

# **SEDUCTION COSMETIC CENTER**

## **DRC REVIEW SUBMITTAL**

4950 SOUTHWEST 8<sup>TH</sup> STREET  
CORAL GABLES, FL 333134



**RIESCO**  
ARCHITECTS

1750 PONCE DE LEON BLVD  
CORAL GABLES, FL 33134  
305.448.4288 305.444.4986



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Level

**2**

Review

**Development Review Committee Application**Address: 427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134Email: [planning@coralgables.com](mailto:planning@coralgables.com)

Phone: 305.460.5211

**Preamble**

The Development Review Committee (DRC) is an administrative and technical committee which reviews policy and technical issues raised by a development project. The DRC is intended to streamline and coordinate the review of the development process by identifying, addressing, providing input, advice and comments regarding all applicable provisions and regulations. The review of the projects and comments on development proposals by the DRC shall not be construed to be an approval of any project presented to the Committee.

**Application review request**

The undersigned applicant(s)/agent(s)/property owner(s) request(s) Level Two (2) Development Review Committee consideration and review for the following application(s) (please check all that apply):

- ☐ Permitted use new construction, additions, and alterations to buildings and/or structures (Board of Architects review only).
- ☒ Change in use or occupancy.
- ☐ Other: \_\_\_\_\_

**Property information**Street address of the subject property: 4950 SW 8 STREETProperty/project name: SEDUCTION COSMETIC CENTERCurrent land use classification(s): PROFESSIONAL SERVICE BUILDING: OFFICECurrent zoning classification(s): COMMERCIAL LIMITED (CL)

Proposed land use classification(s) (if applicable): \_\_\_\_\_

Proposed zoning classification(s) (if applicable): \_\_\_\_\_

Last use/current use of the property/building(s): MEDICAL OFFICE BUILDINGProposed use(s) of the property/building(s): SECOND FLOOR: HEALTH SPA/SALON/OFFICESSize of property (square feet/acres): 21,244 SFTotal non-residential (i.e., commercial, office, etc.) floor area (total square feet/FAR): 10,373 SF <sup>SECOND FLOOR</sup>

Total number of residential units per acre and total number of units: \_\_\_\_\_

Estimated cost of the existing/proposed building/project: \$ 900,000





Level

2

Review

## Development Review Committee Application

Address: 427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134

Email: planning@coralgables.com

Phone: 305.460.5211

Application(s) and date(s) of all previous City of Coral Gables submittals and type of actions related to existing/proposed building/project:

SEE LAST SECTION

Project Legal Description: Lot(s): LOTS 1, 2, 3 & 4 AND LOT 16

Block(s): 1

Section(s): GRANADA GROVES & GRANADA PLACE

Listing of all folio numbers for subject property:

03-4107-004-0020

## General information

Applicant(s)/Agent(s) Name(s): JUAN RESCO

Telephone Contact No: Fax No.: Email: @

Mailing Address: 1750  
(City) (State) (ZIP Code)

Property Owner(s) Name(s): GRETTEL JARDON

Telephone Contact No: 305.460.9042 Fax No.: Email: grettyjard @ yshoo.com

Mailing Address: 8141 SW 54 STREET, MIAMI, FL 33143  
(City) (State) (ZIP Code)





Level

2

Review

## Development Review Committee Application

Address: 427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134  
Email: [planning@coralgables.com](mailto:planning@coralgables.com) Phone: 305.460.5211


Property Owner(s) Name(s): \_\_\_\_\_

Telephone Contact No: \_\_\_\_\_ Fax No.: \_\_\_\_\_ Email: \_\_\_\_\_@\_\_\_\_\_

Mailing Address: \_\_\_\_\_  
(City) (State) (ZIP Code)Project Architect(s) Name(s): RIESCO ARCHITECTSTelephone Contact No: 305.448-4288 Fax No.: \_\_\_\_\_ Email: riescoarch@aol.comMailing Address: 1750 PONCE DE LEON BLVD, CORAL GABLES, FL 33134  
(City) (State) (ZIP Code)

Provide the date(s) and types of application(s) previously filed with the City of Coral Gables and type of reviews, approvals, actions related to this request:

08/2017 - THIRD FLOOR INTERIOR ALTERATIONS - BL-17-11-191212/2017 - SECOND FLOOR INTERIOR ALTERATIONS - BL-18-02-285512/2017 - GROUND FLOOR EXTERIOR ALTERATIONS - AB-17-12-193712/2017 - DEMOLITION SECOND & THIRD FLOORS - EL-17-11-234807/2018 - WINDOW REPLACEMENT (BUILDING) - BL-18-08-4128

	Level	<h1>Development Review Committee Application</h1>
	<h1>2</h1>	
City of Coral Gables, Florida	Review	Address: 427 Biltmore Way, 2 <sup>nd</sup> Floor, Coral Gables, Florida 33134 Email: <a href="mailto:planning@coralgables.com">planning@coralgables.com</a> Phone: 305.460.5211

## Application requirements and supporting information

Application submittal dates and meeting dates. Applications for the DRC shall be submitted in no later the first Friday of each month to be scheduled for the same monthly DRC meeting. DRC meetings are held the last Friday of each month, 9:30 a.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134. Applicants and/or agent shall be required to attend the meeting to present the application request and respond to City Staff questions. All applications shall be complete at time of submittal.


Preapplication Conference Requirements. A Pre-application Conference is required with the Planning and Zoning Division in advance of application submittal to determine the information necessary to be filed with the application(s). The City reserves the right to request additional information as necessary. City staff to check/confirm if all below information is provided at time of application submittal.

Application submittal (order of documents). The order of the documents for the application submittal shall be as follows (required documents will be determined at pre-application meeting):

- ☒ Table of Contents with page numbers identifying all below documents.
- ☒ DRC Application.
- ☒ Statement of use and/or cover letter.
- ☒ Aerial.
- ☒ Photographs of property, adjacent uses and/or streetscape.
- ☒ Property survey and legal description.
- ☒ Zoning chart and supporting information.
- ☒ Site Plan.
- ☐ Landscape plan and vegetation assessment.
- ☐ Tree survey and relocation plan.
- ☒ Architectural/building elevations.
- ☒ Building floor plans.
- ☐ Art in Public Places plan and/or statement.
- ☐ Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- ☐ Historical Significance letter.
- ☐ Name and contact information for property owner, applicant, architect, attorney, etc.
- ☒ City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
- ☒ Warranty Deed.
- ☒ Application fee of \$100.00 dollars in check form, payable to the City of Coral Gables. Submit copy of check.
- ☐ Other: \_\_\_\_\_

Posting of the property. The City will post the subject property with a sign in accordance with the requirements of the Zoning Code indicating the DRC meeting date and location. The sign will be installed ten (10) days prior to the meeting and shall not be removed until after the meeting has been held, at which time it is the applicant's responsibility to remove the sign.



 <p>City of Coral Gables, Florida</p>	<p>Level</p> <p><b>2</b></p> <p>Review</p>	<p><b>Development Review Committee Application</b></p>
	<p>Address: 427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134  Email: <a href="mailto:planning@coralgables.com">planning@coralgables.com</a> Phone: 305.460.5211</p>	

### Application submittal requirements

1. Hard copies. Three (3) hard copies of the entire application shall be submitted including all the items identified in the pre-application conference. Plans and drawings shall be in 11" x 17" format.
2. Electronic copy. One (1) PDF of the entire application shall be submitted including all items provided within the hard copies. The documents provided in the electronic copy shall be the same size (11" x 17" maximum for plans and drawings) and in the same order as the hard copy submittal. The total file size shall not exceed 30 MB.

### Applicant/agent/property owner/architect affirmation and consent

(I) (We) affirm and certify to all of the following:

1. Submission of the following:
  - a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
  - b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of Coral Gables entitlements in effect during the entire review process.
2. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
3. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
4. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.
5. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
6. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.
7. Understand that under Florida Law, all the information submitted as part of the application are public records.
8. The subject property will be posted by the City in accordance with Zoning Code requirements. The sign shall be installed by the City ten (10) days prior to the meeting and shall not be removed until after the meeting, at which time it is the applicant's responsibility to remove the sign.
9. The application will not be heard unless the Applicant and/or agent is present at the DRC meeting.





Level

**2**

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Phone: 305.460.5211

Applicant(s)/Agent(s) Signature:

Applicant(s)/Agent(s) Print Name:

Address:

Telephone:

Fax:

Email:

**NOTARIZATION**

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 10 day of SEPT. 2018 by JUAN RIESCO

(Signature of Notary Public - State of Florida)



(Print, Type or Stamp Commissioned Name of Notary Public)

☒ Personally Known OR ☐ Produced Identification; Type of Identification Produced \_\_\_\_\_



Level

**2**

Review

**Development Review Committee Application**Address: 427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134Email: [planning@coralgables.com](mailto:planning@coralgables.com)

Phone: 305.460.5211

Property Owner(s) Signature:

Property Owner(s) Print Name:

Gretel Jardon

Property Owner(s) Signature:

Property Owner(s) Print Name:

Property Owner(s) Signature:

Property Owner(s) Print Name:

Address: 8141 SW 54 Ave Coral Gables FL 33143  
~~4950 SW 8 Street~~

Telephone: (305) 450-6608

Fax:

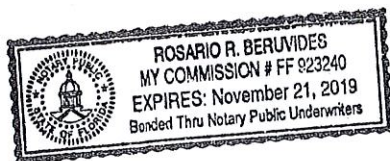
Email: grettyjard@yahoo.com

**NOTARIZATION**

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 13 day of Sept. by 2018

(Signature of Notary Public - State of Florida)



(Print, Type or Stamp Commissioned Name of Notary Public)

☐ Personally Known OR ☒ Produced Identification; Type of Identification Produced license



City of  
Coral Gables,  
Florida

Level

**2**

Review

# Development Review Committee Application

Address: 427 Biltmore Way, 2<sup>nd</sup> Floor, Coral Gables, Florida 33134  
Email: [planning@coralgables.com](mailto:planning@coralgables.com) Phone: 305.460.5211

Architect(s) Signature:

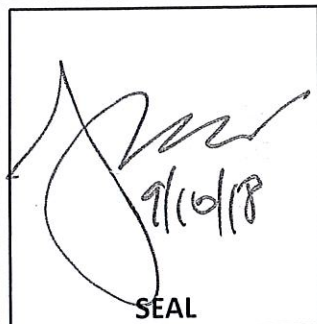
Architect(s) Print Name:

Address:

Telephone:

Fax:

Email:

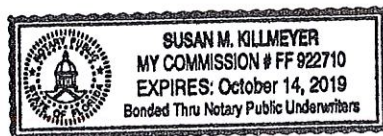


## NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 10 day of SEPT. 2018 by JUAN RIESCO  
(Signature of Notary Public - State of Florida)

*[Handwritten signature of Susan M. Killmeyer]*



(Print, Type or Stamp Commissioned Name of Notary Public)

☒ Personally Known OR ☐ Produced Identification; Type of Identification Produced \_\_\_\_\_





September 7, 2018

City of Coral Gables  
**PLANNING & ZONING DEPARTMENT**  
DEVELOPMENT REVIEW COMMITTEE  
427 Biltmore Way, Second Floor  
Coral Gables, Florida 33134


**RE: SEDUCTION COSMETIC CENTER**  
4950 SW 8<sup>th</sup> Street  
Coral Gables, FL 33134

Dear DRC Committee,

Our client, GDJARD Investment LLC recently purchased the existing 3-story building located at 4950 SW 8<sup>th</sup> Street to establish the "Seduction Cosmetic Center" in the heart of Coral Gables. Their vision is to create an environment that promotes a completely healthy and beautiful lifestyle for their clients. Their corporate strategy is to relocate and consolidate their current 4 locations throughout Miami-Dade County to offer a full range of cosmetic services in one state of the art facility within the "City Beautiful".

