

4-TOWNHOUSES UNITS BUILDING  
"SEALAND"

8127 CRESPI BOULEVARD  
MIAMI BEACH FLORIDA, 33141

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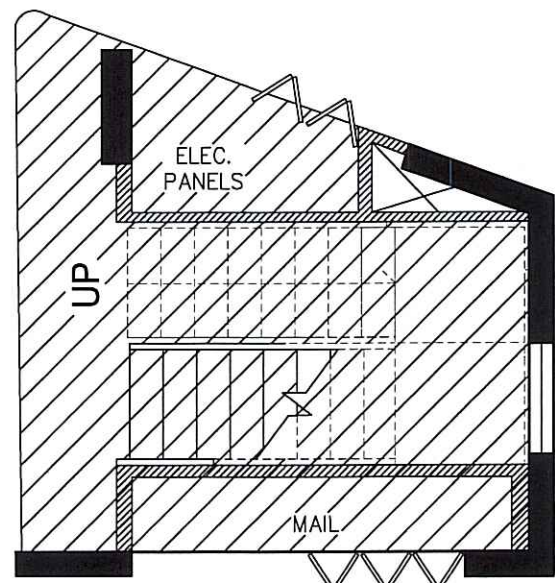
**FERMIN MARTINEZ** 19363  
ENGINEER P.E.  
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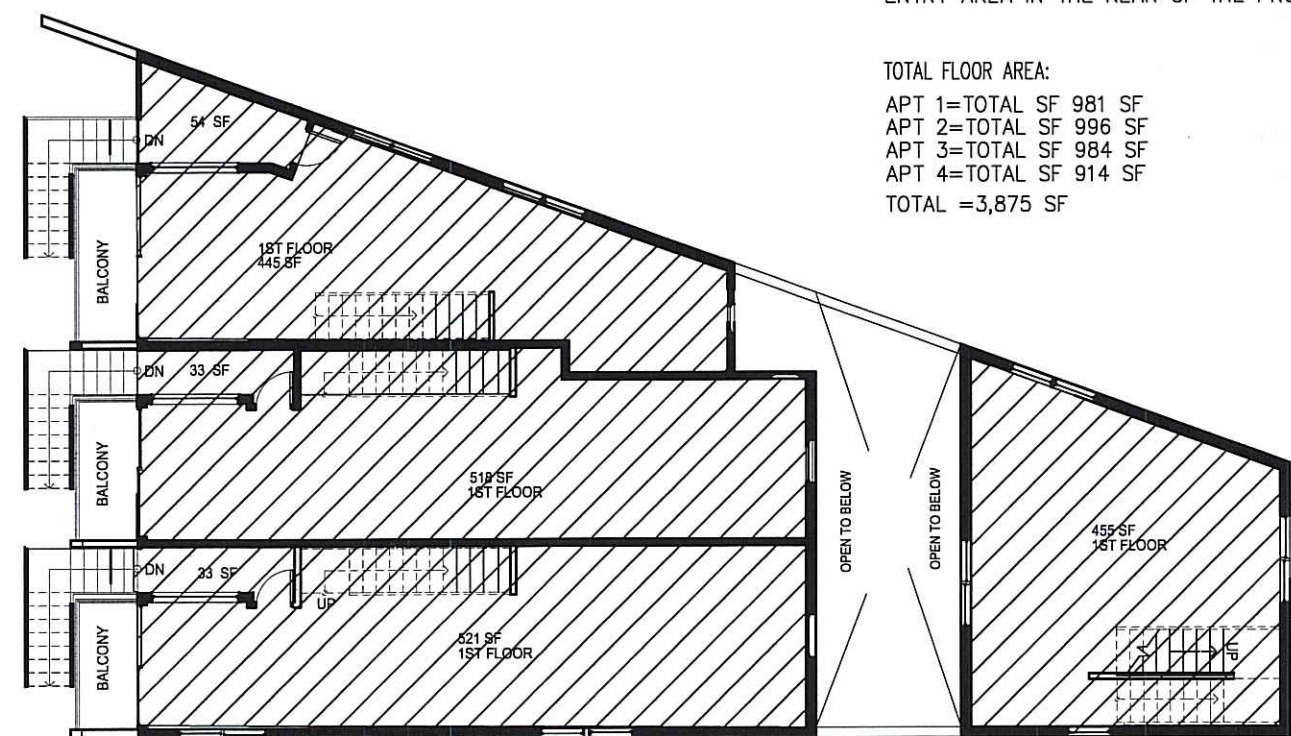






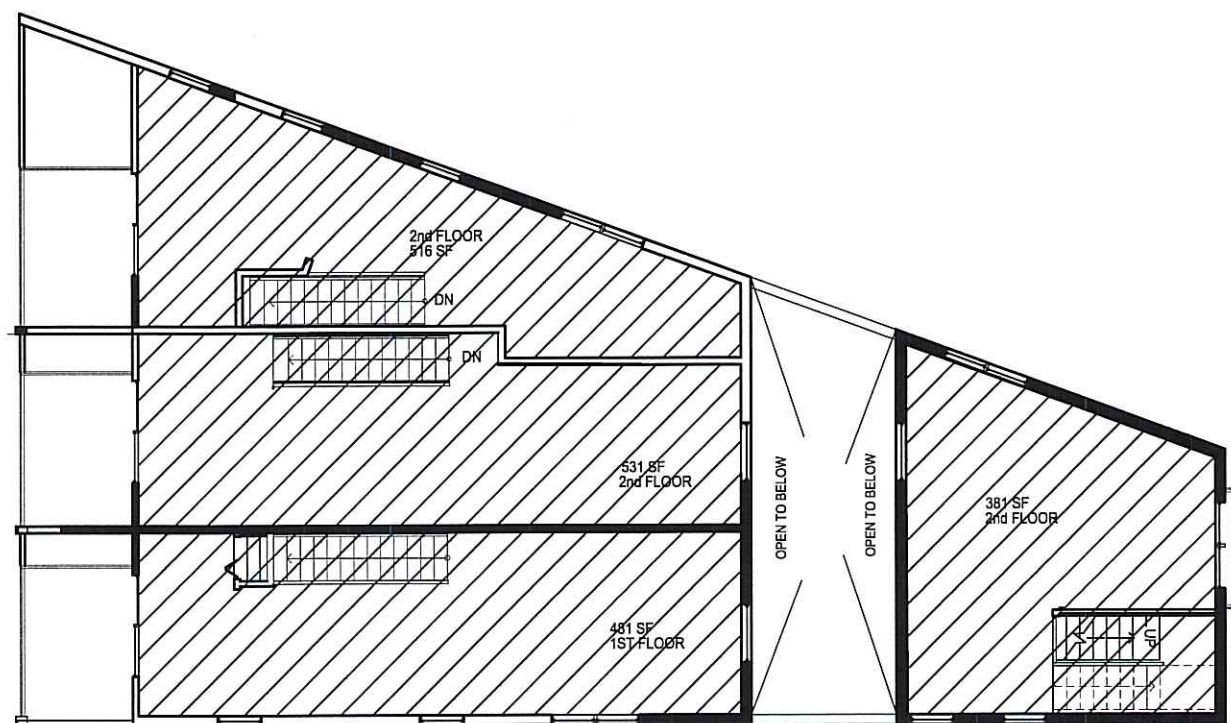
## FIRST FLOOR - 308.2 SF

SCALE: N.T.S INCLUDING ENTRY AREA REAR PROPERTY



## SECOND FLOOR - 1940 SF

SCALE: N.T.S



## THIRD FLOOR - 1909 SF

SCALE: N.T.S

### ZONING & FAR INFORMATION

REQUIRED	REQUIRED	PROVIDED
FRONT YARD AT GRADE PARKING	20'	20'
REAR YARD AT GRADE PARKING	5'	5'
SIDE INTERIOR YARD AT GRADE PARKING	5'	5'
FRONT YARD PEDESTAL	20'	20'
REAR YARD PEDESTAL	10% OF 115=11.5'	11.5'
SIDE INTERIOR YARD PEDESTAL	7.5'	7.5'
LAND AREA	5,600 SF	5,491 SF
MINIMUM LOT WITH	50'	27' TO 68.5'
MAX NUMBER OF STORIES	5'	3'
MAX FLOOR AREA RATIO	1.25'	1.25'
MAX FLOOR AREA	1.25' X 5,491 SF=6,863 SF	3,995 SF
PARKING SPACES	4 UNITS X 1.5 SPACES=6	6
COVERED CORRIDORS	120 SF	

ENTRY AREA IN THE REAR OF THE PROPERTY 38 SF X 3=114 SF

TOTAL FLOOR AREA:  
APT 1=TOTAL SF 981 SF  
APT 2=TOTAL SF 998 SF  
APT 3=TOTAL SF 984 SF  
APT 4=TOTAL SF 914 SF  
TOTAL =3,875 SF

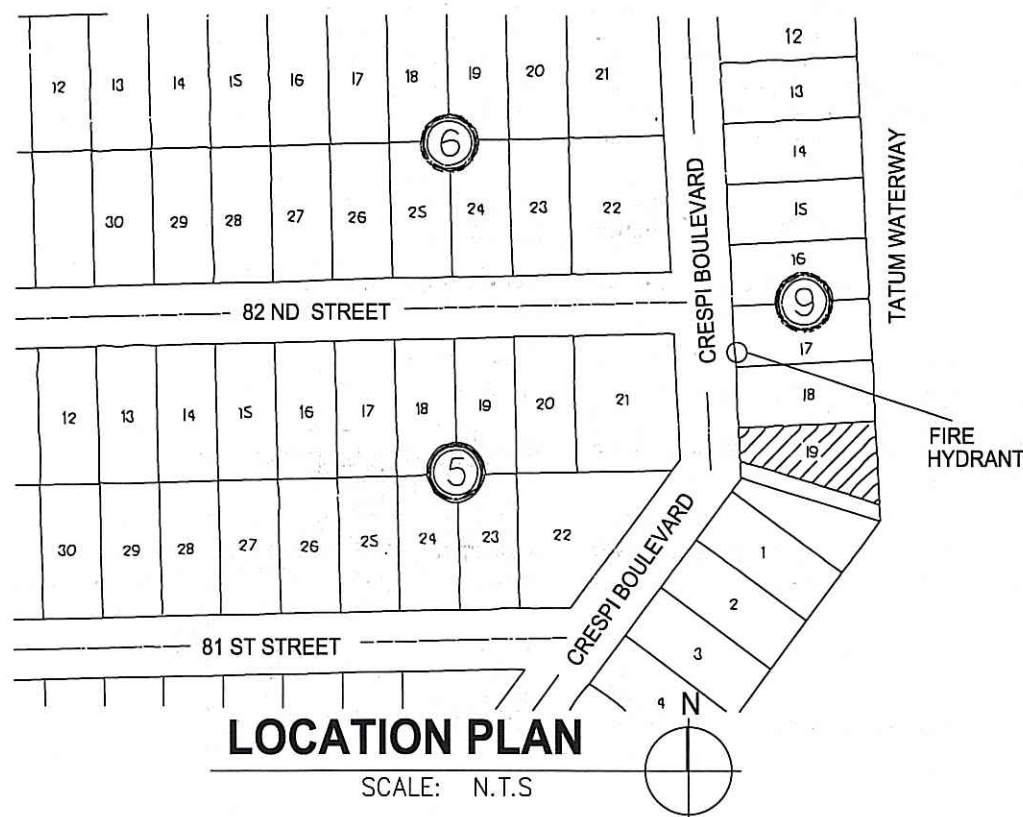
### GENERAL NOTES

- GENERAL NOTES:
  - ALL WORK SHALL COMPLY WITH THE FLORIDA BUILDING CODE (F.B.C.), 2014 EDITION AND ALL LOCAL ORDINANCES GOVERNING.
  - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE STARTING THE WORK.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SAFETY RELATED O.S.H.A. REQUIREMENTS DURING CONSTRUCTION.
  - ALL WORK SHALL BE PERFORMED BY A LICENSED AND INSURED STATE CERTIFIED GENERAL CONTRACTOR OR BY THE OWNER IF APPROVED BY THE LOCAL BUILDING DEPARTMENT OFFICIAL.
  - ALL WINDOWS USED SHALL HAVE DADE COUNTY PRODUCT APPROVAL.
  - SECONDARY MEANS OF ESCAPE SHALL CONFORM TO F.B.C. 2014, (N.F.P.A. 22-2.1.2.C.) WINDOWS USED AS SECOND MEANS OF ESCAPE MUST PROVIDE A CLEAR OPENING (WHEN FULLY OPENED) OF NOT LESS THAN TWENTY INCHES (20") IN WIDTH, TWENTY FOUR INCHES (24") IN HEIGHT AND 5.7 SQUARE FEET IN AREA AND THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN FORTY FOUR INCHES (44") OFF THE FLOOR.
  - WOOD TRUSS MANUFACTURER SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR ARCHITECT'S APPROVAL PRIOR TO TRUSS FABRICATION. WOOD TRUSS SHALL BE DESIGNED BY A FLORIDA REGISTERED P.E.
- WOOD:
  - ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.
  - ALL HORIZONTAL FRAMING LUMBER SHALL BE MIN. HEM, FIR, #2 (MIN. FB=1150 PSI, REPETITIVE).
- MECHANICAL:
  - ALL MECHANICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE (FBC-2014) AND ALL LOCAL CODES GOVERNING.
- PLUMBING:
  - ALL PLUMBING WORK SHALL BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE (FBC-2014) AND ALL LOCAL CODES GOVERNING.
- ELECTRICAL:
  - ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE THE NATIONAL ELECTRICAL CODE (NEC-2011) AND ALL LOCAL CODES GOVERNING.
- ELECTRICAL:
  - ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2010 FLORIDA FIRE PREVENTION AND NFPA 101 LIFE SAFETY CODE 2011 EDITION.

NOTE:  
IMPROVEMENTS AND/OR WORK WITHIN THE RIGHT-OF-WAY REQUIRE A SEPARATE CITY OF MIAMI EACH PUBLIC WORKS RIGHT-OF-WAY CONSTRUCTION PERMIT.

### PROPERTY INFORMATION

SUMMARY DETAILS:  
FOLIO NO.: 02-3202-008-2160  
PROPERTY: 8127 CRESPI BLVD  
MAILING ADDRESS: BRICKLAND 1 LLC  
  
5401 COLLINS AVE #1125 MIAMI BEACH FL 33140-  
PROPERTY INFORMATION:  
PRIMARY ZONE: 3900 MULTI-FAMILY - 38-62 U/A  
CLUC: 0081 VACANT LAND  
BEDS/BATHS: 0/0  
FLOORS: 0  
LIVING UNITS: 0  
ADJ SQ FOOTAGE: 0  
LOT SIZE: 5,491 SQ FT  
YEAR BUILT: 0  
LEGAL DESCRIPTION: BISCAYNE BEACH SUB PB 44-67  
NLY1/2 OF LOT 19 BLK 9  
DESC BEG NW COR LOT 19 S27FT SE122.26FT N68.5FT  
W115FT TO POB LOT SIZE IRREGULAR OR 20898-3336 12 2002 1



### GENERAL NOTES:

- R319.1 LOCATION REQUIRED.
- IN AREAS SUBJECT TO DECAY DAMAGE AS ESTABLISHED BY TABLE R301.2(1), THE FOLLOWING LOCATIONS SHALL REQUIRE THE USE OF AN APPROVED SPECIES AND GRADE OF LUMBER, PRESSURE TREATED IN ACCORDANCE WITH AWPA C1, C2, C3, C4, C5, C15, C16, C22, C23, C24, C25, C31, C33, P1, P2 AND P3, OR DECAY-RESISTANT HEARTWOOD OF REDWOOD, BLACK LOCUST, OR CEDARS.
- WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18 INCHES (457 MM) OR WOOD GIRDERS WHEN CLOSER THAN 12 INCHES (305 MM) TO THE EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREA LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION.
  - ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES (203 MM) FROM THE EXPOSED GROUND.
  - SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.
  - THE ENDS OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 0.5 INCH (12.7 MM) ON TOPS, SIDES AND ENDS.
  - WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES (152 MM) FROM THE GROUND.
  - WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER.
  - WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALLS OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL AND THE FURRING STRIPS OR FRAMING MEMBERS.
- R319.1.1 GROUND CONTACT.
- ALL WOOD IN CONTACT WITH THE GROUND AND THAT SUPPORTS PERMANENT STRUCTURES INTENDED FOR HUMAN OCCUPANCY SHALL BE APPROVED PRESSURE PRESERVATIVE TREATED WOOD SUITABLE FOR GROUND CONTACT USE, EXCEPT UNTREATED WOOD MAY BE USED WHERE ENTIRELY BELOW GROUNDWATER LEVEL OR CONTINUOUSLY SUBMERGED IN FRESH WATER.

