

PREPARED BY:



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



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: 2375 101  
COMMITMENT NUMBER: 925512  
COMMITMENT DATE: JULY 30, 2020 AT 11:00 PM

SCHEDULE B-II

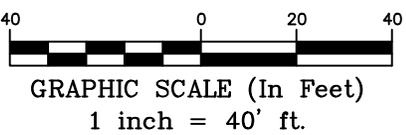
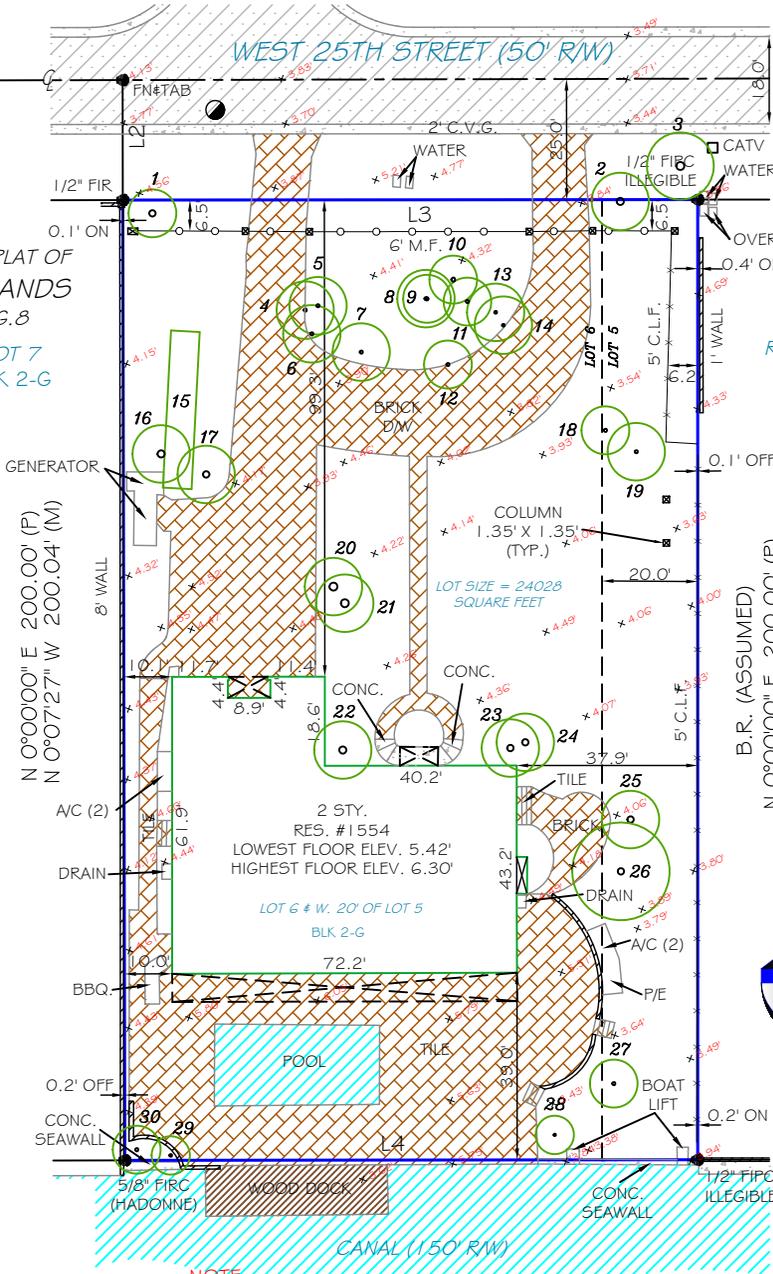
EXCEPTIONS 1, 2A, 2B, 2E, 3, 4, 8, 9, 10, 11, 12, AND 13: CONTAIN NO SURVEY OR PLOTTABLE MATTERS  
EXCEPTIONS 2C & 2D: NONE VISIBLE  
EXCEPTION 5: THE BOUNDARY LINES, DEDICATIONS AND RIGHTS OF WAY CONTAINED ON THE PLAT OF 3RD REVISED PLAT OF SUNSET ISLANDS THAT AFFECT THE SUBJECT PARCEL ARE DISPLAYED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

