MARINE RELATED COMMERCIAL BUILDING WITH ANCILLARY FOOD SERVICE ESTABLISHMENT

301 AND 311 N.W. SOUTH RIVER DR., MIAMI, FL, 33128

FOR PRESENTATION TO MIAMI RIVER COMMISSION

No.	DESCRIPTION	DATE

MARINE RELATED COMMERCIAL BUILDING WITH ANCILLARY FOOD SERVICE ESTABLISHMENT

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STATE OF FLORIDA
DAVID L. WALLACE JR.
AR93026
REGISTERED ARCHITECT
11/21

DAVID L. WALLACE JR.
AR93026
FL COA: AA26001254

dlw
architects
542 Douglas Avenue
Dunedin, FL 34698
727.736.6000
www.dlwarchitects.com
established 1981

DRAWN	CM
EDIT DATE	11/21/2019 10:39:23 AM
ISSUE DATE	06/12/19
SCALE	3/8" = 1'-0"
JOB NUMBER	19-004
PROJECT STATUS	SCHEMATIC DESIGN
SHEET NAME	COVER

SHEET NUMBER

A000

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY OF: 301, 311 & 325 NW SOUTH RIVER DRIVE, MIAMI, FL.

LEGEND:

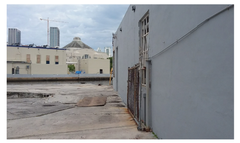
M.D.C.R.	MIAMI–DADE COUNTY RECORDS
L.B.	LICENSED BUSINESS
NGVD 29	NATIONAL GEODETIC VERTICAL DATUM OF 1929
TRAV. PT.	TRAVERSE POINT
P.B.	PLAT BOOK
PG.	PAGE
P.I.	POINT OF INTERSECTION
(P)	DENOTES DISTANCE BASED ON PLATS OF RECORD
(DFT)	BEARING AND DISTANCE DERIVED FROM A FIELD TRAVERSE. PROPERTY CORNER MONUMENTS, BASED ON FIELD MEASUREMENTS FROM A RANDOM TRAVERSE.
A/C	AIR CONDITIONING UNIT
–OHW–	OVERHEAD WIRES
℄	CENTERLINE
EL.	ELEVATION
F.F.E.	FINISHED FLOOR ELEVATION
4.90	SURFACE ELEVATION
	BREAK IN SCALE
1	VIEW 1

LEGEND:

	MONITORING WELL
	WIRE PULL BOX
	ELECTRICAL METER
	SIGN
STORM	STORM DRAIN MANHOLE
S	SANITARY SEWER MANHOLE
	WATER VALVE
	SEWER VALVE
	CATCH BASIN
	GUY ANCHOR
	BACK FLOW PREVENTER
	CONCRETE LIGHT POLE
	FIRE HYDRANT
	WATER METER
	WATER & ELECTRIC DISTRIBUTION
	BOAT ANCHOR
	METAL BOLLARD
UTIL	UTILITY MANHOLE
W	WELL MANHOLE
	DRAIN

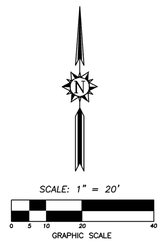
VIEW 1
NOT TO SCALE 1

VIEW 2
NOT TO SCALE 2

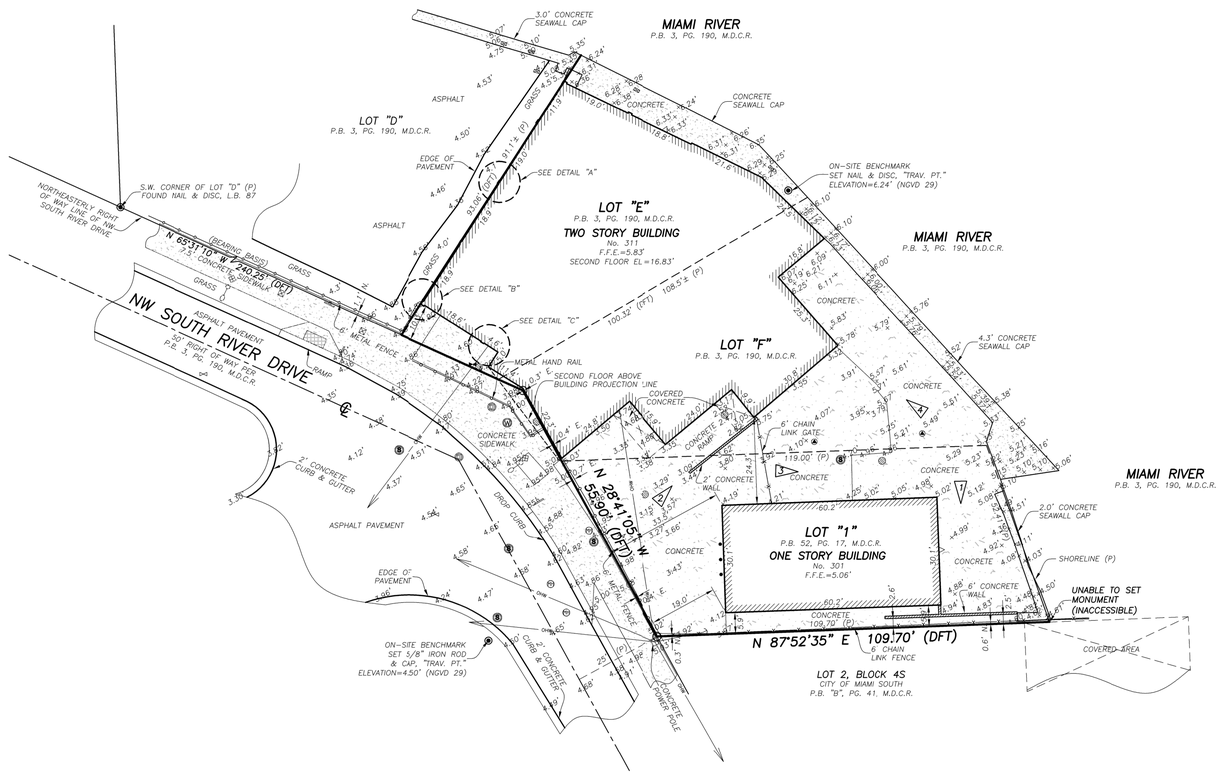


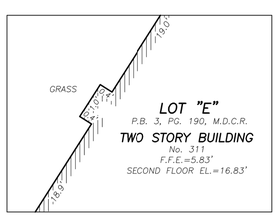
VIEW 3
NOT TO SCALE 3

VIEW 4
NOT TO SCALE 4

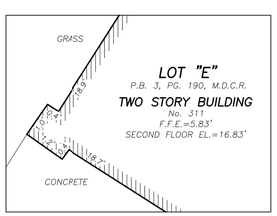


LOCATION MAP
NOT TO SCALE





DETAIL "A"
SCALE: 1"=2'



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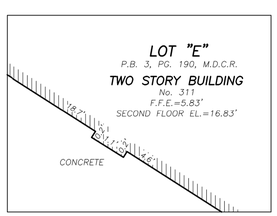


DETAIL "C"
SCALE: 1"=2'

LEGAL DESCRIPTION:

LOT 1, HUNT SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA.

