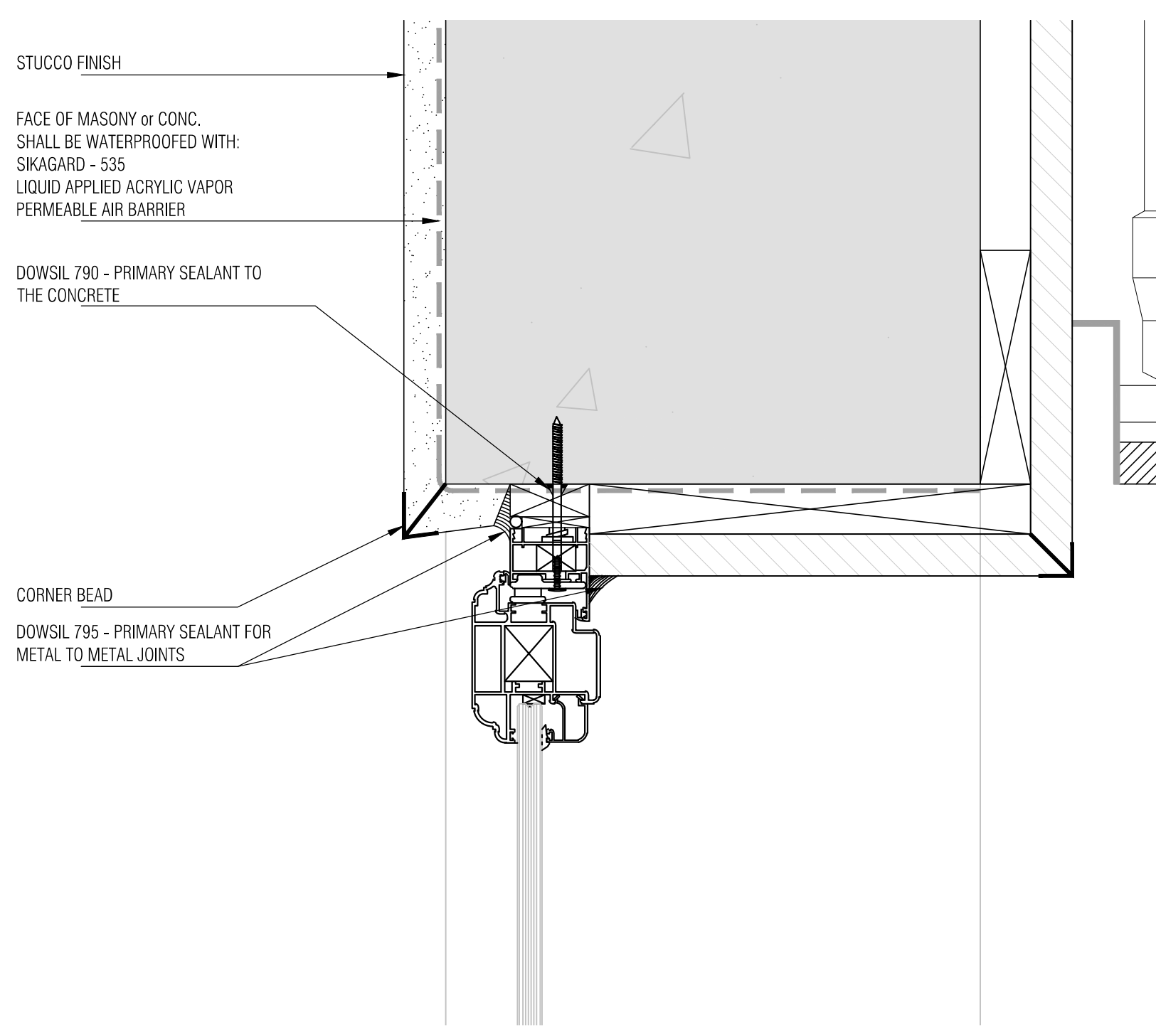


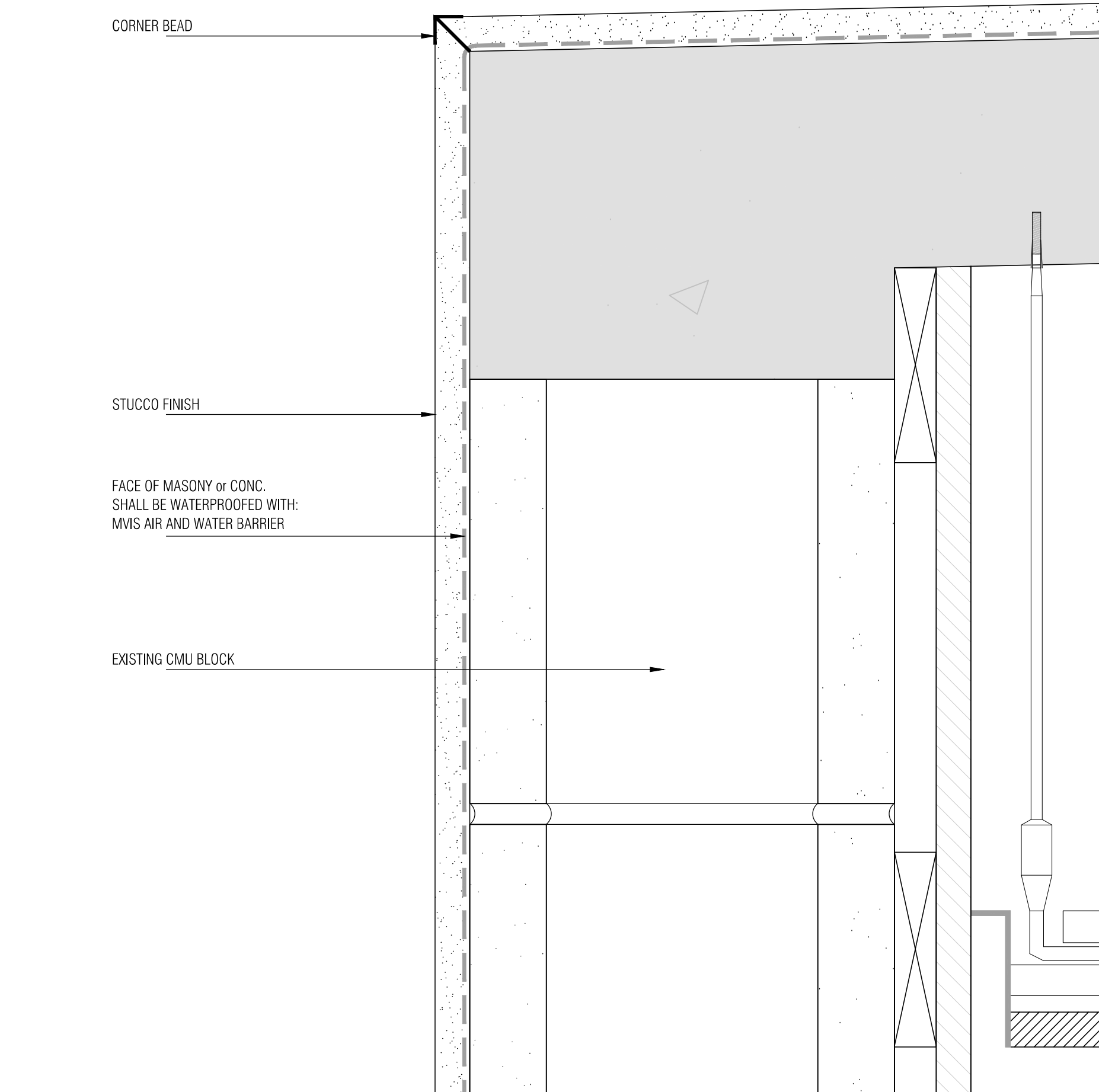
DETAIL 5.0 - WINDOW SILL & HEADER WATERPROOFING

SCALE : 6" = 1'



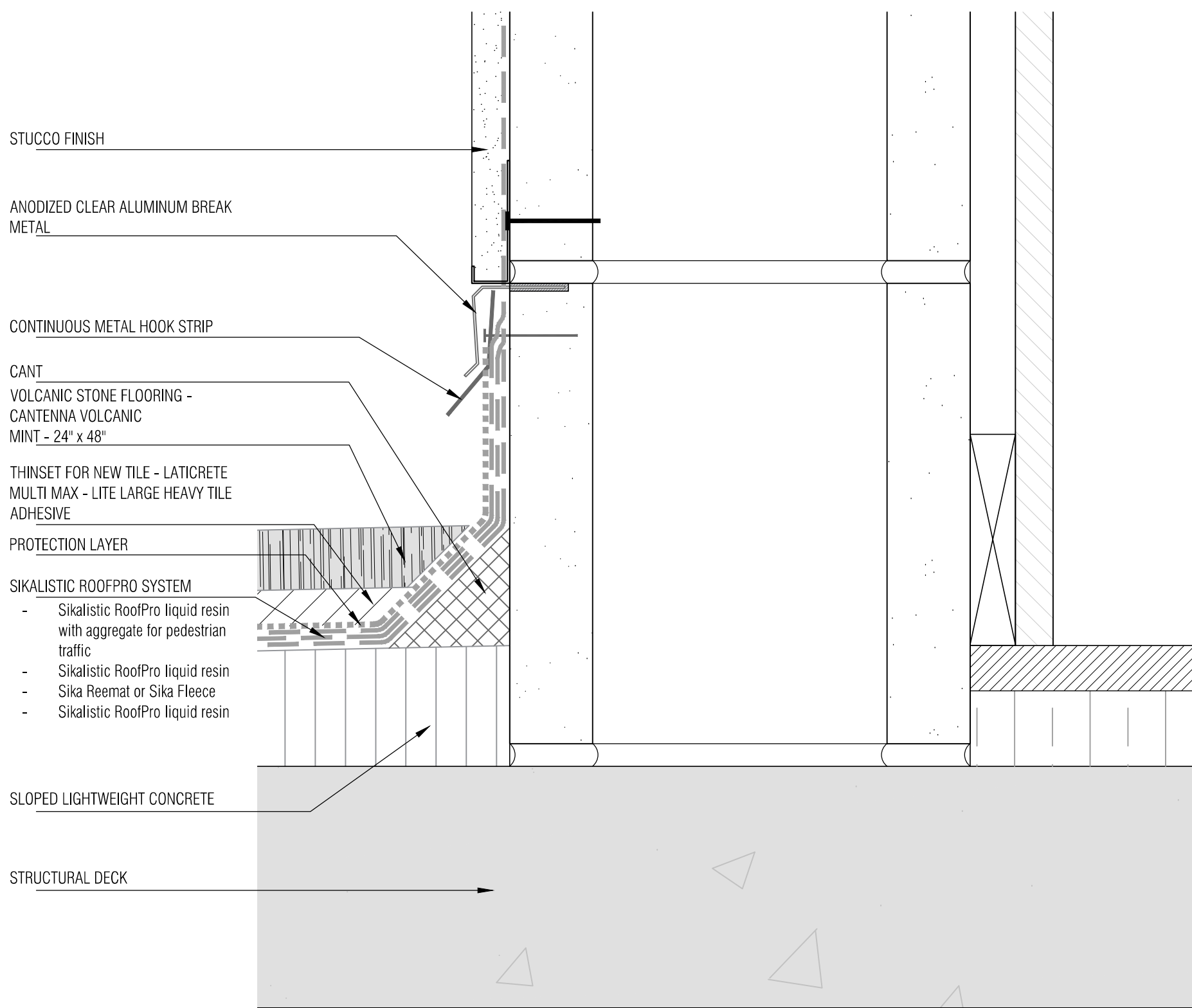
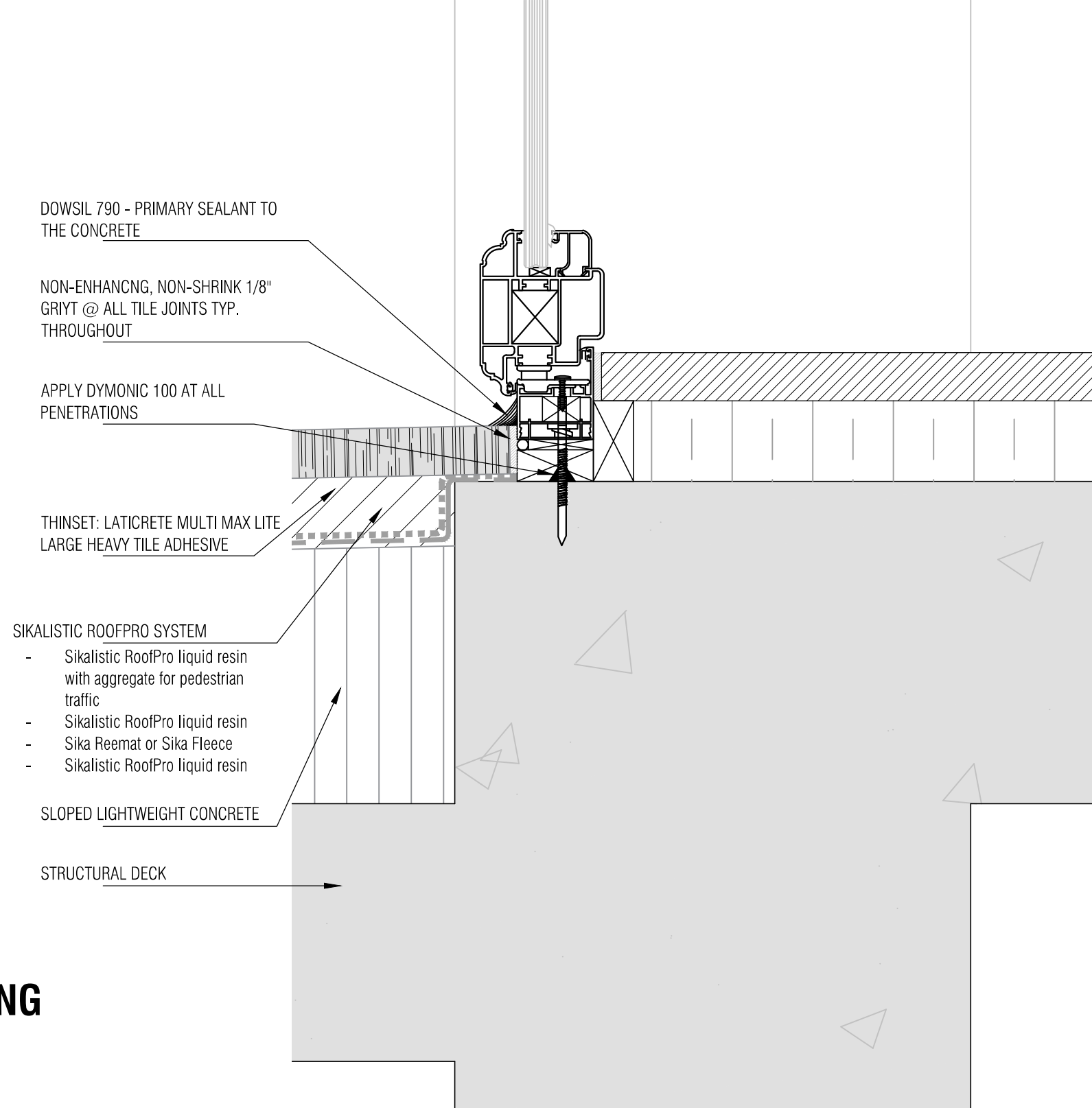
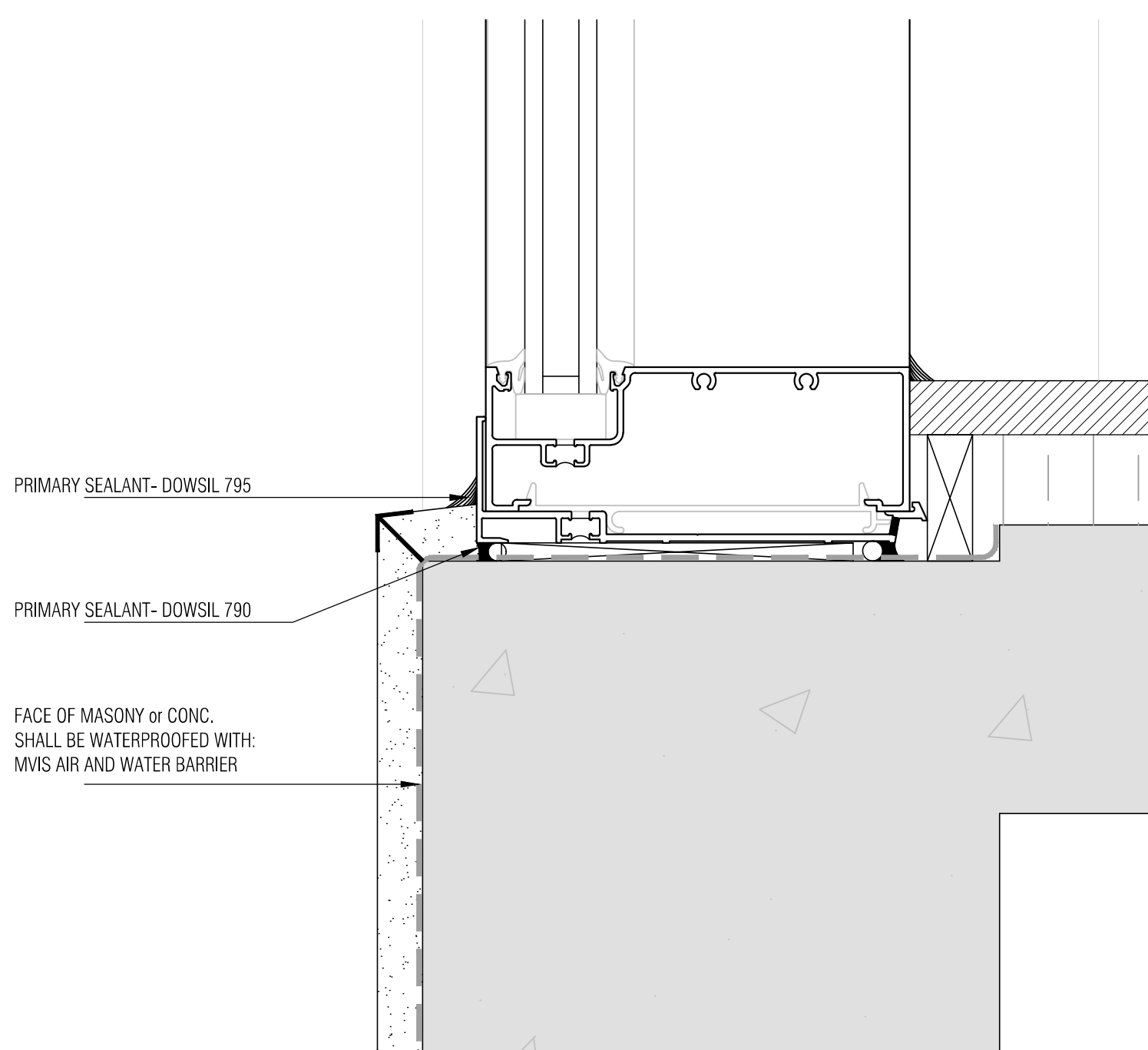
DETAIL 5.1 - FRENCH DOOR HEADER & SILL DETAIL

SCALE : 6" = 1'



DETAIL 5.2 - INTERIOR/EXTERIOR CMU WALL DETAIL

SCALE : 6" = 1'



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11:28:56 -04'00'

PROPOSED REMODELING / ADDITIONS
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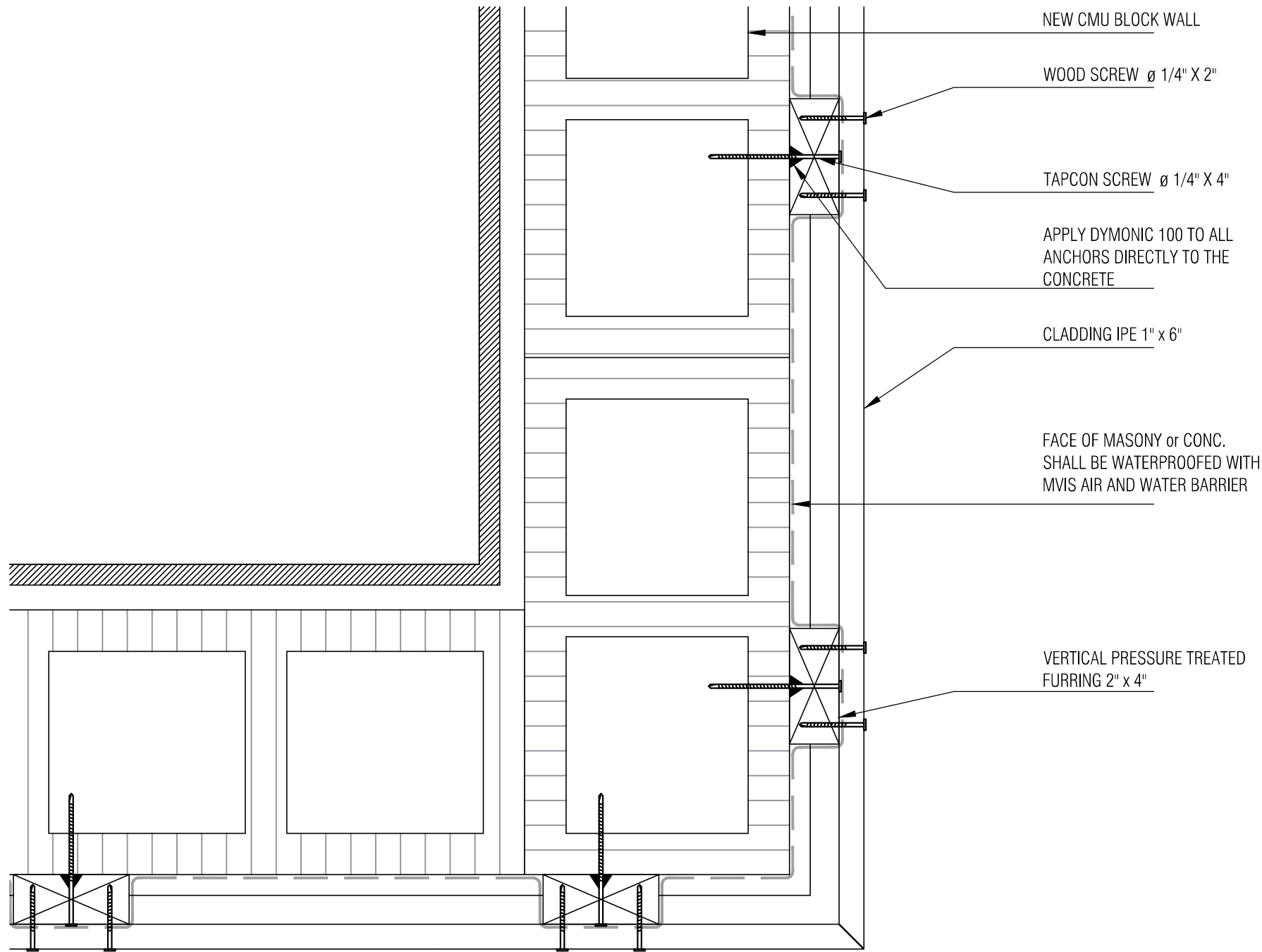
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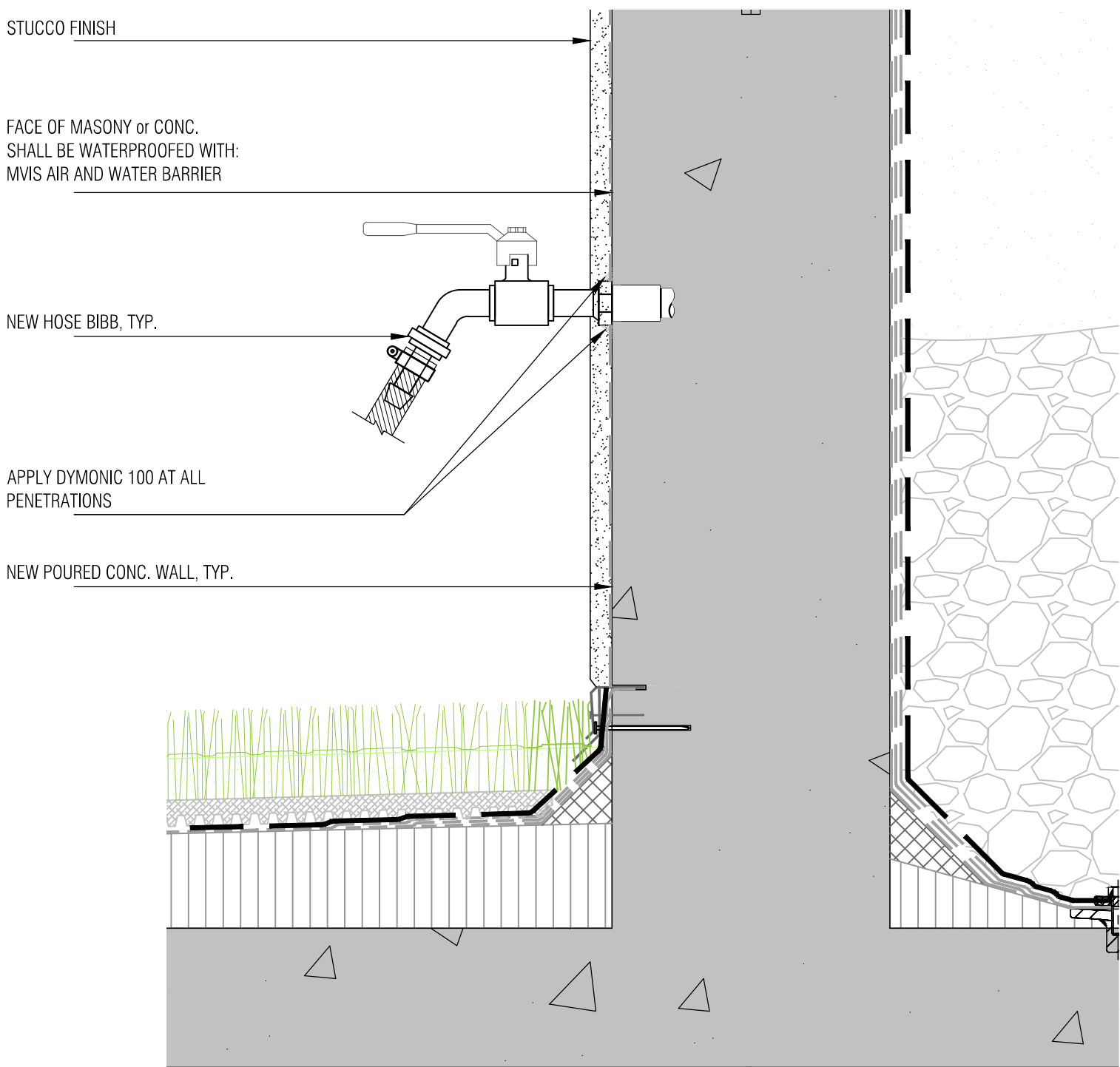
A-5.7

ROOF DECK MISC.
DETAILS



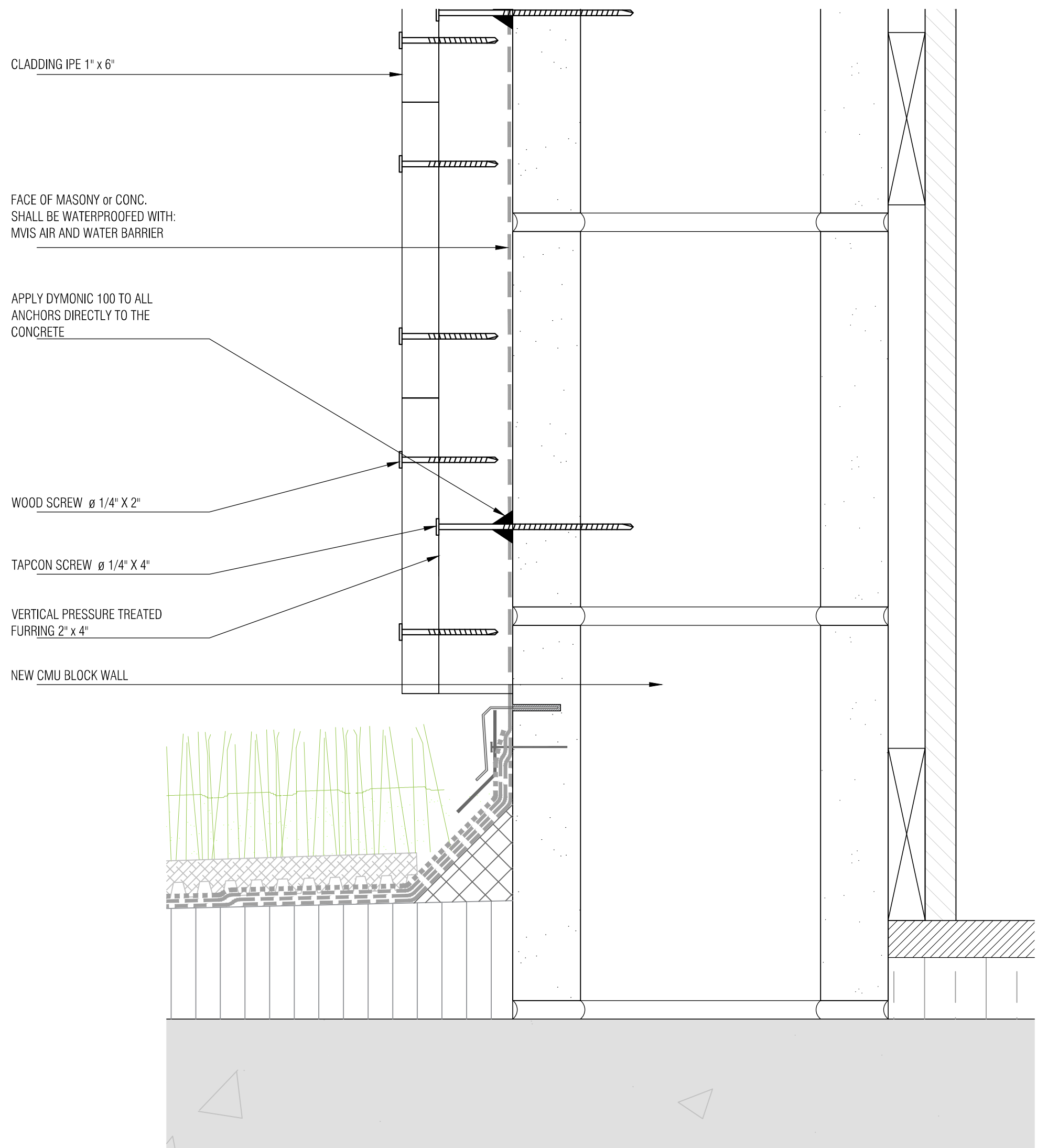
DETAIL 6.0 - WOOD CLADDING CORNER PLAN DETAIL

SCALE : 3" = 1'



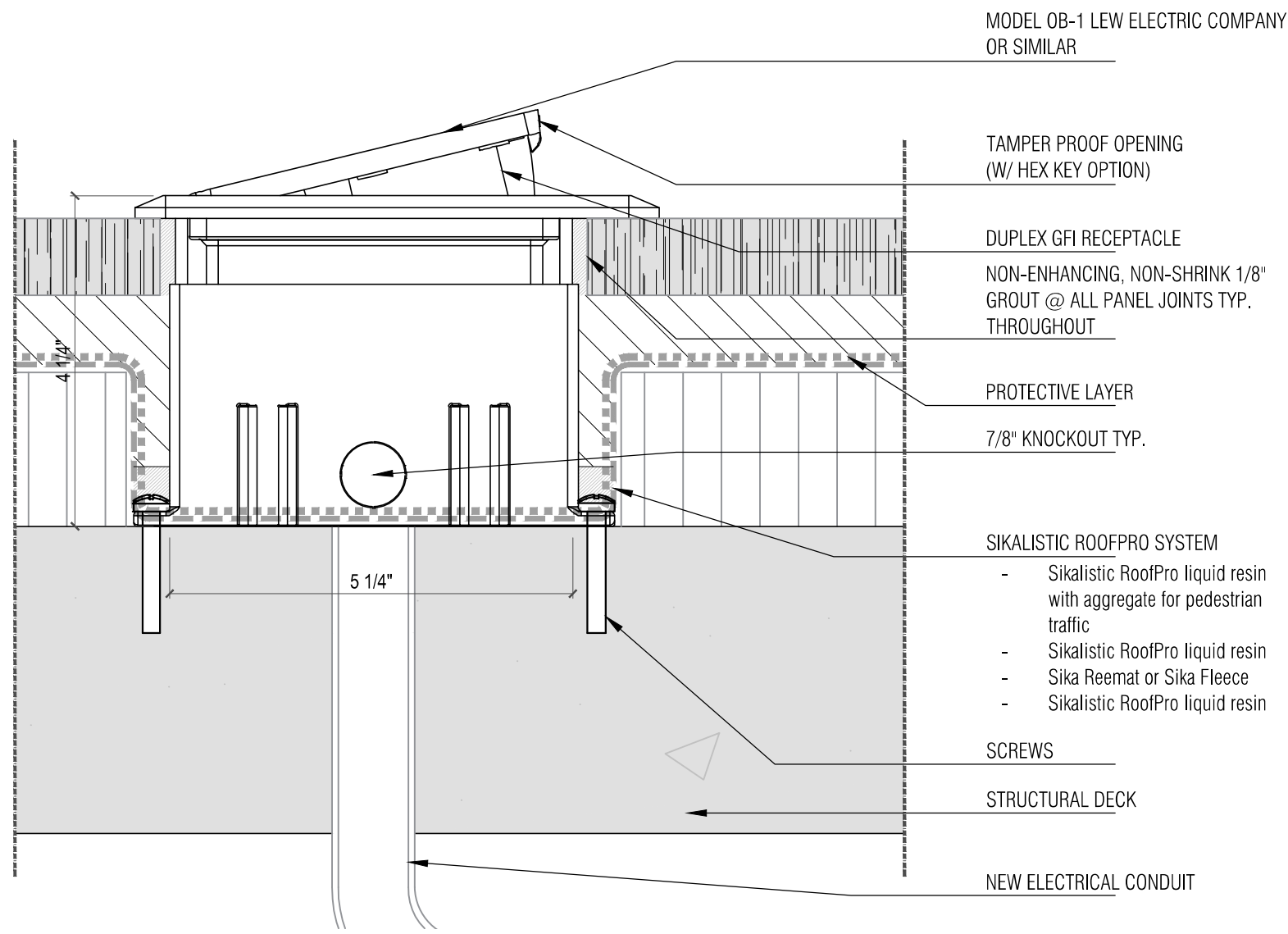
DETAIL 6.1 - HOSE BIBB

SCALE : 3" = 1'



