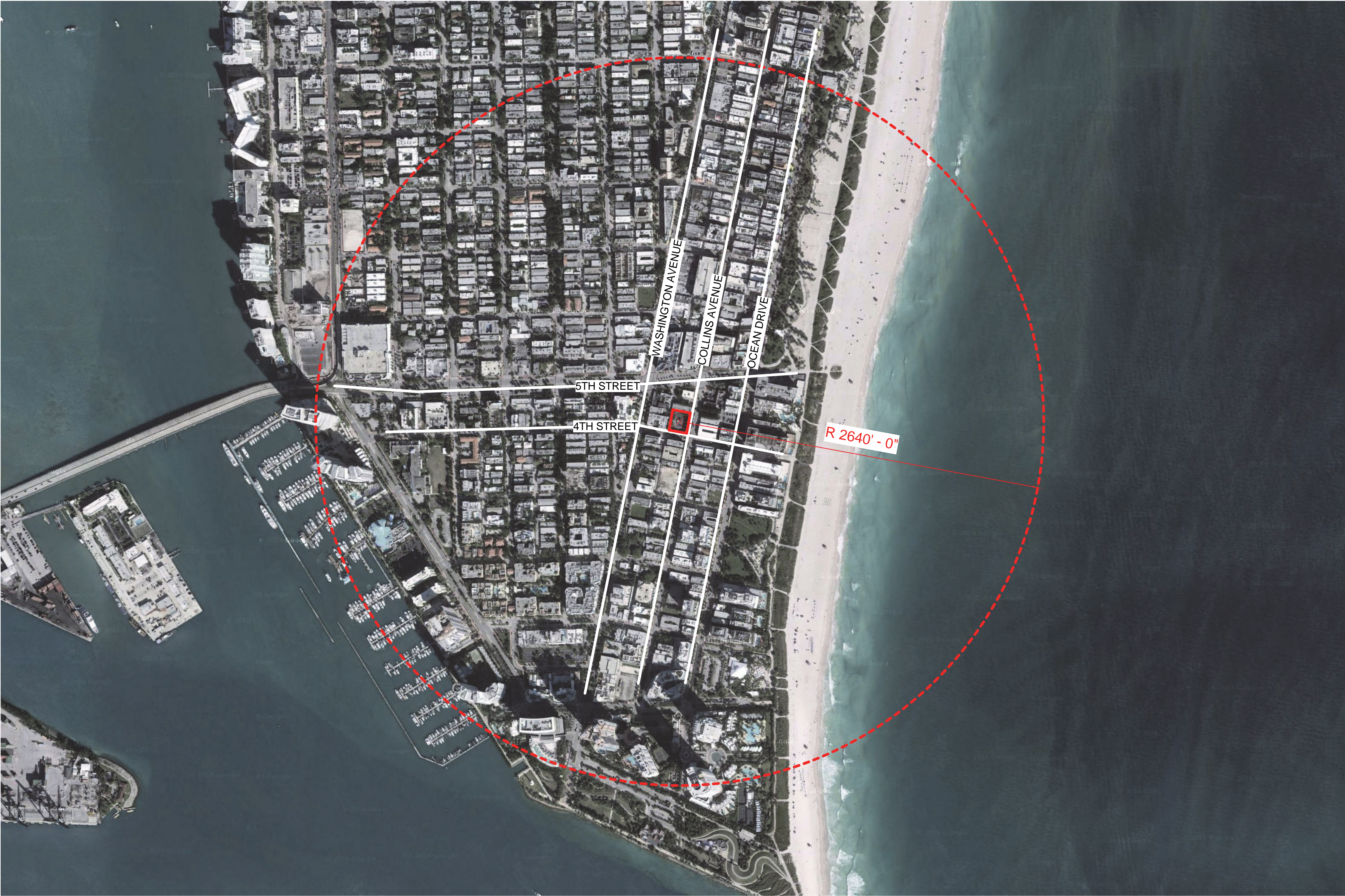


NOT FOR CONSTRUCTION



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

PROJECT

TORINO GARAGE
400 COLLINS AVE.,
MIAMI BEACH, FL 33139

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

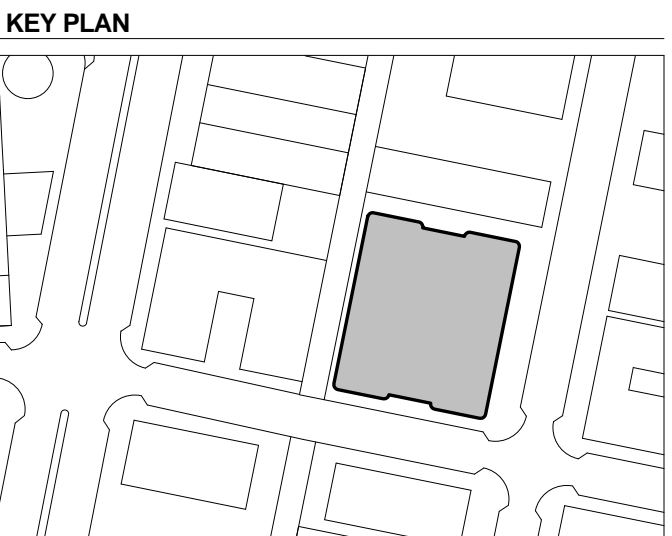
Landscape Architect:
Naturalficial, Inc.
6915 Red Road, Suite 224
Coral Gables, FL 33143

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	DATE
02	FINAL SUBMITTAL	MAY 4, 2016
01	PROGRESS SET	APRIL 27, 2016

DATE OF ISSUE	DRAWN BY
05/03/2016	Author
SCALE	CHECKED BY
1" = 300'-0"	Checker
PROJECT NO. & TITLE	
Project Number TORINO GARAGE	
PROJECT STATUS	
Project Status	



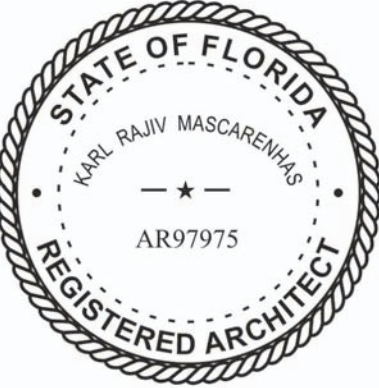
SCALE & ORIENTATION

SCALE AS NOTED
