

Gensler
Lic. No. AA0002837

MAIN OFFICE
45 Fremont Street
Suite 1500
San Francisco, CA 94105
USA
T 415.433.3700

MIAMI OFFICE

545 NW 28th St
Suite 250
Miami, FL 33127
USA
T 305.350.7070

CONCEPT ARCHITECT

concrete
oudzijts achterburgwal 78a
1012 dr amsterdams NL

STRUCTURAL

YOUSSEF HACHEM CONSULTING ENGINEERING, INC
99 NW 27 AVE
Miami, FL 33125
T 305.569.9423

MEP/PIT

BRM CONSULTING ENGINEERS
2600 Douglas Road, Suite 1100
Coral Gables, FL 33134
T 305.529.1515

CIVIL

MILLER LEGG
5747 N. Andrews Way
Fort Lauderdale, FL 33309
T 954.436.7000

LANDSCAPE ARCHITECTS

URBAN ROBOT LLC
420 Lincoln Rd #600
Miami Beach, FL 33139
T 786.246.4857

ACOUSTICS

ACUTECH
33 Moulton Street
Cambridge MA 02138
T 617.499.8000

POOL CONSULTANT

AQUADYNAMICS
5000 SW 75th Ave, Suite 103
Miami, FL 33155
T 305.667.8975

FOOD

RICCA DESIGN STUDIOS
5305 S. Valencia Way
Greenwood Village, CO 80111
T 303.928.1362

VERTICAL TRANSPORTATION

LERCH BATES
9780 S. Meridian Boulevard, Suite 450
Englewood, CO 80112
T 303.795.7356

LIFE SAFETY

SLS CONSULTING
260 Palmetto Ave
Coral Gables, FL 33134
T 305.461.9852

Seal / Signature



Bryan Alzati AIA, REG. FL. No. AR9780

Date Description

Date	Description
04/19/2019	Stage 2.1 - SCHEMATIC DESIGN
08/16/2019	Stage 3.0 - DESIGN DEVELOPMENT
10/25/2019	STAGE 4.0 - CONSTRUCTION DOCUMENTS
11/04/2019	ISSUE FOR PERMIT
08/17/2020	STAGE 4.0 100% VE Issuance
08/13/2021	STAGE 4.0 BID ISSUANCE
11/30/2022	REVISION 10 / FIC

Project Name

citizenM Miami South Beach

Project Number

79.0337.000

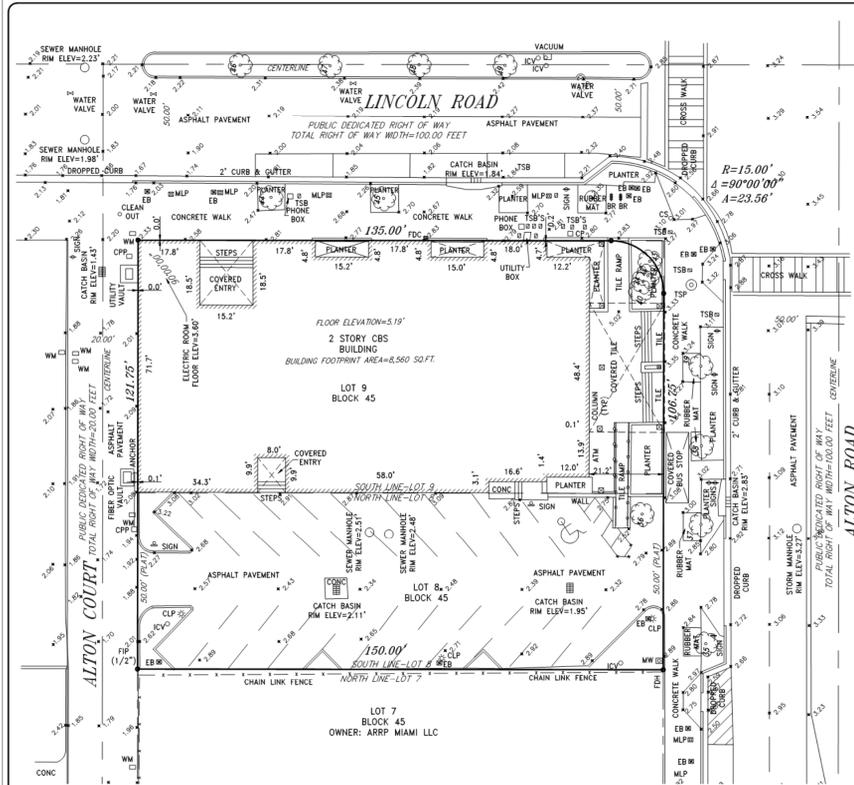
Description

SURVEY

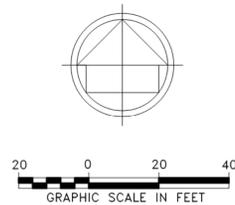
Scale

G00.002

© 2019 Gensler



ALTA/NSPS LAND TITLE SURVEY



LOCATION MAP (NTS)

CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT				
MAX BUILDING HEIGHT=50 FEET				
	FRONT	SIDE INTERIOR	SIDE, FACING STREET	REAR
AT-GRADE PARKING LOT ON THE SAME LOT	5 FEET	5 FEET	5 FEET	5 FEET IF ABUTTING AN ALLEY—0 FEET
SUBTERRANEAN, PEDESTAL AND TOWER (NON-OCEANFRONT)	0 FEET RESIDENTIAL USES SHALL FOLLOW THE RM-1, 2, 3 SETBACKS	10 FEET WHEN ABUTTING A RESIDENTIAL DISTRICT, OTHERWISE NONE RESIDENTIAL USES SHALL FOLLOW THE RM-1, 2, 3 SETBACKS	10 FEET WHEN ABUTTING A RESIDENTIAL DISTRICT, UNLESS SEPARATED BY A STREET OR WATERWAY OTHERWISE NONE RESIDENTIAL USES SHALL FOLLOW THE RM-1, 2, 3 SETBACKS	5 FEET 10 FEET WHEN ABUTTING A RESIDENTIAL DISTRICT UNLESS SEPARATED BY A STREET OR WATERWAY IN WHICH CASE IT SHALL BE 0 FEET. RESIDENTIAL USES SHALL FOLLOW THE RM-1, 2, 3 SETBACKS
SUBTERRANEAN, PEDESTAL AND TOWER (OCEANFRONT)	PEDESTAL--15 FEET TOWER--20 FEET + 1 FOOT FOR EVERY 1 FOOT INCREASE IN HEIGHT ABOVE 50 FEET, TO A MAXIMUM OF 50 FEET, THEN SHALL REMAIN CONSTANT. RESIDENTIAL USES SHALL FOLLOW THE RM-1, 2, 3 SETBACKS	COMMERCIAL USES--10 FEET RESIDENTIAL USES SHALL FOLLOW THE RM-1, 2, 3 SETBACKS	COMMERCIAL USES--10 FEET RESIDENTIAL USES SHALL FOLLOW THE RM-1, 2, 3 SETBACKS	25% OF LOT DEPTH, 75 FEET MINIMUM FROM THE BULKHEAD LINE WHICHEVER IS GREATER RESIDENTIAL USES SHALL FOLLOW THE RM-1, 2, 3 SETBACKS

LEGEND:

CKD	CHECKED BY	TSP	TRAFFIC SIGNAL POLE
CONC	CONCRETE	PM	PARKING METER
DWN	DRAWN BY	MLP	METAL LIGHT POLE
FB/PG	FIELD BOOK AND PAGE	EB	ELECTRIC BOX
SIR	SET IRON ROD & CAP #6448	5.40	ELEVATIONS
SNC	SET NAIL AND CAP #6448	ALTA	AMERICAN LAND TITLE ASSOCIATION
FIR	FOUND IRON ROD	NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
FIP	FOUND IRON PIPE	TC	TRASH CAN
FNC	FOUND NAIL AND CAP	FDC	FIRE DEPARTMENT CONNECTION
FND	FOUND NAIL & DISC	MW	MONITORING WELL
P.B.	PLAT BOOK	CP	CONCRETE POLE
M/D.C.R.	MIAMI/DADE COUNTY RECORDS	FPL	FLORIDA POWER & LIGHT
CBS	CONCRETE BLOCK STRUCTURE	CPP	CONCRETE POWER POLE
A/C	AIR CONDITIONER	CLP	CONCRETE LIGHT POLE
WM	WATER METER	BR	BIKE RACK
WV	WATER VALVE	ICV	IRRIGATION CONTROL VALVE
CO	CLEAN OUT	R	RADIUS
TSB	TRAFFIC SIGNAL BOX	A	ARC DISTANCE
SQ.FT	SQUARE FEET	Δ	CENTRAL ANGLE
		♿	HANDICAP PARKING SPACE

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B) (NONE SUPPLIED), 7(A), 7(B), 7(C), 8, 9, 10(A), 13, 16, 17 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 18, 2018. SAID PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "AE/8" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 0317 L, WITH A DATE OF IDENTIFICATION OF 09/11/09, FOR COMMUNITY NUMBER 120651, IN MIAMI-DADE COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

DATE OF PLAT OR MAP: DECEMBER 17, 2018.

FOR THE FIRM BY:

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION No. 4188.

1628 ALTON ROAD
MIAMI BEACH, FL 33139
1634 ALTON ROAD
MIAMI BEACH, FL 33139

LAND DESCRIPTION:

LOTS 8 AND 9, BLOCK 45, OF COMMERCIAL SUBDIVISION, ALTON BEACH REALTY COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



Reviewed for Code Compliance in accordance with Section 553.791, F.S.

NOTES :

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON COMMITMENT FOR TITLE INSURANCE ISSUED BY INSURANCE COMPANY, EFFECTIVE DATE: /2018. ORDER NO.:
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- BENCHMARK REFERENCE : MIAMI/DADE COUNTY BENCHMARK ELEVATION=
- ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
- THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "AE/B" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 0317 L, WITH A DATE OF IDENTIFICATION OF 09/11/09, FOR COMMUNITY NO. 120651, IN MIAMI/DADE COUNTY, STATE OF FLORIDA WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.
- THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
- THE PROPERTY HAS DIRECT ACCESS TO 16TH STREET AND ALTON ROAD, A DEDICATED PUBLIC STREET AS SHOWN ON PLAT BOOK 6, PAGE 5, SAME BEING PAVED AND DEDICATED PUBLIC ROADWAYS MAINTAINED BY THE CITY OF MIAMI/BEACH, MIAMI/DADE COUNTY, FLORIDA.
- THERE ARE 21 STRIPED PARKING SPACES INCLUDING 1 HANDICAP SPACE ON THE PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
- THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO BROWARD COUNTY, FLORIDA.
- THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

COUSINS SURVEYORS & ASSOCIATES, INC.

3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :

CRESCENT HEIGHTS

MIAMI/BEACH FLORIDA

ALTA/NSPS LAND TITLE SURVEY

REVISIONS				
DATE	FB/PG	DWN	CKD	
10/18/18	SKETCH	AM	REC	
02/28/19	SKETCH	JD	REC	

PROJECT NUMBER : 8101-16

SHEET 1 OF

SCALE : 1" =

RECEIVED DATE: 01/09/2023
DRAWING SET: Bulletin - MBP
Rev. 1