AND

LOTS E AND F, SILVERSON AND TATUM'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 190, BOTH OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA.

SURVEY NOTES:

1. THIS SURVEY REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

2. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE AE, ELEVATION 9' (NGVD 29), AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12086C 0314 L, COMMUNITY NUMBER 120650, CITY OF MIAMI, MIAMI–DADE COUNTY, FLORIDA. MAP REVISED DATE: SEPTEMBER 11, 2009.

3. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.

4. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.

5. OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.

6. TREES, HEDGES, ORNAMENTAL PLANTS, IRRIGATION LINES, WELLS AND SPRINKLERS HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.

7. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS LAND SURVEYORS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. ECS LAND SURVEYORS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS LAND SURVEYORS DIRECTLY FOR VERIFICATION OF ACCURACY.

8. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (811 OR 1–800–432–4770 AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.

9. ECS LAND SURVEYORS, INC., DID NOT SEARCH THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS–OF–WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA.

10. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

11. THE ELEVATIONS SHOWN HEREON ARE BASED ON A MIAMI DADE COUNTY BENCHMARK "N–3012" AND REFER TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 259). THE MARK IS A PK NAIL AND ALUMINUM WASHER SET IN CONCRETE CATCH BASIN AND IS LOCATED 48 FEET NORTH OF THE CENTERLINE OF N.W. 6th STREET AND 33 FEET EAST OF THE CENTERLINE OF N.W. 7th AVENUE. ELEVATION=3.56'.

12. THE PROPERTY SHOWN HEREON CONTAINS 0.76 ACRES (32,943 SQUARE FEET), MORE OR LESS. THE AREA SHOWN HEREON WAS CALCULATED TO THE EDGE OF THE CONCRETE SEAWALL CAP

13. BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.

14. THERE ARE NO TREES ON THE PROPERTY SHOWN HEREON.

THIS SURVEY IS CERTIFIED TO:

PUNTALLANA, LLC.

CERTIFICATE:

THIS IS TO CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

_____
JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA

ECS LAND SURVEYORS, INC. L.B. 7551
email:javier@exactaconm.com

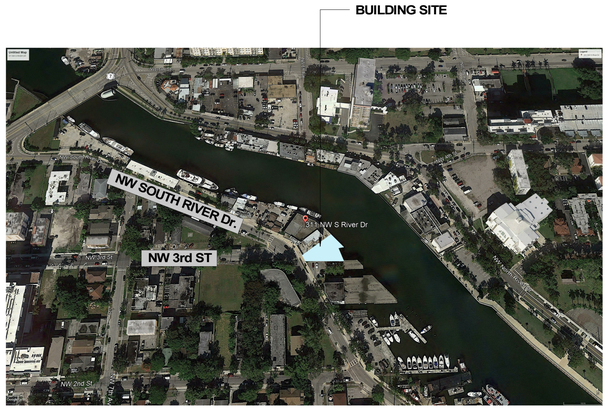
ECS
LAND SURVEYORS, INC.
LB 7551
3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414
TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770

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

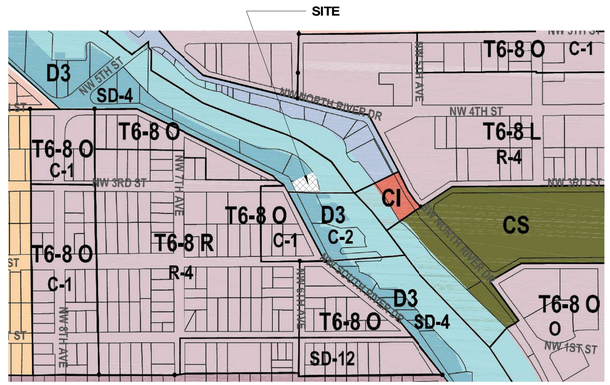
SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY
SILVERSON AND TATUM'S SUBDIVISION
P.B. 3, PG. 190, M.D.C.R.
LOTS E AND F
BOOK 3, PAGE 190, M.D.C.R.
LOT 1, PLAT BOOK 52, PAGE 17, M.D.C.R.
HUNT SUBDIVISION
301, 311 & 325 NW SOUTH RIVER DRIVE, MIAMI, FL. 33128

STATE OF FLORIDA JAVIER DE LA ROCHA 6080 REGISTERED PROFESSIONAL SURVEYOR AND MAPPER

CLIENT: PUNTALLANA, LLC.
DATE: 05/24/19
DRWN BY: J.E.C.
CHK'D BY: JDLR
LAST FIELD DATE: 05/05/19
REVISIONS
JOB NO: ECS1575
SHEET NO: 01 OF 01



3 A002 **VICINITY LOCATION MAP**
1" = 300'-0"



2 A002 **LOCATION MAP**
1" = 300'-0"

SITE AREA CALCULATIONS

LOCATION: 301 N.W. SOUTH RIVER DR., MIAMI, FL, 33128.

	REQUIRED	PROVIDED
ZONING:	D3 (MARINE)-WATERFRONT INDUSTRIAL DISTRICT ZONES	
USE:	MARINE-RELATED COMMERCIAL FOOD SERVICE ESTABLISHMENT	
LOT AREA (sqft):	10,000 SF MIN. (0.229 ACRES)	**5,659 SF (0.13 ACRES)**
LOT WIDTH*	100 FT MIN.	VARIES BETWEEN **57' 1 1/2" AND 166' 11"**
LOT COVERAGE (sq.ft.): 90% (MAX.)**	5,659 SF x 90% = **5,093 SF (MAX.)**	**2,283 SF (40%)**
MAX HEIGHT:	8 STORIES	**6 STORIES**
PARKING REQUIREMENTS:	3 PARKING SPACES MIN. FOR EVERY 1000 SF OF COMMERCIAL SPACE (9,954 SF / 1000 SF x 3(PARKING SPACES) = 29.8)	"PURSUANT TO MIAMI 21 ARTICLE 4, TABLE 4, PARKING MAY BE REDUCED BY ONE HUNDRED PERCENT(100%) FOR ANY STRUCTURE A FLOOR AREA OF TEN THOUSAND (10,000) SQUARE FEET OR LESS.
BICYCLE RACK	1 BICYCLE RACK SPACE FOR EVERY 20 VEHICULAR SPACES. (30 / 20 (VEHICULAR SPACES) = 1.5) **TOTAL = 2 BICYCLE RACK SPACE**	-
LOADING BERTH:	NOT REQUIRED FOR LESS THAN 25,000 SF AREA . PROVIDED = 9,945 SF. *AS PER MIAMI 21 ZONING CODE. ARTICLE 4, TABLE 5: BUILDING FUNCTION: PARKING AND LOADING.*	-

