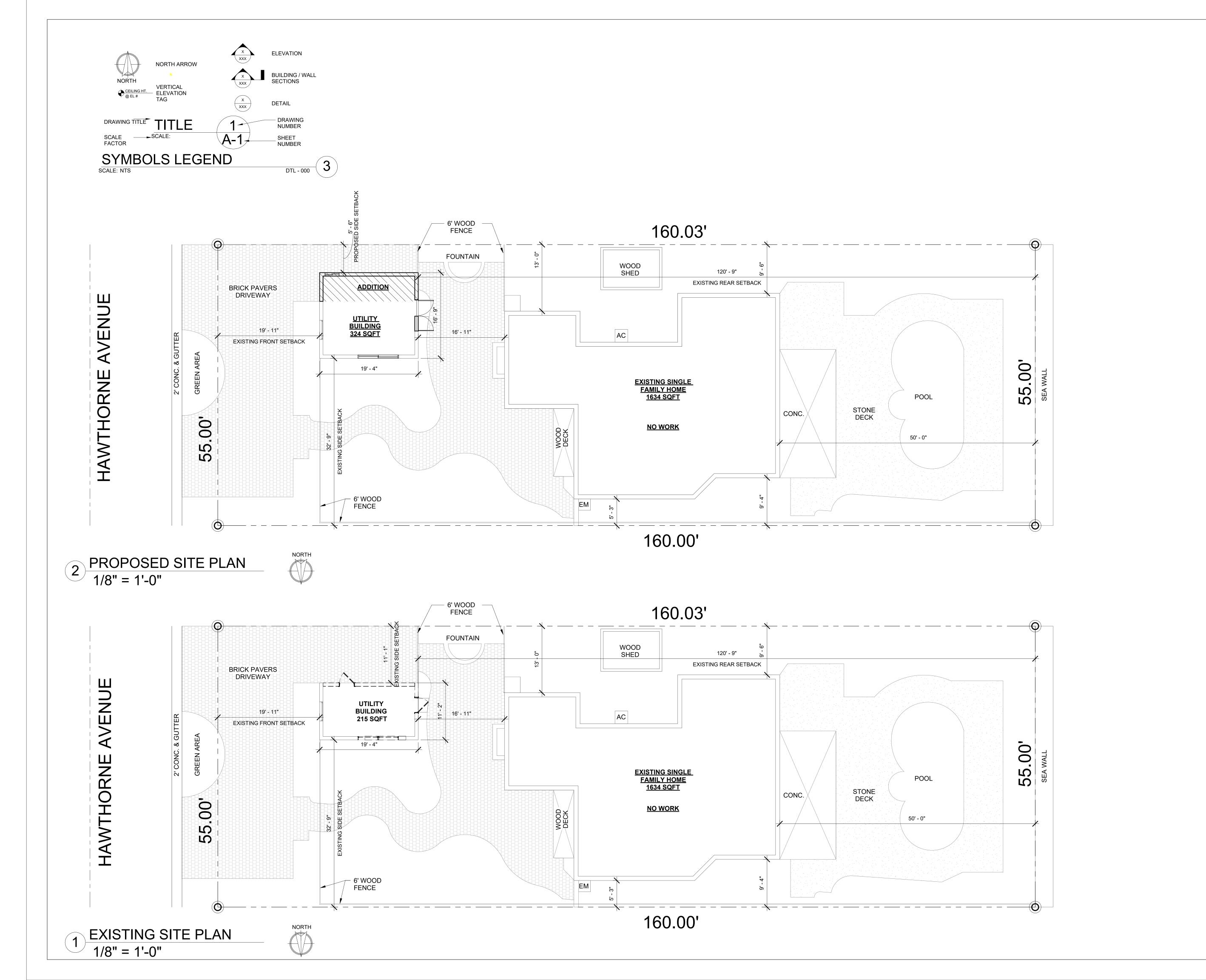
KYLE MAILLOUX, P.E. Licence Number: 87103 443 SW 2nd Ave, Fort Lauderdale, FL 33301 E: Kyle@bluehorizonengineering.com

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No.	Description	Date

Paul Carvajal

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Designed by	Design
Checked by	Check
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BLUE HORIZ**★**N ENGI 443 SW 2nd Ave, Fort Lauderdale P: 954-420-8225 E: projects@bluehorizonengine

ENGINEER:

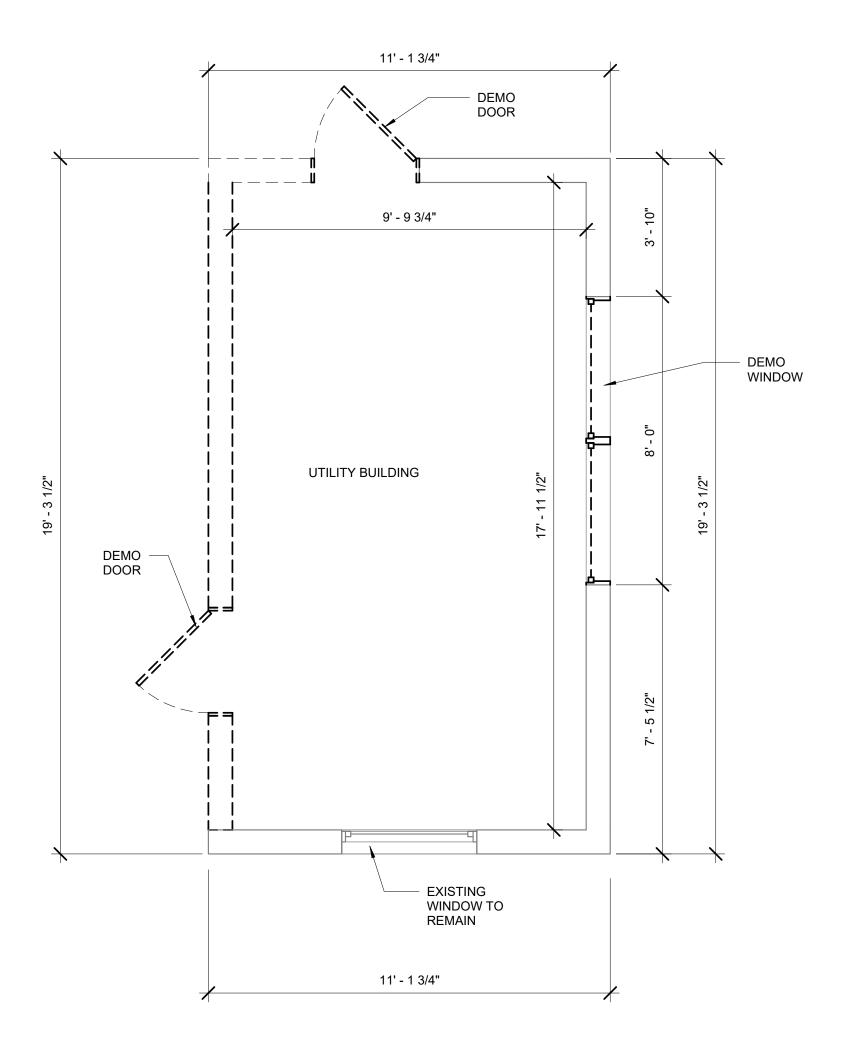
KYLE MAILLOUX, P.E. Licence Number: 87103 443 SW 2nd Ave, Fort Lauderdal P: 954-420-8225 E: Kyle@bluehorizonengineering

> Room Expand Existing Storage Description

Paul Carva

Drawn by Designed by Checked by PROJECT NUMBER: 230513

SHEET NUMBI



 $\frac{1}{3/8" = 1'-0"}$

THIS PROJECT CONSIST OF

- EXTENSION OF UTILITY BUILDING

- NEW DOORS AND WINDOWS.

MECHANICAL: REFER MECHANICAL PLAN FOR SCOPE OF WORK.

ELECTRICAL:

REFER ELECTRICAL PLAN FOR SCOPE OF WORK

PLUMBING:

SCOPE OF WORK

DTL - 000

1. THIS DRAWING IS ONLY TO ASSIST IN SHOWING THE SCOPE OF DEMOLITION WORK AND IT IS NOT INTENDED TO INDICATE ALL DEMOLITION. CONTRACTOR SHALL REMOVE ALL EXISTING ITEMS AS REQUIRED TO COMPLETE THE WORK. NOT ALL ITEMS TO BE DEMOLISHED ARE SHOWN ON THE PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR PREFORMING A WALK THROUGH OF THE

PROJECT TO IDENTIFY POSSIBLE CRITICAL ITEMS NOT OR INCORRECTLY ADDRESSED, WHICH REQUIRE REMOVAL/RELOCATION PRIOR TO SUBMITTING

A BID TO THE OWNER. CUT, REMOVE, PATCH, AND REFINISH EXISTING CONSTRUCTION AS

REQUIRED TO LEAVE WORK COMPLETE AND IN SATIFACTORY CONDITION. CONTRACTOR IS TO PROTECT ALL CONCEALED UTILITIES, ASSURE PROPER IDENTIFICATION OF ALL UTILITIES AND CAP AS REQUIRED.

DEMOLISHION & REPAIR WORK MAY ENTAIL INTERVENTIONS IN AREAS OUTSIDE OF THE IMMEDIATE SCOPE OF WORK IN VARIOUS AREAS WITHIN THE SCOPE. IT MAY REQUIRE WORK INVOLVING REMOTE UTILITY LINES (ELECTRICAL, COMMUNICATION, DATA, ETC.) ANY WORK IN AREAS OUTSIDE OF THE IMMEDIATE SCOPE OF WORK SHALL BE ALL-INCLUSIVE, PROVIDING ALL UTILITIES, FINISHES AND EQUIPMENT REQUIRED TO RETORE THE AREA TO FULLY OPERATIONAL CONDITIONS.

PATCH AND REPAIR ALL EXISTING SURFACES DAMAGED BY DEMOLITION AS

REQUIRED, TO MATCH ADJACENT SURFACES. COORDINATE WITH OWNER PRIOR TO DEMOLITION FOR ALL ITEMS WHICH WILL REQUIRE RELOCATION, STORAGE OR TURN OVER TO OWNER FOR ALL MATERIAL REMOVED FROM EXISTING CONSTRUCTION.

PLANS SHALL BE SUBMITTED BY THE CONTRACTOR PRIOR TO COMMENCING WORK FOR ALL PHASING, STAGING, CONSTRUCTION AREAS AND MAINTENANCE OR REQUIRED CLEARANCES FOR OPERATIONS, EXITING AND ACCESS AT THE EXITING SITE IN ACCORDANCE WITH ALL APPLICABLE CODES. PRIOR TO START OF WORK, CONTRACTOR SHALL CONFIRM ALL EXISITNG CONDITIONS. CONFIRM ALL UTILITIES. SHOULD ANY PROBLEMS BE EVIDENT, NOTIFY THE OWNER AND ARCHITECT FOR DIRECTION. THE FIRE ALARM AND

COVERAGE FOR THE SURROUNDING AREAS SHALL REMAIN IN OPERATION AT ALL TIMES. DO NOT SCALE DRAWINGS.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO FIELD CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AND NOTIFY THE OWNER AND ARCHITECT IF ANY DISCREPANCIES ARE FOUND. ALL AREAS OF DEMOLITION OPERATIONS SHALL BE PROPERLY POSTED WITH SIGNS WARNING OF DANGER. SUFFICIENT WATCH PERSONS SHALL BE

PROVIDED TO WARN WORKERS OF IMPENDING DANGERS, AND ALL UNAUTHORIZED PERSONS SHALL BE EXCLUDED FROM PLACES WHERE DEMOLITION IS IN PROGRESS. ALL TREES & STUMPS DESIGNED FOR RELOCATION OR REMOVAL TO REMOVE

ENITE ROOT STRUCTURE AND SHALL BE EXCAVATED AS REQUIRED. TREE STUMPS SHALL BE REMOVED TO THEIR FULL DEPTH. ROOTS 3" AND LARGER SHALL BE REMOVED TO A DEPTH OF 2 ft BELOW FINISHED GRADE.

STUMPS SHALL BE LEGALLY DISPOSED OF OFF SITE. CONTRACTOR TO MAINTAIN SAFE INGRESS AND EGRESS TO THE SITE AT ALL TIMES. COORDINATE WITH THE OWNER FOR PHASING.

CONTRACTOR SHALL COORDINATE WITH OWNER FOR RELOCATION OF ANY EXISTING UTILITIES. REMOVE ALL FOUNDATIONS AND UNDERGROUND

UTILITIES. CAP AND TERMINATE AS REQUIRED. CONTRACTOR TO COORDINATE SUVEY, CIVIL, MECHANICAL, ELECTRICAL. PLUMBING, FIRE PROTECTION DRAWINGS FORUTILITY CONNECTIONS, TRENCHING, AND REQUIRED DEMOLITION. COORDINATE WITH OWNER FOR ALL TIE-INS AND SYSTEMS CONNECTIONS.

CONTRACTOR TO COORDINATE AND PROVIDE MAINTENANCE OF TRAFFIC OPERATIONS PLANS (WITH ALL APPLICABLE MUNICIPAL APPROVALS) FOR ALL TEMPORARY SIDEWALK/ROADWAY/UTILITES WORK TO MAINTAIN EGRESS AND ACCESS FOR THE SITE DURING CONSTRUCTION AND COORDINATE REPLACEMENT OF TEMPORARY SIDEWALK PRIOR TO COMPLETION OF CONSTRUCTION. SEE CIVIL DRAWINGS.

CONTRACTOR TO REVIEW ALL EXISTING PARTIALLY BUILT WALL AND LOOK FOR DETERIATION OF REINFORCED STEEL, CONCRETE & MASONRY. CHANGE

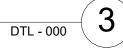
ALL RUCTED REBARS TIES. REMOVE ALL DEBRIS FROM CMU CELLS AND REMOVE RUST OF STEEL DOWELS. ANY EXISITNG DOWEL TO BE REUSED SHALL HAVE MIN. 94% OF THE ORIGINAL SECTION AREA & MIN. 96% OF THE DIAMETER OTHERWISE REPLACE DRILLING & SETTING IN EPOXY. A NEW ONE PER STRUCTURE DRAWINGS

CUT ALL EXISTING DOWLS THAT WILL NOT BE USED, GRIND BELOW SURFACE, CLEAN AND COVER WITH EPOXY MORTAR. 22. EXISTING FOOTS MAY REMAIN AND BE CONNETED TO NEW PER STRUCTURAL

DEMOLITION NOTES

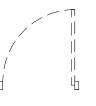
INSTRUCTIONS.

SCALE: NTS



--- EXISTING EXTERIOR 8" CMU WALLS TO DEMOLISH. (SEE ———— PARTITION DETAILS TYPES FOR ADDITIONAL INFORMATION)

EXISTING INTERIOR PARTITION WALLS TO BE DEMOLISHED. (SEE NEW PARTITION DETAILS TYPES FOR ADDITIONAL INFORMATION)



EXISTING DOORS TO BE DEMOLISHED. (SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION)

EXISTING WINDOWS TO BE DEMOLISHED/ REPLACED/ BLOCKED. (SEE WINDOW SCHEDULE FOR ADDITIONAL INFORMATION)

LEGENDS SCALE: NTS





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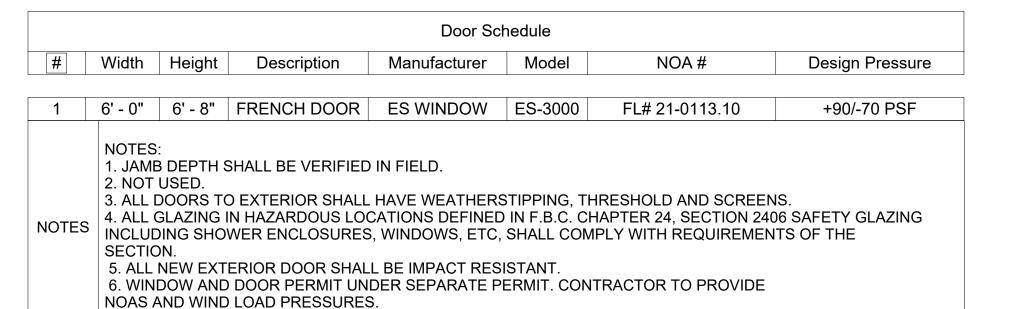
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Paul Carvajal

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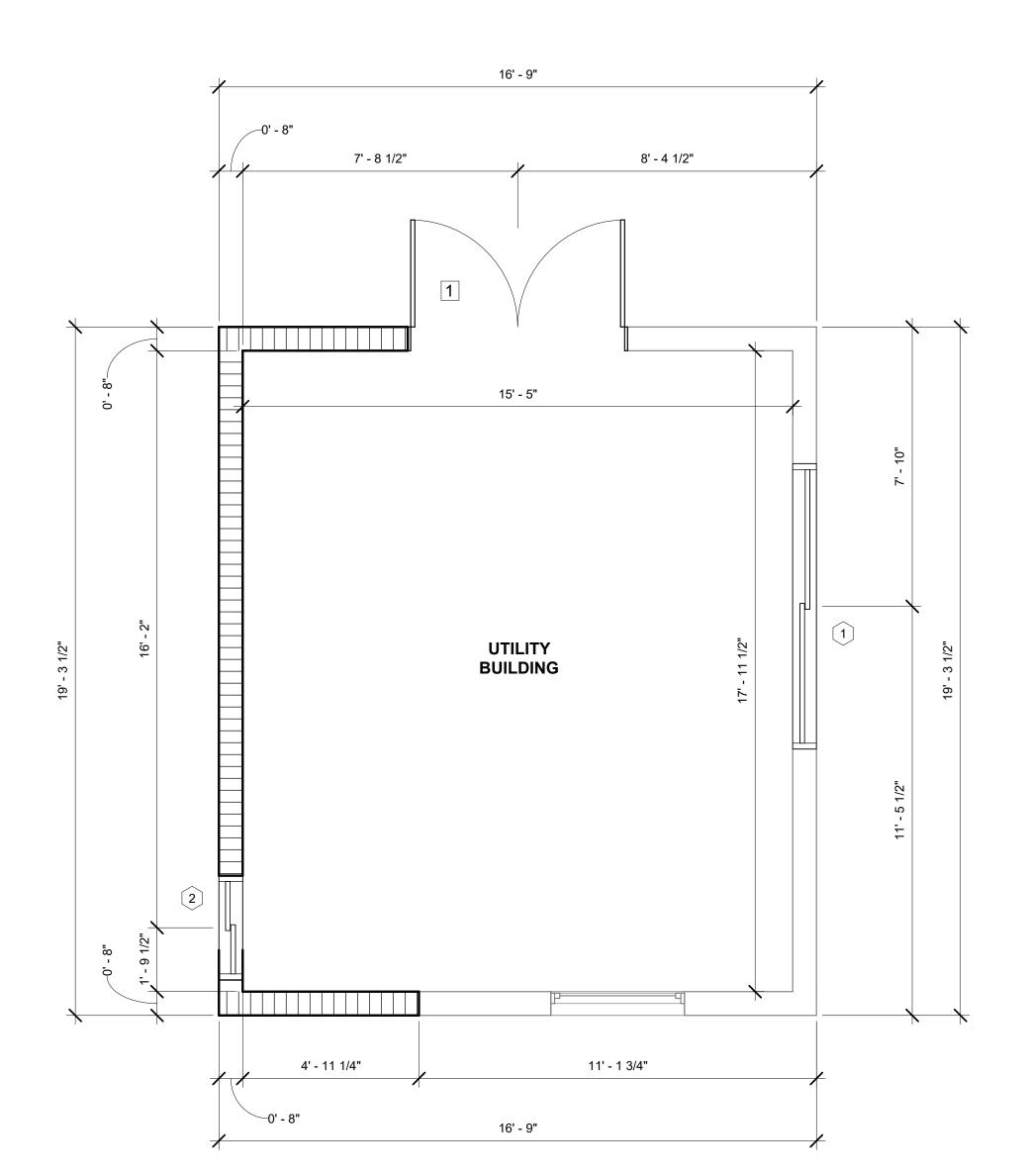
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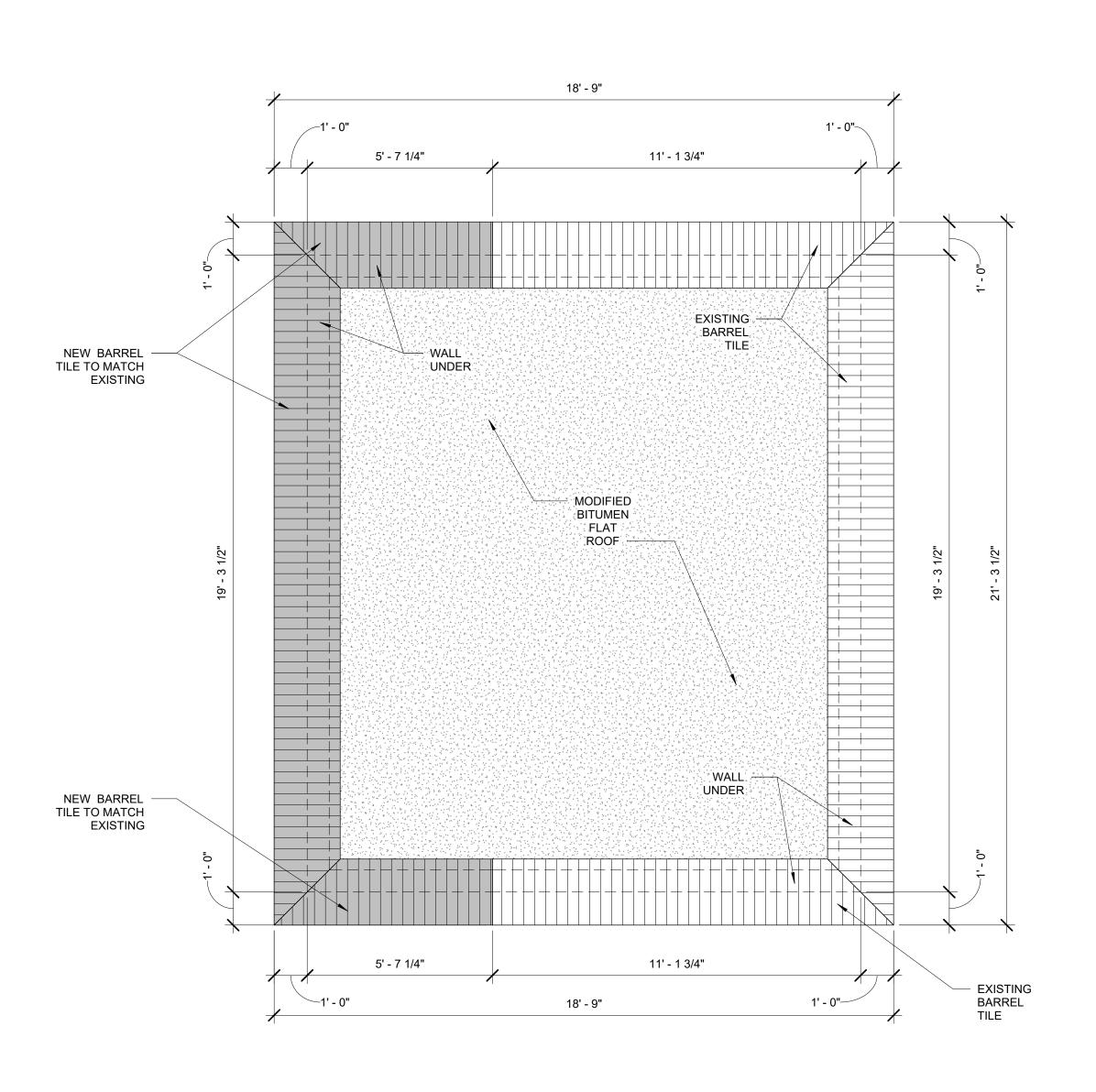


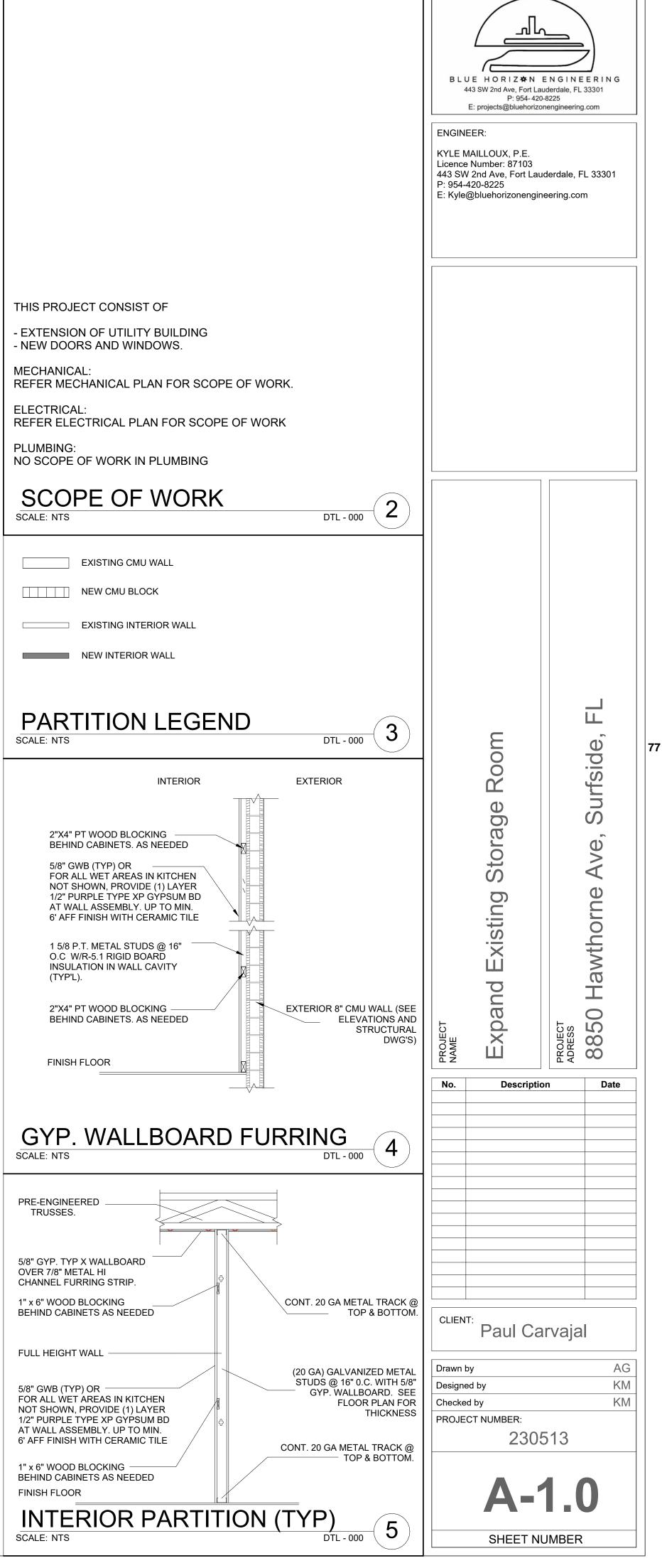
Window Schedule							
#	Width	Height	Description	Manufacturer	Model	NOA#	Design Pressure
1	8' - 0"	5' - 7"	HORIZONTAL ROLLER	ES WINDOWS	ES-EL200	FL# 21557	+80/-75 PSF
2	2' - 11"	3' - 0"	HORIZONTAL ROLLER	ES WINDOWS	ES-EL200	-	-
NOTES: 1. ALL GLAZING IN HAZARDOUS LOCATIONS DEFIED IN F.B.C. CHAPTER 24, SECTION 2406 SAFETY GLAZONG INCLUDING SHOWER ENCLOSURES, WINDOWS, ETC, SHALL COMPLY WITH THE REQUIREMENTS OF THE SECTION. 2. NOT USED. 3. ALL NEW WINDOWS SHALL BE IMPACT RESISTANT. 4. CONTRACTOR SHALL VERIFY ALL WINDOW SIZES AND JAMB THICKNESS PRIOR TO ORDERING.							
		_	IWS SHALL HAVE SCREEN IATED AS EGRESS SHALL		IREMENTS OI	F F.B.C. PER SE	CTION R310.

7. WINDOW AND DOOR PERMIT UNDER SEPARATE PERMIT. CONTRACTOR TO PROVIDE NOAS AND WIND

LOAD PRESSURES

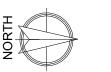


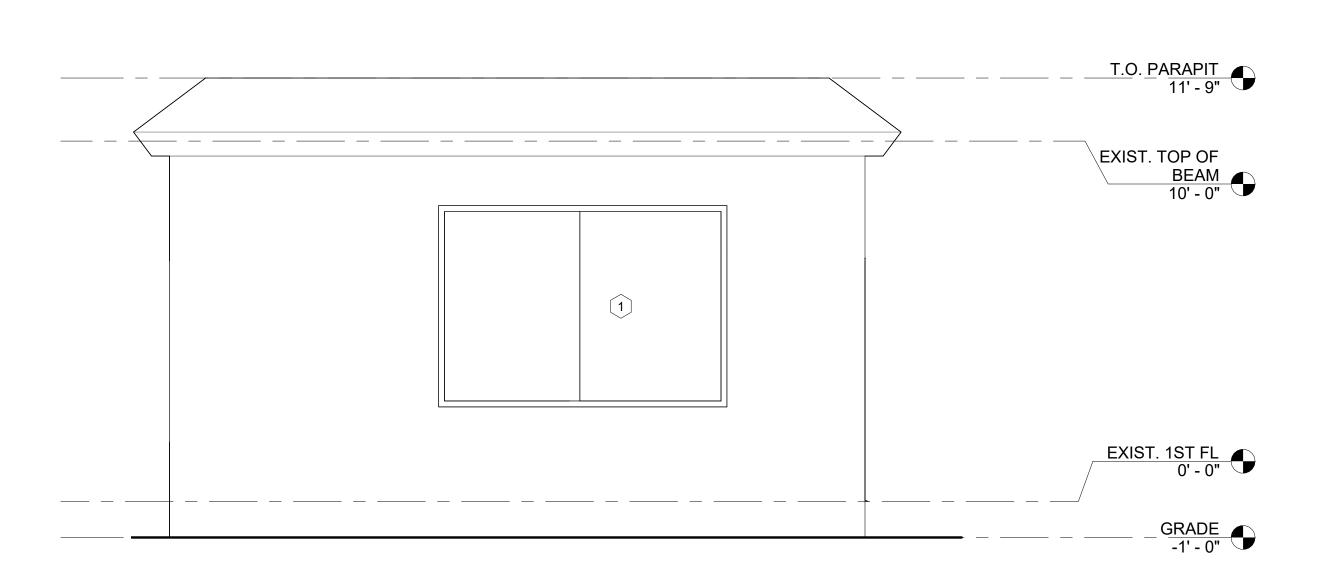


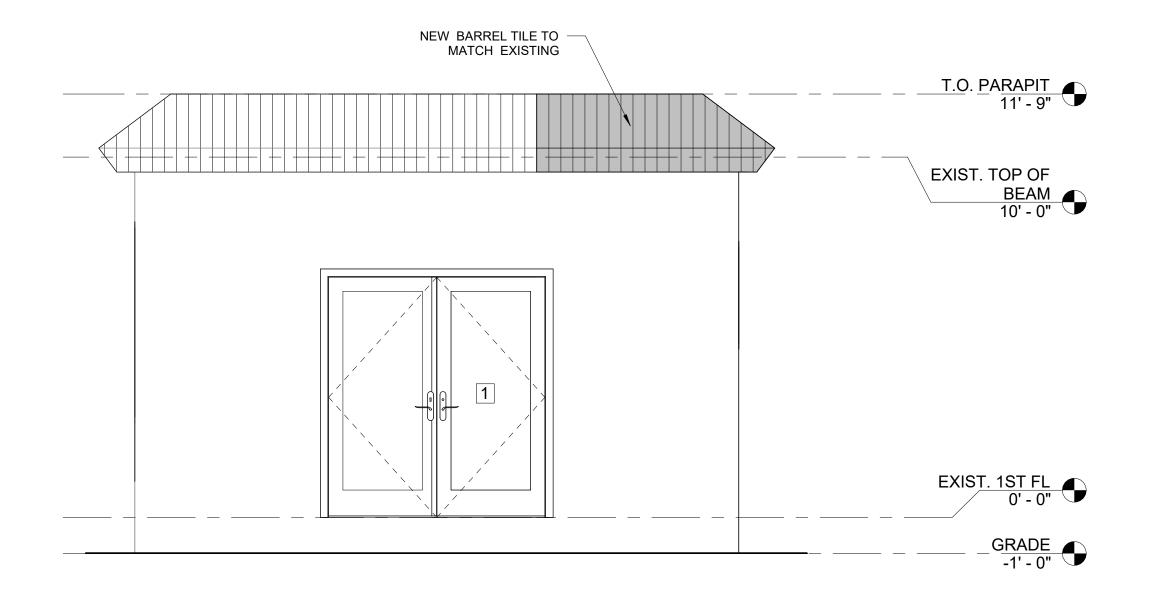


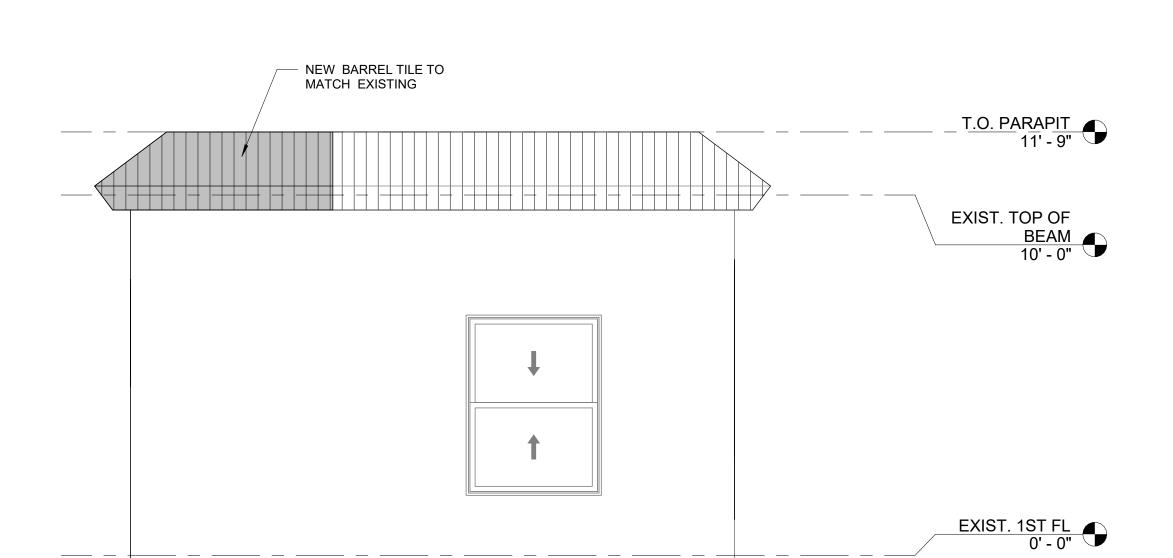


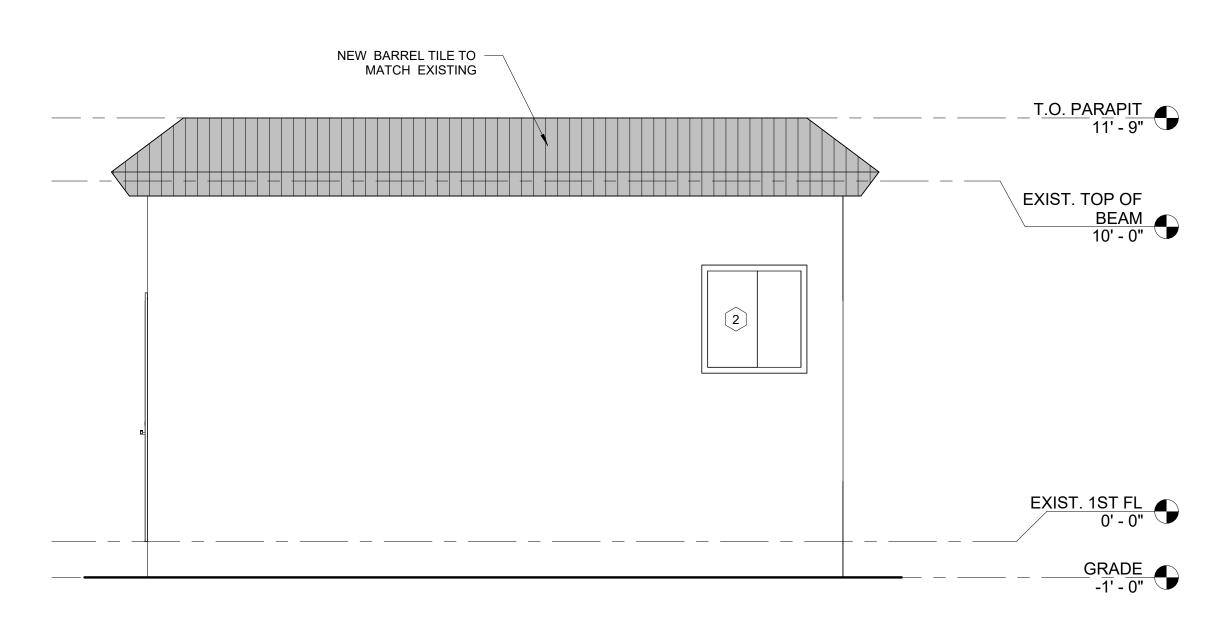












3 PROPOSED EAST ELEVATION
3/8" = 1'-0"

PROPOSED NORTH ELEVATION
3/8" = 1'-0"

PROPOSED SOUTH ELEVATION

3/8" = 1'-0"

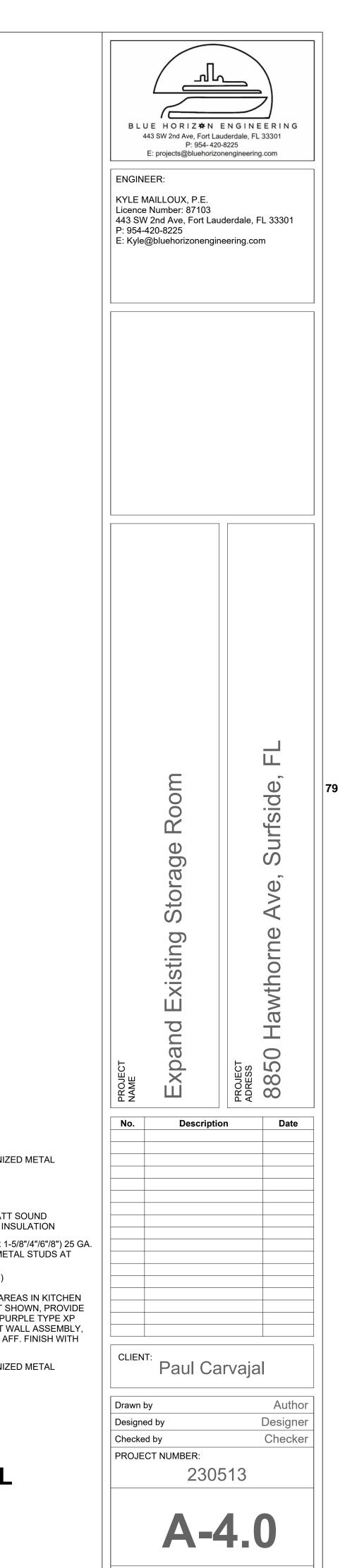
PROPOSED WEST ELEVATION 3/8" = 1'-0"

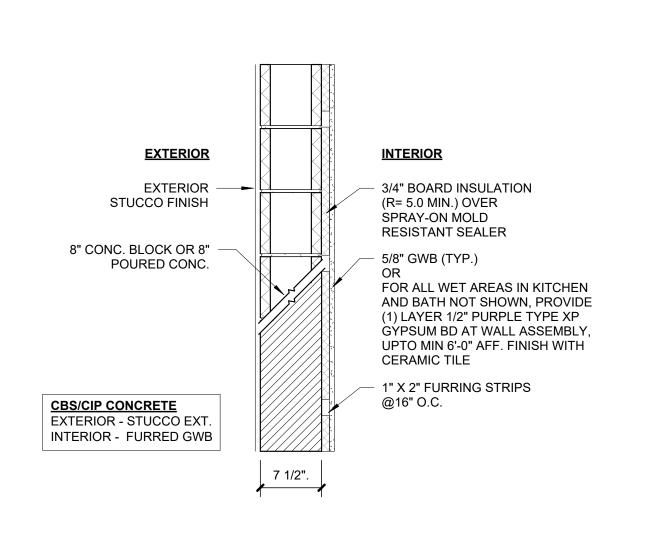
BLUE HORIZ**∦**N ENGINEERING 443 SW 2nd Ave, Fort Lauderdale, FL 33301 P: 954-420-8225 E: projects@bluehorizonengineering.com ENGINEER: KYLE MAILLOUX, P.E. Licence Number: 87103 443 SW 2nd Ave, Fort Lauderdale, FL 33301 P: 954-420-8225 E: Kyle@bluehorizonengineering.com Surfside, Storage Ave, PROJECT ADRESS 8850 Hawthorne A Existing Expand

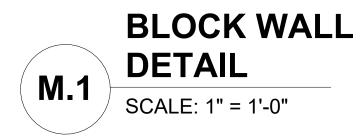
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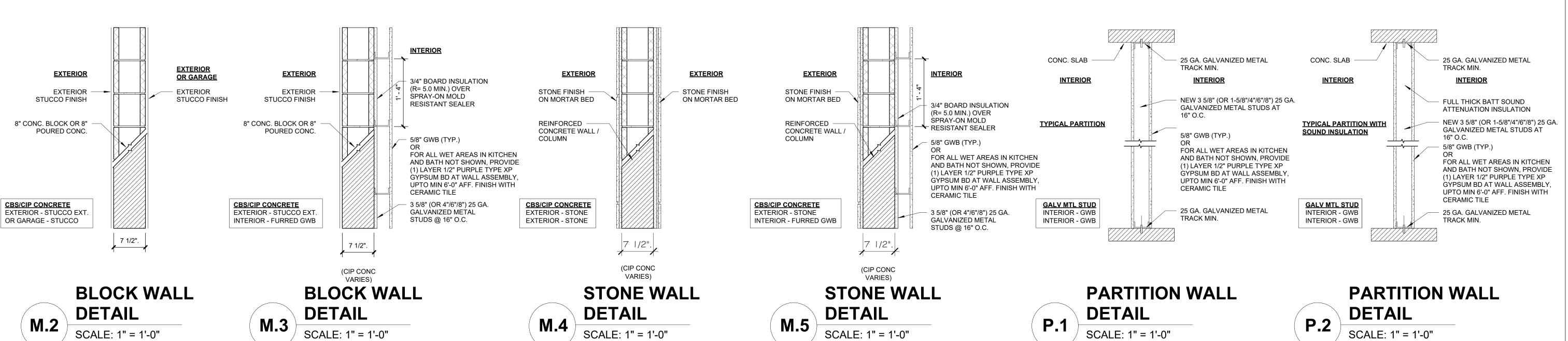
Paul Carvajal Author Drawn by Designer Designed by Checker Checked by PROJECT NUMBER: 230513

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GENERAL NOTES:

- 1. CONTRACTOR IS RESPONSIBLE FOR AND SHALL VERIFY AND COORDINATE ALL DIMENSIONS AND DETAILS BEFORE PROCEEDING WITH WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER/ARCHITECT.
- 2. CONTRACTOR SHALL FULLY BRACE AND OTHERWISE PROTECT ALL WORK IN PROGRESS UNTIL THE BUILDING IS COMPLETED.
- 4. NOTIFY ENGINEER OR ARCHITECT OF ANY DISCREPANCIES ON DRAWINGS.
- 5. CONTRACTOR TO NOTIFY ENGINEER OF ANY SUBSTITUTIONS OF ANY STRUCTURAL ITEMS OR MATERIALS NOTED ON THESE CONSTRUCTION DOCUMENTS. ENGINEER TO PROVIDE WRITTEN
- APPROVAL FOR SUBSTITUTED ITEMS PRIOR TO BEGINNING ANY WORK. 6. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DEVIATIONS FROM THESE CONSTRUCTION DOCUMENTS AND SHALL ONLY PROCEED ONCE WRITTEN APPROVAL IS PROVIDED BY THE

THE INTENDED DESIGN STANDARDS (LATEST EDITION) AND/OR CRITERIA ARE AS FOLLOWS:

- 1.1. FLORIDA BUILDING CODE BUILDING, SEVENTH EDITION 1.2. (FBC - 2020)
- 1.3. FLORIDA BUILDING CODE RESIDENTIAL, SEVENTH EDITION (FRC 2020)
- 1.4. NSD 2018: NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION 1.5. ASCE 7-16: MINIMUM DESIGN LOADS AND ASSOCIATED CRITERIA FOR BUILDINGS AND OTHER
- STRUCTURES 1.6. WOOD TRUSSES: TPI

2. DESIGN LOADS

A. LIVE LOADS: ROOF = 20 PSF

DWELLING= 40 PSF (LIVING)

B. DEAD LOADS: ROOF = 20 PSF

C. WIND VEL. (3 SEC GUST) = 170 MPH, ULT. 132 MPH ASD, EXPOSURE C, RISK CATEGORY 2

ALL CONCRETE WORK SHALL CONFORM TO THE LATEST ACI "BUILDING CODE REQUIREMENTS FOR

CONFORMING TO ASTM A-615, GRADE 60. ALL BARS SHALL BE SECURELY SUPPORTED AND WIRED IN

- REINFORCED CONCRETE, ACI-318". 2. ALL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH, F'C = 3000 PSI (NORMAL
- 3. ALL REINFORCING STEEL SHALL BE INTERMEDIATE GRADE, NEW BILLET STEEL, DEFORMED BARS,
- 4. ALL WELDED WIRE FABRIC (W.W.F.) IN FLAT SHEETS ONLY AND SHALL CONFORM TO ASTM A-185.
- 5. DETAIL REINFORCEMENT IN ACCORDANCE WITH ACI 315 6. CONCRETE COVERAGE:
- 6.1. CONCRETE CAST AGAINST EARTH = 3" CONCRETE EXPOSED TO WEATHER = #6 OR GREATER 2", #5 OR LESS 1"
- CONCRETE NOT EXPOSED TO WEATHER OR CONTACT WITH GROUND
- 6.4. SLABS, WALLS, AND JOISTS = #11 OR SMALLER 6.5. BEAMS AND COLUMNS = 1

7. LAP SPLICE SHALL BE: #5 BAR = 25", #4 BAR = 20", #3 BAR 15"

SHALL BE ASTM A615 GRADE 60 DEFORMED BARS, FREE FROM OIL, SCALE AND RUST PLACED IN ACCORDANCE WITH THE TYPICAL BENDING DIAGRAM AND PLACING DETAILS OF ACI STANDARDS AND SPECIFICATIONS.

