

# BOUNDARY SURVEY

## CERTIFY TO:

BankUnited, N.A., its successors and/or assigns  
S.F. Land LLC, a Florida limited liability company  
S.F.R. LTD  
Siegfried, Rivera, Hyman, Lerner, De La Torre, Mars & Sobel, P.A.  
Gray Robinson, PA  
Old Republic National Title Insurance Company

## VERTICAL CONTROL

BENCHMARK: MIAMI-DADE COUNTY NATIONAL  
GEODETIC VERTICAL DATUM 1929

BM NO-1  
LOCATOR 3222 NE  
NAME A-33  
ELEVATION 8.19'

63 ST (W. BEACH) — 40.5' NORTH OF C/L  
PINE TREE DRIVE — 193.7' EAST OF C/L

BRASS DISC IN WINGWALL AT NW CORNER OF  
BRIDGE OVER INDIAN CREEK.

BM NO-2  
LOCATOR 3222  
NAME J-313  
ELEVATION 7.35'

58 ST — INDIAN CREEK F.P.L. SUBSTATION  
HWY A-1-A (COLLINS AVE) — 101' WEST OF WEST CURB  
ADDRESS #5838 COLLINS — 150' +/- S OF S SIDE OF  
REGENCY TOWER BLDG

US C&G BRASS DISC ON TOP OF EAST END OF CONC  
FOUNDATION OF THE NORTH DOOR AT ENTRANCE OF  
SUBSTATION, 0.7' W OF E DOOR OF TOWER.

## SURVEYOR'S NOTE

THE ELEVATIONS SHOWN IN THIS BOUNDARY SURVEY BASE UPON CORPSCON  
VERSION 6.0.1  
US ARMY CORPS OF ENGINEERS  
ENGINEER RESEARCH AND DEVELOPMENT CENTER  
TOPOGRAPHIC ENGINEERING CENTER, ALEXANDRIA, VIRGINIA.

## CONVERSION FROM:

HORIZONTAL CONTROL  
STATE PLANE CO-ORDINATE 1929-NAD27

VERTICAL CONTROL  
1929, NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929

CONVERTED TO:  
HORIZONTAL CONTROL: 1983-NAD 83-90  
VERTICAL CONTROL: 1988-NAVD 88  
ALL UNITS 1-US SURVEY FOOT

## CRUCIAL INFORMATION

MIAMI-DADE COUNTY AUTHORITIES AT PUBLIC WORK SECTION, 111 N.W. 1ST STREET,  
SUITE 1610 CITY OF MIAMI  
FOR VERTICAL CONTROL REQUIRED ELEVATIONS FOR CONSTRUCTION PURPOSE BASE  
UPON NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929), AS SHOWN IN MIAMI-DADE  
COUNTY, SURVEY SECTION  
BENCHMARK BOOK:  
ARCHITECT, ENGINEER, DESIGNER OR BUILDER MUST VERIFY WITH COUNTY  
AUTHORITIES THE DATUM THAT SHOULD BE USED FOR CONSTRUCTION PURPOSES,  
PRIOR TO ANY KIND OF DESIGN OR CONSTRUCTION.

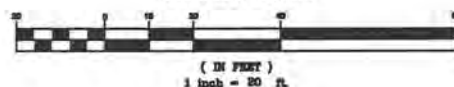
PLEASE NOTIFY SURVEYOR OF RECORD FOR INFORMATION ON ELEVATION CONVERSION  
TO NGVD 1929.

ALL ELEVATIONS SHOWN ARE RELATIVE TO THE NAVD 1988 DATUM.

## ENCROACHMENTS:

- 1) COOLING TOWER ENCROACHES ONTO NE PORTION OF  
PROPERTY 4.4 FEET.
- 2) CONCRETE ENCROACHES ONTO NE PORTION OF PROPERTY 5.7  
FEET.
- 3) PAVERS ENCROACH ONTO CENTER OF NORTH PROPERTY LINE  
2.75 FEET.

## GRAPHIC SCALE



## SURVEYOR'S CERTIFICATE

This Certificate and attached survey (captioned above) are made for the benefit of BankUnited, N.A., its  
successors and/or assigns, ATIMA and Title Company, I hereby certify:

- 1) That the survey was made on the ground and is correct.
- 2) That the survey shows the location of the perimeter of the land by courses and distances.
- 3) That the survey shows the location of all easements and rights-of-way, including all easements and  
rights-of-way shown as exceptions on the Mortgage Title Insurance Commitment No. 2131475 dated  
December 17, 2013 @ 11:00PM, written on Old Republic National Title Insurance Company. No  
easements of record shown.
- 4) That the survey shown established building lines and setback restrictions.
- 5) That the survey shows lines of streets abutting the land and the width thereof, and that ingress and  
egress to the subject property is provided by Collins Avenue the same being a dedicated public  
right-of-way maintained by the City of Miami Beach and the State of Florida.
- 6) That the survey shows encroachments and the extent thereof upon the land. That the survey shows  
the improvements to the extent constructed, if applicable, and the relation of the improvements by  
distances to the perimeter of the land, the established building lines and the street lines.
- 7) That if the land is described as being on a filed map or plot, a legend relating the survey to said map  
or plot is on the survey.
- 8) That the survey shown any coastal body of water or navigable waterway within 150 feet of the land, if  
applicable.
- 9) The subject property does not serve any adjoining property for drainage, ingress or egress or any other  
purpose, except as shown on the survey.
- 10) That the property is within special flood hazard area AE & X as shown in the most recent Flood  
Hazard Boundary Maps prepared by the Department of Housing and Urban Development.
- 11) That the survey presented hereon meets the Minimum Technical Standards for Land Surveying in the  
State of Florida, as adopted by the Department of Professional Regulation, Board of Land Surveyors in  
Chapter 5J-17 Florida Administrative Code. Pursuant to Section 472.027, Florida Statutes. This  
instrument is not valid unless it bears an original signature and an embossed surveyor's seal.

DELTA MAPPING AND SURVEYING, INC.

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

WALDO F. PAEZ DATE SIGNED: 9.03.15  
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

LEGAL DESCRIPTION: Lots 40, 41 and 42, Block 1, AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION,  
according to the Plat thereof as recorded in Plat Book 28, Page 28, of the Public Records of Miami-Dade  
County, Florida.

Lots containing 74,853.11 square feet, more or less or 1.72 acres more or less

SURVEY FOR: 5585 COLLINS AVENUE  
MIAMI BEACH, FLORIDA 33141

- 1) FLOOD ZONE: AE & X BASE: +8.0' PANEL NO. 12086C0328L  
COMMUNITY NO. 120851 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.  
O.O DENOTES EXISTING ELEVATION  
ELEVATION REFERS TO THE NATIONAL GEODETIC VERTICAL DATUM OF MEAN SEA LEVEL OF 1929

ALL ELEVATIONS SHOWN IN THIS BOUNDARY SURVEY BASES UPON NAVD 1988 DATUM

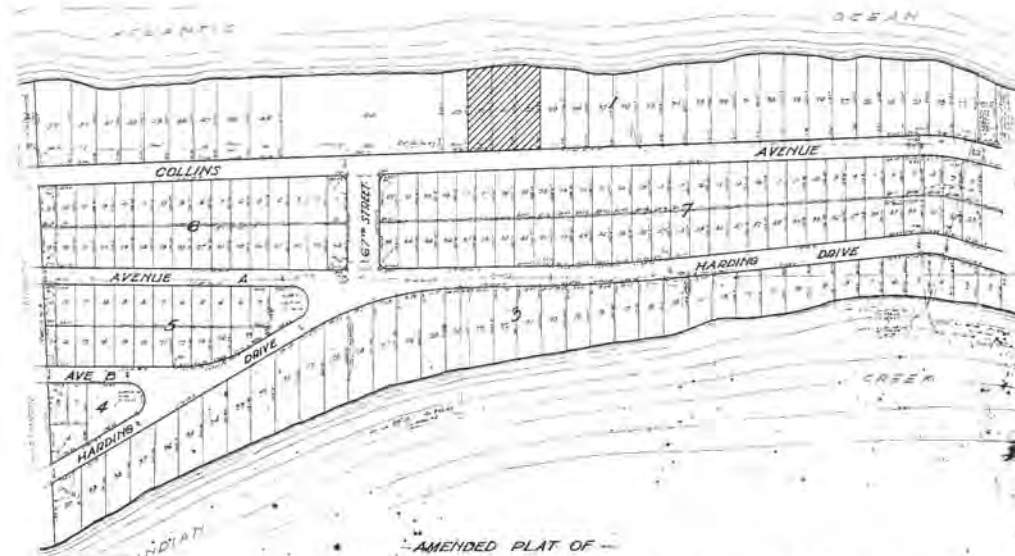
THE ELEVATIONS SHOWN IN THIS BOUNDARY SURVEY BASE UPON CORPSCON VERSION 6.0.1

US ARMY CORPS OF ENGINEERS  
ENGINEER RESEARCH AND DEVELOPMENT CENTER  
TOPOGRAPHIC ENGINEERING CENTER, ALEXANDRIA, VIRGINIA

HORIZONTAL CONTROL  
STATE PLANE CO-ORDINATE 1927-NAD27

BEARINGS HEREON ARE REFERRED TO AN ASSUMED VALUE OF S 01 36°43'E FOR THE EAST RIGHT OF WAY  
LINE OF COLLINS AVENUE

FIELD SURVEY DATE: 10-25-12 SCALE: 1" = 20'  
DRAWING DATE: 10-25-12 FB: SKETCH DRAWING NO.: 12-0544  
REVISED DATE: 10-10-13 (ADD ADJACENT LOT TO THE NORTH) NEW DRAWING NO.: 13-0490  
REVISED DATE: 01-20-14 (TITLE EXCEPTIONS) NEW DRAWING NO.: 14-0052



## LOCATION SKETCH N.T.S.



TITLE COMMITMENT PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
AGENT'S FILE REFERENCE: 2131475, EFFECTIVE DATE: DECEMBER 17, 2013 AT 11:00 P.M.

