































**CITY MAP - NTS**

**CODE OF ORDINANCES REFERENCES:**

LOT AREA: 142-105  
 MINIMUM LOT WIDTH: 142-105  
 GROSS BUILDING AREA: 142-105  
 LOT COVERAGE: 142-105  
 BUILDING HEIGHT: 54-35  
 BUILDING SETBACKS: 142-106  
 FENCE HEIGHT: 142-1132  
 DRIVEWAYS: 142-1132  
 POOL SETBACK: 142-1133  
 PROJECTIONS: 142-1132, 142-1105  
 OTHER DIMENSIONAL REQUIREMENTS: 142-105

**ELEVATIONS NOTE**

ALL ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).

**SCOPE OF WORK**

- DESCRIPTION  
New construction 2 stories single family residence
- SCOPE INCLUDES
  - Demolition of existing structure
  - New construction 2 stories single family residence

**ZONING DATA**

PROJECT DESCRIPTION: NEW CONSTRUCTION-SINGLE FAMILY  
 MUNICIPALITY: MIAMI BEACH  
 STREET ADDRESS: 253 N COCONUT LN MIAMI BEACH, FL 33139  
 FOLIO NUMBER: 02-4205-002-0160  
 ZONING DISTRICT RS-4  
 FEMA ZONE: AE  
 FIRM MAP: 12086 C 0316-L

GARAGE FLOOR ELEV. @	5.25' NGVD
ADJUSTED GRADE @	5.54' NGVD
BASE FLOOD ELEV. @	8.00' NGVD +2.00' (10.00' NGVD) 1929
1ST FLOOR ELEV. @	11.00' NGVD
2ND FLOOR ELEV. @	23.52' NGVD
ROOF ELEV. @	35.00' NGVD

**FLOOD-RESISTANT DESIGN AND CONSTRUCTION NOTES**

- CLASSIFICATION OF STRUCTURES FOR FLOOD RESISTANCE DESIGN SHALL BE CATEGORY II IN ACCORDANCE WITH ASCE 24.05 TABLE 1.1.
- NEW CONSTRUCTION & SUBSTANTIAL IMPROVEMENTS IN FLOOD HAZARD AREAS SHALL BE CONSTRUCTED WITH FLOOD-DAMAGE-RESISTANT MATERIALS BELOW THE DESIGN FLOOD ELEVATION. (+11.00') PER FBC FIFTH EDITION (2014) BUILDING SECTION 1612 AND TABLE 5-1 OF ASCE 24, LATEST EDITION.
- FLOOD DAMAGE-RESISTANT MATERIALS SHALL HAVE SUFFICIENT STRENGTH, RIGIDITY & DURABILITY TO ADEQUATELY RESIST ALL FLOOD-RELATED AND OTHER LOADS UNLESS DESIGNED TO BREAK AWAY PER ASCE 24, LATEST EDITION.
- UTILITIES & ATTENDANT EQUIPMENT SHALL BE ELEVATED AT OR ABOVE THE DESIGN FLOOD ELEVATION. (+11.00') PER TABLE 7-1 OF ASCE 24, LATEST EDITION.
- FLOOD OPENINGS WILL PROVIDE EQUALIZATION OF HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS BY ALLOWING FOR THE AUTOMATIC ENTRY AND EXIT OF FLOODWATER AS SPECIFIED IN FBC R322.2.2 AND ASCE 24.
- CONTRACTOR TO SUBMIT AN ELEVATION CERTIFICATE UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL.
- CONTRACTOR SHALL SUBMIT FINISHED CONSTRUCTION ELEVATION CERTIFICATE PRIOR TO FINAL BUILDING INSPECTION APPROVAL OR CO. FLOOD OPENINGS LOUVERS, SCREEN OR OTHER OPENING COVER SHALL NOT BLOCK OR IMPEDE THE AUTOMATIC FLOW OF FLOOD WATER INTO OR OUT OF ENCLOSED AREA.
- FLOOD OPENINGS SHALL NOT BE LESS THAN 3 INCHES IN ANY DIRECTION IN THE PLANE OF THE WALL.
- ENCLOSED AREAS BELOW DESIGN FLOOD ELEVATION (+11.00' NGVD) SHALL BE USED SOLELY FOR PARKING, BUILDING ACCESS OR STORAGE.
- THE BOTTOM OF EACH FLOOD OPENING SHALL BE NO HIGHER THAN 1.0 FT. ABOVE THE HIGHER OF THE EXTERIOR OR INTERIOR GRADE OR FLOOR IMMEDIATELY BELOW THE OPENING. DISTANCE SHALL BE NOTED ON EXTERIOR ELEVATIONS SHEETS BELOW EACH OPENING. THE TOP OF THE FLOOD OPENING SHALL NOT BE ABOVE DFE. ANY PART OF THE FLOOD OPENING ABOVE THE DFE CANNOT BE COUNTED TOWARDS THE COMPLIANCE WITH THE FLOOD OPENING REQUIREMENTS.

