

B9400305

ELEVATION CERTIFICATE

FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM

ATTENTION: Use of this certificate does not provide a waiver of the flood insurance purchase requirement. This form is used only to provide elevation information necessary to ensure compliance with applicable community floodplain management ordinances, to determine the proper insurance premium rate, and/or to support a request for a Letter of Map Amendment or Revision (LOMA or LOMR). You are not required to respond to this collection of information unless a valid OMB control number is displayed in the upper right corner of this form.

Instructions for completing this form can be found on the following pages.

SECTION A PROPERTY INFORMATION	FOR INSURANCE COMPANY USE
BUILDING OWNER'S NAME <p style="text-align: center;">Bellsouth</p>	POLICY NUMBER
STREET ADDRESS (Including Apt., Unit, Suite and/or Bldg. Number) OR P.O. ROUTE AND BOX NUMBER <p style="text-align: center;">1030 15th Street</p>	COMPANY NAIC NUMBER
OTHER DESCRIPTION (Lot and Block Numbers, etc.)	
CITY <p style="text-align: center;">Miami Beach,</p>	STATE <p style="text-align: center;">Florida</p>
ZIP CODE	

SECTION B FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Provide the following from the proper FIRM (See Instructions):

1. COMMUNITY NUMBER <p>120651</p>	2. PANEL NUMBER <p>0184</p>	3. SUFFIX <p>J</p>	4. DATE OF FIRM INDEX <p>3-2-94</p>	5. FIRM ZONE <p>AE</p>	6. BASE FLOOD ELEVATION (in AO Zones, use depth) <p>8 ✓</p>
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7. Indicate the elevation datum system used on the FIRM for Base Flood Elevations (BFE): NGVD '29 Other (describe on back)
8. For Zones A or V, where no BFE is provided on the FIRM, and the community has established a BFE for this building site, indicate the community's BFE: feet NGVD (or other FIRM datum—see Section B, Item 7).

SECTION C BUILDING ELEVATION INFORMATION

1. Using the Elevation Certificate Instructions, indicate the diagram number from the diagrams found on Pages 5 and 6 that best describes the subject building's reference level 1.
- 2(a). FIRM Zones A1-A30, AE, AH, and A (with BFE). The top of the reference level floor from the selected diagram is at an elevation of feet NGVD (or other FIRM datum—see Section B, Item 7). SEE COMMENTS
- (b). FIRM Zones V1-V30, VE, and V (with BFE). The bottom of the lowest horizontal structural member of the reference level from the selected diagram, is at an elevation of feet NGVD (or other FIRM datum—see Section B, Item 7).
- (c). FIRM Zone A (without BFE). The floor used as the reference level from the selected diagram is feet above or below (check one) the highest grade adjacent to the building.
- (d). FIRM Zone AO. The floor used as the reference level from the selected diagram is feet above or below (check one) the highest grade adjacent to the building. If no flood depth number is available, is the building's lowest floor (reference level) elevated in accordance with the community's floodplain management ordinance? Yes No Unknown
3. Indicate the elevation datum system used in determining the above reference level elevations: NGVD '29 Other (describe under Comments on Page 2). (NOTE: If the elevation datum used in measuring the elevations is different than that used on the FIRM [see Section B, Item 7], then convert the elevations to the datum system used on the FIRM and show the conversion equation under Comments on Page 2.)
4. Elevation reference mark used appears on FIRM: Yes No (See Instructions on Page 4)
5. The reference level elevation is based on: actual construction construction drawings
(NOTE: Use of construction drawings is only valid if the building does not yet have the reference level floor in place, in which case this certificate will only be valid for the building during the course of construction. A post-construction Elevation Certificate will be required once construction is complete.)
6. The elevation of the lowest grade immediately adjacent to the building is: feet NGVD (or other FIRM datum—see Section B, Item 7).

RECEIVED

JUL 28 1999

SECTION D COMMUNITY INFORMATION

1. If the community official responsible for verifying building elevations specifies that the reference level indicated in Section C, Item 1 is not the "lowest floor" as defined in the community's floodplain management ordinance, the elevation of the building's "lowest floor" as defined by the ordinance is: feet NGVD (or other FIRM datum—see Section B, Item 7).
2. Date of the start of construction or substantial improvement _____

B9500070

SECTION E CERTIFICATION

This certification is to be signed by a land surveyor, engineer, or architect who is authorized by state or local law to certify elevation information when the elevation information for Zones A1-A30, AE, AH, A (with BFE), V1-V30, VE, and V (with BFE) is required. Community officials who are authorized by local law or ordinance to provide floodplain management information, may also sign the certification. In the case of Zones AO and A (without a FEMA or community issued BFE), a building official, a property owner, or an owner's representative may also sign the certification.

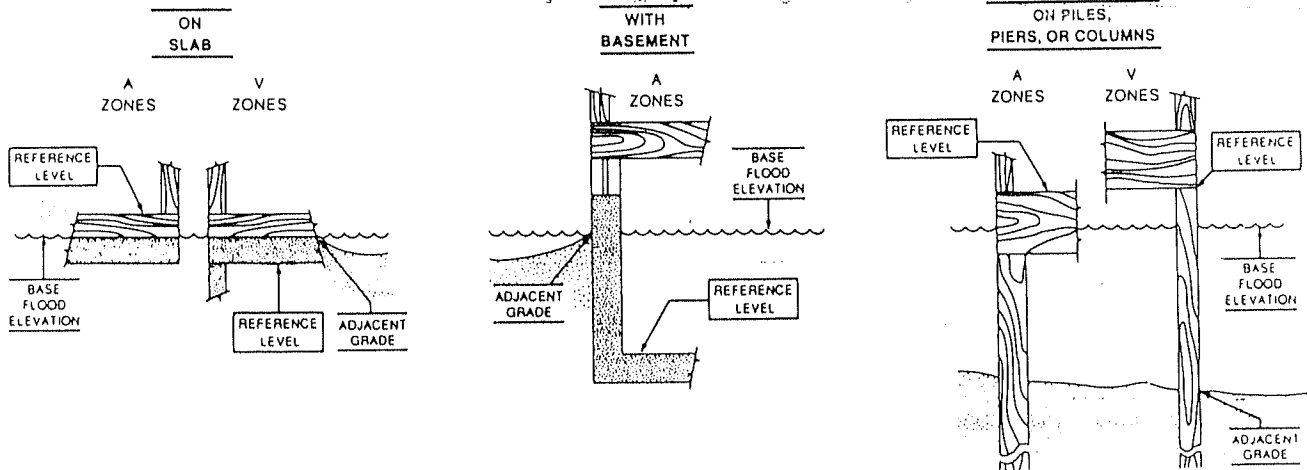
Reference level diagrams 6, 7 and 8 - Distinguishing Features--If the certifier is unable to certify to breakaway/non-breakaway wall, enclosure size, location of servicing equipment, area use, wall openings, or unfinished area Feature(s), then list the Feature(s) not included in the certification under Comments below. The diagram number, Section C, Item 1, must still be entered.

I certify that the information in Sections B and C on this certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

CERTIFIER'S NAME		LICENSE NUMBER (or Affix Seal)	
Jose A. Perez		2852	
TITLE		COMPANY NAME	
Land Surveyor		Continental Land Surveyors, Inc.	
ADDRESS		CITY	STATE ZIP
1700 S.W. 57th Ave. Suite 201		Miami,	Florida 33155
SIGNATURE		DATE	PHONE
		6-22-99	(305) 262-1925

Copies should be made of this Certificate for: 1) community official, 2) insurance agent/company, and 3) building owner.

COMMENTS: LOWEST FLOOR ELEVATION 5.44 (OFFICE BUILDING WITH BATH)



The diagrams above illustrate the points at which the elevations should be measured in A Zones and V Zones.

Elevations for all A Zones should be measured at the top of the reference level floor.

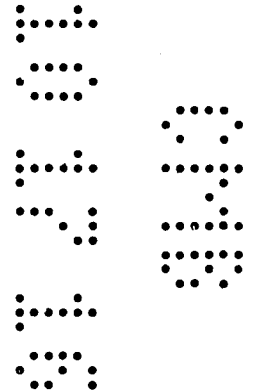
Elevations for all V Zones should be measured at the bottom of the lowest horizontal structural member.

Handwritten note: +8 feet

BC160203a



Fernando Azcue P.E.
License No 65521
STRUCTURAL



STRUCTURAL CALCULATIONS

PROJECT NAME: 6 FT WOOD FENCE
STRUCTURAL CALCULATIONS
MIAMI

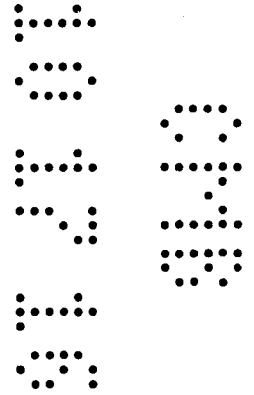
Fernando Azcue, P.E.
3/2/15

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A handwritten signature in black ink, appearing to be "S. J. ...", with the date "3-2-7" written below it.

WIND LOAD CALCULATIONS

CODE: ASCE 7-10

CATEGORY I

EXPOSURE D

$$k_d = 0.85$$

$$V = 105 \text{ MPH (TEMPORARY STRUCTURE)}$$

DESIGN PRESSURE
FREESTANDING WALL

$$p = \frac{F}{A_e} = q_h G C_f$$

$$q_h = 0.00256 k_z k_{zt} k_d V^2$$

$$k_z = 0.85$$

$$k_{zt} = 1.0$$

$$k_d = 0.85$$

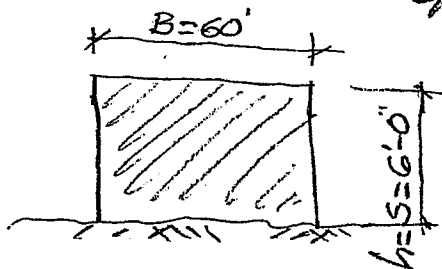
$$V = 105 \text{ MPH}$$

$$q_h = 0.00256 \times 0.85 \times 1 \times 0.85 \times (105)^2$$

$$q_h = 20.4 \text{ PSF}$$

GUST FACTOR, $G = 0.85$

NET FORCE COEFF. C_f



$$B/s = 10$$

$$s/h = 1.0$$

$$C_f = 1.30 \text{ (FIG. 29.4-1, ASCE 7-10)}$$

DESIGN PRESSURE.

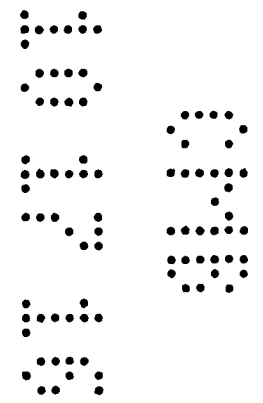
$$P = \frac{F}{A_s} = 7_h \text{ G Gf.}$$

$$P = 204 \times 0.85 \times 1.30$$

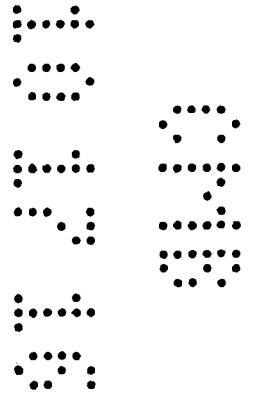
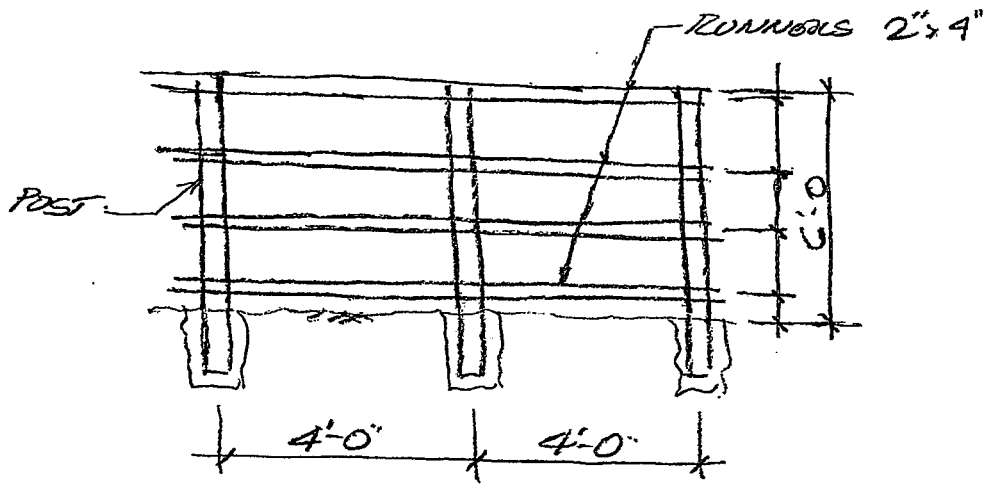
$$P = 23 \text{ PSF.}$$

ALLOWABLE PRESSURE

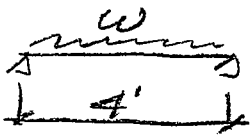
$$P_a = 0.6P = 0.6 \times 23 = 14 \text{ PSF}$$



WOOD FENCE



RUNNERS.



$$W = 14 \text{ PLF} \times 2 = 28 \text{ PLF}$$

BENDING.

$$f_b = \frac{M}{S}$$

$$M = \frac{1}{8} W l^2 = \frac{1}{8} \times 28 \times 4^2$$

$$M = 56 \text{ #-ft.}$$

$$S = \frac{b d^2}{6}$$

$$S = \frac{3.5 \times (1.5)^2}{6}$$

$$S = 1.3125 \text{ in}^3$$

$$f_b = \frac{56 \times 12}{1.3125} = 512 \text{ PSI} < F_b$$

$$512 \text{ PSI} < 2587 \text{ PSI} \therefore \text{OK}$$

$$F_b = 2587 \text{ PSI}$$

Description Runners

Timber Member Information

Timber Section		2x4
Beam Width	in	3.500
Beam Depth	in	1.500
Le: Unbraced Length	ft	0.00
Timber Grade		Southern Pine, No.2
Fb - Basic Allow	psi	1,500.0
Fv - Basic Allow	psi	170.0
Elastic Modulus	ksi	1,600.0
Load Duration Factor		1.000
Member Type		Sawn
Repetitive Status		No

Center Span Data

Span	ft	4.00
Dead Load	#/ft	
Live Load	#/ft	28.00

Results Ratio = 0.2276

Mmax @ Center	in-k	0.67
@ X =	ft	2.00
fb : Actual	psi	512.0
Fb : Allowable	psi	2,250.0
		Bending OK
fv : Actual	psi	15.1
Fv : Allowable	psi	170.0
		Shear OK

Reactions

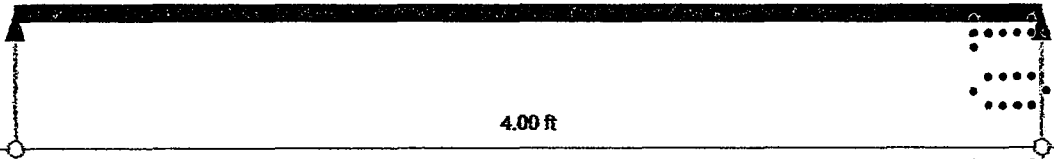
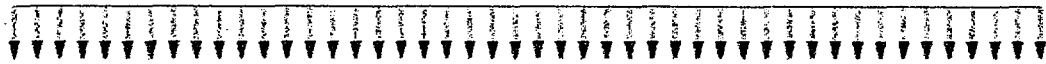
@ Left End	DL	lbs	0.00
	LL	lbs	56.00
	Max. DL+LL	lbs	56.00
@ Right End	DL	lbs	0.00
	LL	lbs	56.00
	Max. DL+LL	lbs	56.00

Deflections

Center DL Defl	in	0.000
L/Defl Ratio		0.0
Center LL Defl	in	-0.102
L/Defl Ratio		468.8
Center Total Defl	in	-0.102
Location	ft	2.000
L/Defl Ratio		468.8

28.00 #/ft

28.00 #/ft

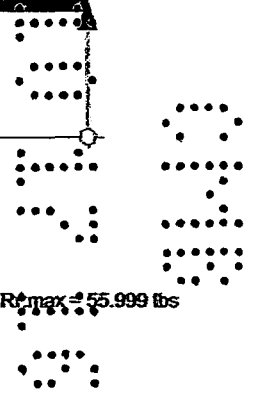


$M_{max} = 0.67 \text{ in-k at } 1.99 \text{ ft from left}$

$D_{max} = -0.1433 \text{ in at } 1.99 \text{ ft from left}$

$R_{tmax} = 55.999 \text{ lbs}$

$R_{rmax} = 55.999 \text{ lbs}$



POST



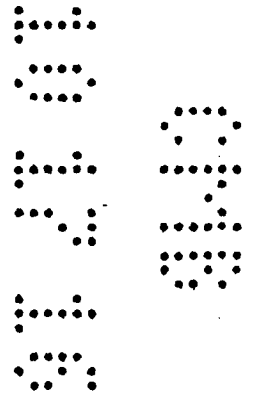
$$W = 14 \text{ PLF} \times 4 = 56 \text{ PLF}$$

BENDING.

$$M = 56 \times 6 \times 3 = 1008 \text{ #-ft}$$

$$f_b = \frac{M}{S} = \frac{1008 \times 12}{7.146} = 1693 \text{ PSI} < F_b = 2250 \text{ PSI}$$

$$1693 \text{ PSI} < 2250 \text{ PSI} \therefore \text{OK}$$



Rev: 506001 **Timber Beam & Joist** Page 1

Description Post

Timber Member Information

Timber Section		4x4	
Beam Width	in	3.500	
Beam Depth	in	3.500	
Le: Unbraced Length	ft	4.00	
Timber Grade		southern Pine, No.2	
Fb - Basic Allow	psi	1,500.0	
Fv - Basic Allow	psi	90.0	
Elastic Modulus	ksi	1,600.0	
Load Duration Factor		1.000	
Member Type		Sawn	
Repetitive Status		No	

Center Span Data

Span	ft	4.00
------	----	------

Cantilever Span

Span	ft	6.00
Uniform Dead Load	#/ft	
Uniform Live Load	#/ft	56.00

Results Ratio = 0.7523

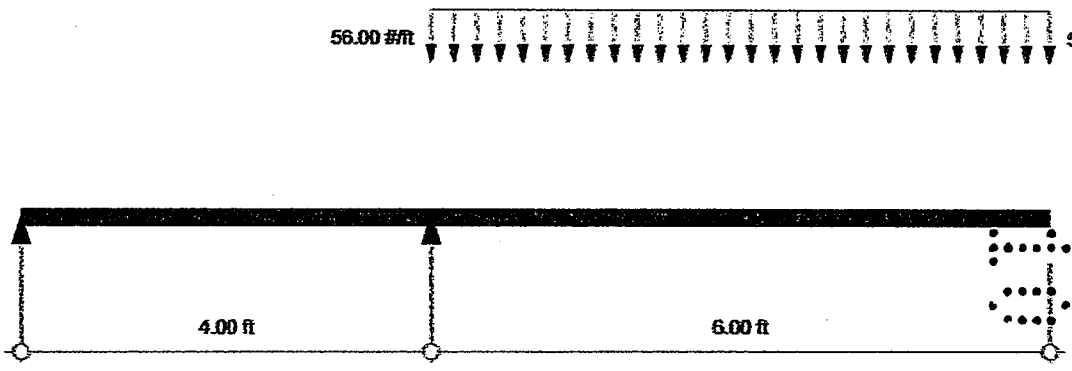
Mmax @ Center	in-k	0.00
@ X =	ft	0.00
Mmax @ Cantilever	in-k	-12.10
fb : Actual	psi	1,692.7
Fb : Allowable	psi	2,250.0
		Bending OK
fv : Actual	psi	39.5
Fv : Allowable	psi	90.0
		Shear OK

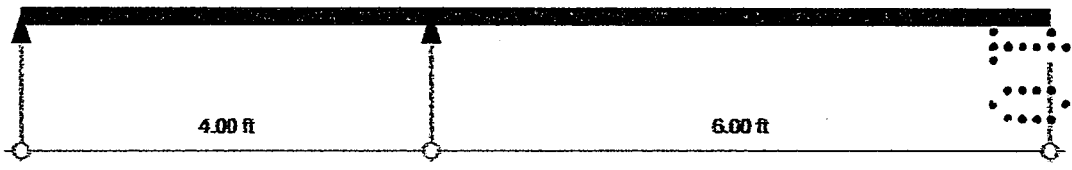
Reactions

@ Left End	DL	lbs	0.00
	LL	lbs	-252.00
	Max. DL+LL	lbs	-252.00
@ Right End	DL	lbs	0.00
	LL	lbs	588.00
	Max. DL+LL	lbs	588.00

Deflections

Center DL Defl	in	0.000
L/Defl Ratio		0.0
Center LL Defl	in	0.089
L/Defl Ratio		537.2
Center Total Defl	in	0.089
Location	ft	2.304
L/Defl Ratio		537.2
Cantilever DL Defl	in	0.000
Cantilever LL Defl	in	-1.482
Total Cant. Defl	in	-1.482
L/Defl Ratio		97.2

56.00 #/ft  56.00 #/ft



$M_{max} = 0.00 \text{ in-k at } 0.00 \text{ ft from left}$

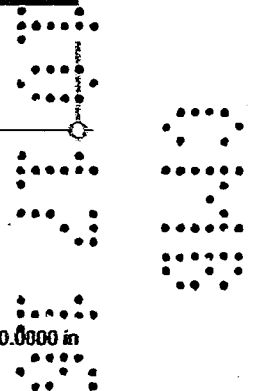
$D_{max} = 0.0893 \text{ in at } 2.30 \text{ ft from left}$

$M_{max @ \text{right}} = -12.09 \text{ in-k}$

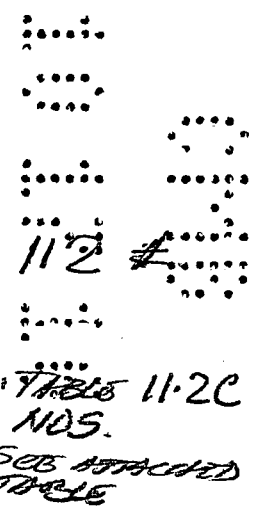
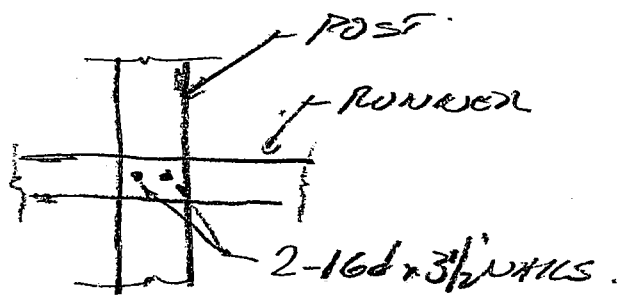
$R_{Lmax} = -251.999 \text{ lbs}$

$R_{Rmax} = 587.999 \text{ lbs}$

$\text{Max Defl @ right end} = 0.0000 \text{ in}$



RUNNER TO POST CONNECTION.