The overall goal is to completely renovate the interior of the existing building as well as the exterior of the currently vacant and deteriorating structure in multiple phases. The existing Third Floor will be completely demolished and will be developed as a fully functioning cosmetic surgical center offering the latest technology and full range of plastic and reconstructive procedures. The existing Second Floor will also be demolished and will provide a full service private health spa offering a complete beauty salon, salt sauna, steam room and many other therapeutic services. Their corporate offices with administrative personnel will also be located on the Second Floor. The Ground Floor improvements include; adding a private elevator for high profile clients, doctors and patients; adding a stand-by generator for the Third Floor procedure and recovery rooms; and providing a future small café serving healthy foods for their employees, clients and patients. The existing Basement level structure will remain as parking. The exterior improvements will; replace all the existing storefront windows with impact resistant systems, add overhangs to protect the glazing, and add an entry feature to create a new corporate identity and modernize the existing aging building.

Sincerely,  
**RIESCO ARCHITECTS, PA**



Juan Carlos Riesco, AIA, LEED AP  
Principal

JCR/kjs

cc: Gretel Jardon-Seduction Cosmetic Center

This Document Prepared By and Return to:  
Law Offices of John E. Egusquiza, P.A.  
9960 SW 40 ST  
Miami, Florida 33165

Parcel ID Number: 03-4107-004-0020

## Warranty Deed

This Indenture, Made this            day of            March            , 2017 A.D., Between  
4950 SW Eighth, LLC, a Florida limited liability company whose mailing  
address is: 2500 SW 75TH AVE, MIAMI, FL 33155  
of the County of MIAMI-DADE            , State of Florida            , grantor, and  
GDJARD Investment LLC, a Florida Limited Liability Company

whose address is: 4950 SW 8 ST, Coral Gables, FL 33134

of the County of Miami-Dade            , State of Florida            , grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of  
-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has  
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of Miami-Dade            State of Florida            to wit:

Lots 1,2,3, and 4, in Block 1, of Granada Groves, a Subdivision  
according to the plat thereof, as recorded in Plat Book 13, Page 12,  
of the Public Records of Miami-Dade County, Florida;

And

Lot 16, in Block 1, of First Addition to Granada Place, a subdivision  
according to the plat thereof, as recorded in Plat Book 18, Page 34,  
of the Public Records of Miami-Dade County, Florida.

Subject to restrictions, reservations and easements of record, if  
any, and taxes subsequent to 2016.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

4950 SW Eighth, LLC, a Florida  
limited liability company

Helen Flores  
Printed Name: Helen Flores  
Witness

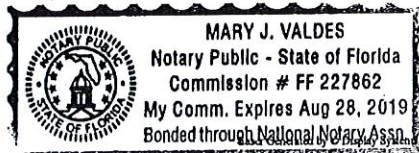
By: Gregory Fox (Seal)  
Gregory Fox, Manager  
P.O. Address: 2500 SW 75TH AVE, MIAMI, FL 33155

Printed Name: MARTHA MUSINO  
Witness Martha Musino

STATE OF Florida  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this            17th            day of            March            , 2017 by  
Gregory Fox, Manager of 4950 SW Eighth, LLC, a Florida limited  
liability company

who is personally known to me or who has produced his Florida driver's license as identification.



Mary J. Valdes  
Printed Name: Mary J. Valdes  
Notary Public  
My Commission Expires:











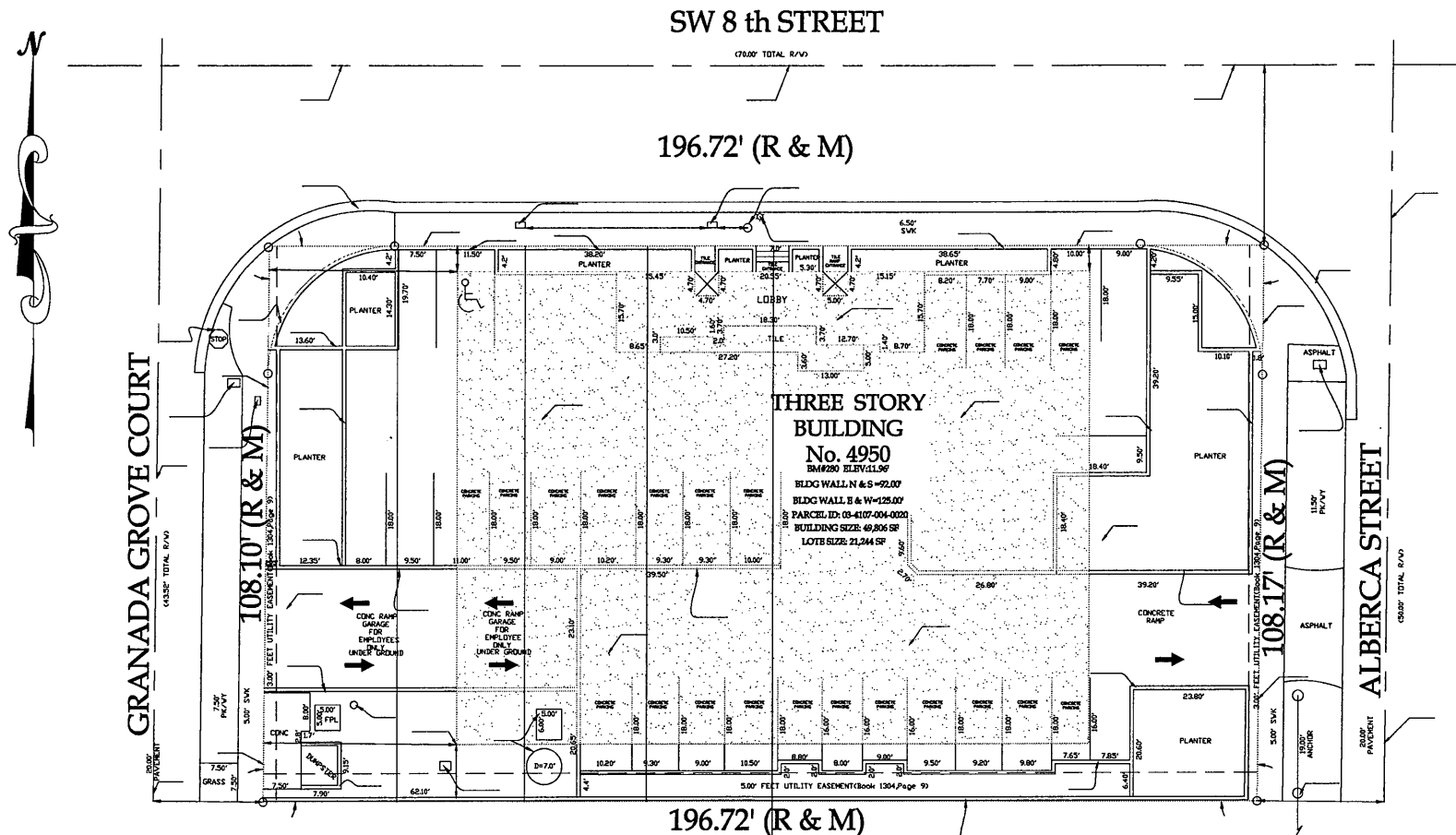




ALTA/NPSP LAND TITLE SURVEYS  
SCALE 1" = 15'

MIGUEL JESUS GARAY P.L.S.M 6594  
820 NORTH OCEAN BLVD SUITE # 9, POMPANO BEACH, FL 33032

PH: (305) 283-0632  
FAX: (305) 259-5769  
EMAIL: AGSURVEY24@GMAIL.COM



"PLATS"  
GRANADA GROVES, Recorded in book 13 PAGE 12, of the Public Records of Miami-Dade County, Florida.  
AND  
FIRST ADDITION TO GRANADA PLACE, Recorded in book 18 Page 34, of the Public Records of Miami-Dade County, Florida.

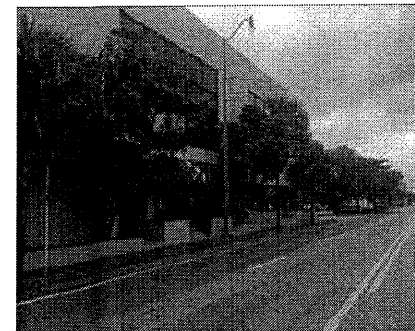
Legal Description

Per Old Republic National Title Insurance Company Commitment No. 16124387, Effective November 4, 2016.

Lots 1, 2, 3 and 4, in Block 1, of Granada Groves, a Subdivision according to the plat thereof, as recorded in Plat Book 13, Page 12, of the Public Records of Miami-Dade County, Florida;  
And  
Lot 16, in Block 1, of First Addition to Granada Place, a subdivision according to the plat thereof, as recorded in Plat Book 18, Page 34, of the Public Records of Miami-Dade County, Florida.

Description (as Surveyed)

Lots 1, 2, 3 and 4, in Block 1, of Granada Groves, a Subdivision according to the plat thereof, as recorded in Plat Book 13, Page 12, of the Public Records of Miami-Dade County, Florida; And Lot 16, in Block 1, of First Addition to Granada Place, a subdivision according to the plat thereof, as recorded in Plat Book 18, Page 34, of the Public Records of Miami-Dade County, Florida. (Same to Old Republic National Title Insurance Company).



Schedule B Section Two Exceptions

1-6 NOT SURVEY ITEMS.

