



LOCATION MAP / AERIAL VIEW

SCALE: N.T.S.

DON A. LOCKENBACH
AR-0013314



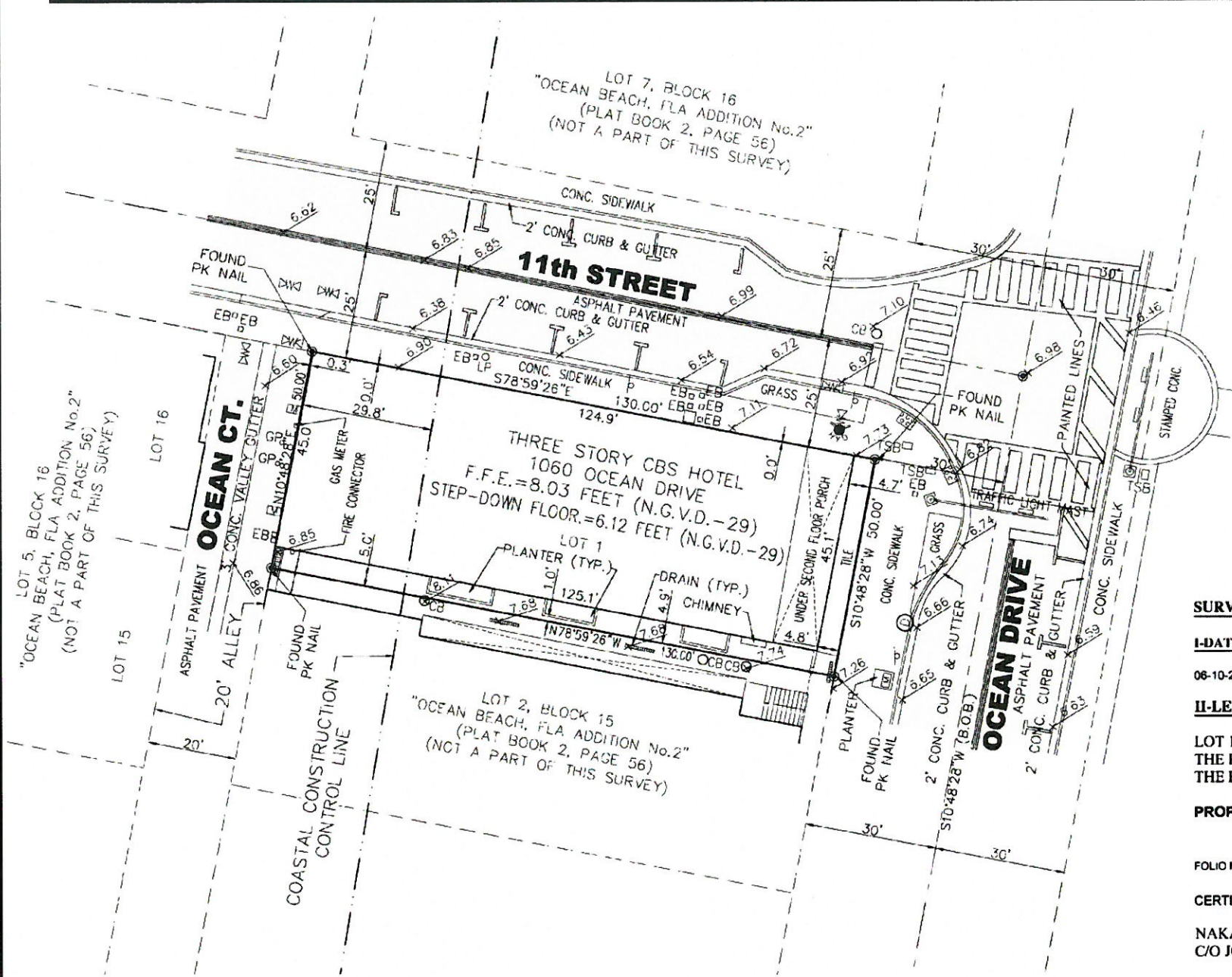
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DESIGN GROUP

■ COMMERCIAL ■ INTERIOR DESIGN ■ SPACEPLANNING ■
353 ALCAZAR AVENUE CORAL GABLES, FL 33134 TELEPHONE: (305)444-0505 FAX: (305)442-9577

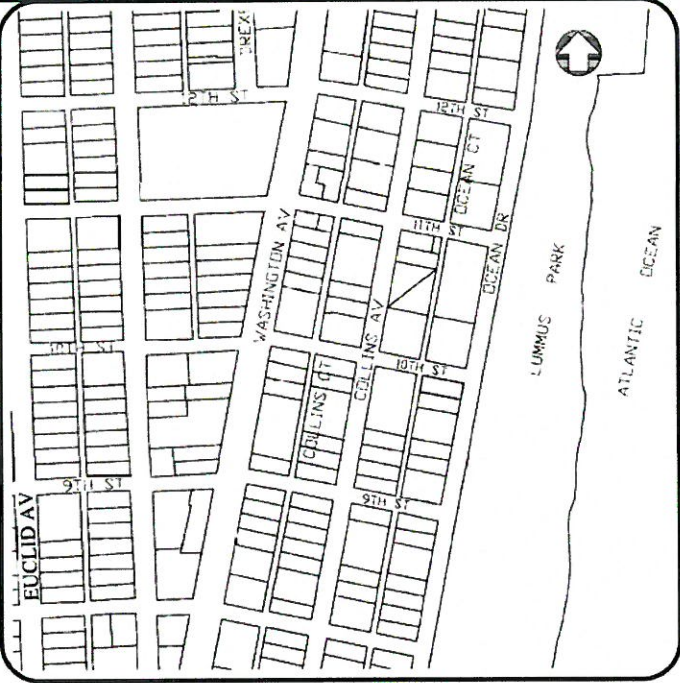
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LOCATION MAP
SHEET NO.
ID-0a

| | | | | | | | | | |
|--------|-------------|-------------------------|---------------------|-------------|---------|-----------------|--------------|------------------|------------|
| FEMA: | FLOOD ZONE: | COMMUNITY PANEL NUMBER: | COMMUNITY NAME: | MAP NUMBER: | SUFFIX: | EFFECTIVE DATE: | BENCH MARK: | BENCH MARK NAME: | ELEVATION: |
| AE 8FT | | 120651 | CITY OF MIAMI BEACH | 12086C0317 | L | 09/11/2009 | CMB 12-02-06 | 6.87 | |



| LEGEND: | ABBREVIATIONS: |
|--|--|
| <ul style="list-style-type: none"> CLANDOUT CATCH BASIN CONCRETE POWER POLE GUARD POLE GREASE IRAP GAS VALVE HAND CAP SIGN LIGHT POLE LIGHT BOLLARD ELECTRIC BOX ELECTRIC METER FIRE HYDRANT IRIGATION CONTROL VALVE MONITORING WELL MAIL BOX SIGN SANITARY SEWER MANHOLE STORM SEWER MANHOLE TELEPHONE MANHOLE LYNDON MANHOLE PARKING METER SPOT LIGHT SPOT ELEVATION SEWER VALVE UTILITY BOX WATER VALVE WATER METER WOOD POLE WOOD POLE WITH TRANSFORMER TREE | <ul style="list-style-type: none"> A/C AIR CONDITIONING PAD B.D.G. BUILDING (B.O.B.) BASIS OF BEARING C.L.F. CHAIN LINK FENCE CBS CONCRETE BLOCK STRUCTURE (C) CALCULATED CB CATCH BASIN CH. CHORD DISTANCE CL CENTER LINE CONC. CONCRETE DELTA E EAST (E.C.) ENCROACHMENT F.I.P. FOUND IRON PIPE F.R. FOUND REBAR F.F.T. FINISH FLOOR ELEVATION F.N. FOUND NAIL GV GAS VALVE L LENGTH N NORTH N.O.V.D. NATIONAL GEODETIC VERTICAL DATUM O.F. OVERHEAD ELECTRIC LINE O.V. ON LINE (M.F.S.) MEAS. REF. P.M.M. POINT INTERFERING MOUNTAIN (R.C.) RAILROAD R RADIUS R/W RIGHT-OF-WAY S SOUTH S.E.C. SECTION T TANGENT U.E. UTILITY EASEMENT W WEST |



LOCATION MAP
SCALE: N.T.S.
SECTION 03, TOWNSHIP 54 S., RANGE 42 E.

SURVEYOR'S NOTES

I-DATE OF COMPLETION:

06-10-2017

II-LEGAL DESCRIPTION AND PROPERTY ADDRESS:

LOT 1, BLOCK 15, "OCEAN BEACH ADDITION No. 2", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2 AT PAGE 56 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS: 1060 Ocean Drive, MIAMI BEACH FL 33139

FOLIO NUMBER: 02-4203-302-0910

CERTIFIED TO:

NAKASH STRAND LLC
C/O JORDACHE ENTERPRISES

III-ACCURACY:

THIS SURVEY WAS PREDICATED ON THE EXPECTED USE OF LAND, AS CLASSIFIED IN THE TECHNICAL STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE IS "SUBURBAN" THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.

IV-SOURCES OF DATA:

THIS SURVEY IS BASED UPON RECORDED INFORMATION AS PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY 3TCI.

NORTH ARROW DIRECTION IS BASED ON AN ASSUMED MERIDIAN.

BEARINGS AS SHOWN HEREON ARE BASED UPON THE CENTER LINE OF OCEAN DRIVE, WITH AN ASSUMED BEARING OF S10°48'28"W, SAID LINE TO BE CONSIDERED A WELL MONUMENTED LINE.

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON ONLY AND THE CERTIFICATIONS HEREON DO NOT EXTEND TO ANY UNNAMED PARTIES.

LOT AREA 6,500 sq.ft.

THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONES: AE 8, AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY NAME: CITY OF MIAMI BEACH, COMMUNITY NUMBER: 120651, MAP No. 12086C PANEL No. 0317, SUFFIX L, EFFECTIVE DATE: SEPTEMBER 11, 2009 AND A FIRM INDEX DATE OF SEPTEMBER 11, 2009.

IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

V-VERTICAL CONTROL:

ELEVATIONS ARE BASED UPON THE NATIONAL GEODETIC VERTICAL DATUM 1929 AS PER CITY OF MIAMI BEACH PUBLIC WORKS DEPARTMENT BENCHMARK No. CMB 12-02-06 SAID BENCHMARK HAS AN ELEVATION OF 6.87 FEET (N.G.V.D.-29) AND IS LOCATED AT THE INTERSECTION OF WASHINGTON AND 12 ST.

UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN. SUBSURFACE SOIL CONDITIONS WERE NOT DETERMINED, AS THIS FALLS OUTSIDE THE PURVIEW OF THIS SURVEY. THESE CONDITIONS MAY INCLUDE THE DETERMINATION OF WETLANDS, FILLED-IN AREAS, GEOLOGICAL CONDITIONS OR POSSIBLE CONTAMINATION BY HAZARDOUS LIQUID OR SOLID WASTE THAT MAY OCCUR WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY.

VI-SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THIS "BOUNDARY & TOPOGRAPHIC SURVEY" AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY & TOPOGRAPHIC SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.

3TCI, Inc., A FLORIDA CORPORATION
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB7799

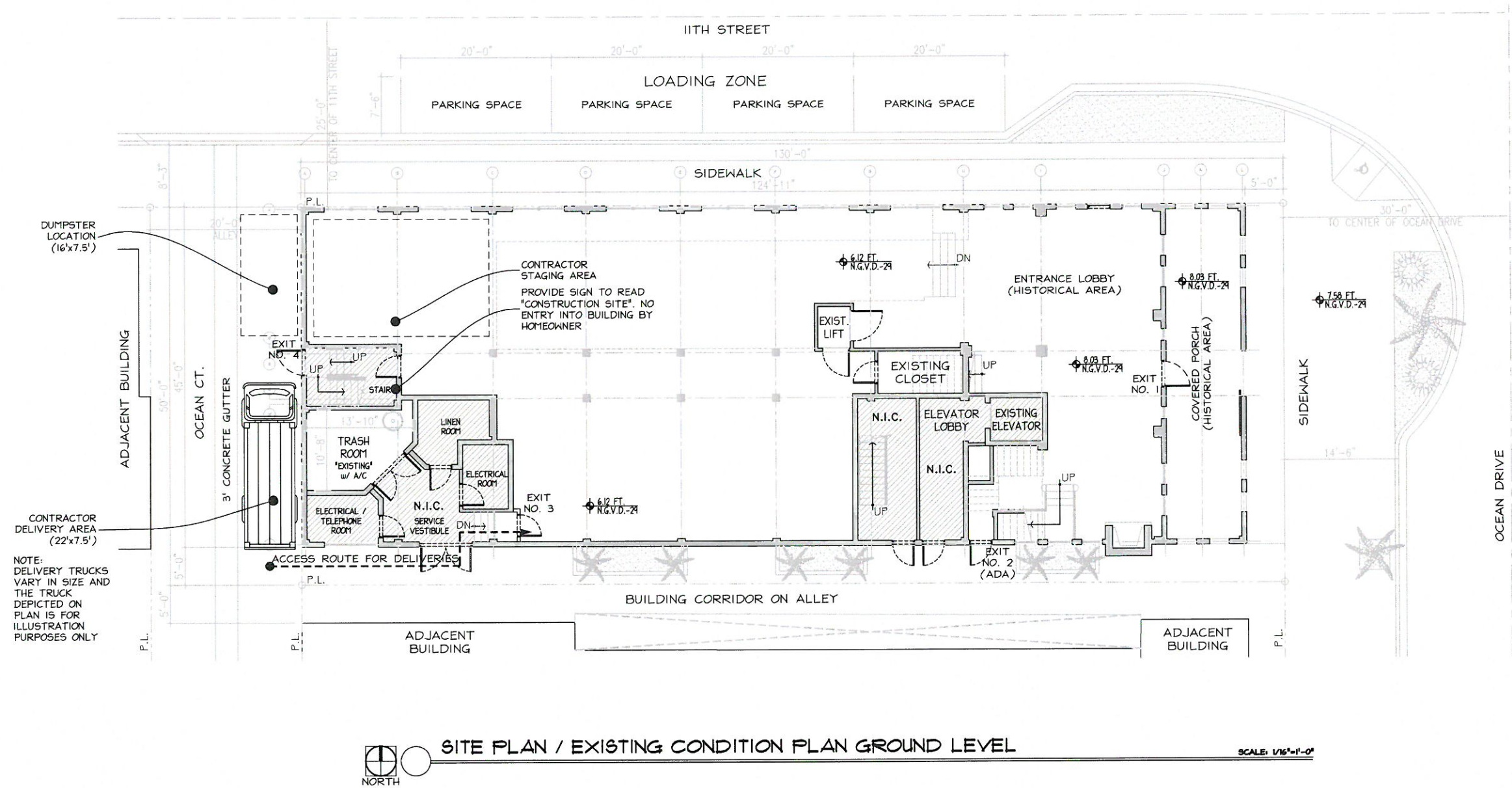
BY
ROLANDO ORTIZ
REGISTERED SURVEYOR AND MAPPER LS4312
STATE OF FLORIDA

NOTICE: NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING

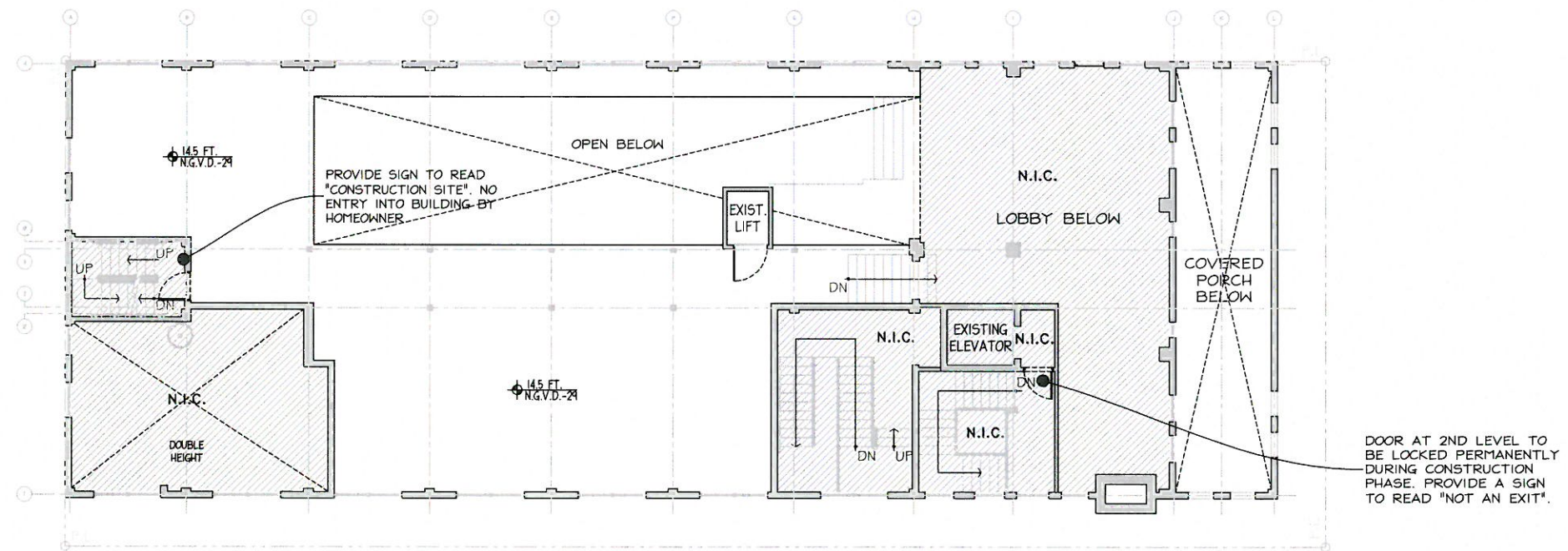
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| ZONING CRITERIA | | | | ZONING: MXE - MIXED USE ENTERTAINMENT | |
|---|------------|------------------------------------|--|---------------------------------------|---------------------------------|
| SITE | REQ'D MAX. | PROVIDED | SETBACKS | REQ'D MAX. | PROVIDED |
| LOT AREA | N/A | 6,500 S.F. (EXIST. - NON AFFECTED) | FRONT Non-Ocean Front | 10'-0" | 4.6 FT. (EXIST. - NON AFFECTED) |
| LOT WIDTH | N/A | 50'-0" (EXIST. - NON AFFECTED) | SIDE - INTERIOR Non-Ocean Front Architectural District | 5'-0" | 4.6 FT. (EXIST. - NON AFFECTED) |
| BUILDING HEIGHT Architectural District Non-Ocean Front | 50'-0" | 37'-2" (EXIST. - NON AFFECTED) | SIDE - FACING A STREET Non-Ocean Front Lot less than 100'-0" | 5'-0" | 0'-0" (EXIST. - NON AFFECTED) |
| NUMBER OF STORIES Architectural District Non-Ocean Front | 5 | 4 (EXIST. - NON AFFECTED) | REAR Architectural District Non-Ocean Front Abutting an alley | 5'-0" | 0'-0" (EXIST. - NON AFFECTED) |
| F.A.R. | 2.0 | EXIST. - NON AFFECTED | | | |

| OCCUPANCY LOAD |
|---|
| GROUP "A-2" ASSEMBLY OCCUPANCY |
| 232 PERSONS / REFER TO ID-1 FOR CALCULATION |



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EXISTING CONDITION PLAN UPPER LEVEL

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

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EXISTING PLAN UPPER LEVEL
SHEET NO.
ID-0d



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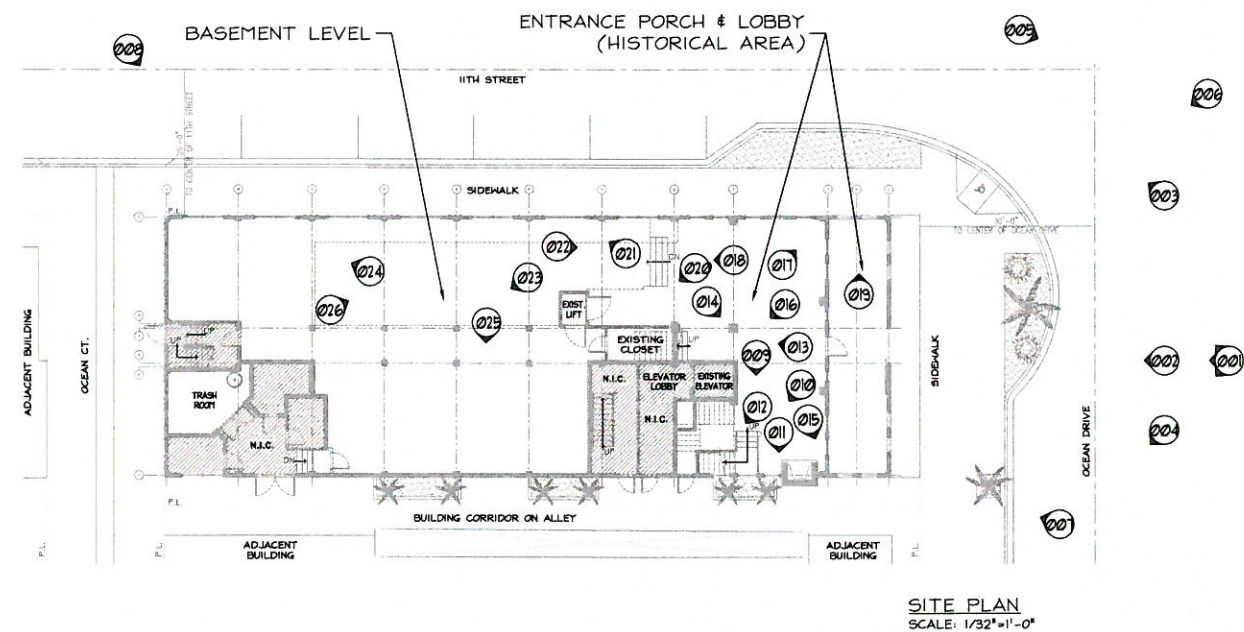
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PHOTO_001



PHOTO_002



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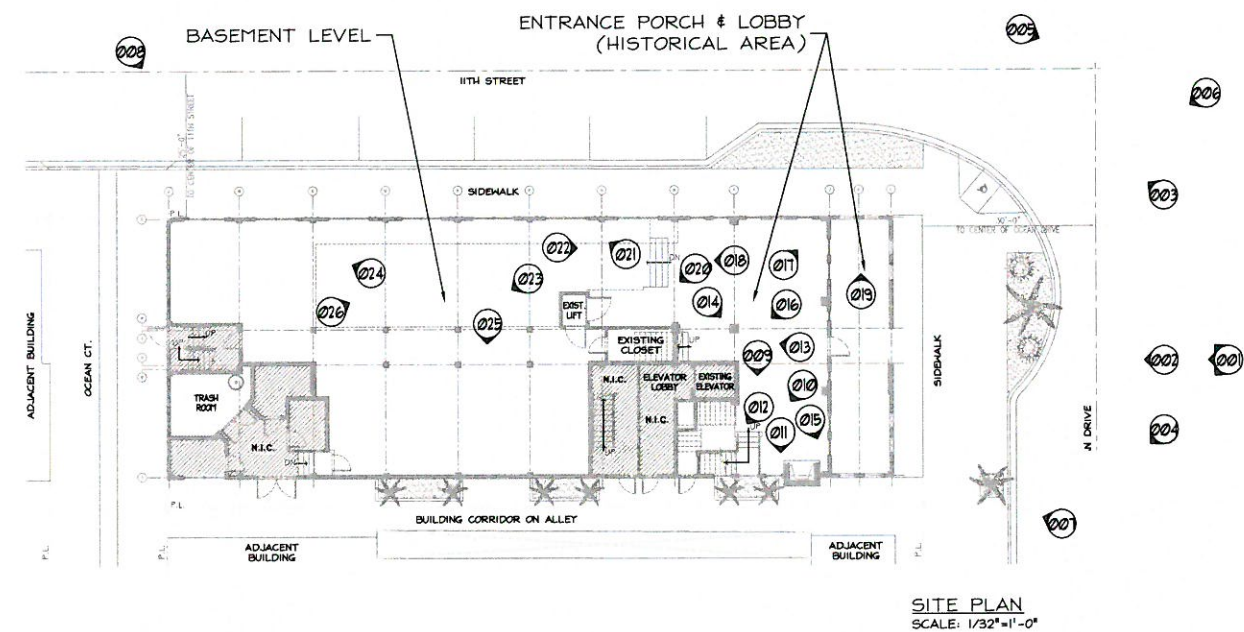
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PHOTO_004



PHOTO_005



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SITE PHOTOS
SHEET NO.
ID-0f



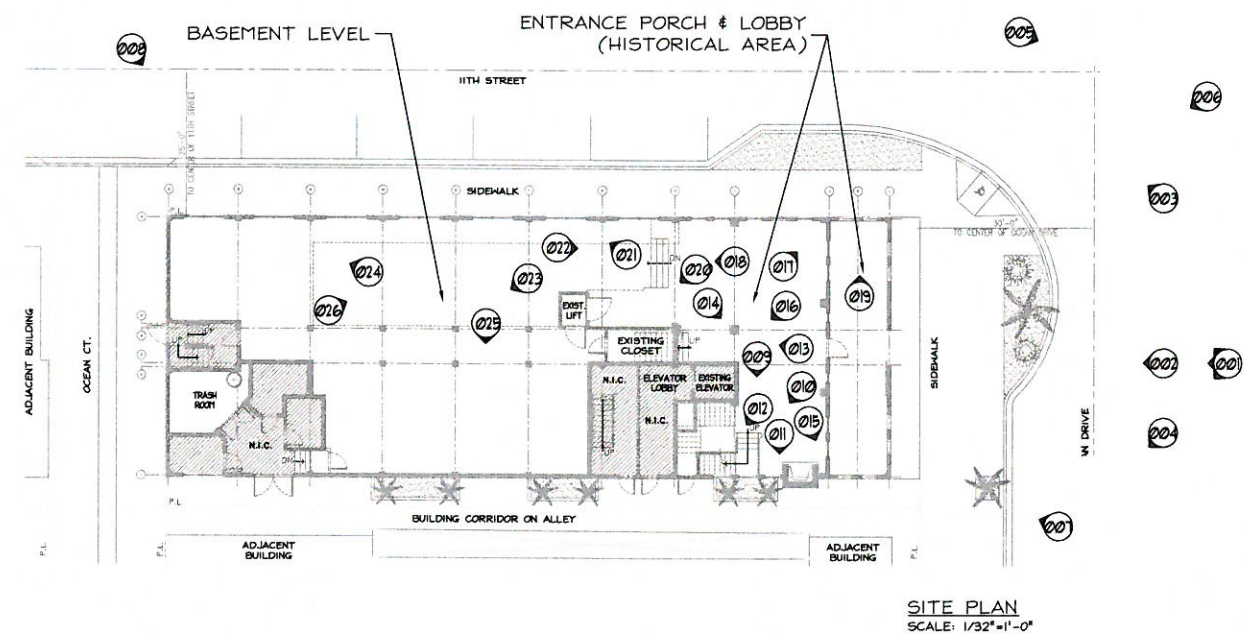
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PHOTO_008



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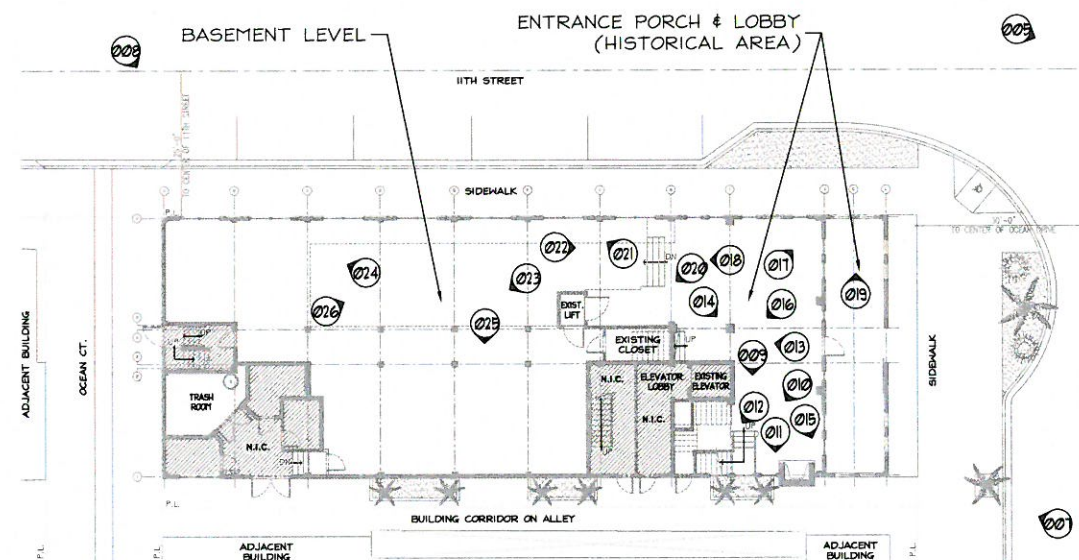
PHOTO 009



PHOTO 010



PHOTO 011



SITE PLAN
SCALE: 1/32" = 1'-0"

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SITE PHOTOS
SHEET NO.
ID-0h



PHOTO 012



PHOTO 013

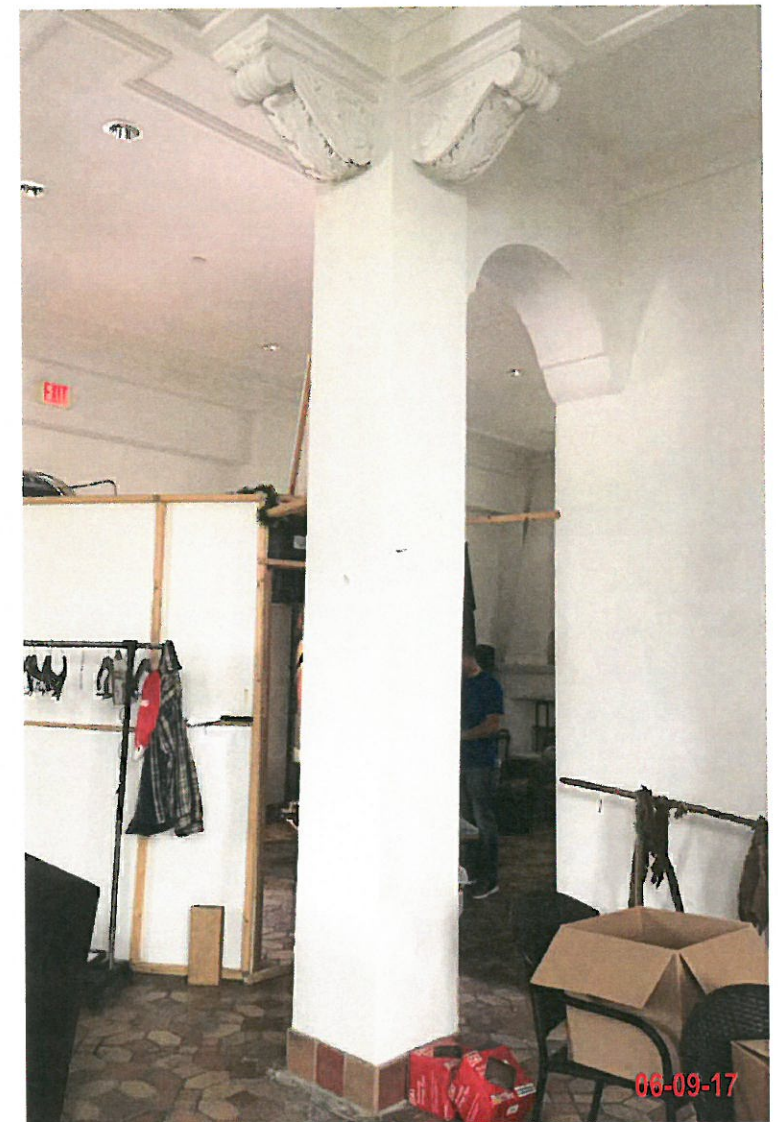
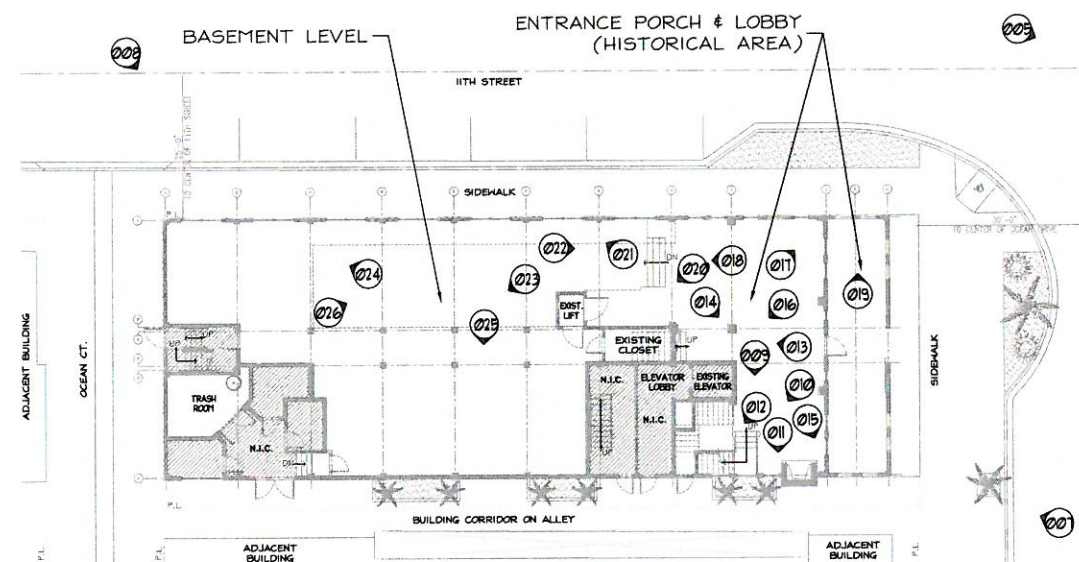


PHOTO 014



SITE PLAN
SCALE: 1/32"=1'-0"

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E C H E V E R R Í A
D E S I G N
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SITE PHOTOS
SHEET NO.
ID-0i



PHOTO 015

06-09-17



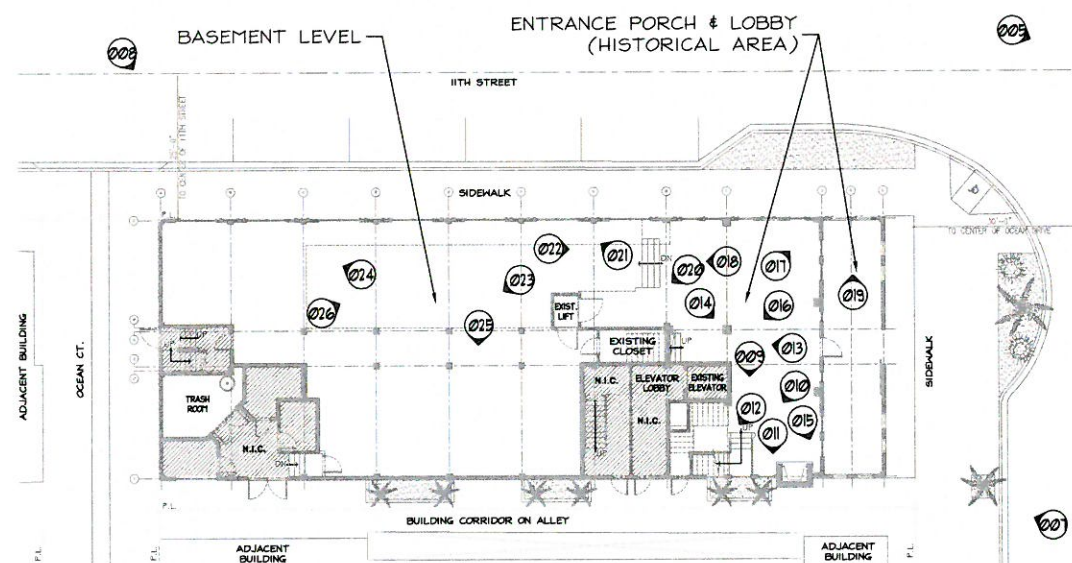
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06-09-17



PHOTO 017

06-09-17



SITE PLAN
SCALE: 1/32"=1'-0"

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SITE PHOTOS
SHEET NO.
ID-0j



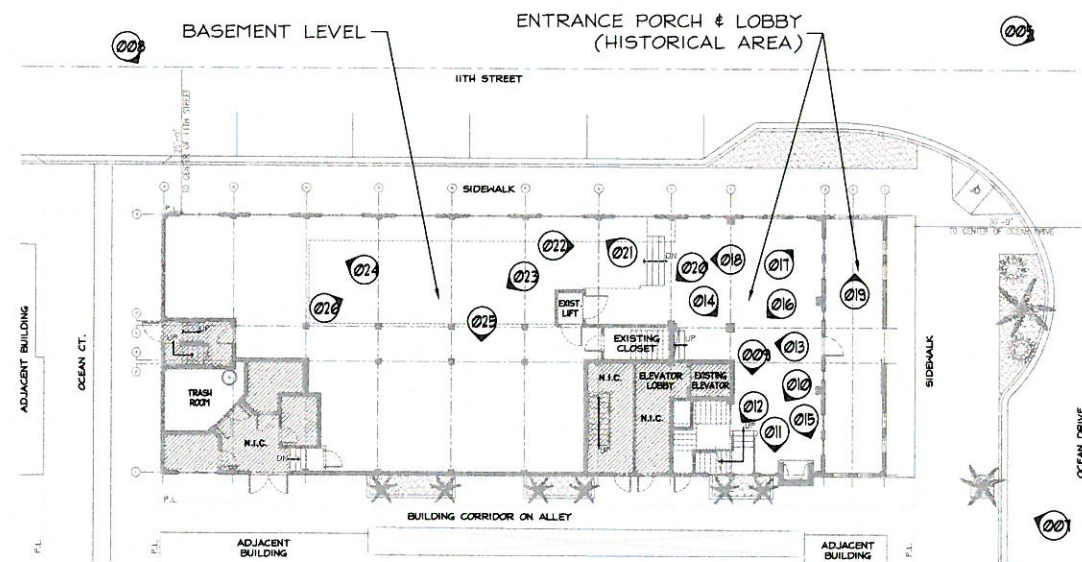
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PHOTO 019



PHOTO 020



SITE PLAN
SCALE: 1/32"=1'-0"

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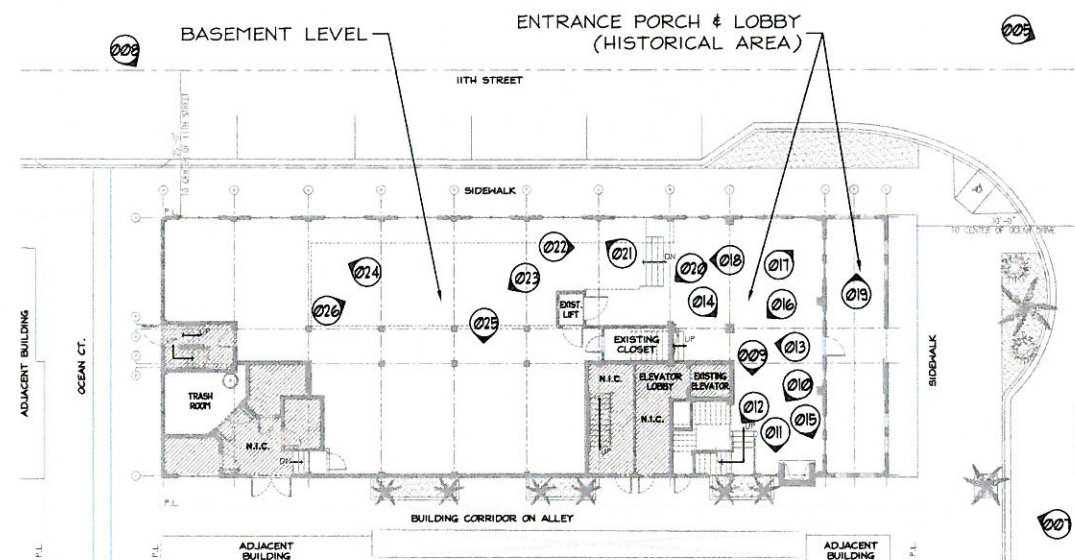
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PHOTO 022



PHOTO 023



SITE PLAN
SCALE: 1/32" = 1'-0"

