



City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

PUBLIC WORKS DEPARTMENT
Tel: 305-673-7080 , Fax: 305-673-7028

November 30th, 2017

East of Collins Expediting, Inc.
17100 Collins Avenue, #215
Sunny Isles, FL 33160

Re: *Sidewalk Elevation*
4815 North Bay Road
Miami Beach, Florida

Dear East of Collins Expediting, Inc.:

Pursuant to Section 114-1 of the City Code, and in the absence of a sidewalk, the grade at the above referenced property is calculated to be 3.70ft. **N.A.V.D. 1988**. However, in the near future the proposed grade elevation is intended to increase significantly.

Please call (305) 673-7080 if you should have any further questions or need additional information.

Sincerely,

Bruce Mowry, PhD, P.E.
City Engineer

cc: Tom Mooney

BB/ej

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

NEW ADDITION
4815 NORTH BAY ROAD
MIAMI BEACH, FL 33140

comm no.
1722

date:
01-05-2018
FINAL SUBMITTAL

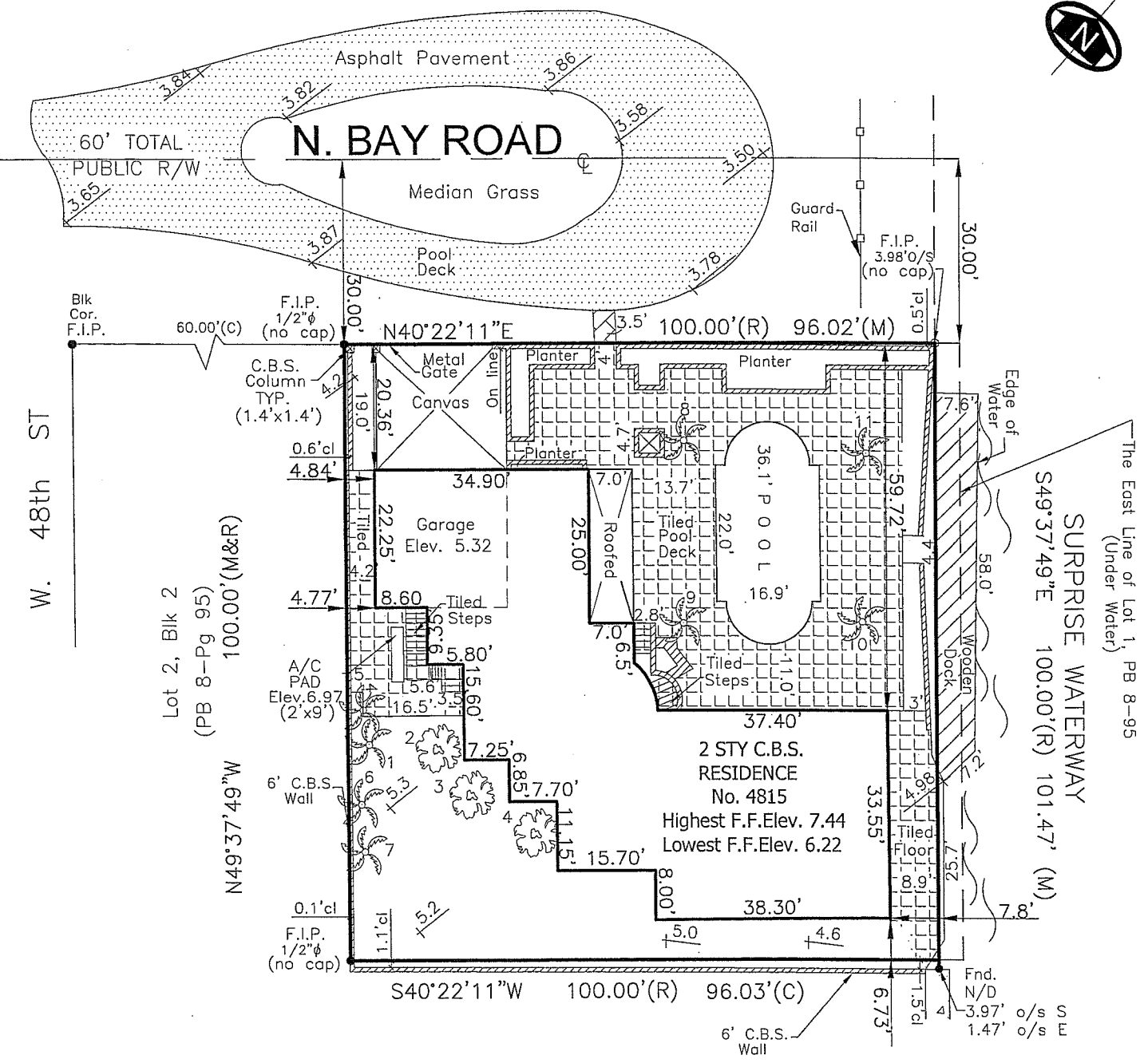
sheet no.

S-0.0

GRADE DETERMINATION LETTER

SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 25'



W. 48th ST
Lot 2, Blk 2
(PB 8-Pg 95)
100.00'(M&R)
N49°37'49"W

Lot 4, Blk 2
(PB 8-Pg 95)

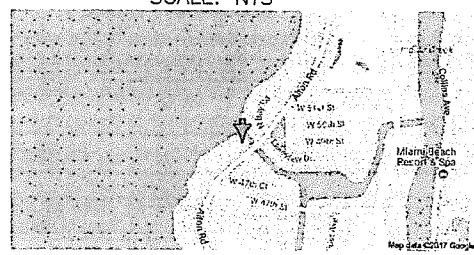
TREE LIST

No.	TREE NAME	BOTANICAL NAME	D.B.H.	HEIGHT	SPREAD
1-5	UNKNOWN	UNKNOWN	0.4'	12'	8'
5-7	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	0.4'	30'	6'
8-11	COCONUT	COCOS NUCIFERA	1.5'	40'	30'

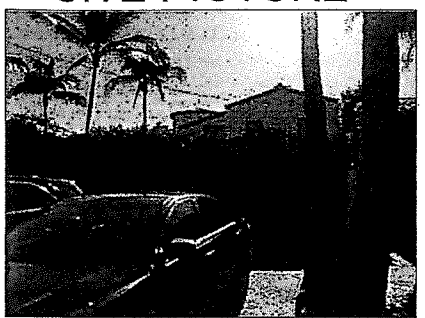
SITE ADDRESS: 4815 N BAY ROAD, MIAMI BEACH, FL. 33140
JOB NUMBER: 17-1153
DATE OF SURVEY: NOV.22, 2017
FOLIO NUMBER: 02-3222-011-0490

