TACOMBI

Design Review Board Presentation

1688 Meridian Ave, Miami Beach, FL 33139

KoDA

TODAY:

Tacombi operates 9 locations in NYC from first location in former downtown garage to a national landmark in the Empire State Building.

We draw on the distinct visual language of Mexican streets, stalls & taquerias to transport guests and provide an honest reflection of life in Mexico to frame & heighten the food experience. Our spaces are places for people to share in the tradition of Mexico and experience authentic taco culture.

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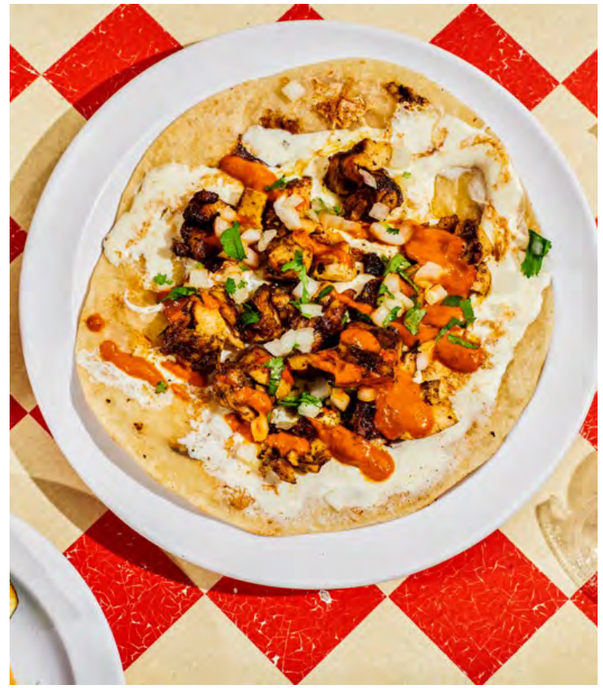
FOOD:

Our menu brings together the distinct flavors, ingredients, traditions and techniques from the 32 states of Mexico.

Travel, research and discovery keep our flavors authentically Mexican while respect for ingredients and their treatment keeps our sourcing sustainable.



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1

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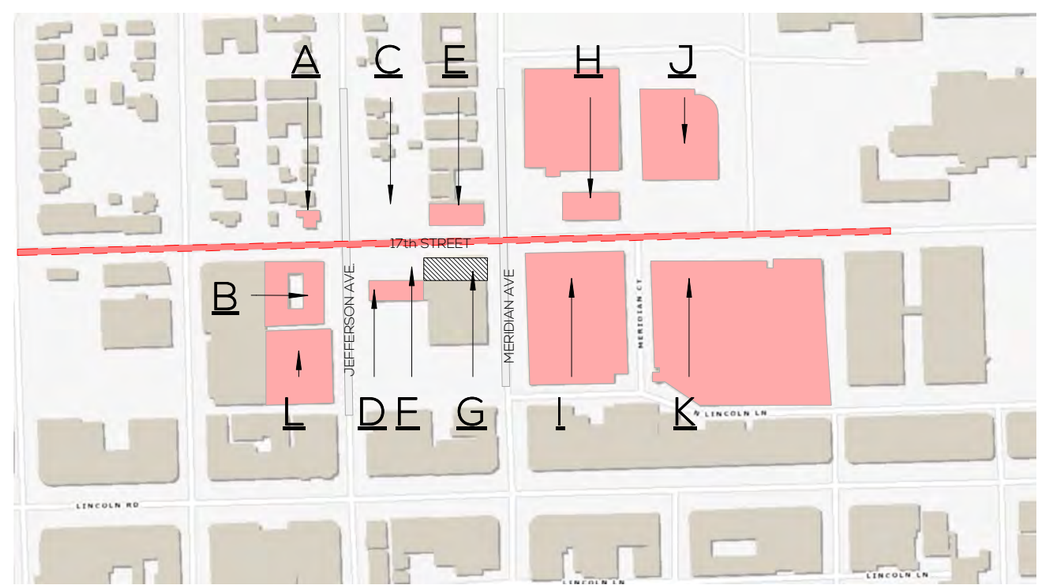
1	NORTH ELEVATION	17th STREET
2	EAST ELEVATION	MERIDIAN AVE.
3	NORTH-EAST CORNER	17th STREET & MERIDIAN AVE.
4	WEST ELEVATION	17th STREET & JEFFERSON AVE.

2

3

EXISTING SITE/LOT VIEWS



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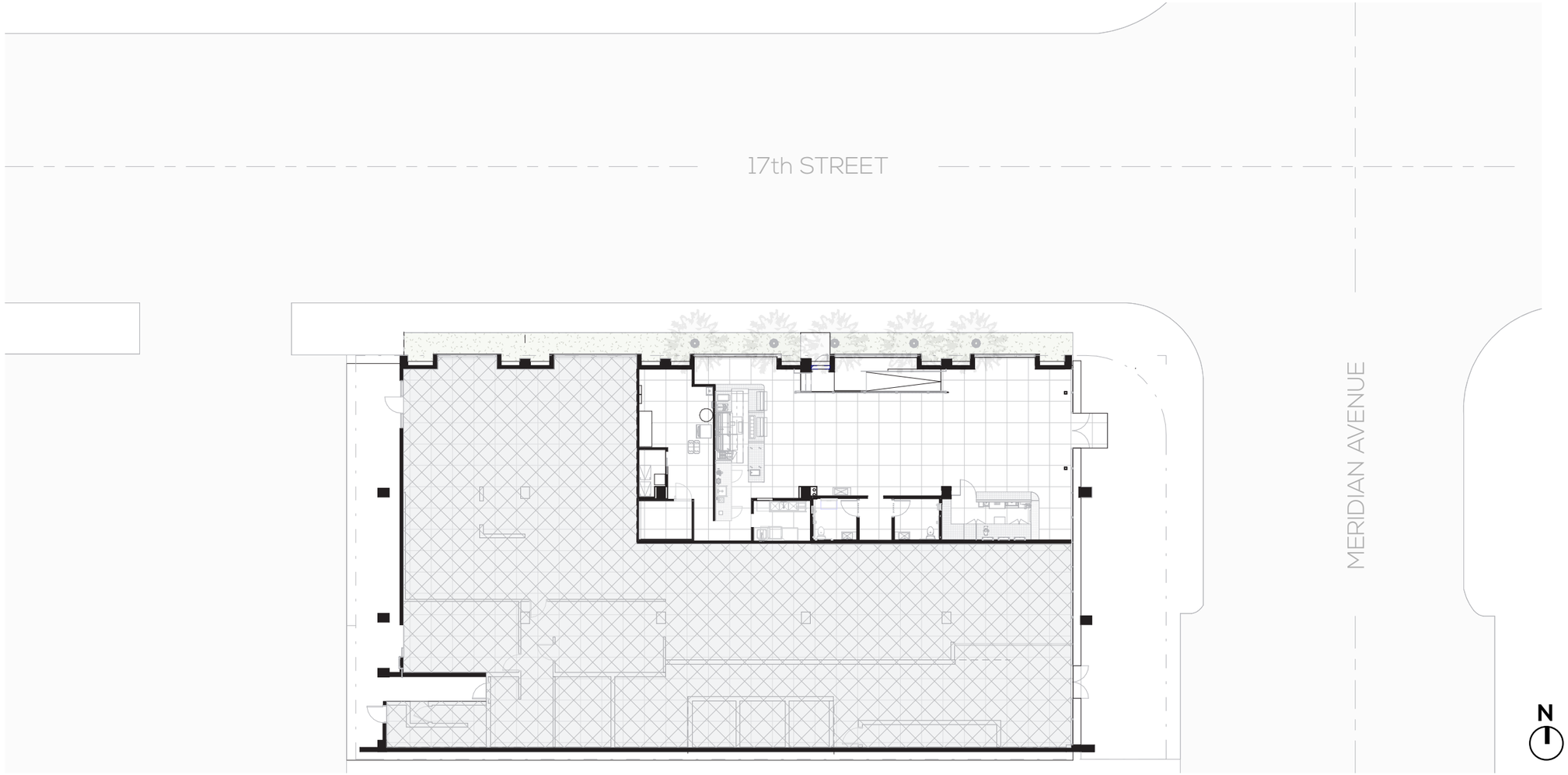
A	EXISTING ALUMINUM SCREEN / SHADING DEVICE IN GOLDEN BRONZE FINISH
B	EXISTING MOSAIC TILE FINISH
C	EXISTING CARERRA MARBLE VITRINE SURROUND
D	EXISTING BREAK METAL WITH GOLDEN BRONZE FINISH
E	EXISTING STRUCTURAL COLUMN AND EYEBROWS IN STUCCO WITH PAINT FINISH
F	EXISTING ALUMINNUM BREAK METAL CANOPTY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



1 DRB - SITE PLAN
3/64" = 1'-0"

BAR AREA

PROJECT ZONING DATA

1688 Meridian Ave Miami Beach, FL 33139

SITE DESCRIPTION

FOLIO NO.	02-3234-007-0600
FLOOD ZONE	AE
BASE FLOOD ELEVATION	8.00 NGVD
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

GENERAL

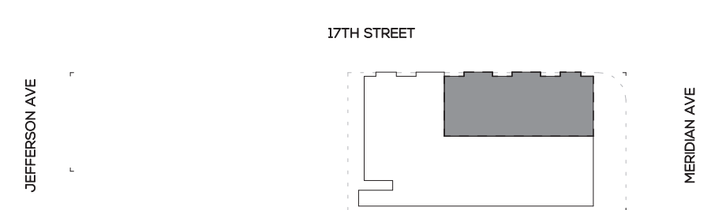
ZONING DISTRICT:	CD-3 Commericial
LOT WIDTH	75'-0"
LOT DEPTH	150'-0"
LOT AREA:	11,250 SF
MIN. BUILDING AREA	N/A
PROPOSED BUILDING AREA	2,795 SF (Interior Renovation)

SETBACK REQUIREMENTS

	REQUIRED	PROVIDED
REAR:	Existing to Remain	Existing to Remain
SIDE INTERIOR:	Existing to Remain	Existing to Remain
FRONT:	Existing to Remain	Existing to Remain

ALLOWABLE PROJECTIONS

	ALLOWABLE	PROVIDED
FRONT:	Existing to Remain	Existing to Remain
SIDE YARD:	Existing to Remain	Existing to Remain
REAR:	Existing to Remain	Existing to Remain



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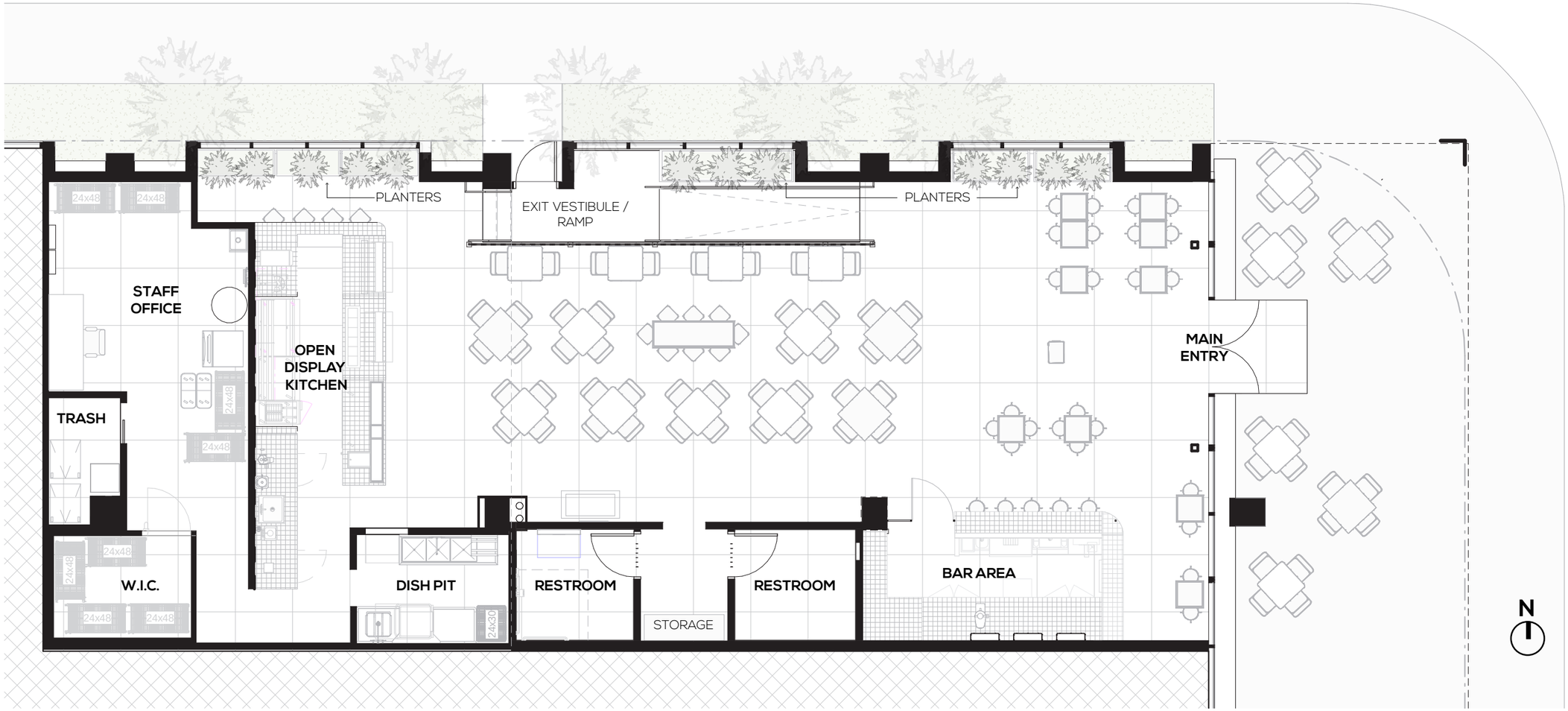
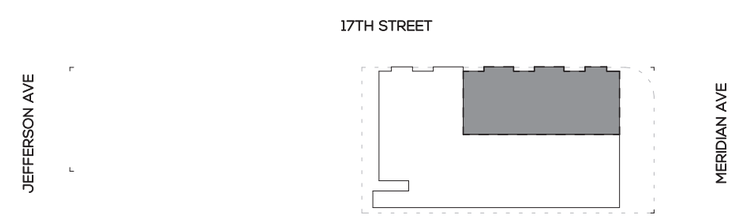


OCCUPANCY LOAD PER F.B.C. 1004.12		
OCCUPANCY DESCRIPTION	OCCUPANTS	ACTUAL SEATS
INDOOR DINING	53	83
BACK OF HOUSE	6	0
OUTDOOR SEATING	17	24
TOTAL OCCUPANT LOAD	126	
ACTUAL SEATS		107



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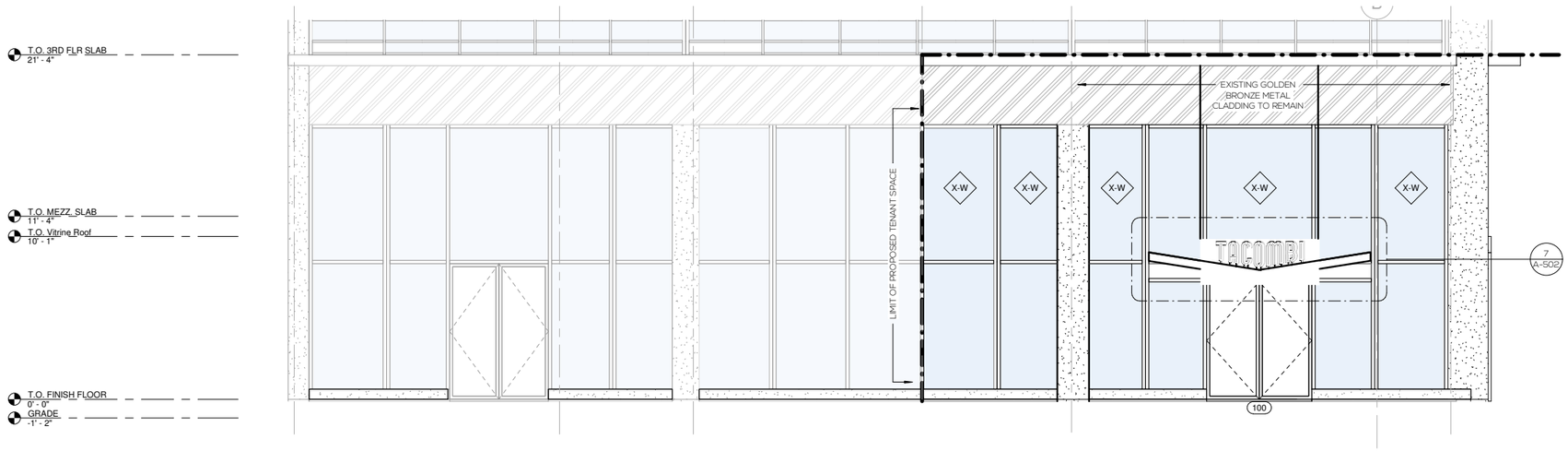
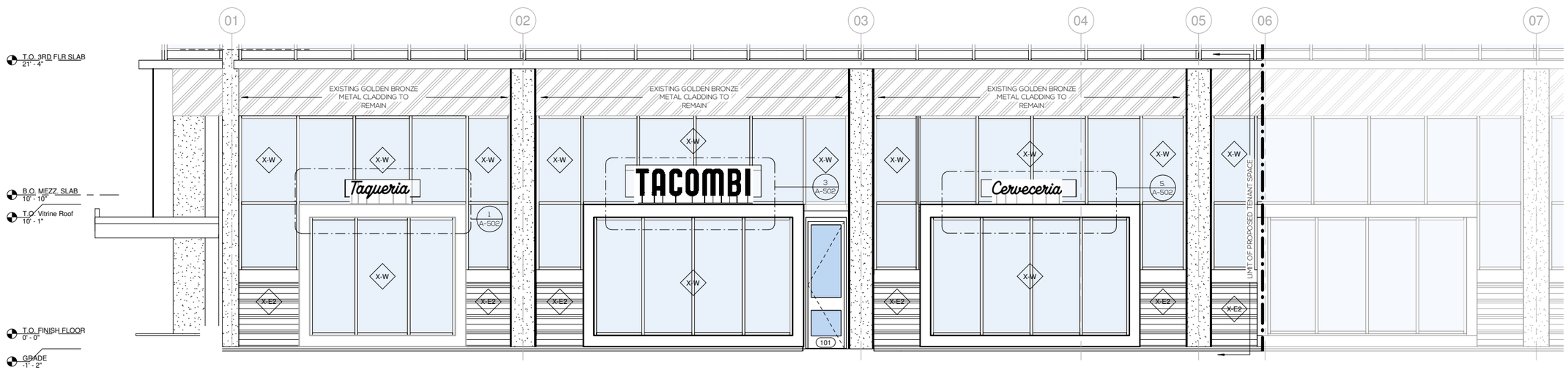