7. Telephone and Telegraph Easement in favor of South Atlantic Telephone and Telegraph Company granted in Deed recorded in Deed Book 839, Page 106, of the Public Records of Miami-Dade County, Florida. AFFECT- AS SHOW

8. Electric Service Easement in favor of Utilities Land Company referenced in Bill of Sale recorded in Deed Book 939, Page 435, assigned to Florida Power & Light Company by instrument in Deed Book 1004, Page 496, of the Public Records of Miami-Dade County, Florida. AFFECT- AS SHOW

9. NOT SURVEY ITEMS

10. Utility Easement referenced in the following instruments, which easements run along the rear five (5) feet of the platted lots and along the three (3) foot strip lying along the side lines of the platted lots per Paragraph 16 of the Warranty Deed recorded in Deed Book 1304, Page 9, of the Public Records of Miami-Dade County, Florida. AFFECTS-AS SHOW

11. Restrictions (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), covenants, easement(s), setback(s), if any, as may be shown on the Plat of Granada Groves recorded in Plat Book 13, Page 12, of the Public Records of Miami-Dade County, Florida. AFFECTS, BLANKET IN NATURE-NOT SHOW.

12. Restrictions (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), covenants, easement(s), setback(s), if any, as may be shown on the Plat of First Addition to Granada Place, a subdivision according to the plat thereof, as recorded in Plat Book 18, Page 34, of the Public Records of Miami-Dade County, Florida. AFFECTS, BLANKET IN NATURE-NOT SHOW.

13. Easement granted to Florida Power & Light Company, a Florida corporation by instrument recorded in Official Records Book 12374, Page 1035, of the public records of Miami-Dade County, Florida (as to subject property) AFFECTS-AS SHOW

14 - 18 NOT SURVEY ITEMS

ZONING

Zoned 6400 Commercial-Central  
Primary Land Use Professional Services Building; Office Building.  
Section 4-301 Commercial Limited (CL) District

FOLIO: 03-4107-004-0020

SETBACK  
FRONT: NONE  
SIDE: NONE  
REAR: 10'

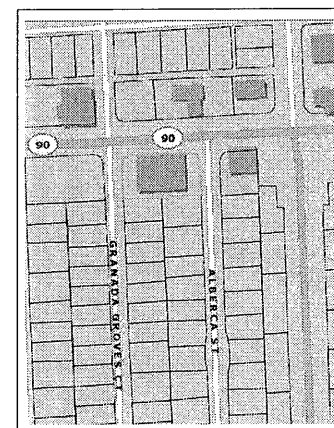
BUILDING HT - 3 STORIES .  
LANDSCAPE BUFFER 3'

FLOOR AREA:  
The land area of the Subject Property is 21,244 Sq.Ft. or 0.48 Acres  
The Building Size 51,645 SF

PARKING TAB:

1.- There Exist 30 Regular Parking Spaces in first floor, 69 Regular parking Under Ground (Employees parking) and 1 Handicapped Parking spaces on the Subject Property.

VICINITY MAP



NOTE:

- 1.- A PORTION OF SUBJECT PROPERTY APPEARS TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY No. 120835, PANEL No. 0434, L. PRESENT EFFECTIVE DATE OF MAP, SEPTEMBER 11, 2009 HEREIN PROPERTY IS SITUATED WITHIN ZONE AH-8.00'.
- 2.-THE PROPERTY HAS DIRECT ACCESS TO GRANADA GROVE COURT AND ALBERCA STREET, A DEDICATED PUBLIC STREET.
- 3.- NO DIRECT VEHICULAR ACCESS PERMITTE TO SW 8 STREET.
- 4.-THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITION.-
- 5.- NOT OBSERVABLE EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION OR REPAIR AT TIME.
- 6.-THE SUBJECT PROPERTY IS THE SAME AS DESCRIBED IN TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT No. 16124387.
- 7.- AT THE TIME OF THE SURVEY, NO WETLANDS MARKERS WERE OBSERVED ON THE SUBJECT PROPERTY.
- 8.- AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVED EVIDENCE OF CEMENTERIES OR BURIAL GRONDS ON THE SUBJECT PROPERTY.
- 9.- NO ENCROACHMENT WERE OBSERVED.

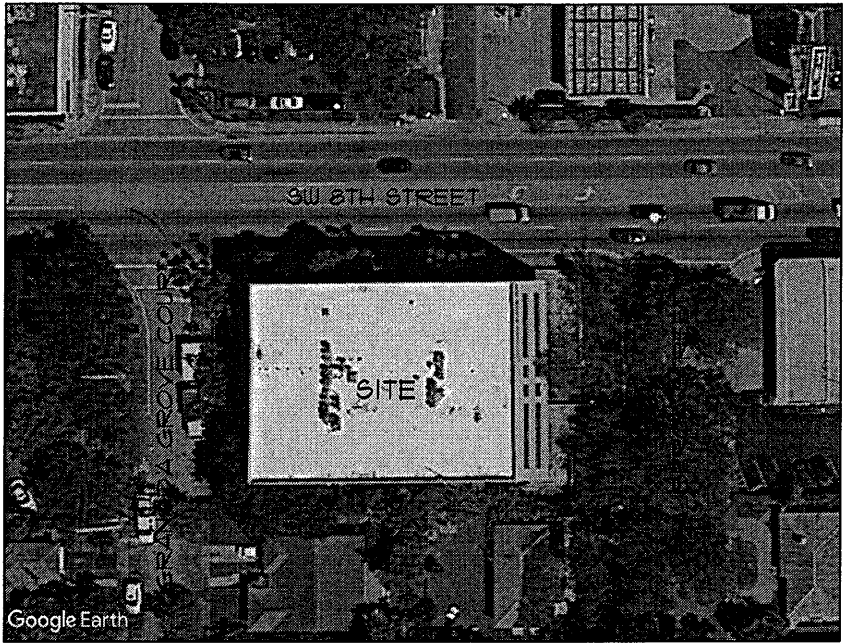
DATE OF FIELD WORK: 12/16/2016  
REVISED ON

ORDER No. 16-1003

LEGEND AND ABBREVIATIONS

1. 4" = 100' DISTANCE  
2. 1" = 10' DISTANCE  
3. 1/2" = 5' DISTANCE  
4. 1/4" = 2.5' DISTANCE  
5. 1/8" = 1.25' DISTANCE  
6. 1/16" = 0.625' DISTANCE  
7. 1/32" = 0.3125' DISTANCE  
8. 1/64" = 0.15625' DISTANCE  
9. 1/128" = 0.078125' DISTANCE  
10. 1/256" = 0.0390625' DISTANCE  
11. 1/512" = 0.01953125' DISTANCE  
12. 1/1024" = 0.009765625' DISTANCE  
13. 1/2048" = 0.0048828125' DISTANCE  
14. 1/4096" = 0.00244140625' DISTANCE  
15. 1/8192" = 0.001220703125' DISTANCE  
16. 1/16384" = 0.0006103515625' DISTANCE  
17. 1/32768" = 0.00030517578125' DISTANCE  
18. 1/65536" = 0.000152587890625' DISTANCE  
19. 1/131072" = 7.62939453125E-05' DISTANCE  
20. 1/262144" = 3.814697265625E-05' DISTANCE  
21. 1/524288" = 1.9073486328125E-05' DISTANCE  
22. 1/1048576" = 9.5367431640625E-06' DISTANCE  
23. 1/2097152" = 4.76837158203125E-06' DISTANCE  
24. 1/4194304" = 2.384185791015625E-06' DISTANCE  
25. 1/8388608" = 1.1920928955078125E-06' DISTANCE  
26. 1/16777216" = 5.9604644775390625E-07' DISTANCE  
27. 1/33554432" = 2.98023223876953125E-07' DISTANCE  
28. 1/67108864" = 1.490116119384765625E-07' DISTANCE  
29. 1/134217728" = 7.450580596923828125E-08' DISTANCE  
30. 1/268435456" = 3.7252902984619140625E-08' DISTANCE  
31. 1/536870912" = 1.86264514923095703125E-08' DISTANCE  
32. 1/1073741824" = 9.31322574615478515625E-09' DISTANCE  
33. 1/2147483648" = 4.656612873077392578125E-09' DISTANCE  
34. 1/4294967296" = 2.3283064365386962890625E-09' DISTANCE  
35. 1/8589934592" = 1.16415321826934814453125E-09' DISTANCE  
36. 1/17179869184" = 5.82076609134674072265625E-10' DISTANCE  
37. 1/34359738368" = 2.910383045673370361328125E-10' DISTANCE  
38. 1/68719476736" = 1.4551915228366851806640625E-10' DISTANCE  
39. 1/137438953472" = 7.2759576141834259033203125E-11' DISTANCE  
40. 1/274877906944" = 3.63797880709171295166015625E-11' DISTANCE  
41. 1/549755813888" = 1.818989403545856475830078125E-11' DISTANCE  
42. 1/1099511627776" = 9.094947017729282379150390625E-12' DISTANCE  
43. 1/2199023255552" = 4.5474735088646411895751953125E-12' DISTANCE  
44. 1/4398046511104" = 2.27373675443232059478759765625E-12' DISTANCE  
45. 1/8796093022208" = 1.136868377216160297393798828125E-12' DISTANCE  
46. 1/17592186044416" = 5.684341886080801486968994140625E-13' DISTANCE  
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51. 1/562949953421312" = 1.7763568394002504646778106689453125E-14' DISTANCE  
52. 1/1125899906842624" = 8.8817841970012523233890533447265625E-15' DISTANCE  
53. 1/2251799813685248" = 4.44089209850062616169452667236328125E-15' DISTANCE  
54. 1/4503599627370496" = 2.220446049250313080847263336181640625E-15' DISTANCE  
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116. 1/20769187434139310514121985316880384" = 4.8148248609680896326389436767080788318395128292984684002860442435361974010521042084168317273263454652690930538186107637215274430548861097221944388671875E-34' DISTANCE  
117. 1/41538374868278621028243970633760768" = 2.4074124304840448





## LEGAL DESCRIPTION

LOTS 1, 2, 3, 4, IN BLOCK 1, OF GRANADA GROVES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 12, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FL., AND LOT 16, IN BLOCK 1, OF FIRST ADDITION TO GRANADA PLACE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 34, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA (SAME TO OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY)