LOCATION MAP

SCALE: NTS



SITE PICTURE



ABBREVIATION (IF ANY APPLIED)

- A = CURVE
- A/C = AIR CONDITIONING UNIT
- ASPH. = ASPHALT
- B.M. = BENCH MARK
- Blk/Cor. = BLOCK CORNER
- CALC.(C) = CALCULATED
- CB = CATCH BASIN
- C.B.S. = CONCRETE BLOCK STRUCTURE
- CL = CLEAR
- CONC. = CONCRETE
- D.M.E. = DRAINAGE MAINT. EASEMENT
- D = DIAMETER
- EASMT. = EASEMENT
- ELEV. = ELEVATION
- ENC. = ENCROACHMENT
- F.D/H = FOUND DRILL HOLE
- F.H. = FIRE HYDRANT
- F.N/D = FOUND NAIL AND DISC
- F.I.P. = FOUND IRON PIPE
- F.S. = FOUND SPIKE
- L.P. = LIGHT POLE
- MEAS(W) = MEASURED
- MH = MANHOLE
- M = MONUMENT
- N = MONUMENT LINE
- NTS = NOT TO SCALE
- P/W = PARKWAY
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.C. = POINT OF CURVATURE
- P.I. = POINT OF INTERSECTION
- P = PROPERTY LINE
- P.P. = POWER POLE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.T. = POINT OF TANGENCY
- RAD. = RADIAL
- REC. (R) = RECORDED
- RES. = RESIDENCE
- R/W = RIGHT OF WAY
- SEC. = SECTION
- S.D/H = SET DRILL HOLE
- S.N/D = SET NAIL AND DISC
- S.I.P. = SET IRON PIPE
- S.R.B. = SET REBAR
- STY = STORY
- SWK. = SIDEWALK
- T.O.P. = TOP OF BANK
- U.E. = UTIL. EASEMENT
- W.P. = WOODEN POLE
- W = SECTION LINE

SURVEYOR'S LEGEND (IF ANY APPLIED)

- BOUNDARY LINE
- STRUCTURE (BLDG.)
- CONCRETE BLOCK WALL
- METAL FENCE
- WOODEN FENCE
- CHAIN LINK FENCE
- WOOD DECK/DOCK
- ASPHALTED AREAS
- CONCRETE
- BRICKS OR PAVERS
- ROOFED AREAS
- WATER (EDGE OF WATER)
- CATCH BASIN
- MANHOLE
- OVERHEAD ELECT.
- POWER POLE
- LIGHT POLE
- HANDICAP SPACE
- FIRE HYDRANT
- EASEMENT LINE
- WATER VALVE
- TV-CABLE BOX
- WM WATER METER
- CONC. LIGHT POLE

CERTIFIED TO :
JARRET POSNER

JOB SPECIFIC SURVEYOR NOTES:

- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. 120651-0309L, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 8.00 FEET** (NGVD)
- LAND AREA OF SUBJECT PROPERTY: 10,000 SF (+/-)
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY BENCH MARK No. D-132-R, WITH AN ELEVATION OF 8.23 FEET.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.40°22'11"E., BEING THE RECORDED BEARING FOR THE CENTERLINE OF N. BAY ROAD., AS SHOWN ON PLAT BOOK 8 AT PAGE 95 OF THE PUBLIC RECORD OF MIAMI DADE COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.

SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.

UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.

PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE THE EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/600 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 5J-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

LEGAL DESCRIPTION:

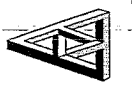
LOT 1, BLOCK 2, OF NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8 AT PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ENCROACHMENTS AND OTHER POINTS OF INTEREST:

- THERE ARE NO VISIBLE ENCROACHMENT OF THE SUBJECT PROPERTY
- THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AE (SEE NOTE 1)
- THERE ARE NOT PLATTED UTIL. EASEMENT ON THE SUBJECT PROPERTY

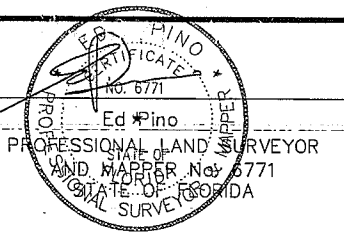
WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.

American Services of Miami, Corp.
Consulting Engineers . Planners . Surveyors



LB 6683

9370 S.W. 72nd Street, Suite A-102
Miami, Florida, 33173
PH: (305) 598-5101 FAX: (305) 598-8627
ASOMIAMI.COM



DATE: DECEMBER 7, 2017

NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



LOCATION plan

Ruth
01/05/18

NEW ADDITION
4815 NORTH BAY ROAD
MIAMI BEACH, FL 33140

comm no.
1722
date:
01-05-18
FINAL SUBMITTAL

sheet no.
NS-0.0

DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
420 LINCOLN ROAD SUITE 503 MIAMI BEACH, FL 33139 305-374-9031 AA25002383



PARTIAL REAR elevation



FRONT elevation



PARTIAL REAR elevation



PARTIAL REAR elevation

Handwritten signature and date: 01/05/18



PARTIAL NORTH SIDE elevation



PARTIAL NORTH SIDE elevation



PARTIAL SOUTH SIDE elevation



PARTIAL SOUTH SIDE elevations

DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
420 LINCOLN ROAD SUITE 603 MIAMI BEACH, FL 33139 305-374-8031 AA23WV2383