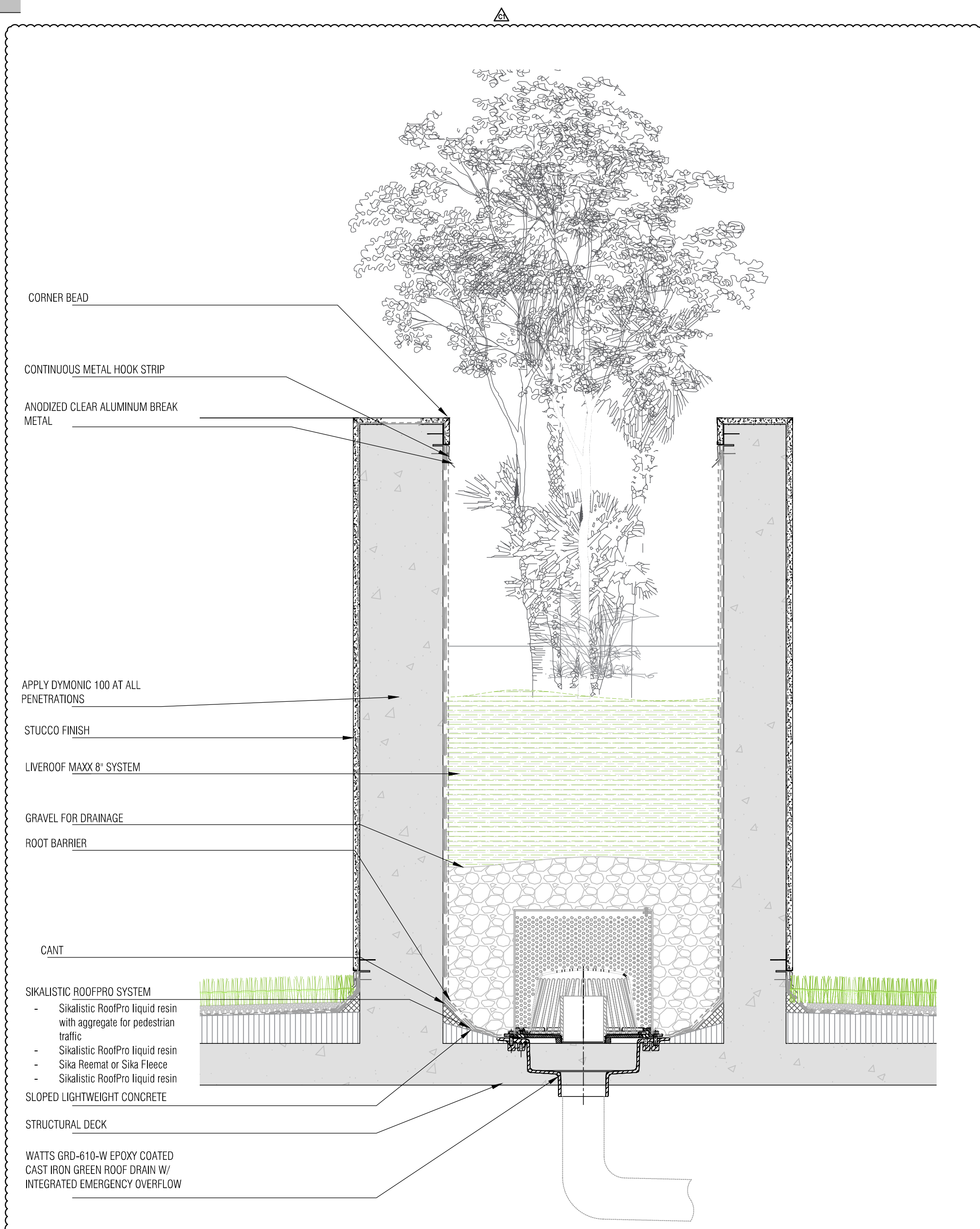
DETAIL 6.0 - WOOD CLADDING SECTION DETAIL

SCALE : 6" = 1'



DETAIL 6.3 - RECEPTACLE OUTDOOR FLOOR BOX

SCALE : 6" = 1'



DETAIL 6.4 - PLANTER DETAIL

SCALE : 1 1/2" = 1'

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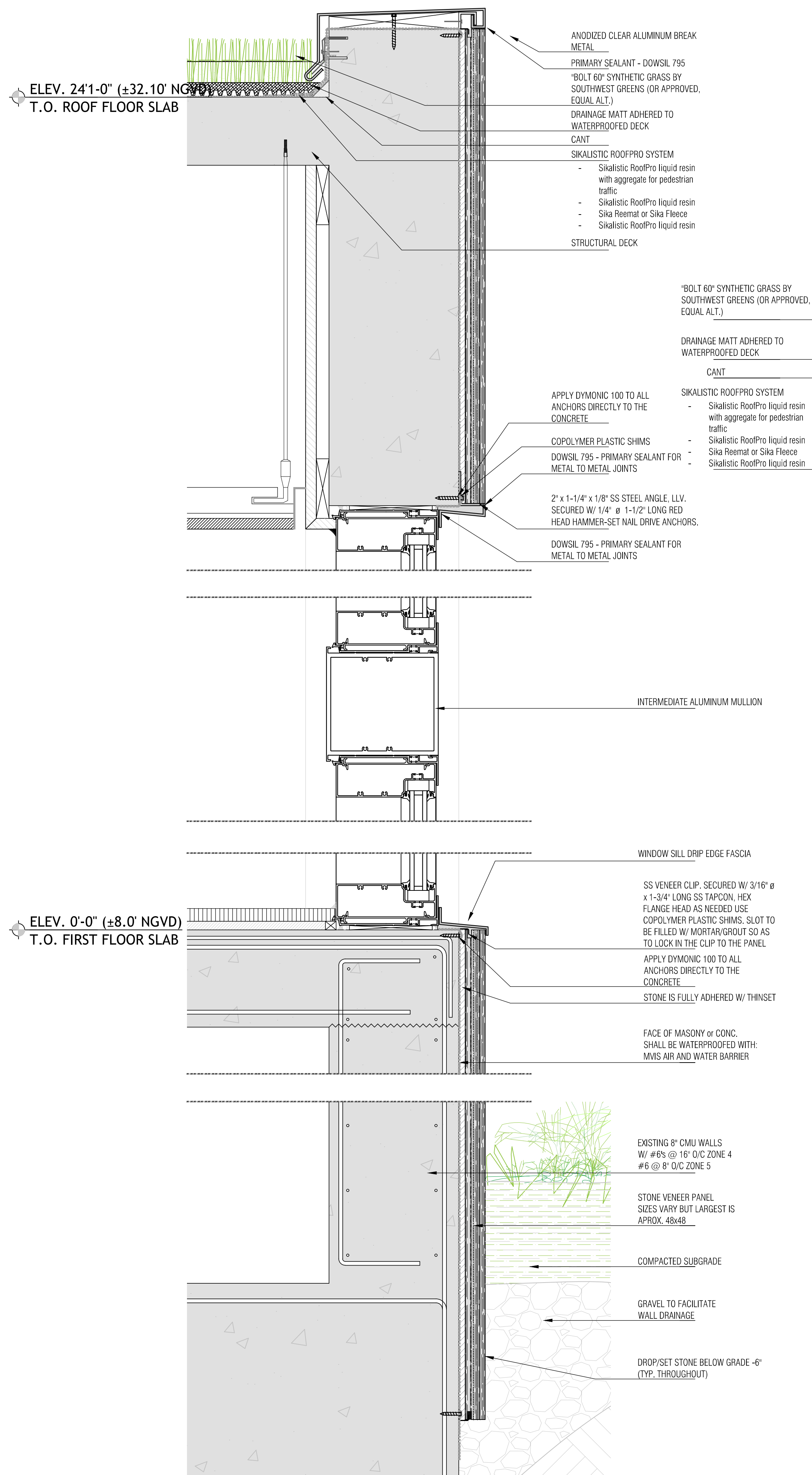
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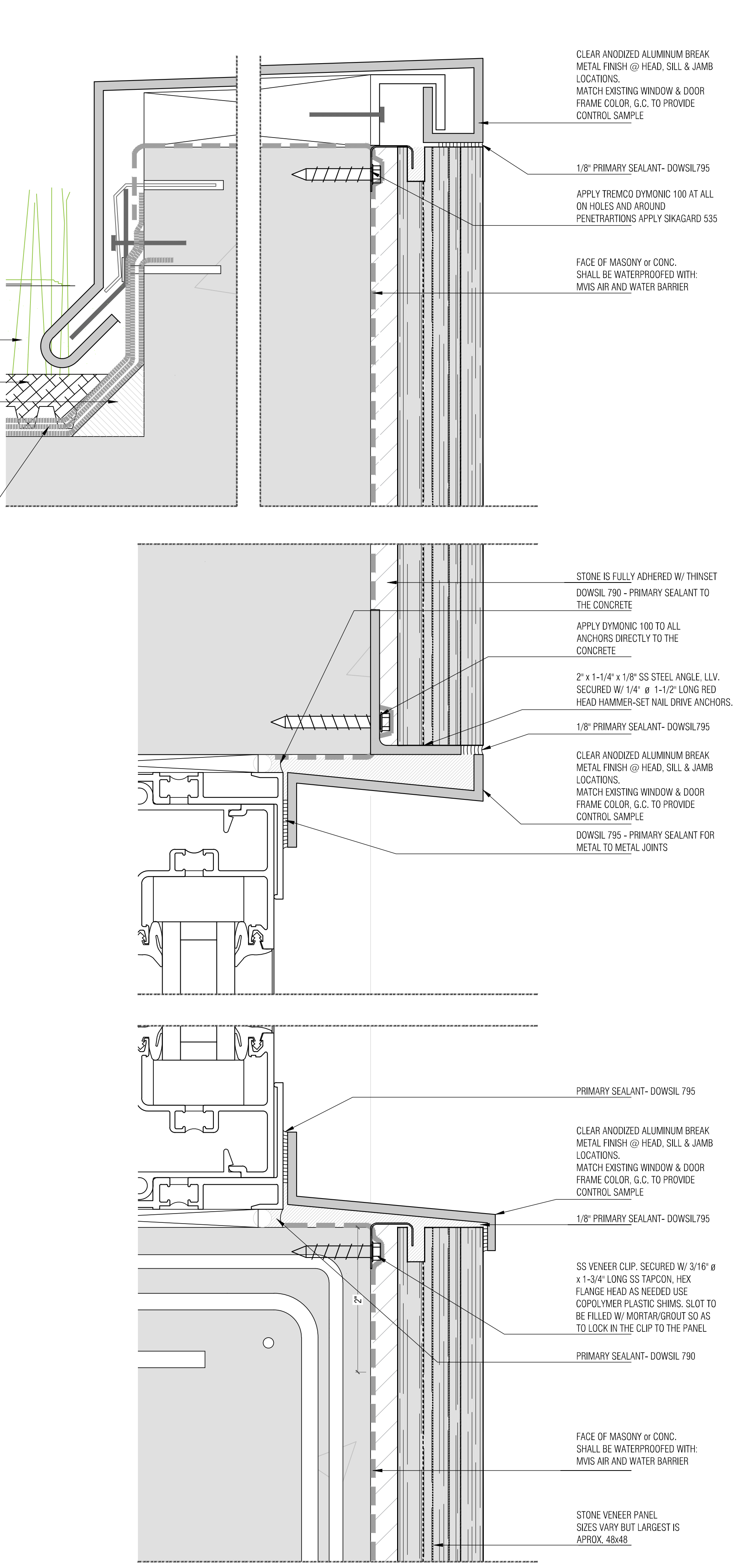
A-5.8

STONE CLADDING
MSC. DETAILS



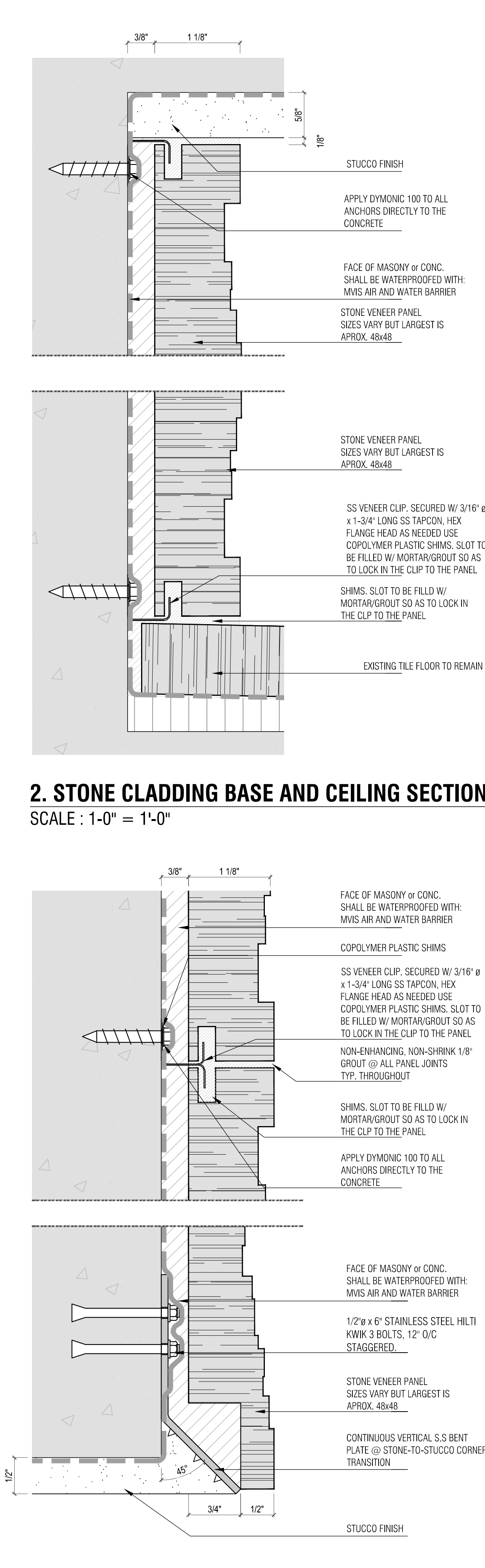
1. STONE CLADDING WALL SECTION

SCALE : 1-1/2" = 1'



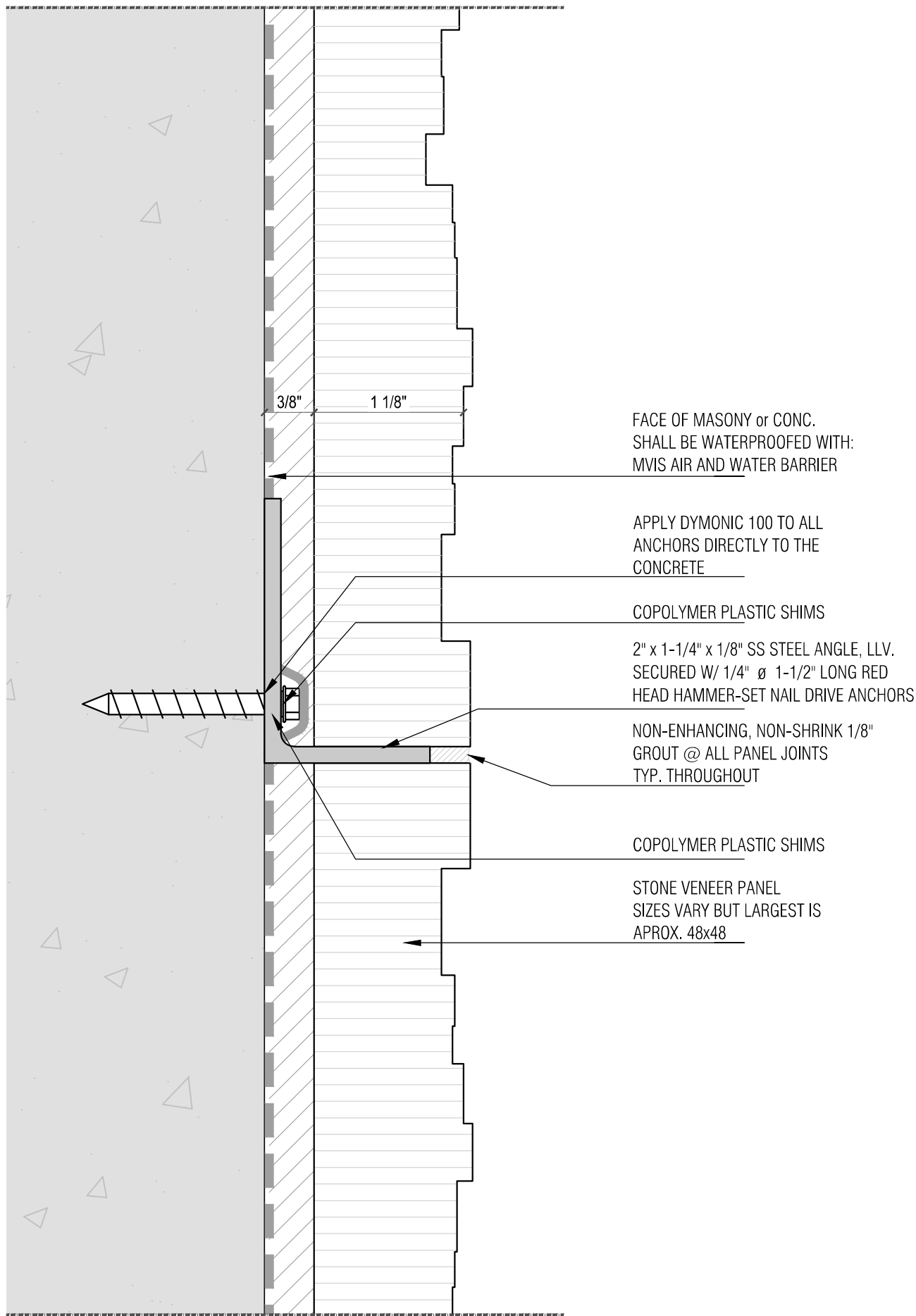
2. WINDOW SILL/HEADER AND PARAPET DRIPPING EDGE DETAIL

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

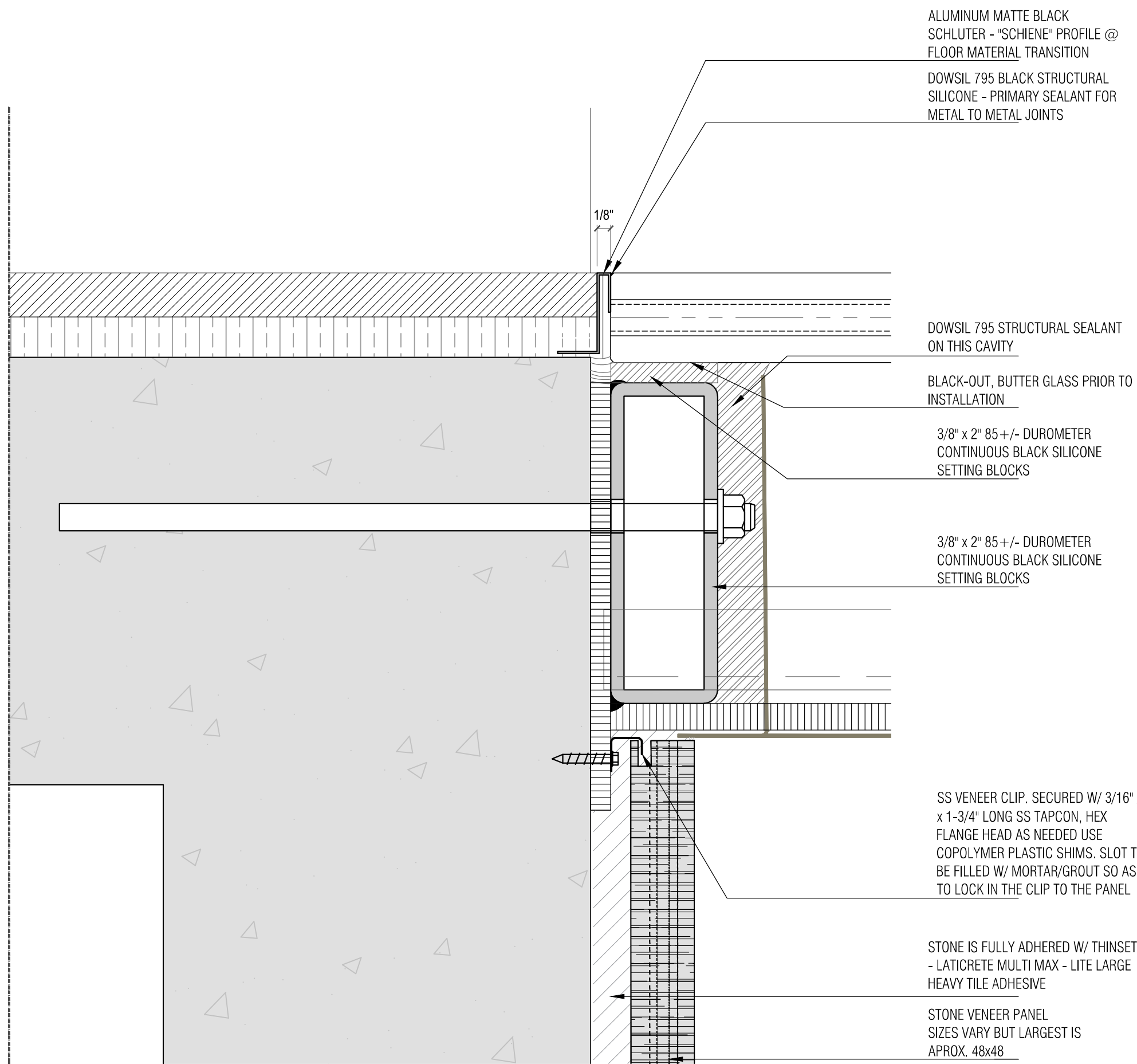
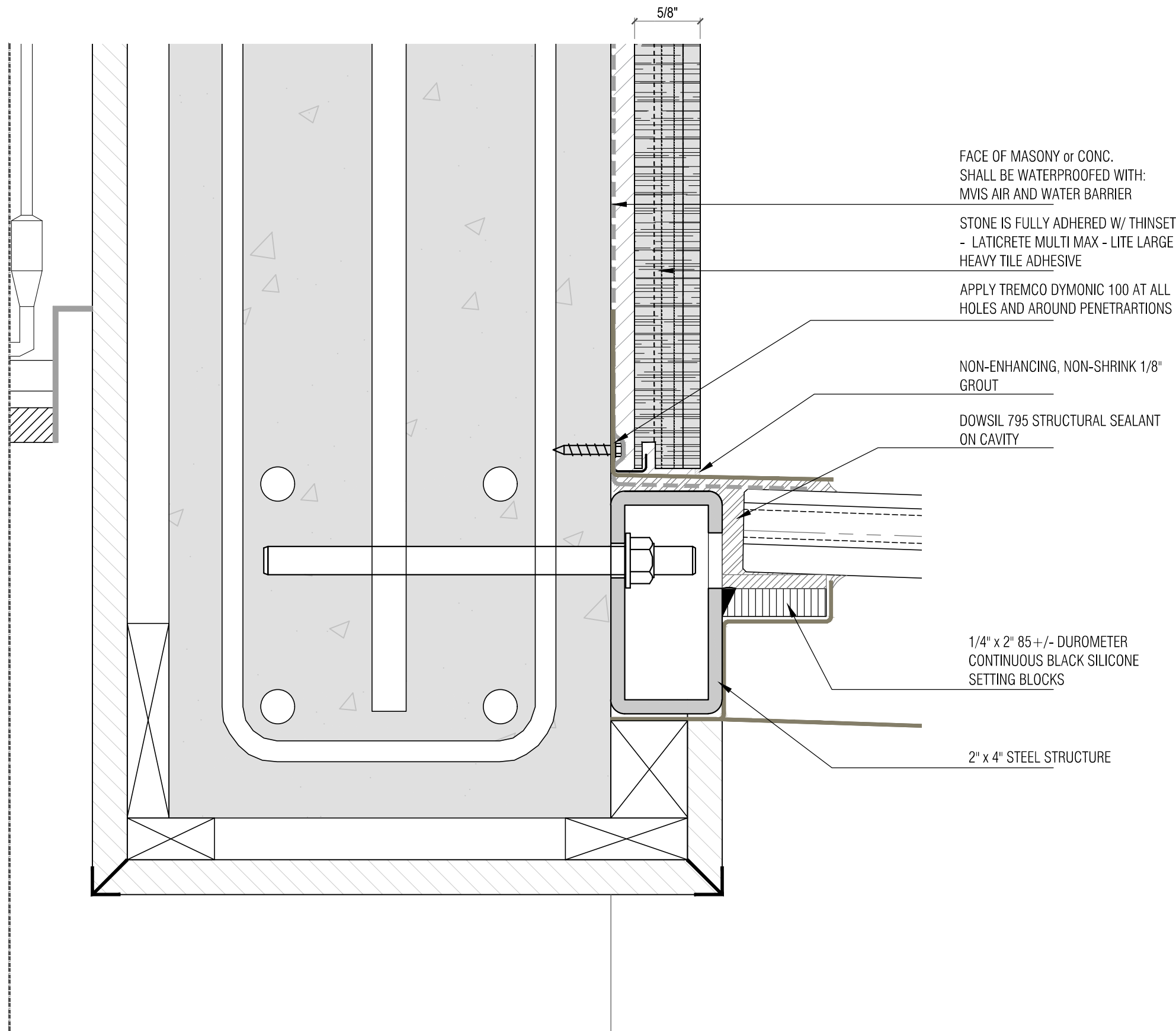


3. STONE CLADDING CORNER PLAN DETAIL

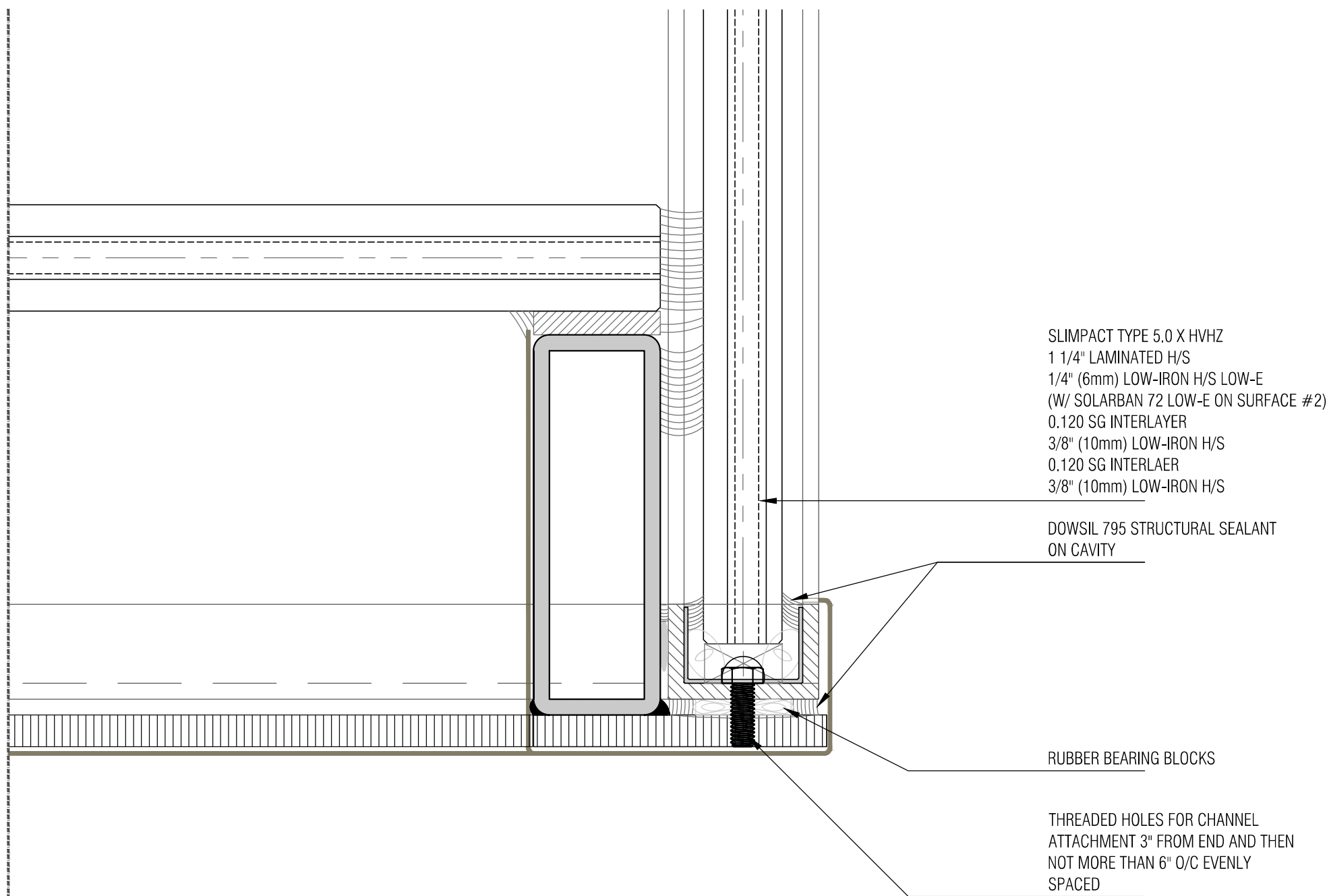
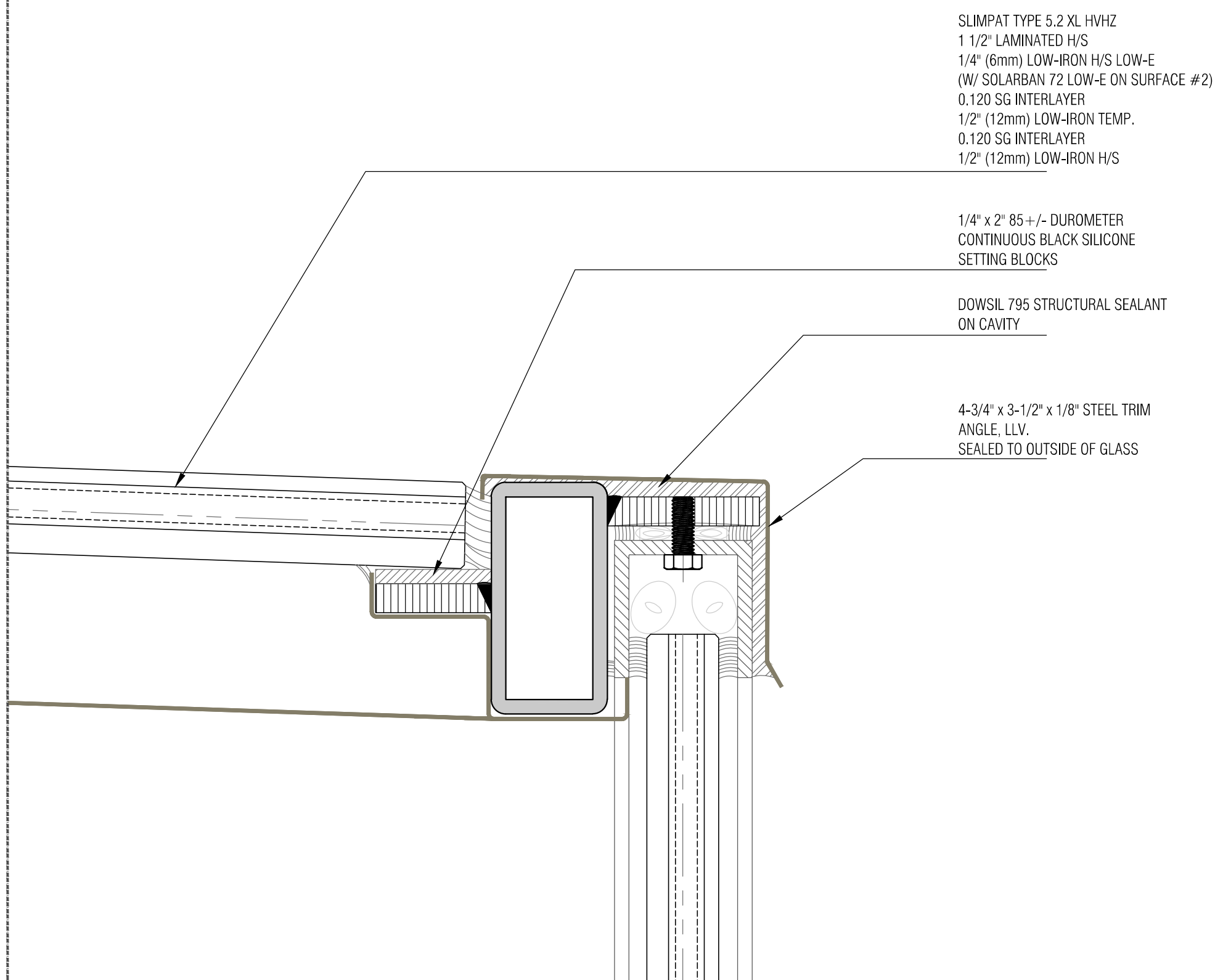
SCALE : 1'-0" = 1'-0"