## LOCATION PLAN

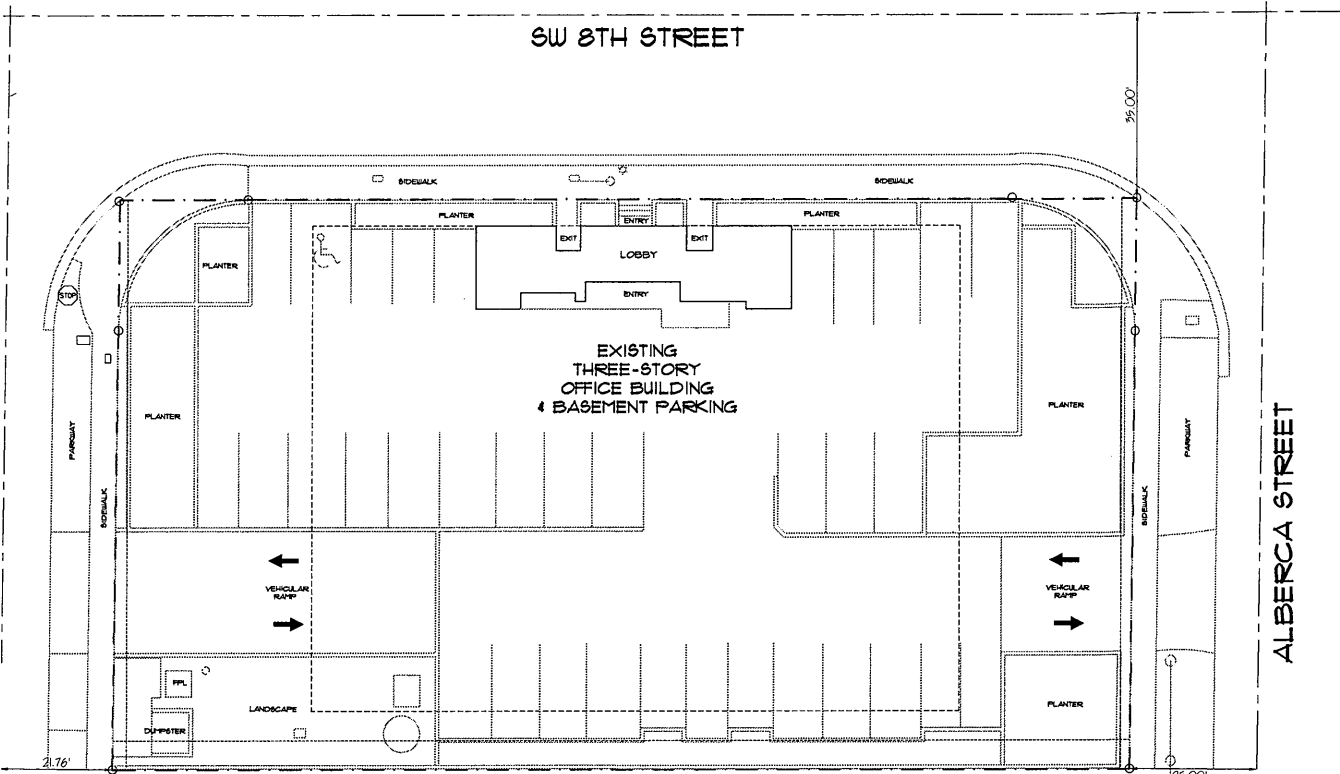
SCALE: N.T.S.

PROJECT DATA	
<b>GENERAL</b>	
JURISDICTION	CITY OF CORAL GABLES
LAND USE	PROFESSIONAL SERVICE BUILDING; OFFICE
ZONING DISTRICT	COMMERCIAL LIMITED (CL)
USE CATEGORY	OFFICES/HEALTH SPA/SALON
OCCUPANCY CLASSIFICATION	BUSINESS GROUP "B"
SUB-CLASSIFICATION	PRO SERVICE/HEALTH SPA/SALON
TYPE OF CONSTRUCTION	TYPE IIB
FIRE SUPPRESSION SYSTEM	FULLY SPRINKLERED
CLASSIFICATION OF WORK	ALTERATION-LEVEL 2
FOLIO NUMBER	03-4101-004-0000
<b>SECOND FLOOR</b>	
SECOND FLOOR TOTAL NET AREA	10,313 NSF
* CORPORATE EXECUTIVE OFFICES	4,662 USF
* HEALTH CLUB/SPA/SALON	5,711 USF
PARKING REQUIRED (4,662 USF/300)	16 SPACES
PARKING REQUIRED (5,711 USF/250)	23 SPACES
TOTAL PARKING REQUIRED	39 SPACES
EXISTING ON-SITE PARKING (PER SURVEY)	100 SPACES
EXISTING REMOTE PARKING (PER EASEMENT)	10 SPACES

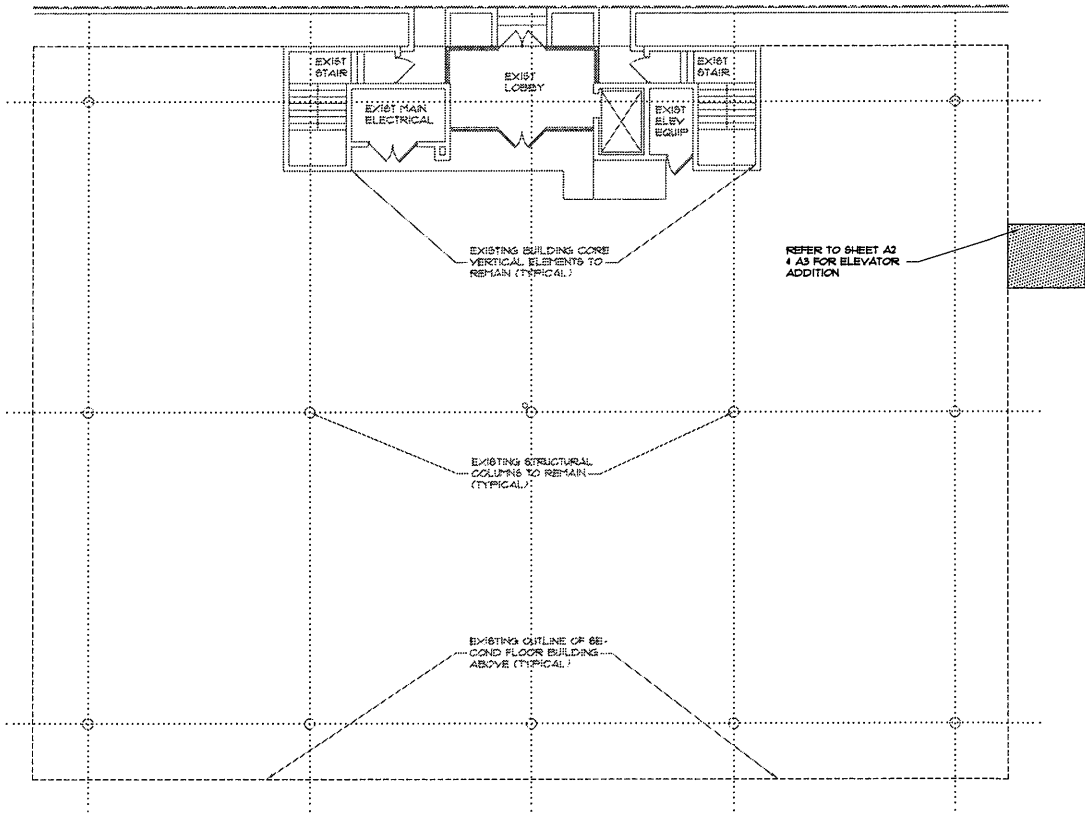
**NOTE:**  
PROPOSED SECOND FLOOR PROJECT IS FOR INTERIOR IMPROVEMENTS ONLY & IS CURRENTLY IN PLAN REVIEW PROCESS WITH BL-18-02-2855. BASEMENT, GROUND & THIRD FLOOR DRAWINGS ARE FOR REFERENCE ONLY

## INDEX OF DRAWINGS

<b>ARCHITECTURAL</b>	
A1	PROJECT DATA & MASTER SITE PLAN
A2	PARTIAL BASEMENT FLOOR PLAN
A3	PARTIAL GROUND FLOOR PLAN
A4	SECOND FLOOR BUILDING PLAN
A5	THIRD FLOOR BUILDING PLAN
A6	BUILDING ROOF PLAN
A7	EXISTING/PROPOSED NORTH ELEVATION
A8	EXISTING/PROPOSED EAST ELEVATION
A9	EXISTING/PROPOSED SOUTH ELEVATION
A10	EXISTING/PROPOSED WEST ELEVATION



**MASTER SITE PLAN**  
EXISTING SITE/GROUND FLOOR SCALE: 1/16" = 1'-0"



**GROUND FLOOR PLAN**  
PARTIAL BUILDING SCALE: 3/32" = 1'-0"



1750 PONCE DE LEON BLVD  
CORAL GABLES, FL 33134  
305.448.4288 305.444.4986  
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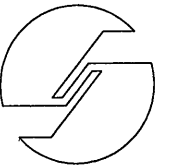
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(305) 963-0885 FAX (305) 963-0841  
**KAMM CONSULTING**  
1407 W. NEWPORT CENTER DRIVE  
DEERFIELD BEACH, FL 33442  
(561) 949-2200 FAX (561) 949-2201

AN INTERIOR + EXTERIOR ALTERATION FOR:  
**SEDUCTION COSMETIC**  
4950 SW 8TH STREET  
CITY OF CORAL GABLES  
MIAMI DADE COUNTY, FLORIDA  
33134

REVISIONS

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DATE  
09/07/18

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**A1**  
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33134  
MIAMI DADE COUNTY, FLORIDA

