

2900 SW 28TH TERRACE, SUITE 301
COCONUT GROVE, FLORIDA 33133
PH: 305-373-4990 | FX: 305-373-4991
FIRM LICENSE # AA26001123
WWW.MAXSTRANGARCHITECTURE.COM

PROJECT CLIENT(S) / OWNER(S):
NEPTUNE CAPITOL

STRUCTURAL ENGINEERING

MEP ENGINEERING:

LANDSCAPE ARCHITECT:
CHRISTOPHER CAWLEY LANDSCAPE
ARCHITECTURE LLC.
780 NE 69TH STREET, SUITE 1106
MIAMI FL, 33138
PH: 786-534-5327

PROFESSIONAL SEAL(S):

BOUNDARY SURVEY

| REVISIONS | |
|-----------|---------|
| DATE | REMARKS |

DATE:
09-05-2018

SCALE:

1" = 20'

DRAWN BY:

MC

M.G.

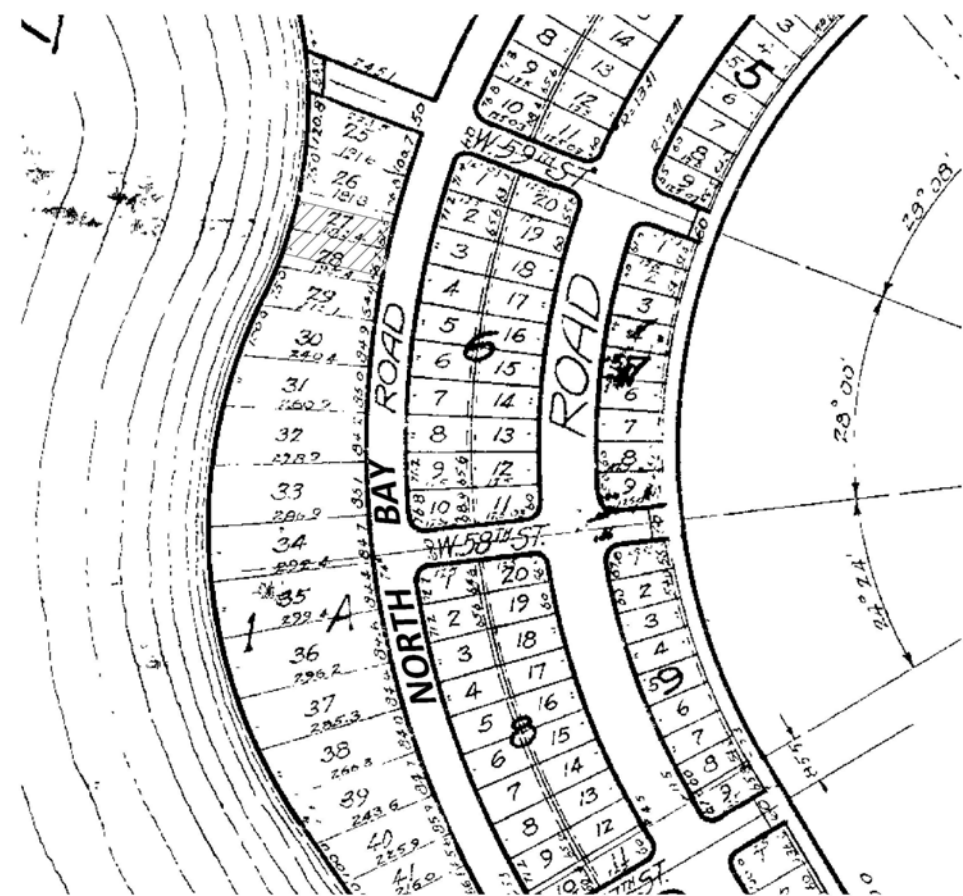
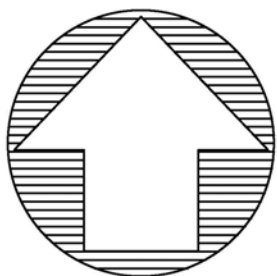
DRAWING NO:

18-0388A

1 OF 1

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



LOCATION SKETCH



LEGAL DESCRIPTION:

A portion of Lots 27 and 28, in Block 1-A, LA GORCE-GULF SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 14, Page 43, of the Public Records of Miami-Dade County, Florida, described as follows:

The North 96.87 feet of the following described parcel of land:
 Lot 28 and the South 2/3 of Lot 27, in Block 1-A, LA GORCE-GULF SUBDIVISION, according to the
 Plat thereof, as recorded in Plat Book 14, Page 43, of the Public Records of Miami-Dade County,
 Florida.

