

4-TOWNHOUSES UNITS BUILDING
"SEALAND"

8127 CRESPI BOULEVARD
MIAMI BEACH FLORIDA, 33141

INDEX OF DRAWINGS

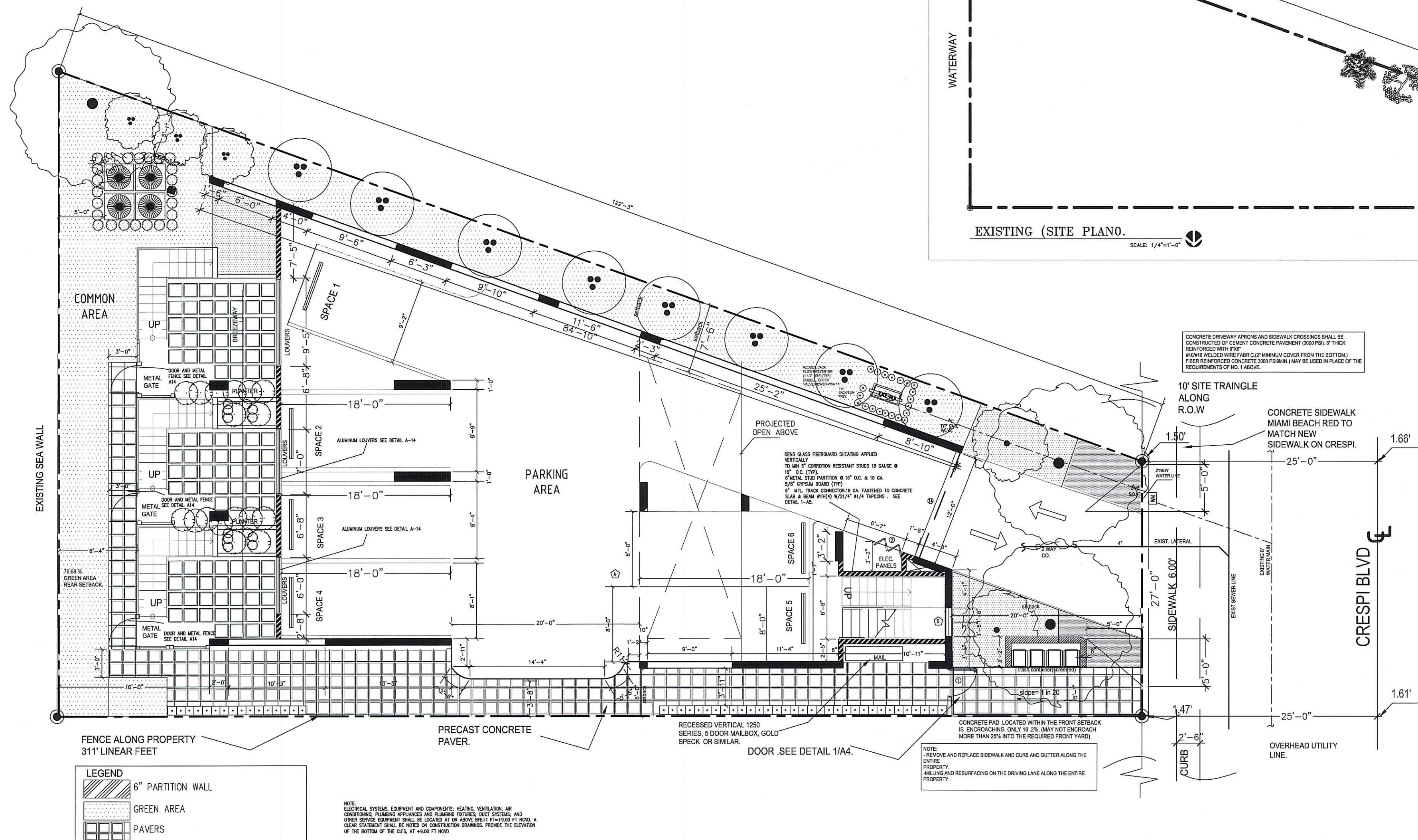
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FERMIN MARTINEZ 19363 P.E.
ENGINEER
8340 S.W. 65 AVE APT 3
Phone (305) 259-3216 Miami, FL 33143

Christopher Cawley, RLA
Christopher Cawley Landscape Architecture LLC
Tel: (305) 979 1585 Fax (305) 751 5081 Florida LC 6600274

 **SOLTEC GREEN DESIGN**
3741 SW 160th AVE #108 Miramar, FL- 33027
Phone: (954)-534-2262 Fax: (561)-327-2362





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ENGINEER
8340 S.W. 65 AVE APT 3
Phone (305) 298-3216 Miami, FL 33143

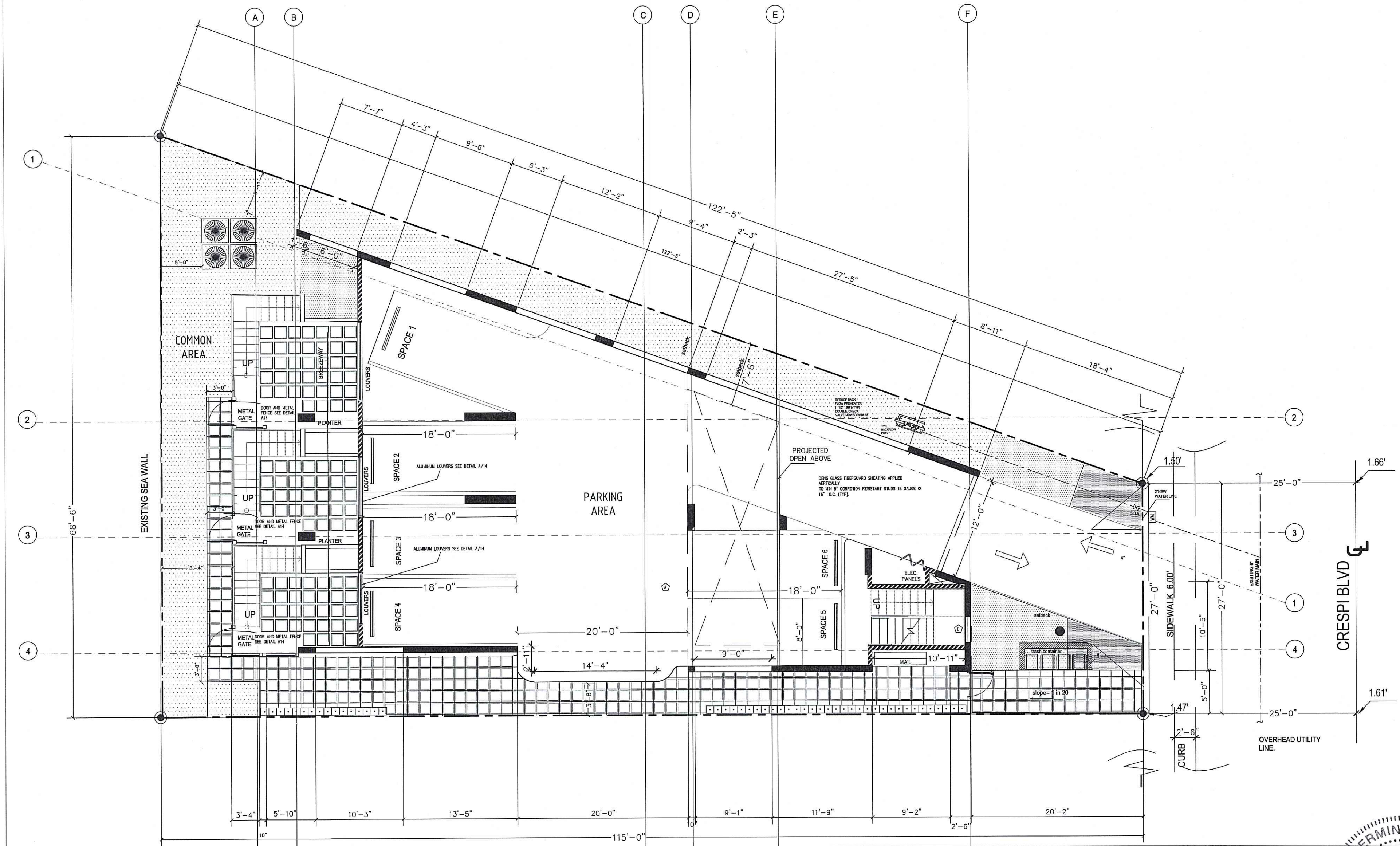
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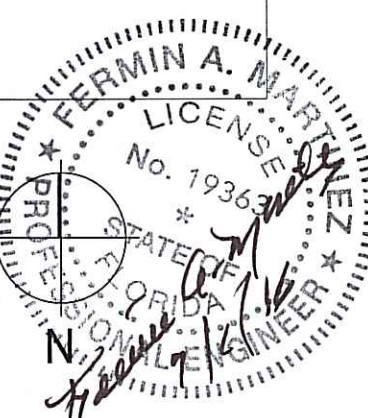
JOB NUMBER

SHEET INDEX
PARKING
LOT PLAN
SHEET NUMBER

A-2



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



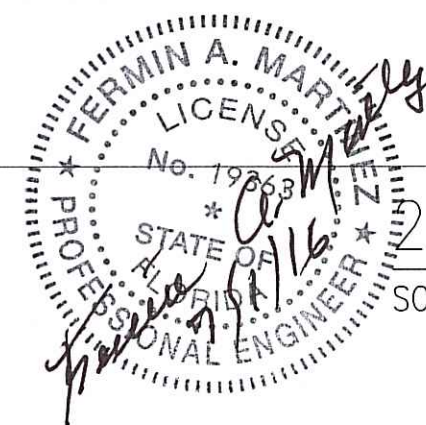
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ENGINEER
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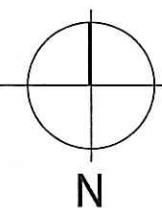
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SHEET INDEX
1st FLOOR PLAN
SHEET NUMBER
A-3



