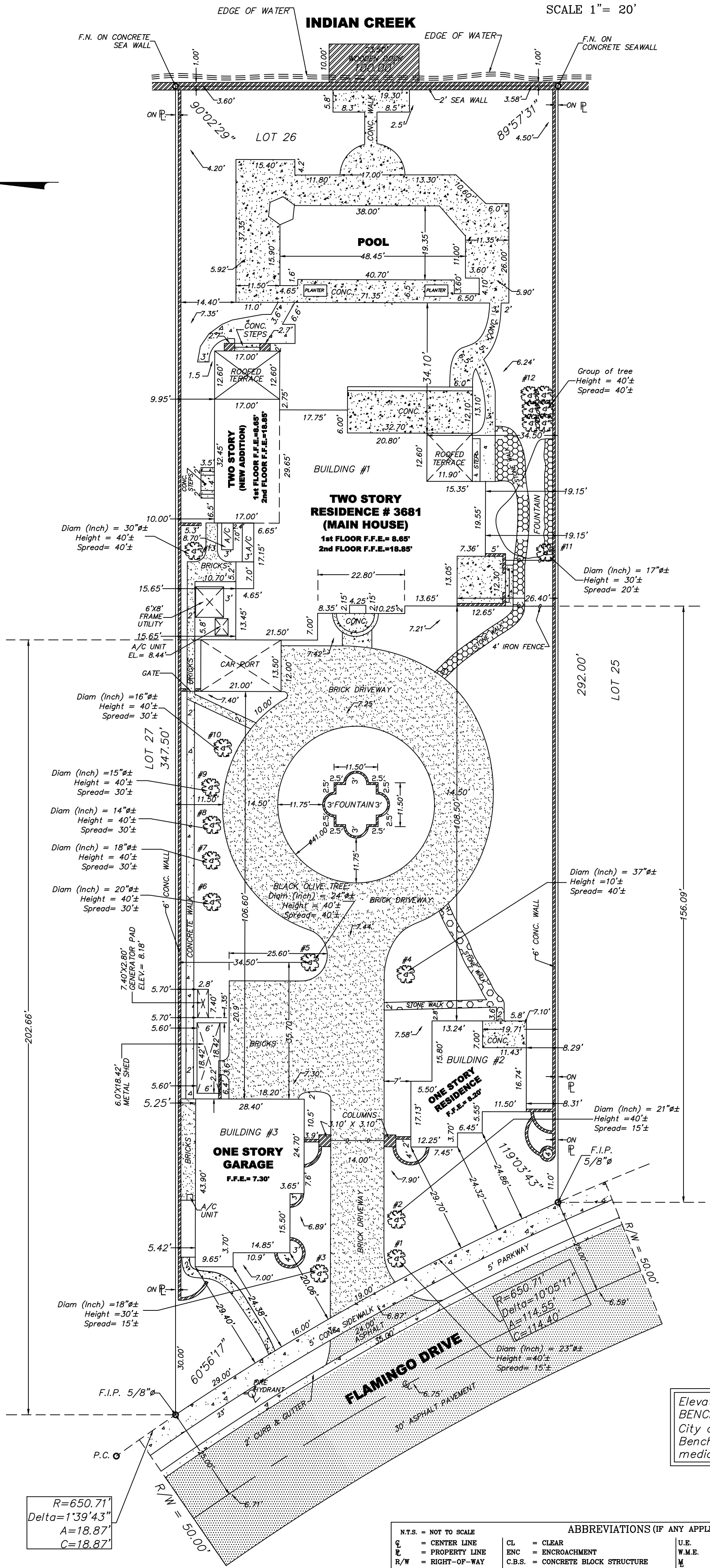


SKETCH OF BOUNDARY SURVEY

SCALE 1" = 20'



Elevations are Referred to N.G.V.D. BENCH MARK USED: City of Miami Beach B.M. No.41-02 --- Elev.8.94'. Bench Mark is a nail & brass washer set on the concrete median in the intersection of Pine Tree & 41st Street.

ABBREVIATIONS (IF ANY APPLIED)		
N.T.S. = NOT TO SCALE	CL = CLEAR	U.E. = UTILITY EASEMENT
C = CENTER LINE	ENC = ENCROACHMENT	W.M.E. = WALL MAINT. & DRAINAGE EASMT.
R/W = RIGHT-OF-WAY	C.B.S. = CONCRETE BLOCK STRUCTURE	M = MONUMENT LINE
C.L.P. = CHAIN LINK FENCE	CONC = CONCRETE	PROP.COR = PROPERTY CORNER
W.F. = WOODEN FENCE	D = DIAMETER	F.H. = FIRE HYDRANT
RES = RESIDENCE	D.M.E. = DRAINAGE MAINTENANCE EASEMENT	EASMT = EASEMENT
F.I.P. = FOUND IRON PIPE	S.I.P. = SET IRON PIPE	F.R.B. = FOUND RE-BAR
S.R.B. = SET RE-BAR	F.D.H. = FOUND DRILL HOLE	S.D.H. = SET DRILL HOLE
C.B. = CHORD BEARING	A/C = AIR CONDITIONING UNIT	CALC. = CALCULATED
MEAS = MEASURED	REC = RECORDED	F.S. = FOUND SPIKE
S.NAD = SET NAIL & DISC.	F.NAD = FOUND NAIL & DISC.	RAD = RADIAL
F.N. = FOUND NAIL	F.C.N. = FOUND CUNT NAIL	F. = FOUND

E. BELTRAN & ASSOCIATES, INC.

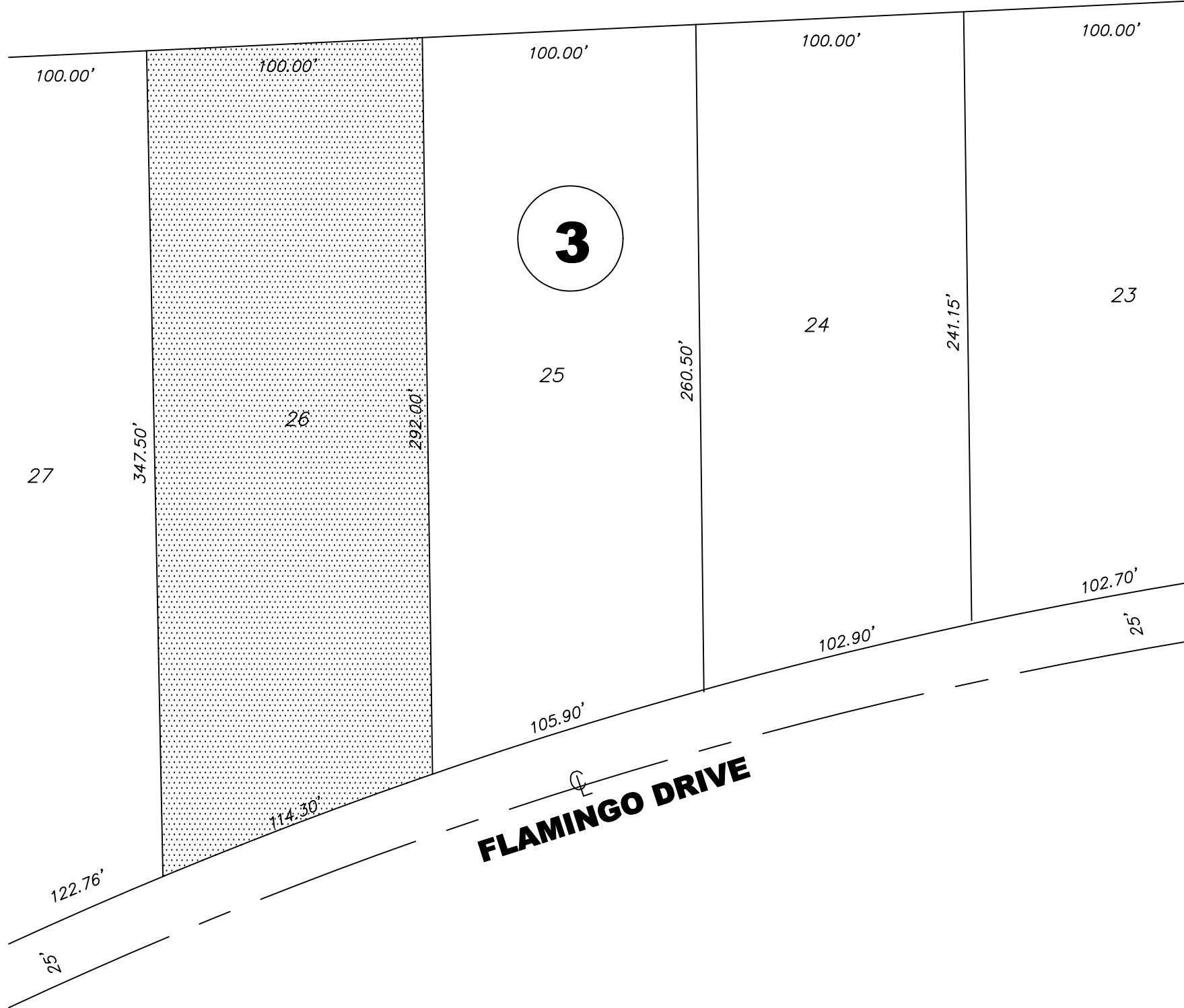
12533 S.W. 30th STREET
MIAMI, FLORIDA 33175
PHONE: (305) 552-7450
CERTIFICATE OF AUTHORIZATION NUMBER LB 5233

