C. G. THOMPSON Mailing Address Permit No. 7553

Lot 6 Block 5 Subdivision Altos del Mar #1 No. 75[illegible] Street 7[illegible]th St. Date Nov.1[illegible]-1935

General Contractor A. H. Higgins 77055 Address 7801 ATLANTIC WY

Architect Schoeppl & Southwell Address

Front 40 Depth 63 Height 24 Stories Use Residence & garage

Type of construction cem blks. Cost $8,100.00 Foundation reinf. conc. Roof

---

Plumbing Contractor Fixzit (Bentz) #8599 Address Date Nov.23-1935

No. fixtures 12 Rough approved by Date

Plumbing Contractor Address Date

No. fixtures set Final approved by Date

Sewer connection see below O'Neal Block & Septic Tank Co. Septic tank one (600 gal) Make permit #8688 Date Dec 26-1935

Electrical Contractor Hardy #6070 Address Date Dec.18-1935

No. outlets 30 Heaters Stoves Motors Fans Temporary service

Receptacles 20

Rough approved by Date

Electrical Contractor B.L.Resiner Co.(Austin) #6269 Address Date Jan.30-1936

No. fixtures set 21 Final approved by Date

Date of service Jan 29-1936

Alterations or repairs Building Permit # 9674- Block Fence- $ 400.00 Date Apr. 5-1937
Approx 100 ft- not over 6-0 high - Snyder- contractor-

PLUMBING PERMIT # 16666 - McGhan- 1 sewer - June 1, 1942
BUILDING PERMIT #25905 Creosoted timber bulkhead-not to be over elevation plus 5 feet-
H. H. Stringfellow - $ 1,100..... Nov. 3, 1947
BUILDING PERMIT #38020 Repairs of fence only - Owner $ 1,000..... Feb. 21, 1952

BUILDING PERMITS: #78142 Polly Davis, Minor interior non-structural repairs & int. painting -$500 - 4/24/67
#78155 Chastain Fence: 350 ft chain link fence 5 and 6 ft high - $900 - 4/21/67 OK Brown 7/11/67
#78487 Owner, Polly Davis: Exterior painting - $250 - 6/27/67

#80073 Youngblood Roofing Co.: re-roof 20 squres asphalt shingles - $1,000 - 4/12/68

#22792 9/16/82 F. Bruegger exterior painting $2,500.

ELECTRICAL PERMITS: #64591 E & E Elect. Cont. Inc.: 2 switch outlets; 2 light outlets; 1 range outlet; 1 serv.temp - 4/17/67

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.
8-24-89		REROOF 180059 ft.	$3,000.00					B8891950

BUILDING PERMITS: #BS891950 - 8-24-89 - Segarra Roofing Inc. - Reroof 1800 sq. ft. shingle roof-
$3,000.00

Permit History - PermitsPlus

Total Permits: 10

Permit No	COMP TYPE	SUB TYPE	DESCRIPTION	STATUS	APPLIED DATE	APPROVED DATE	EXPIRED/FINALED DATE	VAL TOTAL	PARCEL NO	STREET NO	DIR	STREET NAME
BC950188	BCOMPL	OTH	WORK COMPLETED W/O INSPECTIONS	CLOSED	1/25/1995	8/30/1995	1/1/0001	$0.00	32020040230	7801		ATLANTIC WY
BD140232	BDEMOPRJ	PARTIAL	Demolition of failing site wall along north	FINAL	4/24/2014	2/18/2015	1/30/2016	$8,000.00	32020040230	7801		ATLANTIC WY
BE941740	BELEC	ALT	SERVICE REPAIRS,OUTLETS	FINAL	9/29/1994	9/29/1994	6/2/1995	$3,000.00	32020040230	7801		ATLANTIC WY
BE111183	BELEC	LOWVOLT	Burglar alarm	FINAL	2/18/2011	2/18/2011	8/17/2011	$1,994.40	32020040230	7801		ATLANTIC WY
BE100651	BELEC	SRVCS	Electrical Service Repair.	FINAL	12/11/2009	12/11/2009	11/7/2010	$3,580.00	32020040230	7801		ATLANTIC WY
B1404220	BSBUILD	DRWNW-R	Install (1) IMPACT Window	FINAL	5/30/2014	5/30/2014	2/14/2015	$1,633.00	32020040230	7801		ATLANTIC WY
BS943273	BSBUILD	OTH	GRANITE REPAIR TO CRACKED	FINAL	9/7/1994	9/7/1994	3/6/1995	$3,500.00	32020040230	7801		ATLANTIC WY
BP151127	BSUBPLUM	PORTABLE	B1501144--1 unit portable toilet	FINAL	3/6/2015	4/21/2015	10/18/2015	$500.00	32020040230	7801		ATLANTIC WY
B1501144	BUILD	ALTRMD-R	SFR - Installation of helical piles under	APPROVED	11/25/2014	3/16/2016	9/14/2016	$60,000.00	32020040230	7801		ATLANTIC WY
B9400484	BUILD	ALT	ENLARGE LIVING AREA & REPAIRS/SEE	CLOSED	8/26/1994	9/30/1994	6/2/1995	$50,000.00	32020040230	7801		ATLANTIC WY

Permit Number	Main Address	Permit Type	Permit Status	Work Class	Project Name	Apply Date	Issue Date	Expire Date	Finalize Date	Inspection Date	Square Feet	Valuation	Description	Street Number	Street Name
BR0816-0466	7801 ATLANTIC WAY	Building - Residential	Finaled	Alteration (w/o Phased)		08/31/2016	11/17/2016	08/21/2017	02/23/2017	02/22/2017	0.00	23,000.00	Repair 50' of conc curb along east patio, repair water damaged in FL RM 200sf. Repair 90' broken wood fence walk way	7801	ATLANTIC WAY
RV2114494	7801 ATLANTIC WAY	Revision	Finaled	General		02/12/2021	03/26/2021	09/22/2021	03/26/2021		0.00	0.00	BR2004719/DRIVEWAY REVISION	7801	ATLANTIC WAY
ELI02002599	7801 ATLANTIC WAY	Electrical - Residential	Finaled	Online - Alteration - Sub Permit		11/19/2020	02/01/2021	08/02/2021	02/03/2021	02/03/2021	0.00	1,200.00	(BR1902759) // POWER TO FEED THE GATE MOTOR	7801	ATLANTIC WAY
B15011144	7801 ATLANTIC WY	Building - Residential	Finaled	Alteration (w/o Phased)		11/25/2014	03/16/2016	03/21/2017	09/22/2016	09/22/2016	0.00	60,000.00	SFR - Installation of helical piles under foundations along north side of subject property, which were undermined due to construction on adjacent property	7801	ATLANTIC WY
BOA2106659	7801 ATLANTIC WAY	Building Online Application	Closed	Building Online Application		02/11/2021			02/12/2021		0.00	0.00	RV2114494/BR2004719/DRIVEWAY REVISION	7801	ATLANTIC WAY
BR2004719	7801 ATLANTIC WAY	Building - Residential	Finaled	Driveway/Approach		10/06/2020	02/01/2021	09/27/2021	03/30/2021	03/30/2021	0.00	12,000.00	NEW DRIVEWAY AND WALKWAY TO MATCH EXISTING	7801	ATLANTIC WAY
BOA2003058	7801 ATLANTIC WAY	Building Online Application	Closed	Building Online Application		10/06/2020			10/06/2020		0.00	12,000.00	(BR2004719)NEW DRIVEWAY AND WALKWAY TO MATCH EXISTING	7801	ATLANTIC WAY
RV2012121	7801 ATLANTIC WAY	Revision	Finaled	General		02/07/2020	02/10/2020	08/10/2020	02/11/2021		0.00	0.00	BR1902759 -- FENCE DESIGN REVISION	7801	ATLANTIC WAY
BR1902759	7801 ATLANTIC WAY	Building - Residential	Finaled	Fence		12/04/2019	01/24/2020	08/09/2021	02/08/2021	02/08/2021	263.00	20,000.00	6' NEW PICKET FENCE TO MATCH EXISTING.	7801	ATLANTIC WAY
											263.00	138,200.00			

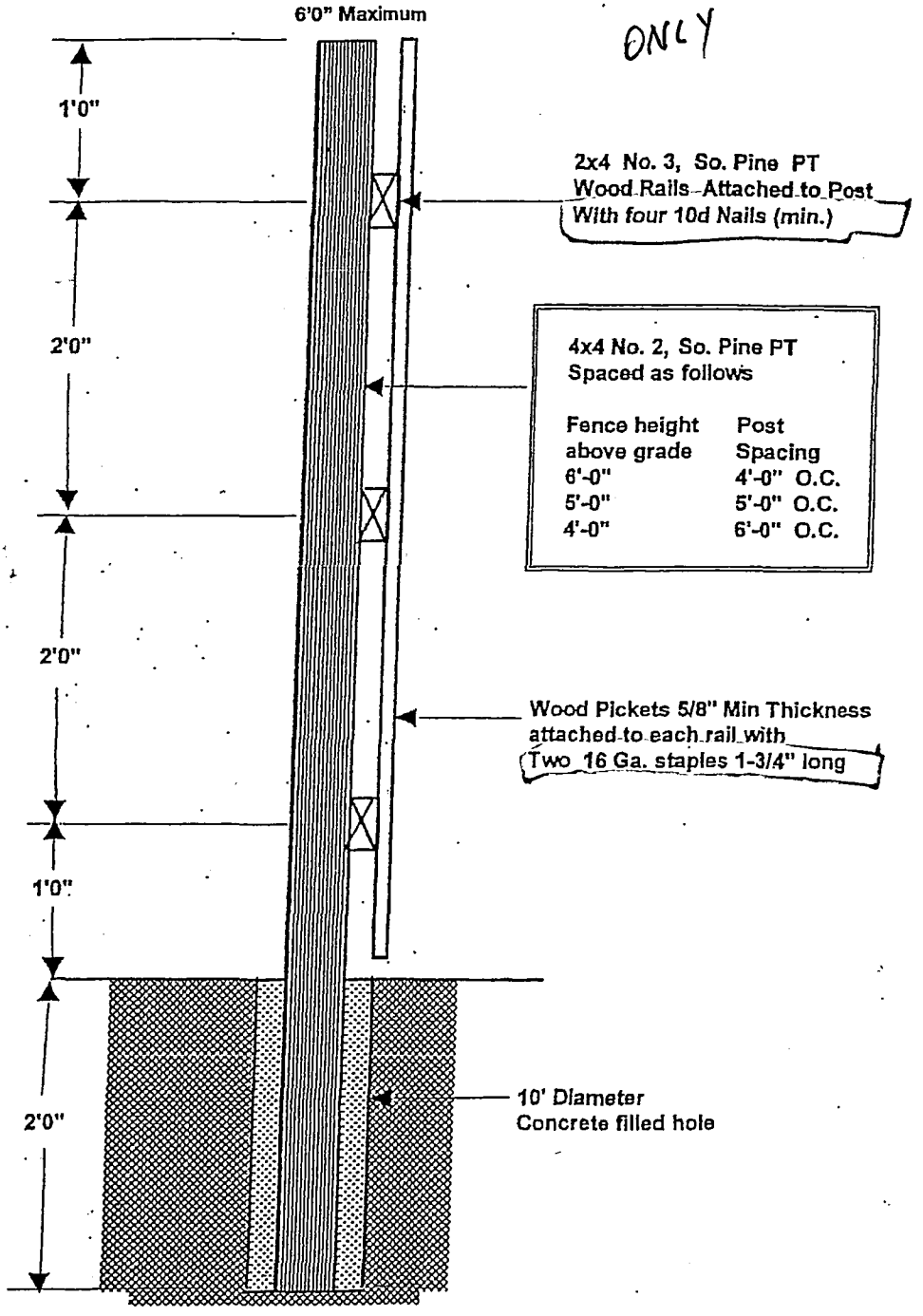
City of Miami Beach
Building Department

Office (305) 673-7610
Fax (305) 673-7857
Inspections (305) 673-7370

1700 Convention Center Drive
City Hall, 2nd Floor
Miami Beach, FL 33139

WOOD FENCE
Section 2328 FBC
6'0" Maximum

FOR ATTACHEMENT ONLY



FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
Division of Water Resource Management
Coastal Construction Control Line Program
2600 Blair Stone Road, M.S. 3522
Tallahassee, FL 32399-2400
Phone: (850) 245-7669

Permit Number 8034287 - DA

No. of Pages Attached: 9

FIELD PERMIT PURSUANT TO SECTION 161.053 OR 161.052, FLORIDA STATUTES

FINDINGS OF FACT AND CONCLUSION OF LAW: The request for a field permit was considered by the staff designee of the Department of Environmental Protection and found to be in compliance with the requirements of Chapter 62B-33, Florida Administrative Code (F.A.C.). Approval is specifically limited to the activity in the stated location and by the project description, approved plans (if any), attached standard conditions, and any special conditions stated below pursuant to Paragraph 161.053(5), Florida Statutes (F.S.). This permit may be suspended or revoked in accordance with Section 62-4.100, F.A.C.

PROJECT LOCATION:

Between approximately 295 feet and 350 feet south of the Department of Environmental Protection's referenced monument R-39, in Miami-Dade County.

7801 Atlantic Way, Miami Beach

PROJECT DESCRIPTION:

As per the attached plans (approved 11/07/2016), the following renovations to the existing hardscaping:
1. Replacement of the existing garden pathway on the landward side of the dwelling with a new 48"-wide paver pathway.
2. Replacement of the existing wood fence along south property line with a new 5'-high wood fence.
3. Repair of the masonry site wall along the north property line.

SPECIAL PERMIT CONDITIONS: The permit is valid only after all applicable federal, state, and local permits are obtained and does not authorize contravention of local setback requirements or zoning or building codes. This permit and public notice shall be posted on the site immediately upon issuance and shall remain posted along with local approval until the completion of any activity authorized by this permit. Other special conditions of this permit include:

1. No new exterior lighting is authorized.

STANDARD PERMIT CONDITIONS: The permittee shall comply with the attached standard field permit conditions.

APPLICANT INFORMATION: I hereby certify that I am either: (1a) the owner of the subject property or (1b) I have the owner's consent to secure this permit on the owner's behalf; and that (2) I shall obtain any applicable licenses or permits which may be required by federal, state, county, or municipal law prior to commencement of the authorized work; (3) I acknowledge that the authorized work is what I requested; and (4) I accept responsibility for compliance with all permit conditions.

Applicant's Signature Ignacio Zabaleta Digitally signed by Ignacio Zabaleta Date: 2016.11.07 15:43:15 -05'00' Date November 7, 2016 Telephone No. (305) 648-2006

Applicant's Printed Name Ignacio Zabaleta Address 2727 Salzedo Street, Coral Gables, FL 33134

If applicant is an agent:

Geraldine Chavez	7801 Atlantic Way	(513) 703-3410
Printed name of property owner	*Property owner's address*	*Property owner's telephone no.*

DEPARTMENT FINAL ACTION AND FILING AND ACKNOWLEDGMENT: This field permit is approved on behalf of the Department of Environmental Protection by the undersigned staff designee, and filed on this date, pursuant to section 120.52, F.S., with the undersigned designated Deputy Clerk, receipt of which is hereby acknowledged.

Vanessa Dornisch Digitally signed by Vanessa Dornisch Date: 2016.11.08 11:52:22 -05'00'	Vanessa Dornisch	11/08/2016
Staff Designee/Deputy Clerk	*Printed Name of Designee/Deputy Clerk*	*Date*

EXPIRATION DATE: 11/07/2017

(Emergency permits issued pursuant to Section 62B-33.014, F.A.C., are valid for no more than ninety days and other field permits are valid for no more than 12 months. The staff designee may specify a shorter time limit.)

EMERGENCY PERMIT: ☐ YES ☒ NO Approved plans are attached: ☒ YES ☐ NO

POST PERMIT AND PUBLIC NOTICE CONSPICUOUSLY ON THE SITE

PUBLIC NOTICE

The foregoing constitutes final agency action. Any person whose substantial interests are affected by any decision made by the Department on the Field Permit has a right to request an administrative hearing in accordance with the provisions of Sections 120.569 and 120.57, F.S. The request for an administrative hearing must comply with the provisions of Rule 28-106.201, F.A.C., and must be received by the Department (at the address given below) within twenty-one (21) days from the date of this notice.

When the Department receives an adequate and timely filed request for hearing, the Department will request the assignment of an administrative law judge. Once the administrative law judge is requested, the Division of Administrative Hearings will have jurisdiction over the formal proceeding and the Department (as the referring agency) will take no further action with respect to the proceeding except as a party litigant.

Section 120.54(5)(b)4, F.S., and Rule 28-106.201(2), F.A.C., explain that the following items must be included in a petition for a formal administrative hearing

(a) The name and address of each agency affected and each agency's file or identification number, if known;

(b) The name, address, any e-mail address, any facsimile number, and telephone number of the petitioner, if the petitioner is not represented by an attorney or a qualified representative; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceedings; and an explanation of how the petitioner's substantial interests will be affected by the agency determination;

(c) A statement of when and how the petitioner received notice of the agency decision;

(d) A statement of all issues of material fact disputed by the petitioner, or a statement that there are no disputed facts;

(e) A concise statement of the ultimate facts alleged, including a statement of the specific facts that the petitioner contends warrant reversal or modification of the Department's action;

(f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the Department's action, including an explanation of how the alleged facts relate to the specific rules or statutes; and

(g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wants the Department to take with respect to its action.

A person may request an extension of time to petition for an administrative hearing. The person filing the request for extension must do so within the time limits for filing a petition described above. The request must state why an extension of time is needed. The Department will grant an extension only when good cause is shown.

If a petition or a request for time extension is filed, further order of the Department becomes necessary to effectuate this Field Permit. Accordingly, the Department's final action may be different from the position taken in this notice. Actions undertaken by any person under this permit, pending the lapse of time allowed for the filing of such a request for hearing, may be subject to modification, removal, or restoration.

Failure to petition within the allowed time frame constitutes waiver of any right that a person has to request a hearing under Section 120.57, F.S., and to participate as a party to the proceeding. If a legally sufficient petition for hearing is not timely received, this notice constitutes final agency action.

When this order becomes final and is filed with the Department Clerk, any party to the order has the right to seek judicial review under Section 120.57, F.S., and Rule 9.030(b)1(c) and 9.110, Florida Rules of Appellate Procedure. A notice of appeal must be filed within thirty (30) days with both the Department Clerk (see address below) and with the appropriate district court of appeal. The notice filed with the district court must be accompanied by the filing fee specified in Section 35.33(3), F.S. Any subsequent intervention will be only by the approval of the presiding officer on motion filed under Rules 28-5.207 or 60Q-2.010, F.A.C.

All requests for hearings are to be filed with the Department at the following address:

Florida Department of Environmental Protection
Office of General Counsel
Department Clerk
3900 Commonwealth Boulevard
Mail Station 35
Tallahassee, Florida 32399-3000

Permit Number: 8034287 DA

STANDARD FIELD PERMIT CONDITIONS

The following conditions shall apply to **FIELD PERMITS** (unless waived by DEP or modified by special permit condition). In the event of a conflict between a field permit condition and a special permit condition, the special condition shall prevail.

1) The permittee shall carry out the construction or activity for which the permit was granted in accordance with the plans and specifications that were approved by DEP as part of the permit. Any deviation there from shall be grounds for suspension of the work and revocation of the permit pursuant to Section 120.60(7), F.S., and may result in assessment of civil fines or issuance of an order to alter or remove the unauthorized structure, or both. No other construction or activities shall be conducted. No modifications to project size, location, or structural design are authorized. A copy of the permit shall be conspicuously displayed at the project site.

2) The permittee shall conduct the construction or activity authorized under the permit using extreme care to prevent any adverse impacts to the beach and dune system, marine turtles and their nests and habitats, or adjacent property and structures.

3) The permittee shall allow any duly authorized member of the staff to enter upon the premises associated with the project authorized by the permit for the purpose of ascertaining compliance with the terms of the permit and with the rules of DEP, until all construction or activities authorized or required in the permit have been completed and the project accepted by DEP.

4) The permittee shall hold and save the State of Florida, DEP, its officers and employees, harmless from any damage (no matter how occasioned and no matter what the amount) to persons or property that might result from the construction or activity authorized under the permit and from any and all claims and judgments resulting from such damage.

5) The permittee shall allow DEP to use all submitted records, notes, monitoring data, and other information relating to construction or any activity under the permit for any purpose it may deem necessary or convenient, except where such use is otherwise specifically forbidden by law.

6) Construction traffic shall not operate and building materials shall not be stored on vegetated areas seaward of the control line, unless specifically authorized by the permit. If (in the opinion of DEP staff) this requirement is not being met, positive control measures shall be provided by the permittee at the direction of DEP staff. Such measures may include temporary fencing, designated access roads, adjustment of construction sequence, or other requirements.

7) The permittee shall not disturb existing beach and dune topography and vegetation except as expressly authorized in the permit. Before the project is considered complete, any disturbed topography or vegetation shall be restored (as prescribed in the permit) with suitable fill material or revegetated with appropriate beach and dune vegetation.

8) The fill material shall be obtained from a source landward of the control line and shall consist of sand which is similar to that already on the site in both grain size and coloration. This fill material shall be free of construction debris, rocks, or other foreign matter. A sample of the sand shall be provided to the staff representative of the Bureau of Beaches and Coastal Systems during the preconstruction conference.

9) If surplus sand fill results from any approved excavation seaward of the CCCL, such material shall be distributed seaward of the CCCL on the site, as directed by DEP staff (unless otherwise specifically authorized by the permit).

10) Any native salt-resistant vegetation destroyed during construction shall be replaced with plants of the same species or, by authorization of DEP, with other native salt-resistant vegetation suitable for beach and dune stabilization. Unless otherwise specifically authorized by the staff, all plants installed in beach and coastal areas (whether to replace vegetation displaced, damaged, or destroyed during construction or otherwise) shall be of species indigenous to Florida beaches and dunes (i.e., sea oats, sea grape, saw palmetto, panic grass, salt meadow hay cord grass, seashore salt grass, and railroad vine).

11) All topographic restoration and revegetation work is subject to approval and acceptance by DEP staff.

12) If not specifically authorized elsewhere in this permit, no operation, transportation, or storage of equipment or materials is authorized seaward of the dune crest or rigid coastal structure during the marine turtle-nesting season. The marine turtle-nesting season is May 1 through October 31 in all counties (except Brevard, Indian River, St. Lucie, Martin, Palm Beach and Broward counties where marine turtle nesting occurs during the period of March 1 through October 31).

13) If not specifically authorized elsewhere in this permit, no temporary lighting of the construction area is authorized at any time during the marine turtle-nesting season and no additional permanent exterior lighting is authorized.

14) This permit has been issued to a specified property owner and is not valid for any other person.

Permit Number: 8034287 - DA

EXTERIOR RENOVATIONS FOR:
GERALDINE CHAVEZ

7801 ATLANTIC WAY
MIAMI BEACH, FLORIDA 33141

DEPARTMENT OF ENVIRONMENTAL PROTECTION
STATE OF FLORIDA
Proj: 8034287-DA
7801 Atlantic Way Renovations
Date: 11/07/2016
By: Vanessa Domisch

INDEX OF DRAWINGS

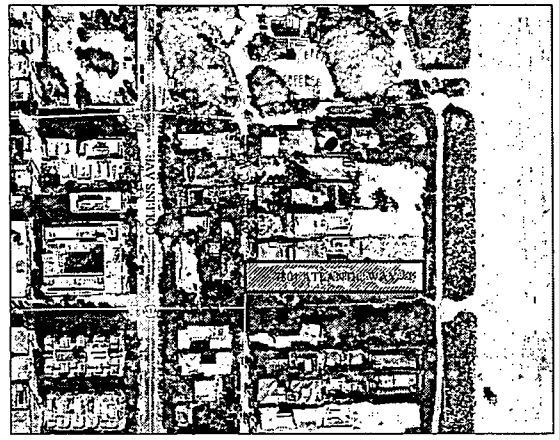
ARCHITECTURAL	SHEET #
COVER SHEET & INDEX	A-000
SURVEY	A-001
EXISTING SITE PHOTOS	A-002
EXISTING SITE/DEMOLITION PLAN	A-100
WORK AREA #1 - FENCE REPAIR	A-101
WORK AREA #2 - GARDEN PLAN	A-102
FENCE & PAVER DETAILS	A-103

ARCHITECT

EASTSHORE INTERNATIONAL CORP.
ADDRESS: 2727 SALZEDO STREET CORAL GABLES, FLORIDA 33134
PHONE: (305) 648-2006

LOT INFO

OWNER NAME:	GERALDINE CHAVEZ
FOLIO NO:	02-3202-004-0230
LEGAL:	LOT 6, BLOCK 5, OF ALTOS DEL MAR SUBDIVISION NUMBER 1, PLAT BOOK 31, PAGE 40 OF THE RECORDS OF MIAMI DADE COUNTY.



LOCATION PLAN
SCALE: N.T.S.

EASTSHORE ARCHITECTS
2727 Salzedo Street
Coral Gables, FL 33134
(305) 648-2006
(FAX) 648-0521
www.eastshore.net
Eastshore Int'l Corp
License No. AA0001608

LUIS JAUREGUI
LIC. AR 12104
IGNACIO J. ZABALETA
LIC. AR 12101

NO.	REVISION/ SUBMISSION	DATE
	PERMIT SUBMITTAL	06/20/16
	REFORMAT SHEETS PER B-Z	9/13/16

REPLACEMENT OF EXISTG CONC. PAVER WALKWAY WITH NEW BRICK PAVERS

GERALDINE CHAVEZ

7801 ATLANTIC WAY
MIAMI BEACH, FL 33141

COVER & INDEX

14-12

A-000

SKETCH OF BOUNDARY SURVEY OF: 7801 ATLANTIC WAY, MIAMI BEACH, FL.

LEGEND:

M.D.C.R.	MIAMI-DADE COUNTY RECORDS
L.B.	LICENSED BUSINESS
A/C	AIR CONDITIONING UNIT(S)
P.B.	PLAT BOOK
PG.	PAGE(S)
ID.	IDENTIFICATION
CALC.	CALCULATED
℄	CENTER LINE
(P)	DENOTES INFORMATION BASED ON PLAT OF RECORD
H	GATE VALVE
	WATER PUMP
	MAILBOX
	FLORIDA POWER & LIGHT COMPANY MANHOLE
	METAL LIGHT POLE
	ELECTRICAL METER
	WATER METER
	SET 1/2" IRON ROD & CAP, L.B. 7351 UNLESS OTHERWISE SPECIFIED
	SET NAIL & DISC, L.B. 7351 UNLESS OTHERWISE SPECIFIED
	NEW 1
	BREAK IN LINE SCALE

VIEW 1
NOT TO SCALE

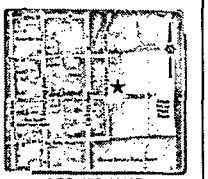
VIEW 2
NOT TO SCALE

VIEW 3
NOT TO SCALE

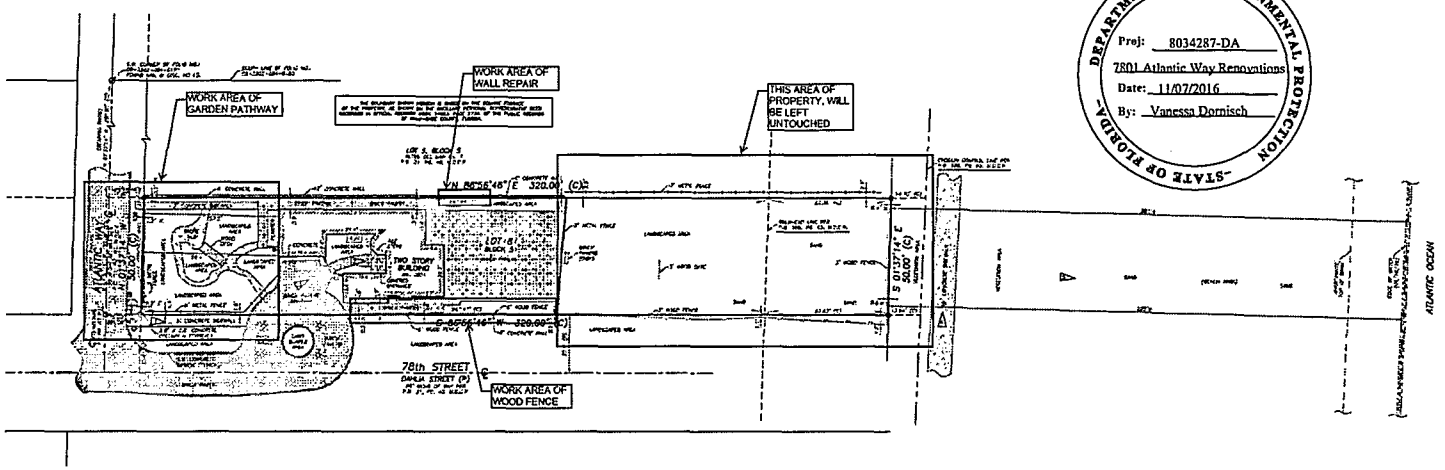
VIEW 4
NOT TO SCALE

VIEW 5
NOT TO SCALE

SCALE: 1" = 20'


LOCATION MAP
NOT TO SCALE

DEPARTMENT OF ENVIRONMENTAL PROTECTION
STATE OF FLORIDA
Proj: 8034287-DA
7801 Atlantic Way Renovations
Date: 11/07/2016
By: Vanessa Dornisch



SURVEY

SCALE: N.T.S.

SURVEY NOTES:

1. THIS SURVEY REPRESENTS A BOUNDARY SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THE BOUNDARY SHOWN HEREON IS BASED ON THE CALCULATED RECORD INTERNET OF THE PROPERTY, AS SHOWN ON THE INCLUSIVE PERSONAL REPRESENTATIVE DEED RECORDED IN OFFICIAL RECORDS BOOK 14883, PAGE 3726, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

2. THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N.89°37'14"E. ALONG THE CENTERLINE OF ATLANTIC WAY AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983 (1992) ADJUSTMENT.

3. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X AND FLOOD ZONE AE, COMMUNITY PANEL NO. 12 SHOWN ON FLOOD INSURANCE RATE MAP MIAMI-DADE BCH L. COMMUNITY NUMBER 120651, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA, MAP REVISED DATED SEPTEMBER 11, 2009.

4. THE STAKES REFLECTED IN THE LEGEND AND ON THIS SURVEY WERE SET PLACED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.

5. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED. IT IS ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.

6. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.

7. OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.

8. THE PROPERTY SHOWN HEREON CONTAINS 0.37 ACRES (15,995 SQUARE FEET), MORE OR LESS.

SURVEY NOTES: (CONTINUED)

9. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY DINSTA COMMERCIAL SURVEYORS, INC. DINSTA HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY PARTIES AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY DINSTA BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL IF RAISED/LIED TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. DINSTA MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DISCLOSURE PRODUCED OR PROVIDED BY COMPUTER OR OTHER FORESEEABLE MEANS. CONTACT DINSTA DIRECTLY FOR VERIFICATION OF ACCURACY.

10. SUBSURFACE EFFECTS, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. CONTACT DINSTA DIRECTLY FOR ADDITIONAL INFORMATION. DIG SAFE, 1-800-432-4770 BEFORE YOU DIG. CONTACT SUNSHINE 811 (1-800-432-4770) AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.

11. TREES, HEDGES, ORNAMENTAL PLANTS, IRRIGATION LINES, WELLS AND SPRINKLERS WERE OF ANY, NOT LOCATED OR SHOWN HEREON.

12. BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS WERE NOT SET BY DINSTA.

13. DINSTA COMMERCIAL SURVEYORS INC. DID NOT SEARCH THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA FOR EASEMENTS, RIGHTS-OF-WAY, EASEMENTS OF OTHER WATERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

14. ADDITION OF DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

LEGAL DESCRIPTION:

LOT 6, IN BLOCK 5, OF ALTOS DEL MAR No. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, AT PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THIS SURVEY IS CERTIFIED TO:

GERALDINE CHAVEZ.

CERTIFICATE:

THIS IS TO CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAVIER DE LA ROSA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6086
STATE OF FLORIDA

DINSTA COMMERCIAL SURVEYORS, INC. L.B. 7351
javier@dinstacorp.com

EXACTA
COMMERCIAL L.B. 7351
TELEPHONE NO. 561-314-0788 FAX NO. 561-314-0710
NORTH FAIRLANE PARK ROAD, SUITE B, WELLINGTON, FL 33414

SEAL
NOT VALID UNLESS SEALED HERE WITH AN EMBOSSED SURVEYOR'S SEAL

SKETCH OF BOUNDARY SURVEY
LOT 6, BLOCK 5
ALTOS DEL MAR No. 1
PLAT BOOK 31, PAGE 40, M.D.C.R.
7801 ATLANTIC WAY, MIAMI BEACH, FL 33141

DRAWN: J.E.O.
CHKD BY: J.D.L.R.
FIELD WORK DATE:

FL1606-3090
01
01

NO.	REVISION SUBMISSION	DATE
	PERMIT SUBMITTAL	08/20/16
	REFORMAT SHEETS PER B+2	9/13/16

EASTHOPE ARCHITECTS
2727 Ponce de Leon Blvd.
Coral Gables, FL 33134
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(FAX) 446-0531
www.easthopeinc.com
Easthope Int'l Corp
License No. AA0001608

LUIS JAUREGUI
LIC. AR 12124
IGNACIO J. ZABALETA
LIC. AR 12101

PROJECT
REPLACEMENT OF EXISTING CONC. PAVER WALKWAY WITH NEW BRICK PAVERS

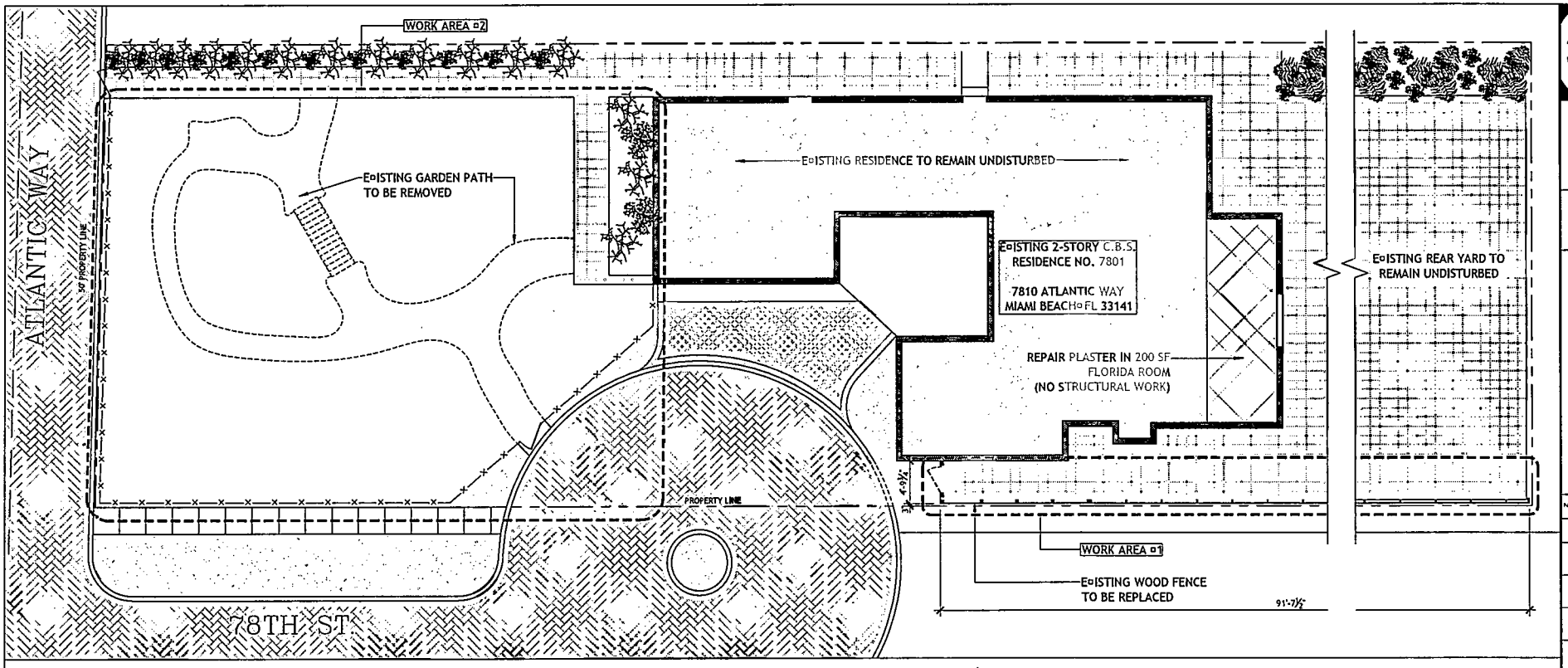
GERALDINE CHAVEZ

7801 ATLANTIC WAY
MIAMI BEACH, FL 33141

SURVEY

PROJECT NUMBER
14-12

SHEET NUMBER
A-001



SCOPE OF WORK

WORK AREA #1: DUE TO THE POOR CONDITION OF THE EXISTING WOOD FENCE AND THE FACT THAT TRESPASSERS ARE USING THE LOW MASONRY WALL TO BOOST THEMSELVES, WE PROPOSE TO DISMANTLE THE EXISTING WOOD FENCE IN ORDER TO REPLACE IT WITH A NEW WOOD FENCE, TO MATCH EXISTING, AS ILLUSTRATED HEREIN.

WORK AREA #2: DUE TO THE OWNER'S ADVANCED AGE AND INADEQUATE PAVING TO PROVIDE ACCESSIBILITY, WE PROPOSE TO REMOVE THE EXISTING RANDOM PAVING + WOOD BRIDGE AND PROVIDE A NEW LEVEL, 48" WIDE PATH, AS ILLUSTRATED HEREIN.

DEPARTMENT OF ENVIRONMENTAL PROTECTION
STATE OF FLORIDA
Proj: 8034287-DA
7801 Atlantic Way Renovations
Date: 11/07/2016
By: Vanessa Dornisch

EXISTING SITE/DEMO PLAN

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

EASTSHORE ARCHITECTS
2727 Salzedo Street
Coral Gables, FL 33134
(305) 646-2006
(FAX) 646-0531
www.eastshorenet
Eastshore Int'l Corp
License No. AAC001606

LUIS JAUREGUI
LIC. AR 12124
IGNACIO J. ZABALETA
LIC. AR 12101

NO.	REVISION/ SUBMISSION	DATE
	PERMIT SUBMITTAL	05/23/16
	REFORMAT SHEETS PER B+Z	2/13/18

REPLACEMENT OF EXISTG CONC. PAVER WALKWAY WITH NEW BRICK PAVERS

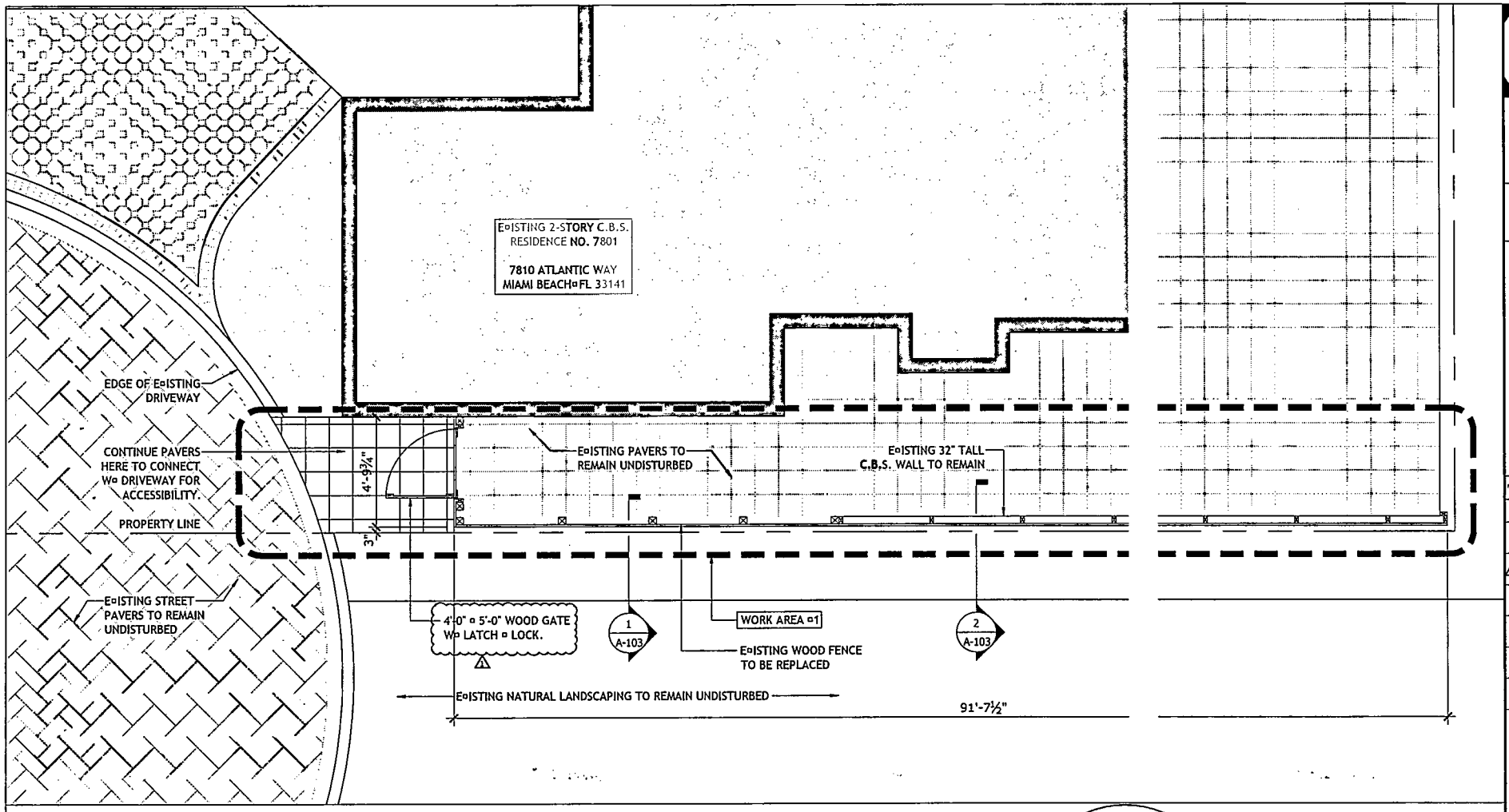
GERALDINE CHAVEZ

7801 ATLANTIC WAY
MIAMI BEACH, FL 33141

EXISTING SITE/ DEMO PLAN

14-12

A-100



WORK AREA #1 - FENCE REPAIR

SCALE: 1/2" = 1'-0"

DEPARTMENT OF ENVIRONMENTAL PROTECTION
STATE OF FLORIDA
Proj: 8034287-DA
7801 Atlantic Way Renovations
Date: 11/07/2016
By: Vanessa Dornisch

EASTSHORE ARCHITECTS
2727 Salzedo Street
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(FAX) 446-2021
www.eastshore.net
Eastshore Int'l Corp
License No. AAC001609

LUIS JAUREGUI
LIC. AR 12124
IGNACIO J. ZABALETA
LIC. AR 12101

NO.	REVISION/ SUBMISSION	DATE
	PERMIT SUBMITTAL	05/20/16
	REFORMAT SHEETS PER B+Z	9/13/16
1	BUILDING DEPARTMENT COMMENTS	10.13.16

REPLACEMENT OF EXISTING CONC. PAVER WALKWAY WITH NEW BRICK PAVERS

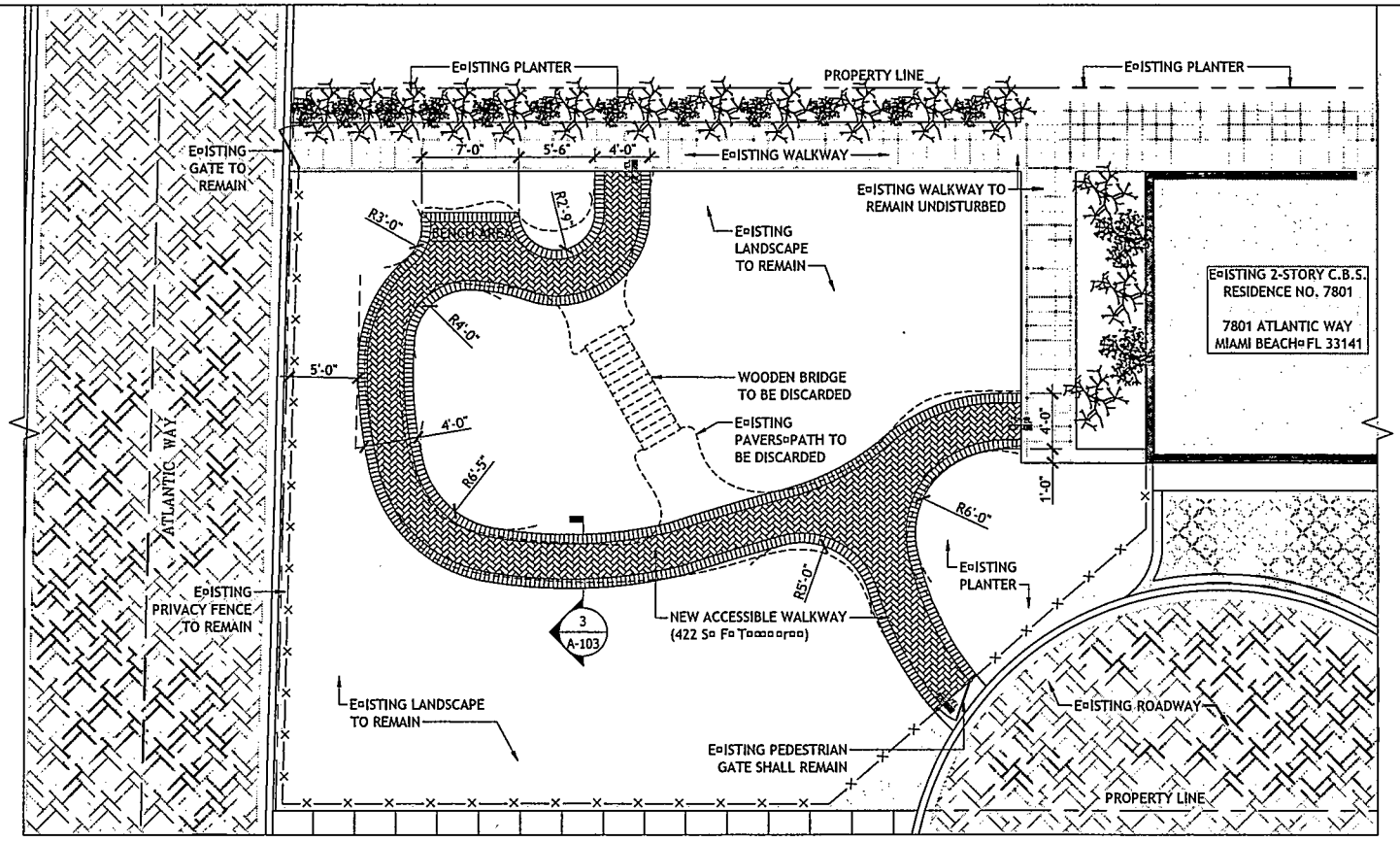
GERALDINE CHAVEZ

7801 ATLANTIC WAY
MIAMI BEACH, FL 33141

WORK AREA #1 - FENCE REPAIR

14-12

A-101



WORK AREA #2 - GARDEN PLAN

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

DEPARTMENT OF ENVIRONMENTAL PROTECTION
STATE OF FLORIDA

Proj: 8034287-DA
7801 Atlantic Way Renovations
Date: 11/07/2016
By: Vanessa Dornisch

