

PREPARED BY:



PROPERTY ADDRESS: 1554 W 25 STREET, MIAMI BEACH, FLORIDA 33140

SURVEY NUMBER: 2008.0080-01

FIELD WORK DATE: 6/3/2021 REVISION DATE(S): (REV.1 7/6/2021) (REV.1 6/4/2021)

2008.0080-01
TOPOGRAPHIC/TREE SURVEY
MIAMI-DADE COUNTY

LINE TABLE:

- L1 NO PLAT ANGLE 120.40' (P#D)
N 89°51'42" E 120.82' (M)
- L2 N 00°00'00" E 25.00' (P)
N 00°05'09" W 25.00' (M)
- L3 NO PLAT ANGLE 120.00' (P#D)
N 89°56'54" E 120.34' (M)
- L4 NO PLAT ANGLE 120.00' (P#D)
N 89°56'24" E 119.90' (M)

REVIEW OF TITLE:
ISSUING AGENT: SACHER MARTINI & SACHER, P.A.
ISSUING OFFICE: 23751 OI
COMMITMENT NUMBER: 925512
COMMITMENT DATE: JULY 30, 2020 AT 11:00 PM

SCHEDULE B-II

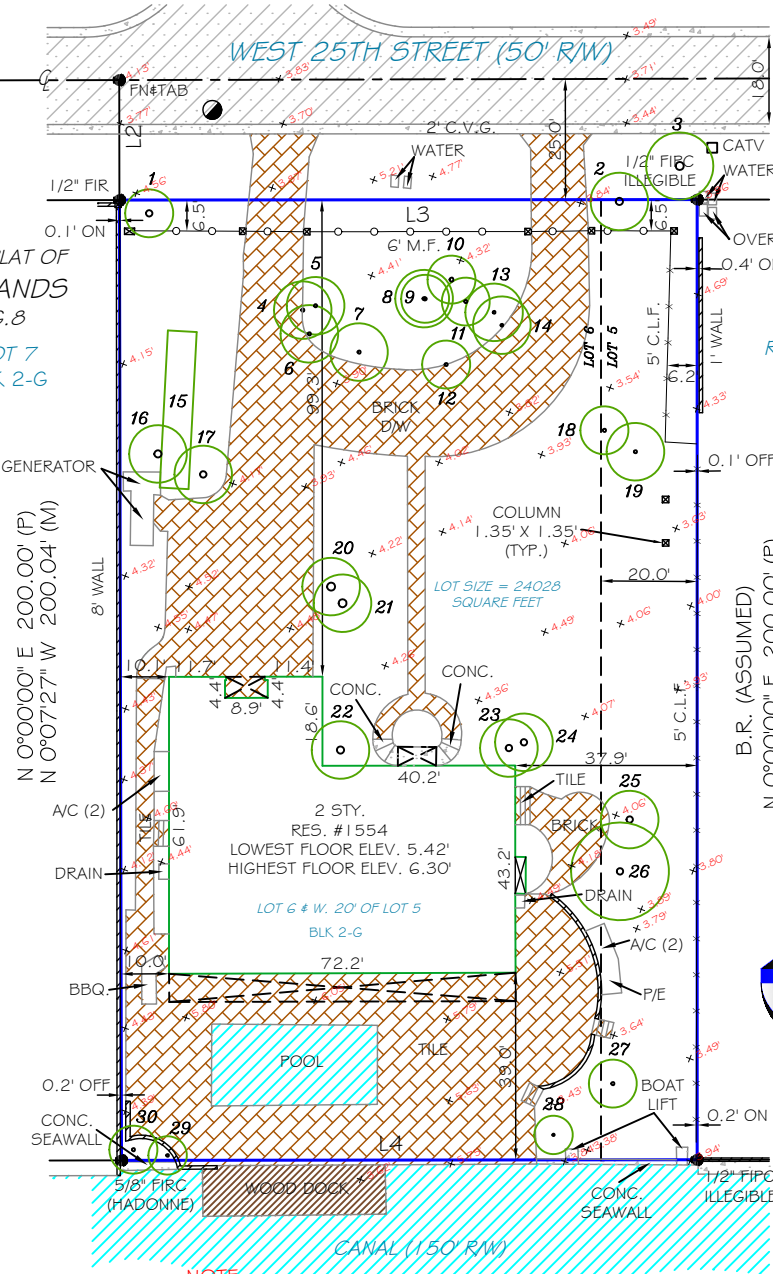
EXCEPTIONS 1, 2A, 2B, 2E, 3, 4, 8, 9, 10, 11, 12, AND 13: CONTAIN NO SURVEY OR PLOTTABLE MATTERS
EXCEPTIONS 2C & 2D: NONE VISIBLE
EXCEPTION 5: THE BOUNDARY LINES, DEDICATIONS AND RIGHTS OF WAY CONTAINED ON THE PLAT OF 3RD REVISED PLAT OF SUNSET ISLANDS THAT AFFECT THE SUBJECT PARCEL ARE DISPLAYED ON THE MAP

TREE CHART				
NO.	TYPE	BASE Ø	HEIGHT	CANOPY Ø
1	PALM TREE	16"	35'	10'
2	PALM TREE	18"	35'	12'
3	PALM TREE	20"	35'	14'
4	PALM TREE	8"	16'	12'
5	PALM TREE	8"	32'	12'
6	PALM TREE	8"	20'	12'
7	PALM TREE	8"	20'	12'
8	PALM TREE	8"	30'	12'
9	PALM TREE	8"	16'	10'
10	PALM TREE	10"	16'	10'
11	PALM TREE	8"	16'	10'
12	PALM TREE	8"	16'	10'
13	PALM TREE	7"	25'	12'
14	PALM TREE	7"	25'	12'
15	TREE CLUSTER	18"	50'	12'
16	PALM TREE	16"	50'	12'
17	PALM TREE	16"	50'	12'
18	PALM TREE	8"	16'	10'
19	PALM TREE	8"	35'	12'
20	PALM TREE	20"	50'	12'
21	PALM TREE	20"	50'	12'
22	PALM TREE	18"	50'	12'
23	PALM TREE	16"	50'	12'
24	PALM TREE	16"	50'	12'
25	PALM TREE	16"	55'	12'
26	MANGO TREE	18"	30'	10'
27	PALM TREE	8"	25'	10'
28	PALM TREE	6"	20'	8'
29	PALM TREE	7"	16'	8'
30	PALM TREE	8"	20'	10'

3RD REVISED PLAT OF
SUNSET ISLANDS
P.B. 40, PG.8

LOT 7
BLK 2-G

REMAINDER OF
LOT 5
BLK 2-G



NOTE:

- LOT APPEARS TO BE SERVICED BY CITY WATER AND SEWER
- x 0.00' DENOTES EXISTING ELEVATIONS IN FEET
- THE ELEVATIONS SHOWN HEREON WERE OBTAINED USING GPS IN CONJUNCTION WITH FDOT REAL TIME NETWORK
- DATUM: CONVERTED TO NGVD 1929

I hereby certify that this Boundary Survey of the hereon described property has been made under my direction, and to the best of my knowledge and belief, it is a true and accurate representation of a survey that meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17 of the Florida Administrative Code.

Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor.
Nothing hereon shall be Construed to Give ANY Rights or Benefits to Anyone other than those Certified.

FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE (WITH A BASE FLOOD ELEVATION OF 8'). THIS PROPERTY WAS FOUND IN CITY OF MIAMI BEACH, COMMUNITY NUMBER 120651, DATED 09/11/2009 .

