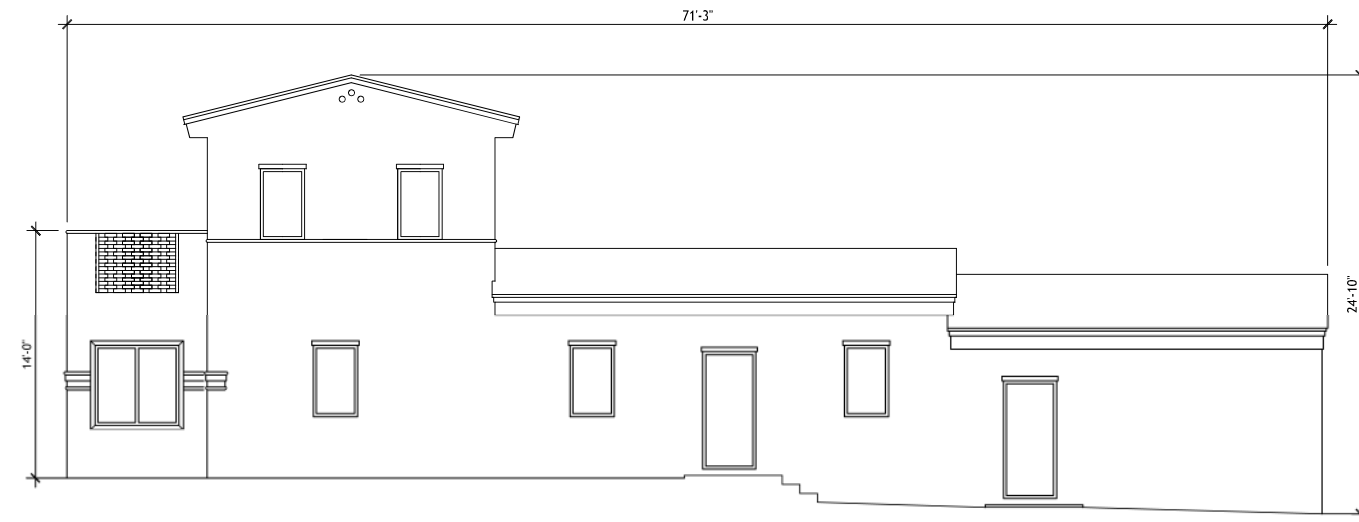


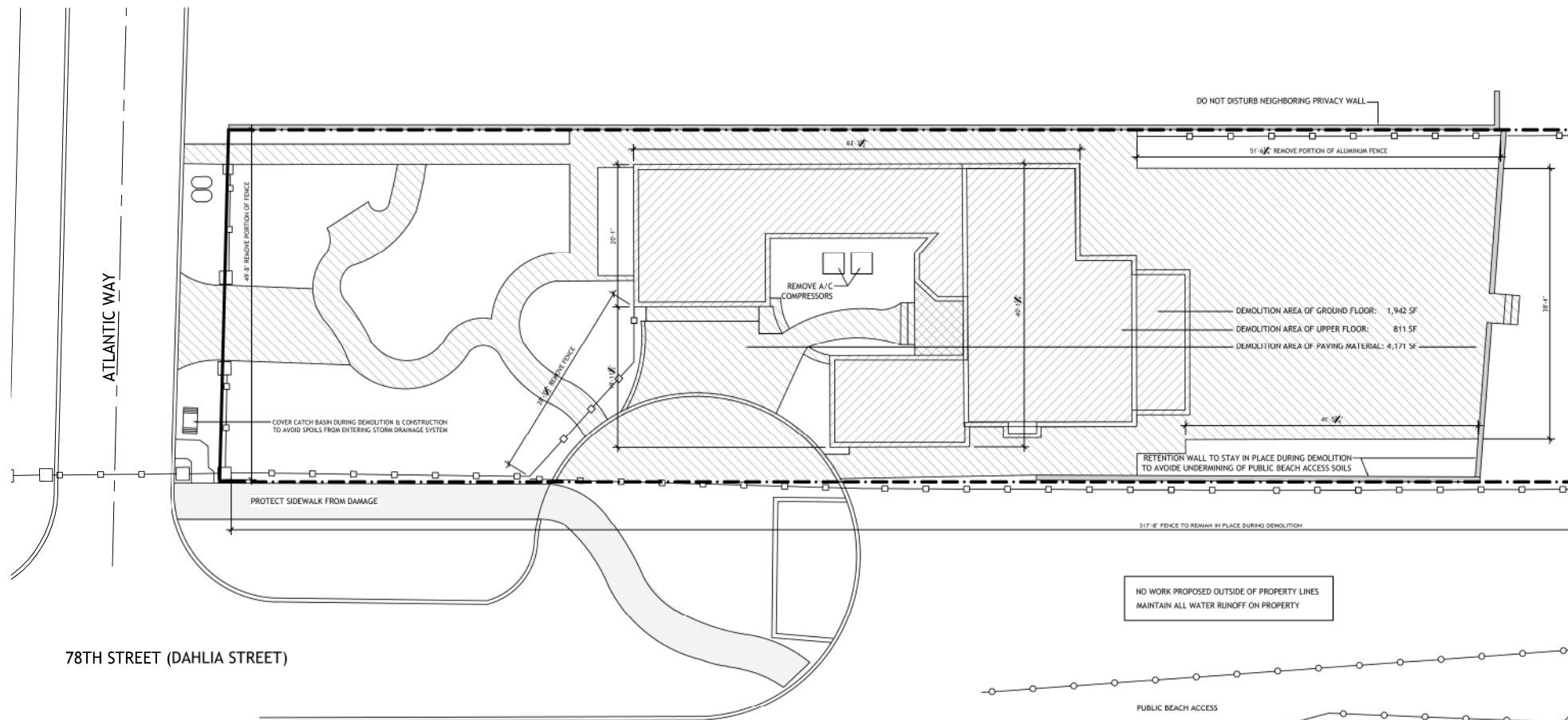
EAST ELEVATION

SCALE 0 5 15 25



NORTH ELEVATION

SCALE 0 5 15 25



DEMOLITION PLAN

SCALE 0 5 15 25

DEMOLITION NOTES:

1. WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
 - A. ARCHITECT'S PLANS FOR DEMOLITION.
 - B. FLORIDA BUILDING CODE, CURRENT EDITION, AND PERTINENT ADDENDUMS.
 - C. ALL APPLICABLE LOCAL, COUNTY AND STATE ORDINANCES.
2. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AT ONCE BEFORE PROCEEDING WITH DEMOLITION.
3. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY WITH THE ARCHITECT, IN WRITING, ANY OMISSIONS OR DISCREPANCIES ARISING FROM THE INFORMATION CONTAINED WITHIN THE PLANS FOR DEMOLITION.
4. CONTRACTOR AND SUBCONTRACTORS SHALL COMPLETELY FAMILIARIZE THEMSELVES WITH THE EXISTING SITE CONDITIONS AND VERIFY THE LOCATION AND AVAILABILITY OF ALL UTILITIES PRIOR TO SUBMITTING BIDS.
5. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, AIA DOCUMENT A201, SHALL BECOME PART OF THESE DEMOLITION NOTES AND SHALL GOVERN THE ADMINISTRATION OF THE CONTRACT.
6. WHENEVER A SPECIFIC METHOD IS CALLED FOR IN THE DRAWINGS AN EQUAL METHOD SHALL BE CONSIDERED PROVIDING THAT THE REQUEST IS SENT IN WRITING TO THE ARCHITECT FOR APPROVAL PRIOR TO PERFORMING THE WORK.
7. ALL MATERIAL REMOVED, WHICH IS NOT TO BE SALVAGED OR REUSED BY THE OWNER, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND BE PROMPTLY REMOVED FROM THE SITE. DO NOT STORE OR PERMIT DEBRIS TO ACCUMULATE ON THE SITE.
8. CONTRACTOR SHALL PROTECT ALL SURFACES TO BE REFINISHED SO THAT THEY ARE NOT DAMAGED DURING THE DEMOLITION PHASE.



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 www.eastshore.net
 Eastshore, Inc. Corp.
 Cert. No. AAC001608

LUIS JAUREGUI, H.
 L.C. AR 0012124
IGNACIO J. ZABALETA
 L.C. AR 0012101

NO.	REVISION / SUBMISSION	DATE
	PRELIMINARY DRAWINGS	7/13/21
1	RESPONSES TO BERCOV RADELL ET AL	8/13/21
2	FOR MEETING W/ MATT, EMILY, MICHAEL, ET AL	8/17/21
3	FOR MEETING W/ MIAMI BEACH STAFF	8/19/21
4	REVS PER MTG W/ MIAMI BEACH STAFF	8/20/21
5	REVS PER ZOOM MTG W/ EMILY & MICHAEL	9/3/21
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7	FOR MTG. W/ MIAMI BEACH STAFF	9/20/21
8	FOR MTG. W/ MIAMI BEACH STAFF	10/19/21
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10	FOR TEAM REVIEW	11/02/21
11	FOR PRE APPLICATION MEETING	11/08/21
12	FIRST SUBMITTAL	11/15/21
13	FINAL SUBMITTAL	12/6/21
14		
15		

PROJECT

NEW RESIDENCE FOR:

SUSAN ASSAAD

7801 ATLANTIC WAY
 MIAMI BEACH, FL 33141

ELECTRONIC SIGNATURE

ARCHITECT'S SEAL



PROJECT NUMBER

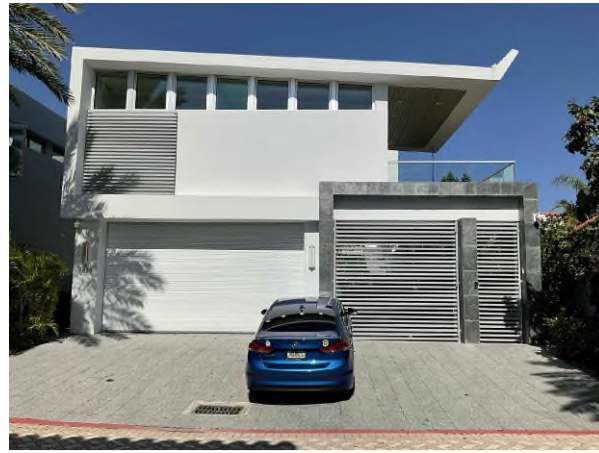
21-15

SHEET NUMBER

D-001



1 - 7845 ATLANTIC WAY



2 - 7833 ATLANTIC WAY



3 - 7837 ATLANTIC WAY



4 - 7825 ATLANTIC WAY



5 - 7815 ATLANTIC WAY



6 - 7801 ATLANTIC WAY - SUBJECT



7 - BEACH ACCESS @ DAHLIA ST.



