

SKETCH OF BOUNDARY AND TOPOGRAPHIC SURVEY OF: **626, 640 & 650 OCEAN DRIVE, MIAMI BEACH, FL.**

LEGEND:

M.D.C.R. MIAMI-DADE COUNTY RECORDS
L.B. LICENSED BUSINESS
P.B. PLAT BOOK
PG. PAGE
A/C AIR CONDITIONING UNIT(S)
(P) DENOTES INFORMATION BASED ON PLATS OF RECORD
(C) CALCULATED
I.D. IDENTIFICATION
TRAV. PT. TRAVERSE POINT
NAVD 88 NORTH AMERICAN VERTICAL DATUM OF 1988
-OHW- OVERHEAD WIRES
CL CENTERLINE
WPP WOOD POWER POLE
WLB WIRE PULL BOX
PM PARKING METER
SIGN
UB UTILITY BOX
SSM SANITARY SEWER MANHOLE
WV WATER VALVE
FH FIRE HYDRANT
DS DRAINAGE STRUCTURE
BP BACKFLOW PREVENTER
RWS RAIN WATER SYSTEM
WM WATER METER
TM TELEPHONE MANHOLE
SDM STORM DRAIN MANHOLE
GM GAS METER
BIS BREAK IN SCALE
VIEW 1
SIR SET 5/8" IRON ROD & CAP, L.B. 7551
UNLESS OTHERWISE SPECIFIED
SE SURFACE ELEVATION



VIEW 1
NOT TO SCALE



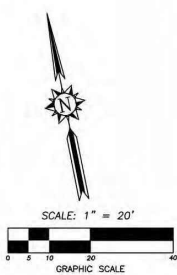
VIEW 2
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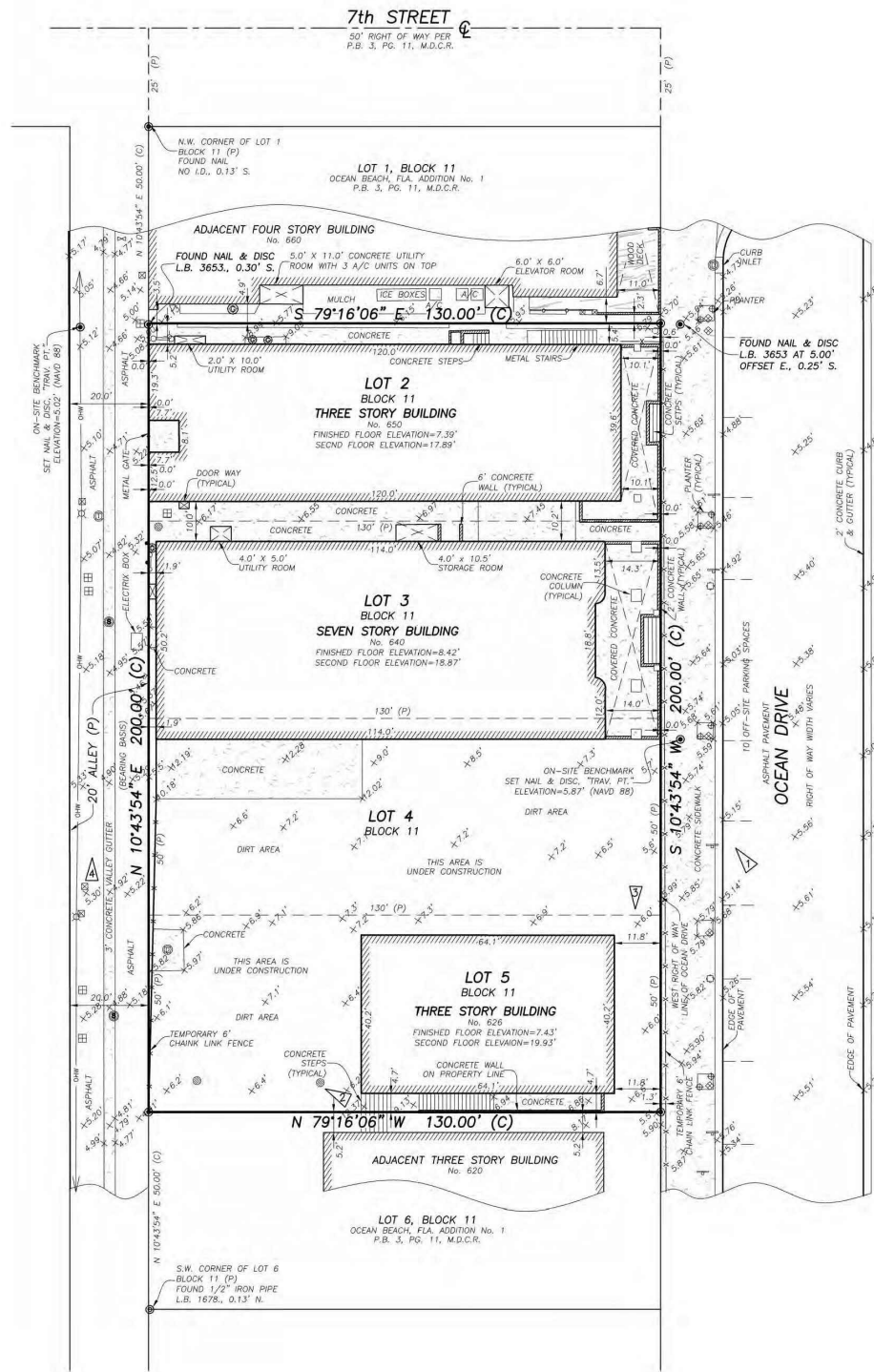
VIEW 3
NOT TO SCALE