## SCHEDULE B SECTION II EXCEPTIONS

- |            |                                                                           |
|------------|---------------------------------------------------------------------------|
| ITEM NO. 1 | NOT A SURVEYING MATTER<br>NOT PLOTTABLE                                   |
| ITEM NO. 2 | STANDARD EXCEPTIONS<br>IF IT IS A SURVEYING MATTER IT IS PLOTTED AS SHOWN |
| ITEM NO. 3 | NOT A SURVEYING MATTER<br>NOT PLOTTABLE                                   |
| ITEM NO. 4 | NOT A SURVEYING MATTER<br>NOT PLOTTABLE                                   |
| ITEM NO. 5 | NOT A SURVEYING MATTER<br>NOT PLOTTABLE                                   |
| ITEM NO. 6 | NOT A SURVEYING MATTER<br>NOT PLOTTABLE                                   |

## TITLE COMMITMENT PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

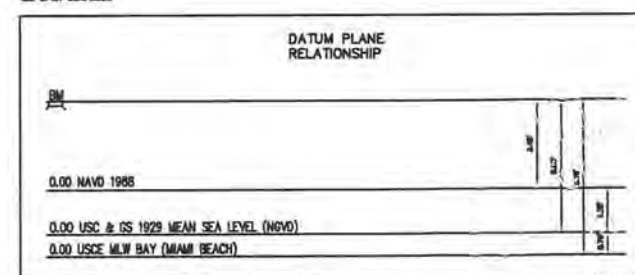
AGENT'S FILE REFERENCE: 2131475, EFFECTIVE DATE: DECEMBER 17, 2013 AT 11:00 P.M.

## SCHEDULE B SECTION II EXCEPTIONS

- |             |                                                                           |             |                                         |
|-------------|---------------------------------------------------------------------------|-------------|-----------------------------------------|
| ITEM NO. 1  | NOT A SURVEYING MATTER<br>NOT PLOTTABLE                                   | ITEM NO. 11 | NOT A SURVEYING MATTER<br>NOT PLOTTABLE |
| ITEM NO. 2  | STANDARD EXCEPTIONS<br>IF IT IS A SURVEYING MATTER IT IS PLOTTED AS SHOWN | ITEM NO. 12 | NOT A SURVEYING MATTER<br>NOT PLOTTABLE |
| ITEM NO. 3  | NOT A SURVEYING MATTER<br>NOT PLOTTABLE                                   | ITEM NO. 13 | NOT A SURVEYING MATTER<br>NOT PLOTTABLE |
| ITEM NO. 4  | NOT A SURVEYING MATTER<br>NOT PLOTTABLE                                   | ITEM NO. 14 | NOT A SURVEYING MATTER<br>NOT PLOTTABLE |
| ITEM NO. 5  | NOT A SURVEYING MATTER<br>NOT PLOTTABLE                                   | ITEM NO. 15 | NOT A SURVEYING MATTER<br>NOT PLOTTABLE |
| ITEM NO. 6  | NOT A SURVEYING MATTER<br>NOT PLOTTABLE                                   | ITEM NO. 16 | NOT A SURVEYING MATTER<br>NOT PLOTTABLE |
| ITEM NO. 7  | NOT A SURVEYING MATTER<br>NOT PLOTTABLE                                   | ITEM NO. 17 | NOT A SURVEYING MATTER<br>NOT PLOTTABLE |
| ITEM NO. 8  | NOT A SURVEYING MATTER<br>NOT PLOTTABLE                                   | ITEM NO. 18 | NOT A SURVEYING MATTER<br>NOT PLOTTABLE |
| ITEM NO. 9  | NOT A SURVEYING MATTER<br>NOT PLOTTABLE                                   | ITEM NO. 19 | NOT A SURVEYING MATTER<br>NOT PLOTTABLE |
| ITEM NO. 10 | NOT A SURVEYING MATTER<br>NOT PLOTTABLE                                   | ITEM NO. 20 | NOT A SURVEYING MATTER<br>NOT PLOTTABLE |

| POINT | STATE PLANE CO-ORDINATE<br>SYSTEM FLORIDA EAST ZONE<br>NATIONAL GEODETIC SURVEY<br>1974 ADJUSTMENT | VERTICAL<br>CONTROL<br>NGVD 1929<br>U.S. FEET | NORTH AMERICAN DATUM<br>NAD 1983 | GEODETIC<br>NAD 83 | VERTICAL<br>CONTROL<br>NAVD 1988<br>U.S. FEET |
|-------|----------------------------------------------------------------------------------------------------|-----------------------------------------------|----------------------------------|--------------------|-----------------------------------------------|
|       | NORTHING                                                                                           | EASTING                                       | NORTHING                         | EASTING            | VERTICAL                                      |
| A     | 551848.645                                                                                         | 789274.640                                    | 551810.195                       | 945511.781         | 5.021                                         |
| B     | 551949.934                                                                                         | 789268.190                                    | 552110.486                       | 945503.330         | 4.471                                         |
| C     | 551950.503                                                                                         | 789599.189                                    | 552111.055                       | 945836.334         | 6.421                                         |
| D     | 551850.208                                                                                         | 789607.123                                    | 551810.758                       | 945844.288         | 5.971                                         |
| E     | 551879.873                                                                                         | 789409.425                                    | 551810.423                       | 945846.567         | —                                             |
| F     | 551850.183                                                                                         | 789411.839                                    | 552110.735                       | 945848.961         | —                                             |
| G     | 551922.618                                                                                         | 789412.954                                    | 552083.170                       | 945850.098         | —                                             |
| H     | 551888.797                                                                                         | 789599.083                                    | 552050.348                       | 945836.238         | —                                             |
| I     | 552815.805                                                                                         | 789578.779                                    | 552976.362                       | 945813.921         | —                                             |
| J     | 552785.588                                                                                         | 789548.135                                    | 552948.143                       | 945785.279         | —                                             |
| K     | 550830.843                                                                                         | 789400.118                                    | 551091.189                       | 945637.260         | —                                             |
| L     | 550830.643                                                                                         | 789468.118                                    | 551091.189                       | 945706.261         | —                                             |

USE UPON CORPSCON



NOTE:  
ALL ELEVATIONS SHOWN IN THIS BOUNDARY  
SURVEY BASES UPON NAVD 1988 DATUM.

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



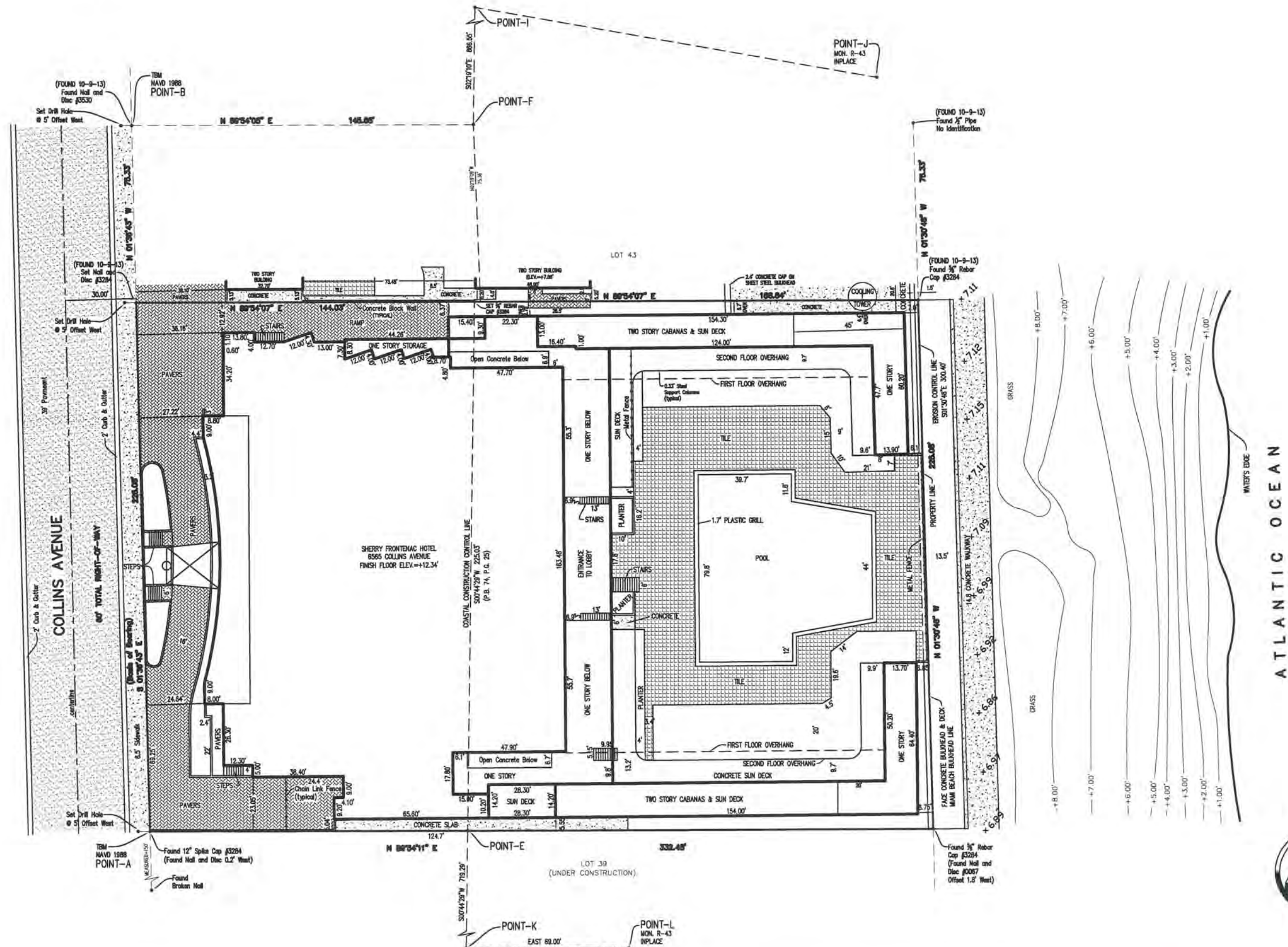
BOUNDARY SURVEY

REVISIONS

DATE: 01-20-2014  
SCALE: 1" = 20'  
DRAWN BY: M.A.B.  
DRAWING NO: 14-0052 Z  
SHEET NO. 1 OF 1

GRAPHIC SCALE

( IN FEET )  
1 inch = 20 ft.



