

SKETCH OF BOUNDARY  
AND TOPOGRAPHIC SURVEY OF:

620 OCEAN DRIVE, MIAMI BEACH, FL.

LEGEND:

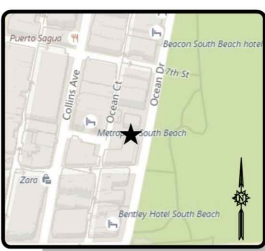
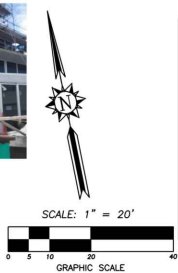
M.D.C.R.	MIAMI-DADE COUNTY RECORDS
L.B.	LICENSED BUSINESS
P.B.	PLAT BOOK
P.G.	PAGE
F.F.E.	FINISHED FLOOR ELEVATION
(C)	CALCULATED
I.D.	IDENTIFICATION
TRAV. PT.	TRAVERSE POINT
NAVD 88	NORTH AMERICAN VERTICAL DATUM OF 1988
-OHW-	OVERHEAD WIRES
W	WOOD POWER POLE
W	WIRE PULL BOX
S	SIGN
U	UTILITY BOX
V	WATER VALVE
H	FIRE HYDRANT
D	DRAINAGE STRUCTURE
R	RAIN WATER SYSTEM
M	WATER METER
F	FLORIDA POWER & LIGHT COMPANY MANHOLE
U	UTILITY MANHOLE
W	WELL MANHOLE
S	STORM DRAIN MANHOLE
B	BREAK IN SCALE
V	VIEW 1
S	SET 5/8" IRON ROD & CAP, L.B. 7551 UNLESS OTHERWISE SPECIFIED
S	SET NAIL & DISC, L.B. 7551 UNLESS OTHERWISE SPECIFIED
E	SURFACE ELEVATION



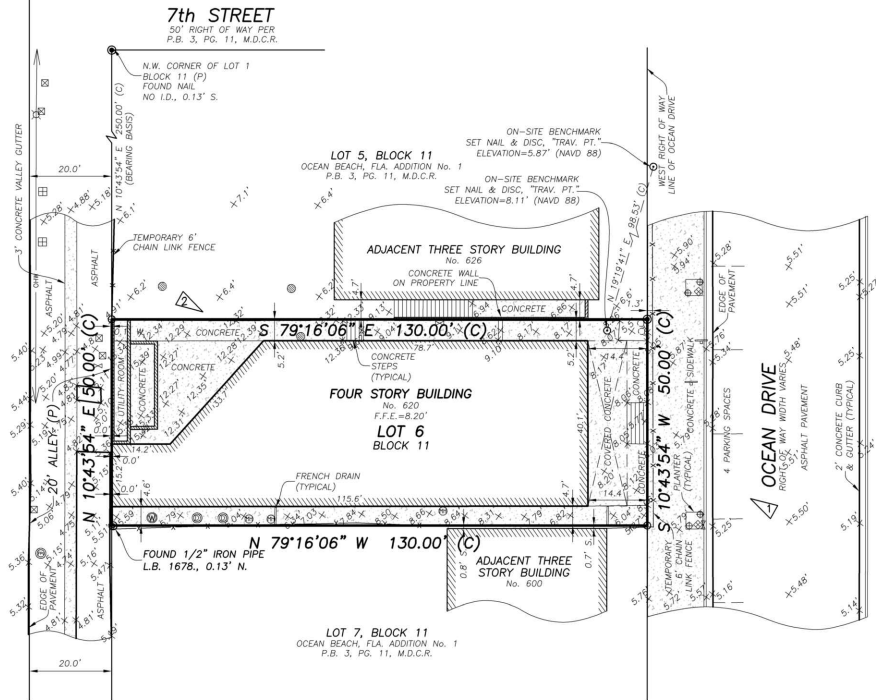
VIEW 1  
NOT TO SCALE



VIEW 2  
NOT TO SCALE



LOCATION MAP  
NOT TO SCALE



LEGAL DESCRIPTION:

