

1 LOCATION PLAN - 1/2 MI. RANGE 1" = 300'-0"

ARCH E1 30"x42"

NOT FOR CONSTRUCTION





Owner: Allied Partners 770 Lexington Ave New York, NY 10065-8165

Design Architect: Brandon Haw Architecture LLP 375 Park Avenue, Suite 3308 New York, NY 10152 License # AA26003249

CONSULTANTS

Landscape Architect: Naturalficial, Inc. 6915 Red Road, Suite 224 Coral Gables, FL 33143

Traffic Consultant: Traf Tech Engineering, Inc. 8400 N. University Drive, Suite 202 Tamarac, FL 33321

Parking / Auto-Turn Consultant: Juan Espinosa David Plummer & Associates 1750 Ponce de Leon Boulevard Coral Gables, FL 33134

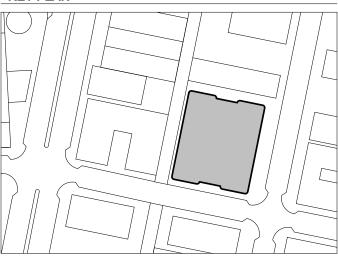
NO. DESCRIPTION

03 FINAL SUBMITTAL SETMAY 23, 201602 SECOND SUBMITTAL PROGRESS SETMAY 19, 201601 FIRST SUBMITTAL PROGRESS SETMAY 5, 2016

DATE OF ISSUE 05/23/16 SCALE 1" = 300'-0" PROJECT NO. & TITLE Project Number TORIN DRAWN BY -CHECKED BY -

DATE

Project Number TORINO GARAGE
PROJECT STATUS
HPB FINAL SUBMITTAL MAY 23, 2016
KEY PLAN

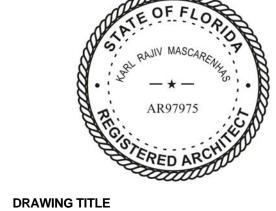


SCALE & ORIENTATION

SCALE AS NOTED GRAPHIC SCALE (AS REQ'D)

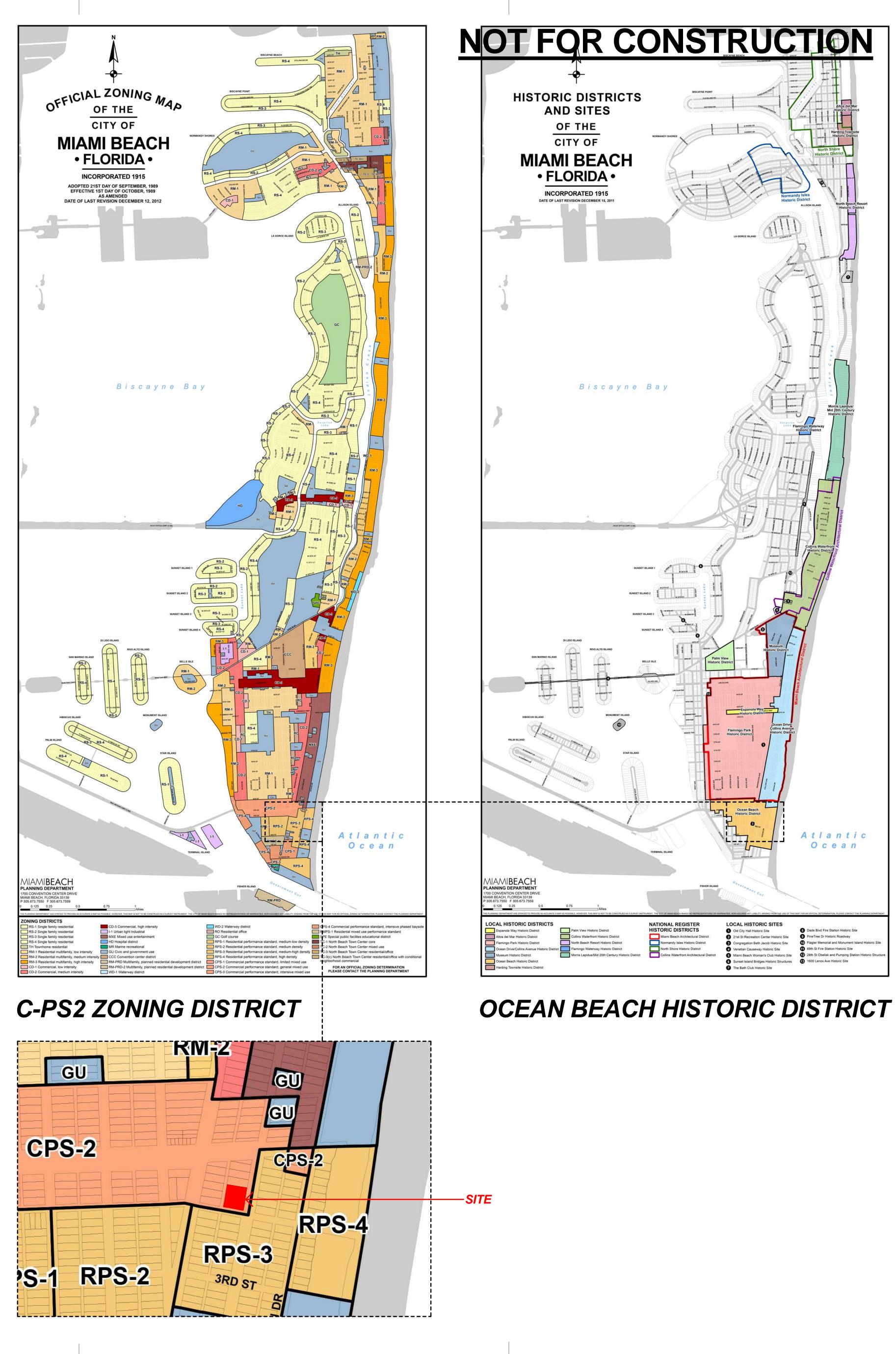
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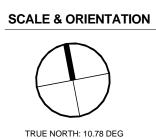
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PROJECT STATUS HPB FINAL SUBMITTAL MAY 23, 2016 **KEY PLAN**



