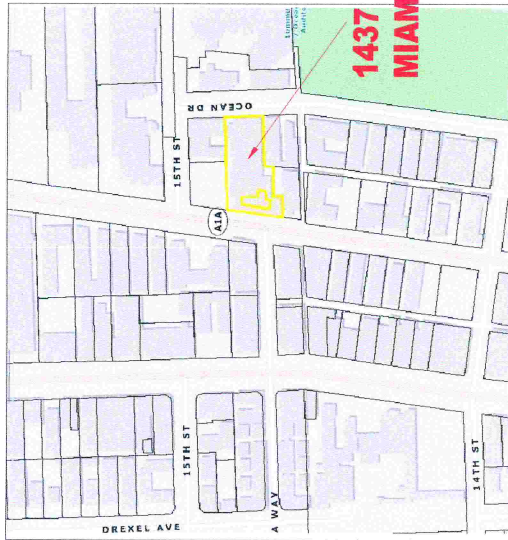
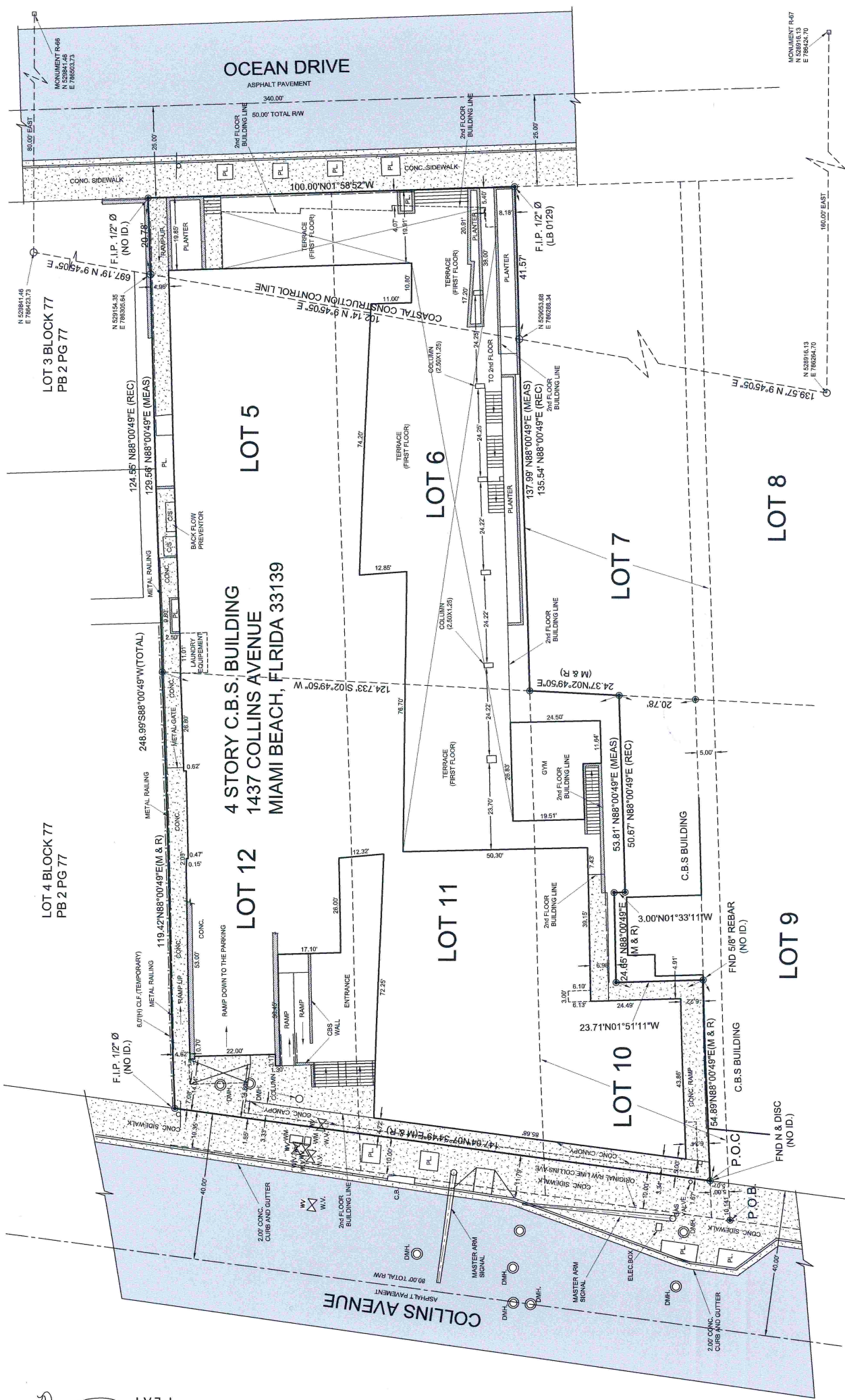


