

INDIAN SHORES

Ph 727.595.4020 Fax 727.596.0050
19305 Gulf Boulevard, Indian Shores, FL 33785
www.myindianshores.com

PLANNING, ZONING AND BUILDING COMMITTEE

AGENDA – AUGUST 2, 2017

BEGINS 2:00 P.M.



ITEM # AGENDA ITEM

- 1.0 Approval of Agenda for August 2, 2017.
- 2.0 Comments from the public on any Agenda item.
- 3.0 Consideration of approving the Minutes of the March 14, 2017 meeting. (Ref.: Pgs. 1-3)
- 4.0 **PUBLIC HEARING: Quasi-Judicial**

Consideration of a request for Site Plan Review from Shylendra and Madhu Kumar, to construct a single family home with 2 floors over parking. Located at 20230 Gulf Blvd. Indian Shores, Florida 33785 parcel number 13-30-14-42840-013-0070. (Ref.: Pgs. 4-12)

- 5.0 Open discussion



Stephanie V. Waters, CMC
Town Clerk

Any person who decides to appeal any decision of the Planning, Zoning and Building Committee with respect to any matter considered at any such meeting 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 includes that testimony and evidence upon which the appeal is to be based.

Any person with a disability requiring reasonable accommodation in order to participate in this meeting should contact the Town Clerk's Office with your request. Phone 727-595-4020, Fax 727-596-0050.

Patrick C. Soranno
Mayor

Diantha Schear
Vice Mayor

Mike Hackerson
Councilor

Michael (Mike) Petruccelli
Councilor

William F. (Bill) Smith
Councilor

Bonnie Dhonau
Town Administrator

Terry E. Hughes
Chief of Police

Susan L. Scrogam
Director of Finance
and Personnel

Stephanie V. Waters
Town Clerk

Gregory Yantorno
Building Official

Regina Kardash, Esq.
Town Attorney

INDIAN SHORES

Ph 727.595.4020 Fax 727.596.0050
19305 Gulf Boulevard, Indian Shores, FL 33785
www.myindianshores.com



PLANNING, ZONING AND BUILDING COMMITTEE MINUTES – MARCH 14, 2017

The Planning, Zoning and Building Committee convened at 2:00 P.M. Those present were: Councilor Hackerson, Chairperson; Councilor Smith, Vice-Chair; and Fred Strahlendorf, Citizen Member.

Also Present: Mayor Soranno; Vice Mayor Schear; Attorney Regina Kardash; Greg Yantorno, Building Official; Elaine Jackson, Town Clerk; Stephanie Waters, Interim Town Clerk; Bonnie Dhonau, Town Administrator; Anne Miller; Candiss Rinker and Mark Houseman.

ITEM # AGENDA ITEM

1.0 Approval of Agenda for March 14, 2017.

Motion by Fred Strahlendorf – seconded by Councilor Smith, to approve the Agenda for March 14, 2017. **Motion carried 3-0.**

2.0 Comments from the public on any Agenda item.

There were no public comments.

3.0 Consideration of approving the Minutes of the January 3, 2017 meeting.

Motion by Fred Strahlendorf – seconded by Councilor Smith to approve the Minutes of the January 3, 2017 meeting. **Motion carried 3-0.**

James J. Lawrence
Mayor

Patrick C. Soranno
Vice Mayor

Michael (Mike) Petruccelli
Councilor

Diantha Schear
Councilor

William F. (Bill) Smith
Councilor

Bonnie Dhonau
Town Administrator

Terry E. Hughes
Chief of Police

Susan L. Scrogam
Director of Finance
and Personnel

Elaine N. Jackson, MMC
Town Clerk

Gregory Yantorno
Building Official

Regina Kardash, Esq.
Town Attorney

4.0 PUBLIC HEARING:

Consideration of the proposed amendments for revision of the Town's Comprehensive Plan in the Evaluation and Appraisal Report prepared by Forward Pinellas, and recommendation to Council.

Attorney Kardash stated the letter proposed by Forward Pinellas identifies areas of the Town Code which are affected by statutes, which the Town may want to update.

Attorney Kardash explained that the Planning, Zoning and Building Committee serves as the Local Planning Agency and is responsible for reviewing revisions to the Comprehensive Plan and making a recommendation to Council. We are presently behind schedule in adopting the Evaluation and Appraisal Report. Once Council approves, the Town will have one year to make the changes. Presently we are contracted with Forward Pinellas, since there is no in-house planner, however the Building Official will assist with the implementation.

Councilor Hackerson stated the last Comprehensive Plan was completed in 2008, and an update should be done every seven years. He further explained there had been significant changes to requirements since 2011.

Attorney Kardash explained that the changes to State statutes in 2011 made many previously required elements now optional, which would allow the Town to remove items from the plan. She said the water and floodplain elements are most relevant to a coastal community.

Attorney Kardash explained that the Evaluation and Appraisal Report approval is essentially a communication to the State acknowledging changes needed and requesting acknowledgement that no further changes are required.

Attorney Kardash acknowledged that the contract with Forward Pinellas was cost efficient. **Building Official Greg Yantorno** stated invoices had come in below quoted prices thus far.

Attorney Kardash explained that the Comprehensive Planning process has an emphasis on Public Hearings and public participation.

