

COVER SHEET

TROY TAYLOR WINDOW PROJECT
ADDRESS 2457 COLLINS AVE APT PH2 MIAMI BEACH FL 33140
FIRST SUBMITTAL 4/17/2023

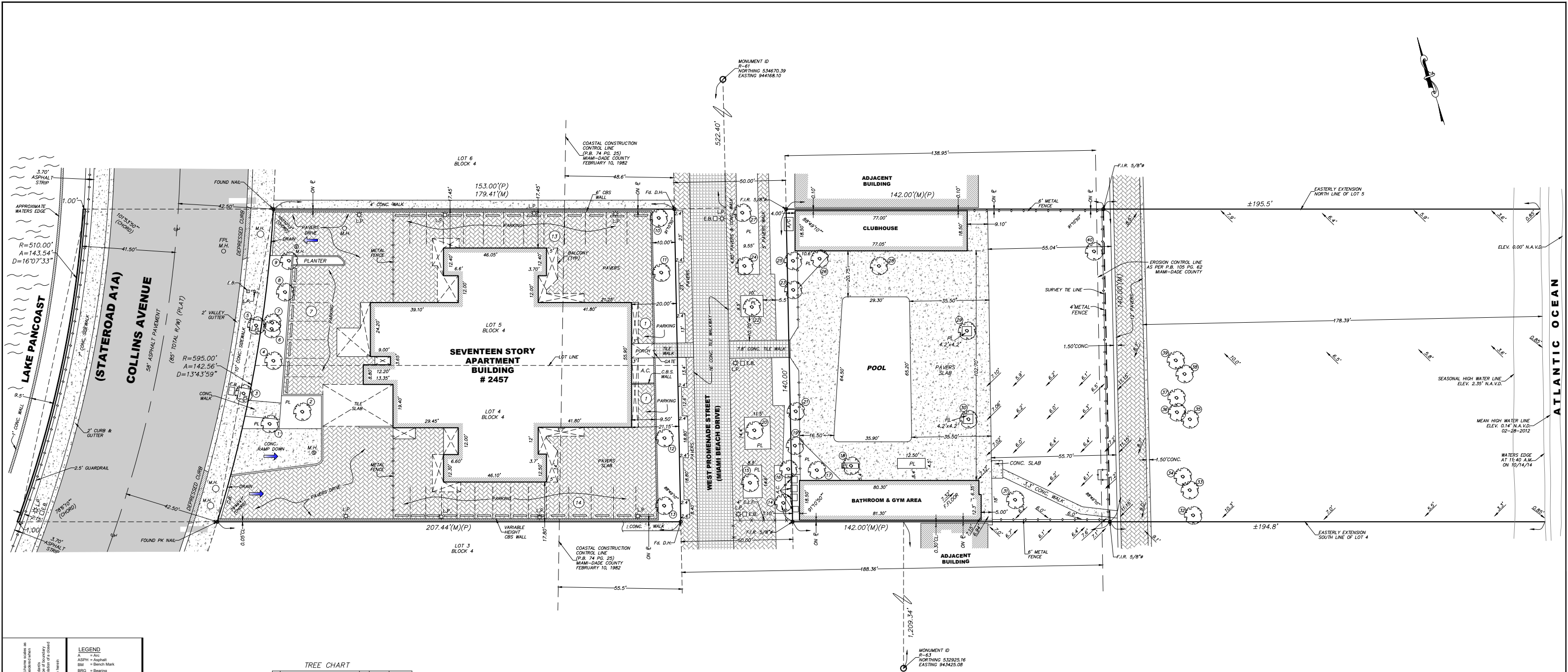
SCOPE OF WORK

- NEW WINDOW INSTALLATION IN PH2, NORTH LIVING ROOM AREA
- MULLION DESIGN AND COLOR TO MATCH EXISTING BUILDING DESIGN
- GLASS COLOR TO MATCH EXISTING BUILDING GLAZING
- DIMENSIONS OF WINDOW, 17'-7" WIDTH BY 7'-3" HEIGHT

TROY TAYLOR WINDOW PROJECT
2457 COLLINS AVE APT PH2
MIAMI BEACH FL 33140

ITEM

9-A



NOTE:

- 1) All notes shown herein are public utility information.
- 2) The survey was conducted in accordance with the Florida Board of Professional Surveyors and Mappers Code, pursuant to Section 54-17, Florida Statutes.
- 3) The survey was conducted in accordance with the Florida Board of Professional Surveyors and Mappers Code, pursuant to Section 54-17, Florida Statutes.
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LEGEND

