



## CITY OF MADEIRA BEACH

PLANNING & ZONING DEPARTMENT  
300 MUNICIPAL DRIVE ♦ MADEIRA BEACH, FLORIDA 33708  
(727) 391-9951 EXT. 255  
[planning@madeirabeachfl.gov](mailto:planning@madeirabeachfl.gov)



## ALCOHOLIC BEVERAGE PERMIT APPLICATION

Applicant: Name and Address

DOCKSIDE DAVES RESTAURANT  
14701-14703 GULF BLVD  
MADEIRA BEACH FL 33708

Property Owner: Name and Address

DOCKSIDE DAVES REAL ESTATE LLC  
14701-14703 GULF BLVD  
MADEIRA BEACH FL 33708

Telephone: 727-389-9543Email: docksidesmadbeach@gmail.comTelephone: 727-717-3226Email: docksidesmadbeach@gmail.comType of Ownership: ☐ Individual ☐ Partnership ☐ Corporation ☒ LLCName of Business: DOCKSIDE DAVES RESTAURANT Business Phone: 727 392 9399Parcel Identification: 09-31-15-87048-000-0070 & 09-31-15-00000-410-0100

Legal Description: \_\_\_\_\_

Number of Seats: Inside: 63 Outside: 57Number of Employees: 10Zoning District: C3 - RETAIL - COMMERCIALFuture Land Use: RESIDENTIAL - OFFICE - RETAIL

Classification:

- ☐ Package store, beer & wine ☐ Retail Store, beer, wine ☐ Bar  
☐ Package store, beer, wine, liquor ☒ Restaurant ☐ Hotel Restaurant  
☐ Club ☐ Charter Boat/Party Boat ☐ Hotel

Alcoholic Beverage License Type: 4-COPNumber of Parking Spaces: 23 Handicap Parking Spaces: 2 Bike Racks: 3Motorcycle Parking Spaces: 2 Total Amount of Parking Spaces: 35 (5 OFF SITE)

## Hours of Operation:

Monday: 10 AM — 2 AM  
 Tuesday: 10 AM — 2 AM  
 Wednesday: 10 AM — 2 AM  
 Thursday: 10 AM — 2 AM  
 Friday: 10 AM — 2 AM  
 Saturday: 10 AM — 2 AM  
 Sunday: 10 AM — 2 AM

General Description of Business: FULL SERVICE RESTAURANT WITH LIVE ENTERTAINMENT. CATERING TO LUNCH AND DINNER CROWDS.

## Supporting Materials Required:

- ☐ Property Owner's Written Approval      ☐ Property Survey (With Total Parking Count)  
☐ Site Plan      ☐ State Application and Floor Plan

**Consideration of alcoholic beverage application: On a separate attached page, please answer the following questions:**

1. The extent to which the location and the extent to which the proposed alcoholic beverage request will adversely affect the character of the existing neighborhood.
2. The extent to which traffic generated as a result of the location of the proposed alcoholic beverage request will create congestion or present a safety hazard.
3. Whether or not the proposed use is compatible with the particular location for which it is proposed.
4. Whether or not the proposed use will adversely affect the public safety.
5. No application for review under this section shall be considered until the applicant has paid in full any outstanding charges, fees, interest, fines or penalties owned by the applicant to the City under any section of the code.

**Affidavit of Applicant:**

I understand that this Alcoholic Beverage Permit Application, with its attachments, becomes a permanent record for the City of Madeira Beach and hereby certify that all statements made herein together with any attachments, are true to the best of my knowledge.

Signature of Applicant:  Date: 11-17-25

## **PARKING SPACE RESERVATION AGREEMENT**

This Parking Space Reservation Agreement ("Agreement") is made and entered into on this 22 day of October, 2025, by and between:

Premium Parking ("Provider"), with a business address at 601 Poydras New Orleans LA , and Dockside Daves ("Client"), with a business address at \_\_\_\_\_.

1. Purpose

Provider agrees to reserve parking spaces for Client's employees under the terms and conditions set forth in this Agreement.

2. Reserved Spaces

Provider will reserve 5 to 10 parking spaces for Client's employees at the parking facility located at P2956 – 14805 Gulf Blvd Madeira Beach.

3. Fees

Client agrees to pay \$125 per reserved stall per month. Payment is due on the first day of each month.

4. Term

This Agreement shall commence on November 1st, 2025, and end November 1st, 2026. The Agreement will auto renew yearly until terminated by either party with 30 days' written notice.

5. Use of Spaces

Reserved spaces are for Client's employee vehicles only. Client is responsible for ensuring that only authorized vehicles use the reserved stalls.

6. Liability

Provider shall not be responsible for loss, damage, or theft of vehicles or personal property in the reserved parking spaces. Client assumes all risk associated with use of the reserved spaces.

7. Termination

Either party may terminate this Agreement with 30 days' written notice. Upon termination, all fees due up to the termination date shall be payable.



## 8. Miscellaneous

- a. This Agreement constitutes the entire understanding between the parties.
- b. Any amendments must be in writing and signed by both parties.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

**Premium Parking**Date: 10/22/2025Name: Emily EatonTitle: Market President - Central & Northeastern Florida*Emily Eaton***14805 Gulf Blvd Ownership**Date: 10/30/2025Name: John KalayhTitle: Owner**Dockside Daves**Date: 10/28/2025Name: Bob [Signature]Title: Owner

- ① THE EXTENT TO WHICH THE LOCATION AND THE EXTENT TO WHICH THE PROPOSED ALCOHOLIC BEVERAGE REQUEST WILL ADVERSELY AFFECT THE CHARACTER OF THE EXISTING NEIGHBORHOOD IS THAT IT WILL NOT AFFECT THE EXISTING NEIGHBORHOOD. THE RESTAURANT AND BAR NEXT TO US, THE REEF, ALREADY HAS LIQUOR. NOTHING FOR US WILL BE CHANGING, JUST ADDING LIQUOR TO OUR EXISTING BEER SELECTION.
- ② THE ADDITION OF LIQUOR SHOULD NOT CREATE TRAFFIC CONGESTION. OUR BUSINESS HAS BEEN THERE FOR WELL OVER A DECADE. WE ALREADY HAVE OUR EXISTING CLIENTELE. OUR PARKING LOT ALSO HAS AN EXIT OFF OF FIRST ST. E AS WELL AS 147TH AVE E, KEEP CARS FREE AND CLEAR OF CONGESTION. GOLF BLVD.
- ③ THE PROPOSED USE IS COMPATIBLE WITH THE PARTICULAR LOCATION.
- ④ THE PROPOSED WILL NOT ADVERSELY AFFECT THE PUBLIC SAFETY. OUR NEIGHBORS HAVE LIQUOR AND WE BOTH HAVE LONG TENURE AND NO ISSUES.
- ⑤ AGREED

Dockside Dave's Real Estate, LLC

14703 Gulf Blvd, Madeira Beach, FL 33708

12.26.2024

Dockside Dave's Real Estate LLC, as a landlord, allows for the sale of liquor at said establishment.

Thank you,

  
Brandon Nazzario

727-389-9543

docksidesmadbeach@gmail.com

ABP #: 2025-06

**\*\*For City of Madeira Beach Use Only\*\***

**Fee:** \$1,000.00 ☒ Check # 1393 ☐ Cash ☐ Receipt # \_\_\_\_\_

Date Received: 10/10/25 Received by: 

ABP# Assigned: \_\_\_\_\_

BOC Hearing Date: \_\_\_\_\_ ☐ Approved ☐ Denied

\_\_\_\_\_  
Community Development Director Date: \_\_\_\_\_

\_\_\_\_\_  
City Manager Date: \_\_\_\_\_

**CERTIFICATION**

I hereby authorize permission for the Planning Commission, Board of Commissioners, Building Official, and Community Development Director to enter upon the above referenced premises for purposes of inspection related to this petition.

I hereby certify that I have read and understand the contents of this application, and that this application, together with all supplemental data and information, is a true representation of the fact concerning this request; that this application is made with my approval, as owner and applicant, as evidenced by my signature below.

It is hereby acknowledged that the filing fee of this application does not constitute automatic approval of the request; and further, if the request is approved, I will obtain all the necessary permits and comply with all applicable orders, codes, conditions, rules, and regulations pertaining to the subject property.

***I have received a copy of the Redevelopment Plan Requirements and Procedures (attached), read and understand the reasons necessary for granting a Redevelopment Plan and the procedure, which will take place at the Public Hearing.***

**Appeals.** (City Code, Sec. 2-109). An aggrieved party, including the local governing authority, may appeal a final administrative order of the Board of Commissioners to the circuit court. Such an appeal shall not be a hearing de novo, but shall be limited to appellate review of the record created before the Board of Commissioners. An appeal shall be filed within 30 days of the execution of the order to be appealed.

Applicant's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

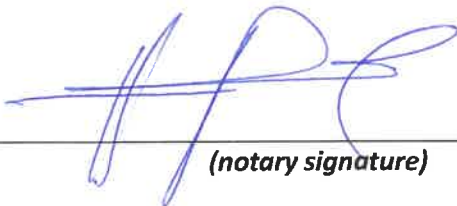
STATE OF FLORIDACOUNTY OF PINELLAS

Before me, this 10<sup>TH</sup> day of OCTOBER, 2025, appeared in person

who, being sworn, deposes and says that the forgoing

BRENDON NAZZARIO**(name of applicant)**

is true and correct certification and who is \_\_\_\_\_ personally know to me or has produced FL DRIVERS LICENSE as identification.


**(notary signature)**

Commission Expires: \_\_\_\_\_

06-26-2029

Stamp



ABP #: \_\_\_\_\_

**NOTICE:** *Persons are advised that, if they decide to appeal any decision made at this hearing, they will need a record of the proceedings, and for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based*



INDEX OF DRAWINGS	
SHEET #	DESCRIPTION
CO	COVER SHEET
SUR	SURVEY
D-1.0	DEMOLITION PLAN BUILDING "A"
D-2.0	DEMOLITION PLAN BUILDING "B"
A-1.0	FIRST FLOOR PLAN BUILDING "A,B"
A-2.0	SECOND FLOOR PLAN BUILDING "B"
A-3.0	STRUCTURAL FLOOR PLAN BLDG. "A"
A-4.0	STRUCTURAL FLOOR PLAN BLDG. "B"
A-5.0	HOOD PLAN 1
A-5.1	HOOD PLAN 2
A-6.0	ELEVATIONS
A-7.0	STAIR DETAILS
LS-1.0	LIFE SAFETY PLAN FIRST FLOORS
LS-2.0	LIFE SAFETY PLAN SECOND FLOOR
M-1.0	MECHANICAL PLAN BLDG. "A" FIRST FL.
M-2.0	MECHANICAL PLAN BLDG. "A" SECOND FL.
M-3.0	MECHANICAL PLAN BUILDING "B"

E-1.0	ELECTRICAL PLAN BUILDING "A"
E-2.0	ELECTRICAL PLAN BUILDING "B"
E-3.0	ELECTRICAL PANELS & LOADS CALC
P-1.0	PLUMBING PLAN BLDG. "A" FIRST FLOOR PLAN
P-2.0	PLUMBING PLAN BLDG. "B" FIRST FLOOR PLAN
P-3.0	PLUMBING PLAN BLDG. "A" SECOND FLOOR PLAN
G-1.0	GAS PLAN



**PLANS APPROVED WITH CONDITIONS NOTED**  
JPetraglia  
10/31/2025  
See conditions on sheet SP-1.0

THE ISSUANCE OF THIS PERMIT SHALL NOT BE HELD TO PERMIT OR APPROVE THE VIOLATION OF ANY CITY, COUNTY, OR STATE LAW CODE, REGULATION OR ORDINANCE.

The property owner and the applicant/permittee are liable for damage to any sidewalk, curb, street or other city facility adjacent to the property site, and shall be required to pay for repairs or replacement as necessary to return them to their original condition.



# PROJECT DOCKSIDE DAVES 14701 & 14703 GULF BLVD. MADEIRA BEACH, FL

ADDRESS:  
14701 & 14703 GULF BOULEVARD  
MADEIRA BEACH, FLORIDA

**LEGAL DESCRIPTION:** (O.R. 5086, PG 1742)  
LOTS 7 AND 9 AND LOT 8 LESS ROAD RIGHT-OF-WAY AS DESCRIBED IN O.R. BOOK 4776, PAGE 129, SUNNY SHORES, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 15, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

AND (O.R. 22616, PG 2275)

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 30 OF TRACT 2, MADEIRA BEACH VISTA IN GOVERNMENT LOT 2, SECTION 9, TOWNSHIP 31 SOUTH, RANGE 15 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 104, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, RUN N. 43°50'06" E., 200 FEET; THENCE S. 46°09'54" E. 57.77 FEET; THENCE S. 43°50'06" W., 200 FEET TO THE EASTERLY BOUNDARY OF GULF BOULEVARD, THENCE IN A NORTHWESTERLY DIRECTION ALONG THE EASTERLY BOUNDARY OF GULF BOULEVARD 57.77 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THAT PORTION DESCRIBED ON O.R. BOOK 4340, PAGES 1490 - 1493 FOR RIGHT OF WAY PURPOSES

THIS PARCEL APPEARS TO BE IN FLOOD ZONE "AE (EL 10 FEET)", ACCORDING TO THE FLOOD INSURANCE RATE MAP, MAP NUMBER: 12103C0191H, MAP EFFECTIVE DATE: 08/24/2021, AS PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

THIS MAP'S NOTES STATE THAT THE BASE FLOOD ELEVATIONS SHOWN REPRESENT ROUNDED WHOLE-FOOT ELEVATIONS AND THEREFORE MAY NOT EXACTLY REFLECT THE FLOOD ELEVATION DATA PRESENTED IN THE FLOOD INSURANCE STUDY (FIS) REPORT. THE FIS REPORT WAS NOT CONDUCTED FOR THIS SURVEY.

THIS FLOOD ZONE NOTE IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY, AND ANY PROPOSED FINISHED FLOOR ELEVATIONS ARE TO BE DETERMINED BY THE PERMITTING AGENCY HAVING JURISDICTION.

## GENERAL NOTES:

- DO NOT SCALE THE DRAWINGS. ACTUAL CONDITIONS ARE TO BE FIELD VERIFIED BY THE GENERAL CONTRACTOR.
- ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CODES AND STANDARDS, TO INCLUDE ALL STATE LAWS, AND LOCAL ORDINANCES.
- REPAIR, PATCH, AND REFINISH ALL EXISTING STRUCTURES AFFECTED BY THIS CONSTRUCTION.
- ELECTRICAL, PLUMBING AND MECHANICAL CONTRACTORS TO EXPOSE ALL AFFECTED EXISTING CONDITIONS AND RELOCATE, ADJUST, CHANGE OR ABANDON EXISTING CONDITIONS ACCORDING TO ALL APPLICABLE CODES AND LOCAL ORDINANCES.
- ALL MATERIALS INSTALLED BELOW DESIGN FLOOD ELEVATION MUST BE FLOOD RESISTANT FEMA NFIP CLASS 4 OR 5 MATERIALS.

## SCOPE OF WORK

THIS PLAN SUBMITTAL IS FOR THE RENOVATION OF THE EXISTING RESTAURANT, INCLUDING THE UPDATING AND EQUIPMENT ON KITCHEN COOK LINE, ADDING TWO (2) NEW ADA COMPLIANT RESTROOMS, RELOCATING THE INSIDE BAR AND CREATING A NEW BAR WITH SEATING AREA ABOVE D.F.E. ON THE SECOND LEVEL WITH AN ADA LIFT ACCESS.

THERE IS A SECOND BUILDING ON-SITE WHICH IS CURRENTLY AN ART STUDIO AND WILL BE RENOVATED INTO A SMALL LIVE ENTERTAINMENT STAGE AND BAR AREA.

ALL RENOVATIONS WILL BE DONE IN ACCORDANCE WITH FBC 2023 8<sup>TH</sup> EDITION AND BE FEMA COMPLIANT.

## BUILDING DESIGN DATA

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH FLORIDA BUILDING CODE 2023, 8th EDITION

WINDBORNE DEBRIS REGION: YES  
V (ult) ULTIMATE DESIGN WIND SPEED: 150 MPH  
V (asd) NOMINAL DESIGN WIND SPEED: 116 MPH  
BUILDING RISK CATEGORY: II  
EXPOSURE CLASSIFICATION: D  
DESIGN: ENCLOSED  
INTERNAL PRESSURE COEFFICIENT: (+/-) 0.18

HEIGHT & EXPOSURE ADJUSTMENT COEFF.: 1.00 (max.30')

DESIGN WIND LOADS - DOORS, WINDOWS, COMPONENTS & CLADDING DESIGN

ZONE	PRESSURES (PSF) *	
HIP ROOF - SLOPE (20°-27°)	V <sub>ult</sub>	
	+13.1 P.S.F.	-20.5 P.S.F.
1	+13.1 P.S.F.	-35.5 P.S.F.
2e, 2r, & 3		
GABLE ROOF - SLOPE (20°-27°)	+18.1 P.S.F.	-34.6 P.S.F.
	+18.1 P.S.F.	-55.2 P.S.F.
	+18.1 P.S.F.	-65.4 P.S.F.
1 & 2e		
2n, 2r, & 3e		
3r		
WALLS -	+24.3 P.S.F.	-26.3 P.S.F.
	+24.3 P.S.F.	-32.5 P.S.F.
4		
5		

\*ADJUSTED FOR EXPOSURE AND HEIGHT

h= 26 FT.  
a= 4 FT.

