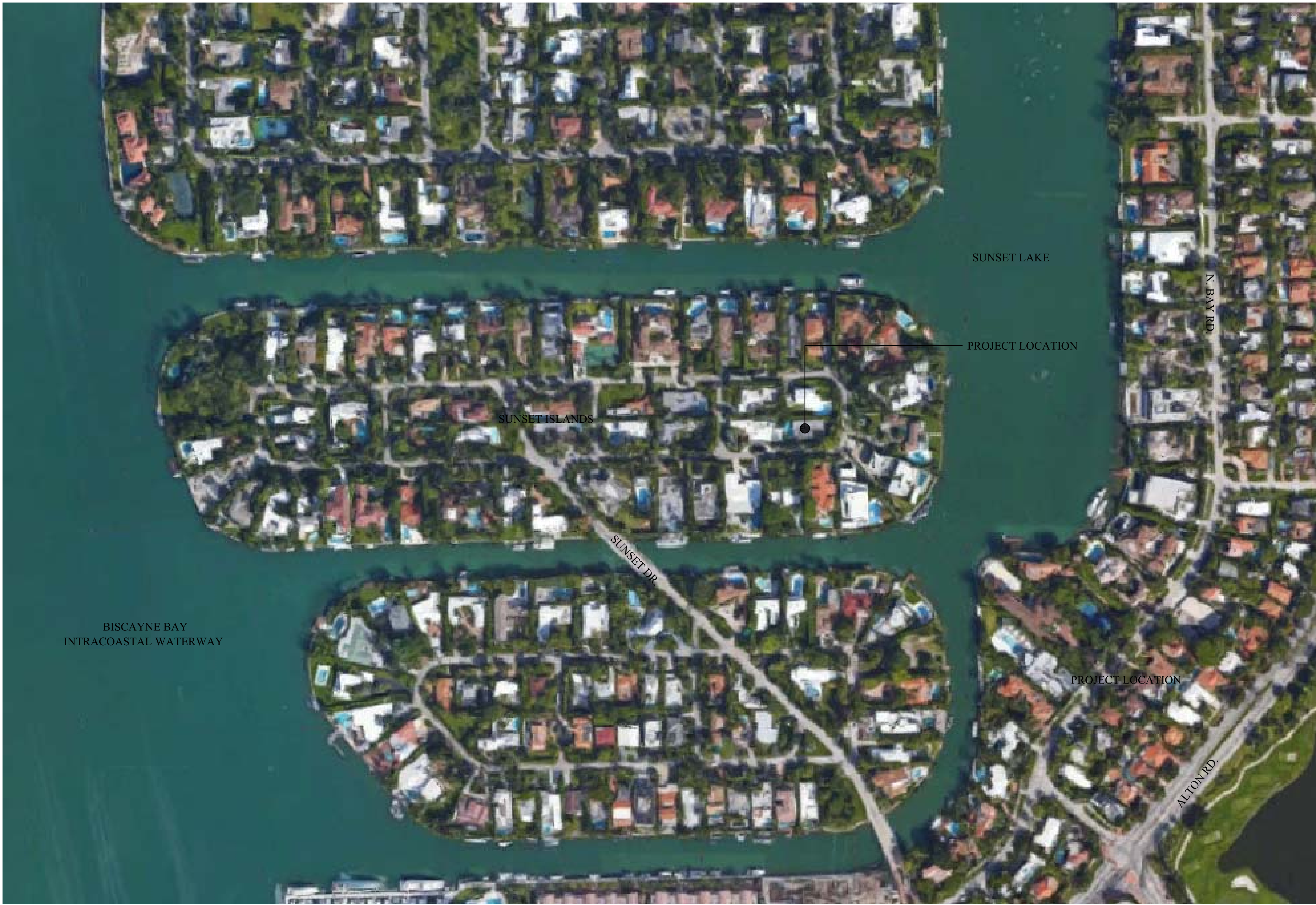