EASTSHORE ARCHITECTS
2727 Salzedo Street
Coral Gables, FL 33134
(305) 648-2776
(FAX) 648-6531
www.eastshore.net
Eastshore Int'l Corp
License No. AAC001608

LUIS JAUREGUI
LIC. AR 12124
IGNACIO J. ZABALETA
LIC. AR 12121

NO.	REVISION SUBMITTAL	DATE
	PERMIT SUBMITTAL	05/20/16
	REFORMAT SHEETS PER B+Z	8/13/16

REPLACEMENT OF EXISTING CONC. PAVER WALKWAY WITH NEW BRICK PAVERS

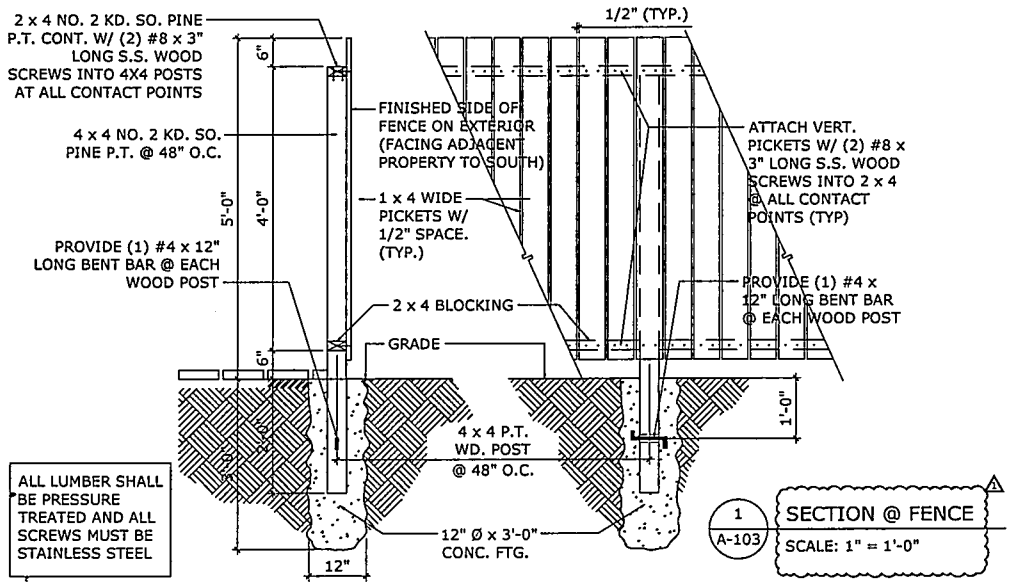
GERALDINE CHAVEZ

7801 ATLANTIC WAY
MIAMI BEACH, FL 33141

WORK AREA #2 - GARDEN PLAN

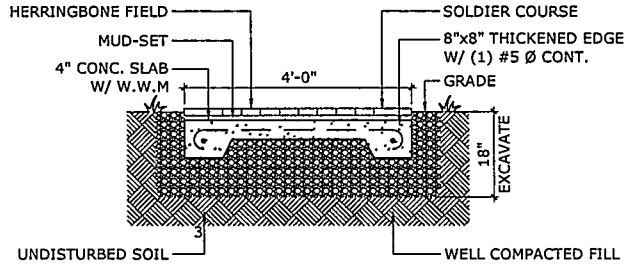
14-12

A-102



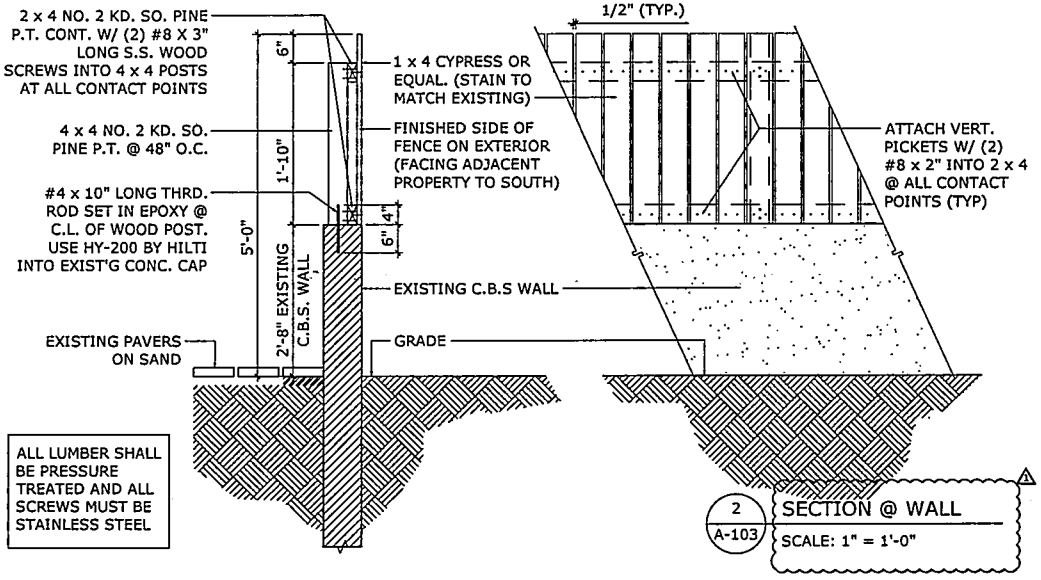
1 / A-103 SECTION @ FENCE

SCALE: 1" = 1'-0"



A-103 PAVER DETAIL

SCALE: 1" = 1'-0"



2 / A-103 SECTION @ WALL

SCALE: 1" = 1'-0"

DEPARTMENT OF ENVIRONMENTAL PROTECTION
STATE OF FLORIDA

Proj: 8034287-DA
7801 Atlantic Way Renovations
Date: 11/07/2016
By: Vanessa Dornisch

EARTHSHORE ARCHITECTS
2727 Salzedo Street
Coral Gables, FL 33134
(305) 448-2006
(FAX) 448-0521
www.earthshore.net
Earthshore Inc Corp
License No. AAC001608

LUIS JAUREGUI
LIC. AR 12124
IGNACIO J. ZABALETA
LIC. AR 12101

NO.	REVISION/ SUBMISSION	DATE
	PERMIT SUBMITTAL	08/20/16
	REFORMAT SHEETS PER R+Z	9/13/16
1	BUILDING DEPARTMENT COMMENTS	10.13.16

REPLACEMENT OF EXISTG CONC. PAVER WALKWAY WITH NEW BRICK PAVERS

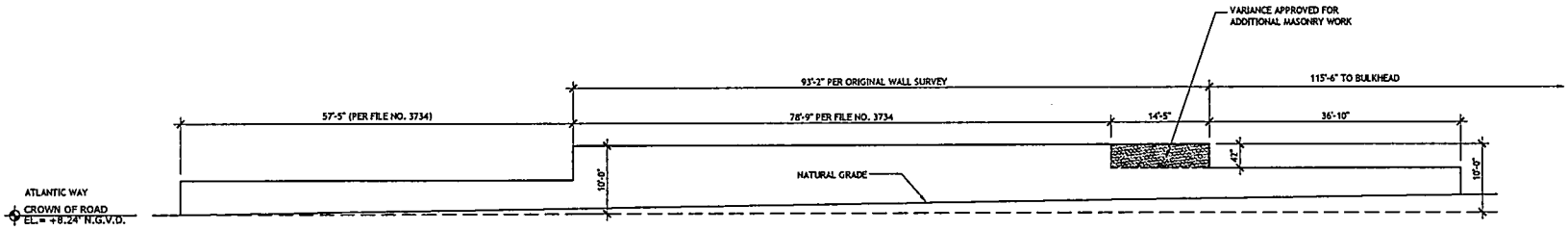
GERALDINE CHAVEZ

7801 ATLANTIC WAY
MIAMI BEACH, FL 33141

FENCE & PAVER DETAILS

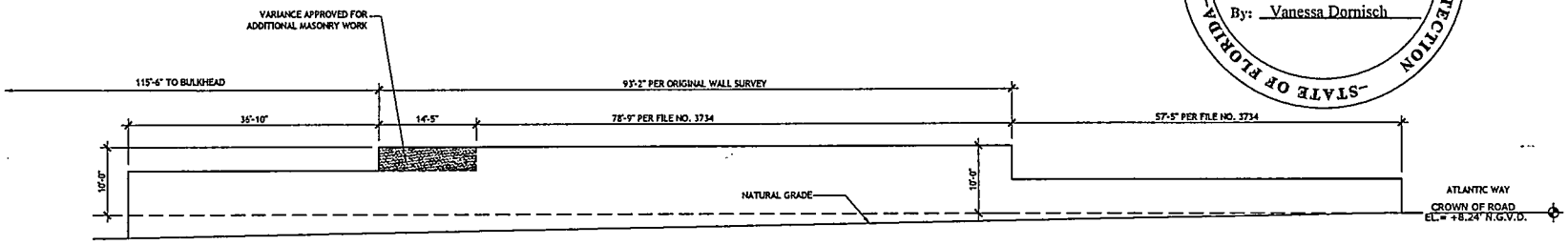
14-12

A-103



WALL VIEWED FROM CHAVEZ SIDE

SCALE: 1/8" = 1'-0"



WALL VIEWED FROM KELLER SIDE

SCALE: 1/8" = 1'-0"

DEPARTMENT OF ENVIRONMENTAL PROTECTION
STATE OF FLORIDA
Proj: 8034287-DA
7801 Atlantic Way Renovations
Date: 11/07/2016
By: Vanessa Dornisch

EASTSHORE ARCHITECTS
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(FAX) 446-2021
www.eastshorearchitects.com
Eastshore Arch Corp
License No. AA0001808

LUIS JAUREGUI
LIC. AR 12124
IGNACIO J. ZABALETA
LIC. AR 12101

NO.	REVISION/ SUBMISSION	DATE
	PERMIT SUBMITTAL	9/19/16

REMEDIAL PRIVACY WALL WORK FOR:

MR. & MRS. MARK KELLER

7815 ATLANTIC WAY
MIAMI BEACH, FL 33141

WALL ELEVATIONS

14-12

A-101

EXTERIOR RENOVATIONS FOR:
GERALDINE CHAVEZ

7801 ATLANTIC WAY
MIAMI BEACH, FLORIDA 33141

INDEX OF DRAWINGS

ARCHITECTURAL	SHEET #
COVER SHEET & INDEX	A-000
SURVEY	A-001
EXISTING SITE PHOTOS	A-002
EXISTING SITE/DEMOLITION PLAN	A-100
WORK AREA #1 - FENCE REPAIR	A-101
WORK AREA #2 - GARDEN PLAN	A-102
FENCE & PAVER DETAILS	A-103

ARCHITECT

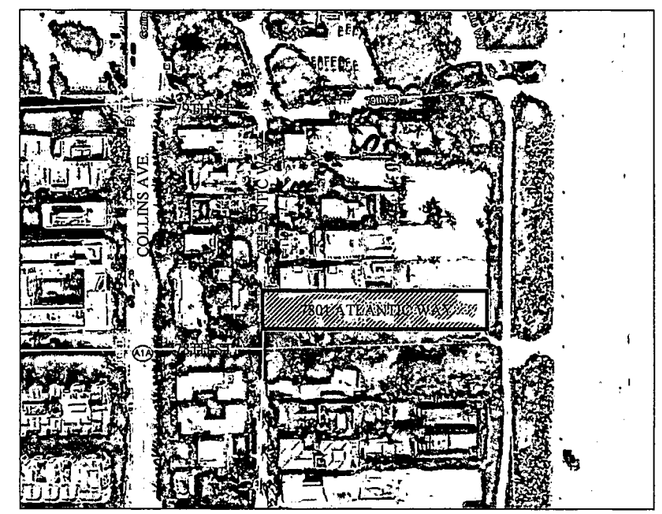
EASTSHORE INTERNATIONAL CORP.
ADDRESS: 2727 SALZEDO STREET CORAL GABLES, FLORIDA 33134
PHONE: (305) 648-2006

LOT INFO

OWNER NAME: GERALDINE CHAVEZ

FOLIO NO: 02-3202-004-0230

LEGAL: LOT 6, BLOCK 5, OF ALTOS DEL MAR SUBDIVISION NUMBER 1, PLAT BOOK 31, PAGE 40 OF THE RECORDS OF MIAMI0DADE COUNTY.



LOCATION PLAN
SCALE: N.T.S.

EASTSHORE ARCHITECTS
2727 Salzedo Street
Coral Gables, FL 33134
(305) 648-2006
(FAX) 648-0521
www.eastshore.net
Eastshore Int'l Corp
License No. AAC001608

LUIS JAUREGUI
LIC. AR 12124

IGNACIO J. ZABALETA
LIC. AR 12101

SEAL
6/29/16

REPLACEMENT OF EXIST'G CONC. PAVER WALKWAY WITH NEW BRICK PAVERS

GERALDINE CHAVEZ

7801 ATLANTIC WAY
MIAMI BEACH, FL 33141

PROJECT NO. 14-12

No.	REVISIONS/SUBMISSIONS	DATE
	PERMIT SUBMITTAL	05/20/16

SHEET No. / NAME
COVER SHEET & INDEX
A-000

NOT RELEASED FOR CONSTRUCTION

SKETCH OF BOUNDARY SURVEY OF: 7801 ATLANTIC WAY, MIAMI BEACH, FL.

LEGEND:

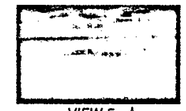
- M.D.C.R. . . . MIAMI-DADE COUNTY RECORDS
- L.B. . . . LICENSED BUSINESS
- A/C. . . . AIR CONDITIONING UNIT(S)
- P.B. . . . PLAT BOOK
- PGS. . . . PAGES
- ID. . . . IDENTIFICATION
- (C) . . . CALCULATED
- ℄ . . . CENTERLINE
- (P) . . . DENOTES INFORMATION BASED ON PLAT OF RECORD
- ■ . . . CATCH BASIN
- ⊕ . . . WATER PUMP
- MB . . . MAILBOX
- FPL . . . FLORIDA POWER & LIGHT COMPANY MANHOLE
- ☼ . . . METAL LIGHT POLE
- ▽ . . . ELECTRICAL METER
- ⊠ . . . WATER METER
- ⊗ . . . SET 5/8" IRON ROD & CAP, L.B. 7551 UNLESS OTHERWISE SPECIFIED
- ⊙ . . . SET NAIL & DISC, L.B. 7551 UNLESS OTHERWISE SPECIFIED
- △ . . . VIEW 1
- ⌐/⌐ . . . BREAK IN LINE SCALE

VIEW 1 △1
NOT TO SCALE

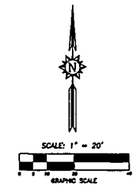
VIEW 2 △2
NOT TO SCALE

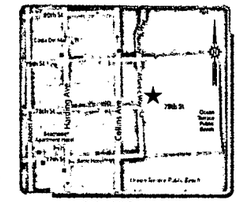
VIEW 3 △3
NOT TO SCALE

VIEW 4 △4
NOT TO SCALE

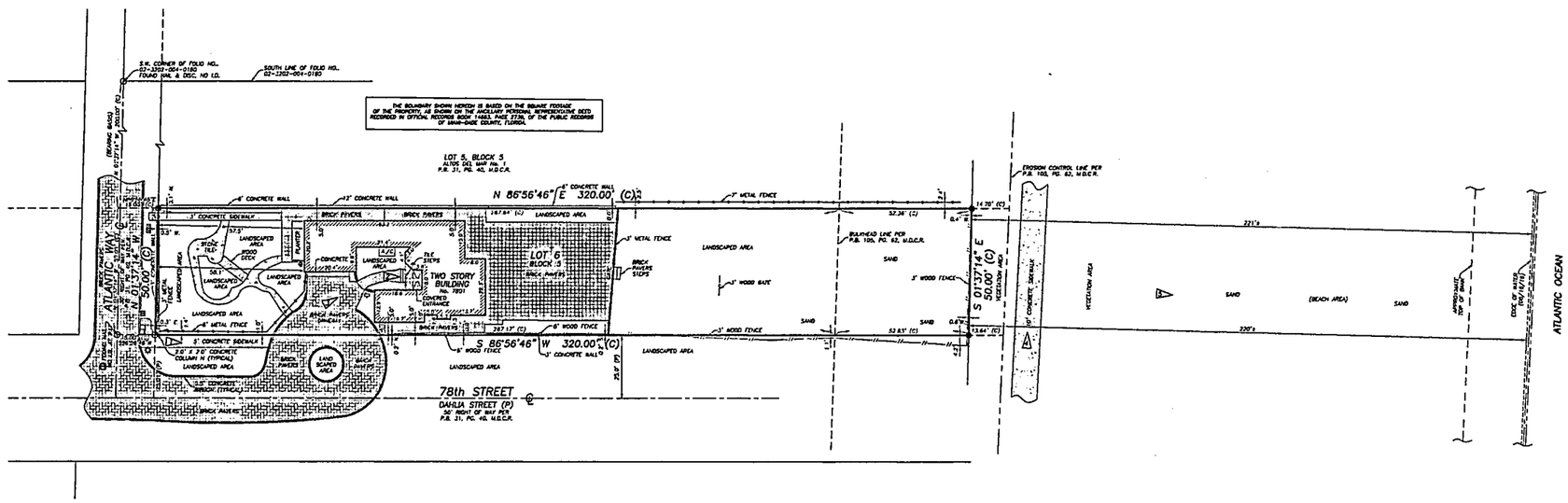


VIEW 5 △5
NOT TO SCALE





LOCATION MAP
NOT TO SCALE



SURVEY
SCALE: N.T.S.

SURVEY NOTES:

1. THIS SURVEY REPRESENTS A BOUNDARY SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THE BOUNDARY SHOWN HEREON IS BASED ON THE CALCULATED SQUARE FOOTAGE OF THE PROPERTY, AS SHOWN ON THE ANCILLARY PERSONAL REPRESENTATIVE DEED RECORDED IN OFFICIAL RECORDS BOOK 14683, PAGE 2730, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

2. THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N.01°37'14"W., ALONG THE CENTERLINE OF ATLANTIC WAY AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.

3. THE PROPERTY SHOWN HEREON LIES WITHIN FLOODS ZONE X AND FLOOD ZONE AE, ELEVATION=8' (NGVD 29), AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12086C 0328 L, COMMUNITY NUMBER 120651 CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA. MAP REVISED DATE: SEPTEMBER 11, 2009.

4. THE SYMBOLS INCLUDED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.

5. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.

6. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.

7. OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.

8. THE PROPERTY SHOWN HEREON CONTAINS 0.37 ACRES (15,995 SQUARE FEET), MORE OR LESS.

SURVEY NOTES: (CONTINUED):

9. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY EXACTA COMMERCIAL SURVEYORS, INC. EXACTA HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. EXACTA MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT EXACTA DIRECTLY FOR VERIFICATION OF ACCURACY.

10. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (1-800-432-4770) AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.

11. TREES, HEDGES, ORNAMENTAL PLANTS, IRRIGATION LINES, WELLS AND SPRINKLERS HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.

12. BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.

13. EXACTA COMMERCIAL SURVEYORS, INC., DID NOT SEARCH THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

14. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

LEGAL DESCRIPTION:

LOT 6, IN BLOCK 5, OF ALTOS DEL MAR No. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, AT PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THIS SURVEY IS CERTIFIED TO:

GERALDINE CHAVEZ.

CERTIFICATE:

THIS IS TO CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER No. 6080
STATE OF FLORIDA

EXACTA COMMERCIAL SURVEYORS, INC. L.B. 7551
javier@exactaland.com

TELEPHONE NO. 561-314-0788 FAX NO. 561-314-0770
EXACTA
COMMERCIAL LAND SURVEYORS
L.B. 7551
3400 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414

SEAL NOT VALID UNLESS SEALED HERE WITH AN EMBOSSED SURVEYOR'S SEAL

SKETCH OF BOUNDARY SURVEY
LOT 6, BLOCK 5
ALTOS DEL MAR No. 1
PLAT BOOK 31, PAGE 40, M.C.C.R.
7801 ATLANTIC WAY, MIAMI BEACH, FL. 33141

CLIENT: EASTSHORE ARCHITECTS
DATE: 05/17/16
DRAWN BY: J.E.C.
CHECKED BY: JDLR
LAST FIELD DATE: 05/16/16
REVISIONS:
JOB NO. FL1606-3090
SHEET No. 01 OF 01

EASTSHORE ARCHITECTS
2727 Salzedo Street
Coral Gables, FL 33134
(305) 648-2006
(FAX) 648-0521
www.eastshore.net
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License No. AAC001608

LUIS JAUREGUI
LIC. AR 12124

IGNACIO J. ZABALETA
LIC. AR 12101

SEAL
6/29/16

REPLACEMENT OF EXIST'G CONC. PAVER WALKWAY WITH NEW BRICK PAVERS

GERALDINE CHAVEZ

7801 ATLANTIC WAY
MIAMI BEACH, FL 33141

PROJECT NO. 14-12

No.	REVISIONS/SUBMISSIONS	DATE
	PERMIT SUBMITTAL	05/20/16

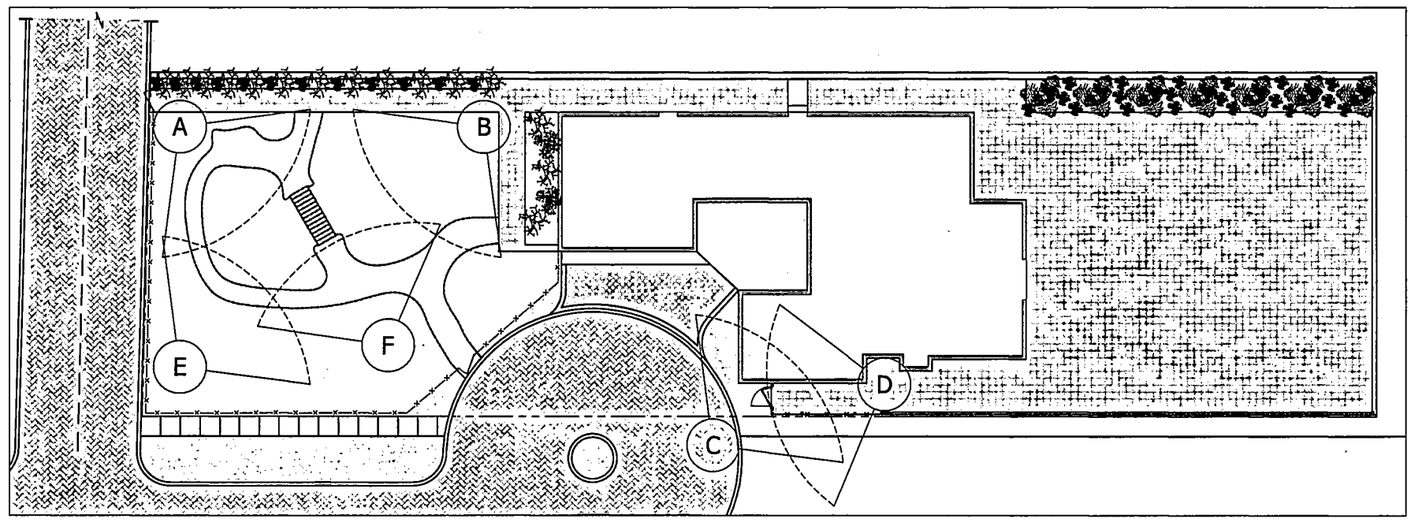
SHEET No. / NAME
SURVEY
A-001

NOT RELEASED FOR CONSTRUCTION

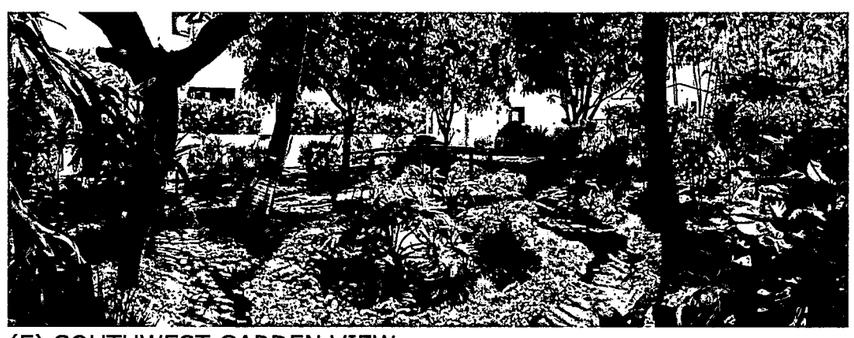
(A) NORTHWEST GARDEN VIEW

(B) NORTHEAST GARDEN VIEW

(C) INTERIOR FENCE VIEW



(D) EXTERIOR FENCE VIEW



(E) SOUTHWEST GARDEN VIEW

EXISTING SITE PHOTOS

SCALE: N.T.S.

(F) SOUTHEAST GARDEN VIEW

EASTSHORE ARCHITECTS
2727 Salzedo Street
Coral Gables, FL 33134
(305) 648-2006
(FAX) 648-0521
www.eastshore.net
Eastshore Int'l Corp
License No. AAC001608

LUIS JAUREGUI
LIC. AR 12124

IGNACIO J. ZABALETA
LIC. AR 12101

SEAL

6/29/16

REPLACEMENT OF EXIST'G CONC. PAVER WALKWAY WITH NEW BRICK PAVERS

GERALDINE CHAVEZ

7801 ATLANTIC WAY
MIAMI BEACH, FL 33141

PROJECT NO.

14-12

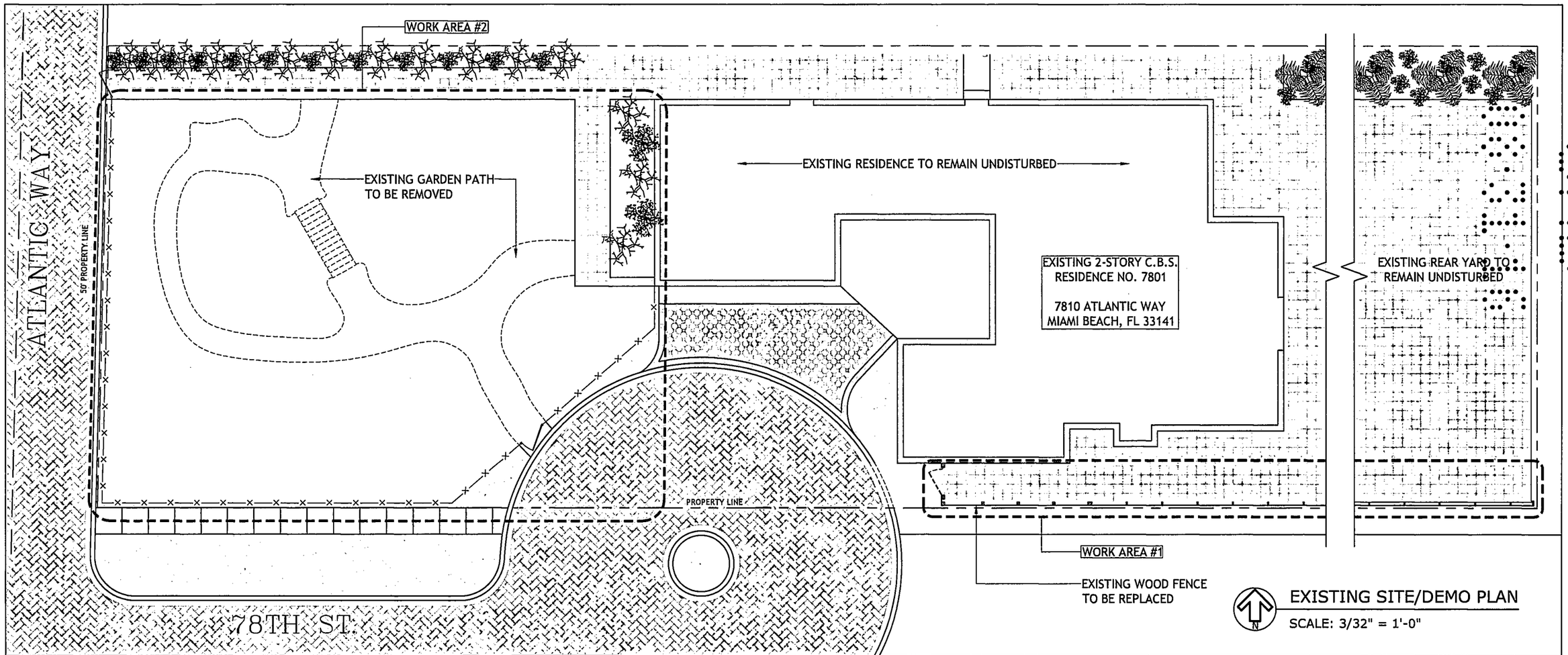
No.	REVISIONS/SUBMISSIONS	DATE
	PERMIT SUBMITTAL	05/20/16

SHEET No. / NAME

EXISTING SITE PHOTOS

A-002

NOT RELEASED FOR CONSTRUCTION



EXISTING SITE/DEMO PLAN

SCALE: 3/32" = 1'-0"

SCOPE OF WORK

WORK AREA #1: DUE TO THE POOR CONDITION OF THE EXISTING WOOD FENCE AND THE FACT THAT TRESPASSERS ARE USING THE LOW MASONRY WALL TO BOOST THEMSELVES, WE PROPOSE TO DISMANTLE THE EXISTING WOOD FENCE IN ORDER TO REPLACE IT WITH A NEW WOOD FENCE, TO MATCH EXISTING, AS ILLUSTRATED HEREIN.

WORK AREA #2: DUE TO THE OWNER'S ADVANCED AGE AND INADEQUATE PAVING TO PROVIDE ACCESSIBILITY, WE PROPOSE TO REMOVE THE EXISTING RANDOM PAVING + WOOD BRIDGE AND PROVIDE A NEW LEVEL, 48" WIDE PATH, AS ILLUSTRATED HEREIN.

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SEAL

6/29/16

REPLACEMENT OF EXIST'G CONC. PAVER WALKWAY WITH NEW BRICK PAVERS

GERALDINE CHAVEZ

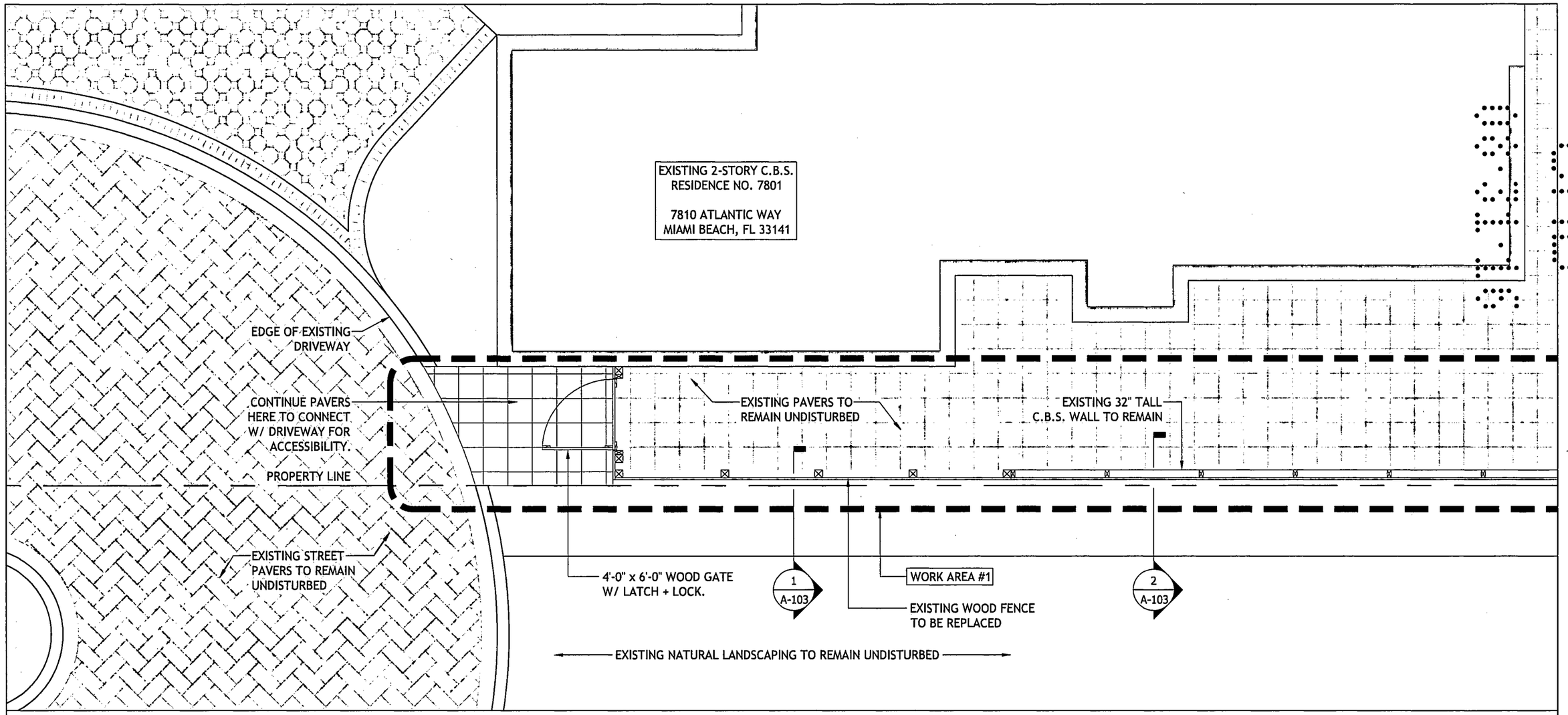
7801 ATLANTIC WAY
MIAMI BEACH, FL 33141

PROJECT NO. 14-12

No.	REVISIONS/SUBMISSIONS	DATE
	PERMIT SUBMITTAL	05/20/16

SHEET No. / NAME
EXISTING SITE/ DEMO PLAN
A-100

NOT RELEASED FOR CONSTRUCTION



WORK AREA #1 - FENCE REPAIR

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

NOT RELEASED FOR CONSTRUCTION

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LIC. AR 12101

SEAL

6/29/16

REPLACEMENT OF EXIST'G CONC. PAVER WALKWAY WITH NEW BRICK PAVERS

GERALDINE CHAVEZ

7801 ATLANTIC WAY
MIAMI BEACH, FL 33141

PROJECT NO.

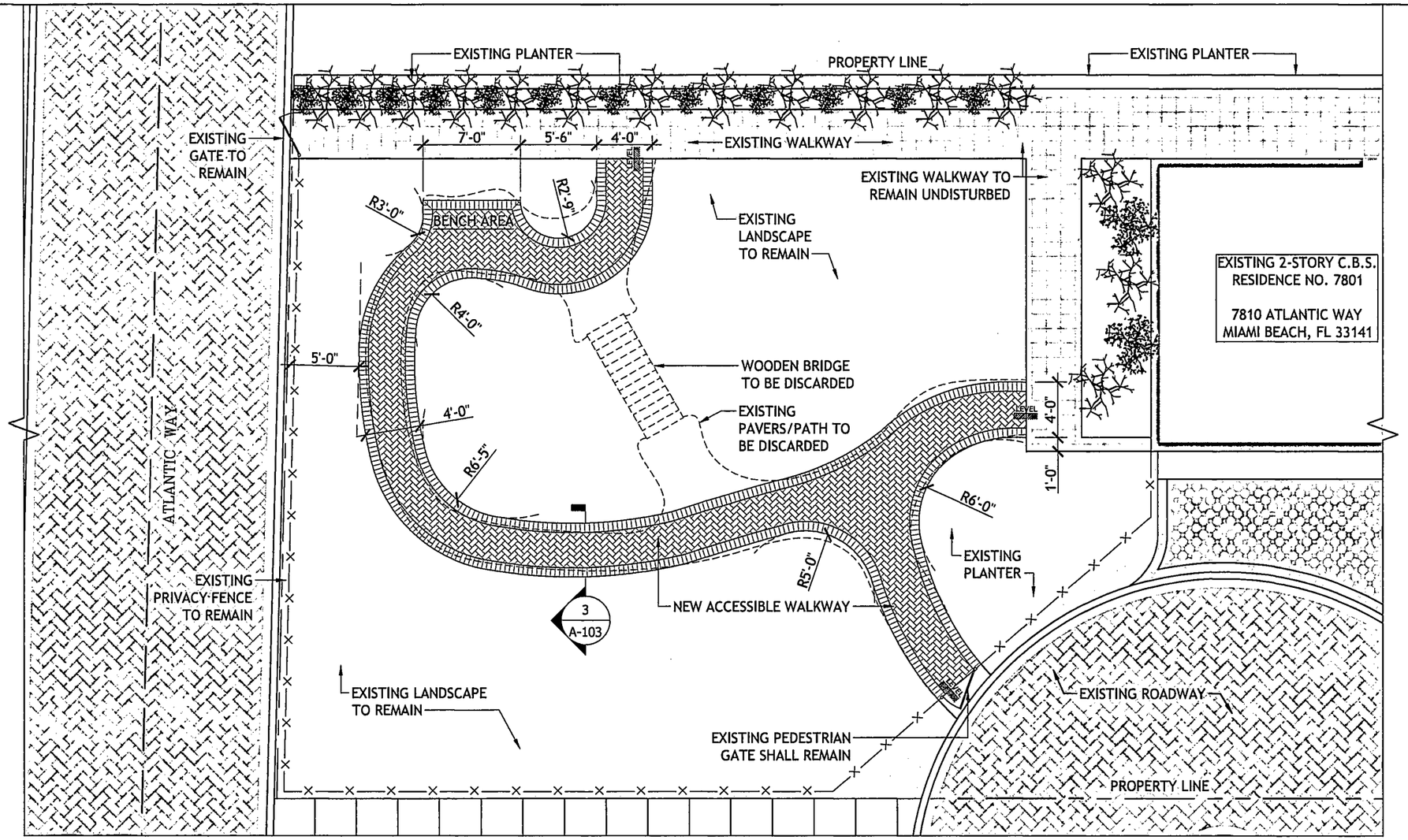
14-12

No.	REVISIONS/SUBMISSIONS	DATE
	PERMIT SUBMITTAL	05/20/16

SHEET No. / NAME

WORK AREA #1 - FENCE REPAIR

A-101

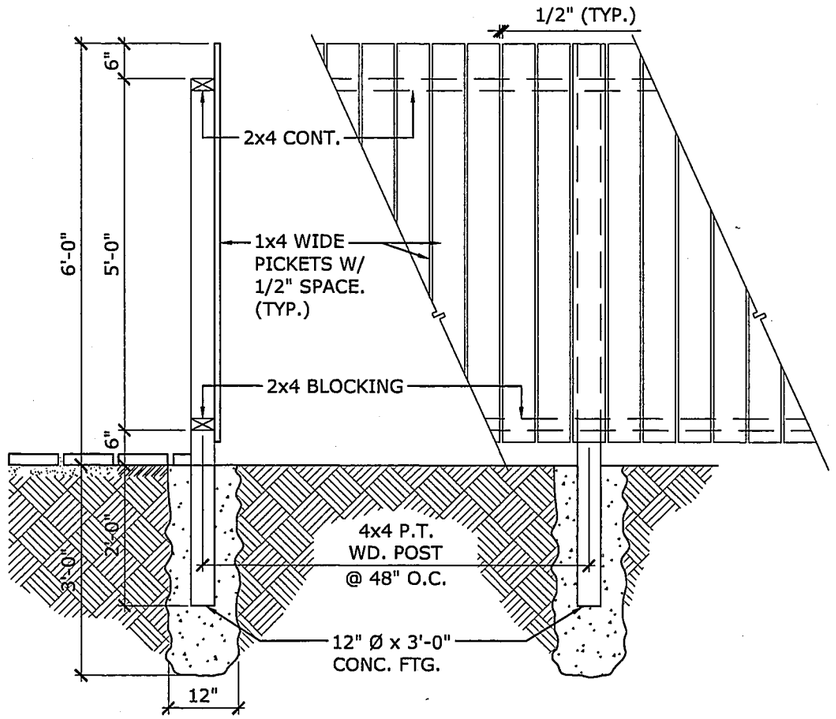


WORK AREA #2 - GARDEN PLAN

SCALE: 1/8" = 1'-0"

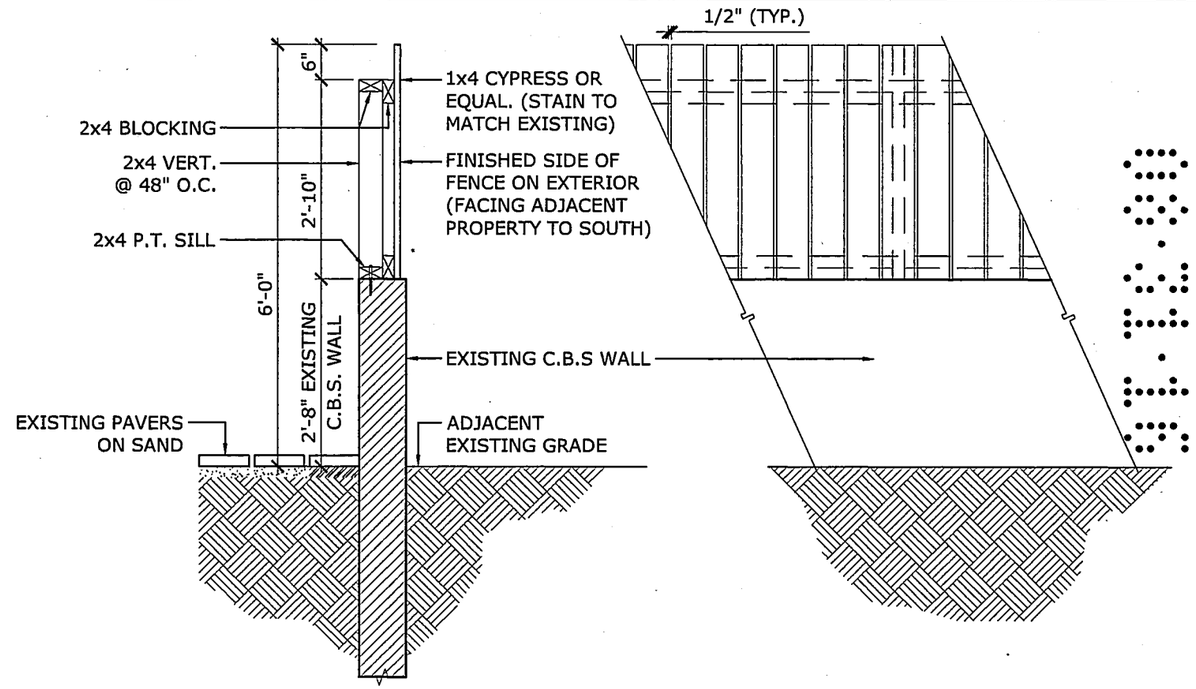
EASTSHORE ARCHITECTS 2727 Salzedo Street Coral Gables, FL 33134 (305) 648-2006 (FAX) 648-0521 www.eastshore.net Eastshore Int'l Corp License No. AAC001608	LUIS JAUREGUI LIC. AR 12124 IGNACIO J. ZABALETA LIC. AR 12101	SEAL 6/29/16	REPLACEMENT OF EXIST'G CONC. PAVER WALKWAY WITH NEW BRICK PAVERS GERALDINE CHAVEZ 7801 ATLANTIC WAY MIAMI BEACH, FL 33141	PROJECT NO. 14-12	No.	REVISIONS/SUBMISSIONS	DATE	SHEET No. / NAME
						PERMIT SUBMITTAL	05/20/16	WORK AREA #2 - GARDEN PLAN
								A-102

NOT RELEASED FOR CONSTRUCTION



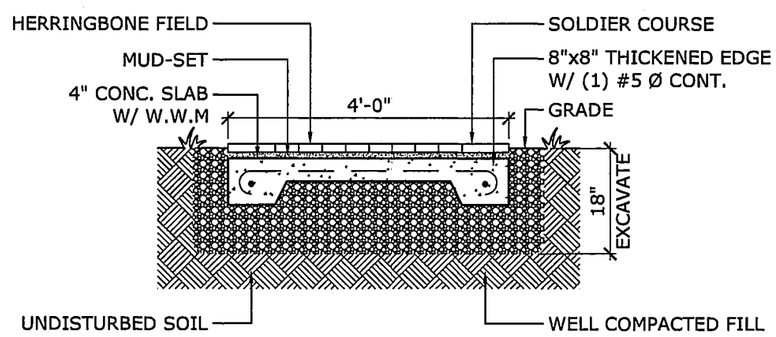
1 / A-103 SECTION @ FENCE

SCALE: 1/2" = 1'-0"



2 / A-103 SECTION @ WALL

SCALE: 1/2" = 1'-0"



3 / A-103 PAVER DETAIL

SCALE: 1/2" = 1'-0"

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LIC. AR 12101

SEAL

6/29/16

REPLACEMENT OF EXIST'G CONC. PAVER WALKWAY WITH NEW BRICK PAVERS

GERALDINE CHAVEZ

7801 ATLANTIC WAY
MIAMI BEACH, FL 33141

PROJECT NO. 14-12

No.	REVISIONS/SUBMISSIONS	DATE
	PERMIT SUBMITTAL	05/20/16

SHEET No. / NAME: FENCE & PAVER DETAILS

A-103

NOT RELEASED FOR CONSTRUCTION

BR0816-04166

EXTERIOR RENOVATIONS FOR:
GERALDINE CHAVEZ

7801 ATLANTIC WAY
MIAMI BEACH, FLORIDA 33141

PUBLIC WORKS
PLAN REVIEW NOTICE

Phone 305-673-7080 Fax 305-673-7028

THIS PLAN REVIEW CONSTITUTES APPROVAL FOR OBTAINING BUILDING PERMITS ONLY.

All work, materials and equipment are to be retained within private property.

-All construction and /or use of equipment in the Right of Way and/or easements will require a separate Public Works Department permit PRIOR TO START OF CONSTRUCTION.

-Prior to start any excavation in the right of way, you must contact Sunshine State One Call of Florida (1-800-432-4770) no later than 48 hours prior to the excavate; you cannot start the work if the utilities have not been location at the job site.

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INDEX OF DRAWINGS

ARCHITECTURAL	SHEET #
COVER SHEET & INDEX	A-000
SURVEY	A-001
EXISTING SITE PHOTOS	A-002
EXISTING SITE/DEMOLITION PLAN	A-100
WORK AREA #1 - FENCE REPAIR	A-101
WORK AREA #2 - GARDEN PLAN	A-102
FENCE & PAVER DETAILS	A-103

ARCHITECT

EASTSHORE INTERNATIONAL CORP.
ADDRESS: 2727 SALZEDO STREET CORAL GABLES, FLORIDA 33134
PHONE: (305) 648-2006

LOT INFO

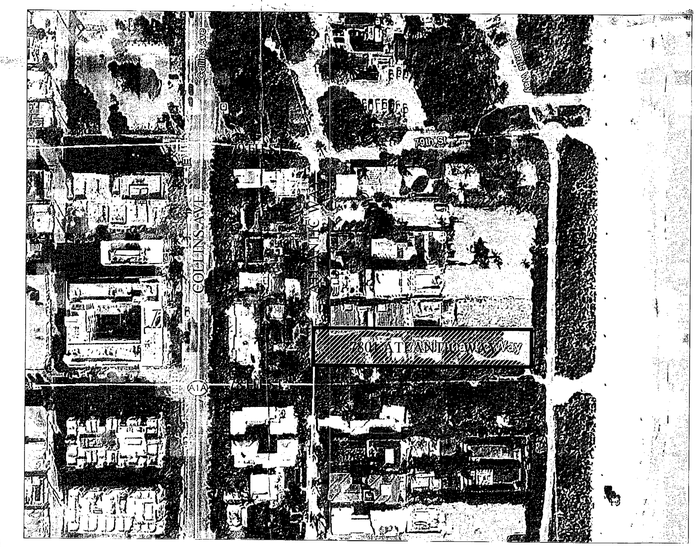
OWNER NAME: GERALDINE CHAVEZ

FOLIO NO: 02-3202-004-0230

LEGAL: LOT 6, BLOCK 5, OF ALTOS DEL MAR SUBDIVISION NUMBER 1, PLAT BOOK 31, PAGE 40 OF THE RECORDS OF MIAMI DADE COUNTY.

