

# BUILDING CARD

GEO. BRUMLIK  
**Owner** SCOTT-PERRY CORP: **Mailing Address** **Permit No.** 15422 **Cost** \$ 9,200.  
**Lot** 3 **Block** "I" **Subdivision** HIBISCUS ISL. **Address** 119 East Second Court  
**General Contractor** Scott-Perry Corp: **Bond No.** 2742 **3232-05-0130**  
**Architect** Arnold Southwell **Engineer** Zurwelle & Whitaker  
**Zoning Regulations:** Use RD **Area** 22 **Lot Size** 78 X 125  
**Building Size:** Front 57'10" **Depth** 45' **Height** 13' **Stories** one  
**Certificate of Occupancy No.** **Use** Residence - 5 rms & attached garage  
**Type of Construction** c-b-s **Foundation** Concrete Piling **Roof** Tile **Date** Feb.18-1941

**Plumbing Contractor** Markowitz & Resnick # 15067 **Sewer Connection** 1(septic) **Date** 2-21-1941  
**Temporary Closet** 1

**Plumbing Contractor** **Laundry tray** 1 **Date**  
**Water Closets** 3 **Bath Tubs** 2 **Floor Drains**  
**Lavatories** 2 **Showers** **Grease Traps**  
**Urinals** **Sinks** 1 **Drinking Fountains**  
**Gas Stoves** **Gas Heaters** 2 **Rough Approved --Bell -** **Date** 4/9/1941  
**Gas Radiators** **Gas Turn On Approved**

**Septic Tank Contractor** Acme Septic Tank Co. **On Tank Size** 450 gals **Date** 3/4/1941  
**Oil Burner Contractor** **Tank Size** 100 ft drain tile **Date**

**Sprinkler System**

**Electrical Contractor** Max Belin # 16951 **Address** **Date** 3/12/1941  
**Switch** 10 **Range** 1 **Motors** **Fans** **Temporary Service**  
**OUTLETS** **Light** 10 **HEATERS** **Water**  
**Receptacles** 18 **Space** 1 **Centers of Distribution** 2  
**Refrigerators** 1  
**Irons** 1 **Sign Outlets**

**No. FIXTURES** 10 **Electrical Contractor** **Date**  
**FINAL APPROVED BY** Lincoln Brown, Jr. **Date of Service** July 2, 1941

9346

## ALTERATIONS & ADDITIONS

**Building Permits:** #75742 Giffen Industries, Inc.: #366 Re-roof - \$975 - 2/2/66  
 #87350 - Joe Fifkin - for sale sign \$5.00 8/11/71  
 #15424-Gordon Roofing Install tile roof 20 sqs-\$2900-8-1-79

### Plumbing Permits:

#39691 Giffen Industries: 100 gal. solar water tank - July 26, 1957

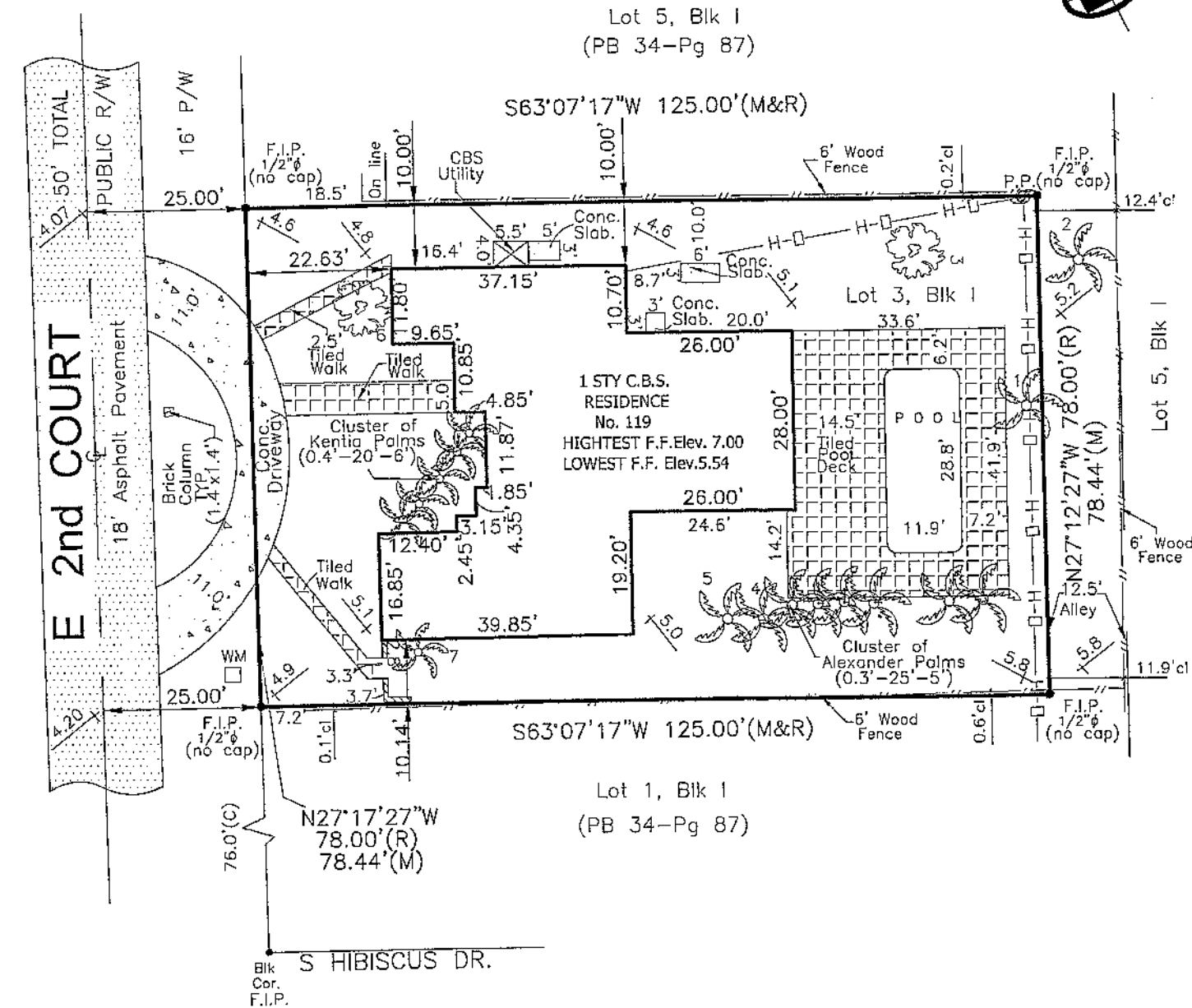
### Electrical Permits:

**Alterations or Repairs—Over**  
 PLUMBING PERMIT # 16749 -Schwartz - 1 gas range- Aug.20,1942



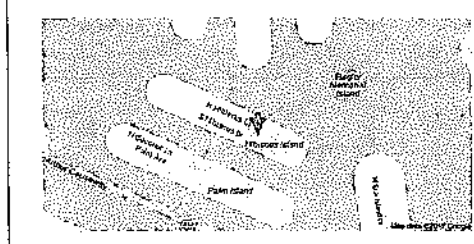
# SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 25'



## LOCATION MAP

SCALE: NTS



## SITE PICTURE



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

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

- ### 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. 120651-316L, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 10.00 FEET (NGVD)**
  - LAND AREA OF SUBJECT PROPERTY: 9,750 SF (+/-)
  - ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY BENCH MARK No. E-01, WITH AN ELEVATION OF 5.35 FEET.
  - BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.27°17'27"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF E 2nd CT., AS SHOWN ON PLAT BOOK 34 AT PAGE 87 OF THE PUBLIC RECORD OF MIAMI DADE COUNTY, FLORIDA.

### GENERAL SURVEYOR NOTES:

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 5J-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 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 1/2 FOOT FOR NATURAL GROUND SURFACES AND 1/4 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 5J-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.

### ENCROACHMENTS AND OTHER POINTS OF INTEREST:

- THERE ARE NO VISIBLE ENCROACHMENT OF THE SUBJECT PROPERTY
- THERE ARE NO VISIBLE ENCROACHMENTS OF THE SUBJECT PROPERTY
- THERE IS NO PLATTED UTIL. EASEMENT ON THE SUBJECT PROPERTY

### TREE LIST

No.	TREE NAME	BOTANICAL NAME	D.B.H.	HEIGHT	SPREAD
1	CANARY DATE PALM	PHOENIX CANARIENSIS	1.5'	20'	12'
2	KENTIA PALM	HOWEA FORSTERIANA	1.5'	45'	8'
3	AVOCADO TREE	PERSEA AMERICANA	1.5'	20'	20'
4	ROYAL PALM	ROYSTONIA ELATA	2.0'	50'	40'
5	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	0.3'	25'	6'
6	UNKNOWN	UNKNOWN	2.0'	15'	15'
7	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	0.3'	25'	5'

**CERTIFIED TO:**  
TRACEY HAGEN RISHTY

SITE ADDRESS: 119 E 2nd CT., MIAMI BEACH, FL. 33179  
 JOB NUMBER: 17-242  
 DATE OF SURVEY: FEBRUARY 24, 2017  
 FOLIO NUMBER: 02-3232-005-0130

