

FONTAINEBLEAU EXTERIOR RENOVATION



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LD-02	DEMOLITION PLAN - TREE DISPOSITION
L7-01	CONSTRUCTION DETAILS
L13-01	PLANTING PLAN - TREES
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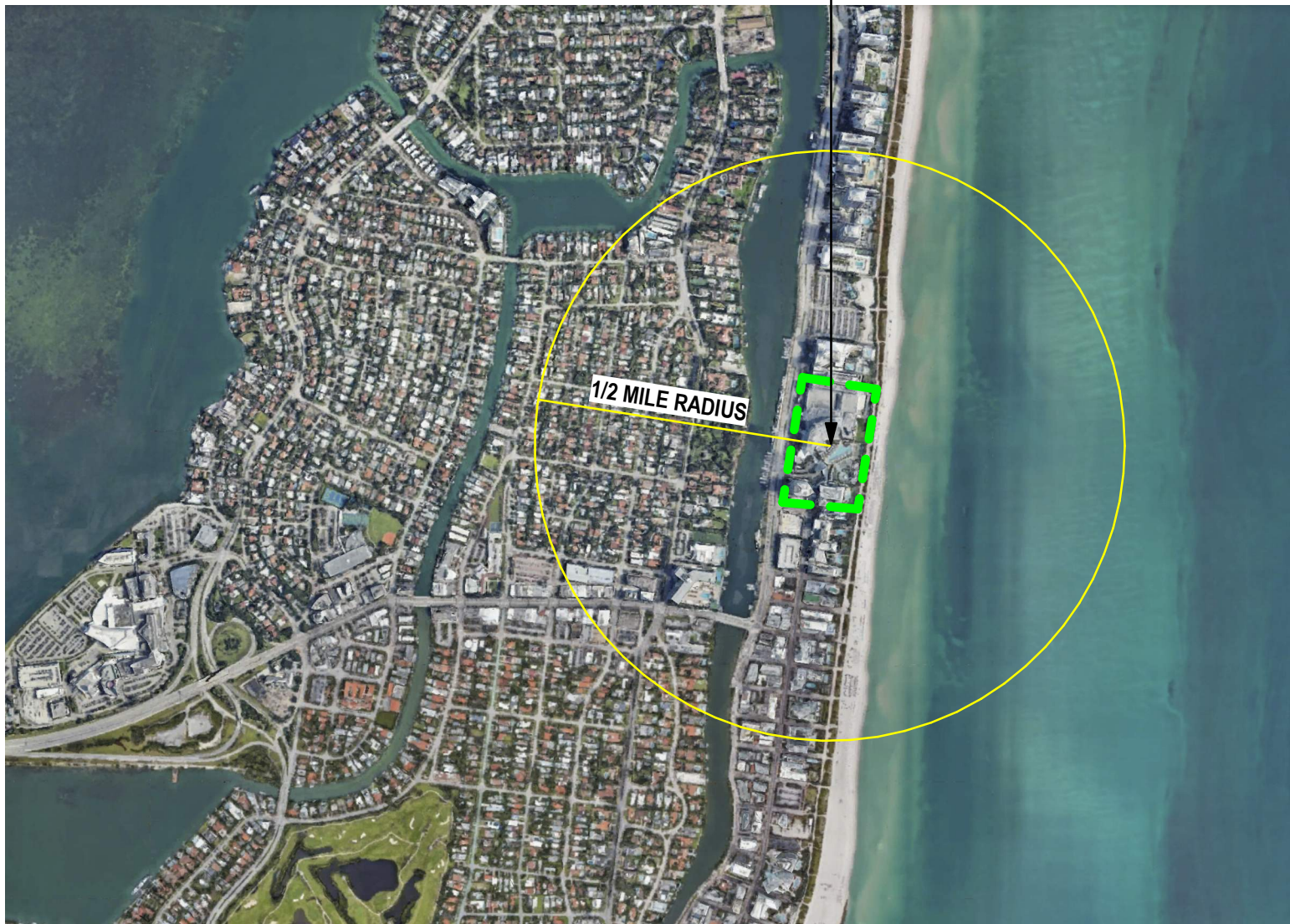
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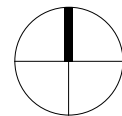
SCOPE OF WORK

THIS PROJECT IS AN EXTERIOR AMENITIES RENOVATION OF THE EXISTING, HISTORICAL SITE OF THE FONTAINEBLEAU HOTEL. THE SITE IS LOCATED IN MID BEACH, AT 4441 COLLINS AVE, MIAMI BEACH, FLORIDA 33140. THE OVERALL SITE AREA APPROXIMATELY 696,982 SF (16 ACRES), WHILE THE SCOPE OF THE RENOVATION IS APPROXIMATELY 173,000 SF, INCLUSIVE OF THE FOLLOWING: EXISTING POOL AND GROUND-SCAPE RENOVATIONS, NEW ONE AND TWO STORY CABANAS WITH POOLS, NEW BARS, EXISTING BATHROOM RENOVATIONS AND NEW BATHROOMS, WATERSLIDES AND THEIR TOWER.