2nd FLOOR PLAN

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



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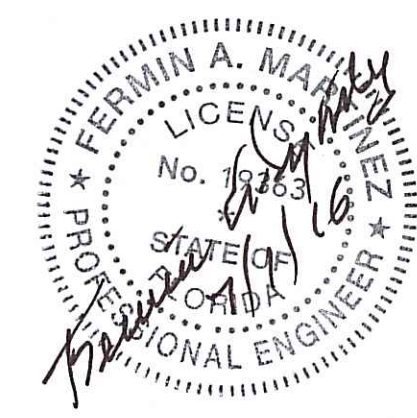
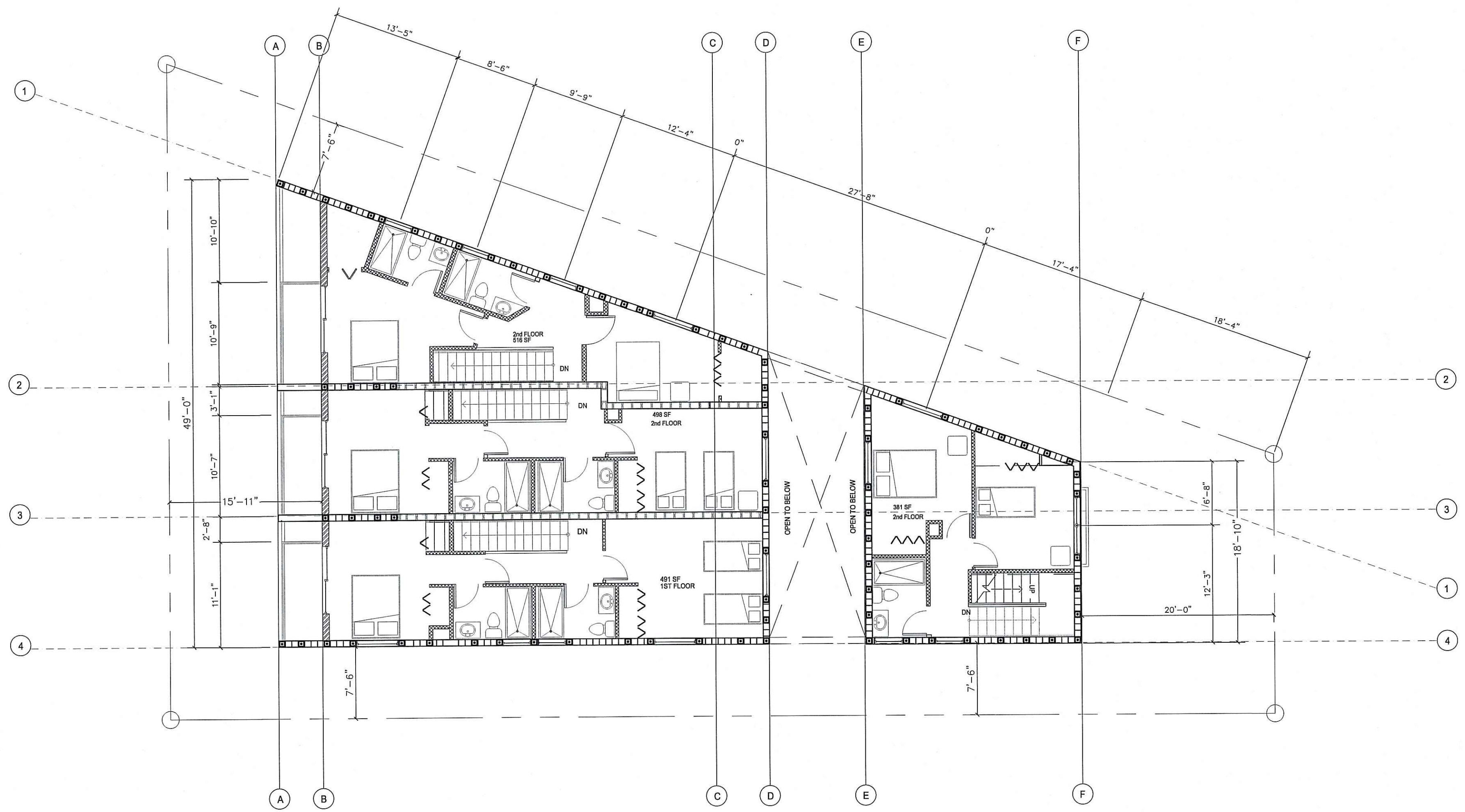
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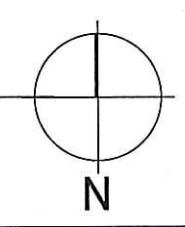
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SHEET INDEX
2nd
FLOOR PLAN
SHEET NUMBER

A-4



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



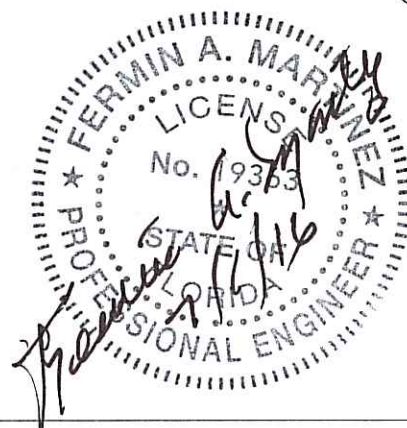
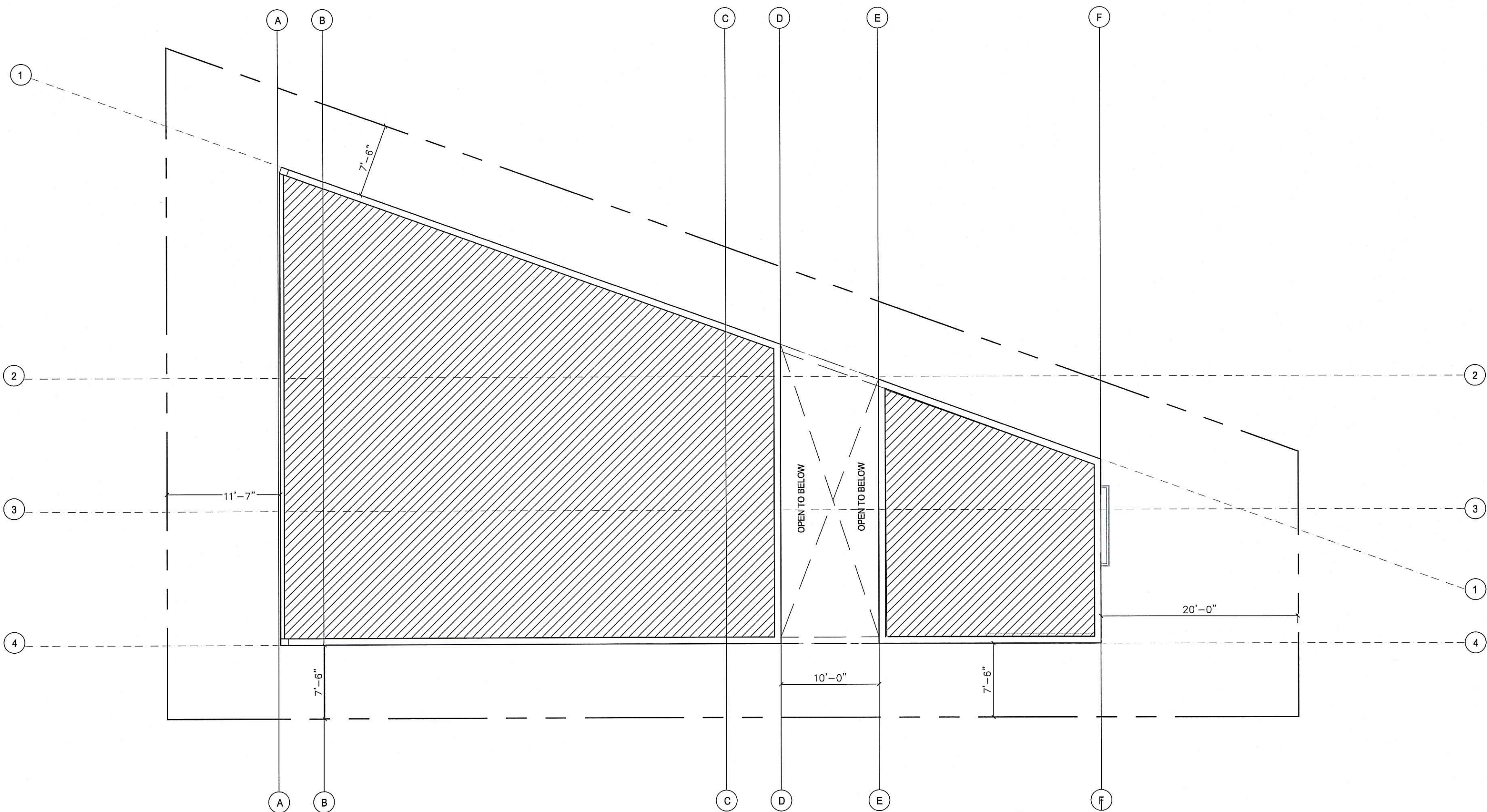
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Phone (305) 298-3216

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SHEET INDEX
3rd
FLOOR PLAN
SHEET NUMBER
A-5



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

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Miami, FL 33143
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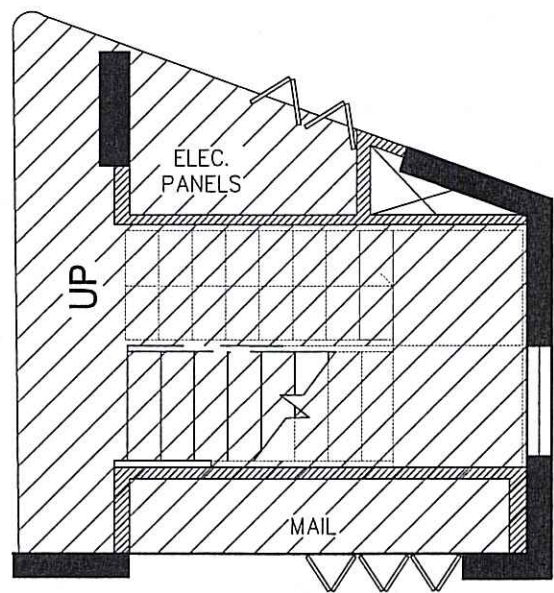
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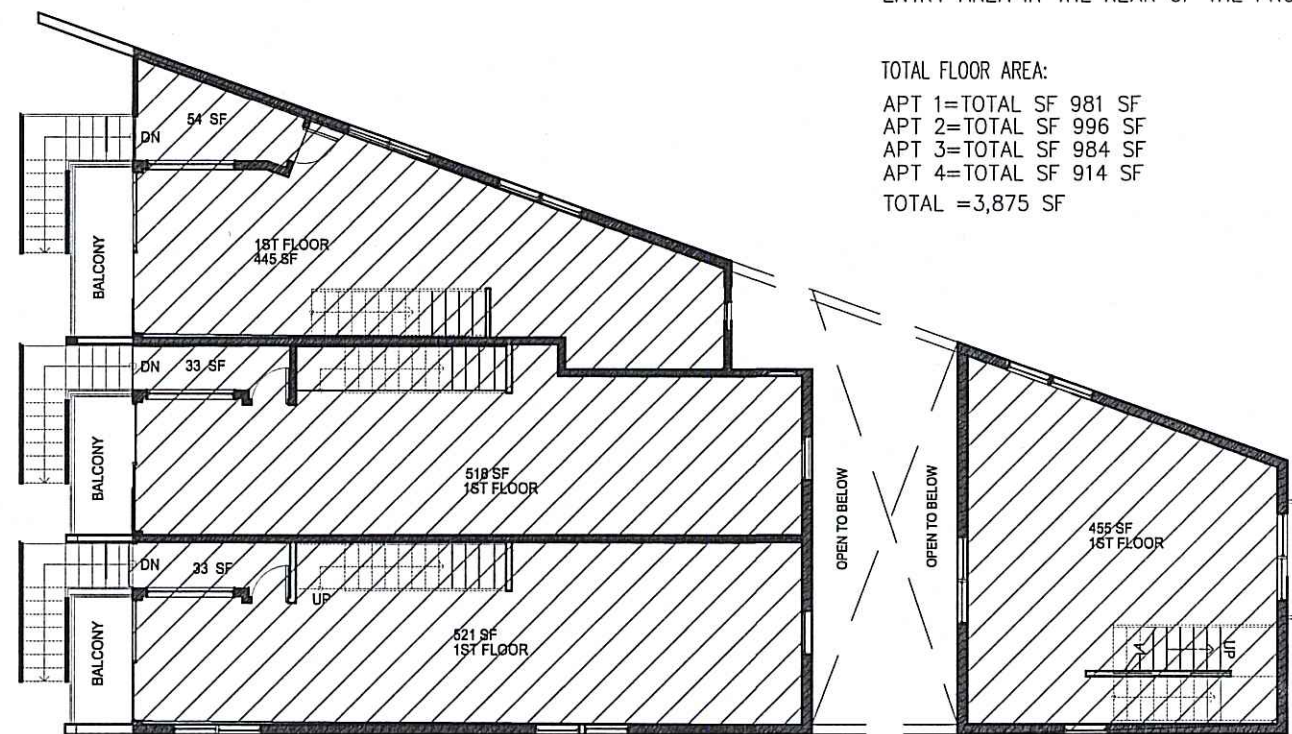
SHEET INDEX
ROOF
PLAN

