

# TACKLE BOX

## RESTAURANT RENOVATION AND DECK ADDITION

1787 PURDY AVENUE  
MIAMI BEACH, FL 33139

Planning Review Board  
Revision

First Submittal

March 21th, 2016

Planning Review Board  
Revision

Final Submittal

April 6th, 2016

Initially Approved by  
Planning Review Board  
Dec. 15, 2015

Pages now labeled Approved or Revised  
with short description. Narritive Attached

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### Project Scope

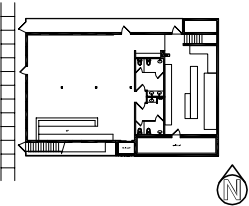
The scope of work for this project is  
classified as an Addition as per Section  
407 - 2014 and Interior Alteration- level II as  
per Section 404 FBC(E)

# SAI

Sustainable Architecture Initiative, Ilc

John Otha McInnis  
#AR95896

Tackle Box  
Interior Renovation & Roof Deck Addition  
1787 Purdy Avenue  
Miami Beach, FL 33139



### Drawing Issue

no.	revision/issue	date
1	First Submittal	09/14/15
2	Final Submittal Approved	09/30/15
3	PB Hearing Approved	12/15/15
4	Revision 1st Submittal	03/16/16
5	Revision Final Submittal	04/06/16
6	PB Hearing	TBD

scale:NTS drawn by: John McInnis

date:4/6/16

project: 1095.00 page: 11"x17"

Drawing: **Cover Sheet**  
**Item #9.1**

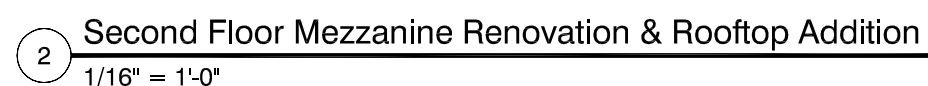
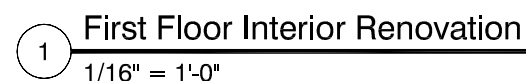


The floor plan shows a large rectangular building with a complex internal layout. On the left side, there is a long, narrow corridor or entrance area. The main body of the building contains several large open spaces, likely lecture halls or auditoriums, separated by walls and corridors. There are also smaller rooms, possibly offices or storage areas, and a central area that might be a common room or a small theater. The plan is detailed with lines indicating walls, doors, and furniture like desks and chairs.

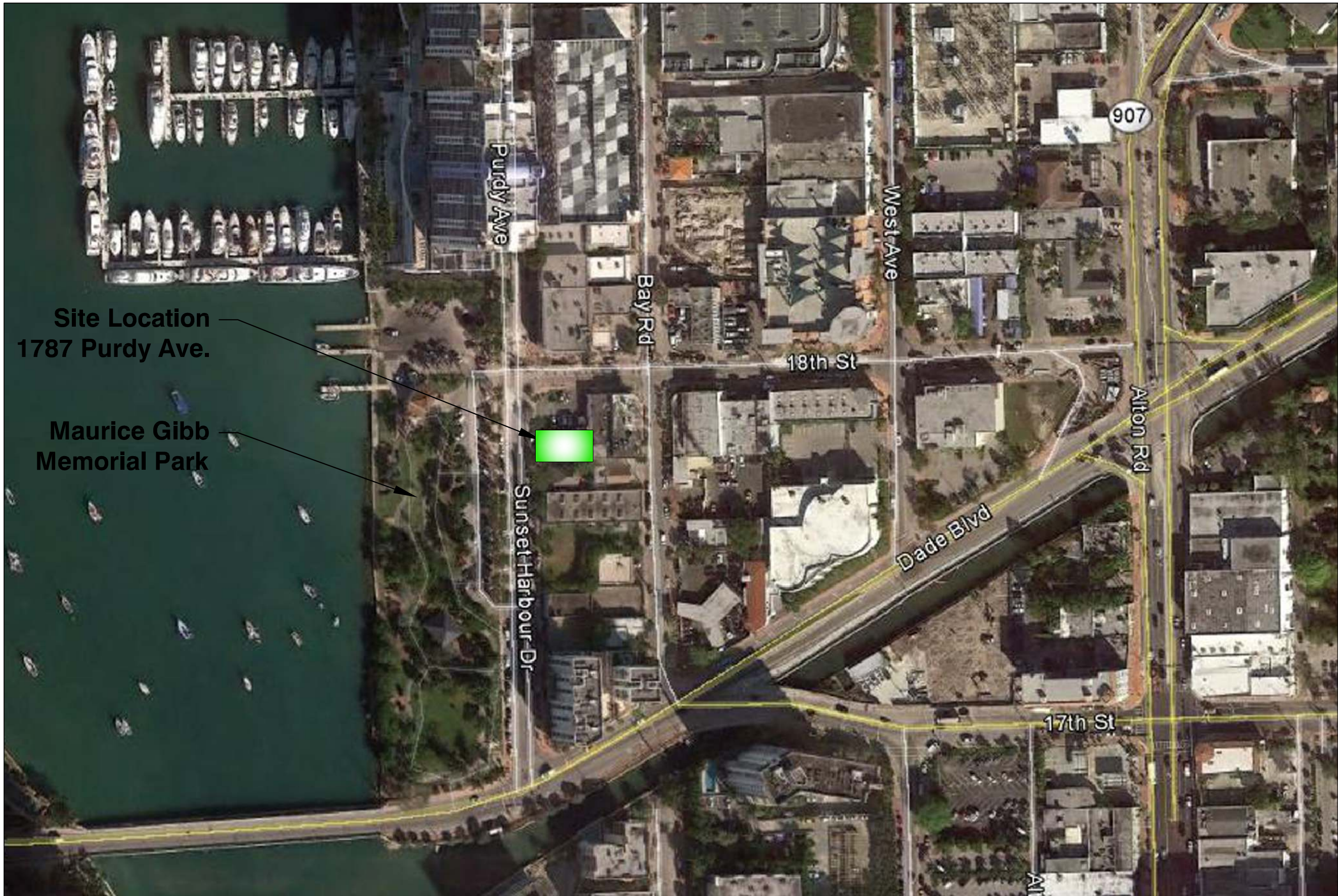
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Drawing:

Ancillary Exit- 39"







Site Location  
1787 Purdy Ave.