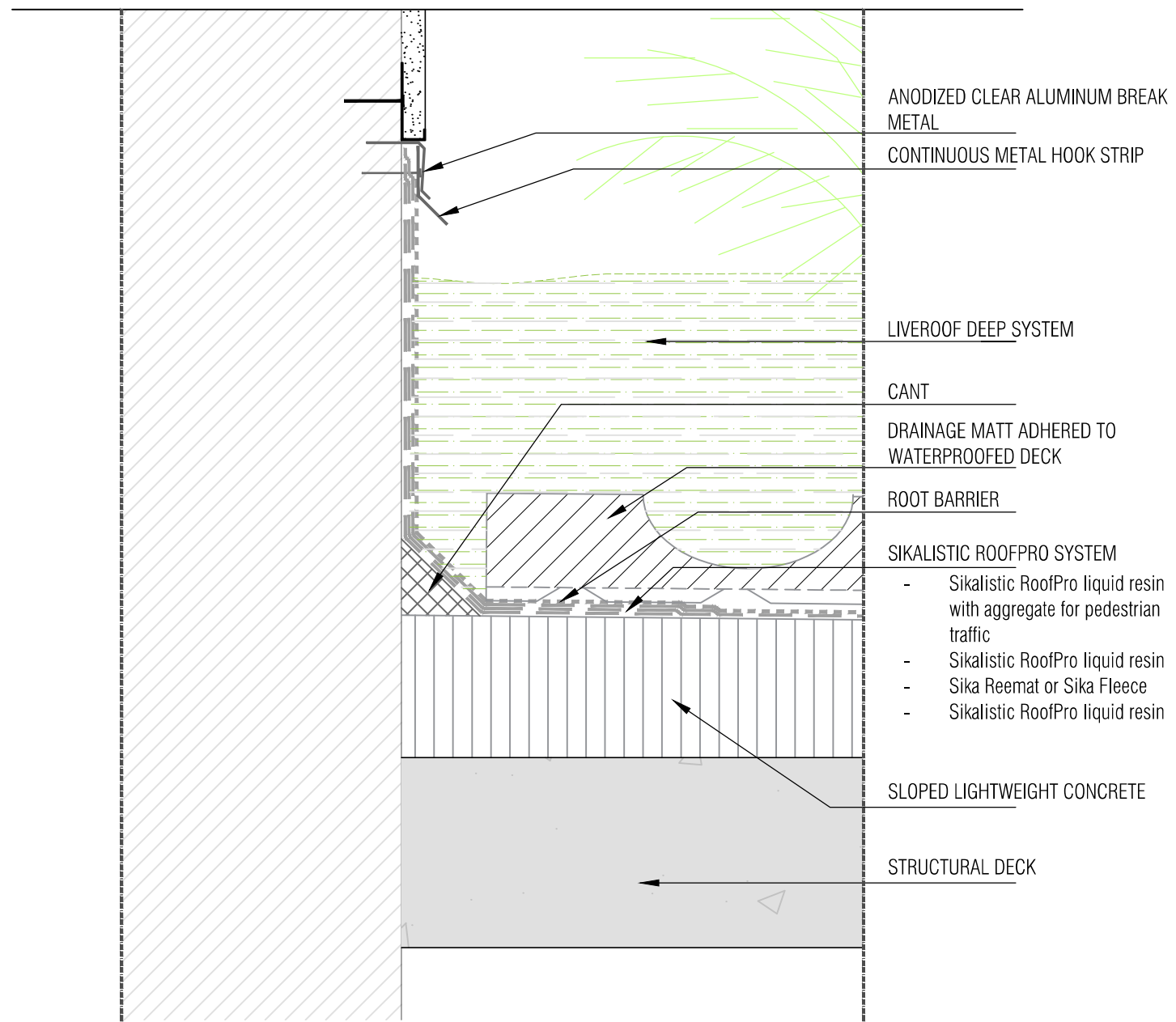


4. STONE CLADDING STEEL ANGLE SUPPORT DETAIL
SCALE : 1'-0" = 1'-0"

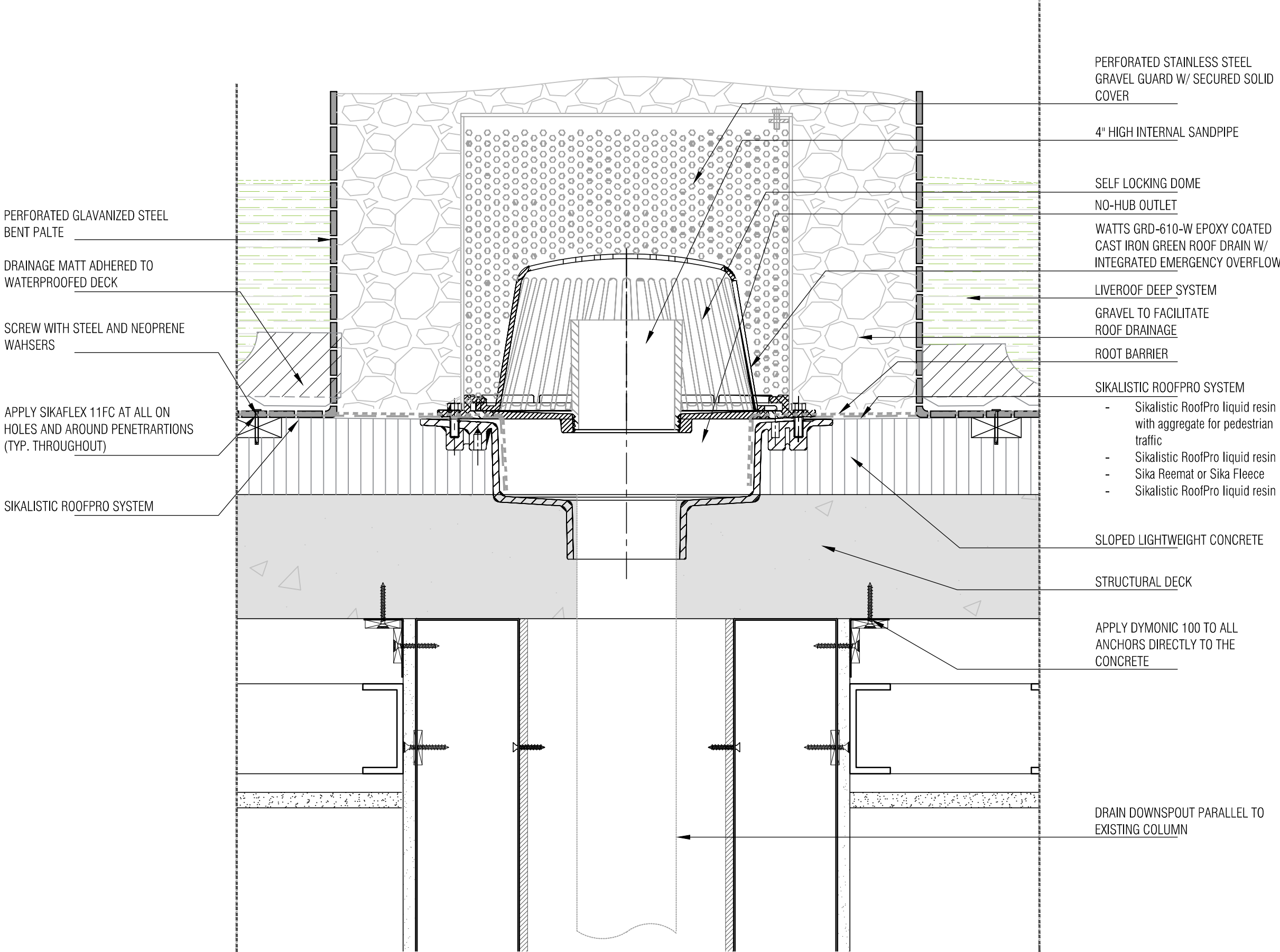


5. GLASS BOX SECTION DETAIL
SCALE : 6" = 1'

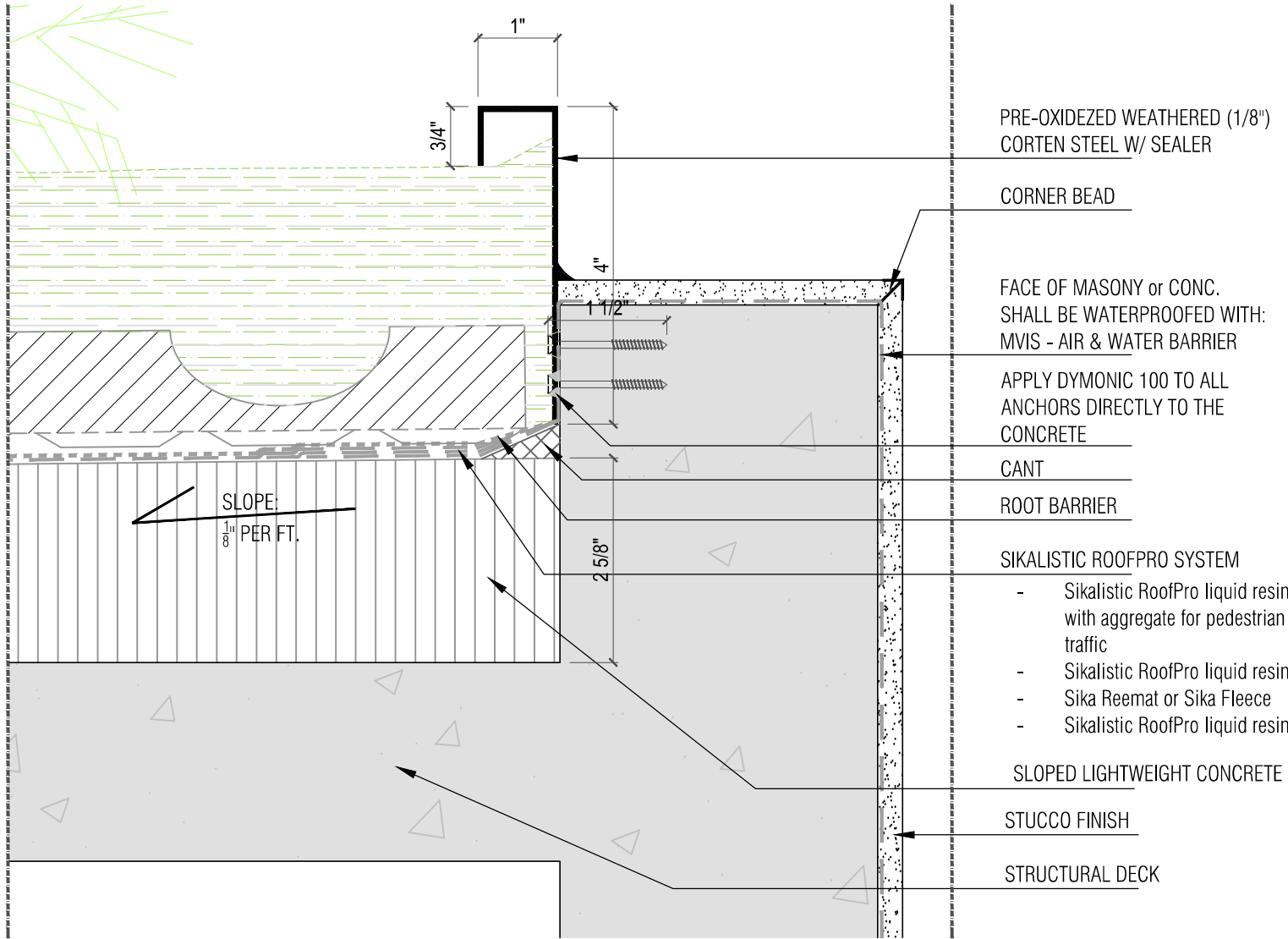




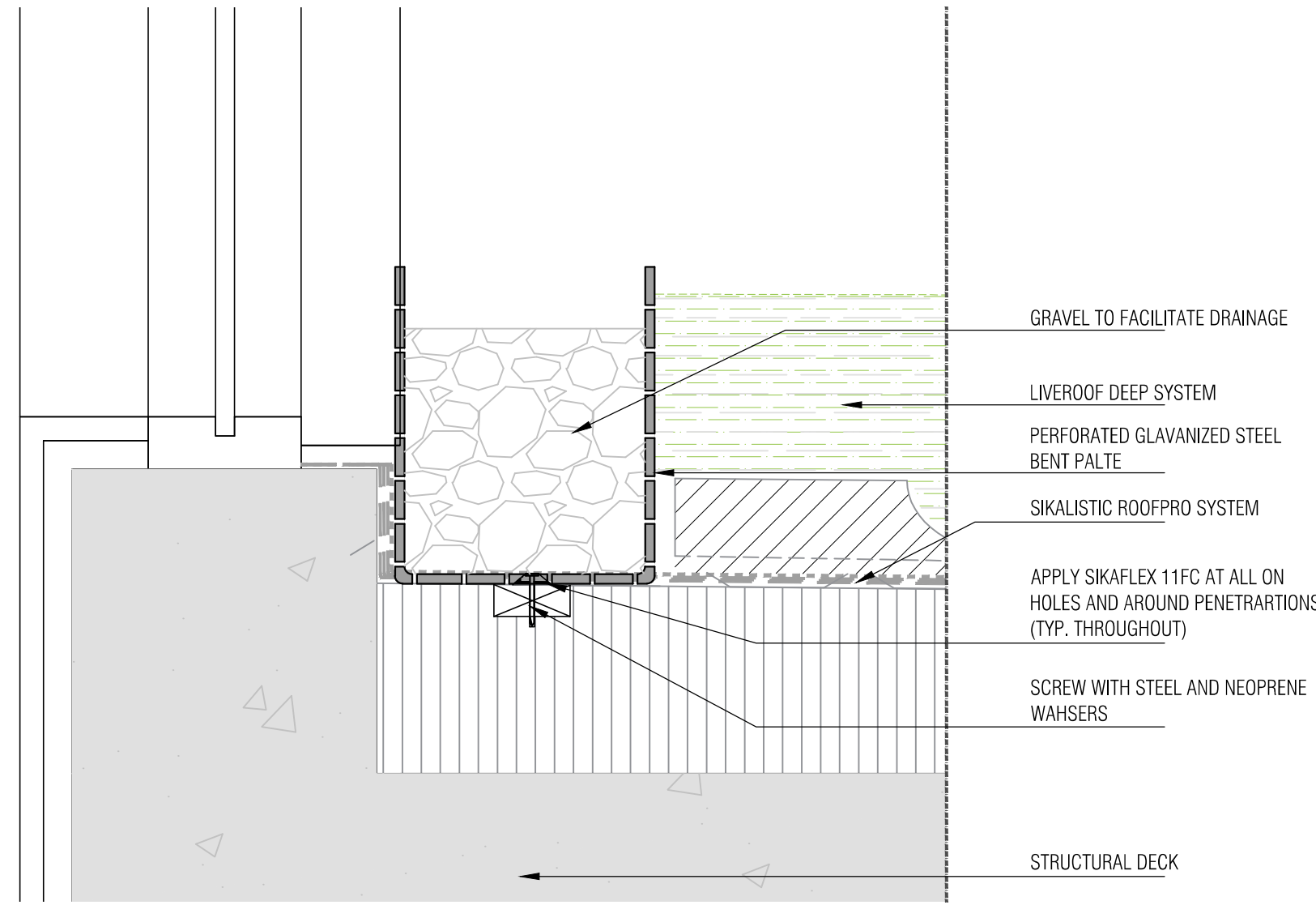
7.1 - CARPORT SECTION DETAIL 1.1
SCALE : 3 " = 1'



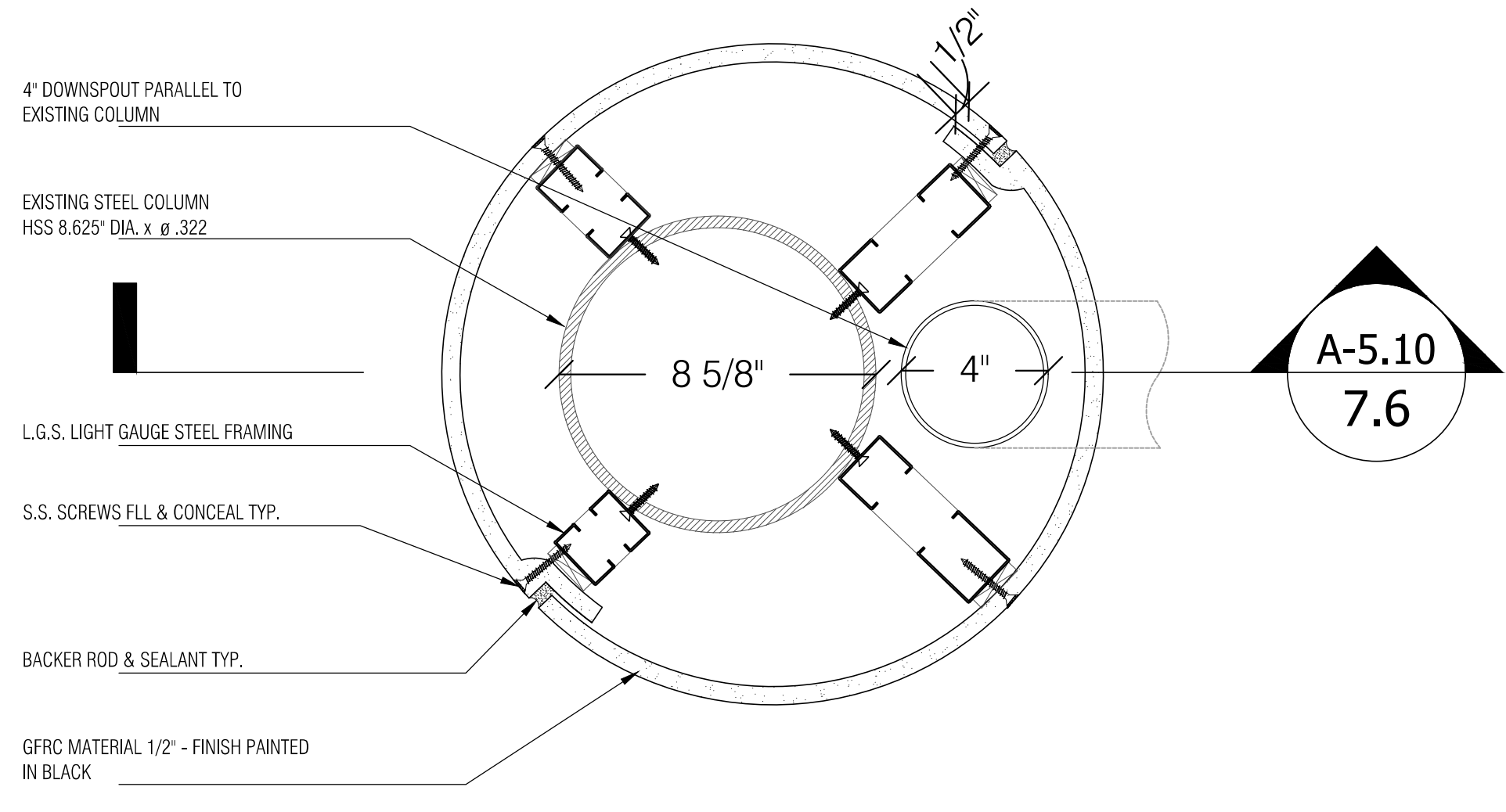
7.2 - CARPORT SECTION DETAIL 1.2
SCALE : 3 " = 1'



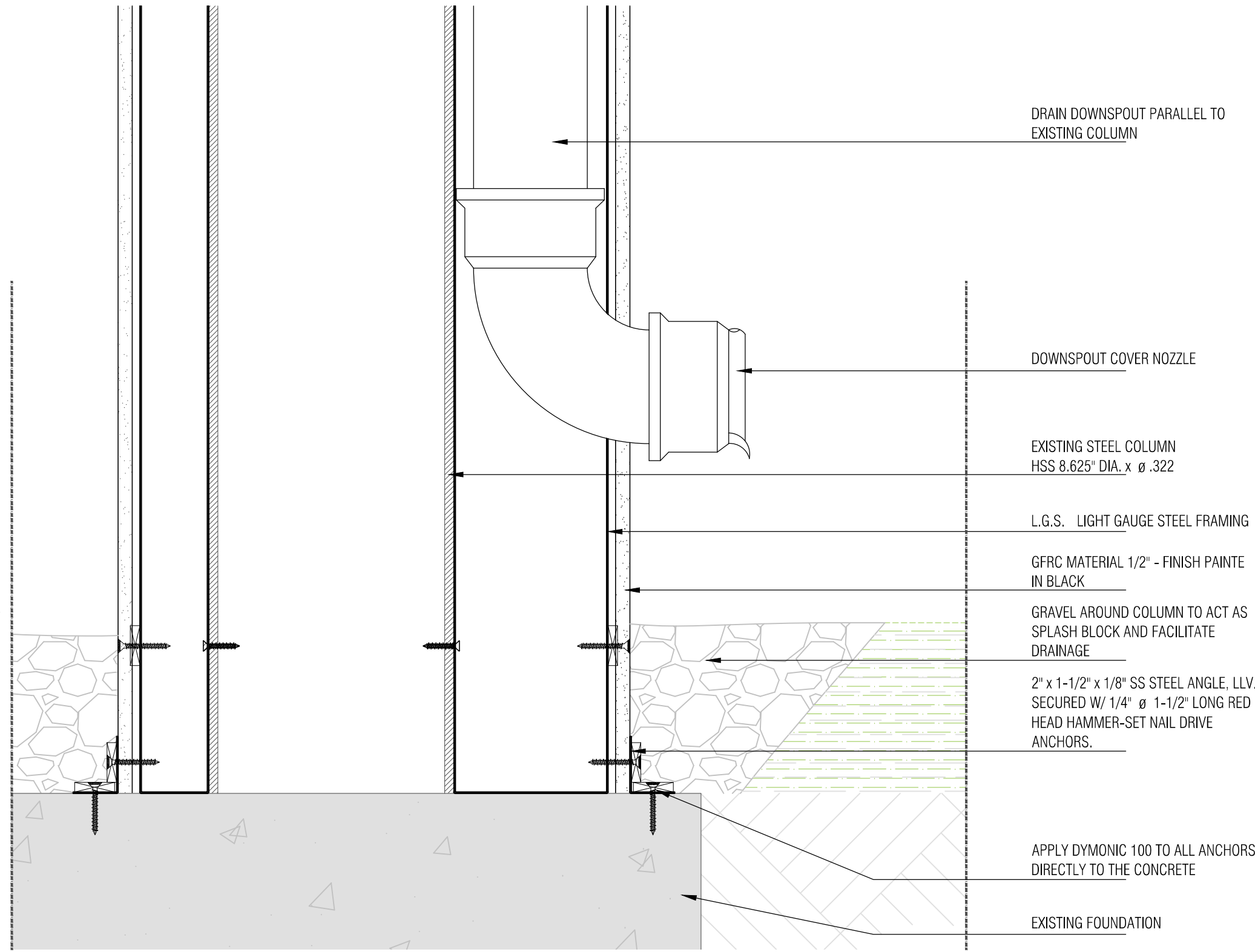
7.3 - CARPORT SECTION DETAIL 1.3
SCALE : 3 " = 1'



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
SCALE : 3 " = 1'

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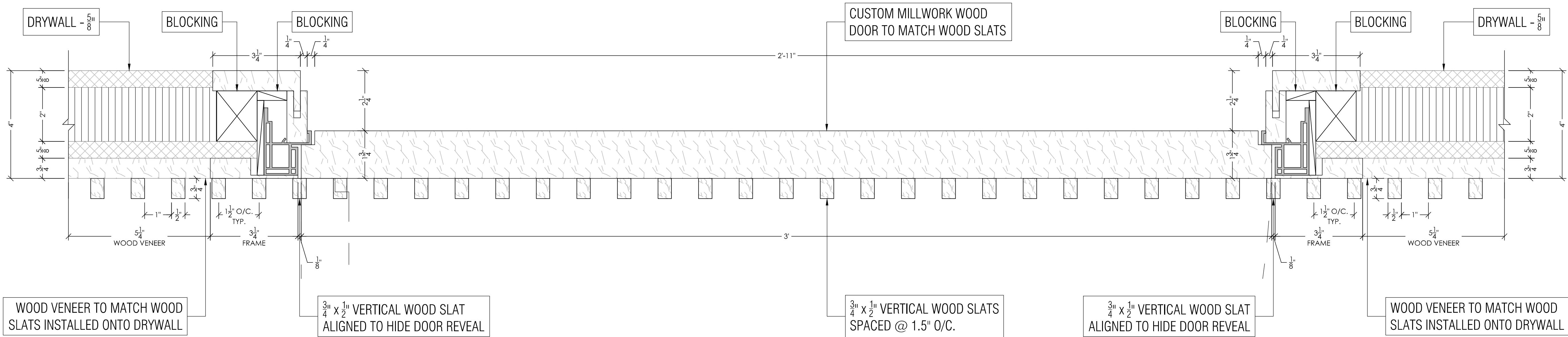
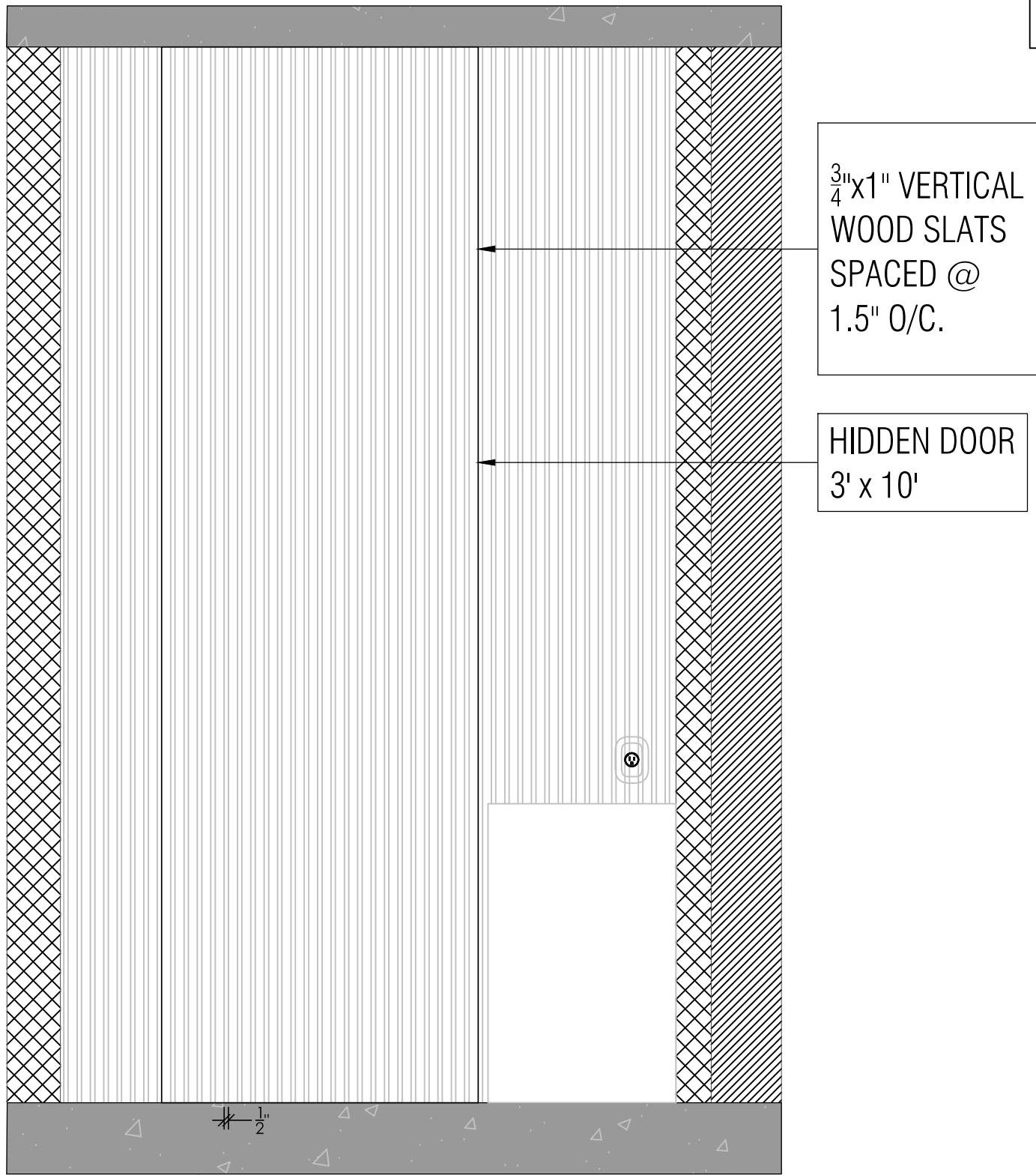
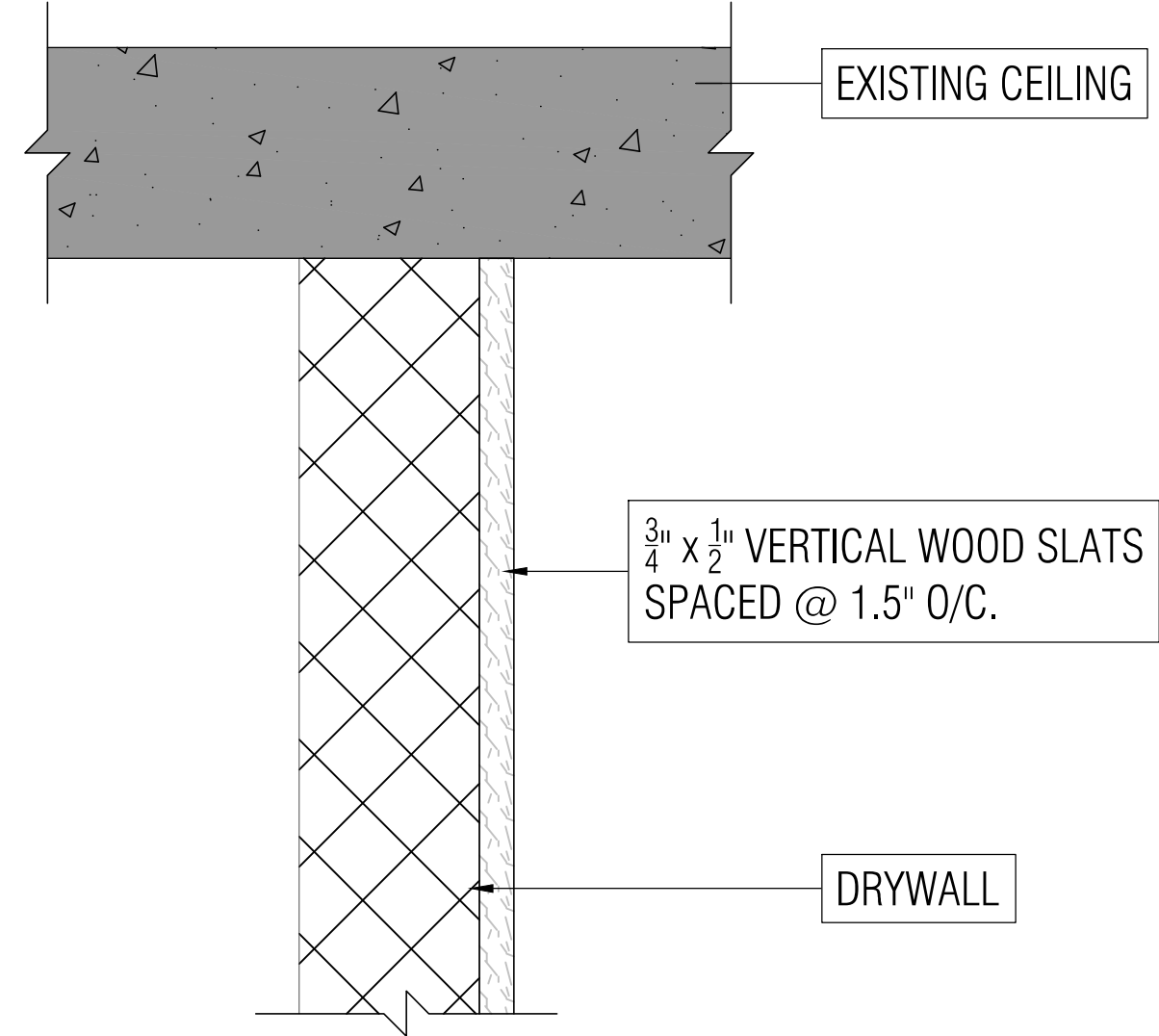
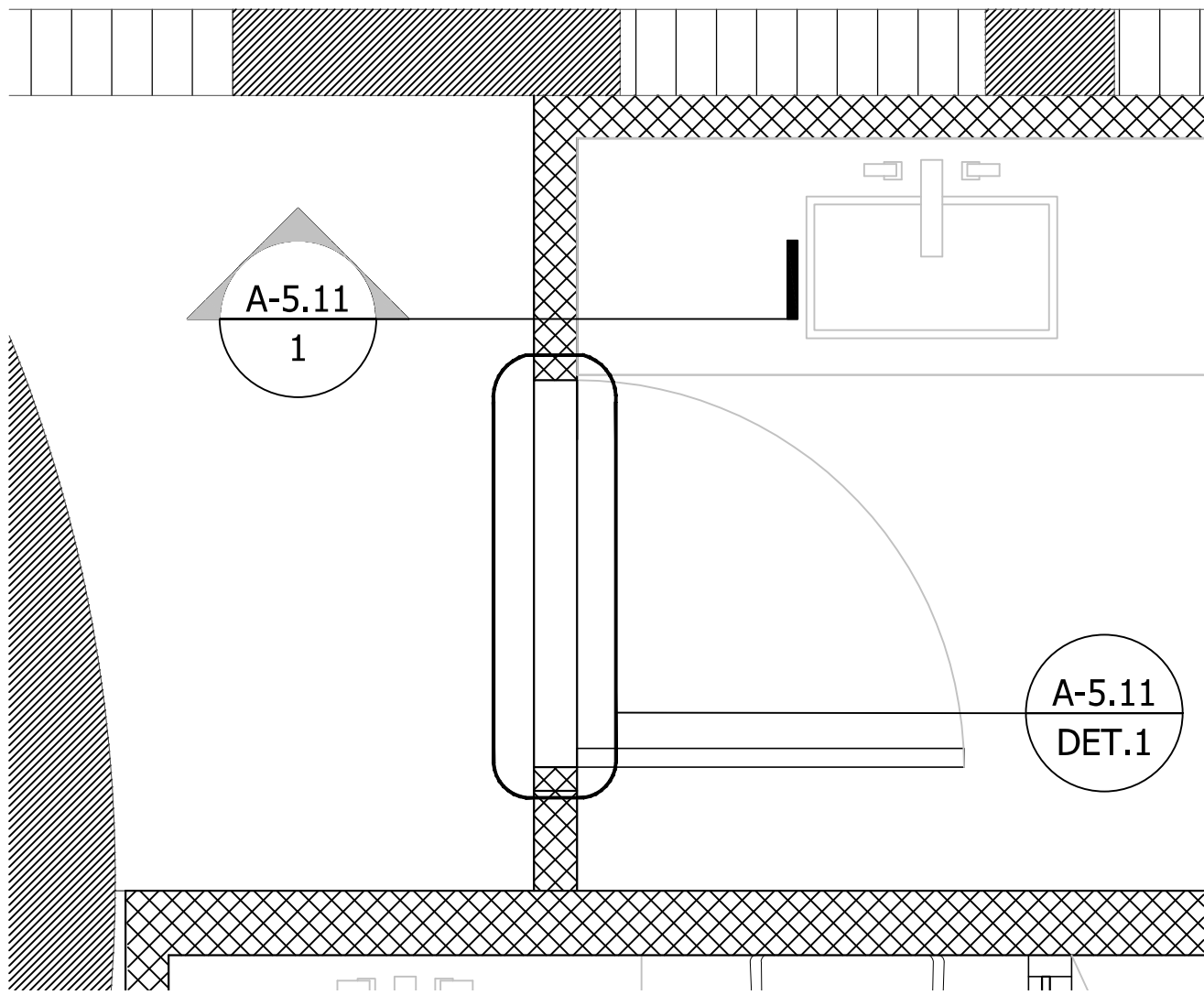
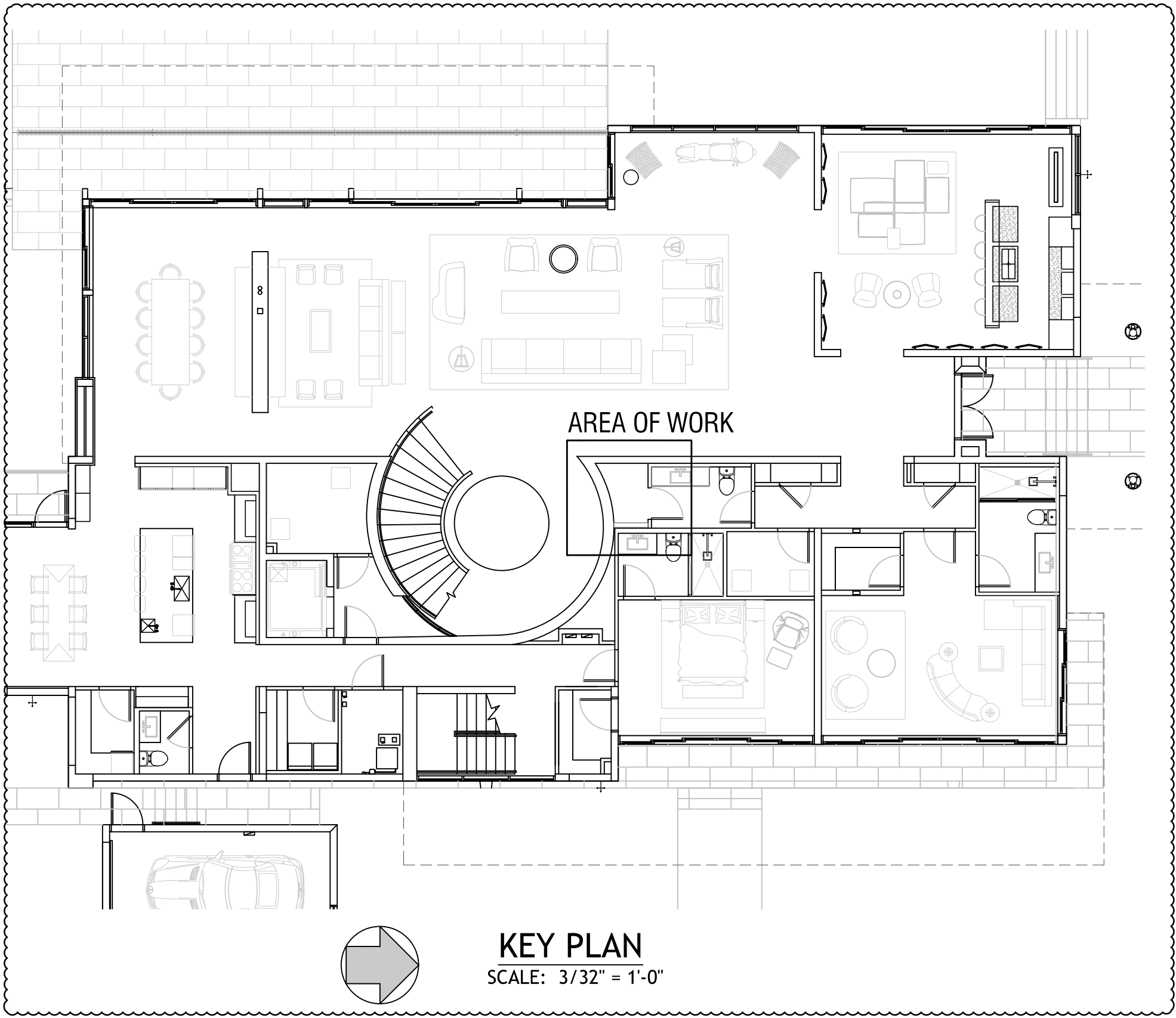
Anthony
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Anthony Leon
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PROPOSED REMODELING/ADDITIONS
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A-5.10
PORTE COCHERE
MSC. DETAILS



