

CATEGORY IV – PROPOSED PROJECT

- Response Letter
- Plans



1108 KANE CONCOURSE SUITE 220
BAY HARBOR ISLANDS, FL 33154
Ph. 786.683.3821
#AA26002922

MEMO – COMMENT RESPONSE TO DISAPPROVAL REMARKS – FINAL SUBMITTAL

To: CITY OF MIAMI BEACH
Design Review Board

Date: 06/08/ 2020

Project: Variance for:
Corinna Keller & Joaquin Heras
5800 Pinetree Dr.
Miami Beach, Fl. 33140

Folio No.: 02-3211-014-0870

Plan Number.: **DRB19-0494**

DRB PLAN REVIEW (Fernanda Sotelo)

2. DEFICIENCIES IN ARCHITECTURAL PRESENTATION

a. Letter of intent must address variance request and address Practical Difficulty and Hardship criteria
a. Refer to revised letter of intent.

b. NOTE: existing 5' utility easement running north south within west side yard. All encroachments within this area subject to Public Works Department review and approval (landscaping, walkways, fences)
b. OK

c. Add color photos (2 to page) of existing house o the architectural set, add 1 additional sheet of the rear area proposed for the addition to the architectural set.
c. See color photos attached to plans.

d. Add Arch Significance letter DRB20-0512 to architectural set.
d. See Arch Significance letter attached to plans.

e. Add A0.1 – Revise Max. Lot Coverage and Max Unit Size to reflect the architectural significance incentive: 40% Lot Coverage / 60% Unit Size
e. See revised Lot coverage and Unit size in Zoning data sheet on A0.1.

f. A0.2A Separate and enlarge diagrams. Sheet 1: Lot coverage and open space diagram (shaded diagram and square footage and % legend). Courtyard facing 58th Street counts towards lot coverage. Lot coverage is not an axonometric. Open space is incorrect as it does not depict walkways in rear yard.



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Sheet 2: Existing unit size diagrams (shaded diagram and square footage and % legend) first and second floor. And proposed unit size diagrams (shaded diagram and square footage and % legend) first and second floor.

f. See sheets A0.2A and A0.2B for revised diagrams.

g. A0.4 This page should graphically show setbacks and the structure(s) on the site. This page should highlight required setbacks vs. 'Projections' as permitted under Section 142-108(g)(2) Add red, dashed RS-4 setback lines (required rear yard 20') and green (Incentive ordinance allowance 25% encroachment or 15'), dashed setback lines.

g. Refer to sheet A0.4 for setbacks lines.

h. A0.5 This page should graphically show setbacks and the structure(s) on the site. This page should highlight required setbacks vs. 'Projections' as permitted under Section 142-108(g)(2) Add red, dashed RS-4 setback lines (required rear yard 20') and green (Incentive ordinance allowance 25% encroachment or 15'), dashed setback lines.

h. Refer to sheet A0.5 for setbacks lines.

i. A1.0 This page should graphically show setbacks and the structure(s) on the site. This page should highlight required setbacks vs. 'Projections' as permitted under Section 142-108(g)(2) Add red, dashed RS-4 setback lines (required rear yard 20') and green (Incentive ordinance allowance 25% encroachment or 15'), dashed setback lines.

i. Refer to sheet A1.0 for setbacks lines.

j. A2.0 add mini keyplan showing where elevation is taken. Add property line and dashed setback lines.

j. Refer to sheet A2.0 for setbacks lines and key plan.

k. A3.0 add mini keyplan showing where section is taken. Add property line and dashed setback lines. Graphically improve area of new construction.

k. Refer to sheet A2.0 for setbacks lines and key plan.

l. Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be date.

l. Refer to plans for title and date.

m. Add narrative response sheet.

m. See response letter attached to plans.



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PUBLIC WORKS REVIEW

1. A Declarative of Restrictive Covenant will be required for the 5 feet existing utility easement located east of your west property line.

1. See document attached to plans.

With regards,

Gonzalo Munoz – Applicant
SixSides Architecture, Inc.
#AA26002922

FINAL SUBMITTAL
06/08/2020

VARIANCE TO REDUCE THE REQUIRED REAR
SETBACK OF 15 FT TO 4'-10" (PROPOSED)

ADDITION FOR:
CORINNA KELLER RESIDENCE
5800 PINETREE DRIVE
MIAMI BEACH, FL 33140

ADDITION FOR:
CORINNA KELLER RESIDENCE
5800 PINETREE DRIVE
MIAMI BEACH, FL 33140

PROJECT:

FINAL SUBMITTAL
06/08/20

SEAL:

SIXSIDES ARCHITECTURE, INC.
AA26002922
Daniel Gomez, R.A.
FL. Reg. AR96826

1108 KANE CONCOURSE, SUITE 220
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REVISED:

COVER SHEET

19030555.JH

06/08/20

A.CO

1355 NW 97 AV SUITE 200
MIAMI, FLORIDA 33172
TELEPHONE: (305) 264-2660
FAX: (305) 264-0229

Nova Surveyors Inc.

LAND SURVEYORS

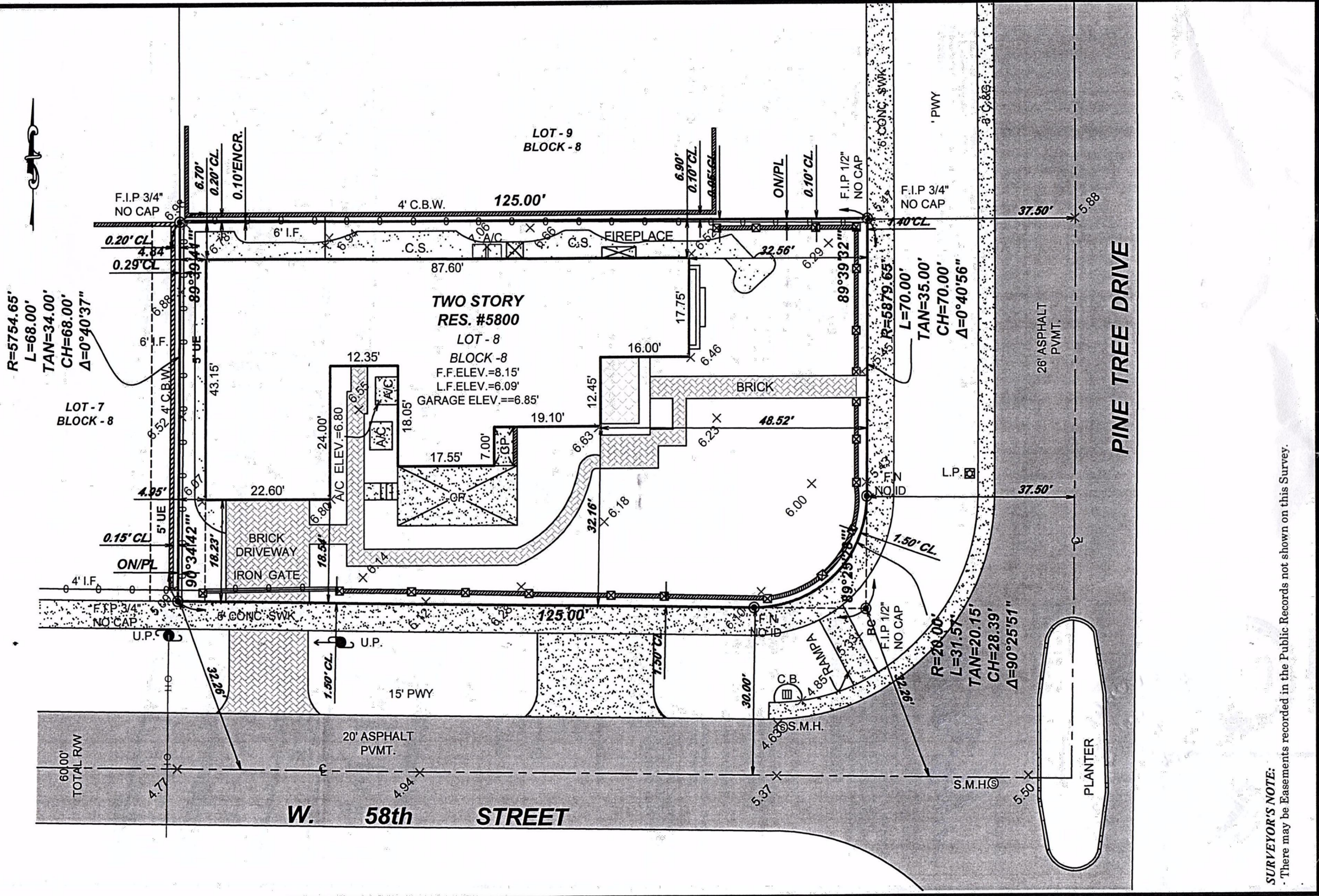
SURVEY No. 5-0003998-3

SHEET No. 2 OF 2

DRAWN BY: LG.

BOUNDARY SURVEY

SCALE = 1" = 20'



SURVEYOR'S NOTE:
There may be Easements recorded in the Public Records not shown on this Survey.

PROJECT:		ADDITION FOR: CORINNA KELLER RESIDENCE 5800 PINETREE DRIVE MIAMI BEACH, FL 33140	
SEAL:		FINAL SUBMITTAL 06/08/20	
SIX SIDES ARCHITECTURE		SIXSIDES ARCHITECTURE, INC. AA26002922 Daniel Gomez, R.A. FL. Reg. AR96826 1108 NAVE CONCOURSE, SUITE 220 DART HARBOR ISLANDS, FL 33154 M. 305.610.1333 dgomez@sixsidesinc.com	
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SURVEY		19030555.JH	
		06/08/20	
		A0.0	

REAR YARD PICTURES







MIAMI BEACH

PLANNING DEPARTMENT

Formal Determination of Architectural Significance

May 22, 2015

Ms. Corinna Keller
5800 Pine Tree Drive
Miami Beach, FL 33140

**Re: 5800 Pine Tree Drive, Miami Beach
Request for a Determination of Architectural Significance
DRB20-0512**

Field Visit: May 18, 2020

Dear Ms. Corinna Keller,

Pursuant to your letter and receipt of all the required documentation received in completion on May 12, 2020, the Planning Department has evaluated the subject property at **5800 Pine Tree Drive** to determine whether the existing single-family residence is 'architecturally significant'. This evaluation was done in accordance with the criteria set forth within Section 142-108(a) of the City Code.

A site visit of the subject property was conducted by staff on May 18, 2020. Also, a comprehensive review of all available aerial photographs of the subject residence from 1941 to the present was undertaken to determine the extent of alterations. The following is an analysis of each of the four criteria used to determine if the subject pre-1942 single-family home is 'architecturally significant':

1. The subject structure is characteristic of a specific architectural style constructed in the city prior to 1942, including, but not limited to, Vernacular, Mission Revival Style, **Mediterranean Revival Style**, Art Deco, Modern, Post War Modern, Monterey Colonial, or variations thereof.