LEGAL DESCRIPTION:

LOT 26
SUBDIVISION FLAMINGO TERRACE SUBDIVISION
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10 AT PAGE 3
OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ADDITIONAL SURVEYOR'S NOTE:
THE LAND AREA OF THE SUBJECT PROPERTY DESCRIBED ABOVE IS: 31,782 SQUARE FEET, MORE OR LESS
LOCATION SKETCH
N.T.S.

INDIAN CREEK



ADDRESS: 3681 FLAMINGO DRIVE MIAMI BEACH, FL. 33140

SURVEY CERTIFY TO: TODD GLASER

THE ATTACHED SKETCH OF BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051 AND 5J-17.052 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

FOR: TODD GLASER
JOB NUMBER 1602-01N DATE OF THE FIELD SURVEY 2-06-2016
F.B. No. A REVISION DATE: 4-11-2017 / 4-30-2017 / 7-14-2017
DRAWN BY: M.R. CHECKED BY: E.B.

SURVEYOR'S NOTES:
LEGAL DESCRIPTION WAS FURNISHED BY CLIENT.
EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENT, IF ANY AFFECTING THIS PROPERTY.
THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN THOSE SHOWN.
LEGAL DESCRIPTION SUBJECT TO ANY DEDICATION, LIMITATIONS, RESTRICTIONS, RESE
NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT
FENCE OWNERSHIP BY VISUAL MEANS ONLY (IF ANY), LEGAL OWNERSHIP NOT
DETERMINED.

Signature of E. Beltran

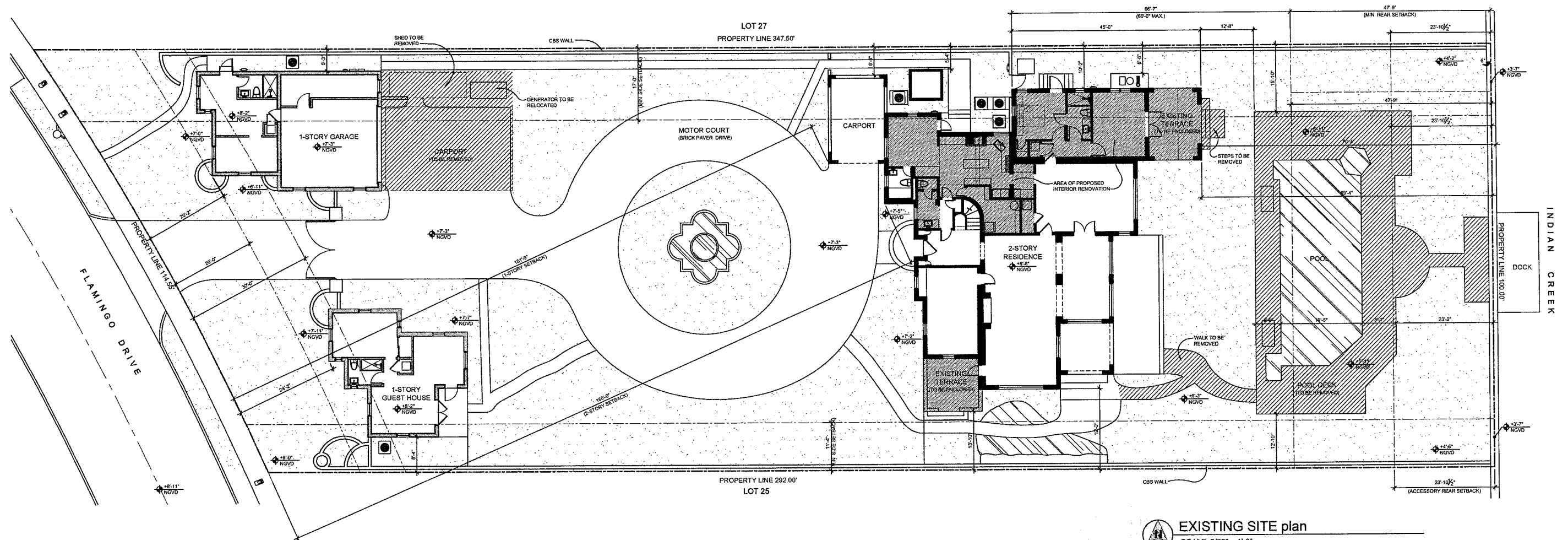
PROFESSIONAL SURVEYOR & MAPPER No.
STATE OF FLORIDA
DATE: 7-14-2017

NOTE: THIS IS NOT A VALID SURVEY WITHOUT
THE ORIGINAL RAISED SEAL AND
SIGNATURE OF A FLORIDA LICENSED
SURVEYOR AND MAPPER

BEARINGS HEREON (IF ANY) ARE REFERRED TO AN ASSUMED VALUE OF _____ FOR THE
_____. SAID BEARING IS IDENTICAL WITH THE PLAT OF RECORD
ACCORDING TO THE N.F.I.P. THE SUBJECT PROPERTY FALLS WITHIN FLOOD ZONE: AE

LEGAL DESCRIPTION

LOT 26, BLOCK 3, OF FLAMINGO TERRACE SUBDIVISION, AS RECORDED IN PLAT BOOK 10, PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA



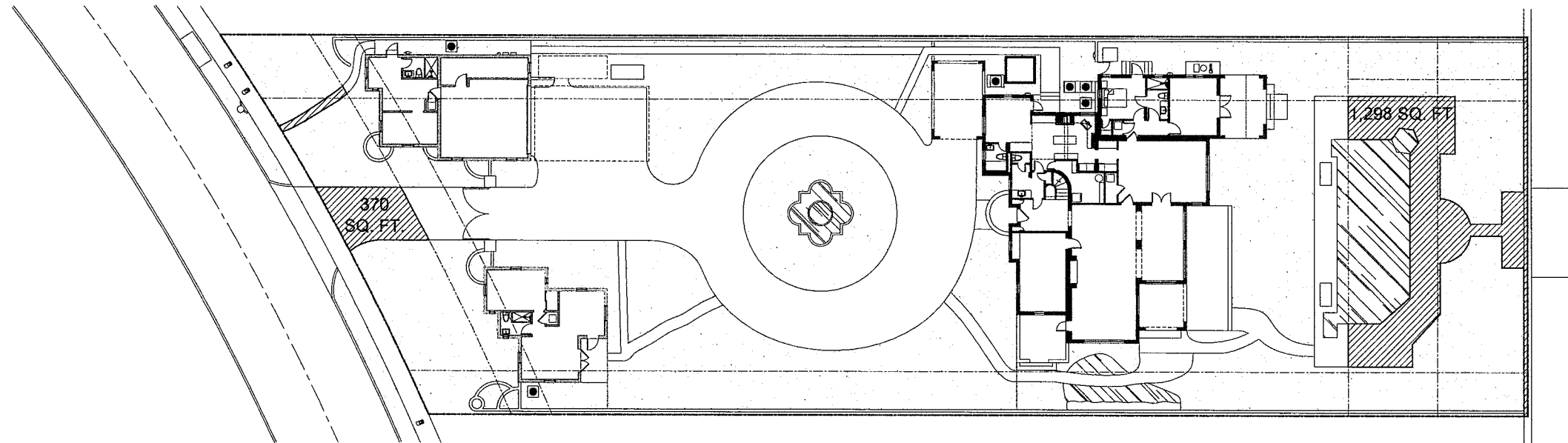
DOMO ARCHITECTURE + DESIGN
 ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
 420 LINCOLN ROAD SUITE 506 MIAMI BEACH, FL 33139 305-674-8031
 AA26002383

