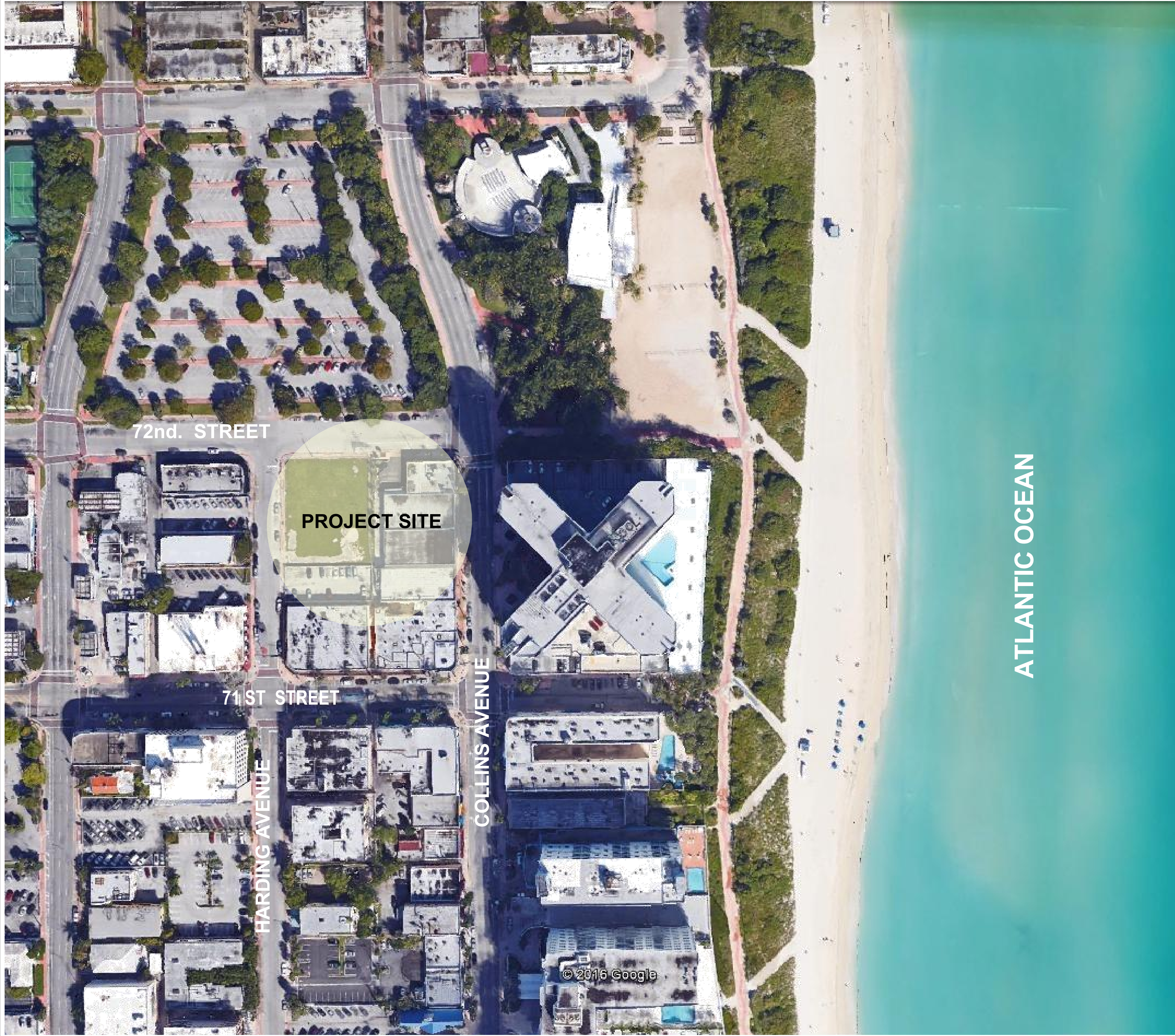




CITY OF MIAMI BEACH



NORTH MIAMI BEACH



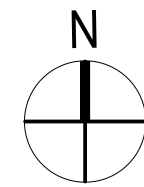
CITY OF MIAMI



CITY OF MIAMI BEACH

ATLANTIC OCEAN

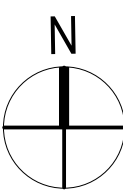
ATLANTIC OCEAN



NOT FOR CONSTRUCTION



CONTEXTUAL SITE PLAN | 1
N.T.S.