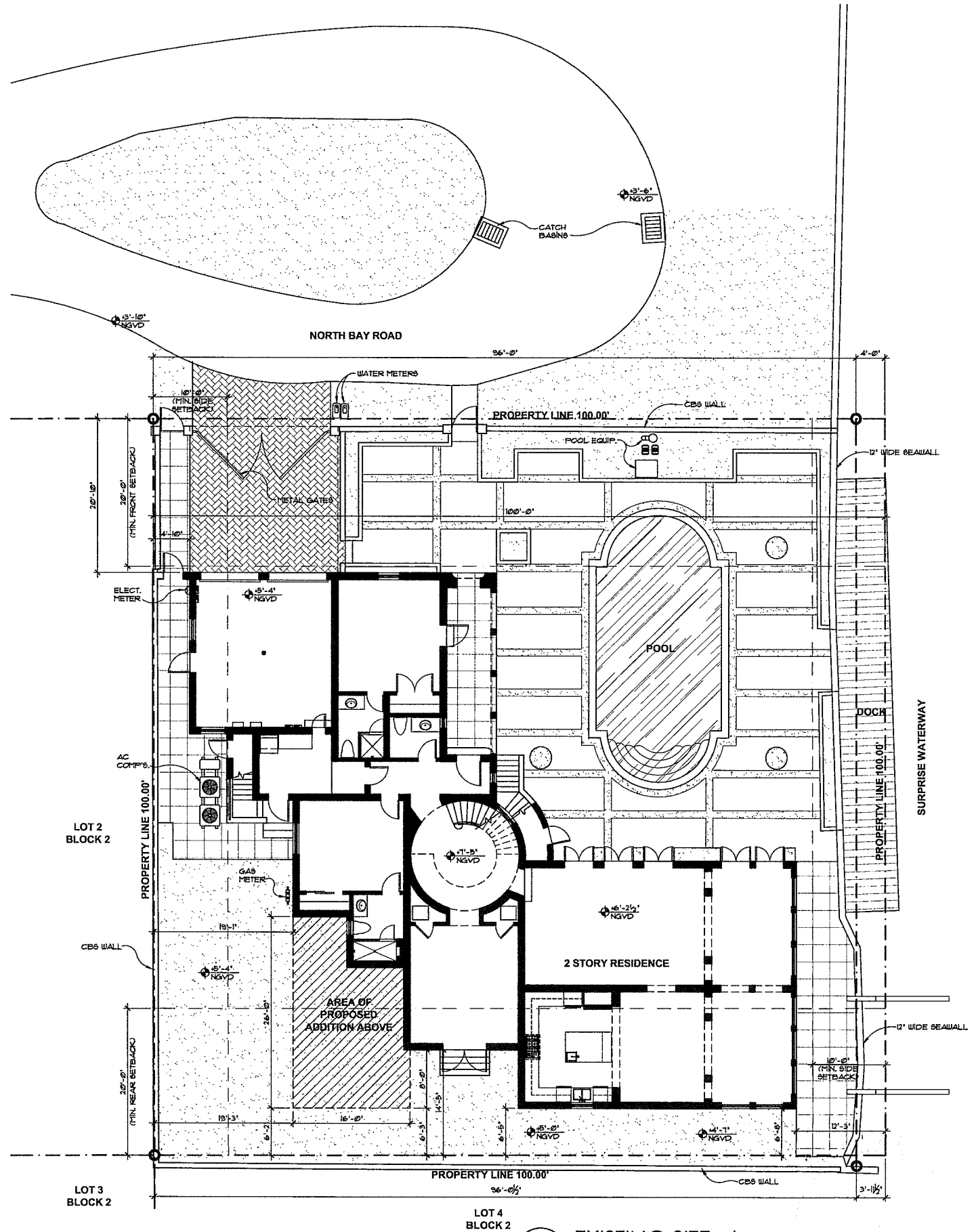
NEW ADDITION
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1722

date:
01-05-18
FINAL SUBMITTAL

sheet no.
NS-2.2

Ruth
01/05/18



EXISTING SITE plan
SCALE: N.T.S.

Plotted
01/05/18

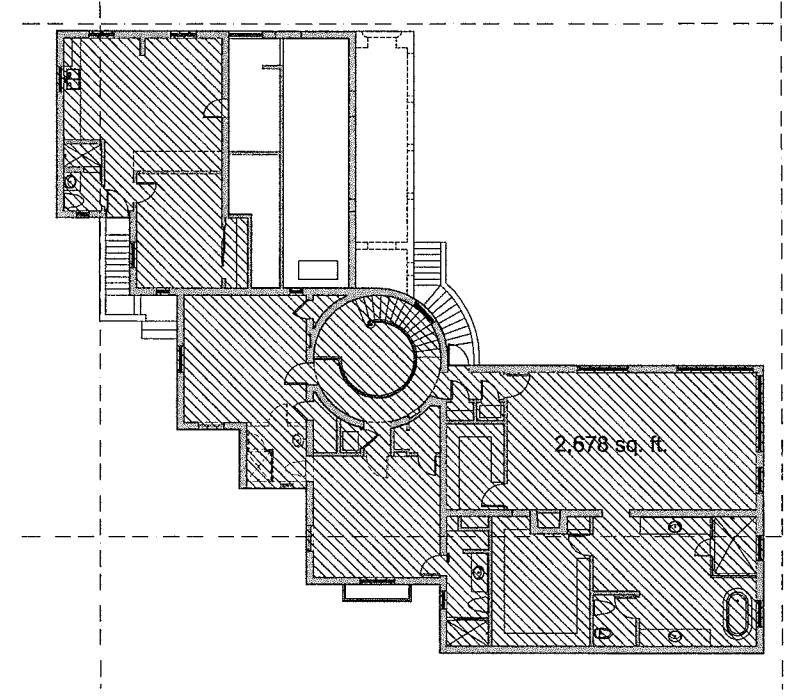
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ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING
420 LINCOLN ROAD SUITE 506 MIAMI BEACH, FL 33139 305-674-8031 AA26002383

NEW ADDITION
4815 NORTH BAY ROAD
MIAMI BEACH, FL 33140

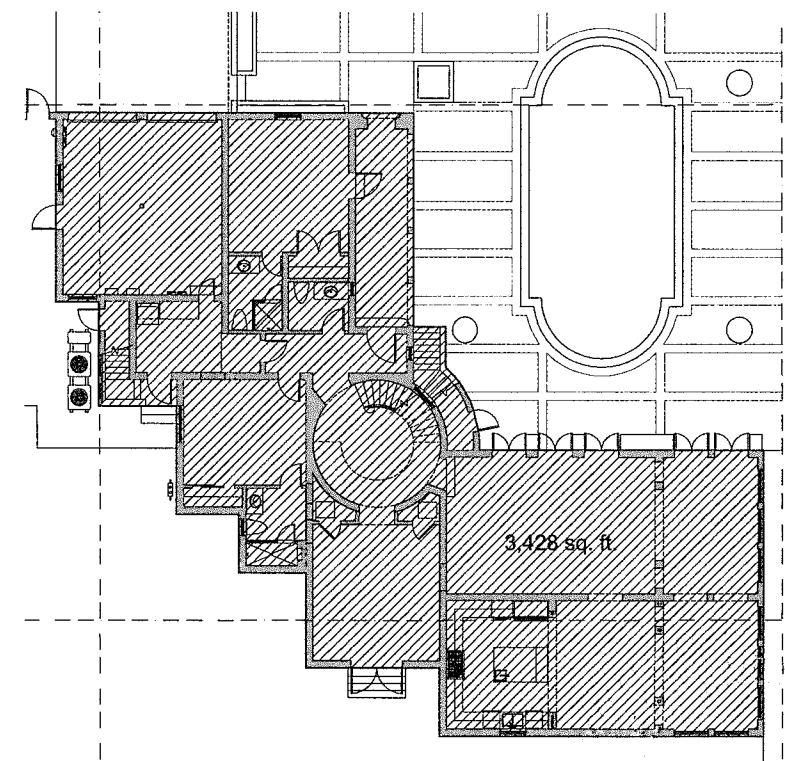
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sheet no.
EX-0.0