Satisfied. *The subject structure was constructed in 1928 in the Mediterranean Revival style of architecture. The City does not have the original building card noting the architect, nor the original permit drawing. However, on the review of aerial photography from 1941 it appears that the predominant massing of the home is similar to the original structure.*



1941 aerial photograph



2020 aerial photograph

2. The exterior of the structure is recognizable as an example of its style and/or period, and its architectural design integrity has not been modified in a manner that cannot be reversed without unreasonable expense.

Satisfied. The exterior of the structure has retained its architectural integrity. The two-story residence is clearly recognizable as an example of the Mediterranean Revival style with its textured stucco walls, low-pitched roofs adorned with Spanish tiles. One of the predominant architectural features is a tower-like volume wherein the front entrance is sited and has a decorated surround, arched openings on the ground floor, ornate roof brackets, balconies and an open loggia along its side facing a street elevation. Further, the home has many eclectic architectural features that are clearly influenced by the Mediterranean coast and are representative of its revival style and still evident in its current state.



Site visit photo



MBBR Photo Listing MBBR Photo Listing, 1948 @ Miami-Dade Public Library System

3. Significant exterior architectural characteristics, features, or details of the subject structure remain intact.

Satisfied. Significant exterior architectural characteristics of the Mediterranean Revival style remain intact on the subject structure. These characteristics include low-pitched roofs adorned with Spanish red tiles, decorative roof brackets, a prominent front entrance adorned with a decorative door surround and relief panel, ornate balustrades expressed as alternating rope columns and seahorses, and an open side loggia of baroque columns and arches.



Details: Front entrance, balustrade with seahorse and column detail and open loggia along side

4. The subject structure embodies the scale, character, and massing of the built context of its immediate area.

Satisfied. The Beach View neighborhood along Pine Tree Drive has a distinctive collection of Mediterranean Revival homes, many of which are elaborate mansions fronting Indian Creek. The west side, or dry side, of Pine Tree Drive is predominately comprised of smaller lots with modest two-story single-family homes. Several of the homes in this neighborhood were built in the 1920s and 1930s, and share the Mediterranean Revival style of architecture. Based upon the site inspection and a study of the aerials from 1941 to today, the massing of the structure is consistent with the surrounding neighborhood.

Based on the foregoing, the Planning Department has determined that the subject home meets the criteria in Section 142-108(a) and, therefore, is 'architecturally significant'. In addition to the aforementioned criteria, the determination of architectural significance was based upon a combination of the site visit, as well as the evidence revealed in the aerial photographs and microfilms of all available plans. An appeal of this determination may be made to the Design Review Board, in accordance with the procedures set forth in Section 142-108 of the City Code. Any

future replacement structure associated with a request for the **total** demolition of an architecturally significant single-family home must be reviewed by the Design Review Board (DRB). A permit for the demolition of an architecturally significant single-family home shall not be issued until the DRB approves the design of the replacement home and all required benchmarks for the issuance of a demolition permit have been met in accordance with Section 142-108.

If you wish to pursue significant additions or alterations to the subject structure or property, it may be eligible to utilize zoning incentives identified under Section 142-108(g)(2), provided that the architecturally significant structure is substantially retained and preserved. Please contact James G. Murphy, Chief of Urban Design, at 305-673-7550, in order to determine if such additions and/or alterations require Design Review Board approval or may be approved by Planning staff.

If you wish to pursue the total demolition of the subject structure and the construction of a new home please contact Mr. Murphy in order to begin the board application process.

If you have any further questions or concerns, please do not hesitate to contact either myself or Mr. Murphy.

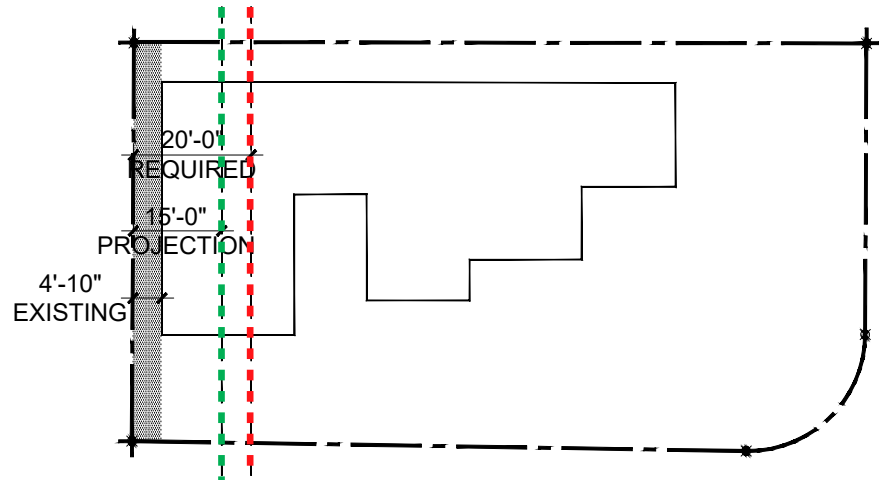
Sincerely,



Thomas R. Mooney, AICP
Planning Director

c: Rafael Granado, City Clerk
James G. Murphy, Chief of Urban Design
Fernanda Sotelo-Chotel, Principal Planner

DRB20-0512



VARIANCE DIAGRAM
1/32"=1'-0"



Planning Department, 1700 Convention Center DriveMiami Beach, Florida 33139, www.miamibeachfl.gov305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITEM #	Zoning Information		
1	Address: 5800 Pinetree Dr. MIAMI BEACH, FL. 33140		
2	Folio number(s): 02-3211-014-0870		
3	Board and file numbers : Design Review Board -DRB20-0512		
4	Year built: Pre-1942		Zoning District: RS-4
5	Based Flood Elevation: 8 FT		Grade value in NGVD: 5.92 N.G.V.D.
6	Adjusted grade (Flood+Grade/2): 6.96 N.G.V.D.		Free board:
7	Lot Area: 8,625 SQ.FT.		
8	Lot width: 70 SQ.FT.		Lot Depth: 125 FT
9	Max Lot Coverage SF and %: 3,450 SQ.FT. / 40%		Proposed Lot Coverage SF and %: 2,978 SQ.FT. / 34.5%
10	Existing Lot Coverage SF and %: 2,978 SQ.FT. / 34.5%		Lot coverage deducted (garage-storage) SF: 534 SQ.FT
11	Front Yard Open Space SF and %: 2,381 SQ.FT / 82%		Rear Yard Open Space SF and %: 237 SQ.FT / 70%
12	Max Unit Size SF and %: 5,175 SQ.FT. / 60%		Proposed Unit Size SF and %: 4,564 SQ.FT / 52.9%
13	Existing First Floor Unit Size: 2,270 SQ.FT.		Proposed First Floor Unit Size: 2,270 SQ.FT. (EXISTING)
14	Existing Second Floor Unit Size: 2,368 SQ.FT.		Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)
15			Proposed Second Floor Unit Size SF and % : 2,648 SQ.FT
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below): N/A

		Required	Existing	Proposed	Deficiencies
17	Height:				
18	Setbacks:				
19	Front First level:	20 FT	32'-6"	32'-6"	
20	Front Second level:	30 FT	32'-6"	32'-6"	
21	Side 1:	7.5 FT	6'-9"	6'-9"	
22	Side 2 or (facing street):	15 FT	18'-3"	18'-3"	
23	Rear:	15 FT	4'-10"	4'-10"	Nonconforming
	Accessory Structure Side 1:		N/A		
24	Accessory Structure Side 2 or (facing street) :		N/A		
25	Accessory Structure Rear:		N/A		
26	Sum of Side yard :	25% LOT (17.5 FT)	25 FT	25 FT	
27	Located within a Local Historic District?		YES		
28	Designated as an individual Historic Single Family Residence Site?		YES		
29	Determined to be Architecturally Significant?		NO		

Notes:

If not applicable write N/A

All other data information should be presented like the above format

ADDITION FOR:
CORINNA KELLER RESIDENCE
5800 PINETREE DRIVE
MIAMI BEACH, FL 33140

PROJECT:

FINAL SUBMITTAL
06-08-2020

SEAL:

SIXSIDES ARCHITECTURE, INC.
AA26002922
Daniel Gomez, R.A.
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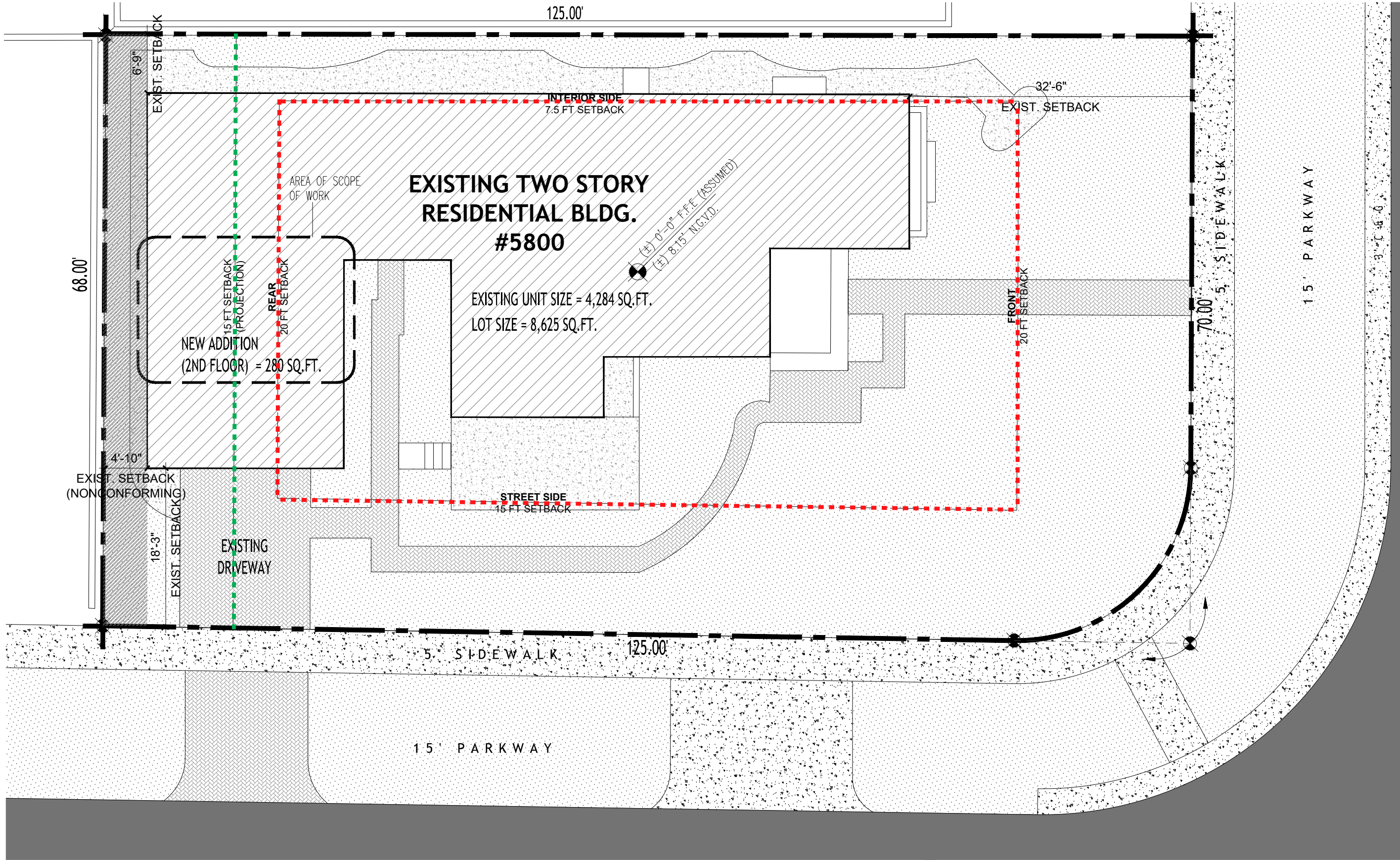
REVISED:

ZONING DATA SHEET

19030555.JH

06/08/2020

A0.1



EXISTING - SITE PLAN
3/32" = 1'-0"



ADDITION FOR:
CORINNA KELLER RESIDENCE
5800 PINETREE DRIVE
MIAMI BEACH, FL 33140

PROJECT:

FINAL SUBMITTAL

06-08-2020

SEAL:

SIX SIDES
architecture

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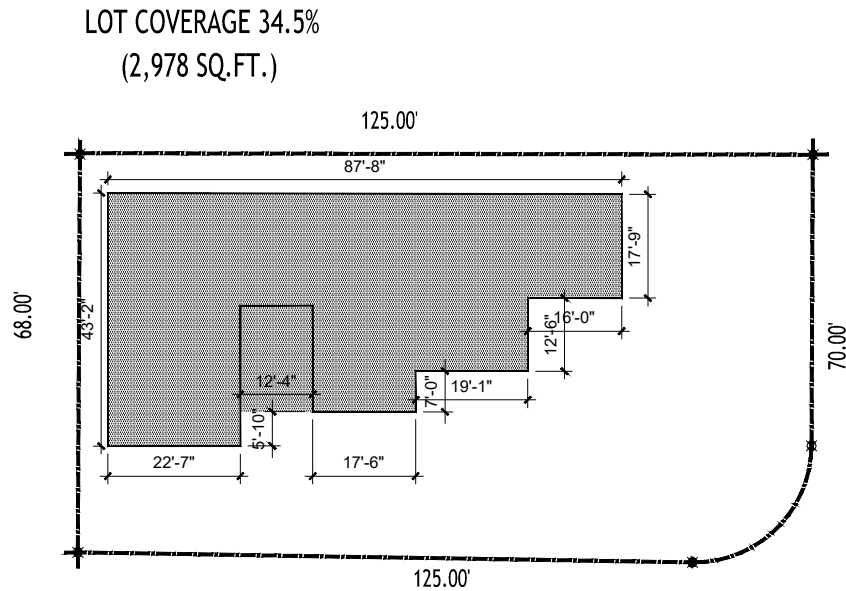
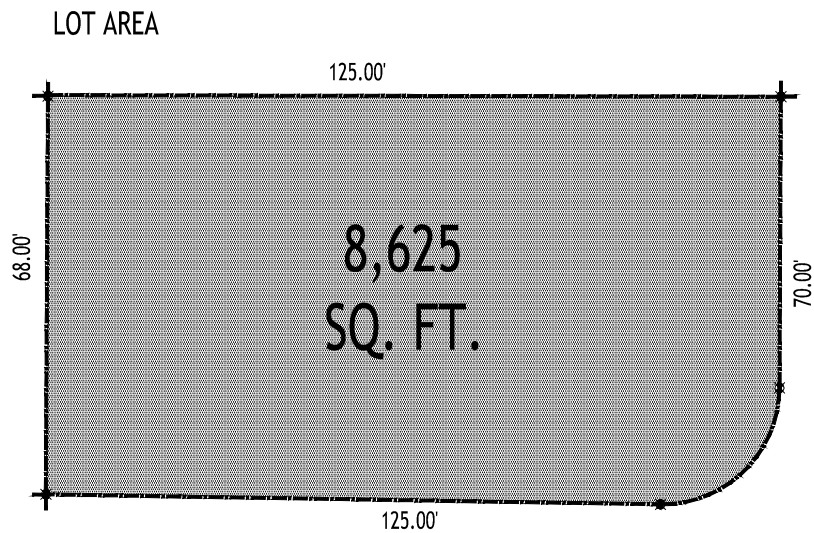
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EXISTING:
SITE PLAN

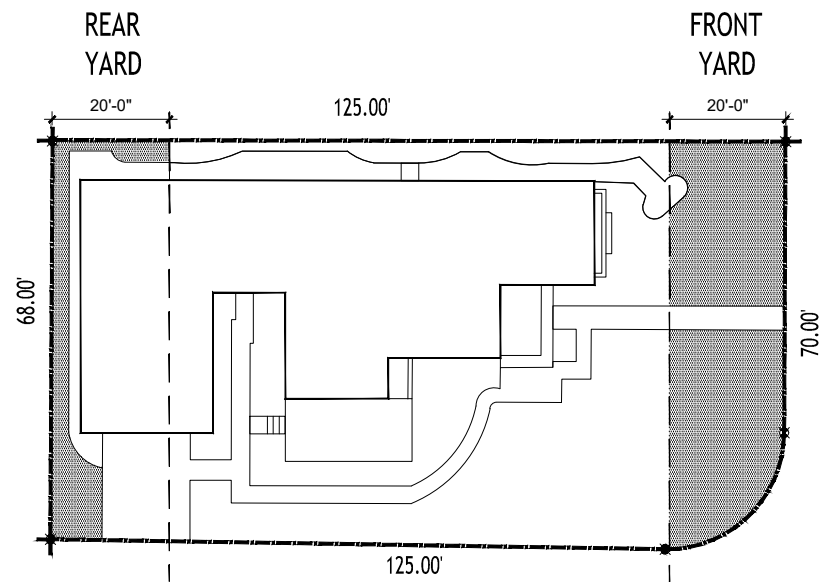
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06/08/20

A0.2



LOT COVERAGE DIAGRAM & CALCULATIONS:			
	LOT AREA	REQUIRED	PROVIDED
LOT COVERAGE	8,625 SQ. FT.	40% MAX.(3,450 SQ. FT.)	34.5% (2,978 SQ.FT)



GREEN AREA SHADING DIAGRAM & CALCULATIONS:			
	AREA	REQUIRED	PROPOSED
FRONT YARD:	1,280 SQ. FT.	50% MIN. (640 SQ. FT.)	93% (1,190 SQ. FT.)
REAR YARD:	1,360 SQ. FT.	70% MIN. (952 SQ. FT.)	24.2% (330 SQ. FT.) NONCONFORMING

ADDITION FOR:
CORINNA KELLER RESIDENCE
5800 PINETREE DRIVE
MIAMI BEACH, FL 33140

PROJECT:

FINAL SUBMITTAL
06-08-2020

SEAL:

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AA26002922
Daniel Gomez, R.A.
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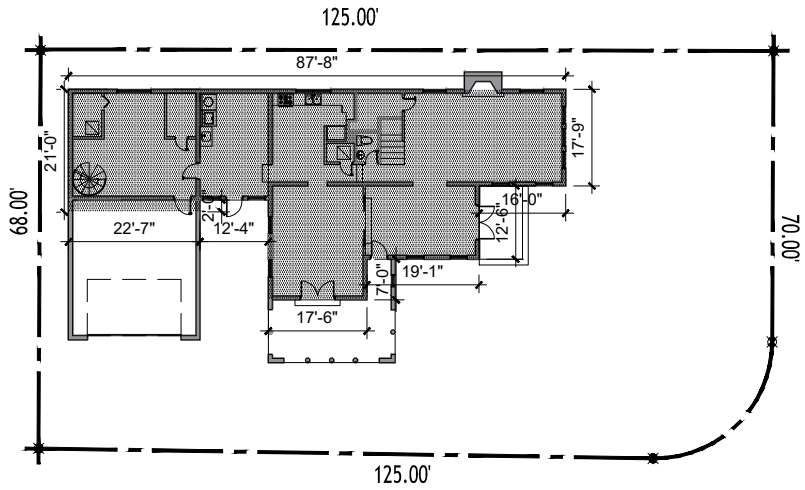
SHADED DIAGRAM

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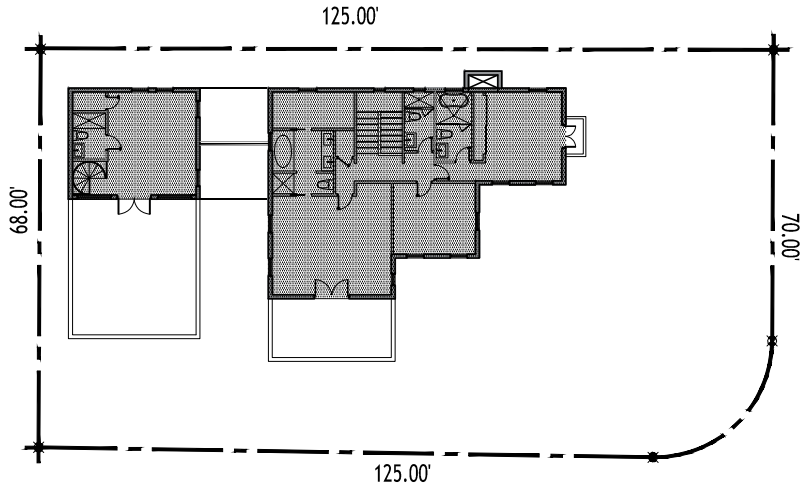
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EXISTING

