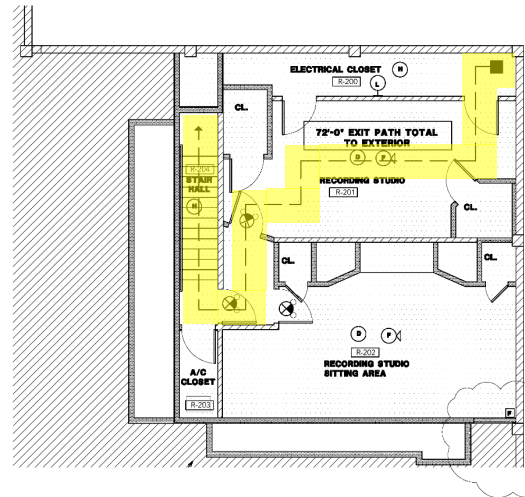


**LIFE SAFETY PLAN  
GROUND FLOOR**  
SCALE: 3/8"=1'-0"

- LEGEND**
- EXISTING WALLS TO REMAIN
  - NEW METAL STUD PARTITION
  - DOOR SYMBOL
  - WINDOW SYMBOL
  - NEW 8" CONCRETE BLOCK WALL
  - WINDOW PRESS SYMBOL
  - GALL TYPE
  - SKATEBOARD RAMPING UNOCCUPABLE AREAS UNLESS SKATEBOARDING
  - AC AREAS

- LEGEND**
- EXIT LIMIT W/ OBSTRUCTION LIMITS SHARED AREA INDICATES LIMITED SPACE
  - EXIT PATH
  - EXIT PATH OBSTACLE
  - OBSTRUCTION LIMITS
  - WALL MOUNTED FIRE EXTINGUISHER
  - ACCESSIBLE ROUTE - 36" WIDE



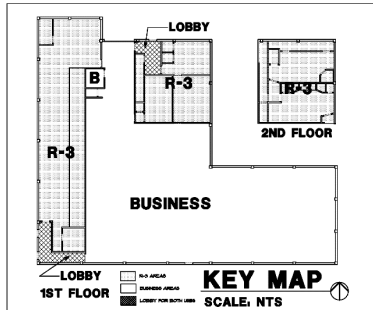
**LIFE SAFETY PLAN  
SECOND FLOOR**  
SCALE: 3/8"=1'-0"

NOTE: ALL NEW PARTITION WALLS TO BE 2 HOUR FIRE RATED. REFER TO PLANS AND WALL TYPES

**LEGEND**

- EXISTING WALLS TO REMAIN
- NEW METAL STUD PARTITION
- DOOR SYMBOL
- WINDOW SYMBOL
- WINDOW PRESS SYMBOL
- GALL TYPE
- SKATEBOARD RAMPING UNOCCUPABLE AREAS UNLESS SKATEBOARDING
- AC AREAS
- NEW 8" CONCRETE BLOCK WALL

PROJECT DATA	
OCCUPANCY GROUP	RESIDENTIAL GROUP R-3 - ONE DWELLING UNIT BUSINESS USE
CONSTRUCTION TYPE	TYPE II - B
LEVEL OF ALTERATION	LEVEL 2 WORK WILL NOT REDUCE EXISTING REQUIRED FIRE RATINGS OF ANY COMPONENT
GROSS AREA	
FIRST FLOOR	
TOTAL GROSS SF - 1ST FLOOR	6,185 SF
SECOND FLOOR	
TOTAL GROSS SF - 2ND FLOOR	1,000 SF
TOTAL GROSS SF	7,185 SF
OCCUPANT LOAD	
RESIDENTIAL - R-3	BASE SF / SQ. FT. = 10 PERSONS
BUSINESS USE	BASE SF TOTAL - BASE SF NOT OCCUPABLE BECAUSE OF SKATEBOARD RAMPING
LOBBY	100 SF TOTAL / 100 = 1 PERSON
TOTAL OCCUP. LOAD	84 PERSONS
BURDEN CAPACITY	84 PERSONS / SQ. FT. = 8.4 INCHES
BURDEN CAPACITY - STAIRWAY	80 PERSONS / SQ. FT. = 8 INCHES
NUMBER OF EXITS REQUIRED / PROVIDED	2 / 2
PREPARED BY BUILDING	NO
ZONING	D1 - WORK / LIVE



**R-S**  
Rainmudge Spelley  
Architects

101120 04/24/24  
101120 04/24/24  
101120 04/24/24  
101120 04/24/24

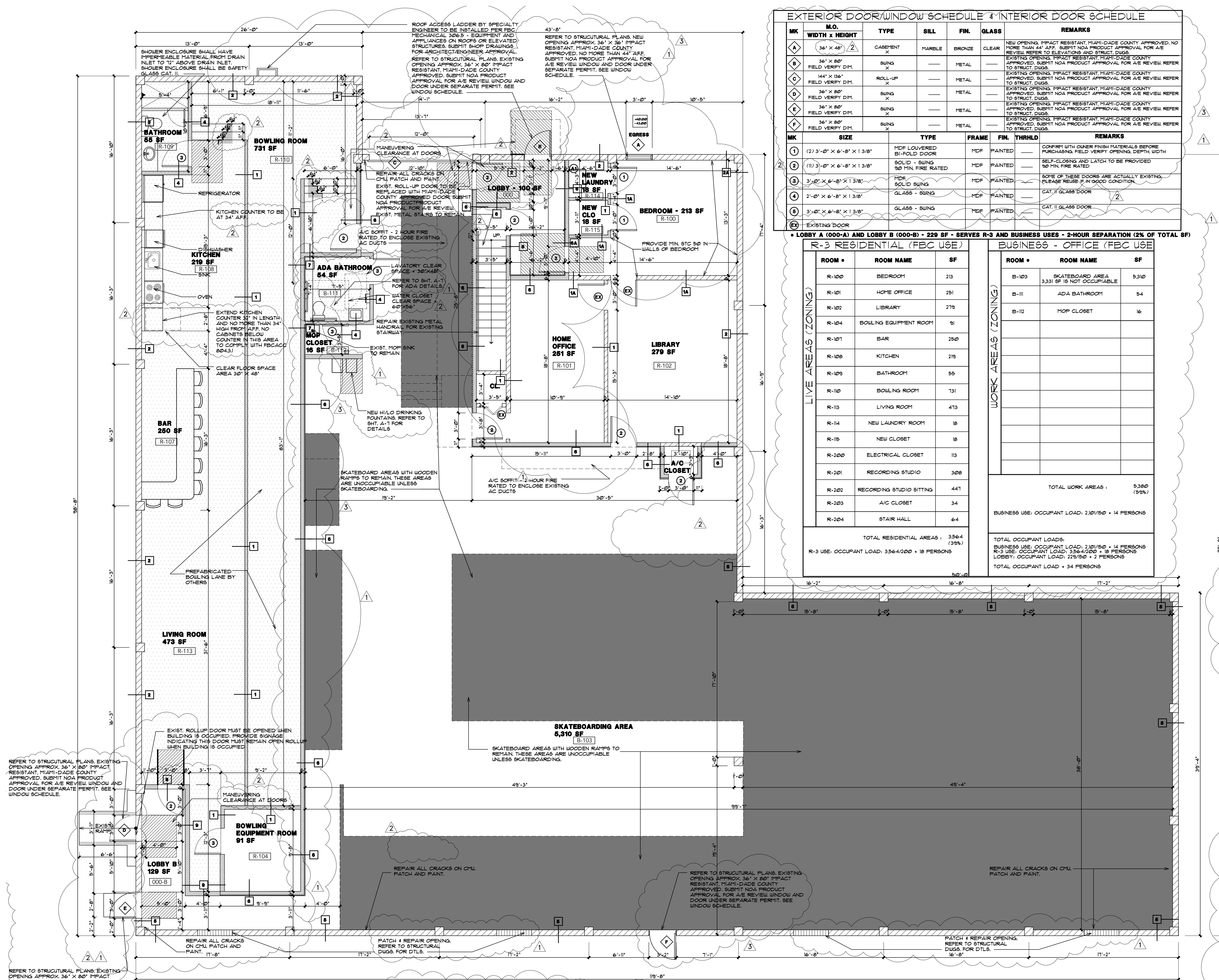
101120 04/24/24  
101120 04/24/24  
101120 04/24/24  
101120 04/24/24

**PROPOSED LIFE SAFETY**

CHANGE OF USE  
VIOLATION COMPLIANCE - LEGALIZATION  
**590 NW 27 STREET - RESIDENCE**  
590 NW 27 Street, MIAMI, FL 33127

DRAWN: R.R.S.  
CHECKED: R.R.S.  
DATE: 06-13-23  
PROJ. NO. 2308  
REVISIONS  
CITY COMMENTS  
CITY COMMENTS

SHEET  
**LS-1**



## EXISTING CONSTRUCTION

EXISTING STRUCTURAL ELEMENTS SHOWN ON THESE PLANS REPRESENT ASSUMED CONDITIONS BASED ON EXISTING PLANS. IT IS NOT WARRANTED THAT THE CONDITIONS SHOWN ARE REPRESENTATIVE OF ALL EXISTING CONDITIONS.