**PUBLIC WORKS NOTES**

- RECONSTRUCT SWALE/SOD ALONG THE ENTIRE PROPERTY.
- MILL AND RESURFACE 2" AVERAGE USING TYPE S-III ASPHALT MIX DESIGN ON THE DRIVING LANE (10 FOOT WIDE) ALONG THE ENTIRE PROPERTY.
- ANY WORK AND/OR IMPROVEMENTS FROM/THE RIGHT-OF-WAY INCLUDING LANDSCAPING AND IRRIGATION REQUIRE A SEPARATE CMB PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT.
- ALL CONSTRUCTION AND/OR USE OF EQUIPMENT IN THE RIGHT-OF-WAY WILL REQUIRE SEPARATE CITY OF MIAMI BEACH PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT PRIOR TO START OF CONSTRUCTION.

**PUBLIC WORKS-REMINDER NOTES**

- THE CONTRACTOR/PERMIT HOLDER SHALL EMPLOY AN EFFECTIVE INTEGRATED MOSQUITO MANAGEMENT PROGRAM UTILIZING BEST MANAGEMENT PRACTICES DURING THE ENTIRE TIME THE PERMIT IS IN EFFECT.
- A CMB RIGHT OF WAY CONSTRUCTION PERMIT IS REQUIRED BEFORE STARTING ANY DEMOLITION AND/OR CONSTRUCTION ACTIVITY INSIDE RIGHT-OF-WAY. THE PUBLIC WORKS DEPARTMENT RECOMMENDS THAT THE SANITARY SEWER LATERAL BETWEEN PROPERTY LINE AND THE SANITARY SEWER MAIN BE REPLACED IN ALL SUBSTANTIAL IMPROVEMENT PROJECTS. AS A SUBJECTION, CONTRACTOR TO DO A VIDEO INSPECTION OF THE SIX INCHES SANITARY SEWER LATERAL TO CONFIRM THE CONDITION OF THE PIPE AND PROVIDE TWO DIGITAL COPY FOR THE PUBLIC WORKS DEPARTMENT TO REVIEW AND TO CONFIRM THE CONDITION OF THE LATERAL PIPE.
- CONCRETE DECORATIVE REQUIRE A CITY OF MIAMI BEACH RIGHT OF WAY PERMITS FOR CONCRETE DECORATIVE DRIVEWAY CONNECTION (PUBLIC WORKS MANUAL PART II SECTION 2 (A) (4)).
- LANDSCAPE IMPROVEMENTS WITHIN THE RIGHT-OF-WAY REQUIRE PRELIMINARY APPROVALS FROM THE PUBLIC WORKS URBAN FORESTER PRIOR TO APPLYING FOR A PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT.



