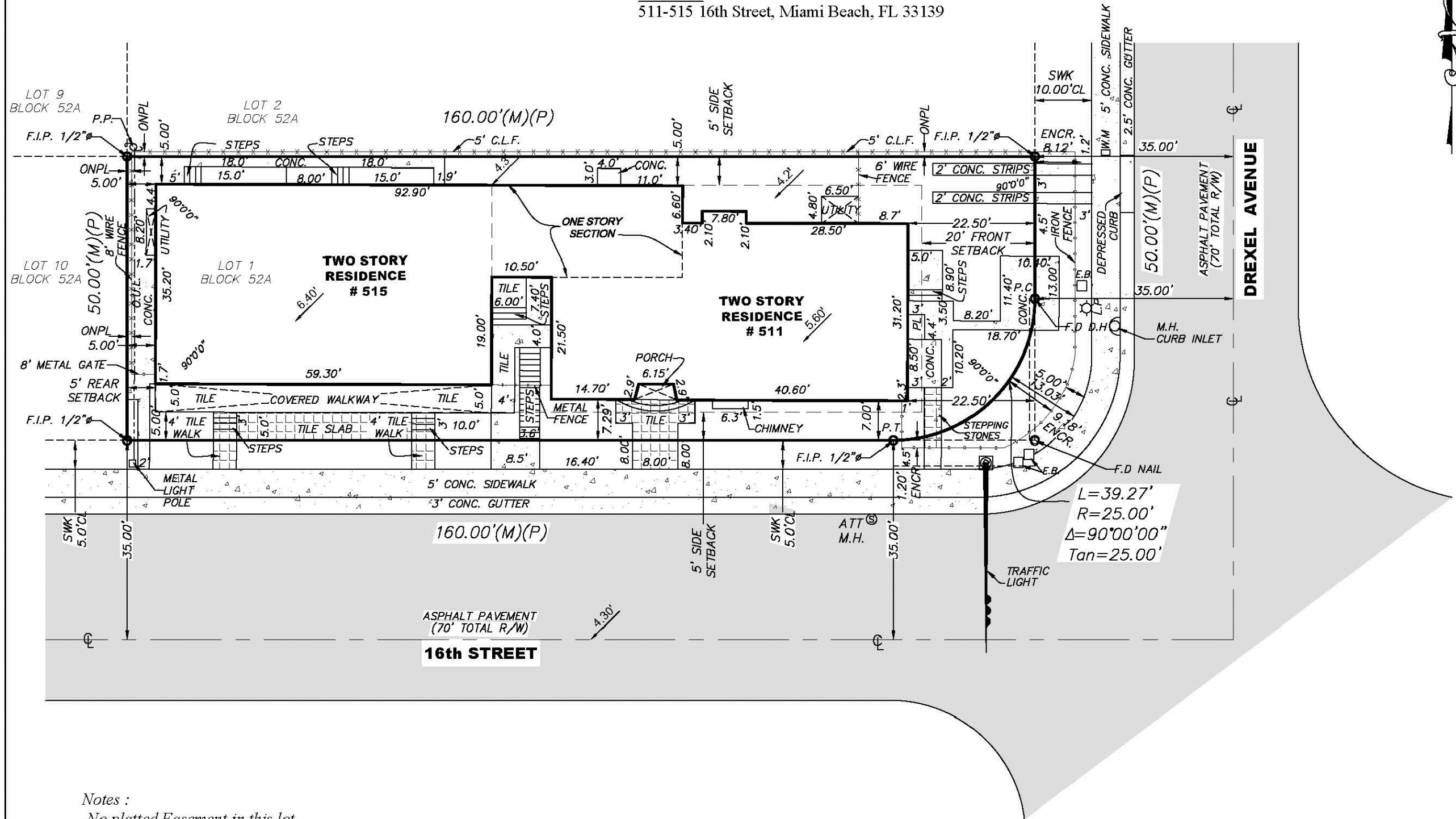


"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

Certified to:  
Carlota at South Beach LLC  
a Florida Limited Liability Company

Address:  
511-515 16th Street, Miami Beach, FL 33139



Notes :  
-No platted Easement in this lot  
-Metal fence and concrete slab encroach into the street r/w (East and S.E.  $\epsilon$ )

This property described as:  
Lot 1, Block 52A,  
LINCOLN SUBDIVISION,  
according to the Plat thereof  
as recorded in Plat Book 9, Page 69,  
of the Public Records of Miami-Dade County, Florida.