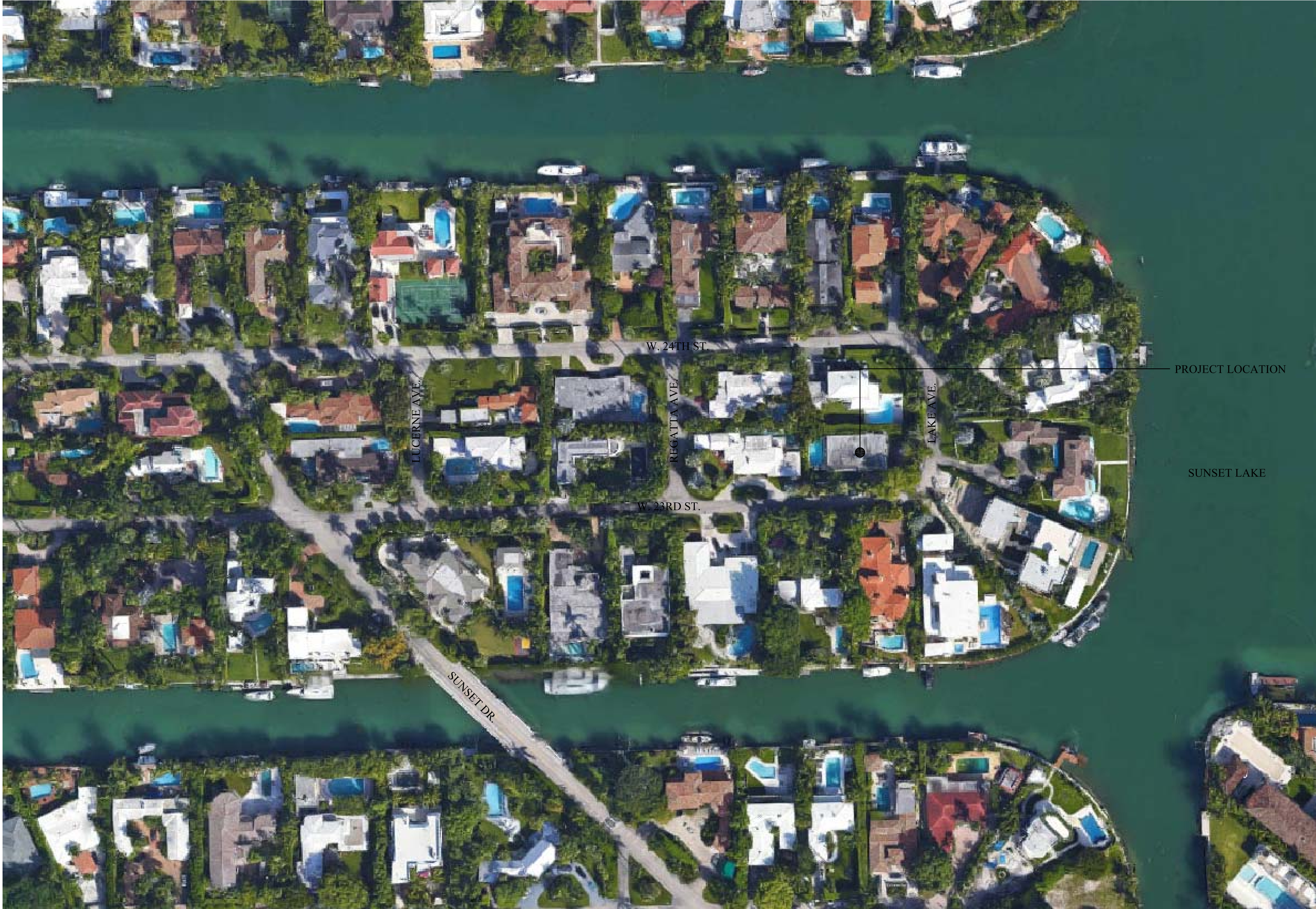




