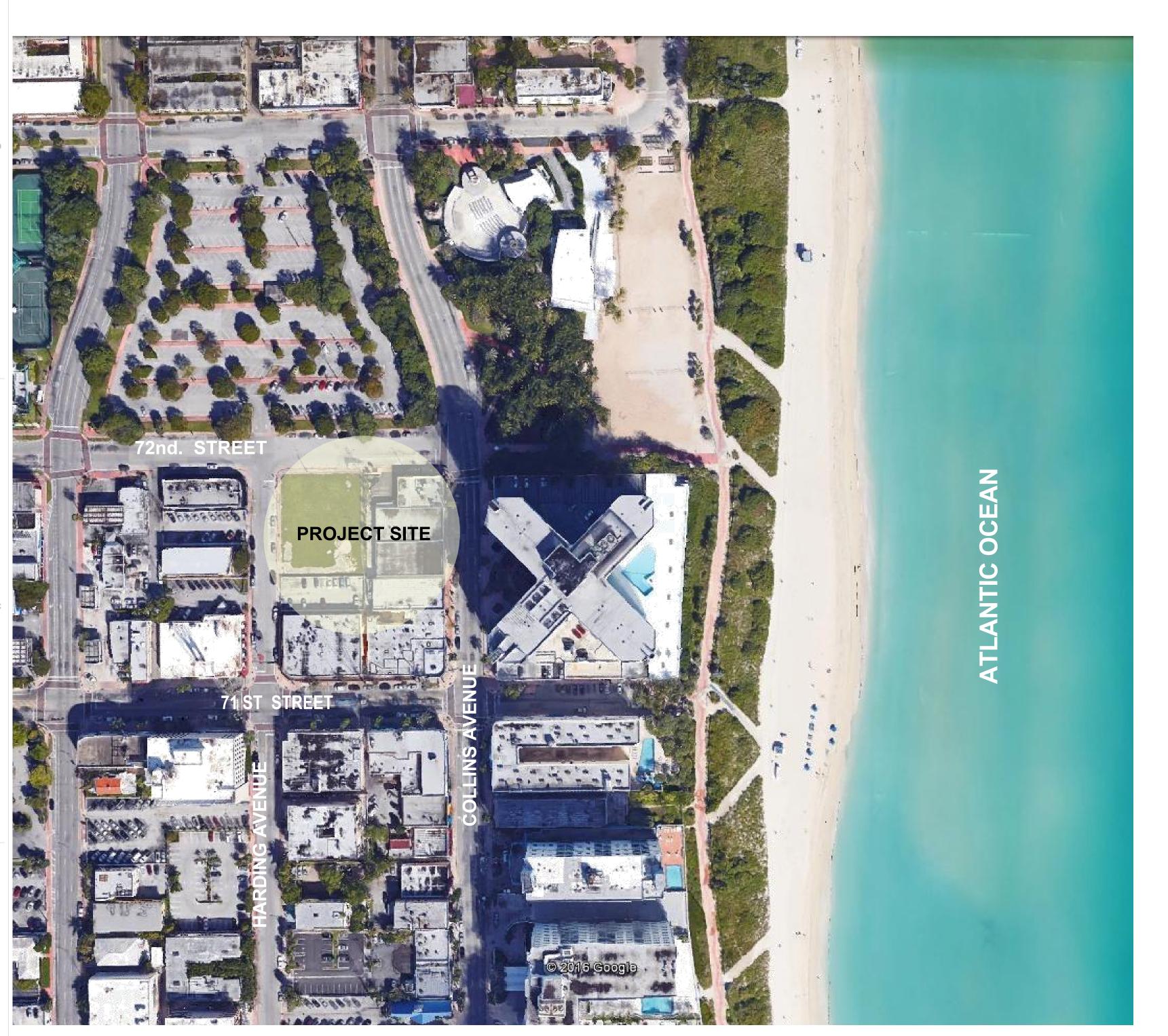
