



1 WEST ELEVATION (REAR)

A1.0 | A5.1 1/16" = 1'-0"

DRB SET 12.04.19

CMA Design Studio, Inc.
ARCHITECTURE PLANNING INTERIOR DESIGN
232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200

5840 North Bay Road Residence
5840 North Bay Road
Miami Beach, FL 33140

SEAL

11.05.19
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A5.1



1 SOUTH ELEVATION (LEFT)
A1.0 | A5.2 1/16" = 1'-0"

5840 North Bay Road Residence

5840 North Bay Road
Miami Beach, FL 33140

TITLE: SOUTH ELEVATION

SEAL

11.05.19
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A5.2



1 NORTH ELEVATION (RIGHT)
A1.0 | A5.3 1/16" = 1'-0"

5840 North Bay Road Residence

5840 North Bay Road
Miami Beach, FL 33140

TITLE: NORTH ELEVATION

SEAL

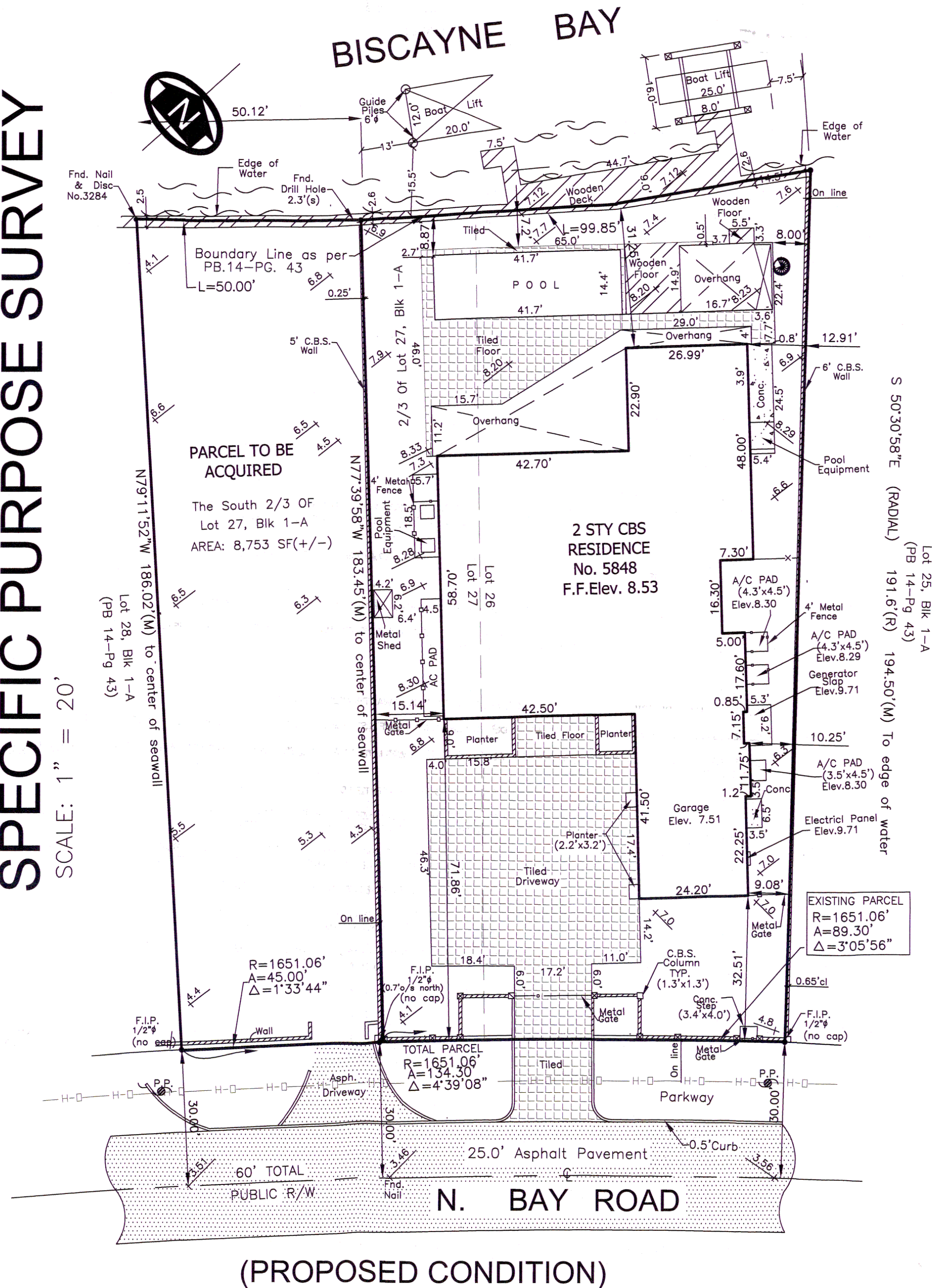
11.05.19
Lynsie Christine Conn
FL Architect
AR99059
AA26000730

