

## BUILDING CARD

G.W. DAVIS  
 Owner MRS. C. ALLAN HUDSON Mailing Address [REDACTED] Permit No. 11377  
 Lot 25 Block 4-A Subdivision SUNSET ISLAND No. 1635 Street W- 22nd st Date July 20-1938  
 General Contractor Mangham & Asbury - Bond 1861 Address 3228-01-1940  
 Architect Martin L. Hampton Height 22' Stories 2 Use Residence & garage  
 Front 46'-10 Depth 79'-9 Type of construction c-b-s-g Cost \$ 12,800.00 Foundation concrete Piling Roof Cem tile-  
 Plumbing Contractor Fixzit # 11314 Address Date Sep.23-1938  
 No. fixtures 15 Rough approved by Date  
 No. Receptacles  
 Plumbing Contractor Address Date  
 No. fixtures set Final approved by Date  
 Sewer connection Septic tank (1) 650 gals # 11611 Make Miami Concrete Products Date Dec.1-1938  
 Electrical Contractor F C AST # 11283 Address Date Aug.28-1938  
 No. outlets 31 Space Heaters 2 Stoves 1 Motors Fans Temporary service - Aug.11-1938  
 Rough approved by Receptacles 27 Refrigerator 1 Iron 1 Date #11207- F C AST- Centers of distribution 3  
 Electrical Contractor Address Date  
 No. fixtures set 29 Final approved by Lincoln Brown, Jr. Date  
 Date of service December 6, 1938  
 Alterations or repairs # 16139 - 1 Dock- U.S.Gov. permit # 5222 \$ 500: Date 9-17-1941  
 Geo. Bunnell, Inc. contractor  
 BUILDING PERMIT # 20037 .. Foundation for porch (5 piles) Martin L. Hampton, architect -  
 BUILDING PERMIT # 20195... Extension of porch 8'6 X 18" Jack Denman, contractor \$ 180..May 8, 1944  
 PLUMBING PERMIT # 18337 McCaughan - 1 bar sink June 29, 1945 Jack Denman, contractor \$ 980..June 5, 1944  
 ELECTRICAL PERMIT # 21128 A.W.Miller - 2 switch outlets, 2 light outlets, 11 receptacles,  
 2 fixtures July 5, 1945

Davis BUILDING PERMIT #43960 "For Sale" sign, per [redacted] 1021; owner: [redacted] 5: Feb 11, 1954

OK, Flaag 1/30/1956 49271 Jackson Refrigeration Ser. Install 7 - 3/4 ton A. C. Units \$1 400  
Nov. 23, 1955

#62596 John B. Orr, Inc: Remove fireplace, chimney, & wall to enlarge living room, Rearrange powder room plumbing, remodel kitchen,  
install 6 - 1 HP wall air conditioning units, reverse cycle- Architect-Deryse, Anson, Kerr-Engl-Gustav Mayer- \$4000-8/2/60

OK Flaag 9/12/60 /

#66929 Polk Pools, Inc.: 17' x 35' concrete pool - \$3200. - 3/12/62 OK Saperstein 2/26/63

#83878 - Carruth Roofing - Reroofing shingle tile only - \$1,691.00 3/17/70

#86076 - Cassanova Fence Co. - 176' 6" high woodk fence \$500.00 2/2/71

#87016 - Owner - Interior alterations as per plan \$25,000.00 2/8/71

#86159 - Metro Sand Blasting - sand blasting \$300.00 2/18/71

#1486 - Climate Control - air cond. central 2- 4 ton 2/24/71

#86365 - owner - addition as per plan. \$15,000.00 3/26/71

--#48363--Service-Plumb,---1-set-dishwasher---1-rgh, 2-set-lavatory---1-set-laundry-tray---1-rgh-1-set--  
--shower---1-rgh---2-set-water-closet

#68240 or #86624 - Atlantic Foundation construct new dock as per plan \$2,600.00 5/7/71