SEAL

**Delta Mapping and Surveying, Inc.**  
EST. 1972  
13301 SW 132ND AVENUE, SUITE 117 MIAMI FL 33186  
PHONE: (786) 429-1024 E-MAIL: DELTAMAPPING@GMAIL.COM



# BOUNDARY SURVEY

1

01-20-2014

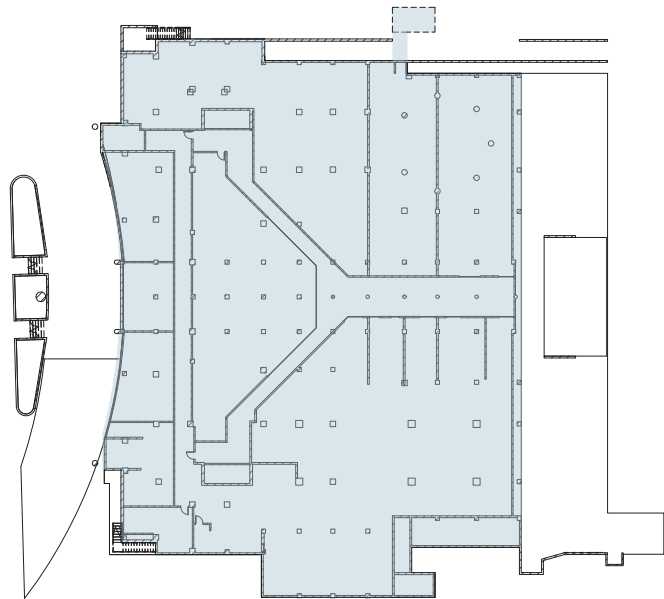
1" = 20'

OWN BY:  
M.A.B.

**DRAWING NO:**  
11-0053-2

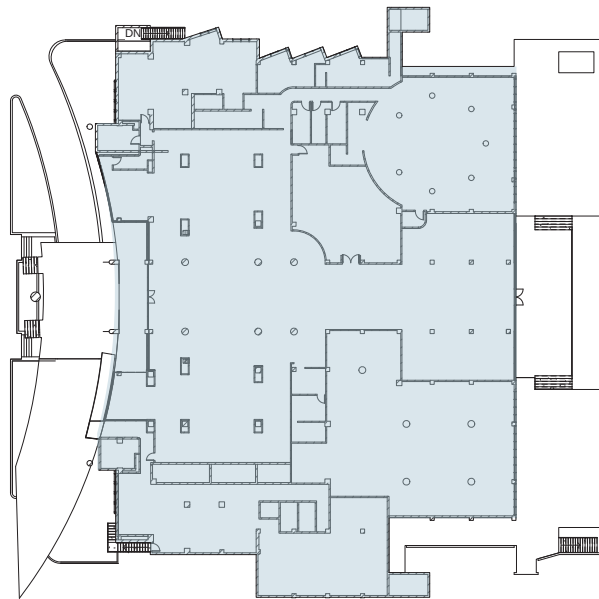
HEET NO.

2 OF 2



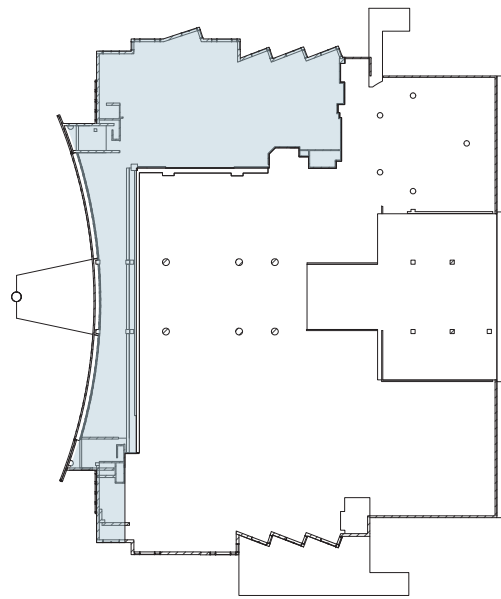
FAR BASEMENT FLOOR  
PLAN (EXISTING)

1/32" = 1'-0"



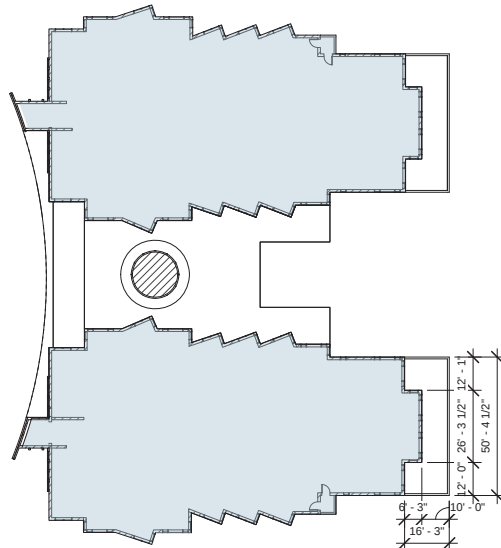
FAR MAIN LOBBY FLOOR  
PLAN (EXISTING)

1/32" = 1'-0"



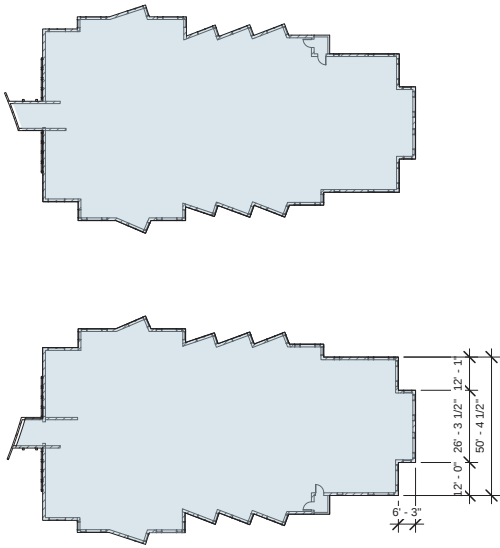
FAR FOURTH FLOOR PLAN  
(EXISTING)

1/32" = 1'-0"



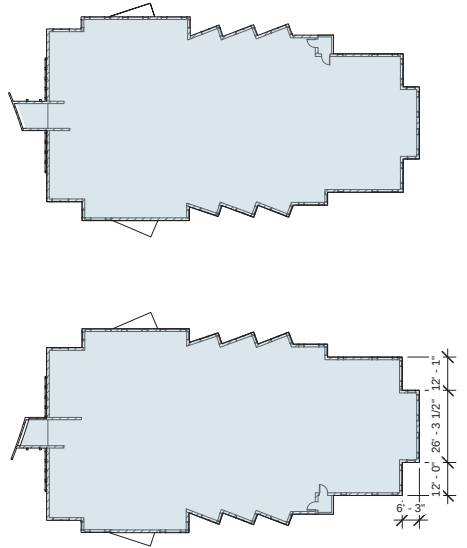
FAR FIFTH FLOOR  
(EXISTING)

1/32" = 1'-0"



FAR TYPICAL FLOOR PLANS  
6-10

1/32" = 1'-0"



FAR ELEVENTH FLOOR  
(EXISTING)

1/32" = 1'-0"

EXISTING TOTAL AREA: 184,886.63 SQ. FT.

EXISTING F.A.R.: 2.47

SHERRY FRONTENAC

6666 COLLINS AVE.  
MIAMI BEACH, FL

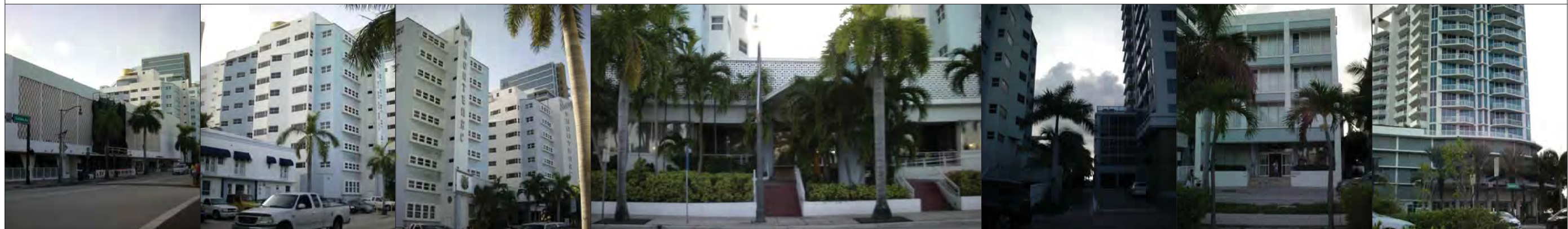
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| DWG. TITLE   | EXISTING F.A.R.<br>CALCULATIONS |
| SCALE        | 1/32" = 1'-0"                   |
| PROJECT NO.  | 2015-30                         |
| DATE         | 12-14-15                        |
| SHEET NUMBER | AREA.1                          |