Bearing, if any, shown based on Plat Meridian (reference) NORTH N89°30'24"E

REVISIONS:				
04/18/17 Survey Update <i>RA</i>				
08/01/17 Survey Update <i>RA</i>				
FLOOD ZONE	COMM. No.	PANEL No.	SUFFIX:	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
AE	120651	0317	L	
F.I.R.M.DATE	F.I.R.M.INDEX	BASE ELEV.		
09 / 11 / 09	09 / 11 / 09	+ 8 FT N.G.V.D.		

TOPOGRAPHIC SURVEY.  
I HEREBY CERTIFY: that this survey meets the standards of practice as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

*René Aiguesvives*  
RENE AIGUESVIVES 04/18/17  
PROFESSIONAL SURVEYOR AND  
MAPPER No. 4327, State of Florida.

Alvarez, Aiguesvives and Associates, Inc.  
Surveyors, Mappers and Land Planners  
9789 Sunset Drive, Miami, FL 33173  
Phone 305.220.2424 Fax 305.552.8181  
L.B. No. 6867 / E-mail: aaasurvey@aol.com

Field Date	Scale:	Drawn by:	Drwg. No.
04/12/17	1"= 20'	I.C	14-16922

NOTE: All clearances and/or encroachments shown hereon are of the apparent physical use, fence legal ownership not determined.  
a) The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the certification.  
b) Code restrictions and title search not reflected in this survey  
c) Underground utilities, improvements, footings and encroachments, if any not located.  
d) The flood information shown hereon does not imply that the subject property will or will not be free from flooding or damage and does not create liability on the part of the firm or employee thereof, for any damage that occurs from reliance on said information.  
e) Lands depicted hereon were surveyed per legal description provided by client and no claims as to ownership or matters of title are made or implied.

g) All roads shown hereon are public unless otherwise noted.  
h) No identification cap found on property corners unless otherwise noted.  
i) Distance along boundary are record and measured unless otherwise noted.  
j) The graphic portions of this document are intended to be displayed at the graphic/name scales as depicted. Said scale may be altered in reproductions and as such, should be considered when obtaining scaled data.  
k) Accuracy: The expected use of land as classified in the minimum technical standards (SJ17-FA-C), is "Suburban". The minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.  
l) Contact the appropriate authorities prior to any design work or excavation on the herein described parcel for building, zoning information and utilities location.

LEGEND  
A = Arc  
ASPH = Asphalt  
BM = Bench Mark  
BRG = Bearing  
CATV = Catch basin  
CB = Catch basin  
CBS = Concrete Block Structure  
CH = Chord  
Chatta = Chattahoochee  
CL = Center Line  
CLF = Chain Link Fence  
CL = Clear  
CONC = Concrete  
D = Delta  
Ø = Diameter  
DH = Drill Hole  
DME = Drainage & Maintenance Easement  
E.B. = Electric Box  
Enc. = Encroachment  
F.F. = Finish Floor  
F.H. = Fire Hydrant  
F.I.R. = Found Iron Rebar  
FPL = Florida Power & Light  
F.I.P. = Found Iron Pipe  
FD. = Found  
L.P. = Light Pole  
M = Measured  
M.F. = Metal Fence  
M.H. = Manhole  
ML = Monument Line  
MON. = Monument  
N/A = Not Applicable  
N/D = Nail & Disc  
NTS = Not to Scale  
O/S = Offset  
O.U.L. = Overhead Utility Lines  
OH = Overhang  
P = Plat  
PB = Plat Book  
PC = Point of Curvature  
P.C.C. = Point of Compound Curvature  
PCP = Permanent Control Point  
PG = Page  
P.I. = Point of Intersection  
PL = Property Line  
PL = Planter  
P.O.B. = Point of Beginning  
P.O.C. = Point of Commencement  
P.P. = Power Pole  
P.R.M. = Permanent Reference Monument  
P.R.C. = Point of Reverse Curvature  
PT = Point of Tangency  
R = Radius  
R/R = Railroad  
PSM = Professional Surveyor Mapper  
R/W = Right-of-Way  
SWK = Sidewalk  
Sec. = Section  
(TYP) = Typical  
T = Tangent  
U.E. = Utility Easement  
W.F. = Wood Fence  
W.M. = Water Meter  
W.V. = Water Valve  
+/- = Denotes Spot Elevations Taken