ZURWELLE-WHITTAKER, INC. ESTAB.
CONSULTING ENGINEERS AND SURVEYORS
1926
300 WEST 49TH ST., SUITE 302, MIAMI, FL 33132
PH: (305) 534-6668 FAX (305) 531-4589
WWW.ZURWELLE-WHITTAKER.COM
MEMBER: FLORIDA LAND SURVEYORS COUNCIL, FLORIDA SURVEYING AND MAPPING SOCIETY

EDDIE A. MARTINEZ
PROFESSIONAL SURVEYOR AND
MAPPER NO. L56755
STATE OF FLORIDA

PROJECT:

JOB NO.	N/A
FIELD BOOK:	J.C. CAREAGA
SCALE:	1"=16'
DRAWN:	JMR
REVISED:	EAM
REVISIONS	05-20-1991 07-27-1993 12-10-1993
SHEET NO.	1 OF 1



LOCATION MAP (N.T.S.)

**1437 COLLINS AVE.
MIAMI BEACH, FL 33139**

[illegible][illegible]

Property described contains 25.754 square feet, more or less, or 0.674 acres, more or less.

 LIGHT POLE
 TYPICAL STATION
 UTILITY POLE

 **ELECTRIC BOX**
 **TRAFFIC SIGNAL BOX**
 **FIRE HYDRANT**
 **STORM SEWER/CATCH BASIN**

 SIGN
 TELEPHONE BOX
 WATER VALVE
 ELEVATIONS

TRAFFIC LANE FLOW
CENTER LINE
MONUMENT LINE
DIAMETER.

ABBREVIATIONS:

[illegible]

FLOOD INFORMATION:	
COMMUNITY NUMBER	: 120651
PANEL NUMBER	: 12086C0317L
SUFFIX	: L
DATE OF FIRM	: 09-11-2009
FIRM ZONE	: AE
BASE FLOOD ELEVATION	: 8.00'
DATE FIELD WORK	: 12-22-2015
DATE DRAFTING	: 12-28-2015
DATE SIGNED AND SEALED	: 12-29-2015
REVISED FIELD SURVEY	: N/A
SURVEYOR'S NOTES:	

SURVEYOR'S NOTES:

1. EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORD INSTRUMENTS IF ANY, AFFECTING THE PROPERTY.
2. LOCATION AND IDENTIFICATION OF UNDERGROUND ENCROACHMENTS OR UTILITIES ON OR ADJACENT TO THE PROPERTY WERE NOT DETERMINED. FURTHER INVESTIGATION IS REQUESTED.
3. NO SEARCH OF PUBLIC RECORDS HAS BEEN MADE. THIS OFFICE FORS ACCURACY AND NO OMISSIONS.
4. THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM FROM ENCUMBRANCES. "TITLE ABSTRACT NOT REVIEWED"
5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
6. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF ENTITIES NAMED HEREON, AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY. CURVES OR ANGLES INDICATED HEREON ARE MEASURED AND ARE THE SAME AS PLAT VALUES UNLESS OTHERWISE INDICATED. BEARINGS ARE BASED ON SHOWN PLAT VALUES IF ANY, OR AN ASSUMED VALUE.
7. ALL RIGHTS OF WAYS SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED.
8. UTILITY FACILITIES WITHIN UTILITY EASEMENTS NOT NOTED AS VIOLATIONS. DRIVEWAYS OR PORTIONS THEREWITHIN ROADWAYS NOT NOTED AS VIOLATIONS.
9. ROW LINES SPECIFIED HEREON ARE REFERENCED TO THE PLATS OF PUBLIC RECORD. (LISTED PROPERTY LINES, ZONING ETC. PROVIDED TO THIS OFFICE REGARDING CHANGES IN RIGHTS OF WAY, DEDICATIONS, LOT LINES, PROPERTY LINES, ZONING ETC.)
10. ROW LINES SPECIFIED HEREON ARE REFERENCED TO THE PLATS OF PUBLIC RECORD. (LISTED PROPERTY LINES, ZONING ETC. PROVIDED TO THIS OFFICE REGARDING CHANGES IN RIGHTS OF WAY, DEDICATIONS, LOT LINES, PROPERTY LINES, ZONING ETC.)
11. THIS DRAWING IS PROPERTY OF SURVEILLOR WILKINSON (P) AND CANNOT BE REPRODUCED WITHOUT WRITTEN CONSENT.
12. UNLESS OTHER WISE NOTED, THIS CERTIFICATION SHOWN HEREON (P) IS RELATIVE TO THE NATIONAL GEODETIC "VERTICAL DATUM" (N.G.V.D.) OF 1929.
13. BENCHMARK USED: NO ELEVATION REQUESTED
14. COORDINATES SHOWN ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983/90, 2007 NRSIS ADJUSTMENT.
15. COORDINATE BEARINGS (IF ANY) HAVE BEEN DERIVED USING CORPSCEN VERSION 6.6.1. FROM U.S. ARMY CORPS OF ENGINEERS ALEXANDRIA VIRGINIA.
16. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL BASED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
17. CALCULATIONS OF A CLOSED GEOMETRIC FIGURE BASED UPON FIELD INFORMATION TAKEN IN THE FIELD BY TOTAL STATION AND ON GPS/GNSS. RELATIVE DISTANCE ACCURACY FOR THIS SURVEY IS MORE OR LESS:
LINEAR: 1 FOOT IN 10,000 FEET
ANGULAR: 1" IN 100,000 FEET
— SURBERIAN
— RURAL