TENSION FORCE, $T = 14 \text{ PSF} \times 2 \times 4 = 112 \#$

10d NAIL ALLOWABLE TENSION (2" PENETRATION)

$T_{\text{ALLOWABLE}} = 50 \times 2 = 100 \#$

TABLE 11.2C
NDS.
SEE ATTACHED
TABLE

CONNECTION CAPACITY, $T = 100 \times 2 = 200 \#$

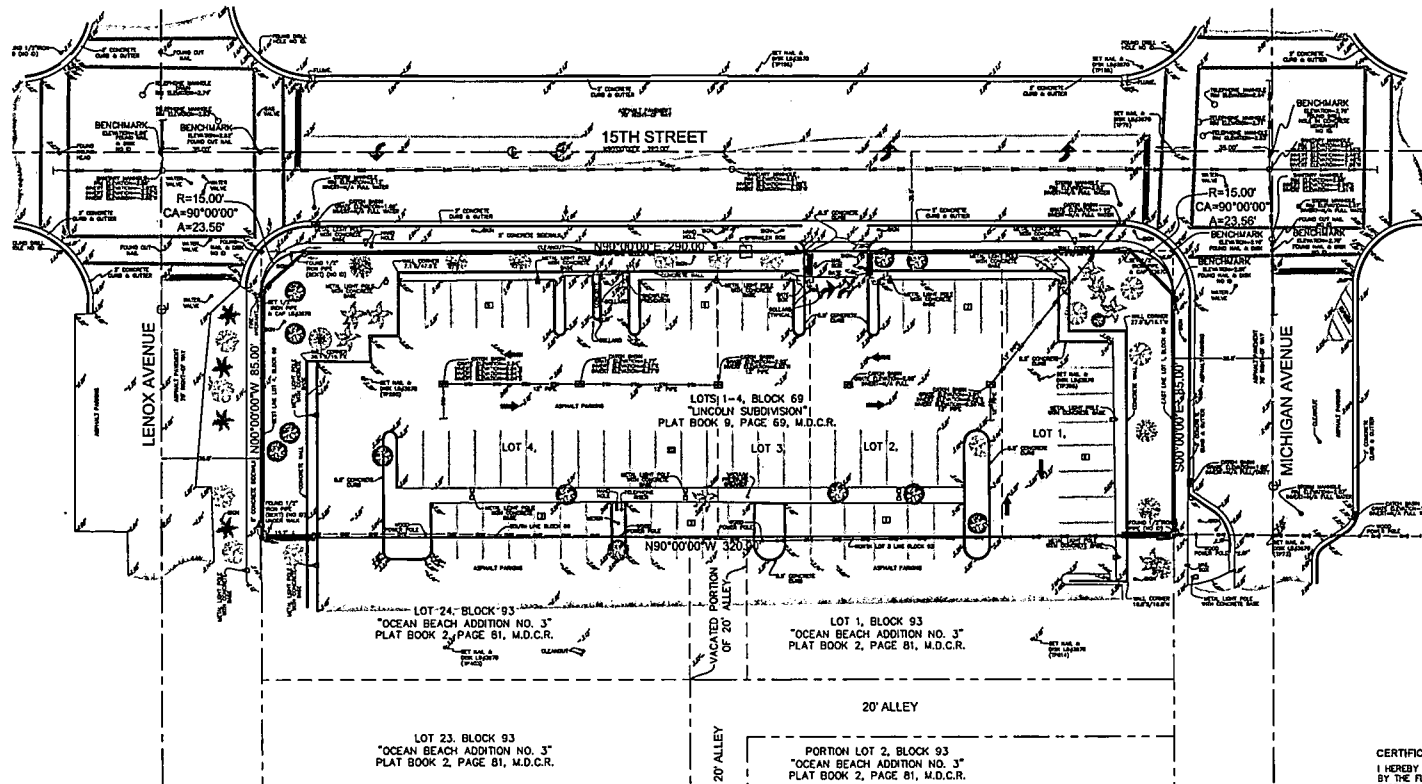
$200 \# > 112 \#$

Table 11.2C Nail and Spike Withdrawal Design Values (W)¹

Tabulated withdrawal design values (W) are in pounds per inch of penetration into side grain of main member (see Appendix L).

Specific Gravity G	Common Wire Nails, Box Nails, and Common Wire Spikes															Threaded Nails				
	Diameter, D															Wire Diameter, D				
	0.099"	0.113"	0.128"	0.131"	0.135"	0.148"	0.162"	0.192"	0.207"	0.225"	0.244"	0.263"	0.283"	0.312"	0.375"	0.120"	0.135"	0.148"	0.177"	0.207"
0.73	62	71	80	82	85	93	102	121	130	141	153	165	178	196	236	82	93	102	121	141
0.71	58	66	75	77	79	87	95	114	122	132	143	154	166	183	220	77	87	95	113	132
0.68	52	59	67	69	71	78	85	101	109	118	128	138	149	164	197	69	78	85	101	118
0.67	50	57	65	66	68	75	82	97	105	114	124	133	144	158	190	66	75	82	97	114
0.58	35	40	45	46	48	52	57	68	73	80	86	93	100	110	133	46	52	57	68	80
0.55	31	35	40	41	42	45	50	59	64	70	75	81	88	97	119	40	46	50	59	70
0.51	25	29	33	34	35	38	42	49	53	58	63	67	73	80	96	34	38	42	49	58
0.50	24	28	31	32	33	36	40	47	50	55	60	64	69	76	91	32	36	40	47	55
0.49	23	26	30	30	31	34	38	45	48	52	57	61	66	72	87	30	34	38	45	52
0.47	21	24	27	27	28	31	34	40	43	47	51	55	59	65	78	27	31	34	40	47
0.46	20	22	25	26	27	29	32	38	41	45	48	52	56	62	74	26	29	32	38	45
0.44	18	20	23	23	24	26	29	34	37	40	43	47	50	55	66	23	26	29	34	40
0.43	17	19	21	22	23	25	27	32	35	38	41	44	47	52	63	22	25	27	32	38
0.42	16	18	20	21	21	23	26	30	33	35	38	41	45	49	59	21	23	26	30	35
0.41	15	17	19	19	20	22	24	29	31	33	36	39	42	46	56	19	22	24	29	33
0.40	14	16	18	18	19	21	25	27	29	31	34	37	40	44	52	18	21	23	27	31
0.39	13	15	17	17	18	19	21	25	27	29	32	34	37	41	49	17	19	21	25	29
0.38	12	14	16	16	17	18	20	24	25	28	30	32	35	38	46	16	18	20	24	28
0.37	11	13	15	15	16	17	19	22	24	26	28	30	33	36	43	15	17	19	22	26
0.36	11	12	14	14	14	16	17	21	22	24	26	28	30	33	40	14	16	17	21	24
0.35	10	11	13	13	14	15	16	19	21	23	24	26	28	31	38	13	15	16	19	23
0.34	9	10	12	12	13	14	15	18	20	21	23	24	26	28	35	12	14	15	18	21
0.33	7	8	9	9	10	11	12	14	15	17	18	19	21	22	28	10	11	12	14	17

1. Tabulated withdrawal design values (W) for nail or spike connections shall be multiplied by all applicable adjustment factors (see Table 10.3.1).



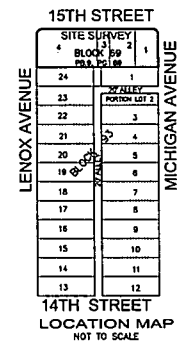
LEGAL DESCRIPTION:
 LOTS 1, 2, 3 AND 4, BLOCK 69, "LINCOLN SUBDIVISION", ACCORDING TO
 THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 69, OF THE
 PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

- NOTES:
- 1) THIS SITE CONTAINS 31,803 SQUARE FEET (0.7274 ACRES) MORE OR LESS.
 - 2) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. MIAMI-DADE COUNTY BENCHMARK D-149; ELEVATION: 2.83 FEET.
 - 3) FLOOD ZONE: AE; BASE FLOOD ELEVATION: 9 FEET; PANEL #120851 0317L; MAP DATE: 09/11/09.
 - 4) THIS SITE LIES IN SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA.
 - 5) BEARINGS ARE BASED ON THE QUARTER TIE OF 15TH STREET ASSUMED BEARING BEING HORIZONTAL.
 - 6) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION, BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
 - 7) THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: SHOMA SOUTH BEACH DEVELOPMENT, LLC.
 - 8) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1". THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
 - 9) THIS SITE CONTAINS 68 TOTAL SPREAD PARKING SPACES, (48 REGULAR & 20 PARTIAL).
 - 10) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED OR KNOWN EASEMENTS ARE DEPICTED HEREON.

CERTIFICATION:
 I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES ("DOACS") CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 475.022, FLORIDA STATUTES.
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 DIETRI BURKE, PROFESSIONAL SURVEYOR AND MAPPER LS3136
 STATE OF FLORIDA

- LEGEND
- CONCRETE
 - ASPHALT PAVEMENT
 - ELEVATION
 - OVERHEAD WIRES
 - UNDERGROUND STORM SEWER LINE
 - UNDERGROUND SANITARY SEWER LINE
 - C CENTERLINE
 - O.R.B. OFFICIAL RECORDS BOOK
 - TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
 - R RADIUS
 - CA CENTRAL ANGLE
 - A ARC LENGTH
 - NUMBER PARKING SPACES
 - REAL PALM TREE
 - ROYAL PALM TREE / SPINDLE PALM
 - GIANTO LIMBO TREE (EUCALYPTUS)
 - BLACK OLIVE TREE (WHITE OAK)
 - BOTTLE BRUNCH (ORCHID)
 - LIVE OAK TREE
 - UNDETERMINED TREE (FIGUS)



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 MAY BE REPRODUCED, IN ANY FORM OR BY ANY
 MEANS, WITHOUT PERMISSION IN WRITING FROM AN
 OFFICER OF PULICE LAND SURVEYORS, INC.

NO. REVISIONS		BY	

BOUNDARY AND TOPOGRAPHIC SURVEY

PULICE LAND SURVEYORS, INC.
 5381 NOB HILL ROAD
 SUNRISE, FLORIDA 33351
 TELEPHONE: (954) 372-1777
 FAX: (954) 572-1778
 E-MAIL: survey@pulicelandsurveyors.com
 CERTIFICATE OF AUTHORIZATION LS13870

DRAWN BY: M.D. SCALE: 1"=20' FILE: SHOMA SOUTH BEACH DEVELOPMENT, LLC
 CHECKED BY: J.F.P. SURVEY DATE: 09/01/15 ORDER NO.: 59325

BC 1602032 *if ok for size*

FENCE SPECIFICATIONS		
COMPONENT	DIMENSIONS	MATERIAL
① POSTS	4"x4"	WOOD
② BACK RAILS	2"x4"	WOOD
③ DIEBOND	1/4" DIEBOND	-
FOOTING	12" DIA. X 36" DEEP	CONCRETE

GENERAL NOTES:

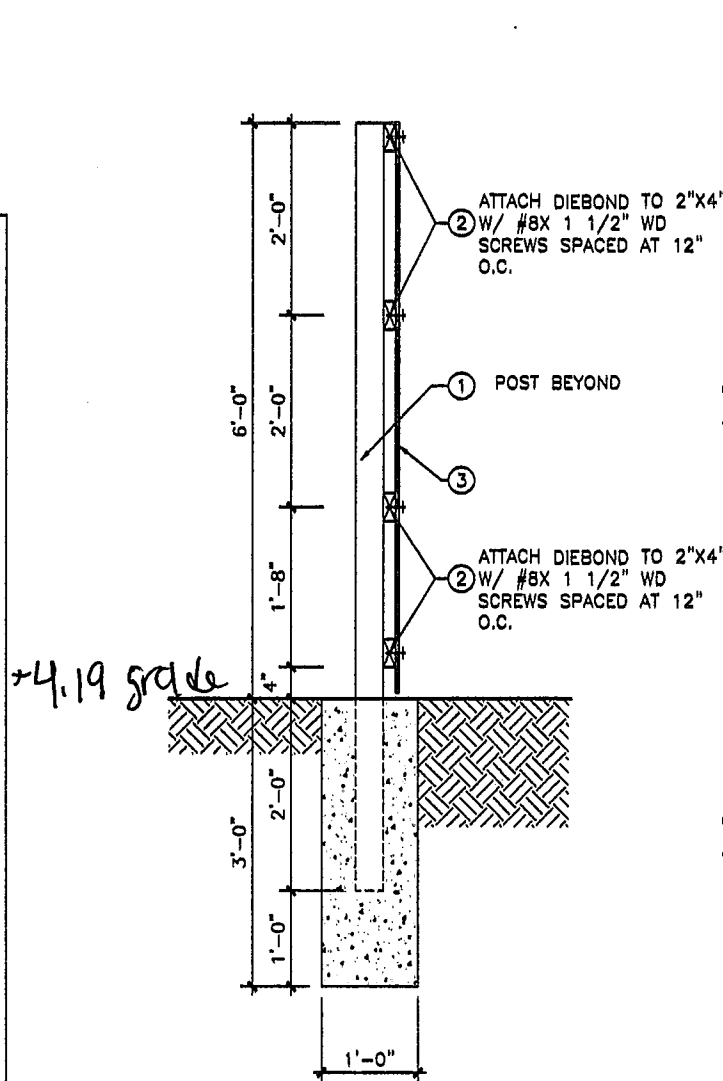
- ALL WORK SHALL CONFORM TO FLORIDA BUILDING CODE 2010.
- IT IS THE INTENT OF THESE DRAWINGS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
- CONTRACTOR IS TO FURNISH ALL LABOR, MATERIALS, SERVICES AND EQUIPMENT NECESSARY TO COMPLETE ALL WORK SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.
- DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN.
- ENGINEER'S VISITS TO THE SITE DURING CONSTRUCTION SHALL BE SCHEDULED WITHIN 24 HOURS PRIOR TO INSPECTION.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE JOB SITE. ANY DISCREPANCIES BETWEEN PLANS, SECTIONS AND DETAILS OR THE APPLICABLE CODES OR REGULATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER DURING BIDDING OR BEFORE WORK BEGINS IN ORDER TO CLARIFY THE REQUIREMENTS AND TO EFFECT THE NECESSARY MODIFICATIONS, CHANGES AND /OR INSTRUCTIONS.
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS.
- DO NOT SUBSTITUTE MATERIALS, EQUIPMENTS OR METHODS OF CONSTRUCTION UNLESS SUCH SUBSTITUTIONS OR CHANGES HAVE BEEN APPROVED IN WRITING BY THE OWNER.
- THE FENCE SHALL BE INSTALLED IN A CONDITION WITH NO SHARP EDGES AND NO EXPOSED FASTENER POINTS THAT COULD CAUSE DAMAGE TO THE ANIMALS OR CHILDREN.

WOOD MEMBERS:

ALL WOOD MEMBERS TO BE SOUTHERN PINE No. 2 OR BETTER. FABRICATION, ERECTION AND CONNECTIONS TO BE AS PER RECOMMENDATIONS OF THE A.C.T.C. (AMERICAN INSTITUTE OF TIMBER CONSTRUCTION), LATEST EDITION.

NOTE: ZERO (0) PER CENT (%) STRESS INCREASE FOR LUMBER AND PLATES.

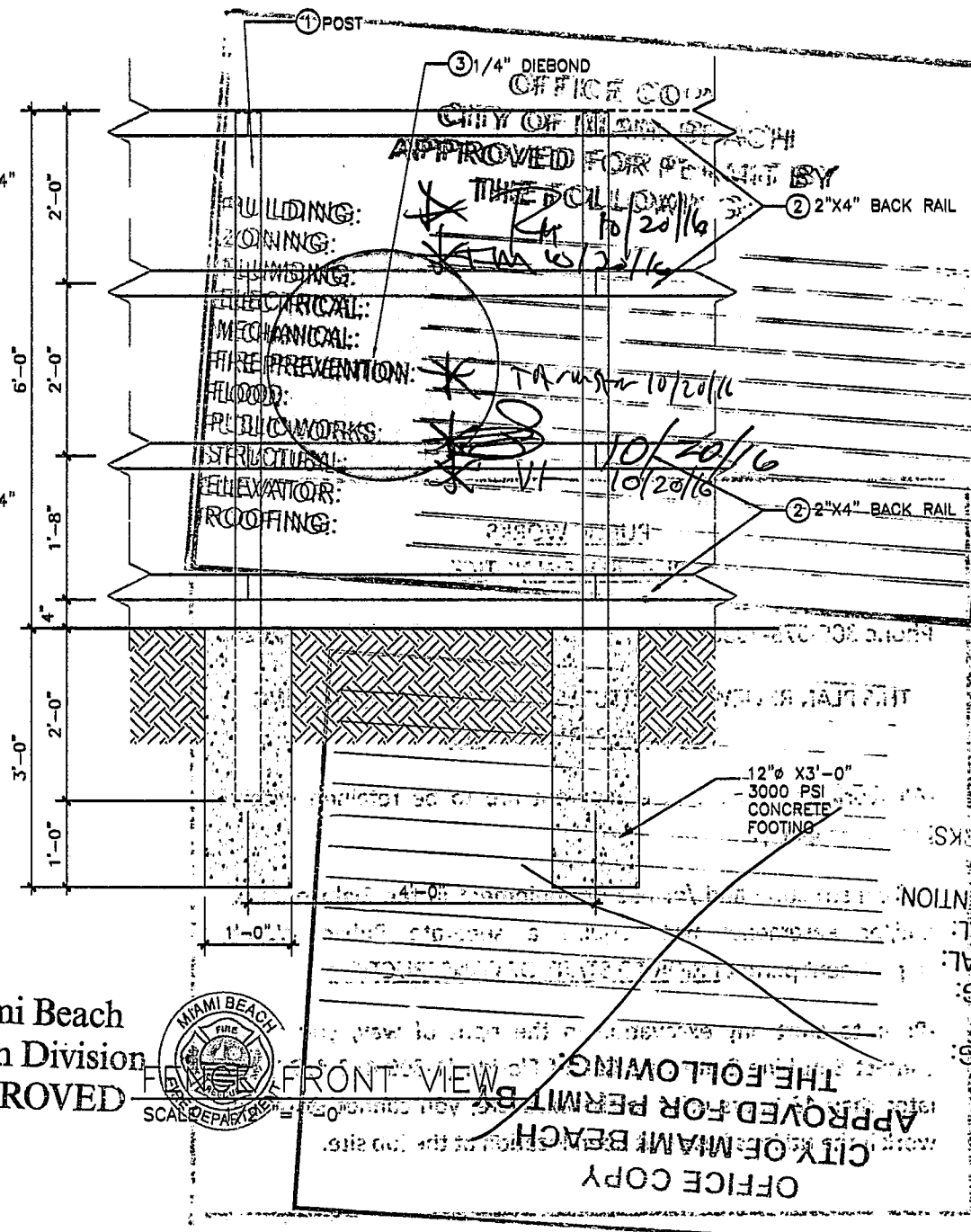
ALL WOOD MEMBERS SHALL BE PRESSURE-TREATED WOOD U.N.O. ACCORDING WITH PROVISIONS IN FBC 2304.2.



City of Miami Beach
Fire Prevention Division
FENCE SIDE VIEW PLANS APPROVED
SCALE 1/2" = 1'-0"



POST TO BACK RAIL
CONNECTION DETAIL
SCALE 1" = 1'-0"



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 governmental 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.

FENCE PLAN VIEW
SCALE 3/4" = 1'-0"

SD
CONSULTING ENGINEERS, INC
4705 S.W. 143RD AVENUE
MIAMI, FLORIDA 33176
PHONE: 786-351 3683
C.A. NO: 29139
FERNANDO AZCUE-ENERIZ P.E.
LICENSE NO: 65621
STRUCTURAL

SEAL:
[Signature]
15-8-14

PROJECT NAME:

TEMPORARY PERMIT

DRAWING TITLE:
FENCE PLAN ELEVATIONS AND DETAIL

DATE: AUGUST, 2014
SHEET NO:

F-1

FLORIDA

RC 10000138

PUBLIC WORKS
PLAN REVIEW NOTICE

Phone 305-673-7080

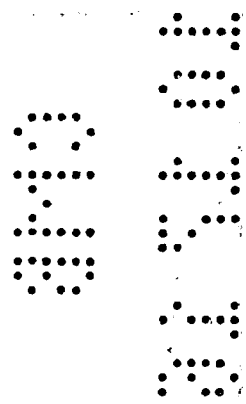
Fax 305-673-7028

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.



State of Florida
Department of Transportation

10/17/16

305-673-7028

PUBLIC WORKS
PLAN REVIEW NOTICE

Phone 305-673-7080

Fax 305-673-7028

THIS PLAN REVIEW CONSTITUTES APPROVAL FOR OBTAINING
BUILDING PERMITS ONLY.

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BL02032

City of Miami Beach
Last Completed Item Reviews Across All Submittals

Permit Type: Building - Commercial Work Class: Alteration (w/o Phased) Application Date: 03/14/2022 Status: Applicant

Address: 1440 MICHIGAN AVE

Permit: BC2218717 **BC2218717**

Reviewed For Compliance

Item Review Type	Status	Version	Completed Date	Assigned User
Public Works (Building Permits)	Pass	1	04/14/2022	Eugene Egemba
Mechanical Review	Not Required	1	04/07/2022	Antonio Bruscantini
Plumbing Review	Not Required	1	04/07/2022	Lance Mears
Fire Building Review	Not Required	1	04/14/2022	Jorge Clavijo
Building Review	Pass	1	04/12/2022	Carlos Guerrero
Permit Landscape Review	Pass	1	04/08/2022	Enrique Nunez
Electrical Review	Not Required	1	04/12/2022	Eric Merced
Environmental Review	Pass	2	06/30/2022	Jessica Lorenzo
Urban Forestry Group Review	Pass	2	07/13/2022	Jorge Nunez
Planning Review	Pass	4	08/30/2022	Irina Villegas
Structural Review	Pass	5	09/08/2022	Adalberto Viciado
Submittal Version Complete	Pass	6	09/16/2022	Ernesto Saenz
Permit Intake Review	Pass	6	09/14/2022	Ashley Gonzalez

09/16/2022 11:04:19 AM

Reviewed For Compliance

BC2218717

09/16/2022 11:31:48 AM

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28 day of June, 2022, by Alejandro Falgons who is personally known to me or who has produced _____ as identification.

Falgons Construction LLC

General Contractor - Company Name

Alejandro Falgons

Name of Qualifier

[Signature]

Signature of Qualifier

Date: 06/28/2022

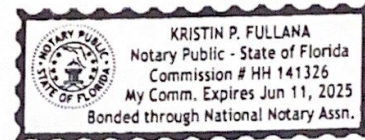
License of Qualifier: C9C-1526634

[Signature]
Notary Signature

Name: Kristin Fullana

My commission expires: 6/11/2025

[Notary Seal]



STATE OF Florida
COUNTY OF Leon

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6th day of May, 2022, by Schneur Zalman Mayberg who is personally known to me or who has produced Florida Drivers License as identification.

Schneur Zalman Mayberg
Property Owner Name

Schneur mayberg

Property Owner Signature

1440 Michigan Avenue Miami Beach, FL 33139

Property Address

Permit Number

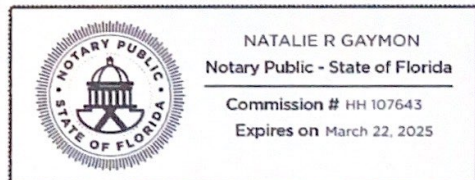
Natalie R Gaymon

Notary Signature

Name: Natalie R Gaymon

My commission expires: 03/22/2025

[Notary Seal]



Notarized online using audio-video communication

MIAMI BEACH

Building Department
1700 Convention Center 22nd Floor
Miami Beach, Florida 33139
Telephone: 305-673-7810
www.miamibeachfl.gov

09/16/2022 11:31:34 AM

CONSTRUCTION COST AFFIDAVIT

For Office Use Only

Permit/Process No	
Date of Submittal	

I, Zalman Mayberg, acting as agent (owner, registered agent, or legal representative) and I (general contractor/ sub-contractor),

do hereby attest that the construction costs indicated herein are accurate for the construction project located at: Alejandro Falgons

Master Permits:

Total project cost: \$ 40,000 Building cost (excludes roofing, windows, railings, and MEP) \$: _____

Stand alone and sub-permits

Roofing \$: _____ Windows \$: _____ Railings \$: _____

Electrical \$: _____ Mechanical \$: _____ Plumbing \$: _____

Other \$: _____ Description: _____

Registered Owner/Sub-contractor: Recover Club 9200, LLC
Signature of Owner/Sub-contractor: [Signature]
Printed Name: Zalman Mayberg
STATE OF Florida
COUNTY OF Broward

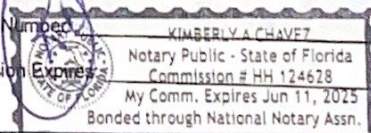
Registered Contractor: Falgons Construction
Signature of Contractor: [Signature]
Printed Name: Alejandro Falgons
STATE OF Florida
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 8 day of July, 2022, by Schneur Ha Berger who is personally known to me or who has produced FL. DL # M162 799 74 106 4 as identification and who has taken an oath.

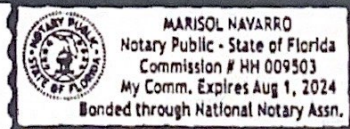
The foregoing instrument was acknowledged before me this 18 day of July, 2022, by Alejandro Falgon who is personally known to me or who has produced _____ as identification and who has taken an oath.

Notary Public, State of Florida
Marisol Navarro
Printed Name
Commission Number: 08-1-2024, HH09503
My Commission Expires: 08-1-2024

Notary Public, State of Florida
Kim Chau
Printed Name
Commission Number: _____
My Commission Expires: _____



Revised December 2, 2019



BC 2218717
09/16/2022 11:31:35 AM

Permit No.: _____

Notice to Owner – Workers' Compensation Insurance Exemption

Florida Law requires Workers' Compensation insurance coverage under Chapter 440 of the Florida Statutes. Fla. Stat. § 440.05 allows corporate officers in the construction industry to exempt themselves from this requirement for any construction project prior to obtaining a building permit. Pursuant to the Florida Division of Workers' Compensation Employer Facts Brochure:

An employer in the construction industry who employs one or more part-time or full-time employees, including the owner, must obtain workers' compensation coverage. Corporate officers or members of a limited liability company (LLC) in the construction industry may elect to be exempt if:

1. The officer owns at least 10 percent of the stock of the corporation, or in the case of an LLC, a statement attesting to the minimum 10 percent ownership;
2. The officer is listed as an officer of the corporation in the records of the Florida Department of State, Division of Corporations; and
3. The corporation is registered and listed as active with the Florida Department of State, Division of Corporations.