REBAR: GRADE 40  
CONCRETE: 3,000 P.S.I. MIN.  
LUMBER: S.Y.P. OR P.T. GRADE #2 U.N.O.  
SOIL BEARING CAPACITY: 1,500 P.S.F. (ASSUMED)  
FLOOD HAZARD AREA: NO

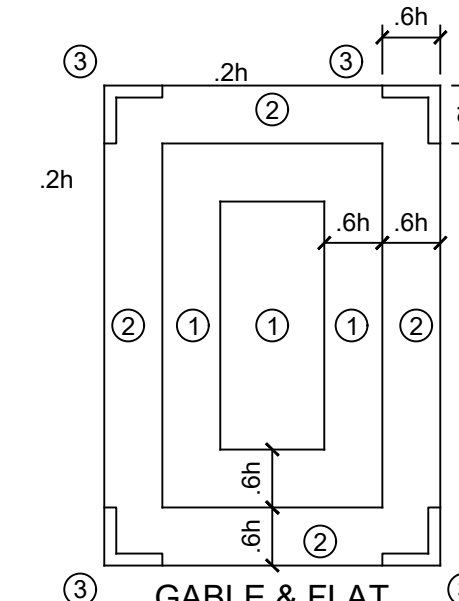
CLASSIFICATION: R3  
CONSTRUCTION TYPE: IIIB

## APPLICABLE CODES:

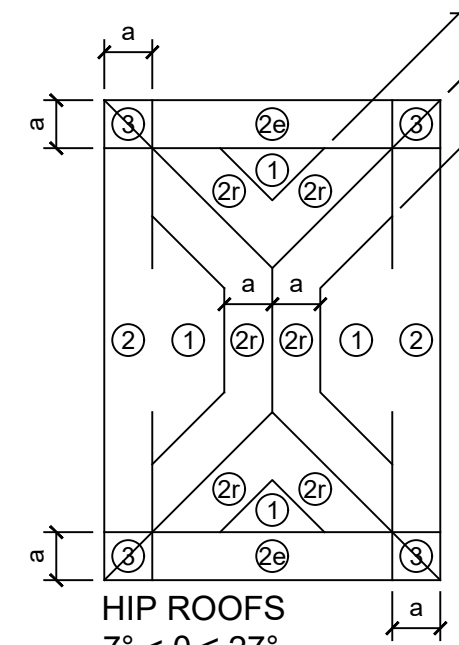
FLORIDA BUILDING CODE, 2023, 8th Edition  
FLORIDA BUILDING CODE RESIDENTIAL, 2023, 8th Edition  
FLORIDA BUILDING CODE EXISTING, 2023, 8th Edition  
FLORIDA BUILDING CODE PLUMBING, 2023, 8th Edition  
FLORIDA BUILDING CODE FUEL GAS, 2023, 8th Edition  
FLORIDA BUILDING CODE MECHANICAL, 2023, 8th Edition  
FLORIDA BUILDING CODE ENERGY, 2023, 8th Edition  
FLORIDA BUILDING CODE ACCESSIBILITY, 2023, 8th Edition  
FLORIDA FIRE PREVENTION CODE, 7th Edition 2023  
2017 NATIONAL ELECTRIC CODE / NFPA 70

## STRUCTURE LIVE / DEAD LOADING

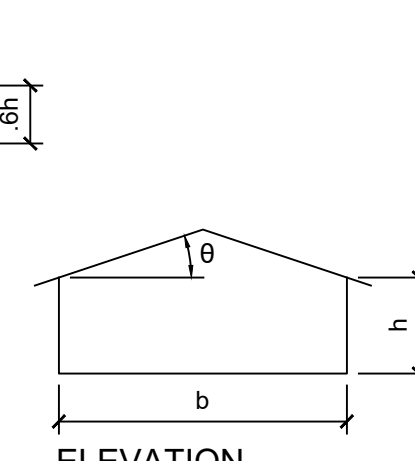
ROOF LOADING LIVE / DEAD = 20 P.S.F. / 20 P.S.F.  
FLOOR LOADING LIVE / DEAD = 40 P.S.F. / 20 P.S.F.  
BALCONY LIVE / DEAD = 60 P.S.F. / 20 P.S.F.  
GUARD RAILING 200 LBS. APPLIED TOP @ ANY POINT IN ANY DIRECTION PER F.B.C. 2020 RESIDENTIAL R312.1 & TABLE R301.5  
STAIRS & HAND RAILING PER F.B.C. 2020 RESIDENTIAL R311.7



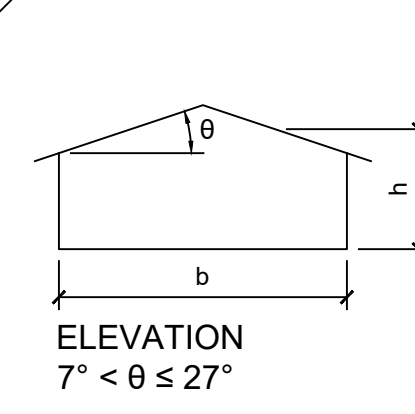
GABLE & FLAT ROOFS  
θ ≤ 7°



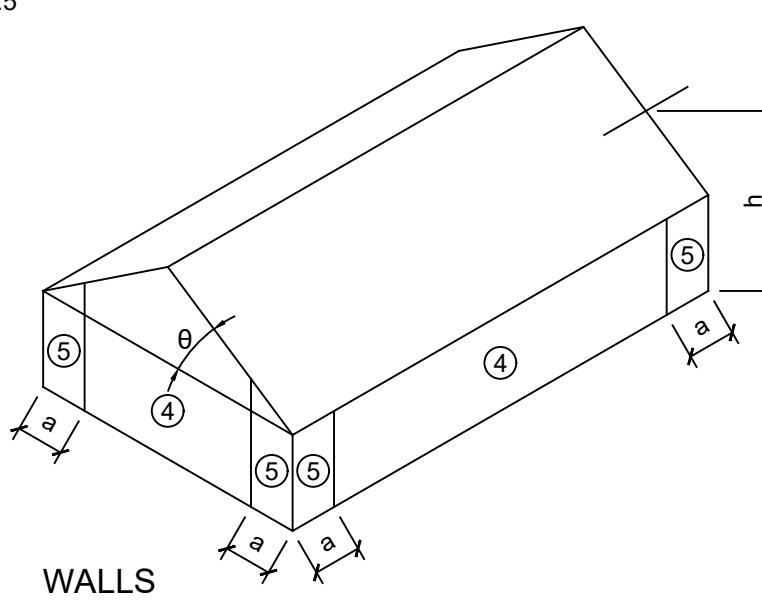
HIP ROOFS  
7° < θ ≤ 27°



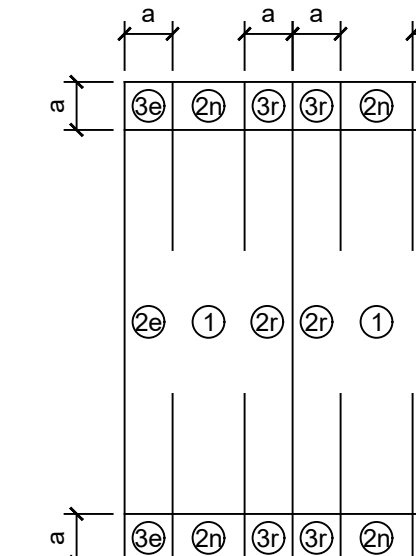
ELEVATION  
θ ≤ 7°



ELEVATION  
7° < θ ≤ 27°

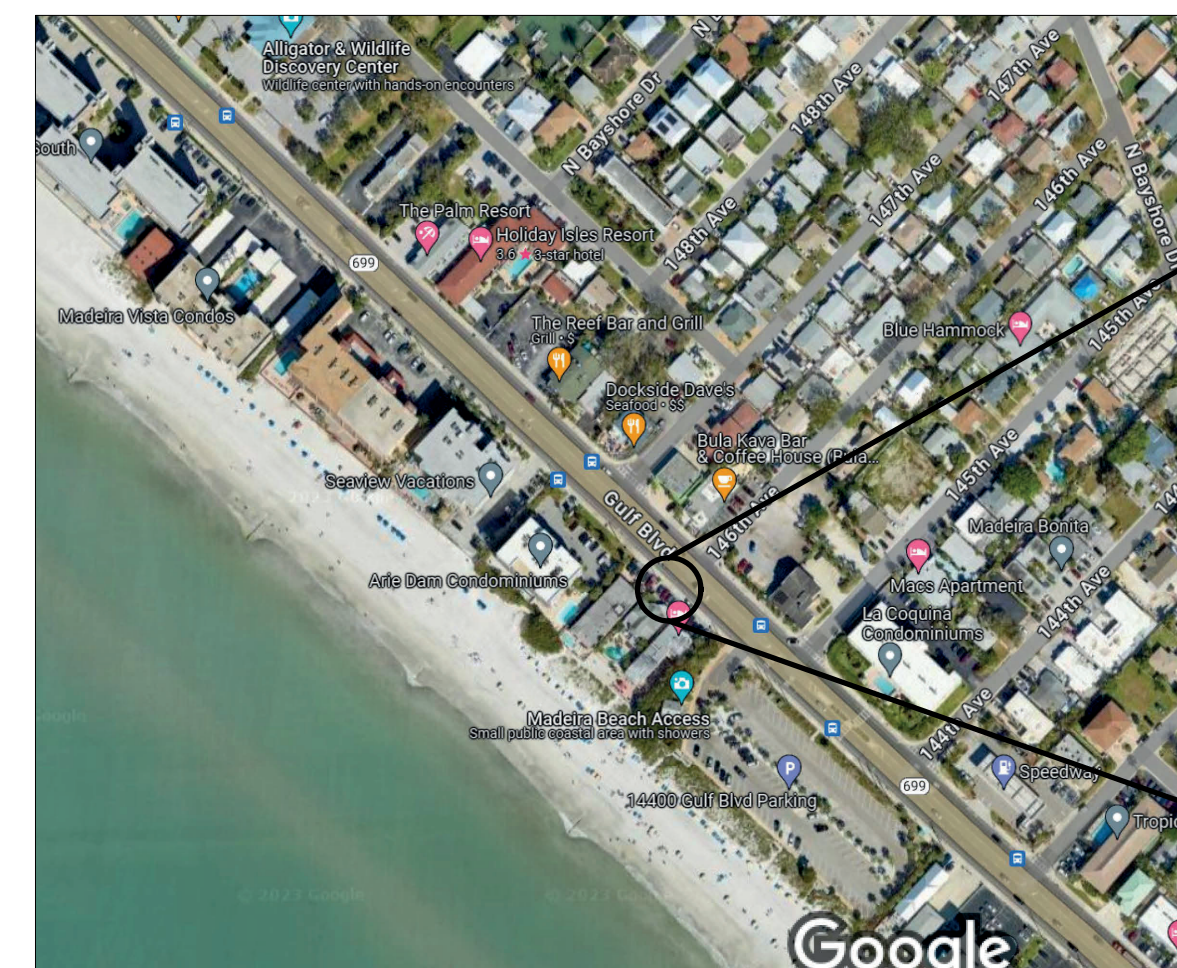


ELEVATION  
7° < θ ≤ 45°

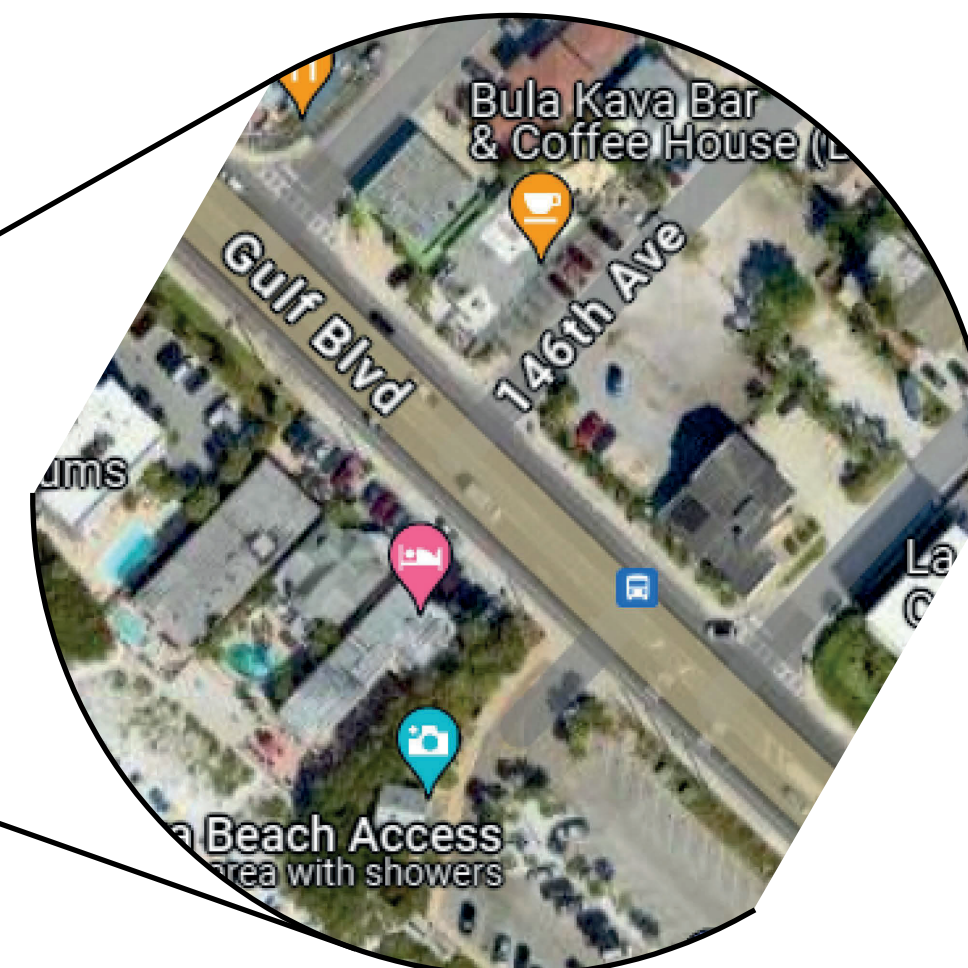


GABLE ROOFS  
7° < θ ≤ 45°

COMPONENTS AND CLADDING PRESSURE ZONES  
a = 4 feet

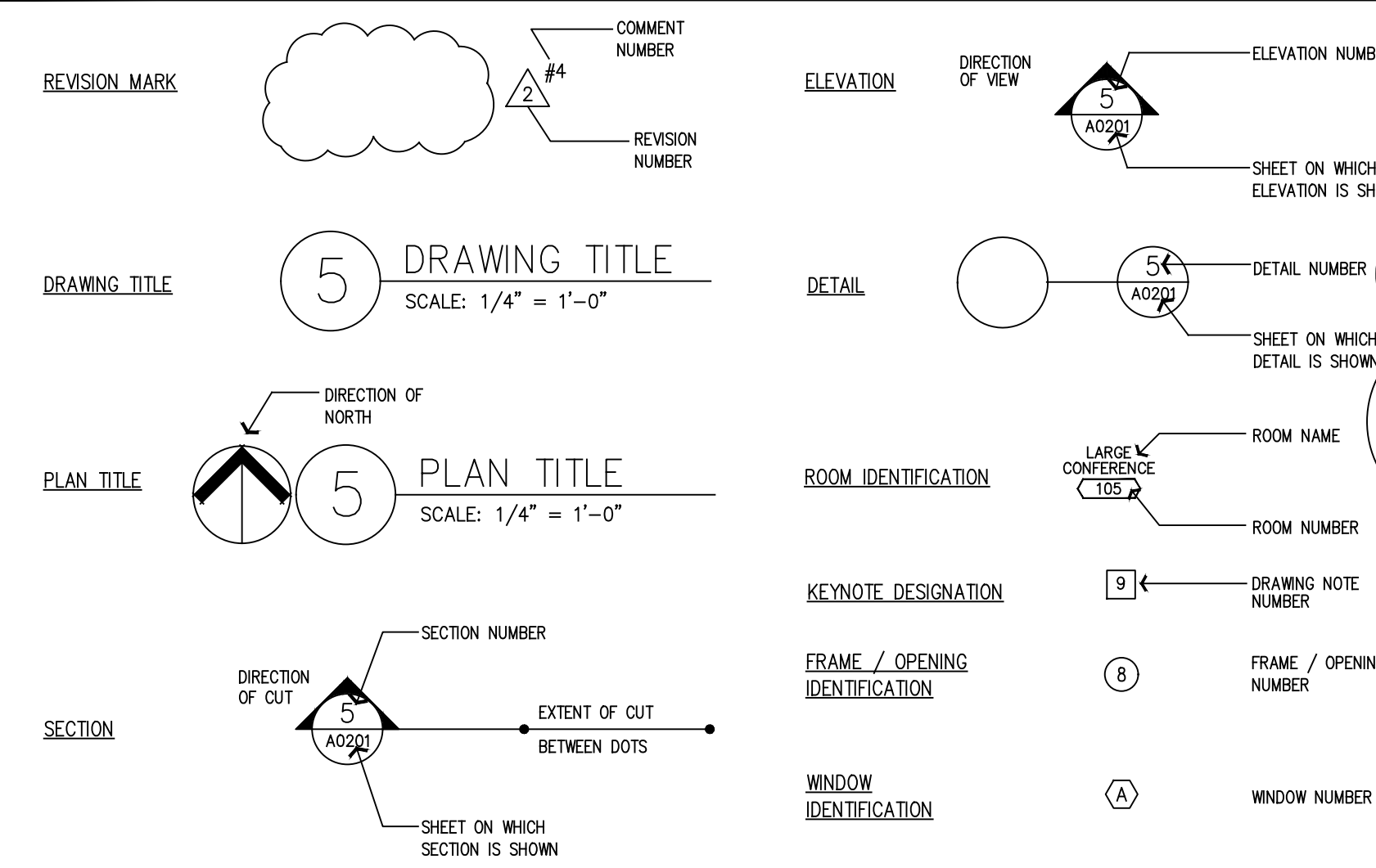


VICINITY MAP (N.T.S.)



LOCATION MAP (N.T.S.)

## LEGEND / SYMBOLS



## SITE DATA TABLE:

CATEGORY	ALLOWABLE	EXISTING	PROPOSED
ZONING	C-3	C-3	C-3
SITE AREA	-	18,465 S.F. (.42 ACRES)	18,465 S.F. (.42 ACRES)
FLOOR AREA RATIO (FAR)	.55 (55%) MAX	4,025 S.F. = .217 (21.7%)	4,025 S.F. = .217 (21.7%)
PERVIOUS SURFACES	-	3,152 S.F. = .170 (17%)	5,006 S.F. = .271 (27.1%)
IMPERVIOUS SURFACE RATIO (ISR)	.70 (70%) MAX	15,313 S.F. = .829 (82.9%)	13,459 S.F. = .729 (72.89%)

## NOTES:

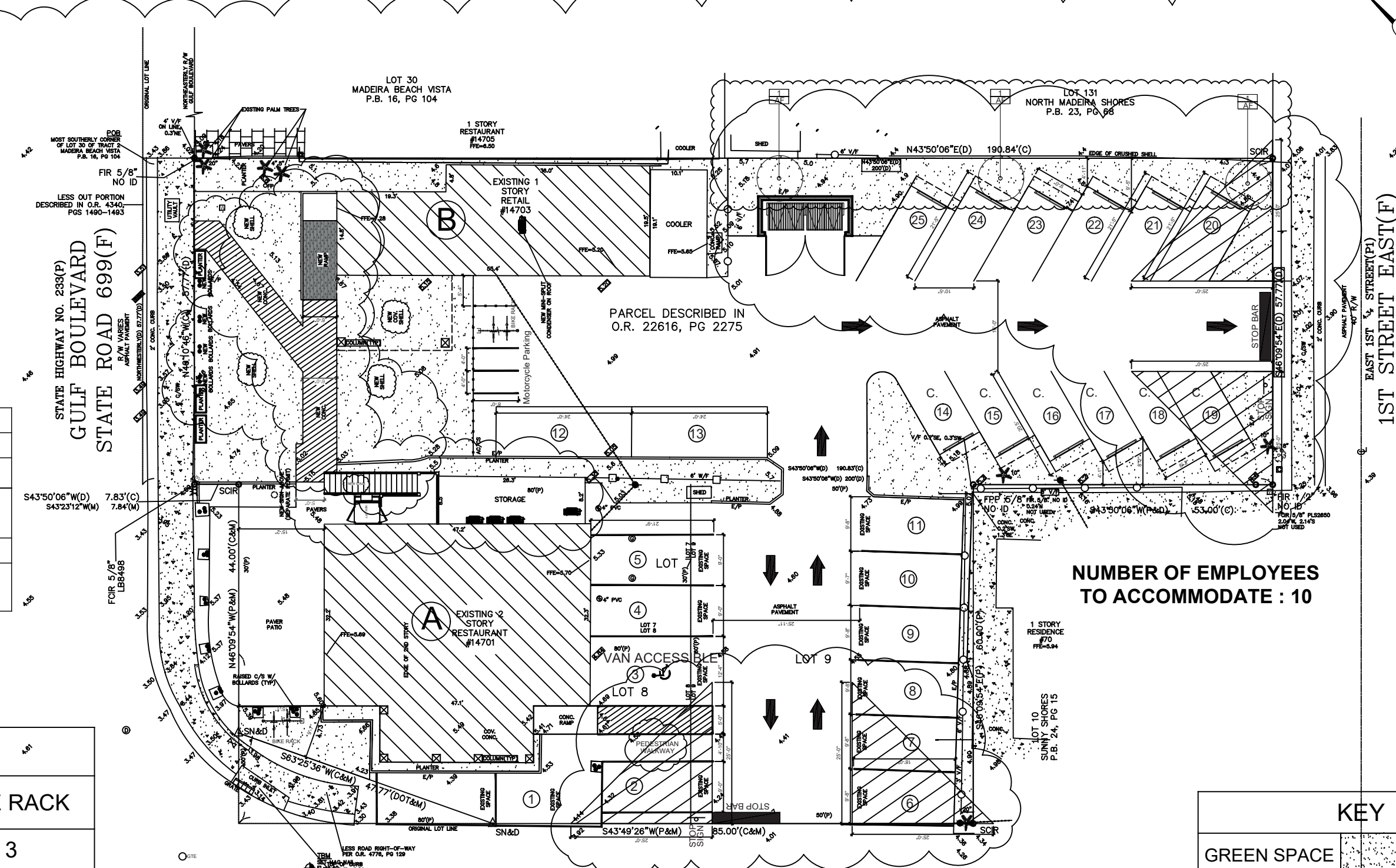
- CALCULATION OF COVERAGE FOR LOTS LOCATED IN THE C-3 DISTRICT IS PER SECTION 110-667

PARKING COUNT					
STANDARD	COMPACT	MOTORCYCLE	ADA	OFF-SITE	BIKE RACK
17	6	2	2	5	3

Only one ADA parking space provided as shown on site plan; Lot has a total of 25 vehicle parking spaces including the ADA  
TOTAL REQUIRED PARKING SPOTS: 35

PARKING COUNT = 27 SPOTS + 3 BIKE RACK CREDITS + 5 OFF SITE  
GRAND TOTAL = 35 PARKING SPACES (5 OFFSITE)

NUMBER OF EMPLOYEES: 10



## Site Plan

1"= +20"-0"

## KEY

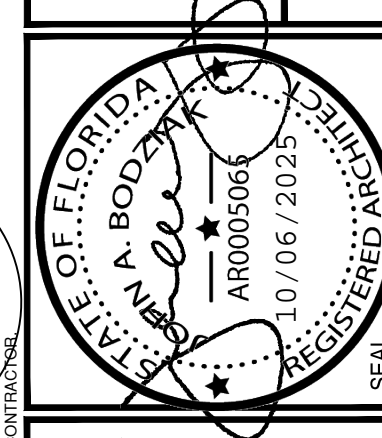
GREEN SPACE

CONTRACTOR SHALL CHECK AND VERIFY ALL FIELD CONDITIONS, ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING AND PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNLESS OTHERWISE SPECIFIED, ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH CHAPTERS 903 AND 905, LAWS OF FLORIDA.