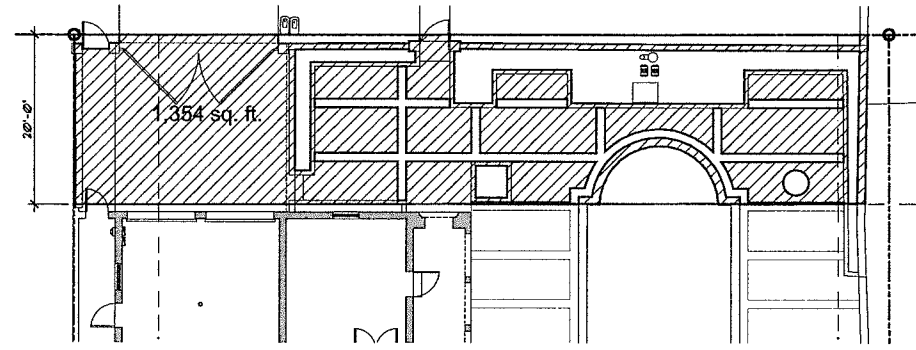


1st TO 2nd FLOOR RATIO second floor plan
SCALE: N.T.S.

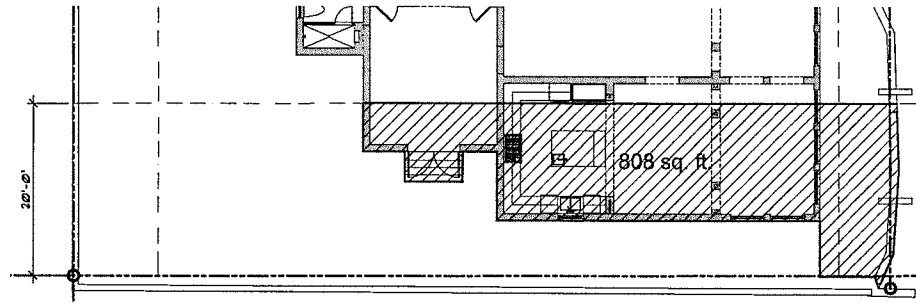


1st TO 2nd FLOOR RATIO first floor plan
SCALE: N.T.S.