1 MERIDIAN AVE ELEVATION
1/4" = 1'-0"



2 17TH STREET ELEVATION
1/4" = 1'-0"

EXHIBIT A - SUPPLEMENTAL

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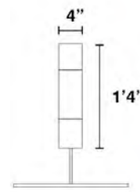
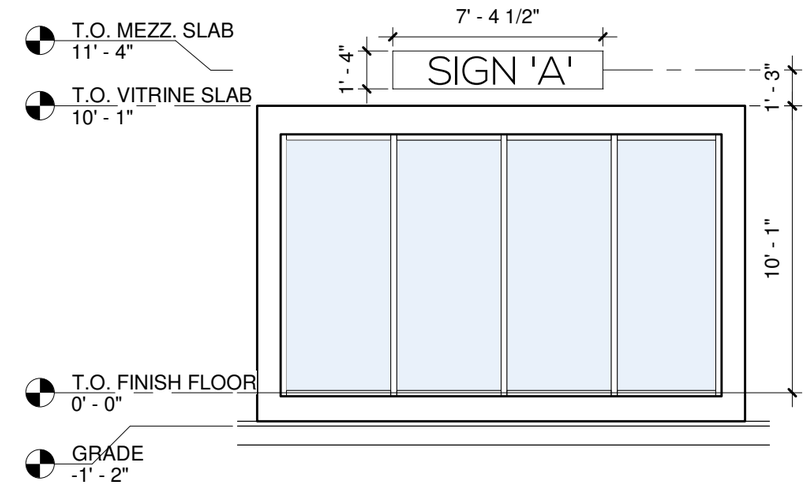
SIGN A

Designation:	'*Wall*' Sign
Height:	1'-4"
Width:	7'-4 1/2"
Depth:	0'-4"
Approx. SQFT:	10.10 sf
Projection from Wall:	Max 0'-12"
Material:	Anodized Gold/Brass Letters Matching Building Spec
Illumination:	None

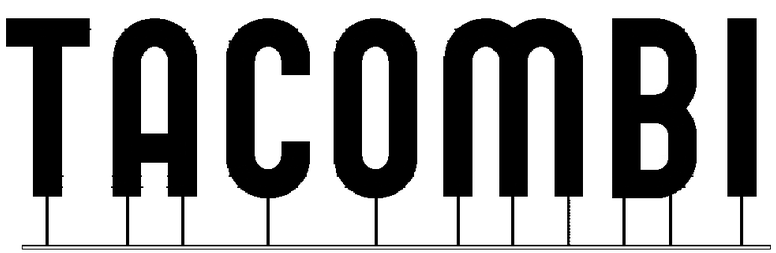


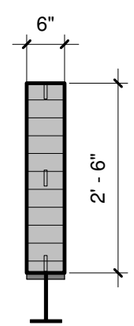
Example of signage style



SIGN B

Designation:	'*Wall*' Sign
Height:	2'-6"
Width:	10'-7"
Depth:	0'-6"
Approx. SQFT:	26.46 sf
Projection from Wall:	Max 0'-12"
Material:	Anodized Gold/Brass Letters Matching Building Spec
Illumination:	None





Example of signage style

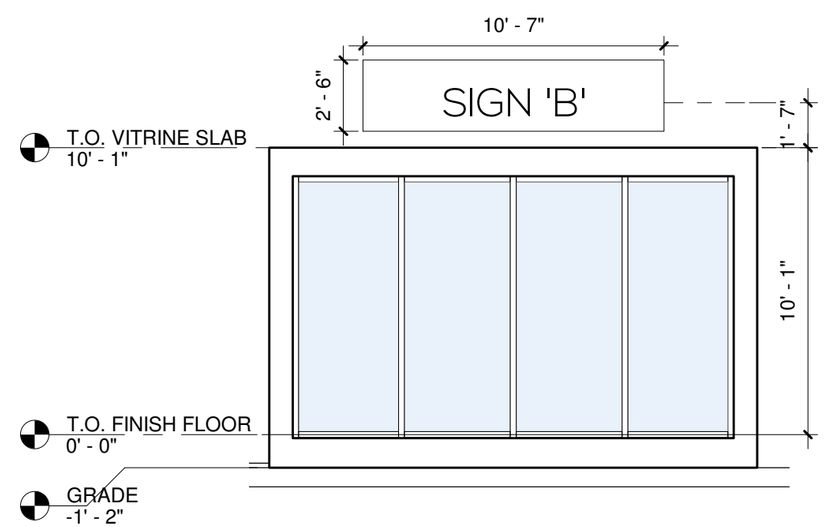


EXHIBIT A - SUPPLEMENTAL

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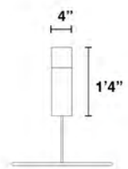
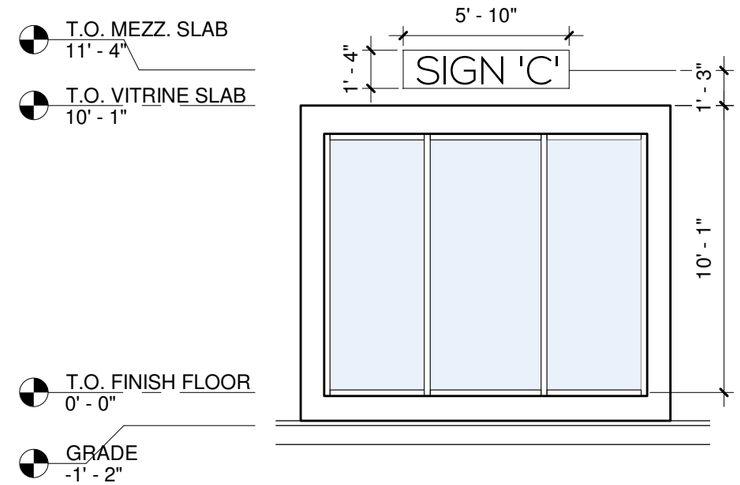
SIGN C

LightingDesignation:	'*Wall*' Sign
Height:	1'-4 "
Width:	5'-10 "
Depth:	4"
Approx. SQFT:	7.16 sf
Projection from Wall:	Max 0'-12"
Material:	Anodized Gold/Brass Letters Matching Building Spec
Illumination:	None

ANNODIZED GOLD TO MATCH BUILDING MATERIAL

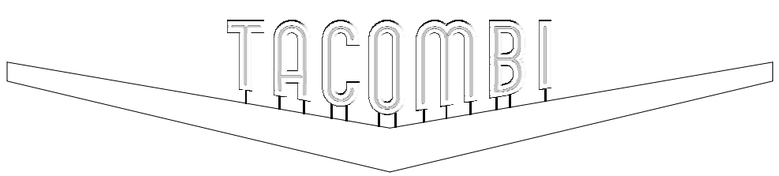


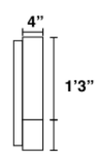
Example of signage style



SIGN D

Designation:	'*Projecting*' Sign
Height:	1'-3"
Width:	6'-2 "
Depth:	0'-4"
Approx. SQFT:	7.73 sf
Projection from Wall:	9'-8 1/2"
Material:	Anodized Gold / Brass Channel Lettering to Match Building Spec.
Illumination:	Red neon light fixture reccesed within channel lettering





Example of signage style

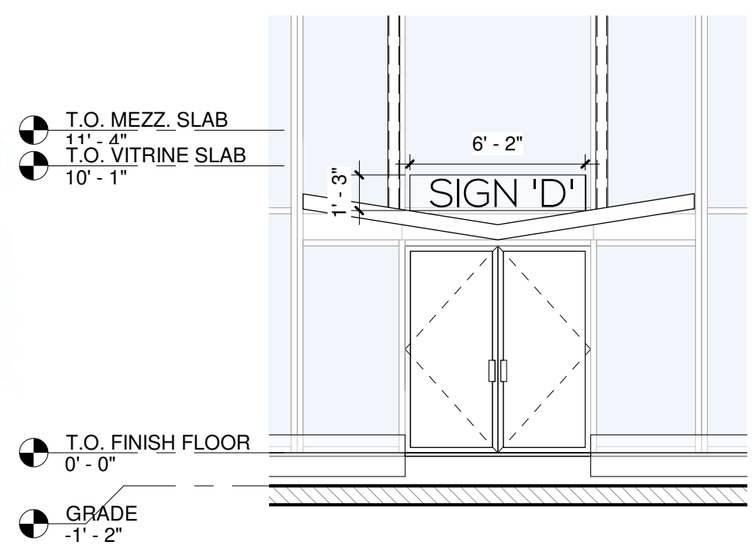


EXHIBIT A - SUPPLEMENTAL

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DRB21-0651: Proposed Modification of Conditions

I.D.2. Revised elevation, site plan, and floor plan drawings for the exterior and interior modifications at 1688 Meridian Avenue shall be submitted, at minimum, such drawings shall incorporate the following:

* * *

e. The final design details for the proposed sign B ("Tacombi") on 17th Street shall be submitted, in a manner to be reviewed and approved by staff consistent with Design Review Criteria and/or directions from the Board.
f. The final design details for the proposed sign ~~C~~ A, ("Cerveceria"), on ~~the~~ 17th Street ~~elevation~~ shall be submitted, in a manner to be reviewed and approved by staff consistent with Design Review Criteria and/or directions from the Board ~~not be approved as proposed~~.
g. The final design details for the proposed sign C, ("Taqueria"), on ~~the~~ 17th Street ~~elevation~~ shall be submitted, in a manner to be reviewed and approved by staff consistent with Design Review Criteria and/or directions from the Board ~~not be approved as proposed~~.

* * *

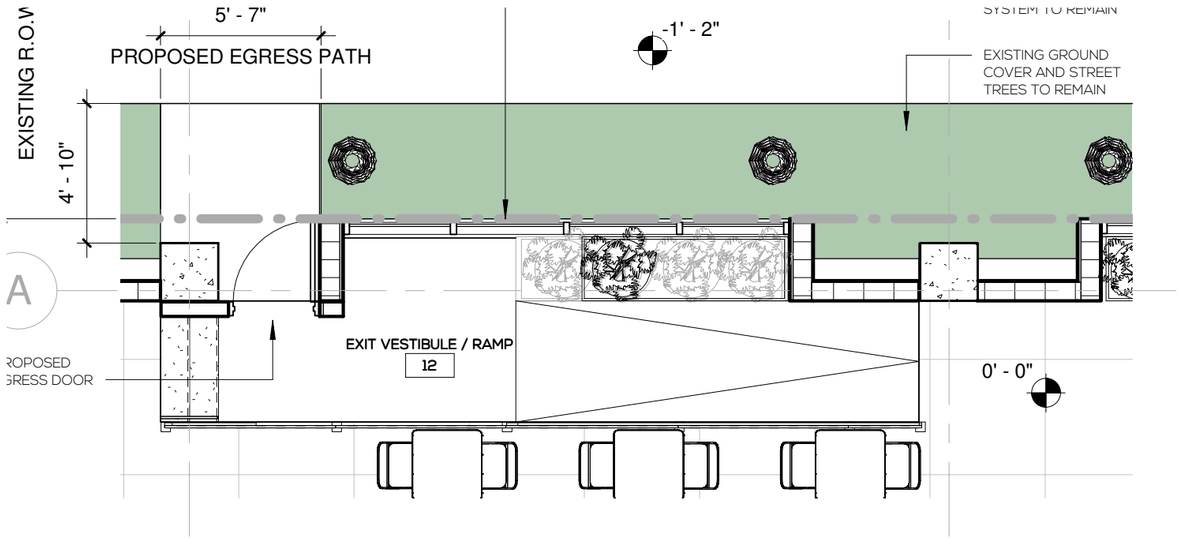
PROVIDED, the applicant shall build substantially in accordance with the plans, entitled "1688 Meridian Ave", as prepared by **KoDA Architecture + Interior Design**, dated signed and sealed April 5, 2021, and with the plans entitled "Tacombi Restaurant", as prepared by **KoDA Architecture + Interior Design**, dated signed and sealed May 27, 2021 as presented as Exhibit A – Supplemental Plans at Design Review Board Hearing on June 1, 2021 and as approved by the Design Review Board, as determined by staff.

TACOMBI KoDA

Project Collaborators + KoDA Contributors:

Wesley Kean (Principal + Creative Director)
Luciano Esposito
Jake Crociati

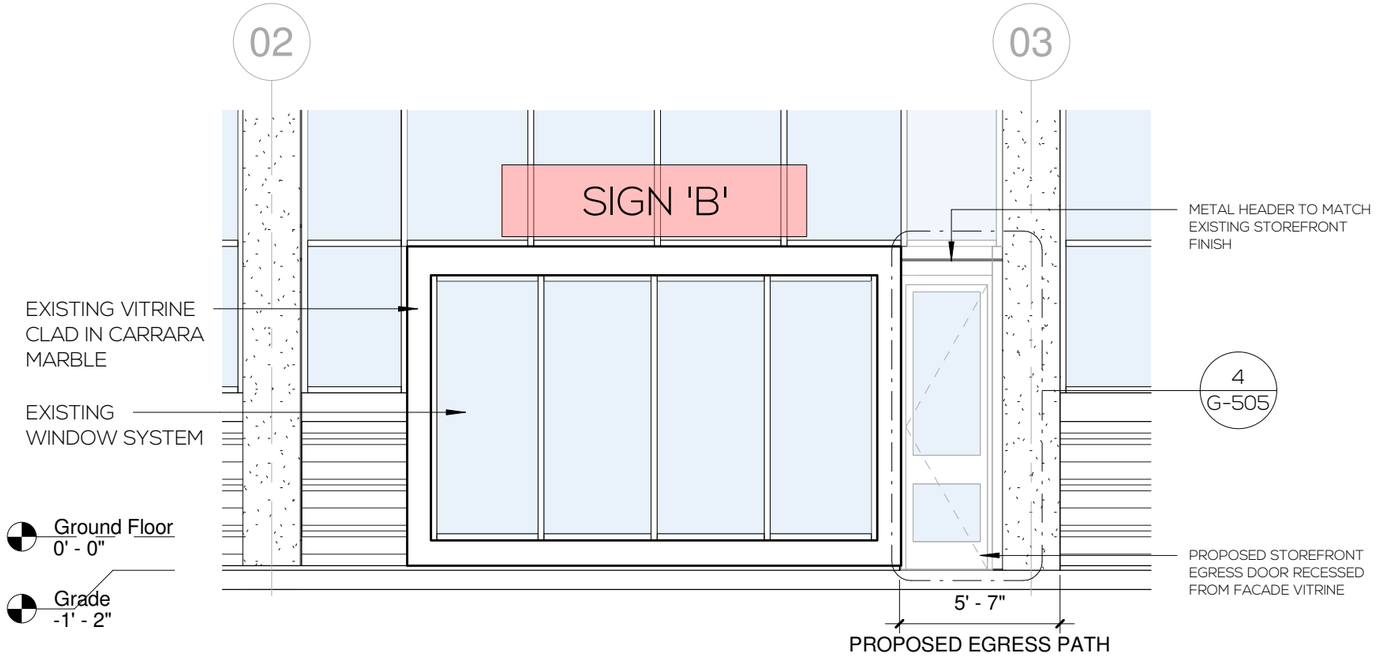
Thank You!

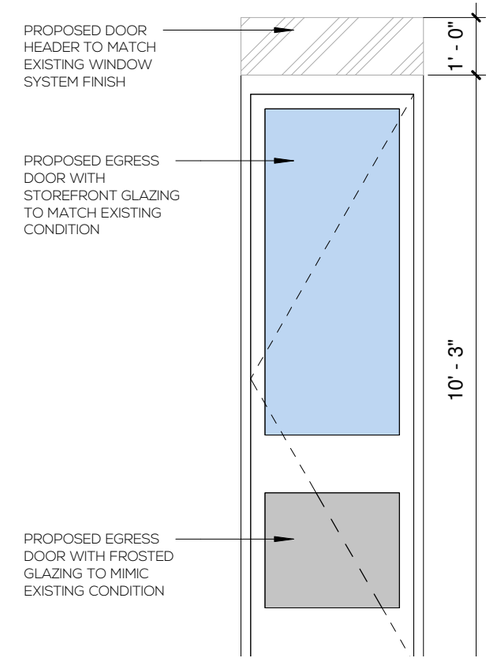


1 PROPOSED EGRESS DOOR - PLAN

3/16" = 1'-0"

3 PROPOSED EGRESS DOOR





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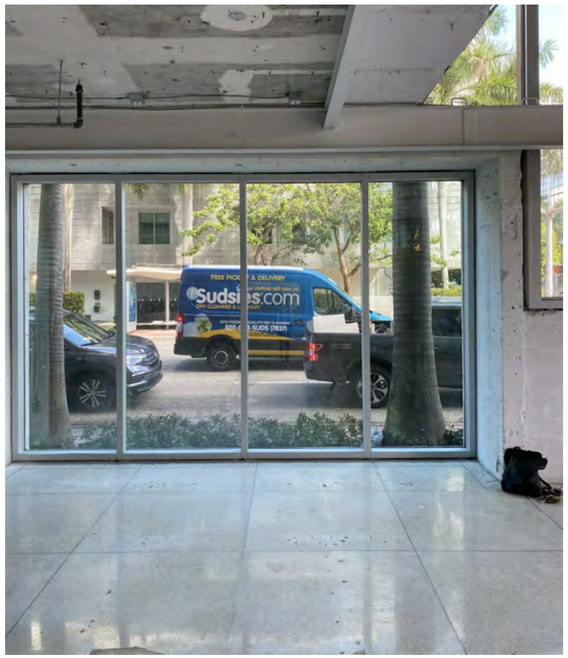
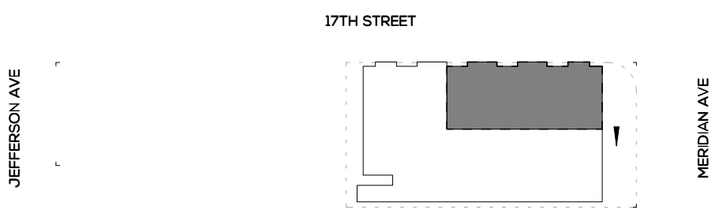
STING CONDITIONS ALONG 17th STREET

EXISTING CONDITIONS ALONG 17th STREET



EXISTING CONDITIONS ALONG INTERIOR

DESCRIPTION:
Per code the newly proposed assembly space (for purposes of a restuarant) will require (2) dedicated means of egress. The proposed project seeks to form a new means of egress along the pedestrian adjecent to 17th Street. The minor facade improvement would involve modifying an existing storefront window to include the apppropriate means of egress to meet Fire/Life Saftey Standards.



