MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
ELC2-0000095
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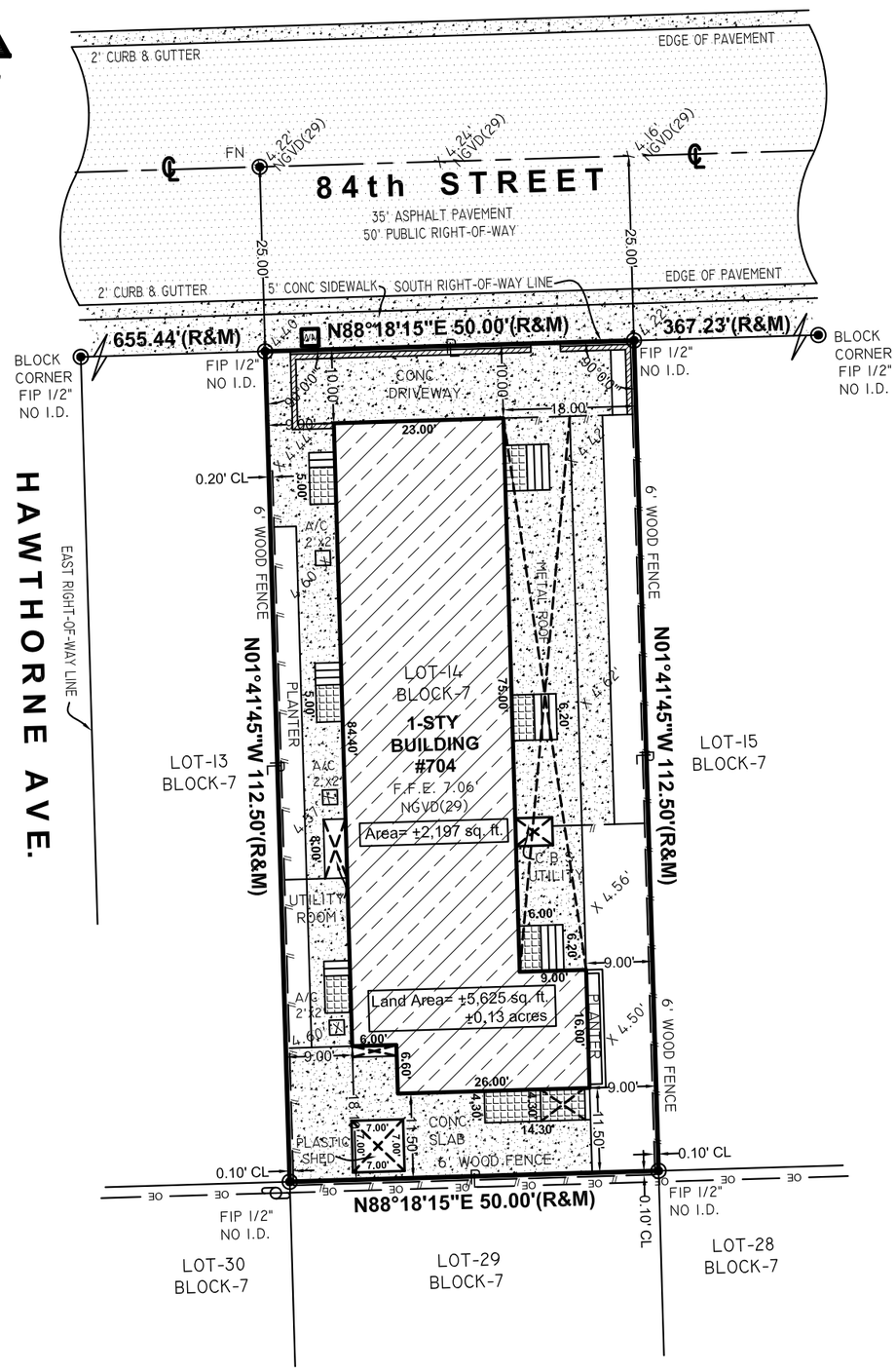
S K E T C H O F S U R V E Y

N

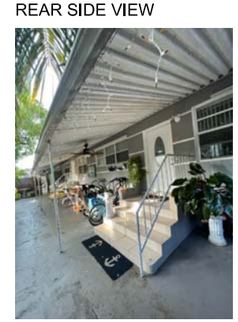
Scale 1"=20'



FRONT SIDE VIEW 11-01-21

FRONT SIDE VIEW 11-01-21

REAR SIDE VIEW 11-01-21


REAR SIDE VIEW 11-01-21

PROPERTY ADDRESS:
704 84 STREET
MIAMI BEACH, Fl. 33141
(FOLIO No. 02-3202-008-1650)

DESCRIPTION
Lot 14, Block 7, of "BISCAYNE BEACH SUBDIVISION" according to the Plat thereof as recorded in Plat Book 44, at Page 67, of the Public Records of Miami-Dade County, Florida.

There may be legal restrictions on the subject property that are not shown on the Map of Survey that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear.

The Map of Survey is intended to be displayed at the stated graphic scale in English units of measurement. Attention is brought to the fact that said drawing may be altered in scale by the reproduction process.

This Survey was conducted for the purpose of a BOUNDARY SURVEY only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency board, commission or other entity.

Legal description was furnished by the client.

The elevations of well-identified features as depicted on this survey and map were measured to an estimated vertical positional accuracy of 1/10 foot for natural ground surfaces and 1/100 foot for hardscape surfaces, including pavements, curbs and other man-made features as may exist.

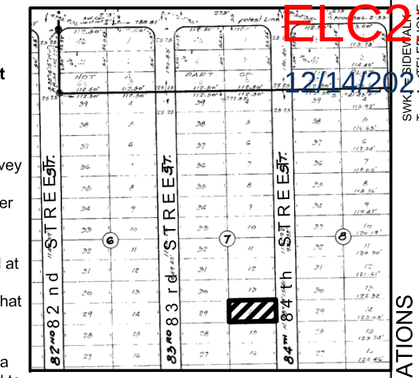
Well-identified features as depicted on this survey and map were measured to an estimated horizontal positional accuracy of 1/10 foot unless otherwise shown.

Legal Description subject to any dedications, limitations, restrictions, reservations or recorded easements.

Sketch of Survey cannot be used for construction purposes. Surveyor not responsible for third party alterations.

LIST OF POSSIBLE ENCROACHMENT:
N/A

BENCH MARK USED
BM #D-177, Elev.= 3.77
converted to NGVD 1929



LOCATION MAP(NOT TO SCALE)

If shown elevations are referred to NGVD of 1929

The surveyor makes no representation as to ownership, possession or occupation of the subject property by any entity or individual.

Subsurface improvements and/or encroachments within, upon, across, abutting or adjacent to the subject property were not located and are not shown.

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions and deletions to this Map of Survey by other than the signing party are prohibited without the written consent of the signing party.

This Map of Survey has been prepared for the exclusive use of the entities named herein and the certification does not extend to any unnamed party.

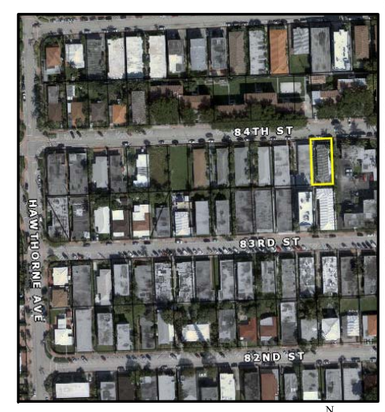
CERTIFY TO:

ESTEBAN BARRERA, RAMON ATLER
JUAN CARLOS BARRERA,
MANUEL BARRERA

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" AND THE MAP OF SURVEY RESULTING THERE FROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY SURVEY" MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.

11-01-2021

ARMANDO GARCIA
PROFESSIONAL LAND SURVEYOR No. 3109
STATE OF FLORIDA



AERIAL MAP (NOT TO SCALE)

LEGEND OF SURVEY ABBREVIATIONS

A	= ARC LENGTH	CLP	= CONC. LIGHT POLE
A/C	= AIR CONDITIONING PAD	CONC.	= CONCRETE
Alum.F	= ALUMINIUM FENCE	Δ	= CENTRAL ANGLE
BLDG	= BUILDING	E	= ELECTRIC SERVICE BOX
B/C	= BLOCK CORNER	EM	= ELECTRIC METER (CAN)
C.B.	= CATCH BASIN	F.D.H.	= FOUND DRILL HOLE
C.B.S.	= CONCRETE BLOCK STRUCTURE	F.H.	= FIRE HYDRANT
CH.	= CHORD DISTANCE	F.I.P.	= FOUND IRON PIPE
CL.	= CLEAR	F.R.	= FOUND REBAR
C/L	= CENTER LINE	F.N.	= FOUND NAIL
CLF	= CHAIN LINK FENCE	G.M.	= GAS METER
		L.P.	= LIGHT POLE
		MH	= MAN HOLE
		(M)	= MEASURED
		M/L	= MONUMENT LINE
		N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
		N.T.S.	= NOT TO SCALE
		OE	= OVERHEAD ELECTRIC LINES
		P.B.	= PLAT BOOK
		P.C.P.	= PERMANENT CONTROL POINT
		PG.	= PAGE
		P.R.M.	= PERMANENT REFERENCE MONUMENT
		P/L	= PROPERTY LINE
		(R)	= RECORDED
		R	= RADIUS
		RAD.	= RADIAL
		RES.	= RESIDENCE
		R/W	= RIGHT OF WAY
		S	= SEWER MANHOLE
		SEC.	= SECTION
		S.I.P.	= SET IRON PIPE No ____
		S/L.P.	= SET BACK LINE
		STY.	= STORY
		SWK	= SIDEWALK
		T	= TELEPHONE SERVICE BOX
		TV	= TV CABLE SERVICE BOX
		U.D.E.	= UTILITY DRAINAGE EASEMENT
		U.E.	= UTILITY EASEMENT
		U.M.E.	= UTILITY MAINTENANCE EASEMENT
		U.P.	= UTILITY POLE
		W	= WATER WELL
		W/M	= WATER METER

Survey is not covered by Proffesional Liability Insurance.

ORIGINAL FIELD DATE 11-01-2021
REVISIONS:

DRAWN J.V.D.
SHEET No. 1/1

FLOOD ZONE INFORMATION:
Community No. 120651
Panel No. 0326
Suffix: L
FIRM Date: 09-11-2009
Flood Zone: AE+8'

CBS SERVICES
Land Surveyors & Mapper
CARLOS@CBSSERVICESMIAMI.COM
8765 CORAL WAY, MIAMI, FL. 33155
(786) 290-4184

JOB No.:
10-606-21

MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
ELC2109895
12/14/2021 3:06:31 PM

SITE INVESTIGATION NOTE

EXAMINATION OF CONTRACT DOCUMENTS AND SITE OF WORK: THE BIDDER IS REQUIRED, BEFORE SUBMITTING HIS PROPOSAL, TO VISIT THE SITE OF THE PROPOSED WORK AND FAMILIARIZE HIM OR HERSELF WITH THE NATURE AND EXTENT OF THE WORK AND ANY LOCAL CONDITIONS THAT MAY IN ANY MANNER AFFECT THE WORK TO BE DONE AND EQUIPMENT, MATERIALS AND LABOR REQUIRED THEREFORE. SINCE THE WORK INVOLVES NEW AND/OR EXISTING BUILDINGS, SYSTEMS AND FACILITIES, SPECIAL CONSIDERATION SHALL BE GIVEN TO EXAMINATION OF WORKING CONDITIONS, NEW FACILITIES AND ALL BUILDING STRUCTURES FAMILIARIZE TO HIMSELF WITH ALL EXISTING CONDITIONS. SLIGHT VARIATION OF ROUTING AND OR CONSTRUCTIONS SHOULD BE ANTICIPATED BY THIS CONTRACTOR TO AVOID CONFLICTS WITH OTHER TRADES. THESE VARIATIONS ARE EXPRESSLY INCLUDED AS PART OF THE WORK WHENEVER REQUIRED AT NO ADDITIONAL COST TO THE OWNER. IGNORANCE ON THE PART OF THE CONTRACTOR WILL IN NO WAY RELIEVE HIM OF THE OBLIGATIONS AND RESPONSIBILITY ASSUMED UNDER THIS CONTRACT.

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- *NEW ELECTRICAL SERVICE.*
- *REPLACEMENT OF ELECTRICAL (METER AND MAIN D.S.) AS SHOWN ON ELECTRICAL RISER.*
- *EXISTING TYP PANEL"A" & HOUSE PNL H" TO REMAIN.*
- *AS PER CALCULATIONS NEW ELECTRICAL SERVICE IS REQUIRED (SEE RISER).*

LOCATION MAP
SCALE: N.T.S.