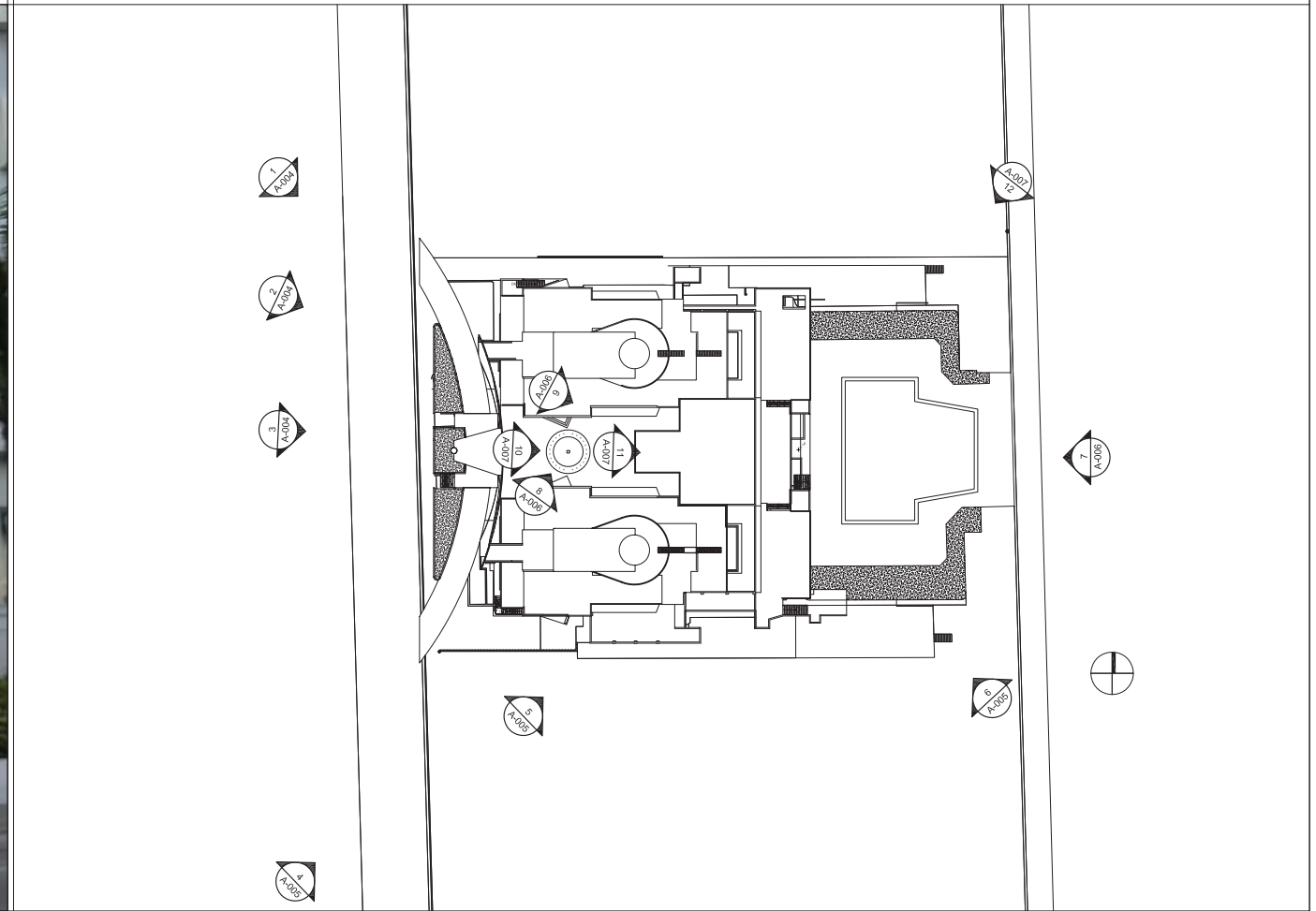
MONTECARLO  
6551 COLLINS AVE.  
MIAMI BEACH, 33141

SCALE: 1/16"=1'.



|         |               |         |               |         |               |         |               |         |               |         |               |         |               |
|---------|---------------|---------|---------------|---------|---------------|---------|---------------|---------|---------------|---------|---------------|---------|---------------|
| PHOTO 1 | SCALE: N.T.S. | PHOTO 2 | SCALE: N.T.S. | PHOTO 3 | SCALE: N.T.S. | PHOTO 4 | SCALE: N.T.S. | PHOTO 5 | SCALE: N.T.S. | PHOTO 6 | SCALE: N.T.S. | PHOTO 7 | SCALE: N.T.S. |
|---------|---------------|---------|---------------|---------|---------------|---------|---------------|---------|---------------|---------|---------------|---------|---------------|

SHEET NUMBER 4000



**BEILINSON  
GOMEZ**

**ARCHITECTS *pa***

ARCHITECTURE AAC001062  
JOSE L. GOMEZ ARO015416  
8101 BISCAYNE BLVD.  
SUITE 309  
MIAMI FL 33138-4664  
TEL. (305) 559.1250  
FAX (305) 551.1740

[bellinsonarchitects.com](http://bellinsonarchitects.com)

**SHERRY FRONENAC HOTEL**  
8565 COLLINS AVE.  
MIAMI BEACH, FL. 33141

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△ DATE
REVISION

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DWG. TITLE

*EXISTING BUILDING  
VIEWS*

---

SCALE

N.T.S.

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PROJECT NO.

*2015-30*

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DATE

*12-14-15*

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SHEET NUMBER

# A-004



IMAGE #4



IMAGE #5



IMAGE #6

N.T.S.

SHERRY FRONTENAC HOTEL  
6565 COLLINS AVE.  
MIAMI BEACH, FL 33141

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| DWG. TITLE              |          |
| EXISTING BUILDING VIEWS |          |
| SCALE                   | N.T.S.   |
| PROJECT NO.             |          |
| DATE                    | 2015-30  |
| SHEET NUMBER            | 12-14-15 |
|                         | A-005    |





IMAGE #10



IMAGE #11



IMAGE #12

SHERRY FRONTENAC HOTEL  
6555 COLLINS AVE.  
MIAMI BEACH, FL 33141

| △ | DATE | REVISION |
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| DWG. TITLE   | EXISTING BUILDING VIEWS |
| SCALE        | N.T.S.                  |
| PROJECT NO.  | 2015-30                 |
| DATE         | 12-14-15                |
| SHEET NUMBER | A-007                   |



CHARACTER STUDY ALONG COLLINS AVE. (65TH ST. TO 67TH ST. VIEW TOWARDS EAST)  
09-01-2015

SHERRY FRONTENAC

BEILINSON  
GOMEZ

ARCHITECTS

I.101



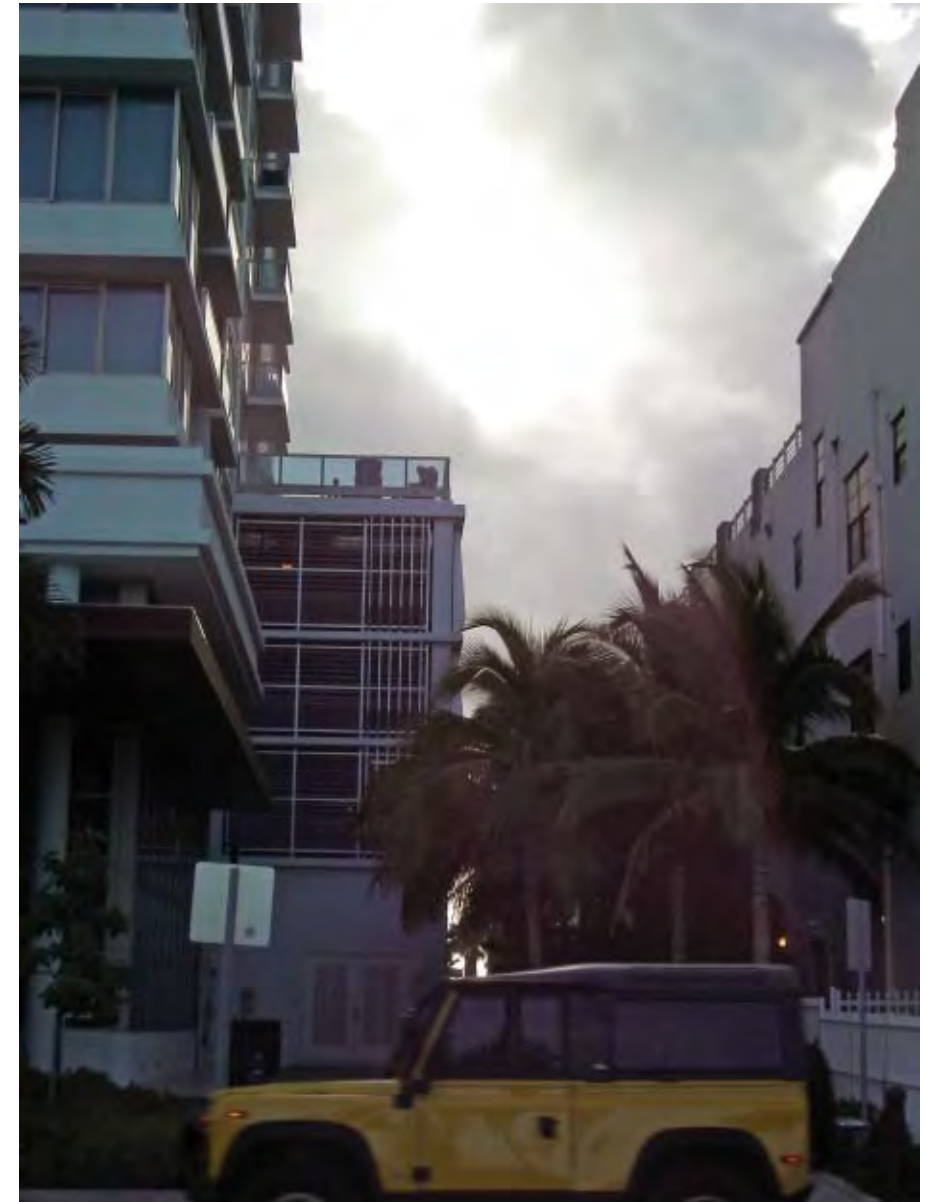
CHARACTER STUDY ALONG COLLINS AVE. (65TH ST. TO 67TH ST. VIEW TOWARDS EAST)  
09-01-2015



