

2360 COLLINS AVE. RESTAURANT

2360 COLLINS AVE
MIAMI BEACH, FL. 33154

SCOPE: ADDITION OF NEW SIGNAGE

HPB SUBMISSION

FIRST SUBMISSION : 9.08.2016

FINAL SUBMISSION : 9.26.2016

BOARD MEETING: 11.08.2016

Continental

STA PROJECT #3401

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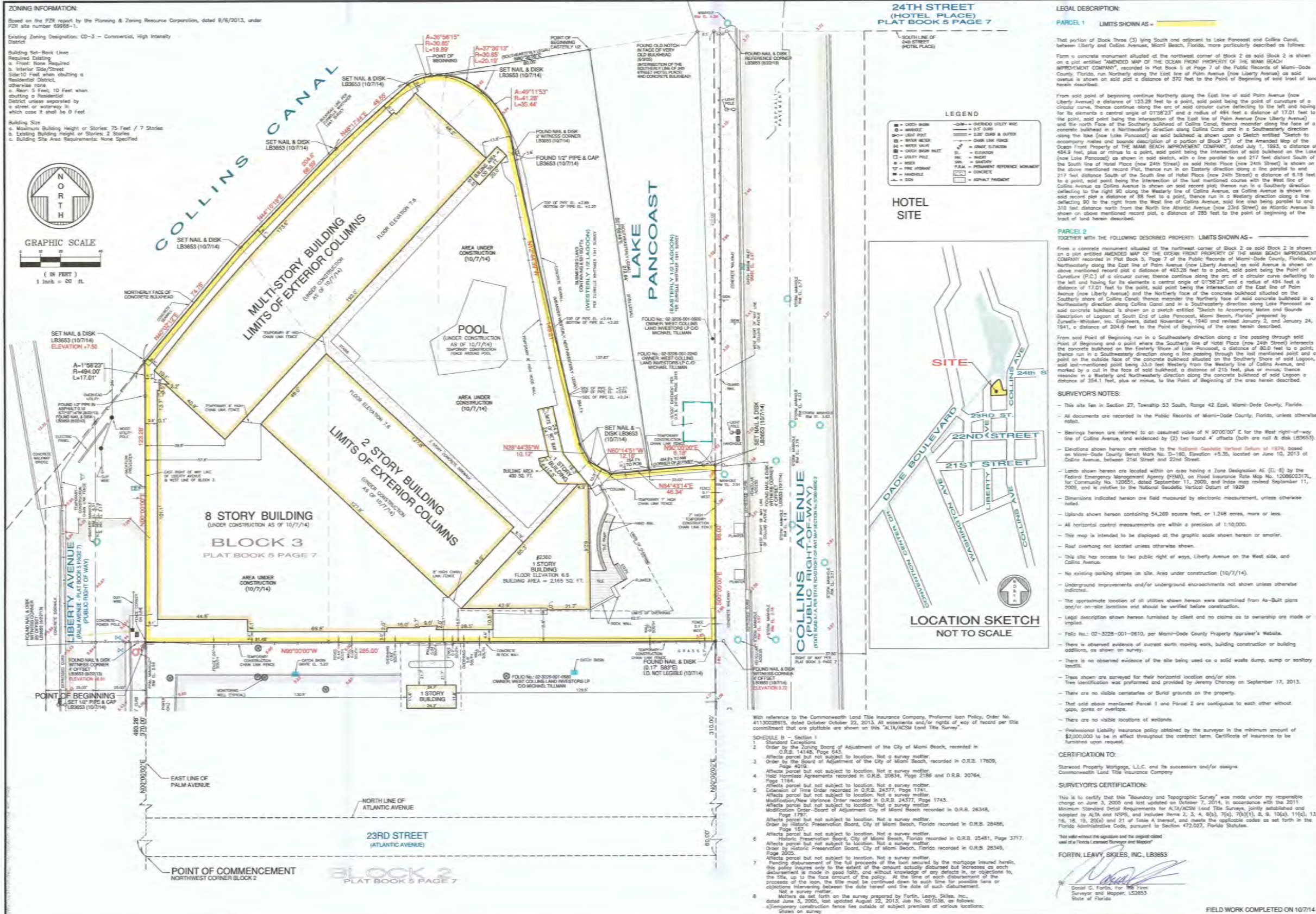
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- A-1.3 CONTEXT PHOTOGRAPHS
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- A-3.1 SIGNAGE ELEVATIONS
- A-4.0 RENDER

TODD TRAGASH, A.I.A. FLORIDA
REGISTRATION NUMBER #11053

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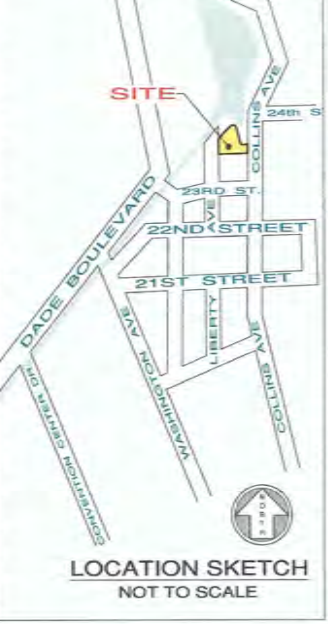
ZONING INFORMATION:
 Based on the FZB report by the Planning & Zoning Resource Corporation, dated 8/6/2013, under FZB site number 6988-1.
 Existing Zoning Designation: CD-3 - Commercial, High Intensity District
 Building Set-Back Lines Required:
 a. Front: None Required
 b. Interior: Side/Street
 Side 10 Feet when abutting a Residential District otherwise none
 c. Rear: 5 Feet, 10 Feet when abutting a Residential District unless approved by a street or alleyway in which case it shall be 0 Feet
 Building Size
 a. Maximum Building Height or Stories: 75 Feet / 7 Stories
 b. Existing Building Height or Stories: 2 Stories
 c. Building Site Area Requirements: None Specified