PLUMBING PERMIT # 18394 - Superior Septic Tank Co. Relay 150 ft drain tile July 20, 1945

#39025 - Serota Plmbg: 1 1/4" Sewer - Feb. 4, 1957 O. K. Rothman 2/6/57

#42523 City Plumbing Co: 1 water closet, 1 lavatory, 1 sink, 1 dish washing machine, 1 disposal - 8/9/60

#48262 - Aard Plumbing - 1 floor drain (1 rgh 1set) 2 set laundry tray - 1 rgh 1 set clothes washer  
1 rgh 1set shower - 1 set sink residence - 2 set water closet 2/22/71

#48265 - Able Orn. Iron Ind. - 1 rgh - 1 set temporary water closet 2/25/71

~~#488~~ #48363 - Service Plumb. - 1 set dishwasher - 1 rgh - 1 set lavatory - 1 set laundry tray -  
1 rgh - 1set shower - 1 rgh 2 set - water closet 4/19/71

Building Permit 04168-Joe Zam-Interior and exterior painting-\$1800-10-1-73

ELECTRICAL PERMITS: #46127 Bond Electric & A C Co: 2 appliance outlets, 1 center of distribution,  
7 motors November 10, 1955  
OK, Fidler 2/14/1956

#55617 Atlantic Elec: 4 switch outlets, 3 receptacles, 4 light outlets, 20 fixtures, 1 refrigerator outlet, 1 iron outlet,  
1 water heater outlet, 2 range outlets, 2 centers of distrib, 1 service equip, 1 meter change, 1 motor(2-5HP)-8/11/60

#58012 Home Service Appliance Co.: 2 switch outlets; 2 receptacles; 1 light outlet; 1 fixture; 1 cent. of dist.; 1 motor, 0-lhp;

#58158 Astor Elec. Service, Inc.: 1 switch outlet; 1 receptacle; 2 light outlets 5/4/62 12/20/62

#68602 - A. & J. Elect. - 1 center of distribution 2/17/71

#68740 - A & J Electric Co. - 6 switch outlets - 5 light outlets - 9 receptacles - 10 fixtures -  
1 range outlets - 1 motors 0-1 HP - 1 meter change - 1 centers of distribution - 1 service  
equip. - 1 service 250A - 2 3 ton ac 4/22/71

BUILDING CONT: #86952 - Carruth Roof. - new built up roof total 23 1/2 \$2,300 6/21/71

LOT: \_\_\_\_\_ BLOCK: \_\_\_\_\_ SUBDIVISION: \_\_\_\_\_ ADDRESS: 1635 W 22 St

### ALTERATIONS & ADDITIONS

#28804 7/7/86 owner floating floor & part of 2 walls, no structural \$1,000.  
**BUILDING PERMITS** #28823 7/10/86 Van Bower Pool pool refinishing, tile and brick, piping repair \$3,000.  
 #28864 7/16/86 Trendsetter Kitchens replace kitchen cabinets exist \$3,000.

## PLUMBING PERMITS

<b>ELECTRICAL PERMITS</b>	#81216	7/16/86	Vivian Elec - pool light repair
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City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, [www.miamibeachfl.gov](http://www.miamibeachfl.gov)

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

March 26<sup>th</sup>, 2018

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

Re: Sidewalk Elevation  
1635 W. 22<sup>nd</sup> Street  
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.**