ANCHORING ADHESIVE SHALL BE A TWO COMPONENT 100% SOLIDS EPOXY BASED SYSTEM SUPPLIED IN MANUFACTURERS STANDARD CARTRIDGE AND DISPENSE THROUGH A STATIC-MIXING NOZZLE SUPPLIED BY THE MANUFACTURER. EPOXY SHALL MEET THE MINIMUM REQUIREMENTS OF ASTM C-881 SPECIFICATIONS FOR TYPE I, II, IV AND V, GRADE 3, CLASS B AND C AND MUST DEVELOP A MINIMUM 12650 PSI COMPRESSIVE YIELD STRENGTH AFTER 7 DAYS CURE. EPOXY MUST HAVE A HEAT DEFLECTION TEMPERATURE OF A MINIMUM 136F (58 C)

- A. SIMPSON "SET-XP" HIGH STRENGTH EPOXY OR EQUIVALENT
- B. DRILL HOLE I' DIAMETER OVER REBAR SIZE TO DEPTHS SHOWN PER DRAWINGS. C. REMOVE DUST FROM HOLE WITH OIL-FREE COMPRESSED AIR. CLEAN WITH NYLON BRUSH AND
- BLOW OUT REMAINING DUST. D. FILL HOLE 1/2 - 2/3 FULL, STARTING FROM THE BOTTOM OF THE HOLE TO PREVENT AIR POCKETS,
- WITHDRAW NOZZLE AS HOLE FILLS UP.
- REBAR TO BE CLEAN AND OIL FREE. INSERT REBAR, TURNING SLOWLY UNTIL REBAR CONTACTS BOTTOM OF HOLE, DO NOT DISTURB DURING CURE TIME.
- REFER TO MANUFACTURERS SPECIFICATIONS FOR ADDITIONAL INFORMATION.

MASONRY UNITS SHALL MEET ASTM C-90 FOR HOLLOW LOAD BEARING TYPE MASONRY WITH UNIT STRENGTH OF 1900 PSI ON THE NEAT AREA (F'M=1500 PSI). COURSING SHALL BE RUNNING BOND, UNO MORTAR SHALL BE TYPE "M" OR "S" AND MEET ASTM C-270 WITH MINIMUM COMPRESSION STRENGTH OF THE 1800 PSI FOR TYPE "S" OR 2500 PSI FOR TYPE "M". GROUT SHALL BE 2500 PSI MINIMUM COMPRESSIVE STRENGTH AND MEET ASTM C-1019. LAP SHALL BE 48 BAR DIAMETERS U.N.O.

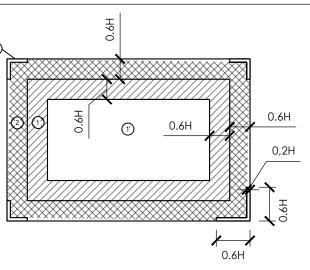
- PERFORM WORK IN ACCORDANCE WITH THE FOLLOWING AGENCIES: LUMBER GRADING AGENCY
- (CERTIFIED BY ALSC) AND PLYWOOD GRADING AGENCY (CERTIFIED BY APA). ALL LUMBER SHALL BE SOUND, SEASONED, AND FREE FROM WARP.
- WOOD FRAMING STRUCTURAL MEMBERS TO BE #2 SOUTHERN YELLOW PINE (UNLESS NOTED
- OTHERWISE ON THESE DOCUMENTS). (DOES NOT INCLUDED NON BEARING INTERIOR STUD WALLS). ALL WOOD EXPOSED TO WEATHER OR IN CONTACT WITH EARTH TO BE PRESSURE TREATED.
- 5. ALL WOOD IN CONTACT WITH CONCRETE, MASONRY, OR STEEL SHALL BE PRESSURE TREATED OR
- SEAT PLATE/BARRIER SHALL BE PROVIDED BETWEEN WOOD AND NOTED MATERIALS. 6. WALL SHEATHING TO BE 1/2" APA RATED EXPOSURE I CDX PLYWOOD U.O.N.
- 7. ROOF SHEATHING TO BE 5/8" CDX PLYWOOD (U.O.N.). VERIFY WITH ROOF COVERING MANUFACTURER.
- INSTALL WOOD BLOCKING AS REQUIRED AT PLYWOOD SHEATHING PANEL EDGES.
- 9. ALL CONNECTORS ARE SPECIFIED AS PER SIMPSON OR USP CATALOGS, LATEST EDITIONS. INSTALL AS PER MANUFACTURERS SPECIFICATIONS 10. ALL CONNECTION HARDWARE IS TO BE FULLY FASTENED PER MANUFACTURER'S REQUIREMENTS.
- 11. SEE PLAN FOR ALL REQUIRED CONNECTION DETAILS AT WALLS, CORNERS, INTERSECTIONS,
- OPENINGS, ETC. 12. ALL STRUCTURAL FRAMING JOISTS, STUDS, RAFTERS. ETC. TO BE SPACED AS NOTED ON PLANS.
- 13. ALL WOOD FRAMING MATERIAL SHALL BE SURFACE DRY AND USED AT 19% MAXIMUM MOISTURE
- CONTENT. ALL FRAMING LUMBER SHALL BE NO. 2 SYP OR BETTER.
- 14. ALL LOAD BEARING PARTITIONS SHALL RECEIVE A DOUBLE 2X TOP PLATE AND LAPPED AT CORNERS.
- 15. ALL PARTITIONS SHALL BE BRACED ON THE TOP AT INTERVALS NOT EXCEEDING 6 FEET ON CENTER 16. ALL MULTIPLE GIRDERS, BEAMS AND JOISTS SHALL BE GANG NAILED
- 17. ALL FRAMING EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED. 18. PREFABRICATED METAL JOIST HANGERS, HURRICANE CLIPS, HOLD-DOWN ANCHORS, AND OTHER
- ACCESSORIES SHALL BE MANUFACTURED BY "SIMPSON STRONG TIE" OR APPROVED EQUAL. 19. PREFABRICATED LVL'S, GLULAMS, AND PSL HEADERS AND BEAMS SHALL BE MANUFACTURED BY "TRUS JOIST MacMILLAN CORP." OR APPROVED EQUAL. MINIMUM BENDING STRESSES SHALL BE AS FOLLOWS:
- 19.0.1. LVL'S = 2,600 PSI
- 19.0.2. PSL'S = 2,900 PSI 19.0.3. GLULAMS = 2,400 PSI
- 20. THE CONTRACTOR SHALL INSURE THAT ALL LOADS AND REACTIONS FROM BEAMS, BEARINGS
- WALLS, COLUMNS, ETC. ARE CONTINUOUSLY SUPPORTED TO THE FOUNDATION. 21. TAPERED END CUTS SHALL MEET MANUFACTURERS REQUIREMENTS.

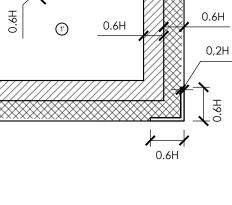
ABREVIATIONS

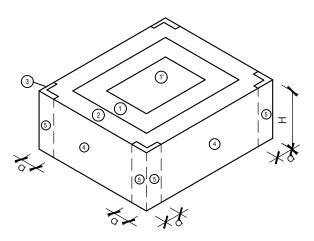
V.I.G.

UNLESS NOTED OTHERWISE VERIFY IN FIELD

WIND PRESSURE CHART







a = LESSER OF 10% OF LEAST HORIZONTAL DIM. OR .4h BUT NOT < EITHER 4% OF LEAST HORIZONTAL DIMEN. OR 3FT. h = MEAN ROOF HEIGHT (FT), EXCEPT THAT THE EAVE HEIGHT SHALL BE USED FOR ROOF ANGLES < 10 DEGREES.

DESIGN CRITERIA: THIS PLAN HAS BEEN DESIGNED TO COMPLY WITH ALL PROVISIONS OF THE FLORIDA BUILDING CODE

2020, 7TH ED. INCLUSIVE OF ASCE7-16 WIND PROVISIONS FOR AN ULTIMATE DESIGN 3 SECOND GUST OF 170 MPH (132 MPH, NOMINAL WIND DESIGN). AS DEFINED IN SECTION 1609.2, DEFINITION (2), THIS STRUCTURE MEETS THE REQUIREMENTS OF AN ENCLOSED BUILDING AND HAS BEEN DESIGNED WITH AN INTERNAL PRESSURE COEFFICIENT OF +.18 AND -.18. COMPLIES WITH WIND SPEED MAPS AS ADOPTED BY COUNTY JURISDICTION.

RISK CATEGORY: C (FOR ALL DIRECTIONS) WIND EXPOSURE:

15 FT IMPACT RATING REQUIRED: YES

ROUND UP TO THE HIGHER PRESSURE PRESSURES ARE NET PRESSURES

ROOF UPLIFT SCHEDULE C&C						
TYPE	TRIBUTARY		ZO	NE		
ITPE	AREA	(+) 1', 1, 2 & 3	(-) 1'	(-) 1	(-) 2	(-) 3
PRESSURE IN PSF	10	+15.4	-34.6	-60.3	-70.5	-108.4
	20	+13.8	-34.6	-57.1	-74.7	-98.8
POSITIVE = DOWN-FORCE	50	+12.8	-34.6	-50.7	-66.7	-86.0
NEGATIVE = UPLIFT	100	+12.2	-34.6	-47.5	-63.5	-74.7

WIND PRESSURE SCHEDULE C&C						
TVDE	TRIBUTARY	Z	ONE			
TYPE	AREA	(+) 4 & 5	(-) 4	(-) 5		
	10	+37.8	-41.1	-50.7		
WINDOWS / DOORS	20	+36.2	-39.4	-47.5		
PRESSURES IN PSF	50	+33.0	-36.2	-42.7		
	100	+31.4	-34.6	-39.4		

CONTRACTORS

- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF EXISTING AND/OR ADJACENT STRUCTURES, STREETS, AND SIDEWALKS DURING CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD. SHOULD A DISCREPANCY BE FOUND STOP WORK IMMEDIATELY AND NOTIFY ENGINEER.
- CONTRACTOR SHALL WORK THE STRUCTURAL PLANS IN CONJUNCTION WITH THE
- ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS. EXISTING STRUCTURE: CONTRACTOR SHALL REVIEW THE ORIGINAL CONSTRUCTION DRAWINGS OF THE EXISTING BUILDING PRIOR TO BIDDING AND DURING CONSTRUCTION TO VERIFY THE
- EXISTING MEMBERS AFFECTED BY THE NEW CONSTRUCTION. THE USE OF SCALE TO OBTAIN DIMENSIONS NOT SHOWN ON THESE PLANS IS STRICTLY FORBIDDEN. THE ENGINEER WILL NO BE RESPONSIBLE FOR ERRORS RESULTING FROM SUCH
- IN CASE OF DISCREPANCIES BETWEEN THE ARCHITECTURAL AND STRUCTURAL PLANS, THE ARCHITECTURAL PLANS SHALL GOVERN UNLESS STRENGTH IS AFFECTED.
- ALL SPECIFIED MATERIALS AND CONNECTORS CAN BE SUBSTITUTED WITH EQUAL OR BETTER, WITH THE APPROVAL OF ENGINEER OF RECORD.
- CONTRACTOR SHALL BE THE ONLY PARTY RESPONSIBLE OF THE DESIGN, INSTALLATION AND DISMANTLING OF TEMPORARY SHORING.

TERMITE PROTECTION STATEMENT

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICEDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES" IN COMPLIANCE WITH FBC 2020 R318.

DRAWING INDEX

- S-0.0 NOTES AND LEGENDS
- S-1.0 FOUNDATION PLAN & ROOF FRAMING PLAN
- S-2.0 SECTIONS AND DETAILS

BLUE HORIZAN ENGINEERING 927 SW 21st Ct, Fort Lauderdale, FL 33315 P: 954-420-8225 E: projects@bluehorizonengineering.com

ENGINEER:

KYLE MAILLOUX, P.E. Licence Number: 87103 927 SW 21st Ct, Fort Lauderdale, FL 33315 E: Kyle@bluehorizonengineering.com

 \triangleleft

AWTHORN

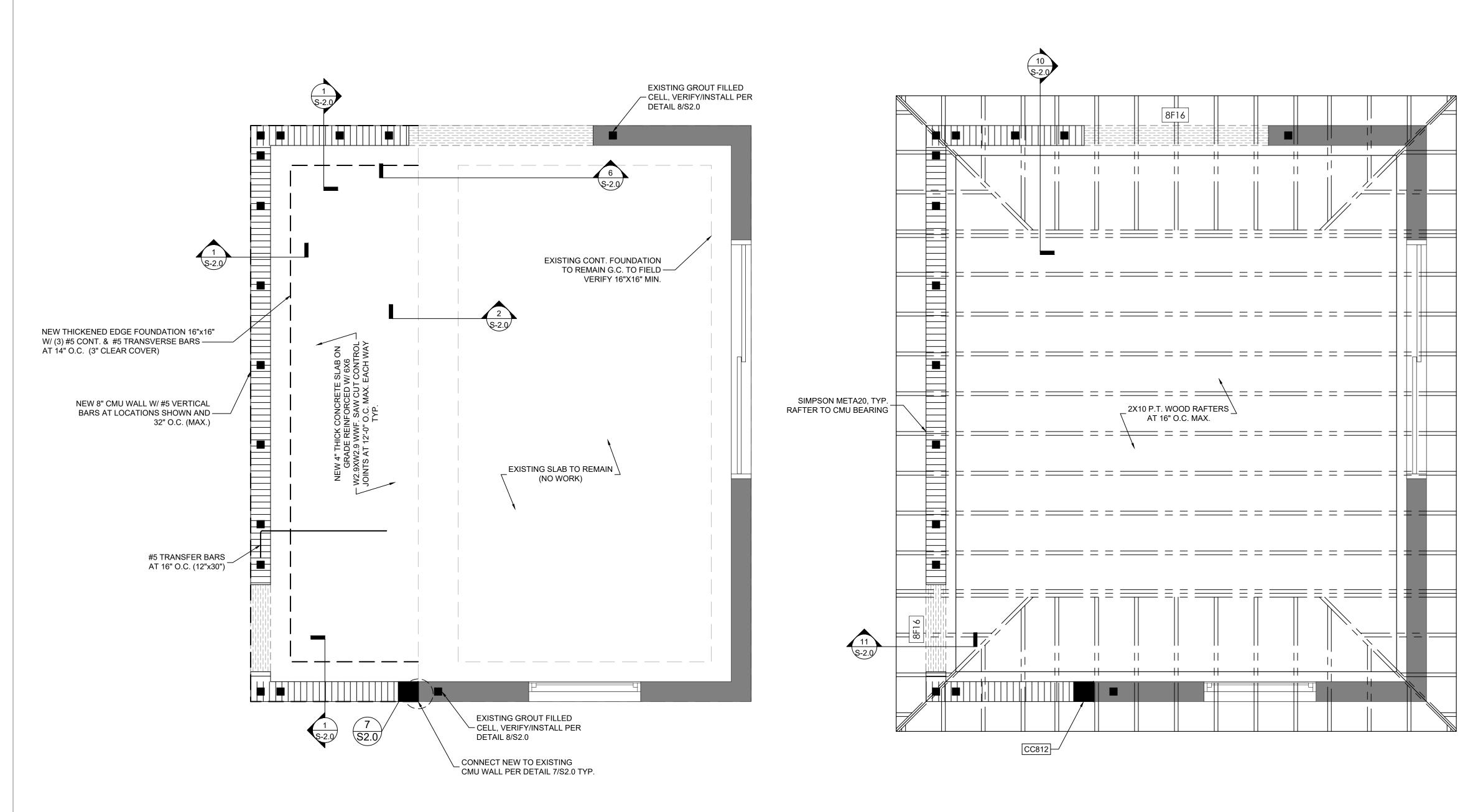
8850

REV DESCRIPTION PAUL CARVAJAL

Description

Drawn by: AG Designed by: KM Checked by: KM Project Number:

230513



FOUNDATION PLAN

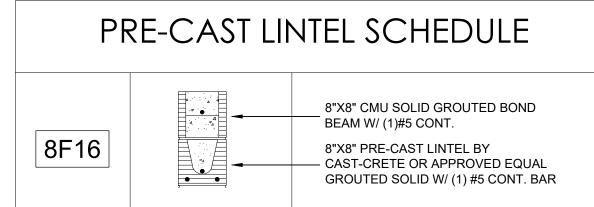
SCALE: 1/2" = 1'-0"

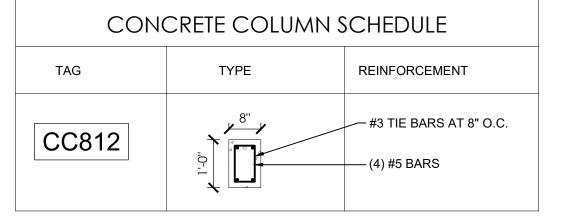
ALL EXISTING FRAMING CONDITIONS ARE ASSUMED. CONTRACTOR TO VERIFY ALL EXISTING STRUCTURAL CONDITIONS AND REPORT FINDINGS TO ENGINEER. ENGINEER TO REVIEW

AND PROVIDE FURTHER INSTRUCTION PRIOR TO PROCEEDING WITH ADDITIONAL WORK. CONTRACTOR TO CONTACT ENGINEER OF ANY DISCREPANCIES ON PLANS AND WAIT FOR FURTHER INSTRUCTIONS BEFORE PROCEEDING WITH ANY WORK.

CONTRACTOR TO REMOVE ALL FINISHES TO EXPOSE FRAMING. CONTACT ENGINEER OF RECORD PRIOR TO DEMO OF ANY STRUCTURAL COMPONENTS AND WAIT FOR REVIEW/APPROVAL PRIOR TO DEMO START. NOTE THAT STRUCTURAL SPECIFICATIONS MAY CHANGE OR ADDITIONAL WORK MAY BE REQUIRED THAT WOULD RESULT IN CHANGE ORDER AND/OR ADDITIONAL FEES.

4. CONTRACTOR TO PROVIDE ALL TEMPORARY SHORING (ENGINEERED BY OTHERS).





WALL LEGEND

APPROVED EQUAL NEW NON-LOAD BEARING PARTITION WALL

EXISTING NON-LOAD BEARING PARTITION WALL TO REMAIN (FIELD VERIFY)

TO REMAIN

NEW 8" CMU WALL W/ (1) #5 VERTICAL BAR IN GROUT FILLED CELL AT LOCATION SHOWN AND 32" O.C. MAX.

NEW PRE-CAST LINTEL BY CAST-CRETE OR

EXISTING 8" CMU WALL TO REMAIN

S-1.0

230513

PAUL CARVAJAL

Description

REV DESCRIPTION

Drawn by: AG

Designed by: KM

Checked by: KM

Project Number:

BLUE HORIZ#N ENGINEERING

927 SW 21st Ct, Fort Lauderdale, FL 33315

P: 954-420-8225 E: projects@bluehorizonengineering.com

927 SW 21st Ct, Fort Lauderdale, FL 33315

E: Kyle@bluehorizonengineering.com

ENGINEER:

P: 954-420-8209

KYLE MAILLOUX, P.E. Licence Number: 87103

ROOM

SURFSIDE

HAWTHORNE

8850

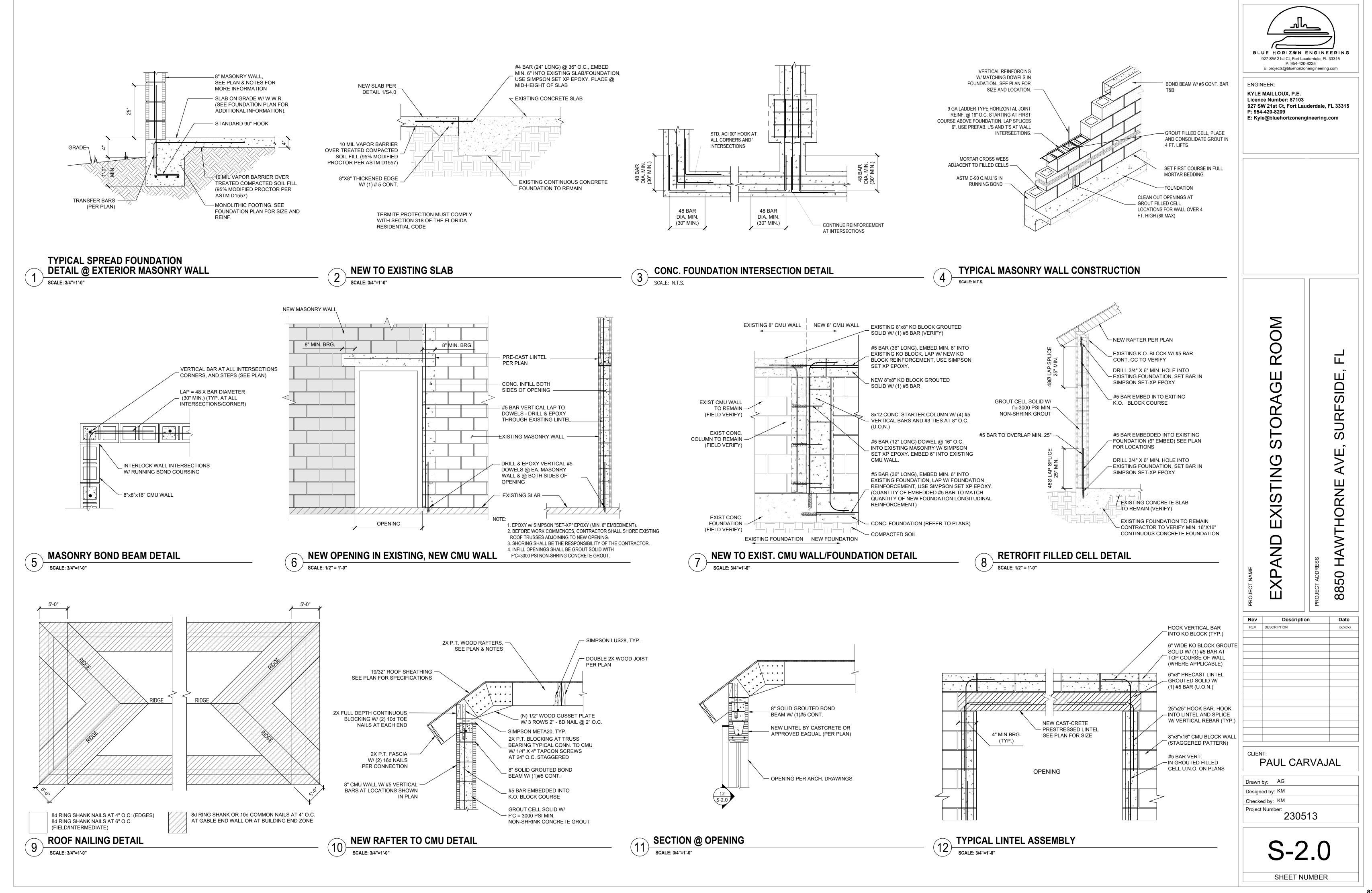
Date

xx/xx/xx

SHEET NUMBER

ROOF FRAMING PLAN

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





MEMORANDUM

ITEM NO. 5.C

To: Planning & Zoning Board

From: Judith Frankel AICP, Town Planner

Date: September 28, 2023

Subject: 9425 Harding Avenue - New Wall Sign

Recommendation: Town Administration finds the proposed sign design meets the Zoning Code requirements and recommends approval.

Background: This application is a request to place a Wall Sign above the entrance to a new business at 9425 Harding Avenue on the façade wall. The parcel is located in the SD-B40 Zoning District on Harding Avenue. The façade is 13 feet in width, which allows for a maximum sign size of 25 square feet. 17.13 square feet is proposed. The applicant is proposing front and back lit LED illumination with reverse channel letters, which is permitted according to code section 90-73(a)(3)b. The sign is off-set 1" to allow rainwater to flow down the wall face.

Per zoning code section 90-71, signs are required to be professional in appearance and designed to complement the building façade. The proposed sign is black which contrasts against the white façade wall. In addition to this Memorandum, an application and plan sheet was by the Applicant.

9425 Collins Avenue Agenda Packet.pdf

P23-4518

SEP 1 5 2023



DRB Meeting	 / 20
Application / Plans Due	 / 20

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

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

DDO IECT INCODMATIO	
PROJECT INFORMATION	9425-27 Harding Ave Inc.
OWNER'S NAME	1
PHONE / FAX / EMAIL	305-643-8020/Info@adwavegraphics.c
AGENT'S NAME	Adware Graphics
ADDRESS PHONE /	35 NW 27 +h Avenue 305.643.8020
FAX	305-456.8324
PROPERTY ADDRESS	9425 Hardina Avenue
ZONING CATEGORY	
DESCRIPTION OF PROPOSED WORK	Front / back lit channel letters
	· · · · · · · · · · · · · · · · · · ·
	*
INTERNAL USE ONLY	Drainat Number
Date Submitted	Project Number
Report Completed	Date
Fee Paid	\$
ZONING STANDARDS	Required Provided
Plot Size	
Setbacks (F/R/S)	
Lot Coverage	
Height	
Pervious Area	
Reni	Aver. 9/13/23 9/15/23
SIGNATURE OF OWNER	DATE SIGNATURE OF AGENT DATE

Town of Surfside - Multi-Family and Non-Residential Site Plan Application





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

The Planning and Zoning shall generally meet the last Thursday of each month at 6:00 p.m. at Town Hall in the Commission Chambers.

Plans and completed applications (including all supporting documentation) must be submitted to the Building Department at least 30 days prior to the Planning and Zoning Meeting with the 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.

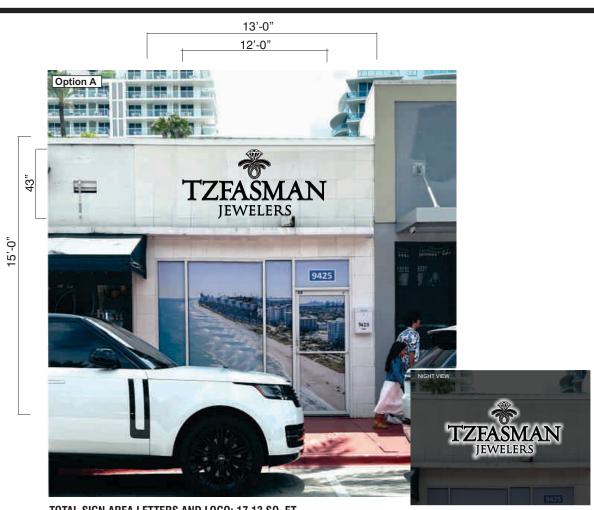
The applicant or duly authorized agent (per ownership affidavit) must be present at the meeting. If there are no applications for consideration by the Planning and Zoning Board, the monthly meeting may be cancelled at the discretion of the Chair of the Board.

The following is required with each application:

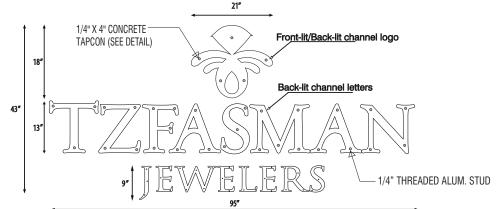
- 1. An email address for contacting the owner and/or agent.
- 2. New construction for Single-Family and Two-Family homes should include addressing the landscape requirements noted in Section 90-61(1), (2) and (5) and Section 90-95 of the Town's Zoning Code.
- 3. Both 11 x 17 sets as well as the electronic version must be signed and sealed digitally. The electronic set must have as its first page(s) the completed application and then the plans follow.
- 4. All Single-Family and Two-Family Site Plan applications include the Public Notice requirements for sign posting on the property (10 days prior to the meeting date) and certified mail noticing per Section 90-19.6 of the Town's Zoning Code. Both proof of notice requirements include a picture of the posting on the property and copies of the proof of certified mail notices to be emailed to the Town Clerk's Office 10 days prior to the meeting date.
- 5. The applications that fall under the notice requirements are the following.
 - a. Construction of new single-family homes.
 - b. Partial demolition and rebuilding of at least 50 percent of the square footage of a single-family home where the exterior facade of the structure is affected.
 - c. An addition of at least 50 percent of the square footage of the existing single-family home.

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

NAME OF REPRESENTATIVE



TOTAL SIGN AREA LETTERS AND LOGO: 17.13 SQ. FT.



COLOR INFORMATION LOGO

- FACES: WHITE ACRYLIC
- RETURNS: BLACK
- TRIM CAP: BLACK
- LED: WHITE 7000K DAYLIGHT

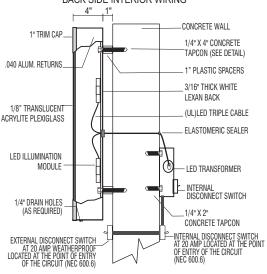
REVERSE CHANNEL

- FACES & RETURNS: BLACK
- LED: WHITE 7000K DAYLIGHT

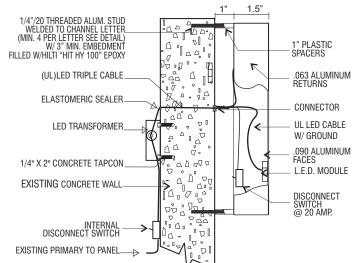
ELECTRICAL INFORMATION

- a) (3) U.L. LED TRANSFORMER, 1.5 AMP. TOTAL LOAD 4.5 AMP.
- b) ALL ELECTRIC COMPONENTS ARE U/L LISTED
- c) 120 VOLTS 1/2" #12 Thwn rig wire
- d) ALL BALLAST INDIVIDUAL FUSED
- e) EXTERNAL AND INTERNAL DISCONNECT SWITCH
- f) CODES IN EFFECT ARE NEC-2017 & FBC 2020
- g) DEDICATED 20 AMPS CIRCUIT # BREAKER FROM ELECTRICAL PANEL
- h) ONE TIME CLOCK 20 AMPS FROM ELECTRICAL PANEL OR PHOTOCELL (AS PER NEC 600)
- i) ALL COMPONENTS PAINTED AS PER CODE
- j) ALL MATERIALS & FASTENERS MEET 3004.4
- k) ALL COMPONENTS ARE UL LABELED
- I) THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A)(1) OF THE NATIONAL ELECTRICAL CODE (NEC)

FRONT LIT / BACK LIT CHANNELLOGO BACK SIDE INTERIOR WIRING



BACK LIT CHANNEL LETTERS INSTALLED ON CONCRETE WALL



PRIMARY ELECTRICAL POWER TO SIGN TO BE BY OTHERS. ALL POWER TO BE 120 VOLT UNLESS OTHERWISE STATED.

ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRIC CODE

2020 FLORIDA BUILDING CODE: H105.3 WIND LOAD DESIGNED AND CONSTRUCTED TO WITHSTAND WIND PRESSURE AS PROVIDED FOR IN CHAPTER 16 ASCE 7-16, 175 MPH WINDS, EXPOSURE "C"



JOB NAME: TZFASMAN JEWELERS

SCALE: 3/8" = 1

ADDRESS: 9425 Harding Ave Surfside, FL 33154

CITY: City of Surfside

DESCRIPTION: SIGNAGE: FRONT-LIT/BACK-LIT CHANNEL LETTERS AN 86 REVERSE LIT INSTALLED ON CONCRETE WALL



MEMORANDUM

ITEM NO. 5.D

To: Planning & Zoning Board

From: Judith Frankel AICP, Town Planner

Date: September 28, 2023

Subject: 9501 Harding Avenue - New Wall Sign

Town Administration finds that the application generally meets the Zoning Code requirements for wall signs and recommends approval with the condition that:

• The sign be off-set from the wall a minimum of one quarter inch to a maximum of two inches to permit rainwater to flow down the face of the wall.

Planning and Zoning Board may request that the sign be centered above the entrance to the store or centered to the width of the façade.

This application is a request to place one wall sign above the entrance to Jeweler's Choice store fronting 95th Street. The parcel is located in the SD-B40 Zoning District on Harding Avenue. The front façade is approximately 50 feet in width, which allows for a maximum sign size of 50 square feet. 24.9 square feet is proposed for the 95th Street façade. Front lit channel letters constructed of aluminum and covered by white acrylic faces is proposed. Lighting is internal with white LED modules. the sign depicts the name of the business in black and white. It will be mounted on a cream/beige painted stucco façade. Per zoning code section 90-71, the proposed sign design is professional in appearance.

The first plan sheet depicts an appropriate gap between the wall face and the sign, but the second sheet diagram has the sign mounted directly on the wall. Signs must be off-set from the wall a minimum of one quarter inch to a maximum of two inches to permit rainwater to flow down the face of the wall.

9501 Harding Avenue Agenda Packet.pdf



DRB Meeting	/ 20
Application / Plans Due	/ 20

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

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

PROJECT INFORMATIO	N .
OWNER'S NAME	Shown Grenald
PHONE / FAX / EMAIL	305-331-8807
AGENT'S NAME	Joe Myers (Capital Signs)
ADDRESS PHONE /	UDI NW 93 rd AV
FAX	the beautiful and the second to the second t
PROPERTY ADDRESS	9501 Harding Ave Surfside FL 33154
ZONING CATEGORY	9301 Horaina 1910, state 12 33159
DESCRIPTION OF	150 (1 11046 11146 (11111
PROPOSED WORK	LED Channel letters mounted to the fascia of building
51 P g	
INTERNAL USE ONLY	
Date Submitted	Project Number
Report Completed	Date
Fee Paid	\$
ZONING STANDARDS	Required Provided
Plot Size	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Setbacks (F/R/S)	p - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -
Lot Coverage	
Height	and providence of the control of the
Pervious Area	
	(hu 1 B alsolas
SIGNATURE OF OWNER	DATE SIGNATURE OF AGENT DATE

Town of Surfside - Multi-Family and Non-Residential Site Plan Application



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

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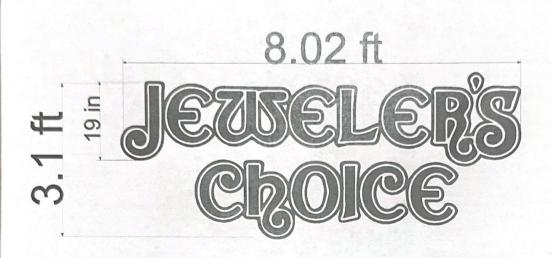
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 - c. An addition of at least 50 percent of the square footage of the existing single-family home.

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

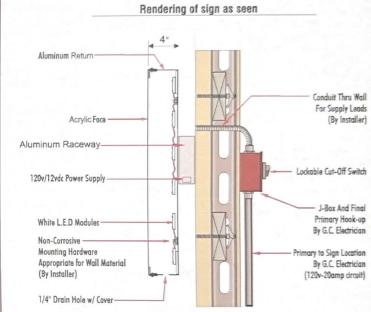
NAME OF REPRESENTATIVE DATE





GENERAL SIGN INFO

Front Lit Channel letters. That will be made using Aluminum, covered by white acrylic faces Lighted by LED



Section Detail | Front lit Channel Letters

Low Voltage L.E.D. Lighting System | U.L. Listed Class 2 - Conforms To U.L. 48 & NEC 600 Code

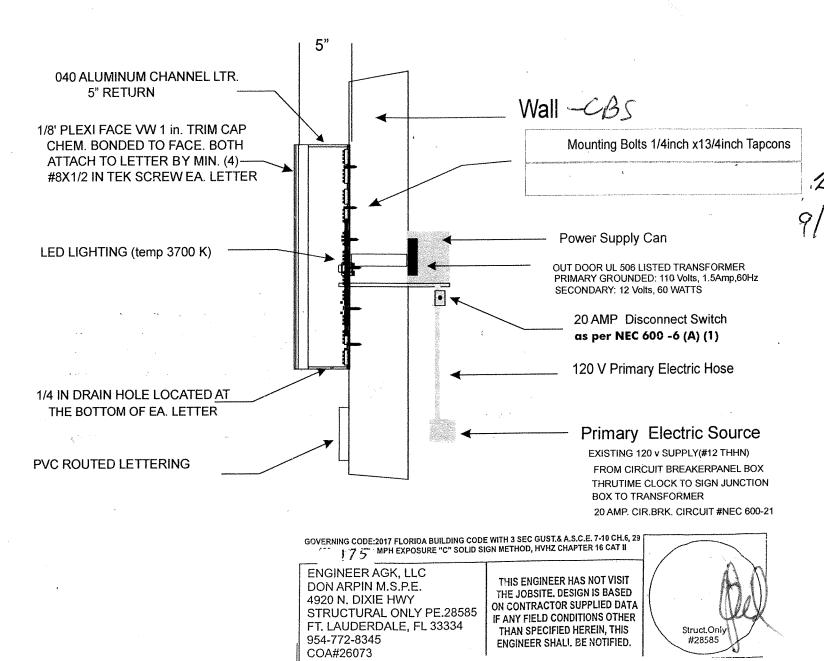
This original drawing is provided as part of a planned project and is not to be exhibited,

copied or reproduced without the written

permission

Revisions:	Account Rep:	Project / Location:	1
	Project Manager: Ernest Francis		Job Number:
Landford Approval/Date:	Drawn By: Jason James	JEWELERS	Date: January 17th 20
Colors Depicted in This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.	Underwriters Laboratories Inc. Laboratories Inc.		
Client Approval/Date:	ALL SLECTRICAL SIGNS ARE TO COMPLY WITH U. L. 48 AND ARTICLE 400 OP THE N. B.C. STANDAROS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.		

LED Illuminated Channel Letters/PVC Letters



ADDITIONAL NOTES

Eléctrical

The sign is intended to be installed in accordance with the requirements of Article 600 of NEC and or applicable code. Including proper grounding and bonding of the sign #12 min THWN,AWG copper wire as required Weather proof20 Amp electrical service disconnected switch as per NEC 600 -6 (A) (1)

#12 Primary electrical hook up to electrical supply as per NEC 600 -2 inside 1/2min. Type RW flexible conduit or approved equal

ELECTRICAL NOTES

Sign Company DOEST NOT provide primary electrical to sign Power to the Sign must to be be done by a licensed electrical Contractoror licensed electrician **EACH SIGN MUST TO HAVE:**

1.- A minimum of one dedecated 120V 20 A Circuit

2.- Three wires: Line, Ground, Neutral

PERMIT: 9501 HARDING AVE CAPITME 305-333-5656 APR 1

APR 1 0 2023



MEMORANDUM

ITEM NO. 5.E

To: Planning & Zoning Board

From: Walter Keller AICP, Consulting Town Planner and Judith Frankel AICP, Town

Planner

Date: September 28, 2023

Subject: 8851 and 8873 Harding Avenue - New Multi-Family 8 Townhomes

Staff Recommendation: Development review requirements for this type of project follow *Sec* 90-20(2)(a) of the Zoning Code which requires:

- The development, as proposed, conforms to the Comprehensive Plan and the Zoning Code
- The development, as proposed, will have a favorable or unfavorable impact on the environment and natural resources, including a consideration of the means and estimated cost necessary to minimize the adverse impacts, if any
- The development, as proposed, will have a favorable or unfavorable impact on the economy of the Town of Surfside
- The development, as proposed, will efficiently use or unduly burden water, sewer, solid waste disposal, education, recreation or other necessary public facilities which have been constructed or planned and budgeted for construction in the area
- The development, as proposed, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, public streets, and roads, which have been planned and budgeted for construction in the area, and if the development is or will be accessible by private or public roads or streets
- The development, as proposed, is consistent with the community character of the immediate neighborhood. In addition to consistency there must be congruity between the subject development and neighboring improvements and surroundings including but not limited to form, spacing, heights, setbacks, materials, color, rhythm and pattern of architectural or aesthetic interest or value as well as with any overlays and other development schemes or legislation; and
- In the event of redevelopment, the Applicant shall also submit a detailed plan for demolition.