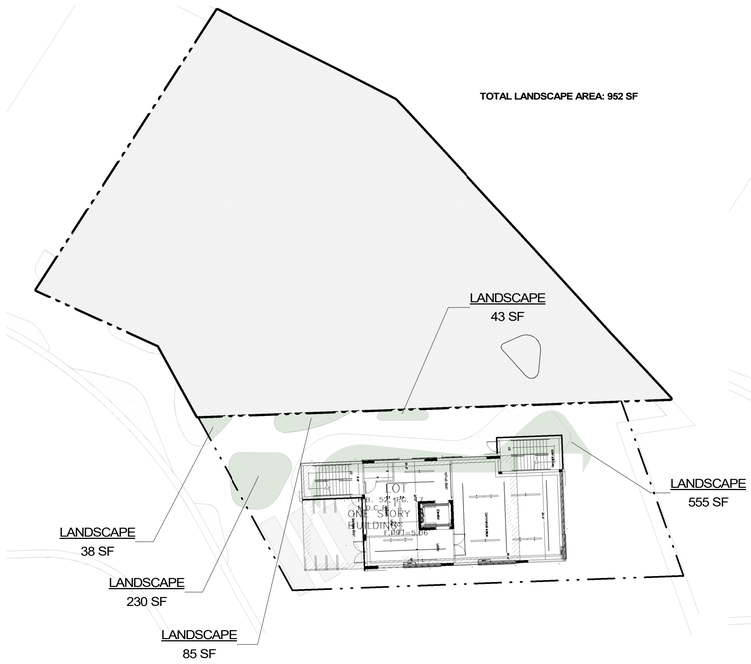
***LOT WIDTH:** "THIS IS A LEGAL NONCONFORMING LOT UNDER MIAMI 21 SECTION 7.2.7 (a) AND THUS MAY CONTINUE."

LOT AREA TWO BUILDINGS	
SITE AREA (SQ.FT)	**ACRES**
5,659 SF	0.13 acres

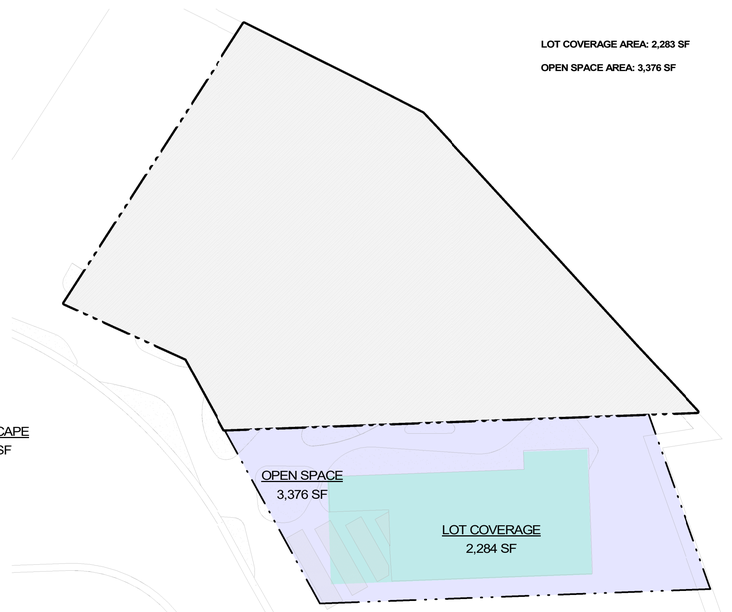
***LOT AREA**: LOT AREA SHALL BE THE AREA WITHIN THE LOT PROPERTY LINES, EXCLUDING ANY PORTIONS OF STREET RIGHTS-OF-WAY OR OTHER REQUIRED DEDICATIONS." *AS PER MIAMI 21 ZONING CODE, ARTICLE 1. DEFINITIONS*

*OPEN SPACE REQUIREMENTS .			
NAME	**AREA**	**MINIMUM REQ'D AREA**	**PROPOSED %**
OPEN SPACE	3,376 SF	5% LOT AREA MIN.=5,659 SF x 5% = 283 SF (MIN.)	3376 SF (59%)

***OPEN SPACE:** "ANY PARCEL OR AREA OF LAND OR WATER ESSENTIALLY UNIMPROVED BY PERMANENT BUILDINGS AND OPEN TO THE SKY; SUCH SPACE SHALL BE RESERVED FOR PUBLIC OR PRIVATE USE. OPEN SPACES MAY INCLUDE PARKS, GREENS, SQUARES, COURTYARDS, GARDENS, PLAYGROUNDS, PASEOS (WHEN DESIGNED PREDOMINANTLY FOR PEDESTRIANS), AND PEDESTRIAN PATHS OR ASSOCIATED LANDSCAPED AREAS." *AS PER MIAMI 21 ZONING CODE, ARTICLE 1. DEFINITIONS*



4 A002 **LANDSCAPE AREA DIAGRAM**
1" = 20'-0"



5 A002 **LOT COVERAGE / OPEN SPACE DIAGRAMS**
1" = 20'-0"

LANDSCAPE CALCULATIONS.				
AREA SITE (SQ. FT.) 2	**Name**	**LANDSCAPE AREA**	**MAXIMUM REQ'D AREA**	**PROPOSED %**
5,659 SF	LANDSCAPE	952 SF	20% OF OPEN SPACE AREA (675.2.8 SF)	28% OF OPEN SPACE AREA

BUILDING DATA

PROPOSED USE: OFFICES / RETAIL (ALLOWED BY WARRANT: OFFICE / GENERAL COMMERCIAL)

BUILDING SETBACKS:	REQUIRED	PROVIDED
PRINCIPAL FRONT:	5FT MIN	17'-10"
SECONDARY FRONT:	5FT MIN	-
SIDE:	0 FT MIN.	*0'*
REAR:	0 FT MIN.	-
WATERFRONT SETBACKS:	**20FT MIN.** *AS PER MIAMI 21 ZONING CODE, ARTICLE 3.11.a.1*	20'-3" (*)
WATER FRONT WIDTH:	25FT MIN.	52'-0"

(*)EXISTING NONCONFORMING BUILDING TO REMAIN. COMPLIANCE WITH EXISTING WATERFRONT SETBACKS.
"ALL EXPANSIONS, REPAIRS, REMODELING AND MAINTENANCE THAT DO NOT ENLARGE THE NONCONFORMITY OF THE STRUCTURE ARE PERMITTED CONSISTENT WITH THE FLORIDA BUILDING CODE." *AS PER MIAMI 21 SEC. 7.2.3(d)*