A = Asphalt
BB = Bench Mark
BRG = Bearing
CB = Catch basin
CBS = Concrete Block Structure
CH = Chord
Chute = Chute/Chutehead
CL = Center Line
CLF = Chain Link Fence
CL = Clear
CONC = Concrete
D = Delta
DH = Drill Hole
DME = Drainage & Maintenance
E = Electric Box
ENC = Encroachment
F.F. = Finish Floor
F.H. = Fire Hydrant
F.I.R. = Found Iron Rebar
FPL = Florida Power & Light
F.P. = Found Iron Pipe
FD = Found
L.P. = Light Pole
M = Measured
M.F. = Metal Fence
M.H. = Manhole
M = Monument
MON = Monument
NA = Not Applicable
ND = Nail & Disc
NTS = Not to Scale
OS = Offset
O.U.L. = Overhead Utility Lines
OH = Overhang
P = Plat
PB = Plat Book
PC = Point of Curvature
PCP = Permanent Control Point
PG = Page
P.I. = Point of Intersection
P.L. = Property Line
P = Planter
P.B. = Point of Beginning
P.O.C. = Point of Commencement
P.P. = Power Pole
P.R.M. = Permanent Reference Monument
P.R.C. = Point of Reverse Curvature
P.T. = Point of Tangency
R = Radius
RR = Railroad
PSM = Professional Surveyor
P = Professional Surveyor
RW = Right-of-Way
SWK = Sidewalk
Sec. = Section
(TYP) = Typical
T = Tangent
U.E. = Utility Easement
W.F. = Wood Fence
W.M. = Water Meter
W.V. = Water Valve
+ = Denotes Spot Elevations Taken

TREE CHART			
#	DESCRIPTION	#	HEIGHT CANOPY
1	PALM	4"	1' 16'
2	ALEXANDER PALM	4"	30' 16'
3	COCONUT	13"	50' 20'
4	TREE	18"	18' 18'
5	COCONUT	13"	50' 20'
6	PALM	6"	10' 3'
7	PALM	6"	10' 4'
8	TREE	9"	18' 20'
9	PALM	4"	5' 4'
10	MACARTHUR PALM (CLUSTER)	6"	16' 10'
11	MACARTHUR PALM (CLUSTER)	6"	16' 10'
12	MACARTHUR PALM (CLUSTER)	6"	10' 8'
13	MACARTHUR PALM	7"	12' 8'
14	PALM	12"	22' 8'
15	PALM	12"	22' 8'
16	MACARTHUR PALM (CLUSTER)	7"	12' 16'
17	MACARTHUR PALM (CLUSTER)	7"	20' 18'
18	PALM	12"	22' 8'
19	MACARTHUR PALM (CLUSTER)	7"	12' 6'
20	PALM	12"	22' 8'
21	MACARTHUR PALM (CLUSTER)	7"	12' 6'
22	PALM	12"	22' 8'
23	MACARTHUR PALM (CLUSTER)	7"	16' 12'
24	PALM	12"	22' 8'
25	MACARTHUR PALM (CLUSTER)	7"	16' 12'
26	PALM	12"	22' 8'
27	PALM	12"	22' 8'
28	PALM	12"	22' 8'
29	PALM	12"	22' 8'
30	PALM	12"	22' 8'
31	COCONUT	18"	20' 25'
32	ALMAGIO	12"	12' 15'
33	COCONUT	9"	25' 15'
34	PALM	4"	6' 3'
35	PALM	4"	6' 3'
36	PALM	4"	6' 3'
37	COCONUT	9"	25' 15'
38	COCONUT	12"	10' 12'
39	COCONUT	12"	8' 8'
40	COCONUT	14"	25' 25'



This property described as:

Lots 4 and 5, Block 4, of "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY," according to the Plat thereof, as recorded in Plat Book 5, at Page 7, of the Public Records of Dade County, Florida;

and

That certain parcel of land, lying East of MIAMI BEACH DRIVE, in the city of Miami Beach, Florida, and bounded on the West by the Easterly Line of MIAMI BEACH DRIVE, bounded on the North by the extension Eastward of the Northerly line of said Lot 5, Block 4 to the Atlantic Ocean bounded on the South by the extension Eastward of the Southerly line of said Lot 4, Block 4 to the Atlantic Ocean and bounded on the East by the Mean High Water Line of the Westerly Shore of the Atlantic Ocean;

and

That certain parcel of land, lying in the city of Miami Beach, Florida, and bounded on the South by the extension Westward of the South Line of said Lot 4, Block 4 bounded on the North by the extension Westward of the North Line of said Lot 5, Block 4 and bounded on the East by the West Line said Lots 4 and 5, Block 4 and bounded on the West by the East side of the 9.5 feet wide, East sidewalk of Collins Avenue as it exists on the date of the deed and as shown on that Sketch of Survey Prepared by Zurville-Whittaker, Inc. for Abe Shavin dated May 14, 1973, revised July 20, 1979; this last course more particularly described as follows: COMMENCE at a point which is 9.5 feet Southerly of the Southerly Line of Hotel Place (now 24th St.) and 1.5 feet Easterly of and parallel with the Easterly Line of Collins Avenue; said circular curve having a radius of 190.00 feet a central angle of 39°00'00" for a distance of 129.33 feet to a point of reverse curvature; thence in general Northeasterly direction along a circular curve to the right for a distance of 228.44 feet to the Point of Beginning of hereinafter described line; said curve having by elements a radius of 595.00 feet and a central angle of 21°58'14"; thence continuing with the last described course for an arc distance of 142.56 feet to the point of termination of the aforementioned described line said curve having by its elements a radius of 595.00 feet and a central angle of 13°43'59" (Quit Claim Deed by the City of Miami Beach to TONCA INVESTMENTS, NV.);

less

The outlets of the Western side of Collins Avenue lying between the Westerly extension of the North Boundary line of said Lot 5, Block 4 and the South Boundary Line of Lot 4, Block 4, of the "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY". Excepting that portion of this property containing the "bulkhead" or "seawall" adjacent and contiguous to Lake Pancoast (Reserved Property); this portion more particularly described as follows; a one foot strip thereof directly adjacent and contiguous to Lake Pancoast (as measured perpendicular to or radial to the Westerly boundary of such property) (Quit Claim Deed by TONCA INVESTMENTS, NV. To the City of Miami Beach, 12/10/1980).