REVISIONS

PROJECT NUMBER

17500

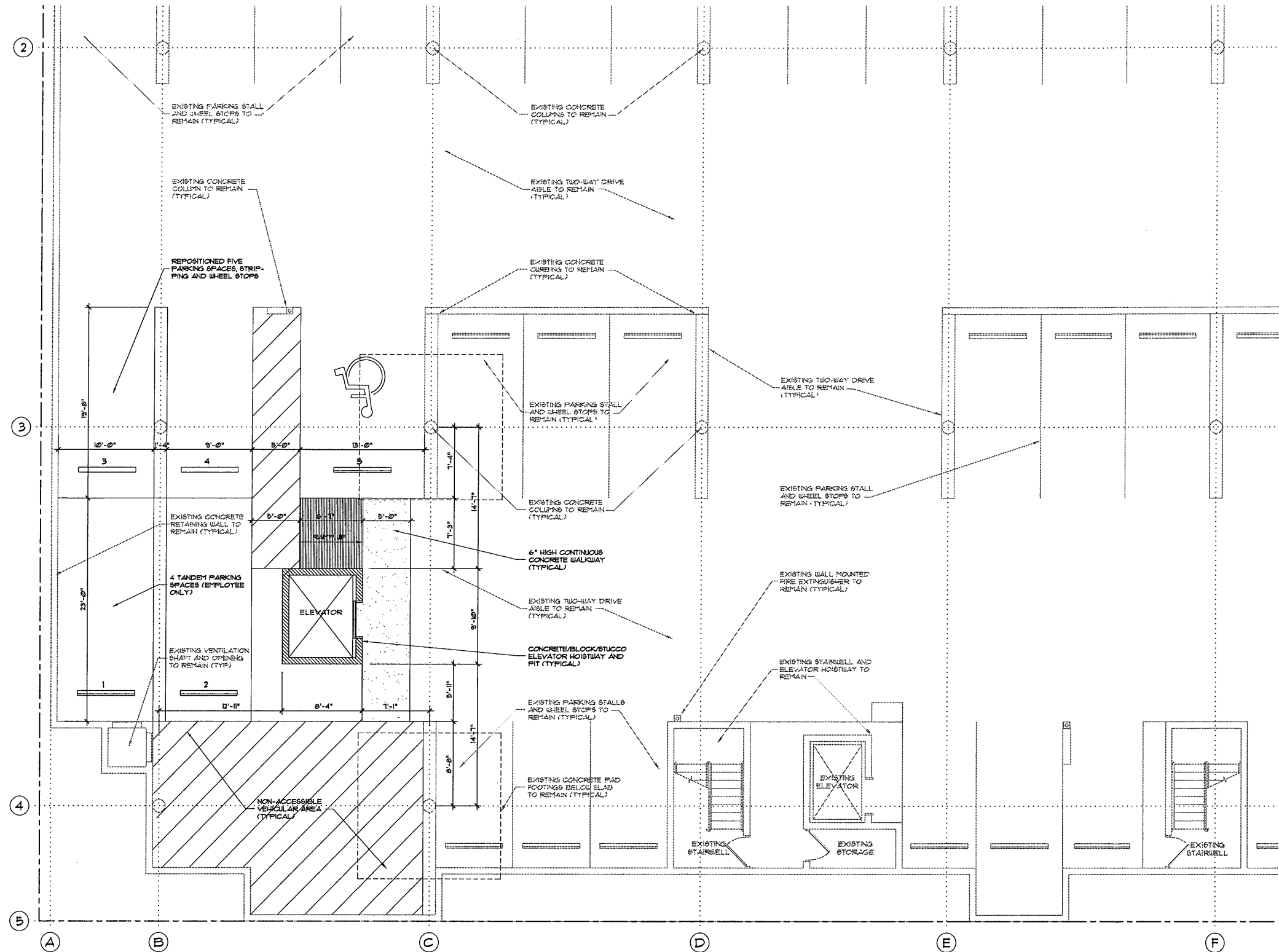
DATE

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**A2**

OF 10



NOTE:

PROPOSED ELEVATOR ADDITION + EXTERIOR ALTERATIONS PROJECT HAS BEEN SUBMITTED AND APPROVED BY BOA UNDER PROCESS NUMBER AB-11-12-1931. ALL EXTERIOR ALTERATIONS ARE FOR REFERENCE ONLY



**BASEMENT FLOOR PLAN**

PARTIAL BUILDING

SCALE 3/16" = 1'-0"



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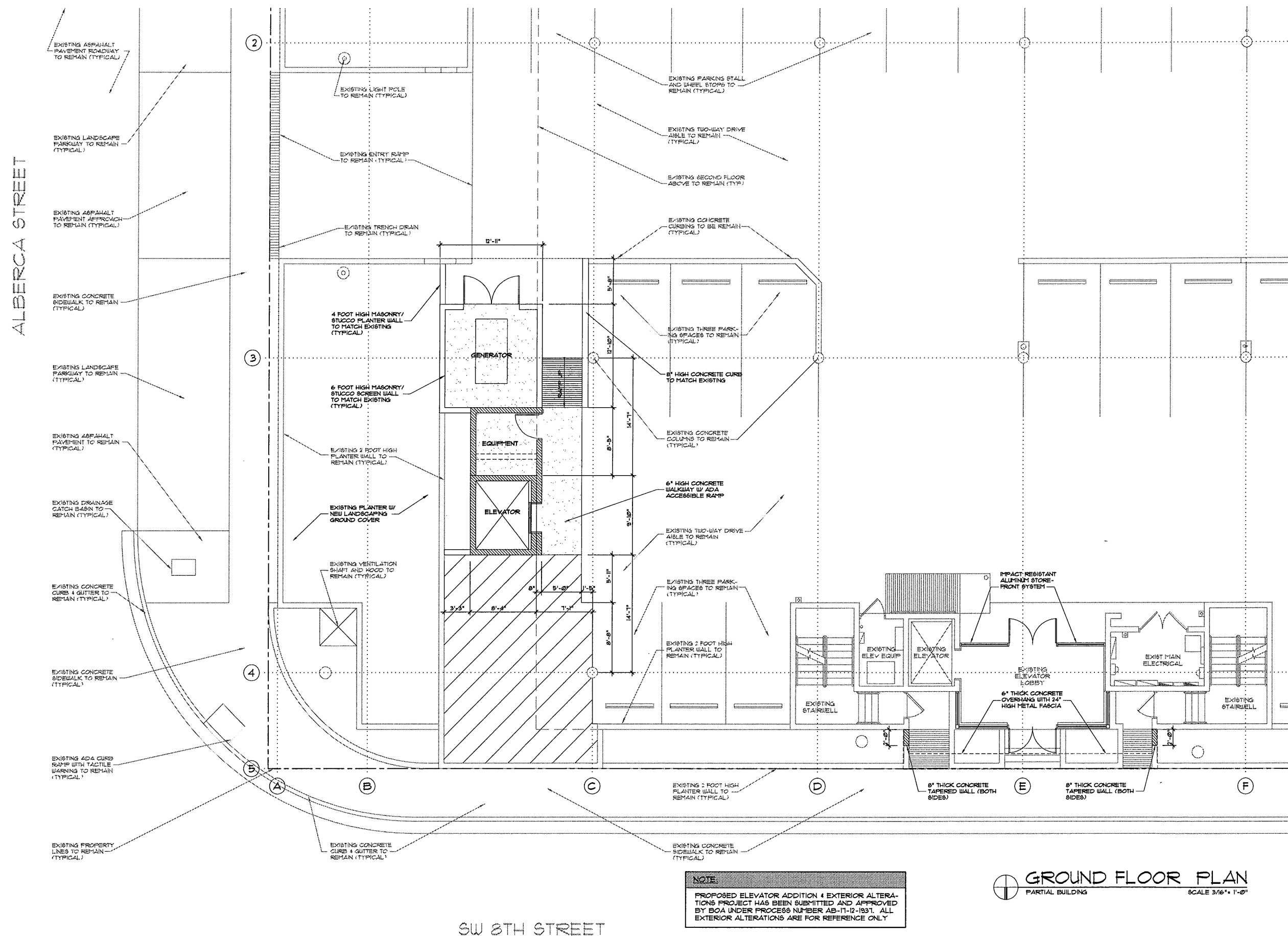
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**SEDUCTION COSMETIC**  
4950 SW 8TH STREET 33134  
CITY OF CORAL GABLES MIAMI DADE COUNTY, FLORIDA

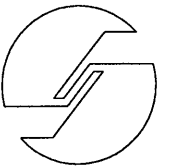
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GROUND FLOOR PLAN  
PARTIAL BUILDING  
SCALE 3/16" = 1'-0"





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MIAMI DADE COUNTY, FLORIDA

REVISIONS

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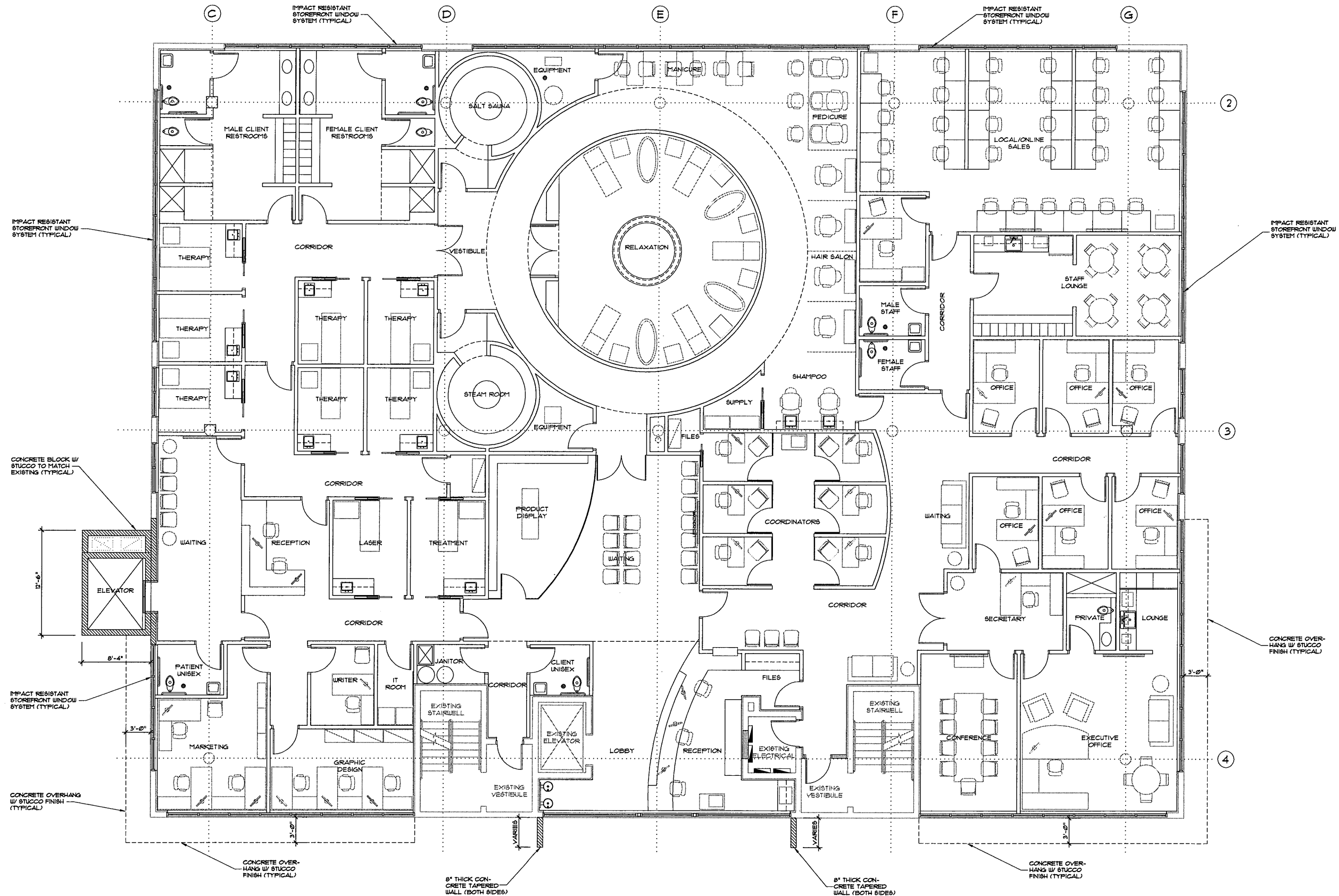
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**NOTE:**  
PROPOSED SECOND FLOOR PROJECT IS FOR INTERIOR  
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**SECOND FLOOR PLAN**  
ENTIRE BUILDING  
SCALE 3/16" = 1'-0"