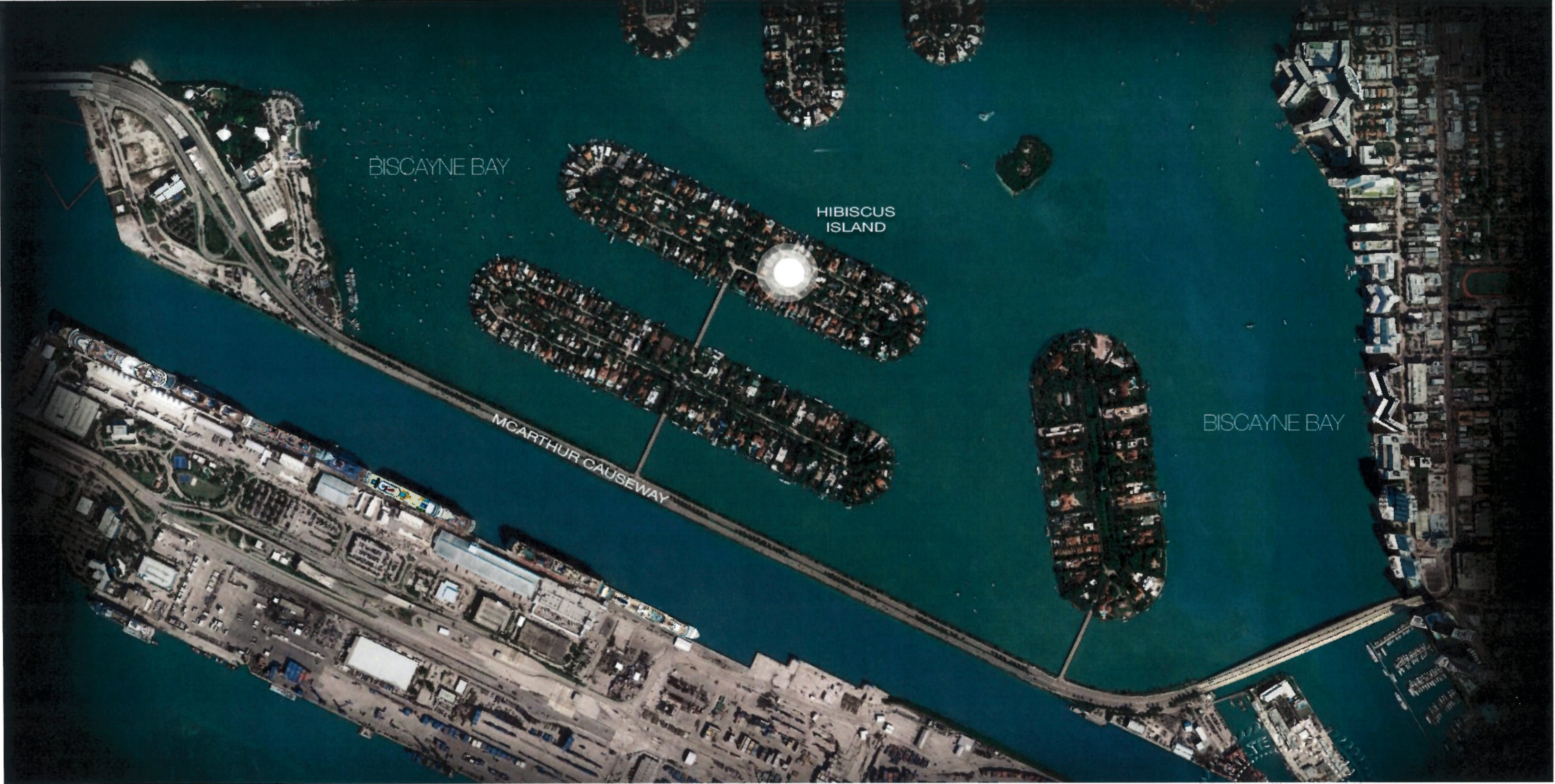
**American Services of Miami, Corp.**  
 Consulting Engineers . Planners . Surveyors

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 2, 2017

LOCATION PLAN



*Plotting*  
04/12/17

NEIGHBORHOOD ANALYSIS - KEY PLAN



119 E 2ND CT.  
MIAMI BEACH FL 33139

DOMO ARCHITECTURE + DESIGN  
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING  
A26002383