POINTS OF INTEREST
NONE VISIBLE

CLIENT NUMBER:

DATE: 06/03/21

BUYER: MT2 PROPERTIES LLC, A DELAWARE LIMITED LIABILITY COMPANY

SELLER: N/A

CERTIFIED TO: MT2 PROPERTIES LLC, A DELAWARE LIMITED LIABILITY COMPANY; SACHER MARTINI & SACHER, P.A.

This is page 1 of 2 and is not valid without all pages.

GEOMATICS TOP TEAM INC.
SURVEYORS & MAPPERS

6224 MOHAWK TERRACE
MARGATE, FL 33063

LB#8200
gtt@geotopteam.com



G.T.T. Surveyors
& Mappers, Inc.



LEGAL DESCRIPTION:

LOT 6, AND THE WEST 20 FEET OF LOT 5, BLOCK 2-G, 3RD REVISED PLAT OF SUNSET ISLANDS, PLAT BOOK 40, PAGE 8, PUBLIC RECORDS OF MIAMI-DADE, FLORIDA.

JOB SPECIFIC SURVEYOR NOTES:

THE ASSUMED BEARING REFERENCE OF NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST IS BASED ON THE EASTERLY LINE OF THE SUBJECT PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 18464, PAGE 4418 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

BOUNDARY SURVEY FIELD WORK DATE: 08/14/2020

GENERAL SURVEYOR NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
2. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
3. If there is a septic tank, or drain field shown on this survey, the location is approximate as the location was either shown to Surveyor by a third party or it was estimated by metal detection, probing rods, and visual above ground inspection only. No excavation was performed in order to determine the exact and accurate location.
4. This survey is exclusively for the use of the parties to whom it is certified.
5. Additions or deletions to this survey map and report by other than the signing party or parties is prohibited without written consent of the signing party or parties.
6. Dimensions are in feet and decimals thereof.
7. Due to varying construction standards, house dimensions are approximate.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. All corners marked as set are at a minimum a 1/2" diameter, 18" iron rebar with a cap stamped LB#8200.
10. If you are reading this 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. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey, which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor. If this document is in paper format, it is not valid without the signature and original raised seal of a Florida Licensed Surveyor.
11. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
12. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the center of the field location, and may not represent the actual shape or size of the feature.
13. Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
14. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
15. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Geomatics Top Team Inc.

LEGEND:

SURVEYOR'S LEGEND

LINETYPES: (UNLESS OTHERWISE NOTED)

- BOUNDARY LINE
- STRUCTURE
- CENTERLINE
- CHAIN-LINK or WIRE FENCE
- EASEMENT
- EDGE OF WATER
- IRON FENCE
- OVERHEAD LINES
- SURVEY TIE LINE
- WALL OR PARTY WALL
- WOOD FENCE
- VINYL FENCE

SURFACE TYPES: (UNLESS OTHERWISE NOTED)

- ASPHALT
- CONCRETE
- WATER
- BRICK or TILE
- COVERED AREA
- WOOD

SYMBOLS: (UNLESS OTHERWISE NOTED)

- BENCH MARK
- CENTERLINE
- CENTRAL ANGLE or DELTA
- COMMON OWNERSHIP
- CONTROL POINT
- CONCRETE MONUMENT
- CATCH BASIN
- ELEVATION
- FIRE HYDRANT
- FND OR SET MONUMENT
- GWYRE OR ANCHOR
- MANHOLE
- TREE
- UTILITY OR LIGHT POLE
- WELL

- A/C AIR CONDITIONING
- B.R. BEARING REFERENCE
- B.C. BLOCK CORNER
- B.F.P. BACKFLOW PREVENTOR
- B.K. BLOCK
- B.LDG. BUILDING
- B.M. BENCHMARK
- B.R.L. BUILDING RESTRICTION LINE
- B.SMT. BASEMENT
- B/W. BAY/BOX WINDOW
- (C) CALCULATED
- C. CURVE
- CATV. CABLE TV RISER
- C.B. CONCRETE BLOCK
- CHIM. CHIMNEY
- C.L.F. CHAIN LINK FENCE
- C.O. CLEAN OUT
- CONC. CONCRETE
- COR. CORNER
- CS/W. CONCRETE SIDEWALK
- C.V.G. CONCRETE VALLEY GUTTER
- C/L. CENTER LINE
- C/P. COVERED PORCH
- C/S. CONCRETE SLAB
- (D) DEED
- D.F. DRAIN FIELD
- D.H. DRILL HOLE
- D/W. DRIVEWAY
- ELEV. ELEVATION
- ENCL. ENCLOSURE
- ENT. ENTRANCE
- EM. ELECTRIC METER
- E.O.P. EDGE OF PAVEMENT
- E.O.W. EDGE OF WATER
- EUB. ELECTRIC UTILITY BOX
- (F) FIELD
- FCM. FND. CONCRETE MONUMENT
- F/DH. FOUND DRILL HOLE
- F.F. FINISHED FLOOR
- FIP. FOUND IRON PIPE
- FIPC. FOUND IRON PIPE & CAP
- FIR. FOUND IRON ROD
- FIRC. FOUND IRON ROD & CAP
- FN. FOUND NAIL
- FN&D. FOUND NAIL AND DISC
- FND. FOUND
- FPKN. FOUND PARKER-KALON NAIL
- FPKN&D. FOUND PK NAIL & DISC
- FRSPK. FOUND RAILROAD SPIKE
- GAR. GARAGE
- GM. GAS METER
- ID. IDENTIFICATION
- ILL. ILLEGIBLE
- INST. INSTRUMENT
- INT. INTERSECTION
- L. LENGTH
- LB#. LICENSE #- BUSINESS
- LS#. LICENSE #- SURVEYOR
- (M) MEASURED
- M.B. MAP BOOK
- M.E.S. MITERED END SECTION
- M.F. METAL FENCE
- N.R. NON RADIAL
- N.T.S. NOT TO SCALE
- O.C.S. ON CONCRETE SLAB
- O.G. ON GROUND
- OFF. OUTSIDE OF SUBJECT PARCEL
- OH. OVERHANG
- OHL. OVERHEAD LINES
- ON. INSIDE OF SUBJECT PARCEL
- O.R.B. OFFICIAL RECORD BOOK
- O.R.V. OFFICIAL RECORD VOLUME
- O/A. OVERALL
- O/S. OFFSET
- (P) PLAT
- P.B. PLAT BOOK
- P.C. POINT OF CURVATURE
- P.C.C. POINT OF COMPOUND CURVATURE
- P.C.P. PERMANENT CONTROL POINT
- P/E. POOL EQUIPMENT
- P.G. PAGE
- PI. POINT OF INTERSECTION
- PLS. PROFESSIONAL LAND SURVEYOR
- PLT. PLANTER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.P. PINCHED POPE
- P.R.C. POINT OF REVERSE CURVATURE
- P.R.M. PERMANENT REFERENCE MONUMENT
- PSM. PROFESSIONAL SURVEYOR AND MAPPER
- PT. POINT OF TANGENCY
- R. RADIUS or RADIAL
- (R) RECORD
- RGE. RANGE
- RES. RESIDENCE
- R/W. RIGHT OF WAY
- (S) SURVEY
- S.B.L. SET BACK LINE
- S.C.L. SURVEY CLOSURE LINE
- SCR. SCREEN