This legal Description is a clarification of previous legal descriptions for the identical property, 2417 Collins Avenue, Miami Beach, Florida.

CERTIFIED TO:
The Royal Club Condominium

2457 Collins Avenue, Miami Beach, FL 33140

"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."

Bearing, if any, shown based on, N/A (reference) N/A

REVISIONS	DATE	DESCRIPTION
01/10/14 Survey Update	03/14/16 Survey Update	04/14/21 Update
06/26/14 CCL Added	07/28/14 Survey Update	07/29/14 Survey Update
07/28/14 Survey Update	04/14/21 Update	02/21/22 Update

FLOOD ZONE	COMM. No.	PANEL No.	SUFFIX
AE	120651	0317	L
F.I.R.M. DATE	F.I.R.M. INDEX	BASE ELEV.	BASE ELEV.
09/11/09	09/11/09	+ 8 FT N.G.V.D.	+ 8.42 FT N.A.V.D.

ELEVATION NOTE: (IF APPLICABLE)	DATE
L.P. Elev = DWG (lowest tabular floor elevation).	02/15/10
Elevation shown hereon refer to N.A.V.D. 1988.	02/15/10
Lowest adjacent grade elevation = DWG	02/15/10
BM ED-105-B (MIAMI-DADE) Elev = 4.28' NGVD 29	02/15/10
Garage Elev = N/A	02/15/10

Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.

BOUNDARY AND TOPOGRAPHIC SURVEY. I HEREBY CERTIFY that this survey meets the minimum technical standards as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in Chapter 54-17 Florida Administrative Code, pursuant to Section 54-17 Florida Statutes.

RENE AGUIAR-SILVES 02/15/10
PROFESSIONAL SURVEYOR AND MAPPER No. 4327, State of Florida.

Alvarez, Aguiar-Silves and Associates, Inc.
Surveyors, Mappers and Land Planners
5701 S.W. 107th Avenue, Suite 204, Miami, FL 33173
Phone 305.220.2424 Fax 305.552.8181
L.B. No. 6867 / E-mail: aaasurvey@aol.com