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2850 SW 27TH AVE. SUITE 110
MIAMI, FL 33135
T: 305.590.5000
F: 305.590.5040

Project

72+ COLLINS HOTEL

7118 - 7140 COLLINS AVENUE & 7121 - 7145 HARDING AVENUE
MIAMI BEACH - FLORIDA 33141

Permit Revisions

Owner Information

RETI
9537 Harding Avenue
Surfside, Florida 33154
(305) 867-6344

Consultant

Design by

Luis O. Revuelta

AR-0007972

ZONING
PRESENTATION

Date
03.23.2018

Scale
AS SHOWN

Project No.
1729

Sheet Name

SITE PLAN-CONTEXT

Sheet No.
A-003

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 Fortin, Leavy, Skiles, Inc.

No.	Revision	Description
1	17/14/13	UPDATE SURVEY (1/4/18) RLL
2	17/04/87	R/W TOPO 71ST STREET (5/22/17) - RLL
3	0.N.	Revision Description

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 0006663
180 Northeast 166th Street / North Miami Beach, Florida 33162
Phone 305-651-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY
72nd STREET HOTEL, MIAMI BEACH
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	10/3/16
Scale	1"=20'
Drawn By	DWF
CAD No.	151246
Plotted	1/8/18 12:48a
Ref. Dwg.	2015-114
Field Book	639/62-63 - RLL
Job No.	161128
Dwg. No.	2016-100-NVDD
Sheet	1 of 1



LEGAL DESCRIPTION:

Lots 1, 2 and 3, Block 8, Normandy Beach South, according to the plat thereof as recorded in Plat Book 21 at Page 54 of the Public Records of Miami-Dade County, Florida, and
Lot 4, Block 8, NORMANDY BEACH SOUTH, according to the Plat thereof, as recorded in Plat Book 21 at Page 54 of the Public Records of Miami-Dade County, Florida, and
Lots 9, 10, 11 and 12, Block 8, of NORMANDY BEACH SOUTH, according to the plat thereof as recorded in Plat Book 21 at Page(s) 54 of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

- This site lies in Section 11, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- Lands shown hereon were abstracted for restrictions, easements and/or rights-of-way of records per Chicago Title Insurance Company, Order Number 5668868, with an effective date of September 5, 2016, Revised Sept. 15, 2016 - REVISION A. All easements and/or rights of way of record per title commitment that are platable are shown on this "ALTA Survey".
- With reference to the Chicago Title Insurance Company, Agent File Reference 2016-4514, with an effective date of April 14, 2016, All easements and/or rights of way of record per title commitment that are platable are shown on this "ALTA Survey".

SCHEDULE B

1-4. Standard Exceptions not addressed.
5. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of NORMANDY BEACH SOUTH, recorded in Plat Book 21, Page 54.
6. Right-of-Way and easement that encumber Parcel shown on survey.
7. Spreaders Agreement recorded in O.R.B. 30037, Page 1977.
8. UCC recorded in O.R.B. 30037, Page 1984.
9. UCC-1 Financing Statement recorded in O.R.B. 28473, Page 222.
Note: All of the recording information contained herein refers to the Public Records of Miami-Dade County, Florida, unless otherwise indicated.

