TACOMBI RESTAURANT

1688 MERIDIAN AVE. MIAMI BEACH, FL 33139

DRB21-0651 - FINAL SUBMITTAL

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NOTE: PREVIOUS REVEIW/APPROVAL FOR THIS PROPERTY OCCURED UNDER DRB FILE NO: DRB16-0061 (NOVEMBER 01st 2016)

ITEMS REQUESTED

REQUESTS FOR DRB APPROVAL

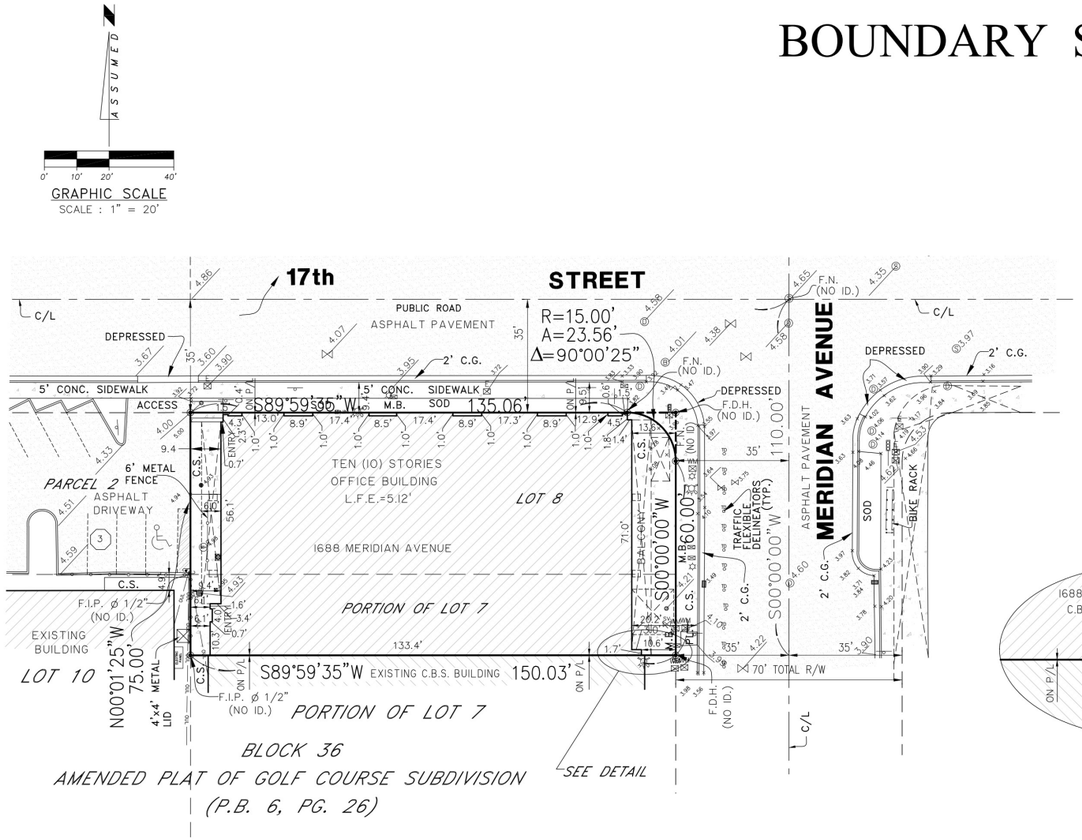
1. Signage for Proposed Tenant Improvement
2. Exterior improvement to the ground floor facade and existing floor plan via the addition of a newly proposed egress door per assembly occuapancy requirements (17th Street Frontage)

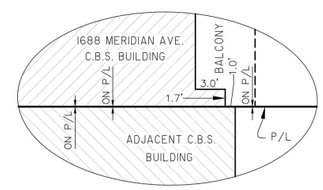
KoDA

ARCHITECTURE + INTERIOR DESIGN

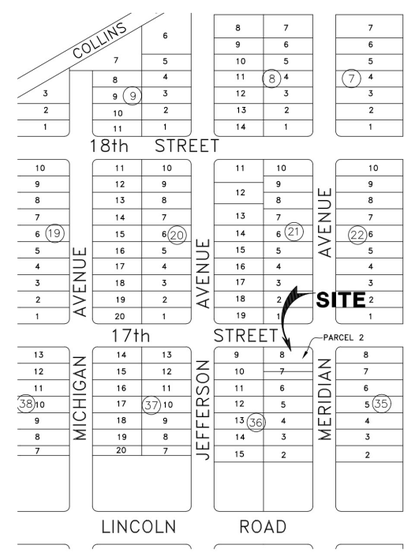
305.359.3669|7500 NE 4TH CT. SUITE #100 Miami, FL 33138| info@kodamiami.com| AR97886

BOUNDARY SURVEY





DETAIL
N.T.S.



LOCATION SKETCH
NOT TO SCALE

ABBREVIATIONS

A	Arc Length
A/C	Air Conditioner Pad
ASPH.	Asphalt
B.M.	Benchmark
(C)	Calculated
C.B.S.	Concrete Block Structure
C.G.	Curb & Gutter
C/L	Centerline
C.L.F.	Chain Link Fence
CONC.	Concrete
C.S.	Concrete Slab
(D)	Deed
DWY.	Driveway
E.O.W.	Edge of Water
E.T.P.	Electric Transformer Pad
F.F.E.	Finished Floor Elevation
F.I.P.	Found Iron Pipe
F.N.D.	Found Nail & Disc
F.R.	Found Rebar
ID.	Identification
INV.	Inverts
L.F.E.	Lowest Floor Elevation
(M)	Measured
M.F.	Metal Fence
M/L	Monument Line
P.B.	Plat Book
P.C.P.	Permanent Control Point
PG.	Page
PL.	Planter
P/L	Property Line
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
P/S	Parking Spaces
(R)	Recorded
P.R.M.	Permanent Reference Monument
R/W	Right-of-Way Line
SWK.	Sidewalk
S.N.D.	Set Nail & Disc (LB 3398)
S.R.	Set Rebar (LB 3398)
TYP.	Typical
T.B.M.	Temporary Benchmark
T.O.B.	Top of Bank
T.O.P.	Top of Pipe Elevation
U.E.	Utility Easement
V.G.	Valley Gutter
W.E.	Wire Elevation
W.F.	Wood Fence

