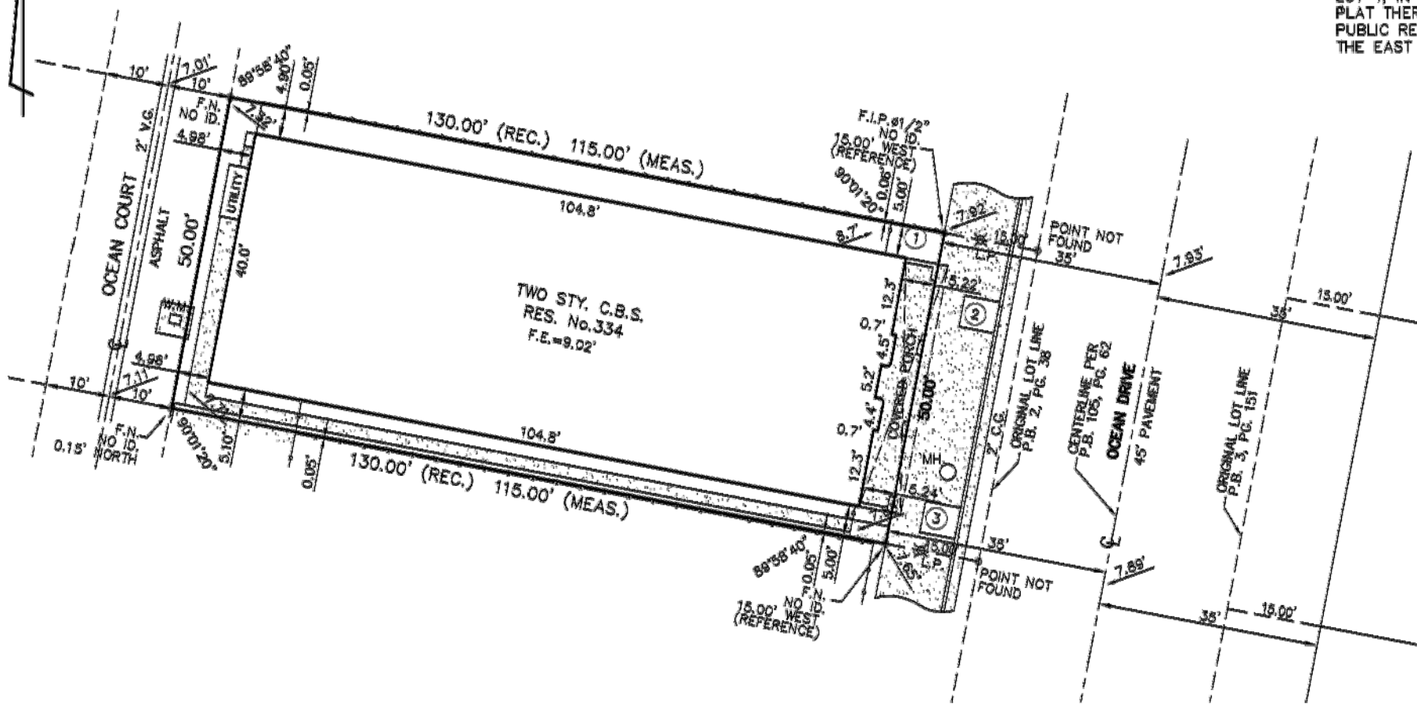
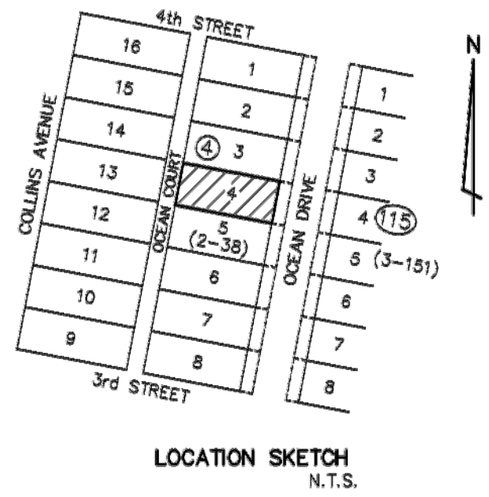
BOUNDARY AND TOPOGRAPHIC SURVEY

PROPERTY ADDRESS: 334 OCEAN DRIVE, MIAMI, FLORIDA 33139

LEGAL DESCRIPTION

LOT 4, IN BLOCK 4, OF OCEAN BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 38, OF PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 15 FEET THEREOF FOR STREET RIGHT-OF-WAY PURPOSES.





LOCATION SKETCH
N.T.S.

TREE TABLE

#	COMMON NAME	DBH	HEIGHT	SPREAD
1	TREE	19"	65'	15'
2	PALM	13"	35'	20'
3	PALM	13"	35'	20'

NOTES:
-THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (61-17 FAC), IS "RESIDENTIAL", THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS 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.
-WELL IDENTIFIED FEATURES AS DEPICTED ON THIS SKETCH WERE MEASURED TO AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.1 FEET.
-LANDS SHOWN HEREON WERE NOT ABSTRACTED, THEREFORE THIS SURVEY IS SUBJECT TO EASEMENTS, RIGHT OF WAYS, AND OTHERS MATTERS WHICH MIGHT BE REFLECTED IN A SEARCH OF TITLE TO THE SUBJECT LANDS.
-NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND FOOTINGS OF ANY STRUCTURE.
-THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITY (ENTITIES) NAMED HEREON IN THE CERTIFICATION AND DOES NOT EXTEND TO ANY UNNAMED PARTY.
-ELEVATIONS ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM (1929) MIAMI-DADE COUNTY BENCHMARK No.D-146; LOCATOR=4221 NW; ELEVATION=8.80'