SCHEDULE C

1-6. Standard Exceptions not addressed.
7. 5-foot wide reservation along the rear of the property, for use of wire lines, pipe lines, poles, sewers, water mains, etc., as contained on the Plat of Normandy Beach South, recorded in Plat Book 21, Page 54.
8. Right of Way Grant recorded in Clerk's File No. 89-34267.
9. Ingress and Egress encumbers the West 5 feet of said Lot 12, Block 8, as shown on survey.
10. Encumbers parcel but not subject to location.
11. UCC-1 Financing Statement recorded in O.R.B. 28473, Page 222.
12. Survey prepared by Abraham Haddad.
13. Mortgage recorded in O.R.B. 29913, Page 4728.
14. Assignment of Rents recorded in O.R.B. 29913, Page 4754.
15. UCC-1 Financing Statement recorded in O.R.B. 29913, Page 4763.
Note: All of the recording information contained herein refers to the Public Records of Miami-Dade County, Florida, unless otherwise indicated.

- Bearings hereon are referred to an assumed value of S02°25'53"E for the East right of way line of Harding Avenue, and evidenced by found mag nail & found nail & disk.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Benchmark C-313, Elevation +8.26. Located by US C&G brass disk in the N.E. corner of a sewer pumping station at the center of a parking lot at 72nd Street (North of) and State Road A-1-A (165' West of West curb).
- Lands shown hereon are located within an area having a Zone Designation AE (E 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 1208660326L, for Community No. 120851, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 49,890 square feet, or 1.145 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhangs not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Legal description shown hereon furnished by client and no claims as to ownership are made or implied.

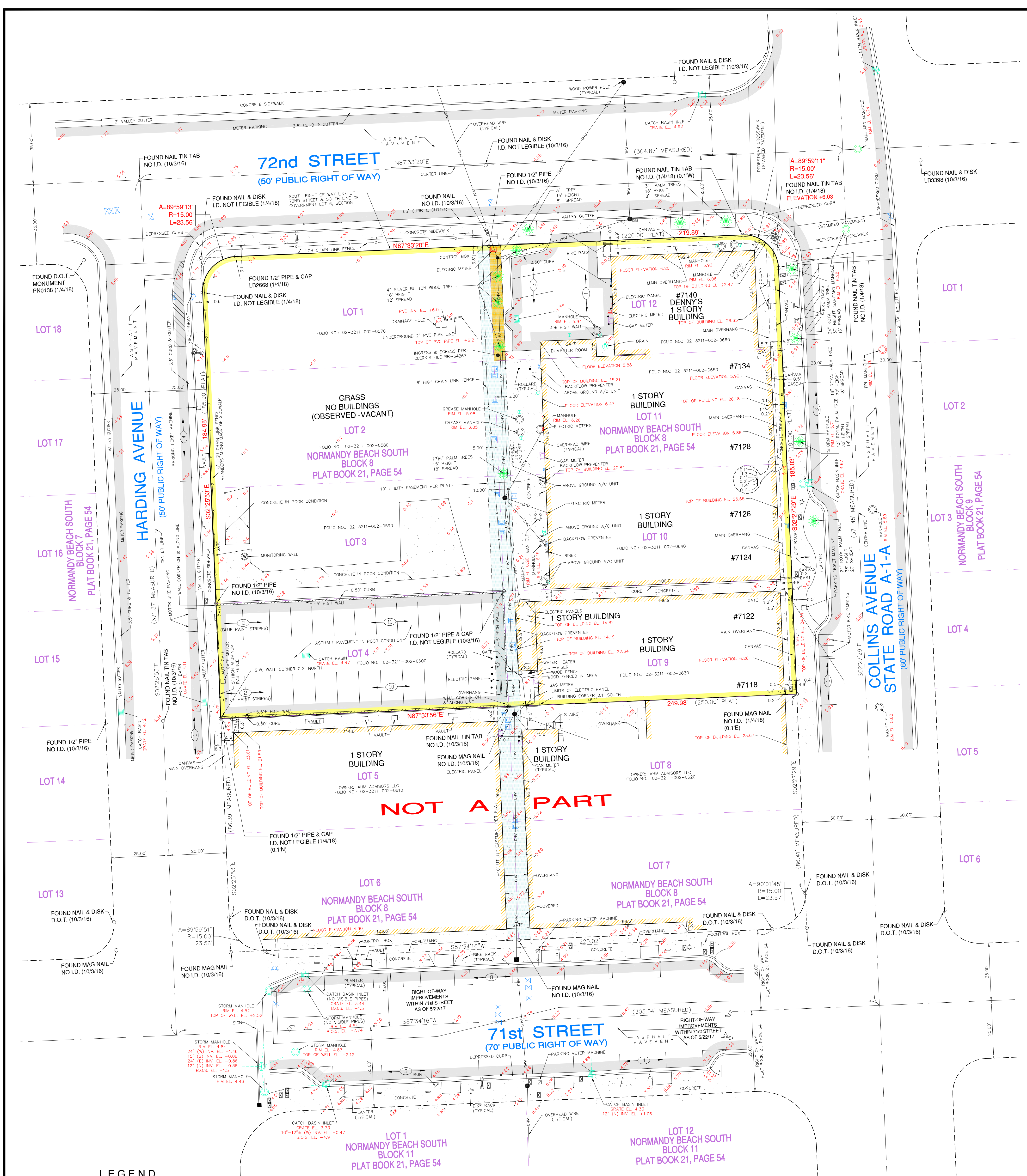
SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on October 3, 2016 and updated January 4, 2018, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