24TH STREET (HOTEL PLACE) PLAT BOOK 5 PAGE 7

LEGAL DESCRIPTION:
PARCEL 1 LIMITS SHOWN AS -
 That portion of Block Three (3) lying South and adjacent to Lake Pancoast and Collins Canal, between Liberty and Collins Avenues, Miami Beach, Florida, more particularly described as follows:
 From a concrete monument situated at the northeast corner of Block 2 as said Block 2 is shown on a plat entitled "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY", recorded in Plat Book 5 at Page 7 of the Public Records of Miami-Dade County, Florida, run Northwesterly along the East line of Palm Avenue (now Liberty Avenue) as said Avenue is shown on said plat a distance of 370 feet to the Point of Beginning of said tract of land herein described.
 From said point of beginning continue Northwesterly along the East line of said Palm Avenue (now Liberty Avenue) a distance of 123.28 feet to a point, said point being the point of curvature of a circular curve, thence continue along the arc of said circular curve deflecting to the left and having for its elements a central angle of 01°50'23" and a radius of 484 feet a distance of 17.01 feet to the Point of Beginning of the East line of Palm Avenue (now Liberty Avenue) as said Avenue is shown on the above mentioned record Plat, thence continue along the East line of said Palm Avenue (now Liberty Avenue) a distance of 484.3 feet to a point, said point being the intersection of the East line of said Palm Avenue (now Liberty Avenue) and the North Face of the Southern bulkhead of Collins Canal, thence meander along the face of a concrete bulkhead in a Northwesterly direction along Collins Canal and in a Southwesterly direction along the lake (now Lake Pancoast) as said bulkhead is shown upon a Sketch entitled "Sketch to Accompany Metes and Bounds Description of a portion of Block 3" of the Amended Map of the Ocean Front Property of the MIAMI BEACH IMPROVEMENT COMPANY, dated July 1, 1993, a distance of 484.3 feet, plus or minus to a point, said point being the intersection of said bulkhead on the Lake (now Lake Pancoast) as shown on said record plat, thence run in a Southwesterly direction along the South line of Hotel Place (now 24th Street) as said Hotel Place (now 24th Street) is shown on the above mentioned record Plat, thence run in an Easterly direction along a line parallel to and 217 feet distance South of the South line of Hotel Place (now 24th Street) a distance of 6.15 feet to a point, said point being the intersection of the last mentioned course with the West line of Collins Avenue as Collins Avenue is shown on said record plat, thence run in a Southwesterly direction deflecting to the right 90 along the Westerly line of Collins Avenue, as Collins Avenue is shown on said record plat a distance of 88.2 feet to a point, thence run in a Westerly direction along a line deflecting 90 to the right from the West line of Collins Avenue, said line also being parallel to and 310 feet distance north from the North line Atlantic Avenue (now 23rd Street) as Atlantic Avenue is shown on above mentioned record plat, a distance of 295 feet to the point of beginning of the tract of land herein described.

PARCEL 2 TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY: LIMITS SHOWN AS -
 From a concrete monument situated at the northeast corner of Block 2 as said Block 2 is shown on a plat entitled "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY" recorded in Plat Book 5, Page 7 of the Public Records of Miami-Dade County, Florida, run Northwesterly along the East line of Palm Avenue (now Liberty Avenue) as said Avenue is shown on above mentioned record plat a distance of 493.28 feet to a point, said point being the Point of Curvature (P.C.) of a circular curve, thence continue along the arc of a circular curve deflecting to the left and having for its elements a central angle of 01°50'23" and a radius of 484 feet a distance of 17.01 feet to the point, said point being the intersection of the East line of Palm Avenue (now Liberty Avenue) and the North Face of the Southern bulkhead of Collins Canal, thence meander along the face of a concrete bulkhead in a Northwesterly direction along Collins Canal and in a Southwesterly direction along the lake (now Lake Pancoast) as said bulkhead is shown upon a Sketch entitled "Sketch to Accompany Metes and Bounds Description of Lagoon at South End of Lake Pancoast, Miami Beach, Florida" prepared by Jonathan Whelan, Inc., Engineers, dated November 4, 1940 and revised January 2, and January 24, 1941, a distance of 204.6 feet to the Point of Beginning of the area herein described.
 From said Point of Beginning run in a Southwesterly direction along a line passing through said Point of Beginning and a point where the Southern line of Hotel Place (now 24th Street) intersects the concrete bulkhead on the Eastern Shore of Lake Pancoast, a distance of 88.2 feet to a point, thence run in a Southwesterly direction along a line passing through the last mentioned point and a point on the Southern line of Hotel Place (now 24th Street) as said Hotel Place (now 24th Street) is shown on said record plat a distance of 33.0 feet to a point, thence run in a Westerly direction along a line marked by a cut in the face of said bulkhead, a distance of 215 feet, plus or minus, thence meander in a Westerly and Northwesterly direction along the concrete bulkhead of said Lagoon, a distance of 254.1 feet, plus or minus, to the Point of Beginning of the area herein described.