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

LOT 7  
BLK 2-G

REMAINDER OF  
LOT 5  
BLK 2-G

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"	18'	12'
5	PALM TREE	8"	30'	12'
6	PALM TREE	8"	20'	12'
7	PALM TREE	8"	30'	12'
8	PALM TREE	8"	16'	10'
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	Ø	50'	12'
16	PALM TREE	18"	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'	20'
27	PALM TREE	8"	25'	10'
28	PALM TREE	6"	20'	8'
29	PALM TREE	7"	16'	8'
30	PALM TREE	8"	20'	10'



- 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

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

<b>LINETYPES: (UNLESS OTHERWISE NOTED)</b>		A/C	AIR CONDITIONING	ID.	IDENTIFICATION	SEC.	SECTION
<b>BOUNDARY LINE</b>		B.R.	BEARING REFERENCE	ILL.	ILLEGIBLE	SEP.	SEPTIC TANK
<b>STRUCTURE</b>		B.C.	BLOCK CORNER	INST.	INSTRUMENT	SEW.	SEWER
<b>CENTERLINE</b>		B.F.P.	BACKFLOW PREVENTOR	INT.	INTERSECTION	S/G/D	SET GLUE DISC
<b>CHAIN-LINK or WIRE FENCE</b>		BLK.	BLOCK	L	LENGTH	S/R/C	SET IRON ROD & CAP
<b>EASEMENT</b>		BLDG.	BUILDING	LB#	LICENSE # - BUSINESS	SN&D	SET NAIL & DISC SQUARE FEET
<b>EDGE OF WATER</b>		BM	BENCHMARK	LS#	LICENSE # - SURVEYOR	SQ.FT.	SQUARE FEET
<b>IRON FENCE</b>		B.R.L.	BUILDING RESTRICTION LINE	(M)	MEASURED	STY.	STORY
<b>OVERHEAD LINES</b>		BSMT.	BASEMENT	M.B.	MAP BOOK	S.T.L.	SURVEY TIE LINE
<b>SURVEY TIE LINE</b>		B/W	BAYBOX WINDOW	M.E.S.	METERED END SECTION	SV	SEWER VALVE
<b>WALL OR PARTY WALL</b>		(C)	CALCULATED	M.F.	METAL FENCE	S/W	SIDEWALK
<b>WOOD FENCE</b>		C	CURVE	N.R.	NON RADIAL	S.W.	SEAWALL
<b>VINYL FENCE</b>		CATV	CABLE TV RISER	N.T.S.	NOT TO SCALE	TBM	TEMPORARY BENCHMARK
		C.B.	CONCRETE BLOCK	O.C.S.	ON CONCRETE SLAB	TEL.	TELEPHONE FACILITIES
		CHIM.	CHIMNEY	O.G.	ON GROUND	T.O.B.	TOP OF BANK
		C.L.F.	CHAIN LINK FENCE	OFF	OUTSIDE OF SUBJECT PARCEL	TWP.	TOWNSHIP
		C.O.	CLEAN OUT	OH.	OVERHANG	TX	TRANSFORMER
		CONC.	CONCRETE	OHL	OVERHEAD LINES	TYP.	TYPICAL
		COR.	CORNER	ON	INSIDE OF SUBJECT PARCEL	U.R.	UTILITY RISER