ELECTRICAL NOTES

1) *CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT FOR COMPLETE ELECTRICAL INSTALLATION IN ACCORDANCE WITH THESE DRAWINGS.*
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RAMON ATLER
JUAN CARLOS BARRERA
MANUEL BARRERA

NOTES

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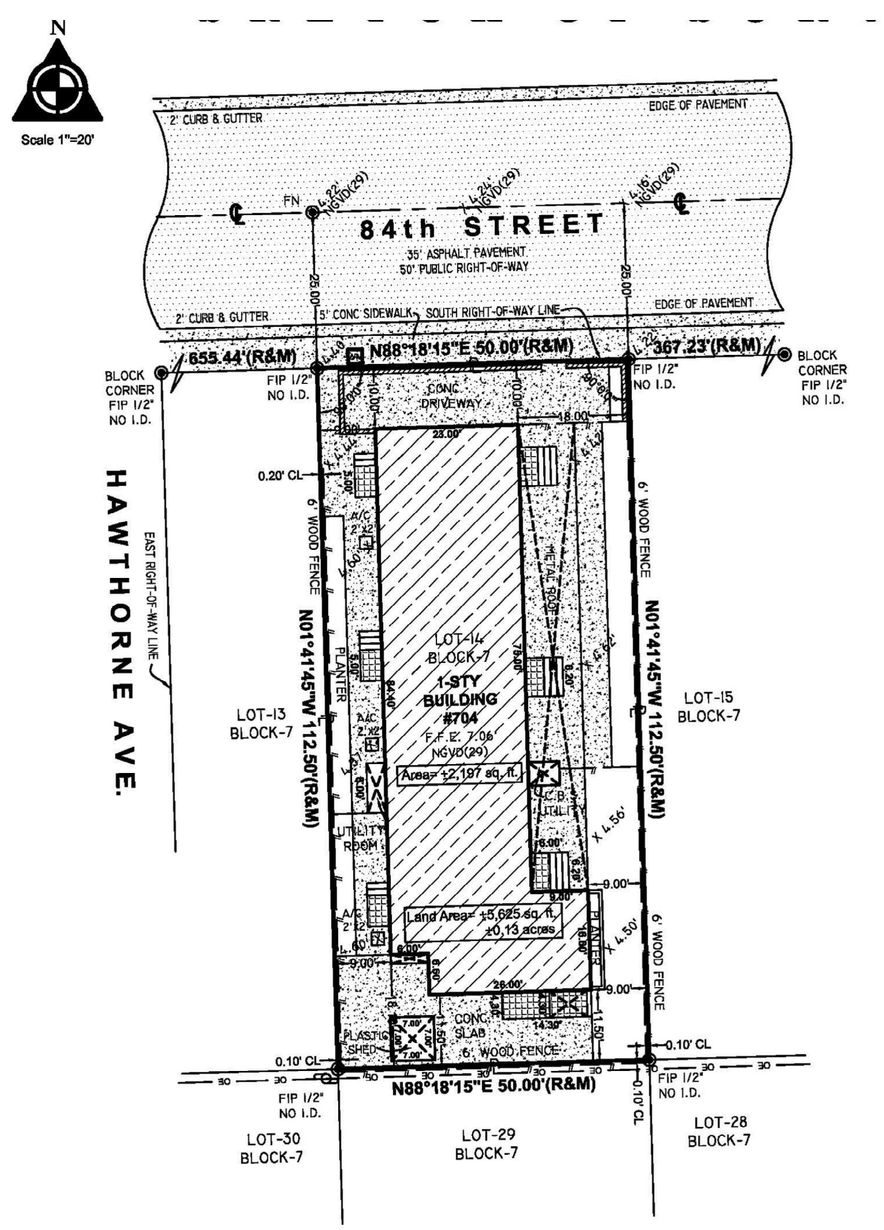

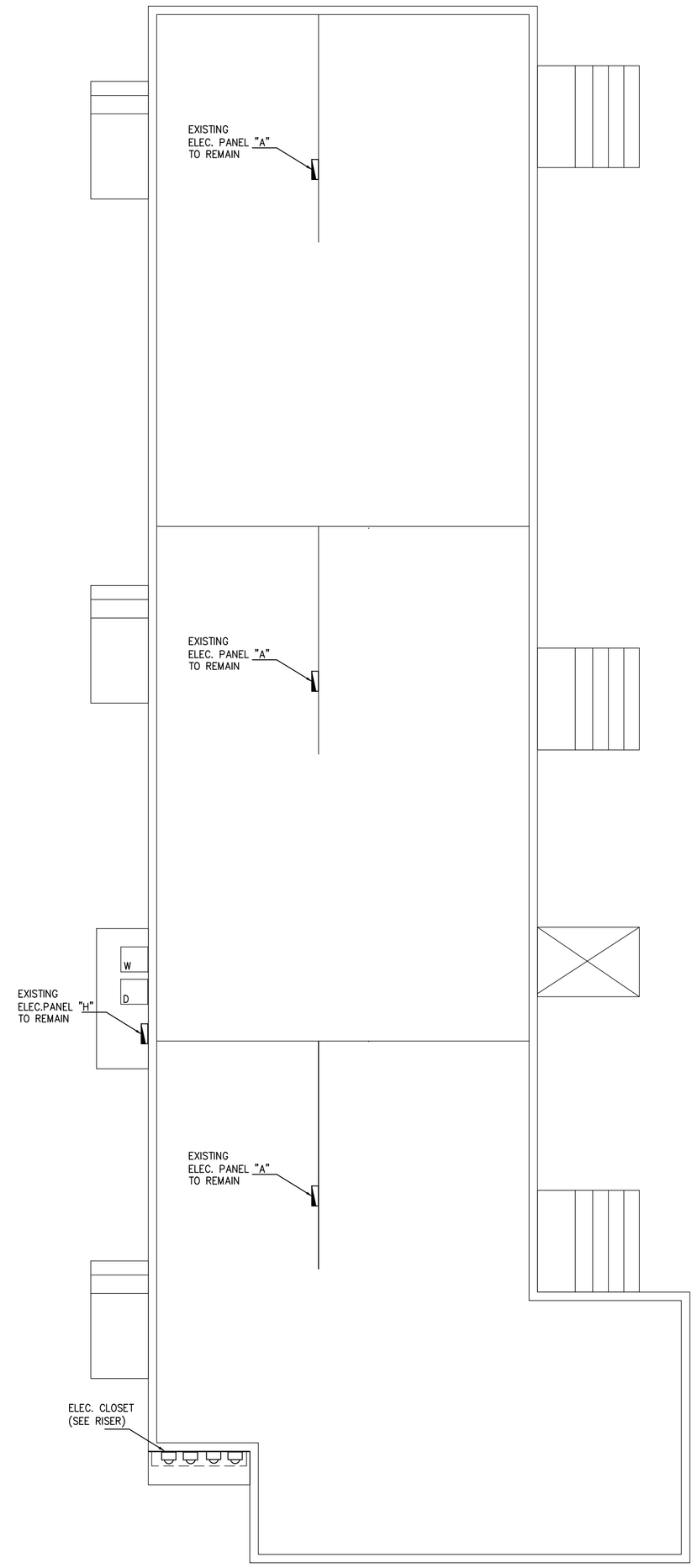

ELECTRICAL FLOOR PLAN
SCALE: 3/16"= 1'-0"

Revisions

ELECTRICAL SERVICE RENOVATION

ESTEBAN BARRERA,RAMON ATLER,JUAN CARLOS BARRERA
704 84 ST
MIAMI BEACH ,FL,33141

J.C.D. ARCHITECT INC
JUAN C. DAVID A.R. #0015344
LEED ACCREDITED PROFESSIONAL
Design & Development
Architecture Interiors Planning Construction
1395 Coral Way, Suite 404 ▫ Miami, Florida 33145 ▫ Phone: (305) 285-4243 ▫ Fax: (305) 285-4330

Job No.
Date
Scale SHOWN
Seal

Digitally signed by Juan C David
DN: c=US, o=JCD Architects Inc, ou=A01410D000000175C2490300900008973, cn=Juan C David
Date: 2021.12.03 18:14:01 -05'00'

STATE OF FLORIDA
JUAN C. DAVID
AR0015344
REGISTERED ARCHITECT

AA-26001560

Sheet No.
E-0

DESIGNS ARE SUBJECT TO MODIFICATION OR CHANGE AS REQUIRED BY ACTUAL MEASUREMENTS, STANDARD INDUSTRY PRACTICES IN LIGHT OF EXISTING STRUCTURAL AND OTHER CONDITIONS, APPLICABLE BLDG. CODES, AND THE LIKE. THESE PLANS ARE

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TYPE: LOAD CENTER
SERVICE: 1ø, 3W
VOLTAGE: 120/240 V
MOUNTING/LOCATION: SURFACE

EXISTING PANEL "H"

MAIN BUS: 125 A
NEUTRAL: 125 A
MAIN: MLO
AICS: 42 000 (2)

AMPS	POLES	TOTAL V.A.	COND. SIZE	WIRE SIZE	REMARKS	CKT NO.		CKT NO.	REMARKS	WIRE SIZE	COND. SIZE	TOTAL V.A.	POLES	AMPS
60	–	–	–	–	SPARE	1	A B	2	DRYER	10	3/4	5600	2	30
20	1	1140	1/2	12	WASHER MACHINE	5		6	SPACE	–	–	–	–	–
–	–	–	–	–	SPACE	7		8	SPACE	–	–	–	–	–

CONNECTED LOAD: 6740 VA

$ID = \frac{6740}{240} = 28$ AMP. @

@ 120/240V/1PH

EXISTING 60 AMP CB (SEE RISER).

FEEDER: SEE RISER
FED FROM: SEE RISER

*** ELECTRICAL CONTRACTOR SHALL VERIFY THE EXACT NAME PLATE RATING OF THE MOTORS & HEATERS BEFORE INSTALLATION AND INFORM TO THE ELECTRICAL ENGINEER OF ANY DISCREPANCE

TYPE: LOAD CENTER
SERVICE: 1ø, 3W
VOLTAGE: 120/240 V
MOUNTING/LOCATION: SURFACE

EXISTING PANEL "A"

MAIN BUS: 150 A
NEUTRAL: 150 A
MAIN: MLO
AICS: 42 000 (2)

AMPS	POLES	TOTAL V.A.	COND. SIZE	WIRE SIZE	REMARKS	CKT NO.		CKT NO.	REMARKS	WIRE SIZE	COND. SIZE	TOTAL V.A.	POLES	AMPS
–	–	–	–	–	SPACE	1	A B	2	A/C	8	3/4	5600	2	50
20	1	*	1/2	12		3		4						
60	2	13000	1	6	I.W.H#1	5		6	SMALL APPLIANCE	12	1/2	1500	1	20
						7		8	SMALL APPLIANCE	12	1/2	1500	1	20
20	1	750	1/2	12	REFRIGERATOR o	9		10	o RANGE IGNITER	12	1/2	180	1	20
20	1	240	1/2	12	HOOD b				b BATH. REC. GFI	12	1/2	*	1	20
15	1	*	1/2	14	GEN.LTS & REC.(BED) o	11		12	o GEN.LTS.(KITCHEN&DINING)	12	1/2	*	1	20
15	1	*	1/2	14	GEN.LTS & REC.(LIVING) b				b GEN.LTS & REC.	12	1/2	*	1	20

CONNECTED LOAD: SEE LOAD CALCULATION
* AS PER SQ-FT OF CONDITION SPACE. 3W/SF
N.C.L. NON CONCURRENT LOAD

FEEDER: SEE RISER
FED FROM: SEE RISER

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Load Calculation	PANEL A
SQUARE FEET OF CONDITION SPACE	1,981 SF
GENERAL LIGTHING AT 3 W.S.F	5,943
SMALL APPLIANCES CIRCUITS	2
SMALL APPLIANCES LOAD	3,000
,I.W.H#1	13,000
HOOD	200
REFRIGERATOR	750
RANGE IGNITER	180
CONNECTED LOAD WIHTOUT A/C LOAD	23,073 (TYP)
FIRST 10,000 AT 100%	10,000
REST AT 40%	5,229
A/C LOAD AT 100% (HEATERS AT 100%)	5,600
TOTAL	20,829
AT 240 VOLT	87 AMP
PROVIDE ELECTRICAL MAIN	100 AMP

SERVICE LOAD SUMMARY

PNL"A" (TYP OF 3)-----(3)87=261 AMP
PNL"H" ---------- 28 AMP
TOTAL: ---------- 289 AMP
PROVIDE 310 AMP ELECT. SERVICE (SEE RISER)