LEGEND

Air Conditioner	Irrigation Control Valve
Back Flow Preventer	Light Pole
Cable Television	Mail Box
Catch Basin	Metal Fence
Chain Link Fence	Monitoring Well
Clean Out	Overhead Utility Lines
Concrete Light Pole	Parking Meter
Concrete Power Pole	Property Corner
Control Valve	Right-of-Way Lines
C.B.S. Wall	Sewer Manhole
Diameter	Sewer Valve
1.5'-15'-10' Diameter-Height-Spread	Temporary Benchmark
Drain	Spot Elevation
Drainage Manhole	Traffic Light
Electric Box	Traffic Sign
Electric Meter	Telephone Booth
Electric Motor	Telephone Box
Electric Panel	Telephone Manhole
Fire Hydrant	Unknown Manhole
Flag	Utility Power Pole
Floor Lamp	Valve (Unknown)
Force Main Valve	Water Manhole
Gas Valve	Water Meter
Grease Manhole	Water Pump
Guard Pole	Water Valve
Guy Wire	Wood Fence

SURVEYOR'S NOTES:

1. MAP OF BOUNDARY SURVEY:

Field Survey was completed on: March 04th, 2021.

2. LEGAL DESCRIPTION:

Lots 8 and the North 1/2 of Lot 7, Block 36, of AMENDED PLAT OF GOLF COURSE SUBDIVISION OF THE ALTO BEACH REALTY COMPANY, according to the Plat thereof, recorded in Plat Book 6 at Page 26 of Public Records of Miami-Dade County, Florida.

Containing 11,205 Square Feet or 0.26 Acres more or less by calculations.

3. SOURCES OF DATA:

AS TO VERTICAL CONTROL:

By scaled determination the subject property lies in Flood Zone AE, Base Flood Elev. 8 feet, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120651 Map No. 12086C0317, Suffix L, Revised Date: 09-11-2009. Base Flood Elevations on Flood Insurance Rate Map (FIRM) for Miami-Dade County are referenced to National Geodetic Vertical Datum of 1929 (N.G.V.D. 1929). These flood elevations must be compared to elevations referenced to the same vertical datum.

An accurate Zone determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to the user that "this map is for insurance purposes only".

The vertical control element of this survey was derived from the National Geodetic Vertical Datum 1929 (NGVD29).

Benchmarks used:

City of Miami Beach # 1703 Elevation: 4.51 feet (3.73 feet Adjusted to N.G.V.D. 1929)

AS TO HORIZONTAL CONTROL:

North Arrow and bearings refer to an assumed value of North for the Center Line of Meridian Avenue, Miami-Dade County, Florida. Said line is considered well-established and monumented.

4. ACCURACY:

Horizontal Control:
The accuracy obtained for all horizontal control measurements, based on a 95% confidence level and office calculations of closed geometric figures, verified by redundant measurements, meets or exceeds an equivalent linear closure standard of 1 foot in 7,500 feet for Suburban Areas, a common value accepted in the Surveying and Construction Industry.

Vertical Control:
Elevation control for the survey was based on a closed level loop to the benchmark(s) noted above and meet or exceeds a closure in feet of plus or minus 0.05 feet.

5. LIMITATIONS:

Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear in public records. No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon. This notice is required by the "Standards of Practice for Land Surveying in the State of Florida," pursuant to Rule 5J-17 of the Florida Administrative Code.

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101-111 of the Florida Statutes.

CERTIFY TO:

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: That the Boundary Survey of the above described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction. Further, there are no above ground encroachments unless shown. This survey meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to section 472.027 Florida Statutes. Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting the property. Location and identification of utilities adjacent to the property were not secured as such information was not requested. Ownership is subject to opinion of title.

J. Bonfill & Associates, Inc.
Florida Certificate of Authorization Number LB 3398

Oria J Suarez — Digitally signed by Oria J Suarez Date: 2021.03.11 12:37:26 -05'00'

By: _____
Oria Jannet Suarez, P.S.M. for the firm
Professional Surveyor and Mapper No. 6781
State of Florida

ORIA JANNET SUAREZ — LICENSE NUMBER No. 6781 — STATE OF FLORIDA — PROFESSIONAL SURVEYOR & MAPPER

THESE ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ORIA JANNET SUAREZ, PSM ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

J. Bonfill & Associates, Inc.
REGISTERED LAND SURVEYORS & MAPPERS
Florida Certificate of Authorization LB3398
7100 S.W. 99th Avenue Suite 104
Miami, Florida 33173 (305) 598-8383

BOUNDARY SURVEY
of
1688 MERIDIAN AVENUE, MIAMI BEACH
MIAMI-DADE COUNTY, FLORIDA 33139
for
TACOMBI HOLDING LLC / IVY REALTY SERVICES

REVISIONS	BY

Proj:	21-0025
Job:	21-0066
Date:	03-04-2021
Drawn:	G.P., J.S., M.P.
Checked:	J.S.
Scale:	AS SHOWN
Field Book:	FILE

