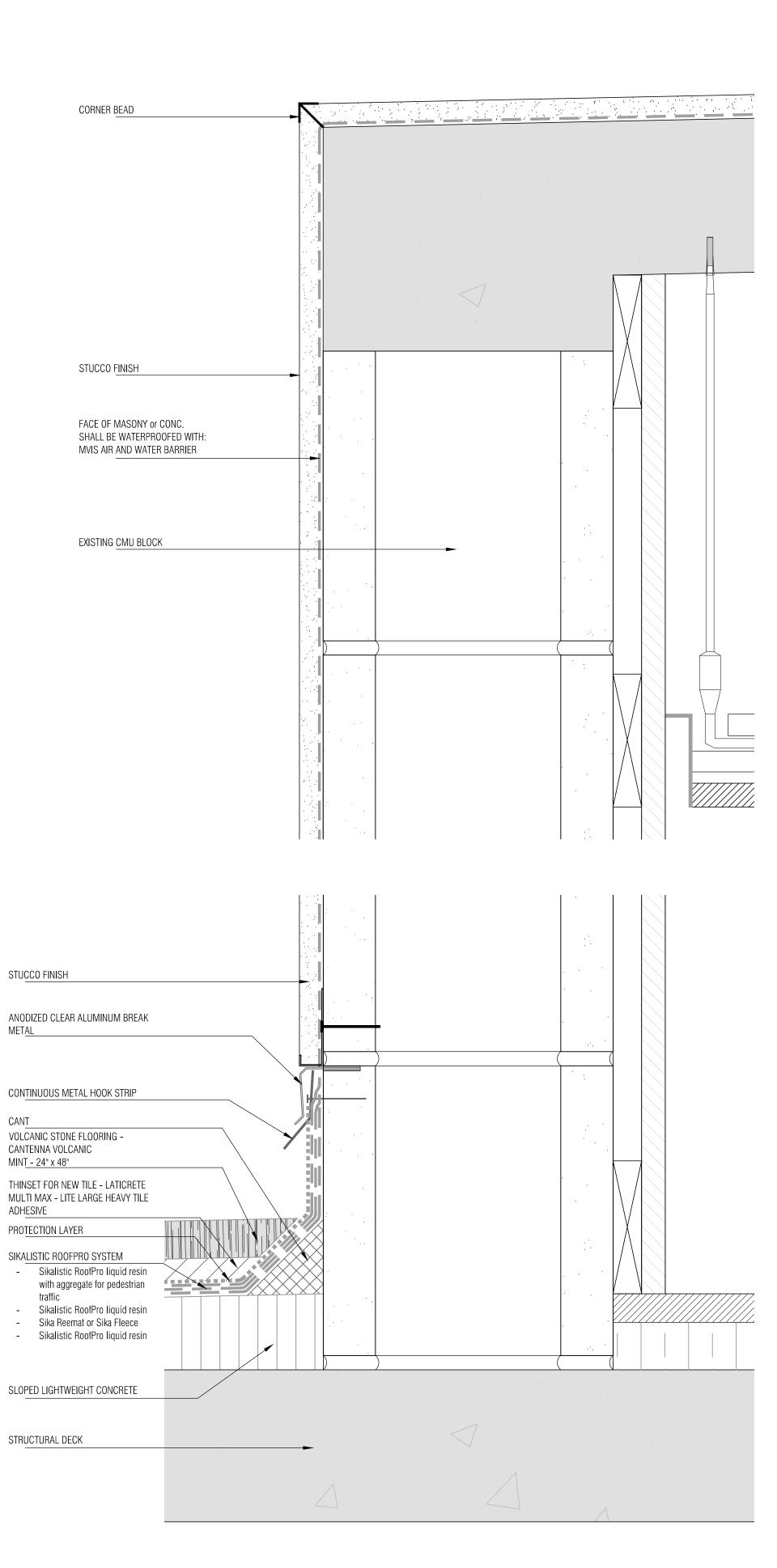


DETAIL 5.1 - FRENCH DOOR HEADER & SILL DETAIL

SCALE : 6 " = 1'



DETAIL 5.2 - INTERIOR/EXTERIOR CMU WALL DETAIL

SCALE: 6 " = 1"

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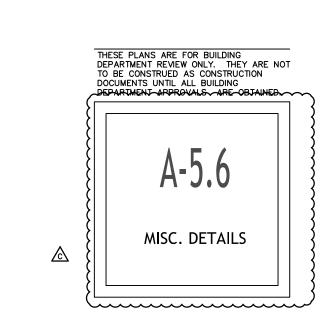
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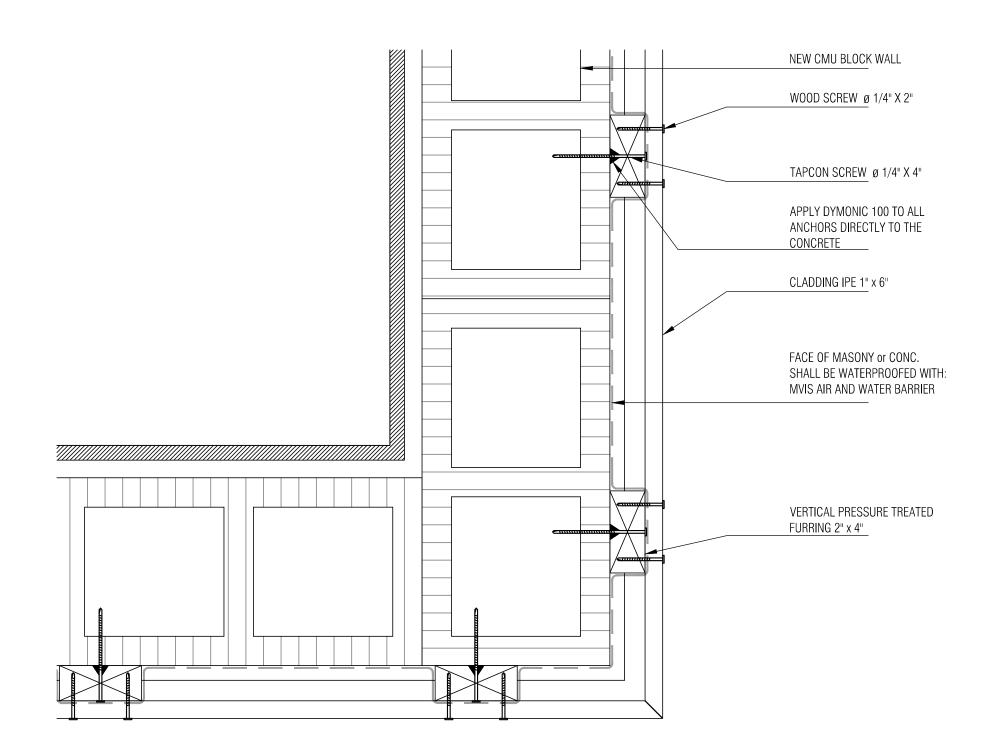
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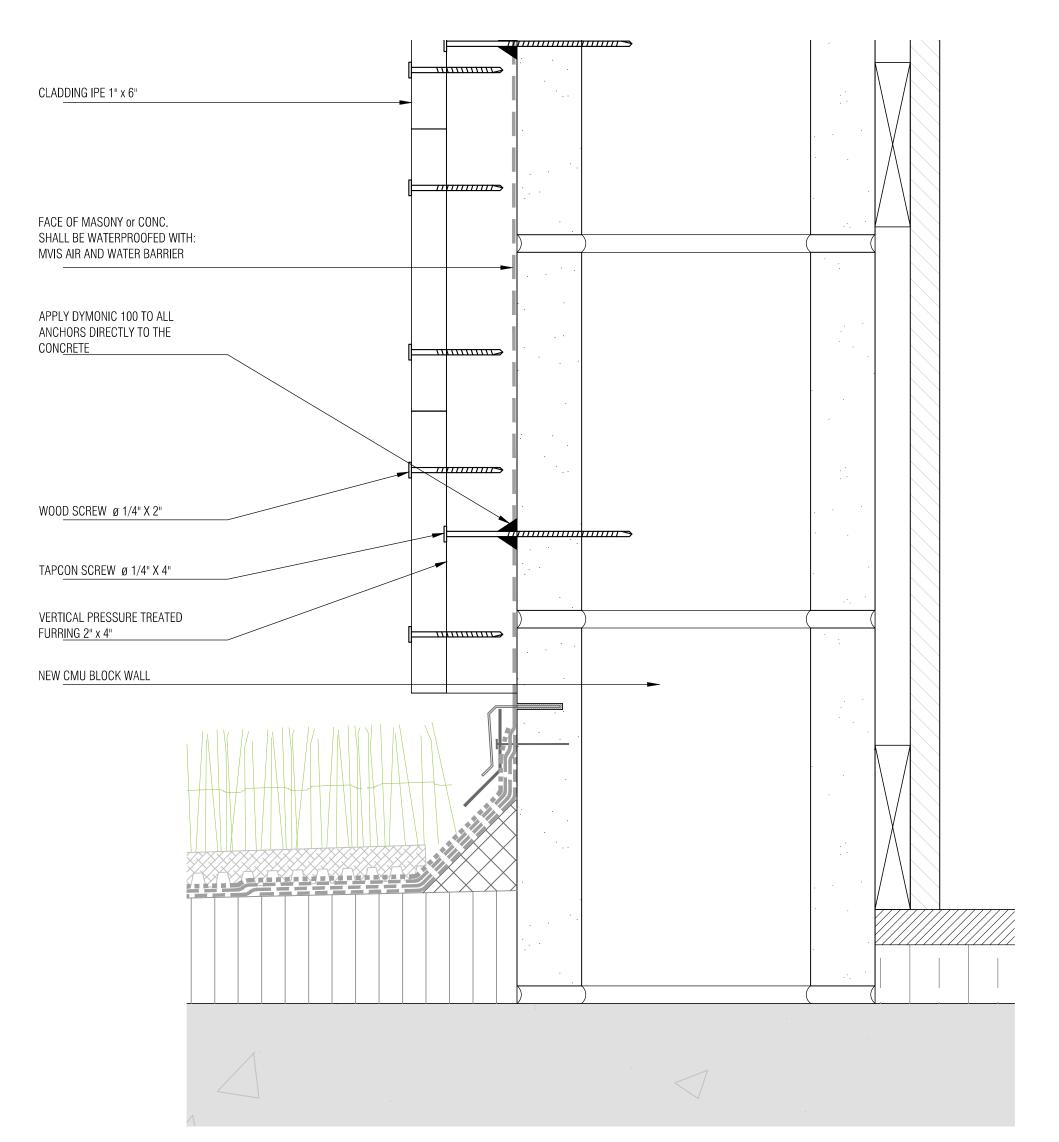
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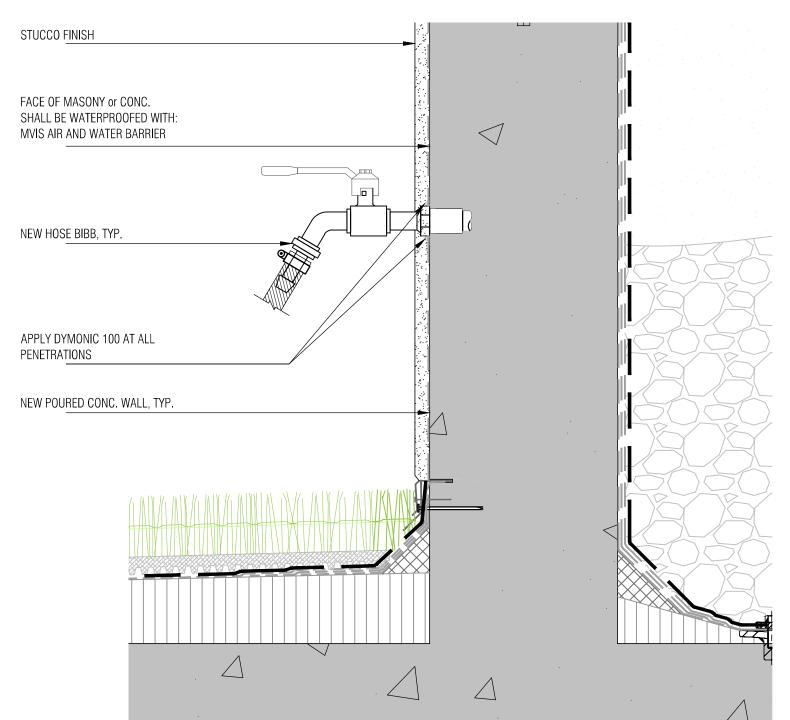
DETAIL 6.0 - WOOD CLADDING CORNER PLAN DETAIL

SCALE : 3 " = 1'



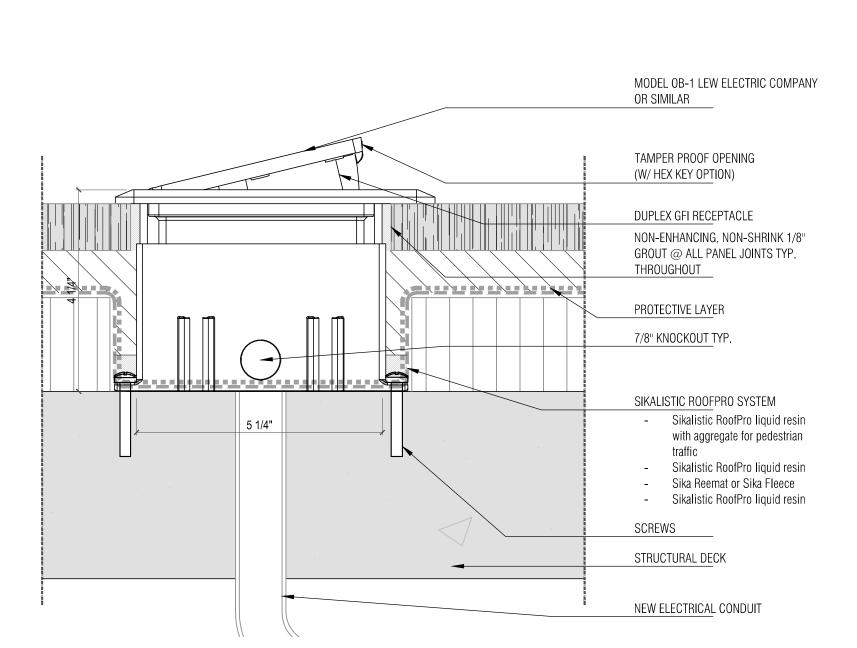
DETAIL 6.0 - WOOD CLADDING SECTION DETAIL

SCALE : 6 " = 1'



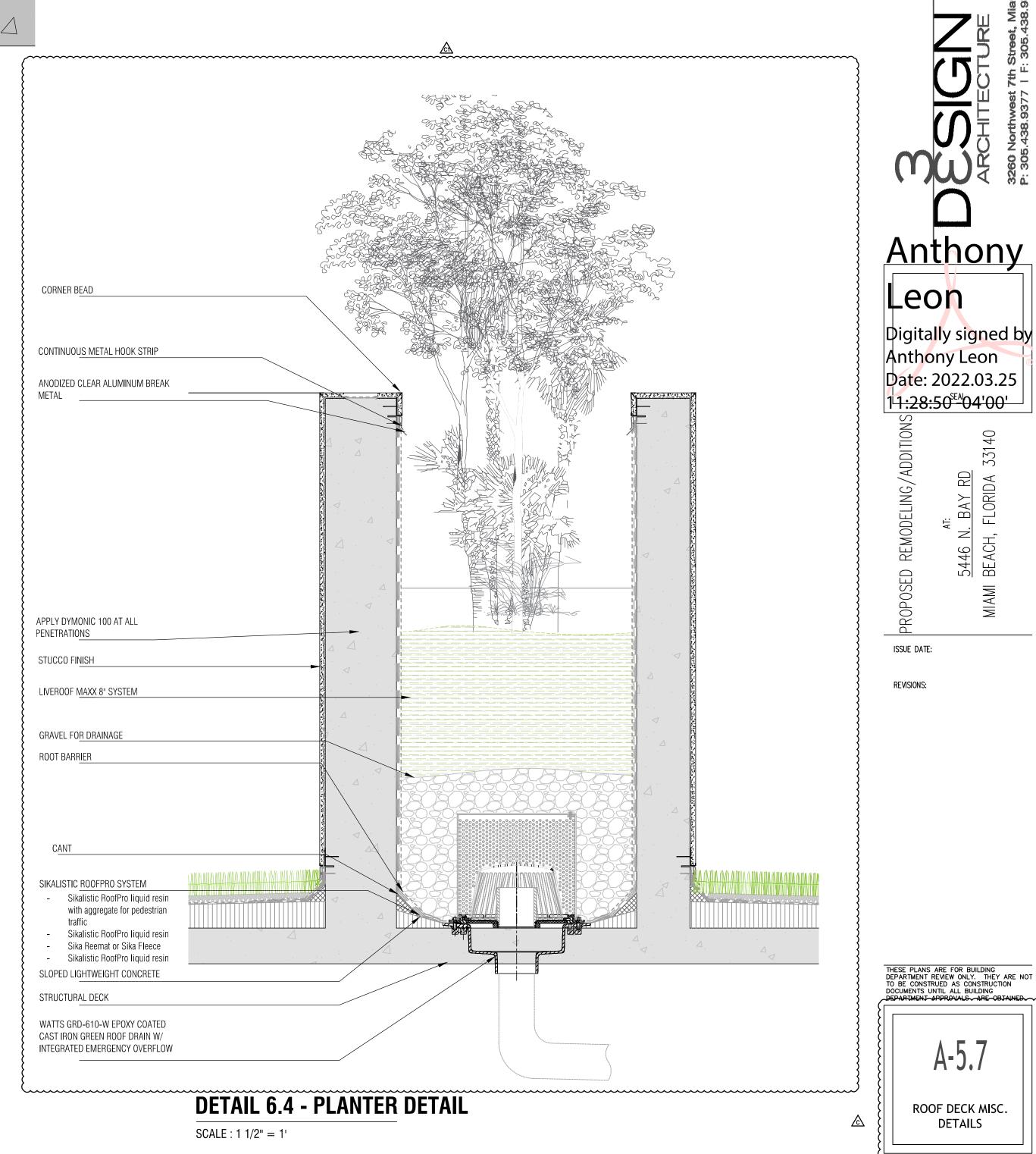
DETAIL 6.1 - HOSE BIBB

SCALE : 3" = 1'