Staff finds the proposal complies with the Town's Comprehensive Plan in that the development of 8 townhouse dwelling units is less than the allowable density provided in the Comprehensive Plan. Staff also finds the proposal generally complies with the Zoning Code since the building will be consistent with the Town's height requirements, complies with setback requirements and complies with the pervious area requirements.

The project has minimal impacts on the environment and natural resources. The significant reduction in dwelling units from the previously approved development (18 apartments to 8 townhouse units) will lessen the water, sewer, solid waste and public education impacts. The proposal is also only slightly more intense than the existing land uses (1 single family residence and 6 apartment units).

The proposal will have a positive impact on the local economy by increasing the tax base with 8 new townhouses averaging approximately 2,400 SF of area. The redevelopment may also support other redevelopment in the area.

Impacts to public roadway facilities and transportation impacts are also an improvement over the existing condition where the single-family residence has a circular driveway and the 6-unit apartment building has 6 backout parking spaces on Harding Avenue. The proposed development will have one driveway connection to Harding Avenue.

The 2 story townhouse buildings with understory are compatible with the community character of the east side of Harding Avenue in this area where the majority of the existing uses are 2 story apartments. The developments to the east are at higher densities and generally 4 story buildings.

The Applicant will comply with all applicable requirements of Ordinance No. 2022-1720, adopted March 8, 2022 (codified in Section 14-104 of the Town Code), regarding construction sites.

The Development Review Group (DRG) reviewed the Site Plan Application on September 15, 2023. The meeting was held via Zoom at 1:30 PM. After discussion, Town staff were in agreement that the Plan's impacts were considered, and the project should proceed to the Planning and Zoning Board for review.

It is recommended the Planning and Zoning Board approve forwarding the Applicant's Site Plan package to the Town Commission subject to the resolution of the following comments:

- Modify the building plans to reduce the roof top height to be no higher than 30 feet above the average crown of the road (5.67 NGVD) for Harding Avenue.
- Provide flood vents for the enclosed rooms of the understory per the Florida Building Code including the garage, lobby and foyer, storage room.
- Submit information and sketches to verify the pervious area of the project. The elevated landscape planters on the first level and second level may not be included in landscaping calculations.
- Add a table (or modify a table) in the landscape plan identifying the "Florida Friendly" species proposed and verify that 40% of the trees and shrubs by quantities.
- Applicant must obtain unity of title for the two parcels.
- Secure tree permits for all trees removed or relocated.
- Coordinate with the Town's Public Works Department on water, sewer and solid waste facilities.
- Coordinate with the Town's Public Works Department on on-site drainage.
- Coordinate with the Town's Public Works Department on utility access.
- Secure FDOT approval for the curb cut on Harding Avenue.

Background: This application is a request to approve a site plan at 8851-8873 Harding Avenue. The Applicant, Pampa Sunbelt 19, LLC, is proposing 8 two-story townhouses with understory. The site was previously approved on May 26, 2021 for a 18 unit 2 story apartment building with underground parking. The project site is two parcels located in the H30C Zoning District. The south parcel is 100 feet by 115 feet totaling 11,500 square feet (SF) with six apartment units. The north parcel is 55 feet by 115 feet totaling 6,325 SF with a single-family residence. The aggregation of the two parcels totals 17,825 SF which is 0.409 acres. The two lots are in the Moderate High Density Residential Land Use with a maximum density of 79 dwelling units per acre. The parcel size and density provide for 32 dwelling units which are reduced by 15% due to the aggregation of the two lots. The 15% reduction results in 27 potential dwelling units. The proposed townhouse use will significantly reduce the density of the project from that allowed or previously approved. Figure 1 provides an aerial photo of the site location. Site and Zoning Characteristics are provided in Attachment A.

The site plan for this application envisions a single Harding Avenue driveway connection 22 feet wide in the center of the project serving 4 townhouse garages on each side of the access driveway. The outside edge of the garage is also setback 6 feet on each side such that it is 34 feet between the townhouses along the access driveway. The townhouses are developed with an understory providing a garage with 2 parking spaces and an entry enclosure with access to an elevator and stairs. On-site pedestrian sidewalks connect to each townhouse parallel to the north and south property lines with the sidewalk along Harding Avenue. The preliminary plan also included a bathroom and study in the understory. The Applicant was advised the bathroom and study were not allowed uses in the Understory Ordinance although a storage area is allowed. These uses have been removed from the plans set provided for review by the Planning and Zoning Board. Note, the finished floor elevation (FFE) of the garage is 5.72 NGVD and the FFE of the understory enclosure is 7.08 NGVD. Both of the FFEs are below the base flood elevation of 10.0 NGVD and will require flood venting additions consistent with the Florida Building Code.

The first floor of the townhouse is at elevation 9.0 (16.08 NGVD). This level is accessed from either the elevator or internal stairs in the enclosed area of the understory. There are 3 bedrooms, 2 baths and a laundry room. An outside balcony can be access via the master bedroom. The outside units (#1, #4, #5 and #8) have 899 SF and the internal units (#2, #3, #6 and #7) have 914 SF.

The second floor of the townhouse is at elevation 19.5 (26.08 NGVD). This level includes the kitchen, dining room, family room, living room and a $\frac{1}{2}$ bath. An outside deck is accessed from the living room. A landscape planter surrounds the outside deck varying from 3.67 feet to 4.25 feet in width. The outside deck is at elevation 23.33 (29.91 NGVD) to allow for a small plunge pool on each deck. The second-floor units extend over the access drive below although cutouts of the building at the outside edges and in the center provide openings for air and light. The outside units have 723 SF and the internal units have 733 SF.

The project has a flat roof with a top of roof elevation of 36.08 NGVD which is 31.13 feet above the crown of the road which is an average elevation per the submitted survey of 5.67 NGVD. The project height is measured from the crown of the road not the FFE of the understory. The building height needs to be reduced to 30 feet. The parapet wall is 0.66 feet high and an architectural feature is another 0.92 feet higher. Roof features can add another 3 feet but the roof still needs to be no higher than 30 feet from the crown of the road. The Applicant has indicated a roof top deck is not proposed.

Several architectural and material features have been added to the building. The understory level is white stucco with scoring every 4 inches. The access driveway into the structure is bordered with a Coral stone coursed pattern. The first floor has extensive clear glass store front window system with aluminum frames in dark grey color. Balconies ae beige textured stucco finished paint with wood slats deck around the plunge pool and on the sides of the pedestrian entry features off the internal walkways. The driveway will be pavers with dark grey painted aluminum overhead rolling garage doors on each townhouse.

The landscape plan proposes 18 trees and 25 palm trees for this site. All of the trees are Florida Friendly and 3 of the Thatch Palms are Florida Friendly. Per the Town Code, 3 Palm trees count for 1 required tree. The Town Code requires 1 tree and 10 shrubs if the pervious area is less than 30% and one street tree for each 20 lineal feet of lot frontage. Total trees required are 26 which is consistent with the landscape plan. The trees and palms are 73% Florida Friendly. The shrubs are 19.6% Florida Friendly. There are some inconsistencies with the plans package and the pervious area portions between the architectural, landscape and civil engineering drawings. Additional information is needed to verify pervious area percentage and consistency with the Town's 40% Florida Friendly requirements.

The Development Review Group (DRG) reviewed the Site Plan Application on September 15, 2023. The meeting took place at the Town and via Zoom at 1:30 PM. After discussion, Town staff were in agreement that the Plan's impacts were considered, and the project should proceed to the Planning and Zoning Board for review. See **Attachment B** for the DRG meeting notes. Following the DRG comments were provided to the applicant. The Applicant has provided a letter addressing those comments which can be found on pages 12 through 14 in the agenda packet. The applicant also submitted revised site plan sheets to address those comments on September 20th, 2023.

Applicant Submitted Package: The Applicant submitted the following items relative to the Site Plan Application on 8/21/2023: Letter of intent, Site Plan Application, Architectural Plan Set, Landscape Plans, Civil Engineering Plans, Photometric Lighting Plan and survey. A comment response letter and a revised Architectural Plan Set and Landscape Plans Set was submitted on 9/20/2023.

Attachment A: Location and Zoning Table

Attachment B: DRG meeting notes

8851 and 8873 Harding Avenue Agenda Packet



Figure 1-8851-8873 Harding Avenue – Site Location from MDC Property Appraiser

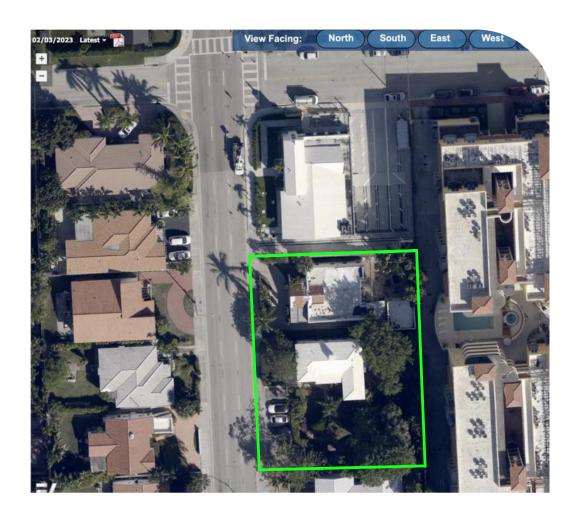




Table 1 –Site Characteristics and Zoning Requirements

Address 8851 Harding Avenue

General Location East side of Harding Avenue, North of 88th Street

Property Size 17,825 SF or 0.409 Acres

Zoning District H30C

Adjacent Zoning Districts H30C to the north; H40 to the east

H30C to the south; H30B to the West

Future Land Use Moderate High Density Residential

Units Permitted 79 Dwelling Units (DUs) per Acre x 0.409 acres = 32 DUs

32 DUs x 0.85 = 27 DUs Allowed (Maximum)

Units Proposed 8 DUs

Unit Type 8 – 3 Bedroom, 3 Bath 2 Story Townhouses with Understory

Required Parking Spaces 8 x 2 Pkg Spaces per 3 Bedroom DU = 16 Pkg Spaces Required

Parking Spaces Provided 2 Pkg Spaces Provided in 8 Garages with 1 outside ADA space

Unit Sizes Minimum Required Proposed
Units #1, #4, #5 & #8 1,150 SF 2,414 SF (to be verified)

Units #2, #3, #6 & #7 1,150 SF 2,448 SF (to be verified)

Pervious Area 20% 30.1% (to be verified)

Building Roof Height 30 Feet (Max Flat Roof Height) 31.41 Feet

Parapet Height 3 Foot Max 1.58 Feet

Setbacks

Front 20 Feet 20 Feet

Side 15 Feet 15 Feet 6 Inches

Rear 10 Feet 10 Feet

Projections Maximum Proposed

Ordinary Projections 24 Inches None Proposed

Unenclosed Balconies-Front 5 Feet 3 Feet

Unenclosed Balconies-Side/Rear 0 Fees Side/2.5 Feet Rear 20 Foot Side/ 3 Foot Rear

Unenclosed Terraces 6 Feet w/> 24 inch Setback N/A

Architecture Minimum Required Proposed

Greater than 15 Ft in Height 10% Wall Openings Greater than 10%

Roof Material Varies Flat Roof

Max Bldg. Frontage Each 50 Ft, 3 FT Wall Change Complies, multiple articulations



Town of Surfside Development Review Group (DRG) Meeting Minutes

September 15, 2023 – 1:30pm via Zoom

The Development Review Group (DRG) conducted a meeting on Friday September 15, 2023 at 1:30pm. The purpose of the meeting was to review the site plan application by Pampa Sunbelt 19, LLC located at 8851 and 8873 Harding Avenue. The project includes the demolition of one single family house at 8873 Harding and a 6-unity multi-family building at 8851 Harding Avenue.

The DRG meeting was attended by the following:

Zoom Attendees:

Town Staff Participants

- Tony Recio, Town Attorney
- Judith Frankel, Town Planner
- Walter Keller, Consulting Town Planner
- Hector Gomez, Town Manager
- Police Chief John Healy
- Randy Stokes, Public Works Director
- Tim Milian, Parks and Recreation Director
- Marisol Vargas, Building Dept. Supervisor sitting in for: James McGuiness, Town Building Official and Floodplain Manager

Applicant Participants

- Vanessa Madrid, Attorney with Holland & Knight LLP
- Mercy Arce, Land Use Planner with Holland & Knight LLP
- Jose Gaviria, Architect
- Ignacio Perez, Owner

Judith Frankel, Town Planner, opened the meeting and explained that the purpose was to identify any potential development concerns the could impact the site or the Town.

Vanessa Madrid gave a brief overview of the project.

- The site is comprised of two folios with 7 existing units (1 single family home and one 6-unit multi-family building). Ownership is currently pursuing a unity of title for the properties.
- The proposed development is a transition between the single-family neighborhood and multifamily properties on Collins Avenue
- The proposed project aims to continue the sense of community and neighborhood feel of Surfside.
- The design features soft neutral tones. The building is not intended to be ultra-modern, but instead have a timeless look.

- The design makes use of the understory allowance similar to the approved site plan for 8800 Collins- in order to maximize the space and provide efficiency to the use of the site.
- All traffic flow is internal with one driveway curb cut to replace a circular driveway for the existing house and several back-out parking spots for the multi-family building.

Jose Gaviria, architect, reviewed the design elements of the proposed building.

- The project contains 8 townhouse units with a central driveway that provides access to all 8 units.
- Pedestrian access to each unit is provided for 4 units on the north side and 4 units on the south side from ground level to Harding Avenue.
- The maximum height of the building is 33 feet for the center rectangular archway. This is an architectural feature that ties together the two sides of the building. The roof height is 30-feet.
- The design is symmetrical throughout with the same design features on both the north and south sides. Each pedestrian access point is two units with wood slat features at the entry points. Exterior materials include coral stone, scored stucco, and a lot of transparency on the two habitable levels above the understory.
- All required property setbacks have been met and considerable landscape is proposed throughout the site for privacy and beautification.

Following the applicant presentation several members of Town staff provided feedback and requested further information.

Town of Surfside Police Chief John Healy noted that proper visual clearance should be considered for entering and exiting Harding Avenue. He advised that landscaping must be appropriate to allow for an unobstructed sight triangle. He also asked that pedestrian safety be considered for the Harding Avenue sidewalk. Mr. Gaviria responded that no gate is planned for the project so as not to delay site entry and to prevent cars from having to wait on Harding for a gate opening. There is no vehicular or pedestrian gate proposed for the site. This was satisfactory for Chief Healy.

Mr. Gaviria stated that the front of the site contained one accessible parking space and one loading zone in addition to the two parking spaces provided per unit in the understory space. Staff asked if the loading space was sufficient to allow a truck to turn around on site to avoid having to back onto Harding Avenue regularly. Town Attorney, Tony Recio, stated that Harding Avenue is a FDOT state road and that FDOT generally prefers not to have vehicles backing out onto Harding Avenue. The Chief concurred. Ms. Madrid said that truck maneuvering information can be provided.

Consultant Planner, Walter Keller, stated that the previous approved site plan that was never built for the site, had received FDOT approval.

Public Works Director, Randy Stokes went over a few topics that will require coordination with the Town during the building permit process.

- The proposed French drain could be an issue as is it unclear if the size proposed will be sufficient. The proposed type needs a full evaluation for correct width. It is typical to have flooding at this location during rain events.
- Tapping sleeve and valve for irrigation and domestic is required if reusing the existing sewer service lines. There are currently 2 existing and the site needs 3.

- The projects needs sub-metering system internally. The Town only provides one meter for the site.
- Solid waste and recycling container size must be provided and accounted for on building permit site plan.
- There are above ground utilities at rear of the site that the Town requires access to. We may create a formalized easement for access.
- At time of permitting a plan to address existing poles for utilities plan be provided and agreed upon
- Applicant was asked to coordinate landscape for sight triangle of Harding Avenue.
- Applicant was asked to provide contact information for the project's civil engineer to Public Works.

Consultant Planner, Walter Keller, also provided feedback to the applicant. The main area addressed was the understory space. The bathrooms and study room have to be removed from the understory space. The understory may only contain upper floor access and storage or garage space. It is a non-habitable area. Mr. Keller expressed concern regarding the appearance of the building as having a full 3-stories. The code requires that the understory be different in appearance than the two habitable floors. A difference in design is present. Mr. Gaviria explained the differences is deign for the level. However, the understory is 10 feet high and prominent in elevation view. The height of the understory could be reduced.

Mr. Keller also noted that the building could be no closer than 20 ft from the front property line. Mr. Gaviria stated that the building is in compliance. Zoning Code section 90-47.4 allows balconies to extend 5 ft into the setbacks. It was also noted that no roof deck is proposed.

Town Attorney, Tony Recio, noted several points for the applicant to consider.

- A new development order will be created for this application. The Town does not utilize Impact Fees, but mitigation of impacts is typically part of the development order process.
- The Unity of Title for the two properties must be completed before permitting. The applicant can then create a condominium association.
- The loading zone space will be good for daily access of delivery and ridesharing services, but information should be provided showing that these types of typical daily vehicles will not need to back out on to Harding Avenue (truck maneuvering analysis)
- It was advised that the applicant reach out to FPL to understand what may be required to service the units, specifically facilities that may encroach into the setback area. This is advised to avoid having to amend the site plan in the future.
- As no lighting plan was provided, it was advised that the applicant consider unobtrusive lighting for the driveway and any exterior areas.

James McGuiness, Building Official was not present at the meeting but reviewed the proposal and provided the following comments, which were read to the applicant:

- 1. Please amend the plans to include a declaratory statement of compliance to the 2020 Florida Building Code(s) 7th edition and the 2017 NEC.
- 2. Please be aware that as of January 1, 2024, the 2023 Florida Building Code(s), 8th edition and the 2020 NEC will go into effect. All building permit applications accepted as complete on or after this date will be governed by the new FBC. Per Chapter One of the FBC, the building permit application acceptance date determines the effective code version for the project.
- 3. The Ground Level Floor Plan for all eight units violate the Town of Surfside Understory Ordinance as well as FEMA rules as follows:
 - a. The Ground Level Plans show habitable areas such as a study and a full bathroom which are prohibited below Design Flood Elevation (Base Flood 8'0" + 2.0 ft.= DFE of 10'0" NGVD) in the AE Zone. Please amend the plans to eliminate these areas. Areas below DFE may only be used for storage, vehicular parking and building access.
 - b. All enclosed areas on the Ground Level Plans shall be hydrostatically vented at a rate of 1 square inch of net open area to 100 square feet of floor area vented.
 - c. These flood vents shall be within 12 inches of grade level with each enclosed area receiving at least two vents located on opposing walls.

The main identified concerns were (1) to avoid typical daily service vehicles from backing out on to Harding Avenue and (2) the design/appearance/uses of the understory. The applicant expressed their ability to address these concerns. The meeting participants did not raise any objection to the general proposal for development of the site at 8851 and 8873 Harding Avenue. The DRG members were in general consensus that the proposed impacts of the site plan amendments were considered, and the project should proceed to the Planning and Zoning Board for further review.

Judith Frankel, AICP
Town Planner



DRB Meeting	// 20
Application / Plans Due	// 20

<u>TOWN OF SURFSIDE</u> MULTI-FAMILY AND NON-RESIDENTIAL SITE-PLAN APPLICATION

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

PROJECT INFORMATIO		
OWNER'S NAME	8851 Harding LLC	
PHONE / FAX / EMAIL	0	
AGENT'S NAME	C/o Vanessa Madrid, Esq. / Hollan	d and Knight LLP/
ADDRESS PHONE /	701 Brickell Avenue, Suite 3300, M	1iami, Florida / 305-789-7453
FAX	vanessa.madrid@hklaw.com / 305	-789-7799
PROPERTY ADDRESS	8851 Harding Ave and 8873 Hardin	ng Ave
ZONING CATEGORY	Height Restriction 30ft (H30C)	
DESCRIPTION OF	8-unit townhome project	
PROPOSED WORK	h	
	\ <u></u>	
INTERNAL USE ONLY		
Date Submitted	Proj	ject Number
Report Completed	Dat	e
Fee Paid	\$	
ZONING STANDARDS	Required	Provided 17,825.00 s.f.
Plot Size	20'-0" 10'-0" 15'-6"	20'-0" 10'-0" 15'-6"
Setbacks (F/R/S)	N/A	10,232.78 (57 %)
Lot Coverage	33'-0" (30' max + 3' parapet)	33'-0" (30' max + 3' parapet)
Height	20% Min.	5,909.81 s.f. (33.15%)
Pervious Area		
	N	Madrid 8/21/23
SIGNATURE OF OWNER	DATE SIGNA	ATURE OF AGENT DATE

Town of Surfside - Multi-Family and Non-Residential Site Plan Application



DRB Meeting	// 20	
Application / Plans Due	/_	/ 20

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

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

PROJECT INFORMATIO	<u>N</u>		
OWNER'S NAME	8851 Harding LLC		
PHONE / FAX / EMAIL			
AGENT'S NAME	C/o Vanessa Madrid, Esq. / Holland and Knight LLP/		
ADDRESS PHONE /	701 Brickell Avenue, Suite 3300, Miami, Florida / 305-789-7453		
FAX	vanessa.madrid@hklaw.com / 305-789-7799		
PROPERTY ADDRESS	8851 Harding Ave and 8873 Harding Ave		
ZONING CATEGORY	Height Restriction 30ft (H30C)		
DESCRIPTION OF PROPOSED WORK	8-unit townhome project		
INTERNAL HOE ONLY			
INTERNAL USE ONLY Date Submitted	Project Number		
Report Completed	Date		
Fee Paid	\$		
	4		
ZONING STANDARDS	Required Provided		
Plot Size			
Setbacks (F/R/S)			
Lot Coverage			
Height			
Rervious Area			
trus	08 15 23		
SIGNATURE OF OWNER	DATE SIGNATURE OF AGENT DATE		
/	Town of Surfside - Multi-Family and Non-Residential Site Plan Application		



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

The Planning and Zoning shall generally meet the last Thursday of each month at 6:00 p.m. at Town Hall in the Commission Chambers.

Plans and completed applications (including all supporting documentation) must be submitted to the Building Department at least 30 days prior to the Planning and Zoning Meeting with the 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 Chair of the Board.

The following is required with each application:

- 1. An email address for contacting the owner and/or agent.
- 2. New construction for Single-Family and Two-Family homes should include addressing the landscape requirements noted in Section 90-61(1), (2) and (5) and Section 90-95 of the Town's Zoning Code.
- 3. Both 11 x 17 sets as well as the electronic version must be signed and sealed digitally. The electronic set must have as its first page(s) the completed application and then the plans follow.
- 4. All Single-Family and Two-Family Site Plan applications include the Public Notice requirements for sign posting on the property (10 days prior to the meeting date) and certified mail noticing per Section 90-19.6 of the Town's Zoning Code. Both proof of notice requirements include a picture of the posting on the property and copies of the proof of certified mail notices to be emailed to the Town Clerk's Office 10 days prior to the meeting date.
- 5. The applications that fall under the notice requirements are the following.
 - a. Construction of new single-family homes.
 - b. Partial demolition and rebuilding of at least 50 percent of the square footage of a single-family home where the exterior facade of the structure is affected.
 - c. An addition of at least 50 percent of the square footage of the existing single-family home.

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

Vanessa Madrid, Esq. 8 21 23

NAME OF REPRESENTATIVE



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

	Pro	LA LINDA SURFSIDE @ 8851/8873 HARDING AVE ct Name Project Number	
		FAL REQUIREMENTS FOR REVIEW: Dieted "Multi-Family and Non-Residential Site Plan Application" form	
	App	cation fee: \$12,000 made out to "Town of Surfside"	
	Ow	ership Affidavit	
	Red visi	nt photographs of the subject property and all abutting, diagonal and fronting properties e from the street (to be provided prior to Design Review Board Meeting)	;
		FOR THE FOLLOWING PLEASE PROVIDE:	
•	and	1) USB Flash Drive, (must contain exactly what is being provided in the physical sets physical sets cannot be signature protected or password protected). The site plans be in PDF format.	
•	she	ded prior to Design Review Board Meeting - <u>Two (2) reduced sized sets</u> (11" x 17" s) of the complete design development drawings	
	Site	Plan (Minimum scale of 1" = 20'). PROVIDED SEE SITE PLAN A0-03	
	<u>Ple</u>	se show / provide the following: legal description, including the section, township, and range or subdivision lot and	
		ock. SEE SURVEY A0-01	
	□	ite boundaries clearly identified, and ties-to-section corners SEE SURVEY A0-01	
		roposed uses	
		ocation and height of all structures and total floor area with dimensions to lot lines, and	
		esignations of use uilding separations PROVIDED SEE SITE PLAN A0-03	
	_	ehicular circulation system for cars, bicycles, and other required vehicle types, with	
		dication of connection to public rights-of-way	
		ocation of all parking and loading areas GROUND LEVEL PLAN A1-01 & A1-02	
		Il adjacent rights-of-way, with indication of ultimate right-of-way line, center line, width,	
		aving width, existing median cuts and intersections, street light poles, and other utility	
		acilities and easements SEE SURVEY A0-01 ocation of all cross streets and driveways within three hundred fifty (350) feet of	
		roperty limits SEE SURVEY A0-01	
		redestrian circulation system SEE SURVEY A0-01	
	_	rovider of water and wastewater facilities REFER TO CIVIL DWGS	
		xisting and proposed fire hydrant location	
		he following computations:	
		Gross acreage SEE ZONING DIAGRAMS & DATA A0-04	
		Net acreage SEE ZONING DIAGRAMS & DATA A0-04	

Cont.

Net acreage



- o Gross acreage covered by the property excluding road easements and rights-of-way, if any ZONING DIAGRAMS & DATA A0-04 o Number of dwelling units and density for residential uses only ZONING DIAGRAMS & DATA A0-04 Square footage of ground covered by buildings or structures and designation of use. **ZONING DIAGRAMS & DATA** Required number of parking spaces A0-04 Number of parking spaces provided **ZONING DIAGRAMS &** o Pervious, impervious and paved surface, in square footage and percentage DATA A0-04 Site Plan location sketch, including section, township, and range, showing adjacent property owners SITE PLAN A0-03 & SURVEY A0-01 □ Geometry of all paved areas including centerlines, dimensions, radii, and elevations Location of trash and garbage disposal system and provisions for accessibility to garbage trucks SEE GROUND LEVEL PLAN A1-01 & A1-02 **GROUND LEVEL PLAN** □ Loading areas and provisions for accessibility to vehicles of the required type_{A1-01} & A1-02 Areas for emergency vehicles and fire engines, and provisions for accessibility to vehicles of the required type Number of sets required shall be determined by Town Staff. Other such information as required by the Town. ☐ Survey. A survey less than one (1) year old (including owner's affidavit that no changes have occurred since the date of the survey). The survey shall be prepared by a Florida registered land surveyor, certified as to meeting the requirements of the applicable Section of the Florida Administrative Code, reflecting existing natural features, such as topography, vegetation, existing paving, existing structures, and water bodies PROVIDED. SURVEY A0-01 ☐ Landscape Plan and Irrigation Plan
 Please show / provide the following:

 PROVIDED. SEE LANDSCAPE SET OF DWGS landscape calculations (required and provided) existing tree survey with indication of existing native vegetation that will be preserved proposed and existing landscaping ☐ Lighting Plan Please show / provide the following: PROVIDED. ELECTRICAL SITE PHOTOMETRICS PLAN E0-02 photometric measurements □ Lighting details and spillage onto adjacent properties and rights-of-way ☐ Sign Plan for all signs which will be on site Please show / provide the following: NOT APPLICABLE Show dimensioned locations and mounting details of signs on building elevations and locations of signs on site plan Note colors, materials, lighting and dimensions Show dimensions and square footages (proposed and existing) □ Identify materials and colors – background, trim/border, and copy Show fonts and graphics
- □ Pavement markings and traffic signing plan
- ☐ Schematic water and sewer plan Please show / provide the following:
 - □ Location and size of all mains and lift stations UTILITIES C-04

Page 2 of 3

Town of Surfside - Submission Checklist - Multi-family and Non-Residential Site Plan Application



Cont.

Ч		ring and drainage plans PLS REFER TO CIVIL DWGS SET
		ase show / provide the following:
		location of all drainage features and retention areas, if any
	Arc	hitectural Elevations (Minimum scale of 1/8" = 1')
_	Ple	ase show / provide the following: PROVIDED. SEE A2 SERIES DWGS FOR ARCHITECTURAL ELEVATIONS
		Separate elevations of all sides of existing and proposed buildings with all dimensions,
	_	including height. PROVIDED. SEE A2 SERIES DWGS FOR ARCHITECTURAL ELEVATIONS
		Label exterior materials, color, texture and trim, roof material, Roof color and pitch,
	_	windows doors screens skylights and all exposed mechanical equipment and
		windows, doors screens skylights and all exposed mechanical equipment and exterior materials LABELED ON ALL EXTERIOR ELEVATIONS A2 DWGS, ADDITIONALLY ISOMTERIC Screening with MATERIALS PROVIDED IN SHEET A0.11
		Provide color elevations, showing all material finishes, textures and landscaping for all
		elevations of the proposed building(s) and structure(s), which should include at a
		minimum:
		All 1 1 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
		O All exterior materials, colors and finishes, keyed to samples provided
		Roof slopes and materials including specifications and color Restablished as a suited support of the second decrease decreased dec
		Detail of doors, windows, garage doors Print of doors, windows, garage doors Print of doors, windows, garage doors Print of doors, windows, garage doors
		Dimensions of structure(s) - height, width, and length
		 Deck, railing, stairs details including materials, colors, finishes, and decorative details
		Exposed foundation treatment
		o Gutters and eaves PROVIDED. SEE A2 SERIES DWGS FOR ARCHITECTURAL ELEVATIONS, A4
		EXTERIOR RENDERS AND A0-11 ISMOTERIC WITH METARIALS AND FINISHES
		vide samples of colors and/or materials mounted on a display board (to be provided prior
	to [Design Review Board Meeting)
	Su	ch additional data, maps, plans, or statements as the Town may require to fully describe
		d evaluate the particular proposed plan



BUILDING DEPARTMENT 9293 HARDING AVE • SURFSIDE, FL 33154 PHONE (305) 861-4863 buildingapp@townofsurfsidefl.gov

PROPERTY OWNER'S AUTHORIZED AGENT FORM

I 8851 HARDING	as owner of 8851 & 8873 Harding Ave do hereby authorize (property address)
(print name of owner)	(property address)
Esteban O' Farrell, as Director of Brajay Corp., the Manager of Pampa Sunbelt 19 LLC and Vanessa Madrid, Esq. of Holland and Knight L	to act as my Authorized Agent in submitting/revising huilding permit
(name of authorized agent) application	s to and receiving building permits issued by the Town of Surfside.
I hereby certify that I am the owner of	record of the above referenced property and I am responsible for the permi
applications submitted by my authorize	ed agent named herein. I further understand this authorization will continue
into time until withdrawn by me in writ	ing to the Town of Surfside.
The Owner's signature is to be notar	ized.
GLANDIO BALTUUC	WET
Owner printed name	08/15/23
Owner's Signature	Date:
State of Florida	
County of MIAMEDADE	
The foregoing instrument was acknowle	edged before me this, and, 2023
by CLAUDIO BALTUNIONES WI	no is personally known to me or has provided the
following identification	0/12/23
Notary Public's Signature	JULIETA A. RIAL MY COMMISSION # GG 920952 EXPIRES: March 2, 2024 Bondod Thru Nolary Public Underwriters

Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799 Holland & Knight LLP | www.hklaw.com

Vanessa Madrid, Esq. +1 305-789-7453 vanessa.madrid@hklaw.com

August 21, 2023

VIA ELECTRONIC DELIVERY

Mrs. Judith Frankel, Town Planner Planning Department Town of Surfside 9293 Harding Avenue Surfside, FL 33154

Re: Pampa Sunbelt 19, LLC / 8851-8873 Harding Avenue

Site Plan Approval Letter of Intent

Dear Mrs. Frankel:

This shall serve as the Letter of Intent on behalf of Pampa Sunbelt 19, LLC (the "Applicant"), for the enclosed Site Plan approval application (the "Application") in connection with that certain ± 0.41 acre parcel of land located at 8851-8873 Harding Avenue in the Town of Surfside (the "Town"), as further identified by Folio Nos. 14-2235-005-0310 and -0320 (together, the "Property"). With this Application, the Applicant seeks approval of an eight (8)-unit townhome project (the "Project") on the Property.

I. Property Information

The Property has a City Comprehensive Plan Future Land Use Map ("FLUM") land use designation of Moderate High Density Residential and is zoned Height Restriction 30ft ("H30C") on the City's Zoning Map, where a density of 79 units per acre and single-family, two-family, multifamily, and hotel structures are permitted. Here, a maximum of 28 dwelling units are allowed taking into account the required 15% reduction for aggregated lots. Thus, the proposed townhome Project is consistent with the FLUM and Zoning Code regulations.

The Property is located east of Harding Avenue and north of 88th Street, an area predominantly improved with low-scale multifamily buildings. In fact, The Property is improved with a one (1)-story single-family home and a two (2)-story six (6)-unit multifamily structure, for a total of seven (7) units on the Property. In 2021, after Staff's satisfactory review and the Planning and Zoning Board's recommendation for approval, the Town Commission adopted Resolution 2021-2791 approving an 18-unit development on the Property. The proposed Project is consistent with the vision for this location and the overall development pattern in the area.

II. Proposed Project

The Applicant is seeking to construct a new eight (8)-unit townhome development on the currently underutilized Property. The proposed development results in a ten (10)-unit density decrease when compared to the previously approved 2021 project. Thus, the proposed Project will have less traffic, water and sewer, stormwater drainage, parks, school, and overall impacts than previously reviewed and approved for this location.

The Project's design, prepared by Gaviria Architects, embraces the neighborhood's personality and location. It proposes symmetrical two (2)-story townhomes with a non-habitable understory as permitted in Section 90-49.5 of the Code. Street access will be via a 22-foot wide driveway connection to Harding Avenue. The understory building parking is located off the Harding Avenue driveway. The design captures a sleek and modern yet timeless aesthetic. The linearity of the design is harmonized with the material selection and color palette, including natural stone, warm wood slats, beige textured stucco, aluminum, and glass. A strong emphasis is placed on each unit's main entrance, creating a sense of arrival and privacy to enhance the future residents' experience and protect the neighborhood's residential character. Also, lush landscaping has been incorporated at the ground and upper levels to add a focal point that serves as a natural screen while beautifying the neighborhood's public streetscape.

V. Compliance with Development Review Criteria

The Project satisfies the development review criteria set forth in Section 90-20(2)(a) of the Code, as follows:

- i. The development, as proposed, conforms to the comprehensive plan and the zoning code.
 - Satisfied. The proposed Project complies with the Town's Comprehensive Plan goals, policies, and objectives as well as established uses and density for the Moderate High Density Residential land use category. This category is intended to be the buffer between Harding Avenue commercial uses and single-family residential uses on the west side of Abbott Avenue. The proposed Project provides an adequate transition between said uses. Additionally, the Project complies with all of the applicable Zoning Code requirements.
- ii. The development, as proposed, will have a favorable or unfavorable impact on the environment and natural resources, including a consideration of the means and estimated cost necessary to minimize the adverse impacts, if any.
 - Satisfied. The Project, as proposed, results in a net reduction of 10 units for this site, which will have a favorable impact on the Town's environment and natural resources. As such, the impacts have been substantially minimized.
- iii. The development, as proposed, will have a favorable or unfavorable impact on the economy of the Town of Surfside.

Satisfied. The thoughtful design of the Project will result in a valuable and complementary addition to the area. The Project will enhance the neighborhood, attract quality residents to the Town, and increase surrounding property values.

iv. The development, as proposed, will efficiently use or unduly burden water, sewer, solid waste disposal, education, recreation or other necessary public facilities which have been constructed or planned and budgeted for construction in the area.

Satisfied. In 2021, a larger project was approved for the Property. Therefore, the proposed development will efficiently use water, sewer, solid waste disposal, education, recreation, and any other necessary public facilities planned and budgeted for this area.

v. The development, as proposed, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, public streets, and roads, which have been planned and budgeted for construction in the area, and if the development is or will be accessible by private or public roads or streets.

Satisfied. As previously noted, in 2021, a larger project was approved for the Property. Therefore, the proposed development will efficiently use the planned and budgeted public transportation facilities for this area. The Project will be accessible by a private driveway connection to Harding Avenue.

vi. The development, as proposed, is consistent with the community character of the immediate neighborhood. In addition to consistency there must be congruity between the subject development and neighboring improvements and surroundings including but not limited to form, spacing, heights, setbacks, materials, color, rhythm and pattern of architectural or aesthetic interest or value as well as with any overlays and other development schemes or legislation.

Satisfied. The Project is consistent with the surrounding community's character and pattern of development in the neighborhood, including massing and scale, height, setbacks, open space and overall design, and material selection.

vii. In the event of redevelopment, the applicant shall also submit a detailed plan for demolition.

Satisfied and acknowledged. The Applicant will provide a detailed demolition plan.

8851-8871 Harding Avenue - Site Plan Approval Letter of Intent August 21, 2023 Page 4

Based on the above, we respectfully seek your favorable review and recommendation of approval for this Application. Thank you in advance for your considerate attention to this request. If you have any questions or require additional information, please feel free to contact me directly.

Respectfully submitted,

Vanessa Madrid, Esq.

Enclosures

Cc: Mr. Walter Keller, PE, AICP., Consultant Planner, Marlin Engineering, Inc.

Mr. Andrew Hyatt, Town Manager

Mr. Jason Greene, Assistant Town Manager

Mrs. Lillian Arango, Town Attorney

Mr. James McGuinness, Town Building Official

Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799 Holland & Knight LLP | www.hklaw.com

Vanessa Madrid, Esq. +1 305-789-7453 vanessa.madrid@hklaw.com

September 20, 2023

VIA ELECTRONIC DELIVERY

Mrs. Judith Frankel, Town Planner Planning Department Town of Surfside 9293 Harding Avenue Surfside, FL 33154

> Re: Pampa Sunbelt 19, LLC / 8851-8873 Harding Avenue Site Plan Approval – DRG Comments Response Letter

Dear Mrs. Frankel:

Please accept this letter on behalf of Pampa Sunbelt 19, LLC (the "Applicant"), in response to the DRG comments received on September 18, 2023 for the Site Plan approval application (the "Application") in connection with the eight (8)-unit townhome project on the ±0.41 acre parcel of land located at 8851-8873 Harding Avenue in the Town of Surfside (the "Town"), as further identified by Folio Nos. 14-2235-005-0310 and -0320 (together, the "Property").

The Applicant's responses to the comments are as follows:

• Modify the building plans to reduce the roof top height to be no higher than 30 feet above the average crown of the road (5.67 NGVD) for Harding Avenue

Response: Noted. The Applicant will revise the plans prior the Planning and Zoning Board meeting. Current drawings exceed roof top height by 6". However, the roof level will be lowered to match 30' above crown of road at +35.66' NGVD.

• Modify the building plans for the understory by deleting the bathroom and study. Note, a non-habitable storage area can be included.

Response: The understory has been revised accordingly. Study and bathroom have been removed and storages have been included. Please see Sheets A1-01 & A1-02

• Provide flood vents for the enclosed rooms of the understory per the Florida Building Code including the garage, lobby and foyer, storage room.

Response: Flood vents will be provided on garages, perimeter walls and storage, lobby and foyer areas in compliance with the hydrostatic ventilation requirements of

the Federal Emergency Management Agency National Flood Insurance Program rules and regulations, the Florida Building Code and the Town of Surfside Floodplain Management Ordinance. Next update will include sections thru driveway and will show these vents.

• Clarify the dimensions on the Site Plan Sheet A0-0 that the setback from Harding Avenue to the building wall is 20 feet. The dimension at the NW corner of the building depicts the 20-foot setback line west of the western building wall.

Response: The plans have been revised for clarity. There are no encroachments on the 20-foot setback line west of the western building line. See site plan A0-03, A1-01, A1-02 where setback line clearly matches outside edge of perimeter wall

• Submit information and sketches to verify the pervious area of the project. The elevated landscape planters on the first level and second level may not be included in landscaping calculations.

Response: Noted. Revised plans will be provided to show removal of the elevated planters from the landscaping calculations.

• Submit information on the maintenance of the landscape planters. Irrigation should be provided.

Response: Revised plans will be provided to include irrigation plan for elevated planters.

• Add a table (or modify a table) in the landscape plan identifying the "Florida Friendly" species proposed and verify that 40% of the trees and shrubs by quantities.

Response: The landscaping table is provided on Sheet L-03. The project exceeds the above requirement by providing 60% Friendly plant species, where 40% is required.

• Applicant must obtain unity of title for the two parcels.

Response: Acknowledged. The Applicant will coordinate with the Town's Attorney to process and record a Unity of Title for the two parcels encompassing the project.

• Secure tree permits for all trees removed or relocated.

Response: Acknowledged. The Applicant will obtain all necessary DERM approvals for the removal or relocation of trees.

• Coordinate with the Town's Public Works Department on water, sewer and solid waste facilities.

Response: Acknowledged. The Applicant will coordinate the project's water, sewer and solid waste facilities with the Town's Public Works Department prior to obtaining a building permit for the project.

• Coordinate with the Town's Public Works Department on on-site drainage.

Response: Acknowledged. The Applicant will coordinate the project's on-site drainage with the Town's Public Works Department prior to obtaining a building permit for the project.

8851-8871 Harding Avenue - Site Plan DRG Comments Response Letter September 20, 2023 Page 3

• Coordinate with the Town's Public Works Department on utility access.

Response: Acknowledged. The Applicant will coordinate the project's utility access with the Town's Public Works Department prior to obtaining a building permit for the project.

• Secure FDOT approval for the curb cut on Harding Avenue.

Response: Acknowledged. The Applicant will obtain the necessary approvals from FDOT in connection with the curb cut on Harding Avenue.

Based on the above, we respectfully seek your favorable review and recommendation of approval for this Application. Thank you in advance for your considerate attention to this request. If you have any questions or require additional information, please feel free to contact me directly.

Respectfully submitted,

Vanessa Madrid, Esq.

Enclosures

Cc: Mr. Walter Keller, PE, AICP., Consultant Planner, Marlin Engineering, Inc.