NOTICE: In addition to the requirement of this permit, there may be additional restrictions applicable to this property that may be found in the Public Records of the County and there may be additional permits required form other government entities such as water management's districts, state agencies, or federal agencies.

The City of Miami Beach assumes no responsibility for accuracy of or results from these plans which are approved subject to compliance with all Federal, State, and Local Laws, Rules and Regulations.



LOCATION PLAN

SCALE: N.T.S.

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:
BUILDING: BM 9/22/16 TCH 10/20/16
ZONING: 10/20/16
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
FLOOD: 11/13/16
PUBLIC WORKS: 9/22/16 YF 10/20/16
HISTORICAL:
PARKING:
HOUSING:

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Eastshore Intl Corp
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LIC. AR 12124
IGNACIO J. ZABALETA
LIC. AR 12101

NOTES

NO.	REVISION/ SUBMISSION	DATE
	PERMIT SUBMITTAL	05/20/16
1	REFORMAT SHEETS PER B+Z	9/13/16

PROJECT
REPLACEMENT OF EXISTG CONC. PAVER WALKWAY WITH NEW BRICK PAVERS

GERALDINE CHAVEZ

7801 ATLANTIC WAY
MIAMI BEACH, FL 33141

SEAL
9/13/16
SIGNATURE DATE

COVER & INDEX

PROJECT NUMBER
14-12

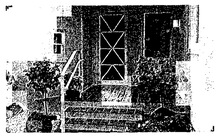
SHEET NUMBER
A-000

SKETCH OF BOUNDARY SURVEY OF: 7801 ATLANTIC WAY, MIAMI BEACH, FL.

LEGEND:

M.D.C.R.	MIAMI–DADE COUNTY RECORDS
L.B.	LICENSED BUSINESS
A/C.	AIR CONDITIONING UNIT(S)
P.B.	PLAT BOOK
PGS.	PAGES
ID.	IDENTIFICATION
(C)	CALCULATED
℄	CENTERLINE
(P)	DENOTES INFORMATION BASED ON PLAT OF RECORD
	CATCH BASIN
	WATER PUMP
	MAILBOX
	FLORIDA POWER & LIGHT COMPANY MANHOLE
	METAL LIGHT POLE
	ELECTRICAL METER
	WATER METER
	SET 5/8" IRON ROD & CAP, L.B. 7551 UNLESS OTHERWISE SPECIFIED
	SET NAIL & DISC, L.B. 7551 UNLESS OTHERWISE SPECIFIED
	VIEW 1
	BREAK IN LINE SCALE

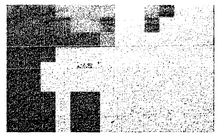
VIEW 1
NOT TO SCALE



VIEW 2
NOT TO SCALE

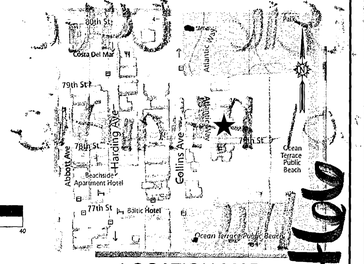
VIEW 3
NOT TO SCALE

VIEW 4
NOT TO SCALE



VIEW 5
NOT TO SCALE

SCALE: 1" = 20'
GRAPHIC SCALE



LOCATION MAP
NOT TO SCALE

PUBLIC WORKS
PERMIT NOTICE

Phone 305-673-7080 Fax 305-673-7028

THIS PLOT PLAN VIEW CONSTITUTES APPROVAL FOR OBTAINING BUILDING PERMITS ONLY.

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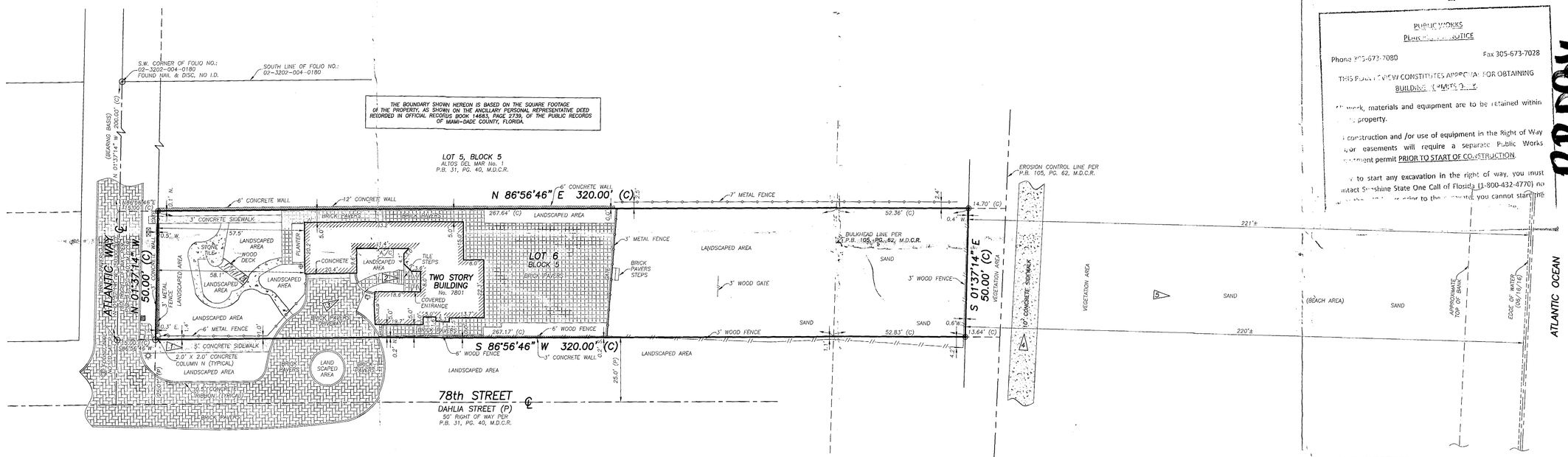
Prior to start any excavation in the right of way, you must contact Sunshine State One Call of Florida (1-800-432-4770) no [illegible] prior to the [illegible] you cannot start the [illegible]

BRDOLG-DHCD



OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING:	X
ZONING:	X
PLUMBING:	
ELECTRICAL:	
MECHANICAL:	
FIRE PREVENTION:	
FLOOD:	X
PUBLIC WORKS:	X 8/21/16 9/22/16
STRUCTURAL:	X VE 8/31/16
ELEVATOR:	
ROOFING:	

SURVEY NOTES:

1. THIS SURVEY REPRESENTS A BOUNDARY SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THE BOUNDARY SHOWN HEREON IS BASED ON THE CALCULATED SQUARE FOOTAGE OF THE PROPERTY, AS SHOWN ON THE ANCILLARY PERSONAL REPRESENTATIVE DEED RECORDED IN OFFICIAL RECORDS BOOK 14683, PAGE 2739, OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA.

2. THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N.01°37'14"W., ALONG THE CENTERLINE OF ATLANTIC WAY AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.

3. THE PROPERTY SHOWN HEREON LIES WITHIN FLOODS ZONE X AND FLOOD ZONE AE, ELEVATION=8' (NGVD 29), AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12086C 0326 L, COMMUNITY NUMBER 120651, CITY OF MIAMI BEACH, MIAMI–DADE COUNTY, FLORIDA. MAP REVISED DATE: SEPTEMBER 11, 2009.

4. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.

5. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.

6. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.

7. OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.

8. THE PROPERTY SHOWN HEREON CONTAINS 0.37 ACRES (15,995 SQUARE FEET), MORE OR LESS.

SURVEY NOTES: (CONTINUED):

9. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY EXACTA COMMERCIAL SURVEYORS, INC. EXACTA HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. EXACTA MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT EXACTA DIRECTLY FOR VERIFICATION OF ACCURACY.

10. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (1–800–432–4770 AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.

11. TREES, HEDGES, ORNAMENTAL PLANTS, IRRIGATION LINES, WELLS AND SPRINKLERS HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.

12. BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.

13. EXACTA COMMERCIAL SURVEYORS, INC., DID NOT SEARCH THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS–OF–WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA.

14. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

LEGAL DESCRIPTION:

LOT 6, IN BLOCK 5, OF ALTOS DEL MAR No. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, AT PAGE 40, OF THE PUBLIC RECORDS OF MIAMI–DADE COUNTY, FLORIDA.

THIS SURVEY IS CERTIFIED TO:

GERALDINE CHAVEZ.

CERTIFICATE:

THIS IS TO CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA

EXACTA COMMERCIAL SURVEYORS, INC. L.B. 7551
javier@exactaland.com

TELEPHONE NO: 561-314-0769 FAX NO: 561-512-0770
EXACTA
COMMERCIAL LAND SURVEYORS
L.B. 7551
3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414

SEAL
NOT VALID UNLESS SEALED HERE WITH AN EMBOSSED SURVEYOR'S SEAL

SKETCH OF BOUNDARY SURVEY
LOT 6, BLOCK 5
ALTOS DEL MAR No. 1
PLAT BOOK 31, PAGE 40, M.C.C.R.
7801 ATLANTIC WAY, MIAMI BEACH, FL. 33141

CLIENT: EASTSHORE ARCHITECTS.
DATE: 06/27/16
DRWN BY J.E.C.
CHK'D BY JDLR
LAST FIELD DATE: 06/16/16
REVISIONS

JOB NO. FL1606-3090
SHEET NO. 01 OF 01

BR0816-04606
7801 Atlantic
Wy.
Office Copy

SKETCH OF BOUNDARY SURVEY OF: 7801 ATLANTIC WAY, MIAMI BEACH, FL.

LEGEND:

M.D.C.R.	MIAMI-DADE COUNTY RECORDS
L.B.	LICENSED BUSINESS
A/C.	AIR CONDITIONING UNIT(S)
P.B.	PLAT BOOK
PGS.	PAGES
ID.	IDENTIFICATION
(C)	CALCULATED
℄	CENTERLINE
(P)	DENOTES INFORMATION BASED ON PLAT OF RECORD
■	CATCH BASIN
⊕	WATER PUMP
✚	MAILBOX
Ⓕ	FLORIDA POWER & LIGHT COMPANY MANHOLE
☼	METAL LIGHT POLE
▽	ELECTRICAL METER
⊠	WATER METER
◉	SET 5/8" IRON ROD & CAP, L.B. 7551 UNLESS OTHERWISE SPECIFIED
⊙	SET NAIL & DISC, L.B. 7551 UNLESS OTHERWISE SPECIFIED
△	VIEW 1
⚡	BREAK IN LINE SCALE

VIEW 1 (A)
NOT TO SCALE

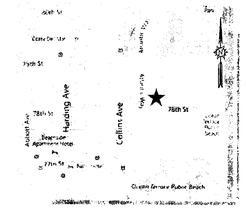
VIEW 2 (B)
NOT TO SCALE

VIEW 3 (C)
NOT TO SCALE

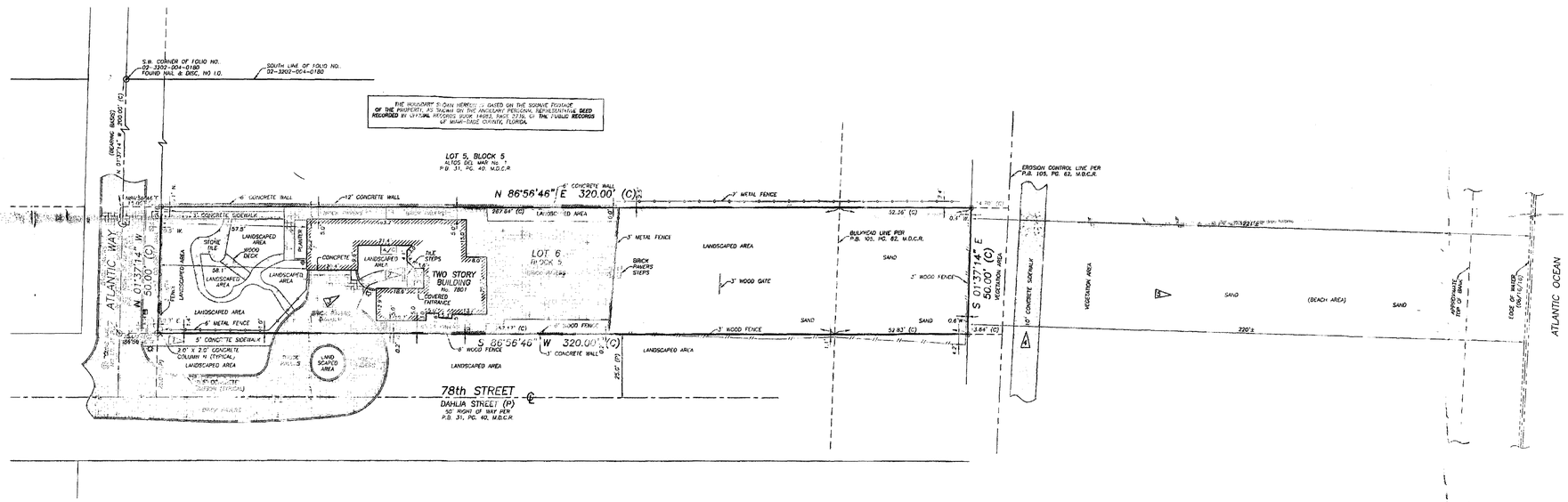
VIEW 4 (D)
NOT TO SCALE

VIEW 5 (E)
NOT TO SCALE

SCALE: 1" = 20'
GRAPHIC SCALE



LOCATION MAP
NOT TO SCALE



SURVEY
SCALE: N.T.S.

SURVEY NOTES:

1. THIS SURVEY REPRESENTS A BOUNDARY SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THE BOUNDARY SHOWN HEREON IS BASED ON THE CALCULATED SQUARE FOOTAGE OF THE PROPERTY, AS SHOWN ON THE PERSONAL REPRESENTATIVE DEED RECORDED IN OFFICIAL RECORDS BOOK 14683, PAGE 2739, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

2. THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N.01°37'14"W., ALONG THE CENTERLINE OF ATLANTIC WAY AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.

3. THE PROPERTY SHOWN HEREON LIES WITHIN FLOODS ZONE X AND FLOOD ZONE AE, ELEVATION=8' (NGVD 29), AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12086C 0328 L, COMMUNITY NUMBER 120651, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA. MAP REVISED DATE: SEPTEMBER 11, 2009.

4. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.

5. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.

6. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.

7. OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.

8. THE PROPERTY SHOWN HEREON CONTAINS 0.37 ACRES (15,995 SQUARE FEET), MORE OR LESS.

SURVEY NOTES: (CONTINUED):

9. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY EXACTA COMMERCIAL SURVEYORS, INC. EXACTA HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. EXACTA MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT EXACTA DIRECTLY FOR VERIFICATION OF ACCURACY.

10. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (1-800-432-4770) AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.

11. TREES, HEDGES, ORNAMENTAL PLANTS, IRRIGATION LINES, WELLS AND SPRINKLERS HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.

12. BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.

13. EXACTA COMMERCIAL SURVEYORS, INC., DID NOT SEARCH THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

14. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

LEGAL DESCRIPTION:

LOT 6, IN BLOCK 5, OF ALTOS DEL MAR No. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, AT PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THIS SURVEY IS CERTIFIED TO:

GERALDINE CHAVEZ.

CERTIFICATE:

THIS IS TO CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA

EXACTA COMMERCIAL SURVEYORS, INC. L.B. 7551
javier@exactaland.com

TELEPHONE NO. 561-314-0799 FAX NO. 561-314-0770
EXACTA
COMMERCIAL LAND SURVEYORS
L.B 7551
13490 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL 33414

SEAL
NOT VALID UNLESS SEALED HERE WITH AN EMBOSSED SURVEYOR'S SEAL

SKETCH OF BOUNDARY SURVEY
LOT 6, BLOCK 5
ALTOS DEL MAR No. 1
PLAT BOOK 31, PAGE 40, M.D.C.R.
7801 ATLANTIC WAY, MIAMI BEACH, FL. 33141

CLIENT: EASTSHORE ARCHITECTS
DATE: 06/27/16
DRWN BY: J.E.C.
CHKD BY: JDLR
LAST FIELD DATE: 05/16/16
REVISIONS
JOB NO. FL1606-3090
SHEET NO. 01 OF 01

EASTSHORE ARCHITECTS
2727 Salzedo Street
Coral Gables, FL 33134
(305) 648-2006
(FAX) 648-0521
www.eastshore.net
Eastshore Intl Corp
License No. AAC001608

LUIS JAUREGUI
LIC. AR 12124
IGNACIO J. ZABALETA
LIC. AR 12101

NOTES

NO.	REVISION/ SUBMISSION	DATE
	PERMIT SUBMITTAL	05/20/16
	REFORMAT SHEETS PER B+Z	9/13/16

PROJECT
REPLACEMENT OF EXISTG CONC. PAVER WALKWAY WITH NEW BRICK PAVERS

GERALDINE CHAVEZ

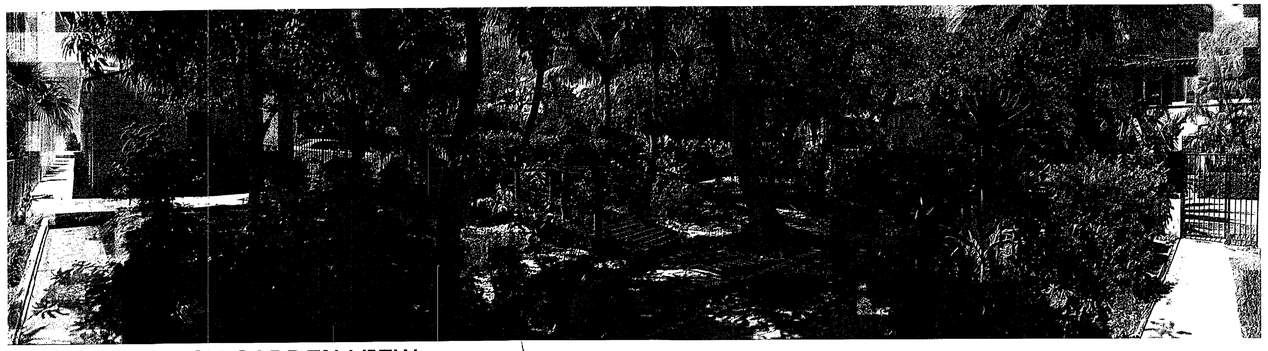
7801 ATLANTIC WAY
MIAMI BEACH, FL 33141

9/13/16

SURVEY

PROJECT NUMBER
14-12

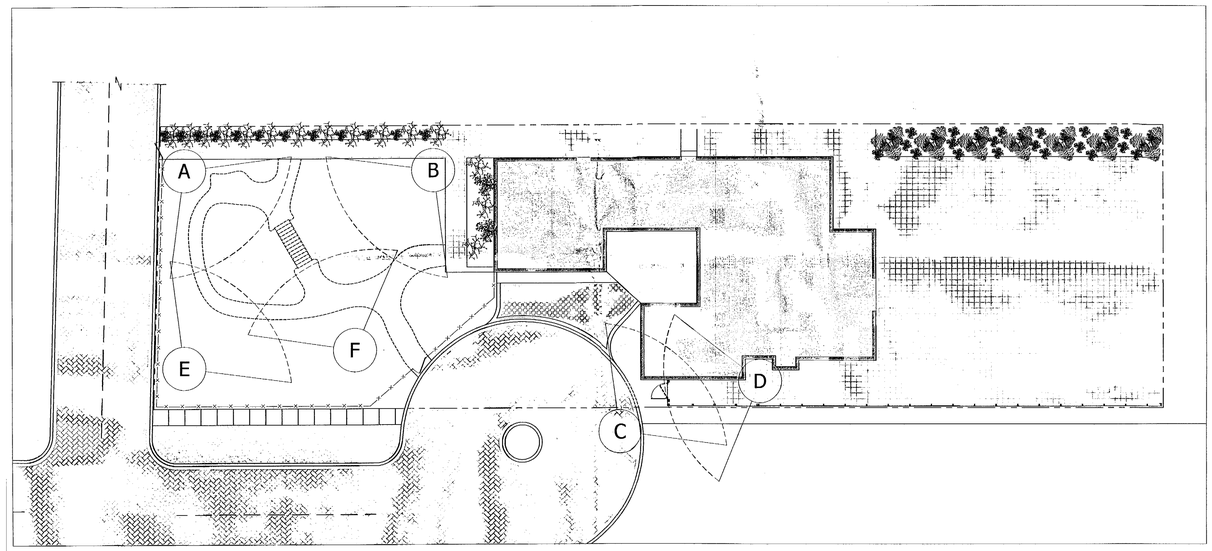
SHEET NUMBER
A-001

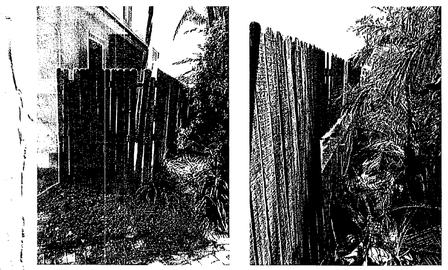


(A) NORTHWEST GARDEN VIEW

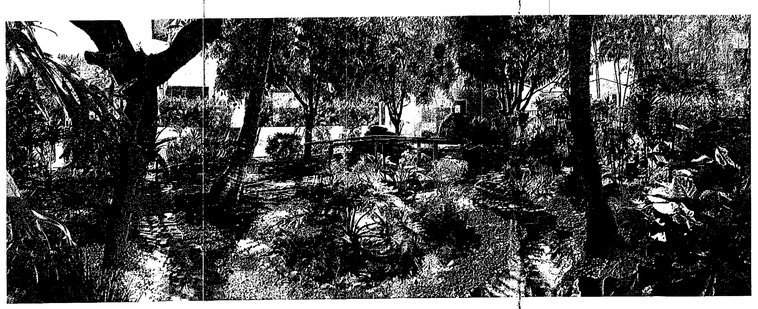
(B) NORTHEAST GARDEN VIEW

(C) INTERIOR FENCE VIEW





(D) EXTERIOR FENCE VIEW



(E) SOUTHWEST GARDEN VIEW

N

EXISTING SITE PHOTOS

SCALE: N.T.S.

(F) SOUTHEAST GARDEN VIEW

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License No. AAC001608

LUIS JAUREGUI
LIC. AR 12124

IGNACIO J. ZABALETA
LIC. AR 12101

NOTES

NO.	REVISION/ SUBMISSION	DATE
	PERMIT SUBMITTAL	05/20/16
	REFORMAT SHEETS PER B+Z	9/13/16

PROJECT

REPLACEMENT OF EXIST'G CONC. PAVER WALKWAY WITH NEW BRICK PAVERS

GERALDINE CHAVEZ

7801 ATLANTIC WAY
MIAMI BEACH, FL 33141

9/13/16

DRAWING

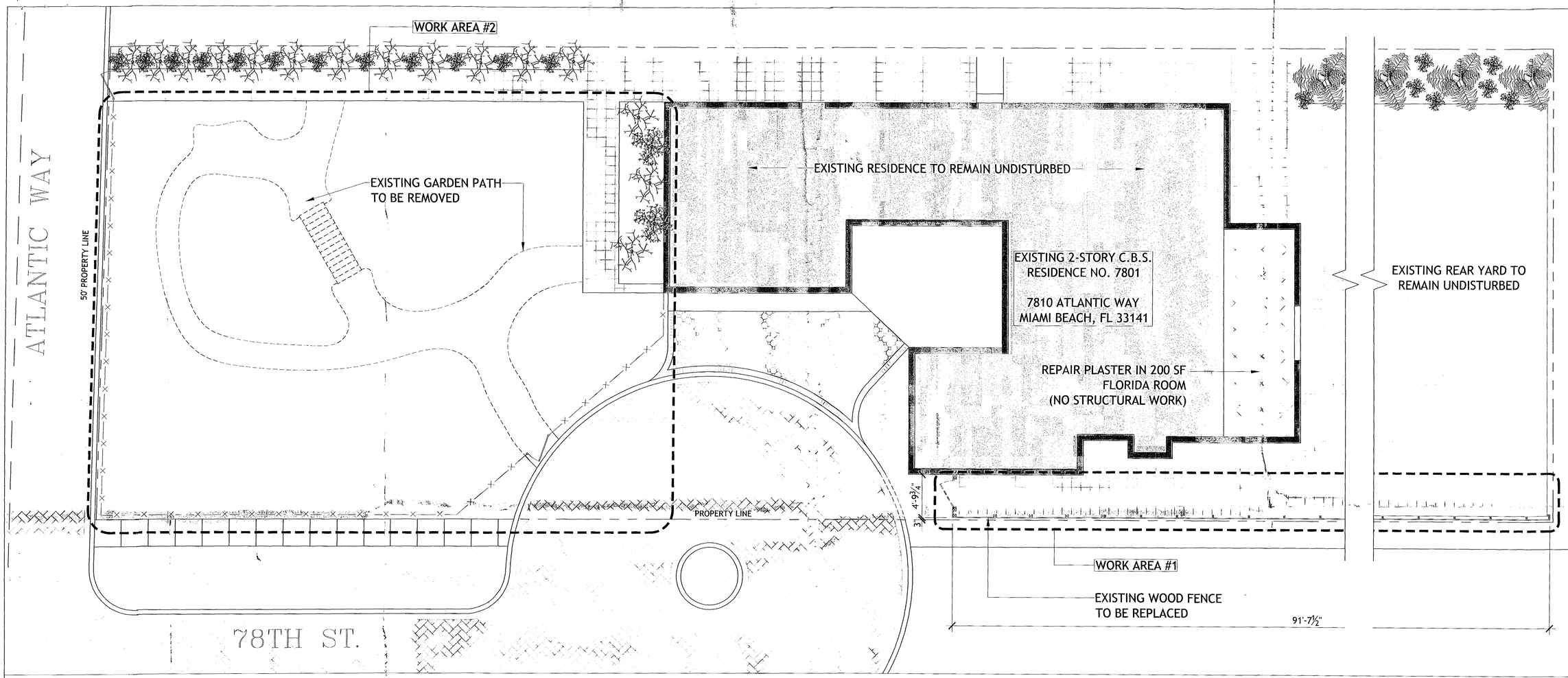
EXISTING SITE PHOTOS

PROJECT NUMBER

14-12

SHEET NUMBER

A-002



SCOPE OF WORK

WORK AREA #1:	DUE TO THE POOR CONDITION OF THE EXISTING WOOD FENCE AND THE FACT THAT TRESPASSERS ARE USING THE LOW MASONRY WALL TO BOOST THEMSELVES, WE PROPOSE TO DISMANTLE THE EXISTING WOOD FENCE IN ORDER TO REPLACE IT WITH A NEW WOOD FENCE, TO MATCH EXISTING, AS ILLUSTRATED HEREIN.
WORK AREA #2:	DUE TO THE OWNER'S ADVANCED AGE AND INADEQUATE PAVING TO PROVIDE ACCESSIBILITY, WE PROPOSE TO REMOVE THE EXISTING RANDOM PAVING + WOOD BRIDGE AND PROVIDE A NEW LEVEL, 48" WIDE PATH, AS ILLUSTRATED HEREIN.

N

EXISTING SITE/DEMO PLAN

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

EASTSHORE ARCHITECTS
2727 Salzedo Street
Coral Gables, FL 33134
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LIC. AR 12101

NOTES

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	PERMIT SUBMITTAL	05/20/16
	REFORMAT SHEETS PER B+Z	9/13/16

PROJECT

REPLACEMENT OF EXISTG CONC. PAVER WALKWAY WITH NEW BRICK PAVERS

GERALDINE CHAVEZ

7801 ATLANTIC WAY
MIAMI BEACH, FL 33141

SEAL

9/13/16

DRAWING NAME

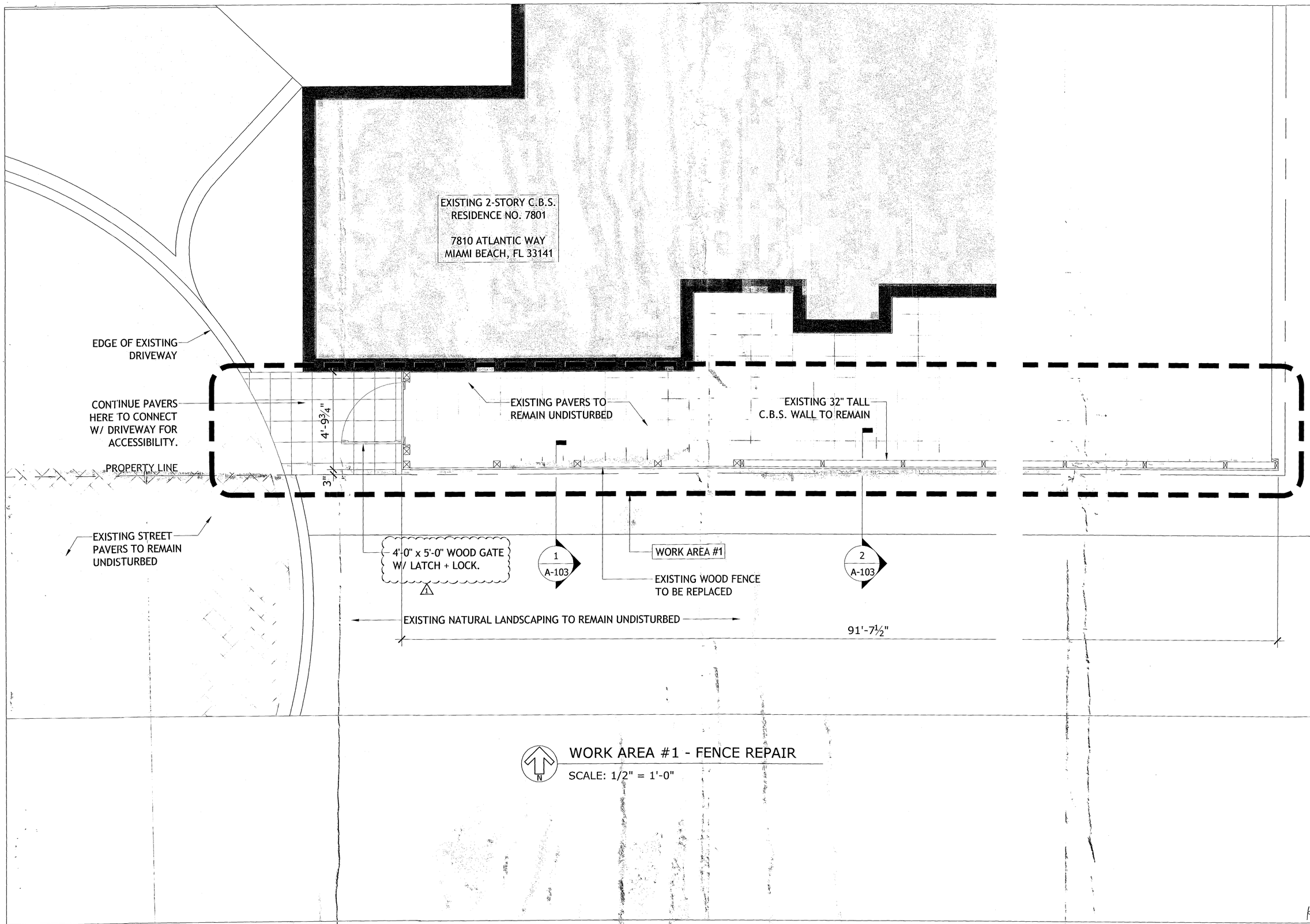
EXISTING SITE/ DEMO PLAN

PROJECT NUMBER

14-12

SHEET NUMBER

A-100



WORK AREA #1 - FENCE REPAIR

SCALE: 1/2" = 1'-0"

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IGNACIO J. ZABALETA
LIC. AR 12101

NOTES

NO.	REVISION / SUBMISSION	DATE
	PERMIT SUBMITTAL	05/20/16
	REFORMAT SHEETS PER B+Z	9/13/16
1	BUILDING DEPARTMENT COMMENTS	10.13.16

PROJECT

REPLACEMENT OF EXIST'G CONC. PAVER WALKWAY WITH NEW BRICK PAVERS

GERALDINE CHAVEZ

7801 ATLANTIC WAY
MIAMI BEACH, FL 33141

SEAL

10/13/16

DRAWING DATE

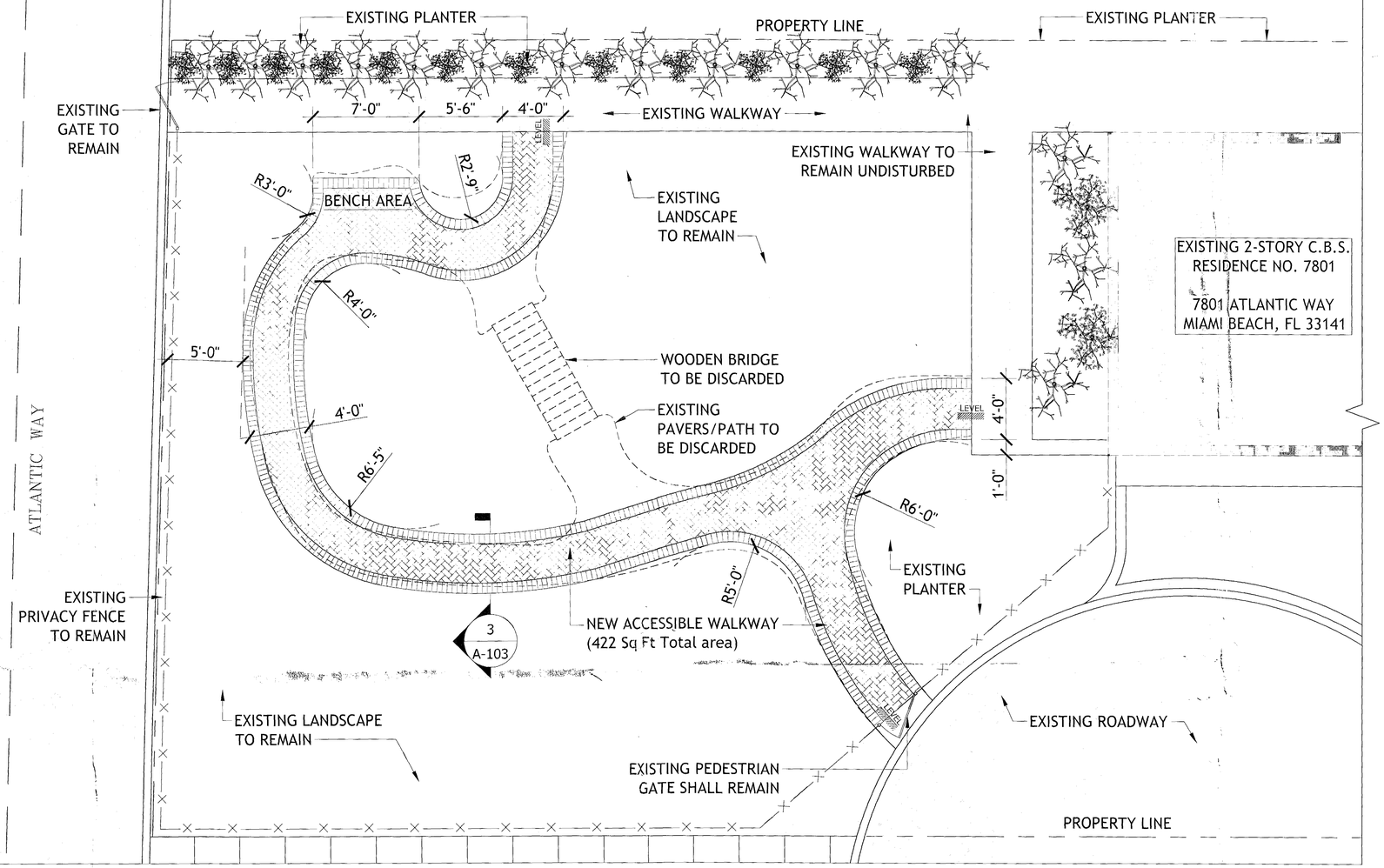
WORK AREA #1 - FENCE REPAIR

PROJECT NUMBER

14-12

SHEET NUMBER

A-101



WORK AREA #2 - GARDEN PLAN

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

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NOTES

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	PERMIT SUBMITTAL	05/20/16
	REFORMAT SHEETS PER B+Z	9/13/16

PROJECT

REPLACEMENT OF EXIST'G CONC. PAVER WALKWAY WITH NEW BRICK PAVERS

GERALDINE CHAVEZ

7801 ATLANTIC WAY
MIAMI BEACH, FL 33141

SEAL

9/13/16

DRAWING NAME

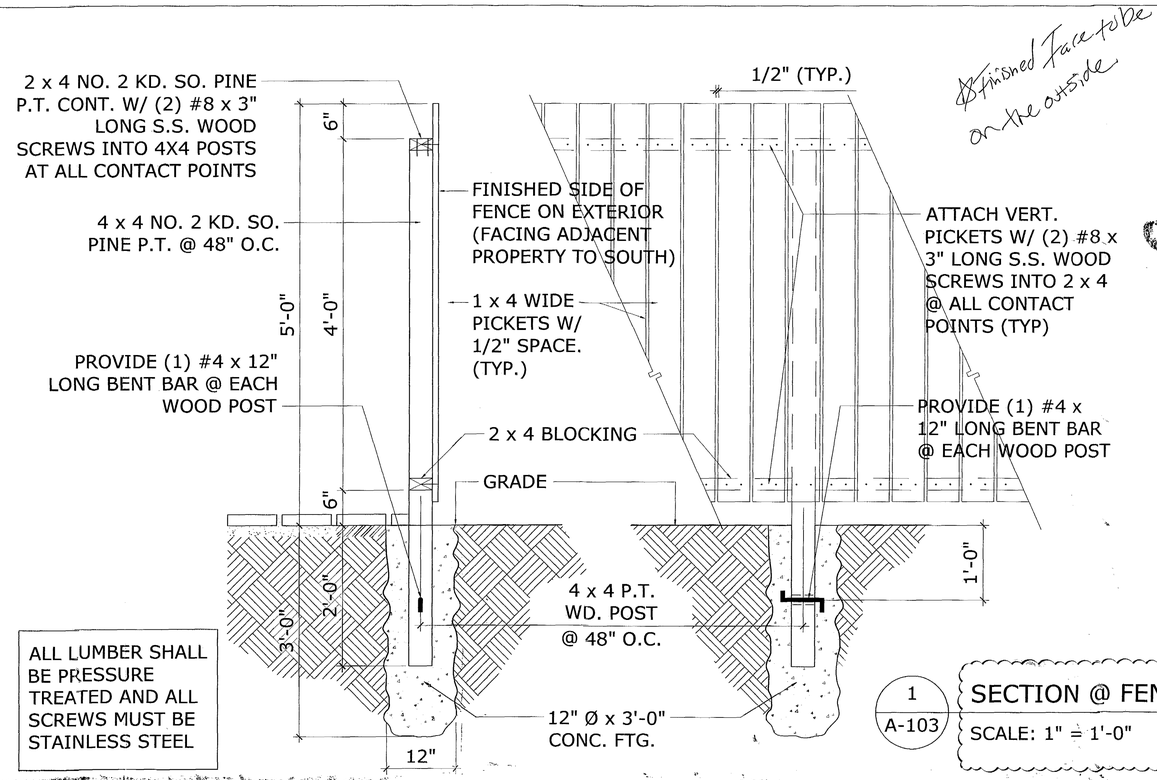
WORK AREA #2 - GARDEN PLAN

PROJECT NUMBER

14-12

SHEET NUMBER

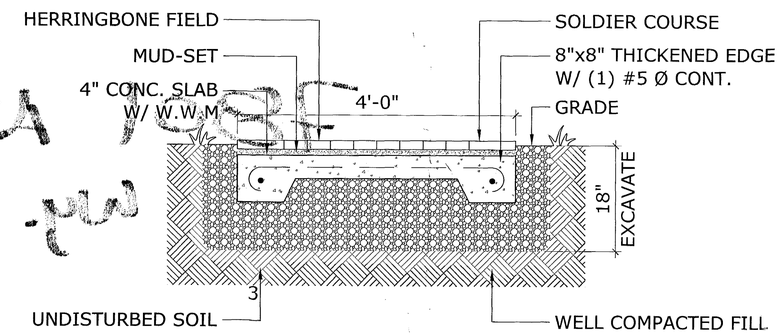
A-102



ALL LUMBER SHALL BE PRESSURE TREATED AND ALL SCREWS MUST BE STAINLESS STEEL

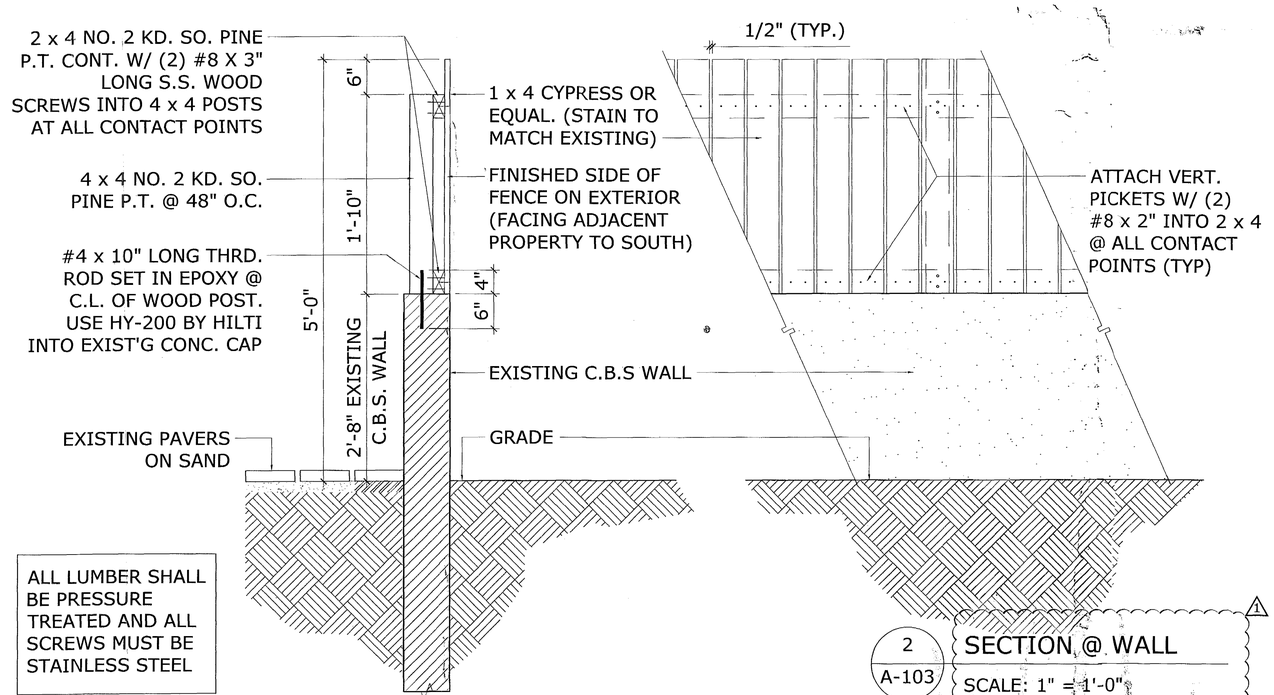
1 / A-103 **SECTION @ FENCE** 1

SCALE: 1" = 1'-0"



A-103 **PAVER DETAIL**

SCALE: 1" = 1'-0"



ALL LUMBER SHALL BE PRESSURE TREATED AND ALL SCREWS MUST BE STAINLESS STEEL

2 / A-103 **SECTION @ WALL** 1

SCALE: 1" = 1'-0"

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LUIS JAUREGUI
LIC. AR 12124

IGNACIO J. ZABALETA
LIC. AR 12101

NOTES

NO.	REVISION/ SUBMISSION	DATE
	PERMIT SUBMITTAL	05/20/16
	REFORMAT SHEETS PER B+Z	9/13/16
1	BUILDING DEPARTMENT COMMENTS	10.13.16

PROJECT

REPLACEMENT OF EXIST'G CONC. PAVER WALKWAY WITH NEW BRICK PAVERS

GERALDINE CHAVEZ

7801 ATLANTIC WAY
MIAMI BEACH, FL 33141

10/13/16

DESIGN PARK

FENCE & PAVER DETAILS

PROJECT NUMBER

14-12

SHEET NUMBER

A-103

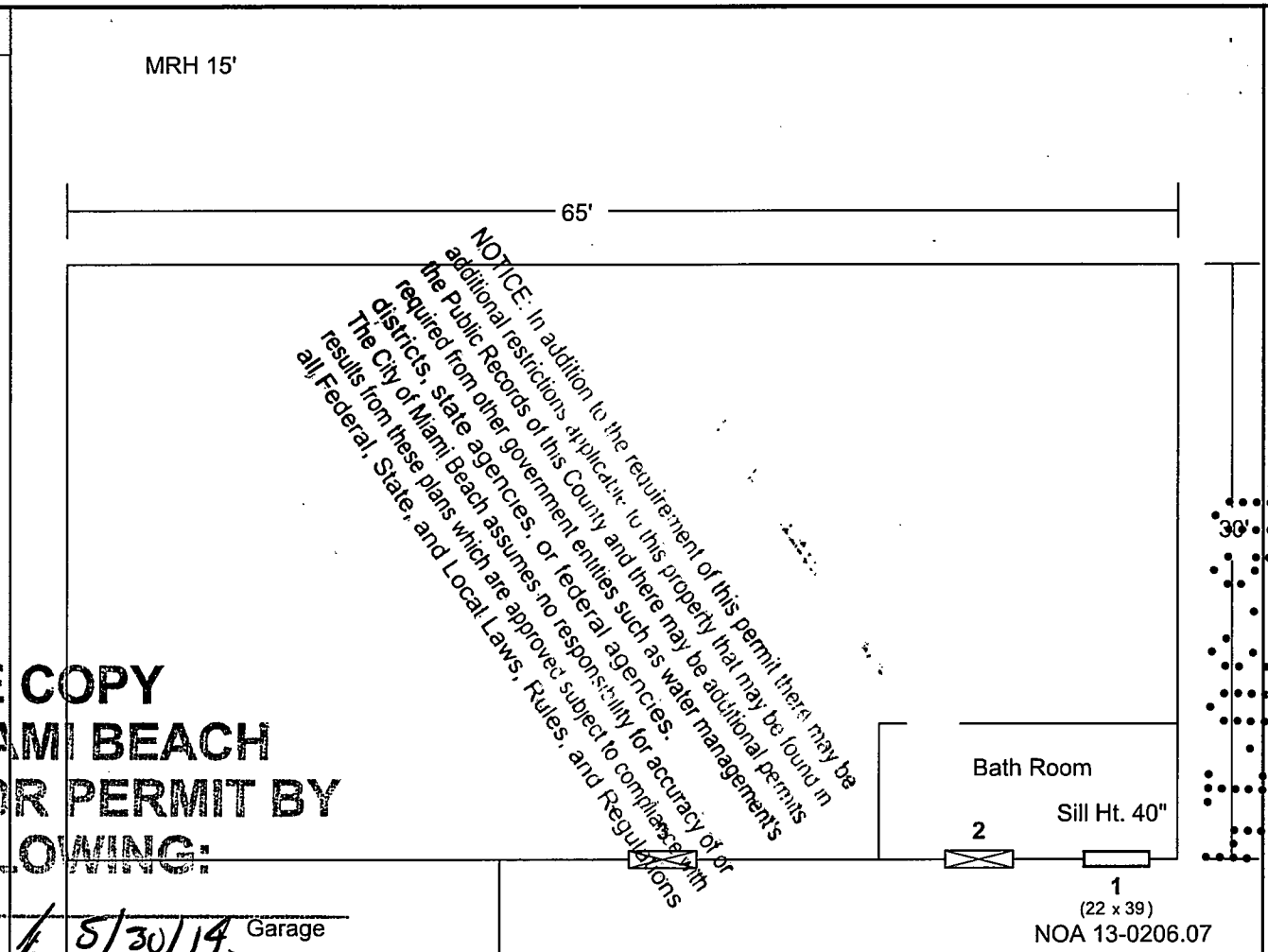
~~BR0816~~

BR0816-0466

7801 Atlantic
Wy.

Opening

1. X Casement Window *(Series 500)*
2. Omit *(Not Replacing)*
3. Omit *(Not Replacing)*



NOTICE: In addition to the requirement of this permit there may be additional restrictions applicable to this property that may be found in the Public Records of this County and there may be additional permits required from other government entities such as water management's districts, state agencies, or federal agencies. The City of Miami Beach assumes no responsibility for accuracy of or results from these plans which are approved subject to compliance with all Federal, State, and Local Laws, Rules, and Regulations

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING:
ZONING: 5/30/14 Garage
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
FLOOD: 5/30/14
PUBLIC WORKS:
STRUCTURAL: 5/30/14
ELEVATOR:

Florida Window and Door Co.
7408 Fairway Drive, Suite 120
Palm Beach Gardens, FL 33418
Tel. (561) 848-4900
floridawindowanddoor.com

Geraldine Chavez
7801 Atlantic Way
Miami Beach, FL 33141

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SCALE: NOT TO SCALE
DATE: Mar 17, 2014
PAGE DESCRIPTION: Site Plan
PAGE: 1 OF 1

ENGINEERING EXPRESS®
160 SW 12th AVENUE, #106
DEERFIELD BEACH, FL 33442
PH: (954) 354-0660 FAX: (954) 354-0443
WWW.ENGEXP.COM

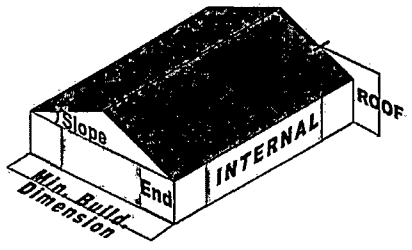
Wind Load Calculation

ASCE 7-10 Chapter 30 Wind Loads - Components and Cladding
Florida Building Code 2010

Site Information

Owner: Geraldine Chavez	
Wind Speed (V):	175 MPH
Exposure Category:	D
Velocity Pressure Coef. (Kh): *ASCE 7-10 Ch. 30.3.1 Table 30.3-1*	1.03
Directionality Factor (Kd):	0.85
Topographical Factor (KZT):	1.0

Structure Information



Risk Category:	II
Building Classification:	Enclosed
Int. Pressure Coef. (GCpi): *ASCE 7-10 Table 26.11-1*	0.18
Mean Roof Height (h):	15 ft.
Roof Slope (θ):	Sloped
Roof Slope Coefficient (θc):	1.0
Min. Building Dim. (L):	30 ft.
End Zone Distance (a):	3 ft.