NEW GAZEBO, INTERIOR RENOVATION & ADDITION
3681 FLAMINGO DRIVE
 MIAMI BEACH, FL 33140

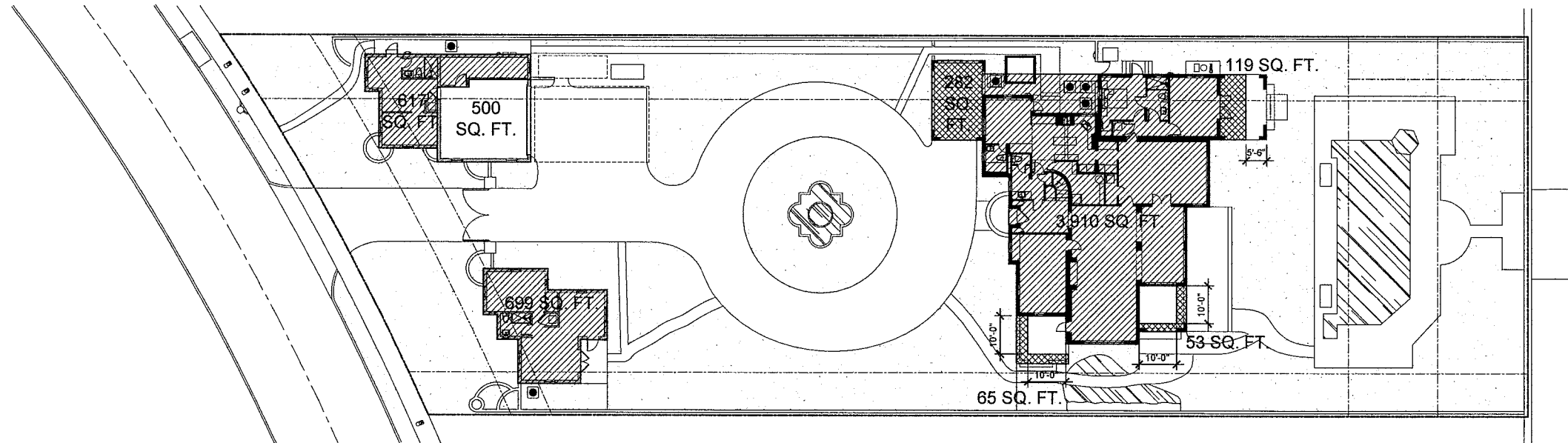
Phil S
 07/20/17

date:
 07-24-17
 FINAL SUBMITTAL

sheet no.
EX-0.0

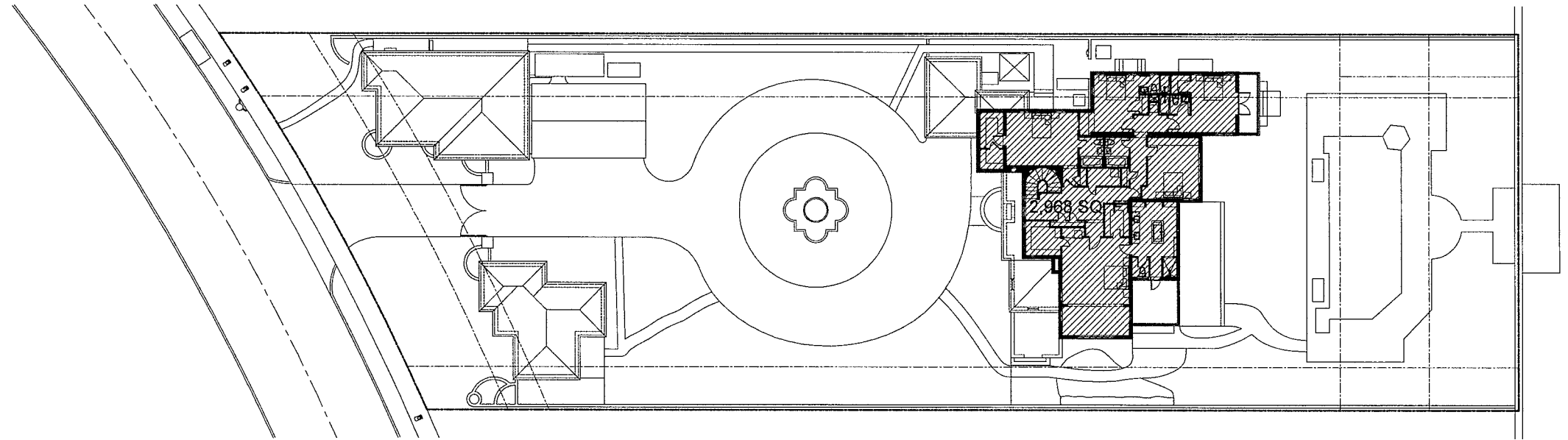


EXISTING FRONT / REAR YARD diagrams
SCALE: N.T.S.

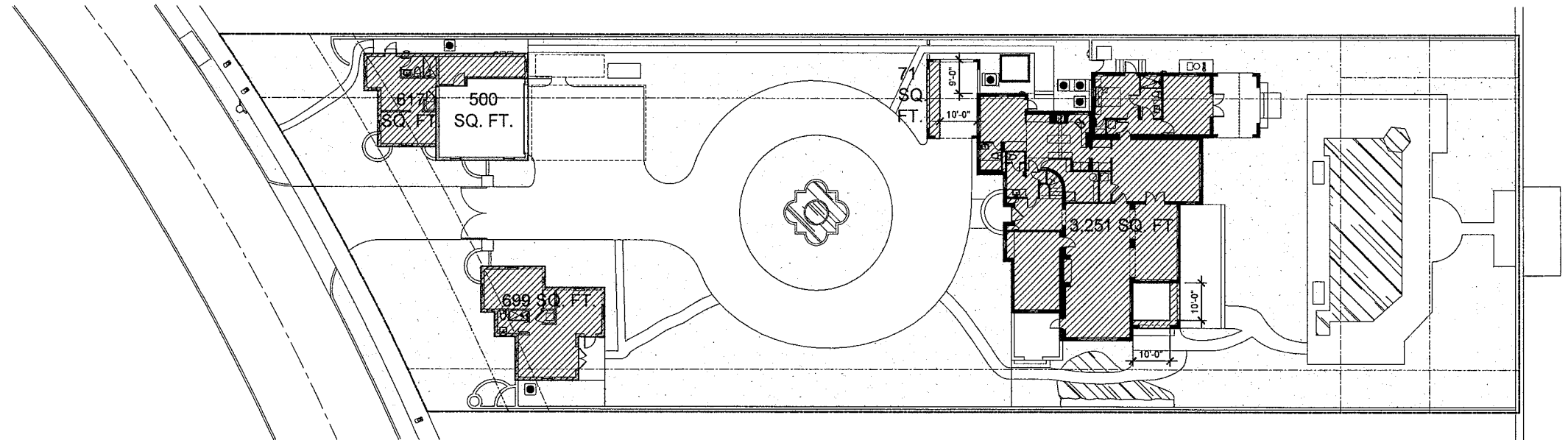


EXISTING LOT COVERAGE diagram
SCALE: N.T.S.

