

AC HOTEL - MIAMI BEACH

2912 COLLINS AVENUE, MIAMI BEACH, FL 33140



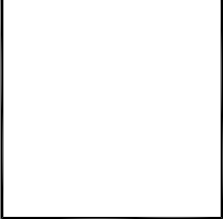
ARCHITECTS
KOBI KARP ARCHITECTURE & INTERIOR DESIGN
2915 BISCAYNE BOULEVARD SUITE 200
MIAMI, FL 33137
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Fax: (305) 573-3766

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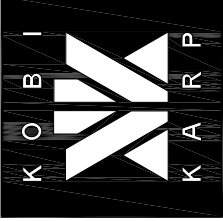
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2912 COLLINS AVENUE MIAMI BEACH, FL 33140	COVER
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License # AR0012578

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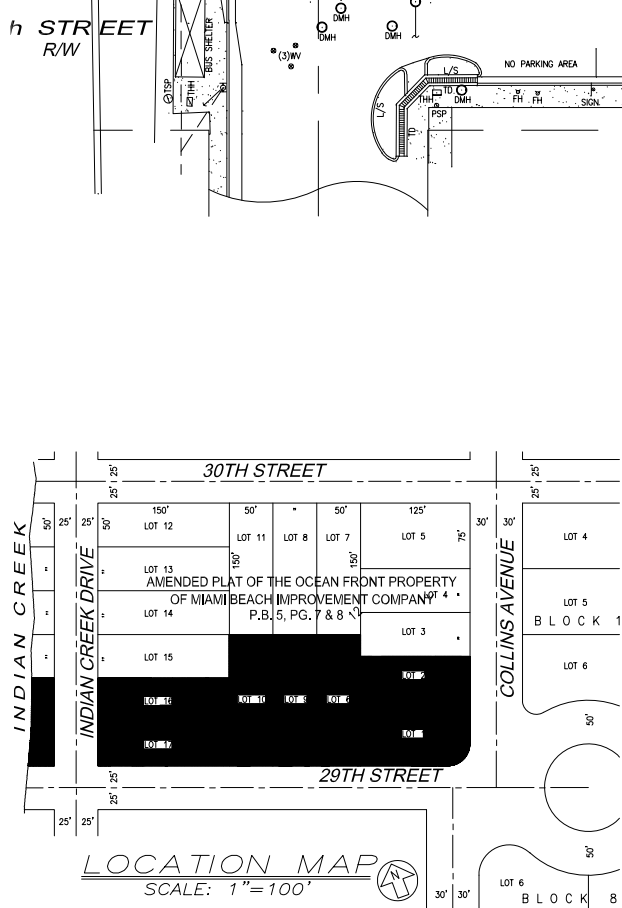
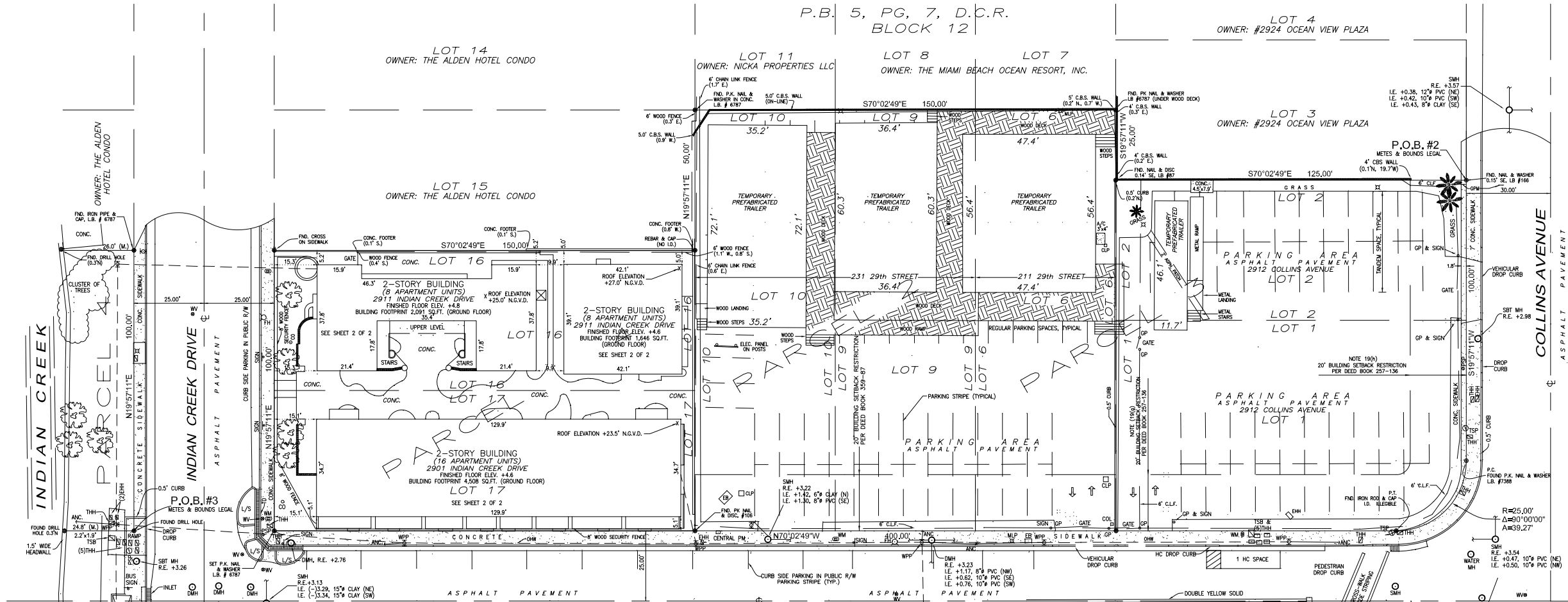
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NOTES:

1. The LEGAL DESCRIPTION of the subject property was furnished by the client, being Parcel 2, Parcel 3 and Parcel 4 of that Legal Description in Item 3, Schedule A, of the A.L.T.A. Commitment by Chicago Title Insurance Company, Commitment Number 300607826, with Effective Date of November 2, 2006. These described parcels cover that portion West of Collins Avenue of the overall property for the Seville Beach Hotel. The net boundary of the subject property is depicted on the drawing with a heavy line.
2. The Plat referred to in Plat Book 5, Pages 7 and 8 is fully titled: "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY."
3. BEARINGS shown hereon are referenced to the Erosion Control Line of the Atlantic Ocean, said Line recorded in Plat Book 105, Page 62 of the Public Records of Miami-Dade County, Florida.
4. ELEVATIONS hereon are based on N.G.V.D., 1929, and were measured on July 12, 2004. Elevations have not been updated for this survey. BENCHMARK: Miami-Dade County Benchmark "B-315" Locator "3224", described as 81.7' South of South curb along 30th Street and 57.5' East of East curb along Collins Avenue (S.R., A-1-A), Elevation: 4.31 N.G.V.D., 1929.
5. Utility locations of utilities have been shown hereon, but no attempt has been made by this office to locate buried utilities. Contractor must verify the location, size, depth, and character of all utilities prior to construction and call Sunshine State One Call of Florida at 1-800-432-4770.
6. FEMA FLOOD INSURANCE RATE MAP INFORMATION:
Community No. 120651
Panel No. 0317, 0336
Suffix: I
Map Number: 120086C0317L, 12086C0336L
Date of FIRM Panel: 9/11/2009
Date of Index Map: 9/11/2009
Flood Zone: "AE"
Base Flood Elevation: 8.0', N.G.V.D., 1929
7. Tree locations are shown on the drawing, but no further tree information has been provided for this survey.
8. The subject property lies in Section 26, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
9. Recording references shown hereon refer to the Public Records of Miami-Dade County, Florida.
10. The location of each of the three parcels comprising the subject property, together with the platted lots in and abutting said parcels, is depicted on the Location Map hereon.
11. AREA: The area of the subject property is as follows:
WEST AREA (PARCELS 2, 3 and 4 combined): 55,528 Square Feet or 1.275 Acres, more or less.
12. Easements, rights-of-way, restrictions and reservations of record that have been plotted on this survey are based only on those instruments listed in Schedule B - Section 2 of the Commitment for Title Insurance issued by Chicago Title Insurance Company and referenced hereon.
13. Apartment units were measured on 03-27-2013 and shown on Sheet 2 of 2, Square feet is "Paint to Paint" area within perimeter interior walls.

P.B. 5, PG. 7, D.C.R.
BLOCK 12

LOT 4
OWNER: #2924 OCEAN VIEW PLAZA

LEGEND:

- CL - CENTERLINE
- Δ - CENTRAL ANGLE
- # - NO. - NUMBER
- A - ARC LENGTH EQUALS
- ASPH. - ASPHALT
- BFP - BACKFLOW PREVENTOR
- BLDG. - BUILDING
- CB - CATCH BASIN
- C.B.S. - CONCRETE BLOCK & STUCCO
- C.L.F. - CHAIN LINK FENCE
- CLP - CONCRETE LIGHT POLE
- COL. - COLUMN
- CONC. - CONCRETE
- CPP - CONCRETE POWER POLE
- CBR - CHORD BEARING
- DMH - STORM DRAINAGE MANHOLE
- D.C.R. - MIAMI-DADE COUNTY RECORDS
- EB - ELECTRIC BOX
- EIH - ELECTRIC HANDHOLE
- ELEC. - ELECTRIC
- ELEV. - ELEVATION
- FEMA - FEDERAL EMERGENCY MANAGEMENT AGENCY
- FL - FLOOD LIGHT
- FND. - FOUND
- FPL - FLORIDA POWER & LIGHT COMPANY
- GP - GATE POST
- GPM - GAS PAINT MARK
- HC - HANDICAP
- LD. - IDENTIFICATION
- LE. - INVERT ELEVATION
- LB. - LICENSED BUSINESS
- MB - MAIL BOX
- MFL - METAL FLOOD LIGHT
- MH - MANHOLE
- MLP - METAL LIGHT POLE
- MI. - MEASURED
- MON. - MONUMENT
- N.G.V.D. - NATIONAL GEODETIC VERTICAL DATUM
- NAD - NORTH AMERICAN DATUM
- OHW - OVERHEAD WIRES
- O.R.B. - OFFICIAL RECORDS BOOK
- P.B. - PLAT BOOK
- P.C. - POINT OF CURVATURE
- PG. - PAGE
- PL - PLANTER
- PM - PARKING METER
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.C.C. - POINT OF COMPOUND CURVATURE
- P.R.C. - POINT OF REVERSE CURVATURE
- P.T. - POINT OF TANGENCY
- PVC - POLYVINYL CHLORIDE (PIPE)
- R. - RECORD
- RE. - RADIUS EQUALS
- R.E. - RIM ELEVATION
- R/W - RIGHT-OF-WAY
- SBT MH - SOUTHERN BELL TELEPHONE MANHOLE
- SLB - STREET LIGHT BOX
- SLHH - STREET LIGHT HAND HOLE
- SMH - SANITARY SEWER MANHOLE
- TSB - TRAFFIC SIGNAL BOX
- WMB - WATER METER BOX
- WPP - WOOD POWER POLE
- WTP - WOOD TRAFFIC POLE
- WV - WATER VALVE