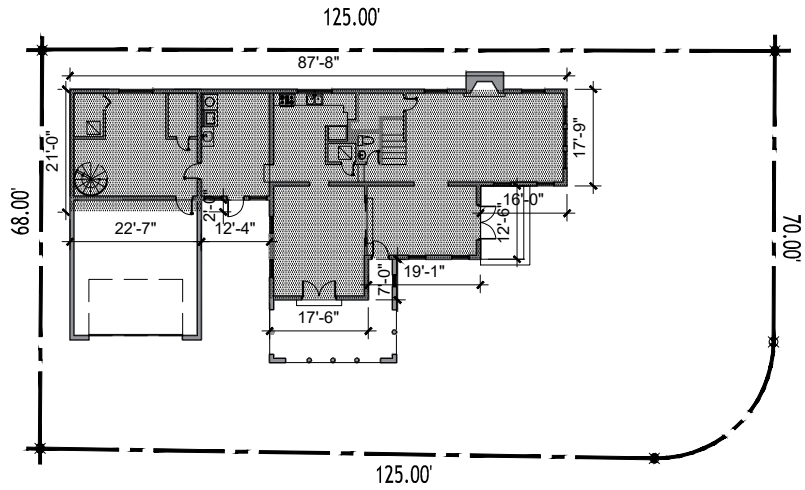


UNIT SIZE / 1ST FLOOR
2,270 SF

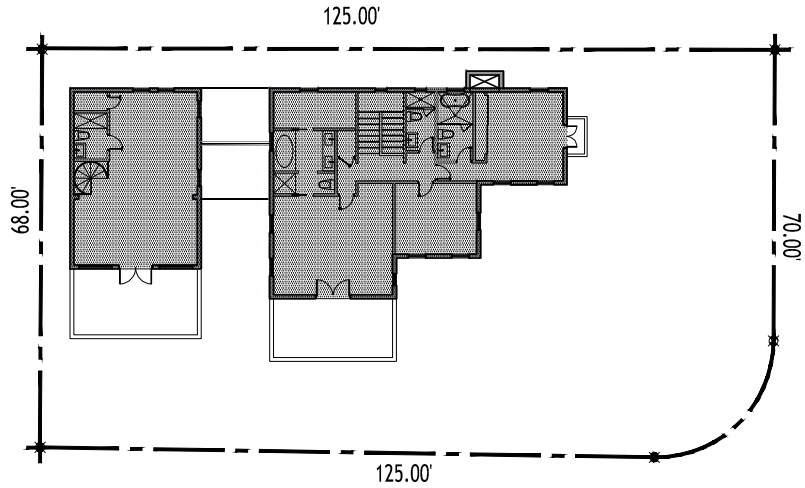


UNIT SIZE / 2ND FLOOR
2,368 SF

PROPOSED



UNIT SIZE / 1ST FLOOR
2,270 SF



UNIT SIZE / 2ND FLOOR
2,648 SF

UNIT AREA SHADING DIAGRAM & CALCULATIONS:			
	LOT AREA	REQUIRED	PROVIDED
1ST FLOOR			2,270 SQ. FT.
2ND FLOOR			2,368 SQ. FT.
TOTAL	8,625 SQ. FT.	60% MAX.(5,175 SQ. FT.)	49.6% (4,284 SQ. FT.)
NEW ADDITION (2ND FLOOR)			280 SQ. FT.
TOTAL UNIT AREA	8,625 SQ. FT.	60% MAX.(5,175 SQ. FT.)	52.9% (4,564 SQ. FT.)

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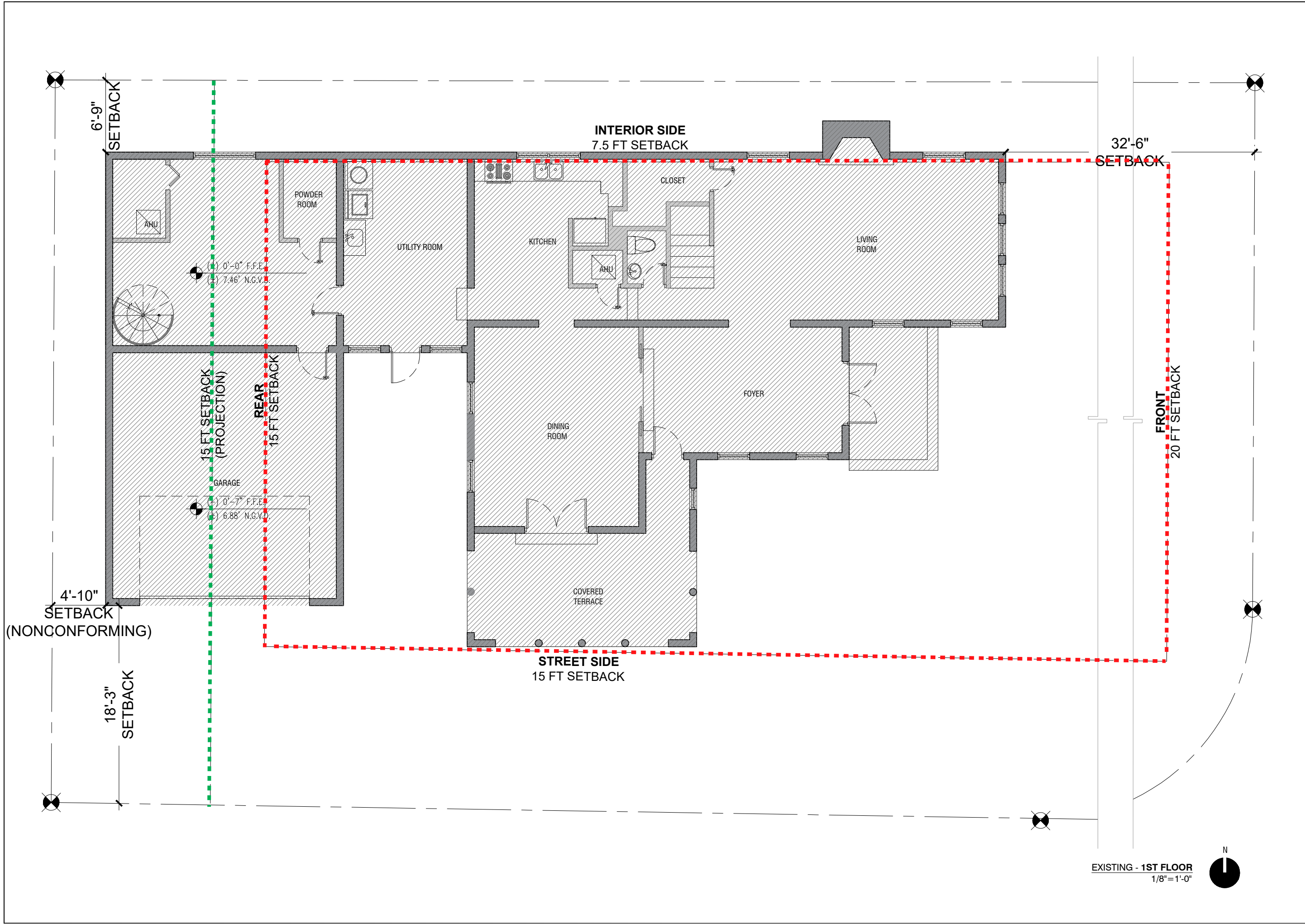
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SHADED DIAGRAM

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architecture

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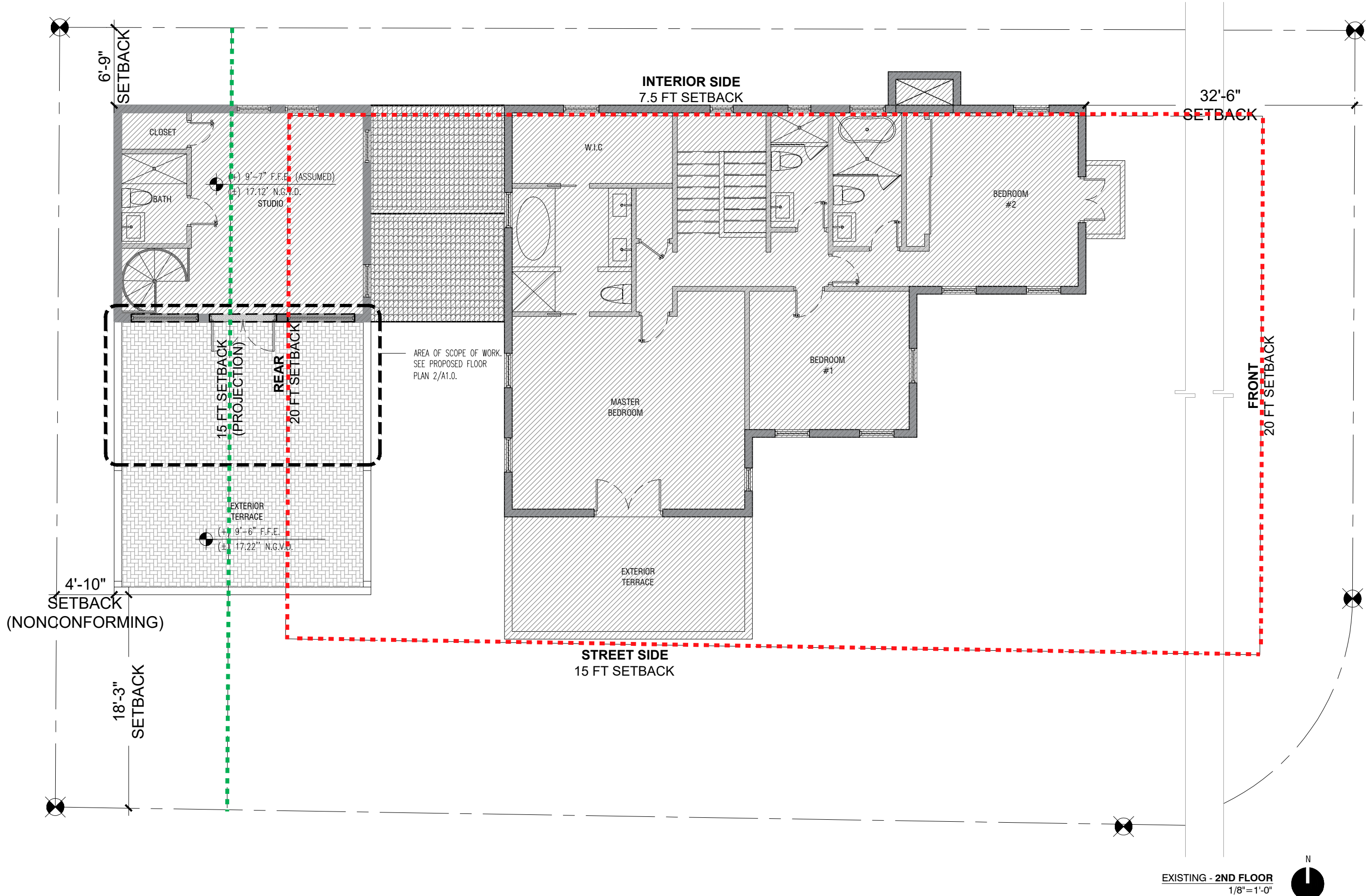
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EXISTING:
1ST FLOOR PLAN