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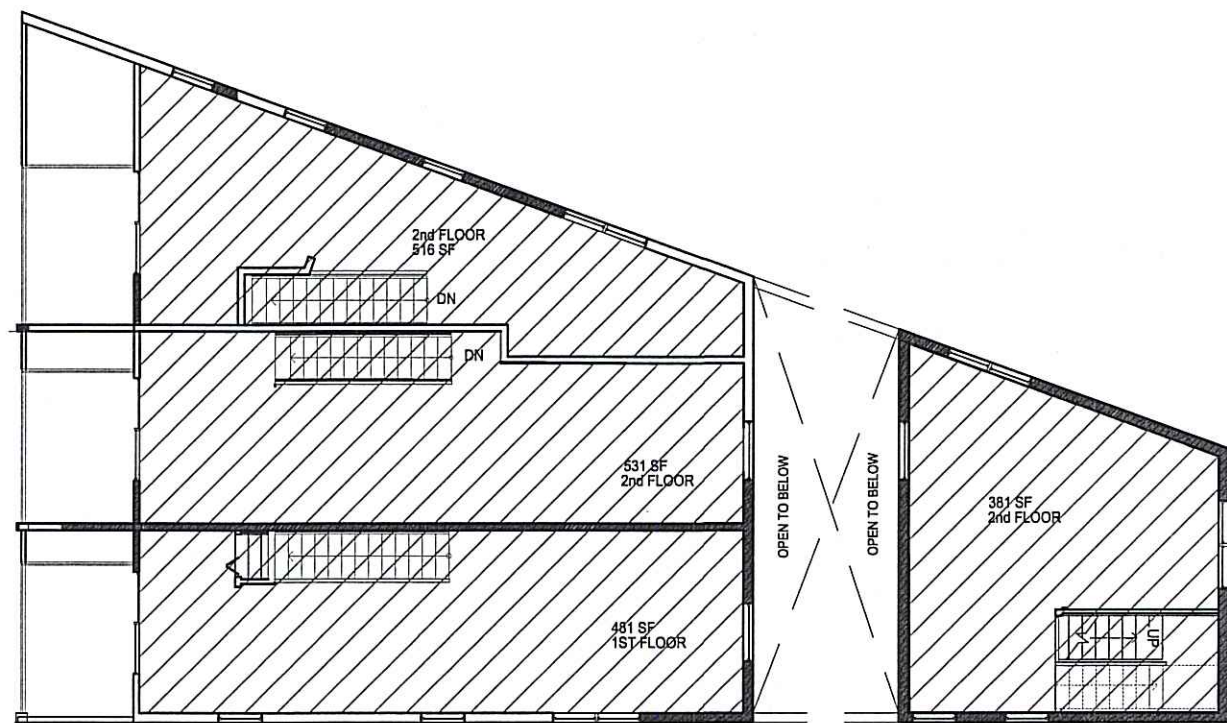
FIRST FLOOR – 308.2 SF

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 996 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. 22-212.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 PRESURE 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 YEACH 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

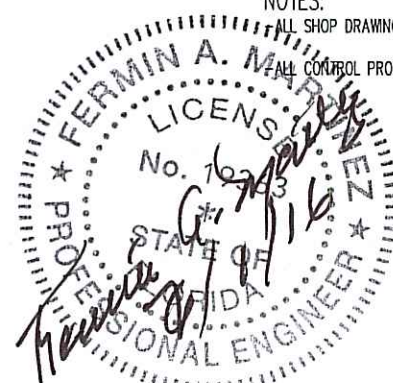


GENERAL NOTES:

- 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, PRESURE TREATED IN ACCORDANCE WITH AWPA C1, C2, C3, C4, C9, C15, C18, C22, C23, C24, C28, 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 PERIMETER 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 PRESURE 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 11-4.1.3.
- 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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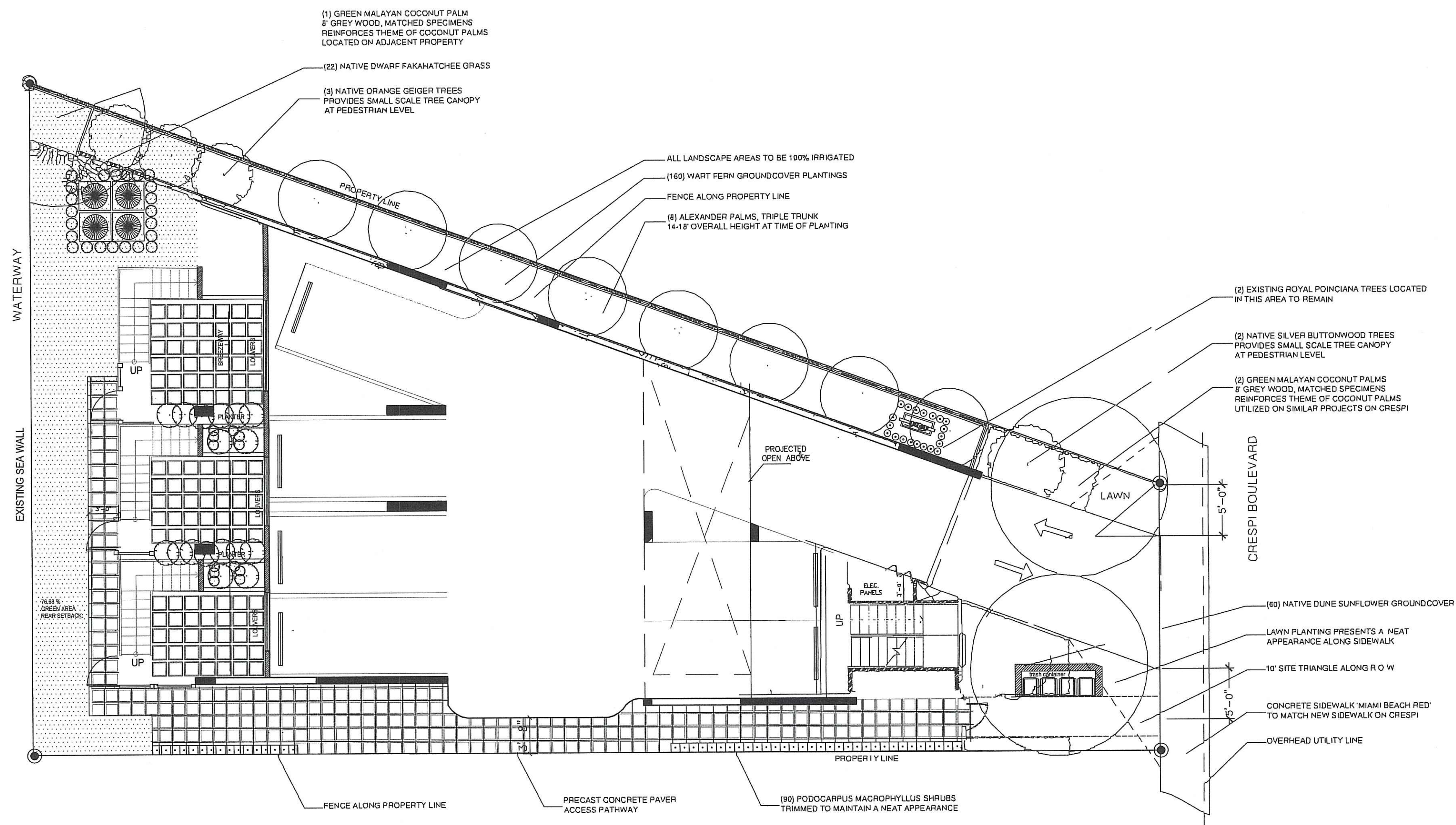
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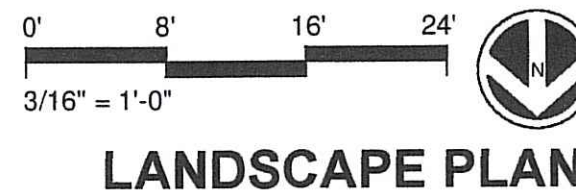


LANDSCAPE PLAN NOTES

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.