SYMBOL LEGEND:

- ASPHALT PAVEMENT
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POST
- PALM TREE
- CATCH BASIN
- ANCHOR
- WOOD POWER POLE
- WATER METER BOX
- PARKING METER
- GAS VALVE
- CONCRETE
- C.B.S. WALL
- METAL LIGHT POLE
- CHAIN LINK FENCE
- WOOD FENCE
- WATER VALVE
- SIGN
- GUARD RAIL
- TREE
- CENTERLINE
- FLOOD LIGHT
- SEWER CLEAN-OUT
- DRAINAGE

LEGAL DESCRIPTION:

PARCEL 2:
Lots 9 and 10 in Block 12 of Ocean Front Property of The Miami Beach Improvement Company, according to the Plat thereof recorded in Plat Book 5 at Pages 7 and 8 of the Public Records of Miami-Dade County, Florida.

PARCEL 3:
Lots 1, 2 and 6, Block 12, of Ocean Front Property of The Miami Beach Improvement Company, according to the Plat thereof, recorded in Plat Book 5 at Pages 7 and 8 of the Public Records of Miami-Dade County, Florida.

PARCEL 4:
Lots 16 and 17, in Block 12, of OCEAN FRONT AMENDED, according to the Plat thereof, as recorded in Plat Book 5, at Pages 7 and 8 of the Public Records of Miami-Dade County, Florida; and all that tract of land lying West of Indian Creek Drive, between the North line of said Lot Sixteen (16) and the South line of said Lot Seventeen (17), produced westerly to the waters of Indian Creek.

THE SEVILLE BEACH HOTEL: WEST PARCELS

TYPE OF SURVEY: **BOUNDARY & TOPOGRAPHIC SURVEY**
PREPARED FOR: **MARRIOTT INTERNATIONAL, INC.**
10400 FERNWOOD DRIVE, BETHESDA, MD 20817

LEITER PEREZ & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTANTS
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - ENVIRONMENTAL

520 N.W. 16TH STREET, SUITE 200, MIAMI, FLORIDA 33136
PHONE: (305) 654-4133, (305) 654-4134, (305) 654-4135, (305) 654-4136
FAX: (305) 654-4137
WEBSITE: www.leiterperez.com

DATE: 08-31-04
JOB ORDER: 04-1885
FILE NO: 8-2071-F
F.B. NAME: 10-11454.dwg
F.B. 286 PG. 10-11

REVISIONS:	DATE:	JOB ORDER:	DESCRIPTION:	F.B.	PG.
4-29-05	05-148	UPDATE SURVEY	REVEAL, CERTIFICATION NOTES & TITLE REVIEW	289	30-31
5-18-05	05-148	REVISE TITLE REVIEW, NOTES & CERTIFICATE		289	48-53
1-16-06	05-148	REVISE TITLE REVIEW & DRAWING PER NEW COMMITMENT			
1-23-06	05-148	REVISE NOTES, DRAWING & TITLE REVIEW PER NEW COMMITMENT			
10-4-06	05-148	OBTAIN SANITARY SEWER INVERTS, SIZE & MATERIAL		PRINT	
10-22-06	08-163	UPDATE SURVEY FOR WEST ONLY (PARCELS 2, 3 & 4)		282	13-14
2-2-11	11-101	ADDITIONAL IMPROVEMENTS ALONG 29TH STREET		289	30-31
6-15-11	11-129	ADDITIONAL TOPOGRAPHY WITHIN 29TH STREET AND COLLINS AVENUE, RIGHT-OF-WAY		289	48-53
2-16-12	12-112	UPDATE BOUNDARY SURVEY, IMPROVEMENTS ONLY.			
3-21-13	12-112	APARTMENT UNITS.			
4-03-13	13-121	APARTMENT UNIT AREAS.			

NOTES:
1) ELEVATIONS WHEN SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.), 1929.
2) THE FIRM HAS MADE NO ATTEMPT TO LOCATE FOOTINGS AND/OR FOUNDATIONS UNLESS OTHERWISE NOTED.
3) THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED BY THE FIRM. RESERVATIONS OF INTEREST OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS-OF-WAY, RESERVATIONS, ETC., HAVE BEEN PREPARED FOR AND CERTIFIED TO THE PARTY AND/OR PARTIES INDICATED HEREON AND IF NOT TRANSFERRED, SHALL BE THE RESPONSIBILITY OF THE PARTY. ALL BOUNDARIES AND DECS SET BY THIS FIRM, SET WITH CAP OR WITH L.B. #678.

SURVEYOR'S CERTIFICATE:
WE HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AND WAS SURVEYED AND DRAWN UNDER OUR DIRECTION, AND THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 547, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

LEITER PEREZ & ASSOCIATES, INC.
PRESIDENT
BY: GEOFFREY LEITER, PROFESSIONAL SURVEYOR & MAPPER #6395
STATE OF FLORIDA

NOT VALID WITHOUT
THE SIGNATURE AND
THE ORIGINAL RAISED SEAL
OF A FLORIDA LICENSED
SURVEYOR AND MAPPER.

SHEET 1 OF 2

3

D

Lots 9 and 1

Plat Book 5 :

Lots 1, 2 and

Plat Book 5 :

C

ZONING D

FLOOD ZONE

TYPE OF

NET LOT.

B

BASE F.A

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BUILDING

RM-2 SETBACKS.

SLURTERRANEAN

PEDESTAL

TOWER

PARKING REQUIRED:

AREA TYPE

FLOOR

FLOOR

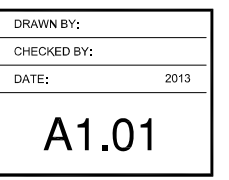
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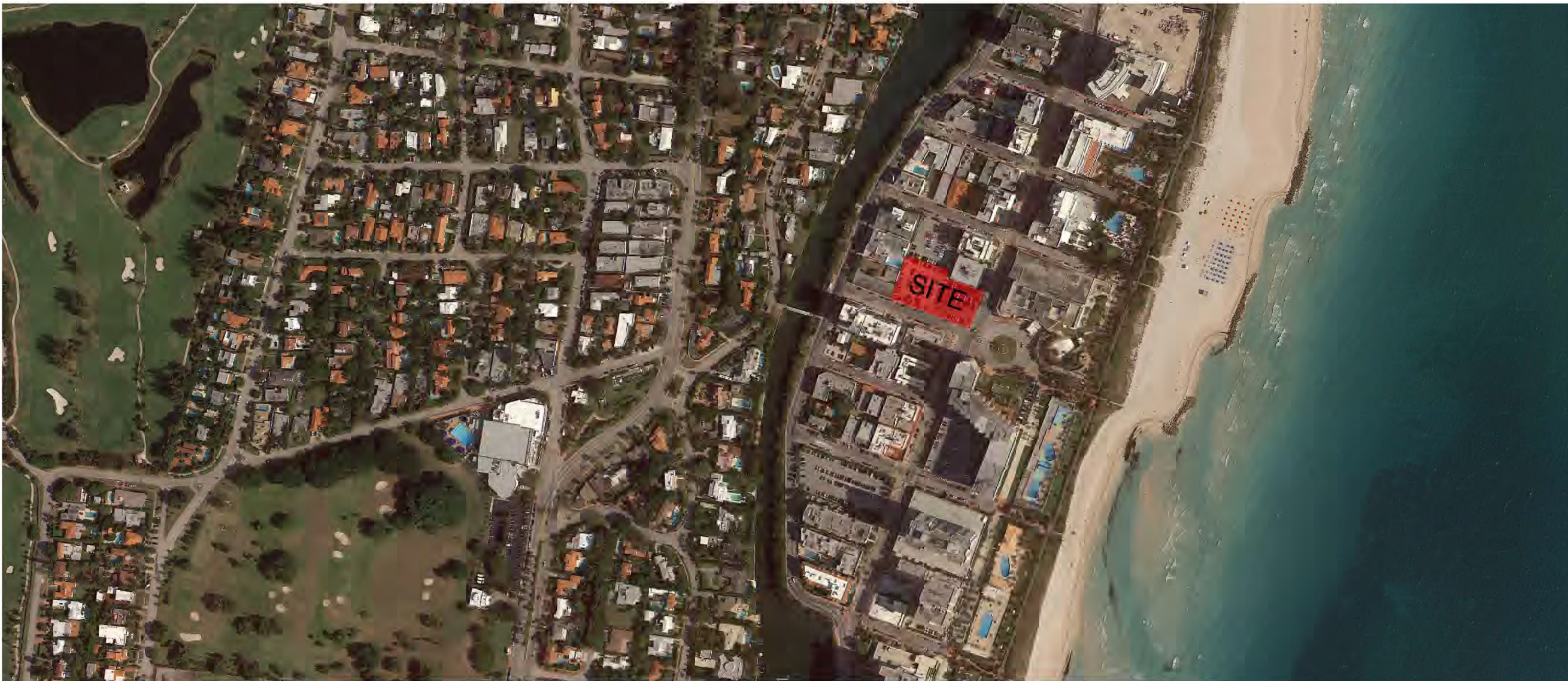
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OCEAN FRONT VIEW



CANAL VIEW



OCEAN FRONT AND CANAL VIEWS

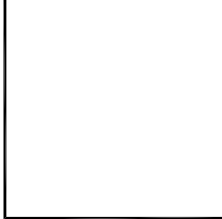
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AERIAL MAP