LOTS 32 AND 33, BLOCK 17, OCEAN SIDE SECTION OF THE ISLE OF NORMANDY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 60, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEY NOTES:

1. THIS SURVEY REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N.10°43'54"E., ALONG THE WEST LINE OF BLOCK 11, OF OCEAN BEACH, FLA. ADDITION NO. 1, PLAT BOOK 3, PAGE 11, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND REFER TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE 1983 (1990) ADJUSTMENT.
3. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE AE, ELEVATION 8' (NGVD 29), AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12086C 0319 L, COMMUNITY NUMBER 120651, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA. MAP REVISED DATE: SEPTEMBER 11, 2009.
4. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
5. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
6. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
7. OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.
8. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY EXACTA COMMERCIAL SURVEYORS, INC. EXACTA HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. EXACTA MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT EXACTA DIRECTLY FOR VERIFICATION OF ACCURACY.

SURVEY NOTES (CONT.)

9. BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.
10. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (811 OR 1-800-432-4770 AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.
11. THE PROPERTY SHOWN HEREON CONTAINS 0.15 ACRES (6,500 SQUARE FEET), MORE OR LESS.
12. IRRIGATION LINES, WELLS AND SPRINKLERS HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.
13. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
14. THE ELEVATIONS SHOWN HEREON ARE BASED ON A CITY OF MIAMI BEACH BENCHMARK "S 01 R" AND REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988. THE MARK IS PK NAIL AND WASHER SET IN BULLNOSE OF A LANDSCAPED MEDIAN LOCATED AT THE INTERSECTION OF 5th STREET AND OCEAN DRIVE. ELEVATION=7.32'.

THIS SURVEY IS CERTIFIED TO:

BORGES/ARCHITECTS & ASSOCIATES.

CERTIFICATE:

THIS IS TO CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAVIER DE LA ROSA  
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080  
STATE OF FLORIDA  
EXACTA COMMERCIAL SURVEYORS, INC. L.B. 7551  
javier@exactacomm.com

TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770



3450 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414

SEAL  
NOT VALID UNLESS  
SEALED HERE  
WITH  
AN EMBOSSED  
SURVEYOR'S SEAL

SKETCH OF BOUNDARY  
AND TOPOGRAPHIC SURVEY

LOTS 6 & 33, BLOCK 11  
OCEAN BEACH, FLA. ADDITION NO. 1  
PLAT BOOK 35, PAGE 11, M.D.C.R.  
620 OCEAN DRIVE, MIAMI BEACH, FL 33139