SHEET 1 OF 1

KODA
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TACOMBI RESTAURANT
1688 MERIDIAN AVE. MIAMI BEACH, FL 33139

DRB21-0651 - FINAL SUBMITTAL

Scale
04/05/2021
Project # 20009

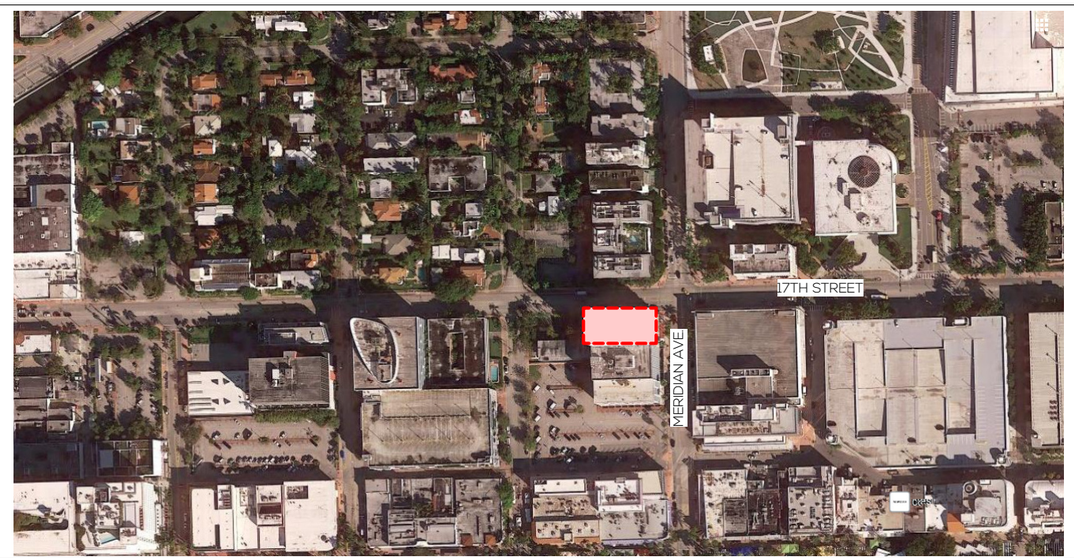
SURVEY

G-002

N

1 Location Plan

1" = 1'-0"



N

2 Location Plan - Zoom In

3/16" = 1'-0"

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TACOMBI RESTAURANT

DRB21-0651 - FINAL SUBMITTAL

Scale	As indicated
04/05/2021	
Project #	20009

LOCATION PLAN

G-003

1

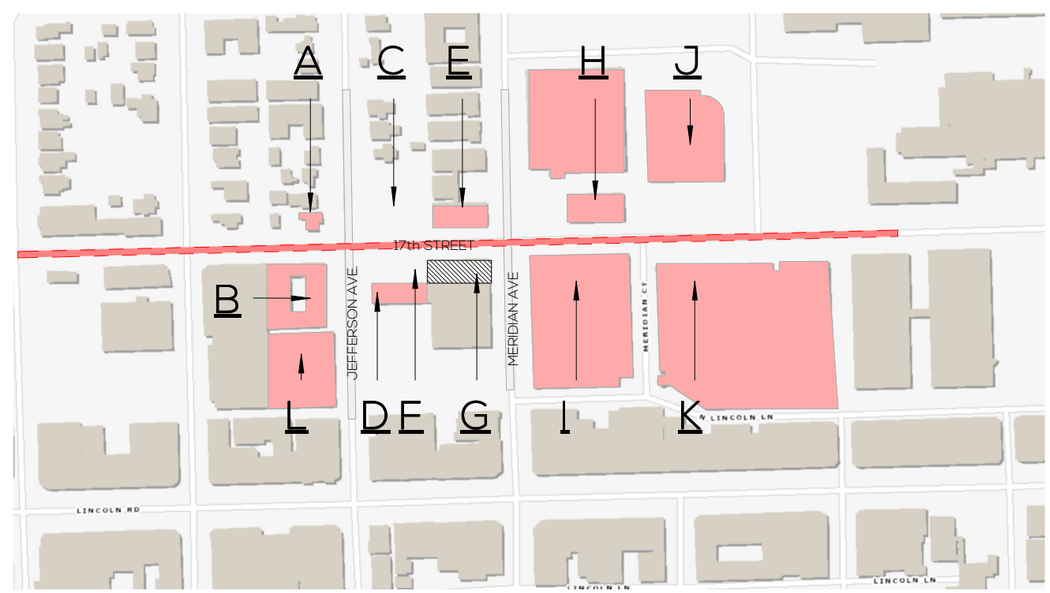
4

1	NORTH ELEVATION	17th STREET
2	EAST ELEVATION	MERIDIAN AVE.
3	NORTH-EAST CORNER	17th STREET & MERIDIAN AVE.
4	WEST ELEVATION	17th STREET & JEFFERSON AVE.

EXISTING SITE/LOT VIEWS

2

3



0 Existing Site Context Map
6" = 1'-0"

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EXISTING LOT

G-004

B

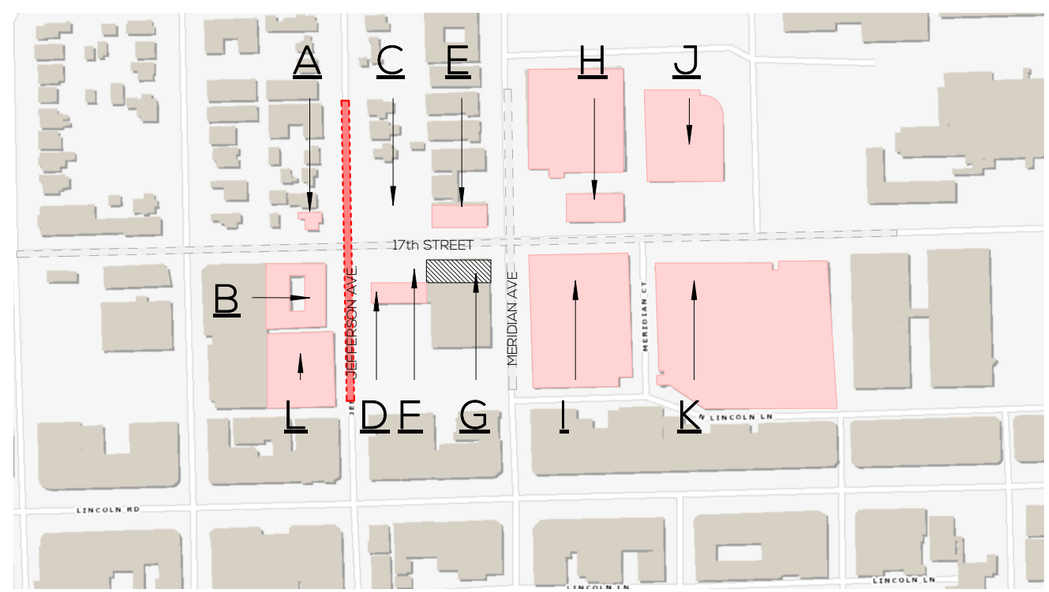
B

L

A	1700 JEFFERSON AVE.	G	1688 MERIDIAN AVE
B	1698 JEFFERSON AVE.	H	777 17th STREET
C	1709/1709 JEFFERSON AVE.	I	1675 MERIDIAN AVE.
D	1699 JEFFERSON AVE.	J	1700 CONVENTION DRIVE
E	1700 MERIDIAN AVE.	K	640 17th STREET
F	PARKING LOT	L	1682 JEFFERSON AVE.

