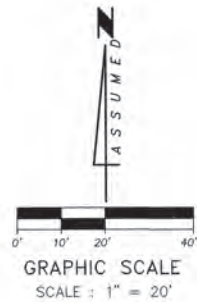


	Air Conditioner
	Back Flow Preventer
	Cable Television
	Catch Basin
	Chain Link Fence
	Clean Out
	Concrete Light Pole
	Concrete Power Pole
	Control Valve
	C.B.S. Wall
	Diameter
	Diameter-Height-Spread
	Drain
	Drainage Manhole
	Electric Box
	Electric Meter
	Electric Motor
	Electric Panel
	Fire Hydrant
	Flag
	Floor Lamp
	Force Main Valve
	Gas Valve
	Grease Manhole
	Guard Pole
	Guy Wire
	Irrigation Control Valve
	Light Pole
	Mail Box
	Metal Fence
	Monitoring Well
	Overhead Utility Lines
	Parking Meter
	Property Corner
	Right-of-Way Lines
	Sewer Manhole
	Sewer Valve
	Spot Elevation
	Traffic Light
	Traffic Sign
	Telephone Booth
	Telephone Box
	Telephone Manhole
	Temporary Benchmark
	Unknown Manhole
	Utility Power Pole
	Valve (Unknown)
	Water Manhole
	Water Meter
	Water Pump
	Water Valve
	Wood Fence

[illegible]

A	Arc Length
A/C	Air Conditioner Pad
ASPH.	Asphalt
B.M.	Benchmark
C.B.S.	Concrete Block Structure
C.C.	Curb & Gutter
C/L	Center Line
C.L.F.	Chain Link Fence
CONC.	Concrete
C.S.	Concrete Slab
D.W.Y.	Driveway
E.O.W.	Edge of Water
E.T.P.	Electric Transformer Pad
F.F.E.	Finished Floor Elevation
F.I.P.	Found Iron Pipe
F.N.	Found Nail
F.N.D.	Found Nail & Disc
F.R.	Found Rebar
ID.	Identification
INV.	Inverts
L.F.E.	Lowest Floor Elevation
M/L	Monument Line
P.B.	Plot Book
P.C.P.	Permanent Control Point
PG.	Page
PL	Planter
P/L	Property Line
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
P/S	Parking Spaces
P.R.M.	Permanent Reference Monument
R/W	Right-of-Way Line
SWK.	Sidewalk
T.B.M.	Temporary Benchmark
T.O.B.	Top of Bank
U.E.	Utility Easement
V.G.	Valley Outcrop
W.F.	Wood Fence
(TYP.)	Typical
(R)	Recorded
(C)	Calculated

TREE No.	TREE - LATIN NAME	TREE - COMMON NAME	DIAMETER at BREAST HEIGHT (in inches)	HEIGHT OF CANOPY TREES (in feet)	CANOPY (in Sq. FTL.)
01	<i>Ilex opaca</i>	AMERICAN HOLLY	0.4"	22	13
02	<i>Ilex opaca</i>	AMERICAN HOLLY	0.4"	22	13
03	<i>Ilex opaca</i>	AMERICAN HOLLY	0.4"	22	13
04	<i>Ilex opaca</i>	AMERICAN HOLLY	0.4"	22	13
05	<i>Ilex opaca</i>	AMERICAN HOLLY	0.4"	22	13
06	<i>Ilex opaca</i>	AMERICAN HOLLY	0.4"	22	13
07	<i>Ilex opaca</i>	AMERICAN HOLLY	0.4"	22	13
08	<i>Ilex opaca</i>	AMERICAN HOLLY	0.4"	22	13
09	<i>Ilex opaca</i>	AMERICAN HOLLY	0.4"	22	13
10	<i>Ilex opaca</i>	AMERICAN HOLLY	0.4"	22	13
11	<i>Bursera simaruba</i>	GUMBO LIMBO	1.2"	20	20
STREET TREES					
21	<i>Conocarpus erectus sericeus</i>	SILVER BUTTONWOOD	0.3	18	12
22	<i>Conocarpus erectus sericeus</i>	SILVER BUTTONWOOD	0.3	18	12
23	<i>Conocarpus erectus sericeus</i>	SILVER BUTTONWOOD	0.3	18	12
24	<i>Conocarpus erectus sericeus</i>	SILVER BUTTONWOOD	0.3	18	12
25	<i>Conocarpus erectus sericeus</i>	SILVER BUTTONWOOD	0.3	18	12
26	<i>Bursera simaruba</i>	GUMBO LIMBO	1"	20	20
27	<i>Bursera simaruba</i>	GUMBO LIMBO	1"	20	20

NOTE:

TREE NAMES FOR TREE TABLE INFORMATION PROVIDED BY CLIENT.

1. MAP OF BOUNDARY SURVEY:

Field Survey was completed on: February 20th, 2018.

2. LEGAL DESCRIPTION:

Lot 13, Block 31, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the plat thereof as recorded in Plat Book 2, at Page 77 of the Public Records of Miami-Dade County, Florida.

Containing 7,500 Square feet or 0.17 Acres, more or less, by calculation.

The above captioned property was surveyed based on the above Legal Description furnished by the client.