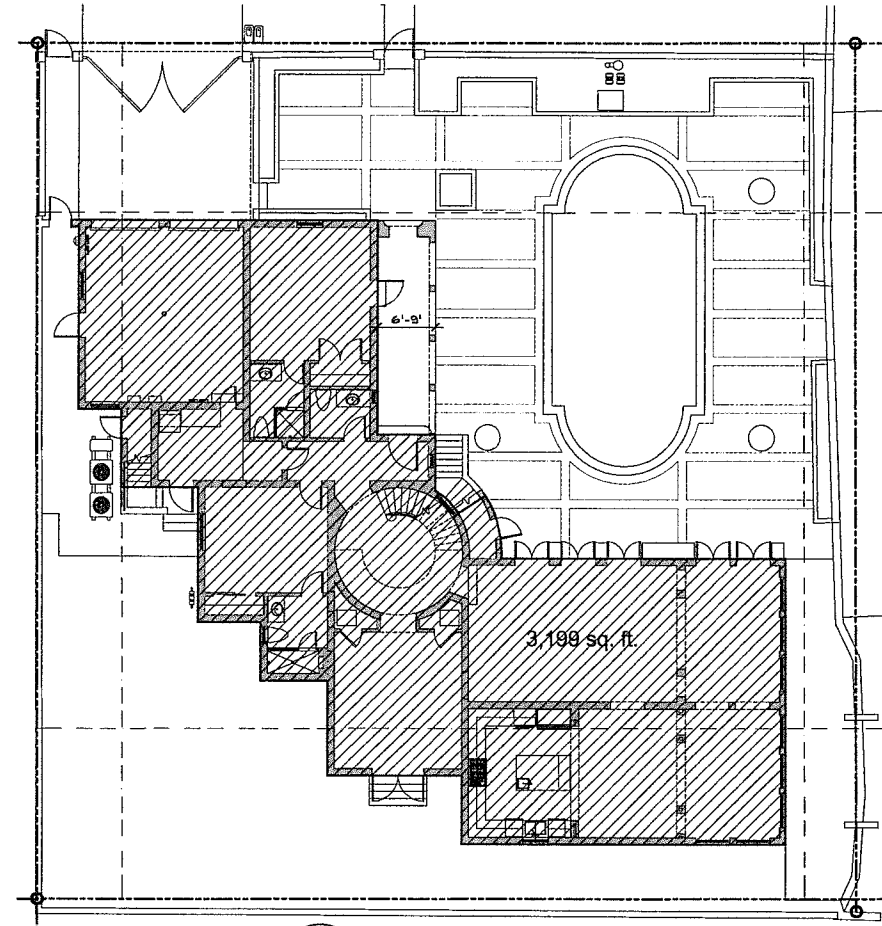
Patricia
01/05/18



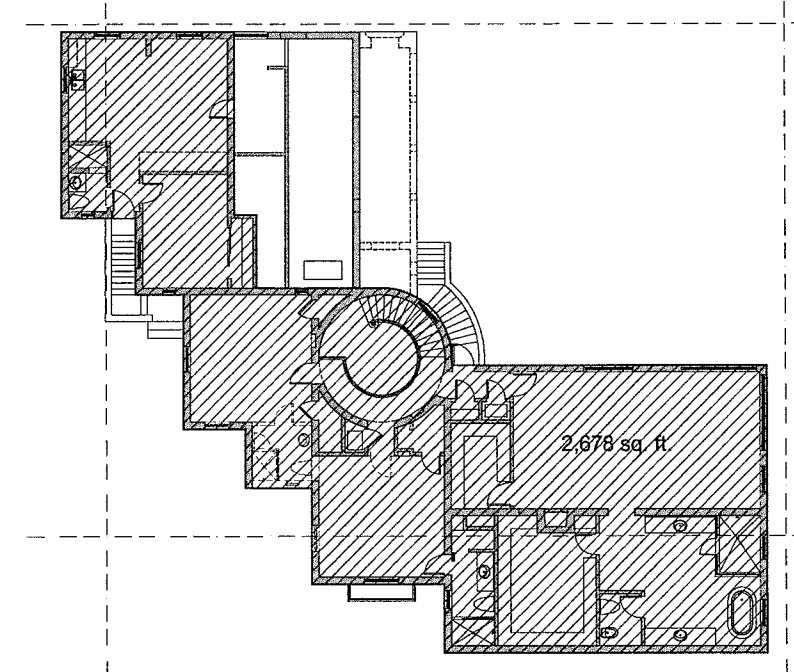
FRONT YARD plan
SCALE: N.T.S.



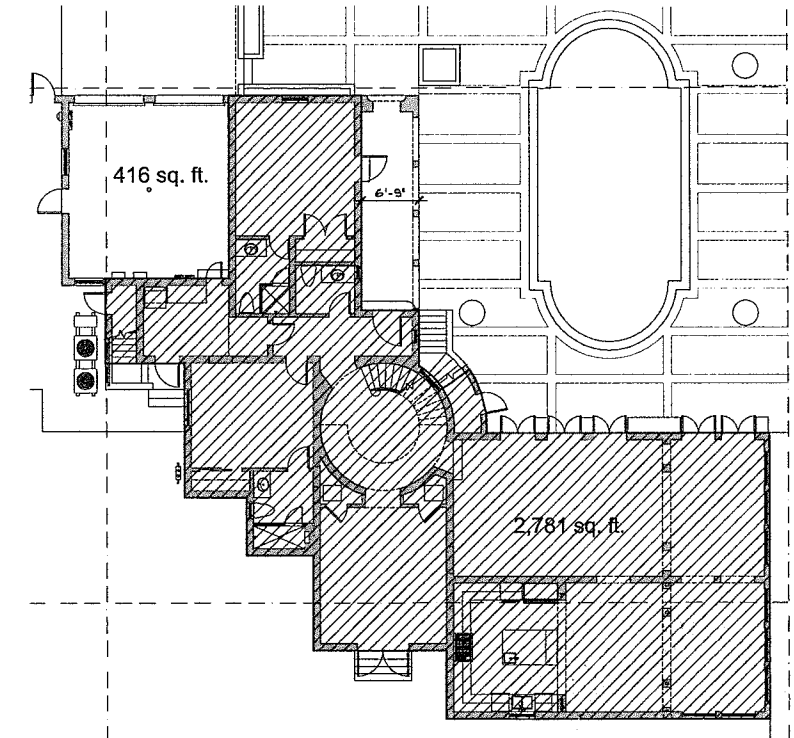
REAR YARD plan
SCALE: N.T.S.



LOT COVERAGE plan
SCALE: N.T.S.

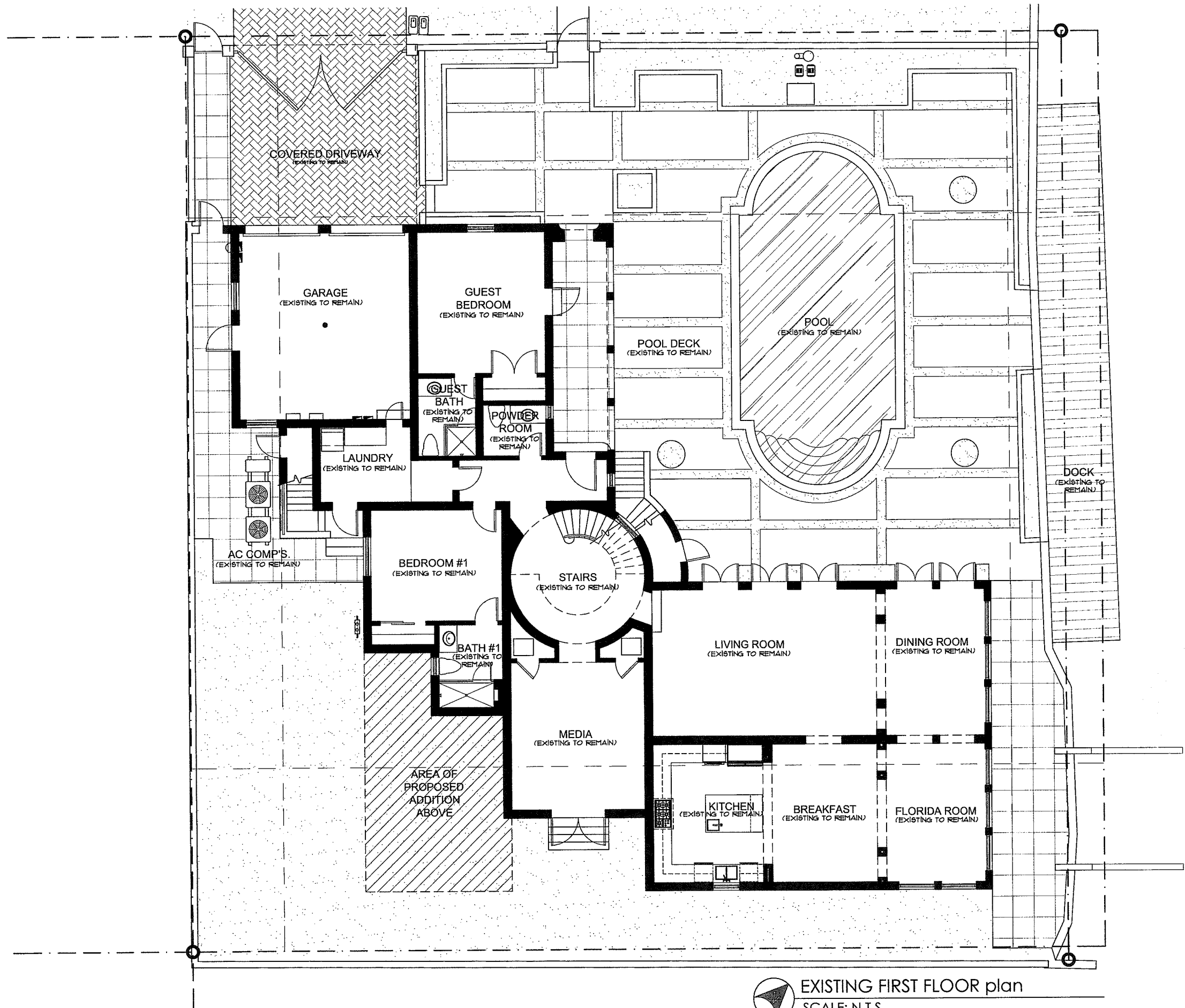


UNIT SIZE second floor plan
SCALE: N.T.S.