Field Date	Scale	Drawn by:	Drwg. No.
02/04/10	1"=20'	D.G.	10-14033

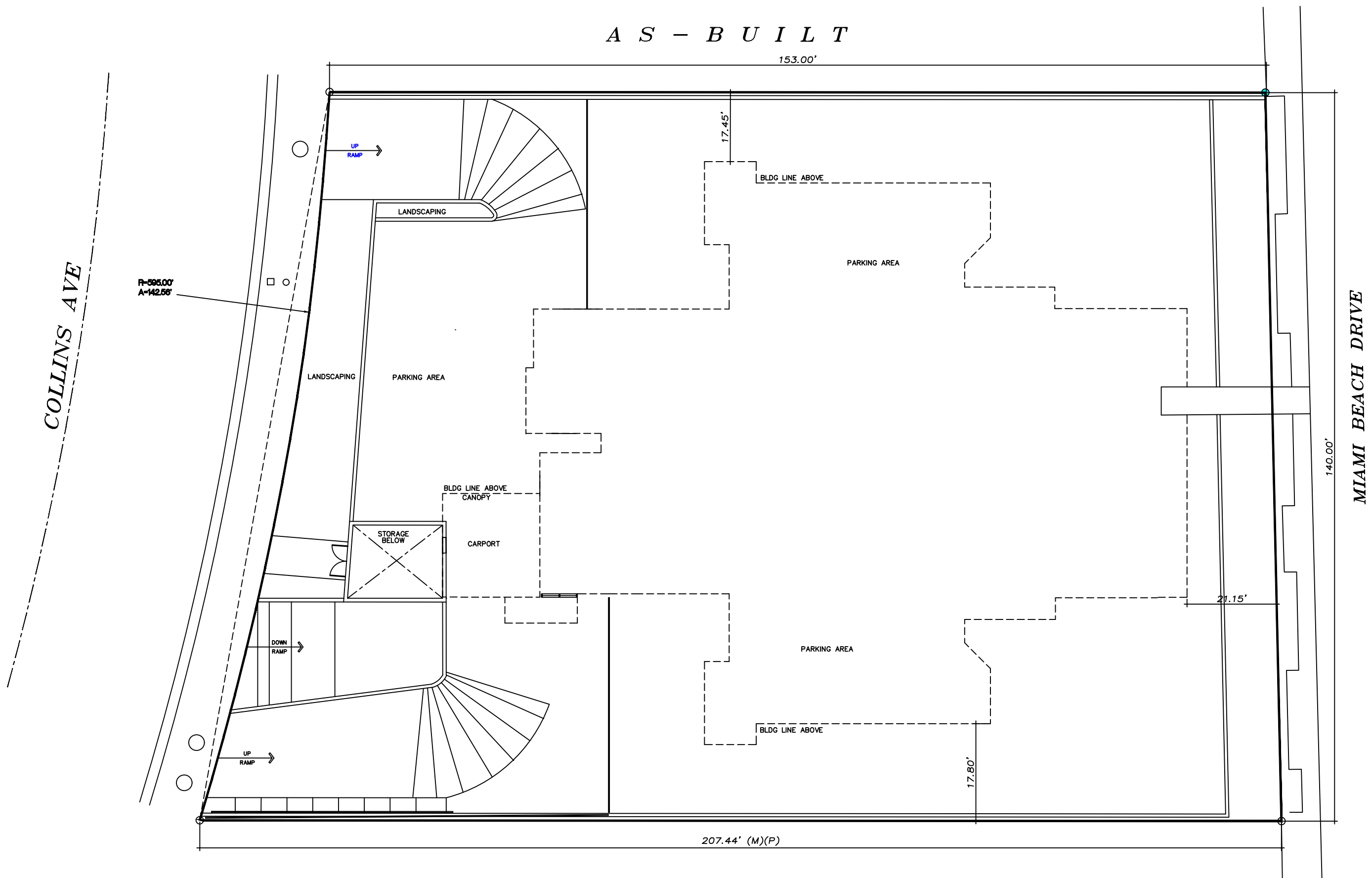
TROY TAYLOR WINDOW PROJECT
2457 COLLINS AVE APT PH2
MIAMI BEACH FL 33140

ITEM

9-D

CONTEXT LOCATION PLAN





EXISTING AND PROPOSED SITE PLAN LAY OUT
NOTE: NO CHANGES TO EXISTING SITE PLAN LAY OUT

NOT FOR CONSTRUCTION

OSVALDO AREVALO, P.E.
(CIVIL / STRUCTURAL)
10105 S.W. 130 TERRACE
MIAMI, FLORIDA 33176
LICENSE # 57958
PHONE (305) 807 3017

THIS PLAN HAS BEEN
ELECTRONICALLY
SIGNED AND SEALED BY
OSVALDO AREVALO P.E.
ON MAY 4, 2023
USING A DIGITAL SIGNATURE
PRINTED COPIES OF THIS
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TROY TAYLOR WINDOW PROJECT
2457 COLLINS AVE APT PH2
MIAMI BEACH FL 33140