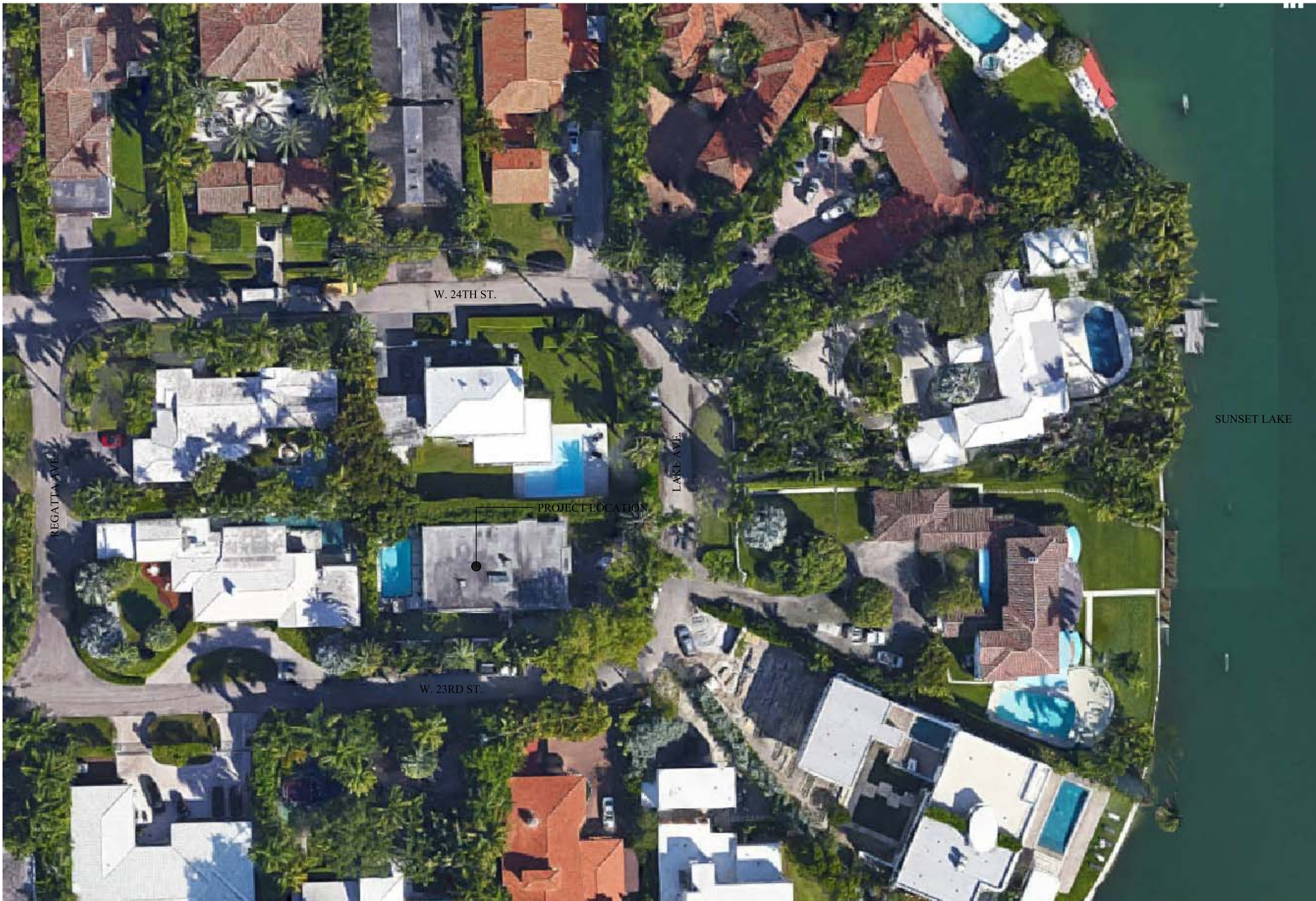
1 AERIAL LOCATION PLAN
0' 61.0' N.T.S.