COCONUT PALM



ALEXANDER PALM



ORANGE GEIGER TREE



SILVER BUTTONWOOD TREE

PLANTLIST - 8127 Crespi Boulevard					
SYM.	NATIVE	QTY.	COMMON NAME	BOTANICAL NAME	HEIGHT x SPREAD & SPECIFICATION
TREES					
CG	YES	3	ORANGE GEIGER TREE	Cordia sebestena	10' height, 5' clear trunk, standard form, Treeworld Wholesale
CS	YES	2	SILVER BUTTONWOOD TREE	Conocarpus erectus 'Sericeus'	12' height, 6' clear trunk, standard form, Treeworld Wholesale
PALMS					
CN	NO	3	'GR. MALAYAN' COCONUT PALMS	Cocos nucifera 'Green Malayan'	8' grey wood, full heads, matched
PE	NO	8	ALEXANDER PALMS 'DOUBLES'	Pythosperma elegans	Triple trunk, 14'-18' overall height, full heads
SHRUBS					
CES	NO	90	PODOCARPUS	Podocarpus macrophyllus	3' height, full to base, space to create consistent linear row
GROUNDCOVERS					
HEL	YES	60	DUNE SUNFLOWER	Helianthus debilis	1 gallon, full, space 18" on center
MIC	NO	160	WART FERN	Microsorium scolopendrium	1 gallon, full, space 18" on center
TFL	YES	22	DWARF FAKAHATCHEE GRASS	Tripsacum floridana	3 gallon, full, space 24" on center
SOD & MULCH					
LAWN	SEASHORE PASPALUM / Paspalum vaginatum				
MULCH	SHREDDED MELALEUCA - certified weed and seed free. Apply 2-3" minimum depth (3x) annually in all planting areas, keep 3" away from tree trunks				

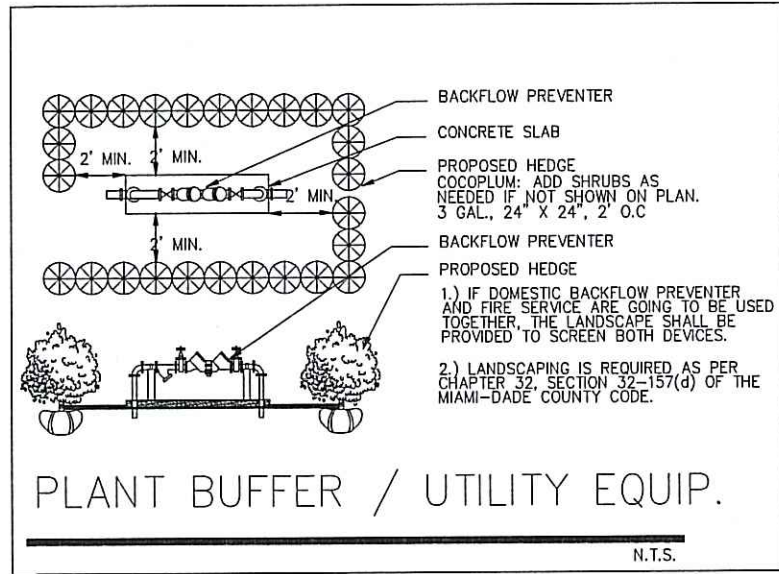
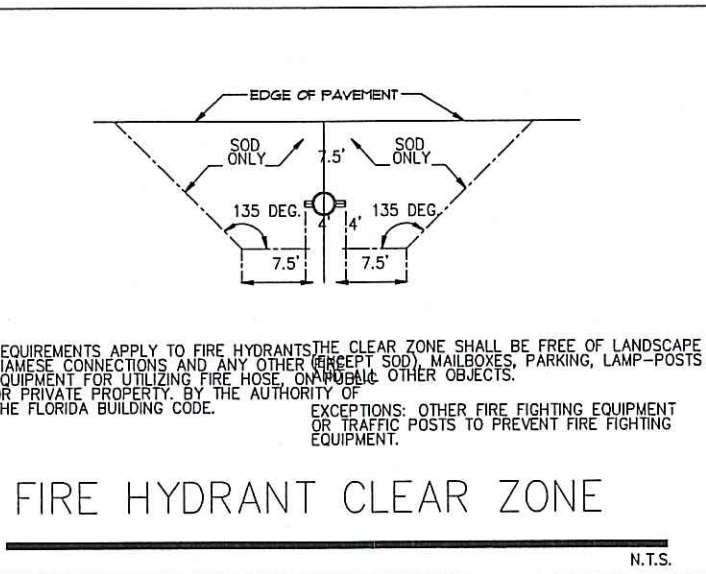
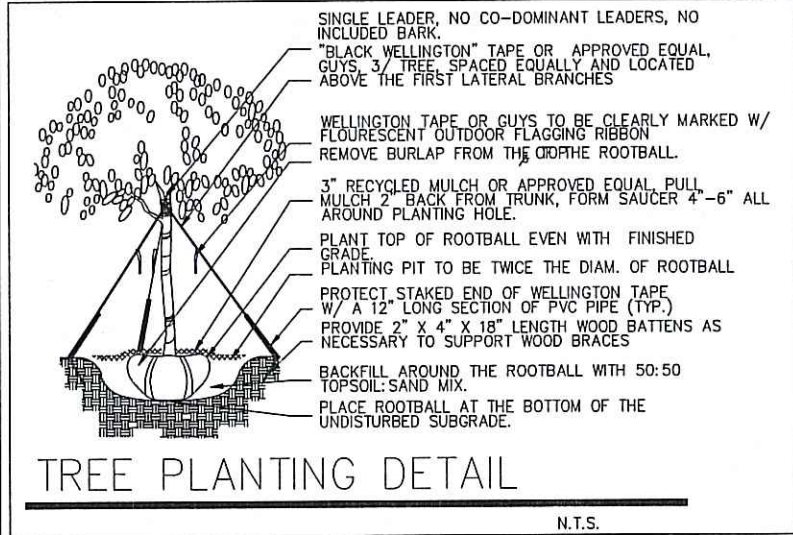
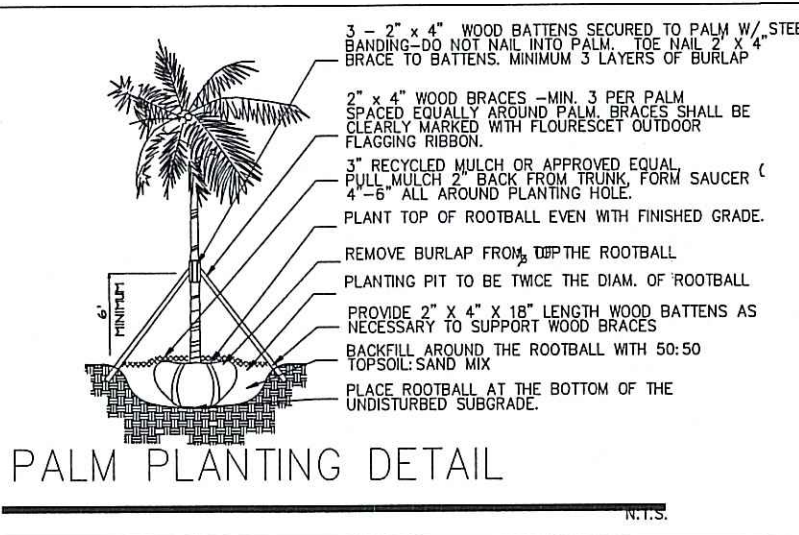
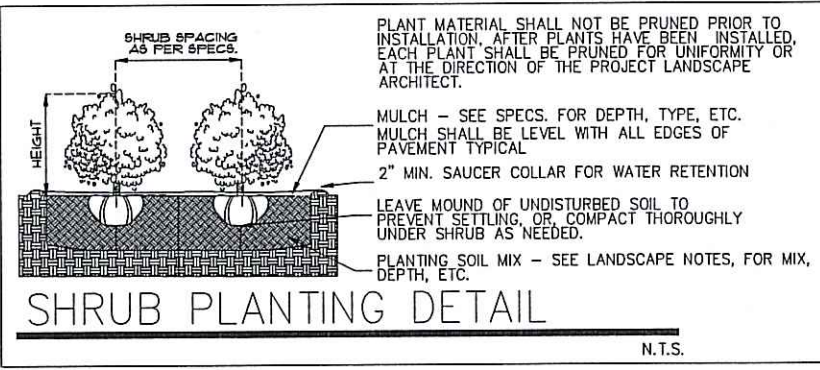
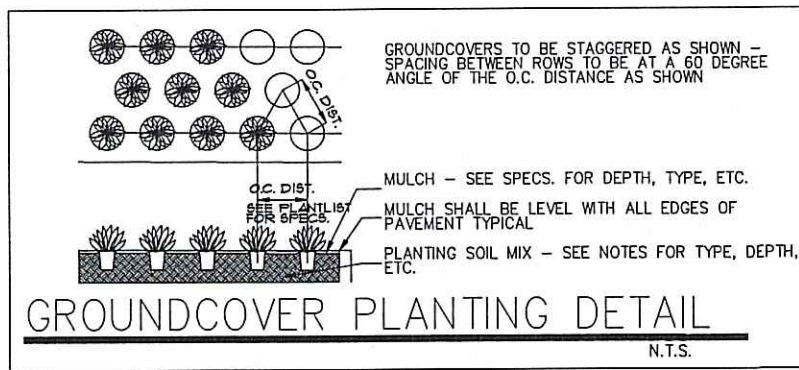
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LANDSCAPING
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FERMIN MARTINEZ 19363 P.E.
ENGINEER
8340 S.W. 65 AVE APT 3
Miami, FL 33143
Phone (305) 298-3216

SEALAND CONDO
8127 CRESPI BLVD
MIAMI BEACH, FL 33141

JOB NUMBER



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.

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 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 LIMEROCK, 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 LIMEROCK, 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 TOPSOIL:SAND APPLICATION AND SUBSEQUENT PAYMENT. OTHER PLANTING SOIL MIXES TO BE ADDED, IE: 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 5-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 (FNLGA) 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.

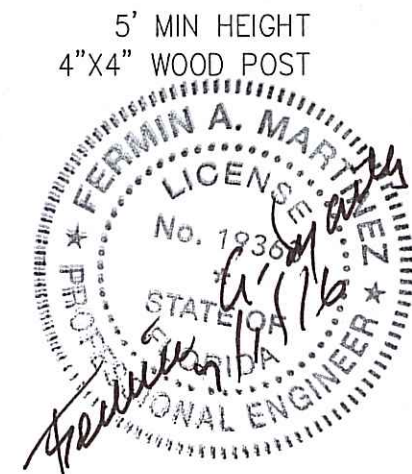
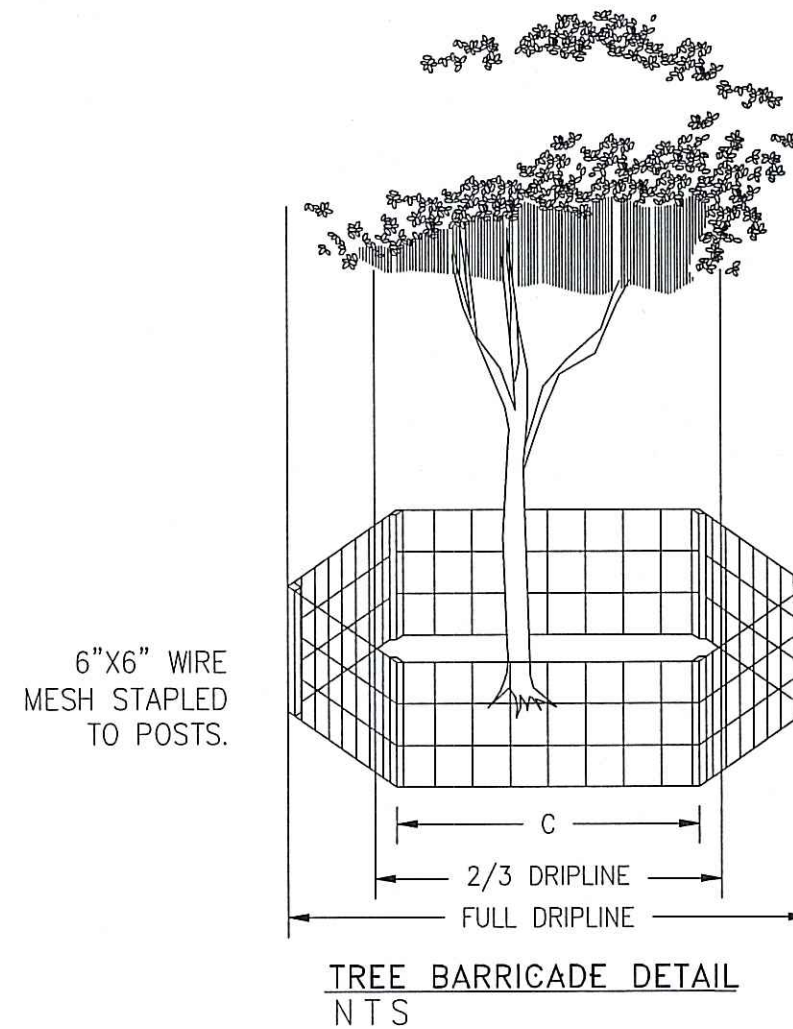
16. FERTILIZATION: ONE COMPLETE APPLICATION OF GRANULAR FERTILIZER SHALL BE APPLIED PRIOR TO FINAL ACCEPTANCE AND APPROVAL BY THE LANDSCAPE ARCHITECT. FERTILIZER SHALL BE OSMACOTE OR APPROVAL EQUAL.