ITEM
9-H

PROJECT SITE AND EXISTING STRUCTURES



2457 COLLINS AVE.
FRONT OF BUILDING
NORTH AND WEST FACADE
03/28/2023



2457 COLLINS AVE.
FRONT OF BUILDING
WEST FACADE
03/28/2023



2457 COLLINS AVE.
FRONT OF BUILDING
WEST AND SOUTH FACADE
03/28/2023

TROY TAYLOR WINDOW PROJECT
2457 COLLINS AVE APT PH2
MIAMI BEACH FL 33140

ITEM

9-I.1

PROJECT SITE AND EXISTING STRUCTURES



2457 COLLINS AVE.
REAR OF BUILDING
EAST AND SOUTH FACADE
03/28/2023



2457 COLLINS AVE.
REAR OF BUILDING
EAST FACADE
03/28/2023

TROY TAYLOR WINDOW PROJECT
2457 COLLINS AVE APT PH2
MIAMI BEACH FL 33140

ITEM

9-1.2

PROJECT SITE AND EXISTING STRUCTURES



2457 COLLINS AVE.
REAR OF BUILDING
EAST FACADE
03/28/2023



2457 COLLINS AVE.
REAR OF BUILDING
EAST FACADE
03/28/2023

TROY TAYLOR WINDOW PROJECT
2457 COLLINS AVE APT PH2
MIAMI BEACH FL 33140

ITEM

9-1.3



JOB SITE

CONTEXT, SURROUNDING PROPERTIES

Location Map
KEY DIRECTIONAL PLAN



2457 COLLINS AVE.
FRONT OF BUILDING
WEST FACADE
03/28/2023

TROY TAYLOR WINDOW PROJECT
2457 COLLINS AVE APT PH2
MIAMI BEACH FL 33140

ITEM

9-K.1



JOB SITE

CONTEXT, SURROUNDING PROPERTIES

Location Map KEY DIRECTIONAL PLAN



2457 COLLINS AVE.
REAR OF BUILDING
EAST FACADE
03/28/2023

TROY TAYLOR WINDOW PROJECT
2457 COLLINS AVE APT PH2
MIAMI BEACH FL 33140

ITEM

9-K.2



JOB SITE

Location Map KEY DIRECTIONAL PLAN

CONTEXT, SURROUNDING PROPERTIES



2457 COLLINS AVE.
FRONT OF BUILDING
NORTH AND WEST FACADE
03/28/2023

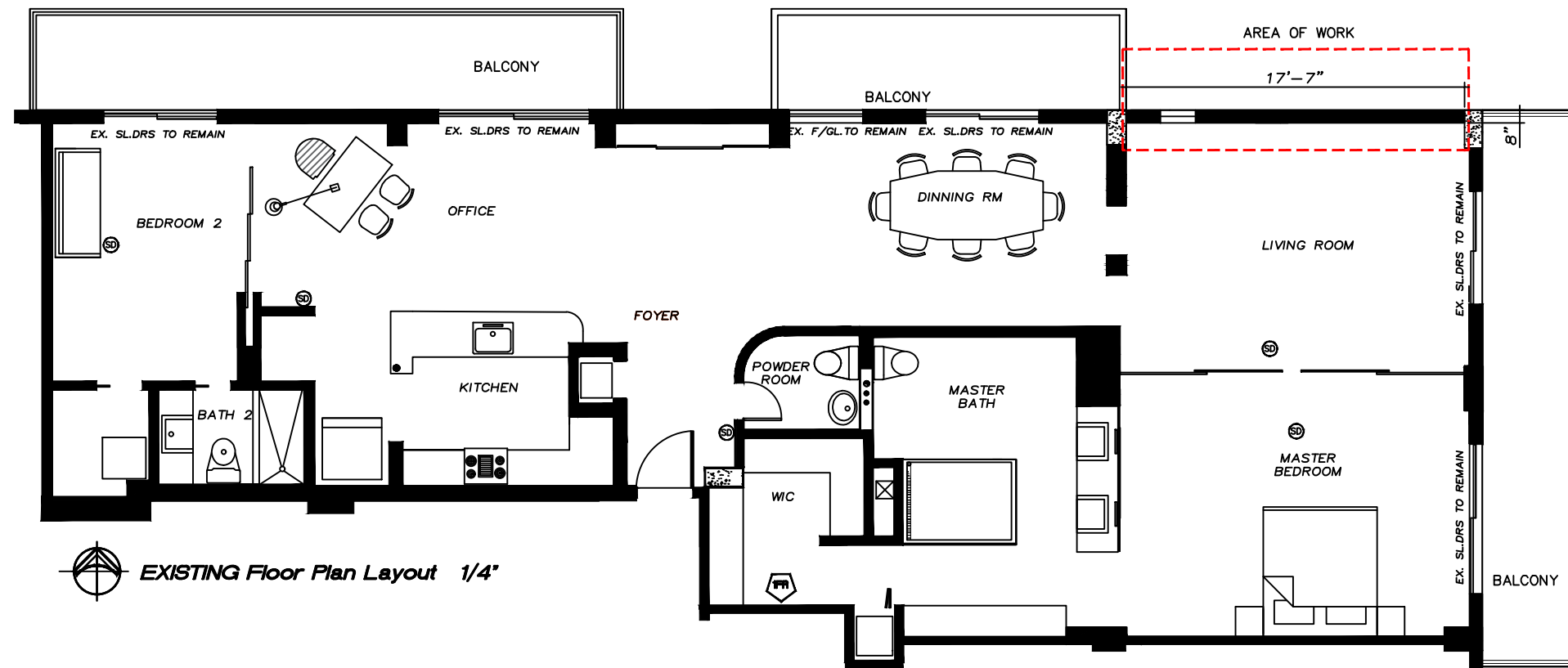


2457 COLLINS AVE.
FRONT OF BUILDING
WEST AND SOUTH FACADE
03/28/2023

TROY TAYLOR WINDOW PROJECT
2457 COLLINS AVE APT PH2
MIAMI BEACH FL 33140

ITEM

9-K.3



EXISTING CONDITIONS DRAWING: FLOOR PLAN, AREA OF WORK

OSVALDO AREVALO, P.E.
(CIVIL / STRUCTURAL)
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MIAMI, FLORIDA 33176
LICENSE # 57958
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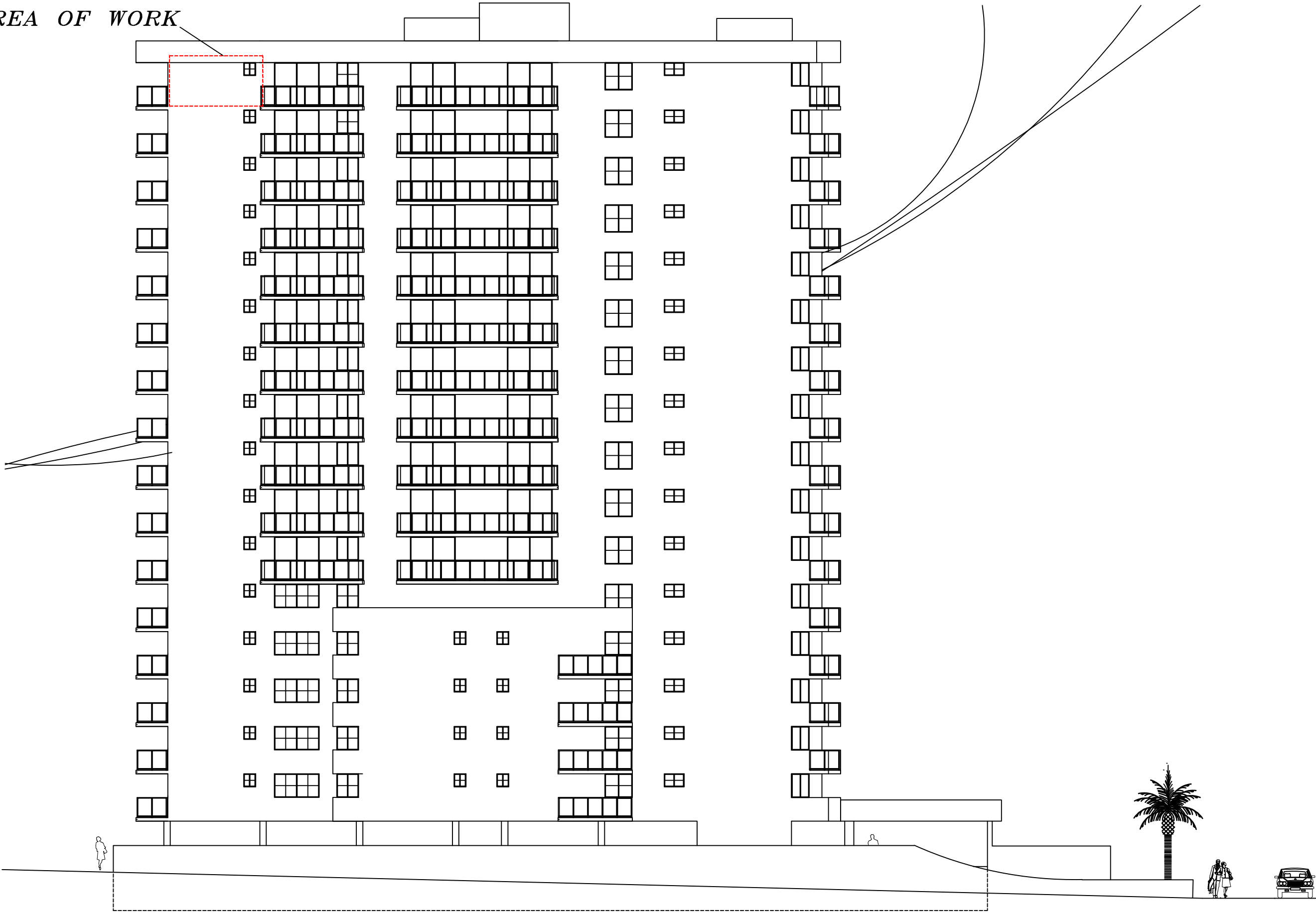
TROY TAYLOR WINDOW PROJECT
2457 COLLINS AVE APT PH2
MIAMI BEACH FL 33140