SURVEY FOR: NBR 5840 LP
5840 N. BAY ROAD
MIAMI BEACH, FL 33140

I HEREBY CERTIFY: That the BOUNDARY SURVEY of the above captioned property was completed under my supervision and/or direction, to the best of my knowledge and belief. This survey meets or exceeds the Standards of Practice set forth by the Florida Board of Land Surveyors in Chapter 5J-17 Florida Administrative Code. Pursuant to Section 472.027, Florida Statutes.

DELTA MAPPING AND SURVEYING, INC.

DELTA MAPPING AND SURVEYING, INC.
13301 SW 132 AVENUE, SUITE 117
MIAMI, FLORIDA 33186

WALDO F. PAEZ DATE SIGNED: _____
PROFESSIONAL SURVEYOR AND MAPPER, NO. 3284
STATE OF FLORIDA

CERTIFICATE OF AUTHORIZATION
L.B. NO. 7950
STATE OF FLORIDA

786-429-1024
FAX: 786-592-1152

1) FLOOD ZONE: AE BASE: +8' PANEL NO. 12086C0309L
COMMUNITY NO. 1206551 DATE OF MAP: 9-11-09

2) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORD OF THIS COUNTY

3) EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY

4) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED, IT IS NOT A CERTIFICATION OF TITLE ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED

5) LOCATION AND IDENTIFICATION OF UTILITIES, IF ANY ARE SHOWN IN ACCORDANCE WITH RECORDED PLAT

6) OWNERSHIP IS SUBJECT TO OPINION OF TITLE

7) TYPE OF SURVEY: BOUNDARY SURVEY

8) THE HEREIN CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE SHOWN LEGAL DESCRIPTION: PROVIDED BY CLIENT

9) SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID AND FOR REFERENCE ONLY. THIS MAP AND REPORT MUST BE OPENED AND SEALED WITH THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR, AND MAPPER

101 THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTIES

102 UNDEGROUND. THE SURVEYOR DOES NOT DEEMED HAVING CONTACT THE APPROPRIATE

103 AUTHORITY, NOR TO ANY OTHERS, FOR THE WORK OR FOR THE PROPERTY HEREIN

104 DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN

105 HEREON.

106 THE SURVEYOR OF RECORD DOES NOT DETERMINE OWNERSHIP OF FENCES. MEASUREMENTS

107 SHOWN HEREON DEPICT PHYSICAL LOCATION OF FENCE

108 133C/AUCRY: THE EXPECTED USE OF LAND AS CLASSIFIED IN THE MINIMUM TECHNICAL

109 STANDARDS (51-7 FAC), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THE

110 TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 750 FEET. THE ACCURACY OBTAINED BY

111 MEASUREMENT CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED

112 THIS REQUIREMENT

14)IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

15)NO ATTEMPT HAS BEEN MADE TO LOCATE ANY FOUNDATION BENEATH THE SURFACE OF THE GROUND.

16)CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.

17) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES

IF ELEVATIONS ARE SHOWN, THEY ARE BASED ON A CLOSED LEVEL LOOP USING THIRD ORDER
PROCEDURE AND ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988
+0.0 DENOTES EXISTING ELEVATION

BENCHMARK: CMB 58-03 R LOCATOR INDEX: INT ALTON ROAD AND W 58TH ST NAIL &
WASHER ON SOUTH BULLNOSE
ELEVATION: +4.04' (N.A.V.D.)

BENCHMARK ELEVATION REFERS TO THE NORTH AMERICAN VERTICAL DATUM OF 1988

BEARINGS HEREON ARE REFERRED TO AN ASSUMED VALUE OF NORTH 09 DEGREES 17 MINUTES 15
EAST FOR THE CHORD OF THE CENTERLINE OF NORTH BAY ROAD