Design Wind Pressure (P_{MAX}+, P_{MAX}-): *ASCE 7-10, Ch. 30.4.2/30.6.2*

	h≤60 ft.	h>60 ft.
Max Positive Pressure (P_{MAX}+)	$P_{MAX+} = q_h(\theta_c\ GC_{ppos} + GC_{pi})$	$P_{MAX+} = q_h(\theta_c\ GC_{ppos} + GC_{pi})$
Max Negative Pressure (P_{MAX}-)	$P_{MAX-} = q_h(\theta_c\ GC_{pneg} - GC_{pi})$	$P_{MAX-} = q_h(\theta_c\ GC_{pneg} - GC_{pi})$

Device Calculations: *ASCE 7-10, Chapter 30, All Subsections*

#	Size (W x H)	Zone	Elevation (ft)	Area (ft²)	Area$_T$ (ft²)	K_z	q_z	GC_{p+}	GC_{p-}	P_{max+} (lb/ft²)	P_{max-} (lb/ft²)
1	22 x 39	End	7	5.96	3.52	1.03	68.65	1.0	-1.4	48.6	-65.1

Prepared in accordance with:
ASCE 7-10. Section 30. Wind Loads - Components and Cladding
Florida Building Code 2010 ed.

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ID: flwindowdoor-P2153

03/04/2014 Page 1 of 1

1. THIS INFORMATION IS INTENDED TO PROVIDE DESIGN PRESSURES FOR THE PURPOSE OF THE INSTALLATION OF GLAZED UNITS & OPENING PROTECTION AS PROPOSED AND PROVIDED BY OTHERS. NO CERTIFICATION, EITHER EXPRESSED OR IMPLIED, IS OFFERED AS TO THE VALIDITY OR APPLICABILITY OF ANY PROPOSED SYSTEM OR COMPONENT USED ALONG WITH THESE PRESSURES. ALL PRODUCTS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH VALID FLORIDA PRODUCT APPROVALS AND MUST MEET THESE PRESSURES FOR THE GIVEN SIZE LIMITATIONS.
2. NO CERTIFICATION OR REVIEW IS OFFERED THAT THE PROPOSED UNITS MEET ANY EGRESS REQUIREMENTS. ALL EGRESS ISSUES ARE TO BE ADDRESSED BY THE PERMITTING CONTRACTOR AND THE LOCAL BUILDING OFFICIAL.
3. THE HOST STRUCTURE IS ASSUMED TO BE ADEQUATE TO WITHSTAND THE LOADS IMPOSED BY THIS DESIGN AS WORK REPLACES EXISTING FRAMING, OR OPENINGS DESIGNED AND CERTIFIED BY AN ENGINEER OF RECORD (EOR). THE CONTRACTOR/BUILDING OFFICIAL SHALL VERIFY THAT THE SUBSTRATE EXPOSED DURING WORK IS SOUND FOR INSTALLATION OF THIS SYSTEM. IF DEFICIENCIES ARE FOUND IN THE EXISTING HOST STRUCTURE, THIS ENGINEER OR THE EOR SHALL BE NOTIFIED BEFORE CONTINUING CONSTRUCTION AND RESERVES THE RIGHT TO RE-INSPECT AND RE-EVALUATE DESIGN. NO WARRANTY, EITHER EXPRESSED OR IMPLIED, IS CONTAINED HEREIN.
4. DIMENSIONS ARE SHOWN TO ILLUSTRATE DESIGN FORCES AND OTHER DESIGN CRITERIA. THEY MAY VARY SLIGHTLY, TO THE EXTENT THAT THE OPENING AREA IS NOT SMALLER THAN 5% OF THE ENGINEERED DESIGN. CONTRACTOR IS TO VERIFY ALL FIELD DIMENSIONS PRIOR TO INSTALLATION.
5. ENGINEER SEAL AFFIXED HERETO VALIDATES STRUCTURAL DESIGN AS SHOWN ONLY. USE OF THIS SPECIFICATION BY CONTRACTOR, et al. INDEMNIFIES & SAVES HARMLESS THIS ENGINEER FOR ALL COST & DAMAGES INCLUDING LEGAL FEES & APPELLATE FEES RESULTING FROM MATERIAL FABRICATION, SYSTEM ERECTION, & CONSTRUCTION PRACTICES BEYOND THAT WHICH IS CALLED FOR BY LOCAL, STATE & FEDERAL CODES & FROM DEVIATIONS OF THIS PLAN.
6. ENGINEERING EXPRESS HAS NOT VISITED THIS JOBSITE. INFORMATION CONTAINED HEREIN IS BASED ON CONTRACTOR SUPPLIED DATA AND MEASUREMENTS. ENGINEERING EXPRESS SHALL NOT BE HELD RESPONSIBLE OR LIABLE IN ANY WAY FOR ERRONEOUS OR INACCURATE DATA OR MEASUREMENTS. WORK SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. ENGINEERING EXPRESS SHALL BE NOTIFIED AND GIVEN AN OPPORTUNITY TO RE-EVALUATE OUR WORK UPON DISCOVERY OF ANY INACCURATE INFORMATION PRIOR TO MODIFICATION OF EXISTING FIELD CONDITIONS AND FABRICATION AND INSTALLATION OF MATERIALS.
7. EXCEPT AS EXPRESSLY PROVIDED HERE-IN, NO ADDITIONAL CERTIFICATIONS OR AFFIRMATIONS ARE INTENDED.
* ALTERATIONS, ADDITIONS, OR OTHER MARKINGS TO THIS DOCUMENT ARE NOT PERMITTED AND INVALIDATE OUR CERTIFICATION *

FRANK L. BENNARDO, P.E.
FL PE 0046549

MAR 05 2014

~~CERT OF AUTH #9885~~
WITH RAISED ENGINEER SEAL
VALID FOR (1) JOB ONLY

B1404220

05-30-13

MIAMI-DADE COUNTY

DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER)
BOARD AND CODE ADMINISTRATION DIVISION

MIAMI-DADE COUNTY
PRODUCT CONTROL SECTION
11805 SW 26 Street, Room 208
T (786) 315-2590 F (786) 315-2599
www.miamidade.gov/economy

NOTICE OF ACCEPTANCE (NOA)

Eco Window Systems, LLC
9114 NW 106 Street
Medley, FL 33178

SCOPE:

This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed and accepted by Miami-Dade County RER - Product Control Section to be used in Miami Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami-Dade County Product Control Section (In Miami Dade County) and/or the AHJ (in areas other than Miami Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. RER reserves the right to revoke this acceptance, if it is determined by Miami-Dade County Product Control Section that this product or material fails to meet the requirements of the applicable building code.

This product is approved as described herein, and has been designed to comply with the Florida Building Code, including the High Velocity Hurricane Zone.

DESCRIPTION: Series "Eco-Guard 500" Outswing Aluminum Casement Window – L.M.I.

APPROVAL DOCUMENT: Drawing No. W11-05, titled "S-500 Alum. Outswing Casement Wdw. (L.M.I.)", sheets 1 through 6 of 6, dated 02/23/11, with revision C dated 01/11/13, prepared by Al-Farooq Corporation, signed and sealed by Javad Ahmad, P.E., bearing the Miami-Dade County Product Control Revision stamp with the Notice of Acceptance number and expiration date by the Miami-Dade County Product Control Section.

MISSILE IMPACT RATING: Large and Small Missile Impact Resistant

LABELING: Each unit shall bear a permanent label with the manufacturer's name or logo, city, state, model/series, and following statement: "Miami-Dade County Product Control Approved", unless otherwise noted herein.

RENEWAL of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

TERMINATION of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

ADVERTISEMENT: The NOA number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

INSPECTION: A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This NOA revises **NOA# 12-0223.27** and consists of this page 1 and evidence page E-1, as well as approval document mentioned above.

The submitted documentation was reviewed by **Manuel Perez, P.E.**

MIAMI-DADE COUNTY APPROVED

4/25/13

NOA No. 13-0206.07
Expiration Date: May 19, 2016
Approval Date: May 02, 2013
Page 1

Eco Window Systems, LLC.

NOTICE OF ACCEPTANCE: EVIDENCE SUBMITTED

A. DRAWINGS

1. Manufacturer's die drawings and sections.
2. Drawing No. **W11–05**, titled "S–500 Alum. Outswing Casement Wdw. (L.M.I.)", sheets 1 through 6 of 6, dated 02/23/11 with revision C dated 01/11/13, prepared by Al–Farooq Corporation, signed and sealed by Javad Ahmad, P. E.

B. TESTS

1. Test reports on: 1) Air Infiltration Test, per FBC, TAS 202–94
   2) Uniform Static Air Pressure Test, Loading per FBC TAS 202–94
   3) Water Resistance Test, per FBC, TAS 202–94
   4) Large Missile Impact Test per FBC, TAS 201–94
   5) Cyclic Wind Pressure Loading per FBC, TAS 203–94
   6) Forced Entry Test, per FBC 2411 3.2.1, TAS 202–94

   along with marked–up drawings and installation diagram of a casement window, prepared by Hurricane Engineering and Testing, Inc., Test Reports No. **HETI–10–3140, HETI–10–3141, HETI–10–3142, HETI–10–3143** and **HETI–10–3144**, dated 12/29–30/10, all signed and sealed by Candido F. Font, P.E. ***(Submitted under NOA#11-0309.06)***

C. CALCULATIONS

1. Anchor verification calculations and structural analysis, complying with FBC–2007, prepared by Al–Farooq Corporation, dated 03/01/11, signed and sealed by Javad Ahmad, P. E. ***(Submitted under NOA#11-0309.06)***
2. Glazing complies with ASTM E1300-04

D. QUALITY ASSURANCE

1. Miami-Dade Department of Regulatory and Economic Resources (RER)

E. MATERIAL CERTIFICATIONS

1. Notice of Acceptance No. **11–0624.01** issued to **E.I. DuPont DeNemours & Co., Inc.** for their **"DuPont Butacite® PVB Interlayer"** dated 09/08/11, expiring on 12/11/16.

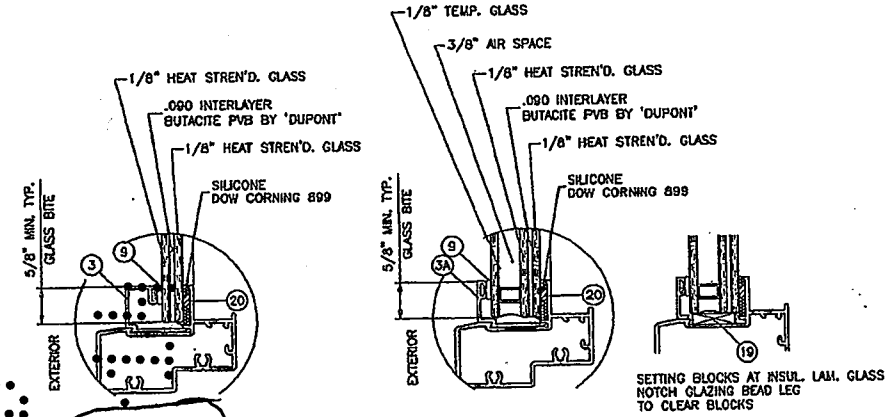
F. STATEMENTS

1. Statement letter of conformance, complying with FBC-2010, and of no financial interest, dated January 27, 2012, signed and sealed by Javad Ahmad, P.E. ***(Submitted under previous NOA#12-0223.27)***

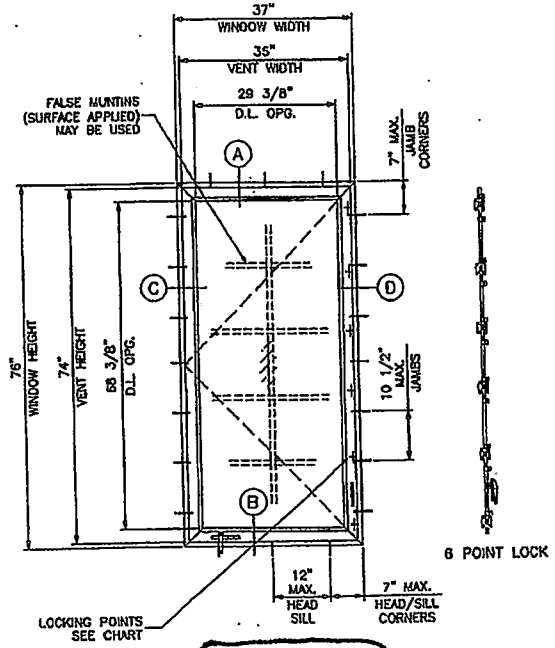
G. OTHER

1. Notice of Acceptance No. **12-0223.27**, issued to Eco Window Systems, LLC for their Series "500 ECO-Guard" Outswing Aluminum Casement Window – L.M.I.", approved on 05/03/12 and expiring on 05/19/16

Manuel Perez, P.E.
Product Control Examiner
NOA No. 13-0206.07
Expiration Date: May 19, 2016
Approval Date: May 02, 2013



GLAZING OPTIONS



TYPICAL ELEVATION

WDW. HEIGHT UPTO	NO. OF KEEPERS AT SASH
26"	2
38-3/8"	3
50-5/8"	4
63"	5
76"	6

MAXIMUM DESIGN LOAD RATING = + 70.0 PSF
(FOR SIZES SHOWN OR SMALLER) − 75.0 PSF

ECO-GUARD SERIES-500
ALUMINUM OUTSWING CASEMENT WINDOW

APPROVAL APPLIES TO SINGLE UNITS OR SIDE BY SIDE COMBINATIONS OF CASMT/CASMT OR CASEMENT WITH OTHER WINDOW TYPES IN MODULES OF TWO OR MORE WINDOWS USING MIAMI-DADE COUNTY APPROVED MULLIONS IN BETWEEN. LOWER DESIGN PRESSURE FROM WINDOWS OR MULLION APPROVAL WILL APPLY TO ENTIRE SYSTEM.

THIS PRODUCT HAS BEEN DESIGNED AND TESTED TO COMPLY WITH THE REQUIREMENTS OF THE FLORIDA BUILDING CODE INCLUDING HIGH VELOCITY HURRICANE ZONE (HVHZ).

WOOD BUCKS BY OTHERS, MUST BE ANCHORED PROPERLY TO TRANSFER LOADS TO THE STRUCTURE.

ANCHORS SHALL BE AS USTED, SPACED AS SHOWN ON DETAILS, ANCHORS EMBEDMENT TO BASE MATERIAL SHALL BE BEYOND WALL DRESSING OR STUCCO.

ANCHORING OR LOADING CONDITIONS NOT SHOWN IN THESE DETAILS ARE NOT PART OF THIS APPROVAL.

A LOAD DURATION INCREASE IS USED IN DESIGN OF ANCHORS INTO WOOD ONLY.

MATERIALS INCLUDING BUT NOT LIMITED TO STEEL/METAL SCREWS, THAT COME INTO CONTACT WITH OTHER DISSIMILAR MATERIALS SHALL MEET THE REQUIREMENTS OF THE FLORIDA BLDG. CODE SECTION 2003.8.4.

NOTE:
GLASS CAPACITIES ON THIS SHEET ARE BASED ON ASTM E1300-04 (3 SEC. GUSTS) AND FLORIDA BUILDING COMMISSION DECLARATORY STATEMENT DCA05-DEC-219

THESE WINDOWS ARE RATED FOR LARGE & SMALL MISSILE IMPACT. SHUTTERS ARE NOT REQUIRED.

Engr: JAVAD AHMAD
CIVIL
FLA. PE # 70592
C.A.N. A3638
JAN. 15 2013

PRODUCT REVISED
as complying with the Florida Building Code
Acceptance No 13-0206.07
Expiration Date May 19, 2016
By Miami-Dade Product Control

AL-FAROOQ CORPORATION
ENGINEERS & PRODUCT DEVELOPMENT
1235 S.W. 87 AVE
MIAMI, FLORIDA 33174
TEL. (305) 264-8100 FAX. (305) 263-5978
COMP-ANL\W11-05ECO

S-500 ALUM. OUTSWING CASEMENT WDW. (L.M.I.)

ECO WINDOW SYSTEMS, LLC.
9114 N.W. 106 STREET
MEDLEY, FL. 33178
TEL. (305) 885-5299 FAX. (305) 885-5902

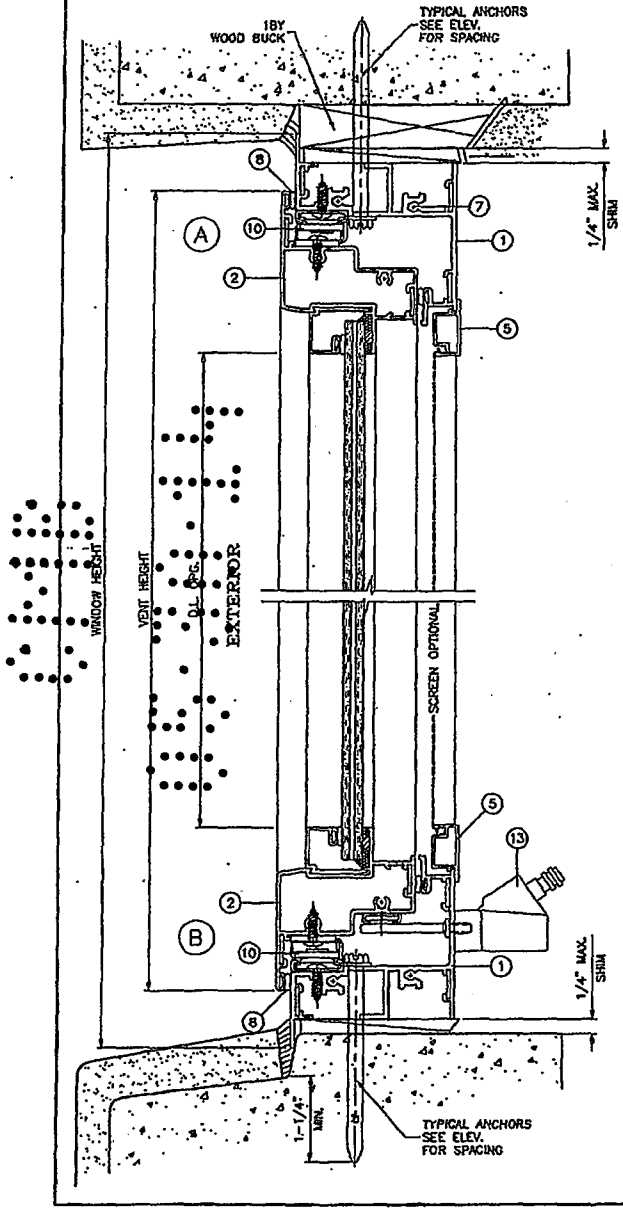
revisions:

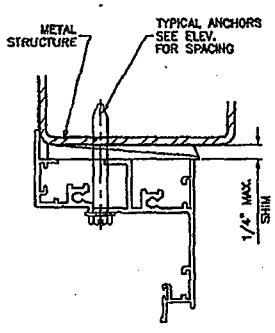
no	date	by	description
A	04.27.11		NO CHANGE THIS SHEET
B	01.31.12		UPDATED TO 2010 FBC
C	01.11.13		MANUF. ADDRESS REV.

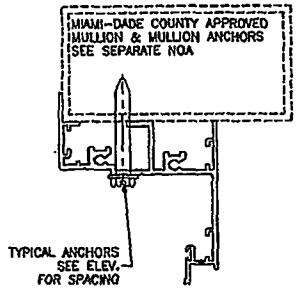
date: 02-23-11
scale: 1/2"=1'-0"
dr. by: HAMID
chk. by:

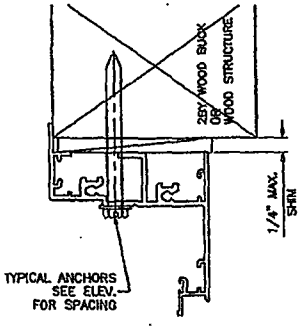
drawing no. W11-05

sheet 1 of 6

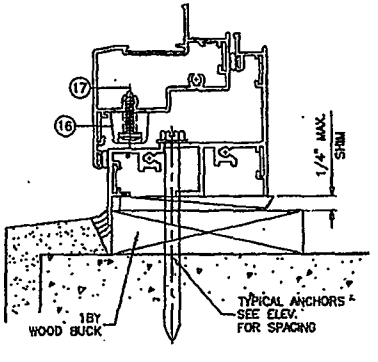








WOOD BUCKS AND METAL STRUCTURE NOT BY ECO WDW. MUST SUSTAIN LOADS IMPOSED BY GLAZING SYSTEM AND TRANSFER THEM TO THE BUILDING STRUCTURE.



TYPICAL ANCHORS: SEE ELEV. FOR SPACING

1/4" DIA. TAPCON BY 'ITW' (Fu=120 KSI, Fy=92 KSI)
1/4" DIA. ULTRACON BY 'ELCO' (Fu=177 KSI, Fy=155 KSI)

INTO 2BY WOOD BUCKS OR WOOD STRUCTURES
1-3/8" MIN. PENETRATION INTO WOOD

THRU 1BY BUCKS INTO CONC. OR MASONRY
1-1/4" MIN. EMBED INTO CONC. OR MASONRY

DIRECTLY INTO CONC. OR MASONRY
1-1/4" MIN. EMBED INTO CONC. OR MASONRY

#14 SMS OR SELF DRILLING SCREWS (GRADE 2 CRS)
INTO METAL STRUCTURES
STEEL : 1/8" THK. MIN. (Fy = 36 KSI MIN.)
ALUMINUM : 1/8" THK. MIN. (6063-T5 MIN.)
(STEEL IN CONTACT WITH ALUMINUM TO BE PLATED OR PAINTED)

#12 SMS OR SELF DRILLING SCREWS (GRADE 2 CRS)
INTO MIAMI-DADE COUNTY APPROVED MULLIONS (MIN. THK. = 1/8")
(NO SHIM SPACE)

TYPICAL EDGE DISTANCE
INTO CONCRETE AND MASONRY = 2" MIN.
INTO WOOD STRUCTURE = 1" MIN.
INTO METAL STRUCTURE = 3/4" MIN.

CONCRETE AT HEAD, SILL OR JAMBS f'c = 3000 PSI MIN.
C-90 HOLLOW/FILLED BLOCK AT JAMBS f'm = 2000 PSI MIN.

Engr: JAWAD AHMAD
CIVIL
FLA. PE # 70592
C.A.N. 3538
JAN 15 2013

PRODUCT REVISED
as complying with the Florida Building Code
Acceptance No 13-0206.07
Expiration Date May 19, 2016
By Wanuel Perez
Miami-Dade Product Control

AL-FAROOQ CORPORATION
ENGINEERS & PRODUCT DEVELOPMENT
1235 S.W. 87 AVE
MIAMI, FLORIDA 33174
TEL. (305) 264-8300 FAX. (305) 262-6978
COMP-ANL\W11-05ECO

S-500 ALUM OUTSWING CASEMENT WDW. (LMLL)

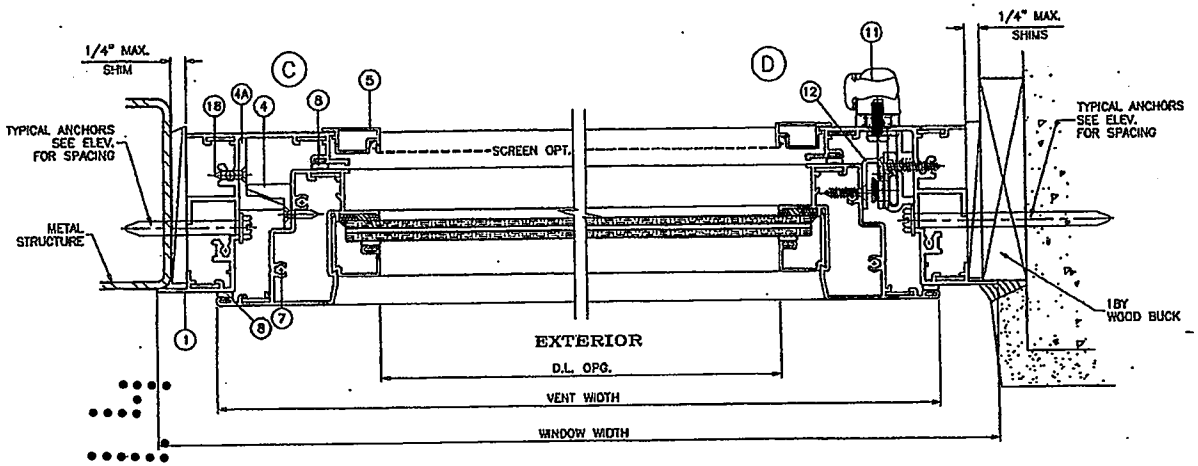
ECO WINDOW SYSTEMS, LLC.
9114 N.W. 106 STREET
MEDLEY, FL. 33178
TEL. (305) 885-5299 FAX (305) 885-5902

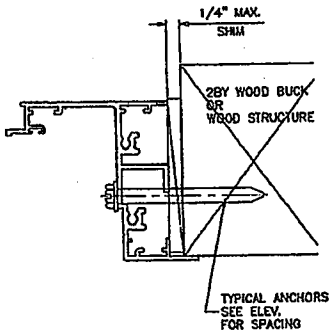
revisions:			
no	date	by	description
A	04.27.11		REV. PER BNC COMMENTS
B	01.31.12		NO CHANGE THIS SHEET
C	01.11.13		MANUF. ADDRESS REV.

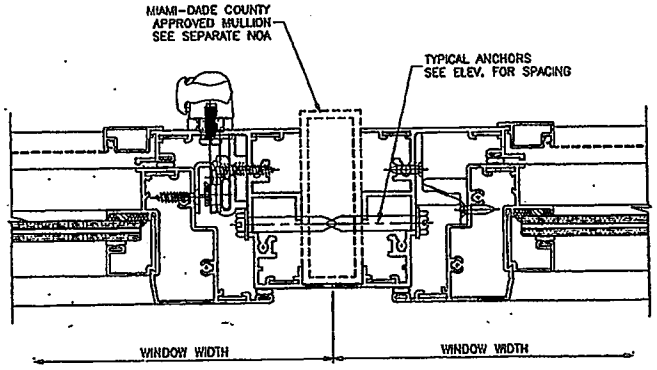
date 02-23-11
scale 1/2" = 1"
dr. by: HAMID
chk. by:

drawing no. W11-05

sheet 2 of 6







Engr: JAVAD AHMAD
CIVIL
FLA. PE # 70592
C.A.N. 3538

JAN 15 2013

PRODUCT REVISED
as complying with the Florida Building Code
Acceptance No 13-0206.07
Expiration Date May 14, 2016
By Miami Dade Product Control

AL-FAROOQ CORPORATION
ENGINEERS & PRODUCT DEVELOPMENT
1235 S.W. 87 AVE
MIAMI, FLORIDA 33174
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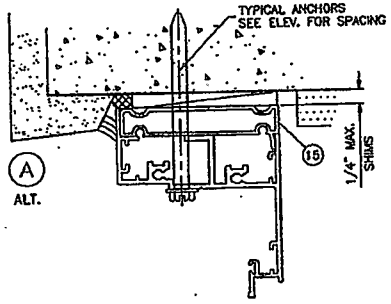
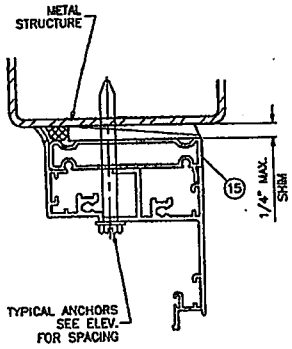
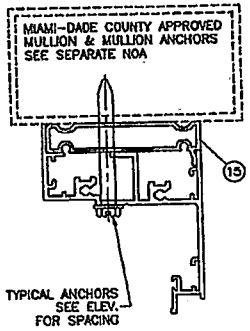
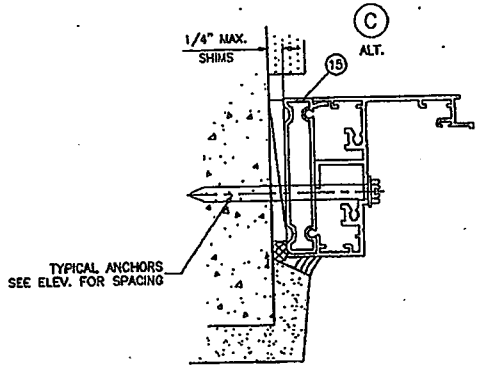
drawing no.
W11-05

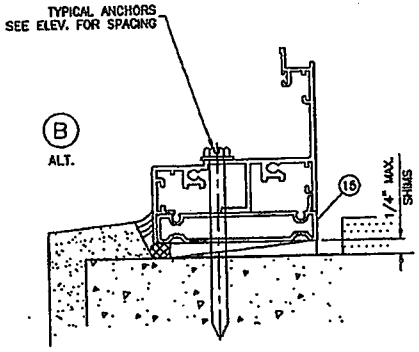
sheet 3 of 6











INSTALLATION DETAILS WITH FLUSH FRAME ADAPTER

Engr: JAVAD AHMAD
CIVIL
FLA. PE # 70592
C.A.N. 3538

JAN 15 2016

PRODUCT REVISED
as complying with the Florida
Building Code
Acceptance No 13-0206.07
Expiration Date March 9, 2016
By Manuel Lara
Miami/Dade Product Control

S-500 ALUM OUTSWING CASEMENT WDW. (L.M.L.)

ECO WINDOW SYSTEMS, LLC.
9114 N.W. 106 STREET
MEDLEY, FL. 33178
TEL. (305) 885-5299 FAX (305) 885-5902

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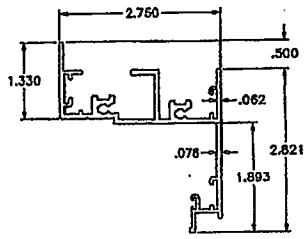
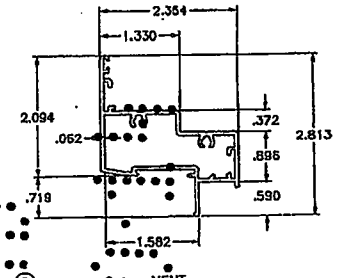
dr. by: HAMID
chk. by:

drawing no.
W11-05

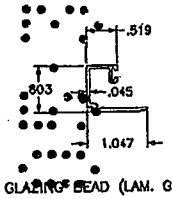
sheet 4 of 6



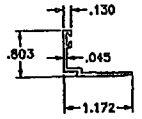
① FRAME HEAD/SILL/JAMB



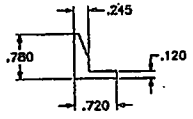
② VENT



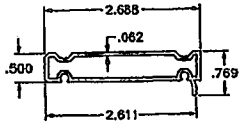
③ GLAZING BEAD (LAM. GLASS)



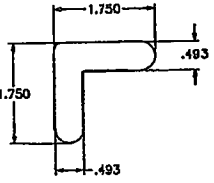
③A GLAZING BEAD (INSUL. LAM. GLASS)



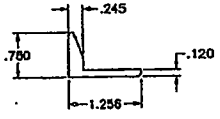
④ SNUBBER – VENT



⑮ FLUSH FRAME ADAPTER



⑭ CORNER KEY



④A SNUBBER – FRAME

ITEM	PART #	QUANTITY	DESCRIPTION	MATERIAL	MANF./SUPPLIER/REMARKS
1	E501	4	FRAME HEAD/SILL/JAMB	6063-T6	–
2	E502	4	VENT	6063-T6	–
3	FY108	AS REQD.	GLAZING BEAD (LAM. GLASS)	6063-T6	–
3A	E505	AS REQD.	GLAZING BEAD (INSUL. LAM. GLASS)	6063-T6	–
4	E508	AS REQD.	SNUBBER – VENT, FULL LENGTH	6063-T6	–
4A	E509	AS REQD.	SNUBBER – FRAME, FULL LENGTH	6063-T6	–
6	E506	OPTIONAL	SCREEN FRAME	6063-T5	–
7	#10 X 1-1/4"	AS REQD.	FRAME AND VENT ASSEMBLY SCREWS	–	H WH SMS
8	E203	AS REQD.	BULB WEATHERSTRIPPING, DUROMETER 65	SANTOPRENE	ULTRAFAB
9	E203	AS REQD.	GLAZING BEAD BULB, DUROMETER 65	SANTOPRENE	ULTRAFAB
10	35.12.00.400	2/ VENT	4 BAR HINGE, AT TOP AND BOTTOM	STEEL	TRUTH, INSTALLED WITH (2) #10 X 5/8" SDS
11	13096.92	1	MULTI POINT LOCK SYSTEM	ZAMAK	TRUTH
12	–	6/ VENT	KEEPER	STEEL	–
13	–	1/ VENT	ROTO OPERATOR	ZAMAK/STL.	TRUTH
14	PSJ40-SS	2/ CORNER	FRAME/VENT CORNER KEY	ST. STEEL	–
15	FY120	AS REQD.	FLUSH FRAME ADAPTER	6063-T6	OPTIONAL
16	–	3	ANTI SAG SKATE	NYLON	M&M PLASTICS
17	#10 X 1-1/4"	2/ SKATE	FH SDS SKATE SCREWS	–	–
18	#8 X 3/4"	AS REQD.	FH SMS SNUBBER SCREWS	–	IN PAIRS 2" APART, PAIRS SPACED AT 7-3/4" O.C.
19	–	2/ LITE	SETTING BLOCK, 3/16" X 3/4" X 4" LONG	NEOPRENE	AT 6" FROM EACH END, DUROMETER 65
20	FLB-50	–	GLASS SPACER – 1/8" HIGH	SILICONE	FRANK LOWE

SEALANT:

ALL JOINTS AND FRAME CONNECTIONS SEALED WITH SCHNEE-MOREHEAD SM5504 SEAM SEALER.

PARIMETER CAULKING SICAFLEX 15LM ON EXTERIOR ONLY.

LOCKS:

MULTIPOINT LOCK SYSTEM #13096.92 BY 'TRUTH'
AT FRAME JAMB
LOCK OPERATOR #24.33.XX.004 AT 8-1/2" FROM SILL
FASTENED TO JAMBS WITH (2) #10 X 5/8" SMS.
LOCK BAR SECURED TO JAMB WITH LOCK GUIDES
#33489.00.0001 SPACED AT 12-3/4" O.C. MAX.
EACH GUIDE FASTENED WITH (2) #10 X 1" P PH SMS

STAINLESS STEEL KEEPERS #31984.92 AT VENT
EACH FASTENED WITH (2) #10 X 5/8" P FH SMS
SEE CHART ON SHEET 1 FOR QUANTITIES

HINGES:

4 BAR ST/ST HINGES #35.12.00.400 BY 'TRUTH'
LOCATED AT TOP AND BOTTOM CORNERS
FASTENED WITH (2) #10 X 5/8" P PH SELF DRILLING SCREWS

OPERATOR:

SINGLE ARM ROTO OPERATOR #52.13.012 BY 'TRUTH'
LOCATED AT SILL END
FASTENED WITH (6) #10 X 1" P PH SMS
OPERATOR TRACK #30175 AT BOTTOM RAIL
FASTENED WITH (2) #10 X 1" P PH SMS

ANTI-SAG SKATES:

VINYL ANTI-SAG SKATES BY 'M&M PLASTICS'
(2) AT LOCK STILE AT 6-3/4" FROM TOP/BOTTOM RAILS
(1) AT BOTTOM RAIL AT 4" FROM LOCK STILE
EACH FASTENED WITH (2) #10 X 1-1/4" P FH SDS.

Engr: JAVAD AHMAD
CIVIL
FLA. PE # 70592
C.A.N. 3538

JAN 15 2013

PRODUCT REVISED
as complying with the Florida
Building Code
Acceptance No 13-0206.07
Expiration Date Mar 19, 2016
by Manuel Perez
Official Date Product Control

AL-FAROOQ CORPORATION
ENGINEERS & PRODUCT DEVELOPMENT
1235 S.W. 87 AVE
MIAMI, FLORIDA 33174
TEL. (305) 264-8100 FAX. (305) 262-6978
COMP-ANL\W11-05ECO

S-500 ALUM OUTSWING CASCMENT WDW. (L.M.L.)

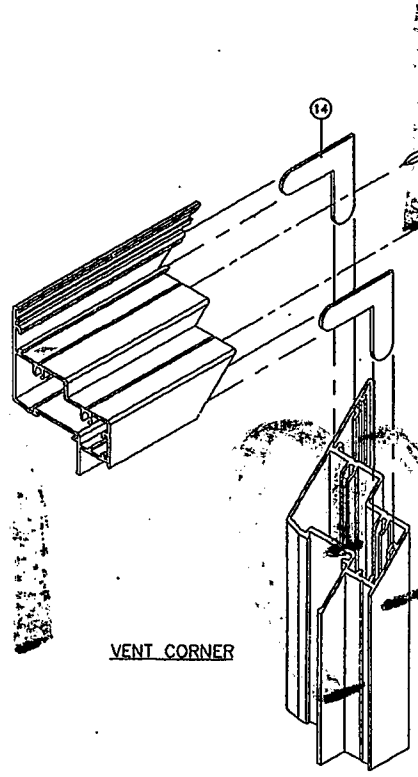
ECO WINDOW SYSTEMS, LLC.
9114 N.W. 106 STREET
MEDLEY, FL 33178
TEL. (305) 885-5299 FAX (305) 885-5902

revisions:			
no	date	by	description
A	04-27-11		REV. PER BNC COMMENTS
B	01.31.12		NO CHANGE THIS SHEET
C	01.11.13		MANUF. ADDRESS REV.

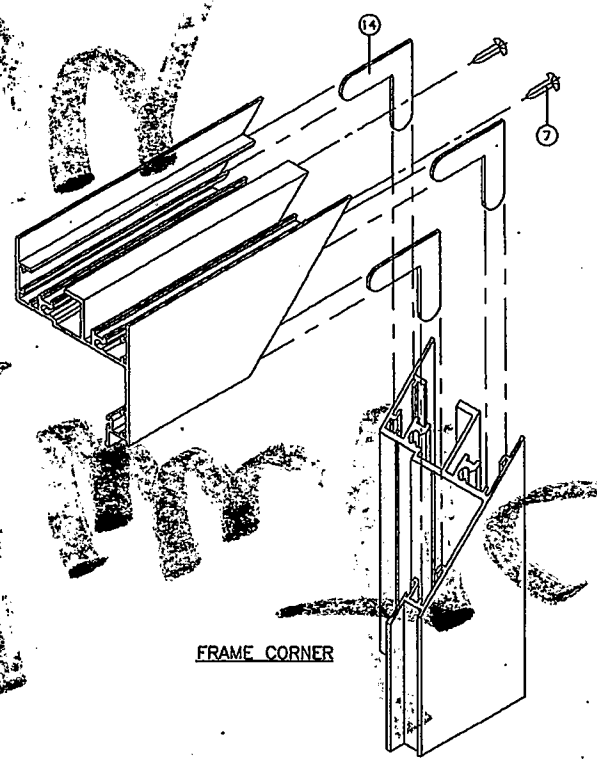
date: 02-23-11
scale: 1/2" = 1"
dr. by: HAMID
chk. by:

drawing no.
W11-05

sheet 5 of 6



VENT CORNER



FRAME CORNER

Engr: JAWAD AHMAD
CIVIL
FLA. PE # 70592
C.A.N. 3938

JAN 15 2013

PRODUCT REVISED
as complying with the Florida
Building Code
Acceptance No 13-0706.07
Expiration Date May 19, 2016
Miami Dade Product Control

revisions:			
no.	date	by	description
A	04.27.11		NO CHANGE THIS SHEET
B	01.31.12		NO CHANGE THIS SHEET
C	01.11.13		MANUF. ADDRESS REV.

date 02-23-11
scale 1/2" = 1"
dr. by: HAMID
chk. by:

drawing no.
W11-05
sheet 6 of 6

S-500 ALUM. OUTSWING CASEMENT WDW. (L.M.L.)

ECO WINDOW SYSTEMS, LLC.
9114 N.W. 106 STREET
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ENGINEERS & PRODUCT DEVELOPMENT
1235 S.W. 87 AVE
MIAMI, FLORIDA 33174
TEL. (305) 264-8100 FAX. (305) 263-6973

COMP-ANL\W11-05ECO

3/14/2020

1801 Atlantic Way

CITY OF MIAMI BEACH **B1404220 APP**
Building Department
1700 Convention Ctr Drive, 2nd Floor
Miami Beach, Florida 33139
Inspections: (305) 673-7370
Office: (305) 673-7610

Bldg Small Work Permit

05-30-2014

Activity Number: B1404220

Status: APPROVED Issued By:
BUILTRIL

Site Address: 7801 ATLANTIC WY MBCH
Parcel #: 32020040230

Applied: 05/30/2014
Approved: 05/30/2014
Completed:
To Expire: 11/26/2014

Valuation: $1,633.00

Applicant: FLORIDA WINDOW & DOOR
11360 NW JOG RD
PALM BEACH GARDENS FLORIDA 33418
561-848-6006

Property Owner: GERALDINE CHAVEZ
250 W COURT ST SUITE 200E
CINCINNATI OH
45202

Description: **Install (1) IMPACT Window**
Inspector Area: N Class Code: R3

==========

DETAIL LIST

Alteration/Repair Fees

New Construction - Per Sq.Ft.:	0	$0.00
Alteration Bulding/Structures - Per Sq.Ft.:	0	$103.70
Awning, Canopy, Patio Cover - Per Costs:	$0.00	$0.00
Area Under Roof - RADON - Per Sq.Ft.:	0	$0.00
Walk-Thru (Zoning)- Per Valuation:	$1,633.00	$0.00
Repairs to Building/Structure - Per Sq.Ft.:	$0.00	$0.00
Roofing or Re-roofing - Per Sq.Ft.:	0	$0.00
Window/Doors - Per # of Openings:	1	$187.70
StoreFront - Sq.Ft:	0	$0.00
Shutters - Per # of Openings:	0	$0.00
Signs 36-4 (Writer/Erect) - Per Sq.Ft.:	0	$0.00
Fence and/or Wall - Per Linear Feet:	0	$0.00
Partial Demo (Struct, Sign, Wall) - Per Costs:	$0.00	$0.00
Swimming Pool - Per Gallon:	0	$0.00

PAID
MAY 30 2014
CITY OF MIAMI BEACH
BUILDING DEPARTMENT

[BSBLDPRM]

Painting - Per Costs:	$0.00	$0.00
Sandblasting - Per Costs:	$0.00	$0.00
Paving - Per Sq.Ft.:	0	$0.00
Concrete Slab - No Paving - Per Sq.Ft.:	0	$0.00
Trees - Per # of:	0	
Hedges - Per Linear Feet:	0	
Groundcover - Per Sq.Ft.:	0	
Landscaping Fee:		$0.00
Other Fees:		$0.00
Penalty Fee (If Applicable):		$0.00

Fire Safety Fees

New Building or Addition - Per Sq.Ft.:	0	$0.00
Storage/Industrial Bldg - E & F Occup - Per Sq.Ft.:	0	$0.00
Greenhouse/Argiculture on Premises - Per Sq.Ft.:	0	$0.00
Screen Enclsoure/Trail on Premises - Per Sq.Ft.:	0	$0.00
SS Underground Tanks/App Shelter - Per #:	0	$0.00
Construction not shown Above - Per Costs:	$0.00	$0.00
Alt/Repair Building/Structure - Per Costs:	$0.00	$0.00
Fire Fee		$0.00

Marine Structure Fee

Dock Area - Per Sq.Ft.:	0	$0.00
Seawall - Per Linear Feet:	0	$0.00
Boat Lifts, Davits, Hoist - Per # of:	0	$0.00
Batter, Mooring, Dock Piles - Per # of:	0	$0.00
Marine Structure Alt/Repair - Per Costs:	$0.00	$0.00

SFBC Compliance Surcharge

New Const/Add - Res/Mult-Fam/Comm - Per Sq.Ft.:	0	$0.00
New Const/Add - Strg/Ind/Msc - Per Sq.Ft.:	0	$0.00
Cost for Other Construction:		$0.00
SFBC Compliance:		$1.20
Dept. of Bus. Prof. Reg.		$2.00
Dept of Comm. Affairs		$2.00

Training Fee

Training Fee:	$0.00	$6.22
Sanitation Fee:		$15.00
Fire Training Fee:		??
Public Works Fee:		$0.00

Activity Number: B1404220

Additional Fees

1st Reinspection:	$0.00	
Continued Reinspections - Per # of:	0	$0.00
Building Joint Inspections - Per # of:	0	$0.00
Change of Contractor Per # of:	0	$0.00
Permit Extension - Per # of:	0	$0.00
Residential Card:		
Commercial Card:		
Permit Card Replacements:		$0.00
Lost Plan Fee - SF:		$0.00
Lost Plan Fee - Other:		$0.00
Overtime Inspection Fees:		$0.00
Total of All Fees:		$214.12
Total of Payments:		$214.12
Balance Due:		$0.00

exp permit

MIAMIBEACH

Building Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139
Office: 305.673.7610 Fax: 305.673.7857
http://www.miamibeachfl.gov/building/

Office Use Only
Submittal Date: 2/4/20
Permit Number: 4330

Permit Application

Applicant Information (Blue or Black Ink Only)

Property Address	Unit Number	Parcel/Folio Number
7801 Atlantic Way		02-3202-004-0230

If sub-permit or revision, please indicate the Master Permit Number

If associated with violation, indicate BV#

Please note that outstanding expired permits must be resolved prior to the issuance of a work permit

Permit Type (select one)		Permit Request (select all that apply)		Property Information (select one)
[X] Building	[ ] Phased Permit	[X] New Permit	[ ] Permit Extension	[ ] Commercial
[ ] Electrical	[ ] Demolition	[ ] Change of Contractor	[ ] Permit Renewal	[ ] Multi-Family Residential
[ ] Mechanical	[ ] Generator	[ ] Change of Architect/Engineer	[ ] Permit Revision	[ ] Residential: Single-Family Residential or Duplex
[ ] Plumbing	[ ] Special Event	[ ] LEED	[ ] Change of Use	Total Value of Work
[ ] Roofing	[ ] Fire		[ ] Private Provider	$ 1633.00
			[ ] City Project	

	New Construction/Addition	Alteration/Reconfiguration of Space
Square Footage	SF	SF
Value of Work	$	$ 1633.00
[ ] A-1 Assembly (Theater/ Concert Hall)	[ ] M -Department Store / Drug Store	[ ] R-3 Residential (Dwelling/ Custom Homes)
[ ] A-2 Assembly (Restaurant/Night Club/ Bar)	[ ] M -Gas Station	[ ] R-4 Residential (Assisted Living 6-16 person)
[ ] A-3 Assembly (Worship/Amusement/ Arcade Community Hall	[ ] M – Retail/ Warehouse	[ ] S-1 Storage (Mod. Hazard (Repair Garage)
[ ] B – Business	[ ] R-1 Residential Transient (Boarding House/ Hotel/Motel)	[ ] S-2 Storage (Low Hazard (excluding Parking Garage)
[ ] D/E -Daycare & Educational	[ ] R-2 Residential Permanent (Apartment/Dormitory/ Timeshare	[ ] S-2 Storage (Parking Garage)
[ ] I-1 Institutional (Ambulatory)		
[ ] I-2 Institutional (Non Ambulatory)		

Description of Work

Provide a summary of work to be done.