- SEC. SECTION
- SEP. SEPTIC TANK
- SEW. SEWER
- S/GD. SET GLUE DISC
- SIRC. SET IRON ROD & CAP
- SN&D. SET NAIL & DISC
- SQ.FT. SQUARE FEET
- STY. STORY
- S.T.L. SURVEY TIE LINE
- SV. SEWER VALVE
- S/W. SIDEWALK
- S.W. SEAWALL
- TBM. TEMPORARY BENCHMARK
- TEL. TELEPHONE FACILITIES
- T.O.B. TOP OF BANK
- TWP. TOWNSHIP
- TX. TRANSFORMER
- TYP. TYPICAL
- U.R. UTILITY RISER
- W/C. WITNESS CORNER
- W/F. WATER FILTER
- W.F. WOODEN FENCE
- WM. WATER METER/VALVE BOX
- WV. WATER VALVE
- V.F. VINYL FENCE

- A.E. ACCESS EASEMENT
- A.N.E. ANCHOR EASEMENT
- C.M.E. CANAL MAINTENANCE ESMT.
- C.U.E. COUNTY UTILITY ESMT.
- D.E. DRAINAGE EASEMENT
- D.U.E. DRAINAGE AND UTILITY ESMT.
- ESMT. EASEMENT
- I.E./E.E. INGRESS/EGRESS ESMT.
- IRR.E. IRRIGATION EASEMENT
- L.A.E. LIMITED ACCESS ESMT.
- L.B.E. LANDSCAPE BUFFER ESMT.
- L.E. LANDSCAPE ESMT.
- L.M.E. LAKE OR LANDSCAPE MAINTENANCE EASEMENT
- M.E. MAINTENANCE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.E. ROOF OVERHANG ESMT.
- S.W.E. SIDEWALK EASEMENT
- S.W.M.E. STORM WATER MANAGEMENT EASEMENT
- T.U.E. TECHNOLOGICAL UTILITY ESMT.
- U.E. UTILITY EASEMENT

ELECTRONIC SIGNATURE:

In complete accordance with Florida Statute 472.025 and Pursuant to the Electronic Signature Act of 1996 or Florida Statute TITLE XXXIX, Chapter 668, if this document was received electronically via PDF, then it has been lawfully Electronically Signed. Therefore, this survey PDF, if authentic, is completely official and insurable. In order to validate the "Electronic Signature" of PDF surveys sent via www.surveystars.com you must use a hash calculator. A free hash calculator is available for download at: www.softpedia.com/get/System/File-Management/Hash-Calculator-Kirill.html

In order to validate the Electronic Signature of any survey PDF sent via www.surveystars.com:

1. Download the Hash Calculator available at: www.softpedia.com/get/System/File-Management/Hash-Calculator-Kirill.shtml

2. Save the Survey PDF onto your computer from www.surveystars.com or from the email sent from www.surveystars.com.

3. Click the square Browse button in the upper right hand corner of the Hash Calculator to find and select the saved Survey PDF document, and click the COMPUTE button in the lower right hand corner of the Hash Calculator.

4. Compare the 40 digit string of characters in the SHA-1 line to the 40 digit SHA-1 characters for the survey in the job file in www.surveystars.com which is also printed on the invoice for that survey.

5. If the 40 digit string of SHA-1 characters are exactly the same on the invoice (or in the survey file at www.surveystars.com) as they are in the Hash Calculator, then this PDF is authentic. If the 40 digit string of characters does not match exactly, then this PDF has been tampered with and it is not authentic.

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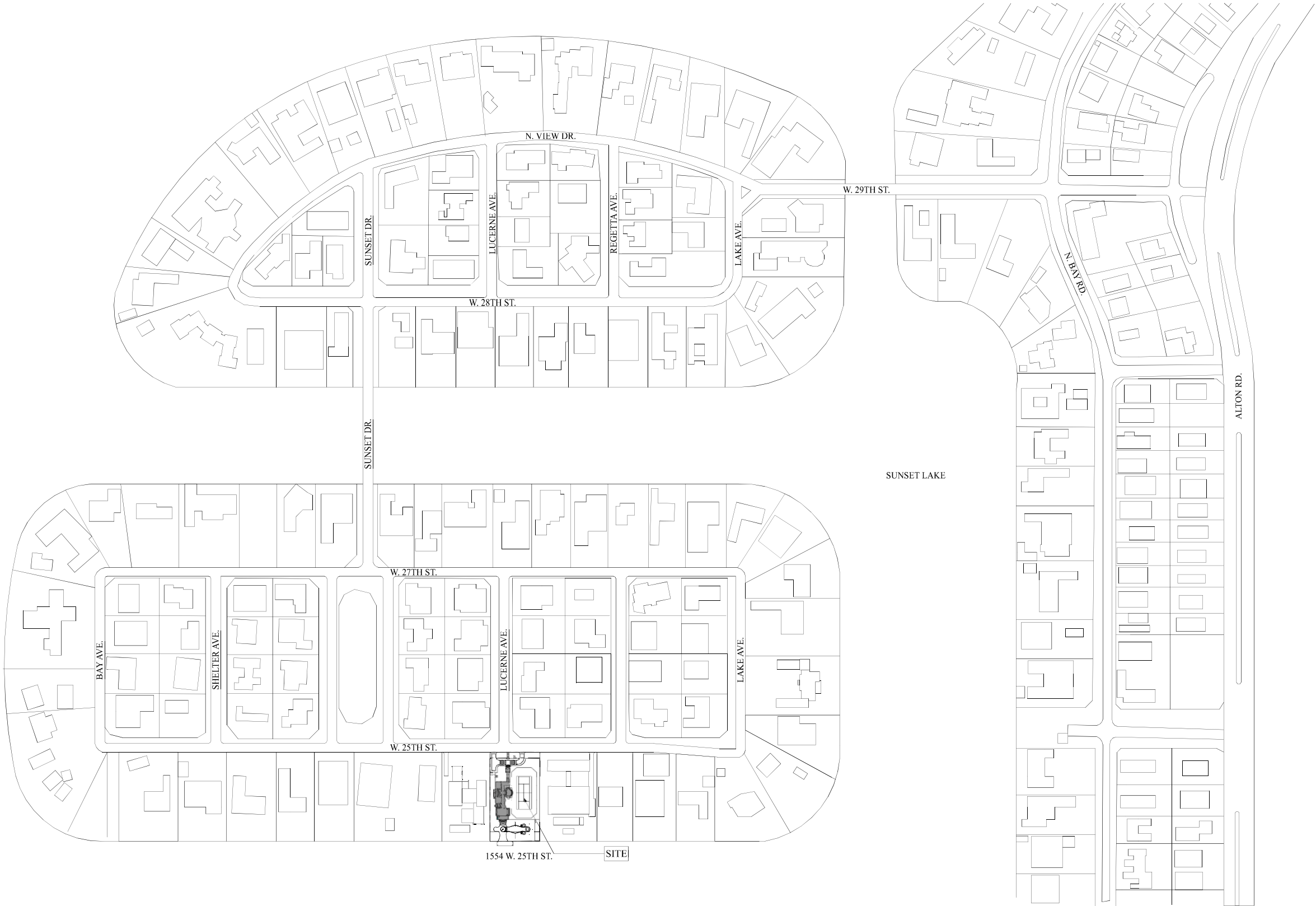
1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
2. Select a printer with legal sized paper.
3. Under "Print Range", click select the "All" toggle.
4. Under the "Page Handling" section, select the number of copies that you would like to print.
5. Under the "Page Scaling" selection drop down menu, select "None."
6. Uncheck the "Auto Rotate and Center" checkbox.
7. Check the "Choose Paper size by PDF" checkbox.
8. Click OK to print.
- TO PRINT IN BLACK + WHITE:
1. In the main print screen, choose "Properties".
2. Choose "Quality" from the options.
3. Change from "Auto Color" or "Full Color" to "Gray Scale".