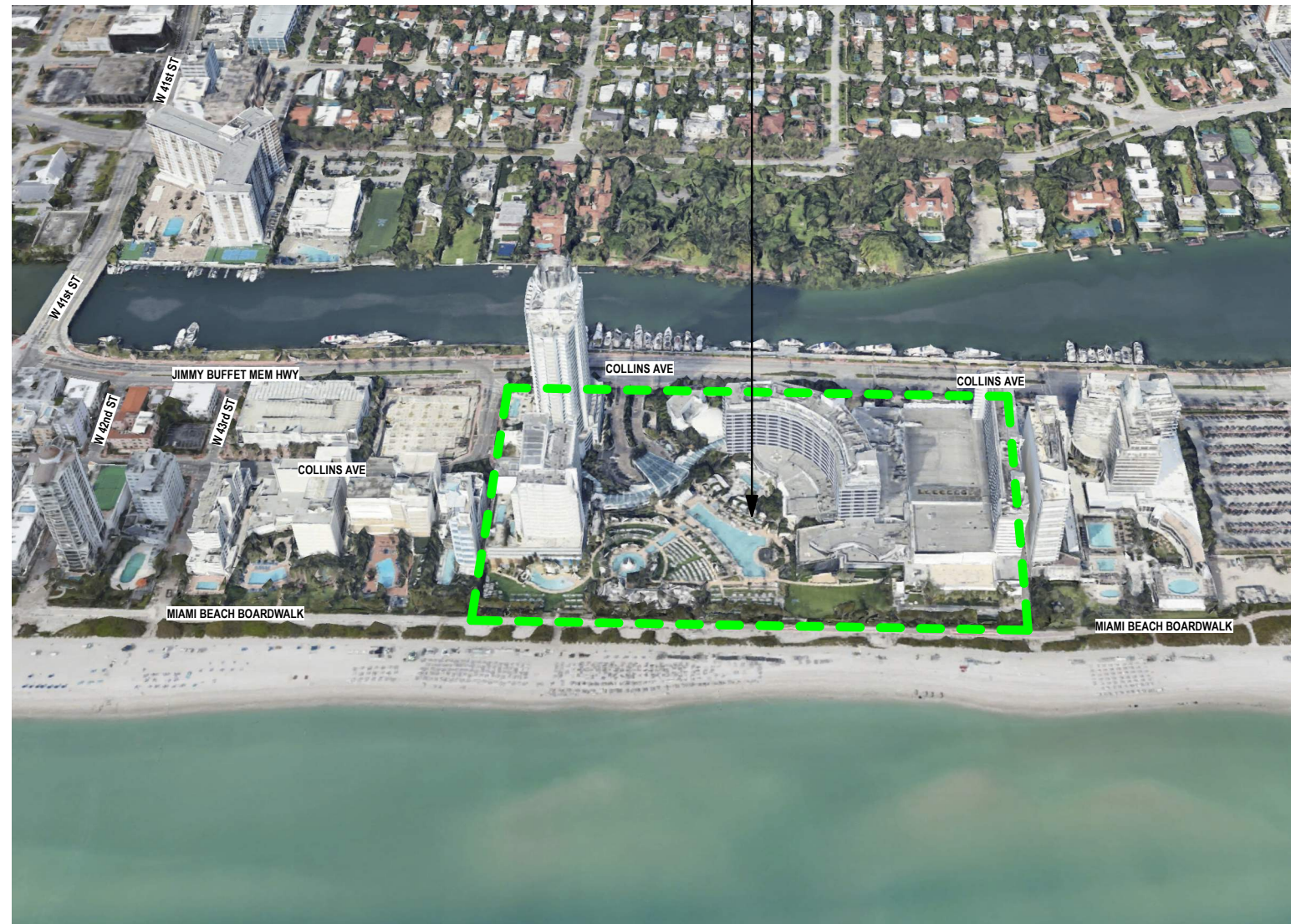
SITE



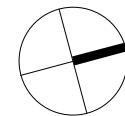
LOCATION PLAN



SITE



AERIAL VIEW





1. VIEW OF EXISTING SITE FROM COLLINS AVE



2. VIEW OF EXISTING SITE FROM COLLINS AVE



3. VIEW OF EXISTING SITE FROM COLLINS AVE



KEY PLAN



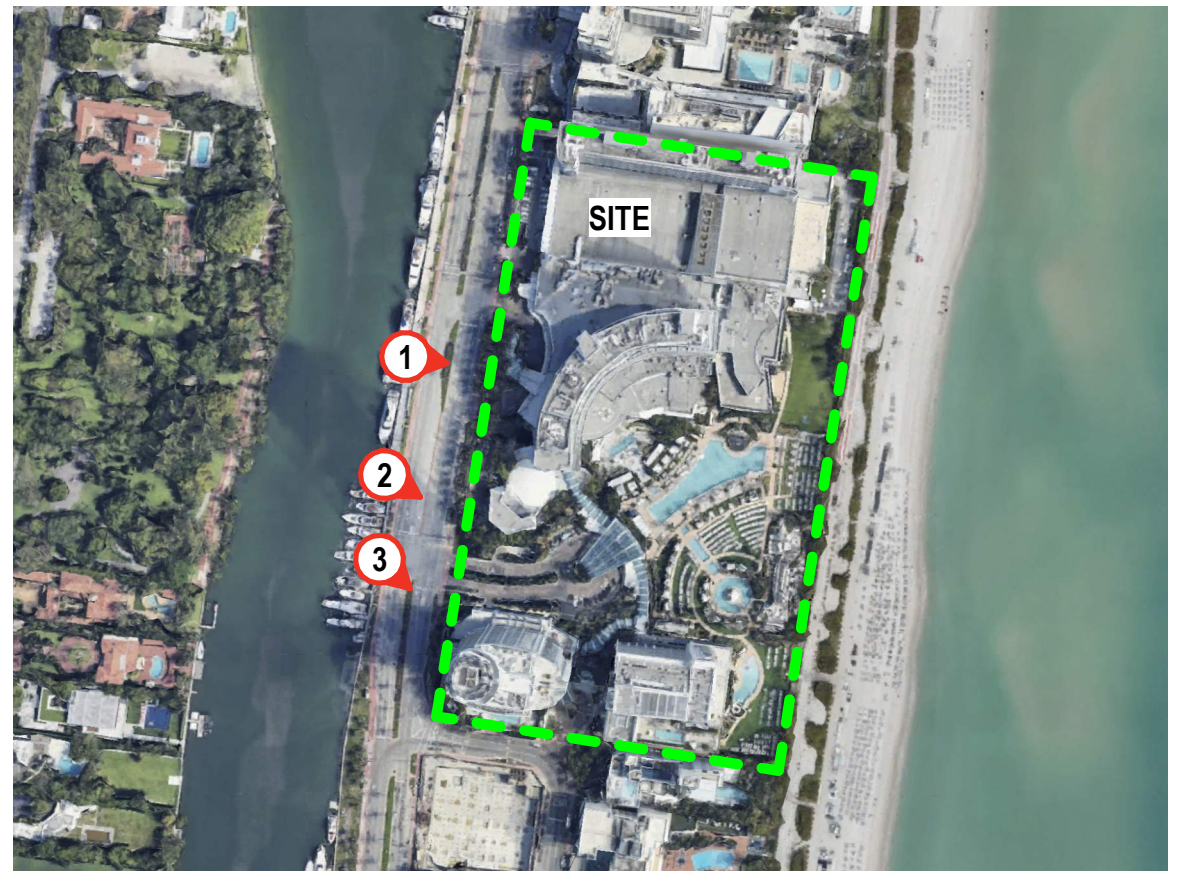
1. VIEW OF EXISTING SITE FROM COLLINS AVE