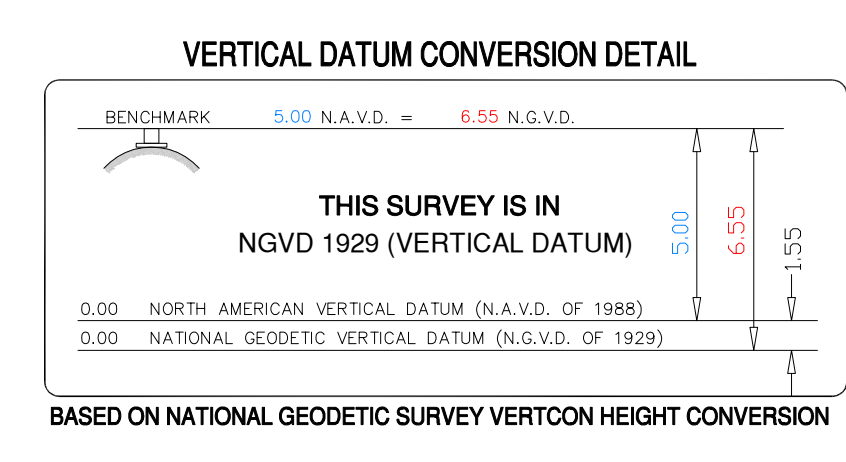
"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

FORTIN, LEAVY, SKILES, INC., LB3653

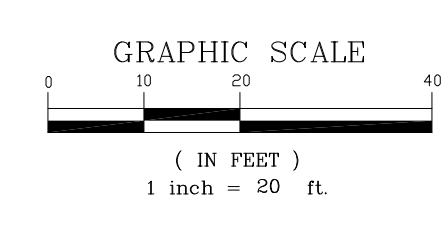
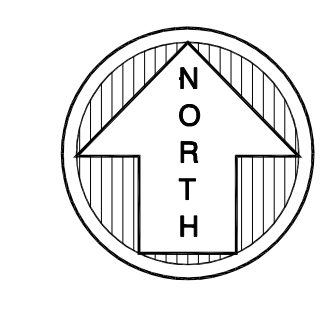
By: Daniel C. Fortin, For The Firm
Surveyor and Mapper, LS2853
State of Florida.