OWNER AND CONTRACTOR SHOULD BE AWARE THAT EXISTING CONDITIONS MAY DIFFER FROM THOSE WHICH ARE CONCEALED BY FINISHES, OCCUR BELOW GRADE OR ARE SUBJECT TO CHANGES DUE TO TIME, ENVIRONMENT OR MODIF. BY OTHERS.

ANY REMOVAL OR DEMOLITION OF EXISTING CONSTRUCTION REQUIRED TO EXECUTE THE WORK SHOWN IN THESE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE RESTORED TO ITS ORIGINAL OR BETTER CONDITION.

EXISTING STRUCTURAL CONDITIONS INDICATED AS "FIELD VERIFY" REQUIRE THAT THE CONTRACTOR EITHER VERIFY THE PRESENCE OF SUCH CONDITIONS, PROVIDE NEW MATERIALS TO CREATE SUCH CONDITIONS, OR NOTIFY ARCHITECT OF CONFLICTING CONDITIONS.

CONTRACTOR SHALL IMMEDIATELY CONSULT WITH THE ARCHITECT WHERE VISUAL OBSERVATION OR DEMOLITION EXPOSES EXISTING CONDITIONS WHICH CONFLICT WITH THE CONSTRUCTION DOCUMENTS OR REVEAL DAMAGED OR DETERIORATED STRUCTURAL OR ARCHITECTURAL ELEMENTS THAT ARE TO REMAIN AS PART OF THE FINISHED PRODUCT.

CONTRACTOR SHALL VERIFY CONDITION OF THE EXISTING FOOTINGS AND SHALL NOTIFY THE ARCHITECT AND OWNER REGARDING DAMAGED OR DETERIORATED CONDITIONS.

CONTRACTOR SHALL LOCATE AND VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION.

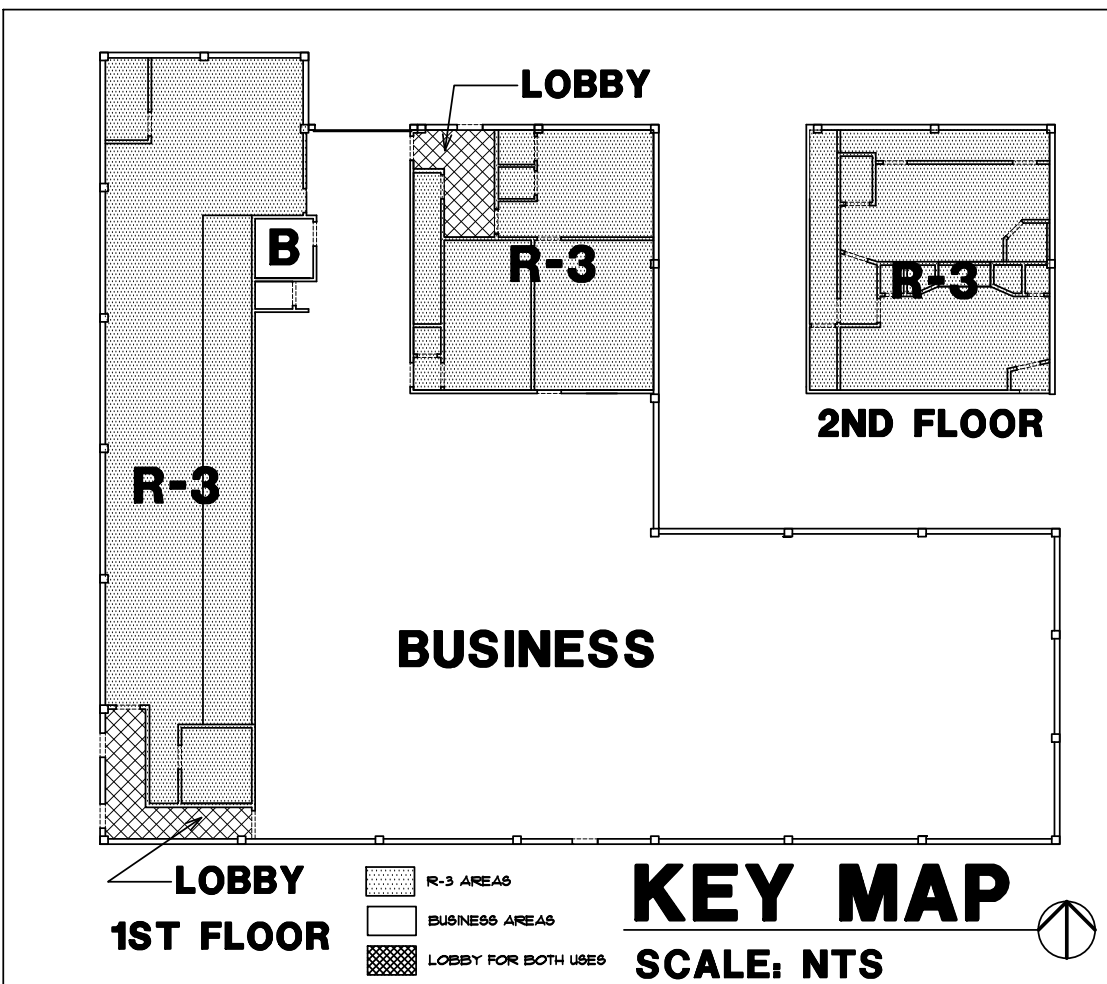
CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF ALL TEMPORARY SHORING AND BRACING OF THE EXISTING STRUCTURE DURING CONSTRUCTION.

REFER TO PLANS FOR REQUIRED DEMOLITION WORK.

OWNER OR CONTRACTOR SHALL NOTIFY LOCAL GOVERNING AUTHORITY IF VISUAL INSPECTION OR DEMOLITION REVEALS THE PRESENCE OF HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO, ASBESTOS PRODUCTS, PCB'S OR OTHER TOXIC SUBSTANCES.

## NOTE

THIS PERMIT IS ONLY FOR WOOD FRAMING AND MINOR CONCRETE REPAIRS (CRACKS, PAINTING, PATCHING, WATERPROOFING, ETC.). IF MAJOR STRUCTURAL CONCRETE REPAIRS OF SLABS, COLUMNS, BEAMS, ETC. THAT NEED REINFORCEMENT OR STEEL REPLACEMENT, THE BOR WILL SUBMIT TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL SHOP DRAWINGS SHOWING EXACT LOCATION OF REPAIRS ON PLANS/ELEVATIONS, STRUCTURAL DETAILS WITH DIMENSIONS, MATERIALS, AND SPECIFICATIONS FOR EACH REPAIR.