No.	DESCRIPTION	DATE

MARINE RELATED COMMERCIAL BUILDING WITH ANCILLARY FOOD SERVICE ESTABLISHMENT

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REGISTERED ARCHITECT

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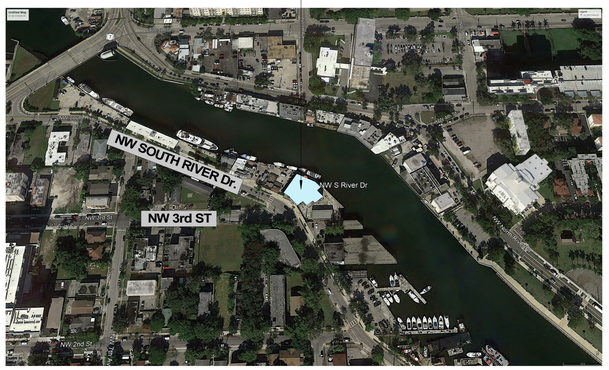
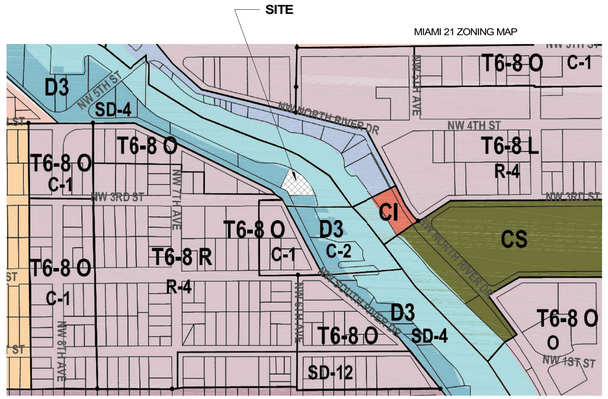
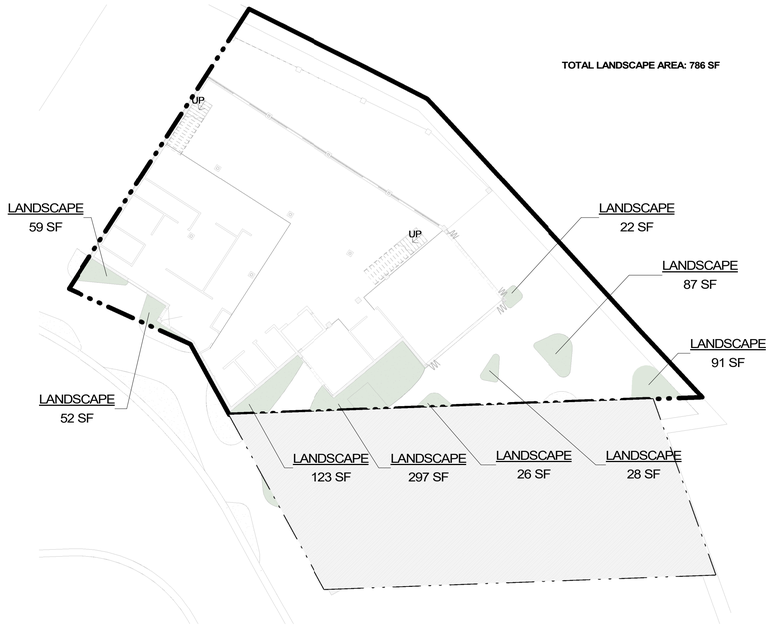


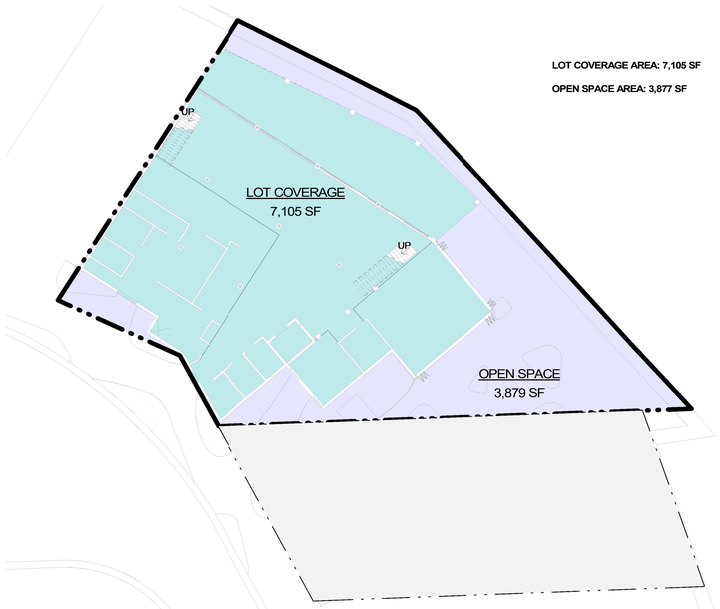
1 A003 **VICINITY LOCATION MAP**
1" = 300'-0"



2 A003 **LOCATION MAP**
1" = 300'-0"



3 A003 **LANDSCAPE AREA DIAGRAM**
1" = 20'-0"



4 A003 **LOT COVERAGE / OPEN SPACE DIAGRAMS**
1" = 20'-0"

SITE AREA CALCULATIONS

EXISTING BUILDING - ADAPTIVE USE PROPOSED

LOCATION: 311 N.W. SOUTH RIVER DR., MIAMI, FL, 33128.

	REQUIRED	PROVIDED
ZONING:	D3 (MARINE)-WATERFRONT INDUSTRIAL DISTRICT ZONES	
USE:	COMMERCIAL, FOOD SERVICE ESTABLISHMENT PERMITED BY WARRANT (W)	
LOT AREA (sqft):	10,000 SF MIN. (0.229 ACRES)	**11,001 SF (0.252 ACRES)**
LOT WIDTH*	100 FT MIN.	VARIES BETWEEN **57' 1 1/2" AND 166' 11"**
LOT COVERAGE (sq.ft.): 90% (MAX.)**	11001 SF x 90% = **9,900.9 SF (MAX.)**	**7,105 SF (71.7%) EXISTING TO REMAIN**
MAX HEIGHT:	8 STORIES	**2 STORIES**
PARKING REQUIREMENTS:	3 PARKING SPACES MIN. FOR EVERY 1000 SF OF COMMERCIAL SPACE (9,954 SF / 1000 SF x 3(PARKING SPACES) = 29.8) (TOTAL = 30 PARKING SPACES)	ADAPTIVE USE OF EXISTING BUILDING, NO ADDITIONAL PARKING REQUIRED
BICYCLE RACK	1 BICYCLE RACK SPACE FOR EVERY 20 VEHICULAR SPACES. (30 / 20 (VEHICULAR SPACES) = 1.5) **TOTAL = 2 BICYCLE RACK SPACE**	-
LOADING BERTH:	NOT REQUIRED FOR LESS THAN 25,000 SF AREA . PROVIDED = 9,945 SF *AS PER MIAMI 21 ZONING CODE, ARTICLE 4, TABLE 5: BUILDING FUNCTION: PARKING AND LOADING.*	-

***LOT WIDTH:** "THIS IS A LEGAL NONCONFORMING LOT UNDER MIAMI 21 SECTION 7.2.7 (a) AND THUS MAY CONTINUE.

LOT AREA	
SITE AREA (SQ.FT)	**ACRES**
11,001 SF	0.25 acres

***LOT AREA**: LOT AREA SHALL BE THE AREA WITHIN THE LOT PROPERTY LINES, EXCLUDING ANY PORTIONS OF STREET RIGHTS-OF-WAY OR OTHER REQUIRED DEDICATIONS." *AS PER MIAMI 21 ZONING CODE, ARTICLE 1. DEFINITIONS*

*OPEN SPACE REQUIREMENTS			
NAME	**AREA**	**MINIMUM REQ'D AREA**	**PROPOSED %**
OPEN SPACE	3,879 SF	5% LOT AREA MIN.=11,001 SF x 5% = 550 SF (MIN.)	3,877 SF (35.2%)