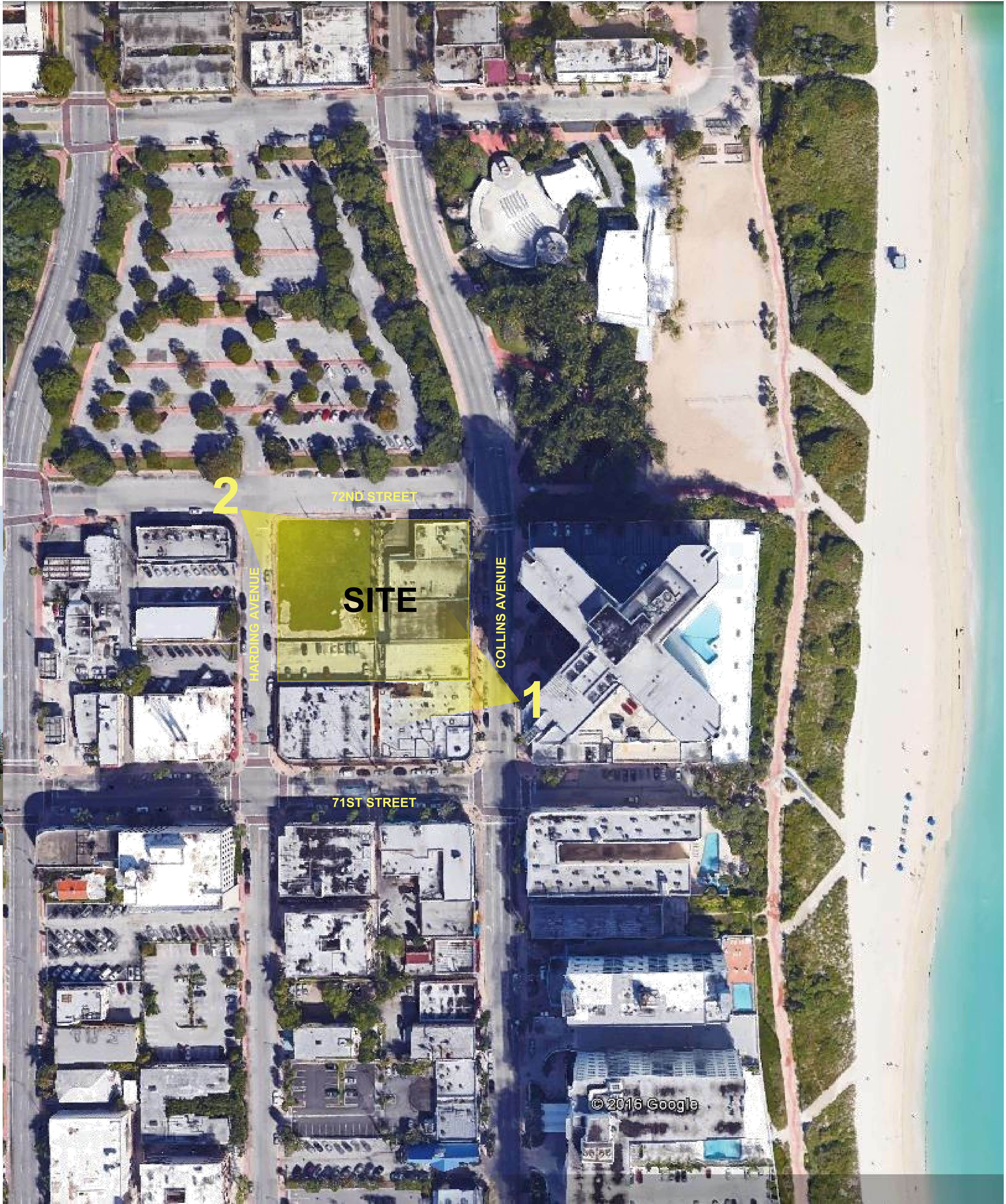


LEGEND		
	CHW	OVERHEAD WIRES
	0.5' CURB	0.5' CURB
	2.00' CURB & GUTTER	2.00' CURB & GUTTER
	CHAIN LINK FENCE	CHAIN LINK FENCE
	EL	ELEVATION
	INV.	INVERT
	S.M.	PERMANENT REFERENCE MONUMENT
	P.M.	B.O.S.
	T.O.B.	TOP OF BAFFLE
	T.B.M.	TEMPORARY BENCH MARK
	CONCRETE	CONCRETE
	WOOD POWER POLE	WOOD POWER POLE
	CLEAN OUT	CLEAN OUT
	ASPHALT PAVEMENT	ASPHALT PAVEMENT



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EXISTING DENNY'S CORNER | 1
N.T.S.