Maurice Gibb  
Memorial Park

1

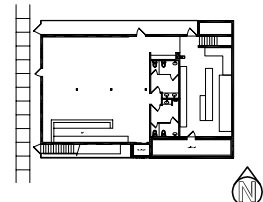
# Site Location Plan -

1"= +/-200'

APPROVED 12/15/15

John Otha McInnis  
#AR95896

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project: 1095.00      page: 11"x17"

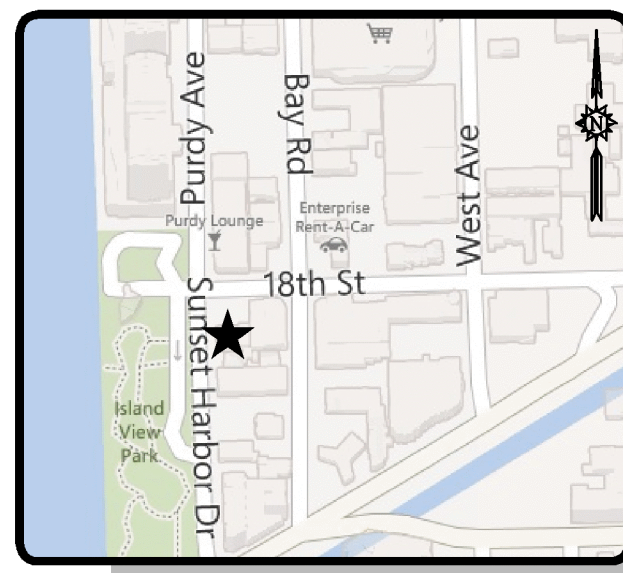
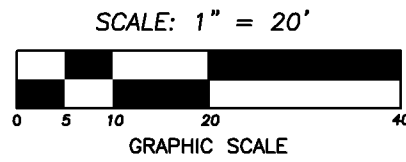
Drawing:  
Site Location  
Plan  
Item #11.1



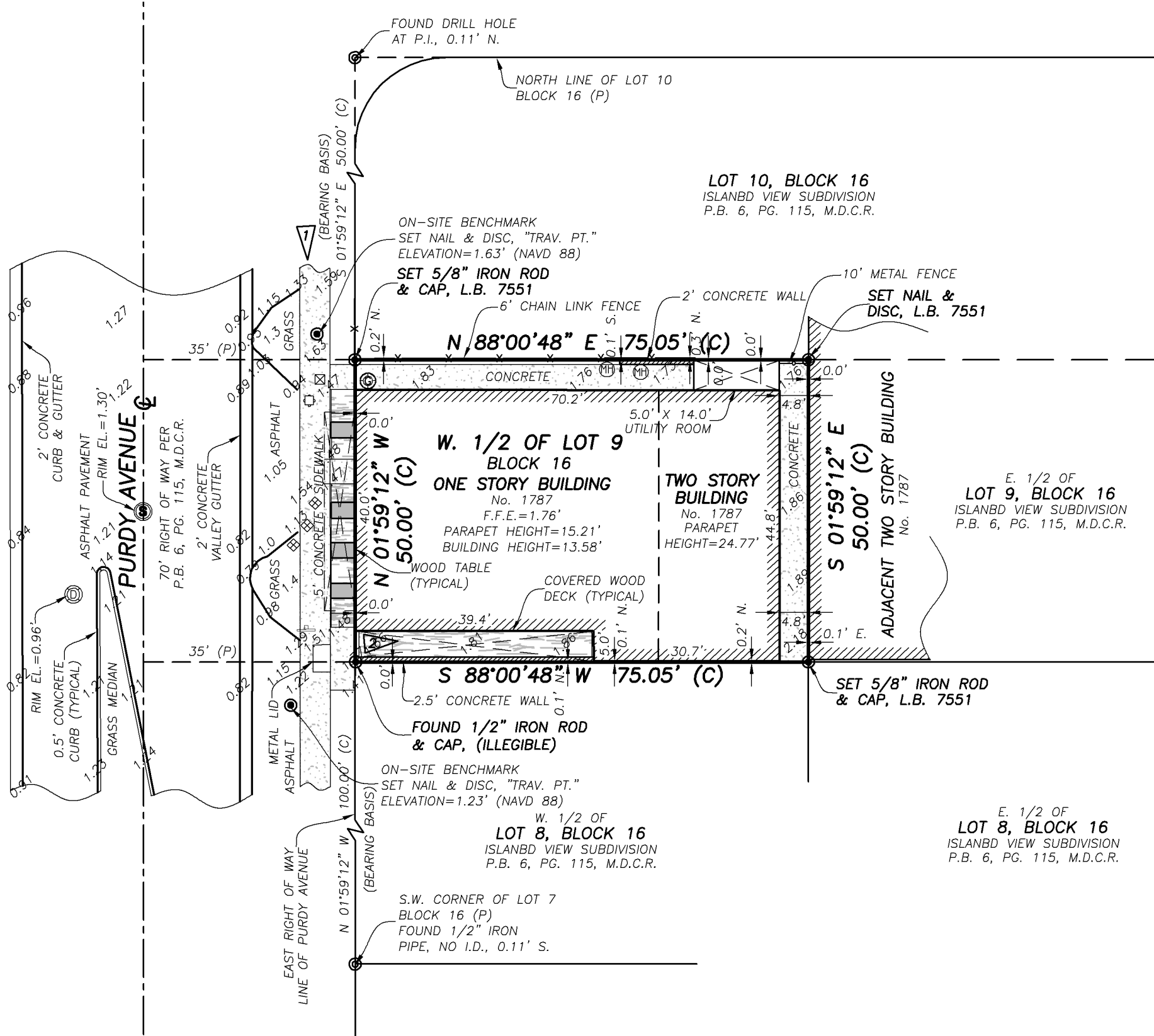
**SKETCH OF BOUNDARY & TOPOGRAPHIC SURVEY OF: 1787 PURDY AVENUE, MIAMI BEACH, FL.**

