

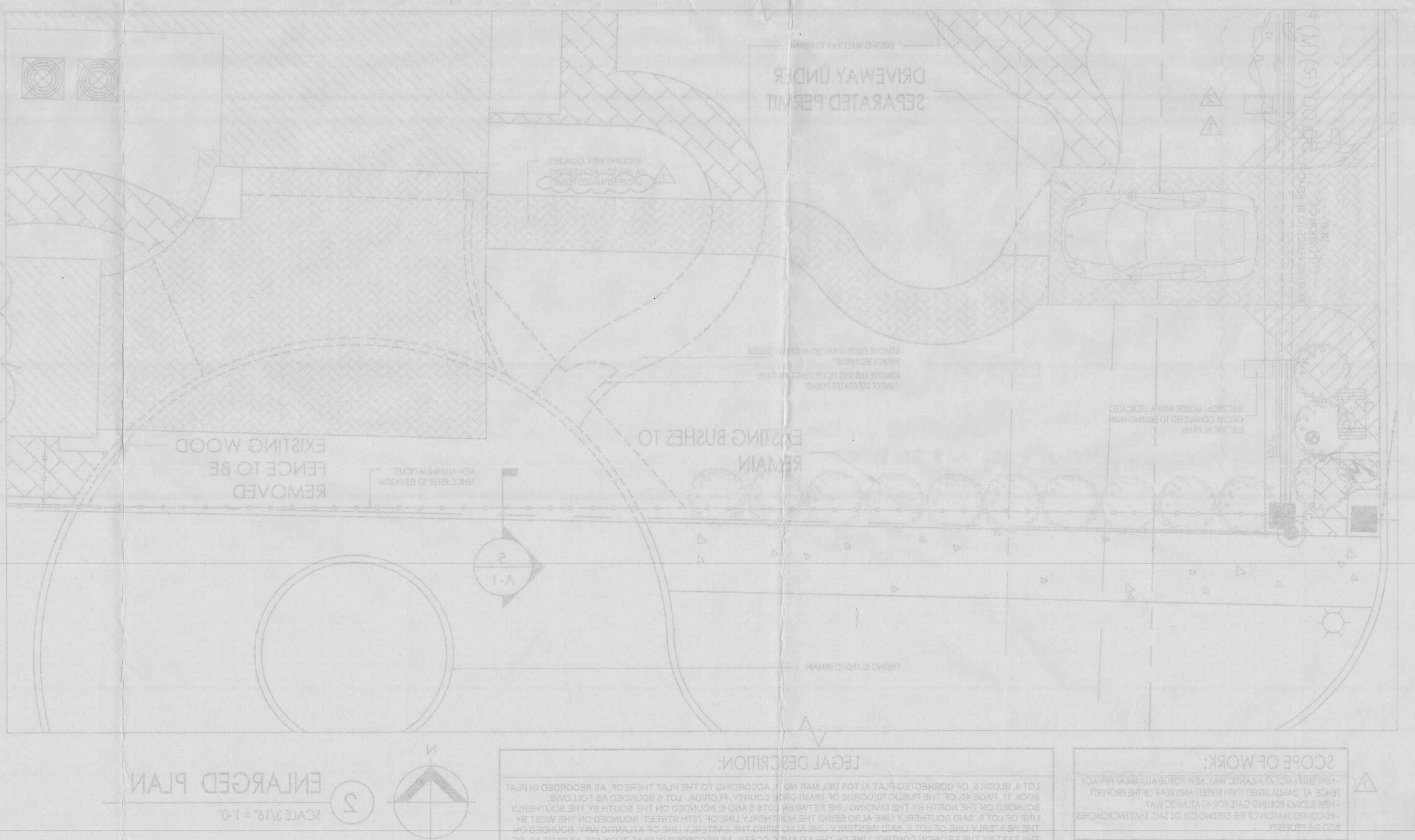
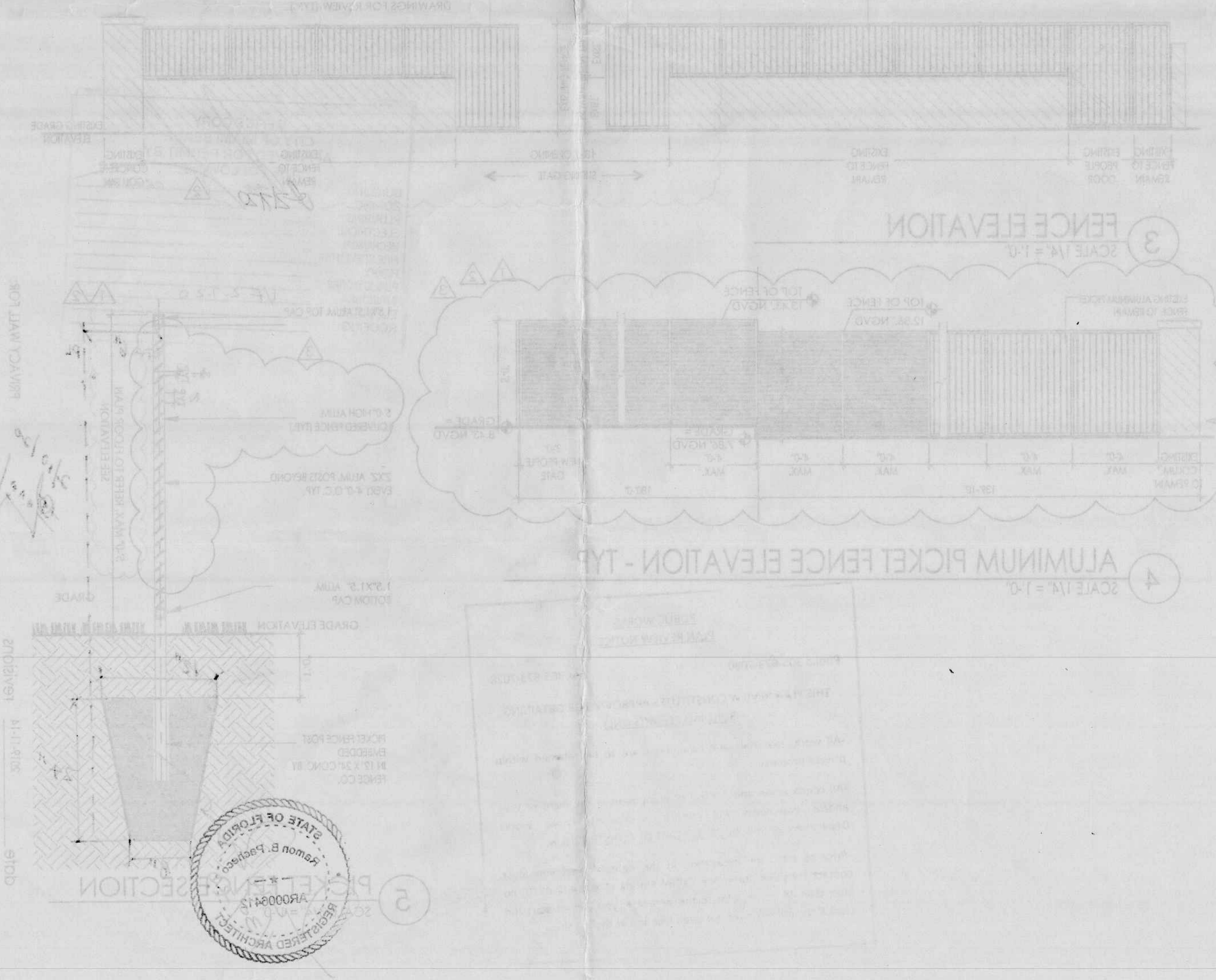
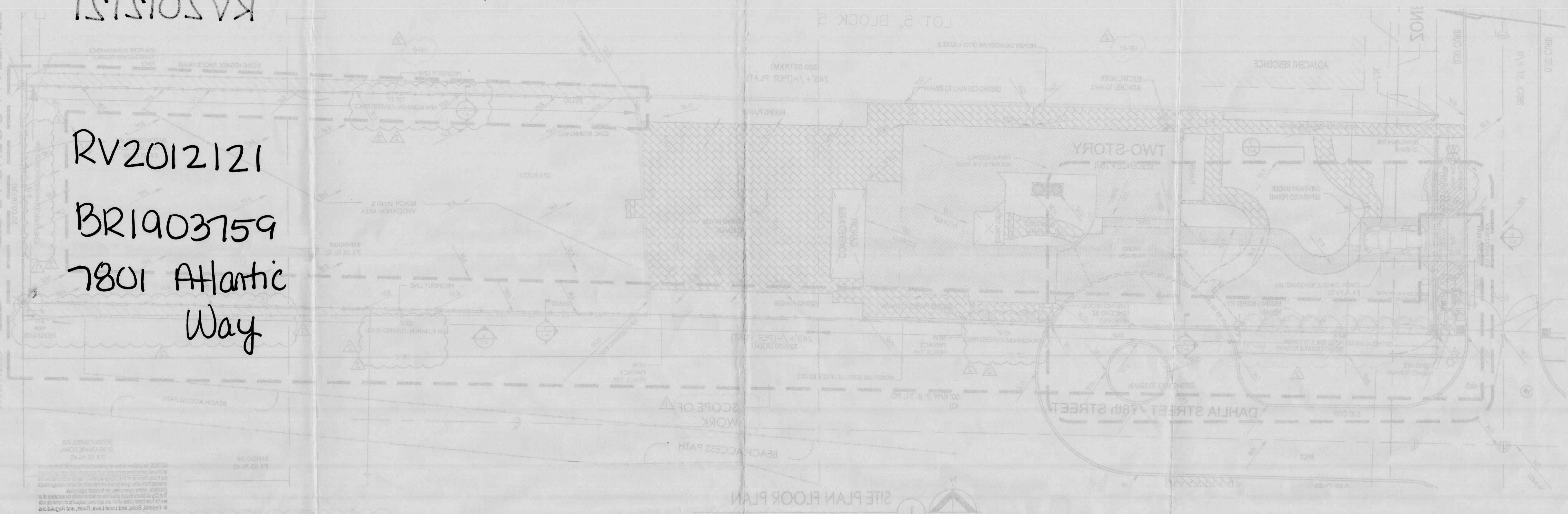
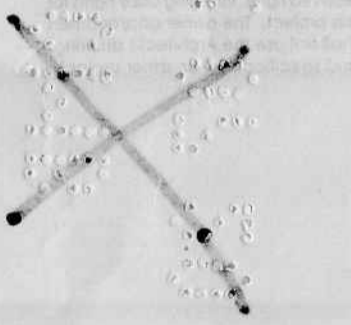
RV2012121