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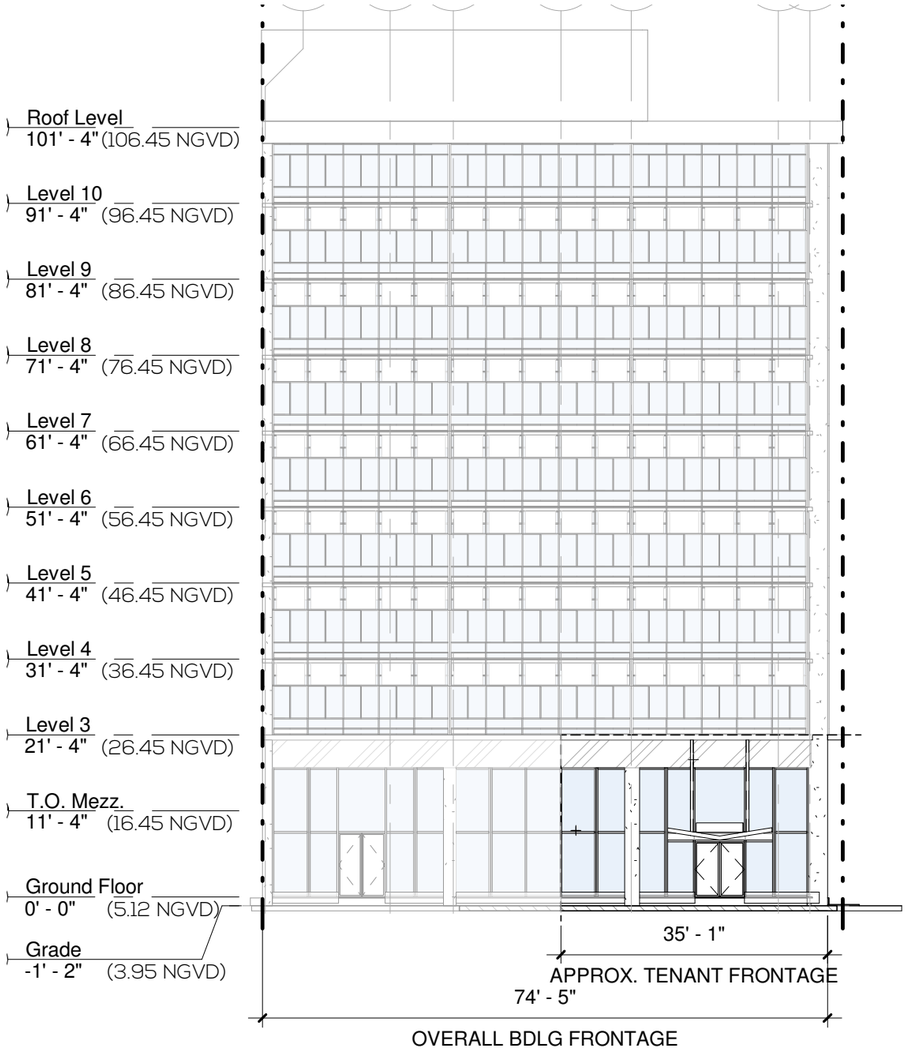
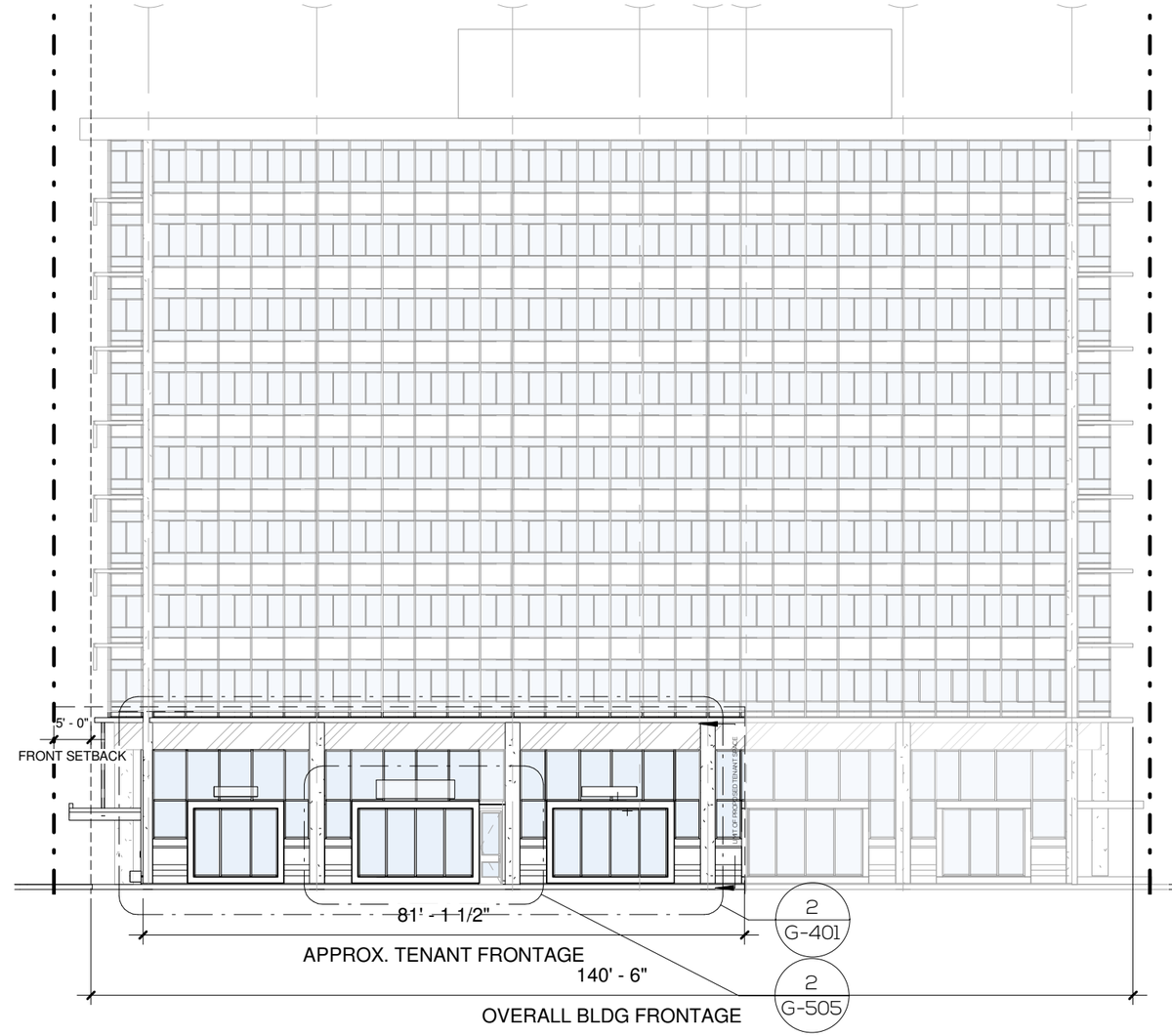
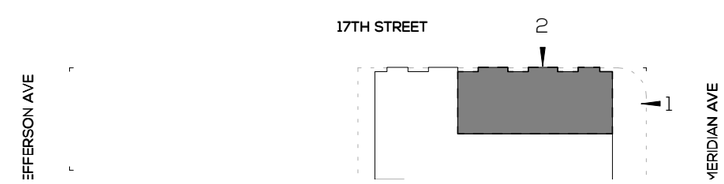
TACOMBI



1 MERIDIAN AVE ELEVATION (Overall)
1" = 20'-0"



2 17TH STREET ELEVATION (Overall)
1" = 20'-0"



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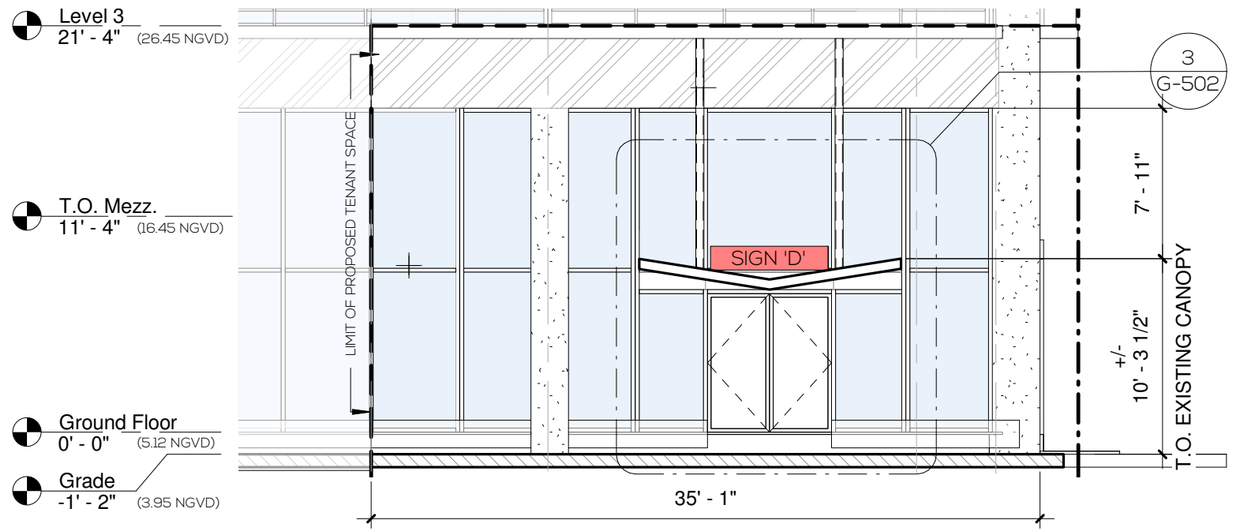


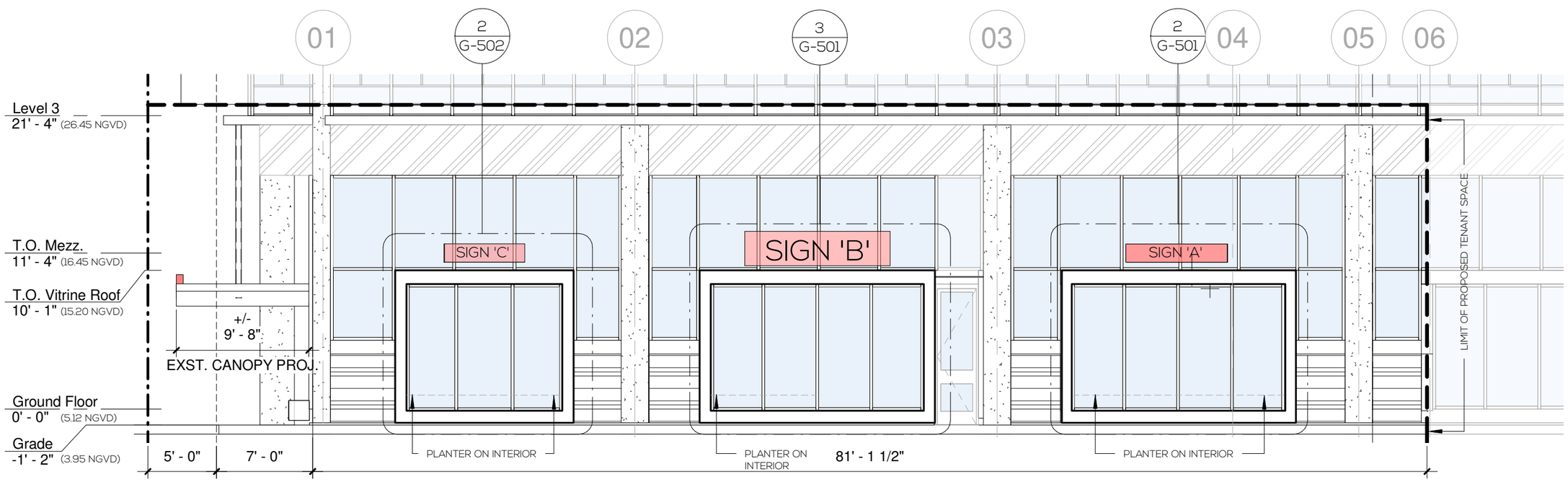
17TH STREET	MAXIMUM SIGN AREA (.75 OF LINEAR FRONTAGE)	SIGN AREA PROVIDED
	81.125' x .75 = **60.84 SQ FT.**	9.90+ 26.46+ 7.96 = **44.32 SQ FT.**

PROJECTING SIGN STANDARDS FOR DISTRCT CD-3

MERIDIAN AVE	MAXIMUM SIGN AREA	SIGN AREA PROVIDED
	15 SQ FT.	**7.73 SQ FT.**

1 MERIDIAN AVE ELEVATION (Enlarged)

1/8" = 1'-0"



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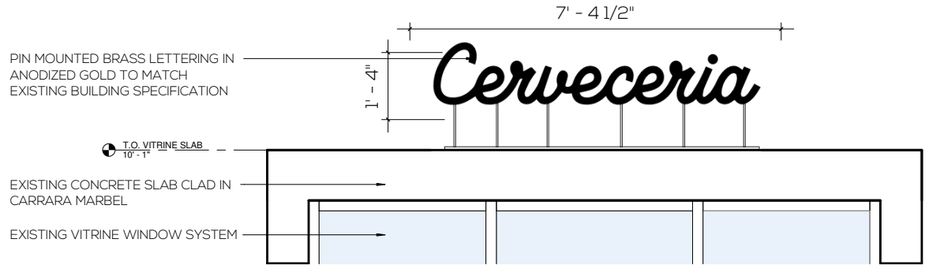
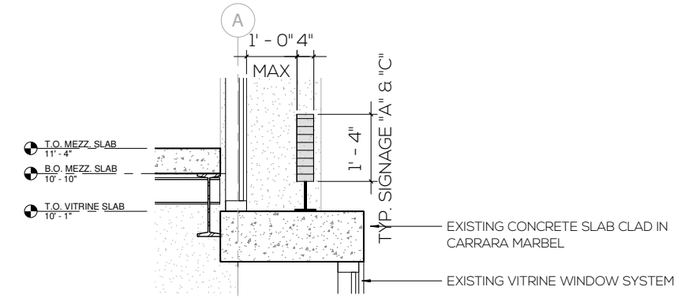
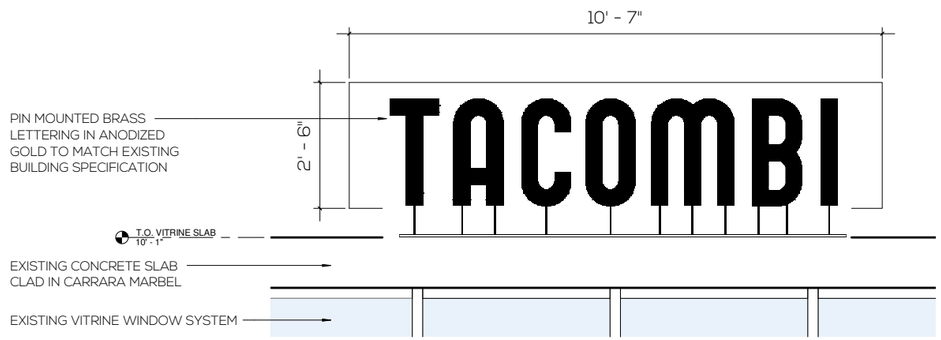


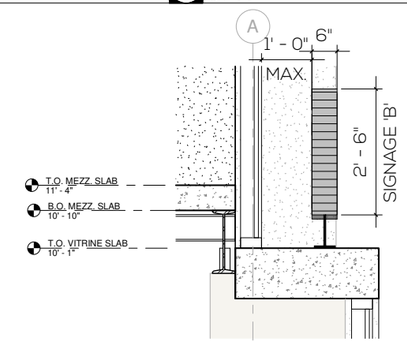
1 PROPOSED SIGNAGE "A" - 17TH STREET
3/4" = 1'-0"



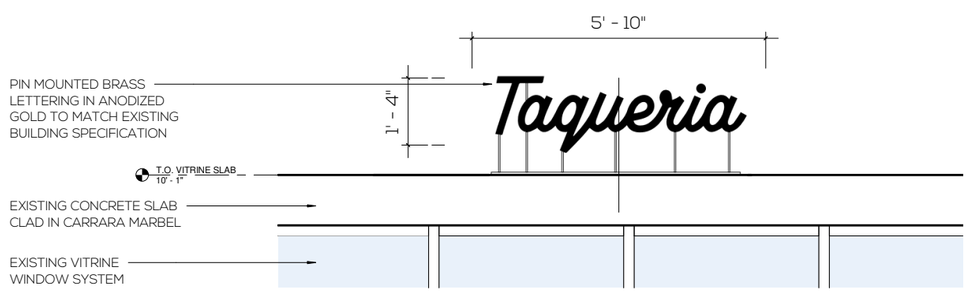
2 TYP. SECTION DETAIL @ SIGNAGE "C"
3/4" = 1'-0"