DETAIL 6.3 - RECEPTACLE OUTDOOR FLOOR BOX

SCALE : 6 " = 1'



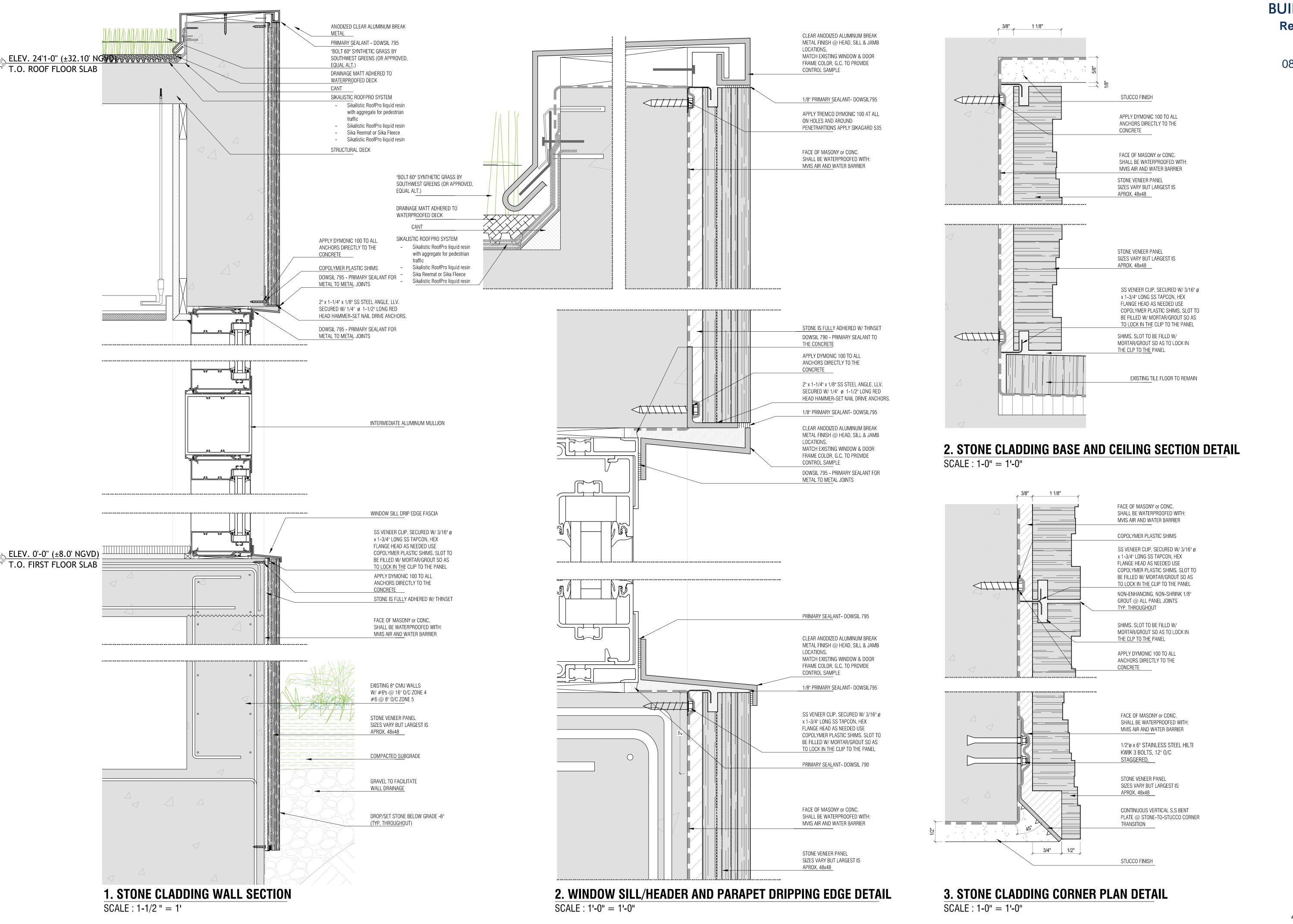
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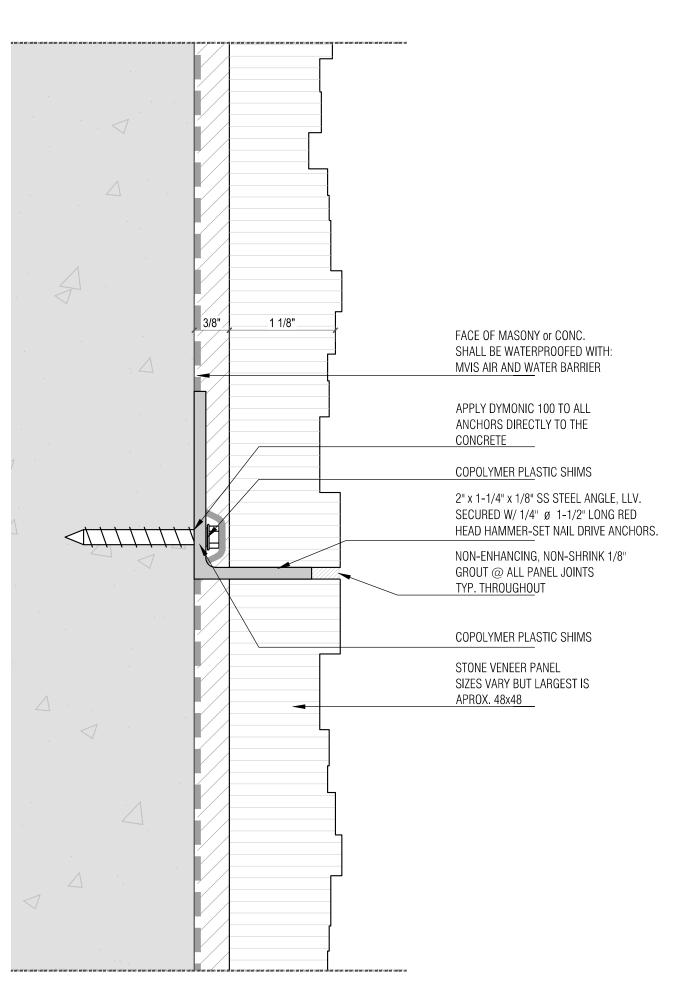
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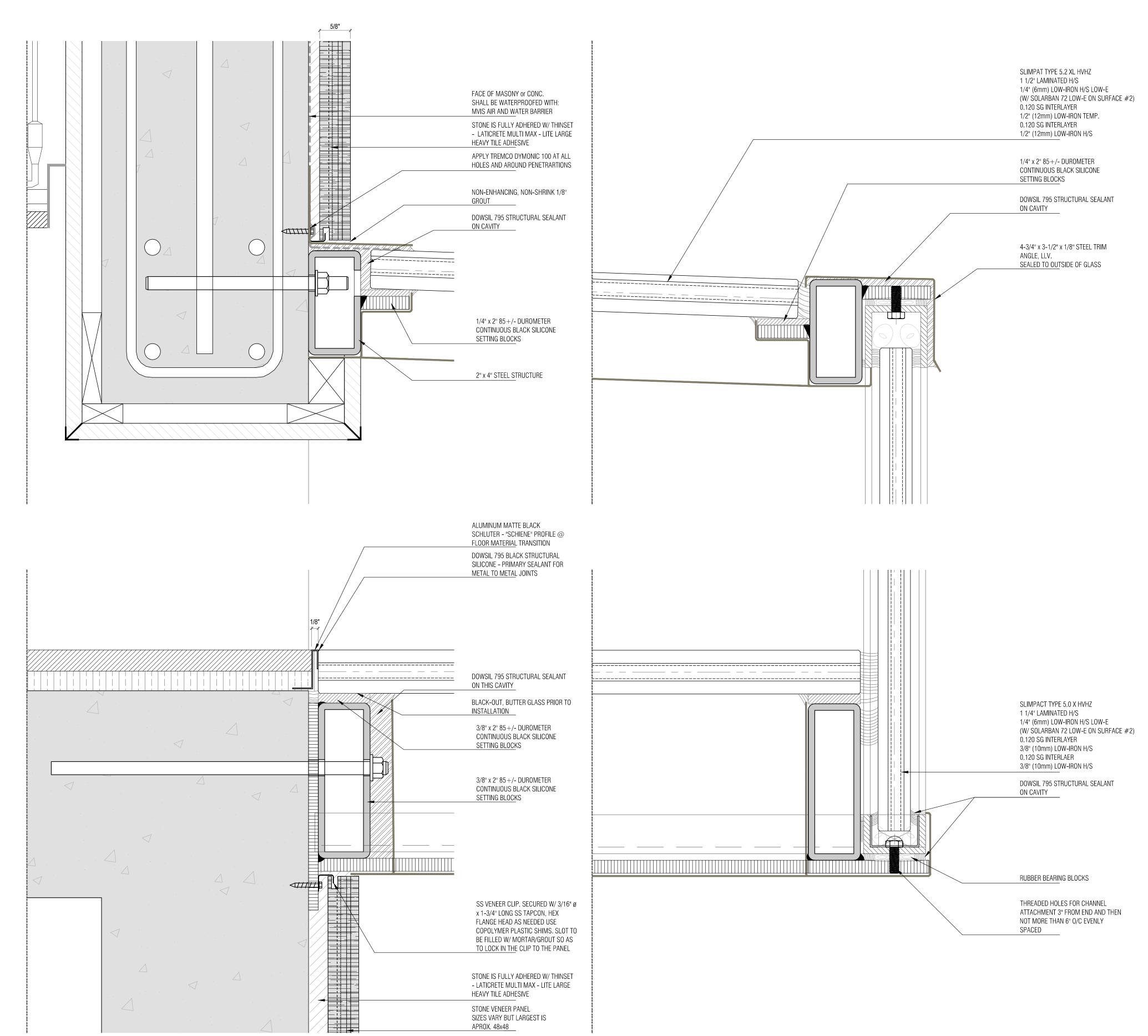
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STONE CLADDING
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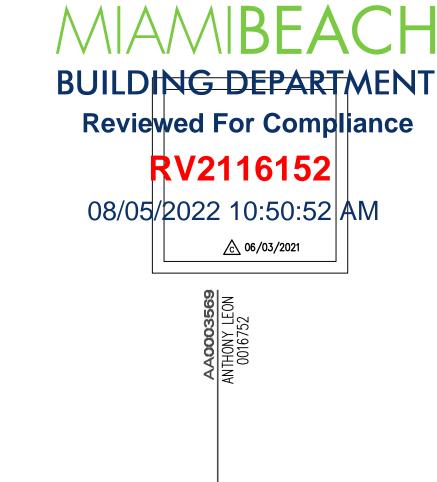


4. STONE CLADDING STEEL ANGLE SUPPORT DETAIL



5. GLASS BOX SECTION DETAIL

SCALE: 6 " = 1'



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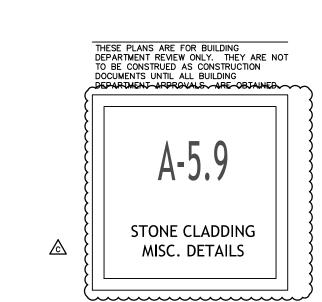
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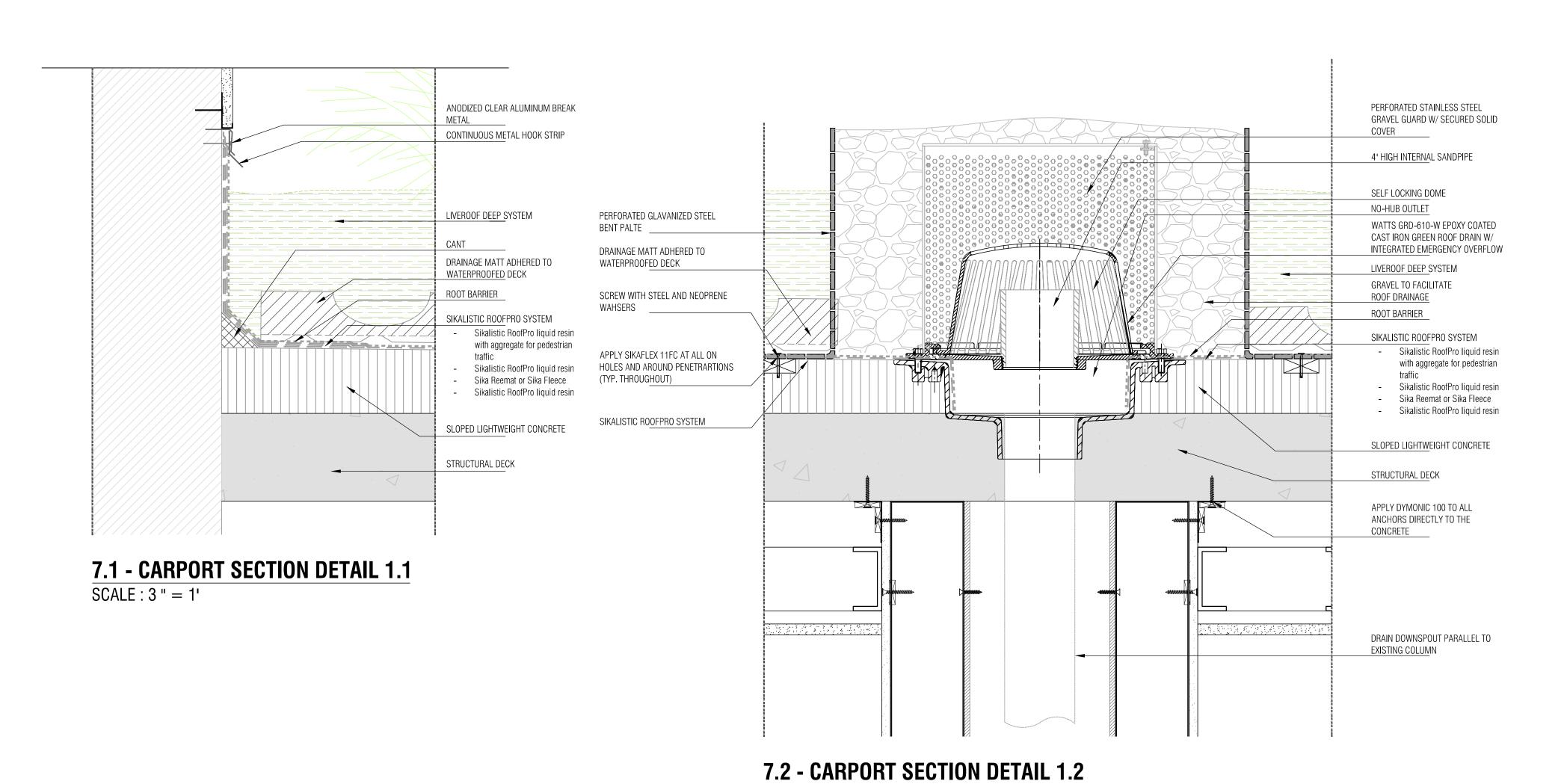
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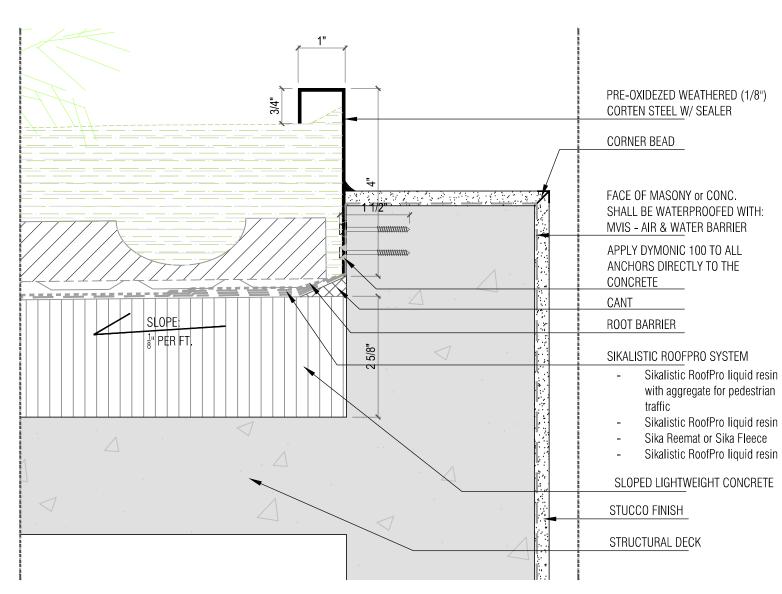
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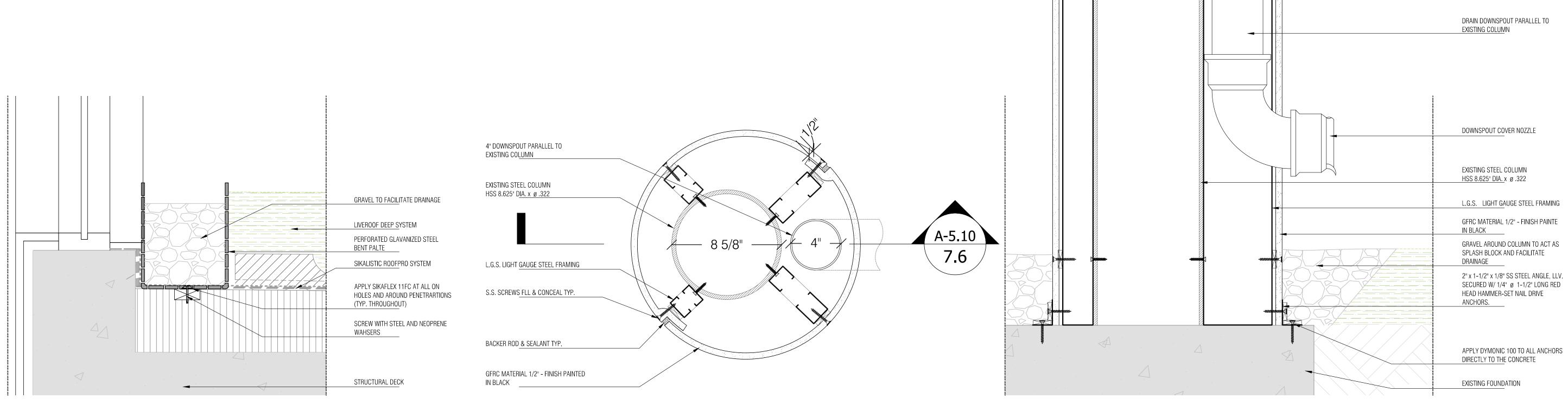