SHEET NO.:

A5.3

SPECIFIC PURPOSE SURVEY

SCALE: 1" = 20'



(PROPOSED CONDITION)

LEGAL DESCRIPTION:

LOT 26 AND 27 LESS THE SOUTHERLY 1/4 OF LOT 27, BLOCK 1-A, OF LA GORCE GOLF SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14 AT PAGE 43, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. AND ACQUISITION PARCEL: THE SOUTH 2/3 OF LOT 27, IN BLOCK 1-A, OF LA GORCE GOLF SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14 AT PAGE 43, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SITE PHOTO



CERTIFY TO:
ERWIN SREDNI

JOB SPECIFIC SURVEYOR NOTES:

- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. **120651-309L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 8.00 FEET** (NGVD)
- LAND AREA OF SUBJECT PROPERTY MEAN HIGH WATER LINE: EXISTING PARCEL **17,688 SF (+/-)** (C), ACQUIRED PARCEL **8,749 SF (+/-)** (C) TOTAL AREA AFTER ACQUISITION **26,469 SF (+/-)** (C)
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI COUNTY **BENCH MARK No. A-33**, WITH AN ELEVATION OF **8.23 FEET**
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.20°10'05"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF W. 59th ST, AS SHOWN ON PLAT BOOK 14 AT PAGE 43 OF THE PUBLIC RECORD OF MIAMI-DADE COUNTY FLORIDA.

GENERAL SURVEYOR NOTES:

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.

SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.

UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.

PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE THE EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARDCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 5J-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

ENCROACHMENTS AND OTHER POINTS OF INTEREST:

- THERE ARE NO VISIBLE ENCROACHMENT OF THE SUBJECT PROPERTY
- THERE ARE NO VISIBLE ENCROACHMENT OF THE SUBJECT PROPERTY
- THERE ARE NOT PLATTED UTIL. EASEMENT ON THE SUBJECT PROPERTY

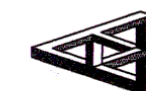
WE HEREBY CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.

SITE ADDRESS: 5848 N BAY ROAD, MIAMI BEACH, FL. 33140

JOB NUMBER: 15-151

DATE OF SURVEY: JANUARY 26, 2015 / APRIL 23, 2018 / AUGUST 18, 2018 / FEBRUARY 2, 2019 (FINAL) / NOVEMBER 8, 2019 (UPDATE)

FOLIO NUMBER: 02-3215-003-0230



LB 6683

American Services of Miami, Corp.

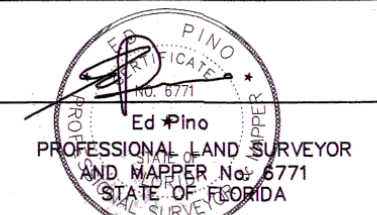
Consulting Engineers . Planners . Surveyors

3195 PONCE DE LEON BLVD, SUITE 200

CORAL GABLES, FL 33134

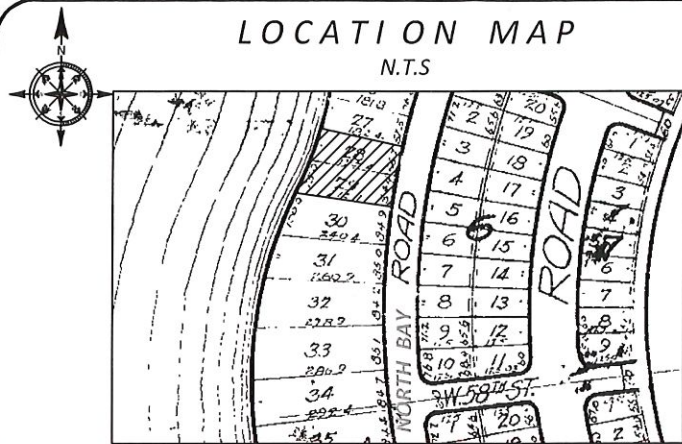
PHONE: (305)598-5101 FAX: (305)598-8627

ASOMIAMI.COM



DATE: DEC. 20, 2019

NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



LEGAL DESCRIPTION:
Lots 28 and 29, in Block 1-A, LA GORCE-GULF SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 14, at Page 43, of the public records of Miami-Dade County, Florida.