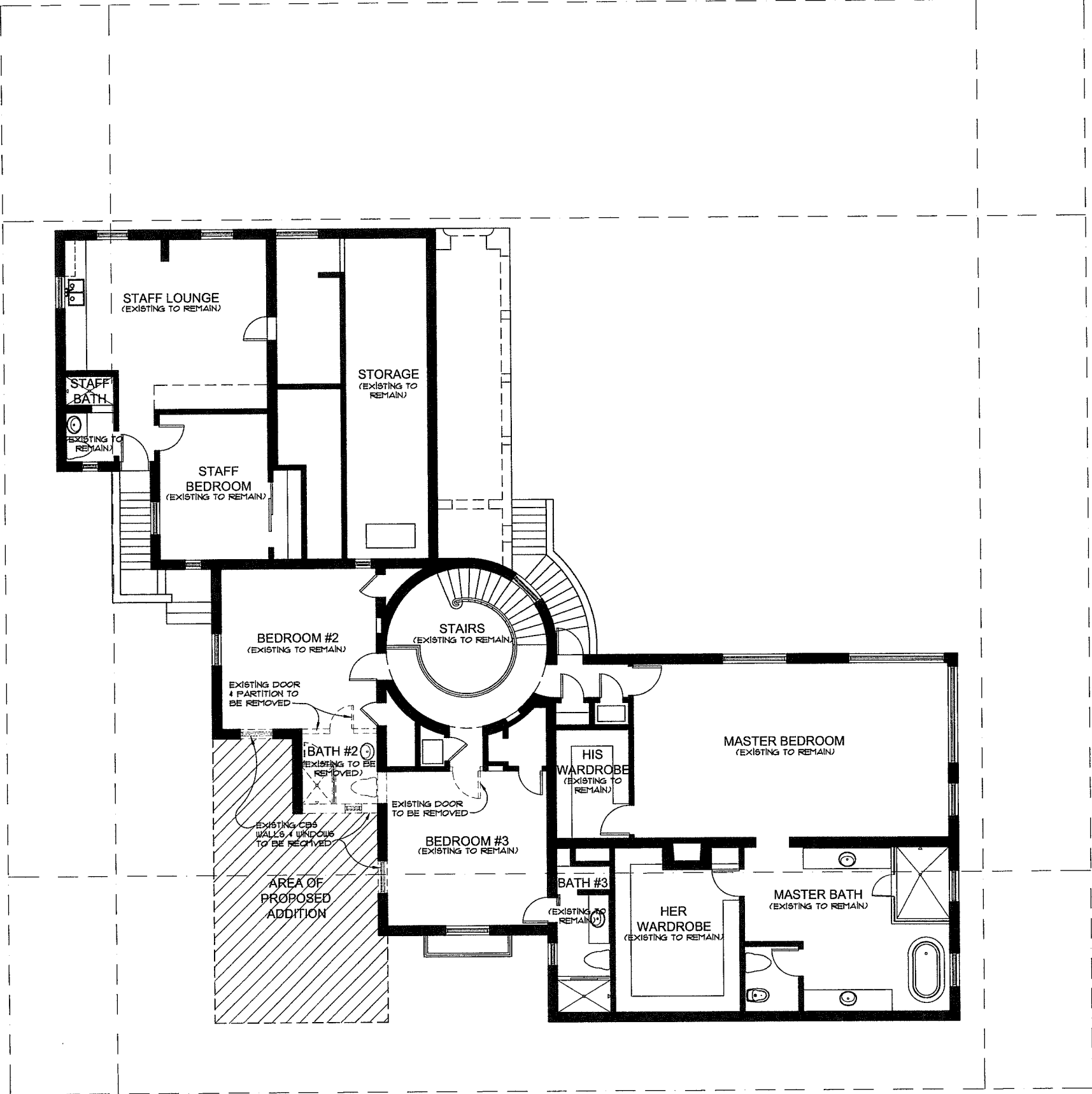
UNIT SIZE first floor plan
SCALE: N.T.S.

Ruth
01/05/18



EXISTING FIRST FLOOR plan
SCALE: N.T.S.

Paul J. O'Shea
c/o O'Shea



EXISTING FIRST FLOOR plan
SCALE: N.T.S.