2 NEIGHBORHOOD LOCATION PLAN
0' 61.0' N.T.S.



3 NEIGHBORHOOD CONTEXT PLAN
0' 61.0' N.T.S.



4 PROPERTY LOCATION PLAN
0' 61.0' N.T.S.

NO.	REVISION	DATE

JOB NO.	1402
DRAWN BY	CM, TM, LC
DATE	09-16-15
CHECKED	CM

CMA Design Studio, Inc.

ARCHITECTURE PLANNING INTERIOR DESIGN

232 Andalusia Avenue Suite 101 Coral Gables, Florida 33134 T: 305.448.4200 F: 305.448.4215

PERISTERIS RESIDENCE

2300 Lake Ave.

Miami Beach, FL 33140

CONTEXT PHOTOS

SEAL

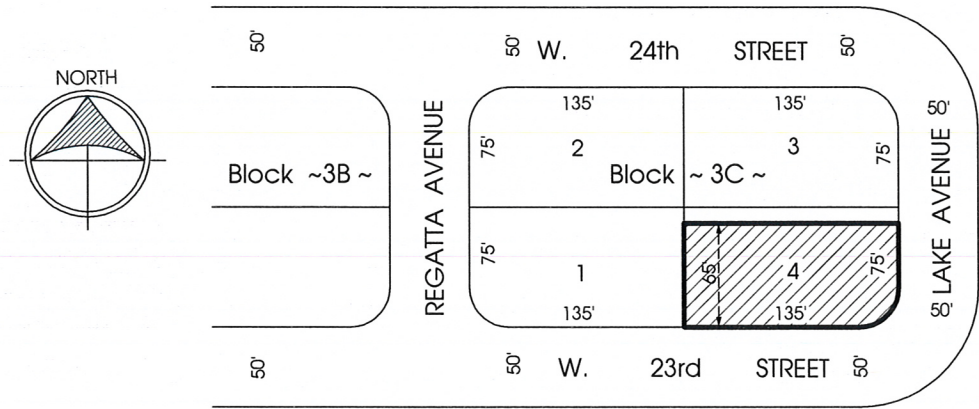
Michael Noll, AIA
FL Architect
LIC. AR0017758
AA26000730

SHEET NO.:

G1.0

LOCATION MAP

Scale: 1" = 100'



LEGAL DESCRIPTION:

FOLIO: 02-3228-001-1380
THE SOUTH 65 FEET OF LOT 4, BLOCK 3C, " 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.

PROPERTY ADDRESS:

2300 LAKE AVENUE, MIAMI BEACH, FLORIDA 33140

FLOOD ZONE INFORMATION:

FLOOD ZONE: "AE" COMMUNITY: 120651 PANEL: 0317
DATE OF FIRM: 09-11-2009 SUFFIX: L ELEVATION: 8.0 FEET (N.G.V.D.29)

CERTIFIED TO:

2300 LAKE AVE, LLC

ABBREVIATIONS AND LEGEND:

RES	=DENOTES RESIDENCE
SWK	=DENOTES SIDEWALK
A/C	=DENOTES AIR CONDITIONING UNIT
CONC.	=DENOTES CONCRETE
(M)	=DENOTES MEASURE
(R)	=DENOTES RECORD
R/W	=DENOTES RIGHT - OF- WAY
CL	=DENOTES CENTERLINE
U.E.	=DENOTES UTILITY EASEMENT
P.B.	=DENOTES PLAT BOOK
PG.	=DENOTES PAGE
WM	=DENOTES WATER METER
WP	=DENOTES WOOD POWER POLE
WF	=DENOTES WOOD FENCE
CLF	=DENOTES CHAIN LINK FENCE
IF	=DENOTES IRON FENCE
OH	=DENOTES OVERHEAD WIRES
IP	=DENOTES FOUND IRON PIPE (NO ID.)
ND	=DENOTES FOUND NAIL AND DISC