D

NEIGHBORHOOD CONTEXT



0 Existing Site Context Map (Jefferson)

6" = 1'-0"

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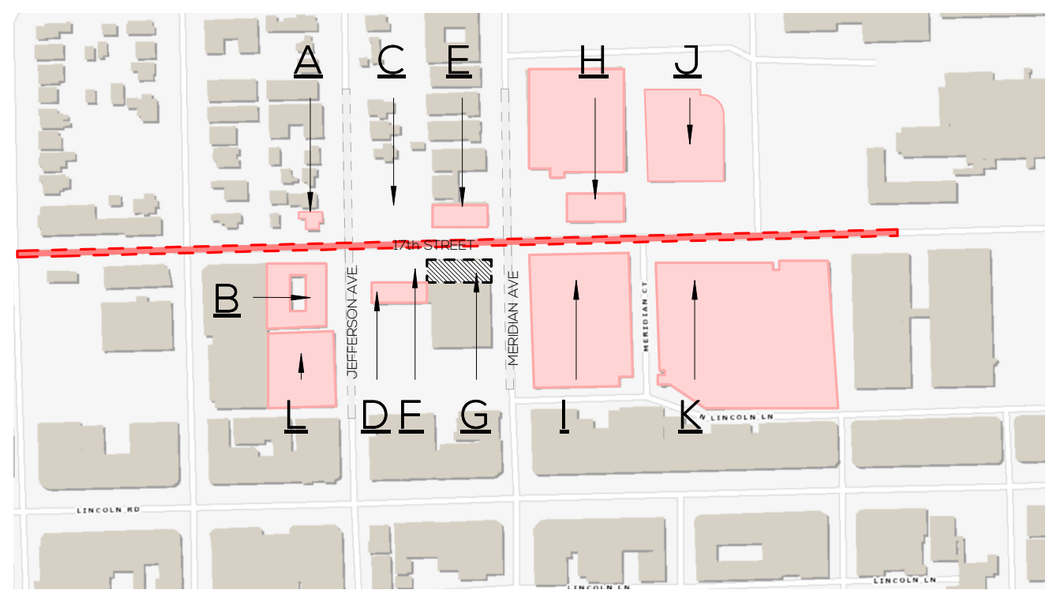
EXISTING CONTEXT PHOTOS (JEFFERSON)

G-005

A	1700 JEFFERSON AVE.	G	1688 MERIDIAN AVE
B	1698 JEFFERSON AVE.	H	777 17th STREET
C	1709/1709 JEFFERSON AVE.	I	1675 MERIDIAN AVE.
D	1699 JEFFERSON AVE.	J	1700 CONVENTION DRIVE
E	1700 MERIDIAN AVE.	K	640 17th STREET
F	PARKING LOT	L	1682 JEFFERSON AVE.

NEIGHBORHOOD CONTEXT MAP



0 Existing Site Context Map (17th)
6" = 1'-0"

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Project #	20009

EXISTING CONTEXT PHOTOS (17TH)

G-006

H

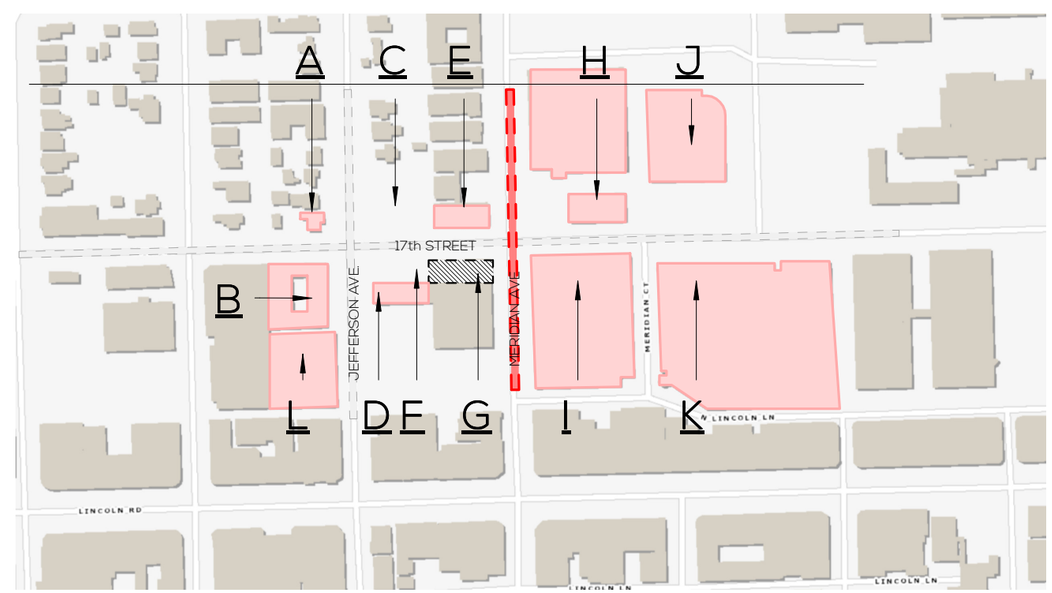
H

J

I

A	1700 JEFFERSON AVE.	G	1688 MERIDIAN AVE
B	1698 JEFFERSON AVE.	H	777 17th STREET
C	1709/1709 JEFFERSON AVE.	I	1675 MERIDIAN AVE.
D	1699 JEFFERSON AVE.	J	1700 CONVENTION DRIVE
E	1700 MERIDIAN AVE.	K	640 17th STREET
F	PARKING LOT	L	1682 JEFFERSON AVE.