2. VIEW OF EXISTING SITE FROM COLLINS AVE



3. VIEW OF EXISTING SITE FROM COLLINS AVE



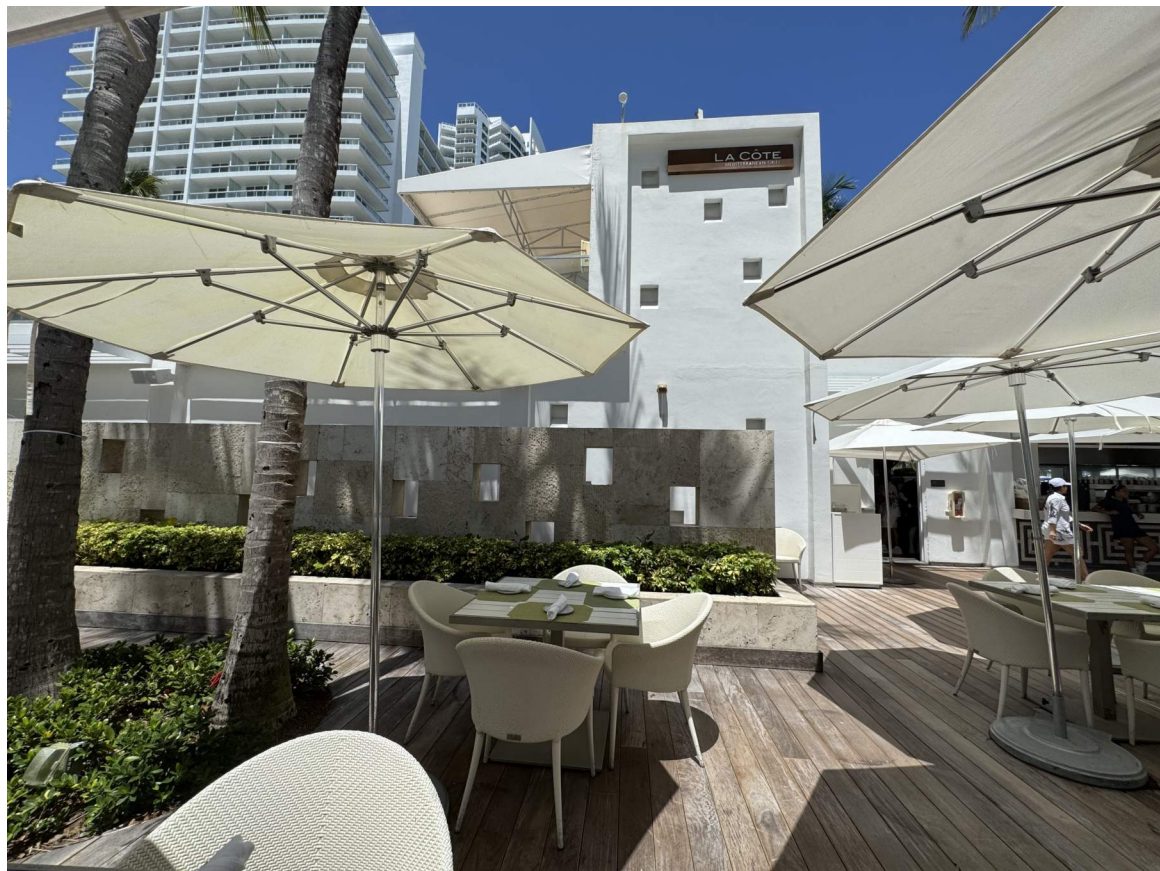
KEY PLAN



1. VIEW OF EXISTING SITE



2. VIEW OF EXISTING SITE



3. VIEW OF EXISTING LA COTE



KEY PLAN



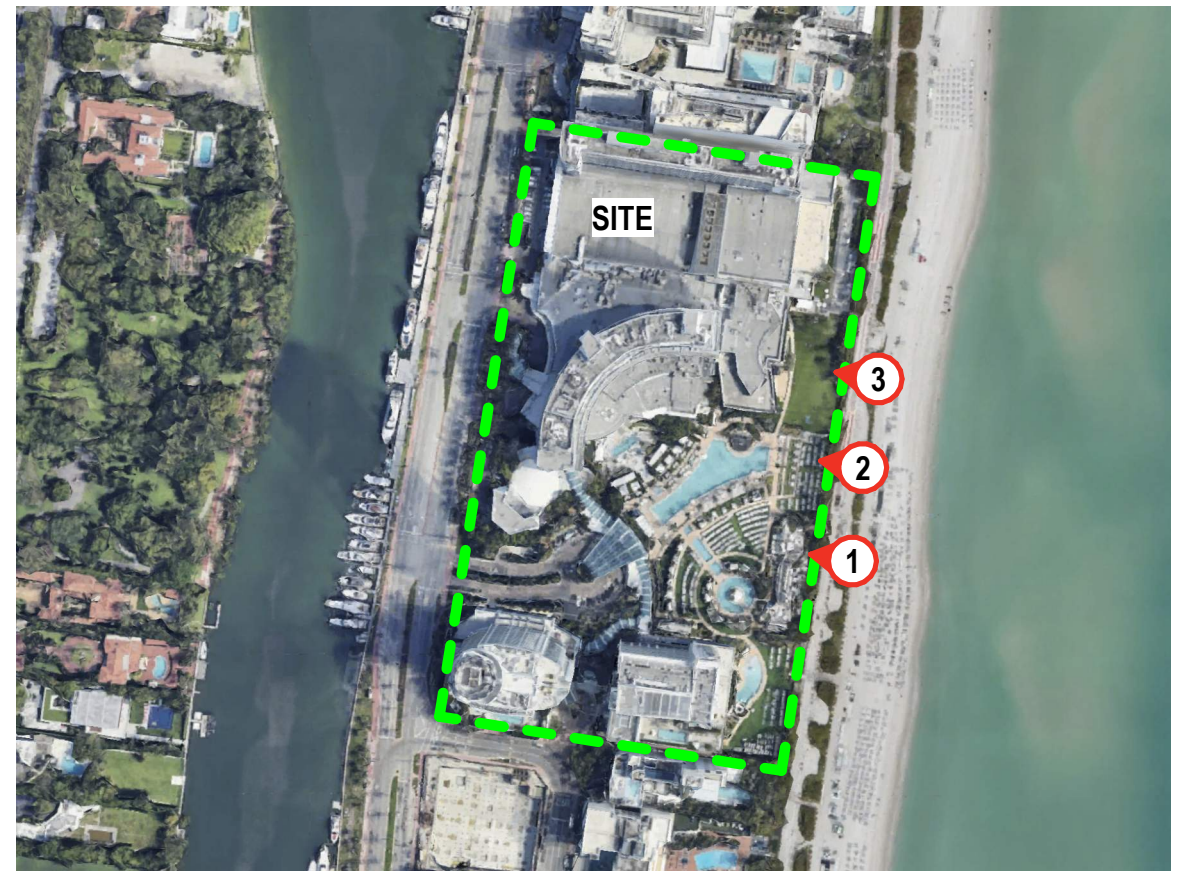
1. VIEW OF EXISTING LA COTE



2. VIEW OF EXISTING SITE



3. VIEW OF EXISTING SITE



KEY PLAN



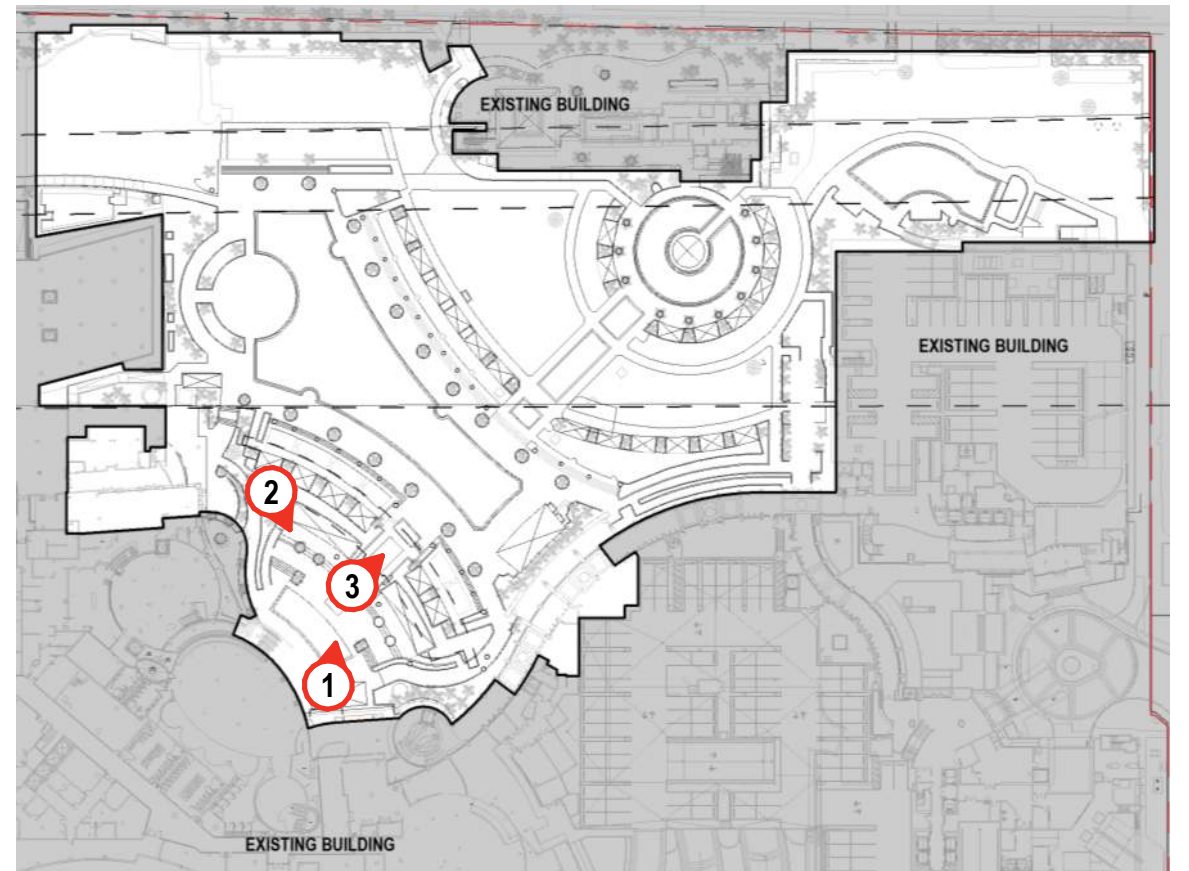
1. VIEW OF EXISTING ARKADIA POOL



2. VIEW OF EXISTING ARKADIA DAY CLUB



3. VIEW OF EXISTING FOUNTAINS AT ARKADIA DAY CLUB



KEY PLAN



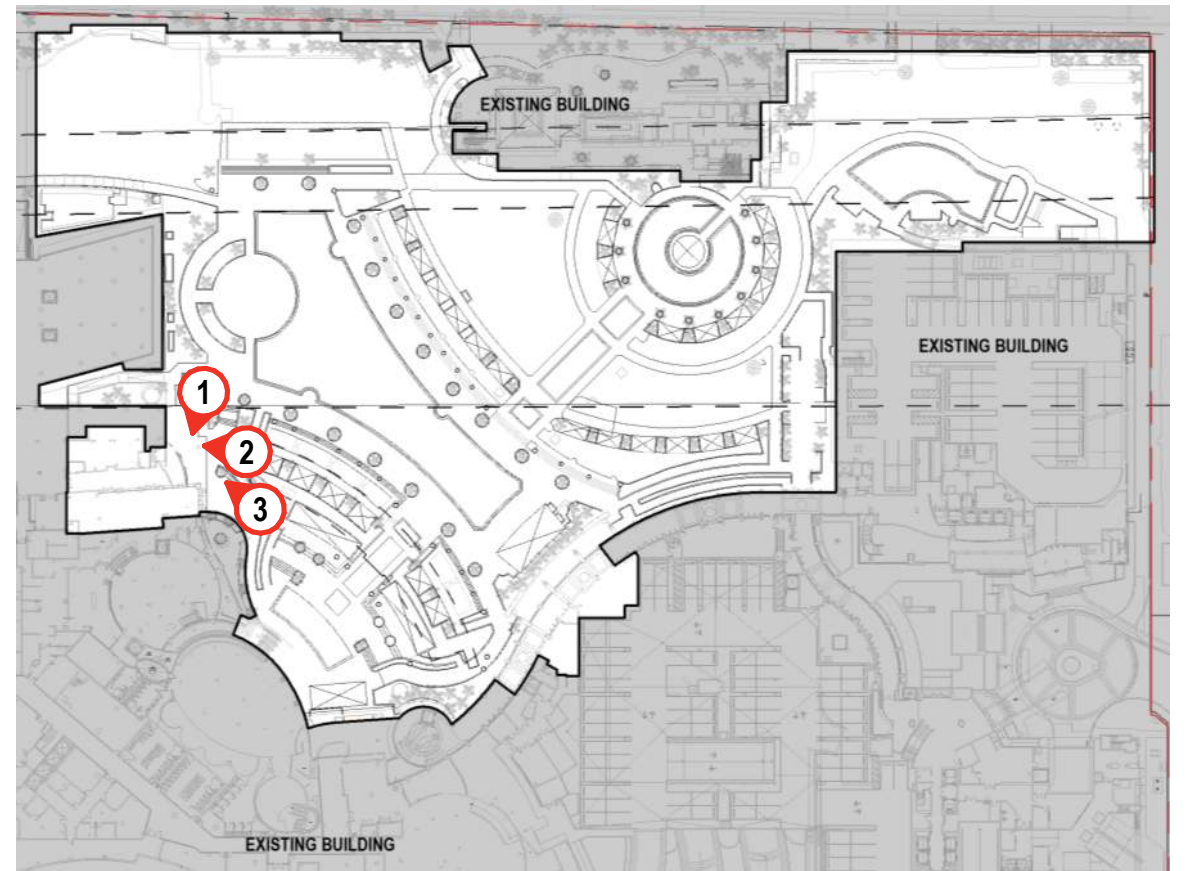
1. VIEW OF EXISTING RESTROOMS



2. VIEW OF EXISTING RESTROOMS



3. VIEW OF EXISTING AREA WHERE RESTROOMS WILL EXPAND



KEY PLAN



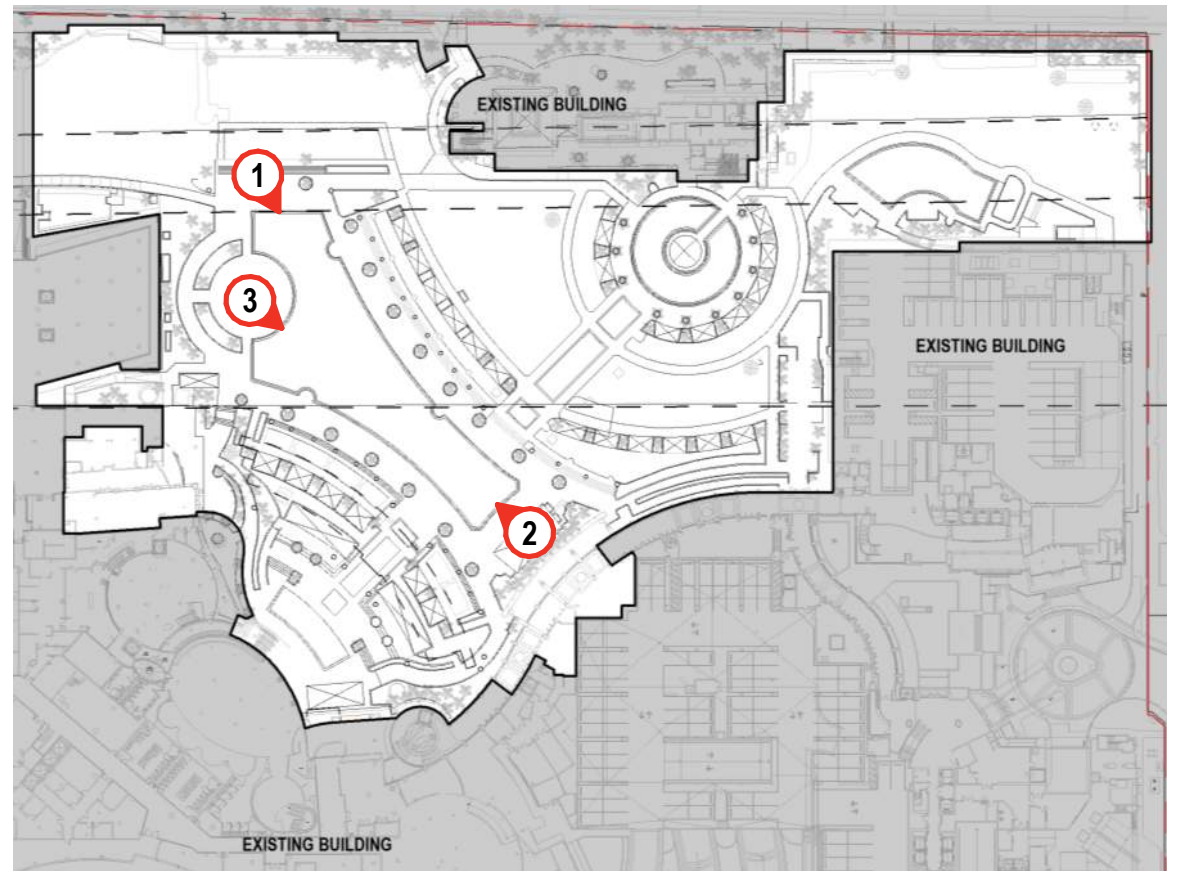
1. VIEW OF EXISTING BOWTIE POOL



2. VIEW OF EXISTING BOWTIE POOL