3. SOURCES OF DATA:

AS TO VERTICAL CONTROL:

By scaled determination the subject property lies in Flood Zone AE, Base Flood Elev. 8 feet, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120651, Map No. 12086C0317, Suffix L, Revised Date: 09-11-2009.

An accurate Zone determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to the user that "this map is for insurance purposes only".

The vertical control element of this survey was derived from the National Geodetic Vertical Datum 1929 (N.G.V.D.1929).



Benchmark used:

Miami-Dade County Benchmark D-148-R, Elev.=6.35'
Location: 15th Street- 105' South of C/L
Collins Avenue- 33' East of C/L
Description: PK nail and aluminum washer in conc. catch basin.

AS TO HORIZONTAL CONTROL:

North Arrow and Bearings refer to an assumed value of N88°05'19"E along the Northerly line of the Subject property, Miami-Dade County, Florida. Said line is considered well established and monumented.

4. ACCURACY:

The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement.

5. LIMITATIONS:

Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear in public records. No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown herein. This notice is required by the "Standards of Practice for Land Surveying in the State of Florida," pursuant to Rule 5J-17 of the Florida Administrative Code.

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101-111 of the Florida Statutes.

CERTIFY TO:

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: That the Boundary Survey of the above described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction. Further, there are no above ground encroachments unless shown. This survey meets the Standards of Practice 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. Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting the property. Location and identification of utilities adjacent to the property were not secured as such information was not requested. Ownership is subject to opinion of title.

J. Bonfill & Associates, Inc.
Florida Certificate of Authorization Number LB 3398

By: *[Signature]*
Oria Jannet Suarez, P.S.M.
Professional Surveyor and Mapper No. 6781
State of Florida

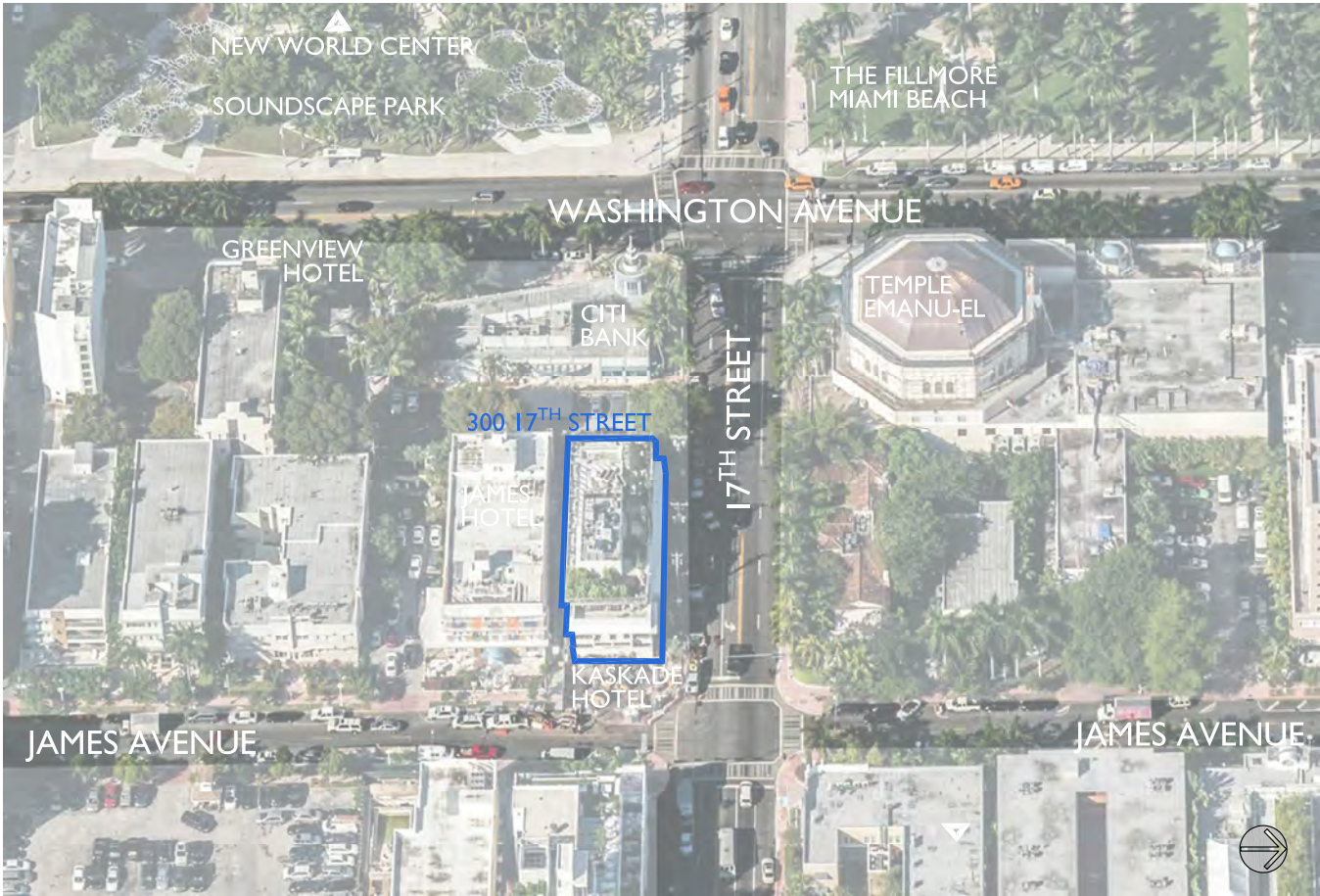
NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.