ITEM

9-L.1

NOT FOR CONSTRUCTION

AREA OF WORK



EXISTING CONDITIONS DRAWING: NORTH ELEVATION

CONCEPTUAL-PROPOSAL
NOT FOR CONSTRUCTION

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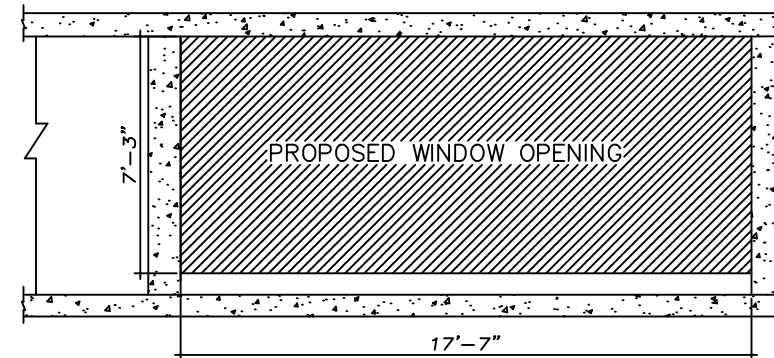
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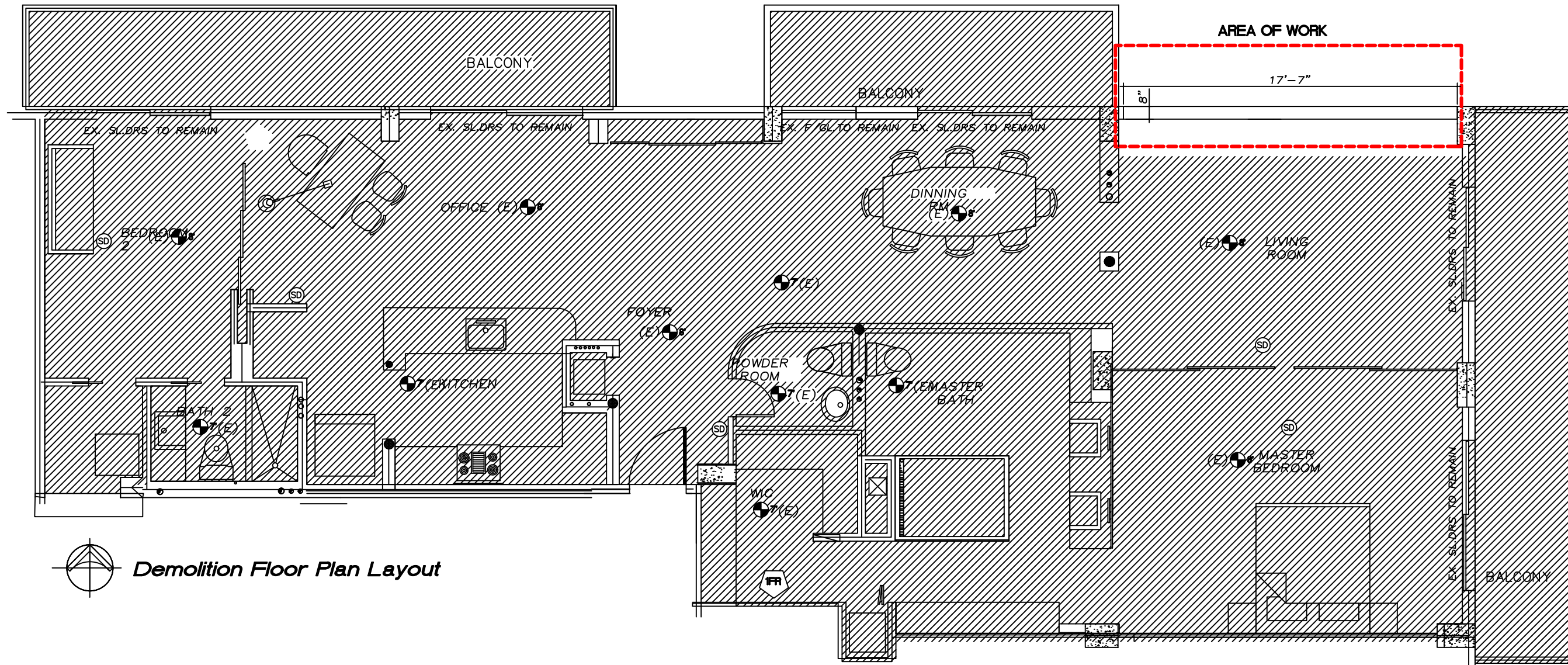
9-L.2