Mr. Andrew Hyatt, *Town Manager* Mr. Anthony L. Recio, *Town Attorney*

LA LINDA SURFSIDE

@ 8851-8873 HARDING AVENUE

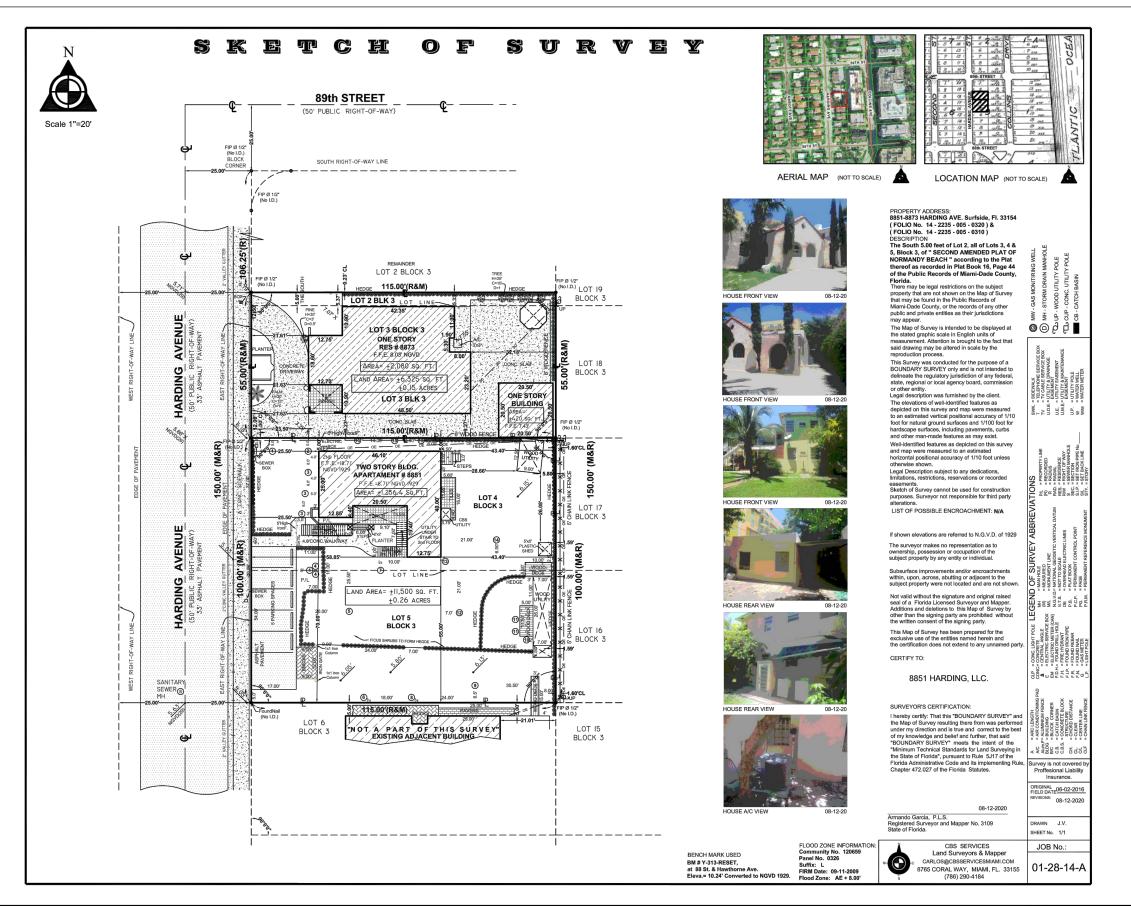
SITE PLAN SUBMISSION - TOWN OF SURFSIDE FIRST SUBMITTAL

DATE: 09/20/2023



DRAWINGS INDEX

DRAWINGS INI	DEX
GENERAL	
A0-00	COVER SHEET, DRAWINGS INDEX
A0-01	PROPERTY SURVEY
A0-02	CONTEXT LOCATION PLAN
ARCHITECTURE	
A0-03	SITE PLAN
A0-04	ZONING DIAGRAMS & DATA
A0-05	UNITS AREA & SCHEDULE
A0-06	PROJECT SITE PHOTOGRAPHY
A0-07	CONTEXT PHOTOGRAPHY
A0-08	CONTEXT PHOTOGRAPHY
A0-09	CONTEXT PHOTOGRAPHY
A0-10	ISOMETRIC & MATERIALS
A1-01	GROUND LEVEL FLOOR PLAN
A1-02	GROUND LEVEL FLOOR PLAN
A1-03	1ST LEVEL FLOOR PLAN
A1-04	1ST LEVEL FLOOR PLAN
A1-05	2ND LEVEL FLOOR PLAN
A1-06	2ND LEVEL FLOOR PLAN
A1-07	ROOF LEVEL FLOOR PLAN
A1-08	ROOF LEVEL FLOOR PLAN
A2-01	EAST & WEST ELEVATIONS
A2-02	NORTH & SOUTH ELEVATIONS
A3-01	SECTIONS
A3-02	SECTIONS
A4-01	RENDER- VIEW FROM HARDING
A4-02	RENDER- VIEW FROM WEST
A4-03	RENDER- VIEW FROM SOUTH
LANDSCAPE	
L-00	ILLUSTRATIVE SITE PLAN
L-01	TREE DISPOSITION PLAN
L-02	LANDSCAPE PLAN
L-03	LANDSCAPE PLAN TABLES
L-04	LANDSCAPE DETAILS & GENERAL NOTES
L-05	IRRIGATION PLAN
L-06	IRRIGATION DETAILS & GENERAL NOTES
CIVIL	
C-01	GENERAL NOTES
C-02	EROSION CONTROL PLAN
C-03	PAVING GRADING & DRAINAGE
C-04	UTILITIES
ELECTRICAL	
E0-02	ELECTRICAL SITE PHOTOMETRICS





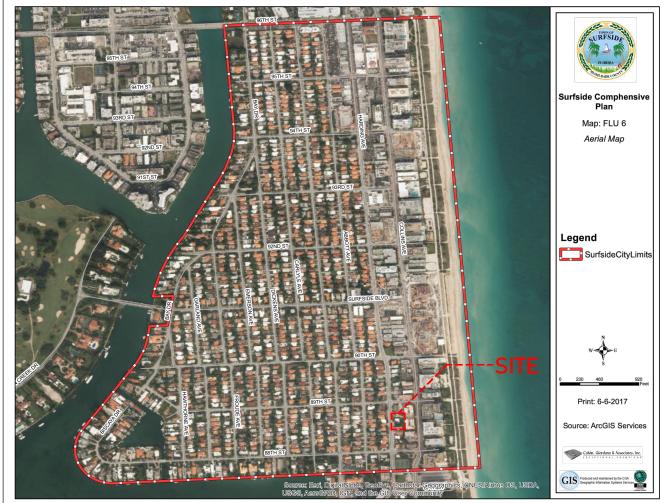
SITE PLAN SUBMITTAL 8851-8873 HARDING AVE, SURFSIDE FL 33154

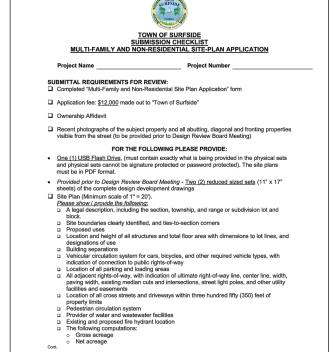
PROPERTY SURVEY

DATE: 09/20/2023



SITE





2 CHECKLIST

Page 1 of 3 Town of Surfaide – Submission Checklist – Multi-family and Non-Residential Site Plan Application



- Gross acreage covered by the property excluding road easements and rights-of-way, if any Number of dwelling units and density for residential uses only

- Number of dwelling units and density for residential uses only
 Square footage of ground covered by buildings or structures and designation of use.
 Required number of parking spaces
 Number of parking spaces provided
 Pervious, impervious and paved surface, in square footage and percentage
 Site Plan location sketch, including section, township, and range, showing adjacent property owners
 Geometry of all paved areas including centerlines, dimensions, radii, and elevations
 Location of trash and garbage disposal system and provisions for accessibility to garbage trucks

- garbage trucks
 Loading areas and provisions for accessibility to vehicles of the required type
 Areas for emergency vehicles and fire engines, and provisions for accessibility
 vehicles of the required type
 Number of sets required shall be determined by Town Staff.
 Other such information as required by the Town.

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

- □ Landscape Plan and Irrigation Plan

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

- ☐ Sign Plan for all signs which will be on site <u>Please show! provide the following:</u>
 ☐ Show dimensioned locations and mounting details of signs on building elevations and

- Show dimensioned locations and mounting details of signs on bull locations of signs on site jing.
 Note colors, materials, lighting and dimensions
 Show dimensions and square footages (proposed and existing)
 Identify materials and colors background, trim/border, and copy
 Show fonts and graphics
- Pavement markings and traffic signing plan
- Schematic water and sewer plan
 Please show I provide the following:
 Location and size of all mains and lift stations
- 3 own of Surfside Submission Checklist Multi-family and Non-Residential Site Plan Application

☐ Architectural Elevations (Minimum scale of 1/8" = 1") Please show I provide the following:

Separate elevations of all sides of existing and proposed buildings with all dimensions,

- Beganate enevations of an sides of existing and proposed buildings with an ulmension including height.
 Label exterior materials, color, texture and trim, roof material, Roof color and pitch, windows, doors, screens, skylights and all exposed mechanical equipment and
- All exterior materials, colors and finishes, keyed to samples provided

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

LOCATION PLAN

aviria architect 9427 Fountainbleau Blvd. #206 Miami , FL 33172

T: 305.9056839 www.j-gaviria.com AR 92739

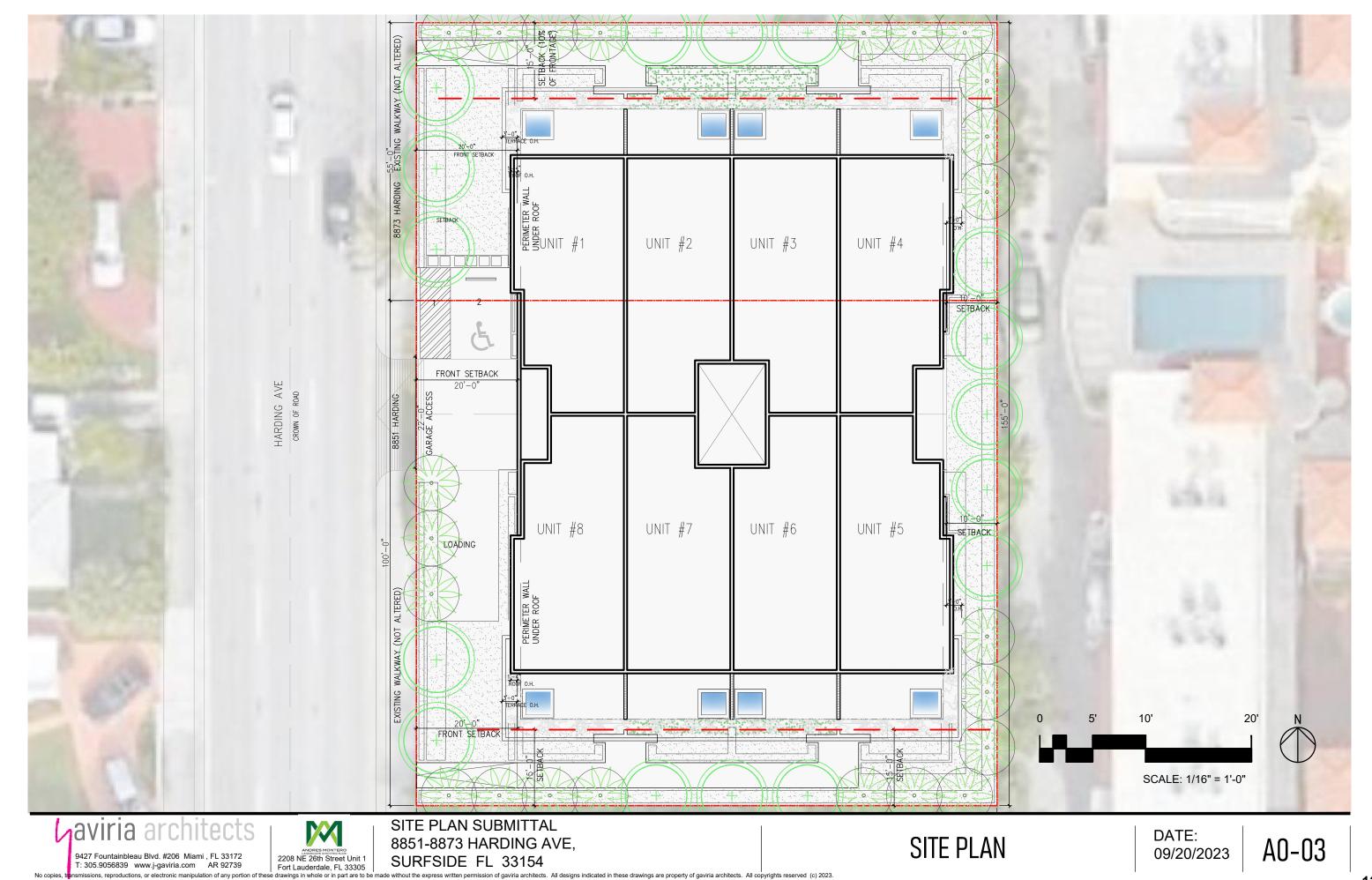


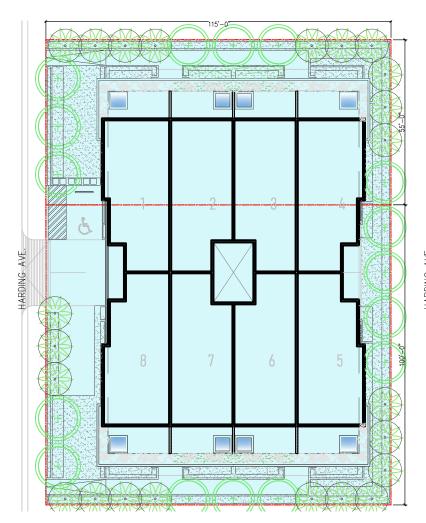
SITE PLAN SUBMITTAL 8851-8873 HARDING AVE, SURFSIDE FL 33154

CONTEXT LOCATION PLAN

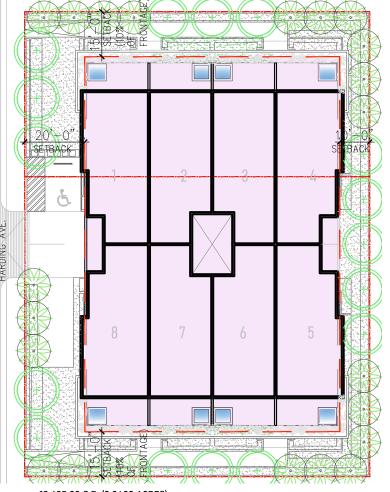
DATE: 09/20/2023

A0-02



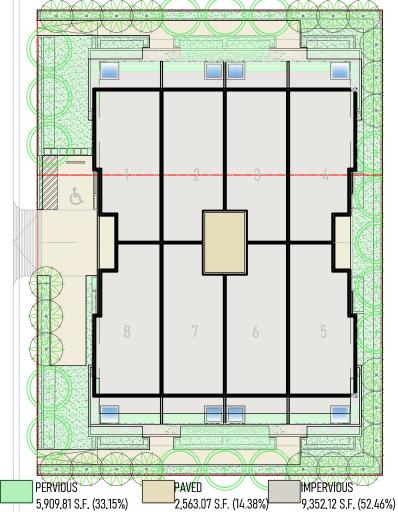


17,825.00 S.F. (0.4092 ACRES)



10,625.83 S.F. (0.2439 ACRES)

SAME FOR GROSS ACREAGE COVERED BY PROPERTY EXCLUDING ROAD



FRONT YARD LANDSCAPED 1,776.28 S.F. (57.30%) REAR YARD LANDSCAPED 1,550.00 S.F. (96.13%)

GROUND COVERED AREA 10,232.78 S.F. RESIDENTIAL USE

SITE-GROSS ACREAGE
SCALE: 1/32" = 1'-0"



2 SITE-NET ACREAGE
SCALE: 1/32" = 1'-0"



PERVIOUS & IMPERVIOUS SCALE: 1/32" = 1'-0"

	ZONII	NG ANALYSIS SURFSIDE, F	LORIDA - CODE (OF	ORDINANCES, CH	APTER 90 ZONING	Ĵ.	
		ALLOWED/REQUIRED	PROPOSED/PROVIDED		HEIGHT		ALLOWED/REQUIRED	PROPOSED/PROVIDED
DISTRICT	нзос				MAXIMUM HEIGHT		30' / 2 stories	
LOT AREA			17,825.00 (0.41 AC)			Height Modifications	Addtnl. 3' of 10% Roof Area for flagpoles, stair access, parapets, etc	30' TOP OF ROOF 33' TOP OF PARAPET
					PARKING			
DENSITY	MODERATE HIGH DENSITY RESIDENTIAL * COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT, 2018	32 UNITS (79 U /ACRE)	8 UNITS		MULTIFAMILY - 2, 3 BEDROOM		2.0 SPACES	16 SPACES
					LOADING ZONE	MULTIFAMILY DWELLING BLDG. 20,000-100,000 SF	1	1
SETBACKS					YARDS &PERVIOUS			
FRONT SETBACK (HARDING AVE)		20'-0"	20'-0"		MINIMUM PERVIOUS AREA		20.00%	33.15%
SIDE SETBACK		6 FT Minimum or 10% of the total interior frontage up to 15 FT, whichever is greater	15'-0"		FRONT YARD PAVED NOT PERVIOUS	MAX	50.00%	1,323.72 SF (42.70%)
SIDE SETBACK		6 FT Minimum or 10% of the total interior frontage up to 15 FT, whichever is greater	15'-0"		FRONT YARD LANDSCAPE	MIN	30.00%	1,776.28 SF (57.30%)
REAR SETBACK		10'-0"	10'-0"		REAR YARD LANDSCAPE	MIN	20.00%	1,550.00 SF (96.13%)

GROUND COVERED AREA
SCALE: 1/32" 1'-0" Town of Surfside

aviria architects 9427 Fountainbleau Blvd. #206 Miami , FL 33172 T: 305.9056839 www.j-gaviria.com AR 92739

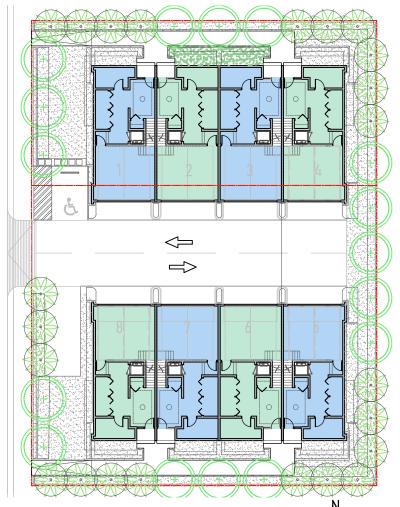


SITE PLAN SUBMITTAL 8851-8873 HARDING AVE, SURFSIDE FL 33154

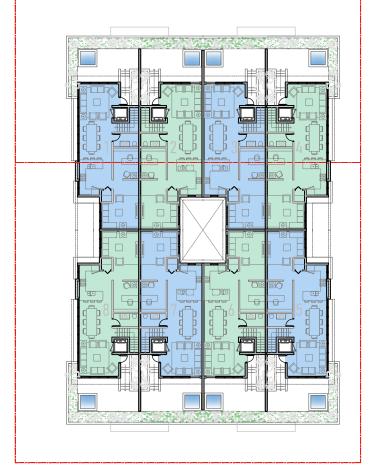
ZONING DIAGRAMS & DATA

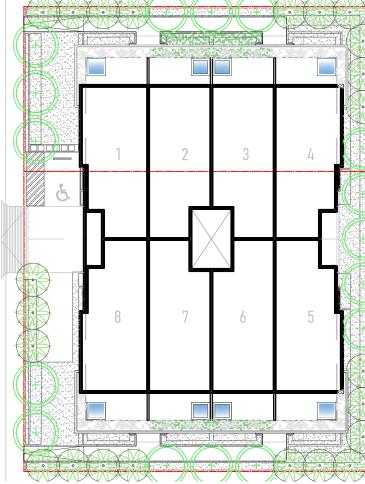
DATE: 09/20/2023

A0-04









GROUND LEVEL PLAN
SCALE: 1/32" = 1'-0"

2 FIRST LEVEL PLAN SCALE: 1/32" = 1'-0"

3 SECOND LEVEL PLAN SCALE: 1/32" = 1'-0"

4 ROOF PLAN N SCALE: 1/32" = 1'-0"

	UNITS AREA SCHEDULES (SQ.FT.) GROSS											
LEVEL	UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	UNIT 6	UNIT 7	UNIT 8				
GROUND	864.31	873.19	873.19	864.31	864.31	873.19	873.19	864.31				
1ST	1031.02	1,039.94	1,039.94	1,031.02	1,031.02	1,039.94	1,039.94	1,031.02				
2ND	872.79	885.60	885.60	872.79	872.79	885.60	885.60	872.79				
TOTAL	2,768.12	2,798.73	2,798.73	2,768.12	2,768.12	2,798.73	2,798.73	2,768.12				



1 NORTH AERIAL VIEW

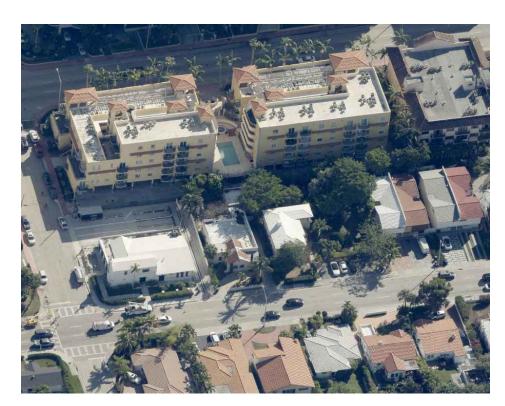


2 SOUTH AERIAL VIEW

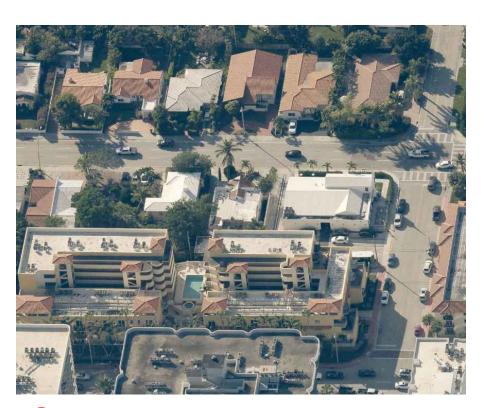


CONTEXT AERIAL VIEW





3 EAST AERIAL VIEW (FROM HARDING AVE)



4 WEST AERIAL VIEW (FROM COLLINS AVE)

PHOTOGRAPHS TAKEN 07/2023



PHOTOGRAPHS TAKEN 07/2023

- 1) BEACH POINT CONDO (NO ADDRESS)
- 2 8900 HARDING AVE
- (3) 300 89 ST
- (4) 8866 HARDING AVE

- 5 8858 HARDING AVE
- 6 8850 HARDING AVE
- 7 8846 HARDING AVE
- (8) 8838 HARDING AVE
- 9 8836 HARDING AVE
- 10 8818 HARDING AVE
- (11) 8810 HARDING AVE
- (12) 301 88 ST

- 13 300 88 ST
- 14 VETERANS PARK & TENNIS CENTER
- 15 8809 HARDING AVE
- (16) 8819 HARDING AVE

- 17 8825-8827 HARDING AVE
- 18 8835-8837 HARDING AVE
- (19) 228 89 ST
- (20) SURFSIDE PALMS CONDO (NO ADDRESS)
- 21 RIMINI BEACH CONDO (NO ADDRESS)
- 22 CHAMPLAIN TOWERS NORTH CONDO (NO ADDRESS)
- 23 OCEAN 88 CONDO (NO ADDRESS)
- 24 SOLARA SURFSIDE CONDO (NO ADDRESS)



BEACH POINT CONDO (NO ADDRESS)



(2) 8900 HARDING AVE



(3) 300 89 ST



8866 HARDING AVE



8858 HARDING AVE



8850 HARDING AVE



8846 HARDING AVE



8 8838 HARDING AVE



8836 HARDING AVE 9



8818 HARDING AVE



8810 HARDING AVE



301 88 ST



13 300 88 ST



VETERANS PARK & TENNIS CENTER



8809 HARDING AVE

PHOTOGRAPHS TAKEN 07/17/2023

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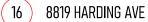
SITE PLAN SUBMITTAL 8851-8873 HARDING AVE, SURFSIDE FL 33154

CONTEXT PHOTOGRAPHY

DATE: 09/20/2023

80-0A







17 8825-8827 HARDING AVE



18 8835-8837 HARDING AVE



(19) 228 89 ST



20 SURFSIDE PALMS CONDO (NO ADDRESS)



21 RIMINI BEACH CONDO (NO ADDRESS)



22 CHAMPLAIN TOWERS NORTH CONDO (NO ADDRESS)



OCEAN 88 CONDO (NO ADDRESS)



24 SOLARA SURFSIDE CONDO (NO ADDRESS)



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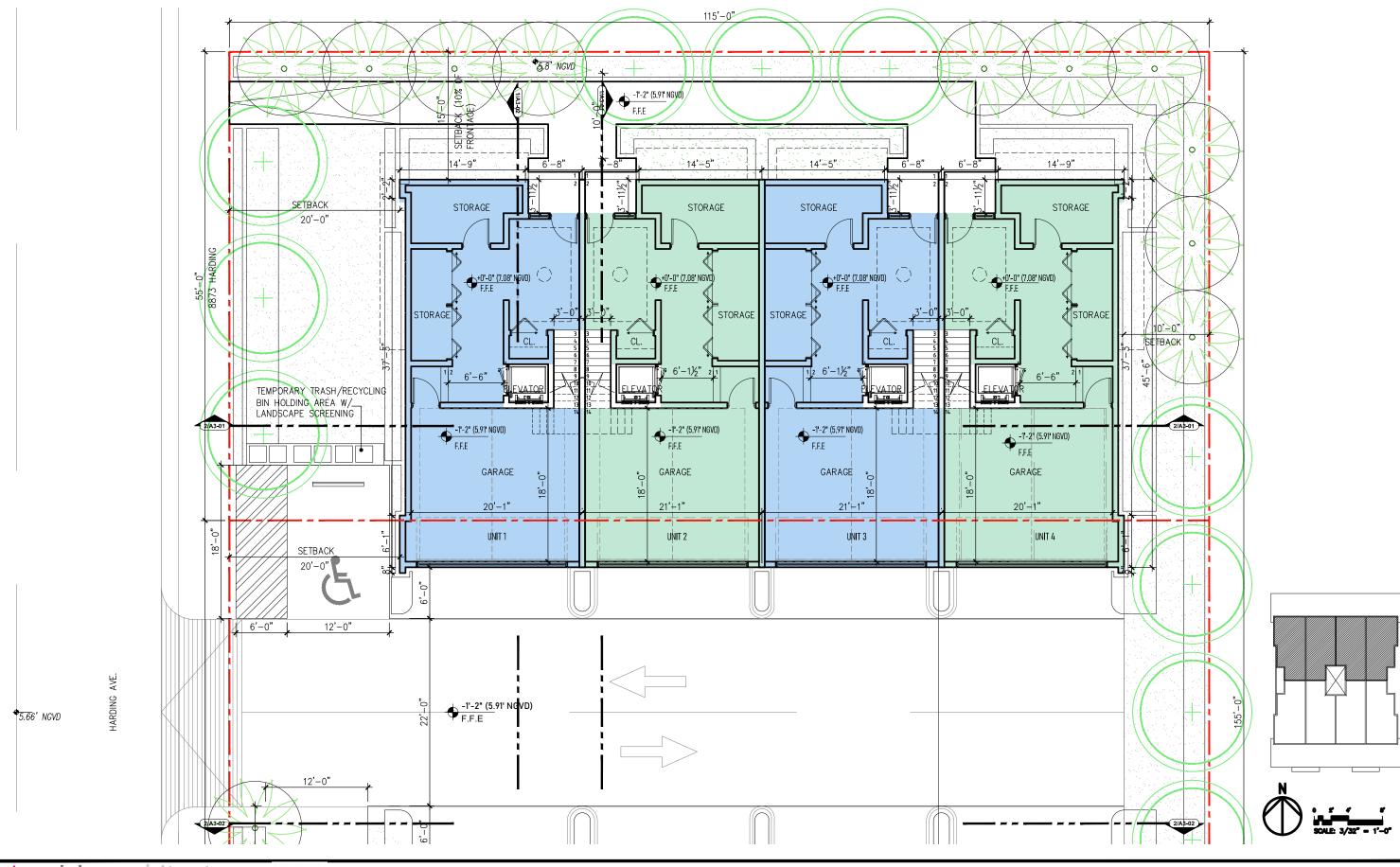


SITE PLAN SUBMITTAL 8851-8873 HARDING AVE, SURFSIDE FL 33154

ISOMETRIC & MATERIALS

DATE: 09/20/2023

A0-10



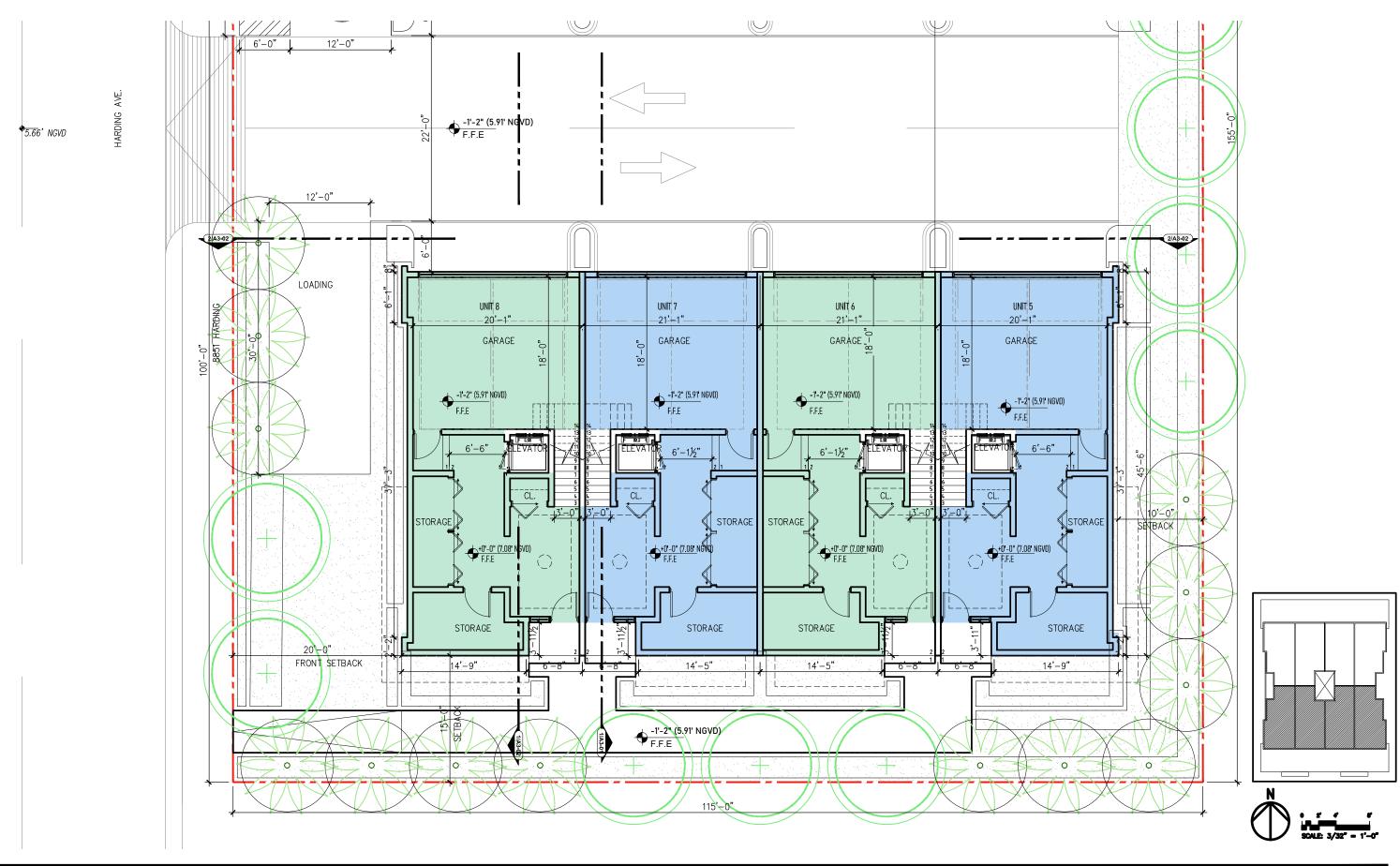
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ANDRES MONTERO
2208 NE 26th Street Unit 1
Fort I auderdale FI 33305

SITE PLAN SUBMITTAL 8851-8873 HARDING AVE, SURFSIDE FL 33154

GROUND LEVEL PLAN

DATE: 09/20/2023



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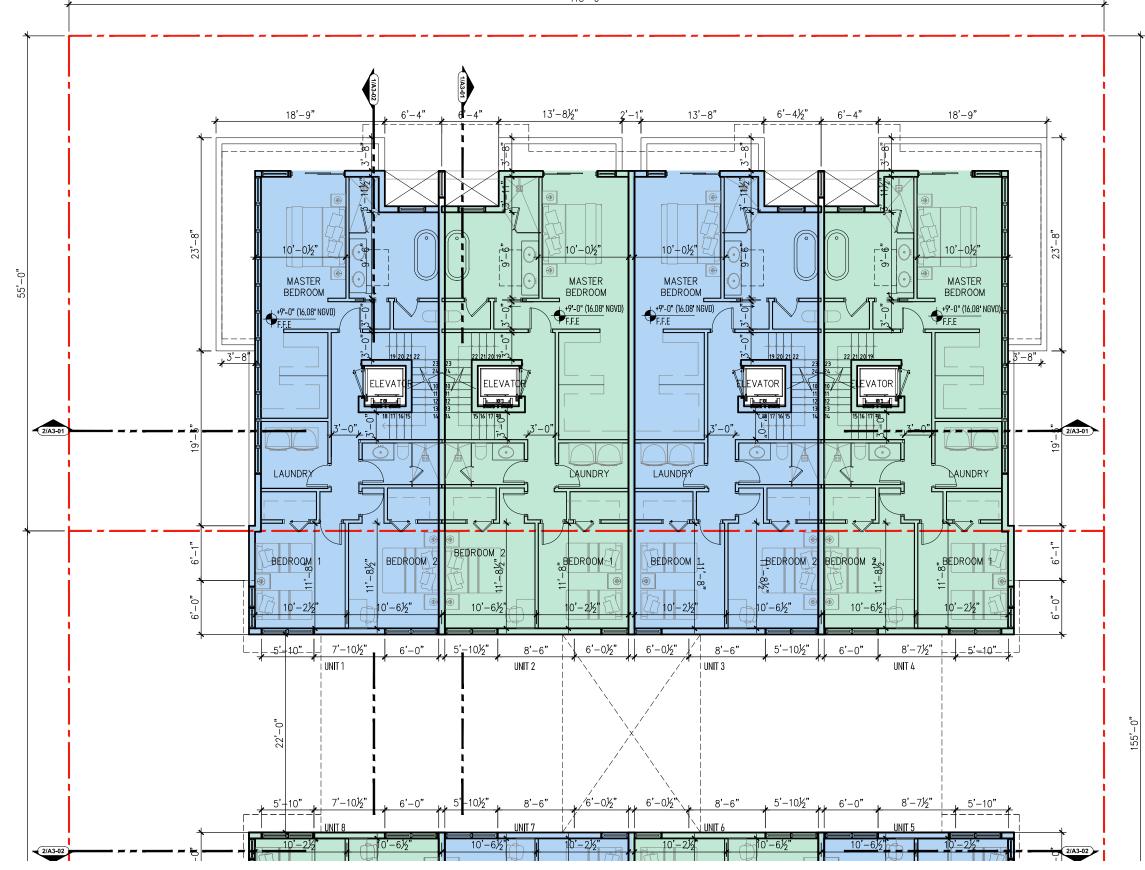
9427 Fountainbleau Blvd. #206 Miami , FL 33172
T-207 0050200 marsh did norm AD 202700

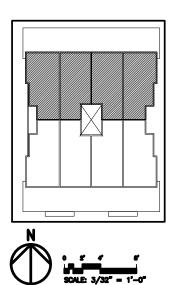


SITE PLAN SUBMITTAL 8851-8873 HARDING AVE, SURFSIDE FL 33154

GROUND LEVEL PLAN

DATE: 09/20/2023





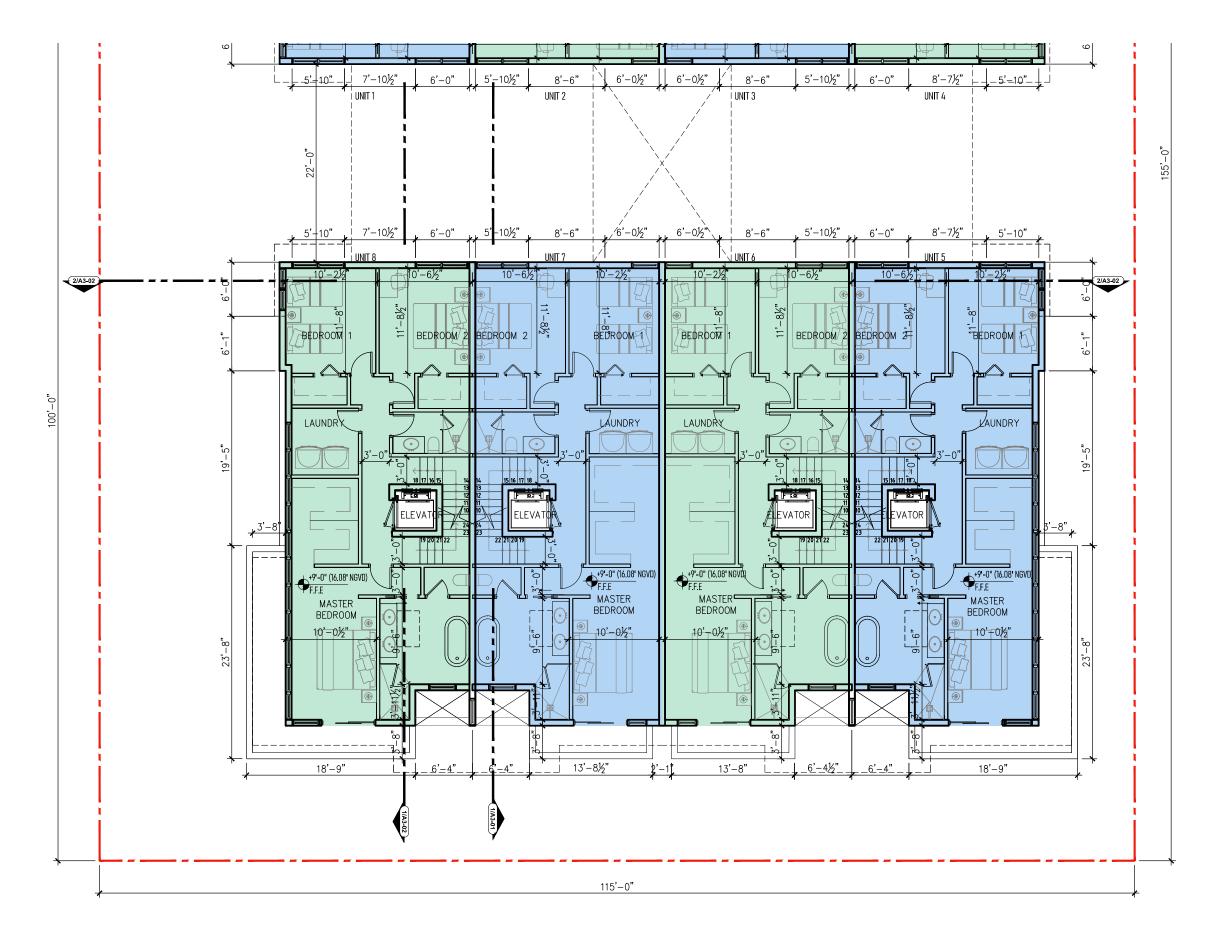
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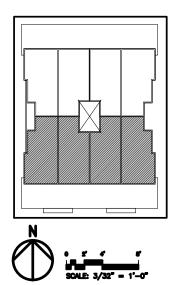


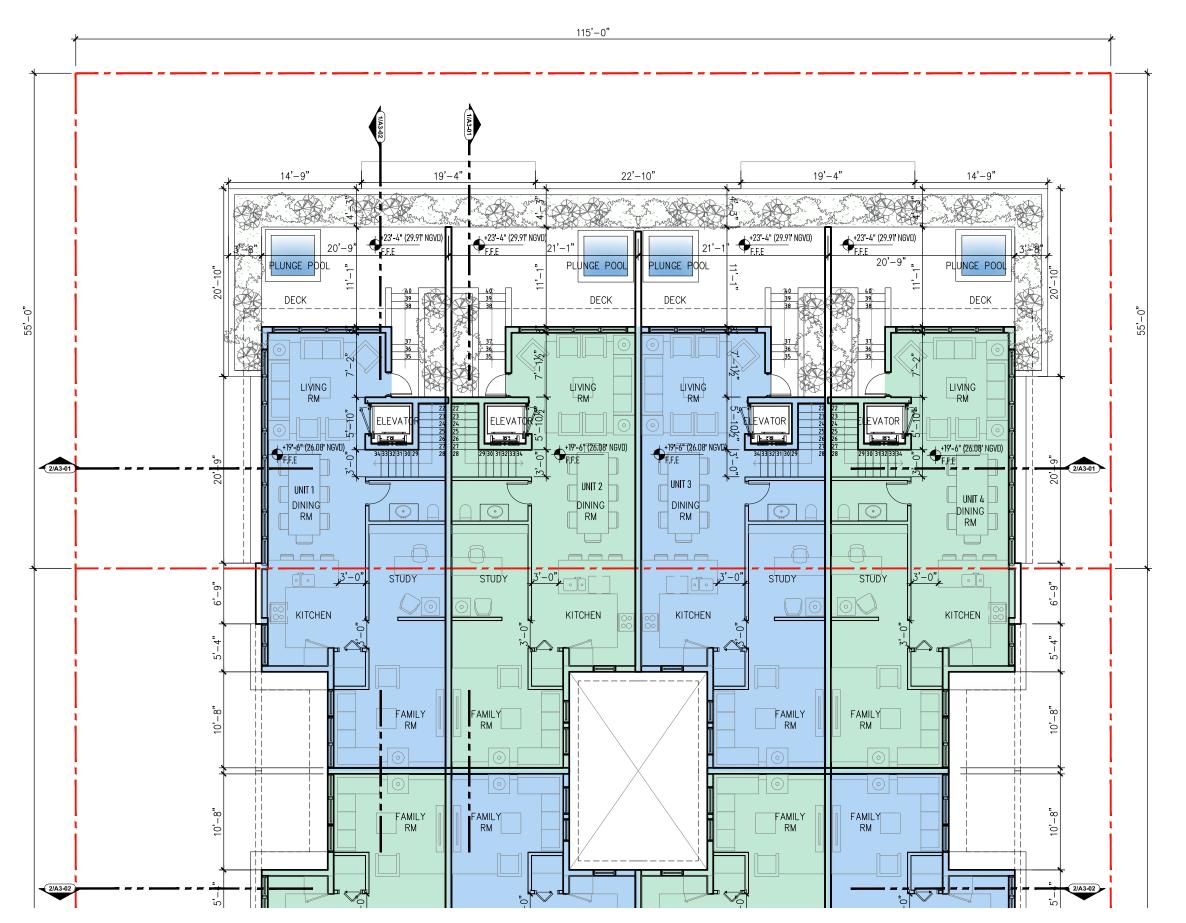
SITE PLAN SUBMITTAL 8851-8873 HARDING AVE, SURFSIDE FL 33154

