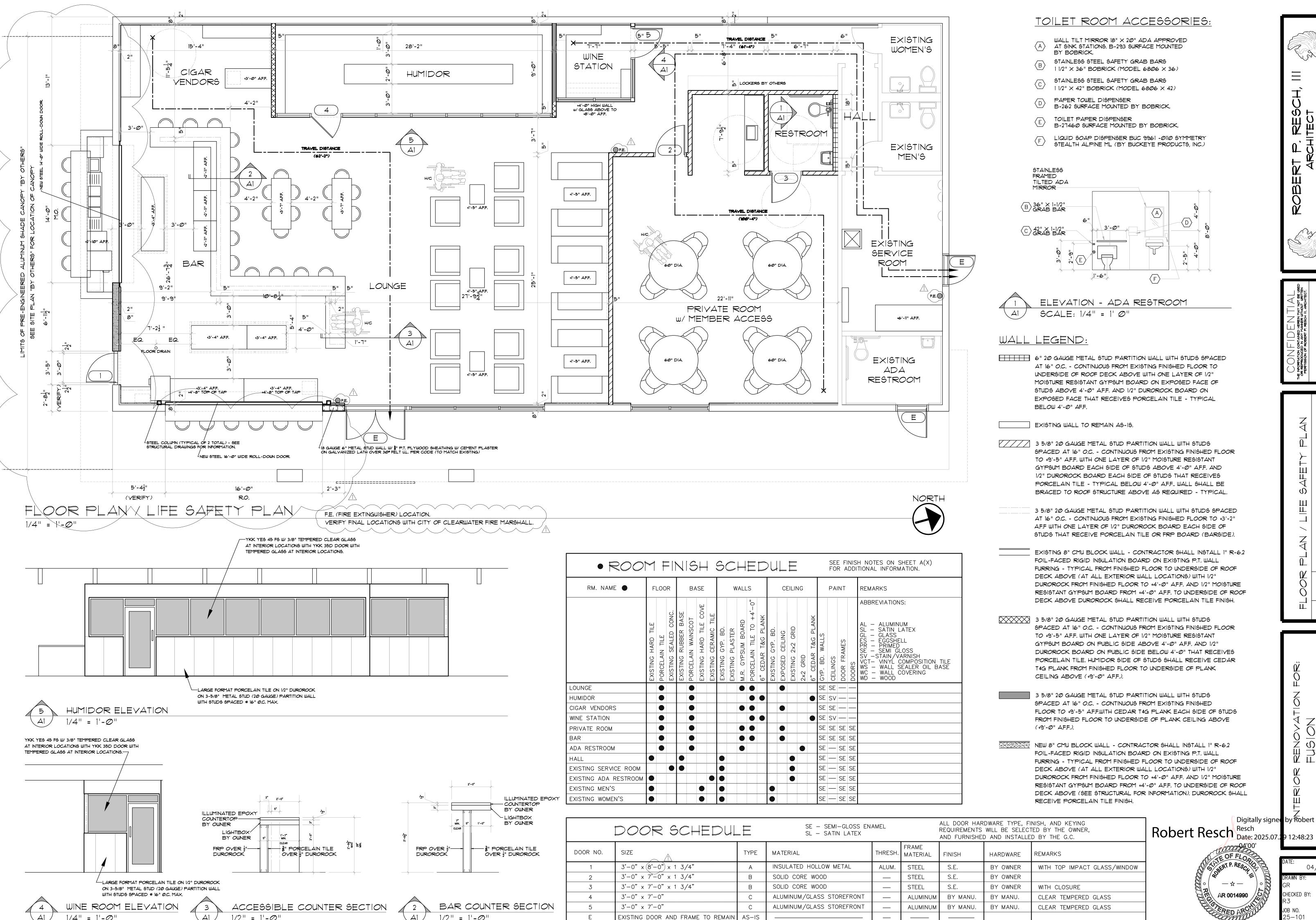




Donald B. Fairbairn, P.E. #44971 COPIES OF THESE PLANS ARE NOT VALID UNLESS DIGITALLY SEALED OR EMBOSSED WITH THE SIGNING ENGINEER'S SEAL

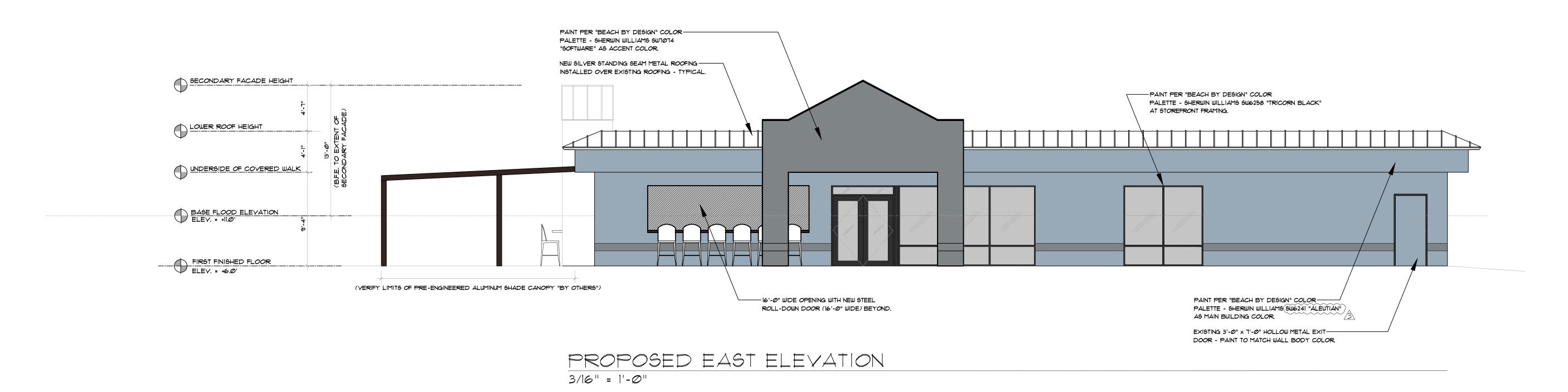
PRO	OJECT#	2531		
ISS	UE DATE :	07/17/2025		
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No.	Date	Description		
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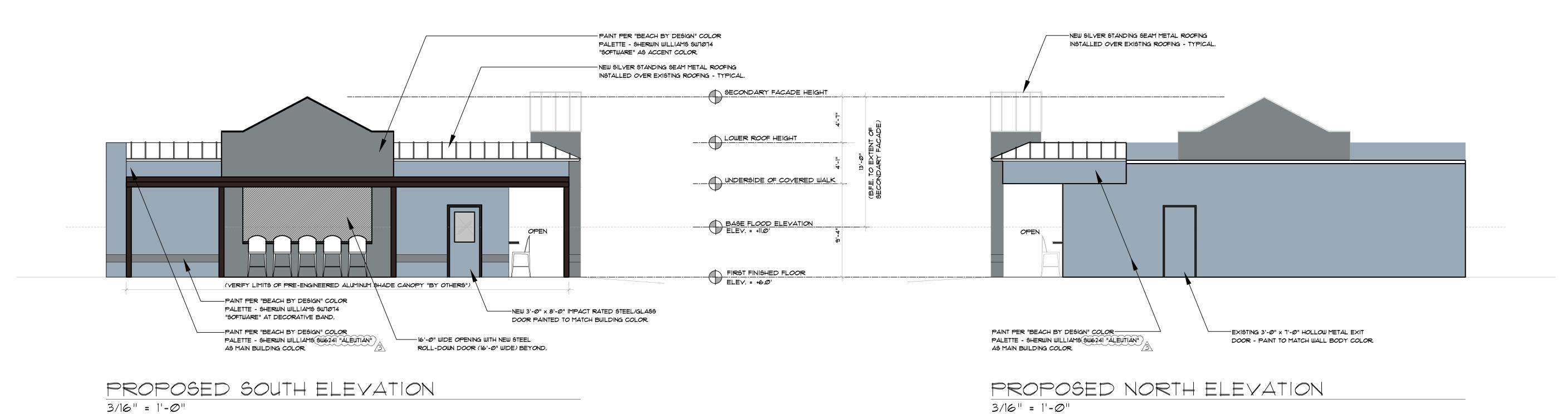