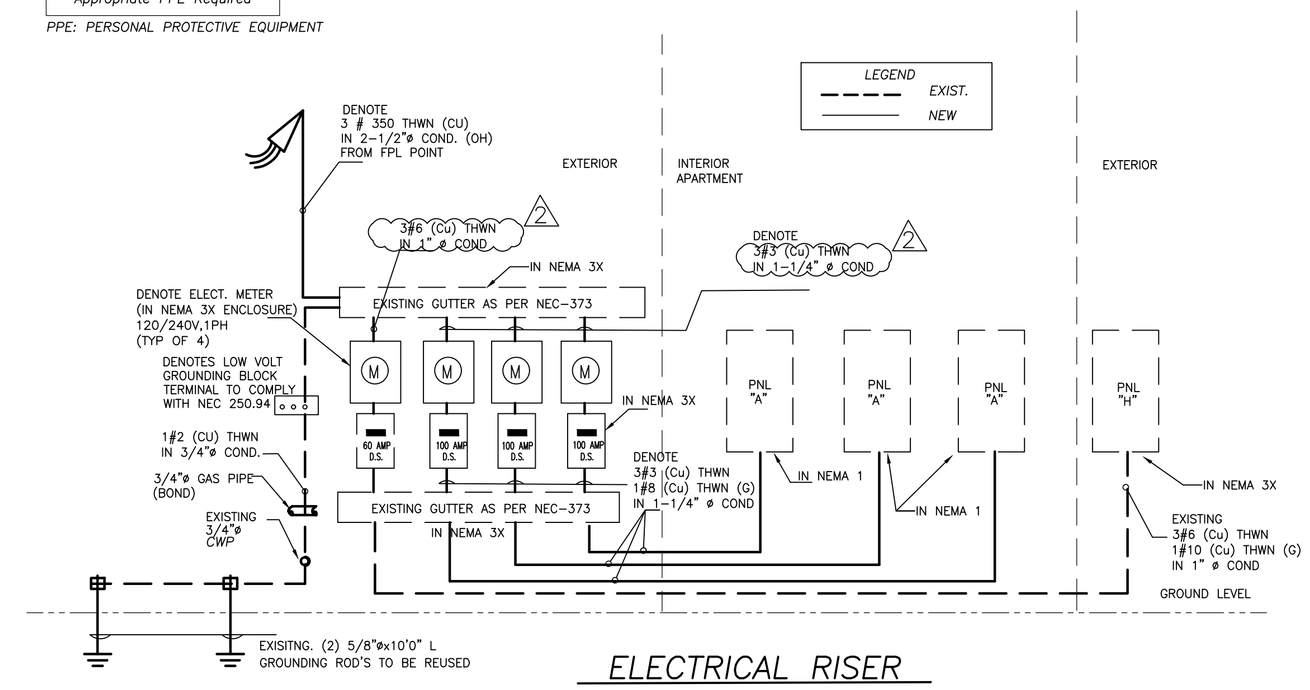
(1)

NOTE:
THE NEW ELECTRICAL EQUIPMENT AND COMPONENTS MUST BE LOCATED HAVING THE BOTTOM OF THE EQUIPMENT AT OR ABOVE THE LOWEST FLOOR ELEVATION OF THE EXISTING BUILDING (7.06' NGVD)".

PROVIDE PERMANENT PLAQUE IN ELECTRICAL ROOM FOR ARC FAULT & SHOCK HAZARD:

WARNING
Arc Flash and Shock Hazard
Appropriate PPE Required

PPE: PERSONAL PROTECTIVE EQUIPMENT



ELECTRICAL RISER
N.T.S

(2)

SHORT CIRCUIT CALCULATION AT MAIN BKR

Isc=38620 SYM AMPS (F.P.L. TRANSFORMER)(LETTER)

$F = \frac{2 \times L \times Isc}{C \times N \times E_{L-L}}$

$F = \frac{2 \times 33 \times 38620}{22736 \times 2 \times 240 \text{ Volts}} = \frac{2548920}{10913280}$

F= 0.23

$M = \frac{1}{1+F} = \frac{1}{1+0.23} = \frac{1}{1.23} = 0{,}813$

Isca=Isc x M = (38620)(0.813)
Isca=31.282 => USE 42000 AICS IN O.C.P.D AT MAIN BKR

LEGEND :
Isca= AVAILABLE SHORT CKT, CURRENT OF FAULT.
Isc = TRANSFORMER SHORT CKT. CURRENT.
L = LEGEND (FEET) OF CKT TO THE FAULT.
C = CONSTANT FOR FEEDER FROM TABLE "C".
E L-L = VOLTAGE LINE TO LINE.
F = FACTOR.
M = FACTOR.
N = NUMBER OF CONDUCTORS PER PHASE (ADJUST "C" VALUE FOR PARALLEL RUNS.)

ELECTRICAL PANELS & RISER
N.T.S

Revisions
1 11.02.21 BLDG
2 11.19.2021
3 12.03.21 BLDG

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JCD ARCHITECTS, INC.

STATE OF FLORIDA JUAN C. DAVID AR0015344 REGISTERED ARCHITECT

Job
Date
Scale AS SHOWN
Seal
Sheet No.
E-1

Digitally signed by Juan C David
DN: c=US, o=JCD Architect Inc, ou=A01410D00000175C249030-900008973, cn=Juan C David
Date: 2021.12.03 15:27:55-05'00'

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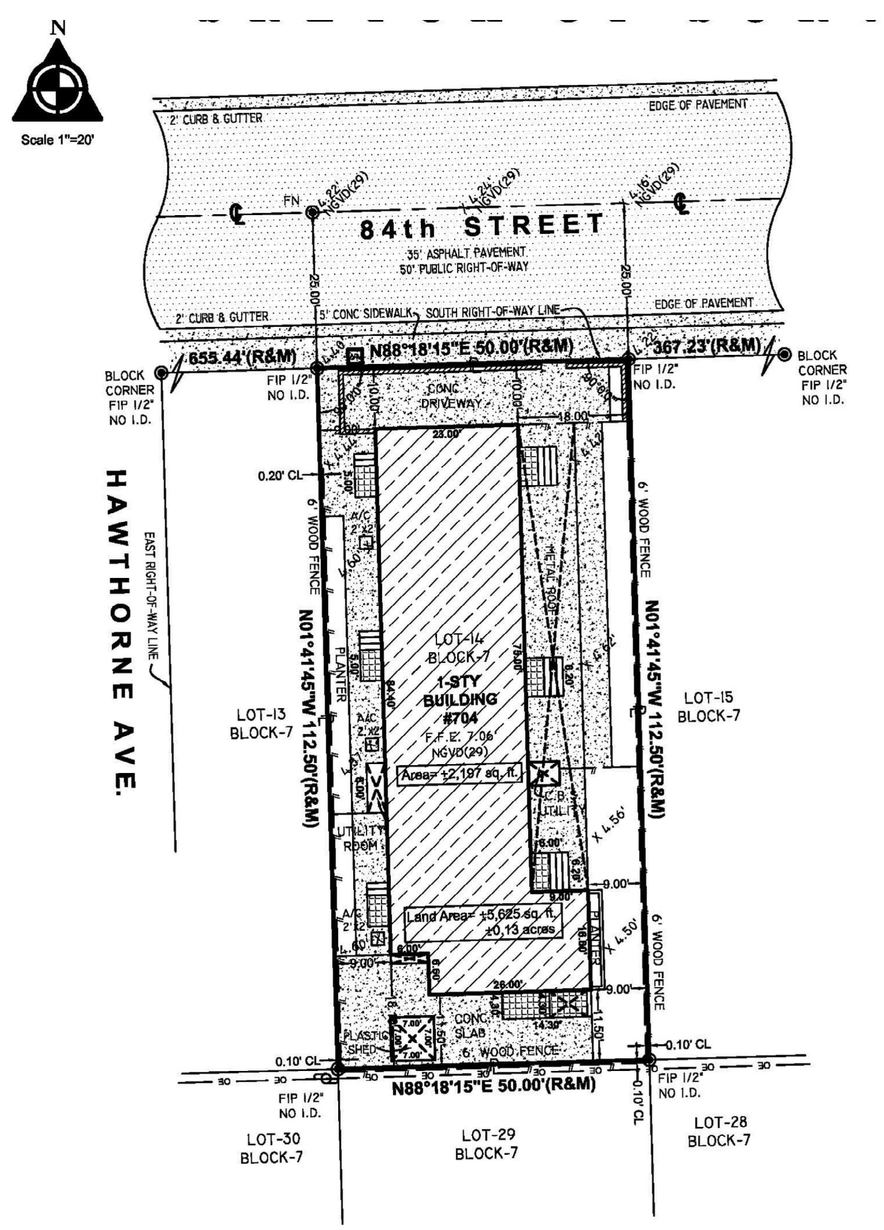

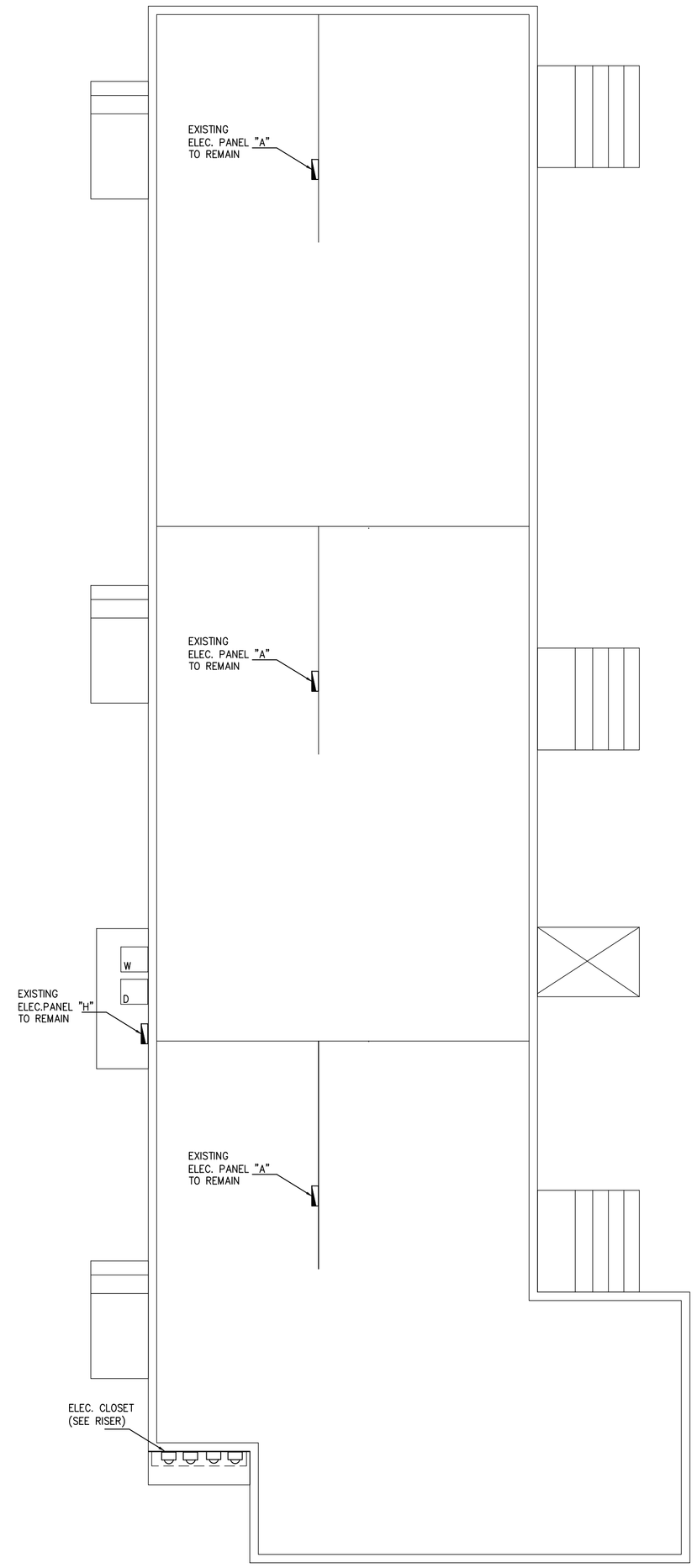

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Digitally signed by Juan C David
DN: c=US, o=JCD Architects Inc, ou=A01410D000000175C2490300900008973, cn=Juan C David
Date: 2021.12.03 18:14:01 -05'00'