		CS/W	CONCRETE SIDEWALK	O.R.B.	OFFICIAL RECORD BOOK	W/C	WITNESS CORNER
		C.V.G.	CONCRETE VALLEY GUTTER	O.R.V.	OFFICIAL RECORD VOLUME	W/F	WATER FILTER
		CL	CENTERLINE	O/A	OVERALL	W.F.	WOODEN FENCE
		C/P	COVERED PORCH	O/S	OFFSET	WM	WATER METER/VALVE BOX
		C/S	CONCRETE SLAB	(P)	PLAT	WV	WATER VALVE
		(D)	DEED	P.B.	PLAT BOOK	V.F.	VINYL FENCE
		D.F.	DRAIN FIELD	P.C.	POINT OF CURVATURE	A.E.	ACCESS EASEMENT
		D.H.	DRILL HOLE	P.C.C.	POINT OF COMPOUND CURVATURE	A.N.E.	ANCHOR EASEMENT
		D/W	DRIVEWAY	P.C.P.	PERMANENT CONTROL POINT	C.M.E.	CANAL MAINTENANCE ESMT.
		ELEV.	ELEVATION	P/E	POOL EQUIPMENT	C.U.E.	COUNTY UTILITY ESMT.
		ENCL.	ENCLOSURE	P.G.	PAGE	D.E.	DRAINAGE EASEMENT
		ENT.	ENTRANCE	PI.	POINT OF INTERSECTION	D.U.E.	DRAINAGE AND UTILITY ESMT.
		EM	ELECTRIC METER	PLS	PROFESSIONAL LAND SURVEYOR	ESMT.	EASEMENT
		E.O.P.	EDGE OF PAVEMENT	PLT	PLANTER	I.E./E.E.	INGRESS/EGRESS ESMT.
		E.O.W.	EDGE OF WATER	P.O.B.	POINT OF BEGINNING	IRR.E.	IRRIGATION EASEMENT
		EUB	ELECTRIC UTILITY BOX	P.O.C.	POINT OF COMMENCEMENT	L.A.E.	LIMITED ACCESS ESMT.
		(F)	FIELD	P/P	PINCHED POPE	L.B.E.	LANDSCAPE BUFFER ESMT.
		F/DH	FND. CONCRETE MONUMENT	P.R.C.	POINT OF REVERSE CURVATURE	L.E.	LANDSCAPE ESMT.
		F/GM	FOUND DRILL HOLE	P.R.M.	PERMANENT REFERENCE MONUMENT	L.M.E.	LAKE OR LANDSCAPE MAINTENANCE EASEMENT
		F.F.	FINISHED FLOOR	PSM	PROFESSIONAL SURVEYOR AND MAPPER	M.E.	MAINTENANCE EASEMENT
		FIP	FOUND IRON PIPE	PT	POINT OF TANGENCY	M.M.E.	MANAGEMENT EASEMENT
		FIPC	FOUND IRON PIPE & CAP	R	RADIUS or RADIAL	P.U.E.	PUBLIC UTILITY EASEMENT
		FIR	FOUND IRON ROD	R	RECORD	R.O.E.	ROOF OVERHANG ESMT.
		FIRC	FOUND IRON ROD & CAP	(R)	RANGE	S.W.E.	SIDEWALK EASEMENT
		FN	FOUND NAIL	R/W	RIGHT OF WAY	S.W.M.E.	STORM WATER MANAGEMENT EASEMENT
		FN&D	FOUND NAIL AND DISC	(S)	SURVEY	T.U.E.	TECHNOLOGICAL UTILITY ESMT.
		FND.	FOUND	S.B.L.	SET BACK LINE	U.E.	UTILITY EASEMENT
		FPKN	FOUND PARKER-KALON NAIL	S.C.L.	SURVEY CLOSURE LINE		
		FRK&D	FOUND FRK NAIL & DISC	SCR.	SCREEN		
		FRSPK	FOUND RAILROAD SPIKE				
		GAR.	GARAGE				
		GM	GAS METER				