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SITE PHOTOS
SHEET NO.
ID-0L



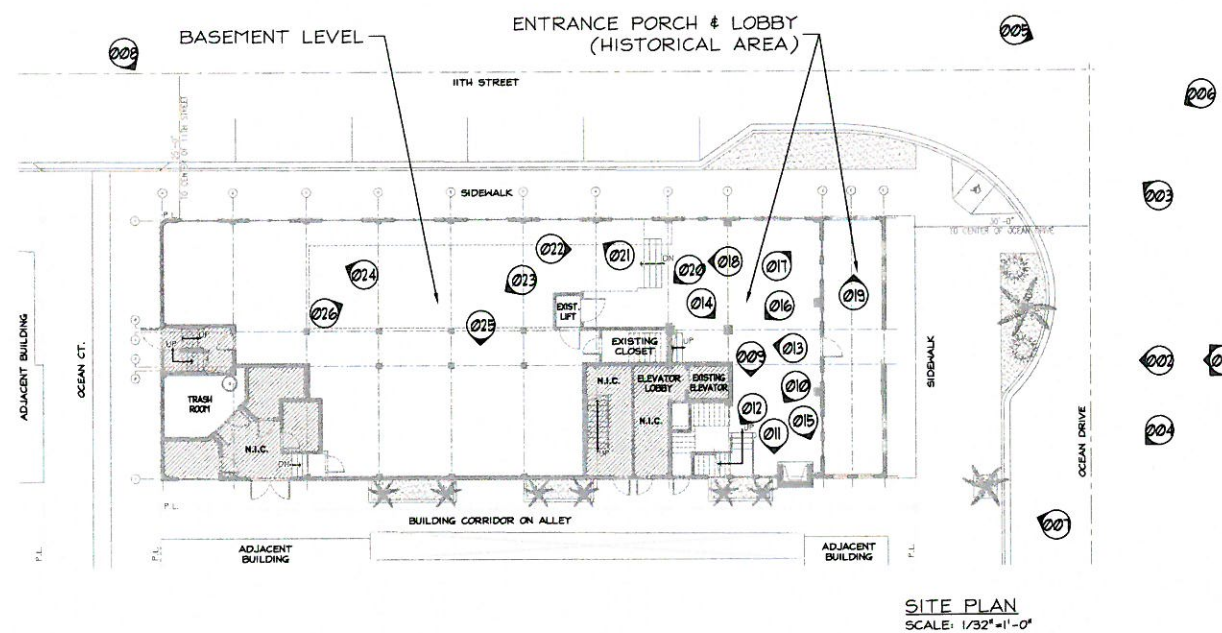
PHOTO 024



PHOTO 025



PHOTO 026



SITE PLAN
SCALE: 1/32" = 1'-0"

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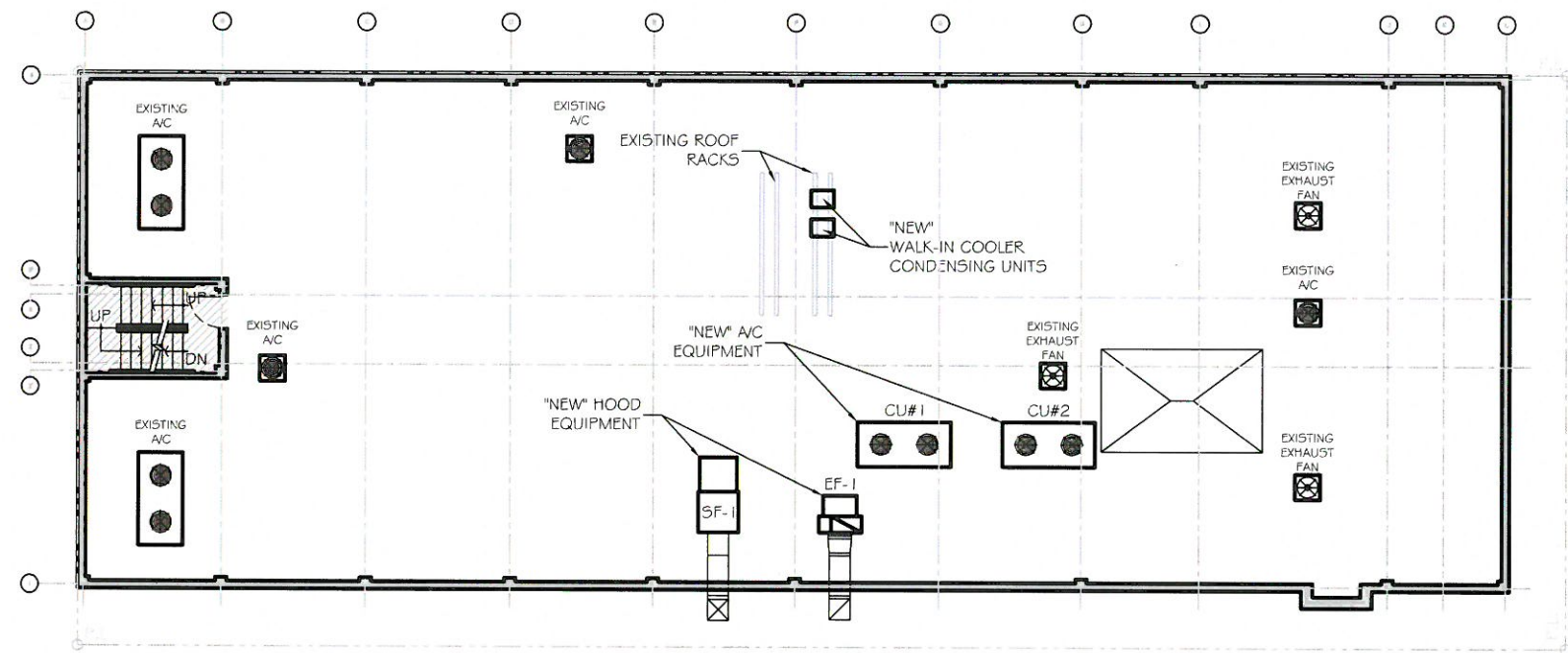
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SITE PHOTOS
SHEET NO.
ID-0m

NOTE

NO FOOD OR BEVERAGE OPERATIONS AT THE ROOFTOP OF THE BUILDING



ROOF LEVEL PLAN

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

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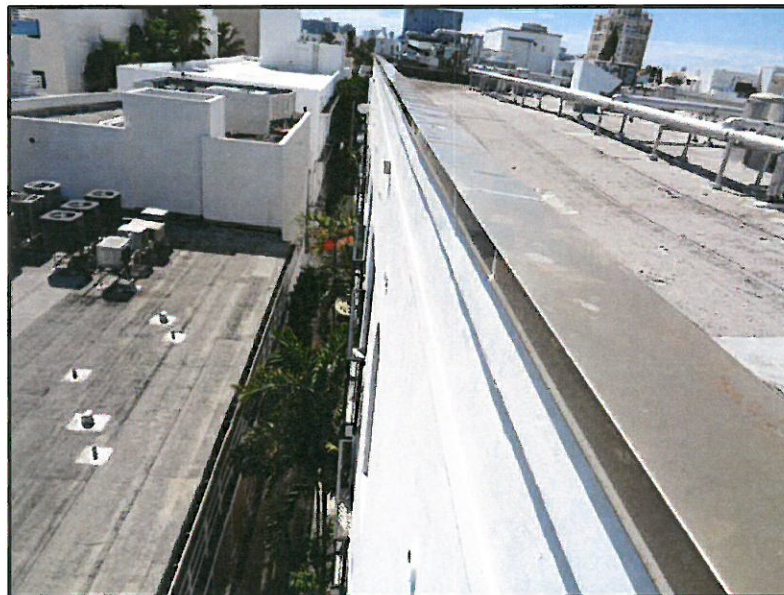


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ROOF LEVEL PLAN
SHEET NO.
ID-2



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ROOF TOP SITE PHOTOS
SHEET NO.
ID-2a