511 16TH STREET, EXISTING HISTORICAL BUILDING SOUTH ELEVATION



511 16TH STREET, EXISTING HISTORICAL BUILDING EAST ELEVATION



511 16TH STREET, EXISTING HISTORICAL BUILDING WEST ELEVATION



511 16TH STREET, EXISTING HISTORICAL BUILDING NORTH ELEVATION







515 16TH STREET, EXISTING BUILDING SOUTH ELEVATION



515 16TH STREET, EXISTING BUILDING WEST ELEVATION



515 16TH STREET, EXISTING BUILDING EAST ELEVATION



515 16TH STREET, EXISTING BUILDING NORTH ELEVATION







LOCATION KEY MAP



3



1

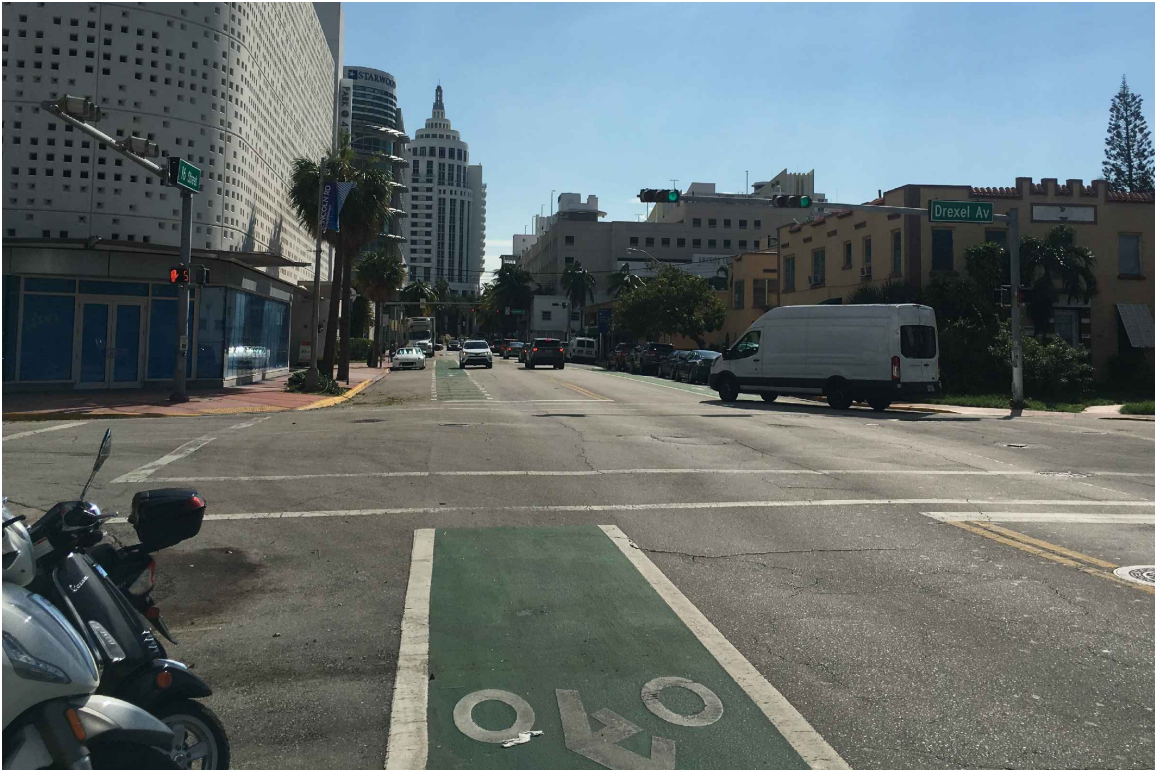


2





4



5

**CARLOTA AT SOUTH BEACH**  
511-515 16TH STREET  
MIAMI BEACH, FL 33139

**HISTORICAL PRESERVATION BOARD  
APPLICATION PACKAGE**

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DATE: DECEMBER 8TH 2017  
SCALE:  
PROJECT No. 17 02 01



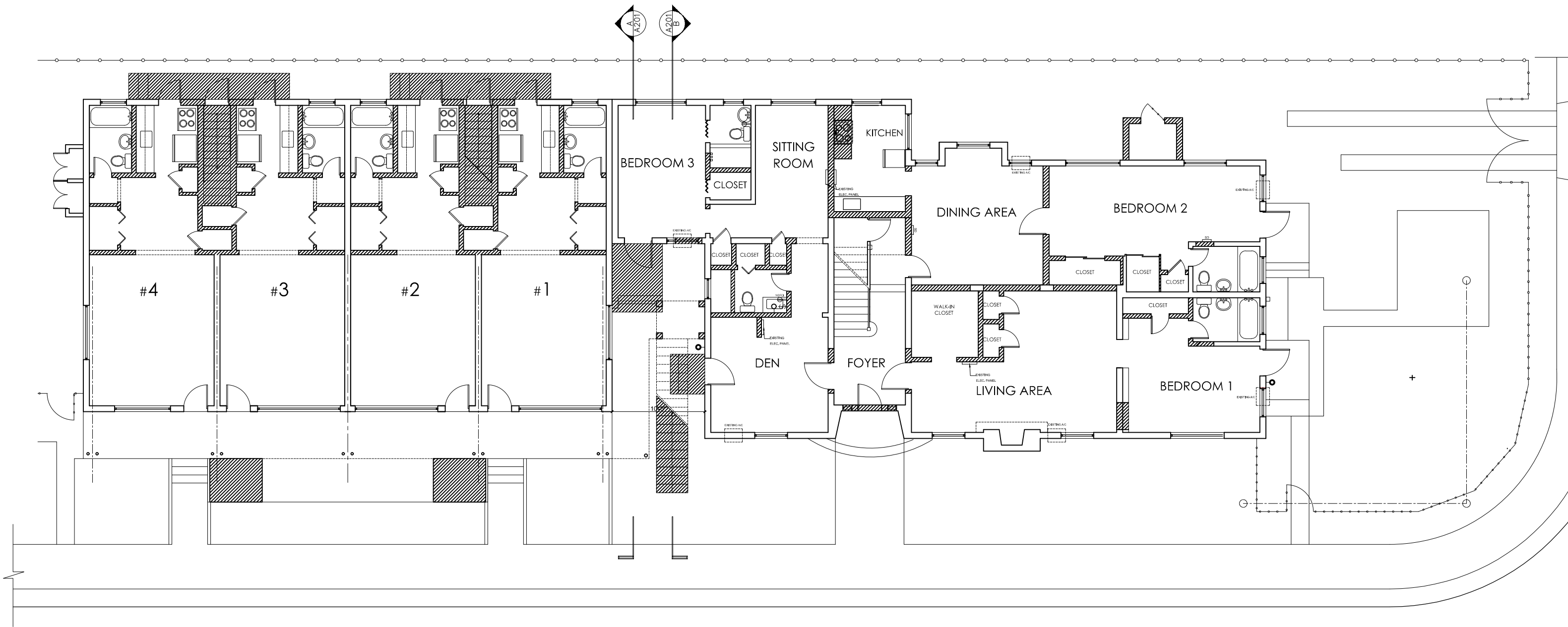
GUSTAVO F. BERENBLUM  
ARCHITECT, FL. LIC. NO. 0016278