*Prithvi*  
04/07/17

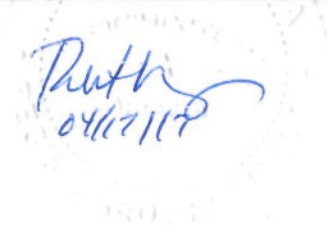
EX-2.1

# NEIGHBORHOOD ANALYSIS - EXISTING STRUCTURE

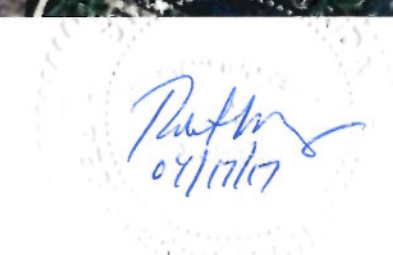
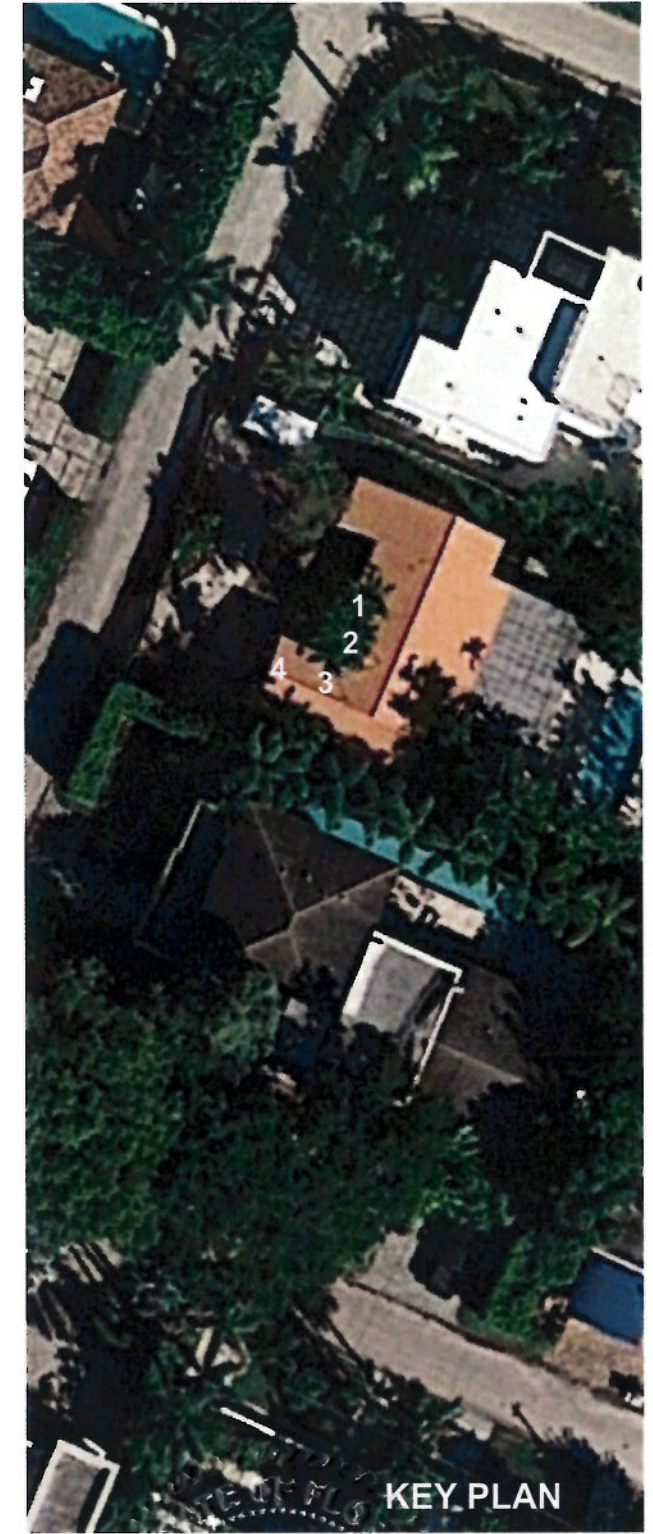


*Philip*  
04/17/17

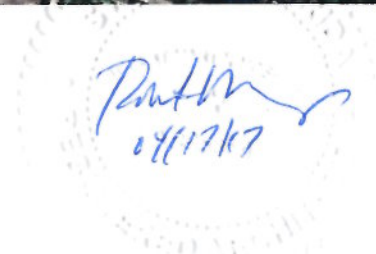
# NEIGHBORHOOD ANALYSIS - EXISTING STRUCTURE INTERIOR