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33134

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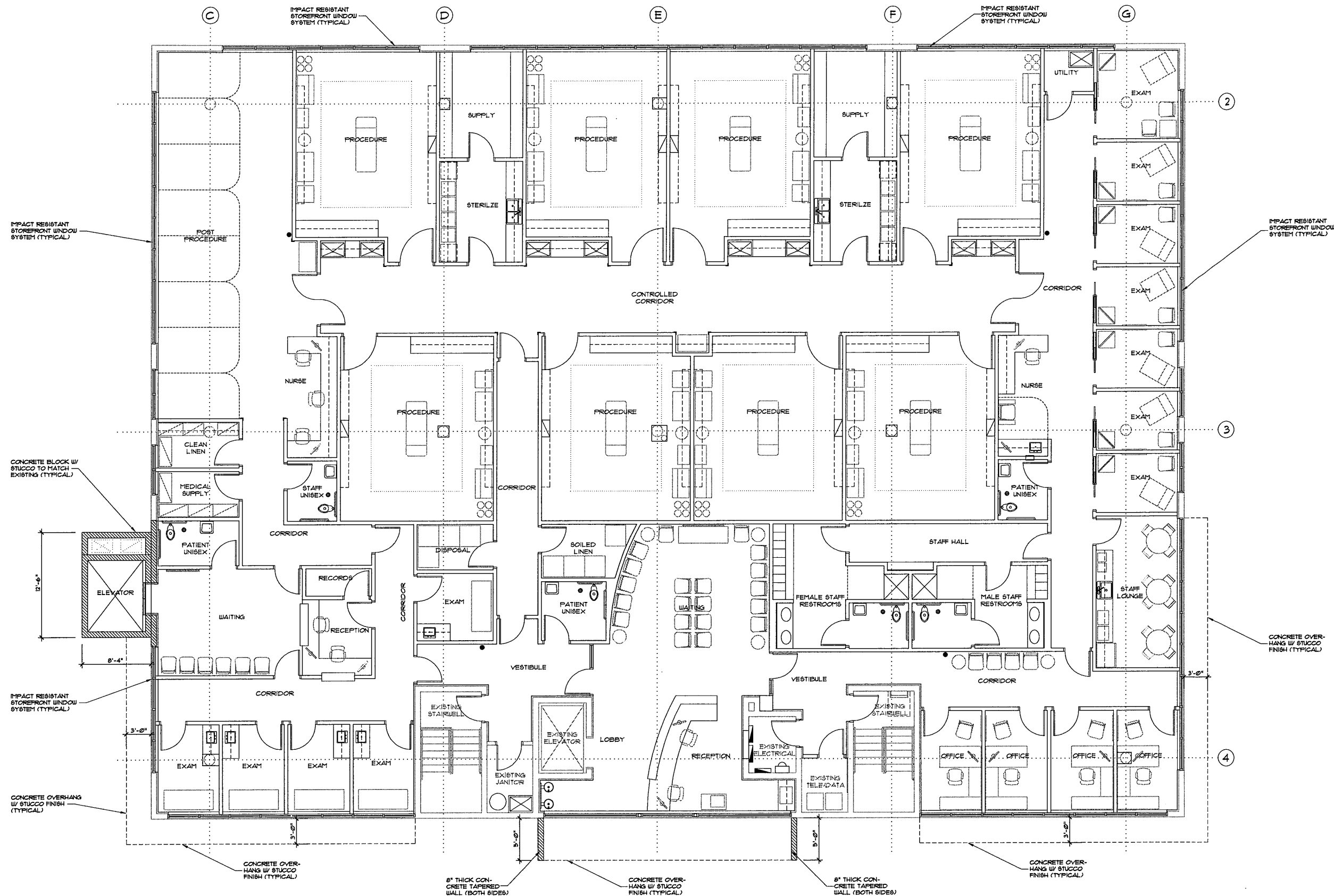
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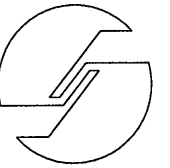
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OF 10



**NOTE:**  
PROPOSED THIRD FLOOR PROJECT IS FOR INTERIOR  
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WITH BL-17-11-1912. BASEMENT, GROUND AND THIRD  
FLOOR DRAWINGS ARE FOR REFERENCE ONLY.

**THIRD FLOOR PLAN**  
ENTIRE BUILDING  
SCALE 3/16" = 1'-0"



**RIESCO**  
ARCHITECTS

1750 PONCE DE LEON BLVD  
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DEERFIELD BEACH, FL 33442  
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AN INTERIOR + EXTERIOR ALTERATION FOR:  
**SEDUCTION COSMETIC**  
4950 SW 8TH STREET  
CITY OF CORAL GABLES  
33134  
MIAMI DADE COUNTY, FLORIDA

REVISIONS

PROJECT NUMBER

17500

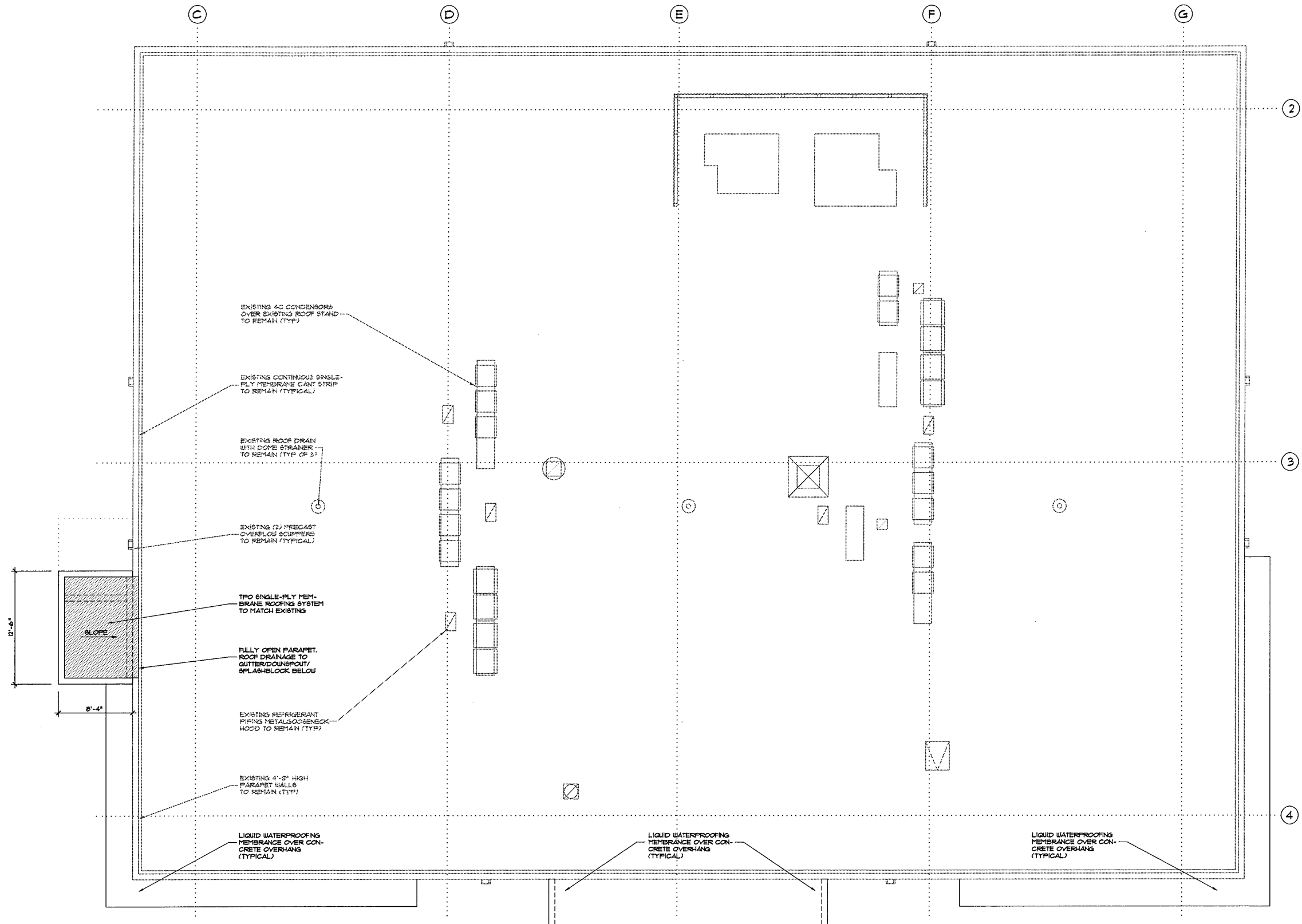
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OF 10



**NOTE:**  
PROPOSED ELEVATOR ADDITION + EXTERIOR ALTERATIONS PROJECT HAS BEEN SUBMITTED AND APPROVED BY BOA UNDER PROCESS NUMBER AB-11-12-1931. ALL EXTERIOR ALTERATIONS ARE FOR REFERENCE ONLY.