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

Sincerely,

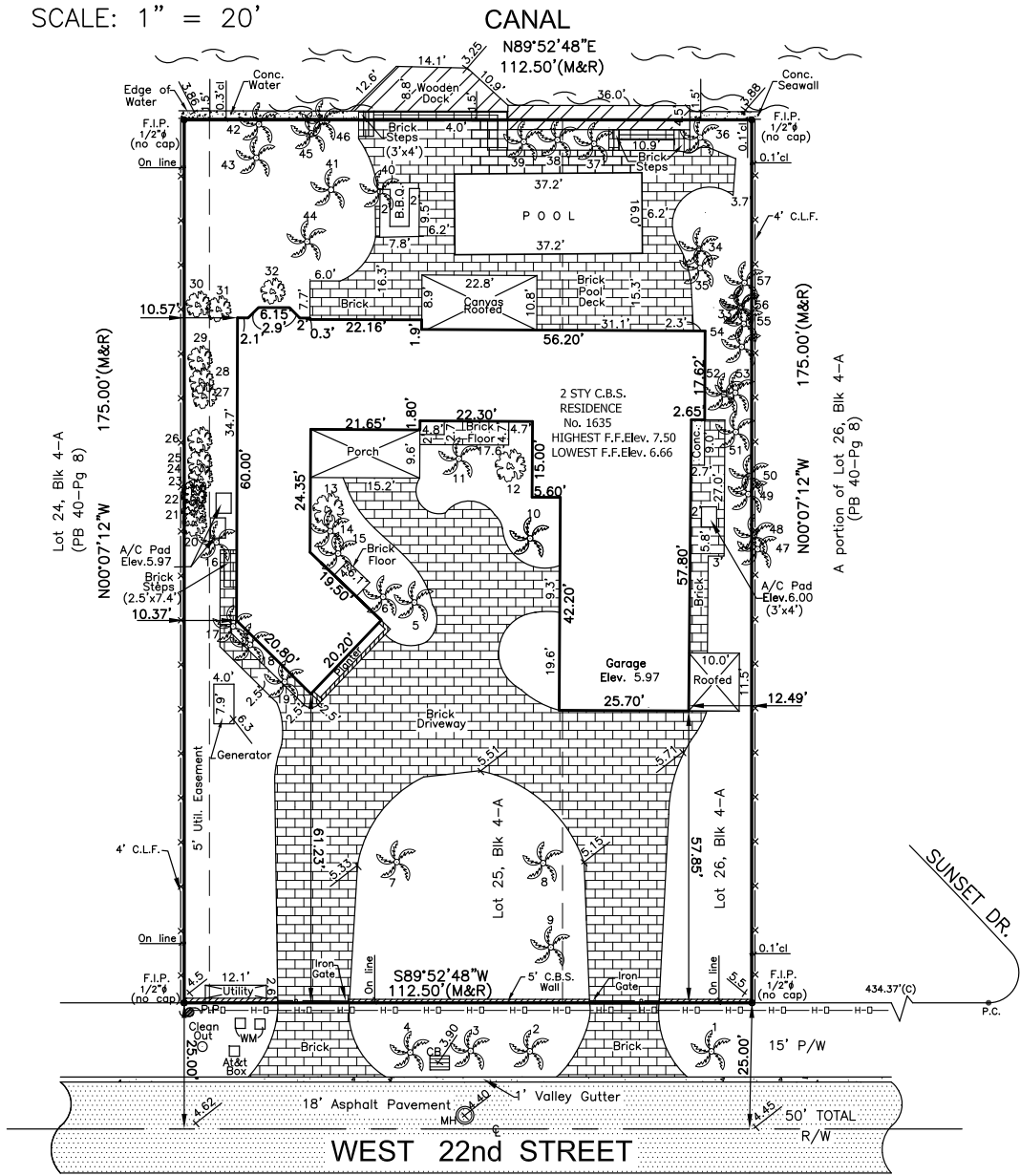
Luis Soto  
Acting City Engineer

cc: Tom Mooney

BB/ej

SKETCH OF BOUNDARY SURVEY

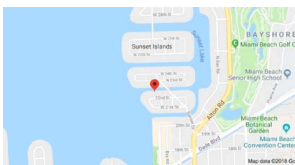
SCALE: 1" = 20'