POWERED BY:



1
A.02 LOCATION MAP

SCALE: 1:1137.78



IF THE ABOVE DIMENSION DOES NOT MATCH THE ONE SHOWN ON THE DRAWING, THE DIMENSION SHOWN ON THE DRAWING WILL PREVAIL. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN AGREEMENT OF THE ARCHITECT.

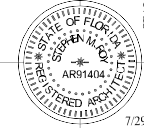
SUBMISSIONS	DATE
PRE-APPLICATION	7-2-21
DESIGN DEVELOPMENT	7-9-21
FINAL SUBMITTAL	8-2-21

BY REVISIONS DATE

DATE: 7/29/21
SCALE: AS NOTED
DRAWN:
JOB:
SHEET
PERMIT 7/29/21

A.02
Plotted On: 7/29/21

1554 W. 25TH STREET MIAMI BEACH, FLORIDA 33140



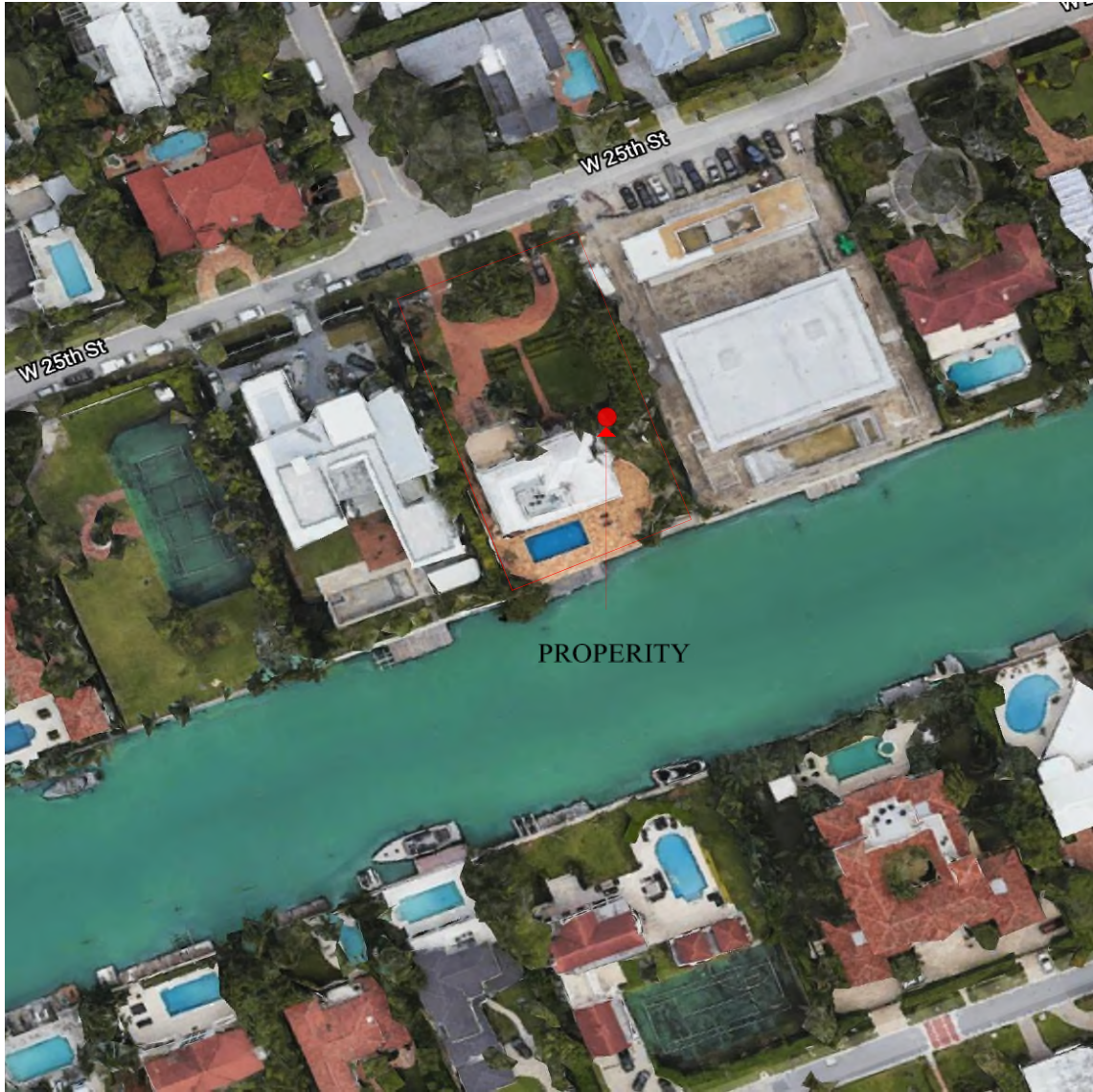
STEPHEN MICHAEL ROY AIA, NCARB
FLORIDA REGISTERED ARCHITECT
AR91404
ROY & POSEY LICENSE: AA0001396

OWNERSHIP AND USE OF THESE PLANS ARE LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN AGREEMENT OF THE ARCHITECT IS PROHIBITED. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE PLANS.



2415 NORTH DUNE HWY. WEST PALM BEACH, FLORIDA 33411 | 561.695.5863 | WWW.ROYANDPOSEY.COM

LOCATION MAP



DRB SUBMITTAL SHEET INDEX	
ID	Name
A.01	COVER PAGE
A.02	LOCATION MAP
A.03	PROPERTY LOCATION AND SHEET INDEX
A.04	SITE SURVEY AND CALCULATIONS
A.05	CONTEXT PHOTOS
A.06	CONTEXT PHOTOS
A.07	SITE PHOTOS
A.08	SITE PHOTOS
A.09	EXISTING SITE PLAN
A.10	EXISTING EXTERIOR ELEVATIONS
A.11	EXISTING EXTERIOR ELEVATIONS
A.12	PROPOSED SITE PLAN
A.13	STREETSCAPE ELEVATIONS
A.14	SITE LOT COVERAGE PLAN
A.15	SITE UNIT AREA PLAN
A.16	EXPLODED AXONOMETRIC
A.17	SITE PLAN FRONT / REAR IMPERVIOUS CALCULATIONS
A.18	SIDE YARD SECTIONS
A.19	SIDE YARD SECTIONS
A.20	FIRST FLOOR PLAN
A.21	SECOND FLOOR PLAN
A.22	ROOF PLAN
A.23	BUILDING SITE SECTIONS
A.24	NORTH & SOUTH BUILDING ELEVATIONS
A.25	EAST & WEST BUILDING ELEVATIONS
A.26	NORTH RENDERING
A.27	SOUTH ELEVATION
A.28	EAST ELEVATION
A.29	BIRDSEYE VIEW LOOKING SOUTHWEST
A.30	BIRDSEYE VIEW LOOKING SOUTH