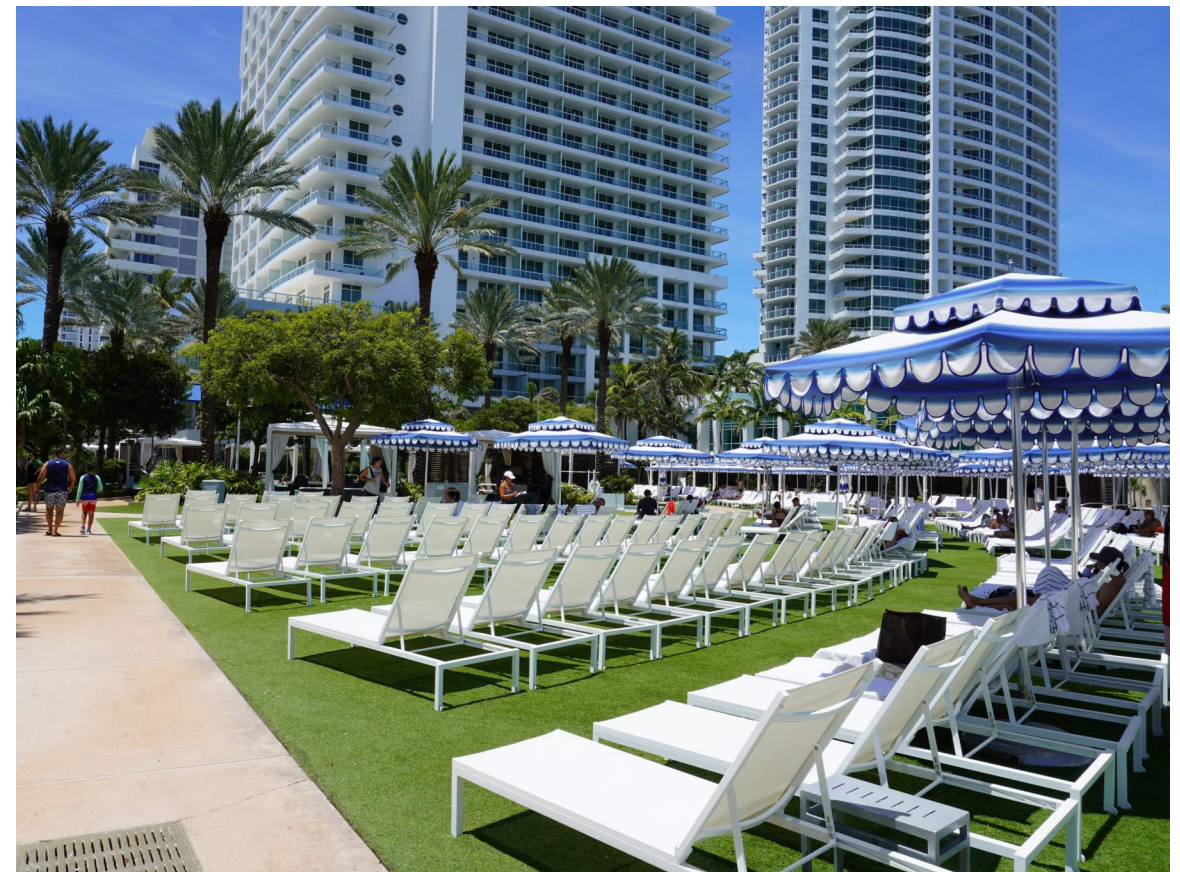
3. VIEW OF EXISTING BOWTIE POOL



KEY PLAN



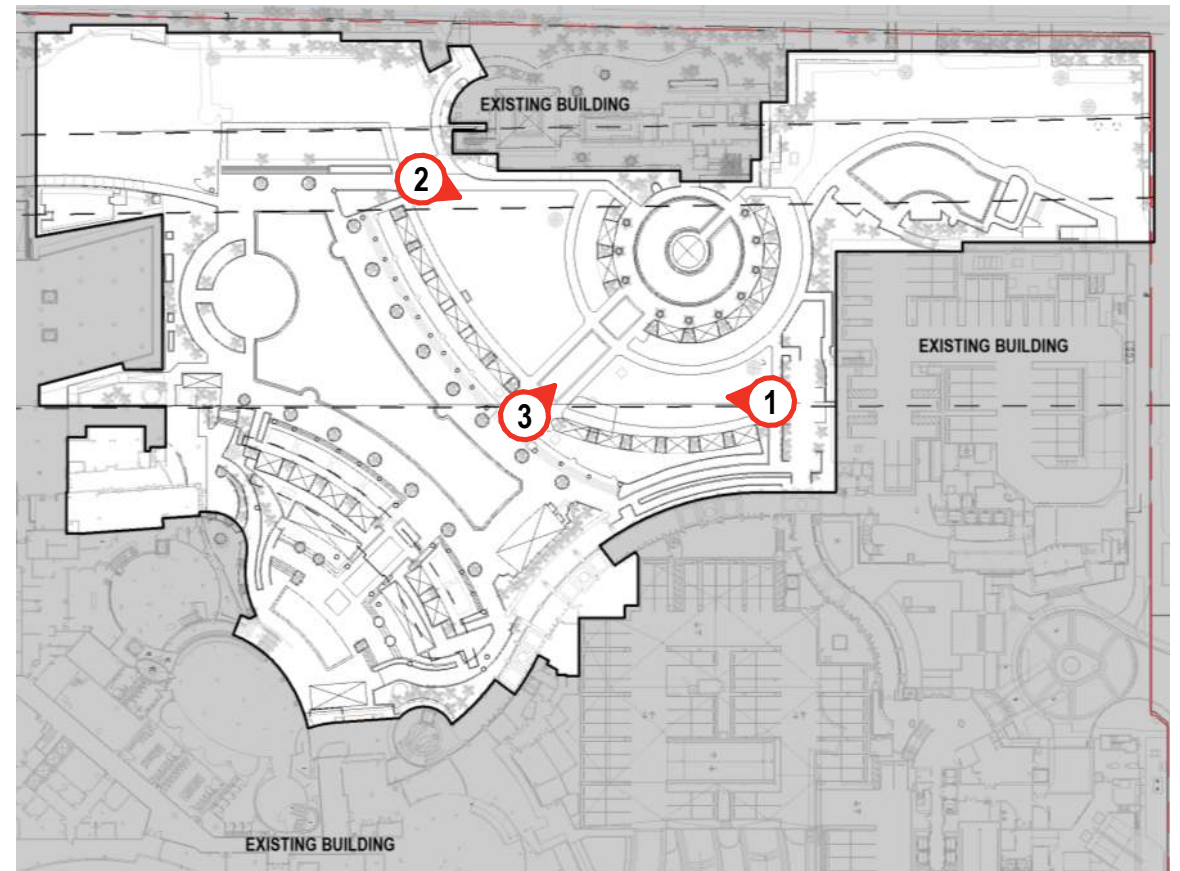
1. VIEW OF EXISTING LAWN



2. VIEW OF EXISTING LAWN



3. VIEW OF EXISTING LOUNGE POOLS



KEY PLAN



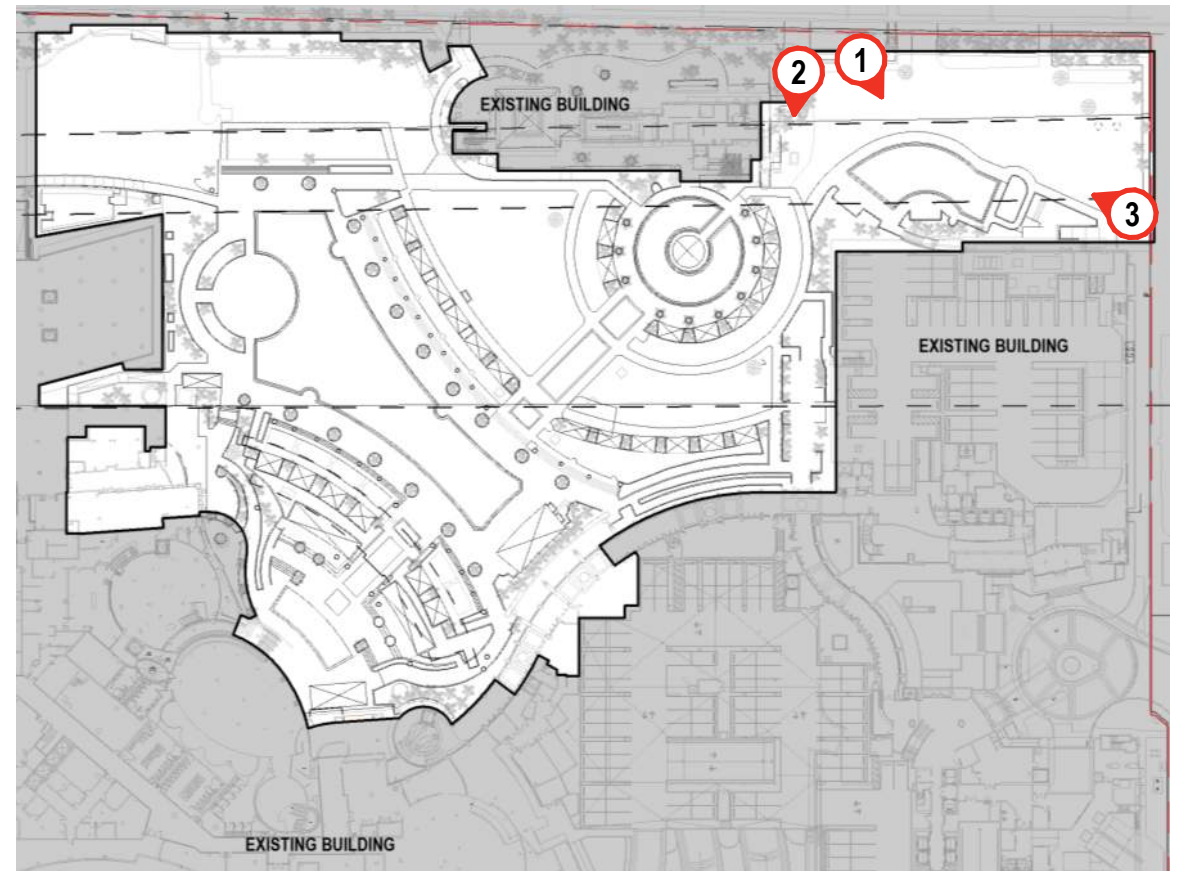
1. VIEW OF EXISTING KID'S PLAY POOL



2. VIEW OF EXISTING ADJACENCIES TO KID'S PLAY POOL



3. VIEW OF EXISTING LAWN AT KID'S PLAY POOL



KEY PLAN



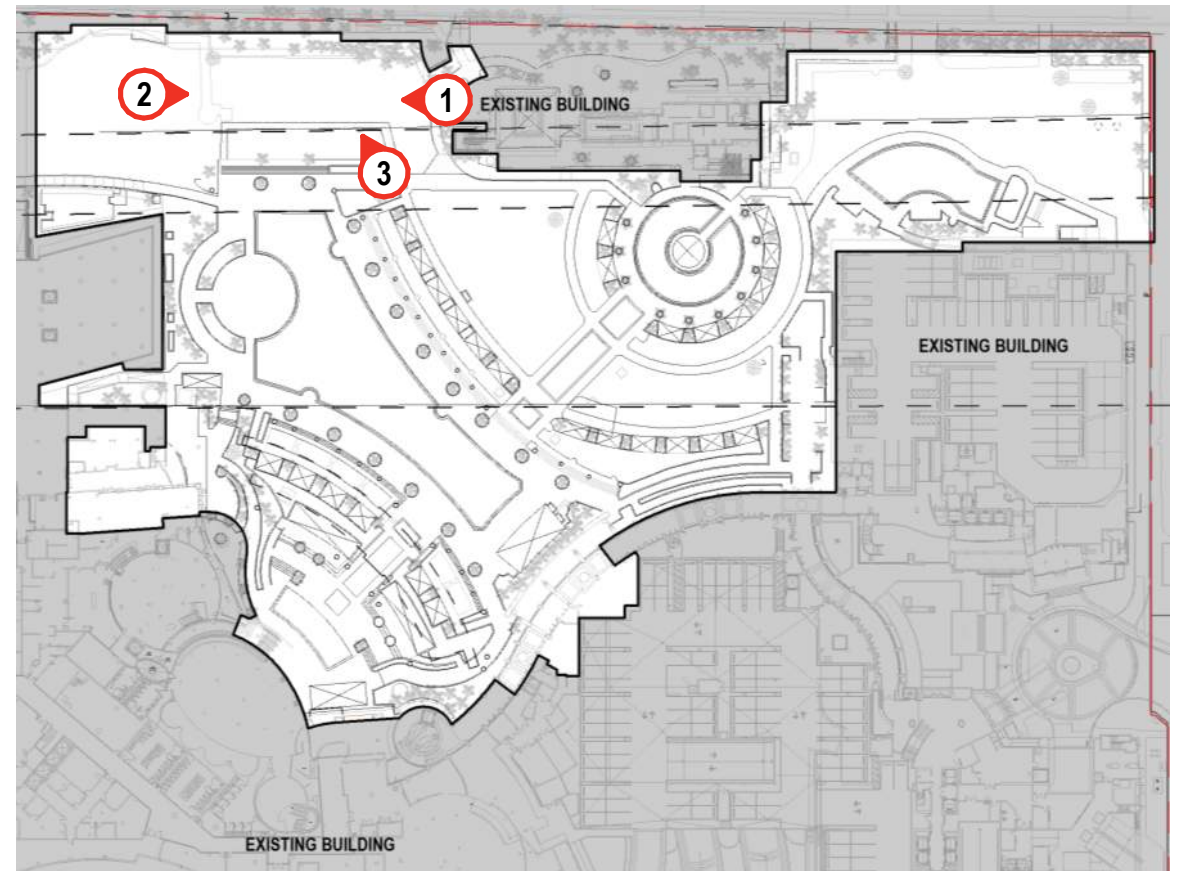
1. VIEW OF EXISTING LAWN



2. VIEW OF EXISTING LAWN



3. VIEW OF EXISTING ADJACENCIES TO THE LAWN



KEY PLAN



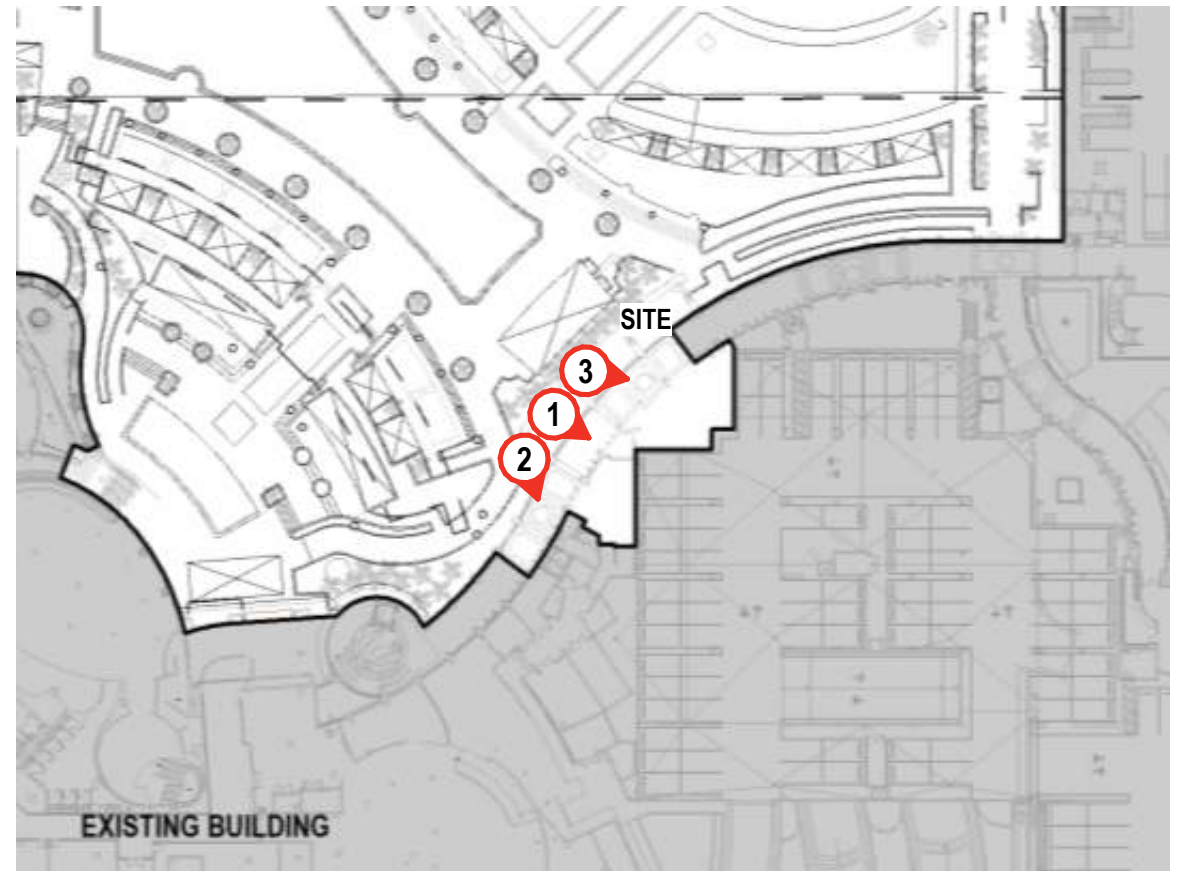
1. VIEW OF EXISTING



2. VIEW OF EXISTING



3. VIEW OF EXISTING



KEY PLAN

SURVEYOR'S NOTES:

PURSUANT TO TABLE OF REQUIREMENTS FROM THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" WERE FOLLOWED AND ARE INCLUDED AS A PART OF THIS SURVEY: 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a) (as to utilities, surface matters only), 13, 16, 17, and 18.