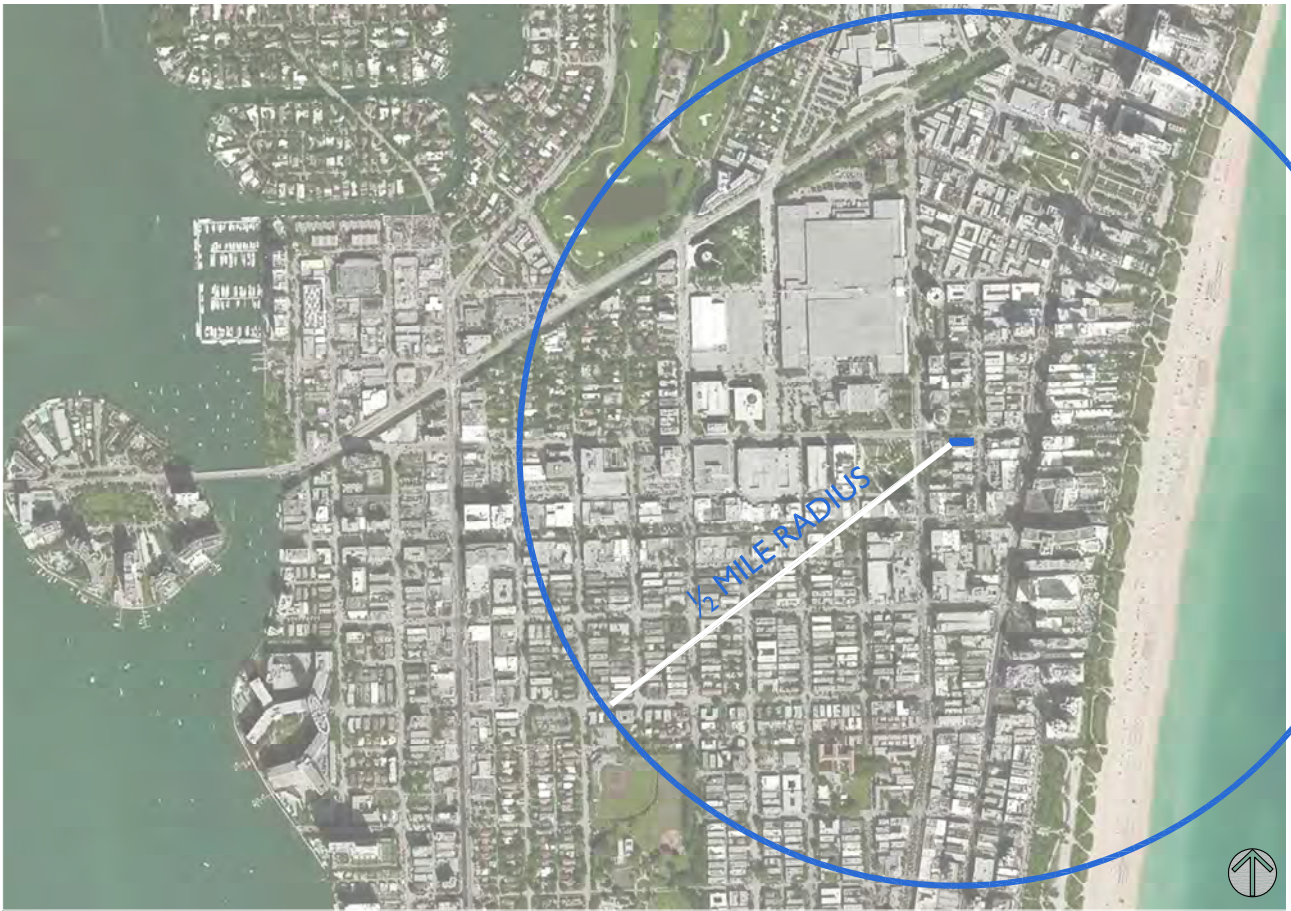
J. Bonfill & Associates, Inc.
REGISTERED LAND SURVEYORS & MAPPERS
Florida Certificate of Authorization LB3398
7100 S.W. 99th Avenue Suite 104
Miami, Florida 33173 (305) 598-8383

BOUNDARY SURVEY
of
300 17th STREET, MIAMI BEACH
MIAMI-DADE COUNTY, FLORIDA 33139
for
URBANICA

REVISIONS	BY
Proj:	18-0029
Job:	18-0029
Date:	02-20-2018
Drawn:	G.P., J.S., C.B.
Checked:	J.S.
Scale:	AS SHOWN
Field Book: FILE	
SHEET 1 OF 1	