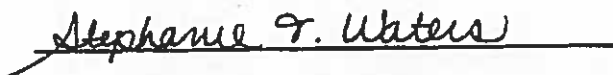
Councilor Hackerson called for comments from the public for or against the Evaluation and Appraisal Report, and there were none.

Motion by Councilor Smith – seconded by **Fred Strahlendorf**, to recommend the Town Council adopt the Evaluation and Appraisal Report.
Motion carried 3-0.

Town Clerk Jackson advised the item would be scheduled for the March 28th, 2017 Town Council meeting.

Mayor Soranno stated he had spoken to staff and would like items brought before the Council to mention when they are consistent with or support the Comprehensive Plan.

Attorney Kardash advised that the Planning, Building and Zoning Board was designated in 1988 as the Local Planning Agency via Ordinance, but is not listed in the Code of Ordinances document. This will be corrected.


Stephanie V. Waters, Interim Town Clerk

TOWN OF INDIAN SHORES
SITE PLAN REVIEW APPLICATION

Phone: 727-517-3940, Fax: 727-595-2352 (Updated on Nov. 20, 2015)

Application fee: 0.001 of valuation for site plan review. Required for all permits over \$25,000 valuation. Minimum fee: \$250.00 plus 0.001 of valuation

1. PROPERTY OWNER:

Name Shylendra + Madhu Kumar
Address 39 Bell Street City/State Northborough, MA
Zip 01532 Phone (Home) 508-308-5645 (Office)
Mobile 617-510-6247 Fax N/A E-mail shylendra.kumar@gmail.com

2. GENERAL INFORMATION:

Property Location or Address (List all properties involved).
20730 GULF Blvd Indian Shores, FL
Legal Description(s) Lot 7 Block 13 Indian Rocks Subdivision
Parcel Number(s) Platt book 7, pg 97
Proposed Use of Property, i.e. multi family (townhome/condominium/duplex), single family, commercial. Single family home
Current Use of Property 2 rental units
Number of Existing Units on Property 2
Proposed Number of Units and floors over parking 2
Description of proposed changes to property Build a single family home
Total Valuation for the proposed changes to property \$ _____

3. APPLICANT (If not the Owner, provide a form of authorization from the Owner)

Name Fernando Socias
Address 3617 Hudson Lane City/State Tampa, FL
Zip 33618 Phone (home) _____ Office 813-969-3033
Mobile 813-368-9820 Fax 813-960-1925 E-mail freddy@alvarezhomes.com

4. ENGINEER

Name Russell Ferlita (Russell Ferlita Engineering Inc)
Address 4221 Florida Ave City/State Tampa, FL 33603
Zip 33603 Office Phone 813-234-5004 Fax _____
E-mail Russell@ferlita-engineering.com

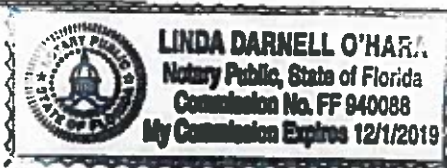
5. ARCHITECT

Residential Designer
Name Edgar Elksler
Address 12505 York Place City/State Tampa FL
Zip 33618 Office Phone 813-960-3567 Fax N/A
E-mail _____

6. SIGNATURE

I, the undersigned, acknowledge that all representations made in this application are true and accurate to the best of my knowledge.

Fernando Socias
Signature of Owner/Authorized Agent
State of Florida, County of Pinellas Sworn to and subscribed before me this 14th day of June, 2017
to me and/or by Fernando Socias, who is personally known or has produced _____ as
Notary Public Linda O'Hara identification.
My commission expires: 12/1/19



INDIAN SHORES

Ph 727.595.4020 Fax 727.596.0050
19305 Gulf Boulevard, Indian Shores, FL 33785
www.myindianshores.com



Date: July 28, 2017
To: Planning, Zoning and Building Committee and Town Council
From: Gregory Yantorno, Building Official *[Signature]*
Subject: Site Plan Review for 20230 Gulf Blvd

Request of Site Plan Review Approval for 20230 Gulf Blvd., a single-family home, to include 2 floors over parking. This project meets all requirements of the Town of Indian Shores Code of Ordinances and has been reviewed by Brotherington Engineering and recommended for approval. Copy of his letter attached.

Based upon my review and Brotherington Engineering review, I propose that the Planning, Zoning and Building Committee recommend to the Town Council approval of the site plan submitted.

Patrick C. Soranno
Mayor

Diantha Schear
Vice Mayor

Mike Hackerson
Councilor

Michael (Mike) Petruccelli
Councilor

William F. (Bill) Smith
Councilor

Bonnie Dhonau
Town Administrator

Terry E. Hughes
Chief of Police

Susan L. Scrogam
Director of Finance
and Personnel

Stephanie V. Waters
Town Clerk

Gregory Yantorno
Building Official

Regina Kardash, Esq.
Town Attorney



July 26, 2017

Planning, Zoning and Building Committee and Town Council
Town of Indian Shores
19305 Gulf Blvd.
Indian Shores, Florida 33785

**Subject: Site Plan for "Kumar Residence" located at 20230 Gulf Blvd.
(Single Family Home – 2 floors over parking)**

Dear Committee and Town Council Members:

Brotherton Engineering, Inc. (BEI) has completed the review of the submitted Site Plan, and associated drawings, for the proposed single family home to be located at 20230 Gulf Blvd. on the Gulf side of Gulf Blvd. Preliminary demolition of the two one-story residences on site has been completed. Final demolition of existing structures is scheduled for early August 2017. The lot is adequate in size to support the requested single family home. Code requires 2 parking spaces and 3 are being provided. A five-foot setback is being provided on the south and north sides side of the lot for the new structure. The Gulf CCCL and Gulf Blvd. setbacks also meet Town code requirements.