**LEGEND:**

- L.B. . . . . LICENSED BUSINESS  
M.D.C.R. . . . . MIAMI-DADE COUNTY RECORDS  
ID. . . . . IDENTIFICATION  
(C) . . . . . CALCULATED  
(P) . . . . . DENOTES BEARING AND DISTANCE  
BASED ON PLATS OF RECORD  
NAVD 88 . . . . . NORTH AMERICAN VERTICAL  
DATUM OF 1988  
TRAV. PT. . . . . TRAVERSE POINT  
P.I. . . . . POINT OF INTERSECTION  
F.F.E. . . . . FINISHED FLOOR ELEVATION  
NGVD 29 . . . . . NATIONAL GEODETIC  
VERTICAL DATUM OF 1929  
P.B. . . . . PLAT BOOK  
PG. . . . . PAGE  
EL. . . . . ELEVATION  
CL. . . . . CENTERLINE  
P. . . . . PARKING METER  
G. . . . . GAS METER  
E. . . . . ELECTRICAL BOX  
S. . . . . SURFACE ELEVATION  
U. . . . . UTILITY MANHOLE  
W. . . . . WATER METER  
S.D. . . . . STORM DRAIN MANHOLE  
S.S. . . . . SANITARY SEWER MANHOLE  
B. . . . . BREAK IN SCALE  
V. . . . . VIEW 1



**LOCATION MAP**  
NOT TO SCALE



**LEGAL DESCRIPTION:**

THE WEST ONE-HALF OF LOT 9, BLOCK 16, OF ISLAND VIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 115, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**SURVEY NOTES:**

1. THIS SURVEY REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED BY MINIMUM TECHNICAL STANDARDS 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 CONTAINS 0.09 ACRES (3,753 SQUARE FEET), MORE OR LESS.
3. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
4. 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.
5. THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N.01°59'12"W. ALONG THE EAST RIGHT OF WAY LINE OF PURDY AVENUE AND REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.
6. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS. IRRIGATION EQUIPMENT, TREES AND LANDSCAPING NOT LOCATED OR SHOWN HEREON FENCES AND WALL DIMENSIONS ARE APPROXIMATE. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF FENCES AND WALLS.
7. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. 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.
8. EXACTA COMMERCIAL 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.
9. THE PROPERTY SHOWN HEREON LIES WITHIN FLOODS ZONE AE, ELEVATION=6.44' (NAVD 88) OR 8' (NGVD 29), AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12086C 0317 L, COMMUNITY NUMBER 120651, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA. MAP REVISED DATE: SEPTEMBER 11, 2009.
10. BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.

**SURVEY NOTES (CONT.):**

11. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY EXACTA COMMERCIAL SURVEYORS, INC. EXACTA 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. EXACTA 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 EXACTA DIRECTLY FOR VERIFICATION OF ACCURACY.
12. THE ELEVATIONS SHOWN HEREON ARE BASED ON A MIAMI-DADE COUNTY BENCHMARK "D-166" AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE MARK IS A PK NAIL AND BRASS WASHER SET IN CONCRETE SIDEWALK AT NORTHEAST CORNER OF BRIDGE #874481 AND IS LOCATED 20 FEET NORTH OF THE CENTERLINE OF VENETIAN CAUSEWAY AND BELLE ISLE EAST BRIDGE. ELEVATION=5.71'. THE BENCHMARK ELEVATION WAS CONVERTED FROM THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) BY UTILIZING THE U.S. ARMY CORPS OF ENGINEERS SOFTWARE, SUBTRACTING A FACTOR OF -1.56'.
13. TREES, HEDGES, ORNAMENTAL PLANTS, IRRIGATION LINES, WELLS AND SPRINKLERS HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.