EXISTING TREE INVENTORY & DISPOSITION CHART

NUMBER	COMMON NAME	BOTANICAL NAME	HT. X SPR	D.B.H.	CONDITION	ACTION	CANOPY	COMMENTS
#1	Royal Poinciana	Daigonia regia	+/- 15'	x 25" +/- 16"	POOR	REMAIN	156 SF	GROWING INTO OVERHEAD POWER LINES
#2	Royal Poinciana	Daigonia regia	+/- 15'	x 25" +/- 14"	POOR	REMAIN	156 SF	BROKEN TRUNK

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.



FERMIN MARTINEZ 19363 P.E.
ENGINEER
8340 S.W. 65 AVE APT 3
Miami, FL 33143
Phone (305) 298-3216

SEALAND CONDO
8127 CRESPI BLVD
MIAMI BEACH, FL 33141

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LANDSCAPING NOTES
SHEET NUMBER

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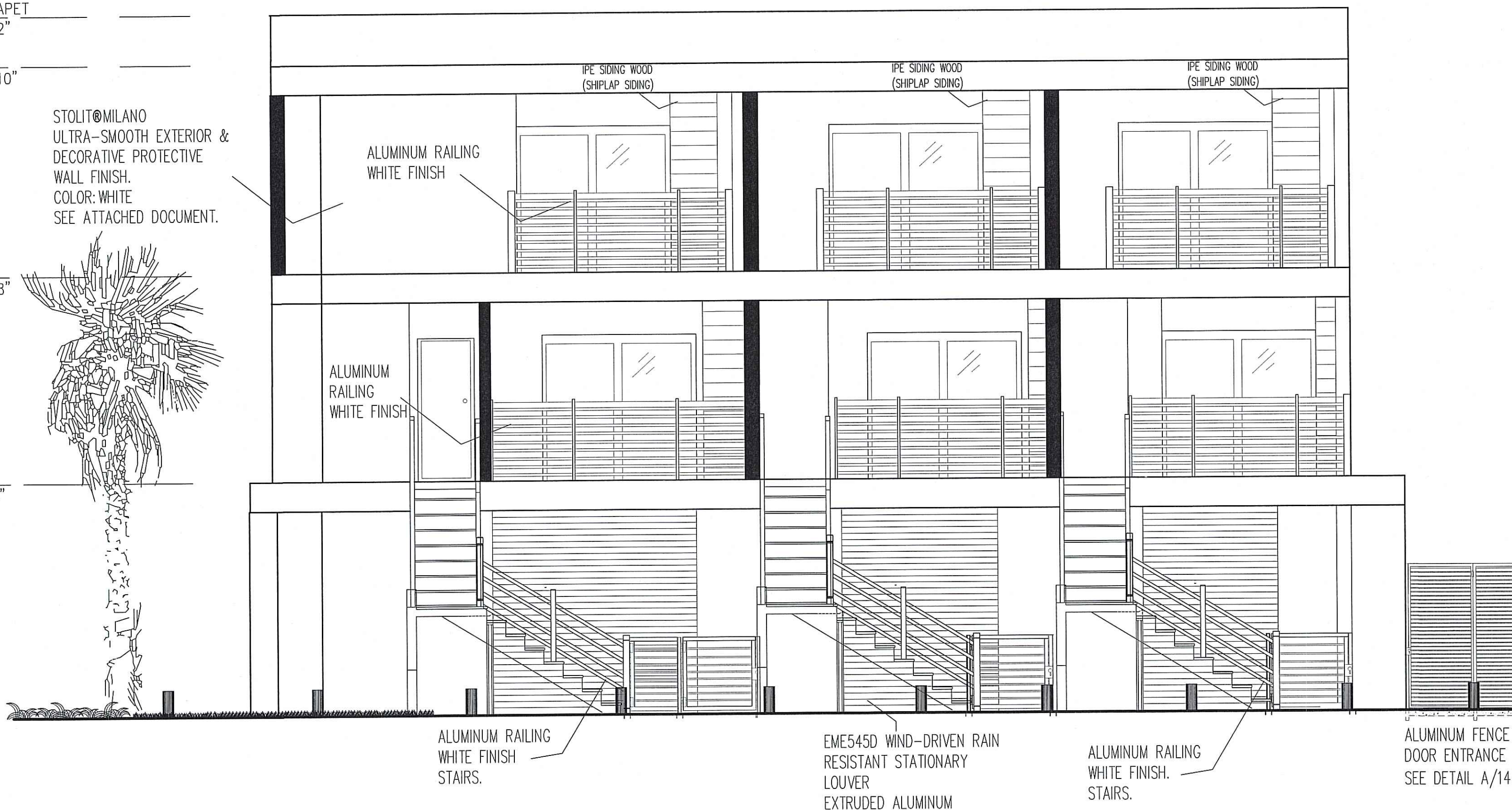
TOP OF PARAPET
ELEV. +30'-2"

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

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

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

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



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



FERMIN MARTINEZ 19363 P.E.
ENGINEER
8340 S.W. 65 AVE APT 3
Miami, FL 33143
Phone (305) 298-3216

SEALAND CONDO
8127 CRESPI BLVD
MIAMI BEACH, FL 33141

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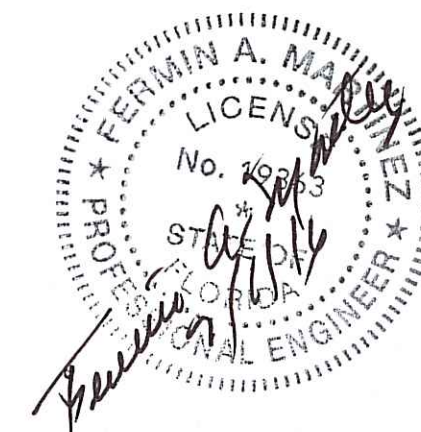
SHEET INDEX
EAST
ELEVATION
SHEET NUMBER

A-10

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

TOP OF T.B. —
ELEV. +18'-8"

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



FERMIN MARTINEZ 19363 P.E.
ENGINEER
8340 S.W. 65 AVE APT 3
Phone (305) 298-3216 Miami, FL 33143

SEALAND CONDO
8127 CRESPI BLVD
MIAMI BEACH, FL 33141

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MARTINE
P.F. 1936

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**WEST
ELEVATION**

SHEET NUMBER

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FERMIN MARTINEZ, P.E.
ENGINEER
8340 S.W. 65 AVE APT 3
MIAMI, FL 33143
Phone (305) 298-3216

SEALAND CONDO
8127 CRESPI BLVD
MIAMI BEACH, FL 33141

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P.E. 19363

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NORTH
ELEVATION
SHEET NUMBER

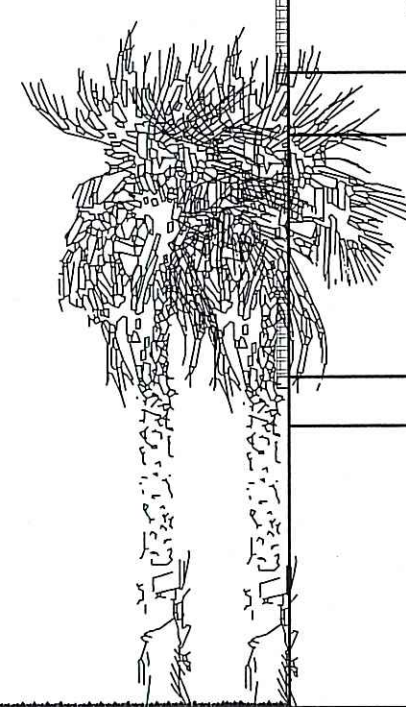
A-12

TOP OF PARAPET
ELEV. +30'-2"

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

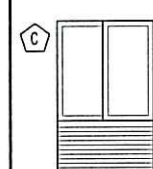
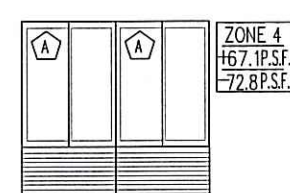
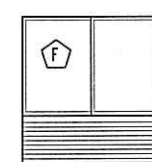
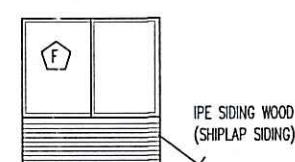
TOP OF T.B.
ELEV. +18'-8"

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



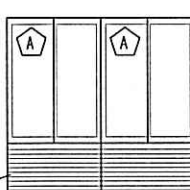
NORTH ELEVATION

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

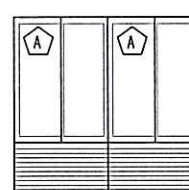


ZONE 4
+67.9PSF
-73.6PSF

ZONE 4
+67.9PSF
-72.8PSF



ZONE 4
+67.9PSF
-72.8PSF



ZONE 4
+67.9PSF
-72.8PSF



ZONE 4
+67.9PSF
-77.6PSF

ZONE 4
+67.9PSF
-77.6PSF

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

IPE SIDING WOOD
(SHIPLAP SIDING)

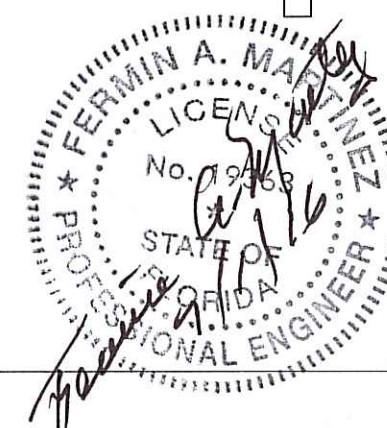
STOUT®MILANO
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DECORATIVE
PROTECTIVE WALL
FINISH
COLOR: WHITE
SEE ATTACHED
DOCUMENT.