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](http://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](http://www.softpedia.com/get/System/File-Management/Hash-Calculator-Kirill.html)

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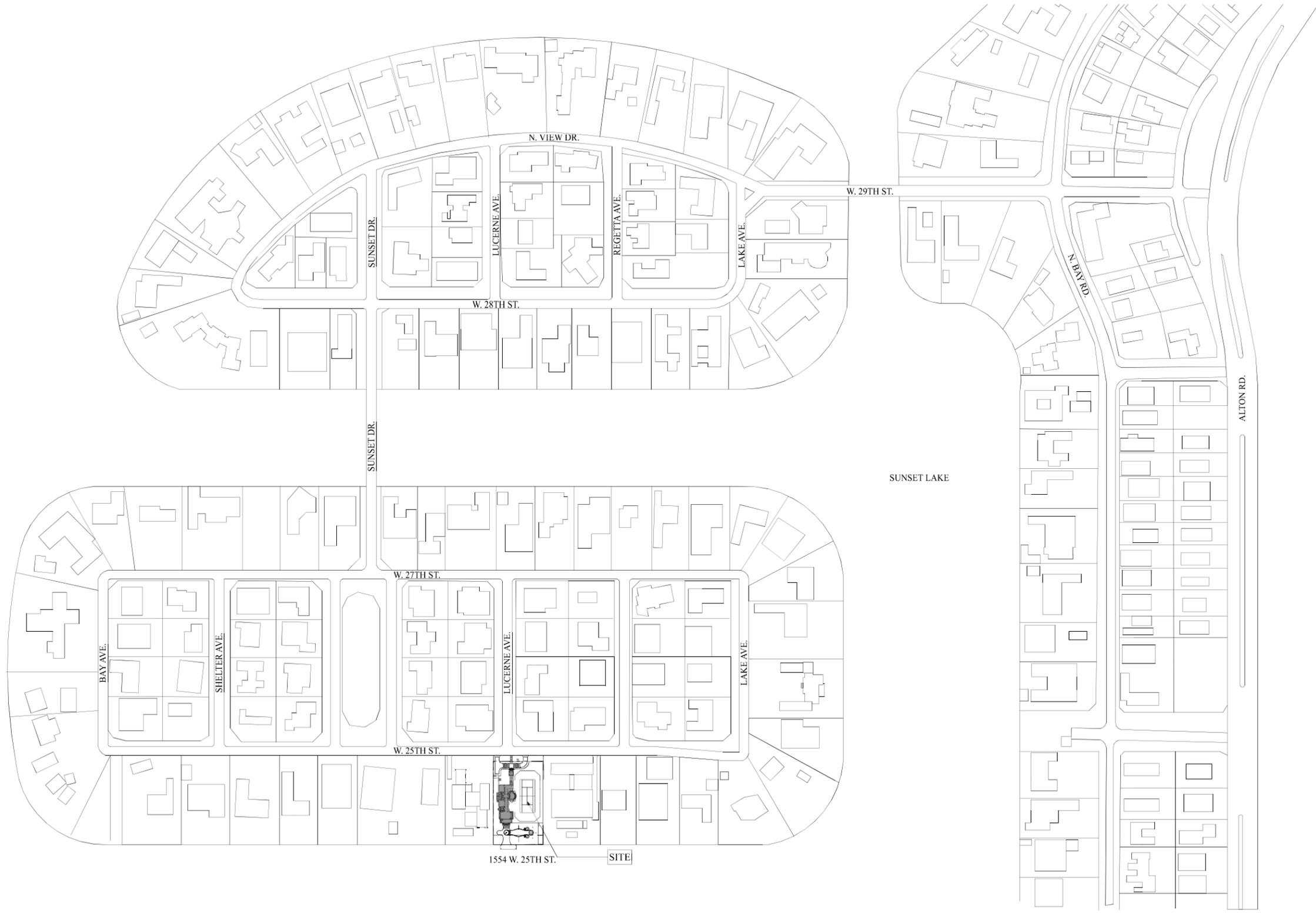
1. Download the Hash Calculator available at: [www.softpedia.com/get/System/File-Management/Hash-Calculator-Kirill.html](http://www.softpedia.com/get/System/File-Management/Hash-Calculator-Kirill.html)
2. Save the Survey PDF onto your computer from [www.surveystars.com](http://www.surveystars.com) or from the email sent from [www.surveystars.com](http://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](http://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](http://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.

PRINTING INSTRUCTIONS:

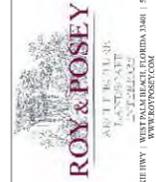
1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
  2. Select a printer with legal sized paper.
  3. Under "Print Range", click select the "All" toggle.
  4. Under the "Page Handling" section, select the number of copies that you would like to print.
  5. Under 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



OWNERSHIP AND USE OF THESE AS INSTRUMENTS OF SERVICE WHETHER THE PROJECT THEY REPRESENT OR THE ARCHITECTS' OTHER PROJECTS OR FOR ANY OTHER PURPOSE OR FOR ANY OTHER REASON, WITHOUT AGREEMENT IN WRITING WITH ARCHITECT.

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



1554 W. 25TH STREET MIAMI BEACH, FLORIDA 33140

IF THE ABOVE DIMENSION DOES NOT MATCH THE PERMITTING OFFICE'S RECORDS, THE PERMITTING OFFICE'S RECORDS SHALL CONTROL. THIS DRAWING WILL BE VOID IN THE EVENT OF SUCH A DISCREPANCY, AFFECTING ALL LABELED SCALES.