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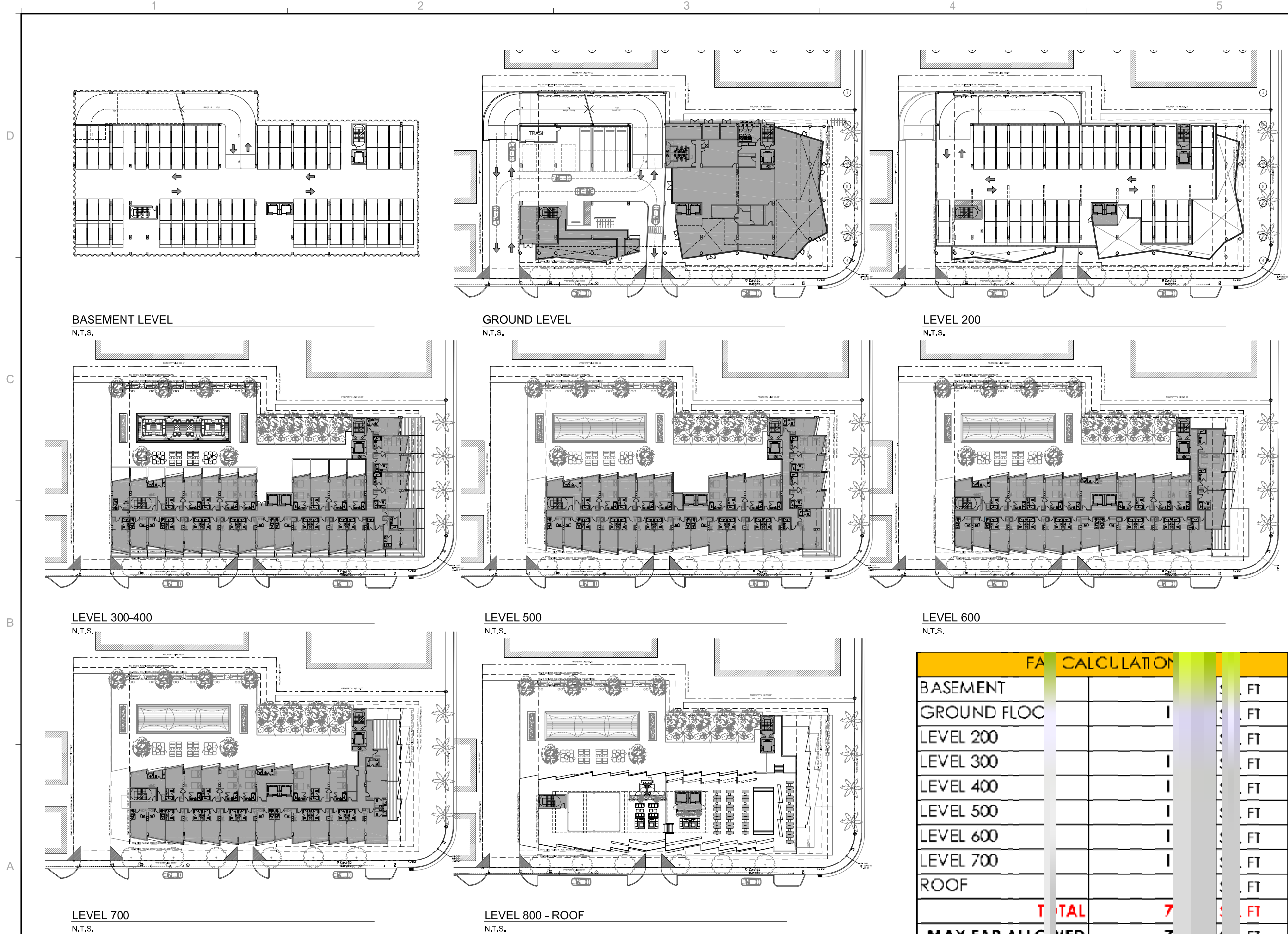
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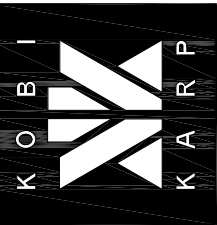
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F.A.R. CALCULATIONS

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F.A.R. CALCULATION			
BASEMENT			FT
GROUND FLOC			FT
LEVEL 200			FT
LEVEL 300			FT
LEVEL 400			FT
LEVEL 500			FT
LEVEL 600			FT
LEVEL 700			FT
ROOF			FT
TOTAL	7		FT
MAX FAR ALLOWED	7		FT

D



WEST VIEW OF SITE



VIEW OF SITE & COLLINS AVENUE



VIEW OF "SEVILLE" BUILDING ACROSS THE STREET

C



VIEW OF ROUNDABOUT



VIEW OF BUILDING OVERLOOKING TOWARDS THE ROUNDABOUT & COLLINS AVENUE



VIEW OF COLLINS AVENUE LOOKING SOUTH

B



VIEW OF ROUNDABOUT FROM THE SITE



VIEW FROM 29 STREET OF SITE



VIEW OF ROUNDABOUT & SITE

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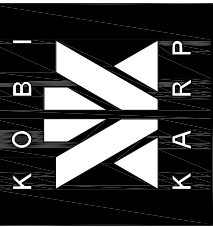
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CONTEXT PHOTOS

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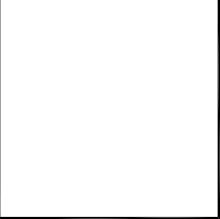
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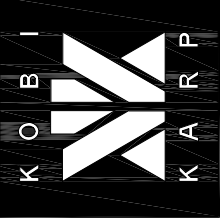
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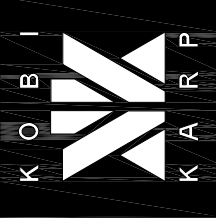
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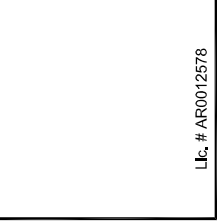


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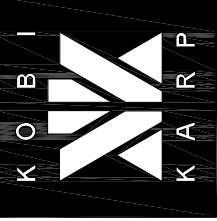
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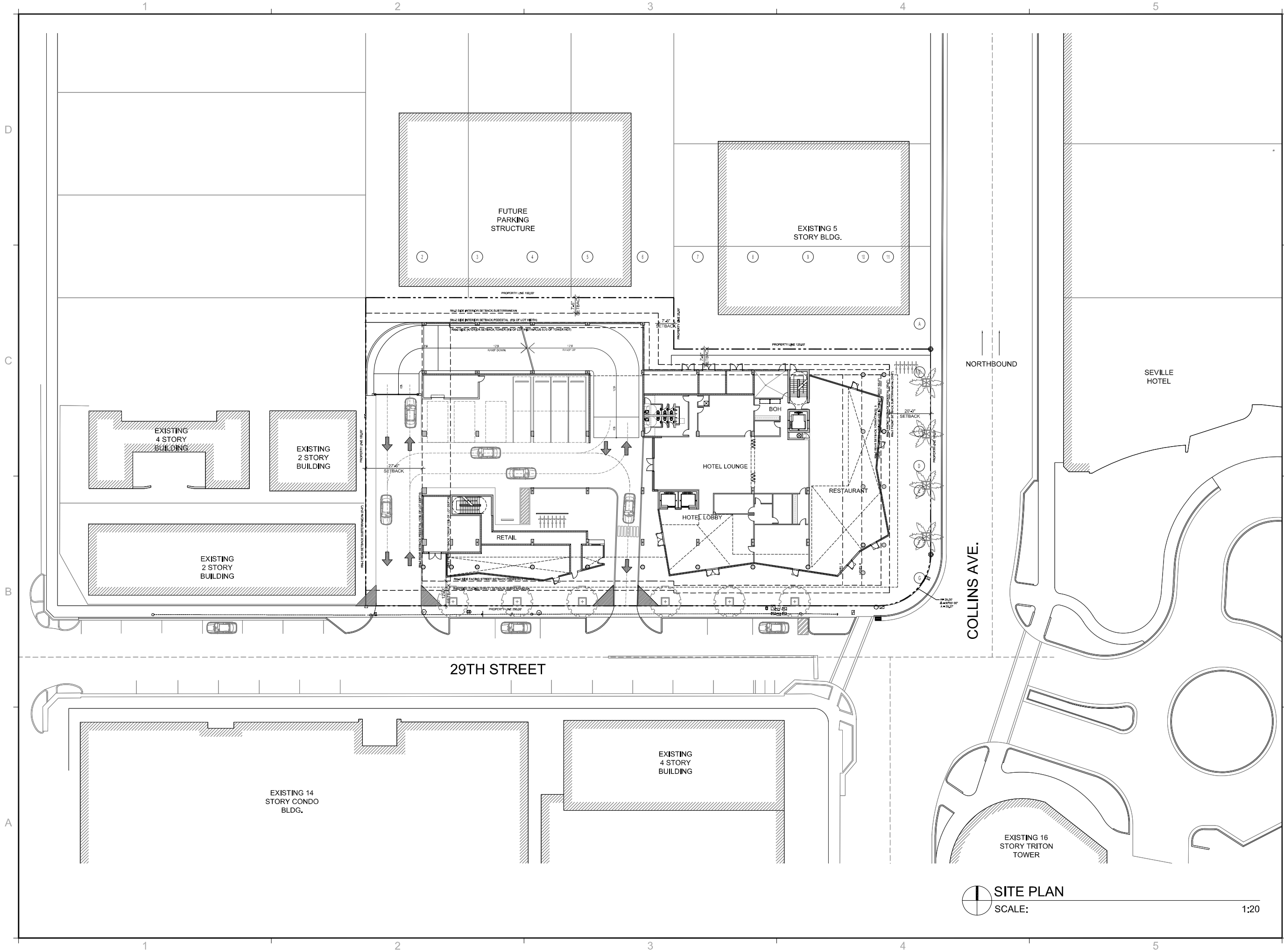
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SITE PLAN