**THIS SURVEY IS CERTIFIED TO:**

SUSTAINABLE ARCHITECTURE INITIATIVE, 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

EXACTA COMMERCIAL SURVEYORS, INC. L.B. 7551  
javier@exactacomm.com

TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770

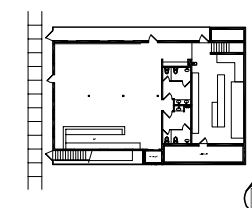
**EXACTA**  
COMMERCIAL LAND SURVEYORS  
L.B. 7551

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

SKETCH OF BOUNDARY  
& TOPOGRAPHIC SURVEY

THE W. 1/2 OF LOT 9, BLOCK 16  
ISLAND VIEW SUBDIVISION  
PLAT BOOK 6, PAGE 115, M.D.C.R.  
1787 PURDY AVENUE, MIAMI BEACH, FL. 33139

SUSTAINABLE ARCHITECTURE INITIATIVE, LLC.	
CLIENT:	
DATE	08/24/15
DRWN BY	J.E.C.
CHK'D BY	JDLR
LAST FIELD DATE:	08/14/15
REVISIONS	
JOB NO.	FL1508-1670
SHEET NO.	01 OF 01



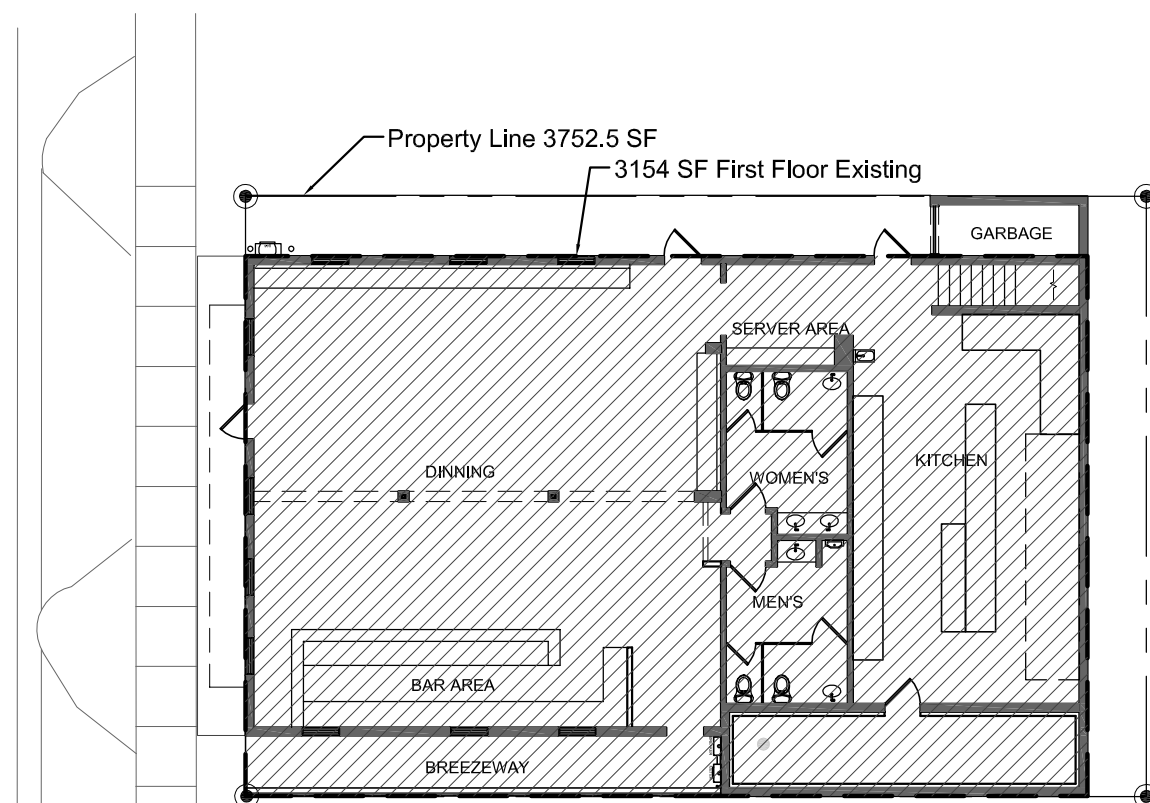
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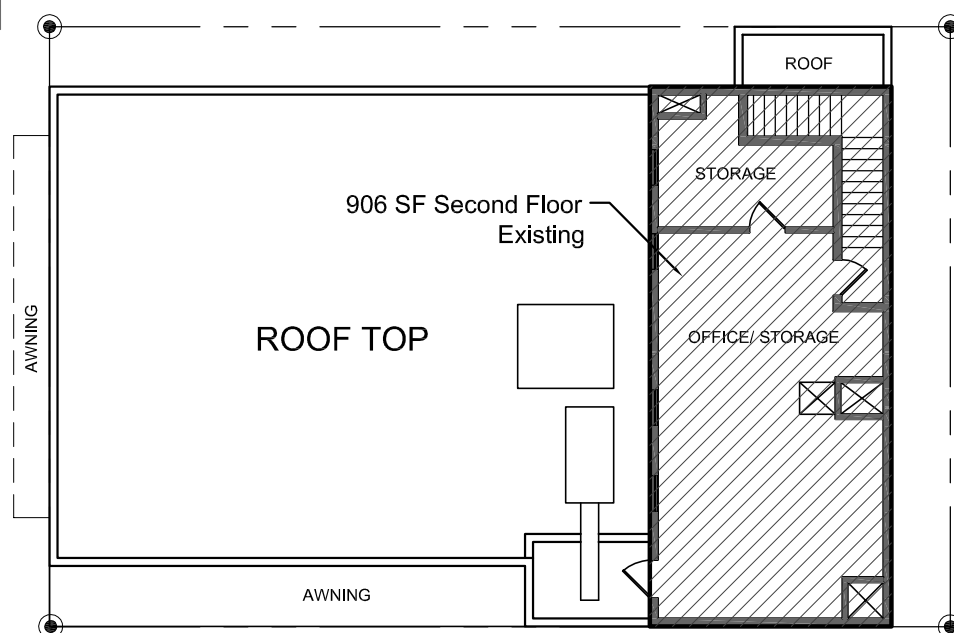
scale: 1/16" = 1'-0" drawn by: John McInnis  
date: 4/6/16  
project: 1095.00 page: 11"x17"