CHARACTER STUDY ALONG COLLINS AVE. (65TH ST. TO 67TH ST. VIEW TOWARDS EAST)  
09-01-2015



CHARACTER STUDY ALONG COLLINS AVE. (65TH ST. TO 67TH ST. VIEW TOWARDS EAST)  
09-01-2015



CHARACTER STUDY ALONG COLLINS AVE. (65TH ST. TO 67TH ST. VIEW TOWARDS EAST)  
09-01-2015



CHARACTER STUDY ALONG COLLINS AVE. (65TH ST. TO 67TH ST. VIEW TOWARDS EAST)  
09-01-2015



CHARACTER STUDY ALONG COLLINS AVE. (65TH ST. TO 67TH ST. VIEW TOWARDS WEST)  
09-01-2015

SHERRY FRONTENAC

BEILINSON  
GOMEZ

ARCHITECTS *pa*

I.201



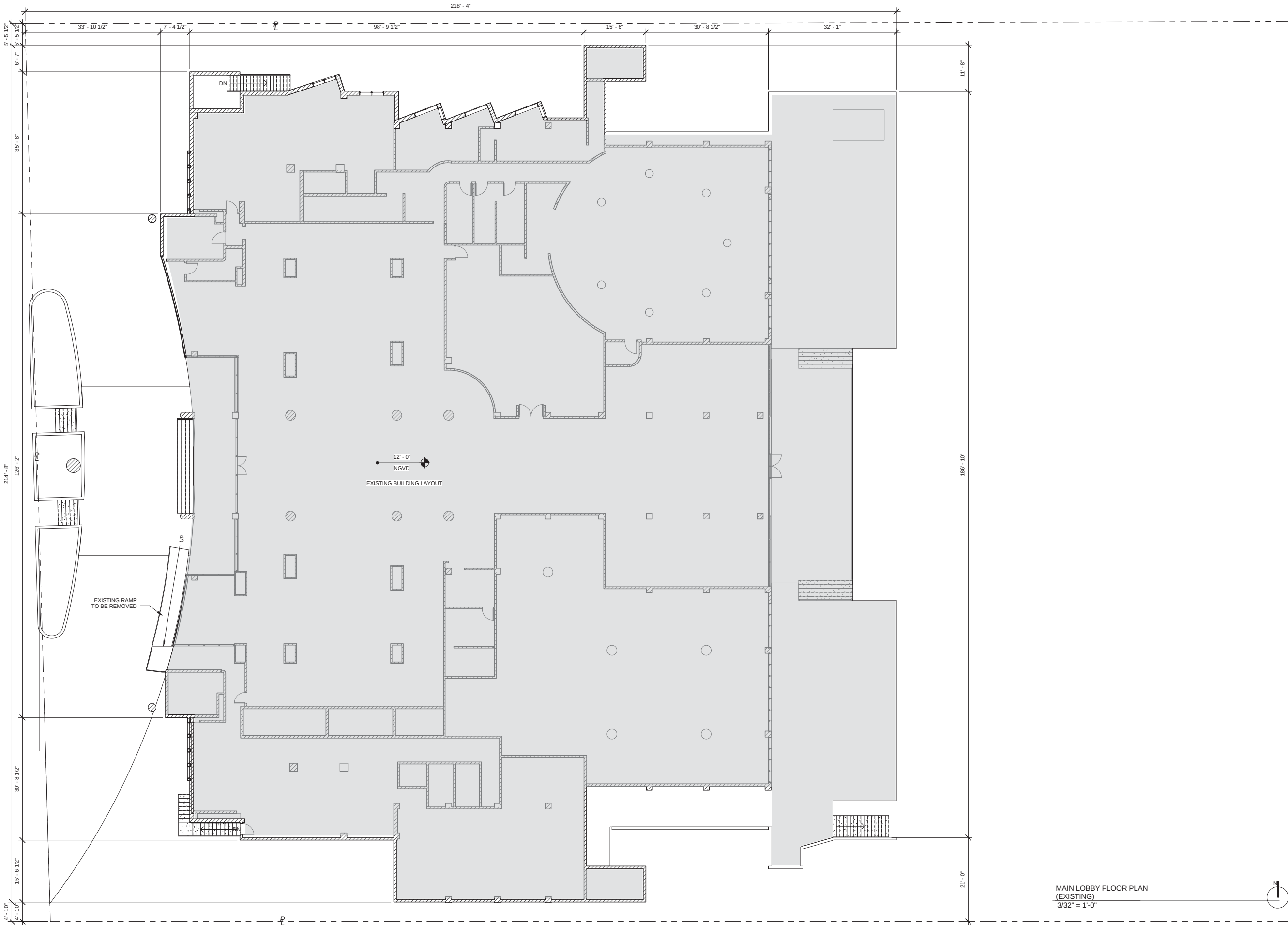
CHARACTER STUDY ALONG COLLINS AVE. (65TH ST. TO 67TH ST. VIEW TOWARDS WEST)  
09-01-2015



CHARACTER STUDY ALONG COLLINS AVE. (65TH ST. TO 67TH ST. VIEW TOWARDS WEST)  
09-01-2015



CHARACTER STUDY ALONG COLLINS AVE. (65TH ST. TO 67TH ST. VIEW TOWARDS WEST)  
09-01-2015



MAIN LOBBY FLOOR PLAN  
(EXISTING)  
3/32" = 1'-0"

SHERRY FRONTENAC  
6666 COLLINS AVE.  
MIAMI BEACH, FL

| DATE | REVISION |
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DATE 12-14-15  
SHEET NUMBER A101

SHERRY FRONTENAC  
6666 COLLINS AVE.  
MIAMI BEACH, FL

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△ DATE REVISION

DWG. TITLE

MEZZANINE  
FLOOR PLAN  
(EXISTING)

SCALE

3/32" = 1'-0"

PROJECT NO.

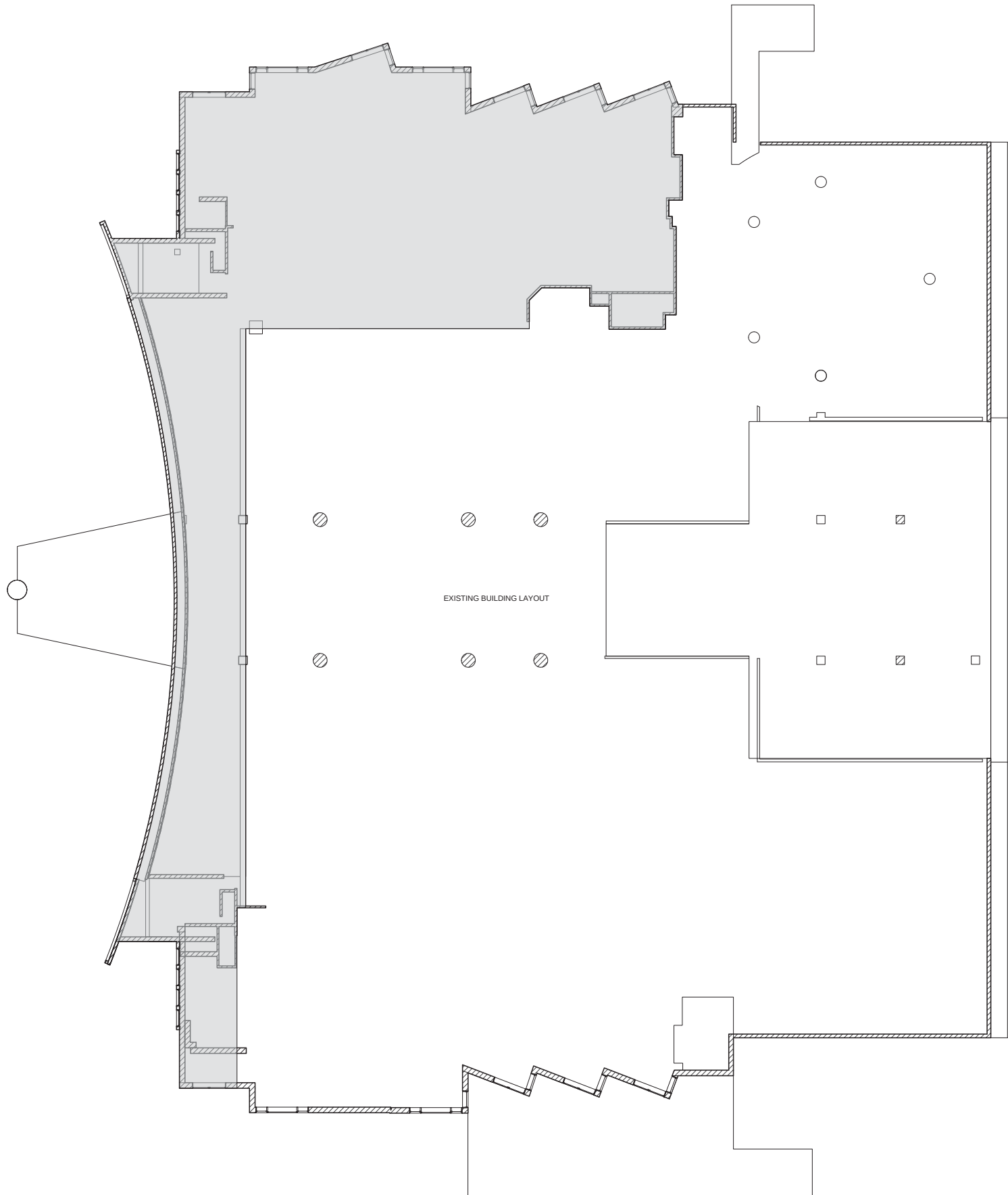
DATE

12-14-15

SHEET NUMBER

A102

MEZZANINE FLOOR PLAN  
(EXISTING)  
3/32" = 1'-0"



## MIAMI BEACH, FL.

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| DATE                            | REVISION |
| DWG. TITLE                      |          |
| FOURTH FLOOR<br>PLAN (EXISTING) |          |
| SCALE                           |          |
| 3/32" = 1'-0"                   |          |
| PROJECT NO.                     |          |
| 2015-30                         |          |
| DATE                            |          |
| 12-14-15                        |          |
| SHEET NUMBER                    |          |

12-14-15



SHERRY FRONTENAC

6695 COLLINS AVE.  
MIAMI BEACH, FL

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DATE REVISION

DWG. TITLE

TYPICAL FLOOR  
PLANS 5-9  
(EXISTING)

SCALE

3/32" = 1'-0"

PROJECT NO.