**ZONING DATA SHEET**

ITEM #	Zoning Information	Required	Existing	Proposed	Deficiencies
1	Address:			253 COCONUT LN, MIAMI BEACH, FLORIDA 33139	
2	Folio number(s):			02-4205-002-0160	
3	Board and file numbers:			N/A	
4	Year built:	1935			RS-4
5	Based Flood Elevation:	8.00' NGVD (8'+2' FB)			3.08' NGVD
6	Adjusted grade (Flood+Grade/2):	8'+3.08/2=5.54' NGVD			2'-0"
7	Lot Area:	7,000 sf (0.16 ac)			
8	Lot width:	50 ft.			140 ft.
9	Max Lot Coverage SF and %:	2,100 sf (30%)			2,100 sf (30%)
10	Existing Lot Coverage SF and %:	N/A			500 sf (garage)
11	Front Yard Open Space SF and %:	750 sf (50%)			735 sf (70%)
12	Max Unit Size SF and %:	3,500 sf (50%)			3,500 sf (50%)
13	Existing First Floor Unit Size:	2,283 sf			1,718 sf
14	Existing Second Floor Unit Size	N/A			
15				Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	1,705 sf
16				Proposed Second Floor Unit Size SF and % (Note: Maximum s 25% of the enclosed floor area immediately below)	426 sf (25%) (1,705 x 0.25)
17	Height:	24 ft.	1 Story	24 ft. / 2 stories	
18	Setbacks:				
19	Front First level:	20 ft.	N/A	20 ft.	
20	Front Second level:	30 ft.	N/A	40 ft.	
21	Side 1:	7'-6"	N/A	7'-6"	
22	Side 2 or (facing street):	7'-6"	N/A	7'-6"	
23	Rear:	21'-0"	N/A	21'-0"	
24	Accessory Structure Side 1:	N/A	N/A	N/A	
25	Accessory Structure Side 2 or (facing street):	N/A	N/A	N/A	
26	Accessory Structure Rear:	N/A	N/A	N/A	
27	Sum of Side yard:	15'-0"	N/A	15'-0"	
27	Located within a Local Historic District?		No		
28	Designated as an Individual Historic Single Family Residence Site?		No		
29	Determined to be Architecturally Significant?		No		

