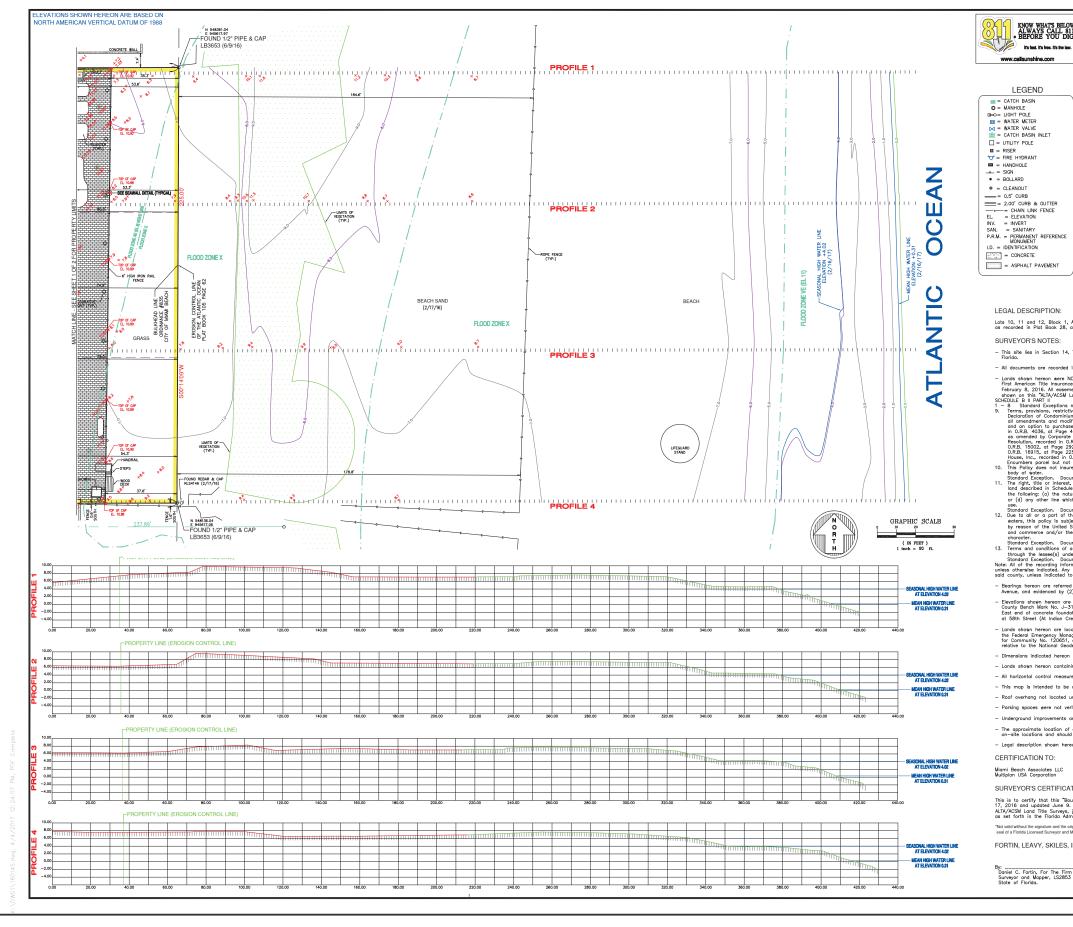


MULTIPLAN

SURVEY