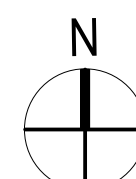


Consultant

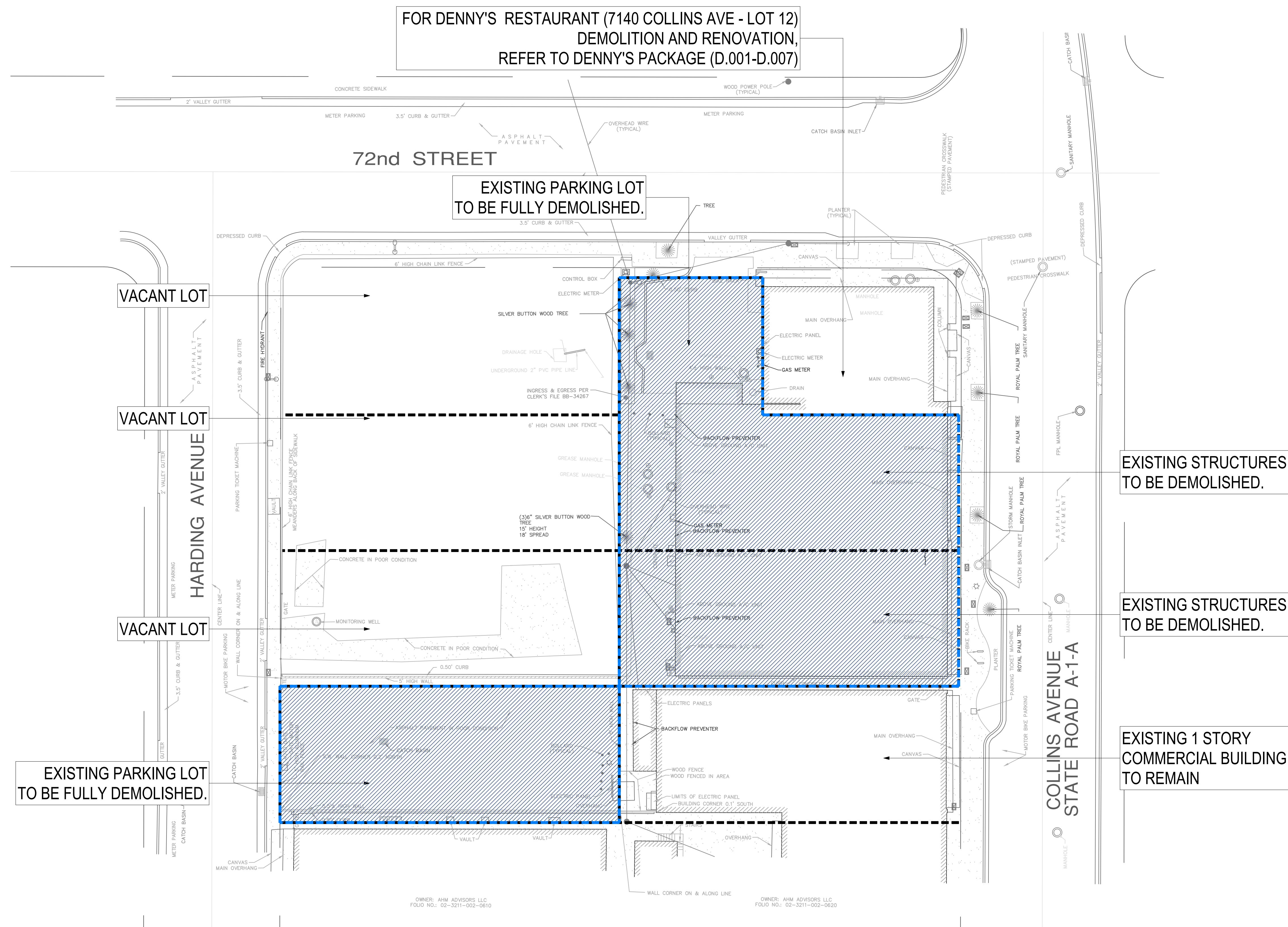
Design by

Sheet No.

ELEVATION = +6.00 NGVD



1. CONTRACTOR IS TO COORDINATE WITH UTILITY COMPANY PRIOR OF REMOVAL AND DISCONNECTED ANY SERVICE FOUND HEREIN.
2. ELECTRICAL CONTRACTOR IS TO FIELD VERIFY ELECTRICAL UTILITIES AND ROUTING PRIOR TO DISCONNECTING THEM. CONTRACTOR IS TO COORDINATE WITH FPL AND REQUEST A WORK-WITH AND/OR REQUEST TO THE OWNER TO DISCONTINUE ELECTRICAL SERVICE FOR THE BUILDING IN THE SCOPE OF WORK.
3. PLUMBING CONTRACTOR IS TO FIELD VERIFY UTILITIES AND ROUTING PRIOR TO DISCONNECTING. CONTRACTOR IS TO COORDINATE WITH SERVICE PROVIDED AND SERVICE SHUT-DOWN OR REQUEST OWNER TO DISCONTINUE SAID SERVICE FOR THE BUILDING IN THE SCOPE OF WORK.
4. SANITARY DISCONNECTION CONTRACTOR IT TO FIND EXACT LOCATION AND COORDINATE WITH WATER & SEWER CO. TO PROVIDE A FEASIBLE POINT TO CAP THE LINE.
5. COORDINATE WITH GAS COMPANY TO DISCONTINUE SERVICE. SUCH SERVICE REMOVAL SHALL BE REMOVE BY THE GAS CO. OR AS DIRECTED BY THEM THEREAFTER.