VIEW 4
NOT TO SCALE



VICINITY MAP
NOT TO SCALE



LEGAL DESCRIPTION:

LOTS 2, 3, 4 AND 5, BLOCK 11, OCEAN BEACH, FLA. ADDITION NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, AT PAGE 11, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEY NOTES:

1. THIS SURVEY REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N.10°43'54"E, ALONG THE WEST LINE OF BLOCK 11, OF OCEAN BEACH, FLA. ADDITION NO. 1, PLAT BOOK 3, PAGE 11, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND REFER TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE 1983 (1990) ADJUSTMENT.
3. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE AE, ELEVATION 8' (NAVD 29), AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12086C 0319 L, COMMUNITY NUMBER 120651, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA. MAP REVISED DATE: SEPTEMBER 11, 2009.
4. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
5. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
6. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
7. OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.
8. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY EXACTA COMMERCIAL SURVEYORS, INC. EXACTA HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. EXACTA MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT EXACTA DIRECTLY FOR VERIFICATION OF ACCURACY.
9. BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.
10. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (811 OR 1-800-432-4770) AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.
11. THE PROPERTY SHOWN HEREON CONTAINS 0.60 ACRES (26,000 SQUARE FEET), MORE OR LESS.
12. IRRIGATION LINES, WELLS AND SPRINKLERS HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.
13. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
14. THE ELEVATIONS SHOWN HEREON ARE BASED ON A CITY OF MIAMI BEACH BENCHMARK "5 01 R" AND REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988. THE MARK IS PK NAIL AND WASHER SET IN BULLNOSE OF A LANDSCAPED MEDIAN LOCATED AT THE INTERSECTION OF 5th STREET AND OCEAN DRIVE. ELEVATION=7.32'.

THIS SURVEY IS CERTIFIED TO:
BORGES ARCHITECTS + ASSOCIATES.

CERTIFICATE:

THIS IS TO CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA
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EXCS
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SEAL
NOT VALID UNLESS
SEALED HERE
WITH
AN EMBOSSED
SURVEYOR'S SEAL

SKETCH OF BOUNDARY
AND TOPOGRAPHIC SURVEY
LOTS 2, 3, 4 AND 5, BLOCK 11
OCEAN BEACH, FLA. ADDITION NO. 1
PLAT BOOK 3, PAGE 11, M.D.C.R.