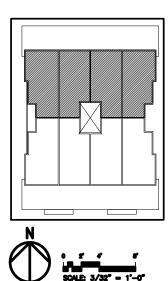
1ST LEVEL PLAN

DATE: 09/20/2023









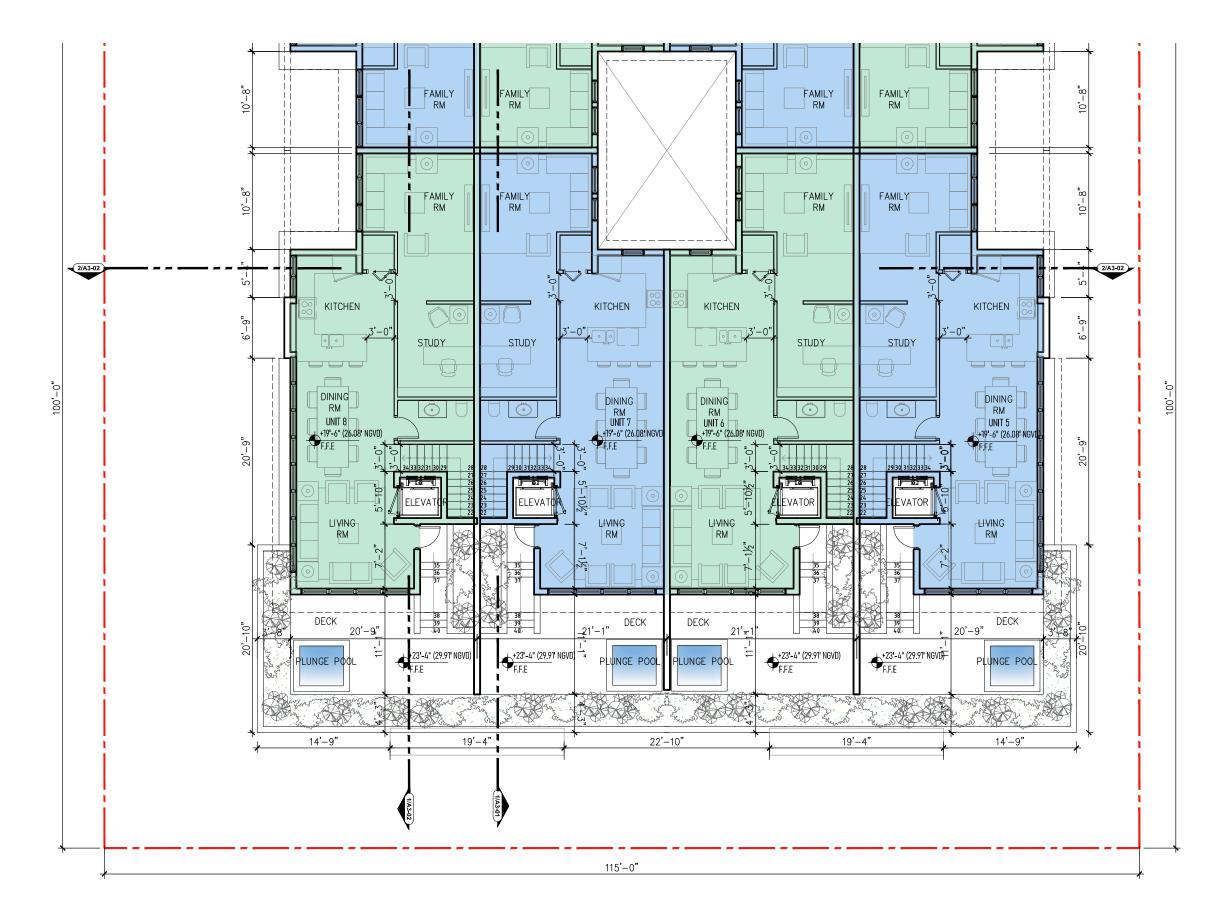
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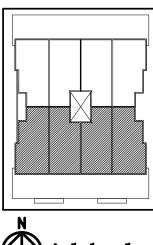


SITE PLAN SUBMITTAL 8851-8873 HARDING AVE, SURFSIDE FL 33154

2ND LEVEL PLAN

DATE: 09/20/2023





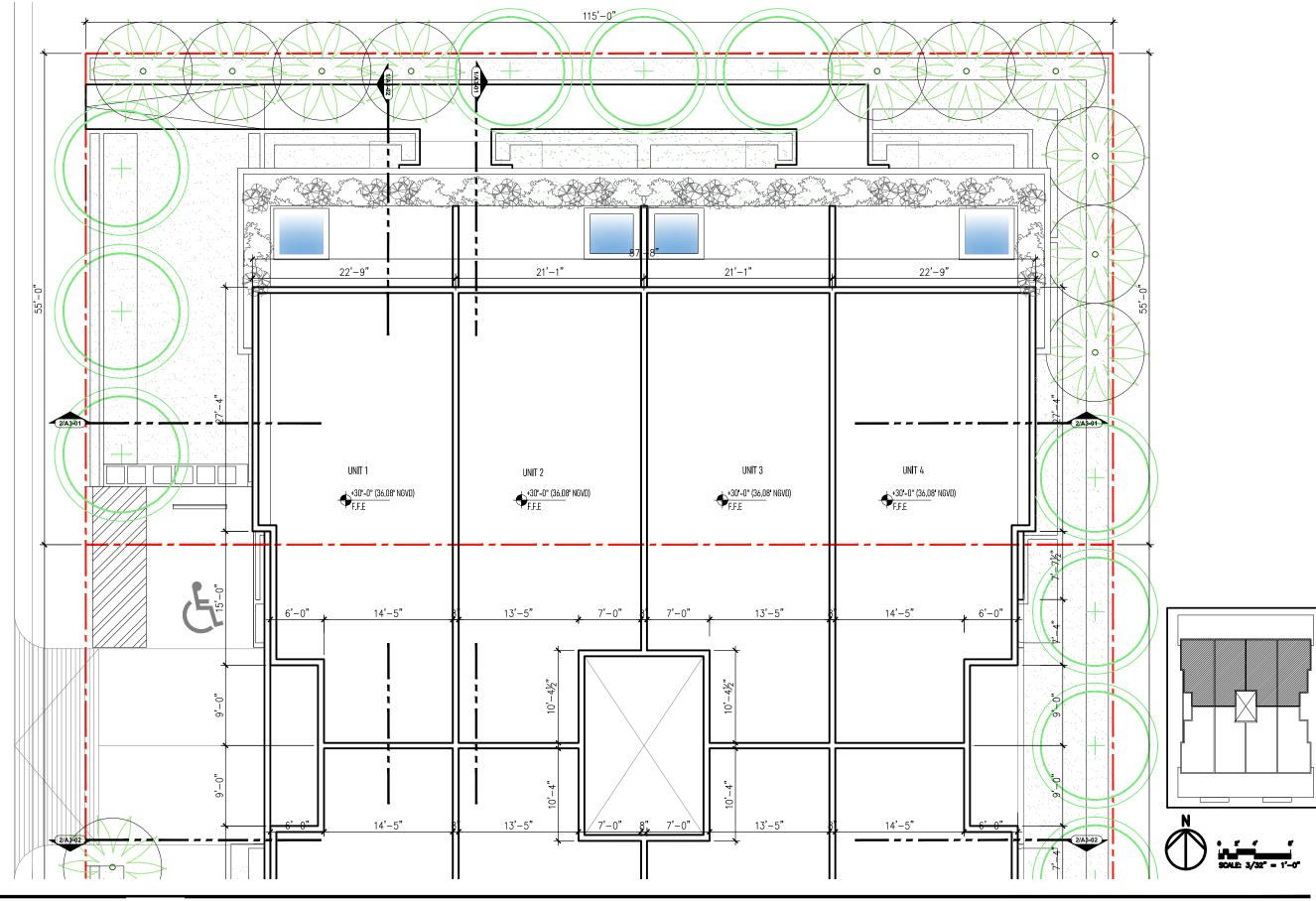




SITE PLAN SUBMITTAL 8851-8873 HARDING AVE, SURFSIDE FL 33154

2ND LEVEL PLAN

DATE: 09/20/2023

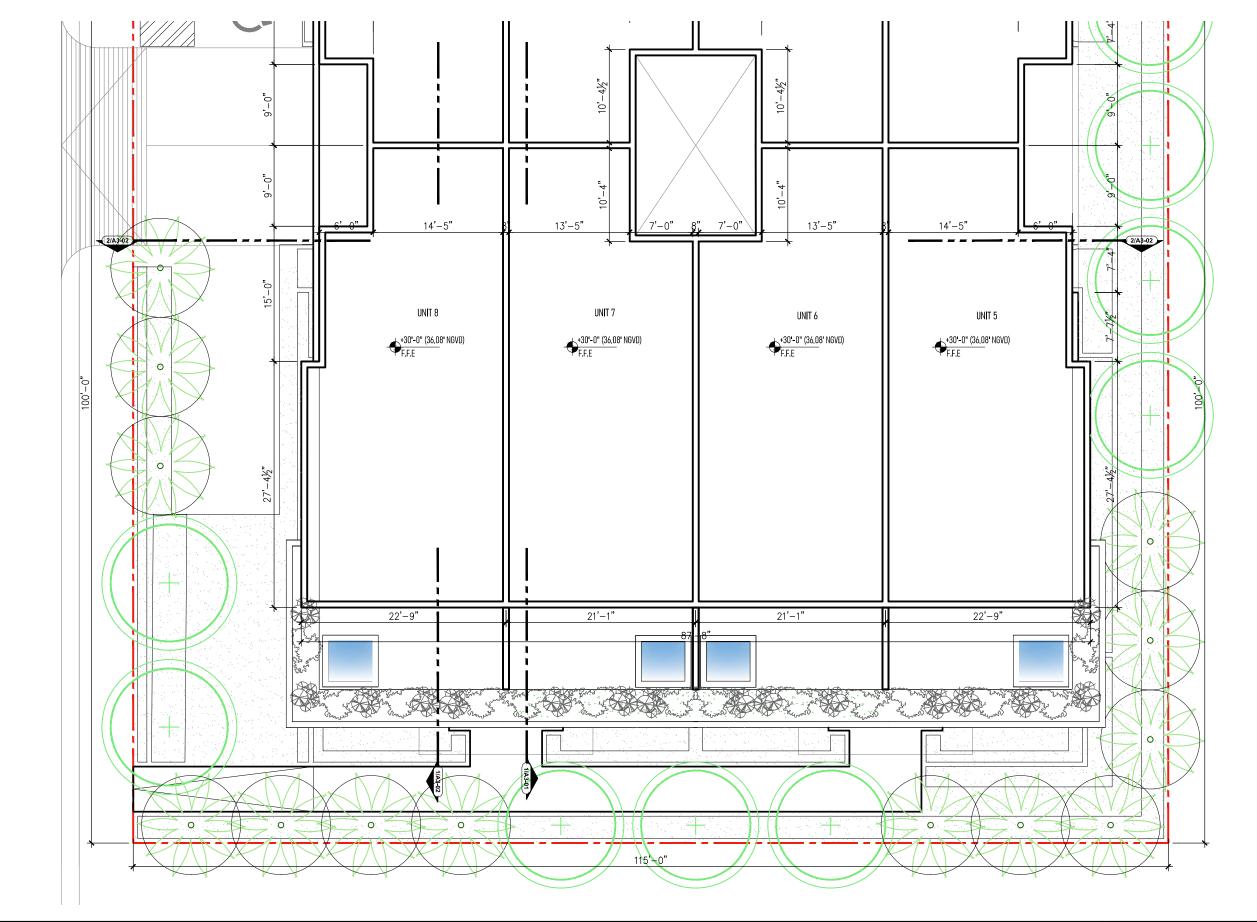


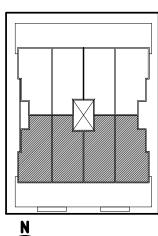
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ANDRES MONTERO 208 NE 26th Street Unit 1 ort Lauderdale, FL 33305 SITE PLAN SUBMITTAL 8851-8873 HARDING AVE, SURFSIDE FL 33154

ROOF LEVEL PLAN

DATE: 09/20/2023







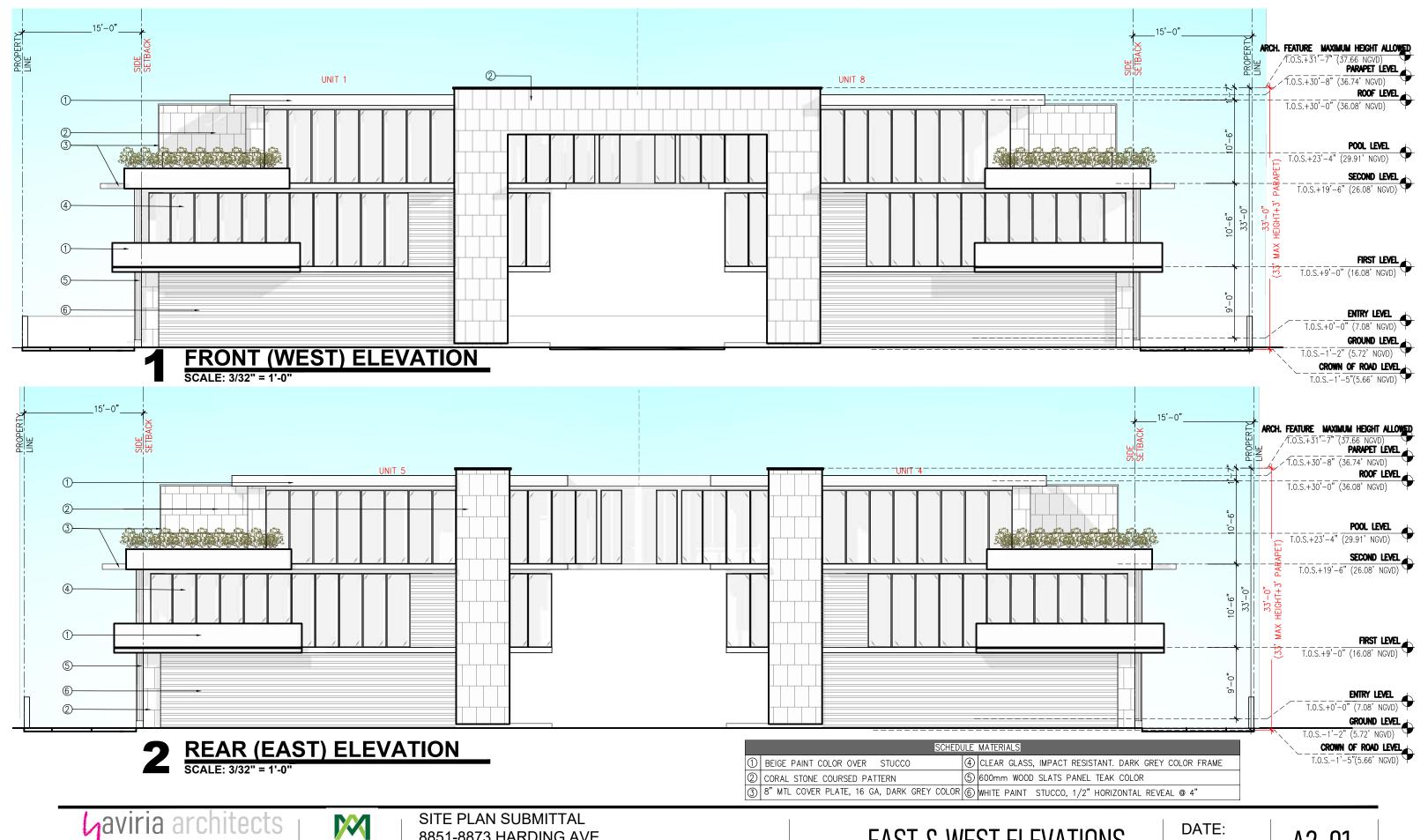
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SITE PLAN SUBMITTAL 8851-8873 HARDING AVE, SURFSIDE FL 33154

ROOF LEVEL PLAN

DATE: 09/20/2023



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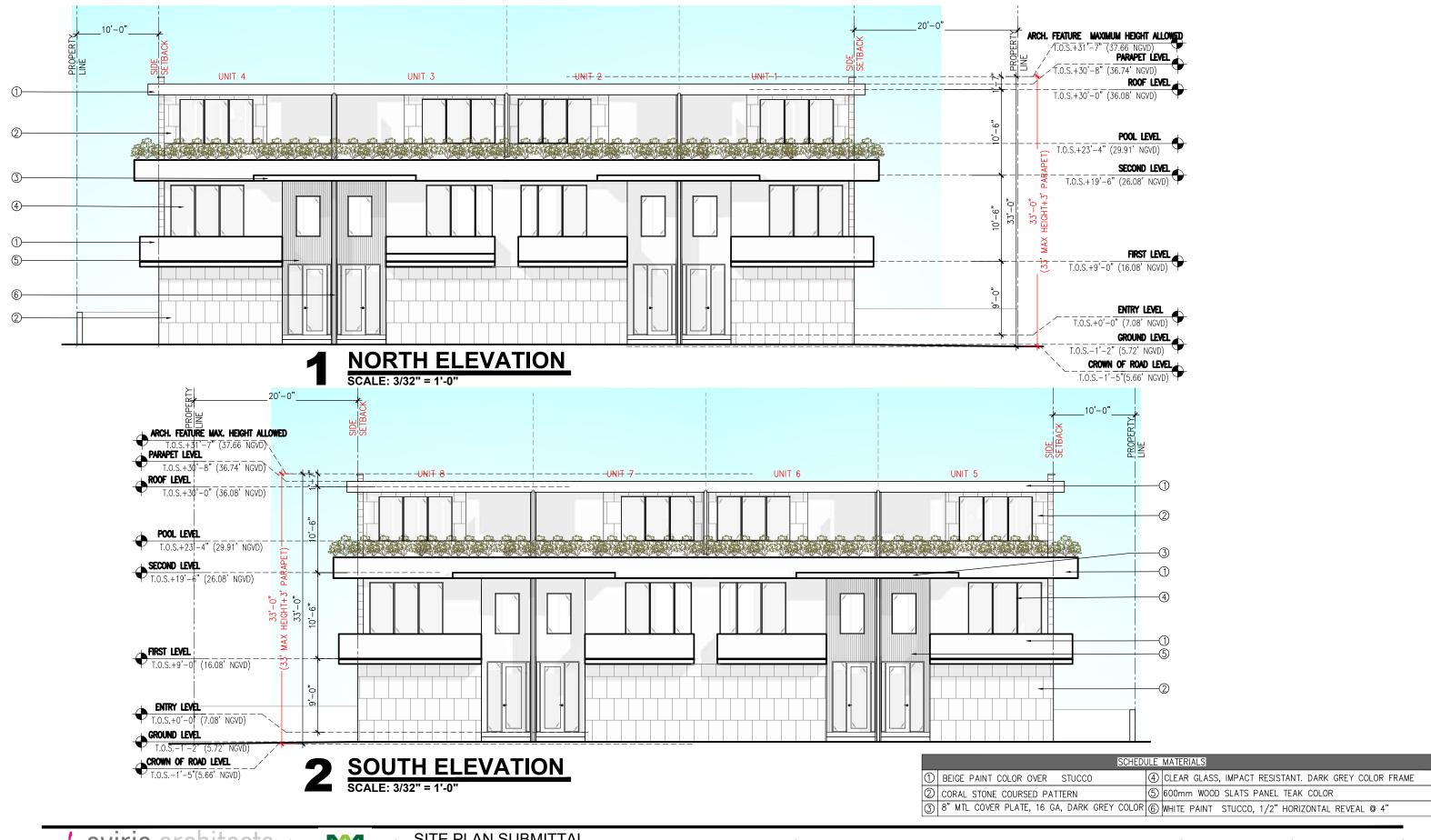


8851-8873 HARDING AVE, SURFSIDE FL 33154

EAST & WEST ELEVATIONS

09/20/2023

A2-01



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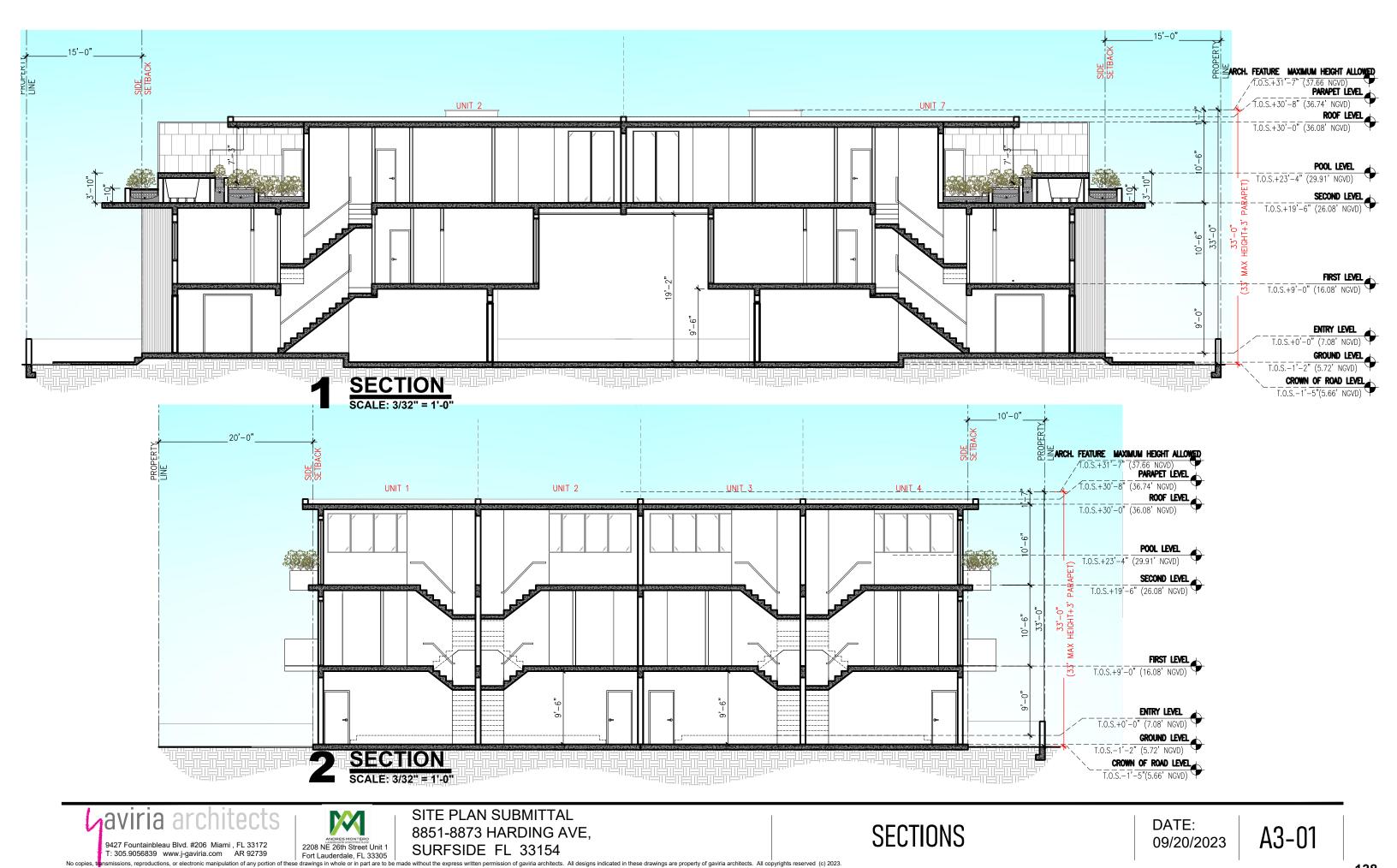
2208 NE 26th Street Unit 1

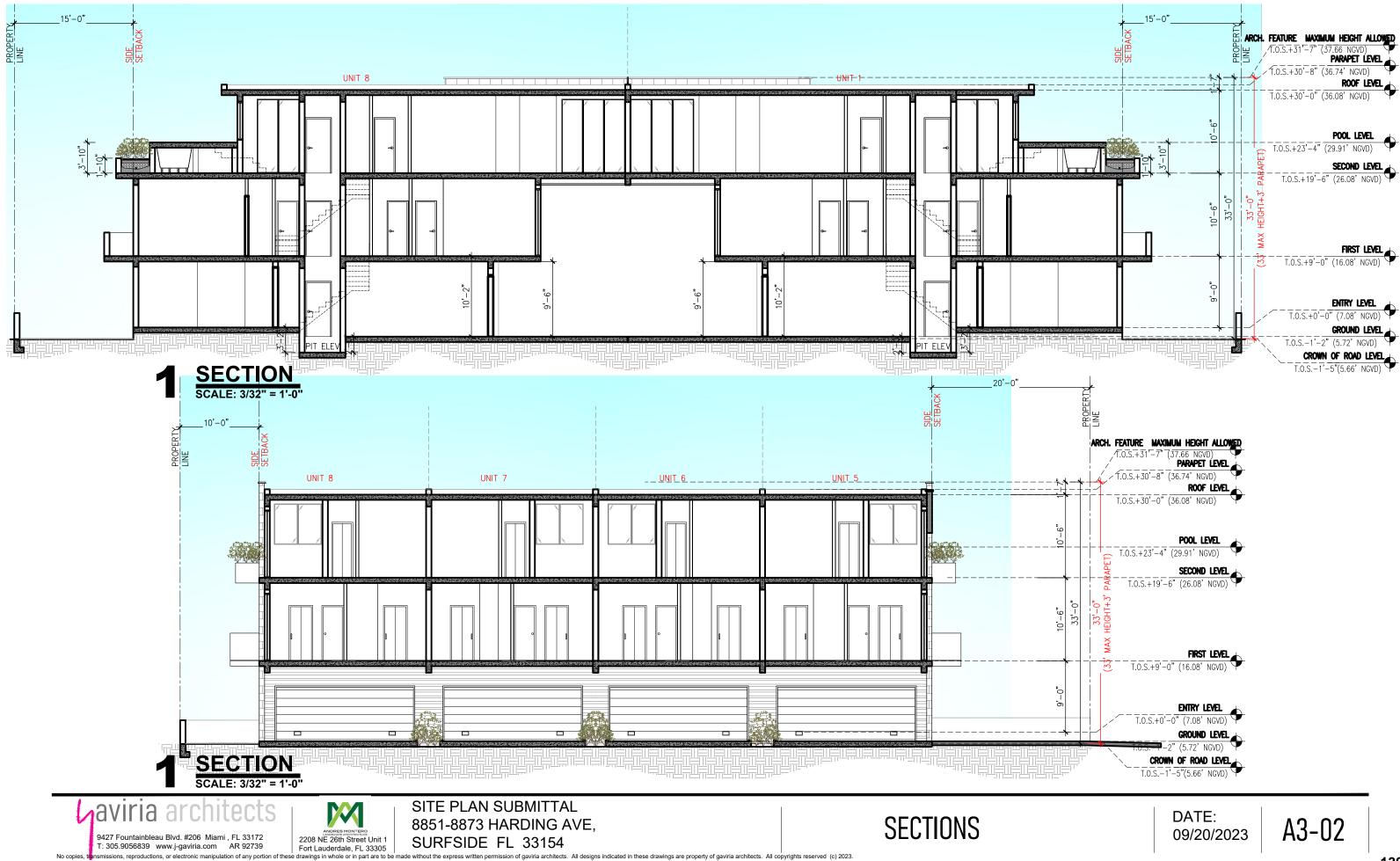
SITE PLAN SUBMITTAL 8851-8873 HARDING AVE, SURFSIDE FL 33154

NORTH & SOUTH ELEVATIONS

DATE: 09/20/2023

A2-02







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A427 Fountainbleau Blyd #206 Miami, FL 33172



SITE PLAN SUBMITTAL 8851-8873 HARDING AVE, SURFSIDE FL 33154

RENDER VIEW FROM HARDING

DATE: 09/20/2023

A4-01





SITE PLAN SUBMITTAL 8851-8873 HARDING AVE, SURFSIDE FL 33154

RENDER VIEW FROM WEST

DATE: 09/20/2023

A4-02



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SITE PLAN SUBMITTAL 8851-8873 HARDING AVE, SURFSIDE FL 33154

RENDER VIEW FROM SOUTH

DATE: 09/20/2023

A4-03

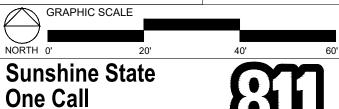


LEGEND

- 1. Building
- 2. Driveway
- 3. Sidewalk
- 4. Private Patio (typ)
- 5. Medium Tree
- 6. Small Tree
- 7. Slender Trunk Palm
- 8. Privacy Hedge
- 9. Sod
- 10. Decorative Crushed Shell



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PERMIT SET - NOT FOR CONSTRUCTION

Know what's below.
Call before you dig.



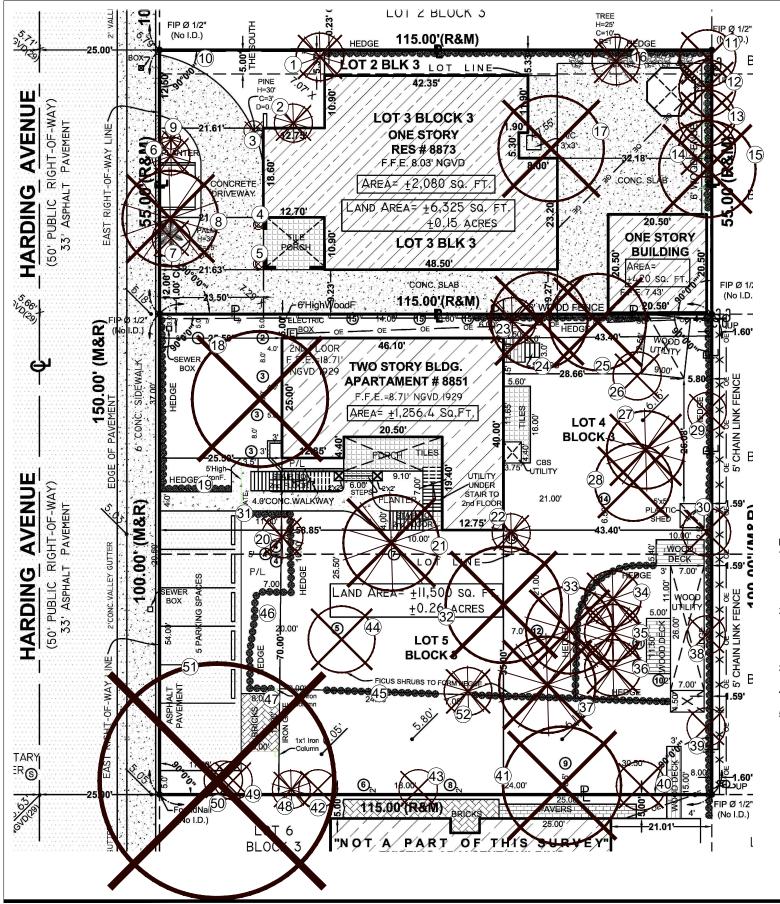
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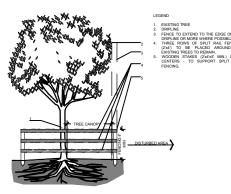


2300 E. OAKLAND PARK BLVD. SUITE 300 FORT LAUDERDALE, FL 33306 T: 954.591.5606 / 954.533.8259 amontero@amlastudio.com FL-LA6666973 DESIGN REVIEW BOARD FINAL SUBMITTAL 8851-8873 HARDING AVE, SURFSIDE FL 33154

ILLUSTRATIVE SITE PLAN

DATE: 08/18/2023





1) EXISTING TREE PROTECTION FENCE d-Pro

LEGEND

EXISTING TREE TO BE REMOVED

EXISTING PALM TO BE REMOVED

TREE	DISPOSITION TABLE							
TREE #	BOTANICAL NAME	COMMON NAME	DBH (in)	HEIGH (#)	SPREAD (ff)	CRZ/TPZ (ff)	CONDITION	STATUS
1	Washingtonian filifera	California palm	13	28	10	13	Good	REMOVE
2	Ptychosperma elegans	alexander palm	4	28	8	4	Good	REMOVE
3	Cupressus sempervirens	common cypress	6	25	4	6	Poor	REMOVE
4	Cupressus sempervirens	common cypress	5	30	2	5	Poor	REMOVE
5	Cupressus sempervirens	common cypress	4	30	2	4	Poor	REMOVE
6	Ptychosperma elegans	Alexander Palm	4	15	8	4	Good	REMOVE
7	Platycladus orientalis	oriental thuja	12	14	8	12	Good	REMOVE
8	Cocos nucifera	Coconut Tree	12	37	20	12	Good	REMOVE
9	Phoenix roebelenii	pygmy date palm	3	8	4	3	Fair	REMOVE
10	Ficus benjamina	weeping fig	Hedge				Poor	REMOVE
11	Schefflera actinophylla	Umbrella plant	16	28	12	16	Good	REMOVE
12	Schefflera actinophylla	Umbrella plant	7	28	12	7	Good	REMOVE
13	Schefflera actinophylla	Umbrella plant	17	28	12	17	Good	REMOVE
14	Schefflera actinophylla	Umbrella plant	21	28	12	21	Good	REMOVE
15	Manguifera indica	mango	9	28	20	9	Good	REMOVE
16	Ravenala madagascariensis	Traveler's Palm	Cluster	28	12	10	Poor	REMOVE
17	Plumeria rubra	frangipani	10	26	22	10	Poor	REMOVE
18	Ficus aurea	strangler fig	24	44	28	24	Good	REMOVE
19	Ficus benjamina	weeping fig	Hedge				Fair	REMOVE
20	Veitchia merrillii	Christmas Palm	Cluster	29	10	3	Good	REMOVE
21	Cocos nucifera	Coconut Tree	9	23	20	9	Fair	REMOVE
22	Dypsis lutescens	areca palm	Cluster	19	8	3	Good	REMOVE
23	Dypsis lutescens	areca palm	Cluster	17	10	3	Good	REMOVE
24	Ficus benjamina	weeping fig	20	34	20	20	Fair	REMOVE
25	Ficus benjamina	weeping fig	4	30	20	4	Fair	REMOVE
26	Manguifera indica	mango	3	22	10	3	Poor	REMOVE
27	Cocos nucifera	cabbage palm	14	26	16	14	Good	REMOVE
28	Syzygium	satin ash	10	26	16	10	Fair	REMOVE
29	Noronhia amarginata	Madagascar olive	12	30	8	12	Poor	REMOVE
30	Noronhia amarginata	Madagascar olive	2	26	10	2	Poor	REMOVE
31	Ficus benjamina	weeping fig	Hedge				Fair	REMOVE
32	Ficus benjamina	weeping fig	6	42	24	6	Fair	REMOVE
33	Cocos nucifera	Coconut Tree	8	32	18	8	Good	REMOVE
34	Washingtonian filifera	California palm	11	30	12	11	Good	REMOVE
35	Washingtonian filifera	California palm	11	30	12	11	Good	REMOVE
36	Washingtonian filifera	California palm	11	30	12	11	Good	REMOVE
37	Cocos nucifera	Coconut Tree	5	12	10	5	Good	REMOVE
38	Noronhia amarginata	Madagascar olive	8	30	8	8	Poor	REMOVE
39	Noronhia amarginata	Madagascar olive	8	30	8	8	Poor	REMOVE
40	Ficus benjamina	weeping fig	4	18	10	4	Fair	REMOVE
41	Ficus benjamina	weeping fig	12	58	25	12	Fair	REMOVE
42	Schefflera actinophylla	Umbrella plant	6	25	8	6	Fair	REMOVE
43	Schefflera actinophylla	Umbrella plant	6	25	8	6	Fair	REMOVE
44	Platycladus orientalis	oriental thuja	12	15	14	12	Good	REMOVE
45	Ficus benjamina	weeping fig	Hedge				Poor	REMOVE
46	Ficus benjamina	weeping fig	Hedge				Poor	REMOVE
47	Dypsis lutescens	areca palm	Cluster	6	4	3	Poor	REMOVE
48	Veitchia merrillii	Christmas Palm	4	20	6	4	Good	REMOVE
49	Ficus benjamina	weeping fig	2	15	8	2	Poor	REMOVE
50	Ficus benjamina	weeping fig	2	15	8	2	Poor	REMOVE
51	Delonix regia	royal poinciana	8	30	50	8	Good	REMOVE
52	Veitchia merrillii	Christmas Palm	5	30	10	5	Good	REMOVE

BOUNDARY SURVEY OF THE PROPERTY PREPARED BY:

CBS SERVICES LAND SURVEYOR & MAPPER 8765 CORAL WAY, MIAMI FL 33155

ph:786.290.4184 carlos@cbsservicesmiami.com

THE APPROXIMATE LOCATION, SIZE AND CONDITIONS OF THE EXISTING TREES/PALMS WITHIN THE PROJECT LIMITS HAS BEEN COLLECTED FROM THE EXISTING TREE SURVEY AND THE ARBORIST REPORT PREPARED BY PEDRO J. PARTIDAS CORDERO CERTIFIED ARBORIST ISA FL-9963A

Ph: 786.218.8478

EXISTING TREES TO REMAIN TO BE PROTECTED DURING CONSTRUCTION - SEE EXISTING TREE PROTECTION FENCE DETAIL # 1- SHEET L-01

CONTRACTOR SHALL OBTAIN A TREE REMOVAL PERMIT PRIOR TO THE REMOVAL OF TREES/PALMS PROPOSED

CONTRACTOR TO REMOVE ALL EXISTING SHRUBS AND GROUNDCOVERS UNLESS NOTED IN LANDSCAPE PLAN AS EXISTING TO REMAIN.

GRAPHIC SCALE NORTH 0' **Sunshine State One Call** Know what's below. Call before you dig.