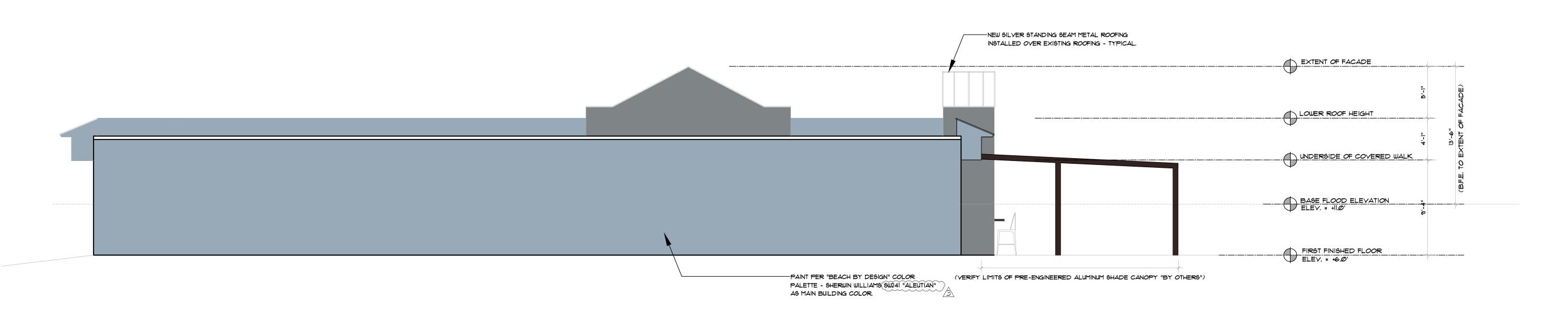


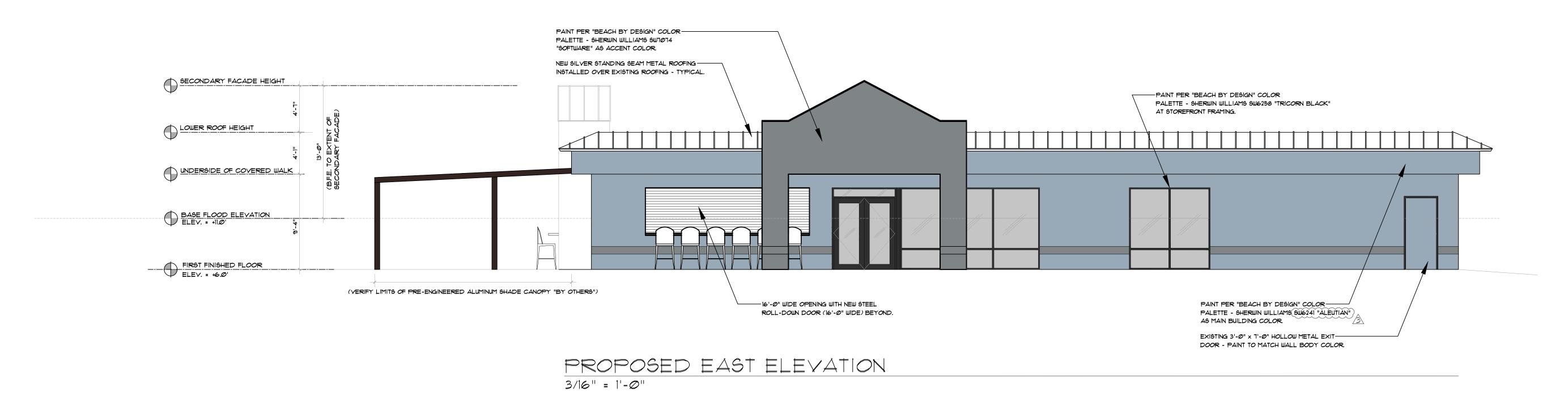
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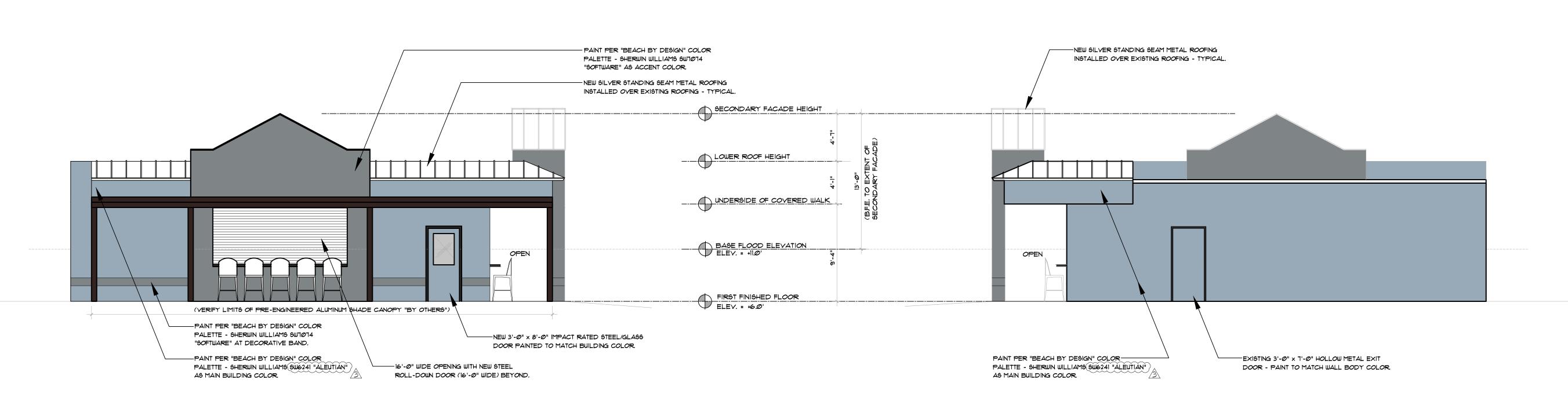
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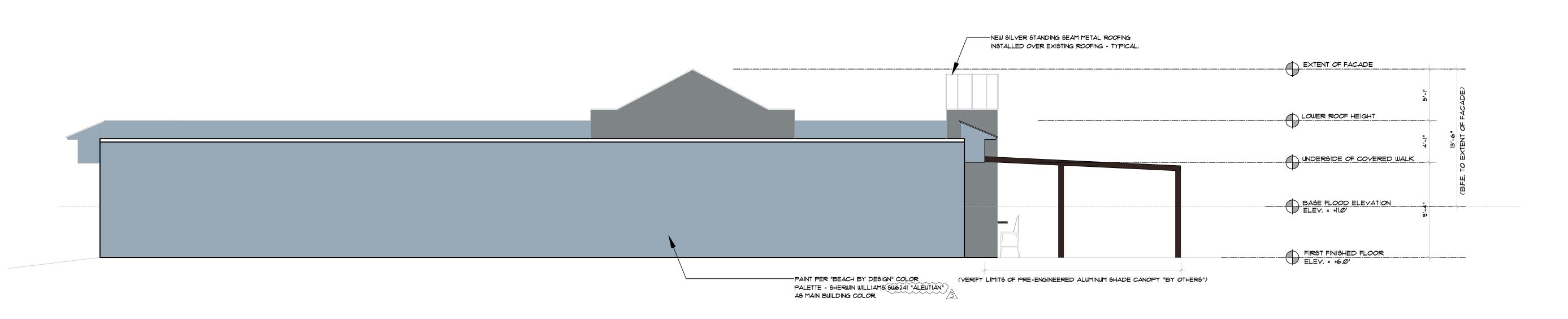






PROPOSED NORTH ELEVATION

3/16" = 1'-0"





PROPOSED SOUTH ELEVATION

3/16" = 1'-0"

ARCHITECTURAL AND CONSTRUCTION NOTES

A. CONTRACTOR SHALL YERIFY ALL EXISTING AND PROPOSED DIMENSIONS AND CONDITIONS

B. GENERAL CONTRACTOR SHALL FURNISH AND INSTALL FIRE EXTINGUISHERS AS PER THE CITY OF CLEARWATER FIRE MARSHAL'S LOCATIONS.

C. GENERAL CONTRACTOR SHALL FURNISH DETAILED SHOP DRAWINGS FOR ARCHITECT'S REVIEW AND APPROVAL PRIOR TO FABRICATING ANY CABINETRY. ALL CABINETRY AND MILLWORK WILL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR.

D. ALL ARCHITECTURAL CONSTRUCTION DRAWINGS REPRESENT DIMENSIONAL INFORMATION, FINISH INFORMATION, SCHEDULES AND SPECIFICATIONS ONLY AND DO NOT REPRESENT ANY ENGINEERING - SEE CONSTRUCTION NOTES "E" THROUGH "J" FOR ITEMS OUTSIDE OF ARCHITECT'S SCOPE OF PROFESSIONAL SERVICES.

E. NO SOILS ENGINEERING OR RECOMMENDATIONS FOR DESIGN WILL BE REQUIRED.

F. ANY/ALL CIVIL ENGINEERING OR DESIGN WILL BE PROVIDED BY OTHERS

G. ALL / ANY HARDWARE DESIGN WILL BE PROVIDED BY OTHERS.

H. ALL SECURITY SYSTEMS WILL BE PROVIDED BY OTHERS.

I. ANY/ALL LANDSCAPE AND IRRIGATION DESIGN WILL BE PROVIDED BY OTHERS.

J. ALL SIGNAGE WILL BE DESIGNED, FURNISHED AND INSTALLED BY OTHERS

K. ALL CONSTRUCTION MUST MEET FLORIDA BUILDING CODE 2017 INCLUDING "FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION" AND A.D.A. CODES - TYPICAL ALL AREAS, ROOMS, EXTERIOR WALKS, ENTRANCES AND PROJECT SITE CONSTRUCTION.