# NEIGHBORHOOD ANALYSIS - EXISTING STRUCTURE INTERIOR



# NEIGHBORHOOD ANALYSIS - EXISTING STRUCTURE INTERIOR





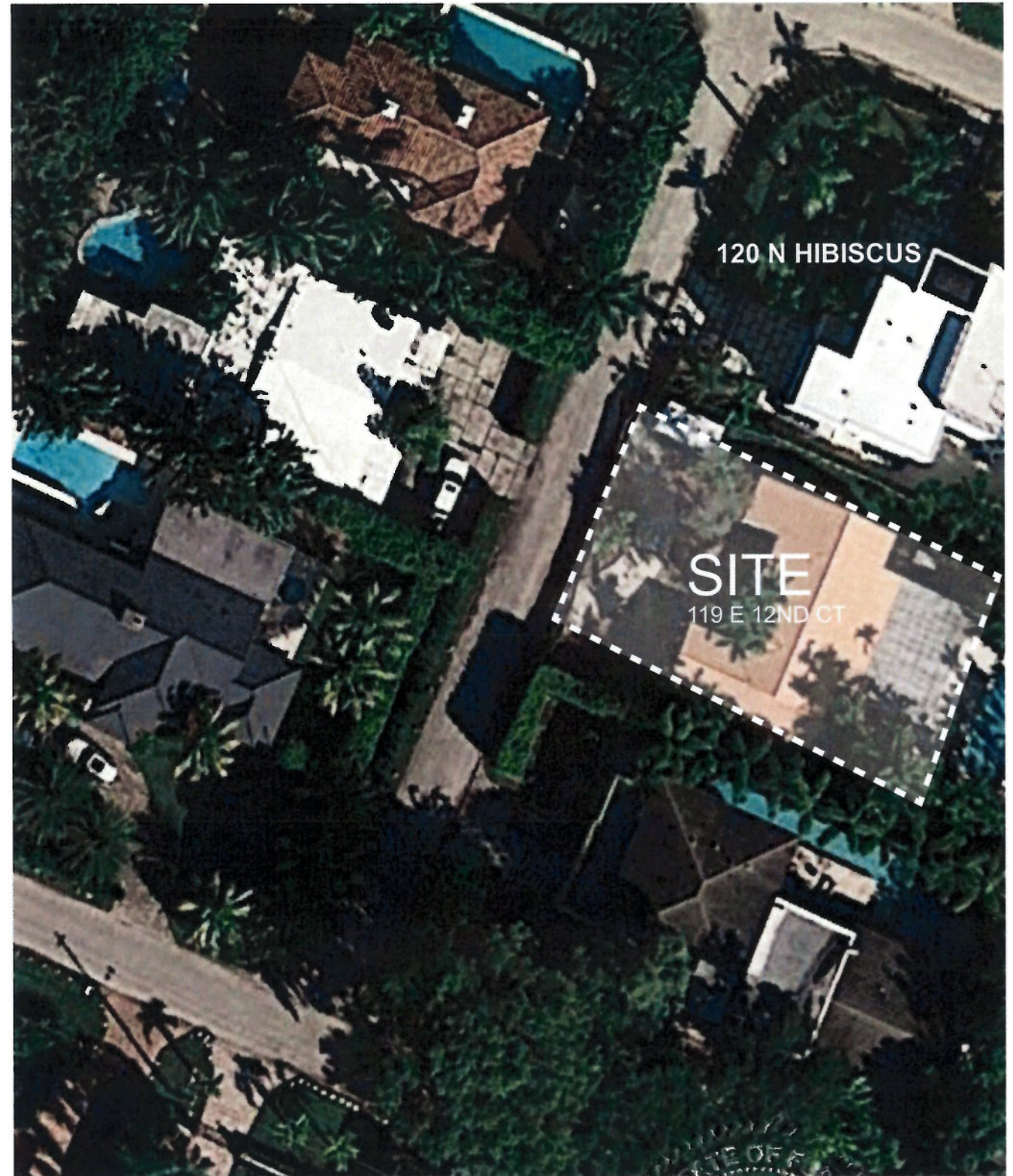
NEIGHBORHOOD ANALYSIS - CONTEXT



120 N HIBISMICHIGAN AV-

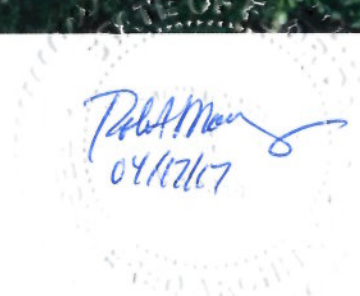


120 N HIBISCUS AVE



120 N HIBISCUS

SITE  
119 E 12ND CT



NEIGHBORHOOD ANALYSIS - CONTEXT



122 E 2ND CT



4365 MICHIGAN AVENUE

119 E 2ND CT.  
MIAMI BEACH FL 33139

DOMO ARCHITECTURE + DESIGN  
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING  
A26002383