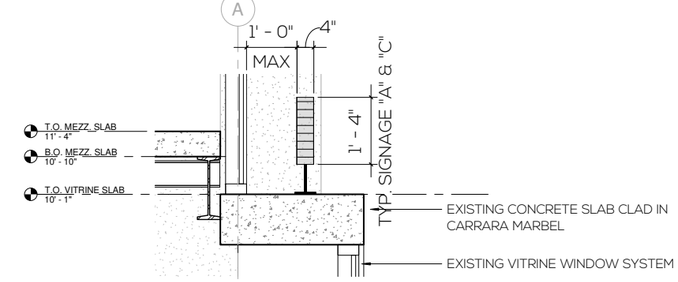
3 PROPOSED SIGNAGE "B" - 17TH STREET
3/4" = 1'-0"



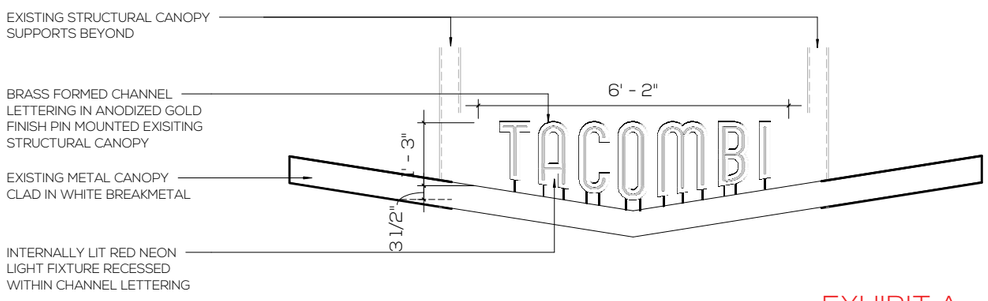
4 SECTION DETAIL @ SIGNAGE "B"
3/4" = 1'-0"



5 PROPOSED SIGNAGE "C" - 17TH STREET
3/4" = 1'-0"



6 TYP. SECTION DETAIL @ SIGNAGE "A"
3/4" = 1'-0"



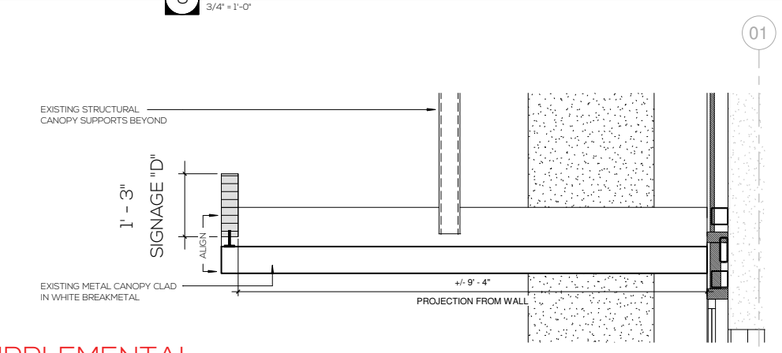


EXHIBIT A - SUPPLEMENTAL

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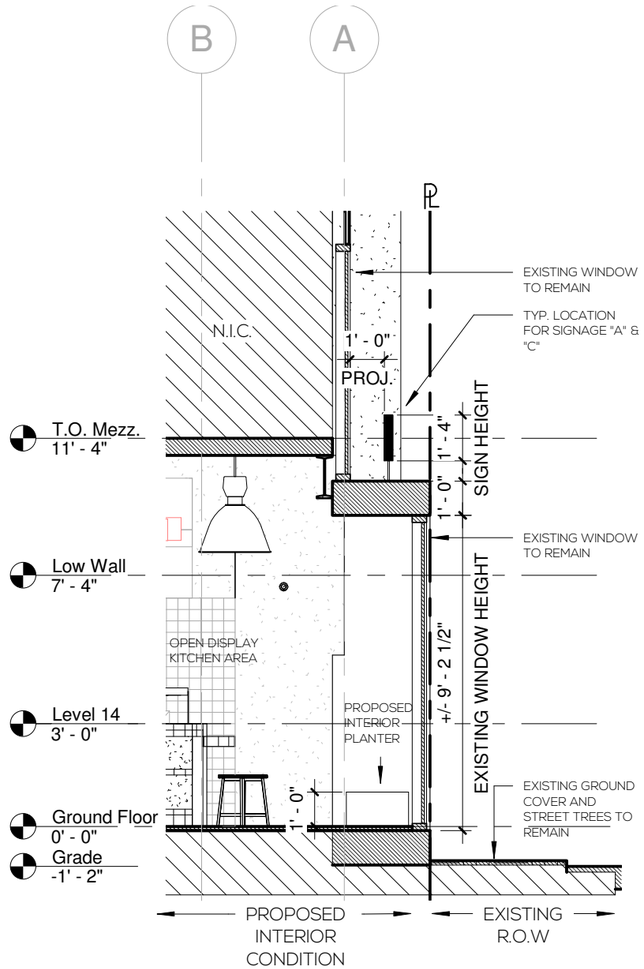
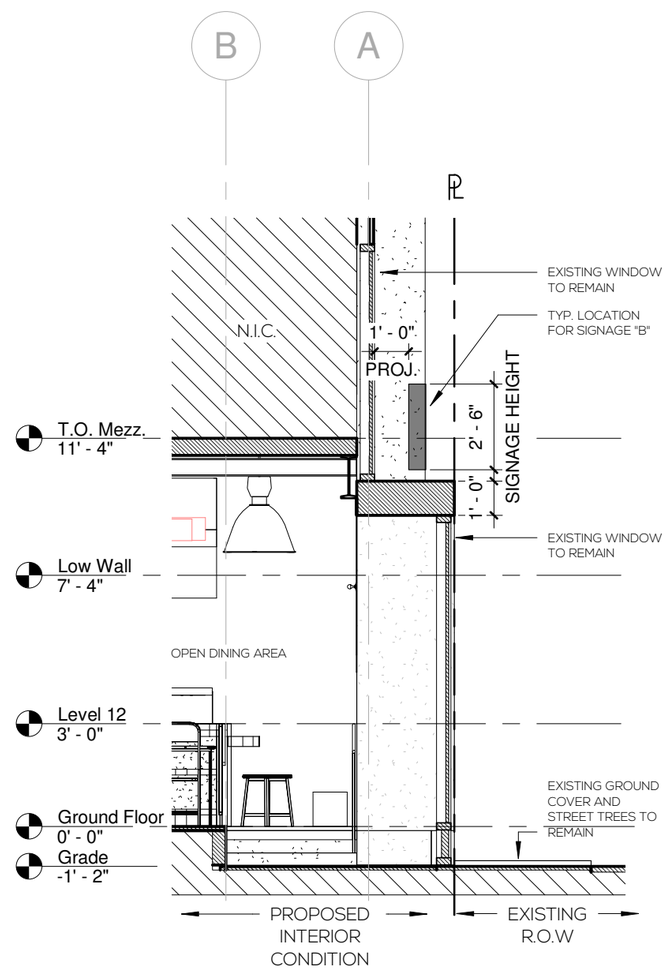
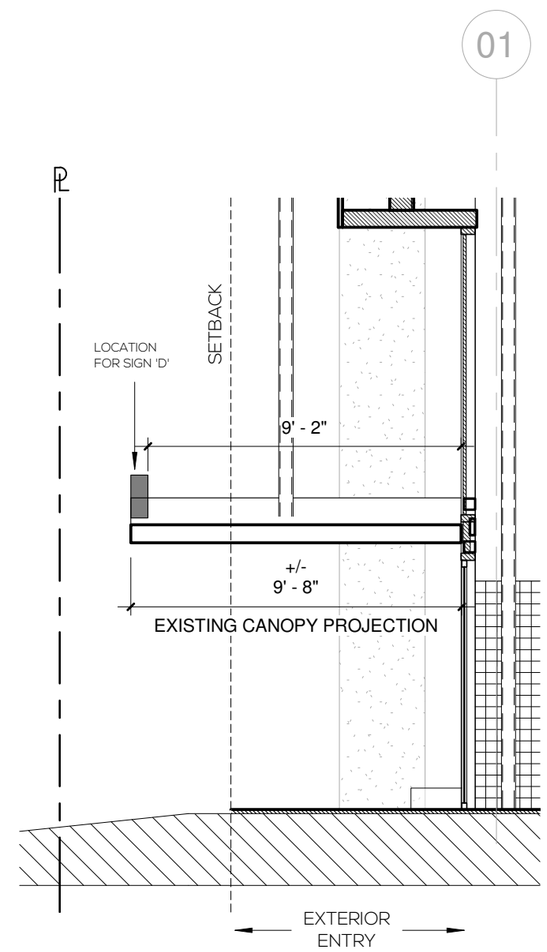


1 VITRINE SECTION - TYP. FOR SIGNAGE "A" & "C"
1/4" = 1'-0"



2 VITRINE SECTION - TYP. FOR SIGNAGE "B"
1/4" = 1'-0"



3 VITRINE SECTION - TYP. FOR SIGNAGE "D"
1/4" = 1'-0"

SIGN A

Designation:	'*Wall*' Sign
Height:	1'-4"
Width:	7'-5"
Depth:	0'-4"
Approx. SQFT:	10.10 sf
Projection from Wall:	Max 0'-12"
Material:	Anodized Gold/Brass Letters Matching Building Spec

SIGN B

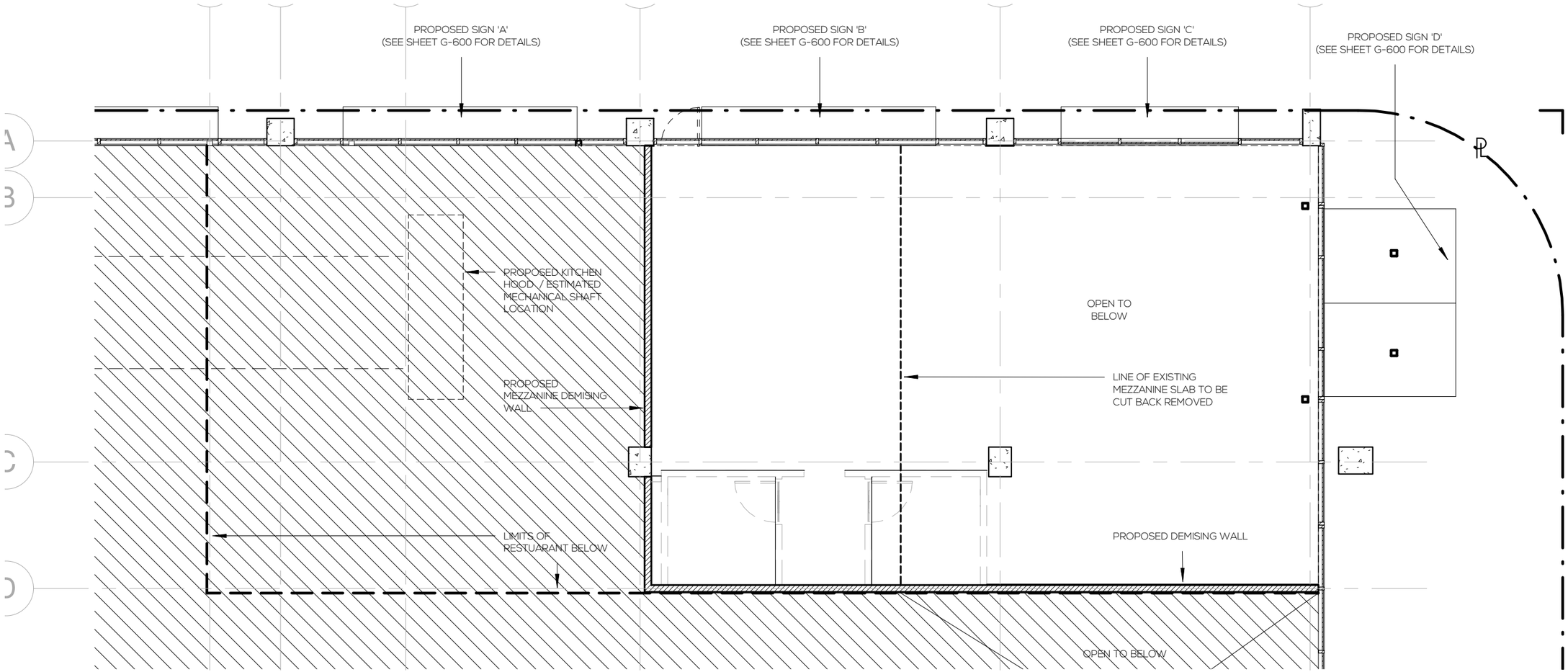
Designation:	'*Wall*' Sign
Height:	2'-6"
Width:	10'-7"
Depth:	0'-6"
Approx. SQFT:	26.46 sf
Projection from Wall:	Max 0'-12"
Material:	Anodized Gold/Brass Letters Matching Building Spec

SIGN D

Designation:	'*Projecting*' Sign
Height:	1'-3"
Width:	6'-2 "
Depth:	0'-4"
Approx. SQFT:	7.73 sf
Projection from Wall:	9'-8 1/2"
Material:	Anodized Gold / Brass Formed Letters Matching Building Specificiation

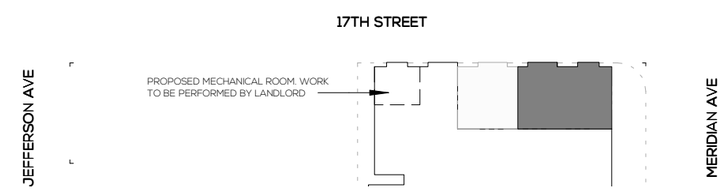
KoDA

TACOMBI



1 Proposed Second Floor Plan

1/8" = 1'-0"

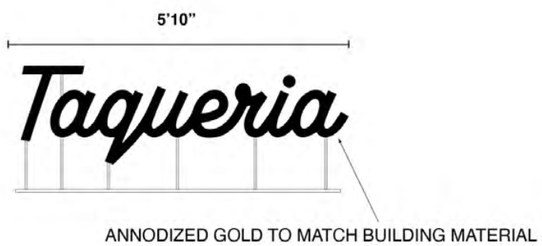


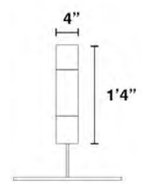
KoDA

TACOMBI

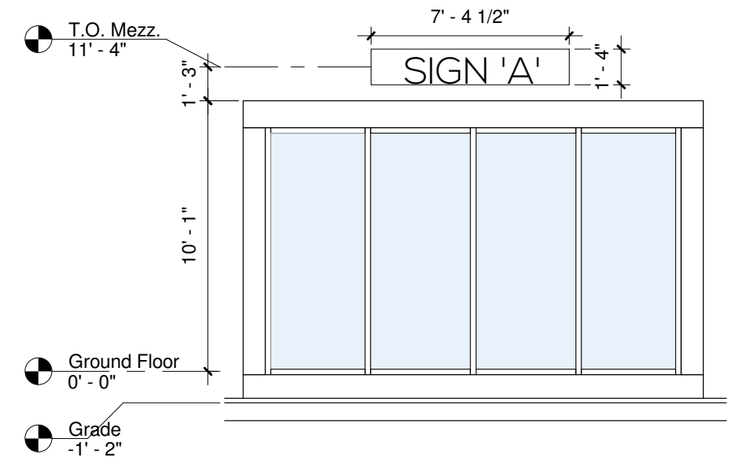
SIGN A

Designation:	'*Wall*' Sign
Height:	1'-4"
Width:	7'-5"
Depth:	0'-4"
Approx. SQFT:	10.10 sf
Projection from Wall:	Max 0'-12"
Material:	Anodized Gold/Brass Letters Matching Building Spec
Illumination:	None



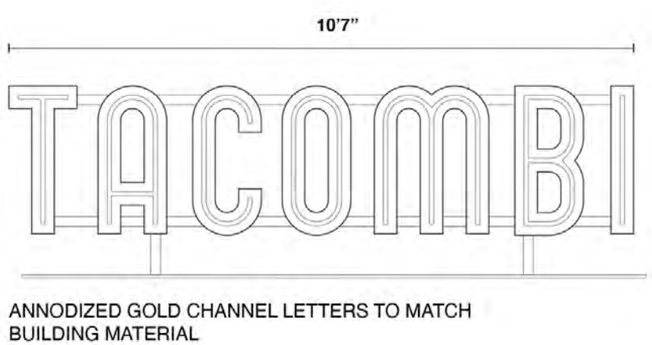


Example of signage style

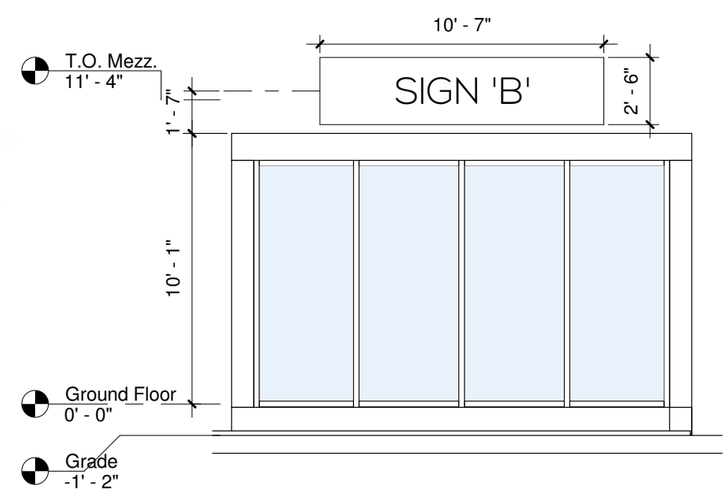


SIGN B

Designation:	'*Wall*' Sign
Height:	2'-6"
Width:	10'-7"
Depth:	0'-6"
Approx. SQFT:	26.46 sf
Projection from Wall:	Max 0'-12"
Material:	Anodized Gold/Brass Letters
Illumination:	None