8 - BEACH ACCESS VIEW OF SUBJECT



PHOTO LEGEND



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PROJECT

NEW RESIDENCE FOR

SUSAN ASSAAD

7801 ATLANTIC WAY
MIAMI BEACH, FL 33141

ELECTRONIC SIGNATURE

ARCHITECT'S SEAL



PROJECT NUMBER

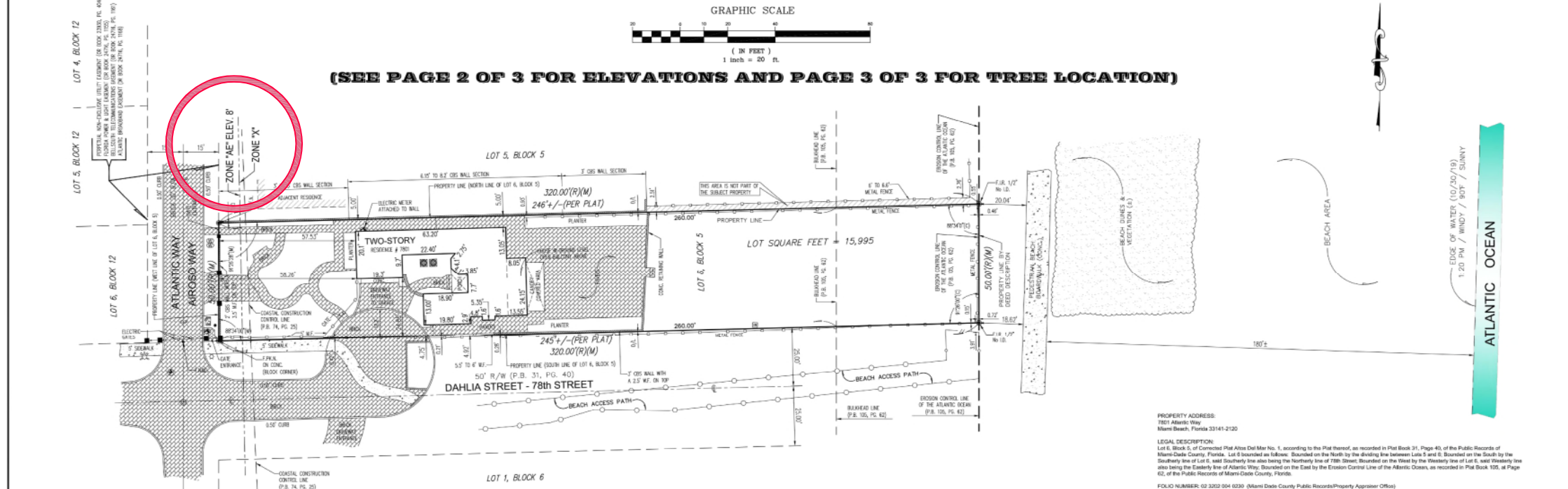
21-15

SHEET NUMBER

A-001

SKETCH OF BOUNDARY SURVEY

(SEE PAGE 2 OF 3 FOR ELEVATIONS AND PAGE 3 OF 3 FOR TREE LOCATION)



- LEGEND**
- (C) = Calculated
 - CL = Clear
 - CL = Center Line
 - CONC. = Concrete
 - CBS. = Concrete Block Stucco
 - Δ = Delta
 - ENC. = Encroachment
 - F.F.E.L. = Finish Floor Elevation
 - F.I.P. = Found Iron Pipe
 - F.I.R. = Found Iron Rod
 - F.N. = Found Nail
 - F.N.E.D. = Found Nail & Disc
 - I.D. = Identification
 - L = Length
 - (M) = Measured
 - O/L = On Line
 - R = Property Line
 - (P) = Plot
 - P.C. = Point of Curvature
 - P.B. = Plat Book
 - P.G. = Page
 - R = Radius
 - (R) = Record
 - R/W = Right of Way
 - L.F. = Utility Foundation

- SYMBOLS**
- AIR CONDITIONER
 - CABLE TV
 - CATCH BASIN
 - CONCRETE POLE
 - ELECTRIC BOX
 - SANITARY SEWER MANHOLE
 - LIGHT POLE
 - WATER HEATER
 - WATER METER
 - WOOD POLE
 - IRRIGATION CONTROL VALVE
 - FPL MANHOLE
 - FIRE HYDRANT
 - IRRIGATION BOX
 - TREE
 - PALM
 - EXISTING ELEVATION
 - COVERED AREA
 - CHAIN LINK FENCE (CLF.)
 - METAL FENCE (M.F.)
 - OVERHEAD LINES
 - WOOD POST
 - WOOD FENCE (W.F.)
 - WIRE FENCE (W.R.F.)
 - CBS. WALL



The height of the existing walls and fences as shown on this survey drawing were taken from the inside of the subject property. Elevations taken in the sand area of the subject property can fluctuate due to erosion, weather elements like rain, wind, etc. Survey done by occupation, physical evidence, the recovery of existing property corners, field measurements, calculations, adjacent plat and legal description provided to the surveyor and also from the Miami-Dade County Public Records Property Appraiser Office and no claims as to ownership are made or implied. The legal ownership of the fences and/or walls as shown herein was not determined, and the locations as shown are based on the recovered boundary measurement and calculations. Distances from property lines to fences or walls may slightly vary due to their irregularity, width and composition. Fences or walls not always follow on a straight line and in most cases meander through trees, heights, vines and heavy landscaping usually located along boundary lines, therefore the resultant of said dimensions as shown herein may vary slightly within 0.30' to 0.50' of a foot more or less. Any fencing, walls, entrance features and landscaping could be subject to a "Safe Right Distance Triangle" rule. Call 811 or visit www.sunshine11.com before digging. In some instances graphic representations have been exaggerated to more clearly illustrate the relationship between physical improvements and/or lot lines. In all cases dimensions shall control the location of the improvements over scale positions. The dimensions and directions shown herein are in substantial agreement with the legal description and calculated values unless otherwise noted. Obstructed property corners are witnessed by improvements. There is no visible evidence of any kind of any earth moving or building construction within recent months. Nor is there any observable evidence of the site being used as a solid waste dump, dump or sanitary landfill. There is no observable evidence of recent street or sidewalk construction and/or repairs within the Public Right of Way. It is unknown to the surveyor if any changes in street right of way lines or additional dedications for road purposes. Property is subject to restrictions, conditions, limitations, easements, and reservations of record and existing zoning ordinances. There may be restrictions not shown on this survey that may affect the future development of this property. Such restrictions could be found in the Public Records or Building and Zoning Department of Miami-Dade County, Florida and the City of Miami Beach, Florida. Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Egress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments for Right-of-Way other than shown on the recorded plat or stated in the legal description, as it appears on this drawing. Only the visible above ground surface indications of the underground utilities in addition to those evidenced by visible encroachments as shown on this sketch. Underground utility references (if any) is based on limited information provided by the utility company or construction as built provided to the surveyor. Owner of the agent should verify all utility locations with the appropriate utility provider before using. No underground footings were located and no subsurface investigation was performed at the time of survey.

CERTIFIED TO:
Susan Assaad
Hembdale Shopp, PLLC
Old Republic National Title Insurance Company

PROPERTY ADDRESS:
7801 Atlantic Way
Miami Beach, Florida 33141-3120

LEGAL DESCRIPTION:
Lot 5, Block 5, of Correlated Plat Allos Del Mar No. 1, according to the Plat thereof, as recorded in Plat Book 31, Page 40, of the Public Records of Miami-Dade County, Florida. Lot 5 bounded as follows: Bounded on the North by the Building line between Lots 5 and 6; Bounded on the South by the Southern line of Lot 6, said Southern line also being the Northern line of 78th Street; Bounded on the East by the Western line of Lot 6, said Western line also being the Eastern line of Atlantic Way; Bounded on the West by the Erosion Control Line of the Atlantic Ocean, as recorded in Plat Book 100, of Page 62 of the Public Records of Miami-Dade County, Florida.

