



**Town of Surfside
Special Town Commission Meeting
Quasi-Judicial Hearing
AGENDA
June 8, 2021
6:30 p.m.**

1. Opening

- A. Call to Order
- B. Roll Call of Members

2. Quasi-Judicial Hearings

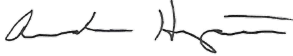
Please be advised that the following items on the agenda are quasi-judicial in nature. If you wish to object or comment upon an item, please complete a Public Speaker 's Card indicating the agenda item number on which you would like to comment. You must be sworn before addressing the Town Commission and you may be subject to cross-examination. If you refuse to submit to cross-examination, the Town Commission will not consider your comments in its final deliberation. Please also disclose any ex-parte communications you may have had with any members of the Town Commission. Town Commission members must also do the same.

- A. **9133-9149 Collins Avenue- Seaway Condo Acquisition, LLC. Site Plan Amendment – Andrew Hyatt, Town Manager**

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF SURFSIDE, FLORIDA, APPROVING A SITE PLAN AMENDMENT APPLICATION FOR PROPERTY GENERALLY LOCATED AT 9133-9149 COLLINS AVENUE, SURFSIDE, FLORIDA, TO AMEND CONDITION NO. 3 OF RESOLUTION NO. 2018-2489 TO INCORPORATE MIAMI-DADE HISTORIC PRESERVATION BOARD SPECIAL CERTIFICATE OF APPROPRIATENESS NO. 2019-32-S; RETAINING THE SITE PLAN AND CONDITIONAL USE APPROVALS, CONDITIONS, AND ALL OTHER ASPECTS OF THE PREVIOUS APPROVALS SET FORTH IN RESOLUTION NOS. 2018-2489 AND 2021-2782; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

3. Adjournment

Respectfully submitted,



Andrew Hyatt
Town Manager

THIS MEETING IS OPEN TO THE PUBLIC. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS THAT ARE DISABLED; WHO NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING BECAUSE OF THAT DISABILITY SHOULD CONTACT THE OFFICE OF THE TOWN CLERK AT 305-861-4863 EXT. 226 NO LATER THAN FOUR DAYS PRIOR TO SUCH PROCEEDING.

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 286.0105, FLORIDA STATUTES, ANYONE WISHING TO APPEAL ANY DECISION MADE BY THE TOWN OF SURFSIDE COMMISSION, WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING, WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSE, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH RECORD SHALL INCLUDE THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

AGENDA ITEMS MAY BE VIEWED AT THE OFFICE OF THE TOWN CLERK, TOWN OF SURFSIDE TOWN HALL, 9293 HARDING AVENUE. ANYONE WISHING TO OBTAIN A COPY OF ANY AGENDA ITEM SHOULD CONTACT THE TOWN CLERK AT 305-861-4863. A COMPLETE AGENDA PACKET IS ALSO AVAILABLE ON THE TOWN WEBSITE AT www.townofsurfsidefl.gov.

TWO OR MORE MEMBERS OF OTHER TOWN BOARDS MAY ATTEND THIS MEETING.

THESE MEETINGS MAY BE CONDUCTED BY MEANS OF OR IN CONJUNCTION WITH COMMUNICATIONS MEDIA TECHNOLOGY, SPECIFICALLY, A TELEPHONE CONFERENCE CALL. THE LOCATION 9293 HARDING AVENUE, SURFSIDE, FL 33154, WHICH IS OPEN TO THE PUBLIC, SHALL SERVE AS AN ACCESS POINT FOR SUCH COMMUNICATION.



ITEM NO.

MEMORANDUM

To: Honorable Mayor, Vice-Mayor and Members of the Town Commission
From: Andrew Hyatt, Town Manager
Date: June 8, 2021
Subject: 9133-9149 Collins Avenue – Seaway Condo Acquisition LLC
Site Plan Amendment

REQUEST:

The Town Commission approved a Site Plan Amendment of the Seaway Condo Acquisition LLC on March 13, 2021. The Site Plan Amendment approval included the 2017 Miami Dade Historic Preservation Board recommended approval of the redevelopment plan due to the restoration of the villas and landscaped courtyard which are an important feature of the site. The partially protected and restored Seaway Villas will include 2 units and 1,100 square feet of restaurant and lounge.

The current request for Site Plan Amendment is to incorporate the 2019 Miami Dade Historic Preservation Board recommended approval of the redevelopment plan which addresses the restoration and preservation method for the Seaway Villas. The site plan characteristics approved in the recent Site Plan Amendment do not change.

Staff Findings: Staff finds the Application meets the requirements of the Zoning Code.

Design Review Group (DRG): Not applicable (see staff report)

Planning & Zoning Board: The Planning and Zoning Board reviewed this application at the April 29, 2021 meeting and recommended approval to the Town Commission.

Budget Impact: Not applicable.

Growth Impact: Not applicable.

Staff Impact: There has been no impact to staff other than the work necessary to review the project. The applicant has funded the review through the cost recovery process and the building permit review will be funded through the building permit fees.

STAFF REPORT

Site Plan Analysis

This application is a request for a Site Plan Amendment to the approved development plans of the property commonly known as the Seaway Villas and Surf Club Apartments. This project is an aggregation of the two properties totaling 2.16 acres. The Surf Club Apartments with 30 units will be demolished and the Seaway Villas with 28 units will be partially protected, renovated and major portions demolished. The Planning and Zoning Board recommended approval of a Site Plan Amendment at the February 11, 2021 meeting which was subsequently approved by the Town Commission on March 13, 2021.

The Site Plan Amendment approval included the 2017 Miami Dade Historic Preservation Board recommended approval of the redevelopment plan due to the restoration of the villas and landscaped courtyard which are an important feature of the site. The partially protected and restored Seaway Villas will include 2 units and 1,100 square feet of restaurant and lounge.

The current request for Site Plan Amendment is to incorporate the 2019 Miami Dade Historic Preservation Board recommended approval of the redevelopment plan which addresses the restoration and preservation method for the Seaway Villas. The site plan characteristics approved in the recent Site Plan Amendment do not change.

The Applicant is proposing special construction techniques to protect the historic portions of the Seaway Villas. The Applicant should present to the Town Commission information on the proposed method.

The **Design Review Group** (DRG) approval was not required for this Site Plan Amendment since the site plan characteristics are not changing due to incorporating the Miami Dade Historic Preservation Board's (MDHPB) 2019 Conditions of Approval (COA).

The **Planning and Zoning Board** approved the incorporation of the 2019 MDHPB 2019 COA on April 29, 2021.

The Town Planner and the Planning and Zoning Board recommend approval of the Site Plan Amendment to incorporate the MDHPB 2019 COA.



Regulatory and Economic Resources Department

Office of Historic Preservation

111 NW 1st Street, Mailbox 114 • 12th Floor
Miami, Florida 33128
T 305-375-4958

September 19, 2019

Seaway Condo Acquisitions LLC
176 NE 43 Street
Miami, FL 33137

RE: Seaway Villas, 9149 Collins Avenue, Surfside, Special COA #2019-32-S

Dear Property Owner:

The Miami-Dade County Historic Preservation Board has approved the Special Certificate of Appropriateness application for the partial demolition and reconstruction of Seaway Villas, 9149 Collins Avenue, Surfside. The Board voted to approve the application with a series of conditions, which are detailed within the enclosed resolution.

Please note that COA approvals are valid for one year from the date of approval. If the approved scope of work has not begun by September 18, 2020, please contact the Office of Historic Preservation for additional guidance.

Please do not hesitate to contact our office with any questions.

Sincerely,

A handwritten signature in black ink that reads "Sarah K. Cody".

Sarah K. Cody
Historic Preservation Chief
Miami-Dade County

Encl. COA-2019-32-S
Miami-Dade County Historic Preservation Board Resolution No. 2019-09

Cc: Mr. James Galvin, Fort Partners
Mr. Christian Lopez, RA, O'Donnell Dannwolf & Partners Architects
Ms. Kathleen Kauffman, Principal, KSK Preservation
Ms. Sarah Sinatra Gould, AICP, Town Planner, Town of Surfside
Mr. Ross Prieto, Building Official, Town of Surfside



**MIAMI-DADE COUNTY
HISTORIC PRESERVATION BOARD**
STEPHEN P. CLARK CENTER
111 N. W. FIRST STREET
MAILBOX 114, (12TH FLOOR)
MIAMI, FLORIDA 33128
305-375-4958

**MIAMI-DADE COUNTY
HISTORIC PRESERVATION BOARD**

RESOLUTION NO. 2019-09

**RESOLUTION DECIDING THE APPLICATION FOR
SPECIAL CERTIFICATE OF APPROPRIATENESS #2019-32-S
FOR SEAWAY VILLAS, 9149 COLLINS AVENUE**

WHEREAS, Seaway Villas, located at 9149 Collins Avenue, Surfside, Florida was designated by the Historic Preservation Board of Miami-Dade County on December 18, 2014; and

WHEREAS, the property owner was previously granted approval to undertake rehabilitation and selective demolition of the structure under COA #2017-09-S; and

WHEREAS, the property owner has applied for a Special Certificate of Appropriateness for documentation, demolition, and reconstruction of a substantial portion of the designated structure; and

WHEREAS, the folio number and legal description for the subject property is as follows:

TAX FOLIO NUMBER: 14-2235-015-0001

LEGAL DESCRIPTION: SEAWAY VILLAS CONDO
ALTOS DEL MAR NO 4 PB 10-63
LOTS 4 & 5 BLK 2
& RIP RTS & PORT LYNG EAST &
ADJACENT WEST OF EROSION LINE
PER PB 105-62
LOT SIZE 37730 SQ FT M/L



MIAMI-DADE COUNTY
HISTORIC PRESERVATION BOARD
STEPHEN P. CLARK CENTER
111 N. W. FIRST STREET
MAILBOX 114, (12TH FLOOR)
MIAMI, FLORIDA 33128
305-375-4958

Resolution #2019-09

Page 2

WHEREAS, on September 18, 2019, the Historic Preservation Board of Miami-Dade County conducted a public hearing to decide the application for Special Certificate of Appropriateness for documentation, demolition, and reconstruction at 9149 Collins Avenue, Surfside, Florida, pursuant to the procedures set forth in Section 16A-11(5).

NOW, THEREFORE, BE IT RESOLVED BY THE HISTORIC PRESERVATION BOARD OF MIAMI-DADE COUNTY, FLORIDA, that,

Section 1: The foregoing recitals are approved and incorporated in this Resolution.

Section 2: Having considered this matter at a public hearing, the application for Special Certificate of Appropriateness #2019-32-S is hereby **approved**.

Section 3: This approval has been conditioned upon the following:

1. The owner shall submit the LIDAR documentation to Staff upon completion.
2. The owner shall salvage any character-defining architectural features for reuse in the reconstructed building, to the greatest extent feasible.
3. The reconstructed building shall be based upon the LIDAR results in conjunction with a thorough review of the original 1936 building plans and other historic period documents to ensure that the reconstructed building accurately reflects the historic character and features, rather than features that were altered over time.
4. The owner shall submit the proposed building plans to Staff for administrative review prior to undertaken reconstruction.
5. The owner shall submit a revised planting plan to staff that does not obscure the Collins Avenue façade. Staff shall provide an administrative review of the revised plan prior to construction.
6. The owner shall reconstruct the missing arched chimney cap.



**MIAMI-DADE COUNTY
HISTORIC PRESERVATION BOARD**
STEPHEN P. CLARK CENTER
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305-375-4958

Resolution #2019-09

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7. New paving in the courtyard shall be an oolitic limestone that matches the character and color of the existing limestone.

8. The owner shall provide information on the paving material proposed for the vehicular drop-off area between Collins Avenue and the structure. Staff shall provide an administrative review of the proposed material prior to installation.

9. The open-air entry/lobby area of the building shall retain its existing terracotta-colored tile.

10. The proposed awnings for the third-story open-air terraces shall be a dark, solid color with white scallop detail edging, as documented in historic period photos. Staff shall provide an administrative review of the proposed awnings prior to installation.

11. The owner shall submit requests for COA amendments if any changes or alterations from what has been presented in this application are proposed at any time through project completion. Staff shall provide administrative reviews of any such amendment requests prior to the construction of any such proposed revision.

12. If the intent to relocate the three-story, Collins Avenue-fronting portion of the building eastward by 13 feet is altered from what was presented in this application, due to any reason, the applicant shall reappear before this Board with a request to amend the COA approval.

13. The project shall include a public space to interpret, or “tell the story,” of the history of Seaway Villas, particularly its context in the early history of Surfside.



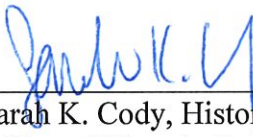
MIAMI-DADE COUNTY
HISTORIC PRESERVATION BOARD
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 MIAMI, FLORIDA 33128
 305-375-4958

Resolution #2019-09
Page 4

The foregoing resolution was offered by Board Member Paul George who moved its adoption. The motion was seconded by Board Member Anthony Rionda and upon being put to a vote, the vote was as follows:

	Cecilia Stewart, Chairwoman	YES
	W. R. (Bob) Smith, III, Vice Chairman	YES
Gary Appel	ABSENT	Paul George YES
Melinda Jester	ABSENT	Megan McLaughlin ABSENT
Anthony Rionda	YES	Lourdes Solera YES
Harry Tapias	YES	

Prepared by:



 Sarah K. Cody, Historic Preservation Chief
 Office of Historic Preservation

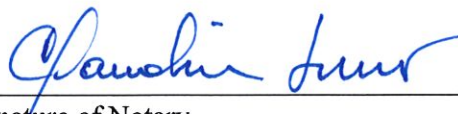
STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by Sarah K. Cody who is personally known to me or has produced _____, as identification.

Witness my signature and official seal this 19th day of September 2019, in the County and State aforesaid.