SCALE: 3 " = 1'



7.3 - CARPORT SECTION DETAIL 1.3 SCALE: 3 " = 1'



7.4 - CARPORT SECTION DETAIL 1.4

SCALE : 3 " = 1'

7.5 - GFRC COLUMN COVER PLAN DETAIL
SCALE: 3 " = 1'

7.6 - COLUMN & DRAIN DETAIL 1.4

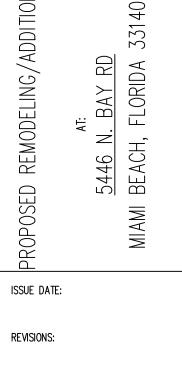
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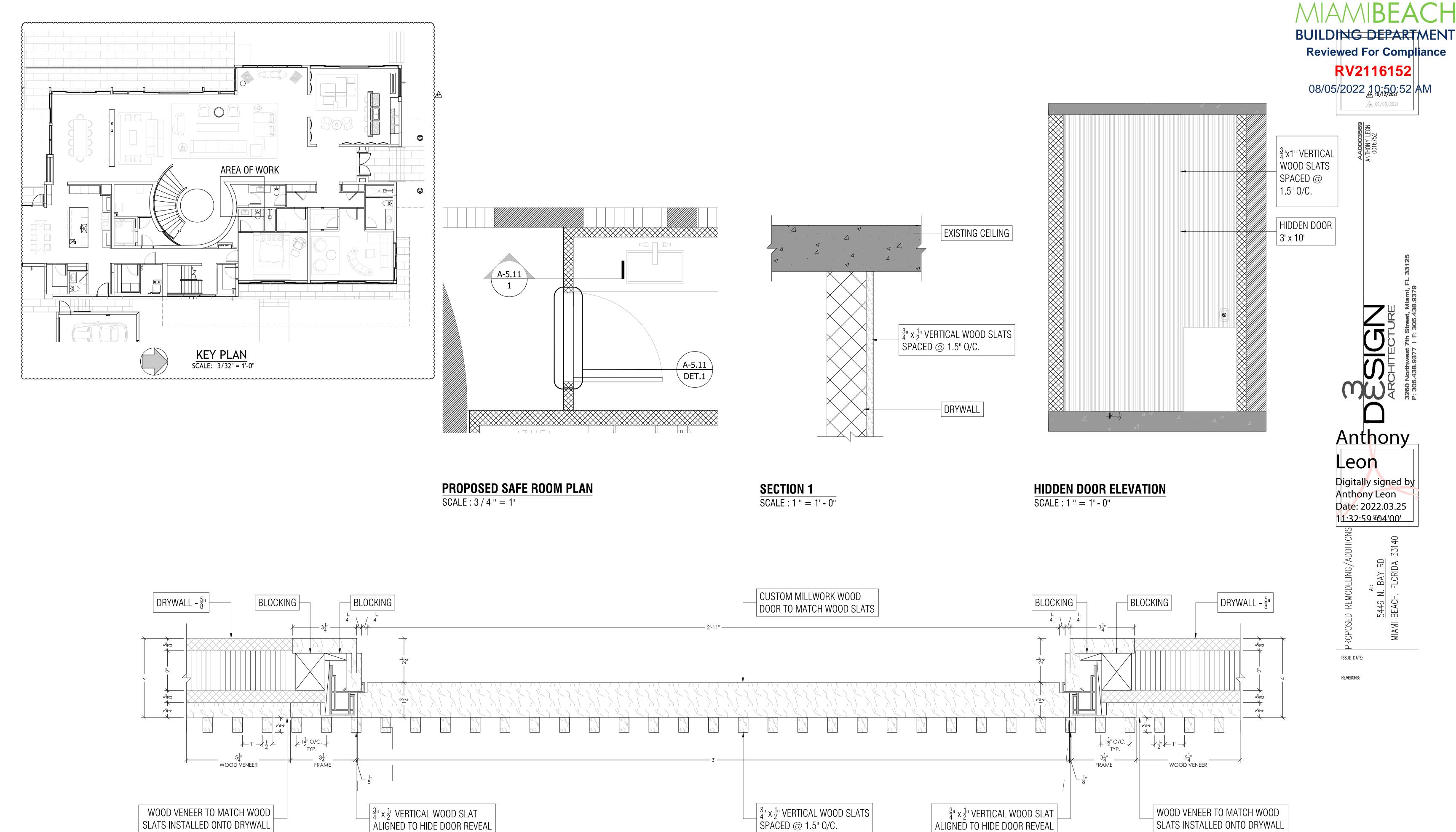




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PORTE COCHERE
MISC. DETAILS

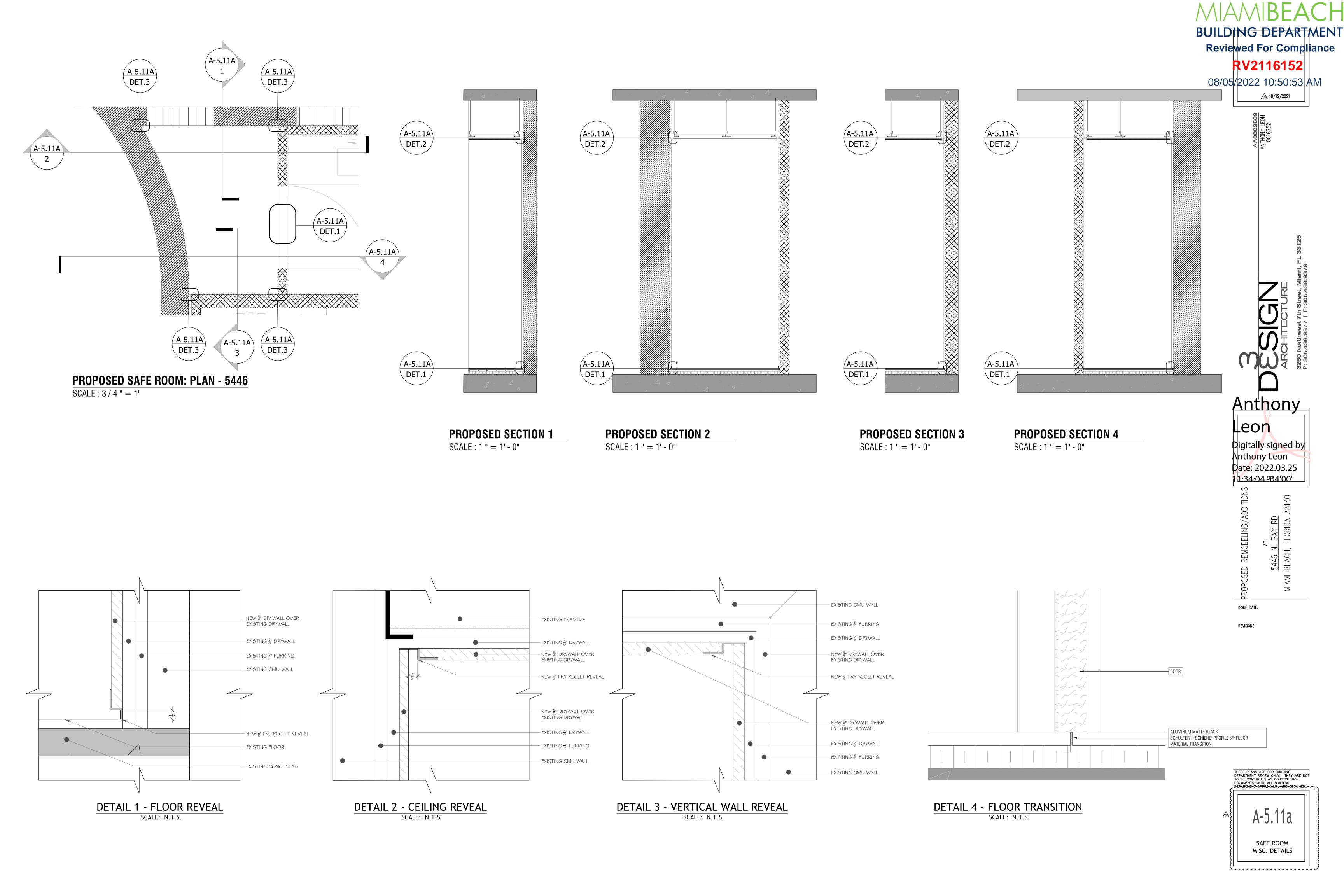


HIDDEN DOOR PLAN DETAIL 1
SCALE: 1 " = 1' - 0"

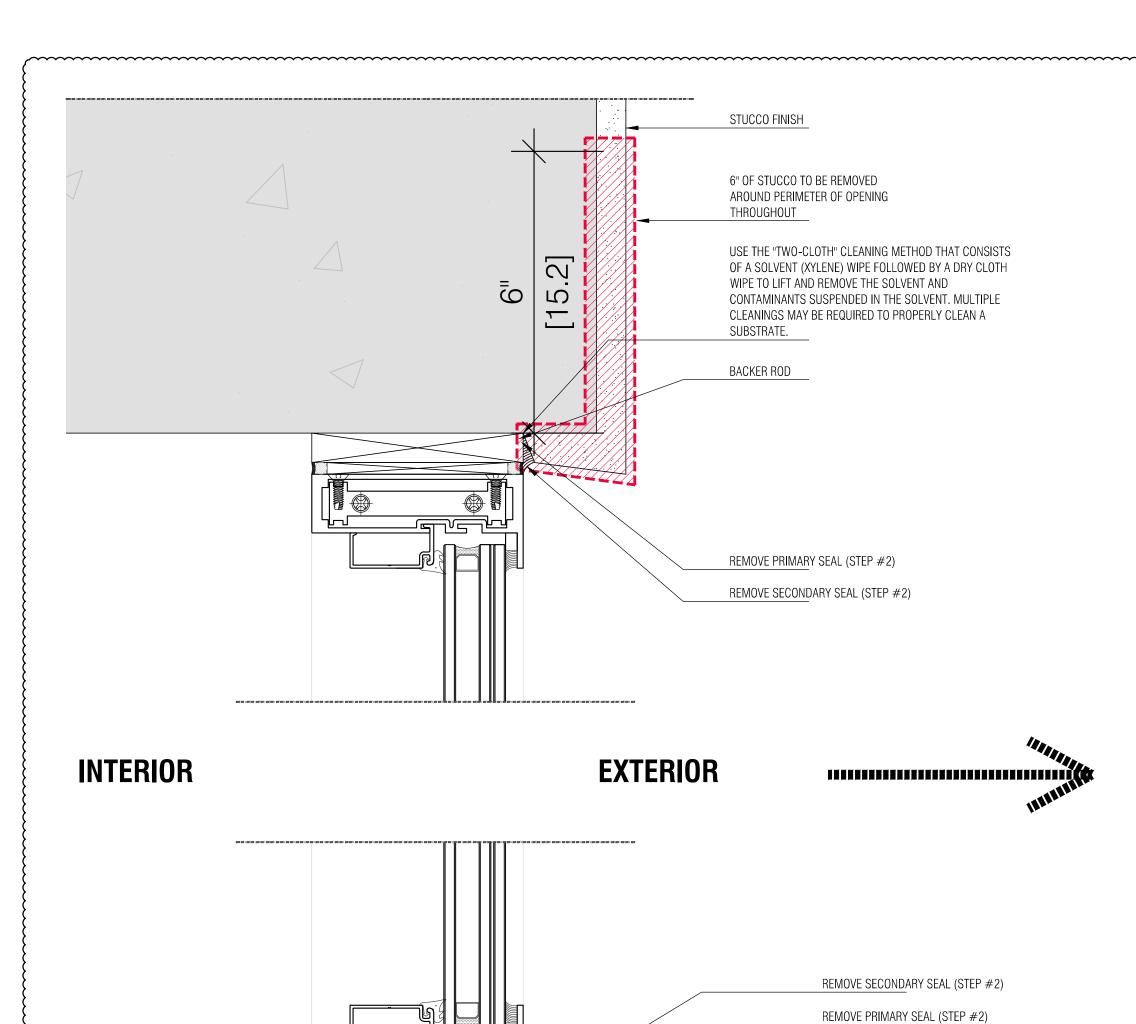
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SAFE ROOM MISC. DETAILS



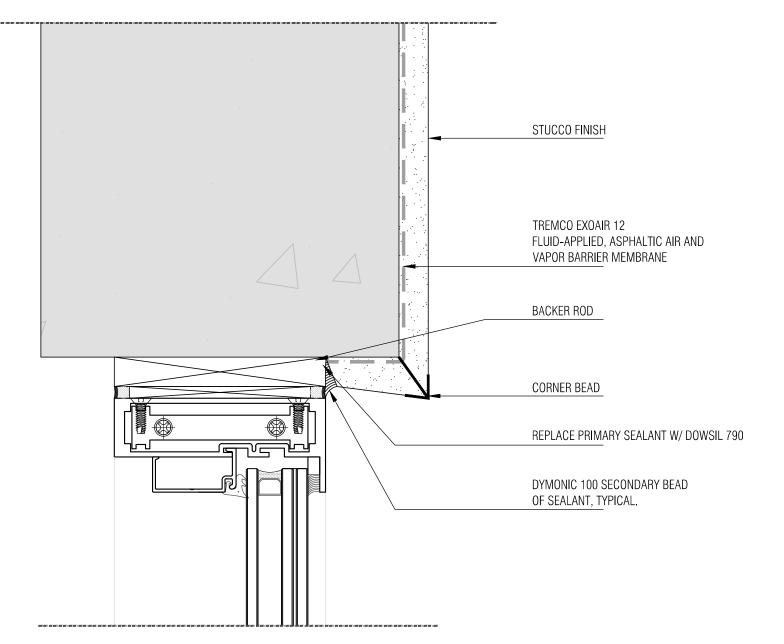


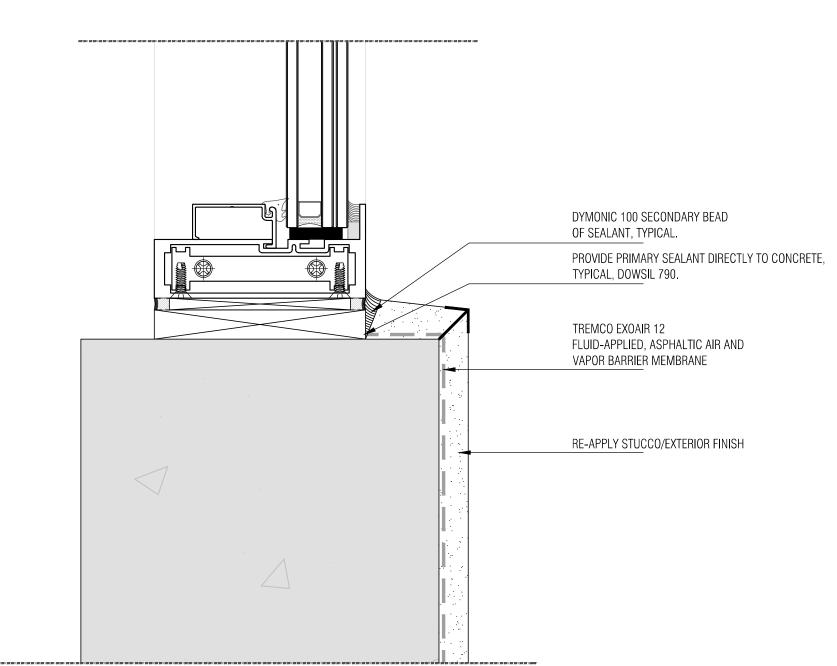


STUCCO TO BE REMOVED (STEP #1)

BACKER ROD

9







WINDOW SILL & HEADER - EXISTING PERIMETER

SCALE: 6 " = 1'

EXTERIOR OPERABLE/FIXED OPENING W/ STUCCO ON PERIMETER

- 1. REMOVE STUCCO ON THE PERIMETER OF THE GLAZING SYSTEM. MINIMUM 6" STUCCO TO BE REMOVED
- 2. REMOVE PRIMARY SEAL, SECONDARY SEAL, SCREW SEALANT AND METAL TO METAL JOINT SEALANT.
- 3. USE THE "TWO-CLOTH" CLEANING METHOD THAT CONSISTS OF A SOLVENT (XYLENE) WIPE FOLLOWED BY A DRY CLOTH WIPE TO LIFT AND REMOVE THE SOLVENT AND CONTAMINANTS SUSPENDED IN THE SOLVENT. MULTIPLE CLEANINGS MAY BE REQUIRED TO PROPERLY CLEAN A SUBSTRATE.
- 4. SLIDING GLASS DOOR SUB-SILL SCREW TO BE REMOVED AT ONE LOCATION TO CONFIRM IF PRIMARY SILL HAS A PENETRATION HOLE
- 4. THEN REAPPLY CAULKING DOWSIL 790 OR APPROVED SEALANT BY GLAZING MANUFACTURER AROUND THE PERIMETER OF THE OPENING WITH AN OPEN CELL BACKED ROD AS NEEDED.
- 5. RE-APPLY STUCCO/EXTERIOR FINISH WITH SECONDARY BEAD OF CAULKING SUCH AS DYMONIC 100 OR SIMILAR

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INTERIOR

EXTERIOR

INTERIOR

EXTERIOR

BACKER ROD

REMOVE PRIMARY SEALANT

REMOVE SECONDARY SEALANT

6" OF STUCCO TO BE REMOVED AROUND PERIMETER OF OPENING

RE-APPLY DOWSIL 790 - PRIMARY SEALANT

RE-APPLY DYMONIC 100 - SECONDARY SEALANT

TREMCO EXOAIR 12 FLUID-APPLIED, ASPHALTIC AIR AND

VAPOR BARRIER MEMBRANE

THROUGHOUT

USE THE "TWO-CLOTH" CLEANING

METHOD THAT CONSISTS OF A SOLVENT (XYLENE) WIPE FOLLOWED BY A DRY CLOTH WIPE TO LIFT AND REMOVE THE SOLVENT AND CONTAMINANTS SUSPENDED IN THE SOLVENT. MULTIPLE CLEANINGS MAY BE REQUIRED TO PROPERLY CLEAN A SUBSTRATE.

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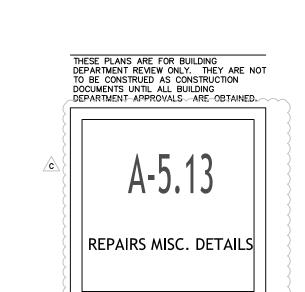
STUCCO W/ CRACKS AND DELAMINATION TO BE TREATED AS FOLLOWS:

WINDOW JAMB - EXISTING AND REPAIR

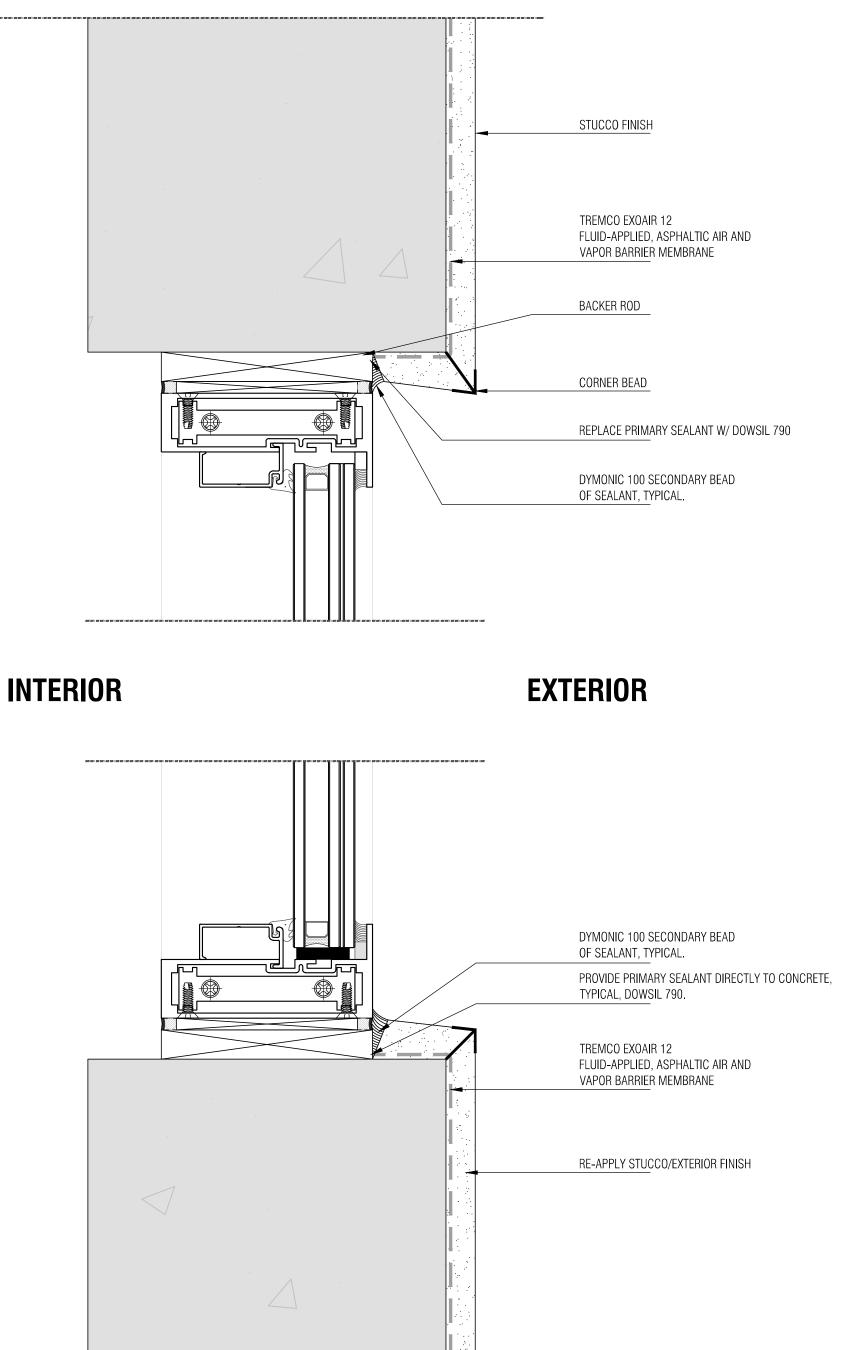
SCALE: 6 " = 1'

[15.2]

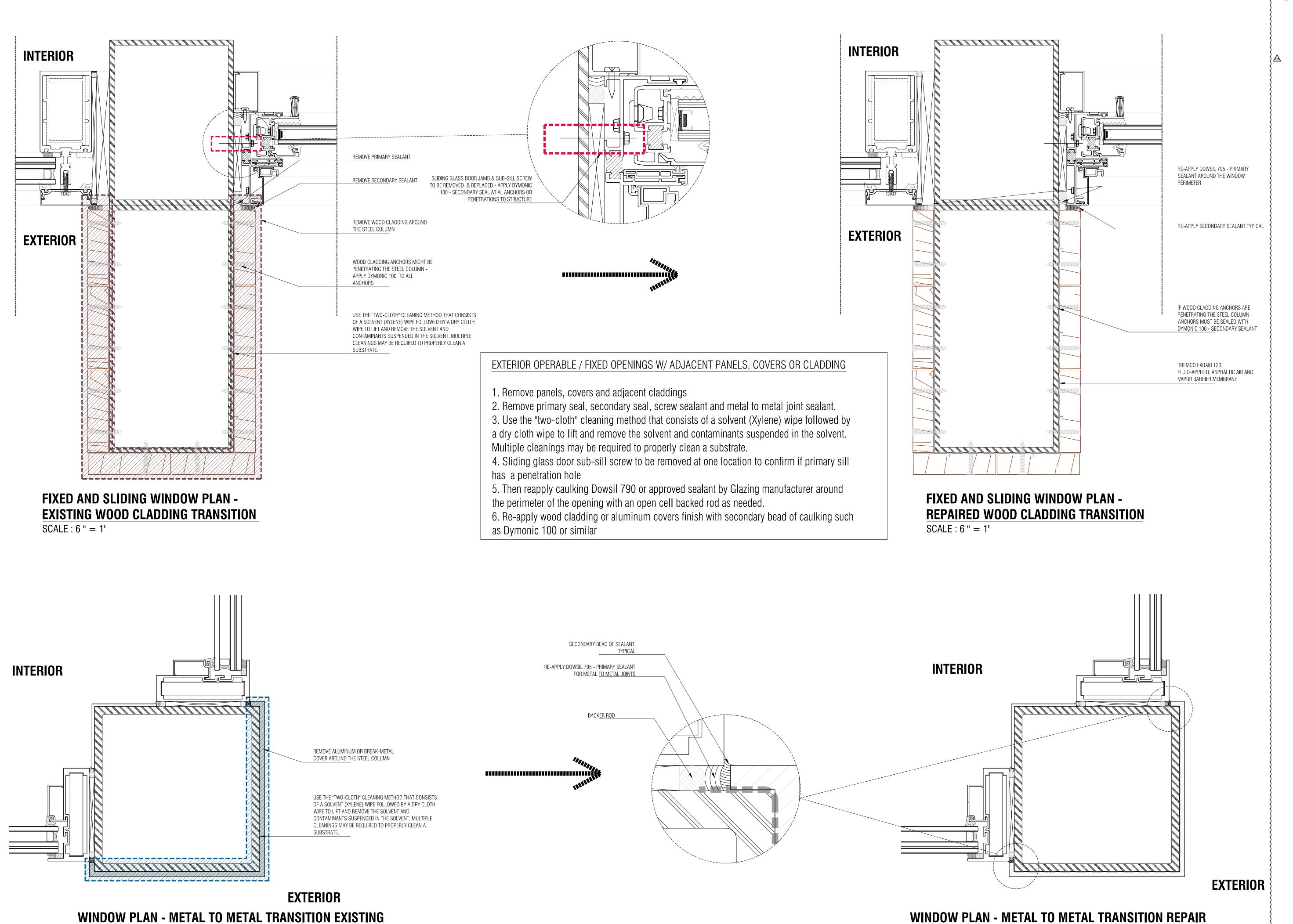
- 1. STUCCO CRACK OR DELAMINTAION MUST BE MARKED WITH A SQUARE SHAPE
- 2. USE A SMALL DRILL INO THE STUCCO TO DETERMINE THE THICKNESS. 3. CUT STUCCO TO THE DIMENSION NOT TO JEOPARDIZE MIN SUBSTRATE IN A SQUARE SHAPE FASHION.
- 4. THIS WILL BE FOLLOWED BY A SERIES OF VERTICAL CUT TO FACILITATE STUCCO REMOVAL AND NOT TRANSMIT PRESSURE TO THE ADJACENT SOUND STUCCO. 5. EXPOSE THE MAIN SUBSTRATE.
- 6. APPLY "STO POWERWALL STUCCO PREBLEND 102" UP TO FINISH LEVEL AS PER MANUFACTURER RECOMMENDATIONS.



ISSUE DATE:



SCALE : 6 " = 1"



SCALE : 6 " = 1"

SCALE : 6 " = 1'

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Anthony 7th Street, Miami, FL 3260 Northwest 7th Street, Miami, Mi

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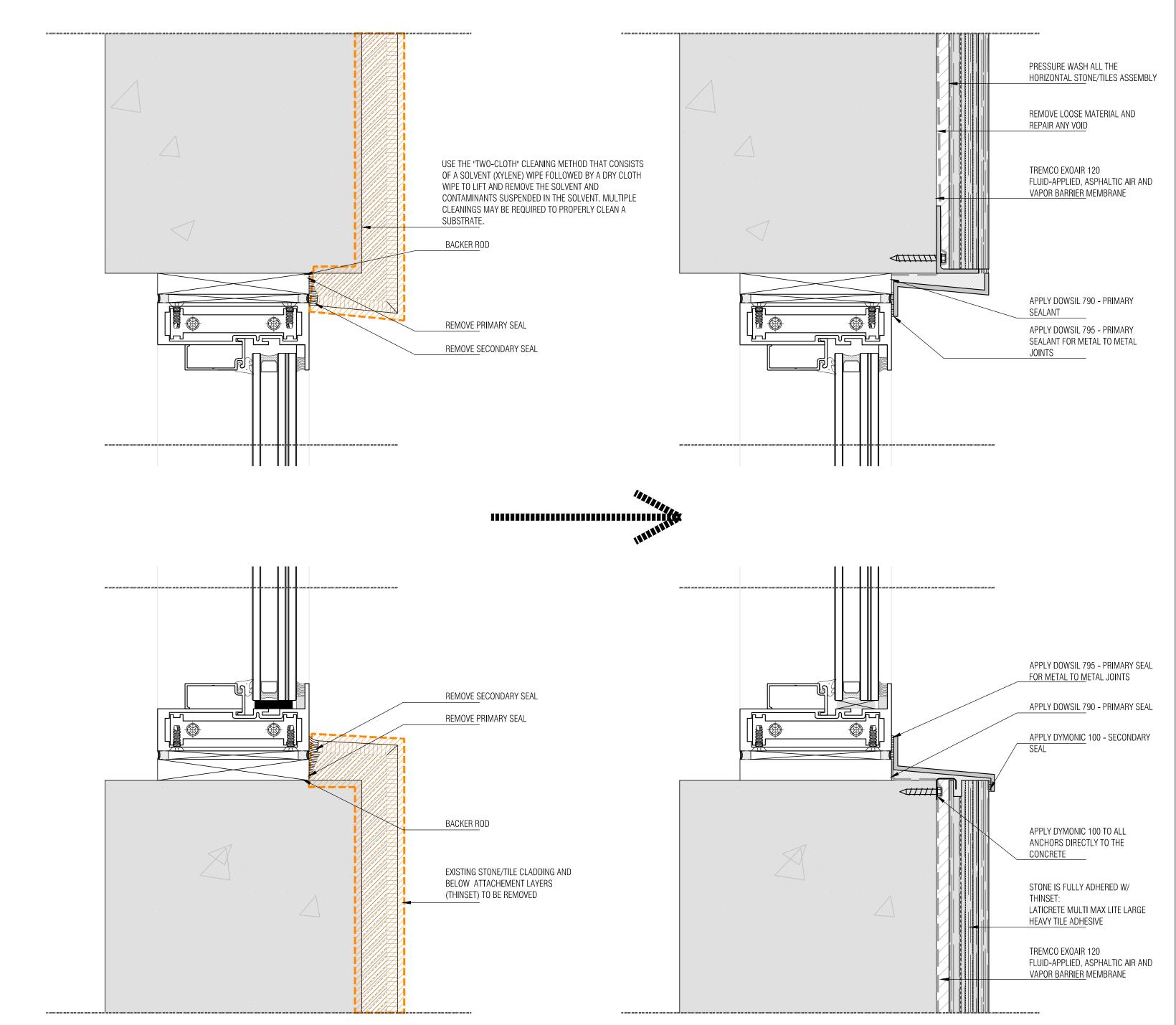
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MISC. DETAILS



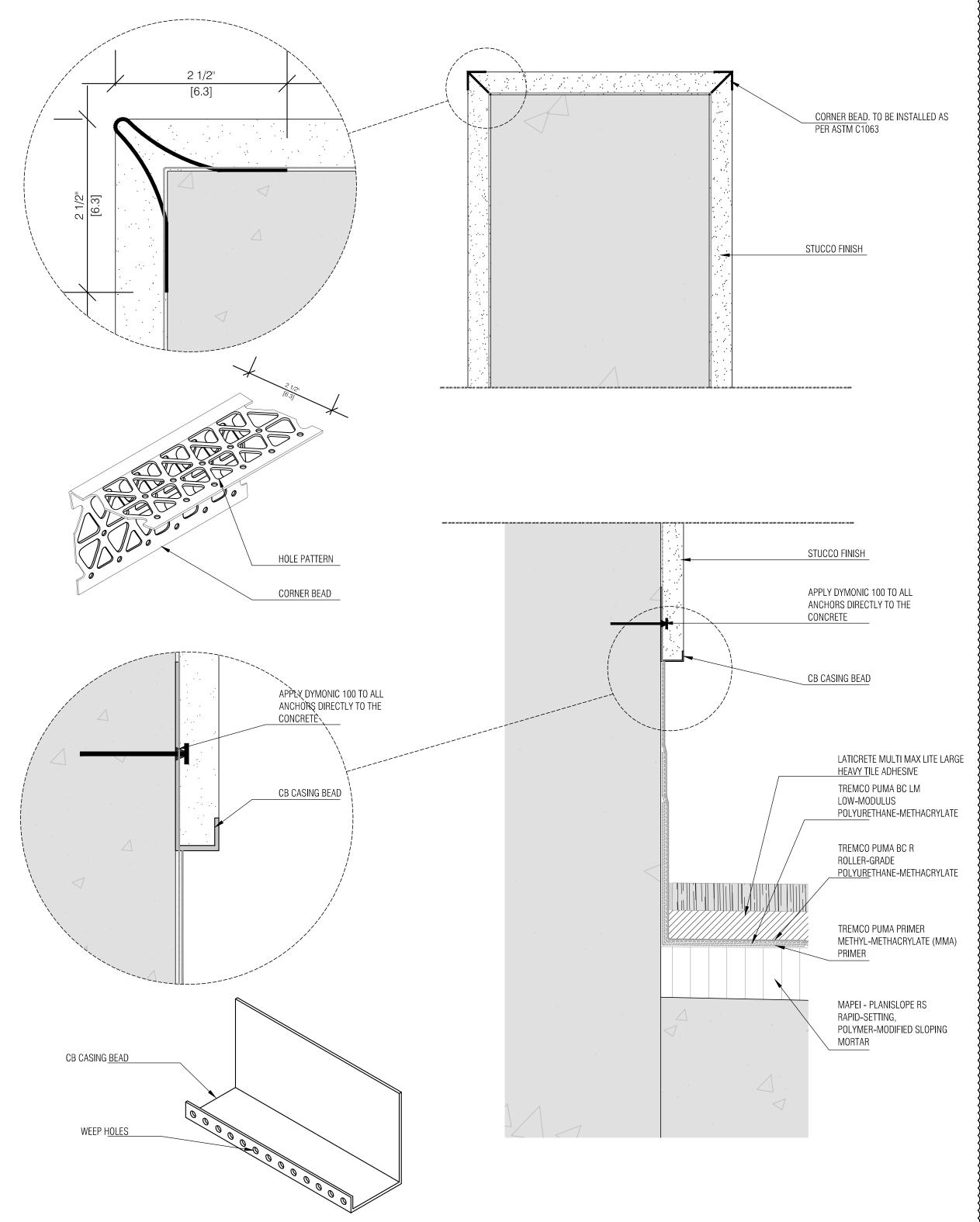
WINDOW SILL & HEADER - EXISTING STONE / TILE TRANSITION SCALE : 6 " = 1'

WINDOW SILL & HEADER - NEW STONE CLADDING TRANSITION SCALE: 6 " = 1'

EXTERIOR OPERABLE / FIXED OPENING W/ STONE CLADDING ON PERIMETER

PREPARE AND CLEAN THE TILE/STONE TO RECEIVE SEALER AS FOLLOW:

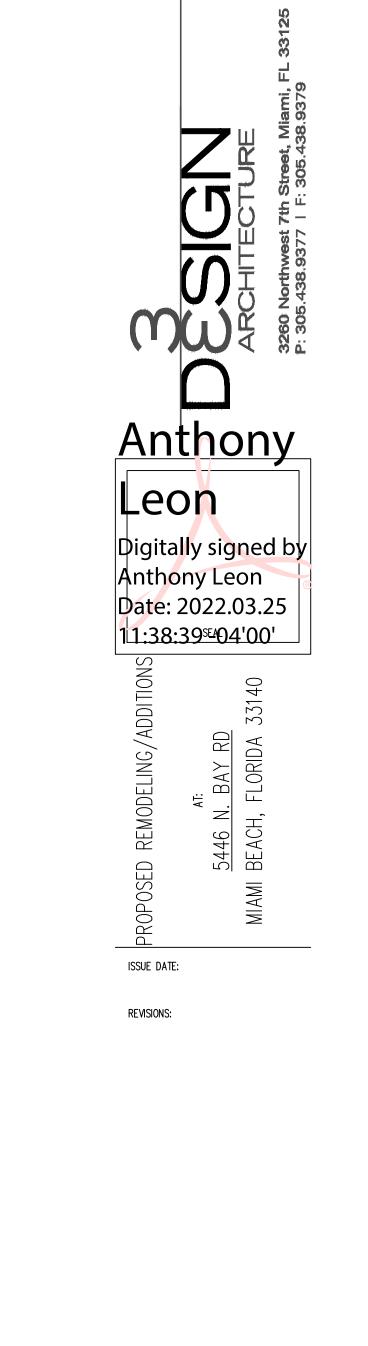
- 1. PRESSURE WASH ALL THE HORIZONTAL STONE/TILES ASSEMBLY.
- 2. REMOVE LOOSE MATERIAL AND REPAIR ANY VOID.
- 3. ONCE ALL THE SUBSTRATE IS CLEAN AND DRY, APPLY DYMONIC 100 AS PER
- MANUFACTURER RECOMMENDATIONS AS STONE/TILE TRANSITION INTO STUCCO WITH CLOSED
- CELL BACKED ROD. STUCCO AND PAINT MUST BE A SOUND SUBSTRATE.
- 4. ONCE DYMONIC 100 IS CURED AND THE SURFACES IS THOROUGHLY CLEAN AND FREE OF
- DUST, SURFACE DIRT, OIL, GREASE AND OTHER CONTAMINANTS THAT MIGHT PREVENT
- PENETRATION. APPLY SL100 WATER REPELLENT OR STONETECH HEAVY DUTY EXTERIOR
- SEALER AT A MOCK-UP AREA FOR APPROVAL FROM OWNER IN CASE OF CHANGES OF
- STONE/TILES APPEARANCE. STONE/TILE TYPE MUST BE IDENTIFIED PRIOR APPLICATION TO CONFIRM COMPATIBILITY WITH PRODUCT.



STUCCO STOP/TERMINATIONS

- TERMINATE THE STUCCO AT THE TOP EDGE WITH A STUCCO STOP PLASTIC ACCESSORY. SEAL STUCCO STOP AND CONCRETE JOINT WITH DYMONIC 100 PRIOR MEMBRANE OR APPROVE MATERIAL WITH COMPATIBILITY WITH ROOF MANUFACTURER. THE PLASTIC ACCESSORY PROVIDES A RUST PROOF, HIGH IMPACT RESISTANT NON-KINKING CORNER. THE DESIGN OF THE HOLE PATTERN IN THE FLANGES ALLOW THE STUCCO TO FLOW THROUGH FORMING A SOLID LAYER AND GIVING THE CORNER EXTRA STRENGTH. LARGER HOLES IN THE NAILING FLANGE MAKE IT EASIER TO INSTALL WHEN USING STUB NAILS.

- CB CASING BEAD ACTS AS BEAD FOR STUCCO. CAN BE USED AROUND WINDOWS OR DOORS. POVIDES A CLEAN STRAIGHT LINE. PVC SURFACE ALLOWS STUCCO TO ADHERE. FLANGE PERFORATIONS ALLOW STUCCO TERMINATION T TO BOND WITH THE CASING BED.



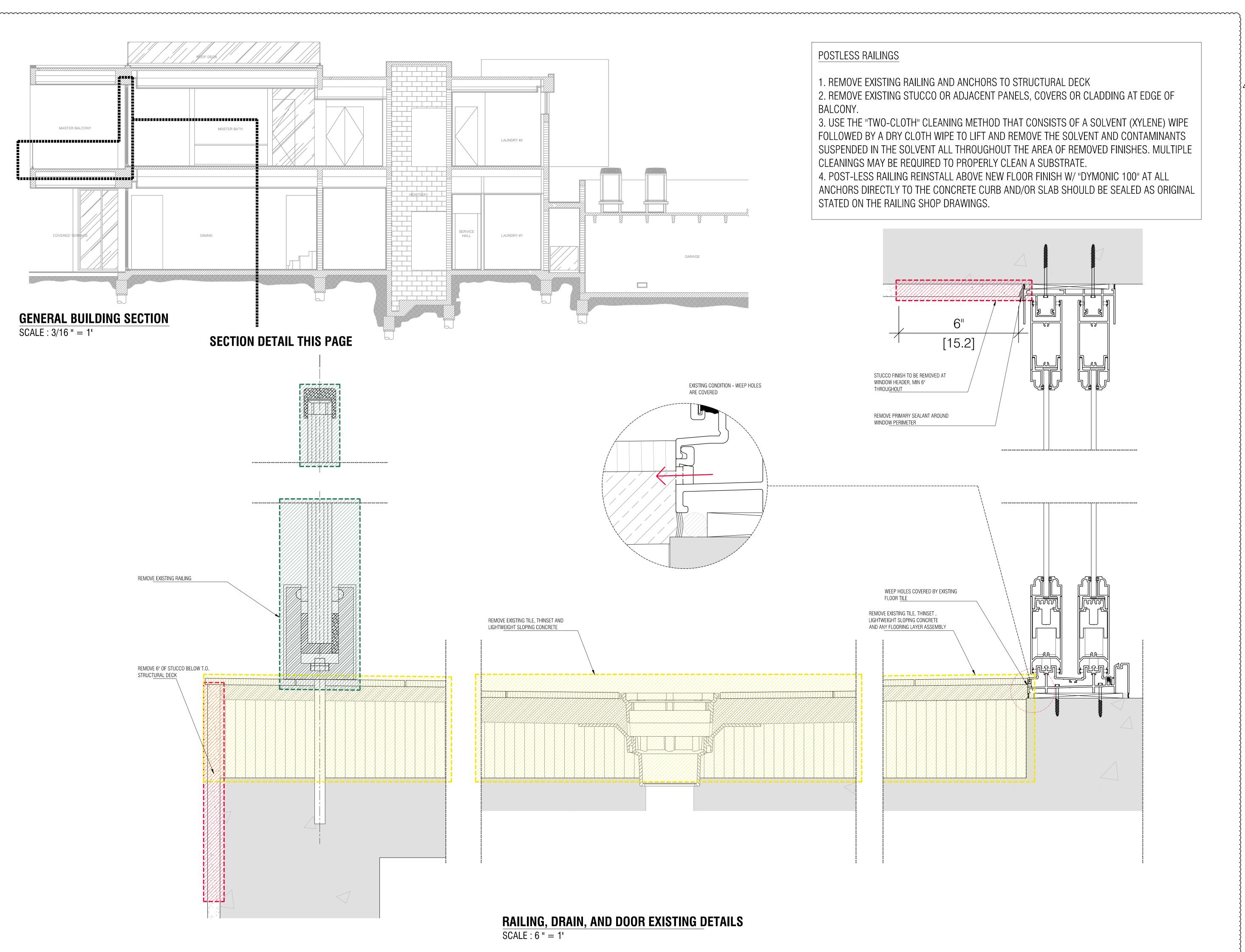
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SCHITECTURE
3260 Northwest 7th Street, Miami, FL 33125

Leon

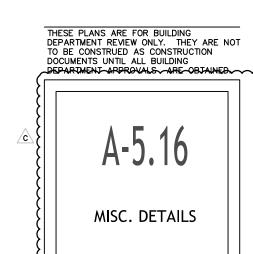
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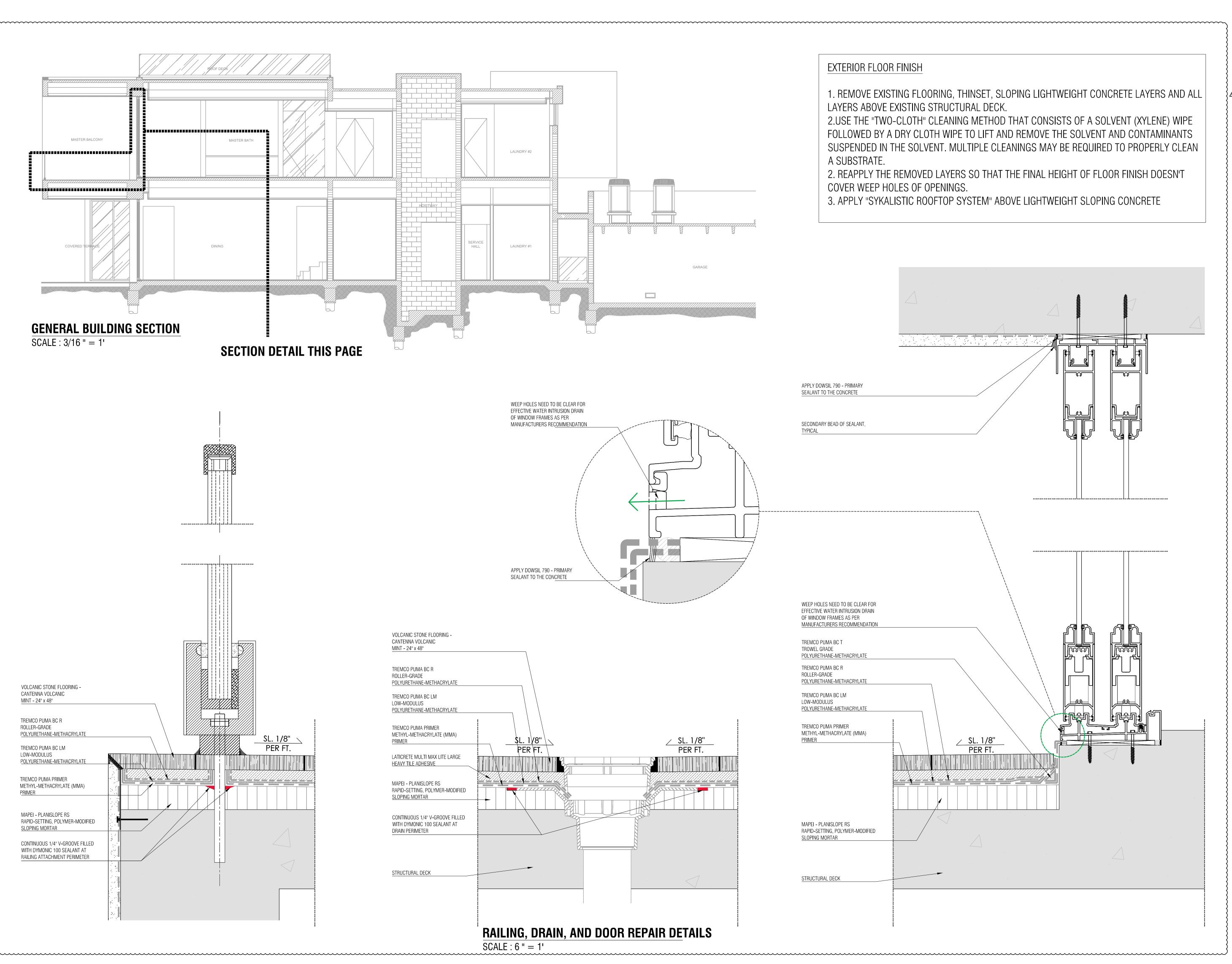
PROPOSED REMODELING/ADDITIONS:

AT:

5446 N. BAY RD

MIAMI BEACH, FLORIDA 33140





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AAOOO3569ANTHONY LEON
0016752

ARCHITECTURE
3260 Northwest 7th Street, Miami, FL 331

Leon
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Anthony Leon
Date: 2022.03.25

JPOSED REMODELING/ADDITIONS

AT:

5446 N. BAY RD

MAMI BEACH, FLORIDA 33140

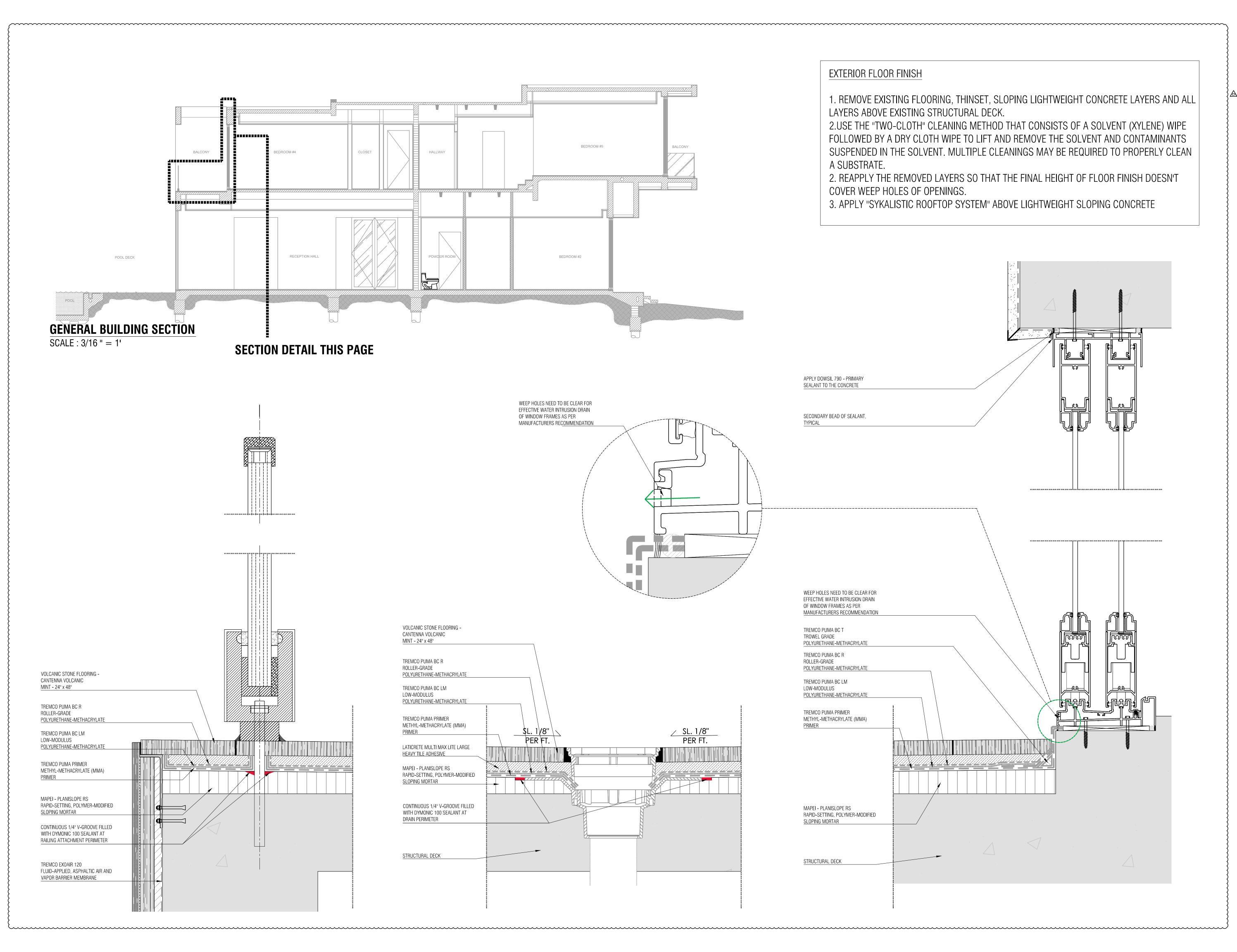
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ANTHONY LEON 0016752

DESCRIPTION Street, Miami, FL

Anthony Leon

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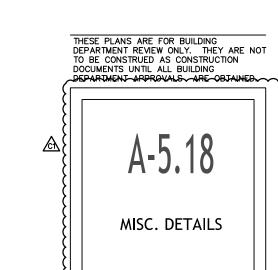
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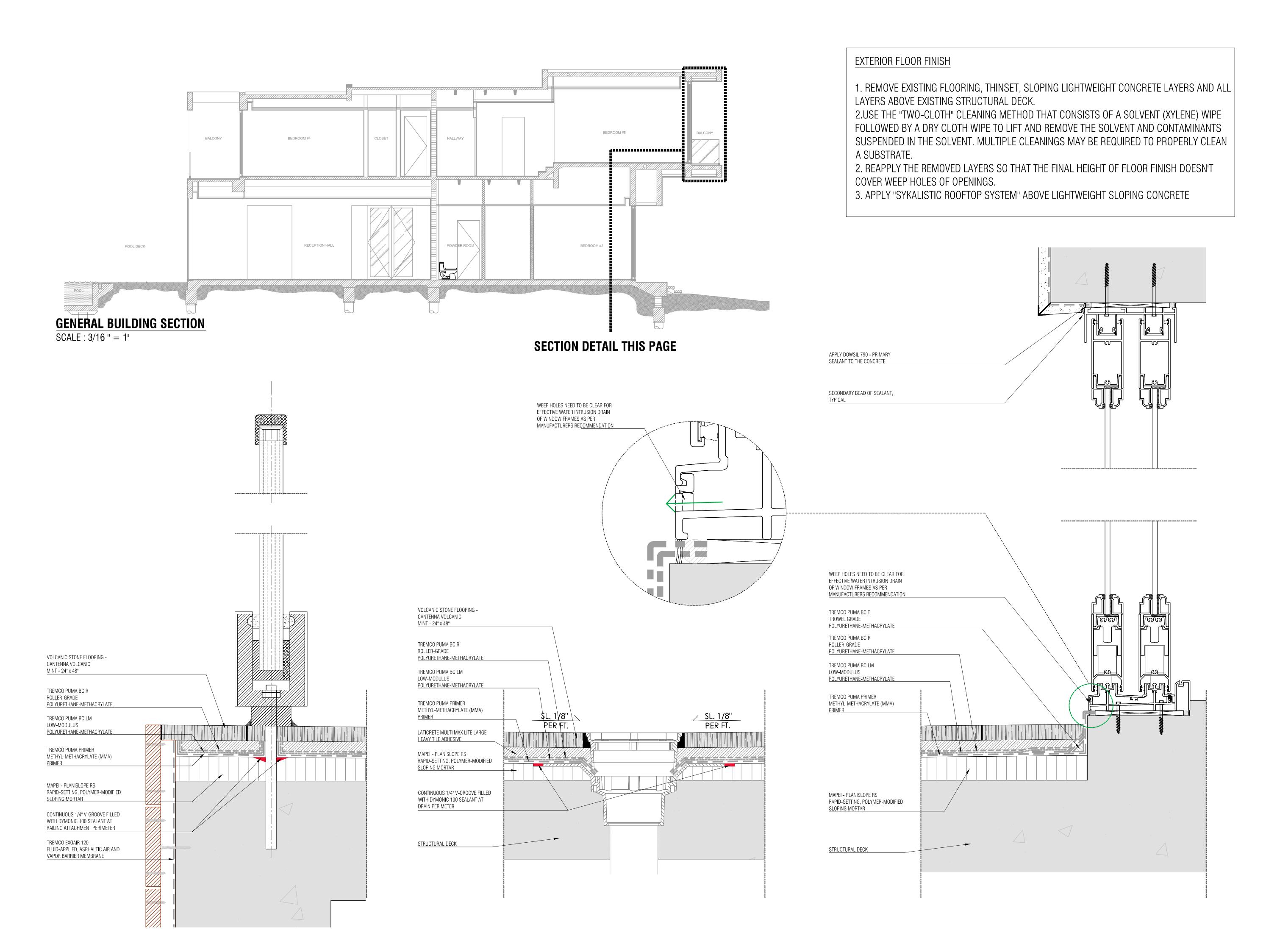
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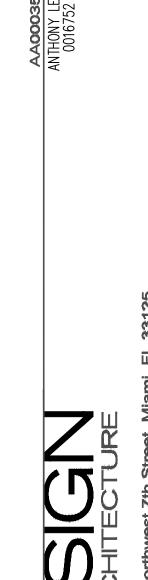
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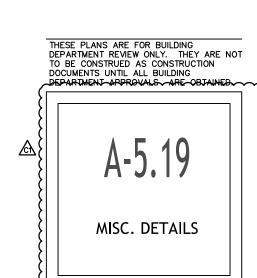
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PROPOSED REMODELING/ADDITIONS

AT:

5446 N. BAY RD

MIAMI BEACH, FLORIDA 33140





Teresa Paramo Senior Designer THIRLWALL architectural design, landscape, interiors 1828 BAY ROAD #301 MIAMI BEACH, FL 33139 305.763.8376 OFFICE Email: teresa@thirlwalldesign.com james@thirlwalldesign.com

Project: 5446 N. Bay Rd. PCE Project No.: 2021-037 Testing date: 5/3/2021

Subject: Building Forensic Test Report

Ms. Paramo,

Paramount Consulting and Engineering, (PCE) visited the above referenced project in order to conduct a Forensic Testing Assessment as it relates to water infiltration into reported location. Testing was conducted by Carlos Samudio and Stanley De Vargas from Paramount Consulting and Engineering.

PCE inspected only accessible, representative areas of the building envelope as it relates to locations reported with water intrusion. No destructive exploration was conducted by PCE. Any components which were exposed, were done so prior to our arrival.

The information contained in this report is the entire summary of the notes and observations made while performing the Forensic Test above. This report is based on the observations made at site. PCE reserves the right to modify this report should further data become available.

This type of leak diagnostic test is used to help verify areas of possible water intrusion. This does not simulate the performance of water during a storm or wind driven rain event.

> PARAMOUNT CONSULTING & ENGINEERING, LLC. 61.35 NW 167th Street Building F Suite 1, Miami FI, 33015

> > PAGE 1 OF 7

Visual Assessment Repor

- The roof membrane at the Cabana was observed with stucco over on the edge changing the pitch direction and ponding water along the area. Membrane was observed peeling and moisture/water trapped underneath. One location was detected with the wood cladding above roof edge finish and not sealed properly. (Refer to Photographs #38, #39, #40, #41, #42 and #43)

- The parking garage roof was observed with exposed concrete and un-seal penetrations at wall. Exterior vent appears to be without a seal and exposed substrate at stone cladding that appears to be delaminated. (Refer to Photographs #48, #49, #50 and #51)

- April 22, 2021, PCE visited the project to assess railing and window wall perimeter as per our requested. Glass railing glass and track were remove and PCE could confirm that wedge bolts were not sealed properly. Window wall primary sealant at the house was notice crumbling and at the cabana is was discolored by a liquid agent or other agent in contact with sealant. Refer to the re-seal procedure for the entire project on Page 5, First Bullet point. (Refer to Photographs #53, #54, #55 and #56)

Please refer to general recommendations, photographs for descriptions of inspected locations, field conditions, details and product specification for installation procedure and

If you have any questions or comments on the above stated please call us at (305) 698-0550.

Respectfully submitted, Reviewed by, Stanley De Vargas Martin Morales Forensic Consultant Forensic Department Manager PCE, LLC PCE, LLC.

Reviewed by,

Cesar Soto, P.E. #59652 Special Inspector #6998627 PCE, LLC.

> PARAMOUNT CONSULTING & ENGINEERING, LLC. 6135 NW 167th Street Building F Suite 1, Miami FL, 33015

> > PAGE 5 OF 7

Building Forensic Testing Report May 18, 2021 5446 N. Bay Rd.

Test Method:

ASTM E 2128, Standard Guide for Evaluating Water Leakage of Building Walls, describes methods for determining and evaluating causes of water intrusion of exterior walls. It's the "unofficial" field guide for exterior wall consultants. The standard defines the "wall" as a system; therefore, it includes the exterior cladding, structural components, roof, fenestrations (windows and doors), and interior finish systems.

The ASTM E 2128 covers a variety of investigative techniques, including intrusive, disruptive, destructive, and non-destructive ways to determine the cause and origin of water intrusions related to sealants, masonry, windows and glass/metal curtain walls, Exterior Insulation and Finish Systems (EIFS), cement stucco and tile systems, wood and manufactured wood-based siding systems, fiber-cement and cement bonded particle board siding systems, and precast concrete panels.

Test Results and Observations:

A summary of the reported locations with water intrusion result and general observations of the roof condition.

- PCE tested the vertical mullion at the master bathroom to confirm the location of water intrusion. It was tested by 45 mints with water intrusion through mullion and window wall sealant joint. Refer to the Waterproofing Narrative for glazing remedial work product. (Refer to photos #1, #2 and #3)
- We proceed to test the rest of vertical mullions of the master bedroom for around 2 hours and no moisture or water were observed inside the room. PCE notice sliding glass door weep holes with plugs, we recommend the removal of the plugs for a better performance of the drainage system. (Refer to photos #4, #5, #6 and #12)
- Roof terrace and roof fixed window were tested for 2 hours and no water intrusion was notice inside the house. The amount of water at the roof terrace was not enough to saturate tile assembly and concrete to reproduce the water intrusion reported through drain and concrete cracks. Refer to the Waterproofing Narrative for terrace remedial work product. (Refer to photos #7 and #8)
- Parking garage vent and exterior wall were tested to confirm location of water intrusion. It was tested for 2 hours with water intrusion after 15 mints of testing on each vent and water was notice after 1 hour and 30 mints of testing through the cold joint of concrete slab and CMU wall. Refer to the Waterproofing Narrative for garage remedial work product. (Refer to photos #9, #10 and #11)

PARAMOUNT CONSULTING & ENGINEERING, LLC. 6135 NW 167th Street Building F Suite 1, Miami FI, 33015

5446 N. Bay Rd.

PAGE 2 OF 7

Visual Assessment Repo

- Stucco with cracks and delamination to be treated as follow: 1. It needs to be marked with square shape box; 2. Use a small drill into the stucco to determine the thickness; 3. Cut stucco to the dimension not to jeopardize main substrate in a square shape fashion; 4. This will be followed by a series of vertical cut to facilitate stucco removal and not transmit pressure to the adjacent sound stucco; 5. Expose the main substrate; 6. Apply Sto Powerwall Stucco Preblend 102 up to finish level as per manufacturer recommendations. (Refer to Photographs #02, #21, #23, #31, #32, #46 and #49)
- We recommend performing a pull test at the vertical stone cladding to confirm adhesion to the substrate is adequate. A thin-set and mortar sample should be sent to a lab to confirm material composition for the floor, wall and pool assembly as well. Once results are provided further recommendations will be provided to confirm compatibility with sealer.

Prepare and clean the tile/stone to receive sealer as follow:

- 1. Pressure wash all the horizontal stone/tiles assembly.
- 2. Remove loose material and repair any void.
- 3. Once all the substrate is clean and dry, apply Dymonic 100 as per manufacturer recommendations at stone/tile transition into stucco with closed cell backed rod. Stucco and paint must be a sound substrate.
- 4. Once Dymonic 100 is cured and the surfaces is thoroughly clean and free of dust, surface dirt, oil, grease and other contaminants that might prevent penetration. Apply SL100 Water Repellent or STONETECH® Heavy Duty Exterior Sealer at a mock-up area for approval from Owner in case of changes of stone/tiles appearance. Stone/tile type must be identified prior application to confirm compatibility with product. Manufacturer rep visit might be necessary for confirmation. (Refer to Photographs #02, #03, #04, #05, #06, #07, #08, #09, #11, #12, #13, #17, #18, #35, #44, #45 and #51)
- Parking garage vents should be treated as follow: 1.Remove 8" of stucco on all sides. 2.Ensure that the opening where the vents are going to be installed, are properly sized and the substrates around the openings are sound prior to the installation of the vents. 3. Provide a bed of sealant (Dymonic 100) on the inside flange prior to the installation at the block. 4.Set the vent in the opening and tool excess sealant to create a gasket effect. 5.Detail Perimeter and fasteners with the same Dymonic 100. 6.Stucco contractor to install fiber reinforced mesh (Ultra lath plus) around the entire perimeter of the vents (6") in order for the stucco to adhere on top of the vent flanges. Once stucco is complete and drying leave nail head grove along perimeter of vent for a final secondary bead or beauty bead such as Dymonic 100. In case vent does not has a flange once is exposed, contact PCE for further review of field condition. (Refer to Photographs #48 and #50)

PARAMOUNT CONSULTING & ENGINEERING, LLC. 6135 NW 167th Street Building E Suite 1, Miami Fl , 33015

PAGE 6 OF 7



Project: 5446 N. Bay Rd.

PCE Project No.: 2021-037

Assessment date: 2/10/2021

5446 N. Bay Rd.

4/22/2021

Teresa Paramo Senior Designer THIRLWALL architectural design, landscape, interiors 1828 BAY ROAD #301 MIAMI BEACH, FL 33139 305.763.8376 OFFICE Email: teresa@thirlwalldesign.com james@thirlwalldesign.com

Subject: Building Envelope Visual Assessment Report

Ms. Paramo,

Paramount Consulting and Engineering, (PCE) visited the above referenced project in order to conduct a Visual inspection as it relates to water infiltration into the house and stone cladding. Inspection was conducted by Stanley De Vargas from Paramount Consulting and Engineering. This observational visual inspection was conducted on February 10, 2021.

PCE inspected only accessible, representative areas of the building envelope as it relates to locations reported with water intrusion.

The intent of our evaluation and investigative work is to identify any possible problems that might be in existence. This assessment did not include a quantification of all the existing deficiencies. PCE inspected only accessible, representative areas of the areas in question. PCE did not perform any structural evaluation on the assess area.

> PARAMOUNT CONSULTING & ENGINEERING, LLC. 6135 NW 167th Street Building E Suite 1, Miami FL, 33015

> > PAGE 3 OF 7

Visual Assessment Repor February 22, 2021

Window wall and sliding glass door should be seal as follow, PCE recommends the following:

1. Remove stucco on the perimeter of the glazing system. 2. Remove panels, covers and adjacent claddings. 3. Remove primary seal, secondary seal, screw sealant and metal to metal joint sealant. 4. Use the "two-cloth" cleaning method that consists of a solvent (Xylene) wipe followed by a dry cloth wipe to lift and remove the solvent and contaminants suspended in the solvent. Multiple cleanings may be required to properly clean a substrate. 5. Then reapply caulking such as Dowsil 795 metal to metal joint or Dowsil 790 perimeter or approved sealant by Glazing manufacturer with an open cell backed rod as needed. 6. Re-apply stucco/exterior finish with secondary bead of caulking such as Dymonic 100 or similar. (Refer to Photographs #10, #15, #16, #25, #36 and #37)

- Sliding glass door sub-sill screw to be removed at one location to confirm if primary sill has a penetration hole. (Refer to Photograph #19)
- Post-less railing at concrete curb and slab should be sealed as original stated on the railing shop drawing. (Refer to Photographs #14, #22 and #53)
- At Cabana roof, stair roof and balcony eyebrow remove existing roofing system and exposed concrete slab since there is not insulation above concrete slab. Once the substrate is prepped, apply a liquid applied membrane such as Tremco EWS with Puma technology (20 years assembly warranty), Vulkem 350/351 (5 years assembly warranty), Sikalastic 710/715/735 (5 years assembly warranty) or similar. Review and follow manufacturer installation limitations, instructions, penetrations and edge details. Seal all penetrations and drain as per manufacturer recommendations. (Refer to Photographs #20, #24, #26, #27, #28, #29, #30, #38, #39, #40, #41, #42 and #43)
- Terminate the stucco at the top edge with a stucco stop plastic accessory. Seal stucco stop and concrete joint with Dymonic 100 prior membrane or approve material with compatibility with roof manufacturer. (Refer to Photograph #38)
- At the roof terrace, remove the tile/stone assembly around drain to confirm and review field condition. (Refer to Photograph #33)
- The Cabana first step stucco to be removed, exposing concrete and apply Tremco EWS with Puma technology for water feature and white top coat. (Refer to Photograph #34 and #52)

PARAMOUNT CONSULTING & ENGINEERING, LLC. 6135 NW 167th Street Building E Suite 1, Miami FL, 33015 PAGE 7 OF 7

Visual Assessment Repor February 22, 2021

Observations:

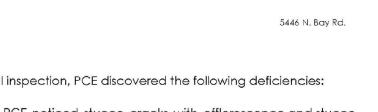
After performing this visual inspection, PCE discovered the following deficiencies:

- During this evaluation, PCE noticed stucco cracks with efflorescence and stucco delamination at tiles edge, Cabana and parapet walls at roof terrace and garage. (Refer to Photographs #02, #04, #05, #07, #21, #22, #23, and #49)
- Stone cladding fell down at pool wall and house top edge wall. House top edge stone was observed with thin-set loosing adhesion to the waterproofing membrane. Waterproofing system was notice without sand to receive tiles/stones assembly. Several locations were notice with stone joint without grout allowing water between stone assembly and waterproofing membrane. Top stone and grout at top pool wall was observed continuous water submersion. Thin-set and mortar might have reacted from the chemicals in the pool
- One location was observed with the beam brake metal joint un-seal at the Ground floor West side. On the 2nd floor bathroom was observed with wood cladding anchors might be penetrating the steel column and the sliding glass door sealant was notice damage at the right jamb. Sliding glass door sub-sill un-seal anchors might be penetrating the primary sill allowing water into the house. At the roof terrace, the window wall primary sealant was observed not adhered to the substrate. Secondary bead of caulking was observed deteriorated at several locations. (Refer to Photographs #02, #06, #08, #10, #15, #16, #19, #25, #36 and #37)
- As per Railing Shop Drawing, railing bolts must be embedded into epoxy and heads must be seal with silicon. The railing installed at the roof terrace were installed over stucco. Stucco is not mean to receive the movement and weight of railing and tend to crack. We could not confirm if concrete curb has waterproofing or bolts are seal. (Refer to Photographs #14 and
- At the balcony eye brow waterproofing membrane was installed on the railing track exterior side, water might get between the substrate and the membrane if there is water presence under railing track. Eye brow drain system with ponding water and weeps closed with waterproofing. Water and rust stain was observed at the waterproofing seams. On the roof terrace drain membrane was observed loose further investigation is needed. (Refer to Photographs #14 and #22)
- The Cabana first step was observed with stucco in continuous water submersion and a rust stain. At the West side sill was observed with stone efflorescence and cracked stucco. Window wall was notice with secondary bead of caulking without adhesion and small holes in the aluminum of window wall. Metal to metal joint was perceived without seal at sill. (Refer to Photographs #34, #35, #36, #37 and #52)

PARAMOUNT CONSULTING & ENGINEERING, LLC 6135 NW 167th Street Building E Suite 1, Miami FL, 33015 Ph: (305) 698-0550 F: (305) 698-0558

PAGE 4 OF 7

5446 N. Bay Rd.



- PCE noticed tiles efflorescence at several locations during our assessment. Unknown grout, thin-set and mortar were used at the stone/tile assembly. (Refer to Photographs #08 and

- water. (Refer to Photographs #09, #11, #12, #13, #17, #18, #44 and #45)

Digitally signed b Anthony Leon Date: 2022.03.25

Leon

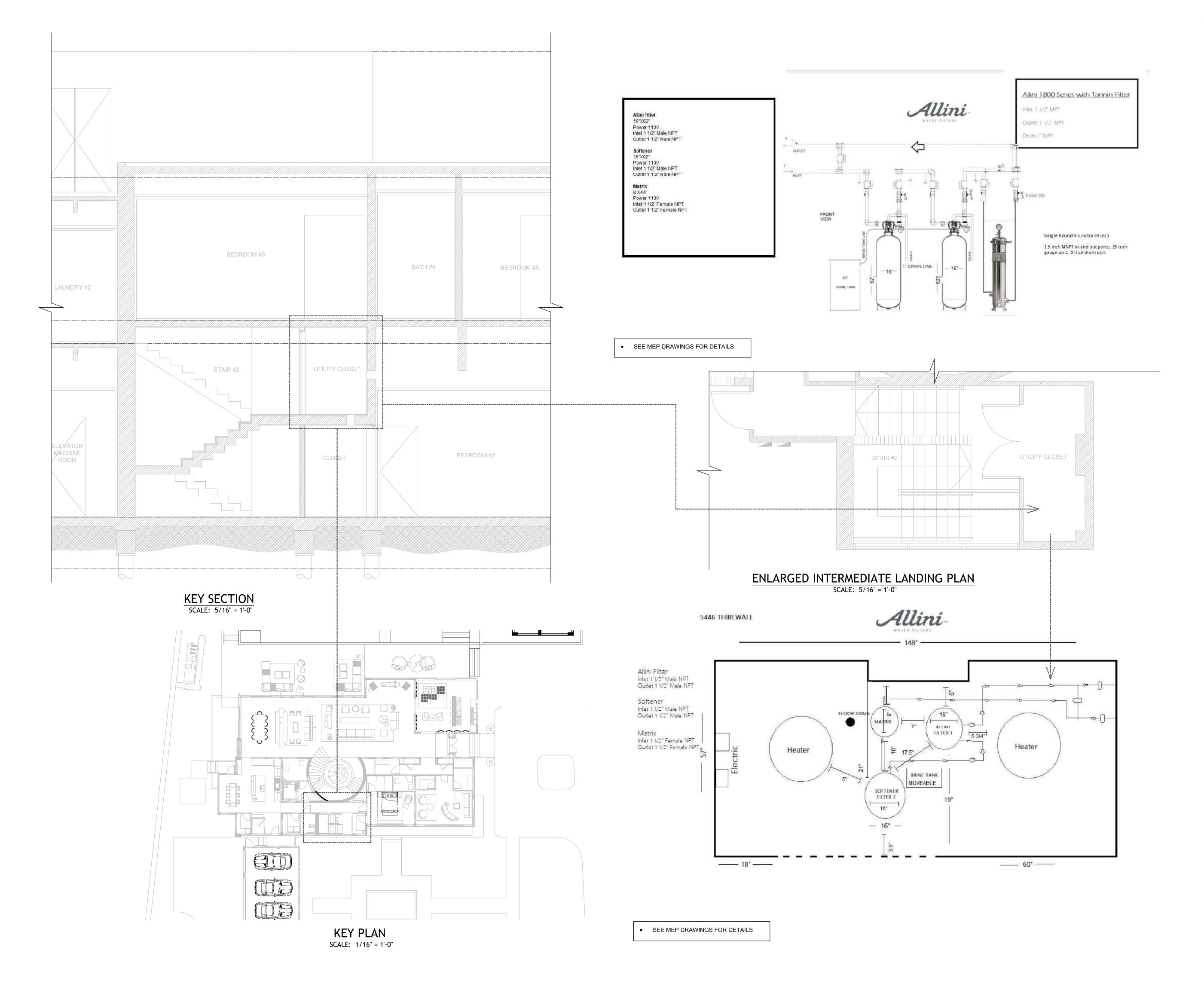
BUILDING DEPARTMENT

Reviewed For Compliance



ISSUE DATE:



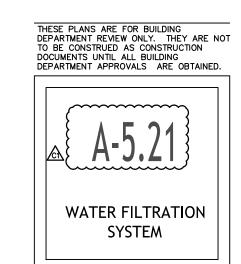


BUILDING DEPARTMENT
Reviewed For Compliance
RV2116152

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(A) 10/12/2021

Anthony
Leon
Digitally signed by Anthony Leon
Date: 2022.03.25
11:46:11504'00'

ISSUE DATE:



GENERAL NOTES:

- INSTALL ALL FINISH HARDWARE IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. UPON COMPLETION OF INSTALLATION, ADJUST ALL HARDWARE AS REQUIRED TO ASSURE SMOOTH AND PROPER OPERATION.

- ALL ROUGH OPENINGS AND UNIT SIZES TO BE VERIFIED IN FIELD BY

- ALL EXTERIOR DOORS SHALL BE APPROVED CATEGORY 2 SAFETY GLAZING IMPACT RESISTANT ASSEMBLIES, UNLESS OTHERWISE NOTED. BUILDER SHALL SUBMIT N.O.A.'S AS REQUIRED FOR CUSTOM EXTERIOR DOORS AND/OR STORM SHUTTERS (AS APPLICABLE).

- ALL CONNECTIONS, COMPONENTS, ASSEMBLIES, DIMENSIONS, SIZES, CLEARANCES AND TOLERANCES SHALL BE VERIFIED BY DOOR AND WINDOW MANUFACTURER PRIOR TO ORDERING AND FABRICATION. VERIFY THAT ALL FASTENERS AND CONNECTIONS ARE APPROVED

- ALL FRAMES SHALL BE SEALED WITH CONTINUOUS EXTERIOR CAULKING TO FRAMING BUCKS & MASONRY OPENING. -ALL MATERIAL BELOW BFE+1 SHALL BE FLOOD RESISTANT

DOORS GENERAL NOTES:

- HARDWARE TO BE DETERMINED
- DOOR OPERATION VARIES LEFT OR RIGHT SUBMIT SAMPLES OF ALL ALUMINUM FINISHES TO
- ALL GLASS TO HAVE A MAX U-VALUE OF 0.96 AND A SHGC OF 0.5
- ALL DOOR HEADERS TO BE AT 8'-0" AFF UNLESS OTHERWISE NOTED, REFER TO DOOR SCHEDULE AND
- ALL EXTERIOR DOORS TO HAVE A MIAMI-DADE COUNTY
- GENERAL CONTRACTOR TO SUBMIT HARDWARE PACKAGE TO OWNER AND ARCHITECT FOR REVIEW & APPROVAL
- PROVIDE CATEGORY II SAFETY GLASS AT GLASS PANELS
- CONTRACTOR TO FIELD VERIFY ALL OPENINGS AND DIMENSIONS
- AND SUBMIT SHOP DRAWINGS FOR ARCHITECTS APPROVAL FOR CUSTOMIZED DOORS PRIOR TO DOOR FABRICATION.

X: OPERABLE O: NON OPERABLE

ALL EGRESS DOORS SHALL NOT REQUIRE A KEY OR SPECIAL KNOWLEDGE TO OPEN FOR EGRESS.

ALL WINDOWS & DOORS TO BE ______ U.S.P

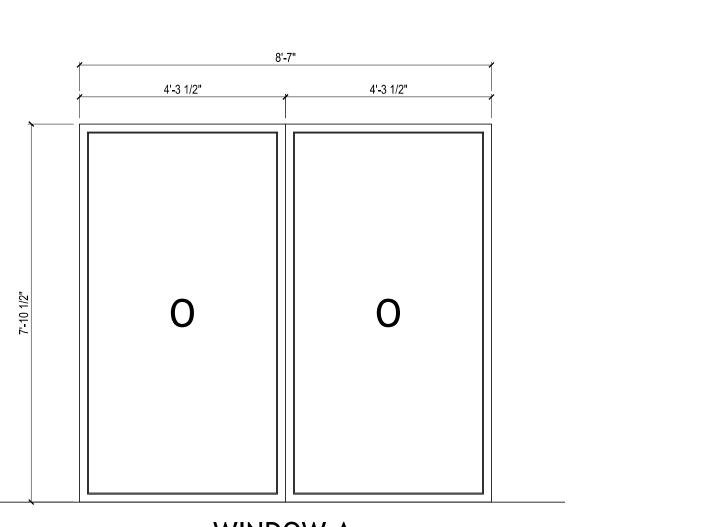
ALL WINDOWS UNDER SEPARATE PERMIT

- ALL ALUMINUM FINISHES TO BE DETERMINED BY OWNER
- PROVIDE CATEGORY II SAFETY GLASS AT GLASS PANELS ADJACENT TO ALL GLASS TO HAVE A MAX U-VALUE OF 1 AND A SHGC OF 0.5
- CONTRACTOR TO FIELD VERIFY ALL OPENINGS AND DIMENSIONS AND SUBMIT SHOP DRAWINGS FOR ARCHITECTS APPROVAL PRIOR TO
- PROVIDE CATEGORY II SAFETY GLASS AT GLAZING LARGER THAN 9 SF. CONTRACTOR TO PROVIDE MANUFACTURERS CERTIFICATION AT TIME OF

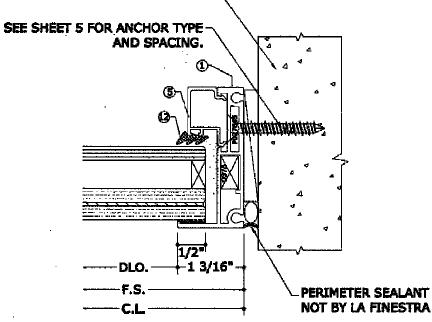
| WINDOW SCHEDULE | | | | | | | | |
|-----------------|------|------------------|-------------|-------|--------|----------|------------|-------|
| WN. #: | QTY. | SIZE: W' x H' | MATERIAL | TYPE | GLASS | EXPOSURE | NOA | NOTES |
| Α | 1 | 8' 7" X 7' 10 ½" | METAL/GLASS | FIXED | IMPACT | SOUTH | FL18507-R3 | |

* FOR REFERENCE ONLY *

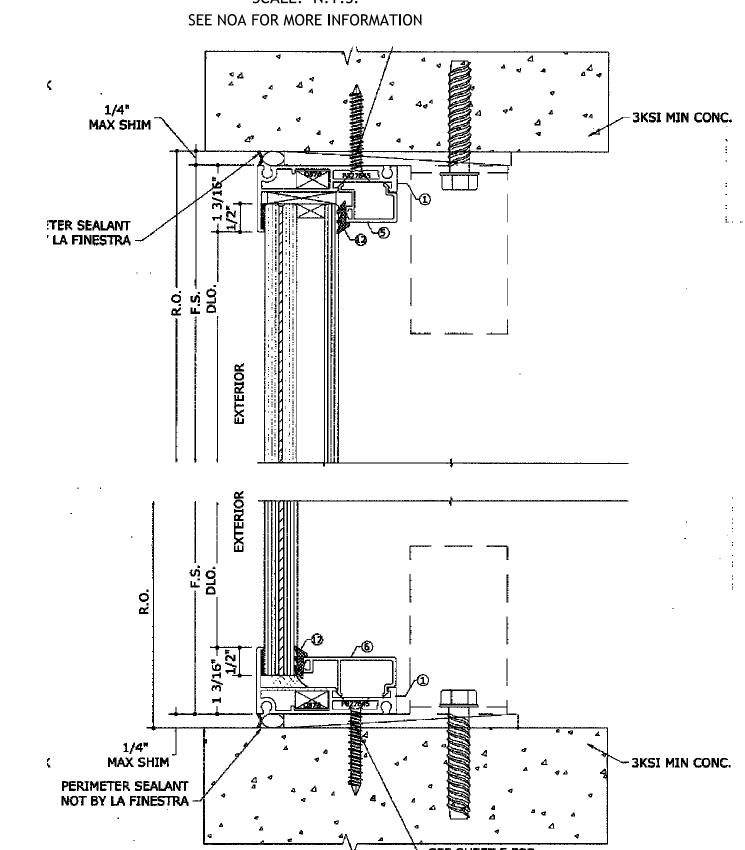
ALL EXTERIOR DOORS/ WINDOWS UNDER SEPARATE PERMIT



WINDOW A SCALE: 1/2"=1'-0" 3KSI CONC. -



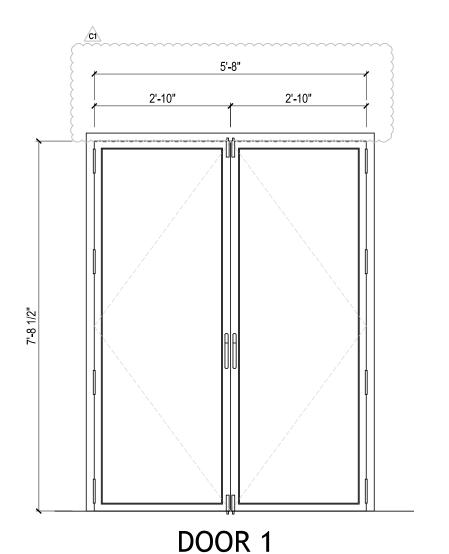
WINDOW A JAMB DETAIL SCALE: N.T.S.



WINDOW A HEADER/SILL DETAIL SCALE: N.T.S.

SEE NOA FOR MORE INFORMATION

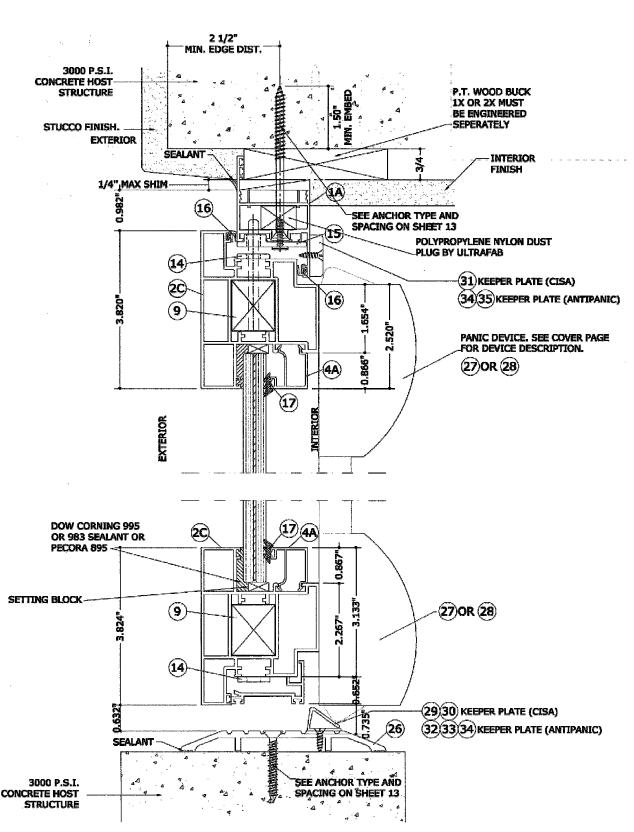
\ ANCHOR TYPE AND



SCALE: 1/2"=1'-0"

1x P.T. WOOD BUCK -

DOOR 1 JAMB DETAIL SCALE: N.T.S. SEE NOA FOR MORE INFORMATION



DOOR 1 HEADER/SILL DETAIL SCALE: N.T.S.

SFF NOA FOR MORE INFORMATION

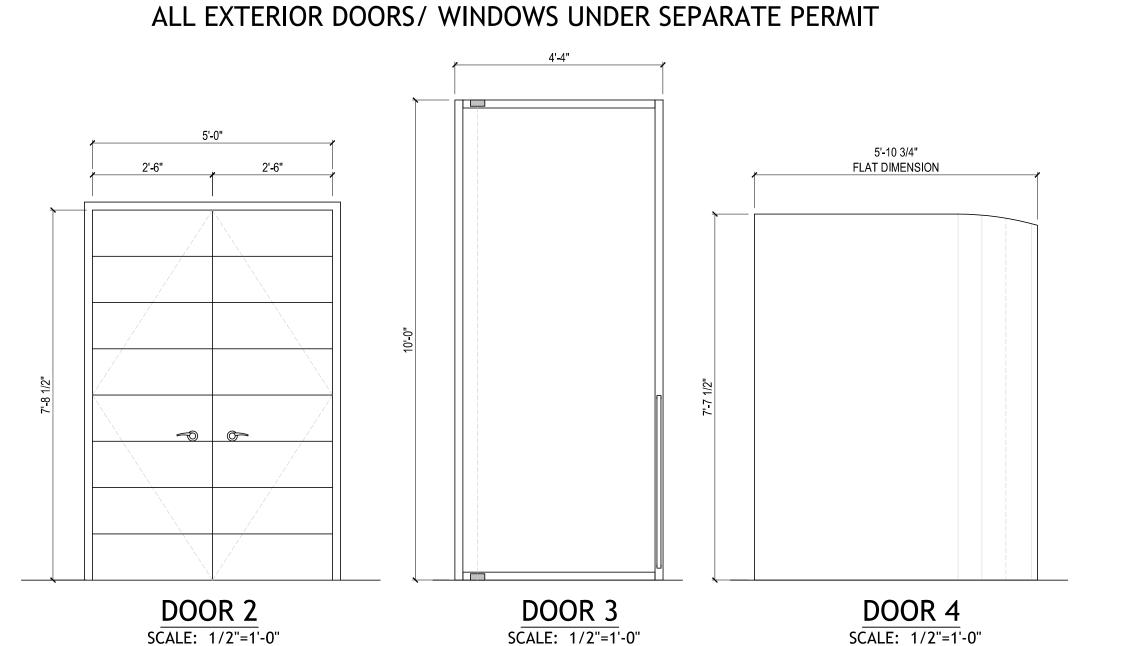
DOOR SCHEDULE NOTES BUILDING DEPARTMENT LOCATION INTERIOR / EXTERIOR SIZE: W' x H' TYPE MATERIAL EXPOSURE NOA ELEVATOR LOBBY $(2)2' 10' \times 7' 8\frac{1}{2}"$ METAL/GLASS FL18429-R1 SWING EQUIPMENT ROOM EXTERIOR (2)2' 6" X 7' 8 $\frac{1}{2}$ " | SWING WOOD EAST FL26893 Reviewed For Compliance METAL/GLASS MASTER BEDROOM INTERIOR 4' 4" X 10' 0" CURVED DOOR, SEE SHOP DRAWINGS STAIRS @ 1ST FLOOR 5' 10 $\frac{3}{4}$ " X 7' 7 $\frac{1}{7}$ " PIVOT WOOD HIDDEN DOOR, SEE SHOP DRAWINGS

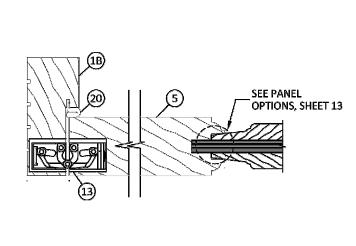
* FOR REFERENCE ONLY *

SWING

3' 0" X 10' 0"

08/05/2022 10:50:55 AM





BATHROOM @ 1ST FLOOR

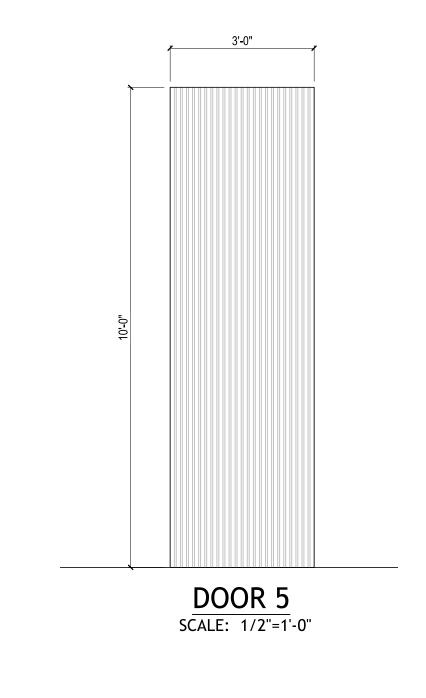
DOOR 1 JAMB DETAIL SCALE: N.T.S. SEE NOA FOR MORE INFORMATION

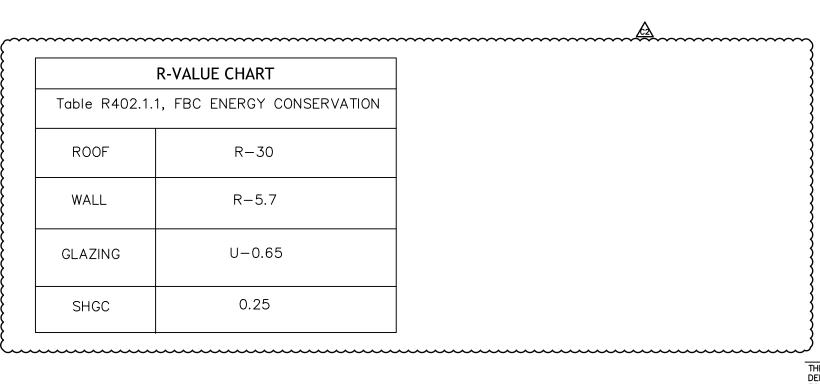
MAX. D.L.O

MAX. D.L.O

MAX. FRAME HEIGHT

MAX. PANEL HEIGHT





THESE PLANS ARE FOR BUILDING
DEPARTMENT REVIEW ONLY. THEY ARE NOT
TO BE CONSTRUED AS CONSTRUCTION
DOCUMENTS UNTIL ALL BUILDING
DEPARTMENT APPROVALS ARE OBTAINED. WINDOW & DOOR

SCHEDULE

<u>Anthony</u>

Digitally signed by

Anthony Leon

Date: 2022.03.25

11:47:43^{SEA}04'00'

Leon

ISSUE DATE:

REVISIONS:

SCALE: N.T.S.