***OPEN SPACE:** "ANY PARCEL OR AREA OF LAND OR WATER ESSENTIALLY UNIMPROVED BY PERMANENT BUILDINGS AND OPEN TO THE SKY; SUCH SPACE SHALL BE RESERVED FOR PUBLIC OR PRIVATE USE. OPEN SPACES MAY INCLUDE PARKS, GREENS, SQUARES, COURTYARDS, GARDENS, PLAYGROUNDS, PASEOS (WHEN DESIGNED PREDOMINANTLY FOR PEDESTRIANS), AND PEDESTRIAN PATHS OR ASSOCIATED LANDSCAPED AREAS." *AS PER MIAMI 21 ZONING CODE, ARTICLE 1. DEFINITIONS*

LANDSCAPE CALCULATIONS			
AREA SITE (SQ. FT.)	**LANDSCAPE AREA**	**MAXIMUM REQ'D AREA**	**PROPOSED %**
11,001 SF	786 SF	20% OF OPEN SPACE AREA (775.8 SF)	20.3% OF OPEN SPACE AREA

BUILDING DATA

PROPOSED USE: RESTAURANT (ALLOWED BY WARRANT: COMMERCIAL - FOOD SERVICE ESTABLISHMENT)

BUILDING SETBACKS:	REQUIRED	PROVIDED
PRINCIPAL FRONT:	5FT MIN	4" (*)
SECONDARY FRONT:	5FT MIN	10 1/2" (*)
SIDE:	0' FT MIN.	0'
REAR:	0' FT MIN.	-
WATERFRONT SETBACKS:	**20FT MIN.** *AS PER MIAMI 21 ZONING CODE, ARTICLE 3.11.a.1*	4' 1" (*)
WATER FRONT WIDTH:	25FT MIN.	166' 11"

(*)EXISTING NONCONFORMING BUILDING TO REMAIN. COMPLIANCE WITH EXISTING WATERFRONT SETBACKS.
"ALL EXPANSIONS, REPAIRS, REMODELING AND MAINTENANCE THAT DO NOT ENLARGE THE NONCONFORMITY OF THE STRUCTURE ARE PERMITTED CONSISTENT WITH THE FLORIDA BUILDING CODE." *AS PER MIAMI 21 SEC. 7.2.3(d)*

No.	DESCRIPTION	DATE

MARINE RELATED COMMERCIAL BUILDING WITH ANCILLARY FOOD SERVICE ESTABLISHMENT

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AR93026
REGISTERED ARCHITECT
11/11/21

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AR93026
FL COA: AA26001254

dlw architects
542 Douglas Avenue
Dunedin, FL 34698
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EDIT DATE	11/20/2019 10:10:01 AM
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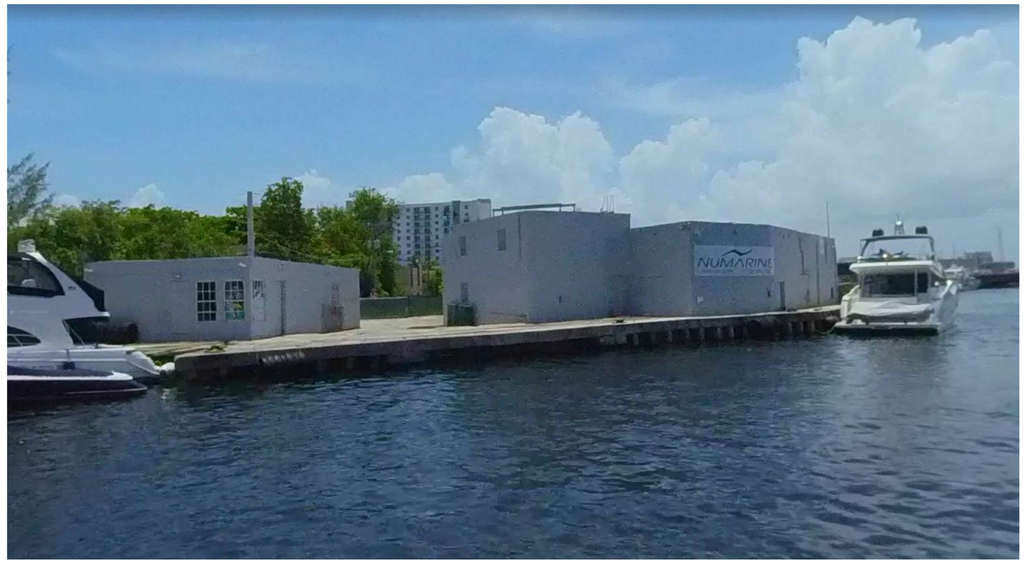
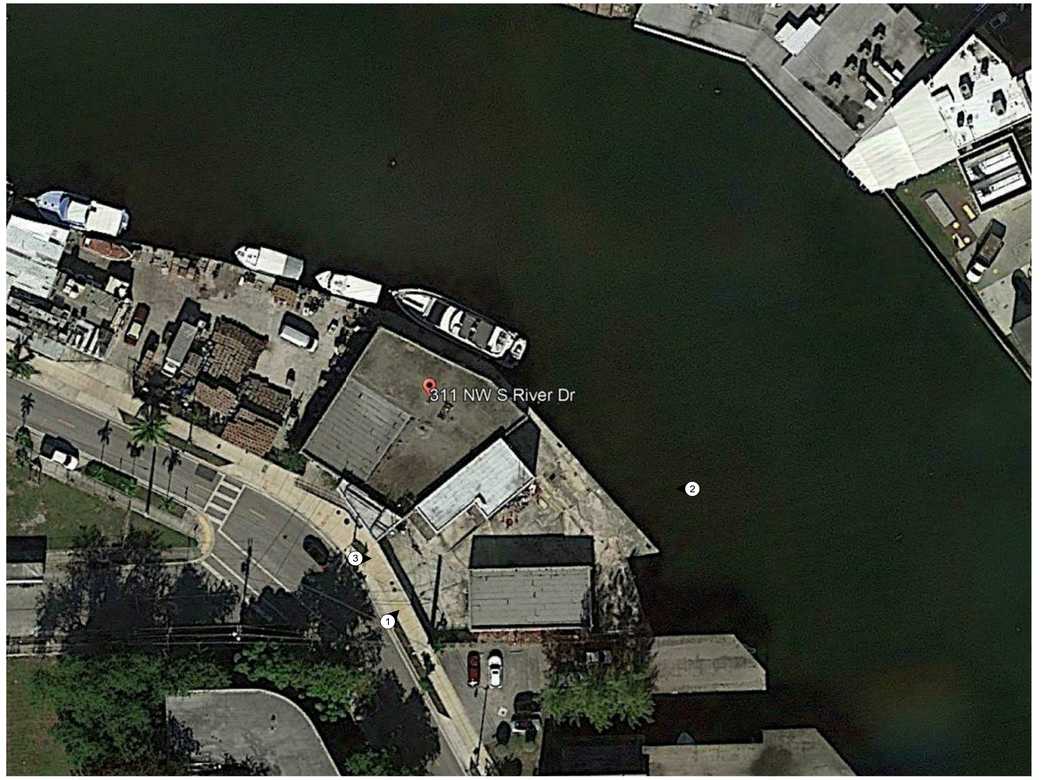
SCALE	As indicated
JOB NUMBER	19-004
PROJECT STATUS	SCHEMATIC DESIGN
SHEET NAME	ZONING DATA
SHEET NUMBER	A003