ITEM 2:
THE ADDRESS OF THIS PROPERTY IS:

4441 COLLINS AVENUE
MIAMI BEACH, FL 33140

ITEM 3:

THE FEDERAL EMERGENCY MANAGEMENT ASSOCIATION, (FEMA), NATIONAL FLOOD INSURANCE PROGRAM, (NFIP), INFORMATION FOR THIS SITE IS:

FLOOD INSURANCE RATE MAP, (FIRM), INDEX NUMBER: 12086CIND1A
FLOOD INSURANCE RATE MAP PANEL: 12086C0328L
FLOOD INSURANCE RATE MAP REVISED DATE, (MAP INDEX): SEPTEMBER 11, 2009

FLOOD INSURANCE RATE MAP NUMBER: 12086C0328L
MAP REVISED DATE: SEPTEMBER 11, 2009
FLOOD INSURANCE RATE MAP PANEL: 328 OF 1031
COMMUNITY NAME: CITY OF MIAMI BEACH
SUFFIX: L
ZONES: AE and X, (CLEAR)
BASE FLOOD ELEVATION:
AE - ELEVATION 7
X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

THE FLOOD ZONE DELINEATION LINES AS DEPICTED ON SHEETS 5 THROUGH 7 ARE APPROXIMATE AND ARE SHOWN FOR INFORMATION PURPOSES ONLY.

ITEM 4:

THE GROSS LAND AREA FOR THIS PROPERTY IS:

EAST OF COLLINS AVENUE:
18.00 ACRES, (696,982 SQUARE FEET), MORE OR LESS.
WEST OF COLLINS AVENUE:
0.131 ACRES, (5,707 SQUARE FEET), MORE OR LESS.

ITEM 6:

AS OF THE DATE OF THIS ALTA/ACSM LAND TITLE SURVEY:

- (a) THE ZONING CLASSIFICATION FOR THIS PROPERTY IS:
RM-3, (RESIDENTIAL MULTIFAMILY, HIGH DENSITY);
- (b) THE SETBACK REQUIREMENTS FOR THIS PROPERTY ARE:
VARY BY THE TYPE OF STRUCTURE.
PLEASE SEE CITY OF MIAMI BEACH MUNICIPAL CODE CHAPTER 142, SECTION 247 FOR A DETAILED DESCRIPTION OR CONTACT THE CITY OF MIAMI BEACH PLANNING & ZONING DEPARTMENT.

THIS INFORMATION WAS OBTAINED FROM THE CITY OF MIAMI BEACH PLANNING & ZONING DEPARTMENT ON MARCH 08, 2012 VIA TELEPHONE CONVERSATION WITH A PLANNING & ZONING SPECIALIST.

ITEM 7:

- (a) SEE SURVEY GRAPHICS FOR EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL;
- (b), (1) SEE SURVEY GRAPHICS FOR SQUARE FOOTAGE AND FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL.
- (c) NOT-APPLICABLE

ITEM 8:

SEE SURVEY GRAPHICS FOR SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY.

ITEM 9:

NOT-APPLICABLE

ITEM 11:

- (a) SEE SURVEY GRAPHICS FOR OBSERVED EVIDENCE OF UTILITIES.

ITEM 13:

SEE SURVEY GRAPHICS FOR THE NAMES OF THE ADJOINING OWNERS.

ITEM 16:

AS OF THE DATE OF THIS ALTA/ACSM LAND TITLE SURVEY, THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

ITEM 17:

THERE IS NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

ITEM 18:

AS OF THE DATE OF THIS ALTA/ACSM LAND TITLE SURVEY, THERE IS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

THE FOLLOWING SURVEYOR'S NOTES ARE REQUIRED AS A PART OF THE "STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING" IN THE STATE OF FLORIDA. (SEE SURVEYOR'S CERTIFICATION):

- A) DATE OF LAST FIELD WORK: MARCH 01, 2012
- B) THE LEGAL DESCRIPTIONS AS SHOWN HEREON ARE BASED ON EITHER LEGAL DESCRIPTIONS FROM PRIOR SURVEYS OF THESE PROPERTIES AS PERFORMED BY CONSUL TECH SURVEYING & MAPPING, INC. UNDER PROJECT NUMBERS 97-0716, 97-0716A, 01-0104, 01-010410, 01-010420, 01-010420.1, 01-010420.2, 01-010420.3, 01-010420.4, 01-010420.5, 01-010420.6, 01-010420.7, 01-010420.8, 01-010420.9, 01-010420.10, 01-010420.11, 01030120.D, 01-030140.A, 03-091020, 04-091920 AND 05-070920; LEGAL DESCRIPTIONS AS CREATED BY THIS COMPANY IN CONNECTION WITH PROJECTS ON THESE PROPERTIES, OR; VARIOUS TITLE COMMITMENTS REVIEWED BY THIS COMPANY DURING THE COURSE OF PERFORMING SURVEYS ON THESE PROPERTIES.
- C) BEARINGS AS SHOWN HEREON ARE BASED ON A PORTION OF THE COASTAL CONSTRUCTION CONTROL LINE AS RECORDED IN PLAT BOOK 74 AT PAGE 25, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEARS NORTH 07°16'18" EAST AS SHOWN HEREON AND ALL OTHER BEARINGS BEING RELATIVE THERETO. A PORTION OF THE EASTERLY RIGHT-OF-WAY LINE OF COLLINS AVENUE, (STATE ROAD A1A), BEARS NORTH 09°39'38" EAST RELATIVE TO THE COASTAL CONSTRUCTION CONTROL LINE AND IS A WELL IDENTIFIED AND MONUMENTED LINE.
- D) ALL IMPROVEMENTS AS SHOWN HEREON THAT WERE LOCATED USING CONVENTIONAL SURVEYING METHODS AND PROCEDURES ARE BASED ON A CLOSED AND ADJUSTED TRAVERSE.
- E) ALL IMPROVEMENTS AS SHOWN HEREON THAT WERE LOCATED USING GPS METHODS AND PROCEDURES ARE BASED ON REDUNDANT MEASUREMENTS.
- F) THE SCALE OF SOME IMPROVEMENTS MAY HAVE BEEN EXAGGERATED FOR CLARITY AND REPRESENTATION.
NO UNDERGROUND EASEMENTS, ENCROACHMENTS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED AS THIS WAS NOT A PART OF THE SCOPE OF SERVICES.
IMPROVEMENTS WITHIN THE INTERIOR OF THE BUILDINGS WERE NOT LOCATED ARE ARE NOT SHOWN.
ADDITIONS OR DELETIONS TO THIS SURVEY BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- G) ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD29), AND ARE BASED ON THE FOLLOWING BENCHMARKS:
 - i) MIAMI-DADE COUNTY BENCHMARK B-313
ELEVATION (NGVD29) 4.33'
US C & G BRASS DISC ON TOP OF CONIC RAMP DIRECTLY OVER A CATCH BASIN.
36 ST --- 81.7' SOUTH OF SOUTH CURB
HWY A-1-A (COLLINS AVE) --- 57.8' EAST OF EAST CURB.
 - ii) MIAMI-DADE COUNTY BENCHMARK D-313
ELEVATION (NGVD29) 6.17'
US C & G BRASS DISC IN TOP OF NE CORNER OF A 4' SQUARE CONIC WALL
46 ST --- 41.2' SOUTH OF SOUTH CURB LINE OF ENTRANCE TO PARKING LOT
INDIAN CREEK DRIVE --- 19' EAST OF EAST CURB

BOUNDARY SURVEY
THE FONTAINEBLEAU RESORT

4441 COLLINS AVENUE, MIAMI BEACH FL



LOCATION MAP
IN SEC. 23 - TWP 53 SOUTH - 42 EAST
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA
(NOT TO SCALE)

SHEET INDEX

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THE FOLLOWING TITLE COMMITMENTS PREVIOUSLY REVIEWED WERE BASED ON:

COMMITMENT FOR TITLE INSURANCE
AGENT FILE NUMBER: HOTEL N12-026
ISSUED BY: STEWART TITLE AND GUARANTY CO. (HOUSTON)
COMMITMENT NUMBER: 1200995-2801
FILE NUMBER: 1200995-2801
EFFECTIVE DATE: MARCH 2, 2012 AT 8:00 A.M.; REVISED APRIL 4, 2012

AND

COMMITMENT FOR TITLE INSURANCE
AGENT FILE NUMBER: TOWER 3 & GARAGE N12-026
ISSUED BY: STEWART TITLE AND GUARANTY CO. (HOUSTON)
COMMITMENT NUMBER: 1200994-2801
FILE NUMBER: 1200994-2801
EFFECTIVE DATE: MARCH 2, 2012 AT 8:00 A.M.; REVISED MARCH 19, 2012
REVIEWED BY C.S.A. GROUP.

H) PLAT NAMES AS SHOWN HEREON, (EITHER IN THE LEGAL DESCRIPTIONS AND / OR ON THE FACE OF THE DRAWINGS), MAY HAVE BEEN PARTIALLY ABBREVIATED. THERE ARE TWO PLATS THAT MAKE UP THE MAIN PARCELS AS SHOWN ON THE EAST SIDE OF INDIAN CREEK DRIVE AND COLLINS AVENUE. THE COMPLETE NAMES OF THE PLATS ARE AS FOLLOWS:

AMENDED PLAT OF THE INDIAN BEACH CORPORATION'S SUBDIVISION OF LANDS IN COV'T. LOTS 1-2-3-4-5-6 AND 7 OF SEC.23-TWP.53S-R6E.42E, (PLAT BOOK 8 AT PAGE 81 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA)

AND

AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, (PLAT BOOK 5 AT PAGES 7-8 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA)

I) PARCEL "A", AS SHOWN HEREON, CONSTITUTES THE "HOTEL SITE" AND CONSISTS OF PARCELS 1, 2, 3, 4 AND 5 AS DESCRIBED ON SHEET 2 AND GRAPHICALLY DEPICTED ON SHEET(S) 5.

PARCEL "C", AS SHOWN HEREON, CONSTITUTES THE TOWER FOOTPRINT OF FONTAINEBLEAU IV, THE PROPOSED FUTURE "NORTH TOWER - TOWER IV", AND CONSISTS OF A PORTION OF PARCEL 2, AS DESCRIBED ON SHEET 3 AND GRAPHICALLY DEPICTED ON SHEET(S) 5.

PARCEL "D", AS SHOWN HEREON CONSTITUTES THE "MARINA PARCEL", AS DESCRIBED ON SHEET 3 AND GRAPHICALLY DEPICTED ON SHEET(S) 5.

J) THE PORTIONS OF PARCELS 1 THROUGH 5 LOCATED EAST OF COLLINS AVENUE AND NORTH OF 44th STREET, (NEW), ARE ALL CONTIGUOUS TO EACH OTHER, WITHOUT GAPS, CORES OR HIATUSES ALONG THEIR COMMON BOUNDARIES.

PARCELS 1, 2, 4 AND 5 ARE CONTIGUOUS TO COLLINS AVENUE AND 44th STREET, (NEW), WITHOUT GAPS, CORES OR HIATUSES ALONG THEIR COMMON BOUNDARIES.

K) BEARINGS AND DISTANCES ARE CALCULATED UNLESS OTHERWISE NOTED.