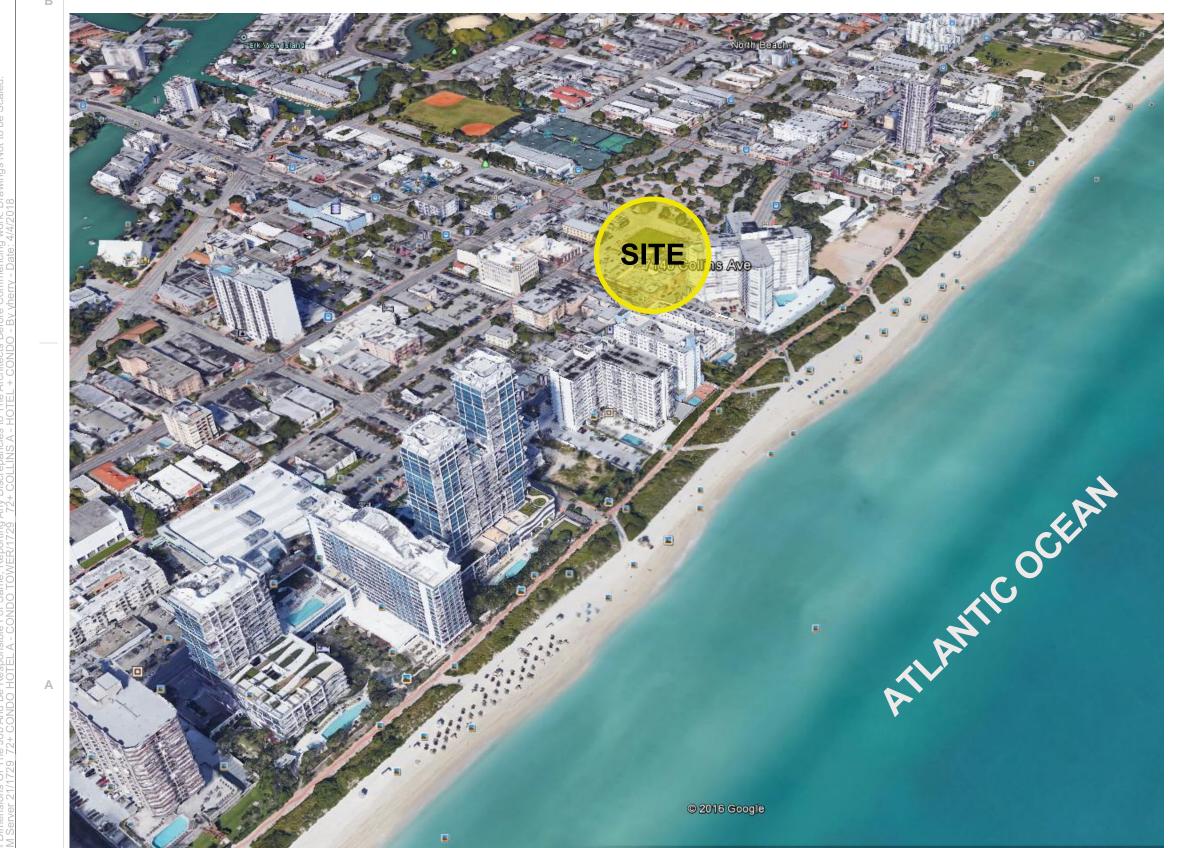
ZONING PRESENTATION