SFF NOA FOR MORE INFORMATION

DOOR 2 HEADER/SILL DETAIL

OPTIONS, SHEET 13

OPTIONS, SHEET 13

_SEE PANEL
OPTIONS, SHEET 13

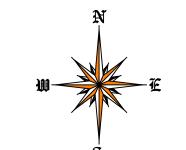
JOHN IBARRA & ASSOCIATES, INC.

Professional Land Surveyors & Mappers

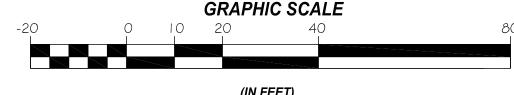
777 N.W. 72nd AVENUE SUITE 3025 MIAMI, FLORIDA 33126 PH: (305) 262-0400 FAX: (305) 262-0401

3725 DEL PRADO BLVD. S. SUITE B CAPE CORAL, FL 33904 PH: (239) 540-2660 FAX: (239) 540-2664





MAP OF BOUNDARY SURVEY





 $R = 1908.60^{\circ}$

Δ=005°55'12"

ELEV.=8.129

pool equipment elv ELEV.=8.170



FLORIDA DEPARTMENT OF **Environmental Protection**

3900 Commonwealth Boulevard Tallahassee, FL 32399

Tidal Water Survey Procedural Approval

| | an Ibarra | | | | |
|---|-----------------------|----------------|--------------------------|------------|--|
| Name: Jo | | | | | |
| Firm Nam | e: John Ibarra & Asso | ociates, Inc. | | | |
| Address: | 777 NW 72nd Avenue | , Suite 3025 | | | |
| | Miami, FL 33126 | | | | |
| Phone: | 305.262.400 | Email: | dawn@ibarralandsurv | eyors.com | |
| Point Identification No158 USGS 7.5-Minute Quad Map Name: | | | County: Miami-Dade Miami | | |
| V25 928 | h Water (MHW): _ | 0.16 ft | Mean Low Water (MLV | V):1.99 ft | |
| Mean Hig | | Datum: NAVD88 | Tidal Epoch: 19 | 83 - 2001 | |
| | easurement: Feet | Datum: NA VD88 | ridai Epocii. 19 | 05 2001 | |
| Unit of M | | | within one-half mile. | 05 2001 | |

Retain this form for record keeping. Submit a copy of this form with the completed survey to the Bureau of Survey and Mapping.

| Contact | |
|----------|---|
| Florida | Department of Environmental Protection |
| Bureau | of Survey and Mapping |
| Mean I | igh Water Repository |
| 3800 C | ommonwealth Boulevard, Mail Station 10: |
| Tallaha | ssee, FL 32399-3000 |
| Tel. (85 | 0) 245-2606 |

| Digitally signed by W. Lamar Evers PSM Date: 2021.10.21 08:13:54 -04100* |
|--|
| /2021 |
| |

WATER EL.=2.22'(NGVD29

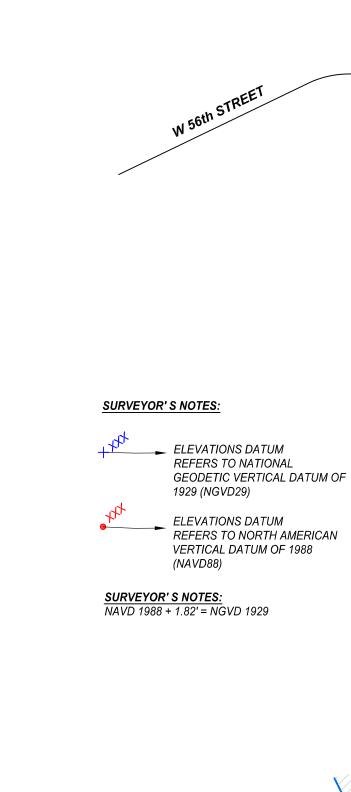
WATER EL. = 0.40'(NAVD88) -

HIGH TIDE MARK EL. = 2,68 (NGVD29)

WATER EL.=0.86'(NAVD88)

(10/28/2021 @ 1:40PM)

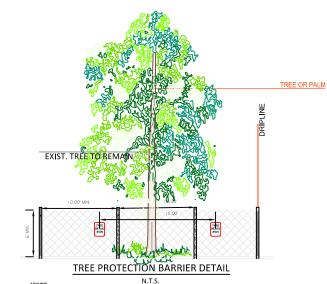
5446 North Bay Road - Miami Beach



| TREE TABLE | | | | | |
|-----------------------|----------------|-------------------|-----------------|-----------------|--|
| No. | Name | Diameter (Ft.) | Height (Ft.) | Spread (Ft.) | |
| 1 | PINE | 0.60 | 20 | 5 | |
| 2 | PINE | 0.60 | 20 | 5 | |
| 3 | UNKNOWN | 0.80 | 22 | 12 | |
| 4 | UNKNOWN | 0.80 | 22 | 12 | |
| 5 | UNKNOWN | 0.80 | 22 | 12 | |
| 6 | UNKNOWN | 0.80 | 22 | 12 | |
| 7 | MAHOGANY | 3.0 | 45 | 35 | |
| 8 | OAK | 3.0 | 60 | 50 | |
| 9 | UNKNOWN | 2.0 | 18 | 15 | |
| IO UNKNOWN II UNKNOWN | | 0.80 | 22 | 12 | |
| | | 0.80 | 22 | 12 | |
| 12 | UNKNOWN | 0.80 | 22 | 12 | |
| 13 | FISH TAIL PALM | 0.80 | 22 | 12 | |
| 14 | UNKNOWN | 1.20 | 14 | 7.0 | |
| 15 | UNKNOWN | 1.20 | 14 | 7.0 | |
| 16 | UNKNOWN | 1.20 | 14 | 7.0 | |
| 17 | UNKNOWN | 1.20 | 14 | 7.0 | |
| 18 | UNKNOWN | 1.20 | 14 | 7.0 | |
| 19 | UNKNOWN | 1.20 | 14 | 7.0 | |
| 20 | UNKNOWN | 1.20 | 14 | 7.0 | |
| 21 | FISH TAIL PALM | 2.0 | 35 | 6.0 | |
| 22 | FISH TAIL PALM | 2.0 | 35 | 6.0 | |
| 23 | FISH TAIL PALM | 2.0 | 35 | 6.0 | |
| 24 | FISH TAIL PALM | 2.0 | 35 | 6.0 | |
| 25 | OAK | 4.5 | 60 | 53 | |
| 26 | OAK | 4.0 | 65 | 60 | |
| 27 | FISH TAIL PALM | | 30 | 12 | |
| 28 | FISH TAIL PALM | 2.0 | 30 | 12 | |
| 29 | FISH TAIL PALM | 2.0 | 30 | 12 | |
| 30 | FISH TAIL PALM | 2.0 | 30 | 12 | |
| 31 | FISH TAIL PALM | 2.0 | 30 | 12 | |
| 32 | FISH TAIL PALM | 2.0 | 30 | 12 | |
| 33 | PALM | 1.50 | 45 | 15 | |
| 34 | PALM | 1.50 | 45 | 15 | |
| 35 | PALM | 1.50 | 45 | 15 | |
| 36 | OAK | 1.0 | 25 | 20 | |
| 37 | UNKNOWN | 0.40 | 25 | 12 | |
| 38 38 | UNKNOWN | 0.40 | 15 | 6 | |
| 39 | UNKNOWN | 1.50 | 18 | 15 | |
| 40 | PINE | 0.60 | 20 | 5 | |
| 41 | PINE | 0.60 | 20 | 5 | |
| 42 | PINE | 0.60 | 20 | 5 | |
| 43 | PINE | 0.60 | 20 | 5 | |
| 43 | UNKNOWN | 0.60 | 18 | 12 | |

SURVEYOR'S NOTE:

AN ARBORIST MUST CONFIRM ALL THE TREE NAMES, CONDITION AND SPECIES, WHAT IS SHOWN ON THE SURVEY MAY NOT BE THE CORRECT NAME OF THE TREES. LAND SURVEYORS ARE NOT ARBORIST.



BARRIER TO BE CONTINUOUS AROUND THE TREE OR GROUP OF TREES. 1. MINIMUM SIX (6) FOOT HIGH TEMPORARY CHAIN LINK FENCE SHALL BE PLACED AT THE CRITICAL ROOT ZONE OR DESIGNATED LIMIT OF DISTURBANCE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIRCLE TREE(S). INSTALL FENCE POSTS USING PIER BLOCK ONLY. AVOID POST OR STAKES INTO MAJOR ROOTS. MODIFICATIONS TO FENCING MATERIAL

AND LOCATION MUST BE APPROVED BY PLANNING OFFICIAL. 2. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION FOR ALL ROOTS OVER ONE (1) INCH IN DIMATER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING AND COVERED WITH SOIL AS SOON AS

3. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BT THE CITY PLANNING OFFICIAL. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE 4. FENCING SIGNAGE AS DETAILED ABOVE MUST BE POSTED EVERY FIFTEEN (15) ALONG THE



LEGAL DESCRIPTION:

LOTS 3 AND 4, BLOCK 14, OF LA GORCE GOLF SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 43, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THAT PORTION OF LOT 4 DESCRIBED AS:

BEGIN AT NORTHEAST CORNER OF LOT 5. BLOCK 14. OF LA GORCE GOLF SUBDIVISION. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 43, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY. FLORIDA: THENCE WEST ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID LOT 5 FOR A DISTANCE OF 163.60 FEET, MORE OR LESS, TO THE WEST LINE OF LOT 4; THENCE SOUTH ALONG THE WEST LINE OF LOT 4, TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 4, FOR A DISTANCE OF 163.80 FEET MORE OR LESS, TO THE POINT OF BEGINNING.

PROPERTY ADDRESS:

ABBREVIATIONS

B.O.B. = BASIS OF BEARING
B.S.L. = BUILDING SETBACK LINE

C.B.W. = CONCRETE BLOCK WALL CH. = CHORD CH.B. = CHORD BEARING

(C) = CALCULATED

C.B. = CATCH BASIN

C.B.S. = CONCRETE BLOCK STRUCTURE

CH.L. = CHORD LENGTH
CL. = CLEAR
C.O. = CLEAN OUT
C.L.F. = CHAIN LINK FENCE
C.M.E = CANAL MAINTENANCE EASEMENT

D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE MAINTENANCE EASEMENT

EB = ELECTRIC BOX E.T.P. = ELECTRIC TRANSFORMER PAD

F.F.E. = FINISHED FLOOR ELEVATION

IN.&EG. = INGRESS AND EGRESS EASEMENT

I.C.V. = IRRIGATION CONTROL VALVE
I.F. = IRON FENCE L.B. = LICENSED BUSINESS L.P. = LIGHT POLE L.F.E. = LOWEST FLOOR ELEVATION
L.M.E. = LAKE MAINTENANCE EASEMENT ' = MINUTES (M) = MEASURED DISTANCE

M.B. = MAIL BOX
M.D.C.R.= MIAMI DADE COUNTY RECORDS M.E. = MAINTENANCE EASEMENT

NGVD = NATIONAL GEODETIC VERTICAL DATUM N.T.S. = NOT TO SCALE

P.C.C. = POINT OF COMPOUND CURVATURE
P.C. = POINT OF CURVATURE

P.O.T. = POINT OF TANGENCY
P.O.C. = POINT OF COMMENCEMENT

P.O.B. = POINT OF BEGINNING
P.R.C. = POINT OF REVERSE CURVATURE

P.R.M. = PERMANENT REFERENCE MONUMENT P.L.S. = PROFESSIONAL LAND SURVEYOR

FT. = FEET FNIP. = FEDERAL NATIONAL INSURANCE PROGRAM

CONC. = CONCRETE
C.U.P. = CONCRETE UTILITY POLE
C.P. = CONCRETE PORCH
C.S. = CONCRETE SLAB

C.W. = CONCRETE WALK

= DEGREES

ELEV. = ELEVATION
ENCR. = ENCROACHMENT
F.H. = FIRE HYDRANT

F.I.R. = FOUND IRON ROD

F.N.D. = FOUND NAIL & DISK

F.N. = FOUND NAIL H. = HIGH OR (HEIGHT)

M.H. = MANHOLE N.A.P. = NOT A PART OF

or NO. = NUMBER
O/S = OFFSET

O.H. = OVERHEAD

PVMT. = PAVEMENT PL. = PLANTER
P.L. = PROPERTY LINE

PWY = PARKWAY

P.P. = POWER POLE
P.P.S. = POOL PUMP SLAB

R/W = RIGHT-OF-WAYRAD. = RADIUS OR RADIAL RGE. = RANGE

SEC. = SECTION STY. = STORY SWK. = SIDEWALK S.I.P. = SET IRON PIPE S = SOUTH S.P. = SCREENED PORCH

S.V. = SEWER VALVE

= SECONDS = TANGENT = TELEPHONE BOOTH

TSB = TRAFFIC SIGNAL BOX
T.S.P. = TRAFFIC SIGNAL POLE

= MONUMENT LINE = CENTER LINE = DELTA

TWP = TOWNSHIP
UTIL. = UTILITY
U.E. = UTILITY EASEMENT

W.M. = WATER METER

W.F. = WOOD FENCE W.P. = WOOD PORCH W.R. = WOOD ROOF W.V. = WATER VALVE

T.B.M. = TEMPORARY BENCHMARK
T.U.E. = TECHNOLOGY UTILITY EASEMEN

P.U.E. = PUBLIC UTILITY EASEMENT
(R) = RECORD DISTANCE
R.R. = RAIL ROAD
RES. = RESIDENCE

R.O.E. = ROOF OVERHANG EASEMENT

O.R.B. = OFFICIAL RECORDS BOOK

A/C = AIR CONDITIONER PAD
A.E. = ANCHOR EASEMENT

A.R. = ALUMINUM ROOF A.S. = ALUMINUM SHED

ASPH. = ASPHALT = BLOCK CORNER BLDG. = BUILDING
B.M. = BENCH MARK
B.C.R. = BROWARD COUNTY RECORDS 5446 N BAY ROAD, MIAMI BEACH, FLORIDA 33140

CERTIFICATION:

XI LLC, A FLORIDA LIMITED LIABILITY

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY: •THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.

• EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. • THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS

• LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.

• BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.

• EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE. •THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.

• ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO

THE PROPER AUTHORITIES IN NEW CONSTRUCTION.

• UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS. • FENCE OWNERSHIP NOT DETERMINED.

•THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN: FLOOD ZONE: BASE FLOOD ELEVATION: 8 FEET

COMMUNITY: 120651 PANEL: 0309 SUFFIX:

DATE OF FIRM: 09/11/2009 THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY,

2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.

3. CERTIFICATE OF AUTHORIZATION LB # 7806. 4. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF

1929. CITY OF MIAMI BEACH BENCH MARK # CMB 56-03, ELEVATION IS 3.67 FEET OF N.A.V.D. 1988 CONVERTED TO NGVD29 BY USING CORPSCON 3.67 + 1.82=5.49 NGVD29

SURVEYOR'S CERTIFICATION: HIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN

SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

Digitally signed by JOHN A IBARRA Date: 2021.11.23

10/28/2021 17:06:24 -05'00' JOHN IBARRA (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA

REVISED ON: REVISED ON:

| = OVERHEAD UTILITY LINES |
|--------------------------|
| = CONCRETE BLOCK WALL |
| = CHAIN LINK FENCE |
| = IRON FENCE |
| = WOOD FENCE |
| = BUILDING SETBACK LINE |
| = UTILITY EASEMENT |
| = LIMITED ACCESS R/W |
| = NON-VEHICULAR ACCESS F |
| |

UILDING SETBACK LINE NON-VEHICULAR ACCESS R/W × 0.00 = EXISTING ELEVATIONS

DRAWN BY:

SHEET:

FIELD DATE: 10/28/2021

SURVEY NO: | 21-003716-

1 OF 1



LEGEND