TREE LIST				
No.	TREE NAME	BOTANICAL NAME	D.B.H.	HEIGHT
1-4	ROYAL PALM	ROYSTONIA ELATA	2.0'	50'
5	ARECA PALM	PLUMERIA ACUMINATA	0.4'	25'
6-8	ROYAL PALM	ROYSTONIA ELATA	1.5'	50'
9	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	0.4'	20'
10-11	CANARY DATE PALM	PHOENIX CANARIENSIS	0.4'	6'
12-13	UNKNOWN	UNKNOWN	0.4'	6'
14	BIRD OF PARADISE	STRELITZIA REGINAE	0.5'	12'
15	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.4'	25'
16-19	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.4'	25'
20-23	PLUM PINE	PODOCARPUS MACROPHYLLUS	0.8'	10'
24-27	PLUM PINE	PODOCARPUS MACROPHYLLUS	0.5'	10'
28-29	PLUM PINE	PODOCARPUS MACROPHYLLUS	0.8'	10'

TREE LIST				
No.	TREE NAME	BOTANICAL NAME	D.B.H.	HEIGHT
30	PLUM PINE	PODOCARPUS MACROPHYLLUS	0.8'	10'
31	WEeping FIG	FICUS BENJAMINA	2.0'	25'
32	BIRD OF PARADISE	STRELITZIA REGINAE	0.8'	25'
33-34	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.5'	20'
35	BIRD OF PARADISE	STRELITZIA REGINAE	1.0'	20'
36	CHRISTMAS PALM	ADONIDIA MERRILLII	0.4'	16'
37-39	COCONUT	COCOS NUCIFERA	1.0'	50'
40	ROYAL PALM	ROYSTONIA ELATA	2.0'	50'
41-42	COCONUT	COCOS NUCIFERA	0.3'	40'
43-44	ARECA PALM	PLUMERIA ACUMINATA	0.4'	25'
45	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.4'	10'
46	BISMARCK PALM	BISMARCKIA NOBILIS	1.5'	6'
47-57	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.5'	15'

LOCATION MAP



SITE PICTURE



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

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

CERTIFIED TO :  
TODD GLASER

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. **120651-0317L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 8.00 FEET** (NGVD)
- LAND AREA OF SUBJECT PROPERTY: **19,688 SF (+/-)**
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI-DADE COUNTY **BENCH MARK No. D-131**, WITH AN ELEVATION OF **8.73 FEET**.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.00°07'12"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF LUCERNE AVE., AS SHOWN ON PLAT BOOK 40 AT PAGE 8 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 53-17 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 1/100 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 53-17.062 (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 25 AND THE WEST 37.50 FEET OF LOT 26, IN BLOCK 4-A, OF 3rd REVISED PLAT OF SUNSET ISLANDS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40 AT PAGE 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SITE ADDRESS: 1635 W. 22nd ST, MIAMI BEACH, FL. 33140  
JOB NUMBER: 18-301  
DATE OF SURVEY: MARCH 6, 2018  
FOLIO NUMBER: 02-3228-001-1940

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 IS A 5' UTIL. EASEMENT ON THE SIDE OF 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 53-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FO THE FLORIDA STATUTES.