BORGES
ARCHITECTS +
ASSOCIATES
DATE: 03/15/17

DRAWN BY J.E.C.
CHECKED BY JDLR

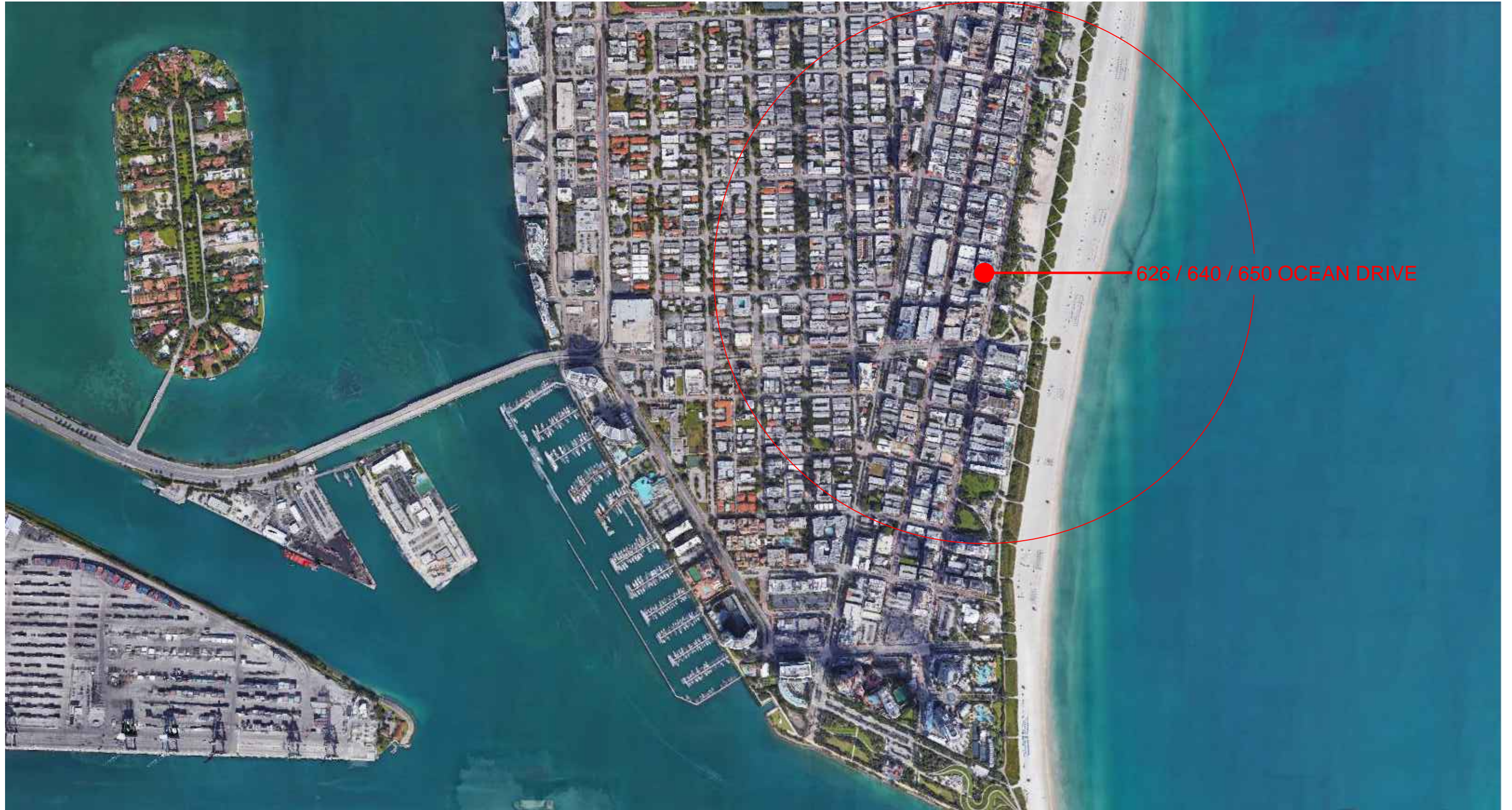