Drawing:

**Existing  
FAR Information  
Item #13.1**



**1 EXISTING FIRST FLOOR F.A.R. DIAGRAM**  
1/16" = 1'-0"



**2 EXISTING SECOND FLOOR F.A.R. DIAGRAM**  
1/16" = 1'-0"

## FAR (Existing) Summary

Classification: Zoning CD-2 Commercial Medium Intensity District  
Proposed & Existing Occupancy: Restaurant Single Occupancy

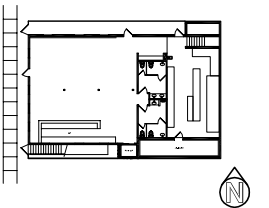
Lot Area: 3,752.5 SF  
Max FAR: 1.5 or 5,628.75 SF

Existing Structure First Floor: 2,955 SF  
Existing Structure Second Floor: 906 SF  
Total Existing FAR: 3,901 SF

**APPROVED 12/15/15**

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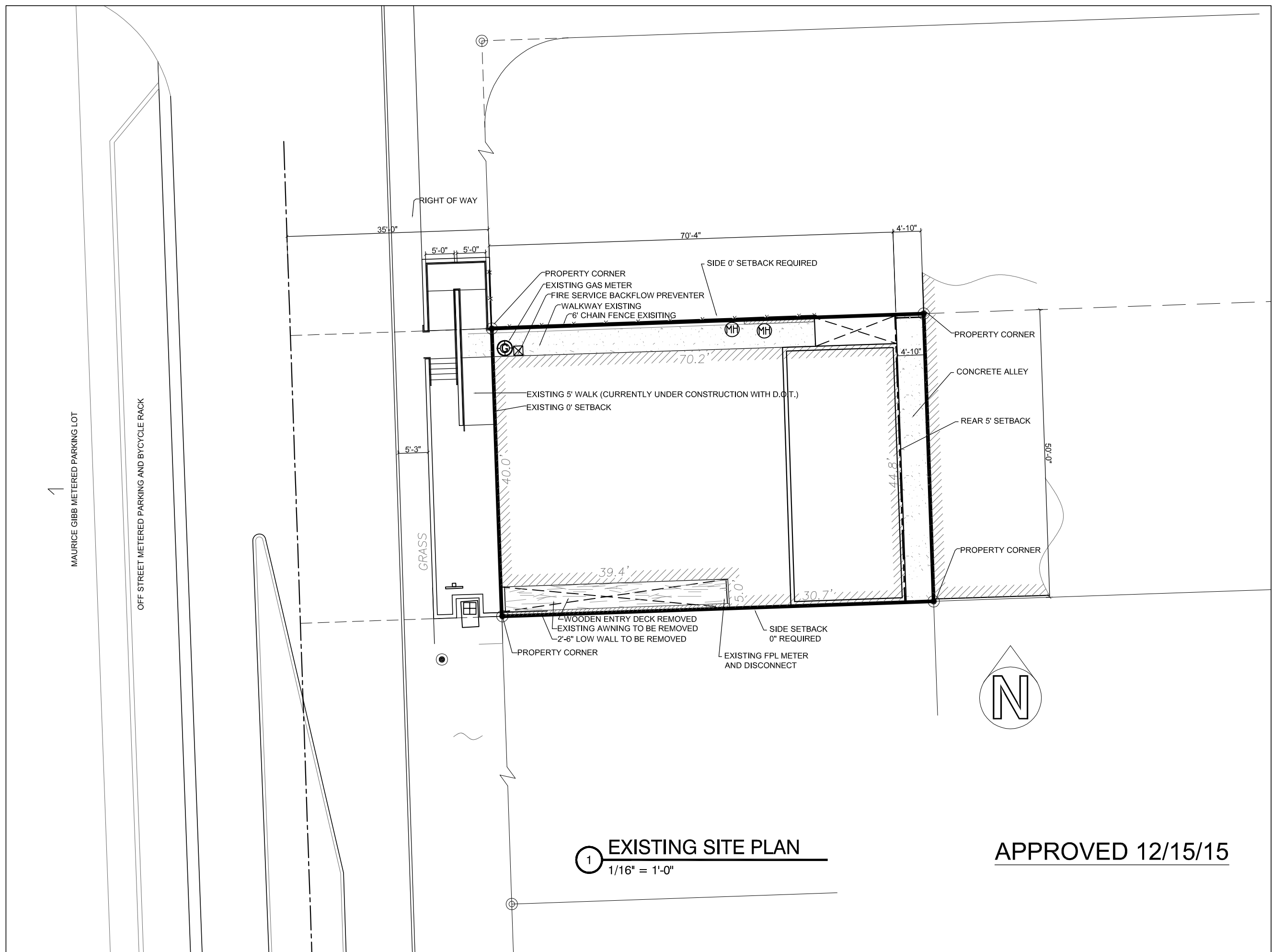
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date: 4/6/16  
project: 1095.00 page: 11"x17"

Drawing:

Existing Site Plan  
Item #15.1



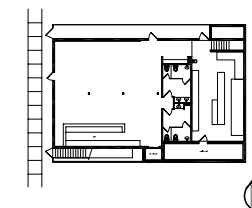




1 EXISTING SITE PHOTOS TAKEN 3/28/2016



1 EXISTING SITE KEY PLAN  
NTS



Drawing Issue

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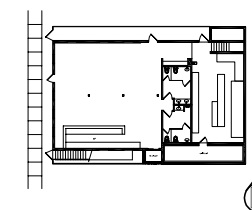
Drawing:

Site Photos  
Existing Site  
Item #16.1



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scale: NTS drawn by: John McInnis  
date: 3/30/16  
project: 1095.00 page: 11"x17"

Drawing: Context Photos  
Existing Site  
Item #18.1



(A)

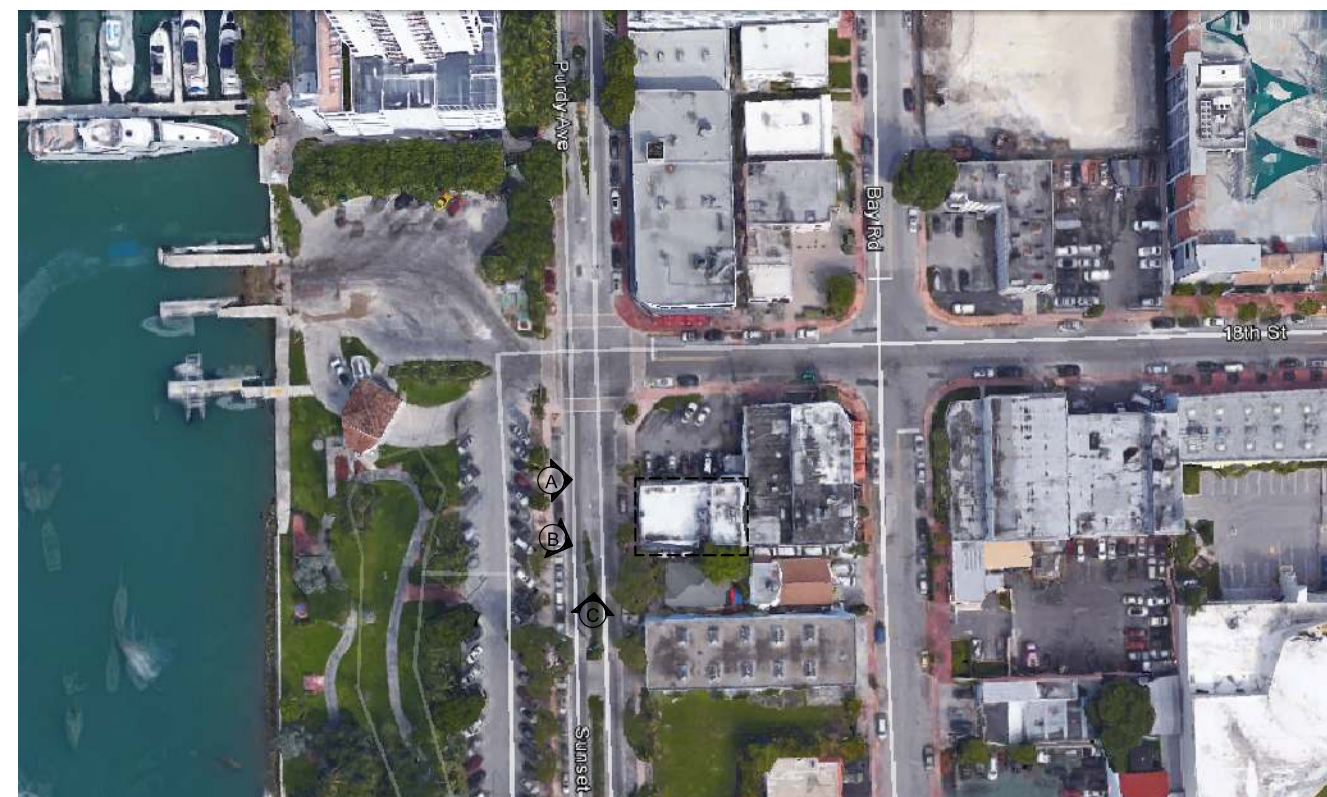
(B)

### EXISTING SITE PHOTOS TAKEN 3/28/2016

1



(C)