FOKID NUMBER: 02 202 204 6200 (Miami-Dade County Public Records/Property Appraiser Office)

REFERENCES:
-Plat of Correlated Plat Allos Del Mar No. 1, according to the Plat thereof, as recorded in Plat Book 31, Page 40, of the Public Records of Miami-Dade County, Florida.
-Plat of the Erosion Control Line of the Atlantic Ocean, State of Florida according to the Plat thereof, as recorded in Plat Book 100, Page 62, of the Public Records of Miami-Dade County, Florida, for the location of the Erosion Control Line and also the Bulkhead Line.
-Plat of the State of Florida, Department of Natural Resources, Coastal Construction Control Line as recorded in Plat Book 74, Page 25, of the Public Records of Miami-Dade County, Florida, for the location of the Coastal Construction Control Line.
-Proprietor's Non-Exclusive Utility Easement as recorded in Official Records Book 23000, Page 4046, of the Public Records of Miami-Dade County, Florida.
-Florida Power & Light Easement as recorded in Official Records Book 24716, Page 1155, of the Public Records of Miami-Dade County, Florida.
-Bulkhead Easement as recorded in Official Records Book 24716, Page 1161, of the Public Records of Miami-Dade County, Florida.
-Atlantic Broadband Easement as recorded in Official Records Book 24716, Page 1166, of the Public Records of Miami-Dade County, Florida.
All recording references noted herein are referring to the Miami-Dade County Public Records, unless otherwise noted.

SURVEYOR'S NOTES:
All distances as shown are based on the US Survey foot.
At the time of Survey, The National Flood Insurance Rate Map for Florida, Community Panel No. 120061 (City of Miami Beach) 12006-C, 03/01/14, FEMA Date 05/12/09 and Revised with an effective date of 08/11/2020, published by the United States Department of Housing and Urban Development, delineates the existing dwelling structure located within the described parcel of land to be situated outside the Special Flood Hazard Area designated by the Federal Emergency Management Agency (FEMA). The existing residence lies within Zone "X", area determined to be outside the 1% annual chance floodplain. Subject lands cross more than one Flood Zone and a portion of the lot along the Western boundary line lies within Flood Hazard Zone "AE", Base Flood Elevation 8 feet. The Base Flood Elevation "AE" 8' refers to NGVD Datum (1929).
Definition between Flood Zone lines were determined by the scale factor and are shown on the Survey drawing.
All elevations as shown on this Survey drawing are related to the National Geodetic Vertical Datum, 1988 (NGVD).
BENCHMARK REFERENCES:
Benchmark: CMB 79-01
Elevation: 2.71 feet (NGVD 1929) / 4.25 feet (NGVD 1929) by GPS conversion factor.
Location: NE MITX 78TH ST & ABBOTT AVE
Status: Survey
GPS: N
Platted: N
Description: PKNAIL & WASHER ON TOP OF CURB
Benchmark: CMB 80-11
Elevation: 2.43 feet (NGVD 1929) / 3.97 feet (NGVD 1929) by GPS conversion factor.
Location: NE MITX ABBOTT AVE & 80 ST
Status: Survey
GPS: N
Platted: N
Description: PKNAIL ON TOP OF CURB
Some of the floor elevations as shown on this survey drawing were taken from the outside of the house only. No access was available to the surveyor to the inside of the house at the time of survey. There may be some other different levels of elevation inside the house not known to the surveyor.
This sketch of Boundary Survey does not represent a Mean High Water Line Survey as defined under Chapter 61D17-6.002(3), Florida Administrative Code. Property could be subject to additional jurisdictional requirements for the permitting process, and there may be additional survey requirements necessary to address those specific permit processes.
This is to certify to the above named firm and/or persons that the "SKETCH OF BOUNDARY SURVEY" of the herein described property is true and correct to the best of my knowledge and belief as reported hereunder under my direction. Also there are no visible encroachments other than those shown. Owner or his representative furnished the legal description contained herein. Other recorded instruments may affect this property. Surveyor has not examined the abstract of title. Locations of utilities on or adjacent to the property were not secured unless specifically requested by owner. I further certify that this map or plat meets the Standards of Practice and the Minimum Technical Standard Requirements, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 475.027 Florida Statutes, as set forth in Chapter 53-17.051 and 53-17.020 and a "BOUNDARY SURVEY" as defined in Section 53-17.020.

Jorge L Cabrera
Digitally signed by Jorge L Cabrera
DN: cn=US, o=Jorge L Cabrera
Professional Surveyor and Mapper
Inc.
ID: 2021110609551104007
Date: 2021.11.06 09:55:11 -0400

Jorge L Cabrera
Professional Surveyor & Mapper, # 6487
State of Florida

LAST REVISION
10/27/2021
JN 19-5113-C



Jorge L. Cabrera
Professional Surveyor and Mapper
State of Florida
PLS/PSM License No. 6487
2882 S.W. 146th Place, Miami, Florida 33185
Phone: (305) 302-2522 Fax: (305) 207-9537

No.	Date	Description
1	12/18/2019	REVISION TO FOOT ELEVATIONS
2	11/08/2021	REVISION TO UPDATE AND SHOW TREE LOCATION
3	10/27/2021	REVISION TO UPDATE

Prepared for:
Susan Assaad

CHECKED BY: JLC.
DRAWN BY: ELF.
FIELD DATE: 11/01/2019
DATE: 11/03/2019
SCALE: 1" = 20'
JOB No. 19-5113
SHEET: 1 OF 3



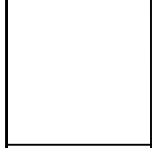
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EASTSHORE INC. Corp.
Cert. No. AAC001608

LUIS JAUREGUI, H.
L.C. AR 0012124
IGNACIO J. ZABALETA
L.C. AR 0012101

No.	REVISION / SUBMISSION	DATE
	PRELIMINARY DRAWINGS	7/13/21
1	RESPONSES TO BERCOV RADELI ET AL	8/13/21
2	FOR MEETING W/ MATT, EMILY, MICHAEL, ET AL	8/17/21
3	FOR MEETING W/ MIAMI BEACH STAFF	8/19/21
4	REVS PER MTG W/ MIAMI BEACH STAFF	8/20/21
5	REVS PER ZOOM MTG W/ EMILY & MICHAEL	9/3/21
6	REVS PER ZOOM MTG W/ SUZY	9/7/21
7	FOR MTG. W/ MIAMI BEACH STAFF	9/20/21
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11	FOR PRE APPLICATION MEETING	11/08/21
12	FIRST SUBMITTAL	11/15/21
13	FINAL SUBMITTAL	12/6/21
14		
15		