L. PROVIDE EXTERIOR EMERGENCY ILLUMINATION @ ALL REQUIRED EXITS PER CODE M. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL ADA HANDICAP CODE REQUIREMENTS, INCLUDING CRITICAL DIMENSIONS, HARDWARE, AND SIGNAGE AND REQUIRED EQUIPMENT

N. ALL INTERIOR FINISHES FOR THIS PROJECT SHALL BE PER FBC-B803 AND TABLE 803.5. ALL INTERIOR FINISHES FOR THIS PROJECT ARE BEING COORDINATED BY THE OWNER.

GENERAL NOTES

1. ALL WORK SHALL CONFORM WITH THE LATEST ADOPTED EDITION OF THE "FLORIDA BUILDING CODE", THE "NATIONAL ELECTRIC CODE" AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL CODES AND ORDINANCES, AND ALL AUTHORITIES HAVING LOCAL JURISDICTION. IN ADDITION, GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL ADA HANDICAP CODE REQUIREMENTS, INCLUDING CRITICAL DIMENSIONS, HARDWARE, SIGNAGE, AND

2. ANY EXISTING CONDITIONS WHICH DIFFER SUBSTANTIALLY FROM THAT INDICATED ON THE ATTACHED PLANS, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH OR CONTINUING ANY FURTHER CONSTRUCTION.

3. IN THE EVENT OF ANY DIFFERENCES OR CONFLICTS BETWEEN THESE CONTRACT DOCUMENTS AND THE AGREEMENT BETWEEN THE CONTRACTOR AND THE OWNER, THE TERMS AND CONDITIONS OF THAT AGREEMENT SHALL GOVERN AND PREVAIL. NO EXCLUSIONS FURTHER, THESE DOCUMENTS ARE SUBJECT TO REVIEW, CHANGES AND FINAL APPROVAL

4. THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED FROM THE MOST COMPLETE FIELD INFORMATION AVAILABLE TO THE ARCHITECT. ALL THE DATA ON EXISTING CONSTRUCTION CONDITIONS IS APPROXIMATE AND SHALL BE VERIFIED PRIOR TO COMMENCING ANY WORK. ANY CONDITIONS WHICH DIFFER SUBSTANTIALLY FROM THAT INDICATED ON THESE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, BEFORE PROCEEDING WITH OR CONTINUING ANY FURTHER CONSTRUCTION, AS THE SITUATION WARRANTS.

5. CONTRACTOR SHALL COMPLY FULLY WITH THE RULES AND REGULATIONS FOR CONSTRUCTION AS ESTABLISHED BY THE LOCAL GOVERNING JURISDICTION AND ITS AUTHORIZED AGENTS. CONSTRUCTION CONTRACT.

6. THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE "GENERAL CONDITION OF THE CONTRACT" AIA DOCUMENT A201, AND SHALL COMPLY WITH THE REQUIREMENTS OF THE

7. ALL WORK (EQUIPMENT, MATERIALS AND LABOR) SHALL HAVE WRITTEN GUARANTEE FOR A PERIOD OF ONE (1) YEAR, UNLESS SPECIFIED OTHERWISE, FROM THE DATE OF SUBSTANTIAL COMPLETION, AGAINST ANY DEFECTS IN SAID WORK, WITH APPROPRIATE REPAIR OR REPLACEMENT AT NO ADDITIONAL COST TO THE OWNER.

8. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS AND SHALL REPORT TO THE ARCHITECT ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH SATISFACTORY COMPLETION OF WORK, CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL FIELD MEASUREMENT, FIELD CONSTRUCTION AND INSTALLATION CRITERIA, COORDINATION AND METHODS OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR HANDLING MATERIALS.

9. CONTRACTOR TO OVERSEE CLEANING AND ENSURE THAT THE PREMISES ARE MAINTAINED FREE OF RUBBISH DURING CONSTRUCTION INCLUDING FINAL CLEANUP. THE CONTRACTOR IS RESPONSIBLE FOR THE REPAIR, PATCHING, TOUCH-UP AND CLEANING OF PREMISES UNTIL OCCUPIED BY OWNER.

10. AT THE TERMINATION OF THE WORK, GENERAL CONTRACTOR SHALL SUBMIT TO OWNER MAINTENANCE MANUALS PRESENTING FULL DETAILS FOR CARE AND MAINTENANCE OF ALL SURFACES AND EQUIPMENT OF EVERY NATURE, CONTENTS SHALL INCLUDE MANUFACTURER'S AND INSTALLER'S NAME, ADDRESS AND PHONE NUMBER AND INSTRUCTIONS FOR INSTALLATION, START-UP OPERATION, MAINTENANCE PARTS LIST AND DATA SHEETS.

11. WHEN "APPROVED EQUALS", "EQUAL TO" OR OTHER QUALIFYING TERMS ARE USED, IT SHALL BE BASED UPON THE REVIEW AND APPROVAL BY ARCHITECT.

12. ALL WORK IS TO CONFORM WITH DRAWINGS AND SPECIFICATIONS. DRAWINGS ARE NOT TO BE

13. PAYMENT WILL NOT BE MADE TO GENERAL CONTRACTOR ON CHANGES OR EXTRAS UNLESS THEY ARE APPROVED BY ARCHITECT.

14. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LEVEL OF FLOOR FOR WINDOWS, DOORS AND DOOR FRAMES. TOPS OF WINDOWS AND DOOR FRAMES SHALL REMAIN LEVEL AT CONTROLLED

15. THE GENERAL CONTRACTOR SHALL VISIT THE SITE AND EXAMINE THE AREAS TO BE ALTERED AND ADJOINING AREAS, TO DETERMINE THE EXTENT THAT HIS BID MAY BE AFFECTED BY EXISTING CONDITIONS. HE SHALL THOROUGHLY EXAMINE THE AREAS TO BE ALTERED FOR ACCESSIBILITY THERETO AND FOR OBSTRUCTIONS THEREON, FOR AVAILABILITY OF STORAGE SPACE AND FOR ANY OTHER CONDITION WHICH MAY AFFECT THE PERFORMANCE OF THE WORK.

16. THE APPROVAL OF SHOP DRAWINGS BY ARCHITECT WILL BE GENERAL ONLY. APPROVAL SHALL NOT BE INTERPRETED AS A CHECKING OF DETAILED DIMENSIONS, APPROVAL OF DEVIATIONS FROM TIME SCHEDULE UNLESS SUCH A CHECK OR APPROVAL IS SPECIFICALLY REQUESTED AT TIME OF SUBMISSION. APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITY FOR THE ACCURACY OF SHOP DRAWINGS, INCLUDING COORDINATION WITH AND CLEARANCES FOR THE OTHER TRADES, NOR FROM THE FURNISHING OF ALL MATERIALS AS REQUIRED BY THE CONTRACTOR BUT NOT INDICATED ON THE APPROVED SHOP DRAWINGS.

17. INTERIOR SIGNAGE REQUIREMENTS NOTE:

GENERAL CONTRACTOR SHALL PROVIDE ALL SIGNAGE IN ACCORDANCE WITH FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION SECTION 216 AND SHALL COMPLY WITH SECTION 703. INTERIOR AND EXTERIOR SIGNS IDENTIFYING PERMANENT ROOMS AND SPACES SHALL

COMPLY WITH 703.1, 703.2 AND 703.5

WHERE BOTH VISUAL AND TACTILE CHARACTERS ARE REQUIRED, EITHER ONE OR TWO SEPARATE SIGNS, ONE WITH VISUAL, AND ONE WITH TACTILE CHARACTERS, SHALL BE PROVIDED.



FUSION CIGAR LOUNGE INTERIOR RENOVATION

PROJECT TEAM

RESCH ARCHITECTURE ROBERT P. RESCH, III ARCHITECT 2963 GULF TO BAY BLYD. SUITE 100 CLEARWATER, FLORIDA 33759 727-709-0630

MOHAN ENGINEERING GEORGE MOHAN STRUCTURAL ENGINEER 13051 W. LINEBAUGH AVE. SUITE 102 TAMPA, FLORIDA 33626 813-472-5983



STEPANEK - LEWIS & ASSOCIATES MATT LEWIS MECHANICAL AND PLUMBING ENGINEERS 2257 TWELVE OAKS WAY, SUITE 103 WESLEY CHAPEL, FLORIDA 33544 813-991-1248

> M.P.S. ENGINEERING STEPHEN HUTCHINSON ELECTRICAL ENGINEER 240 PINE AVENUE NORTH OLDSMAR, FLORIDA 34677



SITE KEY PLAN

N.T.S.