*Ruthy*  
04/17/17

NEIGHBORHOOD ANALYSIS - CONTEXT



145 S HIBISCUS DR.

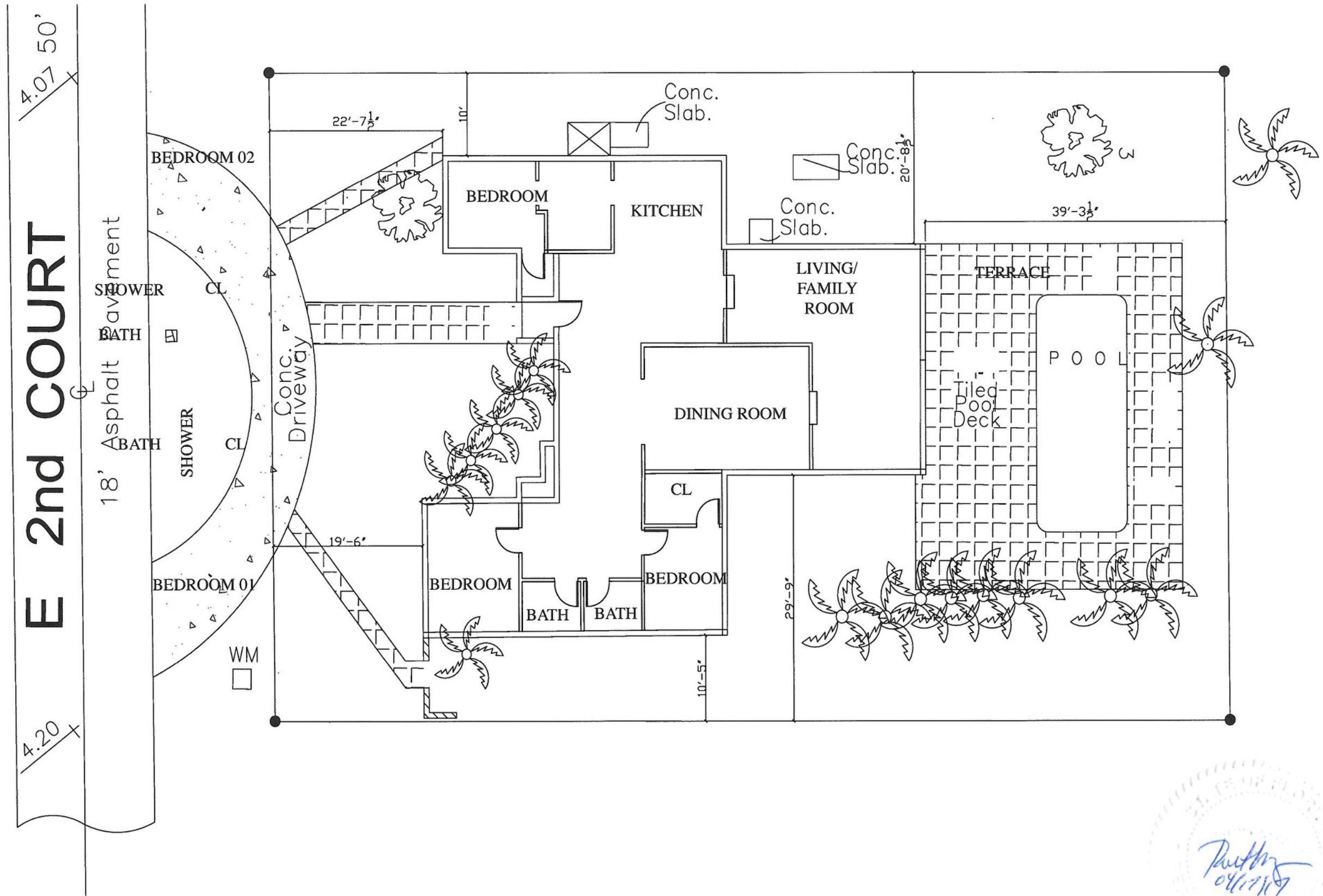


127 S HIBISCUS DR.



*Paul Meyer*  
04/17/17

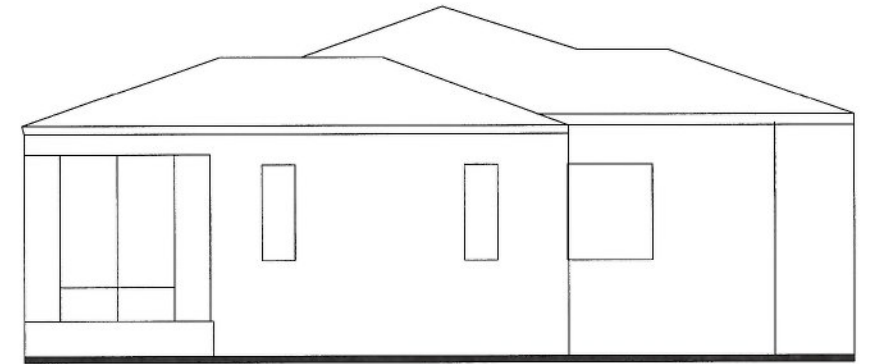