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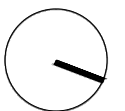
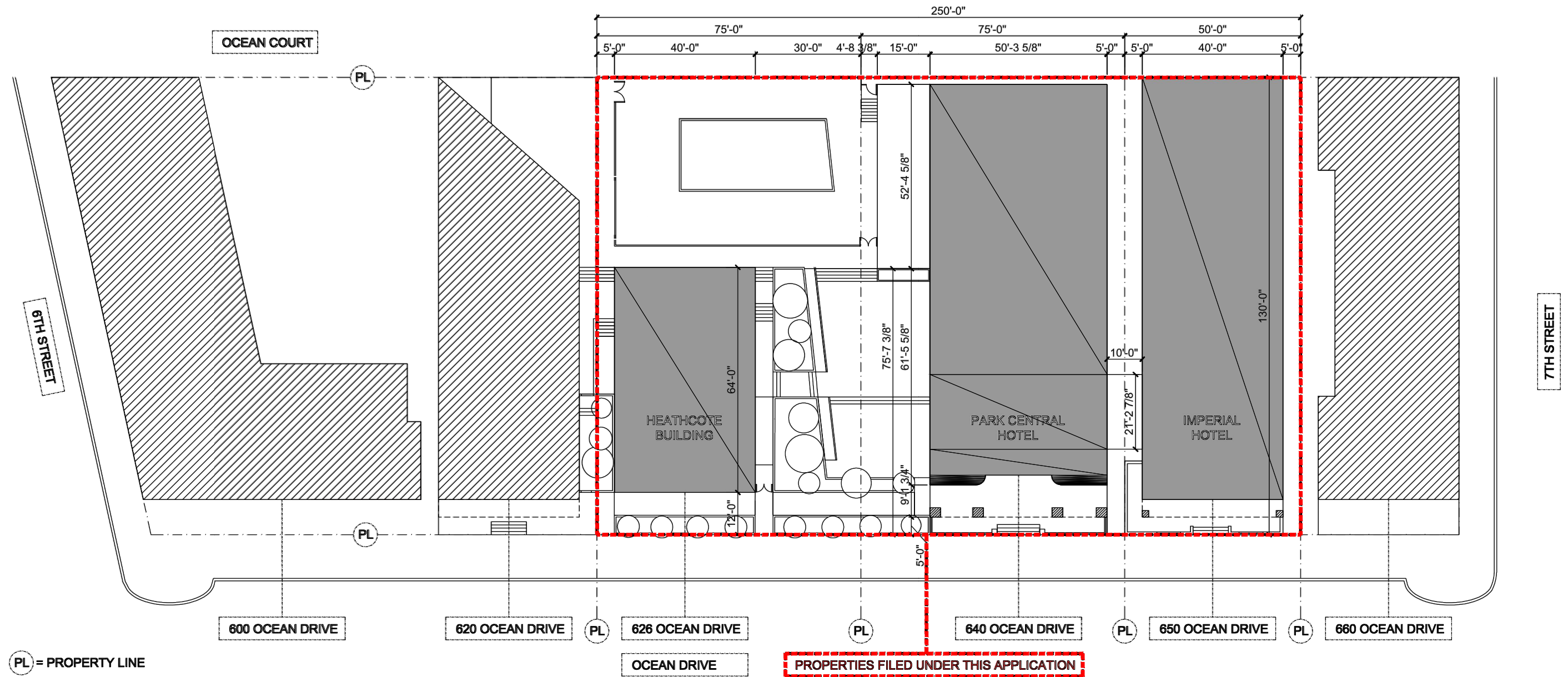
