

## BUILDING CARD

Owner	ALTER R. BRONSTON		Mailing Address	Permit No.	13876	Date	Apr.10-1940
Lot	9	Block 30	Subdivision Lake View	Address	790 Lake View Drive		
General Contractor	Pollock Construction Company			Address	3222 22 137		
Architect	Donald G. Smith		15132 BOND 2293	Address			
Front	63	Depth 61	Height 23	Stories	2	Use and garage	Residence -11 rm
Type of construction	c/b/s/	Cost	\$ 19,500.00	Foundation	concrete piling	Roof	tile
Plumbing Contractor	Joe Leinecker # 13321			Address	Date 4-24-1940		
6 water closets;	6 lavatories;	2 bath tubs;	1 laundry tub;	3 sinks; k & b, 2 showers;	Date		
Plumbing Fixtures	Rough approved by						
Gas Stoves	u.g.						
Gas Heaters				Address	Date		
# 13270- Apr.15-1940	Final approved by			Date			
Joe Leinecker				Date			
Sewer connection 1	Septic tank			Make	Date		
1 temporary close							
Electrical Contractor	Griffin Electric # 15036			Address	Date 6/5/1940		
Switch 38	Range 1 Motors			Fans 1	Temporary service - 4-16-1940		
OUTLETS Light 40	HEATERS Water 1			# 14758 - Griffin			
Receptacles 58	Space 3			Centers of Distribution	2		
Refrigerator 1	Iron 1			Address	Date		
Electrical Contractor				Date			
No. fixtures set 45	Final approved by			H C Inman	Date		
Date of service	Aug. 8-1940						
Alterations or repairs				Date			

**ALTERATIONS & ADDITIONS**

**Building Permits:** #84810 - Overholster Const. Co. - Construct pool as per plan. 47'X22" 35,800 gals  
\$5,000.00 8/17/70

#2155-Sherba Bros.- 2 A/C Wind-\$2000-7-17-72

Mechanical Permit 2698-New Duck System and Central A/C- 1 3tons central a/c-\$2039-9-12-73

#07361-Miami Marine Research-Emplace rip rap bags to retr erusion to below low tide level-\$1400-5-29-7

#07373-Snapp Industries-Gunite repairs to seawall-\$2000-6-2-75

#10810-Harold Segal Realtor-For Sale Sign 2115-2-24-77

#17891 Gunite Const. Gunite repairso of beams under house \$2500. 4-17-80

#18193 - owner - painting 1,000. 6/4/80

#M05671 3/10/82 Central Service & Supply - 5 air cond central replace existing unit

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**Plumbing Permits:** #47993 - Harrys Plumbing Service - 1 swimming pool piping 9/1/70

#49562-Peoples Gas System- Nat.Gas Meter set; grill-11-30-72

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**Electrical Permits:** #68217 - Emerald Elect. Co. - 1 motors 0-1 HP 8/26/70

#69827-Sherba Bros.- 1 Motors, 0-1 H.P-A/C; 2 Motors, 2-5 H.P-7-17-72

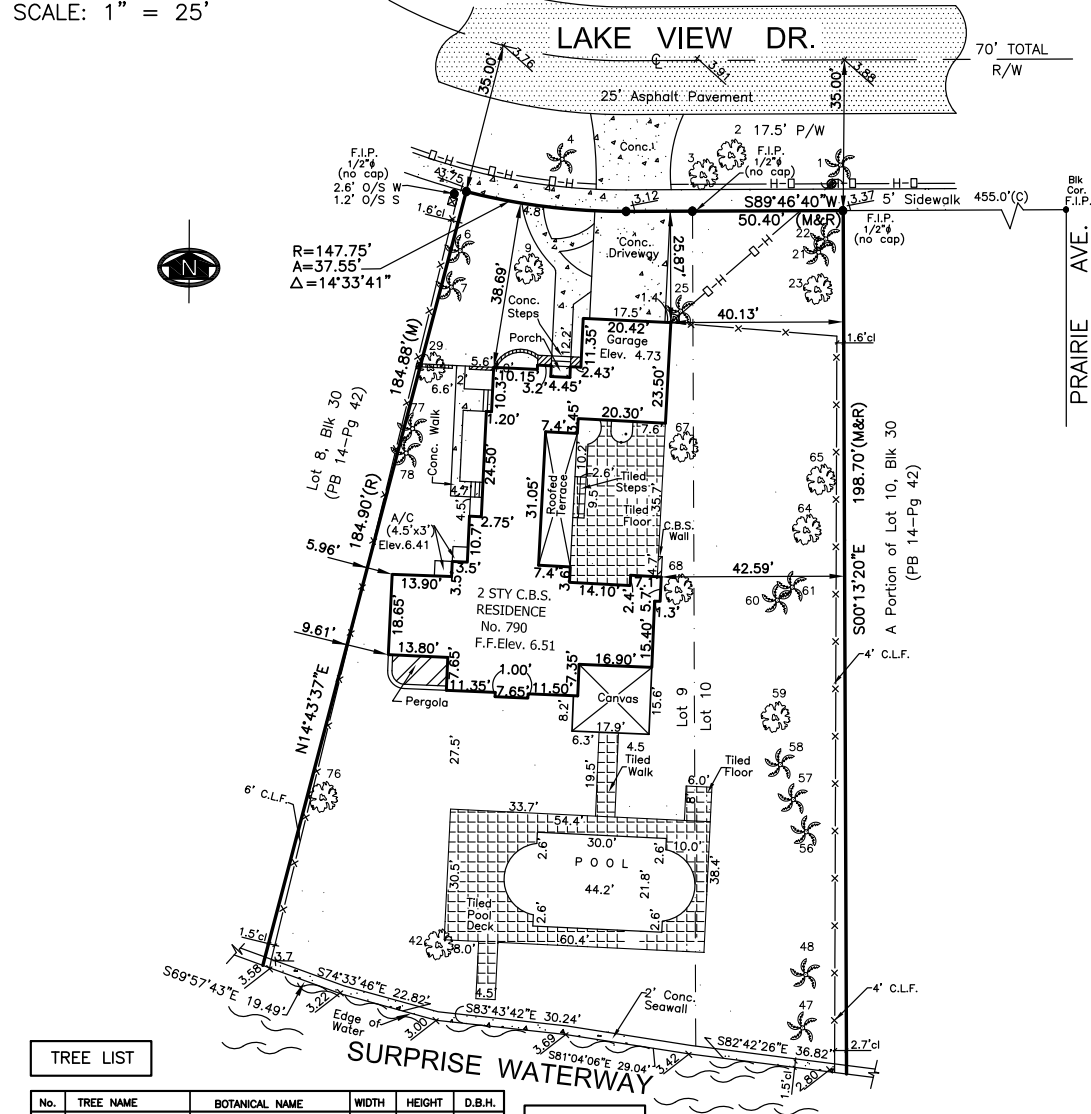
BUILDING PERMITS: #32412 - 5-20-88 - Fred Burns - Paint interior and exterior doors - \$1,000.00