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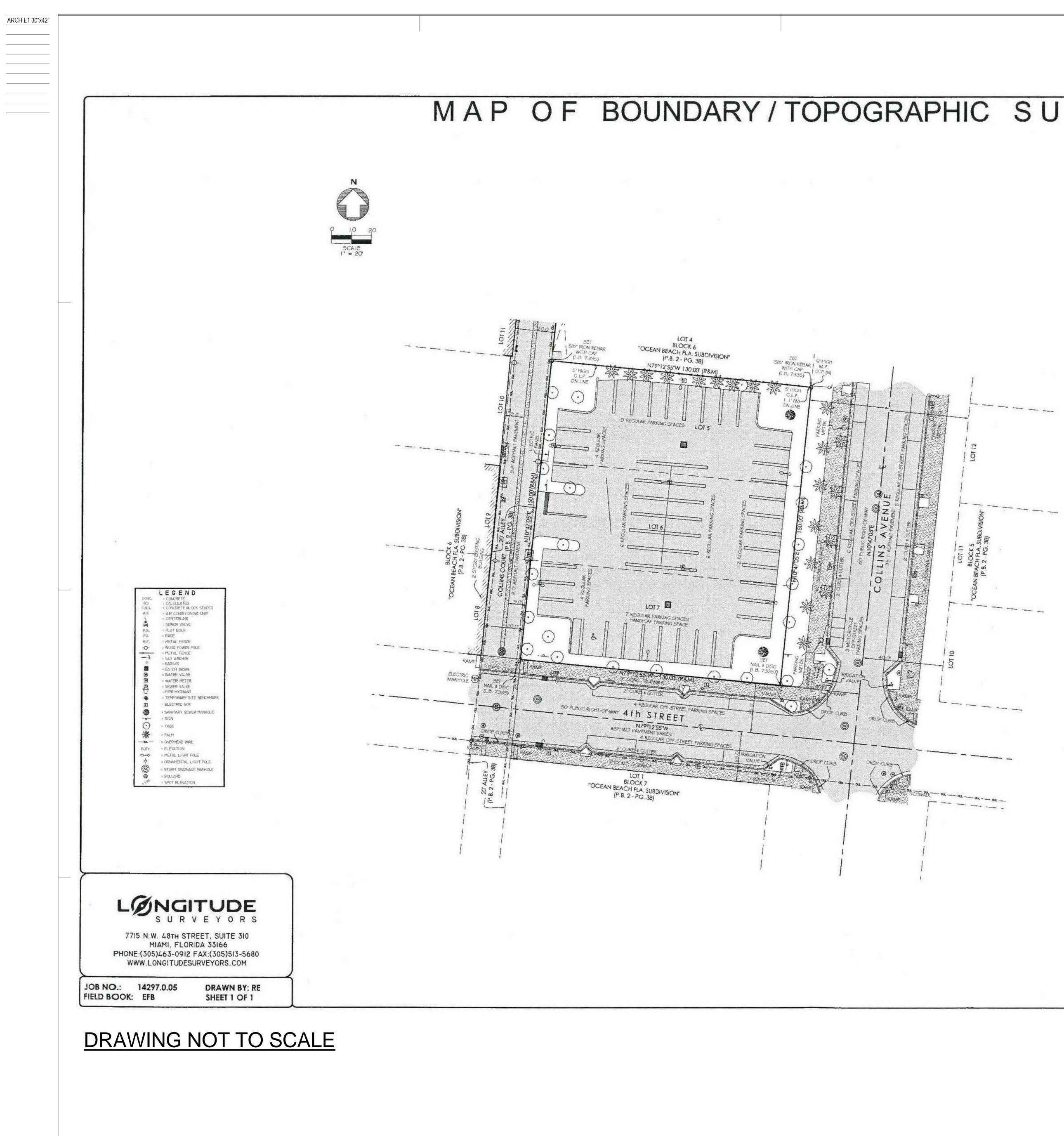
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HPB A-004 HISTORIC DISTRIC & ZONING MAP



MAP OF BOUNDARY/TOPOGRAPHIC SURVEY

NOT FOR CONSTRUCTION

SECTION 3 - TOWNSHIP 54 SOUTH - RANGE 42 EAST LYING AND BEING IN THE CITY OF MIAMI BEACH,



SURVEYOR'S REPORT:

DATE'S OF SURVEY:

The date of completion of the original Survey was on June 30, 2013. The Survey was Updated in the field on <u>April 21, 2016.</u>

LEGAL DESCRIPTION:

Lots 5, 6, and 7, Block 6, of "OCEAN BEACH SUBDIVISION", according to the Plat Ihereot, as recorded in Plat Book 2, Page 38, of the Public Records of Miami-Dade County, Florida. ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Suburban Area (Linear: 1 foot in 7,500 feet) as defined in Rule 5J-17.051, Rorida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of χ_{00} of a foot on hard surfaces and χ_0 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of One inch equals Twenty feet or smaller.

PERTINENT INFORMATION USED FOR SURVEY: North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the centerline of Collins Avenue with an assumed bearing of N10°47'05"E, sold line to be considered a well established and monumented line.

This property appears to be located in a Flood Zone "AE" with a Base Flood Elevation being 8.0 feet, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120651 (City of Miami Beach), Map No. 0319, Suffix L, Map Revised Date: September 11, 2009.

For Vertical Control:

All elevations shown herein are based on the North American Vertical Datum of 1988, and a Benchmark supplied by the Public Works Department of Mami-Dade County, florida. Benchmark: D-146 Elevation: 8.84 (N.G.V.D. 29 Datum)

-1.558 = 7.282 (N.A.V.D. 88 datum)

Located at the Southwest corner of the intersection of Ocean Drive and 5th Street. Plat of "OCEAN BEACH FLA. SUBDIVISION" recorded in Plat Book 2 at Page 38 of the Public Records of Miami-Dade County, Florida.

RESTRICTIONS:

Since no other information were furnished other than that is died under perlinent Information, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Works Department of Miami-Dade County, Florida.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of Public Records of this County. 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.

PURPOSE OF SURVEY:

The purpose of this survey is for a Permit. CLIENT INFORMATION:

This Boundary/Topographic Sulvery was prepared at the insistence of and certified to: Allied Partners

SURVEYORS CERTIFICATE:

I hereby certify: That this "Soundary/Topographic Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary/Topographic Survey" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule(5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing taw, Chapter 472.027 of the Borlda

Statutes. LONGITUSE SURVEYORS LLC & Floriday ionature Dat Eduardo A Suarez PSM egistered Surveyor and Mapper 15631.3 State of Florida NOTICE Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deretions to Sprvey Maps by other than the signing party are prohibited without the written consent of the signing party.





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KEY PLAN SCALE & ORIENTATION

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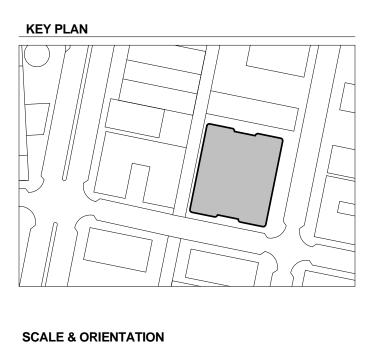
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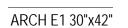


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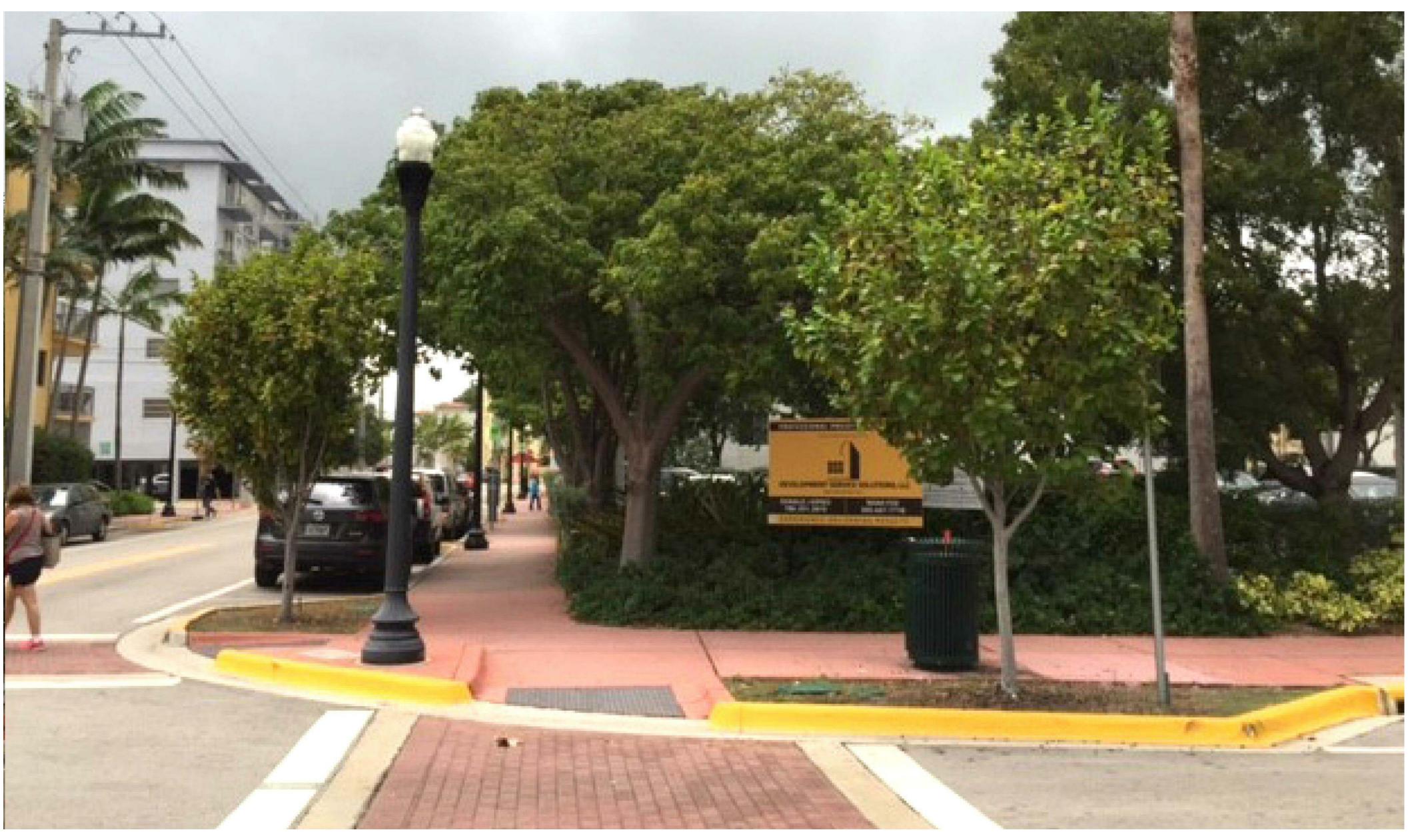
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HPB A-103 CURRENT SITE PHOTOGRAPHS







NEIGHBORING BUILDING TO SOUTH OF SITE (January 11, 2016)

SOUTH-EAST CORNER OF SITE (January 11, 2016)

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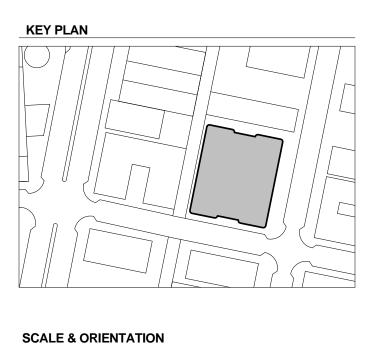
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