BORGES/ARCHITECTS  
CLIENT: 4 ASSOCIATES  
DATE: 06/14/17

DRAWN BY: J.E.C.  
CHK'D BY: JDLR

LAST FIELD DATE: 06/10/17

REVISIONS

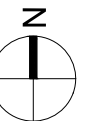
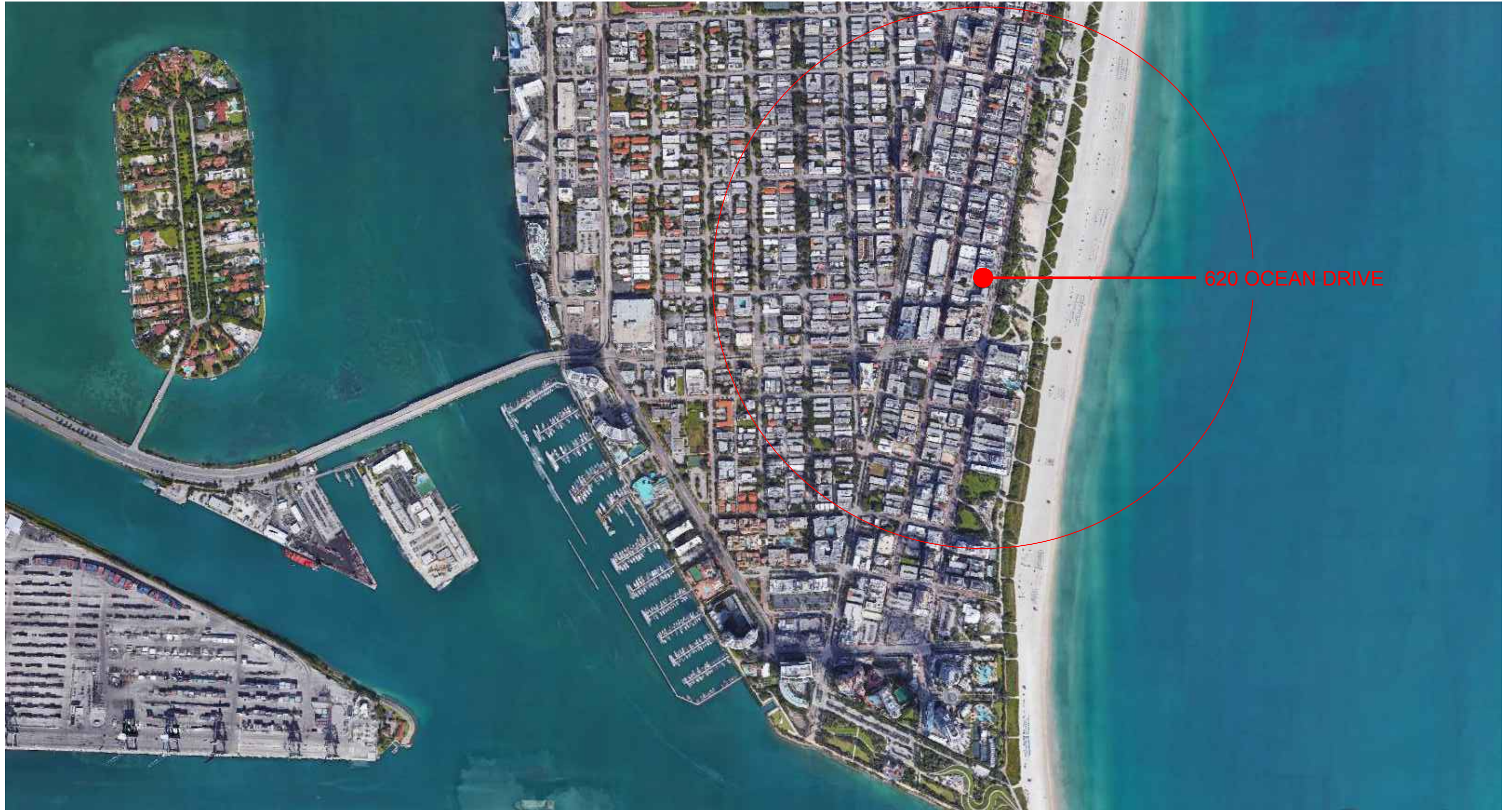
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ECS1093