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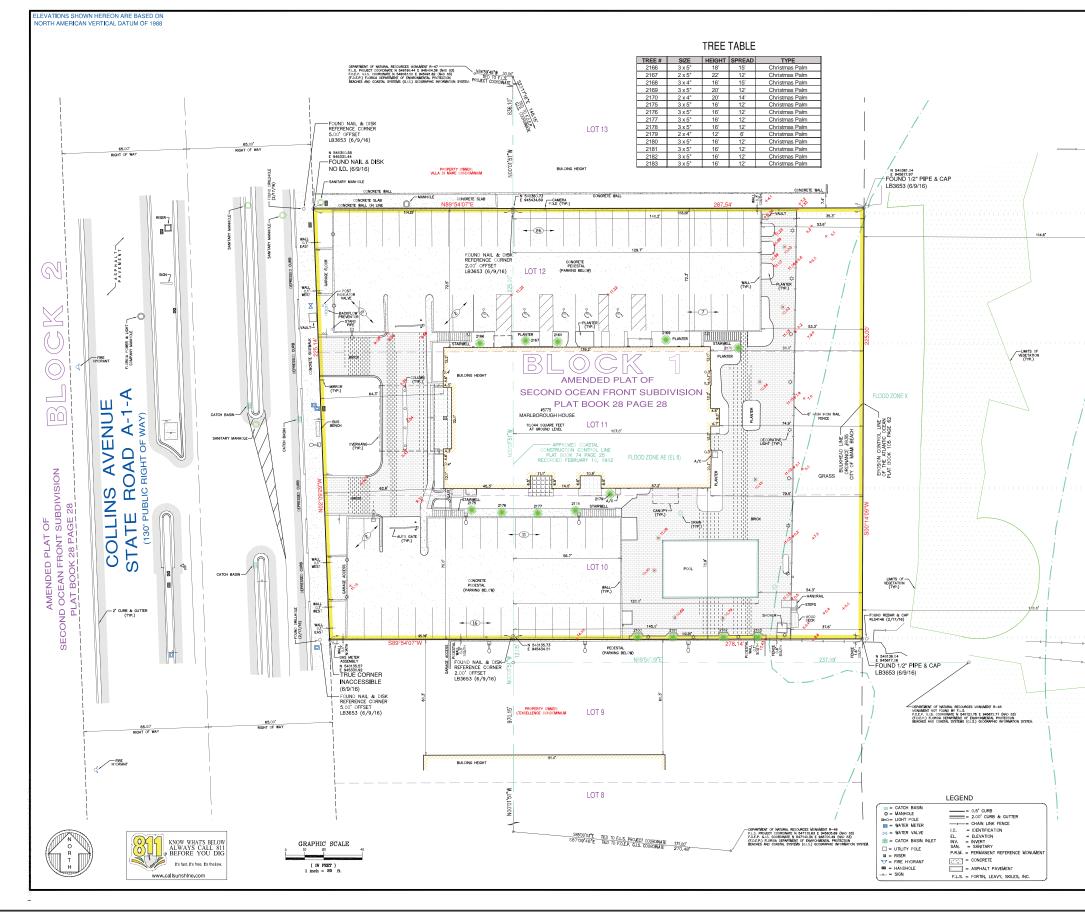