Example of signage style



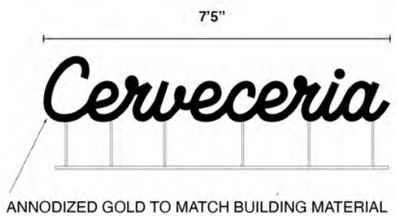
ORIGINAL FINAL SUBMITTAL DRAWINGS

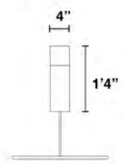
KoDA

TACOMBI

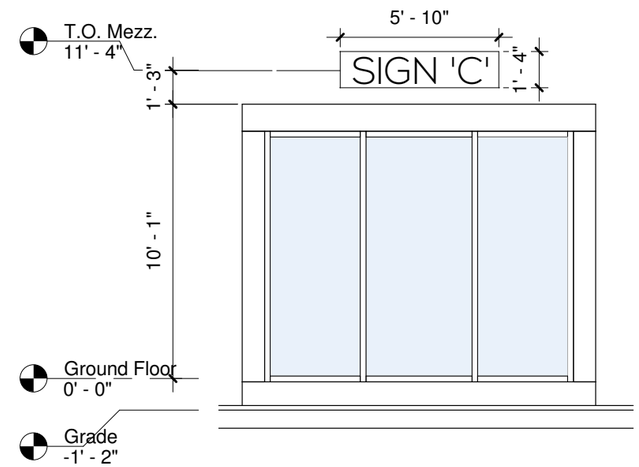
SIGN C

LightingDesignation:	'*Wall*' Sign
Height:	1'-4 "
Width:	5'-10 "
Depth:	4"
Approx. SQFT:	7.16 sf
Projection from Wall:	Max 0'-12"
Material:	Anodized Gold/Brass Letters Matching Building
Spec	
Illumination:	None



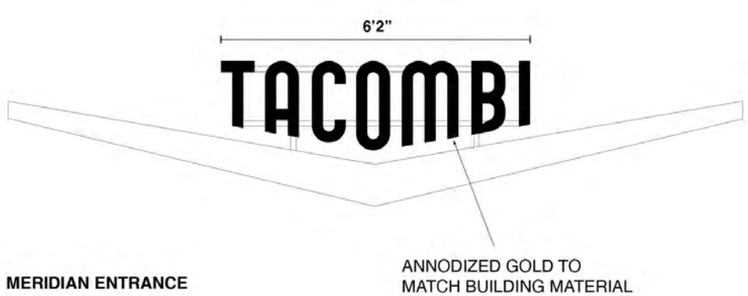


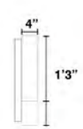
Example of signage style



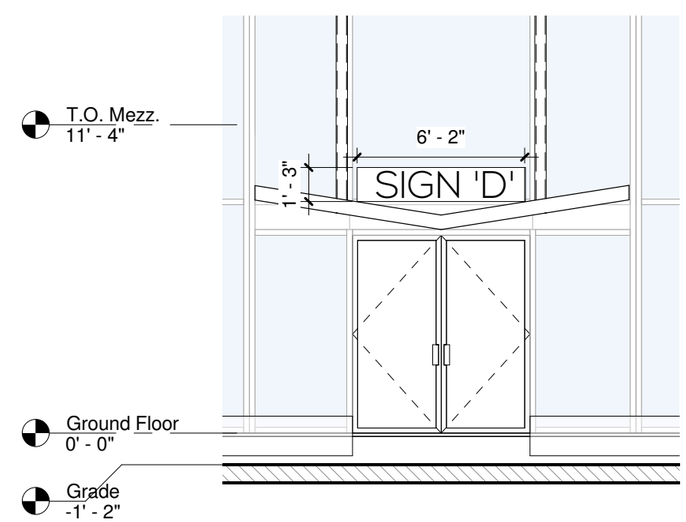
SIGN D

Designation:	'*Projecting*' Sign
Height:	1'-3"
Width:	6'-2 "
Depth:	0'-4"
Approx. SQFT:	7.73 sf
Projection from Wall:	9'-8 1/2"
Material:	Anodized Gold / Brass Formed Letters Matching Building Specificiation





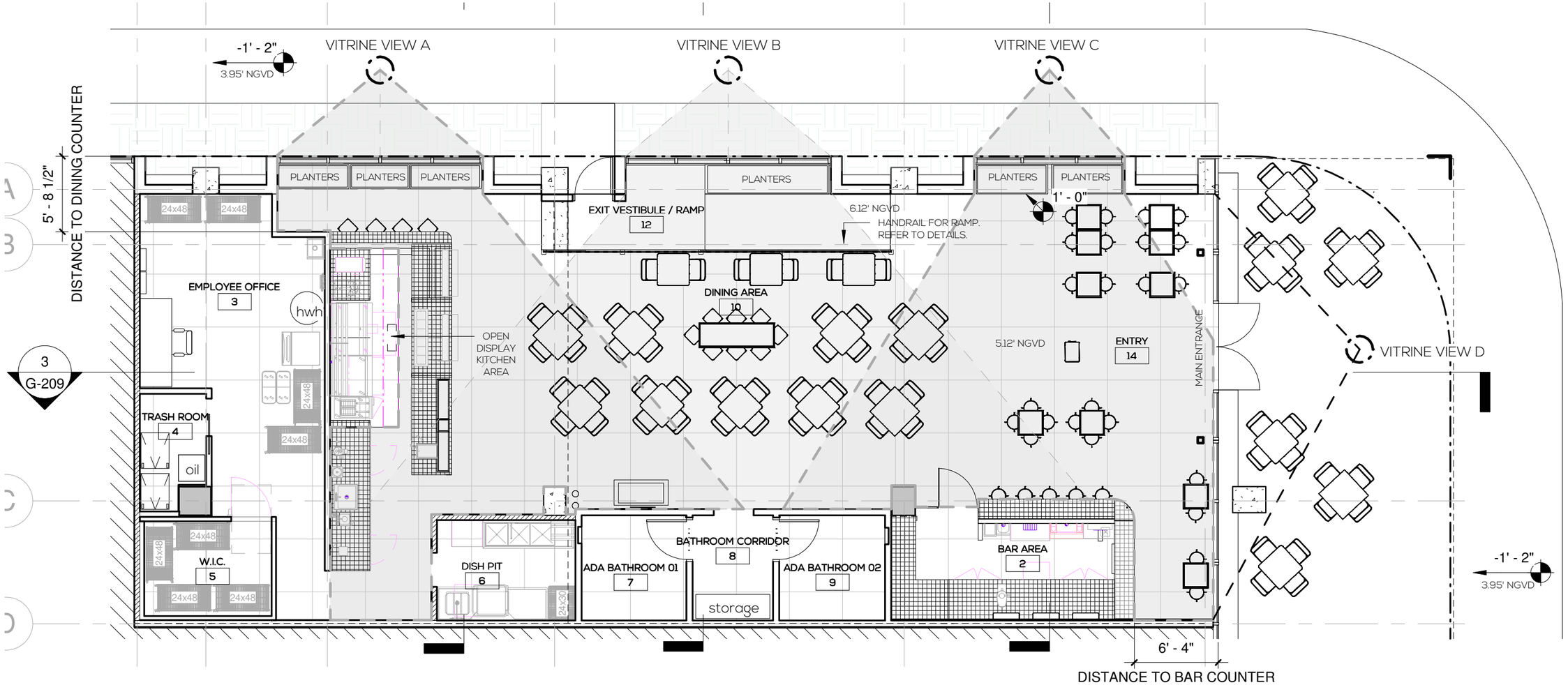
Example of signage style



ORIGINAL FINAL SUBMITTAL DRAWINGS

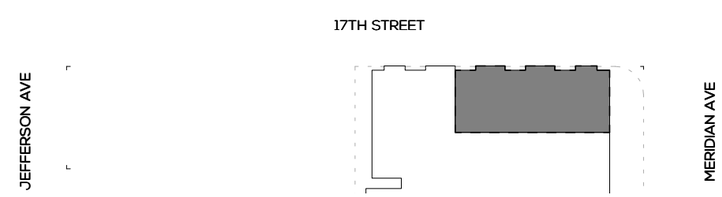
KoDA

TACOMBI



1 DRB - GROUND FLOOR PLAN - View Diagram

1/8" = 1'-0"



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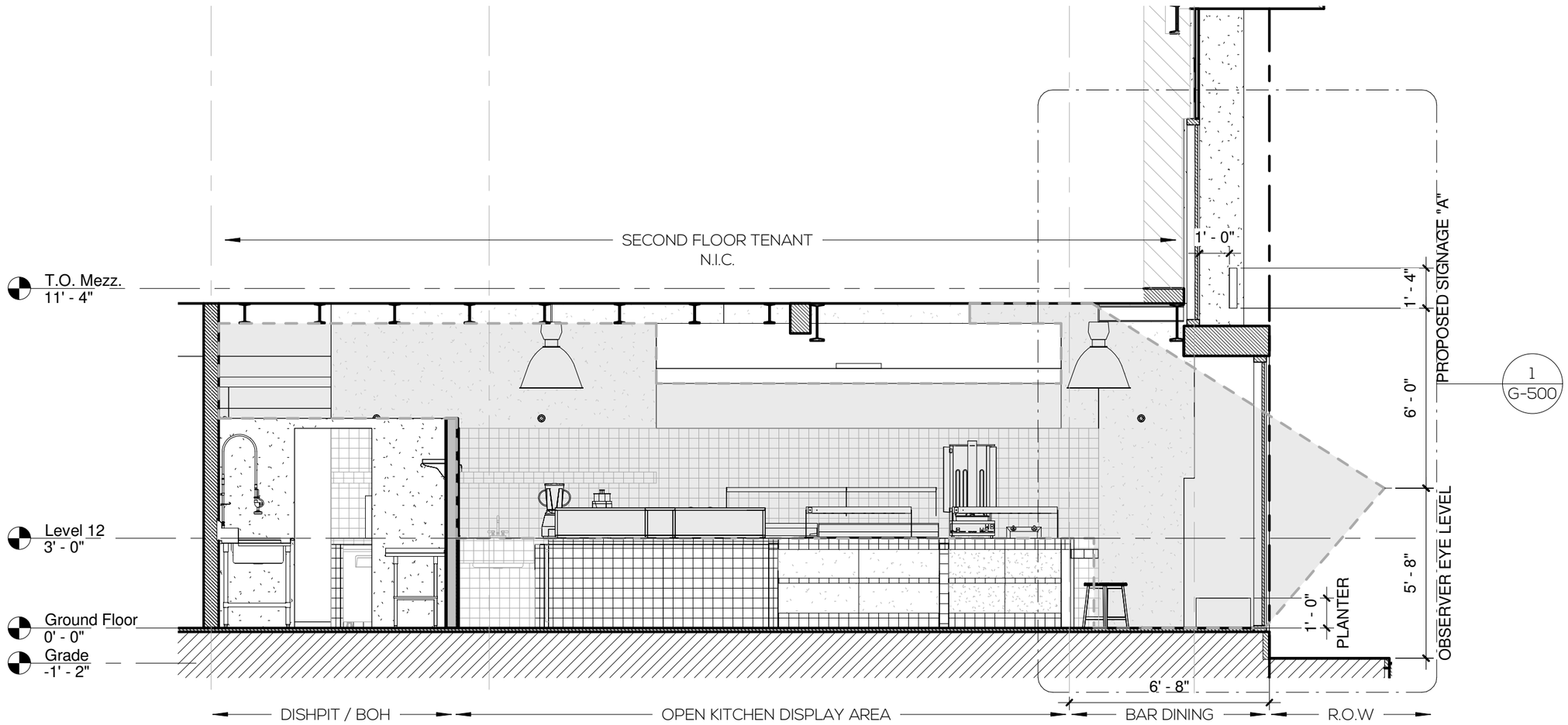
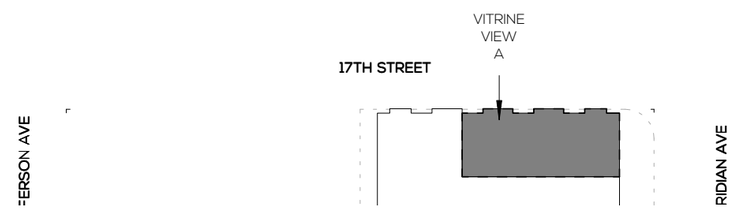


1 Vitrine Section 01

1/4" = 1'-0"



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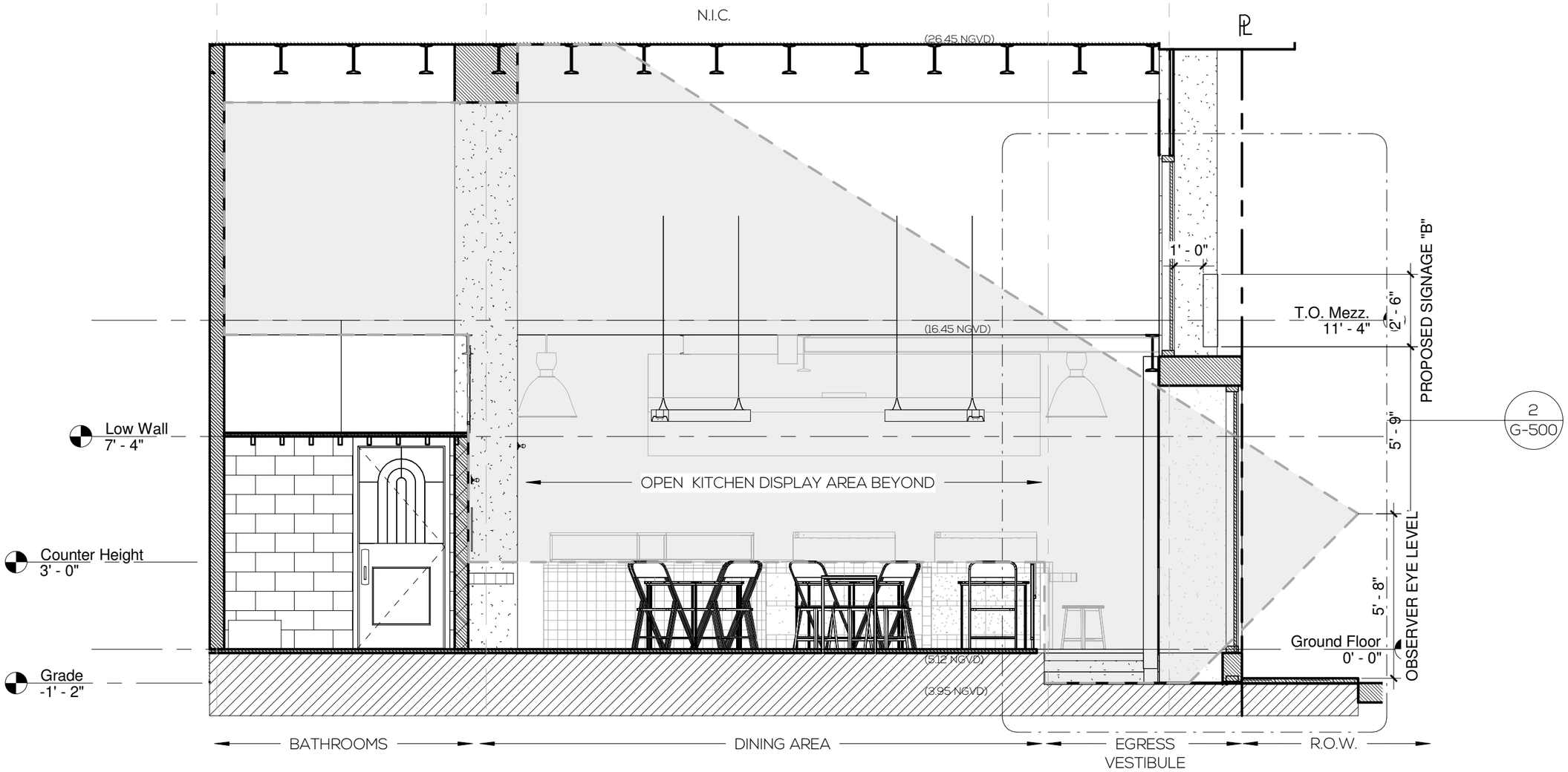
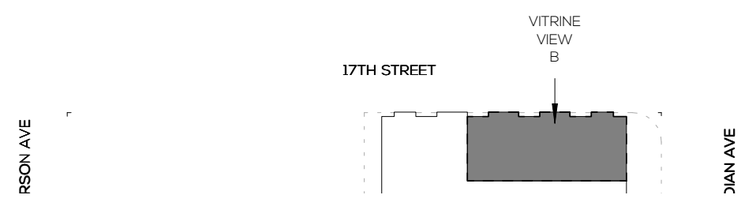


