



J. Bonfill & Associates, Inc.
REGISTERED LAND SURVEYORS & MAPPERS
Florida Certificate of Authorization LB33398
7100 S.W. 99th Avenue, Suite 104
Miami, Florida 33173 (305) 598-8383

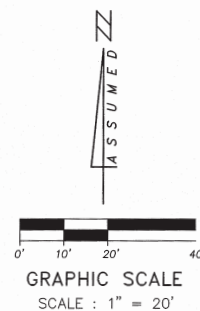
BOUNDARY SURVEY
of
1674 MERIDIAN AVENUE, MIAMI BEACH,
MIAMI-DADE COUNTY, FLORIDA 33139
for
IVY REALTY SERVICES

REVISIONS	BY

Project:	04-0635
Job:	17-0286
Date:	11-01-2017
Drawn:	G.P., J.S., M.R., C.B.
Checked:	J.S.
Scale:	AS SHOWN
Field Book:	FILE
SHEET	1 OF 1

BOUNDARY SURVEY

of
1674 MERIDIAN AVENUE, MIAMI BEACH,
MIAMI-DADE COUNTY, FLORIDA 33139
for
IVY REALTY SERVICES



LEGEND

	Sewer Valve
	Metal Light Pole
	Guy Wire
	Utility Power Pole
	Fire Hydrant
	Water Meter
	Electric Box
	Telephone Box
	Sewer Manhole
	Traffic Sign
	Catch Basin
	Drainage Manhole
	Overhead Utility Lines
	Light Pole
	Gas Valve
	Gas Meter
	Water Valve
	Water Manhole
	Telephone Manhole
	Unknown Manhole
	Spot Elevation
	Right of Way Line
	Diameter
	Mail Box

ABBREVIATIONS

A	Arc Length
A/C	Air Conditioner Pad
ASPH.	Asphalt
B.M.	Benchmark
C.B.S.	Concrete Block Structure
C.G.	Curb & Gutter
C/L	Center Line
C.L.F.	Chain Link Fence
CONC.	Concrete
C.S.	Concrete Slab
D.W.	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.	Plat Book
P.C.P.	Permanent Control Point
PG.	Page
PL	Plaster
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 Gutter
W.F.	Wood Fence
(TYP.)	Typical

TREE LEGEND

SYMBOL	COMMON NAME
	Tree (Species unknown)
	Palm Tree

* Tree types are determined to the best of our ability and should be confirmed by botanist or a trained specialist.

SURVEYOR'S NOTES:

1. MAP OF BOUNDARY SURVEY:

Field Survey was completed on: November 1st, 2017.

2. LEGAL DESCRIPTION:

Lot 5 and the North 5 feet of Lot 4, Block 36, of AMENDED PLAT OF GOLF COURSE SUBDIVISION OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof, recorded in Plat Book 6, Page(s) 26, of Public Records of Miami-Dade County, Florida.

Containing 8,250 Square Feet or 0.19 Acres more or less by calculations.

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:

#1703 Elevation: 4.51 feet (3.73 feet N.G.V.D.29)

AS TO HORIZONTAL CONTROL:

North arrow and bearings refer to an assumed value of North for the Center Line of Meridian Avenue, Miami-Dade County. 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 hereon. 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.