STATE OF FLORIDA
JUAN C. DAVID
AR0015344
REGISTERED ARCHITECT

AA-26001560

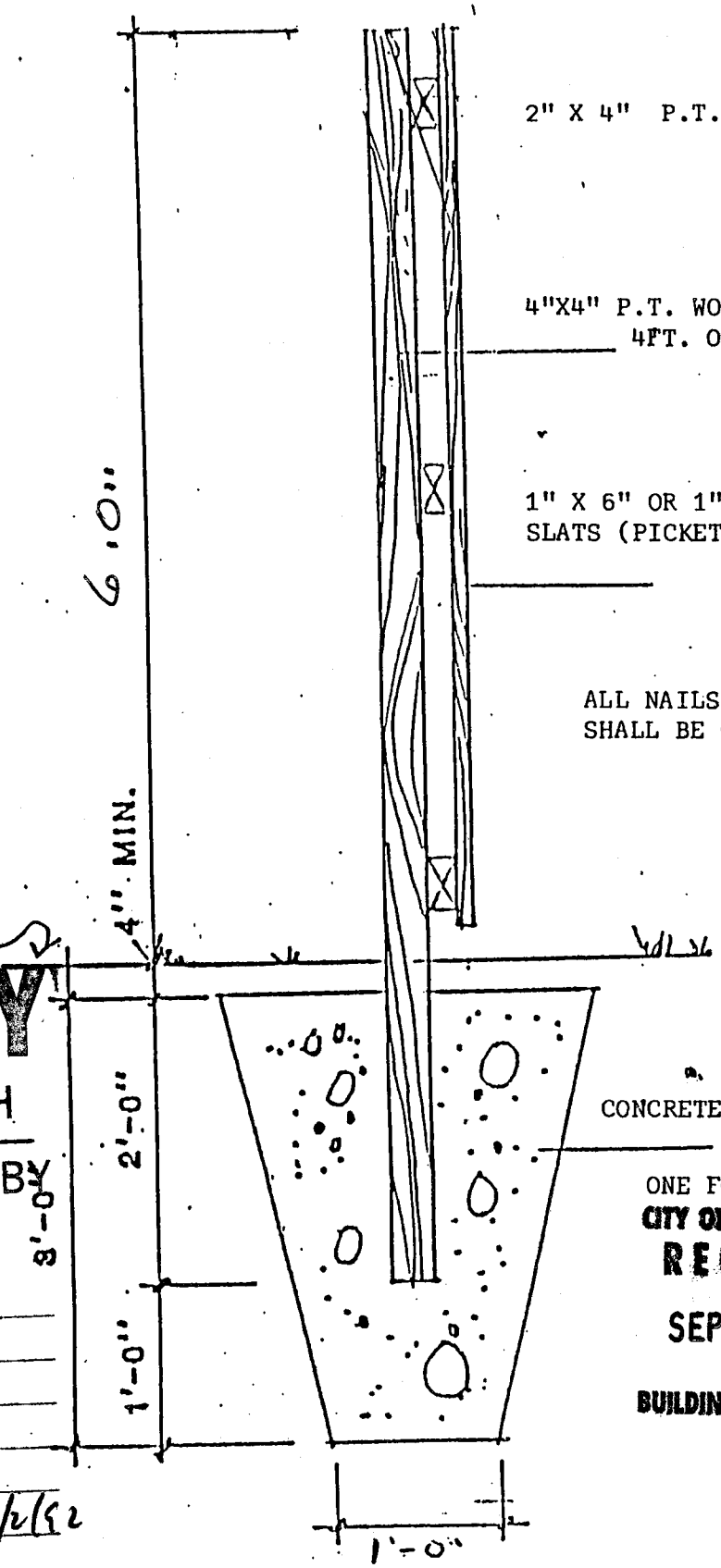
Sheet No.
E-0

DESIGNS ARE SUBJECT TO MODIFICATION OR CHANGE AS REQUIRED BY ACTUAL MEASUREMENTS, STANDARD INDUSTRY PRACTICES IN LIGHT OF EXISTING STRUCTURAL AND OTHER CONDITIONS, APPLICABLE BLDG. CODES, AND THE LIKE. THESE PLANS ARE

WOOD FENCE

B592661

FENCE SHALL BE FINISHED ON BOTH SIDES
WITH THE SAME MATERIAL AND COLOR



2" X 4" P.T. WOOD RAILS

4"X4" P.T. WOOD POSTS
4FT. O.C.

1" X 6" OR 1" X 8" P.T. WOOD
SLATS (PICKET) DOG EARED

ALL NAILS AND CONNECTORS
SHALL BE GALVANIZED

CONCRETE FOOTING

ONE FOOT DIAMETER

CONTRACTOR'S NAME: Owner

OWNWER'S NAME: Joseph McCormack

JOB ADDRESS: 704 84 St.

OFFICE COPY

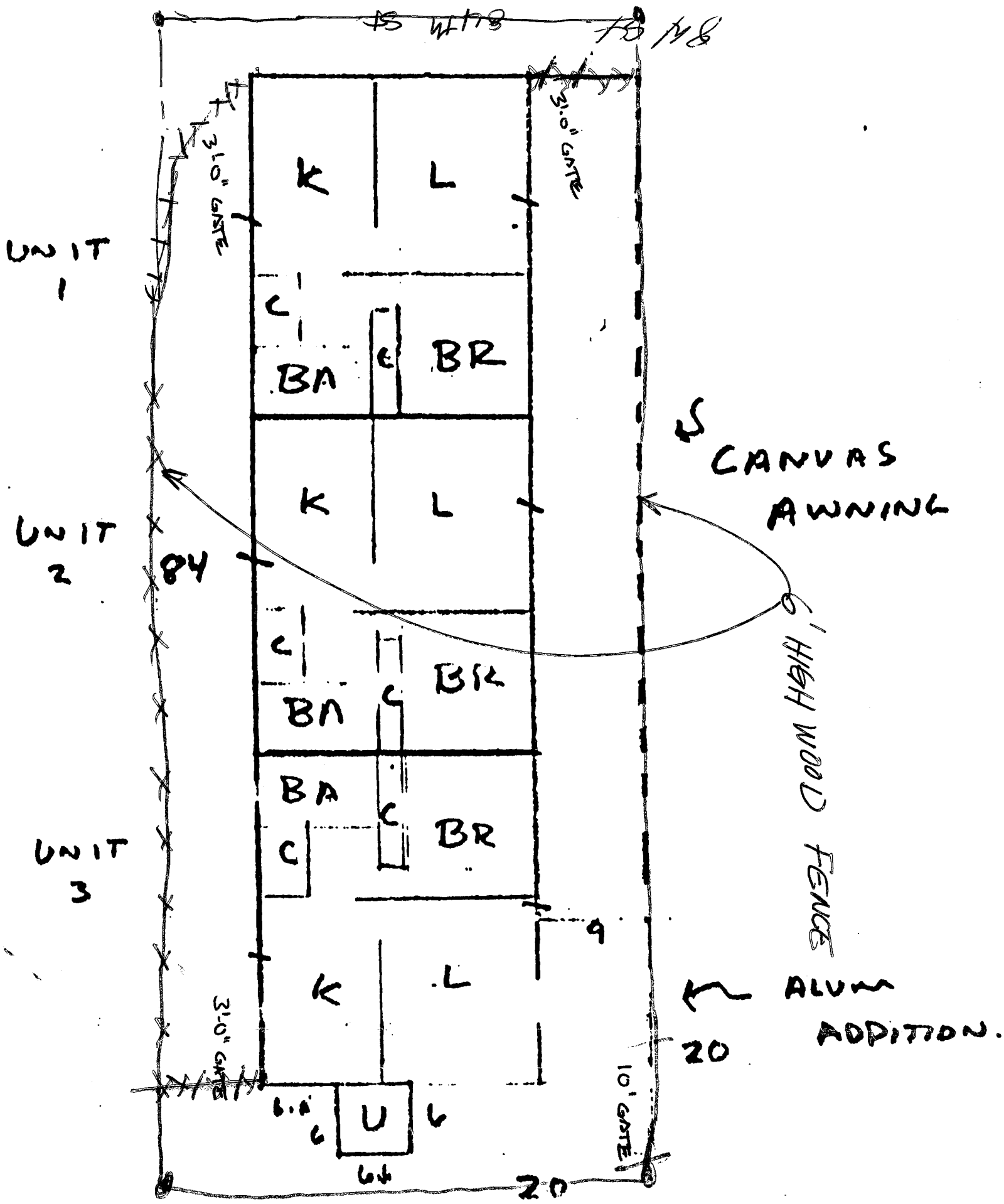
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING: 10/2/92
ZONING: 10/2/92
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION: 10/2/92
ENGINEERING:

CITY OF MIAMI BEACH
RECEIVED
SEP 29 1992
BUILDING DEPARTMENT

NEWDOC



132

UNIT)

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING: 10/2/92
ZONING: 10/2/92
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION: 10/2/92
ENGINEERING: 10/2/92

CITY OF MIAMI BEACH
RECEIVED
SEP 29 1992
BUILDING DEPARTMENT

JOSEPH MCCORMACK 100927
704 84 STREET Miami B
Dade FL Requested 03-13-90
BISCAYNE BEACH SUB LOT 14 BLK 7 PB 44
Concorde Mortgage #

BS922661

OK - E.BR. 10-23-

Owner MRS. HELEN SZUMLICZ | Permit No. 38916 | Cost $ 15,000..

Lot 14 | Block 7 | Subdivision BISCAYNE BEACH | Address 704 - 84th Street

General Contractor Eli Friedman | 28235 | Bond No. 5384 | 3202-08-165

Architect M. M. Ungaro | Engineer

Zoning Regulations: Use RE | Area 17 | Lot Size 50 X 112

Building Size: Front 23' | Depth 84' | Height 12' | Stories 1

Certificate of Occupancy No. 1903 (10-30-52) | Use APARTMENT- 3 Units- 1 bedroom & 1 bath ea.uni

Type of Construction #3 CBS | Foundation Spread Footing 12x 27 | Roof Tile | Date July 14,1952

PLUMBING Contractor #33614 Barr & Barr Inc. | Sewer Connection 1 -4" | Date July 16, 1952

Temporary Water Closet

Water Closets 3
Lavatories 3
Bath Tubs 3
Showers
Urinals
Sinks 3
Dish Washing Machine
Laundry Trays
Laundry Washing Machines
Drinking Fountains
Floor Drains
Grease Traps
Safe Wastes

Swimming Pool Traps
Steam or Hot Water Boilers
ROUGH APPROVAL L.Rothman 7-24-52 - 8-25-52
FINAL APPROVAL L. Rothman 10-29-52

Down Spouts
Wells
Water Service 1

AIR CONDITIONING Contractor
SEPTIC TANK Contractor
OIL BURNER Contractor
SPRINKLER Contractor

GAS Contractor | Date
Gas Ranges ---- 3
Elec. ~~Gas~~ Water Heaters 4
Gas Space Heaters 3
Gas Refrigerators
Gas Steam Tables
Gas Broilers

Gas Frylators
Gas Pressing Machine
Gas Vents for Stove

GAS Rough APPROVAL L.R. 8-15-52
GAS FINAL APPROVAL L.R. 10-23-52

ELECTRICAL Contractor #37114 Hosack Electric Co. | Date July 25, 1952

	Switches 18	Ranges		Temporary Service	
OUTLETS	Lights 22	Irons	3	Neon Transformers	
	Receptacles 37	Refrigerators	3	Sign Outlets	
		Fans		Meter Change	
		Motors	3	Centers of Distributions	3
HEATERS	Water 2	Appliances	1	Service -Equipment	1
	Space 3			Violations	
FIXTURES 22		Electrical Contractor		Date	

FINAL APPROVAL
By H.O. Rosser
Date Oct.10,1952

Alterations or Repairs—Over

ALTERATIONS & ADDITIONS

Building Permits:

#64525 Ray Boone Air Cond: 2-1 HP window air conditioners-$400-4/4/61

#13848-Owner-Build or erect a 6' wooden cypress fence with necessary posts-$800-9-14-78

Plumbing Permits:

39590: Miami Wtrhtr Co.: 1 elec wtr htr, June 21, 1957 (#41457 Miami Water Heater: 1 Elec. Water Htr- 3/24/59

#41919 Miami Water Heater: 1 Elec. Water Heater - Oct. 26, 1959

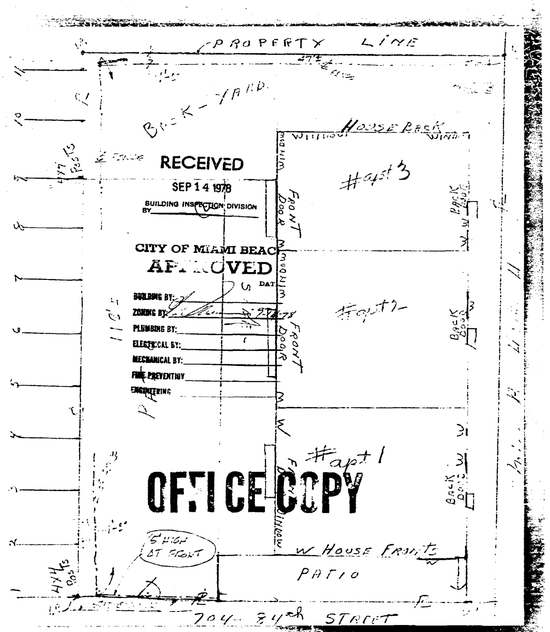
Electrical Permits:

COASTAL CONTROL ZONE

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE ISSUED	PROCESS NO.	DESCRIPTION OF WORK	WORK COST	CUMULATIVE WORK COST	APPRAISED BLDG. VALUE BEFORE REMODEL	%	COMMENTS	BUILDING PERMIT NO.
12-2-88		Tent Fumigation	$5,000.00					SB880338
6-16-89		Replace four 8'x5' basket weave panels	$145.00					BS891491

BUILDING PERMITS: #SB880328 - 12-2-88 - Tent fumigation - Fumigation Department - $500.00
#BS891491 - 6-16-89 - Owner - Replace four 8'X5'H basket weave panels - $145.00



CITY OF MIAMI BEACH
Code Enforcement Department
Building Inspection Division
1700 Convention Center Drive
Miami Beach, Florida 33139

INSTRUCTIONS TO OWNER-BUILDER

You have this date made application for a building permit as an owner-builder. You should be advised of the following provisions and requirements that apply to owner-builders:

Proof of Ownership – Prior to a building permit being issued to you, you must submit proof of ownership of the land concerned in the application in the form of a recorded deed, showing you own the property, or a copy of mortgage or warranty deed of the land, showing you are obligated to purchase the property, or a Dade County tax receipt, statement to contain legal description of property and indicate property is in your name. Legal description and name on document of proof must correspond to the name and legal description on the application.