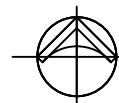
SCOPE OF WORK DEMOLITION ONLY:
APT PH2 : 2290 SQ.FT.
AREA OF WORK: IN PLAN 9.10 SQ FT
AREA OF WORK: IN ELEVATION 82.99 SQ FT

1. REMOVE CONCRETE BLOCKS SEE PLAN AND ELEVATION



PROPOSED WINDOW ELEVATION



 Demolition Floor Plan Layout

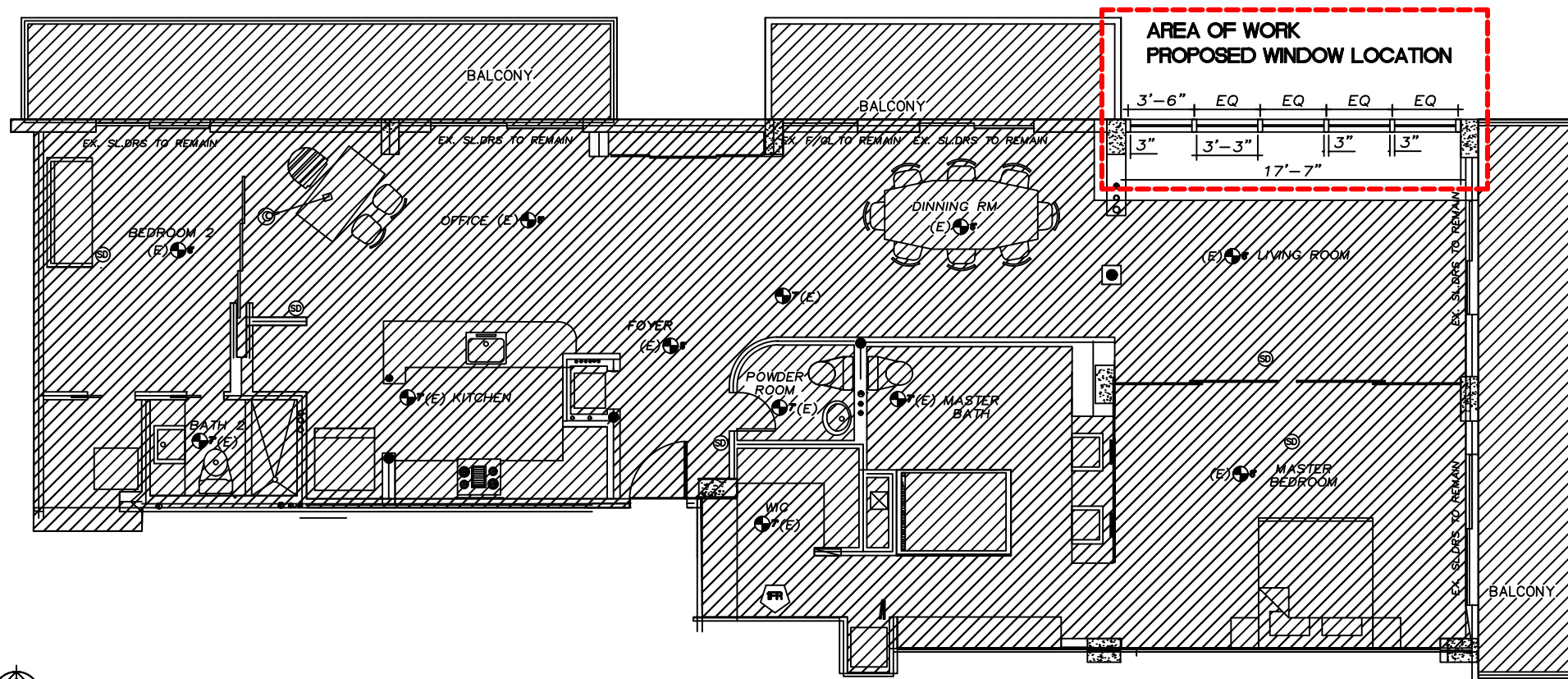
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ITEM
9-M