No more than three corporate officers per corporation or limited liability company members are allowed to be exempt. Construction exemptions are valid for a period of two years or until a voluntary revocation is filed or the exemption is revoked by the Division.

Your contractor is requesting a permit under this workers' compensation exemption. In these circumstances, the City of Miami Beach does not require verification of workers' compensation insurance coverage from the contractor's company. Therefore, you (the owner) may be personally liable for the worker compensation injuries of any person allowed to work under this permit. Please check with your insurance carrier since most property insurance policies DO NOT cover this type of liability.

BY SIGNING BELOW YOU ACKNOWLEDGE THAT YOU HAVE READ THIS NOTICE AND UNDERSTAND ITS CONTENTS.

Owner Racquet Club Green, LLC

Contractor Falgons Construction

Print Name: Zalman Mayberg

Print Name: Alejandro Falgons

Signature: [Handwritten Signature]

Signature: [Handwritten Signature]

State of Florida, County of Broward

State of Florida, County of Miami Dade

Sworn to and subscribed before me this 8th day of July, 20 22.

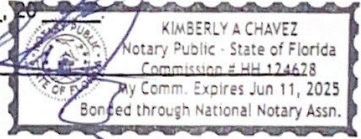
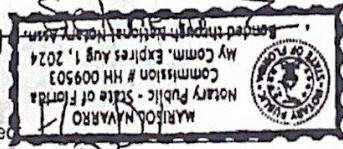
Sworn to and subscribed before me this 18th day of July, 20 22.

By Mayberg

By [Handwritten Signature]

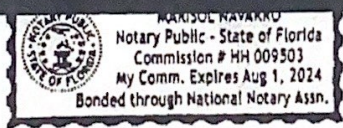
(SEAL)

(SEAL)



Type of Identification produced: FL DL

Type of Identification produced: DL



MIAMI BEACH

Permit Application

Building Department

1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139
Phone: 305-673-7610 ; Fax: 305-673-7857
http://www.miamibeachfl.gov/building/

Application Date: 03/09/2022

Permit #: BOA2215817

Parcel / Folio Number:
0242030097010

Property Address:
1440 MICHIGAN AVE 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: \$40,000.00

Opt In / Opt Out : Opt Out - Not Participate

Description of Work: Empty lot - side block wall to be moved over 3' feet south due to easement.

Property Owner

Name : ANDREW MIRMELI
Email: andrewmirmelli@gmail.com
Home Phone: 3058033369
Mobile Phone: 3058033369
Business Phone: 3054797794

Contractor

Company Name/License Num : Falgon's Const. LLC - CGC1526634
Name: Alejandro Falgons
Email: Falgonsconstruction@gmail.com
Home Phone:
Mobile Phone: (561) 353-6081
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: Andrew Mirmelli
STATE OF FLORIDA MIAMI-DADE COUNTY
Sworn to and subscribed before me this 10 day of March, 2022
by [Signature] Signature of Notary Public

Print Name: Deysey Villar

(SEAL) Personally know or Produced Identification


Signature of Qualifier:

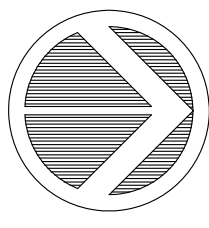
PRINT NAME: Alejandro Falgons
STATE OF FLORIDA MIAMI-DADE COUNTY
Sworn to and subscribed before me this 6 day of April, 2022
by Alejandro Falgons Signature of Notary Public

Print Name:

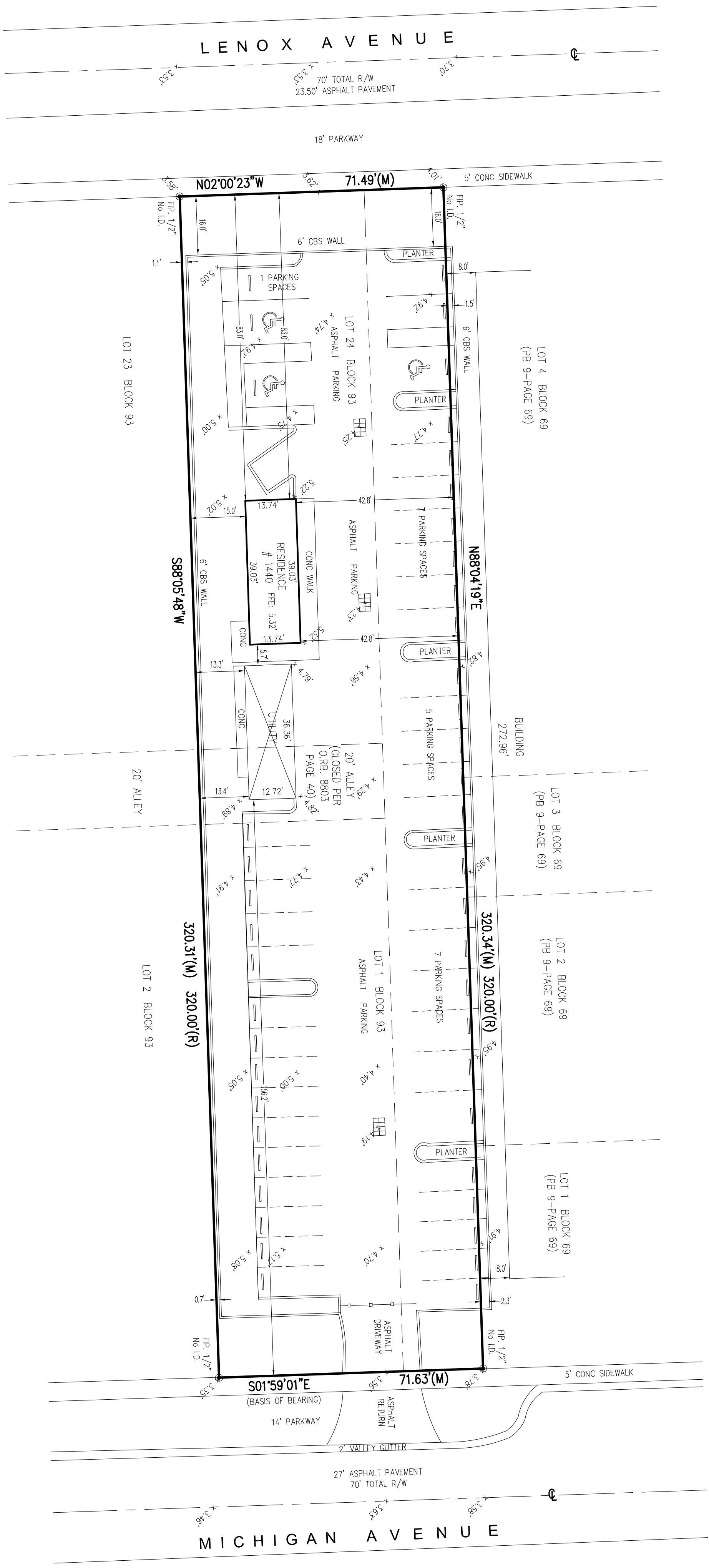
(SEAL) Personally know or Produced Identification


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. TTY users may also call 711 (Florida Relay Service)



SCALE 1"=20'



Address: 1440 MICHIGAN AVENUE, MIAMI BEACH, FLORIDA, 33139

Legal Description: LOT 24 AND LOT 1, AND 20 FEET OF ALLY LYING BETWEEN LOTS 1 AND 24, BLOCK 93, OCEAN BEACH FLA ADDITION No. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Certified to: 1440 M, LLC

Surveyor's Notes:

- 1. No improvements located except as shown.
2. No instruments of record reflecting easements, right of way, and or ownership were furnished to this surveyor except as shown.
3. Unless otherwise noted record and measured data are in substantial agreement.
4. The Street Right-of-Way abutting this property are physically open unless otherwise noted.
5. Elevations shown relative to The National Geodetic Vertical Datum of 1929.
6. Additions or deletions to survey map by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
7. No underground installations or improvements have been located.
8. This survey map or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed Surveyor & Mapper.
9. Benchmark of Origin: Miami-Dade County Benchmark D-149
Elevation 4.18'.
10. This property lies in Zone AE, Elevation: 8.0' per Fema Map 0317, Community 120651, Suffix L, Map dated 9-11-2009.

LEGEND:

Table with two columns: Symbol and Description. Symbols include lines for various types of boundaries, dashed lines for easements, and specific icons for utilities like water, sewer, and gas lines.

Abbreviations

Table with two columns: Abbreviation and Full Name. Includes terms like ADJ., ADJACENT; ACC., ADJ. CONDITIONER; B.M., BENCHMARK; etc.

Professional seal and signature area for Pedro L. Martinez, State of Florida, License No. 9443. Includes the name 'MARTIN' and 'EZ'.

MARTINEZ & MARTINEZ ENTERPRISES, INC.
7179 WEST 13th AVENUE, HIALEAH, FLORIDA 33014
Phone: 786-277-4851 plspsm@gmail.com
Business License # 7702



BOUNDARY SURVEY

PREPARED FOR: 1440 M, LLC
09/16/2022 11:28:24 AM

MIAMI BEACH BUILDING DEPARTMENT
Reviewed For Compliance
09/16/2022 11:28:24 AM

LEGEND

- REBOTES FOOTING
- REBOTES & REIN. MASONRY WALLS

FOUNDATION SYSTEM

1. - EXISTING FOUNDATION SYSTEM
2. - PLAN AND CALCULATIONS HAVE BEEN DESIGNED FOR COMPLIANCE WITH F.B.C. 2020 EDITION

GROUND FLOOR NOTES:

1. - EXISTING DENOTES 8" MASONRY BLOCK WALLS F-3,000 P.S.I. REINF. AS PER PLAN.
2. - SOIL SHALL BE TREATED FOR TERMITE PROTECTION AS PER 2020 EDITION.
3. - PLAN AND CALCULATIONS HAVE BEEN DESIGNED FOR COMPLIANCE WITH F.B.C. 2020 EDITION

1. ALLOWABLE SOIL BEARING CAPACITY
2. CONCRETE
3. CONCRETE COVER
4. REINFORCING STEEL
5. DESIGN LOADS
6. WIND AND OTHER REFERENCED CODES AND SPECIFICATIONS
7. REBOTES NOTE
8. SAFETY
9. THE CONTRACTOR SHALL COMPLY WITH THE SAFETY REQUIREMENTS OF ALL LOCAL, STATE AND FEDERAL LAWS.

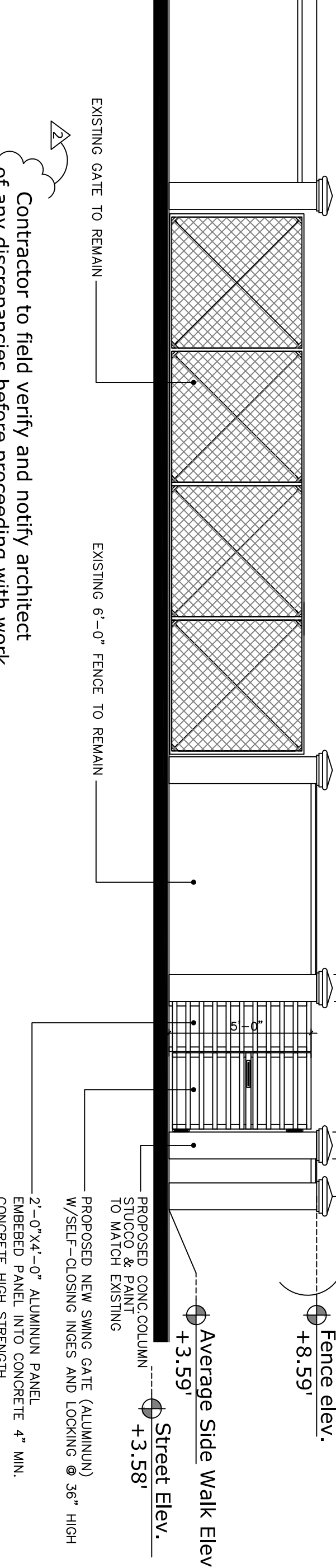
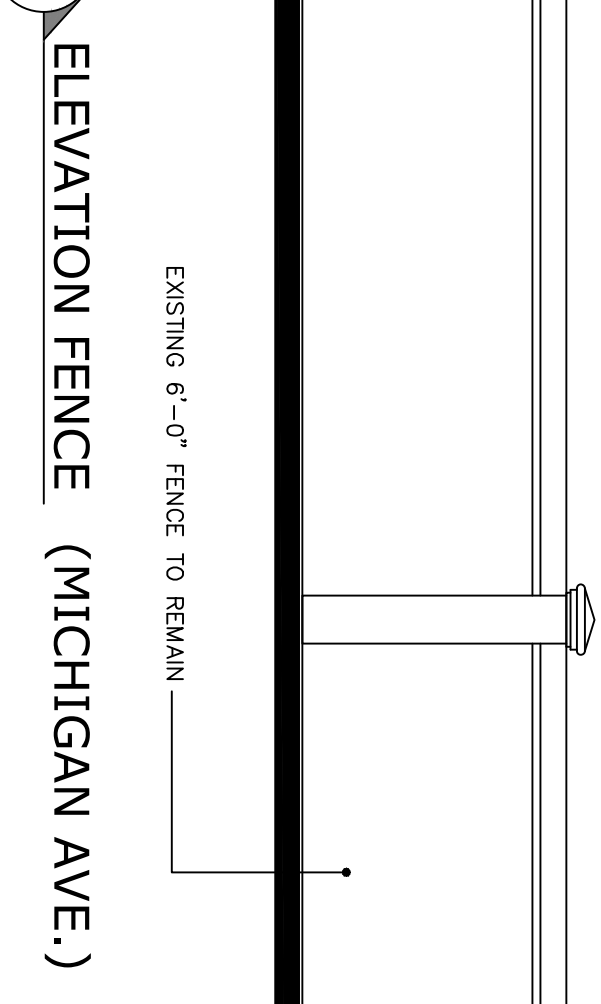
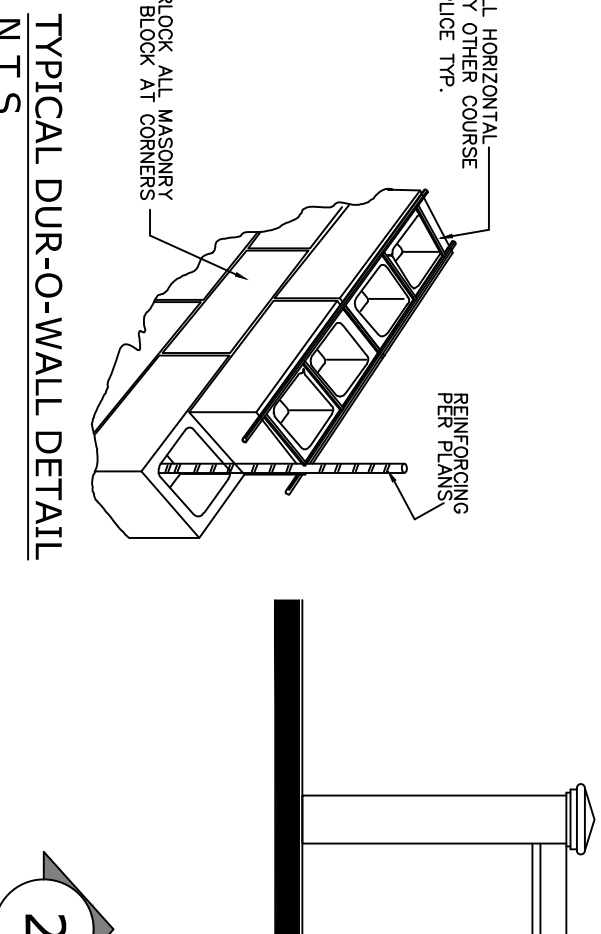
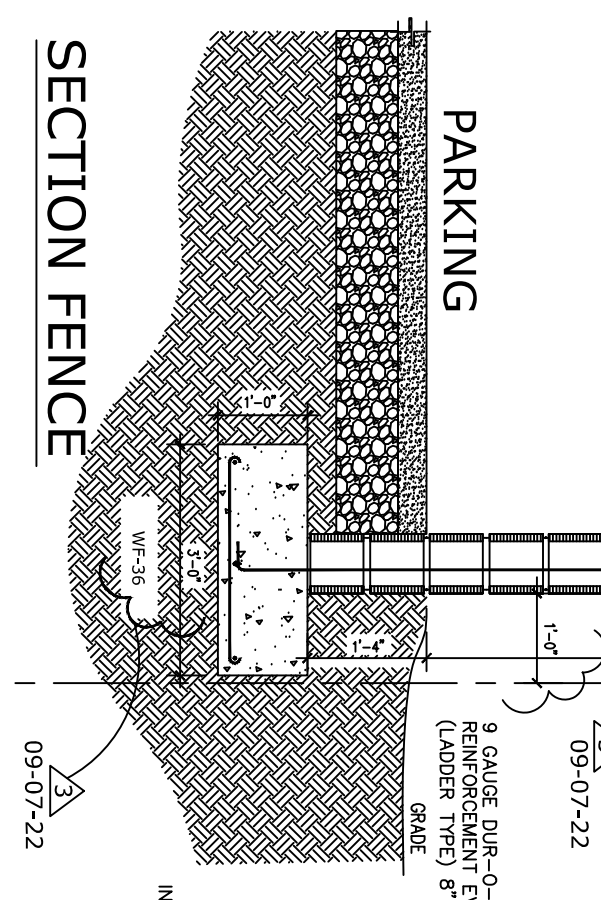
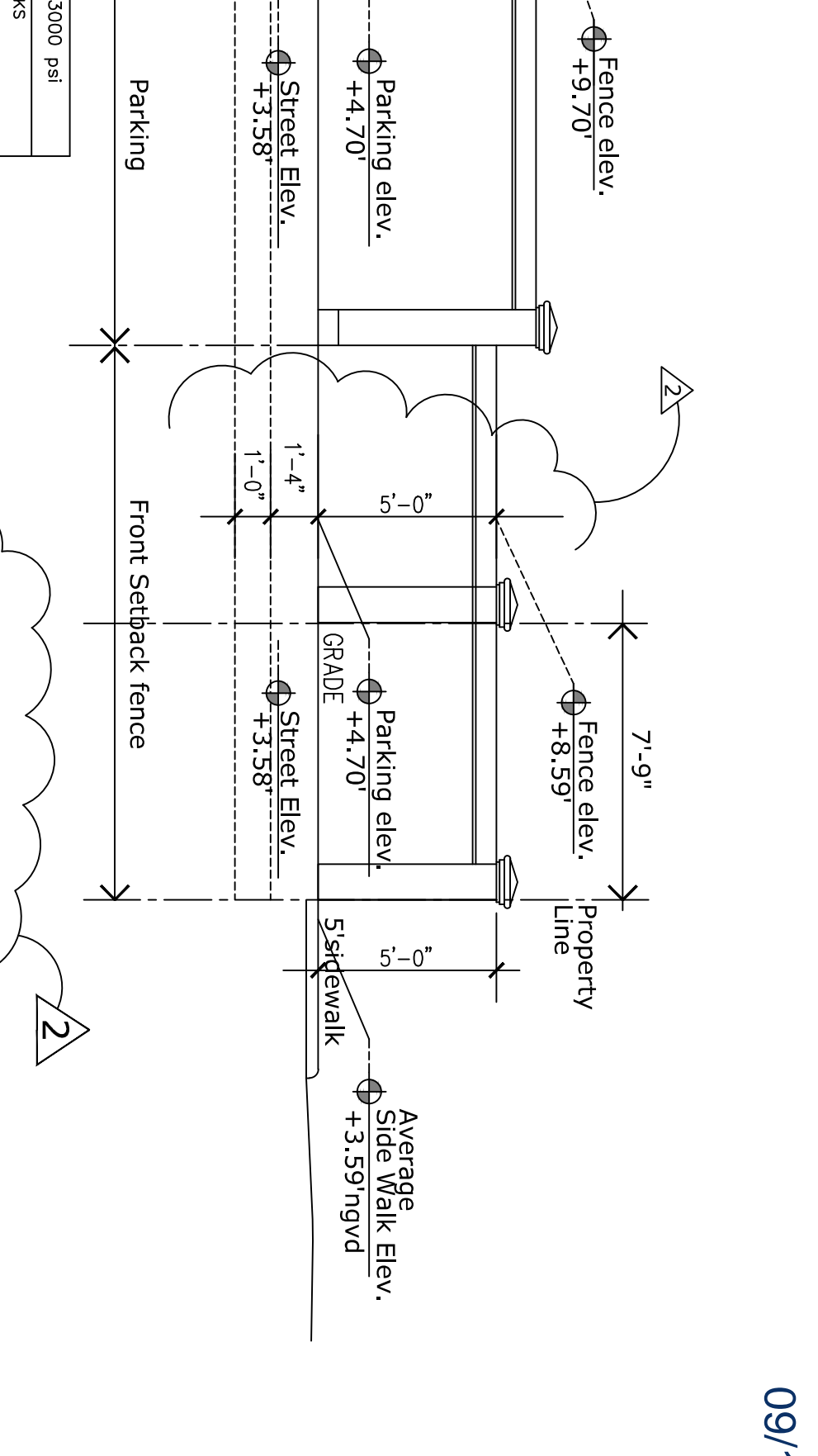
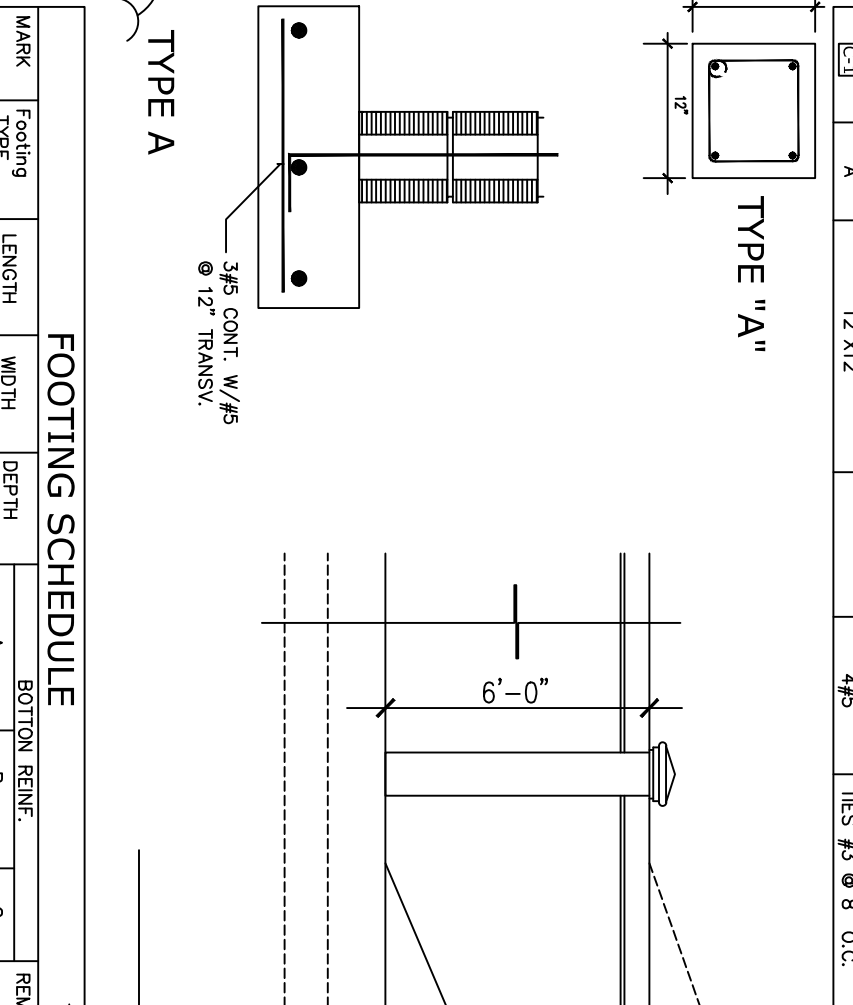
1. ALLOWABLE SOIL BEARING CAPACITY
2. CONCRETE
3. CONCRETE COVER
4. REINFORCING STEEL
5. DESIGN LOADS
6. WIND AND OTHER REFERENCED CODES AND SPECIFICATIONS
7. REBOTES NOTE
8. SAFETY
9. THE CONTRACTOR SHALL COMPLY WITH THE SAFETY REQUIREMENTS OF ALL LOCAL, STATE AND FEDERAL LAWS.