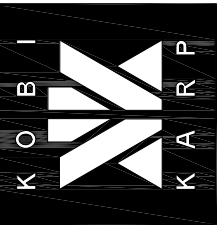
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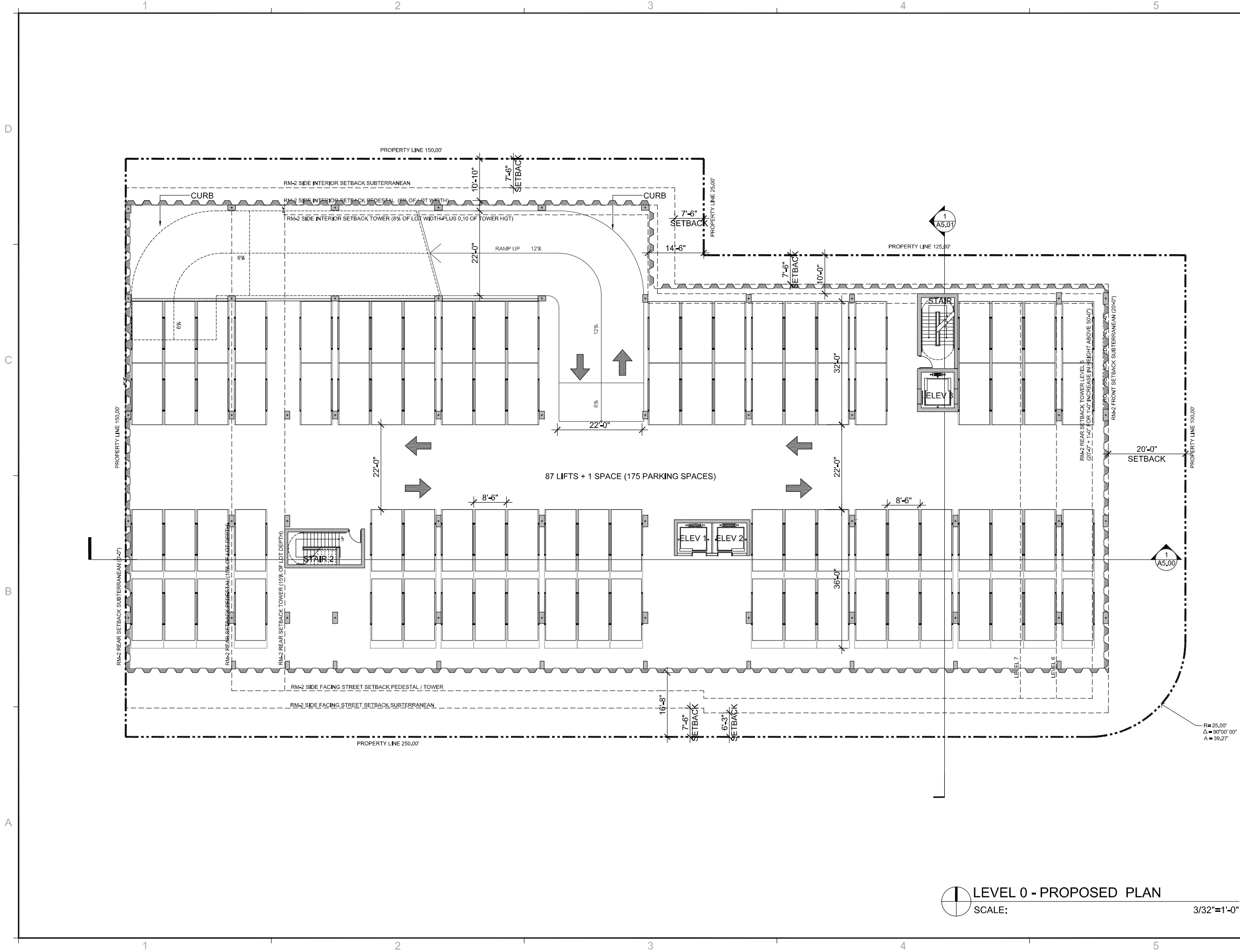


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SITE PLAN
SCALE:

1:20



LEVEL 0 - PROPOSED PLAN
SCALE: 3/32"=1'-0"

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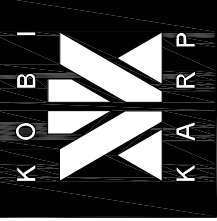
2912 COLLINS AVENUE
MIAMI BEACH, FL 33140

BASEMENT LEVEL

Lic. # AR0012578

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INTERIOR DESIGN
PLANNING

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Tel: 305.573.3765
Fax: 305.573.3766
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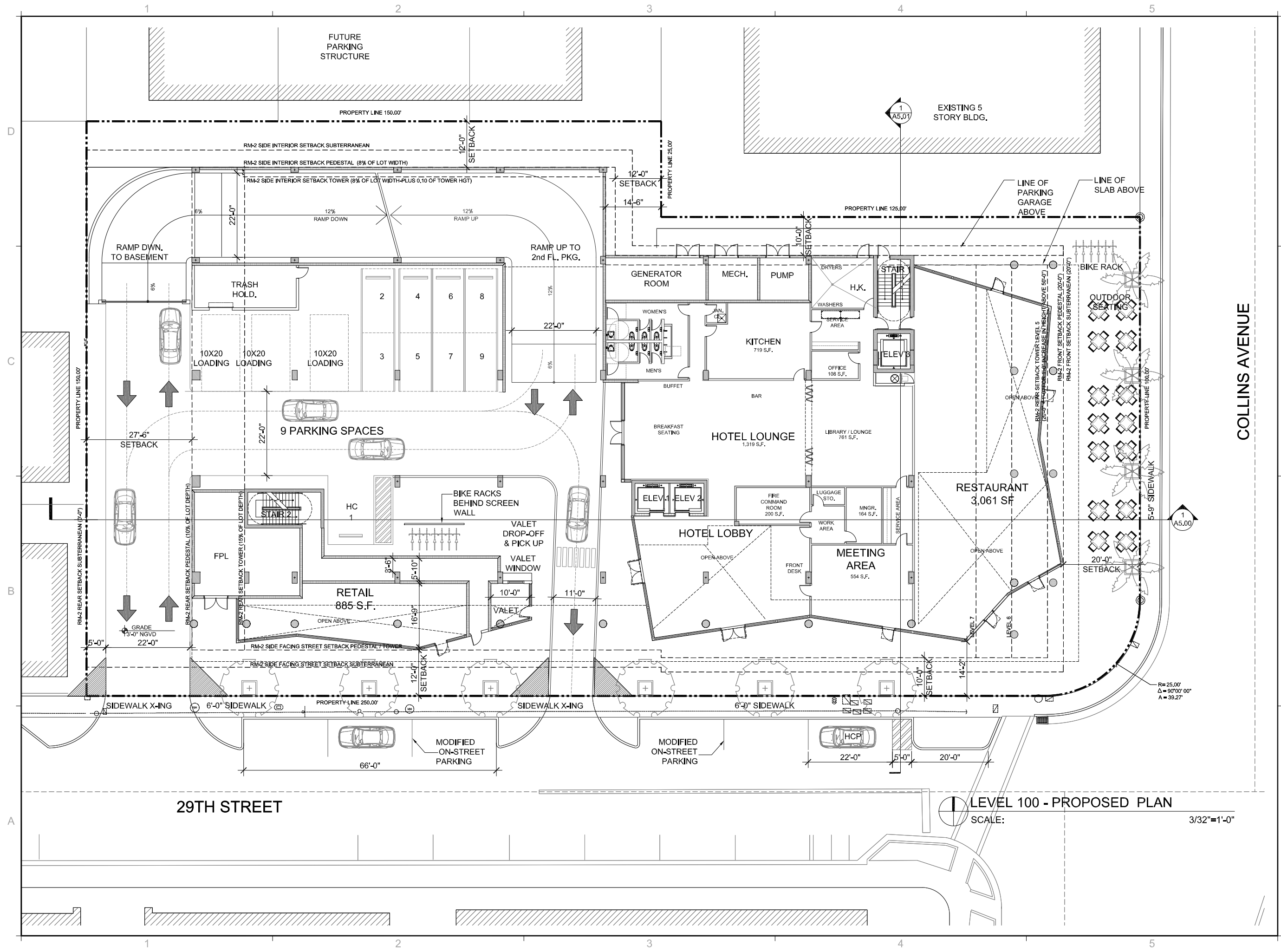


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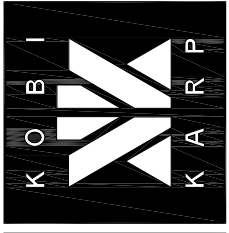
GROUND LEVEL

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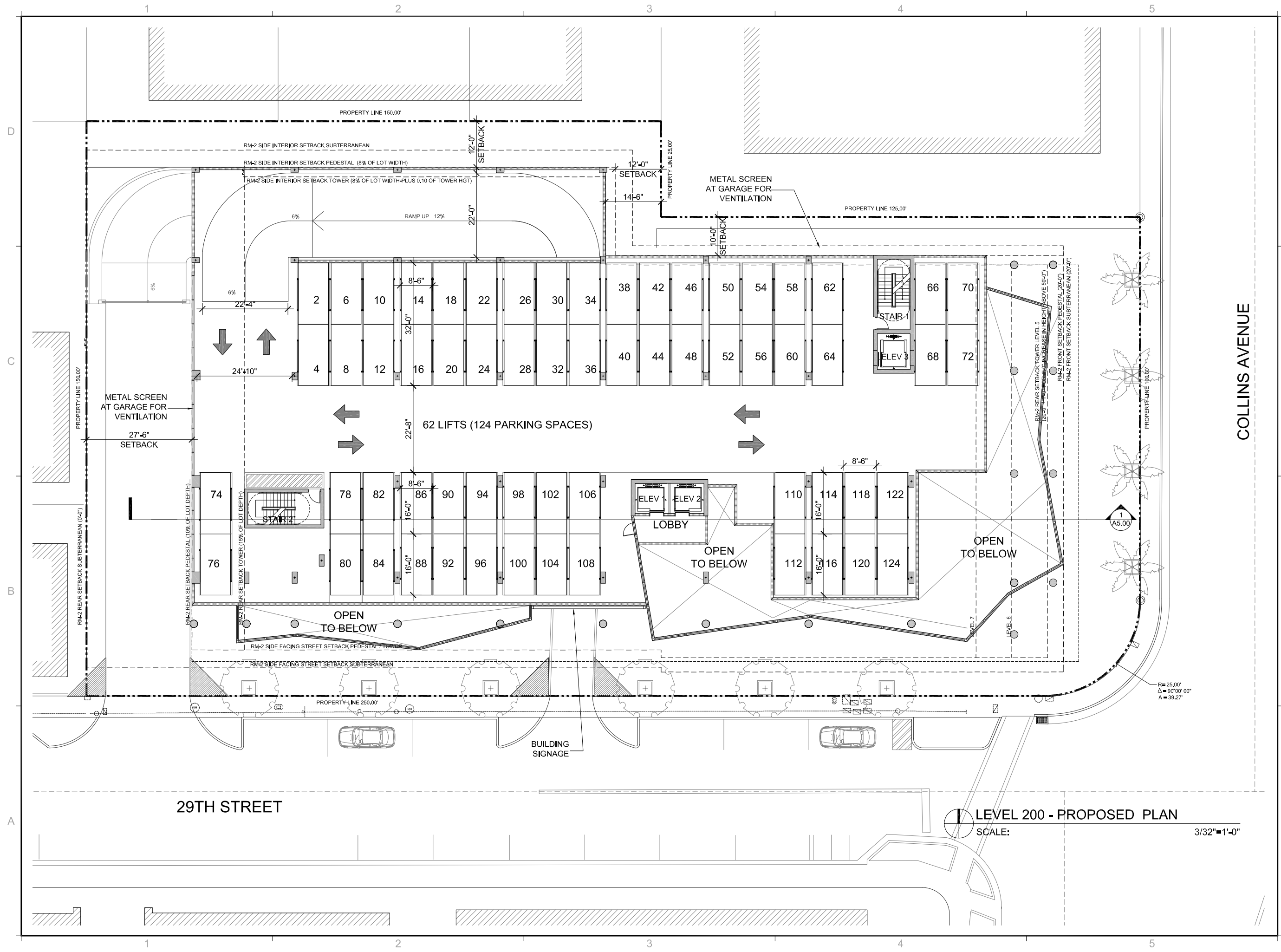
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LEVEL 100 - PROPOSED PLAN