REVISIONS	DESCRIPTION	DATE
NO.		

CLIENT

PROJECT  
**DOCKSIDE DAVES**  
14701 & 14703 GULF BLVD.  
MADEIRA BEACH, FL  
SITE PLAN & SHEET INDEX



**JOHN A. BODZIAK**  
ARCHITECT AIA, PA  
ARCHITECTURE, DESIGN AND CONSTRUCTION MANAGEMENT  
FLORIDA REGISTRATION NO. AR0005065  
743 9th STREET N., SAINT PETERSBURG, FLORIDA 33710  
TEL (727) 327-1566 FAX: (727) 626-0968

DRAWN BY: MT  
UPDATED ON: Oct. 6, 25  
DATE: SEP - 2023  
JOB PROJECT #: 2300-037  
SHEET #

CO



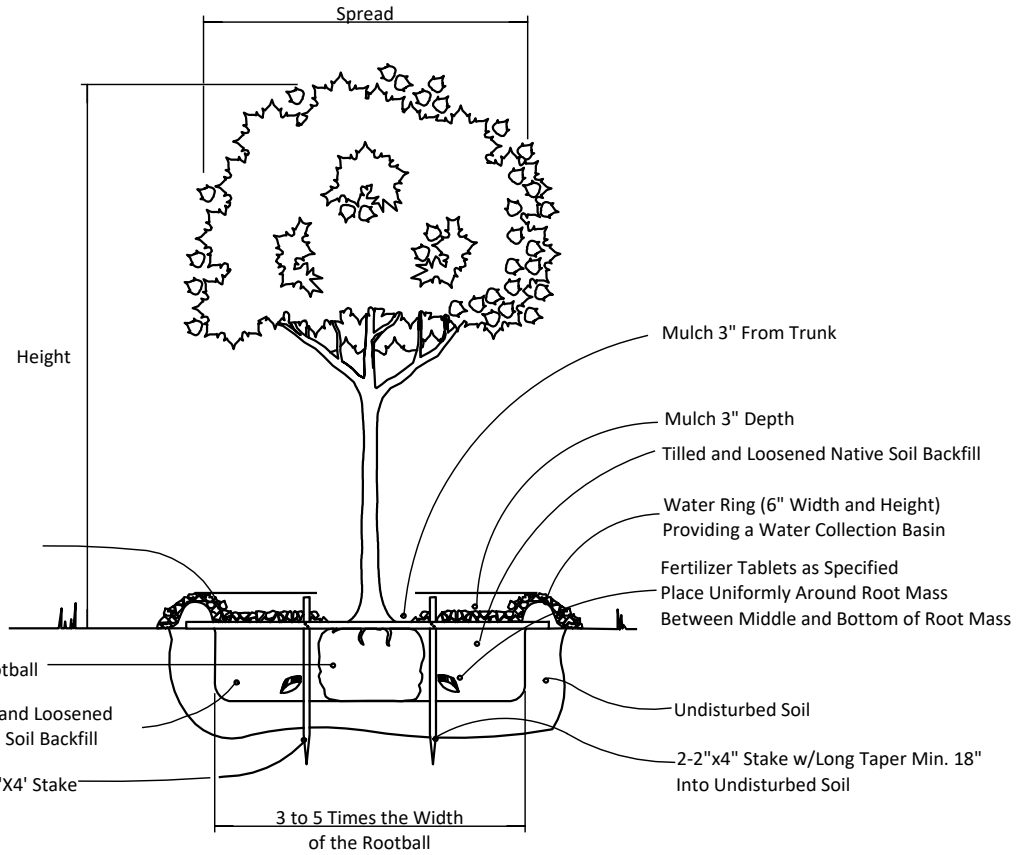


Site improvements must be designed to direct runoff away from neighboring properties. Runoff must flow towards right of way or bay as designed.

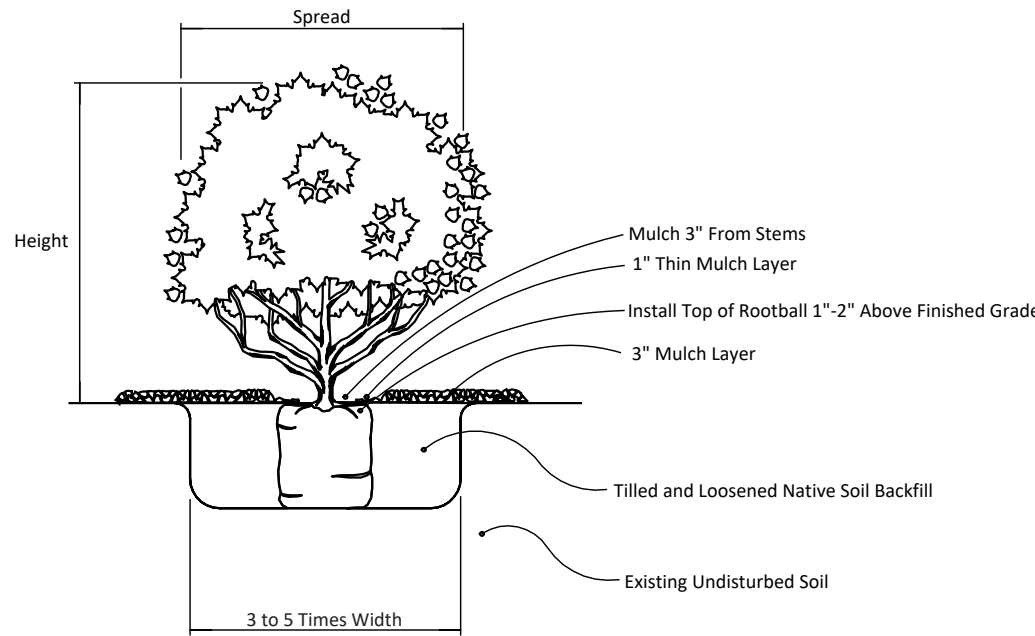
During construction site must be properly protected with silt fencing along perimeter of work. Silt fence to be installed in accordance with storm water management best practices including height, stability, maintenance, etc.

Final, as-built grading elevations will need to be reviewed by an engineer with the as-built drainage plan signed and sealed before C.O. is issued.

- NOTES:
- All wood shall be spruce or pine, not pressure treated.
  - Cross ties shall not cross over woody roots.
  - Remove all string &/or wire wrapped around trunk.
  - Remove all straps, ropes, wire, &/or strings used to lift the rootball.
  - Remove all burlap &/or wire from the top of the root ball.
  - Top of rootball to be set 3"-4" above surrounding finish grade.



1 TREE PLANTING DETAIL  
N.T.S.



2 SHRUB & GROUNDCOVER PLANTING DETAIL  
N.T.S.

LANDSCAPE LEGEND:					
SYMBOL	QTY	CODE	COMMON	BOTANICAL	SPECIFICATIONS
	3	"AF"	FLORIDA MAPLE	ACER FLORIDANUM	N.D.F. 10' HGT. X 2" DBH
NOTES:					
CHARACTERISTICS: N=NAIVE, F=FLOWERING, E=EVERGREEN, D=DECIDUOUS ALL TREES AND BASE PLANTS REQUIRE MULCH AT PLANTING OVER THE ROOT ZONE.					
TOTAL TREES / SHRUBS: 52 NATIVE TREES / SHRUBS: 37 (71%)					
1. ALL SPECIES INDICATED ABOVE ARE CONCEPTUAL AND SUBJECT TO SOURCING AVAILABILITY. SUBSTITUTION, IF REQUIRED, SHALL BE OF APPROVED EQUAL. SUBSTITUTIONS SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING.					
2. ALL SPECIES NOT LISTED IN GRADES AND STANDARDS FOR NURSERY PLANTS, PUBLISHED BY FDACS, SHALL CONFORM TO A FLORIDA #1.					
3. PER TIMC 72-39 (2) A ALL TREE SPECIES SHALL BE RECOGNIZED BY THE STATE DIVISION OF FORESTRY AS BEING DROUGHT-TOLERANT AND SUITABLE FOR SUCCESSFUL PROPAGATION IN THE LOCAL ENVIRONMENT. PALMS SHALL HAVE A MINIMUM OF SIX FEET OF CLEAR WOOD AT PLANTING. ALL TREES SHALL HAVE A MINIMUM HEIGHT OF EIGHT FEET AFTER PLANTING WITH A TWO-INCH DIAMETER BREAST HEIGHT (DBH).					
4. PER TIMC 72-39 (2) B ALL SHRUBS SHALL BE A MINIMUM OF 1.5' IN HEIGHT UPON PLANTING.					
5. PER TIMC 72-39 60% OF TREE, SHRUB, AND GROUND COVER SPECIES SHALL BE NATIVE TO FLORIDA.					



PLANS APPROVED WITH  
CONDITIONS NOTED  
JPetraglia  
10/31/2025  
Planning & Zoning

- None of the appliances in building 8 will be built in as confirmed on phone with contractor Rob.
- There will be no open entertainment space anywhere at the facility or on either property as indicated in parking count: only seating area available for customers.
- An offsite parking agreement for a minimum of five parking spaces must be provided and accepted by the city attorney prior to final inspection and prior to any further alcoholic beverage permit application hearings. The offsite parking agreement shall be for employees and all on-site parking provided must be reserved for customers. The agreement shall provide at a minimum:
  - A. Survey or site plan of off site parking site showing parking lot meets code (number of handicap, size, etc.) and labeling which spaces will be reserved for Dockside Daves.
  - B. The site plan should also indicate any other parking agreements the offsite parking facility is entered into and which spaces on the survey are being used for this purpose.
  - C. A legally recorded parking agreement must be submitted and tied to both parcels. Parking agreement must be signed by the property owner of offsite facility (not their agent) and recorded with the property deed of the off-site lot (through the county clerk or recorder). The agreement should also bind the parking facility property for more than 30 days. Revocation or modification of this agreement will invalidate permit compliance and may result in revocation of Certificate of Occupancy.
- Unity of title must be provided and approved by all parties prior to final inspection.
- Owner must obtain new BTR prior to final inspection.

147TH AVENUE

## Site Plan

1"= +10'-0"

PARKING COUNT					
STANDARD	COMPACT	MOTORCYCLE	ADA	OFF-SITE	BIKE RACK
17	6	2	2	5	3

Only one ADA parking space provided as shown on site plan; Lot has a total of 25 vehicle parking spaces including the ADA  
TOTAL REQUIRED PARKING SPOTS: 35

PARKING COUNT = 27 SPOTS + 3 BIKE RACK CREDITS + 5 OFF SITE  
GRAND TOTAL = 35 PARKING SPACES (5 OFFSITE)

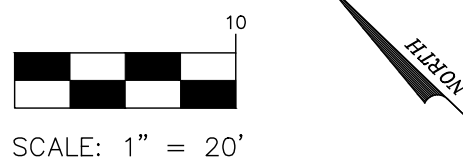
NUMBER OF EMPLOYEES: 10

### SITE DATA TABLE:

CATEGORY	ALLOWABLE	EXISTING	PROPOSED
ZONING	C-3	C-3	C-3
SITE AREA	-	18,465 S.F. (42 ACRES)	18,465 S.F. (42 ACRES)
FLOOR AREA RATIO (FAR)	.55 (55%) MAX	4,025 S.F. = .217 (21.7%)	4,025 S.F. = .217 (21.7%)
PERVIOUS SURFACES	-	3,152 S.F. = .170 (17%)	5,006 S.F. = .271 (27.11%)
IMPERVIOUS SURFACE RATIO (ISPR)	.70 (70%) MAX	15,313 S.F. = .829 (82.9%)	13,459 S.F. = .729 (72.89%)

#### NOTES:

- CALCULATION OF COVERAGE FOR LOTS LOCATED IN THE C-3 DISTRICT IS PER SECTION 110-667



APPROVED  
Planning & Zoning  
10/31/2025

REVISIONS

NO.	DATE	DESCRIPTION

CLIENT

PROJECT  
**DOCKSIDE DAVES**  
14701 & 14703 GULF BLVD.  
MADEIRA BEACH, FL

**SITE PLAN**

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

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DRAWN BY: MT  
UPDATED ON: OCT. 6, 25  
DATE: SEP - 2023  
JOB PROJECT #: 0000-000  
SHEET #: SP-1.0



## DOOR SCHEDULE

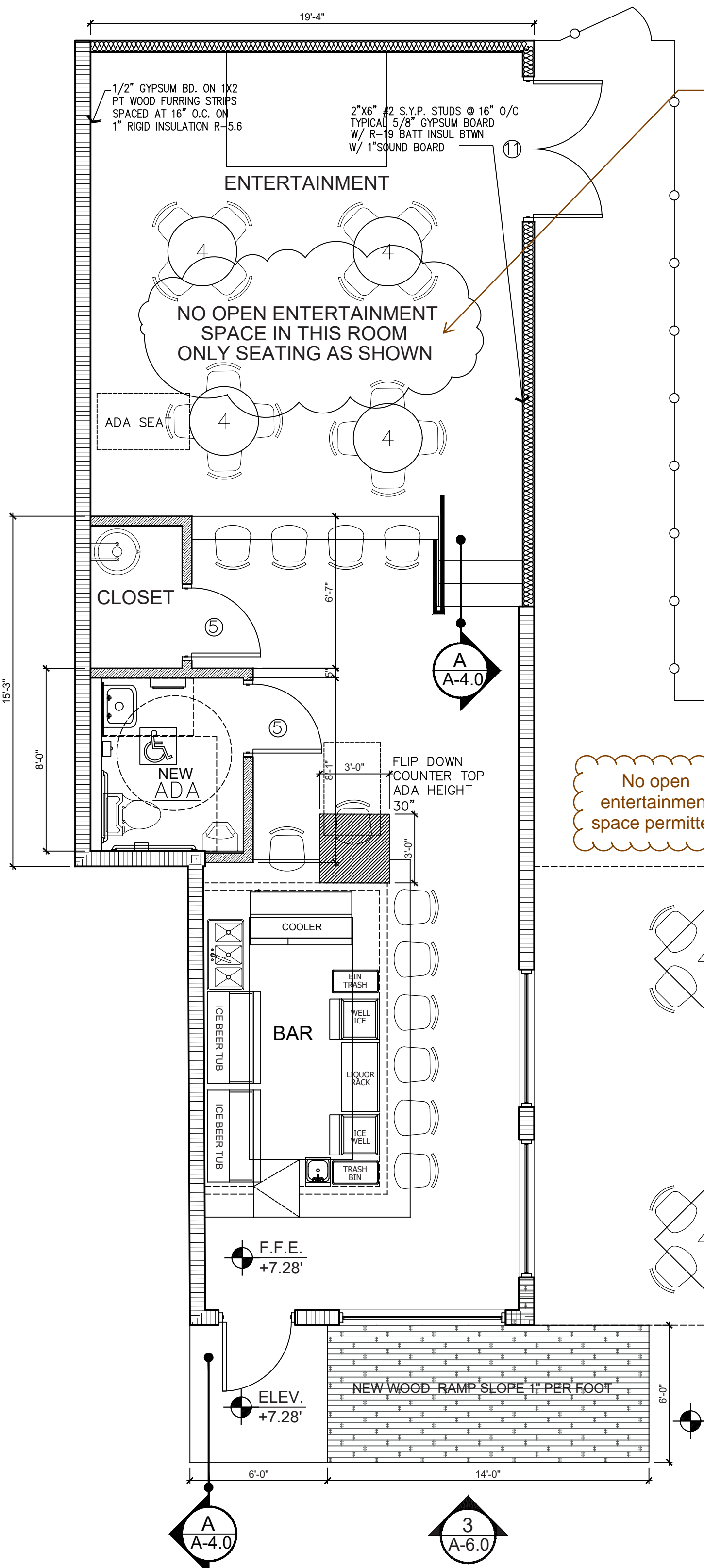
ALL EXTERIOR DOORS TO BE IMPACT

DOOR NUMBER	SIZE W X H X 1	DOOR TYPE	MATERIAL	FRAME TYPE	MANUFACTURER & FLORIDA APPROVAL	DESIGN PRESSURE	REMARKS ALL
1	14'-0" X 5'-0"	---	METAL	METAL	OVERHEAD ROOL-UP DR FL # 742.2	+50 -50	OVERHEAD ROOL-UP DOOR 150 W.L.
2	3'-0" X 7'-0"	1	METAL	METAL	MARVIN DOOR FL #34006.1	+55 -55	SEALED & PAINTED
3	8'-0" X 7'-0"	1	METAL	METAL	ROLL-UP DOOR	+65 -65	SEALED & PAINTED
4	6'-0" X 7'-0"	1	METAL	METAL	EURO-WALL DOOR FL.17838.1	+65 -65	SEALED & PAINTED
5	3'-0" X 6'-8"	A	H. C. WOOD	WOOD	INTERIOR		SEALED & PAINTED
6	4'-0" X 6'-8" DLB S	A	H. C. WOOD	WOOD	INTERIOR		SEALED & PAINTED DOUBLE SWING DOOR
7	2'-6" X 6'-8"	A	H. C. WOOD	WOOD	INTERIOR		SEALED & PAINTED
8	2'-4" X 6'-8"	A	H. C. WOOD	WOOD	INTERIOR		SEALED & PAINTED
9	2'-0" X 6'-8"	A	H. C. WOOD	WOOD	INTERIOR		SEALED & PAINTED
10	8'-0" X 5'-0"	---	METAL	METAL	OVERHEAD ROOL-UP DR FL # 742.2	+50 -50	OVERHEAD ROOL-UP DOOR 150 W.L.
11	DBL 3'-0" X 6'-8"	A	DBL. DOOR	METAL	MARVIN DOOR FL #34006.1	+55 -55	SEALED & PAINTED



## GENERAL NOTES:

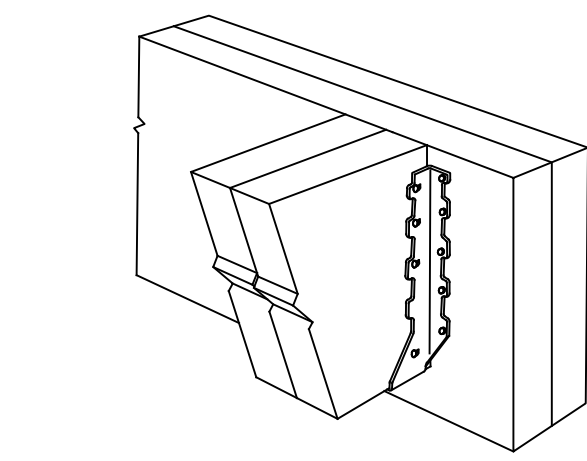
- DO NOT SCALE THE DRAWINGS. ACTUAL CONDITIONS ARE TO BE FIELD VERIFIED BY THE GENERAL CONTRACTOR.
- ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CODES AND STANDARDS, TO INCLUDE ALL STATE LAWS, AND LOCAL ORDINANCES.
- REPAIR, PATCH, AND REFINISH ALL EXISTING STRUCTURES AFFECTED BY THIS CONSTRUCTION.
- ELECTRICAL, PLUMBING AND MECHANICAL CONTRACTORS TO EXPOSE ALL AFFECTED EXISTING CONDITIONS AND RELOCATE ADJUST, CHANGE OR ABANDON EXISTING CONDITIONS ACCORDING TO ALL APPLICABLE CODES AND LOCAL ORDINANCES.
- ALL MATERIALS INSTALLED BELOW DESIGN FLOOD ELEVATION MUST BE FLOOD RESISTANT FEMA NFIP CLASS 4 OR 5 MATERIALS.