### SMOKE DENSITY NOTES:

- R315.1 WALL AND CEILING.
- WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200.
- EXCEPTION: FLAME-SPREAD REQUIREMENTS FOR FINISHES SHALL NOT APPLY TO TRIM DEFINED AS PICTURE MOLDS, CHAIR RAILS, BASEBOARDS AND HANDRAILS; TO DOORS AND WINDOWS OR THEIR FRAMES; OR TO MATERIALS THAT ARE LESS THAN 1/28 INCH (0.907 MM) IN THICKNESS CEMENTED TO THE SURFACE OF WALLS OR CEILINGS IF THESE MATERIALS HAVE A FLAME-SPREAD CHARACTERISTIC NO GREATER THAN PAPER OF THIS THICKNESS CEMENTED TO A NONCOMBUSTIBLE BACKING.
- R315.2 SMOKE-DEVELOPED INDEX.
- WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450.

### R316.1 INSULATION.

- INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR RETARDERS OR VAPOR PERMEABLE MEMBRANES INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL HAVE A FLAME-SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E 84.
- EXCEPTIONS:
- WHEN SUCH MATERIALS ARE INSTALLED IN CONCEALED SPACES, THE FLAME-SPREAD AND SMOKE-DEVELOPED LIMITATIONS DO NOT APPLY TO THE FACINGS, PROVIDED THAT THE FACING IS INSTALLED IN SUBSTANTIAL CONTACT WITH THE UNEXPOSED SURFACE OF THE CEILING, FLOOR OR WALL FINISH.
  - CELLULOSE LOOSE-FILL INSULATION, WHICH IS NOT SPRAY APPLIED, COMPLYING WITH THE REQUIREMENTS OF SECTION R316.3, SHALL ONLY BE REQUIRED TO MEET THE SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.

### R311.4 DOORS.

- 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.
- R311.4.2 DOOR TYPE AND SIZE.
- THE REQUIRED EXIT DOOR SHALL BE A SIDE-HINGED DOOR NOT LESS THAN 3 FEET (914 MM) IN WIDTH AND 6 FEET 8 INCHES (2032 MM) IN HEIGHT. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS.
- R311.4.3 LANDINGS AT DOORS.
- THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF EACH EXTERIOR DOOR.
- EXCEPTION: WHERE A STAIRWAY OF TWO OR FEWER RISERS IS LOCATED ON THE EXTERIOR SIDE OF A DOOR, OTHER THAN THE REQUIRED EXIT DOOR, A LANDING IS NOT REQUIRED FOR THE EXTERIOR SIDE OF THE DOOR.
- THE FLOOR OR LANDING AT EXTERIOR DOORS REQUIRED BY SECTION R311.4.1 SHALL NOT BE REQUIRED TO COMPLY WITH THIS REQUIREMENT BUT SHALL HAVE A RISE NO GREATER THAN THAT PERMITTED IN SECTION R311.5.3.
- EXCEPTION: THE LANDING AT AN EXTERIOR DOORWAY SHALL NOT BE MORE THAN 7 1/2 INCHES (196 MM) BELOW THE TOP OF THE THRESHOLD, PROVIDED THE DOOR, OTHER THAN AN EXTERIOR STORM OR SCREEN DOOR DOES NOT SWING OVER THE LANDING. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES (914 MM) MEASURED IN THE DIRECTION OF TRAVEL.
- R311.4.4 TYPE OF LOCK OR LATCH.
- ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- MEANS OF EGRESS DOOR:
- 1008.1 DOORS.
- MEANS OF EGRESS DOORS SHALL MEET THE REQUIREMENTS OF THIS SECTION. DOORS SERVING AS MEANS OF EGRESS SYSTEM SHALL MEET THE REQUIREMENTS OF THIS SECTION AND SECTION 1017.2. DOORS PROVIDED FOR EGRESS PURPOSES IN NUMBERS GREATER THAN REQUIRED BY THIS CODE SHALL MEET THE REQUIREMENTS OF THIS SECTION. FOR ACCESSIBILITY PROVISIONS RELATED TO DOORS, REFER TO SECTIONS 11-4.1.3, 11-4.3.9 AND 11-4.13.
- MEANS OF EGRESS DOORS SHALL BE READILY DISTINGUISHABLE FROM THE ADJACENT CONSTRUCTION AND FINISHES SUCH THAT THE DOORS ARE EASILY RECOGNIZABLE AS DOORS. MIRRORS OR SIMILAR REFLECTING MATERIALS SHALL NOT BE USED ON MEANS OF EGRESS DOORS. MEANS OF EGRESS DOORS SHALL NOT BE CONCEALED BY CURTAINS, DRAPES, DECORATIONS OR SIMILAR MATERIALS.

### EGRESS WINDOW NOTES:

- AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20 INCHES IN WIDTH, 24 INCHES IN HEIGHT AND 5.75 SQ. FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44 INCHES A.F.F. ACCORDING WITH F.B.C.-2004 (R.310.1.1, R.310.1.2, AND R.310.1.3).

### EGRESS DOORS SAFETY NOTES:

- NO DOOR IN ANY MEANS OF ESCAPE SHALL BE LOCKED AGAINST EGRESS WHEN THE BUILDING IS OCCUPIED. ALL LOCKING DEVICES THAT IMPEDE OR PROHIBIT EGRESS OR THAT CANNOT BE EASILY DISENGAGED SHALL BE PROHIBITED.
- ALL WINDOWS TO BE PROTECTED WITH DADE COUNTY PRODUCT CONTROL APPROVED STORM SHUTTERS

### BATHROOMS DOORS SAFETY NOTES:

- EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET.
- EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED.

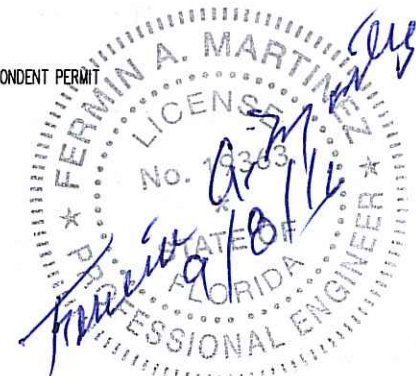
### CONDENSATE LINES

#### R320.7 PROTECTION AGAINST DECAY AND TERMITES.

CONDENSATE LINES AND ROOF DOWNSPOUTS SHALL DISCHARGE AT LEAST 1 FOOT (305 MM) AWAY FROM THE STRUCTURE SIDEWALL, WHETHER BY UNDERGROUND PIPING, TAIL EXTENSIONS OR SPLASH BLOCKS. GUTTERS WITH DOWNSPOUTS ARE REQUIRED ON ALL BUILDINGS WITH EAVES OF LESS THAN 6 INCHES (152 MM) HORIZONTAL PROJECTION EXCEPT FOR GABLE END RAKES OR ON A ROOF ABOVE ANOTHER ROOF.

### NOTES:

- ALL SHOP DRAWINGS REQUIRED APPROVAL IN THE CITY.
- ALL CONTROL PRODUCT APPROVAL WILL BE SUBMITTED WITH THE CORRESPONDENT PERMIT



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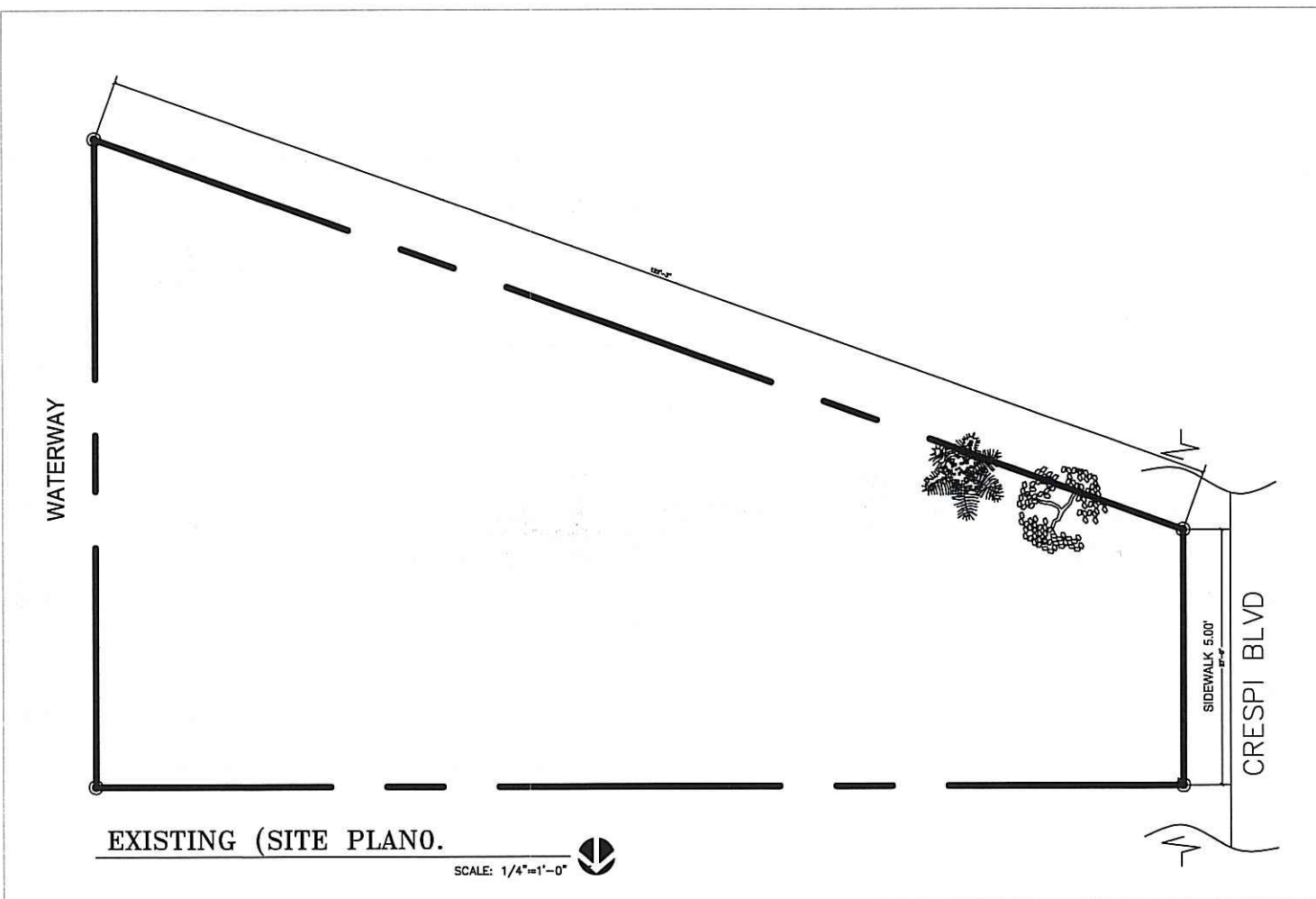
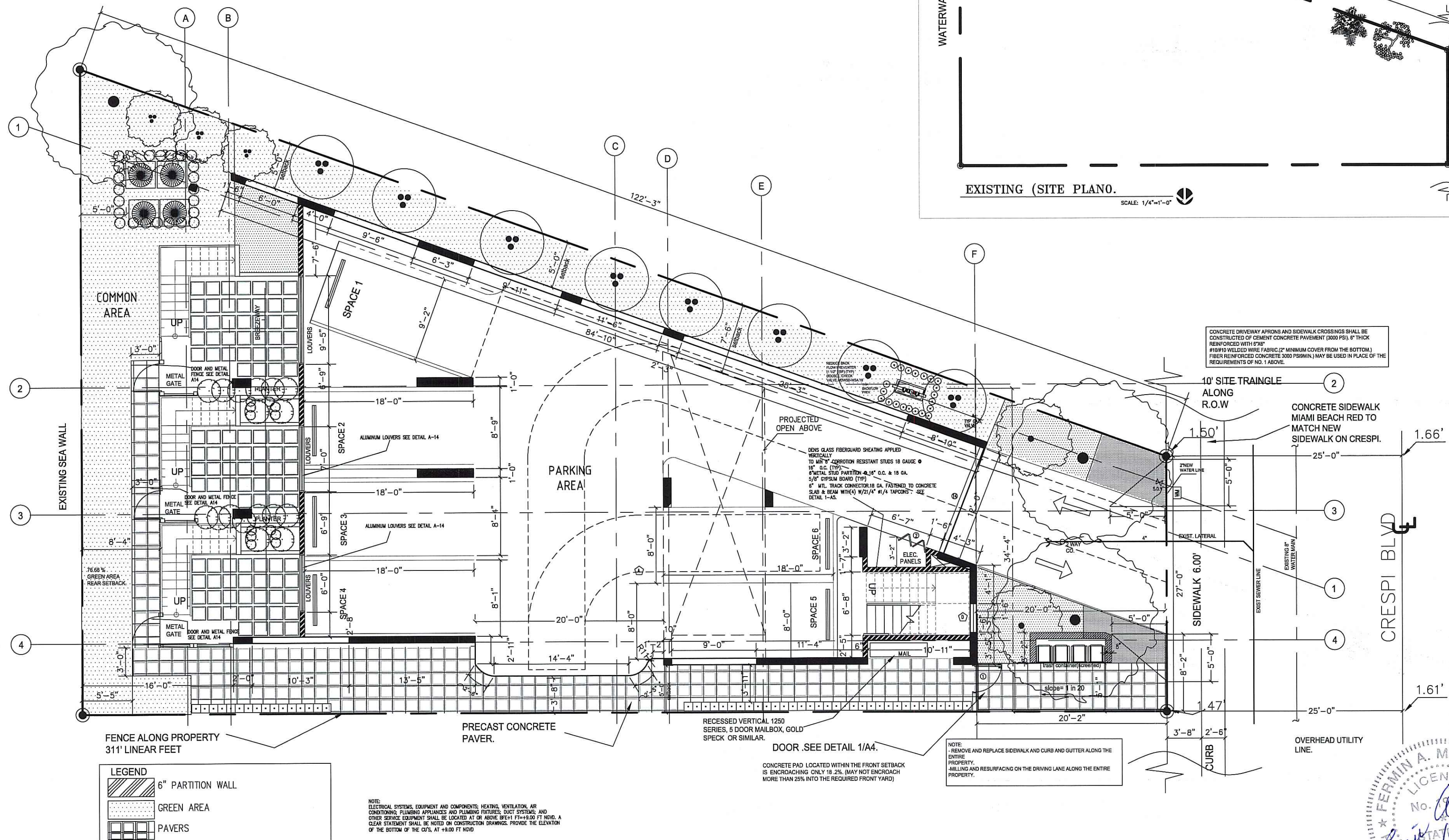
FERMIN  
MARTINEZ  
P.E. 19363

JOB  
NUMBER

SHEET INDEX  
ZONING  
& FAR  
SHEET NUMBER

A-1a





PARKING LOT/GROUND FLOOR  
SCALE: 3/16"=1'-0"