FIELD SURVEY DATE: 8-28-18 SCALE: 1' = 20' DRAWN BY: M.G.
DRAWING DATE: 8-30-18 FB: SKETCH DRAWING NO.: 18-0388A

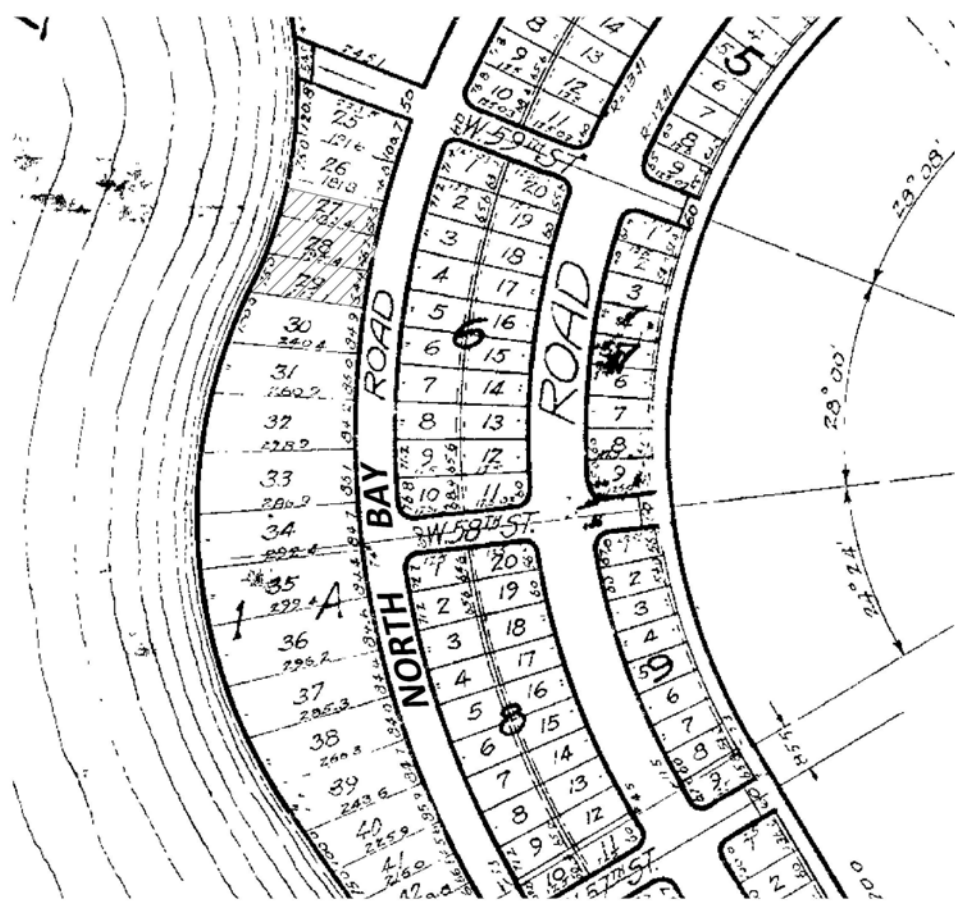
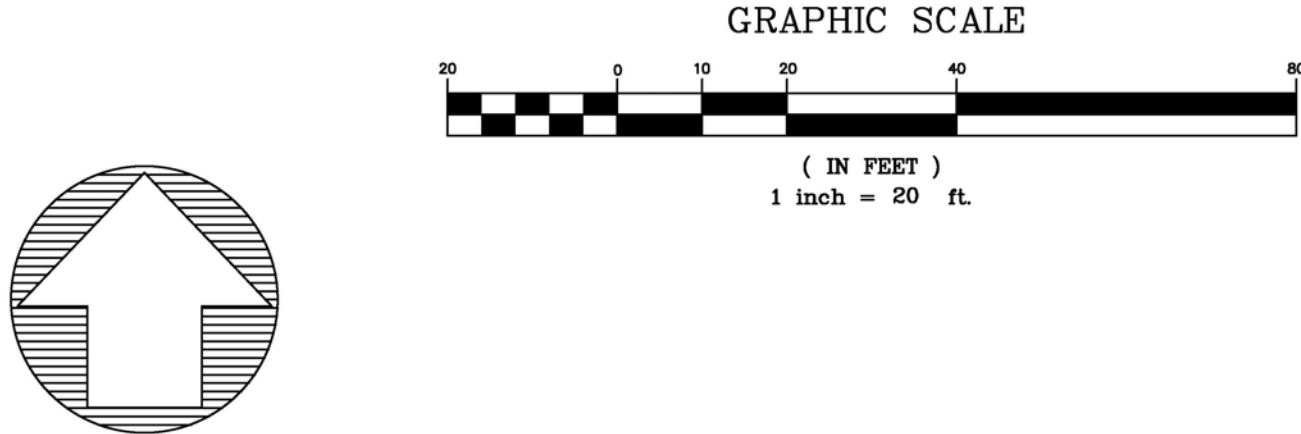
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SEAL

Sheet No:

A-1

BOUNDARY SURVEY



LOCATION SKETCH
NOT TO SCALE

LEGAL DESCRIPTION: Lots 28 and 29 and the South 2/3 of Lot 27, in Block 1-A, LA GORCE-GULF SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 14, Page 43, of the Public Records of Miami-Dade County, Florida.