AXONOMETRIC VIEW



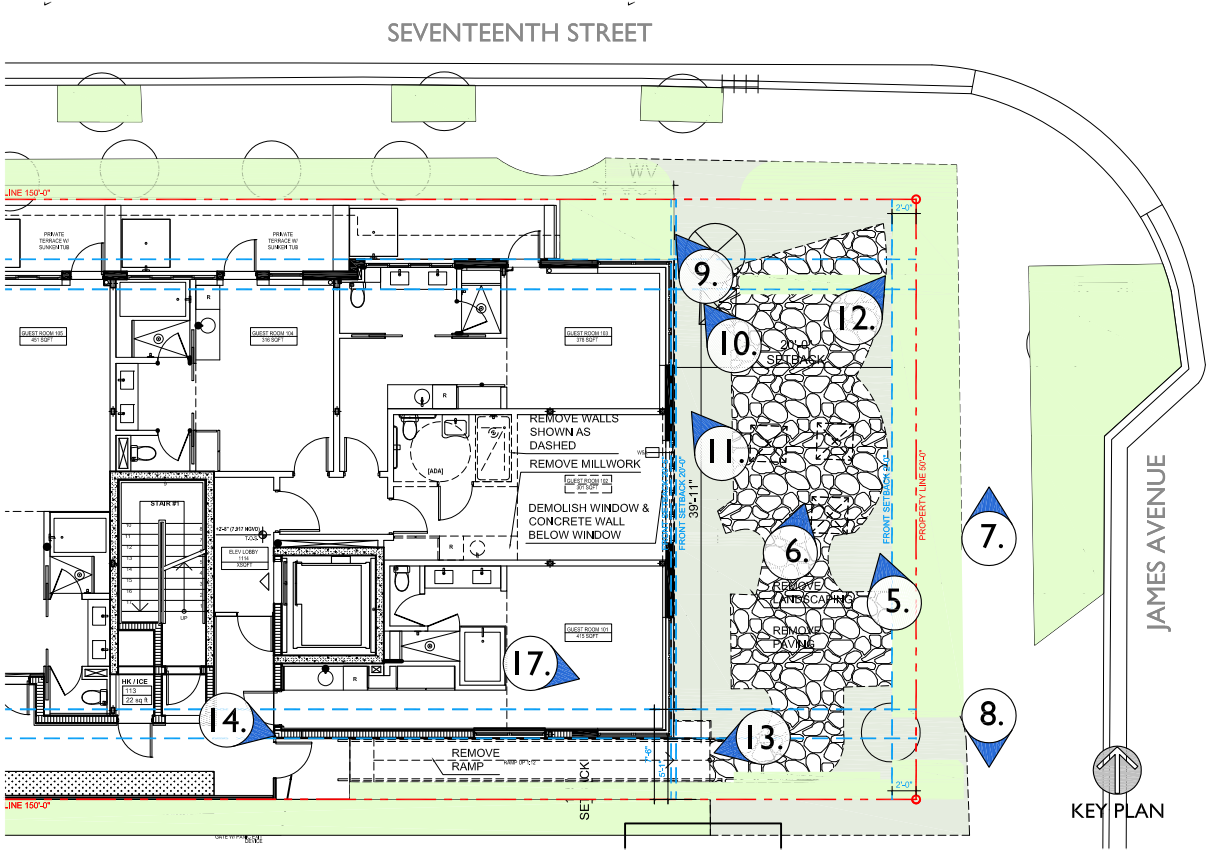
AERIAL MAP



AERIAL MAP ENLARGED



KEY PLAN



KEY PLAN



1. JAMES HOTEL FACING JAMES AVENUE



2. KASKADES HOTEL OUTDOOR AREA



3. KASKADES HOTEL PARAPET DETAIL



Urban Robot Associates (2014). Photo of the Kaskades Hotel. [image] Available at: <http://www.urbanrobot.net/gipfel/ln6lk4llwiol53iv5rqi9de8djsiye> [Accessed 11 Jan. 2018].