RV2012121

BR1903759

7801 Atlantic Way

BACHECO-COZZA & ASSOCIATES
 18801 SW 8th St, Suite 100, Miami, FL 33135
 (305) 851-3300



YAW CITIAGATA 1087
 1087 CITIAGATA YAW
 13321 SW 15th St, Suite 100, Miami, FL 33187
 (305) 851-3300

sheet no. A-1
 checked by [signature]
 prepared by [signature]
 date [signature]



LEGAL DESCRIPTION:
 LOT 2, BLOCK 2 OF CORRECTED PLAT AT THE DEL MAR NO. 1 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGE 42 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LOT 2 BOUNDED AS FOLLOWS:
 BEING THE SOUTH 1/2 OF THE SOUTH 1/4 OF SECTION 15, TOWNSHIP 23 N. AND RANGE 28 W., COUNTY OF MIAMI-DADE COUNTY, FLORIDA.

SCOPE OF WORK:
 DESIGN AND CONSTRUCTION OF A 15' HIGH ALUMINUM PICKET FENCE AND A 10' HIGH ALUMINUM PICKET FENCE WITH A 2' HIGH ALUMINUM PICKET FENCE ON THE WEST SIDE OF THE DRIVEWAY UNDER A SEPARATED PERMIT.

City of Miami Beach
Last Completed Item Reviews Across All Submittals

Permit Type: Revision Work Class: General Application Date: 02/12/2021 Status: Applied

Reviewed For Compliance

Address: 7801 ATLANTIC WAY

Permit: RV2114494

RV2114494

Item Review Type	Status	Version	Completed Date	Assigned User
Planning Review	Pass	1	03/26/2021	Alberto Brite
Permit Intake Review	Pass	1	02/24/2021	Brittany Washington
Public Works (Building Permits)	Pass	1	03/01/2021	Eugene Egemba
Structural Review	Pass	1	02/24/2021	Adalberto Vicedo
Permit Landscape Review	Pass	2	03/16/2021	Ricardo Guzman
Building Review	Pass	2	03/15/2021	Armando Lopez
Urban Forestry Group Review	Pass	4	03/26/2021	Jorge Nunez

03/26/2021 10:46:46 AM

Application Date: 02/11/2021

Parcel / Folio Number: 0232020040230

Building Department
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33133
Phone: 305-673-7610 ; Fax: 305-673-7857
http://www.miamibeachfl.gov/building

Permit #: BOA2106659

Property Address: 7801 ATLANTIC WAY Miami

Unit #:

Master Permit Number (If applicable): BR2004719

Violation # (If applicable): 03/26/2021 10:46:46 AM

Permit Type: Building Online Application

Permit Workclass: Building Online Applicator

Occupancy Classification:

Square Feet: 0.00

Valuation: \$0.00

Description of Work: DRIVEWAY REVISION

Property Owner

Name: SUSAN ASSAAD

Email:

Home Phone: 646-641-7676

Mobile Phone:

Business Phone:

Contractor

Company Name:

Name:

Email:

Home Phone:

Mobile Phone:

Business Phone:

Notice & Certification

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

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

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

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

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

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

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

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

Signature of Qualifier:

PRINT NAME: SUSAN ASSAAD

STATE OF FLORIDA MIAMI-DADE COUNTY

Sworn to and subscribed before me this 12th

day of February, 2021

by SUSAN ASSAAD

Signature of Notary Public

Print Name: William Hernandez

PRINT NAME: SERGIO N. VELIKOPOLJSKI

STATE OF FLORIDA MIAMI-DADE COUNTY

Sworn to and subscribed before me this 11th,

day of FEBRUARY, 2021

by Sergio N. Velikopoljski

Signature of Notary Public

Print Name:

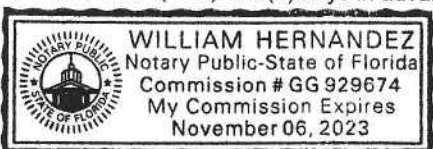
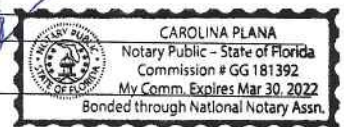
(SEAL)

Personally know WELL KNOW TO ME.

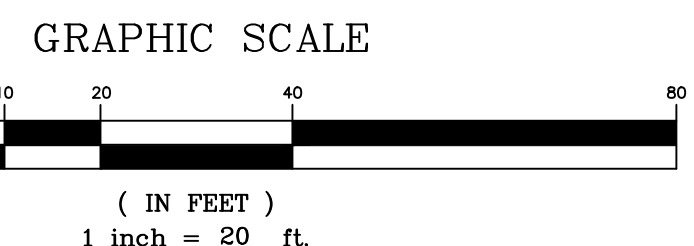
or Produced Identification

ADA Information

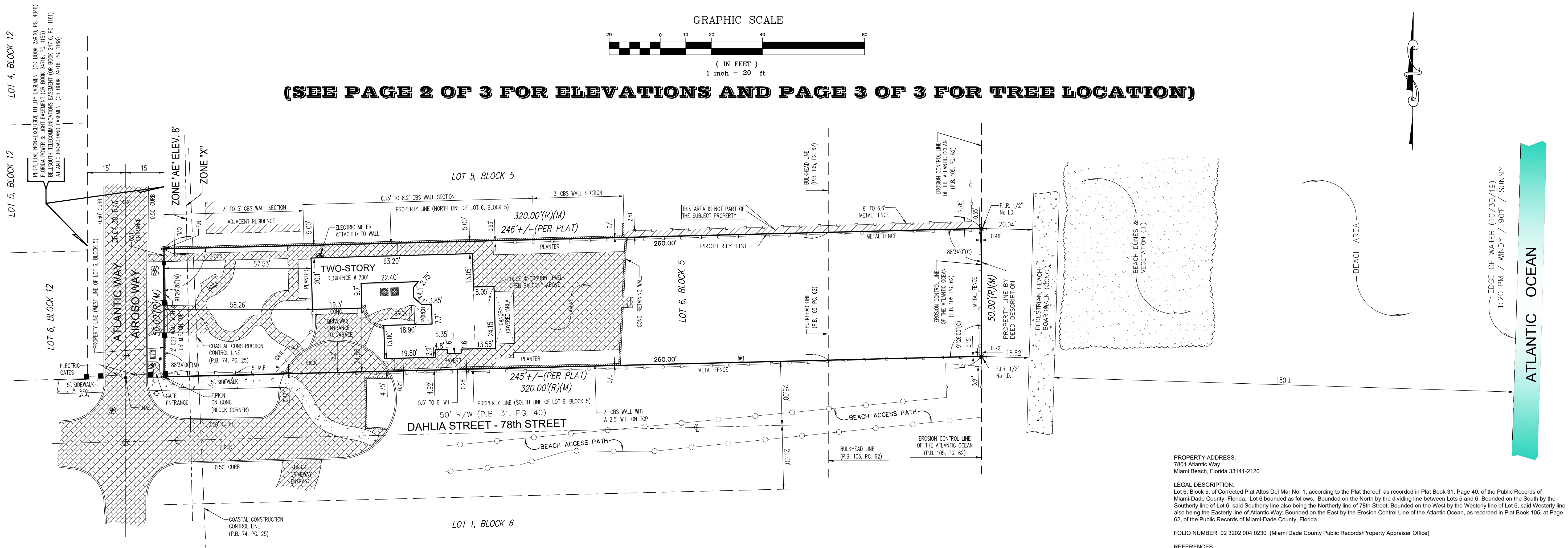
To request this material in accessible format, sign language interpreters, information on access for persons with disabilities, and/or any accommodation to review any document or participate in any city-sponsored proceeding, please contact 305-604-2489 (voice), 305-673-7524 (fax), or 305-673-7218 (TTY)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



SKETCH OF BOUNDARY SURVEY



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



- LEGEND**
- (C) = Calculated
 - CL = Clear
 - CL = Center Line
 - CONC. = Concrete
 - CBS. = Concrete Block Stucco
 - Δ = Delta
 - ENC. = Encroachment
 - F.F.E.L. = Finish Floor Elevation
 - F.I.P. = Found Iron Pipe
 - F.I.R. = Found Iron Rod
 - F.N. = Found Nail
 - F.N&D. = Found Nail & Disc
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 - (R) = Record
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 - U.E. = Utility Easement

- SYMBOLS**
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 - FPL MANHOLE
 - FIRE HYDRANT
 - IRRIGATION BOX
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 - PALM
 - EXISTING ELEVATION
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 - METAL FENCE (M.F.)
 - OVERHEAD LINES
 - WOOD POST
 - WOOD FENCE (W.F.)
 - WIRE FENCE (W.R.F.)
 - CBS. WALL



LOCATION MAP
NOT TO SCALE

The height of the existing walls and fences as shown on this survey drawing were taken from the inside of the subject property. Elevations taken in the sand area of the subject property can fluctuate due to erosion, weather elements like rain, wind, etc.

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

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

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

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

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

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

Obstructed property corners are witnessed by improvements.

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

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

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

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

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

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

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

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

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

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

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

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

REFERENCES:
-Plat of Corrected Plat Altos Del Mar No. 1, according to the Plat thereof, as recorded in Plat Book 31, Page 40, of the Public Records of Miami-Dade County, Florida.
-Plat of the Erosion Control Line of the Atlantic Ocean, State of Florida according to the Plat thereof, as recorded in Plat Book 105, Page 62, of the Public Records of Miami-Dade County, Florida, for the location of the Erosion Control Line and also the Bulkhead Line.
-Plat of the State of Florida, Department of Natural Resources, Coastal Construction Control Line as recorded in Plat Book 74, Page 25, of the Public Records of Miami-Dade County, Florida, for the location of the Coastal Construction Control Line.
-Perpetual Non-Exclusive Utility Easement as recorded in Official Records Book 23930, Page 4046, of the Public Records of Miami-Dade County, Florida.
-Florida Power & Light Easement as recorded in Official Records Book 24716, Page 1155, of the Public Records of Miami-Dade County, Florida.
-BellSouth Easement as recorded in Official Records Book 24716, Page 1161, of the Public Records of Miami-Dade County, Florida.
-Atlantic Broadband Easement as recorded in Official Records Book 24716, Page 1168, of the Public Records of Miami-Dade County, Florida.
All recording references noted hereon are referring to the Miami-Dade County Public Records, unless otherwise noted.

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

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

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

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

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

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

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

This sketch of Boundary Survey does not represent a Mean High Water Line Survey as defined under Chapter 61G-17-6.002(g), Florida Administrative Code. Property could be subject to additional jurisdictional requirements for the permitting process, and there may be additional survey requirements necessary to address those specific permit process.

This is to certify to the above named firm and or persons that the "SKETCH OF BOUNDARY SURVEY" of the herein described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction, also there are no visible encroachments other than those shown. Owner or his representative furnished the legal description contained herein. Other recorded instruments may affect this property. Surveyor has not examined the abstract of title. Locations of utilities or on adjacent to the property were not secured unless specifically requested by owner. I further certify that this map or plat meets the Standards of Practice and the Minimum Technical Standard Requirements, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 53-17, Florida Administrative Code, under Sections 53-17.051 and 53-17.052 and is a "BOUNDARY SURVEY" as defined in Section 53-17.050.

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

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

Professional Surveyor & Mapper, # 6487
State of Florida

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

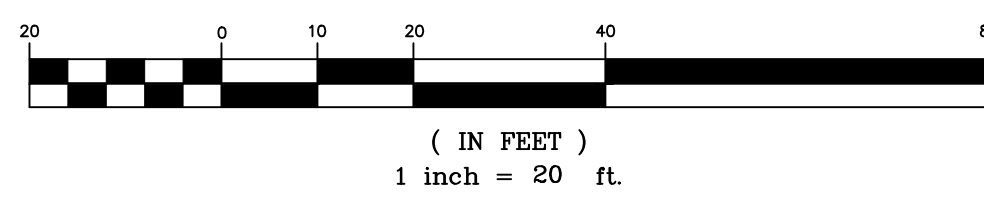
Prepared for:
Susan Assaad

CHECKED BY: J.L.C.
DRAWN BY: E.L.F.
FIELD DATE: 11/01/2019
DATE: 11/03/2019
SCALE: 1" = 20'
JOB No. 19-5113

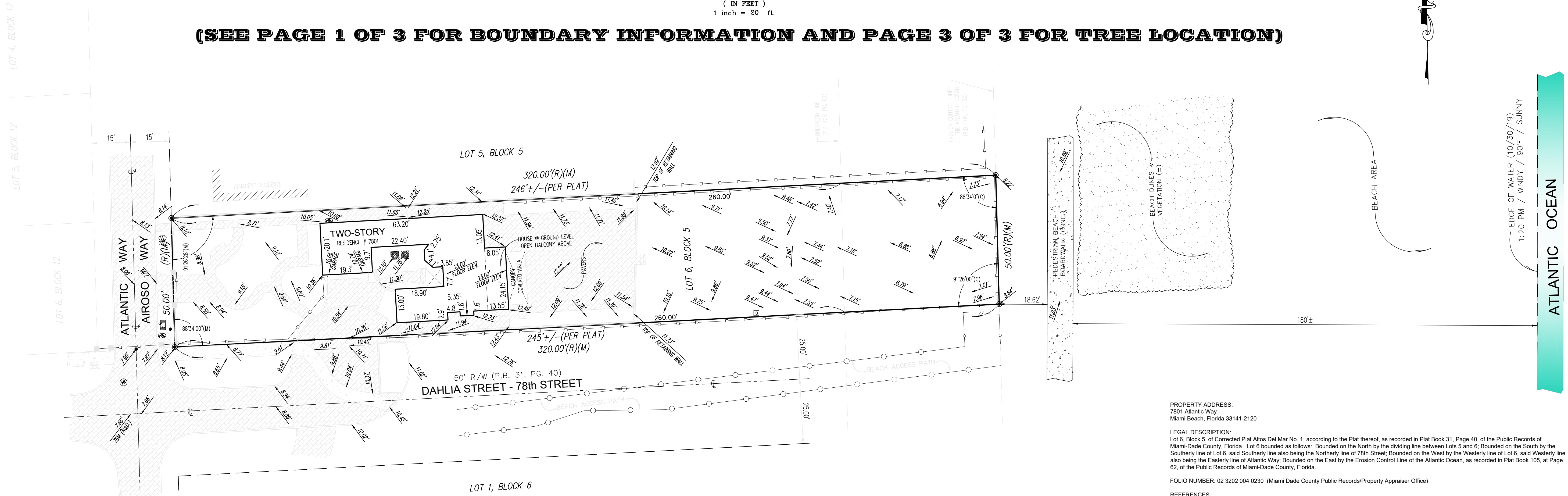
SHEET:
1 OF 3

SKETCH OF BOUNDARY SURVEY

GRAPHIC SCALE



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



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Status: Survey
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Painted: N
Description: PK NAIL & WASHER ON TOP OF CURB

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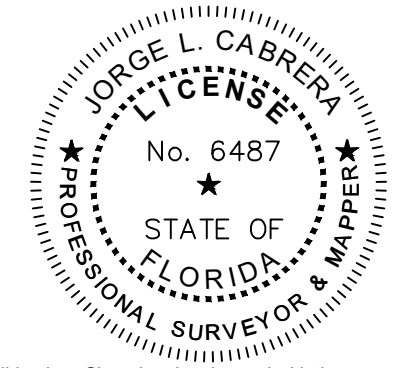
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LAST REVISION
11/06/2020
JN 19-5113-B

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



MIAMI BEACH BUILDING DEPARTMENT
Reviewed For Compliance
11/11/2021
03/24/2021 10:46:47 AM

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

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

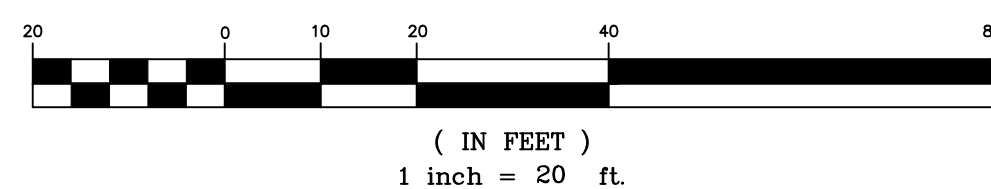
Prepared for:
Susan Assaad

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

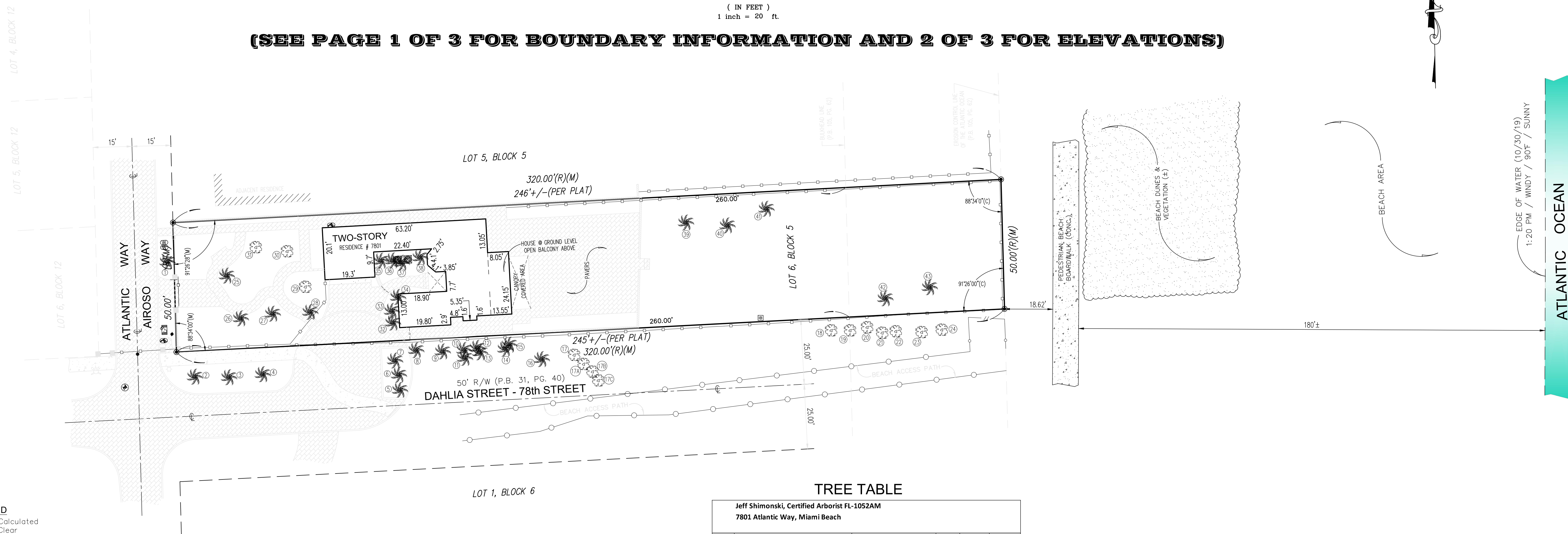
SHEET:
2 OF 3

SKETCH OF BOUNDARY SURVEY

GRAPHIC SCALE



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



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

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



TREE TABLE

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

No.	Scientific name	Common name	DBH	H/Ct	Canopy
1	Phoenix dactylifera	Date palm	17"	28'	28'
2	Cocos nucifera	Coconut palm	9"	28'	26'
3	Cocos nucifera	Coconut palm	10"	30'	28'
4	Cocos nucifera	Coconut palm	9"	25'	28'
5	Adonia merrillii	Christmas palm	6"	15'	10'
6	Adonia merrillii	Christmas palm	6"	15'	10'
7	Adonia merrillii	Christmas palm	7"	15'	10'
8	Ptychosperma elegans x 2 tks	Solitare palm	6"	28'	12'
9	Cocos nucifera	Coconut palm	8"	28'	18'
10	Veitchia montgomeryana x 2 tks	Montgomery palm	7"	7'	12'
11	Veitchia montgomeryana	Montgomery palm	2"	8'	10'
12	Cocos nucifera	Coconut palm	10"	26'	20'
13	Veitchia montgomeryana	Montgomery palm	4"	7'	12'
14	Cocos nucifera	Coconut palm	8"	28'	26'
15	Veitchia montgomeryana	Montgomery palm	4"	6'	14'
16	Cocos nucifera	Coconut palm	9"	22'	26'
17	Coccoloba uvifera	Seagrape	7"	30'	18'
17a	Coccoloba uvifera	Seagrape	17"	30'	25'
17b	Coccoloba uvifera	Seagrape	22"	30'	30'
17c	Coccoloba uvifera	Seagrape	42"	30'	30'
18	Coccoloba uvifera	Seagrape	31"	18'	28'
19	Coccoloba uvifera	Seagrape	26"	20'	35'
20	Coccoloba uvifera	Seagrape	15"	16'	35'
21	Coccoloba uvifera	Seagrape	9"	18'	35'
22	Coccoloba uvifera	Seagrape	17"	18'	35'
23	Coccoloba uvifera	Seagrape	3"	14'	14'
24	Coccoloba uvifera	Seagrape	18"	16'	25'
25	Cocos nucifera	Coconut palm	12"	28'	30'
26	Cocos nucifera	Coconut palm	10"	25'	32'
27	Cocos nucifera	Coconut palm	9"	20'	30'
28	Ptychosperma elegans	Solitare palm	4"	20'	12'
29	Mangifera indica	Mango	30"	30'	35'
30	Mangifera indica	Mango	15"	32'	30'
31	Mangifera indica	Mango	19"	35'	32'
32	Thrinax radiata x 4 tks	Florida thatch palm	14"	30'	20'
33	Thrinax radiata x 2 tks	Florida thatch palm	7"	30'	10'
34	Adonia merrillii	Christmas palm	6"	24'	8'
35	Dypsis lutescens	Areca palm	44"	22'	24'
36	Thrinax radiata x 2 tks	Florida thatch palm	7"	30'	14'
37	Strelitzia nicolai	White bird of paradise	5"	20'	8'
38	Thrinax radiata x 3 tks	Florida thatch palm	12"	30'	18'
39	Cocos nucifera	Coconut palm	10"	22'	18'
40	Cocos nucifera	Coconut palm	7"	13'	18'
41	Cocos nucifera	Coconut palm	9"	22'	18'
42	Cocos nucifera	Coconut palm	8"	20'	18'
43	Cocos nucifera	Coconut palm	8"	13'	18'

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

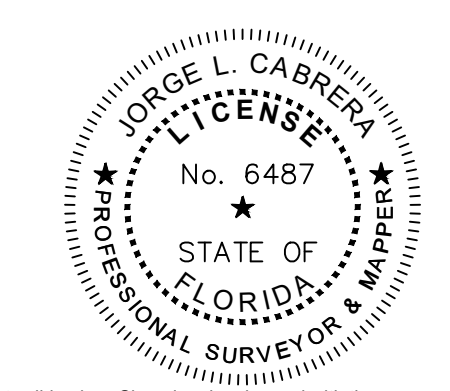
The location of the trees as shown on this survey drawing are compiled from such field surveys deemed necessary by Jorge L. Cabrera, PSM, therefore the resultant of said dimensions shown hereon could vary slightly within 1 to 2 feet more or less.

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

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

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

JORGE L. CABRERA
Professional Surveyor & Mapper, # 6487



MIAMI BEACH BUILDING DEPARTMENT
Reviewed For Compliance
11/21/2019
03/24/2021 10:46:47 AM

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

No.	Date	Job No.	Description
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Prepared for:

Susan Assaad

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

SHEET:
3 OF 3

PACHECO-MARTIN & ASSOCIATES, P.A.
 4990 SW 72nd Ave, Suite 101 Miami, FL 33143
 T (305) 666-2573 F (305) 666-2573

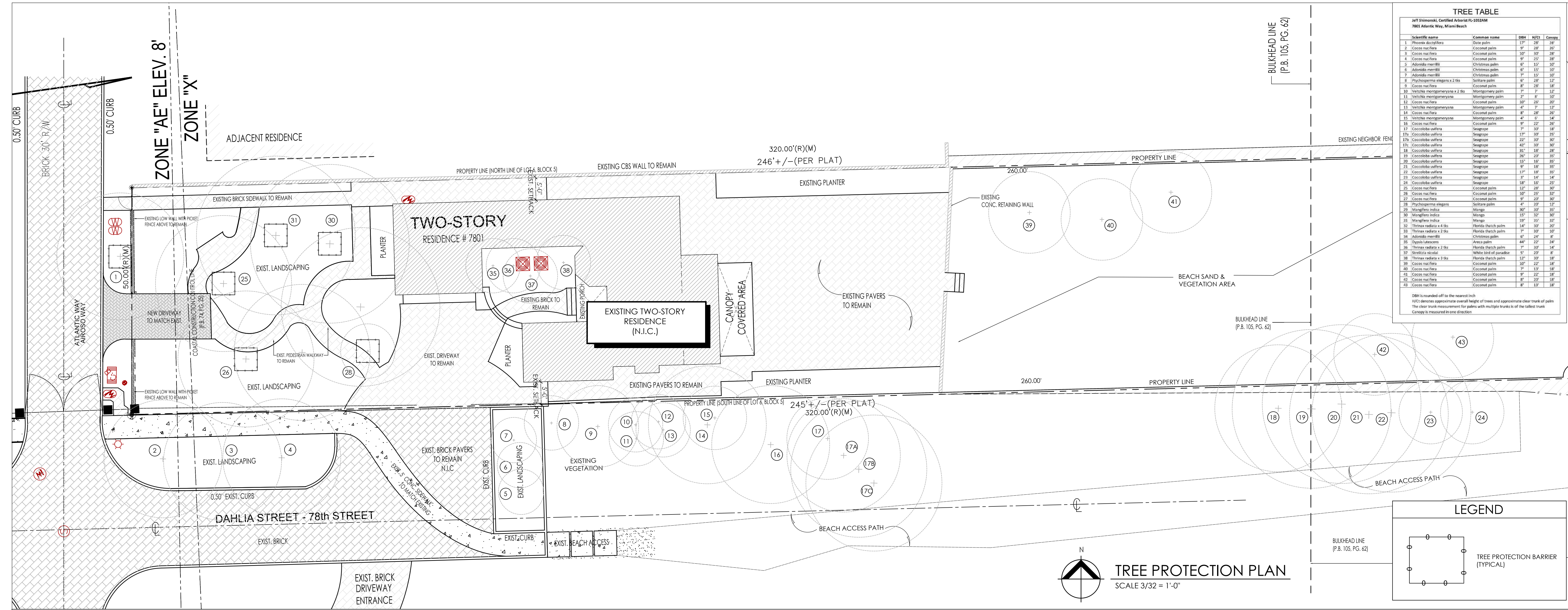
Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project.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

STATE OF FLORIDA
 ARCHITECTS
 REGISTERED ARCHITECT

7801 ATLANTIC WAY
 7801 ATLANTIC WAY
 MIAMI BEACH, FL

date issued 12-21-20 COMM.
 drawn 03-03-21 AS-BUILT
 checked 03-04-21 COMM.
 project no. 1934

sheet no. TP-1



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

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

ANSI A300 (Part 5) - 2005, Annex A

Management report information

Examples of suitability ratings

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

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

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

City of Miami Beach Sec. 46-62

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

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

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

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

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

2. Tree protection specifications

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

a. Protective Barriers

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

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

i) authorizes their removal.

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

b. Activities Within Tree Protection Zones Enclosed By Protective Barriers

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

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

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

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

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

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

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

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

Critical Root Zone and Tree Protection Zone

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

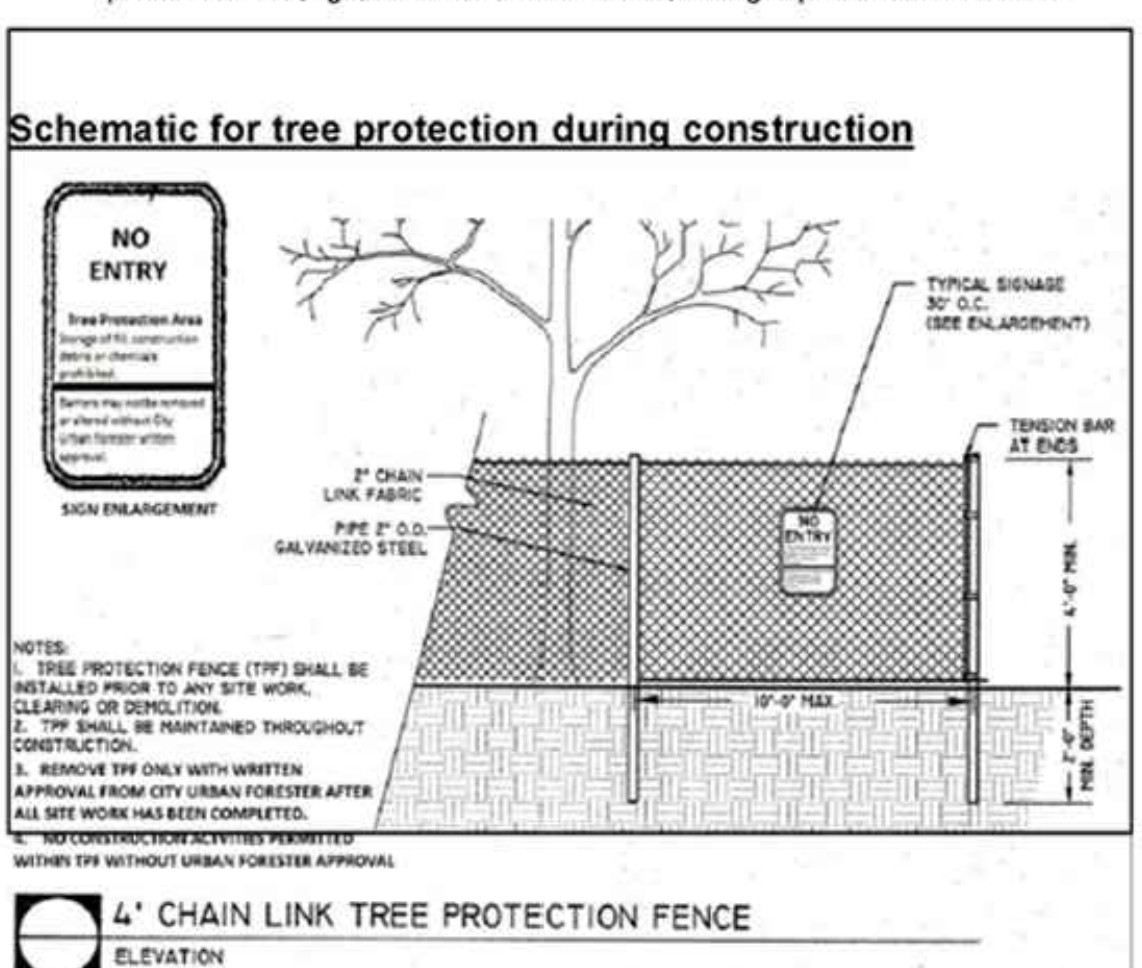
Critical Root Zone (CRZ): The minimum volume of roots necessary to have for tree health and stability.

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

ANSI A300 (Part 5) - 2012 54.7

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

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



NOTES

- Prior to demolition permit approval, please schedule a site tree inventory/landscape inspection. Contact: ENVIRONMENT AND SUSTAINABILITY DEPT. / URBAN FORESTRY DIVISION 305/673-7722 Tree protection fencing shall be installed by the time site inspection is performed.
- Care shall be taken to avoid utility or construction trenching through existing tree or palm drip lines of trees stated to remain in place or be relocated. If construction requires the cutting of any roots with a diameter of 2" or greater, roots should be cleanly cut with a sharp tool, as directed by an ISA Certified Arborist, and in accordance with the ANSI A-300 standards. Cut roots should be immediately covered with soil to prevent drying. Roots should not be torn or broken by heavy equipment, and not shredded, ragged, or broken roots ends should be left. The City urban Forester shall be notified in writing and or consulted prior to any root pruning taking place.
- The tree protection zone shall be encircled with a 4' high chain link fence supported by metal poles to support the fence every 6 feet. There shall be signage on the fence in English and Spanish not allowing storage of any materials, change of grade or movement of equipment. This fence shall be inspected regularly by the contractor to ensure compliance.

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

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

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

PROTECTION DETAIL NOTE

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

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



RESPONSE TO COMMENTS

March e, 2021

Permit Number: **RV2114494**
Address: 7801 Atlantic Way
Miami Beach, FL 33141

BUILDING:

RV2114494 - 02.24.2021 1- DIGITAL SIGNATURES AND SEALS: Every single sheet of all electronic PDF Plans, Shop Drawings and signed forms/Certification letters, must bear the digital signature of its trade specific respective Engineer or Architect. City of Miami Beach approved trusted agencies are: Iden-Trust, GlobalSign, DigiCert, Entrust Datacard, or HashMyFiles (using SHA-1). Modifying the PDF after signing voids the Digital Signature. Architects may have the option to sign only the cover sheet, if that sheet contains the index to all the sheets in the PDF set, as per FA61G1-16.005. Armando Lopez RA. , Sr. Building inspector. BUILDING DEPARTMENT 1700 convention Center Drive, Miami Beach, FL 33139 Email: armandolopez@miamibeachfl.gov Tel: 305-673-7610 ext 6756 / Fax: 786-394-4093 / www.miamibeachfl.gov Mobile: 305-9687628

RESPONSE: PLANS WERE SCANNED AND UPLOADED W/ AFFIDAVIT IN LIEU OF DIGITAL SIGEND AND SEALED SET.

LANDSCAPE:

Provide a Tree Survey prepared by a Professional Land Surveyor listing the common names, sizes, and locations of existing trees and palms with a DBH of 6" or greater. If removal of trees is required, please provide a Tree Disposition Plan. Removal of any non-invasive trees with a 6" DBH or greater from private property would require a Tree Removal Permit from CMB Urban Forestry. Removal of any non-invasive trees with a 3" DBH or greater from public property would also require a Tree Removal Permit from CMB Urban Forestry

RESPONSE: REFER TO FILE NAME: JN 19-5113 B PAGE 3 OF 3 (1).PDF FOR TREE SURVEY INCLUDING THE LOCATION FOR ALL EXISITNG TREES, PALMS AS WELL AS DBH INFORMATION AND CANOPY. TREE REMOVAL IS NOT REQUIRED AS NO TREES ARE AFFECTED. THIS REVISION PERTAINS TO THE EXISTING PATHWAY CONNECTING DRIVEWAYS. INCLUDED TREE PROTECTION PLAN WHICH INCLUDED IN MASTER SET FOR REFERENCED.



URBAN FORESTRY: REJECTED

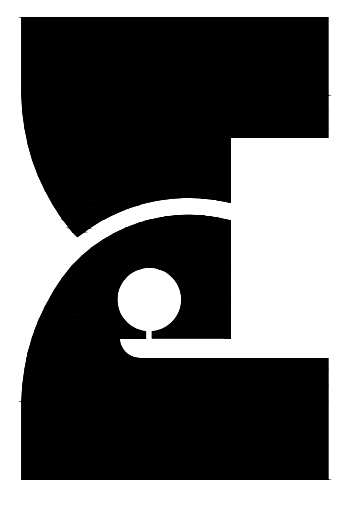
Proposed work could come in direct conflict with existing trees/palms. Please include a tree survey drawn to scale identifying the species and listing the height, spread and DBH of all existing trees/palms. The tree survey shall be prepared by and bear the seal of a professional land surveyor, licensed in the State of Florida. In addition, a tree disposition and site plan drawn to scale identifying and listing all existing trees/palms and specifying the condition of each tree and whether such trees/palms are to remain, to be removed or to be relocated shall be provided. This plan shall also illustrate the location of all existing structures and/or all proposed new construction, as applicable, the location of any overhead and/or underground utilities, the new locations of existing trees/palms to be relocated on site, and all areas affected by construction-related activities, such as access routes to the property, and staging area. The plan shall be prepared by and bear the seal of a landscape architect currently licensed to practice in the State of Florida. If you have any questions or concerns please contact us at urbanforestry@miamibeachfl.gov Please provide us with your process number and contact information and we will get back to you within 48hrs.

RESPONSE: REFER TO FILE NAME: JN 19-5113 B PAGE 3 OF 3 (1).PDF FOR TREE SURVEY INCLUDING THE LOCATION FOR ALL EXISTING TREES, PALMS AS WELL AS DBH INFORMATION AND CANOPY. TREE REMOVAL IS NOT REQUIRED AS NO TREES ARE AFFECTED. THIS REVISION PERTAINS TO THE EXISTING PATHWAY CONNECTING DRIVEWAYS. INCLUDED TREE PROTECTION PLAN WHICH INCLUDED IN MASTER SET FOR REFERENCED

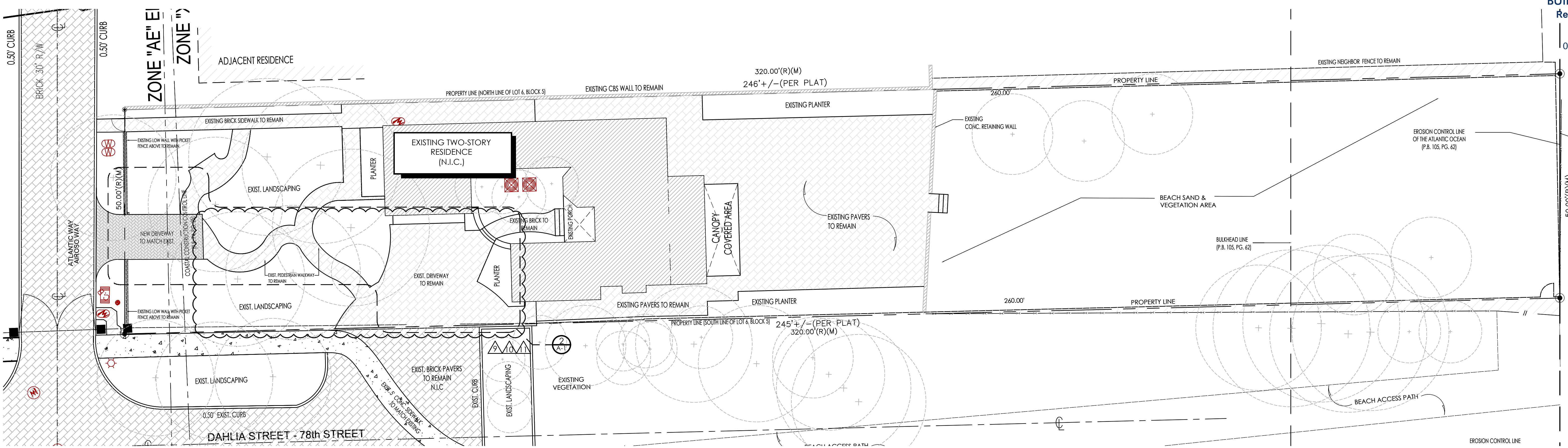
Should you have any questions, please do not hesitate to contact me at your convenience.

Sincerely,

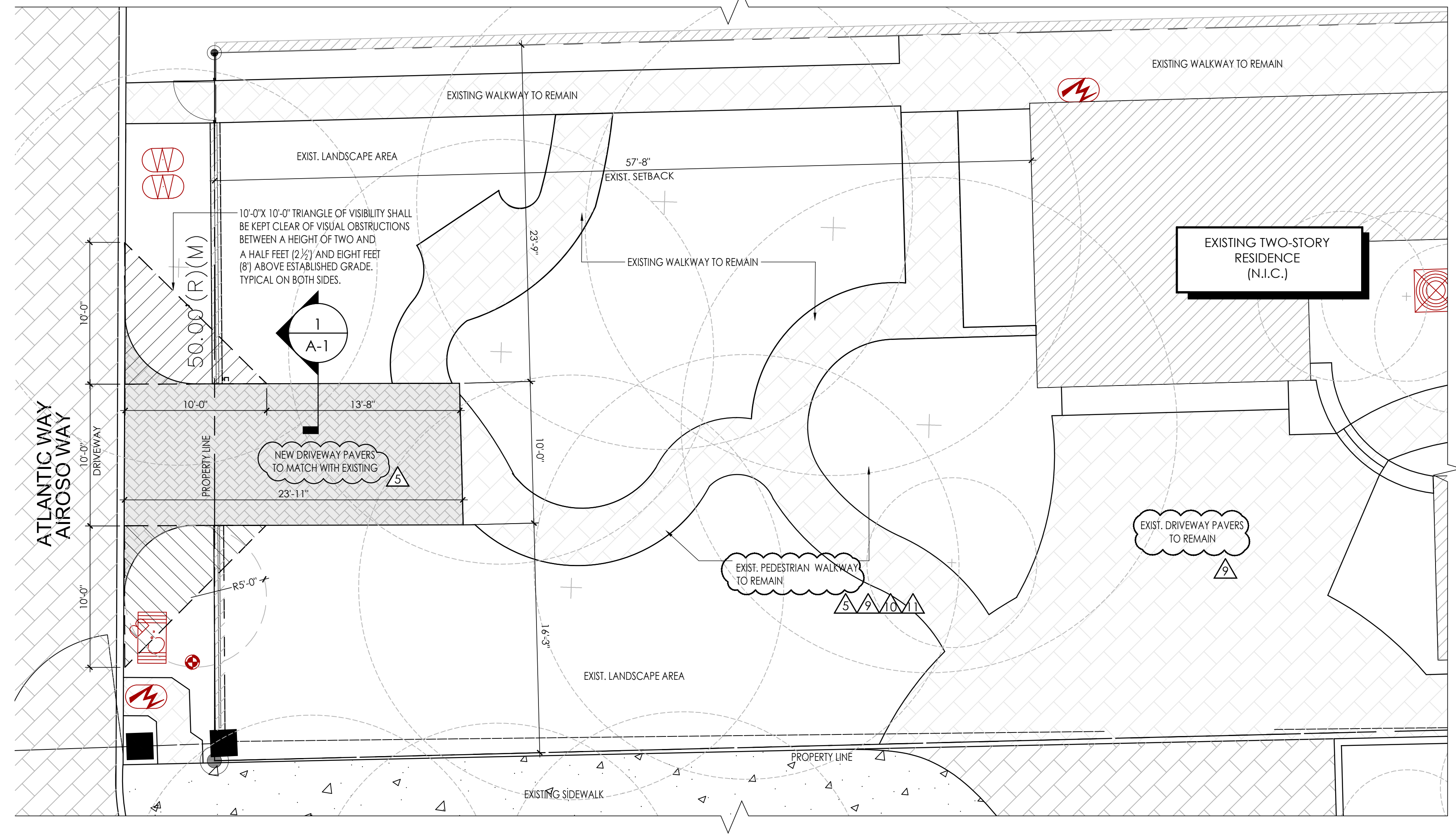
Raymond Pacheco AIA, AR 6412
On behalf of the firm, Pacheco-Martinez & Associates, LLC.



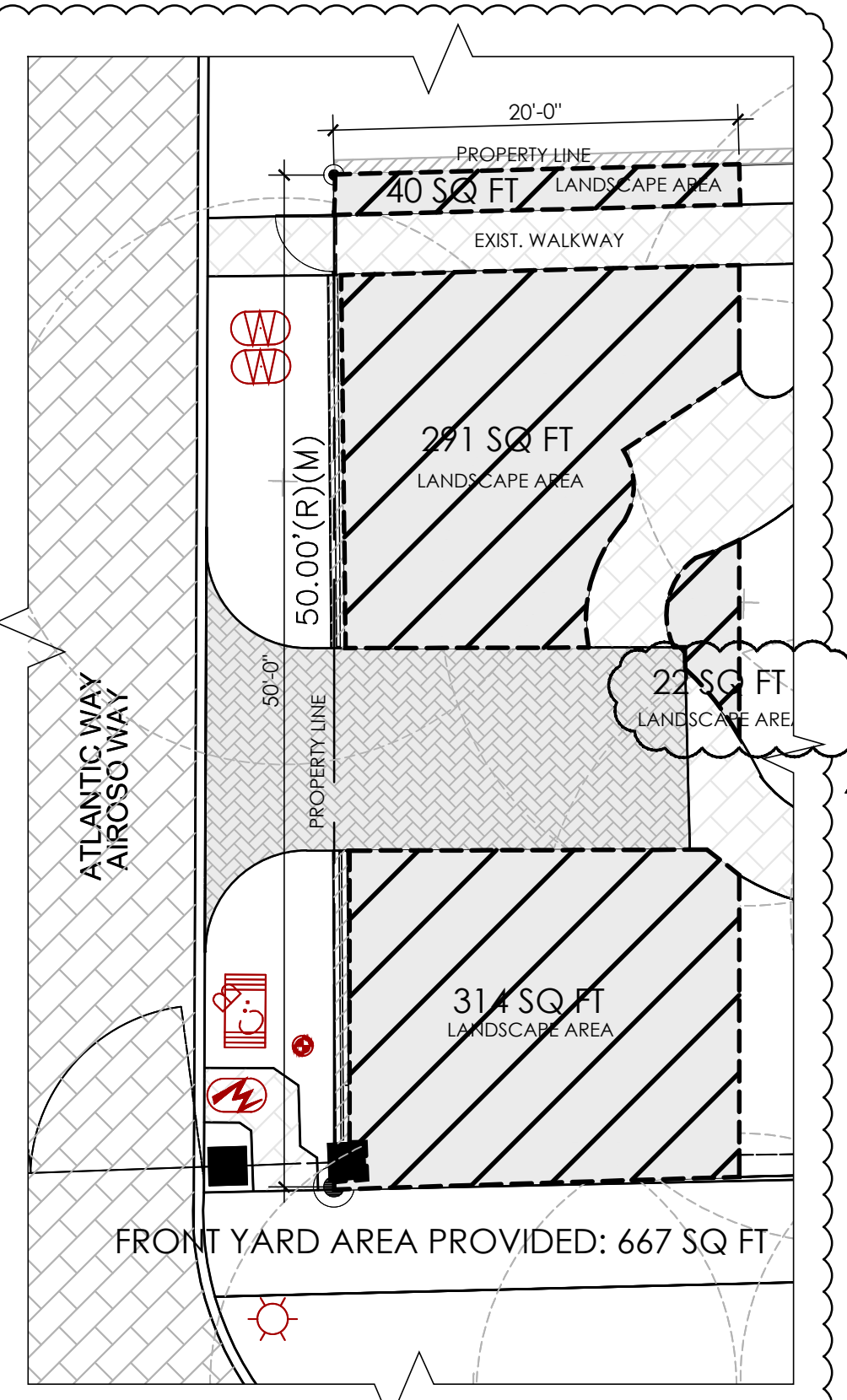
Architect is the author and owner of all drawings and specifications and other documents, including those in electronic form, prepared by the Architect and the Architect's consultant and the Architect shall retain all common law, statutory and other reserved rights, including copy rights for this project.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



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

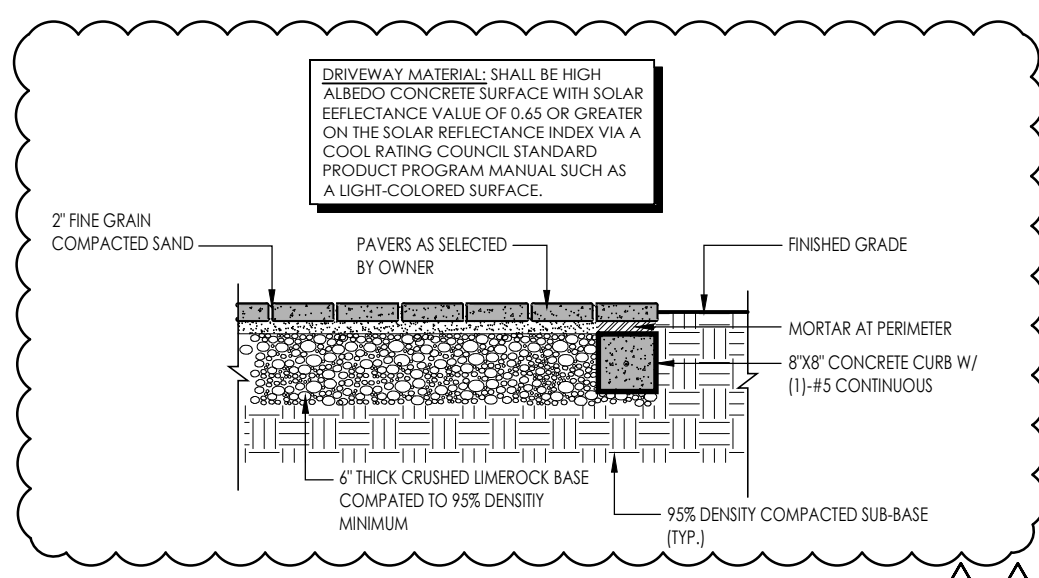


2 ENLARGED DRIVEWAY PLAN
 SCALE 3/16" = 1'-0"



FRONT YARD AREA CALCULATION	
TOTAL FRONT YARD AREA:	1,000 SQ FT
TOTAL FRONT YARD AREA PROVIDED:	500 SQ FT (50% REQUIRED)
TOTAL FRONT YARD AREA PROVIDED:	667 SQ FT

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



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

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

NOTE
 NO TREES BEING AFFECTED
 REFER TO TP-1 FOR TREE PROTECTION PLAN

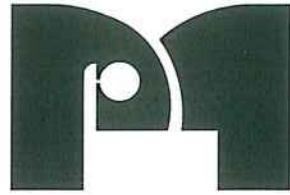
SCOPE OF WORK
 1. NEW DRIVEWAY AT ATLANTIC WAY. DRIVEWAY PAVERS TO MATCH EXISTING.

PRIVACY WALL/FENCE/GATES FOR:

7801 ATLANTIC WAY
 7801 ATLANTIC WAY
 MIAMI BEACH, FL

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

revisions	date	description
1	03-19-21	COMM.
2	03-04-21	COMM.
3	03-03-21	AS-BUILT
4	10-05-2020	COMM.
5	10-25-20	COMM.
6	12-17-2020	COMM.
7	01-30-20	REV.
8	02-07-20	COMM.

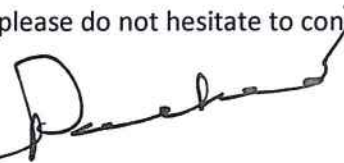
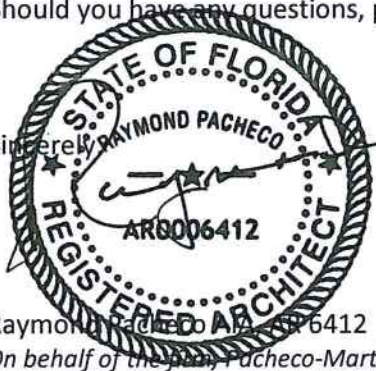


URBAN FORESTRY: REJECTED

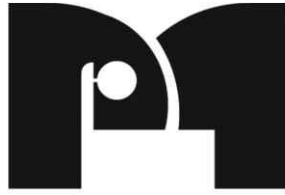
Proposed work could come in direct conflict with existing trees/palms. Please include a tree survey drawn to scale identifying the species and listing the height, spread and DBH of all existing trees/palms. The tree survey shall be prepared by and bear the seal of a professional land surveyor, licensed in the State of Florida. In addition, a tree disposition and site plan drawn to scale identifying and listing all existing trees/palms and specifying the condition of each tree and whether such trees/palms are to remain, to be removed or to be relocated shall be provided. This plan shall also illustrate the location of all existing structures and/or all proposed new construction, as applicable, the location of any overhead and/or underground utilities, the new locations of existing trees/palms to be relocated on site, and all areas affected by construction-related activities, such as access routes to the property, and staging area. The plan shall be prepared by and bear the seal of a landscape architect currently licensed to practice in the State of Florida. If you have any questions or concerns please contact us at urbanforestry@miamibeachfl.gov Please provide us with your process number and contact information and we will get back to you within 48hrs.

RESPONSE: REFER TO FILE NAME: JN 19-5113 B PAGE 3 OF 3 (1).PDF FOR TREE SURVEY INCLUDING THE LOCATION FOR ALL EXISITNG TREES, PALMS AS WELL AS DBH INFORMATION AND CANOPY. TREE REMOVAL IS NOT REQUIRED AS NO TREES ARE AFFECTED. THIS REVISION PERTAINS TO THE EXISTING PATHWAY CONNECTING DRIVEWAYS. INCLUDED TREE PROTECTION PLAN WHICH INCLUDED IN MASTER SET FOR REFERENCED

Should you have any questions, please do not hesitate to contact me at your convenience.

Sincerely,



Raymond Pacheco, AR0006412
On behalf of the firm, Pacheco-Martinez & Associates, LLC.



March 05, 2021

Permit Number:

Project: **7801 Atlantic Way**
Address: 7801 Atlantic Way, Miami Beach, FL

To Whom It May Concern:

We hereby certify that all electronic submitted plans have been signed and sealed complying with Florida Statutes Chapters 471 and 481 and Florida Administrative Rules 61G15-23 and 61G1-16.

SHEET NO.	SHEET NAME	SHEET ISSUE DATE	RESPONSIBLE DESIGN PROFESSIONAL	SIGNED/SEALED DATE	CERTIFICATE AUTHORITY
A-1	Site Plan	2021-03-05	Raymond Pacheco, Architect	2021-03-05	IdenTrust
TP-1	Tree Protection Plan	2021-03-05	Raymond Pacheco, Architect	2021-03-05	IdenTrust

Should you have any questions or concerns please do not feel free to contact us.

Sincerely,

Raymond Pacheco AIA, AR 6412
On behalf of the firm, Pacheco-Martinez & Associates, LLC.