**R-S**  
Raimundez-Spelly  
Architects

7801 SW 56 Street  
Miami, Florida 33143  
305-496-7107  
A130002169

Signature  
Raimundez-Spelly  
License No. AR-95049

**PROPOSED 1ST FLOOR PLAN  
NOTES, SCHEDULE,  
R-3/BUSINESS AREAS**

**CHANGE OF USE  
VIOLATION COMPLIANCE - LEGALIZATION  
590 NW 27 STREET - RESIDENCE  
590 NW 27 Street, MIAMI, FL 33127**

**DRAWN R.R.S.**  
**CHECKED R.R.S.**  
**DATE 06-13-23**  
**PROJ. NO. 2308**  
**REVISIONS**  
1 CITY COMMENTS 12/05/23  
2 CITY COMMENTS 2/17/25  
3 CITY COMMENTS 4/29/25

**SHEET**  
**A-2**



EXISTING CONSTRUCTION

EXISTING STRUCTURAL ELEMENTS SHOWN ON THESE PLANS REPRESENT ASSUMED CONDITIONS BASED ON EXISTING PLANS. IT IS NOT WARRANTED THAT THE CONDITIONS SHOWN ARE REPRESENTATIVE OF ALL EXISTING CONDITIONS.

OWNER AND CONTRACTOR SHOULD BE AWARE THAT EXPOSED CONDITIONS MAY DIFFER FROM THOSE WHICH ARE CONCEALED BY FINISHES, OCCUR BELOW GRADE OR ARE SUBJECT TO CHANGES DUE TO TIME, ENVIRONMENT OR MODIF. BY OTHERS.

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EXISTING STRUCTURAL CONDITIONS INDICATED AS "FIELD VERIFY" REQUIRE THAT THE CONTRACTOR EITHER VERIFY THE PRESENCE OF SUCH CONDITIONS, PROVIDE NEW MATERIALS TO CREATE SUCH CONDITIONS, OR NOTIFY ARCHITECT OF CONFLICTING CONDITIONS.

CONTRACTOR SHALL IMMEDIATELY CONSULT WITH THE ARCHITECT WHERE VISUAL OBSERVATION OR DEMOLITION EXPOSES EXISTING CONDITIONS WHICH CONFLICT WITH THE CONSTRUCTION DOCUMENTS OR REVEAL DAMAGED OR DETERIORATED STRUCTURAL OR ARCHITECTURAL ELEMENTS THAT ARE TO REMAIN AS PART OF THE FINISHED PRODUCT.

CONTRACTOR SHALL VERIFY CONDITION OF THE EXISTING FOOTINGS AND SHALL NOTIFY THE ARCHITECT AND OWNER REGARDING DAMAGED OR DETERIORATED CONDITIONS.

CONTRACTOR SHALL LOCATE AND VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION.

CONTRACTOR IS RESPONSIBLE FOR THE DESIGN OF ALL TEMPORARY SHORING AND BRACING OF THE EXISTING STRUCTURE DURING CONSTRUCTION.

REFER TO PLANS FOR REQUIRED DEMOLITION WORK

OWNER OR CONTRACTOR SHALL NOTIFY LOCAL GOVERNING AUTHORITY IF VISUAL INSPECTION OR DEMOLITION REVEALS THE PRESENCE OF HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE, INCLUDING BUT NOT LIMITED TO, ASBESTOS PRODUCTS, PCB'S OR OTHER TOXIC SUBSTANCES.