SCALE: 3/32"=1'-0"



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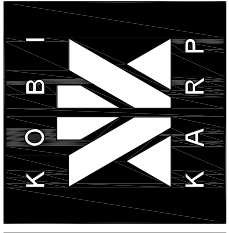
LEVEL 200

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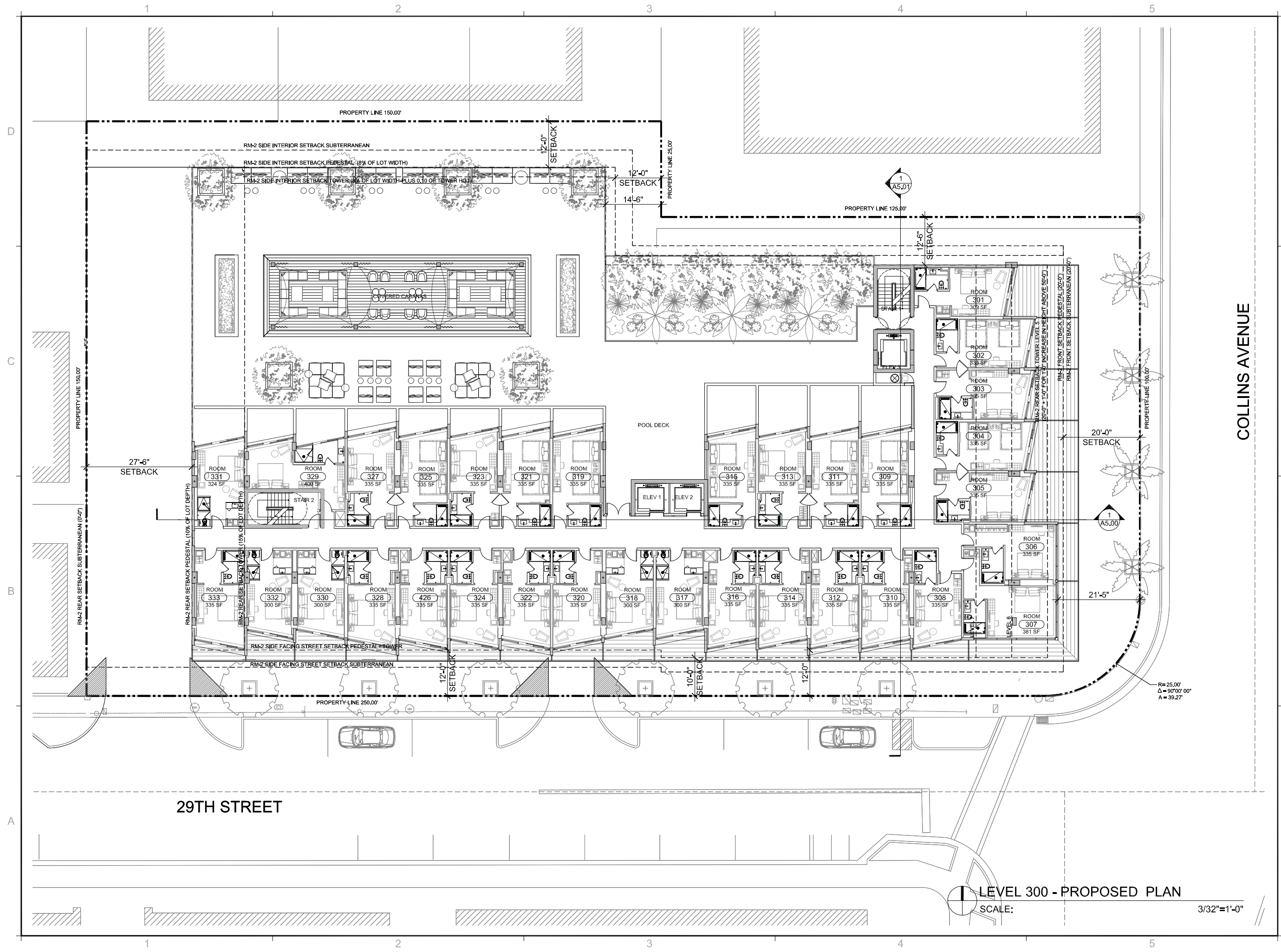


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LEVEL 300

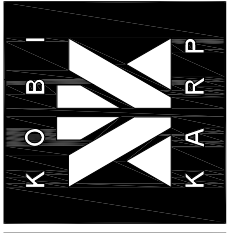
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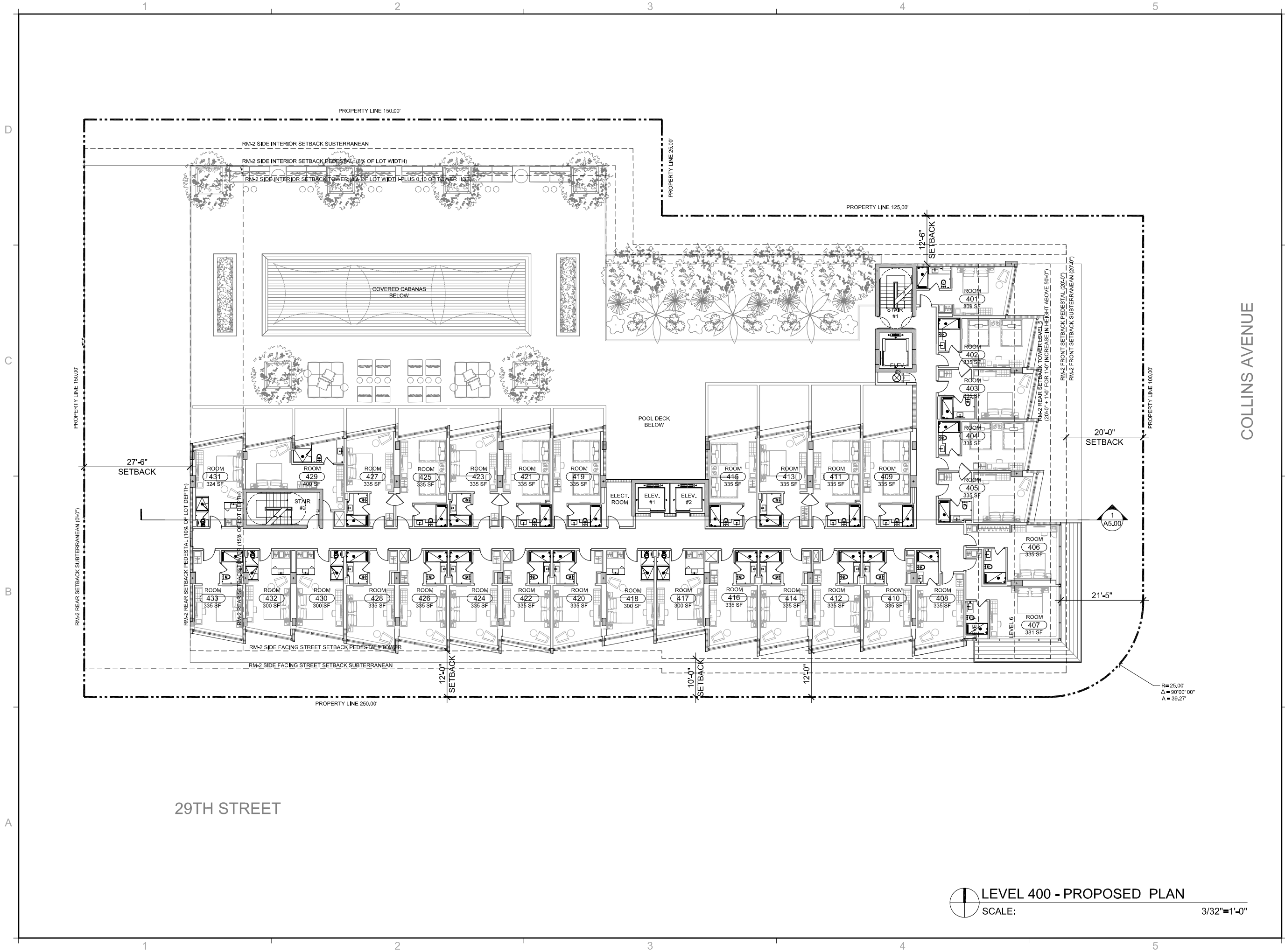