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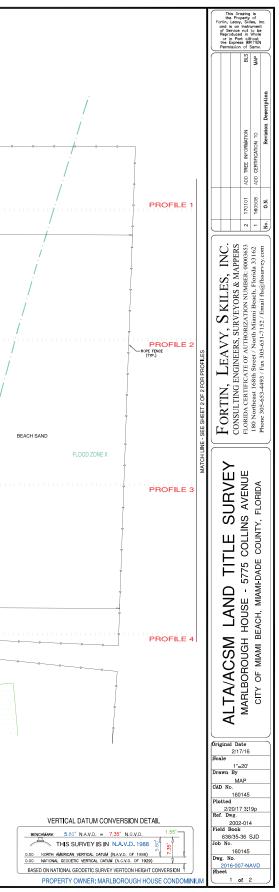
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The second secon	This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and Is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.
	UPDATE SURVEY & REAR GRADES (6-9-2016) BLS ADD CERTIPCATION TO MAP Revisition Description
	160666 160508 0.N.
	No. 1 1
	LEAVY, SKILES, INC. GONERRS, SURVEYORS & MAPPERS AR OF AUTHORIZATION NUMBERS AR OF AUTHORIZATION NUMBERS Reveel North Mismil Beach, Fricida 33122 / Fax 305-651-7152 / Famil AlgGABenryey.com
AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION, according to the plat thereof, at Page 28, of the Public Records of Miami-Dade County, Florida.	Y, S SURVE SURVE IORIZATI th Miami
Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, in the Public Records of Miami-Dade County, Florida unless otherwise noted. Of obstracted for restrictions, easements and/or rights-of-way of records per e Company File No.: Sol1612-1062-3497647 with an effective date of enstand/or rights of way of record per title commitment that are plottable are and Title Survey ² . Incl. addressed we corenants, conditions, reservations, rights, duties and are survey in the of MARLBOROUGH HUUSE CONDONNIUM, and all Exhibits anneesed thereto, including fications thereto, including, but not limited to, a lien for charges and assessments or MARLBOROUGH HUUSE CONDONNIUM, and all Exhibits anneesed recorded in CABB. 14648, at Page 2101, as amended by Corporate Resolution, recorded in DAB. 14648, at Page 2101, as amended by Corporate 122, together with Rules and Regulations Applicable to Occupants, recorded in 5, as affected in 15. 5, as affected in 15.	FORTIN, LEAVY, SKILES, INC. CONSULTING ENGINEERS, SURVEYORS & MAPPERS FLOREDA CERTIFICATE OF AUTHORIZATION NUMBER. 0000563 180 Northeast 168th Street. / North Miami Beech, Florida 33162 Phone 305-653-4493 / Fax 305-651-7122 / Email fla@flasurvey.com
iment not provided. if any, of the public to use a public beach or recreation area or any part of the a A hereof, lying between the water abutting sold land and the most inland of any of irral line of vegation; (b) the most extreme high water mork; (c) the bulkhead line;	
ch has been or which hereafter may be legally established as relating to such public ment not provided. The sense of th	SUR NS AVE Y, FLORIE
ment not provided. my existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming or the lease(s), ment not provided, mation contained herein refers to the Public Records of Brevard County, Florida, reference herein to a Book and Page is a reference to the Official Record Books of the contrary.	D TITLE SURVE - 5775 COLLINS AVENUE M-DADE COUNTY, FLORIDA
It on assumed value of N 02'09'29' W for the East right of way line of Collins 2) set noil & disk (5,00' offset), relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade 13, Elevation +7.35 and located by US C&C brass disk in top of 13 of the North door d entrance of substation (0.7' West of East door of tower) eek FP&L substation) and State Road A-1-A (101' West of West curb).	AM - D
sted within on ores hoving a Zone Designation X, AF (EL 8) & VF (EL 11) by gamment Agency (EMA), on Flock Insurance Rote May No. 1208620281. dated September 11, 2009, and index map revised September 11, 2009, and is letic Vertical Datum of 1929. are field measured by electronic measurement, unless otherwise noted. Ing 63,638 square feet, or 1.461 acres, more or less.	LTA/ACSM LAN MARLBOROUGH HOUSE CITY OF MIAMI BEACH, MI
ements are within a precision of 1:10,000. displayed at the graphic scale shown hereon or smaller.	/AC BORC OF M
niess otherwise shown. Yffed for any applicable requirements. and/or underground encroachments not shown unless otherwise indicated.	LTA.
al utilities shown hereon were determined from As-Built plans and/or be verified before construction.	[⊿]
ion furnished by client and no claims as to ownership are made or implied.	Original Date 2/17/16 Scale 1*=20' Drawn By MAP
undary and Tapagraphic Summy" rast made under my responsible change on Fabruary 2016, in accordance with the 2011 Minimum Standard Detail Requirements for jonity established and adopted by AUA and NSPS, and meets the applicable codes inistrative Code, pursuant to Section 472.027, Florida Statutes.	CAD No. 160145 Plotted 2/20/17 3:19p Ref. Dwg.
Mapper"	2002-014 Field Book
INC., LB3653	638/35-36 SJD Job No.
	638/35-36 SJD Job No. 160145 Dwg. No. 2016-007-NGVD Sheet