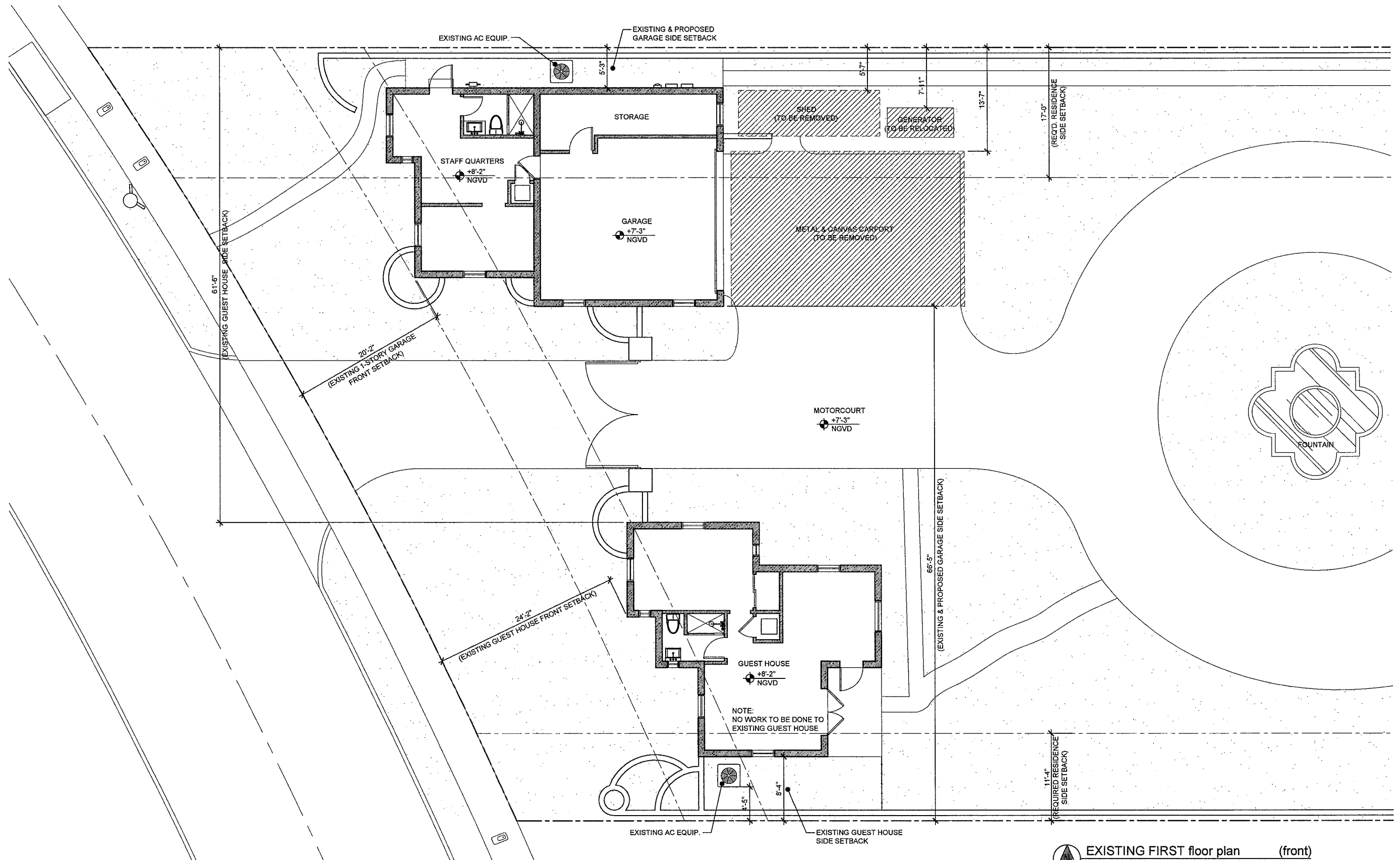
Revised
07/26/17



EXISTING SECOND FLOOR UNIT SIZE diagram
SCALE: N.T.S.



EXISTING FIRST FLOOR UNIT SIZE diagram
SCALE: N.T.S.



EXISTING FIRST floor plan (front)
SCALE: 3/16" = 1'-0"

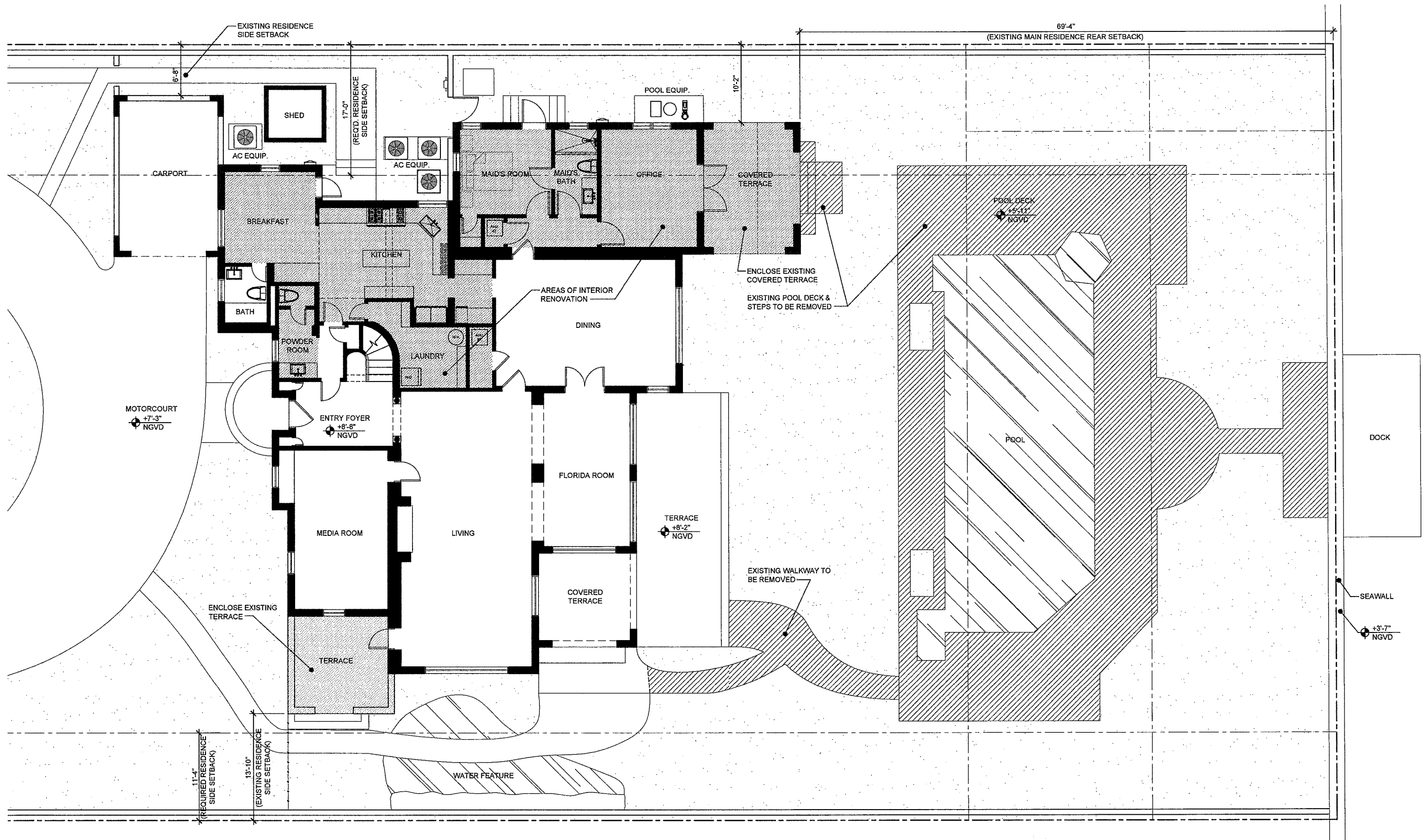
DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
420 LINCOLN ROAD SUITE 506 MIAMI BEACH, FL 33139 305-674-8031
AA26002383