NEIGHBORHOOD CONTEXT MAP



0 Existing Site Context Map (Meridian)
6" = 1'-0"

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Project #	20009

EXISTING CONTEXT PHOTOS (MERIDIAN)

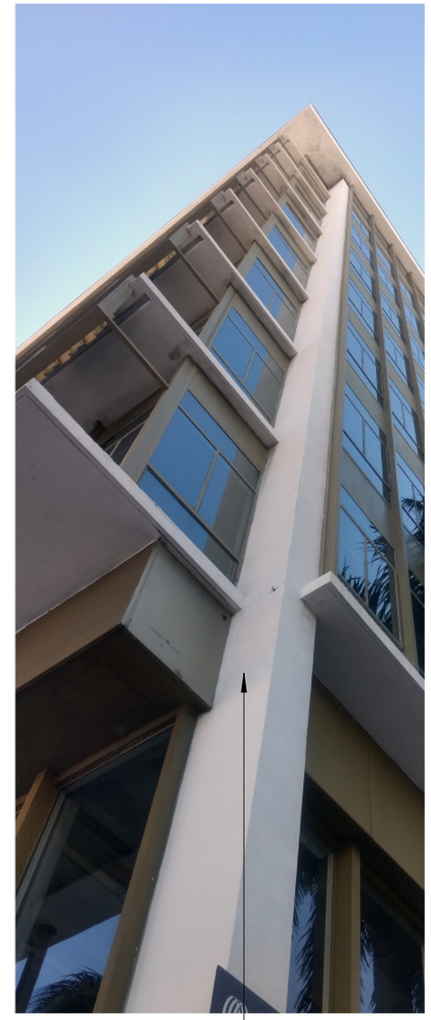
G-007

A

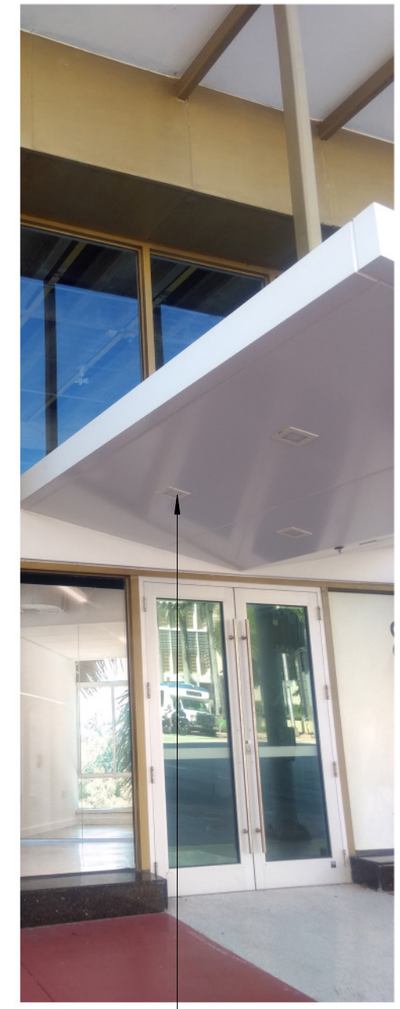
B

C

D



E



F

A	EXISTING ALUMINUM SCREEN / SHADING DEVICE IN GOLDEN BRONZE FINISH
B	EXISTING MOSAIC TILE FINISH
C	EXISTING CARERRA MARBLE VITRINE SURROUND
D	EXISTING BREAK METAL WITH GOLDEN BRONZE FINISH
E	EXISTING STRUCTURAL COLUMN AND EYEBROWS IN STUCCO WITH PAINT FINISH
F	EXISTING ALUMINNUM BREAK METAL CANOPTY IN WHITE FINISH
G	EXISTING BLACK GRANITE FINISH

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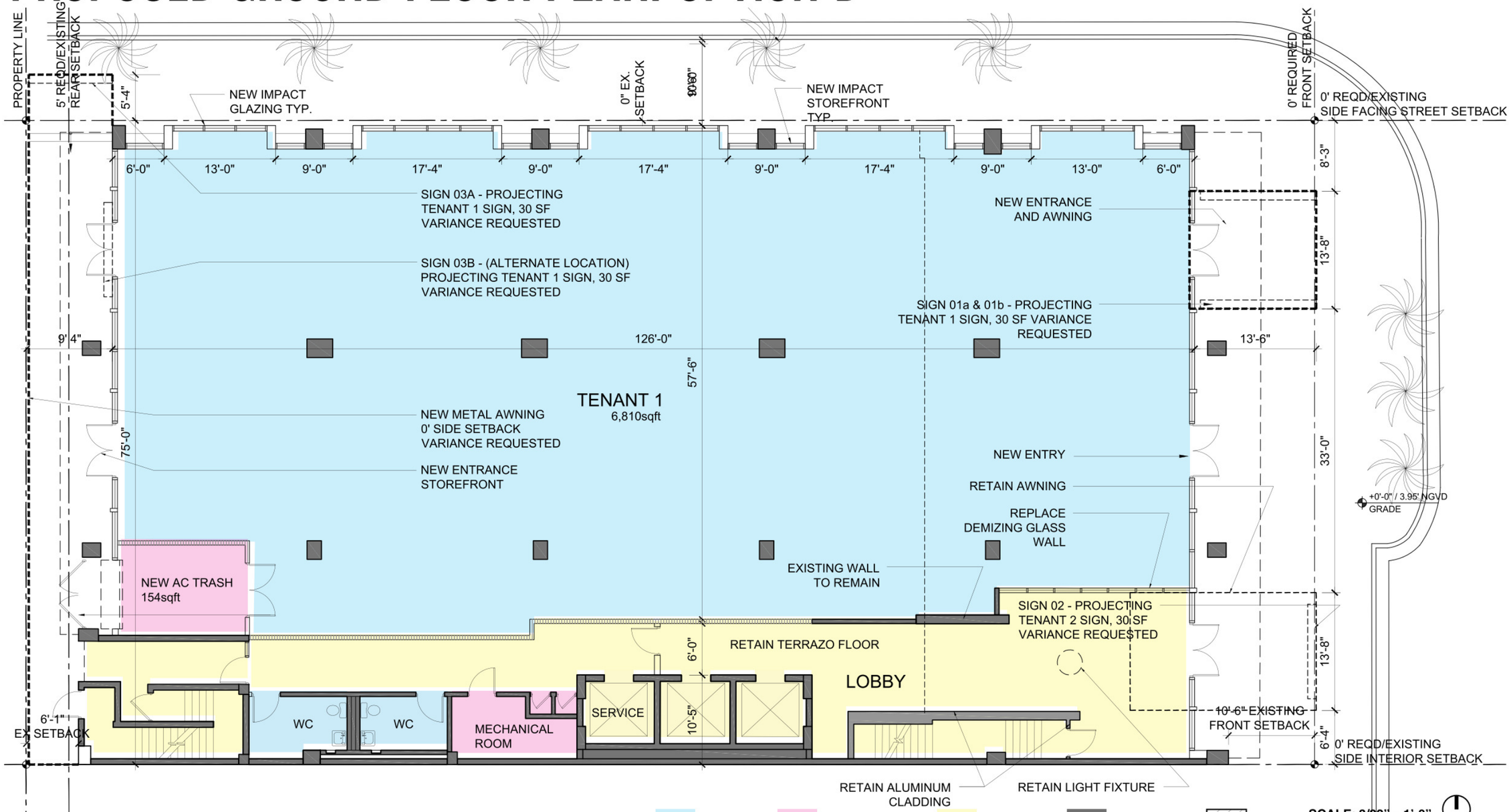
Scale	3/16" = 1'-0"
04/05/2021	
Project #	20009