**Notes:**

**SITE NOTE:**

- RECONSTRUCT THE SWALE ALONG THE ENTIRE PROPERTY.
- MILL AND RESURFACE 2" AVERAGE (USE TYPE S-III ASPHALT MIX DESIGN) AT THE DRIVING LANE (10' WIDE) ALONG THE ENTIRE PROPERTY.
- IMPROVEMENTS TO THE RIGHT-OF-WAY REQUIRES A SEPARATE CMB PUBLIC WORK DEPARTMENT PERMIT WITH CITY OF MIAMI BEACH CAPITAL IMPROVEMENT PROJECTS OFFICE APPROVAL IN REGARDS TO PALM-HIBISCUS NEIGHBORHOOD IMPROVEMENTS PROJECT. USE THE CMB PUBLIC WORKS DEPARTMENT MANUAL FOR CMB UTILITIES AND/OR ANY IMPROVEMENT WITHIN THE RIGHT-OF-WAY.
- ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN ALARM COMPLYING WITH UL-2017 THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 DBA AT 10 FEET AS PER FBC R4101.17.1.9.1. AN ALARM WHICH PRODUCES AN AUDIBLE WARNING WHEN THE DOOR AND ITS SCREEN ARE OPENED. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MINIMUM OF 30 SECONDS IMMEDIATELY AFTER THE DOOR IS OPENED AND BE CAPABLE OF BEING HEARD THROUGHOUT THE HOUSE DURING NORMAL HOUSEHOLD ACTIVITIES. THE ALARM SHALL AUTOMATICALLY RESET UNDER ALL CONDITIONS. THE ALARM SHALL BE EQUIPPED WITH A MANUAL MEANS TO TEMPORARILY DEACTIVATE THE ALARM FOR A SINGLE OPENING. SUCH DEACTIVATION SHALL LAST NO MORE THAN 15 SECONDS. THE DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54 INCHES ABOVE THE THRESHOLD OF THE DOOR.
- VAPOR BARRIER 15 MI POLYETHYLENE VAPOR RETARDER W/JOINTS LAPPED NOT LESS THAN 6 INCHES, OR OTHER APPROVED EQUIVALENT METHODS OR MATERIALS.
- PROTECTION AGAINST TERMITES: R318.1** TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION (SEE SECTION 202, REGISTERED TERMITICIDE). UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES".
- REFER TO LANDSCAPE DRAWINGS FOR PLANTS SPECS, DIMENSIONS, IRRIGATION LAYOUT AND DETAILS.
- REFER TO CIVIL DRAWINGS FOR DRAINAGE LAYOUT AND CALCULATION.
- SEE LANDSCAPE DRAWINGS FOR: TREE MITIGATION/RELOCATION, LANDSCAPE SOFTSCAPE AND HARDSCAPE LAYOUT.
- ALL YARDS SHALL BE SLOPED TO RETAIN ALL STORMWATER ON SITE, AND SHALL NOT DRAIN ONTO ADJACENT PROPERTIES.
- CONTRACTOR SHALL REQUEST VERIFICATIONS AND LOCATION MARKINGS FROM UTILITY COMPANIES FOR ALL UNDERGROUND UTILITY SERVICES PRIOR TO BEGINNING ANY EXCAVATIONS.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING SURVEYOR SITE LAYOUT OF ALL FOUNDATIONS AND STRUCTURE LOCATIONS, IN ADDITION TO SITE GRADE ELEVATION BENCHMARKS.
- ALL DOWNSPOUTS, STORM DRAINS, FOOTING, AND FOUNDATION DRAINS SHALL BE CONNECTED TO THE STORM DRAINAGE SYSTEM AS INDICATED IN CIVIL DWGS. DOWNSPOUTS SHALL BE TIGHT LINED SEPARATE FROM FOUNDATION DRAINS.
- SHOULD ANY UNUSUAL CONDITIONS BECOME APPARENT DURING GRADING, TRENCHING, FOUNDATION WORK, ETC. CONTRACTOR SHALL CONTACT OWNER AND ARCHITECT FOR INSTRUCTIONS PRIOR TO CONTINUATION OF WORK.
- THE GEOTECHNICAL REPORTS FOR THE SITE PROVIDED BY THE OWNER SHALL BE PART OF THE CONSTRUCTION AND CONTRACT DOCUMENTS.
- SLOPE ALL DECKS, WALKWAYS, DRIVEWAYS, IMPERVIOUS GRADE, AND PATIOS AWAY FROM BUILDINGS AT 2% MAXIMUM. PERVIOUS GRADE AREAS SHALL SLOPE AWAY FROM THE BUILDING AS INDICATED IN CIVIL GRADING PLAN.
- GC TO PROVIDE A SWIMMING POOL ALARM THAT, WHEN PLACED IN A POOL, SOUNDS AN ALARM UPON DETECTION OF AN ACCIDENTAL OR UNAUTHORIZED ENTRANCE INTO THE WATER. REFER TO 2016 FLORIDA STATUTES, CHAPTER 515.

ISSUE DATE: 01/03/2022 DRB FINAL SUBMITTAL

No.	Date	Description
1	12/20/2021	Revision 1

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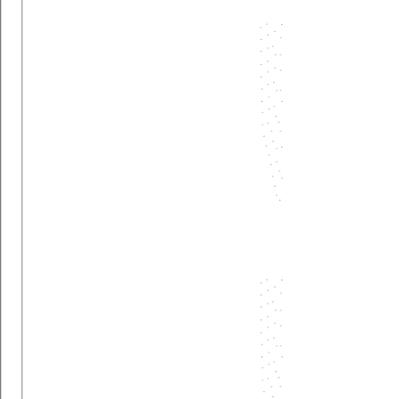
architecture urban-planning interior-design

