

SHOPPES AT WEST AVENUE

959 WEST AVE :: MIAMI BEACH, FL 33139

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L-06	OPEN SPACE DIAGRAM	NOV 9TH, 2020

SCOPE OF WORK :

- New monument and building signage @ West Ave streetscape and building facade.
- New facade improvements for the 959 West Ave structure.

REVISIONS

No.	DESCRIPTION	DATE

SUBMITTAL: FINAL SUBMITTAL

DATE: NOVEMBER 9TH, 2020

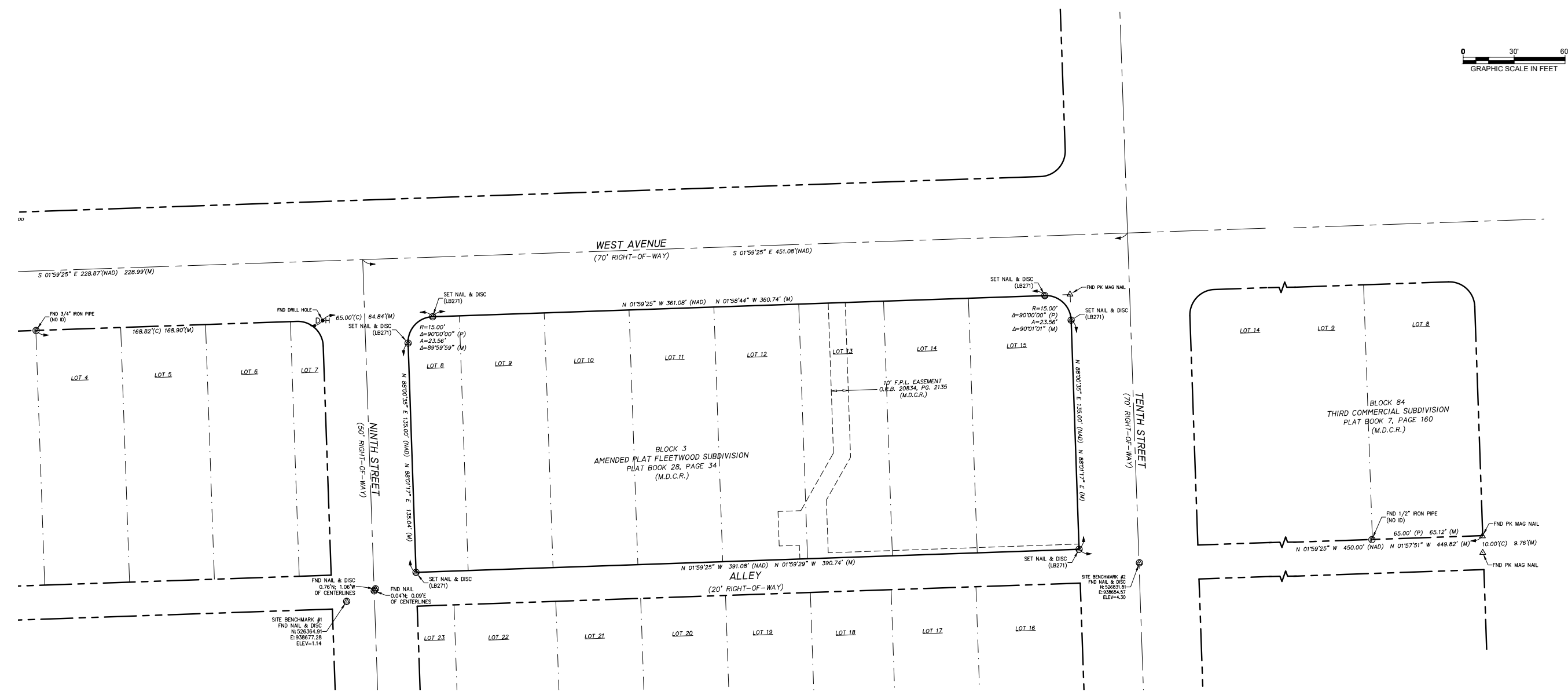
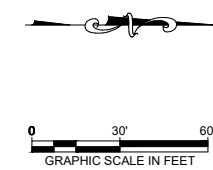
COVER PAGE

G-01

SKETCH OF SURVEY BOUNDARY & TOPOGRAPHIC SURVEY

NOTE: The undersigned and CRAVEN THOMPSON & ASSOCIATES, INC. make no representations or warranties as to the information reflected hereon pertaining to easements, right-of-way, set back lines, reservations, agreements and other similar matters, and this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and further confirmed by others through appropriate title verification.
NOTE: Lands shown hereon were not abstracted for right-of-way and/or easements of record.

DATE:	12/2/19
SCALE:	1"=30'
DRAWN BY:	J.D.P.
CHECKED BY:	T.S.
FIELDBOOK:	3068
PAGE(S):	1-16
BY:	J.D.P. 08/26/20
DESCRIPTION:	UPDATE SURVEY



GPS CONTROL SURVEY NOTE:

THE HORIZONTAL CONTROL SURVEY DATA SHOWN HEREON IS BASED ON THE NORTH AMERICAN DATUM OF 1983/1990 (NAD 83/90), STATE PLANE COORDINATE SYSTEM (FLORIDA EAST ZONE) AND WAS OBTAINED BY UTILIZING "TRIMBLE R8 GNSSOVER, AS OPERATED BY CRAVEN THOMPSON AND ASSOCIATES AND A "TRIMBLE NETRS" REAL TIME KINEMATICS GPS BASE REFERENCE STATION "MIAMI 6 (MIAM)", AS OPERATED BY FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) STATE-WIDE PERMANENT REFERENCE NETWORK.

THE GPS DATA HAS BEEN PROCESSED AND SITE CALIBRATED USING A LEAST SQUARE ADJUSTMENT IS BASED ON A HORIZONTAL BEST FIT MODEL USING TRIMBLE BUSINESS CENTER TO THE FOLLOWING CONTROL POINTS

NATIONAL GEODETIC SURVEY	NATIONAL GEODETIC SURVEY
"H 034 (IND AC351.4)"	"TUTTLE (IND AC3580)"
North: 524,167.130	North: 537,624.140
East: 932,073.860	East: 937,177.840
Corps of Engineers Brass Disc in Concrete Stamped "MH-18 1963"	Brass Disc in Concrete Stamped "Tuttle 1971"

THIS SITE CALIBRATION IS BASED ON A HORIZONTAL ADJUSTMENT SCALE VALUE OF 1.000018522, A ROTATION ANGLE OF -0°0'02" AND A MAXIMUM HORIZONTAL RESIDUAL ERROR OF 0.099+-/- AND MEETS THE MINIMUM RELATIVE DISTANCE ACCURACY OF 1 FOOT IN 10,000 FEET AS REQUIRED FOR COMMERCIAL/HIGH RISK CLASSIFICATION, AS REQUIRED BY THE FLORIDA MINIMUM TECHNICAL STANDARDS (5J-17-6.003(3)(B)15.B.II., F.A.C.)

SURVEYOR'S NOTES:

- 1) THE BEARINGS SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983/1990 (NAD 83/90), STATE PLANE COORDINATE SYSTEM (FLORIDA EAST ZONE). (SEE GPS CONTROL SURVEY NOTE)
- 2) THE LEGAL DESCRIPTION SHOWN HEREON WAS FURNISHED TO THIS OFFICE BY THE CLIENT.
- 3) THIS SURVEY MEETS AND EXCEEDS VERTICAL AND HORIZONTAL ACCURACY REQUIREMENTS AS DEFINED IN CHAPTER (5J-17, F.A.C.).
- 4) THE PURPOSE OF THIS SURVEY IS TO SHOW THE SITE IMPROVEMENTS AND THEIR RELATIONSHIP TO THE BOUNDARY LINES AS THEY EXISTED ON THE DATE OF THE SURVEY.
- 5) THE TOPOGRAPHICAL LOCATIONS SHOWN HEREON WERE OBTAINED USING A "LEICA TC-700 SERIES" TOTAL STATION AND "SPECTRA PRECISION" SURVEY PRO DATA COLLECTION SOFTWARE. THE ACCURACY OF CONTROL SURVEY DATA HAS BEEN VERIFIED BY REDUNDANT MEASUREMENTS OR TRAVERSE CLOSURES.
- 6) BUILDING TIES ARE PERPENDICULAR TO THE BOUNDARY LINES UNLESS OTHERWISE NOTED. ALL BUILDING TIES AND DIMENSIONS ARE SHOWN TO THE NEAREST 0.1 OF A FOOT.
- 7) THIS SURVEY IS LIMITED TO THE LOCATION OF ABOVE GROUND IMPROVEMENTS ONLY. UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER BURIED ENCROACHMENTS WERE NOT LOCATED IN CONNECTION WITH THIS SURVEY UNLESS OTHERWISE NOTED. NO EXCAVATION WAS PERFORMED BY CRAVEN THOMPSON AND ASSOCIATES, INC. TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES OR FOUNDATIONS. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OF CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN SHOWN HEREON MAY EXIST.
- 8) ADDITIONS AND DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. THIS DOCUMENT CONSISTS OF 2 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.
- 9) THIS SURVEY DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF GUMENICK PROPERTIES FOR THE EXPRESS PURPOSES STATED HEREON AND/OR CONTAINED IN THE CONTRACT WITH THE AFOREMENTIONED CLIENT FOR THIS PROJECT. REUSE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN PERMISSION, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING SHOWN HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
- 10) SHEET S-1 OF THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=30' OR SMALLER. SHEETS S-2 OF THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=20' OR SMALLER. THE HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/20 OF THE MAP SCALE.
- 11) ALL DOCUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA UNLESS OTHERWISE NOTED.
- 12) FLOOD ELEVATION INFORMATION: A) COMMUNITY NUMBER=20051; B) DATE OF FIRM INDEX=SEPTEMBER 11, 2009; C) DATE OF FIRM MAP=SEPTEMBER 11, 2009; D) FIRM ZONE=AE; E) BASE FLOOD ELEVATION=6.54; F) PANEL NUMBER=0319; G) SUFFIX=L.
- 13) THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND REFERENCED TO THE FOLLOWING BENCHMARK, NATIONAL GEODETIC SURVEY BENCHMARK NO. W 238. A BRASS DISC NORTH SET ON THE TOP OF THE NORTH END OF EAST CONCRETE ABUTMENT OF THE McARTHUR CAUSWAY BRIDGE, 80± WEST OF THE WEST EDGE OF PAVEMENT FOR WEST AVENUE, ELEVATION = 6.54. NOTE: THE ELEVATION CONVERSION FOR THIS BENCHMARK FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) IS +1.54 FEET.

DESCRIPTION:

LOTS 8, 9, 10, 11, 12, 13, 14 AND 15, OF BLOCK 3, OF AMENDED PLAT FLEETWOOD SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 28, AT PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA AND CONTAINING 58,565 SQUARE FEET (1.344 ACRES) MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY WAS MADE ON THE GROUND, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS SURVEYED UNDER OUR DIRECTION IN DECEMBER 2019.

LAST DATE OF FIELD WORK: August 26, 2020

CRAVEN THOMPSON & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB271



Digitally signed by
Richard D. Pryce
Date: 2020.08.31
12:59:22 -04'00'

THIS SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE.

959 WEST AVENUE, MIAMI BEACH, FLORIDA
PROJECT NAME 2
FLEETWOOD SUBDIVISION, AMENDED

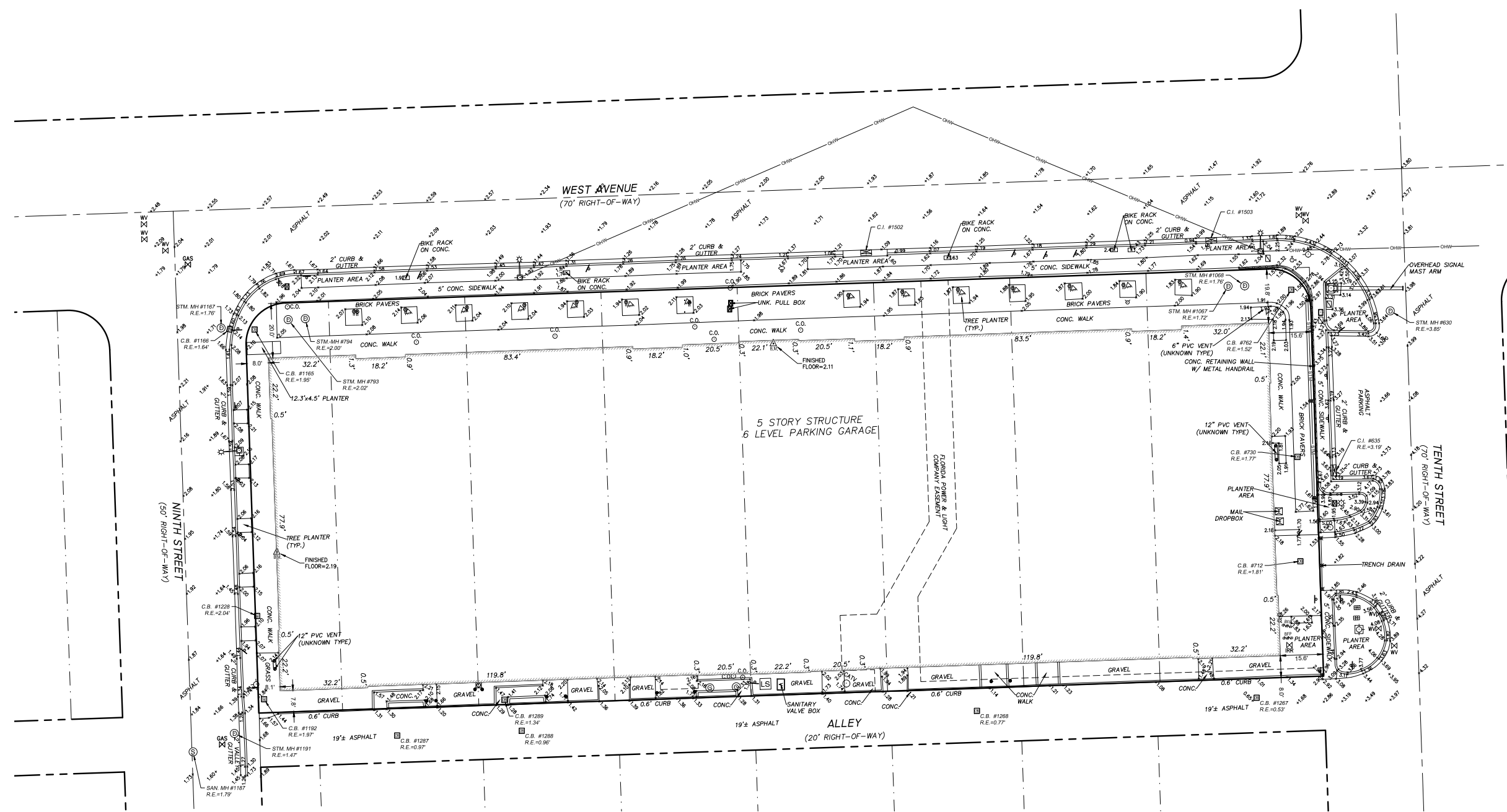
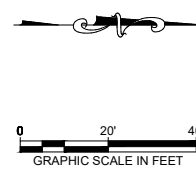
PREPARED FOR:
Gumenick Properties
BOUNDARY INFORMATION

SEAL
PROJECT NO.
19-0055-001-01
S-1
SHEET 1 OF 2

SKETCH OF SURVEY BOUNDARY & TOPOGRAPHIC SURVEY

NOTE: The undersigned and GRAVEN THOMPSON & ASSOCIATES, INC. make no representations or warranties as to the information reflected hereon pertaining to easements, right-of-way, set back lines, reservations, agreements and other similar matters, and this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and further confirmed by others through appropriate title verification.
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DATE:	12/12/19
SCALE:	1"=20'
DRAWN BY:	J.D.P.
CHECKED BY:	T.S.
FIELDBOOK:	3068
BY:	J.D.P. 08/26/20
DESCRIPTION:	UPDATE SURVEY



- SYMBOL LEGEND**
- BFP BACK FLOW PREVENTER
 - BOLLARD
 - CATY PEDESTAL
 - CATCH BASIN
 - DECORATIVE/YARD LIGHT POLE
 - ELECTRICAL OUTLET
 - ELECTRICAL PULL BOX
 - FIRE HYDRANT
 - GAS METER
 - GAS VALVE
 - GREASE TRAP MH
 - IRRIGATION CONTROL VALVE
 - LIFT STATION
 - MAIL DROP BOX
 - METAL LIGHT POLE
 - PEDESTRIAN SIGNAL
 - PIPE
 - PARKING METER
 - SANITARY CLEAN OUT
 - SANITARY MANHOLE
 - SIAMSE VALVE
 - SIGN
 - SPOT-FLOOD LIGHT
 - STORM CLEAN OUT
 - STORM MANHOLE
 - TELEPHONE PULL BOX
 - TRAFFIC PULL BOX
 - WATER METER
 - WATER VALVE
 - METAL HANDRAIL
 - OVER HEAD WIRES

- ABBREVIATION LEGEND**
- A ARC DIMENSION
 - (C) CALCULATED INFORMATION
 - C.B. CATCH BASIN
 - ∠ CENTRAL ANGLE
 - CONC. CONCRETE
 - C.I. CURB INLET
 - ELEV. ELEVATION
 - FND. FOUND
 - LB. LICENSED BUSINESS
 - MH. MANHOLE
 - (M) MEASURED INFORMATION
 - M.D.C.R. MIAMI-DADE COUNTY RECORDS
 - (NAD) NORTH AMERICAN DATUM
 - O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - (P) PLAT INFORMATION
 - PVC POLYVINYL CHLORIDE PIPE
 - R RADIUS DIMENSION
 - R.E. RIM ELEVATION
 - SAN. SANITARY
 - STM. STORM
 - (TYP.) TYPICAL
 - W/ WITH
 - +10.00 HARD SURFACE ELEVATION
 - +10.0 SOFT SURFACE ELEVATION

GRAVEN THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 53RD STREET, FORT LAUDERDALE, FL 33309
TEL.: (954) 739-6400
FAX: (954) 739-6469
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. C00014
NATIONAL BOARD MEMBER OF THE SOCIETY OF PROFESSIONAL LAND SURVEYORS
MEMBER, PROFESSIONAL ENGINEERS AND ARCHITECTS OF FLORIDA

959 WEST AVENUE, MIAMI BEACH, FLORIDA
PROJECT NAME 2
FLEETWOOD SUBDIVISION, AMENDED
PREPARED FOR:
Gumenick Proerties

SITE IMPROVEMENTS

SEAL
PROJECT NO.
19-0055-001-01
S-2
SHEET 2 OF 2

R:\Survey\2019\19-0055-001 Base\Drawings\19-0055-001 Base\calc.dwg [5-2] Aug 31, 2020 12:56pm RPR/RC



SITE

MACARTHUR
CAUSWAY BRIDGE

WEST AVE

ALTON CT

LENOX AVE

MICHIGAN AVE

JEFFERSON AVE

MERIDIAN AVE

EUCLID AVE

4TH ST

5TH ST

6TH ST

7TH ST

8TH ST

9TH ST

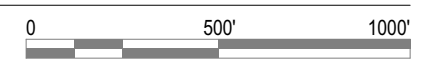
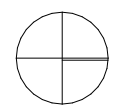
10TH ST

11TH ST

12TH ST

13TH ST

14TH ST



G-03

959 WEST AVENUE | SAWA

DRB

CONTEXT LOCATION PLAN

10/12/20

URBAN ROBOT © 2020

