

1 LOCATION PLAN

SCALE: N.T.S.



7 STREET VIEW

SCALE: N.T.S.



6 STREET VIEW

SCALE: N.T.S.



2 STREET VIEW

SCALE: N.T.S.



3 STREET VIEW

SCALE: N.T.S.



4 STREET VIEW

SCALE: N.T.S.



5 STREET VIEW

SCALE: N.T.S.



*PHOTOS TAKEN 3/28/16



MIAMI BEACH
MIAMI BEACH
340 WEST 42ND STREET MIAMI BEACH, FLORIDA
JP ROOSEVELT, LLC
9380 Collins Ave, Surfside, FL 33154

ARCHITECT OF RECORD

ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
T 305.372.1812
F 305.372.1175
www.arquitectonica.com

STRUCTURAL ENGINEER:

WSP BUILDING STRUCTURES
2121 PONCE DE LEON BLVD SUITE 350
CORAL GABLES, FL 33134
305.568.1692
305.568.1693

M.E.P. ENGINEER:

TWR ENGINEERS
12915 SW 132ND ST SUITE 1
MIAMI, FL 33186
305.670.8820
305.233.9433

LANDSCAPE ARCHITECT

JFS DESIGN INC.
1833 NW 140TH TERRACE
PEMBROKE PINES, FL 33028
954.447.1852
954.442.8225

CIVIL ENGINEER:

VSN
8550 W. FLAGLER STREET SUITE 113
MIAMI FL 33144
305.551.6267
305.551.4542

CONSULTANT:

CONSULTANT:

LIGHTING CONSULTANT:

SEAL / SIGNATURE / DATE

SITE PLAN SUBMITTAL

OFFICE REGISTRATION #: AA C000465

| Date | Revision |
|------|----------|
|------|----------|

Issue (#)

Issue Date / For

ARQ Project No.: 3346

Drawn by: MR

Approved by: FZ

SHEET INDEX

**SITE
CONTEXT**

A0.002

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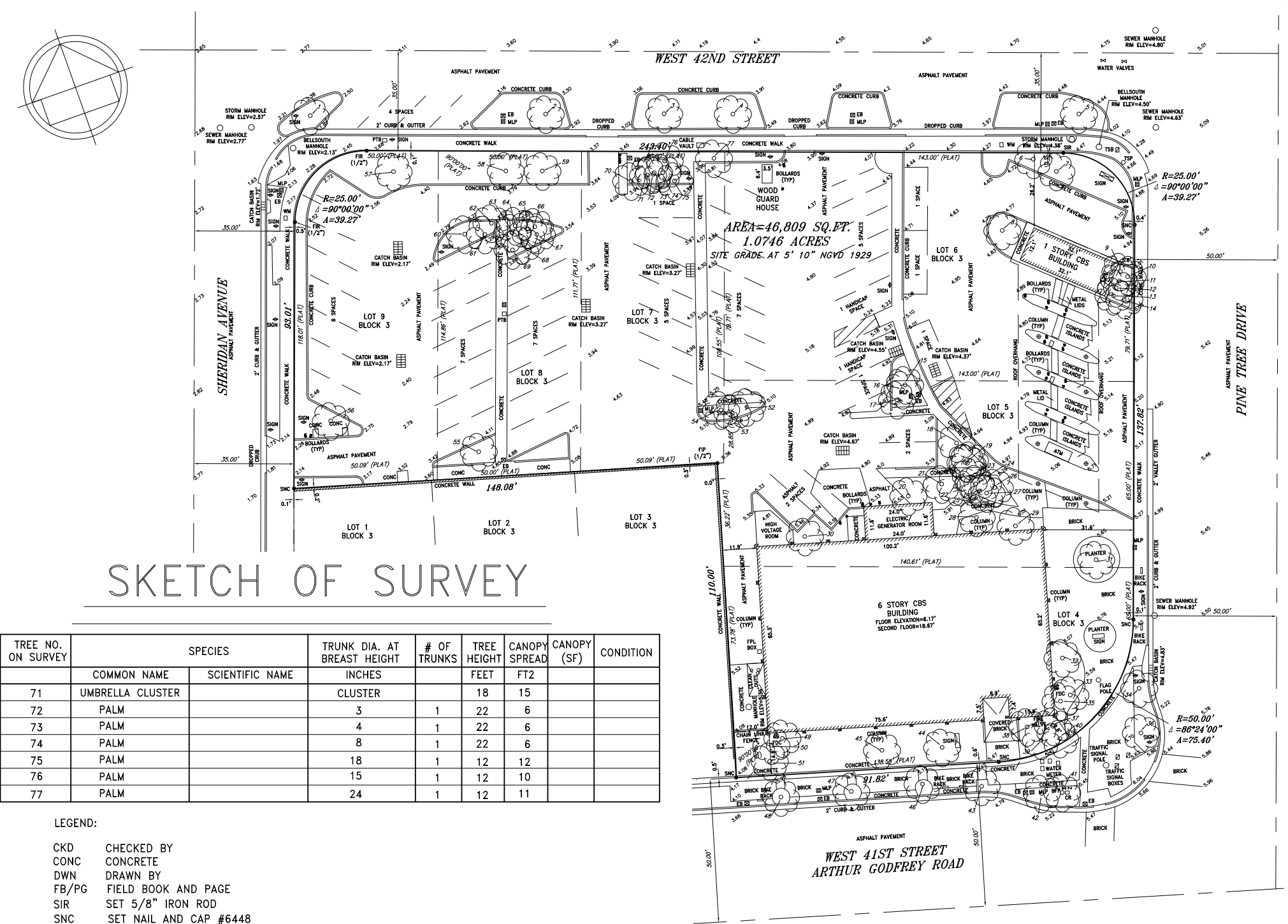
ARQ Project No.: 3346
Drawn by: MR
Approved by: FZ

SHEET INDEX
**SITE
CONTEXT**

A0.003

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| TREE NO. ON SURVEY | SPECIES | | TRUNK DIA. AT BREAST HEIGHT | # OF TRUNKS | TREE HEIGHT | CANOPY SPREAD | CANOPY (SF) | CONDITION |
|-----------------------|--------------|-----------------|--------------------------------|----------------|----------------|------------------|----------------|-----------|
| | COMMON NAME | SCIENTIFIC NAME | INCHES | | FEET | FT2 | | |
| 1 | MAHOGANY | | 11 | 1 | 20 | 20 | | |
| 2 | MAHOGANY | | 13 | 1 | 20 | 30 | | |
| 3 | MAHOGANY | | 12 | 1 | 20 | 25 | | |
| 4 | MAHOGANY | | 8 | 1 | 18 | 16 | | |
| 5 | MAHOGANY | | 15 | 1 | 20 | 25 | | |
| 6 | UNKNOWN | | 8 | 1 | 20 | 12 | | |
| 7 | UNKNOWN | | 4 | 1 | 10 | 6 | | |
| 8 | BLACK OLIVE | | 9 | 1 | 18 | 15 | | |
| 9 | UMBRELLA | | 14 | 1 | 20 | 15 | | |
| 10 | PALM | | 3 | 1 | 5 | 4 | | |
| 11 | UMBRELLA | | 10 | 2 | 20 | 8 | | |
| 12 | UMBRELLA | | 18 | 1 | 20 | 4 | | |
| 13 | UMBRELLA | | 18 | 2 | 20 | 20 | | |
| 14 | PALM | | 3 | 1 | 5 | 5 | | |
| 15 | PALM | | 4 | 1 | 20 | 6 | | |
| 16 | PALM | | 4 | 1 | 22 | 6 | | |
| 17 | PALM | | 16 | 1 | 12 | 15 | | |
| 18 | PALM | | 4 | 1 | 20 | 6 | | |
| 19 | PALM | | 4 | 3 | 20 | 6 | | |
| 20 | PALM | | 4 | 1 | 20 | 4 | | |
| 21 | PALM | | 11 | 1 | 25 | 8 | | |
| 22 | PALM | | 4 | 1 | 15 | 6 | | |
| 23 | PALM | | 4 | 1 | 15 | 4 | | |
| 24 | PALM CLUSTER | | CLUSTER | 4 | 25 | 10 | | |
| 25 | PALM CLUSTER | | CLUSTER | 5 | 25 | 4 | | |
| 26 | PALM CLUSTER | | CLUSTER | 8 | 15 | 8 | | |
| 27 | PALM | | 3 | 1 | 15 | 4 | | |
| 28 | PALM CLUSTER | | CLUSTER | 10 | 20 | 10 | | |
| 29 | PALM | | 4 | 1 | 20 | 6 | | |
| 30 | PALM | | 14 | 1 | 30 | 5 | | |
| 31 | GUMBO LIMBO | | 16 | 1 | 20 | 25 | | |
| 32 | PALM CLUSTER | | CLUSTER | 3 | 20 | 15 | | |
| 33 | PALM CLUSTER | | CLUSTER | 3 | 20 | 15 | | |
| 34 | PALM | | 14 | 1 | 20 | 15 | | |
| 35 | PALM | | 13 | 1 | 15 | 8 | | |
| 36 | PALM | | 20 | 1 | 25 | 19 | | |
| 37 | PALM | | 10 | 1 | 30 | 8 | | |
| 38 | PALM | | 8 | 1 | 20 | 6 | | |
| 39 | PALM | | 12 | 1 | 28 | 6 | | |
| 40 | PALM | | 10 | 1 | 18 | 6 | | |
| 41 | PALM | | 18 | 1 | 30 | 10 | | |
| 42 | PALM | | 14 | 1 | 30 | 12 | | |
| 43 | UNKNOWN | | 12 | 1 | 15 | 15 | | |
| 44 | PALM | | 18 | 1 | 20 | 10 | | |
| 45 | PALM | | 18 | 1 | 18 | 12 | | |
| 46 | PALM | | 20 | 1 | 22 | 12 | | |
| 47 | PALM | | 20 | 1 | 20 | 10 | | |
| 48 | PALM | | 20 | 1 | 30 | 12 | | |
| 49 | PALM | | 13 | 1 | 12 | 15 | | |
| 50 | PALM | | 12 | 1 | 25 | 6 | | |
| 51 | PALM | | 12 | 1 | 24 | 8 | | |
| 52 | PALM | | 5 | 1 | 13 | 4 | | |
| 53 | PALM | | 8 | 1 | 14 | 5 | | |
| 54 | PALM | | 7 | 1 | 15 | 4 | | |
| 55 | UMBRELLA | | --- | 10 | 18 | 25 | | |
| 56 | UNKNOWN | | 7 | 1 | 16 | 15 | | |
| 57 | UNKNOWN | | 6 | 1 | 11 | 10 | | |
| 58 | MAHOGANY | | 13 | 1 | 25 | 25 | | |
| 59 | UNKNOWN | | 7 | 1 | 10 | 10 | | |
| 60 | UMBRELLA | | 32 | 7 | 16 | 15 | | |
| 61 | PALM | | 11 | 1 | 5 | 6 | | |
| 62 | PALM | | 11 | 1 | 6 | 8 | | |
| 63 | PALM | | 16 | 1 | 12 | 10 | | |
| 64 | PALM | | 3 | 1 | 8 | 8 | | |
| 65 | PALM | | 12 | 1 | 10 | 8 | | |
| 66 | PALM | | 13 | 1 | 5 | 6 | | |
| 67 | PALM | | 13 | 1 | 12 | 6 | | |
| 68 | PALM | | 13 | 1 | 11 | 10 | | |
| 69 | PALM | | 19 | 1 | 12 | 11 | | |
| 70 | PALM | | 15 | 1 | 5 | 8 | | |



| TREE NO. ON SURVEY | SPECIES | | TRUNK DIA. AT BREAST HEIGHT | # OF TRUNKS | TREE HEIGHT | CANOPY SPREAD | CANOPY (SF) | CONDITION |
|-----------------------|------------------|-----------------|--------------------------------|----------------|----------------|------------------|----------------|-----------|
| | COMMON NAME | SCIENTIFIC NAME | INCHES | | FEET | FT2 | | |
| 71 | UMBRELLA CLUSTER | | CLUSTER | | 18 | 15 | | |
| 72 | PALM | | 3 | 1 | 22 | 6 | | |
| 73 | PALM | | 4 | 1 | 22 | 6 | | |
| 74 | PALM | | 8 | 1 | 22 | 6 | | |
| 75 | PALM | | 18 | 1 | 12 | 12 | | |
| 76 | PALM | | 15 | 1 | 12 | 10 | | |
| 77 | PALM | | 24 | 1 | 12 | 11 | | |

LEGEND:

CKD CHECKED BY
CONC CONCRETE
DWN DRAWN BY
FB/PG FIELD BOOK AND PAGE
SIR SET 5/8" IRON ROD
SNC SET NAIL AND CAP #6448
FIR FOUND IRON ROD
FIP FOUND IRON PIPE
FNC FOUND NAIL AND CAP
FND FOUND NAIL & DISC
P.B. PLAT BOOK
M/D.C.R. MIAMI/DADE COUNTY RECORDS
FPL FLORIDA POWER & LIGHT
-X- CHAIN LINK/ WOOD FENCE
-E- OVERHEAD UTILITY LINE
WPP WOOD POWER POLE
FFE FINISHED FLOOR ELEVATION
3.16 ELEVATIONS
PTB PARKING TICKET BOX
TSB TRAFFIC SIGNAL BOX
TSP TRAFFIC SIGNAL POLE
MLP METAL LIGHT POLE
EB ELECTRIC BOX
WM WATER METER
BFP BACK FLOW PREVENTER
CR CABLE RISER
FDC FIRE DEPARTMENT CONNECTION

- NOTES :
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE AUFUST 07, 2015. (ORDER NUMBER: 5285047) THERE ARE NO PLOTTABLE EXCEPTIONS.
 - THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
 - THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
 - UNDERGROUND IMPROVEMENTS NOT SHOWN.
 - ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
 - BENCHMARK REFERENCE: MIAMI/DADE COUNTY BENCHMARK # D-184 ELEVATION = 4.91'(NGVD29) 3.35" (NAVD88)

LAND DESCRIPTION:

LOTS 4, 5, 6, 7, 8, AND 9, BLOCK 3, "ORCHARD SUBDIVISION NO.4", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, AT PAGE 30, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN JANUARY, 2018. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: Richard E. Cousins

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 01/17/18

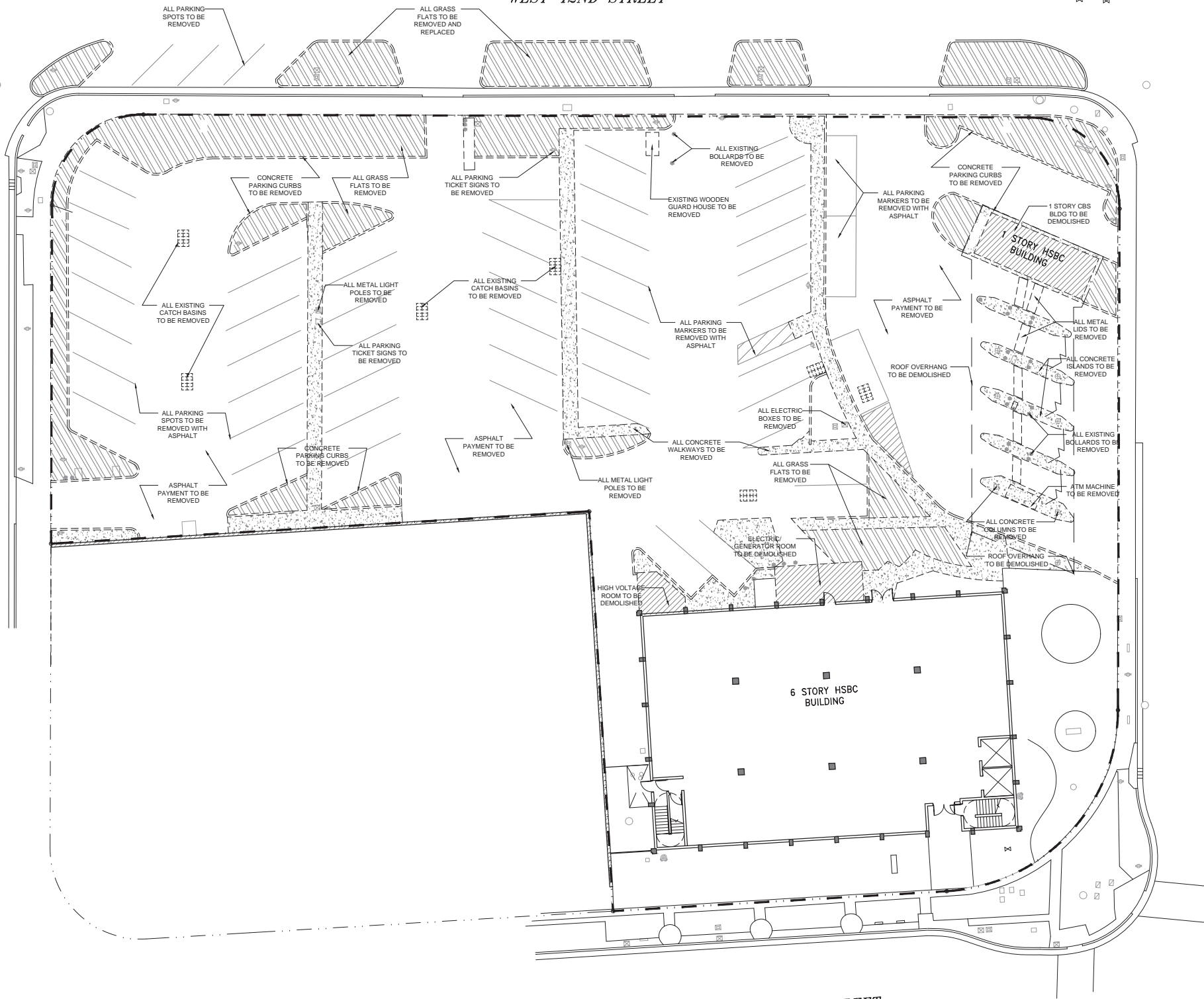
SHERIDAN AVENUE

WEST 42ND STREET

PINE TREE DRIVE

WEST 41ST STREET
ARTHUR GODFREY ROAD

- FIXTURES TO BE DEMOLISHED
- CONCRETE CURB TO BE DEMOLISHED
- PARKING MARKERS TO BE REMOVED WITH ASPHALT
- EXISTING GRASS FLATS TO BE REMOVED
- EXISTING BUILDING TO BE DEMOLISHED
- EXISTING CONCRETE WALK/SLAB TO BE REMOVED



1 DEMOLITION PLAN

SCALE: 1/6" = 1'-0"

0 20' 50'



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DEMO
PLAN

D1.101

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