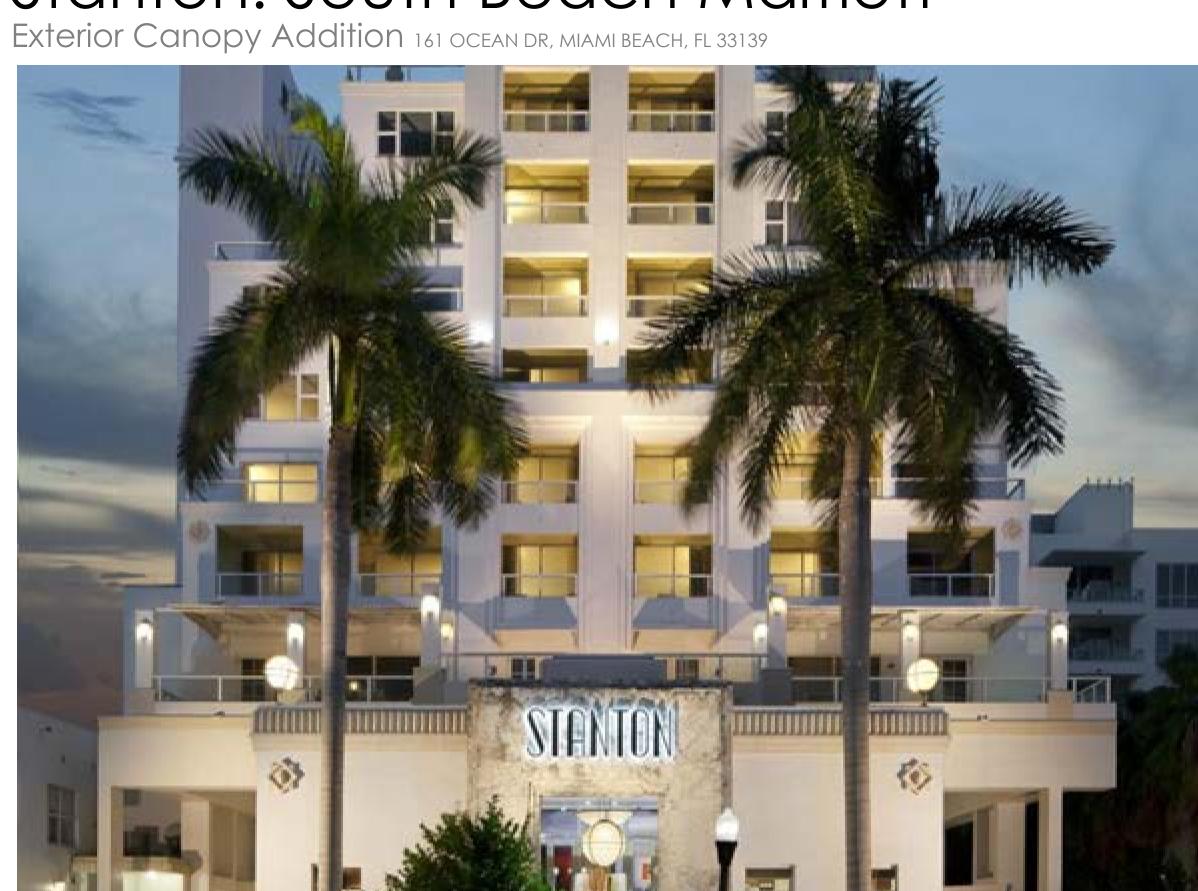
201 DECEMBER **SUBMISSION FIRST**

Stanton: South Beach Marriott



Prepared By: UCI Design 7428 S.W. 48 Street Miami, Florida 33155



Scope of Work:

Exterior Addition of Canopies:

- 1. New canopy structure attached to the Historic Stanton Building on the third level of the structure
- 2. New canopy structure on the fourth level of the South Beach Marriott Hotel.
- -No additional F.A.R. requested under this application

Site Plan Information

Zoning Designation: RPS-4, Residential, High Intensity

Flood Zone: ΑE

Type of Occupancy: Mixed Use

Net Lot Size: 61,557 Sq. Ft.