EXISTING MATERIALS

G-008

PROPOSED GROUND FLOOR PLAN: OPTION B

A-1.01B



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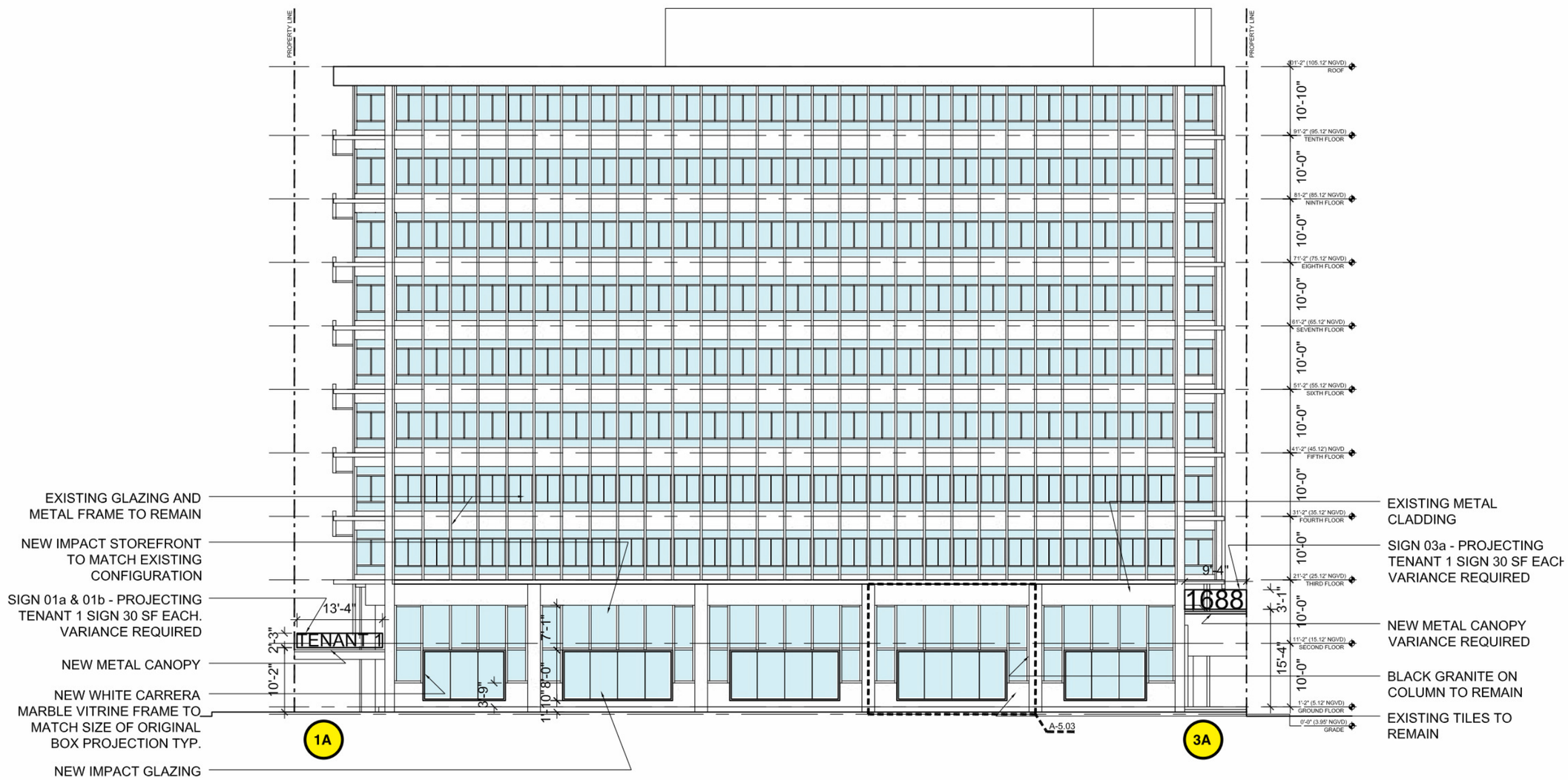
APPROVED PLAN DRB 2016

G-009

PROPOSED NORTH ELEVATION: OPTION B

A-2.02B



SCALE: 1/16" = 1'-0"