(Notary Seal)





 Signature of Notary

Notary, Public State of Florida

Claudia Luna

 Printed Name

My Commission Expires: _____



RECEIVED
 SEP 09 2019
 MIAMI-DADE COUNTY
 OFFICE OF HISTORIC PRESERVATION

APPROVED
 SEP 18 2019
 Miami Dade County
 Office of Historic Preservation
 Digitized Signature

OFFICE OF HISTORIC PRESERVATION
 111 NW 1st STREET, MAILBOX 114
 MIAMI, FL 33128
 (305) 375-4958

APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS (COA)

For Historically Designated Properties, or Properties within Historic Districts

I. PROPERTY INFORMATION INFORMACIÓN DE LA PROPIEDAD

ADDRESS (Dirección) 9149 Collins Avenue **CITY** (Ciudad) Surfside **ZIP** (Zip) FL

SITE DESIGNATION NAME (if applicable) Seaway Villas
 (Nombre del Edificio)

DISTRICT NAME (if applicable) _____
 (Nombre del Distrito)

FOLIO NUMBER 14-2235-015-0001
 (Numero de Folio)

II. APPLICANT INFORMATION INFORMACIÓN DEL SOLICITANTE

NAME OF OWNER Seaway Condo Acquisitions, LLC **PHONE (teléfono)** 305-571-8228
 (Nombre de Dueño)

ADDRESS (Dirección) 500 W. Cypress Creek Rd. S **EMAIL** (correo electrónico) asoto@fortpartners.com

NAME OF APPLICANT (if other than owner) _____
 (Nombre del Solicitante)

CONTACT PHONE (Teléfono) _____ **EMAIL** _____

APPLICANT IS: **OWNER** (Dueño) **RENTER/LEASEE** (Inquilino) **CONTRACTOR** (Contratista) **LEGAL AGENT** (Representante legal)

FOR OFFICE USE ONLY
 Solamente por uso de oficina

APPLICATION# 2019-325 **DATE RECEIVED** 9/9/19 **STAFF INITIALS** SXC
 ("R" for Regular, "S" for Special)

APPROVED **APPROVAL DATE** 9/18/19
 APPROVED WITH CONDITIONS **BOARD DATE** 9/10/19
 (see attached conditions sheet)



III. PROJECT TYPE TIPO DE PROYECTO

PLEASE CHECK ALL THAT APPLY:

(Por favor marque todos que aplican)

New Construction *(construcción nueva)*

Paint *(pintura)*

Restoration/Rehabilitation *(restauración)*

Repairing Existing *(reparación)*

Relocation/Moving a Structure *(traslado)*

Landscaping *(areas verdes)*

Demolition *(demolición)*

Interior Work Only
(Únicamente el Interior)

Excavation/
Ground Disturbing Activities *(excavación)*

IV. PROJECT DESCRIPTION DESCRIPCIÓN DE PROYECTO

Please describe in detail the proposed project, including any new construction, demolition, the removal or replacement of existing materials, and all other proposed changes to the current structure. Attach an additional sheet if necessary.

Por favor describa el proyecto en detalle. Adjuntar pagina adicional si es necesario. Por favor describir el proyecto en Ingles.

This is an amendment to COA#2017-09-S.

The building is composed of three building sections; North, South, and West.

We are proposing to maintain the West Facade of the West Building facing Collins avenue throughout the construction of the project, then relocate the existing facade to the location agreed upon in COA#2018-09-S.

We are also proposing to demolish the North and South Building Sections and re-build them to match the designated historical facades identified in COA#2017-09-S

CHECK ANY STRUCTURAL SYSTEMS OR ELEMENTS THAT WILL BE AFFECTED BY THIS PROJECT:

Marque el sistema estructural o componente que sera afectado por este proyecto:

Roof
(techo)

Foundation
(cimiento)

Steps or Stairways
(escaleras)

Windows
(ventanas)

Porches or Porte Cochère
(portal ó porche)

Painting/Finishes
(pintura/acabado)

Doors
(puertas)

Siding/Stucco/Façade Work
(entablado de exteriores)

Walls/Structural
(pared ó estructural)



V. CHECKLIST OF REQUIRED ATTACHMENTS

ALL APPLICATIONS MUST INCLUDE AT LEAST ONE COLOR PHOTO OF THE BUILDING

PAINTING YOUR BUILDING

- Color photos of each side of the building to be painted
- Paint Samples of the colors you wish to use (please indicate trim, wall, and accent colors)

FENCING, WALLS, NEW POOL, DRIVEWAYS, or LANDSCAPING

- Site plan showing exact location(s) of fence, wall, pool, driveway, or proposed landscaping
- Elevation drawings of fence, including height dimensions and material
- Color photographs of the proposed location for the fence, pool, driveway, or landscaping
- Description of landscaping, including type and placement (if applicable)

WINDOWS or DOORS

- A color photograph of each side of the house
- Existing elevations, which show the window placement, configuration, and material.
- Proposed elevations, which show the new window placement, style of window, and material, and include all proposed muntins, if any
- Manufacturer's brochure or a catalog picture of the requested window or door, and NOA

NEW ROOF

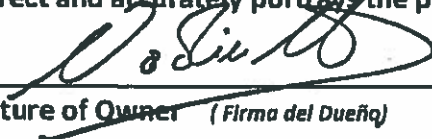
- Color photos of the front of the building and existing roof
- Manufacturer's brochure of requested roof showing color and material and NOA

RENOVATIONS/ADDITIONS or NEW CONSTRUCTION

- Color photos of each side of the building
- Site plan
- Landscape plan, including documentation of any proposed tree removal (if applicable)
- Elevations of all affected facades showing Existing Conditions (11"x17" set of plans)
- Elevations of all affected facades with Proposed Alterations or Additions (11"x17" set)
- Floor Plans
- Manufacturer's brochure or catalog pictures of any new or replacement materials being used in project

VI. OWNER ATTESTATION

I certify to the best of my knowledge that all the information provided within this application is correct and accurately portrays the proposed project.


Signature of Owner (Firma del Dueño)

9/9/19
Date (Fecha)

Signature of Applicant (if other than owner) (Firma del Solicitante)

Date (Fecha)

III. PROJECT TYPE TIPO DE PROYECTO

PLEASE CHECK ALL THAT APPLY:

(Por favor marque todos que aplican)

- | | |
|--|--|
| <input type="checkbox"/> New Construction <i>(construcción nueva)</i> | <input type="checkbox"/> Paint <i>(pintura)</i> |
| <input type="checkbox"/> Restoration/Rehabilitation <i>(restauración)</i> | <input type="checkbox"/> Repairing Existing <i>(reparación)</i> |
| <input type="checkbox"/> Relocation/Moving a Structure <i>(traslado)</i> | <input type="checkbox"/> Landscaping <i>(areas verdes)</i> |
| <input checked="" type="checkbox"/> Demolition <i>(demolición)</i> | <input type="checkbox"/> Interior Work Only
<i>(Únicamente el Interior)</i> |
| <input type="checkbox"/> Excavation/
Ground Disturbing Activities <i>(excavación)</i> | |

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CHECK ANY STRUCTURAL SYSTEMS OR ELEMENTS THAT WILL BE AFFECTED BY THIS PROJECT:

Marque el sistema estructural o componente que sera afectado por este proyecto:

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Roof
<i>(techo)</i> | <input checked="" type="checkbox"/> Foundation
<i>(cimiento)</i> | <input checked="" type="checkbox"/> Steps or Stairways
<i>(escaleras)</i> |
| <input checked="" type="checkbox"/> Windows
<i>(ventanas)</i> | <input checked="" type="checkbox"/> Porches or Porte Cochère
<i>(portal ó porche)</i> | <input checked="" type="checkbox"/> Painting/Finishes
<i>(pintura/acabado)</i> |
| <input checked="" type="checkbox"/> Doors
<i>(puertas)</i> | <input checked="" type="checkbox"/> Siding/Stucco/Façade Work
<i>(entablado de exteriores)</i> | <input checked="" type="checkbox"/> Walls/Structural
<i>(pared ó estructural)</i> |



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NEW ROOF

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Signature of Owner (Firma del Dueño)

9/9/19
Date (Fecha)

Signature of Applicant (if other than owner) (Firma del Solicitante)
Page 3 of 3

Date (Fecha)
MD-OHP COA APPLICATION 1/2014

MIAMI-DADE COUNTY
HISTORIC PRESERVATION BOARD



RENOVATION OF THE HISTORIC
SEAWAY APARTMENTS

9149 COLLINS AVENUE
SURFSIDE, FLORIDA 33154

EXECUTIVE ARCHITECT:
**KOBI KARP ARCHITECTURE
AND INTERIOR DESIGN, INC.**
2915 BISCAYNE BLVD., SUITE 200
MIAMI, FLORIDA 33137
T: 305.573.1818

DESIGNER:
JOSEPH DIRAND ARCHITECTURE
51, RUE SAINT GEORGES
75009 PARIS, FRANCE
T: +33.1.469.04.80
F: +33.1.4574.1321

EXECUTIVE LANDSCAPE ARCHITECT:
**FERNANDO WONG
OUTDOOR LIVING DESIGN**
1500 BAY ROAD- SUITE 766
MIAMI, FLORIDA 33139
T: 305.604.0003

LANDSCAPE DESIGNER:
**WIRTZ INTERNATIONAL
LANDSCAPE ARCHITECTS**
BOTERMELDKIJK 464
2900 SCHOTEN, BELGIUM
T: +32 3 680 13 22
F: +32 3 680 13 23

CIVIL ENGINEER:
OCEAN ENGINEERING, INC.
333 NE 24TH STREET SUITE 408
MIAMI, FLORIDA 33137
T: 786.253.5252
F: 786.475.8250

ATTACHMENT A

REVISIONS / SUBMISSIONS		
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1497

STATE OF FLORIDA
DEPARTMENT OF REVENUE
REVENUE CONTROL DIVISION
TAXPAYER IDENTIFICATION NUMBER: 11-0000000000
REGISTERED PROFESSIONAL ARCHITECT
REGISTERED PROFESSIONAL ENGINEER
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
REGISTERED PROFESSIONAL CIVIL ENGINEER
REGISTERED PROFESSIONAL INTERIOR DESIGNER
REGISTERED PROFESSIONAL ENGINEER-IN-TRAINING
REGISTERED PROFESSIONAL ARCHITECT-IN-TRAINING
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT-IN-TRAINING
REGISTERED PROFESSIONAL CIVIL ENGINEER-IN-TRAINING
REGISTERED PROFESSIONAL INTERIOR DESIGNER-IN-TRAINING

SEAWAY APARTMENTS
9149 COLLINS AVENUE
SURFSIDE, FL 33154

COVER

POST PRINTERS P
DIPLOMA ARCHITECTURE
WIRTZ INTERNATIONAL

Lic. # AP0012576

ARCHITECTURE
INTERIOR DESIGN
PLANNING
AIA ASID NCARB
2915 BISCAYNE BLVD
SUITE 200
MIAMI, FL 33137
P: 305.573.1818
WWW.KOBIKARP.COM

DATE: SEPTEMBER 02, 2016
CHECKED BY: MANI
DRAWN BY:

COVER

SHEET INDEX

SHEET	
COVER	COVER SHEET
A1.00	SHEET INDEX
A1.01	ZONING DATA
A1.02	AERIAL LOCATION IMAGES
A1.03	EXTERIOR ELEVATIONS IMAGES
A1.04	COURTYARD ELEVATIONS IMAGES
A1.05	EXISTING CONDITIONS IMAGES
A1.06	EXISTING CONDITIONS IMAGES
A1.07	HISTORIC IMAGES
A1.08	MICRO FILM
A2.00	HISTORIC FLOOR PLANS
A3.00	EXISTING FLOOR PLANS
A4.00	DEMOLITION DIAGRAM
A4.01	DEMOLITION PLAN
A5.00	PROPOSED PLAN
A5.01	PROPOSED ELEVATIONS (EXTERIOR)
A5.02	PROPOSED ELEVATIONS (COURTYARD)
A5.03	PROPOSED EXTENSION (PORCH/BALCONY)
A6.00	RENDERING
A6.01	RENDERING
A6.02	RENDERING
A6.03	RENDERING
A6.04	RENDERING (CONTEXT ELEVATIONS)
L-100	TREE DISPOSITION PLAN
L-101	LANDSCAPE PLAN

REVISIONS / SUBMISSIONS

1497

1497
 8149 COLLINS AVENUE
 SURFSIDE, FL 33154
 WWW.KOSBIKARP.COM

SEAWAY APARTMENTS
 8149 COLLINS AVENUE
 SURFSIDE, FL 33154

INDEX

FORTRAN ARCHITECTURE
 WIRTZ INTERNATIONAL

L.C. # AR2012578

ARCHITECTURE
 INTERIOR DESIGN
 PLANNING
 AIA ASID NCARB
 2015 Member of the Florida Institute of Architects
 5241 SW 15th St.
 Suite 201
 Fort Lauderdale, FL 33324
 Tel: 305.573.1813
 Fax: 305.573.1788
 WWW.KOSBIKARP.COM



DRAWN BY: MAB
 CHECKED BY: MAB
 DATE: SEPTEMBER 02, 2018

A1.00

ZONING LEGEND

NEW TWELVE STORY CONDO

LEGAL DESCRIPTION:
Lots 4 and 5, of Block 2, of ALLOS DEL MAR NO. 4, occurring the plot thereof, as recorded in Plat Book 10, Page 63, of the Public Records of Miami Dade County, Florida.

TOGETHER WITH that portion of land lying East of said Lots 4 and 5, of Block 2, of ALLOS DEL MAR NO. 4, according to the plat hereof, as recorded in Plat Book 10, Page 63, of the Public Records of Miami Dade County, Florida, bounded on the North by the easterly extension of the north line of said Lot 3; bounded on the East by the EROSION CONTROL LINE, according to the plot thereof as recorded in Plat Book 105, Page 62, of the Public Records of Miami-Dade County, Florida; bounded on the South by the easterly extension of the South line of said Lot 4; and bounded on the West by the East line of said Block 2.