SHEET NO.  
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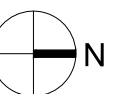
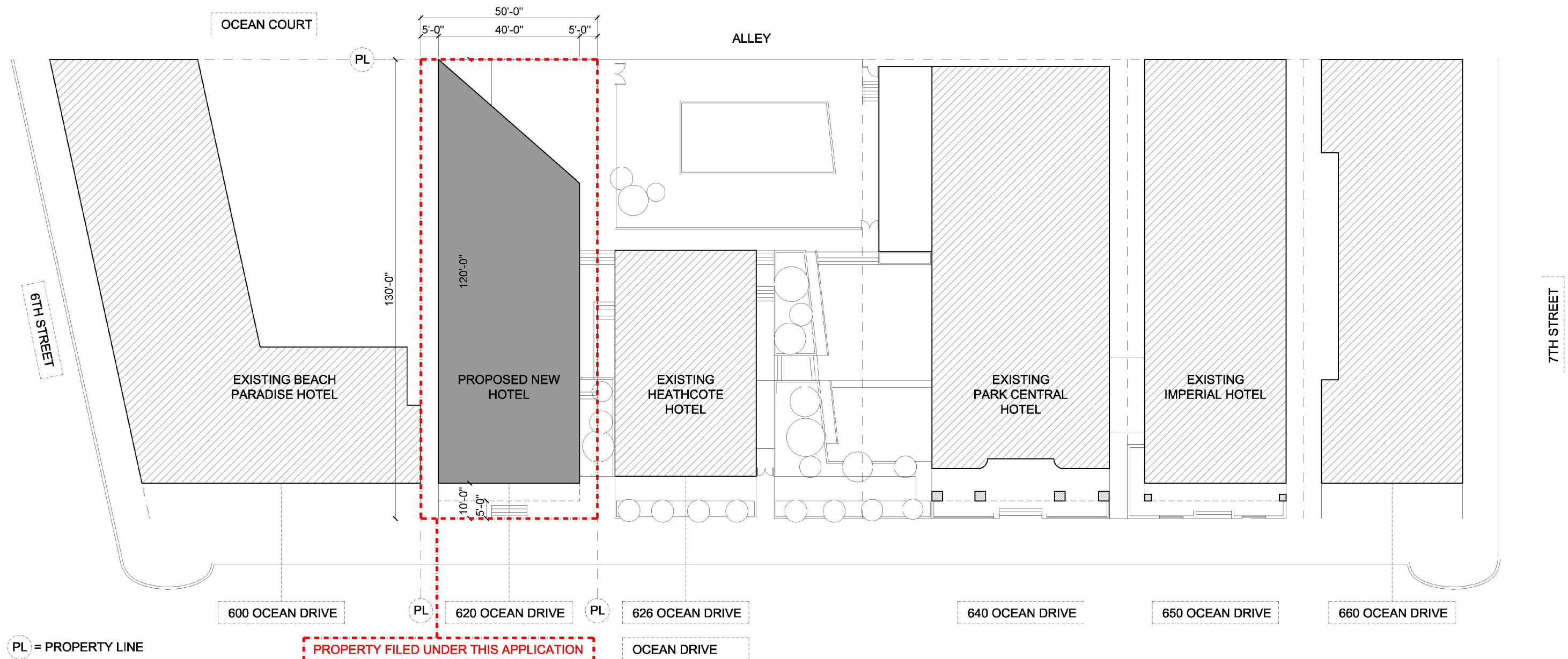
OF