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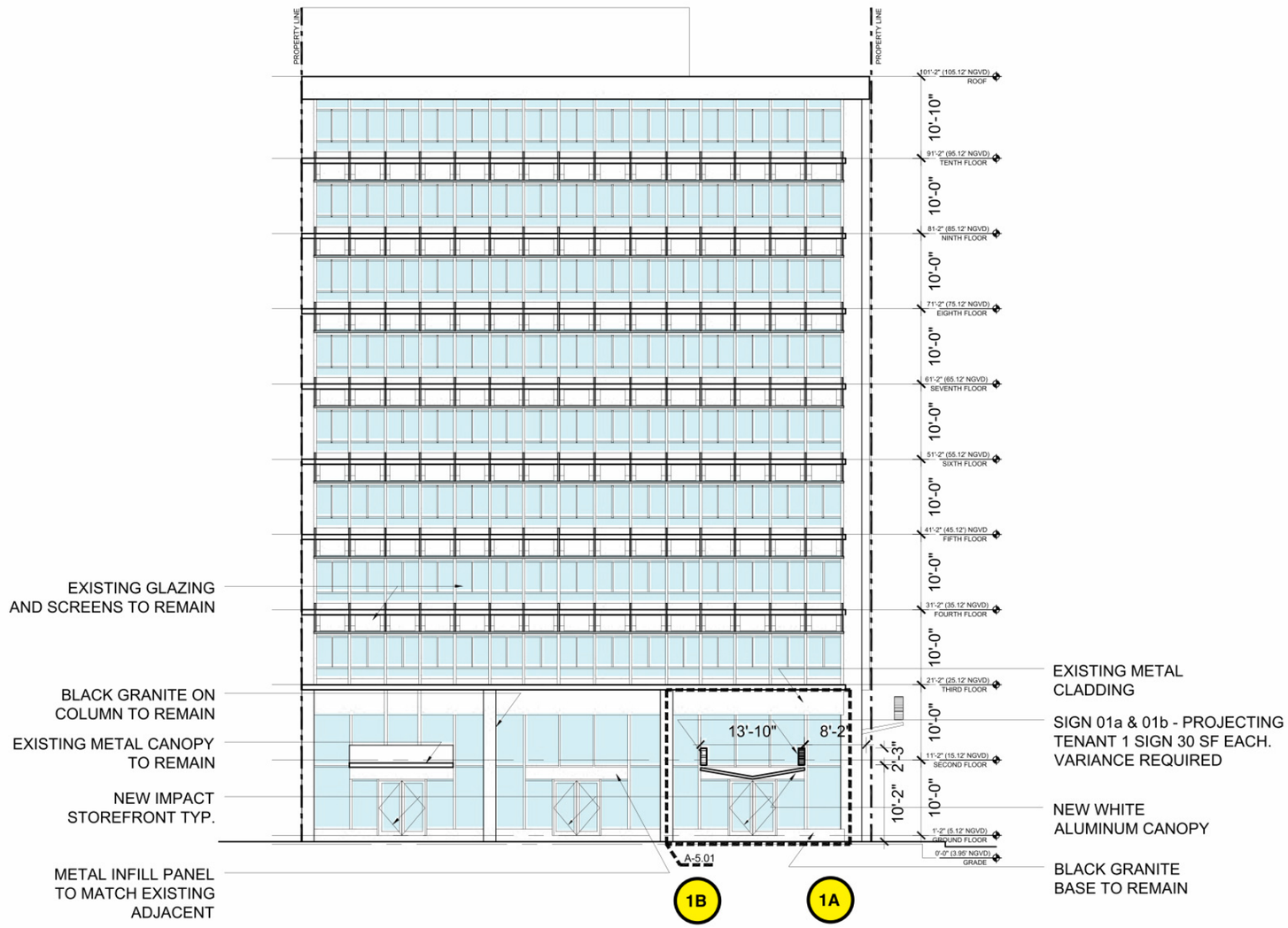
APPROVED SIGNAGE DRB 2016

G-010

PROPOSED EAST ELEVATION: OPTION A

A-2.01A



SCALE: 1/16" = 1'-0"

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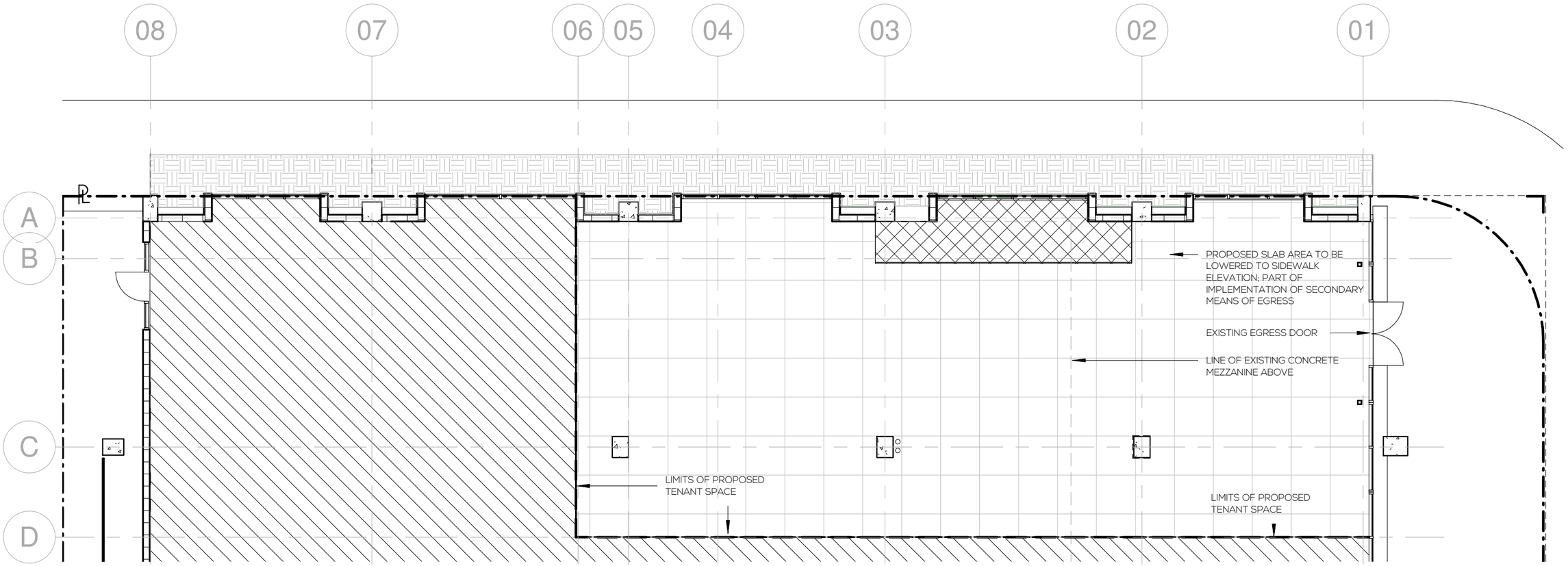
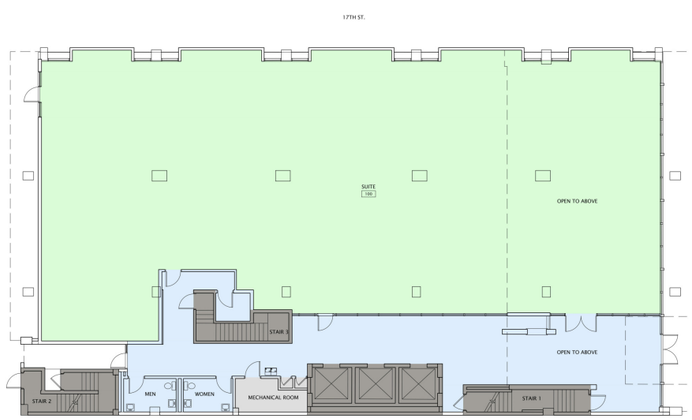
APPROVED SIGNAGE DRB 2016