LANDSCAPE	
ID	Name
L-000	LANDSCAPE NOTES, SHEET MATRIX, SYMBOLS & ZONING TABLE
L-001	TREE & PALM RELOCATION AND MAINTENANCE SPECIFICATIONS
L-002	TREE DISPOSITION PLAN
L-003	TREE RELOCATION PLAN
L-001	TREE DISPOSITION LIST & REPLACEMENT CALCULATIONS
L-100	LANDSCAPE CANOPY PLAN
L-101	LANDSCAPE UNDERSTORY PLAN
L-102	LANDSCAPE PLANTING DETAILS

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE (1) INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN UNLARGED OR OTHERWISE ADJUSTED TO AFFECTING ALL LABELED SCALES.	
SUBMISSIONS	DATE
PRE-APPLICATION	7-2-21
FIRST SUBMITTAL	7-9-21
FINAL SUBMITTAL	8-2-21
BY REVISIONS DATE	
DATE:	7/29/21
SCALE:	AS NOTED
DRAWN:	
JOB:	
SHEET	
PERMIT	7/29/21

A.03

Plotted On: 7/29/21

PROPERTY LOCATION AND SHEET INDEX

1554 W. 25TH STREET MIAMI BEACH, FLORIDA 33140

STEPHEN MICHAEL ROY AIA, NCARB
FLORIDA REGISTERED ARCHITECT
AR91404

ROY & POSEY LICENSE: AA0003396

OWNERSHIP AND USE OF THESE DOCUMENTS & SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. WHETHER THE PROJECT THEY ARE MADE FOR IS EXECUTED OR NOT, THEY SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS OR FOR ADDITIONS ON OTHER PROJECTS BY OTHERS, EXCEPT BY AGREEMENT IN WRITING WITH ARCHITECT



ROY & POSEY
ARCHITECTS PLANNERS
INTERIORS
1001 HWY 1 WEST PALM BEACH, FLORIDA 33401

2417 SOUTH DIXIE HWY • WEST PALM BEACH, FLORIDA 33401 • 561.659.5683 |



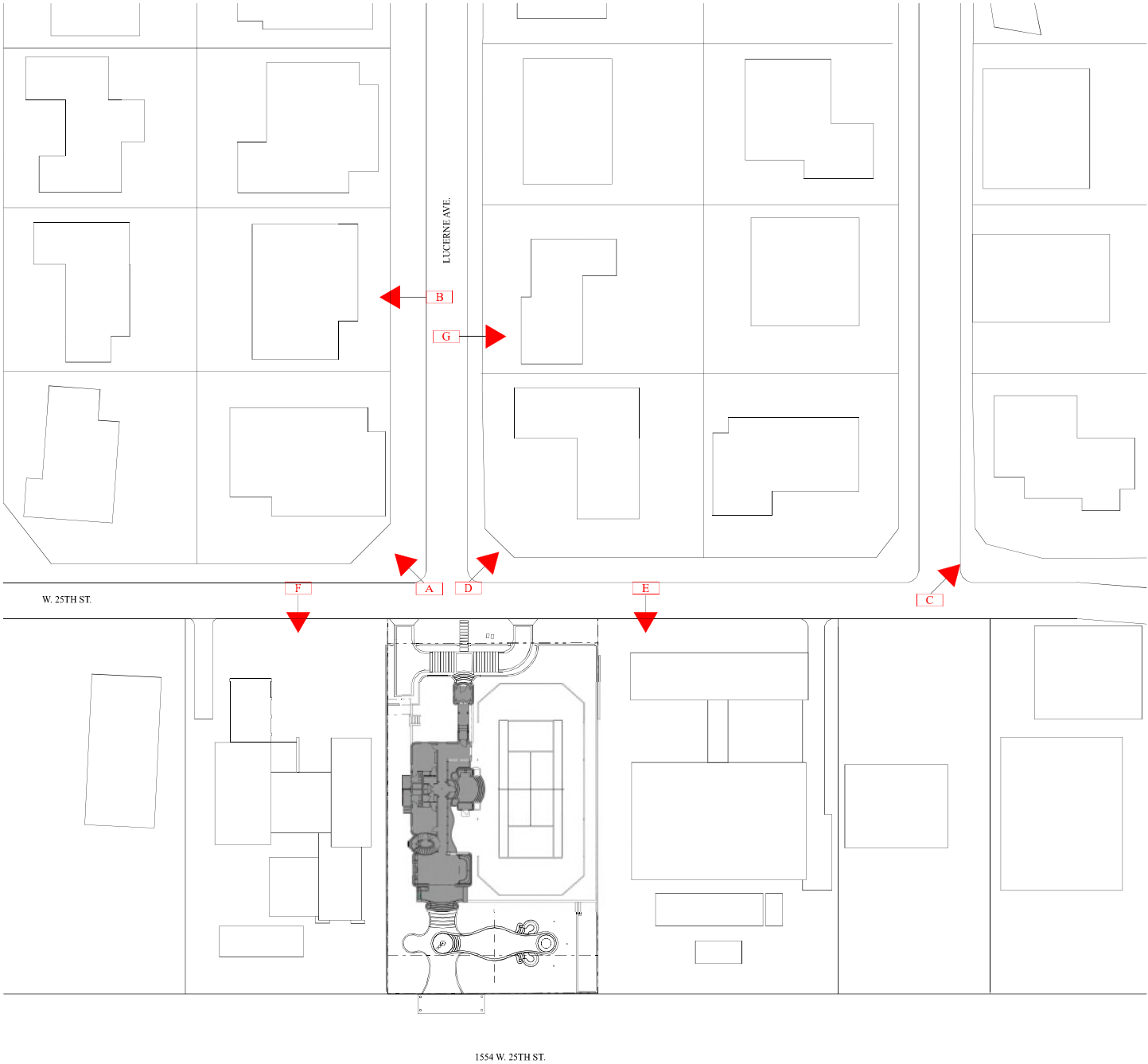
A



B



C



1
A.05

SITE PLAN LOT COVERAGE CALCULATIONS (PHOTOS TAKEN JUNE 29, 2021)

SCALE: 1/32" = 1'-0"

ROY & POSEY
ARCHITECTS
LASTEST-ART
WWW.ROYPOSEY.COM

OWNERSHIP AND USE OF THESE
DRAWINGS ARE LIMITED TO THE
PROJECT AND SITE SPECIFIC
AND SHALL BE RETURNED TO
THE ARCHITECT IMMEDIATELY
UPON COMPLETION OF THE
PROJECT. NO PART OF THESE
DRAWINGS SHALL BE REPRODUCED
OR TRANSMITTED IN ANY FORM
OR BY ANY MEANS, ELECTRONIC
OR MECHANICAL, INCLUDING
PHOTOCOPYING, RECORDING, OR
BY ANY INFORMATION STORAGE
AND RETRIEVAL SYSTEM, WITHOUT
THE WRITTEN PERMISSION OF THE
ARCHITECT.

STEPHEN MICHAEL ROY AIA, NCARB
FLORIDA REGISTERED ARCHITECT
AR91404
ROY & POSEY LICENSE: AA0003396



7/29/21

1554 W. 25TH STREET MIAMI BEACH, FLORIDA 33140

IF THE ABOVE DIMENSION DOES NOT
MATCH THE ONE SHOWN IN THE
DRAWING, THE DRAWING SHALL BE
THE AUTHORITY FOR THE PROJECT.
AFFECTING ALL UNLESS OTHERWISE
NOTED.