Install one impact window (1) opening

Responsible Parties

Property Owner	Contractor
Name: Geraldine Chavez	Name: Florida Window & Door
Address: 250 W Court St #200E; Suite:	Address: 7108 Fairway Drive #120; Suite:
City: Cincinnati; State: Ohio; Zip Code: 45202	City: Palm Beach Gardens; State: Fl; Zip Code: 33418
Driver's License/ State Identification Number: C120-298-24-798-0	State Identification Number/License: CGC 1509450
E-Mail Address: achavez@chavezproperties.com	E-Mail Address:
Daytime phone: 305-861-5210; Cell Phone: 513 703 3410	Daytime phone: 561 340 4300; Cell Phone:

Architect	Structural Engineer
Name: N/A	Name: Engineering Express
Address: ; Suite:	Address: 160 SW 12th Ave #106; Suite:
City: ; State: ; Zip Code:	City: Deerfield Beach; State: Fl; Zip Code: 33442
Professional License Number:	Driver's License/ State Identification Number:
E-Mail Address:	E-Mail Address:
Daytime phone: ; Cell Phone:	Daytime phone: 954-354-0660; Cell Phone:

Notice & Certification

This application is hereby made to obtain a permit to do the work and installations as indicated. I certify that all work will be performed to meet the standards of all laws and construction regulations in this jurisdiction. I understand that a **separate permit** must be secured for **Electrical, Elevator, Fire, Mechanical, Plumbing, Signs, Wells, Pools, Furnaces, Boilers, Heaters, Tanks, Air Conditioners**, etc.

Owner's Affidavit: I certify that all the forgoing information is correct. Owner Certifies that the aforementioned Contractor has the authorization to perform the work as specified above.

Lessee's Affidavit: Lessee certifies that he has full consent and authorization from owner of subject property to perform the abovementioned work and to hire above captioned contractor.

In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as the Environmental Division of Miami-Dade County; Permitting, Environment and Regulatory Affairs; Water & Sewer Department; Department of Environmental Protection; South Florida Water Management District; Miami-Dade County Impact Fee water management districts; state agencies; and/or federal agencies.

Under penalties of perjury, I declare that to the best of my knowledge, the facts stated in this document are true. Any information found to be false may cause the revocation and/or denial of the permit and/or Certificate of Occupancy.

OWNER'S ELECTRONIC SUBMISSION STATEMENT: Under penalty of perjury, I declare that all the information contained in this building permit application is true and correct.

☒ **Owner/Lessee for new permits** (Documentation establishing ownership may be requested)
☐ **Master Permit Contractor of Record** (For sub-permit change of contractor)

Geraldine V Chavez
Print Name

Geraldine V Chavez
Signature

STATE OF FLORIDA , COUNTY OF MIAMI-DADE

Sworn to and subscribed before me this 11 day of March 20 14, by Geraldine Chavez
☐ Personally
☑ Produced Identification – Type of Identification DL

Annette Burgess
Signature of Notary Public

(SEAL)

Notary Public State of Florida
Annette Burgess
My Commission DD993295
Expires 05/18/2014

☒ **Contractor** (Proof of licensure may be required if not on file)

Scott Berman
Print Qualifier's Name

Qualifier's Signature

STATE OF FLORIDA , COUNTY OF MIAMI-DADE

Sworn to and subscribed before me this 26 day of MAY 20 14, by SCOTT BERMAN
☑ Personally
☐ Produced Identification – Type of Identification

Signature of Notary Public

(SEAL)

Robert M. Ross
COMMISSION #EE174117
EXPIRES: FEB. 28, 2016
WWW.AARONNOTARY.com

MIAMIBEACH

Building Department
1700 Convention Center Drive, 2nd Flr
Miami Beach, Fl 33139

NOTICE TO THE CITY OF MIAMI BEACH BUILDING DEPARTMENT OF EMPLOYMENT AS SPECIAL INSPECTOR UNDER THE FLORIDA BUILDING CODE

I have been retained by: Prieto Dev. to perform special inspector services under the Florida Building Code at the 7801 Atlantic Way project on the below listed structures as of 12/9/14 (date). I am a professional engineer licensed in the State of Florida.

Process Number: B150 1144 Master Permit (IF APPLICABLE): _____

- [x] Special Inspector for Pilings, FBC 1822.1.20
- [ ] Special Inspector for Lightweight Insulating Concrete, FBC 1917.2
- [ ] Special Inspector for Soil Compaction, FBC 1820.3.1
- [ ] Special Inspector for Precast Units and Attachments, FBC 1927.12.2 (By P.E. or R.A..)
- [ ] Special Inspector for Reinforced Masonry, FBC 2122.4 (By P.E or R.A)
- [ ] Special inspection for Steel Bolted & Welded Connections, FBC 2218.2 (By P.E. or R.A..)
- [ ] Special Inspector for Trusses over 35 feet long or 6 feet high, FBC 2319.17.2.4.2 (By P.E. or R. A..)
- [ ] Special Inspector for _____

NOTE: Only the marked boxes apply.

The following individual's employed by this firm or me are authorized representatives to perform inspections

1. Paul Pena, PE
2. Ronicey Cole
3. _____
4. _____

* Special inspectors utilizing authorized representatives shall insure the authorized representative is qualified by education or licensure to perform the duties assigned by the Special Inspector. The qualifications shall include: licensure as a professional engineer or architect; graduation from an engineering education program in civil or structural engineering; graduation from an architectural education program; successful completion of the NCEES Fundamentals Examination; or registration as a building inspector or general contractor.

I will notify the City of Miami Beach Building Department of any changes regarding authorized personnel performing inspection services.

I, understand that all mandatory inspections, as required by the Florida Building Code, shall be requested by the permit holder and approved by the Building Department Inspectors. Inspections performed by the Special Inspector hired by the Owner are in addition to the mandatory inspections performed by the Building Department. A Special Inspection Log for each building must be displayed in a convenient location on the site for inspection by the Building Department Inspectors. Further, upon completion of the work under each building permit, I will submit to the Building Department at the time of final inspection the completed Inspection Log form and sealed statement that, to the best of my knowledge, belief and professional judgment those portions outlined above meet the intent of the Florida Building Code and are in subsequent accordance with the approved plans.

Signed and Sealed

57334
License Number

Date: 12/9/14

Architect/Engineer Signature: 12/9/14
Architect/Engineer Name Printed: Paul Pena, PE
Address: 7450 Pena Rd #140, Doral, FL
Phone Number: 954-589-6115
Owner/Agent Signature: X
Owner/Agent Name Printed: X NESTOR RUIZ - CASTAÑEDA
Building Department Accepted By: AV 3/2/15

B1501144

7450 Griffin Road #140
Davie, Fl. 33314
Tel: 954-584-6115
Fax: 954-581-2415
E-mail: Rcoletto@soilprobe.net

Soilprobe Engineering & Testing, Inc.

April 1, 2015

J.L.U Enterprises, Inc.
4001 SW 139th Ave.
Miramar, FL 33027

RE: Pile installation certification
Foundation Underpinning
7801 Atlantic Way.
Miami Beach, FL

This is to certify that on March 11, 12, 13, 16, 18, 19, 2015, a representative of this office monitored the installation of twenty six (26), 3" OD and schedule 80 BRACKETT brand steel helix piers at the referenced site. The piles were installed at location staked in the field by the owner's representative to depths ranging from 14 to 31 feet below existing grade as shown in the attached pile logs and location sketch.

We further certify that our authorized representative observed the piles installation operation and that the workmanship and materials used were in substantial compliance with the specifications supplied to the Piling Contractor and in accordance with the approved manufacturer specifications and Florida Building Code. We also certify that the referenced piles are capable to sustain a net allowable bearing capacity of 12 tons (24 Kips) as shown in the attached pile installation logs.

Should you have any question regarding the above, or if you require additional information, please contact this office.

Sincerely,
Soilprobe Engineering & Testing, Inc.

Paul Peana, PE.
Reg. No 37334

Cc: City of Miami Beach, FL
Prieto
Enc. Pile Log, Location Sketch

Engineering is the essence of science and technology

Helix Piers Installation Log

Cr. No:	Pile I.D. No:	Type of Pier	Specified Torque (Ft.Lbs)	Installed Torque (Ft.Lbs)	Penetration (ft)	Number & Size of helices	Kips	Date: March 11, 12, 13, 16, 18, 19, 2015
1	1	3"	6000	6000	31.0	10", 12" 14"	24	
2	2	3"	6000	6000	29.0	10", 12" 14"	24	
3	3	3"	6000	6000	29.0	10", 12" 14"	24	
4	4	3"	6000	6000	29.0	10", 12" 14"	24	
5	5	3"	6000	6000	29.0	10", 12" 14"	24	
6	6	3"	6000	6000	29.0	10", 12" 14"	24	
7	7	3"	6000	6000	29.0	10", 12" 14"	24	
8	8	3"	6000	6000	28.0	10", 12" 14"	24	
9	9	3"	6000	6000	29.0	10", 12" 14"	24	
10	10	3"	6000	6000	28.0	10", 12" 14"	24	
11	11	3"	6000	6000	27.0	10", 12" 14"	24	
12	12	3"	6000	6000	28.0	10", 12" 14"	24	
13	13	3"	6000	6000	28.0	10", 12" 14"	24	
14	14	3"	6000	6000	28.0	10", 12" 14"	24	
15	15	3"	6000	6000	27.0	10", 12" 14"	24	
16	16	3"	6000	6000	29.0	10", 12" 14"	24	
17	17	3"	6000	6000	28.0	10", 12" 14"	24	
18	18	3"	6000	6000	28.0	10", 12" 14"	24	
19	19	3"	6000	6000	29.0	10", 12" 14"	24	
20	20	3"	6000	6000	28.0	10", 12" 14"	24	

Misc. Info: 3" OD Schedule 80 Galvanized steel helix

Project: Foundation Underpinning

City: Miami Beach, FL

Logged By: JP

Contractor: Prieto

Load Bearing: 12 tons

Address: 7801 Atlantic Way

Engineers Seal:

Helix Piers Installation Log

Cr. No:	Pile I.D. No:	Type of Pier	Specified Torque (Ft.Lbs)	Installed Torque (Ft.Lbs)	Penetration (ft)	Number & Size of helices	Kips	Date: March 11, 12, 13, 16, 18, 19, 2015
1	21	3"	6000	6000	28.0	10", 12" 14"	24	
2	22	3"	6000	6000	29.0	10", 12" 14"	24	
3	23	3"	6000	6000	29.0	10", 12" 14"	24	
4	24	3"	6000	6000	28.0	10", 12" 14"	24	
5	25	3"	6000	6000	21.0	10", 12" 14"	24	
6	26	3"	6000	6000	14.0	10", 12" 14"	24	
7								
8								
9								
10								
11								
12								
13								
14								
15								
16								
17								
18								
19								
20								

Misc. Info: 3" OD Schedule 80 Galvanized steel helix

Project: Foundation Underpinning

City: Miami Beach, FL

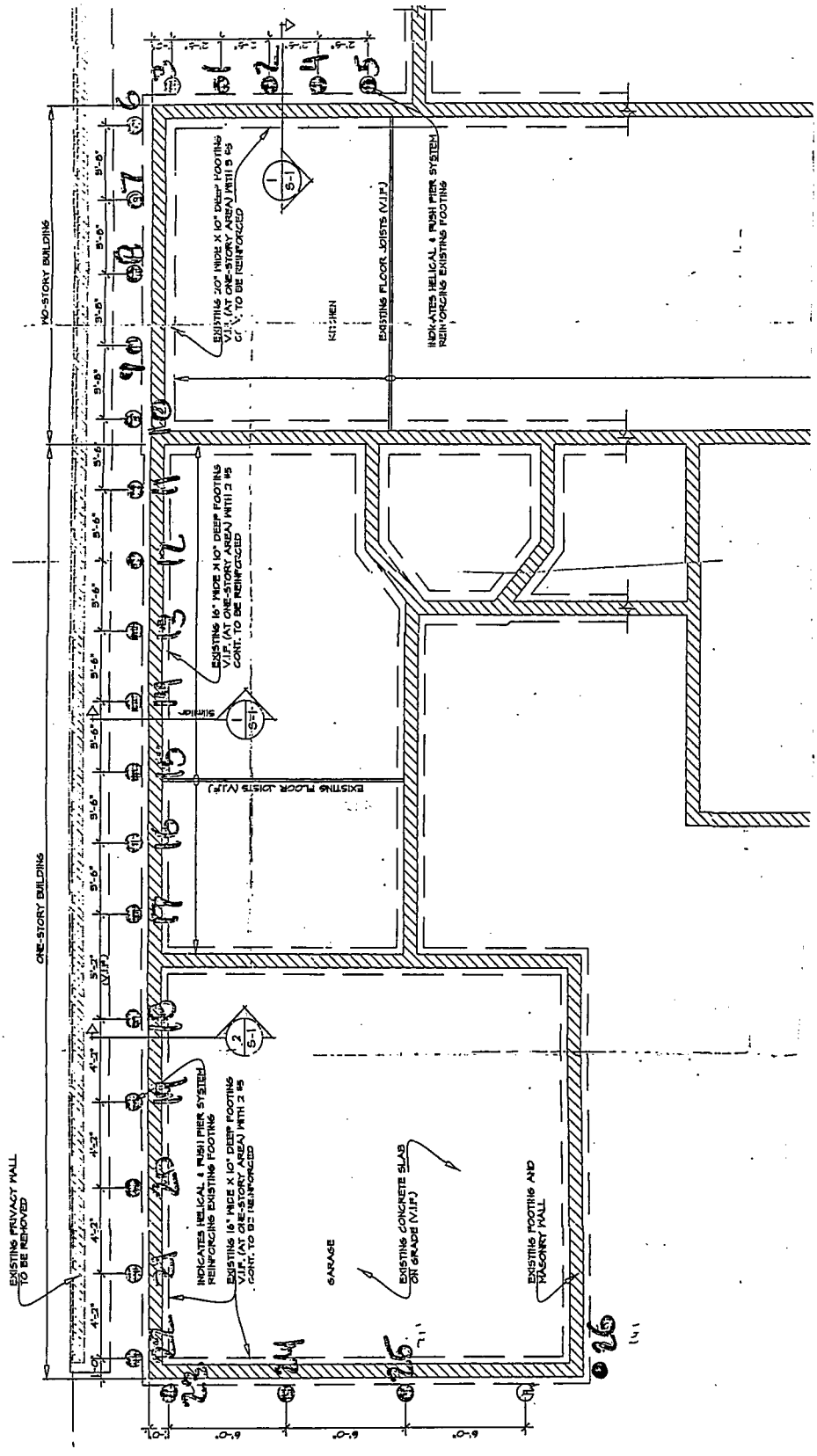
Logged By: JP

Contractor: Prieto

Load Bearing: 12 tons

Address: 7801 Atlantic Way

Engineers Seal:



SOILPROBE ENGINEERING AND TESTING
7450 Griffin Road #140
Davie, FL 33314
Tel. (954) 584-6115
Fax. (954) 581-2415

JLU Enterprises, Inc.

Pile Location Sketch
7801 Atlantic Way.
Miami Beach, FL

MIAMIBEACH

B150 1144

Building Department
1700 Convention Center Drive, 2nd Flr
Miami Beach, Fl 33139

NOTICE TO THE CITY OF MIAMI BEACH BUILDING DEPARTMENT OF EMPLOYMENT AS SPECIAL INSPECTOR UNDER THE FLORIDA BUILDING CODE

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- [x] Special Inspector for Pilings, FBC 1822.1.20
- [ ] Special Inspector for Lightweight Insulating Concrete, FBC 1917.2
- [ ] Special Inspector for Soil Compaction, FBC 1820.3.1
- [ ] Special Inspector for Precast Units and Attachments, FBC 1927.12.2 (By P.E. or R.A..)
- [ ] Special Inspector for Reinforced Masonry, FBC 2122.4 (By P.E or R.A)
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- [ ] Special Inspector for Trusses over 35 feet long or 6 feet high, FBC 2319.17.2.4.2 (By P.E. or R. A.)
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2. Ranieny Cole
3. _____
4. _____

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I will notify the City of Miami Beach Building Department of any changes regarding authorized personnel performing inspection services.

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Signed and Seealed

32334
License Number

Date: 12/9/14

Architect/Engineer Signature: 12/9/14
Architect/Engineer Name Printed: Paul Pena, PE
Address: 7450 Grand Ave #140, Doral, FL
Phone Number: 954-580-6115
Owner/Agent Signature: x
Owner/Agent Name Printed: x NESTOR RUIZ - CASTAÑEDA
Building Department Accepted By: AV 3/2/15

B1501144

CALCULATIONS FOR:

THE CHAVEZ FAMILY
7801 ATLANTIC WAY
MAIMI BEACH FLORIDA

ARCHITECT:

EASTSHORE Architects
2727 Salzedo Street
Coral Gables, Florida 33134

STRUCTURAL ENGINEER:

VAZIRI & ASSOCIATES, INC.
4993-B SW 74 COURT
MIAMI, FLORIDA 33155
305-663-5617

JOB# 2014-22

TABLE OF CONTENTS **PAGE**

FOUNDATION CALCULATIONS 1-4

CALCULATIONS FOR:

THE CHAVEZ FAMILY
7801 ATLANTIC WAY
MAIMI BEACH FLORIDA

ARCHITECT:

EASTSHORE Architects
2727 Salzedo Street
Coral Gables, Florida 33134

VAZIRI & ASSOCIATES INC. ASSUMES RESPONSIBILITY FOR BOTH MANUAL AND COMPUTER GENERATED CALCULATIONS CONTAINED HEREIN. TOTAL NUMBER OF PAGES CONTAINED IN THESE CALCULATIONS INCLUDING THIS COVER SHEET IS **5**

VAZIRI & ASSOCIATES, INC.

STRUCTURAL ENGINEER

HOSHMAND VAZIRI
P.E.39663
810
CA7436

7-24-2014

VAZIRI & ASSOCIATES, INC.
STRUCTURAL ENGINEERS
4993 S.W. 74 CT.
SUITE B
MIAMI, FL 33155
PH. 305.663.5617
FAX 305.663.5614

PROJECT: CHAVEZ RESIDENCE			
SUBJECT: Foundation Calculations			SHEET NO.: 1 OF 1 SHEETS
JOB NO.: 2014-22	DATE: 5/22/14	DESIGNED BY: SR	

Design / Inspection / Restoration / Investigation / Reports

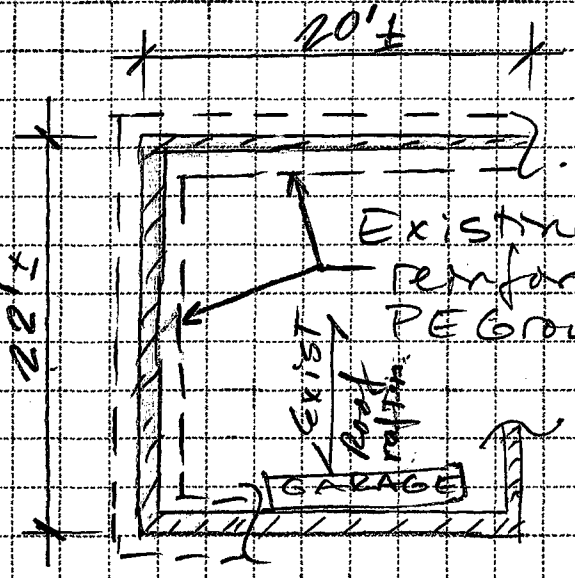
Reinforcing existing footing with helical piles

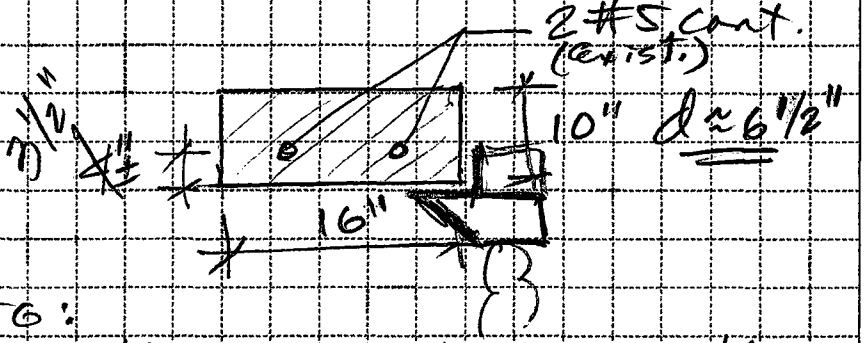
At one-Story area (at garage):

EXISTING STRUCTURE

Loading:

- Roof rafters: $W_D = 20$ psf, $W_L = 30$ psf } $W_{e_T} = 50$ psf
- Concrete slab on grade at garage area
- Masonry wall (one-story) ≈ 70 psf $\times 10' = 700$ lb/ft
- 16 × 10 footing: SW ≈ 200 lb/ft (including soil above)





Load on existing FTG:

$$q_{e_T} = 50\text{psf} \times \frac{22'}{2} + 700\text{ lb/ft} + 200\text{ lb/ft} \approx 1.5\text{ k/ft}$$

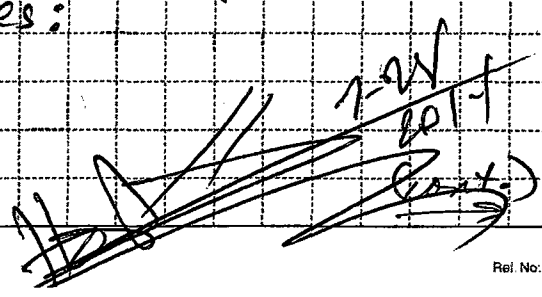
$$q_u = 1.5 \times \phi = 2.3\ \frac{k}{ft}$$

Finding Max. @ of helical piles:

$$\frac{\phi V_c}{2} > V_u \Rightarrow \text{NOT to req. ties}$$

$$\phi V_c \approx 9.7 / 2 = 4.8k$$

3000 psf



Reorder From NEBS CUSTOM printing service 1-800-866-6327 NEBS, Inc. Peterborough, NH 03458 www.nebs.com Rel. No: G 095500994

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STRUCTURAL ENGINEERS
4993 S.W. 74 CT.
SUITE B
MIAMI, FL 33155
PH. 305.663.5617
FAX 305.663.5614

PROJECT:			
CHAVEZ RESIDENCE			
SUBJECT: Foundation Calculat.			SHEET NO.: 2
JOB NO.: 2014-22	DATE: 5/22/14	DESIGNED BY: SR	OF SHEETS

Design
Inspection
Restoration
Investigation
Reports

(cont)

$V_u \approx q_u \times \frac{l}{2} \Rightarrow l = \frac{2 \times 4.8k}{q_u} = 4.2 \approx 4'-4''$ o.c.

$q_u = 2.3k/ft / 1.8 = 5.33 \approx 6'-0''$ oc

$\frac{\phi V_c}{2}$ Checking Existing bottom steel:

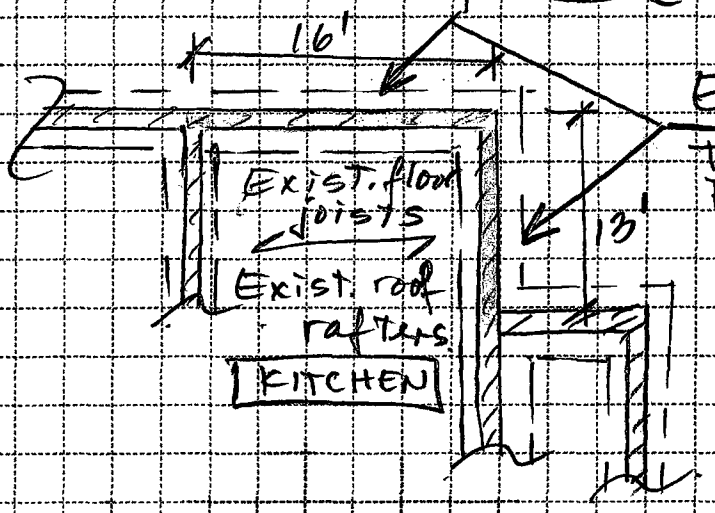
$M_u \approx 2.3k/ft \times (4'-0'')^2 / 8 = 4.6k\text{-}ft$

$A_s^+ = 0.17 in^2 << 2 \times 0.31 in^2$ Exist. 2#5.

OK

∴ Providing new helical piles (with bracket) @4'-0" o.c. to support existing footing, existing reinforcing steel & FTG size will be adequate. & @6'-0" oc at gable end wall.

At two-story area (at Kitchen):



Existing 20"x10" FTG (assumed to be reinforced as per PE Group recomendations

(cont.)

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VAZIRI & ASSOCIATES, INC.
STRUCTURAL ENGINEERS
4993 S.W. 74 CT.
SUITE B
MIAMI, FL 33155
PH. 305.663.5617
FAX 305.663.5614

PROJECT:			
CHAVEZ RESIDENCE			
SUBJECT: Foundation Calculat.			SHEET NO.: 3
JOB NO.: 2014-22	DATE: 5/22/14	DESIGNED BY: SR	OF 4 SHEETS

Design
Inspection
Restoration
Investigation
Reports

(cont'd)

EXISTING STRUCTURE

Loading:

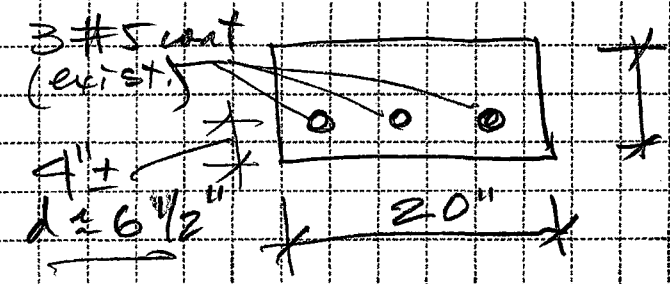
- Roof rafters: $W_D = 20$ psf, $W_L = 30$ psf } $W_{e_T} = 50$ psf
- 2nd FL floor joist & 1st FL: $W_D = 30$ psf, $W_L = 40$ psf } $W_{e_T} = 70$ psf
- Masonry wall (two-story) ≈ 70 psf $\times 20' = 1400$ lb/ft
- 20×10 footing: SW ≈ 230 lb/ft (including soil

Load on existing FTG:

$$q_{e_T} = 50\text{ psf} \times \frac{16'}{2} + 70\text{ psf} \times \frac{16'}{2} \times \underset{\text{2nd FL, 1st FL}}{2} + 1400\text{ lb/ft} + 230\text{ lb/ft} \approx 3.2\text{ k/ft}$$

$q_u = 3.2 \times \phi \approx 5$ k/ft

At gable end wall:
$q_e = 2.2$ k/ft; $q_u = 3.4$ k/ft



$\phi V_c \approx 12$ k / 2 = 6 k
3000 psi

$$l = \frac{2 \times 6\text{ k}}{5\text{ k/ft}} = 2.4' \approx 2'-6$$
$$= 3.53' \approx 3'-8"$$

Checking existing bottom steel:

$M_u \approx 5$ k/ft $\times (2.5)^2/8 = 3.9$ k-ft → 3#5 OK

∴ Providing new helical piles @ 2'-6" oc to support exist. ftg; reinforcing & size will be adequate & @ 3'-8" at gable end wall

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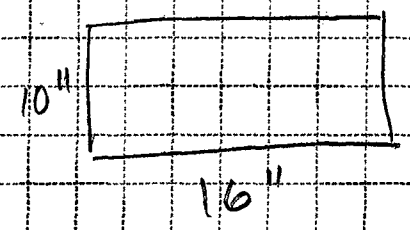
STRUCTURAL ENGINEERS
4993 S.W. 74 CT.
SUITE B
MIAMI, FL 33155
PH. 305.663.5617
FAX 305.663.5614

PROJECT:			
CHAVEZ RESIDENCE			
SUBJECT: Foundation Calc.			SHEET NO.: 4 OF SHEETS
JOB NO.: 2014-22	DATE: 5/22/14	DESIGNED BY: SR	

Design
Inspection
Restoration
Investigation
Reports

AT one-story area (Next to Kitchen)

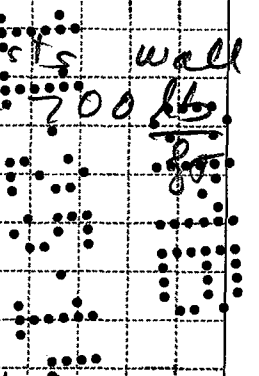


$d \approx 6\frac{1}{2}''$

Load on exist. FTG:

$q_{ET} = \underbrace{50\ psf \times \frac{14'}{2}}_{\text{Exist. roof rafters}} + \underbrace{70\ psf \times \frac{14'}{2}}_{\text{Exist. 1ST FL joists}} + \underbrace{700\ lb/ft}_{\text{wall}}$

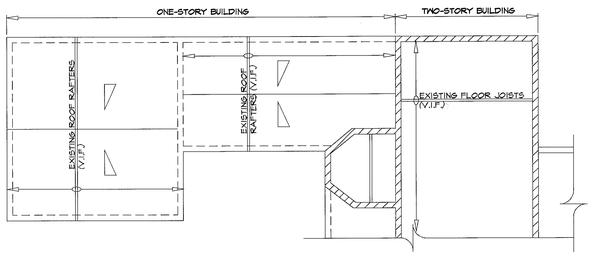
$+ \underbrace{200\ lb/ft}_{\text{FTG + soil}} \approx 1.8\ k/ft$



$q_u = 2.8\ k/ft$

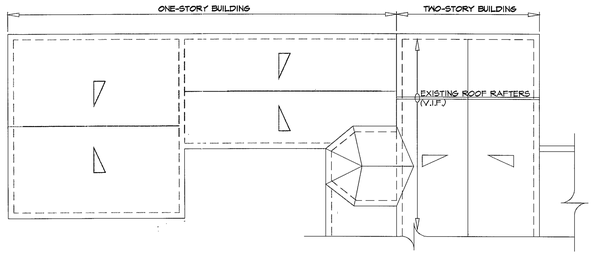
ϕV_c (3000 psi) $\approx 9.7k$ $\quad \frac{\phi V_c}{2} = 4.8k$ $\quad l = \frac{2 \times 4.8k}{2.8\ k/ft} = 3.4 \approx 3'-6''$ o.c.

Reorder From NEBS CUSTOM™ printing service 1-800-888-6327 NEBS, Inc. Peterborough, NH 03458 www.nebs.com
Ref No: G 095500994



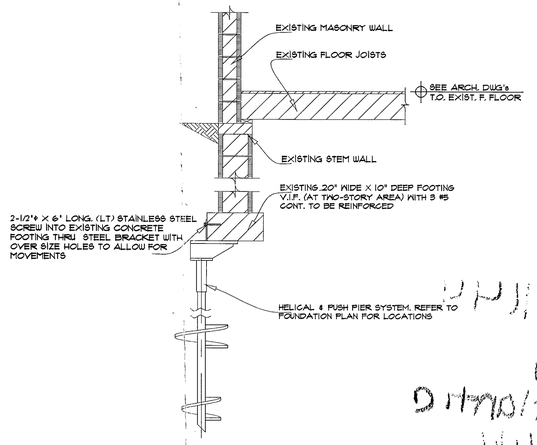
PARTIAL EXISTING SECOND FL & LOW ROOF FRAMING PLANS

SCALE: 1/8" = 1'-0"



PARTIAL EXISTING ROOF FRAMING PLAN

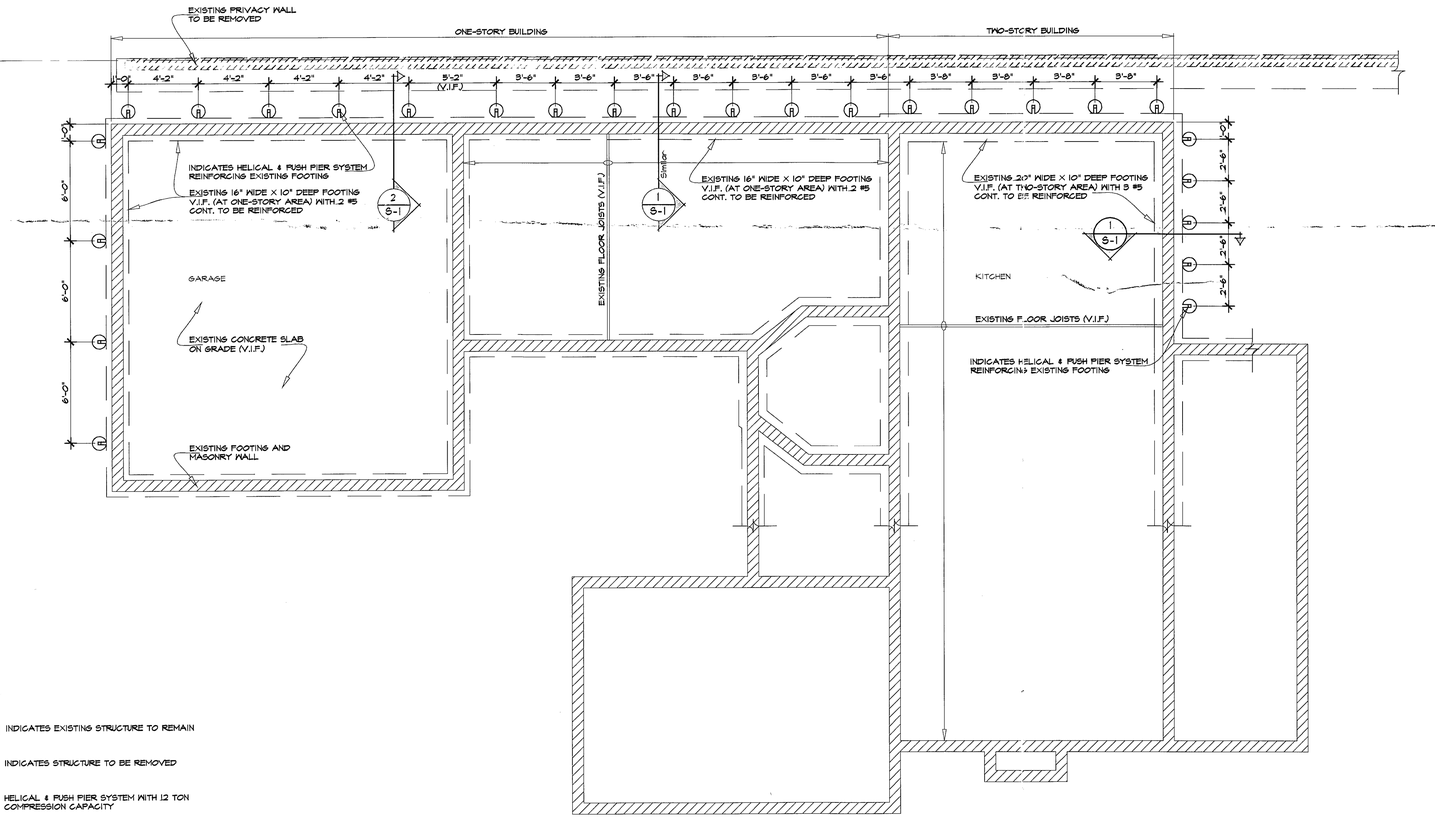
SCALE: 1/8" = 1'-0"



SECTION

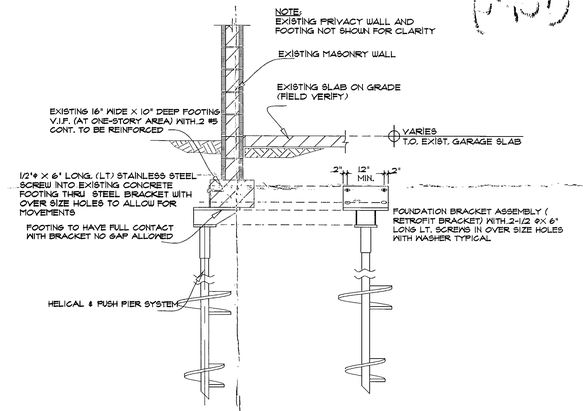
½" = 1' - 0"

AT KITCHEN AREA S-1



EXISTING FOUNDATION PLAN

SCALE: ¼" = 1'-0"



SECTION

½" = 1' - 0"

AT GARAGE AREA S-1

LEGEND

1) INDICATES EXISTING STRUCTURE TO REMAIN

2) INDICATES STRUCTURE TO BE REMOVED

3) (R) HELICAL & PUSH PIER SYSTEM WITH 12 TON COMPRESSION CAPACITY

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the Public Records of this County, and/or City. There may be additional permits required from other governmental entities such as water management districts, state or federal agencies. The City of Miami Beach assumes no responsibility for any issues which may result from the issuance of this permit. Approval subject to compliance with all Federal, State, and Local laws, rules, and regulations.

HELICAL PILES SPECIFICATIONS

1. HELICAL PIERS SHALL BE MANUFACTURED BY THE A.B. CHANCE CO., CENTRALIA, MO. OR EQUAL
2. PIERS SHALL BE INSTALLED BY AN AUTHORIZED A.B. CHANCE INSTALLING CONTRACTOR WHO HAS SATISFIED THE CERTIFICATION REQUIREMENTS RELATING TO THE TECHNICAL ASPECTS OF THE PRODUCT AND THE ASCRIBED INSTALLATION TECHNIQUES. PROOF OF CURRENT CERTIFICATION BY THE A.B. CHANCE COMPANY OR EQUAL MUST BE PROVIDED.
3. ALL WORK AS DESCRIBED HEREIN SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE SAFETY CODES IN EFFECT AT THE TIME OF INSTALLATION.
4. HELICAL PIERS AS SPECIFIED SHALL CONFORM TO FBC 2007 [illegible]
5. THE HELICAL LEAD SECTIONS AND EXTENSION SECTIONS SHALL BE SOLID STEEL SQUARE SHAFT, AS PER RECOMMENDATION OF DYNATECH ENGINEERING CORP. DATED [illegible]
6. ALL PIERS MUST BE CORROSION PROTECTED WITH HOT-DIP GALVANIZING IN ACCORDANCE WITH ASTM A123.
7. INSTALLATION EQUIPMENT SHALL CONSIST OF ROTARY-TYPE TORQUE MOTOR WITH FORWARD AND REVERSE CAPABILITIES THAT CAN ACHIEVE THE REQUIRED TORQUE.
8. HELICAL PIERS SHALL BE INSTALLED TO THE MINIMUM TORQUE VALUE REQUIRED TO PROVIDE THE LOAD CAPACITIES, 12 TONS COMP.& 6 TONS TENSION AS PER RECOMMENDATION OF DYNATECH ENGINEERING CORP.
9. APPROPRIATE HELICAL PIER SELECTION WILL CONSIDER DESIGN LOAD, FUS. DEFECTS FACTOR, SOIL PARAMETERS AND THE INSTALLATION TORQUE VALUE. CAPACITY EQUATION AS PER THE MANUFACTURERS RECOMMENDATIONS.

PROBLEM:
FOUNDATION SETTLEMENT AS PER P.E. GROUP REPORT DATED FEBRUARY 21-2014
SOLUTION:
PROVIDING HELICAL PILE TO STOP THE SETTLEMENT AND TO SUPPORT SHALLOW FOUNDATION OF EXISTING HOUSE BASED ON RECOMMENDATION OF DYNATECH ENGINEERING CORP.

COORDINATION NOTE

GENERAL CONTRACTOR TO COORDINATE ALL VERTICAL AND HORIZONTAL DIMENSIONS AND ALL MATERIALS AND FINISHES WITH ARCHITECT DRAWINGS (DON'T PROCEED WITH WORK UNLESS ALL DIMENSIONS & ELEVATIONS HAVE BEEN CHECKED AND VERIFIED WITH ARCHITECTURAL DRAWINGS)

EASTSHORE ARCHITECTS
2727 Salzedo Street
Coral Gables, FL 33134
(305) 648-2006
(FAX) 648-0521
www.eastshore.net
Eastshore Intl Corp
License No. AAC001608

LUIS JAUREGUI
LIC. AR 12124

IGNACIO J. ZABALETA
LIC. AR 12101

VAZIRI & ASSOCIATES, INC.
MOHAMMAD VAZIRI, P.E.
CA 14766
JOB # 2014-22
DESIGN INSPECTION INSTRUMENTATION
MIAMI, FL 33135
PH. 305.663.5017
FAX 305.663.0102
vaziri@bellsouth.net
www.vaziri.com

NO.	REVISION SUBMISSION	DATE
	PERMIT	05.23.14

PROJECT

REMEDIAL STRUCTURAL WORK FOR:

MRS. GERALDINE CHAVEZ

7801 ATLANTIC WAY
MIAMI BEACH, FL 33141-2120

OFFICE COPY

CITY OF MIAMIE BEACH
APPROVED FOR PERMIT BY THE FOLLOWING:

BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREVENTION:
FLOOD:
PUBLIC WORKS:
STRUCTURAL: AZ 3/2/15
ELEVATOR:

DATE 11/25/14

DRAWING TITLE

FOUNDATION PLAN

PROJECT NUMBER 2014-22

SHEET NUMBER

S-1

B150 1144
7801
Atlantic
Wy
Office
Copy

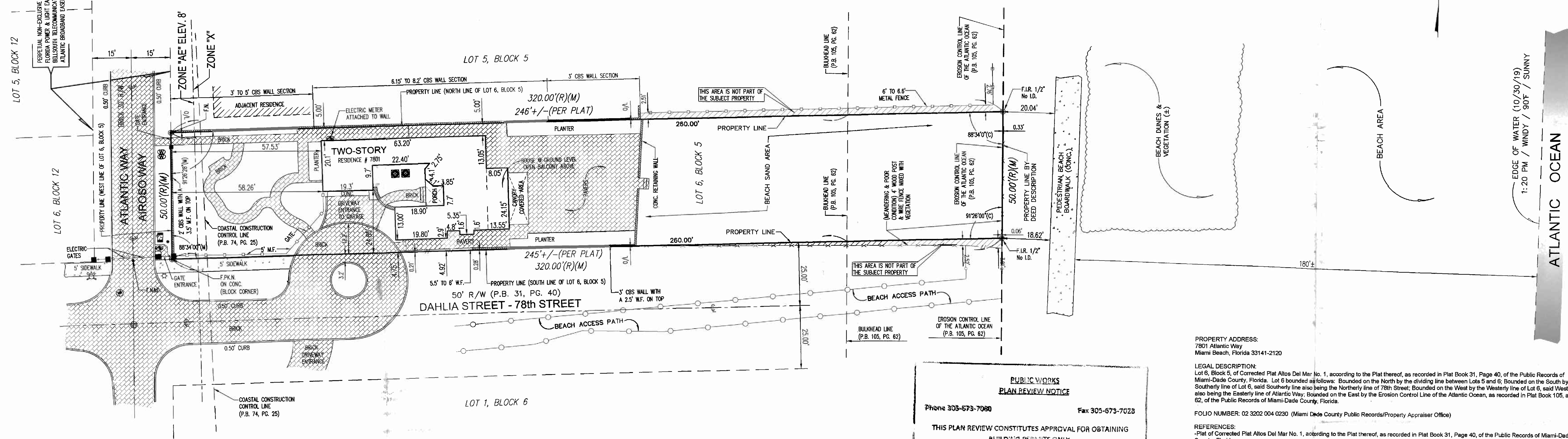
SKETCH OF BOUNDARY SURVEY

BR1903759

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

(SEE PAGE 2 OF 2 FOR ELEVATIONS)



PROPERTY ADDRESS:
7801 Atlantic Way
Miami Beach, Florida 33141-2120

LEGAL DESCRIPTION:
Lot 6, Block 5, of Corrected Plat Altos Del Mar No. 1, according to the Plat thereof, as recorded in Plat Book 31, Page 40, of the Public Records of Miami-Dade County, Florida. Lot 6 bounded as follows: Bounded on the North by the dividing line between Lots 5 and 6; Bounded on the South by the Southerly line of Lot 6, said Southerly line also being the Northerly line of 78th Street; Bounded on the West by the Westerly line of Lot 6, said Westerly line also being the Easterly line of Atlantic Way; Bounded on the East by the Erosion Control Line of the Atlantic Ocean, as recorded in Plat Book 105, at Page 62, of the Public Records of Miami-Dade County, Florida.

FOLIO NUMBER: 02 3202 004 0230 (Miami Dade County Public Records/Property Appraiser Office)

REFERENCES:
-Plat of Corrected Plat Altos Del Mar No. 1, according to the Plat thereof, as recorded in Plat Book 31, Page 40, of the Public Records of Miami-Dade County, Florida.

-Plat of the Erosion Control Line of the Atlantic Ocean, State of Florida according to the Plat thereof, as recorded in Plat Book 105, Page 62, of the Public Records of Miami-Dade County, Florida, for the location of the Erosion Control Line and also the Bulkhead Line.