4. PHOTO OF THE EXISTING KASKADES HOTEL FROM INTERSECTION OF 17TH STREET AND JAMES AVENUE.



5. FRONT VIEW OF THE KASKADES HOTEL FROM JAMES AVENUE



6. SEATING IN FRONT OF THE KASKADES HOTEL



7. SIDEWALK IN FRONT OF THE KASKADES HOTEL LOOKING TOWARDS 17TH STREET



8. SIDEWALK IN FRONT OF THE KASKADES HOTEL LOOKING TOWARDS THE JAMES HOTEL

EXISTING
PHOTOGRAPHY



9. DRAIN WELL AND MANHOLE IN THE HOTEL'S FRONT YARD



10. DRAIN WELL AND MANHOLE IN THE HOTEL'S FRONT YARD



11. EQUIPMENT IN THE HOTEL'S FRONT YARD



12. DOMESTIC BACKFLOW IN THE HOTEL'S FRONT YARD



13. ADA RAMP LEADING TO THE HOTEL ENTRANCE



14. HOTEL ENTRANCE LOOKING TOWARDS THE ADA RAMP

EXISTING
PHOTOGRAPHY



15. CONFERENCE ROOM ON THIRD FLOOR



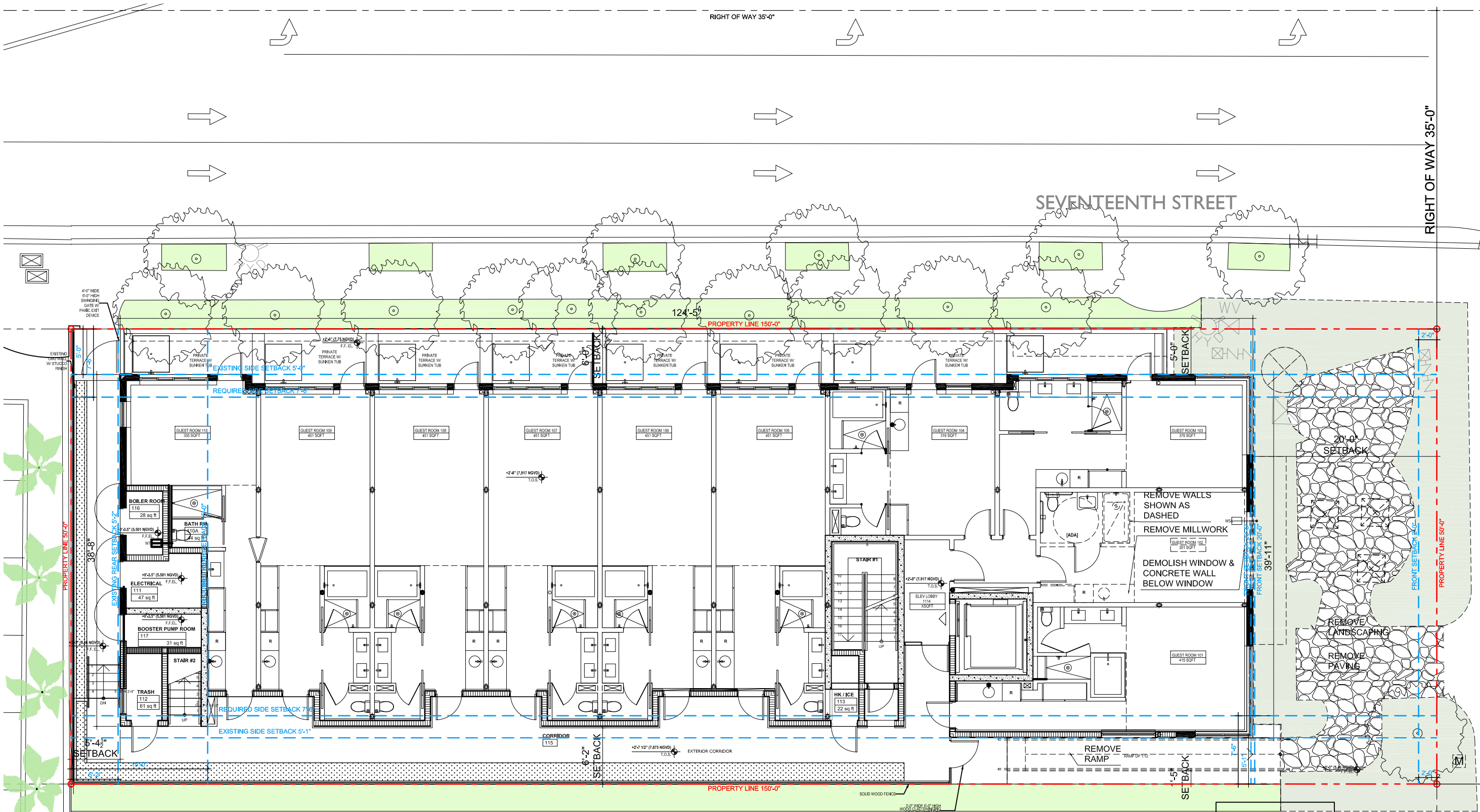
16. CONFERENCE ROOM ON THIRD FLOOR



17. HOTEL OFFICE ON FIRST FLOOR

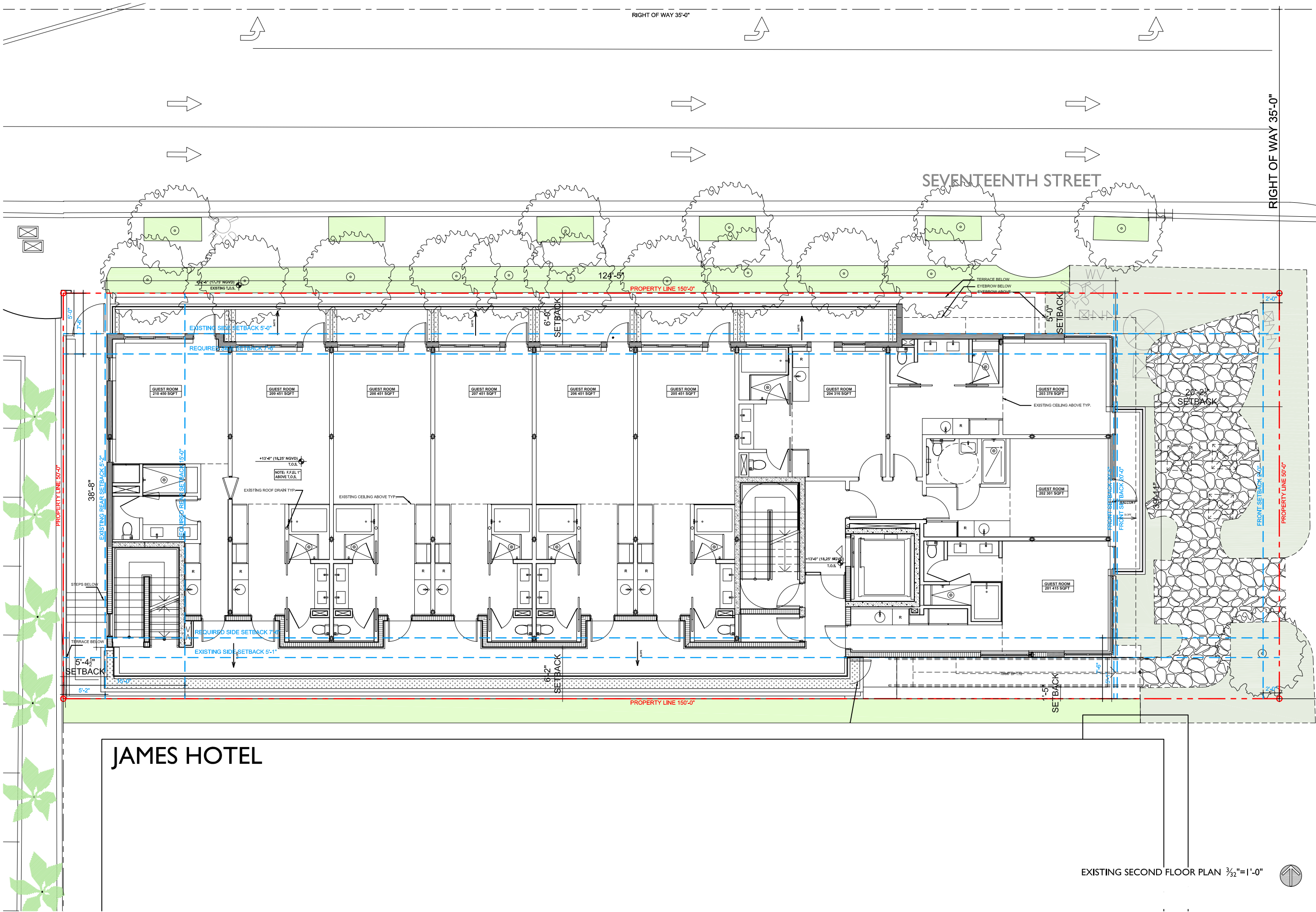


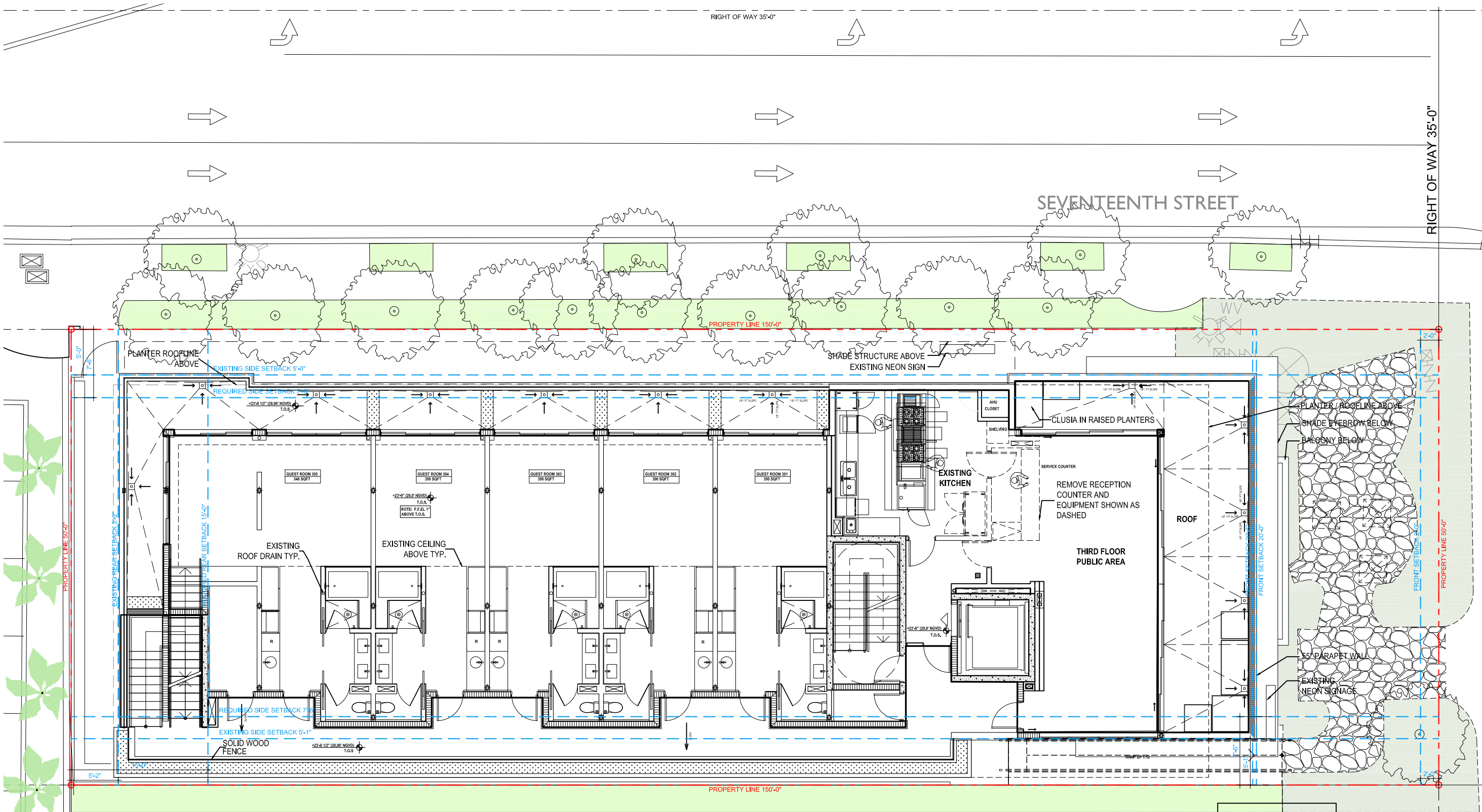
18. HOTEL UNIT ON SECOND LEVEL



JAMES HOTEL