With reference to the Commonwealth Land Title Insurance Company, Professional Loan Policy, Order No. 4113002875, dated October 22, 2013. All encumbrances and/or rights of way of record per this commitment that are platable are shown on this "ALTA/ACSM Land Title Survey".

SCHEDULE B - Section 1
 1. Affects parcel but not subject to location. Not a survey matter. Order by the Board of Adjustment of the City of Miami Beach, recorded in O.R.B. 14148, Page 641, Page 4978.
 2. Affects parcel but not subject to location. Not a survey matter. Order by the Board of Adjustment of the City of Miami Beach, recorded in O.R.B. 17609, Page 4978.
 3. Affects parcel but not subject to location. Not a survey matter. Order by the Board of Adjustment of the City of Miami Beach, recorded in O.R.B. 20764, Page 1164.
 4. Affects parcel but not subject to location. Not a survey matter. Order by the Board of Adjustment of the City of Miami Beach, recorded in O.R.B. 24371, Page 1741.
 5. Affects parcel but not subject to location. Not a survey matter. Modification/Amendment Order recorded in O.R.B. 24377, Page 1743.
 6. Affects parcel but not subject to location. Not a survey matter. Modification Order-Board of Adjustment City of Miami Beach recorded in O.R.B. 26348, Page 1787.
 7. Affects parcel but not subject to location. Not a survey matter. Order by the Board of Adjustment of the City of Miami Beach, recorded in O.R.B. 26486, Page 1827.
 8. Affects parcel but not subject to location. Not a survey matter. Historic Preservation Board, City of Miami Beach, Florida, recorded in O.R.B. 25481, Page 3717.
 9. Affects parcel but not subject to location. Not a survey matter. Order by Historic Preservation Board, City of Miami Beach, Florida, recorded in O.R.B. 26348, Page 2000.
 10. Affects parcel but not subject to location. Not a survey matter. Pending abatement of the full proceeds of the loan secured by the mortgage insured herein. This policy insures only to the extent of the amount actually disbursed but does not insure as each disbursement is made in good faith and without knowledge of any defects in, or objections to, the title, up to the face amount of the policy. At the time of each disbursement of the proceeds of the loan, the title must be confirmed clean to such time for possible liens or encumbrances between the date hereof and the date of such disbursement.
 11. Not a survey matter. Dated June 3, 2005, last updated August 22, 2013, Job No. 051038, as follows:
 a) Temporary construction fence fees outside of subject premises at various locations. Shown on survey.

CERTIFICATION TO:
 Starwood Property Holdings, L.L.C. and its successors and/or assignee
 Commonwealth Land Title Insurance Company

SURVEYOR'S CERTIFICATION:
 This is to certify that this "Boundary and Topographic Survey" was made under my responsible charge on June 3, 2005 and last updated on October 7, 2013, in accordance with the 2011 Minimum Standards Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and including the 2011 ALTA/ACSM Land Title Survey, 11th Edition, 11, 16, 18, 19, 20(c), and 21 of Table A thereof, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
 I am not a party to the agreement and the original record will be retained by the Surveyor and Mapper.
FORTIN, LEAVY, SKILES, INC., LB3653
 Donald C. Fortin, P.E. Surveyor and Mapper, LB3653
 State of Florida
 FIELD WORK COMPLETED ON 10/7/14

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DATE	DESCRIPTION	BY
10/7/14	UPDATE SURVEY (10/7/14) TO AMEND TO SHOW PROGRESS & CONSTRUCTION STATEMENT	DWF
10/11/13	AMEND PER UPDATED TITLE & ATTORNEY COMMENTS	DWF
10/11/13	TRAC SURVEY (9/16/13) TO CORRECT	DWF
10/11/13	UPDATE SURVEY (9/22/13) TO CORRECT	DWF
10/11/13	UPDATE SURVEY (9/22/13) TO CORRECT	DWF

FORTIN, LEAVY, SKILES, INC.
 CONSULTING ENGINEERS, SURVEYORS & MAPPERS
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 00000663
 180 Northeast 168th Street, North Miami Beach, Florida, 33162
 Phone: 305-653-4403 Fax: 305-651-7132 Email: info@fortinleavy.com

ALTA/ACSM LAND TITLE SURVEY
ALOFT - 2360 COLLINS AVENUE
 CITY OF MIAMI BEACH MIAMI-DADE COUNTY FLORIDA

Date	5/3/05
Scale	1"=20'
Drawn By	JLB
Check No.	051038
Plot/Tab	108/14 1/28p
Ref. Dwg.	
Field Book	57542-JWL
Job No.	051038
Dwg. No.	2005-105
Sheet	1 of 1