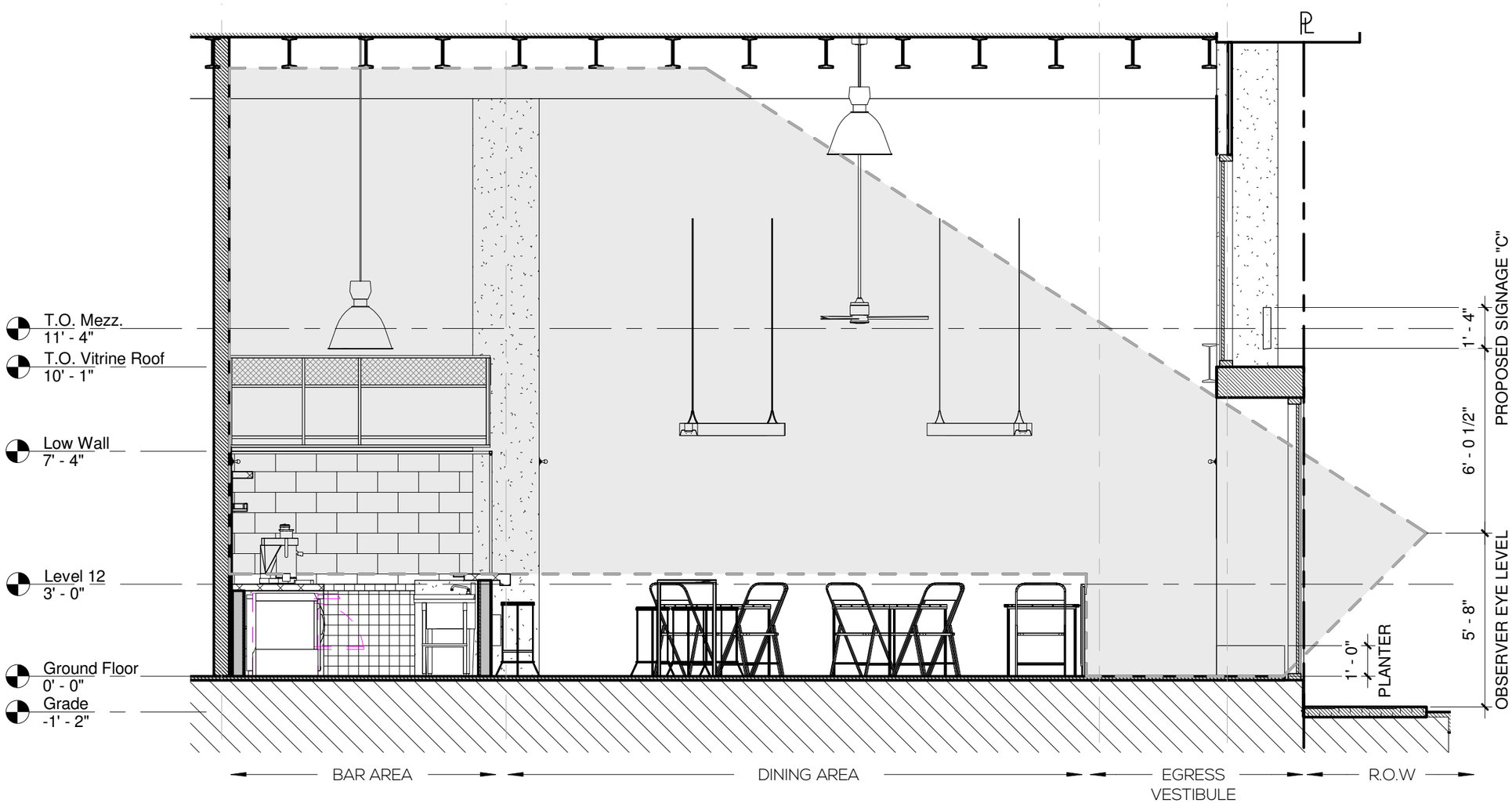
1 Vitrine Section 02

1/4" = 1'-0"



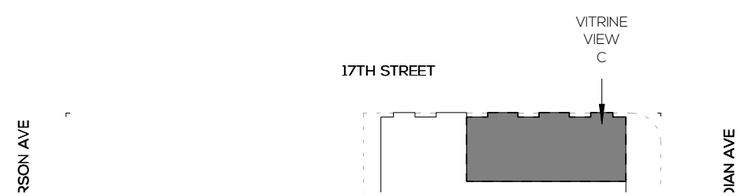
KoDA

TACOMBI



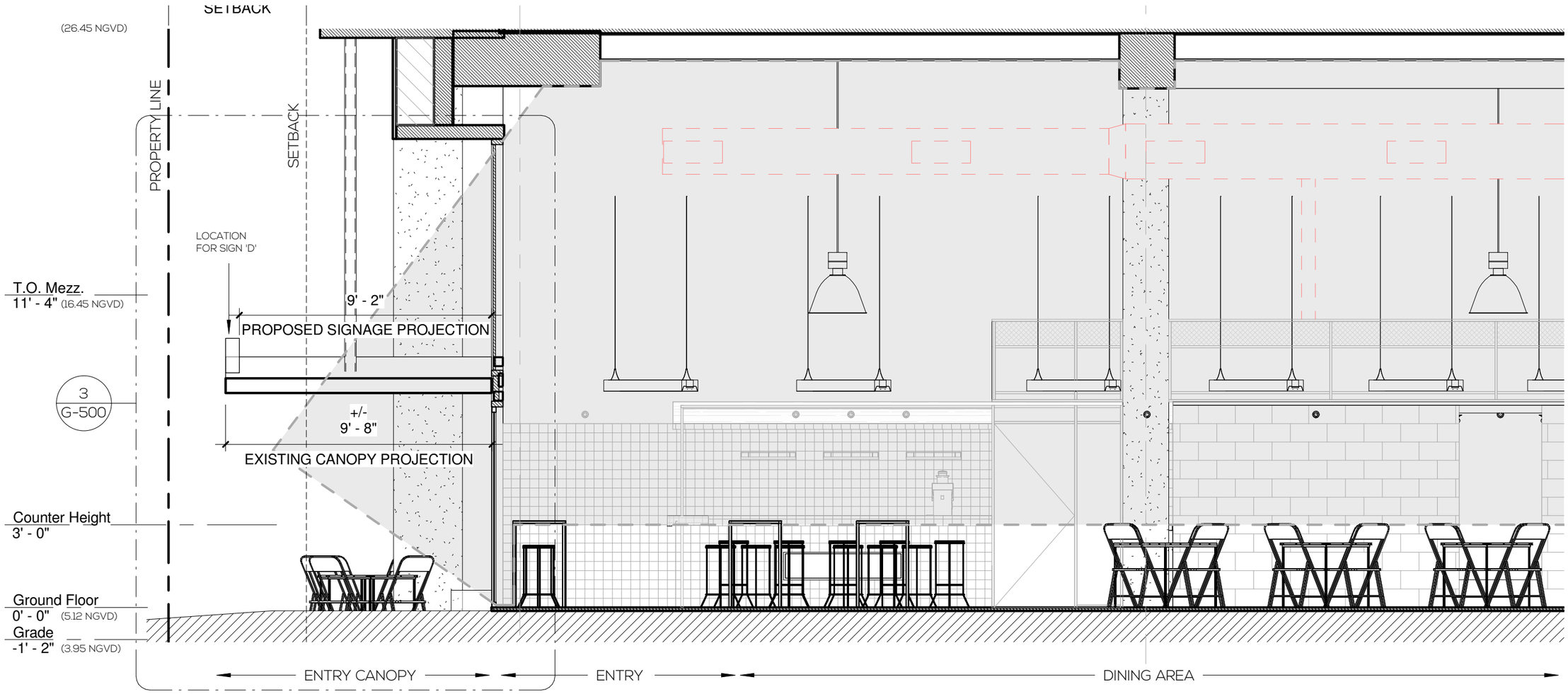
1 Vitrine Section 03

1/4" = 1'-0"



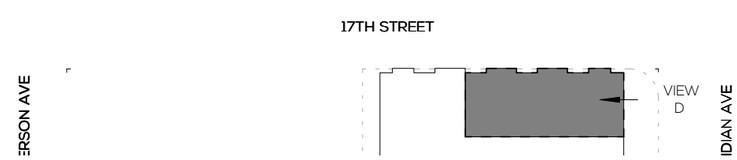
KoDA

TACOMBI



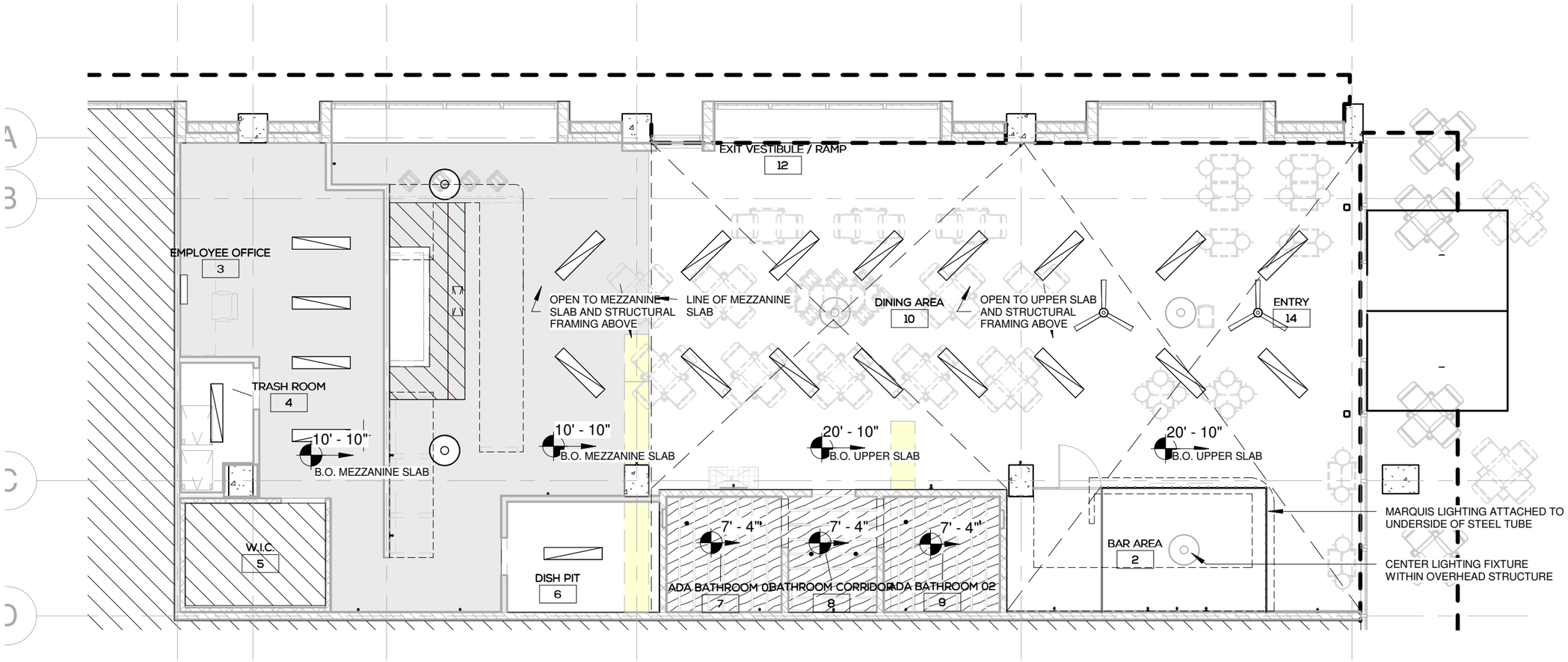
3 Canopy Section

1/4" = 1'-0"



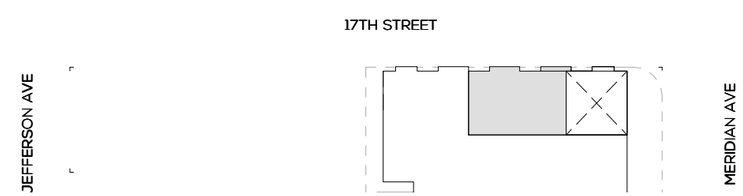
KoDA

TACOMBI



1 GROUND FLOOR RCP (DRB)

1/8" = 1'-0"



KoDA

TACOMBI

B

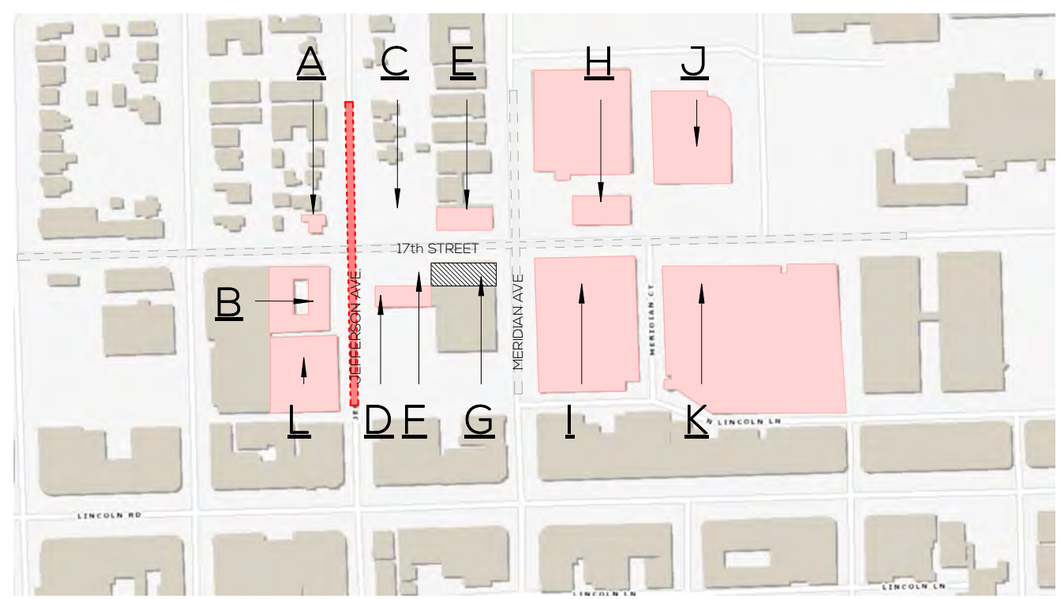
B

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



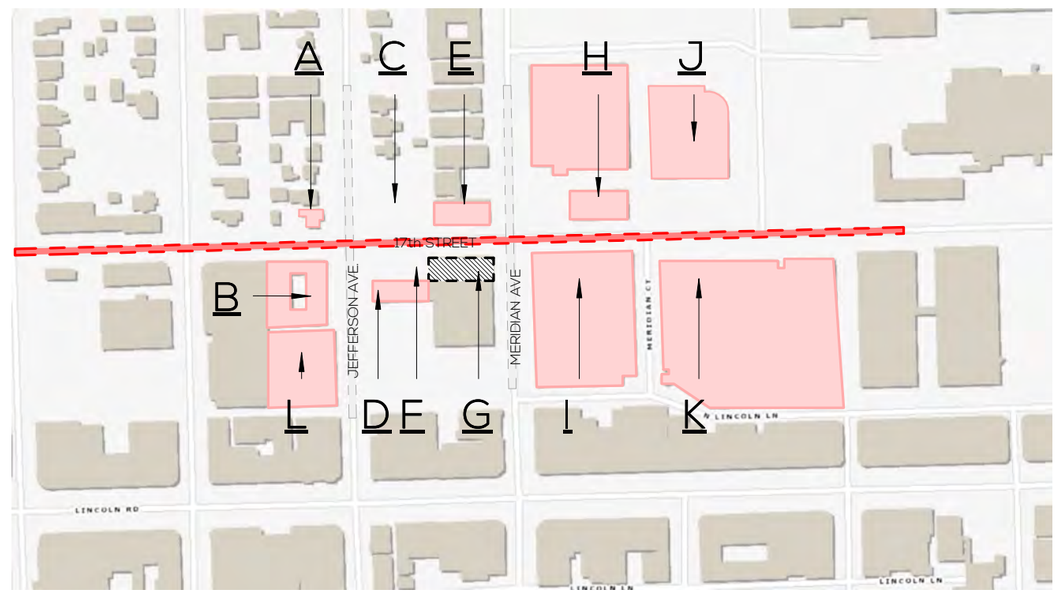
Existing Site Context Map (Jefferson)

KoDA

TACOMBI

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"

KoDA

TACOMBI

H

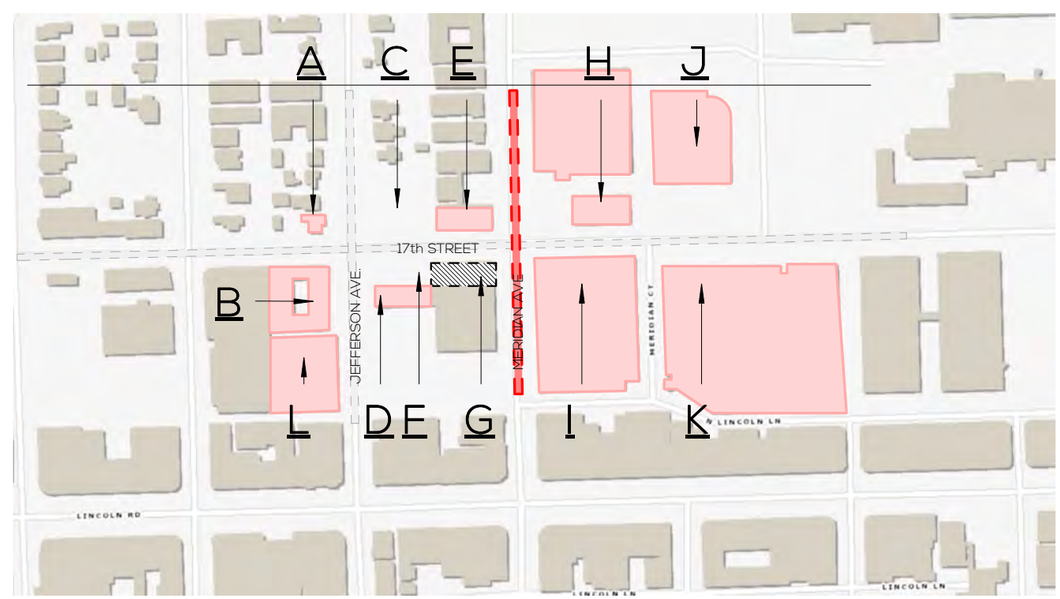
H

J

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

I



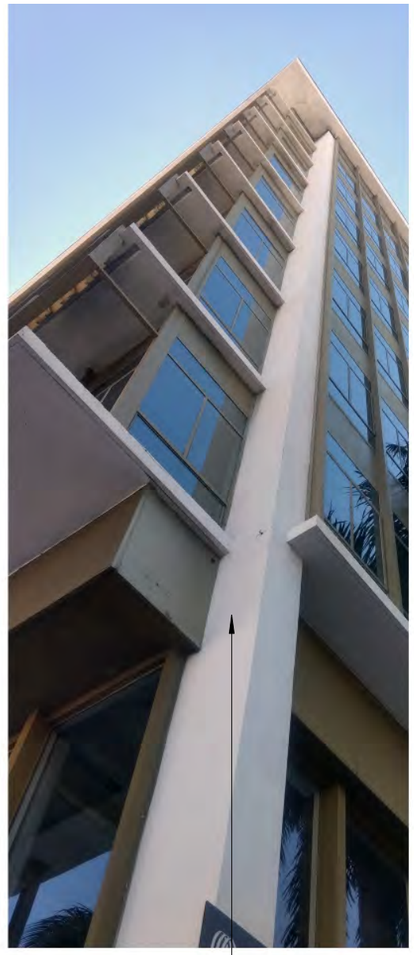
0 Existing Site Context Map (Meridian)
6" = 1'-0"