19030555.JH

06/08/20

A0.3



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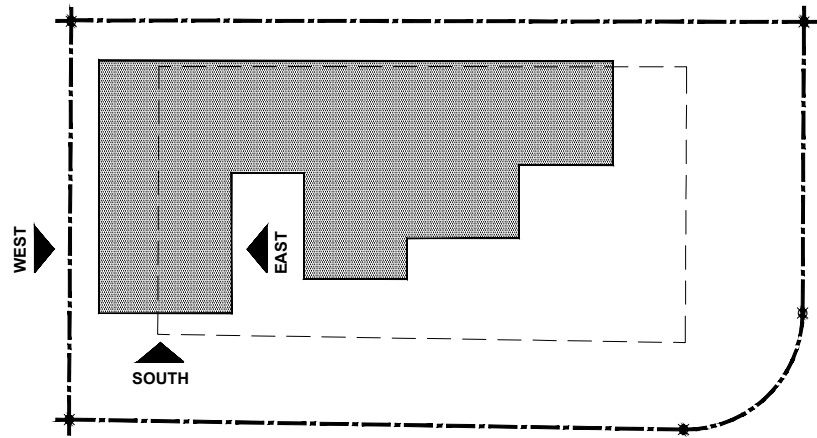
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EXISTING:
2ND FLOOR PLAN

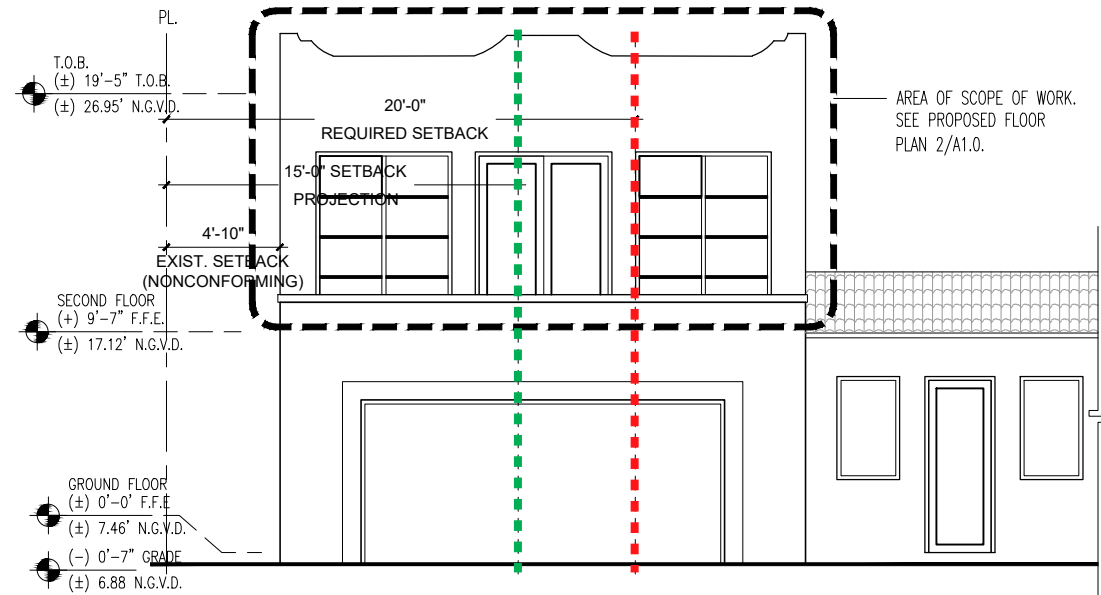
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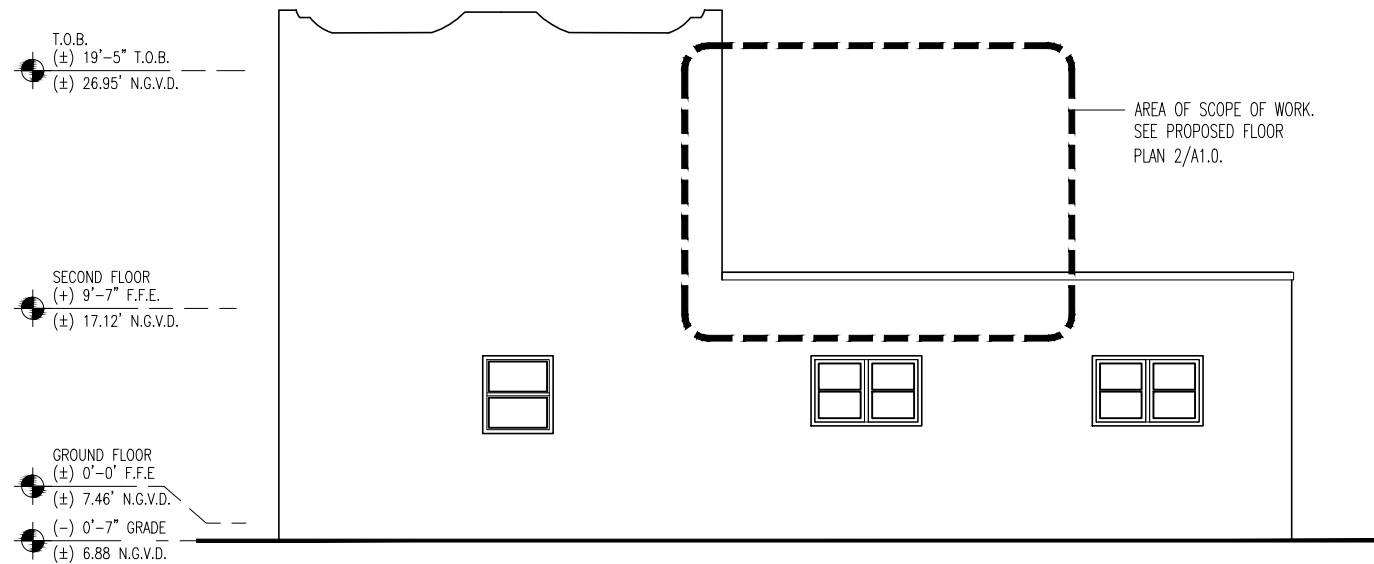
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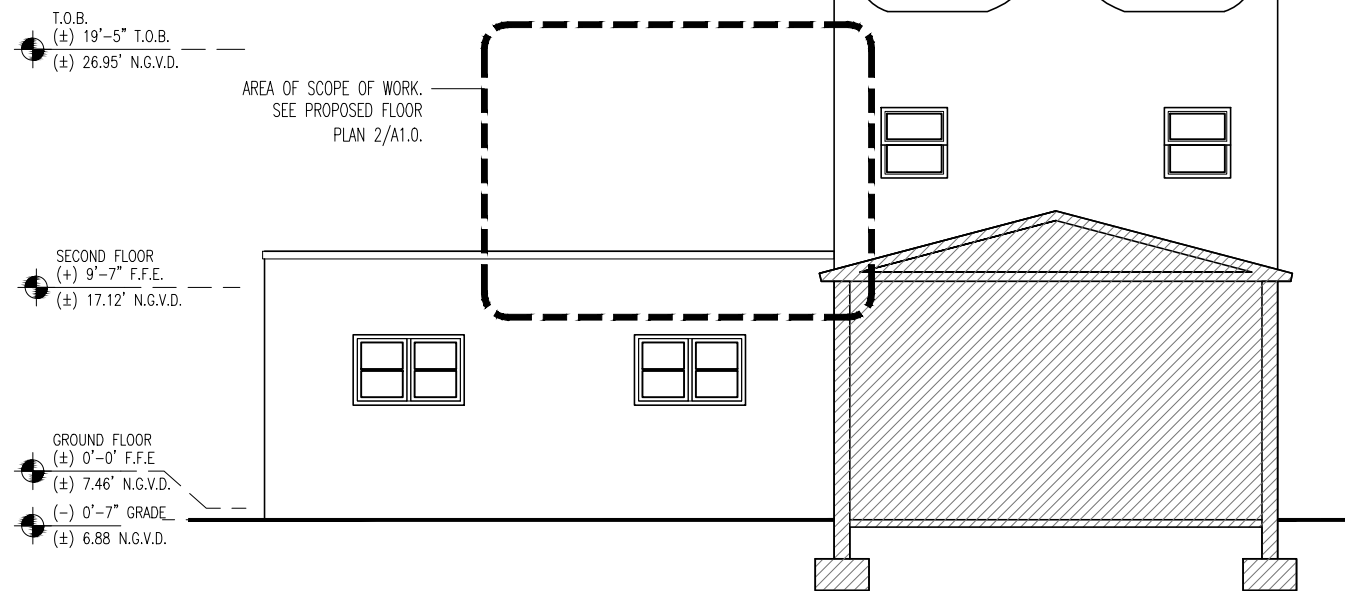
KEY PLAN 1/32"=1'-0"



EXISTING - SOUTH ELEV
1/8"=1'-0"



EXISTING - WEST ELEV
1/8"=1'-0"



EXISTING - EAST ELEV
1/8"=1'-0"