The "Site Plan" with, the site code requirements, is shown on drawing sheet C-1. The drainage system design that meets Town Code is shown on sheet D-1. The requirements for the FDOT driveway connection are shown on sheet F-1. The landscape plans are shown on sheet L-1. The survey was completed and has been plotted by the engineer on sheet S-1 for ease of viewing. The floor plan for the garage level is shown on the Site Plan Sheet C-1. The floor plans, for the two living levels over the garage, are shown on sheet FP-1. The three-level wall section, *showing the building elevations to calculate the side set-back and flood requirements, is shown on sheet SD-1.*

*www.brothertonengineering.com • (727) 786-3442 • rhbrother@verizon.net
PO Box 2052, Dunedin, FL 34697-2052*

All plans submitted to date meet the requirements of the Site Plan review process. Additional building plans will be prepared and submitted in the future for the Building Permit process. A rendering has been prepared and will be presented at the PZB and Town Council meetings.

Mr. Russell A. Ferlita, P.E., located in Tampa, Florida was responsible for the drawings submitted. The surveyor is Mr. Dennis J. Eyre, P.L.S. with Geodata Services, Inc. located in Clearwater, Florida. The contractor will be Alvezex New Concepts - Custom Home Builder, located in Tampa, Florida. This team responded well to my questions and comments made during the Site Plan review process.

I recommend approval of the submitted Site Plan documents for the residence to be located at 20230 Gulf Blvd.

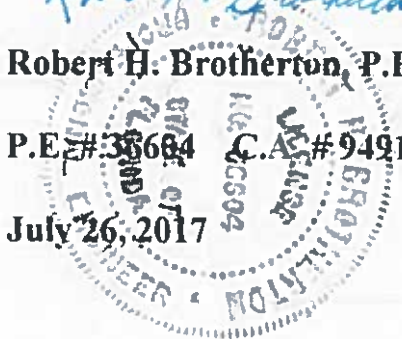
Sincerely,



Robert H. Brotherton, P.E.