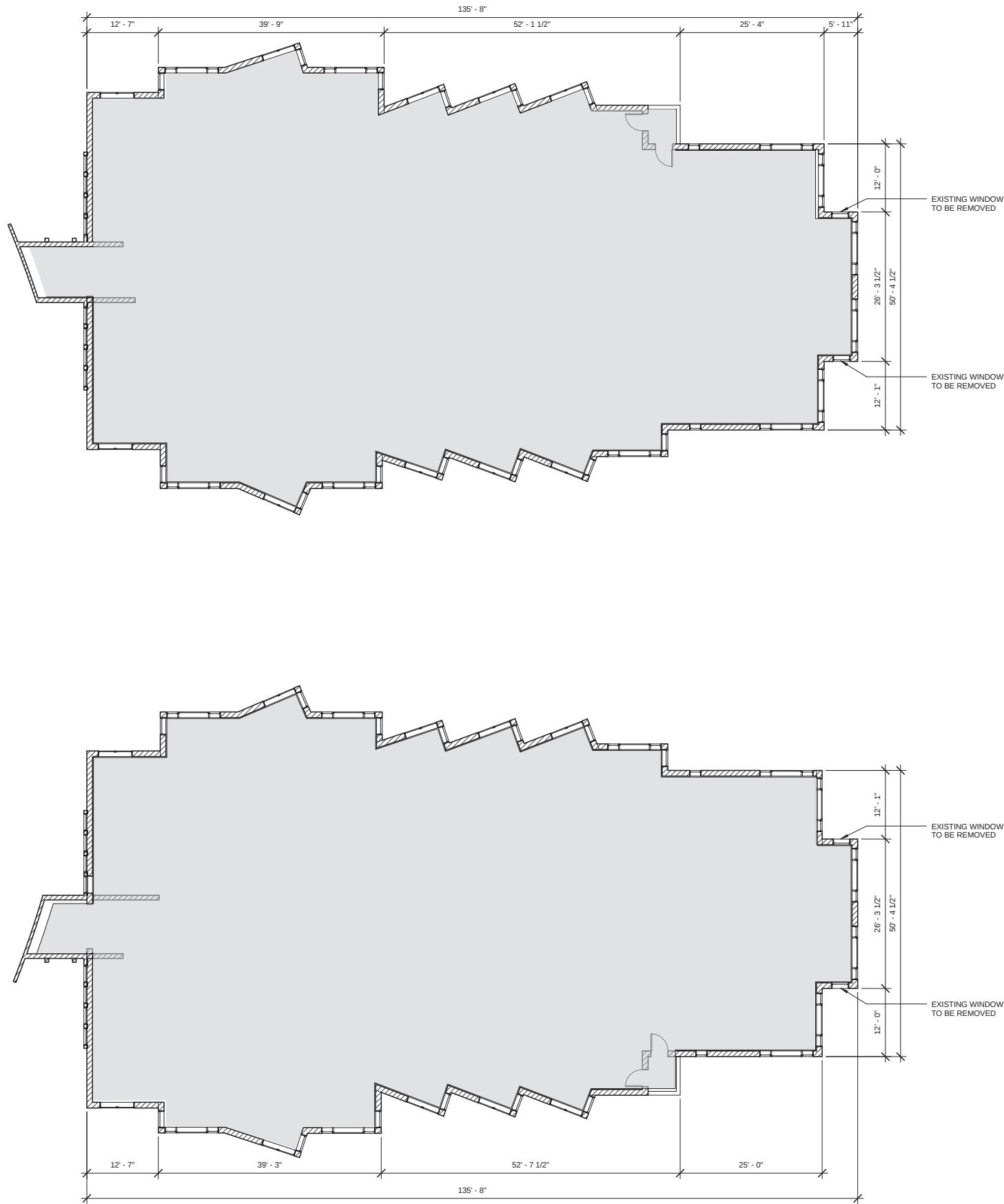
2015-30

DATE

12-14-15

SHEET NUMBER

A104



TYPICAL FLOOR PLANS 6-10  
3/32" = 1'-0"



SHERRY FRONTENAC  
6695 COLLINS AVE.  
MIAMI BEACH, FL

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△ DATE REVISION

DWG. TITLE

TENTH FLOOR  
PLAN (EXISTING)

SCALE

3/32" = 1'-0"

PROJECT NO.

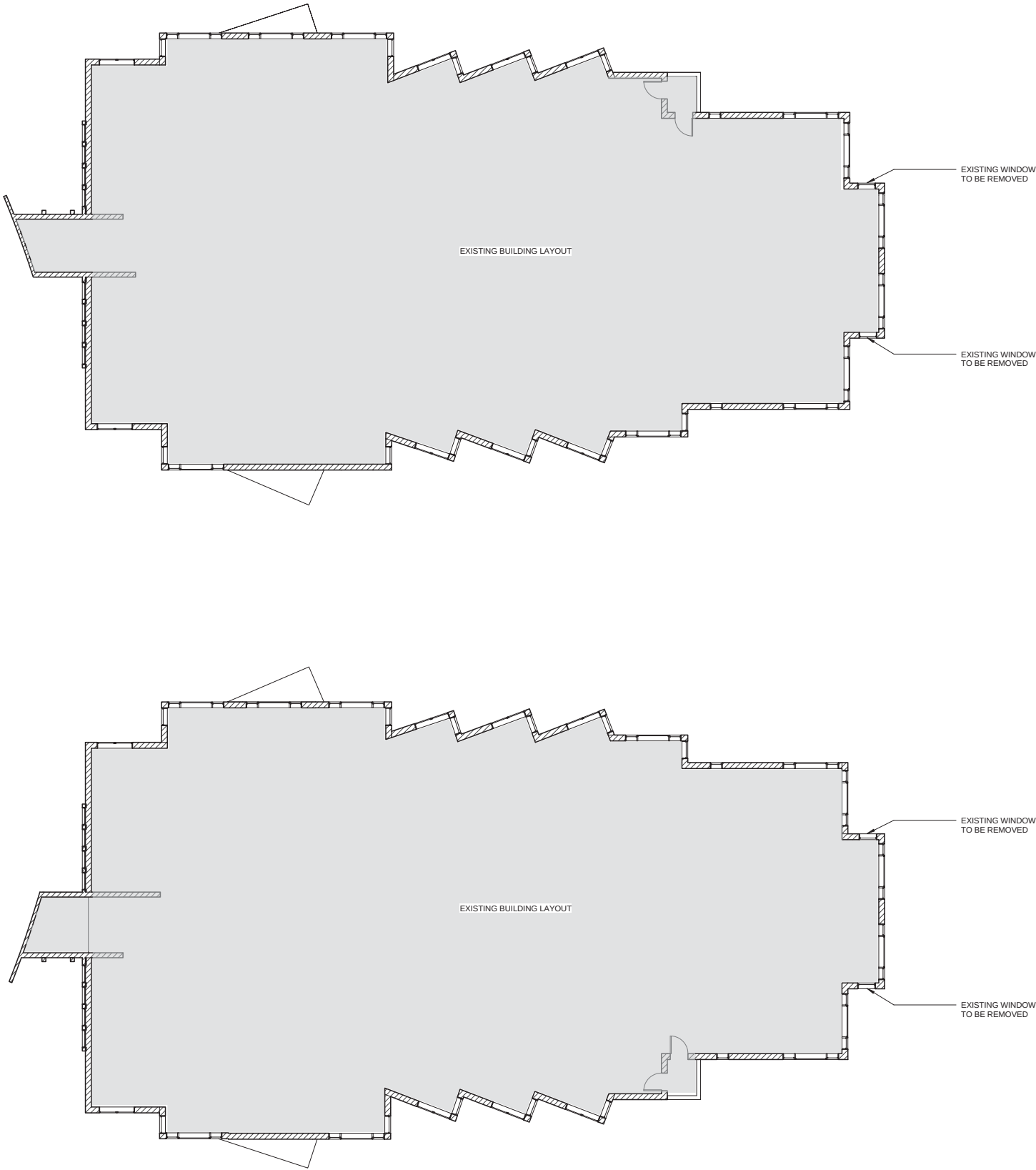
2015-30

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SHEET NUMBER

A105



TENTH FLOOR (EXISTING)  
3/32" = 1'-0"





SHERRY FRONTENAC  
6666 COLLINS AVE.  
MIAMI BEACH, FL

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|--------------|--------------------------------------------------------|
| DWG. TITLE   | EXISTING WEST<br>ELEVATION /<br>NORTH & EAST<br>TOWERS |
| SCALE        | 3/32" = 1'-0"                                          |
| PROJECT NO.  | 2015-30                                                |
| DATE         | 12-14-15                                               |
| SHEET NUMBER | A106                                                   |

SHERRY FRONTENAC  
6666 COLLINS AVE.  
MIAMI BEACH, FL

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DATE REVISION

DWG. TITLE

EXISTING NORTH  
ELEVATION /  
NORTH TOWER

SCALE

3/32" = 1'-0"

PROJECT NO.

2015-30

DATE

12-14-15

SHEET NUMBER

A107



EXISTING NORTH  
ELEVATION / NORTH TOWER  
3/32" = 1'-0"

6565 COLLINS AVE.  
MIAMI BEACH, FL.

| DATE | REVISION |
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DWG. TITLE

EXISTING EAST  
ELEVATION /  
NORTH & SOUTH  
TOWERS

SCALE

3/32" = 1'-0"

PROJECT NO.

2015-30

DATE \_\_\_\_\_

12-14-15

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SHEET NUMBER

A108





EXISTING SOUTH  
ELEVATION / SOUTH TOWER  
3/32" = 1'-0"

SHERRY FRONTENAC  
6666 COLLINS AVE.  
MIAMI BEACH, FL

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| DWG. TITLE                                   |          |
| EXISTING SOUTH<br>ELEVATION /<br>SOUTH TOWER |          |
| SCALE                                        |          |
| 3/32" = 1'-0"                                |          |
| PROJECT NO.                                  |          |
| 2015-30                                      |          |
| DATE                                         |          |
| 12-14-15                                     |          |
| SHEET NUMBER                                 |          |



SOUTH ELEVATION / NORTH  
TOWER EXISTING  
3/32" = 1'-0"