GENERAL STRUCTURAL NOTES

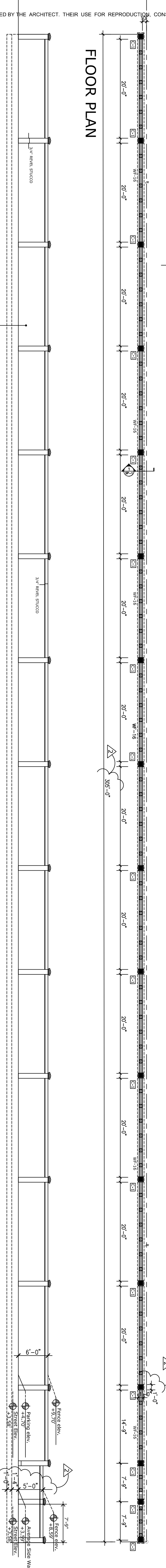
1. ALLOWABLE SOIL BEARING CAPACITY
2. CONCRETE
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7. REBOTES NOTE
8. SAFETY
9. THE CONTRACTOR SHALL COMPLY WITH THE SAFETY REQUIREMENTS OF ALL LOCAL, STATE AND FEDERAL LAWS.

COLUMN SCHEDULE

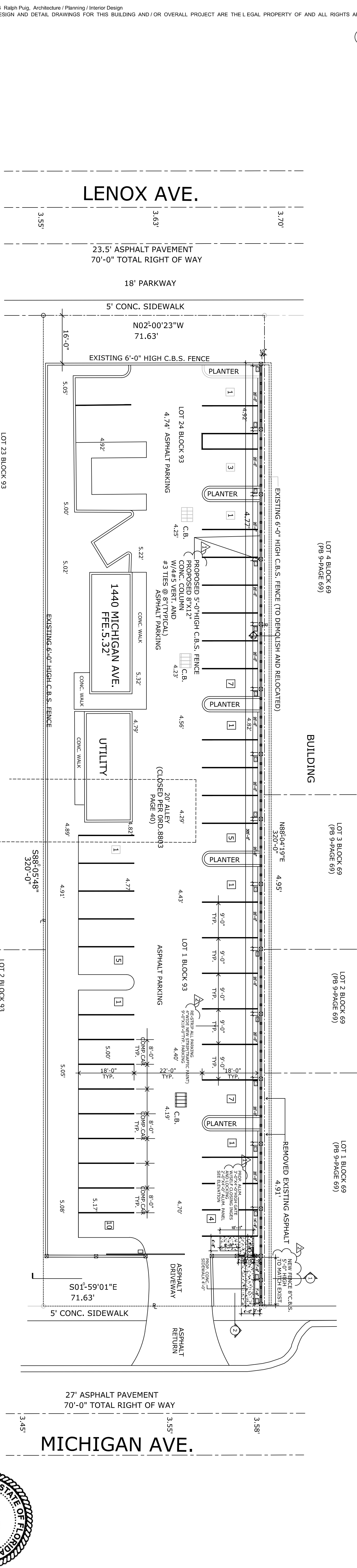
MARK	COL. TYPE	DIMENSIONS	REINFORCEMENT	REMARKS
CS-1	A	12"x12"	H	TEST # 9, 8, 7, 6, 5, 4, 3, 2, 1 O.C.



FLOOR PLAN



ELEVATION FENCE



MIAMI BEACH BUILDING DEPARTMENT
 Reviewed For Compliance
 09/16/2022 11:57 AM

LANZAR ONE NTH BUSINESS CRT
 Miami, FL 33136
 305.774.1170 ext 100
 Fax: 305.774.1170
 E-mail: lanzar@lanzar.com

PROJECT: PROPOSED NEW 8" C.B.S. FENCE

1440 LLC
 MIAMI BEACH, FLORIDA 33139
 FOLIO NUMBER: 02-4203-009-6980

STATE OF FLORIDA
 Registered Architect
 Ralph Puig, Inc.
 AR0012528

DATE: 02/25/2022
SCALE: AS SHOWN
JOB NO.: 2022-1 ENVE
DRAWN BY: O.F.
CHECKED BY: P.P.

SITE PLAN
 SCALE: 60" = 1'-0"

Ralph Puig
 Digitally signed by Ralph Puig
 Date: 2022.09.07 16:42:20 -0400

National Pollutions Discharge Elimination System (NPDES) Construction Site Sediment and Erosion Control Affidavit

The quality of Biscayne Bay and its interconnected waterbodies is critical to environmental, economic, and recreational prosperity, and to the health, safety and welfare of the citizens of the City of Miami Beach. The City of Miami Beach participates as a co-permittee with Miami-Dade County in the [National Pollution Discharge Elimination System \(NPDES\) program](#). The program aims to improve water quality of stormwater. The City of Miami Beach must comply with permit conditions, which require the City to reduce erosion and control sedimentation from construction sites (construction activity means the act of developing or improving land that involves the disturbance of soils and includes clearing, grading, and excavation. The Florida Department of Environmental Protection has determined that demolition activities also meet the definition of construction activity):

The City of Miami Beach requires the following to ensure permit conditions are met and construction sites are in compliance with Chapter 46, Article X of the municipal code.

- 1. Sediment & Erosion Control Plan:** Applicants for new construction projects or substantial improvements (i.e., additions, demolitions, pools, etc.) shall submit as part of the mandatory permit submittal documents of erosion and sedimentation control details, notes, or plan for the development of the site. The qualifier for the permittee shall attest by his notarized signature that the erosion and sedimentation controls will be maintained for the duration of the permitted construction activities (see below).
- 2. Best Management Practices (BMPs) for Erosion and Sedimentation Control:** Mandatory erosion and sedimentation control best management practices that shall be implemented at each development site are:
 - a. **Temporary Gravel Construction Entrance & Exit** (See Attachment A).
 - b. **Storm Drain Inlet Protection** (See Attachment B).
 - c. **Silt Fence** (See Attachment C).
 - d. **Floating Turbidity Barrier** (as applicable for waterfront construction) Attachment D

NOTE: The preceding elements of the plan must be implemented at the development site, inspected, and approved by the Environment & Sustainability Department director, or designee prior to the acceptance of the first mandatory Florida Building Code inspection request.

3. Compliance with Erosion and Sedimentation Control Plan and/or Mandatory BMPs: Mandatory Florida Building Code and environmental inspections for erosion and sedimentation control shall be performed simultaneously with construction inspections. Failure to maintain erosion and sedimentation control measures during the entire construction phase will result in a rejected inspection request from the Building Official and/or Code Compliance Department action to be treated as a violation of the Florida Building Code or the City's Code.

I hereby agree to maintain a sediment and erosion control plan and/ or BMPs for the duration of the construction phase. Failure to maintain sediment and erosion control measures during the construction phase will result in a violation of the Florida Building Code by the Building Official. If compliance is not achieved, a stop work order may be issued. In addition, pursuant to Chapter 46, Article X, City of Miami Beach Municipal Code, failure to maintain sediment and erosion controls may result in fines and penalties.

[SIGNATURES ON THE FOLLOWING PAGE]

MIAMI BEACH BUILDING DEPARTMENT

Reviewed For Compliance

BC2218717

09/16/2022 11:30:49 AM

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____, _____, by _____ who is personally known to me or who has produced _____ as identification.

General Contractor - Company Name

Notary Signature

Name of Qualifier

Name: _____

My commission expires: _____

Signature of Qualifier

[Notary Seal]

Date: _____

License of Qualifier: _____

STATE OF Florida
COUNTY OF Leon

The foregoing instrument was acknowledged before me by means of [] physical presence or [x] online notarization, this 6th day of May, 2022, by Schneur Zalman Mayberg who is personally known to me or who has produced Florida Drivers License as identification.

Schneur Zalman Mayberg

Property Owner Name

Schneur mayberg

Property Owner Signature

1440 Michigan Avenue Miami Beach, FL 33139

Property Address

Permit Number

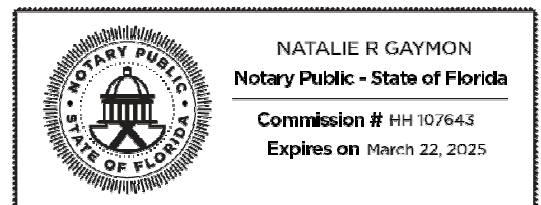
Natalie R Gaymon

Notary Signature

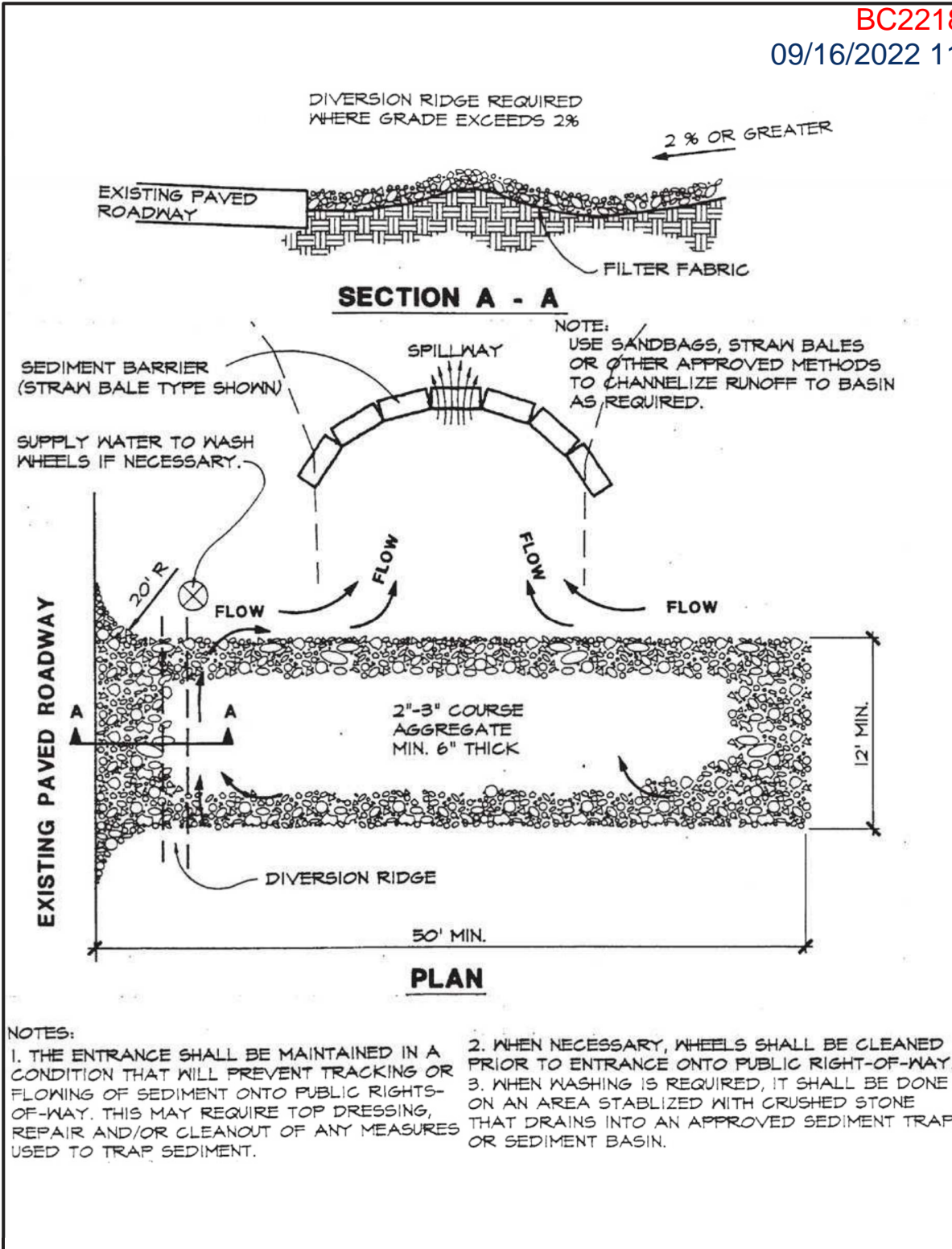
Name: Natalie R Gaymon

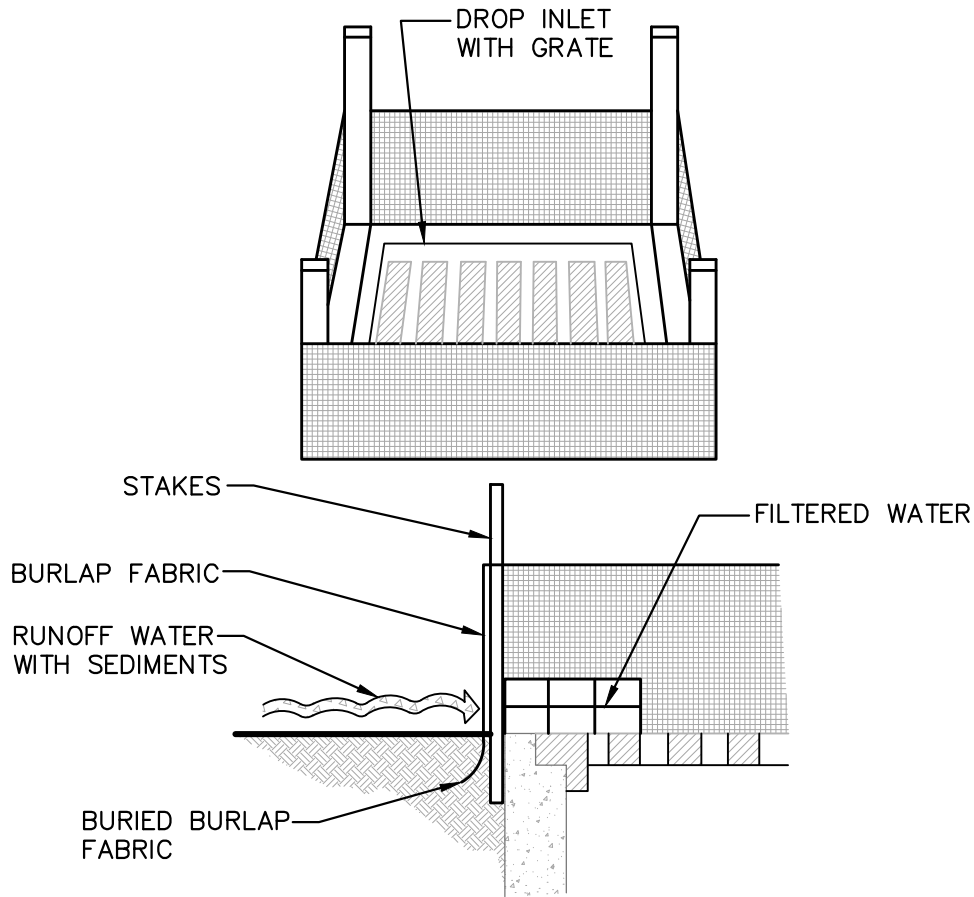
My commission expires: 03/22/2025

[Notary Seal]



Notarized online using audio-video communication





SPECIFIC APPLICATION:

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPES NO GREATER THAN 5%) WHERE SHEET OR OVERLAND FLOWS (NOT EXCEEDING 0.50 CFS) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

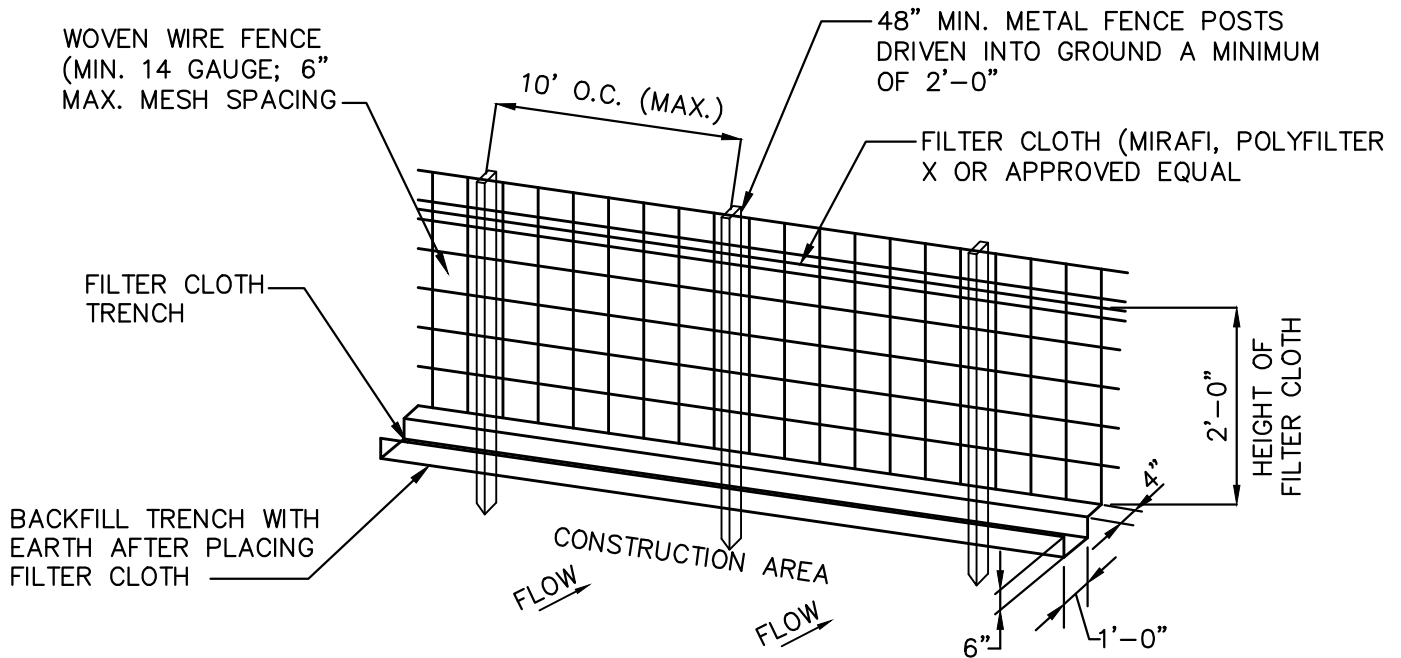
BURLAP DROP INLET SEDIMENT FILTER
N.T.S.

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APPROVED	REVISED
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

TITLE:
SITE EARTHWORK DETAILS NO.2
BURLAP DROP INLET SEDIMENT FILTER

SES9



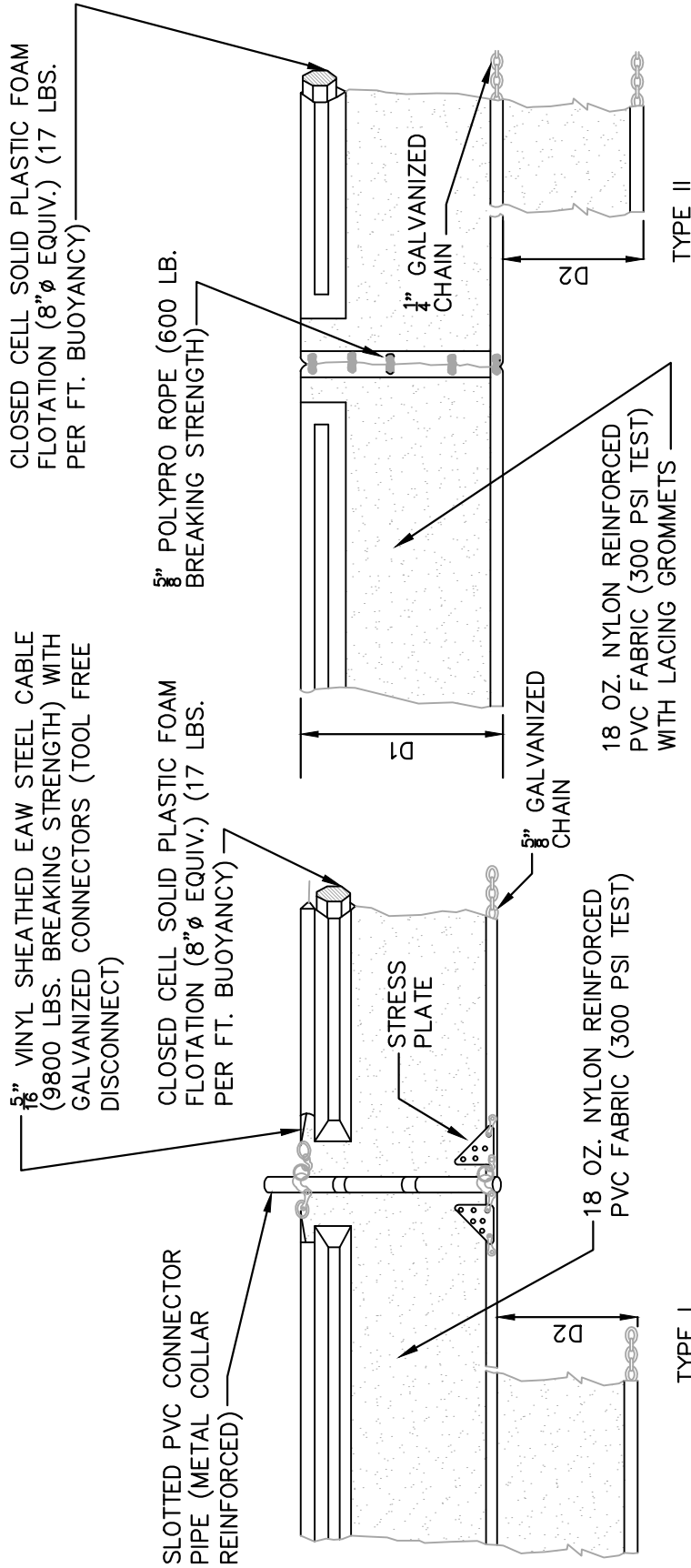
CONSTRUCTION SPECIFICATIONS:

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS BY USE OF WIRE TIES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE BY USE OF WIRE TIES SPACED EVERY 24" X 24".
3. SILT FENCES TO BE INSTALLED IN LOCATIONS AS SHOWN ON THIS EROSION AND SEDIMENT CONTROL PLAN PRIOR TO BEGINNING OF CONSTRUCTION TO CONTROL SEDIMENT.
4. SILT FENCES TO BE MAINTAINED AND CLEANED AS NECESSARY TO MAINTAIN IN FUNCTIONAL CONDITION.
5. SILT FENCES TO BE REMOVED AND THE AREA TO BE RESTORED TO ITS NATURAL CONDITION WHEN PERMANENT EROSION AND SEDIMENT CONTROL PROCEDURES ARE EFFECTIVE.

FILTER FENCE
N.T.S.

F:\WORK\ALL\CAD-DWG\STANDARDS\CMB - STANDARD - DETAIL\Site Earthwork Details\Earthwork Detail.dwg

Attachment D



FLOATING TURBIDITY BARRIER
N.T.S.

D1 = 5' STD, (SINGLE PANEL FOR DEPTHS 5' OR LESS).
 D2 = 5' STD. (ADDITIONAL PANEL FOR DEPTHS > 5').
 CURTAIN TO REACH BOTTOM UP TO DEPTHS OF 10 FEET.
 TWO (2) PANELS TO BE USED FOR DEPTHS GREATER THAN 10 FEET UNLESS SPECIAL DEPTH CURTAINS SPECIFICALLY CALLED FOR IN THE PLANS OR AS DETERMINED BY THE ENGINEER.

NOTICE: COMPONENTS OF TYPE I AND II MAY BE SIMILAR OR IDENTICAL TO PROPRIETARY DESIGNS. ANY INFRINGEMENT ON THE PROPRIETARY RIGHTS OF THE DESIGNER SHALL BE THE SOLE RESPONSIBILITY OF THE USER. SUBSTITUTIONS FOR TYPES I AND II SHALL BE AS APPROVED BY THE ENGINEER.

General Sediment and Erosion Control Notes

Reviewed For Compliance
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09/16/2022 11:30:51 AM

1. The contractor is responsible for following the best erosion and sediment control practices as outlined in the plans, specification, applicable permit(s), and the prevention, correction, control, and abatement of erosion and water pollution in accordance with chapter 62-302, Florida Administrative Code.
2. Erosion and sediment control barriers shall be placed where there is potential for downstream water quality degradation.
3. The site contractor is responsible for removing the temporary erosion and sediment control devices after completion of construction and only when areas have been stabilized.
4. The site contractor is responsible for the maintenance of BMPs to make sure they are functioning as designed at all times.
5. The BMP structures shall be inspected after each rain and BMP repairs made as needed. Sediment deposits should be removed after each rainfall. They must be removed when the level of deposition reaches approximately one-half the height of the barrier.
6. Correctly installed silt fences will be used along the limits of construction to minimize offsite siltation migration.
7. Sod shall be placed in areas which may require immediate erosion protection to ensure water quality standards are maintained and where no active construction is occurring.
8. The contractor shall pay for any water quality control violations from any agency that results in fines being assessed to the owner because of the contractor's failure to eliminate turbid runoff from leaving the site and raising background levels of turbidity above existing background levels.

Inlet Protection

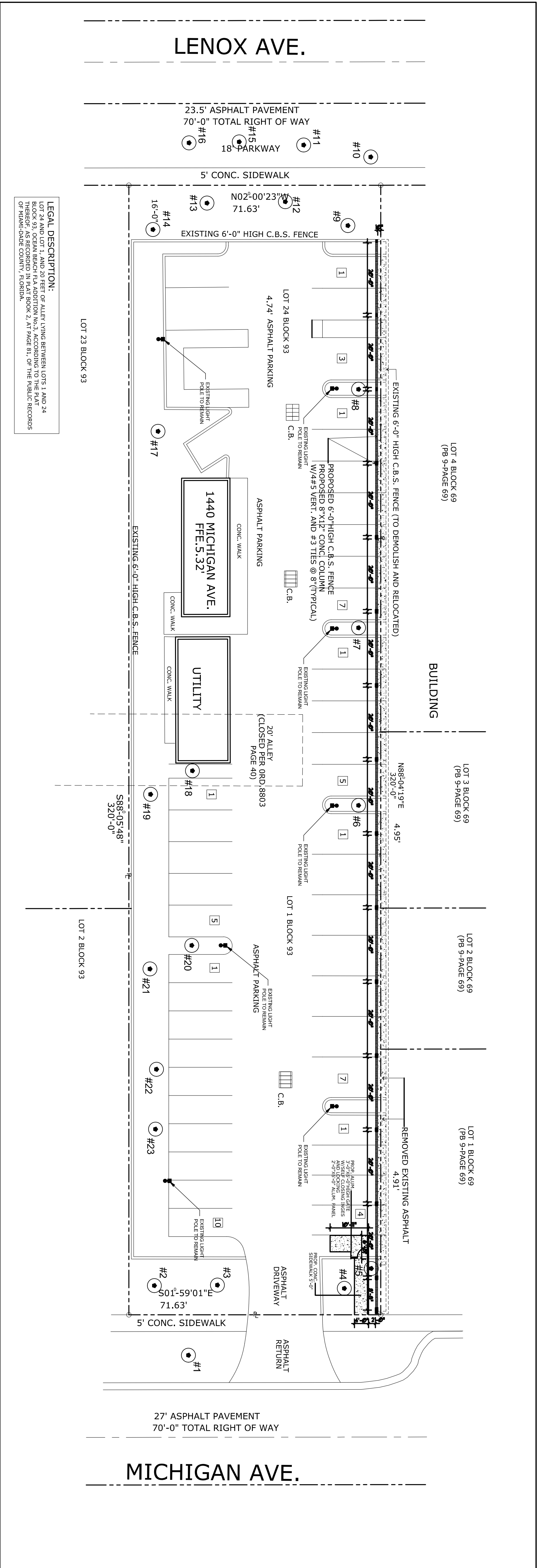
9. Wire mesh shall be laid over the top drop inlet so that the wire extends a minimum of 1 foot beyond each side of the inlet structure. Hardware cloth or comparable wire mesh with ½ - inch opening shall be used. If more than one strip of mesh is necessary the strips shall be overlapped.
10. FDOT NO. 1 coarse aggregate shall be placed over the wire mesh as indicated on detail. The depth of stone shall be at least 12 inches over the entire inlet opening. The stone shall extend beyond the inlet opening at least 18 inches on all sides.
11. If the stone filter becomes clogged with sediment so that it no longer adequately performs its function, the stone must be pulled away from the inlet, cleaned and replaced.
12. The filter barrier shall be entrenched and backfilled. A trench shall be excavated around the inlet and width of a bale to a minimum depth of four inches. After the bales are stacked, the excavated soil shall be backfilled and compacted against the filter barrier.
13. Bale shall be either wire-bound or string-tied with the bindings oriented around the sides rather than over and under the bales.
14. Bales shall be placed lengthwise in single row surrounding the inlet with the ends of adjacent bales pressed together.
15. Each bale shall be securely anchored and held in place by at least two stakes or rebars driven through the bale.
16. Loose straw should be wedged between bales to prevent water from entering between bales.

Turbidity Barriers

17. Floating turbidity barriers will be placed at all outfall locations connected to the work area during active construction. If seagrasses are present barriers will not be placed over them. The floating turbidity barriers shall be installed in a manner to prevent manatee entanglement.
18. Turbidity barriers to be marked with site contractor's company name using permanent markings no smaller than 3 inches in height on the top of the barrier.

EROSION AND SEDIMENT CONTROL GENERAL NOTES
N.T.S.

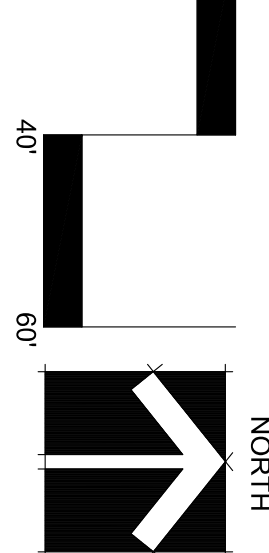
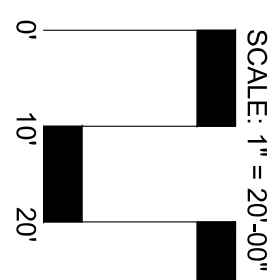
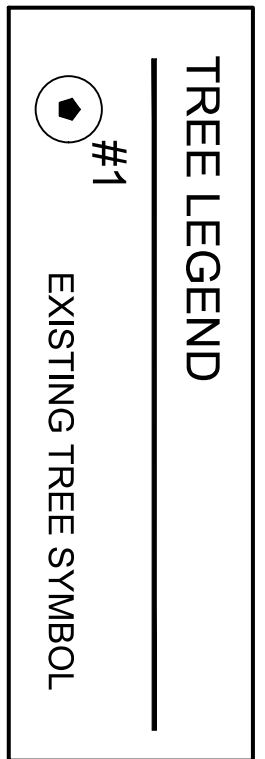
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LEGAL DESCRIPTION:
 LOT 24 AND LOT 1, AND 28 FEET OF ALLEY LYING BETWEEN LOTS 1 AND 24 OF BLOCK 93, LOT 24 AND LOT 1, AND 28 FEET OF ALLEY LYING BETWEEN LOTS 1 AND 24 THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

Existing Tree Survey 6-6-2022

KEY	BOTANICAL NAME	COMMON NAME	DBH (INCHES)	HEIGHT (FEET)	CANOPY (FEET)	CONDITION	DISPOSITION	CANOPY LOSS
1	<i>Coccoloba erectus</i>	Green Bilimwood	14	5	5	Good	Remain/OT site	0
2	<i>Quercus virginiana</i>	Live Oak	12	25	24	Good	Remain	0
3	<i>Quercus virginiana</i>	Live Oak	14	28	26	Good	Remain	0
4	<i>Baccharis similis</i>	Black Olive	18	8	15	Good	Remain	0
5	<i>Sabal palmetto</i>	Cabbage Palm	10 CT	8	8	Average	Remain	0
6	<i>Coccoloba diversifolia</i>	Pigeon Palm	4	14	6	Average	Remain	0
7	<i>Coccoloba diversifolia</i>	Pigeon Palm	4	14	6	Average	Remain	0
8	<i>Coccoloba diversifolia</i>	Pigeon Palm	3	12	6	Average	Remain	0
9	<i>Conocarpus erectus</i>	Silver Cholla	12	10	12	Average	Remain	0
10	<i>Tabebuia macrophylla</i>	Pink Tabebuia	15	16	12	Average	Remain	0
11	<i>Ravizstoria alata</i>	Royal Palm	12	22	22	Average	Remain	0
12	<i>Quercus virginiana</i>	Live Oak	22	24	24	Good	Remain	0
13	<i>Quercus virginiana</i>	Live Oak	22	24	24	Good	Remain	0
14	<i>Conocarpus erectus</i>	Silver Cholla	12	12	0	Average	DEAD	0
15	<i>Ravizstoria alata</i>	Royal Palm	12	12	0	Average	DEAD	0
16	<i>Ravizstoria alata</i>	Royal Palm	12	24	24	Good	Remain	0
17	<i>Quercus virginiana</i>	Live Oak	14	14	6	Poor	Remain	0
18	<i>Coccoloba diversifolia</i>	Pigeon Palm	4	20	15	Average	Remain	0
19	<i>Citrus rosea</i>	Plich Apple	4	14	6	Average	Remain	0
20	<i>Coccoloba diversifolia</i>	Pigeon Palm	6	20	15	Average	Remain	0
21	<i>Citrus rosea</i>	Plich Apple	6	20	15	Average	Remain	0
22	<i>Citrus rosea</i>	Plich Apple	7	25	18	Average	Remain	0
23	<i>Citrus rosea</i>	Plich Apple	6	20	15	Average	Remain	0
Total Canopy Loss =								0



James Brian Euell
 signed by
 James Brian Euell
 Date: 07/23/22

Date: 06/06/2022
 Scale: 1/8"=1'-0"
 Job No.: 2022-101
 Drawn by: J.B.E.
 Checked by: J.B.E.

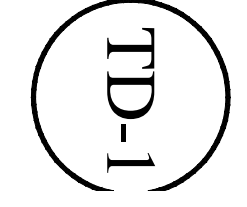
James Brian Euell
 Landscape Architecture
 (954) 205-1721
 Lic. No. #LA6868887

PROJECT: PROPOSED NEW 8" C.B.S. FENCE

1440 LLC
 MIAMI BEACH, FLORIDA 33139
 FOLIO NUMBER: 02-4203-009-6980

LANDSCAPE ONE INT. BUSINESS CRT
 175 SW 7th St, Suite 1712
 Miami, FL 33135
 Tel: 305.375.1111
 FL Archited Registration: AR0102528

MIAMI BEACH
 BUILDING DEPARTMENT
 Review by: [Signature]
 09/19/2022 11:29:51 AM



CAMERO & ASSOCIATES, INC.

ENGINEERS

PLANNERS

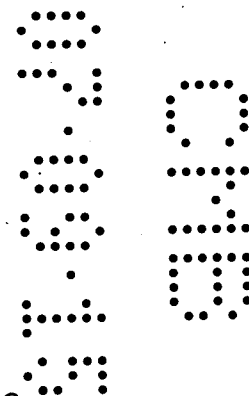
DRAINAGE CALCULATIONS

PROJECT: AT&T Miami Beach
 1030 15th Street
 Miami Beach, Miami-Dade County, FL

PREPARED BY: CAMERO & ASSOCIATES, INC.
 JORGE L. CAMERO, P.E.
 FLA. REG. NO. 32545
 JOB NO. 14-130
 June 30, 2015

SITE INFORMATION:

TOTAL BUILDING AREA:		SF	
(including patio's)		SF	
TOTAL WALKS:		SF	
TOTAL PAVED AREA:	18,825.00	SF	
LANDSCAPE AREA:	4,206.00	SF	
PLAYGROUND:	0.00	SF	
TOTAL PROJECT AREA:	23,031.00	SF	or 0.529 AC



RUN-OFF CALCULATIONS:

A = 0.529 AC C = 0.9
 RAINFALL = 6.2 IN
 V = 6.2 IN (0.529 AC) (0.9) = 2.95 AC - IN

$$L = \frac{V}{(K(H_2W + 2H_2D_u^2 - D_u^2 + 2H_2D_s)) + 1.39E-04 (W)(D_u)}$$

WHERE:

V = 2.95 AC - IN
 L = ? LF
 W = 3 FT
 K = 0.001615 CFS/FT²-FT OF HEAD (average)
 H₂ = 2.5 FT
 D_u = 1.0 FT
 D_s = 9 FT

BREV 152334

$$L = \frac{2.95}{(1.62E-03 ((2.5)(3) + 2(2.5)(1.0) - (1.0)^2 + 2(2.5)(9.0)) + 1.39E-04 (3)(1.0))}$$

$$= \frac{2.95}{0.09166} = 32.2 \text{ LF}$$

LENGTH OF TRENCH REQUIRED = 32.19 LF
 LENGTH OF TRENCH PROVIDED = 82 LF
 VOLUME IN TRENCH = 82 LF X 0.09166 = 7.516 AC - IN or 0.626 AC - FT

[Signature]
 6-30-15



UNIVERSAL ENGINEERING SCIENCES

Consultants in: Geotechnical Engineering • Environmental Sciences
Construction Materials Testing • Threshold Inspection • Private Provider Inspection

- OFFICES IN:
- Atlanta
 - Daytona Beach
 - Fort Myers
 - Fort Pierce
 - Gainesville
 - Jacksonville
 - Miami
 - Ocala
 - Orange City
 - Orlando
 - Palm Coast
 - Panama City
 - Pensacola
 - Rockledge
 - Sarasota
 - Tampa
 - Titusville
 - West Palm Beach

June 29, 2015

Duffey Construction Company, Inc.
1395 NW 21st Street
Miami, FL 33142

Attention: Mr. Robert B. Talley
Vice President

Reference: **Report of Borehole Exfiltration Testing**
AT&T Miami Beach Lennox Site
1030 15th Street
Miami Beach, Miami-Dade County, Florida
UES Project No. 2130.1500047
UES Report No. G00127

Dear Mr. Talley:

Universal Engineering Sciences, Inc. (UES) has completed exfiltration testing for the above-referenced project in Miami Beach, Florida. The scope of this project was conducted in general accordance with UES proposal dated June 10, 2015 which was authorized by you on June 10, 2015. This project was performed in accordance with generally accepted soil and foundation engineering practices. No other warranty, expressed or implied, is made.

Our scope of services included performing two (2) exfiltration tests at depths of 15 feet below existing grade, in general accordance with the usual open-hole constant head method promulgated by the South Florida Water Management District (SFWMD) for the use of drainage evaluations and design. The test locations were selected throughout the paved areas and marked in the field using standard taping procedures and existing land marks. Refer to Test Location Plan for approximate test locations.

Two (2) exfiltration tests designated as P-1 and P-2 were completed by using hollow-stem augers to bore to the required test depth of 15 feet. The augers were then removed and a slotted casing was inserted to prevent the collapse of the sidewalls and to maintain the correct test dimensions. Water was then used to flush away loose soil cuttings and saturate the surrounding soils and the test was then performed according to the procedures outlined by the (SFWMD) guidelines for a constant-head exfiltration test. The data collected was then used in an empirical formula to determine the hydraulic conductivity value. The test results are included in Table 1 attached to this data report.

This data report only contains a test location plan and a table summary of constant head exfiltration test results from field testing. Engineering interpretation of the results with respect to the project characteristics and/or recommendations for groundwater considerations, foundation design, pavement design and site preparation recommendations were not part of our scope of services. However, UES can provide these additional services, and we would be pleased to develop an appropriate scope of service and fee estimate for these services, if you wish.

We appreciate the opportunity to work with you on this project and look forward to a continued association. If you have any questions, please contact the undersigned.

Respectfully,
UNIVERSAL ENGINEERING SCIENCES, INC.

Geotechnical Engineer No. 549

No. 72242

Remardo Villa, M.S., P.E.

Branch Manager/Sr. Geotechnical Engineer

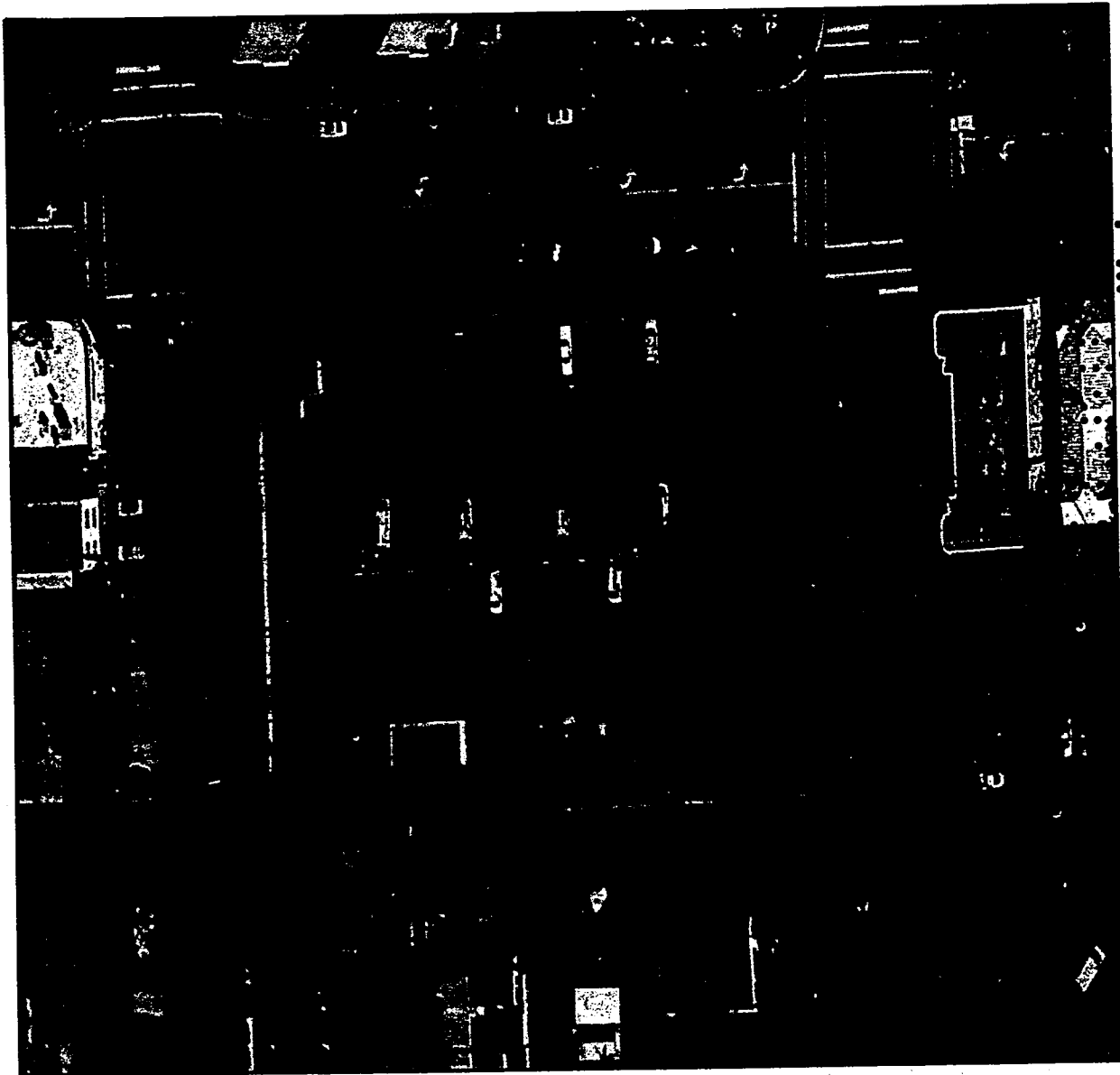
FL Professional Engineer No. 72242

STATE OF

Dist: Client (1); Files (1)

Attachments: 1) Test Location Plan 2) Table 1- Summary of Constant Head Exfiltration Test Results 3) Schematics

Steve Jaime, E.I.
Staff Engineer



NA

TEST LOCATION PLAN

LEGEND

- APPROXIMATE PERCOLATION TEST LOCATION

TEST LOCATION PLAN AT&T MIAMI BEACH SITE 1030 15TH STREET MIAMI BEACH, FL		
<small>DRAWN</small> LM	<small>SCALE</small> N.T.S.	<small>PROJ. No.</small> 2130.1500047
<small>CHECKED</small> RV	<small>DATE</small> JUNE, 2015	<small>SHEET</small> B-1

TABLE 1 - SUMMARY OF CONSTANT HEAD EXFILTRATION TEST RESULTS

AT&T MIAMI BEACH SITE
 1030 15TH STREET
 MAMI BEACH FL,
 MIAMI-DADE COUNTY
 UES PROJECT NO. 2130.1500047
 UES REPORT NO. G00127



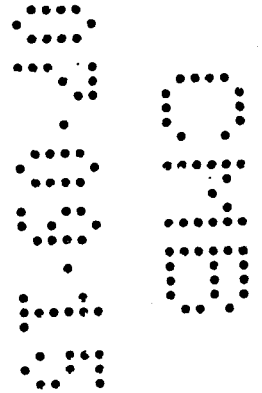
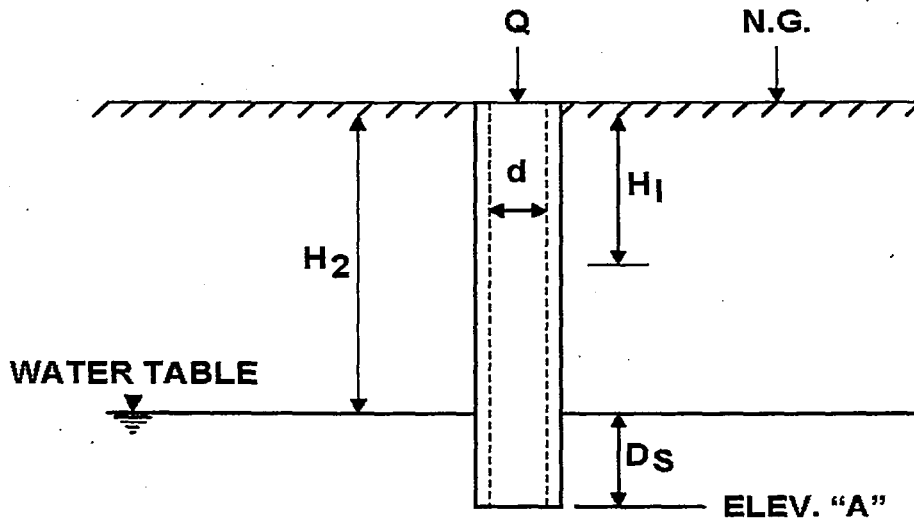
Test No.	Date Performed	Diameter		Depth of Hole (Feet)	Depth to Groundwater Level Below Ground Surface (Feet)		SATURATED HOLE DEPTH Ds (Feet)	Corrected Depth of Hole (Feet)	Average Flow Rate (gpm)	K, Hydraulic Conductivity (cfs/ft ² -Ft Head)
		Casing (Inches)	Hole (Inches)		Prior to Test	During Test				
P-1	06/29/15	2	4	15	2.8	0.00	12.20	15.00	14.0	1.56E-03
P-2	06/29/15	2	4	15	2.8	0.00	12.20	15.00	15.0	1.67E-03

NOTES:

- (1) The above hydraulic conductivity values are for a French drain installed to the same depth as the borehole tests. The values represent an ultimate value. The designer should decide on the required factor of safety.
- (2) The hydraulic conductivity values were calculated based on the South Florida Water Management Districts's USUAL OPEN HOLE CONSTANT HEAD exfiltration test procedure as shown on the following page.
- (3) The diameter of the CASING was used in the computation of the hydraulic conductivity values presented in the above table.

Test No.	DEPTH (FEET)		GENERAL MATERIAL DESCRIPTION
	FROM	TO	
P-1	0.00	2.00	Light Brown Fine to Medium SAND with Limerock Fragments
	2.00	15.00	Light Brown SAND with Little Limerock Fragments
P-2	0.00	2.00	Light Brown Fine to Medium SAND with Limerock Fragments
	2.00	3.00	Dark Brown Organic Stained SAND
	3.00	15.00	Light Brown SAND with Little Limerock Fragments

USUAL OPEN - HOLE TEST



$$K = \frac{4Q}{\pi d (2H_2^2 + 4H_2D_s + H_2d)}$$

K= HYDRAULIC CONDUCTIVITY (CFS/FT.² - FT.HEAD)

Q= "STABILIZED" FLOW RATE (CFS)

d= DIAMETER OF TEST HOLE (FEET)

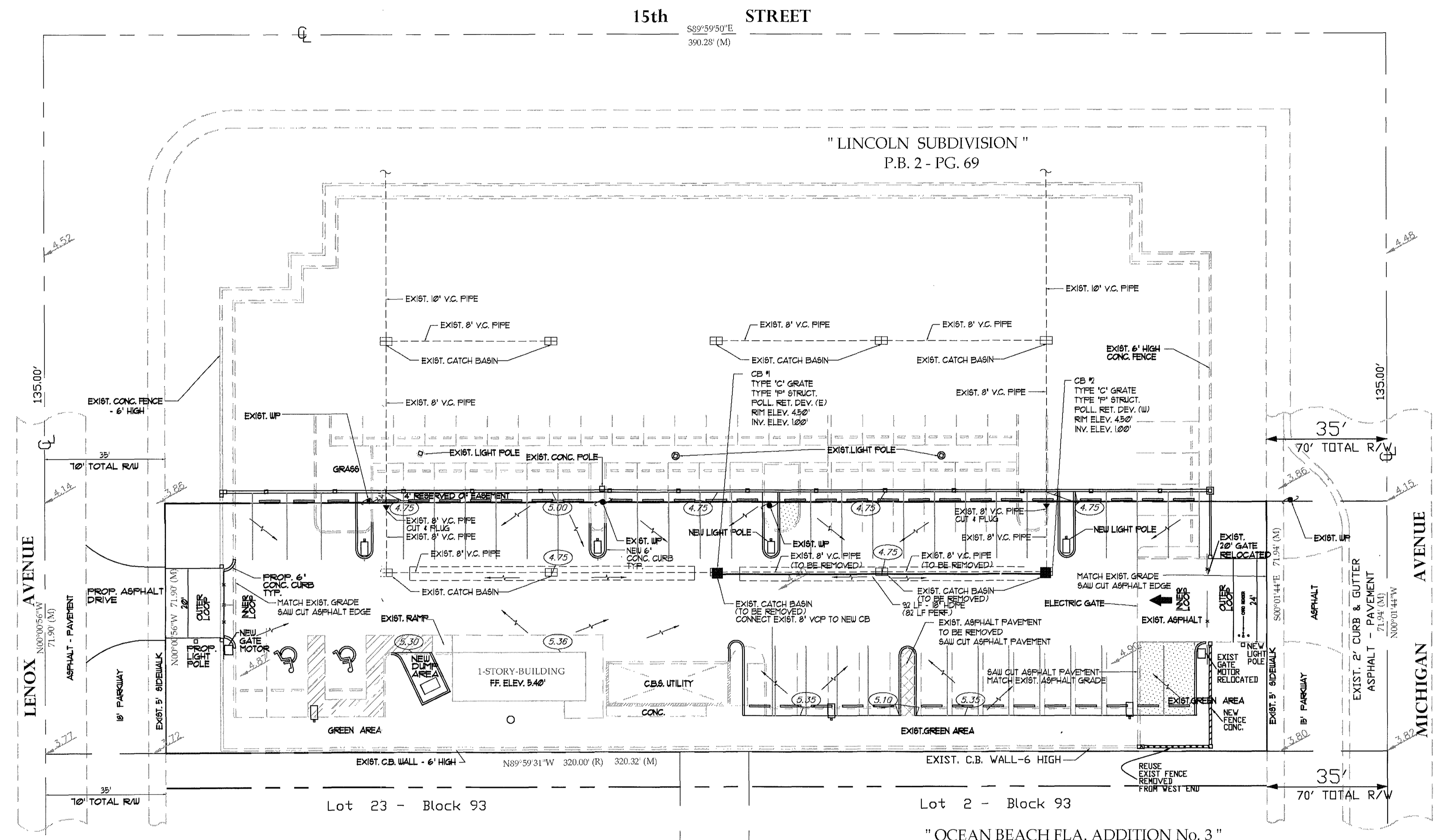
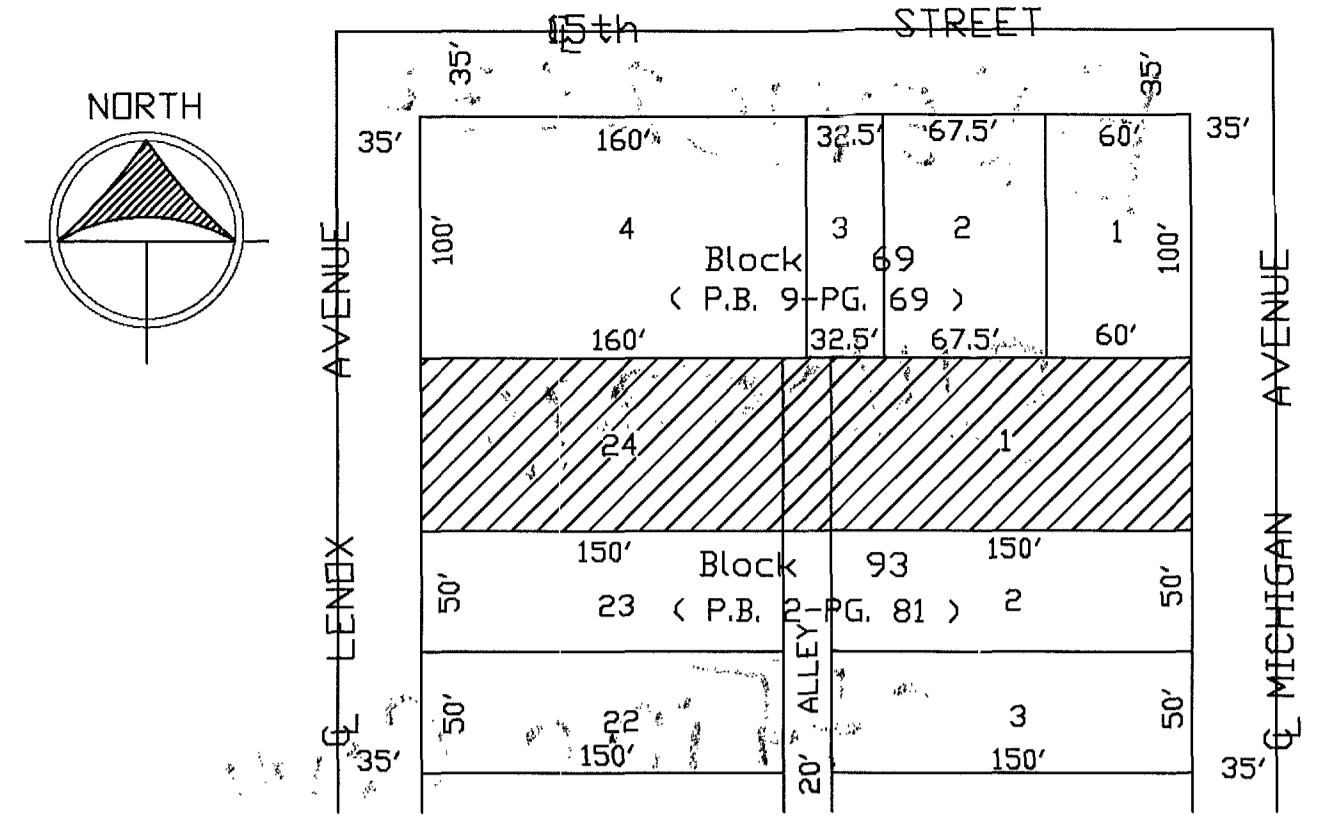
H₂ = DEPTH TO WATER TABLE (FEET)

D_s = SATURATED HOLE DEPTH (FEET)

ELEV. "A" = PROPOSED TRENCH BOTTOM ELEV.

H₁ = AVERAGE HEAD ON UNSATURATED HOLE SURFACE (FT.HEAD)

SCOPE OF WORK:
 1. REMOVE TWO EXISTING CATCH BASINS AND EXISTING STORM PIPE CONNECTING EXISTING CATCH BASINS.
 2. INSTALL TWO NEW CATCH BASINS.
 3. INSTALL 82 LF OF EXFILTRATION TRENCH, 10 LF OF 18" HDPE SOLID PIPE.
 4. RESURFACE ASPHALT PARKING LOT.
 5. CONNECT TO EXISTING STORM PIPES.



PLAN REVIEW
 Phone 305-673-0880
 Phone 305-473-7080
 THIS PLAN REVIEW CONSTITUTES PART OF THE PERMIT FOR
 THIS PROJECT AND IS VALID FOR THE PERMIT ONLY.
STANDING:
 All construction and/or use of equipment in the field shall conform to the applicable codes, ordinances, rules and regulations of the City of Miami Beach, Florida, and the State of Florida.
 Permit Requirements: Proof of existing sidewalk/swale area conditions (pictures) and/or possession of a valid permit for excavation (Public Works Inspection) will be required prior to final sign-off on the C.C.C. (at the release of bonds.)
 OUR JOB # 14-120

LEGAL DESCRIPTION:
 FOLIO: 01-4203-003-6980
 LOTS 1 AND 24 AND 20 FEET OF ALLEY LYING BETWEEN LOTS 1 AND 24, BLOCK 93, OCEAN BEACH FL. ADDITION No. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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 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 results from these plans which are approved subject to compliance with Federal, State, and Local Laws, Rules, and Regulations.

CAMERO + ASSOCIATES, INC.
 CIVIL ENGINEERS
 CAMERO + ASSOCIATES, INC.
 JORGE L. CAMERO, P.E.
 1400 SW 50TH TERR. SUITE 204
 (305) 665-7607
 OUR JOB # 14-120

CONSULTANT STAMP
 KASHMIRY & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 FL REGISTRATION NO. 07080024
 JOB NO: FL14-34
 DESIGNED: [Signature]
 CHECKED: [Signature]
 8777 SAN JOSE BLVD.
 BUILDING C, SUITE #401
 JACKSONVILLE, FL 32217
 PHONE: (904)-739-2000
 FAX: (904)-739-4742
 m.kashmiry@kashmiryandassociates.com

REVISIONS / AUTHORIZATIONS			
NO.	REVISIONS / AUTHORIZATIONS	DATE	BY
A	ISSUE FOR CONSTRUCTION	8/25/14	

OFFICE COPY
 CITY OF MIAMI BEACH
 APPROVED FOR PERMIT BY THE FOLLOWING:
 BUILDING: [Signature]
 ZONING: [Signature]
 PLUMBING: [Signature]
 ELECTRICAL: [Signature]
 MECHANICAL: [Signature]
 FIRE PREVENTION: [Signature]
 FLOOD: [Signature]
 PUBLIC WORKS: [Signature]
 STRUCTURAL: [Signature]
 ELEVATOR: [Signature]
 ROOFING: [Signature]

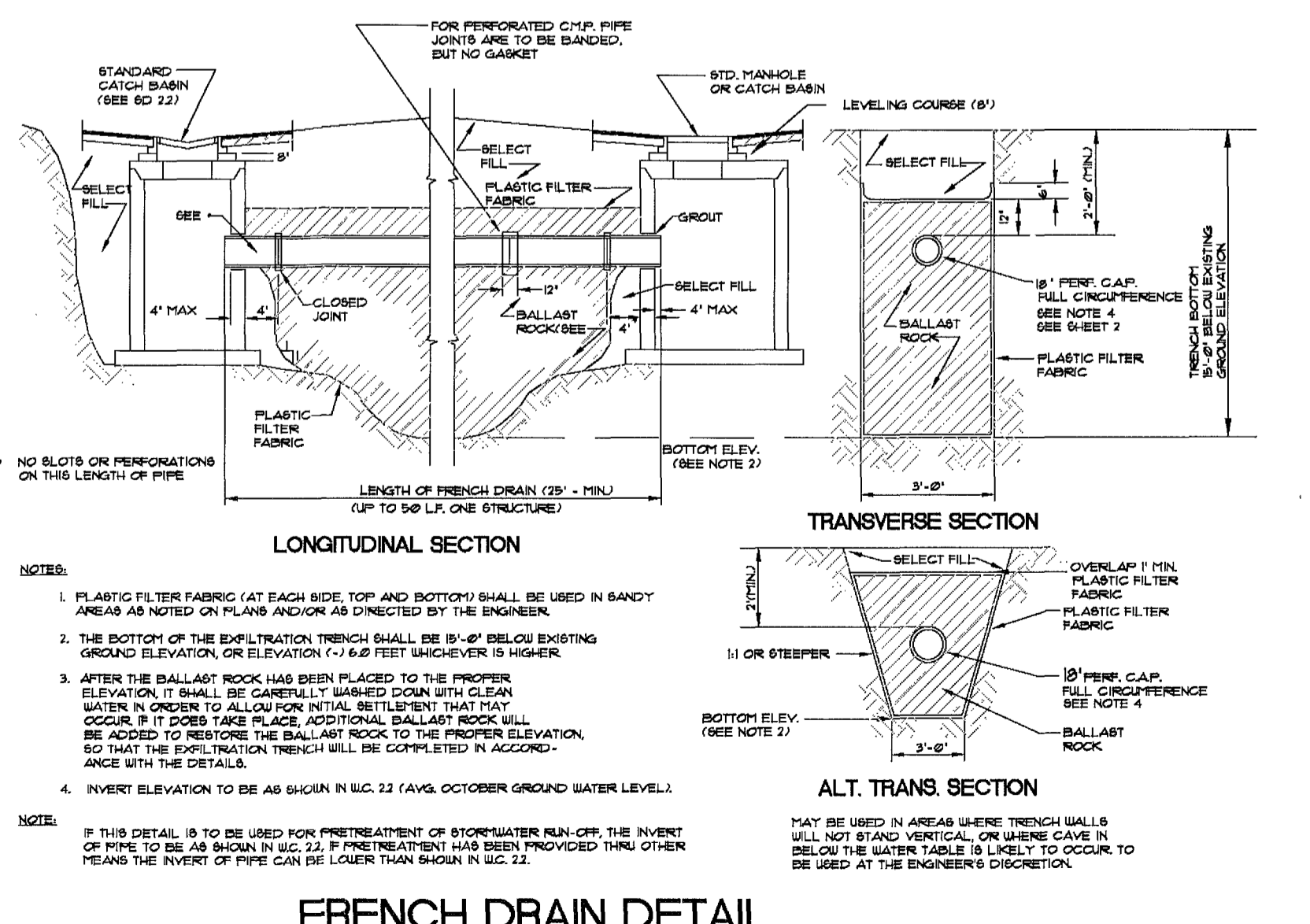
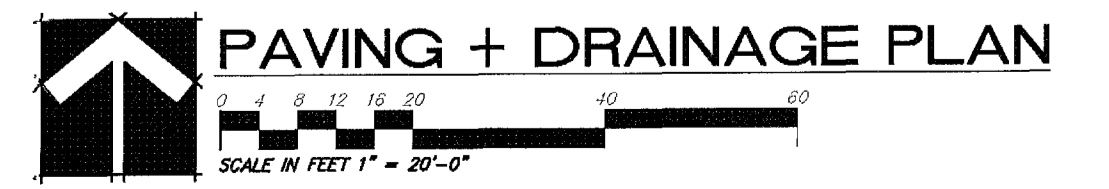
DRAWINGS PREPARED FOR
 CORPORATE REAL ESTATE
 PROJECT TITLE: PROJECT DRAWING

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 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 results from these plans which are approved subject to compliance with Federal, State, and Local Laws, Rules, and Regulations.

PAVING + DRAINAGE PLAN
 CIVIL
 AT&T PROJECT NUMBER: S20589
 DATE: 8/25/14
 SCALE: AS NOTED
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SHEET 1 OF 2 SHEETS
 AT&T DRAWING NO: S20589C10100
 SHEET NO. C-100

- LEGEND**
- EXISTING PAVEMENT
 - PROPOSED PAVEMENT
 - PROPOSED STORM SEWER
 - PROP. PERFORATED HDPE W/DRAINFIELD
 - 7.00 PROPOSED GRADE
 - 7.00 EXISTING GRADE
 - DIRECTION OF DRAINAGE FLOW
 - PROPOSED CATCH BASIN OR INLET
 - EXISTING CATCH BASIN OR INLET
 - EXISTING STORM MANHOLE
 - PROPOSED STORM MANHOLE
 - PROPOSED TYPE 'F' CURB & GUTTER
 - EXISTING TYPE 'F' CURB & GUTTER
 - EXISTING UTILITY POLE
 - RIGHT-OF-WAY LINE OR PROPERTY LINE
 - ASPHALT PAVEMENT
 - 4" CONCRETE SIDEWALK
 - 6" THICK CONCRETE SIDEWALK
 - HDPE HIGH DENSITY POLYETHYLENE PIPE, WT.
 - R.C.P. REINFORCED CONCRETE PIPE
 - R.W.L. RAIN WATER LEADER
 - (T) THERMOPLASTIC REFLECTORIZED STOP SIGN SHALL BE HIGH INTENSITY REFLECTORIZED MATERIAL

ALL MAINTENANCE OF TRAFFIC SHALL CONFORM TO F.O.T. STANDARD INDEX NO. 600. HAND/CAP SPACE SHALL NOT EXCEED 2% SLOPE



- NOTES:**
- PLASTIC FILTER FABRIC (AT EACH SIDE, TOP AND BOTTOM) SHALL BE USED IN SANDY AREAS AND NOTED ON PLANS AND/OR AS CONSIDERED BY THE ENGINEER.
 - THE BOTTOM OF THE EXFILTRATION TRENCH SHALL BE 8" - 6" BELOW EXISTING GROUND ELEVATION OR ELEVATION (+) 6.6 FEET WHICHEVER IS HIGHER.
 - AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY BLENDED DOWN WITH CLEAN WATER IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLAST ROCK TO THE PROPER ELEVATION. SO THAT THE EXFILTRATION TRENCH WILL BE CORRECTED IN ACCORDANCE WITH THE DETAILS.
 - INVERT ELEVATION TO BE AS SHOWN IN SEC. 22 (AUG. OCTOBER GROUND WATER LEVEL).
- NOTE:** IF THIS DETAIL IS TO BE USED FOR PRETREATMENT OF STORMWATER RUN-OFF, THE INVERT OF PIPE TO BE AS SHOWN IN SEC. 22. IF PRETREATMENT HAS BEEN PROVIDED THROUGH OTHER MEANS THE INVERT OF PIPE CAN BE LOWER THAN SHOWN IN SEC. 22.
- MAY BE USED IN AREAS WHERE TRENCH WALLS WILL NOT BE AND VERTICAL OR SHANE GABLE IN BELOW THE WATER TABLE IS LIKELY TO OCCUR TO BE USED AT THE ENGINEER'S DISCRETION.**

FRENCH DRAIN DETAIL

4.203

09 698

02 ~~3234~~

~~02 173~~

10-25-74

COLMAN

H 4 1 1 8 7 1 D

02-4203009 698 ①

MASON

11-26-74

H 4 1 8 8 7 1 D

02-4203-009-6980

7-12-00 KP

Polaroid © K9N148501H 7

4203 09-698

02-~~3234~~-02-173

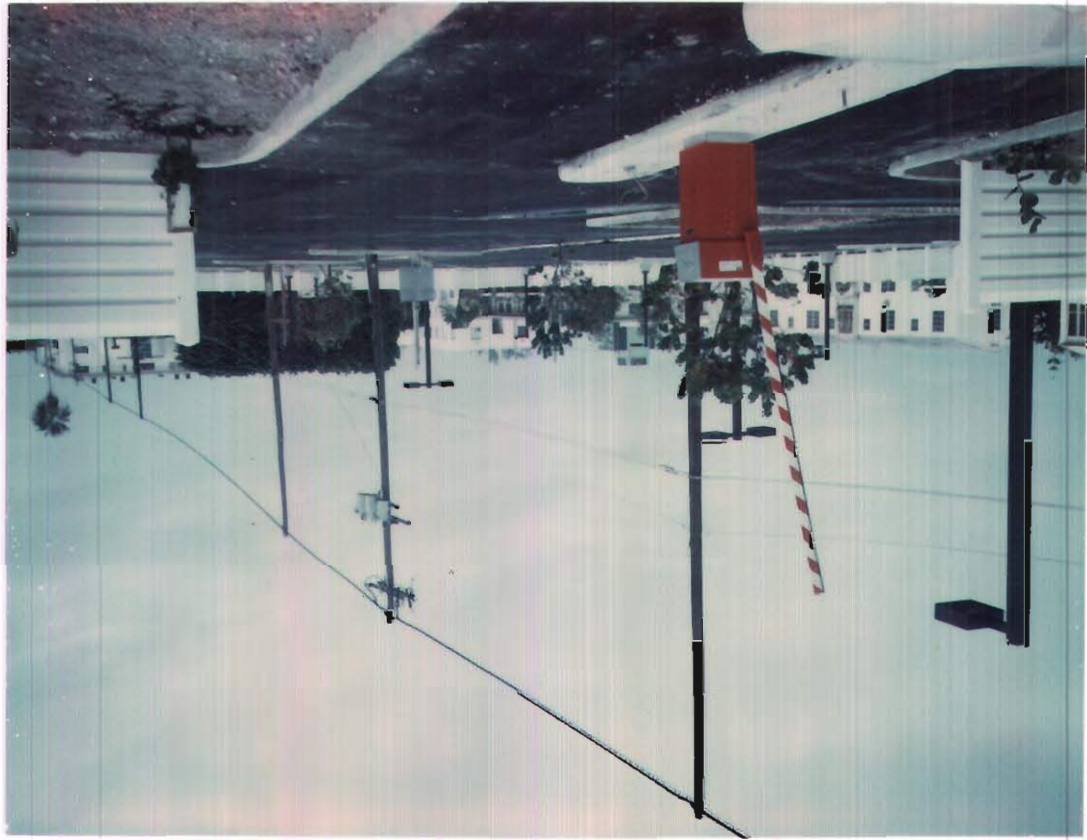
Johnson

11/26/74

COE of Lenox to Michigan
on
15 St.

18874









FOLIO 12-4203-09-6980
 OWNER
 PERMIT NO. 88646 DATE 9-13-74
 AMOUNT \$138,491 TYPE *Residential*
 ADDR 1030-15th St.
 LEGAL DESCRIPTION:

FOUNDATION	5
EXTERIOR	80
STRUCTURAL FRAME	1
ROOF TYPE	21
ROOF MATERIAL	7
DECKING	
FLOOR FINISH	8
ELECTRICAL	12
PLUMBING	10
INTERIOR	45
MISCELLANEOUS	
TOTAL POINTS	138

PERMIT	DATE	AMOUNT	TYPE
06172	9-9-74	\$7000	Lowering
05598	5-21-74	\$2000	ELF
05605	5-22-74	\$70,000	Value & 100

BUILDING POINTS:
 FOUNDATION 5
 EXTERIOR 80
 STRUCTURAL FRAME 1
 ROOF TYPE 21
 ROOF MATERIAL 7
 DECKING
 FLOOR FINISH 8
 ELECTRICAL 12
 PLUMBING 10
 INTERIOR 45
 MISCELLANEOUS
 TOTAL POINTS 138
 GRADE: + 0
 GRADE + POINTS 138
 FIELD CHECKED BY: *John Moore*
 DATE: 3-14-75

BEDROOMS		FLOORS		CARD	1	OF	1
BATHS		STORES		BUILDING NO.			
LIVING UNITS		INC. FUNCT.		YEAR BUILT			99
1-B/R UNITS		CUR. FUNCT.		EFF. AGE			0
2-B/R UNITS		ECON. OBS.		RATE			1
3-B/R UNITS		PHYS. DEPR.		RATE KEY			
STUDIO UNITS		% COMPLETE		LAND USE	95019		15
ROOMS/OFFICE		SITE VALUE			9502	1700	

NO.	CD.	YR.	E/A	DPR	DIMENSIONS	ADJ. SQ. FT.
1	916	74				42,926.00
2	78	74				18.00
3	55	74				799.00
4	96	74				85.00
5	55	74				1000
6	77	74				4
7	80	74				1
8	14	90				300
9	4	99				1

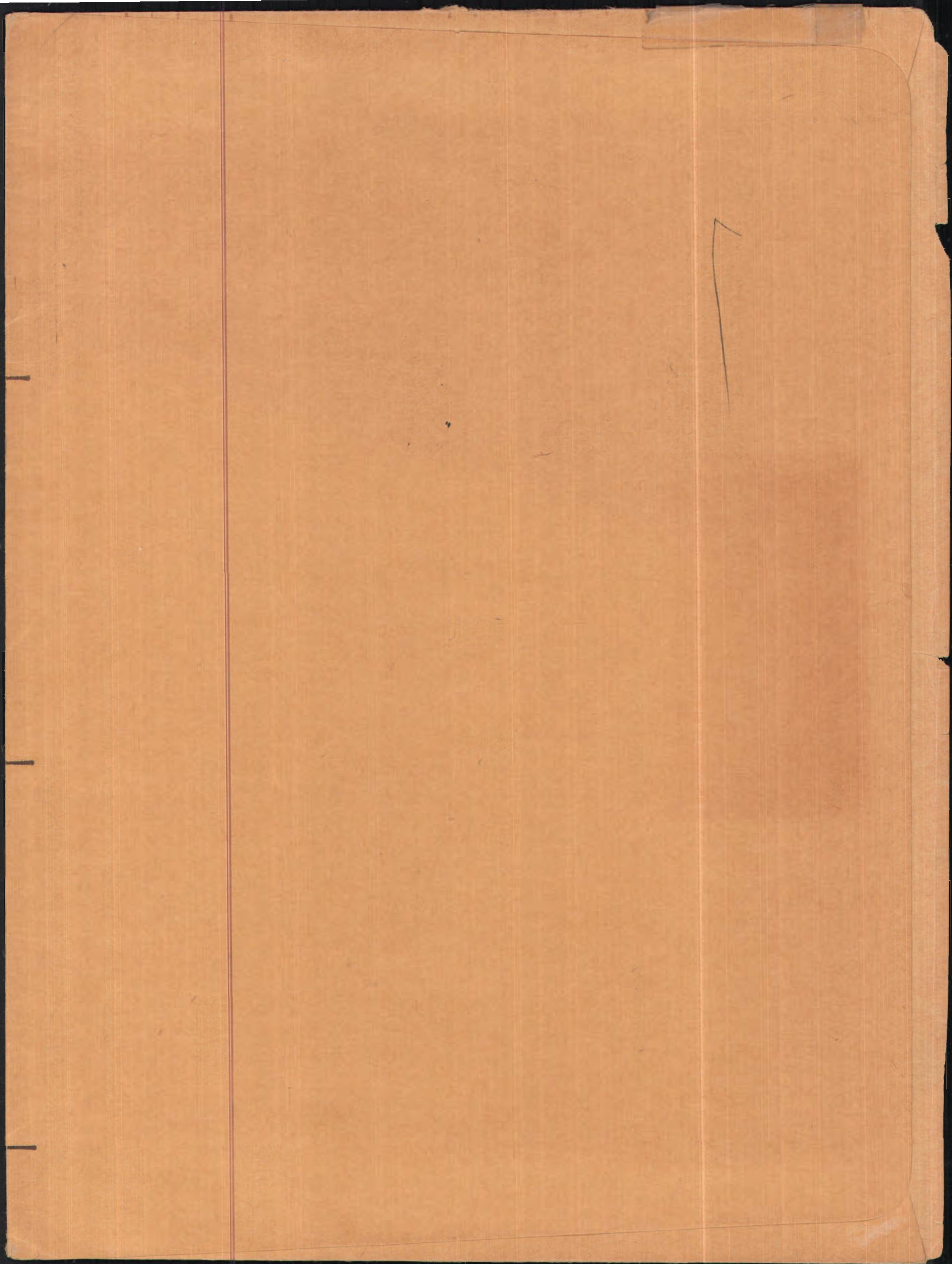
TOTAL ADJUSTED SQUARE FEET

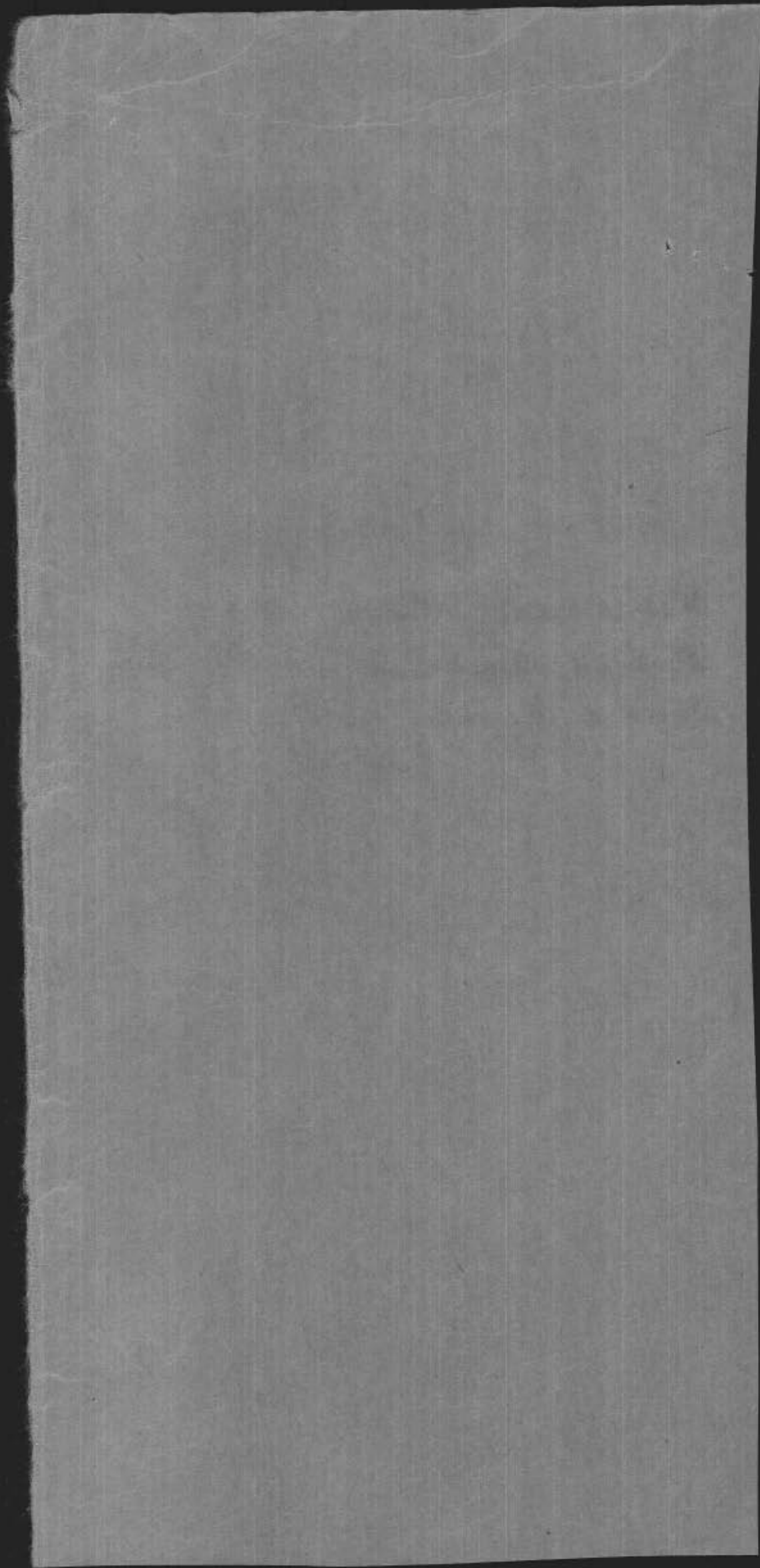
REMARKS: *2nd Addition proposed for 75
 cell, 2nd floor and 2nd floor
 80795 and 80796*

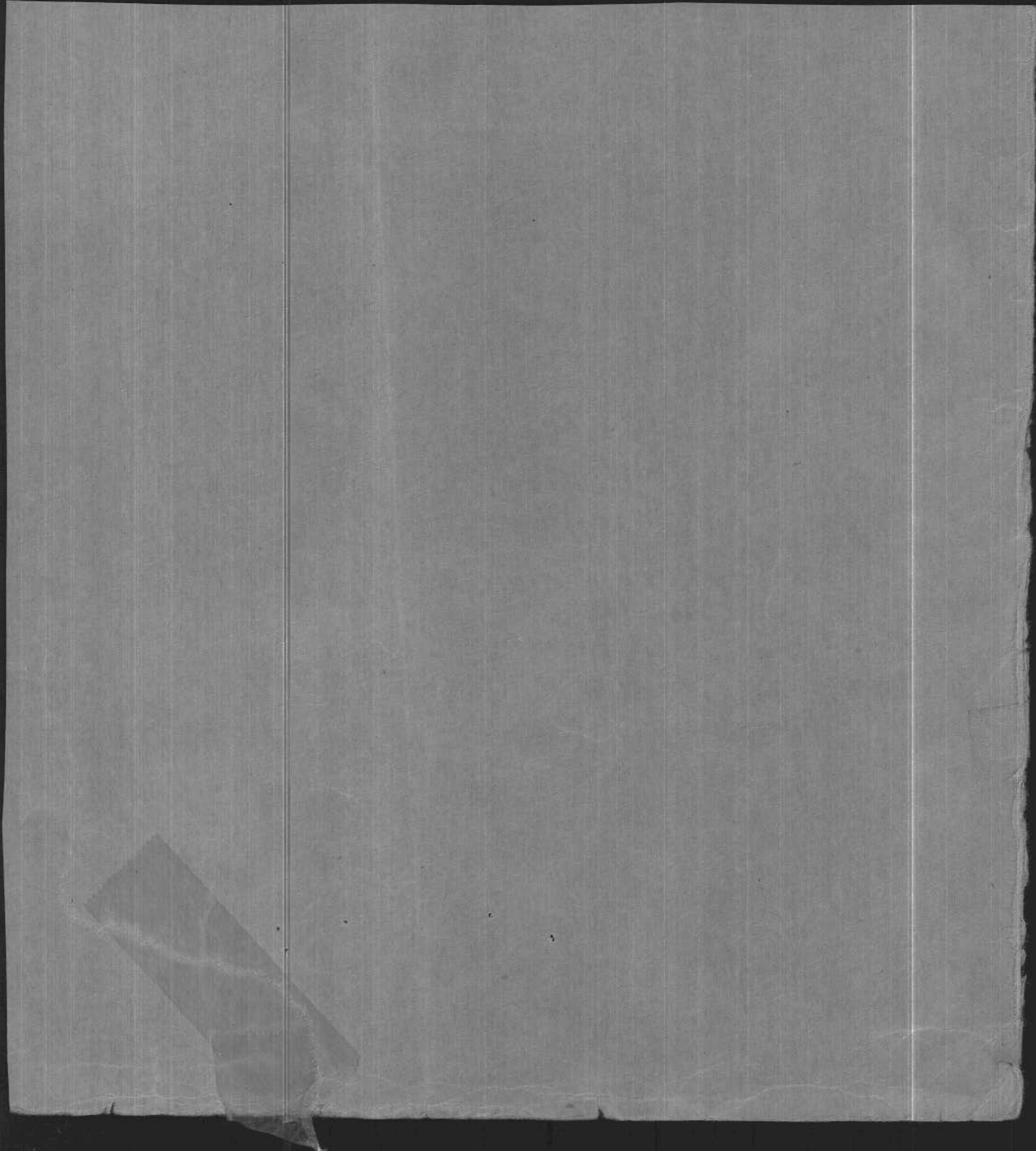


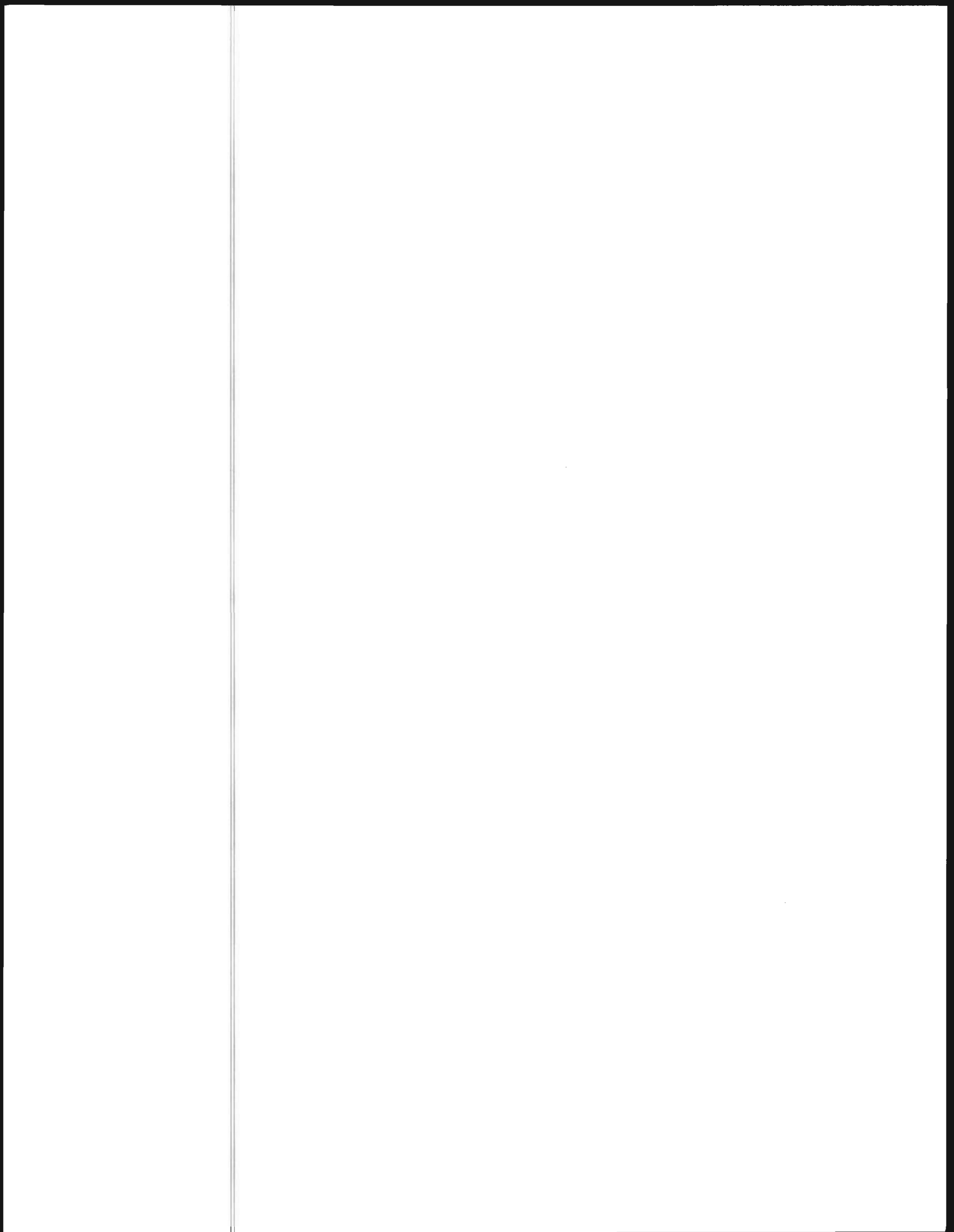
NO.	CD.	YR.	E/A	DPR	EXTRA FEATURES EFF.	DIMENSIONS	ADJ. SQ. FT.
1	916	74					42,926.00
2	78	74					18.00
3	55	74					799.00
4	96	74					85.00
5	55	74					1000
6	77	74					4
7	80	74					1
8	14	90			Detached SHG Unit		300
9	4	99			CLN/10		1

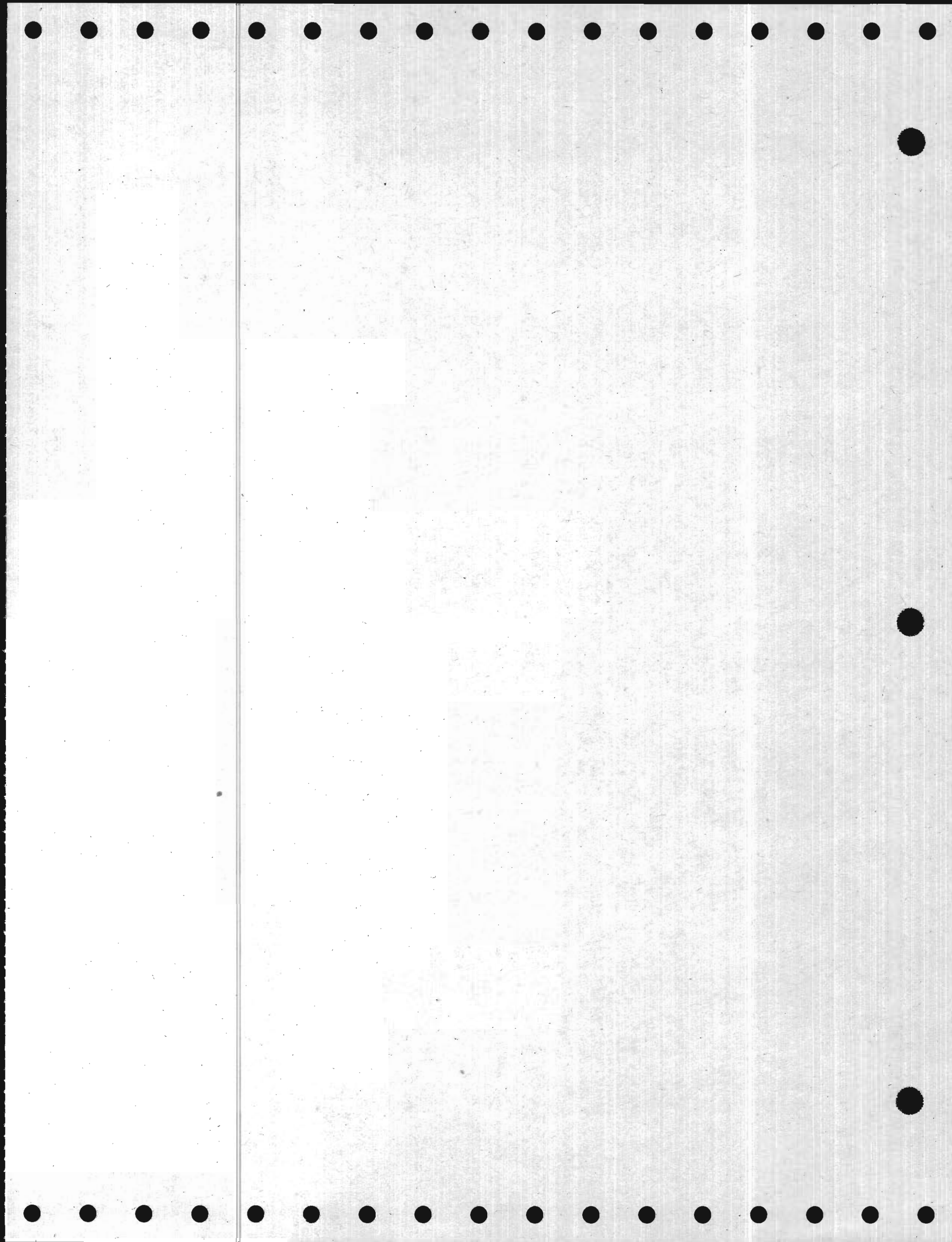
L.S. 12 June 3

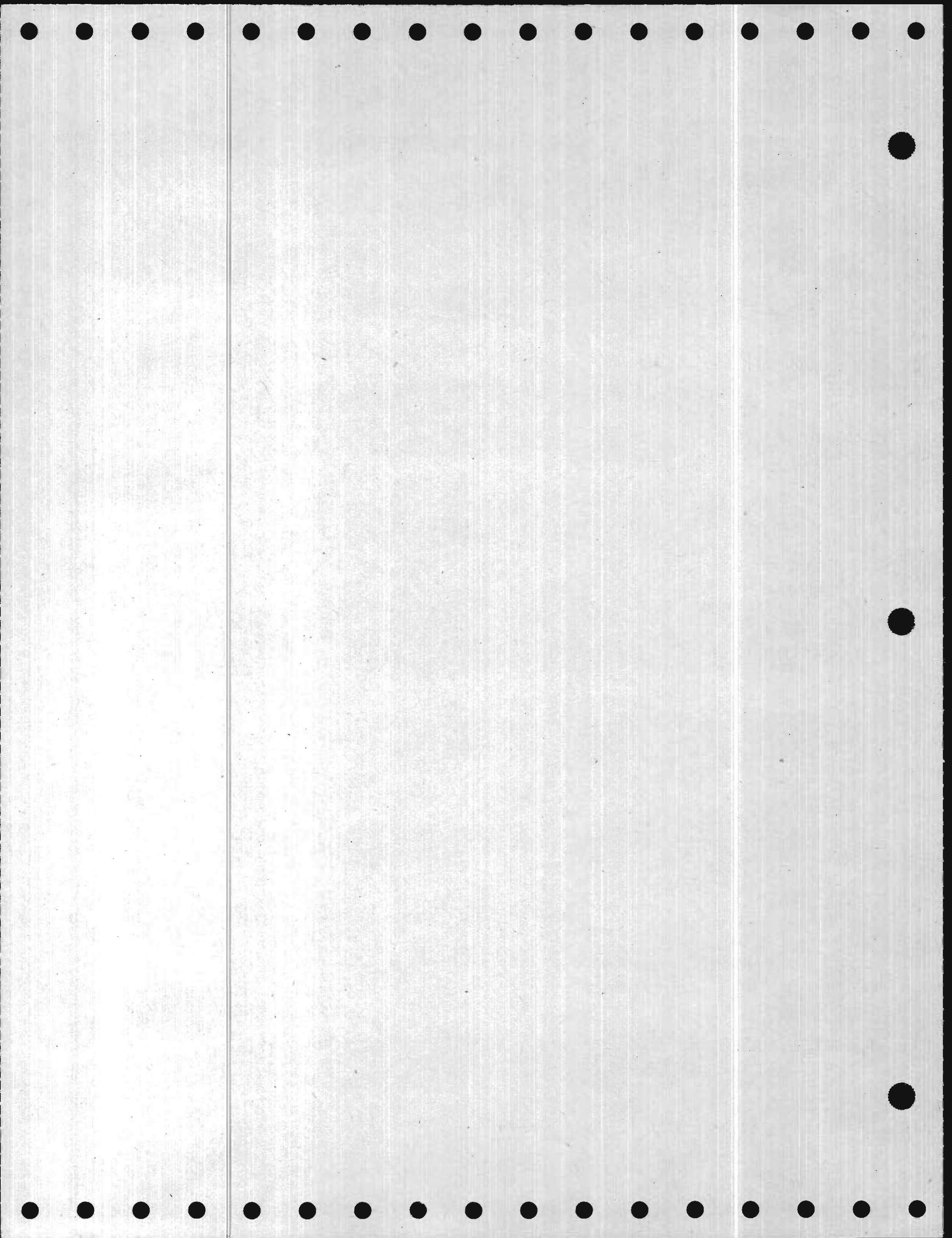


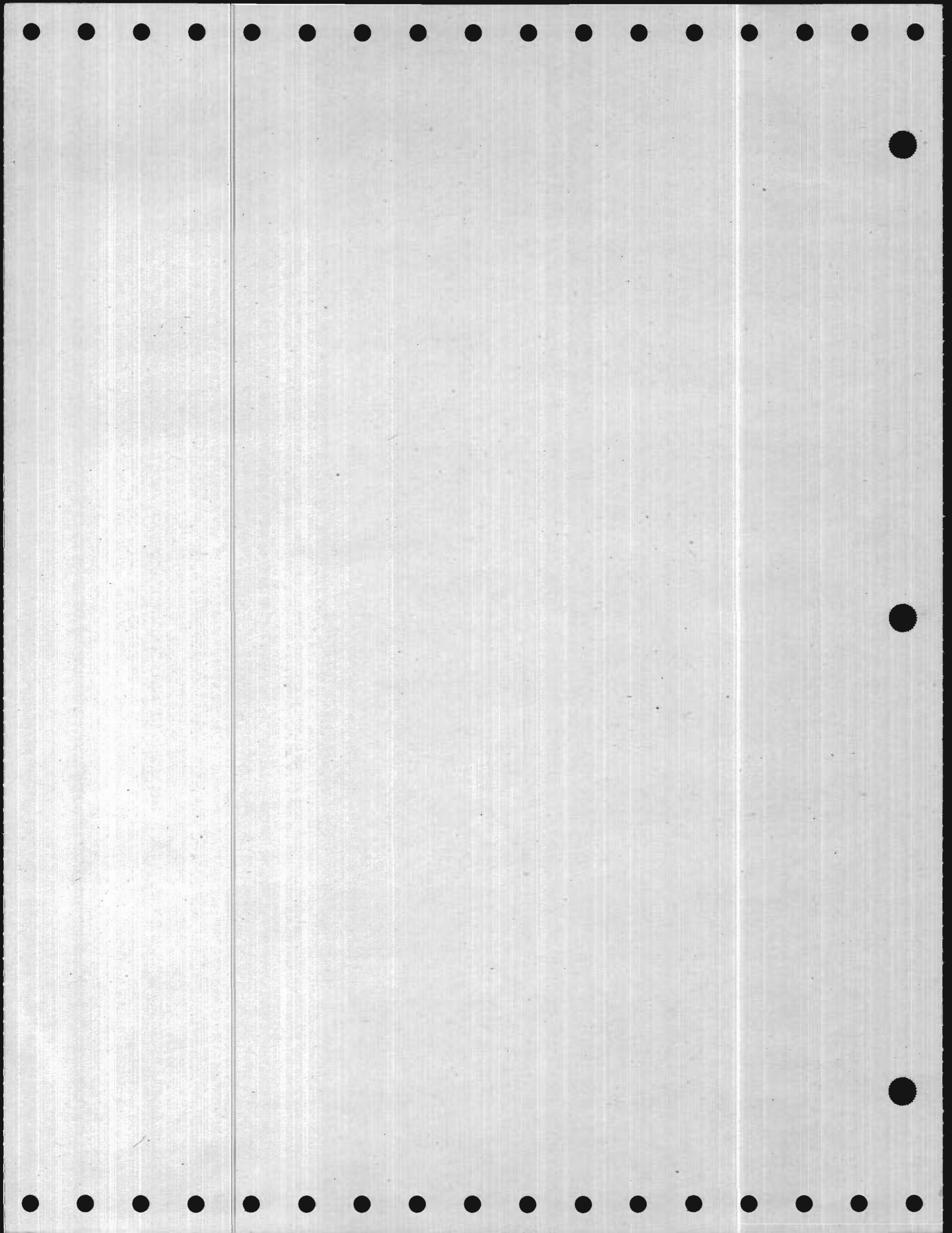


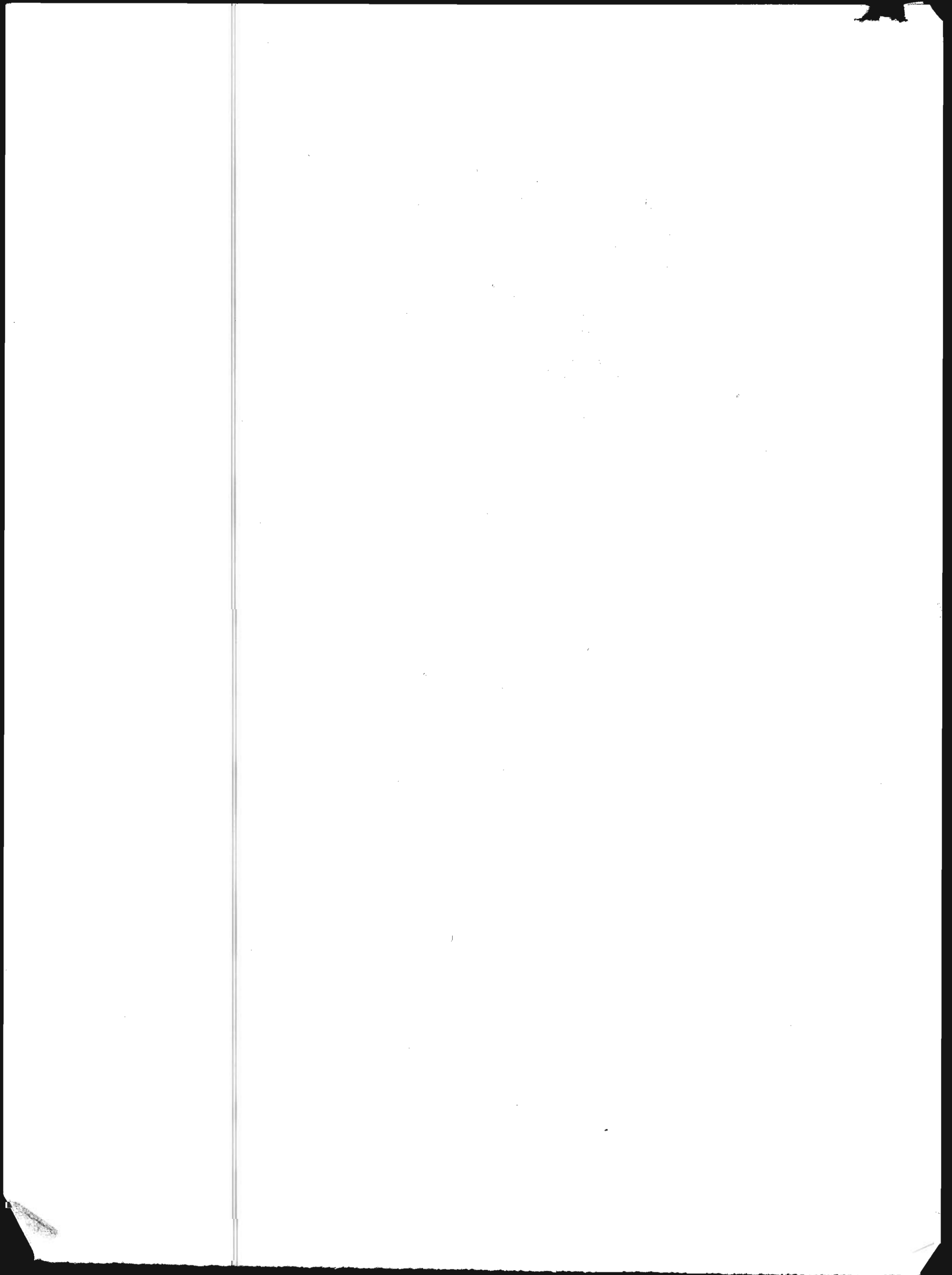


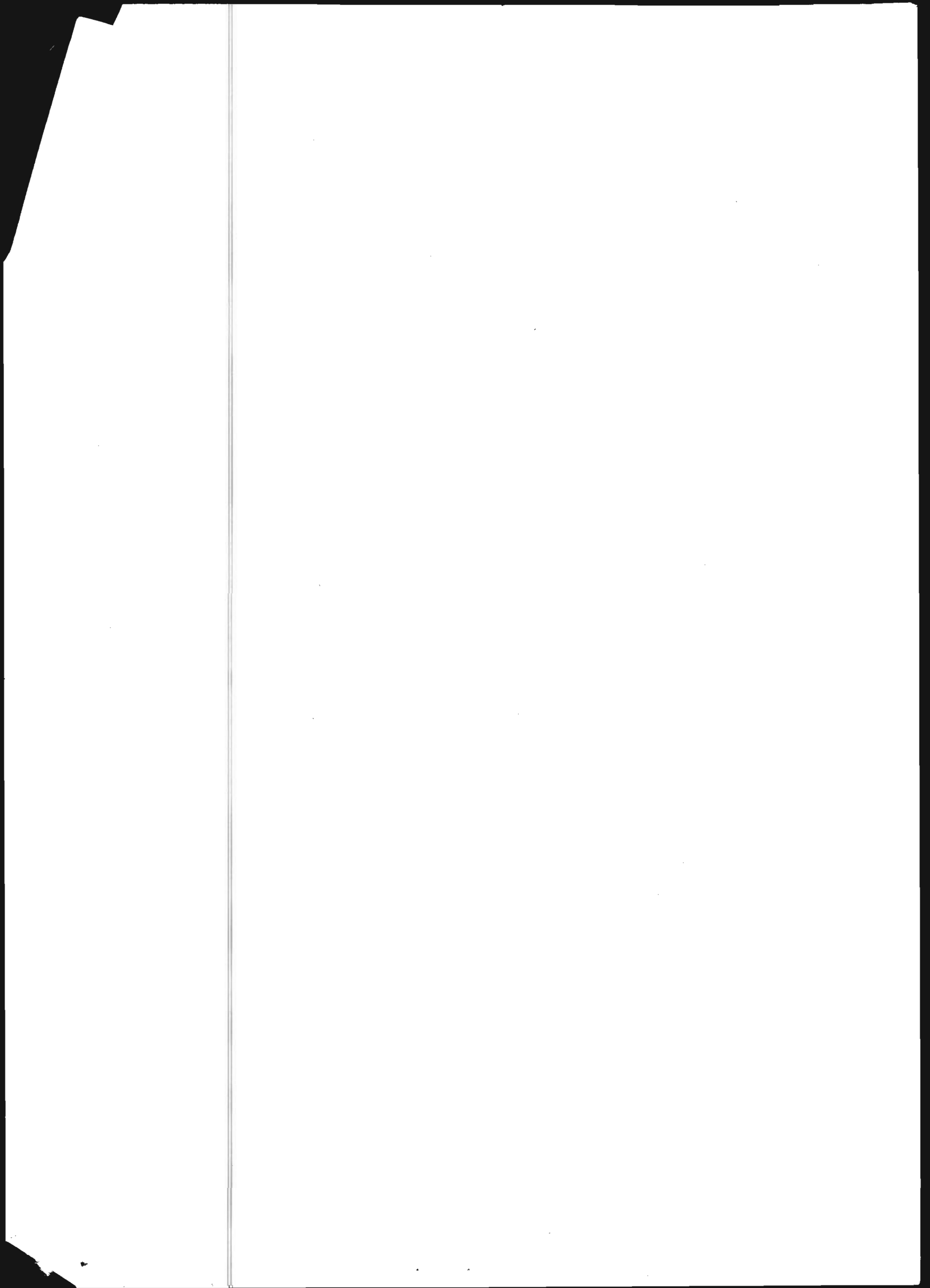












ASSESSMENT DEPARTMENT
SITUS

~~02-3234-02-1730~~

1040 15 ST

LINCOLN SUB PB 9-69
W127.5FT LOT 4 BLK 69
LOT SIZE 127.500 X 100

LAND USE ~~03~~ = ~~MULTI-FAMILY~~
65 28

NOTES

Kelene Apts. #1040-15 ST.

Reduce Building - 70% - 74

Lovic & Knowles. (5-6-74)

UNSAFE BLDG. (by City of N. Beach)

CH-75 FOR DEMO

DEMO 10/10/75 until May 28-75

X Features can

1975 VALUE 7230

EXT FEAT ONLY

B.R.C. # 749

07-16-75

NOTES

Rem/site Code 76

Bdded 5-22-76 JC

CODED 11-16-76 #16

DADE COUNTY TAX ASSESSMENT DEPARTMENT
 PERMIT ADDITIONS SITUS

02-4203-09-698

NOTES

7.5 = EX. FEAT. 100%
 7.5 = Demo of old Bldg 100%

NOTES

HELENE RESIDENCE
 1030-15 ST. MIB.
 Reduce Bldg - 70%
 Lorie & Knowles (5-6-74)
 UNSAFE BLDG. (By City of W. Beach)
 CH-75 FOR DEMO
 74TAB-1827 N/C TO BUREAU
~~100% 75~~
 n/c - 77 - Parking lot new

3-14-75 general house

NOTES

NOTES

RC 9712 5-5-77
 Codes R/C 9712 (Sep) 5/30/77 A

MIAMI-DADE COUNTY PROPERTY APPRAISER
NARRATIVE HISTORY CARD

FOLIO # 02 42030096980

DATE	COMMENTS
3/27/02	1002 - Subject is a field office of BellSouth. All
	changes noted at time of inspection.
	(74)

FOLIO 02 4203 009 6980 PROP ADDR 1030 15 ST

A/C: N BLDG 01 RATE 01

DATE PRINTED: 2/05/2002

BUILDING

DESC

LEGAL:

BASE PERMIT REALTY CGG

DIMENSIONS:

TOTAL

OCEAN BEACH ADD NO 3

00 00 00 000000 TYPE MISC

1 38.0000X 12.0000X .0000X .0000X .0000

456

PB 2-81

DT 07/21/2000

LOTS 1 & 24 & 20FT ALLEY LYG BET

NO. 0000203

LOTS 1 & 24 BLK 93 & LOTS 1 THRU

4 BLK 69 PER PB 9-69

LOT SIZE 55008 SQ FT

SPECIFICATION POINTS

GRADE + 0

FOUNDATION 5

EXTERIOR 30

STRUCTURAL FRAME

ROOF TYPE 21

ROOF MATERIAL 7

DECKING

FLOOR FINISH 8

ELECTRICAL 12

PLUMBING 10

INTERIOR 45

MISCELLANEOUS

TOT PTS & GRADE 138

INSP DATE 07/2000

DATA:

CONST CD 1

RATE CD 1 BED RMS 0 RM/OFF 0

ADJ CD 2 BATHS 0 1BR APT 0

YR BLT 1999 1/2 BATHS 0 2BR APT 0

EFF AGE LIV UNIT 0 3BR APT 0

FLOORS 1 XF CODE 0 EFF APT 0

CLUC 13 ZONING 3900 STORES

SLUC 1700

BASE RATE	34.00	TOTAL PTS & GRADE	138	TOTAL RATE	46.92	BATH ADJ	+0	TOTAL ADJUSTED SQUARE FEET	456
% COMP 100	FUN ADJ 0	ECO ADJ 0	PHY ADJ 0	%GD 100	ADJUST	TOTAL ADJUSTMENT VALUE		21,396	
TOTAL ADJUST VALUE		21,396	NO. OF ITEMS	1.00	TOTAL VALUE ALL ITEMS	21,396			

LN	PRC	EXTRA	FEATURE	PRICE	NUMBER	D	YR	EF	NO	FN	EC	PH	%	TOTAL\$	LINE	N/C	N/C	GROUPING
	COD		DESCRIPTION	PER UNIT	OF UNITS	C	BL	AG	ITEMS	AD	AD	AD	GD	ADJUST	VALUE	NEW	ADD	/ERROR
1	96		PAVING ASPH	1.25	42,726.00	2	1974		1.00				90	5,341	48,067	0	0	0
2	77		LT STD 10-30 1	900.00	18.00	2	1974		1.00				90	1,620	14,580	0	0	0
3	55		CONC/LOUV FENC	4.00	799.00	2	1974		1.00				90	320	2,876	0	0	0
4	96		PAVING ASPH	1.25	8,500.00	2	1974		1.00				90	1,062	9,563	0	0	0
5	55		CONC/LOUV FENC	4.00	1,000.00	2	1974		1.00				90	400	3,600	0	0	0
6	77		LT STD 10-30 1	900.00	4.00	2	1974		1.00				90	360	3,240	0	0	0
7	80		LT STD 10-30 2	1,350.00	1.00	2	1974		1.00				90	135	1,215	0	0	0
8	14		CARPORT-WR CF	5.90	300.00	2	1990		1.00				98	35	1,735	0	0	0
9	4		CENT A/C COMM	1,200.00	1.00	2	1999		1.00				100	0	1,200	0	0	0

TOTAL ADJUSTED VALUE EXTRA FEATURE	86,076
TOTAL ADJUSTED VALUE THIS BUILDING(S)	107,472
TOTAL ADJUSTED VALUE FOR ALL BUILDINGS	107,472
TOTAL ADJUSTED SQFT FOR ALL BUILDINGS	456

FOLIO 02 4203 009 6980 PROP ADDR 1030 15 ST

A/C: N BLDG 01 RATE 01

DATE PRINTED: 7/21/2000

BUILDING ERB

LEGAL:

BASE PERMIT REALTY CGG

DIMENSIONS:

DESC

TOTAL

OCEAN BEACH ADD NO 3

00 00 00 000000 TYPE MISC

1 38.0000X 12.0000X .0000X .0000X .0000

456

PB 2-81

DT 07/21/2000

NO. 0000203

LOTS 1 & 24 & 20FT ALLEY LYG BET

LOTS 1 & 24 BLK 93 & LOTS 1 THRU

4 BLK 69 PER PB 9-69

LOT SIZE 55008 SQ FT

SPECIFICATION POINTS

GRADE + 0

FOUNDATION 5

EXTERIOR 30

STRUCTURAL FRAME

ROOF TYPE 21

ROOF MATERIAL 7

DECKING

FLOOR FINISH 8

ELECTRICAL 12

PLUMBING 10

INTERIOR 45

MISCELLANEOUS

TOT PTS & GRADE 138

INSP DATE 07/2000

DATA:

CONST CD 1

RATE CD 1 BED RMS 0 RM/OFF 0

ADJ CD 2 BATHS 0 1BR APT 0

YR BLT 1999 1/2 BATHS 0 2BR APT 0

EFF AGE LIV UNIT 0 3BR APT 0

FLOORS 1 XF CODE 0 EFF APT 0

CLUC 13 ZONING 3900 STORES

SLUC 1700

BASE RATE	30.00	TOTAL PTS & GRADE	138	TOTAL RATE	41.40	BATH ADJ	+0	TOTAL ADJUSTED SQUARE FEET	456
% COMP 100	FUN ADJ 0	ECO ADJ 0	PHY ADJ 0	%GD 100	ADJUST			REPLACEMENT COST	18,878
		TOTAL ADJUST VALUE	18,878	NO. OF ITEMS	1.00	TOTAL VALUE ALL ITEMS		TOTAL ADJUSTMENT VALUE	18,878

LN	PRC	EXTRA FEATURE	PRICE	NUMBER	D	YR	EF	NO	FN	EC	PH	%	TOTAL\$	LINE	N/C	N/C	GROUPING
		DESCRIPTION	PER UNIT	OF UNITS	C	BL	AG	ITEMS	AD	AD	AD	GD	ADJUST	VALUE	NEW	ADD	/ERROR
1	96	PAVING ASPH	1.25	42,726.00	2	1974		1.00				90	5,341	48,067	0	0	0
2	77	LT STD 10-30 1	900.00	18.00	2	1974		1.00				90	1,620	14,580	0	0	0
3	55	CONC/LOUV FENC	4.00	799.00	2	1974		1.00				90	320	2,876	0	0	0
4	96	PAVING ASPH	1.25	8,500.00	2	1974		1.00				90	1,062	9,563	0	0	0
5	55	CONC/LOUV FENC	4.00	1,000.00	2	1974		1.00				90	400	3,600	0	0	0
6	77	LT STD 10-30 1	900.00	4.00	2	1974		1.00				90	360	3,240	0	0	0
7	80	LT STD 10-30 2	1,350.00	1.00	2	1974		1.00				90	135	1,215	0	0	0
8	14	CARPOT-WR CF	5.90	300.00	2	1990		1.00				98	35	1,735	0	0	0
9	4	CENT A/C COMM	1,200.00	1.00	2	1999		1.00				100	0	1,200	1,200	0	0

TOTAL ADJUSTED VALUE EXTRA FEATURE 86,076

FOR BLDG 01 RATE 01 NEW CONSTRUCTION = 18,878
 GRP/SPLITS/ERRORS GAINS = 0

TOTAL ADJUSTED VALUE THIS BUILDING(S) 104,954
 TOTAL ADJUSTED VALUE FOR ALL BUILDINGS 104,954
 TOTAL ADJUSTED SQFT FOR ALL BUILDINGS 456

Calc. 00 N/A (utility off) for Bill South

100797

FOLIO 02 4203 009 6980 PROP ADDR 1030 15 ST

A/C: N BLDG 00 RATE 00

DATE PRINTED: 5/01/1999

BUILDING

DESC

LEGAL:

BASE PERMIT REALTY CGG DIMENSIONS:

TOTAL

OCEAN BEACH ADD NO 3

TYPE MLC

PB 2-81

DT 06/12/1997

LOTS 1 & 24 & 20FT ALLEY LYG BET

NO. 0100009

LOTS 1 & 24 BLK 93 & LOTS 1 THRU

4 BLK 69 PER PB 9-69

LOT SIZE 55008 SQ FT

SPECIFICATION POINTS

GRADE + 0

FOUNDATION 5

EXTERIOR 30

STRUCTURAL FRAME 21

ROOF TYPE 7

ROOF MATERIAL 8

DECKING 12

FLOOR FINISH 10

ELECTRICAL 45

PLUMBING

INTERIOR

MISCELLANEOUS

TOT PTS & GRADE

INSP DATE 00/0000

DiMS
38 x 12 = 456

41.40

DATA:

CONST CD 0

RATE CD 1 BED RMS 0 RM/OFF 0

ADJ CD 99 BATHS 0 1BR APT 0

YR BLT 99 1/2 BATHS 0 2BR APT 0

EFF AGE LIV UNIT 0 3BR APT 0

FLOORS XF CODE 0 EFF APT 0

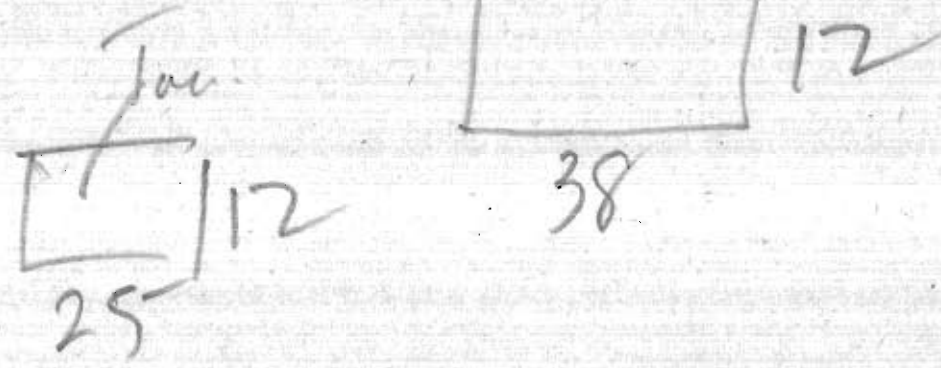
CLUC 13 65 ZONING 3900 STORES

SLUC 2800

1200

138

EMR
JUL 21 2000 18878



% COMP 0 FUN ADJ 0 ECO ADJ 0 PHY ADJ 0 %GD 0 ADJUST 0 BATH ADJ +0 REPLACEMENT COST 0
TOTAL ADJUST VALUE 0 NO. OF ITEMS 0.00 TOTAL VALUE ALL ITEMS 0

LN	PRC	EXTRA	FEATURE	PRICE	NUMBER	D	YR	EF	NO	FN	EC	PH	%	TOTAL\$	LINE	N/C	N/C	GROUPING
				PER UNIT	OF UNITS	C	BL	AG	ITEMS	AD	AD	AD	GD	ADJUST	VALUE	NEW	ADD	/ERROR
1	96	PAVING	ASPH	1.25	42,726.00	2	1974		1.00	5			86	7,744	45,664	0	0	0
2	77	LT STD	10-30 1	900.00	18.00	2	1974		1.00	5			86	2,349	13,851	0	0	0
3	55	CONC/LOUV	FENC	4.00	799.00	2	1974		1.00	5			86	463	2,733	0	0	0
4	96	PAVING	ASPH	1.25	8,500.00	2	1974		1.00	5			86	1,541	9,084	0	0	0
5	55	CONC/LOUV	FENC	4.00	1,000.00	2	1974		1.00	5			86	580	3,420	0	0	0
6	77	LT STD	10-30 1	900.00	4.00	2	1974		1.00	5			86	522	3,078	0	0	0
7	80	LT STD	10-30 2	1,350.00	1.00	2	1974		1.00	5			86	196	1,154	0	0	0

8/14 5.90 300.00 1990
94 C/ALC 1200 1.00 1999

TOTAL ADJUSTED VALUE EXTRA FEATURE 1735 78,984
TOTAL ADJUSTED VALUE THIS BUILDING(S) 78,984
TOTAL ADJUSTED VALUE FOR ALL BUILDINGS 1200 78,984
TOTAL ADJUSTED SQFT FOR ALL BUILDINGS 0

March 27, 1974

Kenneth Oka, Esquire
Attorney at Law
407 Lincoln Road
Miami Beach, Florida 33139

Re: 1030-1040 - 15th Street, Miami Beach
a/k/a The Helene Apartments
Demolition Order

Dear Mr. Oka:

This Division has been informed by Mrs. Frances Katz of the City of Miami Beach Social Service Section this day that the above subject building has been completely vacated. Therefore, we are going to post said building as an "unsafe building" in accordance with Section No. 202.4 of the South Florida Building Code and order all utilities be turned off immediately in order to assist you in complying with the demolition order stated above.

Please contact this office for the purpose of obtaining a permit before you demolish the building. A copy of the permit alerts the tax assessor that an improvement has been removed from your property. This may result in a tax savings to you in succeeding tax years.

It is necessary to continually evaluate and remove building or portions of building as they become obsolete, deteriorated and dangerous to the community and we feel sure that you as a property owner interested in Miami Beach's future will cooperate and assist us in our efforts to remove substandard structures.

Very truly yours,

Modesto de la Vega
Chief Building Inspector

MDLV/dI

cc: — County Tax Assessor
Mr. John Bergacker
Mr. Isaac George
Captain E. Walterman

Mr. Bernard Baron

R. Lovel

KENNETH OKA
ATTORNEY AT LAW



02-4203-009-10980

407 LINCOLN ROAD
MIAMI BEACH, FLORIDA 33139
PHONE 532-6437

February 7, 1974

METRO DADE COUNTY TAX ASSESSOR
ROOM 310, Justice Building
1351 N.W. 12th Street
Miami, Florida 33125

re: Folio 02 08-251221(Helene Residence- 1030 15th St.,M.B.)
02 08-251250(Helene Apts. 1040 15th St.,M.B.)

Gentlemen:

I am enclosing herein the personal property tax returns on the above two properties owned by my wife and myself. You will note that I stated the current value as "zero". In early 1973 the City of Miami Beach, after an inspection of these properties, declared them to be "unsafe structures" under the South Fla. Building Code. After months of obtaining bids and performing minor repairs, I decided that it was uneconomical to proceed further, and by agreement with the Public Works and Building departments of the City of Miami Beach I did the following: (1) closed forever the 8 story section of the Hotel at 1030; (2) vacated and closed the other section of the Hotel by Dec. 31st, 1973; (3) vacated and closed the 36 unit apartment building at 1040 15th Street, and ordered the gas and water shut off. There are still "squatters" on the property who refuse to get out-non-paying tenants who refuse to budge. The City Fire Department has written me that the building constitutes a fire hazard, but to this date, neither they or I can remove the "squatters".

At any rate (the above is all by way of background) the personal property on the premises (both properties) is absolutely worthless. While the buildings operated they had a utilitarian use, but with them shut, you cannot even begin to give them away. Dealers wouldn't even take the personal property items out for cartage, and we will probably end up having to pay someone to take it off the premises. In past years I have asked your office to send someone to look at the property, this time, I am begging you to do so.

Very truly yours,

Kenneth Oka

KENNETH OKA

*Incidentally, I would appreciate your passing this letter to the Real Property assessor, as the improvements the land are also worthless.
K.O.*