A

B

C

D



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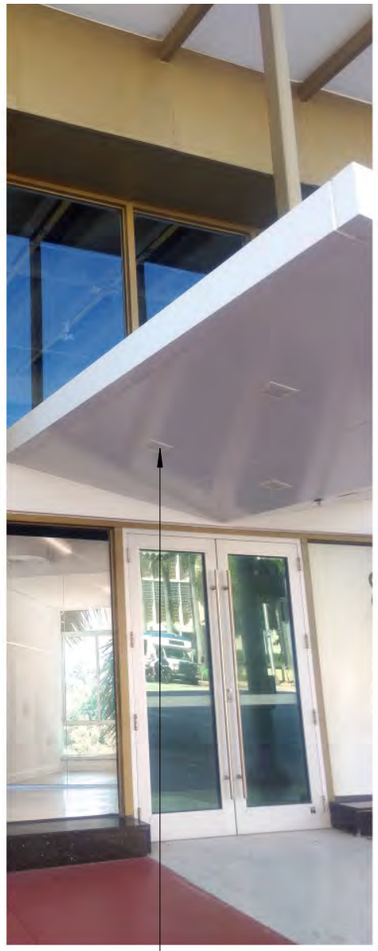


F

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

1	Address:	1688 Meridian Avenue		
2	Board and file numbers :			
3	Folio number(s):			
4	Year constructed:	1961	Zoning District:	CD-3
5	Based Flood Elevation:	8'-0" NGVD	Grade value in NGVD:	3.95'
6	Adjusted grade (Flood+Grade/2):	9.98' NGVD	Lot Area:	11,205 sf
7	Lot width:	75'	Lot Depth:	150.3'
8	Minimum Unit Size	N/A	Average Unit Size	N/A
9	Existing use:	Commercial	Proposed use:	Commercial

	Zoning Information / Calculations	Maximum	Existing	Proposed	Deficiencies
10	Height	80'	105'	105' EX. TO REMAIN	
11	Number of Stories	7	10	10 EX. TO REMAIN	
12	**FAR**	25,211	99,805 sf	99,805 sf	
13	Gross square footage	n/a	99,805 sf	99,805 sf	
14	Square Footage by use	N/A	Commercial 96,955 SF	Commercial 96,955 SF	
15	Number of units Residential	N/A	N/A	N/A	
16	Number of units Hotel	N/A	N/A	N/A	
17	Number of seats	N/A	N/A	N/A	
18	Occupancy load	N/A	N/A	N/A	

	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
19	Front Setback:	N/A	N/A	N/A	
20	Side Setback:	N/A	N/A	N/A	
21	Side Setback:	N/A	N/A	N/A	
22	Side Setback facing street:	N/A	N/A	N/A	
23	Rear Setback:	N/A	N/A	N/A	
	At Grade Parking:				
24	Front Setback:	5'-0"	N/A	N/A	
25	Side Setback:	5'-0"	N/A	N/A	
26	Side Setback:	5'-0"	N/A	N/A	
27	Side Setback facing street:	5'-0"	N/A	N/A	
28	Rear Setback:	N/A	N/A	N/A	
	Pedestal:				
29	Front Setback:	0'	10'-6"	10'-6" EX. TO REMAIN	
30	Side Setback:	0'	0'	0' EX. TO REMAIN	
31	Side Setback:	N/A	N/A	N/A	
32	Side Setback facing street:	0'	0'	0' EX. TO REMAIN	
33	Rear Setback:	5'-0"	6'-1"	6'-1" EX. TO REMAIN	
	Tower:				
34	Front Setback:	0'	0'	0' EX. TO REMAIN	
35	Side Setback:	5'-0"	6'-1"	6'-1" EX. TO REMAIN	

	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback:	N/A	N/A	N/A	
37	Side Setback facing street:	0'	0'	0' TO REMAIN	
38	Rear Setback:	5'-0"	6'-1"	6'-1" EX. TO REMAIN	

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district 2	**0**	**0**	**0**	
40	Total # of parking spaces	**0**	**0**	**0**	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	**0**	**0**	**0**	
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	
43	Parking Space Dimensions	N/A	N/A	N/A	
44	Parking Space configuration (45o, 60o, 90o, Parallel)	N/A	N/A	N/A	
45	ADA Spaces	N/A	N/A	N/A	
46	Tandem Spaces	N/A	N/A	N/A	
47	Drive aisle width	N/A	N/A	N/A	
48	Valet drop off and pick up	N/A	N/A	N/A	
49	Loading zones and Trash collection areas	N/A	N/A	N/A	
50	Bicycle parking, location and Number of racks	0	0	0	

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use				
52	Number of seats located outside on private property	**N/A**	**0**	24	
53	Number of seats inside	**N/A**	**0**	83	
54	Total number of seats	**N/A**	0	107	
55	Total number of seats per venue (Provide a separate chart for a breakdown calculation)	**N/A**	**REFER TO G-200**	**REFER TO G-200**	
56	Total occupant content	**N/A**	**REFER TO G-200**	**REFER TO G-200**	
57	Occupant content per venue (Provide a separate chart for a breakdown calculation)	**N/A**	**REFER TO G-200**	**REFER TO G-200**	

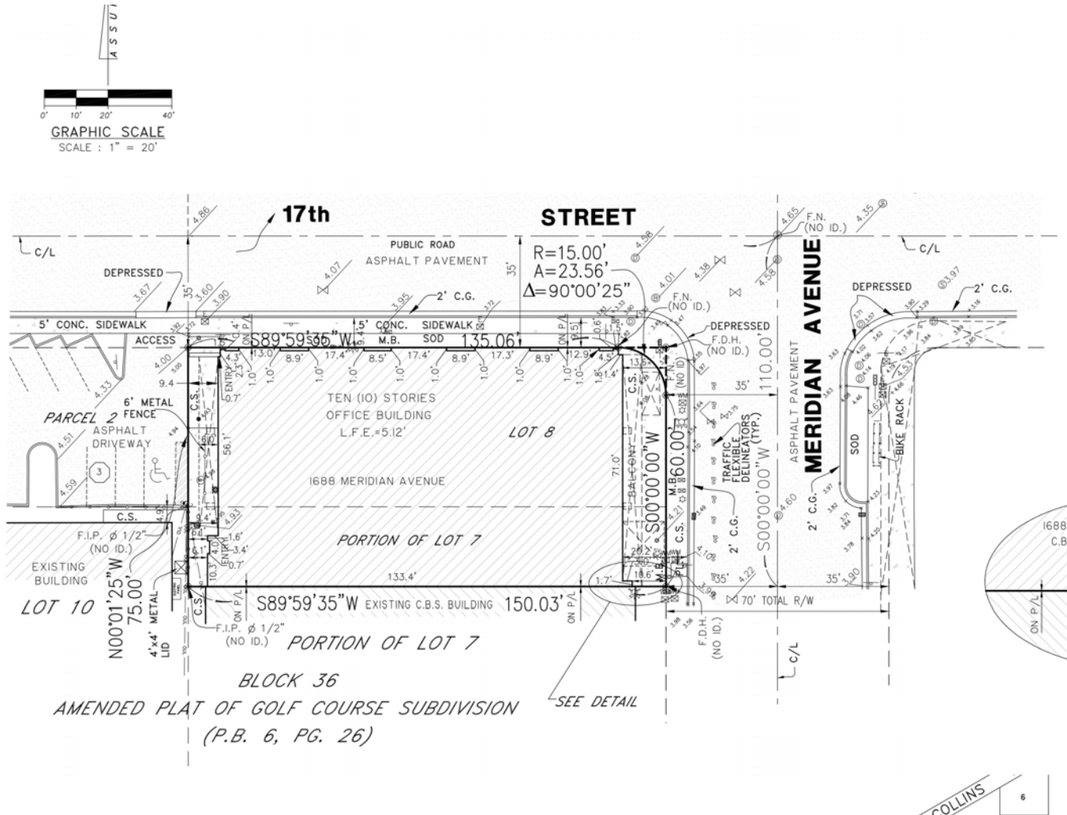
58	Proposed hours of operation	11:30AM- 11:00PM
59	Is this an NIE? (Neighboot Impact stablishment, see CMB 141-1361)	N/A
60	Is dancing and/or entertainment proposed ? (see CMB 141-1361)	No
61	Is this a contributing building?	N/A
62	Located within a Local Historic District?	No
	Additional data or information must be presented in the format outlined in this section	

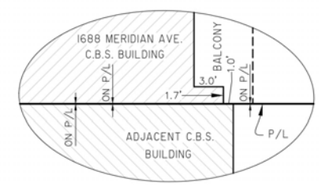
SCOPE OF TENANT WORK

- Interior Tenant Improvement
- Change of Use (Business to Assembly)
- Partial Removal of Existing Mezzanine Slab
- New Commericial Kitchen & Associated Equipment
- New HVAC System
- New Grease Trap
- New tenant signage facing Meridian Ave & 17th street

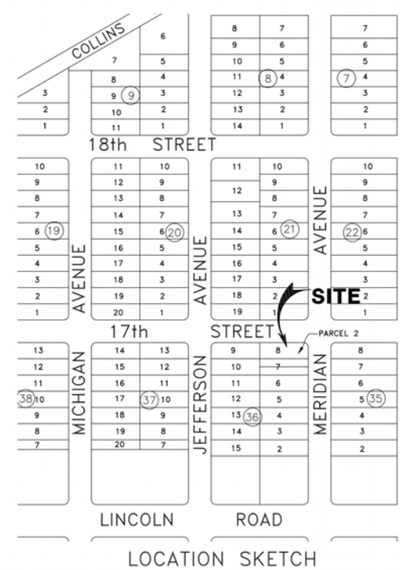
KoDA

TACOMBI





DETAIL
N.T.S.



LOCATION SKETCH

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
BFP	Back Flow Preventer	LP	Light Pole
	Cable Television		Mail Box
	Catch Basin		Metal Fence
—X—	Chain Link Fence		Monitoring Well
	Clean Out	—H—	Overhead Utility Lines
CLP	Concrete Light Pole		Parking Meter
	Concrete Power Pole		Property Corner
	Control Valve		Right-of-Way Lines
	C.B.S. Wall		Sewer Manhole
Ø	Diameter		Sewer Valve
1.5'-15'-10'	Diameter-Height-Spread		Temporary Benchmark
	Drain	SP	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

KODA

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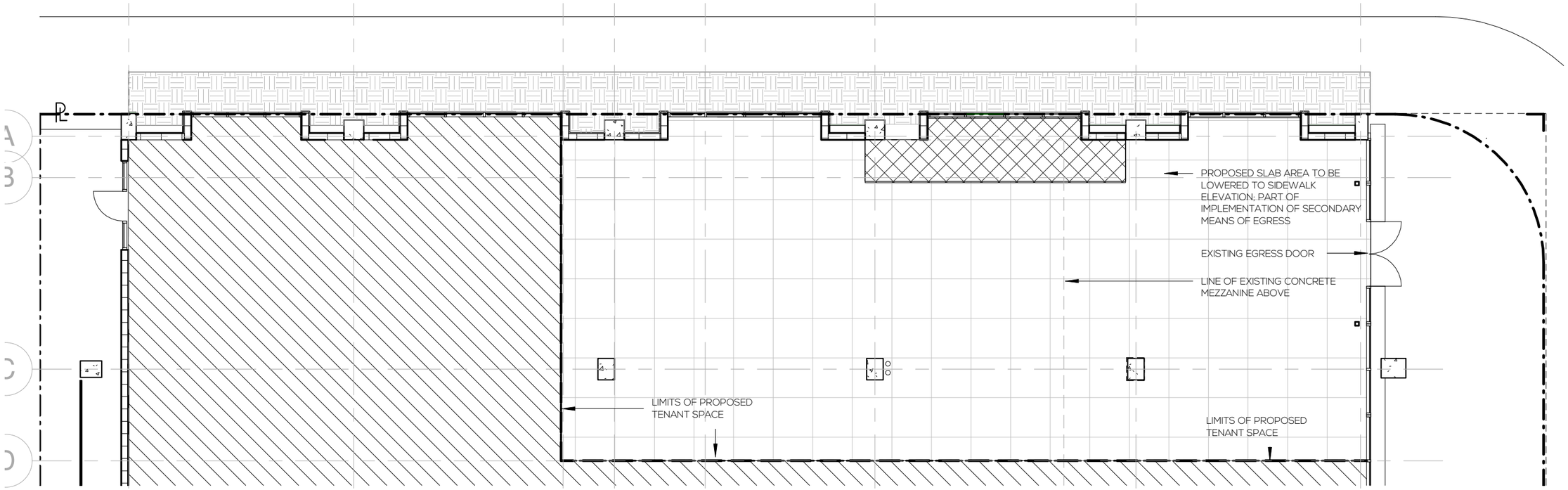
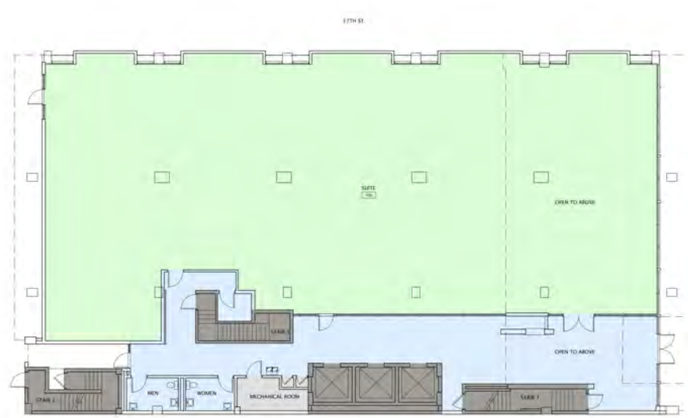
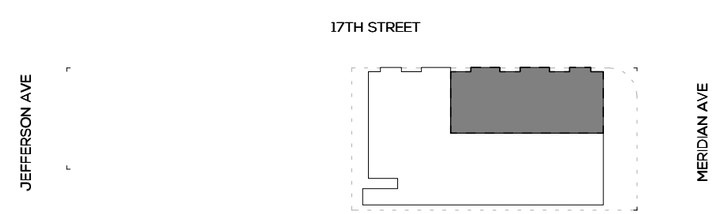


1 EXISTING FLOOR PLAN

3/32" = 1'-0"





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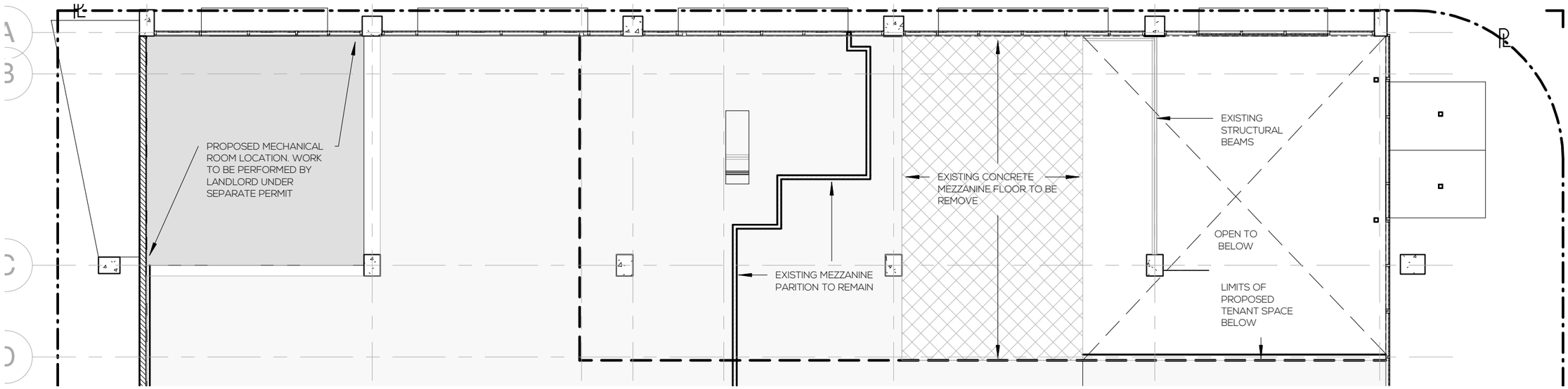
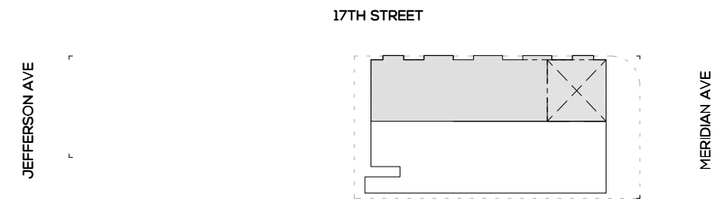
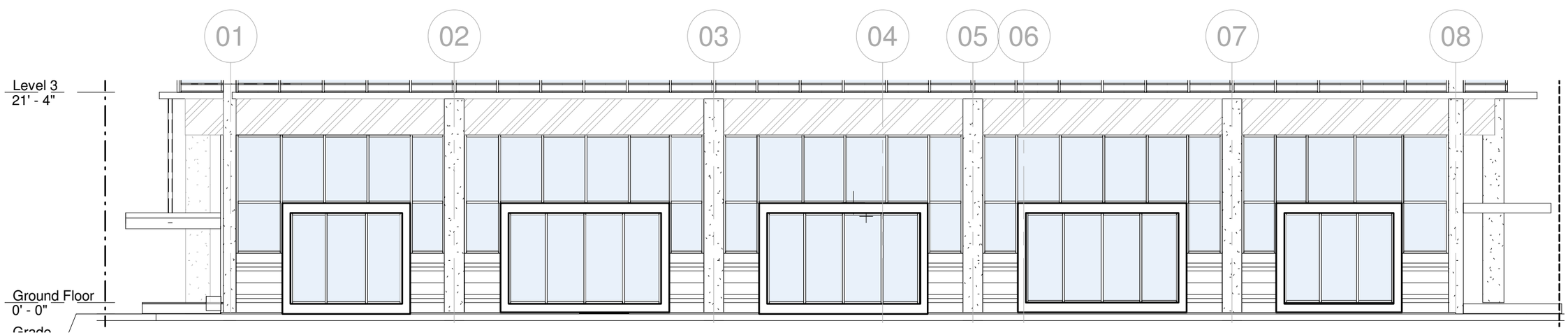


1 Existing Second Floor Plan

3/32" = 1'-0"