SUBMISSIONS	DATE
PRE-APPLICATION	7-2-21
JOB 1554	
FIRST SUBMITTAL	7-9-21
JOB 1554	
FINAL SUBMITTAL	8-2-21
JOB 1554	

BY REVISIONS DATE

DATE: 7/29/21
SCALE: AS NOTED
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PERMIT: 7/29/21

A.05
Plotted On: 7/29/21

CONTEXT PHOTOS



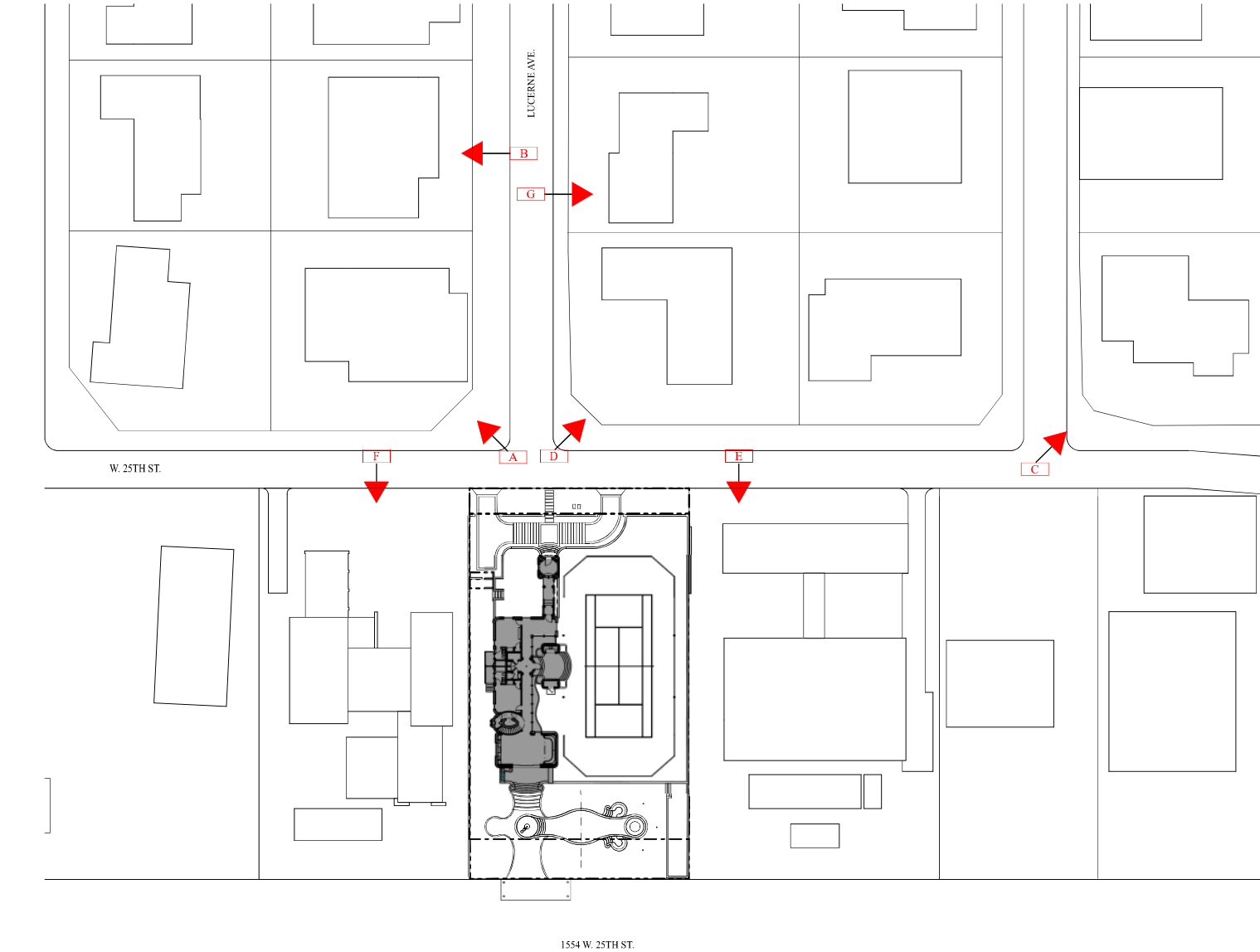
G



D



E



1
A.06

SITE PLAN LOT COVERAGE CALCULATIONS (PHOTOS TAKEN JUNE 29, 2021)

SCALE: 1/32" = 1'-0"



F

OWNERSHIP AND USE OF THESE PLANS ARE LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF ROY & POSEY ARCHITECTURE LANDSCAPE IS PROHIBITED. ROY & POSEY ARCHITECTURE LANDSCAPE SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS OR FOR ANY CONSEQUENCES ARISING FROM THE USE OF THESE PLANS BY ANY OTHER PARTY.

STEPHEN MICHAEL ROY AIA, NCARB
FLORIDA REGISTERED ARCHITECT
AR91404

ROY & POSEY LICENSE: AA0001396



7/29/21

1554 W. 25TH STREET MIAMI BEACH, FLORIDA 33140

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE FOOT (1') EXACTLY, THIS DRAWING WILL HAVE BEEN IN THE FIELD OF VIEW OF THE ARCHITECT AND SHALL BE DEEMED TO AFFECT ALL UNLabeled SCALES.

SUBMISSIONS	DATE
PRE-APPLICATION	7-2-21
FIRST SUBMITTAL	7-9-21
FINAL SUBMITTAL	8-2-21

BY REVISIONS DATE

DATE:	7/29/21
SCALE:	AS NOTED
DRAWN:	
JOB:	
SHEET	
PERMIT	7/29/21

A.06
Plotted On: 7/29/21

CONTEXT PHOTOS




VIEW LOOKING TOWARDS 25TH STREET



VIEW LOOKING SOUTH

PHOTOS TAKEN MARCH 24, 2021



SEAL

7/29/21

1554 W. 25TH STREET MIAMI BEACH, FLORIDA 33140

DATE: 7/29/21

BY: [Signature] REVISIONS: [] DATE: []

7/29/21

DATE: 7/29/21

DRAWN: AS NOTED

JOBT: []

SHEET: []

PERMIT: 7/29/21

A.07

Plotted On: 7/29/21

SITE PHOTOS

7/29/21

OWNER: []

DESIGNER: []

DATE: []

BY: []

REVISIONS: []

DATE: []

7/29/21

DATE: 7/29/21

DRAWN: AS NOTED

JOBT: []

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PERMIT: 7/29/21

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A.07

Plotted On: 7/29/21

SITE PHOTOS

7/29/21

OWNER: []

DESIGNER: []

DATE: []

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DATE: []

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A.07

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SITE PHOTOS

7/29/21



VIEW LOOKING EAST



WEST SIDE YARD




RIGHT OF WAY



VIEW LOOKING SOUTH

PHOTOS TAKEN MARCH 24, 2021

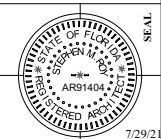


ROY & POSEY
ARCHITECTS
P.L.L.C.