PROJECT
NEW RESIDENCE FOR:
SUSAN ASSAAD
7801 ATLANTIC WAY
MIAMI BEACH, FL 33141

ELECTRONIC SIGNATURE



PROJECT NUMBER
21-15
SHEET NUMBER
A-002

SURVEY W/ FLOOD ZONES
SCALE: SEE GRAPHIC SCALE



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L.C. AR 0012101

NO.	REVISION / SUBMISSION	DATE
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PROJECT
NEW RESIDENCE FOR

SUSAN ASSAAD

7801 ATLANTIC WAY
MIAMI BEACH, FL 33141

ELECTRONIC SIGNATURE

ARCHITECT'S SEAL



PROJECT NUMBER
21-15

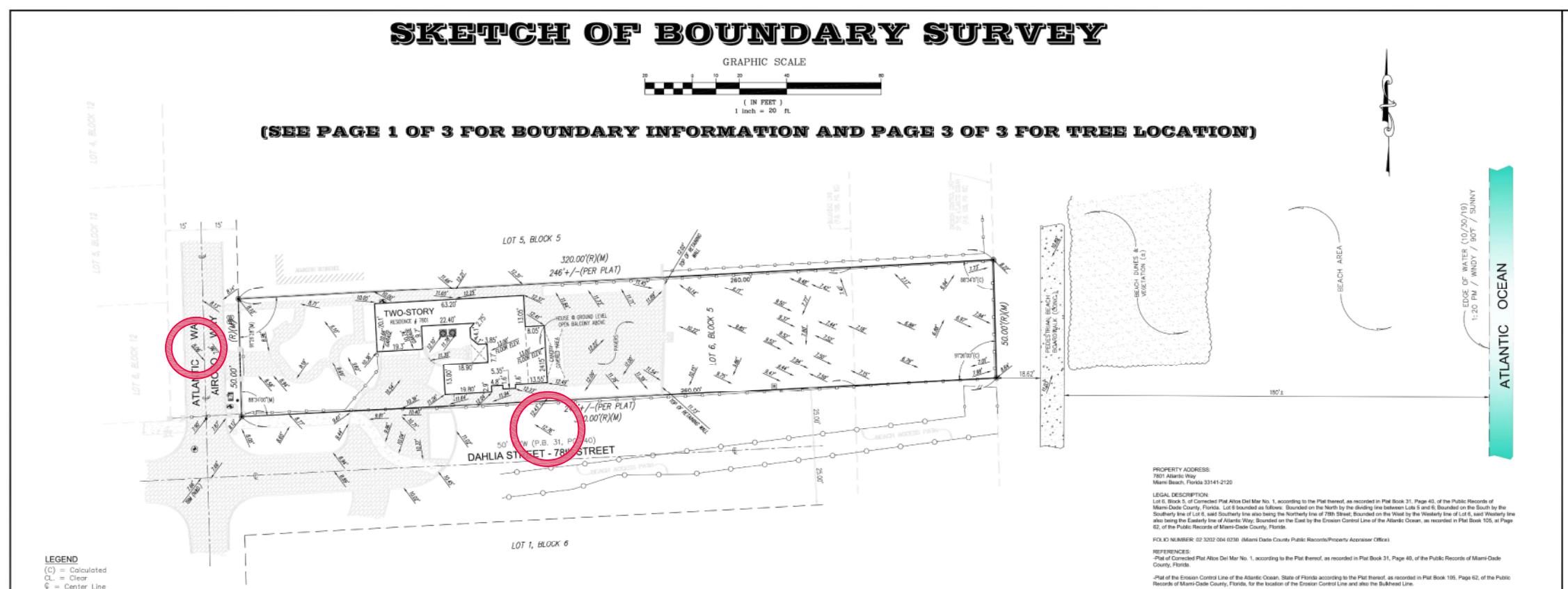
SHEET NUMBER
A-003

SKETCH OF BOUNDARY SURVEY

GRAPHIC SCALE



(SEE PAGE 1 OF 3 FOR BOUNDARY INFORMATION AND PAGE 3 OF 3 FOR TREE LOCATION)



- LEGEND**
- (C) = Calculated
 - CL = Clear
 - CL = Center Line
 - CONC. = Concrete
 - CBS = Concrete Block Stucco
 - Δ = Delta
 - ENC. = Encroachment
 - F.F.E.L. = Finish Floor Elevation
 - F.I.P. = Found Iron Pipe
 - F.I.R. = Found Iron Rod
 - F.N. = Found Nail
 - F.N&D. = Found Nail & Disc
 - I.D. = Identification
 - L = Length
 - (M) = Measured
 - D/L = On Line
 - E = Property Line
 - (P) = Plot
 - P.C. = Point of Curvature
 - P.B. = Plat Book
 - P.G. = Page
 - R = Radius
 - (R) = Record
 - R/W = Right of Way
 - U.E. = Utility Easement

- SYMBOLS**
- AIR CONDITIONER
 - CABLE TV
 - CATCH BASIN
 - CONCRETE POLE
 - ELECTRIC BOX
 - SANITARY SEWER MANHOLE
 - LIGHT POLE
 - WATER HEATER
 - WATER METER
 - WOOD POLE
 - IRRIGATION CONTROL VALVE
 - FPL MANHOLE
 - FIRE HYDRANT
 - IRRIGATION BOX
 - TREE
 - PALM
 - EXISTING ELEVATION
 - COVERED AREA
 - CHAIN LINK FENCE (C.L.F.)
 - METAL FENCE (M.F.)
 - OVERHEAD LINES
 - WOOD POST
 - WOOD FENCE (W.F.)
 - WIRE FENCE (W.R.F.)
 - CBS WALL



LOCATION MAP
NOT TO SCALE

The height of the existing walls and fences as shown on this survey drawing were taken from the inside of the subject property. Elevations taken in the same area of the subject property can fluctuate due to erosion, weather elements like rain, wind, etc.

Survey done by occupation, physical evidence, the recovery of existing property corners, field measurements, calculations, adjacent plats and legal description provided to the surveyor and also from the Miami-Dade County Public Records/Property Appraiser Office and no claims as to ownership are made or implied.

The exact ownership of the fences and/or walls as shown herein was not determined, and the locations as shown are based on the recovered boundary measurement and calculations.

Distances from property lines to fences or walls may slightly vary due to their irregularity, width and composition. Fences or walls not always travel on a straight line and in most cases meander through trees, bridges, vines and heavy landscaping usually located along boundary lines, therefore the resultant of said dimensions as shown herein may vary slightly with 0.30' to 0.90' of a foot more or less.