-Plat of the State of Florida, Department of Natural Resources, Coastal Construction Control Line as recorded in Plat Book 74, Page 25, of the Public Records of Miami-Dade County, Florida, for the location of the Coastal Construction Control Line.

-Perpetual Non- Exclusive Utility Easement as recorded in Official Records Book 23930, Page 4046, of the Public Records of Miami-Dade County, Florida.

-Florida Power & Light Easement as recorded in Official Records Book 24716, Page 1155, of the Public Records of Miami-Dade County, Florida.

-Bellsouth Easement as recorded in Official Records Book 24716, Page 1161, of the Public Records of Miami-Dade County, Florida.

-Atlantic Broadband Easement as recorded in Official Records Book 24716, Page 1168, of the Public Records of Miami-Dade County, Florida.

All recording references noted hereon are referring to the Miami-Dade County Public Records, unless otherwise noted.

CITY OF MIAMI BEACH
URBAN FORESTRY DIVISION
APPROVED PLANS
TREE PERMIT #:
BY: 1/16/2020

SURVEYOR'S NOTES:
All distances as shown are based on the US Survey foot.

At the time of Survey, The National Flood Insurance Rate Map for Florida, Community Panel No. 120651 (City of Miami Beach) 12086 C 0326 L, FIRM Date 09/11/2009 and Revised with an effective date of 09/11/2009, published by the United States Department of Housing and Urban Development, delineates the existing dwelling structure located within the described parcel of land to be situated outside the Special Flood Hazard Area designated by the Federal Emergency Management Agency (FEMA). The existing residence lies within Zone "X", areas determined to be outside the 0.2% annual chance floodplain. Subject lands crosses more than one Flood Zone and a portion of the lot along the Westerly boundary line lies within Flood Hazard Zone "AE", Base Flood Elevation 8 feet. The Base Flood Elevation "AE" 8' refers to NGVD Datum (1929).

Delineation between Flood Zone lines were determine by the scale factor and are shown on the Survey drawing.

All elevations as shown on this Survey drawing are referred to the National Geodetic Vertical Datum, 1929 (NGVD).

BENCHMARK REFERENCES:

Benchmark: CMB 78-01
Elevation: 2.71 feet (NAVD 1988) / 4.25 feet (NGVD 1929) by GPS conversion factor.
Location: NE INTX 78TH ST & ABBOTT AVE
Status: Survey
GPS: N
Painted: N
Description: PK NAIL & WASHER ON TOP OF CURB

Benchmark: CMB 80-11
Elevation: 2.43 feet (NAVD 1988) / 3.97 feet (NGVD 1929) by GPS conversion factor.
Location: NE INTX ABBOTT AVE & 80 ST
Status: Survey
GPS: N
Painted: N
Description: PK N&W ON TOP OF CURB

Some of the floor elevations as shown on this survey drawing were taken from the outside of the house only. No access was available to the surveyor to the inside of the house at the time of survey. There may be some other different levels of elevation inside the house not known to the surveyor.

This sketch of Boundary Survey does not represent a Mean High Water Line Survey as defined under Chapter 61G17-6.002(g), Florida Administrative Code. Property could be subject to additional jurisdictional requirements for the permitting process, and there may be additional survey requirements necessary to address those specific permit process.

OFFICE COPY
CITY OF MIAMI BEACH
APPROVED FOR PERMIT

BUILDING:
ZONING:
PLUMBING:
ELECTRICAL:
MECHANICAL:
FIRE PREV:
PUBLIC WORKS:
STRUCTURAL:
ELEVATOR:
ROOFING:

1/7/20 VE 1.7.20

This is to certify to the above named firm and or persons that the "SKETCH OF BOUNDARY SURVEY" of the herein described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction, also there are no visible encroachments other than those shown. Owner or his representative furnished the legal description contained herein. Surveyor has not examined the abstract of title. Locations of utilities on or adjacent to the property were not secured unless specifically requested by owner. I further certify that this map or plat meets the Standards of Practice and the Minimum Technical Standard Requirements, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 5J-17, Florida Administrative Code, under Sections 5J-17.051 and 5J-17.052 and is a "BOUNDARY SURVEY" as defined in Section 5J-17.050.

LAST REVISION
12/18/2019
JN 19-5113-A

JORGE L. CABRERA
Professional Surveyor & Mapper, # 6487
State of Florida

JORGE L. CABRERA LICENSE No. 6487 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

This drawing is the property of Jorge L. Cabrera Professional Surveyor & Mapper Reproductions of this drawing are not valid unless Signed and embossed with the surveyor's seal.

PUBLIC WORKS
PLAN REVIEW NOTICE

Phone 305-673-7080 Fax 305-673-7023

THIS PLAN REVIEW CONSTITUTES APPROVAL FOR OBTAINING BUILDING PERMITS ONLY.

-All work, materials and equipment are to be retained within private property.

-All construction and /or use of equipment in the Right of Way and/or easements will require a separate Public Works Department permit PRIOR TO START OF CONSTRUCTION.

-Prior to start any excavation in the right of way, you must contact Sunshine State One Call of Florida (1-800-432-4770) no later than 48 hours prior to the excavate; you cannot start the work if the utilities have not been location at the job site.

City of Miami Beach
Environment & Sustainability
Approved Plans
By: Date: 1/16/20

The height of the existing walls and fences as shown on this survey drawing were taken from the inside of the subject property.

Elevations taken in the sand area of the subject property can fluctuate due to erosion, weather elements like rain, wind, etc.

Survey done by occupation, physical evidence, the recovery of existing property corners, field measurements, calculations, adjacent plats and legal description provided to the surveyor and also from the Miami-Dade County Public Records/ Property Appraiser Office and no claims as to ownership are made or implied.

The legal ownership of the fences and/or walls as shown hereon was not determined, and the locations as shown are based on the recovered boundary monumentation and calculations.

Distances from property lines to fences or walls may slightly varies due to their irregularity, width and composition. Fences or walls not always travel on a straight line and in most cases meander through trees, hedges, vines and heavy landscaping usually located along boundary lines, therefore the resultant of said dimensions as shown hereon may vary slightly within 0.30' to 0.50' of a foot more or less.

Any fencing, walls, entrance features and landscaping could be subject to a "Safe Sight Distance Triangle" rule.

Call 811 or visit www.sunshine811.com before digging.

In some instances graphic representations have been exaggerated to more clearly illustrate the relationship between physical improvements and/or lot lines. In all cases dimensions shall control the location of the improvements over scaled positions.

The dimensions and directions shown hereon are in substantial agreement with the legal description and calculated values unless otherwise stated.

Obstructed property corners are witnessed by improvements.

There is no visible evidence of any kind of any earth moving or building construction within recent months. Nor is there any observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

There is no observable evidence of recent street or sidewalk construction and or repairs within the Public Right of Way.

It is unknown to the surveyor of any changes in street right of way lines or additional dedication for road purposes.

Property is subject to restrictions, conditions, limitations, easements, and reservations of record and existing zoning ordinances.

There may be restrictions not shown on this survey that may affect the future development of this property. Such restrictions could be found in the Public Records or Building and Zoning Department of Miami-Dade County, Florida and the City of Miami Beach, Florida.

Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments for Right-of-Way other than shown on the recorded plat or stated in the legal description, as it appears on this drawing.

Only the visible above ground surface indications of the underground utilities have been located. There may be other underground utilities in addition to those evidenced by visible appurtenances as shown on this sketch. Underground utility references (if any) is based on limited information provided by the utility company or construction as-builts provided to the surveyor. Owner of his agent should verify all utility locations with the appropriate utility provider before using.

No underground footings were located and no subsurface investigation was performed at the time of survey.

CERTIFIED TO:
Susan Assaad
Herskowitz Shapiro, PLLC
Old Republic National Title Insurance Company

NOTICE: In addition to the requirement of this permit there may be additional restrictions applicable to this property that may be found in the Public Records of this County and there may be additional permits required from other government entities such as water management districts, state agencies, or federal agencies. The City of Miami Beach assumes no responsibility for accuracy of or results from these plans which are approved subject to compliance with all Federal, State, and Local Laws, Rules, and Regulations

Miami Beach
Building Department
A separate permit is required for the indicated items:

Awnings
Doors/Windows
Docks/Piers/Seawalls
Elevators
Generators
Kitchen Hoods
Roofing/Waterproofing
Shutters/Flood Panels
Pools/Spas/Water Features
FENCE ✓

LEGEND
(C) = Calculated
CL. = Clear
℄ = Center Line
CONC. = Concrete
CBS. = Concrete Block Stucco
Δ = Delta
ENC. = Encroachment
F.F.EL. = Finish Floor Elevation
F.I.P. = Found Iron Pipe
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I.D. = Identification
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(P) = Plat
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P.B. = Plat Book
PG. = Page
R = Radius
(R) = Record
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U.E. = Utility Easement

SYMBOLS
AIR CONDITIONER
CABLE TV
CATCH BASIN
CONCRETE POLE
ELECTRIC BOX
SANITARY SEWER MANHOLE
LIGHT POLE
WATER HEATER
WATER METER
WOOD POLE
IRRIGATION CONTROL VALVE
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CHAIN LINK FENCE (C.L.F.)
METAL FENCE (M.F.)
OVERHEAD LINES
WOOD POST
WOOD FENCE (W.F.)
WIRE FENCE (WR.F.)
CBS. WALL

LOCATION MAP
NOT TO SCALE

JORGE L. CABRERA
Professional Surveyor and Mapper
State of Florida
PLS/PSM License No: 6487
2852 S.W. 149th Place, Miami, Florida 33185
Phone: (305) 302-2522 Fax: (305) 207-9537

No.	Date	Job No.	Description
1	12/18/2019	19-5113-A	REVISED TO ADD ELEVATIONS

Prepared for: Susan Assaad

CHECKED BY:	JLC.
DRAWN BY:	ELF.
FIELD DATE:	11/01/2019
DATE:	11/03/2019
SCALE:	1" = 20'
JOB No.	19-5113

SHEET: 1 OF 2

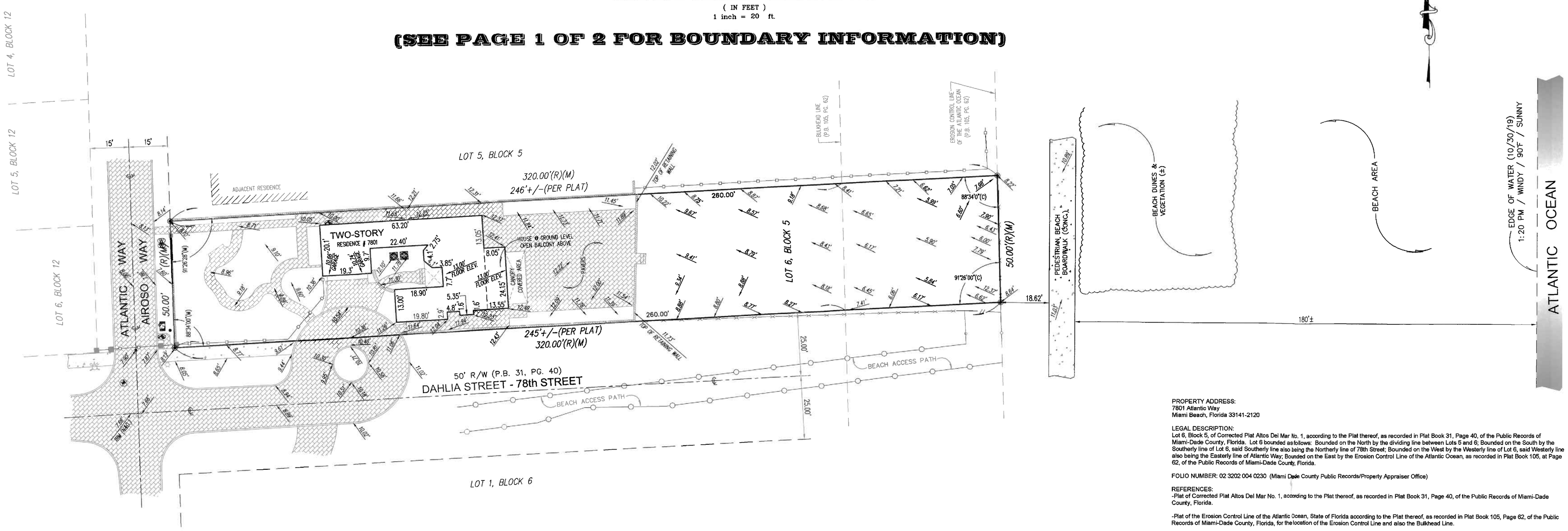
SKETCH OF BOUNDARY SURVEY

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

(SEE PAGE 1 OF 2 FOR BOUNDARY INFORMATION)



PROPERTY ADDRESS:
7801 Atlantic Way
Miami Beach, Florida 33141-2120

LEGAL DESCRIPTION:
Lot 6, Block 5, of Corrected Plat Altos Del Mar No. 1, according to the Plat thereof, as recorded in Plat Book 31, Page 40, of the Public Records of Miami-Dade County, Florida. Lot 6 bounded as follows: Bounded on the North by the dividing line between Lots 5 and 6; Bounded on the South by the Southerly line of Lot 6, said Southerly line also being the Northerly line of 78th Street; Bounded on the West by the Westerly line of Lot 6, said Westerly line also being the Easterly line of Atlantic Way; Bounded on the East by the Erosion Control Line of the Atlantic Ocean, as recorded in Plat Book 105, at Page 62, of the Public Records of Miami-Dade County, Florida.

FOLIO NUMBER: 02 3202 004 0230 (Miami Dade County Public Records/Property Appraiser Office)

REFERENCES:
-Plat of Corrected Plat Altos Del Mar No. 1, according to the Plat thereof, as recorded in Plat Book 31, Page 40, of the Public Records of Miami-Dade County, Florida.

-Plat of the Erosion Control Line of the Atlantic Ocean, State of Florida according to the Plat thereof, as recorded in Plat Book 105, Page 62, of the Public Records of Miami-Dade County, Florida, for the location of the Erosion Control Line and also the Bulkhead Line.

-Plat of the State of Florida, Department of Natural Resources, Coastal Construction Control Line as recorded in Plat Book 74, Page 25, of the Public Records of Miami-Dade County, Florida, for the location of the Coastal Construction Control Line.

-Perpetual Non- Exclusive Utility Easement as recorded in Official Records Book 23930, Page 4046, of the Public Records of Miami-Dade County, Florida.

-Florida Power & Light Easement as recorded in Official Records Book 24716, Page 1155, of the Public Records of Miami-Dade County, Florida.

-Bellsouth Easement as recorded in Official Records Book 24716, Page 1161, of the Public Records of Miami-Dade County, Florida.

-Atlantic Broadband Easement as recorded in Official Records Book 24716, Page 1168, of the Public Records of Miami-Dade County, Florida.

All recording references noted hereon are referring to the Miami-Dade County Public Records, unless otherwise noted.

SURVEYOR'S NOTES:
All distances as shown are based on the US Survey foot.

At the time of Survey, The National Flood Insurance Rate Map for Florida, Community Panel No. 120651 (City of Miami Beach) 12086 C, 0326 L, FIRM Date 09/11/2009 and Revised with an effective date of 09/11/2009, published by the United States Department of Housing and Urban Development, delineates the existing dwelling structure located within the described parcel of land to be situated outside the Special Flood Hazard Area designated by the Federal Emergency Management Agency (FEMA). The existing residence lies within Zone "X", areas determined to be outside the 0.2% annual chance floodplain. Subject lands crosses more than one Flood Zone and a portion of the lot along the Westerly boundary line lies within Flood Hazard Zone "AE" Base Flood Elevation 8 feet. The Base Flood Elevation "AE" 8' refers to NGVD Datum (1929).

Delineation between Flood Zone lines were determine by the scale factor and are shown on the Survey drawing.

All elevations as shown on this Survey drawing are referred to the National Geodetic Vertical Datum 1929 (NGVD).

BENCHMARK REFERENCES:

Benchmark: CMB 78-01
Elevation: 2.71 feet (NAVD 1988) / 4.25 feet (NGVD 1929) by GPS conversion factor
Location: NE INTX 78TH ST & ABBOTT AVE
Status: Survey
GPS: N
Painted: N
Description: PK NAIL & WASHER ON TOP OF CURB

Benchmark: CMB 80-11

Elevation: 2.43 feet (NAVD 1988) / 3.97 feet (NGVD 1929) by GPS conversion factor
Location: NE INTX ABBOTT AVE & 80 ST
Status: Survey
GPS: N
Painted: N
Description: PK N&W ON TOP OF CURB

Some of the floor elevations as shown on this survey drawing were taken from the outside of the house only. No access was available to the surveyor to the inside of the house at the time of survey. There may be some other different levels of elevation inside the house not known to the surveyor.

This sketch of Boundary Survey does not represent a Mean High Water Line Survey as defined under Chapter 61G17-6.002(g), Florida Administrative Code. Property could be subject to additional jurisdictional requirements for the permitting process, and there may be additional survey requirements necessary to address those specific permit process.

This is to certify to the above named firm and or persons that the "SKETCH OF BOUNDARY SURVEY" of the herein described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction, also there are no visible encroachments other than those shown. Owner or his representative furnished the legal description contained herein. Other recorded instruments may affect this property. Surveyor has not examined the abstract of title. Locations of utilities on or adjacent to the property were not secured unless specifically requested by owner. I further certify that this map or plat meets the Standards of Practice and the Minimum Technical Standard Requirements, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 5J-17, Florida Administrative Code, under Sections 5J-17.051 and 5J-17.052 and is a "BOUNDARY SURVEY" as defined in Section 5J-17.050.

LAST REVISION
12/18/2019
JN 19-5113-A

JORGE L. CABRERA

Professional Surveyor & Mapper, # 6487
State of Florida

JORGE L. CABRERA
LICENSE
No. 6487
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

This drawing is the property of Jorge L. Cabrera Professional Surveyor & Mapper Reproductions of this drawing are not valid unless Signed and embossed with the surveyor's seal.

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CONC. = Concrete
CBS. = Concrete Block Stucco
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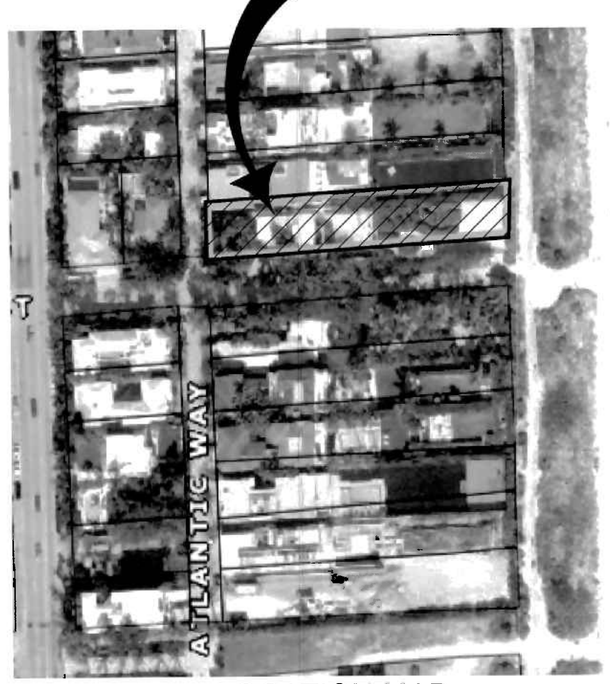
METAL FENCE (M.F.)
OVERHEAD LINES
WOOD POST
WOOD FENCE (W.F.)
WIRE FENCE (WR.F.)
CBS. WALL

SURVEY SITE



LOCATION MAP
NOT TO SCALE

The height of the existing walls and fences as shown on this survey drawing were taken from the inside of the subject property.

Elevations taken in the sand area of the subject property can fluctuate due to erosion, weather elements like rain, wind, etc.

Survey done by occupation, physical evidence, the recovery of existing property corners, field measurements, calculations, adjacent plats and legal description provided to the surveyor and also from the Miami-Dade County Public Records/ Property Appraiser Office and no claims as to ownership are made or implied.

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Any fencing, walls, entrance features and landscaping could be subject to a "Safe Sight Distance Triangle" rule.

Call 811 or visit www.sunshine811.com before digging.

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Property is subject to restrictions, conditions, limitations, easements, and reservations of record and existing zoning ordinances.

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Only the visible above ground surface indications of the underground utilities have been located. There may be other underground utilities in addition to those evidenced by visible appurtenances as shown on this sketch. Underground utility references (if any) is based on limited information provided by the utility company or construction as-builts provided to the surveyor. Owner of his agent should verify all utility locations with the appropriate utility provider before using.

No underground footings were located and no subsurface investigation was performed at the time of survey.

CERTIFIED TO:
Susan Assaad
Henskowitz Shapiro, PLLC
Old Republic National Title Insurance Company

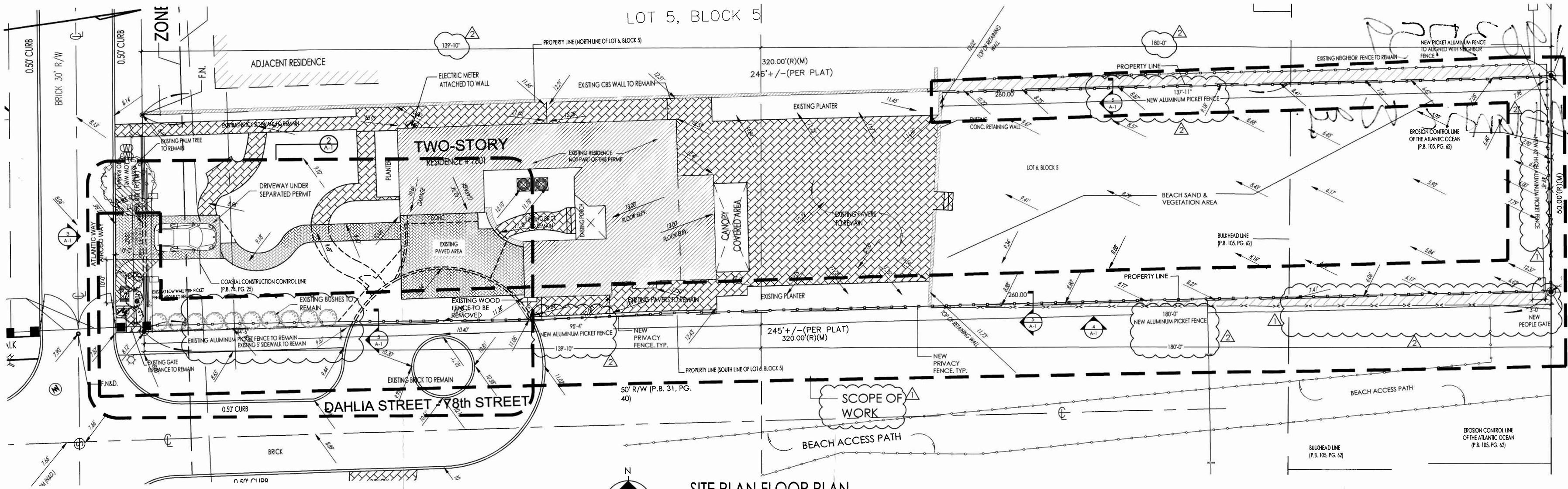
JORGE L. CABRERA
Professional Surveyor and Mapper
State of Florida
PLS/PSM License No: 6487
2852 S.W. 149th Place, Miami, Florida 33185
Phone: (305) 302-2522 Fax: (305) 207-9537

No.	Date	Job No.	Description
1	12/18/2019	19-5113-A	REVISED TO ADD ELEVATIONS

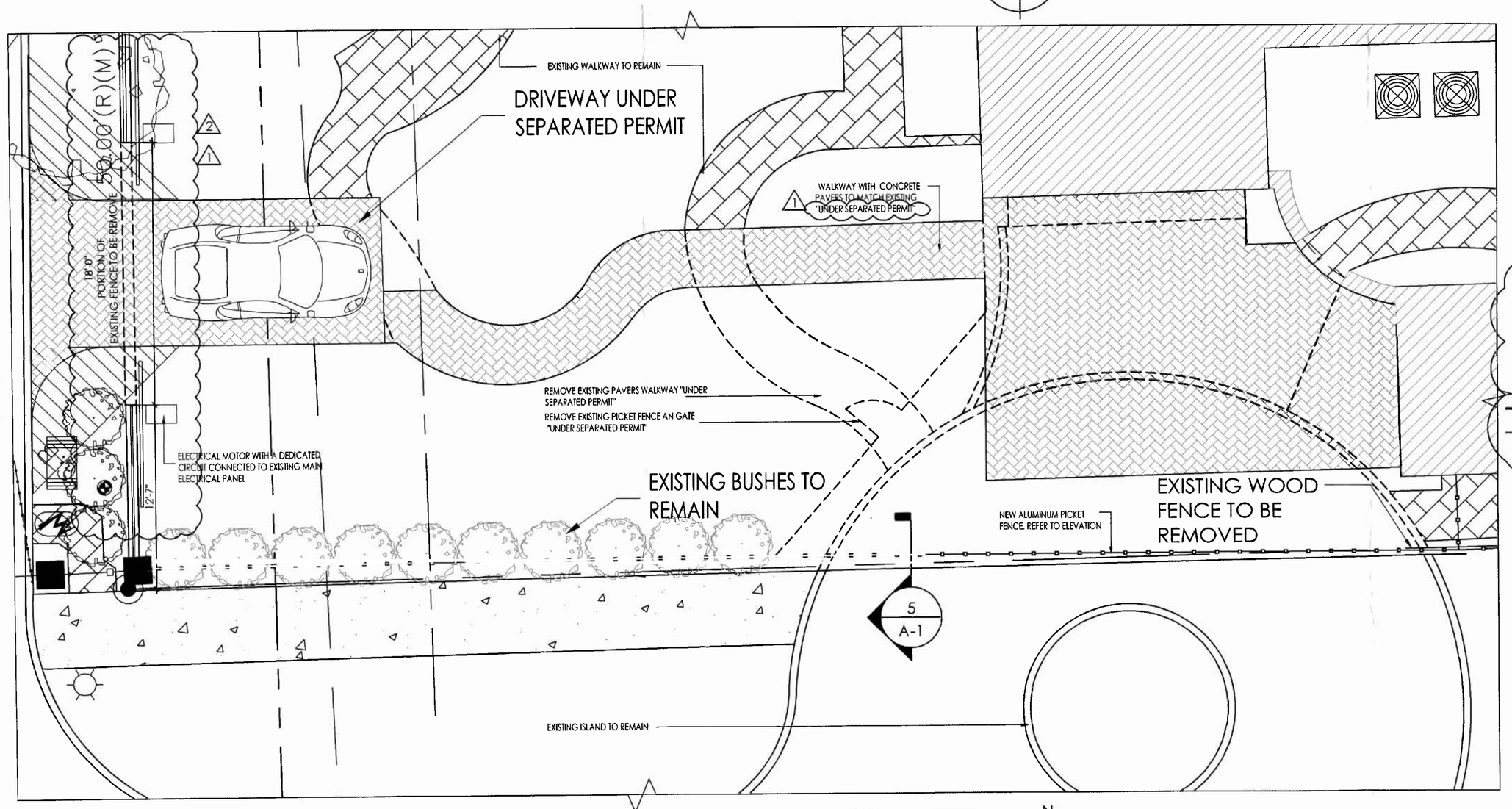
Prepared for:
Susan Assaad

CHECKED BY:	JLC.
DRAWN BY:	ELF.
FIELD DATE:	11/01/2019
DATE:	11/03/2019
SCALE:	1" = 20'
JOB No.	19-5113

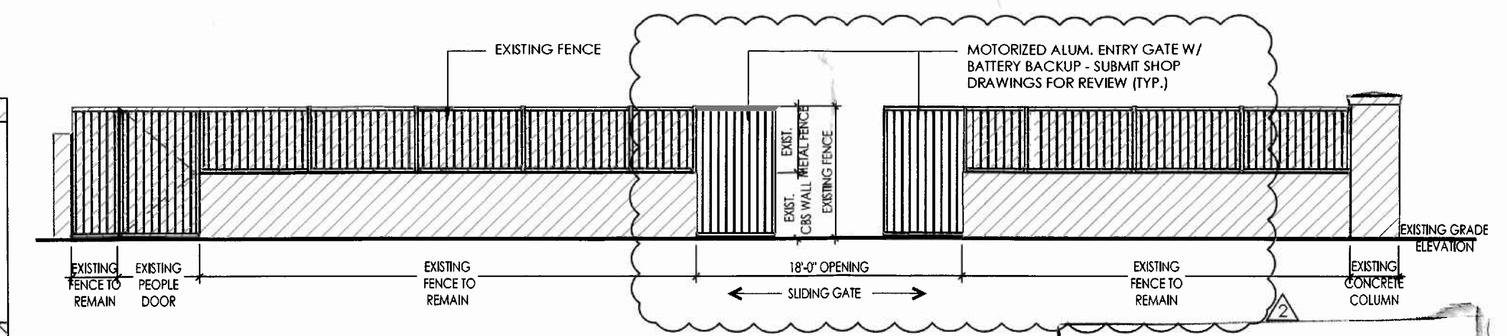
SHEET: 2 OF 2



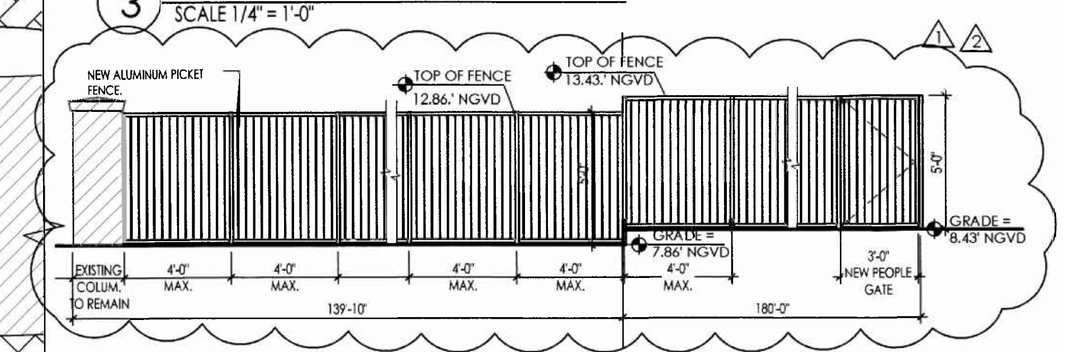
1 SITE PLAN FLOOR PLAN
SCALE 3/32" = 1'-0"



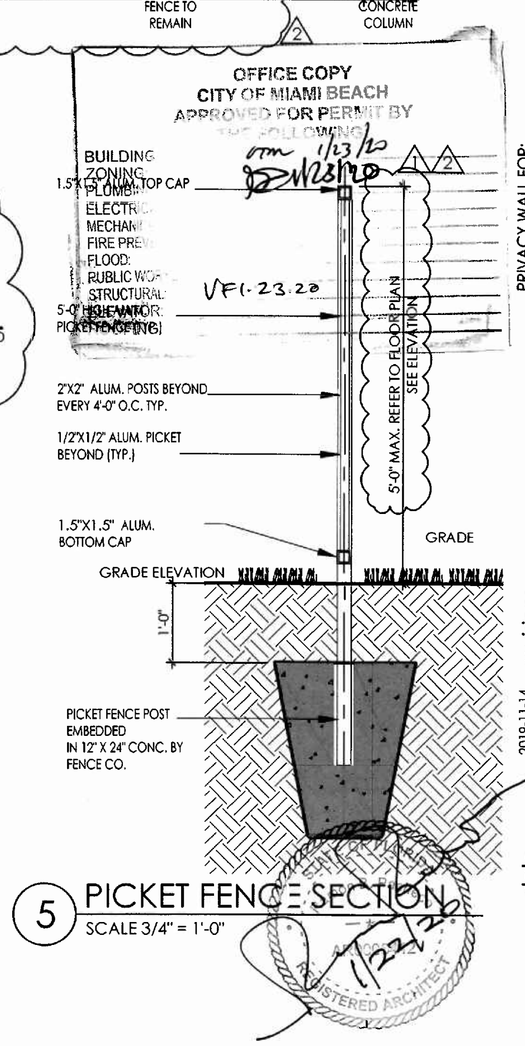
2 ENLARGED PLAN
SCALE 3/16" = 1'-0"



3 FENCE ELEVATION
SCALE 1/4" = 1'-0"



4 ALUMINUM PICKET FENCE ELEVATION - TYP
SCALE 1/4" = 1'-0"



5 PICKET FENCE SECTION
SCALE 3/4" = 1'-0"

Miami Beach
Building Department
NOTICE - A separate permit is required for the listed items:
- Awnings
- Doors/Windows
- Docks/Piers/Seawalls
- Elevators
- Generators
- Kitchen hoods
- Roofing/Waterproofing
- Shutters/Flood Panels
- Pools/Spas/Water Features
- FENCE ✓

SCOPE OF WORK:

- NEW ENTRANCE AT ATLANTIC WAY, NEW FORGE ALUMINUM PRIVACY FENCE AT DAHLIA STREET (78TH STREET) AND REAR OF THE PROPERTY.
- NEW SLIDING ROLLING GATE FOR AT ATLANTIC WAY
- RE-CONFIGURATION OF THE EXISTING CUL DE SAC. THAT ENCROACHES INTO THE PROPERTY.

LEGAL DESCRITION:

LOT 6, BLOCK 5, OF CORRECTED PLAT ALTOS DEL MAR NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LOT 6 BOUNDED AS FOLLOWS: BOUNDED ON THE NORTH BY THE DIVIDING LINE BETWEEN LOTS 5 AND 6; BOUNDED ON THE SOUTH BY THE SOUTHERLY LINE OF LOT 6, SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY LINE OF 78TH STREET; BOUNDED ON THE WEST BY THE WESTERLY LINE OF LOT 6, SAID WESTERLY LINE ALSO BEING THE EASTERLY LINE OF ATLANTIC WAY; BOUNDED ON THE EAST BY THE EROSION CONTROL LINE OF THE ATLANTIC OCEAN; AS RECORDED IN PLAT BOOK 105, AT PAGE 62, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PACHECO-MARTINEZ & ASSOCIATES LLC.
AA26002619 . AR6412 . AR93773
4990 SW 72nd AVE, SUITE 101 MIAMI FL 33155
T (305) 662-2573 . F (305) 662-3871

Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copyrights for this project. The owner and/or others shall not use the Architect's drawings and specifications on other projects.

7801 ATLANTIC WAY

7801 ATLANTIC WAY
MIAMI BEACH, FL

revisions
1 12-28-19 COMM.
2 01-21-20 COMM.

date 2019-11-14
issued MP
drawn
checked 1934
project no.

sheet no.
A-1
1 of 1

BR1903759

7801 Atlantic Way.

MIAMIBEACH

Permit Application

MIAMIBEACH
BUILDING DEPARTMENT

Building Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139
Phone: 305-673-7611 Fax: 305-673-7857
http://www.miamibeachfl.gov/building/

Application Date: 10/06/2020

Permit #: BOA2003058

Parcel / Folio Number:
0232020040230

Reviewed For Compliance
01/26/2021 8:58:06 AM

Property Address:
7801 ATLANTIC WAY Miami

Unit #:

Master Permit Number (If applicable):

Violation # (If applicable):

Permit Type: Building Online Application

Permit Workclass: Building Online Application

Occupancy Classification:

Square Feet: 0.00

Valuation: $12,000.00

Description of Work: NEW DRIVEWAY AND WALKWAY TO MATCH EXISTING

Property Owner	Contractor
Name: SUSAN ASSAAD	Company Name: TRI-TECH CONSTRUCTION INC
Email:	Name: SERGIO NICHOLAS VELIKOPOLJSKI
Home Phone: 646-641-7676	Email:
Mobile Phone:	Home Phone:
Business Phone:	Mobile Phone:
	Business Phone:

Notice & Certification

This application is hereby made to obtain a permit to do the work and installation as indicated. I certify that all work will be performed to meet the standards of all laws and construction regulations in this jurisdiction. I understand that a **separate permit** must be secured for **Electrical, Elevator, Fire, Mechanical, Plumbing, Signs, Wells, Pools, Furnaces, Boilers, Heaters, Tanks, Air Conditioners, etc.**

Owner's Affidavit: I certify that all the forgoing information is correct. Owner Certifies that the aforementioned Contractor has the authorization to perform the work as specified above.

Lessee's Affidavit: Lessee certifies that he has full consent and authorization from owner of subject property to perform the above-mentioned work and to hire above captioned contractor.

In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this country, and there may be additional permits required from other governmental entities such as: the Environmental Division of Miami-Dade County; Permitting, Environment and Regulatory Affairs, Water & Sewer Department, Department of Environmental Protection, South Florida Water Management District, Miami-Dade County Impact Fee, water management districts, state agencies, and/or federal agencies.

Under penalties of perjury, I declare that to the best of my knowledge, the facts stated in this document are true. Any information found to be false may cause the revocation and/or denial of the permit and/or Certificate of Occupancy.

OWNER'S ELECTRONIC SUBMISSION STATEMENT: Under penalty of perjury, I declare that all the information contained in this permit application is true and correct.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT IS REQUIRED FOR ANY WORK WITH COST EXCEEDING $2,500.00.

Signature of Owner/Agent or GC (for Sub-permits):

PRINT NAME: SUSAN ASSAAD
STATE OF FLORIDA MIAMI-DADE COUNTY
Sworn to and subscribed before me this 6
day of OCTOBER, 20
by SUASN ASSAAD
Signature of Notary Public
Print Name: ISMAEL BRUNET

(SEAL)
Personally know
or Produced Identification

Notary Public State of Florida
Ismael Brunet
My Commission GG 925882
Expires 10/24/2023

Signature of Qualifier

PRINT NAME: SERGIO N. VELIKOPOLJSKI
STATE OF FLORIDA MIAMI-DADE COUNTY
Sworn to and subscribed before me this SIXTH
day of OCTOBER, 2020
by SERGIO N VELIKOPOLJSKI
Signature of Notary Public
Print Name: CAROLINA PLANA

(SEAL)
Personally know WELL KNOWN TO
or Produced Identification

CAROLINA PLANA
Notary Public - State of Florida
Commission # GG 181392
My Comm. Expires Mar 30, 2022
Bonded through National Notary Assn.

ADA Information

To request this material in accessible format, sign language interpreters, information on access for persons with disabilities, and/or any accommodation to review any document or participate in any city-sponsored proceeding, please contact 305-604-2489 (voice), 305-673-7524 (fax), or 305-673-7218 (TTY) five (5) days in advance to initiate your request. TYY users may also call 711 (Florida Relay Service)

MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
01/26/2021 8:58:06 AM

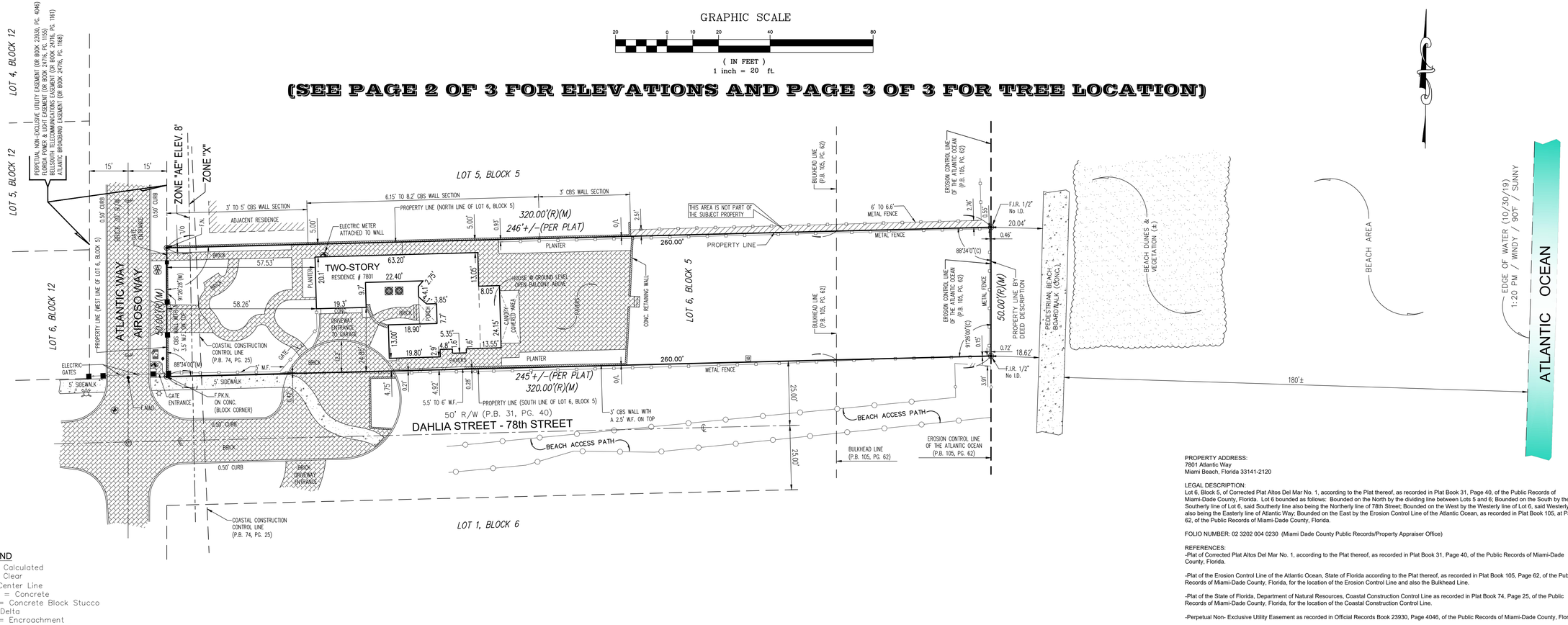
SKETCH OF BOUNDARY SURVEY

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

(SEE PAGE 2 OF 3 FOR ELEVATIONS AND PAGE 3 OF 3 FOR TREE LOCATION)



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WIRE FENCE (WR.F.)
CBS. WALL

LOCATION MAP
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The height of the existing walls and fences as shown on this survey drawing were taken from the inside of the subject property.

Elevations taken in the sand area of the subject property can fluctuate due to erosion, weather elements like rain, wind, etc.

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No underground footings were located and no subsurface investigation was performed at the time of survey.

CERTIFIED TO:
Susan Assaad
Herskowitz Shapiro, PLLC
Old Republic National Title Insurance Company

PROPERTY ADDRESS:
7801 Atlantic Way
Miami Beach, Florida 33141-2120

LEGAL DESCRIPTION:
Lot 6, Block 5, of Corrected Plat Altos Del Mar No. 1, according to the Plat thereof, as recorded in Plat Book 31, Page 40, of the Public Records of Miami-Dade County, Florida. Lot 6 bounded as follows: Bounded on the North by the dividing line between Lots 5 and 6; Bounded on the South by the Southerly line of Lot 6, said Southerly line also being the Northerly line of 78th Street; Bounded on the West by the Westerly line of Lot 6, said Westerly line also being the Easterly line of Atlantic Way; Bounded on the East by the Erosion Control Line of the Atlantic Ocean, as recorded in Plat Book 105, at Page 62, of the Public Records of Miami-Dade County, Florida.

FOLIO NUMBER: 02 3202 004 0230 (Miami Dade County Public Records/Property Appraiser Office)

REFERENCES:
-Plat of Corrected Plat Altos Del Mar No. 1, according to the Plat thereof, as recorded in Plat Book 31, Page 40, of the Public Records of Miami-Dade County, Florida.

-Plat of the Erosion Control Line of the Atlantic Ocean, State of Florida according to the Plat thereof, as recorded in Plat Book 105, Page 62, of the Public Records of Miami-Dade County, Florida, for the location of the Erosion Control Line and also the Bulkhead Line.

-Plat of the State of Florida, Department of Natural Resources, Coastal Construction Control Line as recorded in Plat Book 74, Page 25, of the Public Records of Miami-Dade County, Florida, for the location of the Coastal Construction Control Line.

-Perpetual Non- Exclusive Utility Easement as recorded in Official Records Book 23930, Page 4046, of the Public Records of Miami-Dade County, Florida.

-Florida Power & Light Easement as recorded in Official Records Book 24716, Page 1155, of the Public Records of Miami-Dade County, Florida.

-Bellsouth Easement as recorded in Official Records Book 24716, Page 1161, of the Public Records of Miami-Dade County, Florida.

-Atlantic Broadband Easement as recorded in Official Records Book 24716, Page 1168, of the Public Records of Miami-Dade County, Florida.

All recording references noted hereon are referring to the Miami-Dade County Public Records, unless otherwise noted.

SURVEYOR'S NOTES:
All distances as shown are based on the US Survey foot.

At the time of Survey, The National Flood Insurance Rate Map for Florida, Community Panel No. 120651 (City of Miami Beach) 12086 C, 0326 L, FIRM Date 09/11/2009 and Revised with an effective date of 09/11/2009, published by the United States Department of Housing and Urban Development, delineates the existing dwelling structure located within the described parcel of land to be situated outside the Special Flood Hazard Area designated by the Federal Emergency Management Agency (FEMA). The existing residence lies within Zone "X", areas determined to be outside the 0.2% annual chance floodplain. Subject lands crosses more than one Flood Zone and a portion of the lot along the Westerly boundary line lies within Flood Hazard Zone "AE", Base Flood Elevation 8 feet. The Base Flood Elevation "AE" 8' refers to NGVD Datum (1929).

Delineation between Flood Zone lines were determine by the scale factor and are shown on the Survey drawing.

All elevations as shown on this Survey drawing are referred to the National Geodetic Vertical Datum, 1929 (NGVD).

BENCHMARK REFERENCES:

Benchmark: CMB 78-01
Elevation: 2.71 feet (NAVD 1988) / 4.25 feet (NGVD 1929) by GPS conversion factor.
Location: NE INTX 78TH ST & ABBOTT AVE
Status: Survey
GPS: N
Painted: N
Description: PK NAIL & WASHER ON TOP OF CURB

Benchmark: CMB 80-11

Elevation: 2.43 feet (NAVD 1988) / 3.97 feet (NGVD 1929) by GPS conversion factor.
Location: NE INTX ABBOTT AVE & 80 ST
Status: Survey
GPS: N
Painted: N
Description: PK N&W ON TOP OF CURB

Some of the floor elevations as shown on this survey drawing were taken from the outside of the house only. No access was available to the surveyor to the inside of the house at the time of survey. There may be some other different levels of elevation inside the house not known to the surveyor.

This sketch of Boundary Survey does not represent a Mean High Water Line Survey as defined under Chapter 61G17-6.002(g), Florida Administrative Code. Property could be subject to additional jurisdictional requirements for the permitting process, and there may be additional survey requirements necessary to address those specific permit process.

This is to certify to the above named firm and or persons that the "SKETCH OF BOUNDARY SURVEY" of the herein described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction, also there are no visible encroachments other than those shown. Owner or his representative furnished the legal description contained herein. Other recorded instruments may affect this property. Surveyor has not examined the abstract of title. Locations of utilities on or adjacent to the property were not secured unless specifically requested by owner. I further certify that this map or plat meets the Standards of Practice and the Minimum Technical Standard Requirements, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 5J-17, Florida Administrative Code, under Sections 5J-17.051 and 5J-17.052 and is a "BOUNDARY SURVEY" as defined in Section 5J-17.050.

LAST REVISION
11/06/2020
JN 19-5113-B

JORGE L. CABRERA
Professional Surveyor & Mapper, # 6487
State of Florida

JORGE L. CABRERA LICENSE No. 6487 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

This drawing is the property of Jorge L. Cabrera Professional Surveyor & Mapper Reproductions of this drawing are not valid unless Signed and embossed with the surveyor's seal.