COASTAL CONTROL ZONE								
CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED								
DATE	PROCESS	DESCRIPTION	WORK	CUMULATIVE	APPRAISED BLDG.			BUILDING
ISSUED	NO.	OF WORK	COST	WORK COST	VALUE BEFORE REMODEL	%	COMMENTS	PERMIT NO.
5-20-88		INTERIOR + EXTERIOR PAINTING DOORS.	\$1,000.00					32412



SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 25'



TREE LIST

No.	TREE NAME	BOTANICAL NAME	WIDTH	HEIGHT	D.B.H.
1	SABAL PALM	SABAL PALMETTO	0.4'	18'	6"
2	UMBRELLA TREE	SCHEFFLERA ACTINOPHYLLA	0.8'	25'	12"
3	UNKNOWN	UNKNOWN	0.6'	12'	8"
4	SABAL PALM	SABAL PALMETTO	0.4'	12'	5"
5	NOT EXISTING	NOT EXISTING			
6	MACARTHUR PALM	PTYCHOSPERMA MACARTHU	1.0'	20'	15"
7	MACARTHUR PALM	PTYCHOSPERMA MACARTHU	0.4'	15'	6"
8	NOT EXISTING	NOT EXISTING			
9	DIAMOND LEAF OAK	QUERCUS LAURIFOLIA	0.7'	12'	8"
10	NOT EXISTING	NOT EXISTING			
11	NOT EXISTING	NOT EXISTING			
12	NOT EXISTING	NOT EXISTING			
13	NOT EXISTING	NOT EXISTING			
14	NOT EXISTING	NOT EXISTING			
15	NOT EXISTING	NOT EXISTING			
16	NOT EXISTING	NOT EXISTING			
17	NOT EXISTING	NOT EXISTING			
18	NOT EXISTING	NOT EXISTING			
19	NOT EXISTING	NOT EXISTING			
20	NOT EXISTING	NOT EXISTING			
21	SABAL PALM	SABAL PALMETTO	0.4'	25'	6"
22	SABAL PALM	SABAL PALMETTO	0.4'	25'	6"
23	DRACAENA	DRACAENA MARGINATA	0.8'	30'	12"
24	NOT EXISTING	NOT EXISTING			
25	RECLINATA DATE PALM	PHOENIX RECLINATA	0.3'	8'	3"
26	PREMNA ADORATA	FRAGRANT PREMNA	1.0'	30'	25"
27	BLACK SAPOTE	DIOSPYROS EBENASTER	0.8'	30'	25"
28	UMBRELLA TREE	SCHEFFLERA ACTINOPHYLLA	1.5'	25'	18"
29	NOT EXISTING	NOT EXISTING	0.7'	20'	20"
30	NOT EXISTING	NOT EXISTING			
31	NOT EXISTING	NOT EXISTING			
32	NOT EXISTING	NOT EXISTING			
33	NOT EXISTING	NOT EXISTING			
34	NOT EXISTING	NOT EXISTING			
35	NOT EXISTING	NOT EXISTING			
36	NOT EXISTING	NOT EXISTING			
37	NOT EXISTING	NOT EXISTING			
38	NOT EXISTING	NOT EXISTING			
39	NOT EXISTING	NOT EXISTING			
40	NOT EXISTING	NOT EXISTING			