BUILDING "B" 14703 940 sq ft

OCCUPANCY BUILDING "B" BUILDING	
NEW DRINK BAR	6 FIXED SEATS = 6 O.L.
ENTERTAINMENT	16 FIXED SEATS = 16 O.L.
ENTERTAINER STAGE	35 S.F.(100 S.F./PERSON) = 1 O.L.
BAR SEATING	11 SEATS = 1 O.L.
BAR SERVICE AREA	42 S.F.(100 S.F./PERSON) = 1 O.L.
STORAGE	16 S.F.(300 S.F./PERSON) = 1 O.L.
STORAGE	16 S.F.(300 S.F./PERSON) = 1 O.L.
OUTSIDE	12 FIXED SEATS = 12 O.L.
BATHROOMS	46 S.F.(100 S.F./PERSON) = 1 O.L.
TOTAL OCCUPANCY PER FBC CHAPTER 10 = 50 O.L.	

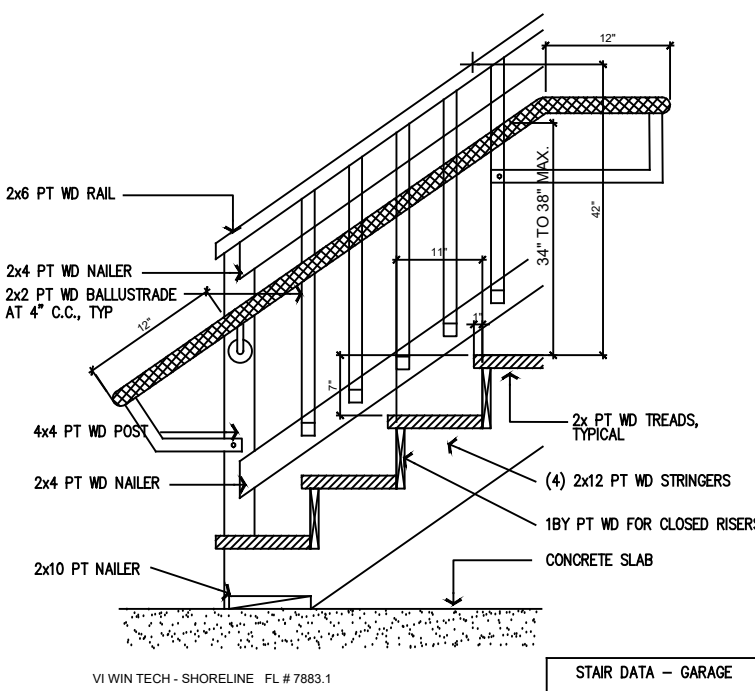
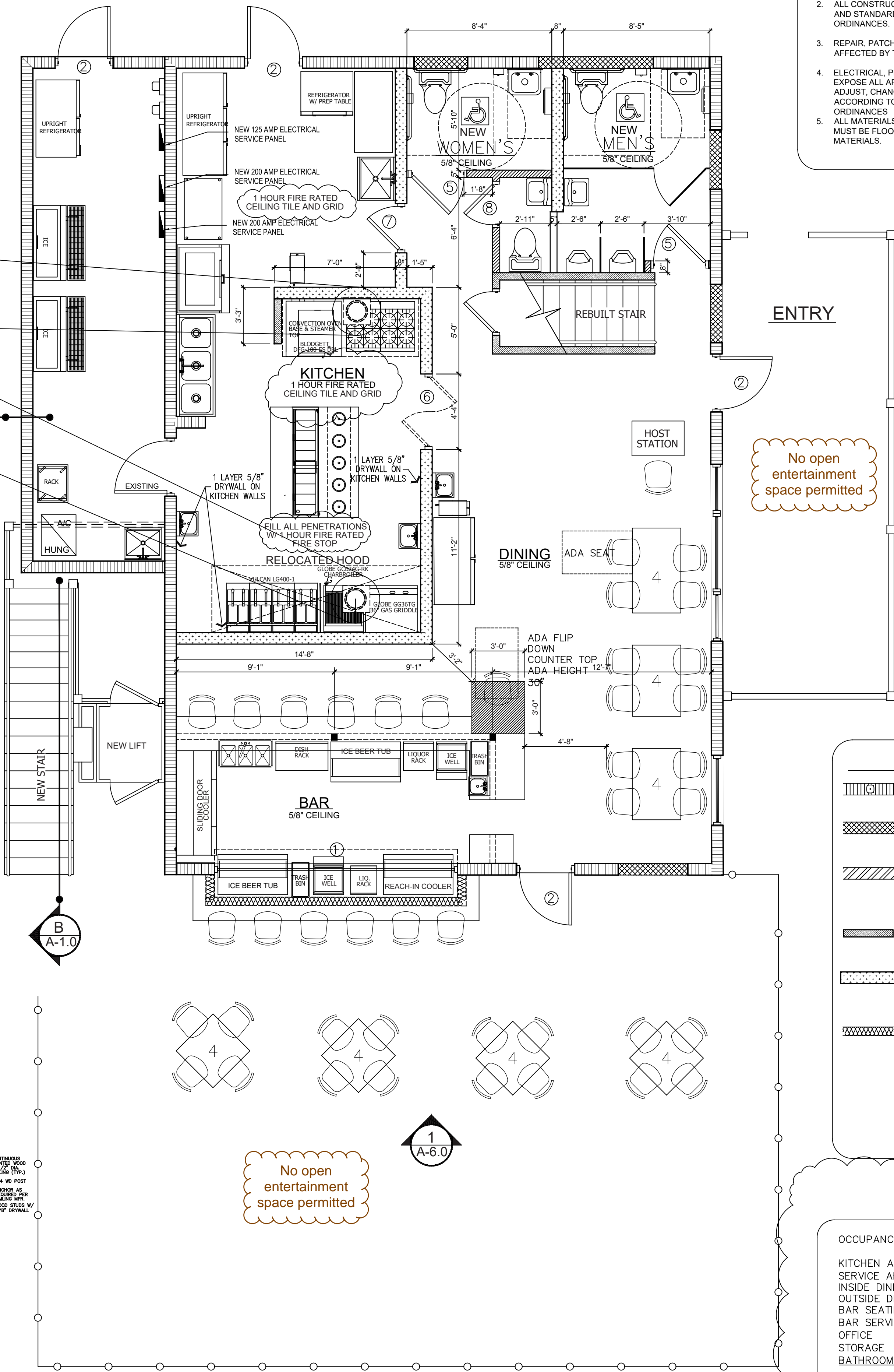
No open entertainment space anywhere at the facility on either property as indicated in parking count- only seating area available for customers.

1 WINDOW TO WALL INFILL  
SCALE: N.T.S.

Simpson Strong-Tie  
(installed To wood Joist )

SIMPSON	UPLIFT	LVL	DF/FP
HUS210	1115	4500	00

FLORIDA APPROVAL #10531.2

B STAIR SECTION  
SCALE: N.T.S.BUILDING "A"  
NEW FIRST FLOOR PLAN  
SCALE: 1/4"=1'-0"

## WALL LEGEND

- NEW STD 8X8X16 CONC BLOCK WALL TOP AT 8'-0" ABOVE FIN. FLR.
- PATCH TO MATCH EXIST MASONRY WALL SEE DETAIL 1
- PATCH TO MATCH EXIST WOOD FRAME WALL SEE DETAIL 2
- NEW 1-LAYERS 5/8" DRYWALL BOTH SIDES ON 2x4 WOOD STUD FRAMING AT 16" O.C.
- 8" THICK INTERIOR FRAME WALL W/ (1) LAYER 3/4" GYPSUM BOARD ON BOTH SIDES & METAL STUDS SPACED @ 16" O.C. USE WATERPROOF GYP. BOARD WHERE REQUIRED.
- (EXTERIOR WALL) W/ 7/8" STUCCO OVER (TYVEK BY DUPONT) MOISTURE BARRIER AND FELT PAPER BACKED DIMPLE METAL LATH ON 1/2" CDX PLYWOOD ON 2x6 #2 S.Y.P. WOOD STUDS, 16" O.C. SHEATHED W/ NAILED W/ 8d COMMON NAILS SPACED AT 3" O.C. EDGES AND 6" O.C. FIELD. THEREFORE, ALL CONSIDERED SHEARWALLS. W/ 6" BATT INSULATION (R-19) INTERIOR W 5/8" DRYWALL INSIDE

## OCCUPANCY BUILDING "A" BUILDING FIRST &amp; SECOND FLOORS

KITCHEN AREAS	232 S.F.(200 S.F./PERSON) = 2.3 O.L.
SERVICE AREAS	197 S.F.(100 S.F./PERSON) = 1.8 O.L.
INSIDE DINING	24 FIXED SEATS = 24 O.L.
OUTSIDE DINING W TABLE	32 FIXED SEATS = 32 O.L.
BAR SEATING	28 SEATS = 28 O.L.
BAR SERVICE AREA	173 S.F.(100 S.F./PERSON) = 1.7 O.L.
OFFICE	140 S.F.(100 S.F./PERSON) = 1.4 O.L.
STORAGE	155 S.F.(300 S.F./PERSON) = 1.5 O.L.
BATHROOMS	222 S.F.(100 S.F./PERSON) = 2.2 O.L.
TOTAL OCCUPANCY PER FBC CHAPTER 10 = 93.9 O.L.	

120 SEATS BETWEEN BOTH BUILDINGS

120 SEATS BETWEEN BOTH BUILDINGS

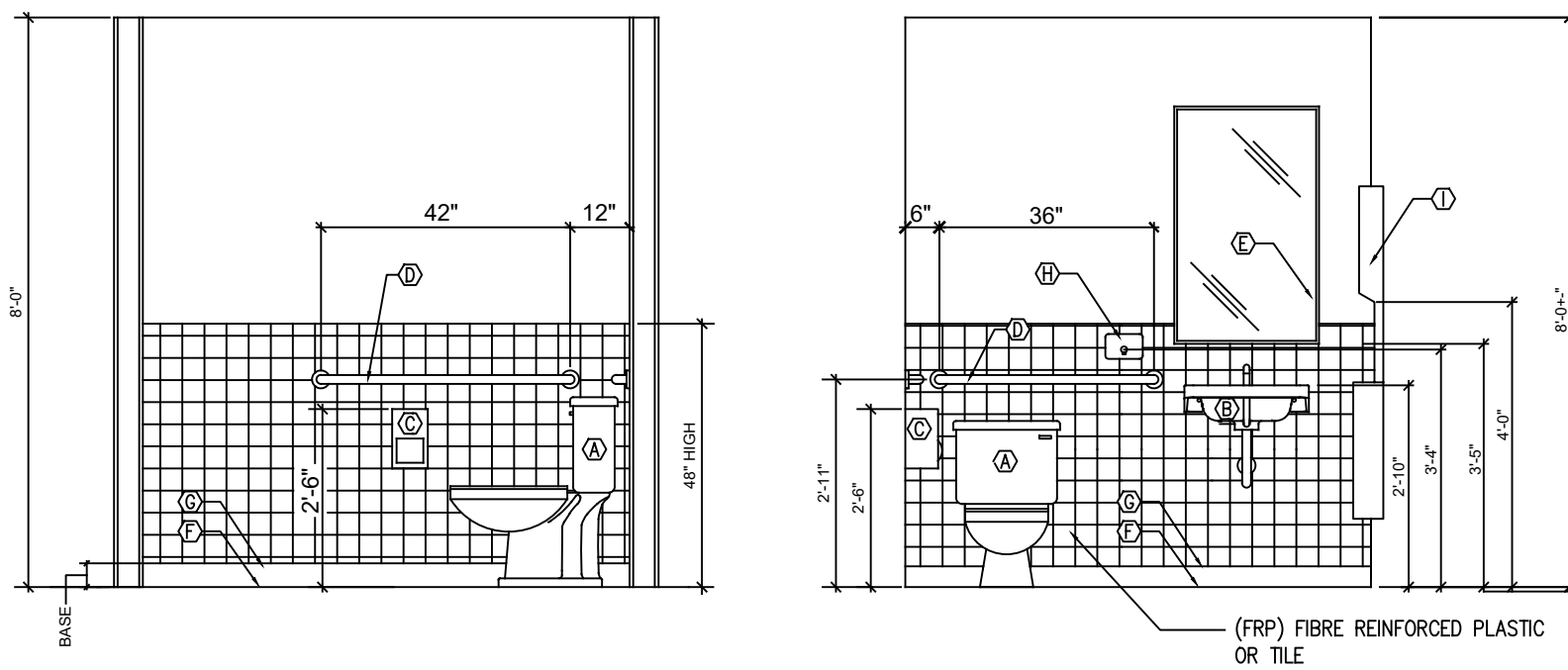
PROJECT INTERIOR REMODEL  
DOCKSIDE DAVES  
14701 & 14703 GULF BLVD.  
MADEIRA BEACH, FL

FIRST FLOOR PLAN BUILDING "A,B"

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APPROVED  
JAB/MT  
Oct. 30, 25  
DEM - 2023  
23-037  
A-1.0

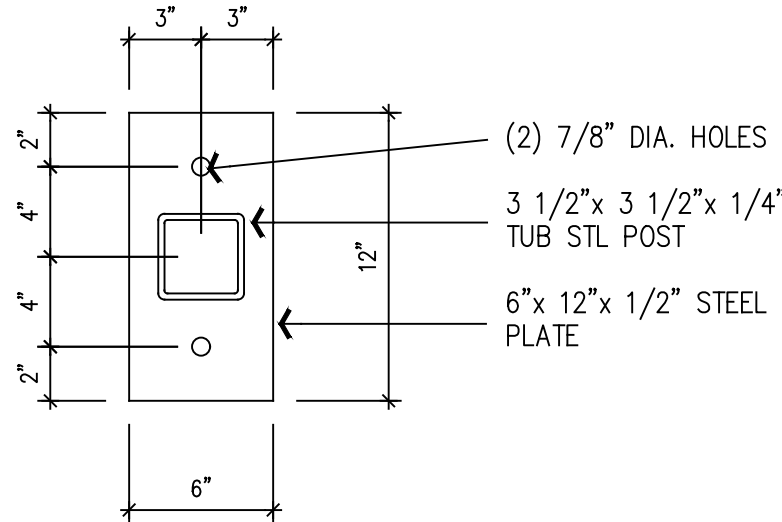
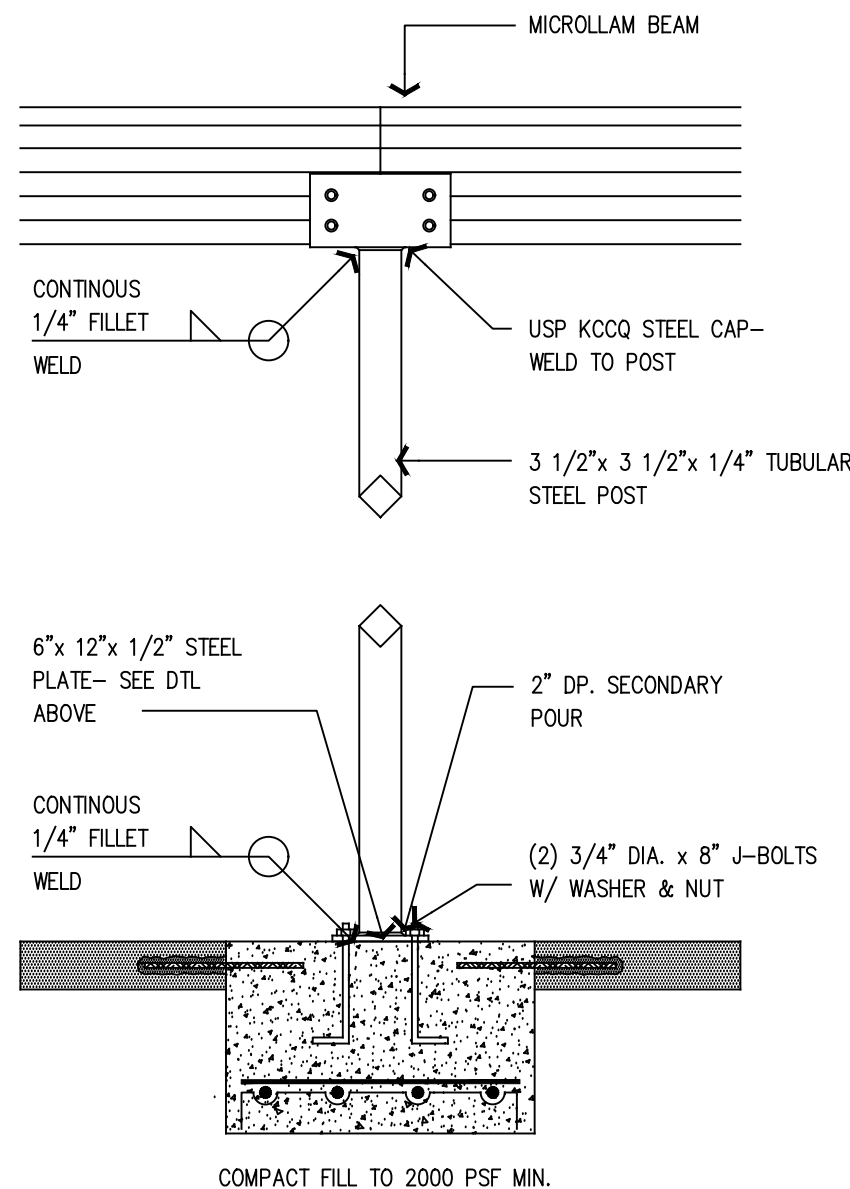




### PLUMBING FIXTURE SCHEDULE

MARK	ITEM	MODEL	MOUNTING HEIGHT
(A)	FLOOR MOUNTED TOILET	SEE PLUMBING PLANS	Eco Drake? Close Coupled Toilet, ADA, 1.28GPF
(B)	WALL MOUNTED LAVATORY	SEE PLUMBING PLANS	ADA,
(C)	TOILET TISSUE DISPENSER	"BRADLEY" MODEL # 5402	TOP OF UNIT = 2'-6" A.F.F.
(D)	GRAB BARS	"BRADLEY" MODEL # 817	CENTER OF GRAB BAR = 2'-11" A.F.F.
(E)	WALL MIRROR	(TOP OF MIRROR ANGLE FROM WALL PER ADA)	BOTTOM OF MIRROR = 3'-2" A.F.F.
(F)	TILE ON FLOOR	(BY FUTURE TENANT)	
(G)	VINYL BASE	(BY FUTURE TENANT)	BOTTOM OF MIRROR = 3'-2" A.F.F.
(H)	SOAP DISPENSER	GOJO LTX 1200mL MODEL # 1919-04	DISPENSER AT = 3'-4" A.F.F.
(I)	PAPER TOWEL DISPENSER	BOBRICK MODEL # B-3944	DISPENSER AT = 4'-0" A.F.F.