1 A004 **S - South River Ave.**
1/8" = 1'-0"



2 A004 **E - Miami River**
1/8" = 1'-0"

3 A004 **W - Across Miami River**
1/8" = 1'-0"



4 A004 **AERIAL CONTEXT VIEW**
1/8" = 1'-0"

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STATE OF FLORIDA
DAVID L. WALLACE JR.
REGISTERED ARCHITECT
AR93026
10/11/21

DAVID L. WALLACE JR.
AR93026
FL COA: AA26001254

dlw architects
542 Douglas Avenue
Dunedin, FL 34698
727.736.6000
www.dlwarchitects.com
established 1981

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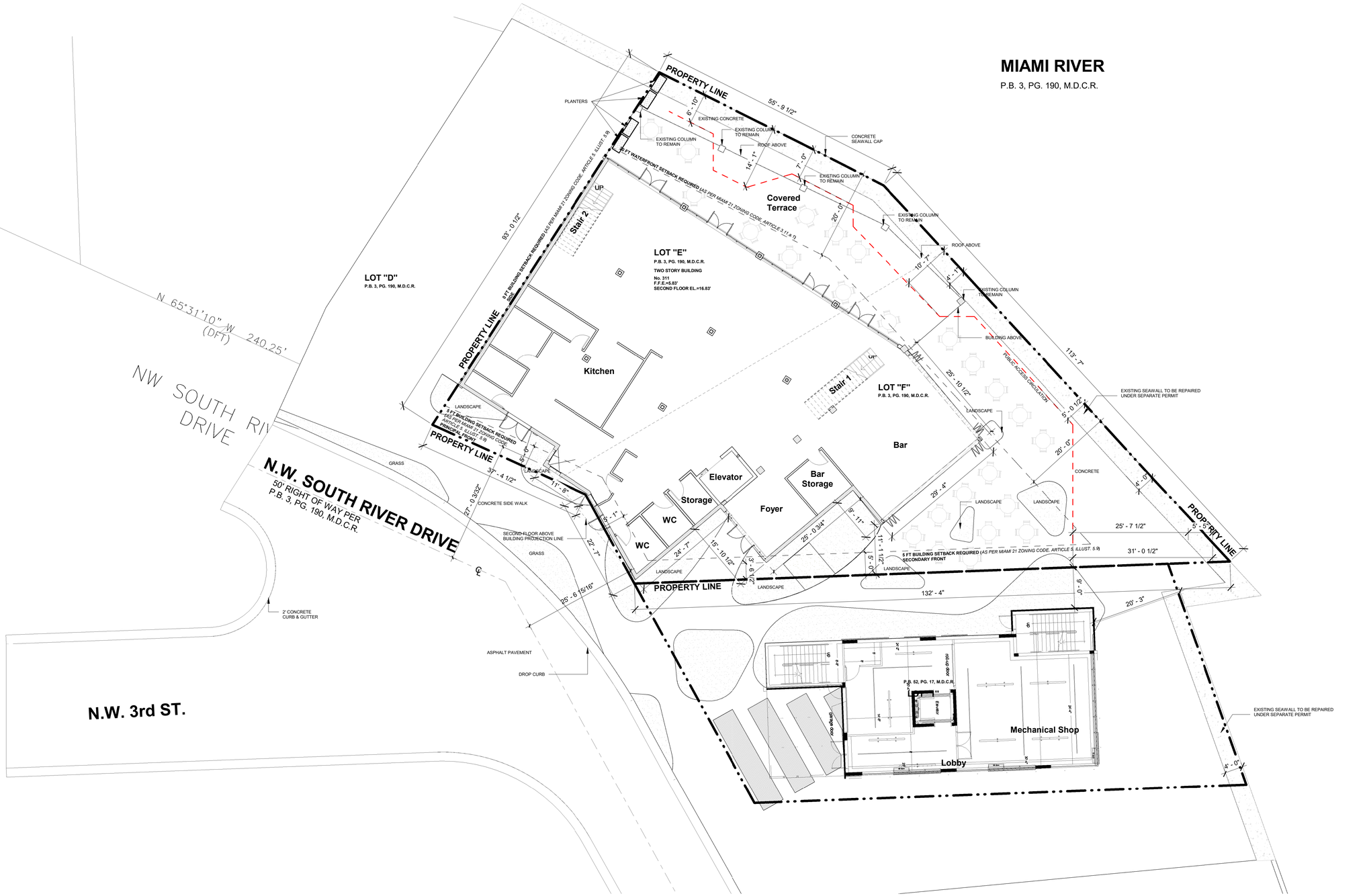
SCALE	1/8" = 1'-0"
JOB NUMBER	19-004
PROJECT STATUS	SCHEMATIC DESIGN
SHEET NAME	EXISTING BUILDINGS PHOTOS
SHEET NUMBER	A004



1 A006. **SITE PLAN**
3/32" = 1'-0"

OUTDOOR SITTING AREA	PREVIOUS SEATS	150
	REMOVED SEATS	-54
	CURRENT SEATS	96

No.	DESCRIPTION	DATE

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DAVID L. WALLACE, JR.
REGISTERED ARCHITECT
AR93026
12/31/21
DAVID L. WALLACE JR.
AR93026
FL COA: AA26001254

dlw architects
542 Douglas Avenue
Dunedin, FL 34698
727.736.6000
www.dlwarchitects.com
established 1981

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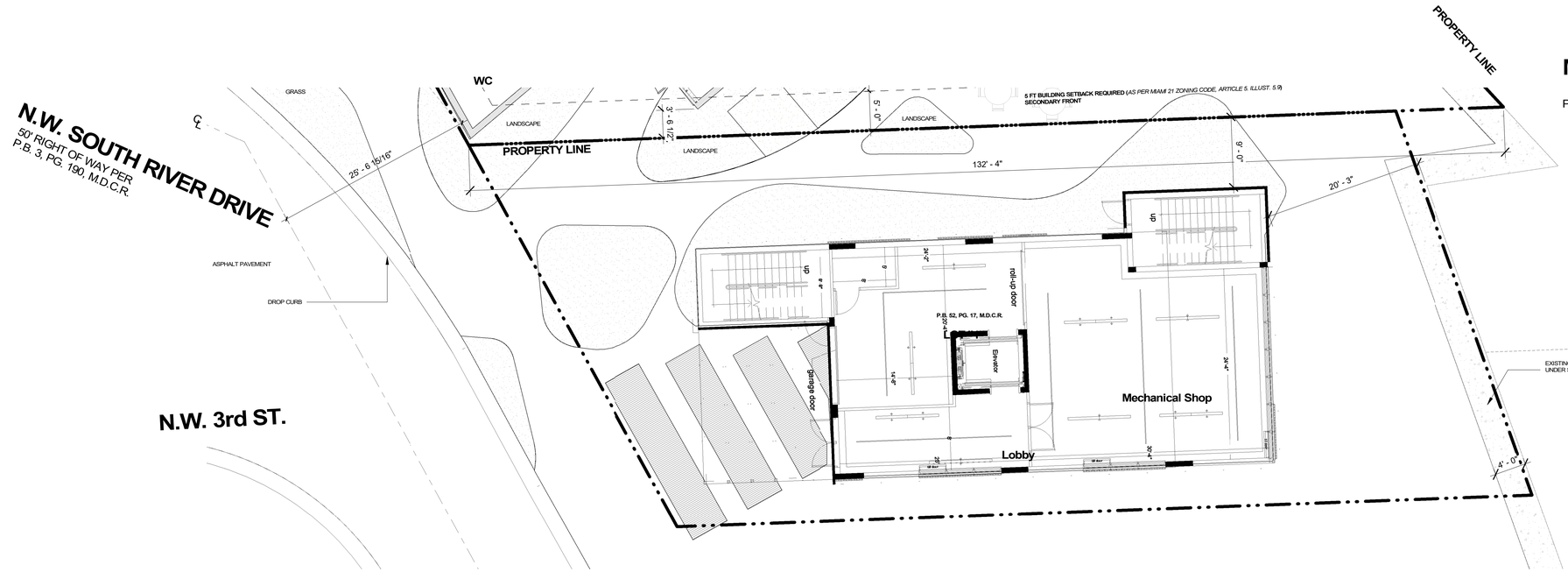
SCALE	As indicated
JOB NUMBER	19-004
PROJECT STATUS	SCHEMATIC DESIGN
SHEET NAME	SITE PLAN

