

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.



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
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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

03/02/18 DRB FINAL SUBMITTAL

ARQ Project No.: 3346

Drawn by: MR

Approved by: FZ

SHEET INDEX

SITE
CONTEXT

A0.002

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*PHOTOS TAKEN 3/28/16



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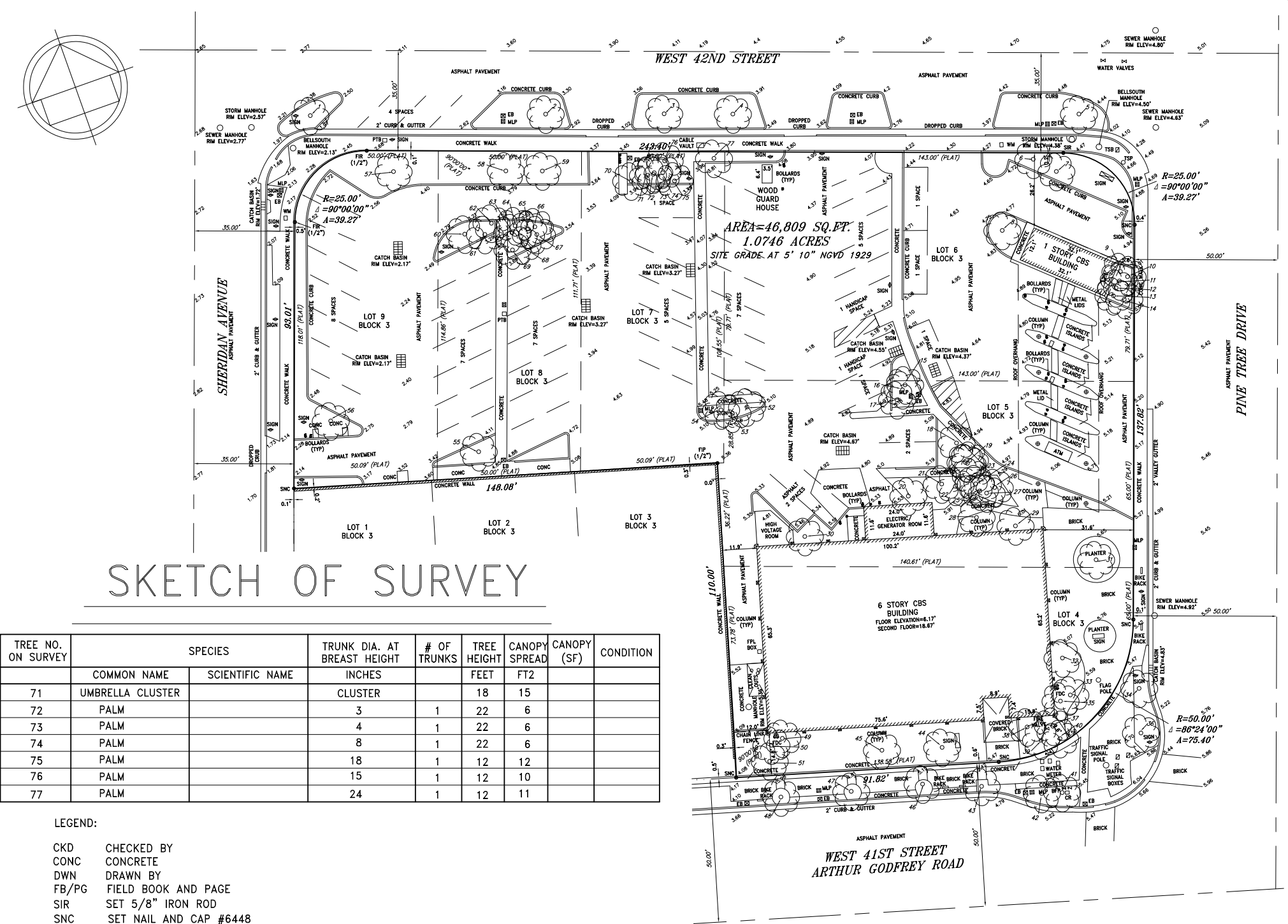
SHEET INDEX

SITE CONTEXT

A0.004

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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

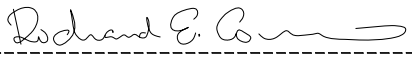
NOTES :

- 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
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 01/17/18

COUSINS SURVEYORS & ASSOCIATES, INC.

3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :

MENDY BOYMELGREEN

4100-4120 PINE TREE DRIVE
340 W 42ND STREET
MIAMI BEACH, FLORIDA 33140

FLOOD ZONE INFORMATION
COMMUNITY NUMBER 120651
PANEL NUMBER 0309 L
ZONE AE
BASE FLOOD ELEVATION 7
EFFECTIVE DATE 09/11/09

SKETCH OF SURVEY

REVISIONS				DATE	FB/PG	DWN	CKD
BOUNDARY AND IMPROVEMENTS SURVEY				03/16/16	DATA/CON	AM	REC
ADDED SITE GRADE AND SITE AREA				03/29/16	-----	REC	REC
UPDATE SURVEY				01/17/18	-----	AC	REC

PROJECT NUMBER : 7939-16

SCALE : 1" = 20'

SHEET
1
OF
1
SHEET

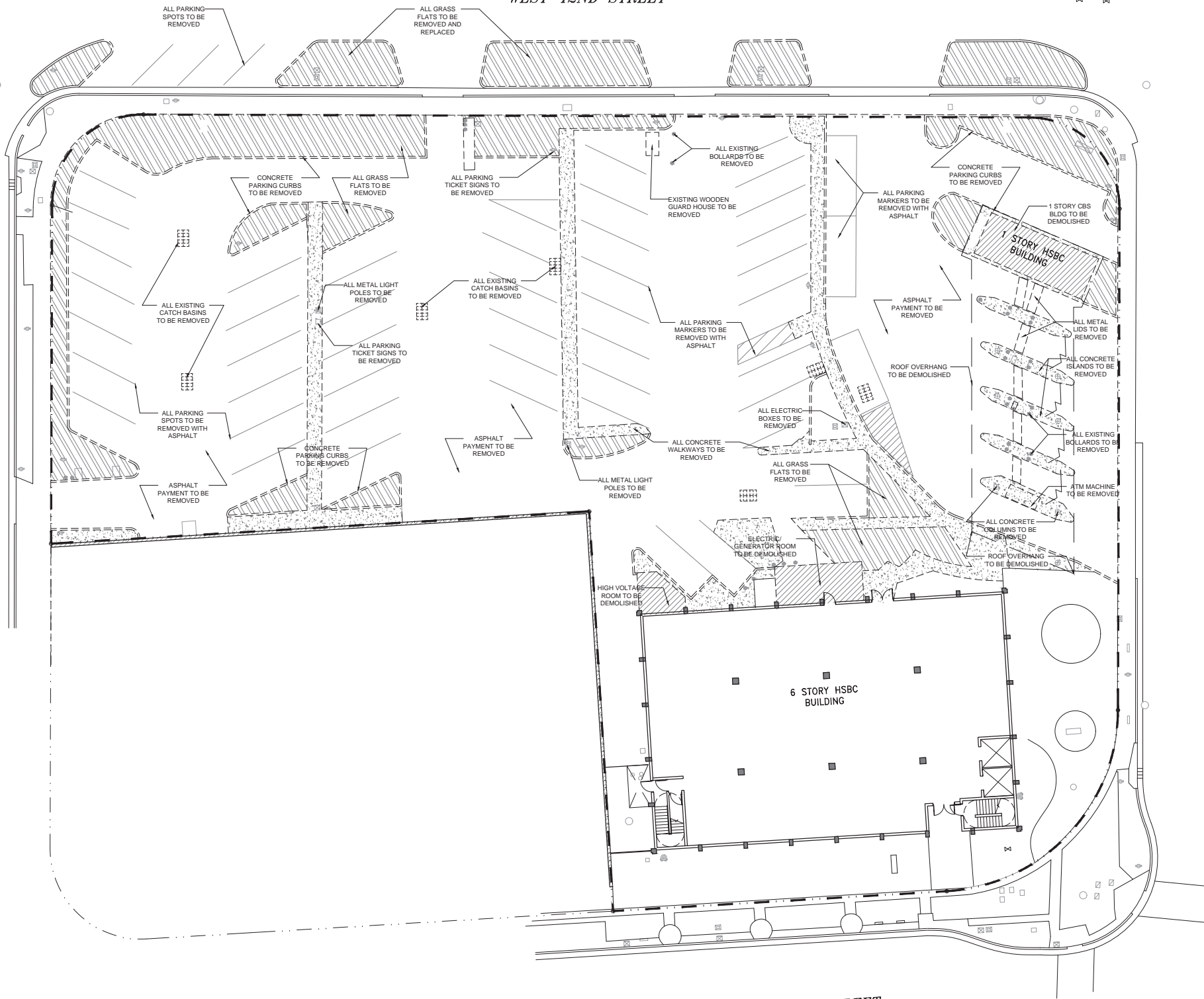
SHERIDAN AVENUE

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"



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DEMO PLAN

D1.101