P.E.# 35684 C.A.# 9491

July 26, 2017



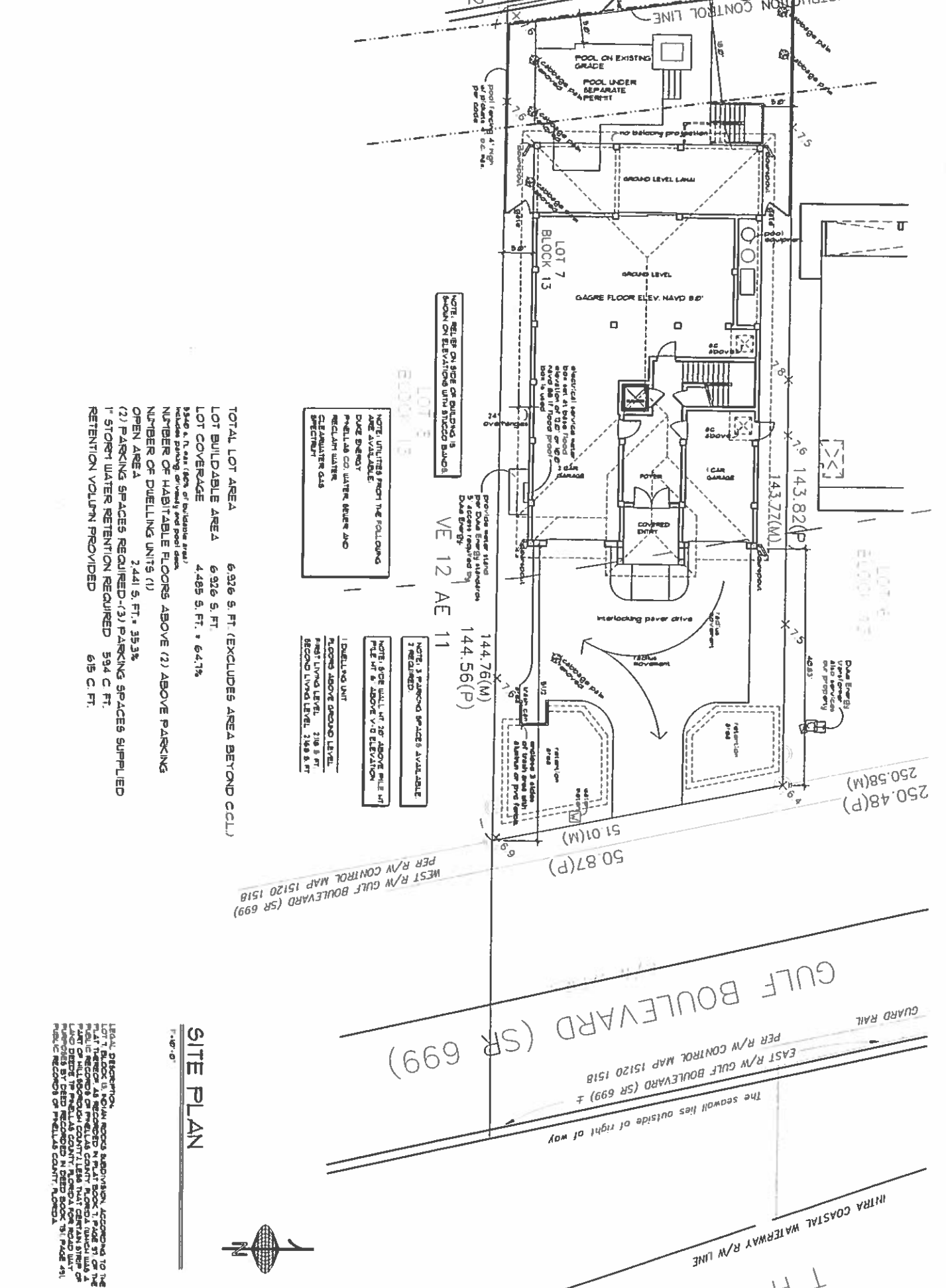
"KUMAR" RESIDENCE

20230 GULF BOULEVARD
 INDIAN SHORES, FLORIDA

ALVAREZ NEW CONCEPTS

GULF OF MEXICO

INDEX OF DRAWINGS	
C-1	SITE PLAN
D-1	DRAINAGE PLAN
F-1	FLOOR PLAN
L-1	LANDSCAPE PLAN
S-1	SURVEY
PM-1	LIVING LEVEL PLANS
SD-1	SECTION AND DETAILS
A-1	FOUNDATION/PILE PLAN
A-2	FLOOR PLAN-GROUND LEVEL
A-3	FLOOR PLAN-FIRST LIVING LEVEL
A-4	FLOOR PLAN-SECOND LIVING LEVEL
A-5	EXTERIOR ELEVATIONS
A-6	EXTERIOR ELEVATIONS
A-7	WINDOW SCHEDULE/DOOR SCHEDULES
A-8	FIRST LEVEL FRAMING PLAN
A-9	SECOND LEVEL FRAMING PLAN
A-10	ROOF FRAMING PLAN
A-11	WALL SECTIONS
A-12	ELECTRICAL PLAN-GROUND LEVEL
A-13	ELECTRICAL PLAN-FIRST LIVING LEVEL
A-14	ELECTRICAL PLAN-SECOND LIVING LEVEL
S-1	STRUCTURAL NOTES
S-2	SECTIONS AND DETAILS
S-3	SECTIONS AND DETAILS



TOTAL LOT AREA 6,936 S. FT. (EXCLUDES AREA BEYOND C.C.L.)
LOT BUILDABLE AREA 6,926 S. FT.
LOT COVERAGE 4,485 S. FT. * 64.7%

3500 A.P. MAP (SECTION OF BUILDING AREA)
NUMBER OF HABITABLE FLOORS ABOVE (2) ABOVE PARKING
NUMBER OF DWELLING UNITS (1)
OPEN AREA 2,441 S. FT. * 35.3%
(2) PARKING SPACES REQUIRED-(3) PARKING SPACES SUPPLIED
1* STORM WATER RETENTION REQUIRED 594 C. FT.
RETENTION VOLUME PROVIDED 615 C. FT.

SITE PLAN

LEGAL DESCRIPTION:
 LOT 7, BLOCK 13, MOJIB RIDGE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 57 OF THE PART OF HILLSBOROUGH COUNTY, FLORIDA THAT CERTAIN STRIPS OF LAND DEEDS TO PHILLIPS COUNTY, FLORIDA FOR ROAD LOT 7, PARCELS BY DEED RECORDED IN DEED BOOK 381, PAGE 451 AND RECORDS OF PHILLIPS COUNTY, FLORIDA.

<p>ALVAREZ NEW CONCEPTS</p>	<p>CUSTOM HOME BUILDER 3611 HUDSON LANE / TAPPA, FL 33609 PH / (813) 969-3633 / FAX (813) 969-1525</p>	<p>CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD AND NO WARRANTIES OR GUARANTEES ARE MADE IN CONNECTION HEREBY.</p>
	<p>"KUMAR RESIDENCE" 20230 Gulf Blvd. Indian Shores, Florida</p>	<p>SITE PLAN</p>