Responsibility – You will be responsible for all work done by your day labor employees, and you must either employ licensed contractors or persons to be paid on an hourly or per diem basis. Any one contracting (including labor) with you, verbally or in writing, on a fixed fee basis for any work, who is not properly licensed, will be subject to a fine of $500.00 and/or imprisonment for six months.

Insurance – You should be advised that if your day labor employees cause any damage to persons or property, or if any of your day labor employees are injured on the job, you are liable. Your regular home insurance policy ordinarily does not cover this type of liability.

Withholding Taxes, etc. – You should be advised to investigate your responsibility for withholding Social Security, Federal and State Unemployment Insurance Taxes and Federal Income Taxes from the wages of employees working for you on the proposed construction, and for making returns thereof to the proper agencies.

Work Permitted Owner-Builder – An owner-builder, subject to the foregoing provisions and requirements, is limited to constructing one single family or duplex residence each year for his own use and occupancy; or maintaining, altering or repairing his own single family or duplex residence; or erecting a one story building of not more than 500 square feet for commercial or industrial use, or adding a first floor addition of not more than 500 square feet to a commercial or industrial building; or maintenance or repairs and non-structural alterations, not to exceed $5,000.00 on any building which he owns or leases.

If you do not intend to do the work involved yourself, or with day labor, please list below, the name of the individual or firm with whom you have entered (or will enter) into a contract for the work.

NOTICE: SEPARATE PERMITS REQUIRED FOR ELECTRICAL, PLUMBING, ROOFING AND MECHANICAL WORK

Robert Reynolds — 704 - 84th St Apt 1 Miami Beach Fla 33141
Name of Individual or Firm — Address

I, the owner of property described as Owner of Apts at 704 - 84TH St Miami Beach, Fla 33141 do hereby certify that I have read the foregoing instructions, and am aware of my responsibilities and liabilities under my application for a building permit for construction work on the above described property.

Witness — Owner

Sept 14 1978
Date

PERMIT NO.

APPLICANT'S COPY — M.B.B.D. FORM 2a

77R251763 — OFF. REC. 9824 PG 2800 — 52

WARRANTY DEED — '77 OCT 11 PM 2:26 — RAMCO FORM 01

This Warranty Deed *Made the* 29th *day of* September *A. D.* 1977 *by* Helen Szunlicz a/k/a Helen Szunlicz, a single woman,

hereinafter called the grantor, to Robert Reynolds, a single man,

whose post-office address is 704 84th Street, Miami Beach, Florida,
hereinafter called the grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: *That the grantor, for and in consideration of the sum of* $ 10.00--- *and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in* Dade *County, Florida, viz:*

Lot 14, in Block 7, of BISCAYNE BEACH SUBDIVISION, according to the Plat thereof, recorded in Plat Book 44, at Page 67, of the Public Records of Dade County, Florida.

SUBJECT TO:
1. Conditions, restrictions, reservations, limitations and easements of record;
2. Zoning ordinances and regulations affecting said property;
3. Taxes for the year 1977 and subsequent years.

FLORIDA — DOCUMENTARY TAX — SUR TAX — OCT 11 1977 — $52.80

Together *with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.*

To Have and to Hold, *the same in fee simple forever.*

And *the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19 76.*

THIS WARRANTY DEED IS SUBJECT TO THAT CERTAIN MORTGAGE GIVEN BY GRANTEE HEREIN TO CHASE FEDERAL SAVINGS & LOAN ASSOCIATION, FILED IN THE PUBLIC RECORDS OF Dade COUNTY, FLORIDA, ~~XXXXXXXXXX~~ Simultaneously herewith

In Witness Whereof, *the said grantor has signed and sealed these presents the day and year first above written.*

Signed, sealed and delivered in our presence:
Cheryl Cuscuna

Helen Szunlicz (L.S.)
Helen Szunlicz a/k/a Helen Szunlicz (L.S.)

SPACE BELOW FOR RECORDERS USE

STATE OF Florida
COUNTY OF Dade

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Helen Szunlicz a/k/a Helen Szunlicz, a single woman,

to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

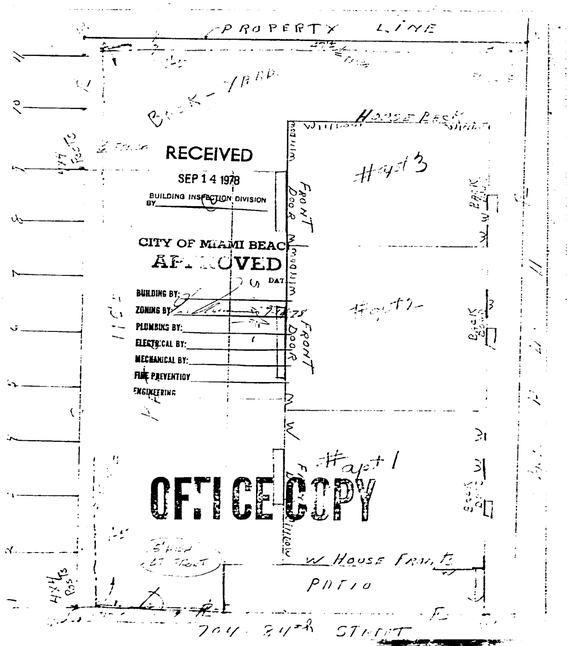
WITNESS my hand and official seal in the County and State last aforesaid this 29th day of September, A. D. 19 77.

Cheryl Cuscuna
Notary Public, State of Florida at Large.

This instrument prepared by: Raymond VanderZeyde, Esq.
9999 N.E. 2nd Avenue-Rm.202
Address Miami Shores, Fla. 33138

RECORDED IN OFFICIAL RECORDS BOOK OF DADE COUNTY, FLORIDA
RICHARD P. BRINKER
CLERK CIRCUIT COURT

1 3 8 4 8



CITY OF MIAMI BEACH
Code Enforcement Department
Building Inspection Division
1700 Convention Center Drive
Miami Beach, Florida 33139

INSTRUCTIONS TO OWNER-BUILDER

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Responsibility – You will be responsible for all work done by your day labor employees, and you must either employ licensed contractors or persons to be paid on an hourly or per diem basis. Any one contracting (including labor) with you, verbally or in writing, on a fixed fee basis for any work, who is not properly licensed, will be subject to a fine of $500.00 and/or imprisonment for six months.

Insurance – You should be advised that if your day labor employees cause any damage to persons or property, or if any of your day labor employees are injured on the job, you are liable. Your regular home insurance policy ordinarily does not cover this type of liability.

Withholding Taxes, etc. – You should be advised to investigate your responsibility for withholding Social Security, Federal and State Unemployment Insurance Taxes and Federal Income Taxes from the wages of employees working for you on the proposed construction, and for making returns thereof to the proper agencies.

Work Permitted Owner-Builder – An owner-builder, subject to the foregoing provisions and requirements, is limited to constructing one single family or duplex residence each year for his own use and occupancy; or maintaining, altering or repairing his own single family or duplex residence; or erecting a one story building of not more than 500 square feet for commercial or industrial use, or adding a first floor addition of not more than 500 square feet to a commercial or industrial building; or maintenance or repairs and non-structural alterations, not to exceed $5,000.00 on any building which he owns or leases.

If you do not intend to do the work involved yourself, or with day labor, please list below, the name of the individual or firm with whom you have entered (or will enter) into a contract for the work.

NOTICE: SEPARATE PERMITS REQUIRED FOR ELECTRICAL, PLUMBING, ROOFING AND MECHANICAL WORK

Robert Reynolds – 704 – 84th St Bch Fla 33141
Name of Individual or Firm — Address

I, the owner of property described as Owner of Apt 1 704 – 84th St Miami Beach Fla 33141 do hereby certify that I have read the foregoing instructions, and am aware of my responsibilities and liabilities under my application for a building permit for construction work on the above described property.

Witness — Owner

Sept 14 1978
Date

PERMIT NO.

APPLICANT'S COPY — M.B.B.D. FORM2a

77R251763 — REC 9824 PG 2300 — '77 OCT 11 PM 2:28 — 52.80

WARRANTY DEED INDIVID. TO INDIVID. — RAMCO FORM 01

This Warranty Deed *Made the* 29th *day of* September *A.D.* 1977 *by* Helen Szumlicz a/k/a Helen Szunlicz, a single woman,

hereinafter called the grantor, to Robert Reynolds, a single man,

whose postoffice address is 704 84th Street, Miami Beach, Florida, *hereinafter called the grantee:*

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: *That the grantor, for and in consideration of the sum of* $ 10.00-- *and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in* Dade *County, Florida, viz:*

Lot 14, in Block 7, of BISCAYNE BEACH SUBDIVISION, according to the Plat thereof, recorded in Plat Book 44, at Page 67, of the Public Records of Dade County, Florida.

SUBJECT TO:
1. Conditions, restrictions, reservations, limitations and easements of record;
2. Zoning ordinances and regulations affecting said property;
3. Taxes for the year 1977 and subsequent years.

FLORIDA DOC. STAMP SUR TAX 52.80 — 10-11-77

Together *with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.*

To Have and to Hold, *the same in fee simple forever.*

And *the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19 76.*

THIS WARRANTY DEED IS SUBJECT TO THAT CERTAIN MORTGAGE GIVEN BY GRANTEES HEREIN TO CHASE FEDERAL SAVINGS & LOAN ASSOCIATION, DATED IN THE PUBLIC RECORDS OF Dade COUNTY, FLORIDA. Simultaneously herewith

In Witness Whereof, *the said grantor has signed and sealed these presents the day and year first above written.*

Signed, sealed and delivered in our presence:
Cheryl Capone
Helen Szumlicz (L.S.) a/k/a Helen Szunlicz. (L.S.)

STATE OF Florida
COUNTY OF Dade

SPACE BELOW FOR RECORDER'S USE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Helen Szumlicz a/k/a Helen Szumlicz, a single woman,

to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 29th day of September, A.D. 1977.

Cheryl Capone
Notary Public, State of Florida at Large.

This Instrument prepared by: Raymond VanderZoyde, Esq.
Address: 9999 N.E. 2nd Avenue-Rm. 202 Miami Shores, Fla. 33138

MY COMMISSION EXPIRES: NOTARY PUBLIC, STATE OF FLORIDA AT LARGE. MY COMMISSION EXPIRES JUL 1, 1979. BONDED THRU GENERAL INS. UND.