### ADA RESTROOM

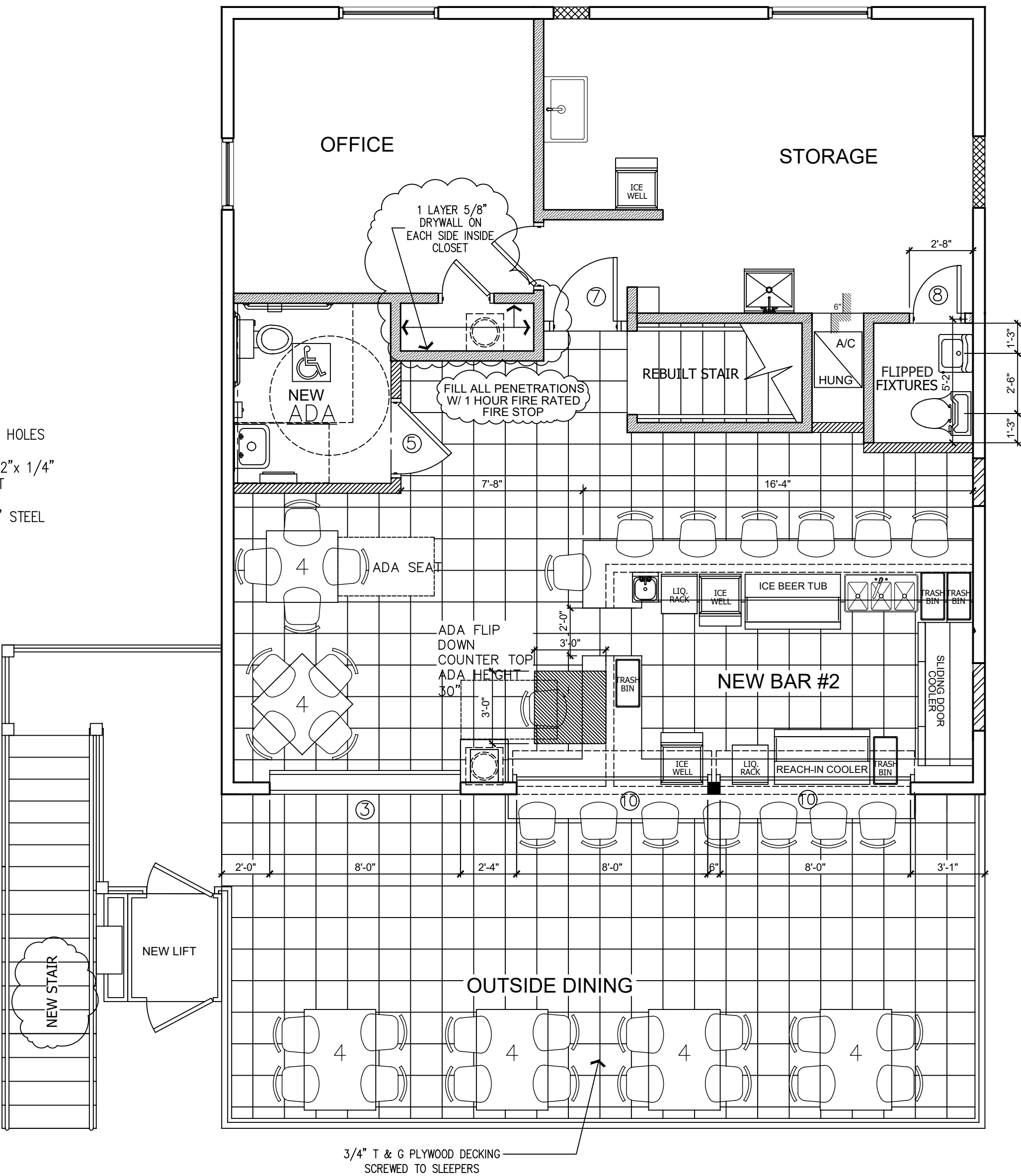


STEEL PLATE DETAIL

### A STEEL POST DETAIL

SCALE: N.T.S. IN INTERIOR PARTITION

DOOR SCHEDULE							ALL EXTERIOR DOORS TO BE IMPACT	
#	DOOR NUMBER	SIZE W X H X 1-3/8"	DOOR TYPE	MATERIAL	FRAME TYPE	MANUFACTURER & FLORIDA APPROVAL	DESIGN PRESSURE	REMARKS ALL
1	14'-0" X 5'-0"	1	METAL	METAL	OVERHEAD ROOL-UP	DR FL # 742.2	+50 -50	OVERHEAD ROOL-UP DOOR 150 W.L.
2	3'-0" X 7'-0"	1	METAL	METAL	MARVIN DOOR	FL #34006.1	+55 -55	SEALED & PAINTED
3	8'-0" X 7'-0"	1	METAL	METAL	ROLL-UP DOOR		+65 -65	SEALED & PAINTED
4	6'-0" X 7'-0"	1	METAL	METAL	EURO-WALL DOOR	FL.17838.1	+65 -65	SEALED & PAINTED
5	3'-0" X 6'-8"	A	H. C. WOOD	WOOD	INTERIOR			SEALED & PAINTED
6	4'-0" X 6'-8" DLB S	A	H. C. WOOD	WOOD	INTERIOR			SEALED & PAINTED DOUBLE SWING DOOR
7	2'-6" X 6'-8"	A	H. C. WOOD	WOOD	INTERIOR			SEALED & PAINTED
8	2'-4" X 6'-8"	A	H. C. WOOD	WOOD	INTERIOR			SEALED & PAINTED
9	2'-0" X 6'-8"	A	H. C. WOOD	WOOD	INTERIOR			SEALED & PAINTED
10	8'-0" X 5'-0"	1	METAL	METAL	OVERHEAD ROOL-UP	DR FL # 742.2	+50 -50	OVERHEAD ROOL-UP DOOR 150 W.L.
11	DBL 3'-0" X 6'-8"	A	DBL. DOOR	METAL	MARVIN DOOR	FL #34006.1	+55 -55	SEALED & PAINTED



### BUILDING "A" NEW SECOND FLOOR PLAN

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

### WALL LEGEND

- NEW STD 8X8X16 CONC BLOCK WALL. TOP AT 8'-0" ABOVE FIN. FLR.
- PATCH TO MATCH EXIST ADJACENT MAT'L'S SEE DETAIL 1
- 1-LAYERS 5/8" DRYWALL BOTH SIDES, ON 2x4 WOOD STUD FRAMING AT 16" O.C.
- (EXTERIOR WALL ) W/ 7/8" STUCCO OVER (TYVEK BY DUPONT) MOISTURE BARRIER AND FELT PAPER BACKED DIMPLE METAL LATH ON 1/2" CDX PLYWOOD ON 2x6 #2 S.Y.P. WOOD STUDS, 16" O.C. SHEATHED W/ NAILED W/ 8d COMMON NAILS SPACED AT 3" O.C. EDGES AND 6" O.C. FIELD. THEREFORE, ALL CONSIDERED SHEARWALLS. W/ 6" BATT INSULATION (R-19 ) INTERIOR

### GENERAL NOTES:

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- REPAIR, PATCH, AND REFINISH ALL EXISTING STRUCTURES AFFECTED BY THIS CONSTRUCTION.
- ELECTRICAL, PLUMBING AND MECHANICAL CONTRACTORS TO EXPOSE ALL AFFECTED EXISTING CONDITIONS AND RELOCATE ADJUST, CHANGE OR ABANDON EXISTING CONDITIONS ACCORDING TO ALL APPLICABLE CODES AND LOCAL ORDINANCES
- ALL MATERIALS INSTALLED BELOW DESIGN FLOOD ELEVATION MUST BE FLOOD RESISTANT FEMA NFIP CLASS 4 OR 5 MATERIALS.



CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

APPROVED FOR CONSTRUCTION

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DRAWN BY: JB/MT  
UPDATED ON: Oct. 30, 25  
DATE: DEM - 2023  
JOB PROJECT #: 23-037  
SHEET #

A-2.0

PROJECT INTERIOR REMODEL  
DOCKSIDE DAVES  
14701 & 14703 GULF BLVD.  
MADEIRA BEACH, FL

SECOND FLOOR PLAN BUILDING "A"

STATE OF FLORIDA  
A BODY  
AR0005065  
10/30/2025  
REGISTERED ARCHITECT  
SEAL

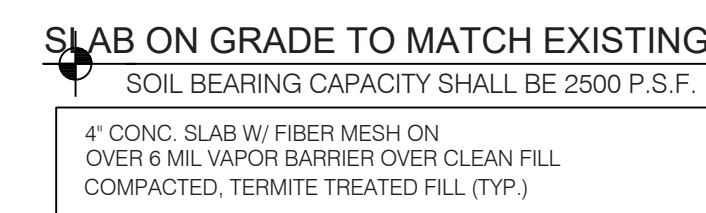

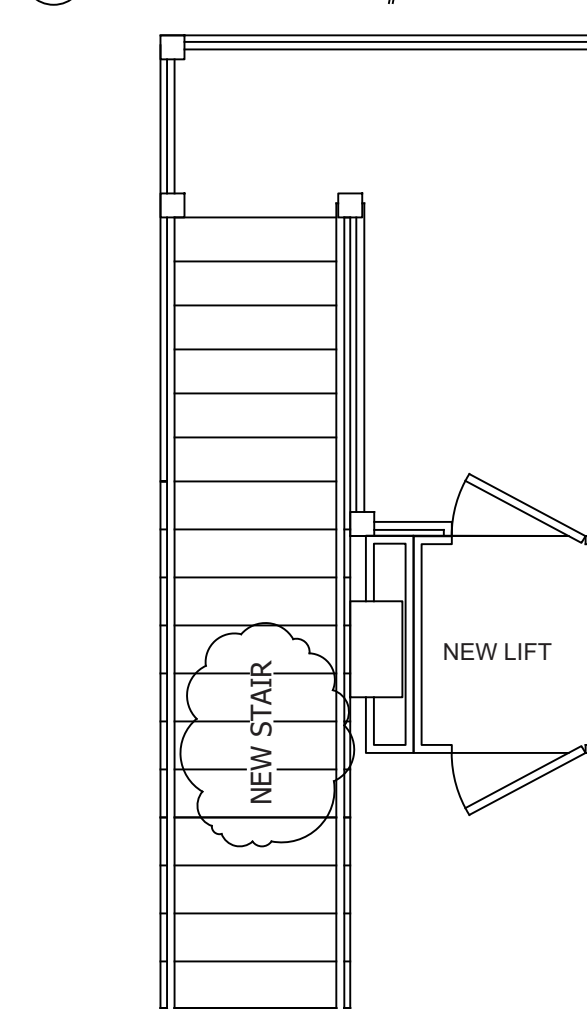
REVISIONS





NO.	DATE	DESCRIPTION

PROFESSIONAL STATEMENT: TO THE BEST OF THIS ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE CODES AND STANDARDS, AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH THE BUILDING AND FIRE CODES OF THE JURISDICTION.

CLIENT

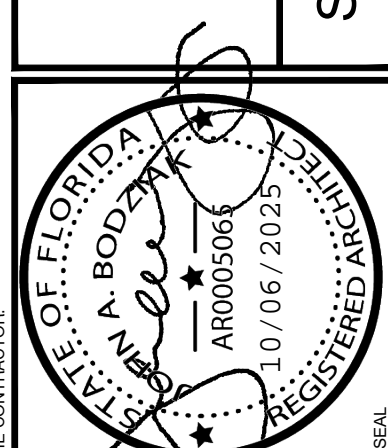




- |                                                                                     |                                                                              |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
|  | NEW MASONRY<br>BLOCK WALL. TOP AT<br>8'-0" ABOVE FIN. FLR.                   |
|  | EXISTING MASONRY<br>BLOCK WALL. TOP AT<br>8'-0" ABOVE FIN. FLR.              |
|  | 1-LAYERS 5/8" DRYWALL<br>BOTH SIDES, ON 2x4 WOOD STUD<br>FRAMING AT 16" O.C. |
|  | PATCH TO MATCH EXIST<br>ADJACENT MAT'L'S                                     |

REVISIONS			
NO.	DATE	DESCRIPTION	

PROJECT INTERIOR REMODEL  
**DOCKSIDE DAVES**  
14701 & 14703 GULF BLVD.  
MADEIRA BEACH, FL



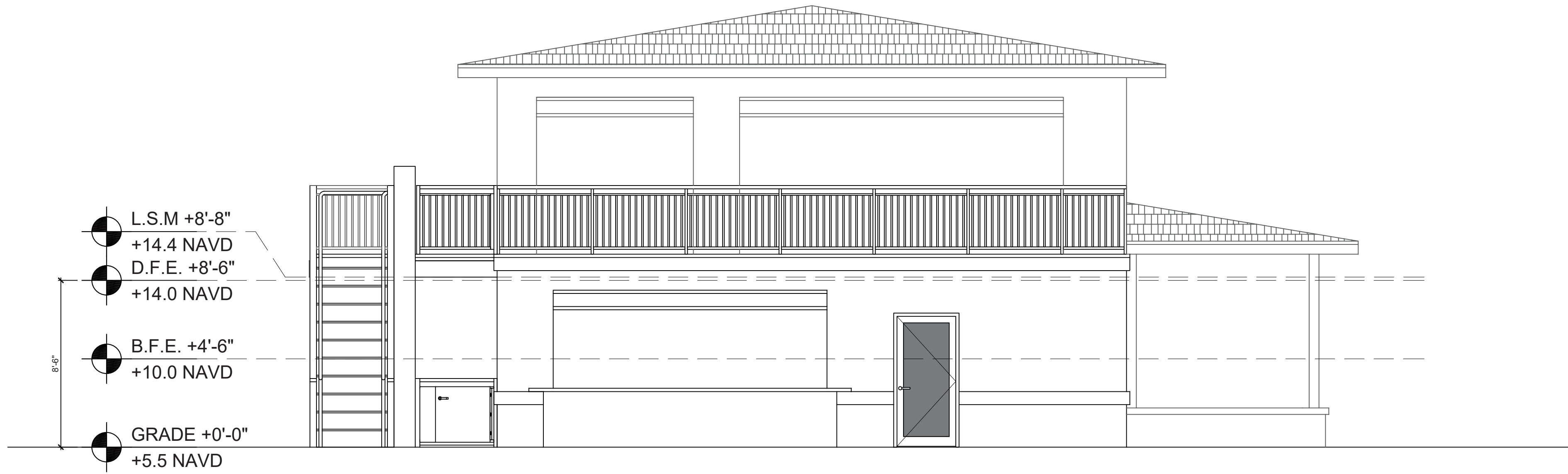
**JOHN A. BODZIAK**  
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DRAWN BY	JB/MT
UPDATED ON	Oct. 6, 25
DATE	DEM - 2023
JAB PROJECT #	23-037

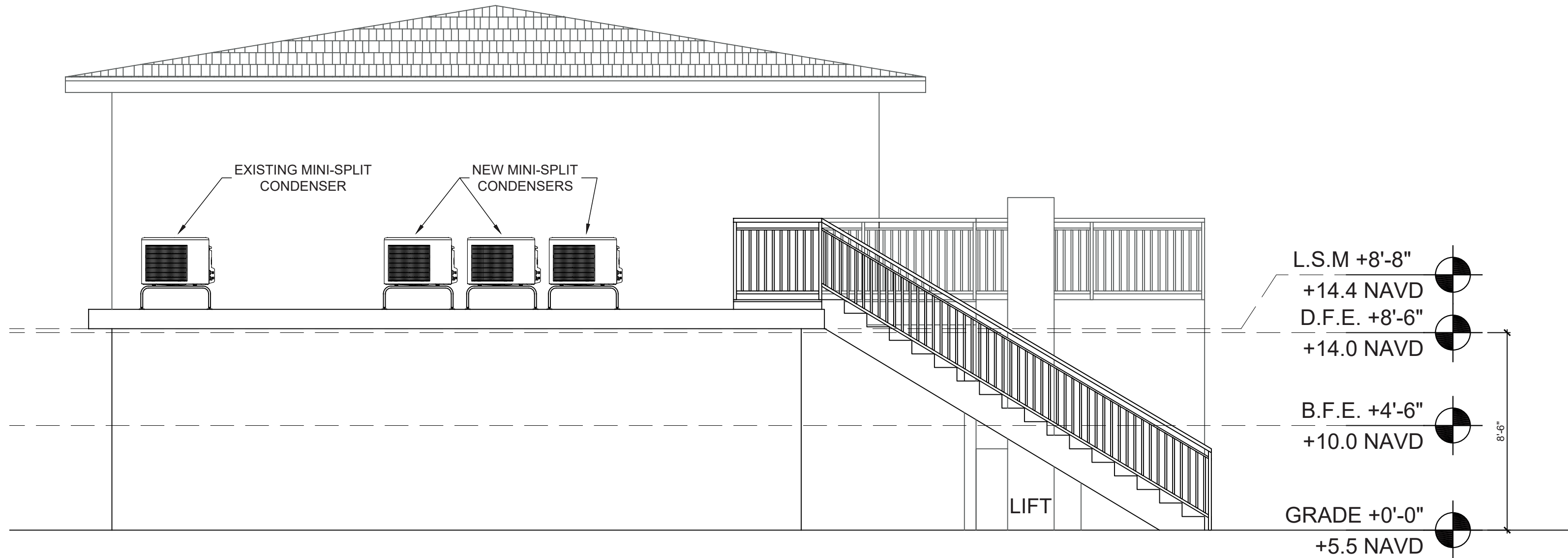
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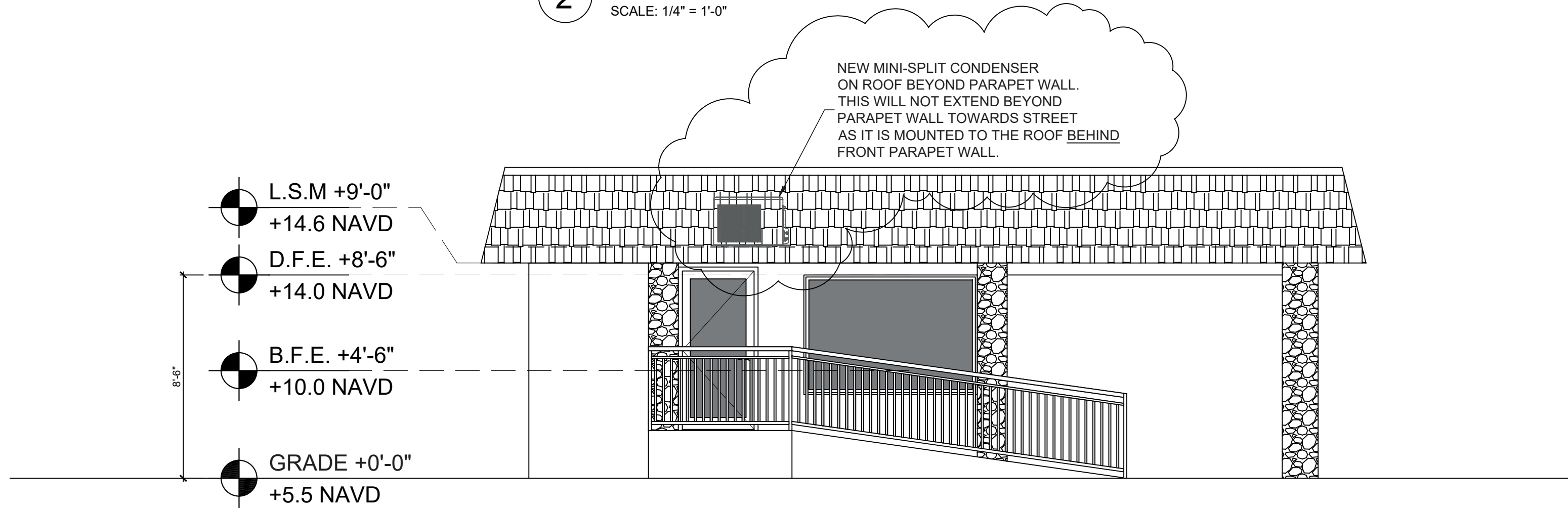




1 BLDG A FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



2 BLDG A SIDE ELEVATION  
SCALE: 1/4" = 1'-0"



3 BLDG B FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO ARCHITECT IMMEDIATELY. REVISIONS OR CHANGES TO CONSTRUCTION, UNLESS OTHERWISE SPECIFIED, SHALL BE MADE IN WRITING BY THE ARCHITECT.

DESIGNED BY: JOHN A. BODZIAK  
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APPROVED  
John A. Bodziak  
Architect AIA, PA

REVISIONS	
NO.	DATE

PROJECT INTERIOR REMODEL  
DOCKSIDE DAVES  
14701 & 14703 GULF BLVD.  
MADEIRA BEACH, FL

BUILDING ELEVATIONS

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DRAWN BY: JB/MT  
UPDATED ON: Oct. 30, 25  
DATE: DEM - 2023  
LAB PROJECT #: 23-037  
SHEET #

A-6.0

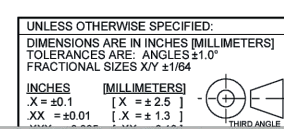
### SIDE VIEW RETRACTED

### SIDE VIEW EXPANDED

2'-1  $\frac{5}{16}$ "

**END VIEW RETRACTED**

IMPORTANT NOTE: THE INSTALLER IS RESPONSIBLE FOR TETHERING AND BOLTING UNITS TO WITHSTAND WIND AND/OR SEISMIC LOADS.



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WRITTEN PERMISSION FROM EVERETT CORPORATION.