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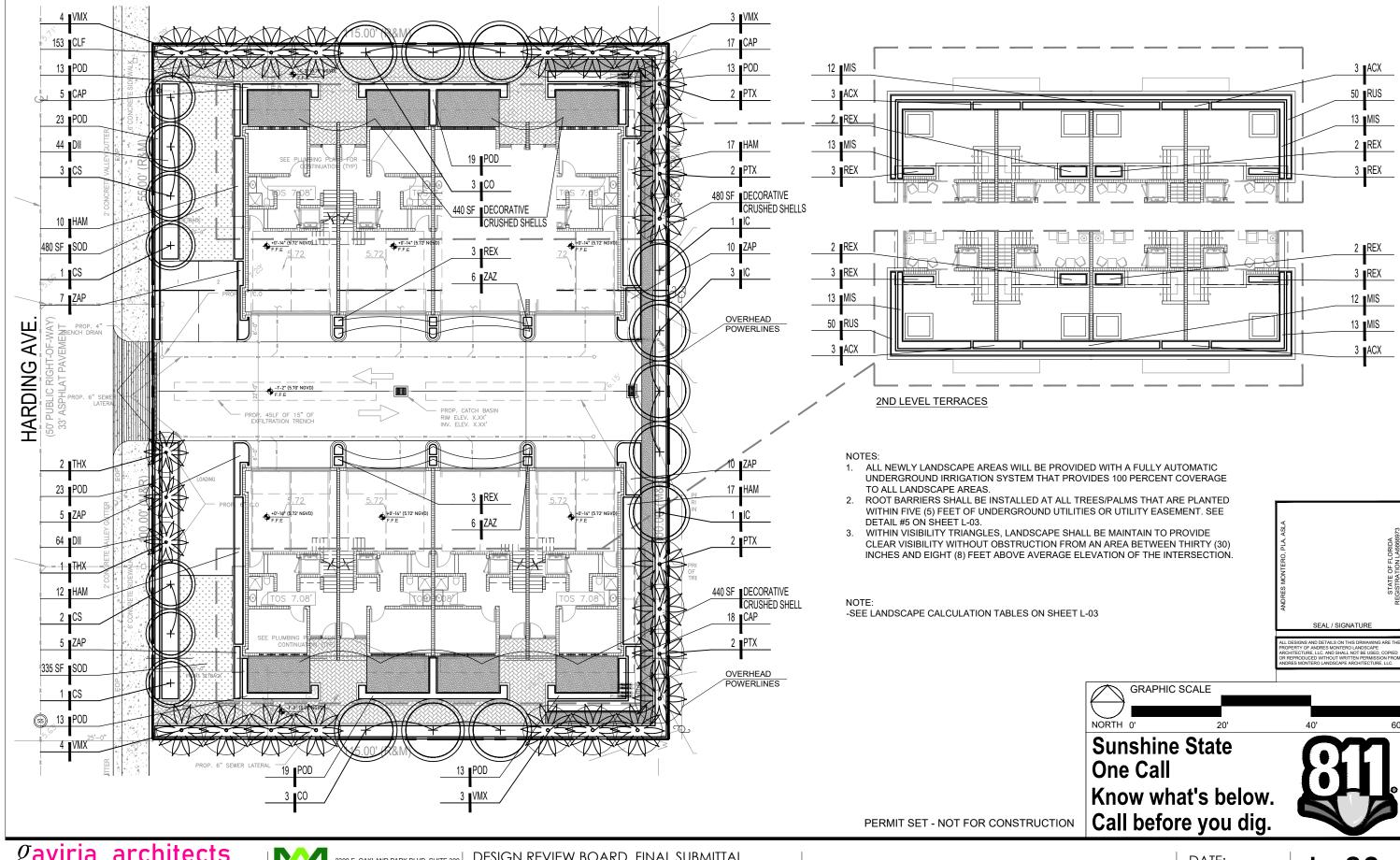
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DESIGN REVIEW BOARD FINAL SUBMITTAL 8851-8873 HARDING AVE, SURFSIDE FL 33154

TREE DISPOSITION PLAN

PERMIT SET - NOT FOR CONSTRUCTION

DATE: 08/18/2023



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2300 E. OAKLAND PARK BLVD. SUITE 300 FORT LAUDERDALE, FL 33306 T: 954.591.5606 / 954.533.8259 amontero@amlastudio.com FL -I A6666973 DESIGN REVIEW BOARD FINAL SUBMITTAL 8851-8873 HARDING AVE, SURFSIDE FL 33154

LANDSCAPE PLAN

DATE: 08/18/2023

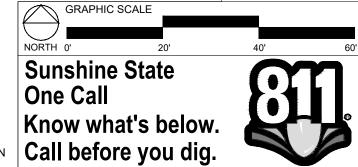
TREE #	BOTANICAL NAME	COMMON NAME	DBH (in)	CANOPY (SF)	
1	Washingtonian filifera	California palm	13	79	
2	Ptychosperma elegans	alexander palm	4	50	
3	Cupressus sempervirens	common cypress	6	13	
4	Cupressus sempervirens	common cypress	5	3	
5	Cupressus sempervirens	common cypress	4	3	
6	Ptychosperma elegans	Alexander Palm	4	50	
7	Platycladus orientalis	oriental thuja	12	50	
8	Cocos nucifera	Coconut Tree	12	314	
9	Phoenix roebelenii	pygmy date palm	3	13	
15	Manguifera indica	mango	9	314	
17	Plumeria rubra	frangipani	10	380	
18	Ficus aurea	strangler fig	24	616	
21	Cocos nucifera	Coconut Tree	9	314	
26	Manguifera indica	mango	3	79	
27	Cocos nucifera	cabbage palm	14	201	
28	Syzygium	satin ash 10			
29	Noronhia amarginata	Madagascar olive	50		
30	Noronhia amarginata	Madagascar olive	79		
33	Cocos nucifera	Coconut Tree	 		
34	Washingtonian filifera	California palm	11	113	
35	Washingtonian filifera	California palm	11	113	
36	Washingtonian filifera	California palm	11	113	
37	Cocos nucifera	Coconut Tree	5	79	
38	Noronhia amarginata	Madagascar olive	8	50	
39	Noronhia amarginata	Madagascar olive	8	50	
44	Platycladus orientalis	oriental thuja	12	154	
48	Veitchia merrillii	Christmas Palm	4	28	
51	Delonix regia	royal poinciana	8	1964	
52	Veitchia merrillii	Christmas Palm	5	79	
		TOTAL TREE CANOPY TO I	BE REMOVED	5806	
	EES/PALMS TO MITIGATE				
6	Coccoloba diversifolia - P			1800	
7	Conocarpus erectus "seric			2100	
5	llex cassine - Dahoon Holly			1500	
2	Thrinax radiata - Florida Th	•		600	
		TOTAL	MITIGATION	6000	

				drought			containe	er
QT	code	species	common name	tolerance	native	specifications	size	spacing
	<u>TREES</u>							
6	СО	Coccoloba diversifolia	Pigeon Plum	High	yes	16' ht x 8' spr. 3" DBH. Std. 4' CT	FG	as shown
7	CS	Conocarpus erectus "sericeus"	Silver Buttonwood	High	yes	16' ht. Std. 4" DBH. 8' Spr. 6' CT	FG	as shown
5	IC	llex cassine	Dahoon Holly	High	yes	14' ht. Std. 2.5" DBH. 6' Sprd	FG	as shown
	<u>PALMS</u>							
8	PTX	Ptychosperma elegans	Alexander Palm	Medium	no	14' O.A./Double - Full head	FG	as shown
3	THX	Thrinax radiata	Florida Thach Palm	High	yes	6' C.T./Straight trunk - Matching	FG	as shown
14	VMX	Veitchia montgomeriana	Motgomery Palm	Medium	no	14' O.A./Single - Full head	FG	as shown
	SHRUBS,	GROUNDCOVERS & VINES						
12	ACX	Acoelorrhaphe wrightii	Paurotis Palm	Medium	yes	8'Ht O.A, Clump	FG	42" O.C
40	CAP	Capparis cynophallophora	Jamaican Caper	High	yes	24" ht x 24" spr.	7 Gal.	30" O.C.
153	CLF	Clusia flava	Small Leaf Clusia	High	yes	36" Ht.	7 Gal.	30" O.C.
108	DII	Dietes iridioides	African Iris	Medium	no	15" O.A./ Full Clump	1 Gal.	24" O.C.
56	HAM	Hamelia furticosa	Dwarf Firebush	Medium	yes	30" ht x 30" spr.	7 Gal.	36" O.C.
76	MIS	Miscanthus sinensis 'Adagio'	Adagio Grass	High	no	24" ht x 30" spr.	3 Gal.	30" O.C.
123	POD	Podocarpus macrophyllus	Podocarpus	High	no	5' Ht. 30" spr.	15 Gal.	30" O.C.
23	REX	Rhapis excelsa	Lady Palm	Medium	no	30" O.A. Clump, Full	7 Gal.	36" O.C.
100	RUS	Russelia equisetiformis	Firecracker Bush	Medium	no	24" O.A./1.25ft HT	3 Gal.	30" O.C.
37	ZAP	Zamia pumila	Coontie	High	yes	24" O.A./ Full Clump	3 Gal.	30" O.C.
12	ZAZ	Zamioculcas zamiifolia	Zanzibar Gem	High	no	Shade Grown, 2-2.5ft HT	3 Gal.	18" O.C.
	<u>SOD</u>							_
815	SOD	Stenotaphrum secundatum	St. Augustine Grass		yes	Staggerd Panels		

LANDSCAPE CALCULATIONS_8851-8873 HARDING AVE		
ZONING DISTRICT	H30C	
SITE AREA	17,825	
MINIMUM PERVIOUS AREA REQUIRED 20%	3565	5402
MIN. LANDSCAPE REQUIREMENTS		
1 TREE PER 1,000 SF OF THE LOTE AREA (17,825 SF)	18	18
PALMS SHALL BE NO MORE THAN 40% OF THE REQUIRED TREES	7	7
STREET TREE REQUIREMENTS		
ONE SHADE TREE/PALM PER 20 LINEAR FEET OF STREET FRONTAGE	0	0
THEREOF ALONG ROADWAYS (155 LF)	8	8
SHRUBS & TURF REQUIREMENTS		
10 SHRUBS PER 1,000 SF OF THE LOTE AREA (17,825 SF)	178	444
MAX. 80% OF THE LANDSCAPE AREA MAY BE TURF GRASS	4,322	850
50% OF ALL VEGETATION (TREES & SHRUBS) SHALL BE NATIVE		60%
HEDGE/FENCE PROVIDED TO SCREEN MECH. EQUIPMENT		YES
ALL SOD AND LANDSCAPE TO RECEIVE 100% COVERAGE FROM AN AUTOI	MATIC IRRIGATION	
SYSTEM USING AN APPROVED WATER SOURCE		
IRRIGATION SYSTEM SHALL BE EQUIPED WITH A RAIN SENSOR		

ANDRES MONTERO, PLA, ASLA
BALA
STATE OF FLORIDA
REGISTRATION LA6666973

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ANDRES MONTERO
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LANDISCAPE ARCH

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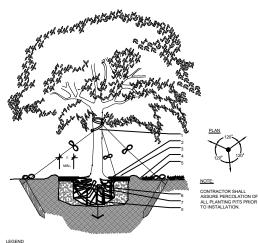
DESIGN REVIEW BOARD FINAL SUBMITTAL 8851-8873 HARDING AVE, SURFSIDE FL 33154

LANDSCAPE PLAN TABLES

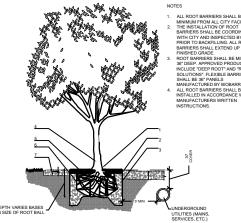
DATE: 08/18/2023

GENERAL NOTES

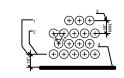
- 1. Before construction begins, the Landscape Contractor is responsible for locating all underground utilities and must avoid damaging any services during construction. If any damage occurs by fault of the Contractor, the necessary repairs must take place at the Landscape Contractor's expense and under the supervision of the Owner's representative.
- 2. All proposed trees and plant materials shall be graded as Nursery Grade Florida No. 1 or better as outlined by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry "Grades and standards for Nursery Plants", most current edition. All planting shall be done in accordance with the Florida Nurserymen's and Grower's Association approved practices.
- 3. In addition to these requirements the Landscape Contractor shall comply with all local landscape codes and requirements as part of this base bid and contract in order to satisfy the review and approval of the governing agency.
- All screening hedges shall be planted and maintained in a way that they form a continuous visual screen. Screening hedges at VUA to be maintained at a minimum height of thirty (30) inches.
- 5. All planting beds shall be excavated to a minimum depth of twenty-four (24") inches and backfilled with a suitable soil. All plant material shall be planted in planting soil that is delivered to the site in a loose, clean and friable condition. The planting soil shall be the approximate proportions as follows: 50% sand and 50% organic material consisting of native peat, well-decomposed sawdust, leaf mold and top soil. It shall provide a good pliable and thoroughly mixed medium with adequate aeration, drainage and water-holding capacity. It shall also be free of all extraneous debris, such as roots, stones, weeds, etc.
- All trees/palms and shrubs shall be fertilized with "Agriform" 20-10-5 planting tablets as per the manufacturers specifications at the time of installation and prior completion of pit backfilling also in conjunction with note #5. Tablets to be placed uniformly around the root mass at a depth that is between the middle and bottom of root mass at an application rate of: One (1) - 21 gram tablet for 1 gal container, two (2)- tablets for 3 gal container, three (3)- tablets for 5 gal container, four (4)-tablets for 7 gal container, three (3)-tablets for each 1/2 inch of tree caliper, and seven (7) tablets for palms. Ground Cover areas shall receive fertilization with "Ozmocote" time release fertilizer as per manufacturer's
- 7. All plant beds shall receive a 3" layer of organic mulch, which is to be watered-in after installation. Mulch should be at least six (6) inches away from any portion of a structure or tree trunk and three (3) inches away from the base of shrubs. Only environmental friendly mulch shall be approved, Cypress mulch shall not be accepted.
- All plant material shall be thoroughly watered in at the time of planting and until landscape material is established. No dry material shall be permitted.
- The plant material schedule is presented for the convenience of the Landscape Contractor. In the event of a discrepancy between the plan and the plant key, the plan shall prevail.
- 10. Plants shall meet size, container, and spacing specifications. Any material not meeting specifications shall be removed and replaced at the contractor's expense.
- 11. All tree and shrub locations shall be approved by Landscape Architect prior to planting.
- 12. The Landscape Contractor shall grade planting beds, as required, to provide positive drainage and promote optimum plant growth.
- 13. The Landscape Contractor shall be responsible for examining fully both the site and bid documents. Discrepancies in the documents or the actual site conditions shall be reported to the Landscape Architect in writing at the time of bidding or discovery. No account shall be made after contract completion for failure by the Landscape Contractor to report such condition or for errors on the part of the Landscape Contractor at the time of bidding.
- 14. The Landscape Contractor shall be responsible for securing all necessary applicable permits and licenses to perform the work set forth in this plan set and the specifications.
- 15. Plant material shall be bid as specified unless unavailable, at which time the Landscape Architect shall be notified in writing of intended changes. 16. All questions concerning the plan set and/or specifications shall be directed to the Landscape
- Architect. 17. There shall be no additions, deletions or substitutions without written approval of the Landscape
- Architect. 18. The Landscape Contractor shall guarantee, in writing, plant survivability. Trees and palms for twelve
- (12) months, shrubs and groundcovers for ninety (90) days and sod for sixty (60) days from final acceptance by the Owner or Owner's representative. 19. All dimensions to be field-checked by the Landscape Contractor prior to landscape material installation.
- Discrepancies shall be reported immediately to the Landscape Architect.
- 20. All materials must be as specified on the landscape plan. If materials or labor do not adhere to specifications, they will be rejected by the Landscape Architect with proper installation carried out by the Landscape Contractor at no additional cost.
- 21. Existing sod shall be removed as necessary to accommodate new plantings
- 22. All existing trees on site shall be protected from damage during construction See existing tree protection fence detail.
- 23. Any existing landscape and hardscape areas that are unnecessarily disturbed during the landscape installation shall be restored to original conditions by the Landscape Contractor.
- 24. The Landscape Contractor will be responsible for the collection, removal, and proper disposal of any and all debris generated during the installation of this project.
- 25. All landscape areas to have a positive drainage away from buildings and structures. Finished grade of landscape areas to be at or below the grade of adjacent sidewalks, slabs or VUA
- 26. All shade and medium trees installed within 5' of a public infrastructure shall utilize a root barrier system.



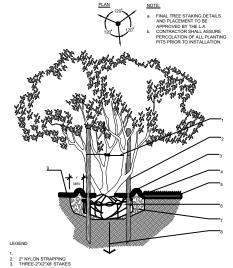
2 LARGE TREE SCALE: N.T.S



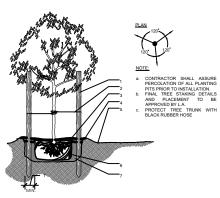
(5) ROOT BARRIER INSTALLATION

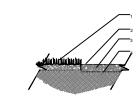


8 TYPICAL PLANT SPACING



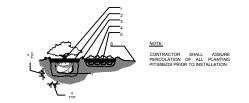
MULTI-TRUNK TREE SCALE: N.T.S

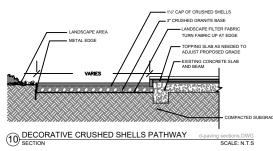


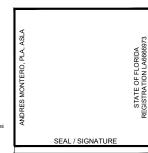


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MALL PALM
SECTION







Sunshine State One Call Know what's below. Call before you dig.



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T: 954.6100148 / 305.9056839

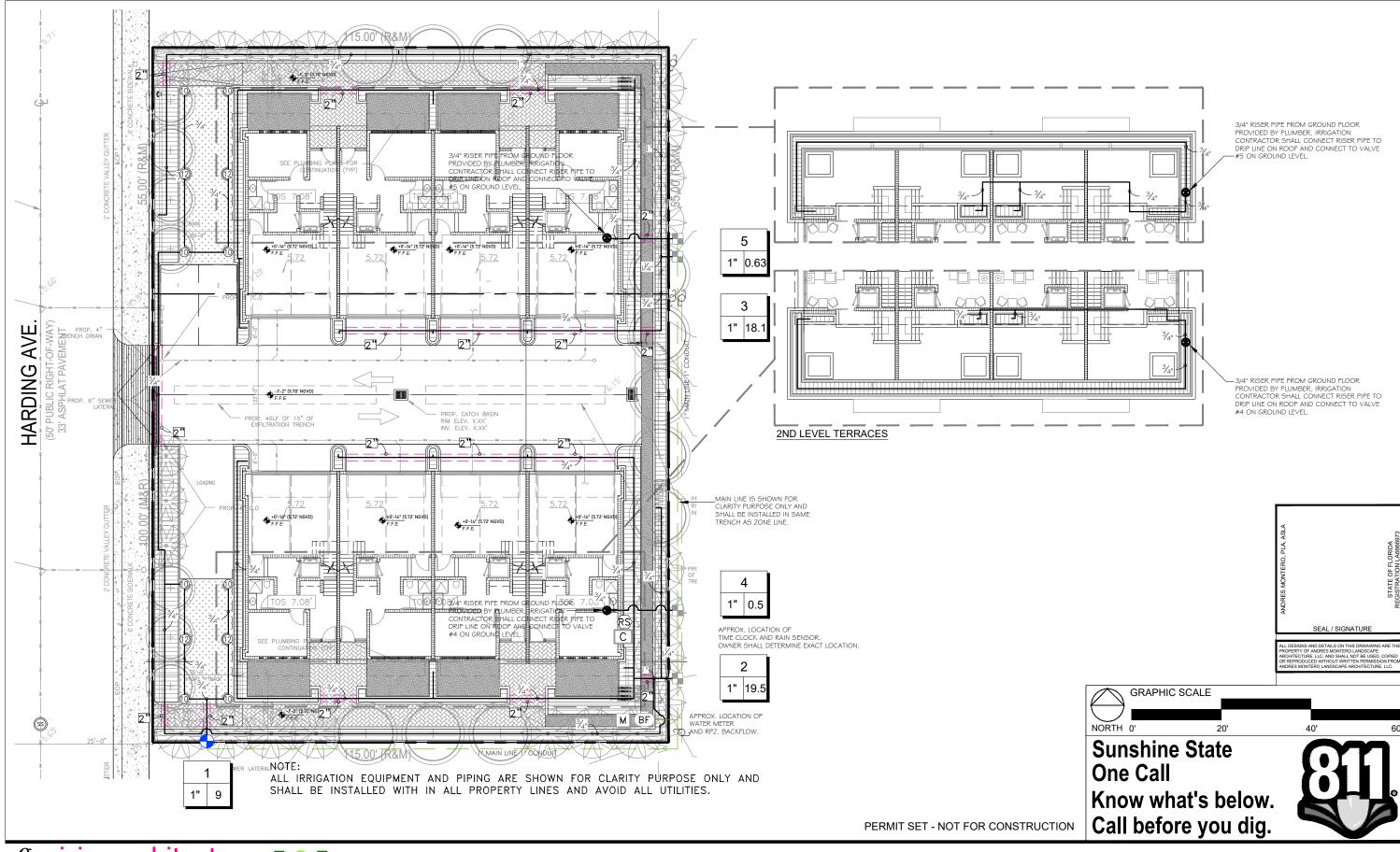


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DESIGN REVIEW BOARD FINAL SUBMITTAL 8851-8873 HARDING AVE. SURFSIDE FL 33154

LANDSCAPE DETAILS & GENERAL NOTES

DATE: 08/18/2023



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IRRIGATION PLAN

DATE: 08/18/2023

IRRIGATION SCHEDULE OR EQUIVALENT

SYMBOL

MANUFACTURER/MODEL/DESCRIPTION

0 0 0

Rain Bird 1806 10 Series MPR Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT

Female Threaded Inlet



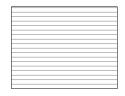
Rain Bird 1806 12 Series MPR Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT

Female Threaded Inlet.

SYMBOL MANUFACTURER/MODEL/DESCRIPTION

Rain Bird XCZ-100-IVM Wide Flow IVM Drip Control Kit for Commercial Applications. 1" Ball Valve with 1" PESBIVM Smart Valve w/ factory installed IVM-SOL 0.3-20 apm and 1" Pressure Regulating 40psi Flow-Indicating

Basket Filter 0.3-20 gpm



Area to Receive Dripline Rain Bird XFS-CV-09-12 XFS-CV Sub-Surface and On-Surface Landscape Dripline with a Heavy-Duty 4.3 psi Check Valve. 0.9 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. Specify XF insert fittings.

MANUFACTURER / MODEL / DESCRIPTION



SYMBOL

Rain Bird PEB

1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.



Febco 825Y 1"

Reduced Pressure Backflow Preventer



Rain Bird ESP4ME3 with (1) ESP-SM3 7 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Use. LNK WiFi Module and Flow Sensor Ready.



Rain Bird RSD-BEx

Rain Sensor, with metal latching bracket, extension



Water Meter 1"

Irrigation Lateral Line: PVC Schedule 40

Irrigation Mainline: PVC Schedule 40

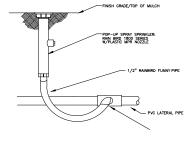
Pipe Sleeve: PVC Schedule 40

Valve Callout Valve Number Valve Flow Valve Size

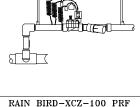
GENERAL NOTES:

- 1. Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.
- 2. All mainline, lateral line and control wire conduit under paving shall be installed in separate sleeves. Sleeves shall be a minimum of twice (2X) the diameter of the pipe to be sleeved. Main Line shall be installed in with lateral pipe where possible
- 3. Install all backflow prevention devices and all piping between the point of connection and the backflow preventer as per
- 4. Final location of the backflow preventer and automatic controller shall be approved by the owner's authorized representative.
- 5. 120 VAC electrical power source at controller location shall be provided by others. The electrical contractor shall make the final connection from the electrical source to the controller.
- 6. All sprinkler heads shall be set perpendicular to finish grade unless otherwise specified.
- 7. The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum spray with minimal overspray onto walks, streets, walls, etc.
- This design is diagramatic. All piping, valves, etc., shown within paved areas is for design clarification only and shall be installed in planting areas wherever possible. The contractor shall locate all valves in shrub areas where possible.

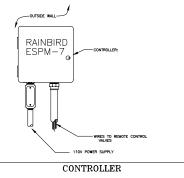
 9. It is the responsibility of the irrigation contractor to familiarize
- himself with all grade differences, location of walls, retaining walls, structures and utilities. The irrigation contractor shall repair or replace all items damaged by his work. He shall coordinate his work with other contractors for the location and installation of pipe sleeves through walls, under roadways and paving, etc.
- 10. Do not willingly install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or differences in the area dimensions exist that might not have been considered in the engineering. such obstructions or differences should be brought to the attention of the owner's authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.
- 11. All sprinkler equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
- 12 The irrigation contractor shall install check valves on all heads in areas where finish grade exceeds 4:1, where post valve shut-off draining, of the irrigation head occurs or as directed by the owner's authorized representative.
- 13. The contractor shall provide 1800 PCS (pressure compensating screens) as necessary to reduce or eliminate overspray onto streets, walks or other areas as directed by the owner's authorized representative.
- 14. All control wires shall be installed in PVC conduit.
- 15. All remote control valves, gate valves, quick couplers, control wire and computer cable pull points shall be installed in approved valves boxes with covers.
- 16. The installation devices are to be guaranteed for the period of (1) year from the date of final acceptance.

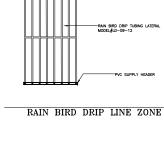


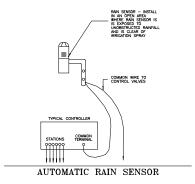
POP-UP SPRAY SPRINKLER

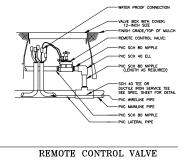


RAIN BIRD MODEL# —XCZ-100 PRF DRIP ZONE VALVE











GRAPHIC SCALE

RPZ BACKFLOW PREVENTER

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NORTH 0' **Sunshine State** One Call Know what's below. Call before you dig.



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DESIGN REVIEW BOARD FINAL SUBMITTAL 8851-8873 HARDING AVE, SURFSIDE FL 33154

IRRIGATION **DETAILS & GENERAL NOTES**

DATE: 08/18/2023

- I. THE CONTRACTOR SHALL OBTAIN FROM THE OWNER COPIES OF ALL AVAILABLE REGULATORY AGENCY PERMITS AND LOCAL AGENCY PERMITS.
- 2. ALL CONSTRUCTION PROJECTS 1 OR MORE ACRES IN SIZE THAT DISCHARGE TO OFFSITE AREAS ARE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR STORMWATER DISCHARGE FROM SMALL AND LARGE CONSTRUCTION ACTIVITIES. IN ORDER TO MEET NPDES REQUIREMENTS, THE CONTRACTOR IS RESPONSIBLE FOR PREPARING A STORMWATER POLLUTION PREVENTION PLAN (SWPPP), IMPLEMENTING, INSPECTING, MAINTAINING, AND REPORTING ON ALL ELEMENTS OF THE SWPPP, COMPLETING AND SUBMITTING THE REQUIRED NOTICE OF INTENT (N01) AND NOTICE OF TERMINATION (NOT) FORMS AS THE OPERATOR, AND PAYING ALL ASSOCIATED FEES. FOR PROJECTS LESS THAN 1 ACRE IN SIZE THAT ARE NOT REQUIRED TO COMPLY WITH THE NPDES GENERAL PERMIT, THE CONTRACTOR IS STILL RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO AND DURING CONSTRUCTION IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.
- 3. UNLESS OTHERWISE NOTED ON THE PLANS, THE CONTRACTOR SHALL USE THE GEOMETRY PROVIDED ON THE CONSTRUCTION PLANS. BENCHMARK INFORMATION SHALL BE PROVIDED TO THE CONTRACTOR BY THE OWNER OR OWNERS SURVEYOR. ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND CONSTRUCTION PLAN INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE
- 4. BASE SURVEY INFORMATION INCLUDING BUT NOT LIMITED TO ELEVATIONS, EASEMENTS, RIGHTS OF WAY, AND OTHER TOPOGRAPHIC INFORMATION HAS BEEN PREPARED BY OTHER PROFESSIONALS. SZAUER ENGINEERING, INC. NO RESPONSIBILITY FOR THE ACCURACY OF THIS INFORMATION. 5. THIS SET OF PLANS MAY CONTAIN DRAWINGS PREPARED BY OTHER PROFESSIONALS, WHICH CONTAIN THE NAME, ADDRESS, AND LOGO OF THE PROFESSIONAL. SZAUER ENGINEERING, INC. IS NOT
- 6. THE CONTRACTOR SHALL SUBMIT (6) COPIES OF SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO ORDERING THE MATERIALS REQUIRED FOR CONSTRUCTION. PRIOR TO SUBMISSION, THE
- THE CONTRACTOR SHALL THOROUGHLY CHECK SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES FOR COMPLETENESS AND FOR COMPLIANCE WITH THE CONSTRUCTION. PAIDS AND SHALL VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL COORDINATE THE SHOP DRAWINGS WITH THE REQUIREMENTS FOR OTHER RELATED WORK. THE CONTRACTORS RESPONSIBILITY FOR ERRORS AND OMISSIONS IN SUBMITTALS IS NOT RELIEVED BY THE ENGINEERS REVIEW OF SUBMITTALS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER, IN WRITING AT THE TIME OF SUBMISSION, OF DEVIATIONS IN SUBMITTALS FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- PROTECT BENCHMARKS, PROPERTY CORNERS, AND OTHER SURVEY MONUMENTS FROM DAMAGE OR DISPLACEMENT. IF MARKER NEEDS TO BE REMOVED IT SHALL BE REFERENCED BY LICENSED LAND SURVEYOR AND REPLACED, AS NECESSARY, BY SAME.
- 8. THE CONTRACTOR IS RESPONSIBLE FOR ALL QUALITY CONTROL TESTING. AS A MINIMUM, TESTING SHALL INCLUDE A) PIPING AND STRUCTURAL EXCAVATION, BEDDING AND BACKFILL MATERIALS AND DENSITY TESTS; B) DETERMINATION OF COMPACTIVE EFFORT NEEDED FOR COMPLIANCE WITH THE DENSITY REQUIREMENTS; C) PORTLAND CEMENT CONCRETE AND ASPHALT PAVING QUALITY CONTROL TESTING INCLUDING DESIGN MIX REVIEW, MATERIALS, FIELD SLUMP AND AIR CONTENT, AND FIELD AND LAB CURED STRENGTH SAMPLES AND TESTING.
- 9. IN ADDITION TO QUALITY CONTROL TESTING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED TESTING OR APPROVALS FOR ANY WORK (OR ANY PART THEREOF) IF LAWS OR REGULATIONS OF NY PUBLIC BODY HAVING JURISDICTION SPECIFICALLY REQUIRE TESTING, INSPECTIONS OR APPROVAL. THE CONTRACTOR SHALL PAY ALL COSTS IN CONNECTION THEREWITH AND SHALL FURNISH THE OWNER AND ENGINEER THE REQUIRED CERTIFICATES OF INSPECTION, TESTING OR APPROVAL.
- 10. ANY DESIGN OR TESTING LABORATORY UTILIZED BY THE CONTRACTOR SHALL BE AN INDEPENDENT LABORATORY ACCEPTABLE TO THE OWNER AND THE ENGINEER, APPROVED IN WRITING, AND COMPLYING WITH THE LATEST EDITION OF THE "RECOMMENDED REQUIREMENTS FOR INDEPENDENT LABORATORY QUALIFICATION", PUBLISHED BY THE AMERICAN COUNCIL OF INDEPENDENT LABORATORIES.
- 11. TESTING RESULTS SHALL BE PROVIDED TO THE OWNER/OPERATOR AND THE ENGINEER. ALL TEST RESULTS SHALL BE PROVIDED (PASSING AND FAILING) ON A REGULAR AND IMMEDIATE BASIS.
- 12. THE ENTIRE PROJECT SITE SHALL BE THOROUGHLY CLEANED AT THE COMPLETION OF THE WORK. CLEAN ALL INSTALLED PIPELINES, STRUCTURES, SIDEWALKS, PAVED AREAS, ACCUMULATED SILT IN PONDS, PLUS ALL ADJACENT AREAS AFFECTED BY CONSTRUCTION, AS DIRECTED BY THE OWNER OR JURISDICTIONAL AGENCY. EQUIPMENT TO CLEAN THESE SURFACES SHALL BE SUBJECT TO

UTILITY GENERAL NOTES

- 1. THE UTILITY DATA SHOWN ON THESE PLANS WAS LOCATED BY THE RESPECTIVE UTILITY, OR IS BASED ON UTILITY DRAWINGS, MAPS, OR FIELD RECONNAISSANCE.
- 2. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ANY UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, THAT INTERFERE WITH THE PROPOSED STRUCTION SHALL BE CLOSELY COORDINATED WITH THE ENGINEER AND THE RESPECTIVE UTILITY COMPANY FOR RELOCATION OR PROPER INSTRUCTION
- 3. A SINGLE POINT UTILITY IDENTIFICATION SERVICE HAS BEEN SET UP FOR EXISTING UTILITIES. THE CONTRACTOR IS TO CONTACT THE SUNSHINE STATE ONE CALL CENTER BY DIALING "811" AT LEAST TWO (2) AND NO MORE THAN FIVE (5) WORKING DAYS PRIOR TO THE SPECIFIC CONSTRUCTION ACTIVITY FOR FIELD LOCATION. NOTE THAT NOT ALL UTILITIES PARTICIPATE IN THIS PROGRAM. THE CONTRACTO SHOULD CONTACT ALL NON-PARTICIPATING UTILITIES SEPARATELY FOR FIELD LOCATION OF THEIR FACILITIES AT LEAST TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION. PER FLORIDA STATUTE 553.851, THE CONTRACTOR OR EXCAVATOR IS REQUIRED TO NOTIFY THE GAS COMPANY TWO (2) WORKING DAYS PRIOR TO STARTING EXCAVATION.
- 4. THE CONTRACTOR SHALL KEEP LOCATE TICKETS UP TO DATE AT ALL TIMES.
- 5. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH EACH UTILITY AND ALL COSTS ASSOCIATED WITH THE PROTECTION OF EXISTING FACILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL ALSO COORDINATE NECESSARY RELOCATIONS OR OTHER CONSTRUCTION RELATED MATTERS WITH EACH UTILITY.
- 6. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO MAINTAIN IN SERVICE ALL EXISTING PIPING ENCOUNTERED DURING CONSTRUCTION UNLESS OTHERWISE INDICATED IN THE DRAWINGS. ANY PIPING WHICH CAN BE REMOVED DURING CONSTRUCTION WITHOUT UNDUE INTERRUPTION OF SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR WITH THE PERMISSION OF THE OWNER AND THE
- 7. TYPICAL DETAILS AS SHOWN ARE TO ILLUSTRATE THE ENGINEERS INTENT AND ARE NOT PRESENTED AS A SOLUTION TO ALL CONSTRUCTION PROBLEMS ENCOUNTERED IN THE FIELD. THE CONTRACTOR MAY ALTER THE METHOD OF CONSTRUCTION TO SUIT FIELD CONDITIONS, PROVIDING HE SUBMITS A PROPOSAL FOR AN ALTERNATE METHOD TO THE ENGINEER FOR APPROVAL AND USES MATERIALS AS DESIGNATED IN THE SPECIFICATIONS.
- 8. FOR EACH RESPECTIVE PIPELINE CONSTRUCTION REQUIRED, THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, DEPTH, AND ALIGNMENT OF ALL EXISTING PIPES, CABLES, ETC. TO BE CROSSED OR CONNECTED TO. IF THE CONTRACTOR DEEMS NECESSARY (A) A CHANGE IN ALIGNMENT OR DEPTH, OR THE NEED FOR ADDITIONAL FITTINGS, BENDS, OR COUPLINGS, WHICH REPRESENT A DEPARTURE FROM THE CONTRACT DRAWING, OR (B) A NEED FOR RELOCATION OF EXISTING UTILITIES, THEN DETAILS OF SUCH DEPARTURES, RELOCATIONS, OR ADDITIONAL FITTINGS, INCLUDING CHANGES IN RELATED PORTIONS OF THE PROJECT AND THE REASONS THEREFORE, SHALL BE SUBMITTED WITH SHOP DRAWINGS. APPROVED DEPARTURES FOR THE CONTRACTORS CONVENIENCE SHALL BE MADE AT
- 9. THE CONTRACTOR SHALL PROVIDE AT HIS OWN EXPENSE ALL NECESSARY TEST PUMPING EQUIPMENT, WATER, WATER METERS, PRESSURE GAUGES, AND OTHER EQUIPMENT, MATERIAL AND FACILITIES REQUIRED FOR ALL HYDROSTATIC, LEAKAGE, AND PRESSURE TESTING. THE CONTRACTOR SHALL CONTACT THE ENGINEER AND THE OWNER IN WRITTEN FORM, FORTY-EIGHT (48) HOURS IN ADVANCE OF PROPOSED TESTING. THE CONTRACTOR SHALL PERFORM SATISFACTORY PRETESTING PRIOR TO NOTIFICATION.

AS-BUILT DRAWING REQUIREMENTS

- AS-BUILT DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR TO THE ENGINEER THREE WEEKS PRIOR TO FINAL INSPECTION. ALL AS-BUILT DATA SHALL BE PROVIDED BY A FLORIDA LICENSED SURVEYOR, SIGNED, SEALED AND DATED BY THE RESPONSIBLE PARTY.
- 2. AT THE COMPLETION OF THE WORK, DELIVER THE DRAWINGS DOCUMENTING AS-BUILT INFORMATION, MEASURED BY A LICENSED SURVEYOR, TO THE ENGINEER, IN GOOD CONDITION AND FREE FROM ANY EXTRANEOUS NOTATION. THE AS-BUILT INFORMATION IS TO INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING: A. HORIZONTAL LOCATIONS AND VERTICAL ELEVATIONS FOR ALL UTILITY AND STORM STRUCTURES INCLUDING BUT NOT LIMITED TO MANHOLES, INLETS AND CLEANOUTS, INCLUDING STRUCTURE TOP
- B. DISTANCE ALONG PIPELINES BETWEEN STRUCTURES.
- C. STORMWATER POND TOP OF BERM AND POND BOTTOM ELEVATIONS AND HORIZONTAL DIMENSIONS MEASURED AT A MINIMUM OF TEN LOCATIONS PER POND, AT LOCATIONS DESIGNATED BY THE ONS ARE ALSO TO BE TIED 1
- D. STORMWATER CONTROL STRUCTURE DIMENSIONS AND ELEVATIONS, INCLUDING ALL WEIRS, SLOTS, ORIFICES, GRATES, AND SKIMMERS.
- E. STORMWATER CONVEYANCE SYSTEMS INCLUDING DIMENSIONS, ELEVATIONS, CONTOURS, AND CROSS SECTIONS
- G. VERTICAL ELEVATIONS OF ALL PIPELINES AT CROSSINGS OF POTABLE WATER MAINS (WHETHER THE WATER MAIN IS EXISTING OR NEW) IN ORDER TO DOCUMENT THAT THE MINIMUM REQUIRED
- H. UTILITY PIPELINE TIED HORIZONTALLY TO EDGE OF PAVEMENT AND RIGHT-OF-WAY LINES, LOCATED EVERY 200-FT PLUS ALL CHANGES IN HORIZONTAL OFFSET I. PAVEMENT WIDTH AND ELEVATIONS AT THE CENTERLINE AND EDGE OF PAVEMENT EVERY 200 FEET PLUS AT ALL CHANGES IN LONGITUDINAL SLOPE, CROSS SLOPE, INLET LOCATIONS, AND AT ALL
- DRIVEWAY AND STREET INTERSECTIONS, FOR PARKING LOTS, RECORD CENTERLINE AND EDGE OF PAVEMENT ELEVATIONS ALONG ALL DRIVE AISLES AND ISLANDS. J. ALL PARKING AREAS AND SIDEWALK RAMPS DESIGNATED FOR HANDICAP ACCESS SHALL CONTAIN HORIZONTAL AND VERTICAL MEASUREMENTS IN ORDER TO VERIFY REQUIRED WIDTHS AND SLOPES
- K. HORIZONTAL AND VERTICAL DATA FOR ANY CONSTRUCTION THAT DEVIATES FROM THE APPROVED ENGINEERING DRAWINGS.
- L. WHERE THE PLANS CONTAIN SPECIFIC HORIZONTAL LOCATION DATA, SUCH AS STATION AND OFFSET, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL HORIZONTAL LOCATION. M. WHERE THE PLANS CONTAIN SPECIFIC VERTICAL ELEVATION DATA, THE AS-BUILT DRAWINGS ARE TO REFLECT THE ACTUAL MEASURED VERTICAL ELEVATION

EROSION AND SEDIMENT CONTROL

- 1. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PROVIDED AND INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION, SEDIMENT CONTROL CONSISTS OF SILT FENCING AND FLOATING IDITY BARRIERS PER FDOT INDEX NO. 102 AND 103. EROSION CONTROL CONSISTS OF SEEDING AND MULCHING, SODDING, WETTING SURFACES, PLACEMENT OF COARSE AGGREGATE, TEMPORAL
- 2. MAINTAIN TEMPORARY EROSION CONTROL SYSTEMS AS DIRECTED BY OWNER OR GOVERNING AUTHORITIES TO CONTROL EROSION AND SILTATION DURING LIFE OF CONTRACT, OWNER HAS AUTHORITY TO LIMIT SURFACE AREA OF ERODIBLE EARTH MATERIAL EXPOSED BY CLEARING AND GRUBBING, EXCAVATION, TRENCHING, BORROW AND EMBANKMENT OPERATIONS. OWNER ALSO HAS AUTHORITY TO DIRECT CONTRACTOR TO PROVIDE IMMEDIATE PERMANENT OR TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.
- 3. CONTRACTOR SHALL RESPOND TO EROSION AND SEDIMENT CONTROL MAINTENANCE REQUIREMENTS OR IMPLEMENT ADDITIONAL MEASURES TO CONTROL EROSION ORDERED BY OWNER OR
- 4. CONTRACTOR WILL BE REQUIRED TO INCORPORATE PERMANENT EROSION CONTROL FEATURES INTO PROJECT AT EARLIEST PRACTICAL TIME TO MINIMIZE NEED FOR TEMPORARY CONTROLS.
- 5. THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS REPRESENT A MINIMUM REQUIREMENT. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING ADDITIONAL EROSION AND
- SEDIMENT CONTROL MEASURES NEEDED IN ORDER TO PREVENT THE TRANSFER OF SEDIMENT FROM THE PROJECT AREA AND PREVENT THE EROSION OF SURFACES DURING CONSTRUCTION, AS NEEDED TO PROTECT ADJACENT PROPERTIES AND WATER BODIES.
- 6. GRASS ALL DISTURBED AREAS WITHIN 7 DAYS OF INITIAL DISTURBANCE. TYPE OF GRASSING SHALL BE AS FOLLOWS: TEMPORARY GRASSING TO BE SODDING AT ALL DRAINAGE STRUCTURES, RETENTION AREAS, SWALES AND DITCHES, AND WHERE SLOPES ARE STEEPER THAN 5:1. TEMPORARY GRASSING CAN BE SEED AND MULCH AT ALL OTHER LOCATIONS UNLESS OTHERWISE INDICATED IN THE
- 7. INSPECT EVERY TWO WEEKS DURING CONSTRUCTION. REMOVE ANY SEDIMENT BUILD-UP. REPAIR AND REINSTALL ANY DAMAGED OR MISSING SEDIMENT CONTROL MEASURES. INSTALL ADDITIONAL
- 8. AREAS TO BE PAVED SHALL BE TREATED WITH A BITUMINOUS PRIME COAT AND SANDED TO MINIMIZE EROSION. WHERE PAVING IS SCHEDULED TO OCCUR MORE THAN 48 HOURS AFTER INSTALLATION OF
- BASE COURSE. AREAS TO RECEIVE CONCRETE PAVING SHALL BE EITHER PROTECTED WITH A LAYER OF FDOT COARSE AGGREGATE MATERIAL OR SHALL BE PAVED WITHIN 18 HOURS OF INSTALLATION OF THE SUBGRADE. INSTALL FINAL SURFACE COURSES WITHIN 14 DAYS AFTER REMOVAL OF EXISTING PAVEMENT. TRAFFIC CONTROL
- JURISDICTIONAL AGENCY PRIOR TO CONSTRUCTION. ALL PROPOSED ROADWAY AND DRIVEWAY LANE CLOSURES SHALL BE RESTRICTED TO THE HOURS BETWEEN 9:00 A.M. AND 4:00 P.M. UNLESS OTHERWISE AUTHORIZED IN THE APPROVED M.O.T

1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A MAINTENANCE OF TRAFFIC (M.O.T.) PLAN PRIOR TO CONSTRUCTION. THE M.O.T. PLAN SHALL SHOW ALL PROPOSED TRAFFIC CONTROL SIGNS,

- 2. ALL CONSTRUCTION SIGNING AND MARKINGS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND MAINTAINED DURING CONSTRUCTION IN ACCORDANCE WITH FDOT INDEX NO. 600 AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THE PLACEMENT OF THE SIGNING AND MARKINGS SHALL BE APPROVED IN THE FIELD BY THE ENGINEER PRIOR TO CONSTRUCTIO 3. INSPECT TRAFFIC CONTROL DEVICES ON A DAILY BASIS TO ENSURE PLACEMENT OF BARRICADES AND FUNCTION OF LIGHTS IS MAINTAINED THROUGHOUT CONSTRUCTION.
- 4. CONTACT PROPERTY OWNERS AFFECTED BY CONSTRUCTION. COORDINATE TEMPORARY DRIVEWAY CLOSURES AND SEQUENCING. MAINTAIN ACCESS FOR ALL PROPERTY OWNERS DURING
- 5. WET UNSTABILIZED AREAS AS NECESSARY TO CONTROL DUS
- 6. ADJUST TRAFFIC CONTROL DEVICES AS REQUIRED UNDER EMERGENCY CONDITIONS.
- 7. THE CONTRACTOR IS EXPECTED TO COORDINATE ITS ACTIVITIES WITH OTHER CONTRACTORS WHO MAY BE WORKING IN THE IMMEDIATE VICINITY
- 8. WHEN WORK OCCURS WITHIN 15-FT OF ACTIVE ROAD TRAVEL LANES BUT NO CLOSER THAN 2-FT FROM THE EDGE OF PAVEMENT, SIGNAGE AND WARNING DEVICES ARE TO BE INSTALLED IN ACCORDANCE
- 9. TYPE I OR TYPE II BARRICADES AT 20-FT CENTERS SHALL BE PLACED AND MAINTAINED ALONG THE EDGE OF THE ROAD WHEREVER DROP-OFFS OR OTHER HAZARDS EXIST AND TO BLOCK ENTRANCE INTO

SITE PREPARATION

- . UNLESS OTHERWISE DIRECTED BY THE OWNER OR ENGINEER, THE CONTRACTOR IS EXPECTED TO CONTAIN ALL CONSTRUCTION ACTIVITIES WITHIN THE PROPERTY, RIGHT-OF-WAY, AND EASEMENTS AS INDICATED ON THE DRAWINGS. AT NO TIME SHALL THE CONTRACTOR DISTURB SURROUNDING PROPERTIES OR TRAVEL ON SURROUNDING PROPERTIES WITHOUT WRITTEN CONSENT FROM THE PROPERTY OWNER. ANY REPAIR OR RECONSTRUCTION OF DAMAGED AREAS IN SURROUNDING PROPERTIES SHALL BE REPAIRED BY THE CONTRACTOR ON AN IMMEDIATE BASIS. ALL COSTS FOR REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION SHALL BE PROVIDED.
- 2. STAKE OUT THE CONSTRUCTION, ESTABLISH LINES AND LEVELS, TEMPORARY BENCH MARKS, BATTER BOARDS, CENTERLINES, BASELINES, AND REFERENCE POINTS FOR THE WORK, AND VERI ALL DIMENSIONS RELATING TO INTERCONNECTION WITH EXISTING FEATURES. REPORT ANY INCONSISTENCIES IN THE PROPOSED GRADES, LINES AND LEVELS, DIMENSIONS AND LOCATIONS TO
- 4. WITHIN THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY, THE INTENT IS TO ALLOW TREES AND SHRUBS TO REMAIN IN ACCORDANCE WITH THE FOLLOWING SCHEDULE: NEW ROADWAY CONSTRUCTION - TREES AND SHRUBS TO REMAIN WHERE LOCATED MORE THAN 15 FEET FROM THE BACK OF CURB, OR OUTSIDE THE LIMITS OF EXCAVATION OR FILL AREAS,

3. PROTECT ALL TREES AND SHRUBS LOCATED OUTSIDE THE RIGHT-OF-WAY, EASEMENTS, AND OWNER SECURED PROPERTY, PARTICULARLY THOSE TREES AND SHRUBS LOCATED ADJACENT TO

- 5. TREES TO REMAIN IN THE CONSTRUCTION AREA SHALL BE BOXED, FENCED OR OTHERWISE PROTECTED IN ACCORDANCE WITH DETAILS ON THE DRAWINGS. DO NOT PERMIT HEAVY EQUIPMENT OR STOCKPILES WITHIN BRANCH SPREAD
- 6. AREAS TO RECEIVE CLEARING AND GRUBBING SHALL INCLUDE ALL AREAS TO BE OCCUPIED BY THE PROPOSED IMPROVEMENTS. AREAS FOR FILL AND SITE GRADING. AND BORROW SITES. 7. CLEARING SHALL CONSIST OF REMOVING TREES AND BRUSH AND DISPOSAL OF OTHER MATERIALS THAT ENCROACH UPON OR OTHERWISE OBSTRUCT THE WORK
- 8. EXERCISE EXTREME CARE DURING THE CLEARING AND GRUBBING OPERATIONS. DO NOT DAMAGE EXISTING STRUCTURES, PIPES OR UTILITIES. 9. GRUBBING SHALL CONSIST OF REMOVING AND DISPOSING OF STUMPS, ROOTS LARGER THAN T IN DIAMETER, AND MATTED ROOTS. REMOVE TO A DEPTH OF NOT LESS THAN 18" BELOW THE
- 10.ALL COMBUSTIBLE DEBRIS AND REFUSE FROM SITE PREPARATION OPERATIONS SHALL BE REMOVED TO LEGAL OFFSITE DISPOSAL AREAS.