6. FIRE ALARM SYSTEM, FIRE ALARM SYSTEM SHALL BE REMOVED AND STORED AS DIRECTED BY OWNER.
7. REMOVAL AND STORAGE OF REMOVED EQUIPMENT AND DEVICES ARE TO BE COORDINATED WITH OWNER +. ALL MATERIALS SCHEDULE TO BE DISPOSED-OFF SHALL BE COORDINATE ACCORDINGLY AS PER CITY ORDINANCE(S)
8. CONTRACTOR IS TO MAINTAIN ALL AREAS CLEAN AND CLEAR OF DEBRIS TO PREVENT INJURIES TO BYSTANDERS AS WELL AS PROVIDE BARRICADES/FENCES, ETC. TO PREVENT SITE ACCESS DURING OFF HOURS.
9. CONTRACTOR SHALL COORDINATE RETAIN AND PROCESS ALL PERMITS WITH THE CITY PRIOR TO COMMENCEMENT OF ANY DEMOLITION WORK.
10. DEMOLITION CONTRACTOR SHALL COORDINATE ALL ROAD ACCESS AND BLOCKAGE AND CITY OF PALM BEACH PRIOR TO COMMENCEMENT AND PROVIDE TRAFFIC ASSISTANCE DURING HAULING IN AND OFF SITE.



EXISTING PARKING LOT
TO BE FULLY DEMOLISHED.

EXISTING STRUCTURES
TO BE DEMOLISHED.

EXISTING STRUCTURES
TO BE DEMOLISHED.

EXISTING 1 STORY
COMMERCIAL BUILDING
TO REMAIN

NOT FOR CONSTRUCTION