01













PROPERTY FILED UNDER THIS APPLICATION





PROPERTY FILED UNDER THIS APPLICATION

EXISTING VIEW FROM OCEAN DRIVE



PROPERTY FILED UNDER THIS APPLICATION

EXISTING VIEW FROM ALLEY





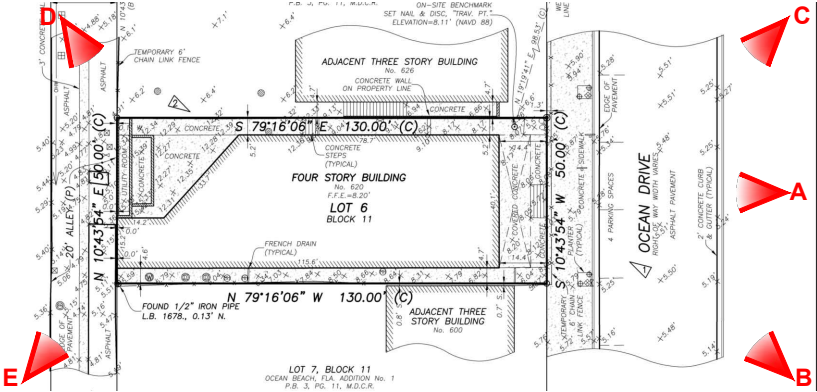




AERIAL VIEW FROM OCEAN DRIVE



AERIAL VIEW FROM OCEAN COURT



B



C



D



E

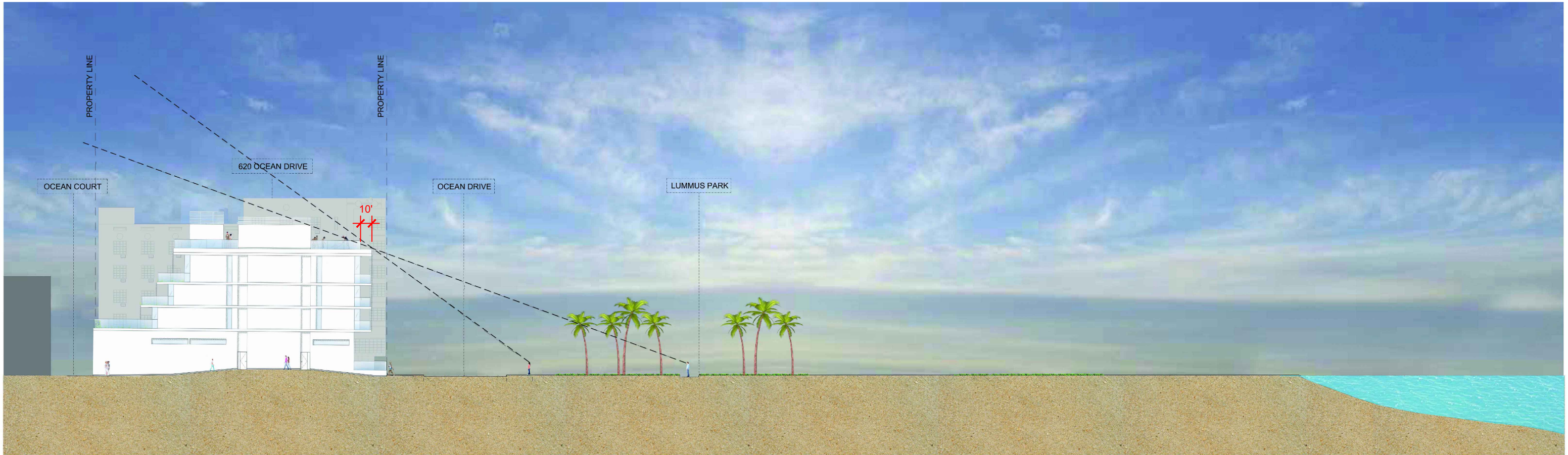
PROPERTY CURRENTLY UNDER CONSTRUCTION, PER PLANS APPROVED BY HPB File No. 7407, April 8, 2014



620 OCEAN DRIVE, MIAMI BEACH, FL 33139										
ZONING TABULATION										
SITE DATA										
ZONING DISTRICT		MXE (mixed use entertainment) / Ocean Drive/Collins Avenue Historic District /Architectural District								
NET LOT AREA (NLA)		130'-0" X 50'-0"					6,500.00 S.F.		0.149 ACRE	
			REQUIRED / ALLOWED				REQUIRED		PROVIDED	
LOT COVERAGE		NA					NA		4,038.7 62%	
BUILDING DATA			REQUIRED / ALLOWED				ALLOWED		PROPOSED	
FAR		2.0 Maximum Floor Area Ratio= 6500 sf x 2= 13,000 sf					13,000 sf		13,000 SF	
BUILDING HEIGHT			REQUIRED / ALLOWED						PROVIDED	
MAX. BUILDING HEIGHT		5 STORIES- 50'-0" FEET					5 STORIES		5 STORIES - 50' FEET	
BUILDING SET BACKS (SEC. 142-547)			NOTES				REQUIRED		PROVIDED	
FRONT (East)		Buildings with a ten-foot -deep covered front porch running the full width of the bldg front= 5 feet					5'		5'	
SIDE 1 (North)							5'		5'	
SIDE 2 (South)							5'		5'	
REAR (West)		Architectural District, zero feet if abutting an alley					0'		0'	
ROOF DECK AREA			NOTES						PROVIDED (SF)	
ROOF DECK AREA		Floor immediately below: 3,740 sf							1,994 53%	
COVERED STRUCTURE AT ROOF			NOTES						PROVIDED (SF)	
COVERED STRUCTURE AT ROOF		Floor Immediatley Below= 3,452 sf							730.6 21%	
HOTEL UNITS			REQUIRED						PROVIDED (SF)	
MINIMUM UNIT SIZE		15% 300-335 SF / 85% +335 SF							100%> 335 SF	
AVERAGE APARTMENT SIZE		NA							485 SF	
NUMBER OF UNITS		NA							12 UNITS	
PARKING			REQUIREMENT				REQUIRED		PROVIDED	
PARKING PER HOTEL UNITS		1 SPACE PER HOTEL UNIT					12		0	
PARKING PER RETAURANT/OUTDOOR BAR		1 SPACE PER 4 SEATS MINUS 1 SEAT FOR EVERY 2 UNITS= 53 SEATS/ 4=13.25 -6 = 7.25					8		0	
TOTAL							20		0	
Notes:										
1. Required Parking may be satisfied through participation in the parking impact fee program.										