ALUMN
STAIRS
SEE DETAIL A/14

EXISTING
SEAWALL

EME5450 WIND-DRIVEN RAIN
RESISTANT STATIONARY
LOUVER
EXTRUDED ALUMINUM

EME5450 WIND-DRIVEN RAIN
RESISTANT STATIONARY
LOUVER
EXTRUDED ALUMINUM



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

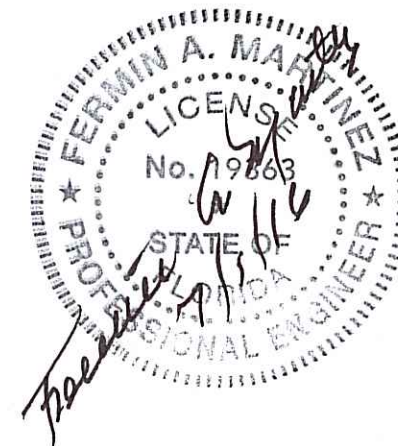
SCALE: 1/4"=1'-0"

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

3'-2"

PE SONG WOOD
(SHIP LAP SIDING)

EMES450 WIND-DRIVEN RAIN
RESISTANT STATIONARY
LOUVER
EXTRUDED ALUMINUM



FERMIN MARTINEZ, 19363 P.E.
ENGINEER
8340 S.W. 65 AVE APT 3
Miami, FL 33143
Phone (305) 298-3216

SEALAND CONDO
8127 CRESPI BLVD
MIAMI BEACH, FL 33141

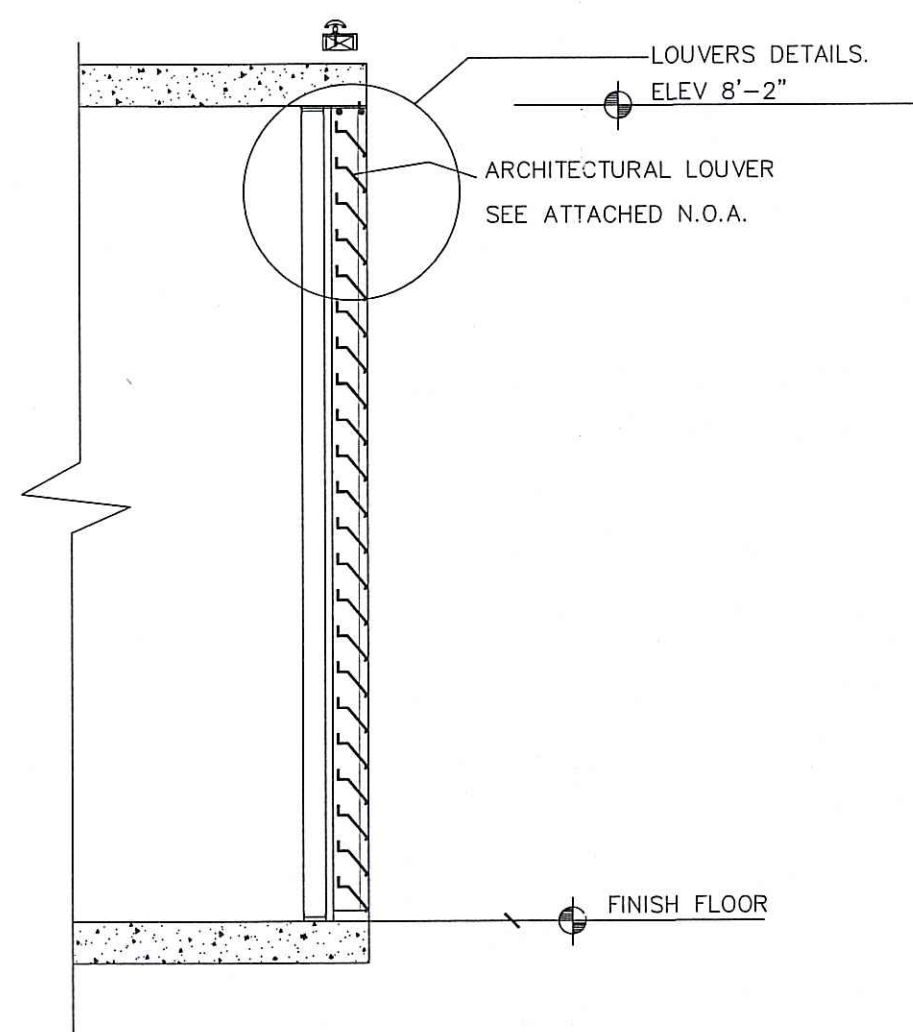
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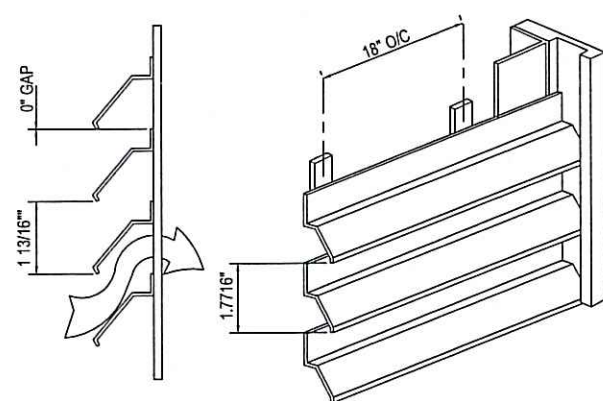
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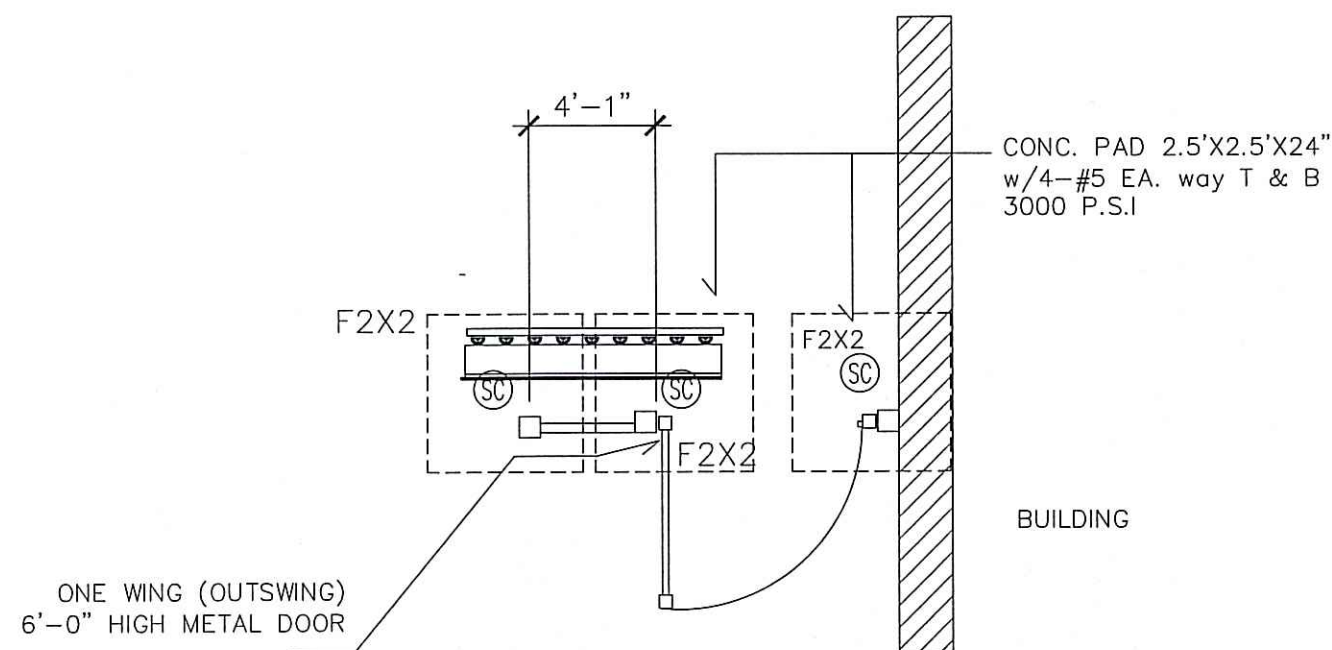


2. LOUVER DETAILS (SCREENING OF THE PARKING LOT).
N.T.S

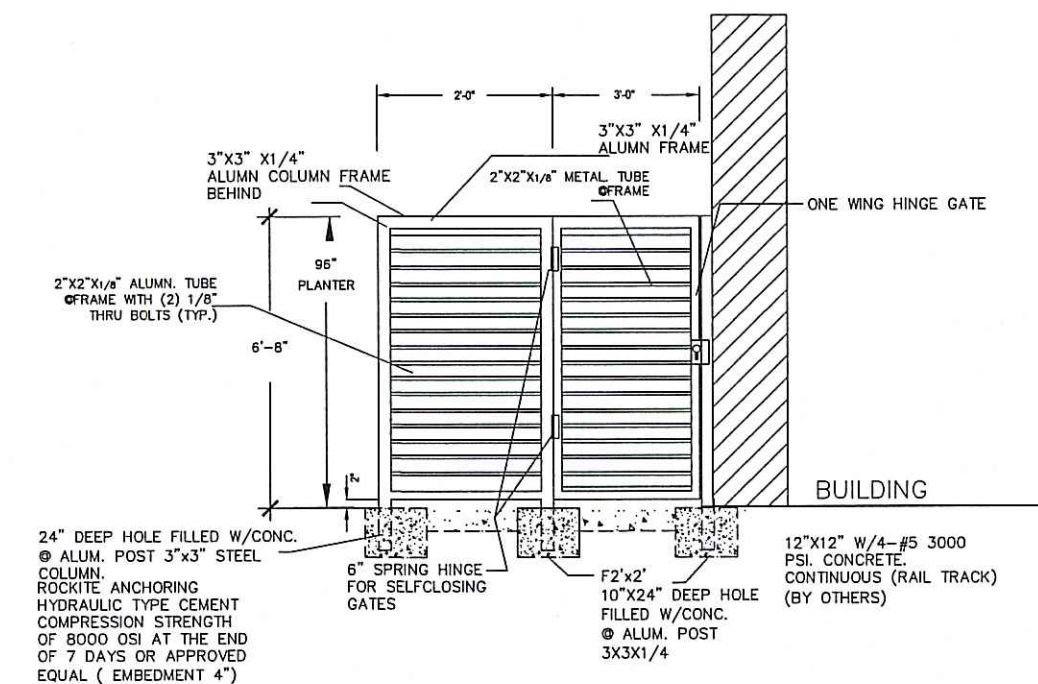


- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS.