SHT.			REVISION
NO.	DESCRIPTION - ARCHITECTURAL	NO.	DATE
CS	COVER SHEET AND INDEX OF DRAWINGS	/2	Ø9-11-25
<u>U</u>	DEMOLITION / EXISTING CONDITIONS		
Δl	FLOOR PLAN / LIFE SAFETY PLAN	\triangle	Ø7-23-25
A 2	KITCHEN EQUIPMENT / SEATING PLAN		
<i>A</i> 3	REFLECTED CEILING PLAN		
Δ4	PROPOSED EXTERIOR ELEVATIONS	2	<i>0</i> 9-11-25
<i>4</i> 5	(PROPOSED EXTERIOR ELEVATIONS	1 2	<i>0</i> 9-11-25
2 t	DESCRIPTION - STRUCTURAL		
S1.1	STRUCTURAL NOTES		
S 2.1	FOUNDATION PLAN		
S 2.2	PARTIAL ROOF FRAMING PLAN		
54. 1	SECTIONS & DETAILS		
S4.2	SECTIONS & DETAILS		
S4.3	SECTIONS & DETAILS		
SHT.	DESCRIPTION - ELECTRICAL		
ΕØ	SYMBOLS, DETAILS, & NOTES		
Εl	FIRE ALARM & HVAC POWER PLAN		
E2	LIGHTING PLAN		
E3	POWER & SYSTEMS PLAN		
SHT. NO.	DESCRIPTION - MECHANICAL/PLUMBING		
MI	MECHANICAL SPECIFICATIONS		
M2	MECHANICAL DEMO PLAN		
M3	MECHANICAL REMODEL PLAN		
M4	MECHANICAL DETAILS & SCHEDULES		
PI	PLUMBING SPECIFICATIONS		
P2	PLUMBING DEMO PLAN		

BUILDING DATA

OCCUPANCY CLASSIFICATION: ASSEMBLY GROUP A2 TYPE OF CONSTRUCTION: TYPE III-B UNSPRINKLED UNPROTECTED

ALTERATION: LEVEL 2 GROSS AREA: 3476 S.F. GROSS A/C AREA: 342Ø S.F.

OCCUPANCY LOAD CALCULATIONS / EGRESS CAPACITY PER FBC SECT 004 - TABLE 1004.1.2 (2023 FLORIDA BUILDING CODE 8TH EDITION CHAPTER 10) AND PER NFPA 101, LIFE SAFETY CODE, TABLE 7.3.1.2 "LESS CONCENTRATED USE"

TOTAL: OCCUPANT LOAD FACTOR: 517.62 SF BAR/DISHW. 200 GROSS SQ. FT. 440.50 SF MERCANTILE 60 GROSS SQ. FT. STANDING SPACE 15 NET SQ. FT. 1134.75 SF (UNCONCENTRATED (LESS CONCENTRATED USE TABLES AND CHAIRS) E.G., TABLES AND CHAIRS)

TOTAL OCCUPANTS: PLUMBING FACILITY CALCULATION AS REQUIRED IN SECTION 2902.1 OF FBC

(2023 FLORIDA BUILDING CODE 8TH EDITION CHAPTER 29) INDOOR LOUNGE AREA: (36 SEATS) INDOOR BAR AREA: (14 SEATS + 2 STAFF) PRIVATE ROOM: (16 SEATS) CIGAR / HUMIDOR: (2 STAFF) INDOOR LOUNGE OCCUPANTS PROPOSED: (66 SEATS + 4 STAFF)

OUTDOOR SEATING: (50 SEATS)

OUTDOOR BAR AREA: (11 SEATS) OUTDOOR LOUNGE OCCUPANTS PROPOSED: (61 SEATS)

PLUMBING TABLE 403.1 - MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES I WATER CLOSET IS REQUIRED PER 15 MALES - OCCUPANCY A2 / RESTAURANTS 1 WATER CLOSET IS REQUIRED PER 15 FEMALES - OCCUPANCY A2 / RESTAURANTS I LAVATORY IS REQUIRED PER 200 OCCUPANTS - OCCUPANCY A2 / RESTURANTS ,

H/C SEATING CALCULATION 25 FIXED BAR SEATS

12 FIXED SOFA SEATS 31 FIXED SEATS TOTAL X .05% = 2 H/C SEATS LOCATIONS REQUIRED 3 H/C SEATS PROVIDED

MEANS OF EGRESS

MEANS OF EGRESS CODE REQUIREMENT PROVIDED 1. NUMBER OF EXITS 2 PER FLOOR MINIMUM 2 PER FLOOR MINIMUM 2. TRAVEL DISTANCE 250 FEET MAXIMUM 3. DEAD END CORRIDOR 20 FEET MAXIMUM 4. CORRIDOR WIDTH 44 INCH MINIMUM 64 INCHES 5. SIZE OF EGRESS DOORS 36 INCH WIDE MINIMUM 36 INCHES MINIMUM

APPLICABLE CODES UTILIZED FOR DESIGN

2023 FLORIDA BUILDING CODE 8TH EDITION: BUILDING 2023 FLORIDA BUILDING CODE 8TH EDITION: ACCESSIBILITY 2023 FLORIDA BUILDING CODE 8TH EDITION: ENERGY CONSERVATION 2023 FLORIDA BUILDING CODE 8TH EDITION: PLUMBING 2023 FLORIDA BUILDING CODE 8TH EDITION: MECHANICAL 2023 FLORIDA BUILDING CODE 8TH EDITION: FUEL GAS 2023 FLORIDA BUILDING CODE 8TH EDITION: EXISTING BUILDING

2020 NATIONAL ELECTRICAL CODE (NEC) 2019 EDITION NFPA 241

2023 8TH EDITION FLORIDA FIRE PREVENTION CODE 2021 NFPA 101 CHAPTER 7,12,+13 2019 NFPA 24

2019 NFPA 96 2019 NFPA 72 2020 NFPA 70 2021 NFPA 90A

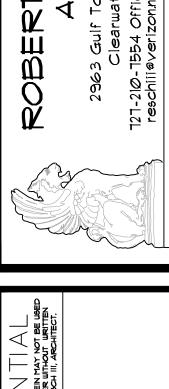
6. STAIR WIDTH

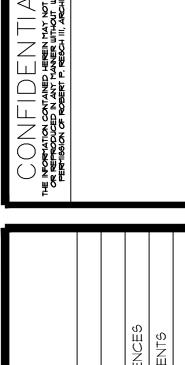
TYPE OF IMPROVEMENTS

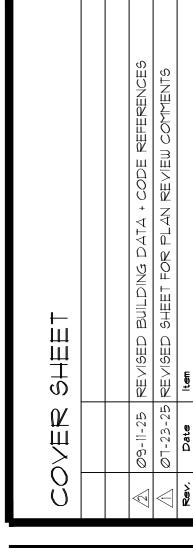
DESCRIPTION OF WORK:

THE PROJECT CONSISTS OF ALL LABOR, MATERIALS, TOOLS, ACCESSORIES AND ADJUNCT SERVICES FOR THE INTERIOR RENOVATION / REMODELING OF A +/- 3476 S.F. GROSS BUILDING AREA. RENOVATION WILL INCLUDE THE INSTALLATION OF NEW ADA UNISEX RESTROOM, UPDATED LIGHTING, AND EXTERIOR METAL ROLL-DOWN COIL DOORS @ (2) OUTDOOR BAR LOCATIONS.









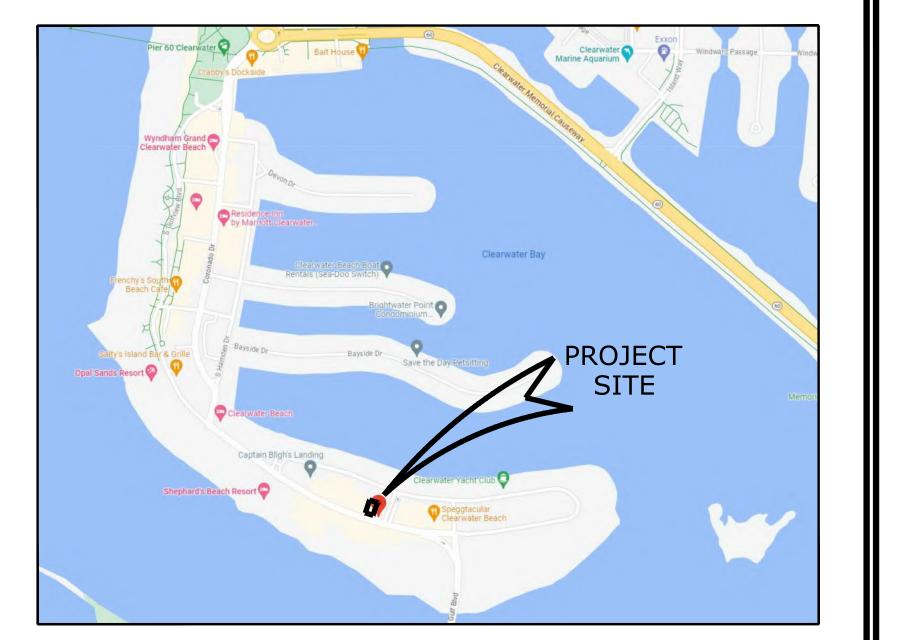
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FUSION CIGAR LOUNGE