**BUILDING ROOF PLAN**  
EXISTING/PROPOSED  
SCALE 3/16" = 1'-0"





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AN INTERIOR + EXTERIOR ALTERATION FOR:  
**SEDUCTION COSMETIC**  
4950 SW 8TH STREET  
CITY OF CORAL GABLES  
MAMI DADE COUNTY, FLORIDA  
33134

REVISIONS

PROJECT NUMBER

17500

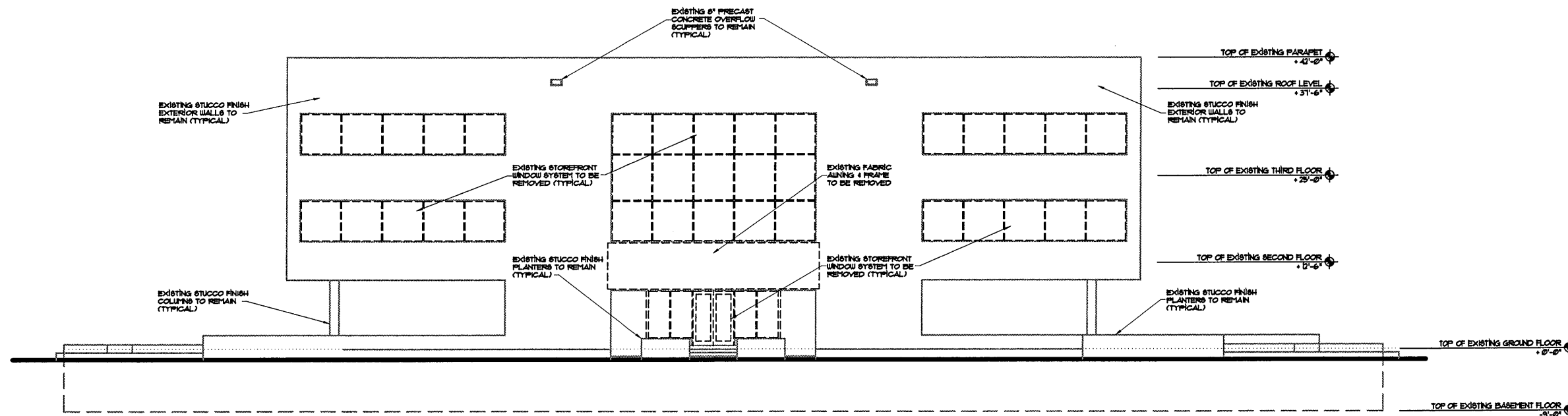
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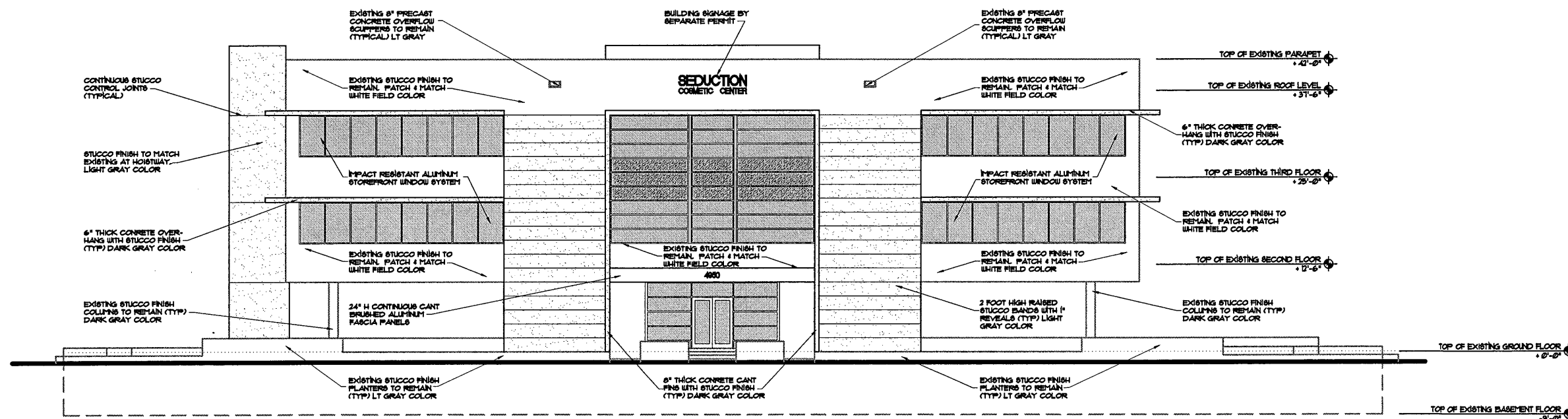
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**NOTE:**  
PROPOSED ENVELOPE PROJECT IS FOR WINDOW/DOOR  
REPLACEMENT ONLY & IS CURRENTLY IN PLAN REVIEW  
PROCESS WITH BL-18-08-4128. ALL OTHER EXTERIOR  
ALTERATIONS ARE FOR REFERENCED BELOW IN NOTE

**NORTH ELEVATION**  
EXISTING SCALE 1/8" = 1'-0"



**NOTE:**  
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TIONS PROJECT HAS BEEN SUBMITTED AND APPROVED  
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**NORTH ELEVATION**  
PROPOSED SCALE 1/8" = 1'-0"



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AN INTERIOR + EXTERIOR ALTERATION FOR:  
**SEDUCTION COSMETIC**  
4950 SW 8TH STREET  
CITY OF CORAL GABLES  
33134  
MIAMI DADE COUNTY, FLORIDA

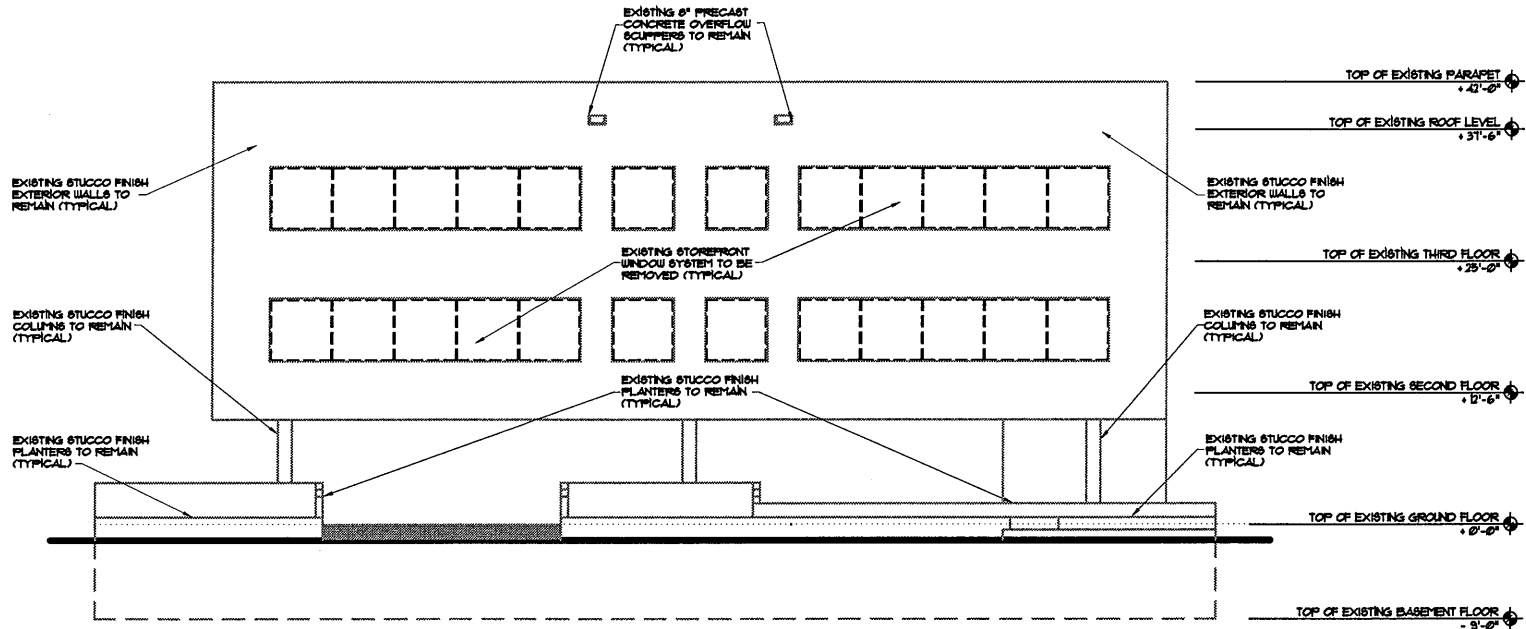
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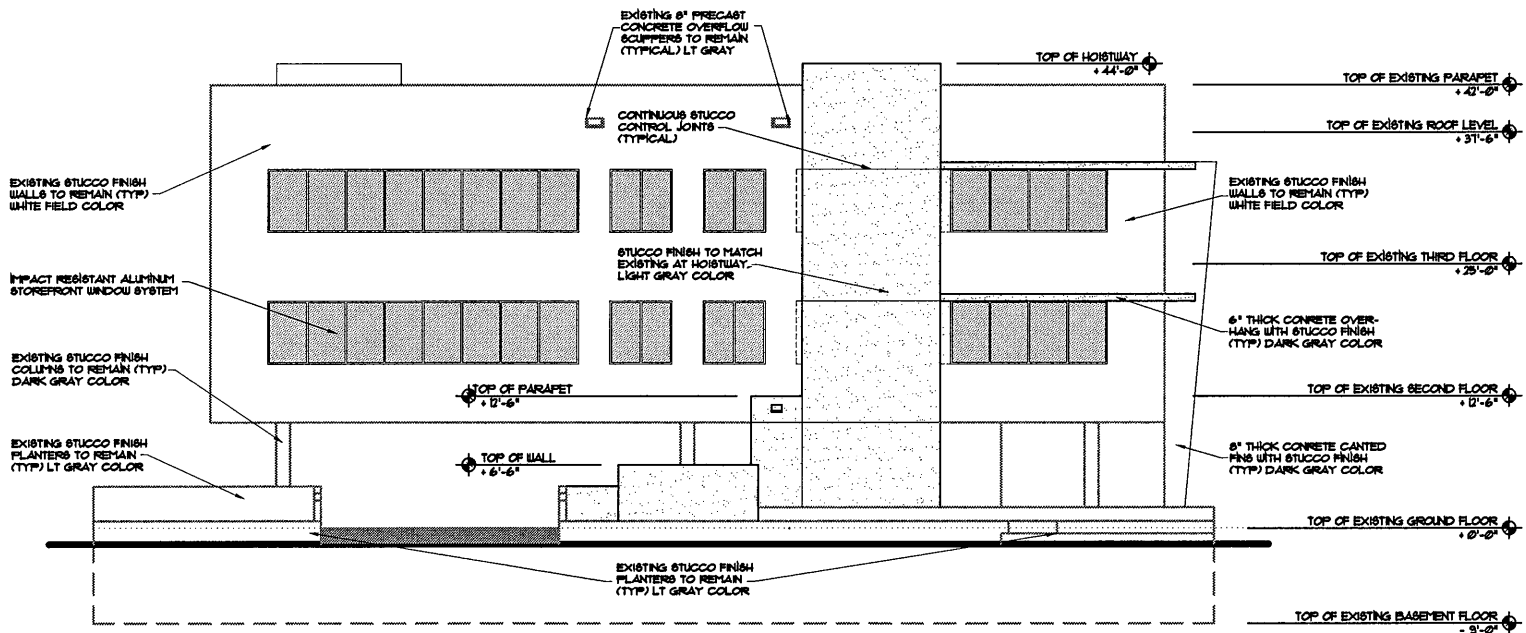
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**EAST ELEVATION**  
EXISTING  
SCALE 1/8" = 1'-0"



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**EAST ELEVATION**  
PROPOSED  
SCALE 1/8" = 1'-0"