LOCATION PLAN A-001

LOCATION PLANS

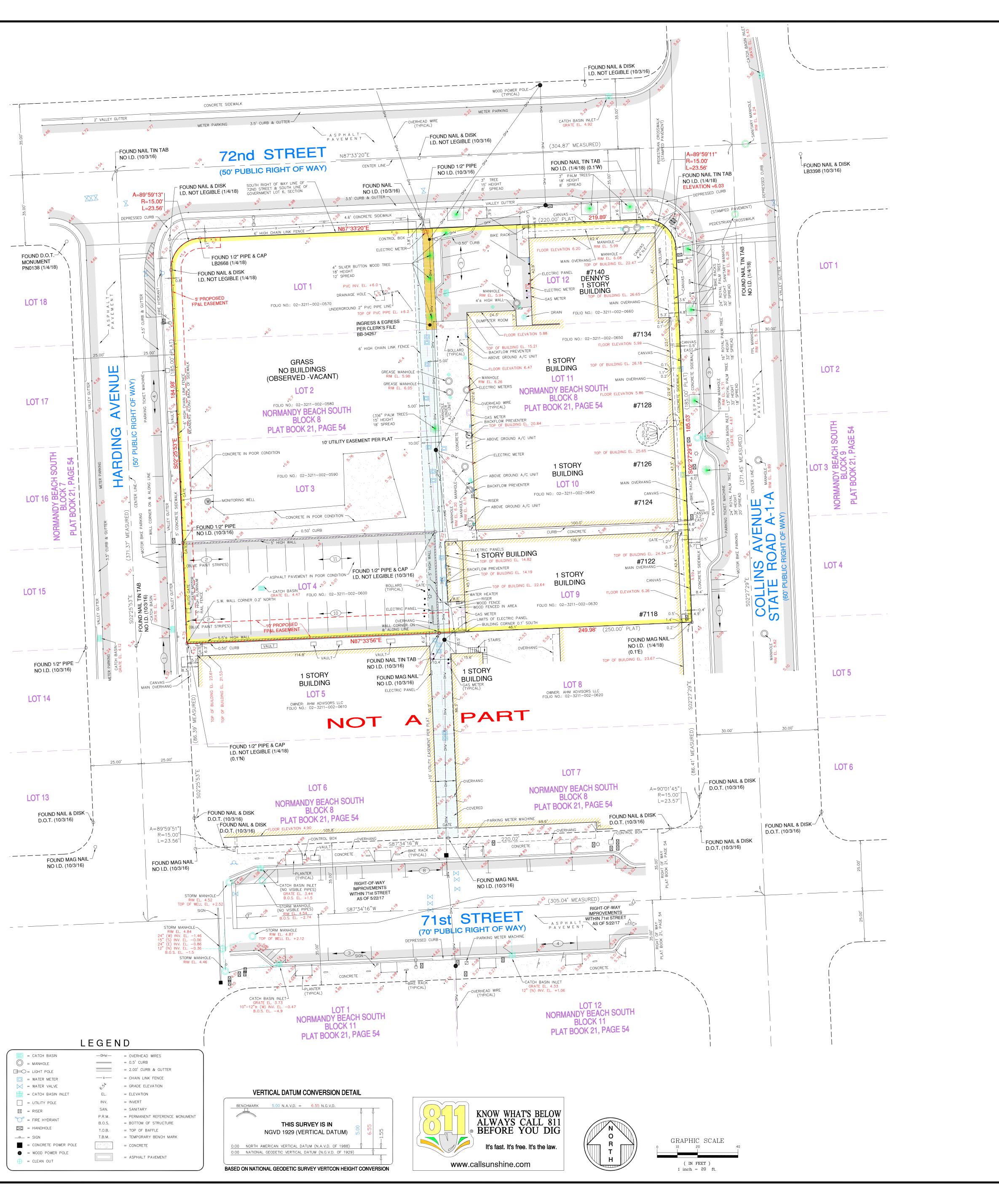


CITY OF MIAMI BEACH



CITY OF MIAMI BEACH

NORTH MIAMI BEACH





LEGAL DESCRIPTION:

SURVEYOR'S NOTES:

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.

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.

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.

- 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 5666868, 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 plottable are shown on this "ALTA Survey".

SCHEDULE B - SECTION II 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. Right-of-Way and easement that encumber Parcel shown on survey. Note: All of the recording information contained herein refers to the Public Records of Miami-Dade County, Florida, unless otherwise indicated. and

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 plottable are shown on this "ALTA Survey".

1—6. Standard Exceptions not addressed.

SCHEDULE B

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.