 **Proposed Floor Plan Layout 1/4"**

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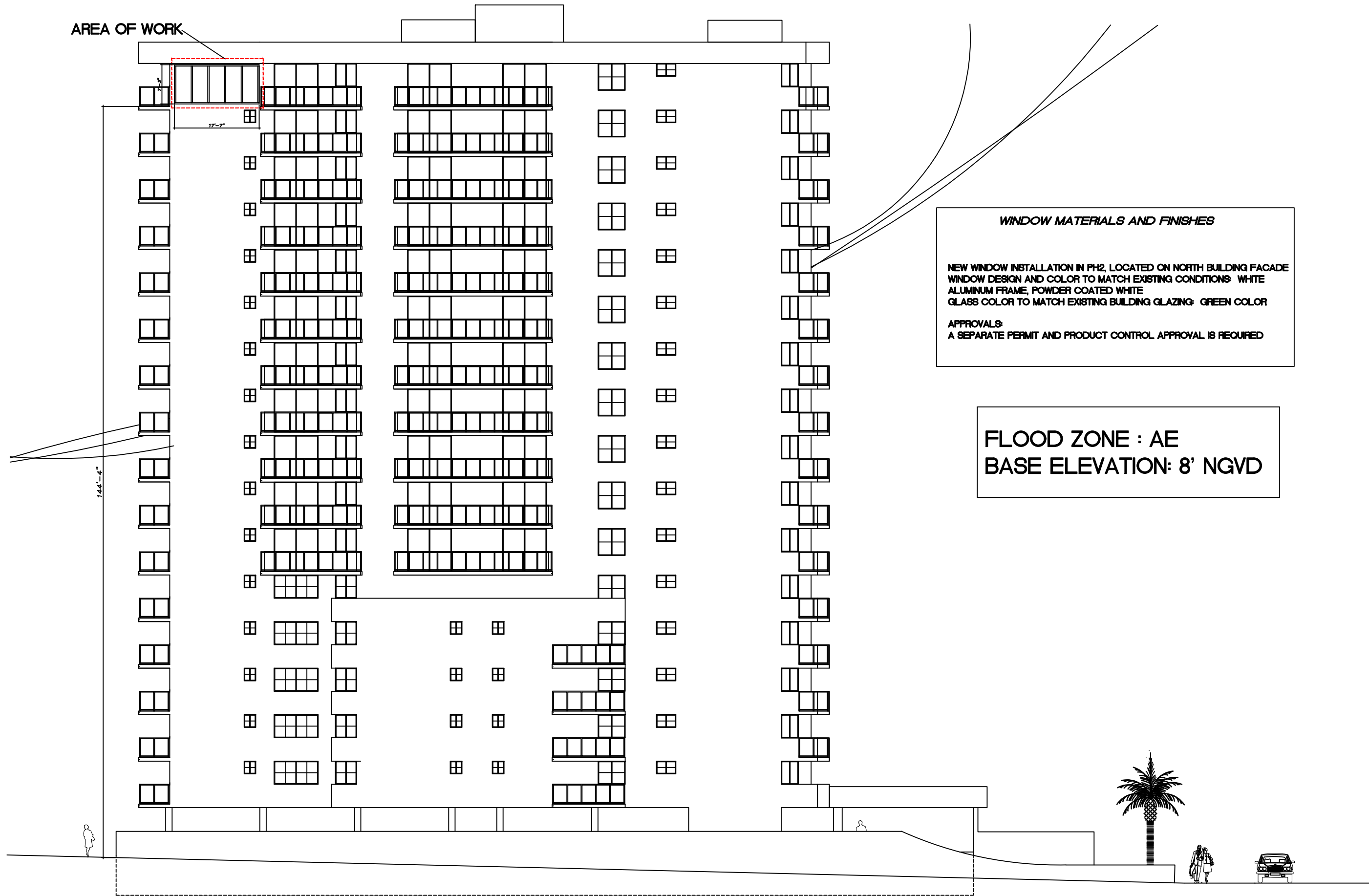
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MIAMI BEACH FL 33140

ITEM

9-N.1

CONCEPTUAL-PROPOSAL
NOT FOR CONSTRUCTION



AREA OF WORK

17'-7"

144'-4"

WINDOW MATERIALS AND FINISHES

NEW WINDOW INSTALLATION IN PH2, LOCATED ON NORTH BUILDING FACADE
WINDOW DESIGN AND COLOR TO MATCH EXISTING CONDITIONS: WHITE
ALUMINUM FRAME, POWDER COATED WHITE
GLASS COLOR TO MATCH EXISTING BUILDING GLAZING: GREEN COLOR

APPROVALS:
A SEPARATE PERMIT AND PRODUCT CONTROL APPROVAL IS REQUIRED

FLOOD ZONE : AE
BASE ELEVATION: 8' NGVD

PROPOSED ELEVATION: NORTH ELEVATION

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9-0

CONCEPTUAL-PROPOSAL
NOT FOR CONSTRUCTION

COLOR RENDERINGS



2457 COLLINS AVE.
NORTH FACADE RENDERING
03/28/2023



TROY TAYLOR WINDOW PROJECT
2457 COLLINS AVE APT PH2
MIAMI BEACH FL 33140

ITEM
9-Q.1

COLOR INTERIOR RENDERING



2457 COLLINS AVE.
VIEW FROM INTERIOR
ARTIST RENDERING
03/28/2023

TROY TAYLOR WINDOW PROJECT
2457 COLLINS AVE APT PH2
MIAMI BEACH FL 33140

ITEM

9-Q.2