SHERRY FRONTENAC  
6666 COLLINS AVE.  
MIAMI BEACH, FL

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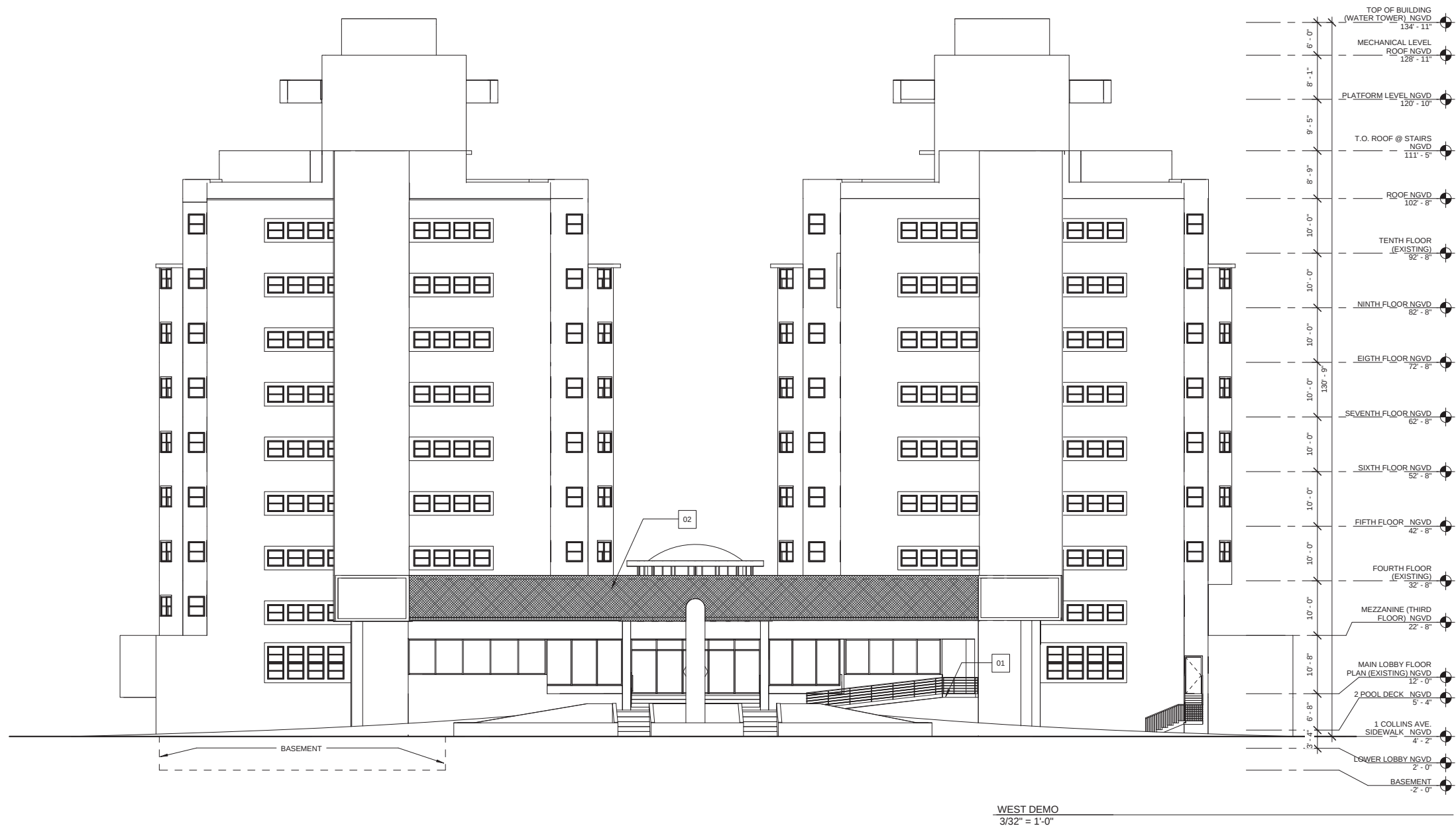
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|--------------|------------------------------------------------|
| DWG. TITLE   | SOUTH<br>ELEVATION/<br>NORTH TOWER<br>EXISTING |
| SCALE        | 3/32" = 1'-0"                                  |
| PROJECT NO.  | 2015-30                                        |
| DATE         | 12-14-15                                       |
| SHEET NUMBER | A110                                           |



SHERRY FRONTENAC  
6666 COLLINS AVE.  
MIAMI BEACH, FL

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| DWG. TITLE                             |      |          |
| EXISTING NORTH ELEVATION / SOUTH TOWER |      |          |
| SCALE                                  |      |          |
| 3/32" = 1'-0"                          |      |          |
| PROJECT NO.                            |      |          |
| 2015-30                                |      |          |
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| SHEET NUMBER                           |      |          |



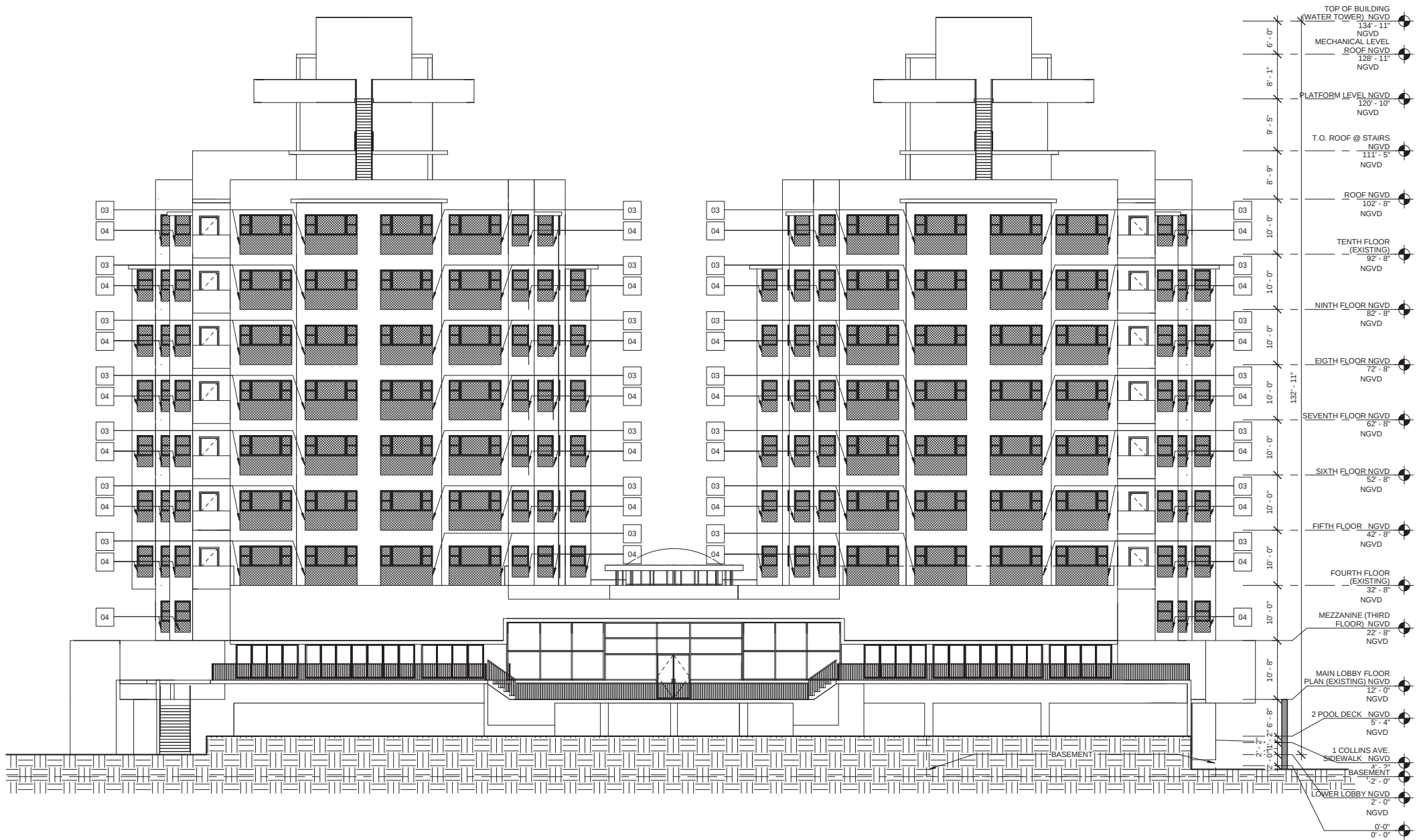
DEMO NOTES:

- 01 EXISTING RAMP TO BE REMOVED
- 02 EXISTING ORNAMENTAL BLOCK WALL TO BE REMOVED
- 03 EXISTING WINDOW SYSTEM & EXISTING MASONRY PANEL BELOW WINDOW TO BE REMOVED. PROVIDE NEW DOUBLE ALUM. & GLASS DOORS WITH SIDELIGHTS TO MATCH ORIGINAL CONFIGURATION.
- 04 EXISTING WINDOW OPENING TO BE ENLARGED & NEW FIXED GLASS WINDOW TO BE INSTALLED

SHERRY FRONTENAC  
6666 COLLINS AVE.  
MIAMI BEACH, FL

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| DWG. TITLE   | WEST ELEVATION DEMO |
| SCALE        | As indicated        |
| PROJECT NO.  |                     |
| DATE         | 2015-30             |
| SHEET NUMBER | 12-14-15            |



EAST DEMO  
3/32" = 1'-0"

DEMO NOTES:

- 01 EXISTING RAMP TO BE REMOVED
- 02 EXISTING ORNAMENTAL BLOCK WALL TO BE REMOVED
- 03 EXISTING WINDOW SYSTEM & EXISTING MASONRY PANEL BELOW WINDOW TO BE REMOVED. PROVIDE NEW DOUBLE ALUM. & GLASS DOORS WITH SIDELIGHTS TO MATCH ORIGINAL CONFIGURATION.
- 04 EXISTING WINDOW OPENING TO BE ENLARGED & NEW FIXED GLASS WINDOW TO BE INSTALLED

SHERRY FRONTENAC  
6666 COLLINS AVE.  
MIAMI BEACH, FL

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| DWG. TITLE   | EAST ELEVATION DEMO |
| SCALE        | As indicated        |
| PROJECT NO.  | 2015-30             |
| DATE         | 12-14-15            |
| SHEET NUMBER | D102                |