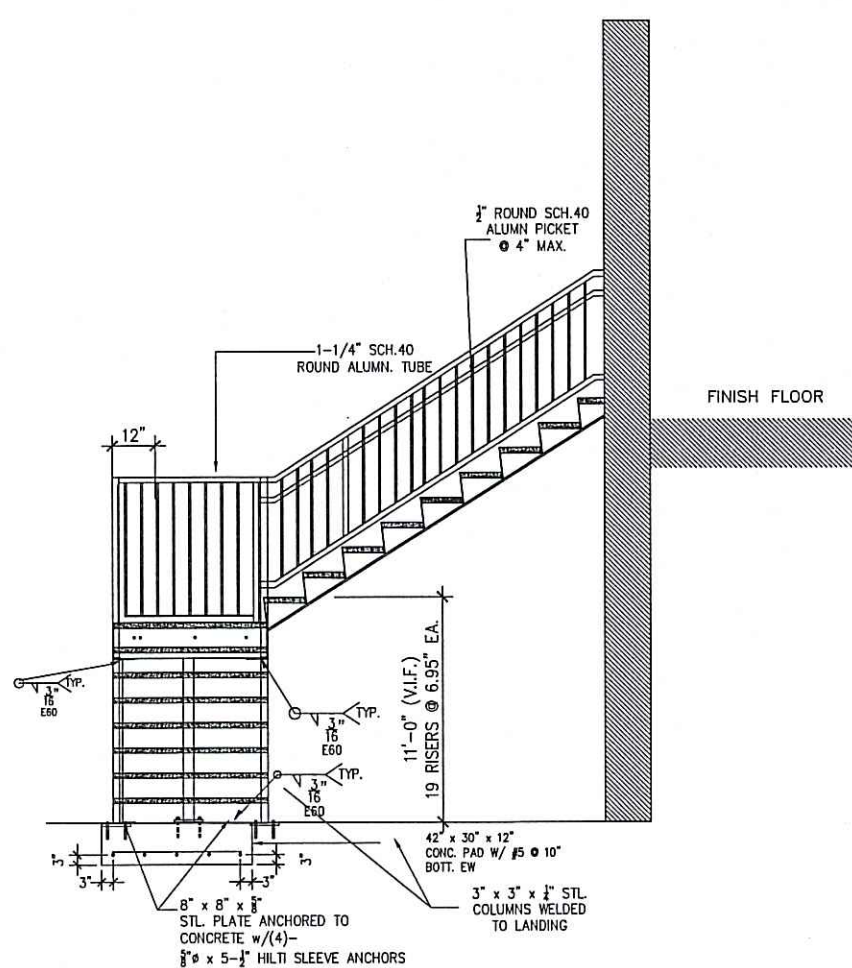
1. LOUVER DETAILS (SCREENING OF THE PARKING LOT).
N.T.S



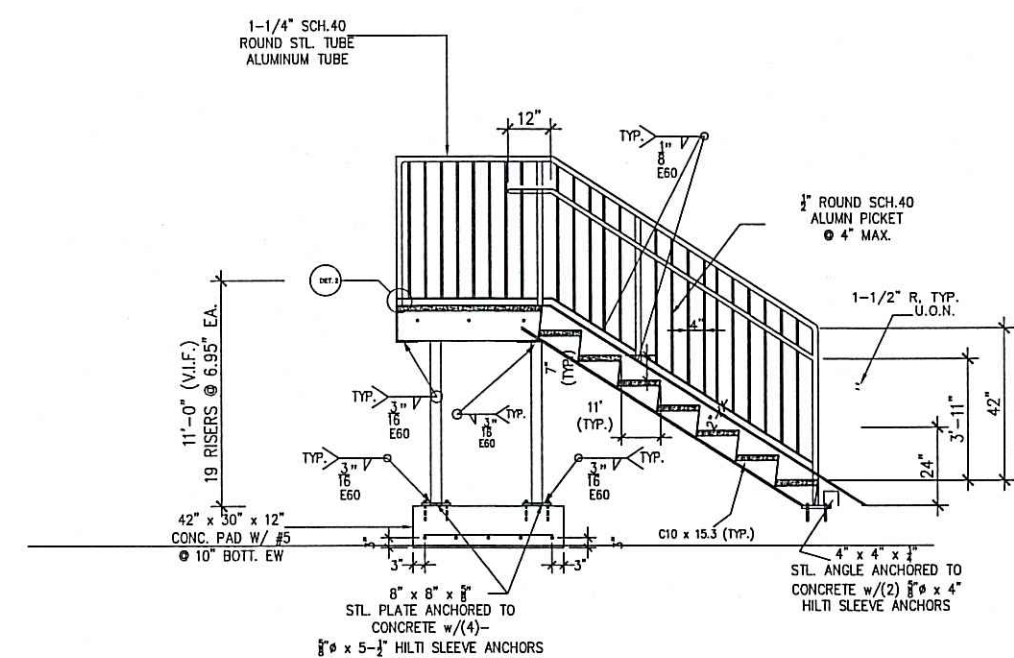
1. FENCE ENTRANCE WALK GATE FRONT PLAN (FRONT ELEVATION)



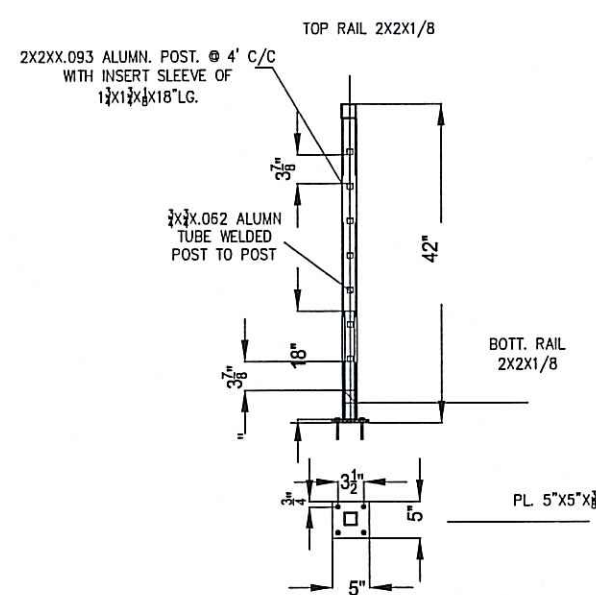
2. FENCE ENTRANCE WALK GATE (FRONT ELEVATION)



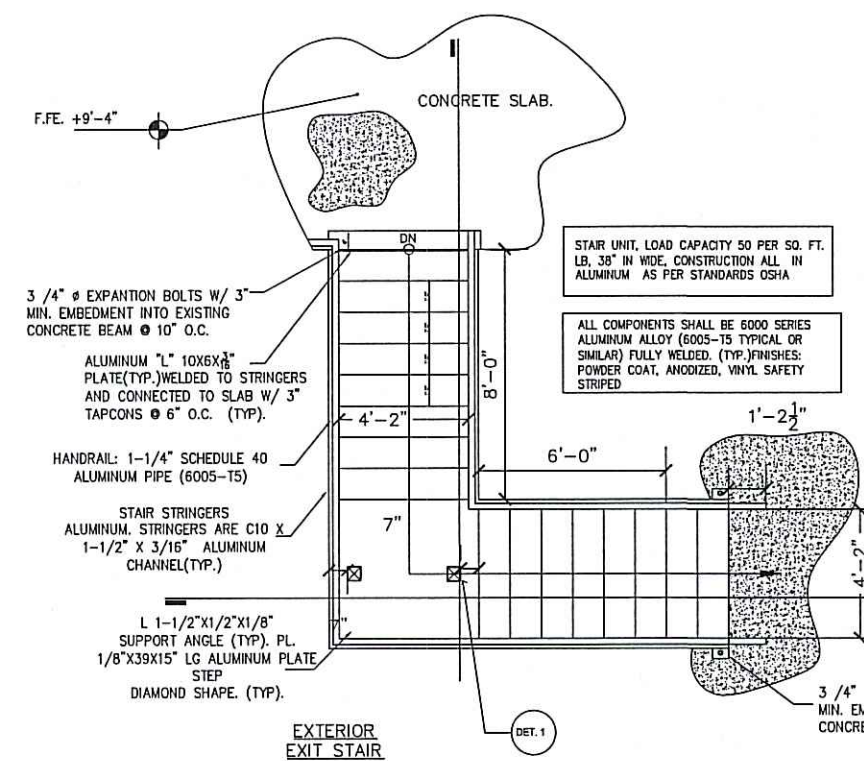
2. FIRST FLOOR EXTERIOR STAIRS REAR ELEVATION (EAST)
N.T.S



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



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



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

FERMIN MARTINEZ 19363 P.E.
ENGINEER
8340 S.W. 65 AVE APT 3
MIAMI, FL 33143
Phone (305) 298-3216

SEALAND CONDO
8127 CRESPI BLVD
MIAMI BEACH, FL 33141

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← SITE →

PHOTO 1(EAST) SURROUNDING PROPERTIES/SEPT 2013

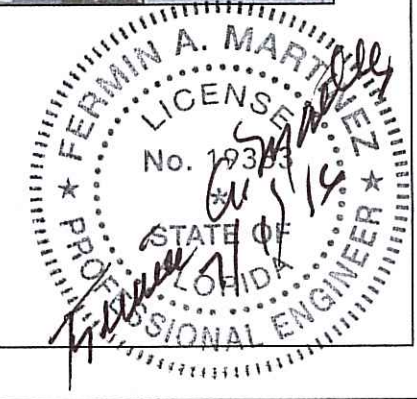


PHOTO 3(WEST) SURROUNDING PROPERTIES/SEPT 2013



PHOTO 4(EAST) SURROUNDING PROPERTIES/SEPT 2013

← SITE →



FERMIN MARTINEZ 19363 P.E.
ENGINEER
8340 S.W. 65 AVE APT 3
Phone (305) 298-3216 Miami, FL 33143

SEALAND CONDO
8127 CRESPI BLVD
MIAMI BEACH, FL 33141

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PHOTO 5(WEST) /SEPT 2013 WATERWAY VIEW.