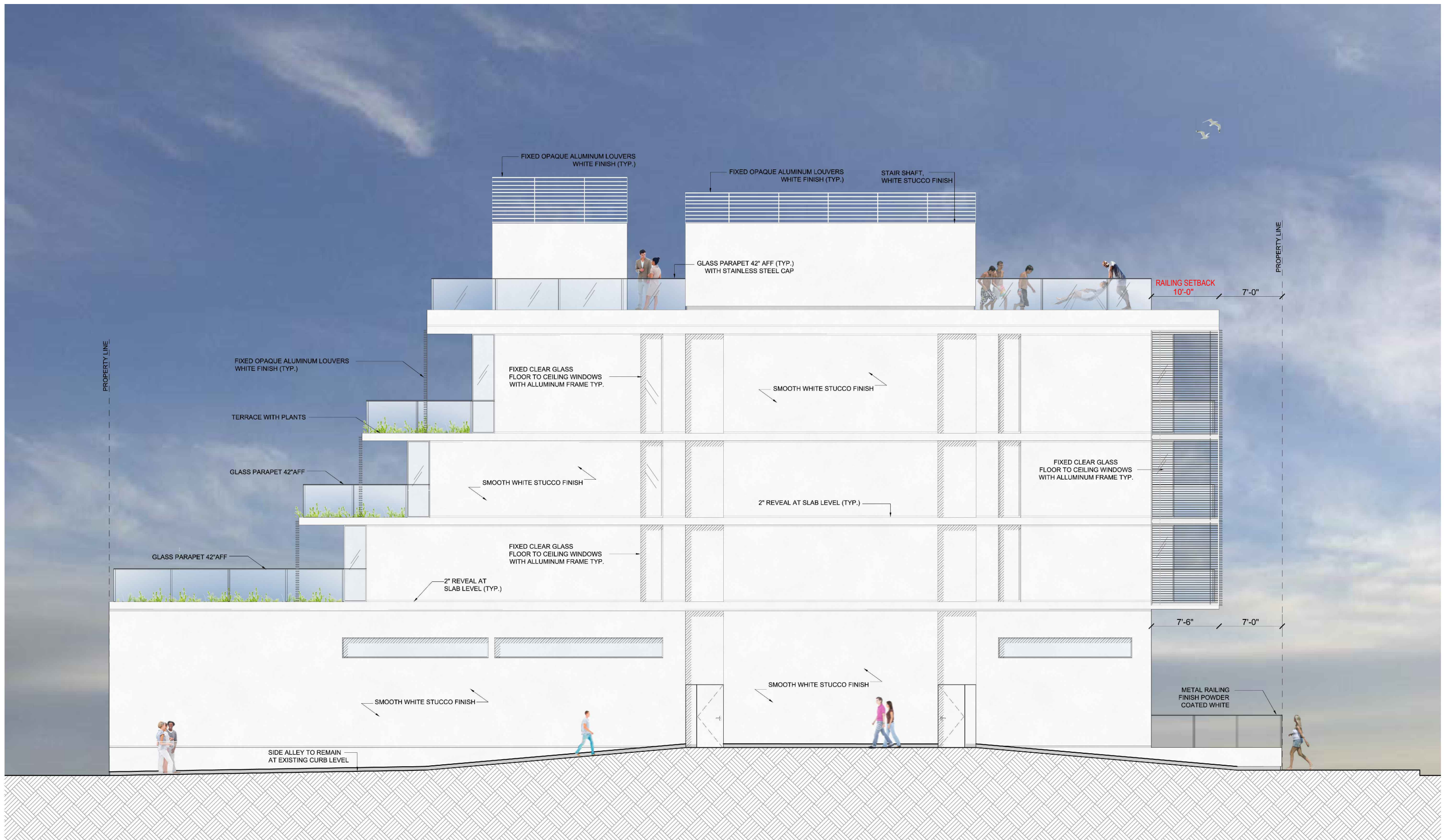
AS APPROVED\_ NO CHANGES PROPOSED





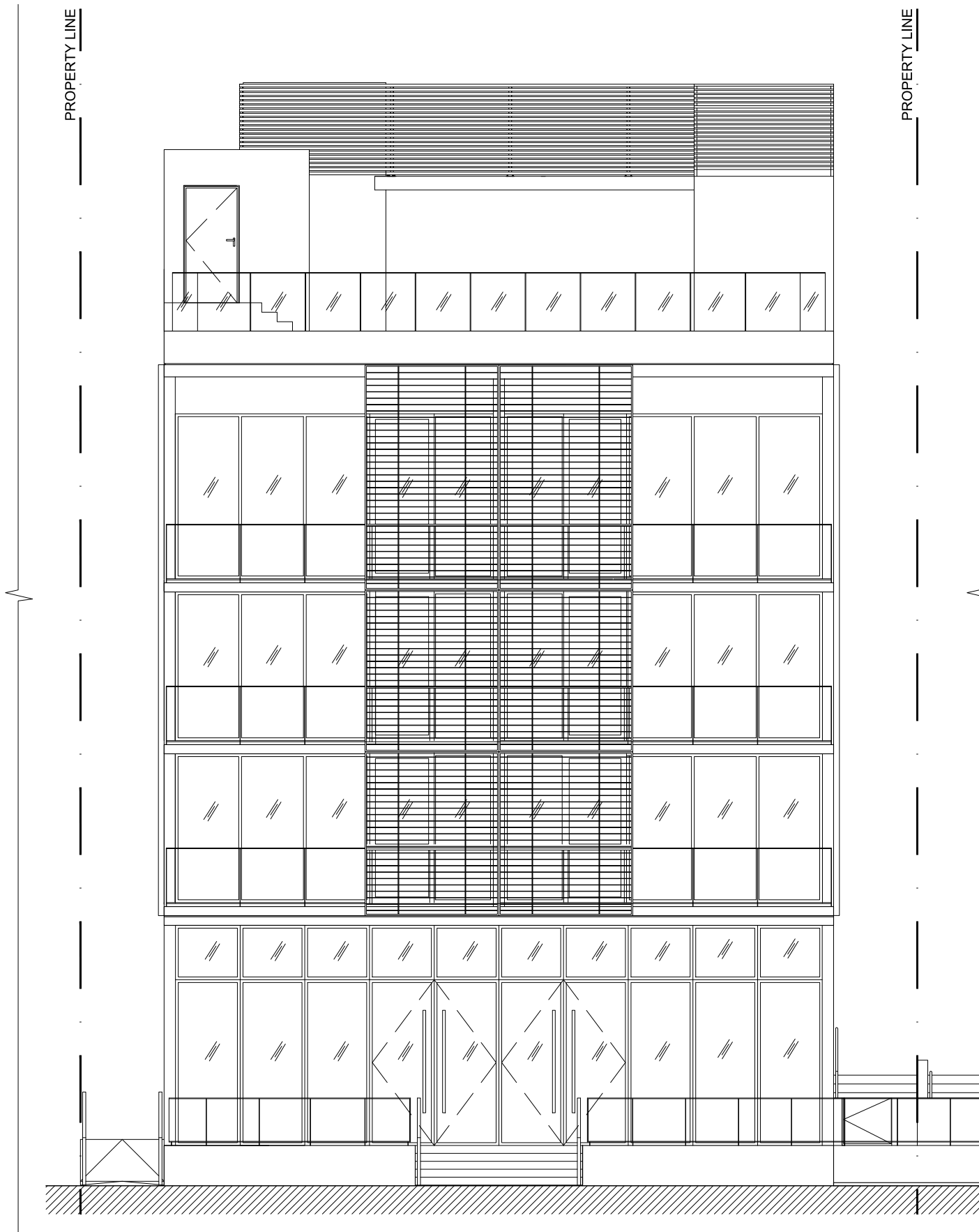