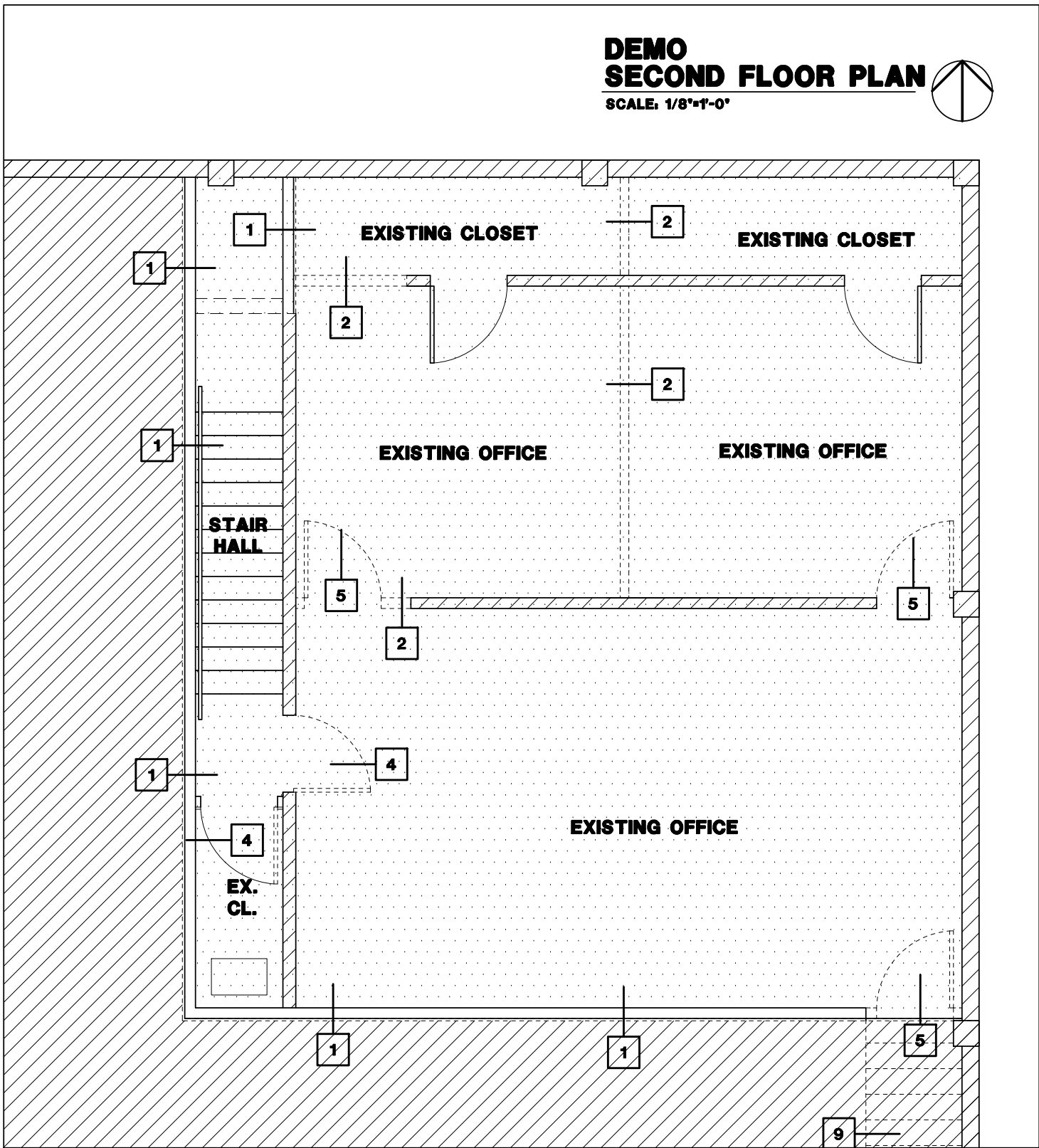
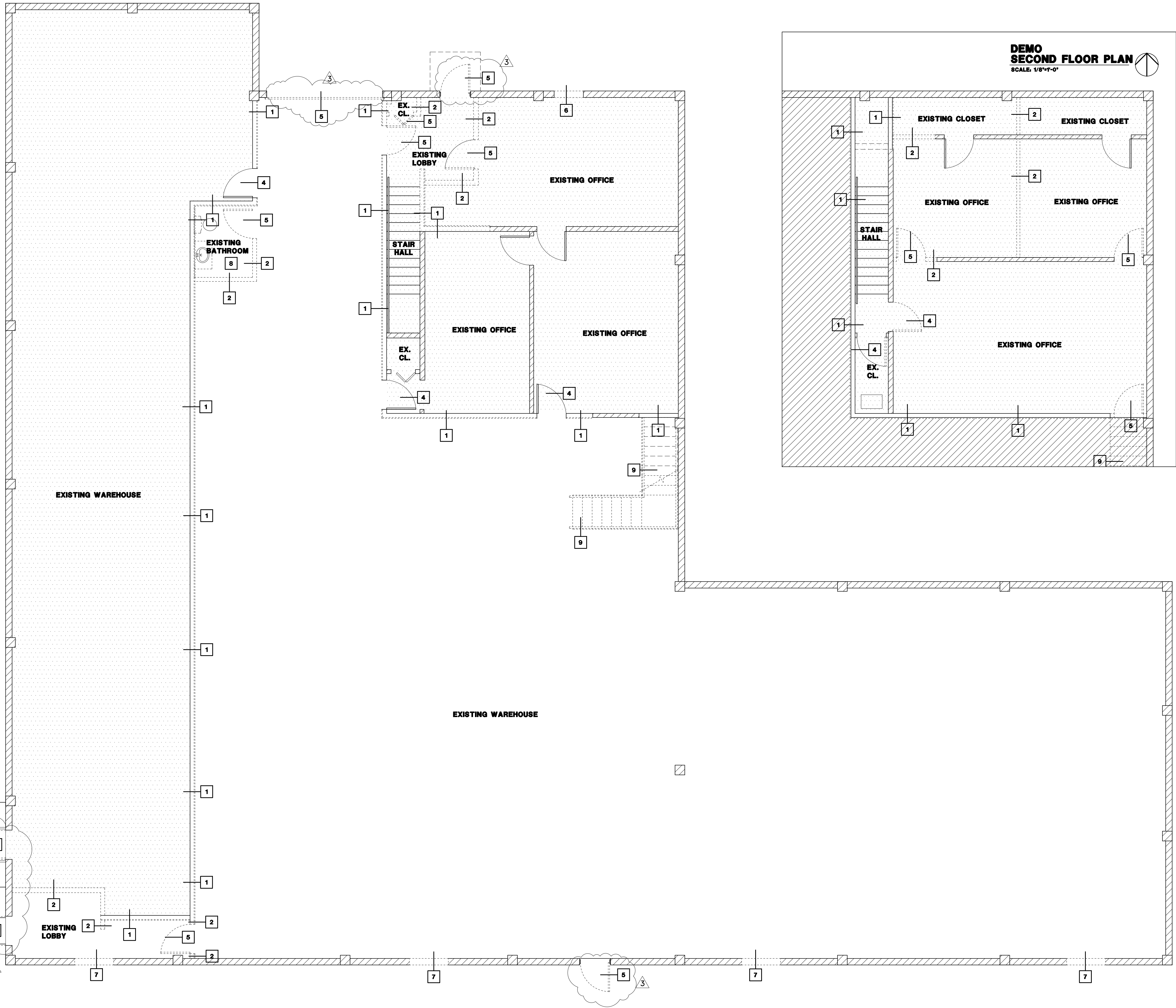
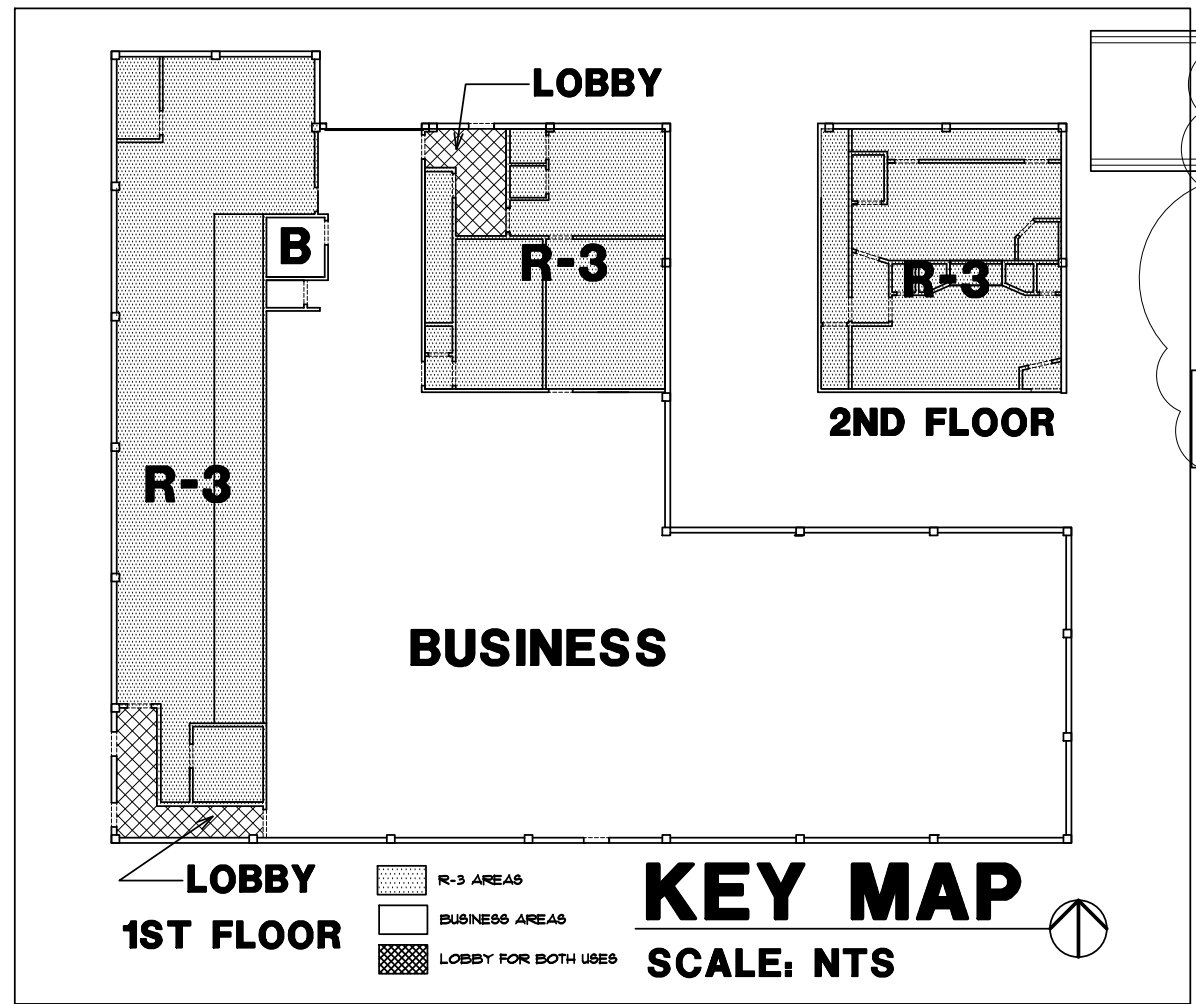
DEMOLITION NOTES

- 1 EXISTING PARTITION - PARTIAL REMOVAL TO PREP FOR 2 HOUR WALL FIRE RATING
- 2 REMOVE PARTITION
- 3 RELOCATE PORTION OF SKATEBOARD RAMP
- 4 REMOVE DOOR, REPLACE WITH 1 1/2 HOUR FIRE RATED
- 5 REMOVE DOOR
- 6 SAW CUT MASONRY OPENING
- 7 REMOVE EXISTING EXHAUST FANS
- 8 REMOVE BATHROOM FIXTURES
- 9 REMOVE METAL OPEN STAIRS

EXISTING TO REMAIN - NO WORK  
EXISTING  
TO BE REMOVED

NOTE

CONTRACTOR SHALL NOT REMOVE OR DISTURB ANY BEARING PARTITIONS WITHOUT NOTIFYING THE ARCHITECT.



R-S  
Raimundez-Spellacy  
Architects

7801 SW 66 Street  
Miami, Florida 33143  
305-496-2707  
FL28002169

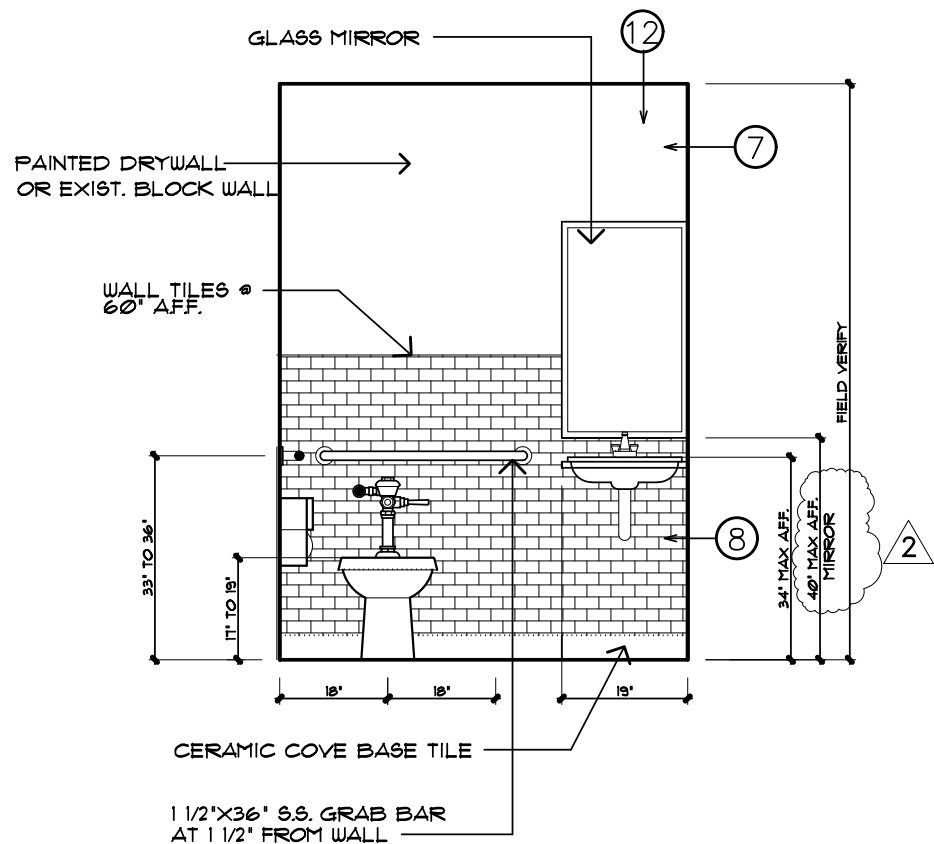
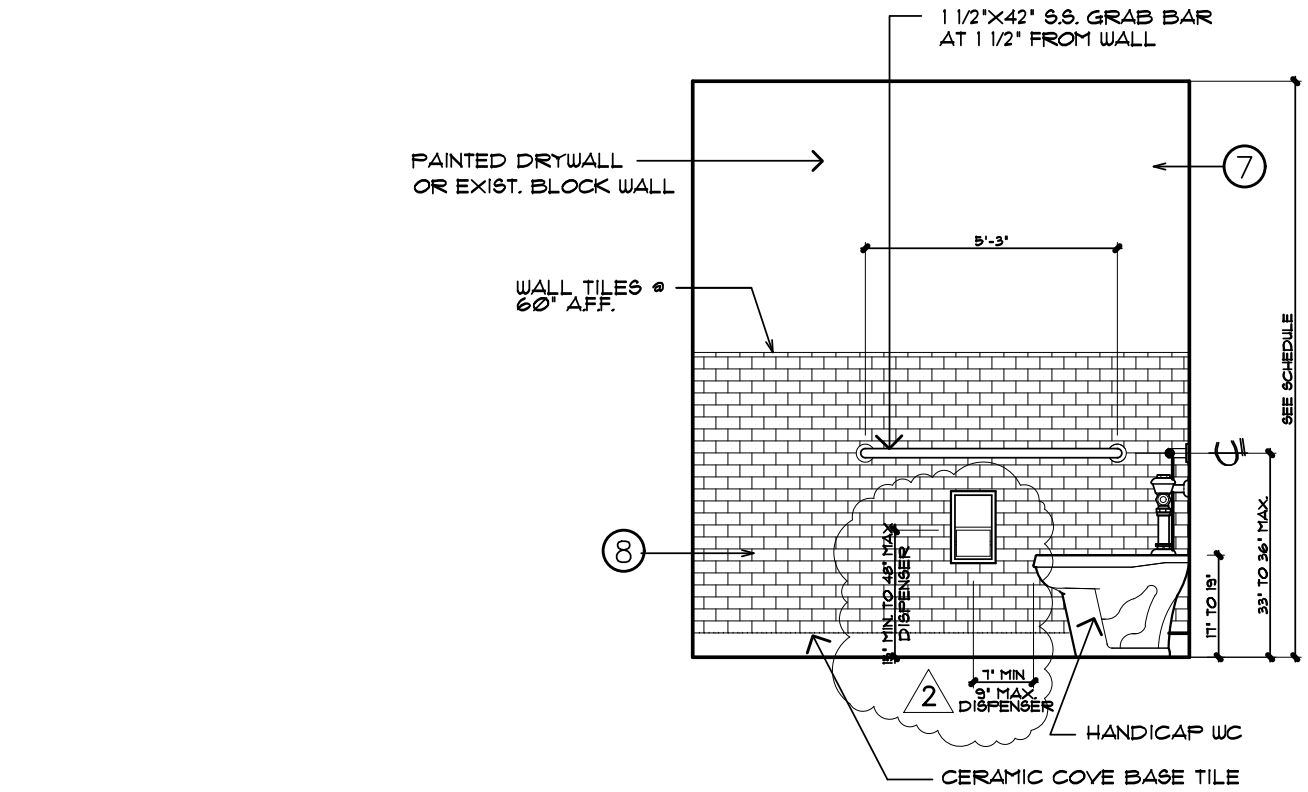
Signature  
Raquel Raimundez-Spellacy  
License No. AR-95049

PROPOSED DEMOLITION  
PLAN

CHANGE OF USE  
VIOLATION COMPLIANCE - LEGALIZATION  
590 NW 27 STREET - RESIDENCE  
590 NW 27 Street, MIAMI, FL 33127

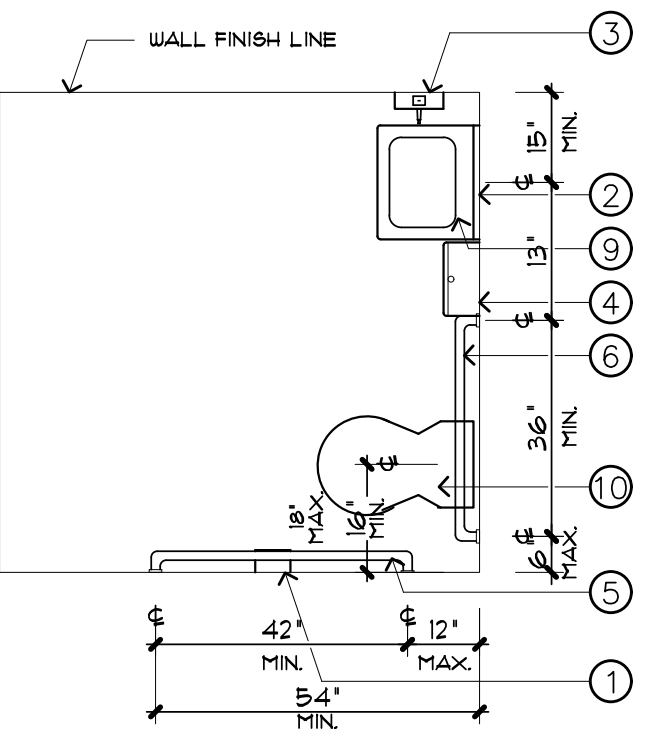
DRAWN R.R.S.  
CHECKED R.R.S.  
DATE 06-13-23  
PROJ. No. 2308  
REVISIONS  
1 CITY COMMENTS 12/05/23  
2 CITY COMMENTS 2/17/25  
3 CITY COMMENTS 4/29/25

SHEET  
D-1



### ACCESSIBLE RESTRM DETAIL

NOTE: ALL BATHROOM WALLS SHALL BE COVERED WITH WALL TILE OR SIMILAR MATERIAL (NON-ABSORBENT)



### PUBLIC TOILET PLAN ACCESSIBILITY REQUIREMENTS

SCALE: N.T.S.  
\* THIS DRAWING ILLUSTRATES LOCATIONS OF ACCESSIBLE FIXTURES AND ACCESSIBILITY CRITERIA. REFER TO FLOOR PLANS FOR LOCATIONS AND DIMENSIONS OF WALLS AND DOORS.

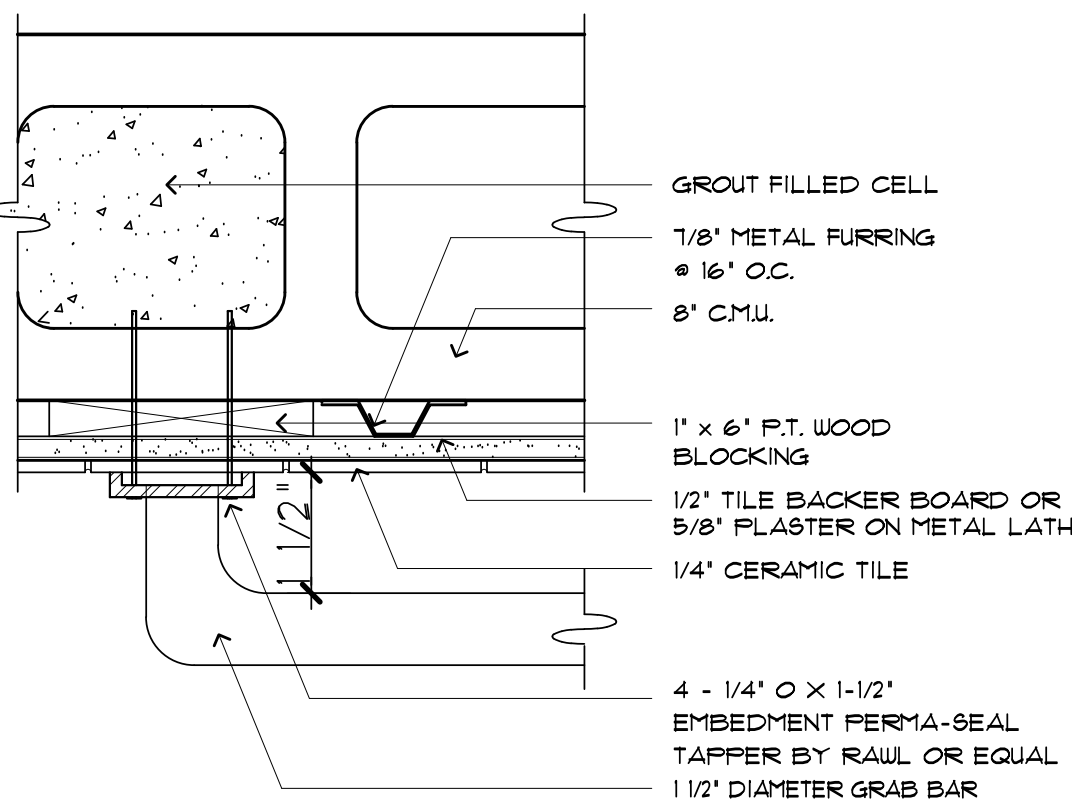
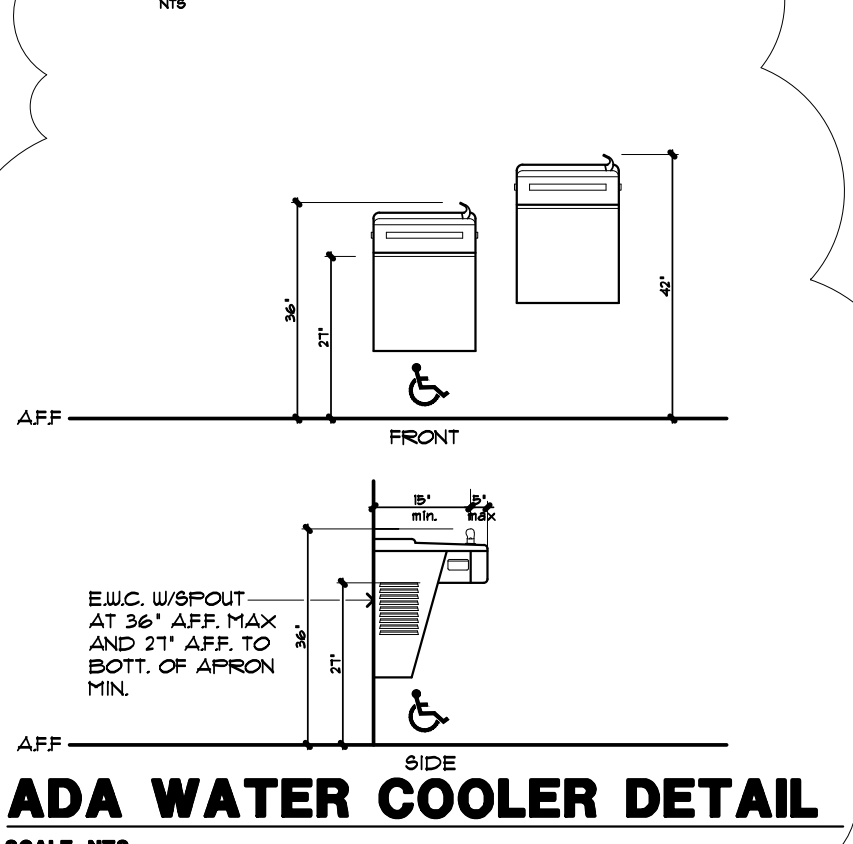
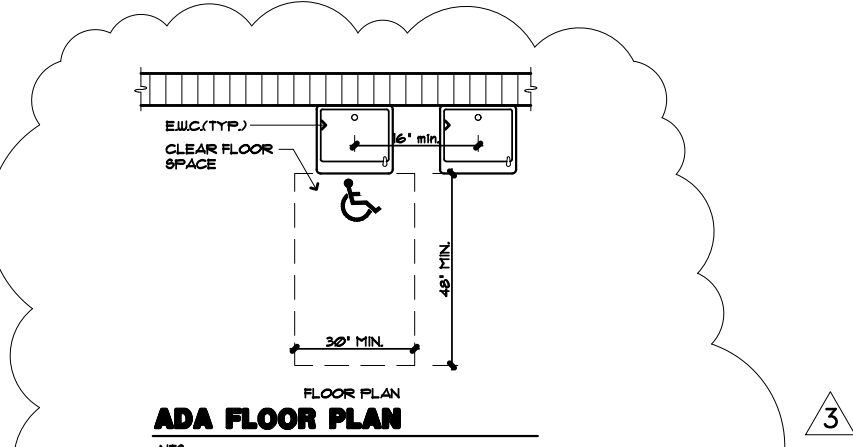
FOR FUTURE HANDICAP BAR RAILING PROVIDE 20 GA. X3' WIDE STEEL ANCHOR PLATE LENGTH @ 33' O.C. TO FINISH FLOOR ON ALL BATHROOMS AS REQUIRED.

PROVIDE 20 GA. X3' WIDE STEEL ANCHOR PLATE LENGTH AS REQUIRED, FURNISHED WITH STAINLESS STEEL MACHINE SCREWS TO ACCOMMODATE WALL FINISH TO 1-1/2" THICK. ANCHOR PLATE SCREWED TO STUDS BY WELDING, WIRING, OR SELF THREADING SCREWS.

NOTE: LENGTH OF BACKING TO EXCEED LENGTH OF EQUIPMENT BY ONE STUD AT EACH SIDE (MIN. 3 STUDS)

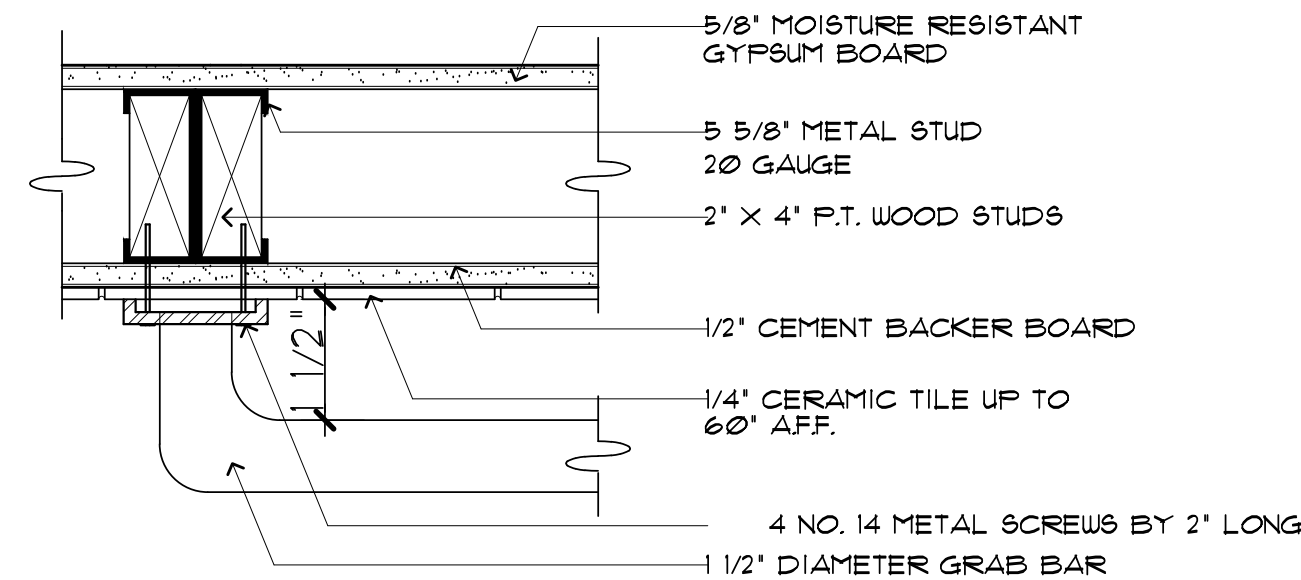
### TYPICAL STUD BACKING DETAIL

N.T.S.



### GRAB BAR MOUNTING DETAIL 1

N.T.S.



### GRAB BAR MOUNTING DETAIL 2

N.T.S.

GRAB BAR NOTE:  
GRAB BAR MOUNTING SHALL RESIST BENDING, DIRECT SHEAR, AND TORSIONAL SHEAR RESULTING FROM A MAXIMUM FORCE OF 250 LBS. FASTENING DEVICES SHALL RESIST SHEAR RESULTING FROM A MAXIMUM FORCE OF 250 LBS, MAXIMUM TENSILE FORCE IN A FASTENER PLUS MAXIMUM MOMENT RESULTING FROM A 250 LBS. FORCE SHALL BE LESS THAN THE ALLOWABLE WITHDRAWAL LOAD.

PLUMBING FIXTURES REQUIREMENTS	
USABLE BUSINESS SPACE = 1,979 SF/150 = 14 PERSONS	
<b>MEN / WOMEN</b>	WATER CLOSET - 14 PEOPLE @ 1/25 = 1 WATER CLOSETS 1 WATER CLOSET PROVIDED  LAVATORIES - 14 PEOPLE @ 1/40 = 1 LAVATORIES 1 LAVATORY PROVIDED
<b>DRINKING FOUNTAIN</b>	1 DRINKING FOUNTAIN HANDICAP ACCESSIBLE = 14 PEOPLE @ 1/100 = 1 PROVIDED
<b>SERVICE SINK</b>	1 SERVICE SINK - 1 SERVICE SINK PROVIDED

### NOTES

- MOUNTING HEIGHTS OF ALL ACCESSORIES SHALL COMPLY W/HANDICAP REQUIREMENTS.
- PROVIDE STUD BACKING FOR THE FASTENING OF ALL ACCESSORIES TO WALLS.
- ALL RESTROOM WALLS SHALL BE PAINTED W/TWO COATS OF OIL BASE PAINT. COLOR TO BE SELECTED BY OWNER.
- COLOR OF PLUMBING FIXTURES SHALL BE 'WHITE'.
- PROVIDE BOLT CAPS FOR ALL TOILETS.
- ALL SUPPLY VALVES TO LAVATORIES AND WATER CLOSETS SHALL BE CHROME PLATED WITH ESCUTCHEON PLATES AND MOUNTED ABOVE BASE.
- PROVIDE LEVER OPERATED FAUCETS AT ALL LAVATORIES. COMPLY W/HANDICAP STANDARDS.
- ALL GALV. METAL STUDS IN RESTROOM WALLS SHALL BE 20 GAUGE.

### FIXTURE AND ACCESSORIES SCHEDULE

MARK	DESCRIPTION	SIZE
1	SURFACE MOUNTED TOILET PAPER DISPENSER	AT 19" A.F.F. TO CENTERLINE OF ROLLER TO BE SELECTED BY OWNER
2	MIRROR	AT 40" A.F.F. MAX. TO BOTTOM OF MIRROR - TBD BY OWNER
3	SURFACE MOUNTED SOAP DISPENSER	AT 36" A.F.F. - TBD BY OWNER
4	SURFACE MOUNTED HAND DRYER	AT 40" A.F.F. TBD BY OWNER
5	42" LONG 1 1/2" DIA. STAINLESS STEEL GRAB BAR WITH NON-SLIP SURFACE 1 1/2" CLEAR FROM WALL	AT 34" A.F.F. TO CENTERLINE OF GRAB BAR
6	36" LONG 1 1/2" DIA. STAINLESS STEEL GRAB BAR WITH NON-SLIP SURFACE 1 1/2" CLEAR FROM WALL	AT 34" A.F.F. TO CENTERLINE OF GRAB BAR
7	PAINTED GYPSUM BOARD	SEE WALL TYPES
8	WALL TILE (TBD BY OWNER) @ 60" A.F.F.	TO BE SELECTED BY OWNER
9	VITROUS CHINA LAVATORY TO BE SELECTED BY OWNER	AT 29" CLEAR MIN. TO UNDERSIDE OF APRON, TOP OF RIM AT 34" A.A.F. MAX.
10	VITROUS CHINA WATER CLOSET WITH FLUSH VALVE	SEAT AT 19" A.F.F. MAX, 17" A.F.F. MIN.
11	CABINET TOP (IF APPLICABLE)	TO BE SELECTED BY OWNER
12	LIGHT FIXTURE - CEILING MOUNTED	TO BE SELECTED BY OWNER SEE ELECT. DWGS.
13	4" WOOD TRIM AROUND DOORS	TO BE SELECTED BY OWNER

- NOTE:
- STUD BACKING SHALL BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR
  - STUD BACKING SHALL BE INSTALLED AT ALL WALL MOUNTED EQUIPMENT

### HANDICAP ACCESSIBILITY AND GENERAL NOTES

- THE DESIGN OF SPACES DEPICTED IN THESE DRAWINGS COMPLIES WITH THE ACCESSIBILITY REQUIREMENTS OF THE FLORIDA BUILDING CODE
- ALL DOORS IN ACCESSIBLE AREAS SHALL PROVIDE A MINIMUM CLEAR OPENING OF 34 INCHES WHEN DOOR IS OPEN 90 DEGREES (34-INCH DOOR PROVIDES MINIMUM ACCEPTABLE OPENING.)
- DOOR HARDWARE SHALL HAVE A SHAPE EASY TO GRASP WITHOUT TIGHT GRASPING, PINCHING OR TWISTING. ACCEPTABLE HARDWARE MECHANISMS ARE: LEVER HANDLES, PUSH TYPE HARDWARE AND U-SHAPE HANDLES. SAID HARDWARE SHALL BE MOUNTED NO HIGHER THAN 48 INCHES A.F.F.
- RESTROOM SHALL BE PROVIDED WITH GRAB BARS AROUND WATER CLOSETS, INSTALLED ACCORDING TO THESE DRAWINGS, WATER CLOSETS SHALL BE PLACED SO AS TO ALLOW A GRAB BAR TO BE INSTALLED ABOVE AND ON ONE SIDE OF THE FIXTURE WITH A MINIMUM CLEARANCE OF 18 INCHES FROM THE CENTER LINE OF THE WATER CLOSET TO ADJACENT WALL OR FIXTURES. CENTER OF GRAB BARS SHALL BE MOUNTED AT 33 INCHES TO 36 INCHES A.F.F. WATER CLOSETS SHALL BE 30 INCHES IN DEPTH AND 17 INCHES TO 19 INCHES IN HEIGHT A.F.F. MEASURED TO THE TOP OF THE SEAT. LAVATORIES SHALL BE PLACED WITH A MINIMUM OF 17 INCHES DEEP AND 19 INCHES WIDE. LAVATORIES SHALL BE PLACED WITH A MINIMUM OF 5 1/2 INCHES BETWEEN LAVATORY AND ADJACENT WALL. FIXTURE RIM SHALL OCCUR AT A MAXIMUM HEIGHT OF 34 INCHES A.F.F. FAUCETS SHALL BE LEVER OPERATED (COMPLY WITH HANDICAP STANDARDS). EXPOSED HOT WATER PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
- COLOR OF PLUMBING FIXTURES SHALL BE WHITE.
- PROVIDE BOLT CAPS FOR ALL WATER CLOSETS.
- ALL SUPPLY VALVES TO LAVATORIES AND WATER CLOSETS SHALL BE CHROME PLATED WITH ESCUTCHEON PLATES (MOUNTED ABOVE WALL BASE).
- ALL METAL STUDS AT RESTROOM WALLS SHALL BE 20 GAUGE. METAL STUDS SUPPORTING WALL-HUNG PLUMBING FIXTURES SHALL BE RIGIDLY CONNECTED AT TOP AND BOTTOM TO PREVENT SIGNIFICANT ROTATION OR DISPLACEMENT.
- PROVIDE STUD BACKING FOR THE ATTACHMENT OF ALL ACCESSORIES TO WALLS.
- MOUNTING HEIGHT OF ALL ACCESSORIES SHALL COMPLY WITH HANDICAP REQUIREMENTS.
- ALL RESTROOM WALLS SHALL RECEIVE TWO COATS OF OIL BASED PAINT. COLOR AS SELECTED BY OWNER.
- PROVIDE RESTROOM TACTILE SIGNAGE AT EACH RESTROOM BEARING THE HANDICAP SYMBOL. SIGNAGE MODEL #(ADA) SS-4 MANUFACTURED BY THE SOUTH WELL COMPANY OR EQUAL. COLOR TO BE 91E5A WEATHERED GRAY WITH WHITE CORE. LETTERING STYLE: HELVETICA REGULAR OR TO BE SELECTED BY OWNER. CONSULT WITH OWNER PRIOR TO PURCHASING.
- DRINKING FOUNTAINS, WALL AND POST-MOUNTED CANTILEVERED UNITS, SHALL HAVE A CLEAR KNEE SPACE BETWEEN THE BOTTOM OF THE APRON AND THE FLOOR OF AT LEAST 27 INCHES HIGH, 30 INCHES BY 48 INCHES. THE SPOUT SHALL BE LOCATED AT THE FRONT OF THE UNIT AND OCCUR NO HIGHER THAN 36 INCHES A.F.F. (MEASURED FROM THE FINISHED FLOOR TO THE SPOUT OUTLET) AND SHALL PROVIDE A MINIMUM 4-INCH HIGH WATER FLOW.
- LIGHT SWITCHES, ELECTRICAL RECEPTACLES, THERMOSTATS AND OTHER CONTROLS SHALL BE LOCATED WITH OPERABLE COMPONENTS AT 48 INCHES MAXIMUM AND 15 INCHES MINIMUM A.F.F. IF REACH OVER AN OBSTRUCTION SUCH AS A CABINET OCCURS, THE COUNTER HEIGHT SHALL BE A MAXIMUM OF 44 INCHES FOR FORWARD APPROACH AND A MAXIMUM OF 46 INCHES FOR A PARALLEL APPROACH. NOTE: OBSTRUCTIONS MAY NOT EXTEND MORE THAN 25 INCHES.

DRAWN R.R.S.

CHECKED R.R.S.

DATE 06-13-23

PROJ. NO. 2308

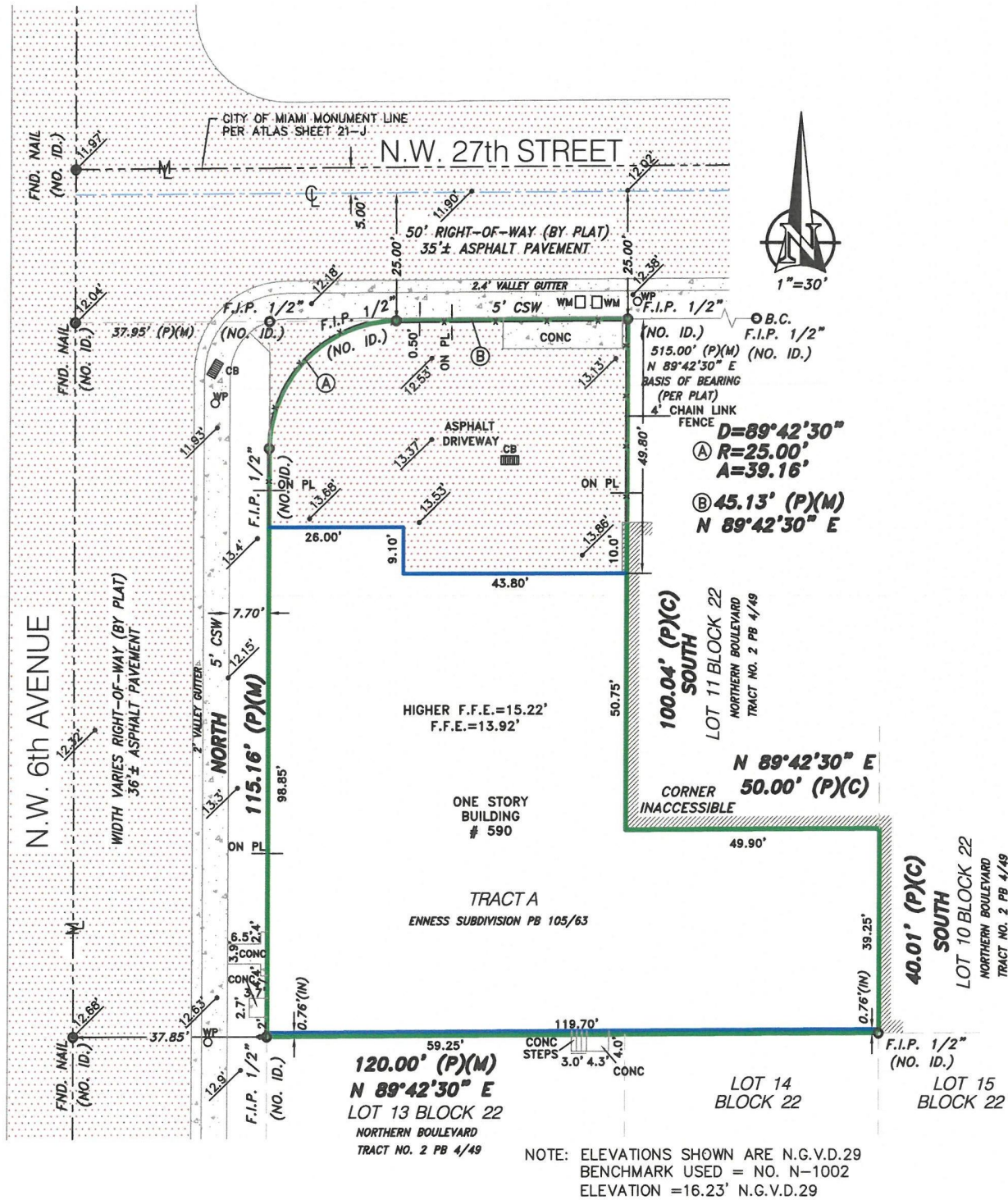
#### REVISIONS

1	CITY COMMENTS
2	CITY COMMENTS
3	CITY COMMENTS

SHEET

A-7





Accepted By: \_\_\_\_\_

Property Address:  
590 N.W. 27 Street  
Miami, FLORIDA 33127

Notes: **CONCRETE EXTENDS BEYOND SOUTHWESTERLY PROPERTY LINES.**

**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 LAND SURVEYORS IN CHAPTER 5J-17-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 427-023 FLORIDA STATUTES.

SIGNED  
**Miguel Espinosa**  
STATE OF FLORIDA

FOR THE FIRM  
**P.S.M. No. 5101**

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 LICENSED SURVEYOR AND MAPPER

M.E. Land Surveying, LLC  
P.O. Box 970685  
Miami, FL 33197  
Phone: (305) 740-3319  
Fax: (305) 669-3190  
LB#: 7989