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED "BOUNDARY SURVEY" WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027.

PROJECT SITE PHOTOGRAPHS



HOTEL ENTRY

Date of Photo: 5/25/2016 11:00 AM
1437 Collins Ave, Miami Beach, FL 33139
Z Ocean Hotel, Crowne Plaza South Beach





Date of Photo: 5/25/2016 11:00 AM
1437 Collins Ave, Miami Beach, FL 33139
Z Ocean Hotel, Crowne Plaza South Beach

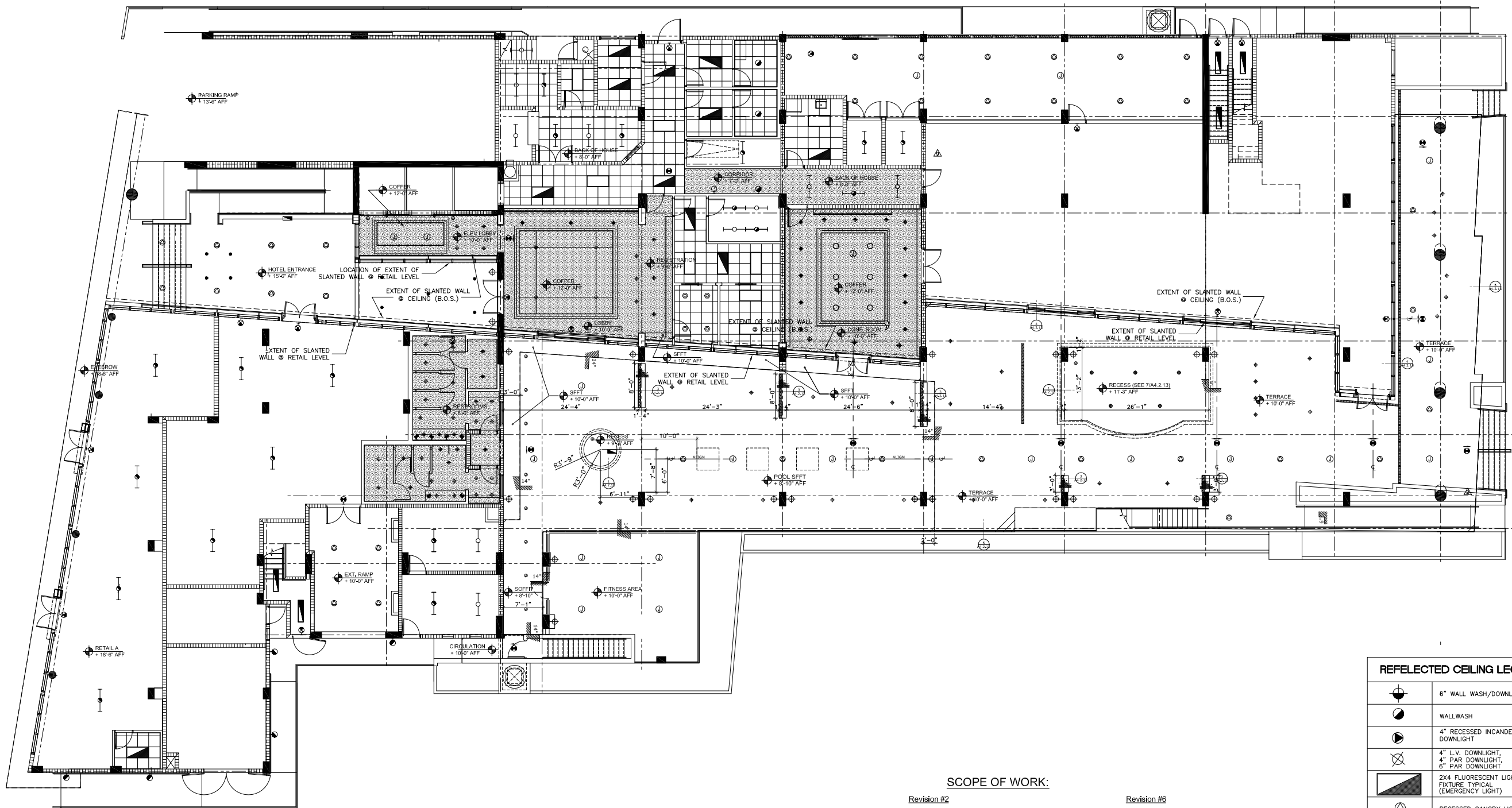




INTERIOR ENTRY - LOBBY

Date of Photo: 11/21/2014 11:00 AM
1437 Collins Ave, Miami Beach, FL 33139
Z Ocean Hotel, Crowne Plaza South Beach





1 GROUND LEVEL REFLECTED CEILING PLAN
SCALE: NTS

EXISTING REFLECTED CEILING PLAN
PROVIDED FOR REFERENCE ONLY

NOTE:
SEE LEGEND FOR CEILING
HEIGHTS UNLESS OTHERWISE
NOTED ON DRAWING

SCOPE OF WORK:

- Revision #2**
06/20/03 Contract Bid Set
- Drawing Submitted to Contractor for Bidding Purposes
- Added Floor Drains

Revision #3
05/21/04 Permit Revision
- General revision to back of house and new public restroom
- New mezzanine floor

Revision #4
02/25/05 Permit Revision
- General revisions to RCPs including addition of
coffers, lighting and ceiling types
- New ceiling legends incl. ceiling elevations

Revision #5
06/30/05 Permit Revision
- Main area of exterior ceiling reduced
from +10'-6" AFF to +10'-0" AFF
- Revision #6**
08/02/05 Permit Revision (Owner Changes)
- REMOVEABLE OF CEILING COFFERS

Revision #7
10/20/05 Permit Revision
- Revision of terrace lighting fixtures
- Revision to circular terrace ceiling coffer
- Removal of terrace ceiling coffer features