Right—of—Way and easement per plat shown on survey. 8. Spreader Agreement recorded in O.R.B. 30037, Page 1977.

Encumbers parcel but not subject to location. 9. UCC recorded in O.R.B. 30037, Page 1984.

Encumbers parcel but not subject to location. Note: All of the recording information contained herein refers to the Public Records of Miami-Dade County, Florida, unless otherwise indicated. and

With reference to the Chicago Title Insurance Company, Agent File Reference 2015—4474, with an effective date of January 5, 2016. All easements and/or rights of way of record per title commitment that are plottable are shown on this "ALTA Survey". SCHEDULE B

1-6. Standard Exceptions not addressed. 7. Terms, conditions and easements appearing on the Plat of NORMANDY BEACH SOUTH, as

recorded in Plat Book 21, Page 54. Right-of-Way and easement per plat shown on survey.

8. Right of Way Grant recorded in Clerk's File No. BB-34267. Ingress and Egress encumbers the West 5 feet of said Lot 12, Block 8, as shown on survey. 9. Order from City of Miami Beach Planning Department recorded in O.R.B. 28473, Page 222.

Encumbers parcel but not subject to location. 10. Survey prepared by Abraham Hadad. Not applicable.

11. Mortgage recorded in O.R.B. 29913, Page 4728. Encumbers parcel but not subject to location.

12. Assignment of Rents recorded in O.R.B. 29913, Page 4754. Encumbers parcel but not subject to location. 13. UCC-1 Financing Statement recorded in O.R.B. 29913, Page 4763.

Encumbers parcel but not subject to location. 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 G-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 (EL 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0326L, for Community No. 120651, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical

- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted. 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 overhang 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

SURVEYOR'S CERTIFICATION:

made or implied.

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., LB365;

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



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Original Date

10/3/16

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1 of 1

Plotted

Ref. Dwg.