SHEET NUMBER
A006.



1 A007. **BUILDING 301 - FIRST FLOOR**
1/8" = 1'-0"

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DAVID L. WALLACE JR.
AR93026
10/11/21
REGISTERED ARCHITECT

DAVID L. WALLACE JR.
AR93026
FL COA: AA26001254

dlw architects
542 Douglas Avenue
Dunedin, FL 34698
727.736.6000
www.dlwarchitects.com
established 1981

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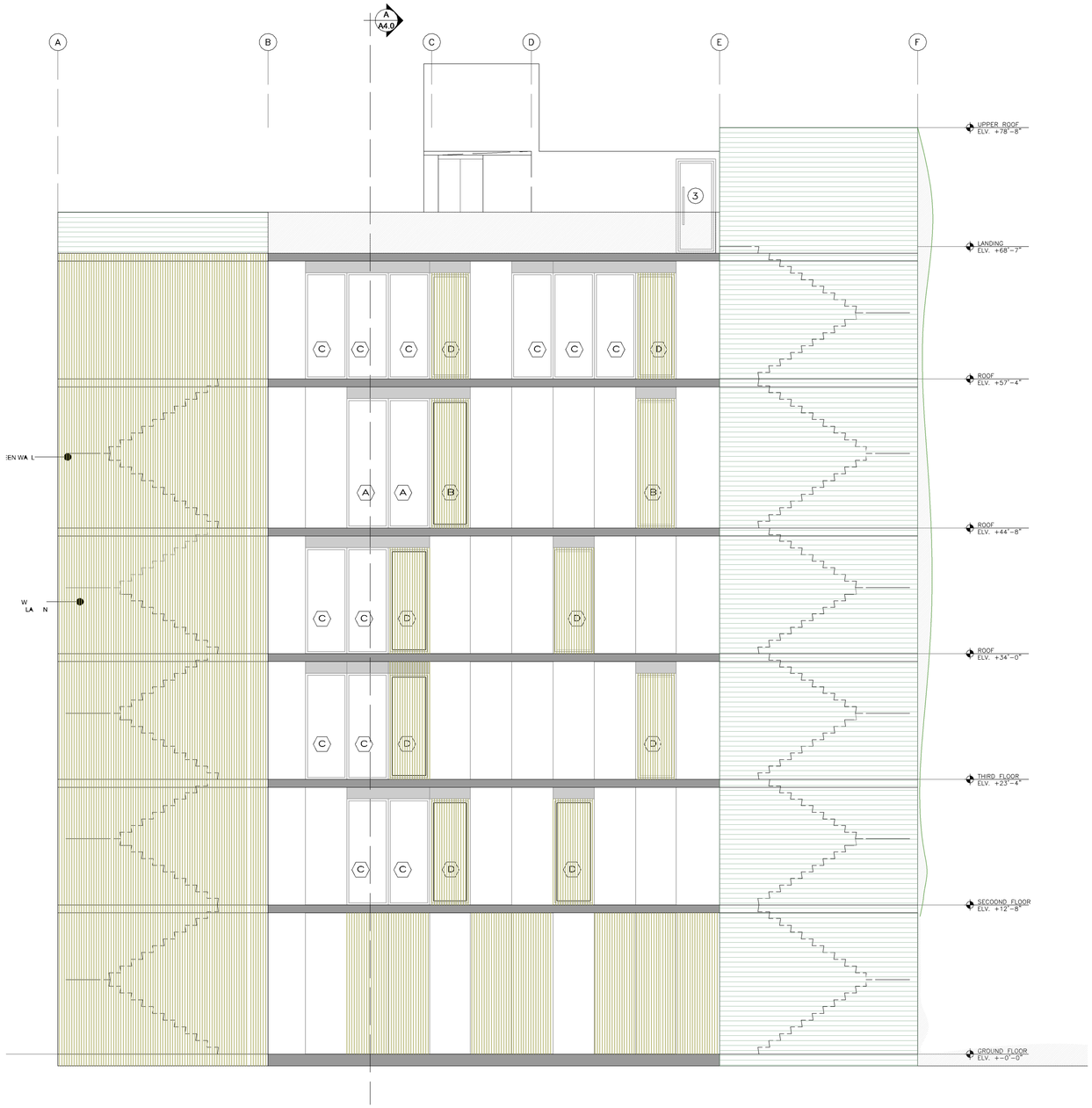
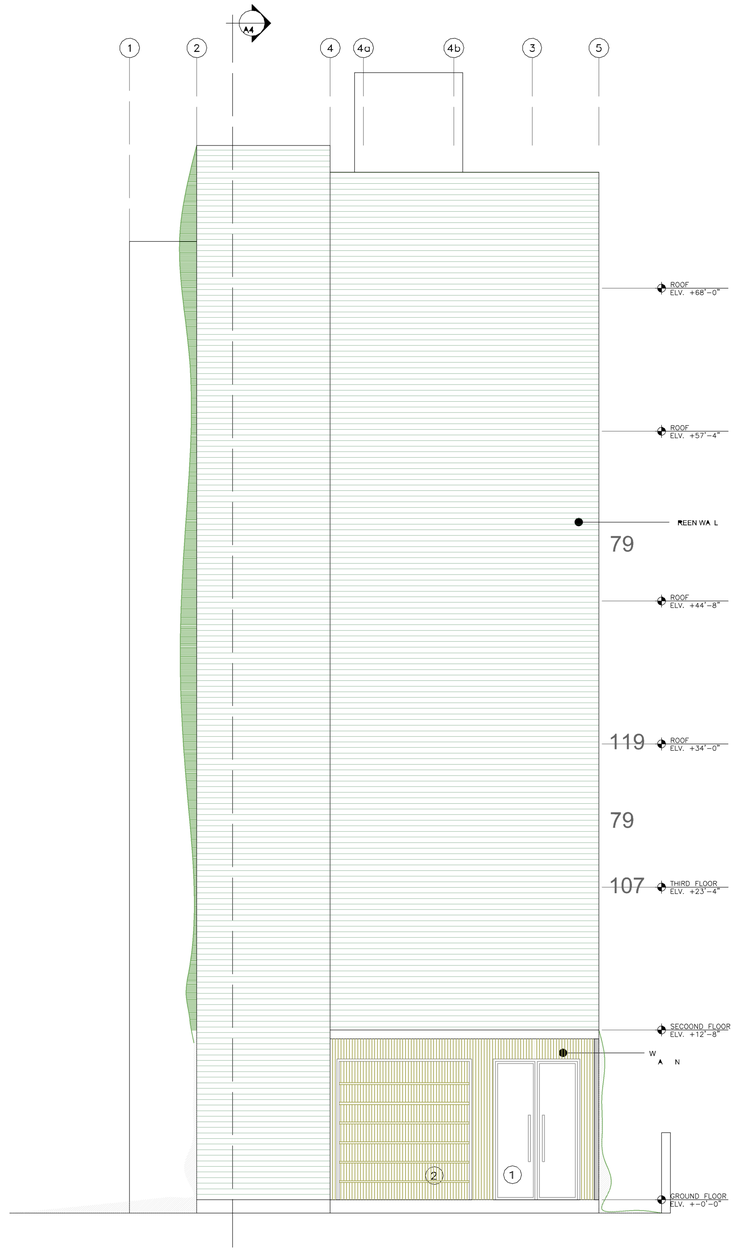
JOB NUMBER	19-004
PROJECT STATUS	SCHEMATIC DESIGN
SHEET NAME	BUILDING 301 - FIRST FLOOR
SHEET NUMBER	A007.