SECTION 17 - TOWNSHIP 29 S - RANGE 15 E PARCEL NO. 17-29-15-05004-002-0140 CITY OF CLEARWATER, FLORIDA

LEGAL DESCRIPTION

A BOUNDARY SURVEY OF: Lot 14, BAYSIDE SUBDIVISION NO. 5, as recorded in Plat Book 38, Pages 38-39 of the Public Records of Pinellas



INDEX OF SHEETS		
C1.1	CIVIL SITE DATA	
C2.1	SITE PREPARATION PLAN	
C3.1	CIVIL SITE PLAN	
L1.1	LANDSCAPING PLAN	
L1.2	LANDSCAPING DETAILS	

Donald B. Fairbairn, P.E. #44971

ISSUE DATE: 07/17/2025 **REVISIONS:** No. Date Description

AGENCY RESPONSE STAMPS

STREET MAP

AERIAL MAP

OWNER CONTACT

696 S GULFVIEW BLVD LLC

965 S BAYSHORE BLVD SAFETY HARBOR, FL 34695-4217

DESIGN PROFESSIONALS

CIVIL ENGINEER/PLANNER: NORTHSIDE ENGINEERING, INC. 300 SOUTH BELCHER ROAD CLEARWATER, FLORIDA 33765

2963 GULF TO BAY BLVD., SUITE 100 CLEARWATER, FLORIDA 33759 RESCHARCHITECTURE.COM 727-210-7554 OFFICE RESCHIII@VERIZON.NET

MURPHY'S LAND SURVEYING, INC. 5760 11TH AVENUE NORTH ST. PETERSBURG, FLORIDA 33710

SURVEY

FLOOD ZONE INFORMATION

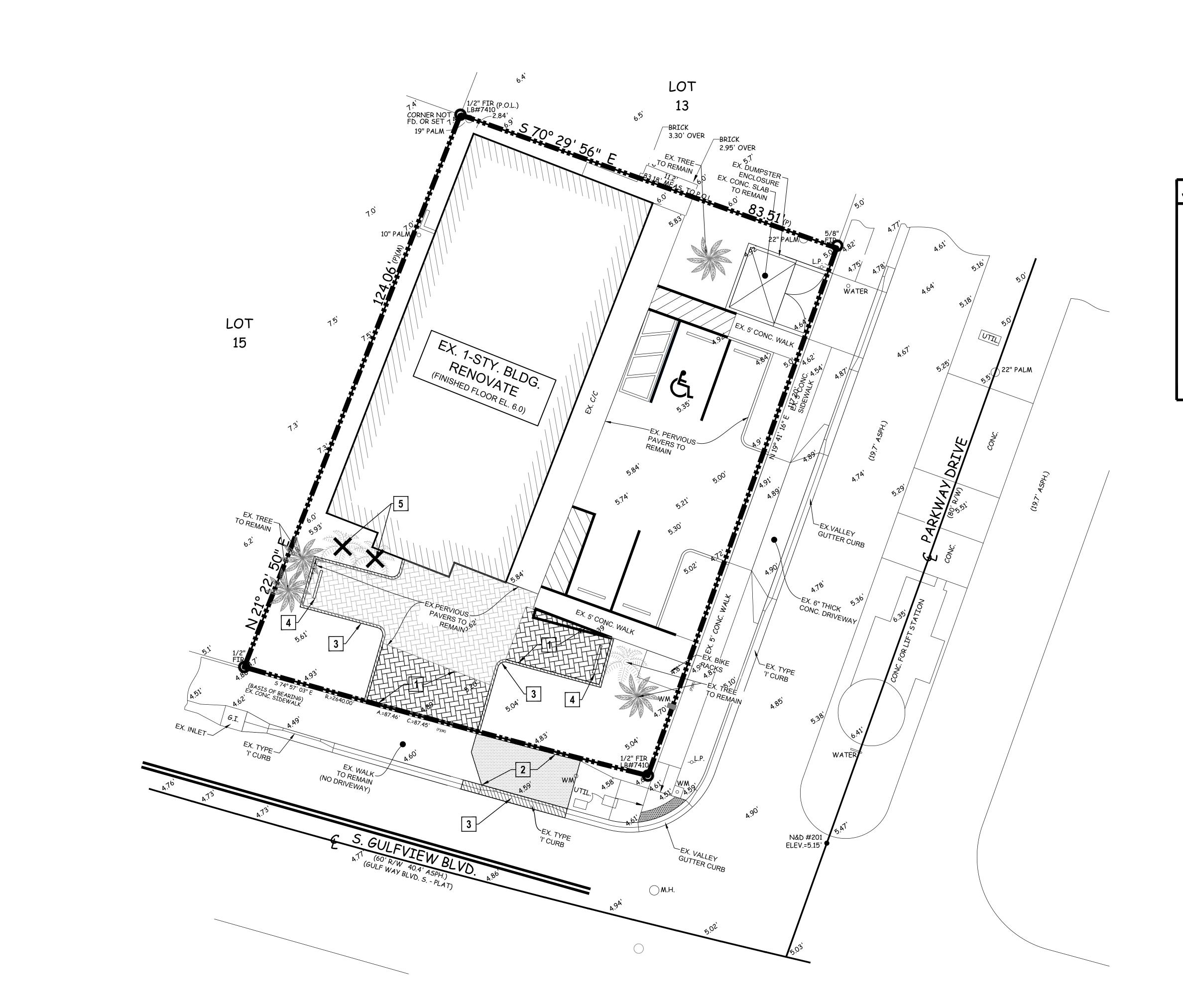
FLOOD ZONE "AE (EL 9)" CITY OF CLEARWATER 125096 12103C0104H EFF. 8/24/2021

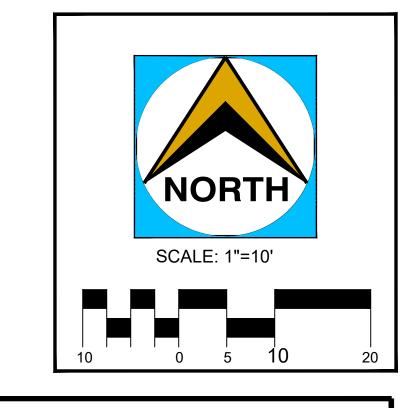
SITE DATA				
MATRIX		EXISTING	PROPOSED	ALLOWED/CODE
ZONING:		Т	Т	OK.
USAGE:		GENERAL RETAIL	CIGAR LOUNGE + BAR - 4 COP	OK.
FUTURE LAN	D USE:	RFH	RFH	OK.
LOT AREA (G	ROSS):	10,284 S.F. 0.236 ACRES	10,284 S.F. 0.236 ACRES	5,000 S.F.
BUILDING CO	VERAGE:	3,476 S.F.	3,476 S.F.	-
FLOOR AREA (FAR)	RATIO:	3,476 S.F. 0.338	3,476 S.F. 0.338	10,284 S.F. 1.00 (MAX)
BLDG.	FRONT (SOUTH)	31.22'	10' (TO OUTDOOR SEATING)	0' - 15'
SETBACKS:	FRONT (EAST)	39.38'	39.38'	0' - 15'
	SIDE (WEST)	4.01'	4.01'	0' - 10'
	SIDE (NORTH)	2.84'	2.84'	0' - 10'
BLDG. HEIGH	T:	18.5'	18.5'	35' - 100'
VEHICULAR I	JSE AREA (VUA):	3,156 S.F.	1,970 S.F.	-
IMPERVIOUS (I.S.R.)	SURFACE RATIO:	8,294 S.F. 0.806	7,561 S.F. 0.735	0.95 MAX.
OPEN SPACE (S.F. & % OF (1,990 S.F. 19.4%	2,723 S.F. 26.5%	5%
PARKING:		6 SPACES	4 SPACES	35 SPACE





FUSION





SITE PREPARATION NOTES

PREPARATION OF THE SITE INCLUDES THE REMOVAL/RELOCATION OF ALL EXISTING STRUCTURES WITHIN PROJECT AREA, PAVING AND BASE, UTILITY LINES (SANITARY SEWER, STORM PIPES, WATER LINES, POWER POLES, OVERHEAD AND UNDERGROUND POWER AND TELEPHONE CABLES, GAS LINES, TREES, SHRUBS, ETC.) AND IS NOT LIMITED TO WHAT IS SHOWN ON PLANS.

7 REMOVE EXISTING PERVIOUS PAVERS

REMOVE EXISTING CONCRETE (REMOVE SIDEWALKS TO NEAREST EXPANSION JOINT)

3 REMOVE EXISTING CONC. CURB

4 REMOVE EXISTING CONC. STOP BAR

12" LIFTS TO 95% OF MAX DENSITY.

5 REMOVE EXISTING TREE

A. ALL CAVITY & EXCAVATION RESULTING FROM REMOVAL OF TREES,
SHRUBS, PIPES, INLETS, GREASE TRAPS, SIGN, AND POLE BASE SHALL
BE FILLED WITH APPROVED SUITABLE MATERIAL AND COMPACTED IN

×

B. 0FF-SITE DISPOSAL OF STRUCTURES, UTILITIES AND CONSTRUCTION DEBRIS SHALL OCCUR IN SOLID WASTE DISPOSAL FACILITIES APPROVED BY F.D.E.P., AND LOCAL JURISDICTION'S STANDARDS AND SPECIFICATIONS.