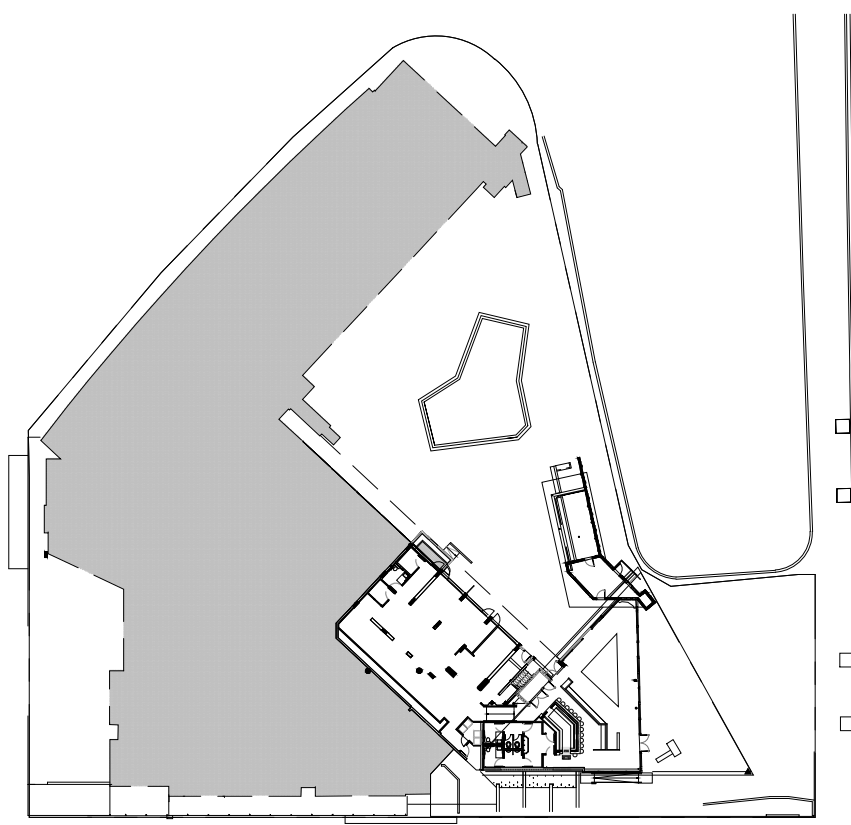
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N

 2 LOCATION PLAN
 SCALE: N.T.S.



N

 1 SITE PLAN
 SCALE: N.T.S.

LOCATION	2360 Collins ave. MIAMI BEACH, FL 33139																								
SCOPE	THE SCOPE OF WORK INCLUDES: -ADDITION OF NEW SIGNAGE																								
SITE ZONING DATA	<table> <tr> <td>ZONING:</td> <td>CD-3</td> </tr> <tr> <td>HISTORIC DISTRICT:</td> <td>COLLINS WATERFRONT ARCHITECTURAL DISTRICT</td> </tr> <tr> <td>TOTAL SITE AREA:</td> <td>54,269 SF</td> </tr> <tr> <td>WATER:</td> <td>PUBLIC UTILITY CITY OF MIAMI BEACH UTILITIES</td> </tr> <tr> <td>SEWER:</td> <td>PUBLIC UTILITY CITY OF MIAMI BEACH UTILITIES</td> </tr> <tr> <td>GARBAGE & TRASH COLLECCTION:</td> <td>PRIVATE</td> </tr> <tr> <td>TYPE OF OCCUPANCY:</td> <td>A-2 (RESTAURANT)</td> </tr> <tr> <td>BUILDING HEIGHT</td> <td>31'-0" (ngvd)</td> </tr> <tr> <td>BUILDING SETBACKS</td> <td></td> </tr> <tr> <td>FRONT (COLLINS AVE)</td> <td>*62'-6"</td> </tr> <tr> <td>SIDE INTERIOR (LAKE)</td> <td>*5'-0"</td> </tr> <tr> <td>FRONT (LIVERTY AVE)</td> <td>*6'-0" (PROVIDED)</td> </tr> </table> <p><small>NOTES: DUE TO THE IRREGULAR GEOMETRY OF THE SITE AND BUILDING, ALL SETBACKS VARY. EXISTING AND PROPOSED SETBACKS PROVIDED INDICATE NEAREST LOCATION OF BUILDING TO PROPERTY LINE. *MINIMUM SETBACKS PROVIDED AND APPROVED BY VARIANCE.</small></p>	ZONING:	CD-3	HISTORIC DISTRICT:	COLLINS WATERFRONT ARCHITECTURAL DISTRICT	TOTAL SITE AREA:	54,269 SF	WATER:	PUBLIC UTILITY CITY OF MIAMI BEACH UTILITIES	SEWER:	PUBLIC UTILITY CITY OF MIAMI BEACH UTILITIES	GARBAGE & TRASH COLLECCTION:	PRIVATE	TYPE OF OCCUPANCY:	A-2 (RESTAURANT)	BUILDING HEIGHT	31'-0" (ngvd)	BUILDING SETBACKS		FRONT (COLLINS AVE)	*62'-6"	SIDE INTERIOR (LAKE)	*5'-0"	FRONT (LIVERTY AVE)	*6'-0" (PROVIDED)
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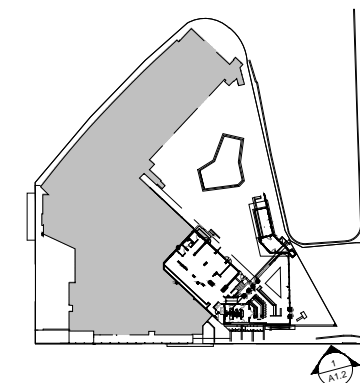
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2 COLLINS AVE & 24TH STREET: LOOKING SW (09/09/16)
SCALE: N.T.S



1 COLLINS AVE & 24TH STREET: LOOKING NW (09/09/16)
SCALE: N.T.S



KEY PLAN
SCALE: N.T.S.