FLOOD ELEVATION INFORMATION:
DATE OF FIRM: 09-11-09
COMMUNITY No: 120651
PANEL: 0319 SUFFIX: L
ZONE: AE BASE FLOOD ELEVATION: 8'

ABBREVIATIONS AND LEGEND

A/C = AIR CONDITIONING PAD
A = ARC DISTANCE
BLDG. = BUILDING
C.B. = CATCH BASIN
C.B.S.= CONCRETE BLOCK STRUCTURE
C.G. = CURB & GUTTER
CH. = CHORD DISTANCE
CONC. = CONCRETE
C.S. = CONCRETE SLAB
E.T.P.= ELECTRIC TRANSFORMER PAD
F.E. = FLOOR ELEVATION
F.H. = FIRE HYDRANT
F.I.P.= FOUND IRON PIPE
F.N. = FOUND NAIL
F.N.D.= FOUND NAIL & DISK
F.R. = FOUND REBAR
L.P. = LIGHT POLE
M.D.E.= MAINTENANCE & DRAINAGE EASEMENT
MEAS. = MEASURED
M.S. = METAL SHED ON CONCRETE
N.T.S.= NOT TO SCALE
NO ID.= NO IDENTIFICATION NUMBER
O.E.L.= OVERHEAD ELECTRIC LINE
P.B. = PLAT BOOK
PG. = PAGE
P.O.B.= POINT OF BEGINNING
P.O.C.= POINT OF COMMENCEMENT
PL. = PLANTER
R. = RADIUS
RES. = RESIDENCE
S.I.P.= SET IRON PIPE No. LS. 5184
S.R. = SET ROD No. LS. 5184
STY. = STORY
SWK. = SIDEWALK
U.E. = UTILITY EASEMENT
U.P. = UTILITY POLE
V.G. = VALLEY GUTTER
℄ = CENTER LINE
M = MONUMENT LINE
Δ = CENTRAL ANGLE
= WOOD FENCE
= CHAIN LINK FENCE
= C.B.S. WALL
0.00 = EXISTING ELEVATION
Ø = DIAMETER

NOSTER, LLC
LAND SURVEYORS LAND PLANNERS
1842 S.W. 124th Place, Miami, Florida 33175
Phone: (305) 221-3040 Fax: (305) 221-9040
nosterllc@gmail.com

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY OF THE PROPERTY DESCRIBED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION. THIS SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 427.027 FLORIDA STATUTES.

ANTONIO FIORE, PSM
PROFESSIONAL SURVEYOR AND MAPPER No. 5184
STATE OF FLORIDA

LB. 8251

VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE SURVEYING LAND SURVEYOR
ANTONIO FIORE CERTIFICATE No. 5184 STATE OF FLORIDA Professional Surveyor & Mapper

SCALE: 1"=20'	DRAWN BY: F.A.L.	REFERENCE: 06-01-19	FIELD BOOK: 20-0094	DATE: 03-03-20

THE WEBER STUDIO
AA26002025
104 CRANDON BLVD, SUITE 414
KEY BISCAYNE, FLORIDA 33149
305.361.9935o 305.361.9986

INTERIOR + EXTERIOR ALTERATIONS FOR:
CASA OCEAN
334 OCEAN DRIVE
MIAMI BEACH, FL 33139

DATE:	03.06.2020
DRAWN BY:	PA
REV.:	DATE:

A0.1

LOCATION MAP

(NOT TO SCALE)

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KEY BISCAYNE, FLORIDA 33149
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A1.1