JORGE L. CABRERA
Professional Surveyor and Mapper
State of Florida
PLS/PSM License No: 6487
2852 S.W. 149th Place, Miami, Florida 33185
Phone: (305) 302-2522 Fax: (305) 207-9537

No.	Date	Job No.	Description
1	12/18/2019	19-5113-A	REVISED TO ADD ELEVATIONS
2	11/06/2020	19-5113-B	REVISED TO UPDATE AND SHOW TREE LOCATION

Prepared for: Susan Assaad

CHECKED BY:	JLC.
DRAWN BY:	ELF.
FIELD DATE:	11/01/2019
DATE:	11/03/2019
SCALE:	1" = 20'
JOB No.	19-5113

SHEET: 1 OF 3

MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
01/26/2021 8:58:06 AM

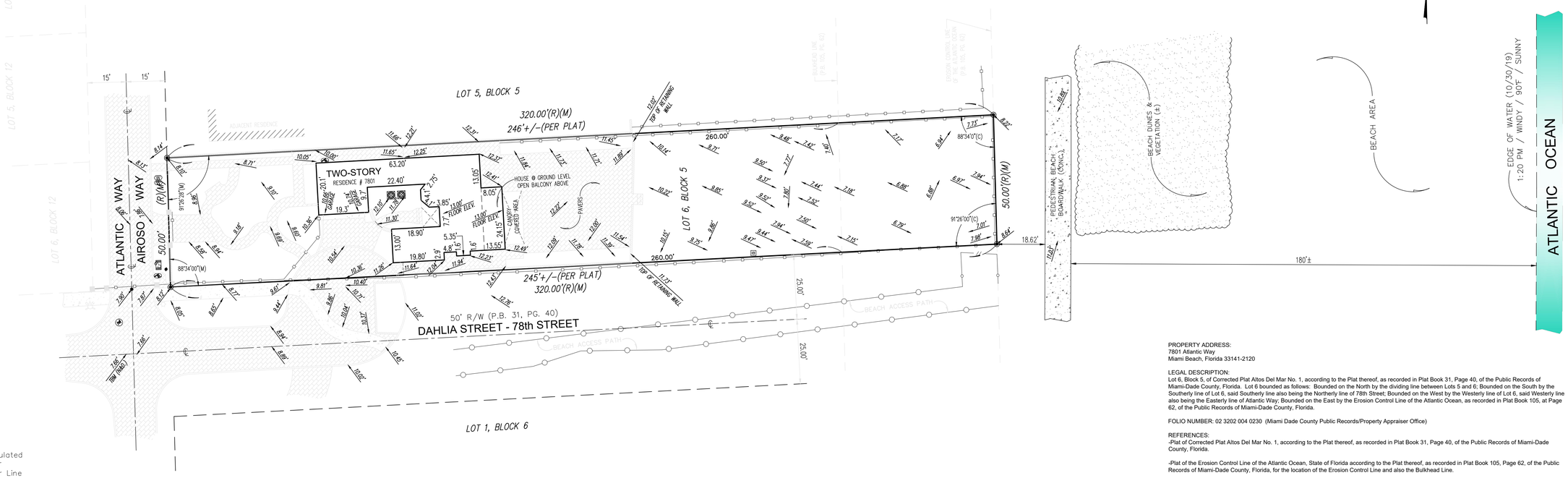
SKETCH OF BOUNDARY SURVEY

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

(SEE PAGE 1 OF 3 FOR BOUNDARY INFORMATION AND PAGE 3 OF 3 FOR TREE LOCATION)



LEGEND

(C) = Calculated
CL. = Clear
℄ = Center Line
CONC. = Concrete
CBS. = Concrete Block Stucco
Δ = Delta
ENC. = Encroachment
F.F.EL. = Finish Floor Elevation
F.I.P. = Found Iron Pipe
F.I.R. = Found Iron Rod
F.N. = Found Nail
F.N&D. = Found Nail & Disc
I.D. = Identification
L = Length
(M) = Measured
O/L = On Line
℘ = Property Line
(P) = Plat
P.C. = Point of Curvature
P.B. = Plat Book
PG. = Page
R = Radius
(R) = Record
R/W = Right of Way
U.E. = Utility Easement

SYMBOLS

AIR CONDITIONER
CABLE TV
CATCH BASIN
CONCRETE POLE
ELECTRIC BOX
SANITARY SEWER MANHOLE
LIGHT POLE
WATER HEATER
WATER METER
WOOD POLE
IRRIGATION CONTROL VALVE
FPL MANHOLE
FIRE HYDRANT
IRRIGATION BOX
TREE
PALM
EXISTING ELEVATION
COVERED AREA
CHAIN LINK FENCE (C.L.F.)
METAL FENCE (M.F.)
OVERHEAD LINES
WOOD POST
WOOD FENCE (W.F.)
WIRE FENCE (WR.F.)
CBS. WALL

SURVEY SITE

LOCATION MAP
NOT TO SCALE

The height of the existing walls and fences as shown on this survey drawing were taken from the inside of the subject property.

Elevations taken in the sand area of the subject property can fluctuate due to erosion, weather elements like rain, wind, etc.

Survey done by occupation, physical evidence, the recovery of existing property corners, field measurements, calculations, adjacent plats and legal description provided to the surveyor and also from the Miami-Dade County Public Records/ Property Appraiser Office and no claims as to ownership are made or implied.

The legal ownership of the fences and/or walls as shown hereon was not determined, and the locations as shown are based on the recovered boundary monumentation and calculations.

Distances from property lines to fences or walls may slightly varies due to their irregularity, width and composition. Fences or walls not always travel on a straight line and in most cases meander through trees, hedges, vines and heavy landscaping usually located along boundary lines, therefore the resultant of said dimensions as shown hereon may vary slightly within 0.30' to 0.50' of a foot more or less.

Any fencing, walls, entrance features and landscaping could be subject to a "Safe Sight Distance Triangle" rule.

Call 811 or visit www.sunshine811.com before digging.

In some instances graphic representations have been exaggerated to more clearly illustrate the relationship between physical improvements and/or lot lines. In all cases dimensions shall control the location of the improvements over scaled positions.

The dimensions and directions shown hereon are in substantial agreement with the legal description and calculated values unless otherwise noted.

Obstructed property corners are witnessed by improvements.

There is no visible evidence of any kind of any earth moving or building construction within recent months. Nor is there any observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

There is no observable evidence of recent street or sidewalk construction and or repairs within the Public Right of Way.

It is unknown to the surveyor of any changes in street right of way lines or additional dedication for road purposes.

Property is subject to restrictions, conditions, limitations, easements, and reservations of record and existing zoning ordinances.

There may be restrictions not shown on this survey that may affect the future development of this property. Such restrictions could be found in the Public Records or Building and Zoning Department of Miami-Dade County, Florida and the City of Miami Beach, Florida.

Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments for Right-of-Way other than shown on the recorded plat or stated in the legal description, as it appears on this drawing.

Only the visible above ground surface indications of the underground utilities have been located. There may be other underground utilities in addition to those evidenced by visible appurtenances as shown on this sketch. Underground utility references (if any) is based on limited information provided by the utility company or construction as-builts provided to the surveyor. Owner of his agent should verify all utility locations with the appropriate utility provider before using.

No underground footings were located and no subsurface investigation was performed at the time of survey.

CERTIFIED TO:
Susan Assaad
Herskowitz Shapiro, PLLC
Old Republic National Title Insurance Company

PROPERTY ADDRESS:
7801 Atlantic Way
Miami Beach, Florida 33141-2120

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LAST REVISION
11/06/2020
JN 19-5113-B

JORGE L. CABRERA
Professional Surveyor & Mapper, # 6487
State of Florida

JORGE L. CABRERA LICENSE No. 6487 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

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Phone: (305) 302-2522 Fax: (305) 207-9537

No.	Date	Job No.	Description
1	12/18/2019	19-5113-A	REVISED TO ADD ELEVATIONS
2	11/06/2020	19-5113-B	REVISED TO UPDATE AND SHOW TREE LOCATION

Prepared for: Susan Assaad

CHECKED BY:	JLC.
DRAWN BY:	ELF.
FIELD DATE:	11/01/2019
DATE:	11/03/2019
SCALE:	1" = 20'
JOB No.	19-5113

SHEET: 2 OF 3

MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
01/26/2021 8:58:06 AM

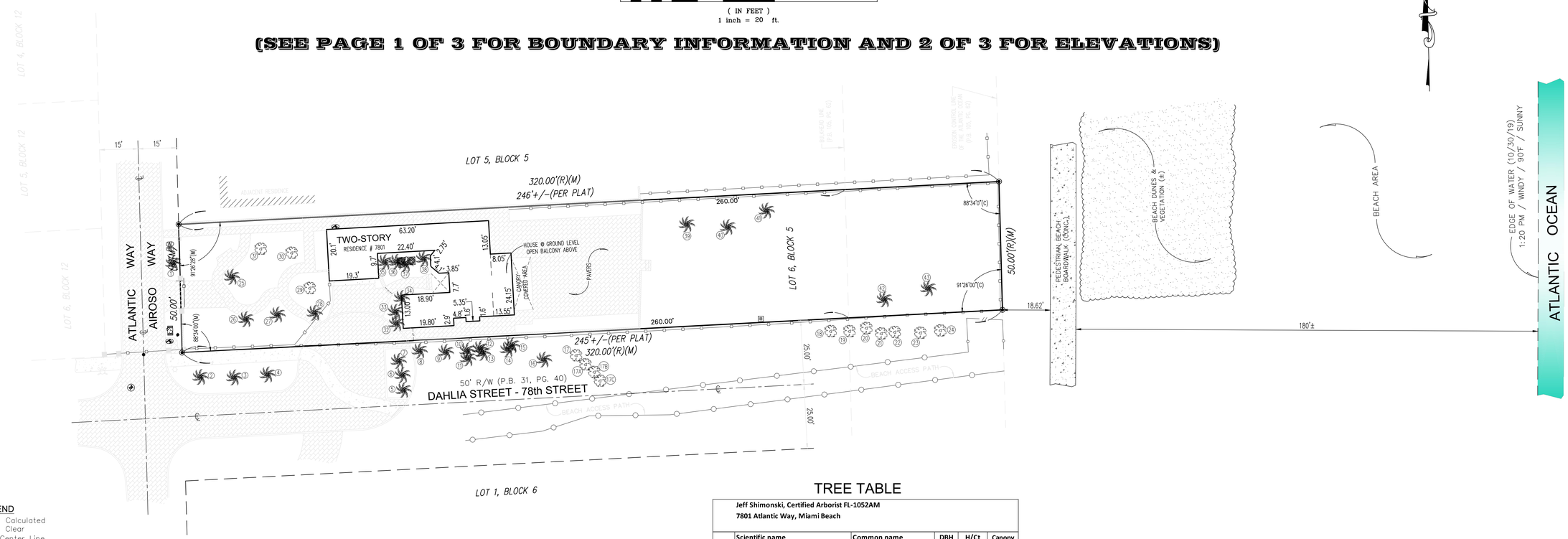
SKETCH OF BOUNDARY SURVEY

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

(SEE PAGE 1 OF 3 FOR BOUNDARY INFORMATION AND 2 OF 3 FOR ELEVATIONS)



LEGEND

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SYMBOLS

AIR CONDITIONER
CABLE TV
CATCH BASIN
CONCRETE POLE
ELECTRIC BOX
SANITARY SEWER MANHOLE
LIGHT POLE
WATER HEATER
WATER METER
WOOD POLE
IRRIGATION CONTROL VALVE
FPL MANHOLE
FIRE HYDRANT
IRRIGATION BOX
TREE
PALM
0.00 EXISTING ELEVATION
COVERED AREA
CHAIN LINK FENCE (C.L.F.)
METAL FENCE (M.F.)
OVERHEAD LINES
WOOD POST
WOOD FENCE (W.F.)
WIRE FENCE (WR.F.)
CBS. WALL

SURVEY SITE

LOCATION MAP
NOT TO SCALE

TREE TABLE

Jeff Shimonski, Certified Arborist FL-1052AM
7801 Atlantic Way, Miami Beach

	Scientific name	Common name	DBH	H/Ct	Canopy
1	Phoenix dactylifera	Date palm	17"	28'	28'
2	Cocos nucifera	Coconut palm	9"	28'	26'
3	Cocos nucifera	Coconut palm	10"	30'	28'
4	Cocos nucifera	Coconut palm	9"	25'	28'
5	Adonidia merrillii	Christmas palm	6"	15'	10'
6	Adonidia merrillii	Christmas palm	6"	15'	10'
7	Adonidia merrillii	Christmas palm	7"	15'	10'
8	Ptychosperma elegans x 2 tks	Solitare palm	6"	28'	12'
9	Cocos nucifera	Coconut palm	8"	28'	18'
10	Veitchia montgomeryana x 2 tks	Montgomery palm	7"	7'	12'
11	Veitchia montgomeryana	Montgomery palm	2"	8'	10'
12	Cocos nucifera	Coconut palm	10"	26'	20'
13	Veitchia montgomeryana	Montgomery palm	4"	7'	12'
14	Cocos nucifera	Coconut palm	8"	28'	26'
15	Veitchia montgomeryana	Montgomery palm	4"	6'	14'
16	Cocos nucifera	Coconut palm	9"	22'	26'
17	Coccoloba uvifera	Seagrape	7"	30'	18'
17a	Coccoloba uvifera	Seagrape	17"	30'	25'
17b	Coccoloba uvifera	Seagrape	22"	30'	30'
17c	Coccoloba uvifera	Seagrape	42"	30'	30'
18	Coccoloba uvifera	Seagrape	31"	18'	28'
19	Coccoloba uvifera	Seagrape	26"	20'	35'
20	Coccoloba uvifera	Seagrape	15"	16'	35'
21	Coccoloba uvifera	Seagrape	9"	18'	35'
22	Coccoloba uvifera	Seagrape	17"	18'	35'
23	Coccoloba uvifera	Seagrape	3"	14'	14'
24	Coccoloba uvifera	Seagrape	18"	16'	25'
25	Cocos nucifera	Coconut palm	12"	28'	30'
26	Cocos nucifera	Coconut palm	10"	25'	32'
27	Cocos nucifera	Coconut palm	9"	20'	30'
28	Ptychosperma elegans	Solitare palm	4"	20'	12'
29	Mangifera indica	Mango	30"	30'	35'
30	Mangifera indica	Mango	15"	32'	30'
31	Mangifera indica	Mango	19"	35'	32'
32	Thrinax radiata x 4 tks	Florida thatch palm	14"	30'	20'
33	Thrinax radiata x 2 tks	Florida thatch palm	7"	30'	10'
34	Adonidia merrillii	Christmas palm	6"	24'	8'
35	Dypsis lutescens	Areca palm	44"	22'	24'
36	Thrinax radiata x 2 tks	Florida thatch palm	7"	30'	14'
37	Strelitzia nicolai	White bird of paradise	5"	20'	8'
38	Thrinax radiata x 3 tks	Florida thatch palm	12"	30'	18'
39	Cocos nucifera	Coconut palm	10"	22'	18'
40	Cocos nucifera	Coconut palm	7"	13'	18'
41	Cocos nucifera	Coconut palm	9"	22'	18'
42	Cocos nucifera	Coconut palm	8"	20'	18'
43	Cocos nucifera	Coconut palm	8"	13'	18'

DBH is rounded-off to the nearest inch
H/Ct denotes approximate overall height of trees and approximate clear trunk of palm
The clear trunk measurement for palms with multiple trunks is of the tallest trunk
Canopy is measured in one direction

The location of the trees as shown on this survey drawing are compiled from such field surveys deemed necessary by Jorge L. Cabrera, PSM, therefore the resultant of said dimensions shown hereon could vary slightly within 1 to 2 feet more or less.

The Tree Table as shown hereon was prepared by certified Arborist Jeff Schimonski, information below:

President, Tropical Designs of Florida, Inc.
Member, American Society of Consulting Arborists
ISA Certified Arborist Municipal Specialist FL-1052AM
ISA Tree Risk Assessment Qualification
LIAF Florida Certified Landscape Inspector - 2016-0175
305-773-9406
Jeff@TropicalArboriculture.com
www.TropicalDesigns.com
www.MalaysiaFlora.com

LAST REVISION
11/06/2020
JN 19-5113-B

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SCALE:	1" = 20'
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SHEET: 3 OF 3

MIAMIBEACH

MIAMIBEACH
BUILDING DEPARTMENT

BUILDING DEPARTMENT
1700 Convention Center Drive, 2nd floor
Miami Beach, FL 33141
305-673-7610
www.miamibeachfl.gov/city-hall/building

Reviewed For Compliance
01/26/2021 8:58:05 AM

AFFIDAVIT AUTHORIZING SUBMITTAL OF SCANNED PLANS AND CONSTRUCTION DOCUMENTS IN LIEU OF DIGITAL SIGNED AND SEALED SET.

This affidavit is to be used for permit application plan submittals during the City of Miami Beach Building Department's COVID-19 Emergency Period per MDC Mayor's Emergency Order 14-20.

JOB ADDRESS: 7801 Atlantic Way, Miami Beach, FL 33141

PROJECT NAME: Wahba Residence Remodeling

PLAN REFERENCE/JOB IDENTIFICATION NUMBER:
7801 ATLANTIC WAY- 1936

I, (print full name) Raymond Pacheco Design Professional of Record with license number # AR0006412 with the Firm (Name) Pacheco-Martinez & Associates, LLC., hereby authorize the submittal of scanned plans and construction documents in lieu of a digital signed and sealed set. I affirm that the scanned files submitted for project referenced above are an exact and accurate duplicate of the complete hardcopy set of plans signed and sealed by the undersigned. I understand that I am the custodian of all original records and must make the documents available for inspection upon request of the Building Official or his designee.

I also hereby acknowledge that if there are any discrepancies between the two versions, the review process for said project will be terminated, become null and void, and require re-application under a new permit number. This affidavit will apply and must be submitted throughout the life of the project including initial submittal, re-works, revisions, shop drawings, etc. during this emergency period.

STATE OF FLORIDA
RAYMOND PACHECO
AR0006412
REGISTERED ARCHITECT

Architect/Engineer of Record Signature & Seal

Designer Professional of Record Signature: Raymond Pacheco

Designer Professional of Record Name: Raymond Pacheco

Designer Professional of Record Phone: 305-666-2573

Design Professional of Record Email: ramon@pachecomartinez.com

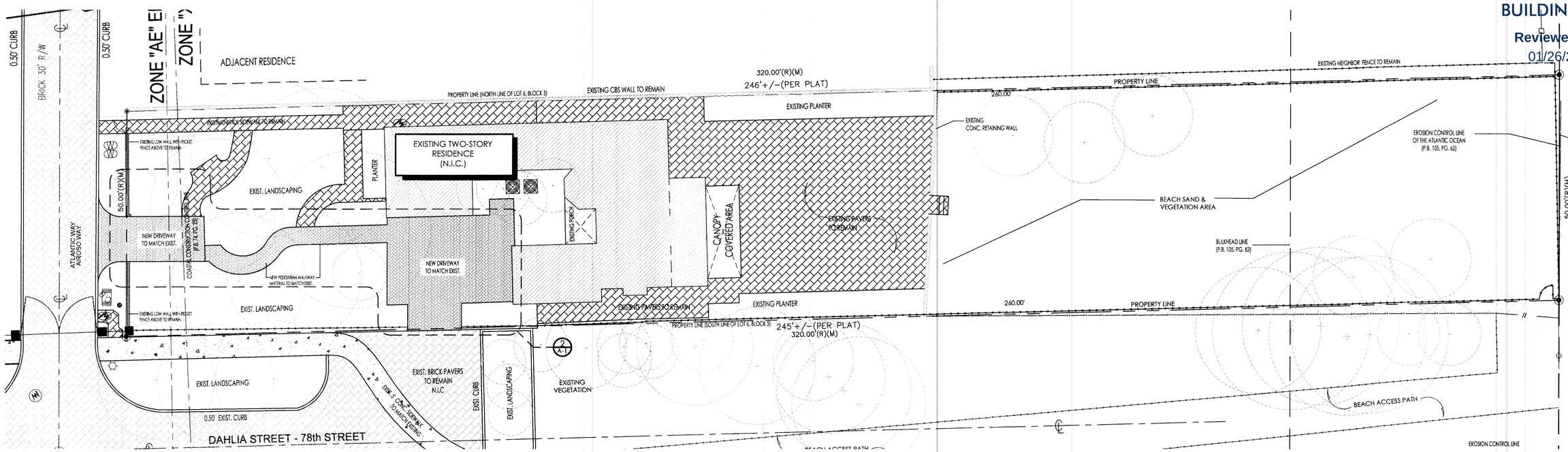
STATE OF FLORIDA COUNTY OF MIAMI-DADE
Sworn to and subscribed before me this 18 day of September, 20 20,
by Raymond Pacheco
Signature of Notary Public:
Print Name: Michelle Galo

MICHELLE GALO
MY COMMISSION # GG 946813
EXPIRES: May 11, 2024
NOTARY SEAL Bonded Thru Notary Public Underwriters

Personally known ✓ or Produced Identification (TYPE)

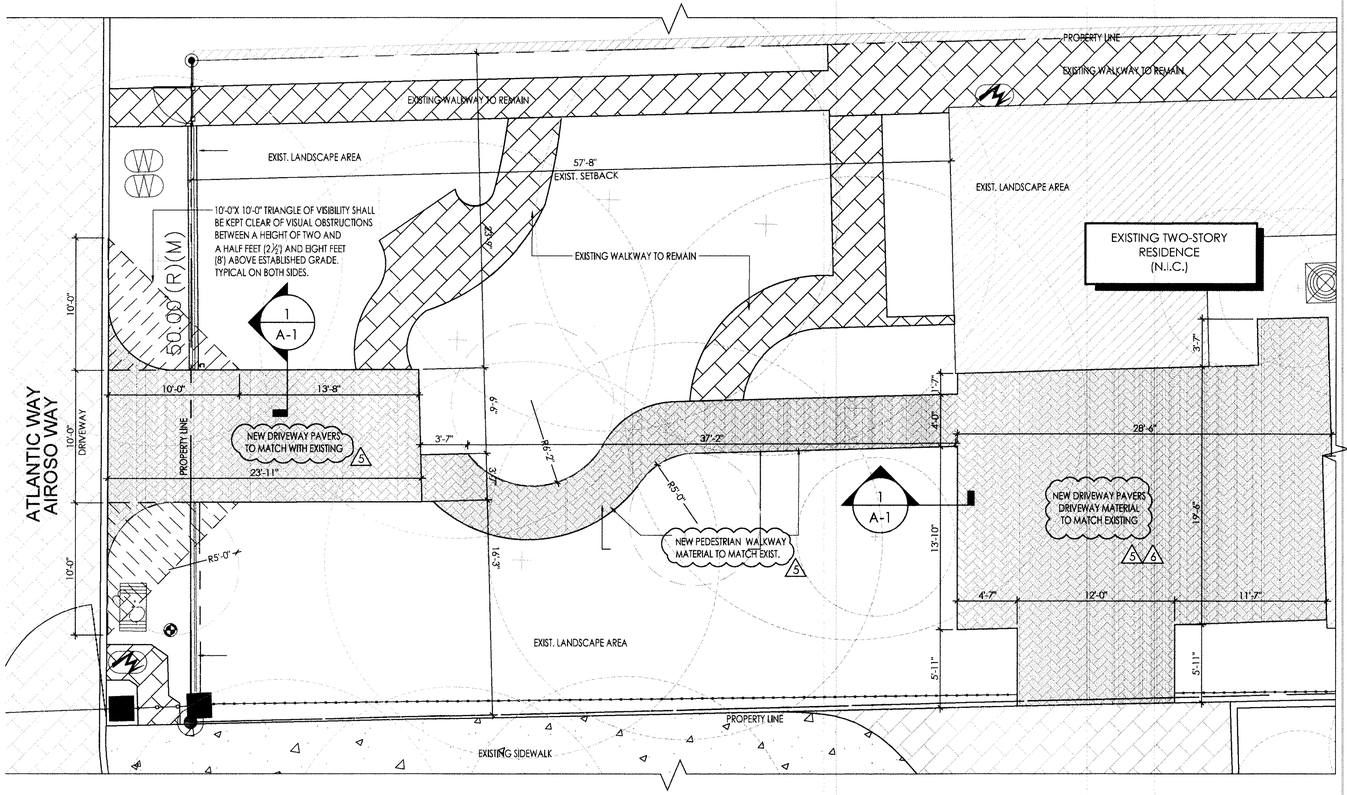
Revised: April 9, 2020

MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
01/26/2021 8:58:04 AM

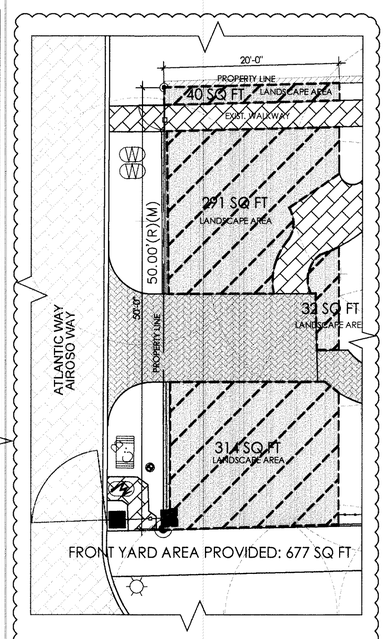


N

1 SITE PLAN FLOOR PLAN
SCALE 3/32" = 1'-0"

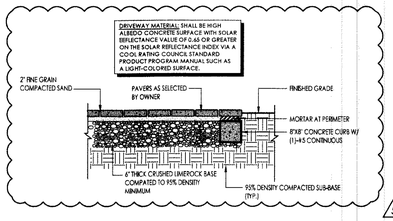


2 ENLARGED DRIVEWAY PLAN
SCALE 3/16" = 1'-0"



FRONT YARD AREA
SCALE 3/16" = 1'-0"

FRONT YARD AREA CALCULATION	
TOTAL FRONT YARD AREA:	1,000 SQ FT
TOTAL FRONT YARD AREA PROVIDED: (50% REQUIRED)	500 SQ FT
TOTAL FRONT YARD AREA PROVIDED:	677 SQ FT



1 DRIVEWAY EDGE DETAIL
SCALE : 3/16" = 1'-0"

LEGAL DESCRIPTION

LOT 6, BLOCK 5, OF CORRECTED PLAT ALTOS DEL MAR NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LOT 6 BOUNDED AS FOLLOWS: BOUNDED ON THE NORTH BY THE DIVIDING LINE BETWEEN LOTS 5 AND 6; BOUNDED ON THE SOUTH BY THE SOUTHERLY LINE OF LOT 6, SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY LINE OF 78TH STREET; BOUNDED ON THE WEST BY THE WESTERLY LINE OF LOT 6, SAID WESTERLY LINE ALSO BEING THE EASTERLY LINE OF ATLANTIC WAY; BOUNDED ON THE EAST BY THE EROSION CONTROL LINE OF THE ATLANTIC OCEAN, AS RECORDED IN PLAT BOOK 105, AT PAGE 62, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

NOTE

NO TREES BEING AFFECTED

REFER TO TP-1 FOR TREE PROTECTION PLAN

SCOPE OF WORK

1. NEW DRIVEWAY AT ATLANTIC WAY. DRIVEWAY PAVERS TO MATCH EXISTING.

On Behalf of
Pacheco-Martinez & Associates LLC
As a Director

DRIVEWAYS - REV 6

PACHECO-MARTINEZ
& ASSOCIATES LLC
AA26002619 . AR6622 . LCR9325
4990 SW 72nd. AVE. SUITE 101 MIAMI, FL 33155
T (305) 666-3317 . F (305) 666-3817

PRIVACY WALL/FENCE/GATES FOR:

7801 ATLANTIC WAY

7801 ATLANTIC WAY
MIAMI BEACH, FL

revisions
1. 12-23-19 COMM.
2. 01-21-20 COMM.
3. 01-30-20 REV.
4. 02-07-20 COMM.
5. 10-05-2020 COMM.
6. 10-23-20 COMM.
7. 12-17-2020 COMM.
8. 12-21-20 COMM.

2020-09-30
MP
Checked
project no. 1934

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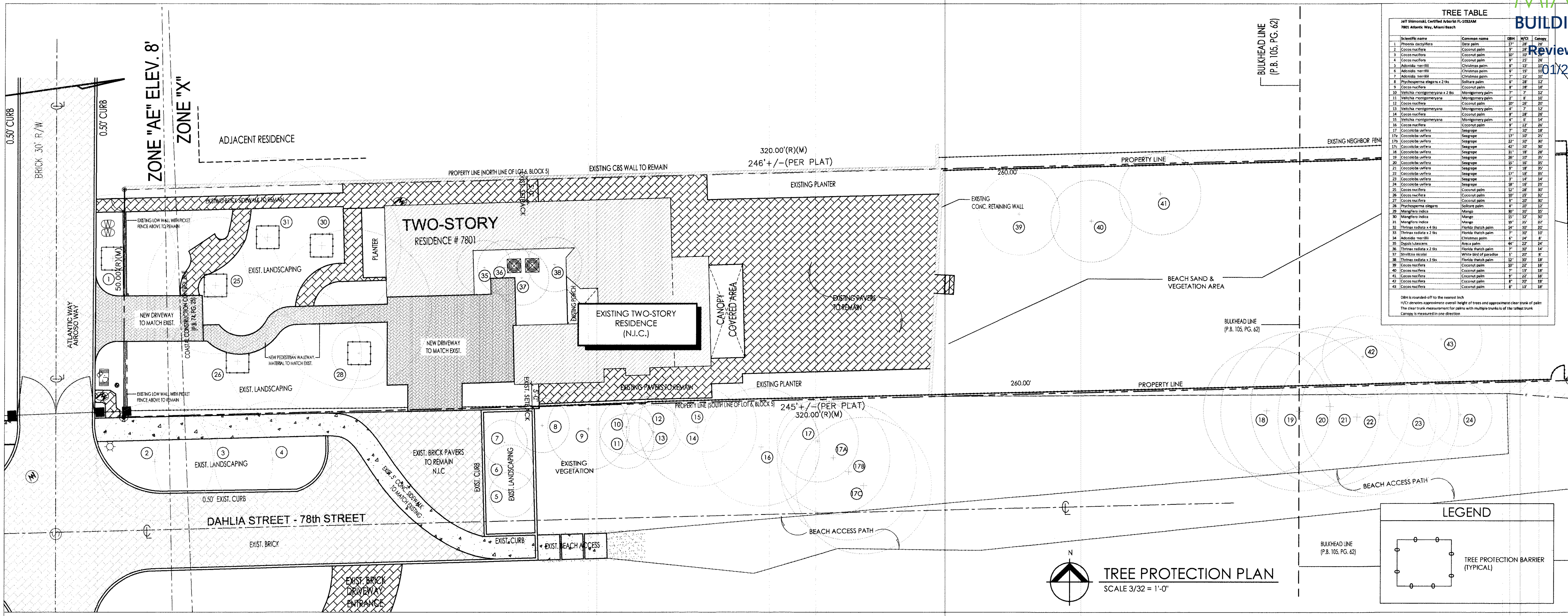
MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
01/26/2021 8:58:06 AM



TREE PROTECTION PLAN

SCALE 3/32 = 1'-0"

TREE TABLE

Jeff Shimonski, Certified Arborist FL-1052AM
7801 Atlantic Way, Miami Beach

	Scientific name	Common name	DBH	H/Ct	Canopy
1	Phoenix dactylifera	Date palm	17"	28'	28'
2	Cocos nucifera	Coconut palm	9"	28'	28'
3	Cocos nucifera	Coconut palm	10"	30'	28'
4	Cocos nucifera	Coconut palm	9"	25'	28'
5	Adonidia merrillii	Christmas palm	6"	15'	10'
6	Adonidia merrillii	Christmas palm	6"	15'	10'
7	Adonidia merrillii	Christmas palm	7"	15'	10'
8	Ptychosperma elegans x 2 tks	Solitare palm	6"	28'	12'
9	Cocos nucifera	Coconut palm	8"	28'	18'
10	Veitchia montgomeryana x 2 tks	Montgomery palm	7"	7'	12'
11	Veitchia montgomeryana	Montgomery palm	2"	8'	10'
12	Cocos nucifera	Coconut palm	10"	26'	20'
13	Veitchia montgomeryana	Montgomery palm	4"	7'	12'
14	Cocos nucifera	Coconut palm	8"	28'	26'
15	Veitchia montgomeryana	Montgomery palm	4"	6'	14'
16	Cocos nucifera	Coconut palm	9"	22'	26'
17	Coccoloba uvifera	Seagrape	7"	30'	18'
17a	Coccoloba uvifera	Seagrape	17"	30'	25'
17b	Coccoloba uvifera	Seagrape	22"	30'	30'
17c	Coccoloba uvifera	Seagrape	42"	30'	30'
18	Coccoloba uvifera	Seagrape	31"	18'	28'
19	Coccoloba uvifera	Seagrape	26"	20'	35'
20	Coccoloba uvifera	Seagrape	15"	16'	35'
21	Coccoloba uvifera	Seagrape	9"	18'	35'
22	Coccoloba uvifera	Seagrape	17"	18'	35'
23	Coccoloba uvifera	Seagrape	3"	14'	14'
24	Coccoloba uvifera	Seagrape	18"	16'	25'
25	Cocos nucifera	Coconut palm	12"	28'	30'
26	Cocos nucifera	Coconut palm	10"	25'	32'
27	Cocos nucifera	Coconut palm	9"	20'	30'
28	Ptychosperma elegans	Solitare palm	4"	20'	12'
29	Mangifera indica	Mango	30"	30'	35'
30	Mangifera indica	Mango	15"	32'	30'
31	Mangifera indica	Mango	19"	35'	32'
32	Thrinax radiata x 4 tks	Florida thatch palm	14"	30'	20'
33	Thrinax radiata x 2 tks	Florida thatch palm	7"	30'	10'
34	Adonidia merrillii	Christmas palm	6"	24'	8'
35	Dypsis lutescens	Areca palm	44"	22'	24'
36	Thrinax radiata x 2 tks	Florida thatch palm	7"	30'	14'
37	Strelitzia nicolai	White bird of paradise	5"	20'	8'
38	Thrinax radiata x 3 tks	Florida thatch palm	12"	30'	18'
39	Cocos nucifera	Coconut palm	10"	22'	18'
40	Cocos nucifera	Coconut palm	7"	13'	18'
41	Cocos nucifera	Coconut palm	9"	22'	18'
42	Cocos nucifera	Coconut palm	8"	20'	18'
43	Cocos nucifera	Coconut palm	8"	13'	18'

DBH is rounded-off to the nearest inch
H/Ct denotes approximate overall height of trees and approximate clear trunk of palm
The clear trunk measurement for palms with multiple trunks is of the tallest trunk
Canopy is measured in one direction

LEGEND

TREE PROTECTION BARRIER (TYPICAL)

The TPZs assigned by the certified arborist to the trees and palms on this site are sufficient to maintain CRZs for these trees as well as the TPZs.

- The TPZ measurement can also be utilized for the root pruning radius if any trees or palms in good or moderate condition on this site are scheduled to be relocated.
- I recommend the removal of trees and palms that I rated to be in poor condition.
- The canopy measurement is the diameter of the canopy measured in one direction.
- The TPZ measurement is a radius measured from the outside of the trunk.
- The column "H/Ct" denotes the approximate overall height of trees, or the clear trunk/gray wood measurement for palms.
- Many of the palm DBH measurements include two, three, or more closely grown trunks. I am grouping these individual palms as a single palm because they cannot be relocated separately.
- A "0" in the DBH column denotes no trunk at 4.5 feet above grade.

ANSI A300 (Part 5) - 2005, Annex A

Management report information

Examples of suitability ratings

Good: These are trees with good health and structural stability that have the potential for longevity at the site.

Moderate: Trees in this category have fair health and/or structural defects that may be abated with treatment. Trees in this category require more intense management and monitoring, and may have shorter life-spans than those in the "good" category.

Poor: Trees in this category are in poor health or have significant defect s in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas.

City of Miami Beach Sec. 46-62

1. *Tree protection requirements, in general, and during construction*

General. All reasonable steps shall be taken to prevent the destruction or damaging of trees for which no tree work permit has been issued during site development and construction on private

a. shall be subject to enforcement as provided in Sec. 46-67. Trees destroyed or incurring major damage must be replaced by trees of equal environmental value, as specified by the Environment and Sustainability Department Public Works Department, prior to the issuance of the certificate of occupancy or certificate of use, unless removal of the trees has been authorized pursuant to a tree work permit. Tree protection zones must be established for all trees that remain in place on site and for any trees relocated within or to the site. When proposed development activities may damage the root systems or canopies of trees to be retained or relocated on site, alternatives to the proposed activities, or effective protective measures, shall be identified and used.

b. *Permit/construction drawings.* All permit and construction drawings of the site shall show the tree protection zones, as prescribed by the Environment and Sustainability Department Public Works Department, as shaded areas that are accurately drawn to scale and labeled as such on the drawings. The tree protection zones shall be shown on all drawings that include any underground utility installations, including but not limited to, irrigation, plumbing, electrical, telecommunication or streetlight lines.

The tree protection zones shall be shown on all drawings that include structural installations that will require excavation(s), and for above-ground installations that may include, but is not limited to, such as walkways, street lights, overhead wires or other types of infrastructure.

2. *Tree protection specifications*

The following tree protection specifications must be adhered to, in general, and as a condition of approval of the site plan for any project. The Urban Forester may require supplemental protection measures to ensure the protection of trees. The Urban Forester and his/her designee shall have the authority to enter the subject property to ensure compliance with required tree protection measures.

a. *Protective Barriers*

b. Placement. Protective barriers shall be placed at the drip line of each tree, cluster of trees, or preservation area, and in no case less than ten (10) feet from the trunk of any protected tree, tree cluster or preservation area. In situations where trees have been transplanted to the project site, the protective fencing shall be placed no closer to the tree than a point one to two feet outside the root ball, or at the drip line, whichever is greater. The fenced tree protection zones shall be extended where necessary to protect tree canopies roots. If trees are to be preserved in place and root pruning is required to accommodate new construction, the root pruning locations shall be identified and approved by the Environment and Sustainability Department Public Works Department, and fencing shall be installed one (1) to two (2) feet beyond the edge of the root ball. The installation of the fencing shall be coordinated with any phased root pruning that must occur. Tree maintenance measures must be in place prior to any root pruning or transplanting.

Timing and Duration. All protective barriers shall be installed prior to the start of any construction or site development, including tree removal, demolition or land-clearing activities, and shall remain in place throughout all phases of construction. Protective barriers shall be maintained in place until development is completed, and shall not be removed until the Environment and Sustainability Department Public Works Department inspects the site and

i) authorizes their removal.

i) Barrier Specifications. Sturdy temporary barriers shall be installed around all tree protection zones. Barriers shall be a minimum of four feet high, and shall be constructed of continuous chain link fence with metal posts at 8-foot spacing, or of two-by-four-inch posts with three equally spaced two-by-four inch rails. Posts may be shifted to avoid roots.

b. Activities Within Tree Protection Zones Enclosed By Protective Barriers

i) Understory plants within areas surrounded by protective barriers shall be protected.

ii) No oil, fill, equipment, building materials, building debris, or any other material shall be placed within the areas surrounded by protective barriers.

iii) No disposal of any waste material such as paints, oils, solvents, asphalt, concrete, mortar, or any other material shall occur within the areas surrounded by protective barriers.

iv) Natural grade shall be maintained on areas surrounded by protective barriers. In the event that the natural grade of the site is changed as a result of site development such that the safety of the tree may be endangered, tree wells or retaining walls are required.

v) Only hand digging and grading activities will be permitted within the tree protection zone. All surrounding areas must be graded to a point that meets the outside of the tree protection zone

vi) Underground utility lines, including, but not limited to, irrigation, plumbing, electrical, or telecommunication lines, shall be placed outside the areas enclosed by protective barriers. If such placement is not possible, disturbance and root damage shall be minimized by using techniques such as tunneling, hand digging, excavation with an air spade, or the use of overhead utility lines.

vii) No vehicles or equipment shall be permitted within areas surrounded by protective barriers

c. Fences, walkways and walls shall be constructed to avoid disturbance to any tree to remain in place onsite in the vicinity of construction activities. Post holes and trenches located close to trees shall be dug by hand and adjusted as necessary, using techniques to avoid damage to major roots system.

d. No attachments, signs, chains, ropes or wires other than those of a protective or non-damaging nature shall be attached to any trees on publicly owned or controlled property, in general, or during any proposed site development or construction.

Critical Root Zone and Tree Protection Zone

ANSI A 300 (Part 5) – 2012 Management of Trees and Shrubs during Site Planning, Site Development and Construction

Critical Root Zone (CRZ): The minimum volume of roots necessary to have for tree health and stability.

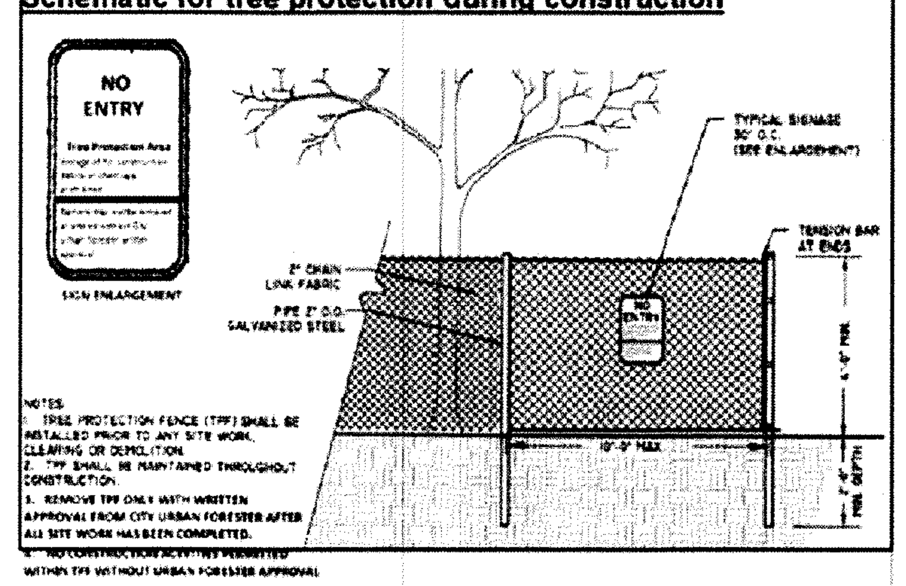
Tree Protection Zone (TPZ): The area surrounding a tree defined by a specified distance, in which excavation and other construction – related activities should be avoided. The TPZ is variable depending on species, factors, age and health of the plant, soil conditions, and proposed construction. The zone may be accomplished by physical barriers or soil protection layers or treatments.

ANSI A300 (Part 5) – 2012 54.7

A tree protection zone (TPZ) shall be delineated around all trees to be protected during a project

- 54.7.1 The area and dimensions of the TPZ should be calculated on the basis of species tolerance, age, and health, root structure, rooting depth and soil conditions.

Schematic for tree protection during construction



NOTES:
1. TREE PROTECTION FENCE (TPF) SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION.
2. TPF SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
3. REMOVE TPF ONLY WITH WRITTEN APPROVAL FROM CITY URBAN FORESTER AFTER ALL SITE WORK HAS BEEN COMPLETED.
4. NO CONSTRUCTION ACTIVITIES PERMITTED WITHIN TPF WITHOUT URBAN FORESTER APPROVAL.

4' CHAIN LINK TREE PROTECTION FENCE
ELEVATION

NOTES

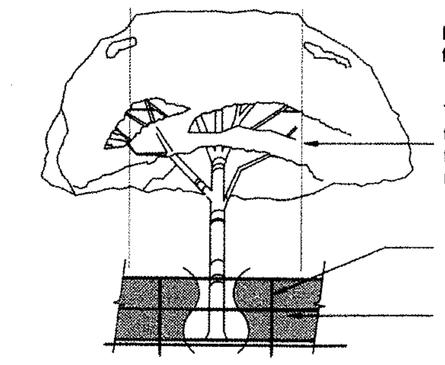
1. Prior to demolition permit approval, please schedule a site tree inventory/landscape inspection. Contact: ENVIRONMENT AND SUSTAINABILITY DEPT. / URBAN FORESTRY DIVISION 305/673-7722 Tree protection fencing shall be installed by the time site inspection is performed.

2. Care shall be taken to avoid utility or construction trenching through existing tree or palm drip lines of trees stated to remain in place or be relocated. If construction requires the cutting of any roots with a diameter of 2" or greater, roots should be cleanly cut with a sharp tool, as directed by an ISA Certified Arborist, and in accordance with the ANSI A-300 standards, Cut roots should be immediately covered with soil to prevent drying. Roots should not be torn or broken by heavy equipment, and not shredded, ragged, or broken roots ends should be left. The City urban Forester shall be notified in writing and or consulted prior to any root pruning taking place"

3. The tree protection zone shall be encircled with a 4' high chain link fence supported by metal poles to support the fence every 6 feet. There shall be signage on the fence in English and Spanish not allowing storage of any materials, change of grade or movement of equipment. This fence shall be inspected regularly by the contractor to ensure compliance.

TREE / PALM PROTECTION FENCES SHALL BE CONSTRUCTED PRIOR TO ANY CONSTRUCTION ACTIVITY INCLUDING GRUBBING FOR ALL TREES / PALMS THAT ARE 'TO REMAIN, BE PROTECTED, or BE RELOCATED'

NO ACTIVITY OR DISTURBANCE SHOULD OCCUR WITHIN THE FENCED AREAS, INCLUDING VEHICLE USE, STORAGE OF MATERIALS, DUMPING OF LIQUIDS OR MATERIALS, GRADE CHANGES, GRUBBING, AND MECHANICAL TRENCHING FOR IRRIGATION, ELECTRICAL, LIGHTING, ETC.



In no case shall the fence be installed less than ten feet from the trunk

Tree + Palm protection barriers to extend beyond the 'dripline' or to the 'critical root zone area' of all trees/palms to be protected. Extend where necessary to protect tree canopy roots

Barriers shall be a minimum of four feet high, and shall be constructed of continuous chain link fence with metal posts at eight-foot spacing, or of two-by-four-inch posts with three equally spaced two-by-four-inch rails. Posts may be shifted to avoid roots.