- 1. GRADING SHOWN ON THESE PLANS ARE PROVIDED TO THE CONTRACTOR TO EXPRESS THE GENERAL GRADING INTENT OF THE PROJECT. THE CONTRACTOR SHALL BE EXPECTED TO GRADE THE ENGINEER PRIOR TO DEMOBILIZATION OF GRADING EQUIPMENT TO DETERMINE THAT THE GRADING INTENT HAS BEEN ACHIEVED. 2. ALL PAVING SURFACES IN INTERSECTIONS AND ADJACENT SECTIONS SHALL BE GRADED TO DRAIN POSITIVELY AND TO PROVIDE A SMOOTHLY TRANSITIONED DRIVING SURFACE FOR VEHICLES
- I. ALL PAYING SURFACES IN IN IERSECTIONS AND ADJACENT SECTIONS SHALL BE GRADED TO DRAIN POSTIVELY AND TO PROVIDE A SMOOTHET TRANSITIONED DRIVING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNUSUALLY STEEP OR REVERSE CROSS SLOPES. THE STANDARD CROWN MAY HAVE TO BE CHANGED IN ORDER TO DRAIN POSTIVELY IN THE AREA OF INTERSECTIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO ACCOMPLISH THE ABOVE AND THE ENGINEER SHALL BE CONSULTED SO THAT HE MAY MAKE ANY AND ALL REQUIRED INTERPRETATIONS OF THE PLANS OR GIVE SUPPLEMENTARY INSTRUCTIONS TO ACCOMPLISH THE INTENT OF THE PLANS. 3 UNIFORMLY SMOOTH GRADE THE SITE DEPRESSIONS FROM SETTLEMENT SHALL BE FILLED AND COMPACTED. TOPS OF EMBANKMENTS AND BREAKS IN GRADE SHALL BE ROUNDED. FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, FREE FROM IRREGULAR SURFACE CHANGES AND COMPARABLE TO THE SMOOTHNESS OBTAINED BY BLADE_GRADER OPERA
- SHALL BE WITHIN 1 INCH OF THE PROPOSED GRADE. ALL OTHER AREAS SHALL BE WITHIN 3 INCHES OF THE PROPOSED GRADE 5. NEWLY GRADED AREAS SHALL BE PROTECTED FROM TRAFFIC AND EROSION. ALL SETTLEMENT OR WASHING AWAY THAT MAY OCCUR FROM ANY CAUSE PRIOR TO SEEDING OR ACCEPTANCE

EXCAVATION, TRENCHING, AND FILL

- 1. THE CONTRACTOR SHALL RECOGNIZE AND ABIDE BY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY
- ACT (FS 553.60-553.64). ANY MATERIAL, CONSTRUCTION METHODS, OR MATERIAL COST TO COMPLY WITH THESE LAWS SHALL BE INCIDENTAL TO THE CONTRACT. 2. ROUGH EXCAVATE AND GRADE ANY PROPOSED STORMWATER PONDS AT THE START OF SITE GRADING ACTIVITIES. DIRECT SITE RUNOFF TO THE PONDS TO MINIMIZE RUNOFF TO OFFSITE AREAS.
- 3. POND CONSTRUCTION SHALL RESULT IN THE FINISHED POND HAVING SIDE SLOPES AND DIMENSIONS THAT ARE IN ACCORDANCE WITH THE
- CONSTRUCTION DRAWINGS. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO ENSURE THAT THESE REQUIREMENTS HAVE BEEN MET. IF THE CONSTRUCTED SIDE SLOPES ARE STEEPER THAN THE REQUIRED SIDE SLOPES, OR THE POND VOLUME IS NOT WITHIN THREE (3) PERCENT OF THE DESIGN VOLUME, THE CONTACTOR MAY BE REQUIRED TO MAKE CORRECTIONS TO THE POND AT
- NO ADDITIONAL COST TO THE OWNER. 4. FIELD DENSITY TESTING FREQUENCIES: A) ONE TEST FOR EACH 10,000 SQUARE FEET OR FRACTION THEREOF PER LIFT OF GENERAL
- BACKFILLING, MINIMUM 2 TESTS EACH LAYER; B) ONE TEST FOR EACH 100 SQUARE FEET OR FRACTION THEREOF OF BACKFILL AROUND AND UNDER STRUCTURES; C) ONE TEST FOR EACH 300 LINEAL FEET OR FRACTION THEREOF PER LIFT OF GENERAL BACKFILLING IN THE PIPELINE TRENCH; D) ONE TEST PER LIFT PER EACH CHANGE IN TYPE OF FILL; E) ONE TEST PER 1000 SQUARE FEET OF PAVEMENT SUBGRADE, MINIMUM OF 2 TESTS.
- 5. IT IS INTENDED THAT PREVIOUSLY EXCAVATED MATERIALS CONFORMING TO THE FOLLOWING REQUIREMENTS BE UTILIZED WHEREVER
- A. ACCEPTABLE MATERIALS: AASHTO M145 CLASSIFICATION A-1, A-3, A-2-4, A-2-6; ASTM D2487 CLASSIFICATION GW, GP, GM, SM, SW, SP; UNLESS OTHERWISE DISAPPROVED WITHIN THE SOIL AND SUBSURFACE INVESTIGATION REPORTS. NO MORE THAN 12% OF ACCEPTABLE MATERIALS SHALL PASS THE NUMBER 200 SIEVE
- B. UNACCEPTABLE MATERIALS: AASHTO M145 CLASSIFICATION A-2-5, A-2-7, A-4, A-5, A-6, A-7, A-8; ASTM D2487 CLASSIFICATION GC, SC, ML,
- MH, CL, CH, OL, OH, PT; UNLESS OTHERWISE APPROVED WITHIN THE SOIL AND SUBSURFACE INVESTIGATION REPORTS. 6. PROVIDE BARRIERS, WARNING LIGHTS AND OTHER PROTECTIVE DEVICES AT ALL EXCAVATIONS.
- 7. SIDEWALKS, ROADS, STREETS, AND PAVEMENTS SHALL NOT BE BLOCKED OR OBSTRUCTED BY EXCAVATED MATERIALS, EXCEPT AS AUTHORIZED
- BY THE ENGINEER, IN WHICH CASE ADEQUATE TEMPORARY PROVISIONS MUST BE MADE FOR SATISFACTORY TEMPORARY PASSAGE OF PEDESTRIANS, AND VEHICLES. MINIMIZE INCONVENIENCE TO PUBLIC TRAVEL OR TO TENANTS OCCUPYING ADJOINING PROPERTY
- 8. FURNISH, INSTALL, AND MAINTAIN, WITHOUT ADDITIONAL COMPENSATION, SHEETING, BRACING, AND SHORING SUPPORT REQUIRED TO KEEP EXCAVATIONS WITHIN THE PROPERTY OR EASEMENTS PROVIDED, TO SUPPORT THE SIDES OF THE EXCAVATION, AND TO PREVENT ANY MOVEMENT WHICH MAY DAMAGE ADJACENT PAVEMENTS
- OR STRUCTURES, DAMAGE OR DELAY THE WORK, OR ENDANGER LIFE AND HEALTH. VOIDS OUTSIDE THE SUPPORTS SHALL BE IMMEDIATELY FILLED AND COMPACTED. 9. ALL EXCAVATIONS SHALL BE MADE BY OPEN CUT UNLESS OTHERWISE INDICATED. SLOPE SIDES OF TRENCHES IN ACCORDANCE WITH OSHA
- REQUIREMENTS AND THE RECOMMENDATIONS CONTAINED WITHIN THE PROJECT GEOTECHNICAL REPORT
- 10.EXCAVATE TRENCHES TO DEPTH INDICATED OR REQUIRED FOR INDICATED FLOW LINES AND INVERT ELEVATIONS. OVER EXCAVATE TRENCHES A MINIMUM OF 2 FEET WHERE EXCAVATIONS OCCUR WITHIN UNSUITABLE SOILS, AND REPLACE OVER EXCAVATED MATERIAL WITH SUITABLE SOILS.
- 11.EXCEPT AS OTHERWISE INDICATED, EXCAVATE FOR PRESSURE PIPING SO TOP OF PIPING IS MINIMUM 3 FEET BELOW FINISHED GRADE.
- 12.TRENCH BOTTOMS AND THE BOTTOMS OF ALL STRUCTURES SHALL BE KEPT DRY, COMPACTED, AND STABLE TO A DEPTH TWO FEET BELOW THE
- 13.ALL BEDDING, FILL, AND BACKFILL MATERIAL SHALL BE SUITABLE SOILS OR FLOWABLE FILL. WHERE TRENCH OR EXCAVATION IS WITHIN THE INFLUENCE AREA OF ROADWAYS, STRUCTURES, FOUNDATIONS, OR SLABS, PLACE BACKFILL IN LAYERS OF 8 INCH LOOSE DEPTH. IN ALL OTHER AREAS, PLACE FILL AND BACKFILL IN LAYERS OF
- STRUCTURES, SLABS, FOUNDATIONS = 98 PERCENT; BACKFILL AND FILL PLACED WITHIN PUBLIC ROAD RIGHT-OF-WAY AND UTILITY EASEMENTS = 95 PERCENT; BACKFILL AND FILL PLACED WITHIN OND AND ROAD EMBANKMENT = 95 PERCENT; BACKFILL AND FILL PLACED IN ALL OTHER AREAS = 90 PERCENT
- UTILITY SEPARATION REQUIREMENTS 1. THE HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWER, STORM SEWER, WASTEWATER FORCE MAINS, STORMWATER FORCE MAINS, RECLAIMED WATER MAINS AND ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
- A. THE OUTSIDE OF WATER MAINS SHALL BE A MINIMUM OF THREE FEET FROM THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, VACUUM TYPE
- B. THE OUTSIDE OF WATER MAINS SHALL BE A MINIMUM OF SIX FEET FROM THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY SANITARY SEWER AND WASTEWATER FORCE MAIN. THE IM HORIZONTAL SEPARATION DISTANCE BETWEEN THE OUTSIDE OF WATER MAINS AND THE OUTSIDE OF GRAVITY SANITARY SEWERS CAN BE REDUCED TO THREE FEET WHERE
- C. THE OUTSIDE OF WATER MAINS SHALL BE A MINIMUM OF TEN FEET FROM ALL PARTS OF ANY EXISTING OR PROPOSED ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM SUCH AS SEPTIC TANKS, DRAINFIELDS, AND GREASE TRAPS. ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS DO NOT INCLUDE PACKAGE SEWAGE TREATMENT FACILITIES AND PUBLIC
- 2. THE VERTICAL SEPARATION BETWEEN WATER MAINS AND SANITARY AND STORM SEWER, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER MAINS SHALL BE IN
- A. WHEREVER POSSIBLE, WATER MAINS SHALL CROSS OVER EXISTING OR PROPOSED GRAVITY SANITARY SEWER, VACUUM TYPE SANITARY SEWER, AND STORM SEWER, SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OUTSIDE OF THE SEWER. WHERE IT IS NOT POSSIBLE FOR THE WATER MAIN TO CROSS OVER EXISTING OR PROPOSED GRAVITY SANITARY SEWER, VACUUM TYPE SANITARY SEWER, AND STORM SEWER, THEN THE WATER MAIN CAN CROSS UNDER THESE TYPES OF PIPELINE SYSTEMS PROVIDED THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE PIPELINE. AT THE CROSSING, THE PROPOSED PIPE JOINTS SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM VACUUM TYPE SANITARY SEWER OR STORM SEWER JOINTS, AND AT LEAST SIX FEET FROM GRAVITY SANITARY SEWER JOINTS.
- WHEREVER POSSIBLE, WATER MAINS SHALL CROSS OVER EXISTING OR PROPOSED RECLAIMED WATER MAINS, WASTEWATER FORCE MAINS AND STORMWATER FORCE MAINS WHETHING THE WATER MAIN CROSSES OVER OR UNDER THESE TYPES OF PIPELINE SYSTEMS, THE OUTSIDE OF THE WATER MAIN SHALL BE AT LEAST 12 INCHES FROM THE OUTSIDE OF THE EXISTING OR PROPOSED RECLAIMED WATER MAIN, WASTEWATER FORCE MAIN AND STORMWATER FORCE MAIN. AT THE CROSSING, THE PROPOSED PIPE JOINTS SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM RECLAIMED WATER MAIN JOINTS AND STORMWATER FORCE MAIN JOINTS, AND AT LEAST SIX FEET FROM THE JOINTS OF
- 3. NO WATER MAIN SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SANITARY SEWER MANHOLE.
- 4. NEW OR RELOCATED FIRE HYDRANTS SHALL BE LOCATED SUCH THAT THE UNDERGROUND DRAIN (WEEP HOLE) IS AT LEAST:
- A. THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER MAIN, OR VACUUM TYPE SANITARY SEWER. B. SIX FEET FROM ANY EXISTING OR PROPOSED GRAVITY SANITARY SEWER AND WASTEWATER FORCE MAIN
- C. TEN FEET FROM ANY ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEM SUCH AS SEPTIC TANKS, DRAINFIELDS, AND GREASE TRAPS. ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS DO NOT INCLUDE PACKAGE SEWAGE TREATMENT FACILITIES AND PUBLIC WASTEWATER TREATMENT FACILITIES
- 5. THE FOLLOWING ARE ACCEPTABLE ALTERNATIVE CONSTRUCTION VARIANCES WHERE IT IS NOT POSSIBLE TO MEET THE SEPARATION REQUIREMENTS, AND ARE ONLY TO BE IMPLEMENTED UPON RECEIPT OF EXPRESSED WRITTEN CONSENT FROM THE ENGINEER. IMPLEMENTATION OF THESE MEASURES WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ENGINEER COULD RESULT IN THE REQUIREMENT THAT THE INSTALLED UNAPPROVED MEASURES BE REMOVED AND REPLACED AT NO COST.
- A. WHERE A WATER MAIN IS LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE FROM ANOTHER PIPELINE AND OR WHERE A WATER MAIN CROSSES ANOTHER PIPELINE AND JOINTS IN THE WATER MAIN ARE LESS THAN THE MINIMUM REQUIRED DISTANCE BETWEEN THE JOINTS IN THE OTHER PIPELINE:
- 1) USE OF PRESSURE RATED PIPE CONFORMING TO AWWA STANDARDS FOR A GRAVITY OR VACUUM TYPE PIPELINE.
- 3) USE OF WATERTIGHT CASING PIPE OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR EITHER PIPE.
- B. WHERE A WATER MAIN IS LESS THAN THREE FEET HORIZONTALLY FROM ANOTHER PIPELINE AND OR WHERE A WATER MAIN CROSSES ANOTHER PIPELINE LESS THAN THE REQUIRED
- 1) USE OF PIPE OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (AT LEAST EQUAL TO 0.25 INCH THICK DUCTILE IRON PIPE), OR CONCRETE ENCASEMENT AT LEAST FOUR INCHES THICK FOR THE WATER MAIN AND FOR THE OTHER PIPELINE IF THE OTHER PIPELINE COVEYS WASTEWATER OR RECLAIMED WATE

WATER AND RECLAIMED WATER DISTRIBUTION SYSTEMS

MINIMUM. ALL COMPACT FITTINGS (C153/A21.53) SHALL BE PRESSURE RATED TO 350 PSI, MINIMUM.

- 1. THE ENTITY THAT WILL OPERATE AND MAINTAIN THE WATER SYSTEMS SHOWN ON THESE PLANS IS THE CITY OF SURFSIDE. THE CONTRACTOR SHALL MEET ALL THE REQUIREMENTS OF THE CITY OF SURFSIDE-FLORIDA 2. ALL WATER AND RECLAIMED MAIN PIPE SHALL BE EITHER DUCTILE IRON OR PVC, UNLESS OTHERWISE INDICATED ON THE DRAWINGS
- 3. INSTALL ALL WATER AND RECLAIMED MAINS AT A MINIMUM 36 INCHES OF COVER.

OUTLET OF SADDLE TO HAVE NPT THREADS.

- 4. BURIED DUCTILE IRON PIPE SHALL CONFORM WITH ANSI/AWWA C150/A21.50 AND C151/ A21.51, AND SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI. BURIED PIPE SHALL COMPLY WITH THE FOLLOWING PRESSURE CLASS (PC) DESIGNATIONS UNLESS OTHERWISE INDICATED ON THE DRAWINGS: A) 12" DIAMETER AND SMALLER = PC 350; B) 14" THROUGH 24" DIAMETER = PC 250; C) 30" THROUGH 64" DIAMETER = PC 200.
- THE FOLLOWING THICKNESS CLASS (TC) DESIGNATIONS UNLESS OTHERWISE INDICATED ON THE DRAWINGS: A) 4" DIAMETER = TC 54; B) T THROUGH 24" DIAMETER = TC 53 6. DUCTILE IRON PIPE AND FITTINGS WITHIN 10 FEET OF GAS MAINS SHALL HAVE AN 8-MIL POLYETHYLENE WRAP IN ACCORDANCE WITH ANSI/AWWA C105/A21.5.
- 7. PVC PIPE 4" 17 SHALL CONFORM TO AWWA C900. PIPE 14" 36" SHALL CONFORM TO AWWA C905. PIPE SHALL CONFORM TO ASTM D1784, TYPE I, GRADE I, 4000 PSI DESIGN STRESS, AND SHALL BE NATIONAL SANITATION FEDERATION (NSF) APPROVED. PIPE SHALL BE CLASS 150 (DR18) WITH MARKINGS ON EACH SECTION SHOWING CONFORMANCE TO THE ABOVE SPECIFICATIONS. JOINTS SHALL BE RUBBER GASKETED CONFORMING TO WA C900 OR C905 THE BELL SHALL BE INTEGRAL WITH THE PIPE AND OF EQUAL OR GREATER PRESSURE RATING. THE BELL OF PIPE AND FITTINGS USING PUSH-ON JOINTS SHALL HAVE AN INTEGRAL GROOVE TO
- 8. ALL FITTINGS SHALL BE MANUFACTURED OF DUCTILE IRON, CONFORMING TO ANSI/AWWA C110/A21.10 OR ANSI/AWWA C153/A21.53. ALL FULL BODY (C110/A21.10) FITTINGS SHALL BE PRESSURE RATED TO 250 PSI,
- 9. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE LINED AND COATED. INTERIOR LINING SHALL BE STANDARD THICKNESS CEMENT MORTAR LINING PER ANSI/AWWA C104/A21.4. EXTERIOR COATING FOR BURIED PIPE AND FITTINGS SHALL BE A PETROLEUM ASPHALTIC COATING IN ACCORDANCE WITH ANSI/AWWA C110/A21.10. EXTERIOR COATING OF EXPOSED PIPE AND FITTINGS SHALL BE FACTORY APPLIED RUST INHIBITING EPDXY PRIMER, MINIMUM 3 MILS DRY FILM THICKNESS. AFTER INSTALLATION, EXTERIOR SURFACES SHALL BE PAINTED WITH TWO COATS TNEMEC SERIES 2 TNEME-GLOSS, GLIDDEN LIFE MASTER PRO HIGH PERFORMANCE ACRYLIC NO. 6900 SERIES, OR EQUAL, AT MINIMUM 4 MILS DRY FILM THICKNESS PER COAT. PAINT COLOR TO BE IN
- 10.MECHANICAL AND PUSH ON JOINTS FOR DUCTILE IRON PIPE AND FITTINGS SHALL BE RUBBER GASKETED, CONFORMING TO ANSI/AWWA C111/A21.11. LUBRICANTS OTHER THAN THAT FURNISHED BY THE PIPE MANUFACTURER WITH THE PIPE SHALL NOT BE USED.
- 11.ALL FITTINGS SHALL BE RESTRAINED IN ACCORDANCE WITH DIPRA, "THRUST RESTRAINT DESIGNED FOR DUCTILE IRON PIPE". PIPE JOINTS SHALL BE RESTRAINED UPSTREAM AND DOWNSTREAM OF FITTINGS IN ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS OR THE TABLE SHOWN IN THE DRAWINGS. WHICHEVER IS GREATER, DUCTILE IRON RESTRAINED JOINTS SHALL BE AMERICAN FAST GRIP GASKET, FLEX-RING LD FLEX RING, LOK-RING, US PIPE TR-FLEX, EBAA MEGALUG, OR EQUAL. PVC PIPE JOINTS SHALL BE RESTRAINED USING MECHANICAL DEVICES, UNI-FLANGE BLOCK BUSTER SERIES 1350 OR ENGINEER APPROVE
- 12.ALL SERVICE PIPING (W -T) SHALL BE POLYETHYLENE. SDR-PR PE PIPE SHALL BE MANUFACTURED FROM PE3408 AND SHALL CONFORM TO AWWA C901. ALL PIPE SHALL BE DR9, PRESSURE CLASS 200 PSI. PIPE AND FITTINGS SHALL BE NSF APPROVED FOR THE USAGE TO WHICH THEY ARE TO BE APPLIED, JOINTS IN SDR-PR PE PIPE SHALL BE BUTT HEAT FUSION OR SOCKET HEAT FUSION TYPE. FITTINGS SHALL BE MANUFACTURED OF THE SAME MATERIAL AS THE PIPE AND SHALL BE OF THE SAME SDR OR LESS. PROVIDE ADAPTERS AS REQUIRED TO JOIN PE PIPE TO PIPE, FITTINGS AND EQUIPMENT OF OTHER MATERIALS. 13.ALL SERVICE SADDLES SHALL CONSIST OF DUCTILE IRON BODIES IN ACCORDANCE WITH ASTM A536, WITH DOUBLE STAINLESS STEEL STRAPS, BOLTS, WASHERS AND NUTS, STAINLESS STEEL TO BE TYPE 304, NUTS TO
- 14.ALL SERVICES SHALL INCLUDE THE FOLLOWING: CURB STOPS, UNIONS AS REQUIRED, CORPORATION STOPS. CONFORMANCE WITH AWWA C800 AND C901 IS REQUIRED. THE CONTRACTOR SHALL CUT "W" IN THE TOP CURB OF EACH WATER SERVICE AND A "V AT ALL VALVE LOCATIONS. CUT WS AND VS SHALL BE HIGHLIGHTED WITH BLUE PAINT
- 15.UNLESS OTHERWISE NOTED IN THE PLANS, THE UTILITY COMPANY SHALL PROVIDE AND INSTALL WATER METERS AND RECLAIMED WATER METERS. CONTRACTOR SHALL CONSTRUCT WATER SERVICE AND RECLAIMED
- 16.UNLESS OTHERWISE INDICATED OR SPECIFIED, ALL VALVES TWO INCHES AND SMALLER SHALL BE ALL BRASS OR BRONZE; VALVES OVER TWO INCHES SHALL BE IRON BODY, FULLY BRONZE OR BRONZE MOUNTED. 17 VALVES 4 INCHES AND LARGER SHALL BE LINED AND COATED INTERIOR OF VALVES SHALL BE COATED WITH A RUST INHIBITING EPDXY PRIMER FOLLOWED BY A COAL TAR EPDXY TOTAL MINIMUM DRY FILM THICKNES OF 16 MILS, APPLIED AT THE FACTORY. EXTERIOR COATING ON BURIED VALVES SHALL BE RUST INHIBITING EPDXY PRIMER, FOLLOWED BY A COAL TAR EPDXY, TOTAL MINIMUM DRY FILM THICKNESS OF 16 MILS, APPLIED AT THE FACTORY. EXTERIOR COATING OF EXPOSED VALVES SHALL BE FACTORY APPLIED RUST INHIBITING EPDXY PRIMER, MINIMUM 3 MLS DRY FILM THICKNESS. AFTER INSTALLATION, EXTERIOR SUFFACES SHALL BE PAINTED WITH TWO COATS TNEMEC SERIES 2 TNEME-GLOSS, GLIDDEN LIFE MASTER PRO HIGH PERFORMANCE ACRYLIC NO. 6900 SERIES, OR EQUAL, AT 4 MILS MINIMUM DRY FILM THICKNESS PER COAT. PAINT COLOR
- TO BE IN ACCORDANCE WITH LOCAL UTILITY REQUIREMENTS. 18.ALL VALVES 12" AND SMALLER SHALL BE GATE VALVES UNLESS OTHERWISE INDICATED ON THE DRAWINGS. GATE VALVES 3 INCHES TO 12 INCHES SHALL CONFORM TO AWWA C509. THE VALVES SHALL BE IRON BODY, CAST IRON FULLY ENCAPSULATED MOLDED RUBBER WEDGE COMPLYING WITH ASTM D2000, NON-RISING STEM WITH 0-RING SEALS. VALVES SHALL OPEN COUNTERCLOCKWIS
- 19. TAPPING VALVES AND SLEEVES SHALL BE APPROVED AWWA TYPE OF THE SIZE REQUIRED. VALVES SHALL CONFORM TO THE REQUIREMENTS OF AWWA C509. 20. VALVES 14" AND LARGER SHALL BE BUTTERFLY VALVES. BUTTERFLY VALVES SHALL MEET OR EXCEED THE DESIGN STRENGTH. TESTING AND PERFORMANCE REQUIREMENTS OF AWWA C504, CLASS 150, VALVE BODY
- SHALL BE MECHANICAL JOINT END TYPE VALVE CONSTRUCTED OF CAST IRON OR DUCTILE IRON. DISC SHALL BE ONE PIECE CAST DESIGN WITH NO EXTERNAL RIBS TRANSVERSE TO FLOW. DISC SHALL BE CAST IRON OR DUCTILE IRON. THE RESILIENT SEAT SHALL MATE WITH A 304 OR 316 STAINLESS STEEL SURFACE. 21. VALVE SEATS SHALL BE MECHANICALLY RETAINED, AND MAY BE INSTALLED ON EITHER THE BODY OR DISC. 0-RING SEATS ON VALVE DISCS ARE UNACCEPTABLE.
- SEATS FOR VALVES 14" DIAMETER AND LARGER SHALL BE FULLY FIELD REPLACEABLE WITHOUT THE USE OF SPECIAL TOOLS. OPERATORS OF THE ENCLOSED TRAVELING-NUT TYPE SHALL BE PROVIDED UNLESS 22. ALL BURIED VALVES SHALL BE PROVIDED WITH ADJUSTABLE VALVE BOXES APPROXIMATELY 5 INCHES IN DIAMETER WITH A MINIMUM THICKNESS OF 3/16 INCH CAST IRON. BOXES SHALL BE OF SUFFICIENT LENGTH TO
- OPERATE ALL VALVES BURIED IN THE GROUND, CONSISTING OF BASE, CENTER SECTION, AND TOP SECTION WITH COVER. VALVE BOXES LOCATED IN UNPAVED AREAS SHALL BE SLIP TYPE DESIGN TO PERMIT MOVEMENT OF THE TOP SECTION WITHOUT TRANSMITTING FORCES ONTO THE VALVE BODY. VALVE BOXES CAST INTO CONCRETE OR ASPHALT SURFACING SHALL HAVE BRASS COVERS. ALL VALVE BOX COVERS SHALL BE INTERNALLY CHAINED TO VALVE BOXES WITH AN APPROXIMATELY 18 INCH GALVANIZED CHAIN. VALVE BOX COVERS SHALL BE CAST WITH THE INSCRIPTION "WATER" OR "RECLAIMED WATER". 23. PVC PIPE SHALL BE COLOR CODED BLUE (WATER MAINS) OR PURPLE (RECLAIMED WATER MAINS), STENCILED "WATER LINE" OR "RECLAIMED WATER LINE", AS APPLICABLE, (2" LETTERING ON TWO SIDES OF THE PIPE IN
- AT LEAST THREE AREAS PER PIPE SECTION). 24. INSTALL IDENTIFICATION TAPE ALONG ALL DUCTILE IRON PIPE AND PVC PIPE, MINIMUM THICKNESS 4 MILS, WIDTH 6 INCHES, LETTER SIZE 1 INCH. APPLY TAPE TO SURFACE OF PIPE, CONTINUOUSLY EXTENDING FROM ENTER ALONG TOP HALF OF PIPE; 10P - 18" PIPE - PLACE ALONG BOTH SIDES OF THE TOP HALF OF PIPE; 20" PIPE AND LARGER - PLACE ON BOTH SIDES OF TOP HALF OF PIPE WITH A THIRD STRIP CENTERED
- 25. INSTALL WARNING TAPE ALONG ALL PIPELINES, PLACED 2 FEET ABOVE PIPE. TAPE SHALL BE 6-INCH WIDE VINYL CONTINUOUS TAPE. TAPE SHALL BE COLORED BLUE (WATER MAINS) OR PURPLE (RECLAIMED WATER MAINS) WITH BLACK LETTERING, CODED AND WORDED "CAUTION: WATER MAIN BURIED BELOW", OR "CAUTION: RECLAIMED WATER MAIN BURIED BELOW", APPLICABLE
- 26. INSTALL LOCATING WIRE ALONG ALL PVC PIPELINES, WIRE SHALL BE COLOR-CODED 14 GALIGE CONTINUOUS INSULATED WIRE COLOR CODING SHALL BE SIMILAR TO WARNING TAPE COLORS, INSTALL LOCATOR WIRE ALONG ALL PRESSURIZED PIPELINES 7 AND LARGER. LOOP WIRE INTO ALL VALVE BOXES. LOOPING TO OCCUR EVERY 500 FEET MINIMUM. WHERE THERE ARE NO VALVE BOXES TO ALLOW LOOPING, PROVIDE ACCESS BOXES PER CITY REQUIREMENTS. CHECK WIRE FOR ELECTRICAL CONTINUITY.
- 27. ALL CHANGES IN DIRECTION SHALL BE MADE WITH FITTINGS OR APPROVED JOINT DEFLECTION. BENDING OF PIPE, EXCEPT COPPER AND POLYETHYLENE, IS PROHIBITED. JOINT DEFLECTION SHALL NOT EXCEED 75% OF
- 28. TEST PROCEDURES SHALL BE APPROVED BY THE ENGINEER ALL TESTS SHALL BE MADE IN THE PRESENCE OF THE ENGINEER AND UTILITY. NOTIFY THE ENGINEER AND THE UTILITY COMPANIES AT LEAST 72 HOURS 29. PROVIDE ALL EQUIPMENT FOR TESTING. INCREMENTS ON GAGES USED FOR LOW PRESSURE AIR TESTING SHALL BE OF SCALED TO THE NEAREST 0.1 PSI. GAGES, PUMPS, AND HOSES SHALL BE IN GOOD WORKING
- 31. APPLY HYDROSTATIC TEST PRESSURE OF 150 PSI (WATER MAINS), 200 PSI (FIRE MAINS), OR 100 PSI (RECLAIMED WATER MAINS) FOR 10 MINUTES AND FOR SUCH ADDITIONAL PERIOD NECESSARY FOR THE ENGINEER TO COMPLETE THE INSPECTION OF THE LINE UNDER TEST. DO NOT EXCEED PIPE MANUFACTURERS SUGGESTED TIME DURATION AT THE TEST PRESSURE. IF DEFECTS ARE NOTED, REPAIRS SHALL BE MADE AND THE TEST
- REPEATED UNTIL ALL PARTS OF THE LINE WITHSTAND THE TEST PRESSURE. 32. APPLY LEAKAGE TEST PRESSURE OF 150 PSI (WATER MAINS), 200 PSI (FIRE MAINS) OR 100 PSI (RECLAIMED WATER MAINS). MAINTAIN PRESSURE AT A MAXIMUM VARIATION OF 5% DURING THE ENTIRE LEAKAGE TEST THE DURATION OF THE LEAKAGE TEST SHALL BE TWO HOURS MINIMUM, AND FOR SUCH ADDITIONAL TIME NECESSARY FOR THE ENGINEER TO COMPLETE INSPECTION OF THE SECTION OF LINE UNDER TEST. LEAKAGE MEASUREMENTS SHALL NOT BE STARTED UNTIL A CONSTANT TEST PRESSURE HAS BEEN ESTABLISHED. THE LINE LEAKAGE SHALL BE MEASURED BY MEANS OF A WATER METER INSTALLED ON THE SUPPLY SIDE OF THE
- 33. NO LEAKAGE IS ALLOWED IN EXPOSED PIPING, BURIED PIPING WITH FLANGED, THREADED, OR WELDED JOINTS OR BURIED NON-POTABLE PIPING IN CONFLICT WITH POTABLE WATER LINES.
- 34. TESTED SECTIONS OF BURIED PIPING WITH SLIP-TYPE OR MECHANICAL JOINTS WILL NOT BE ACCEPTED IF IT HAS A LEAKAGE RATE IN EXCESS OF THAT RATE DETERMINED BY THE FORMULA L = SDP/133200 (AWWA C-600 DUCTILE IRON MAINS), OR L = NDP/7400 (AWWAC-605 - PVC MAIN); WHERE L = MAXIMUM PERMISSIBLE LEAKAGE RATE, IN GALLONS PER HOUR, THROUGHOUT THE ENTIRE LENGTH OF LINE BEING TESTED; S = LENGTH OF LINE TESTED (IN FEET); D = NOMINAL INTERNAL DIAMETER (IN INCHES) OF THE PIPE; N = NUMBER OF JOINTS ALONG LINE BEING TESTED; AND P = THE SQUARE ROOT OF THE ACTUAL PRESSURE IN PSIG ON ALL JOINTS IN THE TESTED PORTION OF THE LINE. THIS ACTUAL PRESSURE SHALL BE DETERMINED BY FINDING THE DIFFERENCE BETWEEN THE AVERAGE ELEVATION OF ALL TESTED PIPE JOINTS AND THE ELEVATION OF THE PRESSURE GAUGE AND ADDING THE DIFFERENCE IN ELEVATION HEAD TO THE AUTHORIZED TEST PRESSURE.
- 35. ALL APPARENT LEAKS DISCOVERED WITHIN ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK BY THE OWNER SHALL BE LOCATED AND REPAIRED BY CONTRACTOR, REGARDLESS OF THE TOTAL LINE 36. DISINFECT ALL POTABLE WATER LINES, FIRE LINES, VALVES, FITTINGS, HYDRANTS
- 37. ALL DISINFECTION WORK SHALL BE ACCEPTABLE TO THE STATE HEALTH AUTHORITY. IF ANY REQUIREMENTS OF THIS SECTION ARE IN CONFLICT WITH REQUIREMENTS OF THE AUTHORITY FOR DISINFECTION. THOSE OF

- 1. COMBUSTIBLE CONSTRUCTION CANNOT OCCUR UNTIL PROPER DOCUMENTATION HAS BEEN SUBMITTED TO THE LOCAL FIRE MARSHAL. DOCUMENTATION SHALL SHOW THAT HYDRANTS HAVE BEEN INSTALLED, TESTED, AND ARE IN PROPER WORKING ORDER.
- 2. INSTALL ALL FIRE LINE PIPING AT A MINIMUM 36 INCHES OF COVER 3. ALL FIRE LINE PIPING FROM POINT OF SERVICE AS DEFINED BY FS 633.021(16) SHALL BE C900 DR 14. THE FIRE LINE SHALL BE PRESSURE TESTED TO 200 PSI FOR A MINIMUM OF TWO HOURS, TESTED IN ACCORDANCE
- 4. THE CONTRACTOR INSTALLING THE UNDERGROUND FIRE PROTECTION PIPING SHALL HOLD A CLASS I, II, OR LEVEL V CERTIFICATION AS ISSUED BY THE STATE OF FLORIDA, AS REQUIRED BY FS 633.021(5).
- 5. ALL FIRE PROTECTION SPRINKLER SYSTEMS INSTALLED SHALL COMPLY WITH NFPA 13, AND SHALL BE MONITORED BY A COMPANY LISTED AS A CENTRAL STATION. 6. HYDRANTS SHALL CONFORM TO AWWA C502 AND SHALL BE FURNISHED COMPLETE WITH WRENCH AND OTHER APPURTENANCES. MANUFACTURERS CERTIFICATION OF COMPLIANCE WITH AWWA C502 AND TESTS LISTED
- THEREIN WILL BE REQUIRED 7. ALL HYDRANTS SHALL BE OF BREAKABLE TYPE, WITH THE BREAKABLE SECTION LOCATED SLIGHTLY ABOVE THE FINISH GROUND LINE, HYDRANTS SHALL CONTAIN TWO-TWO AND A HALF INCH ((2) 2-1/2") HOSE
- DIAMETER MECHANICAL JOINT INLET, ONE AND ONE-HALF INCH (1-1/2") PENTAGON OPERATING NUT. THE HYDRANTS SHALL OPEN COUNTERCLOCKWISE. 8. ALL HYDRANTS SHALL BE PAINTED IN AN APPROVED MANNER WITH THE PRIMER PAINT BEING KOPPER'S "GLAMORTEX" NO. 622 RUST PRIMER AND THE FINISH PAINT SHALL BE TWO COATS OF ENAMEL OR SPECIAL COATING TO COLOR AS REQUIRED BY THE LOCAL FIRE DEPARTMENT.
- 9. BLUE PAVEMENT REFLECTORS (CAT EYES) SHALL BE PLACED IN THE CENTERLINE OF THE DRIVING LANE DIRECTLY IN FRONT OF ALL FIRE HYDRANTS. THERE SHALL BE NO TREES, SHRUBS, OR LANDSCAPING PLANTED 10.NEW OR RELOCATED FIRE HYDRANTS SHALL BE LOCATED SUCH THAT THE UNDERGROUND DRAIN (WEEP HOLE) IS AT LEAST: THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER MAIN, OR VACUUM TYPE SANITARY SEWER; SIX FEET FROM ANY EXISTING OR PROPOSED GRAVITY SANITARY SEWER AND WASTEWATER FORCE MAIN; AND TEN FEET FROM ANY ONSITE SEWAGE
- TREATMENT AND DISPOSAL SYSTEM SUCH AS SEPTIC TANKS, DRAINFIELDS, AND GREASE TRAPS. ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS DO NOT INCLUDE PACKAGE SEWAGE TREATMENT FACILITIES 11.THE CONTRACTOR SHALL PROVIDE A POST-CONSTRUCTION FIRE FLOW TEST WITNESSED AND APPROVED BY THE ENGINEER AND THE UTILITY. HYDRANTS SHALL DELIVER A MINIMUM OF 1250 GPM WITH A RESIDUAL

SANITARY SEWER SYSTEMS

- 1. THE ENTITY THAT WILL OPERATE AND MAINTAIN THE SEWER SYSTEM SHOWN ON THESE PLANS IS THE CITY OF SURFSIDE. THE CONTRACTOR SHALL MEET ALL THE REQUIREMENTS OF THE CITY OF SURFSIDE-FLORIDA. 2. PVC SEWER PIPE SHALL BE TYPE PSM PVC PIPE CONFORMING TO ASTM D3034 AND SHALL BE SDR 35 FOR 4" THROUGH 15", AND ASTM F 679, WALL THICKNESS T-1, FOR PIPE 18" THROUGH 27"
- 3. INSTALL ALL SEWER MAINS AT A MINIMUM 36 INCHES OF COVER. 4. JOINTS SHALL MEET THE REQUIREMENTS OF ASTM D3212 USING RUBBER GASKETS CONFORMING TO ASTM F477
- 5. FITTINGS SHALL CONFORM TO THE SAME REQUIREMENTS AS THE PIPE. PROVIDE ADAPTERS AS REQUIRED TO JOIN PVC PIPE TO PIPE, FITTINGS AND EQUIPMENT OF OTHER MATERIALS. SOLVENT CEMENT SHALL BE AS RECOMMENDED BY THE PIPE MANUFACTURER 6. PVC SEWER PIPE SHALL BE COLOR CODED GREEN, STENCILED "SEWER LINE" (2. LETTERING ON TWO SIDES OF THE PIPE IN AT LEAST THREE AREAS PER PIPE SECTION).
- 7. INSTALL ADHESIVE IDENTIFICATION TAPE ALONG PIPELINE. TAPE SHALL BE MINIMUM THICKNESS 4 MILS, WIDTH 6 INCHES, LETTER SIZE 1 INCH. TAPE COLOR AND LETTERING SHALL BE "SEWER LINE", BLACK PRINTING ON EN BACKGROUND. PLACE TAPE AS FOLLOWS: - 8" PIPE - CENTER ALONG TOP HALF OF PIPE; 10" - 18" PIPE - PLACE ALONG BOTH SIDES OF THE TOP HALF OF PIPE; 20" PIPE AND LARGER - PLACE ON BOTH SIDES OF

- 8. INSTALL WARNING TAPE ALONG ALL SEWER PIPELINES. TAPE SHALL BE 6-INCH WIDE VINYL CONTINUOUS TAPE, COLORED GREEN WITH BLACK LETTERING CODED AND WORDED "CAUTION: SEWER BURIED BELOW". INSTALL ALONG PIPELINE, 2 FEET ABOVE PIPE, MINIMUM OF 1 FOOT BELOW GRADE.
- 9. CONNECTIONS TO EXISTING SEWER SHALL BE CONDUCTED IN SUCH A MANNER THAT THE EXISTING SEWER REMAINS IN OPERATION. PROVIDE BY PASS PUMPING OF EXISTING FLOWS OR COLLECT AND LEGALLY DISPOSE OF EXISTING SEWER FLOW AS NEEDED TO ACCOMMODATE CONSTRUCTION WHILE KEEPING EXISTING SEWER IN SERVICE. 10.PRIOR TO INSPECTIONS AND TESTING, CLEAN ALL INSTALLED LINES AND MANHOLES. TEST PROCEDURES SHALL BE APPROVED BY THE ENGINEER. ALL TESTS SHALL BE MADE IN THE PRESENCE OF THE ENGINEER AND UTILITY. NOTIFY THE ENGINEER AND THE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY WORK IS TO BE INSPECTED OR TESTED.
- 1.PROVIDE ALL EQUIPMENT FOR TESTING, INCREMENTS ON GAGES USED FOR LOW PRESSURE AIR TESTING SHALL BE OF SCALED TO THE NEAREST 0.1 PSI. GAGES, PUMPS, AND HOSES SHALL BE IN GOOD WORKING ORDER WITH NO NOTICEABLE LEAKS. 12.ALL SERVICE LATERALS SHALL BE COMPLETED PRIOR TO TESTING, AND ARE SUBJECT TO THE SAME TESTING REQUIREMENTS AS THE MAIN LINE.
- 3.PROVIDE LIGHT SOURCE AND MIRRORS FOR LAMPING OF SEWER. ANY SEWER IN WHICH THE DIRECT LIGHT OF A LAMP CANNOT BE VIEWED IN EITHER DIRECTION, FULL CIRCLE, BETWEEN ADJACENT MANHOLES SHALL BE CONSIDERED UNSATISFACTORY, UNLESS THE LINE IS DESIGNED WITH HORIZONTAL DEFLECTIONS, AND SHALL BE REPAIRED BY THE CONTRACTOR WITHOUT ADDITIONAL 14.CONDUCT LOW PRESSURE AIR TESTING (4.0 PSI INITIAL PRESSURE) OF INSTALLED SEWER PIPING IN ACCORDANCE WITH ASTM F1417. MAXIMUM ALLOWABLE LEAKAGE IS 0.0015 CUBIC FEET PER
- MINUTE PER SQUARE FOOT INTERNAL SURFACE AREA BEING TESTED. ALLOWABLE AIR PRESSURE DROP DURING THE TEST IS 0.5 PSIG. MINIMUM REQUIRED TEST TIME (DURATION) IS: A) 4" PIPE = 1 MIN 53 SEC; B) 6" PIPE = 2 MIN 50 SEC, OR 0.427 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER; C) 8" PIPE = 3 MIN 47 SEC, OR 0.760 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER; D) 10" PIPE = 4 MIN 43 SEC, OR 1.187 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER; E) 12" PIPE = 5 MIN 40 SEC, OR 1.709 X LENGTH OF PIPE TESTED, WHICHEVER IS GREATER. 15.CONDUCT LEAKAGE TESTING OF MANHOLES. PLUG INVERTS AND FILL MANHOLE WITH WATER. ALLOWABLE WATER DROP IN MANHOLE TO BE FIELD DETERMINED BY UTILITY AND ENGINEER. MINIMUM TEST DURATION IS 1 HOUR.
- 16.CONDUCT DEFLECTION TESTING OF PIPELINE AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS. MAXIMUM ALLOWABLE PIPE DEFLECTION IS 5%. MEASURE DEFLECTION BY MANUALLY PULLING A MANDREL THROUGH THE PIPE. THE MINIMUM MANDREL OUTER DIAMETER SHALL BE IN ACCORDANCE WITH THE FOLLOWING: 6" SEWER = 5.45" MANDREL: 8" SEWER = 7.28" MANDREL: 10" SEWER = 9.08" MANDREL; 12" SEWER = 10.79" MANDREL; 15" SEWER = 13.20" MANDREL; 18" SEWER = 16.13" MANDREL; 21" SEWER = 19.00" MANDREL; 24" SEWER = 21.36" MANDREL; 27" SEWER = 24.06" 7.DEFLECTION TESTING IS CONSIDERED SATISFACTORY IF THE MANDREL CAN BE PULLED BY HAND THROUGH THE PIPE BEING TESTED. IF THE MANDREL CANNOT BE PULLED THROUGH THE PIPE,

PRECAST STRUCTURES AND APPURTENANCES

1. ALL MANHOLES SHALL BE PRECAST CONSTRUCTION. THE MINIMUM SIZE DIAMETER OF MANHOLES SHALL BE 48" FOR SEWER LINES 21" IN DIAMETER OR LESS. INTEGRALLY CAST STEPS WITHIN 2. BASES SHALL BE ONE-PIECE PRECAST BASE SECTIONS CONSISTING OF INTEGRALLY CAST SLAB, BOTTOM RING SECTION AND CONCRETE FLOW CHANNELS. BASE SECTIONS SHALL HAVE INTEGRAL INVERTS WITH GASKETS TO MATCH THE PIPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL INVERT ANGLES. PROVIDE OUTLET STUBS WITH JOINTS TO MATCH THE PIPE.