EXISTING BUILDING-FRONT



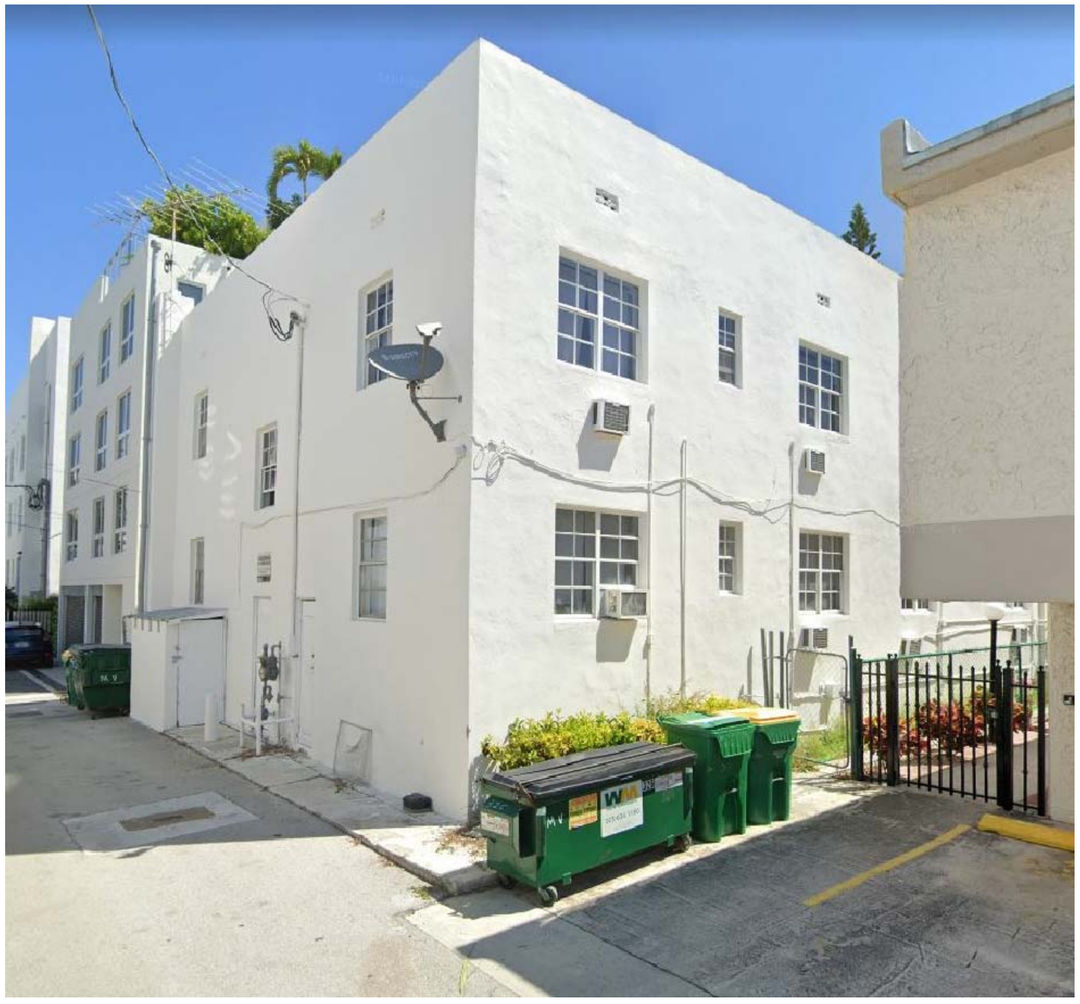
EXISTING BUILDING-FRONT

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A1.2



EXISTING BUILDING-REAR



EXISTING BUILDING-CANOPY

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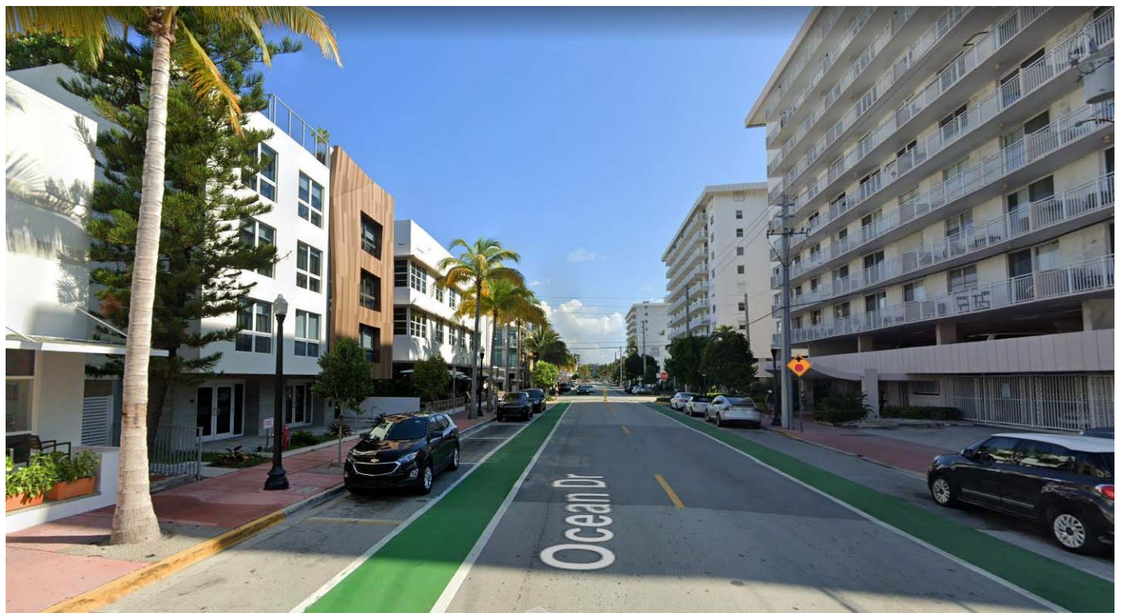
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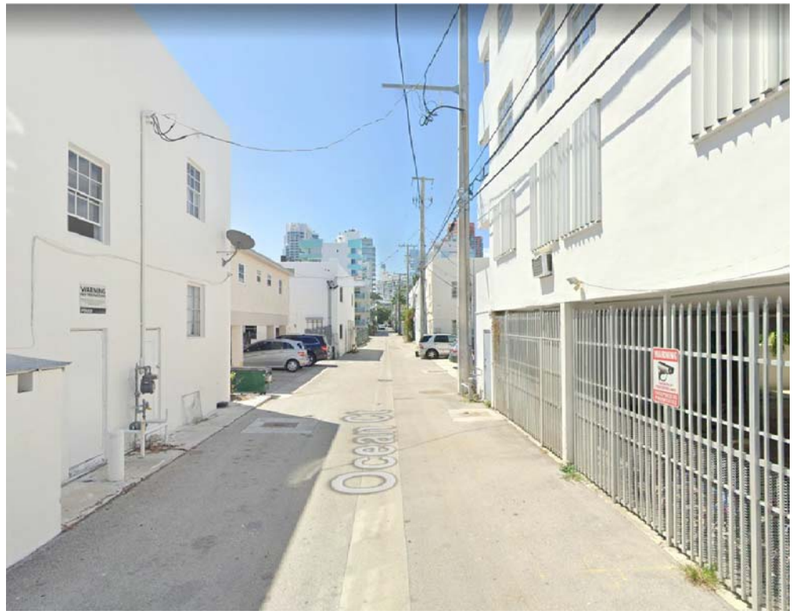
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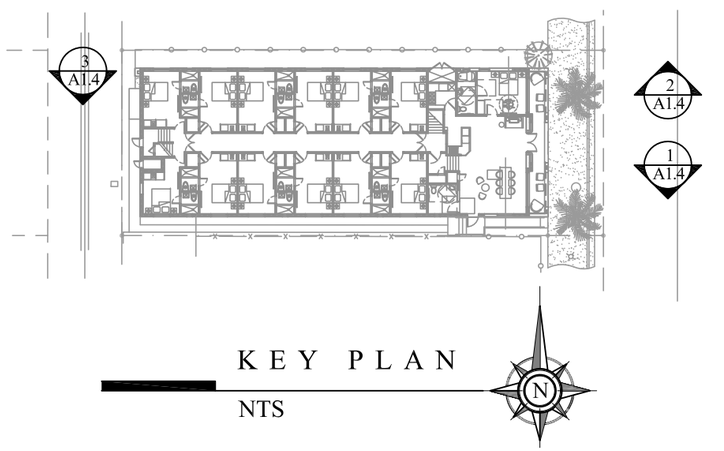
1 OCEAN DRIVE
CONTEXT PHOTOGRAPHS