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dpgomez@sixsidesinc.com



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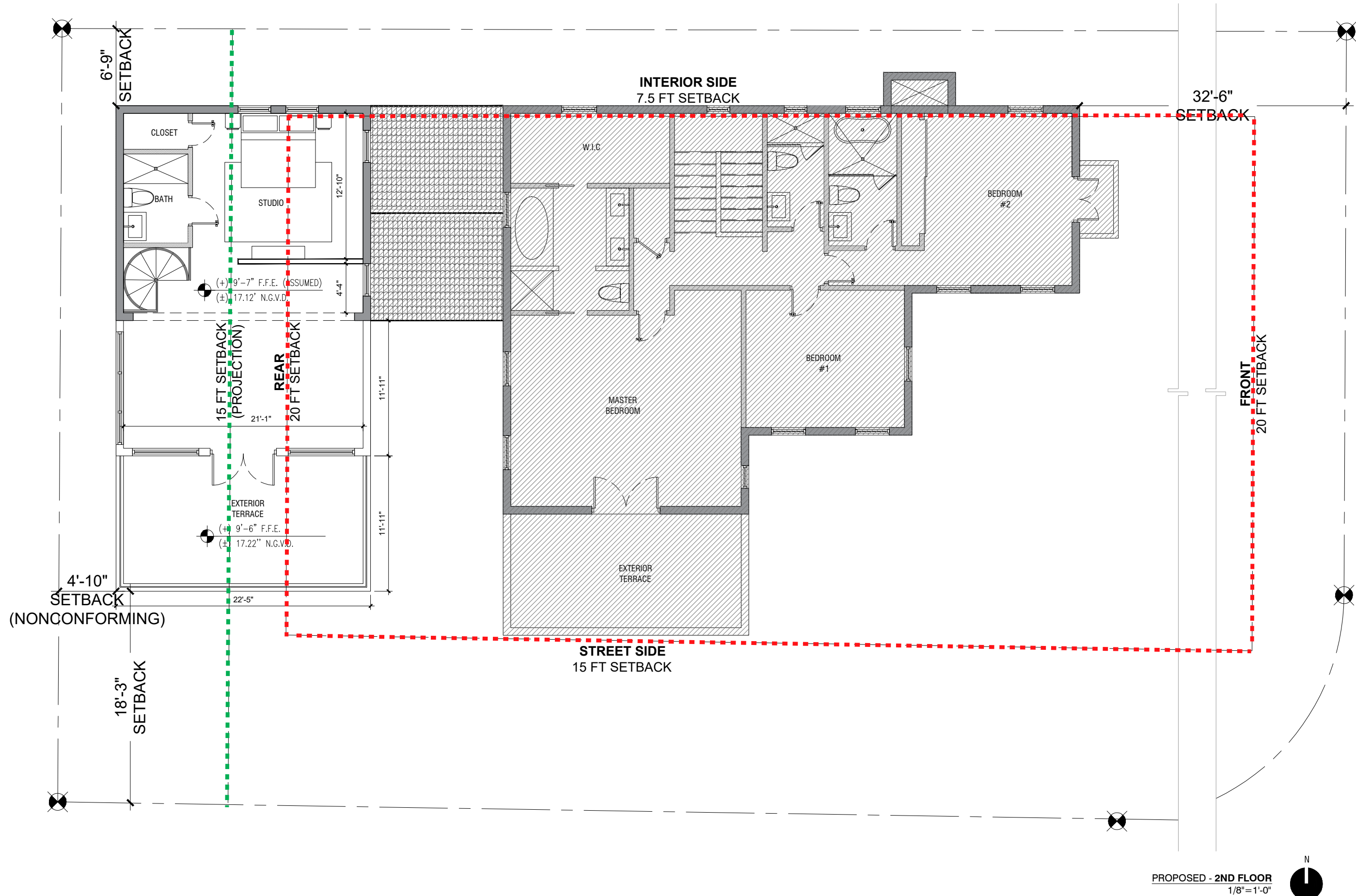
REVISED:

EXISTING:
ELEVATIONS

19030555.JH

06/08/20

A0.5



ADDITION FOR:
CORINNA KELLER RESIDENCE
5800 PINETREE DRIVE
MIAMI BEACH, FL 33140

PROJECT:

FINAL SUBMITTAL
06-08-2020

SEAL:

SIXSIDES ARCHITECTURE, INC.
AA26002922
Daniel Gomez, R.A.
FL. Reg. AR96826

1108 KANE CONCOURSE, SUITE 220
BAY HARBOR ISLANDS, FL 33154
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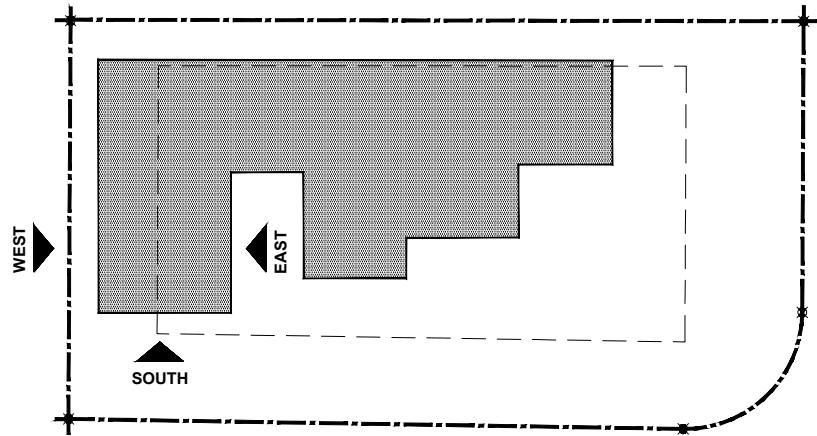
REVISED:

PROPOSED:
2ND FLOOR PLAN

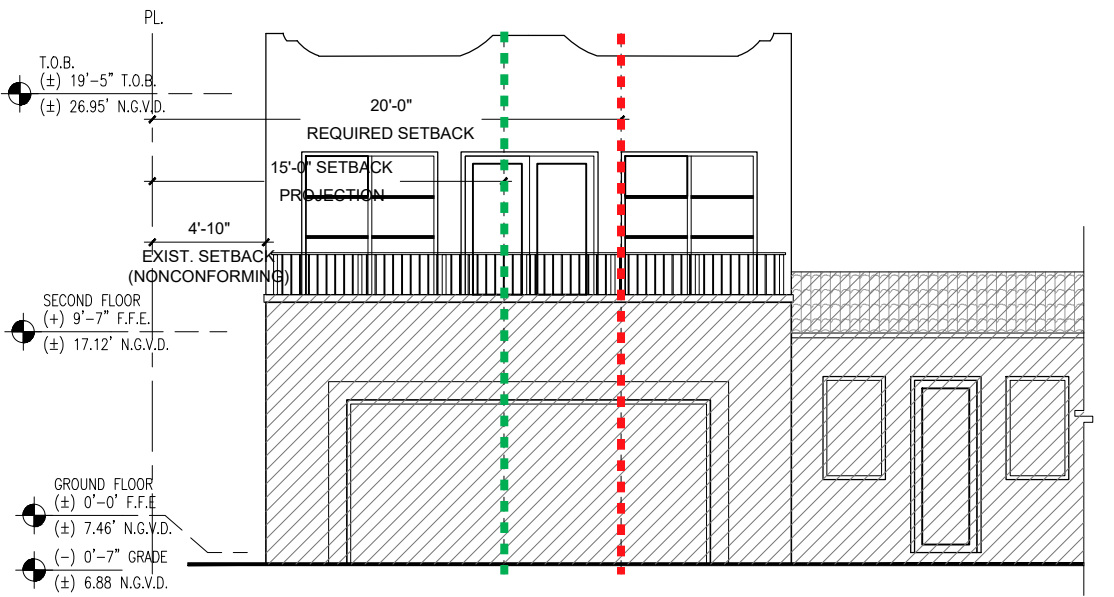
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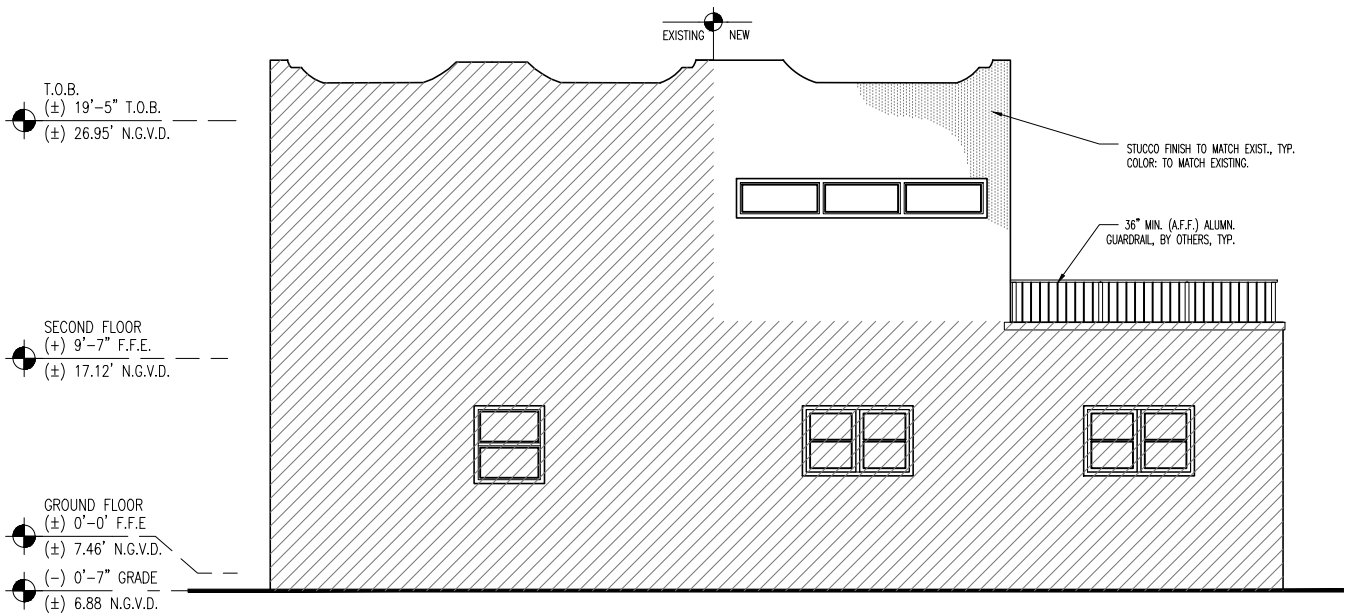
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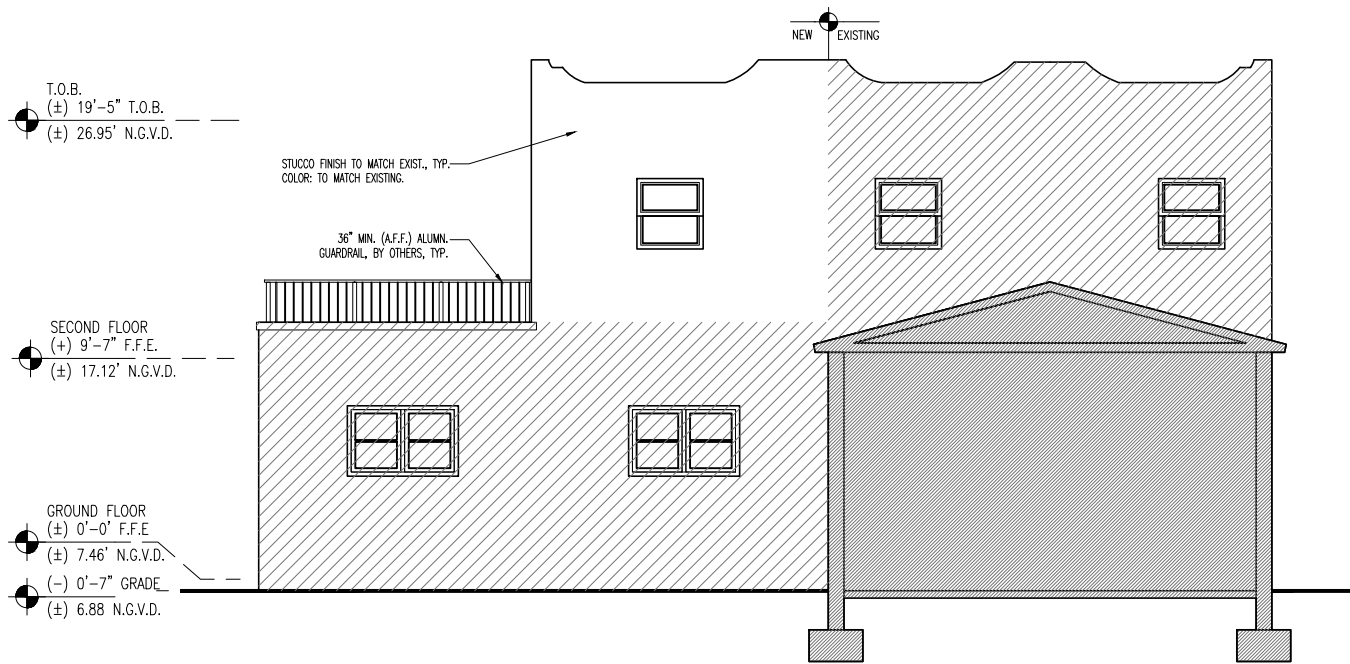
KEY PLAN 1/32"=1'-0"