2017.07.17 A-0-02



TREE SURVEY





5775 COLLINS AVE SITE DATA & DEVELOPMENT PROGRAM

ATION			
RM-3 02-3211-016-0001 5775 COLLINS AVENUE FLOOD ZONE AE			
REQUIRED / ALLOWED	PROVIDED		
7000 S.F. MIN 50 FT MIN	63,638 SF / 1.46 ACRES 225'-0" 282'-10" (AT MID POINT)		
5 190,914 SF MAX. 150 DU/ACRE MAX. = 219 DU	190,662 SF 89 DU		
QUIREMENTS			
REQUIRED / ALLOWED	PROVIDED		
20'-0"	20'-1"		
5 FEET, OR 5%OF LOT WIDTH, WHICHEVER IS GREATER	18'-1"		
50'-0"	55'-6"		
20'-0"	68'-10 ¹ / ₄ "		
SUM OF THE SIDE YARDS SHALL EQUAL 16% OF LOT WIDTH - 7.5 FEET OR 8% OF LOT WIDTH WHICHEVER IS GREATER	31'-10" (SOUTH) 31'-11" (NORTH))		
20% OF LOT DEPTH, 50 FEET FROM THE BULKHEAD LINE WHICHEVER IS GREATER	112'-3"		
20 FEET +1 FT FOR EVERY FT INCREASEIN HEIGHT ABOVE 50 FT, TO A MAX. OF 50 FT, THEN SHALL REMAIN CONSTANT	93'-3 <u>1</u> "		
THE REQUIRED PEDESTAL SETBACK PLUS 0.10 OF THE HEIGHT OF THE TOWER PORTION OF THE BUILDING. THE TOTAL SETBACK SHALL NOT EXCEED 50'-0".	38'-2" (SOUTH) 38'-5 ³ / ₄ " (NORTH)		
20% OF LOT DEPTH,75 FEET MIN. FROM THE BULKHEAD LINE WHICHEVER IS GREATER	112'-10 ¹ / ₂ "		
	RM-3 02-3211-016-0001 5775 COLLINS AVENUE FLOOD ZONE AE REQUIRED / ALLOWED 7000 S.F. MIN 50 FT MIN 3 190,914 SF MAX. 150 DU/ACRE MAX. = 219 DU EQUIREMENTS REQUIRED / ALLOWED 20'-0" 5 FEET, OR 5%OF LOT WIDTH, WHICHEVER IS GREATER 50'-0" 20'-0		

OCEANFRONT OVERLA	Y				
ADDITIONAL REGULATION	DNS FOR OCEANFRONT L ATED WEST OF THE BULK		TONS APPLY T	O BUILDINGS	
LOT COVERAGE:	50 % OF THE REQUIRED REAR YARD SETBACK				
REAR YARD SETBACK:	50'-0" FOR GRADE AND SUBTERRANEAN LEVELS 56'-6" PROVID MEASURED FROM THE BULKHEAD LINE 56'-6" PROVID			-6" PROVIDED	
SIDE SETBACK:	15'-0"				
MAXIMUM HEIGHT:	30'-0" ABOVE GRADE				
IV. PARKING REQU	REMENTS				
		REQUIRED	PROV		
RESIDENTIAL: 1.5 PARKING SPACES PER 1.75 PARKING SPACES PE 2 PARKING SPACES PER	R 1000-1200 SF UNITS	2 x 89 DU = 178 PS			
<u>GUEST:</u> 10% OF TOTAL PARKING S	SPACES	18 PS			
ACCESSIBLE:					
151-200 PS		6 PS			
TOTAL PARKING REQUIR	ED:	196 PS	196 PS 196 PS		
BICYCLE PARKING:	R 10 UNITS	9			
4 PER PROJECT OR 1 PEF					
4 PER PROJECT OR 1 PER	YSIS				
	rsis	REQUIRED	PROV	IDED	
V. LOADING ANALY	rsis	REQUIRED 2 LOADING BERTHS		IDED x 20') BERTHS	
V. LOADING ANALY RESIDENTIAL OVER 50 UNITS BUT LESS THAN 100 UNITS: VI. F.A.R SCHEDUI					
V. LOADING ANALY RESIDENTIAL OVER 50 UNITS BUT LESS THAN 100 UNITS: VI. F.A.R SCHEDUI LEVEL		2 LOADING BERTHS		x 20') BERTHS TOTAL	
V. LOADING ANALY RESIDENTIAL OVER 50 UNITS BUT LESS THAN 100 UNITS: VI. F.A.R SCHEDUI LEVEL GARAGE LVL -1		2 LOADING BERTHS AREA # 519 SF	2 (10' 2) OF LEVELS	x 20') BERTHS TOTAL 519 SF	
V. LOADING ANALY RESIDENTIAL OVER 50 UNITS BUT LESS THAN 100 UNITS: VI. F.A.R SCHEDUI LEVEL GARAGE LVL -1 GARAGE LVL -2		2 LOADING BERTHS AREA # 519 SF 452 SF	2 (10') OF LEVELS 1 1	x 20') BERTHS TOTAL 519 SF 452 SF	
V. LOADING ANALY RESIDENTIAL OVER 50 UNITS BUT LESS THAN 100 UNITS: VI. F.A.R SCHEDUI LEVEL GARAGE LVL -1 GARAGE LVL -2 LEVEL - GROUND		2 LOADING BERTHS AREA # 519 SF 452 SF 9,958 SF	2 (10') OF LEVELS 1 1 1 1	x 20') BERTHS TOTAL 519 SF 452 SF 9,958 SF	
V. LOADING ANALY RESIDENTIAL OVER 50 UNITS BUT LESS THAN 100 UNITS: VI. F.A.R SCHEDUI LEVEL GARAGE LVL -1 GARAGE LVL -2		2 LOADING BERTHS AREA # 519 SF 452 SF	2 (10') OF LEVELS 1 1	x 20') BERTHS TOTAL 519 SF 452 SF	