REPLACE OR CORRECT THE PIPE AND RETEST UNTIL TESTING IS SATISFACTORY. ANY PIPE REMOVED OR CORRECTED DUE TO FAILING DEFLECTION TESTING SHALL ALSO BE RE-TESTED FOR LEAKAGE.

- 3. RISERS SHALL BE PRECAST REINFORCED CONCRETE PER ASTM C478, MANUFACTURED USING SULFATE RESISTANT CEMENT (ASTM C150, TYPE II). RISERS SHALL BE 48-INCH DIAMETER UNLESS OTHERWISE INDICATED AND SHALL HAVE A MINIMUM WALL THICKNESS OF 5 INCHES 4. GASKETS FOR SEATING PRECAST SECTIONS SHALL BE COLD ADHESIVE PREFORMED PLASTIC GASKETS CONFORMING TO FDOT SPECIFICATION 942-2, UNLESS OTHERWISE INDICATED. 5. UNLESS OTHERWISE INDICATED, CONE TOP SECTIONS SHALL BE PRECAST, ECCENTRIC TYPE WITH 24-INCH DIAMETER TOP OPENING CONFORMING TO ASTM C478. PROVIDE 8-INCH MINIMUM
- 6 PROVIDE A FLEXIBLE WATERTIGHT SEAL OF THE PIPE TO THE MANHOLE CONNECTION OF CONCRETE PIPE TO THE MANHOLE SHALL BE MADE WITH NON-SHRINK METALLIC GROUT CONNECTION OF DUCTILE IRON OR PVC PIPE TO THE MANHOLE SHALL PROVIDE A WATERTIGHT CONNECTION PER ASTM C923. WHERE CONNECTORS ARE USED, THEY SHALL BE INSTALLED IN THE MANHOLE WALL BY ACTIVATING THE EXPANDING MECHANISM IN STRICT ACCORDANCE WITH THE RECOMMENDATION OF THE CONNECTOR MANUFACTURER. THE USE OF ADHESIVES OR LUBRICANTS FOR INSTALLATION OF RUBBER CONNECTORS IS PROHIBITED.
- 7. FRAMES AND COVERS SHALL BE GREY IRON PER ASTM A48, CLASS 30B AND SHALL BE US FOUNDRY TYPE 227AS, TRAFFIC BEARING (AASHTO H-20 LOADING), UNLESS OTHERWISE NOTED IN THE DRAWINGS. CASTINGS SHALL BE SMOOTH, CLEAN, FREE FROM BLISTERS, BLOWHOLES, AND SHRINKAGE. RAISED LETTERING ON COVERS SHALL BE "STORM", "SEWER", OR AS DETAILED ON THE 8. PROVIDE CAST IRON INLETS, FRAMES, AND GRATES IN ACCORDANCE WITH DETAILS ON THE DRAWINGS. ALL FRAMES AND INLET GRATES SHALL BE PRODUCTS OF U.S. FOUNDRY & MANUFACTURING

OR 1B AS DEFINED IN ASTM D2321: MINIMUM COVER SHALL BE 30 INCHES OR ONE PIPE DIAMETER, WHICHEVER IS GREATER

THICKNESS FLAT SLAB TOPS WITH ECCENTRIC 24 INCH DIAMETER OPENING, UNLESS OTHERWISE INDICATED.

- A. SANITARY SEWER MANHOLE INTERIOR BITUMINOUS EPDXY COATING, MINIMUM DRY FILM THICKNESS = 16 MILS. B. INTERIOR OF MANHOLES WHICH RECEIVE FORCE MAIN DISCHARGE - INTEGRALLY ATTACHED INTERIOR LINER, FULL HEIGHT, FIBERGLASS LINER. LINER THICKNESS TO BE IN ACCORDANCE WITH THE
- C. EXTERIOR BITUMINOUS EPDXY COATING, MINIMUM DRY FILM THICKNESS = 16 MILS.

9. ALL INLET GRATES SHALL BE SECURED BY CHAIN AND EYEBOLT TO THE TOP OF THE STRUCTURE.

11.AS-BUILT INFORMATION SHALL INCLUDE ALL RIM, TOP AND INVERT ELEVATIONS FOR ALL PRECAST STRUCTURES. STORM SEWER SYSTEMS

- 1. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE (RCP) UNLESS OTHERWISE INDICATED ON THE DRAWINGS. ROUND CONCRETE PIPE SHALL COMPLY WITH ASTM C76. ELLIPTICAL CONCRETE PIPE SHALL COMPLY WITH ASTM C507. PIPE JOINTS AND 0-RING GASKETS SHALL COMPLY ASTM C443. MINIMUM COVER OVER THE PIPE, INCLUDING COVER OVER THE BELL OF THE PIPE
- WHERE APPLICABLE, SHALL BE 30 INCHES. 2. RCP PIPE SHALL NOT BE SHIPPED FROM MANUFACTURER UNTIL THE COMPRESSIVE STRENGTH OF THE PIPE HAS REACHED 4000 PSI AND A MINIMUM OF 5 DAYS HAVE PASSED SINCE THE MANUFACTURING OR REPAIR OF THE PIPE HAS BEEN COMPLETED 3. CORRUGATED POLYETHYLENE (PE) PIPE AND FITTINGS SHALL BE HIGH DENSITY, IN ACCORDANCE WITH ASTM D3350, CELL CLASSIFICATION 324420C (4"-10") OR CELL CLASSIFICATION 335420C (17-36").
 PIPE 4"-10" SHALL COMPLY WITH AASHTO M252, TYPE S. PIPE 12"-36" SHALL COMPLY WITH AASHTO M294, TYPE S. BELL JOINTS FOR 4"-10" PIPE SHALL BE PUSH-ON SLEEVE. BELL JOINTS FOR 12"-36" PIPE SHALL BE INTEGRALLY FORMED ON PIPE. GASKETS SHALL BE INSTALLED BY PIPE MANUFACTURER AND SHALL COMPLY WITH ASTM D1056, GRADE 2A2. FITTINGS SHALL COMPLY WITH AASHTO M294.
- 4. UNDERDRAIN PIPE SHALL BE PERFORATED POLYVINYL CHLORIDE PIPE IN ACCORDANCE WITH ASTM F758. FILTER FABRIC UNDERDRAIN SOCK SHALL BE TYPE D-3 IN ACCORDANCE WITH FDOT INDEX NO. 5. ALL PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC. FILTER FABRIC SHALL BE IN ACCORDANCE WITH FDOT INDEX NO. 199, TYPE D-3, A.O.S. 70-100. INSTALL IN ACCORDANCE WITH FDOT INDEX 6. INSTALL POLYETHYLENE PIPE IN ACCORDANCE WITH ASTM D2321. BACKFILL AND COMPACT EVENLY ON EACH SIDE TO PREVENT DISPLACEMENT. MINIMUM COVER OVER POLYETHYLENE PIPE SHALL BE AS FOLLOWS: A) PIPE UNDER FLEXIBLE PAVEMENT, RIGID PAVEMENT, OR UNPAVED AREAS WHERE BEDDING IS SUITABLE SOILS AS DEFINED IN THE GENERAL NOTES: MINIMUM COVER SHALL BE 36

INCHES OR ONE PIPE DIAMETER, WHICHEVER IS GREATER; B) PIPE UNDER FLEXIBLE PAVEMENT, RIGID PAVEMENT, OR UNPAVED AREAS WHERE BEDDING IS MANUFACTURED AGGREGATES CLASS 1A

POINT 4 FEET ABOVE THE TOP OF THE PIPE AT THE UPPER MANHOLE OR INLET, AND ALLOWING IT TO STAND NOT LESS THAN FOUR HOURS. THE SECTION SHALL THEN BE REFILLED WITH WATER UP TO THE ORIGINAL LEVEL AND AFTER TWO HOURS THE DROP IN WATER SURFACE SHALL BE MEASURED. THE COMPUTED LEAKAGE SHALL NOT EXCEED 150 GALLONS PER INCH DIAMETER, PER 24 HOURS,

7. INSTALL UNDERDRAINS IN ACCORDANCE WITH FDOT SPECIFICATION SECTION 440. INSTALL CLEANOUTS AS SHOWN ON THE DRAWINGS. 8. PRIOR TO INSPECTIONS AND TESTING, CLEAN ALL INSTALLED LINES AND STRUCTURES. 9. ALL STORM PIPE SHALL BE SUBJECTED TO LEAKAGE TESTING. WHEN THE GROUND WATER LEVEL IS ABOVE THE TOP OF THE PIPE, AN INFILTRATION TEST SHALL BE PERFORMED BY SEALING OFF A ENGTH OF PIPE AND MEASURING THE DEPTH OF FLOW OVER A MEASURING WEIR OR BY PLIMPING THE INFILTRATED WATER INTO CONTAINERS FOR MEASUREMENT. TESTS SHALL BE CONDUCTED LENGTH OF FIFE AND MEASURING THE DEFTH OF FLOW OVER A MEASURING WEIR, OR BY POMPING THE INFILE MATER WILE OF INTO CONTAINERS FOR MEASUREMENT. LESTS SHALL BE CONDUCTED FOR A MINIMUM OF FOUR HOURS, INFILITRATION LEAKAGE SHALL NOT EXCEED 150 GALLONS PER 24 HOURS, PER INCH DIAMETER, PER MILE OF PIPE. WHEN THE GROUND WATER LEVEL IS BELOW THE TOP OF THE PIPE, THE PIPE SHALL BE TESTED FOR LEAKAGE BY EXFILTRATION. EXFILTRATION LEAKAGE TEST SHALL CONSIST OF ISOLATING THE PARTICULAR SECTION, FILLING WITH WATER TO A

SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 2021-22 EDITION

THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION, LATEST EDITION.

- 1. MATERIALS AND CONSTRUCTION METHODS FOR THE ROADWAY AND PAVING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD
- 2. ROADWAY PAVING, BASE, AND SUBGRADE THICKNESSES SHALL BE IN ACCORDANCE WITH DETAILS ON THESE DRAWINGS, MATERIAL STABILITY AND DENSITY REQUIREMENTS ARE AS FOLLOWS: A. TYPE S ASPHALTIC CONCRETE: MINIMUM STABILITY 1500 LBS, COMPACTED TO A MINIMUM OF 95% OF THE MARSHALL DESIGN DENSITY. FOR OFFSITE PAVEMENT USE TYPE SP PAVEMENT PER THE

B. LIMEROCK BASE: MINIMUM LBR OF 100, PLACED IN 6" MAXIMUM LIFTS, COMPACTED TO A MINIMUM DENSITY OF 98% OF THE MODIFIED PROCTOR DRY DENSITY (AASTHO T-180). CONTRACTOR MAY

- C. SUBGRADE: STABILIZE TO A MIN. LBR OF 40, COMPACT TO A MINIMUM DENSITY OF 98% OF THE MODIFIED PROCTOR DRY DENSITY (AASTHO T-180). CONTRACTOR MAY SUBSTITUTE LIMEROCK SUBGRADE (MIN. LBR OF 100) OR CONTROLLED LOW STRENGTH MATERIAL ("FLOWABLE FILL"), F'c (28 DAY) = 100-125 PSI AT NO ADDITIONAL COST, PROVIDED STRUCTURAL NUMBER EQUALS OI EXCEEDS THAT OF THE SPECIFIED SUBGRADE 3. SIDEWALKS ARE TO BE CONSTRUCTED IN THE AREAS AS SHOWN ON THE CONSTRUCTION PLANS. THE SIDEWALK SHALL BE CONSTRUCTED OF 4" OF CONCRETE WITH A 28-DAY COMPRESSION
- ALL CURBS SHALL HAVE SAW CUT CONTRACTION JOINTS AND SHALL BE CONSTRUCTED AT INTERVALS NOT TO EXCEED 10°0° ON CENTER. CONSTRUCTION OF CURBS SHALL BE IN CONFORMANCE WITH FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) SECTION 520 AND DETAILS PROVIDED ON THE CONSTRUCTION PLANS. 5. FIELD COMPACTION DENSITY, STABILITY, AND THICKNESS TESTING FREQUENCIES OF SUB-BASE, BASE, AND ASPHALT SHALL BE TESTED ONCE EVERY 300 LINEAR FEET OF PAVING PER 24-FT WIDE

4. CURBING SHALL BE CONSTRUCTED WHERE NOTED ON THE CONSTRUCTION PLANS. CONCRETE FOR CURBS SHALL BE FDOT CLASS "1" CONCRETE WITH A 28-DAY COMPRESSION STRENGTH OF 2500 PSI.

5. FIELD COMPACTION DENSITY, STABILITY, AND THICKNESS TESTING PREQUENCIES OF SUB-BASE, BASE, AND ASPHALT SHALL BE TESTED UNCE EVERY 300 LINEAR FEET OF PAYING PER 24-1 VIDE STRIP, STAGGERED LEFT, CENTER AND RIGHT OF CENTERLINE. WHERE LESS THAN 300 LINEAR FEET OF SUB-BASE, BASE, AND ASPHALT IS PLACED IN ONE DAY, PROVIDE MIN. OF ONE TEST FOR EACH PER DAY'S CONSTRUCTION AT A LOCATION DESIGNATED BY THE ENGINEER. ASPHALT EXTRACTION GRADATION SHALL BE TESTED FROM GRAB SAMPLES COLLECTED ONCE EVERY 1800 SQUARE YARDS OF ASPHALT DELIVERED TO THE SITE (OR A MINIMUM OF ONCE PER DAY).

- SIGNS AND PAVEMENT MARKINGS 1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE LATEST IMPLEMENTED EDITION OF FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS. STANDARD INDEX NO. 11200, 11860, 11862, 11863, 11864, 11865, 17302, 17344, 17346, 17349, AND 17355 APPLY. GENERALLY, ALL MARKINGS SHALL CONFORM TO THE FOLLOWING: 6" EDGE LINES, 6" LANE LINES, 6" SINGLE CENTERLINES, AND 6" DOUBLE LINE PATTERNS, UNLESS OTHERWISE NOTED ON THE PLANS.
- 2. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC WITH RAISED PAVEMENT MARKERS (TYPE 911 4" x 4"). RAISED PAVEMENT MARKERS ARE TO BE INSTALLED IN ACCORDANCE WITH THESE PLANS 3. PARKING STALL PAVEMENT MARKINGS SHALL BE PAINTED. PAINT SHALL MEET THE REQUIREMENTS OF FDOT SPECIFICATION SECTION 971. NON-REFLECTIVE WHITE TRAFFIC PAINT
- 4. ALL ROADWAY TRAFFIC SIGNS SHALL BE MANUFACTURED USING HIGH INTENSITY RETROREFLECTIVE MATERIALS. THE BACK OF ALL FINISHED PANELS SHALL BE STENCILED WITH THE DATE OF FABRICATION, THE FABRICATOR'S INITIALS, AND THE NAME OF THE SHEETING IN THREE-INCH LETTERS. 5. INTERNAL SITE TRAFFIC SIGNS ARE NOT REQUIRED TO BE RETRORED ECTIVE.

7. ALL PAVEMENT MARKINGS REQUIRE LAYOUT APPROVAL IN THE FIELD BY THE ENGINEER PRIOR TO INSTALLATION.

SURFACE COURSES WITHIN 14 DAYS AFTER REMOVAL OF EXISTING PAVEMENT

6. THE CONTRACTOR SHALL VERIFY THE REQUIRED LENGTH OF THE SIGN COLUMN SUPPORTS IN THE FIELD PRIOR TO FABRICATION

8. PRIOR TO FINAL PAVEMENT MARKING INSTALLATION, A TWO WEEK CURE TIME OF THE ASPHALT IS REQUIRED.

- PAVING TIMING REQUIREMENTS 1. INSTALL SUBGRADE AND BASE COURSE MATERIALS WITHIN 48 HOURS OF THE REMOVAL / OPEN CUTTING OF EXISTING PAVEMENT CONSISTING OF STREETS, DRIVEWAYS, OR SIDEWALK. INSTALL FINAL
- 2. AREAS TO RECEIVE ASPHALT SHALL RECEIVE EROSION CONTROL MEASURES NO LATER THAN 48 HOURS AFTER ACCEPTANCE OF BASE COURSE. TEMPORARY EROSION CONTROL CONSISTS OF 3. AREAS TO RECEIVE CONCRETE PAVING SHALL BE EITHER PROTECTED WITH A LAYER OF FDOT COARSE AGGREGATE MATERIAL OR SHALL BE PAVED WITHIN 48 HOURS OF ACCEPTANCE OF THE

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DESIGN REVIEW BOARD FINAL SUBMITTAL 8851-8873 HARDING AVE, SURFSIDE FL 33154

Szauer Engineering Civil Engineers

7251 W Palmetto Park Road Suite 100 Boca Raton, FL. 33433 Phone: (561) 716-0159 Certificate of Authorization Number 30129 **GENERAL** NOTES

DATE: AUGUST 2023

GENERAL EROSION & SEDIMENTATION CONTROL NOTES

- A. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THIS STORM WATER POLLUTION PREVENTION PLAN. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- B. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
- SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
- CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH EROSION CONTROL SEQUENCING SHOWN ON THIS PLAN, OR AS REQUIRED BY THE APPLICABLE GENERAL PERMIT. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND / OR GRADING SHALL BE
- GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA , AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES. CONTRACTOR SHALL CONSTRUCT TEMPORARY BERM ON DOWNSTREAM SIDES.
- ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR
- SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- DUST ON THE SITE SHALL BE MINIMIZED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION
- RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGHOUT THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS
- ALL DENUDED f BARE AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE , MUST BE STABILIZED IMMEDIATELY UPON COMPLETION OF MOST RECENT GRADING ACTIVITY, WITH THE USE OF FAST-GERMINATING ANNUAL GRASS / GRAIN VARIETIES, STRAW / HAY MULCH WOOD CELLULOSE FIBERS , TACKIFIERS, NETTING OR BLANKETS.
- K. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED AS SHOWN ON THE PLANS. THESE AREAS SHALL BE SEEDED. SODDED , AND / OR VEGETATED IMMEDIATELY, AND NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND / OR LANDSCAPE PLAN.
- L. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO PREVENT TRACKING OF DIRT, DUST OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE ONLY USE INGRESS / EGRESS LOCATIONS AS PROVIDED
- ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED
- CONTRACTOR OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
- ON-SITE AND OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
- SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT , THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION AND POLLUTANT DISCHARGE.
- GENERAL CONTRACTOR IS TO DESIGNATE / IDENTIFY AREAS ON THE SITE MAPS, INSIDE OF THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL AND DELIVERY AND MATERIAL STORAGE.
- WHEN INSTALLATION OF SILT FENCE IS PERFORMED, THE CONTRACTOR SHALL STABILIZE THE DISTURBED AREA ALONG THE DOWNWARD SLOPE BY SEEDING OR MULCHING AS CONDITIONS WARRANT.

BMP MAINTENANCE EROSION NOTES

- 1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
- ALL SEEDED \ SODDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED \ RESODDED AS NEEDED.
- 3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
- THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
- 5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.
- 6. OUTLET STRUCTURES SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT
- BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%. PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS. AND DEBRIS AND I OR SEDIMENT REACHING THE PUBLIC

WASHING AREAS

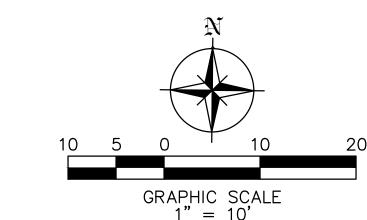
VEHICLES SUCH AS CEMENT OR DUMP TRUCKS AND OTHER CONSTRUCTION EQUIPMENT SHOULD NOT BE WASHED AT LOCATIONS WHERE THE RUNOFF WILL FLOW DIRECTLY INTO A WATERCOURSE OR STORM WATER CONVEYANCE SYSTEM. SPECIAL AREAS SHOULD BE DESIGNATED FOR WASHING VEHICLES. THESE AREAS SHOULD BE LOCATED WHERE THE WASH WATER WILL SPREAD OUT AND EVAPORATE OR INFILTRATE DIRECTLY INTO THE GROUND, OR WHERE RUNOFF CAN BE COLLECTED IN A TEMPORARY HOLDING OR SEEPAGE BASIN. WASH AREAS SHOULD HAVE GRAVEL BASES TO MINIMIZE MUD GENERATION.

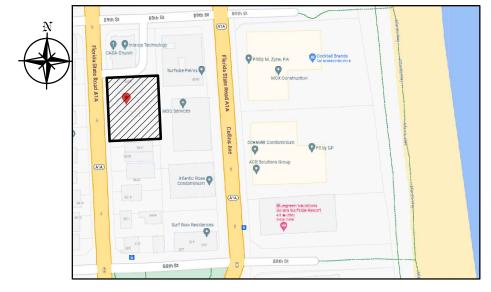
SYMBOLS LEGEND

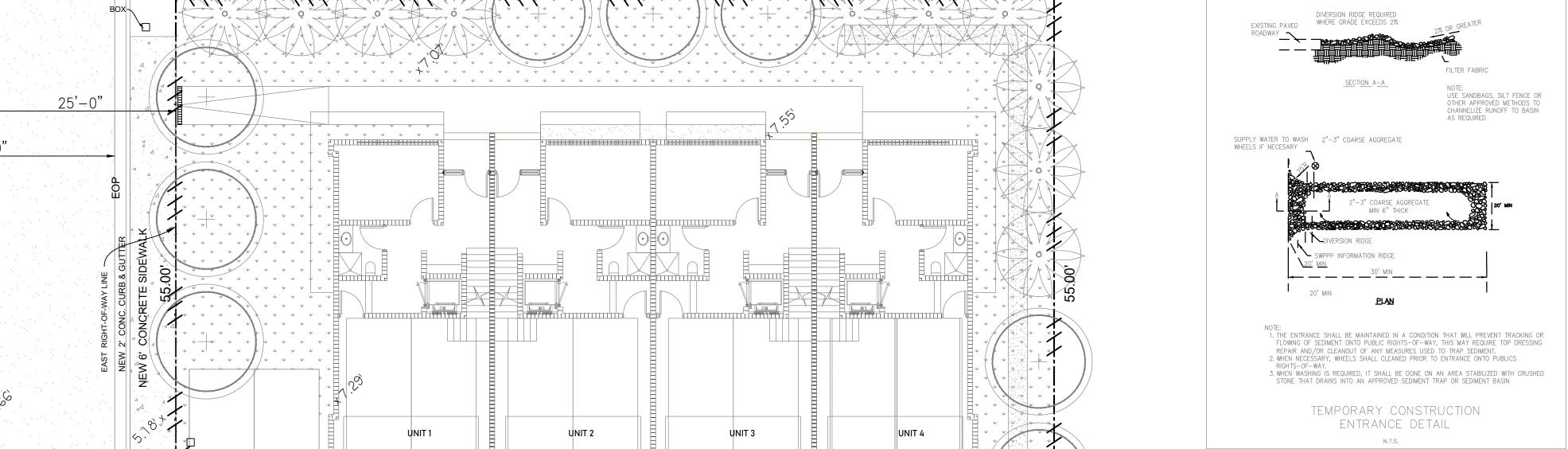
STREET SHALL BE CLEANED IMMEDIATELY BY A METHOD OTHER THAN FLUSHING.

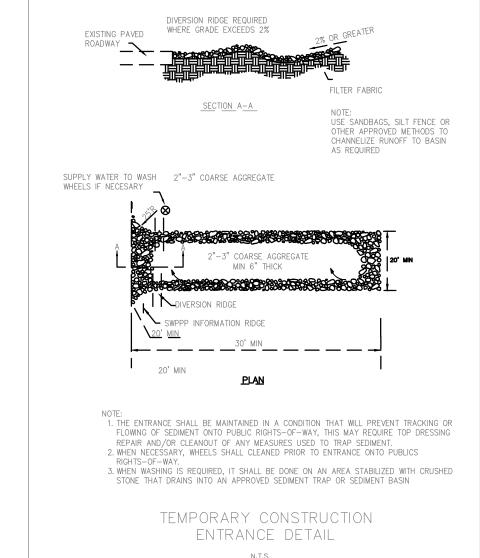
PROPOSED SILT FENCE

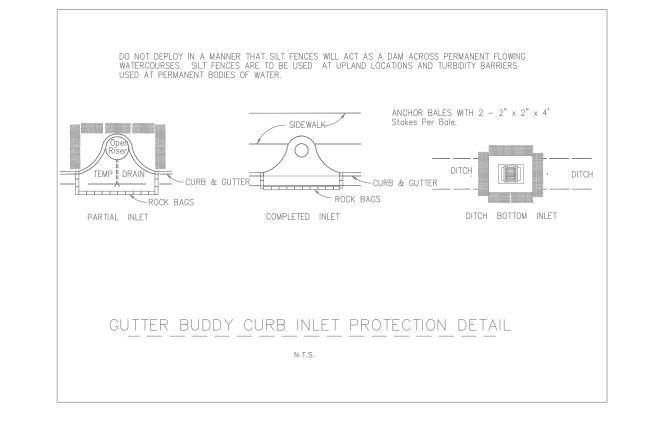
CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING SEDIMENT INTRUSION INTO STORM WATER INLETS DURING CONSTRUCTION, WHEN APPLICABLE.

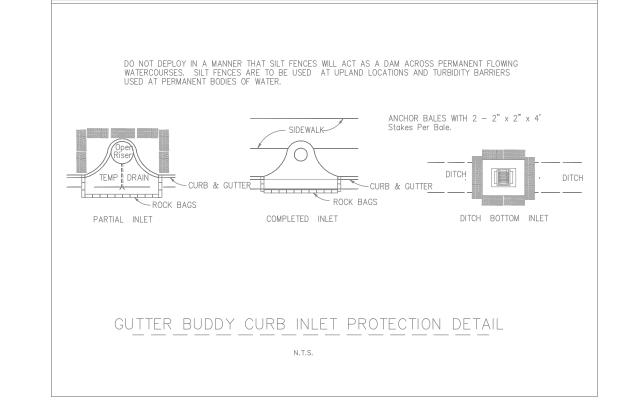


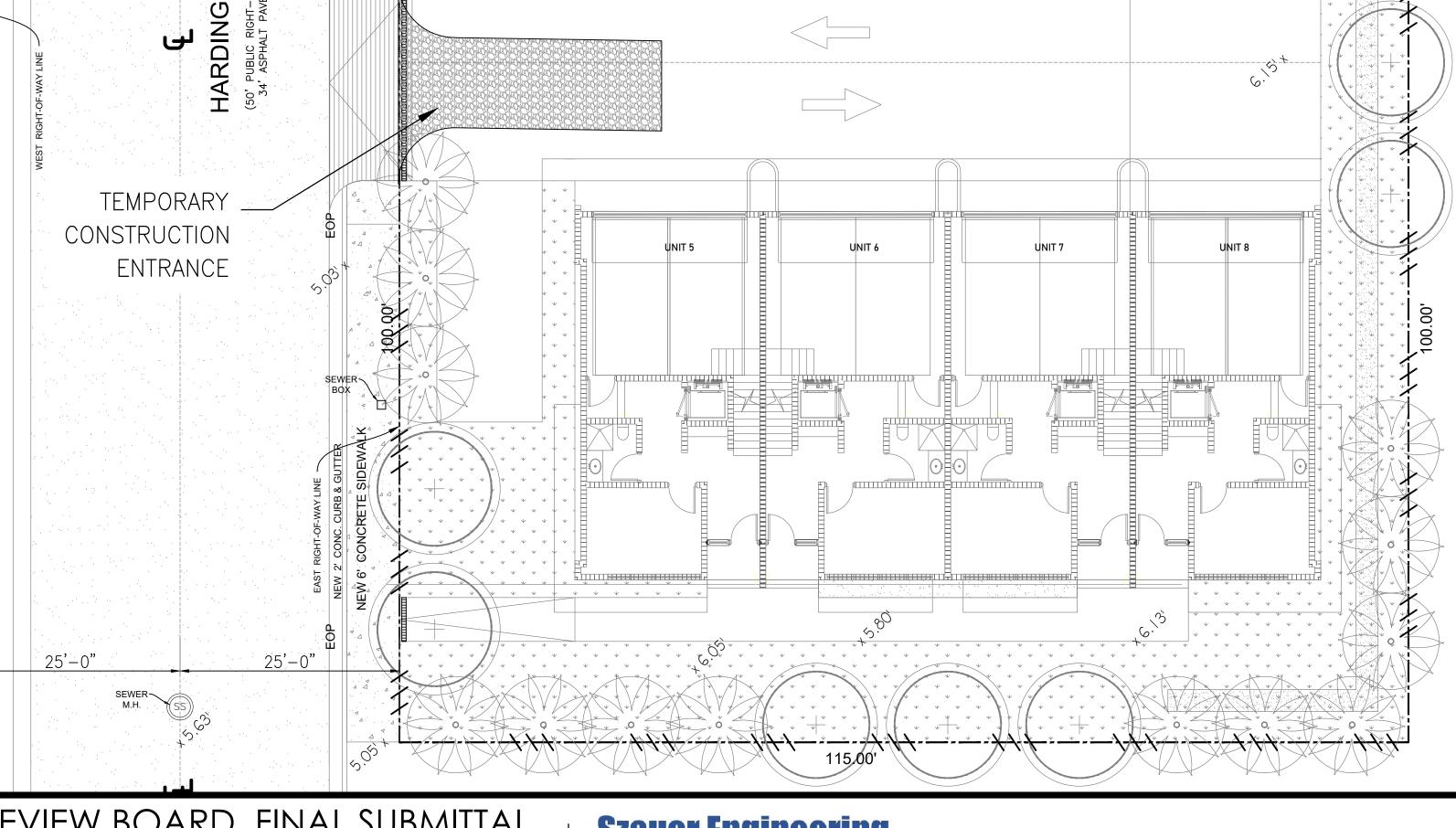












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SEWER-

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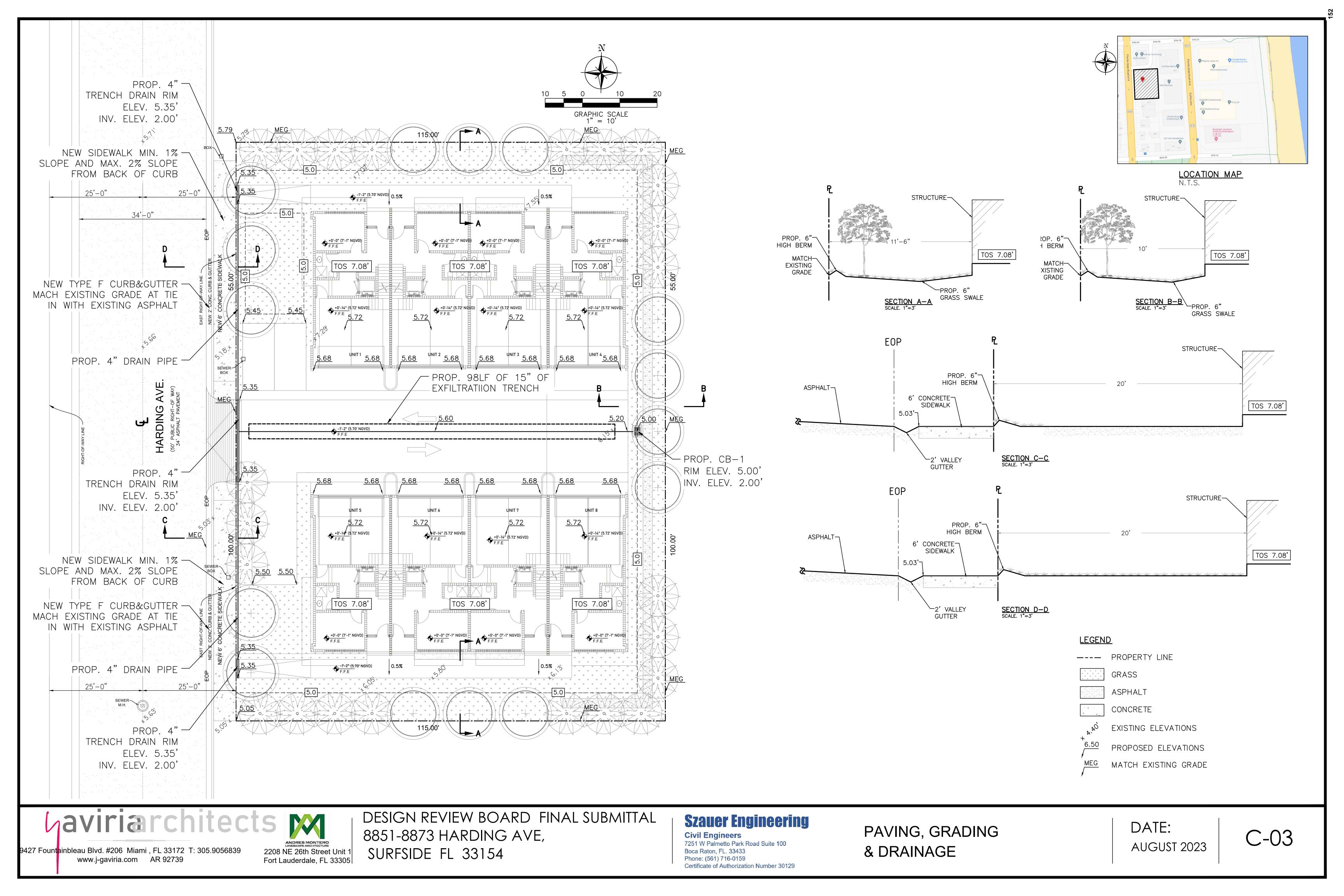
Szauer Engineering

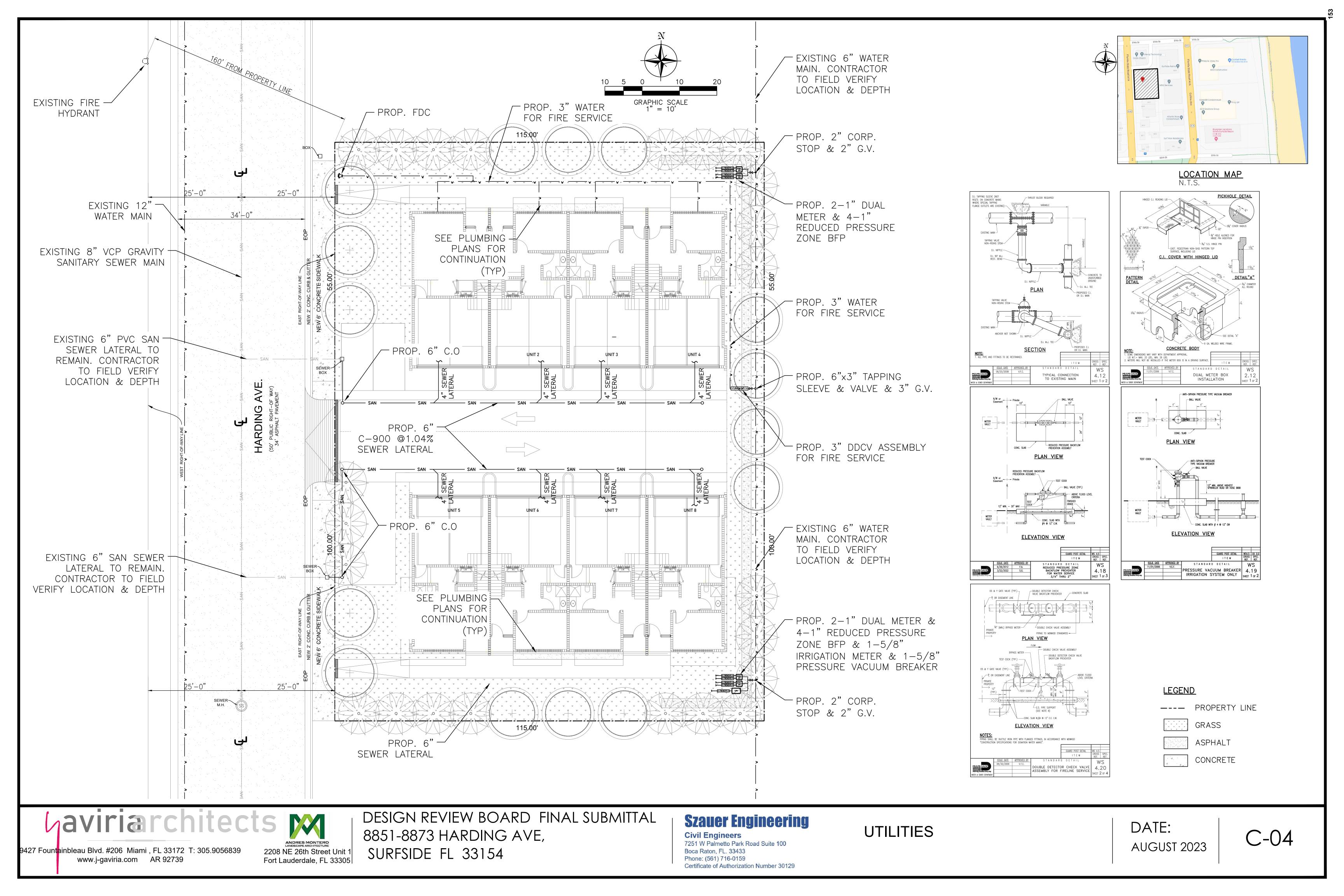
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EROSION CONTROL PLAN

DATE: AUGUST 2023

C-02





haviria architects DESIGN REVIEW BOARD PRELIMINARY SUBMITTAL 1425 BAY ROAD 942 Fountainbleau Blvd. #206 Miami , FL 33172 Г: 954.6100148 / 305.9056839 2208 NE 26th Street Unit 1 vww.j-gaviria.com AR 92739 MIAMI BEACH FL 33139

ELECTRICAL SITE PHOTOMETRICS PLAN





E0-02

ELECTRICAL SITE PHOTOMETRICS PLAN
SCALE: 3/32" = 1'-0"

 $|||1.1 ext{ }1.6 ext{ }1.6 ext{ }1.9 ext{ }|| ext{ }2.9 ext{ }||4.3 ext{ }5.8 ext{ }t.9 ext{ }||7.2 ext{ }||5.4 ext{ }||4.0 ext{ }| 3.2 ext{ }| 3.8 ext{ }| 5.1 ext{ }t.2 ext{ }7 ext{ }| 1 ext{ }7.0 ext{ }t.1 ext{ }4.0 ext{ }| 2.9 ext{ }|$

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Label Arrangement

Luminaire Schedule

Symbol

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3.7 3.4 | MH: 10

Description

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking And Drive Lanes	Illuminance	FC	3.68	7.4	1.1	3.35	6.73
Spill	Illuminance	FC	0.01	0.2	0.0	N.A.	N.A.

					_						Lumens		Watts	Watts
\oplus	16	А	Single	Atla	ntic Lighting	COM4-SYL1	11-4K-U /	4CMPR-CL	, 0	.900	917		9.5	152
•	2	WA	Single	LSI	Industries XWM	-3-LED-03	3L-40-UE-	XX	0	.900	3144		22.6	45.2
		Calcula	tion Summary											
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Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking And Drive Lanes	Illuminance	Fc	3.68	7.4	1.1	3.35	6.73
Spill	Illuminance	Fc	0.01	0.2	0.0	N.A.	N.A.