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 2) EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECT THIS PROPERTY.
- 3) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 4) UNDERGROUND PORTION OF FOOTING, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 5) ONLY VISIBLE ON ABOVE GROUND ENCROACHMENTS LOCATED.
- 6) WALL TIES ARE THE FACE OF THE WALL.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) BEARINGS REFERENCED TO LINE NOTED AS B.R.
- 9) BOUNDARY SURVEY MEANS A DRAWING AND/OR GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE.
- 10) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- 11) NOT VALID UNLESS SEALED WITH THE SIGNINGS SURVEYORS EMBOSSED SEAL.
- 12) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 13) ELEVATIONS IF SHOWN ARE BASED UPON N.A.V.D. 1988 UNLESS OTHERWISE NOTED.
- 14) THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED.
- 15) THIS BOUNDARY SURVEY HAS BEEN PREPARE FOR THE EXCLUSIVE USE OF THE ENTITIES NAME HEREON. THE CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED PARTIES.
- 16) BENCHMARK: CMB 53-02ELEVATION: 2.99 FEET
LOCATION: DRIVEWAY 2324 W. 24th ST

CERTIFICATION:

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPER IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SIGNED
MIGUEL ESPINOSA
FOR THE FIRM
P.S.M. No. 5101-STATE OF FLORIDA
NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSE SURVEYOR AND MAPPER.

SHEET 1 OF 2

NOT VALID WITHOUT ALL PAGES

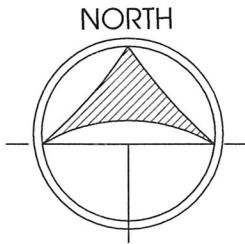
MIGUEL ESPINOSA LAND SURVEYING INC.
PROFESSIONAL SURVEYOR AND MAPPER
10665 S.W. 190th STREET, SUITE 3111, MIAMI, FLORIDA 33157
PHONE: (305) 262-2992 FAX: (305) 964-9303 L.B. No. 6463

BOUNDARY SURVEY

Original Date: 04/16/2015	Field date: 04/13/2015 02/09/2016	Revision Date: 04/16/2015 02/09/2016	Drawn by: R.U.	Job No. S-11542
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MAP OF SURVEY

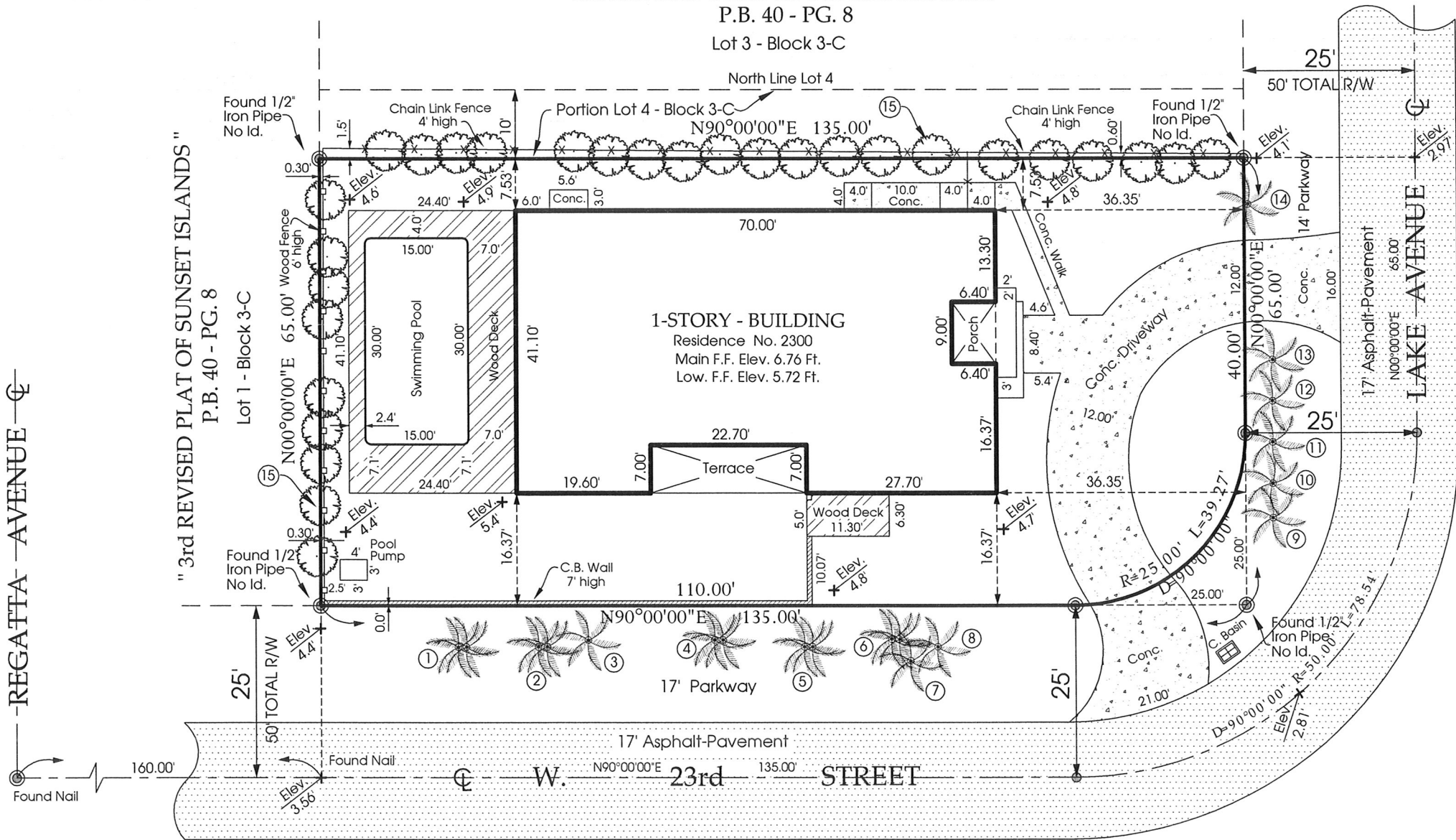
Scale: 1" = 20'