2 OCEAN DRIVE
CONTEXT PHOTOGRAPHS



3 OCEAN COURT
CONTEXT PHOTOGRAPHS



KEY PLAN

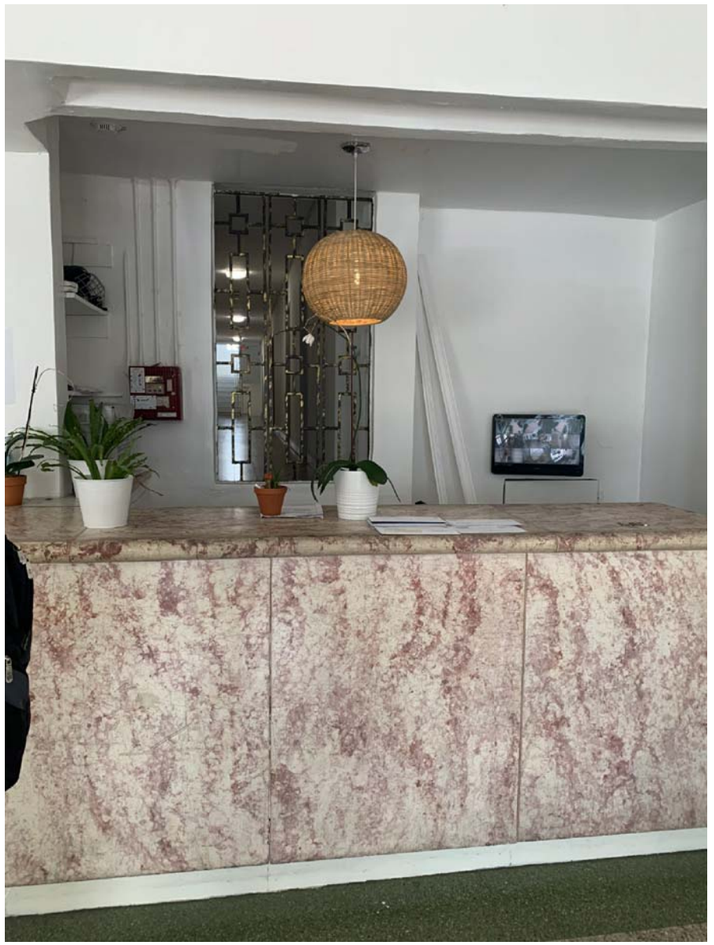
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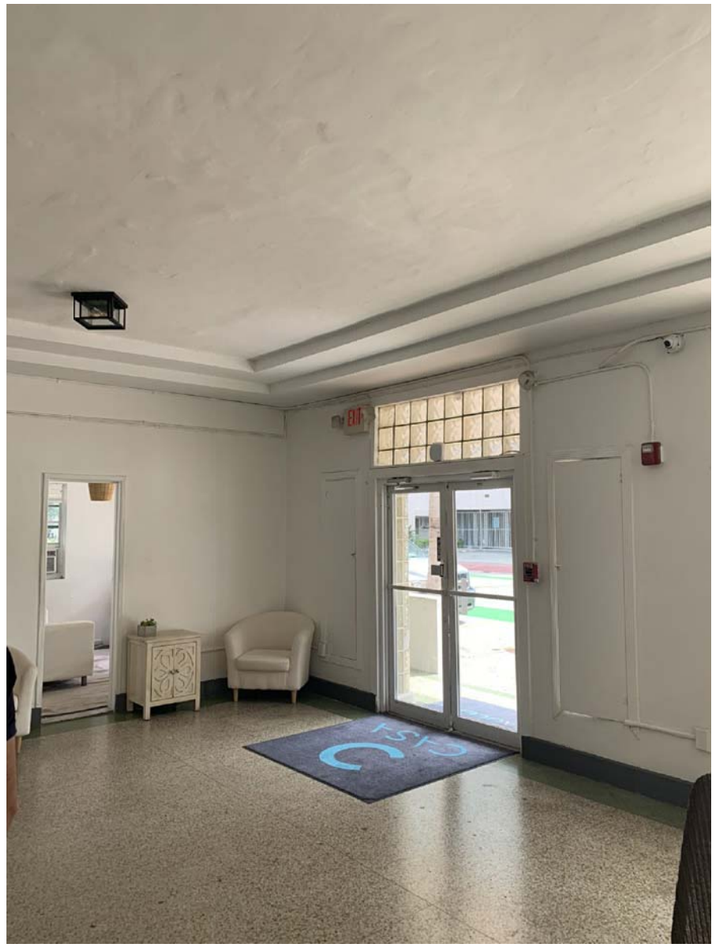
A1.4



1 LOBBY
EXISTING CONDITIONS



2 LOBBY
EXISTING CONDITIONS



3 LOBBY
EXISTING CONDITIONS

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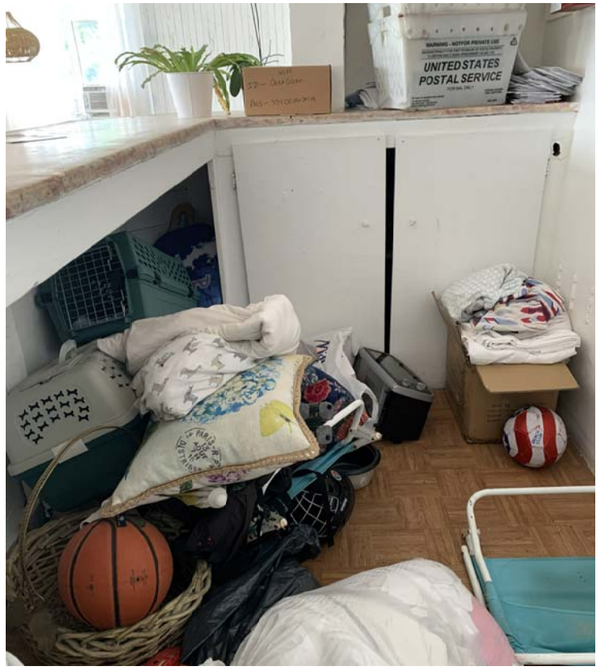
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A1.5