NEW GAZEBO, INTERIOR RENOVATION & ADDITION
3681 FLAMINGO DRIVE
MIAMI BEACH, FL 33140

Publth
07/26/17

date:
07-24-17
FINAL SUBMITTAL

sheet no.
EX-1.1



DOMO ARCHITECTURE + DESIGN
 ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
 420 LINCOLN ROAD SUITE 506 MIAMI BEACH, FL 33139 305-674-8031
 AA26002383

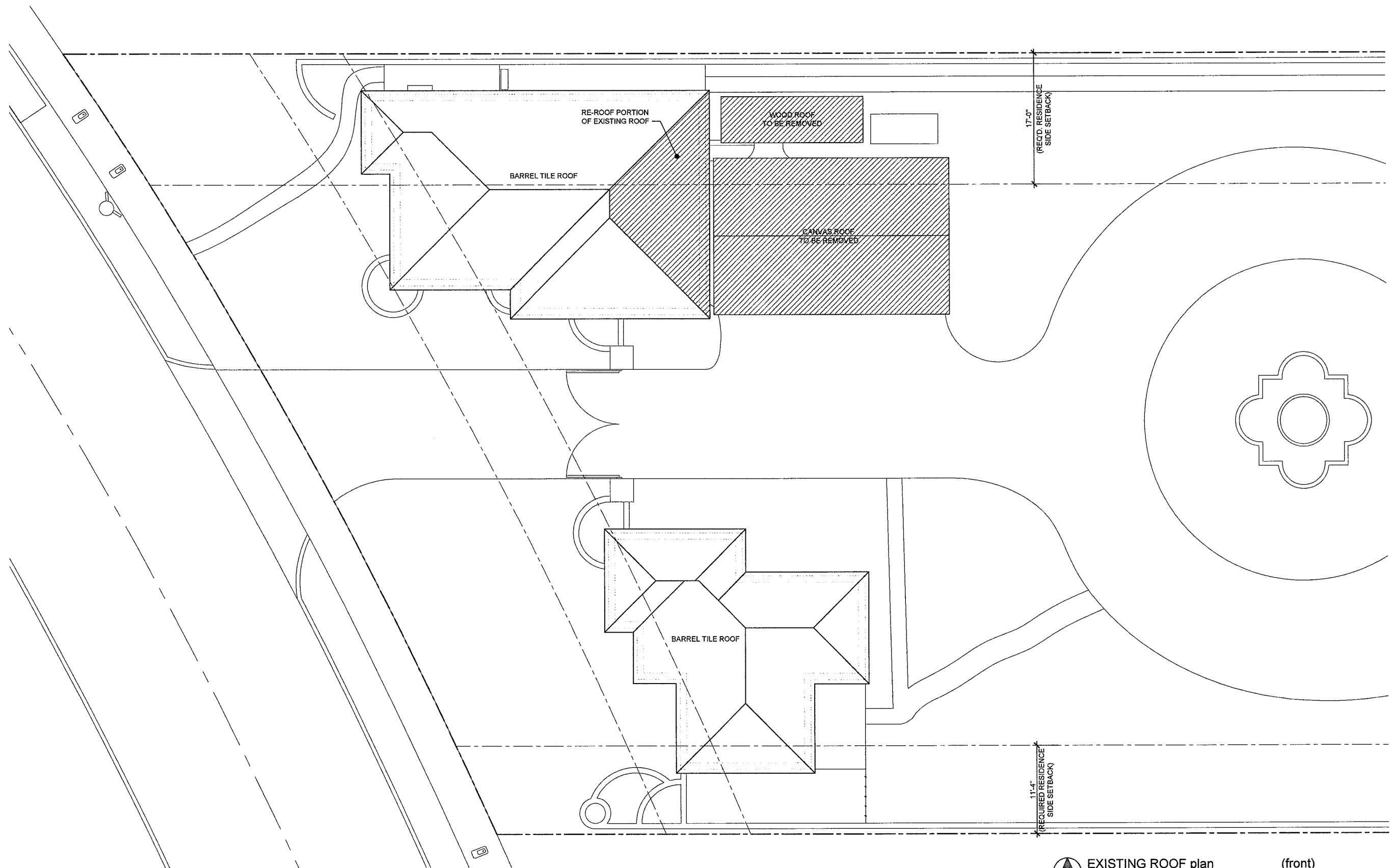
NEW GAZEBO, INTERIOR RENOVATION & ADDITION
3681 FLAMINGO DRIVE
 MIAMI BEACH, FL 33140

EXISTING FIRST floor plan (rear)
 SCALE: 3/16" = 1'-0"

Plotted
 07/26/17

date:
 07-24-17
 FINAL SUBMITTAL

sheet no.
EX-1.2



DOMO ARCHITECTURE + DESIGN
 ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
 420 LINCOLN ROAD SUITE 506 MIAMI BEACH, FL 33139 305-674-8031
 AA26002383

NEW GAZEBO, INTERIOR RENOVATION & ADDITION
3681 FLAMINGO DRIVE
 MIAMI BEACH, FL 33140



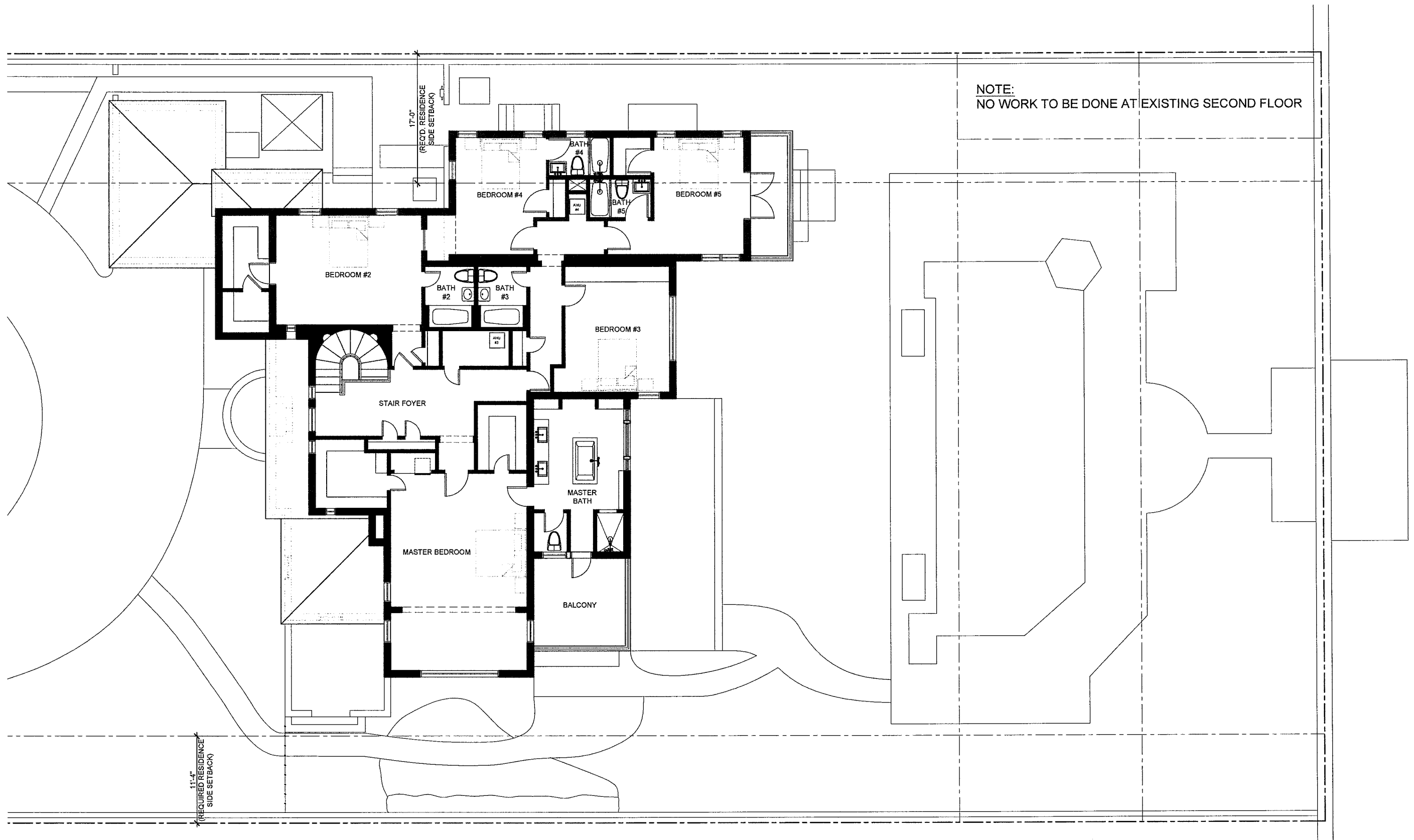
EXISTING ROOF plan
 SCALE: 3/16" = 1'-0"