SUBMISSIONS	DATE
PRE-APPLICATION SUBMITTED	7-2-21
FIRST SUBMITTAL	7-9-21
FINAL SUBMITTAL	8-2-21
PERMIT	7-29-21

BY REVISIONS DATE

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

**A.02**  
Plotted On: 7/29/21

LOCATION MAP







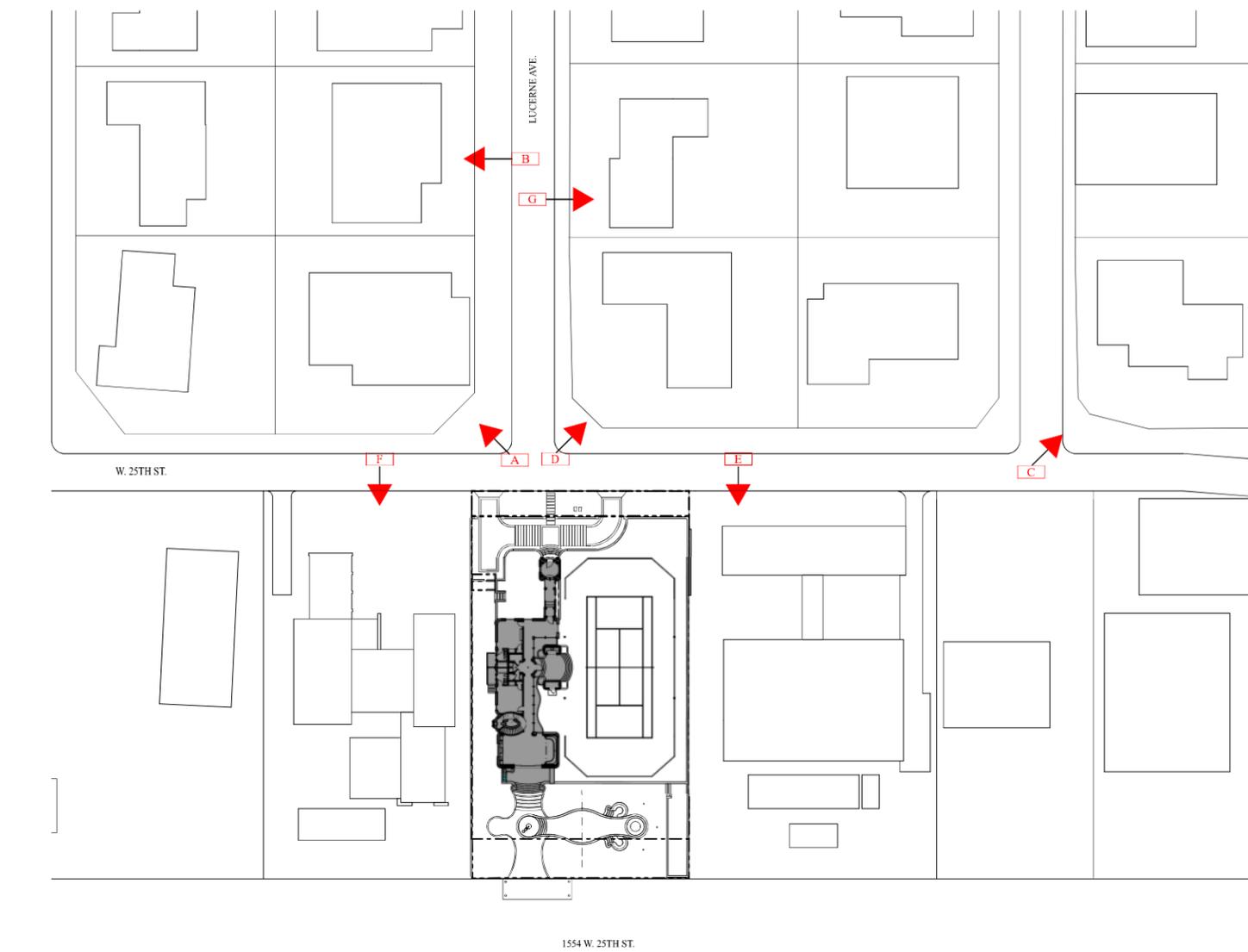
G



D



E

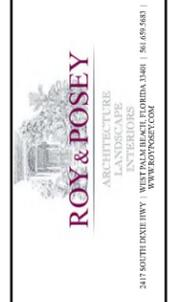


1 SITE PLAN LOT COVERAGE CALCULATIONS (PHOTOS TAKEN JUNE 29, 2021)

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



F



OWNERSHIP AND USE OF THESE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIMSELF OR HIS FIRM. NO OTHER PROFESSIONAL OR PERSONAL LIABILITY SHALL BE ASSUMED BY THE ARCHITECT. AGREEMENT ACCEPTED BY: ARCHITECT

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



1554 W. 25TH STREET MIAMI BEACH, FLORIDA 33140

IF THE ABOVE DIMENSION DOES NOT MATCH THE DIMENSION FOR THE ARCHITECT'S DRAWING, THE DIMENSION FOR THE ARCHITECT'S DRAWING WILL TAKE PRECEDENCE OVER THE DIMENSION FOR THE ARCHITECT'S DRAWING. AFFECTING ALL LABELED SCALES.

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



WEST SIDE YARD



RIGHT OF WAY



VIEW LOOKING SOUTH

PHOTOS TAKEN MARCH 24, 2021

**ROY & POSEY**  
ARCHITECTS  
L.L.C.  
2417 SOUTH MIAMI HWY | WEST PALM BEACH, FLORIDA 33411 | 561.658.9881  
WWW.ROYANDPOSEY.COM

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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

IF THE ABOVE DIMENSION DOES NOT MATCH THE ONE NOTED IN THE DRAWING, THE DRAWING WILL TAKE PRECEDENCE OVER THE DIMENSION. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. DIMENSIONS AFFECTING ALL LABELED SCALES.

SUBMISSIONS	DATE
PRE-APPLICATION	7-2-21
FIRST SUBMITTAL	7-8-21
FINAL SUBMITTAL	8-2-21
25th 21-04	

BY REVISIONS DATE

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

**A.08**  
SITING PHOTOS  
Plotted On: 7/29/21



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



3415 SOUTH OCEAN BLVD. WEST PALM BEACH, FLORIDA 33411 | 561.659.5881  
WWW.ROYANDPOSEY.COM

OWNERSHIP AND USE OF THESE  
AS INSTRUMENTS OF SERVICE  
WHETHER THE PROJECT THEY  
PROTECT OR NOT SHALL NOT BE  
IN OTHER JURISDICTIONS OR  
BY OTHER PROFESSIONALS  
AGREEMENTS WITH  
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 PERMIT SEARCHING  
THIS DRAWING WILL HAVE BEEN  
FILED BY THE CITY OF MIAMI BEACH,  
AFFECTING ALL LABELED SCALES.

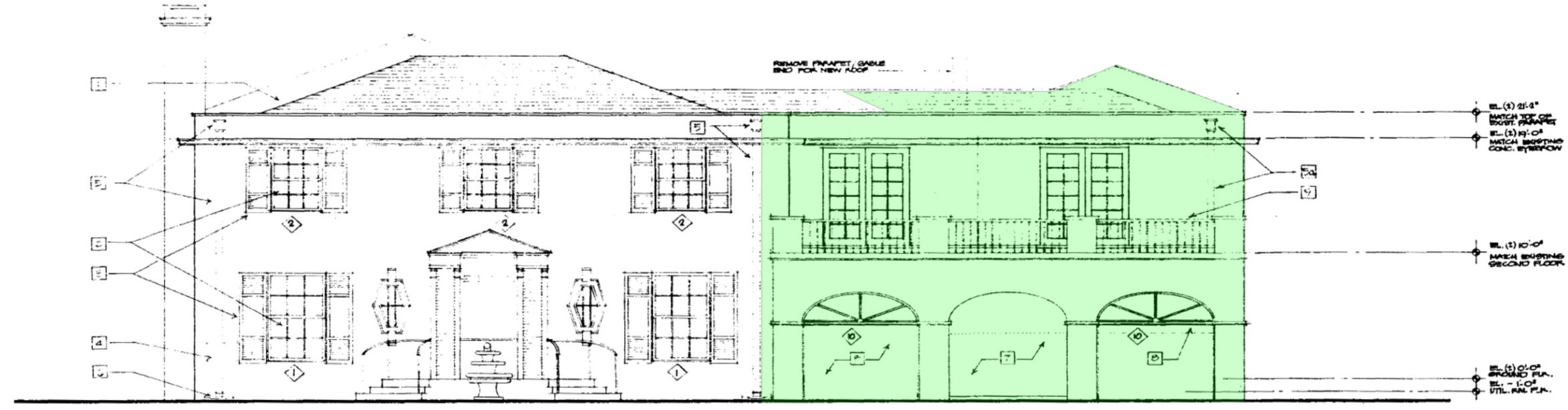
SUBMISSIONS	DATE
PRE-APPLICATION	7-2-21
FIRST SUBMITTAL	7-9-21
FINAL SUBMITTAL	8-2-21
PERMITS	8-2-21