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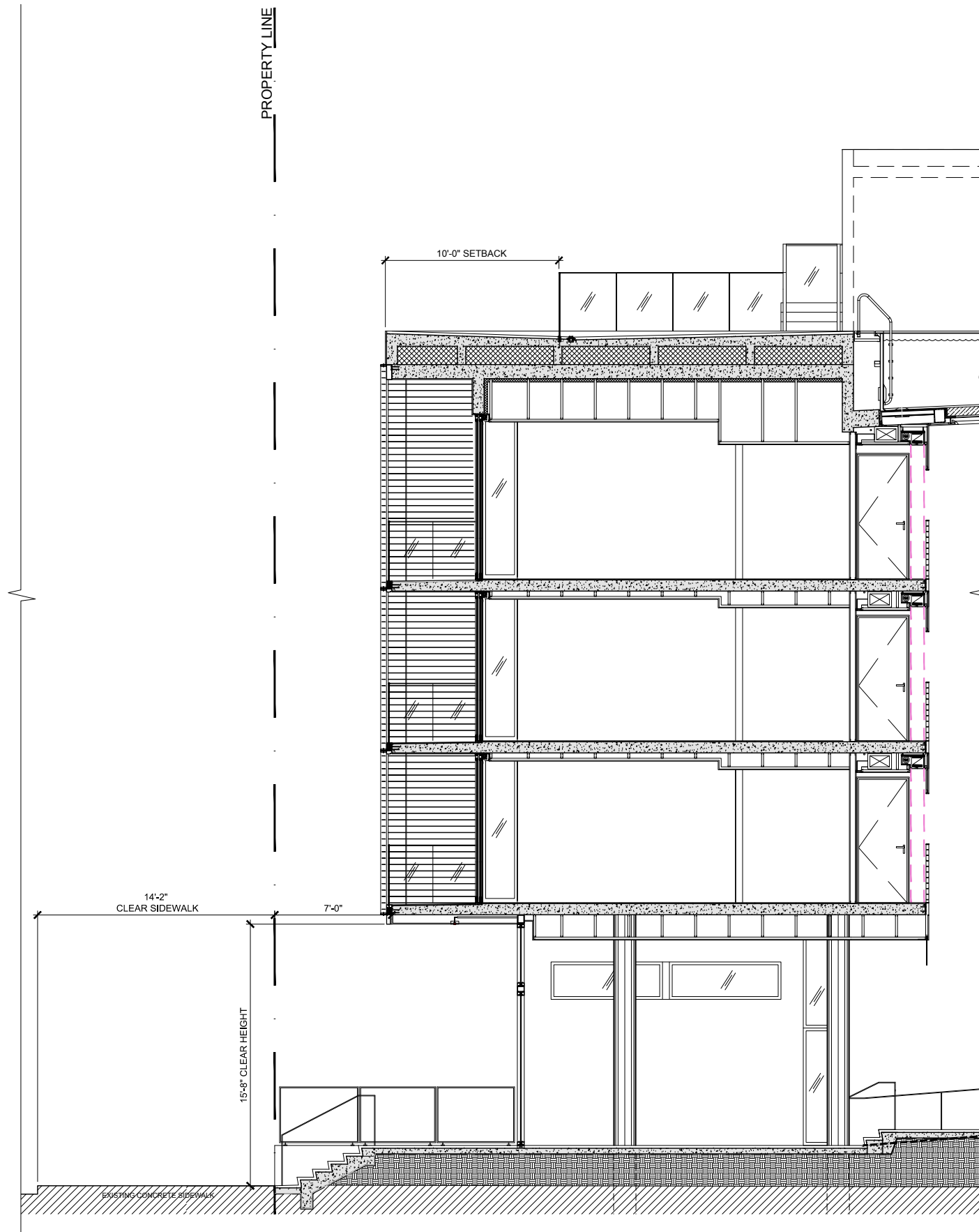


APPROVED





ELEVATION



SECTION

APPROVED





VIEW FROM LUMMUS PARK

APPROVED





STREET VIEW FROM OCEAN DRIVE

APPROVED