PROPOSED - SOUTH ELEV
1/8"=1'-0"



PROPOSED - WEST ELEV
1/8"=1'-0"



PROPOSED - EAST ELEV
1/8"=1'-0"

ADDITION FOR:
CORINNA KELLER RESIDENCE
5800 PINETREE DRIVE
MIAMI BEACH, FL 33140

PROJECT:

FINAL SUBMITTAL
06-08-2020

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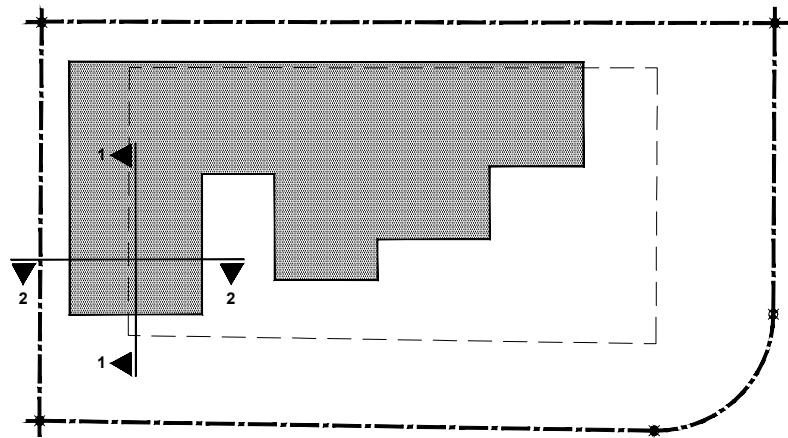
REVISED:

PROPOSED:
ELEVATIONS

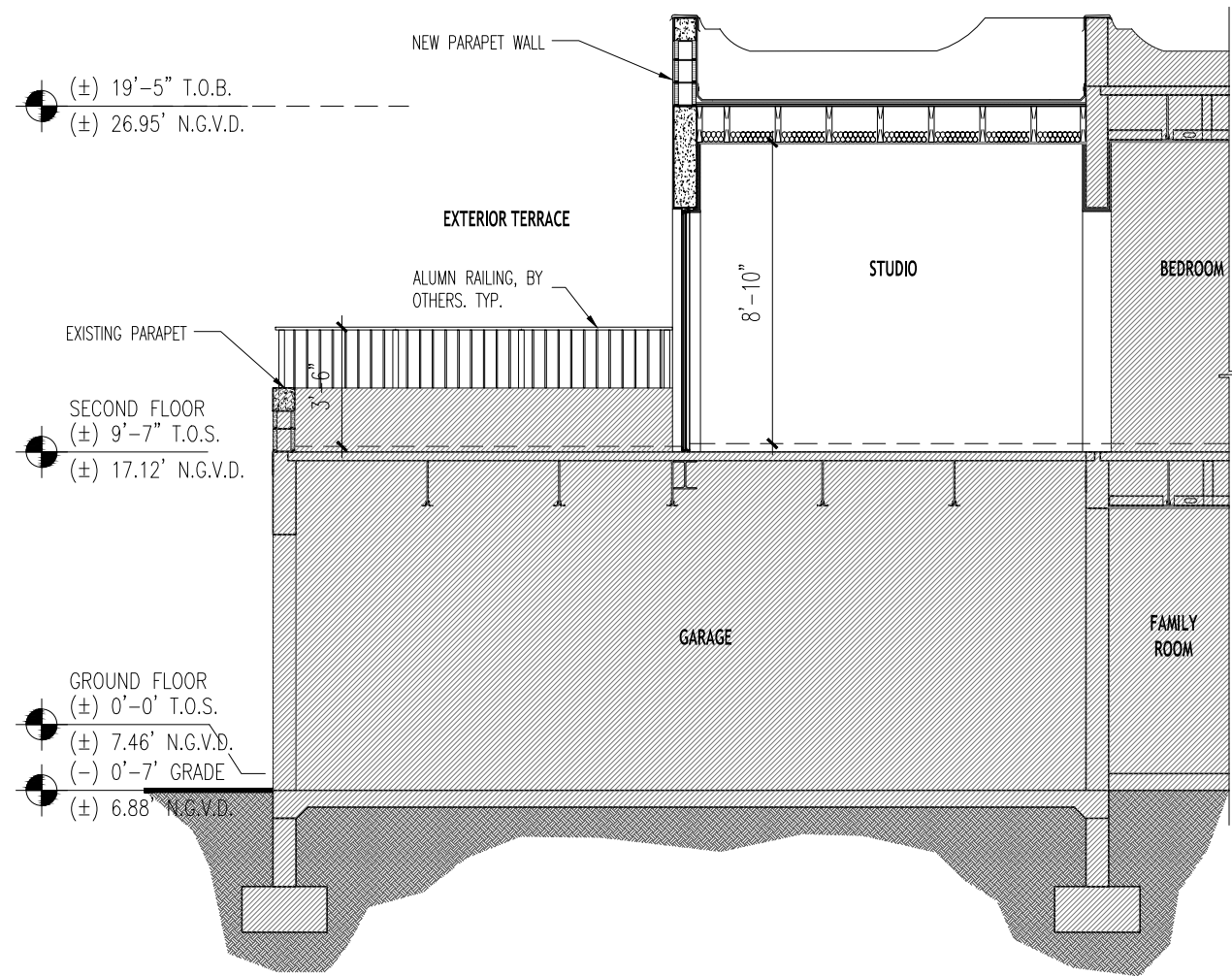
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06/08/20

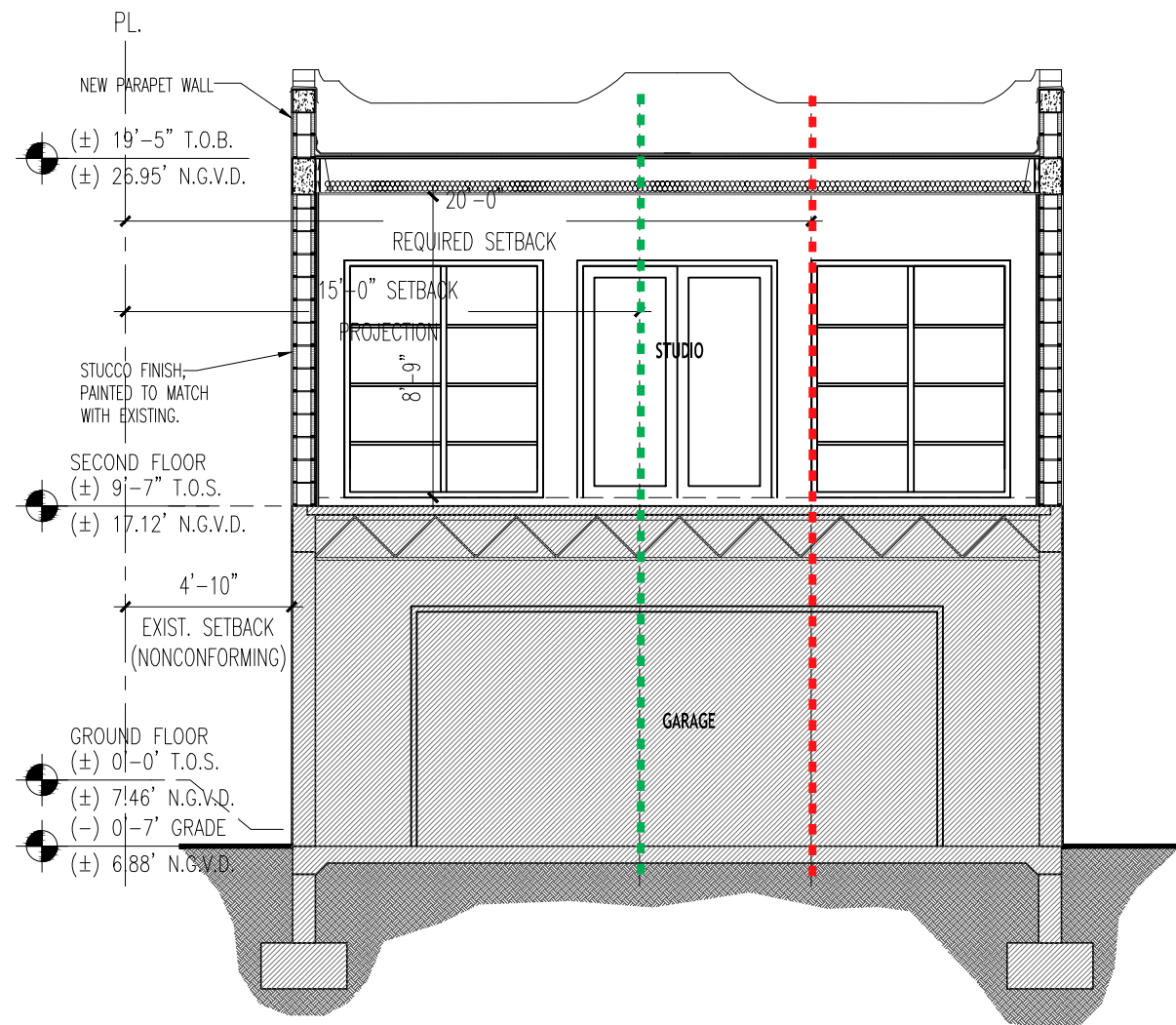
A2.0



KEY PLAN 1/32"=1'-0"



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



SECTION 2-2
3/16"=1'-0"

ADDITION FOR:
CORINNA KELLER RESIDENCE
5800 PINETREE DRIVE
MIAMI BEACH, FL 33140

PROJECT:

FINAL SUBMITTAL
06-08-2020

SEAL:

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REVISED:

BUILDING SECTIONS

19030555.JH

06/08/20

A3.0

CATEGORY V – LANDSCAP PLAN

- Tree Survey

1355 NW 97 AV SUITE 200
MIAMI FLORIDA 33172
TELEPHONE: (305) 264-2660
FAX: (305) 264-0229

Nova Surveyors Inc.
LAND SURVEYORS

SURVEY No. 5-0003998-4

DRAWN BY: AL.