1 EXISTING FLOOR



2 EXISTING LOBBY



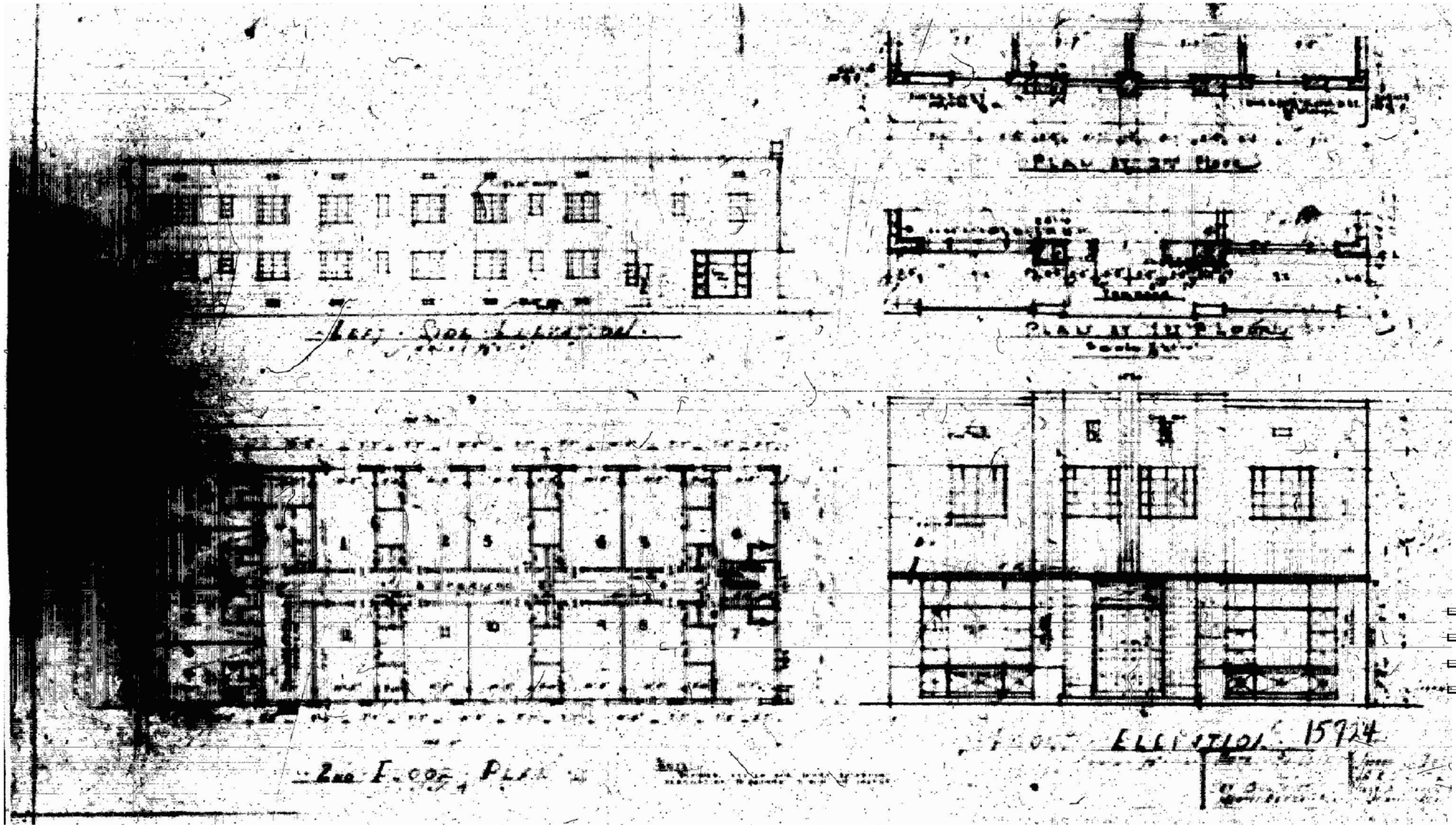
3 EXISTING LOBBY

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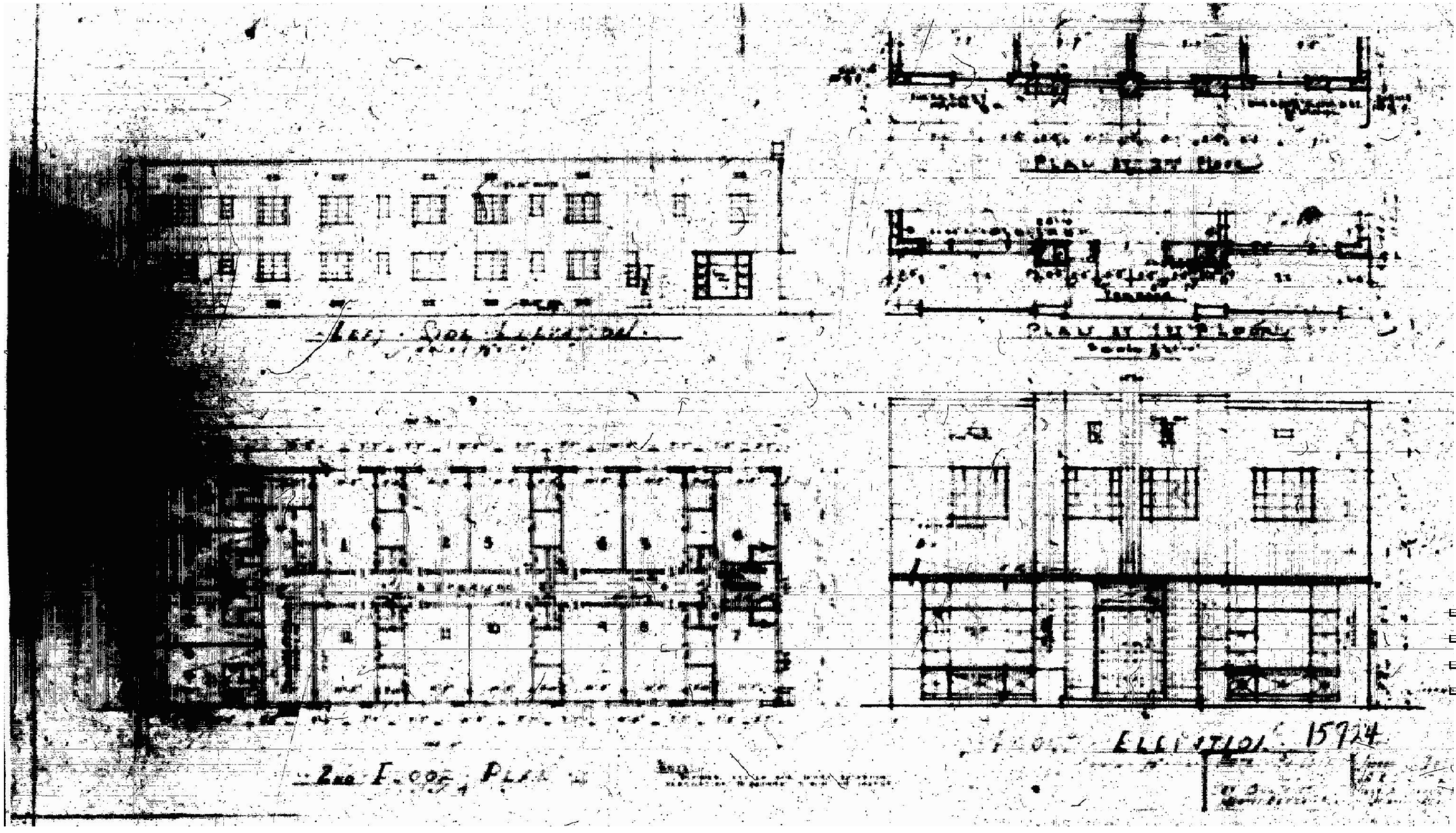
MICROFILM

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A1.7

EXISTING WALL AC TO BE REMOVED (TYPICAL)

EXISTING WINDOW TO BE REPLACED (TYPICAL)

EXISTING BATHROOM FINISHES AND FIXTURES TO BE REPLACED (TYPICAL)

EXISTING COUNTER, SINK AND UC FRIDGE TO BE REPLACED (TYPICAL)

EXISTING CONCRETE SLAB TO BE REMOVED

ROOM 6 | ROOM 5 | ROOM 4 | ROOM 3 | ROOM 2 | ROOM 1 | LOUNGE | OFFICE

EXISTING LOBBY COUNTER TO BE REMOVED AND RECREATED

ROOM 7 | ROOM 8 | ROOM 9 | ROOM 10 | ROOM 11 | ROOM 12 | ST. | ST.

FIRST FLOOR EXISTING/DEMOLITION PLAN

1/8" = 1'-0"

DEMOLITION LEGEND

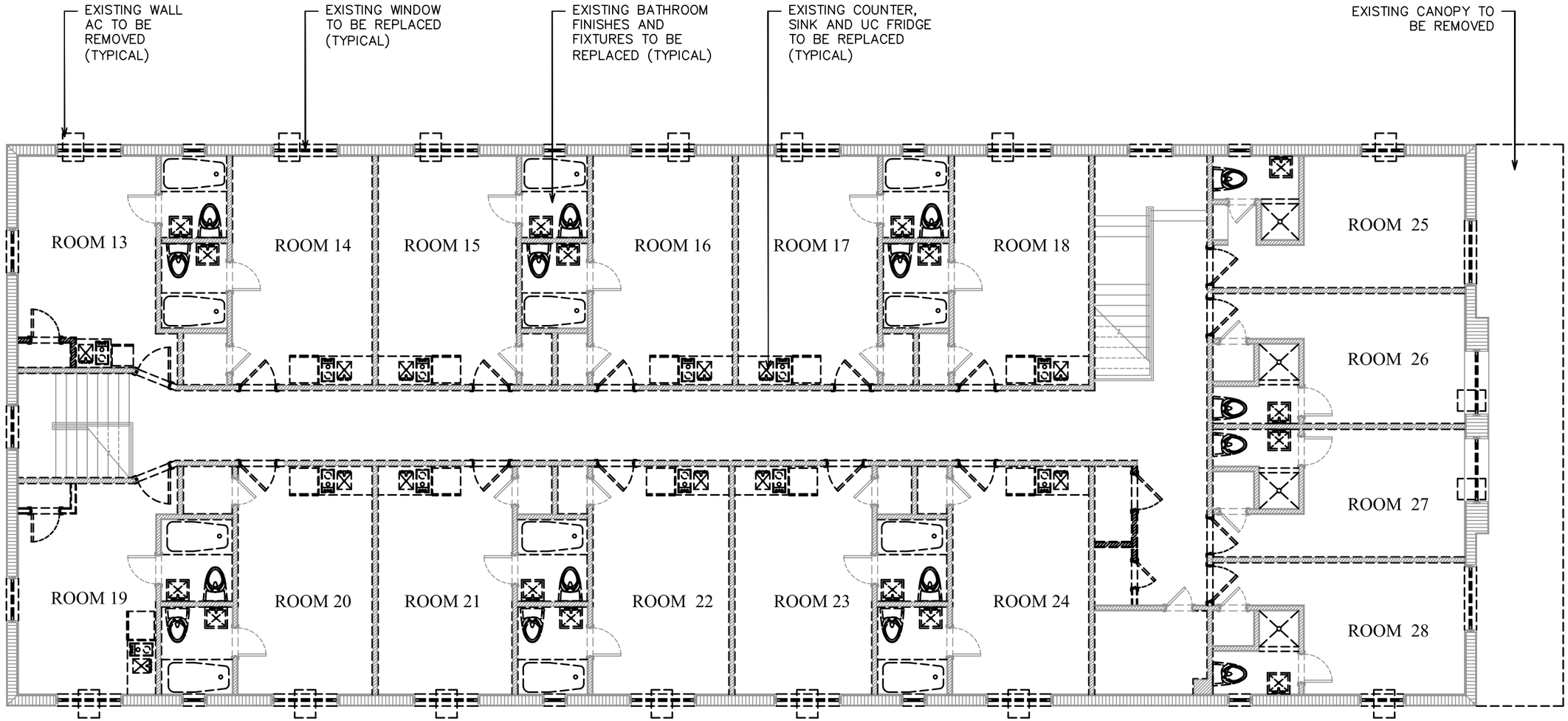
- EXISTING MASONRY BLOCK WALL TO REMAIN
- EXISTING FRAMED PARTITION TO REMAIN
- EXISTING PARTITION TO BE DEMOLISHED

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A2.3



SECOND FLOOR
EXISTING/DEMOLITION PLAN

1/8" = 1'-0"

DEMOLITION LEGEND

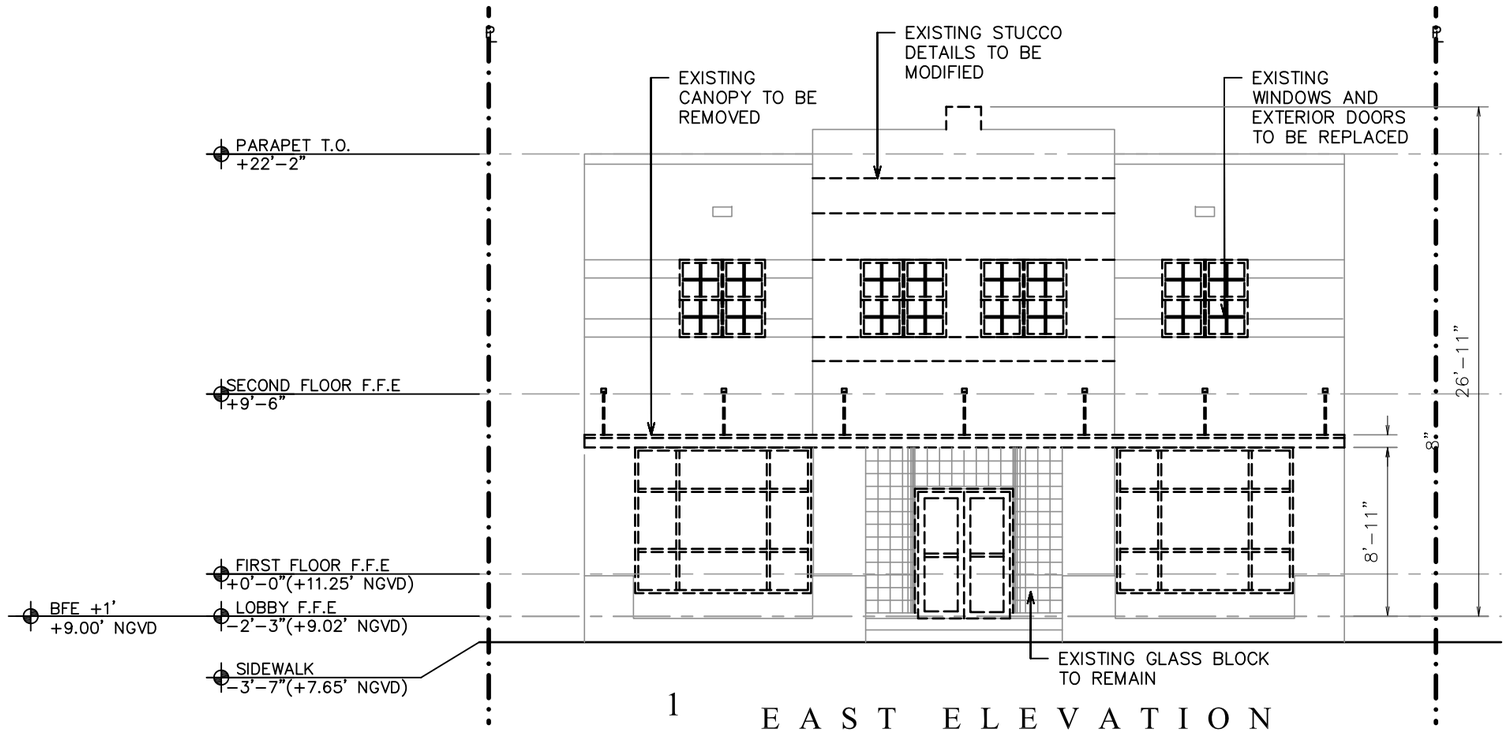
- EXISTING MASONRY BLOCK WALL TO REMAIN
- EXISTING FRAMED PARTITION TO REMAIN
- EXISTING PARTITION TO BE DEMOLISHED