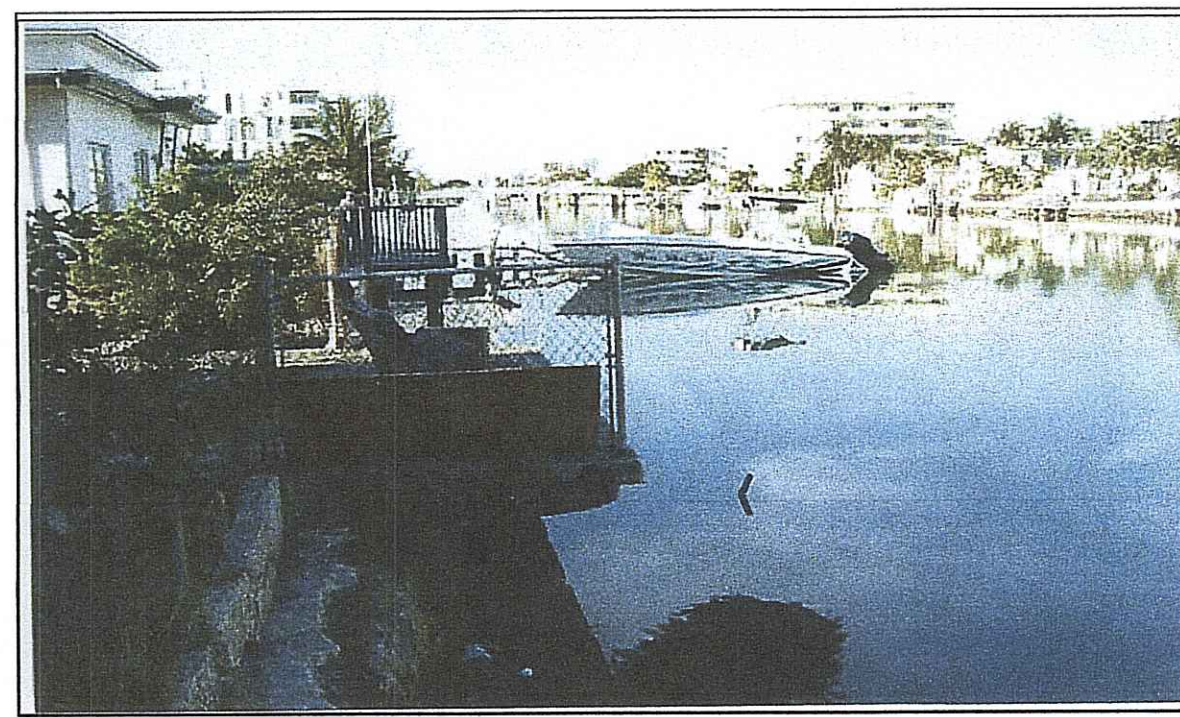


PHOTO 6(NORTH) /SEPT 2013 INTERIOR



PHOTO 7(NORTH) /SEPT 2013 INTERIOR



PHOTO 10(EAST) /SEPT 2013 INTERIOR



PHOTO 11(EAST) /SEPT 2013 WATERWAY VIEW



FERMIN MARTINEZ 19363 P.E.
ENGINEER
8340 S.W. 65 AVE APT 3
Phone (305) 298-3216 Miami, FL 33143

SEALAND CONDO
8127 CRESPI BLVD
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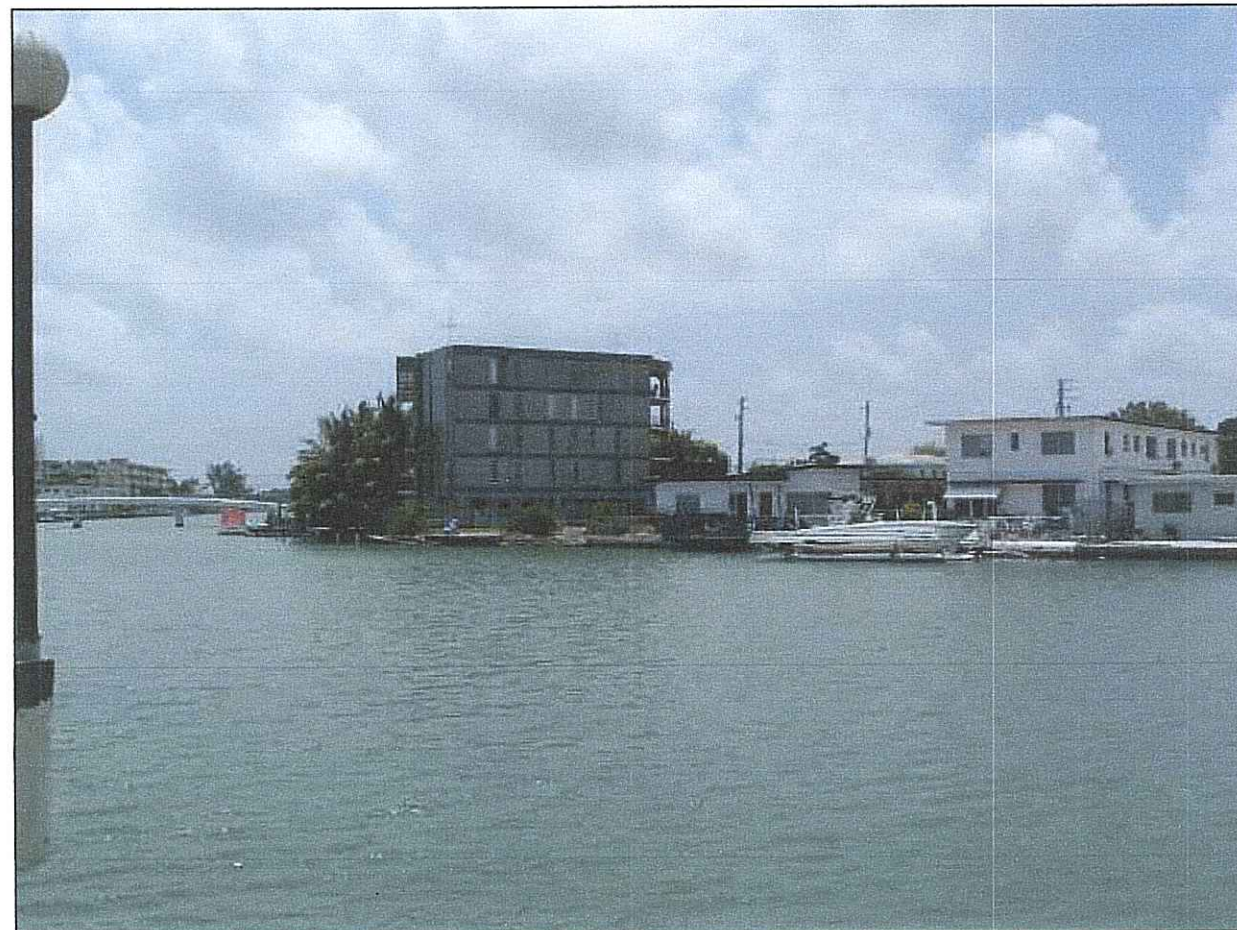


PHOTO 12(EAST) /SEPT 2013 WATERWAY VIEW



PHOTO 13(EAST) /SEPT 2013 WATERWAY VIEW



PHOTO 14(EAST) /SEPT 2013 WATERWAY VIEW



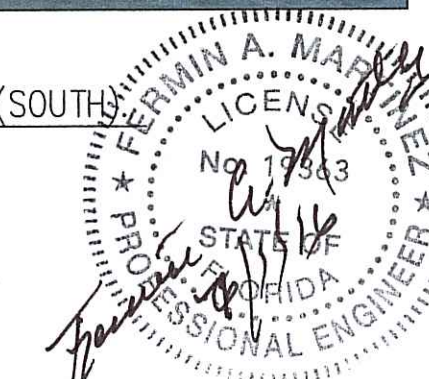
PHOTO 9(EAST) /SEPT 2013 INTERIOR



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



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



FERMIN MARTINEZ-19363 P.E.
ENGINEER
8340 S.W. 65 AVE APT 3
Miami, FL 33143
Phone (305) 298-3216

SEALAND CONDO
8127 CRESPI BLVD
MIAMI BEACH, FL 33141

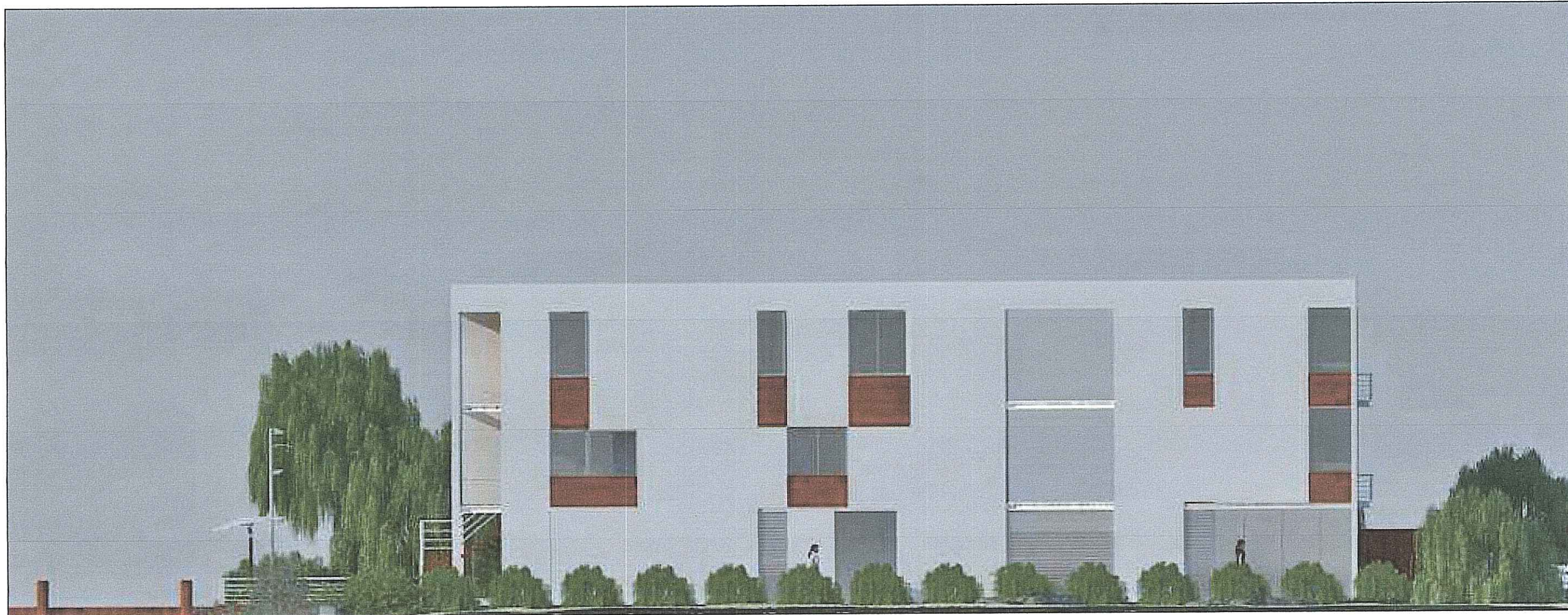
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NORTH SIDE PERSPECTIVE



WEST SIDE PERSPECTIVE



EAST SIDE PERSPECTIVE



FERMIN MARTINEZ 19363 P.E.
ENGINEER
8340 S.W. 65 AVE APT 3
Miami, FL 33143
Phone (305) 298-3216

SEALAND CONDO
8127 CRESPI BLVD
MIAMI BEACH, FL 33141

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EAST VIEW



EAST VIEW



FERMIN MARTINEZ 19363 P.E.
ENGINEER
8340 S.W. 65 AVE APT 3
Phone (305) 298-3216 Miami, FL 33143

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