MATERIAL:	
CWV2 (NO.)	MINI SPLIT STAND - 1201
	MODEL NO. QSMS1201

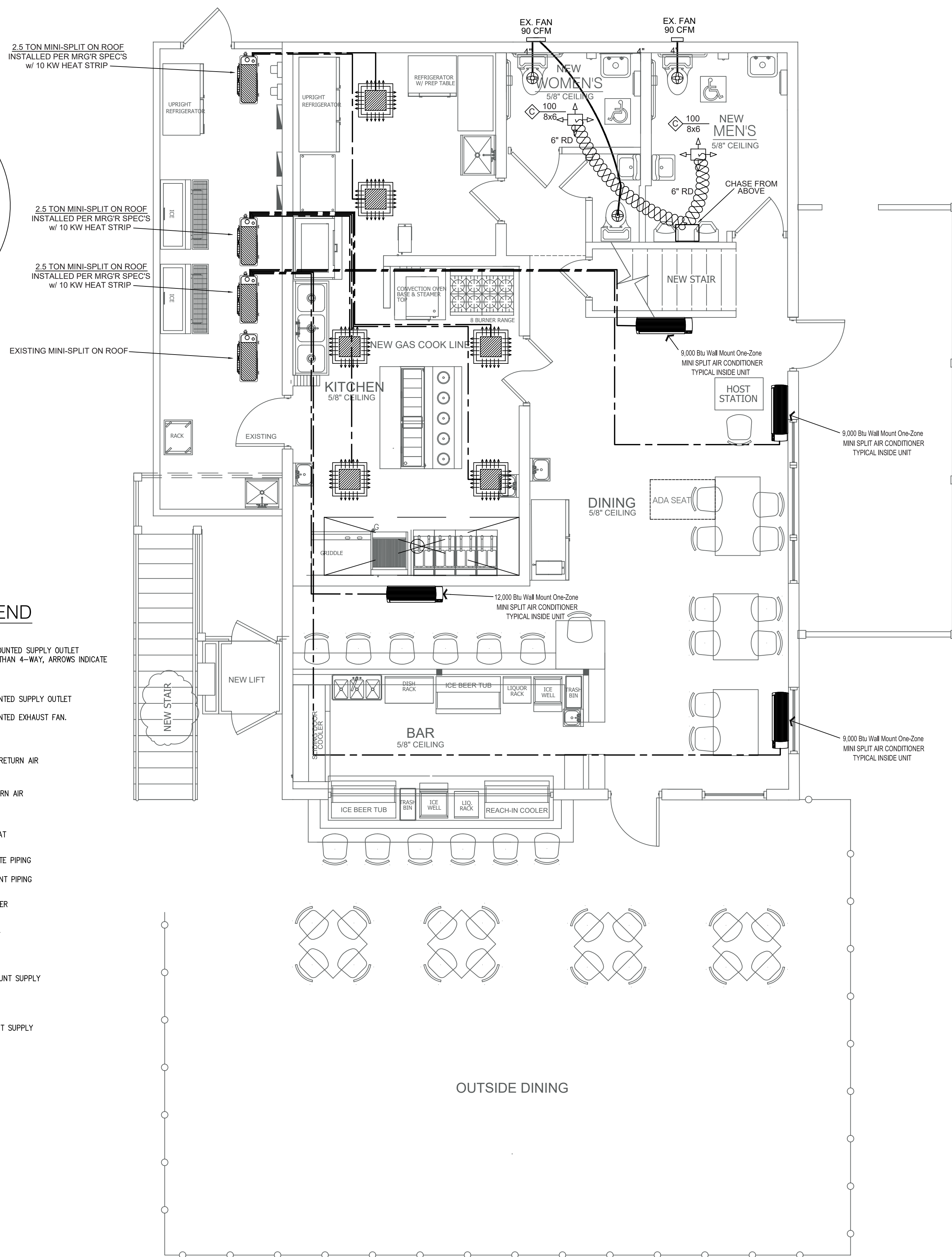
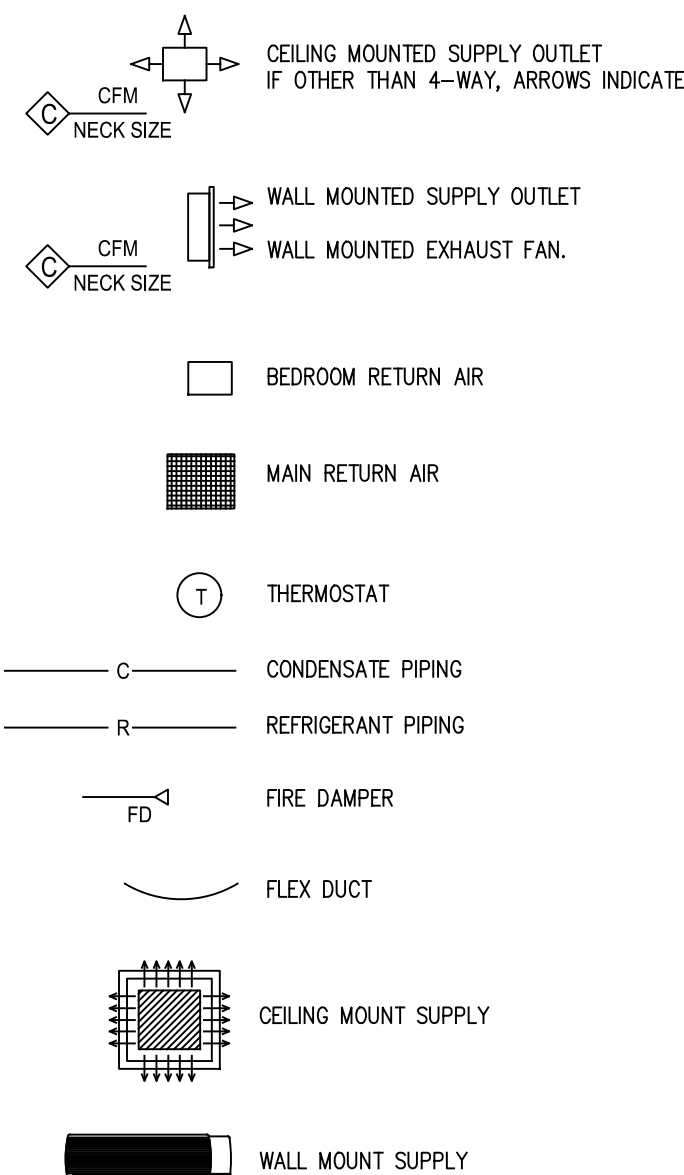
	HEIGHT
	GMS.
	FEET.

## MINI-SPLIT RACK DETAIL

SCALE: NTS

MECHANICAL EQUIPMENT SCHEDULE					
AHU/CU #	MANUFACTURER	MODEL #	TONS/ CFM	HEAT STRIP	ELECTRICAL SPECIFICATIONS
AC	LG MINI SPLIT 4 ZONE	(KUMXB301A 4-KNMA071A)	2.5 TONS		208/ 230/ 240-VOLT, SINGLE PHASE, 22.0 - SEER2

## HVAC LEGEND



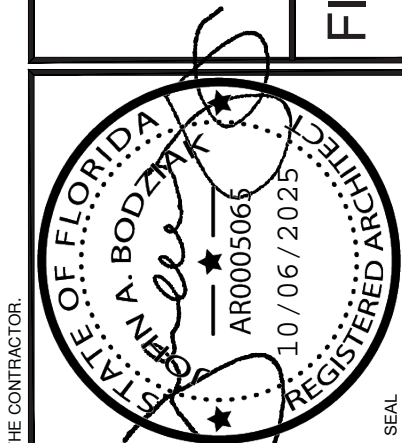
BUILDING "A"  
FIRST FLOOR  
MECHANICAL PLAN  
SCALE: 1/4"=1'-0"

REVISIONS		
NO.	DATE	DESCRIPTION

PATIENT

PROJECT INTERIOR REMODEL  
**DOCKSIDE DAVES**  
14701 & 14703 GULF BLVD.  
MADEIRA BEACH, FL

FIRST FLOOR MECHANICAL PLAN BLDG. "A"



**JOHN A. BODZIAK**  
ARCHITECT AIA, PA

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TEL: (727) 327-1966 FAX: (727) 826-0968

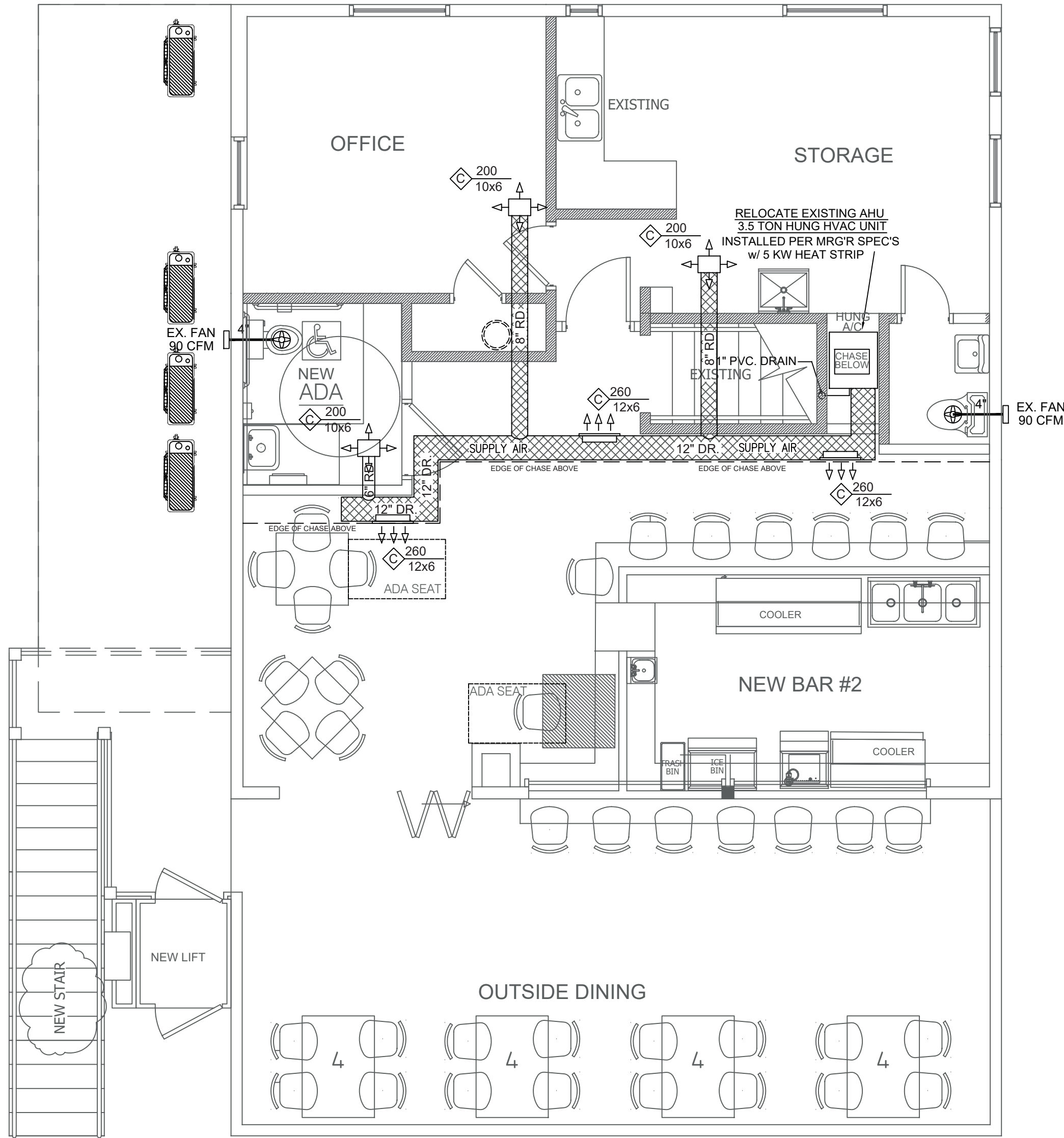
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DRAWN BY	JB/MT
UPDATED ON	Oct. 6, 25
DATE	DEM - 2023
JAB PROJECT #	23-037

M-1.0

APPROVED  
Planning & Zoning





#### HVAC LEGEND

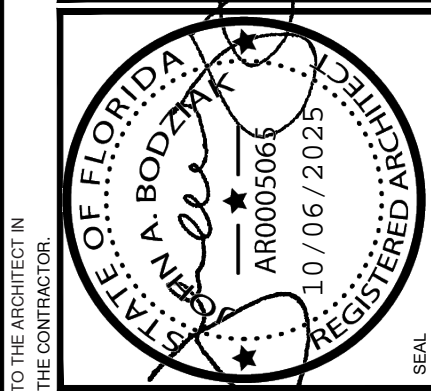
- CEILING MOUNTED SUPPLY OUTLET  
IF OTHER THAN 4-WAY, ARROWS INDICATE
- WALL MOUNTED SUPPLY OUTLET
- WALL MOUNTED EXHAUST FAN
- BEDROOM RETURN AIR
- MAIN RETURN AIR
- THERMOSTAT
- CONDENSATE PIPING
- REFRIGERANT PIPING
- FIRE DAMPER
- FLEX DUCT
- CEILING MOUNT SUPPLY
- WALL MOUNT SUPPLY

BUILDING "A"  
SECOND FLOOR  
MECHANICAL PLAN  
SCALE: 1/4"=1'-0"

REVISIONS		DESCRIPTION	
NO.	DATE		

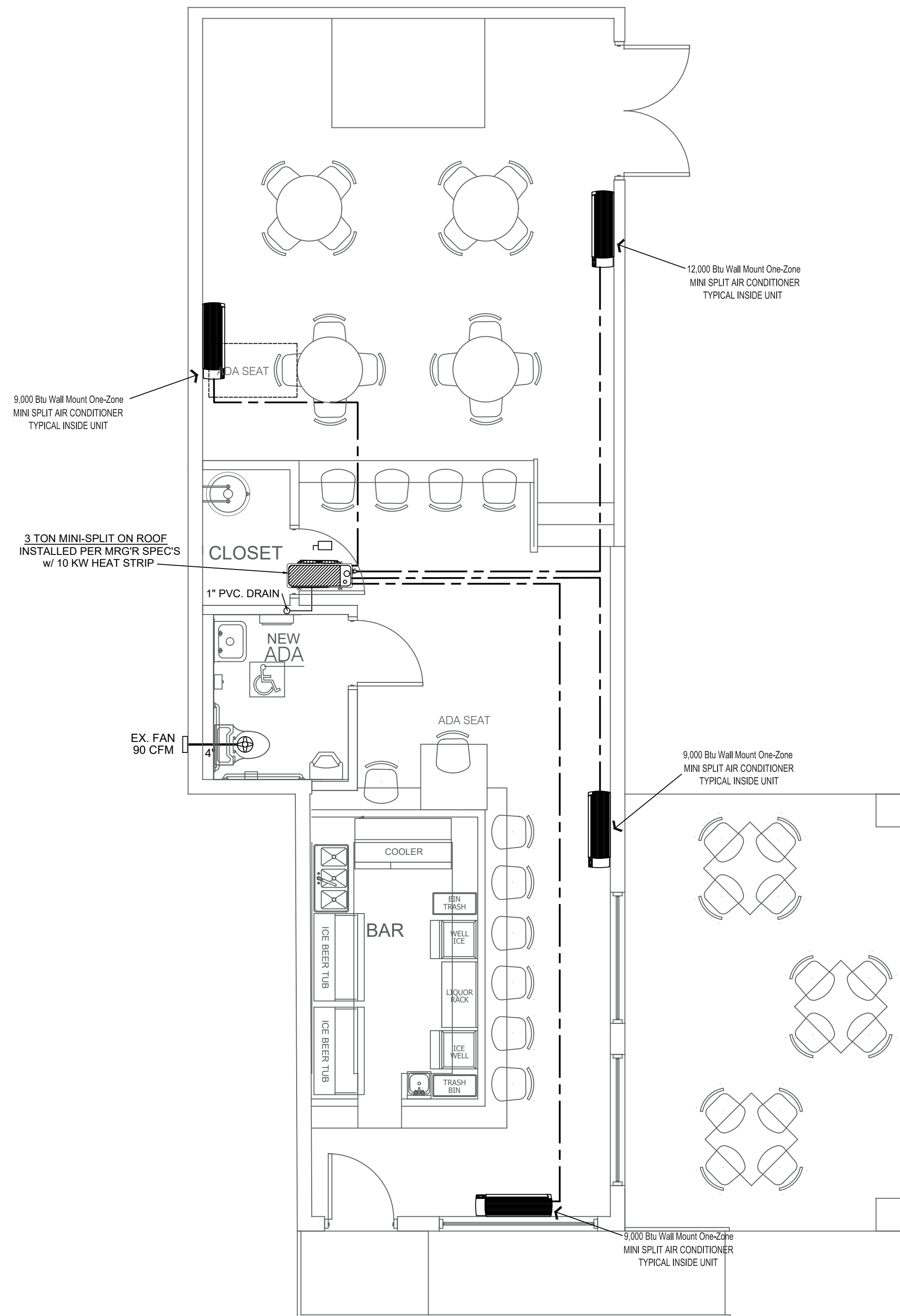
CLIENT

PROJECT INTERIOR REMODEL  
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14701 & 14703 GULF BLVD.  
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SECOND FLOOR MECHANICAL BLDG. "A"

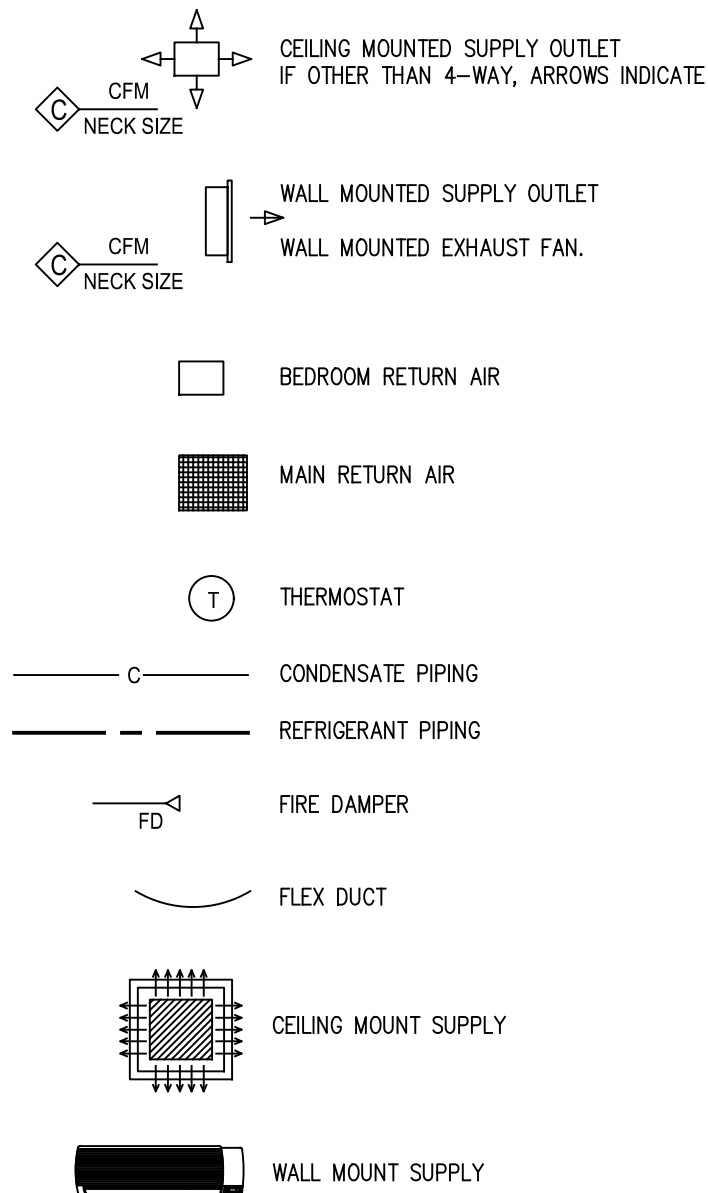


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SHEET #	M-2.0



## HVAC LEGEND



BUILDING "B"