SUBMITTAL:  
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\_\_\_\_\_  
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**LOCATION MAP & NEIGHBORING  
BUILDINGS**

**BBA**  
BERENBLUM BUSCH ARCHITECTURE, INC.  
2200 NW 2nd Avenue, Suite 203  
Miami, FL 33127

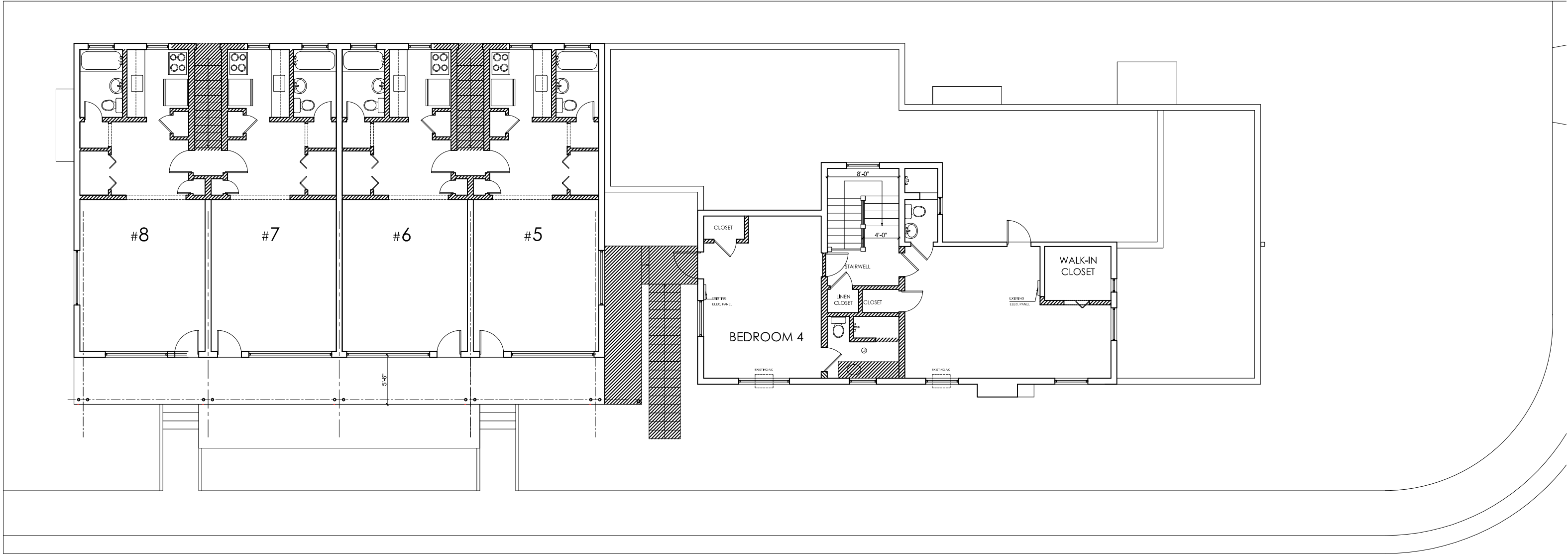
GN 006



**LEGEND**

 DEMOLITION



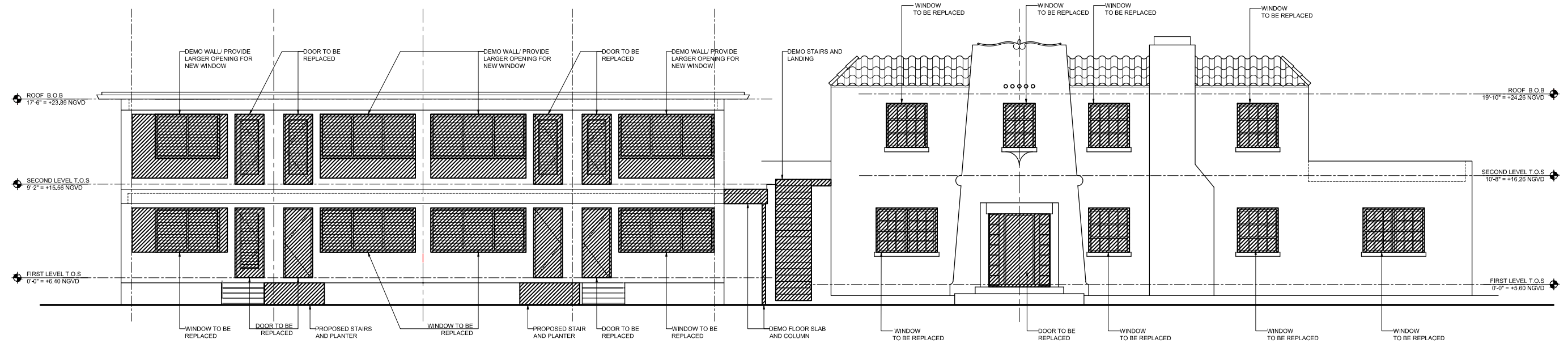


LEGEND

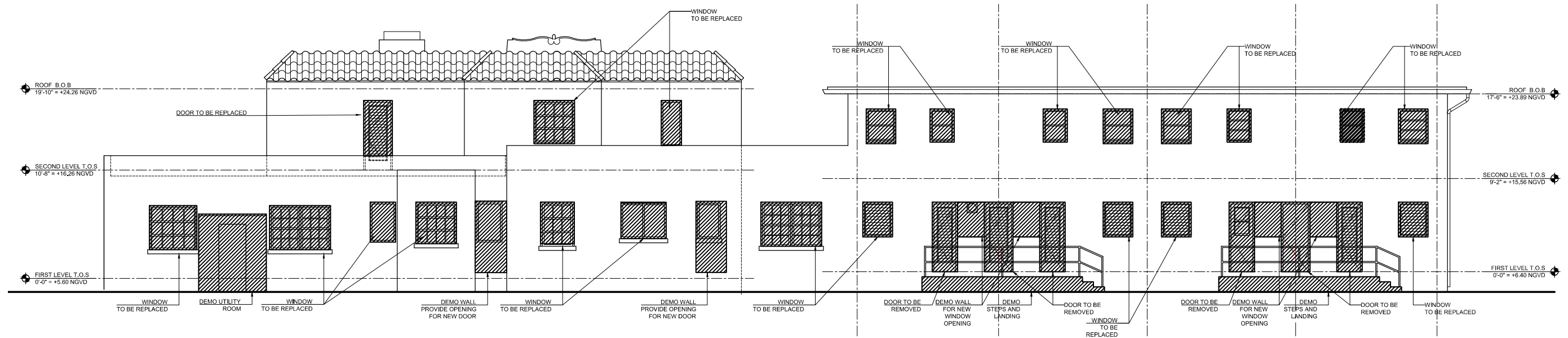
 DEMOLITION







EXISTING & DEMO SOUTH ELEVATION

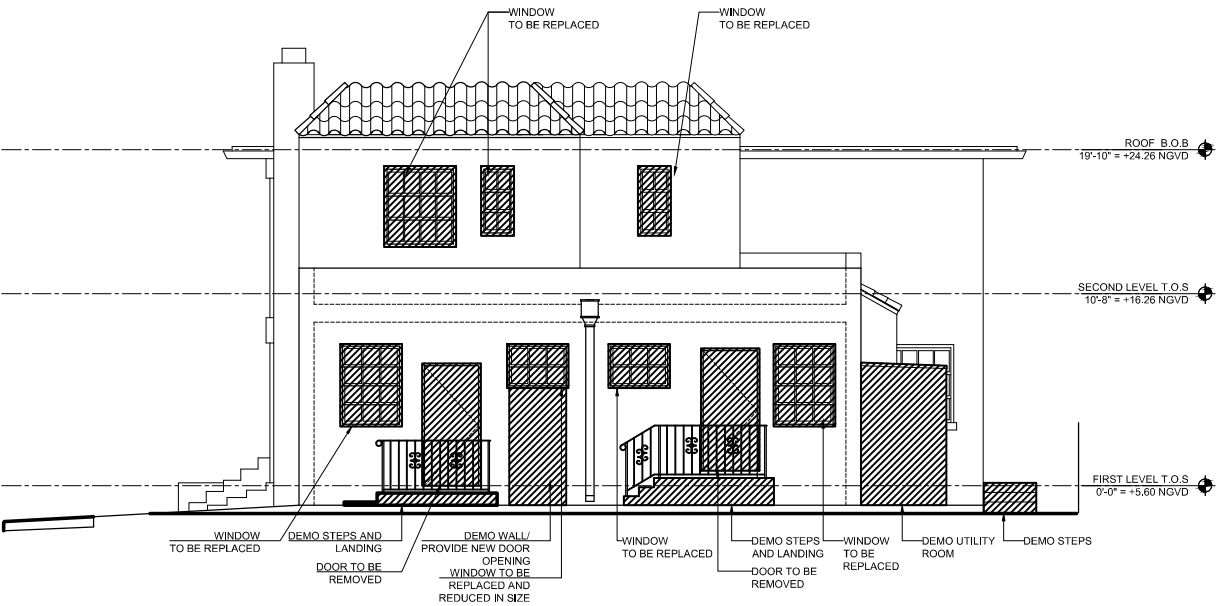


EXISTING & DEMO NORTH ELEVATION

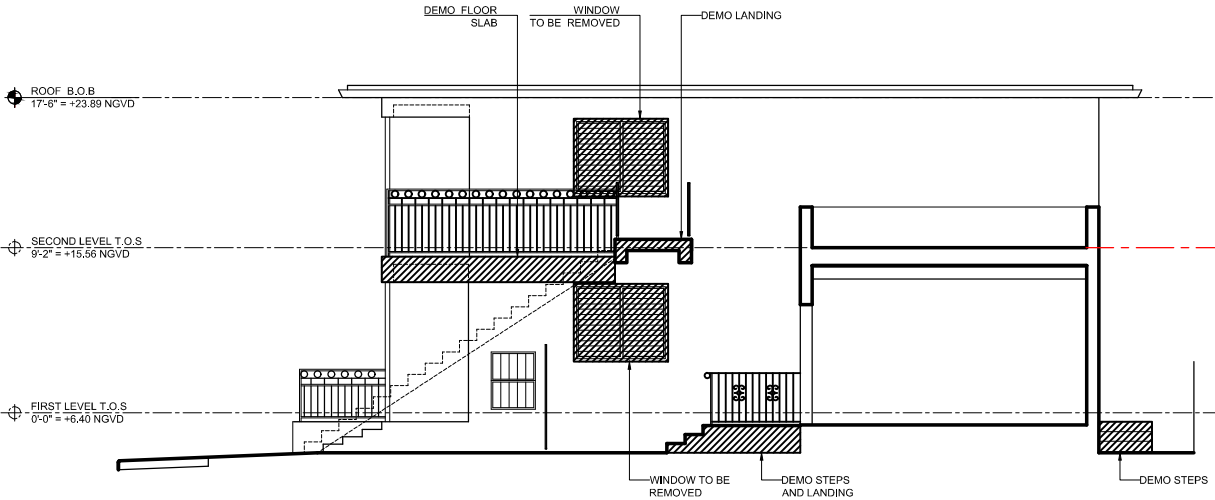


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