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REINALDO BORGES, ARCHITECT

**Project Team**



**Project Name**

**CASA BAHIA**

253 N COCONUT LN  
 MIAMI BEACH, FLORIDA, 33139  
 FOLIO # 02-4205-002-0160

**Project Number**

21-3600

**Drawing Name**

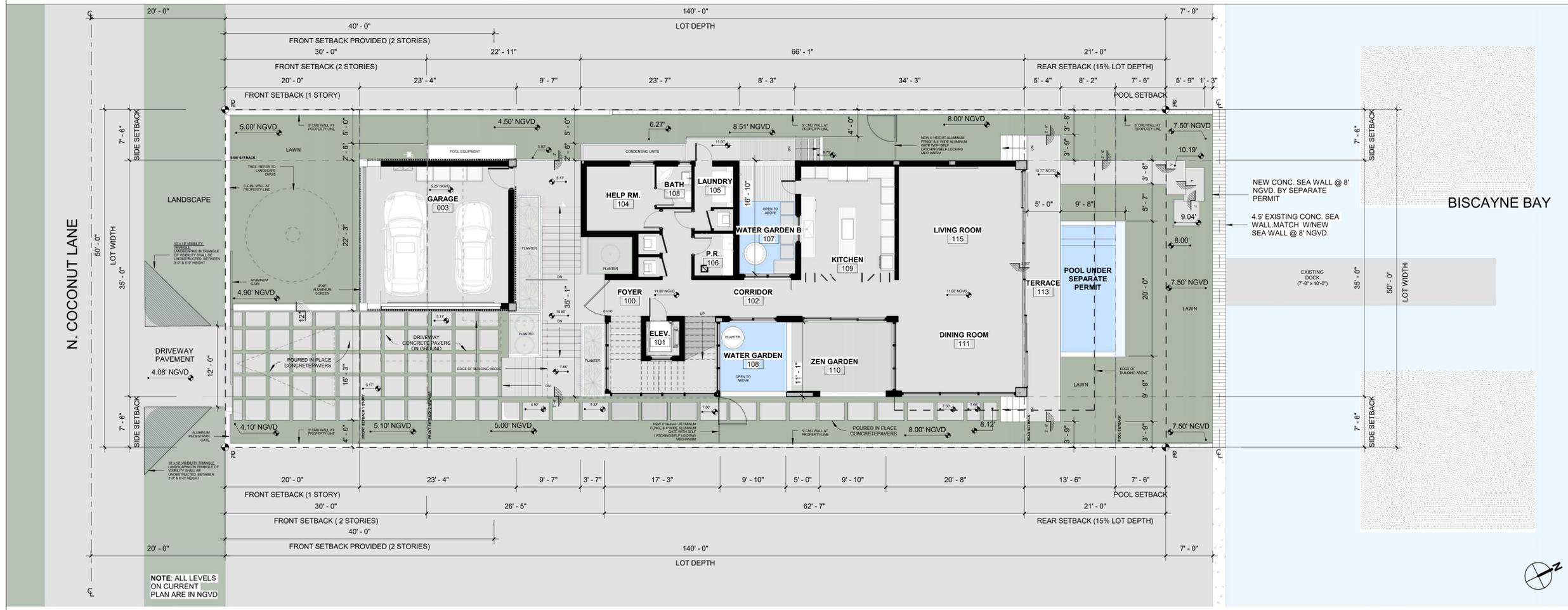
SITE PLAN

**Scale:**

1/8" = 1'-0"