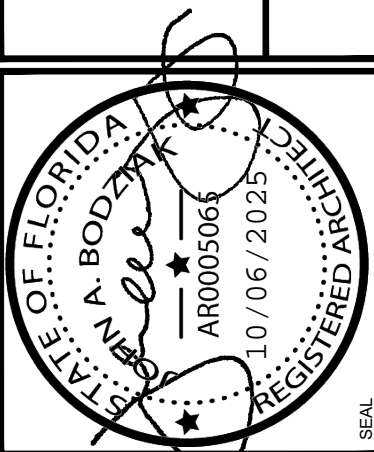
**MECHANICAL PLAN**

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

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT INTERIOR REMODEL  
**DOCKSIDE DAVES**  
14701 & 14703 GULF BLVD.  
MADEIRA BEACH, FL

MECHANICAL PI AN BI III DING "B"



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# M-3.0




















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ELECTRICAL KEY

- 

FLUORESCENT LIGHT FIXTURE

EXHAUST FAN

EXHAUST FAN/LIGHT COMBINATION

OUTLET FOR GARAGE DOOR OPENER (OPTIONAL)

CHIMES (OPTIONAL)

PUSHBUTTON SWITCH (OPTIONAL)

SMOKE DETECTOR HARD WIRED & BATT BACK-UP

TELEPHONE (OPTIONAL)

TELEVISION (OPTIONAL)

THERMOSTAT

ELECTRIC METER


















ELECTRIC PANEL

DISCONNECT SWITCH

SPEAKER (OPTIONAL)

ROUGH-IN FOR OPT. CEILING FAN

CEILING MOUNTED INCANDESCENT LIGHT FIXTURE W/ ROUGH-IN FOR OPT. CEILING FAN

SPEAKERS
- 

FLUORESCENT LIGHT FIXTURE

EXHAUST FAN

EXHAUST FAN/LIGHT COMBINATION

OUTLET FOR GARAGE DOOR OPENER (OPTIONAL)

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THERMOSTAT

ELECTRIC METER

ELECTRIC PANEL

DISCONNECT SWITCH

SPEAKER (OPTIONAL)

ROUGH-IN FOR OPT. CEILING FAN

CEILING MOUNTED INCANDESCENT LIGHT FIXTURE W/ ROUGH-IN FOR OPT. CEILING FAN

SPEAKERS

ELECTRICAL NOTES

ELECTRICAL DEVICES

SWITCHES AND WALL OUTLETS OVER COUNTERS  
REMAINING SWITCHES  
WALL OUTLETS  
(1" ABOVE TOP OF MIRROR)  
WATER SOFTENER AND SUMP OUTLETS  
TELEPHONE OUTLETS  
TELEVISION OUTLETS  
EXTERIOR GFI'S  
GARAGE FOY'S (ABOVE GARAGE FLOOR)  
BASEMENT WALL OUTLETS  
FRONT DOOR COACH LIGHT  
GARAGE DOOR COACH LIGHT (ABOVE GARAGE FLOOR)  
DINING AND BREAKFAST FIXTURE HEIGHT  
FOYER AND STAIRWAY FIXTURE HEIGHT  
THERMOSTAT  
DOOR BELL CHIMES  
DOOR BELL BUTTON  
KITCHEN HOOD FAN "WHIP"  
KITCHEN WALL HUNG MICROWAVE RECEPTACLE  
KITCHEN DISHWASHER RECEPTACLE  
KITCHEN RANGE  
KITCHEN REFRIGERATOR  
WASHER/DRYER OUTLET  
C.L. = CENTER LINE

ABOVE FINISHED FLOOR

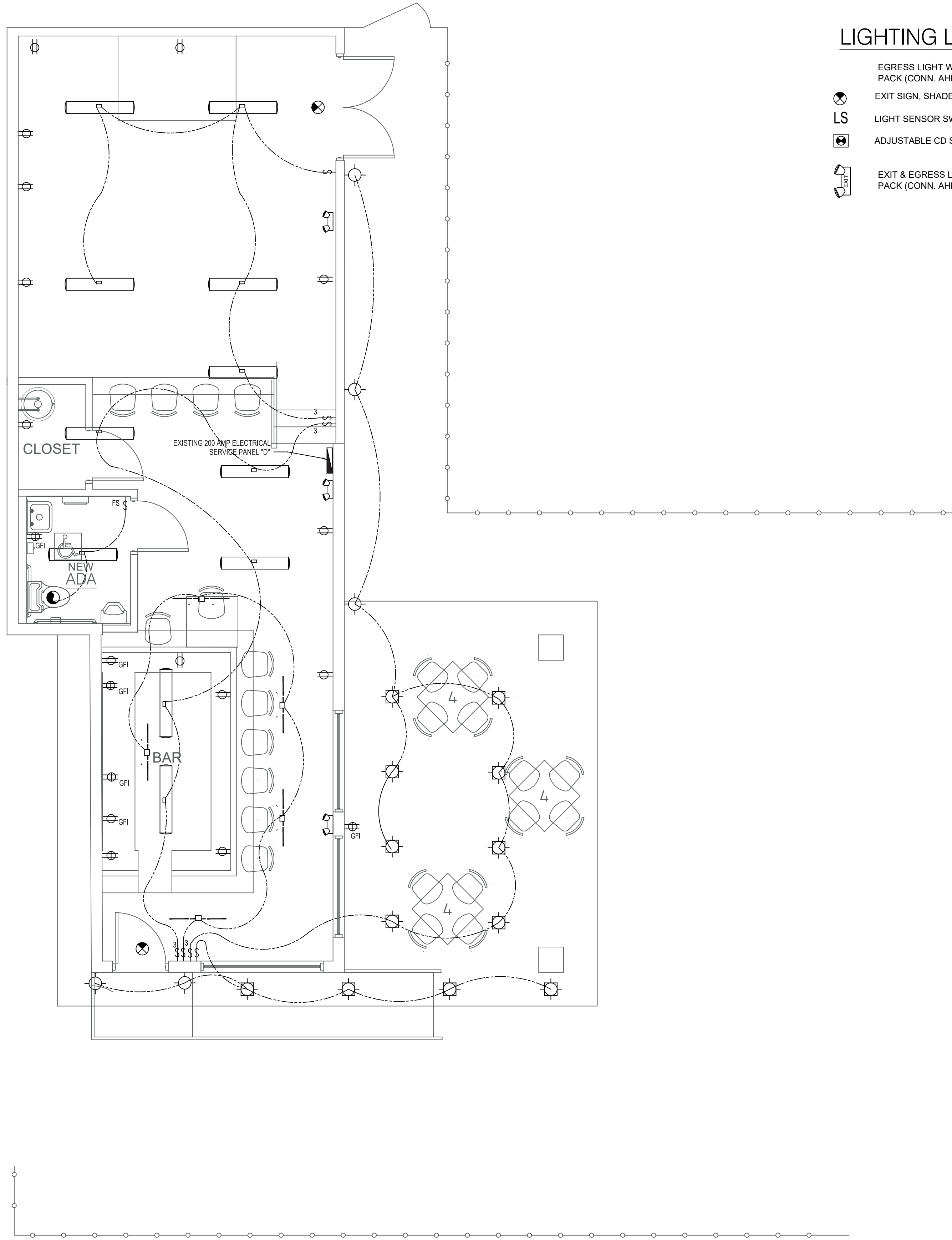
48" TO C.L. - 44" TO C.L.  
48" TO C.L. - 44" TO C.L.  
18" TO C.L.  
80" TO C.L.  
48" TO C.L.  
12" TO C.L. - 15" TO C.L.  
12" TO C.L. - 15" TO C.L.  
12" TO C.L. - 15" TO C.L.  
48" TO C.L. - 44" TO C.L.  
48" TO C.L.  
72" TO C.L.  
84" TO C.L.  
64" TO BOTTOM OF FIXTURE  
86" TO BOTTOM OF FIXTURE  
54" TO C.L. - 44" TO C.L.  
84" TO C.L.  
LEVEL WITH DOOR HANDLE  
66" TO C.L.  
76" TO C.L.  
UNDER SINK  
24" TO C.L.  
48" TO C.L.  
36" TO C.L.








GENERAL NOTES

- FIELD VERIFY PRIOR TO START OF WORK
- MASTER BATH STANDARD 30" HIGH VANITY TO BE 4" ABOVE VANITY
- ELECTRICAL CONTRACTOR TO PROVIDE REQUIRED DIRECT HOOK-UPS/CUTOFFS.
- HVAC CONTRACTOR TO VERIFY THERMOSTAT LOCATIONS.
- ALL ELECTRICAL AND MECHANICAL EQUIP-  
MENT (I.E. FURNACES, A/C UNITS,  
ELECTRICAL PANELS, SANITARY SUMP PITS,  
DRAIN TILE SUMP AND WATER HEATERS)  
ARE SUBJECT TO RELOCATION DUE TO  
FIELD CONDITIONS.
- ALL SMOKE DETECTORS SHALL BE UL CERTIFIED  
110V INTERCONNECTED, AND MEET NEC 2014
- PROVIDE AND INSTALL GROUND FAULT CIRCUIT-INTERUPTERS (GFI)  
AS REQUIRED BY NATIONAL ELECTRIC CODE (NEC) AND MEETING THE  
REQUIREMENTS OF ALL GOVERNING CODES.

NOTE: ALL LIGHTING VISIBLE  
FROM OUTSIDE TO BE TURTLE  
LIGHT COMPLIANT



LIGHTING LEGEND

-  EGRESS LIGHT W/SELF-CONTAINED BATTERY  
PACK (CONN. AHEAD OF LOCAL LTG. CKT.) - TYPICAL
-  EXIT SIGN, SHADED QUADRANT(S) INDICATES FACE(S), MOUNTING
-  LIGHT SENSOR SWITCH IN BATHROOM
-  ADJUSTABLE CD STROBE ONLY
-  EXIT & EGRESS LIGHT W/SELF-CONTAINED BATTERY  
PACK (CONN. AHEAD OF LOCAL LTG. CKT.) - TYPICAL

BUILDING "B"  
ELECTRICAL PLAN  
SCALE: 1/4"=1'-0"

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONDITIONS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH CONSTRUCTION. SPECIFICATIONS DISCREPANCIES AND CONDITIONS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH CONSTRUCTION.

PROFESSIONAL STATEMENT TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM REGULATORY CODES AND THE APPLICABLE MINIMUM LIFE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND THE FLORIDA ELECTRICAL CODE.

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APPROVED  
Kathleen Greeneau  
11/03/2025

REVISIONS	
NO.	DATE

CLIENT

PROJECT: INTERIOR REMODEL  
DOCKSIDE DAVES  
14701 & 14703 GULF BLVD.  
MADEIRA BEACH, FL

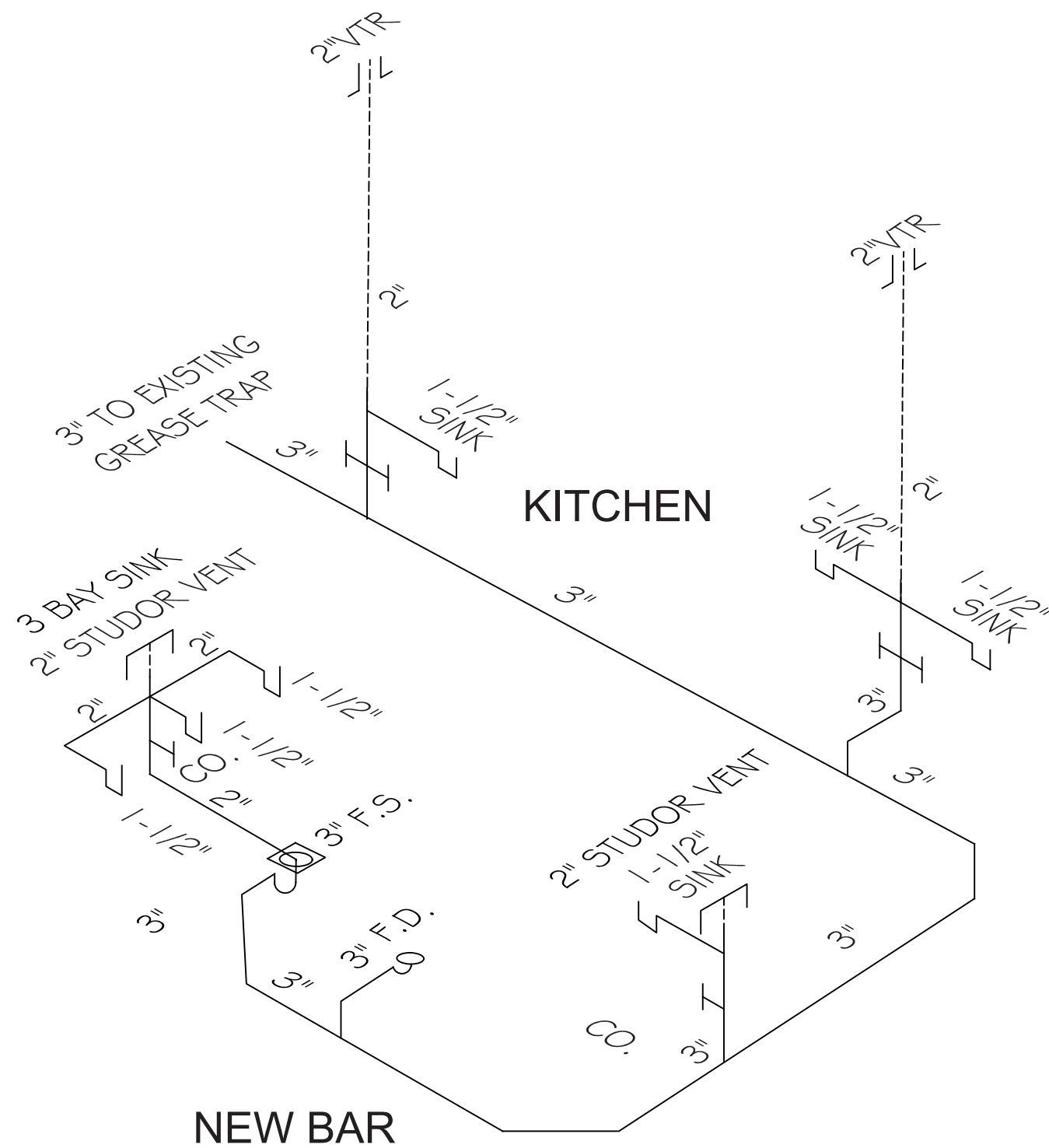
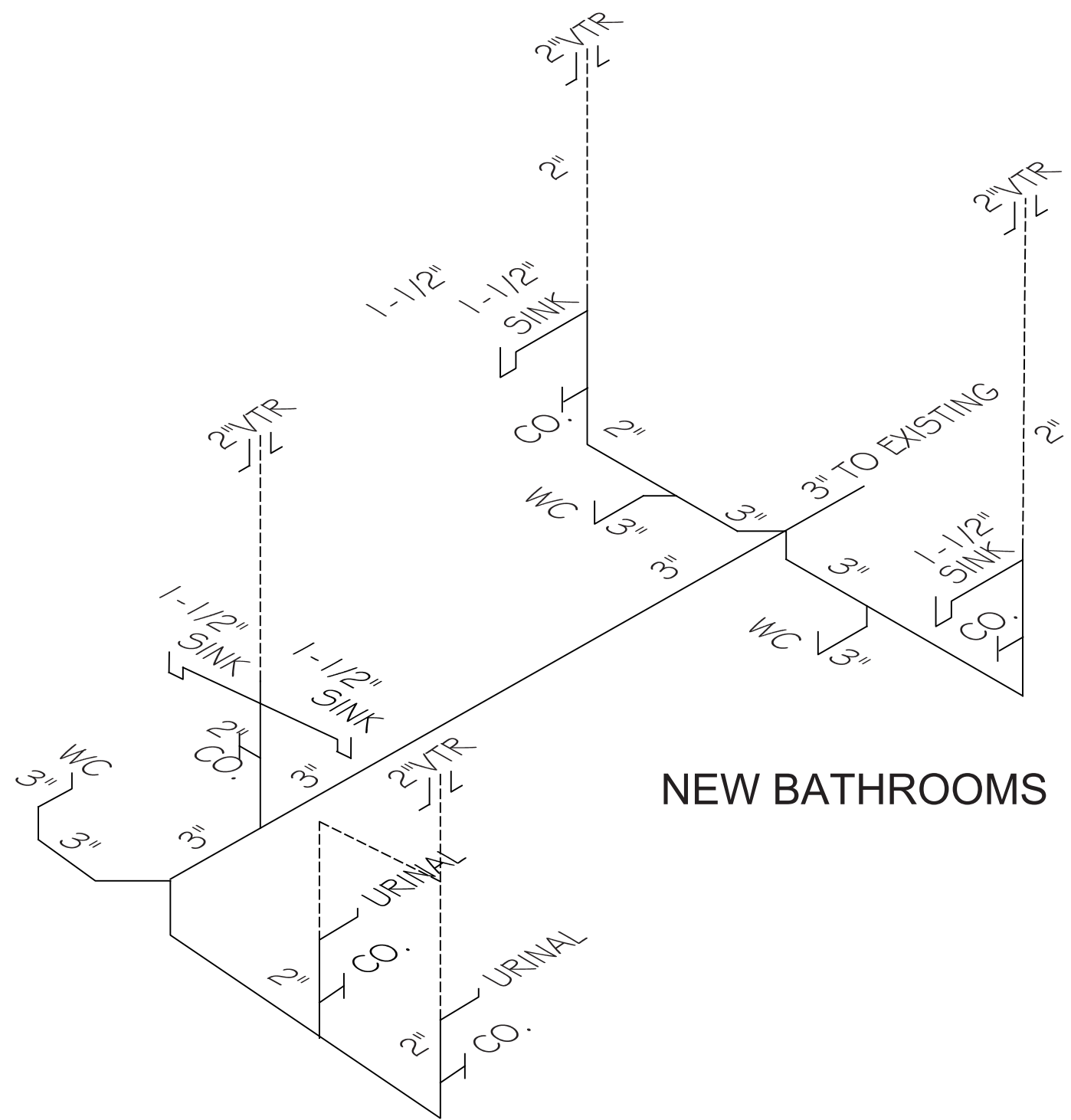
ELECTRICAL PLAN BUILDING "B"

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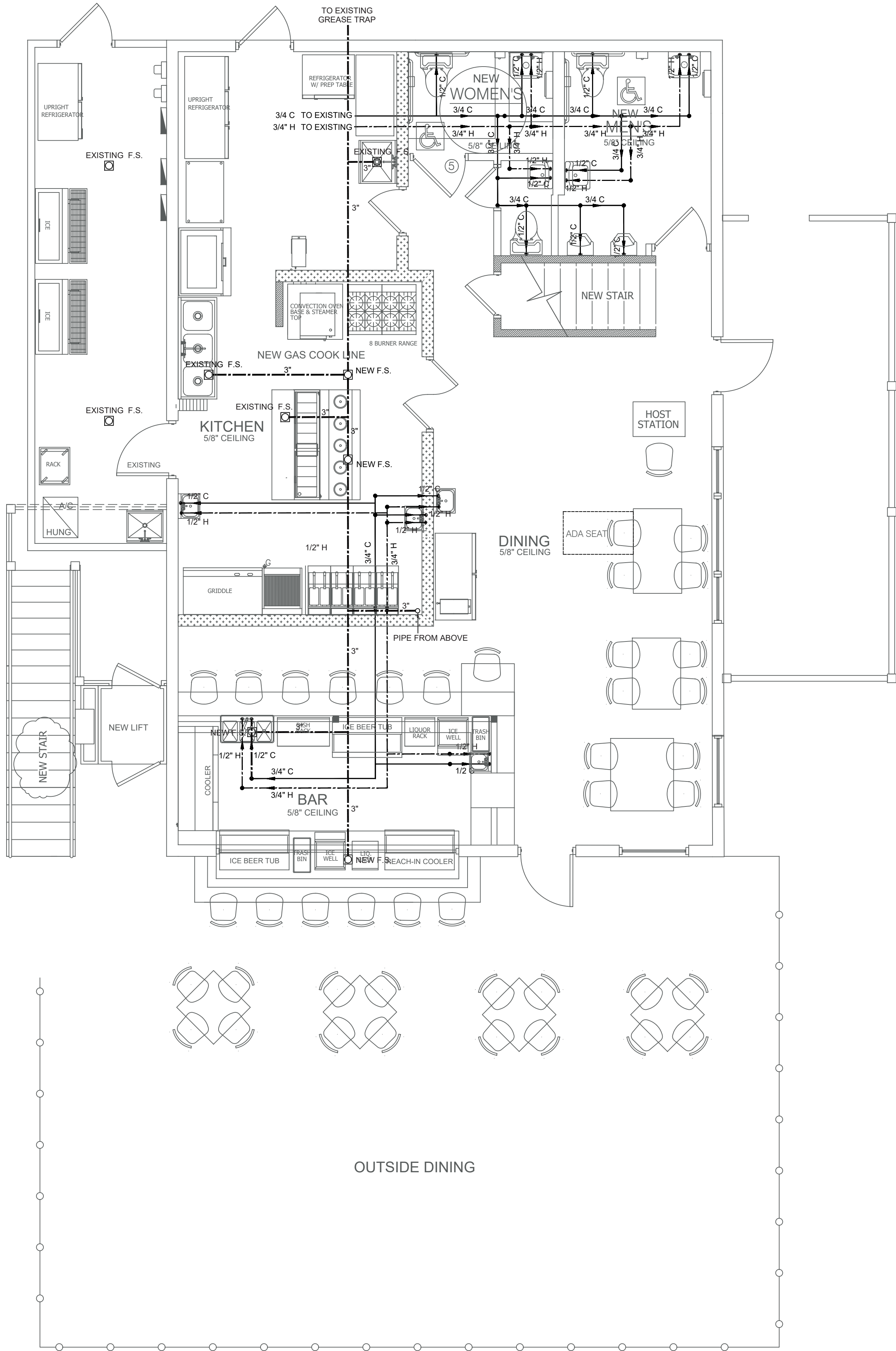
10/06/2025  
REGISTERED ARCHITECT  
SEAL