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LEVEL 400

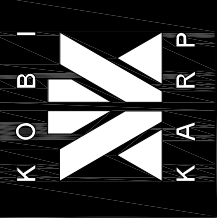


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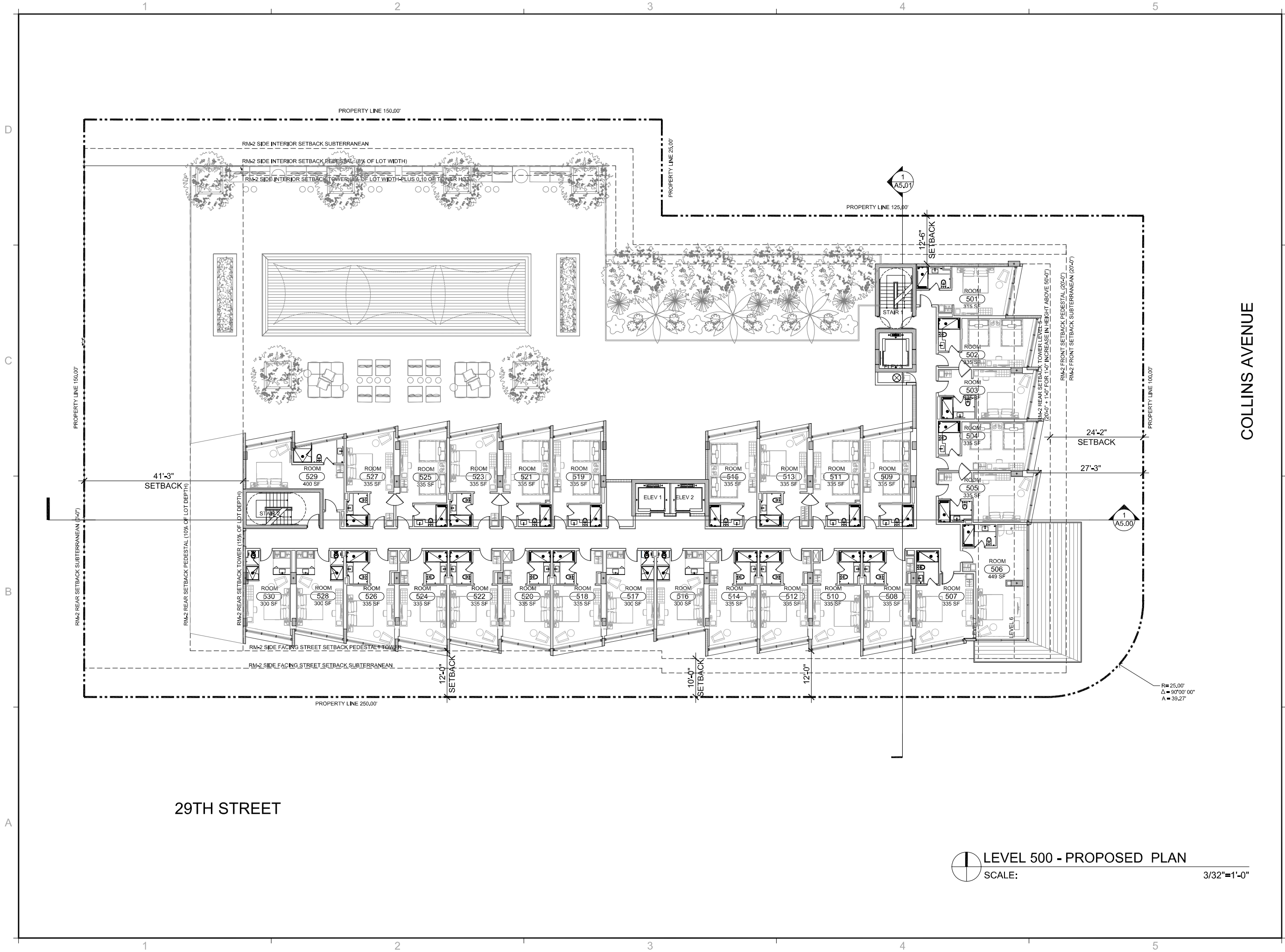
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LEVEL 400 - PROPOSED PLAN
SCALE: 3/32"=1'-0"



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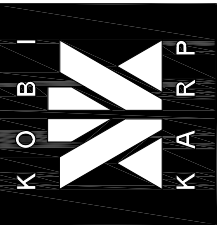
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LEVEL 500

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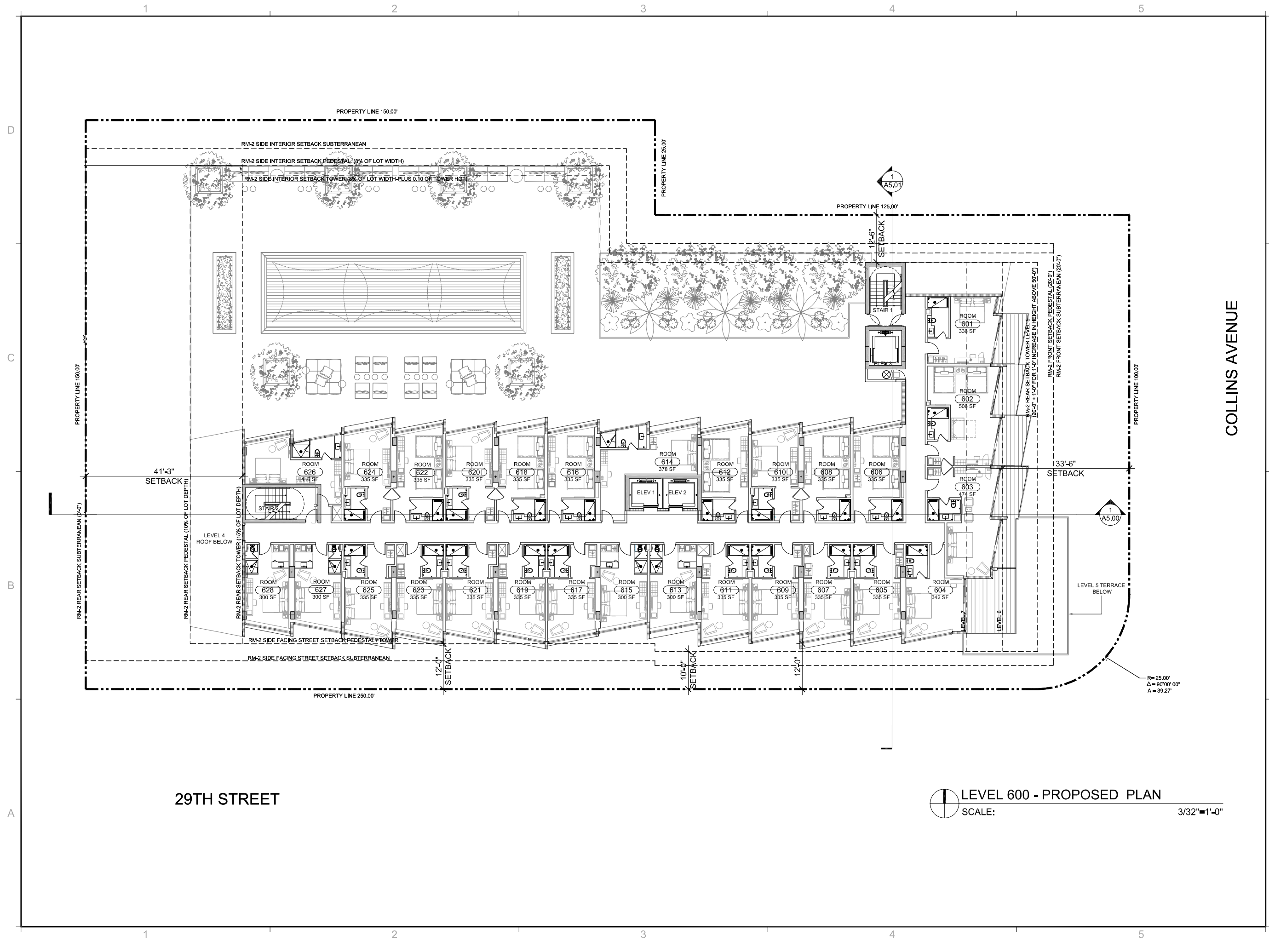
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LEVEL 500 - PROPOSED PLAN
SCALE: 3/32"=1'-0"



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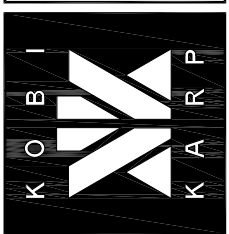
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LEVEL 600

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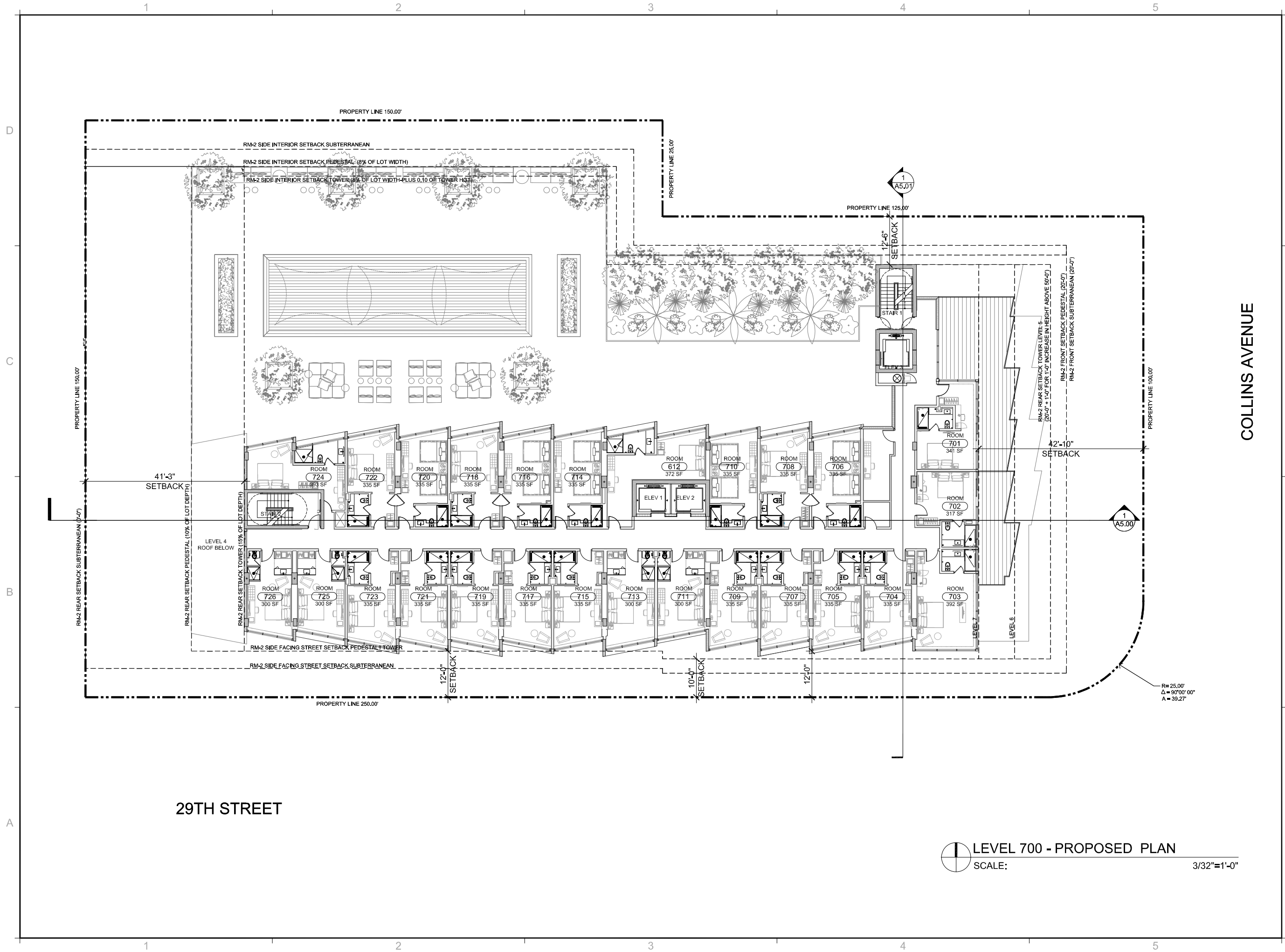