**FERMIN MARTINEZ** 19363  
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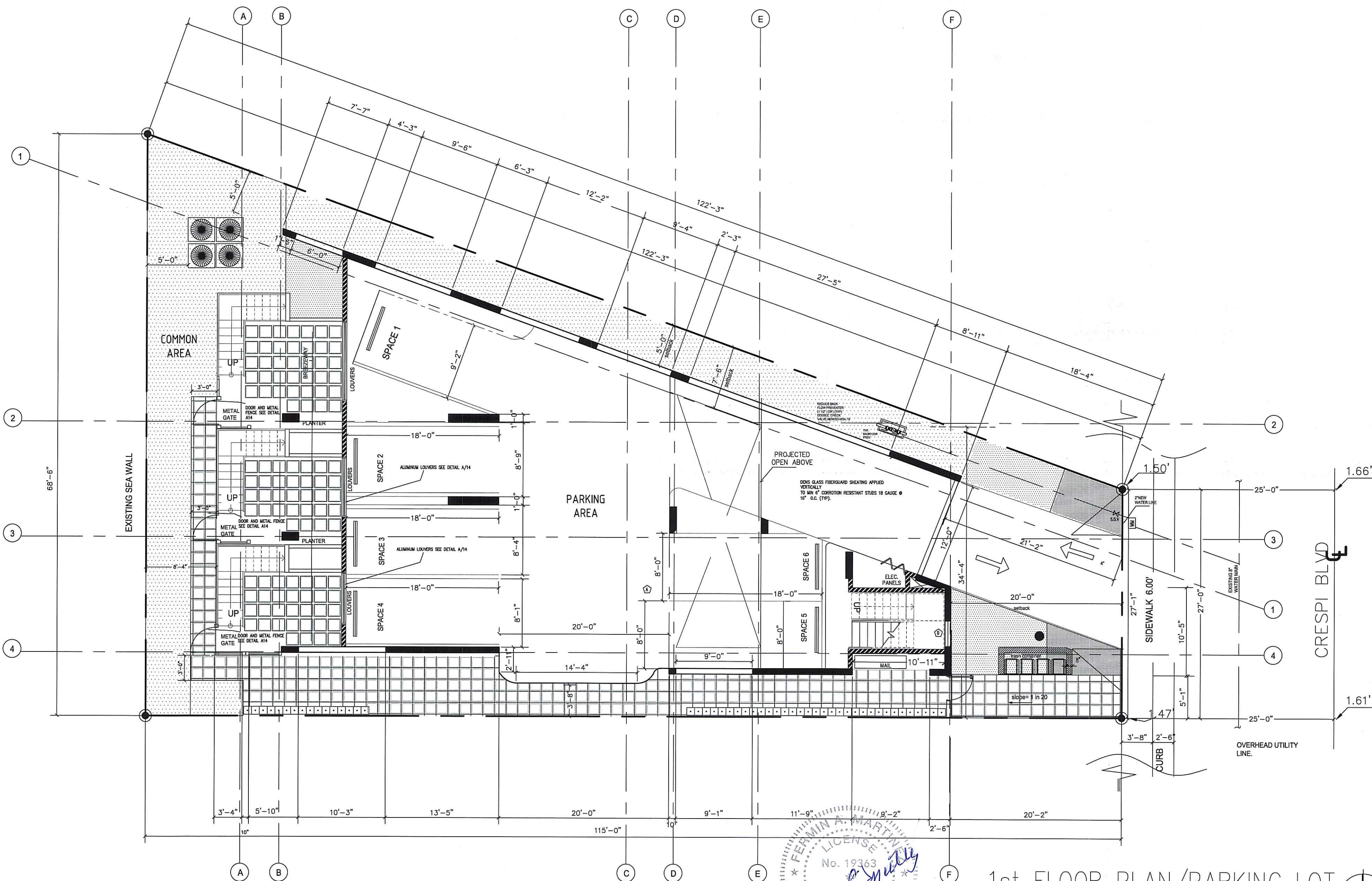
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JOB  
NUMBER

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PARKING  
LOT PLAN  
SHEET NUMBER

A-2

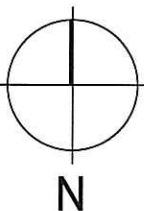




FERMIN A. MARTINEZ  
 No. 19363  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 9/10/16

# 1st FLOOR PLAN/PARKING LOT

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



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SEALAND CONDO  
 8127 CRESPI BLVD  
 MIAMI BEACH, FL 33141

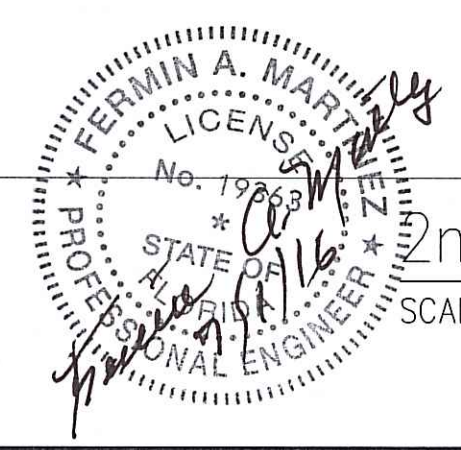
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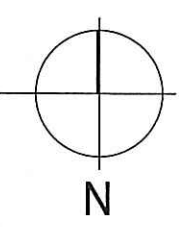
SHEET INDEX  
 1st FLOOR  
 PLAN

A-3





2nd FLOOR PLAN  
SCALE: 3/16"=1'-0"



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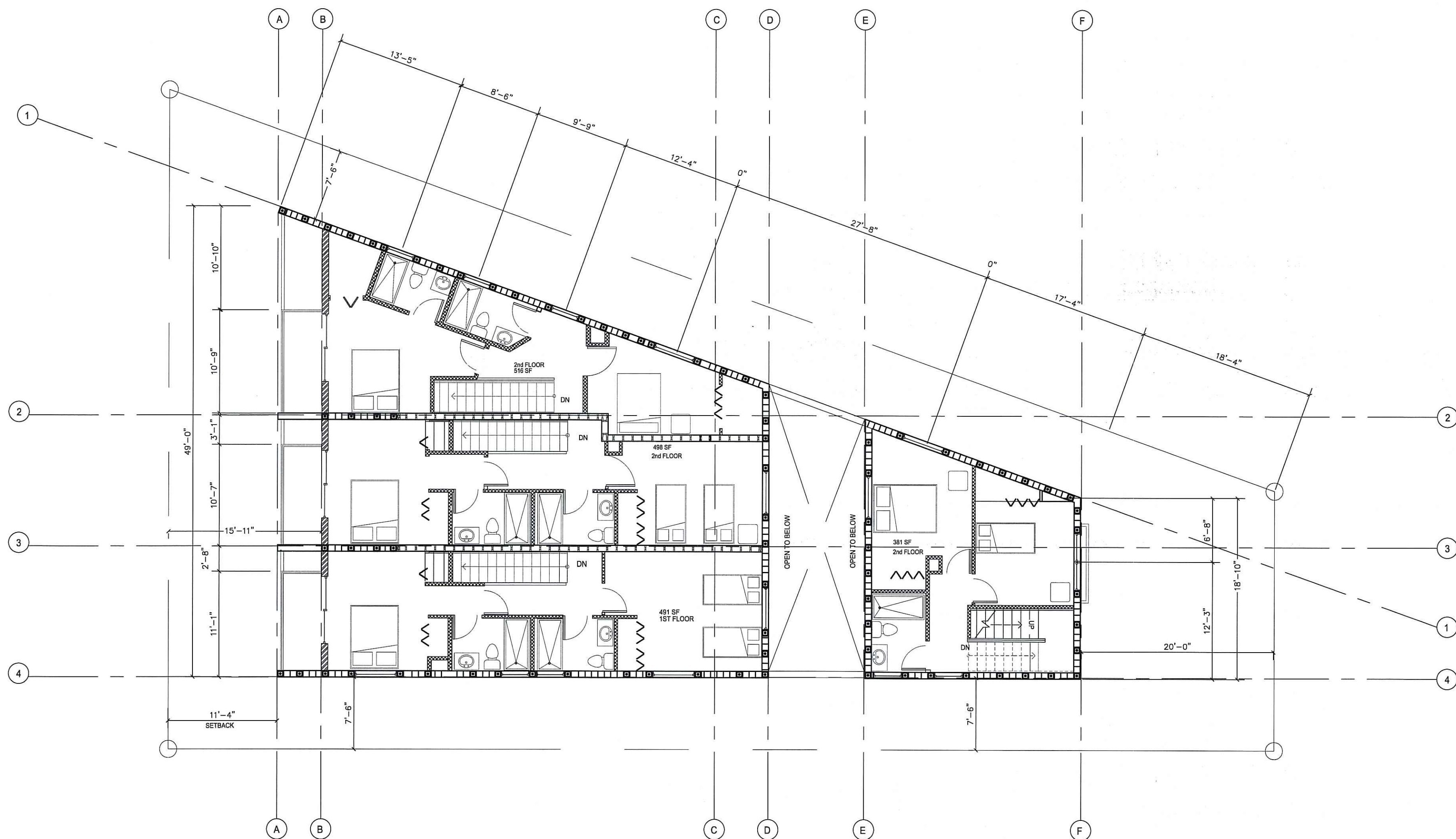
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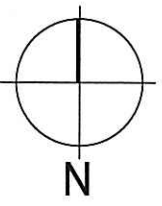
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2nd  
FLOOR PLAN  
SHEET NUMBER  
A-4





LICENSE  
 No. 19363  
 STATE OF FLORIDA  
 PROFESSIONAL ENGINEER  
 FERMIN A. MARTINEZ

3rd FLOOR PLAN  
 SCALE: 3/16"=1'-0"



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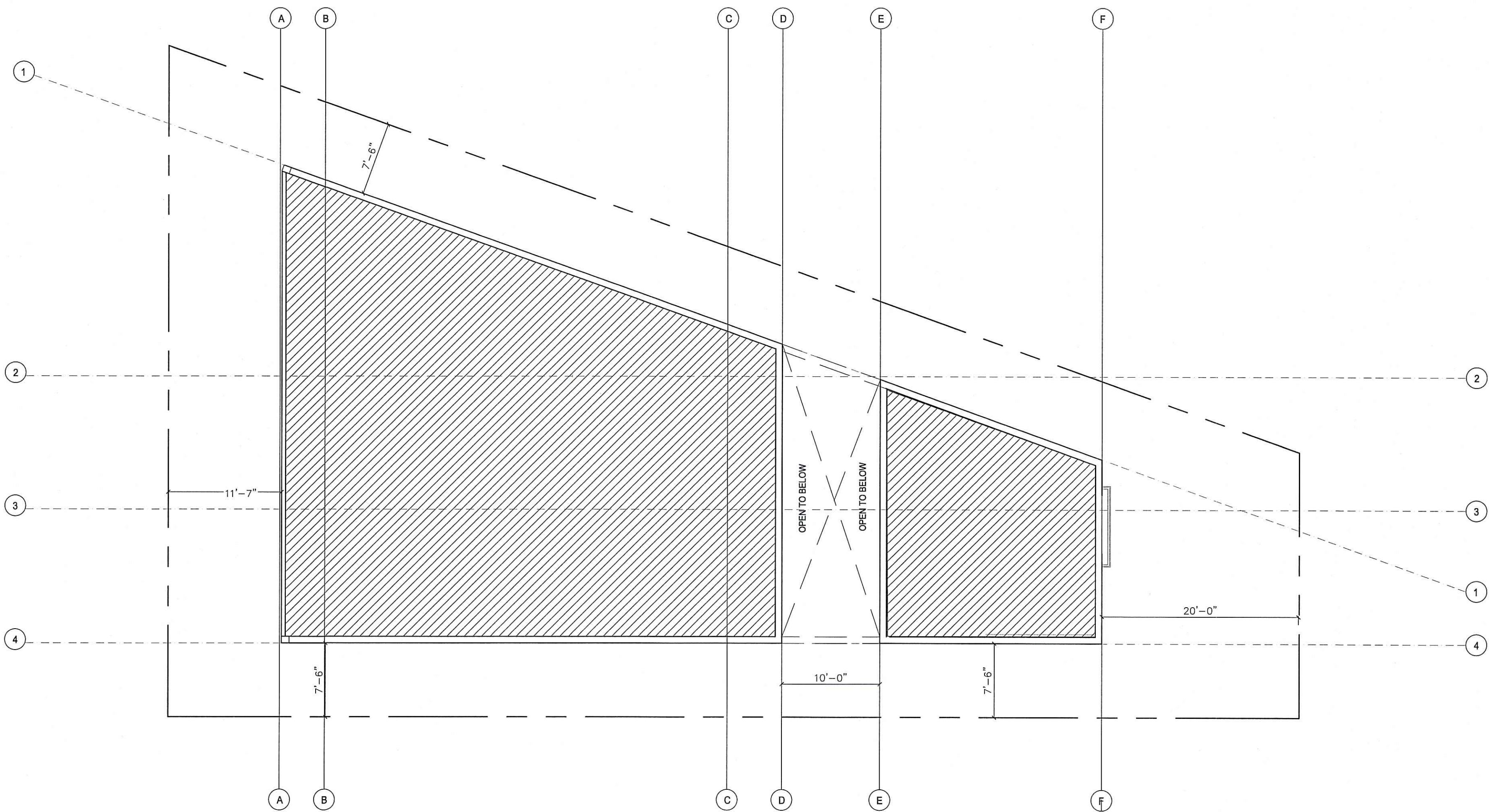
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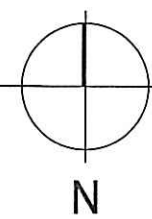
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SHEET INDEX  
 3rd  
 FLOOR PLAN  
 SHEET NUMBER  
 A-5





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



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JOB NUMBER

SHEET INDEX  
ROOF  
PLAN  
SHEET NUMBER

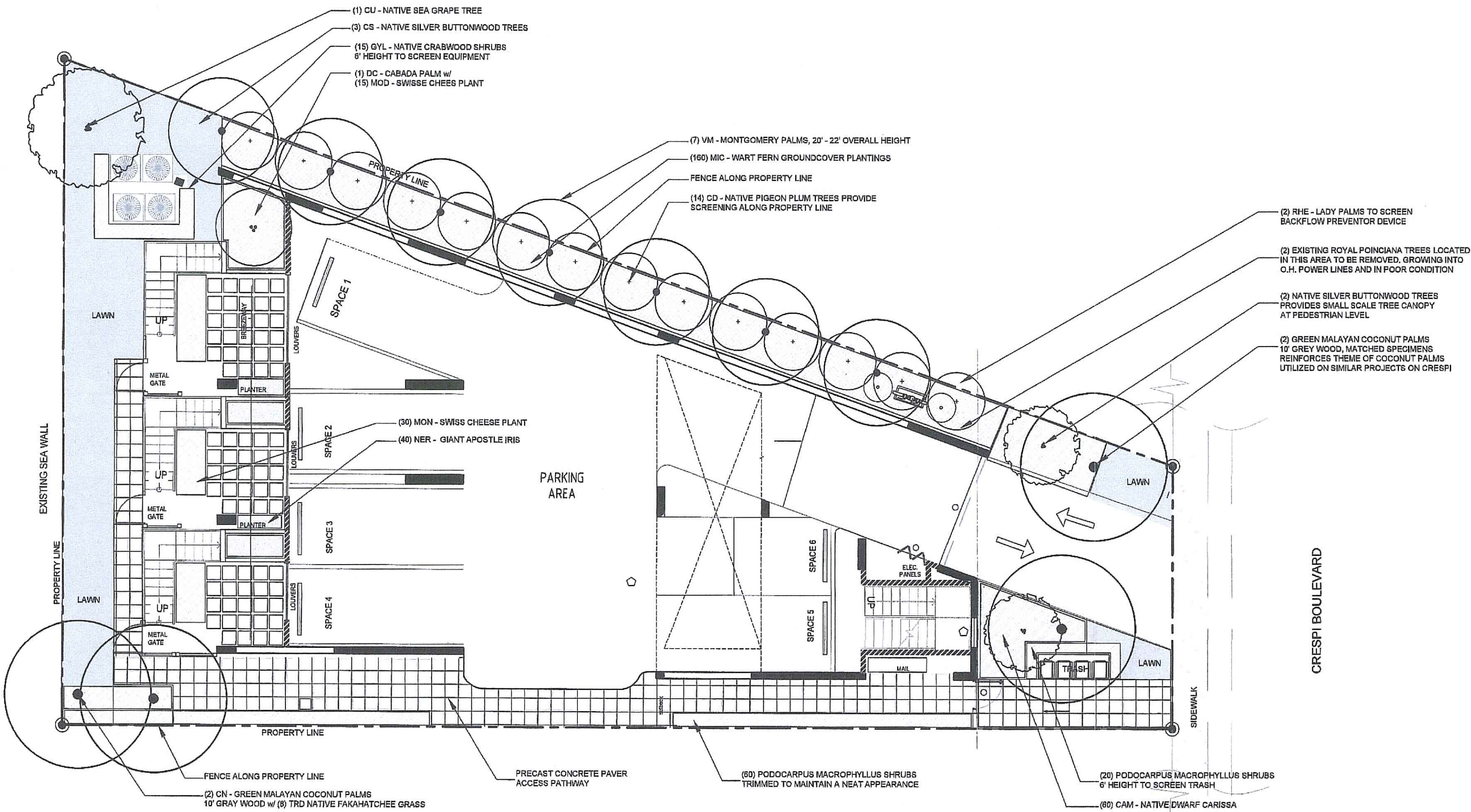
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**New Building**  
8127 Crespi Boulevard, Miami Beach, Florida 33141