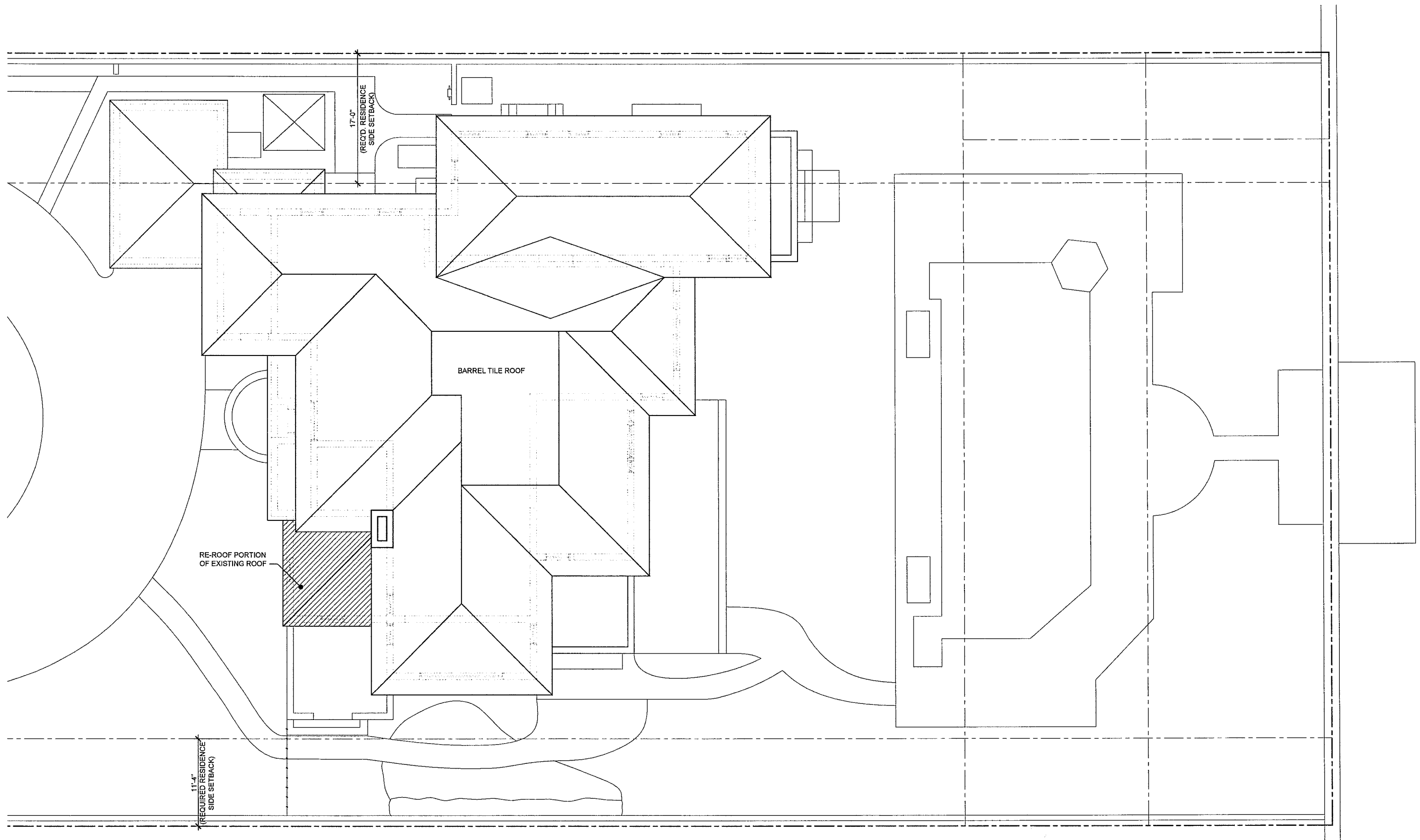
(front)

Putt
 07/24/17

date:
 07-24-17
 FINAL SUBMITTAL

sheet no.
EX-1.3





EXISTING ROOF plan

(rear)

SCALE: 3/16" = 1'-0"