1

### EXISTING SITE KEY PLAN

NTS

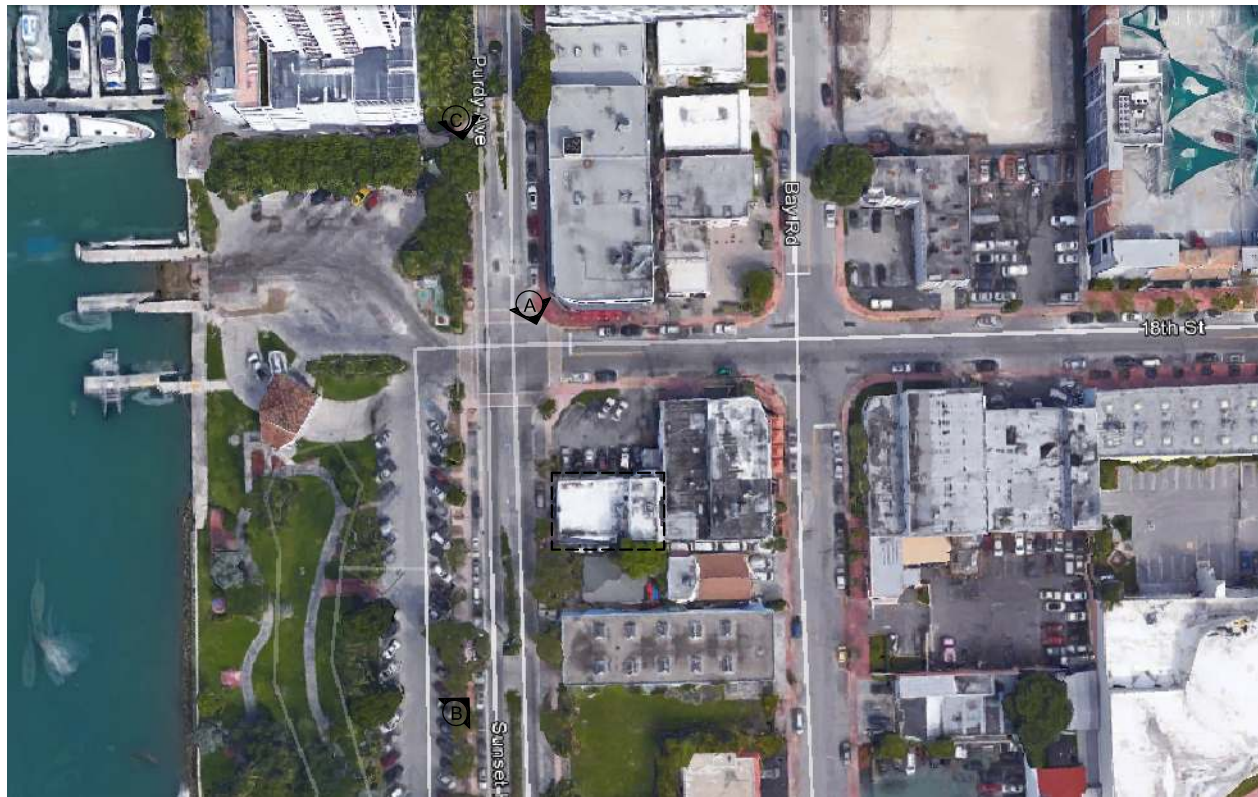






(A) 1 EXISTING SITE PHOTOS TAKEN 3/28/2015

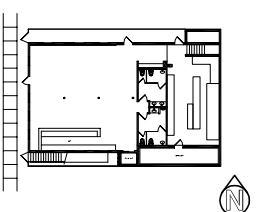
(B)



(C)

1 EXISTING SITE KEY PLAN  
NTS

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scale: NTS drawn by: John McInnis  
date: 3/30/16  
project: 1095.00 page: 11 of 32

Drawing: Context Photos  
Existing Site  
Item #18.2



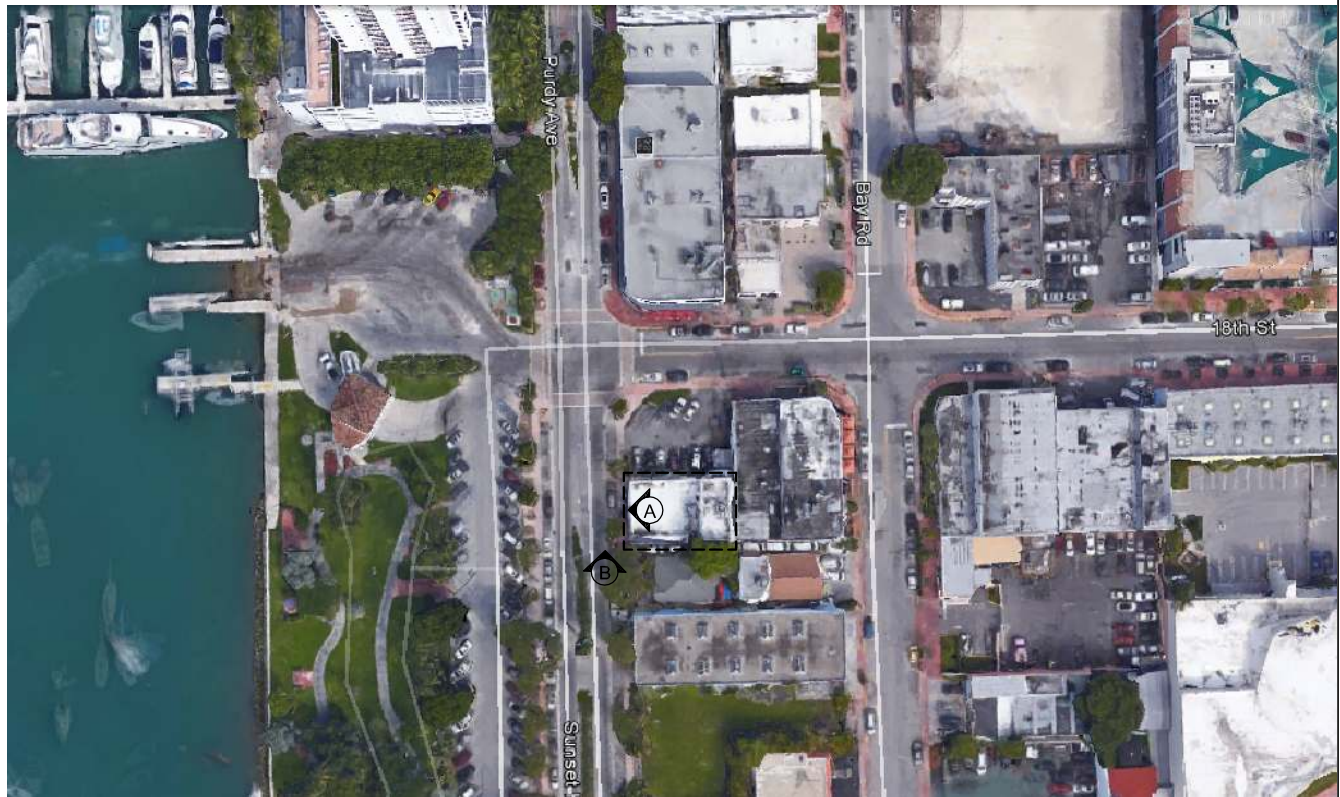


**A**

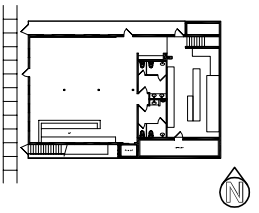
**1** EXISTING SITE PHOTOS TAKEN 3/28/2016  
1/32" = 1'-0"



**B**



**1** EXISTING SITE KEY PLAN  
NTS



**Drawing Issue**

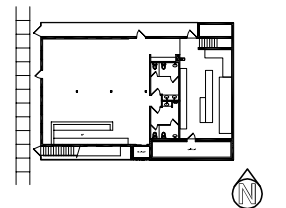
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scale: NTS  
date: 3/30/16  
project: 1095.00

drawn by: John McInnis  
page: 11"x17"  
Drawing: **Context Photos  
Existing Site  
Item #18.3**



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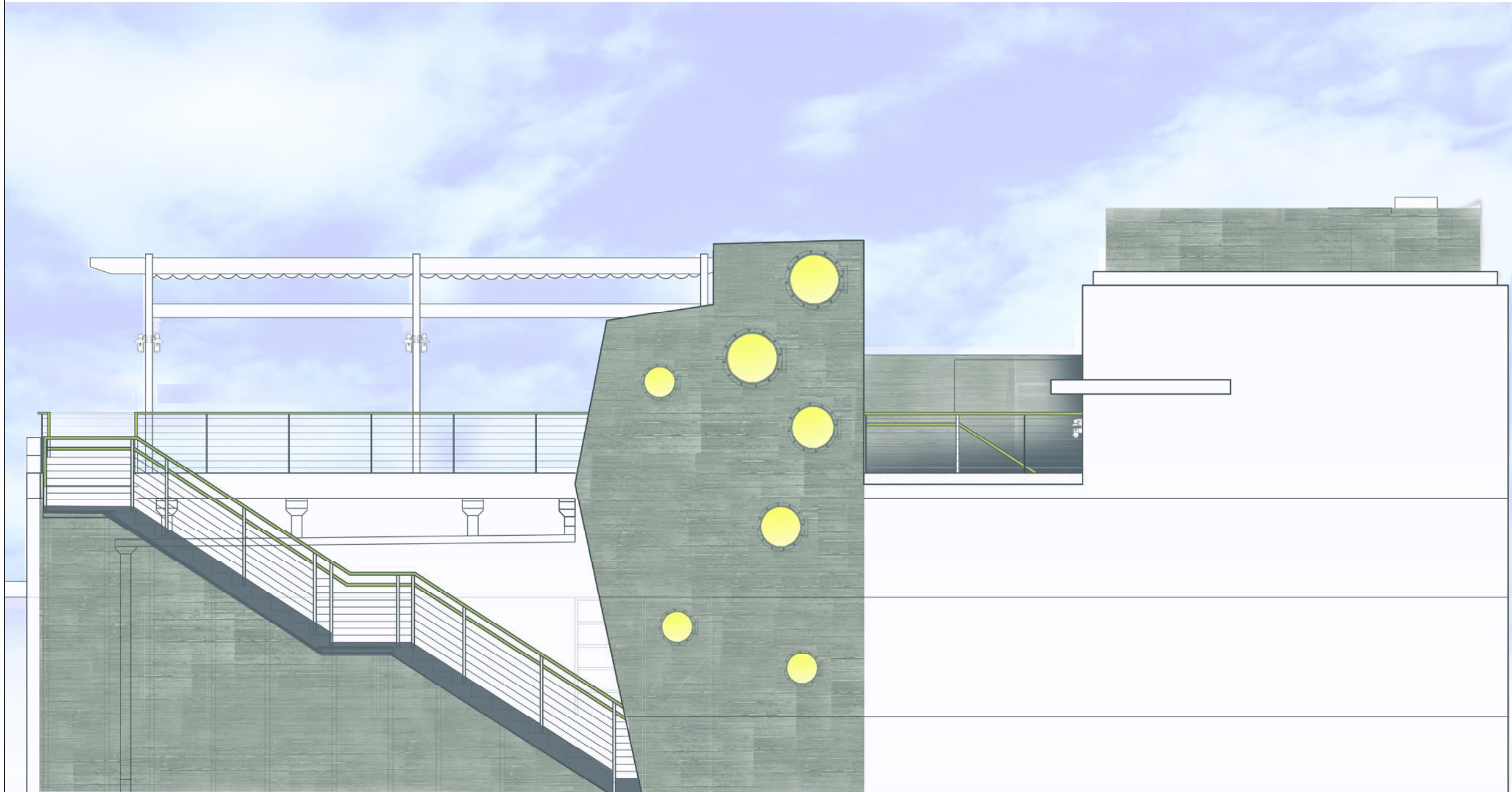


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scale: 1/8"=1'-0" drawn by: John McInnis  
date: 4/6/16  
project: 1095.00 page: 11"x17"

Drawing:  
**Proposed  
Rendering  
Item #26.2**



1 Proposed Side Elevation Rendering (south)  
NTS

**PROPOSED  
NEW STAIR ORIENTATION AND MECHANICAL ROOM ON  
ELEVATOR SHAFT**