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1 COLLINS AVE: LOOKING NORTH (04/14/14)
SCALE: N.T.S.



2 COLLINS AVE: LOOKING NE (04/14/14)
SCALE: N.T.S.



3 COLLINS & 24TH STREET: LOOKING EAST (04/14/14)
SCALE: N.T.S.



3 COLLINS & 24TH STREET: LOOKING WEST (04/14/14)
SCALE: N.T.S.



5 LIBERTY AVE: LOOKING EAST (04/14/14)
SCALE: N.T.S.



6 LIBERTY AVE: LOOKING NORTH (04/14/14)
SCALE: N.T.S.



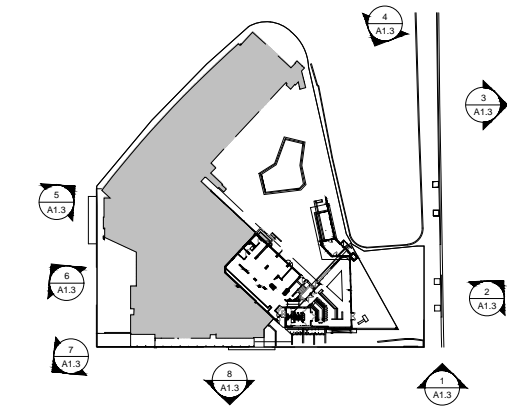
7 LIBERTY AVE: LOOKING SOUTH (04/14/14)
SCALE: N.T.S.



3 COLLINS AVE: LOOKING NW (04/14/14)
SCALE: N.T.S.

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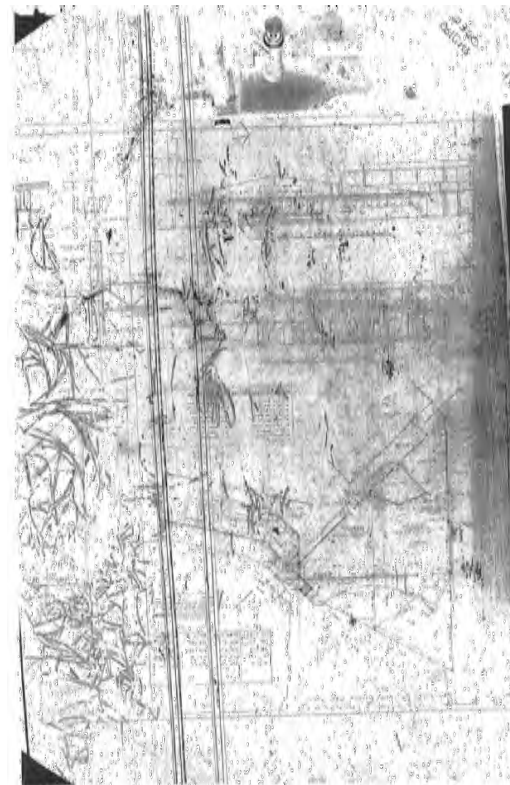
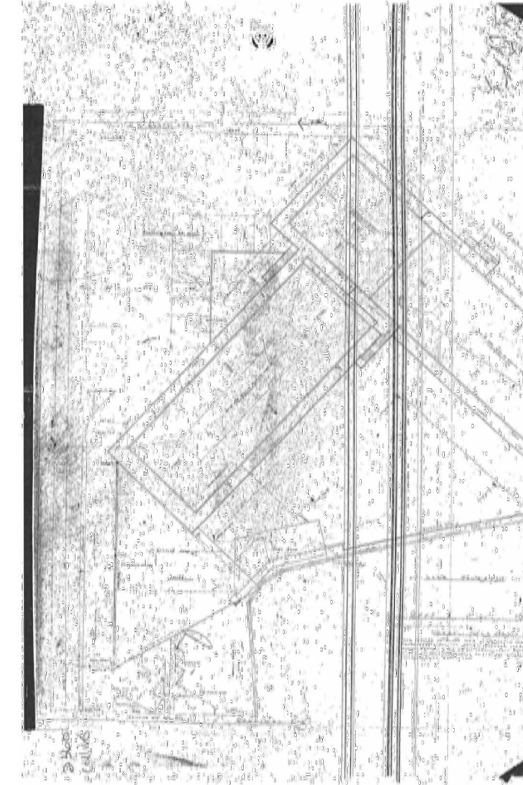
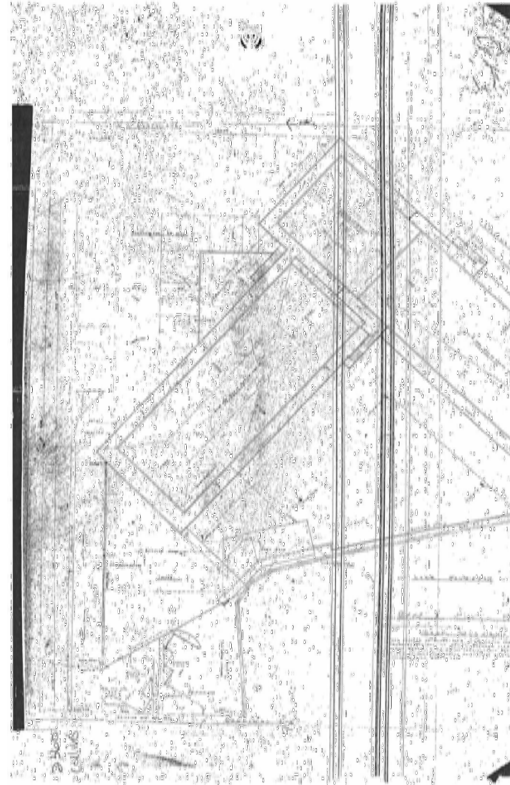
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2360 Ankara
2360 Collins Avenue, Miami Beach