RICHARD P. BRINKER, CLERK

13848

Porte Cochere
Kitchen
Dining Rm.
Living Rm.
Terrace
Porch
Porch
13648
Residence
Mr. & Mrs. G.H. Moore
Architect
1

Dining Room
North Elevation
Elevation
South Elevation
Section
13848
2

5

PERMIT #

B0202379

25

CITY OF MIAMI BEACH
Miami Beach, Florida 33139

RECEIPT OF PAYMENT

(This is not a permit it is a receipt only)

03-18-2003

Receipt:

Activity Number: B0002279
Status: APPLIED

Date Applied: 03/29/2000
Date Completed:

Date Issued:
Date Expired:

Entered By: BUILWILR

Site Address: 2000 FAIRGREEN DR MBCH
Parcel #: 32270020180

Balance Due: 30.00
Valuation: $1,410.00

Applicant: DAVID NEPOPOWN-BLISER
2000 FAIRGREEN DR
MIAMI BEACH, FL 33139
305-761-8000

Owner: GORDON MAC LEOD &W SARAH
2000 FAIRGREEN DR
MIAMI BEACH FLA 33140

Description: WOOD FENCE (241 LF)

Payments made for this receipt:

Type | Method | Description | Amount

Payment Method: | Accepted by:

Total Payment: | Payer:

Current Payment Made to the Following Items:

Account Summary for Fees and Payments:

Item Description | Account Code | Sub Fee | Paid | Prev. Paid | Bal. Due

435 Building Permits	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
435 Plans	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
435 BTMC Compliance Fee	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
435 Technology	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
435 Emergency Impact Fe	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

DAVID J. NEPO - 4450,000.

SKETCH OF SURVEY
BOUNDARY SURVEY

20 STREET

LOT 21 BLK A

LOT 19 BLK A

LOT 23 BLK A

REVISING FLORIDA BUILDING CODE COMPLIANCE
Section 104.3

APPROVED FOR PERMIT BY
THE FOLLOWING:
CITY OF MIAMI BEACH

OFFICE COPY

WOOD FENCE DESIGN DETAIL
N.T.S.

ALL NAILS AND CONNECTORS SHALL BE GALVANIZED

STREET SIDE

5' MIN.

2 x 4 P.T. WOOD RAILS (2) NAIL ATTACHED TO WOOD POST

2 x 4 P.T. WOOD RAILS

2 x 4 P.T. WOOD POST

FENCE HEIGHT | POST
6'-0" | SPACING
5'-0" | 6'-0" o.c.
5'-6" | 5'-6" o.c.
6'-0" | 5'-0" o.c.

2 x 6 OR 1 x 8 WD SLATS
WOOD POSTS, SHP AND DRESSED
BORDERS. ATTACH EACH POSTET
TO RAIL WITH (2) 16 GA. STAPLES
3" LONG

18" DIA. CONCRETE FOOTING
2500 PSI min

5' @ STREET ENDS.

REVISING FLORIDA BUILDING CODE COMPLIANCE
Section 104.3

OFFICE COPY
CITY OF MIAMI BEACH

APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING:
CORING:
DRAINAGE:
DONCUFFENDON:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:
ELEVATOR:

25

B0002379
2880 FAIRGREEN DR

PUBLIC WORKS
PLAN REVIEW NOTICE
Phone 305-673-7080 Fax 305-673-7028

THIS PLAN REVIEW CONSTITUTES APPROVAL FOR OBTAINING BUILDING PERMITS ONLY

All construction and or use of equipment in the right-of-way and or easements, requires a separate Public Works Department permit prior to start of construction.

Permit Requirements: Proof of existing sidewalk, swale area conditions (pictures) and or posting of sidewalk, roadway bonds
Public Works inspection of the right-of-way will be required prior to final sign-off on the C.C., C.O., or the release of bonds.)

Reviewed Reviewed By EMC 09/25/2002
Date

25

CITY OF MIAMI BEACH
Miami Beach, Florida 33139
Receipt of Payment

Building Work Permit

Activity Number: B0202598
Status: APPROVED
Entered By: BULLWILR

03-27-2002

Receipt:

Date Applied: 03/25/2002
Date Completed:

Date Issued: 03/27/2002
Date Expired: 09/23/2002

Balance Due: $0.00
Valuation: $25,000.00

Site Address: 4727 N BAY RD MBCH
Parcel #: 32220130020

Owner: STEVEN JACOBSON & W JO
4727 N BAY RD
MIAMI BEACH FL 331402813

Applicant: JO JACOBSON
4727 N BAY RD
MIAMI BEACH, FL 33140

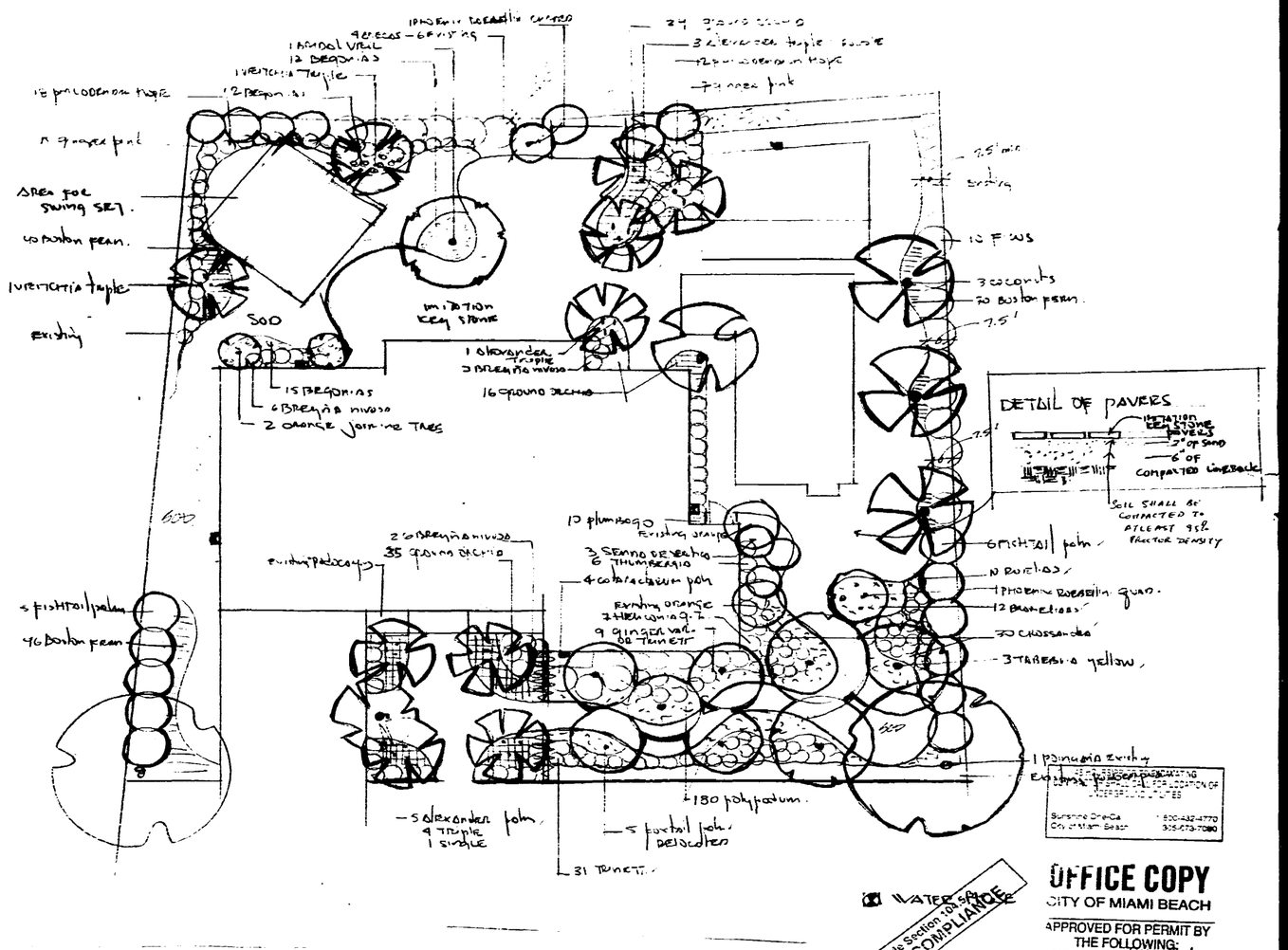
Description: Rpl. pavers 1600sf/Landscape 340 hedges, 46

Payments made for this receipt:

Current Payment Made to the Following Boxes:

Account Summary for Fees and Payments:

26



EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE
(305) 785-8250
Miguel Cosio , L.A. ASLA 0000197
Mercedes Porcari
SCALE: 1'-0" = 1/8"

LANDSCAPE DESIGN
JACOBSON RESIDENCE
4727 N.BAY DRIVE
MIAMI BEACH , FLORIDA

WATER SAVER

As per Florida Building Code Section 553.9[illegible]
REVIEWED FOR CODE COMPLIANCE

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:
BUILDING:
ZONING:
DRB/MPB:
CONCURRENCY:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
ENGINEERING:
PUBLIC WORKS:
STRUCTURAL:
ACCESSIBILITY:

26

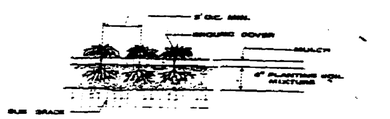
PLANT LIST

Qty.	Description	Size
1	PHOENIX ROEBELLIN CURVED	12'
4	ARECAS PALM	10'
1	BIRDAL VEIL	10'
2	BUTCH A TRIPLE	16'
1	ALEXANDER SINGLE	18
4	ALEXANDER TRIPLE	18
2	ALEXANDER DOUBLE	16
1	FICUS	8
3	COCONUT PALM	20'
11	FOXTAIL PALM	12'
1	PHOENIX ROEBELLIN QUAD	10'
3	TABEBUIA YELLOW	15'
3	SENNA DESERTICA	6'
4	DATARACTARIUM PALM	4 X 4
7	RELOCATION OF FOXTAIL PALM	
9	RELOCATION OF PHOENIX ROEBELLIN	
1	CLEANING UNWANTED PLANTS	
24	BEGONIAS HETEROPHYLA	1 GAL
30	PHILODENDRUM HOPE	3 GAL
22	GINGER PINK	3 GAL
156	BOSTON FERN	1 GAL
36	BRENYA NYCOSA	3 GAL
2	ORANGE JASMINE STD	
75	GROUND ORCHID	3 GAL
25	RUELLIAS	3 GAL
12	BROMELIADS	
30	CROSSANDRA	1 GAL
10	PLUMBAGO	3 GAL
6	THUNBERGIA	3 GAL
7	HELICONIA GT	7 GAL
9	GINGER WAR	3 GAL
180	POLYPODIUM	1 GAL
31	TRINETT	3 GAL
125	MULCH	
2	PALLETS OF SOD	