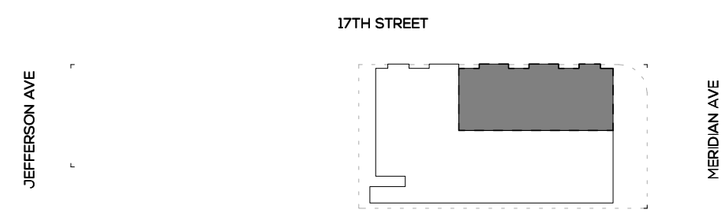
G-011



1 EXISTING FLOOR PLAN

3/32" = 1'-0"





2 EXISTING FLOOR PLAN - OVERALL

1/4" = 1'-0"

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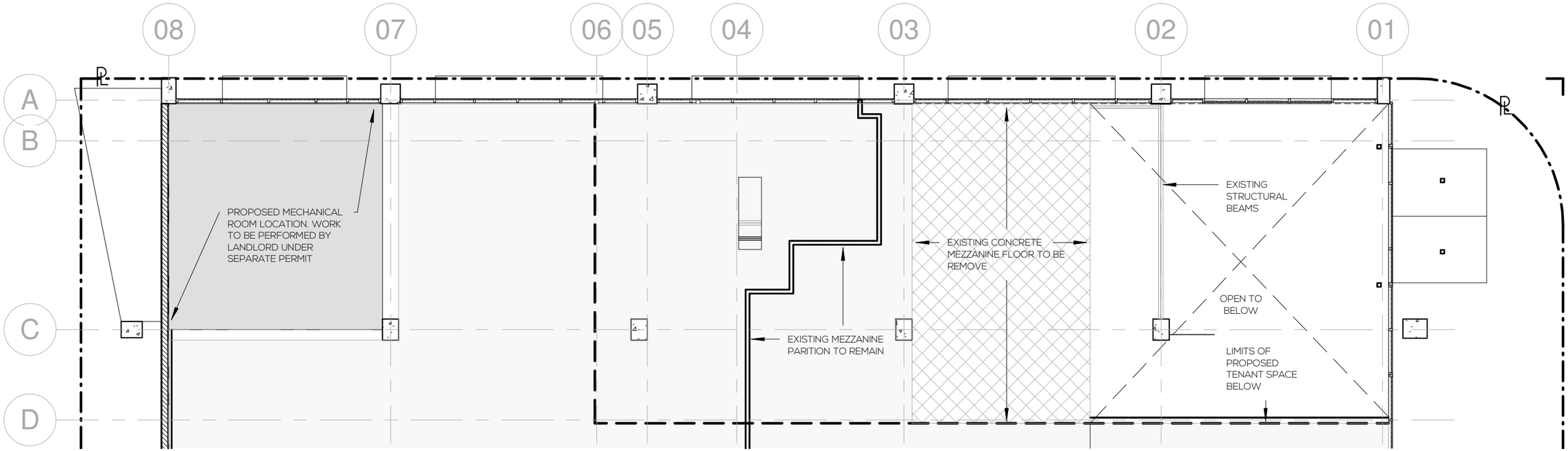
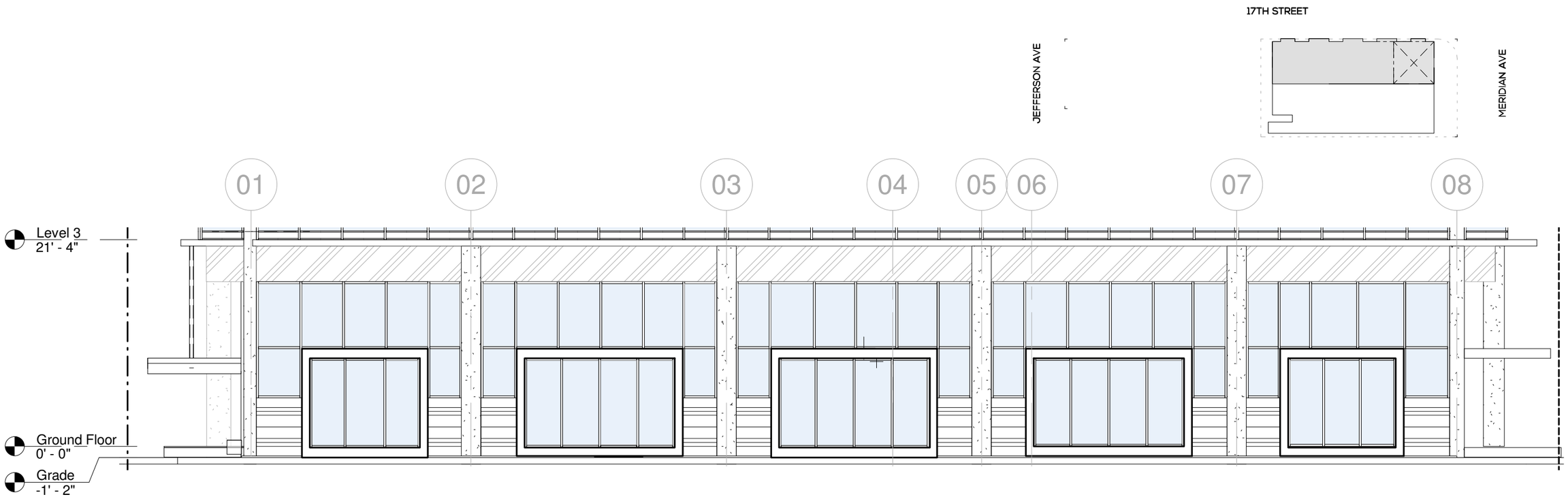
EXISTING CONDITION - GROUND FLOOR

G-012



1 Existing Second Floor Plan

3/32" = 1'-0"



2 Existing Elevation - 17th Street

3/32" = 1'-0"

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TACOMBI RESTAURANT

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EXISTING CONDITION SECOND FLOOR

G-013