11,353 SF

8,678 SF

234 SF

145 SF

0 SF

14

1

1

1

158,942 SF

8,678 SF

234 SF

145 SF

190,662 SF

0 SF

EXISTING MARLBOROU LEVEL GROUND TYPICAL LOWER LEVELS - 2-GRAND TOTAL U UN UN UN U U UN

INIT	
NIT A	
NIT B	
NIT C	
NIT D	
NITE	
NIT F	
H A	
НB	

TOTAL

5775 COLLINS AVE

ZONING & PROJECT DATA

TYPICAL LEVELS 4-18

ROOF LVL

LEVEL 19 - PENTHOUSE LEVEL

LEVEL 20 - MECHANICAL LVL 1

LEVEL 21 - MECHANICAL LVL 2

GRAND TOTAL 190,914 SF (ALLOWED)

MULTIPLAN

UGH HOUSE BUILDING (FAR)							
	AREA	# OF LEVELS	TOTAL				
	10,044 SF	1	10,044 SF				
-13	10,044 SF	12	120,528 SF				
			130,572 SF				
UNIT MA	TRIX SQ. FT	. QTY.	TOTAL S.F.				
3 BED / 3.5 BATH	1984 SF	- 15	29,760 SF				
2 BED / 3.0 BATH	1826 SF	- 15	27,390 SF				
3 BED / 3.5 BATH	2002 SI	- 15	30,030 SF				
2 BED / 2.5 BATH	1340 SF	- 14	18,760 SF				
2 BED / 2.5 BATH	1434 SF	14	20,076 SF				
2 BED / 2.5 BATH	1337 SF	- 14	18,718 SF				
4 BED / 5.5 BATH	3,785 S	F 1	3,785 SF				
4 BED / 5.5 BATH	3,6745	- 1	3,674SF				
30 BED / 40 BATH		89	152,193 SF				