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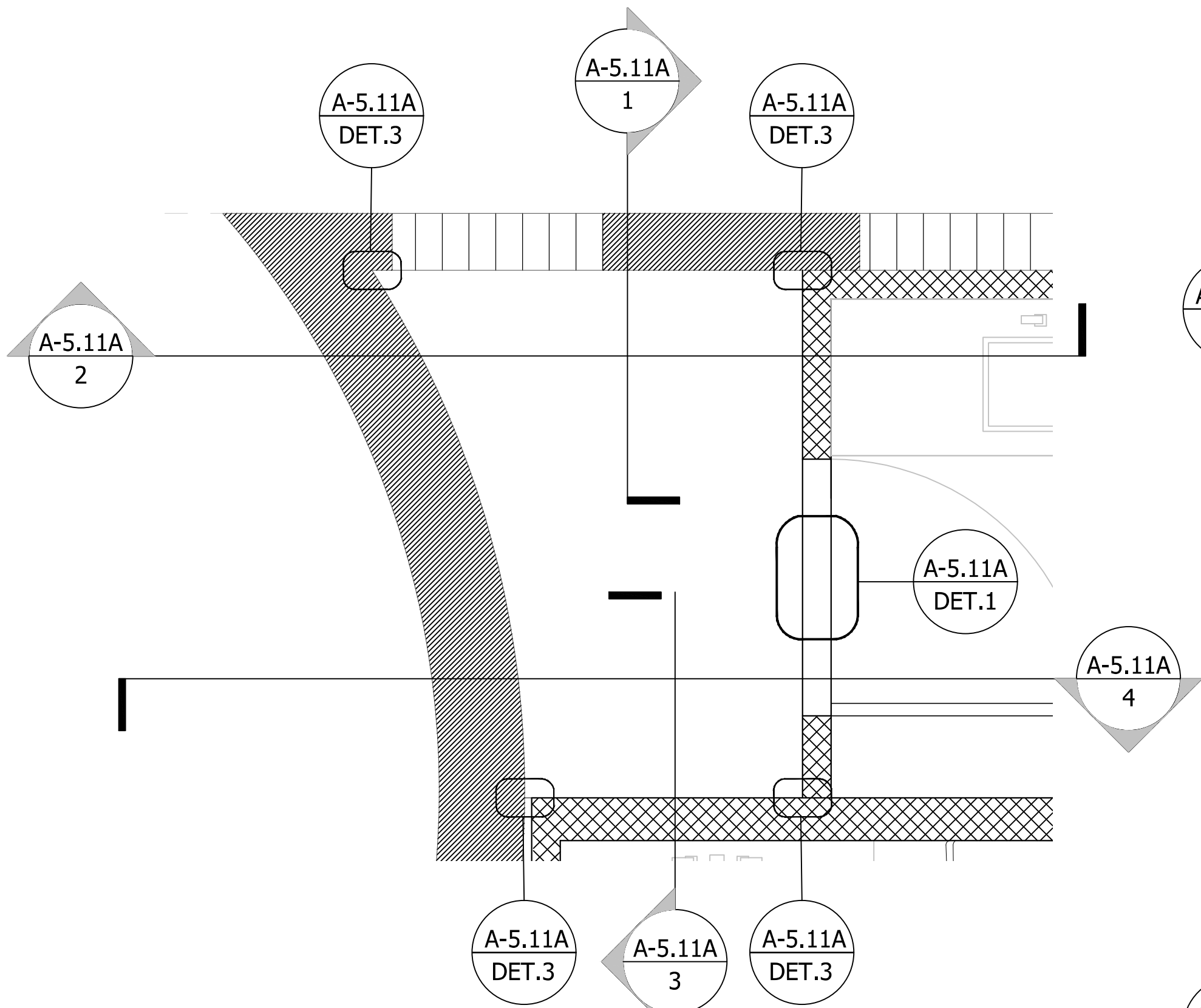
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REVISIONS:

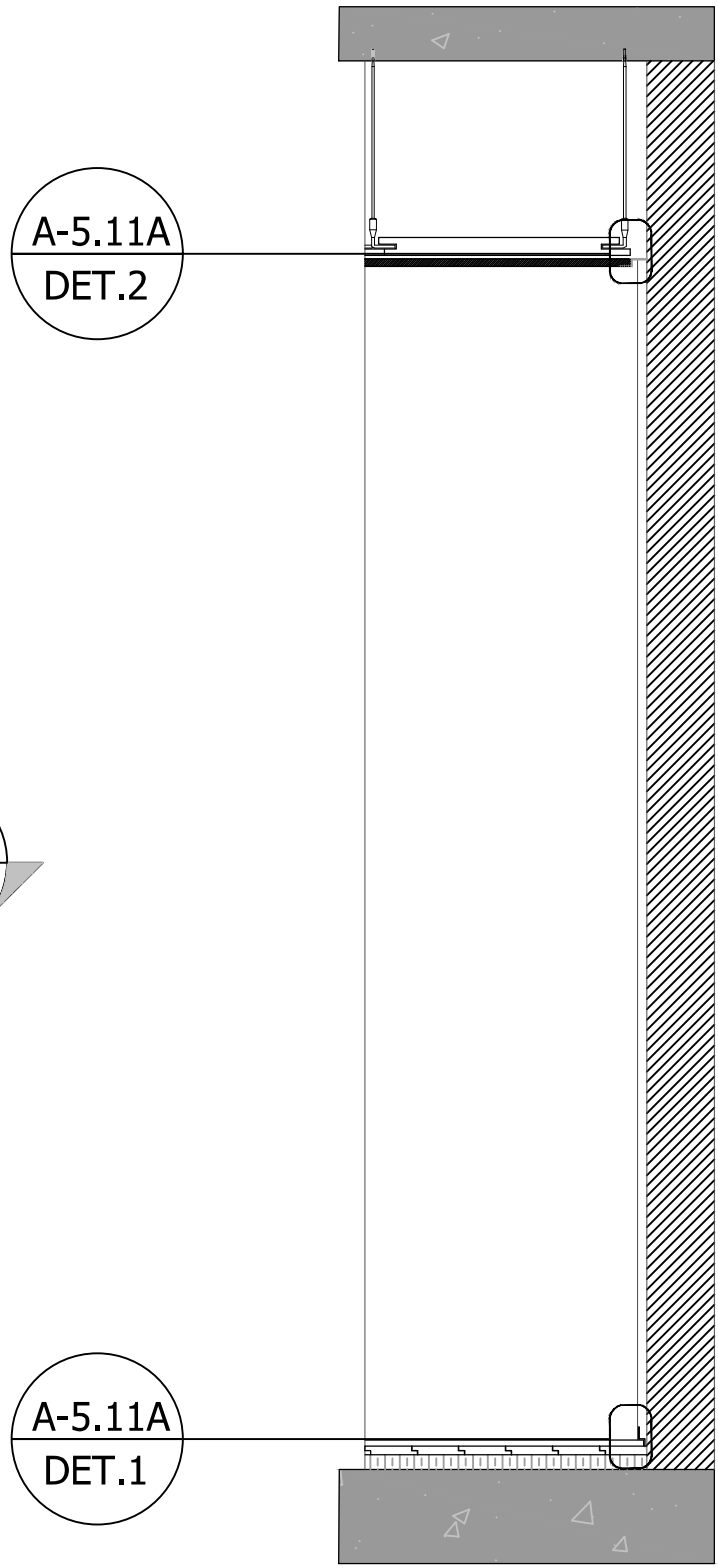
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A-5.11

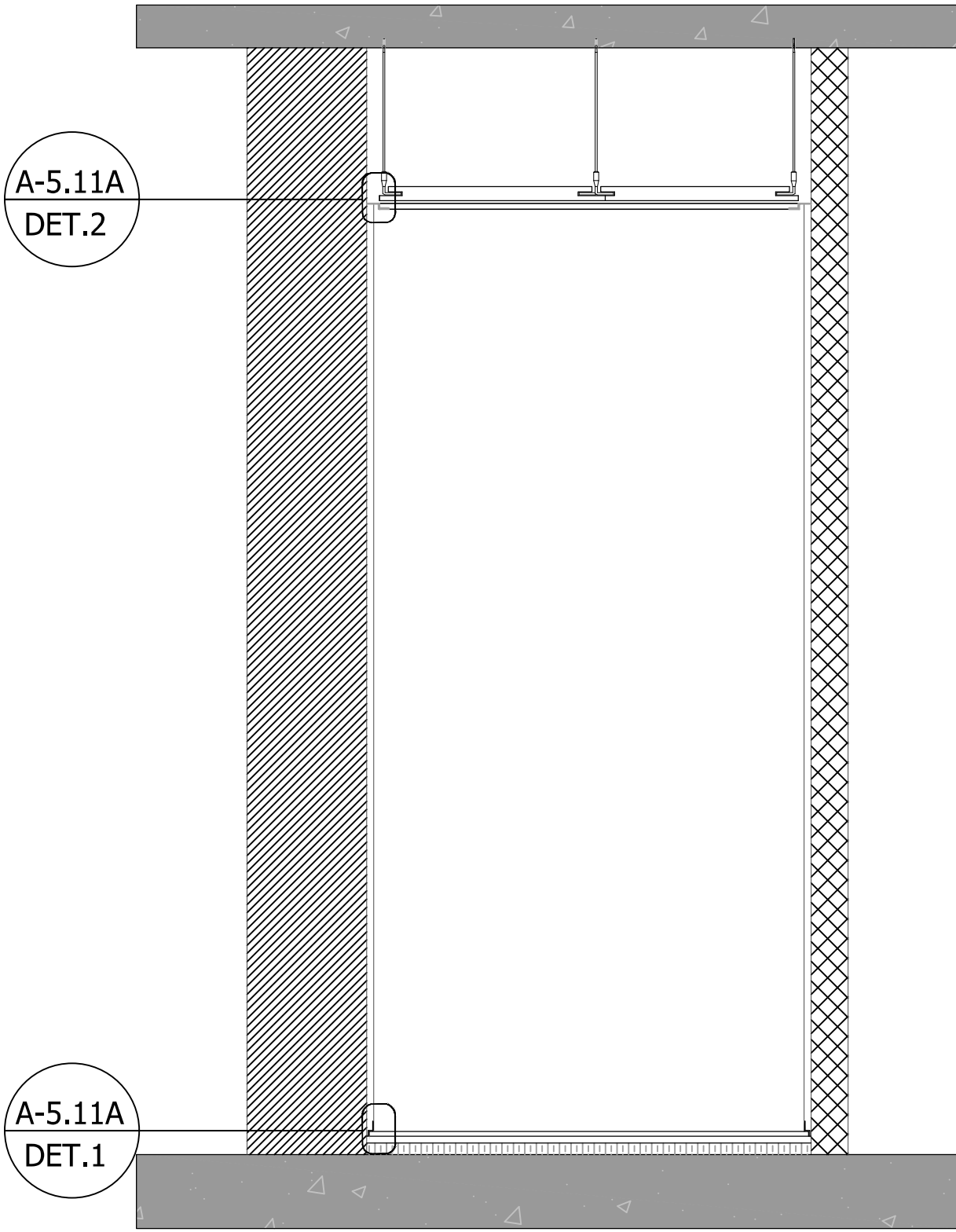
SAFE ROOM
MSC. DETAILS



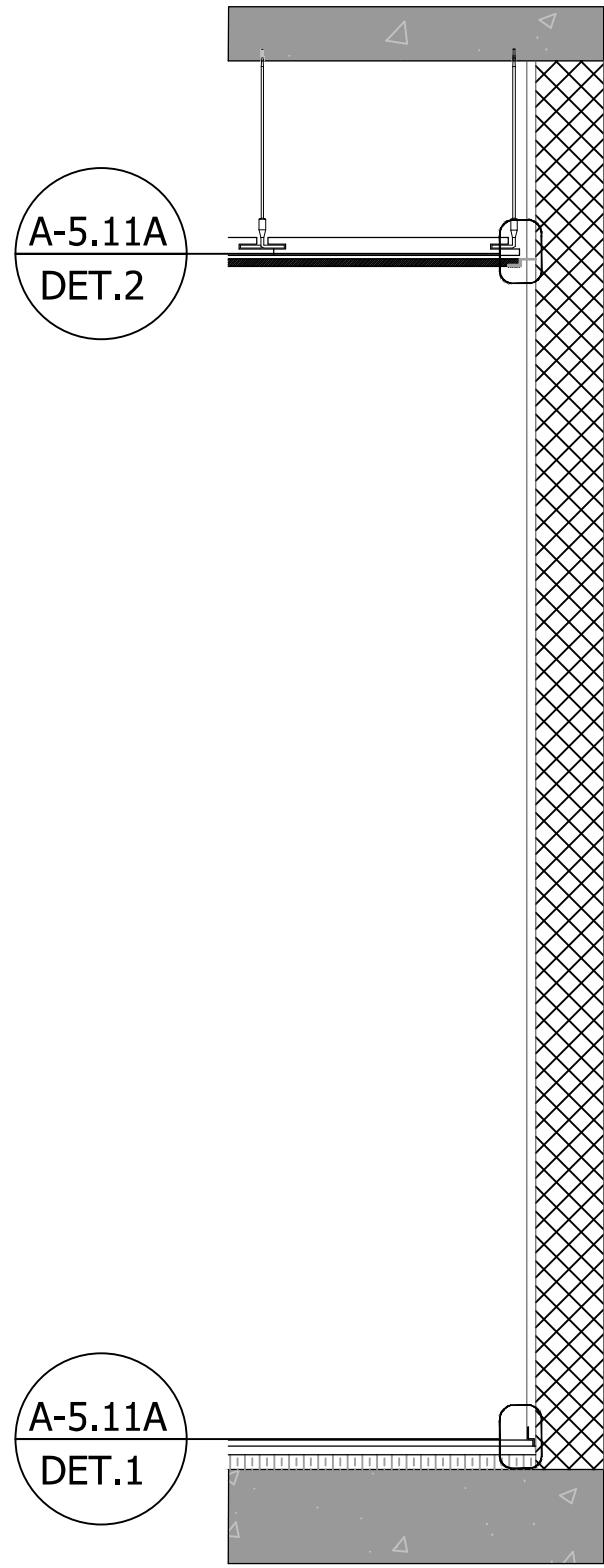
PROPOSED SAFE ROOM: PLAN - 5446
SCALE : 3 / 4 " = 1'



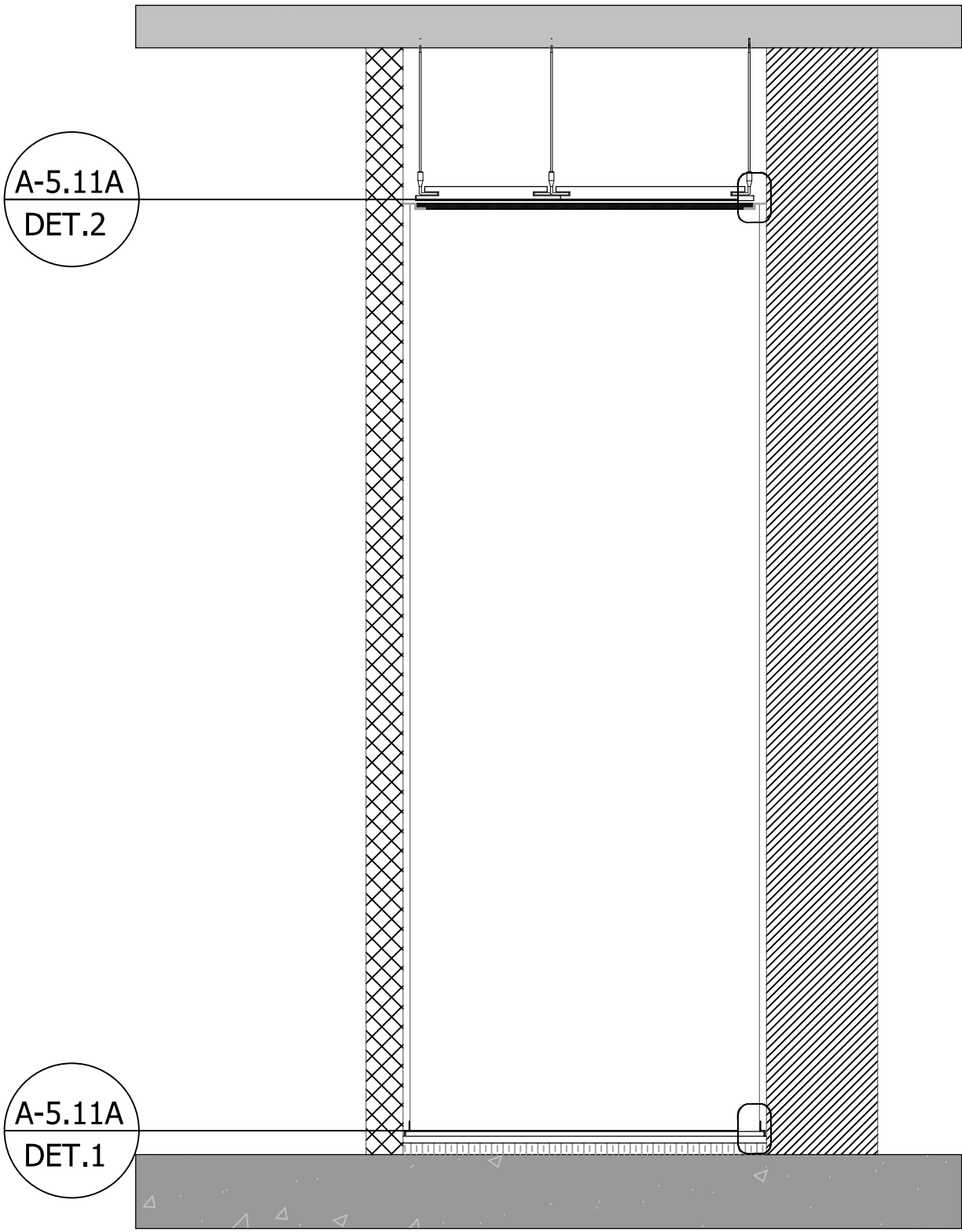
PROPOSED SECTION 1
SCALE : 1 " = 1' - 0"



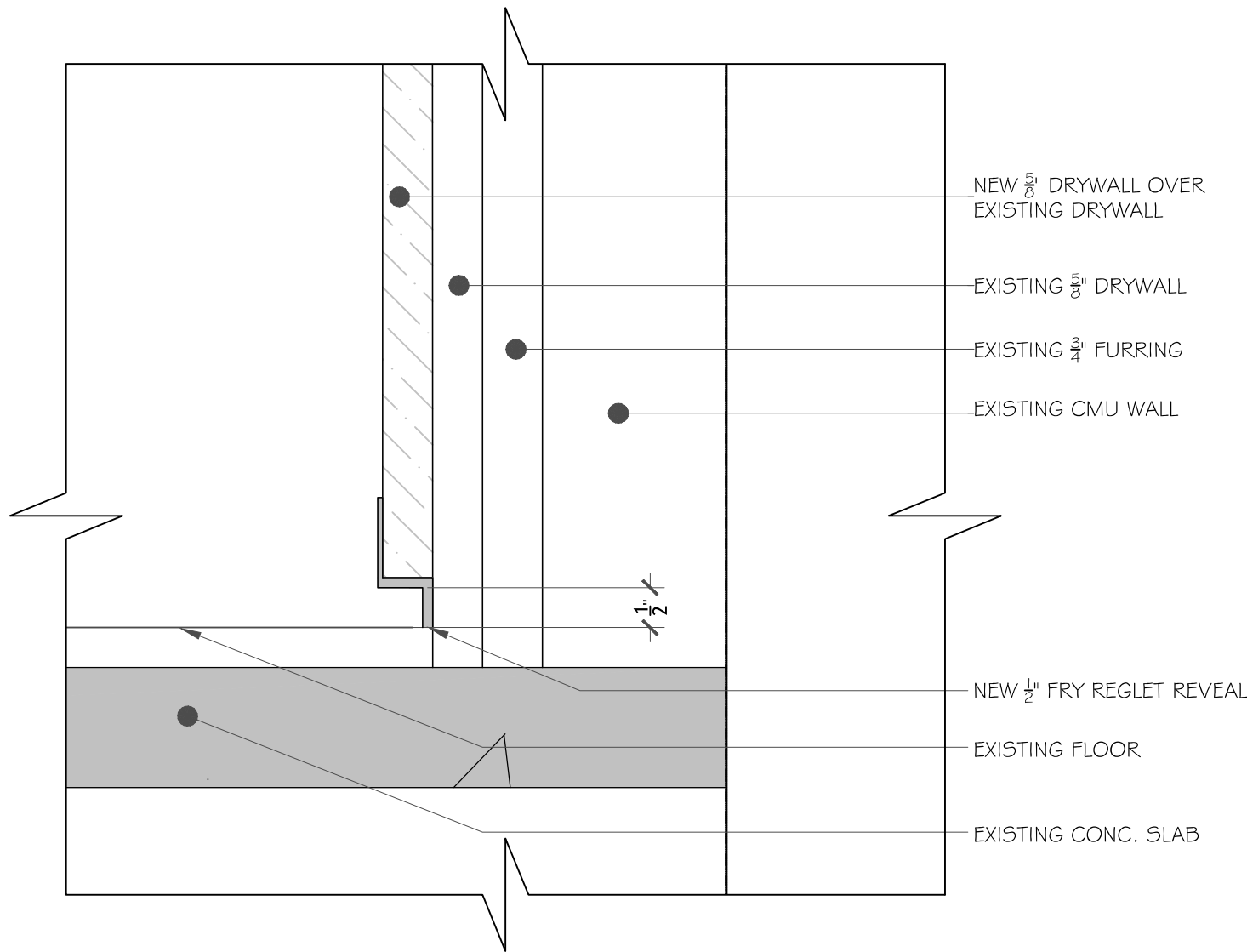
PROPOSED SECTION 2
SCALE : 1 " = 1' - 0"



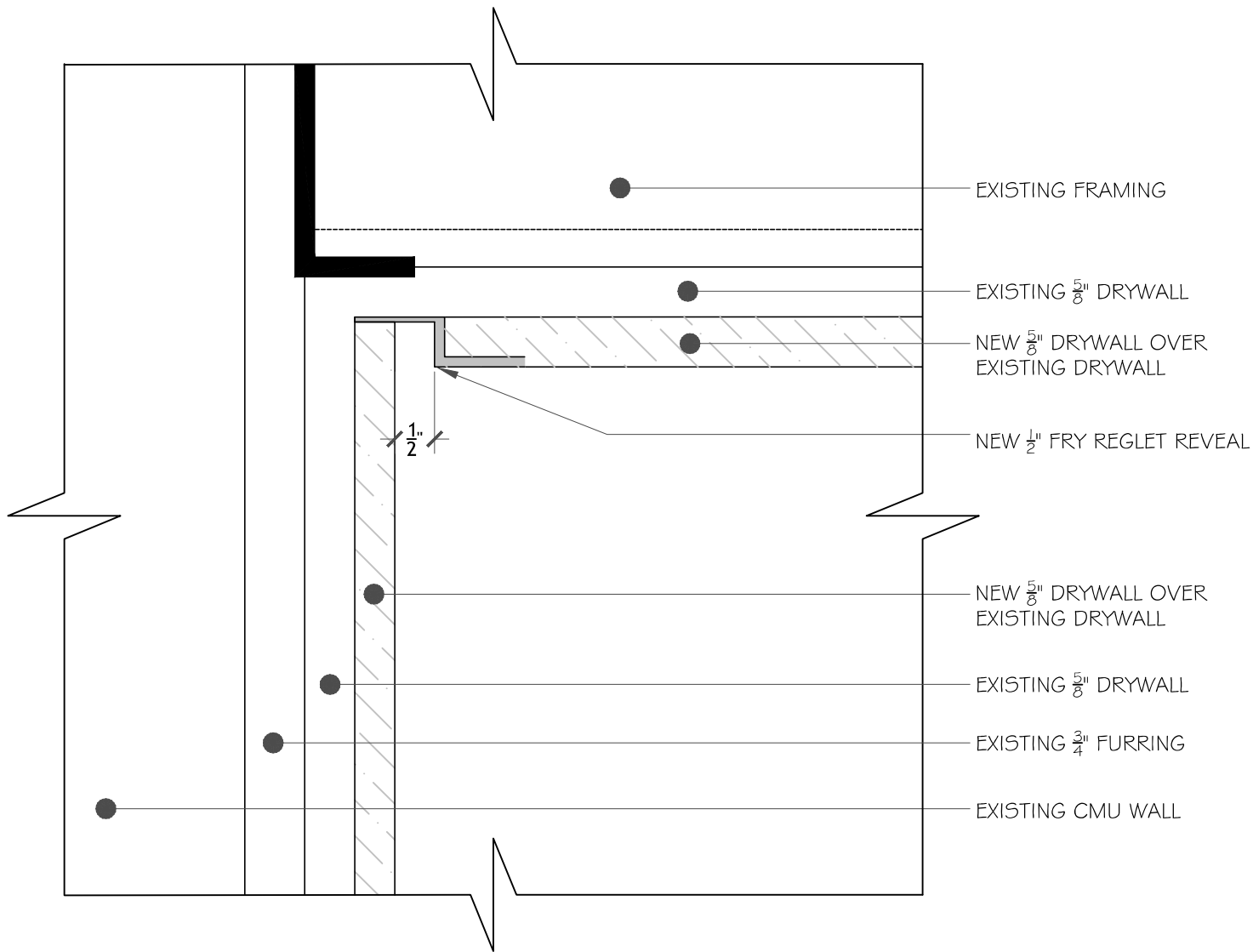
PROPOSED SECTION 3
SCALE : 1 " = 1' - 0"



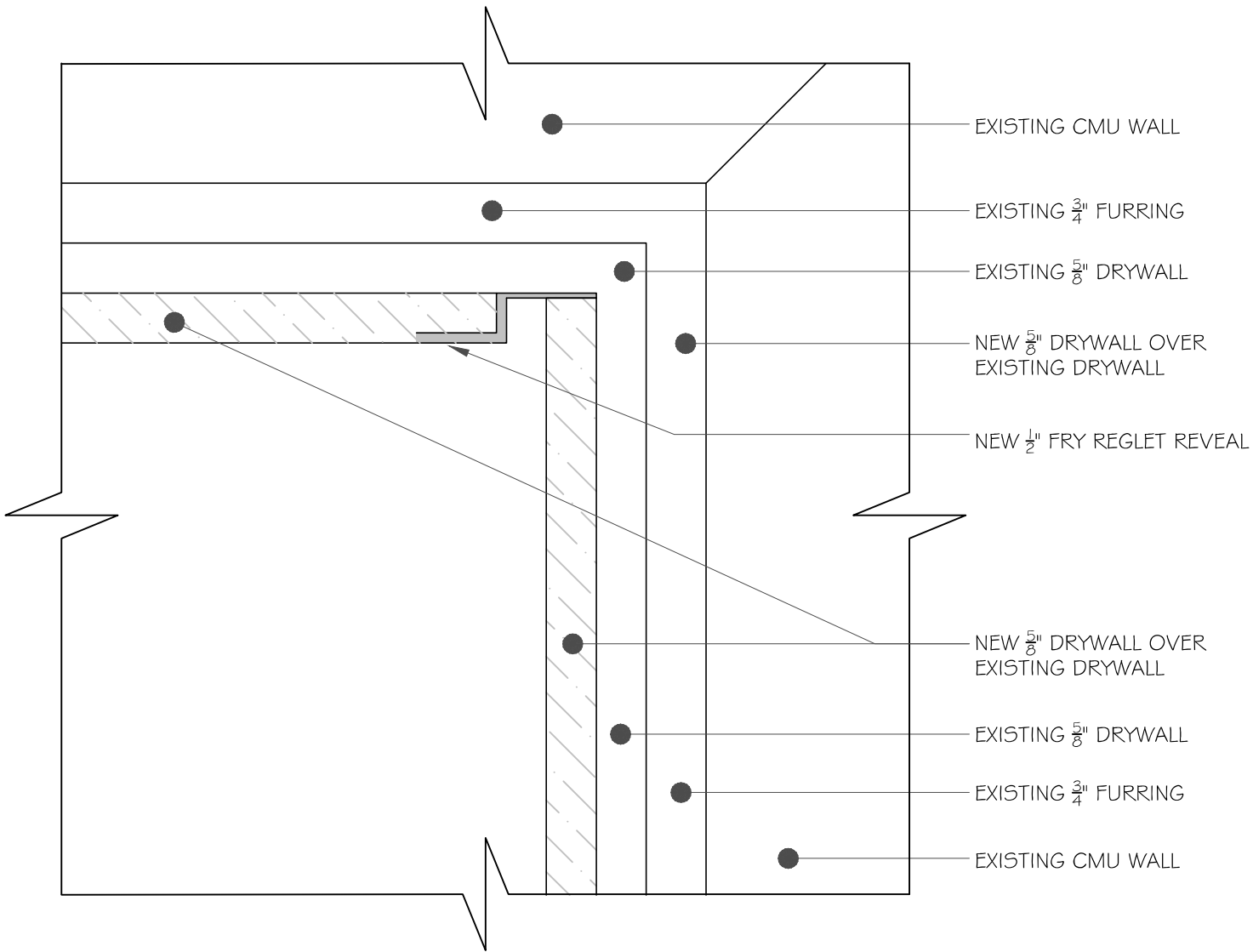
PROPOSED SECTION 4
SCALE : 1 " = 1' - 0"



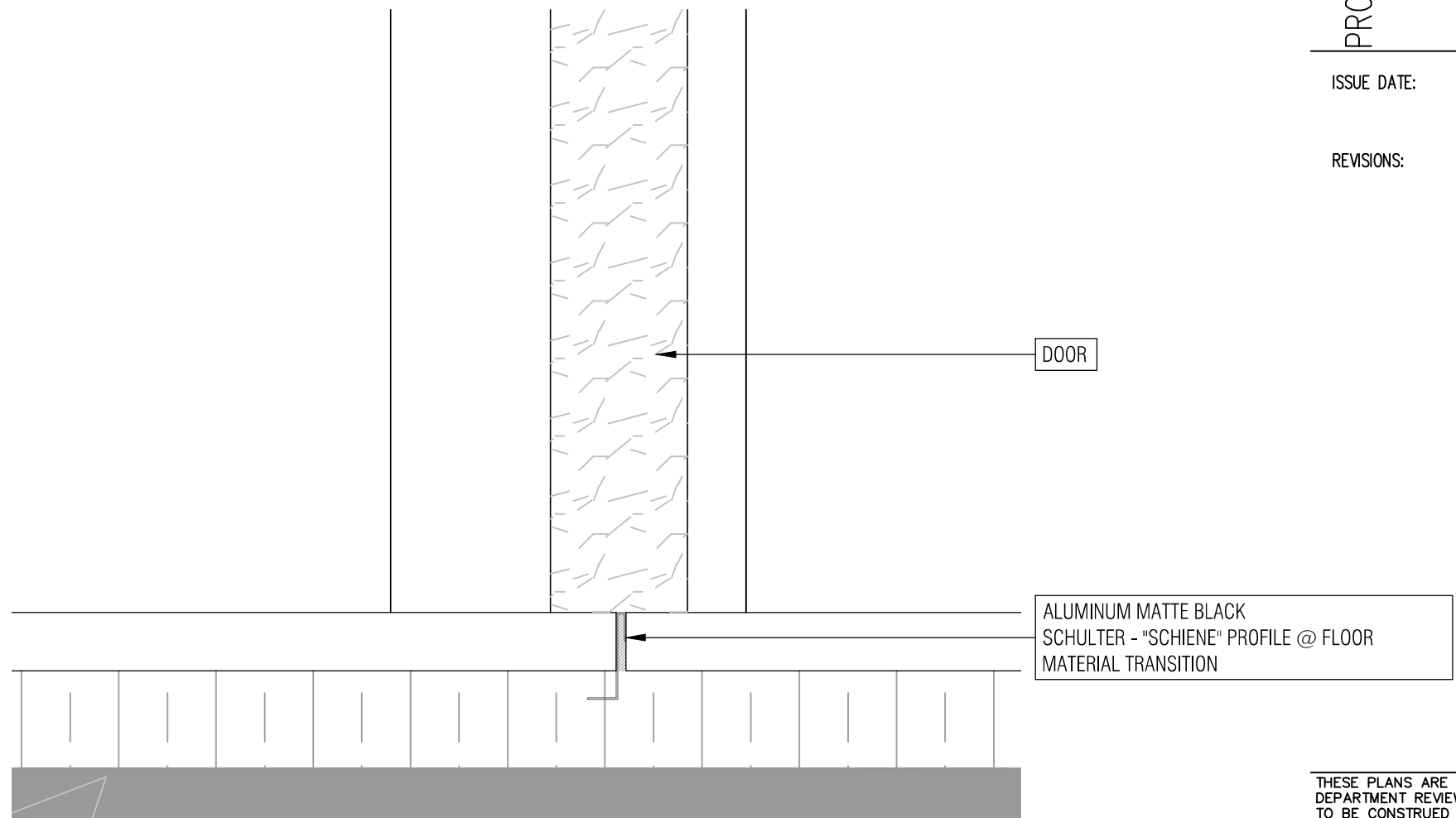
DETAIL 1 - FLOOR REVEAL
SCALE: N.T.S.