# EXISTING FLOOR PLAN



**EXISTING ELEVATION**



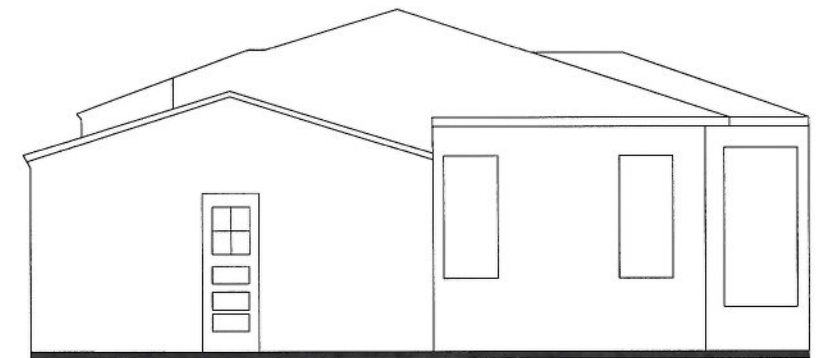
**FRONT ELEVATION**



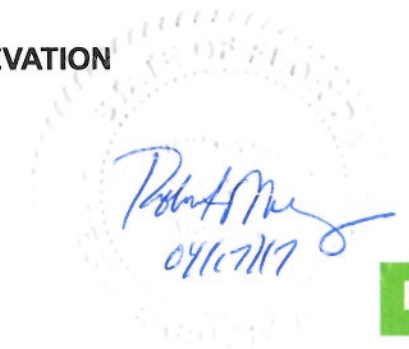
**WEST ELEVATION**



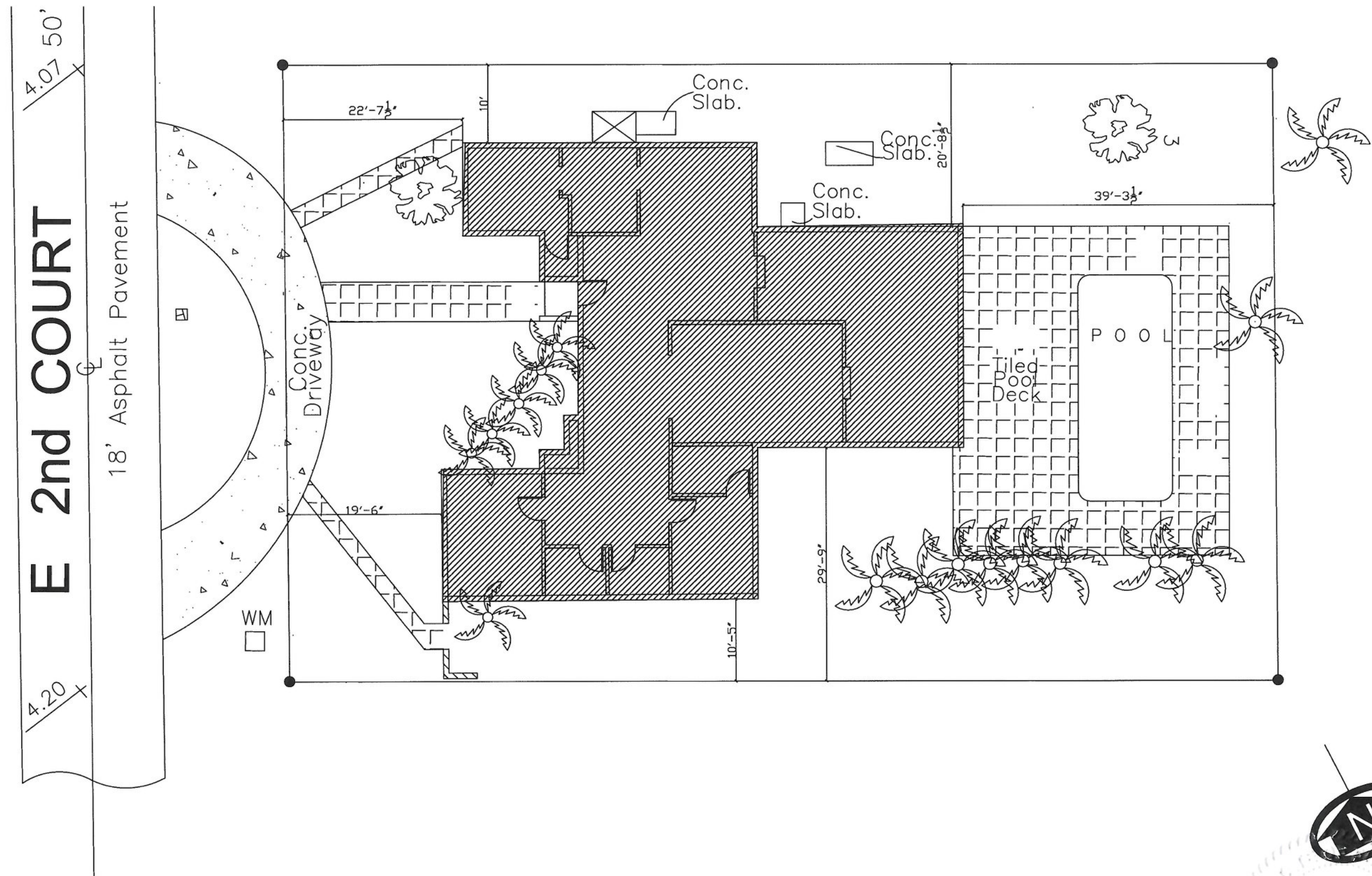