EXISTING SITE PLAN $\frac{3}{32}" = 1'-0"$





JAMES HOTEL

EXISTING THIRD FLOOR PLAN $\frac{3}{32}"=1'-0"$

RIGHT OF WAY 35'-0"

EXISTING
ROOF LEVEL
FLOOR PLAN

JENNIFER McCONNEY FLORIDA LIC# AR83044

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EXPRESS WRITTEN CONSENT OF MCG ARCHITECTURE &
PLANNING, INC. (c) 2017

SCALE: $\frac{1}{8}" = 1'-0"$

CHECK: JMcG

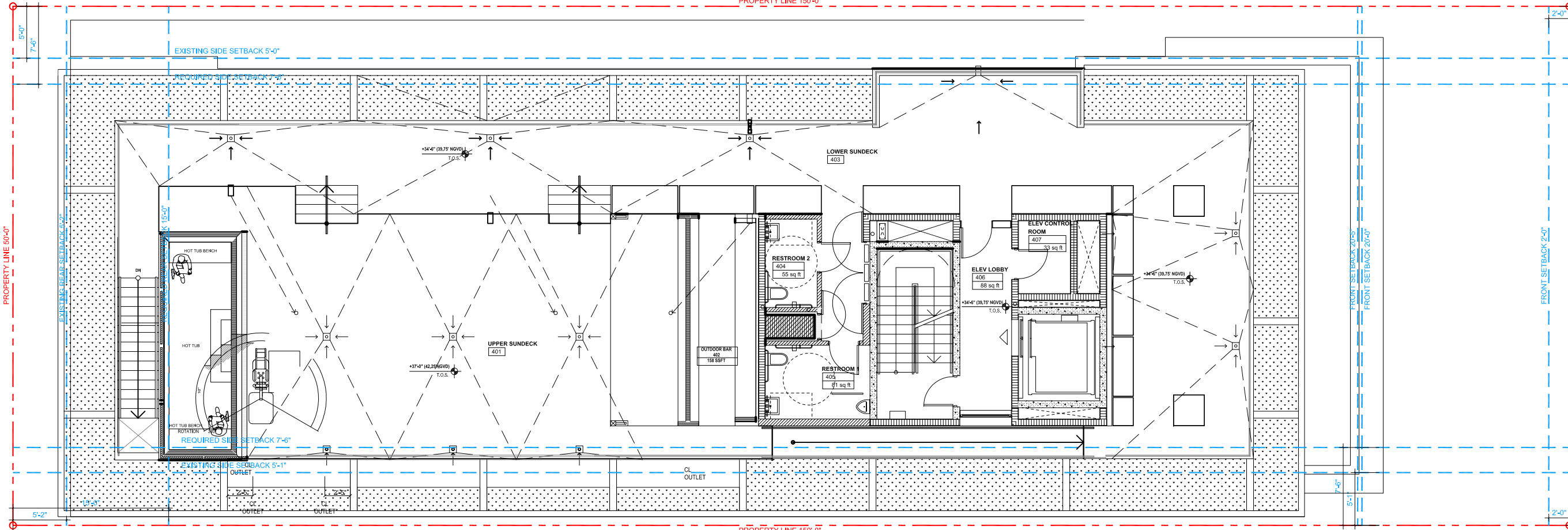
DATE: 03/02/2018

SHEET NUMBER

SEVENTEENTH STREET

RIGHT OF WAY 35'-0"

PROPERTY LINE 150'-0"