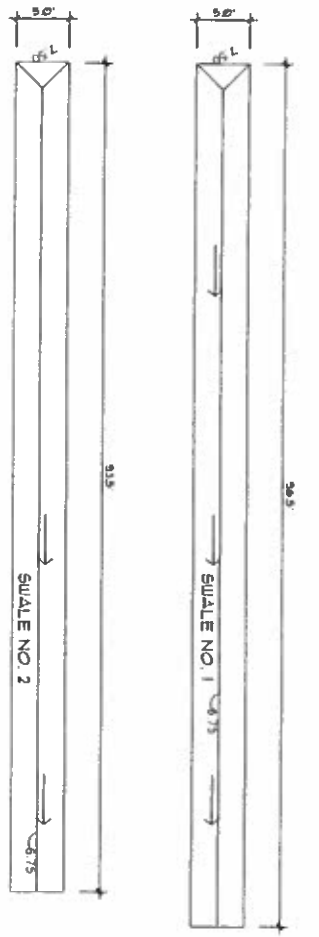
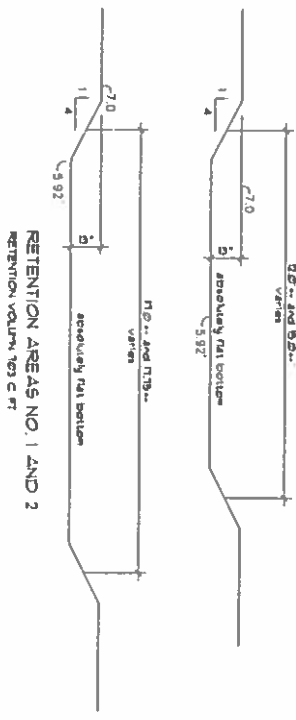
GULF OF MEXICO

GULF DRIVE
(WIDTH UNKNOWN)

VE 13 VE 12

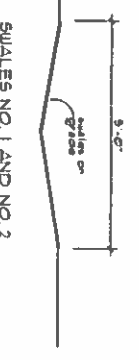
510.25'30"E(M) 50.16(M)
510.30'20"E(P) 50.27(P)

N 07'16'27" W 53.89'
COASTAL CONSTRUCTION CONTROL LINE



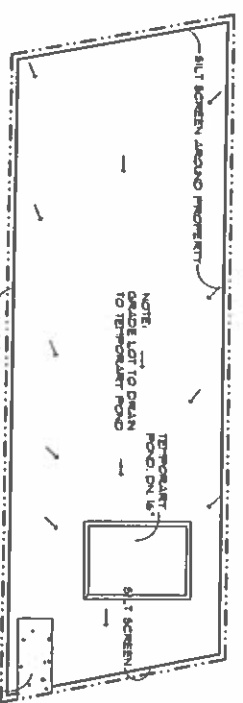
SWALE NO. 1
RETENTION VOLUME 480 C.F.T.

SWALE NO. 2
RETENTION VOLUME 480 C.F.T.

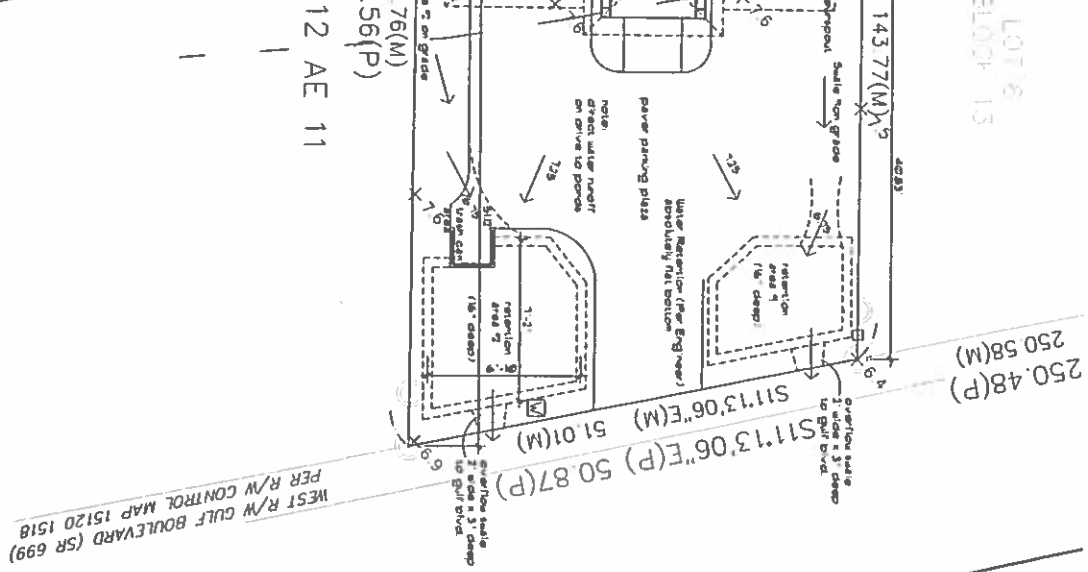


SWALES NO. 1 AND NO. 2

TOTAL LOT AREA	6,976 S. FT. (EXCLUDES AREA BEYOND C.C.L.)
LOT BUILDABLE AREA	6,976 S. FT.
LOT COVERAGE	4,485 S. FT. = 64.1%
BASED ON 1.0' MAX. HEIGHT OF BUILDING FOOTING	
NUMBER OF HABITABLE FLOORS ABOVE (2) ABOVE PARKING	
NUMBER OF DWELLING UNITS (1)	2.41 = 35.3%
OPEN AREA	
(2) PARKING SPACES REQUIRED (3) PARKING SPACES SUPPLIED	594 C. FT.
(1) STORM WATER RETENTION REQUIRED	598 C. FT.
RETENTION VOLUME PROVIDED	



DRAINAGE PLAN DURING CONSTRUCTION



GULF BOULEVARD (SR 699)