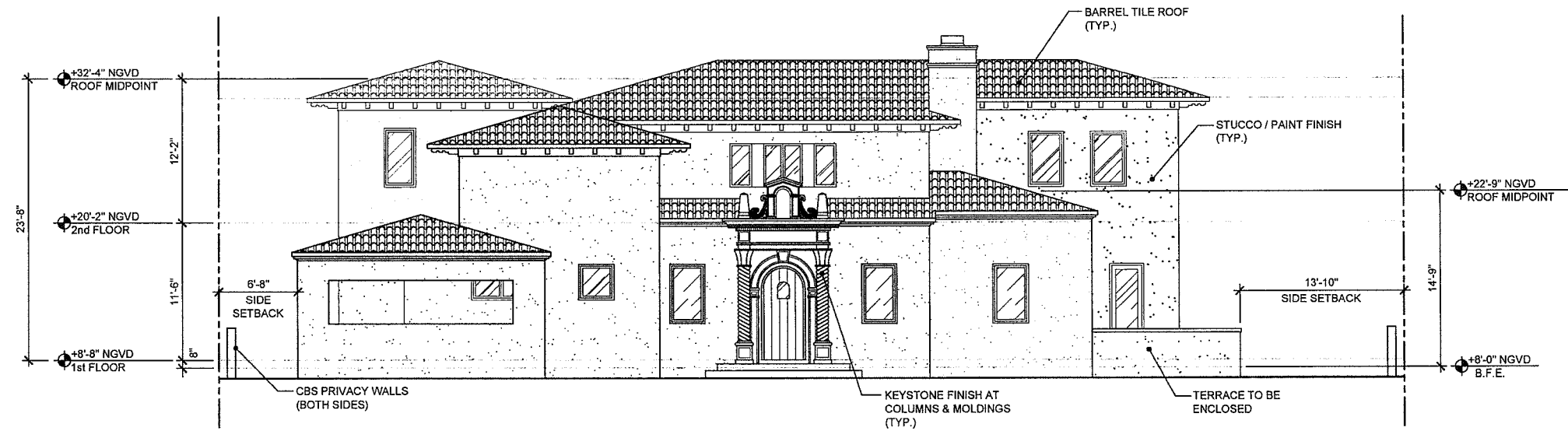
Robb
07/26/17

date:
07-24-17
FINAL SUBMITTAL

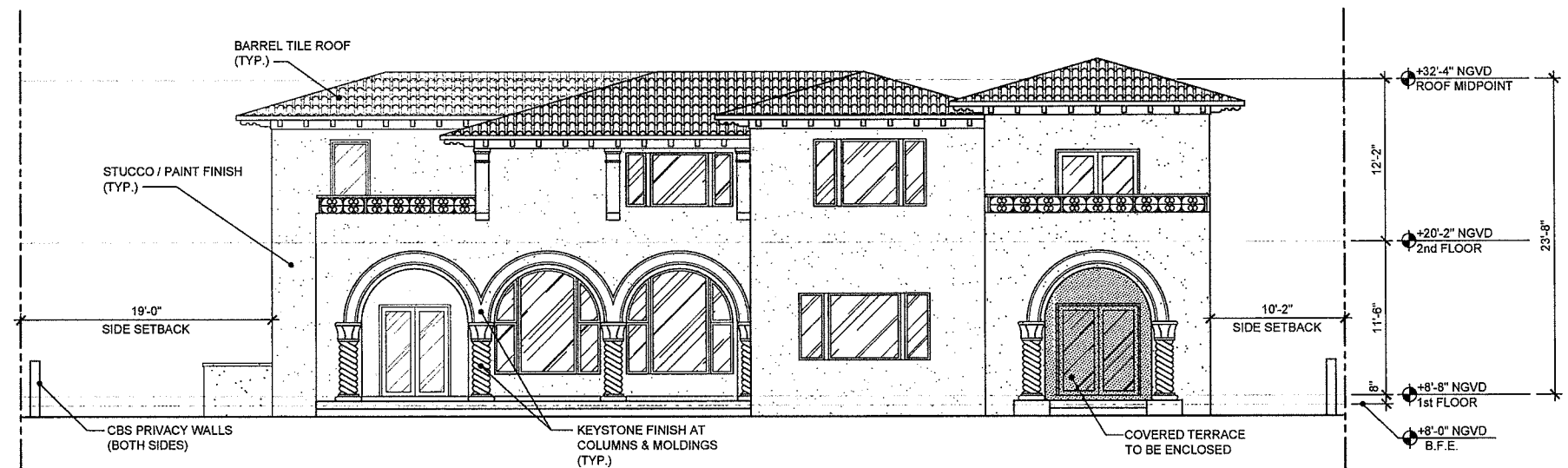
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EX-1.5

DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
420 LINCOLN ROAD SUITE 506 MIAMI BEACH, FL 33139 305-674-8031
AA26002383

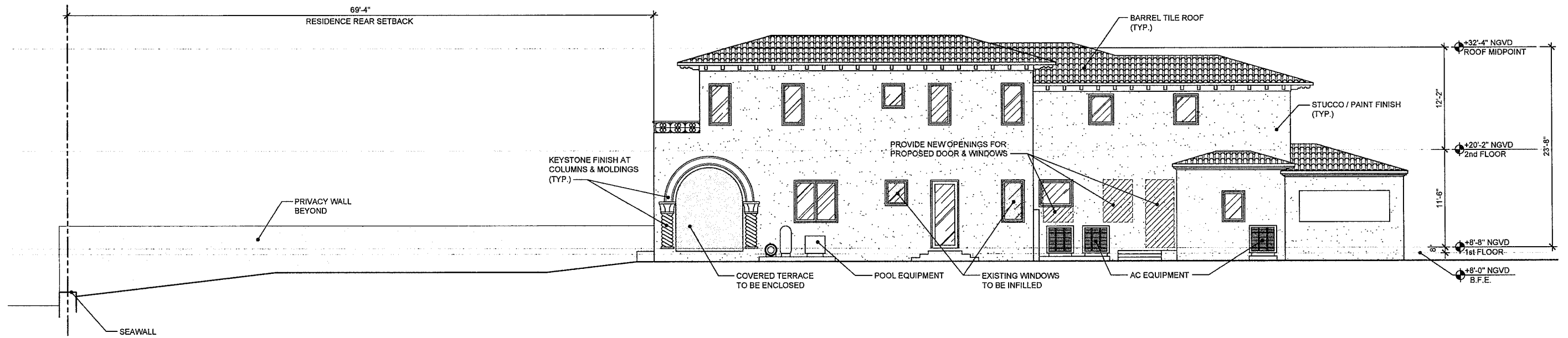
NEW GAZEBO, INTERIOR RENOVATION & ADDITION
3681 FLAMINGO DRIVE
MIAMI BEACH, FL 33140



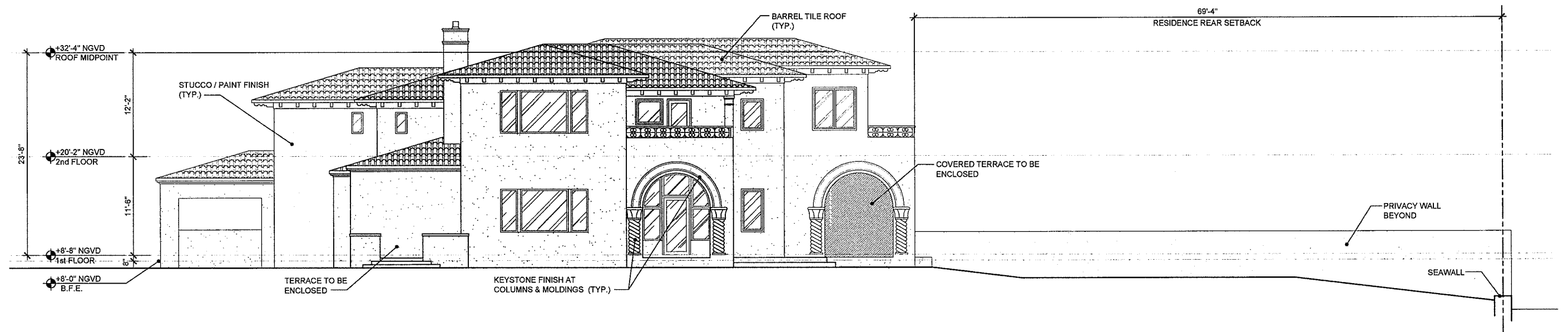
EXISTING FRONT elevation (west)
SCALE: 3/16" = 1'-0"



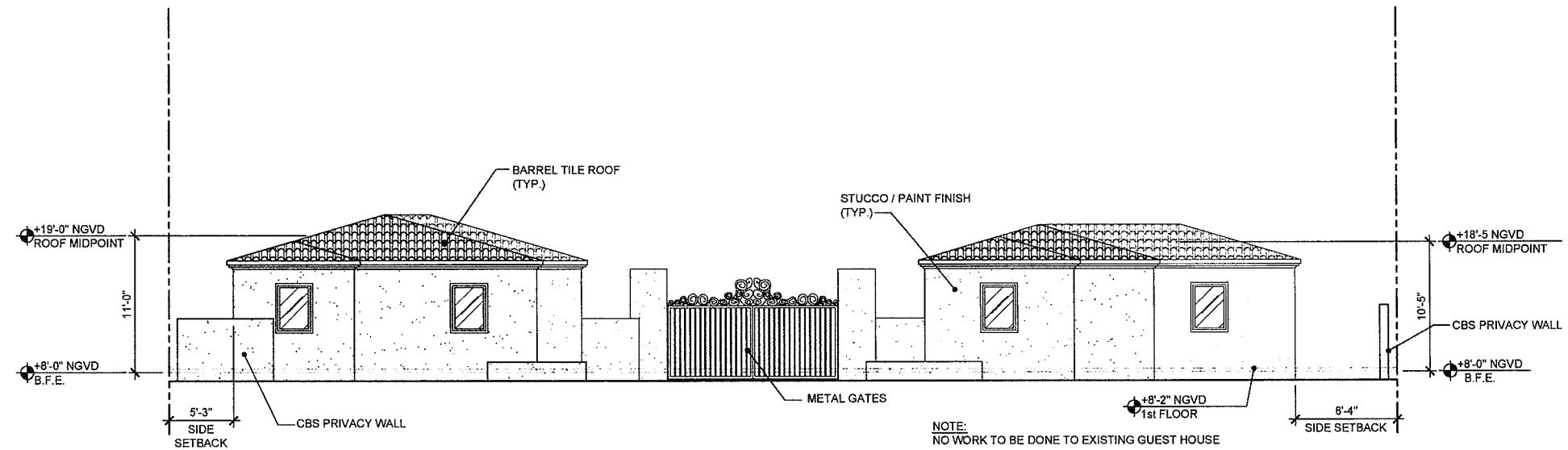
EXISTING REAR elevation (east)
SCALE: 3/16" = 1'-0"