**REAR ELEVATION**



**EAST ELEVATION**



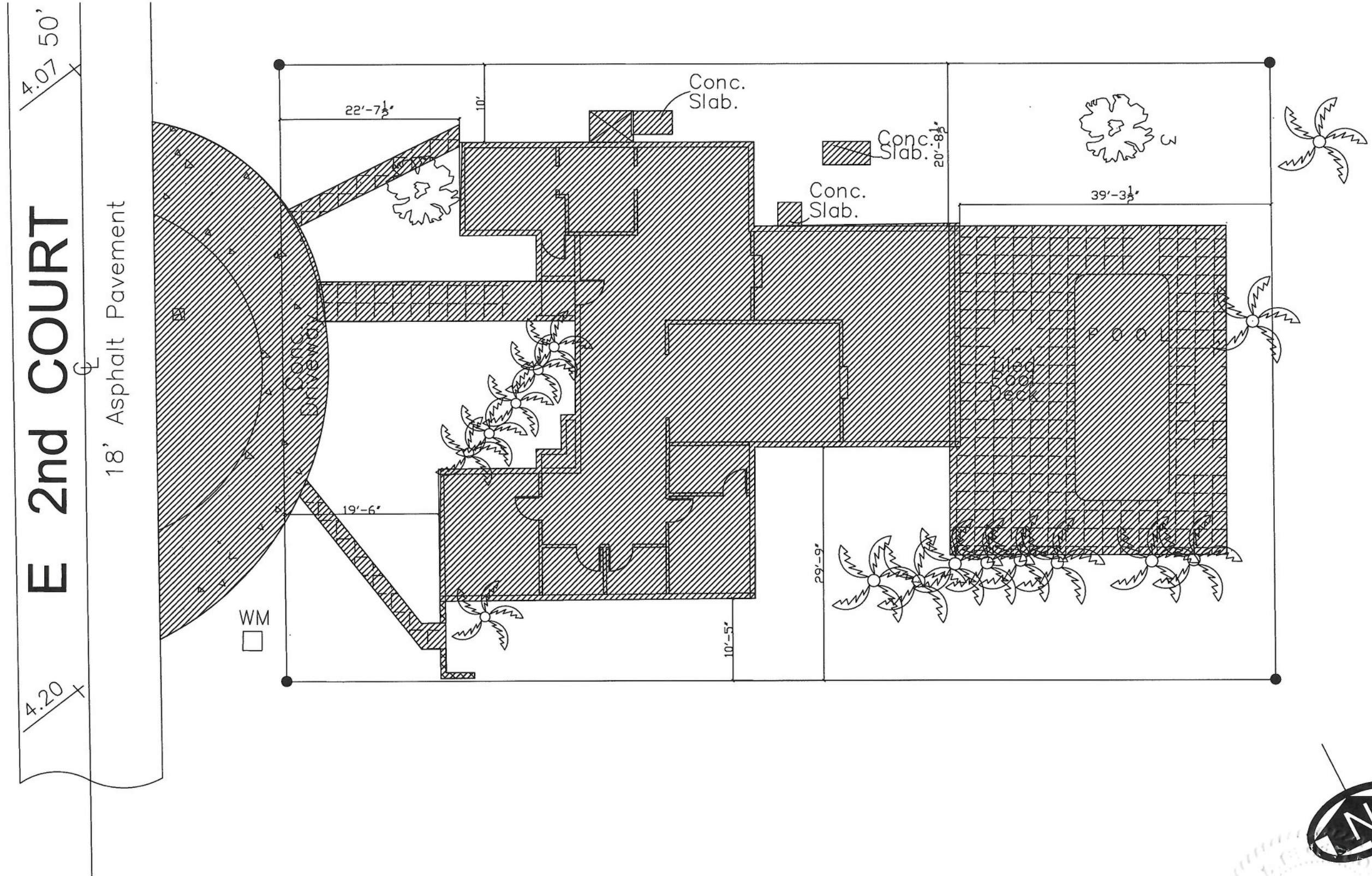
EXISTING LOT COVERAGE




EXISTING LOT COVERAGE: 2,255 SQ.FT

*Plotting*  
0467107

# DEMOLITION PLAN



  
TO BE DEMOLISHED  
*Point Man*  
04/17/17