PROTECTION DETAIL NOTE
CONTRACTOR TO INSTALL 'TREE / PALM PROTECTION FENCE BARRIERS' AROUND ALL EXISTING TREES OR PALMS AT THE START OF THE PROJECT. BARRIERS TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT AND SHOULD NOT BE REMOVED OR DROPPED FOR ANY REASON WITHOUT AUTHORIZATION FROM THE CITY OF MIAMI BEACH URBAN FORESTER + PLANNING + ZONING DEPARTMENT

C.M.B. TREE / PALM PROTEC. DETAIL

DRIVEWAYS - REV 8

On Behalf of
Pacheco-Martinez & Associates LLC
As a Manager

PACHECO-MARTINEZ
& ASSOCIATES LLC
AA26002619 . AR6412 . AR93773
4990 SW 72nd. AVE. SUITE 101 MIAMI 33155
T (305) 666-2573 . F (305) 666-3371

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PRIVACY WALL/FENCE/GATES FOR:

7801 ATLANTIC WAY

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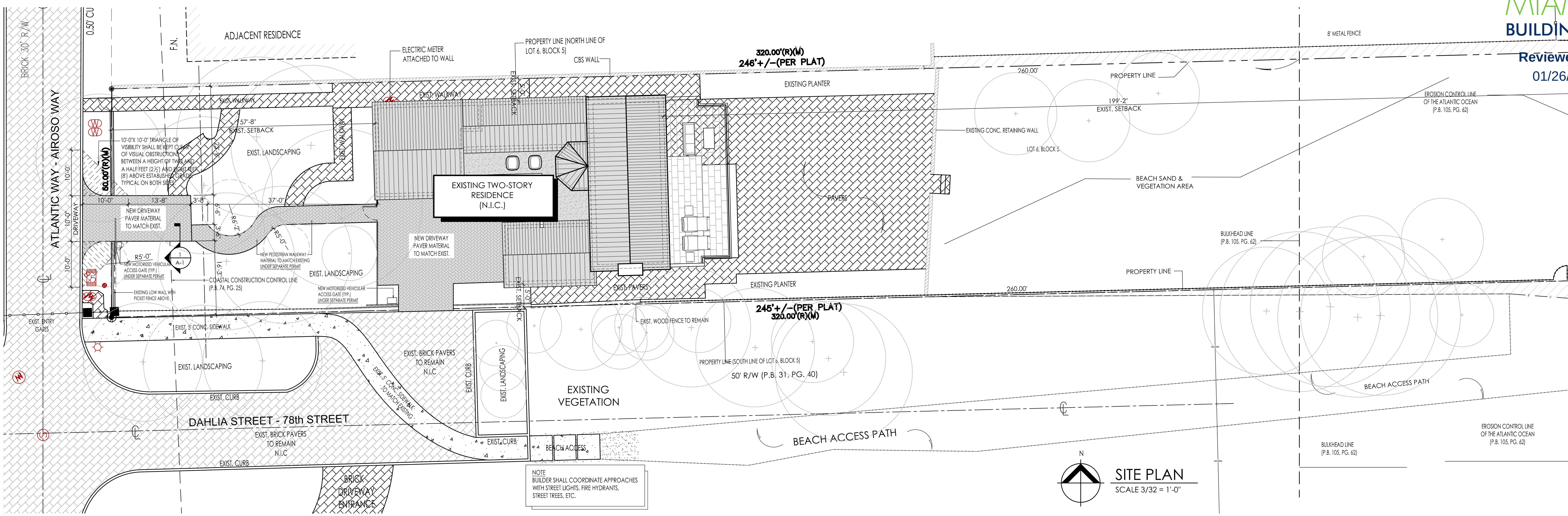
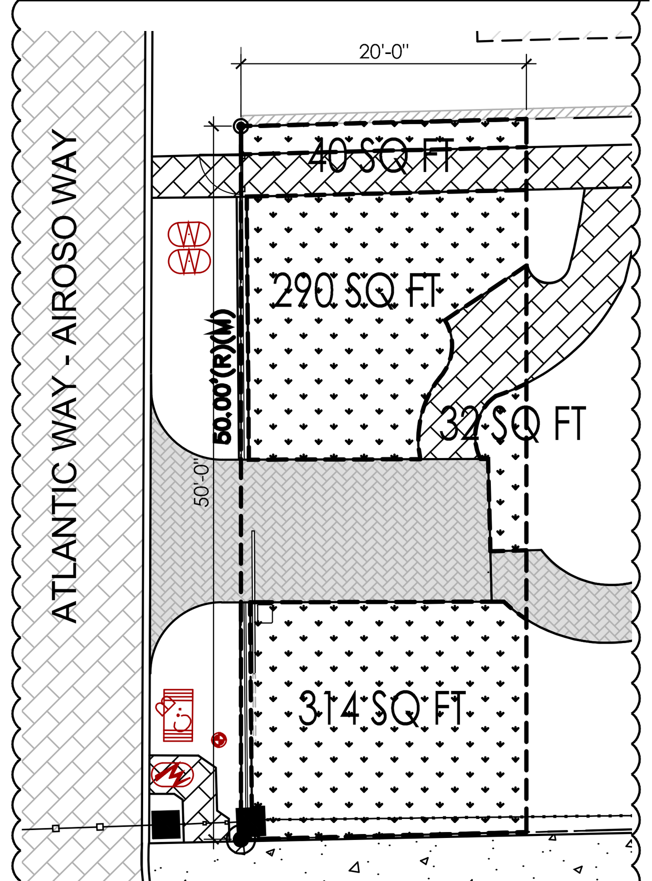


SITE PLAN

SCALE 3/32 = 1'-0"

FRONT YARD AREA CALCULATIONS

TOTAL FRONT YARD AREA:	1,000 SQ FT
TOTAL FRONT YARD AREA REQUIRED: (50% REQUIRED)	500 SQ FT
TOTAL FRONT YARD AREA PROVIDED:	676 SQ FT



FRONT YARD AREA

SCALE 3/32 = 1'-0"

1

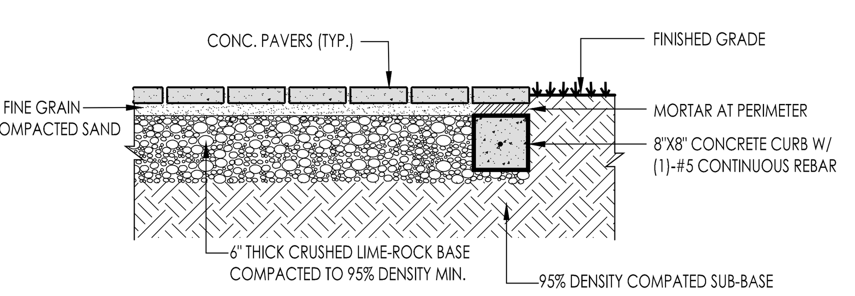
GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ANY GOVERNMENTAL AGENCIES NECESSARY IN ORDER TO ESTABLISH ANY UTILITY EASEMENTS OR LINES PRESENT WITHIN THE PROPERTY PRIOR TO PERFORMING ANY WORK.
2. CONCRETE SHALL HAVE 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS OTHERWISE NOTED (U.O.W.)
3. ALL REINFORCING STEEL SHALL BE DEFORMED BARS, AND SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI GRADE 60, AND MEET ASTM A-36 SPECS.
4. ALL STRUCTURAL STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 36,000 PSI, AND MEET ASTM A-36 SPECS.
5. ALL DETAILING, FABRICATION AND PLACING OF REINFORCING BARS MUST FOLLOW THE ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", O.N.O.
6. STRUCTURAL DRAWINGS SHALL BE WORKED TOGETHER WITH ARCHITECTURAL, A/C, ELECTRICAL AND MECHANICAL DWGS., TO LOCATED OPENINGS, DRAINS, SLEEVES, SLOPES, DEPRESSED SLABS, BOLTS, CURBS, ETC.
7. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI -301ETC. "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS.".
8. REMOVAL OF FORMWORK SHALL BE IN ACCORDANCE WITH ACI-347 RECOMMENDED PRACTICE FOR CONCRETE FORM."
9. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.
10. REARS SHOWN ON SECTIONS ARE FOR PLACEMENT DETAIL ONLY, SIZE AND AMOUNT OF REARS ARE AS PER SCHEDULES.
11. NO TIE BEAMS SHALL BE FORMED / POURED PRIOR TO TRUSS SHOP DRAWINGS APPROVAL.
12. WINDOW MANUFACTURER TO VERIFY ALL WINDOW OPENINGS AT FIELD PRIOR TO WINDOW PLACEMENT.
13. ARCHITECT'S / INTERIOR DESIGNER AND ENGINEER'S VISITS AT THE SITE DURING CONSTRUCTION SHALL BE SCHEDULED WITH CONTRACTOR BEFORE COMMENCING OF WORK AND DURING CONSTRUCTION SHALL BE COORDINATED WITHIN 48 HOURS IN ADVANCE PRIOR TO INSPECTION.
14. VERIFY ALL DIMENSIONS ON DRAWINGS AND CONDITIONS AT JOB SITE PRIOR TO COMMENCING WORK. NOTIFY ARCHITECT OR OWNER REPRESENTATIVE OF ANY DISCREPANCIES AND SECURE AN INTERPRETATION OR DECISION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.
15. OBTAIN THE LATEST SET OF DRAWINGS, INCLUDING ANY REVISIONS, BEFORE COMMENCING WORK. NO CHANGES OR SUBSTITUTIONS SHALL BE MADE WITHOUT THE WRITTEN PERMISSION OF THE OWNER DESIGNER.
16. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF THE "FLORIDA BUILDING CODE" FBC 2017, CURRENT EDITION. NOTE: ALL LOCAL CODES SHALL PREVAIL.
17. THE ARCHITECT DOES NOT ACCEPT RESPONSIBILITY FOR THE MISINTERPRETATION OF THESE PLANS BY OTHERS, THE REVIEW AND APPROVAL OF SHOP DRAWINGS PRODUCT CONTROL APPROVAL BY OTHERS.
18. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY ITEMS PURCHASED BY THE OWNER AND GIVEN TO HIM FOR INSTALLATION.
19. THE CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL SERVICES OR WORK WITHOUT PRIOR NOTIFICATION TO THE OWNER, FOLLOWED BY A CHANGE ORDER.
20. THE CONTRACTOR SHALL MAKE REQUIRED ARRANGEMENTS, SECURE AND PAY FOR ALL SANITARY FACILITIES, BARRICADES, ENCLOSURES, AND FENCING AS NEEDED FOR AND DURING THE PROGRESS OF CONSTRUCTION. CONTRACTOR SHALL PROTECT ADJACENT PROPERTIES.
21. DO NOT SUBSTITUTE MATERIALS, EQUIPMENT OR METHODS OF CONSTRUCTION UNLESS SUCH SUBSTITUTIONS OR CHANGES HAVE BEEN APPROVED IN WRITING BY THE OWNER/ARCHITECT/ENGINEER.
22. THE ARCHITECT/INTERIOR DESIGNER/OWNER HAS THE RIGHT TO REFUSE ANY MATERIAL AND WORKMANSHIP THAT DOES NOT MEET HIGH QUALITY STANDARDS OF THE VARIOUS TRADES INVOLVED.
23. CONTRACTOR SHALL MAINTAIN AN ACCURATE RECORD OF CHANGE ORDERS AND VARIATIONS THROUGHOUT THE PROGRESS OF THE WORK. USE ONE SET OF DOCUMENTS EXCLUSIVELY FOR THIS JOB.
24. CONTRACTOR SHALL DELIVER THE ANNOTATED JOB RECORD SET TO THE OWNER UPON COMPLETION OF THE WORK, AS A CONDITION OF ACCEPTANCE.
25. CLEANING AND DEBRIS REMOVAL. THE OWNER SHALL RECEIVE THE PROPERTY FREE FROM DUST, ALL GLASS SURFACES SHALL BE CLEAN AND DEBRIS SHALL BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL MAKE EFFORT TO MAINTAIN THE FLOOR CLEAN DURING CONSTRUCTION PROGRESS. LEFTOVERS FORM MEALS CONSUMED ON PREMISES SHALL BE DEPOSITED IN SEALED CONTAINERS.
26. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION, AND FOR THE SEQUENCES AND PROCEDURES TO BE USED.
27. THE ARCHITECTURAL AND STRUCTURAL DRAWINGS SHALL GOVERN THE LOCATIONS OF THE INSTALLATIONS OF THE MECHANICAL AND ELECTRICAL SYSTEM. CONTRACTOR MUST INFORM THE ARCHITECT BEFORE FORMING ANY CONCRETE BEAM IF INTERFERING WITH A/C DUCT OR PLUMBING FIXTURES EXACT LOCATION. ANY DEVIATION FROM THE MECHANICAL/ELECTRICAL PLANS TO ACCOMMODATE THE ABOVE CONDITIONS SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER.
28. THE CONTRACTOR SHALL PRODUCE, BY MEANS OF SHOP DRAWINGS, ALL ADDITIONAL DETAILS WHICH ARE INFERABLE FROM THESE PLANS AND WHICH ARE NECESSARY FOR THE EXECUTION AND COMPLETION OF THE CONSTRUCTION.
29. THE CONTRACTOR MUST FURNISH ALL LABOR, TOOLS, MATERIALS AND EQUIPMENT NECESSARY TO EXECUTE THE CONSTRUCTION OF THIS JOB.
30. UPON ACCEPTANCE AS SUBSTANTIALLY COMPLETE, THE ARCHITECT SHALL ISSUE THE CONTRACTOR A "PUNCHLIST", INDICATING THE OBSERVED DEFICIENCIES IN THE WORK. THE CONTRACTOR SHALL MAKE SUCH CORRECTIONS AND ACHIEVE FINAL COMPLETION WITHIN 14 CALENDAR WORKING DAYS.
31. ANY OMISSION OF EQUIPMENT INSTALLATIONS AND MATERIALS SHALL BE PROMPTLY RECTIFIED. BY CONTRACTOR UPON NOTIFICATION BY ARCHITECT/ENGINEER/OWNER.
32. ANY OTHER SERVICES NECESSARY FOR THE COMPLETION OF THIS JOB THAT MAY BE INVOLUNTARY UNDER THE JURISDICTION OF THE FLORIDA BUILDING CODE AND NOT SPECIFIED IN THE "GENERAL NOTES AND OR SPECIFICATIONS" ARE THE CONTRACTOR'S SOLE RESPONSIBILITY.
33. CONTRACTOR SHALL SUBMIT TO ARCHITECT/ENGINEER & BUILDING DEPARTMENT ALL REQUIRED SHOP DRAWINGS FOR REVIEW AND APPROVAL AS REQUIRED.
34. ALL GLASS SHOWER AND TUB ENCLOSURES SHALL BE TEMPERED GLASS CAT. II.
35. ALL FIXED GLASS SHALL BE 1/4" THICK (U.O.N.).
36. ALL CEILINGS SHALL BE SEALED SO THAT AIR FLOW FROM SHAFTS, WALL CHASES, CAVITIES AND BETWEEN CONDITIONED AND UNCONDITIONED ATTIC SPACE IS STOPPED.
37. USE ONLY HIGH HAT LIGHTS WITH SEALED CANS OR SEAL THEM FROM THE ATTIC DRYWALL SO THAT COLD AIR DOES NOT GET INTO THE ATTIC.
38. ALL DIFFUSERS AND GRILLS SHALL HAVE GASKETTS AND THE FIBERGLASS BOOT CONNECTIONS SHALL BE TIGHT IN ORDER TO PREVENT COLD AIR TO LEAK OUT THROUGHT THE DRYWALL OPENINGS ALLOWING CONDENSATION TO FORM.
39. DRAFT STOPS SHALL BE SEALED AROUND PIPES AND CONDUITS AT THE TOPS OF ALL INTERIOR PARTITION WALLS SO THAT AIR CANNOT PENETRATE DOWN INTO THE WALLS.
40. SEAL ALL CEILING SPACES BETWEEN THE CONDITIONED FLOORS FROM OUTSIDE AIR.
41. PROVIDE THE ABSOLUTE MINIMUM ATTIC VENTILATION, LOCATE THE NECESSARY SOFFIT VENTS ON THE EXPOSURE AWAY FROM THE LOCAL PREVAILING BREEZE.
42. INSURE THAT ALL INSULATION IS PROPERLY DISTRIBUTED AND INSTALLED WITHOUT GAPS OR IN CONTACT WITH SURFACES THAT TRANSFER AIR.
43. DO NOT VENTILATE THE ATTIC BY FORCED VENTILATION.
44. ASSURE THAT ALL FIREPLACE DAMPERS ARE TIGHTLY CLOSED.
45. INSURE THAT THERE IS NO DUCT LEAKAGE.
46. KEEP ALL DUCTWORK SEPARATE FROM ALL OTHER DUCTWORK, ATTIC INSULATION, AND BUILDING CONSTRUCTION MATERIALS.
47. SLABS OVER CRAWLSPACES, UNCONDITIONED SPACES SHALL BE SEALED AND INSULATED UNDERNEATH.
48. MAINTAIN CONDITIONS IN ATTIC SUCH THAT THE DEW POINT OF THE ATTIC AIR IS HIGHER THAN THE SKIN TEMPERATURE OF THE DUCTWORK AT ALL TIMES.
49. EXTERIOR AND ADJACENT WALLS SHALL BE SEALED AT THE FOLLOWING LOCATIONS AS PER FLORIDA BUILDING CODE, LATEST EDITION.
   1. BETWEEN WINDOWS AND DOORS AND THEIR FRAMES.
   2. BETWEEN WINDOWS AND DOOR FRAMES AND THE SURROUNDING WALL.
   3. BETWEEN THE FOUNDATION AND WALL ASSEMBLY SILL-PLATES.
   4. JOINTS BETWEEN EXTERIOR WALL PANELS AT CHANGES IN PLANE, SUCH AS WITH EXTERIOR SHEATHING AT CORNERS AND CHANGES IN ORIENTATION.
   5. OPENINGS AND CRACKS AROUND ALL PENETRATIONS THROUGH THE WALL ENVELOPE SUCH AS UTILITY SERVICES AND PLUMBING,
   6. BETWEEN THE WALL PANELS AND TOP AND BOTTOM PLATES IN EXTERIOR AND ADJACENT WALLS. IN FRAME CONSTRUCTION, THE CRACK BETWEEN EXTERIOR AND ADJACENT WALL BOTTOM PLATES AND FLOORS SHALL BE SEALED WITH CAULKING OR GASKET MATERIAL. GYPSUM BOARD OR OTHER WALL PANELING ON THE INTERIOR SURFACE OF XTERIOR AND ADJACENT WALL SHALL BE SEALED TO THE FLOOR, AND (WHEN APPLICABLE)
   7. BETWEEN WALLS AND FLOOR WHERE THE FLOOR PENETRATES THE WALL.
50. ARCHITECT'S SPECIFICATIONS SHALL BECOME PART OF THE CONSTRUCTION DOCUMENTS.
51. COORDINATE WITH THE ARCHITECT ALL A/C DUCTWORK LOCATION AND SIZES PRIOR TO FORMING CONCRETE BEAM. CONSULT ARCHITECT, STRUCTURAL, AND MECHANICAL ENGINEER IN THE EVENT OF ANY DISCREPANCIES. SUBMIT TRUSS SHOP DRAWINGS TO THE ARCHITECT, STRUCTURAL AND H.V.A.C. ENGINEER FOR REVIEW PRIOR TO TRUSS PERMIT AND FABRICATION. DUE TO TIGHT CONDITIONS AT SOME PORTIONS OF THE ROOF, LINEAR DIFFUSERS MAY BE REPLACED FOR CONVENTIONAL DIFFUSERS AS APPROVED BY THE ARCHITECT & ENGINEER. THE CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT & ENGINEER ON SITE BEFORE ORDERING A/C DIFFUSERS.
52. THE DRAWINGS ARE GENERALLY DIAGRAMMATIC. THE MECHANICAL WORK SHALL BE COORDINATED WITH ALL FIELD CONDITIONS AND OTHER TRADES IN ORDER TO AVOID INTERFERENCE WITH PLUMBING, AIR CONDITIONING AND STRUCTURAL ELEMENTS.

SITE NOTES

1. ALL RAIN WATER SHALL BE RETAINED WITHIN PROPERTY.
2. ALL APPROACHES TO BE COORDINATED WITH STREET TREES, STREET LIGHTS, FIRE HYDRANTS, ETC.
3. LANDSCAPING SHALL COMPLY WITH ALL LANDSCAPING REGULATIONS REQUIRED BY THE CITY OF MIAMI BEACH.
4. ALL AREA MARKED "SOD" TO BE SODDED PER LANDSCAPING PLANS.
5. TERMITE PROTECTION. ALL BUILDINGS SHALL HAVE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES. THE RULES AND LAWS AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES SHALL BE DEEMED AS APPROVED WITH RESPECT TO PRE-CONSTRUCTION SOIL TREATMENT FOR PROTECTION AGAINST SUBTERRANEAN TERMITES. A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT:

   "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."
6. CONTRACTOR SHALL VERIFY IF THERE IS AN EXISTING SEPTIC TANK & DRAIN FIELD WITHIN THE PROPERTY. IF A SEPTIC TANK & DRAIN FIELD IS PRESENT IT SHALL BE ABANDONED AS RECOMMENDED PER THE FLORIDA BUILDING CODE 2010 AND PER MIAMI-DADE COUNTY H.R.S. REQUIREMENTS PRIOR TO ANY NEW CONSTRUCTION.
7. ANY WORK, USE OF EQUIPMENT AND/ OR IMPROVEMENTS WITHIN THE RIGH-OF-WAY, INCLUDING LANDSCAPING AND IRRIGATION, REQUIRES A SEPARATE PERMIT FROM PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT.
8. LANDSCAPE IMPROVEMENTS WITHIN THE RIGHT-OF-WAY REQUIRE PRELIMINARY APPROVALS FROM PLANNING DEPARTMENT AND PARKS AND RECREATION DEPARTMENT PRIOR TO APPLYING FOR PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT.
9. REMOVE AND REPLACE SIDEWALK AND RECONSTRUCT SWALES WITHIN PUBLIC RIGHT-OF-WAY AND EASEMENT ADJACENT TO PROPERTY LINES.
10. MILL AND RESURFACE THE DRIVING LANE ALONG THE PROPERTY OR ENTIRE ALLEY ADJACENT TO THE PROPERTY AN AVERAGE OF 2 INCHES (USING S-III ASPHALT MIX DESIGN).



1 CONCRETE PAVERS DETAIL (TYP.)

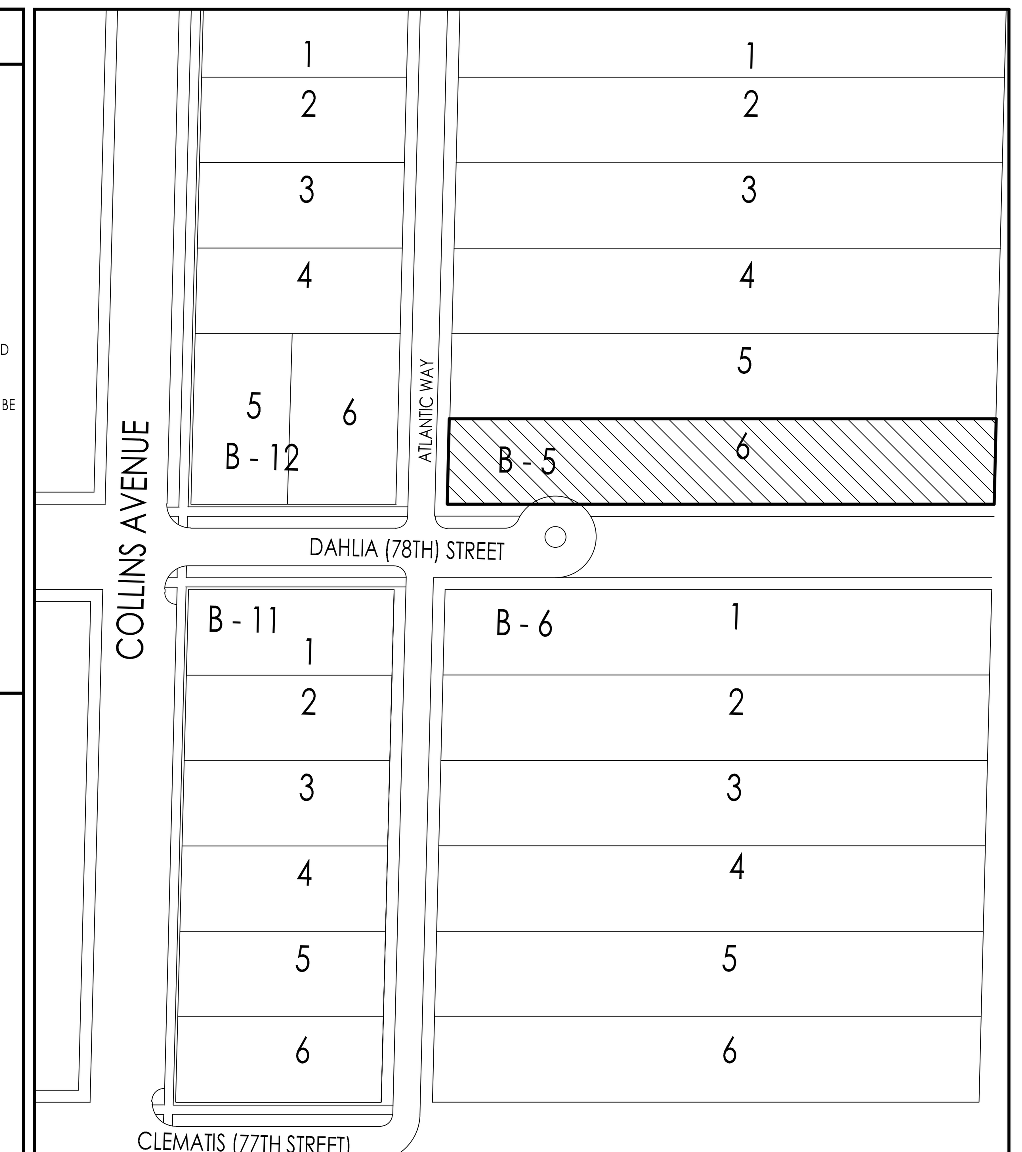
N.T.S.

BUILDING DATA

TYPE II

BUILDING DESIGN SHALL COMPLY WITH "FLORIDA BUILDING CODE - R 2017"

ZONING CLASIFICATION	RS-3
FRONT SETBACK (ATLANTIC WAY)	
HEIGHT OF BUILDING LESS THAN 25'-0"	12'-0"
HEIGHT OF BUILDING MORE THAN 25'-0"	75'-0"
REAR SETBACK (OCEAN FRONT):	
HEIGHT OF BUILDING LESS THAN 25'-0"	130'-0"
HEIGHT OF BUILDING MORE THAN 25'-0"	140'-0"
SIDE SETBACKS:	
INTERIOR SIDE SETBACK	5'-0"
POOL & DECKS SETBACKS:	
POOL SETBACK	80'-0"
MAX. BUILDING HEIGHT	25'-0"/ 37'-0"



LOCATION MAP

N.T.S.

SCOPE OF WORK

NEW DRIVEWAY ON ATLANTIC WAY AND REFURBISH AND ADD TO EXISTING DRIVEWAY LEADING TO EXISTING HOUSE.

LEGAL DESCRIPTION

LOT 6, BLOCK 5, OF CORRECTED PLAT ALTOS DEL MAR No.1 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOT 31, PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LOT 6 BOUNDED AS FOLLOWS: BOUNDED ON THE NORTH BY THE DIVIDING LINE BETWEEN LOTS 5 AND 6; BOUNDED ON THE SOUTH BY THE SOUTHERLY LINE OF LOT 6, SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY LINE OF 78TH STREET; BOUNDED ON THE WEST BY THE WESTERLY LINE OF LOT 6, SAID WESTERLY LINE ALSO BEING THE EASTERLY LINE OF ATLANTIC WAY; BOUNDED ON THE EAST BY THE EROSION CONTROL LINE OF THE ATLANTIC OCEAN, AS RECORDED IN PLAT BOOK 105, AT PAGE 62, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PACHECO-MARTINEZ
& ASSOCIATES, LLC.
AA26002619 . AR
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STATE OF FLORIDA
RAYMOND PACHECO
AR0006412
REGISTERED ARCHITECT

Raymond Pacheco
Digitally signed by Raymond Pacheco
Date: 2020.12.14 12:17:12 -05'00'

7801 ATLANTIC WAY

7801 ATLANTIC WAY
MIAMI BEACH, FL 33141

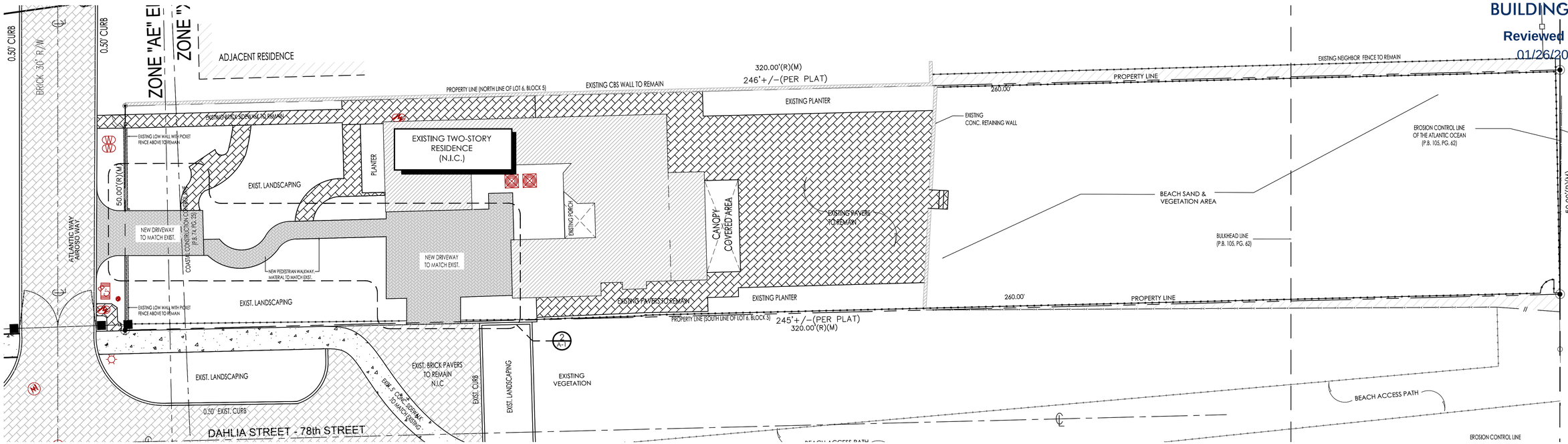
revisions
1 11-09-20 COMM.

date 09-10-2020
issued
drawn MP
checked
project no. 1934

sheet no.

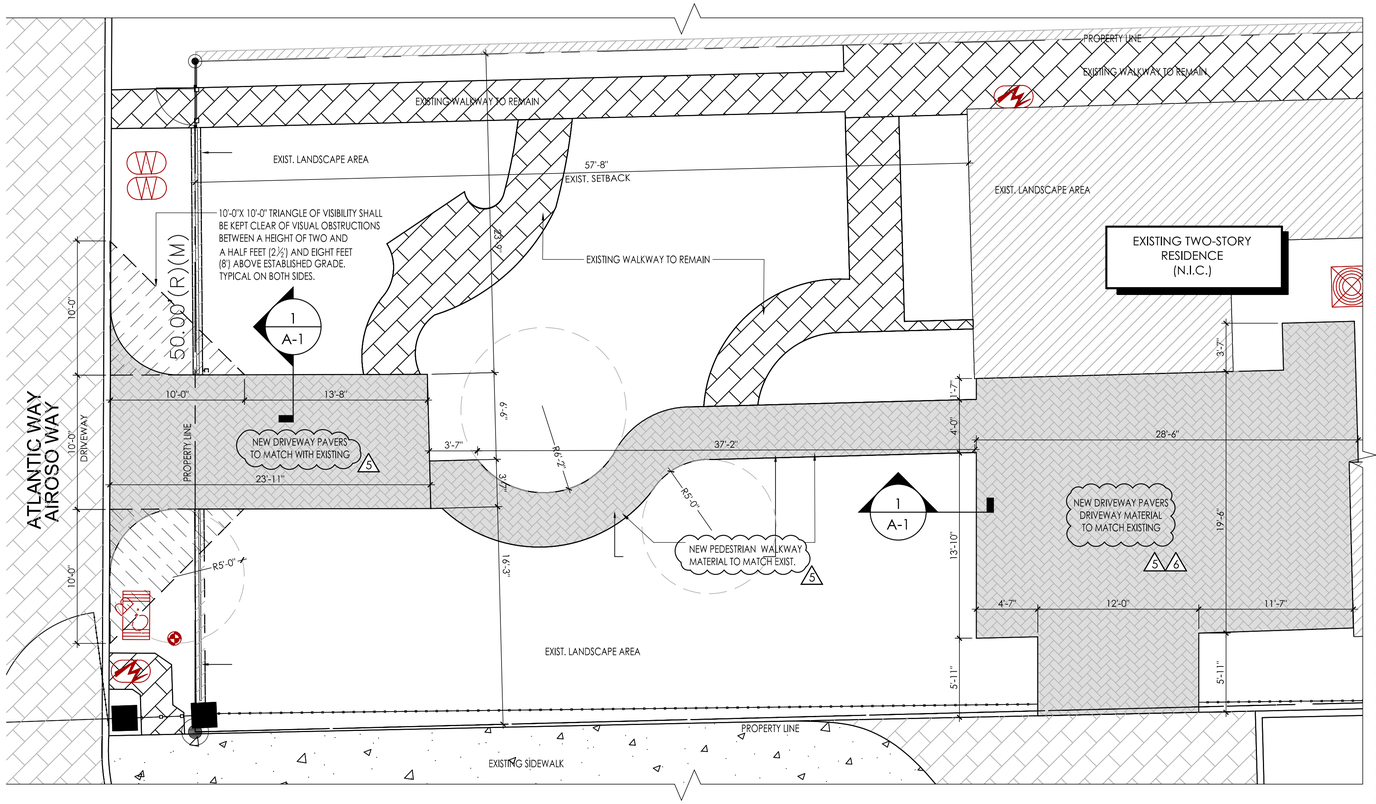
A-1.0

MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
01/26/2021 - 5:55:03 AM

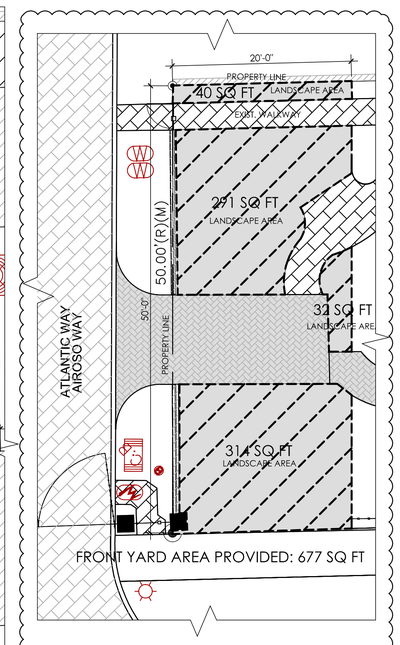


N

1 SITE PLAN FLOOR PLAN
SCALE 3/32" = 1'-0"



2 ENLARGED DRIVEWAY PLAN
SCALE 3/16" = 1'-0"

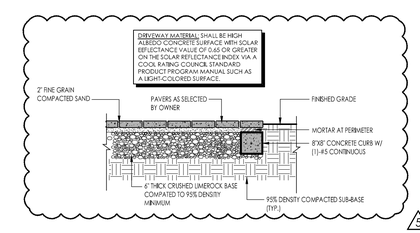


FRONT YARD AREA

SCALE 3/16" = 1'-0"

6

FRONT YARD AREA CALCULATION	
TOTAL FRONT YARD AREA:	1,000 SQ FT
TOTAL FRONT YARD AREA PROVIDED: (50% REQUIRED)	500 SQ FT
TOTAL FRONT YARD AREA PROVIDED:	677 SQ FT



5 7

1 DRIVEWAY EDGE DETAIL
SCALE : 3/16" = 1'-0"

LEGAL DESCRIPTION

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NOTE

NO TREES BEING AFFECTED

SCOPE OF WORK

1. NEW DRIVEWAY AT ATLANTIC WAY. DRIVEWAY PAVERS TO MATCH EXISTING.

1 5

DRIVEWAYS - REV 7

PACHECO-MARTINEZ & ASSOCIATES LLC
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STATE OF FLORIDA
RAYMOND PACHECO
AR0006412
REGISTERED ARCHITECT

Raymond Pacheco
Digitally signed by Raymond Pacheco
Date: 2020.12.17 10:24:03 -05'00'

PRIVACY WALL/FENCE/GATES FOR:

7801 ATLANTIC WAY

7801 ATLANTIC WAY
MIAMI BEACH, FL

revisions
5 10-05-2020 COMM.
6 10-23-20 COMM.
7 12-17-2020 COMM.
1 12-23-19 COMM.
2 01-21-20 COMM.
3 01-30-20 REV.
4 02-07-20 COMM.

date 2020-09-30
issued
drawn MP
checked
project no. 1934

sheet no.
A-1

City of Miami Beach
Last Completed Item Reviews Across All Submittals

Print Date & Time: 1/26/2021 8:14:08AM

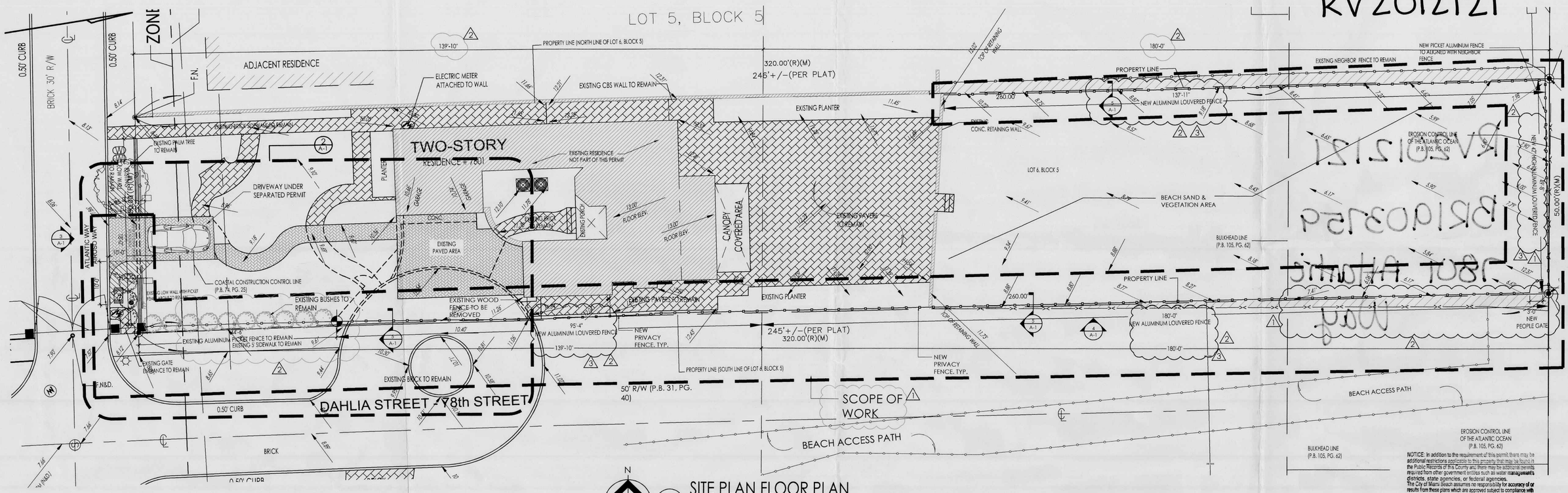
MIAMIBEACH
BUILDING DEPARTMENT
Reviewed For Compliance
01/26/2021 8:58:05 AM

Permit Type: Building - Residential **Work Class:** Driveway/Approach **Application Date:** 10/06/2020 **Status:** Applied

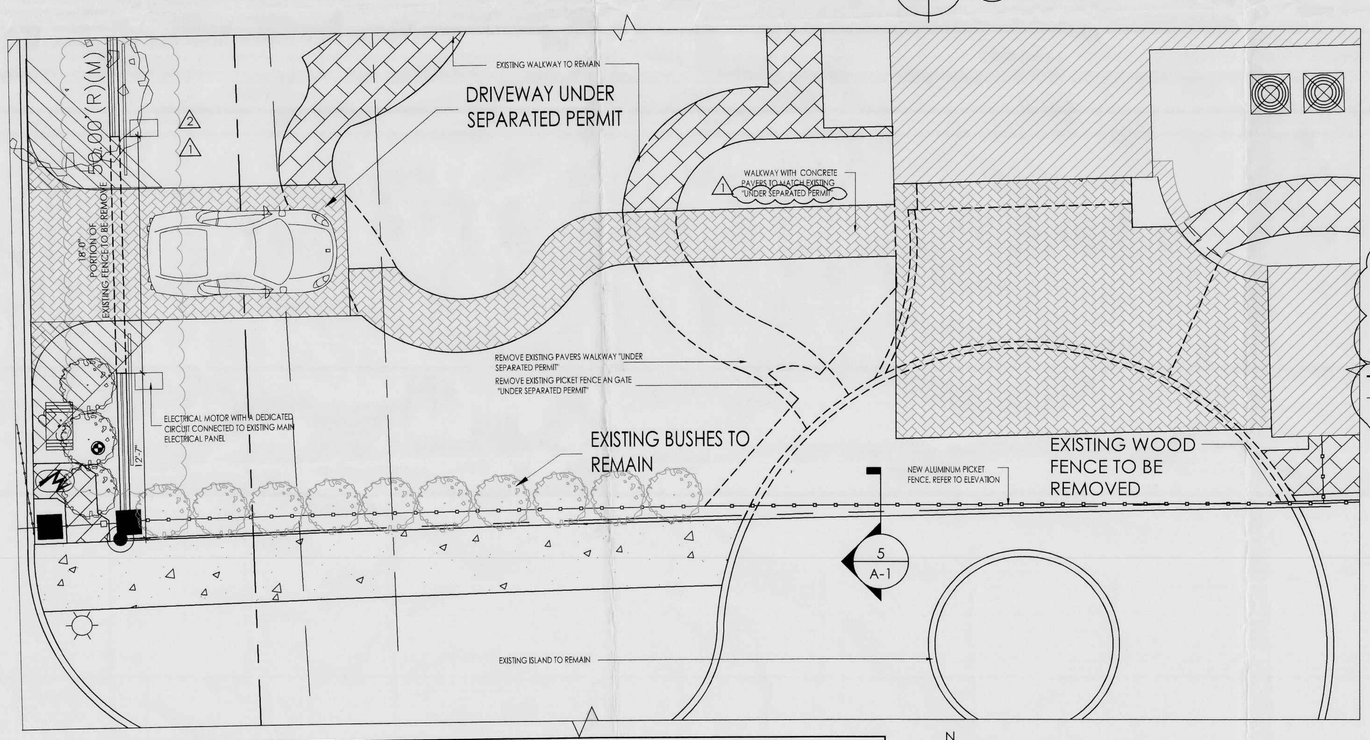
Address: 7801 ATLANTIC WAY **Permit**:BR2004719

Item Review Type	Status	Version	Completed Date	Assigned User
Permit Intake Review	Pass	1	10/14/2020	Danasia Bethrant
Flood Review	Pass	2	12/14/2020	Carlos Guerrero
Public Works (Building Permits)	Pass	3	12/21/2020	Eugene Egemba
Structural Review	Pass	3	12/17/2020	Vicente Franco
Permit Landscape Review	Pass	3	12/22/2020	Ricardo Guzman
Urban Forestry Group Review	Pass	4	01/26/2021	Omar Leon
Planning Review - VDR	Pass	4	01/25/2021	Giselle Deschamps
Building Review	Pass	4	01/22/2021	Oscar Larrieu

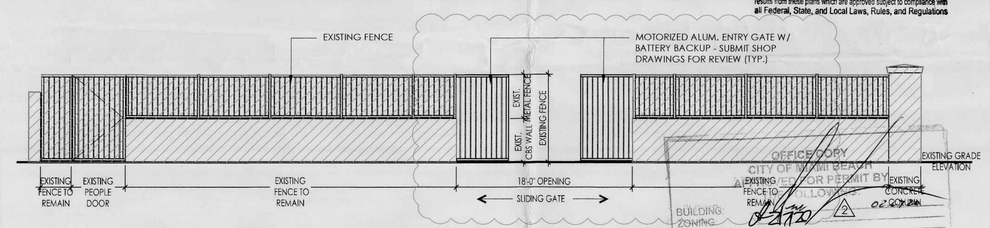
RV2012121



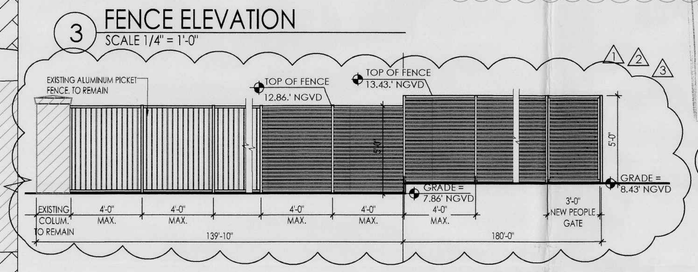
1 SITE PLAN FLOOR PLAN
SCALE 3/32" = 1'-0"



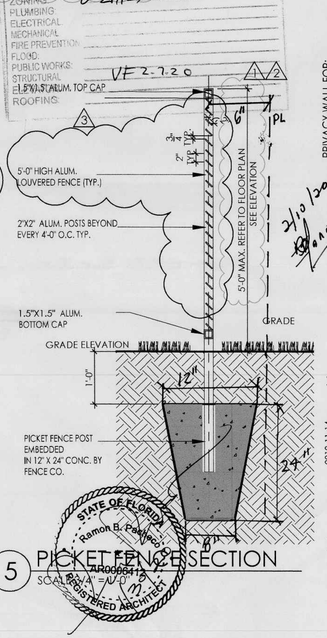
2 ENLARGED PLAN
SCALE 3/16" = 1'-0"



3 FENCE ELEVATION
SCALE 1/4" = 1'-0"



4 ALUMINUM PICKET FENCE ELEVATION - TYP
SCALE 1/4" = 1'-0"



5 PICKET FENCE SECTION
SCALE 1/4" = 1'-0"

PUBLIC WORKS
PLAN REVIEW NOTICE
Phone 305-673-7080 Fax 305-673-7028
THIS PLAN REVIEW CONSTITUTES APPROVAL FOR OBTAINING BUILDING PERMITS ONLY
-All work, materials and equipment are to be retained within private property.
-All construction and/or use of equipment in the Right of Way and/or easements will require a Separate Public Works Department permit PRIOR TO START OF CONSTRUCTION.
-Prior to start any excavation in the right of way, you must contact Sunshine State One Call of Florida (1-800-432-4770) no later than 48 hours prior to the excavation you cannot start the work if the utilities have not been location at the job site.

STATE OF FLORIDA
Ramon B. Pacheco
AR0006413
REGISTERED ARCHITECT

SCOPE OF WORK:

1 - NEW ENTRANCE AT ATLANTIC WAY, NEW FORGE ALUMINUM PRIVACY FENCE AT DAHLIA STREET (78TH STREET) AND REAR OF THE PROPERTY.
- NEW SLIDING ROLLING GATE FOR AT ATLANTIC WAY
- RE-CONFIGURATION OF THE EXISTING CUL DE SAC. THAT ENCROACHES INTO THE PROPERTY.

LEGAL DESCRITION:

LOT 6, BLOCK 5, OF CORRECTED PLAT ALTOS DEL MAR NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LOT 6 BOUNDED AS FOLLOWS: BOUNDED ON THE NORTH BY THE DIVIDING LINE BETWEEN LOTS 5 AND 6; BOUNDED ON THE SOUTH BY THE SOUTHERLY LINE OF LOT 6, SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY LINE OF 78TH STREET; BOUNDED ON THE WEST BY THE WESTERLY LINE OF LOT 6, SAID WESTERLY LINE ALSO BEING THE EASTERLY LINE OF ATLANTIC WAY; BOUNDED ON THE EAST BY THE EROSION CONTROL LINE OF THE ATLANTIC OCEAN; AS RECORDED IN PLAT BOOK 105, AT PAGE 62, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

PACHECO-MARTINEZ
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NOTICE: In addition to the requirement of this permit there may be additional restrictions applicable to this property that may be found in the Public Records of this County and there may be additional permits required from other government entities such as water management districts, state agencies, or federal agencies.
The City of Miami Beach assumes no responsibility for accuracy of or results from these plans which are approved subject to compliance with all Federal, State, and Local Laws, Rules, and Regulations

PRIVACY WALL FOR:

7801 ATLANTIC WAY

7801 ATLANTIC WAY
MIAMI BEACH, FL

revisions	
1	12-23-19 COMM.
2	01-21-20 COMM.
3	01-30-20 REV.

date	2019-11-14
issued	
drawn	MP
checked	
project no.	1934

sheet no.
A-1