SHEET No. 1 OF 1

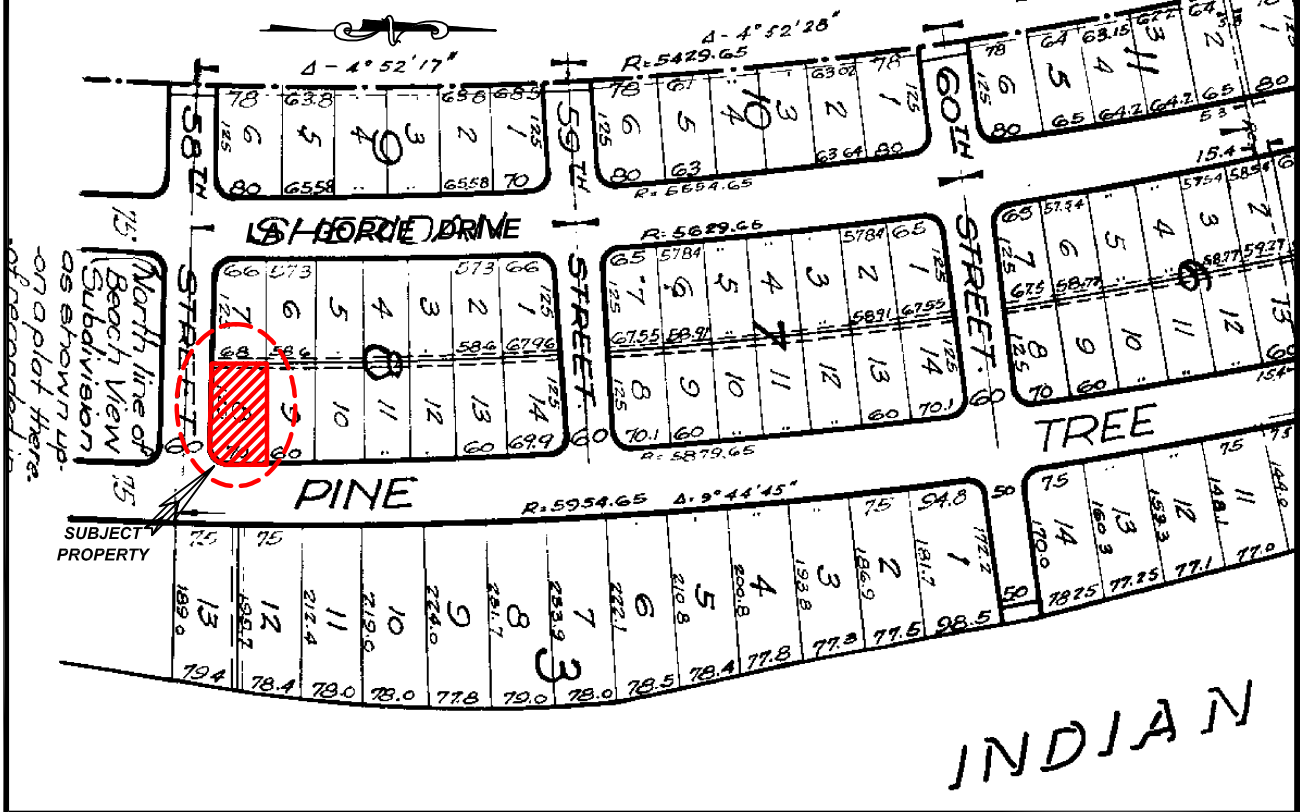
BOUNDARY SURVEY

GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.



LOCATION SKETCH N.T.S.

TREE TABLE				
No.	TREE NAME	DIAMETER (")	HEIGHT (')	SPREAD (')
1	GUAVA	1.20	25.00	-
2	PALM	0.80	20.00	5.00
3	ROYAL PALM	1.10	20.00	5.00
4	ROYAL PALM	1.10	20.00	5.00
5	ROYAL PALM	1.10	20.00	5.00
6	ROYAL PALM	1.10	20.00	10.00
7	CABBAGE PALM	1.50	35.00	15.00
8	ARECA	0.30	12.00	5.00
9	CHRITSMAS PALM	0.50	15.00	10.00
10	BLACK OLIVE	1.80	35.00	25.00
11	CUBAN TAMARINDO	10.00	35.00	30.00
12	CHRITSMAS PALM	0.80	30.00	5.00
13	CHRITSMAS PALM	0.80	30.00	5.00
14	CHRITSMAS PALM	0.80	30.00	5.00
15	COCONUT	0.90	35.00	10.00

LEGAL DESCRIPTION:

SURVEY OF LOT 8, BLOCK 8, OF BEACH VIEW ADDITION MIAMI BEACH BAY SHORE CO. ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 16, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

5800 PINETREE DR.
MIAMI BEACH, FL. 33140

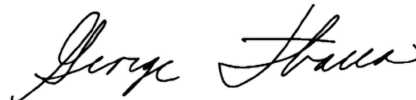
CERTIFICATIONS:

CORINNA U KELLER

SURVEYOR'S NOTES:

- IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.
- NORTH ARROW BASED ON PLAT
- THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.

I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY:  02/05/2020
GEORGE IBARRA (DATE OF FIELD WORK)
PROFESSIONAL LAND SURVEYOR NO. :2534
STATE OF FLORIDA
FIRM L.B. # 6044

(VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).

REVISED ON: 02-05-2020 TREE SURVEY

REVISED ON:

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):

- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTION PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND OR NOT TO SCALE.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE NOTED.
- THE TERM "ENCROACHMENT" MEANS VISIBLE ON AND ABOVE GROUND ENCROACHMENT. THEY WILL BE RESPONSIBLE OF SUBMITTING PLOT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTIONS, UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
- THE FNIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN: ZONE: "AE" COMMUNITY/PANEL/SUFFIX: 12086C/0328/L DATE OF FIRM: 09/11/2009 BASE FLOOD ELEVATION: 8 FEET.

ABBREVIATIONS AND MEANINGS

A = ARC
A/C = AIR CONDITIONER PAD.
A.E. = ANCHOR EASEMENT.
A/R = ALUMINUM ROOF.
A/S = ALUMINUM SHED.
ASPH. = ASPHALT.
B.C. = BLOCK CORNER.
BLDG. = BUILDING.
B.M. = BENCH MARK
B.M.H. = BELL SOUTH MANHOLE
B.O.B. = BASIS OF BEARINGS.
C = CALCULATED
C.B. = CATCH BASIN.
C.B.S. = CONCRETE BLOCK STRUCTURE.
CBW = CONCRETE BLOCK WALL.
CH. = CHORD.
CH.B. = CHORD BEARING.
CL = CLEAR
C.L.F. = CHAIN LINK FENCE.
C.M.E. = CANAL MAINTENANCE EASEMENTS.

CONC. = CONCRETE.
C.P. = CONC. PORCH.
C.S. = CONCRETE SLAB.
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE MAINTENANCE EASEMENTS
DRIVE = DRIVEWAY
E = EAST.
E.T.P. = ELECTRIC TRANSFORMER PAD.
ELEV. = ELEVATION.
ENCR. = ENCROACHMENT.
F.H. = FIRE HYDRANT.
F.I.P. = FOUND IRON PIPE.
F.I.R. = FOUND IRON ROD.
F.F.E. = FINISHED FLOOR ELEVATION.
F.N.D. = FOUND NAIL & DISK.
FR = FRAME.
FT = FEET.
PROP. COR. = PROPERTY CORNER
FNIP. = FEDERAL NATIONAL INSURANCE
F.N.M. = FOUND NAIL.
H. = HIGH (HEIGHT)
IN. & EG. = INGRESS AND EGRESS EASEMENT.
L.B. = LICENSED BUSINESS
L.P. = LIGHT POLE.
L.F.E. = LOWEST FLOOR ELEVATION.
L.M.E. = LAKE MAINTENANCE EASEMENT.
M. = MINUTES.
M. = MEASURED DISTANCE.
MON. = MONUMENT LINE.
M/H = MANHOLE.
M/L = MONUMENT LINE.
N.A.P. = NOT A PART OF.
NGVD = NATIONAL GEODETIC VERTICAL DATUM.
N. = NORTH.
N.T.S. = NOT TO SCALE.
#-NO. = NUMBER.
O/S = OFFSET.

O.H. = OVERHEAD
O.H.L. = OVERHEAD UTILITY LINES
OVH = OVERHANG
PVMT. = PAVEMENT.
PL. = PLANTER.
P/L = PROPERTY LINE.
P.C.C. = POINT OF COMPOUND CURVE.
P.C. = POINT OF CURVE.
PT. = POINT OF TANGENCY.
POC. = POINT OF COMMENCEMENT.
POB. = POINT OF BEGINNING.
P.R.C. = POINT OF REVERSE CURVE
P.B. = PLAT BOOK.
PG. = PAGE.
PWY. = PARKWAY.
PRM. = PERMANENT REFERENCE MONUMENT.
P.L.S. = PROFESSIONAL LAND SURVEYOR.
R. = RECORDED DISTANCE.

RR. = RAIL ROAD.
RES. = RESIDENCE.
R/W = RIGHT-OF-WAY.
R.P. = RADIUS POINT.
RGE. = RANGE.
SEC. = SECTION.
STY. = STORY.
SWK. = SIDEWALK.
S.I.P. = SET IRON PIPE L.B. #6044.
S. = SOUTH.
S. = SECONDS
T = TANGENT.
TWP. = TOWNSHIP.
UTIL. = UTILITY.
U.P. = UTILITY POLE.
W.M. = WATER METER.
W.F. = WOOD FENCE.

W.S. = WOOD SHED.
W = WEST.
Q. = CENTER LINE.
C.A. = CENTRAL ANGLE.
A. = ANGLE.
X = WOOD FENCE.
X = CHAIN LINK FENCE.
X = C.B.S. WALL (C.B.W.)
X = EXISTING ELEVATIONS.
X = PROPOSED ELEVATIONS.
X = TRAFFIC FLOW
X = DRAINAGE MH