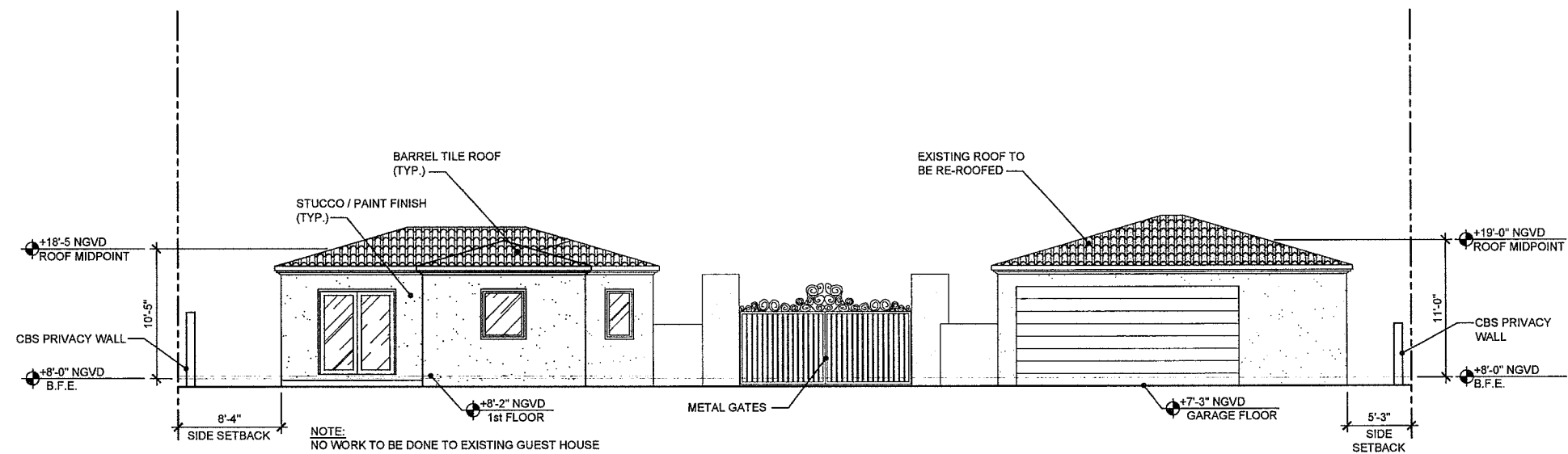
EXISTING SIDE elevation (north)
SCALE: 3/16" = 1'-0"



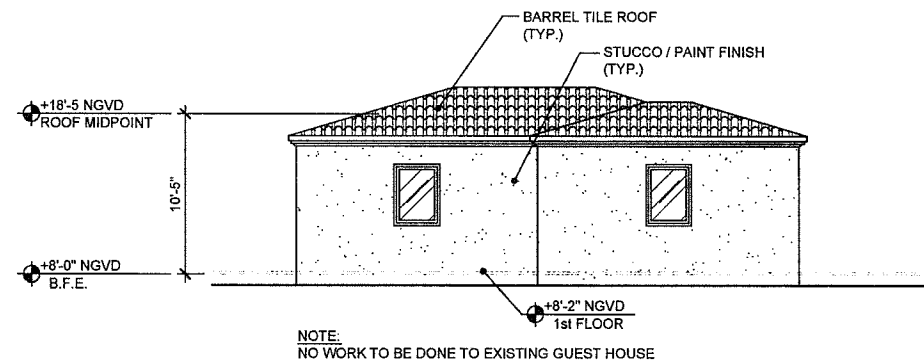
EXISTING SIDE elevation (south)
SCALE: 3/16" = 1'-0"



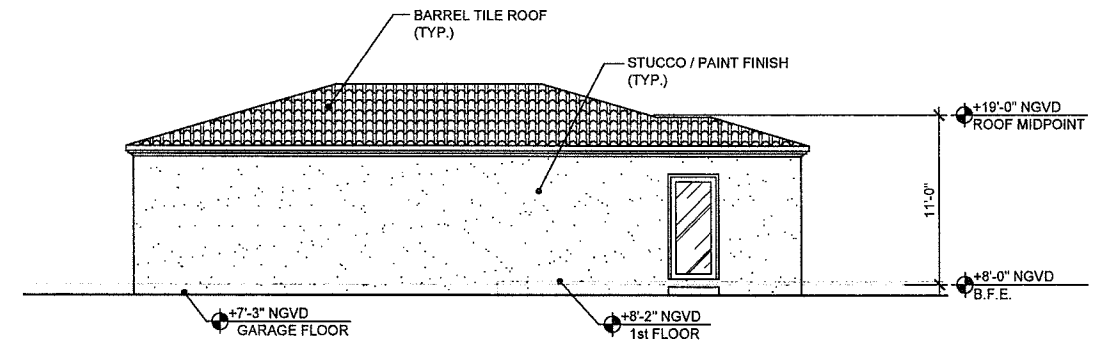
EXISTING GUEST HOUSE & GARAGE FRONT elevation (west)
SCALE: 3/16" = 1'-0"



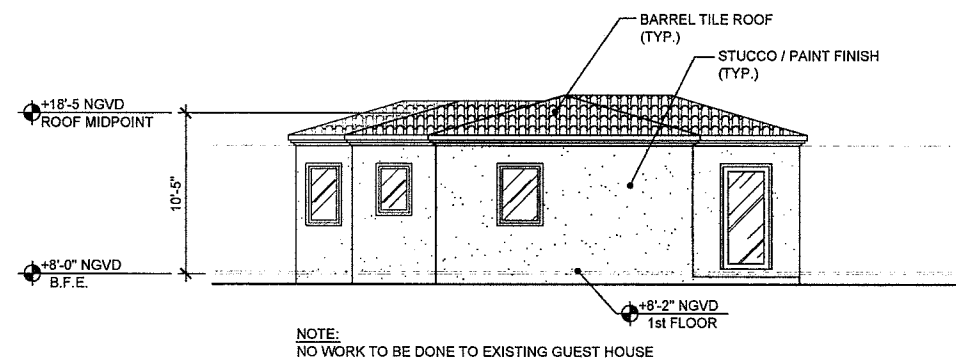
EXISTING GUEST HOUSE & GARAGE REAR elevation (east)
SCALE: 3/16" = 1'-0"



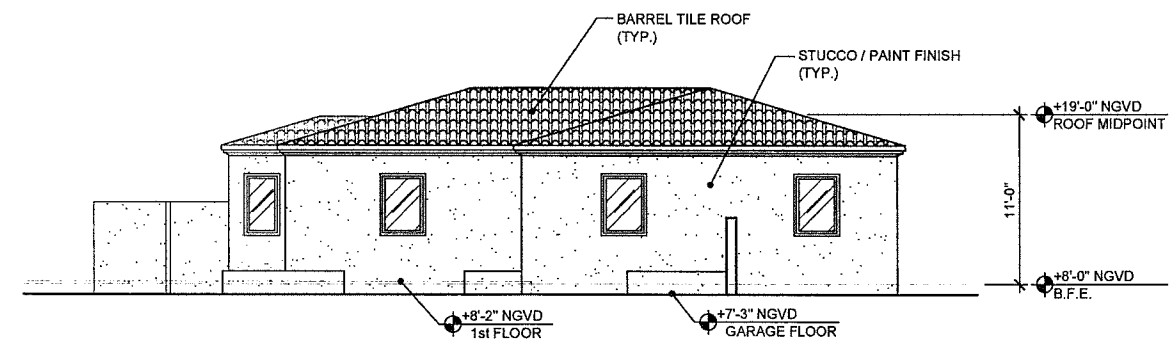
EXISTING GUEST HOUSE SIDE elevation (north)
SCALE: 3/16" = 1'-0"



EXISTING GARAGE SIDE elevation (north)
SCALE: 3/16" = 1'-0"



EXISTING GUEST HOUSE SIDE elevation (south)
SCALE: 3/16" = 1'-0"



EXISTING GARAGE SIDE elevation (south)
SCALE: 3/16" = 1'-0"