Planning Department, 1700 Convention Center Drive Miami Beach, Florida 33139, www.miamibeachfl.gov

305.673.7550

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information		
1	Address: 161 OCEAN DRIVE		
2	Board and file numbers :		
3	Folio number(s): 02-3223-002-0040		
4	Year constructed: 1955	Zoning District:	RM-3 RESIDENTIAL HIGH INTENSITY DISTRICT
5	Based Flood Elevation: 7.0'	Grade value in NGVD:	5.6'
6	Adjusted grade (Flood+Grade/2): 6.3'	Lot Area:	61,607 SQ. FT.
7	Lot width: 150'-8"	Lot Depth:	417'-9"
8	Minimum Unit Size N/A	Average Unit Size	N/A
9	Existing use: Hotel/ Multi Use	Proposed use:	Hotel/ Multi Use

		Maximum	Existing	Proposed	Deficiencies
10	Height	N/A			
11	Number of Stories	N/A			
12	FAR	138,506 SQ. FT.	138,503 SQ. FT.		
13	Gross square footage	N/A			
14	Square Footage by use	N/A			
15	Number of units Residential	N/A			
16	Number of units Hotel	N/A			
17	Number of seats	N/A			
18	Occupancy load	N/A			

	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
19	Front Setback:	5'-0"			
20	Side Setback:	5'-0"			
21	Side Setback:	5'-0"			
22	Side Setback facing street:	5'-0"			
23	Rear Setback:	50'-0" Bulkhead line			
	At Grade Parking:				
24	Front Setback:	5'-0"			
25	Side Setback:	5'-0"			
26	Side Setback:	5'-0"			
27	Side Setback facing street:	5'-0''			
28	Rear Setback:	50'-0" Bulkhead line			
	Pedestal:				
29	Front Setback:	5'-0"			
30	Side Setback:	15'-0"			
31	Side Setback:	15'-0"			
32	Side Setback facing street:	5'-0"			
33	Rear Setback:	20% or 50'-0" Bulkhead			
	Tower:	line			
34	Front Setback:	60'-0''			
35	Side Setback:	25'-0"	<u> </u>		

Planning Department, 1700 Convention Center Drive Miami Beach, Florida 33139, www.miamibeachfl.gov 305.673.7550

ITEM					
#	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback:	25'-0"			
37	Side Setback facing street:	15'-0"			
38	Rear Setback:	25% of lot depth, 75 f	eet		

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district				
40	Total # of parking spaces		226		
41	# of parking spaces per use (Provide a				
	separate chart for a breakdown	N/A			
	calculation)				
12	# of parking spaces per level (Provide a				
	separate chart for a breakdown	N/A			
	calculation)				
13	Parking Space Dimensions	N/A			
14	Parking Space configuration				
	(45o,60o,90o,Parallel)	N/A			
4 5	ADA Spaces	N/A			
16	Tandem Spaces	N/A			
17	Drive aisle width	N/A			
48	Valet drop off and pick up	N/A	YES		
19	Loading zones and Trash collection areas	N/A	YES		
0	racks				

Restaurants, Cafes, Bars, Lounges,				
Nightclubs	Required	Existing	Proposed	Deficiencies
Type of use	N/A	Outdoor Deck	RESTAURANT	
Number of seats located outside on				
private property	N/A		64	
Number of seats inside	N/A		9	
Total number of seats	N/A		73	
Total number of seats per venue (Provide				
a separate chart for a breakdown	N/A	N/A	N/A	
calculation)				
Total occupant content	N/A		127	
Occupant content per venue (Provide a				
separate chart for a breakdown	N/A	N/A	N/A	
calculation)				

58	Proposed hours of operation	xxxxxxxxxx
59	Is this an NIE? (Neighboot Impact stablishment, see CMB 141-1361)	YES
60	Is dancing and/or entertainment proposed ? (see CMB 141-1361)	NO
61	Is this a contributing building?	Yes or No
62	Located within a Local Historic District?	(Yes)or No

Notes:

If not applicable write N/A

All other data information may be required and presented like the above format.

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ALTA/ACSM LAND TITLE SURVEY

161 OCEAN DRIVE, MIAMI BEACH,

MIAMI-DADE COUNTY, FLORIDA 33139 KOMAR INVESTMENTS, INC.



LOCATION SKETCH

3. SOURCES OF DATA: AS TO VERTICAL CONTROL

Legal Description furnished by the client.

SURVEYOR'S NOTES:

Said property is bounded as follows:

2. LEGAL DESCRIPTION:

County, Florida;

1. Field Survey was completed on: June 25th, 2013.

Lot 1, less the West 15 feet thereof for street widening purposes, of Block 113 of OCEAN BEACH, FLORIDA, ADDITION No. 4, a Subdivision recorded in Plot Book 3 at Page 151 of the Public Records of Miami-Dade County, Florida, including any lands lying between the Eosterly extension of said Lot 1 and the

Miami-Dade County Erosion Control Line as recorded in Plat Book 105 at Page 62 of the Public Records of Miami-Dade County, Florida.

Bounded on the West by the existing Easterly Right-of-Way line of Ocean

Bounded on the East by the Erosion Control Line of the Atlantic Ocean as recorded in Plat Book 105 at Page 62 of the Public Records of Miami-Dade

Bounded on the North by the Southerly line of Second Street as it intersects the Existing Easterly line of Ocean Drive on the West and the Erosion Control Line on the East; Bounded on the South by the Southerly line of Lot 1 as it intersects the existing Easterly Right-of-way of Ocean Drive on the West and the Erosion

Control Line on the East. (Legal Description as per O.R.B. 17619, Pg. 0245)

Lot 2, less the West 15 feet, and Lot 3, less the West 15 feet, Block 113. OCEAN BEACH, FLA ADDITION No. 4, according to the Plot thereof, as recorded in Plot Book 3, at Page 15i, of the Public Records of Miami-Dade County,

Florida, including any lands lying between the easterly extensions of said Lots 2 and 3, and the Miami-Dade County Erosion Control Line, according to the Plat thereof, as recorded in Plat Book 105, at Page 62, of the Public Records

of Miami-Dade County, Florida. (Legal Description as per O.R.B. 17094, Pg.

Containing 61,557 Square Feet or 1,41 Acres more or less by calculations.

The above captioned property was surveyed and described based on the above

By scaled determination the subject property lies in Flood Zone AE, Base Flood Elev. 8 feet, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120651, Map No. 12086C0319, Suffix L, Revised

Date: 09-11-2009. An accurate Zone determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to the user that "this map is for insurance

The vertical control element of this survey was derived from National Geodetic Vertical Datum 1929 (N.G.V.D. 1929).

—Micmi-Dade County Benchmark: D-146 Elev. 8.84' N.G.V.D. 1929 Located @ 5th Street & Ocean Drive

-Miami-Dade County Benchmark: D-145 Elev. 6.64' N.G.V.D. 1929 Located @ South Pointe Drive & Ocean Drive

AS TO HORIZONTAL CONTROL:

—North arrow and Bearings refer to an assumed value of S79'36'41"E along the Northerly line of the Subject Property, Miami—Dade County, Florida. Said line is considerered well established and monumented.

-Plat Bock 3, Page 151, OCEAN BEACH FLORIDA, ADDITION No. 4, Public Records

-Plot Book 105, Page 62, EROSION CONTROL LINE, Public Records of Miami-Dade County, Florida.

-A.L.T.A. Commitment NBU No. 21301504, effective date: June 6, 2013 at 11:00 PM, by Cnicago Title Insurance Company.

4. ACCURACY:

The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement.

6. STATEMENT OF ENCROACHMENTS:

There are no visible encroachments from the subject premises onto the adjoining premises or from adjoining premises onto the subject premises

7. CLIENT INFORMATION:

This ALTA/ACSM Land Title Survey and the Survey Map resulting therefrom was

KOMAR INVESTMENTS, INC.

8. ADDITIONAL NOTES:

1.-Zoning Information: RPS-4 (Residential High Density)

Building Setback requirements: Front and Side: at grade parking lot: 5 feet pedestol 5 feet. tower 60 feet Secondary Front: 10 feet min Rear: 50 feet from the bulkhead line

Zoning Information as per Municade, www.municode.com

- 1.- No visible or apparent compteries lying within the subject property.
- 2.- Utilities available for this site as shown on Sketch, and should be verified
- 3.- Ingress and egress to the premises is provided by Ocean Drive (Public Road).
- 4.- Parking Spaces: Parking Spaces on Parking Garage
- 5.- The Legal description describes the same property as appeared in the Title



VICINITY MAP NOT TO SCALE

J. Bonfill & Associates, Inc. REGISTERED LAND SURVEYORS & MAPPERS Florida Certificate of Authorization LB3398 7100 S.W. 99th Avenue Suite 104 Miami, Florida 33173 (305) 598-8383

ĽVÉ, MIAMI BEACH, DUNTY, FLORIDA 33139 for SUR TITLE A LAND of DRIVE, MIA COU ALTA/ACSM 161 OCEAN I MIAMI-DADE (

REVIS	IONS	BY
Project:	13-0129	9
Job:	13-0241	

06-25-2013

Checked: J.B.

SHEET LOF 2

Field Book: ON FILE

G.P.,J.S., A.A.P.

AS SHOWN

the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101—111 of the Florida Statutes. **SURVEYOR'S CERTIFICATE:**

9. NOTES CORRESPONDING TO

The exceptions of Schedule B-2 appeared on Commitment NBU No. 21301504, prepared by Chicago Title Insurance Company, effective date: June 6, 2013 at 11:00 PM, and furnished to the undersigned land surveyor to show any matter of records affecting the subject property as follows:

Item # 10: Restrictions, conditions and easements as set out on the Plot of Ocean Jeach Florida Addition No. 4, according to the Plot thereof, as recorded in Plot Book 3, at Page 151, of the Public Records of Miami-Dade County, Florida, Does apply to the Subject Property as

Item # 11: This commitment policy does not insure any right, title or interest in lands lying Easterly of the Erosian Control Line as same is shown on the Erosian Control Line Plat recorded in Plat Book 105, at Page 62. Does apply to the Subject property as shown.

Item # 12: Terms and provisions of the Agreement made by and among the City of Micmi Beach, Florida, o Florida municipal corporation, the Miami Beach Redevelopment Agency, o Florida public agency and entities collectively referred as the "Portofino Entities", of which St. Tropez Real Estate Fund, Ltd, is a member, filed November 9, 1995, in Official Records Book 19987, at Page 1197, of the Public Records of Miami-Dade Caunty, Florida. (as to Parcel 1)

Item # 13: Easement granted to Florida Power and Light Company, dated November 15, 1999, filed December 2, 1999 in Official Records Book 18886 page 4592; as offected by Non Disturbance Agreement filed April 19, 2001 in Official Records Book 19613, page 4935. (as Parcel II) Does apply to the Subject property as shown.

Item # 14: Easement granted to Florida Power and Light Campany, dotted November 15, 1999, filed December 2, 1999 in Official Records Book 18886 page 4590; as affected by Non Disturbance Agreement filed April 19, 2001 in Official Records Book 19613 page 4935. (cs to Parcel II) Does apply to the Subject property as shown.

Item § 17: Terms and provisions of Management Agreement with Marriott Hotel Services, Inc., a Florida corporation, as evidenced by that Memorandum of Management Agreement filled December 2, 1997 in Official Records Book 17887, at Page 2056; as may be affected by Subordination, Non-disturbance and Attornment Agreement filled October 31, 2006 in Official Records Book 25058 page 3191. Does apply to the Subject property containing blanket

Item # 18: Order of the Board of Adjustment of the City of Miami Beach filed November 1, 2002 in Official Records Book 20768, 2191. Does apply to the Subject property containing blanket conditions.

NOTE: All of the recording information contained herein refers to the Public Records of Miami-Dade County, Florida, unless otherwise indicated.

Since no other information other than what is cited in the Sources of Octa-

Since no other information other than what is cited in the Sources of Octa was furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Pualic Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear in public records. 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 trendition improvements and for utilities are described as a server.

foundations, improvements and/or utilities were located or shown hereon.

Surveying in the State of Florida," pursuant to Rule 5J-17 of the Florida Administrative Code.

Notice is hereby given that Sunshine State One Call of Florida, Inc., must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with

This notice is required by the "Minimum Technical Standards for Land

Legal Description provided by Chicago Title Insurance Company.

Does apply to the Subject property containing blanket conditions.

Items # 15 and 16; Not addressed.

Items # 19 and 20: Not addressed.

5. LIMITATIONS

SCHEDULE B-SECTION II:

SUBJECT TO:

-KOMAR INVESTMENTS, INC.

-CITIGROUP GLOBAL MARKETS REALTY CORP. and its successors and/or assigns, -CHICAGO TITLE INSURANCE COMPANY

This is to certify that this Map or Plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 7(a), 7(b) 8, 9, 11(a), and 14 of Table A

The field work was completed on June 25, 2013

J. Bonfill & Associates, Inc. Florida Certificate of Authorization Number LB 3398

By: Suffill
Juan J. Bortill Professional Land Surveyor No. 3179

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

ALTA/ACSM LAND TITLE SURVEY 161 OCEAN DRIVE, MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA 33139 KOMAR INVESTMENTS, INC. GRAPHIC SCALE SCALE : 1" = 20' 2nd STREET 2 STORY BUILDING LEGEND **ABBREVIATIONS**



LTA/ACSM LAND TITLE SURVEY Stanton South Beach Marriott
Canopy Addition

ALTA/ACSM LAND TITLE SURVEY 161 OCEAN DRIVE, MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA 33139 for

REVISIONS BY 06-25-2013 Drawn: G.P.,J.S., A.A.P. Checked: J.B.