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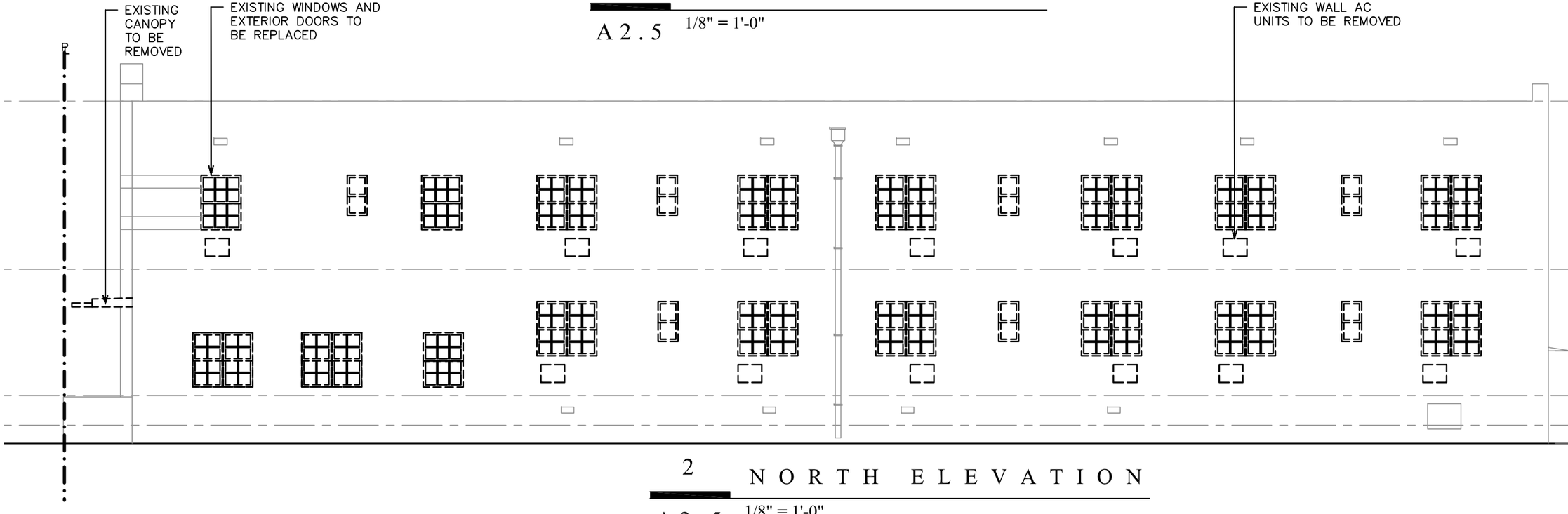
DATE:	03.06.2020
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A2.4



1 EAST ELEVATION

A2.5 1/8" = 1'-0"



2 NORTH ELEVATION

A2.5 1/8" = 1'-0"

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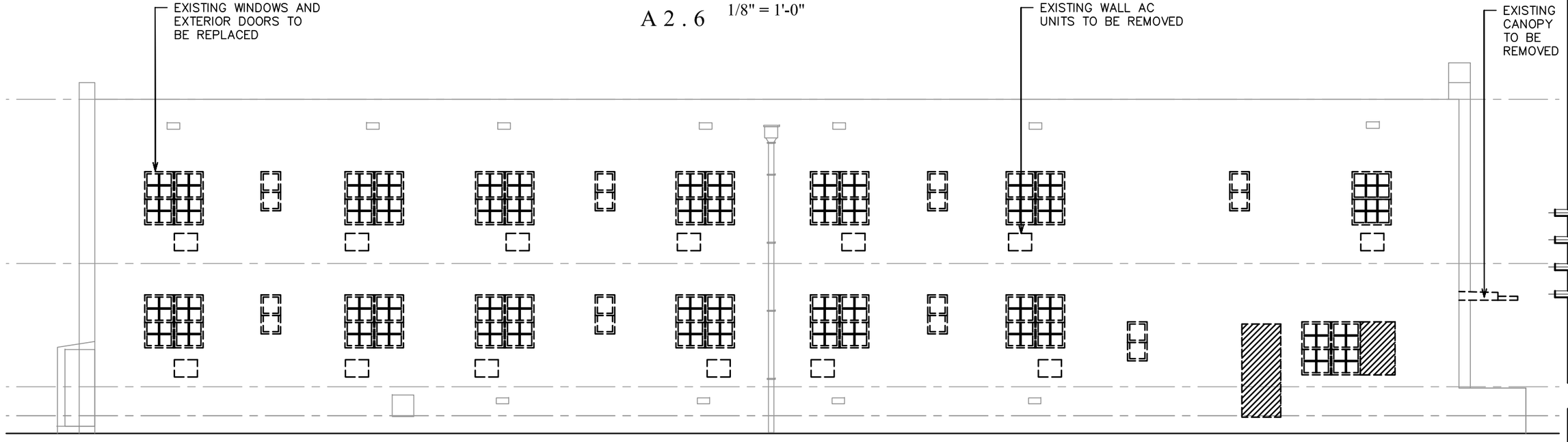
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A2.5



1 WEST ELEVATION

A2.6 1/8" = 1'-0"



2 SOUTH ELEVATION

A2.6 1/8" = 1'-0"

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A2.6