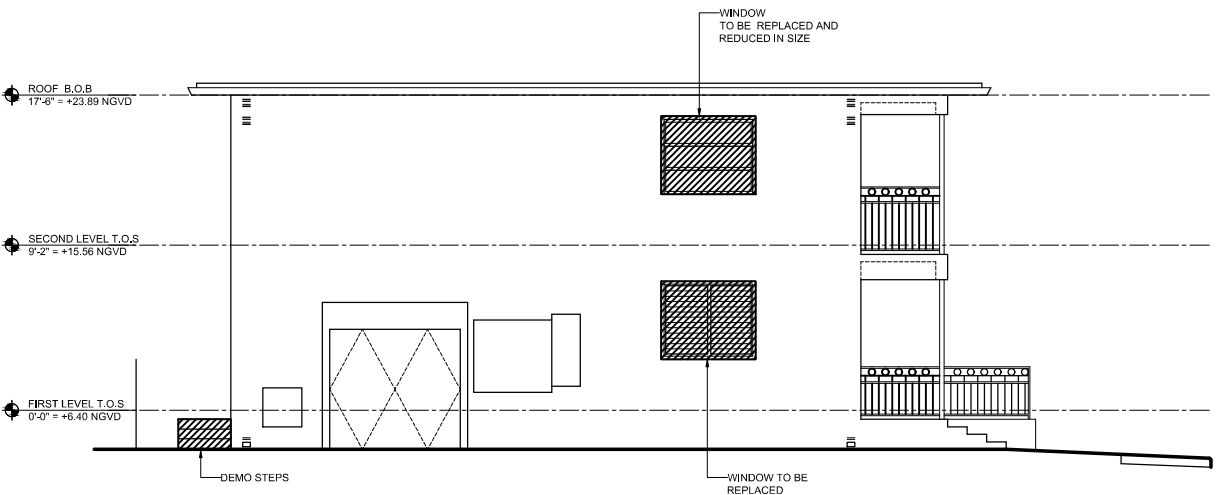




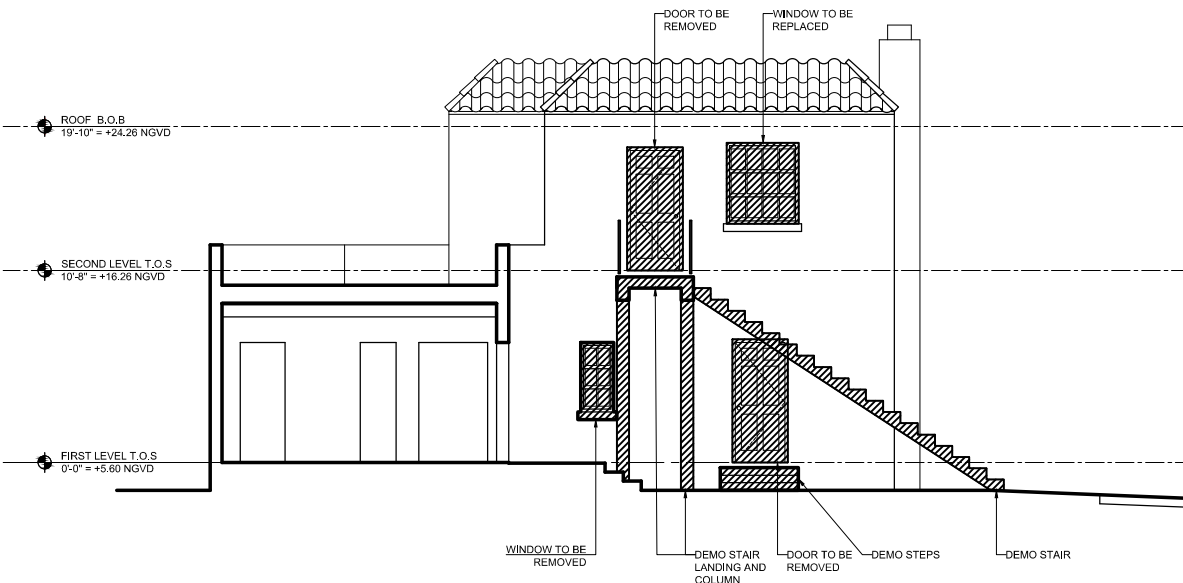
EXISTING & DEMO EAST ELEVATION



EXISTING & DEMO SECTION A



EXISTING & DEMO WEST ELEVATION



EXISTING & DEMO SECTION B