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Project

INIUM
121 - 7145 HARDING AVENUE
ORIDA. 33141

Owner Information
COLLINS & 72nd.
DEVELOPERS

9537 Harding Avenue
Surfside, Florida 33154

(305) 867-6344

Luis O. Revuelta AR-0007972

ZONING PRESENTATION

PRESENTATION

Date
04.06.2018

Project No. 1729 Sheet Name

SITE PLAN-CONTEXT

revuelta

2950 SW 27TH AVE. SUITE 1 1 0 MIAMI, FL 33133

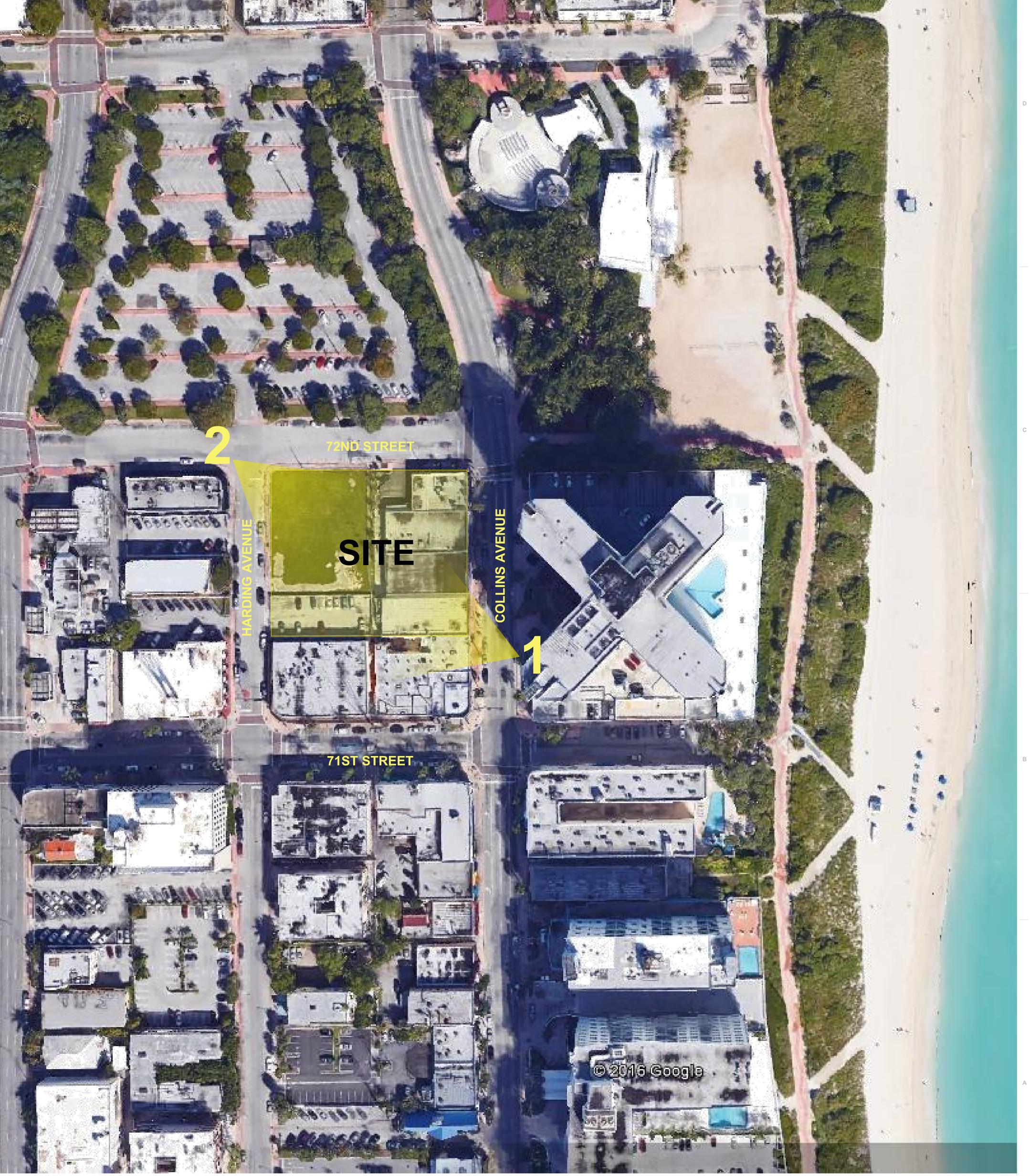
COLLINS & 72nd. DEVELOPERS 9537 Harding Avenue Surfside, Florida 33154

Luis O. Revuelta

AR-0007972

ZONING PRESENTATION

SITE- EXISTING STRUCTURES



PROJECT SITE- EXISTING STRUCTURES 1

Santiago, Chile revueltaarchitecture.com

2950 SW 27TH AVE. SUITE 110 MIAMI, FL 33133 T. 305.590.5000 F. 305.590.5040

Project

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AVENUE & 7121 - 7145 HARDING AVENU

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9537 Harding Avenue
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(305) 867-6344

Luis O. Revuelta

AR-0007972

ZONING PRESENTATION

Date 04.06.2018

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SITE- EXISTING DENNY'S

SITE- E









COLLINS & 72nd. DEVELOPERS

9537 Harding Avenue Surfside, Florida 33154

Luis O. Revuelta

AR-0007972

ZONING PRESENTATION

SITE CONTEXT A

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COLLINS & 72nd. DEVELOPERS 9537 Harding Avenue Surfside, Florida 33154