Any fencing, walls, entrance features and landscaping could be subject to a "Safe Sight Distance Triangle" rule.

Call 811 or visit www.sunshinest1.com before digging.

In some instances graphic representations have been exaggerated to more clearly illustrate the relationship between physical improvements and/or lot lines. In all cases dimensions shall control the location of the improvements over located positions.

The dimensions and directions shown herein are in substantial agreement with the legal description and calculated values unless otherwise noted. Obscured property corners are witnessed by improvements.

There is no visible evidence of any kind of earth moving or building construction within recent months. Nor is there any observable evidence of the site being used as a solid waste dump, dump or sanitary landfill.

There is no observable evidence of recent street or sidewalk construction and/or repairs within the Public Right of Way.

It is unknown to the surveyor if any changes in street right of way lines or additional dedication for road purposes.

Property is subject to restrictions, conditions, limitations, easements, and reservations of record and existing zoning ordinances.

There may be restrictions not shown on this survey that may affect the future development of this property. Such restrictions could be found in the Public Records or Building and Zoning Department of Miami-Dade County, Florida and the City of Miami Beach, Florida.

Any notations evidence of occupation and/or use of the described parcel for Right-of-Way, Egress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments for Right-of-Way other than those shown on the recorded plat or stated in the legal description, as it appears on this drawing.

Only the visible above ground surface indications of the underground utilities have been located. There may be other underground utilities in addition to those evidenced by visible appearances as shown on this sketch. Underground utility references (if any) is based on limited information provided by the utility company or construction as-built provided to the surveyor. Owner of this agent should verify all utility locations with the appropriate utility provider before using.

No underground findings were located and no subsurface investigation was performed at the time of survey.

CERTIFIED TO:
Susan Assaad
Hernandez Shapiro, PLLC
Old Republic National Title Insurance Company

PROPERTY ADDRESS:
7801 Atlantic Way
Miami Beach, Florida 33141-2120

LEGAL DESCRIPTION:
Lot 6, Block 5, of Corrected Plat Atlas Del Mar No. 1, according to the Plat thereof, as recorded in Plat Book 31, Page 40, of the Public Records of Miami-Dade County, Florida. Lot 6 bounded as follows: Bounded on the North by the dividing line between Lots 5 and 6; Bounded on the South by the Southerly line of Lot 6, said Southerly line also being the northerly line of 78th Street; Bounded on the West by the Westerly line of Lot 6, said Westerly line also being the Eastern line of Atlantic Way; Bounded on the East by the Emission Control Line of the Atlantic Ocean, as recorded in Plat Book 105, at Page 62, of the Public Records of Miami-Dade County, Florida.

PLAT NUMBER: 02 3032 004 0706 (Miami-Dade County Public Records/Property Appraiser Office)

REFERENCES:
1. Plat of Corrected Plat Atlas Del Mar No. 1, according to the Plat thereof, as recorded in Plat Book 31, Page 40, of the Public Records of Miami-Dade County, Florida.
2. Plat of the Emission Control Line of the Atlantic Ocean, State of Florida according to the Plat thereof, as recorded in Plat Book 105, Page 62, of the Public Records of Miami-Dade County, Florida, for the location of the Emission Control Line and also the Bulkhead Line.
3. Plat of the State of Florida, Department of Natural Resources, Coastal Construction Control Line as recorded in Plat Book 74, Page 25, of the Public Records of Miami-Dade County, Florida, for the location of the Coastal Construction Control Line.
4. "Perpetual Non-Exclusive Utility Easement" as recorded in Official Records Book 23933, Page 4946, of the Public Records of Miami-Dade County, Florida.
5. "Florida Power & Light Easement" as recorded in Official Records Book 24716, Page 1155, of the Public Records of Miami-Dade County, Florida.
6. "Subsolar Easement" as recorded in Official Records Book 24716, Page 1151, of the Public Records of Miami-Dade County, Florida.
7. "Atlantic Broadband Easement" as recorded in Official Records Book 24716, Page 1168, of the Public Records of Miami-Dade County, Florida.
All recording references noted herein are referring to the Miami-Dade County Public Records, unless otherwise noted.

SURVEYOR'S NOTES:
All elevations as shown are based on the US Survey foot.

At the time of Survey, The National Flood Insurance Rate Map for Florida, Community Panel No. 120051 (City of Miami Beach) 12066 C, 630X L, FIRM Date 09/11/2009 and Revised as effective date of 09/11/2009, published by the United States Department of Housing and Urban Development, delineates the existing dwelling structures located within the described parcel of land to be situated outside the Special Flood Hazard Area (designated by the Federal Emergency Management Agency (FEMA)). The existing evidence lies within Zone "X", areas determined to be outside the 1% annual chance floodplain. Subject lands cross more than one Flood Zone and a portion of the lot is along the Westerly boundary line lies within Flood Hazard Zone "AE" - Special Flood Hazard Zone "AE" - The Base Flood Elevation "AE" if refers to NGVD Datum (1929).

Delineation between Flood Zone lines were determined by the scale factor and are shown on the Survey drawing.

All elevations as shown on this Survey drawing are referred to the National Geodetic Vertical Datum, 1929 (NGVD).

BENCHMARK REFERENCES:
Benchmark: OMB 79-01
Elevation: 2.71 feet (NGVD 1929) / 4.23 feet (NGVD 1929) by GPS conversion factor.
Location: NE INTX 78TH ST & ABBOTT AVE
Status: Survey
GPS: N
Furnish: N
Description: PK NAIL & WASHER ON TOP OF CURB
Benchmark: OMB 85-11
Elevation: 2.43 feet (NGVD 1929) / 3.97 feet (NGVD 1929) by GPS conversion factor.
Location: NE INTX ABBOTT AVE & 80 ST
Status: Survey
GPS: N
Furnish: N
Description: PK NAIL ON TOP OF CURB
Some of the floor elevations as shown on this survey drawing were taken from the outside of the house only. No access was available to the surveyor to the inside of the house at the time of survey. There may be some other different levels of elevation inside the house not known to the surveyor.

This sketch of Boundary Survey does not represent a Mean High Water Line Survey as defined under Chapter 61.017(4), Florida Administrative Code. Property could be subject to additional jurisdictional requirements for the permitting process, and there may be additional survey requirements necessary to address those specific permit processes.