1706
ALTERATIONS & ADDITIONS
PLUMBING PERMITS: 131588 12/12/04
ELECTRICAL PERMITS: 131588 12/12/04
GAS PERMITS: 131588 12/12/04

Microfilm (Building Card)
Report and Proposal, October 25, 2003
Allan T. Shulman Architect, P.A.

Ankara
2360 Collins Avenue, Miami Beach

1706
ALTERATIONS & ADDITIONS
PLUMBING PERMITS: 131588 12/12/04
ELECTRICAL PERMITS: 131588 12/12/04
GAS PERMITS: 131588 12/12/04

Microfilm (Building Card)
Report and Proposal, October 25, 2003
Allan T. Shulman Architect, P.A.

Ankara
2360 Collins Avenue, Miami Beach

DATE	DESCRIPTION	BY	REVISION
10/25/03	Initial Design	AS	1
11/15/03	Revised Design	AS	2
12/15/03	Final Design	AS	3

Microfilm (Building Card)
Report and Proposal, October 25, 2003
Allan T. Shulman Architect, P.A.

Ankara
2360 Collins Avenue, Miami Beach

DATE	DESCRIPTION	BY	REVISION
10/25/03	Initial Design	AS	1
11/15/03	Revised Design	AS	2
12/15/03	Final Design	AS	3

Microfilm (Building Card)
Report and Proposal, October 25, 2003
Allan T. Shulman Architect, P.A.

Ankara
2360 Collins Avenue, Miami Beach

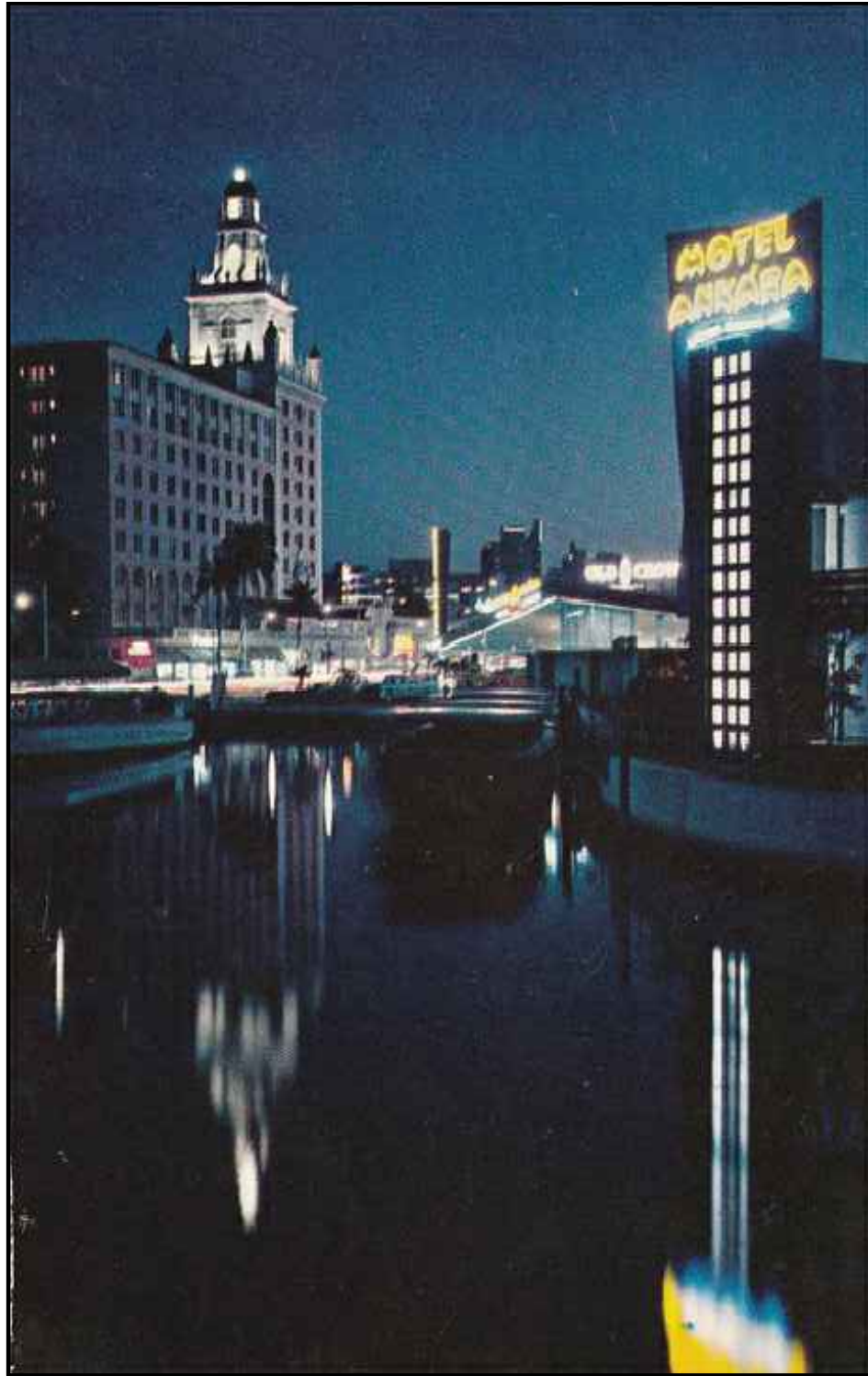
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Microfilm (Building Card)
Report and Proposal, October 25, 2003
Allan T. Shulman Architect, P.A.