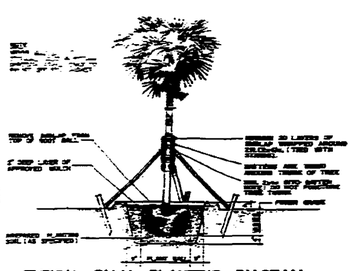
LANDSCAPE PLANTING SPECIFICATIONS

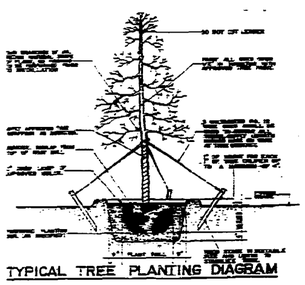
A. MATERIALS SPECIFIED

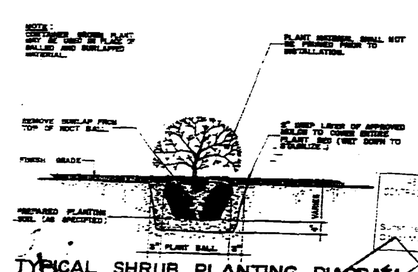
1. ALL PHOTOGRAPHS SHALL BE CONSIDERED AS ABOVE IN APPEARANCE. THE CONTRACTOR AND MANAGER ALSO AGREE TO ACCEPT GOOD PLANTING PROCEDURES WITH THE GENERALITY OF PLANT MATERIALS AS HEREIN AFTER DESCRIBED.
2. PLANT MATERIAL USED AS SPECIFIED ON PLANS SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1 OR BETTER AS GIVEN IN GRADES AND STANDARDS FOR NURSERY PLANTS PART I, 1963 AND PART II, STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, TALLAHASSEE, OR EQUAL THERETO. IN CASE OF ANY DISCREPANCIES BETWEEN THE PLANT LIST AND THE DRAWINGS, THE DRAWINGS SHALL GOVERN. SOD QUANTITY TAKE OFFS ARE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
3. PLANT TO BE PURCHASED SHALL BE NURSERY GROWN STOCK AND SHALL BE NORMAL, HEALTHY, VIGOROUS AND FREE FROM PLANT DISEASES, INSECTS PESTS OR THEIR EGGS AND SHALL HAVE NORMAL HEALTHY ROOT SYSTEMS.
4. ROOT PROTECTION SHALL BE FIRMLY WRAPPED WITH BURLAP BALLS BROKEN BEFORE AND DURING PLANTING WILL NOT BE ACCEPTED. BALLED AND BURLAPPED PLANTS SHALL BE MULCHED AND WATERED REGULARLY IF NOT PLANTED IMMEDIATELY. PLANTS MAY BE PROVIDED IN "CANS" PROVIDED THE SIZE OF THE CAN MEETS THE ACCEPTED BALL SIZE AS STANDARD TRADE PRACTICE. BARE ROOTS SHALL BE HEELED IN IMMEDIATELY UPON DELIVERY.
5. TOP SOIL SHALL BE SUPPLIED BY THE CONTRACTOR AND BE SUBJECT TO APPROVAL THE OWNER OR LANDSCAPE ARCHITECT. THE TOPSOIL SHALL BE NATURAL, FRIABLE FERTILE SOIL PROCESSING CHARACTERISTICS OF PRODUCTIVE SOIL IN THE VICINITY. IT SHALL BE FREE OF WEEDS, STONE, CLAY LUMPS, ROOTS AND OTHER FOREIGN MATTER.
6. PEAT SHALL BE A FINE QUALITY MICHIGAN/CANADIAN PEAT CONTAINING NO MORE THAN 50% MOISTURE.
7. COMMERCIAL FERTILIZER SHALL PROVIDE A SLOW RELEASE, PARTIALLY ORGANIC TYPE CONTAINING THE FOLLOWING MINIMUM PERCENTAGES BY WEIGHT:
   A. TREES SHRUBS AND GROUND COVERS: A. 12-12-12 RATIO FERTILIZER
   B. LAWNS: A 2-1-1 OR 3-1-1 RATIO OF FERTILIZER
   C. PROVIDE 20% FREE PLOWING FERTILIZER IN ORIGINAL UN OPENED CONTAINERS.
8. CYPRESS MULCH SHALL BE SHREDDED WOOD BARK MULCH CLEAN AND FREE OF DISEASE, INSECTS, ROOTS OR LEAVES WITH 3" LAYERS AROUND TREES AND SHRUBS AND 2" ON GROUND COVER BEDS.
9. STAKING AND WRAPPING MATERIAL
   A. STAKES FOR SUPPORTING TREES SHALL BE 2" OR 3" LIGHT GREEN PAINTED IRON FENCE POSTS 7'-0" IN LENGTHS OR HARDWOOD 2" X 2".
   B. WIRE GUYS AND TIES: 2-STRAND TWISTED PLIABLE GALVANIZED IRON, 12 GA MINIMUM WIRE.
   C. HOSE (NEW OR USED) TWO PLY FIRE GARDEN HOSE (1/2" I.D. MINIMUM).
   D. WRAP NO LESS THAN 4" NEW CLEAN STANDARD TREE WRAP.
10. NO SUBSTITUTES SHALL BE MADE WITHOUT WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT & LANDSCAPE DESIGNER.



GROUNDCOVER PLANTING


TYPICAL PALM PLANTING DIAGRAM


TYPICAL TREE PLANTING DIAGRAM



TYPICAL SHRUB PLANTING DIAGRAM

As per Florida Building Code Section 105
REVIEWED FOR CODE COMPLIANCE

EXOTICSCAPE & ASSOCIATES
LANDSCAPE ARCHITECTURE
(305) 785-8250
Miguel Cosio , L.A. ASLA 0000197
Mercedes Porcari
SCALE: 1'-0" = 1/8"

LANDSCAPE DESIGN
JACOBSON RESIDENCE
4727 N.BAY DRIVE
MIAMI BEACH , FLORIDA

26

B0208398
4727 N BAU RD

26

City of Miami Beach

Last Completed Item Reviews Across All Submittals

Print Date & Time: 12/14/2021 2:50:05PM

MIAMIBEACH

BUILDING DEPARTMENT

Reviewed For Compliance

ELC2109895

12/14/2021 3:06:20 PM

Permit Type: Electrical - Commercial **Work Class:** Alteration **Application Date:** 10/08/2021 **Status:** Applied

Address: 704 84 ST **Permit**:ELC2109895

Item Review Type	Status	Version	Completed Date	Assigned User
Permit Intake Review	Pass	1	10/13/2021	Jennifer Maldonado
Electrical Review	Pass	3	12/10/2021	Eric Merced
Submittal Version Complete	Pass	3	12/14/2021	Haidenys Monzon
Flood Review	Pass	3	12/14/2021	Carlos Guerrero
Fire Building Review	Pass	3	12/07/2021	Jorge Clavijo

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB No. 1660-0008
Expiration Date: November 30, 2012

MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
ELC2109895
12/14/2021 3:06:20 PM

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION

A1. Building Owner's Name ESTEBAN BARRERA, RAMON ATLER, JUAN C. BARRERA & MANUEL BARRERA	FOR INSURANCE COMPANY USE Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 704 84 STREET	Company NAIC Number:

City	State	ZIP Code
MIAMI BEACH	Florida	33141

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
Lot 14, B-7, "BISCAYNE BEACH SUBDIVISION", PB 44, PG 67, of the public records Miami-Dade County Fol #02-3202-008-1650

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) RESIDENTIAL

A5. Latitude/Longitude: Lat. 25° 86' 87.60"N Long. 80° 12' 64.80"W Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 1A

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s) N/A sq ft

b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade N/A

c) Total net area of flood openings in A8.b N/A sq in

d) Engineered flood openings? ☐ Yes ☒ No

A9. For a building with an attached garage:

a) Square footage of attached garage N/A sq ft

b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/A

c) Total net area of flood openings in A9.b N/A sq in

d) Engineered flood openings? ☐ Yes ☒ No

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number	B2. County Name	B3. State
CITY OF MIAMI BEACH120651	MIAMI-DADE	Florida

B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/ Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth)
12086 C 0307	L	09-11-2009	09-11-2009	AE	8'

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:
☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source:

B11. Indicate elevation datum used for BFE in Item B9: ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No

Designation Date: N/A ☐ CBRS ☐ OPA

MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
ELC2109895
12/14/2021 3:06:21 PM

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE
Policy Number:
Company NAIC Number

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
704 84 STREET

City	State	ZIP Code
MIAMI BEACH	Florida	33141

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: D-177 Vertical Datum: 3.77' (NGVD 1929)

Indicate elevation datum used for the elevations in items a) through h) below.

☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source:

Datum used for building elevations must be the same as that used for the BFE.

		Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	7.06	☒ feet	☐ meters
b) Top of the next higher floor	N/A	☐ feet	☐ meters
c) Bottom of the lowest horizontal structural member (V Zones only)	N/A	☐ feet	☐ meters
d) Attached garage (top of slab)	N/A	☐ feet	☐ meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	N/A	☐ feet	☐ meters
f) Lowest adjacent (finished) grade next to building (LAG)	4.00	☒ feet	☐ meters
g) Highest adjacent (finished) grade next to building (HAG)	4.20	☒ feet	☐ meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	N/A	☐ feet	☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information.
I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No ☐ Check here if attachments.

Certifier's Name	License Number	
ARMANDO GARCIA, P.L.S.	3109	
Title		
PROFFESIONAL. SURVEYOR & MAPPER		
Company Name		
CBS SERVICES		
Address		
8765 CORAL WAY		
City	State	ZIP Code
MIAMI	Florida	33155

Place Seal Here

Signature	Date	Telephone	Ext.
	11-01-2021	(786) 290-4184	

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)
C.O.R. Elevation= 4.24'
C2. e) A/C CONC LOCATED AT THE WEST WALL LINE FACADE
A5. CONVERTING ADDRESS TO LATITUDE/ LONGITUDE BY Stephen P. Morse PROGRAM
Job #10-606-21 (JV)

MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
ELC2109895
12/14/2021 3:06:21 PM

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE
Policy Number:

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
704 84 STREET

City	State	ZIP Code	Company NAIC Number
MIAMI BEACH	Florida	33141	

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B,and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name

Address	City	State	ZIP Code

Signature	Date	Telephone

Comments

☐ Check here if attachments.

MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE
Policy Number:
ELC2109895
Company NAIC Number
12/14/2021 3:06:21 PM

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.		
704 84 STREET		
City	State	ZIP Code
MIAMI BEACH	Florida	33141

SECTION G – COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued

G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters Datum _____

G10. Community's design flood elevation: _____ ☐ feet ☐ meters Datum _____

Local Official's Name	Title
Community Name	Telephone
Signature	Date

Comments (including type of equipment and location, per C2(e), if applicable)

☐ Check here if attachments.

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008
Expiration Date: November 30, 2022

MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE
Policy Number:
ELC2109895
Company NAIC Number
12/14/2021 3:06:21 PM

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
704 84 STREET

City	State	ZIP Code
MIAMI BEACH	Florida	33141

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

Photo One

Photo One Caption HOUSE FRONT VIEW 11-01-21

Clear Photo One

Photo Two

Photo Two Caption HOUSE LEFT VIEW 11-01-21

Clear Photo Two

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ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

Continuation Page

OMB No. 1660-0008
Expiration Date: November 30, 2022

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE
Policy Number:

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
704 84 STREET

City	State	ZIP Code
MIAMI BEACH	Florida	33141

Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

Photo Three

Photo Three Caption HOUSE A/C VIEW 11-01-21

Clear Photo Three

Photo Four

Photo Four Caption HOUSE REAR VIEW 11-01-21

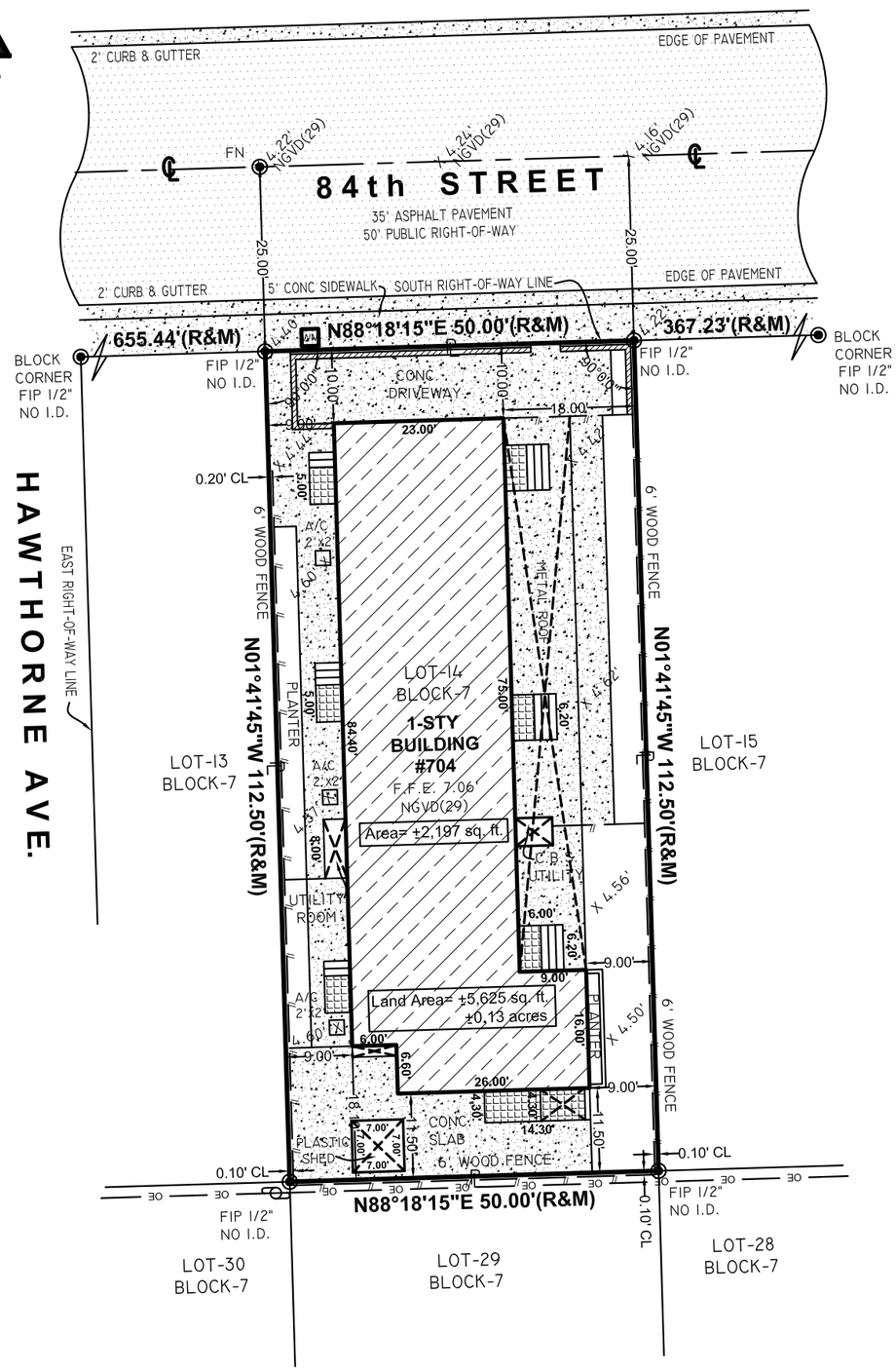
Clear Photo Four

MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
ELC2-0000095
12/14/2021 3:06:21 PM

S K E T C H O F S U R V E Y

N

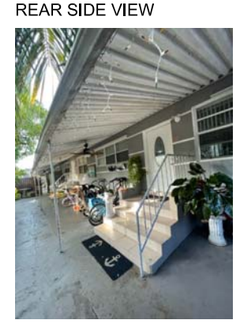
Scale 1"=20'



FRONT SIDE VIEW 11-01-21

FRONT SIDE VIEW 11-01-21

REAR SIDE VIEW 11-01-21


REAR SIDE VIEW 11-01-21

PROPERTY ADDRESS:
704 84 STREET
MIAMI BEACH, Fl. 33141
(FOLIO No. 02-3202-008-1650)

DESCRIPTION
Lot 14, Block 7, of "BISCAYNE BEACH SUBDIVISION" according to the Plat thereof as recorded in Plat Book 44, at Page 67, of the Public Records of Miami-Dade County, Florida.