A0-01





View from Collins looking Northbound

View from Collins looking South at existing building

View Collins to existing building



View from Collins South of existing building

View from Collins looking Northbound

5775 COLLINS AVE

SITE PHOTOS

MULTIPLAN

View from Collins looking Southbound

2017.07.17 A-0-02





SITE PHOTO_EXISTING

MULTIPLAN

2017.07.17 A-0-02



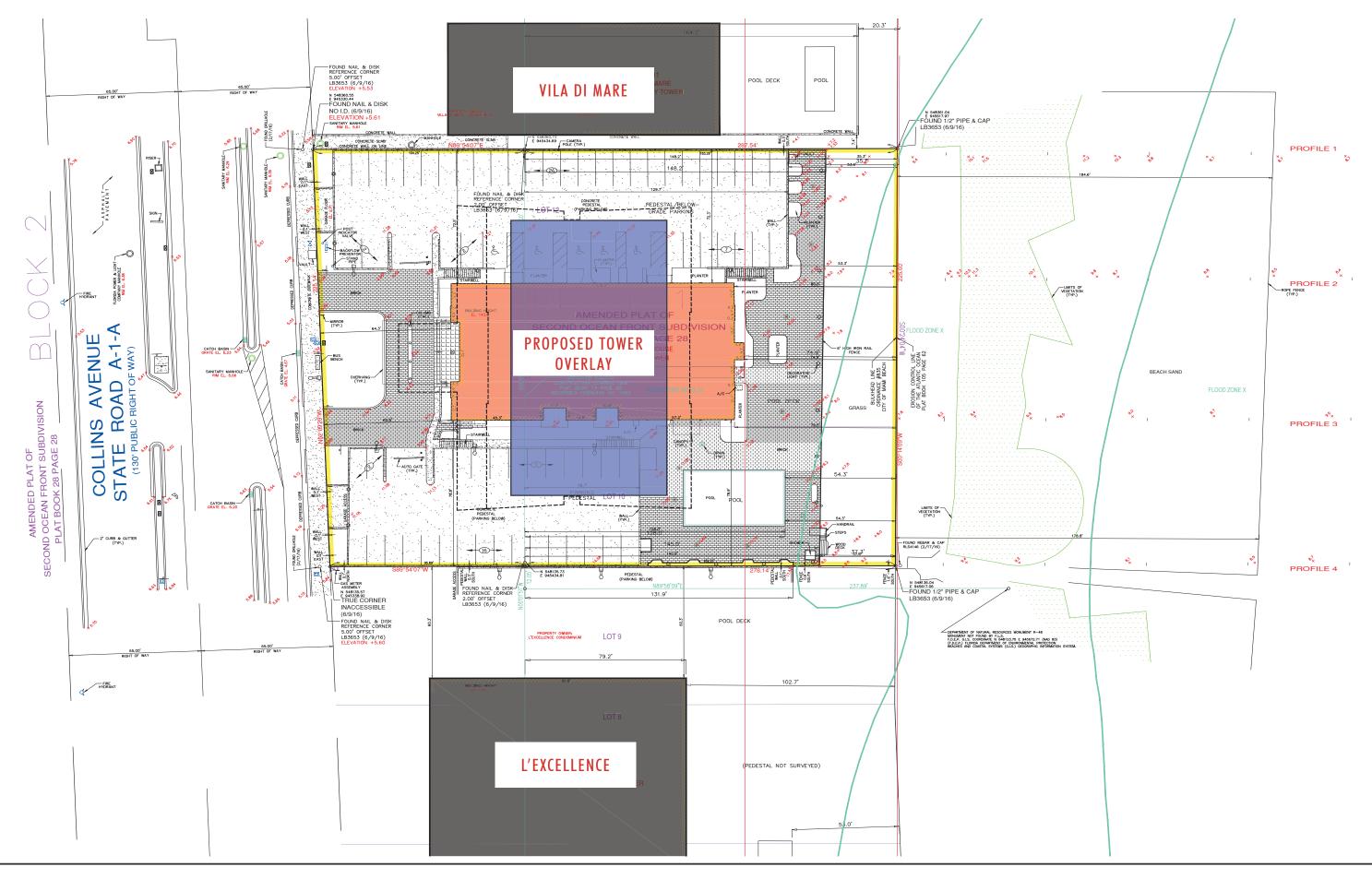
PROJECT LOCATION_PROXIMITIES