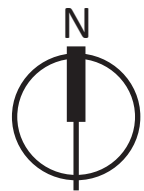
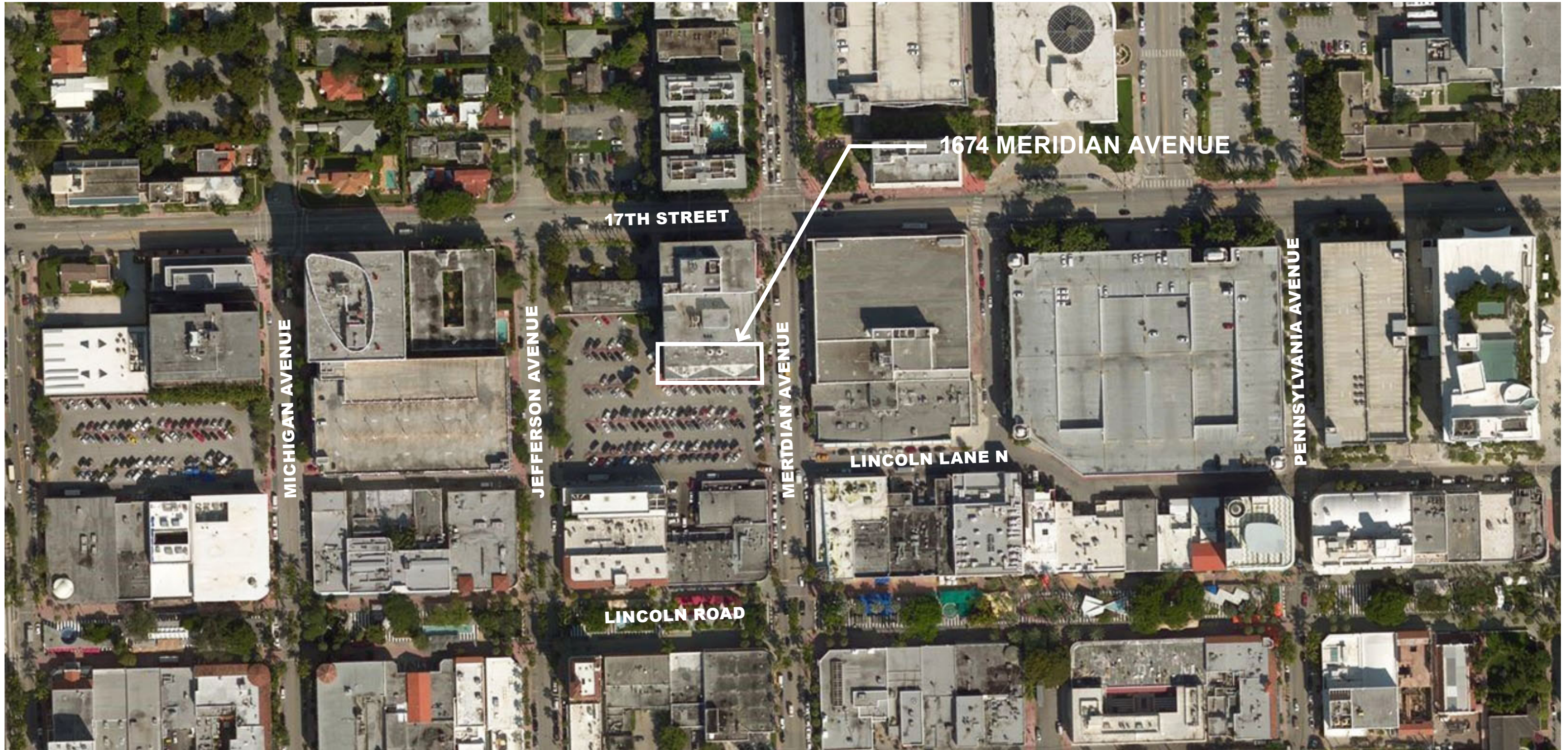
J. Bonfill & Associates, Inc.

Florida Certificate of Authorization Number LB 3398

By:
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 by other than the signing party or parties is prohibited without the written consent of the signing party or parties.