DETAIL 2 - CEILING REVEAL
SCALE: N.T.S.



DETAIL 3 - VERTICAL WALL REVEAL
SCALE: N.T.S.



DETAIL 4 - FLOOR TRANSITION
SCALE: N.T.S.

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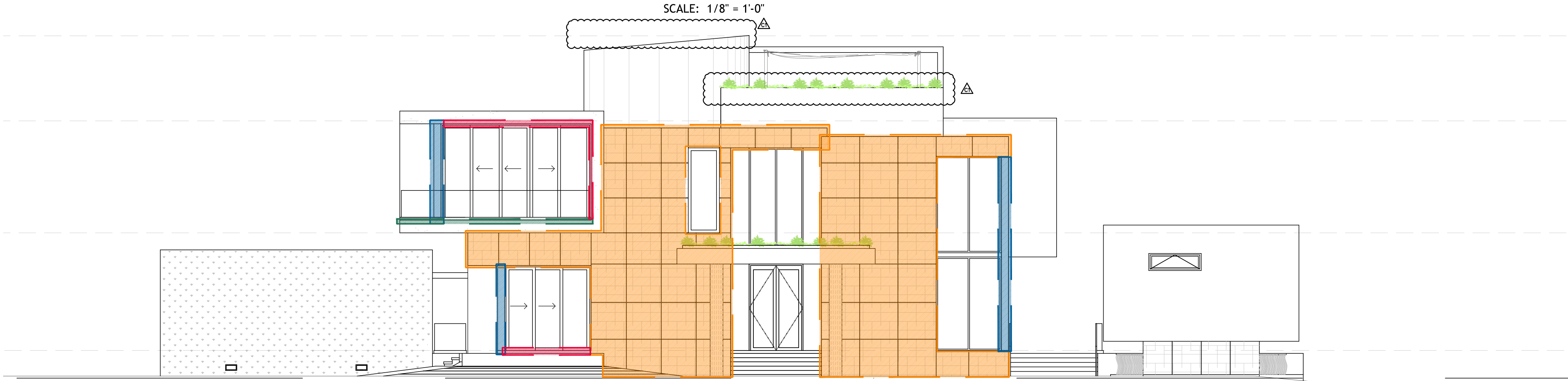
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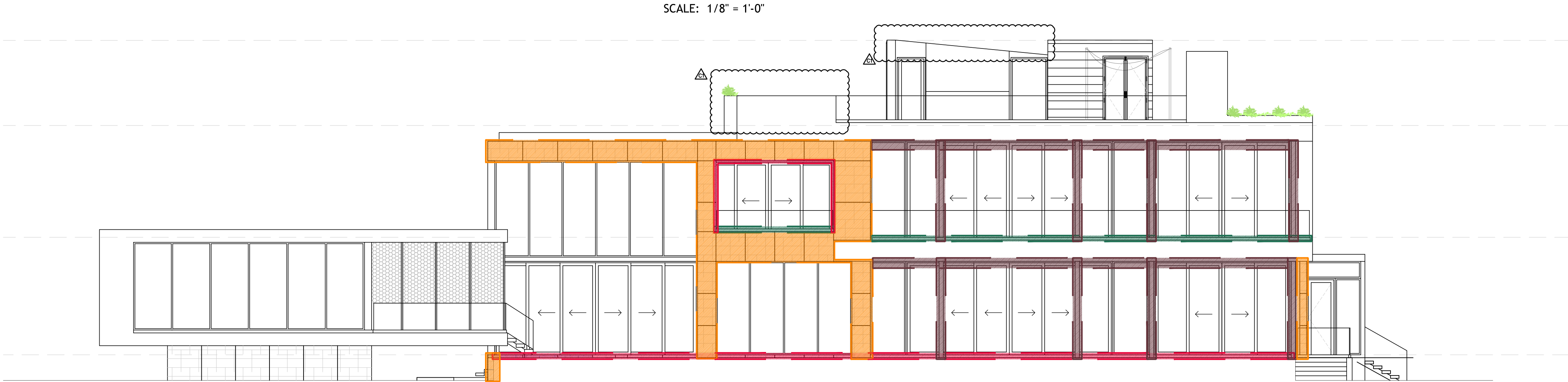
A-5.11a
SAFE ROOM
MSC. DETAILS



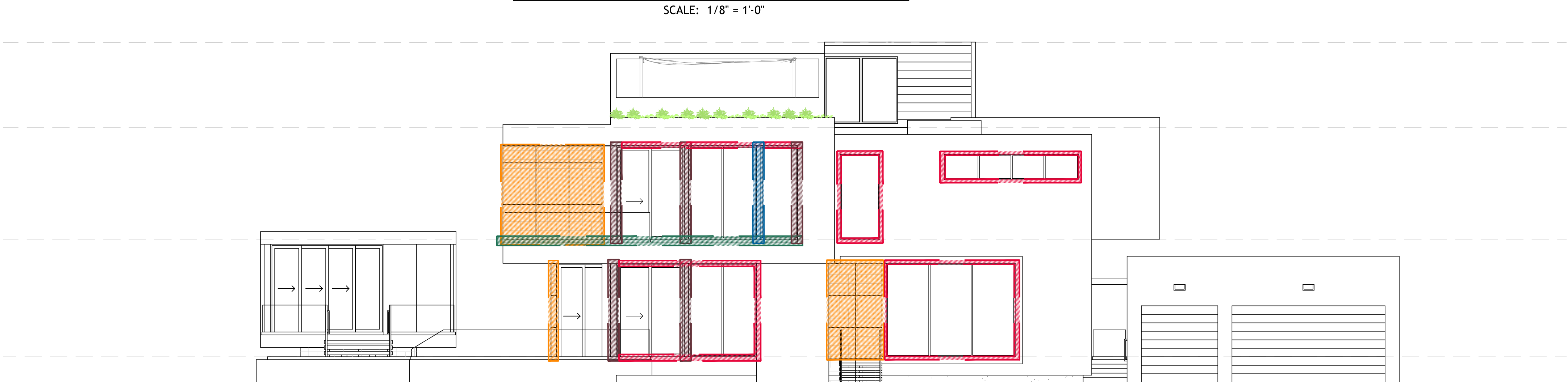
PROPOSED EAST ELEVATION (REPAIRS KEY)



PROPOSED NORTH ELEVATION (REPAIRS KEY)



PROPOSED WEST ELEVATION (REPAIRS KEY)



PROPOSED SOUTH ELEVATION (REPAIRS KEY)

REPAIRS LEGEND:	
	STONE CLADDING
	OPENINGS WITH STUCCO
	OPENINGS WITH WOOD CLADDING
	RAILINGS
	METAL TO METAL JOINTS

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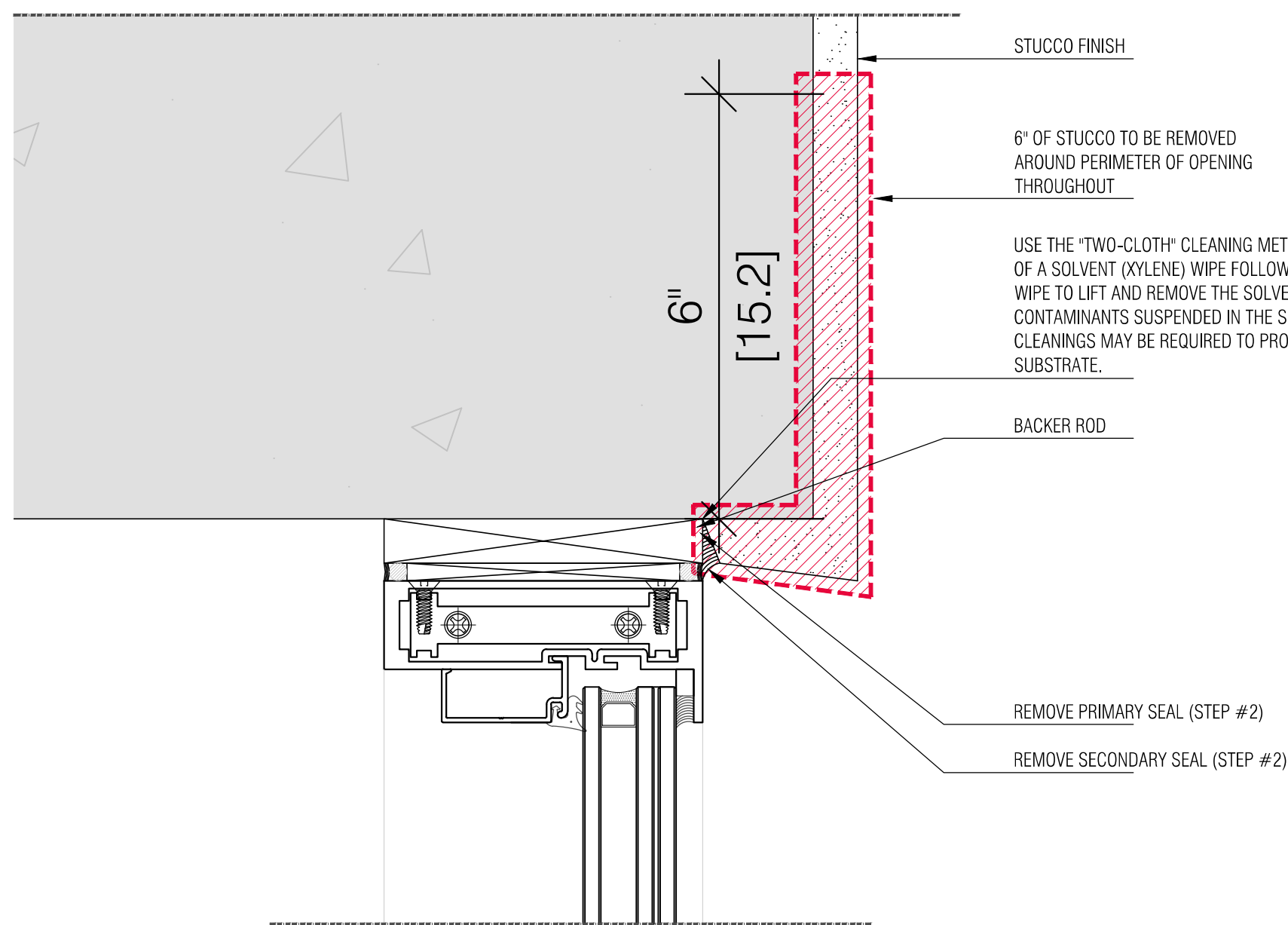
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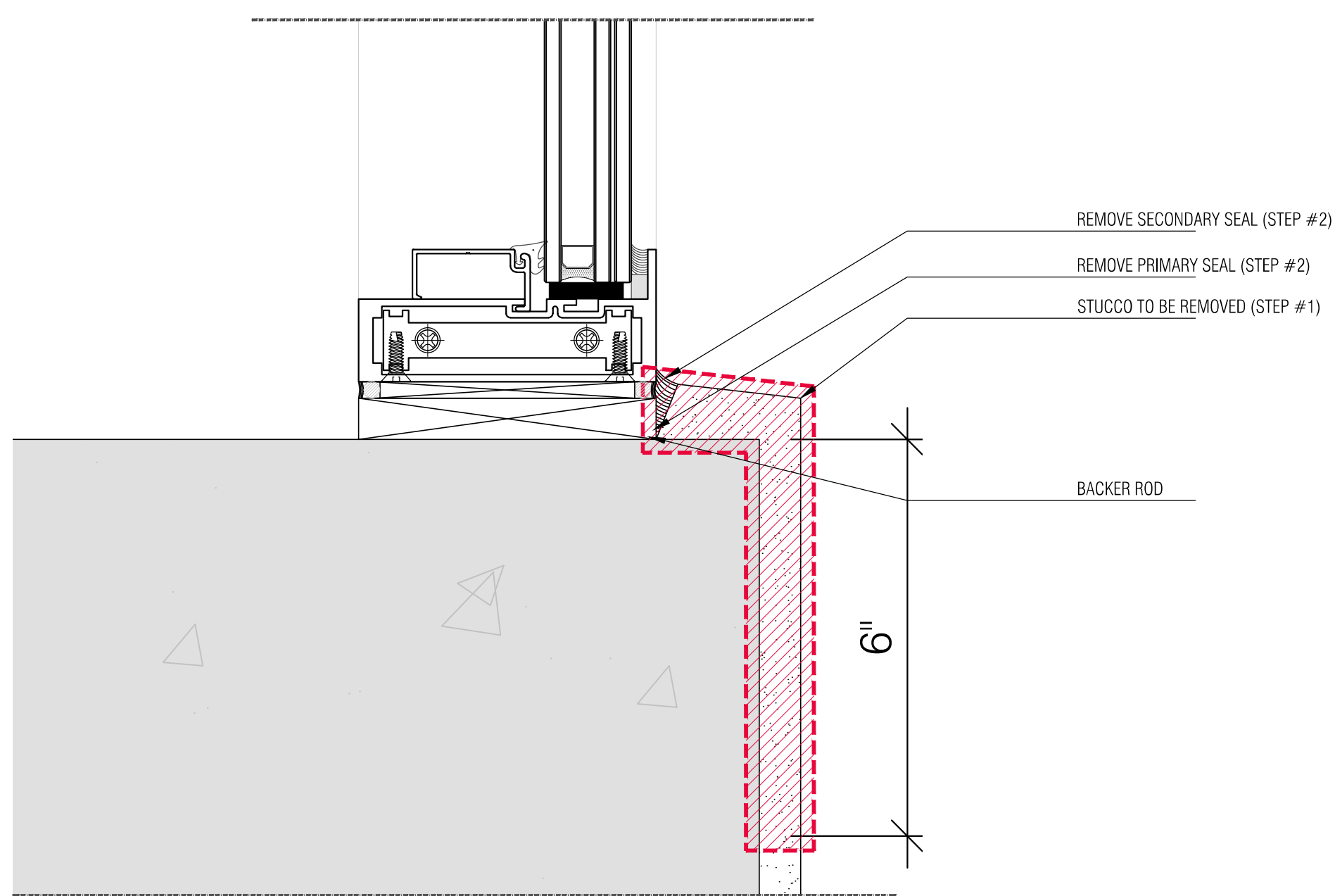
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A-5.12

WATER PROOFING
ELEVATIONS



INTERIOR EXTERIOR

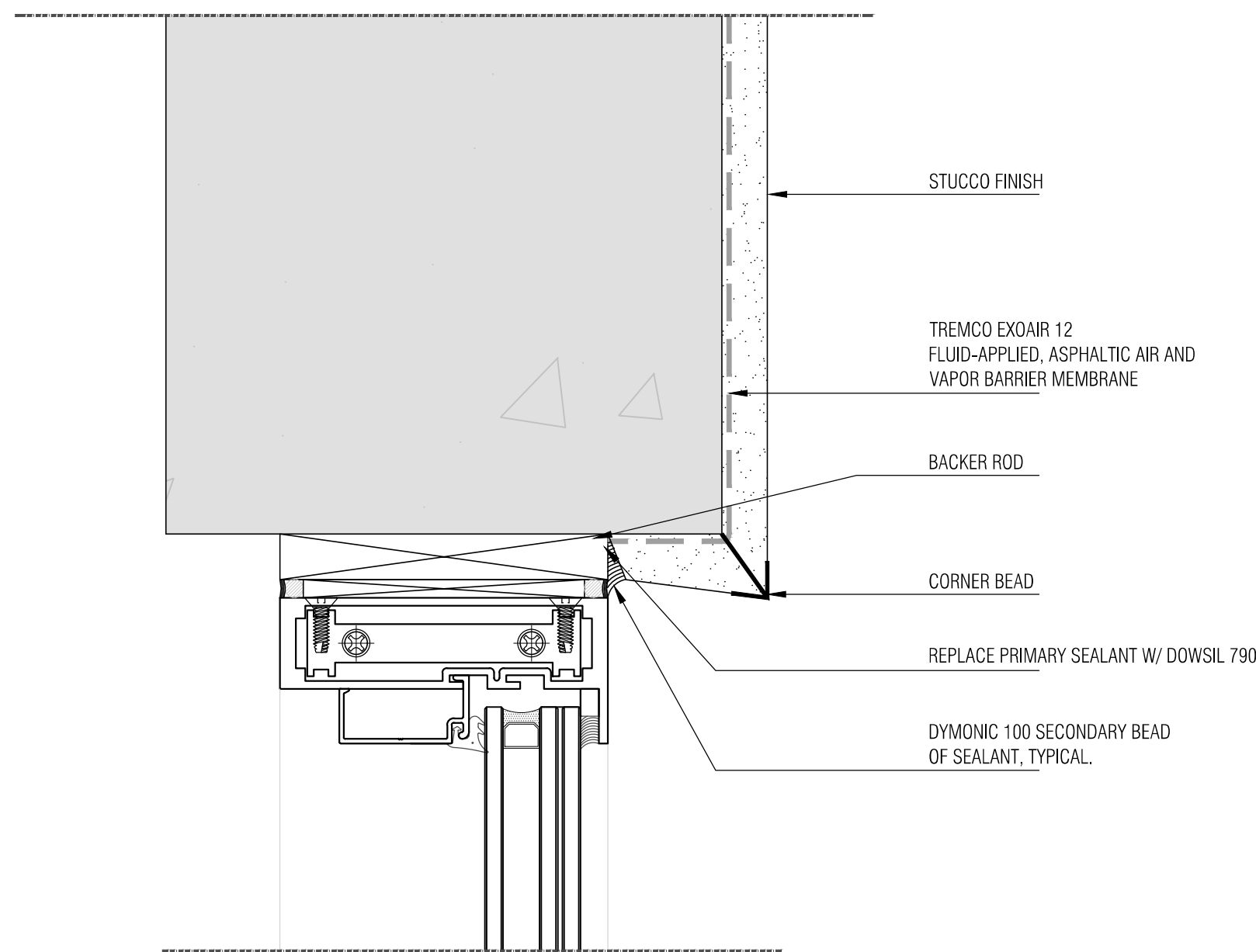


WINDOW SILL & HEADER - EXISTING PERIMETER

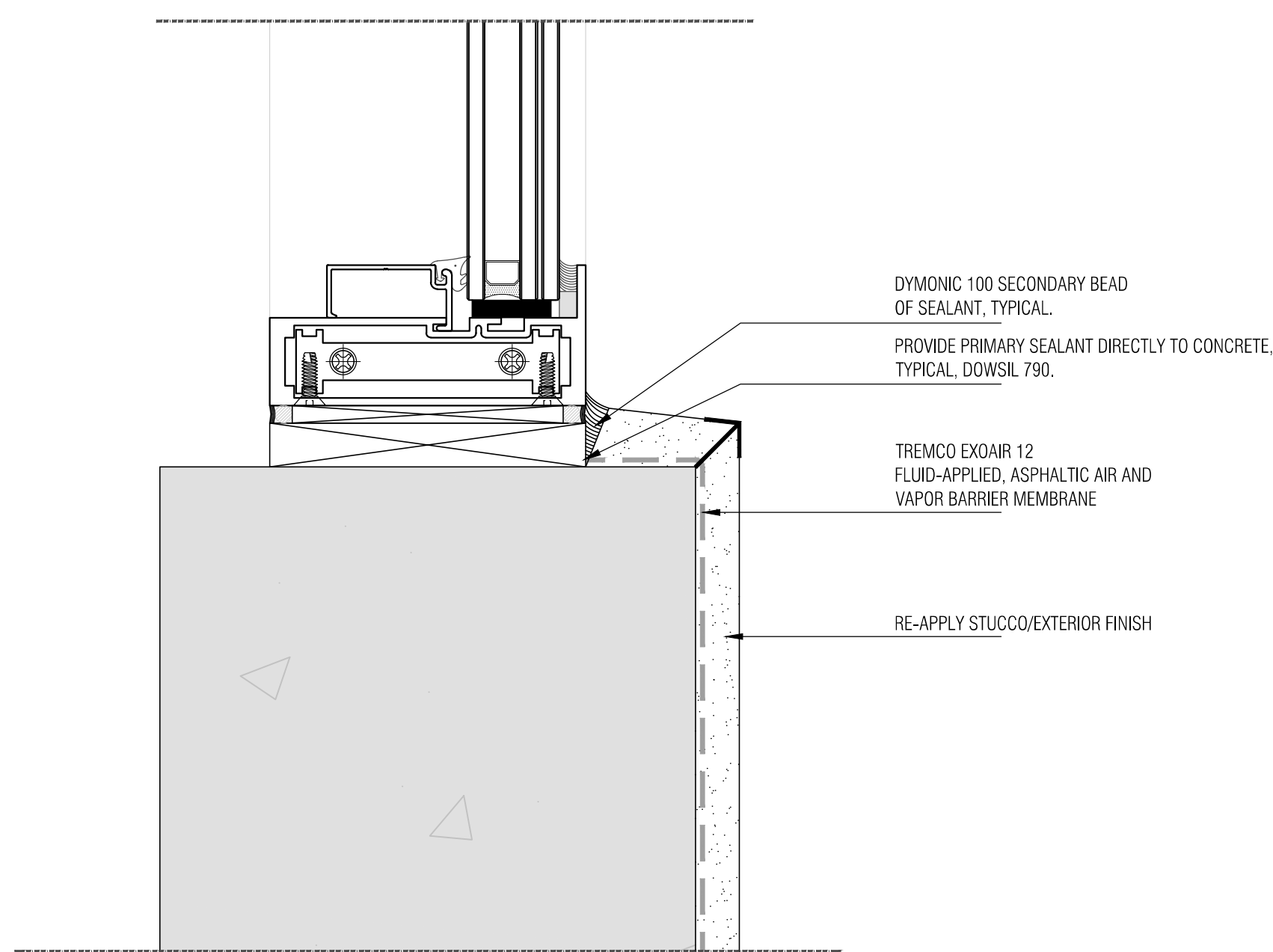
SCALE : 6" = 1'

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

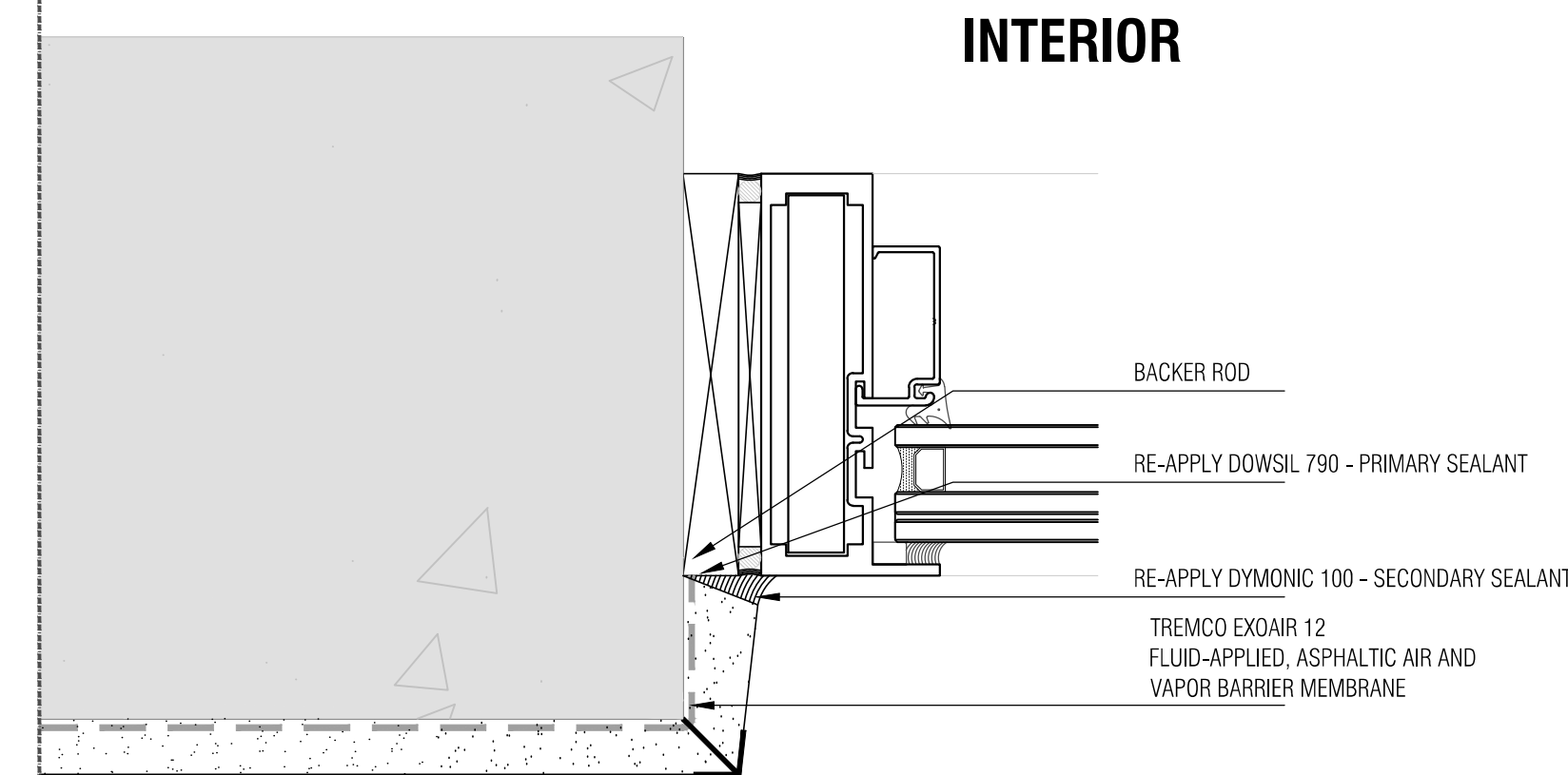
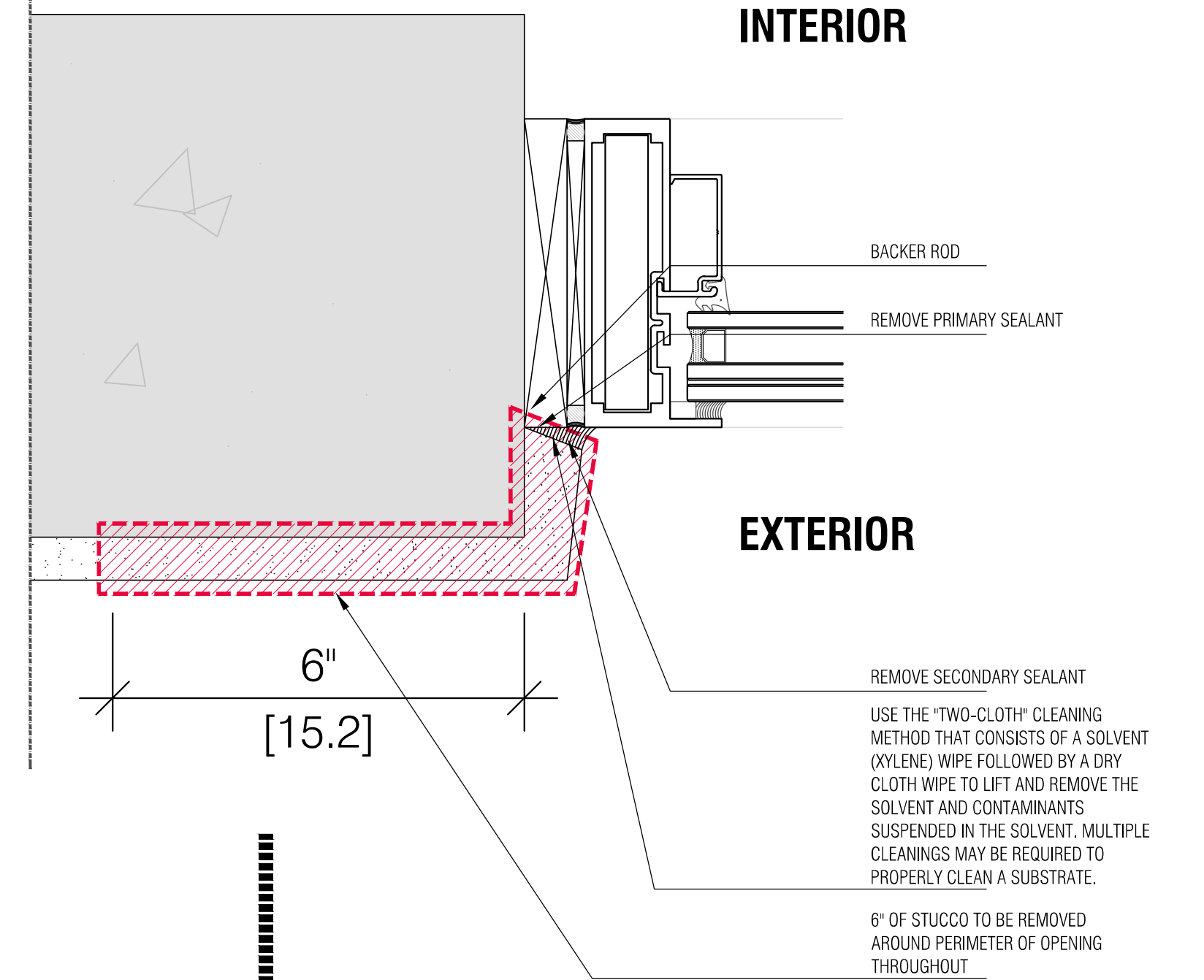


INTERIOR EXTERIOR



WINDOW SILL & HEADER - REPAIR RECOMENDATIONS

SCALE : 6" = 1'



WINDOW JAMB - EXISTING AND REPAIR

SCALE : 6" = 1'

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

1. STUCCO CRACK OR DELAMINTAIION MUST BE MARKED WITH A SQUARE SHAPE BOX.
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.