This is to certify to the above named firm and to persons that the "SKETCH OF BOUNDARY SURVEY" of the herein described property in fact and correct to the best of my knowledge and belief as earnestly surveyed under my direction, also there are no visible encroachments other than those shown. Owner or his representative furnished the legal description contained herein. Other recorded instruments may affect this property. Surveyor has not examined the abstract of title. Locations of utilities or adjacent to the property were not located unless specifically requested by owner. I further certify that this map or plat meets the Standards of Practice and the Minimum Technical Standard Requirements, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 62.027 Florida Statutes, as set forth in Chapter 6A-17, Florida Administrative Code, under Sections 6A-17.001 and 6A-17.002 and is a "BOUNDARY SURVEY" as defined in Section 6A-17.003.

Jorge L. Cabrera
Professional Surveyor & Mapper, # 6487
State of Florida

LAST REVISION
10/27/2021
JN 19-5113-C

Susan Assaad
Prepared for:



JORGE L. CABRERA
Professional Surveyor and Mapper
State of Florida
PLS/PSM License No: 6487
2862 S.W. 14th Place, Miami, Florida 33185
Phone: (305) 302-2622 Fax: (305) 207-9637

No.	Date	Description
1	10/14/2021	REVISION TO ADD ELEVATIONS
2	11/08/2021	REVISION TO UPDATE AND SHOW TREE LOCATION
3	11/02/2021	REVISION TO UPDATE

Susan Assaad

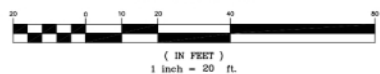
CHECKED BY: JLC.
DRAWN BY: ELF.
FIELD DATE: 11/01/2019
DATE: 11/03/2019
SCALE: 1" = 20'
JOB No: 19-5113

SHEET
2 OF 3

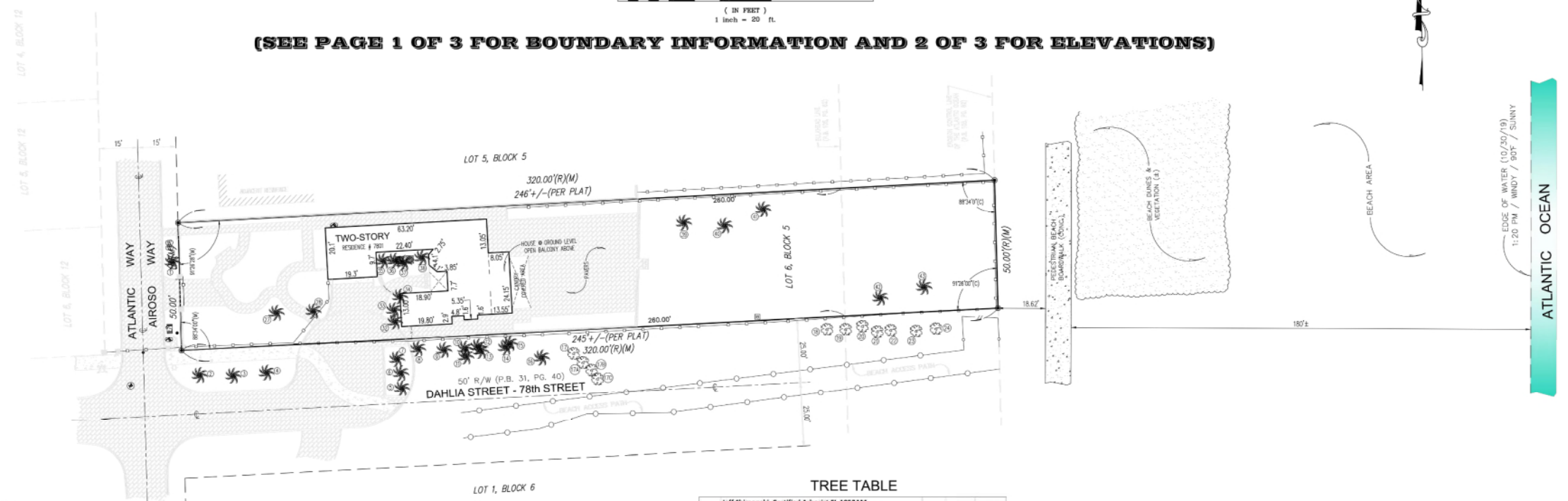
SURVEY W/ GRADE ELEVATIONS
SCALE: SEE GRAPHIC SCALE

SKETCH OF BOUNDARY SURVEY

GRAPHIC SCALE



(SEE PAGE 1 OF 3 FOR BOUNDARY INFORMATION AND 2 OF 3 FOR ELEVATIONS)



- LEGEND**
- (C) = Calculated
 - CL = Clear
 - CL = Center Line
 - CONC. = Concrete
 - CBS. = Concrete Block Stucco
 - Δ = Delta
 - ENC. = Encroachment
 - F.F.E.L. = Finish Floor Elevation
 - F.I.P. = Found Iron Pipe
 - F.I.R. = Found Iron Rod
 - F.N. = Found Nail
 - F.N&D. = Found Nail & Disc
 - I.D. = Identification
 - L = Length
 - (M) = Measured
 - O/L = On Line
 - R = Property Line
 - (P) = Plat
 - P.C. = Point of Curvature
 - P.B. = Plat Book
 - P.C. = Page
 - R = Radius
 - (R) = Record
 - R/W = Right of Way
 - U.E. = Utility Easement

- SYMBOLS**
- AIR CONDITIONER
 - CABLE TV
 - CATCH BASIN
 - CONCRETE POLE
 - ELECTRIC BOX
 - SANITARY SEWER MANHOLE
 - LIGHT POLE
 - WATER HEATER
 - WATER METER
 - WOOD POLE
 - IRRIGATION CONTROL VALVE
 - FPL MANHOLE
 - FIRE HYDRANT
 - IRRIGATION BOX
 - TREE
 - PALM
 - EXISTING ELEVATION
 - COVERED AREA
 - CHAIN LINK FENCE (C.L.F.)
 - METAL FENCE (M.F.)
 - OVERHEAD LINES
 - WOOD POST
 - WOOD FENCE (W.F.)
 - WIRE FENCE (W.R.F.)
 - CBS. WALL