FOLIO NO. 02-3215-003-0240

SURVEY FOR: NBR 5840 LP
5840 N. BAY ROAD
MIAMI BEACH, FL 33140

I HEREBY CERTIFY: That the BOUNDARY SURVEY of the above captioned property was completed under my supervision and/or direction, to the best of my knowledge and belief. This survey meets or exceeds the Standards of Practice set forth by the Florida Board of Land Surveyors in Chapter 5J-17 Florida Administrative Code. Pursuant to Section 472.027, Florida Statutes.

DELTA MAPPING AND SURVEYING, INC.

DELTA MAPPING AND SURVEYING, INC.
13301 SW 132 AVENUE, SUITE 117
MIAMI, FLORIDA 33186

WALDO F. PAEZ DATE SIGNED: _____
PROFESSIONAL SURVEYOR AND MAPPER, NO. 3284
STATE OF FLORIDA

CERTIFICATE OF AUTHORIZATION
L.B. NO. 7950
STATE OF FLORIDA

786-429-1024
FAX: 786-592-1152

- 1) FLOOD ZONE: AE BASE: +8' PANEL NO. 12086C0309L
- 2) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY
- 3) EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY
- 4) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED, IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED
- 5) LOCATION AND IDENTIFICATION OF UTILITIES, IF ANY ARE SHOWN IN ACCORDANCE WITH RECORDED PLAT
- 6) OWNERSHIP IS SUBJECT TO OPINION OF TITLE
- 7) TYPE OF SURVEY: BOUNDARY SURVEY
- 8) THE HEREIN CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE SHOWN LEGAL DESCRIPTION: PROVIDED BY CLIENT
- 9) SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID AND FOR REFERENCE ONLY, UNLESS SIGNED AND SEALED WITH THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
- 10) THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTIES
- 11) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON. CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- 12) THE SURVEYOR OF RECORD DOES NOT DETERMINE OWNERSHIP OF FENCES. MEASUREMENTS SHOWN HEREON DEPICT PHYSICAL LOCATION OF FENCE
- 13) ACCURACY: THE EXPECTED USE OF LAND AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (5J-17 FAC), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THE TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT
- 14) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
- 15) NO ATTEMPT HAS BEEN MADE TO LOCATE ANY FOUNDATION BENEATH THE SURFACE OF THE GROUND.
- 16) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- 17) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES

IF ELEVATIONS ARE SHOWN, THEY ARE BASED ON A CLOSED LEVEL LOOP USING THIRD ORDER PROCEDURE AND ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988
+O.O DENOTES EXISTING ELEVATION