**Drawing Number**

**A-100**



**1 SITE PLAN**  
1/8" = 1'-0"









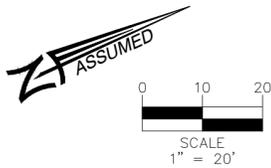








# MAP OF BOUNDARY SURVEY

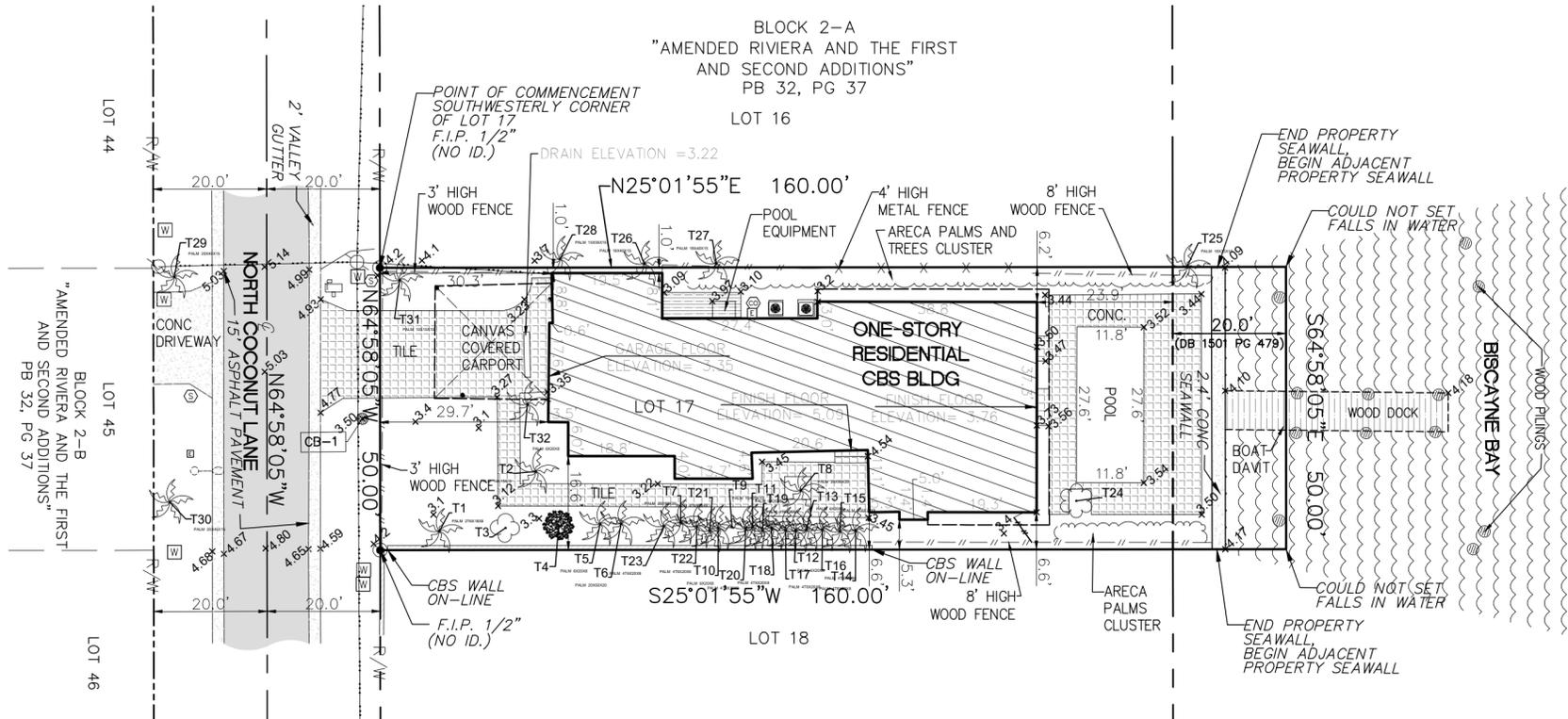


## LEGEND

SYMBOL	DESCRIPTION
●	FOUND IRON REBAR
⊙	FOUND IRON PIPE WITH CAP
P/L	PROPERTY LINE
R/W	RIGHT-OF-WAY
CBS	CONCRETE BLOCK STUCCO
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
PB	PLAT BOOK
PG	PAGE
DB	DEED BOOK
7	NUMBER OF PARKING SPACES
S.I.P.	SET IRON PIPE
T.O.P.	TOP OF PIPE
SWK	SIDEWALK
P.O.B.	POINT OF BEGINNING
N.T.S.	NOT TO SCALE
T.B.M.	TEMPORARY BENCH MARK
F.F.E.	FINISH FLOOR ELEVATION
S.I.R.	SET IRON REBAR
F.D.H.	FOUND DRILL HOLE
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON REBAR
⊙	CATCH BASIN
E	ELECTRICAL WALL PANEL
⊙	FIRE HYDRANT
⊙	DRAINAGE CURB INLET
⊙	BACKFLOW PREVENTOR
⊙	SUBDIVISION BLOCK NUMBER
⊙	PEDESTRIAN SIGNAL
E	ELECTRIC UTILITY BOX
⊙	LIGHT POLE
⊙	GUY ANCHOR
W	WATER METER
W	WATER VALVE
⊙	GREASE-TRAP MANHOLE
⊙	SANITARY SEWER CLEAN-OUT
MHS	SANITARY SEWER MANHOLE
⊙	SANITARY SEWER VALVE
⊙	MANHOLE_UNKNOWN
MHD	DRAINAGE MANHOLE
⊙	SIGNAL MAST ARM
⊙	INTERCOM
⊙	POST
⊙	SIGN
⊙	MAILBOX
⊙	CONCRETE UTILITY POLE
⊙	GUARDRAIL
⊙	FPL TRANSFORMER
⊙	WOOD UTILITY POLE
T1	TREE NUMBER
⊙	UTILITY STRUCTURE NUMBER
⊙	CBS WALL
⊙	WOOD FENCE
⊙	IRON FENCE
⊙	IRON ROLLING GATE
⊙	IRON SWING GATE
⊙	CHAIN-LINK FENCE
⊙	CHAIN-LINK ROLLING GATE
⊙	CHAIN-LINK SWING GATE
⊙	FENCE_OTHER
⊙	TREE
⊙	PINE TREE
⊙	PALM TREE
PL	PROPERTY LINE
---	RIGHT-WAY-LINE
---	EASEMENT LINE
STM	X-UTL-DRAIN
SAN	X-UTL-SANT
---	OVERHEAD UTILITY LINE
---	EXISTING ELEVATION
---	GRAVEL
---	BRICK
---	BUILDING HATCH
---	CONCRETE
---	TILE
---	ASPHALT PAVEMENT
---	HANDICAP TACTILE STRIP

Tree No.	COMMON NAME	DIAMETER(INCHES)	HEIGHT(FT)	CANOPY(FT)
T1	PALM (2 trunks)	6	18	8
T2	PALM	14	15	10
T3	TREE-U	24	45	30
T4	ROYALPOINCIANA	22	50	25
T5	PALM	6	20	8
T6	PALM	20	50	20
T7	PALM	20	50	20