ZONING SUBDIVISION H-120
PROPERTY ADDRESS: 8149 COLLINS AVE, SURF-SIDE, FL 33154
FLOOD ZONE: ZONE AE EL. 9.00'
WAVE CREST: 18.2' N.G.V.D

LOT AREA CALCULATIONS

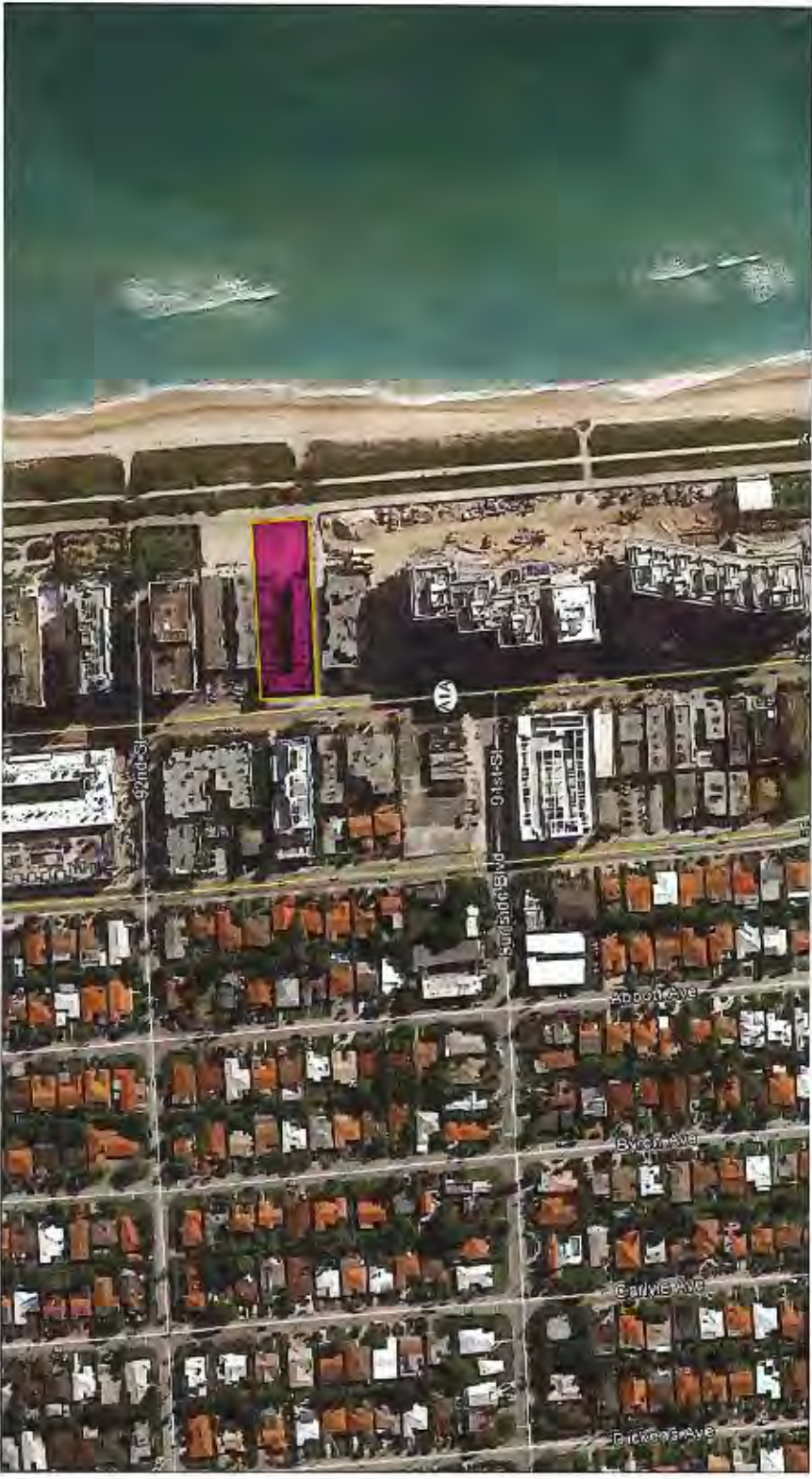
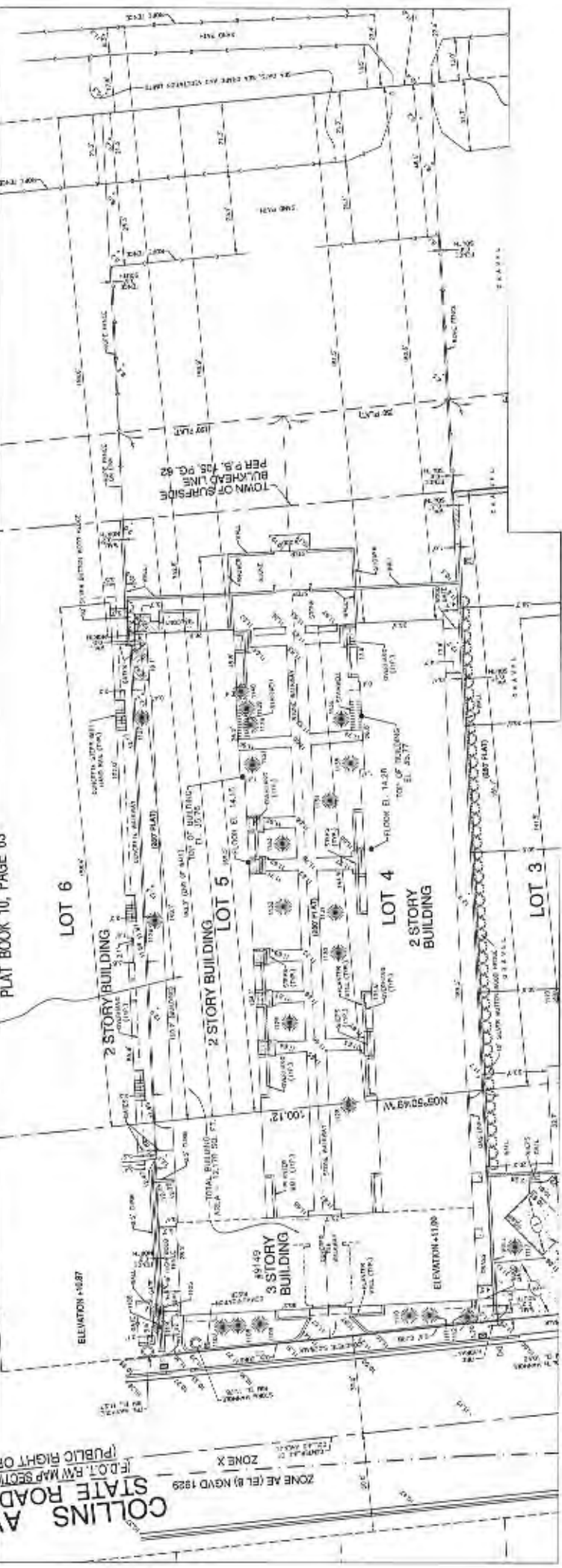
	PROVIDED
LOT AREA	37,230 S.F.
LOT WIDTH	107'-0"
EXIST. LOT COVERAGE	12,198 S.F. (32%)
PROPOSED LOT COVERAGE	14,023 S.F. (37%)
EXISTING PERVIOUS AREA	22,737 SQ FT (60%)
PROPOSED PERVIOUS AREA	20,700 SQ FT (54%)

SET BACKS WILL REMAIN AS EXISTING IN HISTORICAL STRUCTURE

HISTORICAL UNIT MATRIX			
Level	# of Units	1 Bedroom	2 Bedroom
100	11	7	4
200	14	9	5
300	2	2	2
Total	27	18	9

EXISTING UNIT MATRIX			
Level	# of Units	1 Bedroom	2 Bedroom
100	12	7	5
200	14	9	5
300	2	2	2
Total	28	18	10

PROPOSED UNIT MATRIX				
Level	# of Units	1 Bedroom	2 Bedroom	3 Bedroom
100	6	6		
200	6	7		1
300	16	15	0	1



REVISIONS / SUBMISSIONS

NO.	DATE	DESCRIPTION

SEAWAY APARTMENTS
 8149 COLLINS AVENUE
 SURF-SIDE, FL 33154

ZONING DATA



Lic # AR0012578

ARCHITECTURE
 INTERIOR DESIGN
 PLANNING

AIA ASID NCARB
 2015 Best of Building
 2016 Best of Building
 2017 Best of Building
 2018 Best of Building
 2019 Best of Building
 2020 Best of Building
 2021 Best of Building
 2022 Best of Building
 2023 Best of Building
 2024 Best of Building
 2025 Best of Building

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A1.01

DRAWN BY: MAB
 CHECKED BY:
 DATE: SEPTEMBER 02, 2016



1 AERIAL LOCATION IMAGE



2 SURFSIDE AERIAL PERSPECTIVE

REVISIONS / SUBMISSIONS	

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SEAWAY APARTMENTS
 9149 COLLINS AVENUE
 SURFSIDE, FL 33154

AERIAL LOCATION IMAGES

PORT PARTNERS
 ARCHITECTURE
 WIRTZ INTERNATIONAL

Lic. # AR0012576

ARCHITECTURE
 INTERIOR DESIGN
 PLANNING
 AIA ASID NCARB
 2515 Biscayne Boulevard
 Suite 120
 Miami, Florida 33137
 P: 305.573.1818
 F: 305.573.2998
 WWW.KOBIKARF.COM



A1.02

DATE: AUGUST 15, 2016
 CHECKED BY: LMB
 DRAWN BY:



1 NORTH EXTERIOR ELEVATION



3 SOUTH EXTERIOR ELEVATION



2 EAST EXTERIOR ELEVATION



4 WEST EXTERIOR ELEVATION

REVISIONS / SUBMISSIONS

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SEAWAY APARTMENTS
 8149 COLLINS AVENUE
 SURFSIDE, FL 33154

EXTERIOR ELEVATIONS
 IMAGES

PORT PARTNERS P
 JOSEF DRACHARCHITECTURE
 WIRTZ INTERNATIONAL

Lic. # AR0012578

ARCHITECTURE
 INTERIOR DESIGN
 PLANNING
 AIA ASID NCARB
 2515 Bayview Boulevard
 Suite 200
 Miami, Florida 33137
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K O B I
 K A P
 K O B I

DRAWN BY: JMB
 CHECKED BY: JMB
 DATE: AUGUST 15, 2016
A1.03



1 SOUTH WING NORTH CORNER



2 EAST FACADE



3 NORTH WING SOUTH CORNER



4 SOUTH WING NORTH FACADE



5 NORTH WING SOUTH FACADE

REVISIONS / SUBMISSIONS

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SEAWAY APARTMENTS
 6149 COLLINS AVENUE
 SUITES 200, 301, 302
 SUITE 200
 SUITE 301
 SUITE 302
 2015 BISCAYNE BLVD SUITE 200
 MIAMI BEACH, FL 33139
 P: 305.573.2786
 WWW.KOSIKARP.COM

COURTYARD ELEVATIONS
 IMAGES

PORT PARTNERS
 ARCHITECTURE

WIRTZ INTERNATIONAL

L.C. # AR0012578

ARCHITECTURE
 INTERIOR DESIGN
 PLANNING
 AIA ASID NCARB

K O S I K
 A - P

DRAWN BY: MWB
 CHECKED BY: MWB
 DATE: AUGUST 15, 2018

A1.04



1 NORTH WING APARTMENTS
WINDOWS AND VERANDA



2 APARTMENTS 107 AND 207 ENTRANCE



3 APARTMENTS 105
AND 205 ENTRANCES



4 APARTMENTS 101
AND 201 ENTRANCES



5 APARTMENT
102 ENTRANCE



6 APARTMENT
202 ENTRANCE



7 APARTMENTS 108, 110, 208 AND 210 ENTRANCE



8 SOUTH WING APARTMENTS
WINDOWS AND VERANDA

REVISIONS / SUBMISSIONS

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1497

ALL SERVICES PROVIDED BY KOSIKAR ARCHITECTURE ARE SUBJECT TO THE STANDARD CONDITIONS OF SERVICE AND AGREEMENT FOR PROFESSIONAL SERVICES WHICH ARE AVAILABLE AT THE OFFICE OF KOSIKAR ARCHITECTURE, 2915 BRIDGEWAY, SUITE 202, PALM BEACH, FLORIDA 33480. WWW.KOSIKAR.PA.COM

SEAWAY APARTMENTS

9149 COLLINS AVENUE
SURFSIDE, FL 33154

EXISTING CONDITIONS

IMAGES

JOSEPH A. KOSIKAR ARCHITECTURE

FOOT PARTNERS P

WIRTZ INTERNATIONAL

Lib. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB

2915 BRIDGEWAY, SUITE 202
PALM BEACH, FLORIDA 33480
P: 561.832.2756
WWW.KOSIKAR.PA.COM

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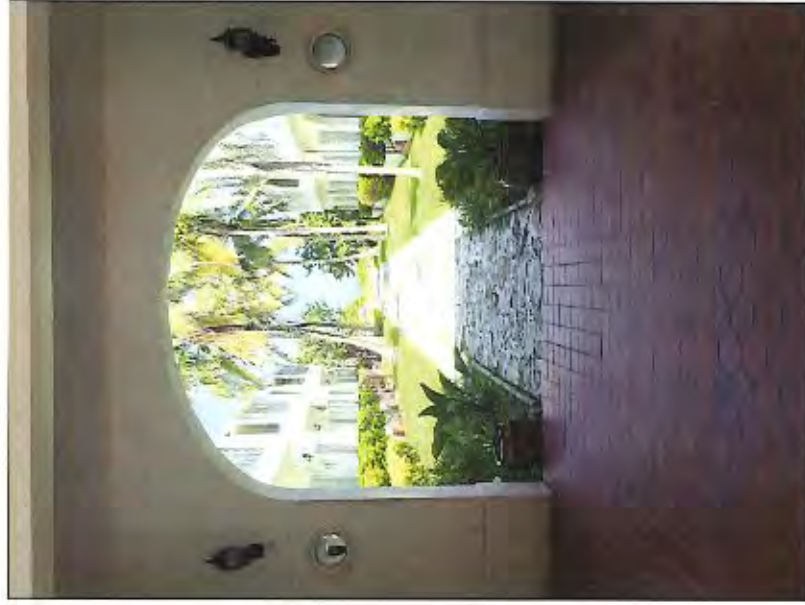
CHECKED BY: MMB

DATE: AUGUST 15, 2018

A1.05



1 MAIN DOOR ENTRANCE



2 ENTRANCE TO COURTYARD



3 STAIRS TO UPPER UNITS



4 CORE NORTH STAIRS



5 CORE SOUTH STAIRS



6 CORE SOUTH EGRESS



7 GARBAGE DEPOSIT

REVISIONS / SUBMISSIONS

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1497

REGISTERED ARCHITECT/INTERIOR DESIGNER
 STATE OF FLORIDA
 NO. 1497
 2015 Seaway Boulevard
 Suite 210
 Miramar, Florida 33187
 P: 305.573.1818
 F: 305.573.2766
 WWW.KOBIKARFP.COM

SEAWAY APARTMENTS
 9149 COLLINS AVENUE
 SURFSIDE, FL 33154

EXISTING CONDITIONS
 IMAGES

JOSEPH PRANCHERRE
 FLOOR PLANNING

WIRZ INTERNATIONAL

Li. # AR0012578

ARCHITECTURE
 INTERIOR DESIGN
 PLANNING

AIA ASID NCARB



DRAWN BY: MMB
 CHECKED BY: MMB
 DATE: AUGUST 16, 2016

A1.06

REVISIONS / SUBMISSIONS

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SEAWAY APARTMENTS
 9149 COLLINS AVENUE
 SURFSIDE, FL 33154

HISTORIC IMAGES

JOHN DRACACHITECTURE
 FORT PANKRASS P

WIRTZ INTERNATIONAL

Lic. # AR0012578

ARCHITECTURE
 INTERIOR DESIGN
 PLANNING

AIA ASID NCARB

2816 BAYVIEW BLVD
 SUITE 200
 MIAMI, FL 33137
 P: 305.573.9788
 F: 305.573.9788
 WWW.KOBIKAR.P.COM

K O B I K A R

DATE: AUGUST 18, 2016

CHECKED BY: MMS

DRAWN BY:

A1.07



2 FRONT VIEW FROM COLLINS



1 SITE IMAGE



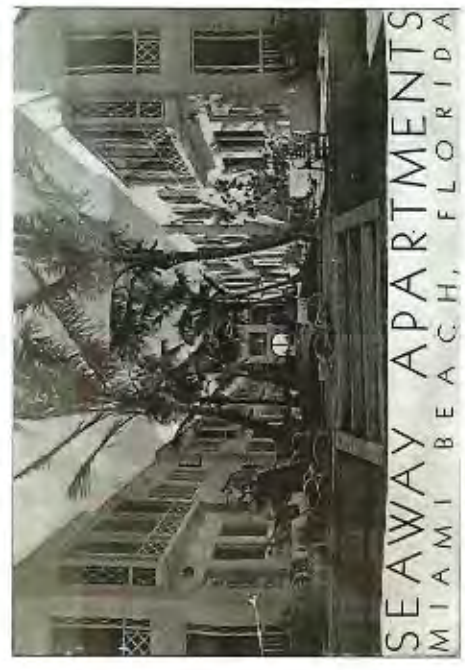
5 COURTYARD EAST VIEW



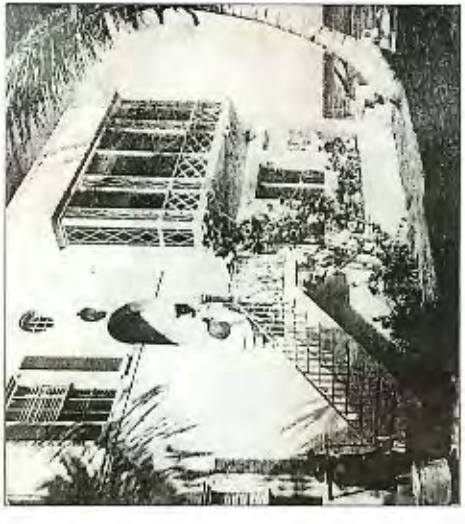
4 LOBBY ENTRANCE



3 COURTYARD/APARTMENTS ENTRANCE



7 COURTYARD WEST VIEW



6 CORNER UNIT

NO.	DATE	REVISIONS / SUBMISSIONS
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SEAWAY APARTMENTS
 919 COLLINS AVENUE
 SURFSIDE, FL 33154

HISTORIC FLOOR PLANS

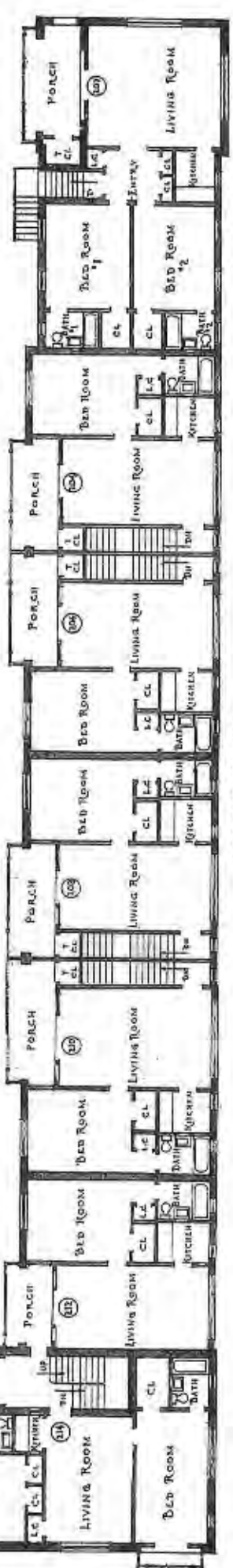
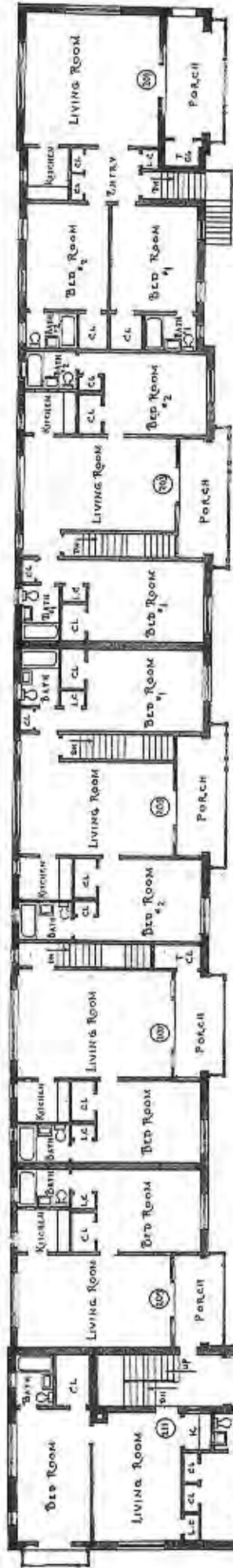


LP # AR0012578

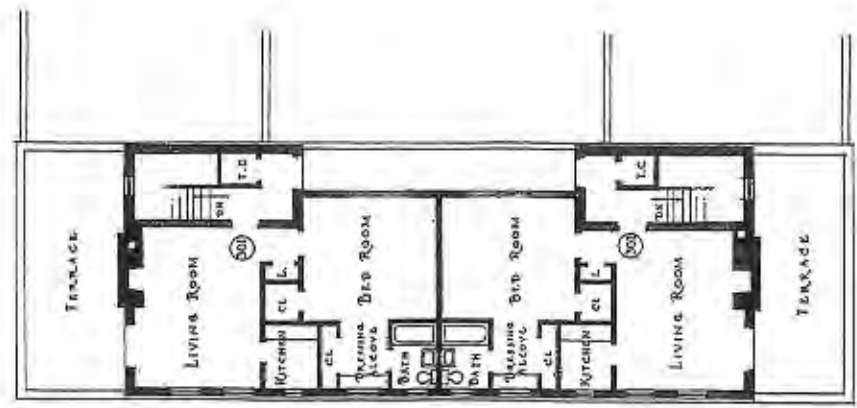
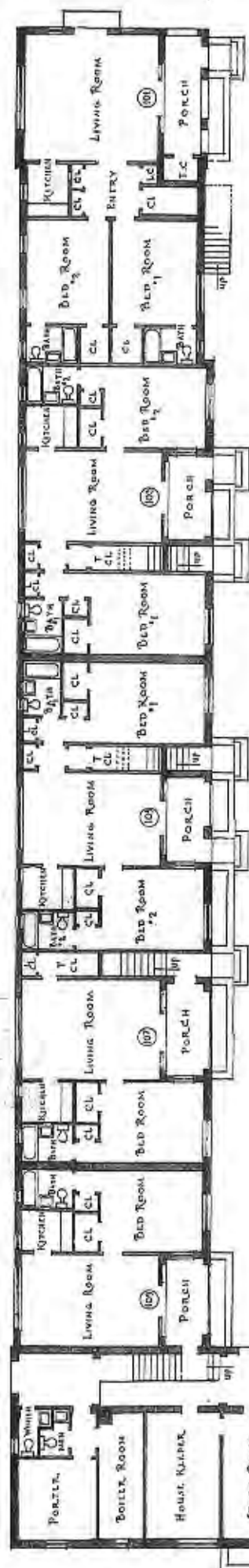
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 AIA ASID NCARB
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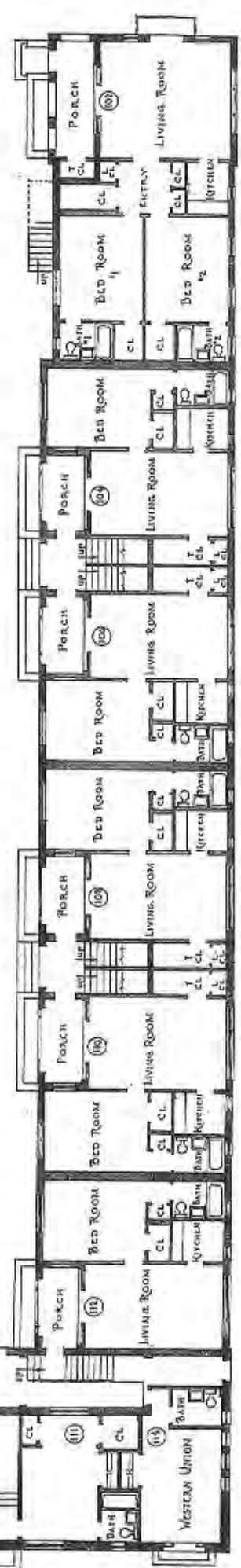
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 DATE: AUGUST 15, 2018
A2.00



SECOND FLOOR



PENTHOUSE



LEVEL	UNITS
1ST	11
2ND	14
3RD	02
TOTAL	27

1 HISTORIC 1ST LEVEL FLOOR PLAN

REVISIONS / SUBMISSIONS

1497

ALABAMA REGISTERED ARCHITECT
 ARCHITECTS AND INTERIORS
 2015 BRUCKER BOULEVARD
 SUITE 200
 ANNISTON, AL 35810
 TEL: 205.833.7266

SEAWAY APARTMENTS
 919 COLLINS AVENUE
 SUITESIDE, FL 33154

EXISTING FLOOR PLANS



L.C. # AR0012578

ARCHITECTURE
 INTERIOR DESIGN
 PLANNING

AIA ASID NCARB

2015 BRUCKER BOULEVARD
 SUITE 200
 ANNISTON, AL 35810
 TEL: 205.833.7266

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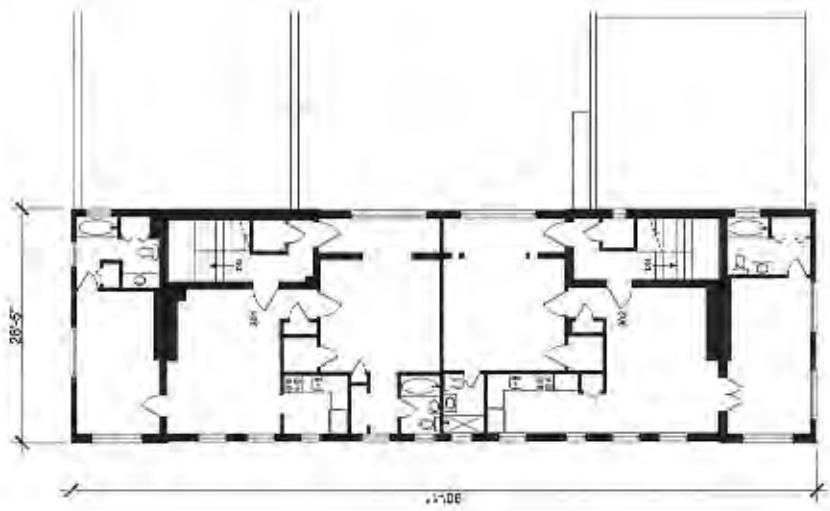


DATE: AUGUST 15, 2018

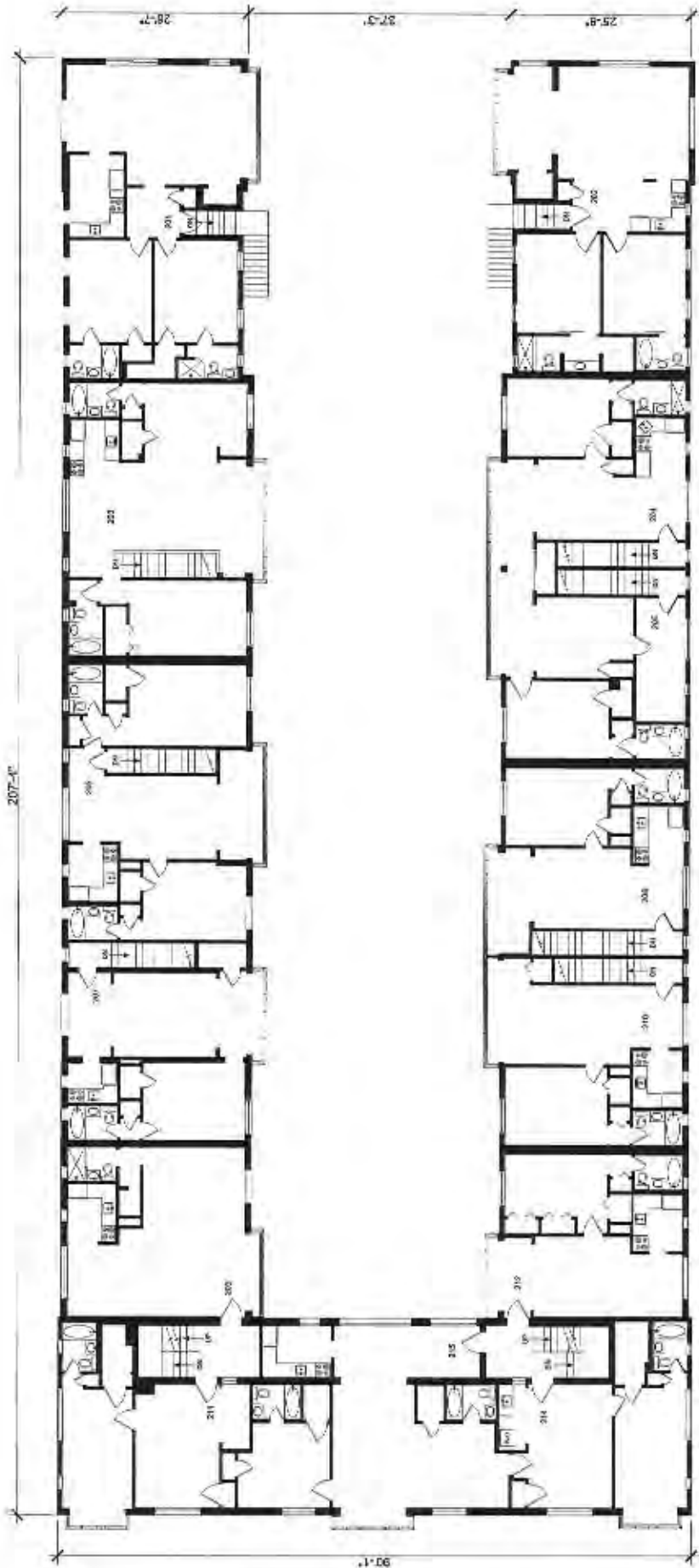
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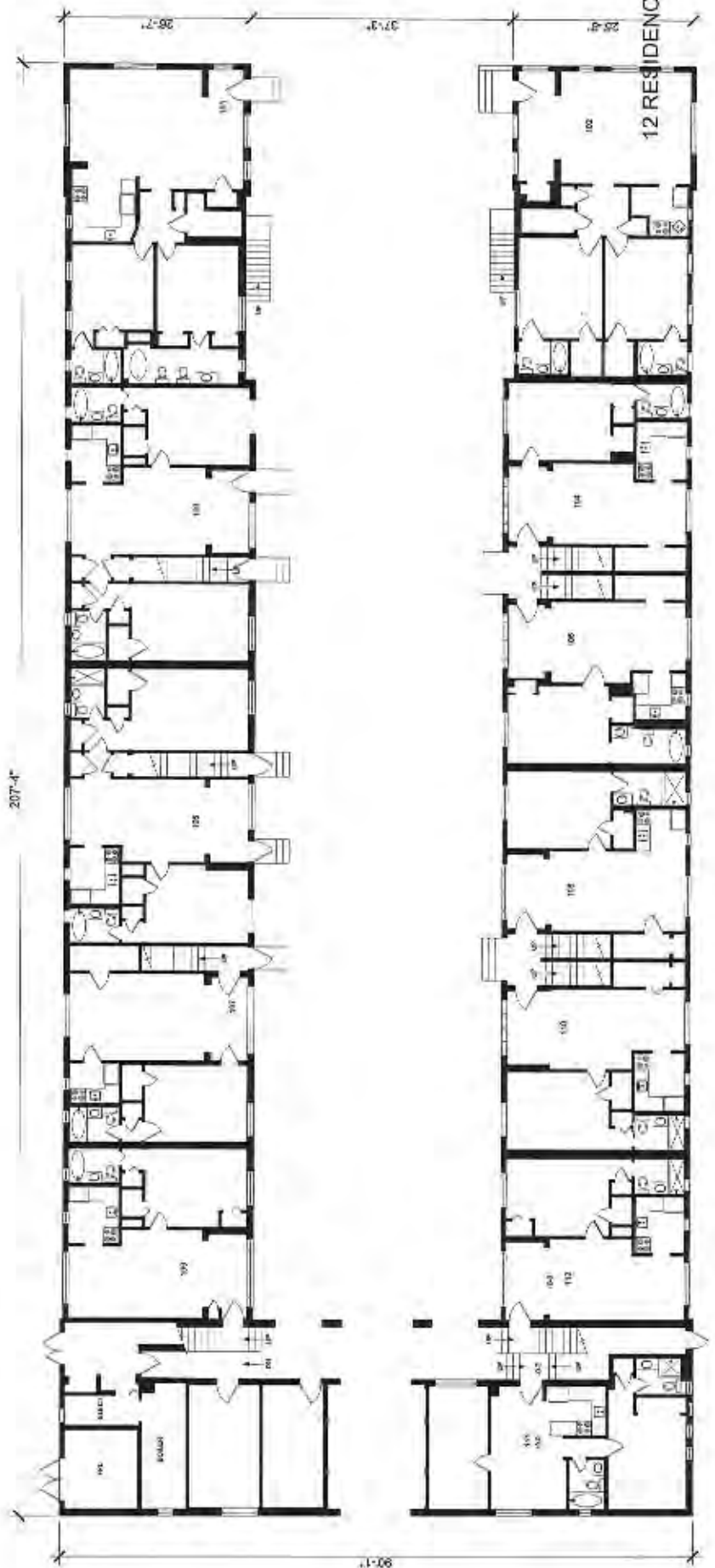
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3 EXISTING 3RD LEVEL FLOOR PLAN



2 EXISTING 2ND LEVEL FLOOR PLAN



1 EXISTING 1ST LEVEL FLOOR PLAN

DWELLING UNIT MATRIX

LEVEL	UNITS
1ST	12
2ND	14
3RD	02
TOTAL	28

REVISIONS / SUBMISSIONS

1497
 LANDSCAPE ARCHITECTURE
 1497 SEAWAY APARTMENTS
 9149 COLLINS AVENUE
 SUITE 200
 SURFIDE, FL 33154
 (305) 487-1111
 WWW.KOBIKARP.COM

SEAWAY APARTMENTS
 9149 COLLINS AVENUE
 SUITE 200, FL 33154
PROPOSED SITE PLAN

FORTRAN ARCHITECTURE
 DEPLANNING ARCHITECTURE
 WIRTZ INTERNATIONAL

Lic. # AR0012578

ARCHITECTURE
 INTERIOR DESIGN
 PLANNING
 AIA ASID NCARB
 2915 Seawalk Boulevard
 Suite 202
 Miami, Florida 33133
 P 305.572.9418
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 CHECKED BY: AMS
 DATE: SEPTEMBER 02, 2016
A5.00



NOTES:
 REFER TO LANDSCAPE SHEET
 L-101 FOR PLANTING SCHEDULE

NO.	REVISIONS / SUBMISSIONS
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1497

SEAWAY APARTMENTS
8149 COLLINS AVENUE
SUITE 300, FT. LAUDERDALE, FL 33314

PROPOSED ELEVATIONS
EXTERIOR



Lic. # AR0012578

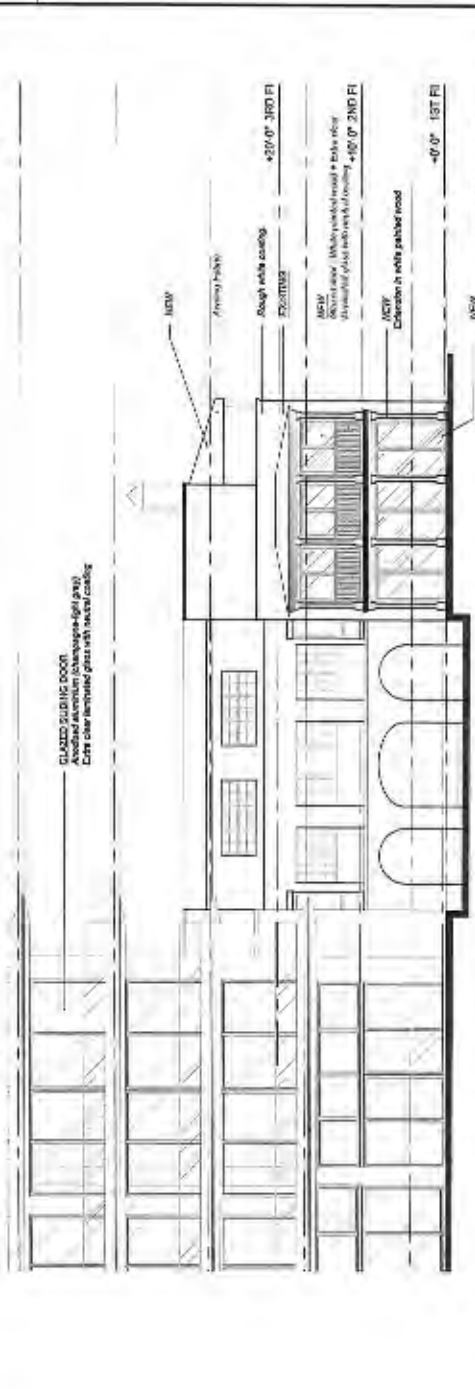
WWW.KOBIKARP.COM
2015 Brickyard Boulevard
Suite 200
Fort Lauderdale, FL 33314
P: 561.572.2788
F: 561.572.2788



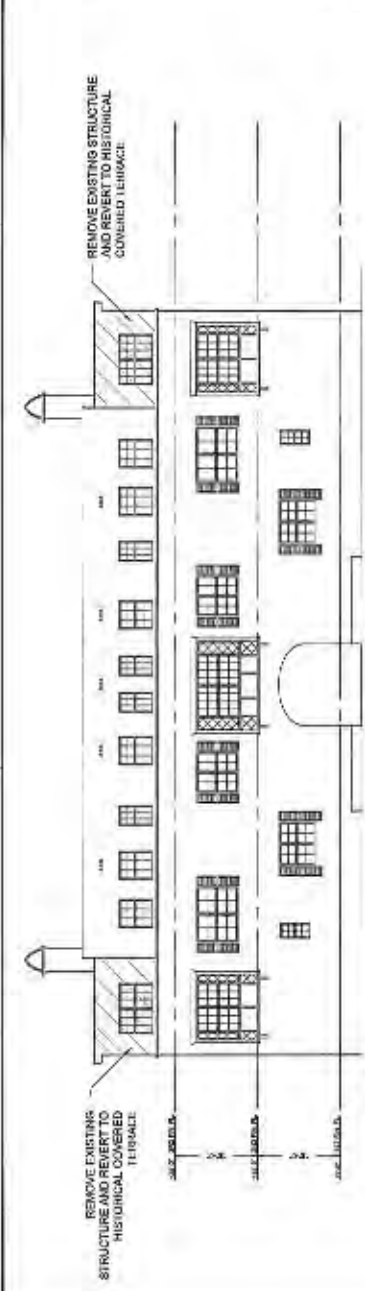
ARCHITECTURE
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PLANNING
AIA ASID NCARB
DRAWN BY: MWB
CHECKED BY: MWB
DATE: SEPTEMBER 02, 2018
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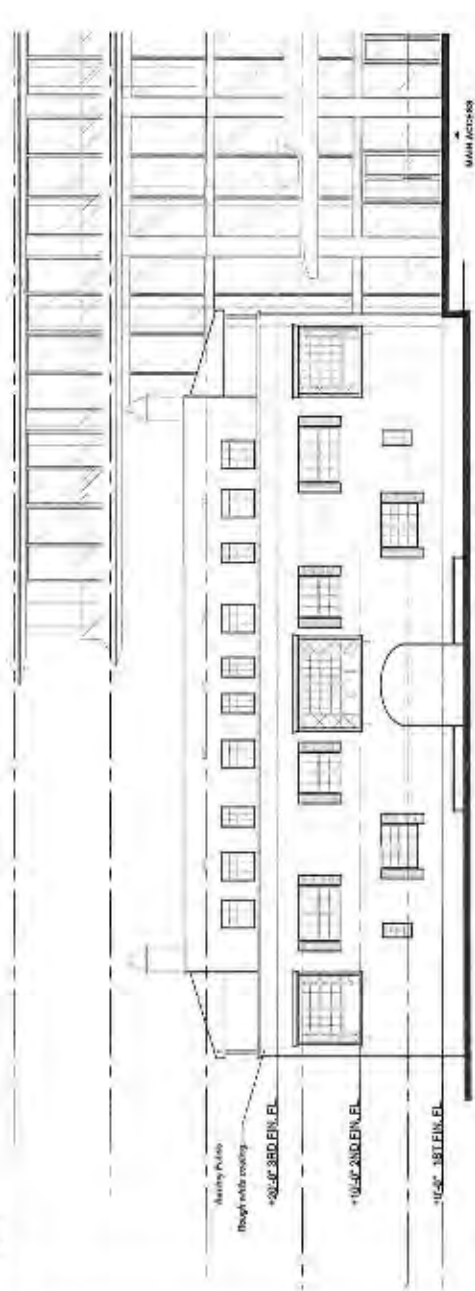
1A EXISTING FRONT ELEVATION (WEST)
Scale: 3/32" = 1'-0"



2A EXISTING REAR ELEVATION (EAST)
Scale: 3/32" = 1'-0"



1B PROPOSED FRONT ELEVATION (WEST)
Scale: 3/32" = 1'-0"



2B PROPOSED REAR ELEVATION (EAST)
Scale: 3/32" = 1'-0"



3A EXISTING SIDE ELEVATION (SOUTH)
Scale: 3/32" = 1'-0"



3B PROPOSED SIDE ELEVATION/SECTION (SOUTH)
Scale: 3/32" = 1'-0"

REVISIONS / SUBMISSIONS	
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1497

SEAWAY APARTMENTS
 8149 COLLINS AVENUE
 SURFSIDE, FL 33154

RENDERING

PORT PARTNERS
 ARCHITECTURE

WIRTZ INTERNATIONAL

Lic. # AR2012578

ARCHITECTURE
 INTERIOR DESIGN
 PLANNING
 AIA ASID NCARB
 WWW.KOBIKARP.COM



DRAWN BY: MMB
 CHECKED BY:
 DATE: SEPTEMBER 02, 2018

A6.00



① HISTORICAL ENTRANCE VIEW

DRAWN BY: IMB
 CHECKED BY:
 DATE: SEPTEMBER 02, 2016



ARCHITECTURE
 INTERIOR DESIGN
 PLANNING
 AIA ASID NCARB
 2015 Broward Boulevard
 Suite 200
 Miami, FL 33136
 Tel: 305.573.1818
 Fax: 305.573.1785
 WWW.KOBIKARP.COM

Lic. # AR0012576



SEAWAY APARTMENTS
 9149 COLLINS AVENUE
 SURFSIDE, FL 33154

1497

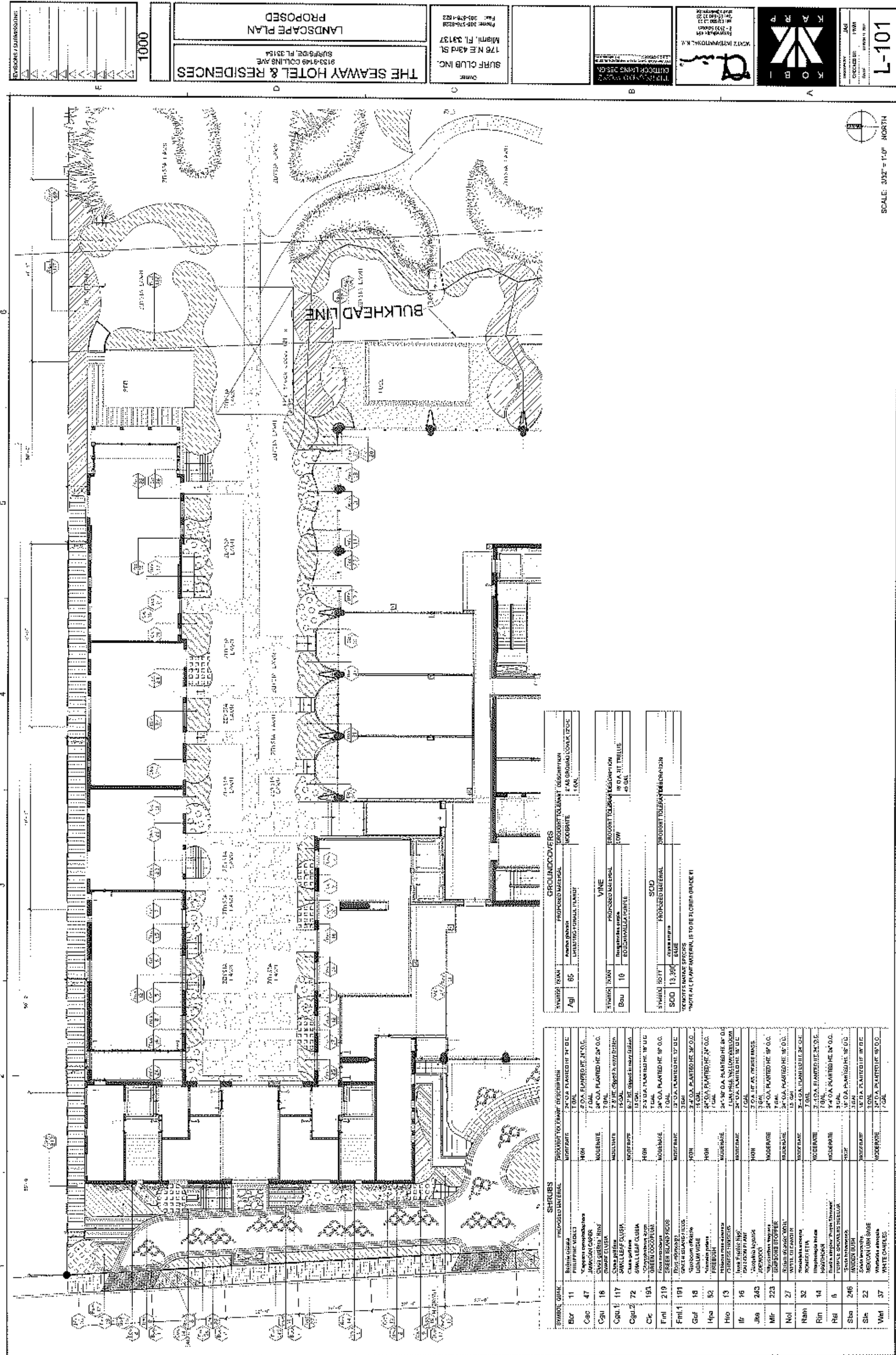
REVISIONS / SUBMISSIONS

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1 PROPOSED COURTYARD VIEWING WEST

A6.03



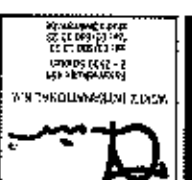
THE SEAWAY HOTEL & RESIDENCES
 8133-8149 COLLINS AVE
 SUITE 315A
 MIAMI, FL 33154

LANDSCAPE PLAN
 PROPOSED

SURF CLUB INC.
 176 N.E. 43rd St.
 Miami, FL 33137
 Phone: 305-576-8228
 Fax: 305-576-1822

ARCHITECT
 THOMAS H. HAYES ARCHITECTS
 1700 BROADWAY
 MIAMI, FL 33139
 Phone: 305-372-1111
 Fax: 305-372-1112

LANDSCAPE ARCHITECT
 KACZ INTERNATIONAL, N.A.
 2700 N.W. 107th Ave.
 Suite 200
 Miami, FL 33177
 Phone: 305-576-1822
 Fax: 305-576-1822



L-101

SCALE: 3/32" = 1'-0" NORTH

SYMBOL	QUANTITY	PROPOSED MATERIAL	GROUNDCOVERS	SYMBOL	QUANTITY	PROPOSED MATERIAL	GROUNDCOVERS
Ag1	65	Asiatic grass Lined: 100% POLYPROPYLENE	BRICK PATTERN	Ag1	65	Asiatic grass Lined: 100% POLYPROPYLENE	BRICK PATTERN
Bou1	10	Bougainvillea BODENWÄLLE SCHEIN	VINE	Bou1	10	Bougainvillea BODENWÄLLE SCHEIN	VINE
SOD1	13,300	SOD	SOD	SOD1	13,300	SOD	SOD

*NOTE ALL PLANT MATERIAL IS TO BE FLORIDA GRADE #1

SYMBOL	QUANTITY	PROPOSED MATERIAL	DESCRIPTION	SYMBOL	QUANTITY	PROPOSED MATERIAL	DESCRIPTION
B1	11	BALISIA CLUSA	24" O.A. PLANTED HT. 24" O.C.	B1	11	BALISIA CLUSA	24" O.A. PLANTED HT. 24" O.C.
C40	47	PHILIPPINE WALNUT	24" O.A. PLANTED HT. 24" O.C.	C40	47	PHILIPPINE WALNUT	24" O.A. PLANTED HT. 24" O.C.
C41	16	PHILIPPINE WALNUT	24" O.A. PLANTED HT. 24" O.C.	C41	16	PHILIPPINE WALNUT	24" O.A. PLANTED HT. 24" O.C.
C42	117	PHILIPPINE WALNUT	24" O.A. PLANTED HT. 24" O.C.	C42	117	PHILIPPINE WALNUT	24" O.A. PLANTED HT. 24" O.C.
C43	72	PHILIPPINE WALNUT	24" O.A. PLANTED HT. 24" O.C.	C43	72	PHILIPPINE WALNUT	24" O.A. PLANTED HT. 24" O.C.
C44	191	PHILIPPINE WALNUT	24" O.A. PLANTED HT. 24" O.C.	C44	191	PHILIPPINE WALNUT	24" O.A. PLANTED HT. 24" O.C.
F1	219	PHILIPPINE WALNUT	24" O.A. PLANTED HT. 24" O.C.	F1	219	PHILIPPINE WALNUT	24" O.A. PLANTED HT. 24" O.C.
F1.1	191	PHILIPPINE WALNUT	24" O.A. PLANTED HT. 24" O.C.	F1.1	191	PHILIPPINE WALNUT	24" O.A. PLANTED HT. 24" O.C.
G1	18	PHILIPPINE WALNUT	24" O.A. PLANTED HT. 24" O.C.	G1	18	PHILIPPINE WALNUT	24" O.A. PLANTED HT. 24" O.C.
H1	52	PHILIPPINE WALNUT	24" O.A. PLANTED HT. 24" O.C.	H1	52	PHILIPPINE WALNUT	24" O.A. PLANTED HT. 24" O.C.
I1	13	PHILIPPINE WALNUT	24" O.A. PLANTED HT. 24" O.C.	I1	13	PHILIPPINE WALNUT	24" O.A. PLANTED HT. 24" O.C.
J1	16	PHILIPPINE WALNUT	24" O.A. PLANTED HT. 24" O.C.	J1	16	PHILIPPINE WALNUT	24" O.A. PLANTED HT. 24" O.C.
K1	243	PHILIPPINE WALNUT	24" O.A. PLANTED HT. 24" O.C.	K1	243	PHILIPPINE WALNUT	24" O.A. PLANTED HT. 24" O.C.
L1	223	PHILIPPINE WALNUT	24" O.A. PLANTED HT. 24" O.C.	L1	223	PHILIPPINE WALNUT	24" O.A. PLANTED HT. 24" O.C.
M1	27	PHILIPPINE WALNUT	24" O.A. PLANTED HT. 24" O.C.	M1	27	PHILIPPINE WALNUT	24" O.A. PLANTED HT. 24" O.C.
N1	32	PHILIPPINE WALNUT	24" O.A. PLANTED HT. 24" O.C.	N1	32	PHILIPPINE WALNUT	24" O.A. PLANTED HT. 24" O.C.
O1	14	PHILIPPINE WALNUT	24" O.A. PLANTED HT. 24" O.C.	O1	14	PHILIPPINE WALNUT	24" O.A. PLANTED HT. 24" O.C.
P1	6	PHILIPPINE WALNUT	24" O.A. PLANTED HT. 24" O.C.	P1	6	PHILIPPINE WALNUT	24" O.A. PLANTED HT. 24" O.C.
S1	246	PHILIPPINE WALNUT	24" O.A. PLANTED HT. 24" O.C.	S1	246	PHILIPPINE WALNUT	24" O.A. PLANTED HT. 24" O.C.
T1	22	PHILIPPINE WALNUT	24" O.A. PLANTED HT. 24" O.C.	T1	22	PHILIPPINE WALNUT	24" O.A. PLANTED HT. 24" O.C.
W1	37	PHILIPPINE WALNUT	24" O.A. PLANTED HT. 24" O.C.	W1	37	PHILIPPINE WALNUT	24" O.A. PLANTED HT. 24" O.C.



August 16, 2019

Reference: Seaway Apartments
9149 Collins Avenue
Surfside, FL 33154

To Whom It May Concern:

This office has conducted two site inspections on July 18, 2019 and August 2, 2019. The structure referenced above consists of exterior load bearing un-reinforced masonry walls with poured-in-place concrete tie beams and columns, wood joist for elevated floors and wood roof trusses.

The interior of the units were opened for inspection, and the dry wall was removed for visual inspection. The structure shows signs of severe spalling and corrosion, which makes the building very fragile.

The new construction depicts a basement below the existing building. The west-wing of the building is to be relocated to the east side after the basement garage is constructed. The building will not survive the reconstruction and excavation requirements in its current condition.

It is my professional opinion that the structure requires significant restoration including exterior shoring and bracing. During the restoration and the movement of the building, parts will require cutting and replacement such as the exterior balconies, which may result in a non-desired look.

Please call this office should you have any questions.

Submitted Respectfully,
Structures International, Inc.
No. 57439
08/16/19
Munzer Farahawi, Ph.D., P.E.
Managing Principal
FL PE #57439
FL ST #20664

19-059

ATTACHMENT B

EXTENSIVE DAMAGE
IN CONCRETE BEAM



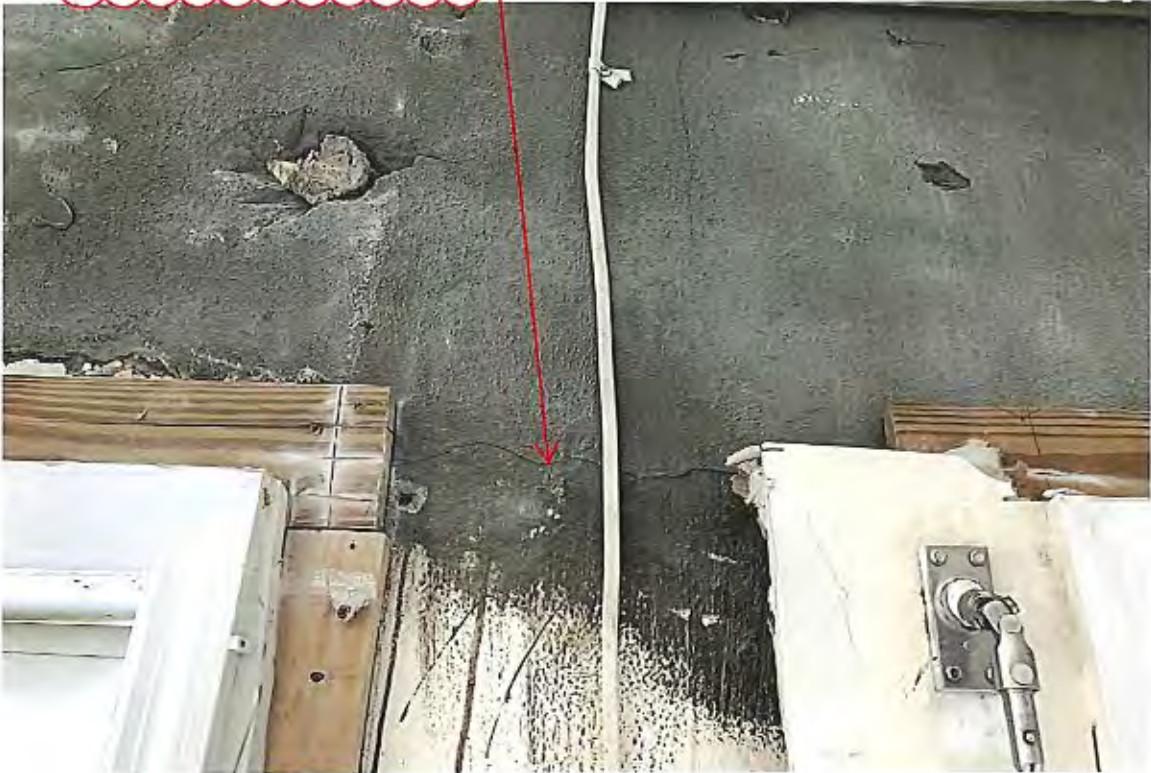
CRACKS IN TIE
BEAMS AND TIE
COLUMN

CRACKS IN
TIE BEAM



CRACKS IN
TIE BEAMS

CRACKS IN REPAIRED
CONCRETE



EXTENSIVE
SPALLING IN
TIE BEAM

EXTENSIVE
SPALLING IN
TIE BEAM



SPALLING IN
TIE BEAM

SPALLING IN
TIE COLUMN



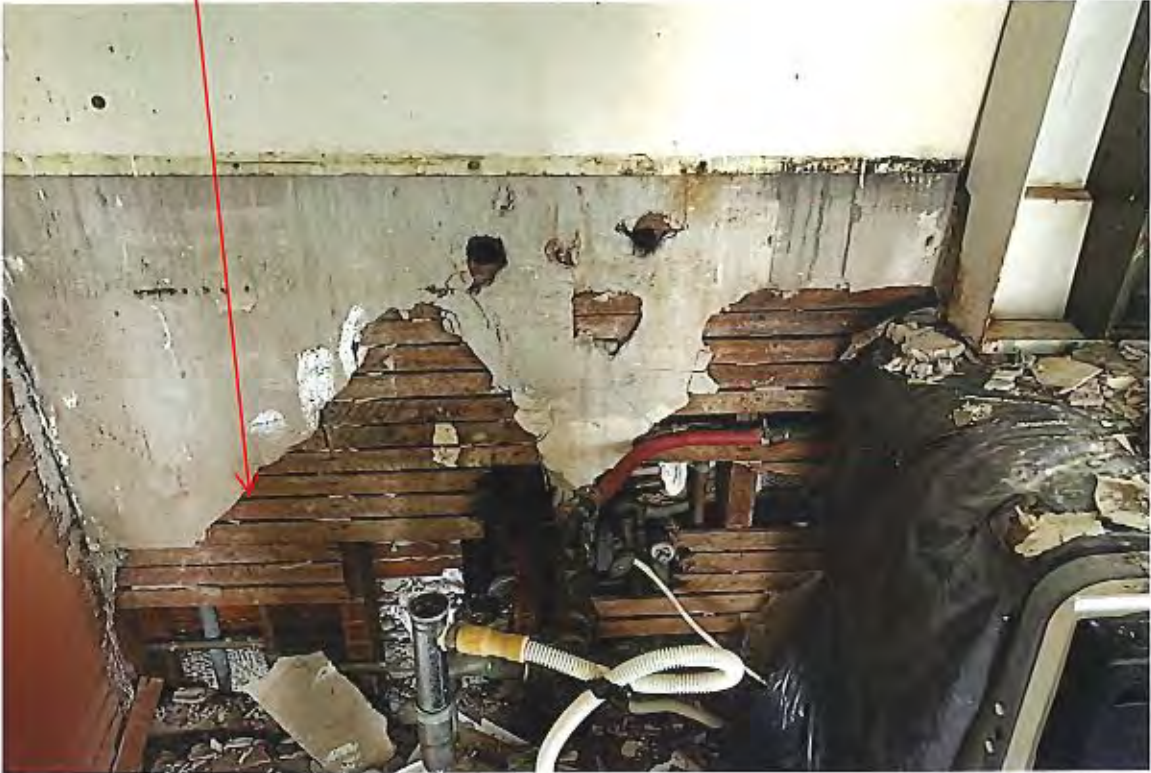
DAMAGE IN
CONCRETE COLUMN

BEAM SPALLING



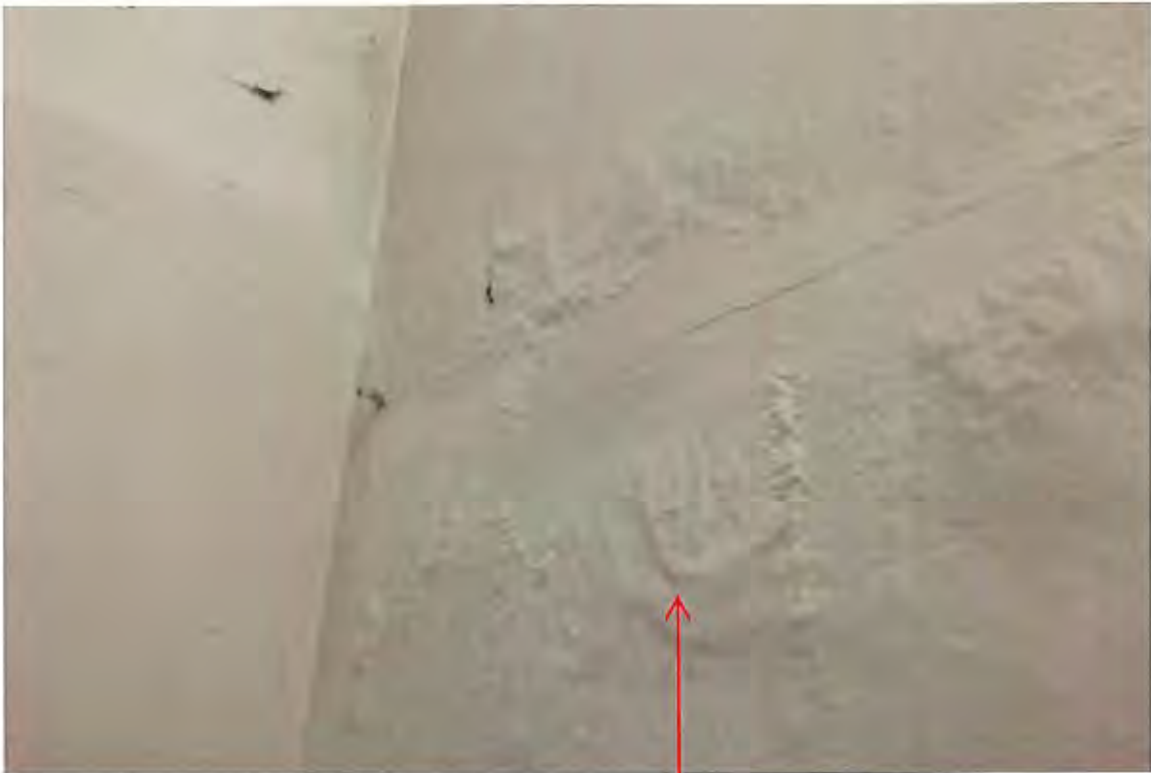
BEAM CRACKS

WOOD FRAMING



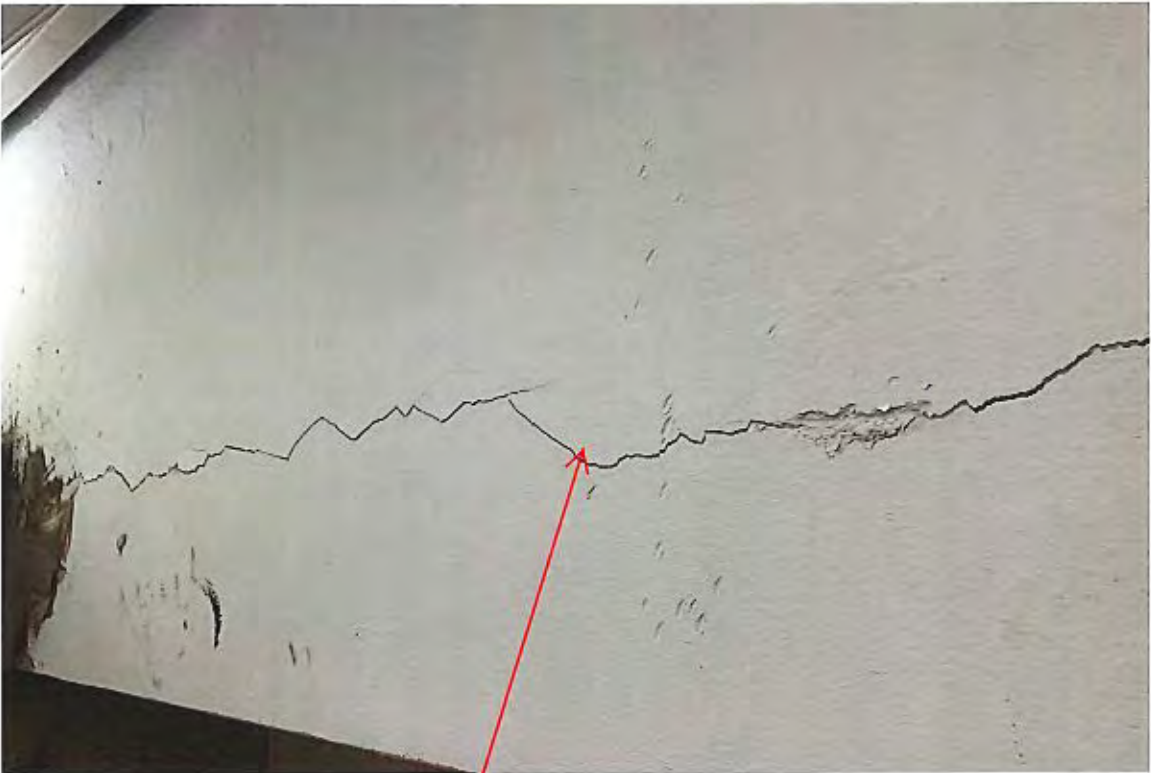
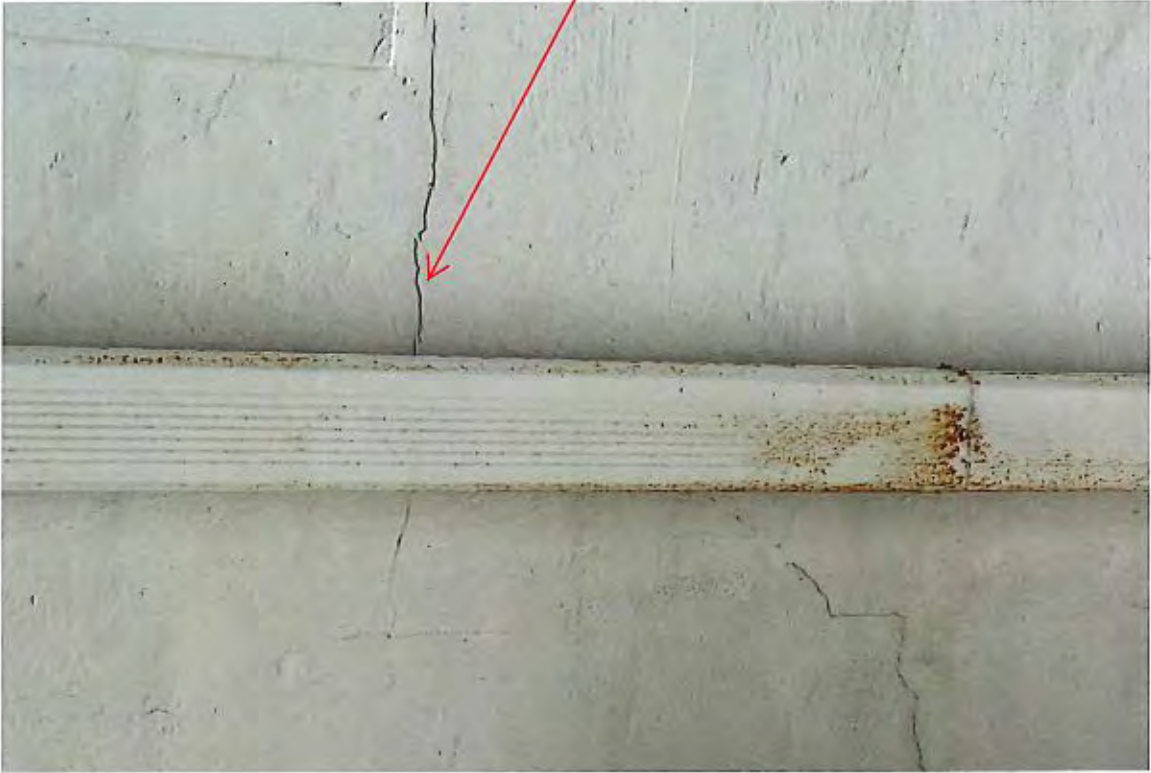
WOOD INFILL WITH WOOD BEAM

WOOD INFILL
(REPAIR)

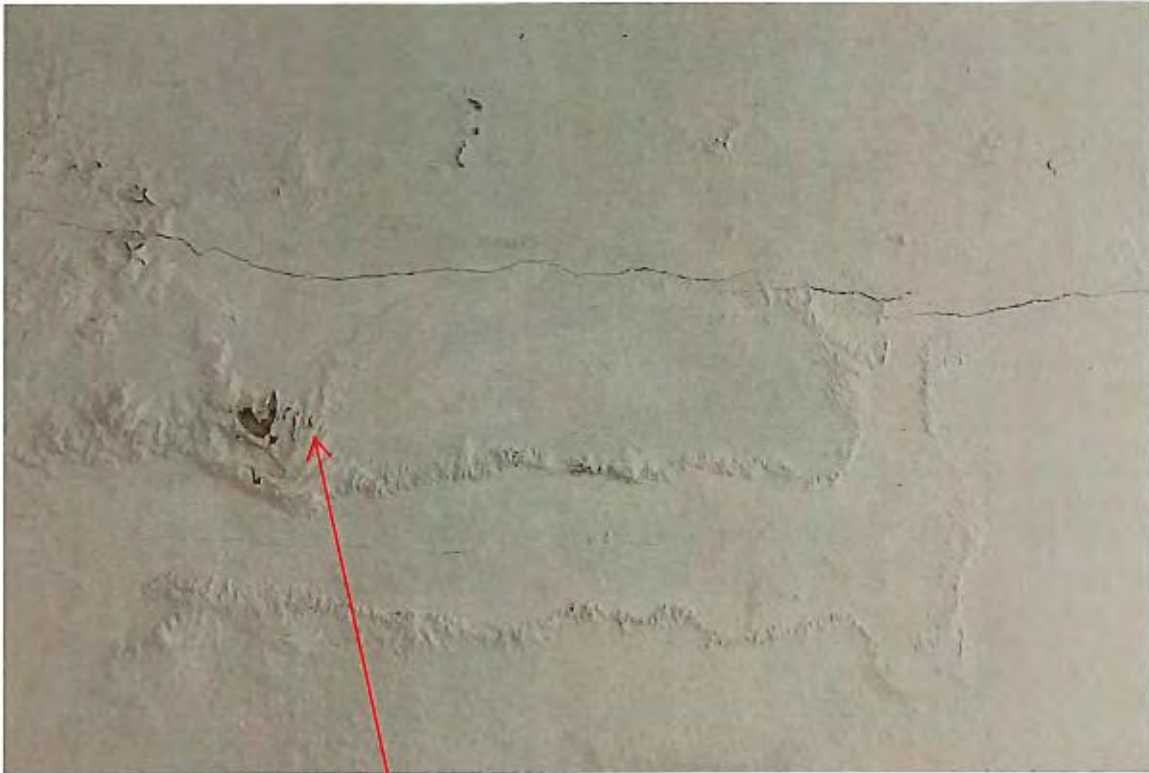


SIGNS OF INTERNAL
DAMAGE

EXTERIOR CRACKING



SEVERE CRAKCS



SIGNS OF INTERNAL
DAMAGE

FALLEN CONCRETE AND
EXPOSED RUSTED REBAR



DAMAGE IN
TIE BEAMS

SPALLING



SPALLING

CRACKS ON BEAMS



DAMAGED BEAM

WOOD FLOOR SYSTEM



TOTALLY EXPOSED REINFORCEMENT

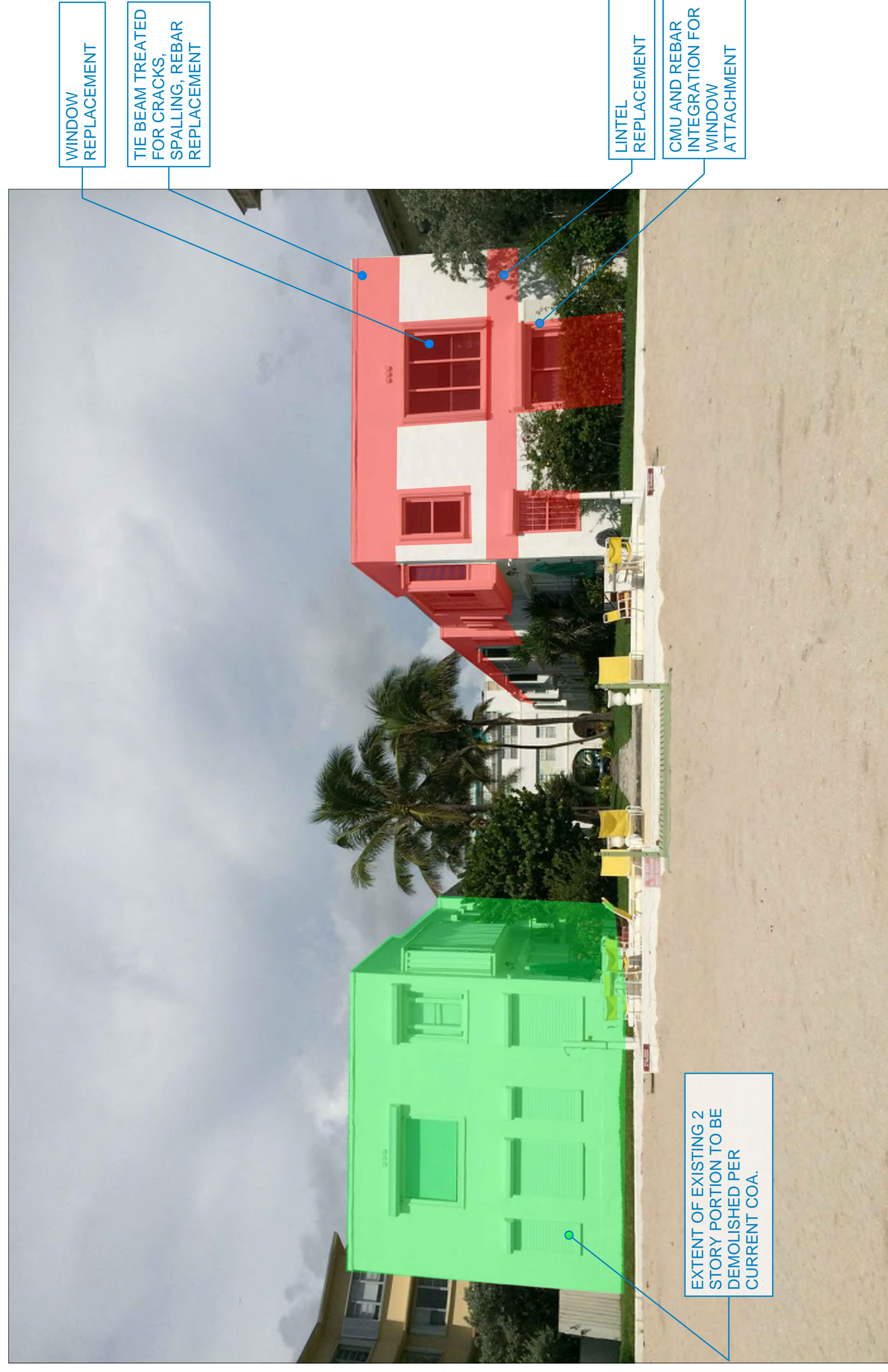


TOTALLY DAMAGED BEAMS

ATTACHMENT C



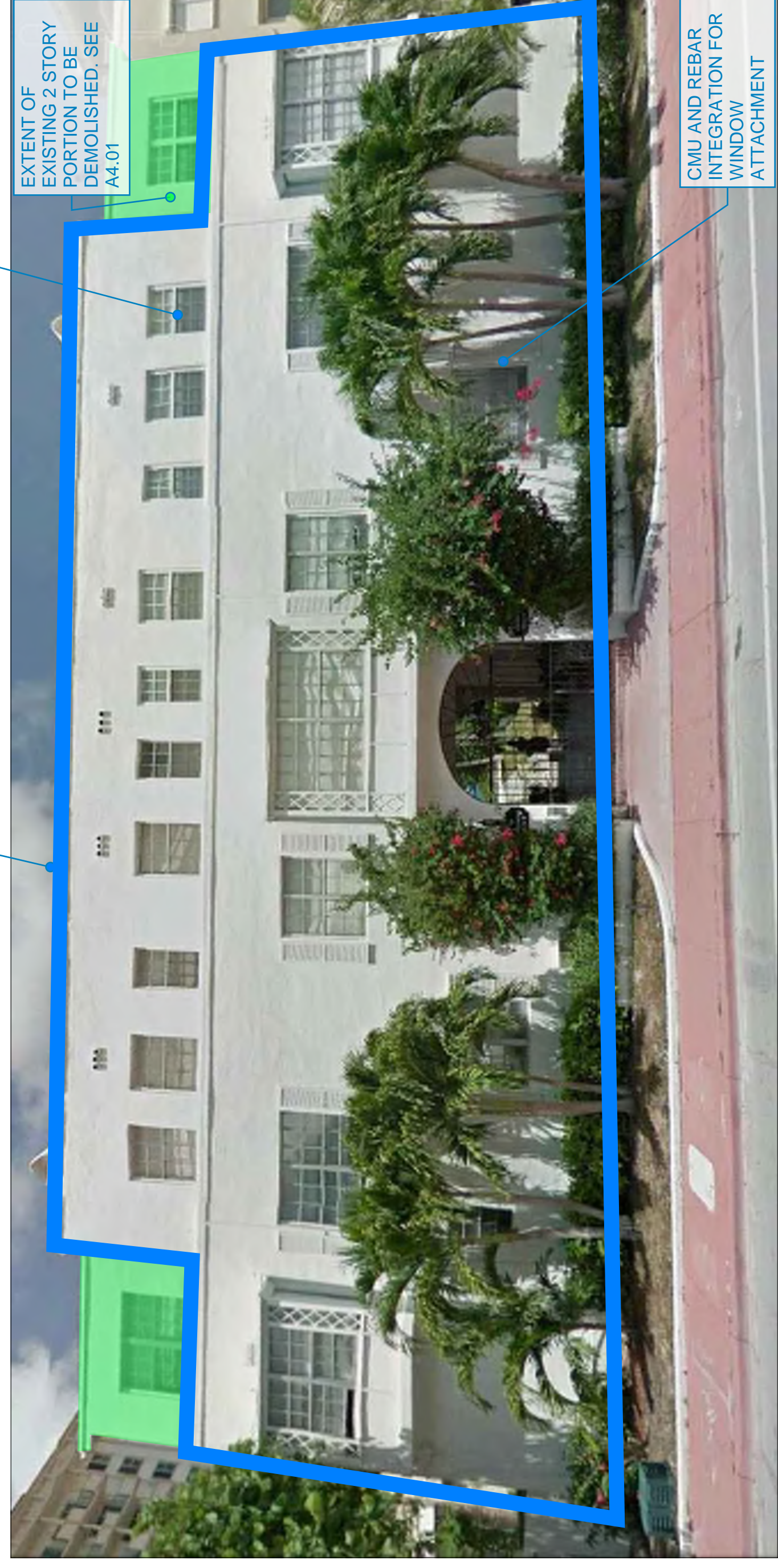
1 NORTH EXTERIOR ELEVATION



2 EAST EXTERIOR ELEVATION



3 SOUTH EXTERIOR ELEVATION



4 WEST EXTERIOR ELEVATION

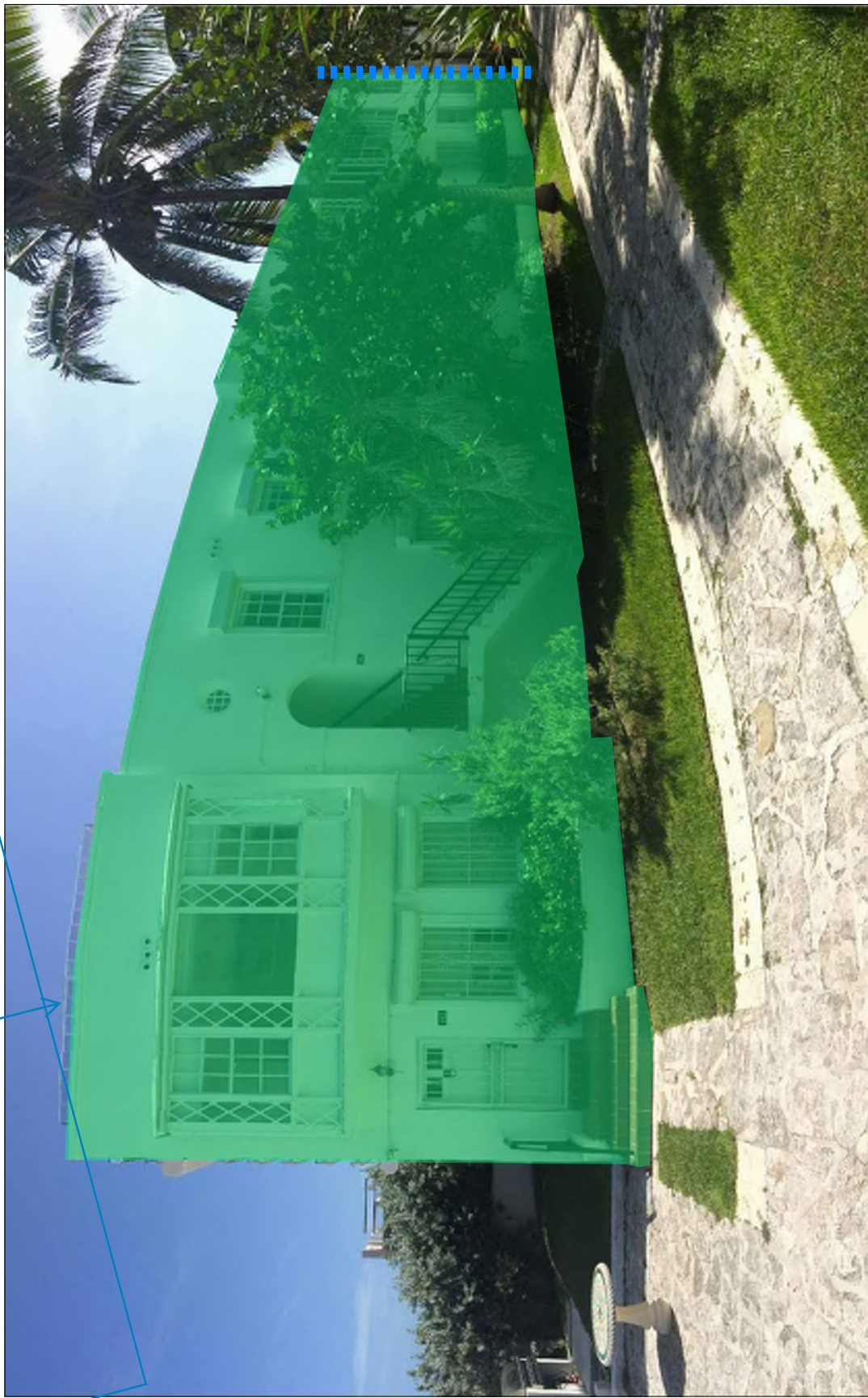
FACADE TO BE FULLY DEMOLISHED AND REBUILT AS PER PREVIOUSLY AGREED ON COA

FACADE TO BE FULLY DEMOLISHED AND REBUILT TO HISTORICAL RECORD

FACADE TO BE PRESERVED AND REMEDIATED TO HISTORICAL RECORD

ATTACHMENT C

EXTENT OF EXISTING 2 STORY PORTION TO BE DEMOLISHED PER CURRENT COA.



1 SOUTH WING NORTH CORNER

WINDOW REPLACEMENT
TIE BEAM TREATED FOR CRACKS, SPALLING, REBAR REPLACEMENT



LINTEL REPLACEMENT
CMU AND REBAR INTEGRATION FOR WINDOW ATTACHMENT

2 EAST FACADE

13' SECTION TO BE REMOVED ON NORTH AND SOUTH WINGS PER A4.01



ORIGINAL HISTORIC IMAGE SHOW A LARGER WINDOW OPENING. SEE 4/A1.07

3 NORTH WING SOUTH CORNER

WINDOW REPLACEMENT
TIE BEAM TREATED FOR CRACKS, SPALLING, REBAR REPLACEMENT



LINTEL REPLACEMENT
CMU AND REBAR INTEGRATION FOR WINDOW ATTACHMENT

3 NORTH WING SOUTH CORNER

EXTENT OF EXISTING 2 STORY PORTION TO BE DEMOLISHED PER CURRENT COA.



4 SOUTH WING NORTH FACADE

WINDOW REPLACEMENT
TIE BEAM TREATED FOR CRACKS, SPALLING, REBAR REPLACEMENT



LINTEL REPLACEMENT
CMU AND REBAR INTEGRATION FOR WINDOW ATTACHMENT

5 NORTH WING SOUTH FACADE

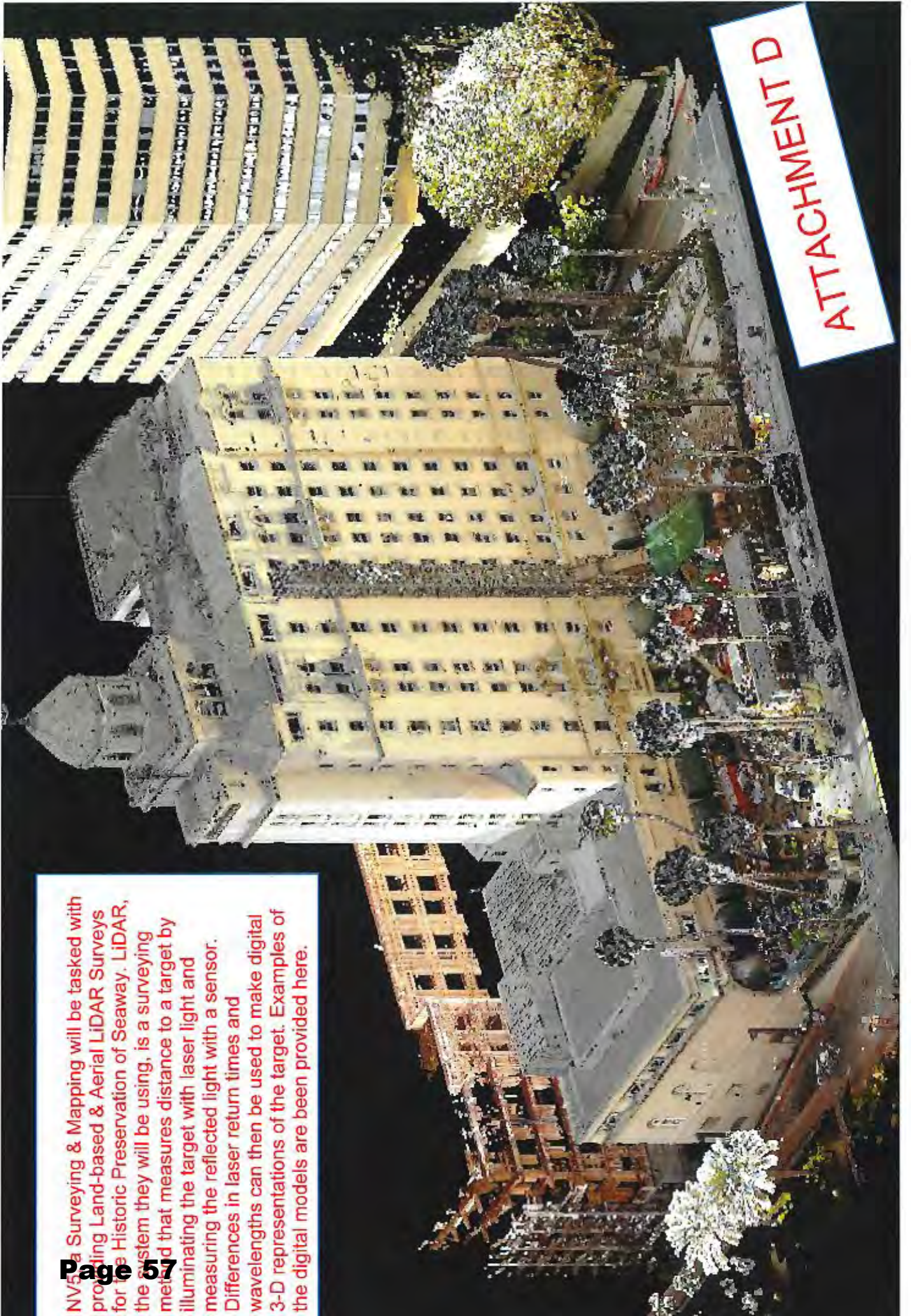
FACADE TO BE FULLY DEMOLISHED AND REBUILT AS PER PREVIOUSLY AGREED ON COA

FACADE TO BE FULLY DEMOLISHED AND REBUILT TO HISTORICAL RECORD

FACADE TO BE FULLY PRESERVED AND REMEDIATED TO HISTORICAL RECORD

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NV5 a Surveying & Mapping will be tasked with providing Land-based & Aerial LiDAR Surveys for the Historic Preservation of Seaway. LiDAR, the system they will be using, is a surveying method that measures distance to a target by illuminating the target with laser light and measuring the reflected light with a sensor. Differences in laser return times and wavelengths can then be used to make digital 3-D representations of the target. Examples of the digital models are been provided here.



ATTACHMENT D