SURVEY FOR:

- 5840 N BAY ROAD
MIAMI BEACH, FL 33140

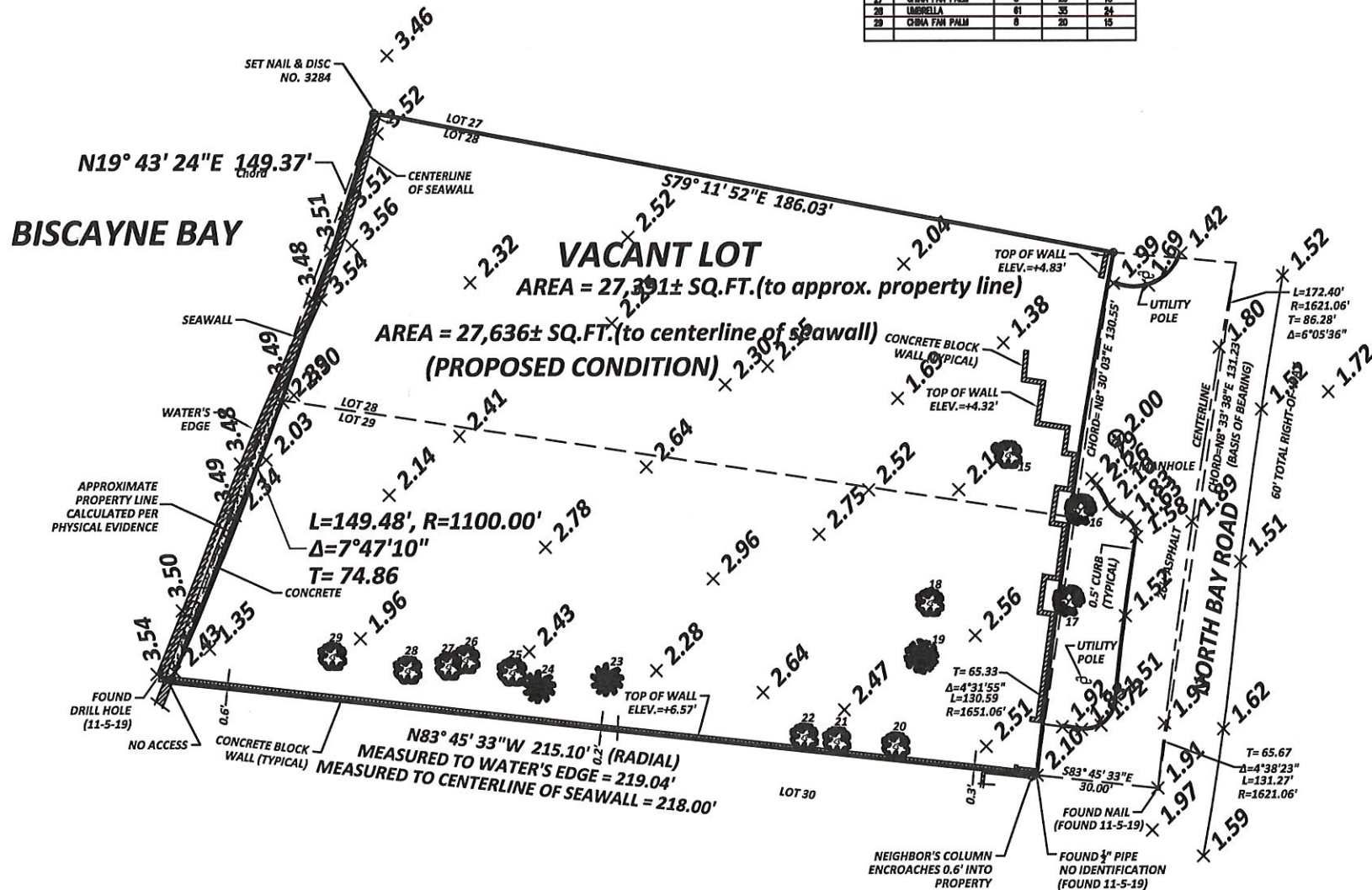
- SURVEYOR'S NOTES:**
- There may be additional restrictions that are not shown on this survey that may be found in the public records of this county
 - Examination of abstract of title will have to be made to determine recorded instruments, if any, affecting property
 - This certification is only for the lands as described, it is not a certification of title, zoning, easements, or freedom of encumbrances. abstract not reviewed
 - Location and identification of utilities, if any are shown in accordance with recorded plat
 - Ownership is subject to opinion of title
 - Type of Survey: BOUNDARY SURVEY
 - the herein captioned property was surveyed and described based on the shown legal description: provided by client
 - Survey map and report or the copies thereof are not valid and for reference only, unless signed and sealed with the original raised seal of a florida licensed surveyor and mapper
 - This plan of survey, has been prepared for the exclusive use of the entities named hereon. the certificate does not extend to any unnamed parties
 - Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. surveyor shall be notified as to any deviation from utilities shown hereon.
 - The surveyor of record does not determine ownership of fences. measurements shown hereon depict physical location of fence
 - Accuracy: the expected use of land as classified in the minimum technical standards (5j-17 fac), is "suburban" . the minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. the accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement

- SURVEYOR'S NOTES:**
- In some instances, graphic representations have been exaggerated to more clearly illustrate relationships between physical improvements and/or lot lines. in all cases, dimensions shown shall control the location of the improvements over scaled positions.
 - No attempt has been made to locate any foundation beneath the surface of the ground.
 - Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
 - Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties
 - Precision of Closure 1:7500 Suburban Class Survey.
 - Bearings shown are assumed and are based on the Chord of the Centerline of **NORTH BAY ROAD**, Being **N 09° 17' 15" E**.

BOUNDARY SURVEY

Scale: 1" = 40'

#	TREE NAME	DIMENSION (FT)	HEIGHT (FT)	SPREAD (FT)
15	PONCAPP	40	35	40
16	CHINA PALM	14	8	10
17	CHINA PALM	14	8	10
18	EUPHORBIA	16	30	10
19	AVOCADO TREE	17	35	14
20	PONCAPP	16	40	34
21	27 TREE	4	30	10
22	SHAPILLA	18	30	22
23	CHINA FAN PALM	12	30	15
24	CHINA FAN PALM	10	20	15
25	CHINA FAN PALM	8	25	15
26	CHINA FAN PALM	8	25	15
27	CHINA FAN PALM	8	25	15
28	UMBRELLA	61	35	24
29	CHINA FAN PALM	8	20	15



FLOOD ZONE INFORMATION:			PROPERTY ADDRESS: 5840 N. Bay Road, MIAMI Beach, FL 33140.		
COMMUNITY NAME:	MIAMI BEACH, CITY OF	120651	BENCHMARK INFORMATION		
COMMUNITY MAP:	PANEL NUMBER:	SUFFIX:	BENCHMARK:	DESCRIPTION:	
12086C	0309	L	CMB 58-03 R	INT Alton Road and W 58th ST. Nail & Washer on South Bullnose	
MAP REVISED:	FLOOD ZONE:	BASE FLOOD ELEVATION:	ELEVATION:	LOCATION:	
09-11-2009	AE		+4.04'(N.A.V.D.)		
SHEET:	DESIGNED BY:	DELTA MAPPING & SURVEYING, Inc LAND SURVEYORS · LAND PLANNERS 13301 S.W 132 Avenue, Suite 117 Miami, Florida 33186 L.B. No. 7950 PHONE: (786) 429-1024 FAX: (786) 592-1152			
OF 1 SHEET(S)	DRAWN BY:				
1	M.Garzia				
SURVEY DATE:	CHECKED BY:				
08-28-2019	Waldo F. Paez				
DRAWING DATE:	SCALE:				
08-30-2019	1" - 40'				
PROJ. No:					
19-0558A					

CERTIFICATION:

BY:

FOR THE FIRM
WALDO F PAEZ.
P.S.M No. 3284
STATE OF FLORIDA

THIS NOT A VALID CERTIFICATION WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL PRESENT THAT THE BOUNDARY SURVEY OF THE ABOVE CAPTIONED PROPERTY WAS COMPLETED UNDER MY SUPERVISION AND/OR DIRECTION, TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

LEGEND AND ABBREVIATIONS

PG. = PAGE.
P.B. = PLAT BOOK
CL = CENTER LINE
No. = NUMBER
(TYP) = TYPICAL
P.K. = PARKER KALON NAIL

N.T.S. = NOT TO SCALE
B.O.B. = BASIS OF BEARING
I.D. = IDENTIFICATION
(P) = PLAT
ELEV. = ELEVATION

ELEVATIONS NOTE: (IF REQUESTED AND SHOWN).

- 0.00' Indicates existing Elevations.
- Elevations are referred to the National Geodetic Vertical Datum 1929.

REVISIONS:	PROJECT No.:	DATE:
Lot separation		11-07-19