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STEPHEN MICHAEL ROY, AIA, NCARB
FLORIDA REGISTERED ARCHITECT
AR91404

ROY & POSEY LICENSE: AA0003396

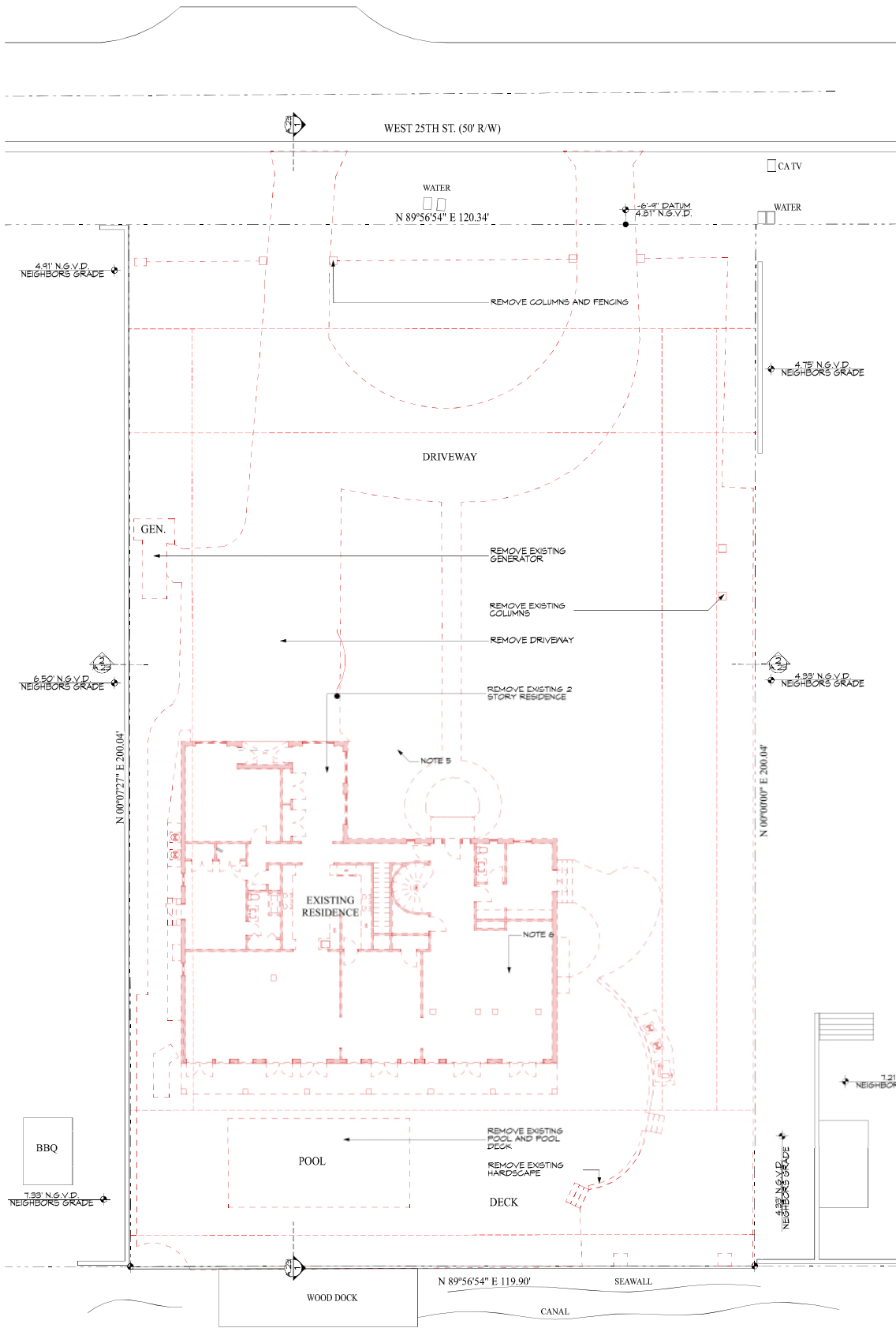


1554 W. 25TH STREET MIAMI BEACH, FLORIDA 33140

DATE: 7/29/21
SCALE: AS NOTED
DRAWN: [blank]
JOB: [blank]
SHEET: [blank]
PERMIT: 7/29/21

A.08

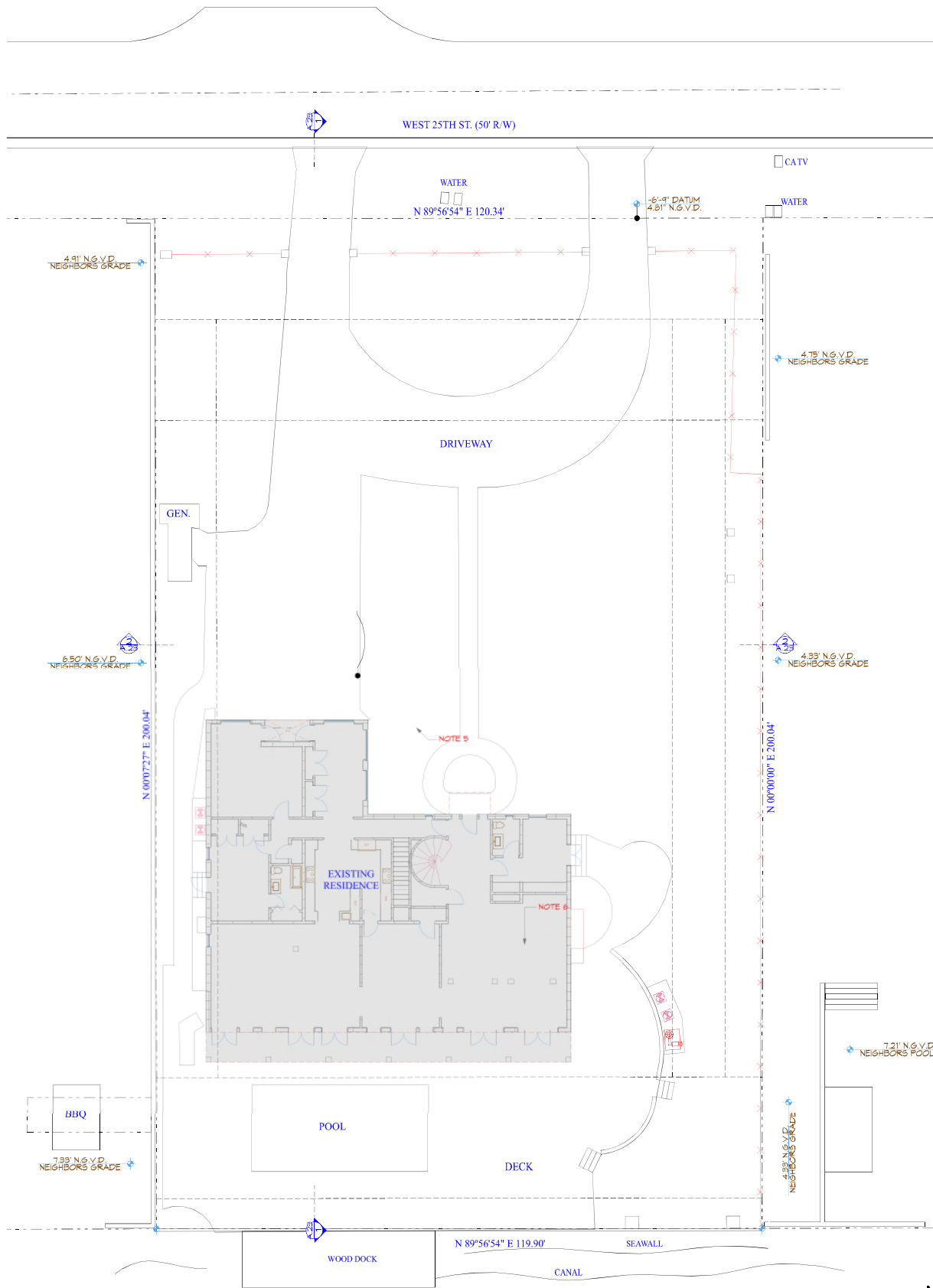
SITE PHOTOS



2 SITE REMOVAL PLAN

SCALE: 3/32" = 1'-0"