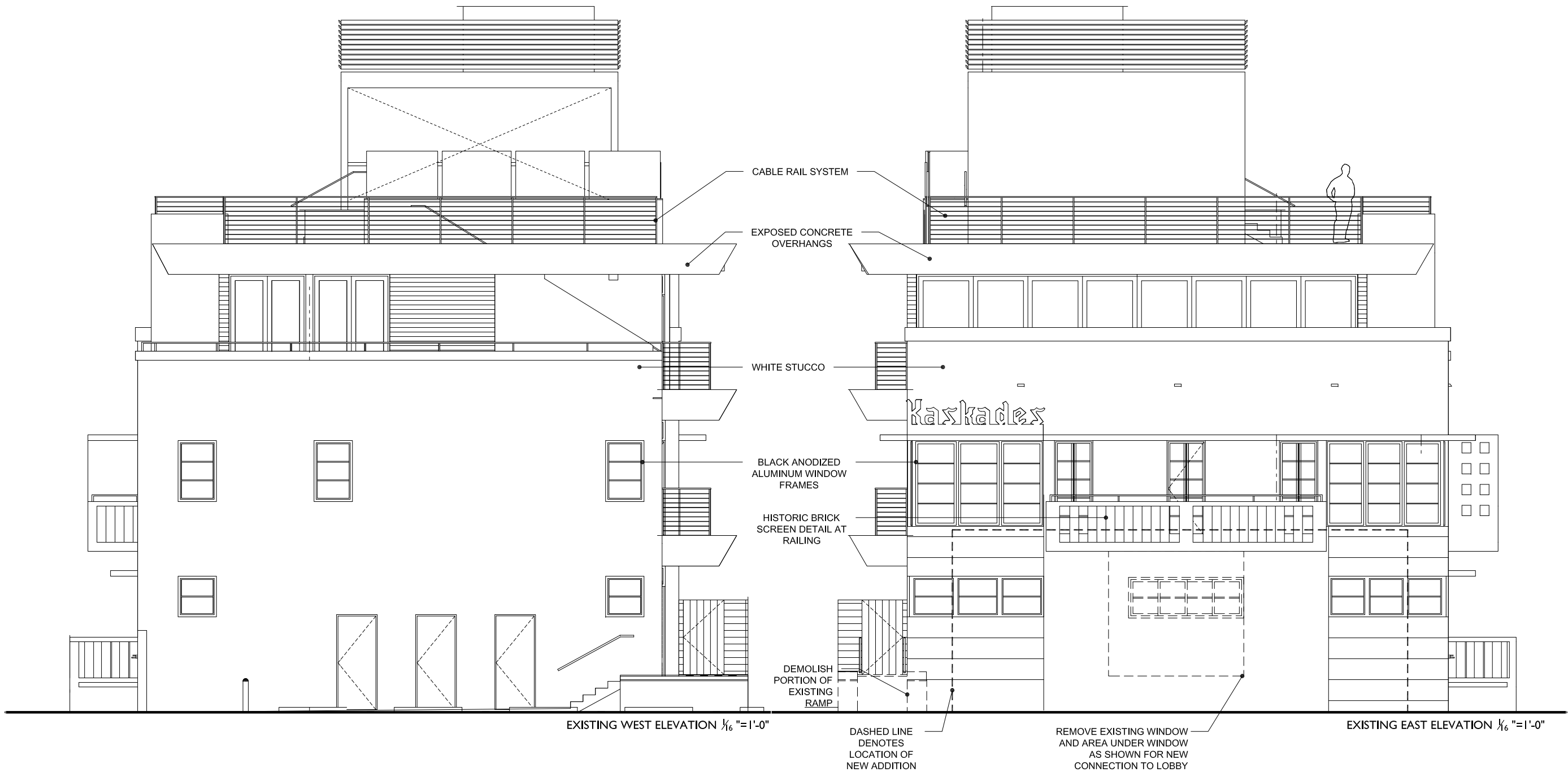


PROPERTY LINE 150'-0"

EXISTING ROOF FLOOR PLAN 3/32"=1'-0"
(THIS FLOOR IS NOT IN SCOPE OF WORK)

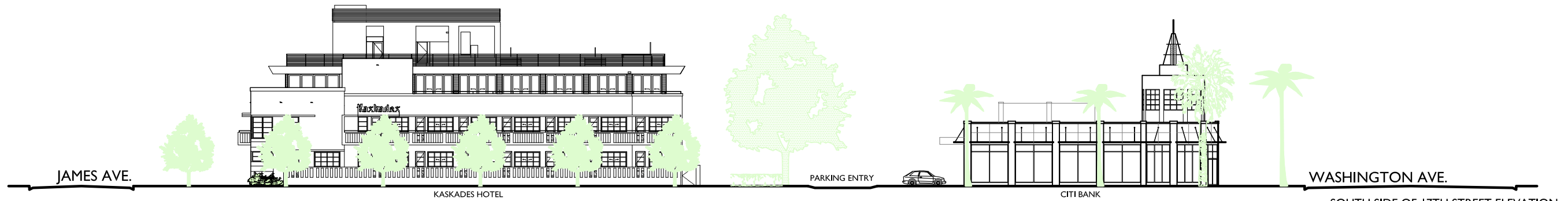


A0.12





JAMES AVENUE



17TH STREET



17TH STREET

NORTH SIDE OF 17TH STREET ELEVATION
 $\frac{1}{32}$ " = 1'-0"

EXISTING CONTEXT STREET ELEVATIONS $\frac{1}{32}$ " = 1'-0"