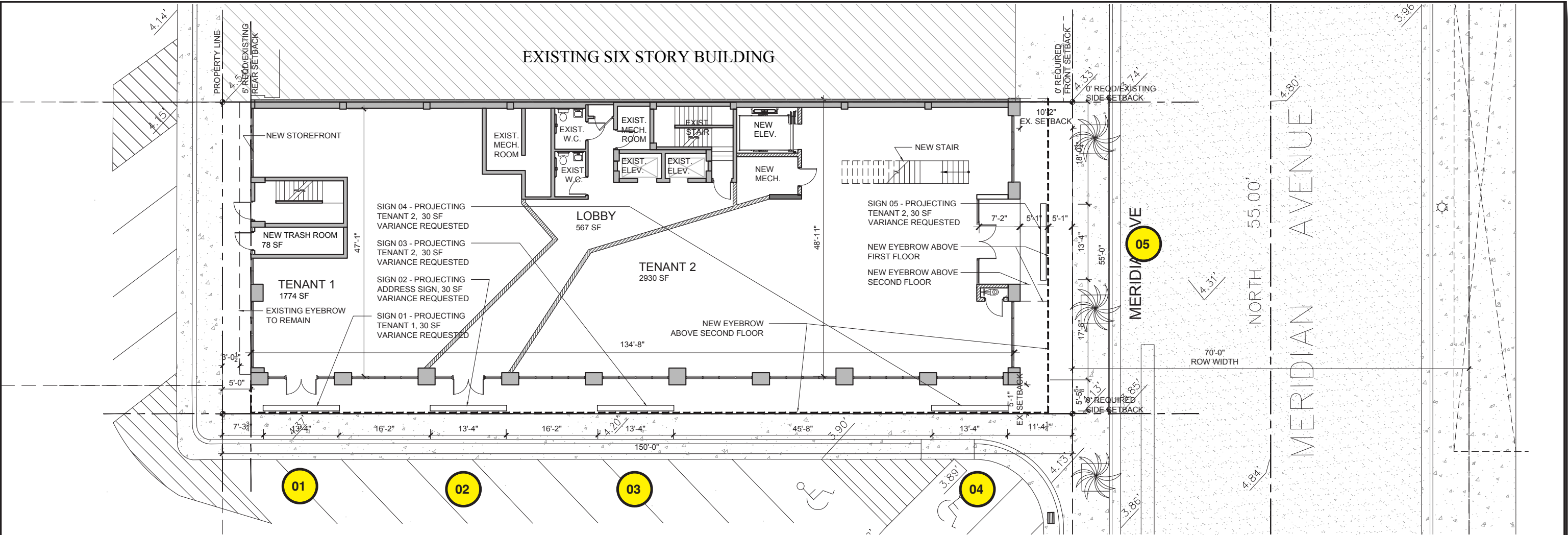
A-002 Location Plan

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Design Review Board Final Submittal

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1251 SW 20th Street, Miami, FL 33145 305.310.2602

Cimring architect
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Number	Location	frontage length	allowed sf if flat	Proposed Type	Tenant #	Allowed size	Proposed size
1	south	31'	23 sf	projecting tenant sign	Tenant 1	15 sf	30 sf
2	south	14'-9"	20sf	projecting tenant sign	Lobby/upper offices	15 sf	30 sf
3	south	75' (total)	30 sf combined	projecting tenant sign	Tenant 2	15 sf each	30 sf each
4	south	75' (total)	30 sf combined	projecting tenant sign	Tenant 2	15 sf each	30 sf each
5	east	50'-6"	30 sf	projecting tenant sign	Tenant 2	15 sf	30 sf

credit: Shulman + Associates

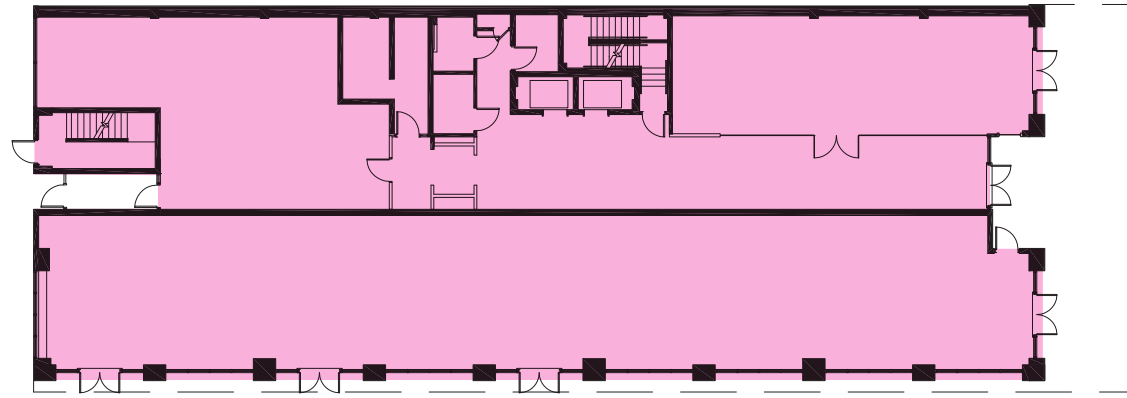
A-003 Previously Approved Site and Signage Plan

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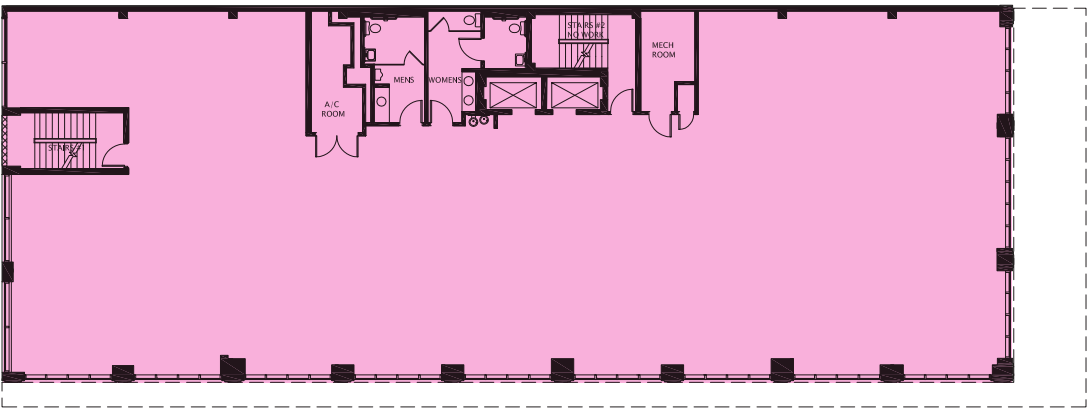
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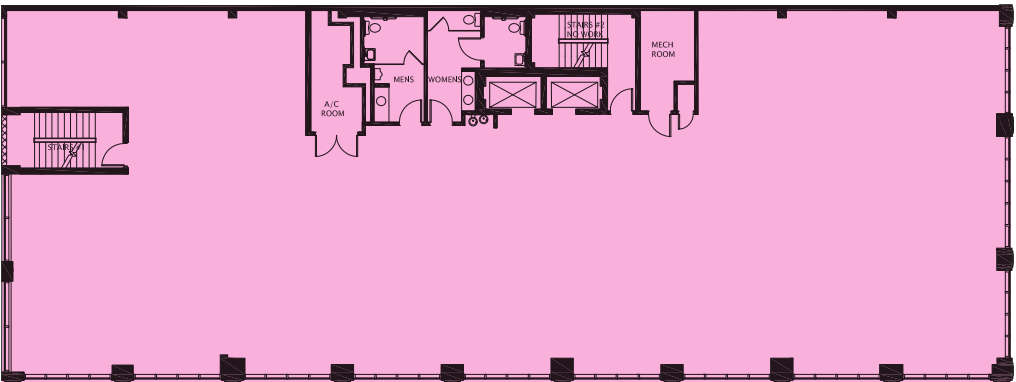




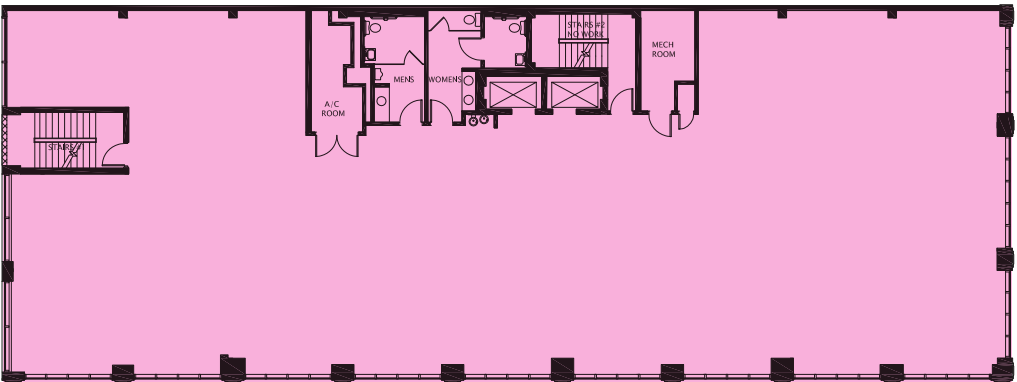
GROUND FLOOR
6757 sf



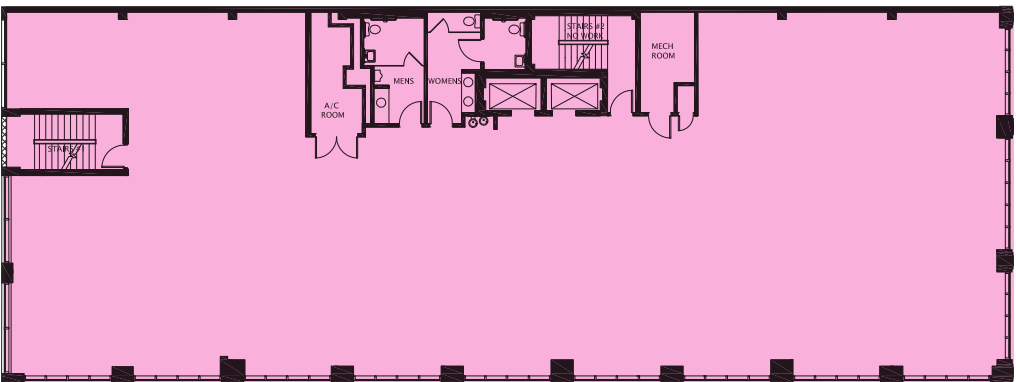
SECOND FLOOR
6835 sf



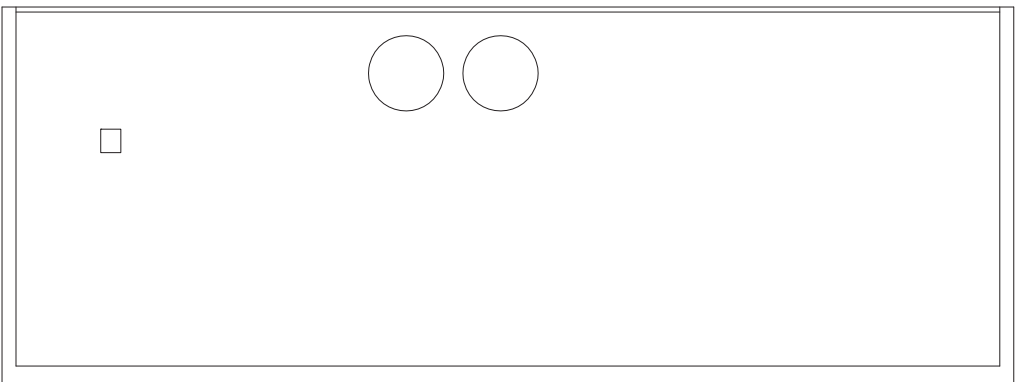
THIRD FLOOR
6835 sf



FOURTH FLOOR
6835 sf



FIFTH FLOOR
6835 sf



ROOF
0 sf

GROUND FLOOR	6757 sf
SECOND FLOOR	6835 sf
THIRD FLOOR	6835 sf
FOURTH FLOOR	6835 sf
FIFTH FLOOR	6835 sf
TOTAL	34,097 SF

A-005 Existing FAR diagrams

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A-008 Existing Site Photos

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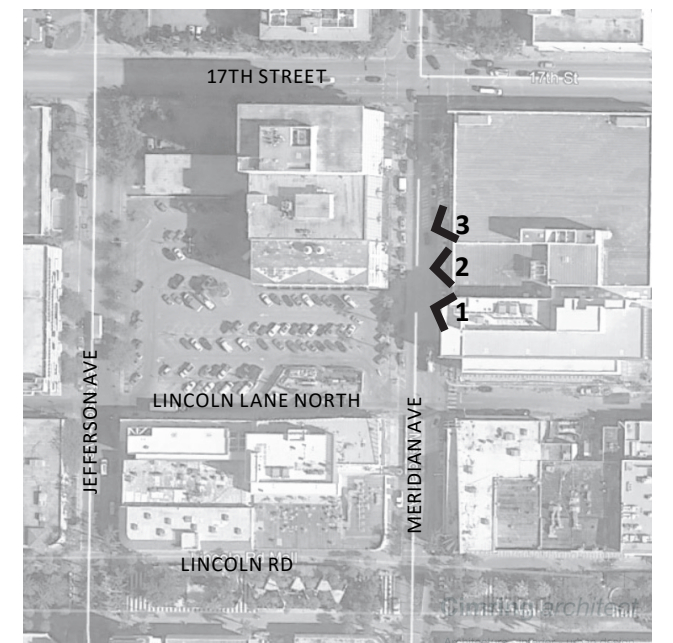
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A-009 Existing Site Photos

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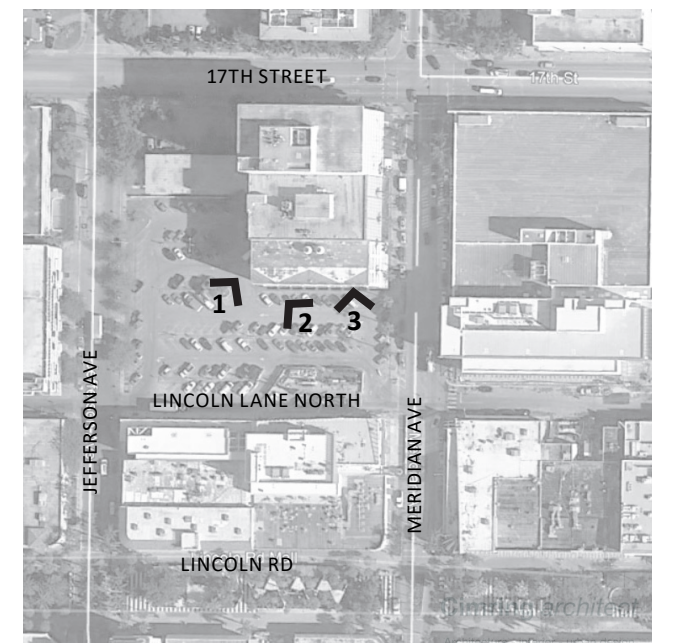
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A-010 Existing Site Photos

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A-011 Existing Interior Site Photos: Lobby

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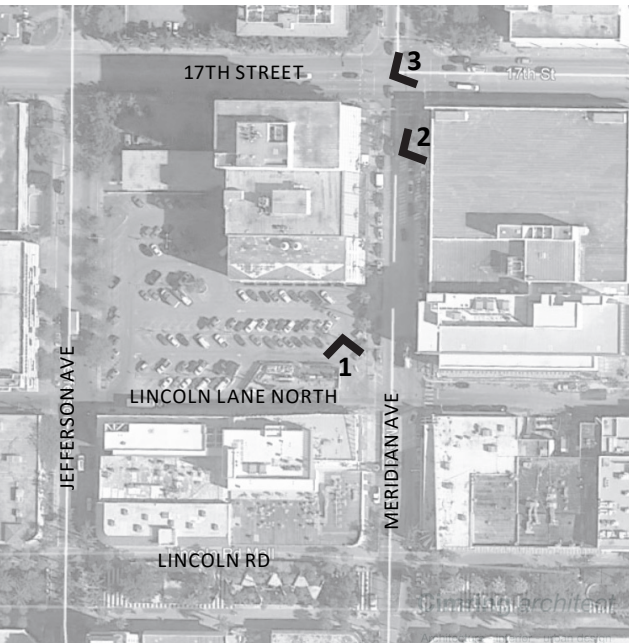
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A-012 Context Photos

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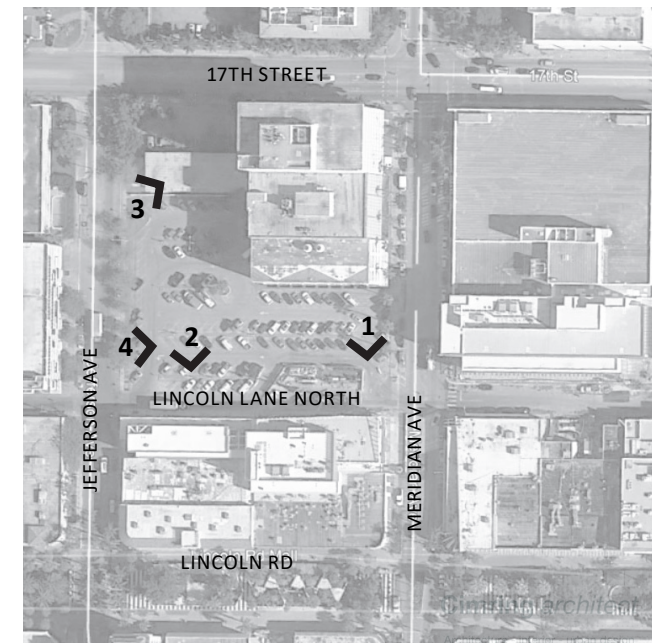
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A-013 Context Photos

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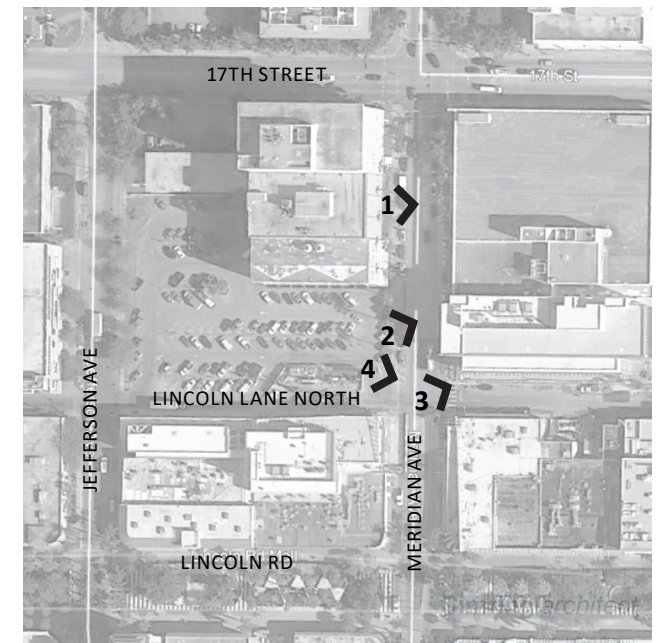
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A-014 Context Photos

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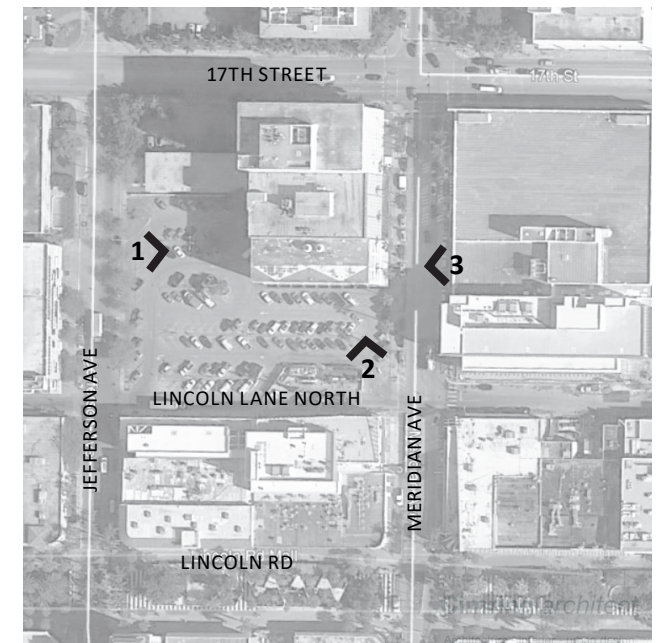
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A-015 Context Photos

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