" 3rd REVISED PLAT OF SUNSET ISLANDS "

P.B. 40 - PG. 8

Lot 3 - Block 3-C



TREE TABULATION

No.	NAME	TRUNK (Diameter)	CANOPY (Diameter)	HEIGHT
1	Palm (2)	3.4'	15'	22'
2	Palm (2)	3.4'	15'	22'
3	Palm	2.8'	15'	33'
4	Palm (2)	3.4'	15'	22'
5	Palm (2)	3.4'	15'	22'
6	Palm (2)	3.4'	15'	22'
7	Palm	1.6'	15'	40'
8	Palm (2)	3.4'	15'	22'
9	Palm	1.2'	13'	35'
10	Palm	1.2'	13'	35'
11	Palm	1.2'	13'	35'
12	Palm	1.2'	13'	35'
13	Palm	1.2'	13'	35'
14	Palm	3.0'	12'	30'
15	Ficus (Group)	0.60'	7'	20'

SHEET 2 OF 2

NOT VALID WITHOUT ALL PAGES

Note:
Lot S.F. = 8641 +/- S.F.
Elevations shown are N.A.V.D. 1988

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE
RECORD AND MEASURE UNLESS OTHERWISE NOTED.

MIGUEL ESPINOSA LAND SURVEYING INC.
PROFESSIONAL SURVEYOR AND MAPPER
10665 S.W. 190th STREET, SUITE 3111, MIAMI, FLORIDA 33157
PHONE: (305) 262-2992 FAX: (305) 964-9303

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LOOKING DOWN W. 24TH. ST.

2315 LAKE AVE.

2305 LAKE AVE.



2315 LAKE AVE.

2305 LAKE AVE.

LOOKING DOWN LAKE AVE.

NO.	REVISION	DATE

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PERISTERIS RESIDENCE
2300 Lake Ave.
Miami Beach, FL 33140
TITLE: CONTEXTUAL PHOTO MONTAGE

SEAL
Michael Noll, AIA
FL Architect
LIC. AR0017758
AA26000730

SHEET NO.:
R1.0