

site plan

legal description

PARCEL 1: Lots 1, 5 and 6, Block 1, of OCEAN BEACH, FLA., according to the Plat thereof, as recorded in Plat Book 2, at Page 38 of the Public Records of Miami-Dade County, Florida, less and except therefrom the Easterly 15.00 feet for road widening purposes. said parcel contains 17,250 square feet more or less or 0.40 acres more or less.

PARCEL 2: Lots 2 and 3, Block 1, of OCEAN BEACH, FLA., according to the Plat thereof, as recorded in Plat Book 2, at Page 38 of the Public Records of Miami-Dade County, Florida, less and except therefrom the Easterly 15.00 feet of said Lot 3 for road widening purposes. said parcel contains 11,500 square feet more or less or 0.26 acres more or less.

PARCEL 3: Lots 7 and 8, less the Easterly 15.00 feet of said Lots 7 and 8 for road widening purposes, 9, 10, 11, 12 and 13, Block 1, of OCEAN BEACH, FLA., according to the Plat thereof, as recorded in Plat Book 2, at Page 38 of the Public Records of Miami-Dade County, Florida. Also less and excepting from said Lots 7 and 8, that part described as follows: Commence at the Northeast corner of said Lot 7 and run North 79° 12' 25" West, a distance of 15.00 feet to the Point of Beginning (P.O.B.) said distance being measured along the Northerly line of Lot 7; thence continue North 79° 12' 25" West along the Northerly line of Lot 7, a distance of 4.00 feet; thence run South 10° 47' 35" West, a distance of 84.56 feet to the Point of Curvature (P.C.) of a Circular Curve concave Northwesterly and having for its elements, a Central Angle of 76° 51' 22" and a Radius of 25.90 feet; thence run Southwesterly along the Arc of said Curve for a distance of 33.53 feet to a Point of Intersection (P.I.) with the Southerly line of Lot 8; thence run North 87° 38' 47" East along the said Southerly line of Lot 8 for a distance of 23.94 feet to a point; thence run North 10° 47' 35" East along a line 15.00 feet Westerly of and parallel with Easterly line of said Lots 7 and 8 for a distance of 103.46 feet to the Point of Beginning (P.O.B.). said parcel contains 45,473 square feet more or less or 1.04 acres more or less.

PARCEL 4: The East one-half (E 1/2) of that certain alley lying adjacent to the Westerly lot lines of Lots 5 and 6, in Block 1, of OCEAN BEACH, FLA., according to the plat thereof as recorded in Plat Book 2, Page 38 of the Public Records of Miami - Dade County, Florida. said parcel contains 1,000 square feet more or less or 0.02 acres more or less.

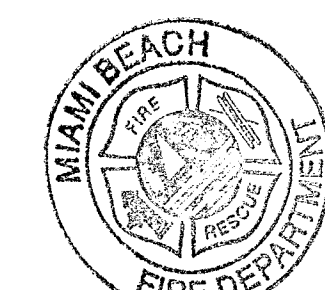
PARCEL 5: All of that portion of the alley lying between the West line of Lots 7, 8 and the East line of Lots 9, 10 and 11, together with the West one-half (W 1/2) of that certain alley lying East of and adjacent to the Easterly lot lines of Lots 12 and 13 in Block 1, of OCEAN BEACH, FLA., according to the plat thereof as recorded in Plat Book 2, Page 38 of the Public Records of Miami - Dade County, Florida. said parcel contains 3,653 square feet more or less or 0.08 acres more or less.

PARCEL 6: Lot 17, Block 1, of OCEAN BEACH, FLA., according to the plat thereof as recorded in Plat Book 2, Page 38 of the Public Records of Miami - Dade County, Florida. said parcel contains 6,500 square feet more or less or 0.15 acres more or less.

DRY FLOODPROOFING REQUIREMENTS:

- New construction on floodproof areas shall comply with requirements outlined by the National Flood Insurance Program (NFIP) which FEMA administrators and ASCE 24 (FBC 2010, section 1612.5).
- All electrical equipment motors, connectors, switches, outlets to be connected 1'-0" (9'-0" NVD) above BFE (8'-0" NVD). Vehicle lifts in lower garage to have disconnects on GFCI.
- For below-grade parking requirements, refer to FEMA Technical Bulletin 6-83.
- All walls to be wall type 3 U.O.N.
- All non-structural masonry walls below wave crest to be constructed to "break away" under force.
- Provide flood dams at all openings to 1'-0" above BFE specially engineer to submit shop drawings for review.
- All structure to be dry flood proofed to 1'-0" above BFE.

City of Miami Beach
Fire Prevention Division
PLANS APPROVED



NORTH
1/16" BUILDING PERMIT
04.30.2013
A1202
Sheet Number

Firm
Lic. # A1128
Charles M. Sieger, F.A.I.A.
Lic. # A05763
Jose J. Suarez, A.I.A.
Lic. # A01005

site plan

elev. 0'-0" (+6'-88" NGVD)

REVISIONS
DATE
BY
SCALE
1/16" = 1'-0"