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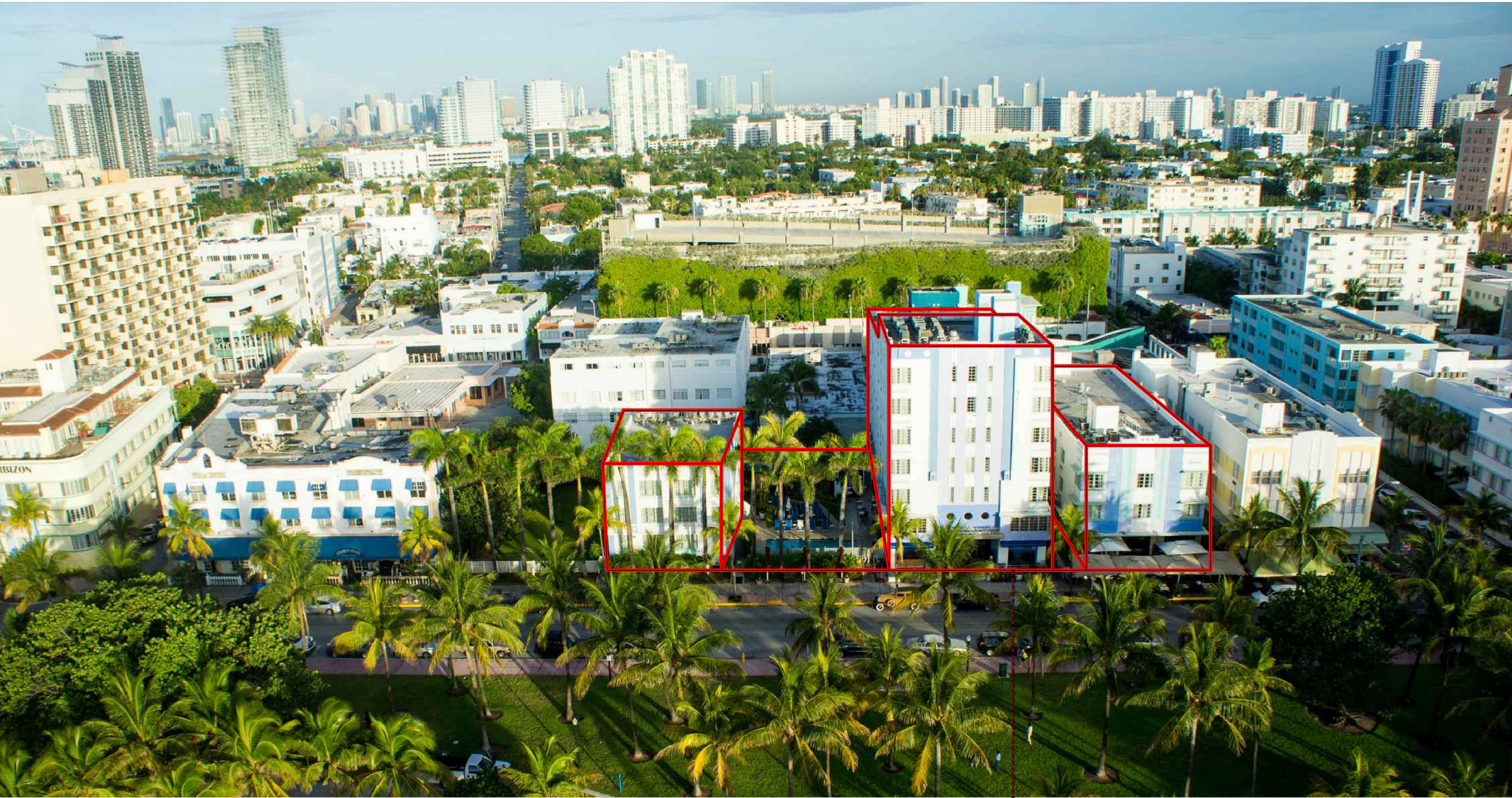
JOB NO.
ECS1027

SHEET NO.
01

01



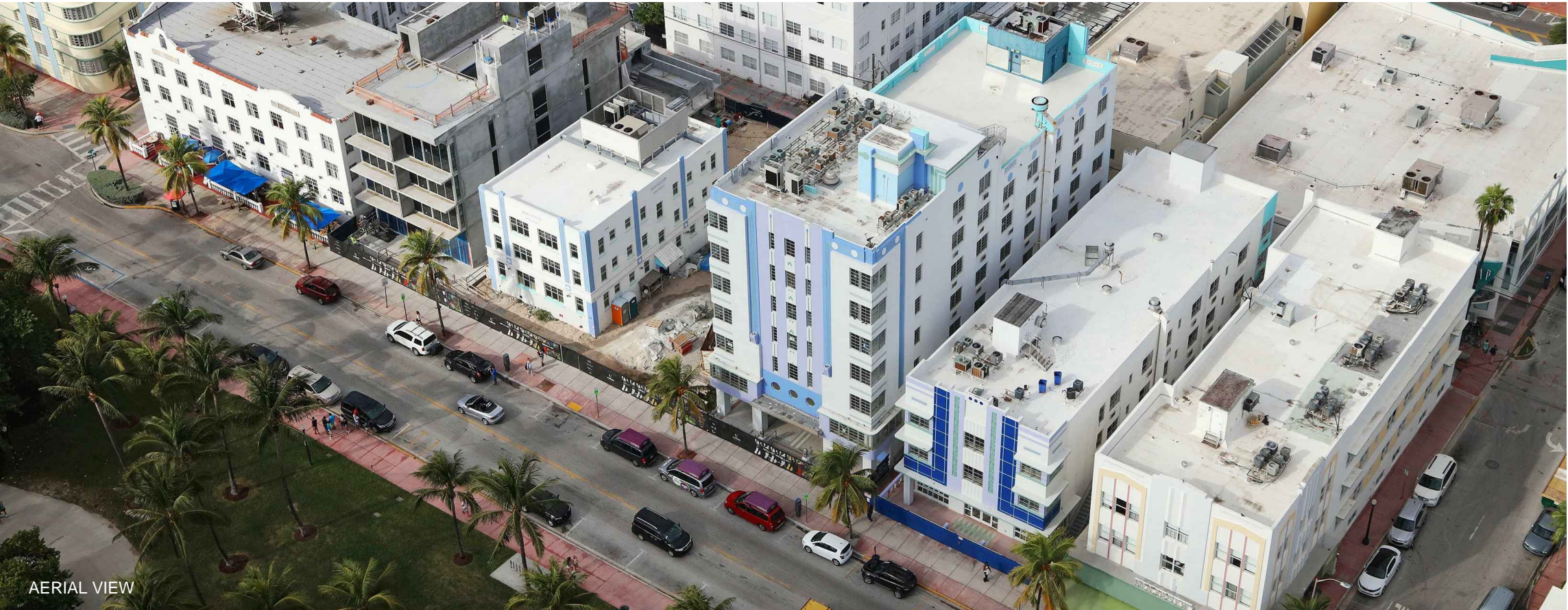




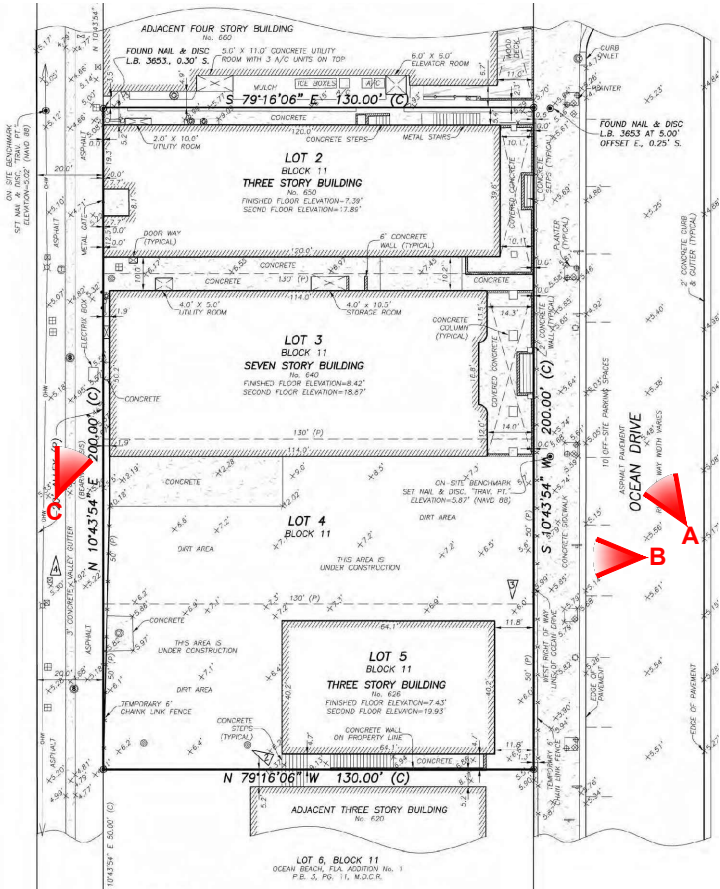
PROPERTIES FILED UNDER THIS APPLICATION







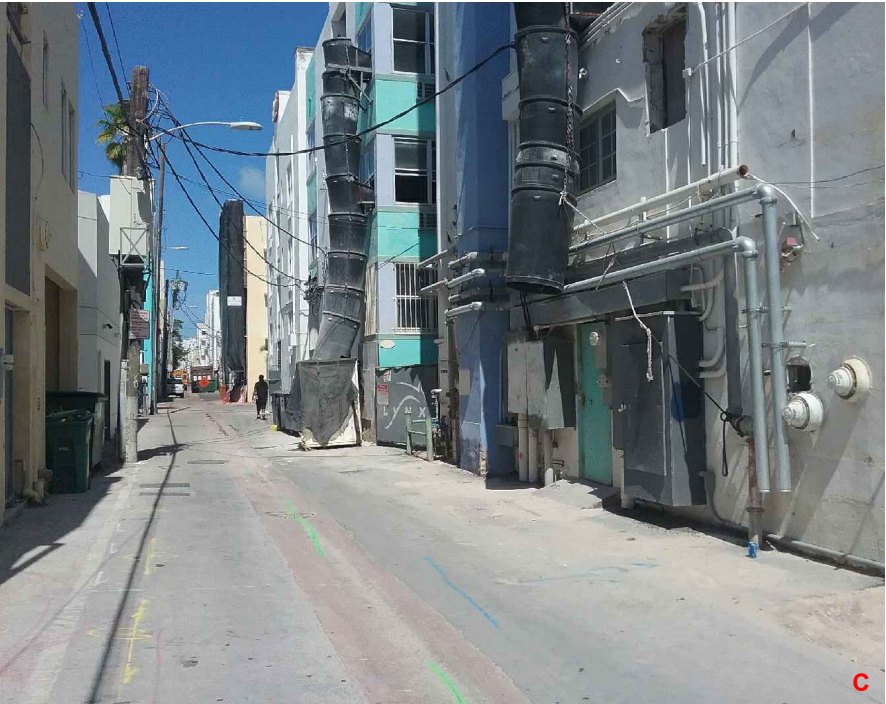
AERIAL VIEW



A

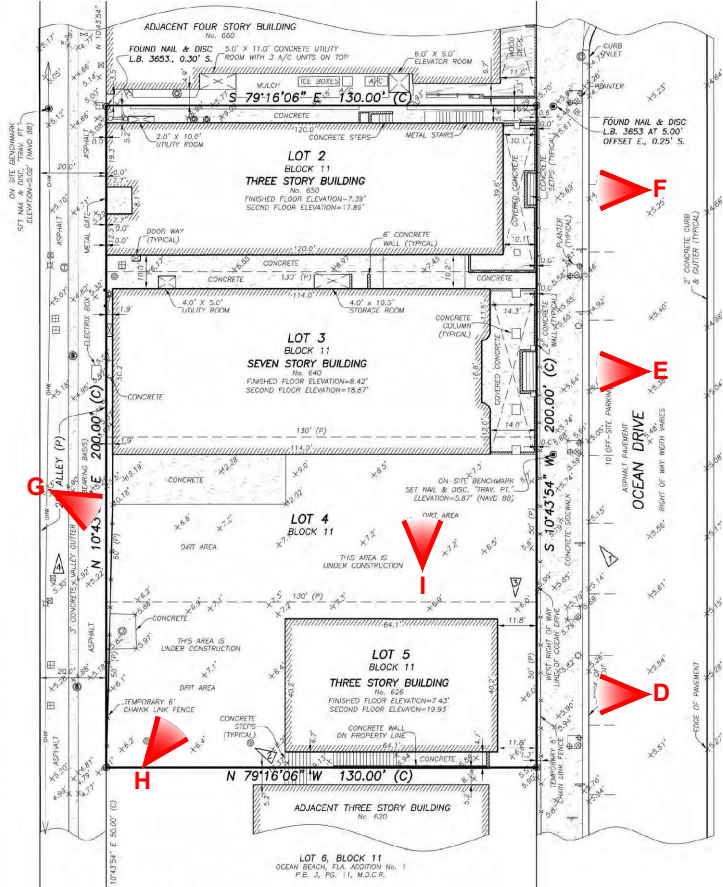


B



C

PROPERTY CURRENTLY UNDER CONSTRUCTION, PER PLANS APPROVED BY HPB File No. 7408, January 14, 2014



PROPERTY CURRENTLY UNDER CONSTRUCTION, PER PLANS APPROVED BY HPB File No. 7408, January 14, 2014



PROPERTIES FILED UNDER THIS APPLICATION

EXISTING VIEW FROM OCEAN DRIVE



PROPERTIES FILED UNDER THIS APPLICATION

PROPOSED VIEW FROM OCEAN DRIVE



EXISTING VIEW FROM ALLEY

PROPERTIES FILED UNDER THIS APPLICATION



PROPOSED VIEW FROM ALLEY

PROPERTIES FILED UNDER THIS APPLICATION

626/640/650 Ocean Drive, Miami Beach, FL 33139										
ZONING TABULATION										
SITE DATA										