GRAPHIC SCALE (AS NOTED)

SEAL & SIGNATURE

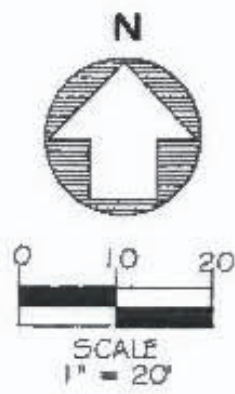
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NOT FOR CONSTRUCTION

MAP OF BOUNDARY / TOPOGRAPHIC SURVEY



- LEGEND**
- CIRC. (D) CONCRETE
 - (S) CALCULATED
 - (S.B.) CONCRETE & ROCK STRUCTURE
 - A.S. AIR CONDITIONING UNIT
 - CENTERLINE
 - SEWER VALVE
 - P.B. PLAT BOOK
 - P.L. PAGE
 - K.F. METAL FENCE
 - WOOD POWER POLE
 - METAL FENCE
 - GUY ANCHOR
 - RADIATOR
 - CATCH BASIN
 - WATER VALVE
 - WATER METER
 - SEWER VALVE
 - FIRE HYDRANT
 - TEMPORARY SITE BENCHMARK
 - ELECTRIC BOX
 - SANITARY SEWER MANHOLE
 - SIGN
 - TREE
 - OVERHEAD WIRE
 - ELEV. ELEVATION
 - METAL LIGHT POLE
 - DRAINAGE LIGHT POLE
 - STORM DRAINAGE MANHOLE
 - BOLLARD
 - SPOT ELEVATION

LONGITUDE
SURVEYORS

7715 N.W. 48th STREET, SUITE 310
MIAMI, FLORIDA 33166
PHONE: (305) 463-0912 FAX: (305) 513-5680
WWW.LONGITUDESURVEYORS.COM

JOB NO.: 14297.0.05
FIELD BOOK: EFB

DRAWN BY: RE
SHEET 1 OF 1

SURVEYOR'S REPORT:

DATES OF SURVEY:

The date of completion of the original Survey was on June 30, 2013.
The Survey was updated in the field on April 21, 2016.

LEGAL DESCRIPTION:

Lots 5, 6, and 7, Block 6, of "OCEAN BEACH SUBDIVISION", according to the Plat thereof, 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 5A-17.05, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of $\frac{1}{16}$ of a foot on hard surfaces and $\frac{1}{8}$ 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 herein are based upon the centerline of Collins Avenue with an assumed bearing of N104°47'05"E, said 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 120451 (City of Miami Beach), Map No. 0317, Sixth 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 Miami-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 of Page 38 of the Public Records of Miami-Dade County, Florida.

RESTRICTIONS:

Since no other information were furnished other than that is cited under pertinent 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 herein.

PURPOSE OF SURVEY:

The purpose of this survey is for a Permit.

CLIENT INFORMATION:

This Boundary/Topographic Survey was prepared at the instance of and certified to:

Allied Partners

SURVEYOR'S CERTIFICATE:

I hereby certify that this "Boundary/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 5A-17.051 through 5A-17.052 of the Florida Administrative Code and its implementing law, Chapter 47,022 of the Florida Statutes.

LONGITUDE SURVEYORS LLC, a Florida Limited Liability Corporation

Florida License No. 22440, Registration Number 18759

By: Eduardo H. Suarez, P.S.M. Signature Date: 4/28/16

Registered Surveyor and Mapper (L.S. 51), State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to a Survey Map by other than the signing party are prohibited without the written consent of the signing party.

PROJECT

TORINO GARAGE

400 COLLINS AVE.,
MIAMI BEACH, FL 33139

Owner:

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

Design Architect:

Brandon Haw Architecture LLP
375 Park Avenue, Suite 3308
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CONSULTANTS

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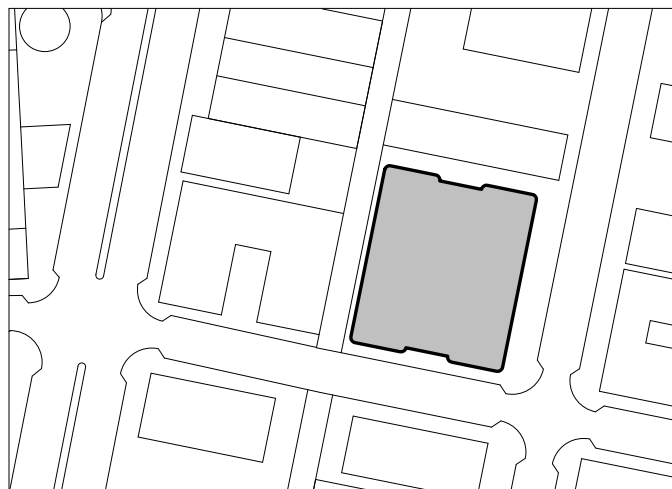
PROJECT NO. & TITLE

Project Number TORINO GARAGE

PROJECT STATUS

Project Status

KEY PLAN



SCALE & ORIENTATION

NOT TO SCALE

SEAL & SIGNATURE

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DRAWING TITLE

PB A-005
EXISTING SITE SURVEY
SIGNED SEALED

DRAWING NOT TO SCALE