T8	PALM	20	50	20
T9	PALM	10	25	10
T10	PALM	6	20	8
T11	PALM	6	20	8
T12	PALM	6	20	8
T13	PALM	6	20	8
T14	PALM (4 trunks)	6	20	8
T15	PALM (4 trunks)	6	20	8
T16	PALM (4 trunks)	6	20	8
T17	PALM (4 trunks)	6	20	8
T18	PALM (4 trunks)	6	20	8
T19	PALM (4 trunks)	6	20	8
T20	PALM (4 trunks)	6	20	8
T21	PALM (4 trunks)	6	20	8
T22	PALM (4 trunks)	6	20	8
T23	PALM (4 trunks)	6	20	8
T24	PALM	14	45	20
T25	PALM	18	35	15
T26	PALM	18	40	15
T27	PALM	18	40	15
T28	PALM	15	35	15
T29	PALM	20	45	15
T30	PALM	20	45	15
T31	PALM	10	15	10
T32	PALM	6	20	8

NO.	STRUCTURE	RIM	DIRECTION	DOWN	INVERT	DESCRIPTION
1	CB	3.50	BOTTOM	4.40	-0.90	
			N	4.40	-0.90	PVC 12"
			S	4.40	-0.90	PVC 12"
			W	2.50	1.00	PVC 8"



### SURVEYOR'S NOTES:

#### SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work of the Boundary Survey was on December 01, 2021.

#### SECTION 2) LEGAL DESCRIPTION:

Lot 17, Block 2-A, of RIVIERA PALM ISLAND, according to the Plat thereof, recorded in Plat Book 32, Page 37, of the Public Records of Miami-Dade County, Florida.

Together with that part of the 20 foot strip contiguous to and abutting said lot which was conveyed to the Biscayne Bay Islands Company by deed recorded in Deed Book 1501, Page 479, more specifically described by metes and bounds as follows:

Commencing at the Southwesterly corner of Lot 17, Block 2-A of RIVIERA as per Amended Plat recorded in Plat Book 32, Page 37, of the Public records of Miami-Dade County, Florida; thence Northeasterly 160 feet along the dividing line between Lots 16 and 17 and its extension into the Bay; thence at a right angle to the right 50 feet; thence at a right angle to the right 160 feet along the dividing line between Lots 17 and 18 and its extension into the Bay to the Southeasterly corner of Lot 17; thence at a right angle to the right 50 feet along the dividing line of Lot 17 and the street to the Point of Beginning.