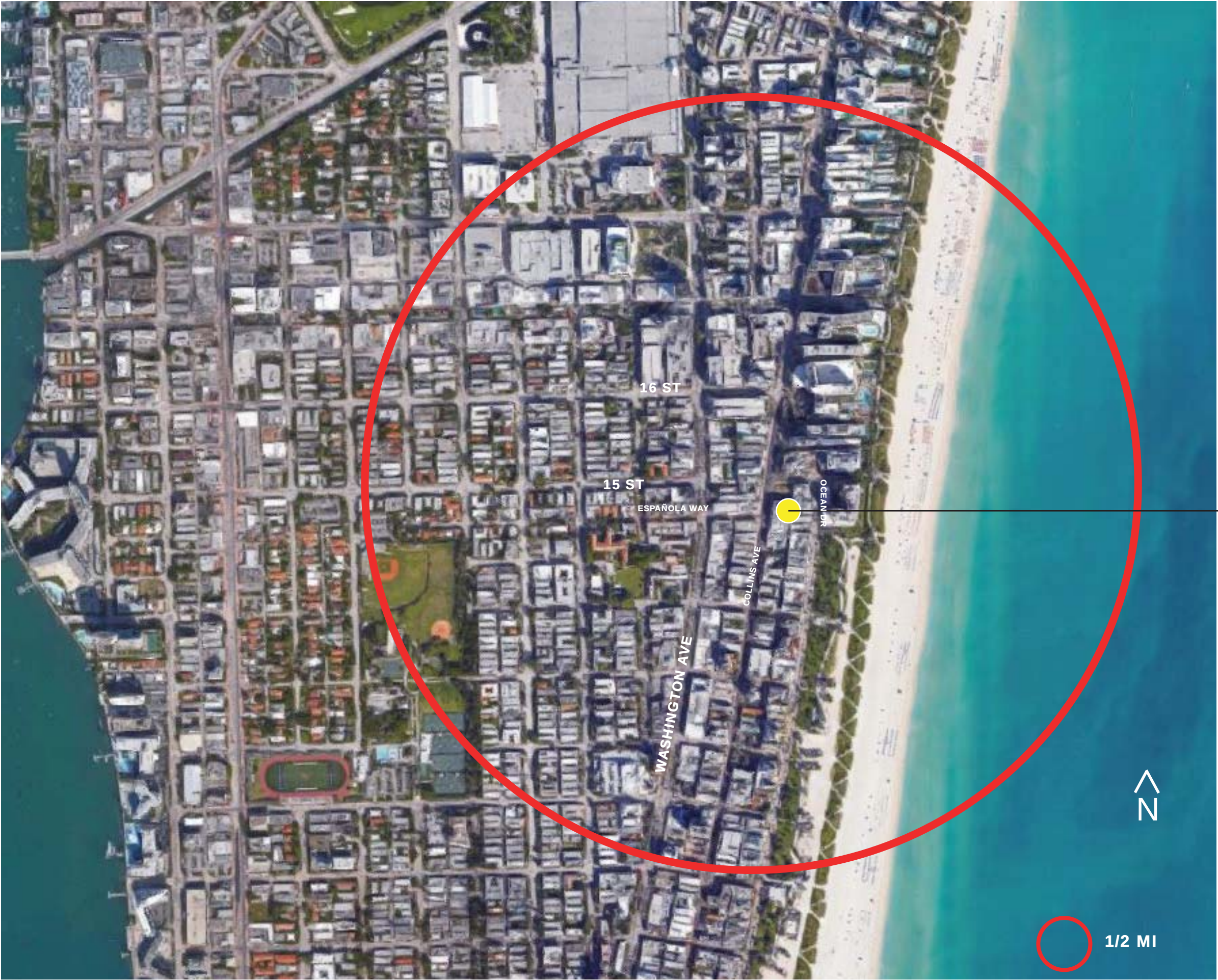
Revision #8
01/05/06 Permit Revision
- Addition of exterior exit signage
- Revision office area lighting
- Revision to drop ceiling height in exterior ramp area

Revision #8
08/29/06 Permit Revision
- Ceiling revised to gypsum board finish.

MATERIAL LEGEND		CEILING ELEV.
	GYPSUM BOARD PAINTED FINISH	LOBBY / RESTROOMS +10'-0" A.F.F.
	SUSPENDED 2' x 2' ACOUSTICAL TILE	BACK OF HOUSE +8'-0" A.F.F.
	SMOOTH STUCCO FINISH ON FRAME	EXPOSED SPACES VARIES: SEE DWG
	UNFINISHED SLAB SOFFIT	EXPOSED SPACES VARIES: SEE DWG

REFLECTED CEILING LEGEND	
	6" WALL WASH/DOWNLIGHT
	WALLWASH
	4" RECESSED INCANDESCENT DOWNLIGHT
	4" L.V. DOWNLIGHT, 4" PAR DOWNLIGHT, 6" PAR DOWNLIGHT
	2X4 FLUORESCENT LIGHT FIXTURE TYPICAL (EMERGENCY LIGHT)
	RECESSED CANOPY LIGHT
	JUNCTION BOX FOR FUTURE USE
	EXIT SIGN
	TRACK LIGHT FIXTURE
	DOWNLIGHT
	WALL MOUNTED LIGHT FIXTURE
	MOUNTED LIGHT FIXTURE
	2X4 FLUORESCENT LIGHT FIXTURE TYPICAL
	FLUORESCENT LIGHT
	RETURN AIR GRILLE
	WALL MOUNTED A/C DIFFUSER
	CEILING MOUNTED A/C DIFFUSER

LOCATION PLAN - AERIAL



1437 COLLINS AVENUE



1/2 MI