TREE LIST

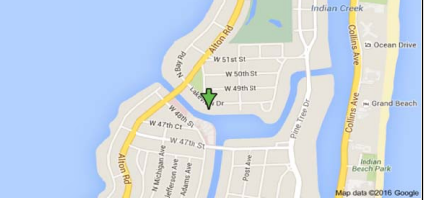
No.	TREE NAME	BOTANICAL NAME	WIDTH	HEIGHT	D.B.H.
41	NOT EXISTING	NOT EXISTING			
42	BLACK OAK	QUERCUS VELUTINA			
43	NOT EXISTING	NOT EXISTING			
44	NOT EXISTING	NOT EXISTING			
45	NOT EXISTING	NOT EXISTING			
46	NOT EXISTING	NOT EXISTING			
47	COCONUT	COCOS NUCIFERA			
48	SABAL PALM	SABAL PALMETTO			
49	NOT EXISTING	NOT EXISTING			
50	NOT EXISTING	NOT EXISTING			
51	NOT EXISTING	NOT EXISTING			
52	NOT EXISTING	NOT EXISTING			
53	NOT EXISTING	NOT EXISTING			
54	NOT EXISTING	NOT EXISTING			
55	NOT EXISTING	NOT EXISTING			
56	SABAL PALM	SABAL PALMETTO	0.4'	30'	6"
57	SABAL PALM	SABAL PALMETTO	0.4'	30'	8"
58	SABAL PALM	SABAL PALMETTO	0.4'	30'	8"
59	BLACK OAK	QUERCUS VELUTINA	3.0'	60'	60"
60	COCONUT	COCOS NUCIFERA	0.7'	25'	20"
61	COCONUT	COCOS NUCIFERA	0.7'	25'	20"
62	NOT EXISTING	NOT EXISTING			
63	NOT EXISTING	NOT EXISTING			
64	DRACAENA	DRACAENA MARGINATA	0.6'	18'	12"
65	DRACAENA	DRACAENA MARGINATA	0.6'	18'	12"
66	NOT EXISTING	NOT EXISTING			
67	NOT EXISTING	NOT EXISTING			
68	UNKNOWN	UNKNOWN			
69	UNKNOWN	UNKNOWN			
70	UNKNOWN	UNKNOWN			
71	NOT EXISTING	NOT EXISTING			
72	NOT EXISTING	NOT EXISTING			
73	NOT EXISTING	NOT EXISTING			
74	NOT EXISTING	NOT EXISTING			
75	NOT EXISTING	NOT EXISTING			
76	CITRUS LIMON	RUTACEA	0.4'	7'	5"
77-78	COCONUT	COCOS NUCIFERA	0.5'	6'	6"

SITE PICTURE



LOCATION MAP

SCALE: NTS



CERTIFIED TO:  
WILLARD H MARTZ

- JOB SPECIFIC SURVEYOR NOTES:**
- ① 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. **120651-309L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 8.00 FEET** (NGVD)
  - ② LAND AREA OF SUBJECT PROPERTY: **23,151 SF (+/-)** (AS PER OFFICIAL RECORDS)
  - ③ ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI-DADE COUNTY **BENCH MARK No. EMB**, WITH AN ELEVATION OF **4.62 FEET**.
  - ④ BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF S.00°08'43"E., BEING THE RECORDED BEARING FOR THE CENTERLINE OF PRAIRIE AVE., AS SHOWN ON PLAT BOOK 14 AT PAGE 42 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 9, AND THE WEST 1/2, OF LOT 10, BLOCK 30 OF LAKE VIEW ACCORDING TO THE PLAT THEREOF, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14 AT PAGE 42, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. a1/k/a 790 LAKEVIEW DRIVE, MIAMI BEACH, DADE COUNTY, FLORIDA

SITE ADDRESS: 790 LAKE VIEW DRIVE, MIAMI BEACH, FL 33140

JOB NUMBER: 16-751

DATE OF SURVEY: JULY 19, 2016/ NOVEMBER 08, 2018

FOLIO NUMBER: 02-3222-022-1370

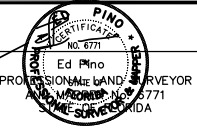
ENCROACHMENTS AND OTHER POINTS OF INTEREST:

- THERE ARE NO VISIBLE ENCROACHMENT OF THE SUBJECT PROPERTY
- THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AE (SEE NOTE 1)
- THERE NO 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 53-17 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

3195 PONCE DE LEON BLVD, SUITE 200  
CORAL GABLES, FL 33134  
PHONE: (305)598-5101 FAX: (305)598-8627  
ASOMIAMI.COM



DATE : NOVEMBER 14, 2018

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







NEIGHBORHOOD ANALYSIS - KEY PLAN





NEIGHBORHOOD ANALYSIS - EXISTING STRUCTURE