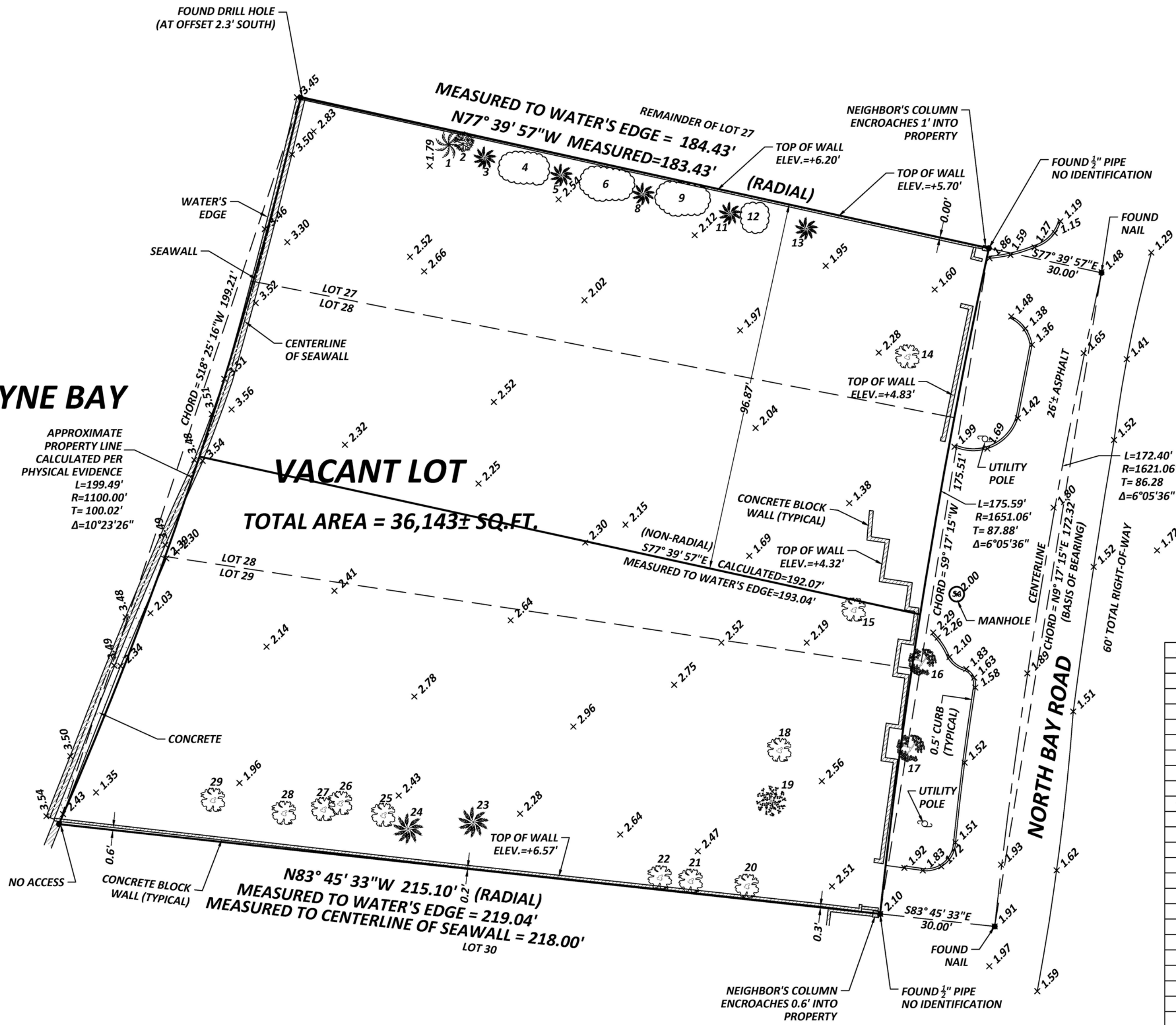
BENCHMARK: CMB 58-03 R LOCATOR INDEX: INT ALTON ROAD AND W 58TH ST NAIL & WASHER ON SOUTH BULLNOSE
ELEVATION: +4.04' (N.A.V.D.)

BENCHMARK ELEVATION REFERS TO THE NORTH AMERICAN VERTICAL DATUM OF 1988

BEARINGS HEREON ARE REFERRED TO AN ASSUMED VALUE OF NORTH 09 DEGREES 17 MINUTES 15 EAST FOR THE CHORD OF THE CENTERLINE OF NORTH BAY ROAD

FIELD SURVEY DATE: 8-28-18 SCALE: 1" = 20' DRAWN BY: M.G.
DRAWING DATE: 8-30-18 FB: SKETCH DRAWING NO.: 18-0364

BISCAYNE BAY



| # | TREE NAME | DIAMETER(IN) | HEIGHT(±FT) | SPREAD(±FT) |
|----|----------------------------------|--------------|-------------|-------------|
| 1 | WASHINGTONIA PALM | 8 | 20 | 7 |
| 2 | UMBRELLA | 10 | 25 | 8 |
| 3 | ROYAL PALM | 10 | 30 | 15 |
| 4 | CLUSTER OF 6 WASHINGTONIA PALMS | 8 | 20 | 7 |
| 5 | ROYAL PALM | 10 | 30 | 15 |
| 6 | CLUSTER OF 9 WASHINGTONIA PALMS | 6 | 20 | 7 |
| 7 | | | | |
| 8 | ROYAL PALM | 10 | 30 | 15 |
| 9 | CLUSTER OF 13 WASHINGTONIA PALMS | 8 | 20 | 7 |
| 10 | | | | |
| 11 | ROYAL PALM | 18 | 35 | 10 |
| 12 | CLUSTER OF 6 WASHINGTONIA PALMS | 8 | 20 | 7 |
| 13 | ROYAL PALM | 10 | 30 | 15 |
| 14 | PONGAM | 40 | 35 | 46 |
| 15 | PONGAM | 40 | 35 | 48 |
| 16 | CUBAN PALM | 14 | 8 | 10 |
| 17 | CUBAN PALM | 14 | 8 | 10 |
| 18 | EUPHORBIA | 16 | 30 | 10 |
| 19 | AVOCADO TREE | 17 | 35 | 14 |
| 20 | PONGAM | 16 | 40 | 34 |
| 21 | 27 TREE | 6 | 30 | 10 |
| 22 | SAPADILLA | 18 | 30 | 22 |
| 23 | CHINA FAN PALM | 12 | 30 | 15 |
| 24 | CHINA FAN PALM | 10 | 20 | 15 |
| 25 | CHINA FAN PALM | 8 | 25 | 15 |
| 26 | CHINA FAN PALM | 8 | 25 | 15 |
| 27 | CHINA FAN PALM | 8 | 25 | 15 |
| 28 | UMBRELLA | 61 | 35 | 24 |
| 29 | CHINA FAN PALM | 8 | 20 | 15 |