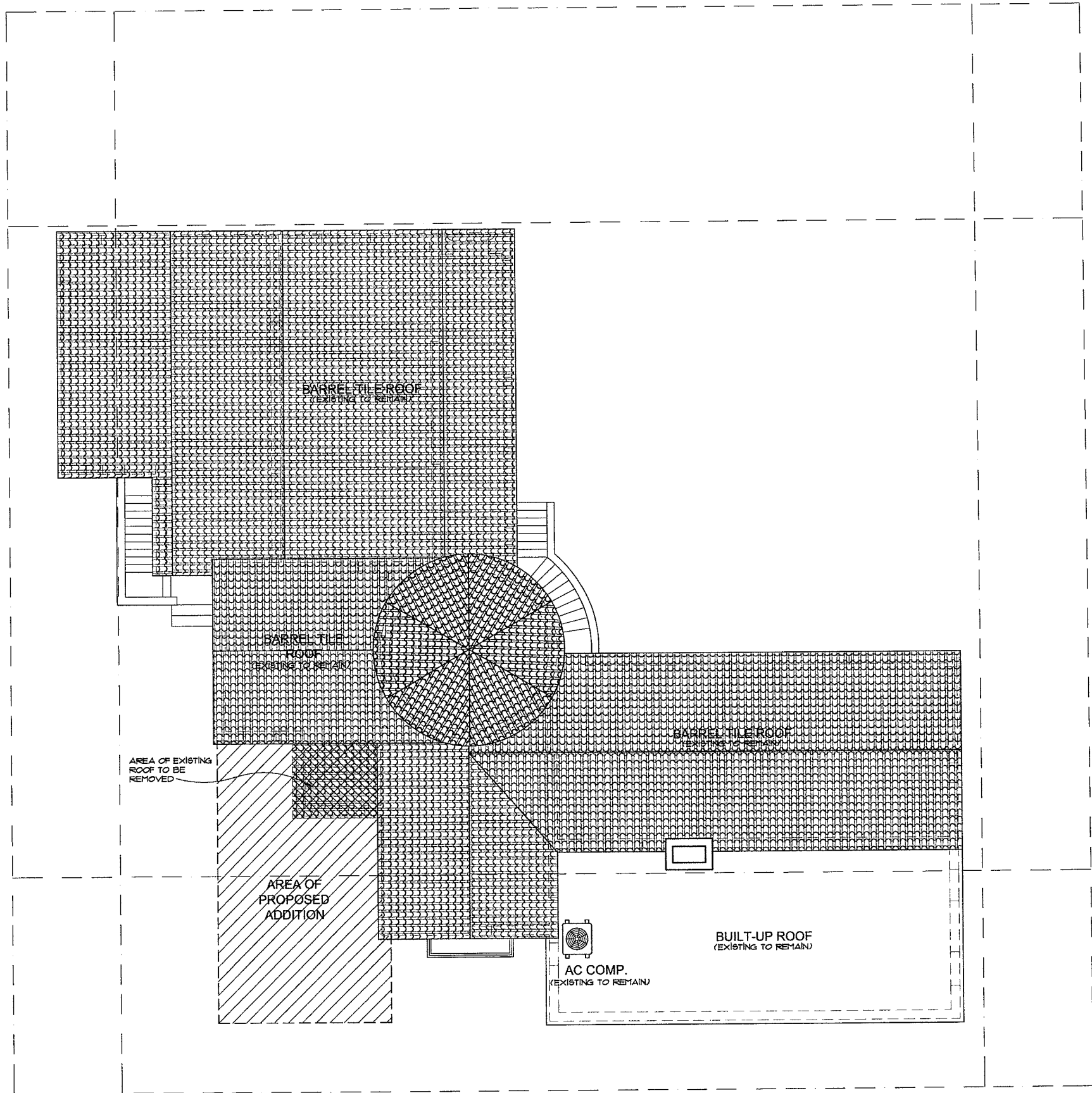
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MIAMI BEACH, FL 33140

Patrick
01/05/18

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sheet no.
EX-1.2



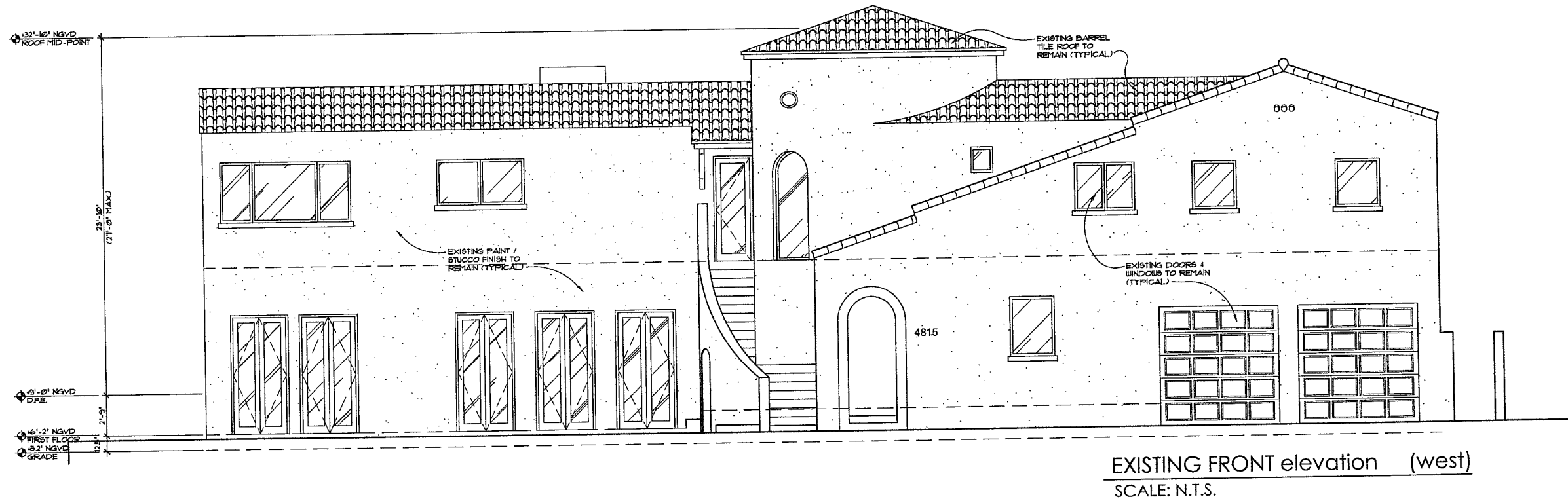
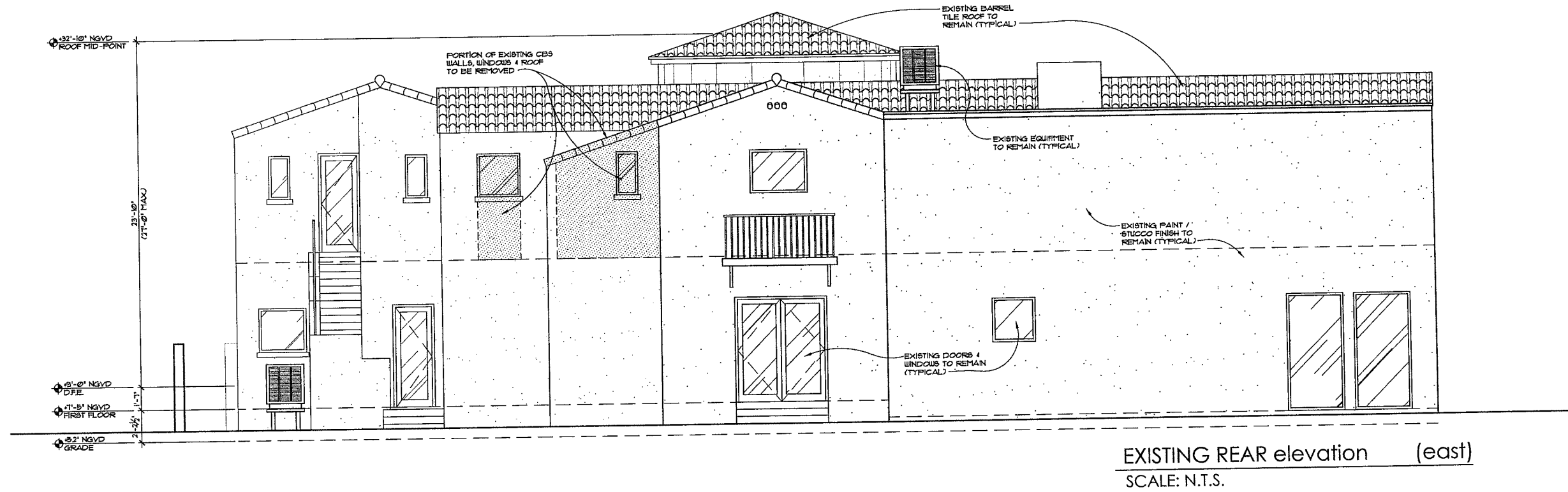
EXISTING ROOF plan
SCALE: N.T.S.