PLANTLIST - 8127 Crespi Boulevard					
SYM.	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT x SPREAD & SPECIFICATION
TREES					
CD	YES	14	PIGEON PLUM TREE	Coccoloba diversifolia	65 gallon, 14' height, 6' spread, 3" dbh, equal to Treeworld Wholesale
CS	YES	5	SILVER BUTTONWOOD TREE	Conocarpus erectus 'Sericeus'	12' height, 6" clear trunk, standard form, Treeworld Wholesale
CU	YES	1	SEAGRAPE TREE	Coccoloba uvifera	100 gallon, 14' height, 8' spread, 4" dbh, equal to Treeworld Wholesale
PALMS					
CN	NO	4	'GR. MALAYAN' COCONUT PALMS	Cocos nucifera 'Green Malayan'	10' grey wood, full heads, matched
DC	NO	1	CABADA PALM	Dypsis cabadae	45 gallon, 10' height min., full to base
RHE	NO	2	LADY PALM	Rhapis excelsa	5' height and 5' spread, full
VM	NO	7	MONTGOMERY PALM	Veitchia montgomeryana	Field Grown, 20-22' overall height, single, Florida Fancy
SHRUBS					
CAM	YES	60	DWARF CARISSA	Carissa macrocarpa 'Emerald Blankaet'	3 gallon, full, space 12" on center
GYL	YES	15	CRABWOOD	Gynnanthes lucida	25 gallon, bush, 6' height, full
POD	NO	60	PODOCARPUS	Podocarpus macrophyllus	6' height, full to base, space to create consistent linear row
GROUNDCOVERS					
MIC	NO	160	WART FERN	Microsorium scolopendrium	1 gallon, full, space 18" on center
MOD	NO	45	SWISS CHEESE PLANT	Monstera deliciosa	7 gallon, full, 30" on center
NER	NO	40	GIANT APOSTLE'S IRIS	Nesomeria gracilis 'Regina'	1 gallon, full, 12" on center
TRD	YES	8	NATIVE FAKAHATCHEE GRASS	Tripsacum dactyloides	3 gallon, full, 24" on center
SOD & MULCH					
LAWN			SEASHORE PASPALUM / Paspalum vaginatum		

**LANDSCAPE PLAN NOTES**

1. EXISTING SITE CONDITIONS HAVE BEEN FIELD VERIFIED BY LANDSCAPE ARCHITECT. THE PROPOSED LANDSCAPE IMPROVEMENTS INDICATED ON THIS PLAN ARE IN KEEPING WITH THE LANDSCAPE PLANTINGS LOCATED ALONG CRESPI BOULEVARD.

2. THERE ARE (2) EXISTING TREES PROPOSED TO BE REMOVED FROM THIS PROPERTY. THEY ARE (2) MEDIUM SCALE ROYAL POINCIANA TREES CURRENTLY GROWING INTO THE EXISTING OVERHEAD POWER LINES. BOTH TREES ARE IN POOR CONDITION AND POSE A SAFETY HAZARD.

3. ALL LANDSCAPE AREAS ARE TO BE 100% COVERED BY A FULLY AUTOMATIC IRRIGATION SYSTEM WITH A RAIN SENSOR.

0' 8' 16' 24'  
3/16" = 1'-0"

**LANDSCAPE PLAN**

Professional Seal  
*Christopher Crawley*  
09.07.2016  
CHRISTOPHER CRAWLEY, RLA  
FLORIDA LICENSE 26000460  
Title: Landscape Plan  
Scale: As Noted  
Date: September 07, 2016  
Drawing:  
**L-1**



N.T.S.

NTF

N.T.S.

## 1130

CARE SHALL BE TAKEN TO AVOID PLACEMENT OF CONSTRUCTION FILL, GRAVEL, AND OR DEBRIS OVER THE ROOTBALLS OF INSTALLED OR EXISTING TREES AND OR PALMS ON SITE.

2" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.

6" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.

12" DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT

**REMOVE ALL LIMEROCK PRESENT TO A DEPTH OF AT LEAST 30" BEFORE PLACING NEW PLANTING SOIL, APPLY NEW CLEAN PLANTING SOIL IN PLANTING AREA AS REQUIRED**

EXCAVATE AND REMOVE ALL LIMESTONE, ROCKS, DEBRIS, ETC. TO A DEPTH OF 12" AND BACKFILL W/ 50:50 TOPSOIL:SAND MIX. BUILDING FOUNDATIONS SHALL BE THE SAME DEPTH TO A WIDTH OF 36" FROM THE BUILDING BASE.

[illegible]

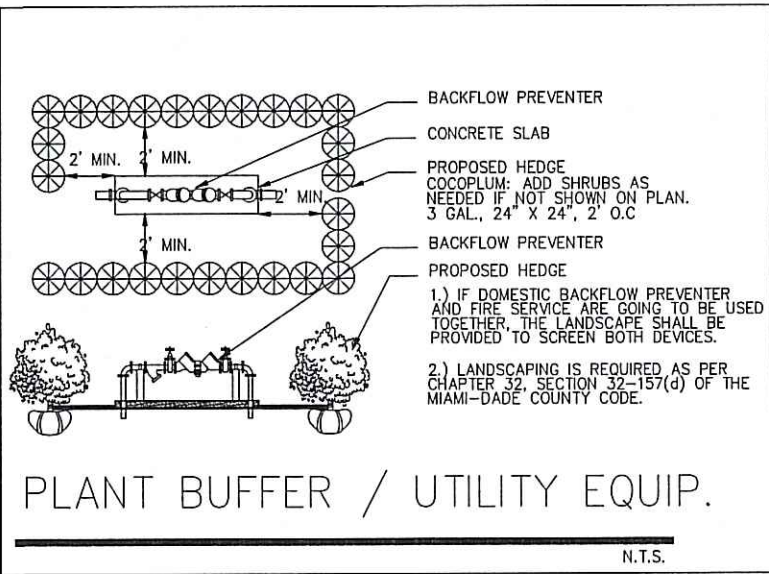
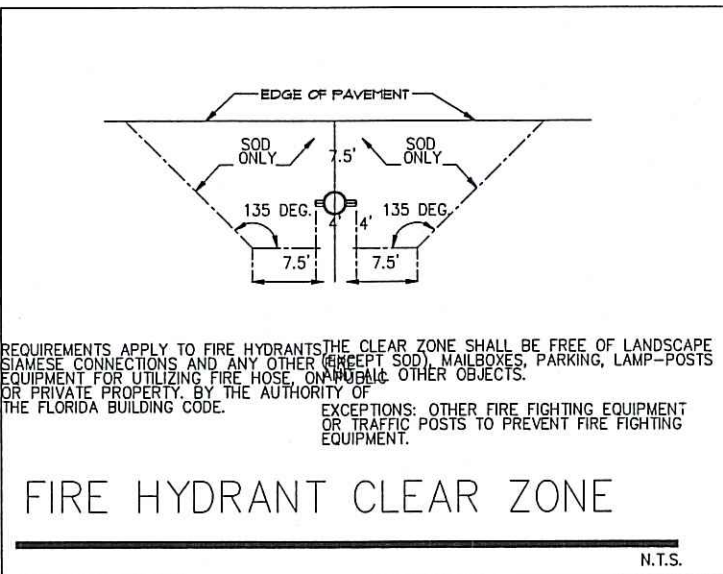
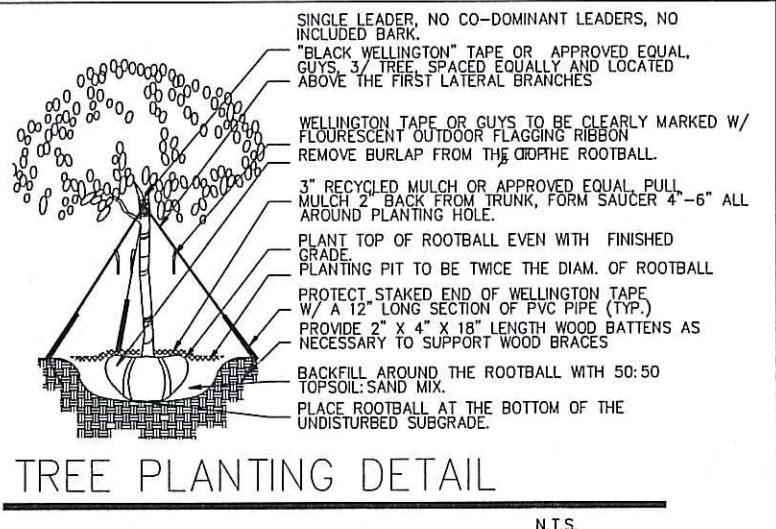
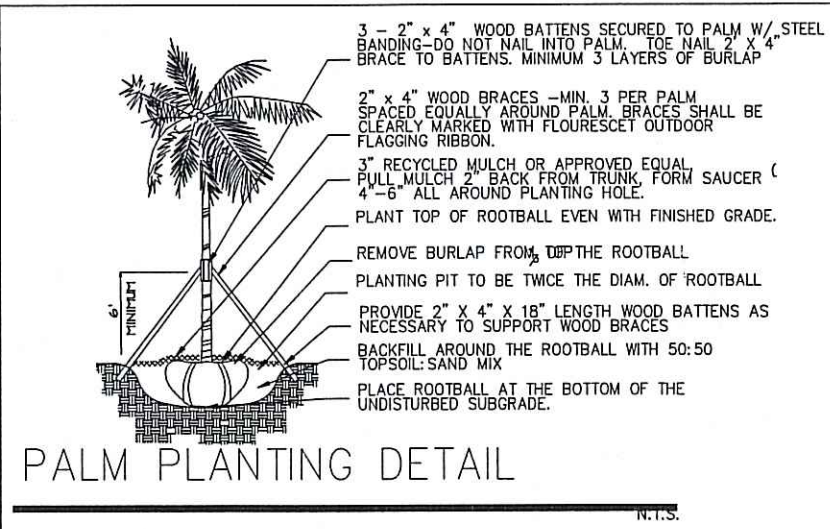
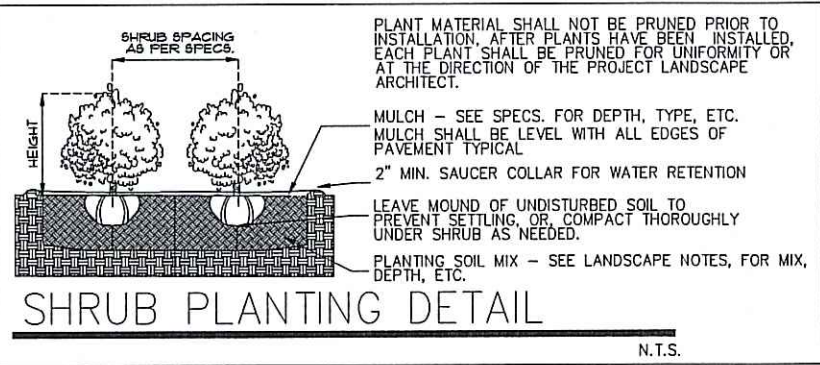
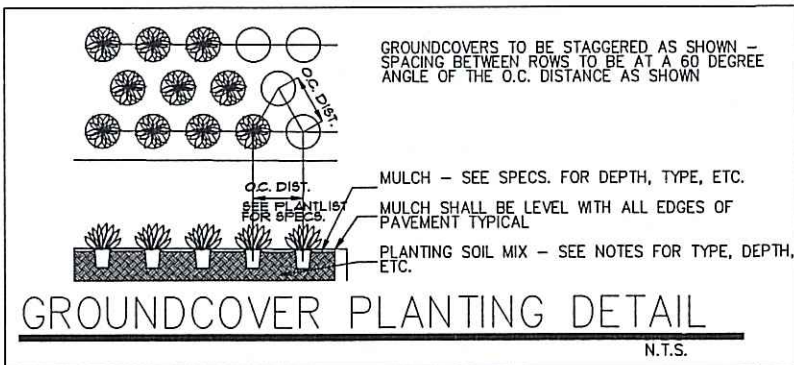
THE CANOPY MITIGATION OF 312 SF AS REQUIRED BY THE CITY OF MIAMI BEACH, CHAPTER 46 - ENVIRONMENT, DIVISION 2, TREE PRESERVATION and PROTECTION ORDINANCE HAS BEEN MET AND EXCEEDED. A TOTAL 3,350 SF OF CANOPY HAS BEEN PROVIDED.

- (1) NATIVE SEA GRAPE TREE: 300 SF (MB category I @ 300 SF each)
- (14) NATIVE PIGEON PLUM TREES: 2,100 SF (MB category II @ 150 SF each)
- (5) NATIVE SILVER BUTTWOOD TREES: 750 SF (MB category II @ 150 SF each)
- (4) COCONUT PALMS: 200 SF (MB category IV @ 50 SF each)

1. CONTRACTOR SHALL REMOVE ALL STAKES, POLES, WELLINGTON TAPE AND OR BRACING MATERIALS FROM ALL PALMS, TREES AND SHRUBS WITHIN 1 YEAR OF INSTALLATION, APPLICABLE TO ALL PLANTING DETAILS ON THIS SHEET.

L-2





## LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER.
- CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATION OF, AVOID, AND PROTECT ALL UTILITY LINES, BURIED CABLES, AND OTHER UTILITIES.
- TREE, PALM, ACCENT AND BED LINES ARE TO BE LOCATED IN THE FIELD AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- ANY CHANGES TO R.O.W. (RIGHT OF WAY) MATERIAL IN REGARDS TO PLACEMENT OF SPECIES SHALL REQUIRE THE APPROVAL AND CONSULTATION OF THE CITY URBAN FORESTER AND OR CITY STAFF.
- ALL PLANTING SOIL SHALL BE 50:50 TOPSOIL:SAND MIX, FREE OF CLAY, STONES, ROCKS, OR OTHER FOREIGN MATTER. THIS SPECIFICATION INCLUDES ALL BACKFILL FOR BERMS AND OTHER LANDSCAPE AREAS.

CARE SHALL BE TAKEN TO AVOID PLACEMENT OF CONSTRUCTION FILL, GRAVEL, AND, OR DEBRIS OVER THE ROOTBALLS OF INSTALLED OR EXISTING TREES AND OR PALMS ON SITE.

- SODDED-LAWN AREAS.
- DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
- GROUNDCOVER PLANTING BEDS.
- DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.
- SHRUB AND HEDGE PLANTING AREAS.
- DEPTH PLANTING SOIL SPREAD IN PLACE- THROUGHOUT.

TREES, PALMS, SPECIMEN PLANT MATERIAL LOCATIONS: REMOVE ALL LIVEROCKS PRESENT TO A DEPTH OF AT LEAST 30" BEFORE PLACING NEW PLANTING. SUPPLY NEW CLEAN PLANTING SOIL IN PLANTING AREA AS REQUIRED

LANDSCAPE ISLANDS AND BUILDING FOUNDATIONS: EXCAVATE AND REMOVE ALL LIVEROCK, ROCKS, DEBRIS, ETC. TO A DEPTH OF 12" AND BACKFILL W/ 50:50 TOPSOIL:SAND MIX. BUILDING FOUNDATIONS SHALL BE THE SAME DEPTH TO A WIDTH OF FROM THE BUILDING BASE.

5. THE SITE CONTRACTOR SHALL BE RESPONSIBLE TO BRING ALL GRADES TO WITHIN 2" OF FINAL GRADES. THIS SHALL INCLUDE A 2" APPLICATION OF 50:50 TOPSOIL:SAND MIX FOR ALL LANDSCAPE AND AREAS TO BE SODDED.

6. THE LANDSCAPE CONTRACTOR SHALL CALCULATE AND SUBMIT AN ITEMIZED PRICE FOR THE APPLICATION OF 50:50 MIX FOR ALL SOD AREAS AS A REFERENCE IN THE CASE THAT THERE WOULD BE A DISCREPANCY BETWEEN SITE AND LANDSCAPE CONTRACTORS AND NOTIFY THE SITE CONTRACTOR OR PROJECT SUPERINTENDENT AS TO THIS DISCREPANCY. IT WILL THEN BE DETERMINED WHICH PARTY WILL PROVIDE THIS 2" TOPSOIL:SAND APPLICATION AND SUBSEQUENT PAYMENT. OTHER PLANTING SOIL MIXES TO BE ADDED, I.E. FOR TREES, PALMS, SPECIMEN PLANTS, SHRUBS AND GROUNDCOVERS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR AND BE INCLUSIVE WITH THE LANDSCAPE BID.

7. CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR AND LEAVE PROVISIONS FOR ALL SLEEVING AND PIPE ROUTING. ALL UNDERGROUND UTILITIES TO BE LOCATED BY DIALING 811 AS REQUIRED BY LAW.

8. ALL PLANTING BEDS SHALL BE MULCHED TO A DEPTH OF 3" WITH AN APPROVED ORGANIC MULCH FREE FROM WEEDS AND PESTS. NO CYPRESS MULCH OR RED DYED MULCH TO BE ACCEPTED. KEEP MULCH 3" AWAY FROM TREE OR PALM TRUNKS AS PER INDUSTRY RECOMMENDATIONS.

SOD SHALL BE STRONGLY ROOTED, FREE FROM WEED, FUNGUS, INSECTS AND DISEASE. CONTRACTOR SHALL SOD ALL AREAS AS INDICATED ON THE PLANS OR AS DIRECTED. PAYMENT SHALL BE DETERMINED BY THE TOTAL MEASURED SODDED AREAS X THE UNIT PRICE SUBMITTED AND FIELD VERIFIED. SOD SHALL CARRY A 9-MONTH WARRANTY.

10. ALL TREES, PALMS, SHRUBS AND GROUNDCOVERS SHALL CARRY A ONE-YEAR WARRANTY FROM THE DATE OF FINAL ACCEPTANCE.

ALL TREES AND PALMS SHALL BE STAKED PER ACCEPTED STANDARDS BY THE FLORIDA NURSERYMEN & GROWERS LANDSCAPE ASSOCIATION (ENGLA) AND ANSI A-300 (PART 6)-2012 TREE, SHRUB AND OTHER WOODY PLANT MANAGEMENT STANDARD PRACTICES (PLANTING AND TRANSPLANTING). CONTRACTOR SHALL ENSURE THAT THE PLANS, DETAILS, SPECIFICATIONS AND NOTES HAVE BEEN ADHERED TO AND THAT THE LANDSCAPE AND IRRIGATION INSTALLATION IS COMPLIANT TO ALL ITEMS AS DIRECTED ON THE PLANS PRIOR TO SCHEDULING OF THE FINAL INSPECTION.

CONTRACTOR SHALL REMOVE ALL STAKES, POLES, WELLINGTON TAPE AND OR BRACING MATERIALS FROM ALL PALMS, TREES AND SHRUBS WITHIN 1 YEAR OF INSTALLATION.

13. THE PLANT LIST IS INTENDED ONLY AS AN AID TO BIDDING. ANY DISCREPANCIES FOUND BETWEEN THE QUANTITIES ON THE PLAN AND PLANT LIST, THE QUANTITIES ON THE PLAN SHALL BE HELD VALID.

14. IRRIGATION SHALL PROVIDE FOR A 100% COVERAGE WITH 50% OVERLAP MINIMUM AND BE PROVIDED BY A FULLY AUTOMATIC IRRIGATION SYSTEM W/ RAIN MOISTURE SENSOR ATTACHED TO CONTROLLER. ALL FLORIDA BUILDING CODE APPENDIX "E" IRRIGATION REQUIREMENTS SHALL BE STRICTLY ADHERED TO FOR INSTALLATION AND PREVAILING WATER MANAGEMENT DISTRICT RESTRICTIONS AND REGULATIONS SHALL BE IN COMPLIANCE FOR POST-INSTALLATION WATERING SCHEDULES.

15. CONTRACTOR SHALL PROVIDE A WATER TRUCK DURING PLANTING TO ENSURE PROPER WATERING-IN DURING INSTALLATION AND WILL BE RESPONSIBLE FOR CONTINUAL WATERING UNTIL FINAL ACCEPTANCE BY THE OWNER.

A MINIMUM OF 6 MONTHS OF SUPPLEMENTAL HAND OR AUTOMATIC IRRIGATION SYSTEM WATERING SHALL BE REQUIRED TO AID IN NEW TREE OR PALM ESTABLISHMENT.

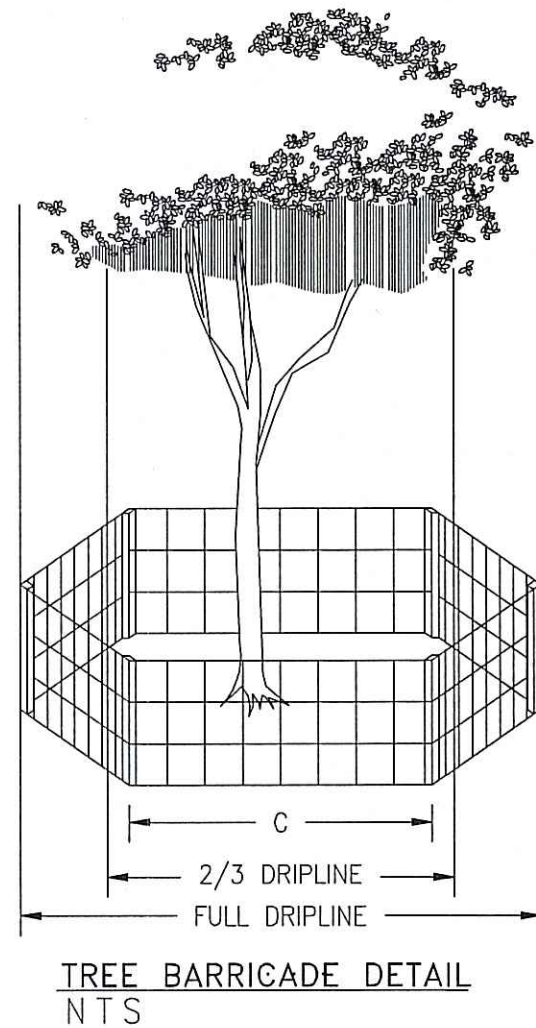
16. FERTILIZATION: ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. FERTILIZER SHALL BE OSMACOTE OR APPROVAL EQUAL.

## EXISTING TREE INVENTORY & DISPOSITION CHART

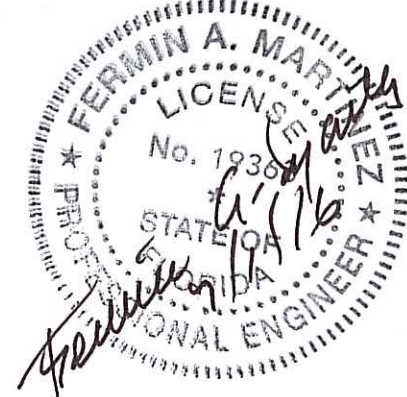
NUMBER	COMMON NAME	BOTANICAL NAME	HT. X SPR.	D.B.H.	CONDITION	ACTION	CANOPY	COMMENTS
#1	Royal Poinciana	Dalmanix regia	+/- 15'	x 25'	+/- 16"	POOR	REMAIN	156 SF
#2	Royal Poinciana	Dalmanix regia	+/- 15'	x 25'	+/- 14"	POOR	REMAIN	156 SF

### LANDSCAPE DETAILS NOTE

1. CONTRACTOR SHALL REMOVE ALL STAKES, POLES, WELLINGTON TAPE AND OR BRACING MATERIALS FROM ALL PALMS, TREES AND SHRUBS WITHIN 1 YEAR OF INSTALLATION. APPLICABLE TO ALL PLANTING DETAILS ON THIS SHEET.



5' MIN HEIGHT  
4"X4" WOOD POST



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Phone (305) 298-3216

SEALAND CONDO  
8127 CRESPI BLVD  
MIAMI BEACH, FL 33141

JOB NUMBER

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LANDSCAPING  
NOTES  
SHEET NUMBER

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### SEC. 24-49.5. TREE PROTECTION REQUIREMENTS DURING CONSTRUCTION.

- DURING SITE DEVELOPMENT, PROTECTION REQUIREMENTS FOR TREES DESIGNATED FOR PRESERVATION UNDER AN APPROVED TREE REMOVAL PERMIT SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
  - PROTECTIVE BARRIERS SHALL BE PLACED AROUND EACH TREE, CLUSTER OF TREES, OR THE EDGE OF THE PRESERVATION AREA NO LESS THAN SIX (6) FEET (IN RADIUS) FROM THE TRUNK OF ANY PROTECTED TREE, CLUSTER OF TREES, OR PRESERVATION AREA UNLESS A LESSER DISTANCE IS SPECIFIED BY THE DEPARTMENT. PROTECTIVE BARRIERS SHALL BE A MINIMUM OF FOUR (4) FEET ABOVE GROUND LEVEL AND SHALL BE CONSTRUCTED OF WOOD, PLASTIC OR METAL, AND SHALL REMAIN IN PLACE UNTIL DEVELOPMENT IS COMPLETED AND THE DEPARTMENT HAS AUTHORIZED THEIR REMOVAL. PROTECTIVE BARRIERS SHALL BE IN PLACE PRIOR TO THE START OF ANY CONSTRUCTION.
  - UNDERSTORY PLANTS WITHIN PROTECTIVE BARRIERS SHALL BE PROTECTED.
  - NO EXCESS OIL, FILL, EQUIPMENT, BUILDING MATERIALS OR BUILDING DEBRIS SHALL BE PLACED WITHIN THE AREAS SURROUNDED BY PROTECTIVE BARRIERS, NOR SHALL THERE BE DISPOSAL OF ANY WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO TREES OR UNDERSTORY PLANTS WITHIN THE AREAS SURROUNDED BY PROTECTIVE BARRIERS.
  - TREES SHALL NOT BE BRACED IN SUCH A FASHION AS TO SCAR, PENETRATE, PERFORATE OR OTHERWISE INFLECT DAMAGE TO THE TREE.
  - NATURAL GRADE SHALL BE MAINTAINED WITHIN PROTECTIVE BARRIERS. IN THE EVENT THAT THE NATURAL GRADE OF THE SITE IS CHANGED AS A RESULT OF SITE DEVELOPMENT SUCH THAT THE SAFETY OF THE TREE MAY BE ENDANGERED, TREE WELLS OR RETAINING WALLS ARE REQUIRED.
  - UNDERGROUND UTILITY LINES SHALL BE PLACED OUTSIDE THE AREAS SURROUNDED BY PROTECTIVE BARRIERS. IF SAID PLACEMENT IS NOT POSSIBLE, DISTURBANCE SHALL BE MINIMIZED BY USING TECHNIQUES SUCH AS TUNNELING OR OVERHEAD UTILITY LINES.
  - FENCES AND WALLS SHALL BE CONSTRUCTED TO AVOID DISTURBANCE TO ANY PROTECTED TREE. POST HOLES AND TRENCHES LOCATED CLOSE TO TREES SHALL BE DUG BY HAND AND ADJUSTED AS NECESSARY, USING TECHNIQUES SUCH AS DISCONTINUOUS FOOTINGS, TO AVOID DAMAGE TO MAJOR ROOTS.



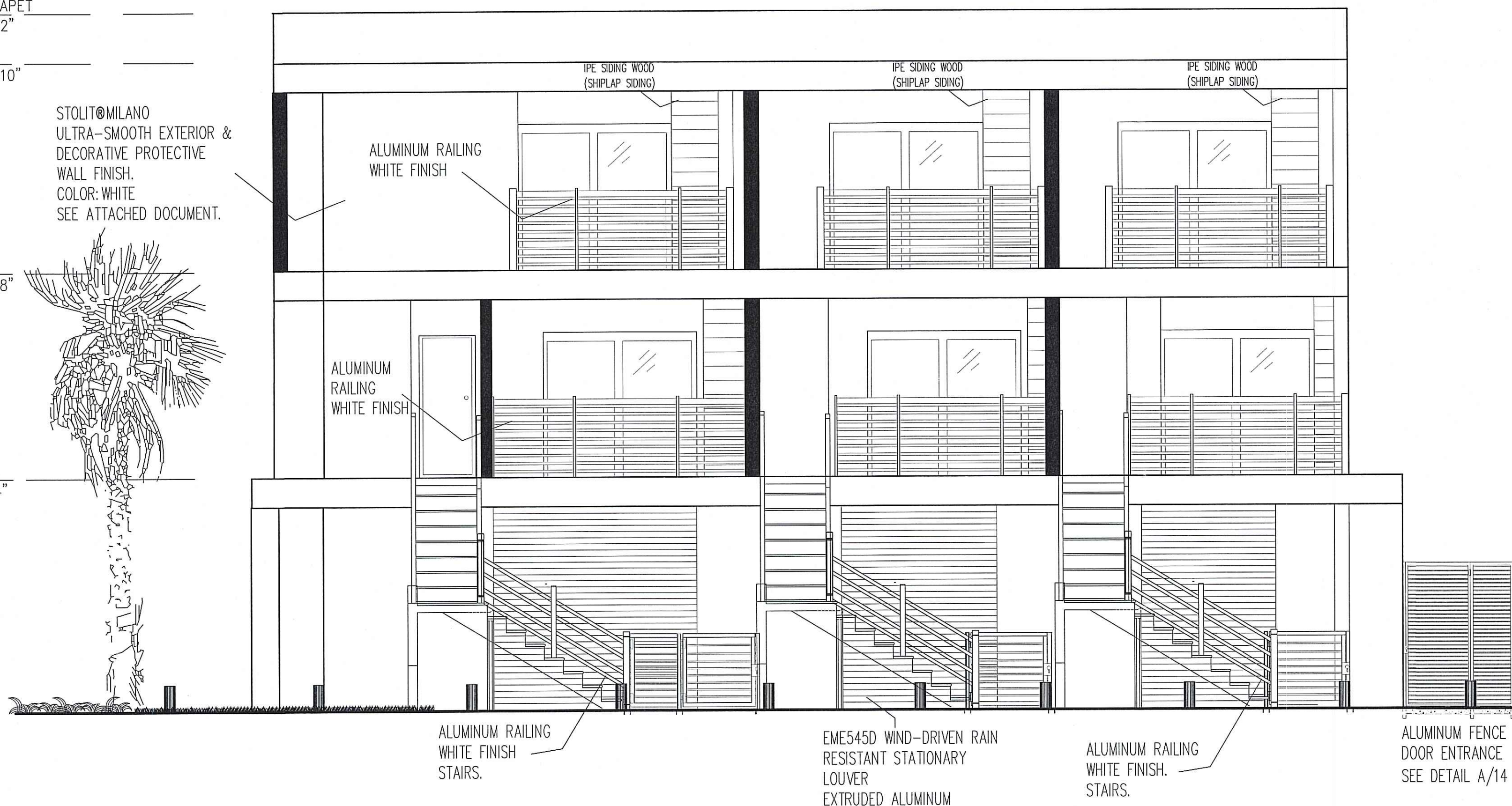
TOP OF PARAPET  
ELEV. +30'-2"

TOP OF T.B.  
ELEV. +27'-10"

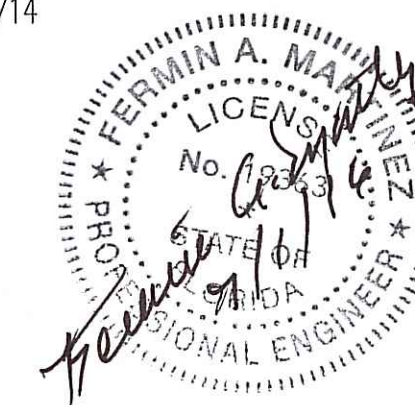
STOLITOMILANO  
ULTRA-SMOOTH EXTERIOR &  
DECORATIVE PROTECTIVE  
WALL FINISH.  
COLOR: WHITE  
SEE ATTACHED DOCUMENT.

TOP OF T.B.  
ELEV. +18'-8"

TOP OF T.B.  
ELEV. +9'-4"



REAR ELEVATION (EAST)  
SCALE: 3/8"=1'-0"



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MARTINEZ  
P.E. 19363

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EAST  
ELEVATION  
SHEET NUMBER

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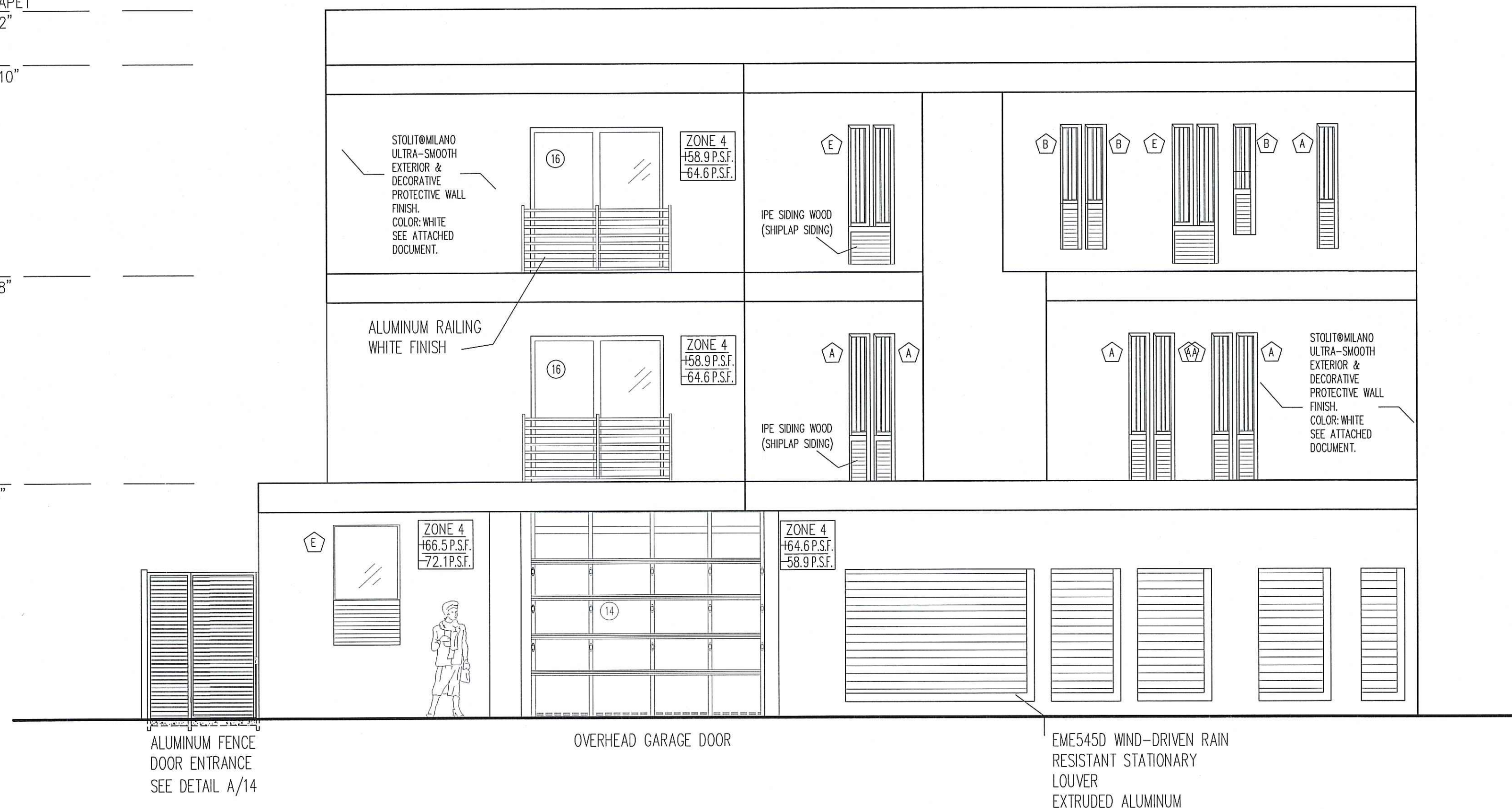


TOP OF PARAPET  
ELEV. +30'-2"

TOP OF T.B.  
ELEV. +27'-10"

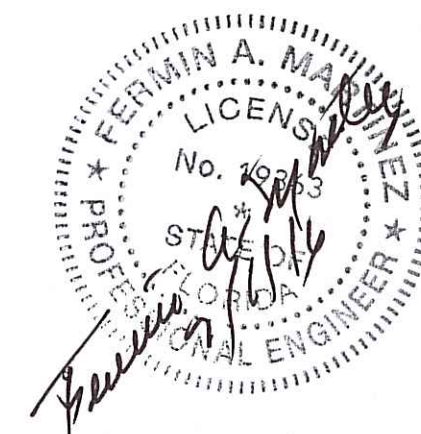
TOP OF T.B.  
ELEV. +18'-8"

TOP OF T.B.  
ELEV. +9'-4"



# FRONT ELEVATION (WEST)

SCALE: 3/8"=1'-0"



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MARTINEZ  
P.E. 19363

JOB NUMBER

SHEET INDEX  
WEST  
ELEVATION  
SHEET NUMBER

A-11

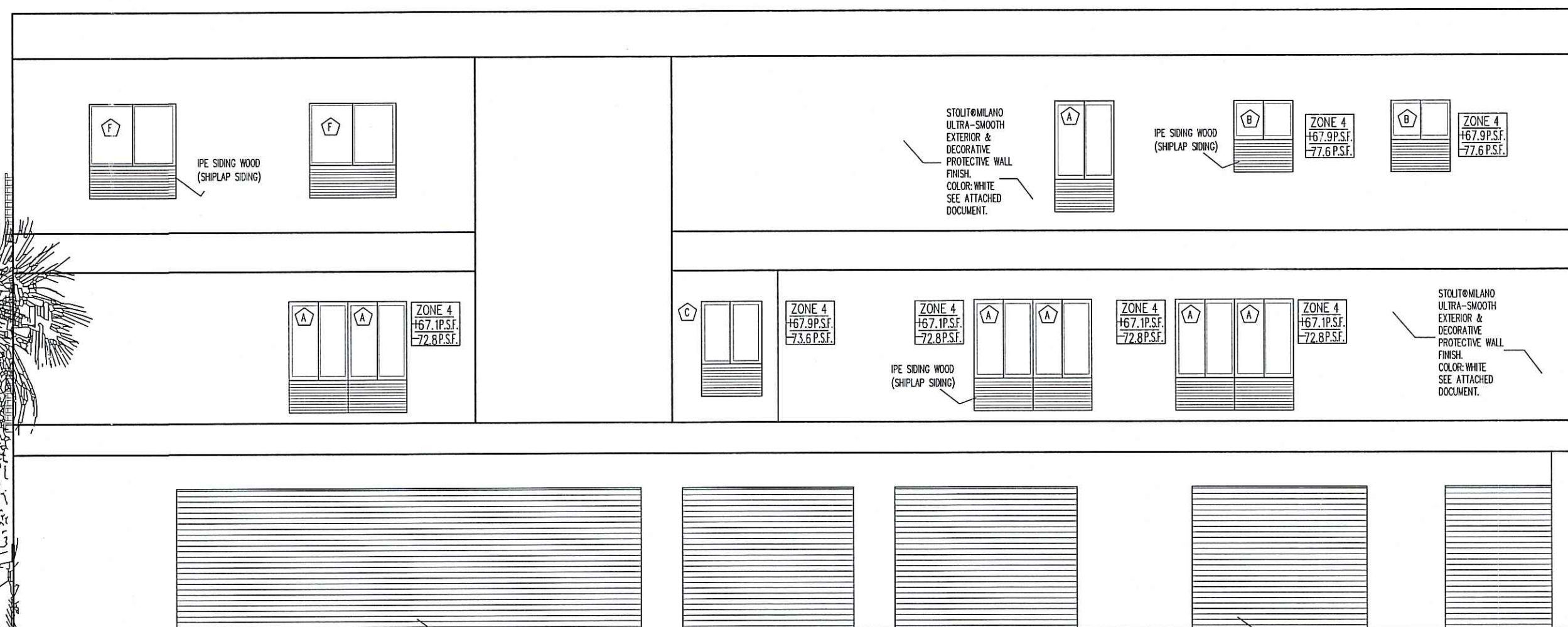
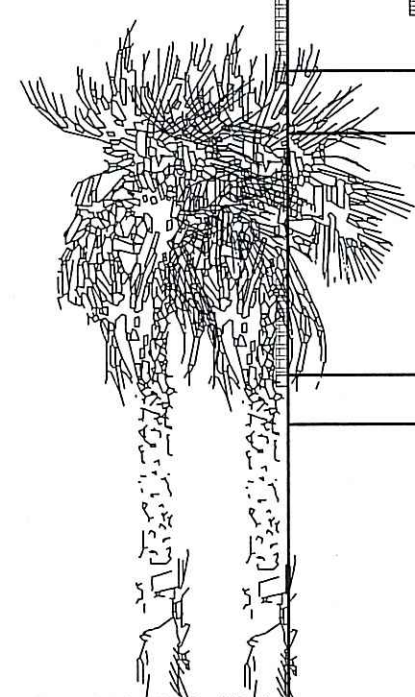


TOP OF PARAPET  
ELEV. +30'-2"

TOP OF T.B.  
ELEV. +27'-10"

TOP OF T.B.  
ELEV. +18'-8"

TOP OF T.B.  
ELEV. +9'-4"

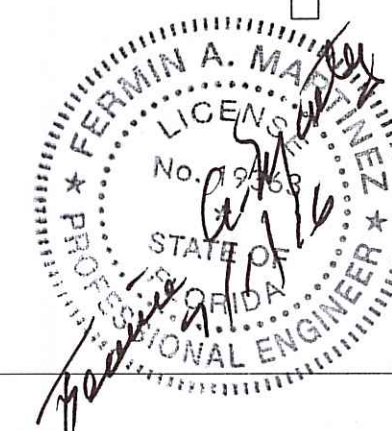


# NORTH ELEVATION

SCALE: 1/4"=1'-0"

EME5450 WIND-DRIVEN RAIN  
RESISTANT STATIONARY  
LOUVER  
EXTRUDED ALUMINUM

EME5450 WIND-DRIVEN RAIN  
RESISTANT STATIONARY  
LOUVER  
EXTRUDED ALUMINUM



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JOB NUMBER

SHEET INDEX  
NORTH  
ELEVATION  
SHEET NUMBER

A-12



TOP OF PARAPET  
ELEV. +30'-2"

TOP OF T.B.  
ELEV. +27'-10"

TOP OF T.B.  
ELEV. +18'-8"

TOP OF T.B.  
ELEV. +9'-4"

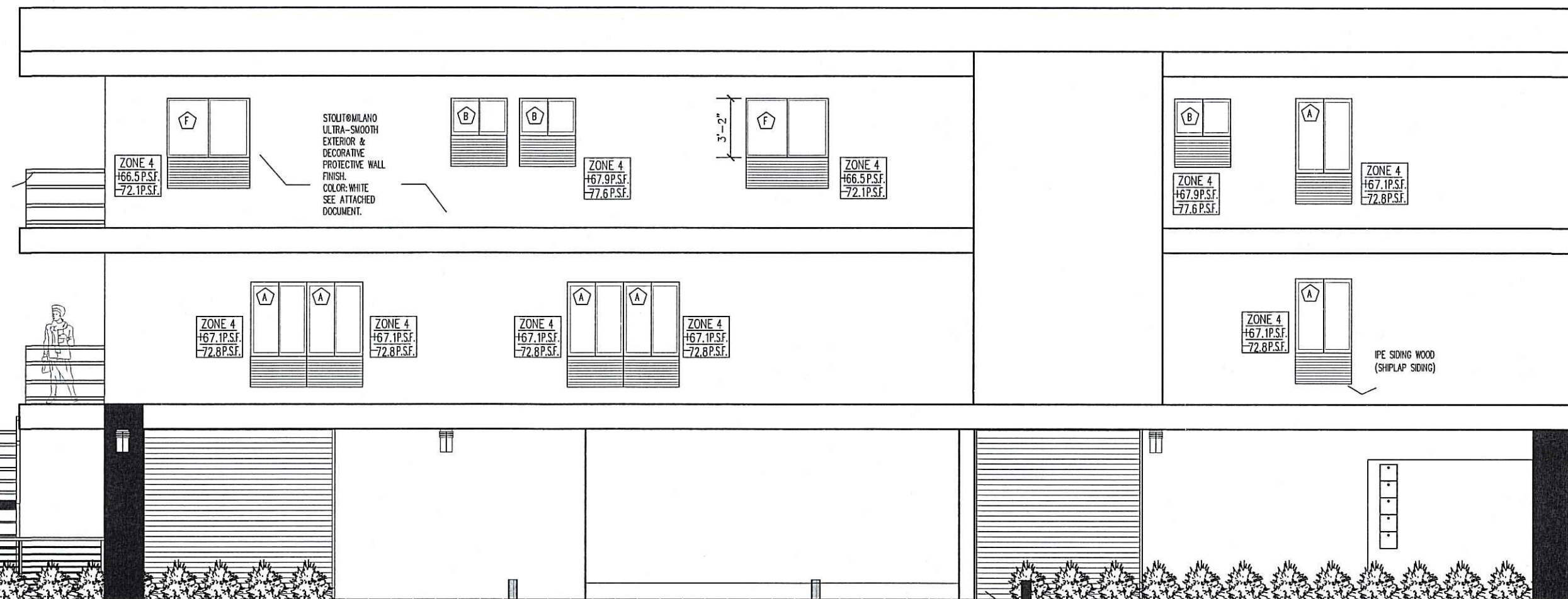
ALUMN  
RAILING

ALUMN  
STAIRS  
SEE DETAIL A/14

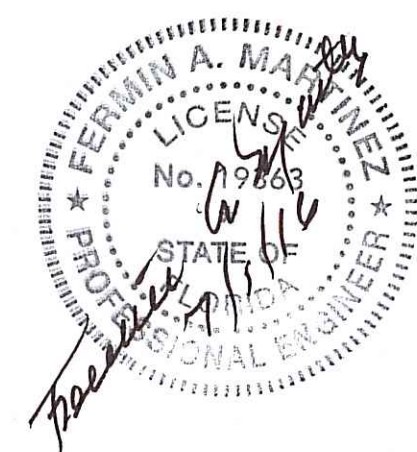
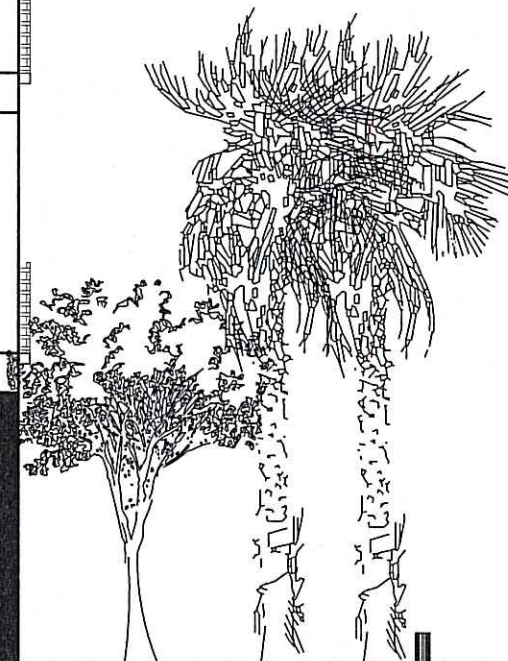
EXISTING  
SEAWALL

SOUTH ELEVATION

SCALE: 1/4"=1'-0"



EMES45D WIND-DRIVEN RAIN  
RESISTANT STATIONARY  
LOUVER  
EXTRUDED ALUMINUM



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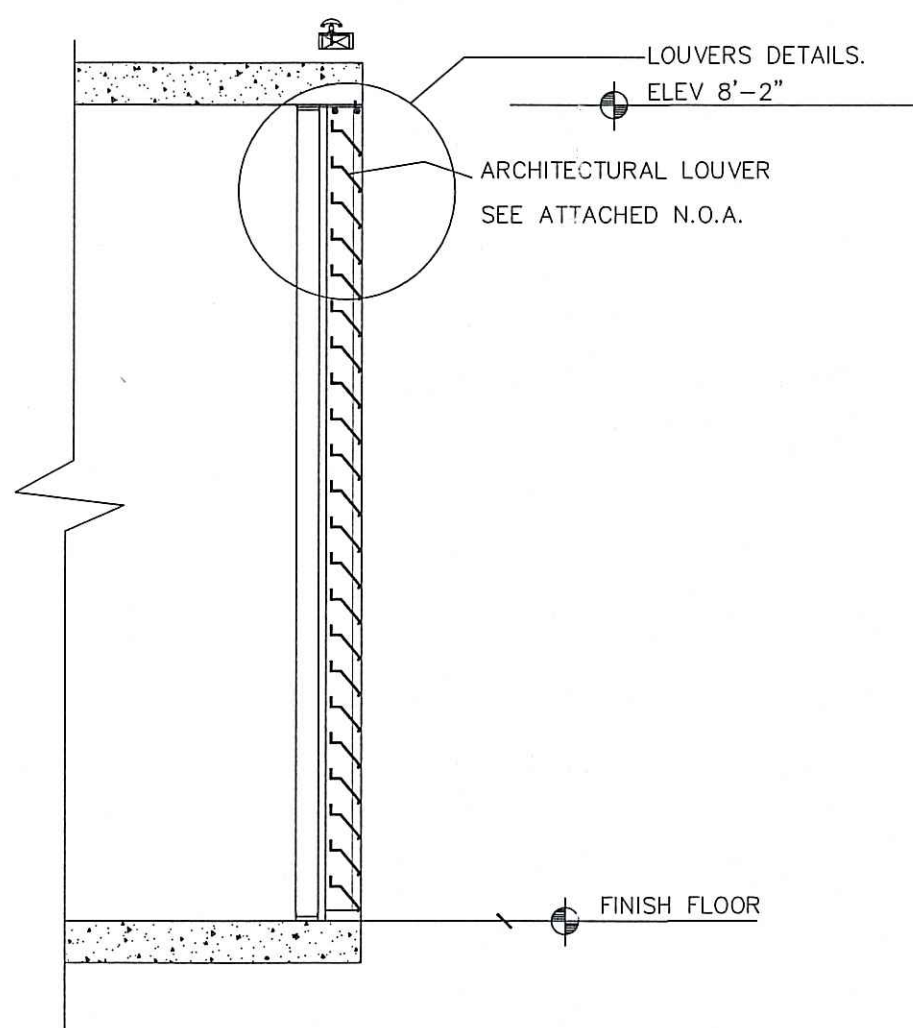
FERMIN  
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JOB NUMBER

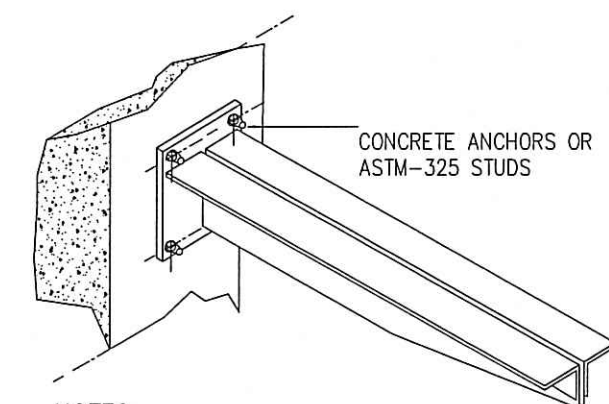
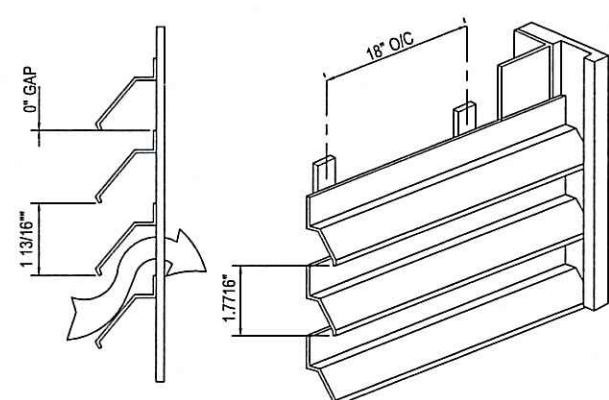
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SOUTH  
ELEVATION  
SHEET NUMBER

A-13



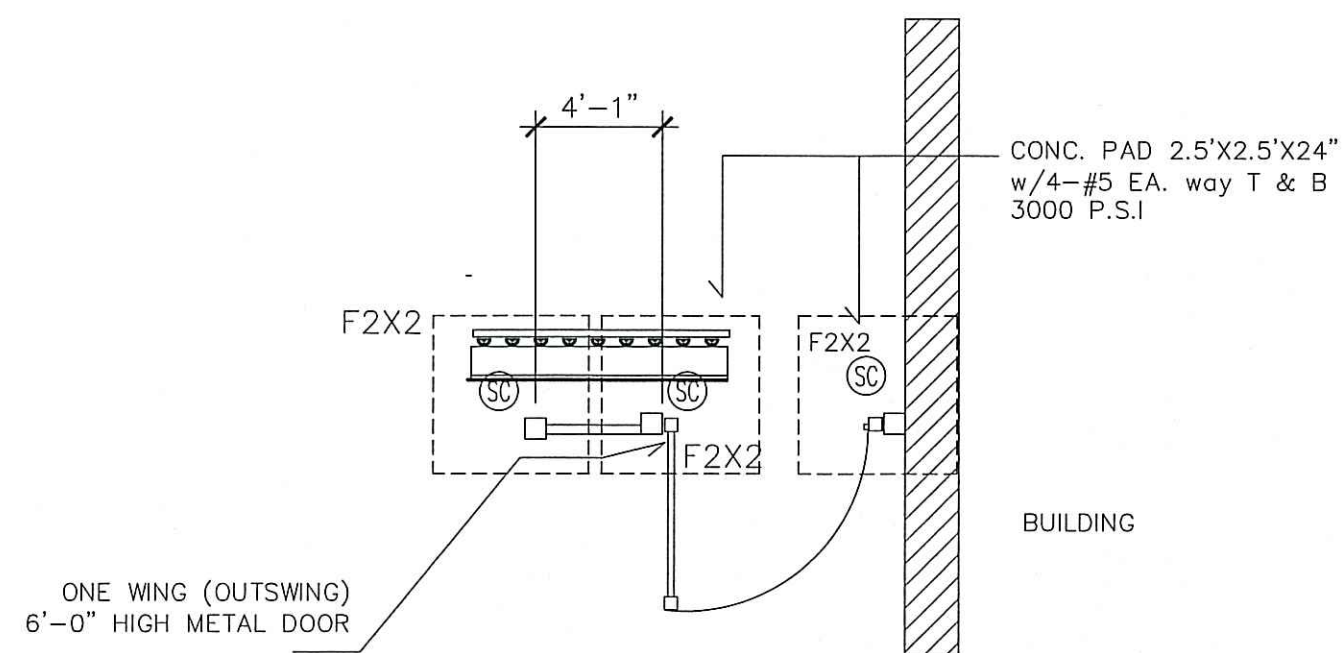


2. LOUVER DETAILS (SCREENING OF THE PARKING LOT).  
N.T.S.

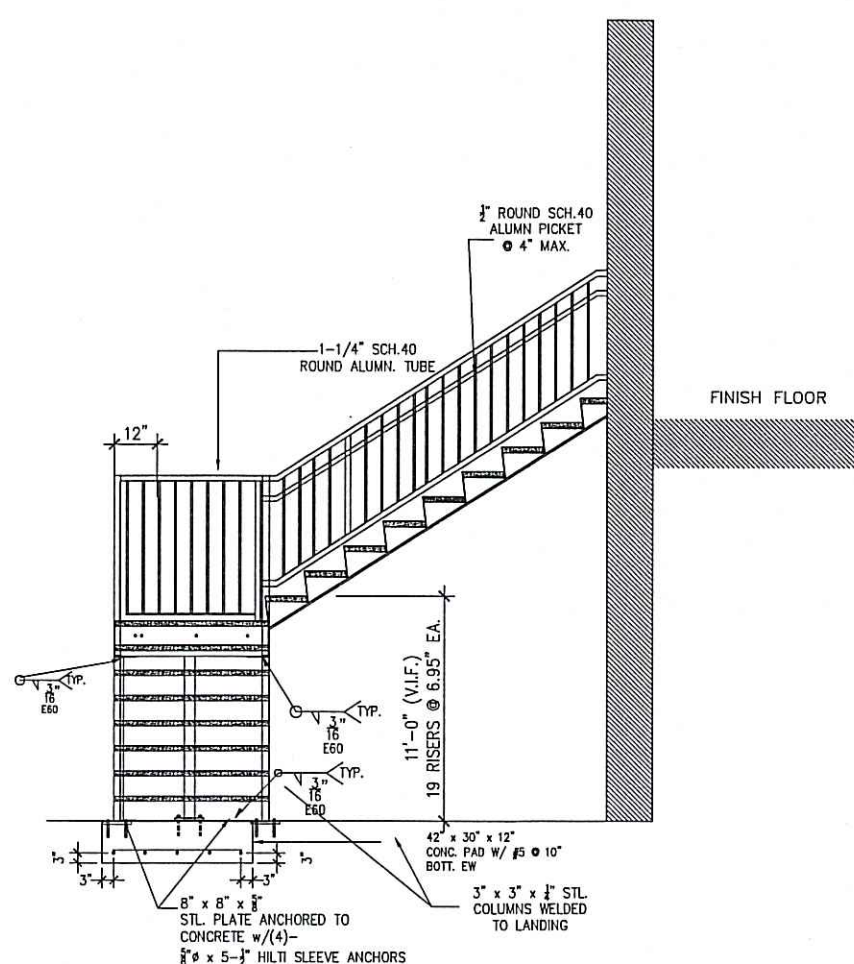


- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  2. DO NOT SCALE DRAWINGS.

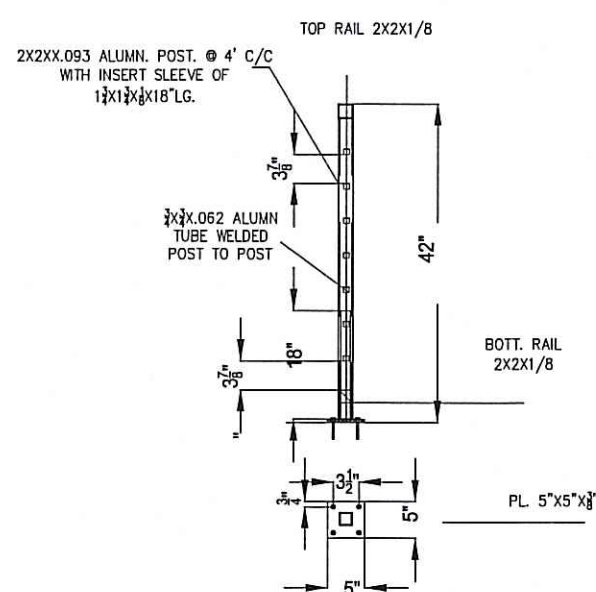
1. LOUVER DETAILS (SCREENING OF THE PARKING LOT).  
N.T.S.



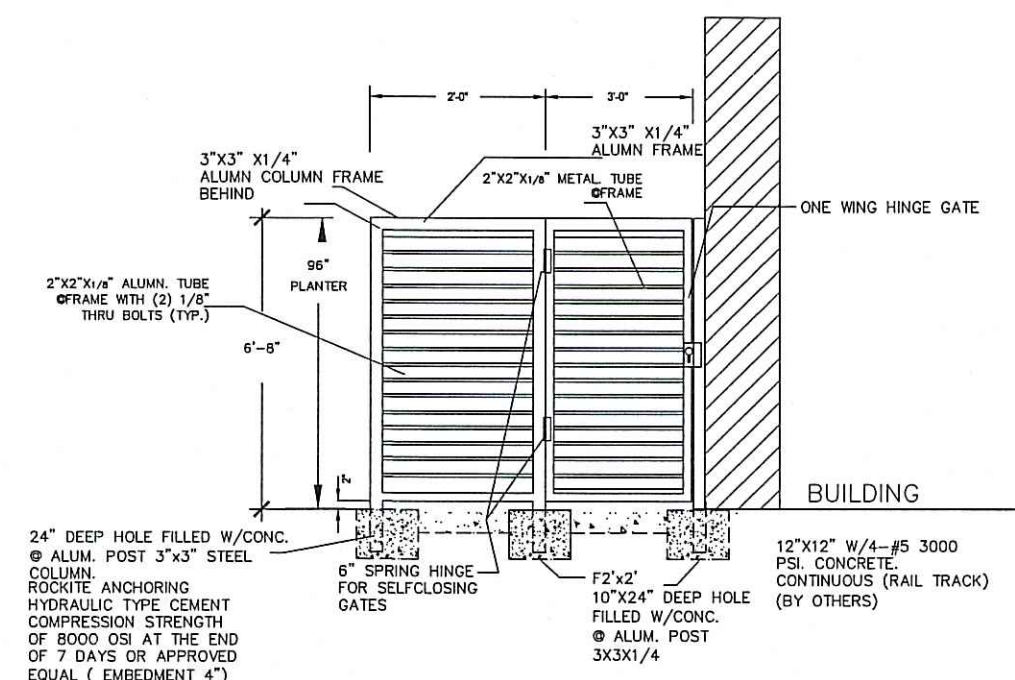
1. FENCE ENTRANCE WALK GATE FRONT PLAN (FRONT ELEVATION)



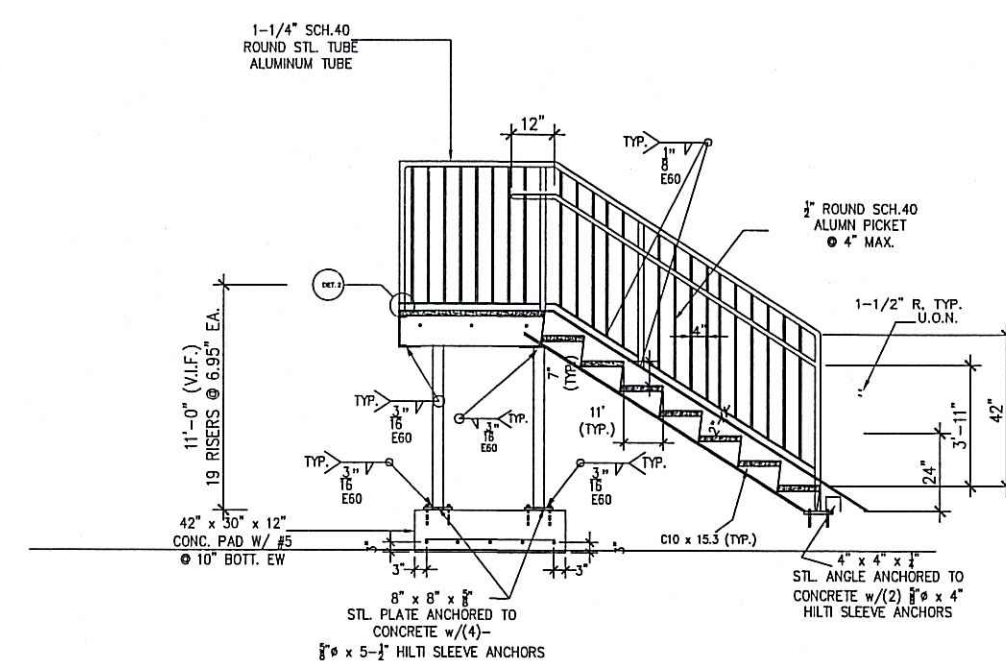
2. FIRST FLOOR EXTERIOR STAIRS REAR ELEVATION (EAST)  
N.T.S.