Scale AS SHOWN Project No. 1729 Sheet Name













CONTEXT STUDY B 1

GENERAL NOTES

- BEFORE STARTING DEMOLITION ALL AFFECTED UTILITIES SHALL BE DISCONNECTED UNLESS OTHERWISE INDICATED OR DIRECTED.
- 2. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL BUILDING CODES. PERMIT SHALL BE POSTED ON A VISIBLE PLACE AT
- 3. ALL WORK FOR THIS PROJECT SHALL CONFORM TO STANDARDS PUBLISHED BY RECOGNIZED PROFESSIONAL AND INDUSTRY ORGANIZATIONS.
- 4. CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING AND FAMILIARIZING HIMSELF WITH ALL EXISTING CONDITIONS AFFECTING THE WORK INCLUDING BUT NOT LIMITED TO PRIVATE AND PUBLIC UTILITIES ON AND OFF SITE, ACCESS ROADS, AND OTHER SUPPORT
- 5. CONTRACTOR TO REMOVE, RELOCATE OR RE-ROUTE AS NECESSARY ELECTRICAL, WATER, GAS OR ANY OTHER UTILITY LINES ENCOUNTERED DURING DEMOLITION.
- 6. IT IS RESPONSABILITY OF THE G.C. TO PROVIDE ANY NECESSARY FENCING, SHORING AND PROTECTIVE BARRIERS BETWEEN THE WORK AREA AND THE EXISTING PUBLIC SIDEWALK.
- 7. CONTRACTOR TO OBTAIN WRITTEN APPROVAL FROM OWNER OR ARCHITECT PRIOR TO ANY CHANGES OR DEVITATION FROM CONTRACT DOCUMENTS.
- 8. UNDER NO CIRCUMSTANCES WILL ASSUMPTIONS BY THE CONTRACTOR BE CONSIDERED THE DESIGN INTENT OR APPROVAL OF THE ARCHITECT OR ENGINEER UNLESS THERE IS WRITTEN APPROVAL BY THEM.
- 9. CONTRACTOR SHALL BE PREPARE AND MANTAIN ALL CONSTRUCTION AREAS,
- AS WELL AS SURROUNDING AREAS FREE OF DEBRIS OR HAZARDOUS EQUIPMENT.

 10. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR THE REPLACEMENT OF ANY EQUIPMENT DAMAGED DURING CONSTRUCTION OR CLEAN-UP. CONSTRUCTION PERSONNEL SHALL BE CONFINED TO THE LIMITS
- OF THE CONSTRUCTION AREA. ALL OSHA REGULATIONS FOR CONSTRUCTION AREAS SHALL BE STRICTLY FOLLOWED.

 11. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND CONSTRUCTION MATERIAL FROM THE SITE. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PROPERLY CLEANING ALL AREAS PRIOR TO FINAL ACCEPTANCE BY THE OWNER.
- 12. CONTRACTOR SHALL IDENTIFY ALL THE EXISTING BEARING WALLS AND VERIFY IF THEY ARE SUBJECT TO REMOVAL. ANY QUESTIONS IN REGARD TO THIS SHALL BE DIRECTED TO THE AOR.
- 13. THE WORK SHALL PROCEED IN SUCH MANNER AS TO MINIMIZE THE SPREAD OF DUST OR FLYING PARTICLES AND TO PROVIDE SAFE WORKING CONDITIONS FOR PERSONNEL.

MEP DEMOLITION NOTES

- 1. CONTRACTOR IS TO COORDINATE WITH UTILITY COMPANY PRIOR OF REMOVAL AND DISCONNECTIONOD 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
- COORDINATE WITH GAS COMPANY TO DISCONTINUE SERVICE. SUCH SERVICE REMOVAL SHALL BE REMOVE BY THE GAS CO. OR AS DIRECTED BY THEM THEREAFTER.
- 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)
- CONTRATOR 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 WITH CITY OFFICIALS PRIOR TO COMMENCEMENT AND PROVIDE TRAFFIC ASSISTANCE DURING HAULING IN AND OFF SITE.

DEMOLITION SITE PLAN

ELEVATION = +6,00 NGVD



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+COLLINS HOTEL & CONDOMINIUM

Permit Revisions

Owner Information COLLINS & 72nd. DEVELOPERS

(305) 867-6344

9537 Harding Avenue

Surfside, Florida 33154

Design

Luis O. Revu

ZONING PRESENTATION

Date 04.06.2018

AS SHOWN
Project No.
1729

AR-0007972

DEMOLITION SITE PLAN

Sheet No. **A-016**