0 8' 16' 24'



1 EXISTING SITE PLAN

SCALE: 3/32" = 1'-0"

0 8' 16' 24'

FIRST FLOOR AREA: 3,683 S.F.
SECOND FLOOR AREA: 1,374 S.F.
TOTAL: 5,057 S.F.
LOT COVERAGE: 3,683 S.F. (15.2%)
FAR: 5,057 S.F. (21%)



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FLORIDA REGISTERED ARCHITECT
AR91404
ROY & POSEY LICENSE: AA0003396



1554 W. 25TH STREET MIAMI BEACH, FLORIDA 33140

IF THE ABOVE DIMENSION DOES NOT MATCH THE ONE SHOWN IN THE EXISTING DRAWING, THE EXISTING DRAWING WILL PREVAIL. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECTS OR FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF ROY & POSEY ARCHITECTS.

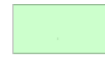
SUBMISSIONS	DATE
PRE-APPLICATION	7-2-21
DESIGN DEVELOPMENT	7-2-21
FINAL SUBMITTAL	7-2-21
FINAL SUBMITTAL	8-2-21

BY REVISIONS DATE

DATE: 7/29/21
SCALE: AS NOTED
DRAWN:
JOB:
SHEET
PERMIT 7/29/21

A.09
Plotted On: 7/29/21

EXISTING SITE PLAN

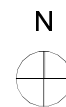


ARTICLE 10
TENTH

7/29/21

1/4" = 1'-0"

- OFF
CITY
APPRO
T
BUILDING
ZONING
PLUMBING
ELECTRICAL
MECHANICAL
FIRE PRE
FURNACE**



1/4" = 1'-0"

BY	REVISIONS	DATE
----	-----------	------

A.10

EXISTING EXTERIOR ELEVATIONS



EXTERIOR ELEVATIONS WITH 1994 ADDITIONS:
SHADED AREAS REPRESENT PORTIONS OF THE HOME
THAT ARE NOT ORIGINAL: ADDITIONS OR
MODIFICATIONS



EAST ELEVATION

1. NEW FLAT, WHITE, CEMENT TILE ROOF
2. REPLACE EXISTING WINDOWS WITH NEW UNITS SEE WINDOW SCHEDULE
3. REPAIR OR REPLACE OPERABLE WINDOW SHUTTERS AS DETERMINED BY EXISTING CONDITION
4. PATCH WALL WITH STUCCO TO MATCH EXISTING FINISH
5. PROVIDE NEW RAIN WATER LEADER AND UTILIZE EXISTING OPENINGS THROUGH PARAPET WALL AND THROUGH CONCRETE EYEBROW
- 5a. PROVIDE NEW RAIN WATER LEADER AT NEW CONSTRUCTION TO MATCH EXISTING CONDITIONS

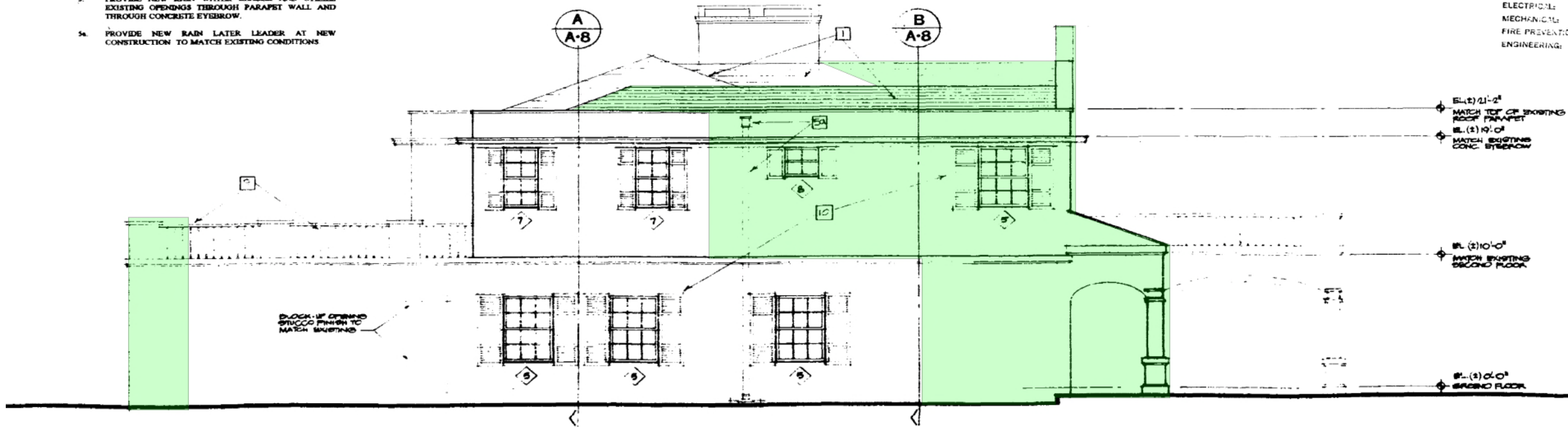
6. PROVIDE NEW CONCRETE SPLASHBLOCKS
7. REMOVE MASONRY WALL IN-FILL AND EXISTING WINDOW UNIT AND PATCH OPENING TO MATCH SURROUNDING FINISHES
8. BLOCK-UP OPENING TO TRIM BAND (MATCH EXISTING BAND) AND PROVIDE NEW ROUND-TOP WINDOW IN OPENING - STUCCO TO MATCH SURROUNDING FINISH

9. REPAIR EXISTING WOOD, HORIZONTAL & VERTICAL RAILING AS REQUIRED
10. NEW OPERABLE SHUTTERS TO MATCH EXISTING
11. BLOCK-UP OPENING TO NEW WINDOW ALL; NEW ROUND TOP WINDOW WITH STUCCO TO MATCH SURROUNDING FINISH

1/4" = 1'-0"

OFFICIAL
CITY OF
APPROVE
THE

BUILDING
ZONING
PLUMBING
ELECTRICAL
MECHANICAL
FIRE PREVENTION
ENGINEERING



WEST ELEVATION

1/4" = 1'-0"



ROY & POSEY
ARCHITECTS
P.A.

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STEPHEN MICHAEL ROY AIA, NCARB
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AR91404
ROY & POSEY LICENSE: AA0003396



7/29/21

1554 W. 25TH STREET MIAMI BEACH, FLORIDA 33140

IF THE ABOVE DIMENSION DOES NOT MATCH THE ONE FOR ITS ELEMENT, THIS DRAWING WILL BE USED. THE LARGEST ONE WILL BE USED, AFFECTING ALL LARGER SCALES.

SUBMISSIONS	DATE
PRE-APPLICATION	7-2-21
FIRST SUBMITTAL	7-9-21
FINAL SUBMITTAL	8-2-21

BY REVISIONS DATE

DATE:	7/29/21
SCALE:	AS NOTED
DRAWN:	
JOB:	
SHEET	
PERMIT	7/29/21

A.11
Plotted On: 7/29/21

EXISTING EXTERIOR ELEVATIONS