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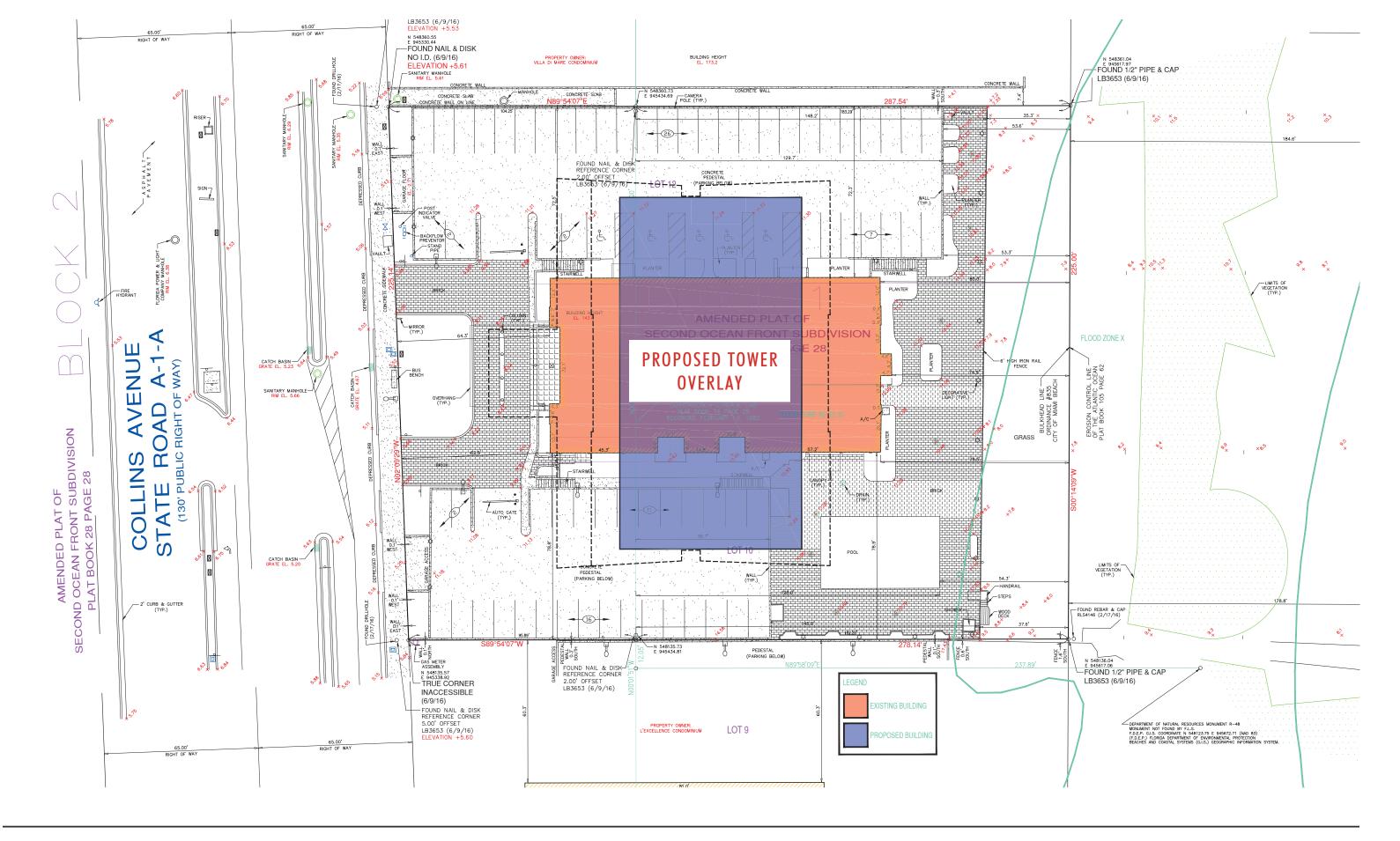
SURVEY_OVERLAY DIAGRAM

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A0-06





SURVEY_OVERLAY DIAGRAM

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A0-07



NORTH ELEVATION - OVERLAY DIAGRAM

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WEST ELEVATION - OVERLAY

MULTIPLAN

El. : 225'

L'EXCELLENCE

ARQUITECTONICA

A0-09

2017.07.17