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TODD TRAGASH, A.I.A. FLORIDA
REGISTRATION NUMBER #11053

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HISTORIC PHOTOGRAPH (PYLON ILLUMINATED)



HISTORIC SIGNAGE

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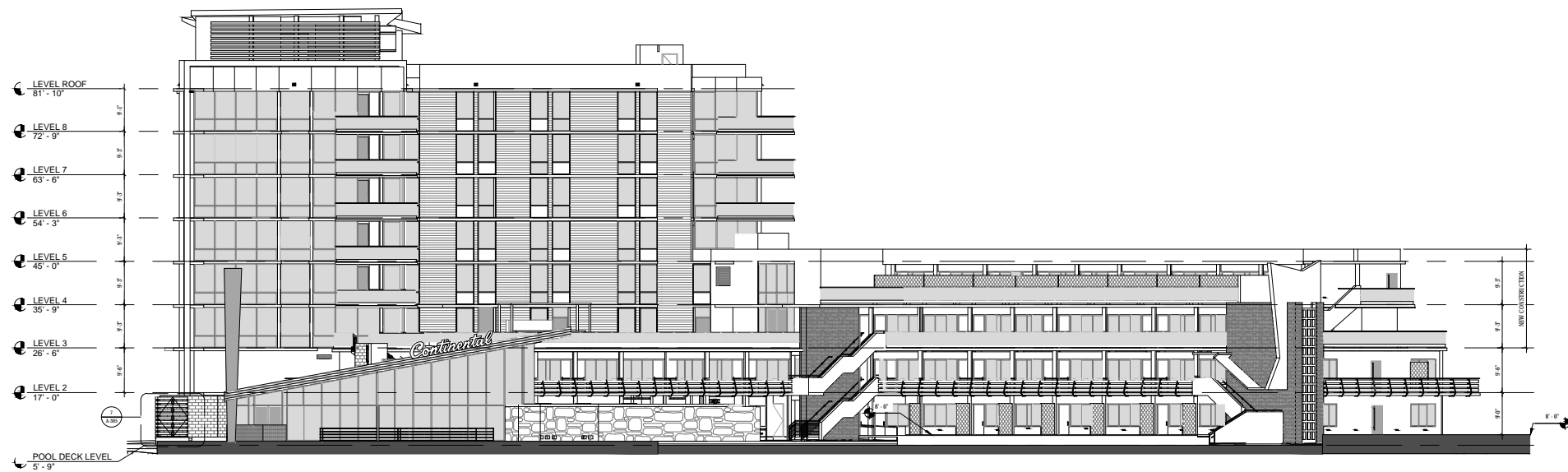
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1 SITE PLAN
SCALE: 1/16" = 1'-0"





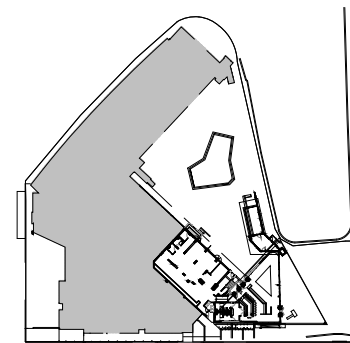
2 EXISTING NORTH EAST ELEVATION
SCALE: 1/32" = 1'-0"



1 EXISTING EAST ELEVATION
SCALE: 1/32" = 1'-0"



KEY PLAN
SCALE: N.T.S.