DRAWN BY	JB/MT
UPDATED ON	Oct. 6, 25
DATE	DEM - 2023
JAB PROJECT #	23-037
SHEET #	E-2.0





SANITARY RISER



PLUMBING SPECIFICATIONS

1. PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL COMPLETE SANITARY AND DOMESTIC WATER PIPING SYSTEMS, INCLUDING ALL ASSOCIATED DEVICES, EQUIPMENT, CONTROLS, AND CONNECTIONS TO EXISTING SERVICES, SUPPORTS, AND HARDWARE REQUIRED FOR THE SATISFACTORY OPERATION OF THE SYSTEMS, WHETHER SPECIFICALLY SHOWN OR NOT. PLUMBING CONTRACTOR SHALL PROVIDE ROUTING AND OFFSETS NECESSARY TO AVOID CONFLICT WITH STRUCTURE, FINISHES, AND WORK OF OTHER TRADES; THE DRAWINGS INDICATE IN GENERAL THE ROUTING, AND DO NOT SHOW ALL REQUIRED PIPING, FITTINGS, OFFSETS, ETC.
2. SANITARY DRAIN, WASTE AND VENT PIPING IS TO BE SCHED 40 PVC, NO-HUB CAST IRON OR TYPE L HARD COPPER TUBE ABOVE AND BELOW GROUND. ALL EXPOSED PIPING IN FINISHED SPACES IS TO BE CAST IRON SUITABLE FOR PAINTING. SANITARY LINE SLOPES SHALL BE IN ACCORDANCE WITH FLORIDA PLUMBING CODE TABLE 704.1. SLOPE SHALL BE A MINIMUM OF 1/8" / FOOT FOR LINES BETWEEN 3" AND 6" IN DIAMETER. AND A MINIMUM OF 1/4" / FOOT FOR LINES UNDER 3" IN DIAMETER.
3. DOMESTIC WATER PIPING IS TO BE SCHEDULE 40 CPVC OR TYPE L COPPER TUBING WITH LEAD-FREE SOLDER JOINTS ABOVE GROUND AND SILVER SOLDERED JOINTS BELOW GROUND. ALL EXPOSED PIPING IN FINISHED SPACES IS TO BE SUITABLE FOR PAINTING. PLUMBING CONTRACTOR IS TO PROVIDE WATER HAMMER ARRESTORS OR AIR CHAMBER AS REQUIRED TO ELIMINATE WATER HAMMER AND TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES.
4. ALL HOT WATER PIPING TO BE INSULATED WITH 1" PIPE INSULATION PER THE FLORIDA STATE ENERGY CODE.
5. VERIFY LOCATIONS, SIZES, AND INVERT ELEVATIONS OF SANITARY DRAIN, VENT, AND DOMESTIC WATER PIPING CONNECTIONS PRIOR TO PROCEEDING WITH THE INSTALLATION OF ANY NEW WORK. SHOULD ANY DISCREPANCIES BE DISCOVERED CONTRACTOR SHALL OBTAIN DIRECTION FROM THE ENGINEER BEFORE PROCEEDING.
6. ALL PLUMBING WORK SHALL CONFORM TO ALL STATE AND LOCAL CODES, RULES, AND REGULATIONS.
7. PLUMBING CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AT HIS EXPENSE.
8. COORDINATE PLUMBING WORK WITH THE WORK OF OTHER TRADES.
9. PROVIDE LISTED FIRESTOPPING PIPE PENETRATION ASSEMBLIES AT ALL PIPING THROUGH RATED WALLS AND ASSEMBLIES.
10. INSTALL ALL WORK TO COMPLY WITH ADA REQUIREMENTS IF APPLICABLE.
11. COORDINATE ALL CLEANOUTS WITH ARCHITECTURAL PRIOR TO INSTALLATION.

BUILDING "A"  
FIRST FLOOR  
PLUMBING PLAN  
SCALE: 1/4"=1'-0"

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

APPROVED FOR CONSTRUCTION  
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REVISIONS

NO.	DATE	DESCRIPTION

CLIENT

PROJECT INTERIOR REMODEL  
DOCKSIDE DAVES  
14701 & 14703 GULF BLVD.  
MADEIRA BEACH, FL

FIRST FLOOR PLUMBING PLAN BLDG. "A"

SEAL

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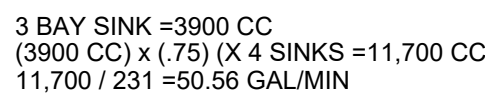




SCALE: 1/4"=1'-0"

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7. PLUMBING CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AT HIS EXPENSE.
8. COORDINATE PLUMBING WORK WITH THE WORK OF OTHER TRADES.
9. REMOVE LISTED FIRESTOPPING AND PENETRATION ASSEMBLIES AT ALL PIPING THROUGH RATED WALLS AND ASSEMBLIES.
10. INSTALL ALL WORK TO COMPLY WITH ADA REQUIREMENTS IF APPLICABLE.
11. COORDINATE ALL CLEANOUTS WITH ARCHITECTURAL PRIOR TO INSTALLATION.



NEW HANDSINK=1080 CC  
 (1080 CC) x (.75) (4 SINKS) = 3,240 CC  
 3,240 / 231 = 14.03 GAL/MIN

GREASE INTERCEPTOR SPECIFIED  
IS 75 GPM WITH A MIN. 40 LB GREASE  
USE 150 # GREASE INTERCEPTOR

ZURN GT2700  
GREASE INTERCEPTOR

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING OR CONTINUING WITH CONSTRUCTION. UNREPORTED DISCREPANCIES AND CONFLICTS SHALL REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.

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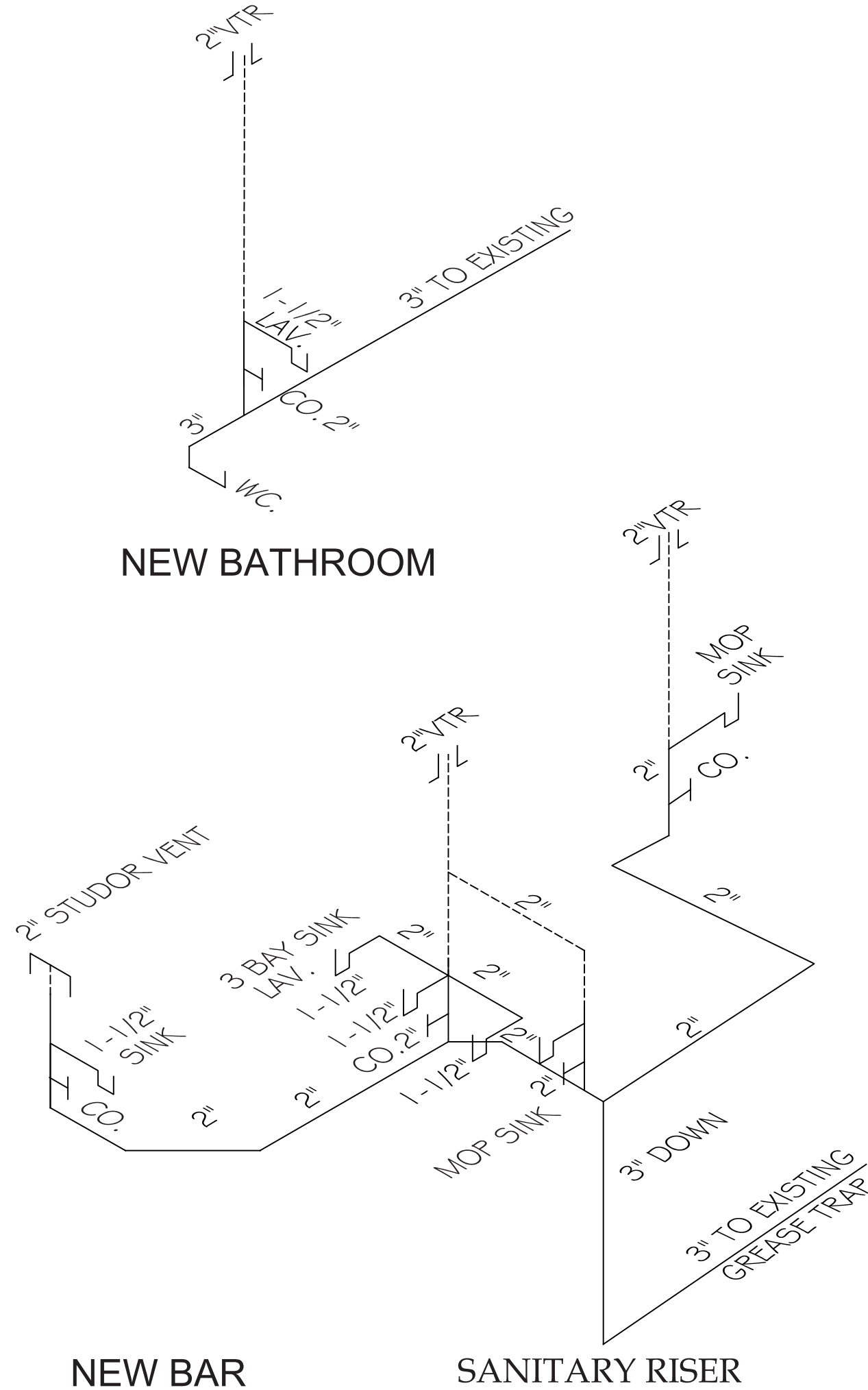
**JOHN A. BODZIAK**  
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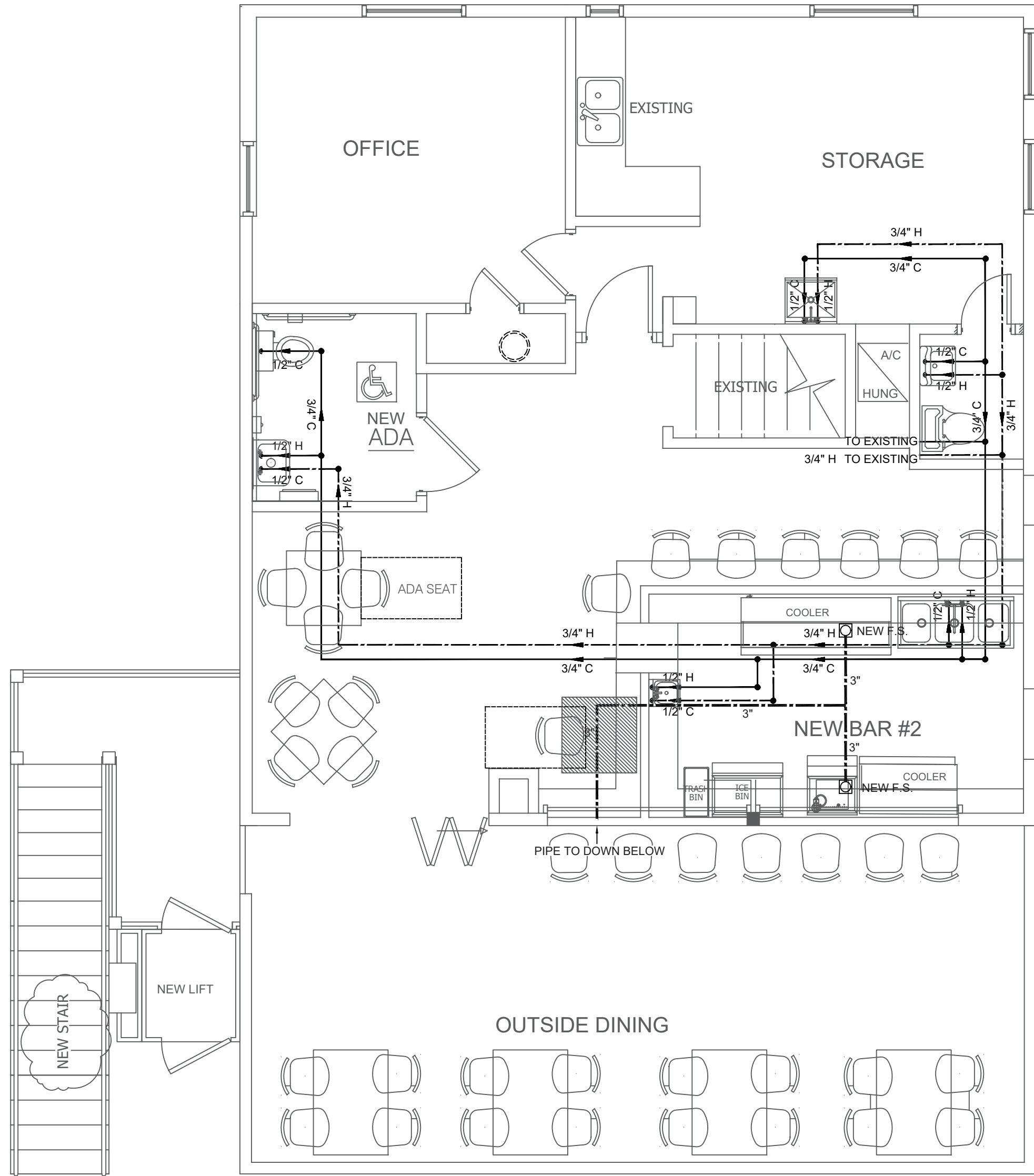
PROJECT INTERIOR REMODEL  
**DOCKSIDE DAVES**  
14701 & 14703 GULF BLVD.  
MADEIRA BEACH, FL  
IMAGING PLAN BUILDING "B"

REVISIONS		
NO.	DATE	DESCRIPTION

[illegible]



- PLUMBING SPECIFICATIONS
1. PLUMBING CONTRACTOR SHALL FURNISH AND INSTALL COMPLETE SANITARY AND DOMESTIC WATER PIPING SYSTEMS, INCLUDING ALL ASSOCIATED DEVICES, EQUIPMENT, CONTROLS, AND CONNECTIONS TO EXISTING SERVICES, SUPPORTS, AND HARDWARE REQUIRED FOR THE SATISFACTORY OPERATION OF THE SYSTEMS, WHETHER SPECIFICALLY SHOWN OR NOT. PLUMBING CONTRACTOR SHALL PROVIDE ROUTING AND OFFSETS NECESSARY TO AVOID CONFLICT WITH STRUCTURE, FINISHES, AND WORK OF OTHER TRADES; THE DRAWINGS INDICATE IN GENERAL THE ROUTING, AND DO NOT SHOW ALL REQUIRED PIPING, FITTINGS, OFFSETS, ETC.
  2. SANITARY DRAIN, WASTE AND VENT PIPING IS TO BE SCHED 40 PVC, NO-HUB CAST IRON OR TYPE L HARD COPPER TUBE ABOVE AND BELOW GROUND. ALL EXPOSED PIPING IN FINISHED SPACES IS TO BE CAST IRON SUITABLE FOR PAINTING. SANITARY LINE SLOPES SHALL BE IN ACCORDANCE WITH FLORIDA PLUMBING CODE TABLE 704.1. SLOPE SHALL BE A MINIMUM OF 1/8"/FOOT FOR LINES BETWEEN 3" AND 6" IN DIAMETER. AND A MINIMUM OF 1/4"/FOOT FOR LINES UNDER 3" IN DIAMETER.
  3. DOMESTIC WATER PIPING IS TO BE SCHEDULE 40 CPVC OR TYPE L COPPER TUBING WITH LEAD-FREE SOLDER JOINTS ABOVE GROUND AND SILVER SOLDERED JOINTS BELOW GROUND. ALL EXPOSED PIPING IN FINISHED SPACES IS TO BE SUITABLE FOR PAINTING. PLUMBING CONTRACTOR IS TO PROVIDE WATER HAMMER ARRESTORS OR AIR CHAMBER AS REQUIRED TO ELIMINATE WATER HAMMER AND TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES.
  4. ALL HOT WATER PIPING TO BE INSULATED WITH 1" PIPE INSULATION PER THE FLORIDA STATE ENERGY CODE.
  5. VERIFY LOCATIONS, SIZES, AND INVERT ELEVATIONS OF SANITARY DRAIN, VENT, AND DOMESTIC WATER PIPING CONNECTIONS PRIOR TO PROCEEDING WITH THE INSTALLATION OF ANY NEW WORK. SHOULD ANY DISCREPANCIES BE DISCOVERED CONTRACTOR SHALL OBTAIN DIRECTION FROM THE ENGINEER BEFORE PROCEEDING.
  6. ALL PLUMBING WORK SHALL CONFORM TO ALL STATE AND LOCAL CODES, RULES, AND REGULATIONS.
  7. PLUMBING CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AT HIS EXPENSE.
  8. COORDINATE PLUMBING WORK WITH THE WORK OF OTHER TRADES.
  9. PROVIDE LISTED FIRESTOPPING PIPE PENETRATION ASSEMBLIES AT ALL PIPING THROUGH RATED WALLS AND ASSEMBLIES.
  10. INSTALL ALL WORK TO COMPLY WITH ADA REQUIREMENTS IF APPLICABLE.
  11. COORDINATE ALL CLEANOUTS WITH ARCHITECTURAL PRIOR TO INSTALLATION.



BUILDING "A"  
SECOND FLOOR  
PLUMBING PLAN

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

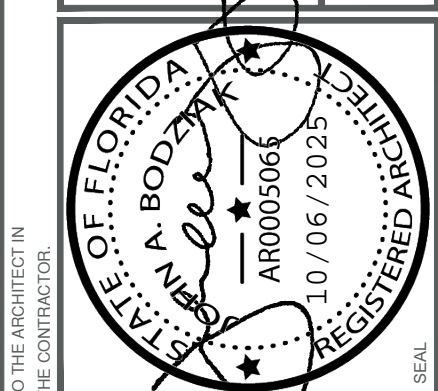
CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND COORDINATE ALL FIELD CONDITIONS. ALL DISCREPANCIES AND CONFLICTS SHALL BE REPORTED TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.

PROFESSIONAL STATEMENT TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, ENCLOSED PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS AS DETERMINED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND THE FLORIDA FIRE SAFETY CODE. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE PLANS AND SPECIFICATIONS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED IN THESE PLANS, SPECIFICATIONS, AND SPECIFICATIONS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE PLANS AND SPECIFICATIONS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED IN THESE PLANS, SPECIFICATIONS, AND SPECIFICATIONS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN OF THE PLANS AND SPECIFICATIONS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED IN THESE PLANS, SPECIFICATIONS, AND SPECIFICATIONS.

NO.	DATE	DESCRIPTION

CLIENT

PROJECT: INTERIOR REMODEL  
DOCKSIDE DAVES  
14701 & 14703 GULF BLVD.  
MADEIRA BEACH, FL  
SECOND FLOOR PLUMBING PLAN BLDG. "A"



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