Civil · Land Planning · Traffic Studies · Landscape

Due Diligence Reports · Land Use · Re-Zoning
Stormwater Management · Utility Design
Construction Administration

Donald B. Fairbairn, P.E. #44971

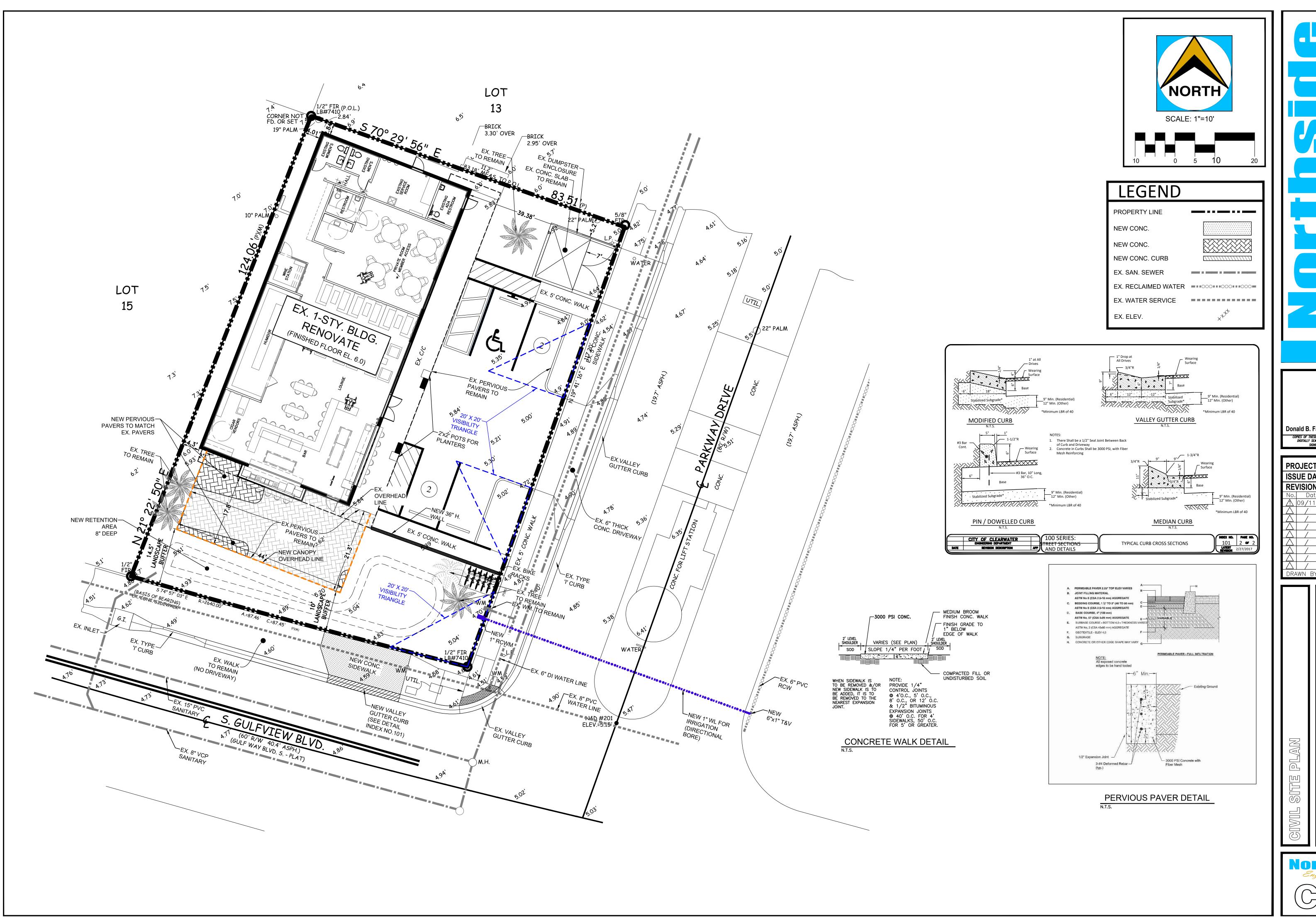
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PRO	OJECT#	2531
ISS	UE DATE:	07/17/2025
RE	VISIONS:	
No.	Date	Description
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PARATION PLAN

FUSION CIGAR I
696 S GULFVIEW BL

Northside Engineering, I me.



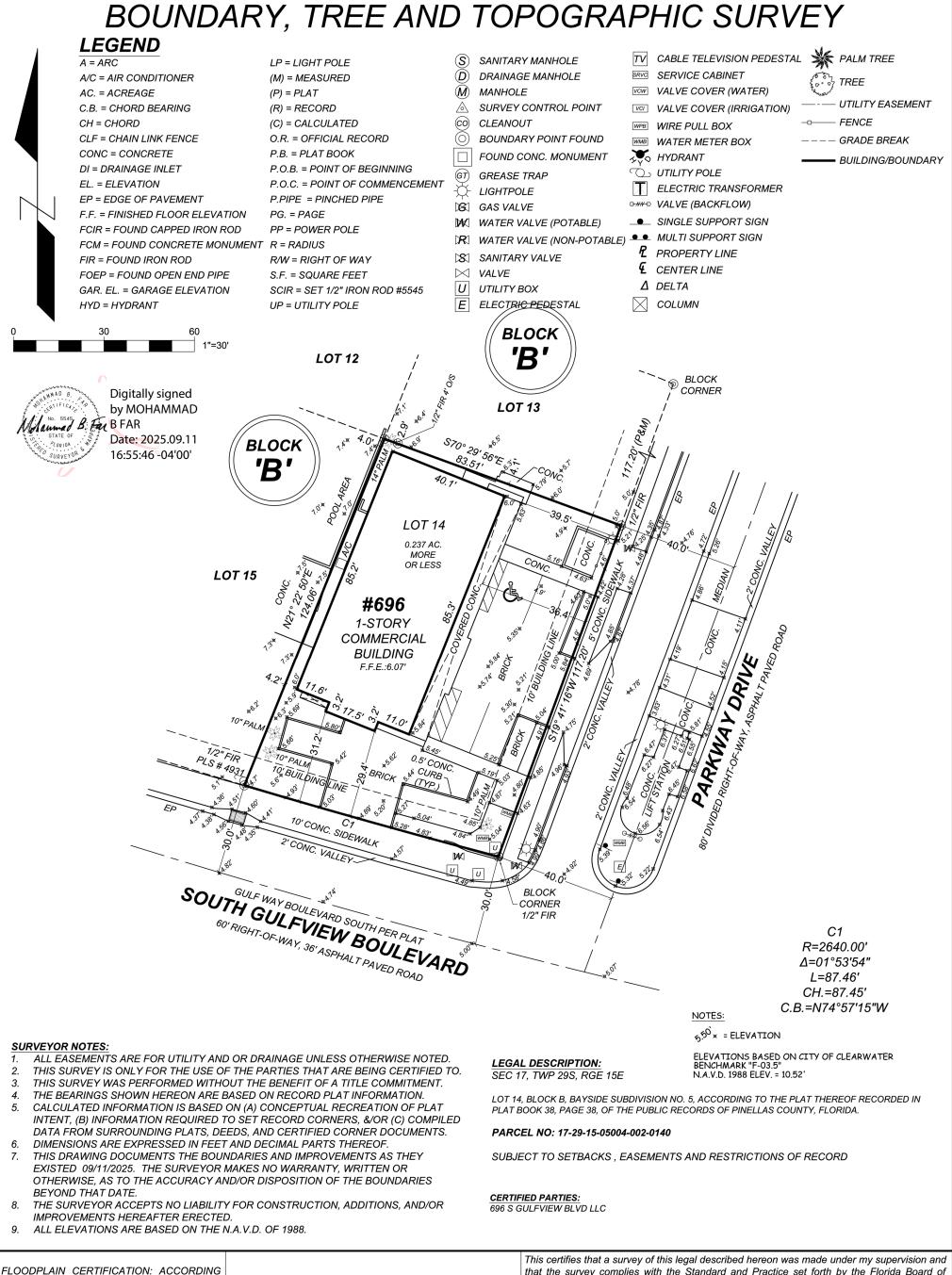


Donald B. Fairbairn, P.E. #44971

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FUSION CIGAR LOUNGE 696 S GULFVIEW BLVD, CLEARWATER, FL33767

Northside Engineering, 9 me.



TO THE F.I.R.M. MAP, COMMUNITY PANEL NUMBER: 12103C/0104/H DATED: 08/24/2021. THIS PROPERTY APPEARS TO BE IN FLOOD ZONE "AE" AND THE BASE 100 YEAR FLOOD ELEVATION IS 9.0' ABOVE MEAN SEA LEVEL.