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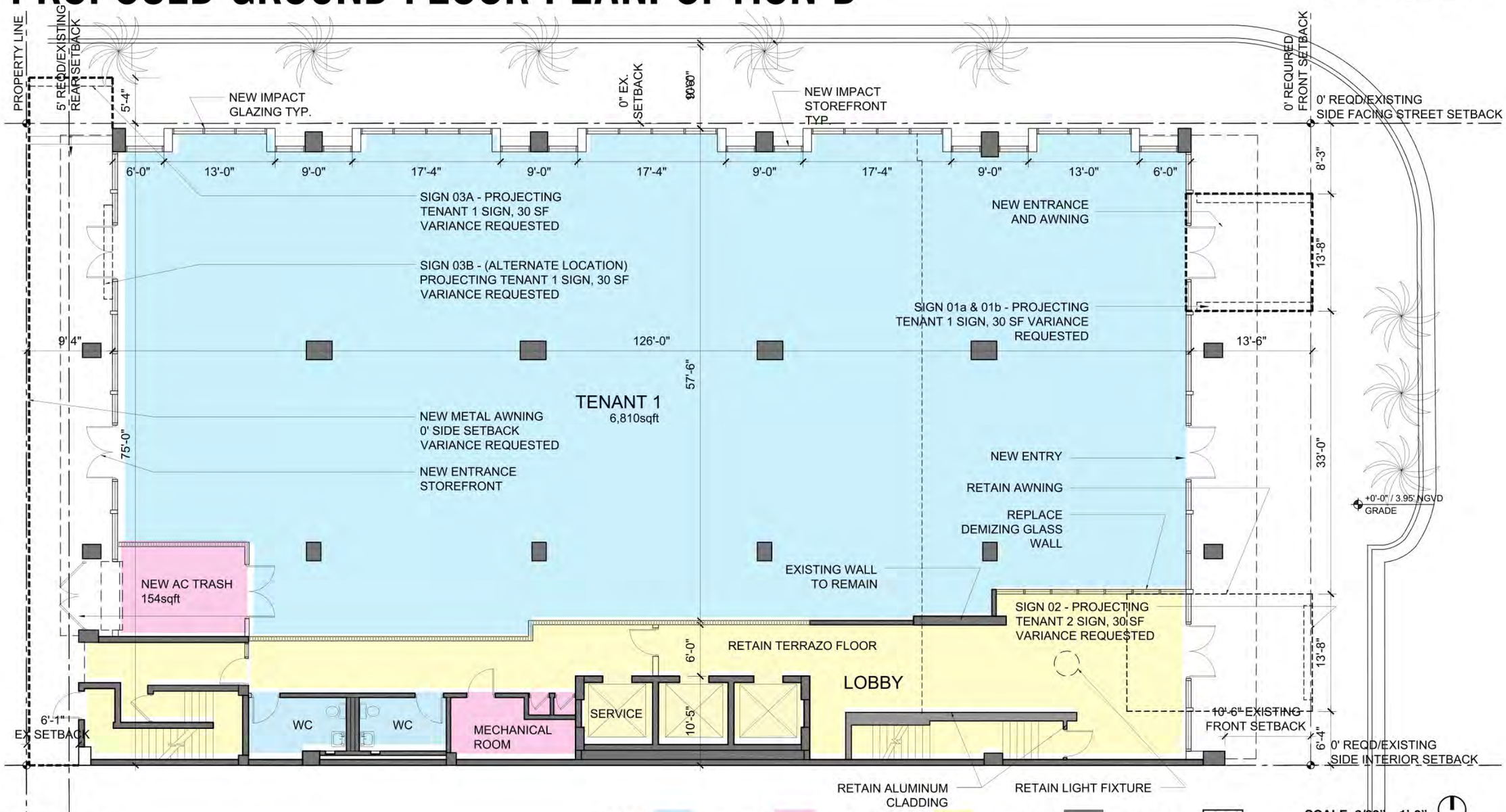
PROPOSED GROUND FLOOR PLAN: OPTION B

A-1.01B



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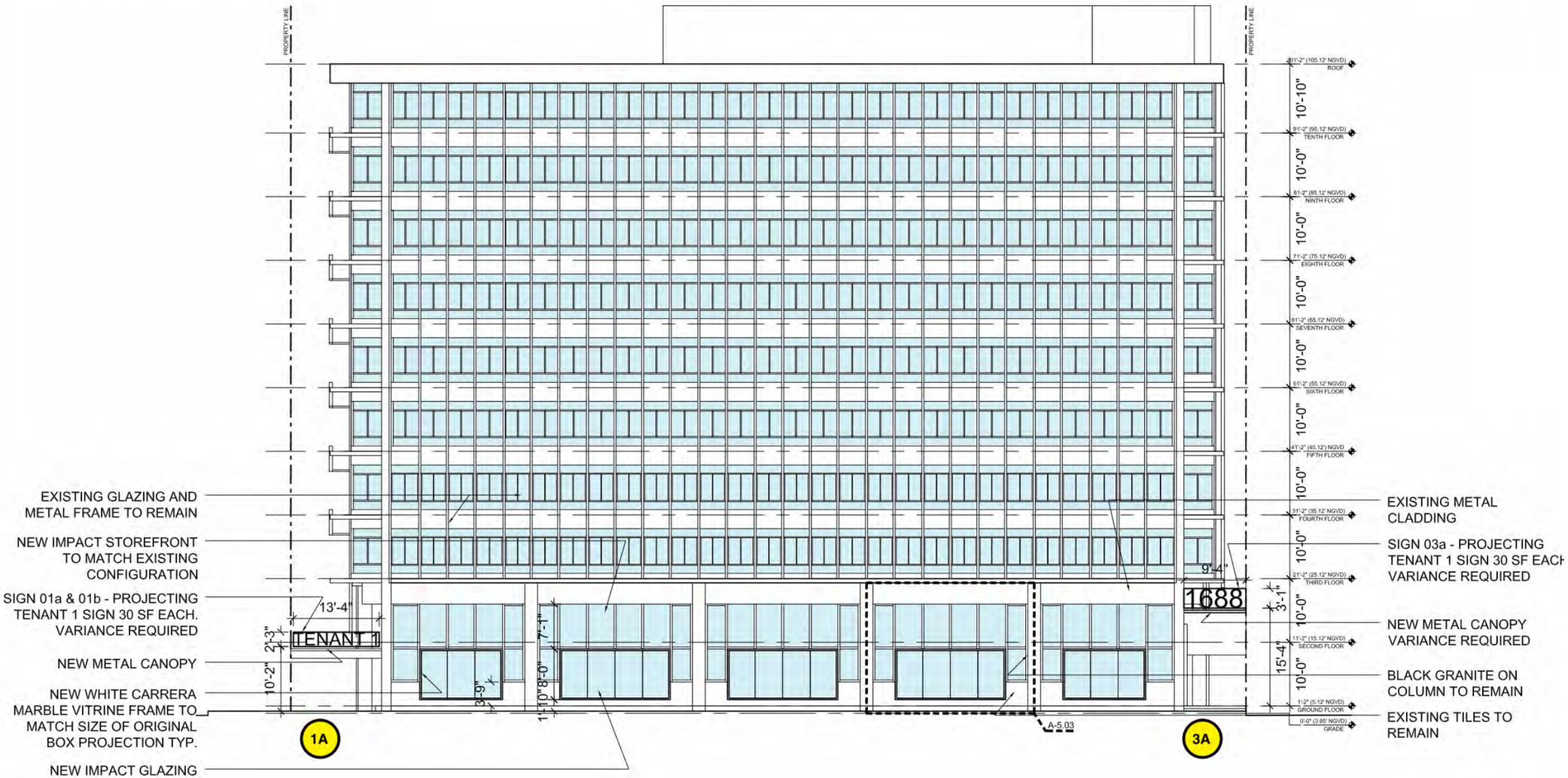
PROPOSED NORTH ELEVATION: OPTION B

A-2.02B



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

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1688 Meridian Ave - DRB Final Submittal

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09/09/2016

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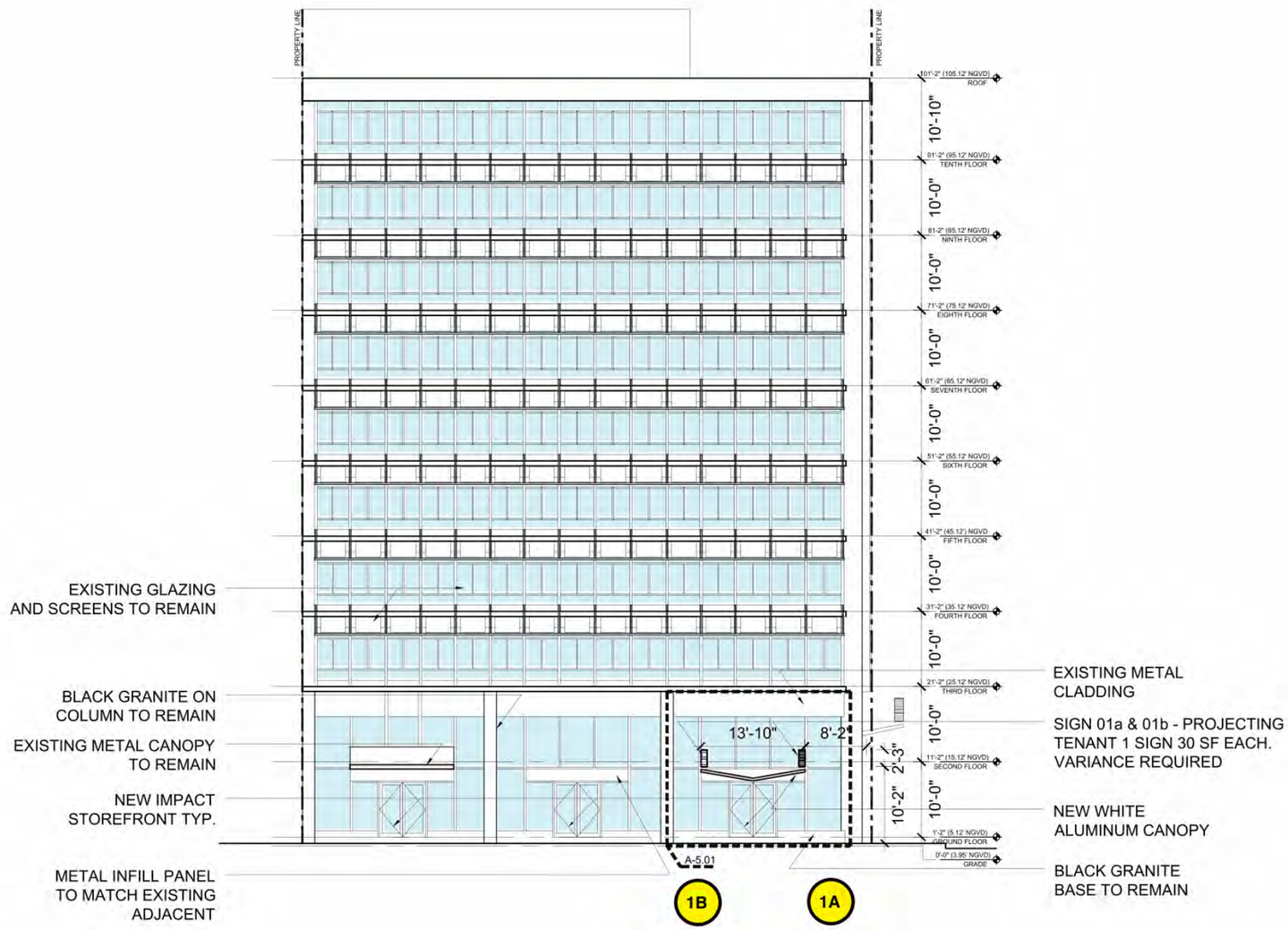
PROPOSED EAST ELEVATION: OPTION A

A-2.01A



Shulman + Associates

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

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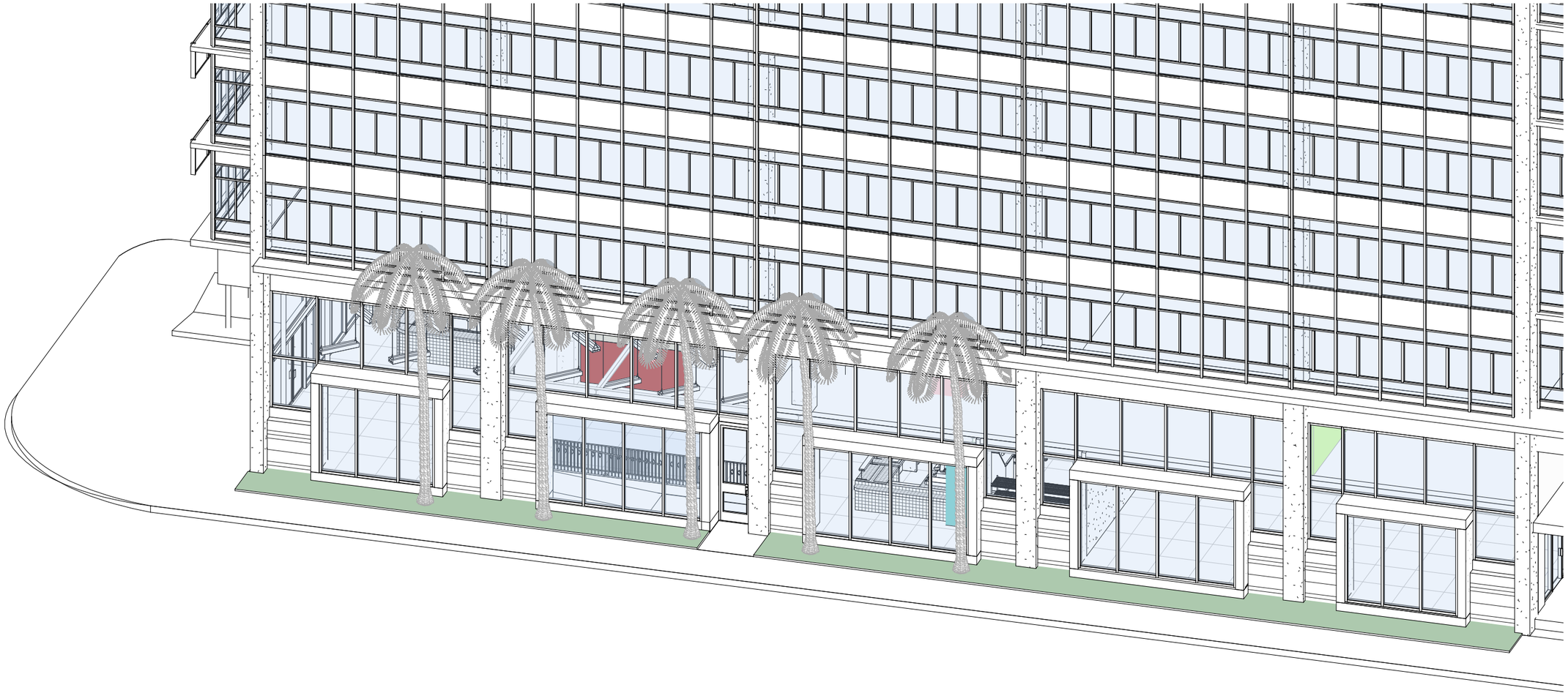

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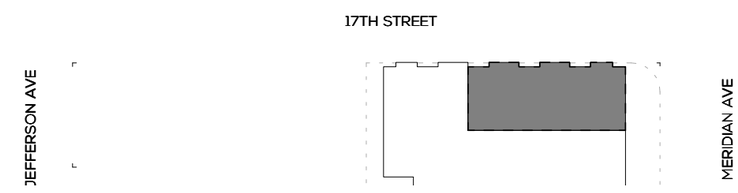

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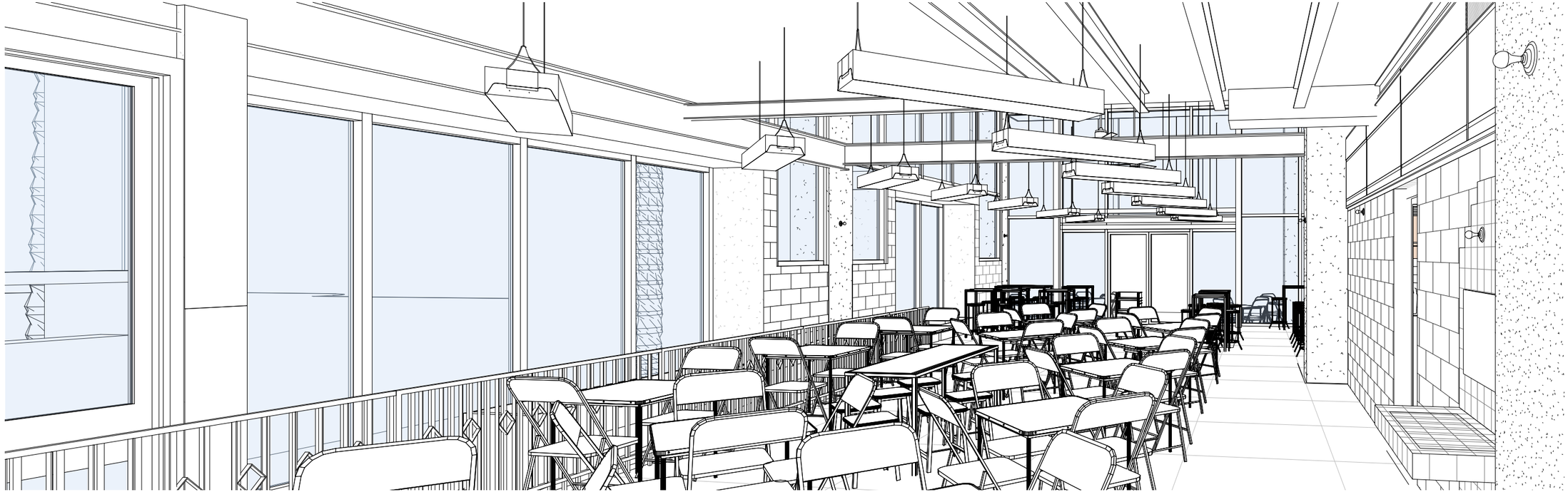
1 3D View - Exterior Street Corner



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