SIDE (NORTH) FACADE

SCALE: 3/16"=1'-0"

0 5.33' 10.66'



FRONT (WEST) FACADE

SCALE: 3/16"=1'-0"

0 5.33' 10.66'

No.	DESCRIPTION	DATE

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STATE OF FLORIDA
DAVID L. WALLACE JR.
REGISTERED ARCHITECT
AR93026
11/21

DAVID L. WALLACE JR.
AR93026
FL COA: AA26001254

dlw architects
542 Douglas Avenue
Dunedin, FL 34698
727.736.6000
www.dlwarchitects.com
established 1981

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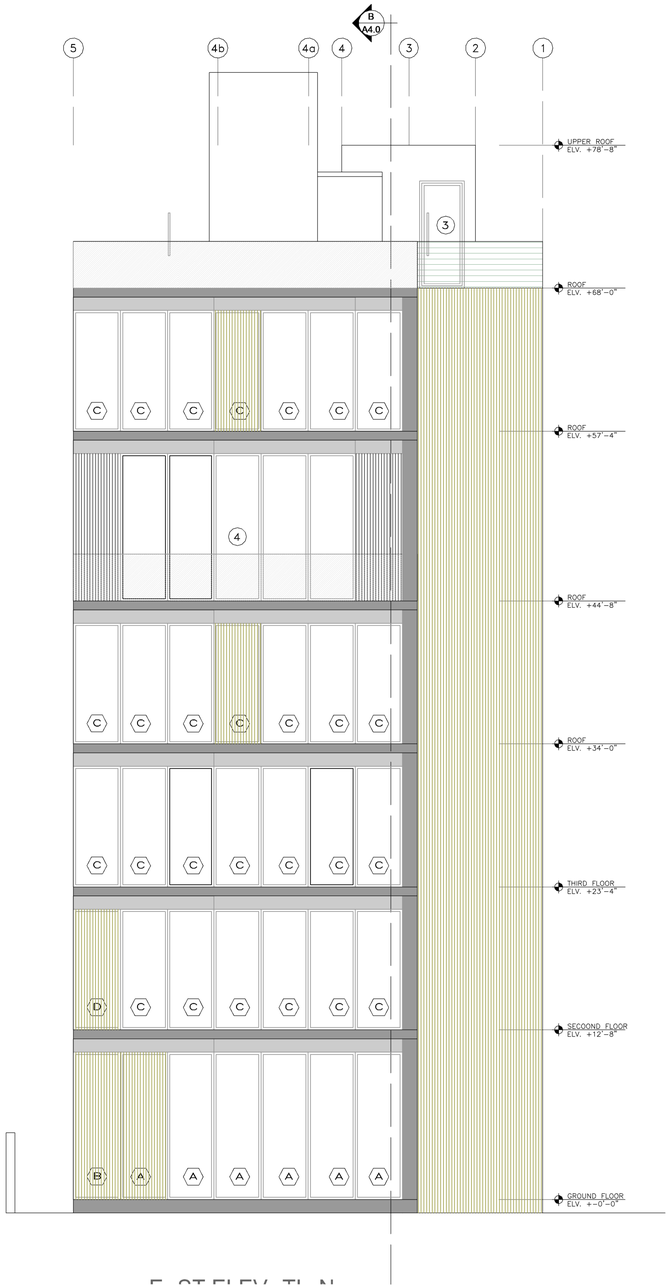
JOB NUMBER	19-004
PROJECT STATUS	SCHEMATIC DESIGN
SHEET NAME	BUILDING ELEVATIONS
SHEET NUMBER	A008



REAR (EAST) FACADE

SCALE: 3/16"=1'-0"

0 5.33' 10.66'

SIDE (SOUTH) FACADE

SCALE: 3/16"=1'-0"

0 5.33' 10.66'

No.	DESCRIPTION	DATE

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DAVID L. WALLACE JR.
REGISTERED ARCHITECT
AR93026
11/11/21

DAVID L. WALLACE JR.
AR93026
FL COA: AA26001254

dlw architects
542 Douglas Avenue
Dunedin, FL 34698
727.736.6000
www.dlwarchitects.com
established 1981

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PROJECT STATUS	SCHEMATIC DESIGN
SHEET NAME	BUILDING ELEVATIONS
SHEET NUMBER	A009

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DAVID L. WALLACE JR.
AR93026
REGISTERED ARCHITECT
11/11/21

DAVID L. WALLACE JR.
AR93026
FL COA: AA26001254

dlw
architects
542 Douglas Avenue
Dunedin, FL 34698
727.736.6000
www.dlwarchitects.com
established 1981

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DAVID L. WALLACE, JR.
AR93026
REGISTERED ARCHITECT
11/11/21

DAVID L. WALLACE JR.
AR93026
FL COA: AA26001254

dlw
architects
542 Douglas Avenue
Dunedin, FL 34698
727.736.6000
www.dlwarchitects.com
established 1981

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SHEET NAME	OFFICE TOWER_Photo - 7

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DAVID L. WALLACE, JR.
AR93026
12/31/21
REGISTERED ARCHITECT

DAVID L. WALLACE JR.
AR93026
FL COA: AA26001254

dlw
architects
542 Douglas Avenue
Dunedin, FL 34698
727.736.6000
www.dlwarchitects.com
established 1981

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DAVID L. WALLACE JR.
AR93026
REGISTERED ARCHITECT
11/11/21

DAVID L. WALLACE JR.
AR93026
FL COA: AA26001254

dlw
architects
542 Douglas Avenue
Dunedin, FL 34698
727.736.6000
www.dlwarchitects.com
established 1981

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PROJECT STATUS	SCHEMATIC DESIGN
SHEET NAME	OFFICE TOWER_Photo - 9
SHEET NUMBER	A094