JOB # 696 REVISIONS:

FIELD DATE 09/10/2025
SCALE 1" = 20'
DRAWN BY *E.l.*CHECKED BY *M.B.F.*

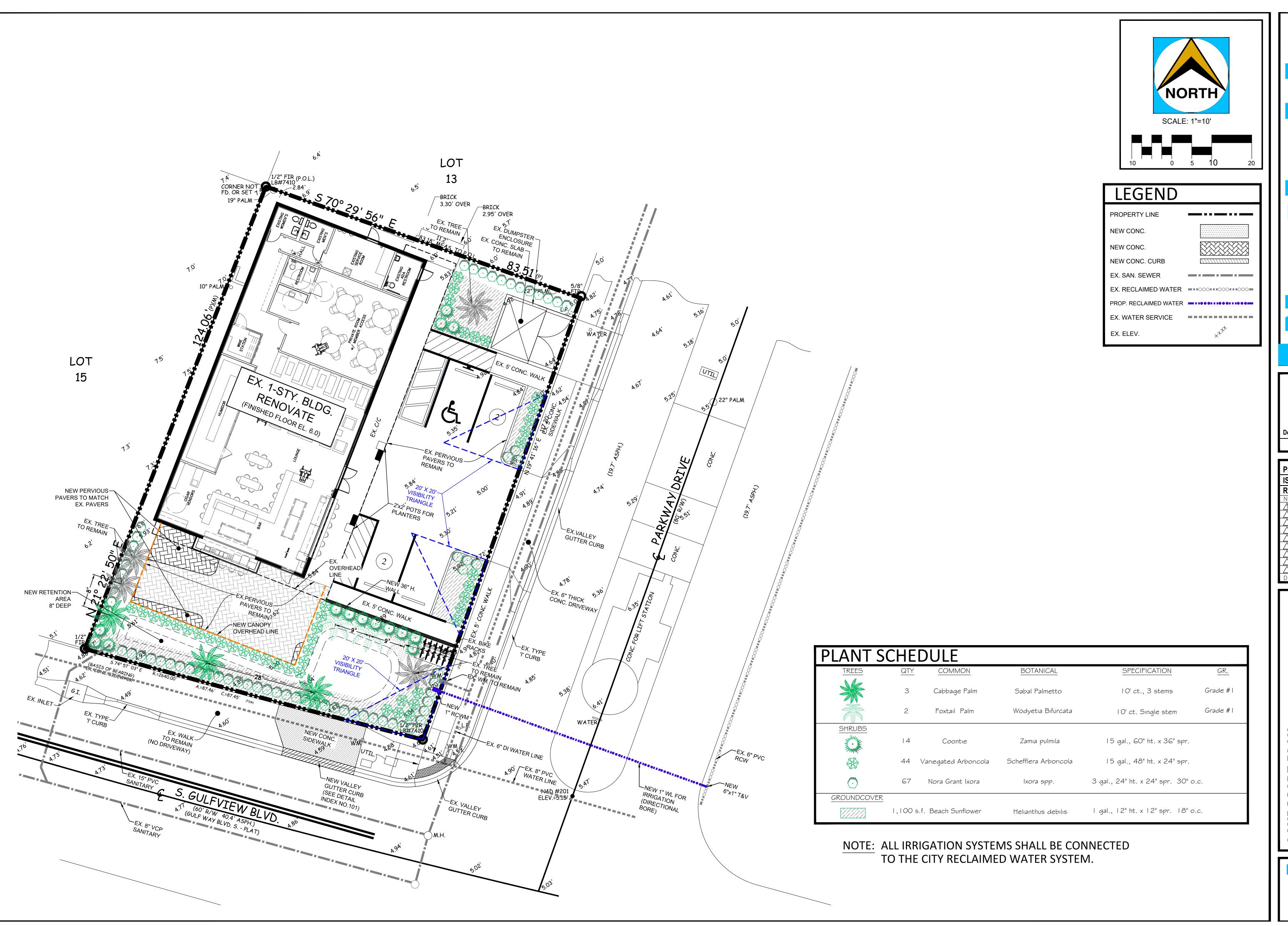
MOHAMMAD B. FAR 3152 LITTLE ROAD #333, TRINITY, FLORIDA 34655

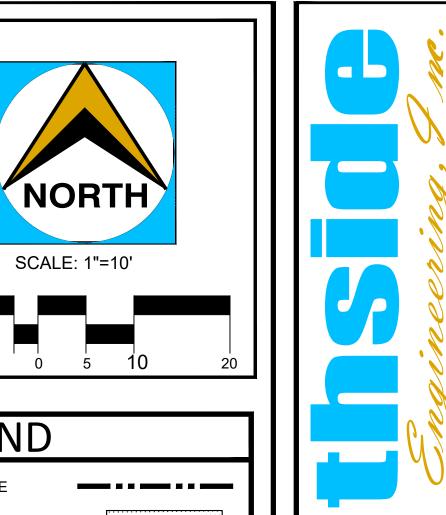
PHONE: (727) 375-1740 FAX: (727) 375-1741 E-MAIL: MOHAMMADBFAR@AOL.COM

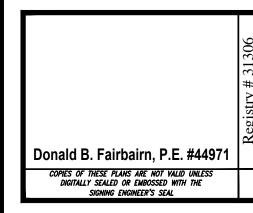
that the survey complies with the Standard and Practice, set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 37.77. F.A.C., pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is the and accurate representation thereof to the best of my knowledge and belief, subject in notes, and notations, hereon. NOT VALID UNLESS SIGNED, DATED AND STANDED WITH MY EMBOSSED SEAL. FOR REFERENCE ONLY.

09/11/2025

DATE MOHAMMAD BAR, P.L.S. #5545

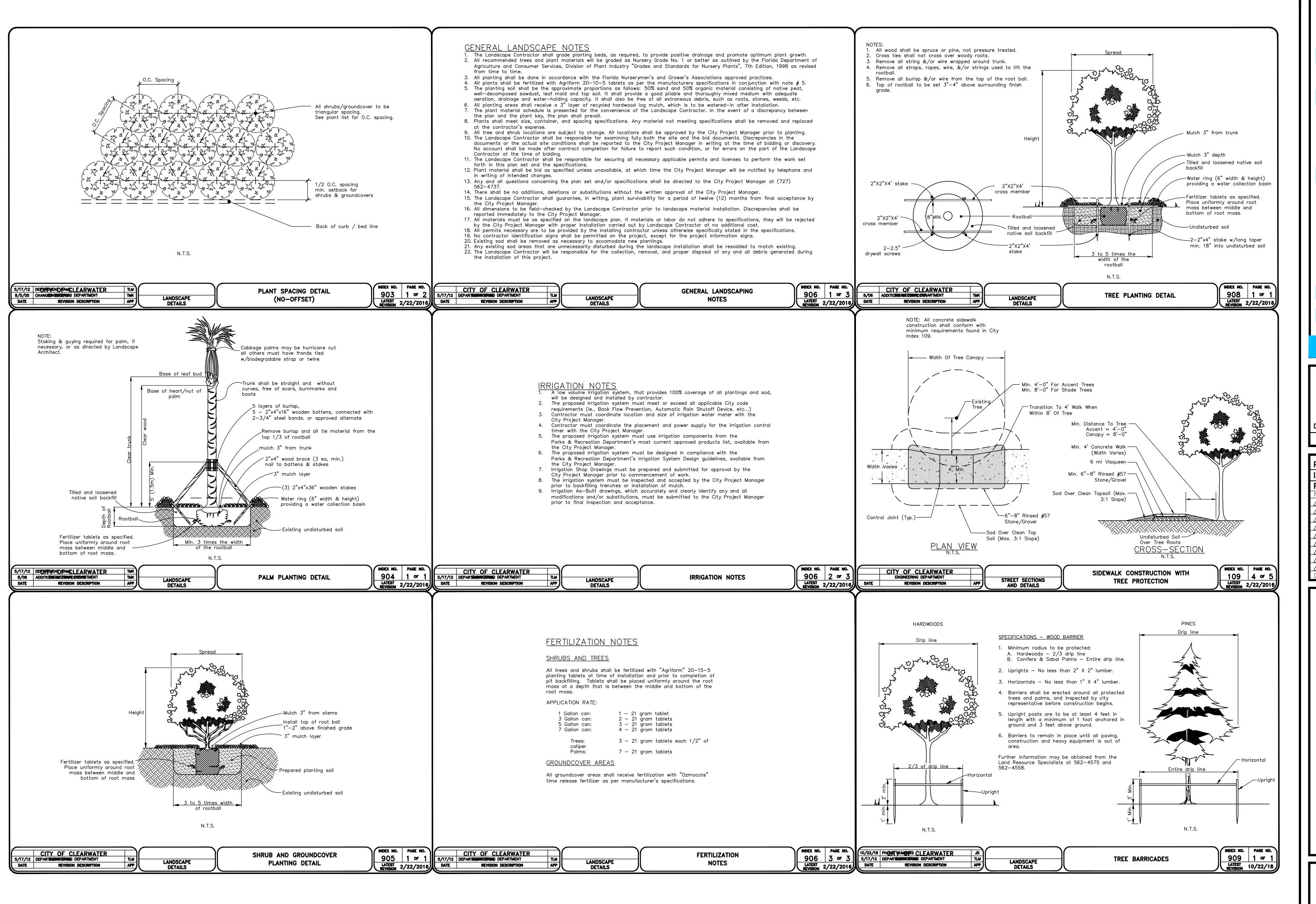




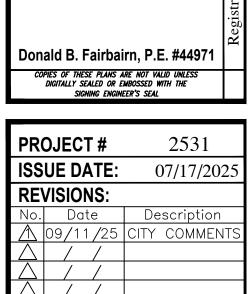


PROJECT#	2531	
ISSUE DATE:	07/17/2025	
REVISIONS:		
No. Date	Description	
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Northside Engineering, I me.