L) THERE MAY BE EASEMENT, RESTRICTIONS OR OTHER MATTERS OF RECORD NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

M) THE EROSION CONTROL LINE AS RECORDED IN PLAT BOOK 105, AT PAGE 62, AND OFFICIAL RECORDS BOOK 9517 AT PAGES 2028-2031, BOTH RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ARE ONE AND THE SAME AND A PORTION OF WHICH COMPRISES THE EASTERLY BOUNDARY OF PARCEL "A", ("HOTEL SITE").

N) THE COASTAL CONSTRUCTION CONTROL LINE AS SHOWN HEREON IS BASED ON INFORMATION AS SHOWN IN PLAT BOOK 74 AT PAGE 25, RECORDED ON FEBRUARY 10, 1982 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS WELL AS INFORMATION PROVIDED TO THIS SURVEYOR BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT, SURVEY SECTION.

O) BUILDING AND IMPROVEMENT TIES TO THE COASTAL CONSTRUCTION CONTROL LINE, (CCCL), AS SHOWN HEREON ARE PER THE REQUEST OF THE CLIENT.

P) WE HEREBY CERTIFY THAT THE LEGAL DESCRIPTION IS THE SAME AS SET FORTH IN THE VESTING DEED AS REFERENCE IN THE TITLE COMMITMENT.

Q) BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON WAS FIELD VERIFIED BY BISCAZYNE ENGINEERING COMPANY.(08/18/2019)

R) ORIGINAL SURVEY INFORMATION WAS PREPARED BY C.S.A. GROUP.

SURVEYOR'S CERTIFICATION:

I hereby certify that the attached "SURVEY" complies with the Standards of Practice for Surveying and Mapping set forth by the State of Florida Board of Professional Surveyors and Mappers in chapter 5J-17, Florida Administrative Code, pursuant to chapter 432.027, Florida Statutes.

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Biscayne Engineering Company, Inc.
629 West Flagler Street, Miami, FL 33130
305-324-7671
State of Florida Department of Agriculture
LB-0000129

SURVEY DATE: 11/12/2021

DRAFT

SOLUN BRUCE, PSM for the Firm
Professional Surveyor and Mapper No. 5290
State of Florida

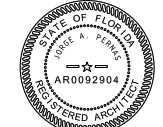
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BISCAZYNE ENGINEERING SURVEYORS • ENGINEERS • PLANNERS • SINCE 1988 •

MIAMI-DADE COUNTY, FLORIDA
629 WEST FLAGLER STREET, MIAMI, FL 33130
TEL: (305) 324-7671 FAX: (305) 324-0809
448 NW 95TH ST, BOCA RATON, FL 33431
E-MAIL: INFO@BISCAZYNEENGINEERING.COM
WEB: WWW.BISCAZYNEENGINEERING.COM

ORDER NO. 03-87211
SHEET NO. 1 OF 5

DATE: Nov 17, 2021 1:38pm EST FILE: F:\SURVEY\PROJECTS\2021\2021-11-17\2021-11-17-2021 boundary survey pg. 1 of 4.dwg



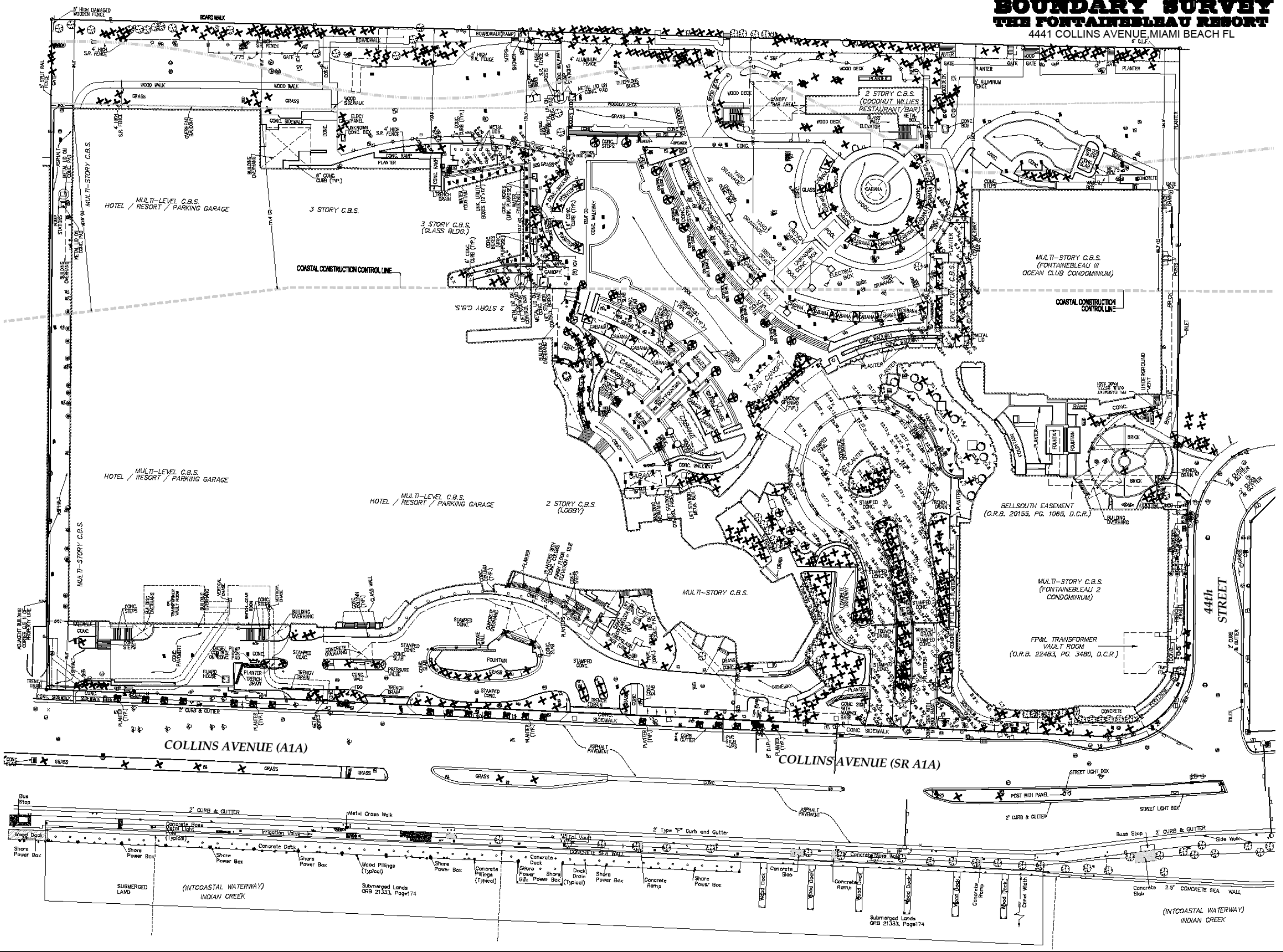
Digitally signed by Jorge A. Pernas
DN: cn=Jorge A. Pernas,
o=Qualifirm-01410000001982564E4800046634,
c=M. ARTHUR GENSLER JR. AND ASSOCIATES
INC., c=US
Date: 2023.09.05 15:43:07-0400'

EXISTING SITE SURVEY

FOR REFERENCE ONLY

DC-6246

BOUNDARY SURVEY
THE FONTAINEBLEAU RESORT
 4441 COLLINS AVENUE, MIAMI BEACH FL



DATE: Nov 17, 2021 - 1:28pm EST FILE: F:\SURVEY\PROJECTS\2021\FONTAINEBLEAU MIAMI BEACH FL\3. DATA\2021-07-21\boundary survey pg. 4 of 6.dwg

NO.	DATE	DESCRIPTION
01	11-17-20	ISSUED FOR PERMITS
02	02-07-21	ISSUED FOR PERMITS

MAMI/DAVIDE
 529 W FLAGLER ST, MIAMI FL 33130
 TEL (305) 524-7871, FAX (305) 524-8809
 449 NW 57TH ST MIAMI GARDEN, FL 33141
 TEL (305) 524-7871
 E-MAIL: INFO@BISCAYNEENGINEERING.COM
 WEB: WWW.BISCAYNEENGINEERING.COM



4441 Collins Avenue, Miami Beach FL
 FOR FONTAINEBLEAU DEVELOPMENT

ORDER NO: 03-87211
 SHEET No: 5 OF 5



Digitally signed by Jorge A Penas
 DN: cn=Jorge A Penas,
 o=ARTHUR GENSLER JR. AND ASSOCIATES
 INC., c=US
 Date: 2025.09.05 15:43:12-0400'

EXISTING SITE SURVEY

FOR REFERENCE ONLY

DC-6246