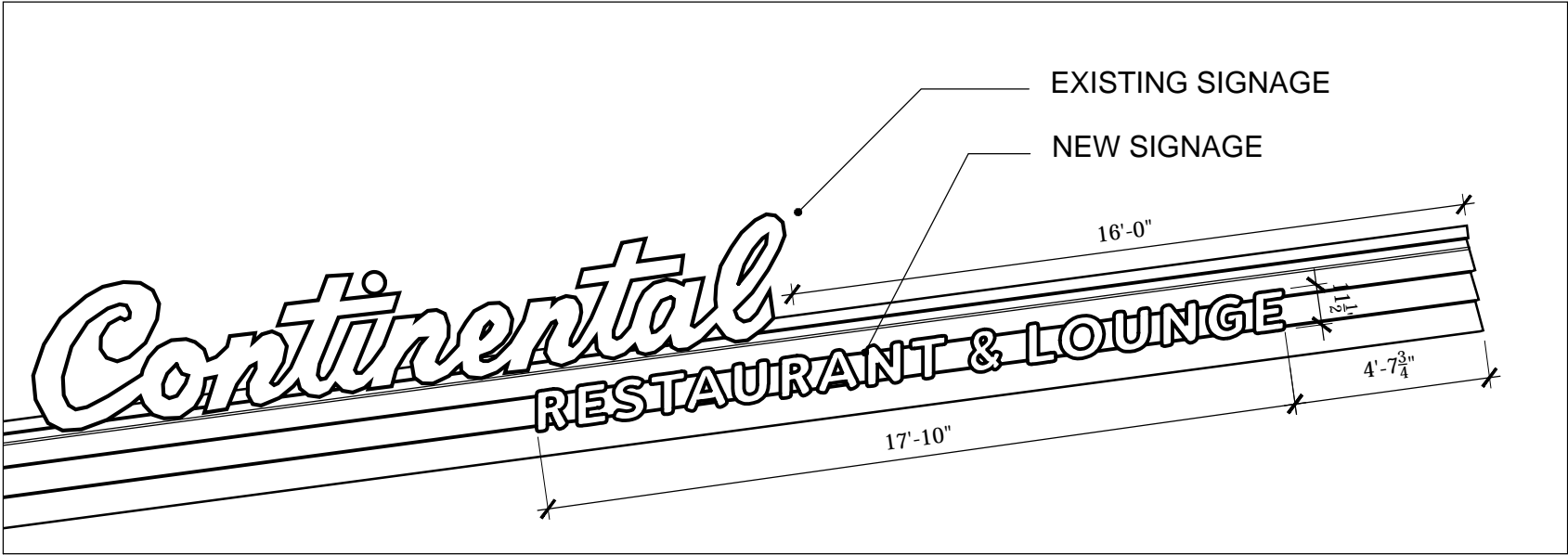
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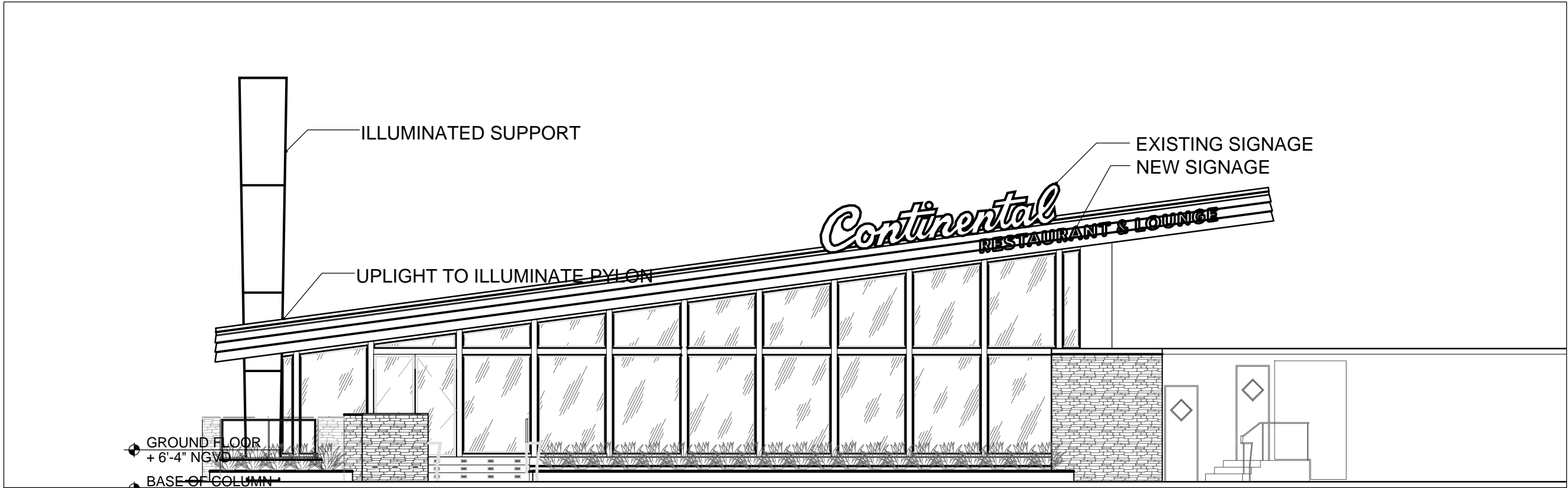
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SIGNAGE AREA CALCULATIONS	
EXISTING SIGN SQ. FT.	: 61.25 SQ/FT
PROPOSED SIGN SQ. FT.	: 16.94 SQ/FT
TOTAL	: 78.19 SQ/FT



2 SIGNAGE DETAIL
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

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1 RENDER
SCALE: N.T.S