5565 COLLINS AVE.  
MIAMI BEACH, FL.

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DWG. TITLE

NORTH EXISTING  
(SOUTH TOWER)  
DEMO

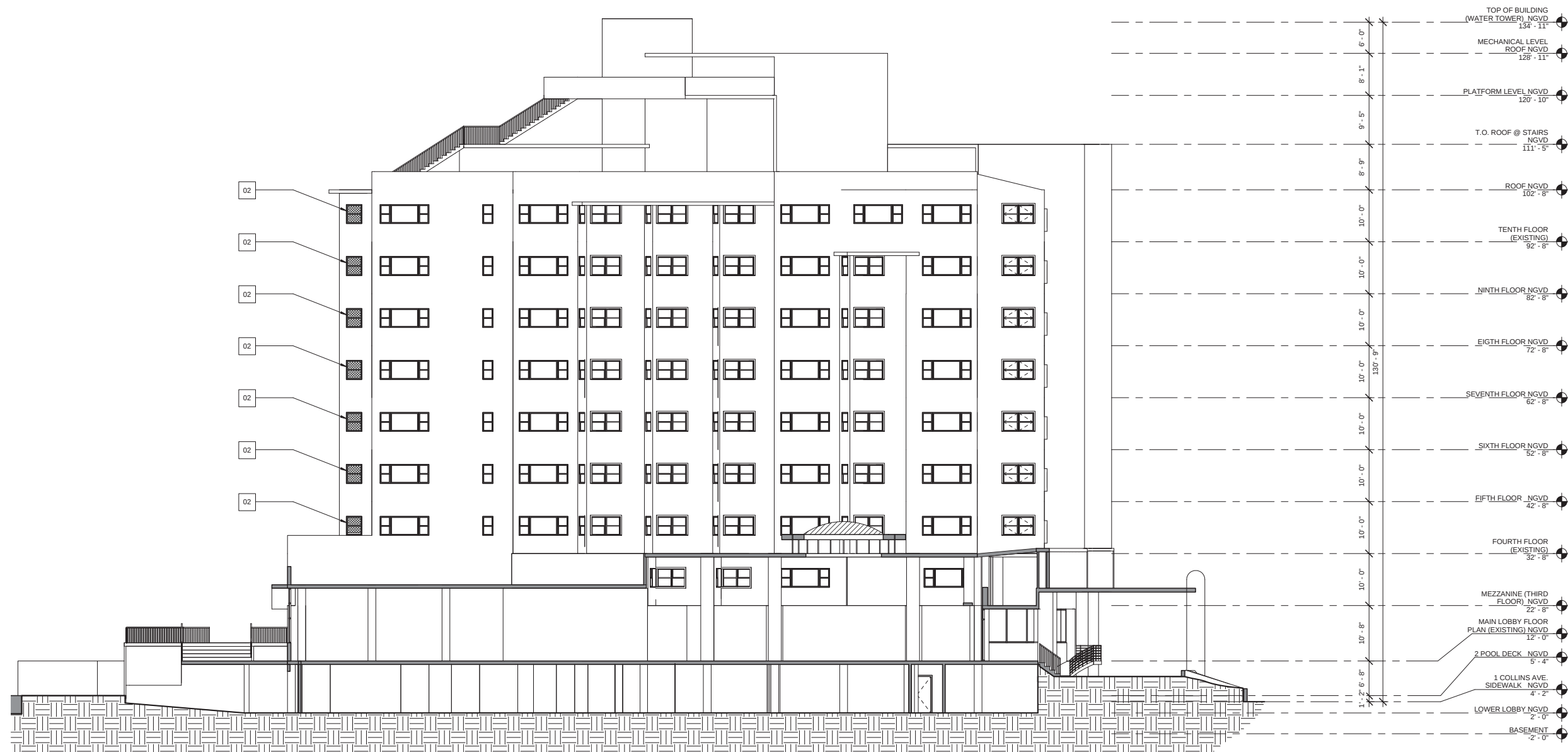
SCALE

PROJECT NO. \_\_\_\_\_

DATE \_\_\_\_\_

SHEET NUMBER

D103



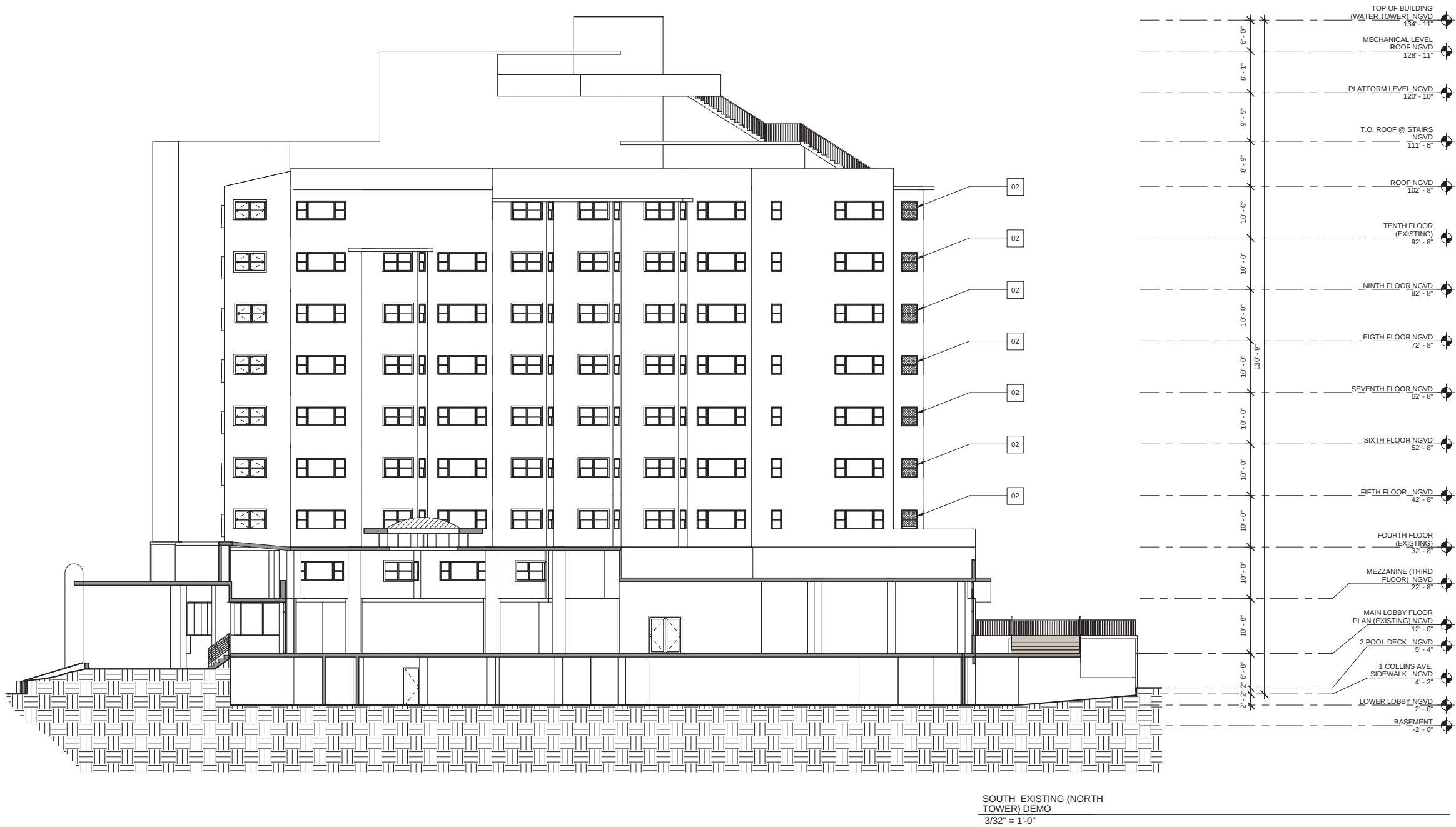
NORTH EXISTING (SOUTH  
TOWER) DEMO

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3/32" = 1'-0"

DEMO NOTES:

- 01 EXISTING WALL TO BE PARTIALLY REMOVED FOR INSTALLATION OF NEW WINDOW PANEL
- 02 WINDOW TO BE REMOVED OPENING TO BE INFILL
- 03 EXISTING WINDOW SYSTEM & EXISTING MASONRY PANEL BELOW WINDOW TO BE REMOVED. PROVIDE NEW DOUBLE ALUM. & GLASS DOORS WITH SIDELIGHTS TO MATCH ORIGINAL CONFIGURATION.



DEMO NOTES:

- 01 EXISTING WALL TO BE PARTIALLY REMOVED FOR INSTALLATION OF NEW WINDOW PANEL
- 02 WINDOW TO BE REMOVED OPENING TO BE INFILL
- 03 EXISTING WINDOW SYSTEM & EXISTING MASONRY PANEL BELOW WINDOW TO BE REMOVED. PROVIDE NEW DOUBLE ALUM. & GLASS DOORS WITH SIDELIGHTS TO MATCH ORIGINAL CONFIGURATION.

SHERRY FRONTENAC  
6666 COLLINS AVE.  
MIAMI BEACH, FL

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| DWG. TITLE   | SOUTH EXISTING (NORTH TOWER) DEMO |
| SCALE        | As indicated                      |
| PROJECT NO.  | 2015-30                           |
| DATE         | 12-14-15                          |
| SHEET NUMBER | D104                              |

6565 COLLINS AVE.  
MIAMI BEACH, FL.

| DATE | REVISION |
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NORTH EXISTING  
DEMO

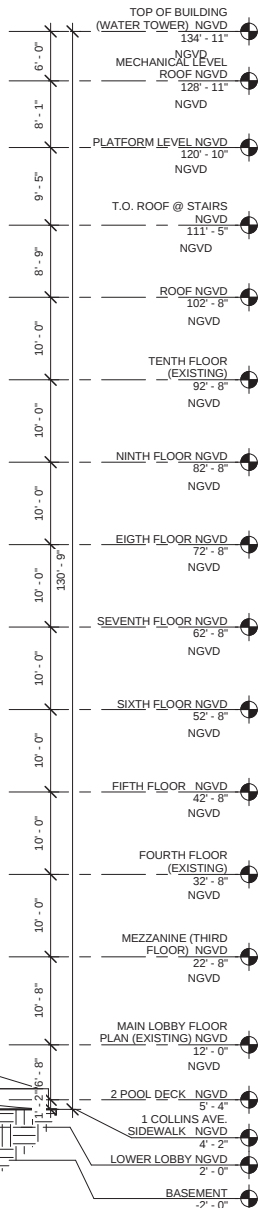
As indicated

2015-30

12-14-15

D10.5

D105



NORTH EXISTING DEMO  
3/32" = 1'-0"

DEMO NOTES:

- 01 EXISTING WALL TO BE PARTIALLY REMOVED FOR INSTALLATION OF NEW WINDOW PANEL
- 02 WINDOW TO BE REMOVED  
OPENING TO BE INFILL
- 03 EXISTING WINDOW SYSTEM & EXISTING MASONRY PANEL BELOW WINDOW TO BE REMOVED. PROVIDE NEW DOUBLE ALUM. & GLASS DOORS WITH SIDELIGHTS TO MATCH ORIGINAL CONFIGURATION.



DEMO NOTES:

- 01 EXISTING WALL TO BE PARTIALLY REMOVED FOR INSTALLATION OF NEW WINDOW PANEL.
- 02 WINDOW TO BE REMOVED OPENING TO BE INFILL.
- 03 EXISTING WINDOW SYSTEM & EXISTING MASONRY PANEL BELOW WINDOW TO BE REMOVED. PROVIDE NEW DOUBLE ALUM. & GLASS DOORS WITH SIDELIGHTS TO MATCH ORIGINAL CONFIGURATION.

SHERRY FRONTENAC  
6666 COLLINS AVE.  
MIAMI BEACH, FL

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| DWG. TITLE   | SOUTH EXISTING DEMO |
| SCALE        | As indicated        |
| PROJECT NO.  | 2015-30             |
| DATE         | 12-14-15            |
| SHEET NUMBER | D106                |