SEAL

Delta Mapping and Surveying, Inc.
13301 SW 132ND AVENUE, SUITE 117 MIAMI FL 33186
PHONE: (786) 429-1024 E-MAIL: DELTAMAPPING@GMAIL.COM



[STRANG]
ARCHITECTURE

2900 SW 28TH TERRACE, SUITE 301
COCONUT GROVE, FLORIDA 33133
PH: 305-373-4990 | FX: 305-373-4991
FIRM LICENSE # AA26001123
WWW.MAXSTRANGARCHITECTURE.COM

PROJECT NAME & LOCATION:
5840 N Bay Road Miami
Beach, FL 33140-2043

PROJECT CLIENT(S) / OWNER(S):
NEPTUNE CAPITOL

ARCHITECT:
MAX WILSON STRANG, RA / AIA
LICENSE # AR0017183
2900 SW 28TH TERRACE, SUITE 301
MIAMI, FL 33133

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:
CHRISTOPHER CAWLEY LANDSCAPE
ARCHITECTURE LLC
780 NE 69TH STREET, SUITE 1106
MIAMI FL, 33138
PH: 786-534-5327

PROFESSIONAL SEAL(S):

BOUNDARY SURVEY

REVISIONS
DATE
REMARKS

DATE: 08-30-2018

SCALE:

1" = 20'

DRAWN BY: M.G.

DRAWING NO: 18-0364

1 OF 1

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| No. | Date | Description |
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Revision Schedule

CONFIDENTIALITY NOTICE:
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PROJECT ID: 58th 40 N&S
DRAWN BY: S.S.

DATE: 10/05/2018
SCALE:

Sheet Title:

NORTH &
SOUTH HOUSE
SURVEY

Sheet No:

A-2



[STRANG]
ARCHITECTURE

2900 SW 28TH TERRACE, SUITE 301
COCONUT GROVE, FLORIDA 33133
PH: 305-373-4990 | FX: 305-373-4991
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PH: 786-534-5327

PROFESSIONAL SEAL(S):

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| No. | Date | Description |
|-------------------|------|-------------|
| Revision Schedule | | |

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assigned to this project.

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PROJECT ID: 58th 40 N&S
DRAWN BY: S.S

DATE: 10/05/2018
SCALE: 1" = 200'-0"

Sheet Title:
**CONTEXT
PHOTOGRAPHS**

Sheet No:

A-3



D



E



CONTEXT PHOTO KEY
NOTE: IMAGES TAKEN APRIL 14, 2018 BY STRANG DESIGN

[STRANG]
ARCHITECTURE

2900 SW 28TH TERRACE, SUITE 301
COCONUT GROVE, FLORIDA 33133
PH: 305-373-4990 | FX: 305-373-4991
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780 NE 69TH STREET, SUITE 1106
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PROFESSIONAL SEAL(S):

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| No. | Date | Description |
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Revision Schedule

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assigned to this project.

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PROJECT ID: 58th 40 N&S
DRAWN BY: S.S

DATE: 10/05/2018
SCALE: 1" = 300'-0"

Sheet Title:
CONTEXT
PHOTOGRAPHS

Sheet No:

A-4



[STRANG]
ARCHITECTURE

2900 SW 28TH TERRACE, SUITE 301
COCONUT GROVE, FLORIDA 33133
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PROFESSIONAL SEAL(S)

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| No. | Date | Description |
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Revision Schedule

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PROJECT ID: 58th 40 N&S
DRAWN BY: Author

DATE: 10/05/2018 SCALE:

Sheet Title:

AERIAL CONTEXT PHOTOGRAPH

Sheet No:

A-5