EAST R/W GULF BOULEVARD (SR 699) ±
PER R/W CONTROL MAP 15120 1518

DRAINAGE PLAN



LEGAL DESCRIPTION:
LOT 3, BLOCK 1, PHASE 51 OF THE
PUD DEVELOPMENT, AS RECORDED IN PLAT BOOK 1, PAGE 51 OF THE
PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, WHICH WAS
FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF HILLSBOROUGH
COUNTY, FLORIDA, ON 08/11/2011 AT 10:00 AM. THE PLAT IS
CORRECTED BY PLAT BOOK 1, PAGE 51 OF THE PUBLIC RECORDS OF
HILLSBOROUGH COUNTY, FLORIDA, ON 08/11/2011 AT 10:00 AM. THE
PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

© ALL RIGHTS RESERVED
ALVAREZ NEW CONCEPTS 2611

ALVAREZ NEW CONCEPTS
POLYMER ENGINEERING
3611 HUDSON LANE / TAMPA, FL 33618
PH / 813 / 965-5033 / FAX / 813 / 965-1225

SHEET D-1	DRAINAGE PLAN	ALVAREZ NEW CONCEPTS	CUSTOM HOME BUILDER 3611 HUDSON LANE / TAMPA, FL 33618 PH / 813 / 965-5033 / FAX / 813 / 965-1225	CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD AND NO WARRANTIES OR WARRANTIES ARE MADE IN CONNECTION HERewith	REV: 03/09
	"KUMAR RESIDENCE" 20230 Gulf Blvd, Indian Shores, Florida				6'-0" x 11'

GULF OF MEXICO

GULF DRIVE
(WIDTH UNKNOWN)

VE 13 VE 12

S10'25'30"E(M) 50.16(M)
S10'30'20"E(P) 50.27(P)

N 07'16'27" W 53.89'

COASTAL CONSTRUCTION CONTROL LINE

S89'22'44"E(M)
S89'23'50"E(P)

LOT 7
BLOCK 13

S89'34'55"E(P) 143.82(P)
S89'38'33"E(M) 143.77(M)

LOT 8
BLOCK 13

VE 12 AE 11

144.76(M)
144.56(P)

LOT 6
BLOCK 13

250.48(P)
250.58(M)

S11'13'06"E(P) 50.87(P)
S11'13'08"E(M) 51.01(M)

WEST R/W GULF BOULEVARD (SR 699)
PER R/W CONTROL MAP 15120 1518

NOTE: GARAGE AS PER DOT SPEC'S
This portion of driveway is approved by the Board of Civil Engineers and is subject to the approval of the Florida Department of Transportation (FDOT) and the Florida Department of Highway Safety and Traffic Control (FLHSMV).
Notes: Final plans will be obtained from the FDOT Regional Office and the Florida Department of Highway Safety and Traffic Control (FLHSMV).

GULF BOULEVARD (SR 699)

EAST R/W GULF BOULEVARD (SR 699) ±
PER R/W CONTROL MAP 15120 1518

The scowll lies outside of right of way

INTRA COASTAL WATERWAY R/W LINE

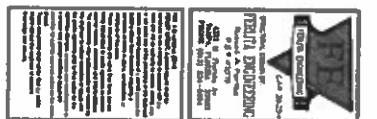
THE NARROWS

FDOT PLAN



LEGAL DESCRIPTION:
LOT 7, BLOCK 13, SUBDIVISION, ACCORDING TO THE PLAT THEREON, AS RECORDED IN PLAT BOOK 1, PAGE 91 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA (WHICH WAS A PART OF HILLSBOROUGH COUNTY, FLORIDA, UNTIL JANUARY 1, 1995), AND A PORTION OF LOT 7, BLOCK 13, SUBDIVISION, ACCORDING TO THE PLAT THEREON, AS RECORDED IN DEED BOOK 97, PAGE 491, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

© ALL RIGHTS RESERVED
ALVAREZ NEW CONCEPTS 2011



SHEET F-1	FDOT PLAN	ALVAREZ NEW CONCEPTS	CUSTOM HOME BUILDER 3611 MADISON LANE / TAMPA, FL 33618 PH (813) 965-5055 / FAX (813) 960-7025	CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD AND NO GUARANTEES OR WARRANTIES ARE MADE IN CONNECTION HEREMITH	REVISIONS
	4-0-11				6-25-11

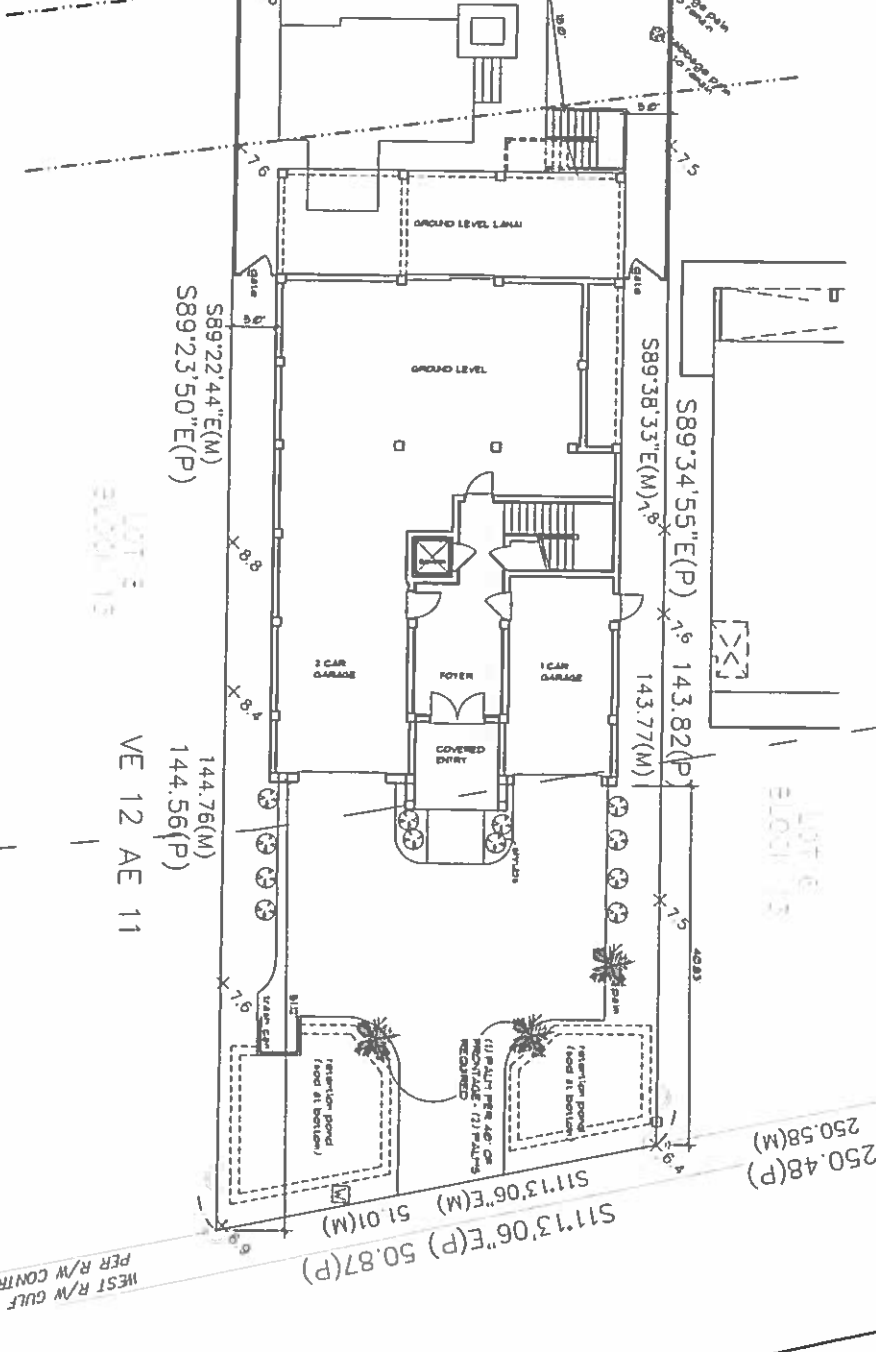
GULF OF MEXICO

GULF DRIVE
(WIDTH UNKNOWN)

VE 13 VE 12

S10'30"20"E(P) 50.27(P)
S10'25'30"E(M) 50.16(M)

N 07'16'27" W 13.89'
COASTAL CONSTRUCTION CONTROL LINE



LANDSCAPING CALCULATIONS:
 LOT AREA • 1368 S. FT. • 16% ACRES • 550 REQUIRED POINTS • 50 POINTS
 3 FOXTAIL PALMS • 30 POINTS
 5 SUREBARS • 15 POINTS
 500' AT BOTTOM OF PONDS • 25 POINTS
 2 EXISTING CABRAGE PALMS • 20 POINTS

250.48(P)
250.58(M)
S11'3'06"E(P) 50.87(P)
S11'3'06"E(M) 51.01(M)
WEST R/W GULF BOULEVARD (SR 699)
PER R/W CONTROL MAP 15120 1518

GULF BOULEVARD (SR 699)

GUARD RAIL
 EAST R/W GULF BOULEVARD (SR 699) ±
 PER R/W CONTROL MAP 15120 1518
 The seawall lies outside of right of way

INTRACASTAL WATERWAY R/W LINE

THE NARROWS

LANDSCAPE PLAN



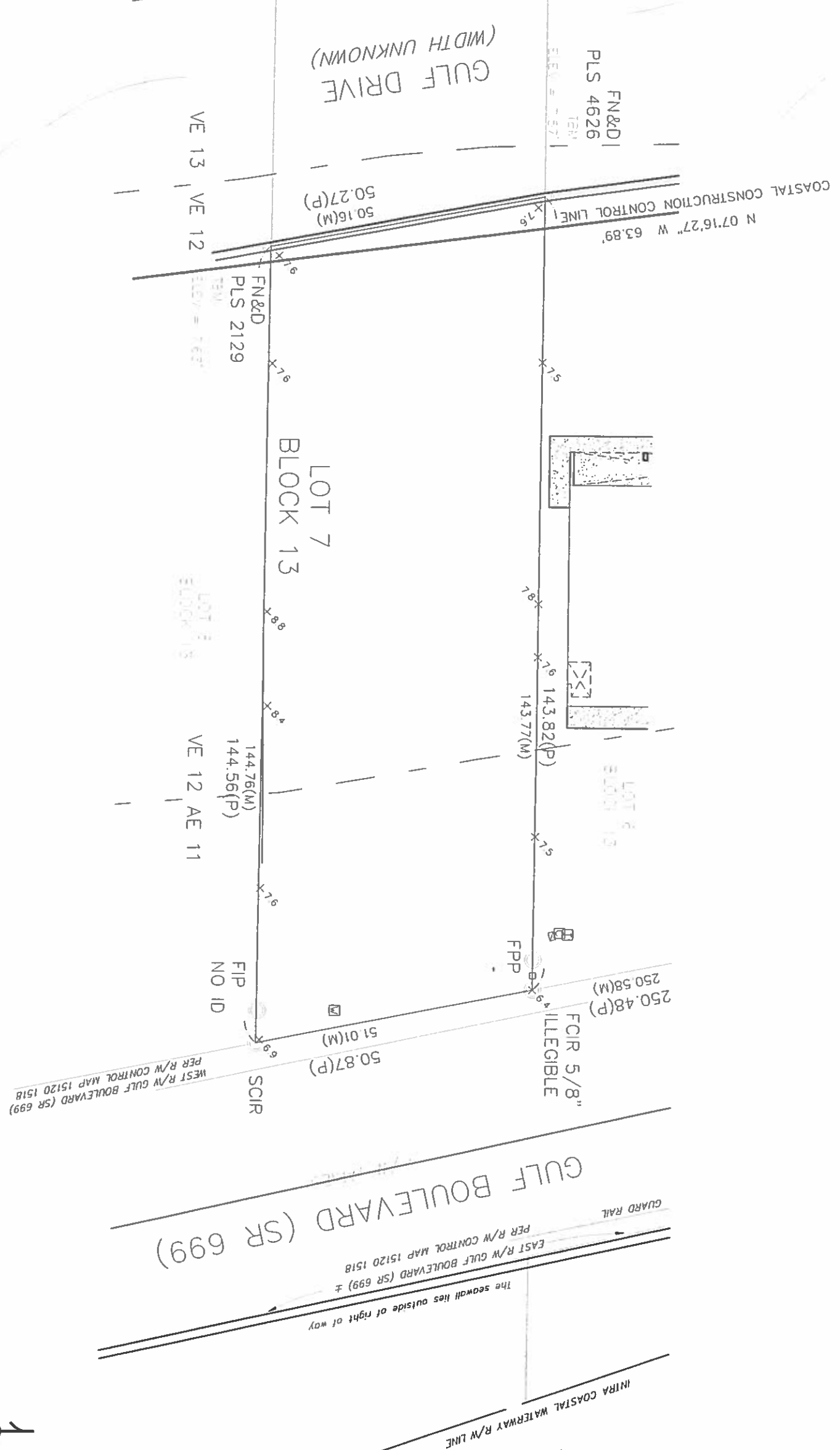
LEGAL DESCRIPTION:
 LOT 1, BLOCK 9, NEPAL RECORD SUBDIVISION, ACCORDING TO THE
 PLAT THEREOF, IN THE PUBLIC RECORDS OF HILLSBORO COUNTY, FLORIDA, GUARANTEED BY
 PLAT OF HILLSBORO COUNTY, FLORIDA, FILED IN THE PUBLIC RECORDS OF HILLSBORO COUNTY, FLORIDA, BOOK 15, PAGE 451.
 PER R/W CONTROL MAP 15120 1518

ALVAREZ NEW CONCEPTS
 3471 HADSON LANE / TAMPA, FL 33618
 PH (813) 969-3033 / FAX (813) 969-1929

L-1	4-B-17	LANDSCAPE PLAN	<p>ALVAREZ NEW CONCEPTS</p>	<p>CUSTOM HOME BUILDER 3471 HADSON LANE / TAMPA, FL 33618 PH (813) 969-3033 / FAX (813) 969-1929</p>	<p>CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD AND NO GUARANTEES OR WARRANTIES ARE MADE IN CONNECTION HEREWITH</p>	REV: 3-04-08
	5-B-17	"KUMAR RESIDENCE" 20230 Gulf Blvd. Indian Shores, Florida				8-23-17

© ALL RIGHTS RESERVED
 ALVAREZ NEW CONCEPTS 2017

GULF OF MEXICO



GULF BOULEVARD (SR 699)

GUARD RAIL
EAST R/W GULF BOULEVARD (SR 699) ±
PER R/W CONTROL MAP 15120 1518
The second lies outside of right of way

INTRA COASTAL WATERWAY R/W LINE

THE NARROWS

SURVEY



LEGAL DESCRIPTION:
ALL RIGHTS RESERVED
ALVAREZ NEW CONCEPTS 2011



S-1	4-0-11	SITE PLAN		CUSTOM HOME BUILDER 3611 HUDSON LANE / TAPPA, FL 33618 PH (813) 965-3033 / FAX (813) 968-1525	CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS IN FIELD AND NO GUARANTEES OR WARRANTIES ARE MADE IN CONNECTION HEREBY	SHEET 4-0-11 1-24-11	12
		"KUMAR RESIDENCE" 20730 Gulf Blvd. Indian Shores, Florida					