BY REVISIONS | DATE

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

**A.10**  
Plotted On: 7/29/21

EXISTING EXTERIOR ELEVATIONS

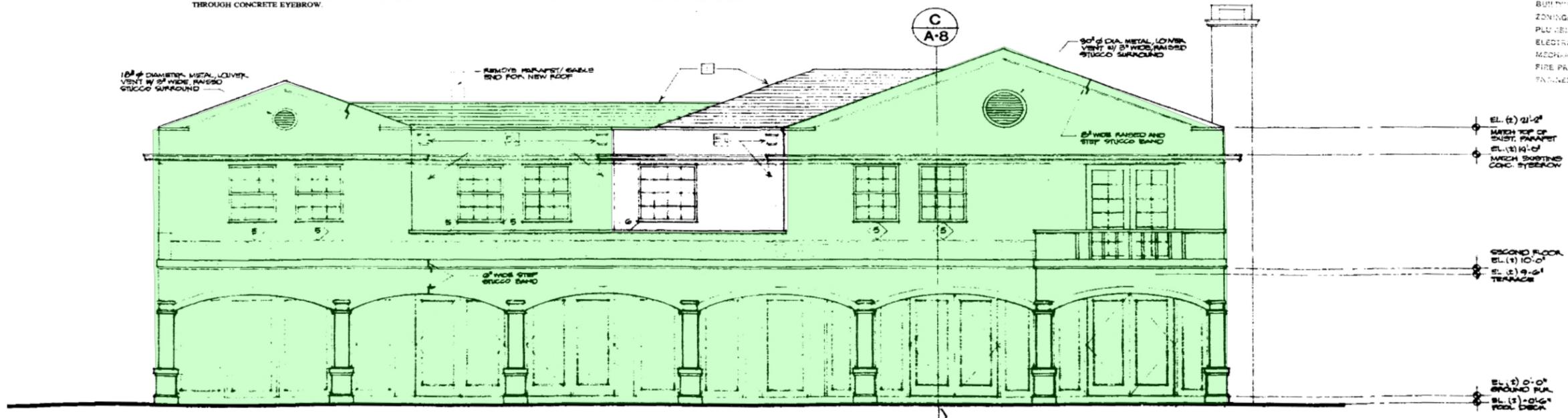


**NORTH ELEVATION**

1/4" = 1'-0"

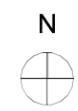
- NEW FLAT, WHITE, CEMENT TILE ROOF.
- REPLACE EXISTING WINDOWS WITH NEW UNITS SEE WINDOW SCHEDULE.
- REPAIR OR REPLACE OPERABLE WINDOW SHUTTERS AS DETERMINED BY EXISTING CONDITION.
- PATCH WALL WITH STUCCO TO MATCH EXISTING FINISH.
- PROVIDE NEW RAIN WATER LEADER AND UTILIZE EXISTING OPENINGS THROUGH PARAPET WALL AND THROUGH CONCRETE EYEBROW.
- PROVIDE NEW CONCRETE SPLASHBLOCKS.
- REMOVE MASONRY WALL IN-FILL AND EXISTING WINDOW UNIT AND PATCH OPENING TO MATCH SURROUNDING FINISHES.
- BLOCK-UP OPENING TO TRIM BAND (MATCH EXISTING BAND) AND PROVIDE NEW ROUND-TOP WINDOW IN OPENING - STUCCO TO MATCH SURROUNDING FINISH.
- REPAIR EXISTING WOOD, HORIZONTAL & VERTICAL RAILING AS REQUIRED.
- NEW OPERABLE SHUTTERS TO MATCH EXISTING.
- BLOCK-UP OPENING TO NEW WINDOW SILL, NEW ROUND TOP WINDOW WITH STUCCO TO MATCH SURROUNDING FINISH.

CITY OF MIAMI BEACH  
APPROVED  
BUILDING  
ZONING  
PLUMBING  
ELECTRICAL  
MECHANICAL  
FIRE PREVENTION



**SOUTH ELEVATION**

1/4" = 1'-0"