There may be legal restrictions on the subject property that are not shown on the Map of Survey that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear.

The Map of Survey is intended to be displayed at the stated graphic scale in English units of measurement. Attention is brought to the fact that said drawing may be altered in scale by the reproduction process.

This Survey was conducted for the purpose of a BOUNDARY SURVEY only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency board, commission or other entity.

Legal description was furnished by the client.

The elevations of well-identified features as depicted on this survey and map were measured to an estimated vertical positional accuracy of 1/10 foot for natural ground surfaces and 1/100 foot for hardscape surfaces, including pavements, curbs and other man-made features as may exist.

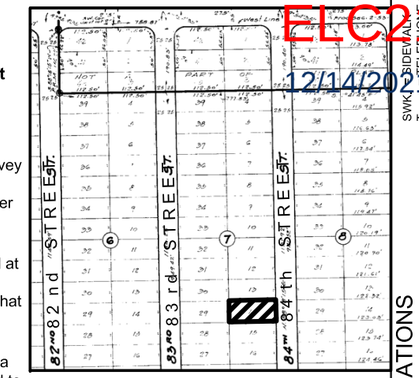
Well-identified features as depicted on this survey and map were measured to an estimated horizontal positional accuracy of 1/10 foot unless otherwise shown.

Legal Description subject to any dedications, limitations, restrictions, reservations or recorded easements.

Sketch of Survey cannot be used for construction purposes. Surveyor not responsible for third party alterations.

LIST OF POSSIBLE ENCROACHMENT:
N/A

BENCH MARK USED
BM #D-177, Elev.= 3.77
converted to NGVD 1929



LOCATION MAP(NOT TO SCALE)

If shown elevations are referred to NGVD of 1929

The surveyor makes no representation as to ownership, possession or occupation of the subject property by any entity or individual.

Subsurface improvements and/or encroachments within, upon, across, abutting or adjacent to the subject property were not located and are not shown.

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions and deletions to this Map of Survey by other than the signing party are prohibited without the written consent of the signing party.

This Map of Survey has been prepared for the exclusive use of the entities named herein and the certification does not extend to any unnamed party.

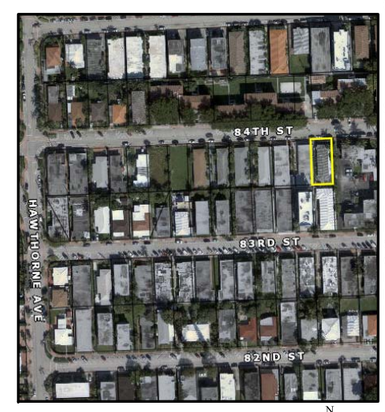
CERTIFY TO:

ESTEBAN BARRERA, RAMON ATLER
JUAN CARLOS BARRERA,
MANUEL BARRERA

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" AND THE MAP OF SURVEY RESULTING THERE FROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY SURVEY" MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.

11-01-2021

ARMANDO GARCIA
PROFESSIONAL LAND SURVEYOR No. 3109
STATE OF FLORIDA



AERIAL MAP (NOT TO SCALE)

LEGEND OF SURVEY ABBREVIATIONS

A	= ARC LENGTH	CLP	= CONC. LIGHT POLE
A/C	= AIR CONDITIONING PAD	CONC.	= CONCRETE
Alum.F	= ALUMINIUM FENCE	Δ	= CENTRAL ANGLE
BLDG	= BUILDING	E	= ELECTRIC SERVICE BOX
B/C	= BLOCK CORNER	EM	= ELECTRIC METER (CAN)
C.B.	= CATCH BASIN	F.D.H.	= FOUND DRILL HOLE
C.B.S.	= CONCRETE BLOCK STRUCTURE	F.H.	= FIRE HYDRANT
CH.	= CHORD DISTANCE	F.I.P.	= FOUND IRON PIPE
CL.	= CLEAR	F.R.	= FOUND REBAR
C/L	= CENTER LINE	F.N.	= FOUND NAIL
CLF	= CHAIN LINK FENCE	G.M.	= GAS METER
		L.P.	= LIGHT POLE
		MH	= MAN HOLE
		(M)	= MEASURED
		M/L	= MONUMENT LINE
		N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
		N.T.S.	= NOT TO SCALE
		OE	= OVERHEAD ELECTRIC LINES
		P.B.	= PLAT BOOK
		P.C.P.	= PERMANENT CONTROL POINT
		PG.	= PAGE
		P.R.M.	= PERMANENT REFERENCE MONUMENT
		P/L	= PROPERTY LINE
		(R)	= RECORDED
		R	= RADIUS
		RAD.	= RADIAL
		RES.	= RESIDENCE
		R/W	= RIGHT OF WAY
		S	= SEWER MANHOLE
		SEC.	= SECTION
		S.I.P.	= SET IRON PIPE No ____
		S/L.P.	= SET BACK LINE
		STY.	= STORY
		SWK	= SIDEWALK
		T	= TELEPHONE SERVICE BOX
		TV	= TV CABLE SERVICE BOX
		U.D.E.	= UTILITY DRAINAGE EASEMENT
		U.E.	= UTILITY EASEMENT
		U.M.E.	= UTILITY MAINTENANCE EASEMENT
		U.P.	= UTILITY POLE
		W	= WATER WELL
		W/M	= WATER METER

Survey is not covered by Proffesional Liability Insurance.

ORIGINAL FIELD DATE 11-01-2021
REVISIONS:

DRAWN J.V.D.
SHEET No. 1/1

FLOOD ZONE INFORMATION:
Community No. 120651
Panel No. 0326
Suffix: L
FIRM Date: 09-11-2009
Flood Zone: AE+8'

CBS SERVICES
Land Surveyors & Mapper
CARLOS@CBSSERVICESMIAMI.COM
8765 CORAL WAY, MIAMI, FL. 33155
(786) 290-4184

JOB No.:
10-606-21

ELC2109895

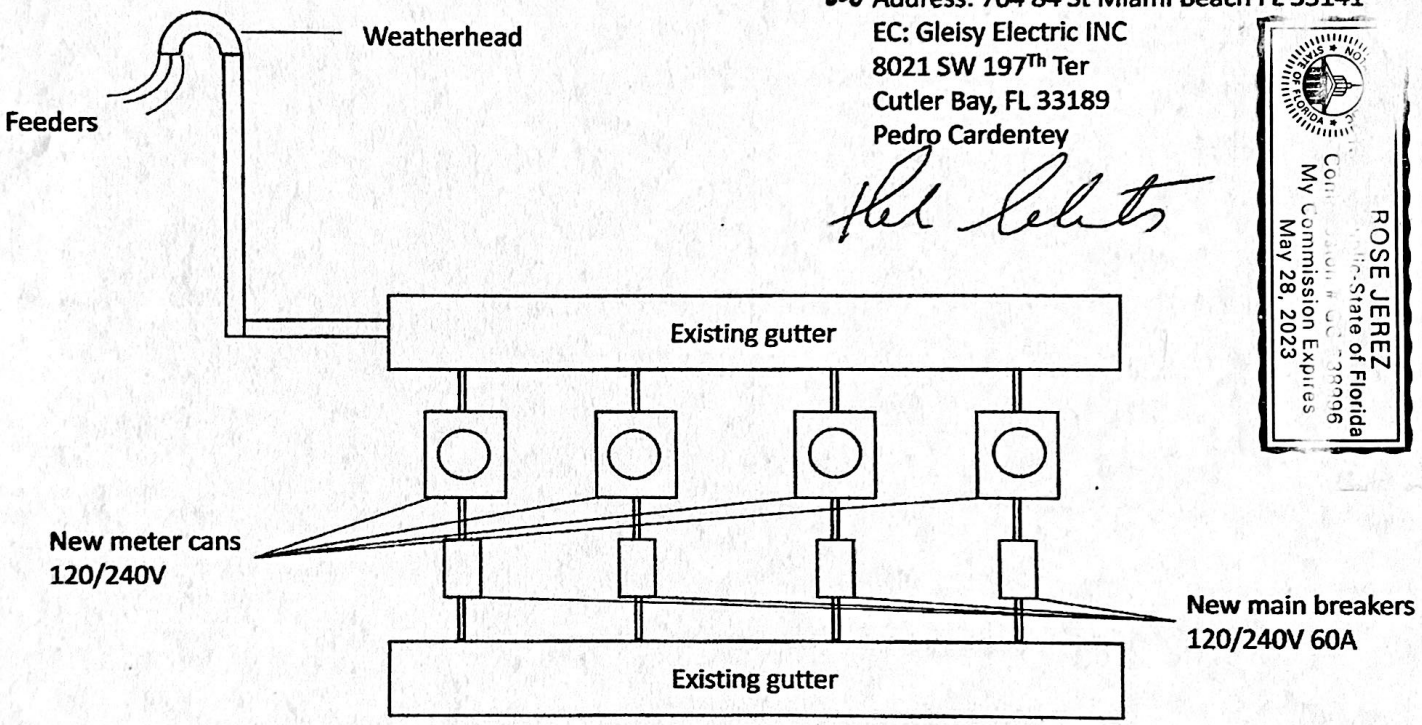
MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
ELC2109895
12/14/2021 3:06:22 PM

ROSE JEREZ
Notary Public-State of Florida
Commission # GG 338996
My Commission Expires
May 28, 2023

10/12/21

Job Address: 704 84 St Miami Beach FL 33141
EC: Gleisy Electric INC
8021 SW 197Th Ter
Cutler Bay, FL 33189
Pedro Cardentey

ROSE JEREZ
Notary Public-State of Florida
Commission # GG 338996
My Commission Expires
May 28, 2023



MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
ELC2109895
12/14/2021 3:06:22 PM

November 17, 2021

Marilyn Relats
704 84th St
Miami Beach, FL 33141

Re: Available Fault Current for 704 84th St

Dear Marilyn Relats:

Thank you for contacting FPL about the available fault current at **704 84th St**. Based on the plans you have provided dated 11/17/2021, the maximum available fault current at the transformer secondary terminals is estimated to be **38620 symmetrical amperes at 120/240 volts**. The protective device on the line side of the transformer currently in place or to be installed and serving your property located at the subject location is a **15-amp type KS fuse**. The primary service voltage is **13.2kV L-L.** This calculated symmetrical fault current is not intended for use as the basis for motor starting calculations and does not include:

- Consideration for any motor contribution or
- Fault current asymmetry.

The FPL equipment currently serving or planned to serve your facility may change over time as a result of any number of factors, including but not limited to transformer replacements due to load growth, electrical grid changes or emergencies. As a result, although we are providing you with this information for the sole purpose of assisting you in the completion of your study, you and your client should not design, install **or operate** your system in reliance upon any expectation that the specific size and type of equipment currently in place will remain so. If and when the size and type of the equipment changes, our employees are not always in a position to immediately notify customers.

As the construction project progresses, any questions or information you may need can be communicated through me. I have enclosed my business card for easy reference and look forward to hearing from you in the near future.

Sincerely,
Yaremnis Santos

Yaremnis Santos

Associate Engineer
(305) 377-6040 tel | (786) 449-6053 cell | yaremnis.santos@fpl.com
Central Dade Service Center
122 SW 3 Street
Miami, FL 33130