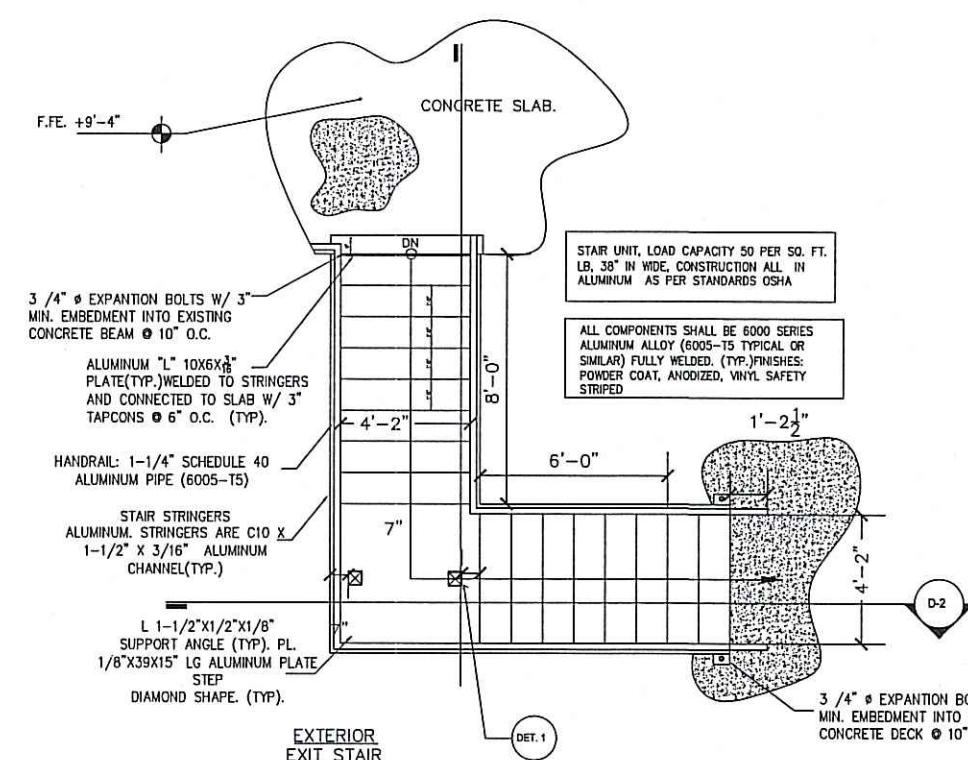
3. SECTION THRU 42" HIGH G.RAIL  
N.T.S.



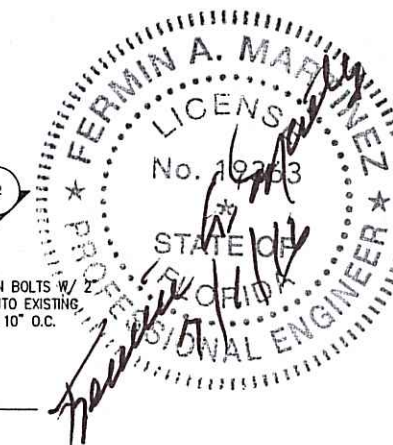
2. FENCE ENTRANCE WALK GATE (FRONT ELEVATION)



2. FIRST FLOOR EXTERIOR STAIRS REAR ELEVATION (EAST)  
N.T.S.



4. STAIR PLAN REAR ELEVATION (EAST)  
N.T.S.



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SHEET INDEX  
ARCHITECTURAL  
DETAILS  
SHEET NUMBER

A-14





— SITE —

PHOTO 1(EAST) SURROUNDING PROPERTIES/SEPT 2013

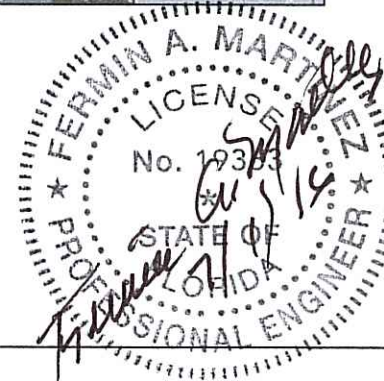


PHOTO 3(WEST) SURROUNDING PROPERTIES/SEPT 2013



PHOTO 4(EAST) SURROUNDING PROPERTIES/SEPT 2013

— SITE —



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CONTEXTUAL  
PHOTOS  
SHEET NUMBER

A-15





PHOTO 5(WEST) /SEPT 2013 WATERWAY VIEW.

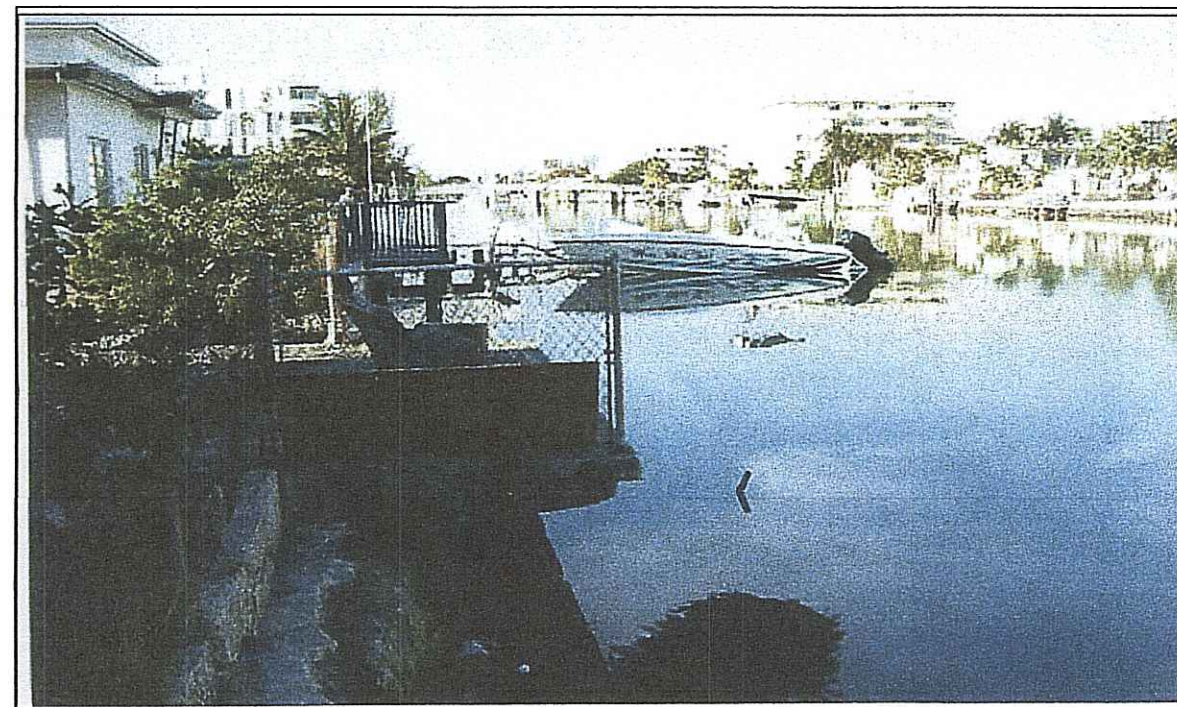


PHOTO 6(NORTH) /SEPT 2013 INTERIOR



PHOTO 7(NORTH) /SEPT 2013 INTERIOR



PHOTO 10(EAST) /SEPT 2013 INTERIOR

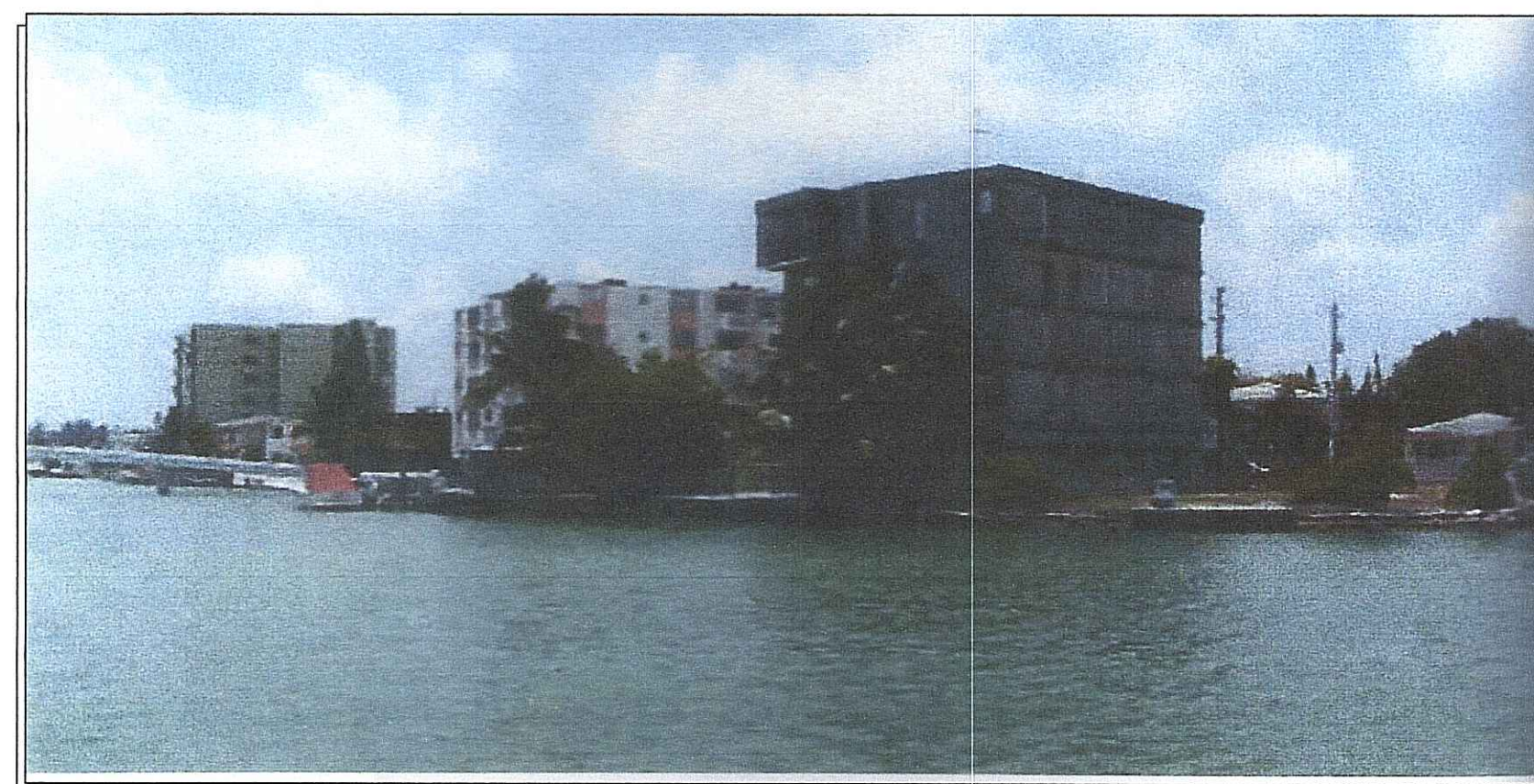
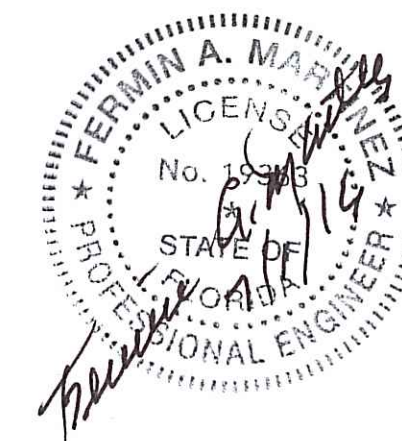


PHOTO 11(EAST) /SEPT 2013 WATERWAY VIEW



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PHOTO 12(EAST) /SEPT 2013 WATERWAY VIEW



PHOTO 13(EAST) /SEPT 2013 WATERWAY VIEW

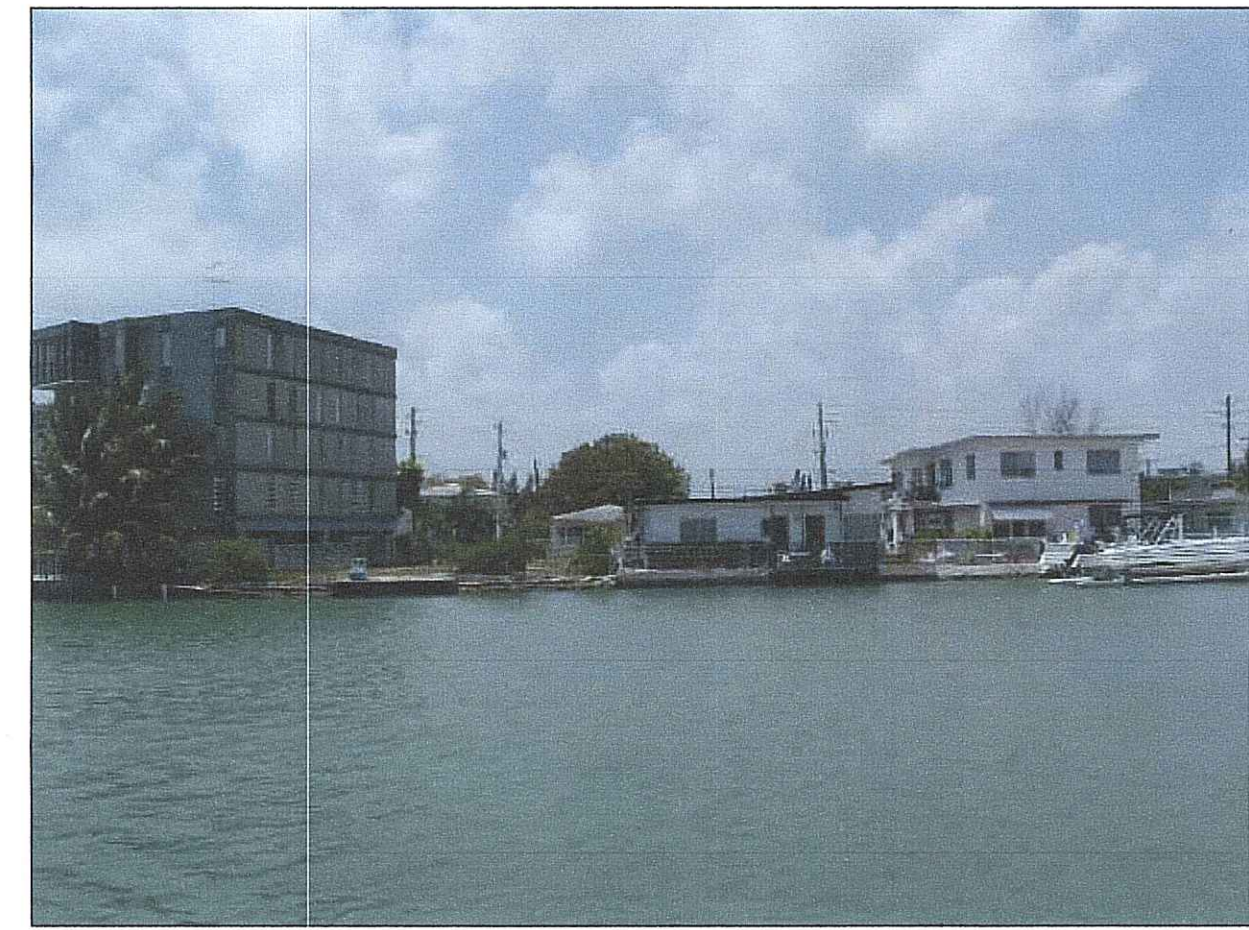


PHOTO 14(EAST) /SEPT 2013 WATERWAY VIEW



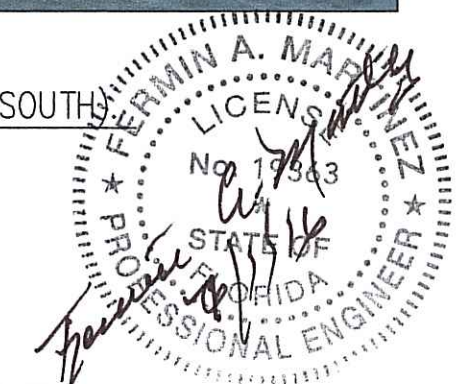
PHOTO 9(EAST) /SEPT 2013 INTERIOR



PHOTO 15(EAST) /SEPT 2013 WATERWAY VIEW (SOUTH).



PHOTO 16(EAST) /SEPT 2013 WATERWAY VIEW (SOUTH)



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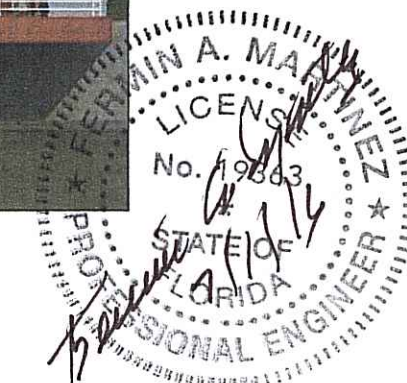
NORTH SIDE PERSPECTIVE



WEST SIDE PERSPECTIVE



EAST SIDE PERSPECTIVE



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EAST VIEW



EAST VIEW



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