TREE TABLE

Jeff Shimonski, Certified Arborist FL-1052AM
7801 Atlantic Way, Miami Beach

Scientific name	Common name	DBH	H/Ct	Canopy
1 Phoenix dactylifera	Date palm	17"	28'	28'
2 Cocos nucifera	Coconut palm	9"	28'	26'
3 Cocos nucifera	Coconut palm	10"	30'	28'
4 Cocos nucifera	Coconut palm	9"	25'	28'
5 Adonia merrilli	Christmas palm	6"	15'	10'
6 Adonia merrilli	Christmas palm	6"	15'	10'
7 Adonia merrilli	Christmas palm	7"	15'	10'
8 Psychosperma elegans x 2 tks	Solitare palm	6"	28'	12'
9 Cocos nucifera	Coconut palm	8"	28'	18'
10 Veitchia montgomeryana x 2 tks	Montgomery palm	7"	7'	12'
11 Veitchia montgomeryana	Montgomery palm	2"	8'	10'
12 Cocos nucifera	Coconut palm	10"	26'	20'
13 Veitchia montgomeryana	Montgomery palm	4"	7'	12'
14 Cocos nucifera	Coconut palm	8"	28'	26'
15 Veitchia montgomeryana	Montgomery palm	4"	6'	14'
16 Cocos nucifera	Coconut palm	9"	22'	26'
17 Coccothraux uvifera	Seagrape	7"	30'	18'
17a Coccothraux uvifera	Seagrape	17"	30'	25'
17b Coccothraux uvifera	Seagrape	22"	30'	30'
17c Coccothraux uvifera	Seagrape	42"	30'	30'
18 Coccothraux uvifera	Seagrape	31"	18'	28'
19 Coccothraux uvifera	Seagrape	26"	20'	35'
20 Coccothraux uvifera	Seagrape	15"	16'	35'
21 Coccothraux uvifera	Seagrape	9"	18'	35'
22 Coccothraux uvifera	Seagrape	17"	18'	35'
23 Coccothraux uvifera	Seagrape	3"	14'	14'
24 Coccothraux uvifera	Seagrape	18"	16'	25'
27 Cocos nucifera	Coconut palm	9"	20'	30'
28 Psychosperma elegans	Solitare palm	4"	20'	12'
32 Thrinax radiata x 4 tks	Florida thatch palm	14"	30'	20'
33 Thrinax radiata x 2 tks	Florida thatch palm	7"	30'	10'
34 Adonia merrilli	Christmas palm	6"	24'	8'
35 Dypsis lutescens	Areca palm	44"	22'	24'
36 Thrinax radiata x 2 tks	Florida thatch palm	7"	30'	14'
37 Strelitzia nicolai	White bird of paradise	5"	20'	8'
38 Thrinax radiata x 3 tks	Florida thatch palm	12"	30'	18'
39 Cocos nucifera	Coconut palm	10"	22'	18'
40 Cocos nucifera	Coconut palm	7"	13'	18'
41 Cocos nucifera	Coconut palm	9"	22'	18'
42 Cocos nucifera	Coconut palm	8"	20'	18'
43 Cocos nucifera	Coconut palm	8"	13'	18'

DBH is rounded off to the nearest inch
H/Ct denotes approximate overall height of trees and approximate clear trunk of palm
The clear trunk measurement for palms with multiple trunks is of the tallest trunk
Canopy is measured in one direction

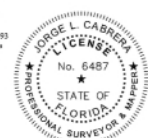
The location of the trees as shown on this survey drawing are compiled from such field surveys deemed necessary by Jorge L. Cabrera, PSM, therefore the resultant of said dimensions shown hereon could vary slightly within 1 to 2 feet more or less.

The Tree Table as shown hereon was prepared by certified Arborist Jeff Shimonski, information below:

President, Tropical Designs of Florida, Inc.
Member, American Society of Consulting Arborists
ISA Certified Arborist Municipal Specialist FL-1052AM
ISA Tree Risk Assessment Qualification
LIAF Florida Certified Landscape Inspector - 2016-0175
305-773-9406
Jeff@TropicalArboriculture.com
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Jorge L. Cabrera
Professional Surveyor & Mapper, # 6487
State of Florida

Digitally signed by Jorge L. Cabrera
DN: c=US, o=Jorge L. Cabrera
Professional Surveyor and Mapper
Inc., email=Jorge.L.Cabrera@TropicalArboriculture.com, ou=Jorge L. Cabrera
Date: 2021.10.27 11:50:57 -0400



LAST REVISION
10/27/2021
JN 19-5113-C

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No.	Date	Description
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3	10/27/2021	REVISION TO UPDATE

Prepared for:
Susan Assaad

CHECKED BY: J.L.C.
DRAWN BY: ELF
FIELD DATE: 11/01/2019
DATE: 11/03/2021
SCALE: 1" = 20'
JOB No. 19-5113

SHEET:
3 OF 3



EASTSHORE ARCHITECTS
2727 Salzedo Street
Coral Gables, FL 33134
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Eastshore, Inc. Corp.
Cert. No. AAC001608

LUIS JAUREGUI, H.
L.C. AR 0012124
IGNACIO J. ZABALETA
L.C. AR 0012101

NO.	REVISION / SUBMISSION	DATE
	PRELIMINARY DRAWINGS	7/13/21
1	RESPONSES TO BERCOV RADELI ET AL	8/13/21
2	FOR MEETING W/ MATT, EMILY, MICHAEL, ET AL	8/17/21
3	FOR MEETING W/ MIAMI BEACH STAFF	8/19/21
4	REVS PER MTG W/ MIAMI BEACH STAFF	8/20/21
5	REVS PER ZOOM MTG W/ EMILY & MICHAEL	9/3/21
6	REVS PER ZOOM MTG W/ SUZY	9/7/21
7	FOR MTG. W/ MIAMI BEACH STAFF	9/20/21
8	FOR MTG. W/ MIAMI BEACH STAFF	10/19/21
9	FOR TEAM MEETING	10/22/21
10	FOR TEAM REVIEW	11/02/21
11	FOR PRE APPLICATION MEETING	11/08/21
12	FIRST SUBMITTAL	11/15/21
13	FINAL SUBMITTAL	12/6/21
14		
15		

PROJECT
NEW RESIDENCE FOR
SUSAN ASSAAD
7801 ATLANTIC WAY
MIAMI BEACH, FL 33141

ELECTRONIC SIGNATURE



PROJECT NUMBER
21-15

SHEET NUMBER
A-004

TREE SURVEY
SCALE: SEE GRAPHIC SCALE