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A-5.13

REPAIRS MISC. DETAILS

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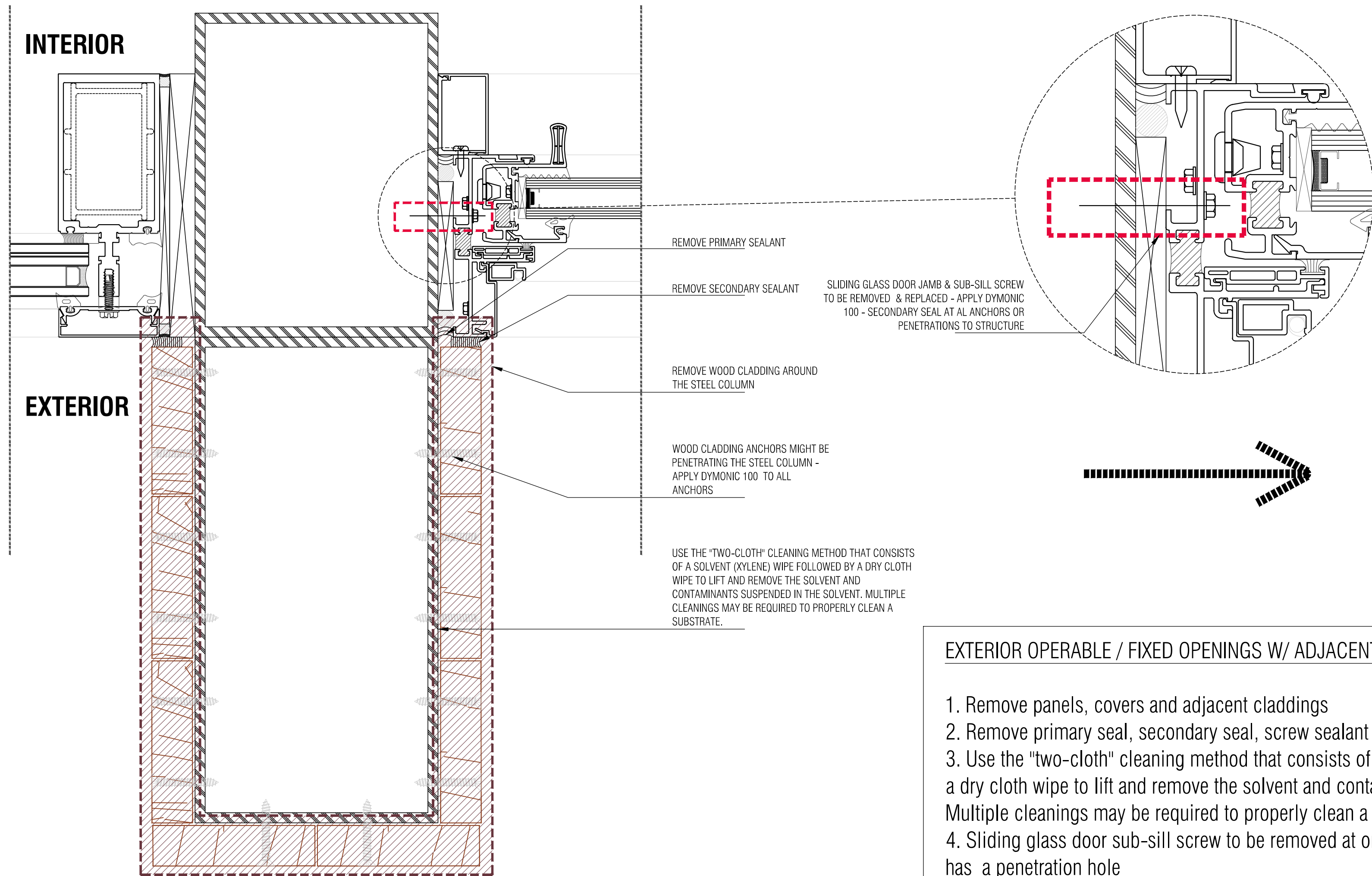
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A-5.14

MISC. DETAILS

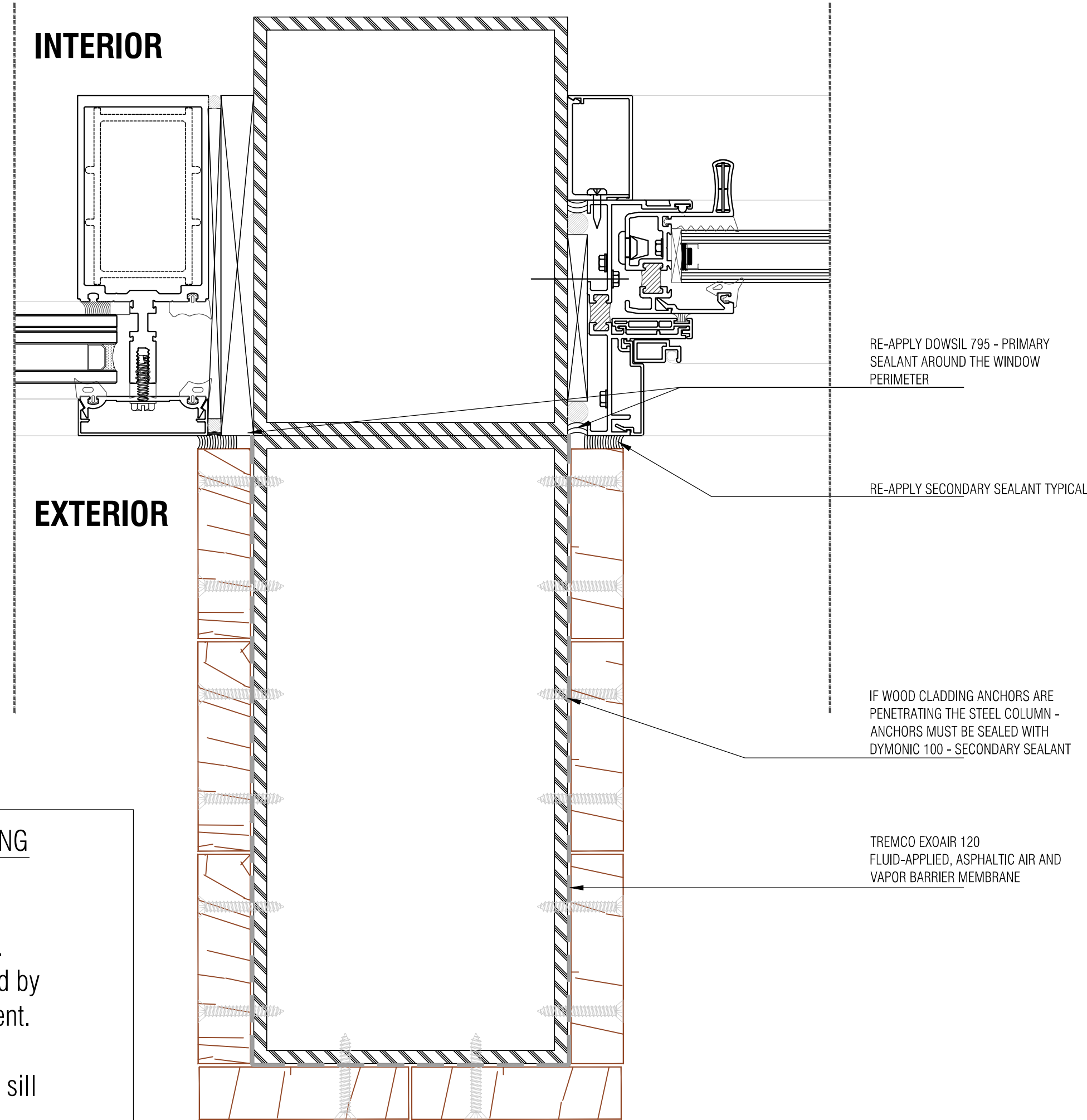


**FIXED AND SLIDING WINDOW PLAN -
EXISTING WOOD CLADDING TRANSITION**

SCALE : 6 " = 1'

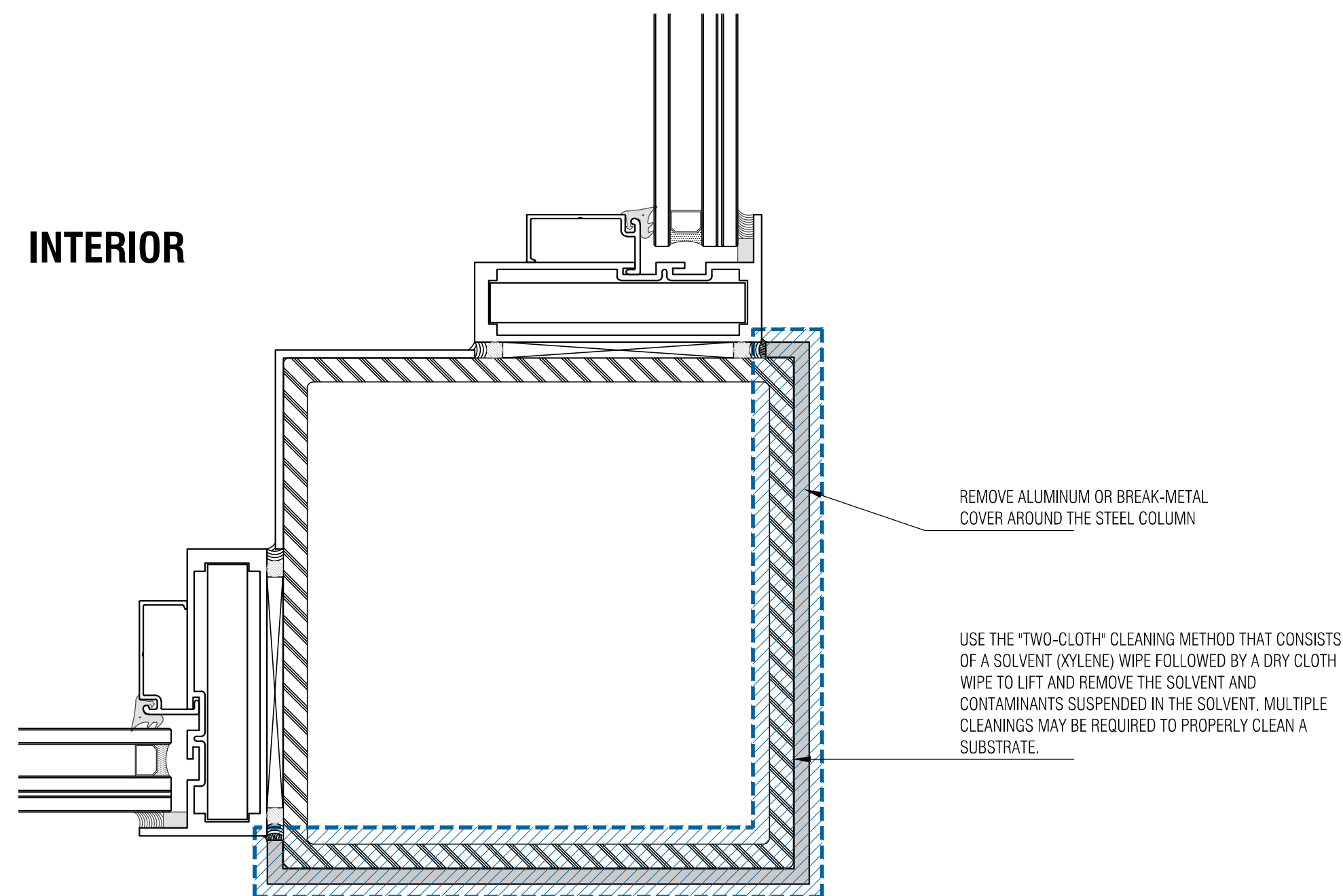
EXTERIOR OPERABLE / FIXED OPENINGS W/ ADJACENT PANELS, COVERS OR CLADDING

1. Remove panels, covers and adjacent claddings
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
5. 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.
6. Re-apply wood cladding or aluminum covers finish with secondary bead of caulking such as Dymonic 100 or similar



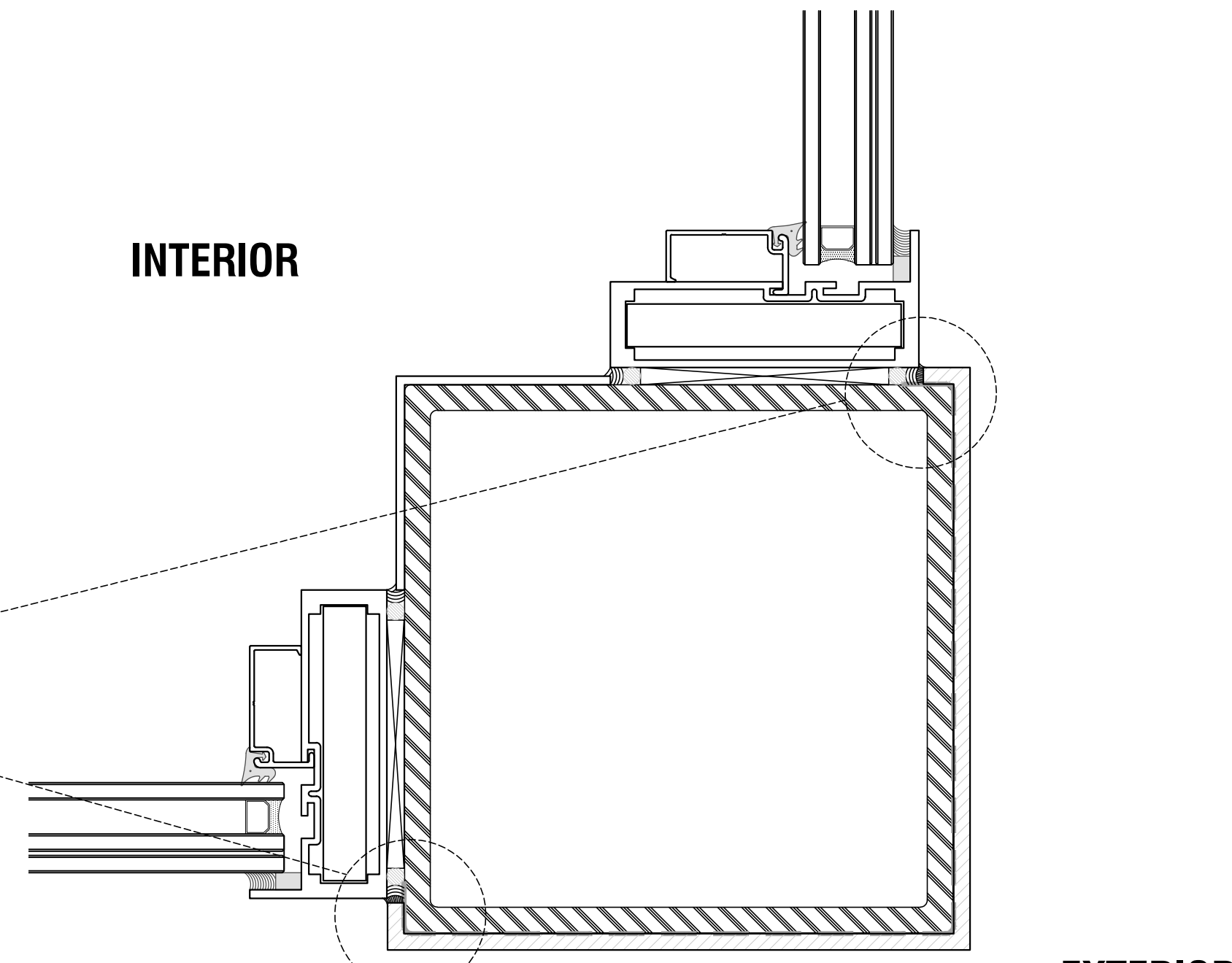
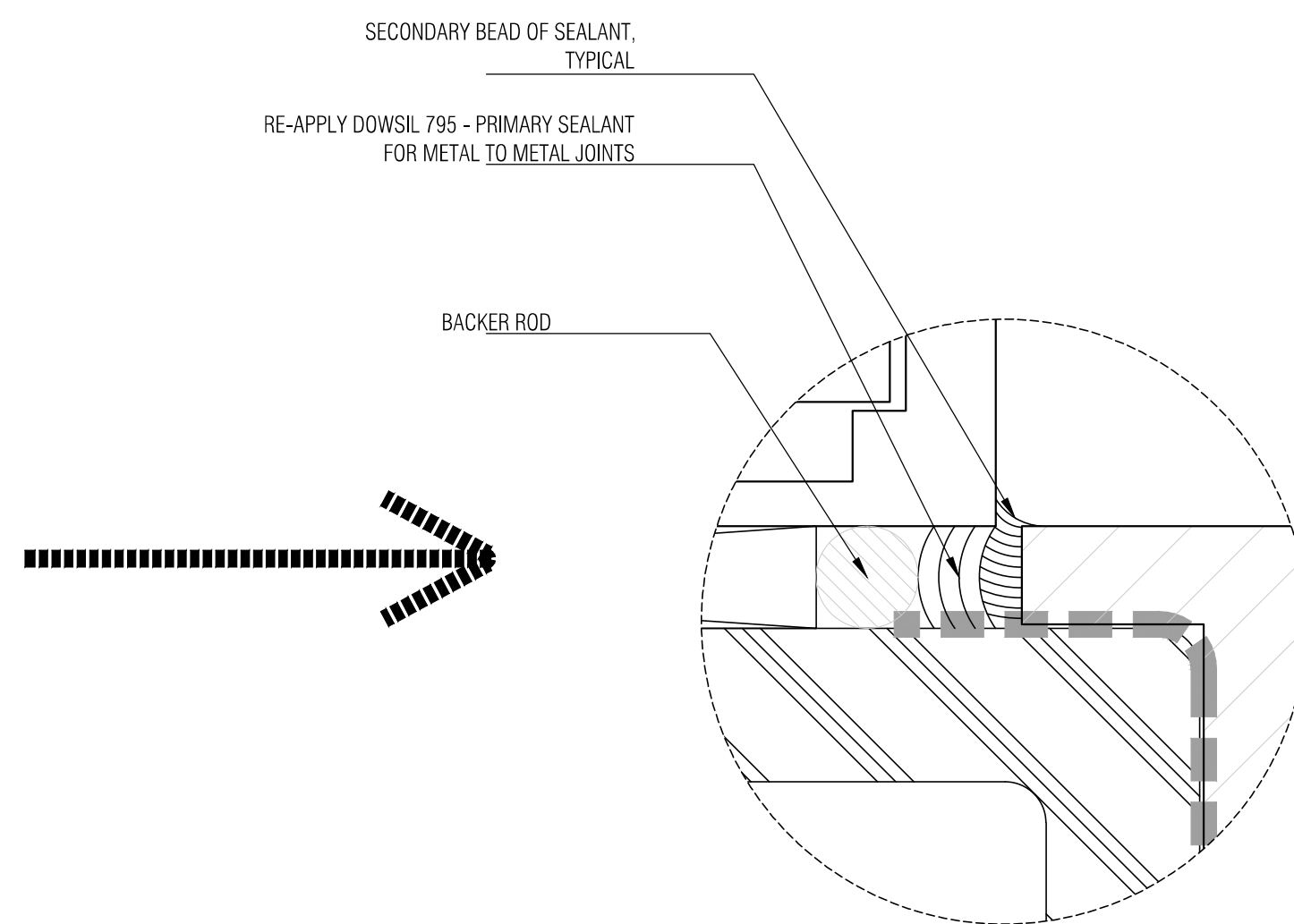
**FIXED AND SLIDING WINDOW PLAN -
REPAIRED WOOD CLADDING TRANSITION**

SCALE : 6 " = 1'



WINDOW PLAN - METAL TO METAL TRANSITION EXISTING

SCALE : 6 " = 1'



WINDOW PLAN - METAL TO METAL TRANSITION REPAIR

SCALE : 6 " = 1'

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5446 N. BAY RD
MIAMI BEACH, FLORIDA 33140

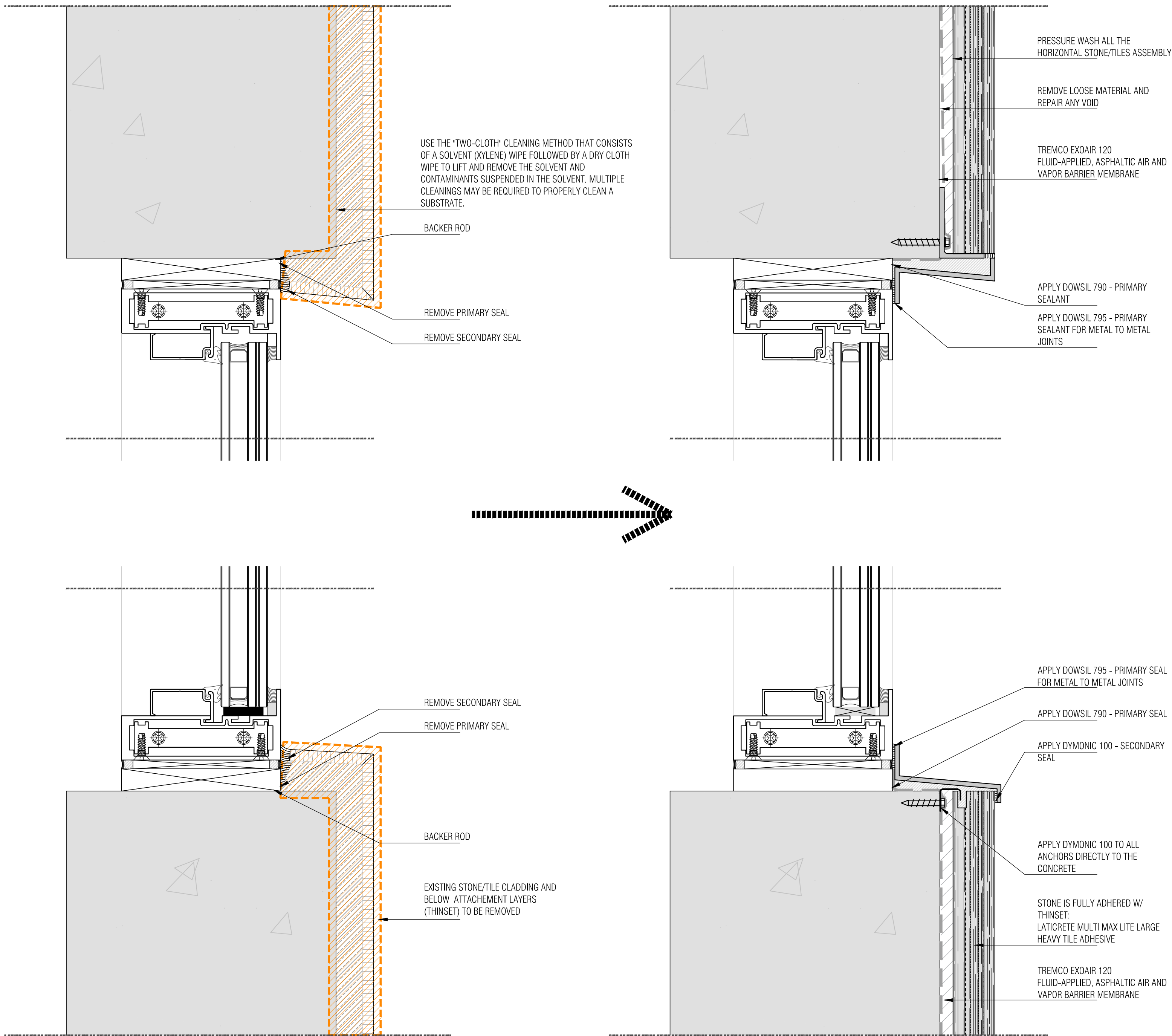
ISSUE DATE:

REVISIONS:

THESE PLANS ARE FOR BUILDING
DEPARTMENT REVIEW ONLY. THEY ARE NOT
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DOCUMENTS UNTIL ALL BUILDING
DEPARTMENT APPROVALS ARE OBTAINED.

A-5.15

REPAIRS
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. PROVIDES A CLEAN STRAIGHT LINE. PVC SURFACE ALLOWS STUCCO TO ADHERE. FLANGE PERFORATIONS ALLOW STUCCO TERMINATION T TO BOND WITH THE CASING BED.

RV2116152

08/05/2022 10:50:54 AM

10/12/2021
06/03/2021

AA0003658
ANTHONY LEON
0016752

DESIGN
ARCHITECTURE

3260 Northwest 7th Street, Miami, FL 33125
P: 305.438.9377 | F: 305.438.9379

Anthony
Leon

Digitally signed
by Anthony Leon
Date: 2022.03.25
11:39:53 -04'00'

PROPOSED REMODELING / ADDITIONS

AT:
5446 N. BAY RD
MIAMI BEACH, FLORIDA 33140

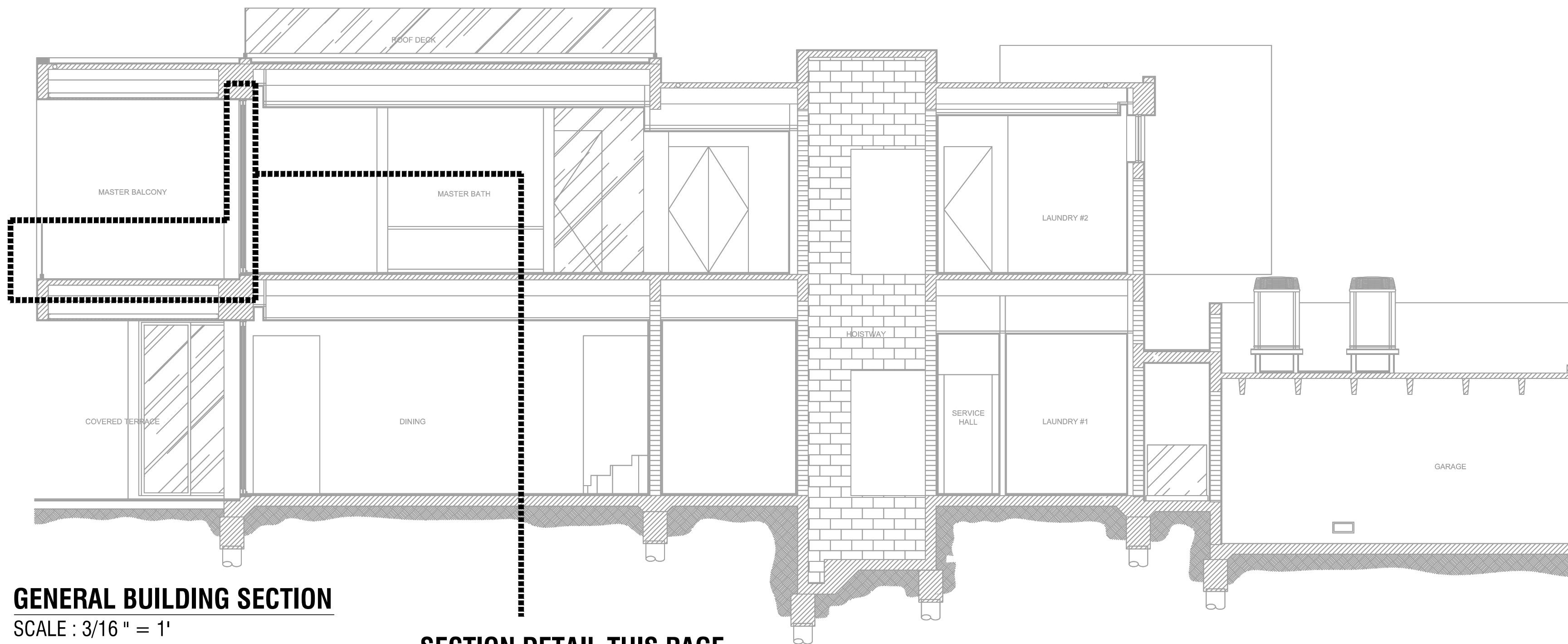
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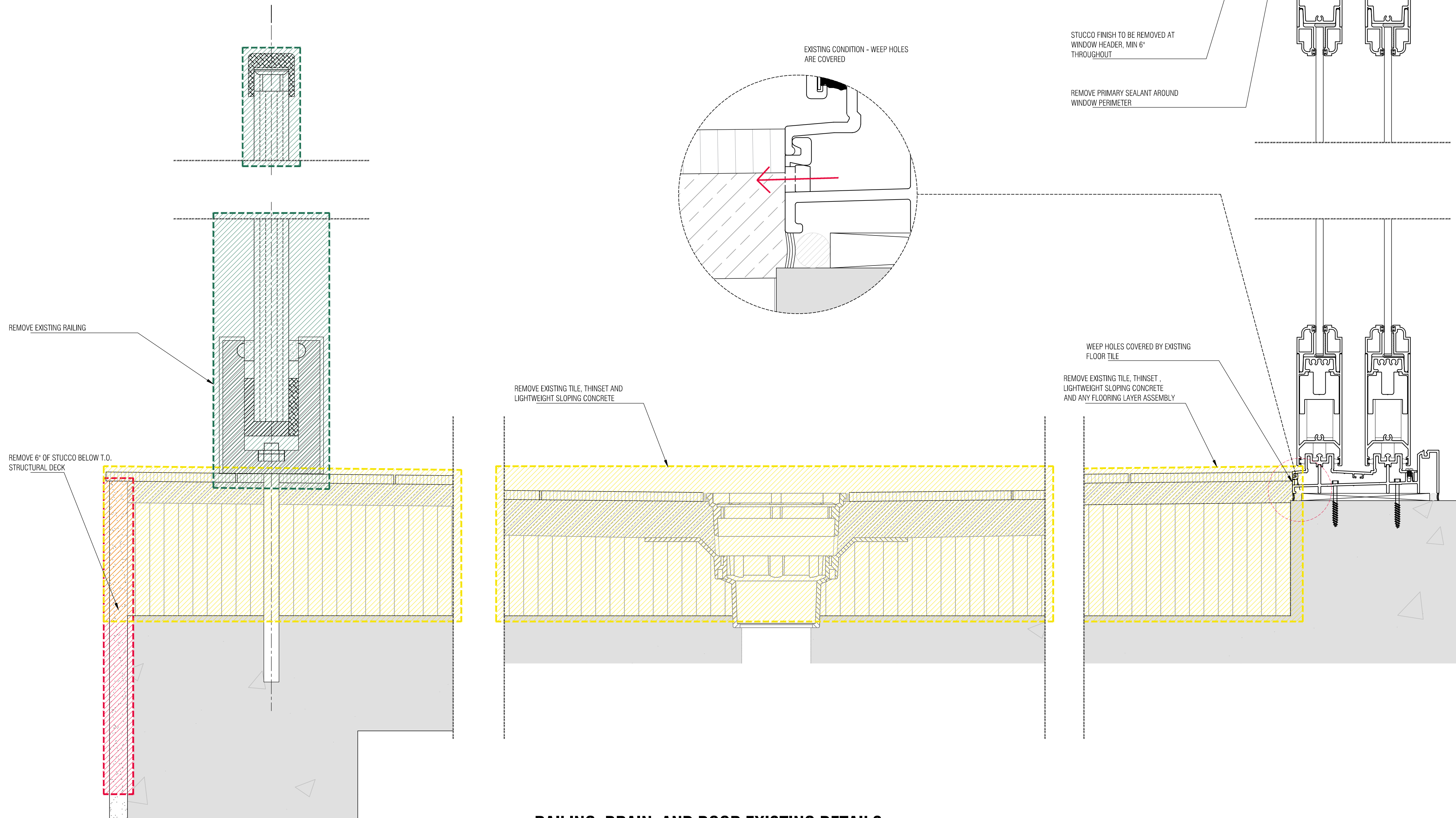
A-5.16

MISC. DETAILS



GENERAL BUILDING SECTION
SCALE : 3/16 " = 1'

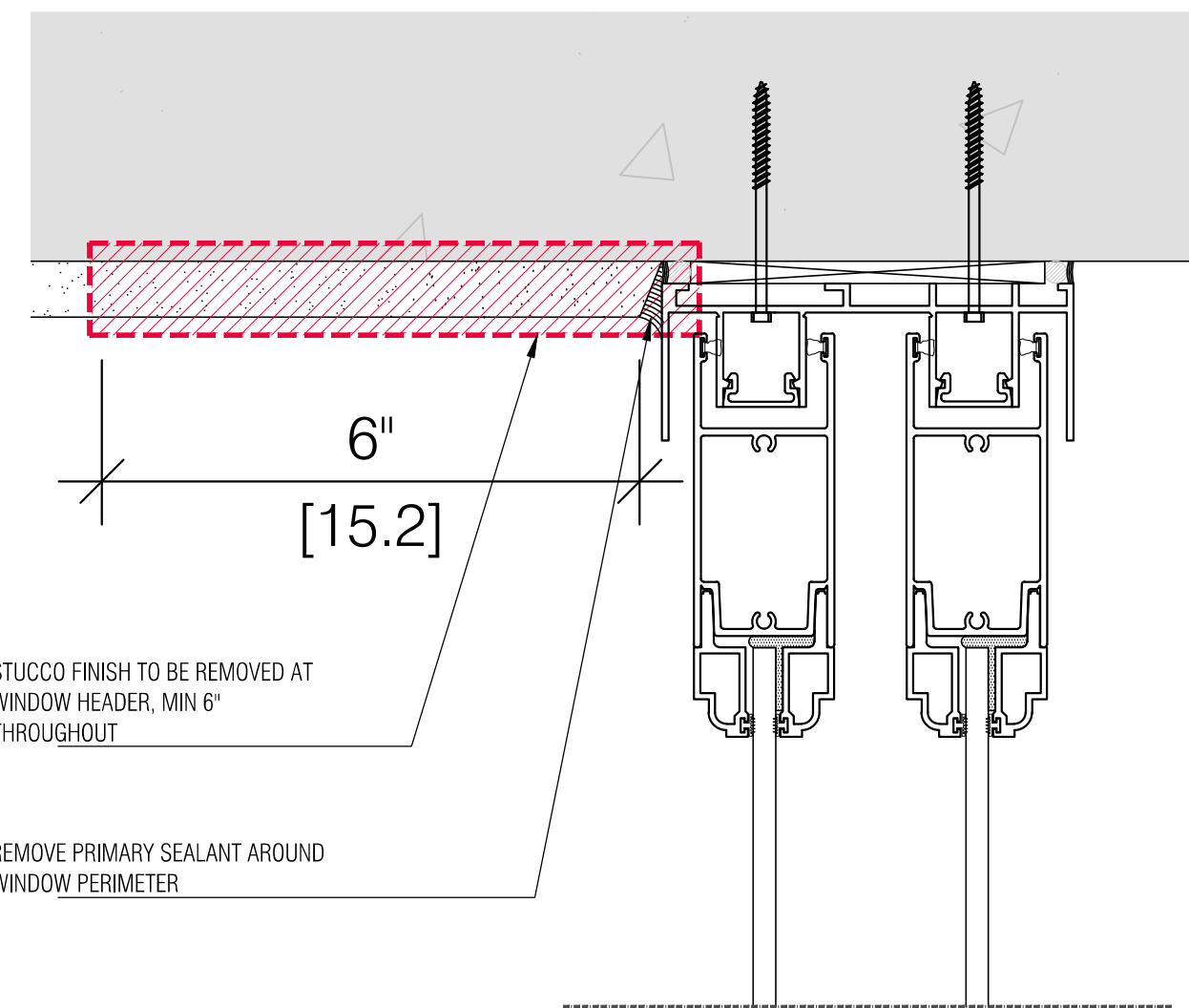
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RAILING, DRAIN, AND DOOR EXISTING DETAILS
SCALE : 6 " = 1'

POSTLESS RAILINGS

1. REMOVE EXISTING RAILING AND ANCHORS TO STRUCTURAL DECK
2. REMOVE EXISTING STUCCO OR ADJACENT PANELS, COVERS OR CLADDING AT EDGE OF BALCONY.
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 ALL THROUGHOUT THE AREA OF REMOVED FINISHES. MULTIPLE CLEANINGS MAY BE REQUIRED TO PROPERLY CLEAN A SUBSTRATE.
4. POST-LESS RAILING REINSTALL ABOVE NEW FLOOR FINISH W/ "DYMONIC 100" AT ALL ANCHORS DIRECTLY TO THE CONCRETE CURB AND/OR SLAB SHOULD BE SEALED AS ORIGINAL STATED ON THE RAILING SHOP DRAWINGS.