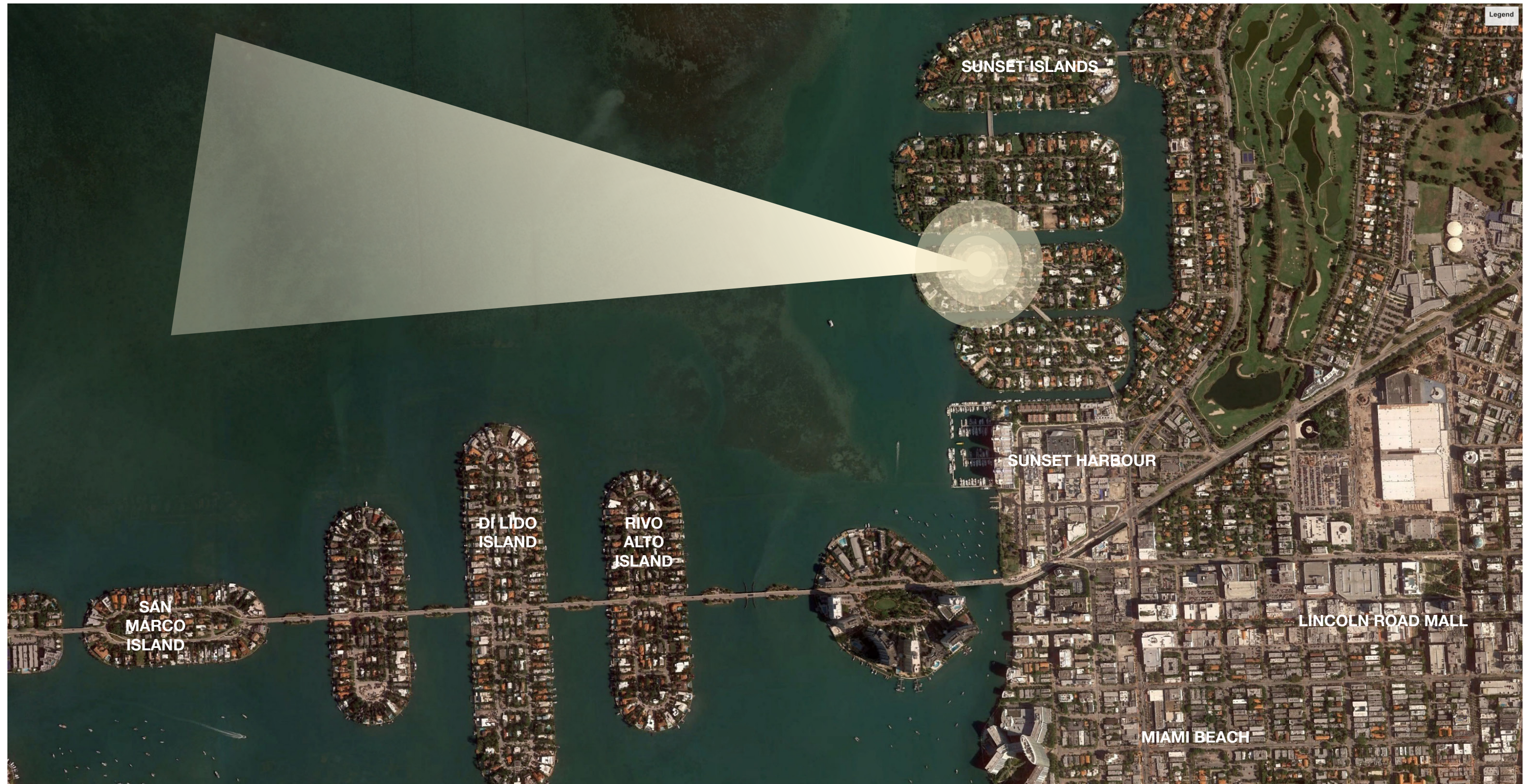
**American Services of Miami, Corp.**  
Consulting Engineers . Planners . Surveyors  
9370 S.W. 72nd Street, Suite A-102  
Miami, Florida, 33173  
PH: (305) 598-5101 FAX: (305) 598-8627  
ASOMIAMI.COM

**Ed Pino**  
PROFESSIONAL LAND SURVEYOR  
AND MAPPER No. 6771  
STATE OF FLORIDA  
DATE: MARCH 14, 2018

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



# LOCATION PLAN









# NEIGHBORHOOD ANALYSIS - EXISTING EXTERIOR





NEIGHBORHOOD ANALYSIS - EXISTING INTERIOR





## NEIGHBORHOOD ANALYSIS - CONTEXT



1645 W 22ND ST



1617 W 22ND ST





# NEIGHBORHOOD ANALYSIS - CONTEXT



1616 W 22ND ST



1630 W 22ND ST