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AN INTERIOR + EXTERIOR ALTERATION FOR:  
**SEDUCTION COSMETIC**  
4950 SW 8TH STREET  
CITY OF CORAL GABLES  
MAMI DADE COUNTY, FLORIDA  
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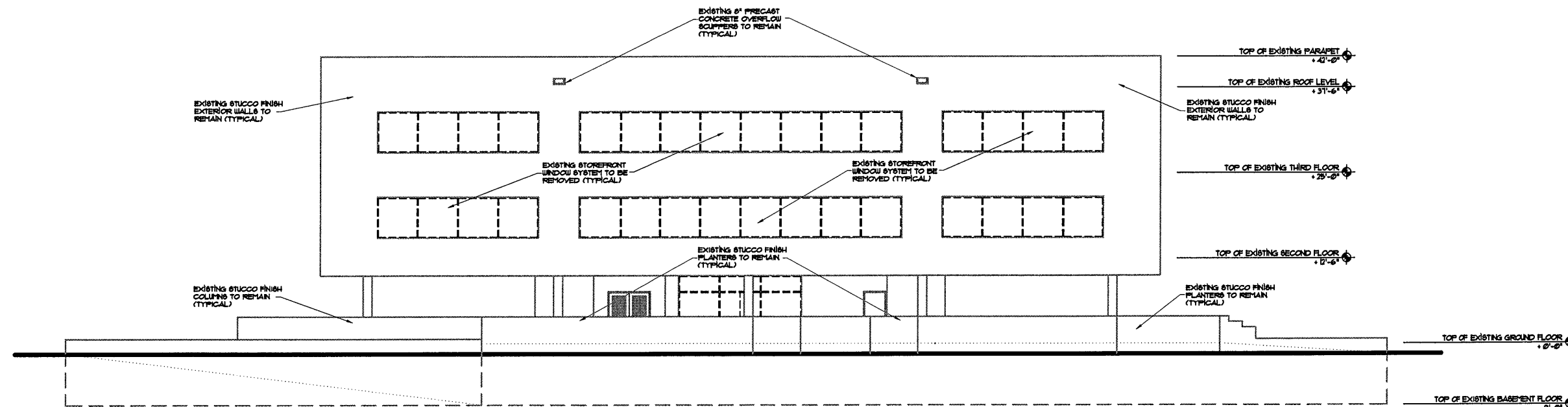
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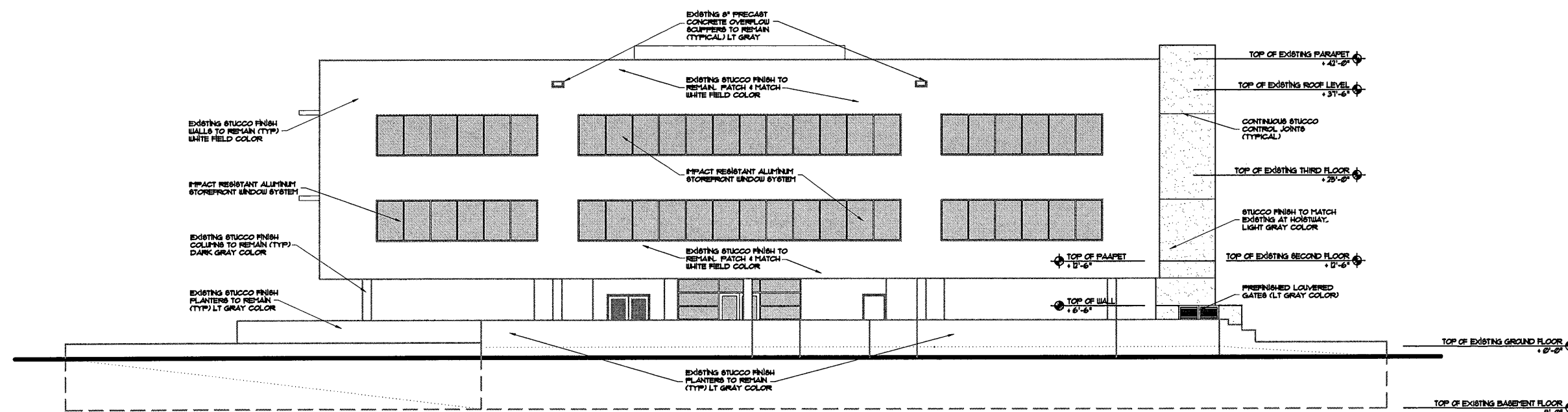
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**NOTE**  
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**SOUTH ELEVATION**  
EXISTING SCALE 1/8" = 1'-0"



**NOTE**  
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**SOUTH ELEVATION**  
PROPOSED SCALE 1/8" = 1'-0"



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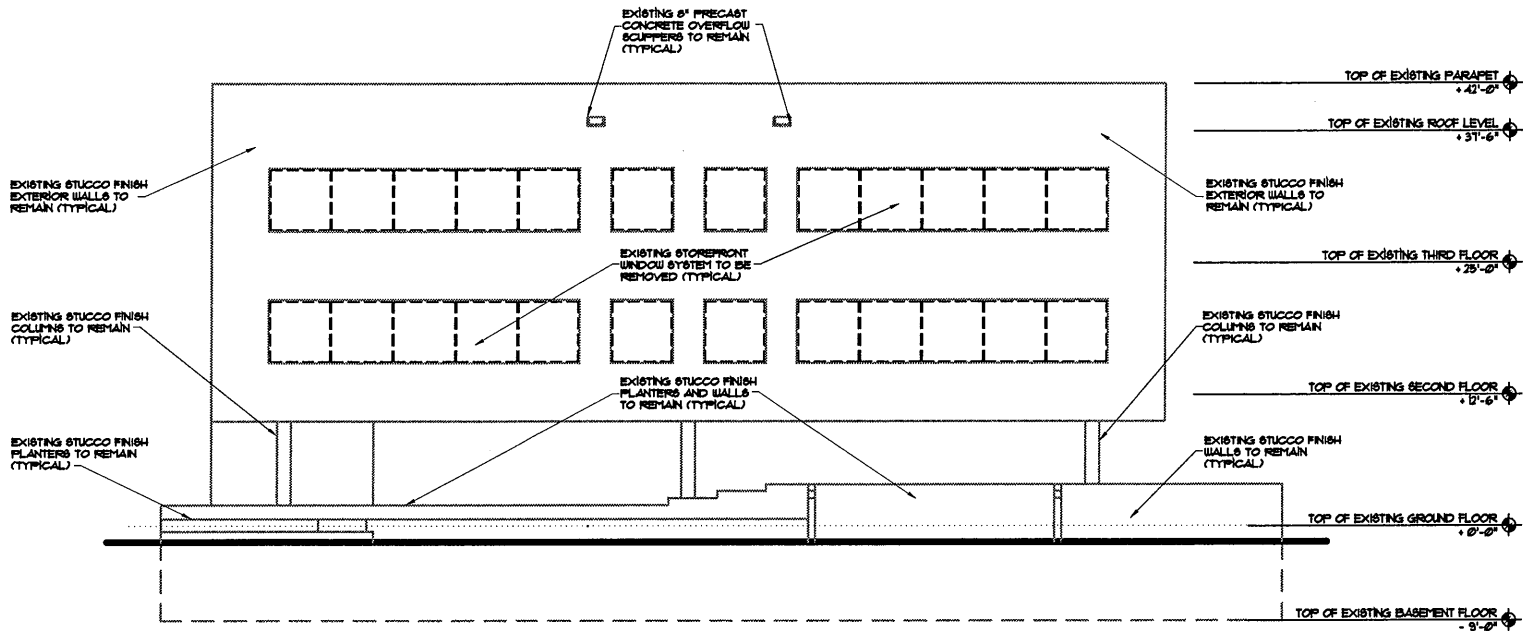
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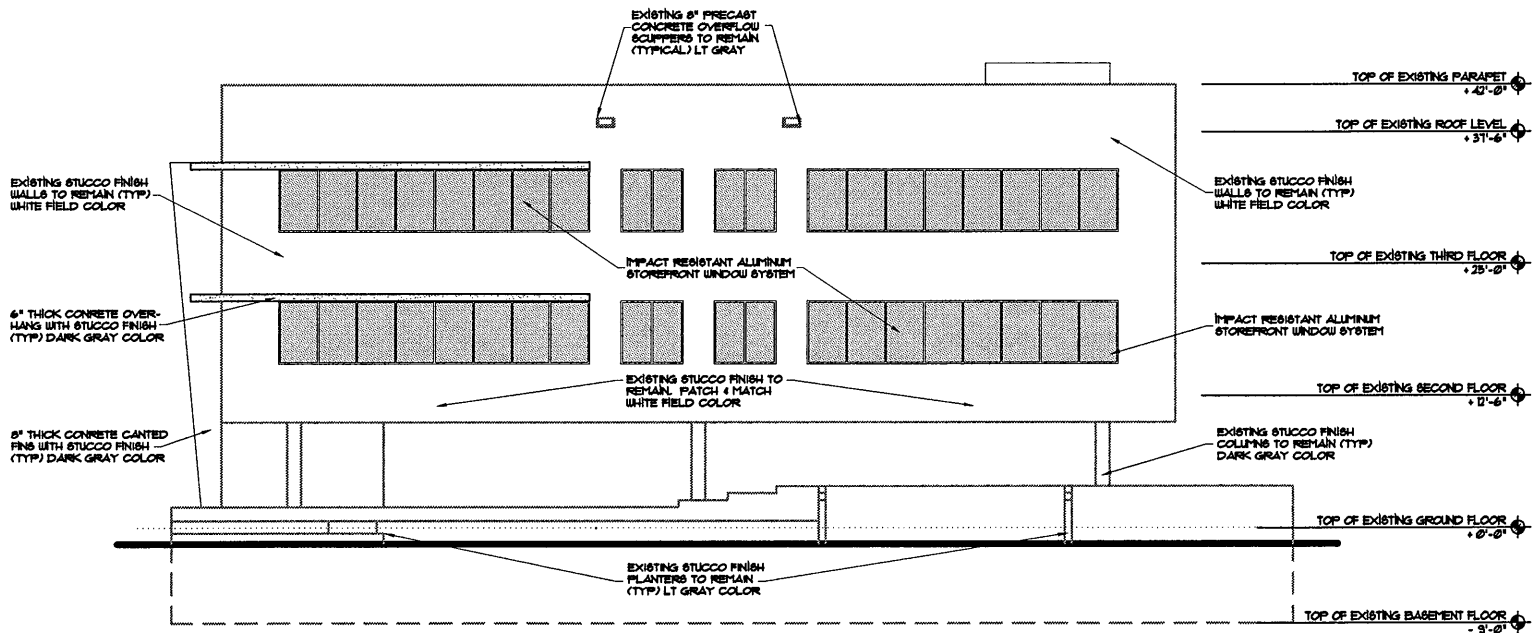
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**NOTE**  
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**WEST ELEVATION**  
EXISTING SCALE 1/8" = 1'-0"



**NOTE**  
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**WEST ELEVATION**  
PROPOSED SCALE 1/8" = 1'-0"