Patricia J.
01/05/18

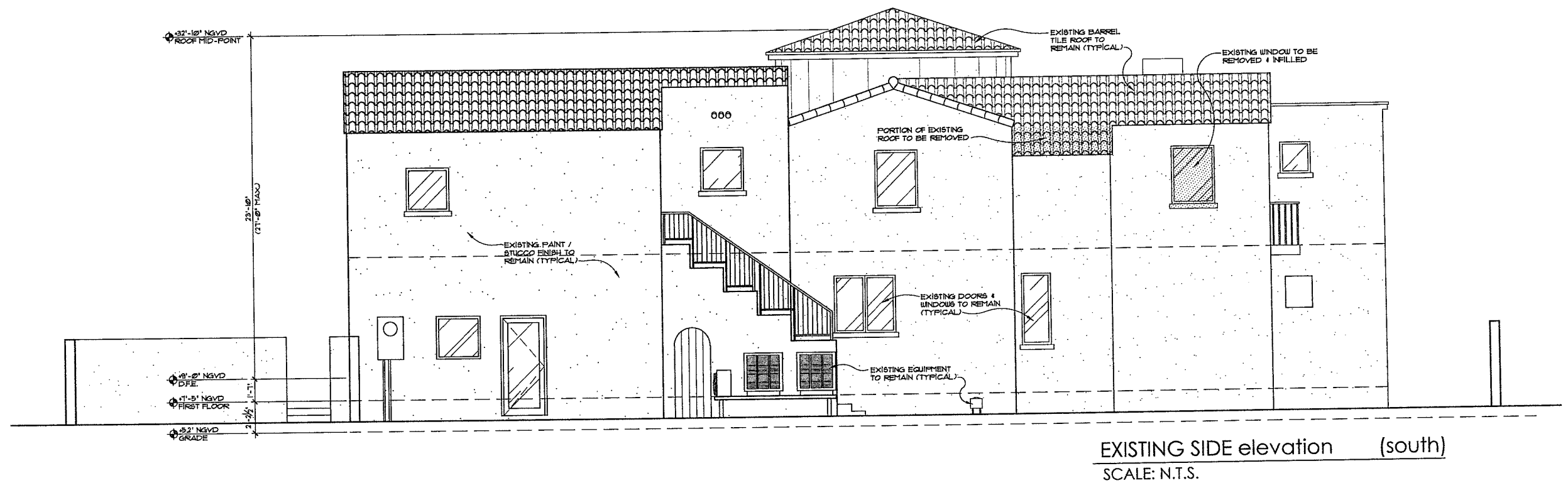
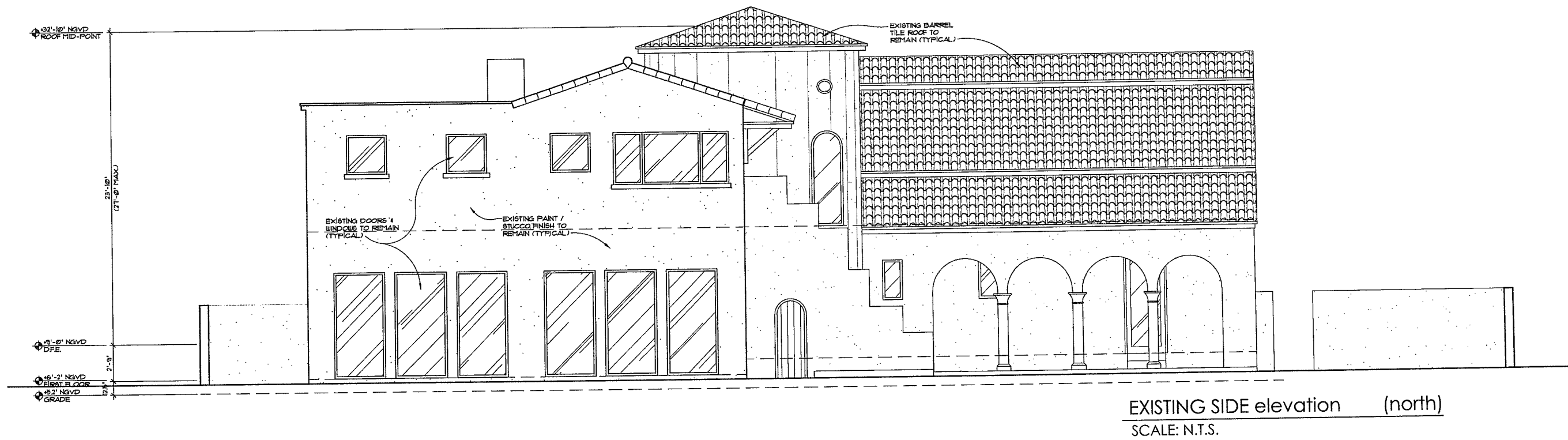
comm no.
1722

date:
01-05-2018
FINAL SUBMITTAL

sheet no.
EX-1.3



Revised
 01/05/18



Paul H.
 01/05/18