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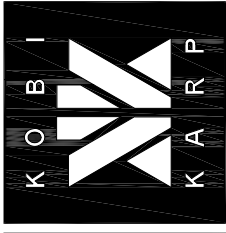
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LEVEL 700

Li. # AR0012578

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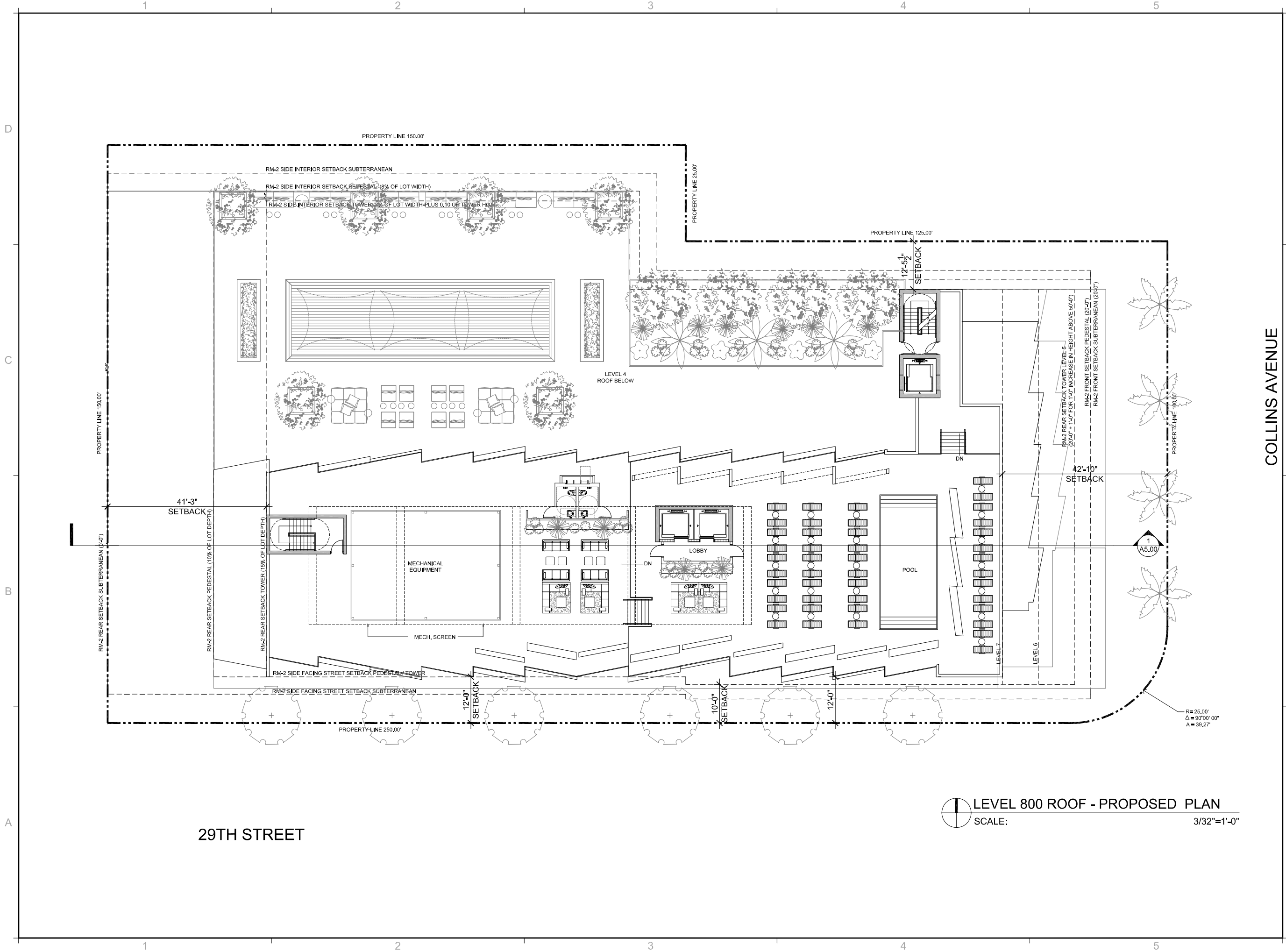


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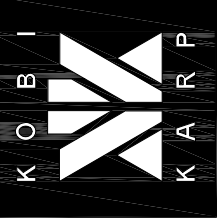
LEVEL 800 ROOF



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ELEVATIONS

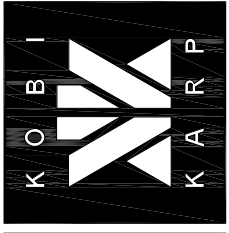
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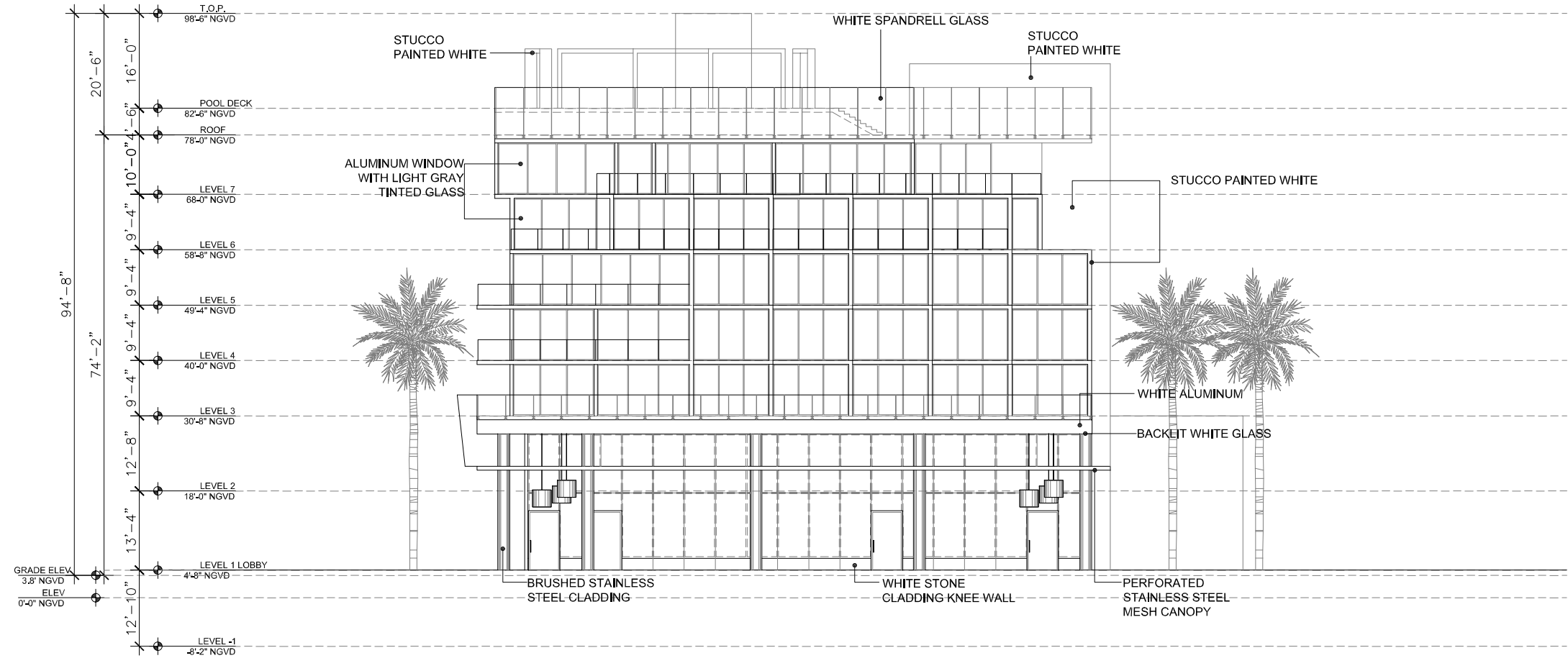


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EAST ELEVATION
SCALE: 3/32"=1'-0"

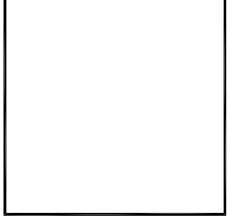
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ELEVATIONS