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



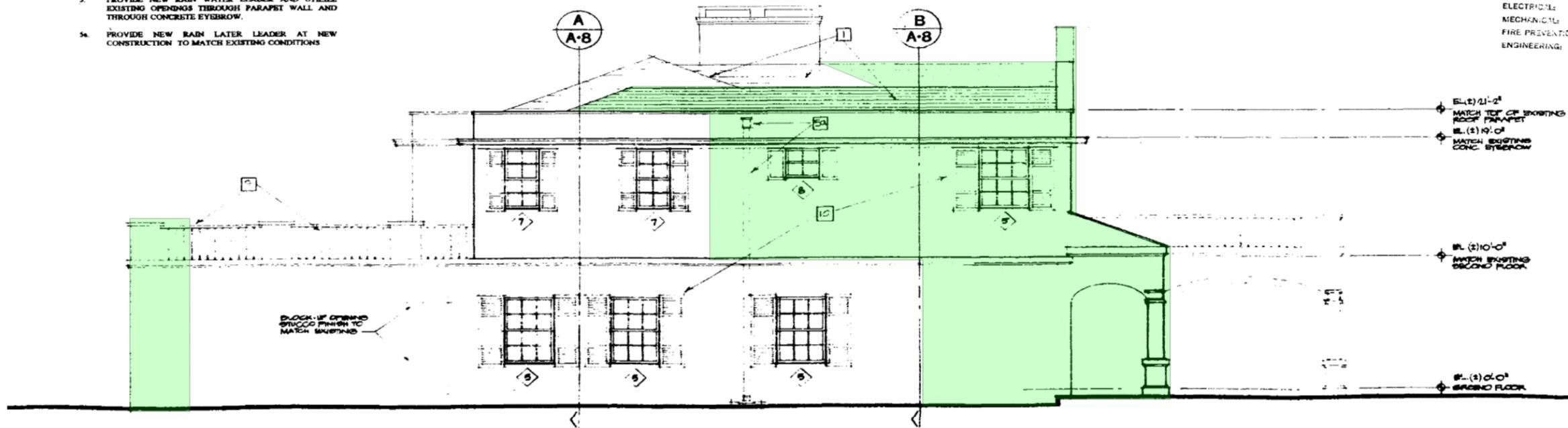
**EAST ELEVATION**

1/4" = 1'-0"

**OFFICE**  
 CITY OF  
 APPROVE  
 THE

- |  |  |   |
|--|--|---|
| <p>1. NEW FLAT, WHITE, CEMENT TILE ROOF.</p> <p>2. REPLACE EXISTING WINDOWS WITH NEW UNITS SEE WINDOW SCHEDULE.</p> <p>3. REPAIR OR REPLACE OPERABLE WINDOW SHUTTERS AS DETERMINED BY EXISTING CONDITION.</p> <p>4. PATCH WALL WITH STUCCO TO MATCH EXISTING FINISH.</p> <p>5. PROVIDE NEW RAIN WATER LEADER AND UTILIZE EXISTING OPENINGS THROUGH PARAPET WALL AND THROUGH CONCRETE EYEBROW.</p> <p>5a. PROVIDE NEW RAIN WATER LEADER AT NEW CONSTRUCTION TO MATCH EXISTING CONDITIONS.</p> | <p>6. PROVIDE NEW CONCRETE SPLASHBLOCKS.</p> <p>7. REMOVE MASONRY WALL IN-FILL AND EXISTING WINDOW UNIT AND PATCH OPENING TO MATCH SURROUNDING FINISHES.</p> <p>8. BLOCK-UP OPENING TO TRIM BAND (MATCH EXISTING BAND) AND PROVIDE NEW ROUND-TOP WINDOW IN OPENING - STUCCO TO MATCH SURROUNDING FINISH.</p> | <p>9. REPAIR EXISTING WOOD, HORIZONTAL &amp; VERTICAL RAILING AS REQUIRED.</p> <p>10. NEW OPERABLE SHUTTERS TO MATCH EXISTING.</p> <p>11. BLOCK-UP OPENING TO NEW WINDOW ALL; NEW ROUND TOP WINDOW WITH STUCCO TO MATCH SURROUNDING FINISH.</p> |
|--|--|---|

BUILDING:  
 ZONING:  
 PLUMBING:  
 ELECTRICAL:  
 MECHANICAL:  
 FIRE PREVENTION:  
 ENGINEERING:



**WEST ELEVATION**

1/4" = 1'-0"



**ROY & POSEY**  
 ARCHITECTS  
 3415 SOUTH BAYVIEW, WEST PALM BEACH, FLORIDA 33411 | 561.658.0681  
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SUBMISSIONS	DATE
PRE-APPLICATION SUBMITTAL	7-2-21
FIRST SUBMITTAL	7-2-21
FINAL SUBMITTAL	8-2-21
REVISIONS	

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