STUCCO FINISH TO BE REMOVED AT
WINDOW HEADER, MIN 6"
THROUGHOUT

REMOVE PRIMARY SEALANT AROUND
WINDOW PERIMETER

WEEP HOLES COVERED BY EXISTING
FLOOR TILE

REMOVE EXISTING TILE, THINSET,
LIGHTWEIGHT SLOPING CONCRETE
AND ANY FLOORING LAYER ASSEMBLY

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08/05/2022 10:50:54 AM

10/12/2021

AA0003658
ANTHONY LEON
0016752

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ARCHITECTURE

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Anthony
Leon

Digitally signed by
Anthony Leon
Date: 2022.03.25
11:40:58 -04'00'

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5446 N. BAY RD
MIAMI BEACH, FLORIDA 33140

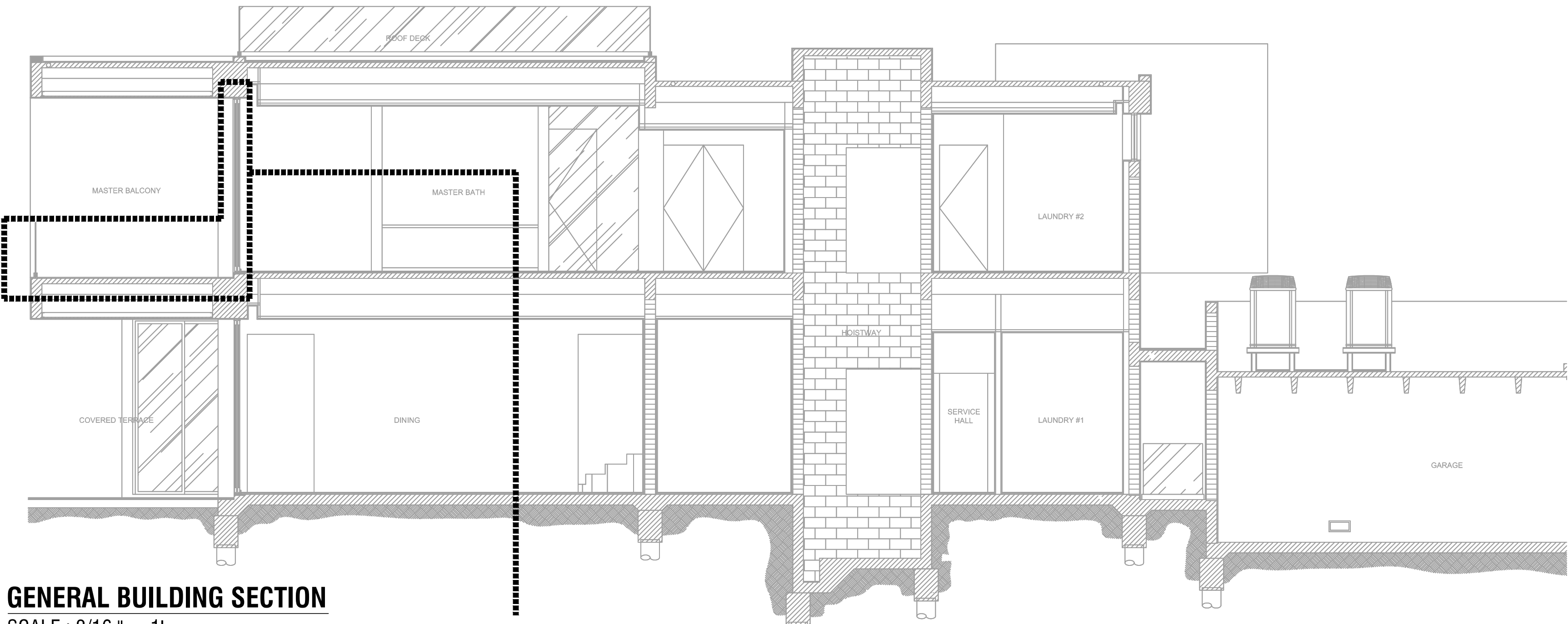
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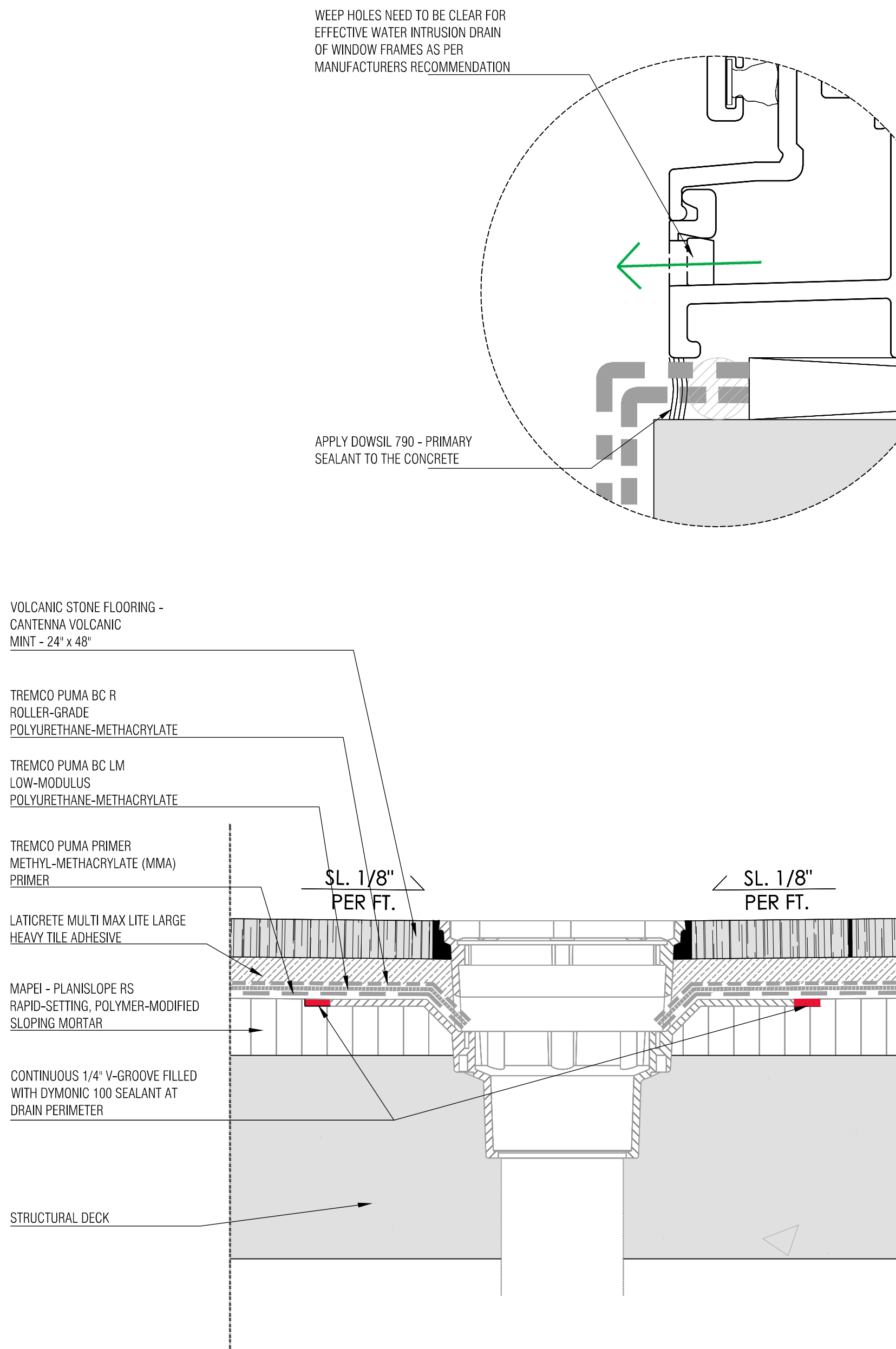
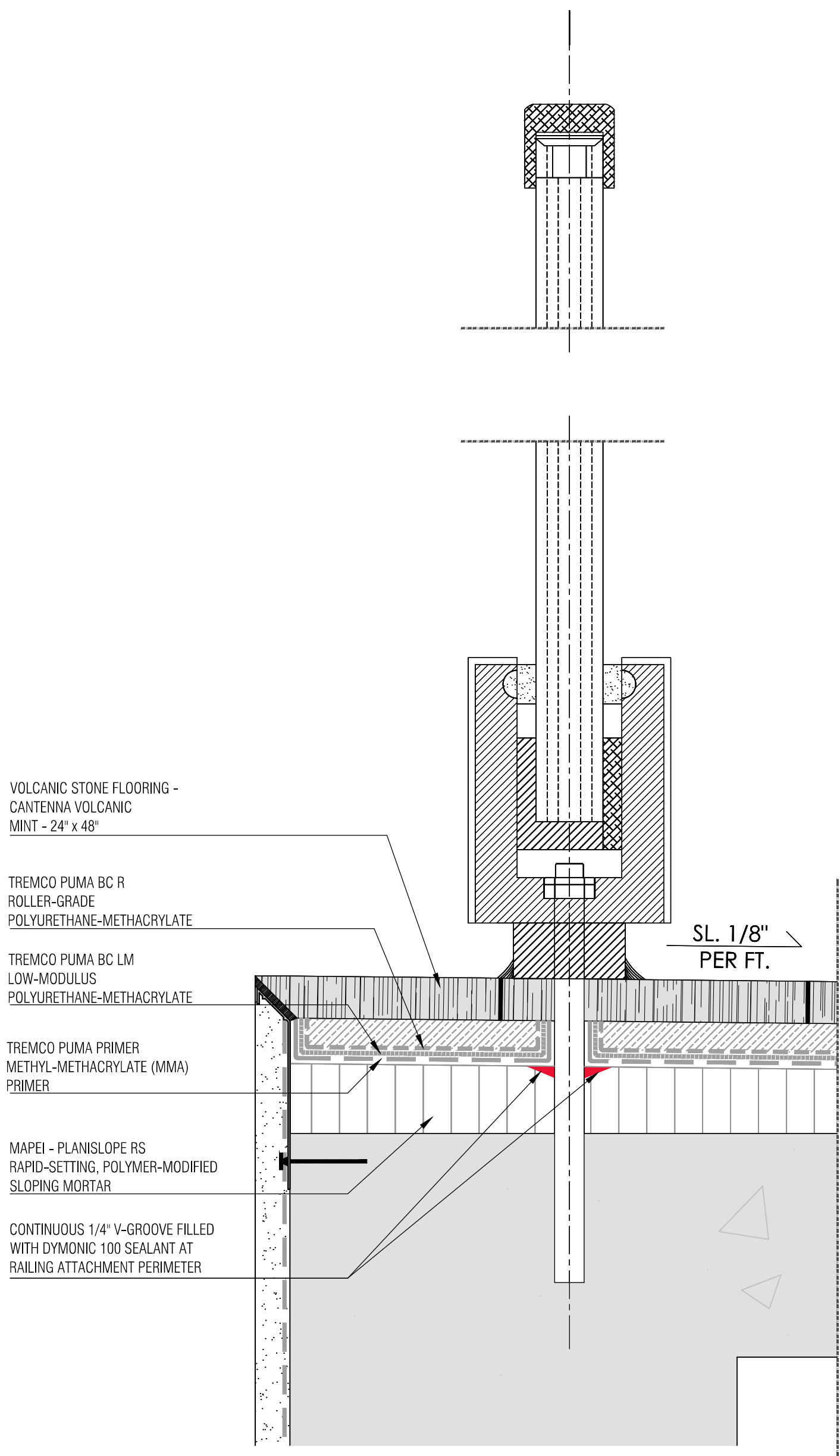
A-5.17

MISC. DETAILS



GENERAL BUILDING SECTION
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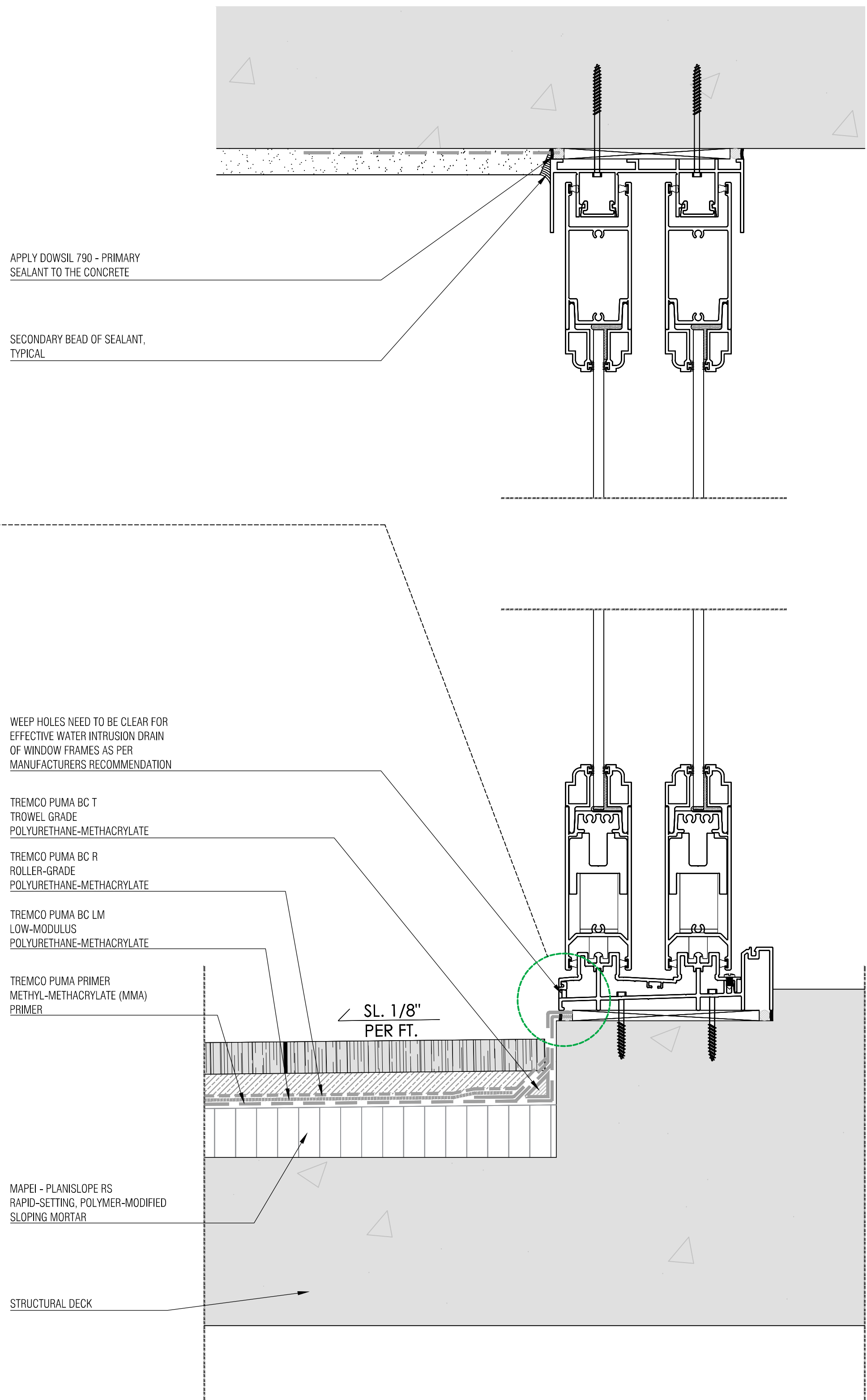
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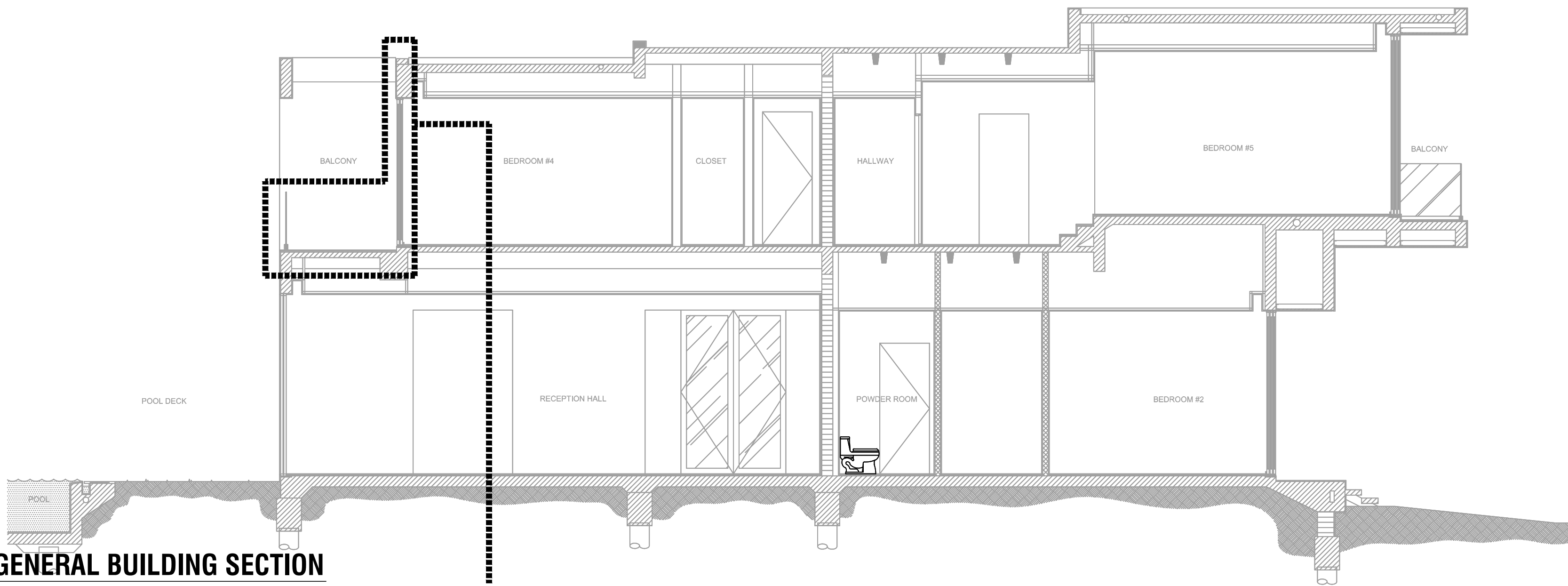


RAILING, DRAIN, AND DOOR REPAIR DETAILS
SCALE : 6" = 1'

EXTERIOR FLOOR FINISH

1. REMOVE EXISTING FLOORING, THINSET, SLOPING LIGHTWEIGHT CONCRETE LAYERS AND ALL LAYERS ABOVE EXISTING STRUCTURAL DECK.
2. 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.
2. REAPPLY THE REMOVED LAYERS SO THAT THE FINAL HEIGHT OF FLOOR FINISH DOESN'T COVER WEEP HOLES OF OPENINGS.
3. APPLY "SYKALISTIC ROOFTOP SYSTEM" ABOVE LIGHTWEIGHT SLOPING CONCRETE

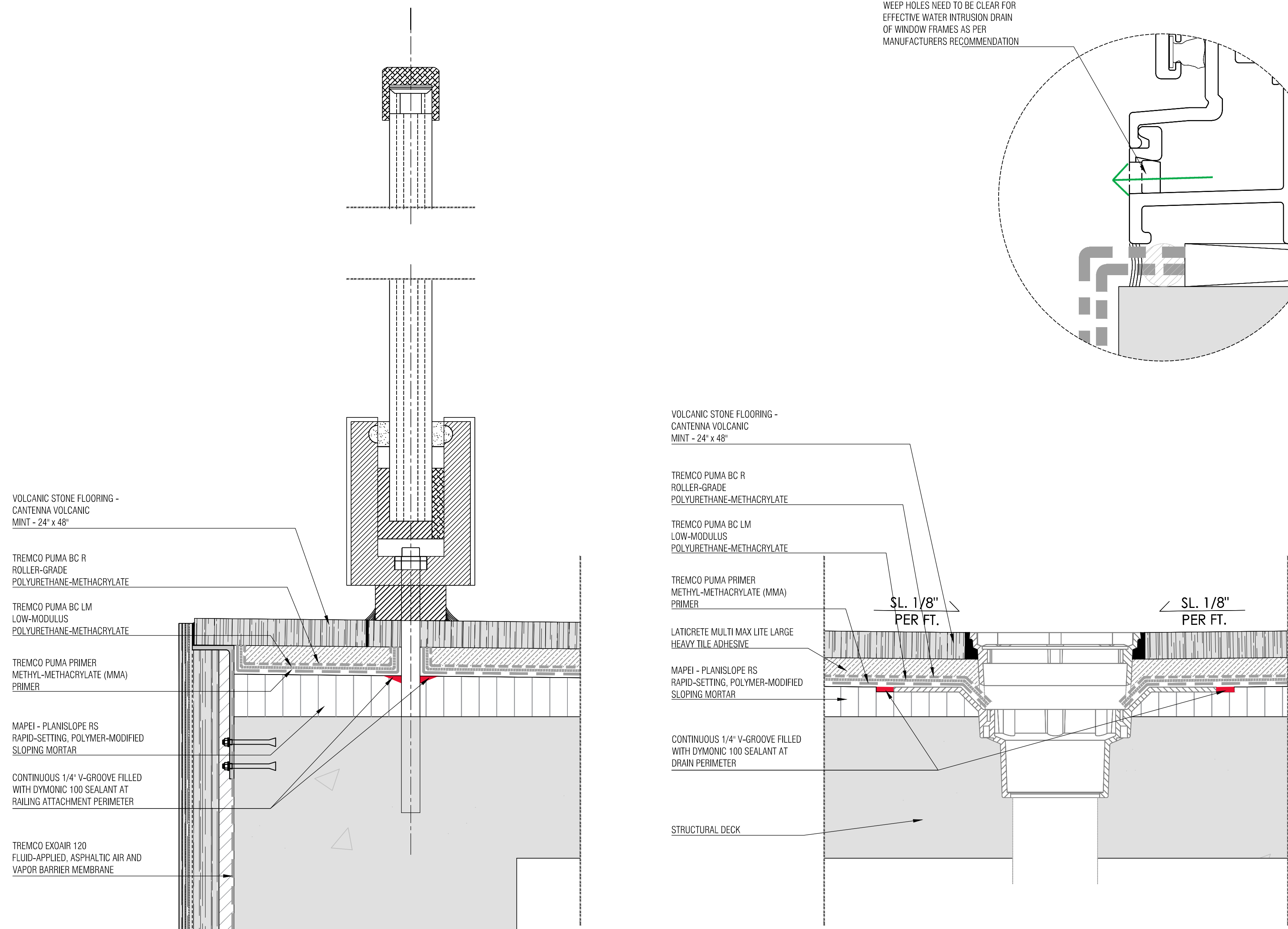




GENERAL BUILDING SECTION

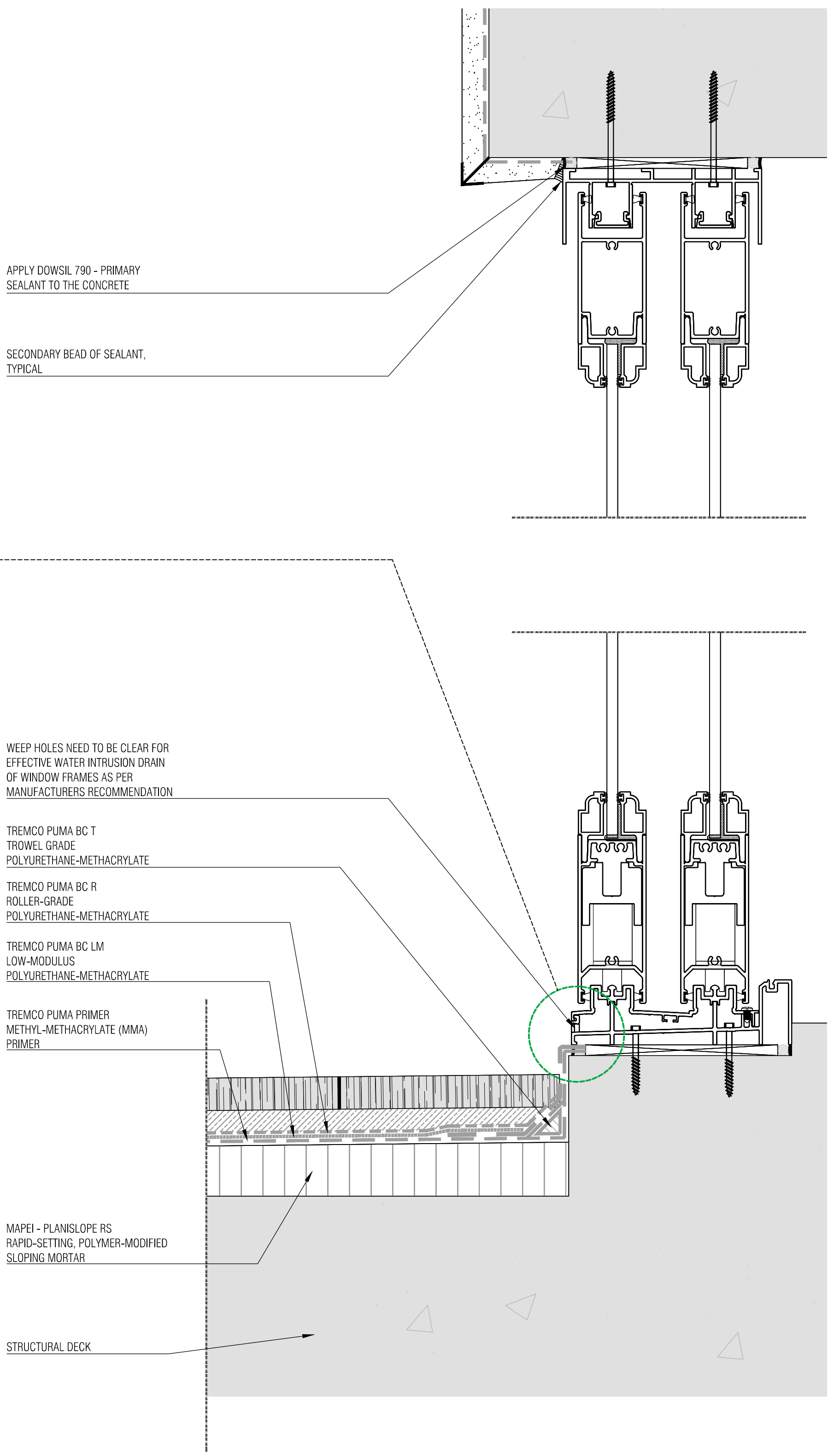
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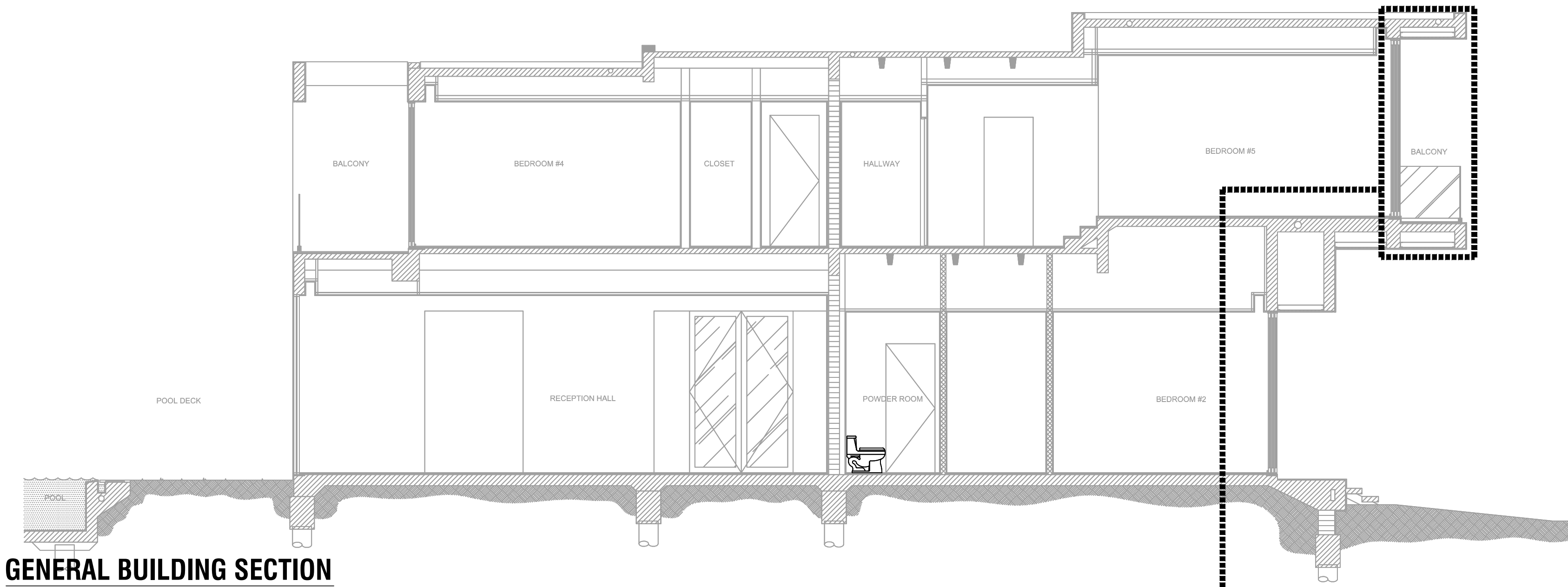
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EXTERIOR FLOOR FINISH

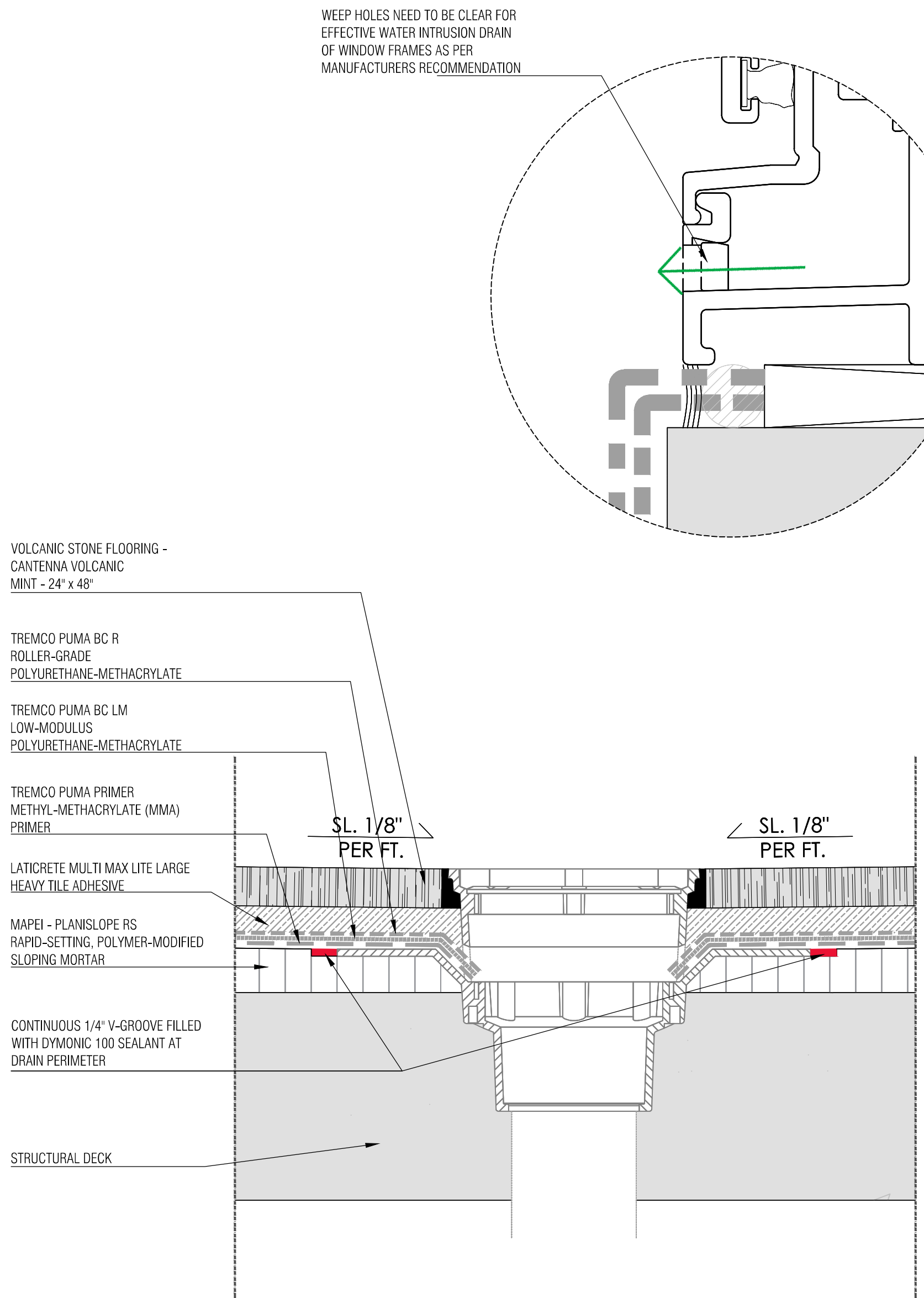
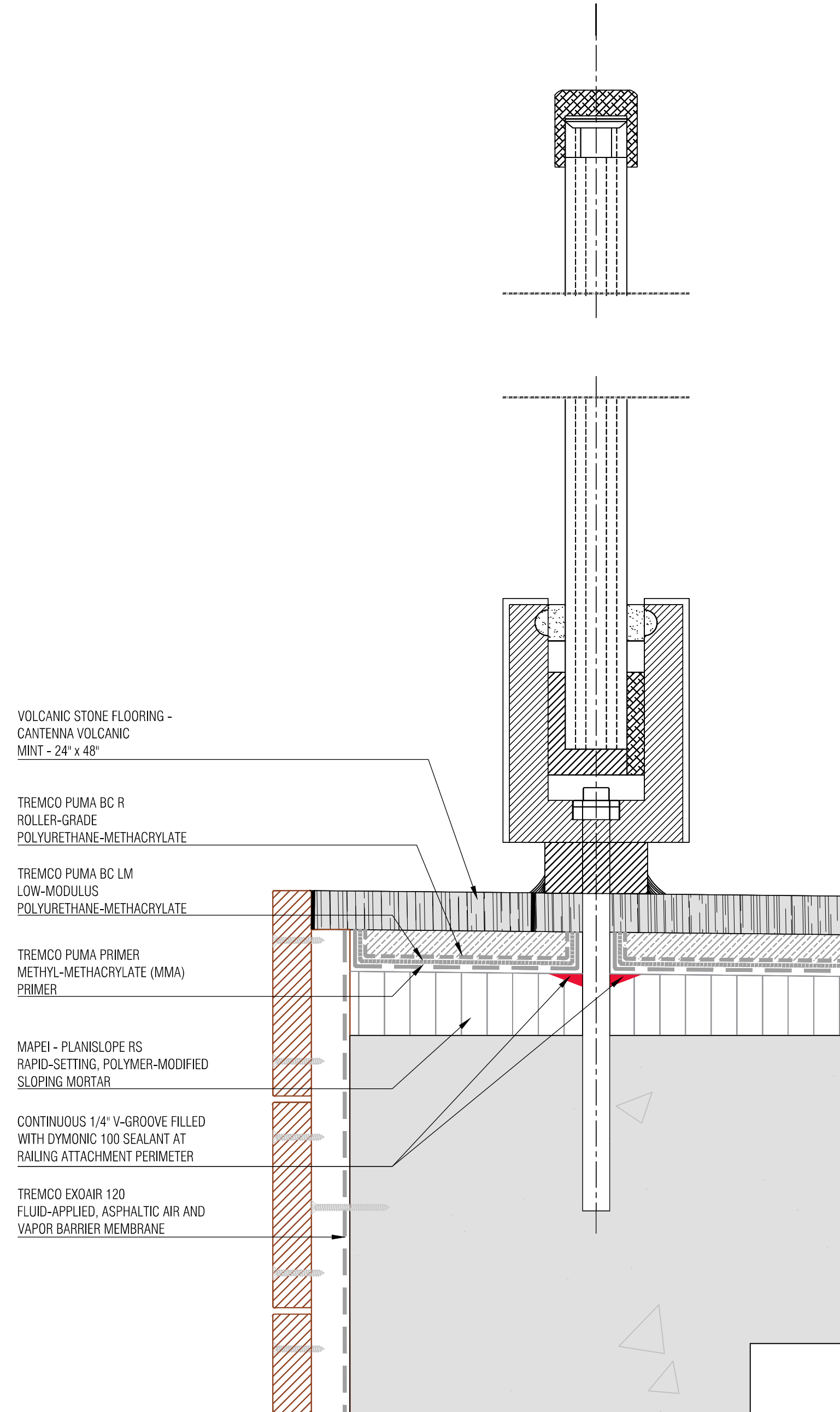
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3. APPLY "SYKALISTIC ROOFTOP SYSTEM" ABOVE LIGHTWEIGHT SLOPING CONCRETE