ZONING DISTRICT		MXE (mixed use entertainment) / Ocean Drive/Collins Avenue Historic District /Architectural District								
NET LOT AREA (NLA)		130'-0" X 200'-0"					26,000 S.F.		0.597 ACRE	
		REQUIRED / ALLOWED					REQUIRED		PROVIDED	
LOT COVERAGE		NA					NA		13,984.9 54%	
BUILDING DATA		REQUIRED / ALLOWED					ALLOWED		EXISTING	
FAR 626 OCEAN DRIVE -HEATHCOTE							NA		7,679.9 SF	
FAR 640 OCEAN DRIVE -PARK PLACE									37,118 SF	
FAR 650 OCEAN DRIVE -IMPERIAL									16,043.85 SF	
TOTAL FAR		2.0 Maximum Floor Area Ratio= 26,000 sf x 2= 52,000 sf					52,000 sf		60,841.82 SF	
BUILDING HEIGHT		REQUIRED / ALLOWED					ALLOWED		EXISITING	
FAR 626 OCEAN DRIVE -HEATHCOTE		5 STORIES- 50'-0" FEET					5 STORIES		3 STORIES	
FAR 640 OCEAN DRIVE -PARK PLACE		5 STORIES- 50'-0" FEET					5 STORIES		7 STORIES	
FAR 650 OCEAN DRIVE -IMPERIAL		5 STORIES- 50'-0" FEET					5 STORIES		3 STORIES	
EXISTING BUILDING SET BACKS (SEC. 142-547)		FRONT		SIDE NORTH		SIDE SOUTH		REAR		
FAR 626 OCEAN DRIVE -HEATHCOTE		12'-0"		NA		5'-0"		54'-0"		
FAR 640 OCEAN DRIVE -PARK PLACE		14.15'		NA		NA		1.95'		
FAR 650 OCEAN DRIVE -IMPERIAL		10'-0"		5.05'		NA		0'-0"		
ROOF DECK AREA		NOTES					EXISTING			
ROOF DECK AREA - PARK CENTRAL		Floor immediately below: 6,180.5 sf					2884.20		47%	
HOTEL UNITS		MINIMUM HOTEL UNIT SIZE		AVERAGE UNIT SIZE		UNITS (EXIST. / PROPOSED)		NOTE:		
FAR 626 OCEAN DRIVE -HEATHCOTE		100% >200 SF		545 SF		12 / 8		EXISTING HISTORIC DISTRICT HOTEL MIN UNIT SIZE= 200 SF		
FAR 640 OCEAN DRIVE -PARK PLACE		100% >200 SF		290 SF		80 / 80				
FAR 650 OCEAN DRIVE -IMPERIAL		100% >200 SF		215 SF		35 / 35				
TOTAL						127 / 123				

AS APPROVED_ NO CHANGES PROPOSED



APPROVED