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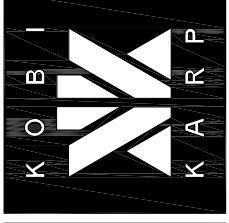
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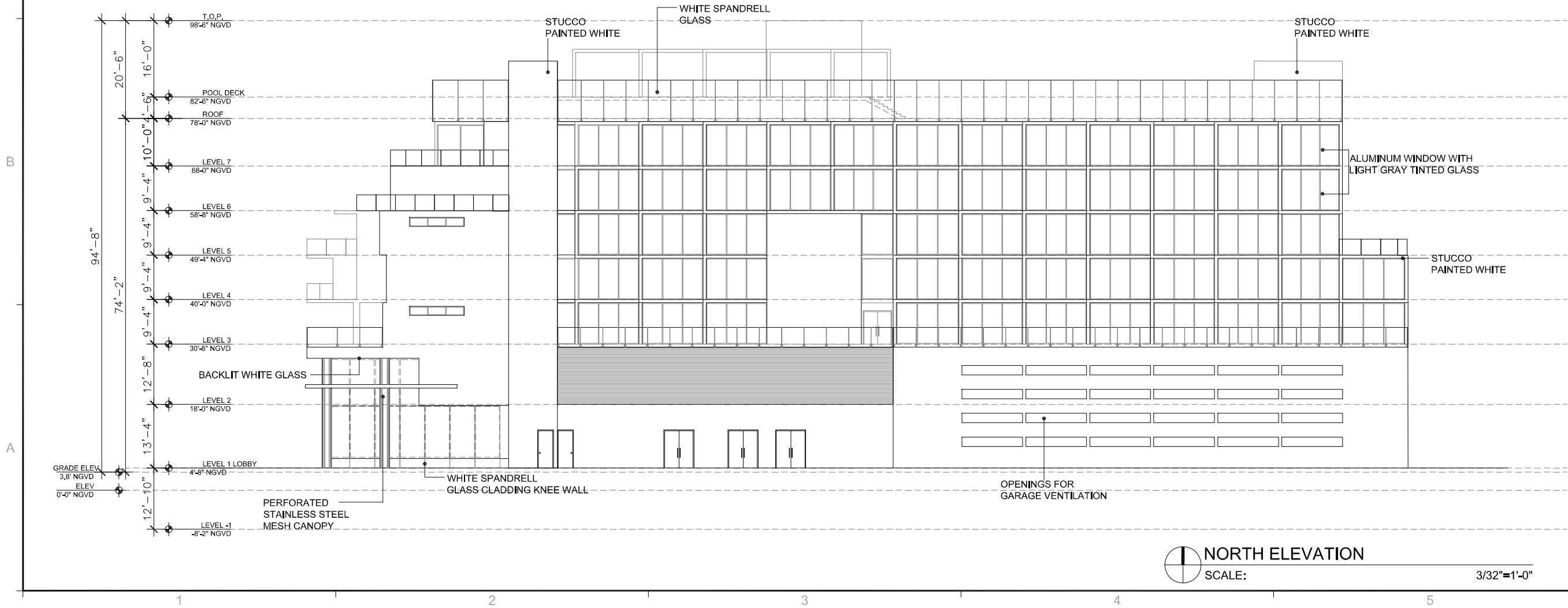
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NORTH ELEVATION
SCALE:

3/32"=1'-0"

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ELEVATIONS

LLC, # AR0012578

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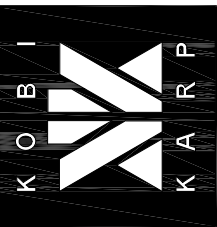
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ELEVATIONS



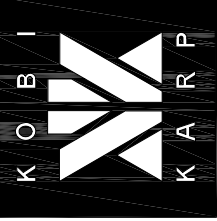
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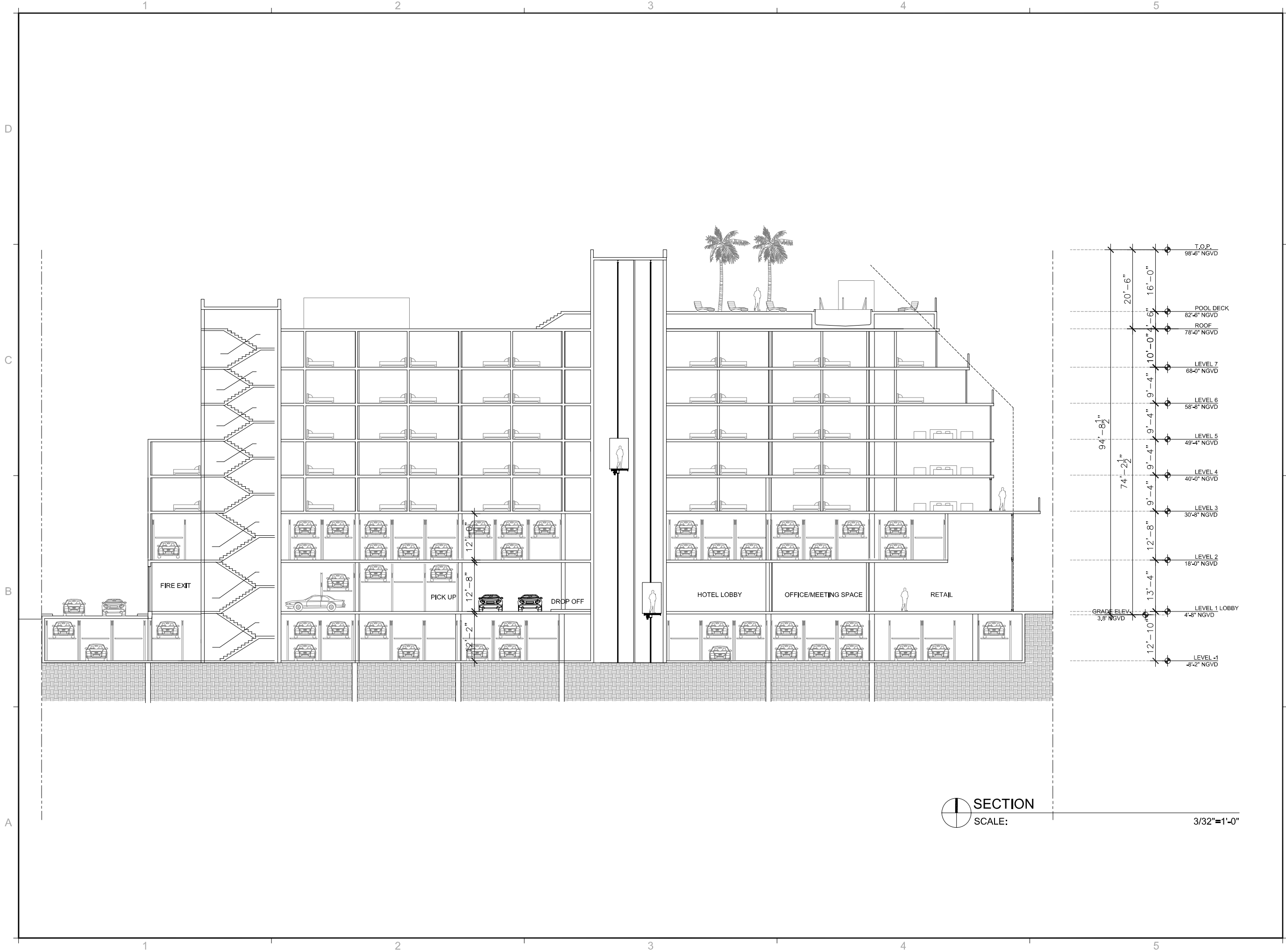


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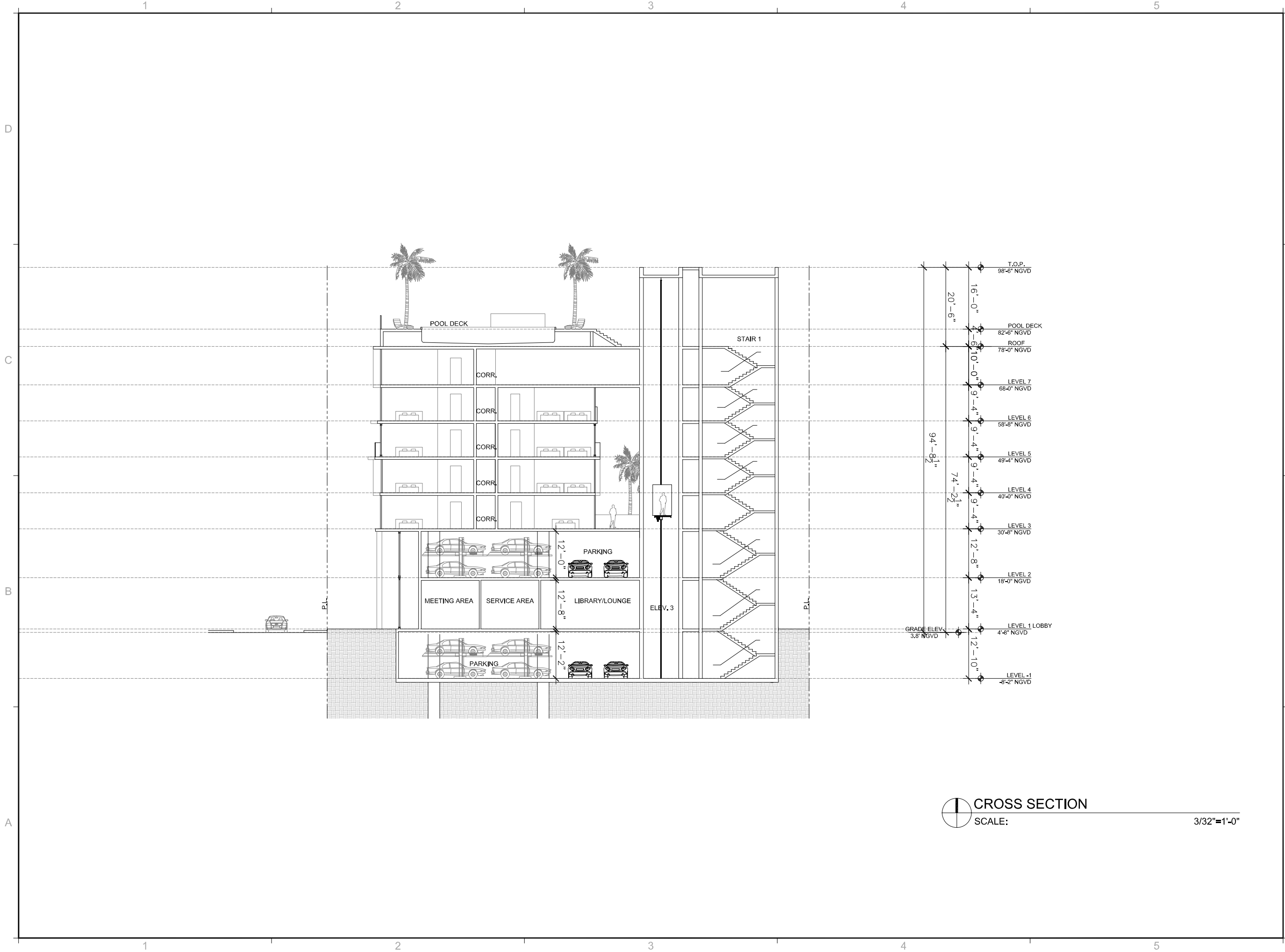
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CROSS SECTION

SCALE:

3/32"=1'-0"

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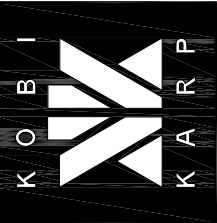
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