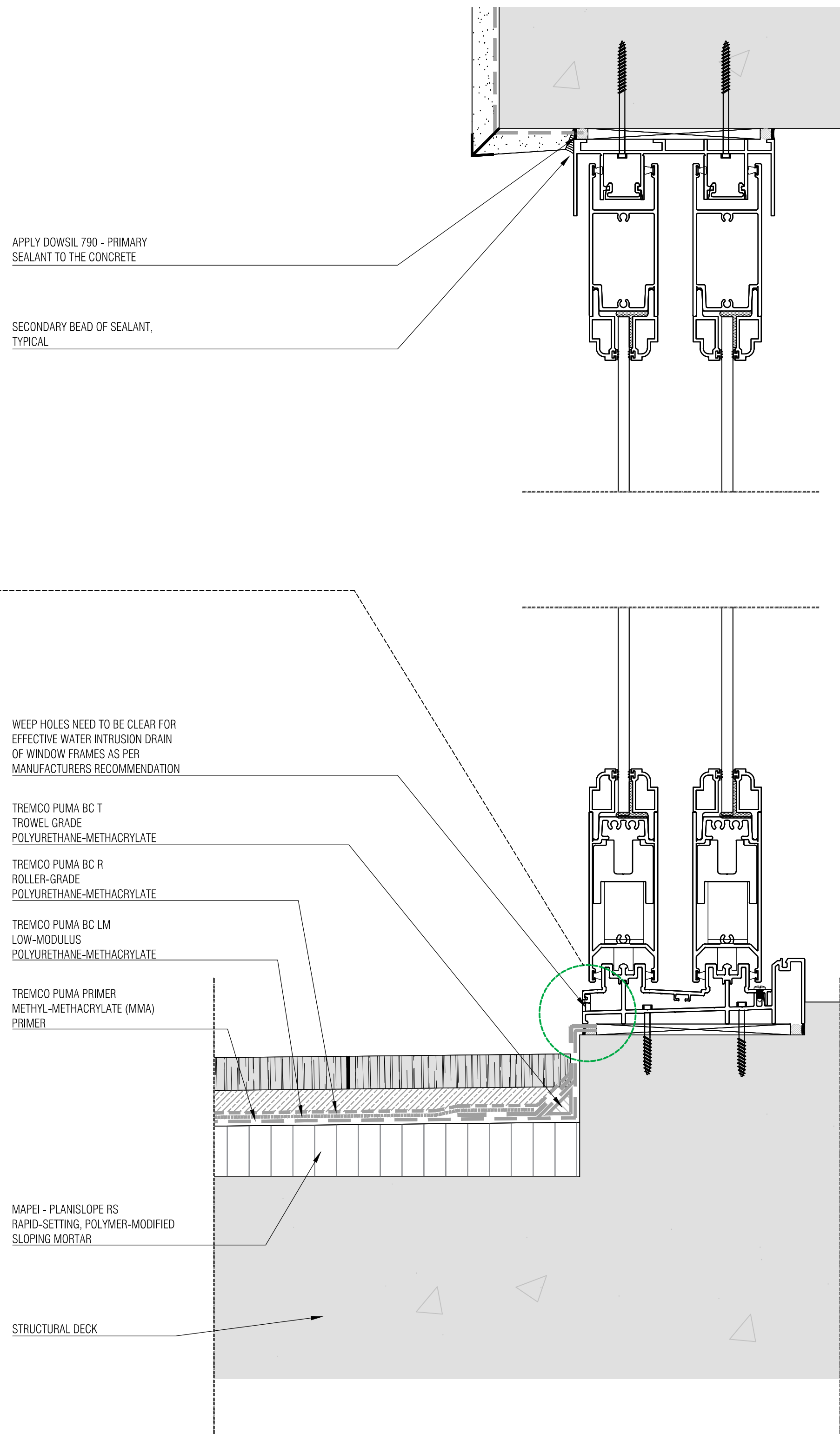
GENERAL BUILDING SECTION
SCALE : 3/16" = 1'

SECTION DETAIL THIS PAGE



EXTERIOR FLOOR FINISH

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2. REAPPLY THE REMOVED LAYERS SO THAT THE FINAL HEIGHT OF FLOOR FINISH DOESN'T COVER WEEP HOLES OF OPENINGS.
3. APPLY "SYKALISTIC ROOFTOP SYSTEM" ABOVE LIGHTWEIGHT SLOPING CONCRETE



RV2116152

08/05/2022 10:50:55 AM

AA0003669
ANTHONY LEON
0016752

DESIGN
ARCHITECTURE
3260 Northwest 7th Street, Miami, FL 33125
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Anthony
Leon

Digitally signed by
Anthony Leon
Date: 2022.03.25
11:46:11 -04'00'

PROPOSED REMODELING/ADDITIONS

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MIAMI BEACH, FLORIDA 33140

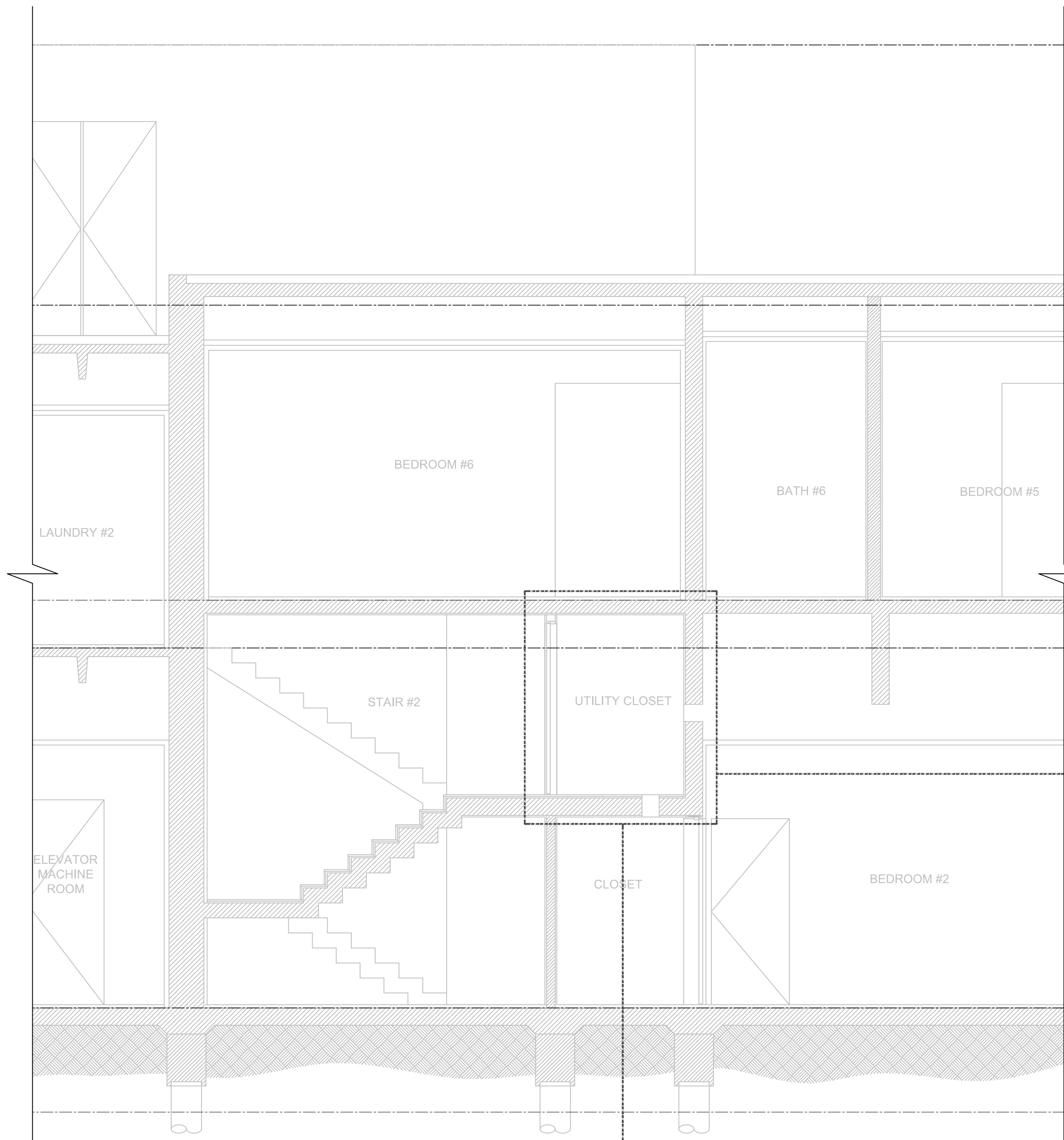
ISSUE DATE:

REVISIONS:

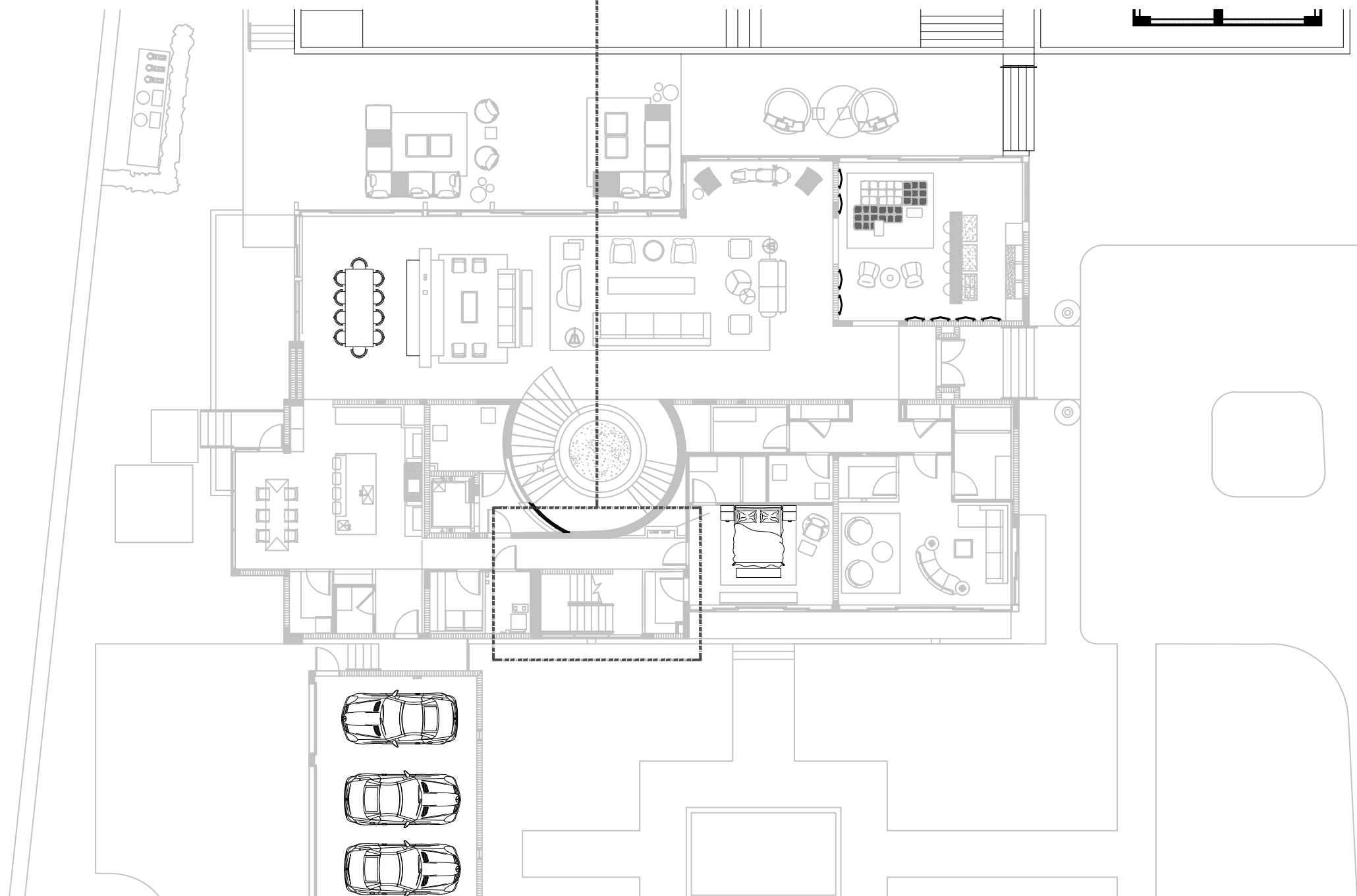
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A-5.21

WATER FILTRATION
SYSTEM



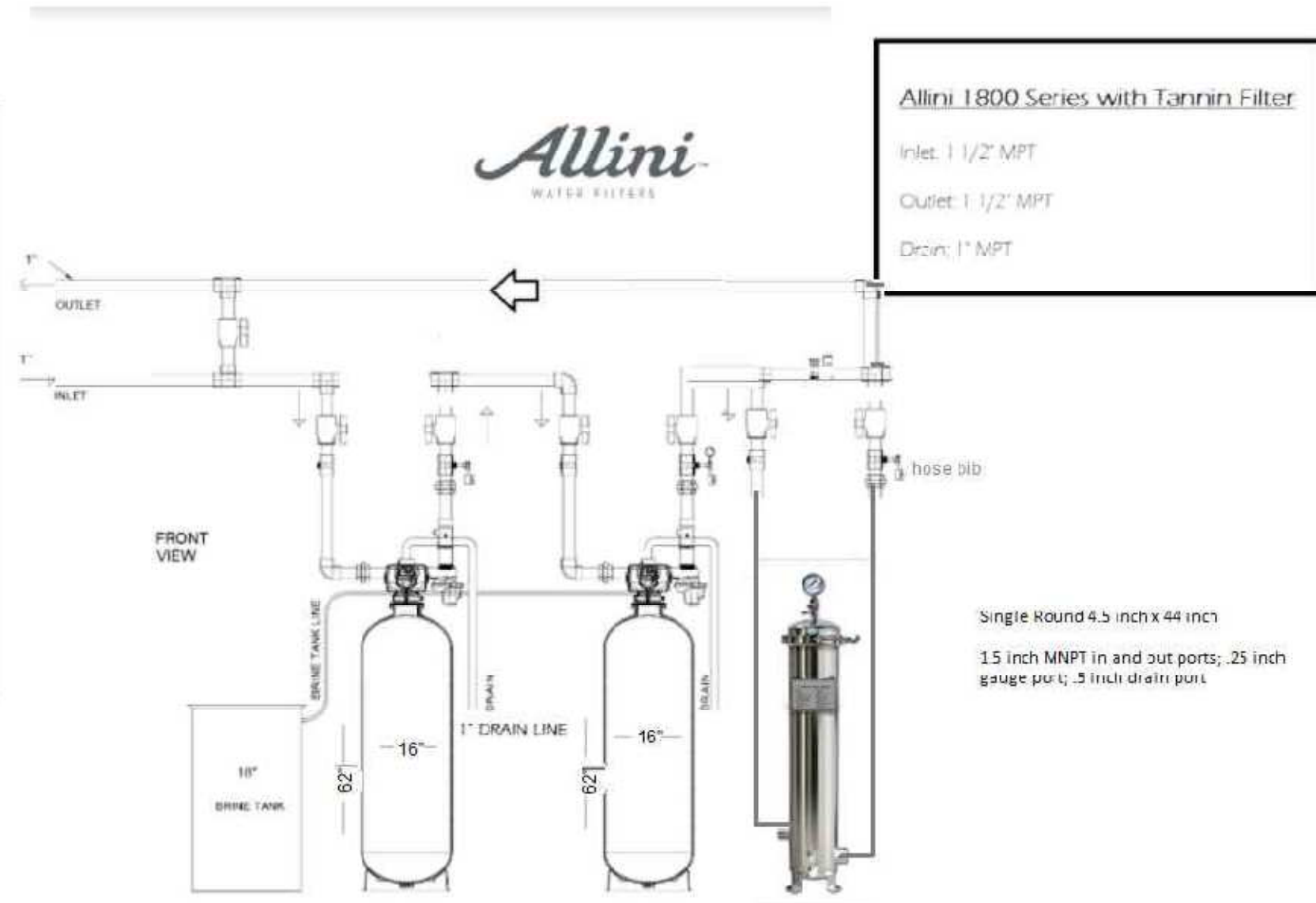
KEY SECTION
SCALE: 5/16" = 1'-0"



KEY PLAN
SCALE: 1/16" = 1'-0"



• SEE MEP DRAWINGS FOR DETAILS



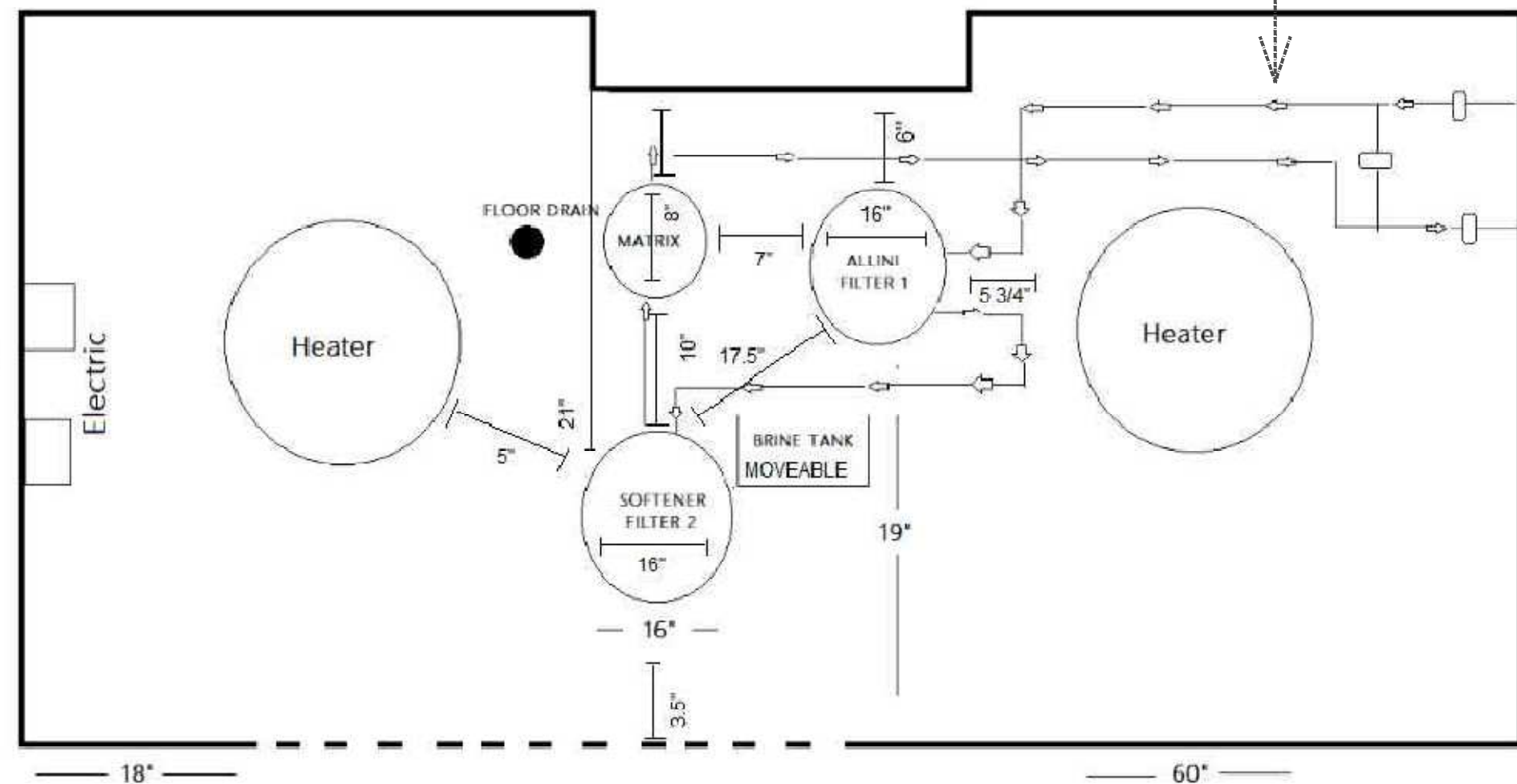
ENLARGED INTERMEDIATE LANDING PLAN
SCALE: 5/16" = 1'-0"

5446 THIRI WALL

Allini Filter
Inlet: 1 1/2" Male NPT
Outlet: 1 1/2" Male NPT

Softener
Inlet: 1 1/2" Male NPT
Outlet: 1 1/2" Male NPT

Matrix
Inlet: 1 1/2" Female NPT
Outlet: 1 1/2" Female NPT



• SEE MEP DRAWINGS FOR DETAILS

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

- HARDWARE TO BE DETERMINED
- DOOR OPERATION VARIES LEFT OR RIGHT
- SUBMIT SAMPLES OF ALL ALUMINUM FINISHES TO ARCHITECT
- 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 ELEVATIONS
- ALL EXTERIOR DOORS TO HAVE A MIAMI-DADE COUNTY PRODUCT APPROVAL
- GENERAL CONTRACTOR TO SUBMIT HARDWARE PACKAGE TO OWNER AND ARCHITECT FOR REVIEW & APPROVAL
- PROVIDE CATEGORY II SAFETY GLASS AT GLASS PANELS ADJACENT TO DOORS
- 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 WINDOWS & DOORS TO BE _____ U.S.P.
SHOP DRAWINGS REQUIRED

- WINDOWS TO HAVE LOW E IMPACT GLASS
- ALL ALUMINUM FINISHES TO BE DETERMINED BY OWNER
- PROVIDE CATEGORY II SAFETY GLASS AT GLASS PANELS ADJACENT TO DOORS
- 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 WINDOW FABRICATION
- PROVIDE CATEGORY II SAFETY GLASS AT GLAZING LARGER THAN 9". CONTRACTOR TO PROVIDE MANUFACTURERS CERTIFICATION AT TIME OF INSPECTION.

*** FOR REFERENCE ONLY ***
ALL EXTERIOR DOORS/ WINDOWS UNDER SEPARATE PERMIT



*** FOR REFERENCE ONLY ***

DOOR 3
SCALE: 1/2"=1'-0"



R-VALUE CHART	
Table R402.1.1, FBC ENERGY CONSERVATION	
ROOF	R-30
WALL	R-5.7
GLAZING	U-0.65
SHGC	0.25

3
DESIGN
ARCHITECTURE

Anthony
Leon

Digitally signed by
Anthony Leon
Date: 2022.03.25
11:47:43 -04'00'

PROPOSED REMODELING/ADDITIONS

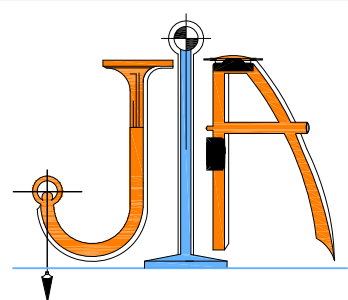
ISSUE DATE:

REVISIONS

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A-6.0

WINDOW & DC SCHEDULE



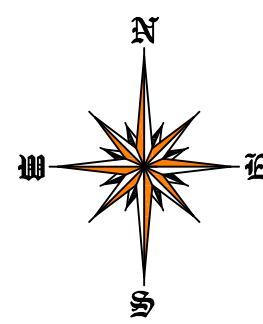
JOHN IBARRA & ASSOCIATES, INC.

Professional Land Surveyors & Mappers

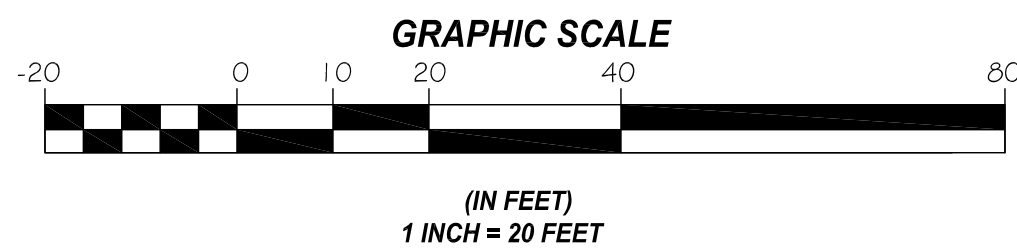
WWW.IBARRALANDSURVEYORS.COM

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



FLORIDA DEPARTMENT OF Environmental Protection

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, FL 32399

Ron DeSantis
Governor
Janet Noller
Lt. Governor
Mark Velazquez
Secretary

Tidal Water Survey Procedural Approval

Date: 10/21/2021
Name: John Ibarra
Firm Name: John Ibarra & Associates, Inc.
Address: 777 NW 72nd Avenue, Suite 3025
Miami, FL 33126
Phone: 305 262 400 Email: dawn@ibarralandsurveyors.com

Point Identification No. 158 County: Miami-Dade
USGS 7.5-Minute Quad Map Name: Miami
Mean High Water (MHW): 0.16 ft Mean Low Water (MLW): -1.99 ft
Unit of Measurement: Feet Datum: NAVD88 Tidal Epoch: 1983 - 2001
Procedure: Extend the above MHW height to job if within one-half mile.

Source of Data: Florida Department of Environmental Protection, Bureau of Survey and Mapping.

This form constitutes approval of the method to be used to survey the mean high-water line or the mean low-water line within one-half mile of the point identified above.

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 High Water Repository
3800 Commonwealth Boulevard, Mail Station 105
Tallahassee, FL 32399-3000
Tel. (850) 245-2666

Approved by:
W. Lamar Evans, PSM
10/21/2021
(Date)

5446 North Bay Road - Miami Beach

SURVEYOR'S NOTES:

ELEVATIONS DATUM
REFERS TO NATIONAL
GEODETIC VERTICAL DATUM OF
1929 (NGVD29)

ELEVATIONS DATUM
REFERS TO NORTH AMERICAN
VERTICAL DATUM OF 1988
(NAVD88)

SURVEYOR'S NOTES:

NAVD 1988 + 1.62 = NGVD 1929

TREE TABLE

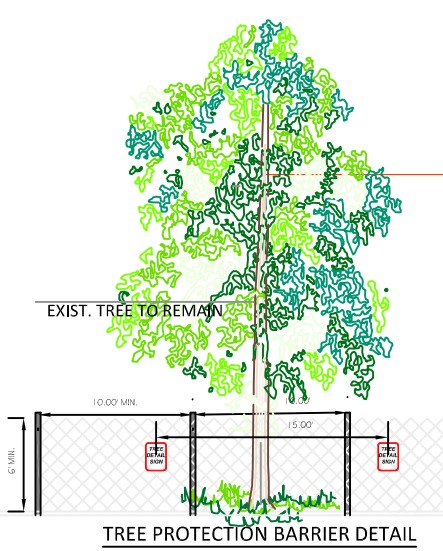
No.	Name	Diameter (Ft.)	Height (Ft.)	Spread (Ft.)
1	PINE	0.60	20	5
2	PINE	0.60	20	5
3	UNKNOWN	0.80	22	12
4	UNKNOWN	0.80	22	12
5	UNKNOWN	0.80	22	12
6	UNKNOWN	0.80	22	12
7	MAHOGANY	3.0	45	35
8	OAK	3.0	60	50
9	UNKNOWN	2.0	18	15
10	UNKNOWN	0.80	22	12
11	UNKNOWN	0.80	22	12
12	UNKNOWN	0.80	22	12
13	FISH TAIL 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	2.0	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	UNKNOWN	0.35	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
44	UNKNOWN	0.95	18	12

ABBREVIATIONS

A = ARC;
AC = AIR CONDITIONER PAD
AE = ANCHOR EASEMENT
AR = ALUMINUM ROOF
AS = ALUMINUM SHED
ASPH = ASPHALT
B.C. = BLOCK CORNER
BLDG = BUILDING
BM = BENCH MARK
B.C.R. = BROWARD COUNTY RECORDS
B.O.B. = BASE OF BEARING
B.S.L. = BUILDING SETBACK LINE
(C) = CALCULATED
(C) = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
C.B.W. = CONCRETE BLOCK WALL
CH = CHORD
CH.B. = CHORD BEARING
CH.L. = CHORD LENGTH
CL = CLEAR
C.O. = CLEAN OUT
CL.F. = CHAIN LINK FENCE
C.M.E. = CANAL MAINTENANCE EASEMENT
CONC. = CONCRETE
C.U.P. = CONCRETE UTILITY POLE
C.P. = CONCRETE PORCH
C.S. = CONCRETE SLAB
C.W. = CONCRETE WALK
D.E. = DRAINAGE EASEMENT
D.M.E. = DRAINAGE MAINTENANCE EASEMENT
DRIVE = DRIVEWAY
DEGRESS = DEGRESS
EB = ELECTRIC BOX
E.T.P. = ELECTRIC TRANSFORMER PAD
ELEV. = ELEVATION
ENC. = ENCROACHMENT
FH = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
F.F.E. = FINISHED FLOOR ELEVATION
F.N.D. = FOUND NAIL & DISK
FT. = FEET
F.N.P. = FEDERAL NATIONAL INSURANCE PROGRAM
F.N. = FOUND NAIL
H. = HIGH (OR HEIGHT)
INGRESS = 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
L.M. = LAKES
(M) = MEASURED DISTANCE
M.B. = MAIL BOX
M.D.C.R. = MIAMI-DADE COUNTY RECORDS
M.E. = MAINTENANCE EASEMENT
M.V. = MANHOLE
N.A.P. = NOT A PART OF
NGVD = NATIONAL GEODETIC VERTICAL DATUM
N.T.S. = NOT TO SCALE
= NO NUMBER
OS = OFFSET
O.H.L. = OVERHEAD UTILITY LINES
O.R.B. = OFFICIAL RECORDS BOOK
O.V.N. = OVERLAP
P.W.M.T. = PAVEMENT
PL = PLASTER
P.L. = PROPERTY LINE
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.W. = PARKWAY
P.R.M. = PROFESSIONAL REFERENCE MONUMENT
P.L.S. = PROFESSIONAL LAND SURVEYOR
P.P. = POWER POLE
P.P.S. = POOL PUMP SLAB
P.U.E. = PUBLIC UTILITY EASEMENT
(R) = RECORD DISTANCE
RES. = RESIDENCE
R.W. = RIGHT-OF-WAY
RAD. = RADIUS OR RADIAL
RGE. = ROOF OVERHANG EASEMENT
SEC. = SECTION
STY. = STORY
SWK. = SIDEWALK
S.U.P. = SET IRON PIPE
S. = SOUTH
S.P. = SCREENED PORCH
S.V. = SEWER VALVE
S. = SECONDS
T. = TANGENT
TB. = TELEPHONE BOOTHS
T.B.M. = TEMPORARY BENCHMARK
T.S.B. = TRAFFIC SIGNAL BOX
T.S.P. = TRAFFIC SIGNAL POLE
T.M.P. = TOWNSHIP
UTL. = UTILITY
U.E. = UTILITY EASEMENT
U.P. = UTILITY POLE
W.M. = WATER METER
W.F. = WOOD FENCE
W.R. = WOOD ROOF
W.X. = WATER VALVE
W. = WOOD
C. = CENTER LINE
L. = LINE

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.



NOTE: BARRIER TO BE CONTINUOUS AROUND THE TREE OR GROUP OF TREES.

- 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 ENCLOSE TREES. INSTALL FENCE POSTS USING PER BLOCK ONLY. AVOID POST OR STAKES INTO MAJOR ROOTS. MODIFICATIONS TO FENCING MATERIAL AND LOCATION MUST BE APPROVED BY PLANNING OFFICIAL.
- TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION FOR ALL ROOTS OVER ONE (1) INCH IN DIAMETER 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 POSSIBLE.
- 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 BY THE CITY PLANNING OFFICIAL. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE ON-SITE ARBORIST AND WITH PRIOR APPROVAL BY THE CITY PLANNING OFFICIAL.
- FENCING SIGNAGE AS DETAILED ABOVE MUST BE POSTED EVERY FIFTEEN (15) ALONG THE FENCE.

LEGEND

— OH — = OVERHEAD UTILITY LINES
— CONC. BLOCK WALL — = CONCRETE BLOCK WALL
— CHAIN LINK FENCE — = CHAIN LINK FENCE
— IRON FENCE — = IRON FENCE
— WOOD FENCE — = WOOD FENCE
— BUILDING SETBACK LINE — = BUILDING SETBACK LINE
— UTILITY EASEMENT — = UTILITY EASEMENT
— LIMITED ACCESS R/W — = LIMITED ACCESS R/W
— NON-VEHICULAR ACCESS R/W — = NON-VEHICULAR ACCESS R/W
— EXISTING ELEVATIONS — = EXISTING ELEVATIONS

DRAWN BY:

RF

FIELD DATE:

10/28/2021

SURVEY NO.:

21-003716-1

SHEET:

1 OF 1

Digitally signed by
JOHN A. IBARRA
Date: 2021.11.23
17:07:36 -05'00'

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:

5446 N BAY ROAD, MIAMI BEACH, FLORIDA 33140

CERTIFICATION:

XI LLC, A FLORIDA LIMITED LIABILITY COMPANY

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 OF RECORD.
- 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 LOT 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: "AE"
BASE FLOOD ELEVATION: 8 FEET
COMMUNITY: 120651
PANEL: 0309
SUFFIX: L
DATE OF FIRM: 09/11/2009
THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S NOTES:

- 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, TOWNSHIP MAPS.
- THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
- CERTIFICATE OF AUTHORIZATION LB # 7806.
- ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1928, 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:

I, THE UNDERSIGNED, SURVEYOR OF THE PROPERTY DESCRIBED HEREON, HAVE RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLY WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, FORBID TO ATTEST.

Digitally signed by
JOHN A. IBARRA
Date: 2021.11.23
17:06:24 -05'00'

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA