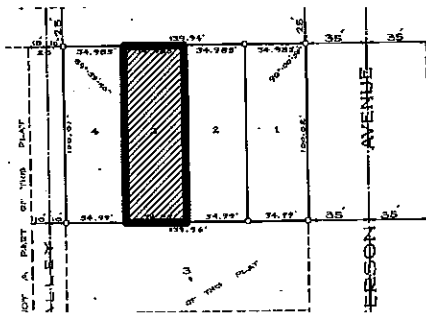
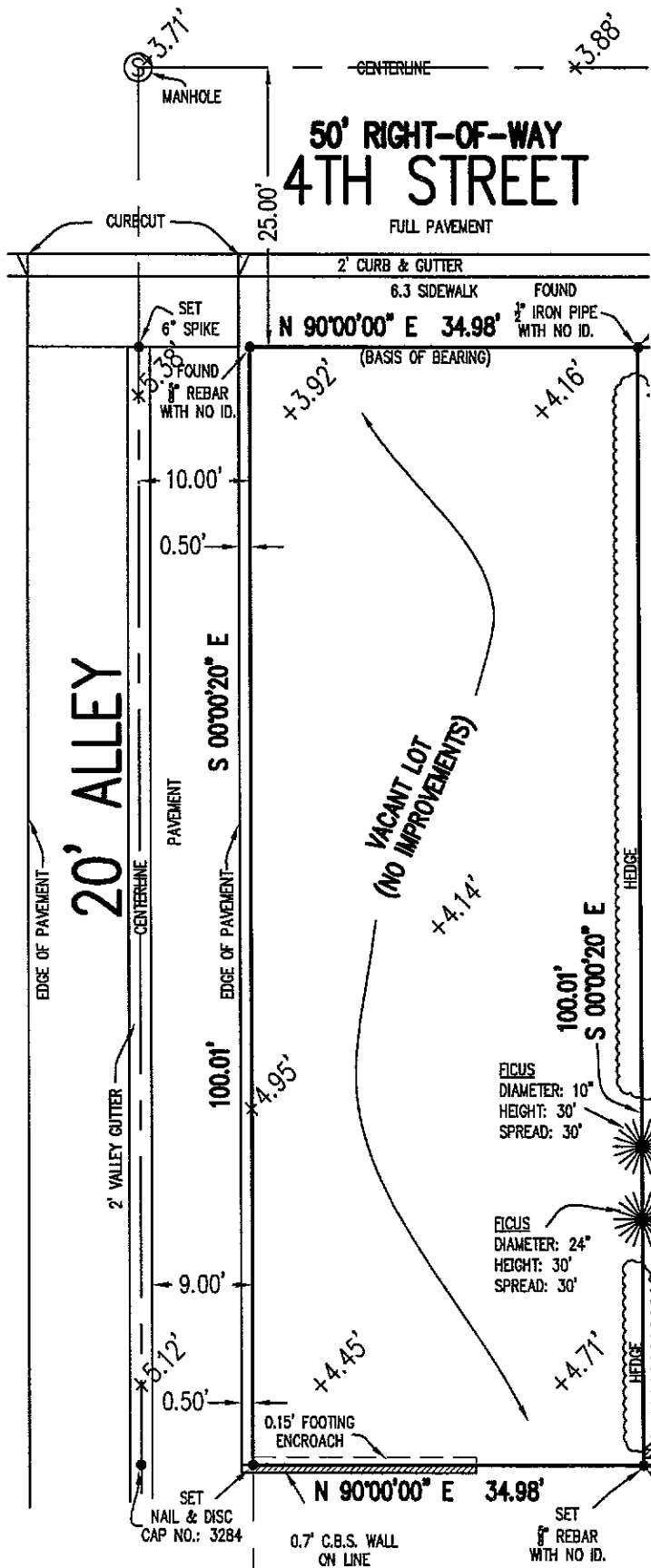
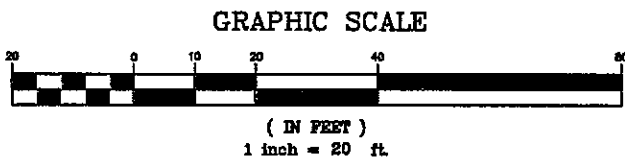
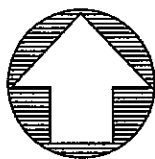


BOUNDARY SURVEY



LOCATION SKETCH  
NOT TO SCALE



AREA  
OF LOT = 3498.85 sq.ft.

THIS SURVEY HAS NOT BEEN UPDATED  
SINCE FIELD DATE SHOWN HERE.  
IT SHOULD BE VERIFIED PRIOR TO  
ANY NEW CONSTRUCTION

LEGAL DESCRIPTION: Lot 3, Block 82, ENTIRE PLAT OF RESUBDIVISION OF LOTS 1 AND 2 OF BLOCK 82, OCEAN BEACH ADDITION NO. 3, according to the Plat thereof, as recorded in Plat Book 38 at Page 72 of the Public Records of Miami-Dade County, Florida.  
FOLIO NO.: 02-4203-011-0030

SURVEY FOR: TBD HARBOR LLC  
912-918 4TH STREET  
MIAMI BEACH, FL 33139

I HEREBY CERTIFY: That the SKETCH OF SURVEY of the above captioned property was completed under my supervision and/or direction, to the best of my knowledge and belief. This survey meets or exceeds the Minimum Technical Standards set forth by the Florida Board of Land Surveyors in Chapter 5J-17 Florida Administrative Code. Pursuant to Section 472.027, Florida Statutes.

DELTA MAPPING AND SURVEYING, INC.  
13301 SW 132 AVENUE SUITE 117  
MIAMI, FLORIDA 33186

DELTA MAPPING AND SURVEYING, INC.

WALDO F. PAEZ DATE SIGNED: 10-19-16  
PROFESSIONAL SURVEYOR AND MAPPER  
NO. 3284  
STATE OF FLORIDA

CERTIFICATE OF AUTHORIZATION  
L.B. NO. 7950  
STATE OF FLORIDA

786-429-1024  
FAX: 786-592-1152

- 1) FLOOD ZONE: AE BASE: +8.0' PANEL NO. 12086C0319L  
COMMUNITY NO. 120651 DATE OF MAP: 9-11-09
- 2) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY
- 3) EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY
- 4) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED
- 5) LOCATION AND IDENTIFICATION OF UTILITIES, IF ANY ARE SHOWN IN ACCORDANCE WITH RECORDED PLAT
- 6) OWNERSHIP IS SUBJECT TO OPINION OF TITLE
- 7) TYPE OF SURVEY: BOUNDARY SURVEY
- 8) THE HEREIN CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE SHOWN LEGAL DESCRIPTION: PROVIDED BY CLIENT
- 9) SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID AND FOR REFERENCE ONLY, UNLESS SIGNED AND SEALED WITH THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
- 10) THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTIES
- 11) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON, CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK OR CONSTRUCTION ON THE PROPERTY HEREIN DESCRIBED. SURVEYOR SHALL BE NOTIFIED AS TO ANY DEVIATION FROM UTILITIES SHOWN HEREON.
- 12) THE SURVEYOR OF RECORD DOES NOT DETERMINE OWNERSHIP OF FENCES. MEASUREMENTS SHOWN HEREON DEPICT PHYSICAL LOCATION OF FENCE
- 13) ACCURACY: THE EXPECTED USE OF LAND AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (5J-17 FAC), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THE TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT
- 14) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
- 15) NO ATTEMPT HAS BEEN MADE TO LOCATE ANY FOUNDATION BENEATH THE SURFACE OF THE GROUND.
- 16) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- 17) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES

IF ELEVATIONS ARE SHOWN, THEY ARE BASED ON A CLOSED LEVEL LOOP USING THIRD ORDER PROCEDURE AND ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.  
0.0 DENOTES EXISTING ELEVATION  
ELEVATION REFERS TO THE NATIONAL GEODETIC VERTICAL DATUM OF MEAN SEA LEVEL OF 1929  
BENCHMARK: D-116 ELEVATION: +5.03'  
LOCATOR INDEX: 4231 NE

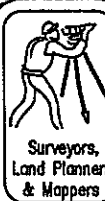
BEARINGS HEREON ARE REFFERRED TO AN ASSUMED VALUE OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR THE SOUTH RIGHT OF WAY LINE OF 4TH STREET

FIELD SURVEY DATE: 7-28-15 SCALE: 1" = 20' DRAWN BY: M.E.P.  
DRAWING DATE: 08-03-15 FB: SKETCH DRAWING NO.: 15-0412

SEAL

Delta Mapping and Surveying, Inc.

13301 SW 132ND AVENUE, SUITE 117 MIAMI FL 33186  
PHONE: (786) 429-1024 E-MAIL: DELTAMAPPING@GMAIL.COM



BOUNDARY  
SURVEY

REVISIONS

DATE: 06-14-2016

DATE:

06-14-2016

SCALE:

1" = 20'

DRAWN BY:

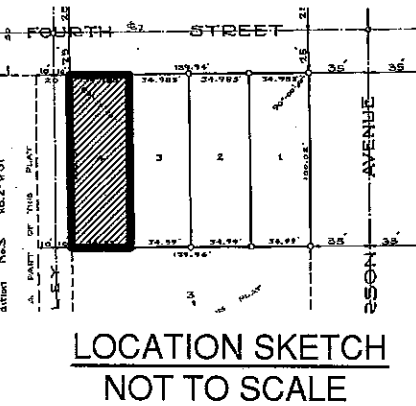
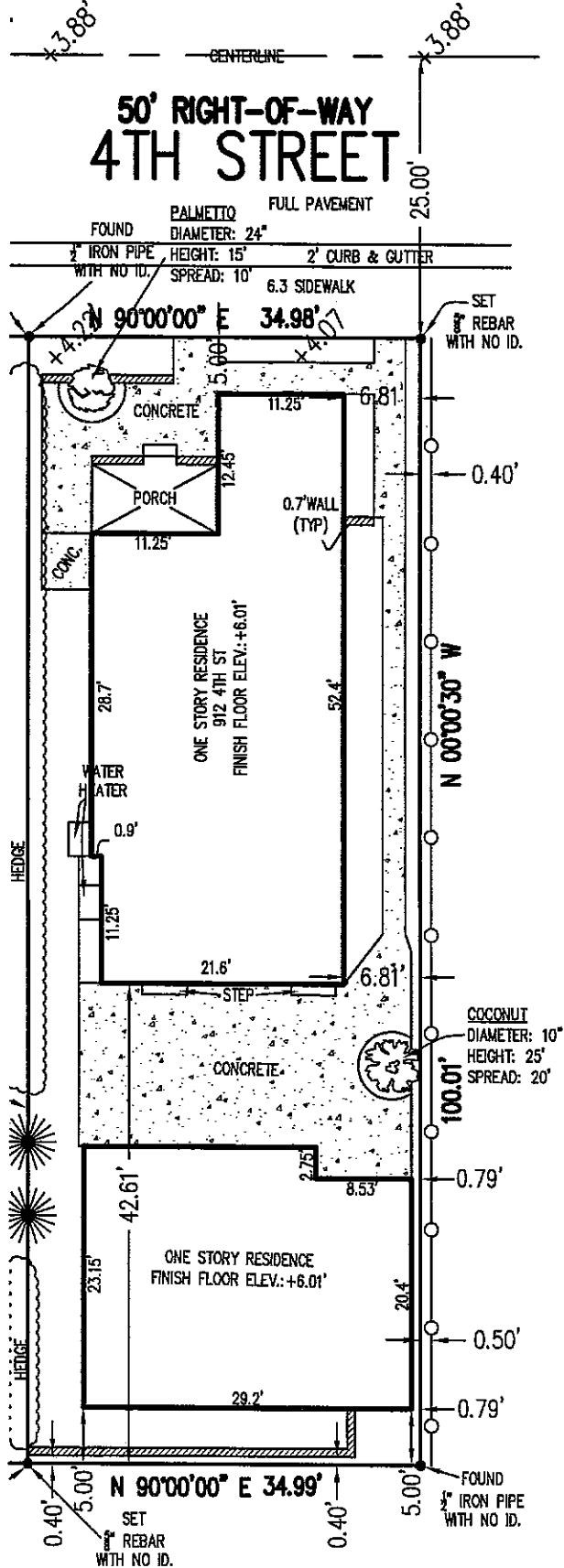
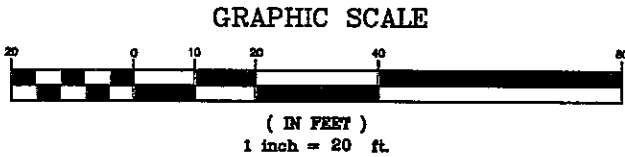
M.E.P.

DRAWING NO:

15-0412

1 OF 1

BOUNDARY SURVEY



LEGAL DESCRIPTION: Lot 4, Block 82, ENTIRE PLAT OF RESUBDIVISION OF LOTS 1 AND 2 OF BLOCK 82, OCEAN BEACH ADDITION NO. 3, according to the Plat thereof, as recorded in Plat Book 38 at Page 72 of the Public Records of Miami-Dade County, Florida.

SURVEY FOR: TBD HARBOR LLC  
912-918 4TH STREET  
MIAMI BEACH, FL 33139

I HEREBY CERTIFY: That the SKETCH OF SURVEY of the above captioned property was completed under my supervision and/or direction, to the best of my knowledge and belief. This survey meets or exceeds the Minimum Technical Standards set forth by the Florida Board of Land Surveyors in Chapter 5J-17 Florida Administrative Code. Pursuant to Section 472.027, Florida Statutes.

DELTA MAPPING AND SURVEYING, INC.  
13301 SW 132 AVENUE SUITE 117  
MIAMI, FLORIDA 33186

WALDO F. PAEZ DATE SIGNED: 6.14.16  
PROFESSIONAL SURVEYOR AND MAPPER  
NO. 3284  
STATE OF FLORIDA

CERTIFICATE OF AUTHORIZATION  
L.B. NO. 7950  
STATE OF FLORIDA

786-429-1024  
FAX: 786-592-1152

- 1) FLOOD ZONE: AE BASE: +8.0' PANEL NO. 12086C0319L  
COMMUNITY NO. 120651 DATE OF MAP: 9-11-09
- 2) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY
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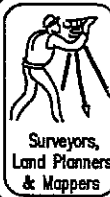
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ELEVATION REFERS TO THE NATIONAL GEODETIC VERTICAL DATUM OF MEAN SEA LEVEL OF 1929  
BENCHMARK: D-116 ELEVATION: +5.03'  
LOCATOR INDEX: 4231 NE

BEARINGS HEREON ARE REFERRRED TO AN ASSUMED VALUE OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR THE SOUTH RIGHT OF WAY LINE OF 4TH STREET

FIELD SURVEY DATE: 7-28-15 SCALE: 1" = 20' DRAWN BY: M.E.P.  
DRAWING DATE: 08-03-15 FB: SKETCH DRAWING NO.: 15-0413

SEAL

Delta Mapping and Surveying, Inc  
13301 SW 132ND AVENUE, SUITE 117 MIAMI FL 33186  
PHONE: (786) 429-1024 E-MAIL: DELTAMAPPING@GMAIL.COM



BOUNDARY  
SURVEY

REVISIONS	DATE	REMARKS
1	6-14-16	ADD LOT AREA
DATE:	06-14-2016	
SCALE:	1" = 20'	
DRAWN BY:	M.E.P.	
DRAWING NO:	15-0413	
1 OF 1		

EXISTING SITE PICTURES

SITE ADDRESS



912 4th Street, North facade, 03/22/16



918 / 912 4th Street, West facade, 03/22/16

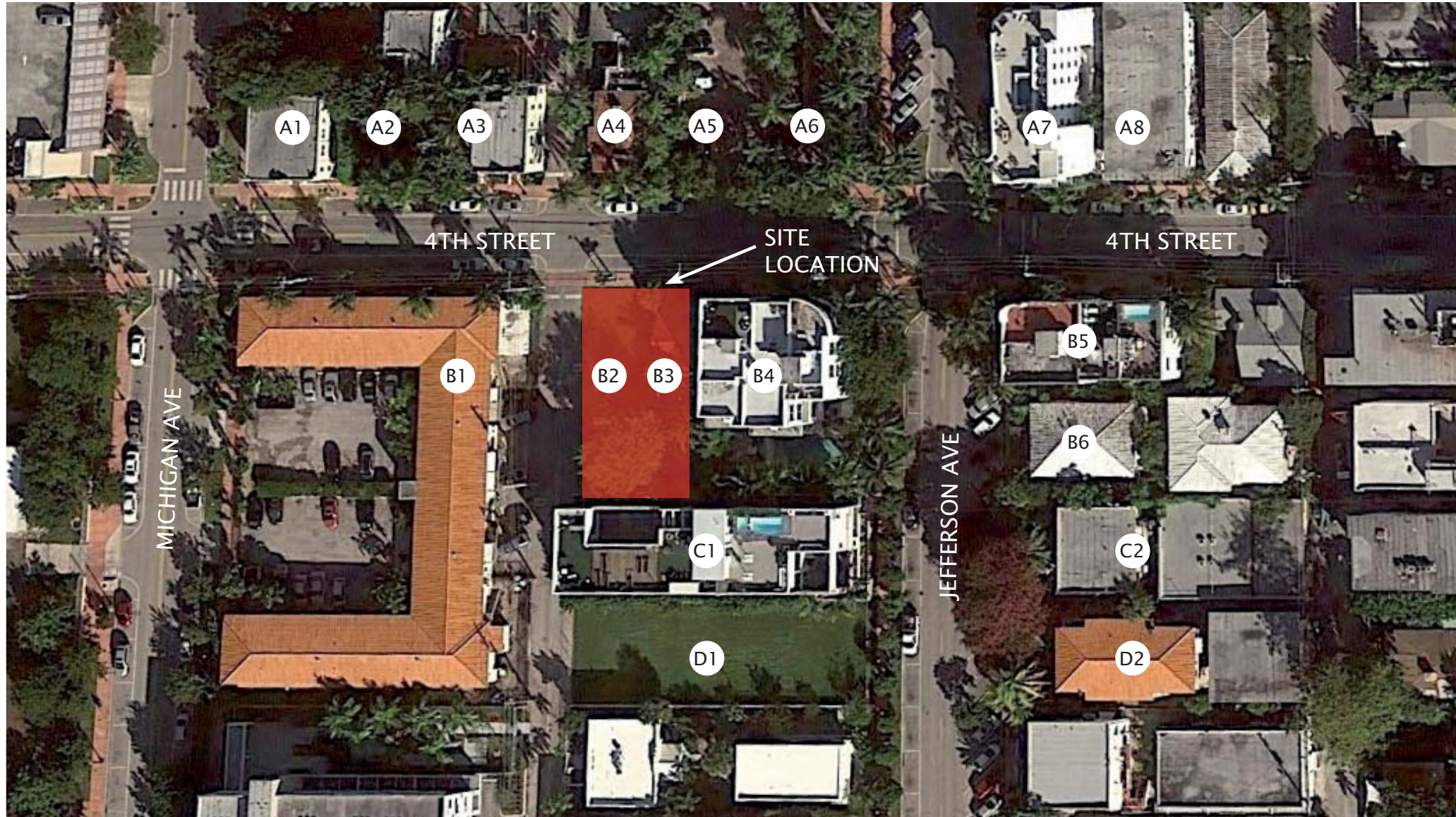


912 4th Street, Northwest view, 03/22/16

Architect:  
DN'A Design and Architecture  
1333 South Miami Ave, Suite 303  
Miami, FL 33130  
T 305-350-2993  
F 305-350-2524  
W [www.dna-arc.com](http://www.dna-arc.com)  
AA2600769







## NEIGHBORING BUILDINGS MAP

A1. 941 4TH STREET  
 A2. 935 4TH STREET  
 A3. 927 4TH STREET  
 A4. 919 4TH STREET  
 A5. 911 4TH STREET  
 A6. 901 4TH STREET  
 A7. 401 JEFFERSON AVENUE  
 A8. 837 4TH STREET

B1. 345 MICHIGAN AVENUE  
 B2. 918 4TH STREET (SITE)  
 B3. 912 4TH STREET (SITE)  
 B4. 900 4TH STREET  
 B5. 361 JEFFERSON AVENUE  
 B6. 349 JEFFERSON AVENUE

C1. 340 JEFFERSON AVENUE  
 C2. 343 JEFFERSON AVENUE

D1. 334 JEFFERSON AVENUE  
 D2. 333 JEFFERSON AVENUE

Architect:  
 DN'A Design and Architecture  
 1333 South Miami Ave, Suite 303  
 Miami, FL 33130  
 T 305-350-2993  
 F 305-350-2524  
 W [www.dna-arc.com](http://www.dna-arc.com)  
 AA2600769

DN'A  
 DESIGN  
 & ARCHI  
 TECTURE



EXISTING SITE PICTURES

NEIGHBORING BUILDINGS



A1 – 941 4th Street, 03/22/16



A2 – 935 4th Street, 03/22/16



A3 – 927 4th Street, 03/22/16



A4 – 919 4th Street, 03/22/16



A5 – 911 4th Street, 03/22/16



A6 – 901 4th Street, 03/22/16

Architect:  
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Miami, FL 33130  
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AA2600769





EXISTING SITE PICTURES

NEIGHBORING BUILDINGS



A7 – 410 Jefferson Avenue, 03/22/16



A8 – 837 Jefferson Ave 03/22/16



B1 (1) – 345 Michigan Avenue, 03/22/16



B1 (2) – 345 Michigan Avenue, 03/22/16



B1 (3) – 345 Michigan Avenue, 03/22/16



B2 – 918 4th Street (SITE), 03/22/16

Architect:  
DN'A Design and Architecture  
1333 South Miami Ave, Suite 303  
Miami, FL 33130  
T 305-350-2993  
F 305-350-2524  
W www.dna-arc.com  
AA2600769





EXISTING SITE PICTURES

NEIGHBORING BUILDINGS



B3 – 912 4th Street (SITE), 03/22/16



B4 (1) – 900 4th Street, 03/22/16



B4 (2) – 900 4th Street, 03/22/16



B5 – 361 Jefferson Avenue, 03/22/16



B6 – 349 Jefferson Ave 03/22/16



C1 – 340 Jefferson Avenue, 03/22/16

Architect:  
DN'A Design and Architecture  
1333 South Miami Ave, Suite 303  
Miami, FL 33130  
T 305-350-2993  
F 305-350-2524  
W [www.dna-arc.com](http://www.dna-arc.com)  
AA2600769





EXISTING SITE PICTURES

NEIGHBORING BUILDINGS



C2 – 343 Jefferson Avenue, 03/22/16



D1 – 334 Jefferson Avenue, 03/22/16

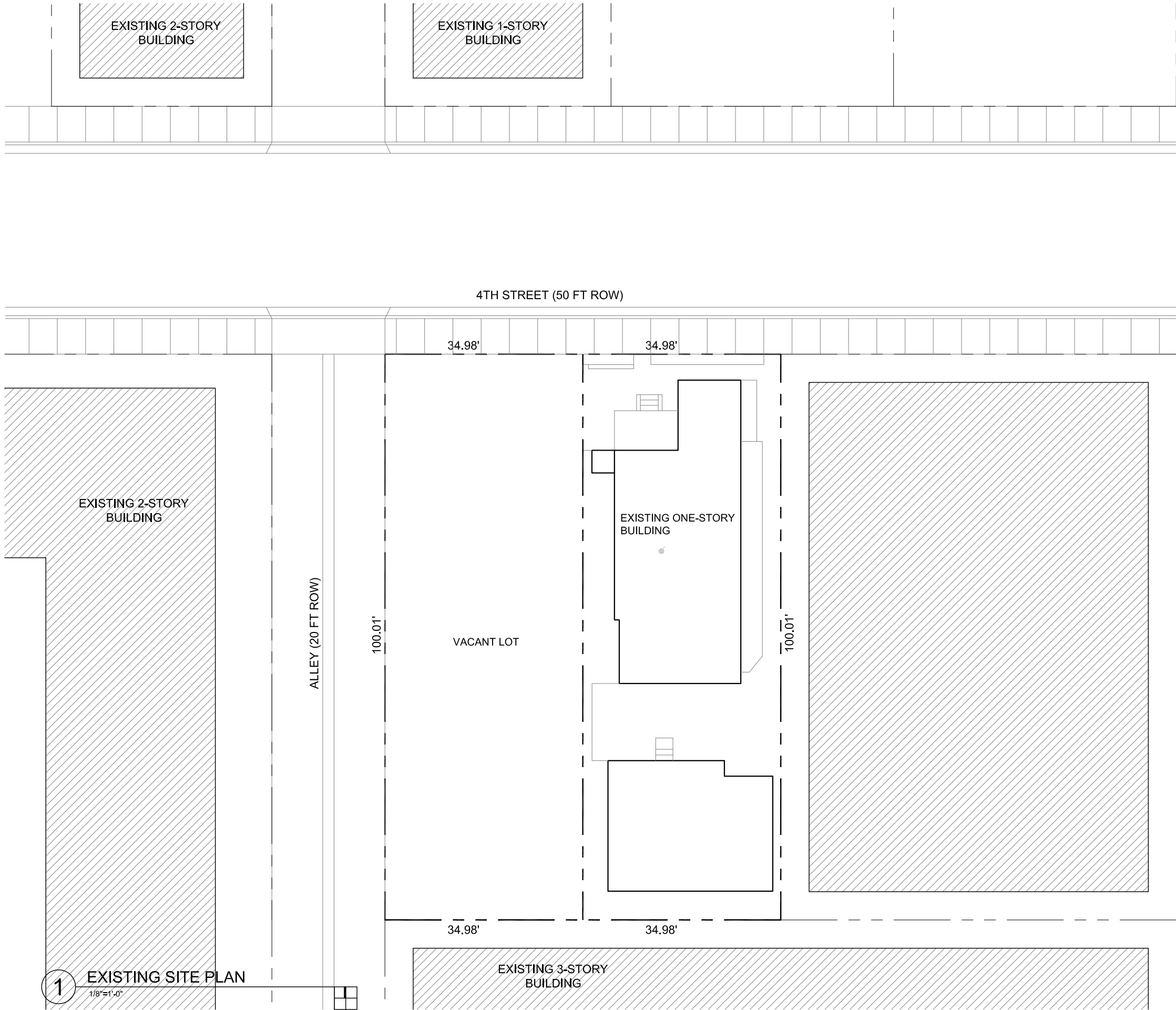


D2 – 333 Jefferson Avenue, 03/22/16

Architect:  
DN'A Design and Architecture  
1333 South Miami Ave, Suite 303  
Miami, FL 33130  
T 305-350-2993  
F 305-350-2524  
W [www.dna-arc.com](http://www.dna-arc.com)  
AA2600769







1 EXISTING SITE PLAN  
1/8"=1'-0"



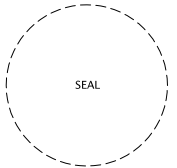
1333 South Miami Ave  
Suite 303  
Miami, FL 33130  
T 3051350-2993  
F 3051350-2524  
W www.dna-arc.com  
AA26000789

Consultant

All drawing and written materials herein constitute original work of the architect and may only be duplicated with their written consent.

ARAYA  
918 4TH STREET & 912 4TH STREET  
MIAMI BEACH, FLORIDA 33139

Client: ---  
Contact: ---  
Architectural Registration  
State of Florida  
Rodrigo A. Carrion  
Registration No: AR 91744

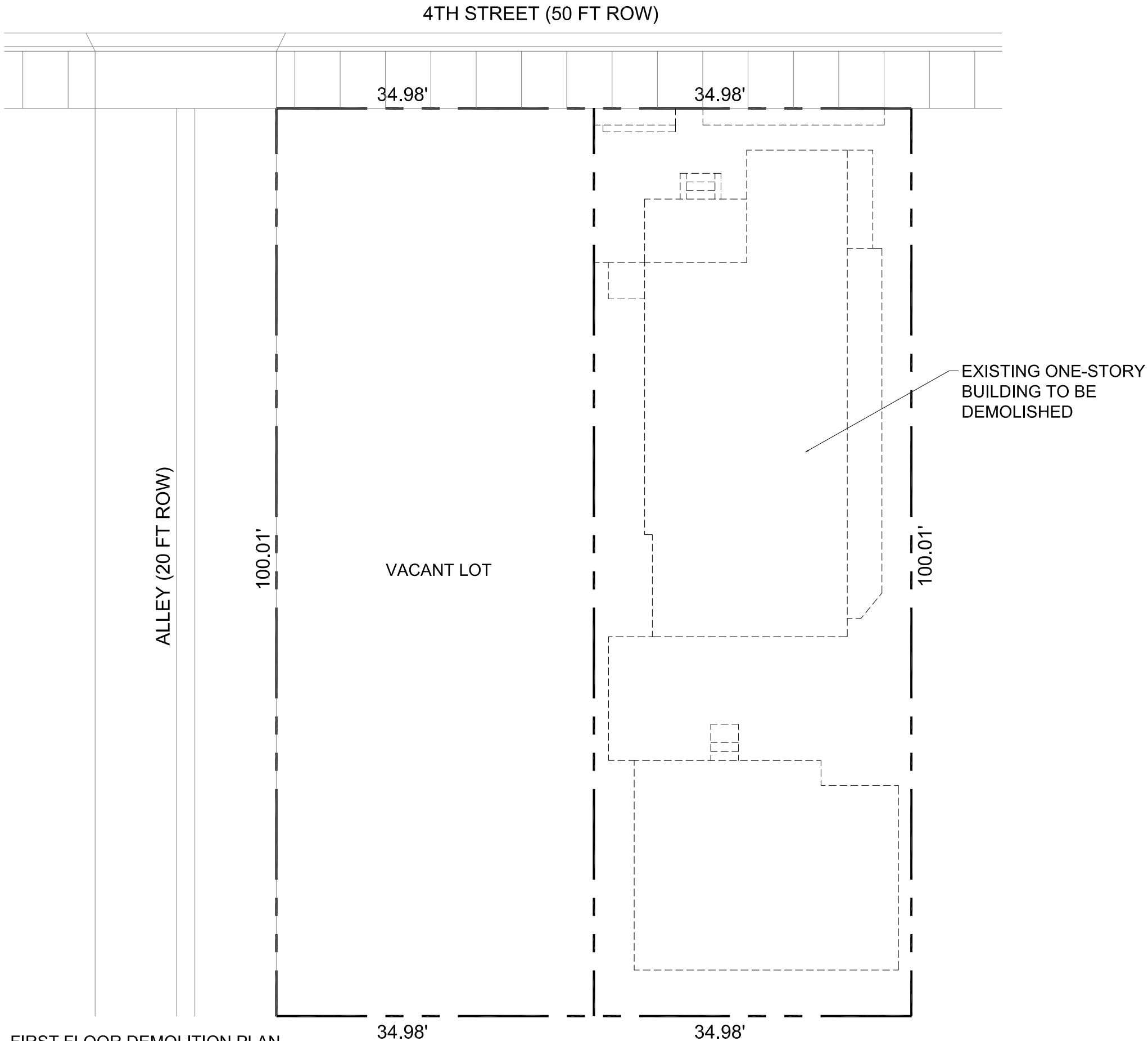


Date	
Job Number	
Drawing History	
No. Issue	Date

Sheet Title  
EXISTING SITE PLAN  
Sheet

S-1  
DRB Final Submittal  
Date: 06/16/2016





1 FIRST FLOOR DEMOLITION PLAN  
3/16"=1'-0"



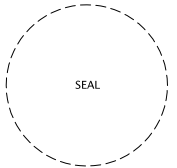
1333 South Miami Ave  
Suite 303  
Miami, FL 33130  
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Consultant

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ARAYA  
918 4TH STREET & 912 4TH STREET  
MIAMI BEACH, FLORIDA 33139

Client:  
---  
Contact:  
---  
Architectural Registration  
State of Florida  
Rodrigo A. Carrion  
Registration No: AR 91744



Date	
Job Number	
Drawing History	
No. Issue	Date

Sheet Title  
FIRST FLOOR  
DEMOLITION PLAN  
Sheet

D-1

DRB Final Submittal  
Date: 06/16/2016