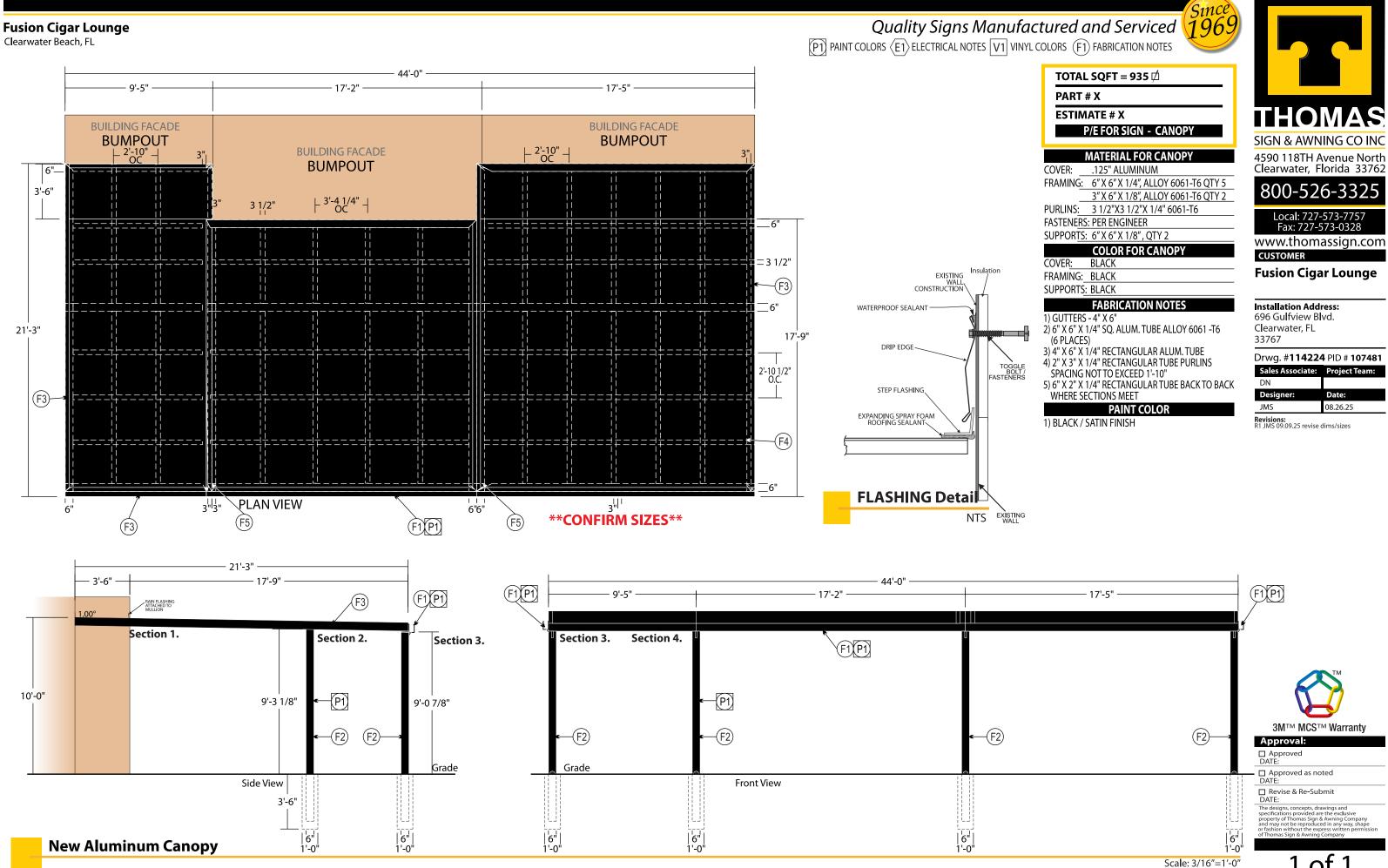






SION





Quality Signs Manufactured and Serviced 1969 **Fusion Cigar Lounge** Clearwater Beach, FL LOT 13 BRICK 3,30' OVER LOT UTIL EX. 1-STYBLOG. 15 RENOVATE. **LEGEND** LED Illuminated (Front & Halo)
Wall Sign LED Illuminated (Halo Lit) **Channel Letters** C New Aluminum Canopy -NEW PERVIOUS PAVERS TO MATCH EX. PAVERS NEW CANOPY OVERHEAD LINE 525

Site Plan

SIGN & AWNING CO INC

4590 118TH Avenue North Clearwater, Florida 33762

800-526-3325

Local: 727-573-7757 Fax: 727-573-0328

www.thomassign.com

Fusion Cigar Lounge

Installation Address:

696 Gulfview Blvd. Clearwater, FL 33767

Drwg. #114224 PID # 107481

Sales Associate:	Project Team:
DN	
Designer:	Date:
JMS	08.19.25

Revisions:

TM CONTRACTOR

3M™ MCS™ Warranty

Approval:

☐ Approved

DATE:

Scale: 1"=20'-0"

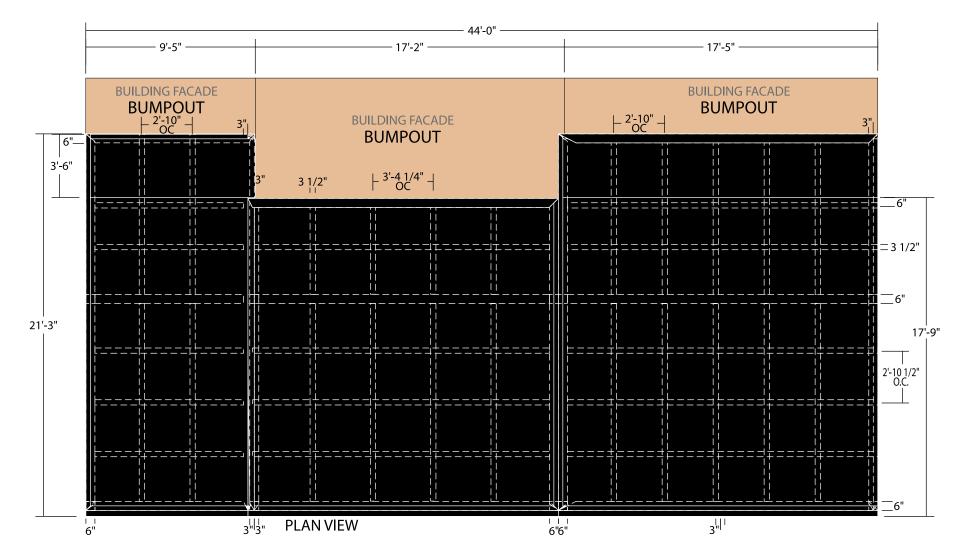
Approved as noted DATE:

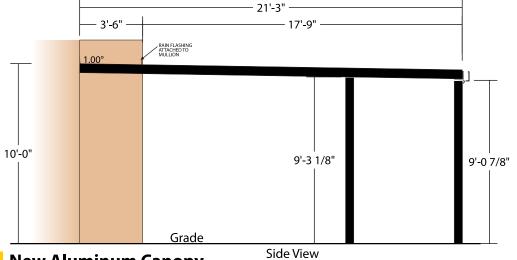
Revise & Re-Submit DATE:

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Fusion Cigar Lounge

Clearwater Beach, FL





New Aluminum Canopy

- Aluminum Canopy all painted Black. Mounted to Wall and Direct Bury Ground
 2" Angle Flashing to act as side gutters
- Cover to be .125" Aluminum Panels.
- 6" Standing Steel Supports w/ Base Plates. 6"x6" Framing Perimeter, 6"x6" Cross Members; two 3"X6" Vertical Cross Members

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

- Water Drainage to Front Facing Away from building.
- CONFIRM SIZES

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www.thomassign.com **CUSTOMER**

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Designer:	Date:
JMS	08.19.25

Revisions: R1 JMS 09.09.25 revise dims/sizes



Existing Condition

NTS



Proposed Condition



3M™ MCS™ Warranty

Approval: ☐ Approved DATE:

☐ Approved as noted

☐ Revise & Re-Submit DATE: