

10-29-54 Owner EAST POINT INVESTMENT CORP.

Permit No. 43172

Cost \$12,000....

Lot 48 Block 16 Subdivision BISCAYNE BEACH

Address 1480 STILLWATER DRIVE

General Contractor Sey Constr. Co (Milton Steinhardt)

Bond No.

Architect Gilbert M. Fein

Engineer

Zoning Regulations: Use RD

Area 10

Lot Size 50' x 160'

Building Size: Front 40'

Depth 75'

Height 16'

Stories 1

Certificate of Occupancy No. 2568 December 23, 1954

Use RESIDENCE & GARAGE: 3 Bedrooms & 2 Baths

Type of Construction #3 CBS

Foundation 12x24 spread footing

Roof Tile

Date Nov 3, 1953

PLUMBING Contractor #36160 Middleton Plumbing:

Sewer Connection 1 4"

Date June 18, 1954

Temporary Water Closet

Water Closets 2

Swimming Pool Traps

Down Spouts

Lavatories 2

Steam or Hot Water Boilers

Wells

Bath Tubs 1

ROUGH APPROVAL OK, Rothman 6-18-54

Showers 2

FINAL APPROVAL OK, Rothman 10-25-54

Urinals

Sinks 1

GAS Contractor

Date

Dish Washing Machine

Gas Ranges 1

Gas Frylators

Laundry Trays 1

Gas Water Heaters 1 electric

Gas Pressing Machine

Laundry Washing Machines

Gas Space Heaters 1

Gas Vents for Stove

Drinking Fountains

Gas Refrigerators

Floor Drains

Gas Steam Tables

Grease Traps

Gas Broilers

GAS Rough APPROVAL OK, Rothman 7-30-54

Safe Wastes

GAS FINAL APPROVAL OK, Rothman 10-25-54

AIR CONDITIONING Contractor

SEPTIC TANK Contractor

OIL BURNER Contractor

SPRINKLER Contractor

ELECTRICAL Contractor #42581 Kenny Electric Co. Date July 28, 1954

OUTLETS Switches 14

Ranges

Temporary Service

Lights 14

Irons 1

Neon Transformers

Receptacles 21

Refrigerators 1

Sign Outlets

Fans 1

Meter Change

Motors 1

Centers of Distributions 1

HEATERS Water 1

Appliances 2

Service 1

Space 2

Violations

FIXTURES 14

Electrical Contractor

Date

FINAL APPROVAL

By OK, BY MEGINNISS AND ROSSER

Date 10-29-54

Alterations or Repairs Over

spot survey ns

#10735

OK
Sey

28499

3203-11-2090

BH
184

f

ALTERATIONS & ADDITIONS

Building Permits: #46104 ADDITION OF SWIMMING POOL..14' x 28'.....Alex B. Kononoff, engineer.....
Milton Steinhardt, contractor.... \$ 1,200 Oct. 19, 1954

#46235 Littler River Marine Construction: Addition of Dock..14' x 14' \$ 348.00

#46391 Gottlieb Company...Porch over rear terrace.... \$ 900: Oct. 28, 1954
Nov. 16, 1954

#1890 - Sears Roebuck - 1-3 HP air cond central 1/10/72

#07046 - American Davits Corp. - Davit Installation on dock and dock repairs - \$1,800. - dated 4/24/75 *OK DM 8-5-75*

#91305 6/29/84 Minguel A. Jimenez enclose exist covered patio w/kneewall 2nd windows-apint exterior house \$2,000.

#26101 10/29/84 owner/bldger wood deck \$3,000.

#91401 10/29/84 Ibarra Pool & Spa pre cast spa \$3,000.

Plumbing Permits: #36572 People's Water & Gas Co...one gas range...November 16, 1954 *OK Rothman 11/16 1954*

#39791 Miami Water Heater: 1 Elec. Water Heater - August 26, 1957

#47619 - Peoples Gas System Inc. 1 gas water heater pool 3/4/70

#51630-Peoples Gas- connect range-10-8-74

#60825 1/27/83 Miami Shores Plumb - heater replace, gas piping 50' 3/4"

#61831 11/5/84 Manuel Fuentes Plumb - 1 pool piping

#61869 12/10/84 Manuel Tuentes Plumb - 1 heater, new install, 1 rgh, 1 set gas piping for spa

Electrical Permits:

#69397 - Masters Elect. - 3 switch, 2 light, 5 receptacles outlets - 1 motor
0-1 HP A/C 1/20/72

#79575 7/26/84 Joeal Elect - 10 recept, 150 amps service repair/meter change

#79908 12/10/84 Joe Al Elect - s p pool (spa)

LOT: 48 BLOCK: 16 SUBDIVISION: 28499 Biscayne Beh ADDRESS: 1480 Hillwater Rd

ALTERATIONS & ADDITIONS

#27333 8/23/85 Presto Roof Corp - reroof SFBC 3402.2 fla room & entrance foyer \$1,100.

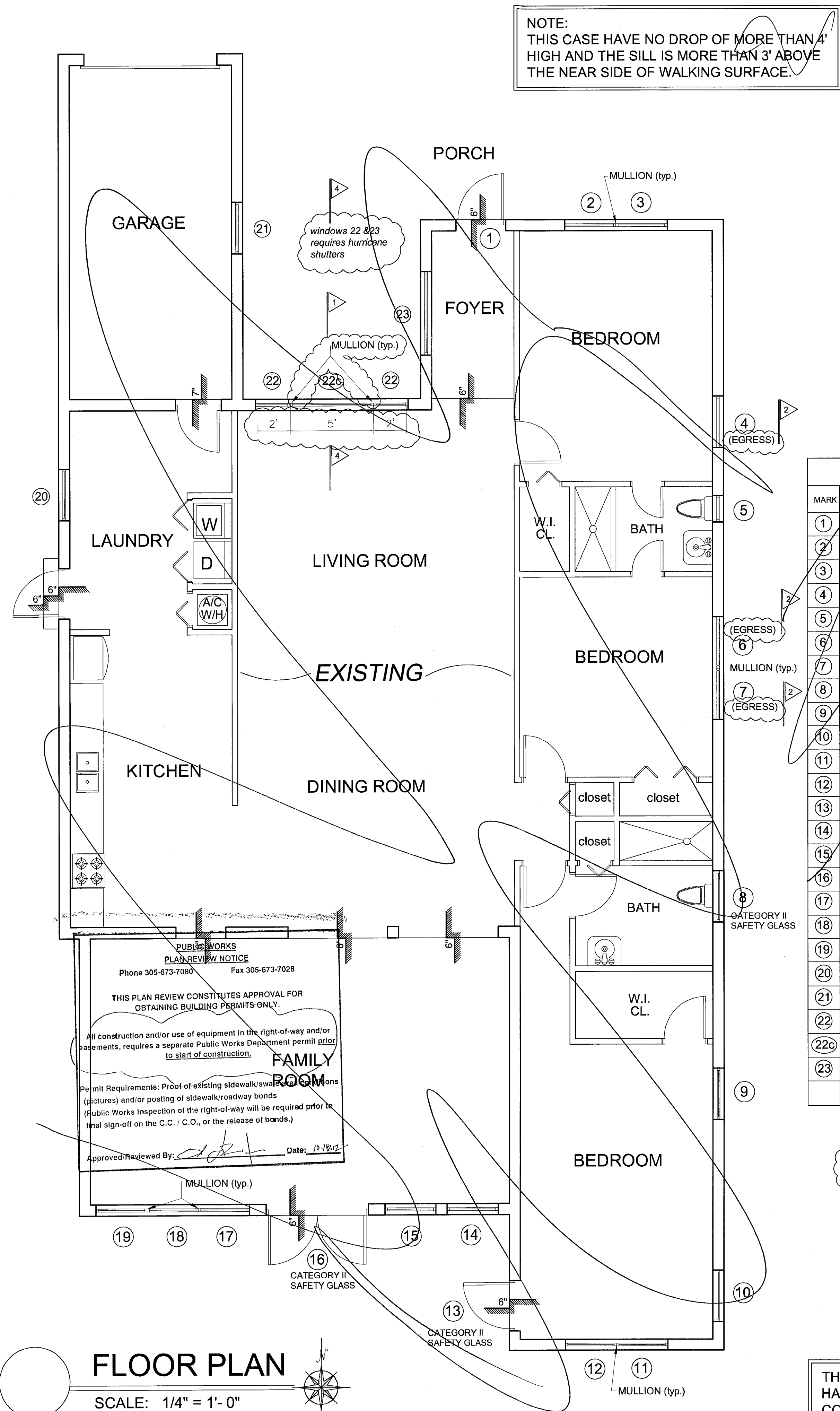
BUILDING PERMITS

PLUMBING PERMITS

ELECTRICAL PERMITS

BUILDING PERMITS: #M8900296 - J&T A/C - 1-10000 BTU A/C wind - 1-9-89 *OK*
#BM890739 - Penguin A/C - 10kw Central heating, 5ton a/c central replacement -
6-6-89 *OK*

ELECTRICAL PERMITS: #BE891160 - Electrical Contracting Service - New a/c unit conn. - 6-9-89 *OK*



NOTE:
THIS CASE HAVE NO DROP OF MORE THAN 4" HIGH AND THE SILL IS MORE THAN 3" ABOVE THE NEAR SIDE OF WALKING SURFACE.

SPECIAL NOTES:
ALL WINDOWS WITHIN 12" OF ALL DOORS SHALL BE SAFETY GLASS AT ALL TUB & SHOWER ENCLOSURES.
PROVIDE THRESHOLD & WEATHER STRIPS AT ALL EXTERIOR DOORS.
PROVIDE STORM SHUTTER PROTECTION AT ALL EXTERIOR DOORS W/ GLASS & ALL WINDOWS.

NOTE:
WINDOW AND FRENCH GLASS DOOR INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS SET FORTH IN THE APPROVED PRODUCT CONTROL APPROVAL.

TYPE OF LOCK OR LATH R311.4.4
EGRESS DOOR: ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

INTRUSION & BURGLARY SECURITY NOTE:
ALL EXTERIOR DOORS SHALL BE PROVIDED WITH CYLINDRICAL TYPE LOCK SETS, LATCH BOLT BY KNOB, LATCH BOLT DEAD-LOCKED WHEN DOOR CLOSED, KEY OPERATED FROM OUTSIDE WITH PRIVACY TURN BOTTOM FOR LOCKING OUTER KNOB WHICH IS NOT AUTOMATICALLY RELEASED. CAPABLE OF RESISTING A FORCE OF 300 LBS. IN ANY MOVABLE DIRECTION.
MAIN ENTRANCE DOORS SHALL BE PROVIDED WITH DEAD BOLT KEY OPERATED FROM OUTSIDE AND BY TURN KNOB FROM INSIDE OTHER EXTERIOR DOORS TO BE PROVIDED WITH INTERIOR SINGLE DEAD BOLT. ALL TO BE 1" MIN. THRUST AND OF HARDENED OR CONTAIN INSERTS. AT DOUBLE DOORS SECOND DOOR SHALL BE PROVIDED WITH HAND BOLT TOP AND BOTTOM. DOORS TO BE MOUNTED ON 1 1/2" PAIR OF HINGES WITH NON-EXPOSED SCREWS AND NON-REMOVABLE PINS BY SET SCREW IN BARREL. MAIN ENTRANCE DOORS TO HAVE DOOR SCOPE PERMITTING INSIDE VIEWER A 180 DEGREE OBSERVATION ANGLE OF OUTSIDE WHEN DOOR CLOSED.
HINGES ON EXTERIOR OUT SWINGING DOORS SHALL HAVE NON-REMOVABLE PINS. GLASS IN EXTERIOR OUT DOORS AND ALL GLAZING WITHIN 48" OF INSIDE LOCKING DEVICE OF DOOR SHALL COMPLY WITH A.N.S.I. 297.1.
ALL WINDOWS, AWNING, SINGLE HUNG OR HORIZONTAL SLIDING SHALL BE PROVIDED WITH A LOCKING DEVICE CAPABLE OF WITHSTANDING A FORCE OF 150 LBS. APPLIED IN ANY OPERABLE DIRECTION, OR AS SPECIFIED IN THE PAN AMERICAN FORCE AWNING TYPE 49 389 F. WINDOW FRAMES SHALL BE CONSTRUCTED SO THAT WHEN FIXED OR LOCKED THEY CANNOT BE REMOVED FROM THE OUTSIDE.
OVERHEAD LOADING DOORS SHALL BE PROVIDED WITH MULTIPLE POINT LOCKS OR BE LOCKED AT MORE THAN ONE POINT WITH HARDENED BOLTS WITH INSERTS ENGAGING AT LEAST TWO OPPOSITE POINTS A MIN. 58".

GENERAL NOTES:

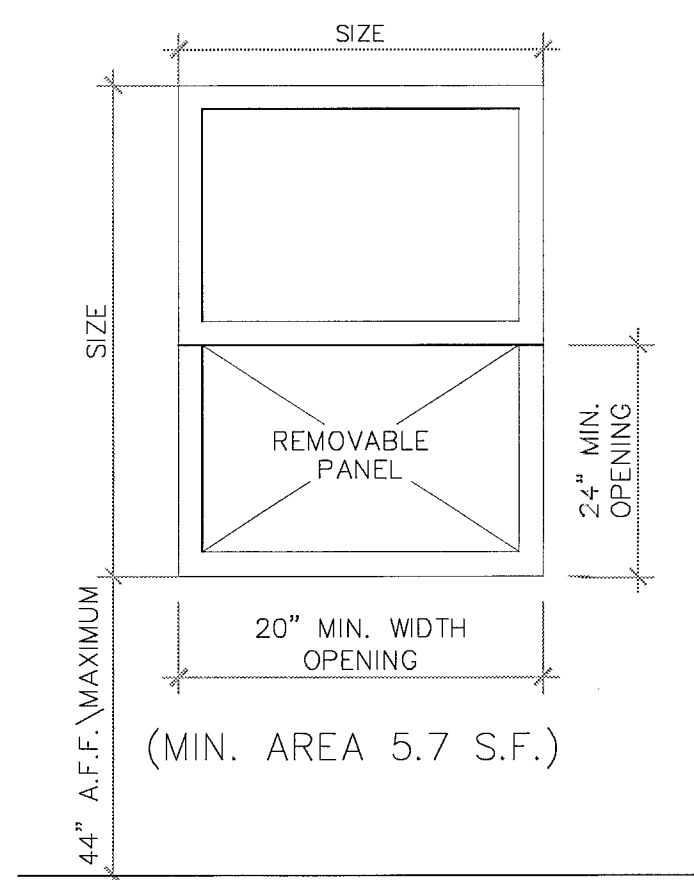
1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND ANGLES AND ALL OTHER EXISTING CONDITIONS PRIOR TO COMMENCING ANY WORK. CONTRACTOR TO ALSO VERIFY AND APPROVE ALL INFORMATION ON DRAWINGS. ACCEPTANCE OF THESE PLANS CONSTITUTES APPROVAL. PLEASE NOTIFY ENGINEER BY CERTIFIED MAIL OF ANY CONFLICTS OR DISCREPANCIES, IF ANY.
2. CONTRACTOR SHALL FURNISH AND BE SOLELY RESPONSIBLE FOR ALL TEMPORARY BRACING AND SHORING REQUIRED TO MAINTAIN PLUMBNESS AND STABILITY OF ALL STRUCTURAL ELEMENTS DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL OBTAIN FROM ALL SUBCONTRACTORS THE FINAL APPROVED SITE AND LOCATION OF ALL OPENINGS TO BE PROVIDED FOR RESPECTIVE TRADES. HE SHALL BE RESPONSIBLE FOR LOCATION AND DETAILS.
4. ALL CONCRETE FOR FOUNDATIONS & SLABS ON GRADE SHALL REACH 2500 P.S.I. COMPRESSIVE STRENGTH AT 28 DAYS, AND ALL COLUMNS, GROUTED CELLS, SLABS ABOVE GRADE AND TIE BEAMS SHALL REACH 3000 P.S.I. COMPRESSIVE STRENGTH MINIMUM AT 28 DAYS UNLESS OTHERWISE NOTED.
5. CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR VERIFYING REQUIRED GRADE & FINISHED FLOOR ELEVATIONS WITH RESPECT TO DADE COUNTY FLOOD CRITERIA, EXISTING CROWN OF ROAD ELEVATIONS, FEDERAL FLOOD CRITERIA OR ANY OTHER GOVERNING BODY.
6. OWNER AND CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING, BY CERTIFIED MAIL UPON COMMENCEMENT PROJECT.

PLEASE NOTE - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL JOB CONDITIONS AND DIMENSIONS.

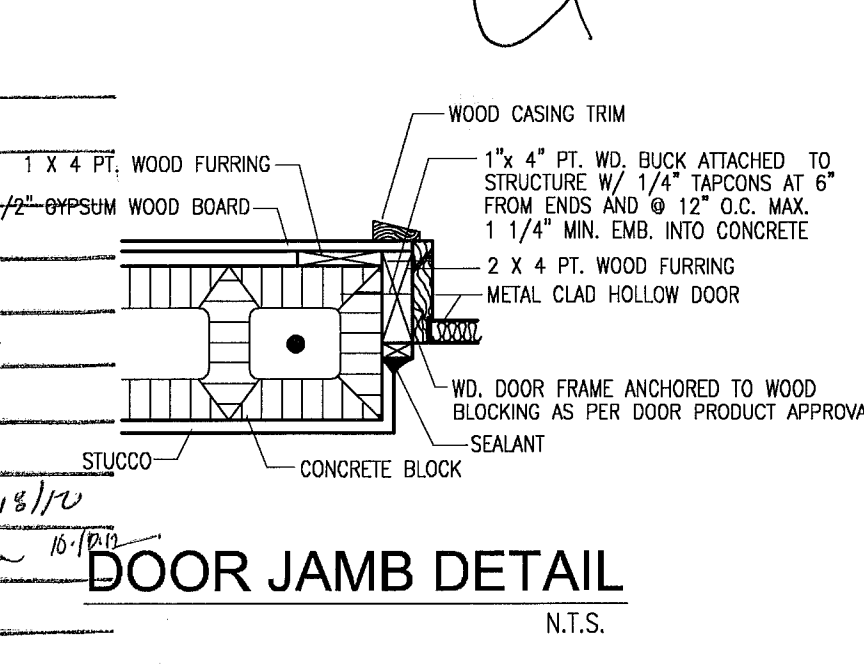
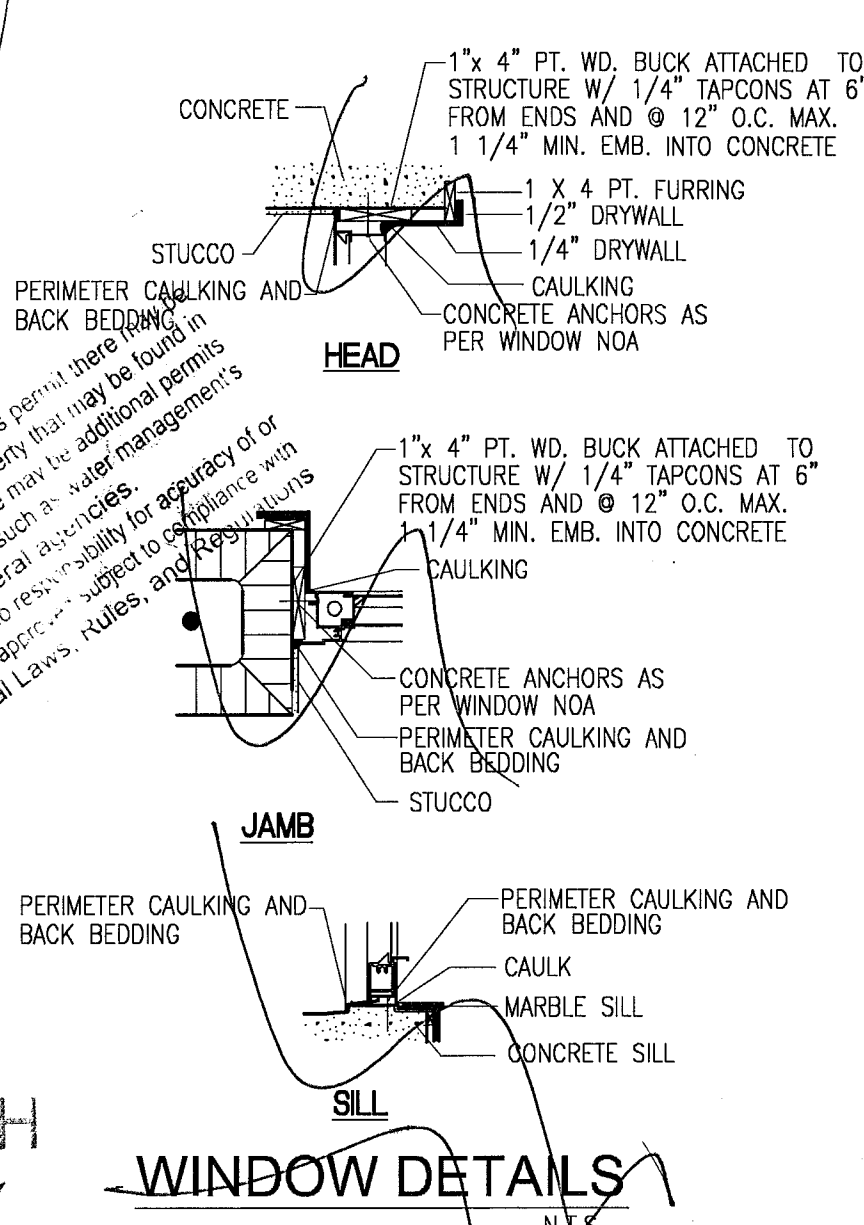
EGRESS TYPE WINDOW NOTES:
WINDOW SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDE A CLEAR OPENING OF NOT LESS THAN 20" IN WIDTH, 24" IN HEIGHT AND 5.7 SQ. FT. IN AREA. THE BOTTOM OF THE WINDOW OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. NO PART OF THE OPERATING MECHANISM SHALL BE HIGHER THAN 54" OFF THE FLOOR.

WINDOW / GLASS SCHEDULE					
MARK	DESCRIPTION	SIZE WIDTH X HEIGHT	NOA	WIND PRESSURE	ZONE
1	FRENCH DOOR	36" X 80"	10-0406.04	+ 52.3 / - 68.1	5
2	SH 24	37" X 50 5/8"	09-0624.06	+ 53.7 / - 58.3	4
3	SH 24	37" X 50 5/8"	09-0624.06	+ 53.7 / - 58.3	4
4	SH 25 (EGRESS)	37" X 63"	09-0624.06	+ 50.0 / - 54.2	4
5	SH 13	19 1/8" X 38 3/8"	09-0624.06	+ 54.6 / - 59.3	4
6	SH 25 (EGRESS)	37" X 63"	09-0624.06	+ 50.0 / - 54.2	4
7	SH 25 (EGRESS)	37" X 63"	09-0624.06	+ 50.0 / - 54.2	4
8	SH 23	37" X 38 3/8"	09-0624.06	+ 54.6 / - 59.3	4
9	SH 25 (EGRESS)	37" X 63"	09-0624.06	+ 50.0 / - 54.2	4
10	SH 24	37" X 50 5/8"	09-0624.06	+ 54.6 / - 73.2	5
11	SH 24	37" X 50 5/8"	09-0624.06	+ 53.7 / - 58.3	4
12	SH 24	37" X 50 5/8"	09-0624.06	+ 53.7 / - 58.3	4
13	DOOR	36" X 80"	10-0406.04	+ 52.3 / - 68.1	5
14	SH 25	37" X 63"	09-0624.06	+ 50.0 / - 54.2	4
15	SH 25	37" X 63"	09-0624.06	+ 50.0 / - 54.2	4
16	DOOR	(2) 36" X 80"	10-0406.04	+ 47.7 / - 51.9	4
17	SH 25	37" X 63"	09-0624.06	+ 50.0 / - 54.2	4
18	SH 25	37" X 63"	09-0624.06	+ 50.0 / - 54.2	4
19	SH 25	37" X 63"	09-0624.06	+ 50.0 / - 56.7	4
20	SH 24	37" X 50 5/8"	09-0624.06	+ 54.6 / - 73.2	5
21	SH 23	37" X 38 3/8"	09-0624.06	+ 50.0 / - 54.2	4
22	HR 9040	24" X 48"	08-0204.04	+ 52.3 / - 68.1	4
22c	HR 9040	60" X 48"	08-0204.04	+ 52.3 / - 68.1	4
23	FIXED WINDOW	60" X 60"	06-0601.02	+ 51.4	4
	MULLION	TYPICAL	08-0210.07		

THE MODE OF OPERATION SHALL NOT REQUIRE A KEY. TOOL SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING AND NO PART OF THE OPERATING MECHANISM SHALL BE PLACED HIGHER THAN 54" A.F.F.



DETAIL OF EGRESS WINDOW
N.T.S.

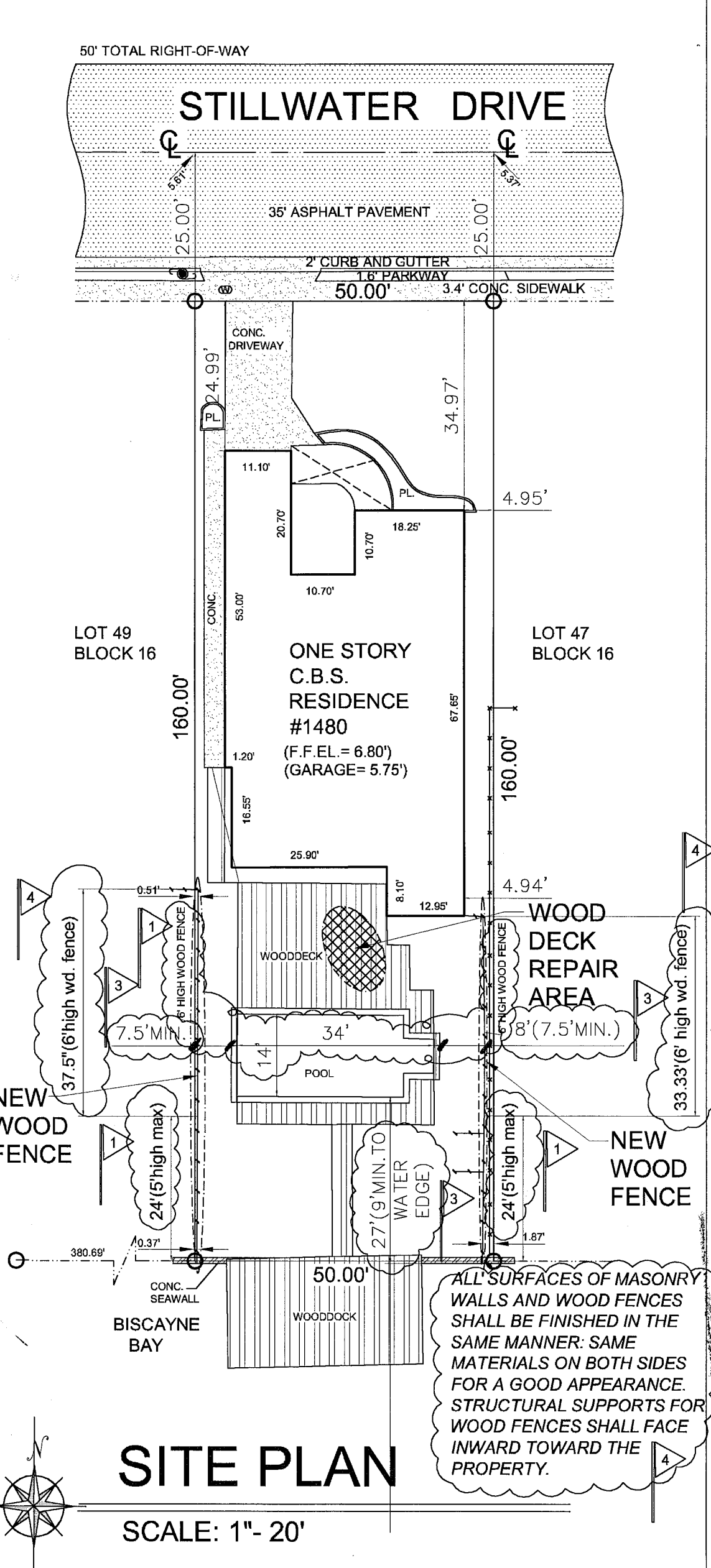


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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING: [Signature]
ZONING: [Signature]
DRB/HPB: [Signature]
CONCURRENCY: [Signature]
PLUMBING: [Signature]
ELECTRICAL: [Signature]
MECHANICAL: [Signature]
FIRE PREVENTION: [Signature]
ENGINEERING: [Signature]
PUBLIC WORKS: [Signature]
STRUCTURAL: [Signature]
ELEVATOR: [Signature]

THE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED IN COMPLIANCE WITH FBC, EXISTING 2007 EDITION AND FEBC.

LEGAL DESCRIPTION
LOT 48, BLOCK 16 OF "BISCAYNE BEACH 2nd ADDITION" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46 AT PAGE 39 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



FERNANDO GOMEZ-PINA, P.E.
CONSULTING ENGINEER
FL P.E. No. 14710 (CIVIL)
250 CATALONIA AVE. #404
CORAL GABLES, FL 33134
TEL: (305) 467-2188
FAX: (305) 461-1228
GOMEZ-PINA@ATTN.NET

WINDOWS & DOORS REPLACEMENT, DECK REPAIR & NEW WOOD FENCE FOR JEAN PHILLIPE AUPETIT
1480 STILLWATER DRIVE
MIAMI BEACH, FL

REVISIONS

NO.	DATE	DESCRIPTION
1	08/18/11	
2	08/26/11	
3	09/16/11	
4	02/07/12	

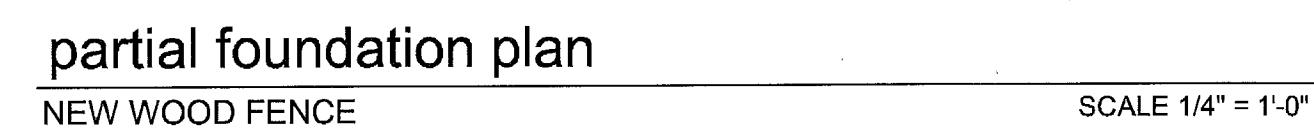
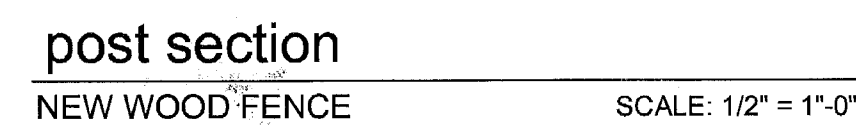
DESCRIPTION

Project No. 11-11
Date: 07/14/11
Drawn By: P.F./CB6
Approved By: F.G.P.

SEAL

Professional Engineer
No. 14710
State of Florida

SHEET NO.
A-1
OF 3



NOTE:
WOOD DECK REPAIRS CONSIST
OF REPLACEMENT OF ROOTED
2"x6" WOOD DECKING ONLY

THE CONSTRUCTION DOCUMENTS
HAVE BEEN PREPARED IN
COMPLIANCE WITH FBC,EXISTING 2007
EDITION AND FEBC.

WINDOWS & DOORS REPLACEMENT L,
DECK REPAIR & NEW WOOD FENCE FOR
JEAN PHILLIPE AUPEITIT
1480 STILLWATER DRIVE
MIAMI BEACH, FL

THESE DRAWINGS AND DESIGNS ARE THE PROPERTY OF FERNANDO GOMEZ-PINA, P.E. AND SHALL NOT BE REPRODUCED WITHOUT HIS WRITTEN CONSENT.

REVISIONS

08/18/11

DESCRIPTION

Project No.

11-77

Date: _____

07/14/11

Drawn By:

P.F./CBS

Approved By:

F.G.P.

SEAL

PINA, FERNAN

LICENSE

No. 14710

41

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SHEET NO.

A C

A-3

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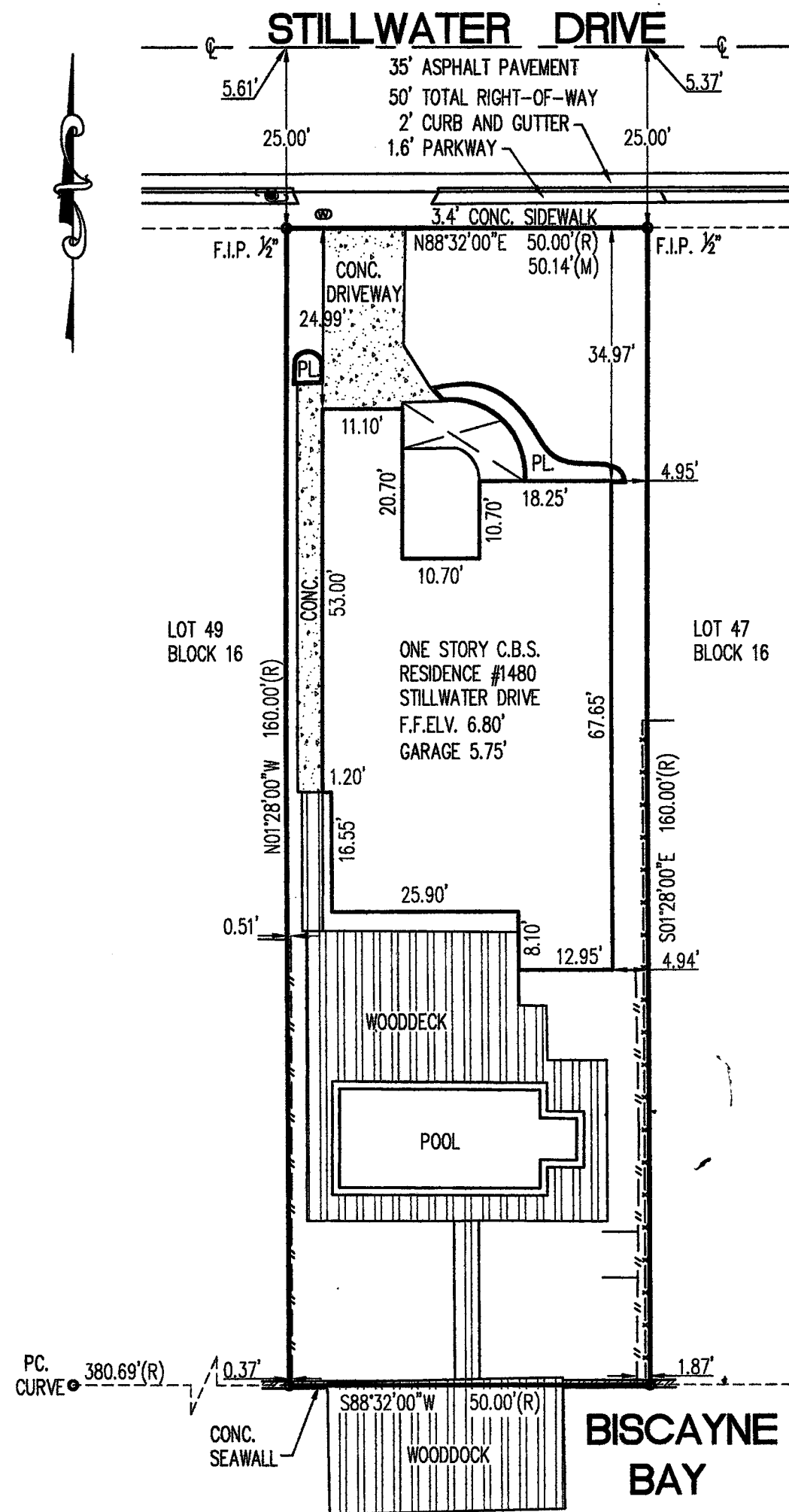
B1300317
1480 Stillwater
Dr.
Orlando FL 32804

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CITY OF MIAMI BEACH
APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING:	
ZONING:	Q 10/18/12
DRAWING:	
CONCURRENCY:	
PLUMBING:	
ELECTRICAL:	Q 10/18/12 NA
MECHANICAL:	
FIRE PREVENTION:	
ENGINEERING:	10/18/12
PUBLIC WORKS:	10/18/12
STRUCTURAL:	10/18/12
ELEVATOR:	

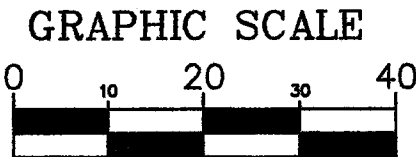
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THE FOLLOWING:~~

BUILDING:	
ZONING:	Q 10/18/12
DRAWING:	
CONCURRENCY:	
PLUMBING:	
ELECTRICAL:	
MECHANICAL:	
FIRE PREVENTION:	
ENGINEERING:	
PUBLIC WORKS:	
STRUCTURAL:	
ELEVATOR:	

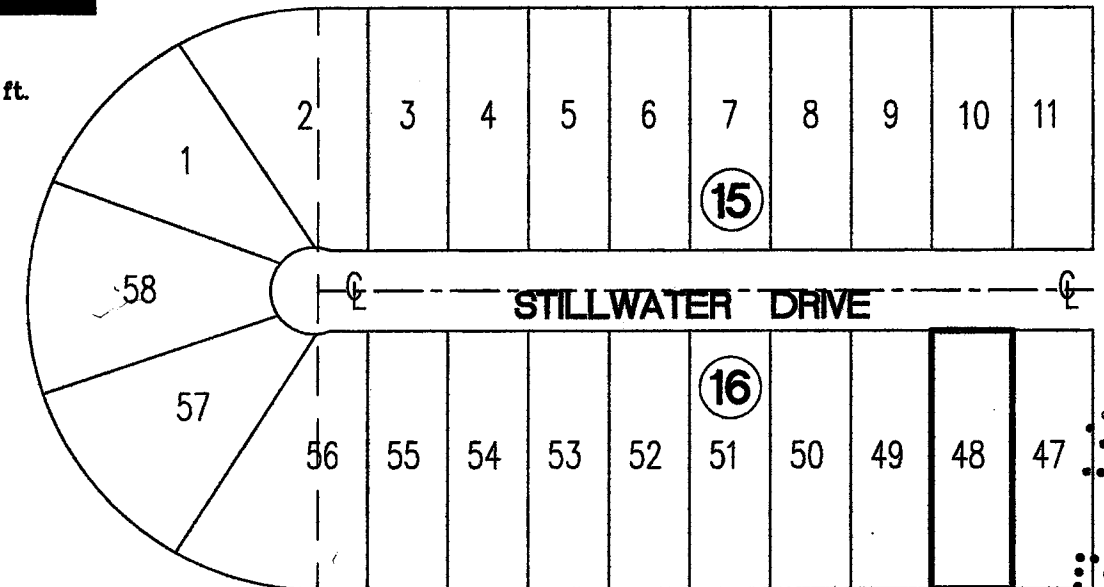


SKETCH OF BOUNDARY SURVEY

SCALE.....1"=20'



(IN FEET)
1 inch = 20 ft.



LOCATION MAP
SCALE.....N.T.S.

LEGEND:

R.L.S.	REGISTERED LAND SURVEYOR	(R & M)	RECORDED & MEASURED
P.R.M.	PERMANENT REFERENCE MONUMENT	C.B.S.	CONCRETE BLOCK & STUCCO
P.C.P.	PERMANENT CONTROL POINT	UWP	UTILITY WOOD POLE
S/F.N.&D.	SET OR FOUND NAIL & DISC	CL	CENTER LINE
S/F.I.P.	SET OR FOUND 1/2" IRON PIPE	4'X	4' CHAIN LINK FENCE
F.F.E.L.	FINISH FLOOR ELEVATION	6'W	6' WOOD FENCE
WM	WATER METER	PL	PLANTER
		CONC.	CONCRETE

LEGAL DESCRIPTION:

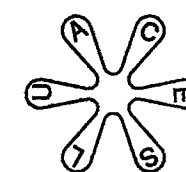
LOT 48, BLOCK 16, of "BISCAYNE BEACH 2nd ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, AT PAGE 39, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

NOTES:

NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
ELEVATIONS ARE BASED ON N.G.V.D. 1929. MIAMI-DADE COUNTY BENCHMARK # Y-313-RESET ELV. 10.24'
FLOOD ZONE "AE" B.F.E. 8' C.P.N. 120651-0307 L (09-11-2009)

CERTIFY TO:

WE HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" OF THE ABOVE DESCRIBED PROPERTY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA STATE BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472-027 FLORIDA STATUTES.



ALBERTO LORENZO-LUACES
PLS No.3087, STATE OF FLORIDA
10700 SW. 66 TERRACE, MIAMI, FL. 33173
Email:secaul@aol.com - PH. 305-301-3895

JOB No: 11-025
F.B. No.: FILE
DATE: 07-08-2011

777 N.W. 72nd AVENUE SUITE 3025
 MIAMI, FLORIDA 33126
 TELEPHONE: (305) 262-0400
 FAX: (305) 262-0401

JOHN IBARRA & ASSOC., INC.

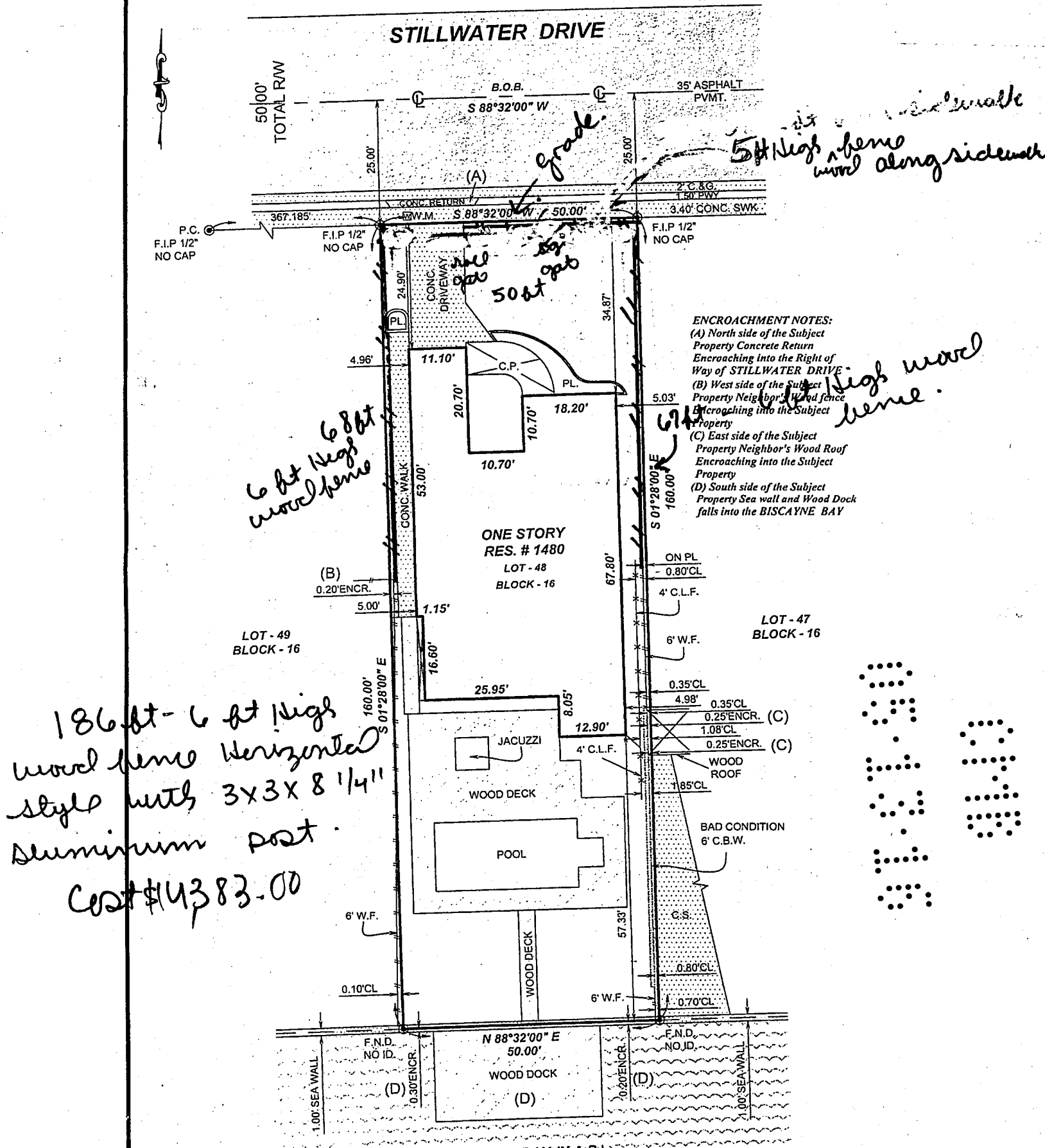
SURVEY No. 11-000109-1

LAND SURVEYORS

SHEET No. 2 OF 2

DRAWN BY: R.S.

BOUNDARY SURVEY SCALE = 1" = 20'



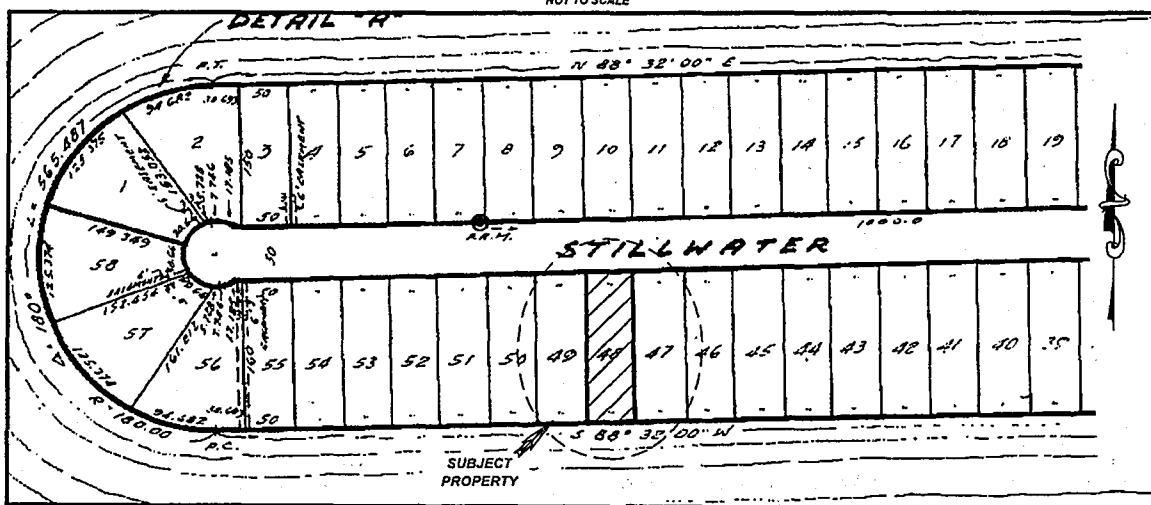
PROPERTY ADDRESS:
1480 STILLWATER DRIVE
MIAMI BEACH, FL 33141

LEGAL DESCRIPTION:

LOT 48, BLOCK 16, OF BISCAYNE BEACH-2ND ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, AT PAGE 39, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LOCATION SKETCH

NOT TO SCALE



ABBREVIATION AND MEANING

A = ARC.
A.C. = AIR CONDITIONER PAD.
A.E. = ANCHOR EASEMENT.
A.R. = ALUMINUM ROOF.
A.S. = ALUMINUM SHED.
ASPH. = ASPHALT.
B.C. = BLOCK CORNER.
BLDG. = BUILDING.
B.M. = BENCH MARK.
B.C.R. = BROWARD COUNTY RECORDS.
B.O.B. = BASIS OF BEARINGS.
(C) = CALCULATED.
C.B. = CATCH BASIN.
C.B.S. = CONCRETE BLOCK STRUCTURE.
C.B.W. = CONCRETE BLOCK WALL.
CH = CHORD.
CH.B. = CHORD BEARING.
CL = CLEAR.
C.L.F. = CHAIN LINK FENCE.
C.M.E. = CANAL MAINTENANCE EASEMENTS.
CONC. = CONCRETE.
C.P. = CONC. PORCH.
C.S. = CONCRETE SLAB.
C.W. = CONCRETE WALK.
D.E. = DRAINAGE EASEMENT.
D.M.E. = DRAINAGE MAINTENANCE EASEMENTS.
DRIVE = DRIVEWAY.
* = DEGREES.
E.T.P. = ELECTRIC TRANSFORMER PAD.
ELEV. = ELEVATION.
ENCR. = ENCROACHMENT.
F.H. = FIRE HYDRANT.
F.I.P. = FOUND IRON PIPE.
F.I.R. = FOUND IRON ROD.
F.F.E. = FINISHED FLOOR ELEVATION.
F.N.D. = FOUND NAIL & DISK.
FT. = FEET.
FNIP = FEDERAL NATIONAL INSURANCE PROGRAM.
F.N. = FOUND NAIL.
H = HIGH (HEIGHT).
IN. & EG. = INGRESS AND EGRESS EASEMENT.
L.B. = Certificate of Authorization L.B.#7806
L.P. = LIGHT POLE.
L.F.E. = LOWEST FLOOR ELEVATION.
L.M.E. = LAKE MAINTENANCE EASEMENT.

= MINUTES.
(H) = MEASURED DISTANCE.
M.H. = MANHOLE.
N.A.P. = NOT A PART OF.
NGVD = NATIONAL GEODETIC VERTICAL DATUM.
N.T.S. = NOT TO SCALE.
#-NO. = NUMBER.
O/S = OFFSET.
O.H. = OVERHEAD.
O.H.L. = OVERHEAD UTILITY LINES.
O.R.B. = ORIGINAL RECORDS BOOK.
O.V.H. = OVERHANG.
P.V.M. = PAVEMENT.
PL. = PLANTER.
P/L = PROPERTY LINE.
P.C.C. = POINT OF COMPOUND CURVE.
P.C. = POINT OF CURVE.
PT. = POINT OF TANGENCY.
P.O.C. = POINT OF COMMENCEMENT.
P.O.B. = POINT OF BEGINNING.
P.R.C. = POINT OF REVERSE CURVE.
PHY. = PARAWAY.
PRM = PERMANENT REFERENCE MONUMENT.
P.L.S. = PROFESSIONAL LAND SURVEYOR.
P.P. = POWER POLE.
P.P.S. = POOL PUMP SLAB.
P.U.E. = PUBLIC UTILITY EASEMENT
(R) = RECORD DISTANCE.
RR. = RAIL ROAD.
RES. = RESIDENCE.
R/W = RIGHT-OF-WAY.
RAD. = RADIUS OR RADIAL.
RGE. = RANGE.
R.O.E. = ROOF OVERHANG EASEMENT.
SEC. = SECTION.
STY. = STORY.
SWK. = SIDEWALK.
S.I.P. = SET IRON PIPE
S. = SOUTH.
S.P. = SCREENED PORCH
" = SECONDS.
T = TANGENT.
TWP = TOWNSHIP.
UTIL. = UTILITY.

U.E. = UTILITY EASEMENT.
U.P. = UTILITY POLE.
W.M. = WATER METER.
W.F. = WOOD FENCE.
W.S. = WOOD SHED.
W.R. = WOOD ROOF.
W.V. = WATER VALVE.
M = MONUMENT LINE.
C = CENTER LINE.
- = CENTRAL ANGLE.
^ = ANGLE.

LEGEND TYPICAL


OVERHEAD UTILITY LINES
C.B.S. = WALL (CBW).
C.L.F. = CHAIN LINK FENCE.
I.F. = IRON FENCE.
W.F. = WOOD FENCE.
x 0.00 = EXISTING ELEVATIONS.

SURVEYOR'S NOTES:

- 1) IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.
- 2) THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
- 3) CERTIFICATE OF AUTHORIZATION LB # 7806
- 4) NORTH ARROW BASED ON PLAT NORTH

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLETES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY:  01-03-2011
CARLOS IBARRA (DATE OF FIELD WORK)

LAND SURVEYOR NO.: 6770 STATE OF FLORIDA
(VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR.)

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL

REVISED ON:

REVISED ON:

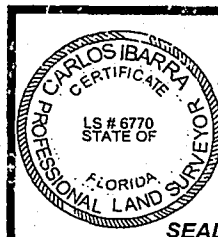
REVISED ON:

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):

- 1) THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY
- 2) THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- 3) EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- 4) THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- 5) LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- 6) BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.
- 7) EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE SHOWN.
- 8) THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- 9) ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE OF SUBMITTING PLAT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTION.
- 10) UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- 11) FENCE OWNERSHIP NOT DETERMINED.
- 12) THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
- 13) THE SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE INFORMATION BELOW, THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION. THE FNP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE IN "FLOOD ZONE 'AE'"; THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA.

CERTIFICATION:

JEAN PHILIPPE AUPETIT AND VALERIE AUPETIT
FIRST AMERICAN TITLE INSURANCE COMPANY
MARKET TITLE LLC



WOOD FENCE
Section 2328 FBC
6'0" Maximum

Horizontal Bonds
w 3x3x8 1/4" Aluminum Post.

6'0" maximum

PUBLIC WORKS
PLAN REVIEW NOTICE
Phone 305-673-7080 Fax 305-673-7023

THIS PLAN REVIEW CONSTITUTES APPROVAL FOR
OBTAINING BUILDING PERMITS ONLY.

All construction and/or use of equipment in the right-of-way and/or easements, requires a separate Public Works Department permit prior to start of construction.

Permit Requirements: Proof of existing sidewalk area conditions (pictures) and/or posting of sidewalk/roadway bonds (Public Works Inspection of the right-of-way will be required prior to final sign-off on the C.C. / C.O. or the release of bonds).

Approved/Reviewed By: _____ Date: _____

Finished side face neighbor

2x4 No. 3, So. Pine PT
Wood Rails Attached to Post
With four 10d Nails (min.)

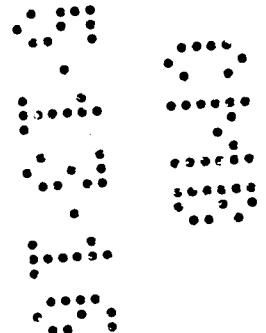
4x4 No. 2, So. Pine PT
Spaced as follows

Fence height above grade	Post Spacing
6'-0"	4'-0" O.C.
5'-0"	5'-0" O.C.
4'-0"	6'-0" O.C.

Wood Pickets 5/8" Min Thickness
attached to each rail with
Two 16 Ga. staples 1-3/4" long

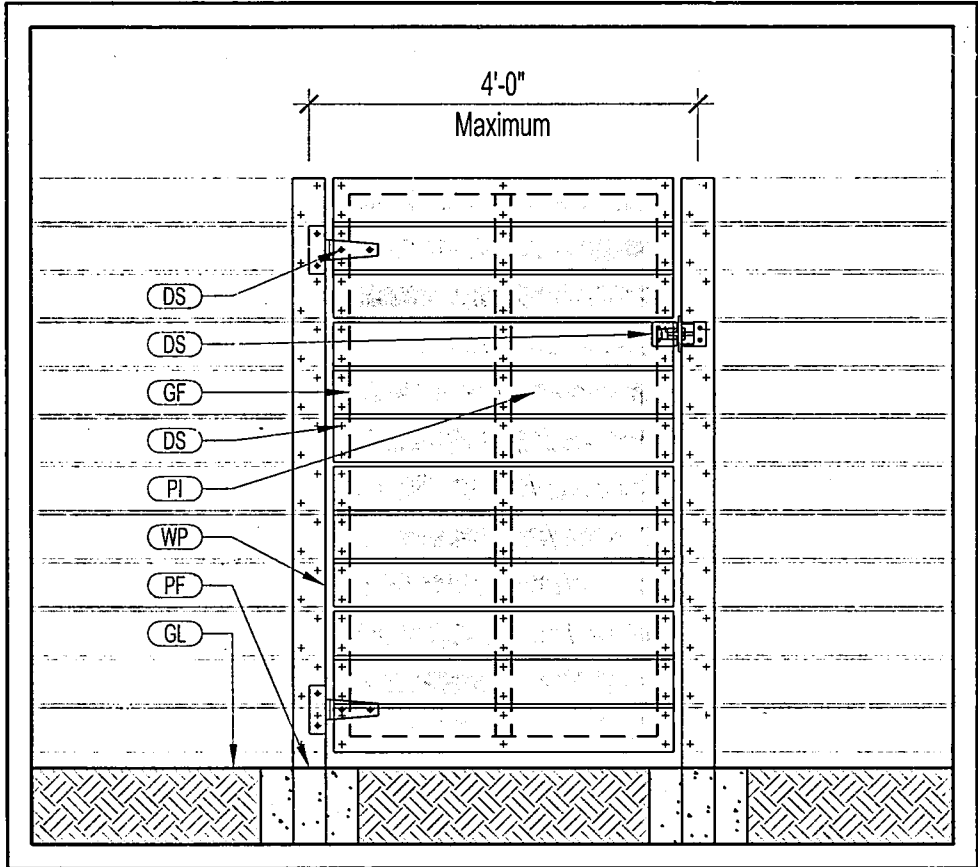
+ grade.

10' Diameter
Concrete filled hole

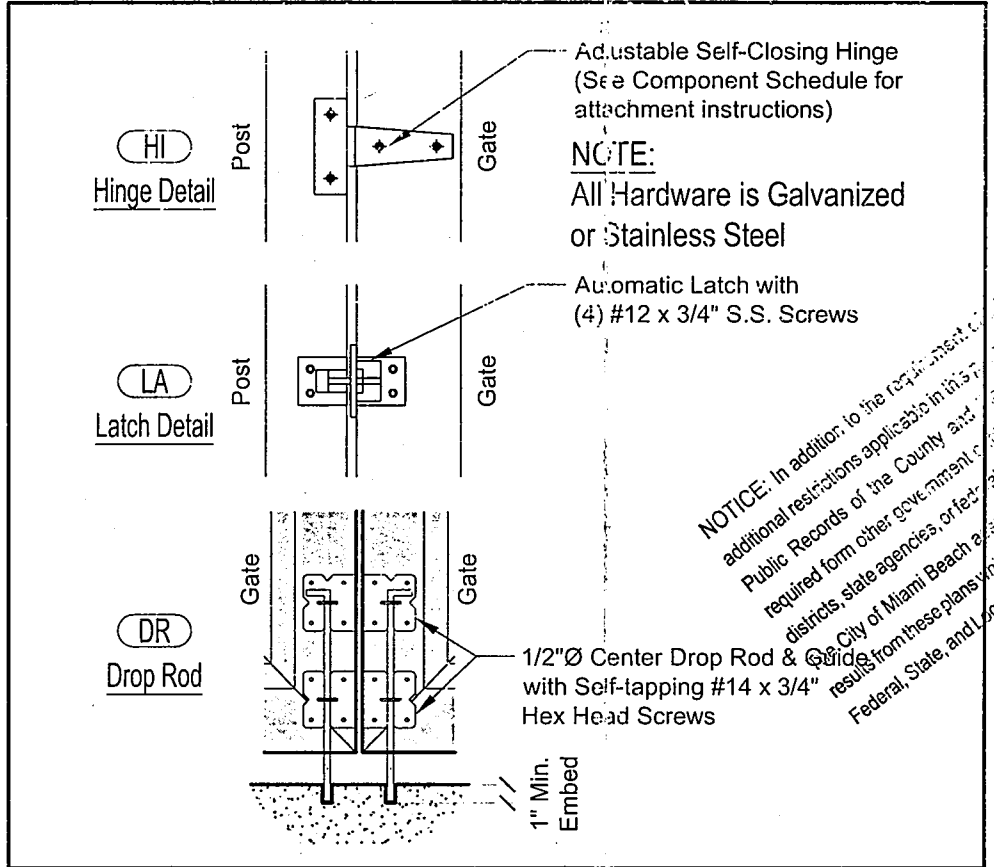




Drawing # 6 Wood Fencing Elevation (Typical)
Scale: 3/8" = 1'-0"



Drawing # 3 Gate Details - Single or Double (Typical)
Scale: 1/2" = 1'-0"



Drawing # 2 Hardware Details (Typical)
Scale: 1" = 1'-0"

ID	DESCRIPTION	SIZE	REMARKS
BD	Board	1x6	Pressure Treated
DS	Wood Screw	7dx1-1/2"	Min. 2 nails per board @ each post connection, S.S. or Galv.
DR	Drop Rod	3/8"Ø x 14"	Minimum Required on inactive leaf, Optional on active leaf
GF	Gate Frame	48" maximum	Aluminum 2" x 2" perimeter frame with 2" x 2" vertical (center)
GL	Grade Line		
GP	Gate Post	4" x 4"	Minimum - Pressure treated
HI	Heavy Duty Hinge	10"	Strap Style - Self Closing if used around a pool area
LA	Latch	2" x 4"	Self Latching (@54" aff min.) if used around a pool area
LP	Line Post	4" x 4"	Minimum - Pressure treated
PF	Post Footing	10"Ø x 24"	2,500 psi Concrete (Minimum)

GENERAL NOTES (Design):

- Design complies with the requirements of the FBC 2014, 5th Edition Section 2323.2 & ASCE 7-10, wind speed 115 MPH 3 Second Gust, Exposure C.
- Gate leaf (single or double) widths can be installed up to the allowable size as shown in Detail 3 / W4.0. Should a double leaf gate be installed then the Latch and Drop Bolt shall be installed (per the local requirements).
- No changes are allowed without written authorization from the Architect.

FLORIDA BUILDING CODE FIFTH EDITION 2014

GENERAL NOTES (Installation):

- POST CONNECTION @ GRADE IN SOIL:** Anchored in 10" x 30" (2,500 psi) concrete
- RAIL / POST CONNECTION:** (2) 7dx1-1/2" @ each post.
- BOARD / RAIL CONNECTION:**
 - @ wood posts provide galvanized common nail (2) 7dx1-1/2".
 - @ steel gate frame provide (2) SMS #12x1-1/2" (Stainless).
- HINGE ATTACHMENT:**
 - Concrete: 1/2"Ø x 6" wedge anchors
 - Wood: 1/4"Ø x 3-1/2" Lag Screws
 - Steel: Welded or 1/4"Ø Carriage bolts with washer and nut.

And applicable reference codes.

GENERAL NOTES (Materials):

ALUMINUM:

- Aluminum frame shall be 6061-T6 with fully welded corner and intermediate vertical.

WOOD:

- All wood used for pickets shall be #2 SYP Pressure Treated.

SOIL:

- All surrounding soil used for structural installation purposes shall be well compacted by mechanical means to optimal density and shall be free of deleterious or organic materials.

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

5/13/16 **5-20-16**

5/16/16 **5/20/16**

AV

Drawing # 1 Component Schedule & General Notes
Scale: Not to Scale

Copyright 2015

ARCURB Design Build, Inc.

Permit Package

FILE NO. 15Fencing-W4.0 MCG

DRAWN BY PROJECT NO. 15Fencing-W4.0

DATE 12/01/15

REVISION

Wood Fencing Installation

Name:

Address:

City, State, Zip:

6" Wood Horizontal Style

W4.0

941 NE 17th Avenue, Suite 310
Fort Lauderdale, Florida 33304
J Scott Comer, AIA #91737 ArcUrb.com
p. 954.874.6424
f. 954.874.6498
AA# 26002262

2000-12-09

010
00100

BR0516-0043
140 Still water

FLORIDA BUILDING
CODE FIFTH EDITION
2014

And applicable reference codes

MADE IN
HONOLULU
YES BY

MIAMI BEACH

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

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

I have been retained by: Jos. Vasquez to perform special inspector services
at the 1490 Stillwater Dr project on the below listed structures as of _____ (date).
I am a registered architect or a professional engineer licensed in the State of Florida.

Process Number: BR1801987

Master Permit (IF APPLICABLE): _____

- ☒ Special Inspector for Pilings, CMDC sect. 8-22
- ☐ Special Inspector for Lightweight Insulating Concrete, CMDC sect. 8-22
- ☐ Special Inspector for Soil Compaction, CMDC sect. 8-22
- ☐ Special Inspector for Precast Units and Attachments, CMDC sect. 8-22
- ☐ Special Inspector for Reinforced Masonry, FBC 2122.4 & CMDC sect. 8-22
- ☐ Special Inspector for Steel Bolted & Welded Connections, CMDC sect. 8-22
- ☐ Special Inspector for Trusses over 35 feet long or 6 feet high, CMDC sect. 8-22
- ☐ Special Inspector for Curtain Wall, CMDC sect. 8-22
- ☐ Special Inspector for Structural Glazing, CMDC sect. 8-22
- ☐ Special Inspector for Composite Floor System, CMDC sect. 8-22
- ☐ Special Inspector for _____

NOTE: Only the marked items apply.

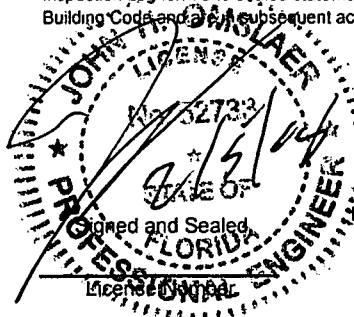
The following individual's employed by this firm or me are authorized representatives to perform inspections

1. John H Omslaer, PE
2. _____
3. _____
4. _____

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

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

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



Architect/Engineer
Name Printed: _____
Address: _____
Phone Number: _____
Building Department
Accepted By: _____

Dynamic Engineering Solutions, Inc
John H Omslaer PE 52733, CA 26829
351 S Cypress Rd, Suite 303
Pompano Beach, FL 33060

AV 2/7/18

Date: _____

MAXIMUM STRESS IN TIMBER DECK

Residence : Vasquez
Location : 1480 Stillwater
Municipality: Miami Beach, FL
Drawing Ref:
Date: 1/25/18

Specific Data

LL - Live Load 60 psf
DL - Dead Load 8 psf

Joist Calculations

jw - Joist Width (in) 2.5 in
jd - Joist Depth (in) 7.25 in
ZJ - Joist Section Modulus (in³) 21.901 in³
jwl - Width of Load / Joist (ft) 1.333333 ft
Fb - Bending 1200 psi, T 4B, NDS
Cf - Size Fact. - (12/jd)^(1/9) 1.057587
Cfu - Flat Use Fact. 1
Cr - Repetitive Fact.(joist only) 1
Cm - Wet Service Factor 0.85 CCA Treated
Ch - Shear Factor 1
Fb' - Fb x Cf x Cfu x Cr x Cm x Ch 1078.738 psi
Cd - Duration Factor 1.25 7 days per appendix B
cl - Centerline Dist. between Piles (ft) 13.5 ft
d - Pile Dia. (in) 12 in
 $W = ((LL + DL) \times jwl) / (Cd) =$ 72.53333 lbf/ft
span = cl - d - b = 12.29 ft
 $M = ((span)^2 \times W) / 8 =$ 1369.84 ft.lbf
Fb = (M x 12) / (ZJ) = 750.56 psi
750.56 < 1078.74

Substringer Calculations

b - Substringer Width (in) 2.5 in
sd - Substringer Depth (in) 11.25 in
ZS - Substringer Section Modulus (in³) 52.734 in³
swl - Width of Load / Substringer (ft) 6.75 ft
a - Max Length of Substringer (ft) 11.00 ft
Fb - Bending 1200 psi, T 4B, NDS
Cf - Size Fact. - (12/sd)^(1/9) 1.007197
Cfu - Flat Use Fact. 1
Cr - Repetitive Fact.(joist only) 1
Cm - Wet Service Factor 0.85 CCA Treated
Ch - Shear Factor 1
Fb' - Fb x Cf x Cfu x Cr x Cm x Ch 1027.341 psi
Cd - Duration Factor 1.25 7 days per appendix B
 $W = ((LL + DL) \times jwl) / (Cd) =$ 367.2 lbf/ft
span = a = 11.00 ft
 $M = ((span)^2 \times W) / 8 =$ 5553.90 ft.lbf
Fb = (M x 12) / (ZS) = 1263.83 psi
1263.83 < 1027.34

nom	s - in ³	Fb-psi
2x6	7.563	1200
2x8	13.141	1200
2x10	21.391	1200
2x12	31.641	1200
3x6	12.604	1200
3x8	21.901	1200
3x10	35.651	1200
3x12	52.734	1200

1200 psi, T 4B, NDS

1.057587

1

All Adjustment Factors from

1

Table 4B of NDS (pg 31, 1997 ed.)

0.85 CCA Treated

1

1078.738 psi

1.25 7 days per appendix B

13.5 ft

12 in

Joist Shear Calculations

fv - Allowable

$V = (span \times jwl \times (LL + DL)) / 2$

$Fv = (3 \times V) / (2 \times jw \times jd)$

46.11494 <

90 psi

557.2 lbf

46.11 psi

90 Fv < fv, OK

Fb' < SA, O.K.

John H. Omslaer, P.E.

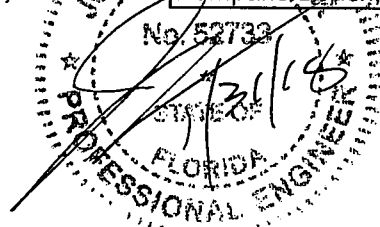
FL License #52733, EB#26829

Dynamic Engineering Solutions, Inc.

351 S. Express Rd, Suite 303

Pompano Beach, FL 33060

Fb < SA, O.K.



MAXIMUM STRESS IN TIMBER DECK

Residence : Vasquez
Location : 1480 Stillwater
Municipality: Miami Beach, FL
Drawing Ref: 0.00
Date: 1/25/18

Specific Data

LL - Live Load 60 psf
DL - Dead Load 8 psf

Check Stringers For Deflection

$L = \text{span} = cl - d - b = 147.50 \text{ in}$
 $W = ((LL + DL) \times jwl) / (Cd) = 6.04 \text{ lbf/in}$
 $E = \text{Mod of Elasticity} = 1760000 \text{ lbf/in}^2$
 $jw = \text{Joist Width (in)} = 2.50 \text{ in}$
 $jd = \text{Joist Depth (in)} = 7.25 \text{ in}$
 $I = (jw \times jd^3) / 12 = 79.39128 \text{ in}^4$
 $\text{delta} = (5 \times W \times L^4) / (384 \times E \times I) = 0.266611 \text{ in}$
 $L / 360 = 0.409722 \text{ in}$
delta <<< L/360 O.K. in Deflection

Fastener Specifications - Double Shear at Piling

Fastener Type at Piling 1" Thru Bolts
n - Number of Fasteners at Piling 3
Cap - Capacity 2155 lbf, per t 8.3A

A - Supported Area 79.75 ft²
Cm - Wet Service in Shear 0.85
Load = $((LL + DL) \times A) / (Cm \times n)$
2155 lbf > 2126.667 lbf, O.K

Double Shear@ Pile			
Thru Bolts - Z perpendicular - T8.3A			
	0.625	0.75	1
1.5	1130	1330	1530
2.5	1345	1620	2155
3.5	1560	1910	2780

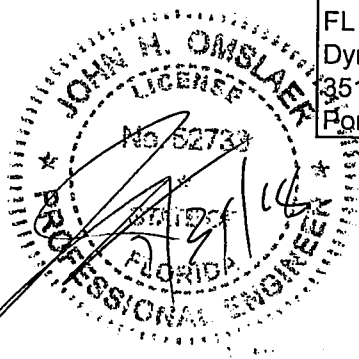
Fastener Specifications - Single Shear

Fastener Type at Drop Hanger 3/4" Wedge Anchors
n - Number of Fasteners 2
Cap - Capacity 2240 lbf, for per t 8.2E

A - Supported Area 39.88 ft²
Cm - Wet Service in Shear 0.97
Load = $((LL + DL) \times A) / (Cm \times n)$
2240 lbf > 1397.68 lbf, O.K

Single Shear			
Wedge Anchors - Z parallel - T8.2E			
	0.5	0.625	0.75
1.5	660	930	1270
2.5	750	1170	1560
3.5	750	1170	1680

John H. Omslaer, P.E.
FL License #52733, EB#26829
Dynamic Engineering Solutions, Inc.
351 S Cypress Rd, Suite 303
Pompano Beach, FL 33060



bing maps

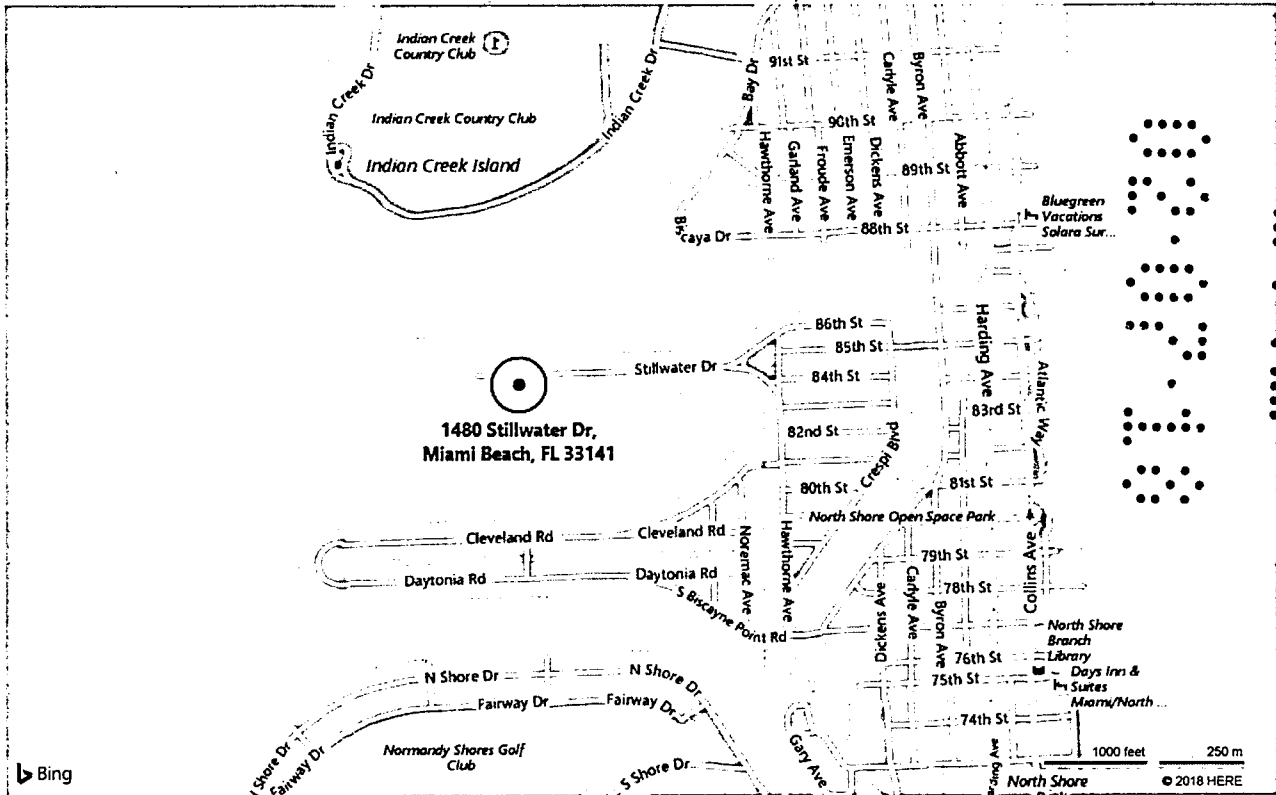
1480 Stillwater Dr, Miami Beach, FL 33141

Location: 25.86884, -80.13654

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FEB 01 2018

DERM Coastal Resources Section
Natural Resources Regulation & Restoration
Division (NRRD)



Bldg
Planning
Env
Strc

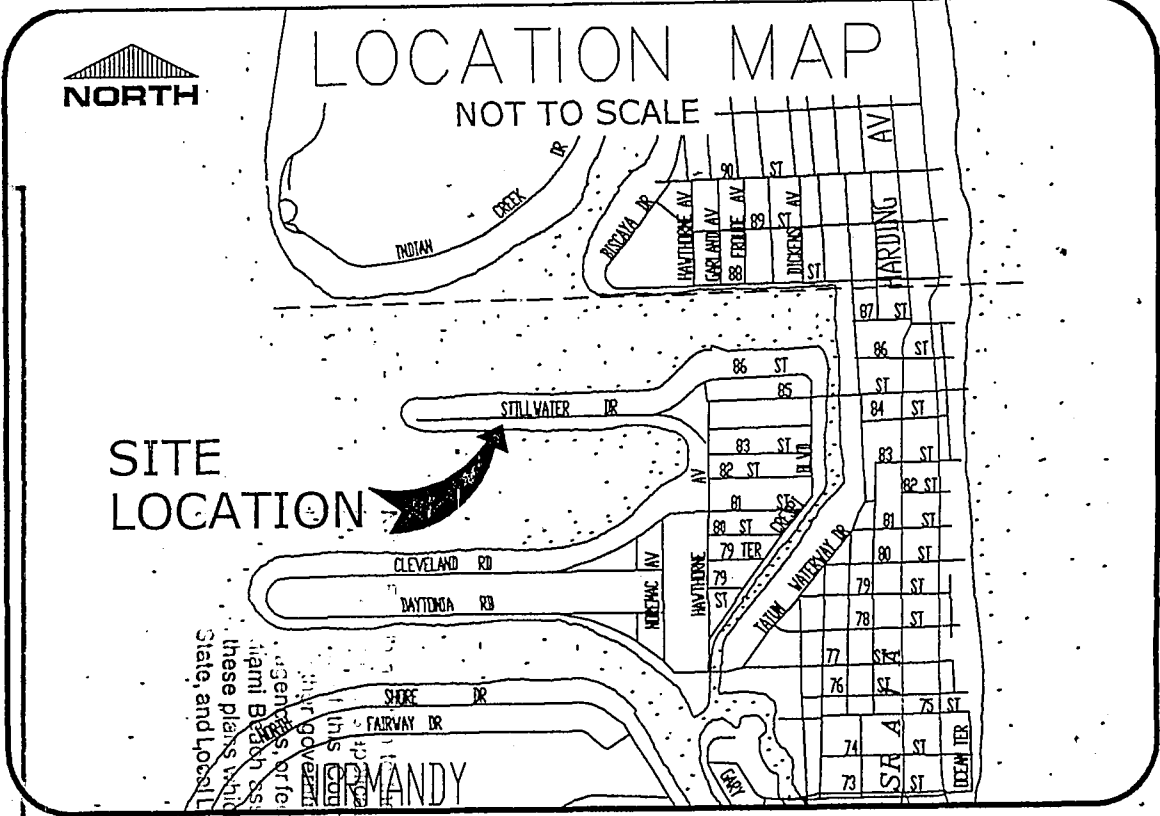
1480 Stillwater NY
BR 1801987

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IC. ANNIN
NO. L

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

BUILDING: *2/7/18*
ZONING: *2/7/18*
PLUMBING: *2/7/18*
ELECTRICAL: *2/7/18*
MECHANICAL: *2/7/18*
FIRE PREVENTION: *2/7/18*
FLOOD: *2/7/18*
PUBLIC WORKS: *2/7/18*
STRUCTURE: *2/7/18*
ELEVATION: *2/7/18*
ROOFING: *2/7/18*
ENVIRONMENTAL: *2/7/18*



requirement of this permit, there may be
able to this property that may be found
this property and there may be additional
government entities such as water management
agencies, or other agencies.
Miami Beach assumes no responsibility for accuracy of or
these plans which are approved subject to compliance with
State, and Local Laws, Rules, and Regulations.

PROPERTY ADDRESS:
1480 Stillwater Drive Miami Beach, Florida 33141.

LEGAL DESCRIPTION:
Lot 48, in Block 16, of BISCAYNE BEACH 2nd ADDITION; according to the Plat thereof, as recorded in Plat Book 46, at Page 39, of the Public Records of Miami-Dade County, Florida.

FOR:
Jose L. Vazquez, a single man, and Maria Camila Betancur, a single woman.

- SURVEYOR'S NOTES:
- 1) This survey was conducted for the purpose of a "Topographic Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity.
 - 2) The accuracy obtained by measurements and calculations on this survey, meets and exceeds the Minimum Technical Standards requirements for a Suburban area (1 foot in 7,500 feet) as specified in Chapter 5J-17, Florida Administrative Code.
 - 3) Bearings shown hereon are based on an assumed meridian of S88°32'00"W along the front boundary line of the subject property.
 - 4) The North arrow direction shown herein is based on an assumed Meridian.
 - 5) In some cases graphic representation have exaggerated to more clearly illustrate a particular area where dimensions shall have preference over graphic location.
 - 6) Legal description was provided by the client and is subject to any dedications, limitations, restrictions reservations or easements of record.
 - 7) Examination of the Abstract of Title will have to be made to determine recorded instruments, if any affecting the property; search of Public Records not performed by this office.
 - 8) No effort was made by this office to locate any underground utilities and/or structures within or abutting the subject property.
 - 9) This survey has been prepared for the exclusive use of the entities named hereon only and the certifications hereon do not extend to any unnamed parties.
 - 10) Elevations shown referred to N.G.V. Datum 1929, Dade County benchmark No. B-107R, elevation 3.70 feet.
 - 11) According to the National Flood Insurance Program the subject property falls in Community No. 120651, Panel No. 0307, Suffix L, Date of FIRM 09-11-2009, Flood Zone AE, Base Flood Elevation: 8 feet.
 - 12) Contact the appropriate authorities prior to any design work on the hereon-described parcel for Building and Zoning information.
 - 13) Professional Land Surveyor and Mapper in responsible charge: Rolando Ortiz LS 4312, State of Florida.
 - 14) This survey is not valid without the signature and the raised seal of a Florida Licensed Land Surveyor and Mapper.

I hereby certify to 1) Law Offices of Jacqueline R. Hernandez-Valdes, P.A.; 2) Old Republic National Title Insurance Company; 3) Jose L. Vazquez, a single man; 4) Maria Camila Betancur, a single woman; 5) JP Morgan Chase Bank, N.A., its successors and/or assigns, as their interest may appear; that the Sketch of Topographic Survey of the described property is true and correct to the best of my knowledge and belief, as recently surveyed and platted under my direction; also that meets the Standards of Practice set in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

Date: 08-03-2017
Job No.: 17-31112
Sketch No.: 28771

By: Rolando Ortiz LS 4312
Professional Land Surveyor
& Mapper, State of Florida.

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FLRM Coastal Resources Section
Natural Resources Regulation & Restoration
Division (NRRD)

2/18/18

2/18/18

PUBLIC WORKS
PLAN REVIEW NOTICE

Phone 305-673-7080

Fax 305-673-7028

THIS PLAN REVIEW CONSTITUTES APPROVAL FOR OBTAINING
BUILDING PERMITS ONLY.

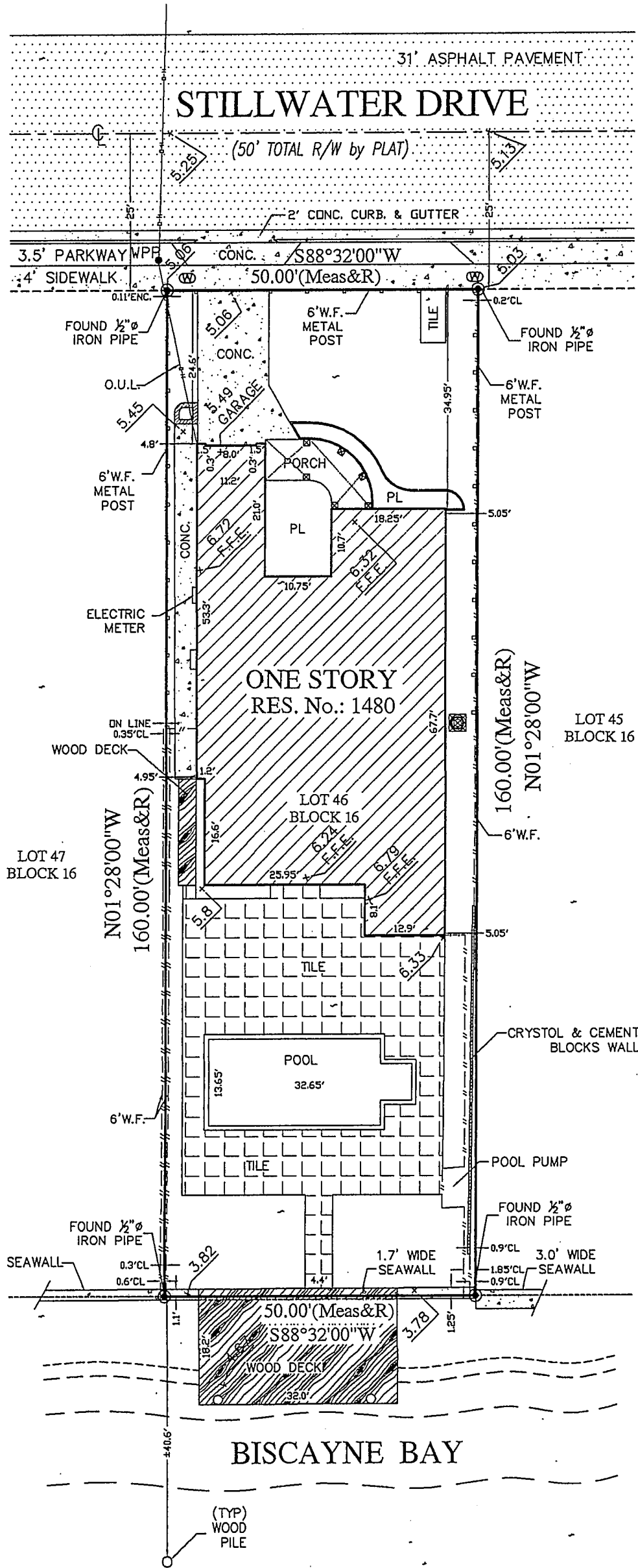
-All work, materials and equipment are to be retained within private property.

-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 located at the job site.



PREPAR
GUNTER GF
LAND SURVEYING
FLORIDA CERTIFICATE OF AL
9350 S.W. 2:
MIAMI, FLOI
(305) 2:



- LEGEND:
- ⊙ - CENT
 - ⊙ - WATE
 - WPP - WOOD
 - ⊙ - AIR
 - 5.23 - EXIST

- ABBREVIAT:
- R/W - RIGHT
 - (Meas) - MEASL
 - (R) - RECOR
 - ENC. - ENCRO
 - CONC. - CONCR
 - O.U.L. - OVERH
 - PL - PLANT
 - F.F.E. - FINISH
 - W.F. - WOOD

RES. RESIDE
No. NUMBE

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DERM Coastal Resources Section
Natural Resources Regulation & Restoration
Division (NRRD)

NOTE:

Existing 18.2'x32' wood dock and six (6) wood dock piles to be removed

Existing concrete seawall and footer to remain

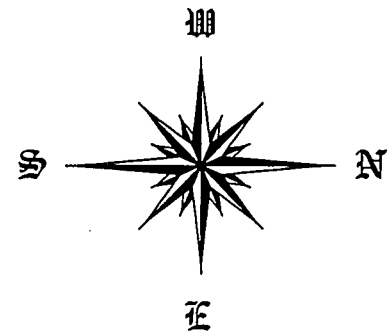
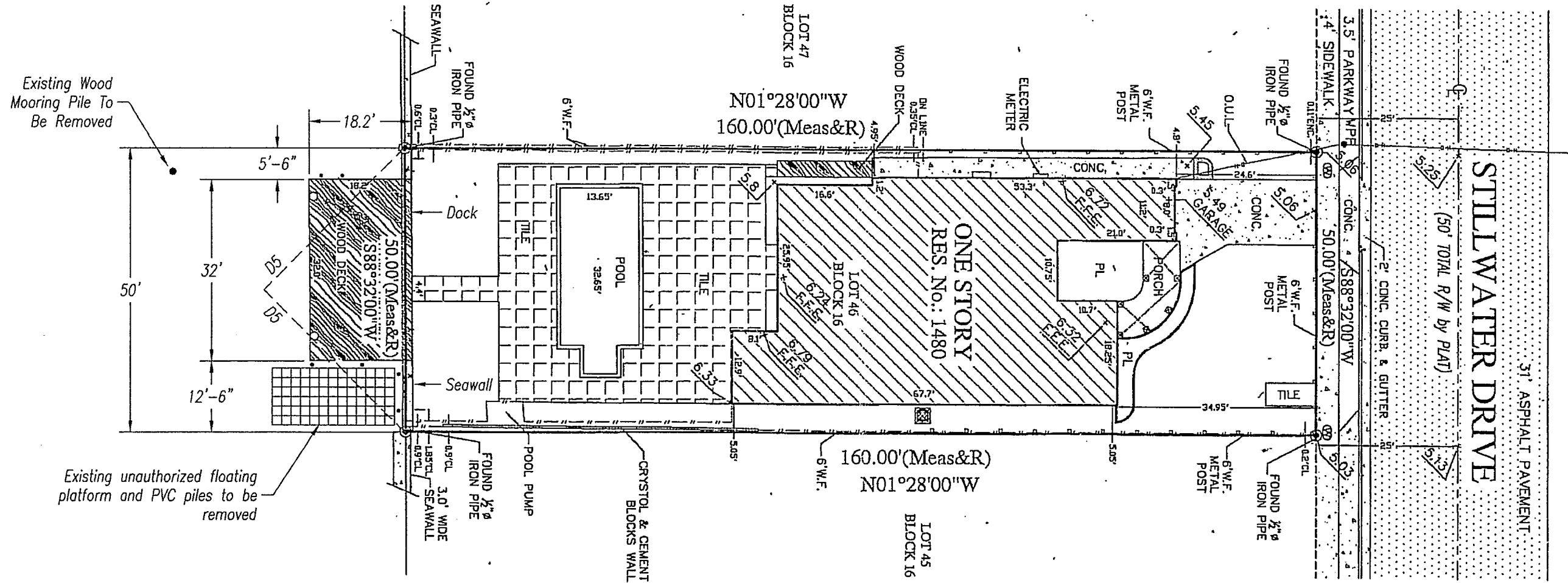
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FEB 01 2018

DERM Coastal Resources Section
Natural Resources Regulation & Restoration
Division (NRRRD)



Legal Description

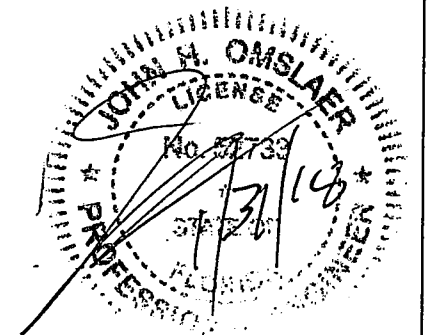
Lot 48 Block 16
BISCAYNE BEACH 2nd ADDITION
Plat Book 46 Page 39
Dade County
Florida

Site Plan

(Existing Conditions)
Scale: 1" = 20'

CC-2017-0384

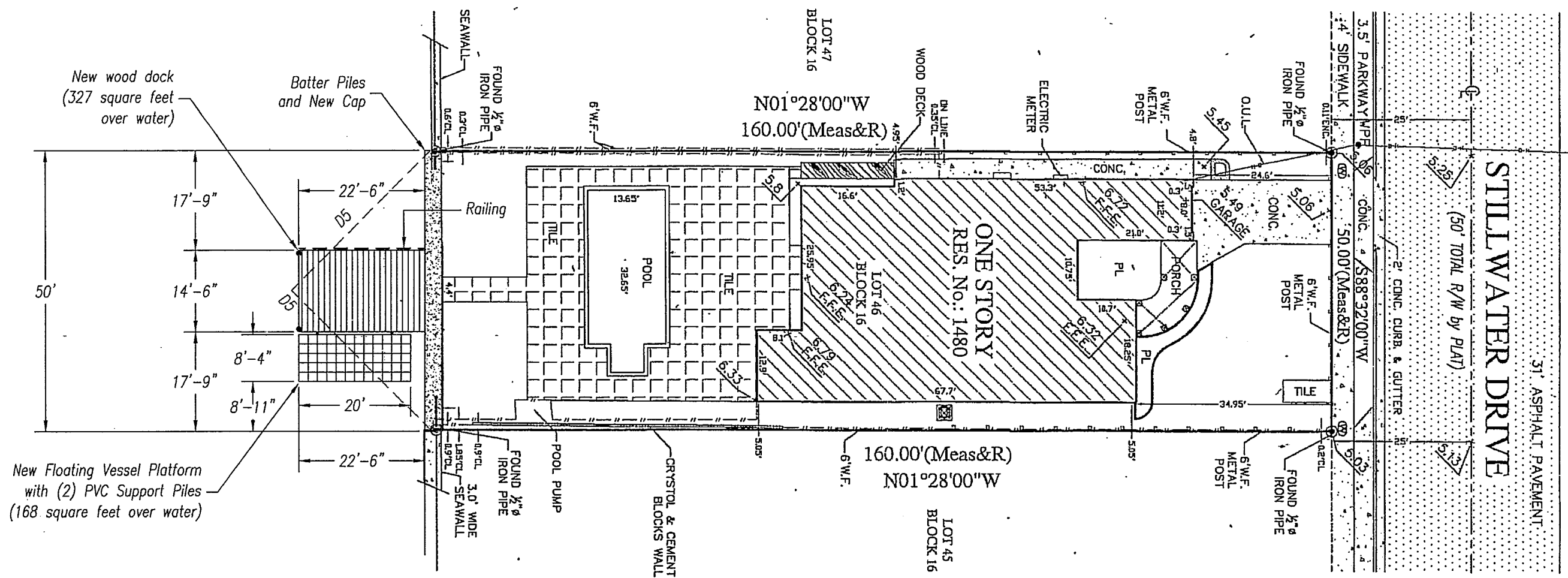
DERM - NATURAL RESOURCES DIVISION
PRELIMINARY APPROVAL
NAME Helen Metcalf
DATE 2/1/18



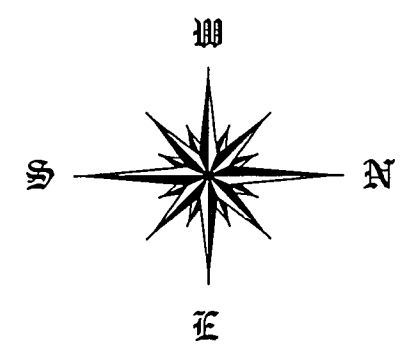
Contractor Approval <input type="checkbox"/> Changes Needed <input type="checkbox"/> Final Approval Signature _____ Date _____		Dock/Seawall Repair Jose Vasquez 1480 Stillwater Drive Miami Beach, Florida 33141 Dynamic Engineering Solutions, Inc. E.B. #26829, License #52733 351 S. Cypress Road, Suite 303 Pompano Beach, Florida 33060 (954) 545-1740 John H. Omslaer, P.E.	<table border="1"> <tr> <td>DSN</td> <td>DWN</td> </tr> <tr> <td>WRT</td> <td></td> </tr> <tr> <td colspan="2">DATE</td> </tr> <tr> <td colspan="2">09.25.2017</td> </tr> <tr> <td colspan="2">PLOT</td> </tr> <tr> <td colspan="2">240</td> </tr> <tr> <td colspan="2">DWG No.</td> </tr> <tr> <td colspan="2">1480 SP 240</td> </tr> <tr> <td colspan="2">DIRECTORY</td> </tr> <tr> <td colspan="2">SEM\Draws</td> </tr> <tr> <td colspan="2">Sheet 1</td> </tr> </table>	DSN	DWN	WRT		DATE		09.25.2017		PLOT		240		DWG No.		1480 SP 240		DIRECTORY		SEM\Draws		Sheet 1	
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See attached survey supplied by owner for exact property information.

0413
000710



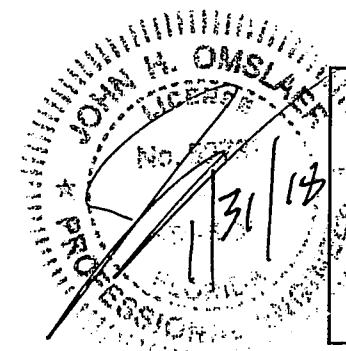
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Division (NRRD)



Legal Description
Lot 48 Block 16
BISCAYNE BEACH 2nd ADDITION
Plat Book 46 Page 39
Dade County
Florida

Site Plan
(Proposed Conditions)
Scale: 1" = 20'

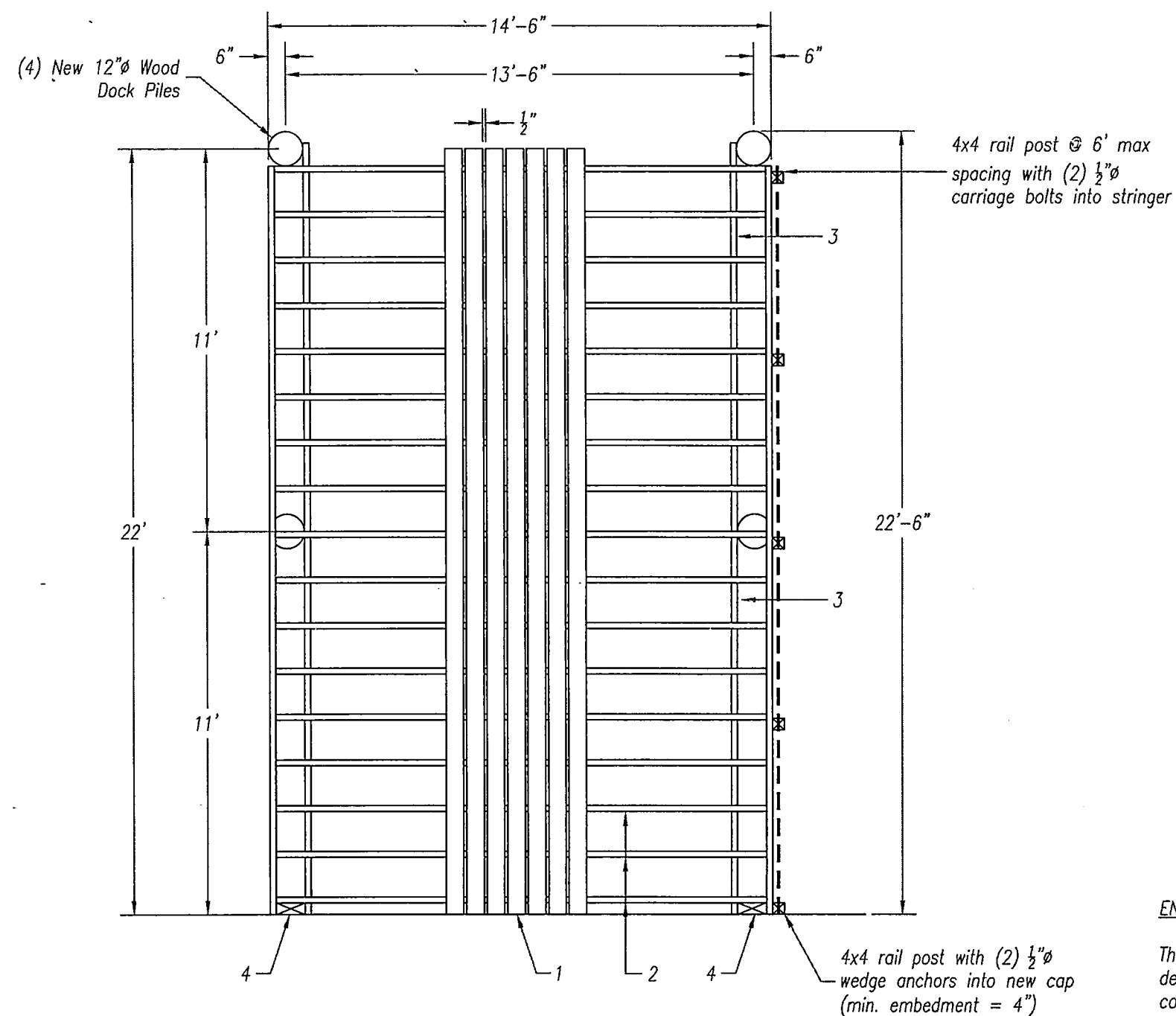
DER - NATURAL RESOURCES DIVISION
PRELIMINARY APPROVAL
DATE 11/1/18



Contractor Approval <input type="checkbox"/> Changes Needed <input type="checkbox"/> Final Approval Signature _____ Date _____		Dock/Seawall Repair Jose-Vasquez 1480 Stillwater Drive Miami Beach, Florida 33141 Dynamic Engineering Solutions, Inc. E.B. #26829, License #52733 351 S. Cypress Road, Suite 303 Pompano Beach, Florida 33060 (954) 545-1740 John H. Omsloer, P.E.	<table border="1"><tr><td>DSN</td><td>DWN</td></tr><tr><td>WRT</td><td></td></tr><tr><td colspan="2">DATE 09.25.2017</td></tr><tr><td colspan="2">PLOT 240</td></tr><tr><td colspan="2">DWG No. 1480 SP 240</td></tr><tr><td colspan="2">DIRECTORY SEM/Docks</td></tr><tr><td colspan="2">Sheet 2</td></tr></table>	DSN	DWN	WRT		DATE 09.25.2017		PLOT 240		DWG No. 1480 SP 240		DIRECTORY SEM/Docks		Sheet 2	
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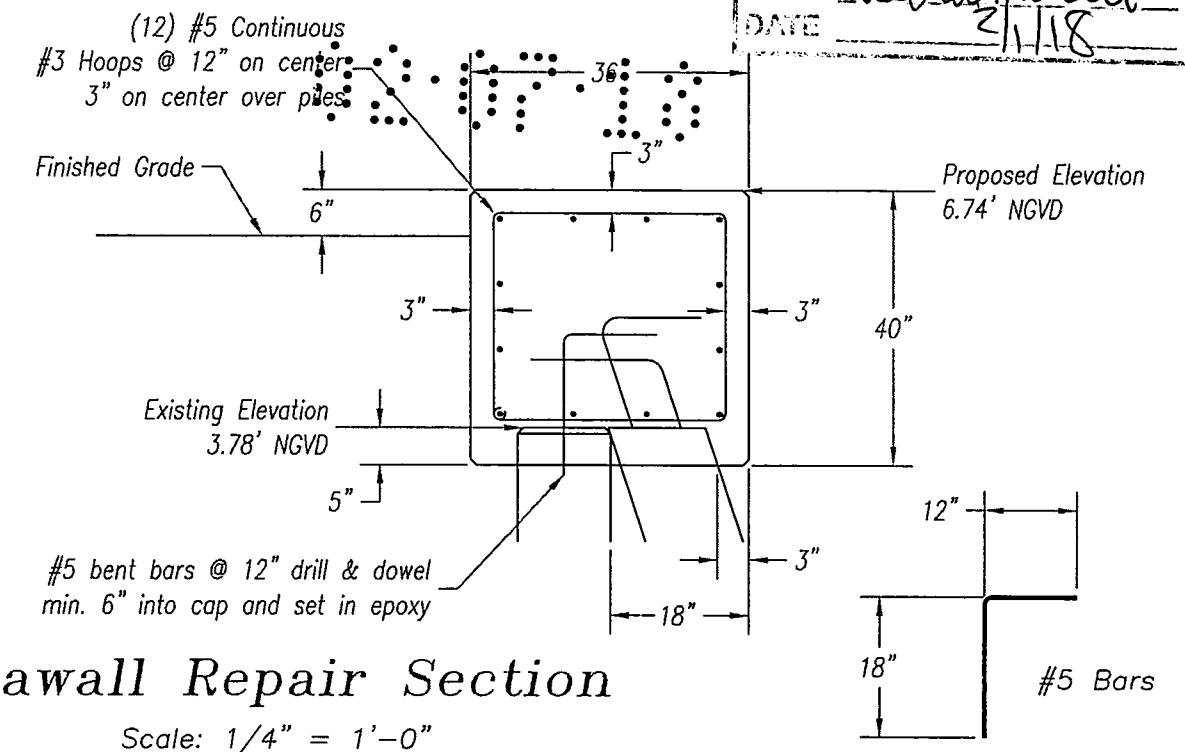
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PRELIMINARY APPROVAL
 DATE 2/1/18

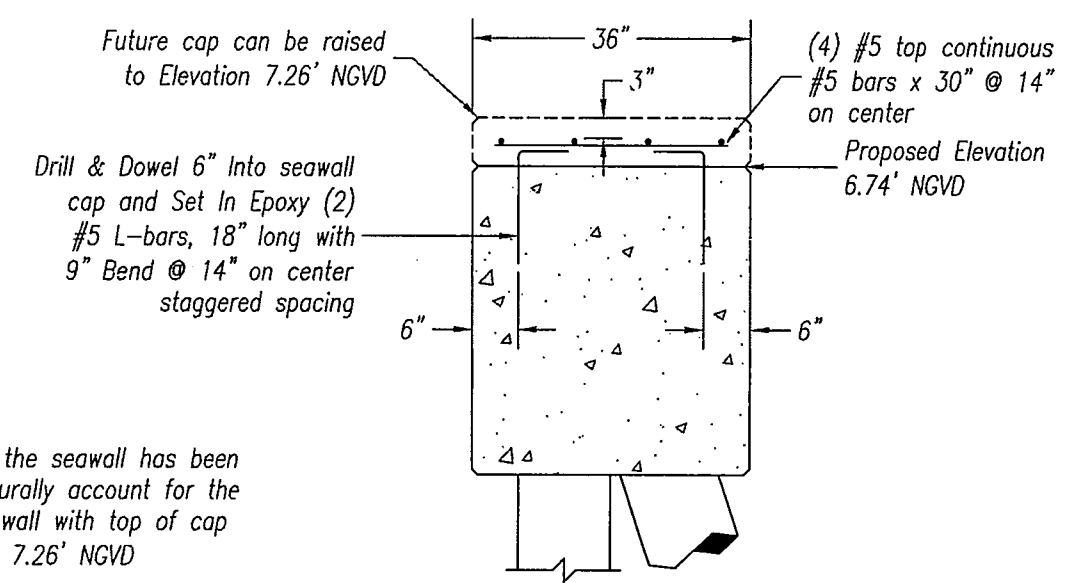


1. 1x6 "Trex Composite" decking with (2) #10x2-1/2" S.S. Wood Screws per stringer with 1/2" spacing between deck boards
2. 2x8 stringers @ 16" max spacing
3. 3x12 substringer with (2) 1"Ø thru bolts into wood dock piles and (2) 3/4"Ø lag bolts into drop hanger (minimum embedment = 4")
4. Hurricane strap Simpson H2.5A (FL10456) w/ (5) 8d nails each leg
5. 4x12 drop hanger with (2) 3/4"Ø wedge anchors into new seawall cap (min. embedment = 5")

Framing Plan
 Scale 1/4" = 1'-0"



Seawall Repair Section
 Scale: 1/4" = 1'-0"



Future Cap Detail
 Scale: 1/2" = 1'-0"

ENGINEERS NOTE:

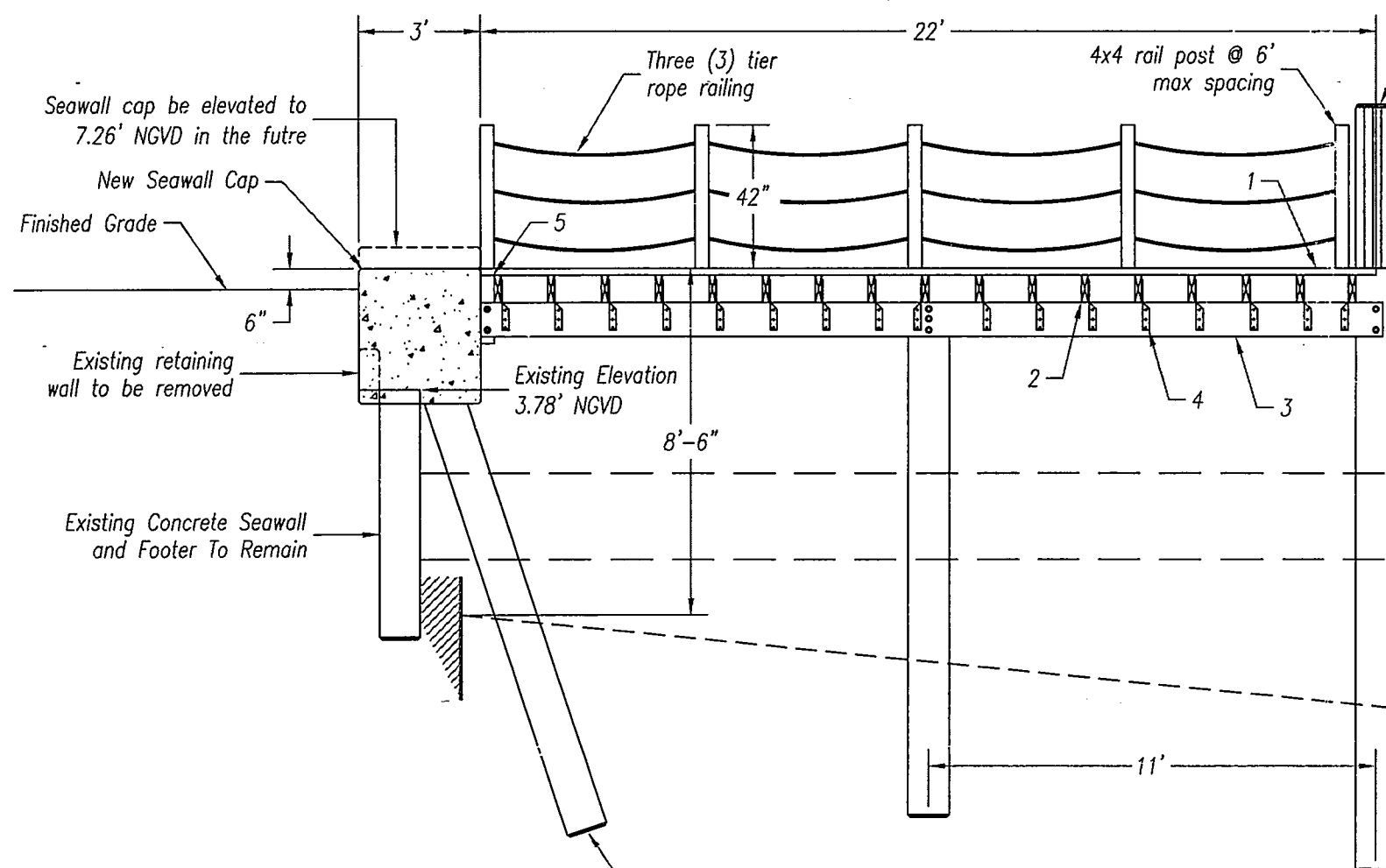
The foundation of the seawall has been designed to structurally account for the construction of a wall with top of cap elevation of up to 7.26' NGVD

JOHN H. OMSLAER
 LICENSED PROFESSIONAL ENGINEER
 No. 26829
 1/31/18

<div>Contractor Approval</div> <div>Changes Needed</div> <div>Final Approval</div> <div>Signature</div> <div>Date</div>	<div>Dock/Seawall Repair</div> <div>Jose Vasquez</div> <div>1480 Stillwater Drive</div> <div>Miami Beach, Florida 33141</div> <div>Dynamic Engineering Solutions, Inc.</div> <div>E.B. #26829, License #52733</div> <div>351 S. Cypress Road, Suite 303</div> <div>Pompano Beach, Florida 33060</div> <div>(954) 545-1740</div> <div>John H. Omslaer, P.E.</div>	DSN	DWN
		WRT	
		DATE	
		09.25.2017	
		PLOT	
		48	
		DWG No.	
1480 Dock 48 New			
DIRECTORY			
SEM/Docks			
Sheet 3			

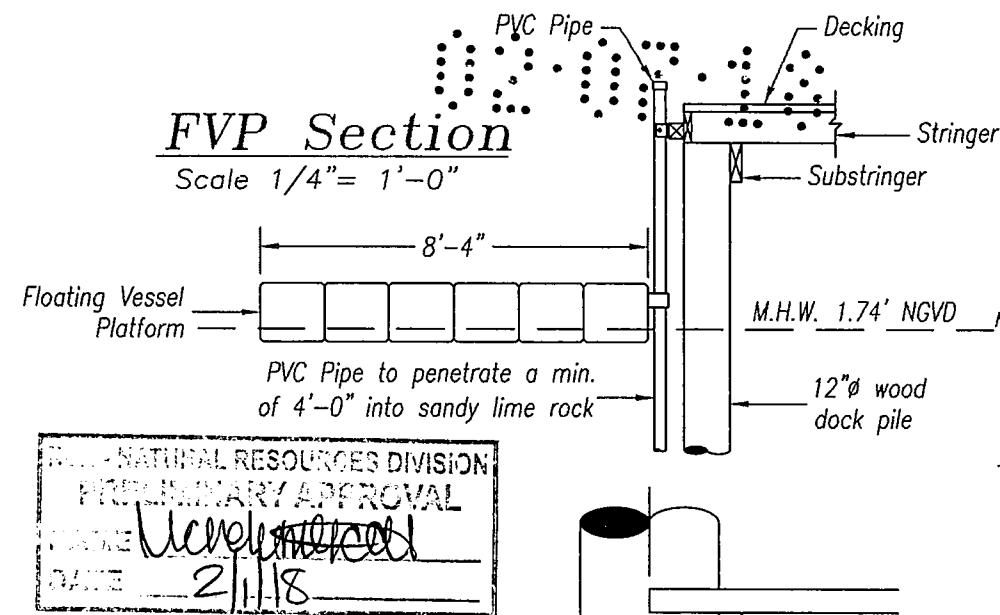
CONCRETE NOTES:

- Concrete shall conform to ACI 318 (latest edition) and shall be regular weight, sulfate resistant, with a design strength of 5000 psi at 28 days with a maximum water-cementitious materials ratio, by weight aggregate concrete of 0.40.
- Owner shall employ and pay for testing services from an independent testing laboratory for concrete sampling and testing in accordance with ASTM.
- Licensed contractor is responsible for the adequacy of forms and shoring and for safe practice in their use and removal.
- Concrete cover shall be 3" unless otherwise noted on the approved drawings.
- Reinforcing steel shall be in conformance with the latest version of ASTM A615 Grade 60 specifications. All reinforcement shall be placed in accordance with ACI 315 and ACI Manual of Standard Practice.
- Splices in reinforcing bars shall be not be less than 48 bar diameters and reinforcing shall be continuous around all corners and change in direction. Continuity shall be provided at corners or changes in direction by bending the longitudinal and steel around the corner 48 bar diameters.
- For repair of defective, cracked or loose concrete areas must be cut out, the rebar must be cleaned, coated with zinc and repaired with at least 3" of expoxy-concrete mix or gunnite concrete with sulfate-resistant cement.



Dock Section

Scale 1/4" = 1'-0"



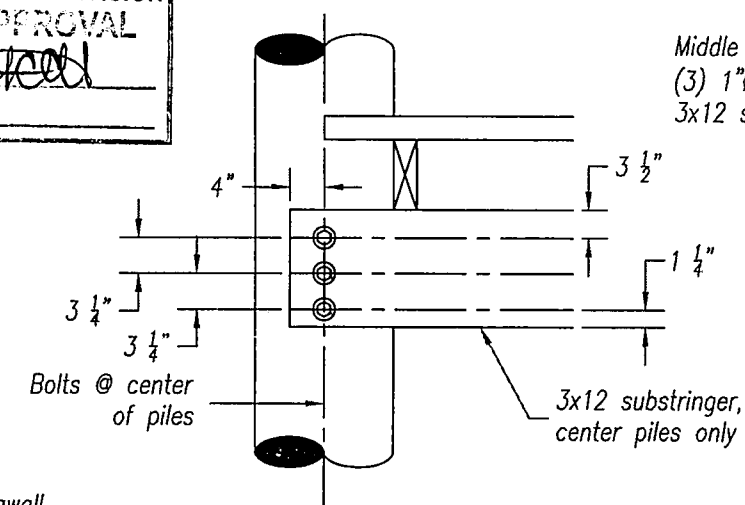
(4) New 12"Ø Wood Dock Piles Driven To 10 Ton Bearing Capacity

Proposed Dock and Seawall Cap Elevation 6.74' NGVD

M.H.W. 1.74' NGVD

MLW (-) 0.19' NGVD

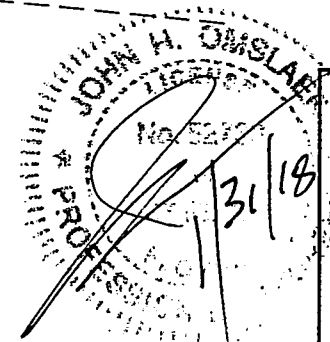
Existing Berm To Remain



Center Pile Connection Detail

PILE NOTE:

- Concrete piles shall attain 6000 psi compressive strength in 28 days.
- Concrete piles shall be reinforced with four - 7/8"Ø lo-lax strands, 270 kips, and #5 spiral ties.
- Concrete piles shall be 12"x12" square, minimum length of 20'.
- Concrete piles shall be driven to a minimum bearing capacity of 25 tons.



Contractor Approval
Changes Needed
Final Approval

Signature

Date

Dock/Seawall Repair
Jose Vasquez
1480 Stillwater Drive
Miami Beach, Florida 33141

Dynamic Engineering Solutions, Inc.
E.B. #26829, License #52733
351 S. Cypress Road, Suite 303
Pompano Beach, Florida 33060
(954) 545-1740

John H. Omslaer, P.E.

DSN	DWN
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DWG No.	1480 Dock 48 Rev
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GENERAL NOTES:

1. Construction to follow the Florida Building Code 6th Edition (2017) and amendments as applicable and all Local, State and Federal Laws.
2. Licensed contractor shall verify the existing conditions prior to the commencement of the work. Any conflicts or omissions between existing conditions or the various elements of the working drawing shall be brought to the attention of the Engineer prior to the commencement of the work. The Licensed Contractor and all subcontractors are responsible for all lines, elevations, and measurements in connection with their work.
3. Do not scale drawings for dimensions.
4. Any deviation ord/or substitution from the information provided herein shall be submitted to the Engineer for approval prior to commencement of work.
5. All unanticipated or unforeseen demolition and/or new construction conditions which require deviation from the plans and notes herein shall be reported to the Engineer prior to commencement of work.
6. All new work and/or materials shall conform to all requirements of each administrative body having jurisdiction in each pertaining circumstance.
7. All new materials and/or patchwork shall be provided to match existing materials and/or adjoining work where practical except as specifically noted herein.
8. Licensed Contractor to shall use all possible care to protect all existing materials, surfaces, and furnishings from damage during all phases of construction.
9. Licensed Contractor to verify location of existing utilities prior to commencing work.
10. The Licensed contractor to install and remove all shoring and bracing as required for the proper execution of the work.
11. Licensed Contractor to obtain all permits as necessary from all Local, State, and Federal agencies.
12. Turbidity barriers to be marked with site contractor's company name using permanent markings no smaller than 3 inches in height on the to of the barrier.

PILE DRIVING:

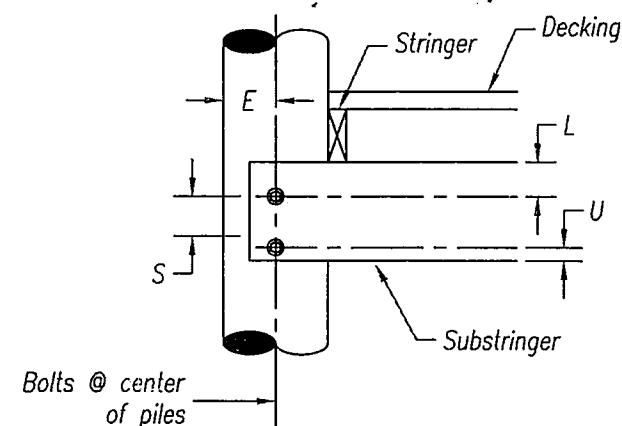
1. Pile driving operations shall be observed by a special inspector, including test piles sufficient to determine the approximate length required to meet design capacity.
2. Piles shall be driven using an approved cushion block consisting of material so arranged so as to provide the transmission of the hammer energy.
3. Piles shall be driven to required capacity a minimum of 8' into berm.
4. Piles shall be driven with a drop hammer or gravity hammer provided the hammer shall weight no less than 3,000 pounds, and the fall of the hammer shall not exceed 6'.
5. Piles shall be driven with a variation of not more than $\frac{1}{4}$ inch per foot from the vertical, or from the batter line indicated, with a maximum variation of the head of the pile from the position shown on the plans of not more than three inches.
6. Where piling must penetrate strata offering high resistance to driving, the structural engineer of records or special inspector may require that the piles be set in pre-drilled or punched holes. The piles shall reach their final penetration by driving.

WOOD PILES:

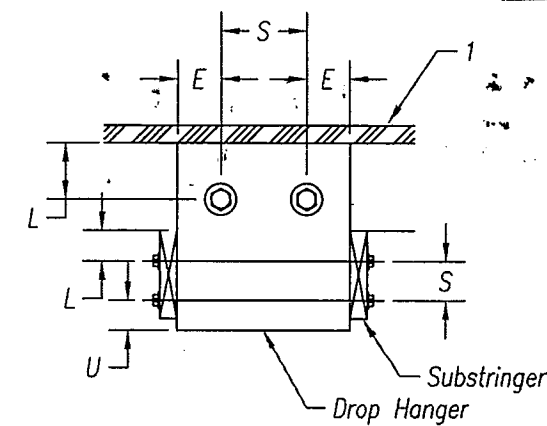
1. Wood piles to be 2.5 lb. CCA treated in accordance with AWP standard C18.
2. Wood piles shall be driven to a minimum bearing capacity of 10 tons.
3. Wood piles shall be a minimum diameter of 12".

WOOD DOCK NOTES:

1. All materials to be pressure treated pine unless otherwise noted.
2. All frame work materials to be grade #2.
3. All Decking materials to be grade #1 unless otherwise noted.
4. All hardware to be Stainless Steel unless otherwise noted.



Pile Connection Detail



Drop Hanger Detail

Bolt Diameter	1/2"	5/8"	3/4"	1"
E = End Dist = 4D	2	2 1/2"	3	4
L = Edge Dist, Loaded = 4D	2	2 1/2"	3	4
S = Spacing = 4D	2	2 1/2"	3	4
U = End Dist, Unloaded = 1.5D	3/4	15/16	1 1/8	1 1/2

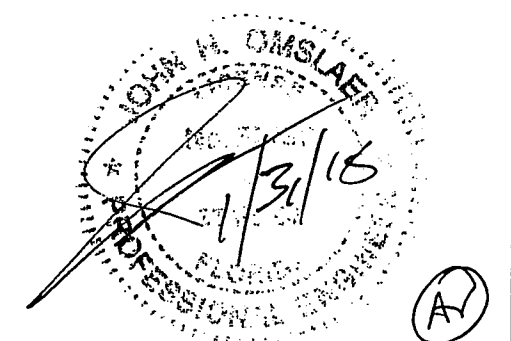
NDS Bolt Spacing Requirements

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DER - NATURAL RESOURCES DIVISION
PRELIMINARY APPROVAL
NAME *McHelen*
DATE *2/1/18*



Contractor Approval Changes Needed Final Approval Signature Date	Dock/Seawall Repair Jose Vasquez 1480 Stillwater Drive Miami Beach, Florida 33141 Dynamic Engineering Solutions, Inc. E.B. #26829, License #52733 351 S. Cypress Road, Suite 303 Pompano Beach, Florida 33060 (954) 545-1740 John H. Omslaer, P.E.	DSN WRT	DWN
		DATE 09.25.2017	PLOT 48
		DWG No. 480 Dock 48 No.	DIRECTORY SEM/Docks
		Sheet 5	

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