Containing 8,000 Square Feet or 0.18 Acres, more or less, by calculations.

**Property Address and Tax Folio Number:**  
253 North Coconut Lane, Miami Beach, FL 33139  
Folio No.: 02-4205-002-0160

#### SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for this Type of Survey as defined in Rule 5J-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of (1"=20') or smaller.

#### SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Plat of "AMENDED RIVIERA AND THE FIRST AND SECOND ADDITIONS", recorded in Plat Book 32, at Page 37, Miami-Dade County Records.

Warranty Deed, dated February 16th, 2017, recorded in Official Records Book 30433, Page 2725, Miami-Dade County Records.

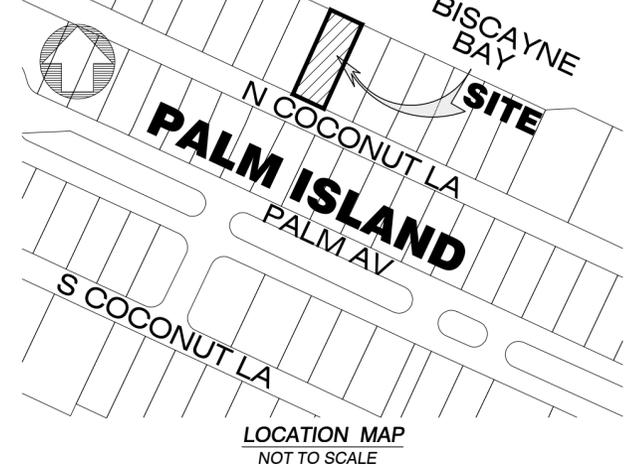
Bearings as shown hereon are based upon the Center Line of the Subject Site with an assumed bearing of N64°50'18"W, said line to be considered a well established and monumented line.

This property is to be located in Flood Zone "AE", with an Elevation of 9, as per Federal Emergency Management Agency (FEMA) Community Number 120651 (City of Miami Beach), Map Panel No. 12086C0316, Suffix L, Map Revised Date: September 11, 2009.

Legal Description was furnished by client.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929 (NGVD 1929). Benchmark used, City of Miami Beach, Benchmark Number CMB PALM 01 R, Elevation 3.572 feet (NAVD-88). The Benchmark elevation was added 1.51 to be converted to (NGVD 1929) from North American Vertical Datum (NAVD 1988).

### SECTION 5 - TOWNSHIP 54 SOUTH - RANGE 42 EAST



#### SECTION 5) LIMITATIONS:

Since no other information were furnished other than that is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear in the public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

#### SECTION 6) CLIENT INFORMATION:

This Boundary Survey was prepared at the request of and certified to:

Onur Peker

#### SECTION 7) SURVEYOR'S CERTIFICATE:

I hereby certify that this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary 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-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

HADONNE CORP., a Florida Corporation  
Florida Certificate of Authorization Number LB7097

By: Abraham Hadad, PSM  
For the Firm  
Registered Surveyor and Mapper LS6006  
State of Florida

NOTICE: Not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

REVISIONS		
1.	6.	16.
2.	7.	17.
3.	8.	18.
4.	9.	19.
5.	10.	20.

**HADONNE**  
LAND SURVEYOR AND MAPPERS  
3D LASER SCANNING  
UTILITY COORDINATION  
SUBSURFACE UTILITY ENGINEERING  
1985 NW 88th Court, Suite 101 - Doral, FL 33172 - P: +1(305)266-1188 - F: +1(305)207-6845 - W: www.hadonne.com

**MAP OF BOUNDARY**  
for  
**ONUR PEKER**  
of  
**253 N COCONUT LANE, MIAMI BEACH, FL 33139**

Field Book: FILE	Job No.: <b>21142</b>
DRAWN BY: MM	
TECH BY: RI	
QA/QC BY: JS	







