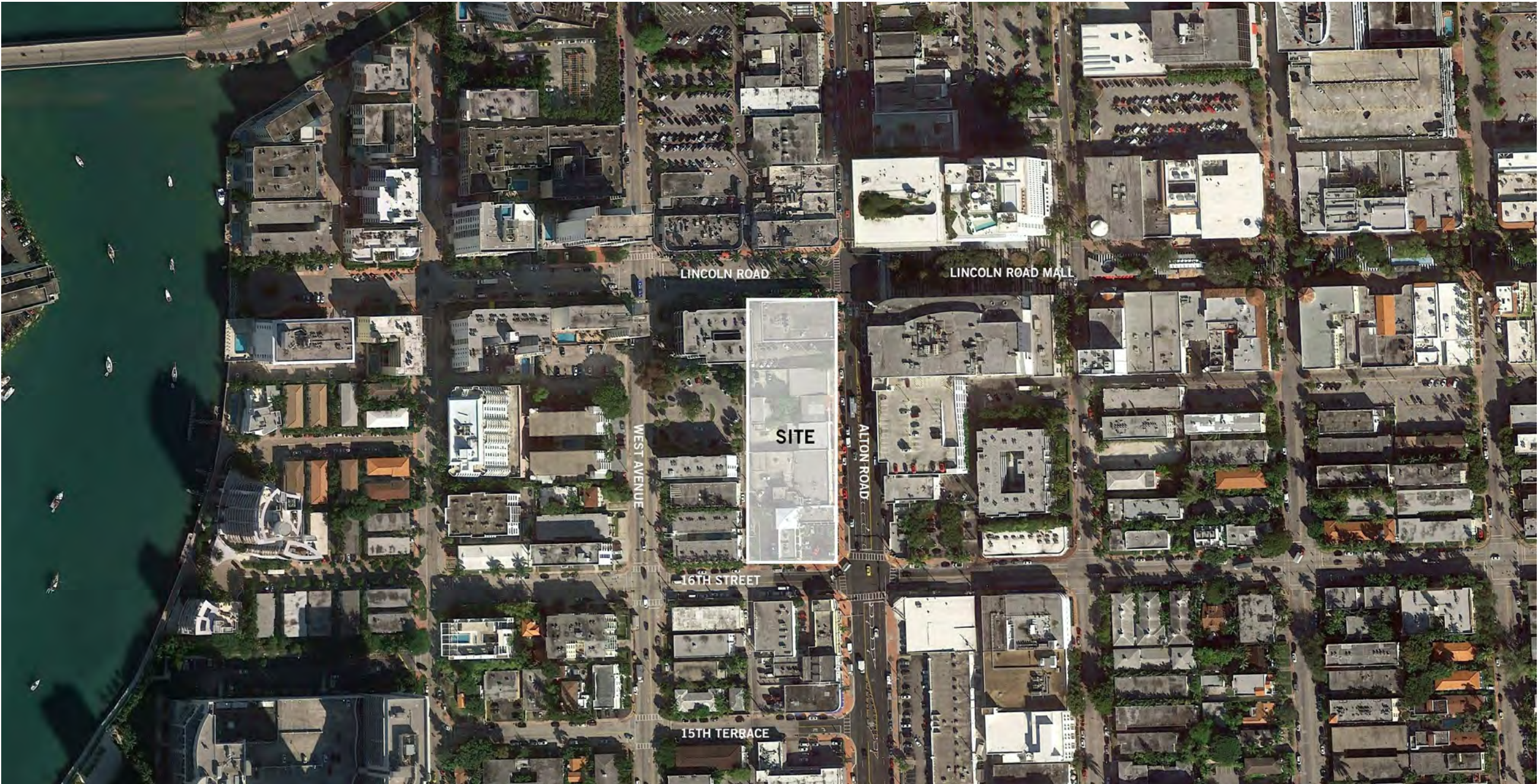


1212 LINCOLN

1212 LINCOLN ROAD
MIAMI BEACH, FLORIDA

PLANNING BOARD
FINAL SUBMITTAL
04-06-2016



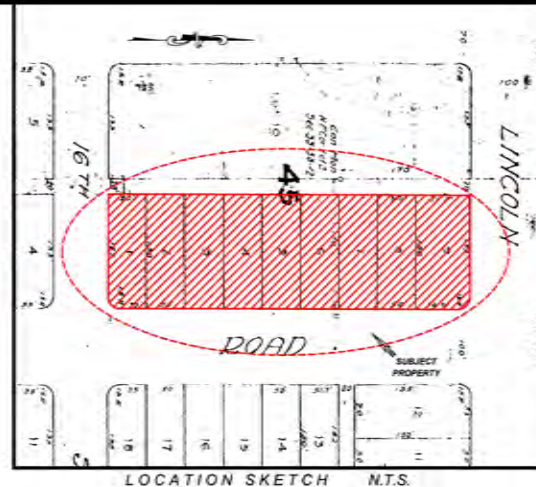
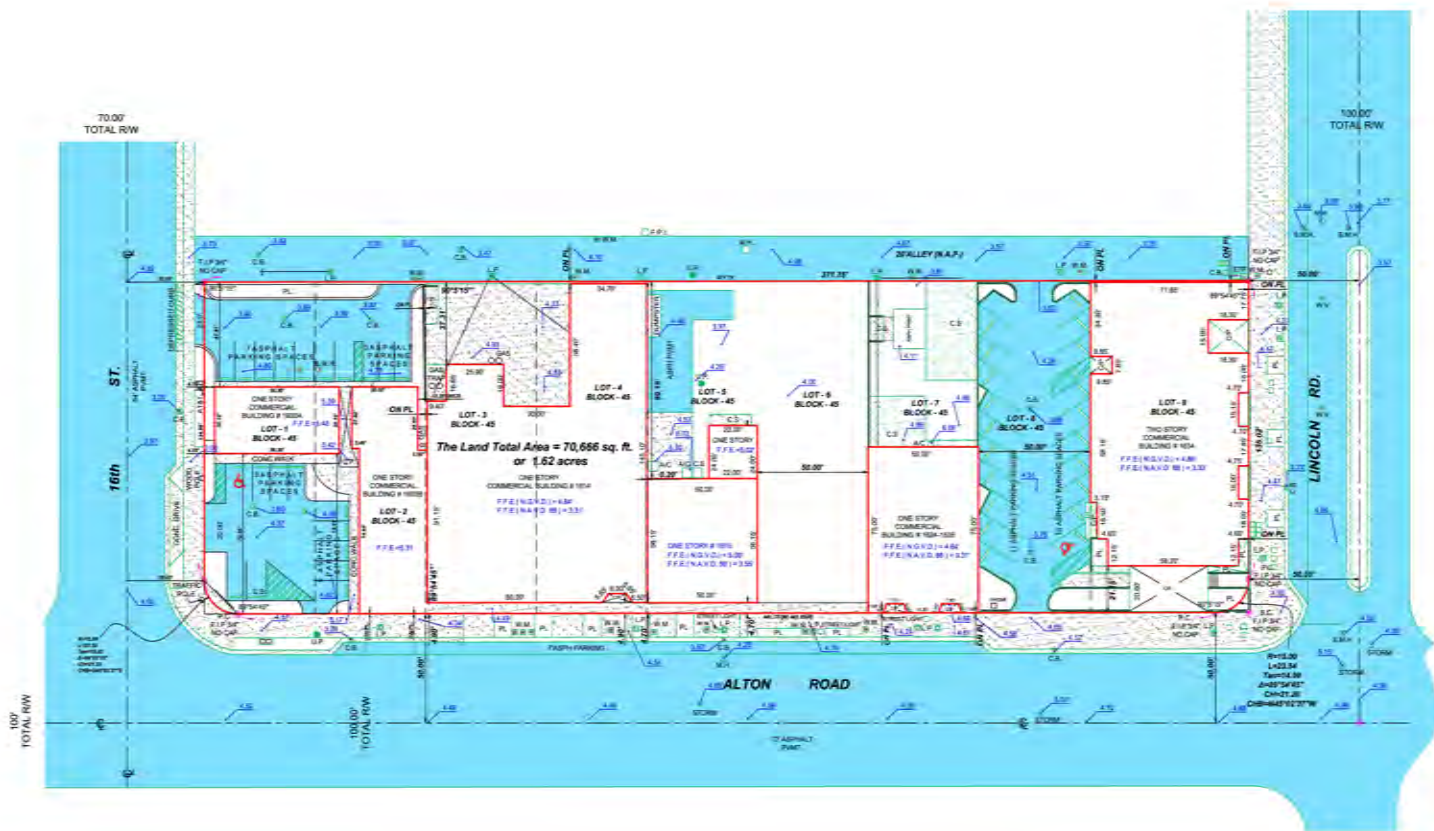
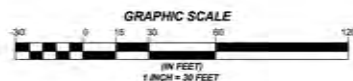
1355 NW 37 AV SUITE 200
MIAMI, FLORIDA 33172
TELEPHONE: (305) 264-2559
FAX: (305) 264-0229

Nova Surveyors Inc.
LAND SURVEYORS

SURVEY No. 14-00000224

SHEET No. 1 OF 1

BOUNDARY SURVEY



LEGAL DESCRIPTION:

SURVEY OF LOT 1-9, BLOCK 45, OF COMMERCIAL SUBDIVISION
ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 8,
PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

1614-1634 ALTON RD
MIAMI BEACH, FL 33139

CERTIFICATIONS:

ARRP MIAMI, LLC
ARRP MIAMI II, LLC

SURVEYOR'S NOTES:

- IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.
- NORTH ARROW BASED ON PLAT
- ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929. MIAMI-DADE COUNTY BENCH MARK # D-104 LOCATOR NO. 4230 N. ELEVATION 3.04 FEET OF N.G.V.D. OF 1929
- FINISH FLOOR ELEVATIONS ALSO SHOWN IN NAVD 88
- THIS IS A SPECIFIC PURPOSE SURVEY
- THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.

I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 81G17-4, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

LAND TOTAL AREA
70,666 SQ. FT. OR 1.62 ACRES

BY: 03/10/2015
GEORGE IBARRA (DATE OF FIELD WORK)
PROFESSIONAL LAND SURVEYOR NO. : 2534
STATE OF FLORIDA
FIRM L.B. # 5044

(VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR)

REVISED ON: _____

REVISED ON: _____

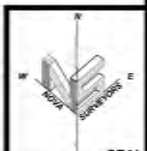
LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEYS):

- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDS INFLUENCING IF ANY AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO EASEMENTS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTION PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SURVEY WORK PERFORMED IN THE FIELD. COULD BE DRAWN AT A SMALL SCALE AND OR NOT TO SCALE.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE NOTED.
- "THE TERM ENCROACHMENT" MEANS VISIBLE ON AND ABOVE GROUND ENCROACHMENT.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE OF SUBMITTING PLAT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL. FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTION, UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
- THE PLAT FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN ZONE "AE" COMMUNITY PANEL SURVEY: 1305550000, DATE OF FIRM: 08/11/2009. BASE FLOOD ELEVATION: 8 FEET.

ABBREVIATIONS AND MEANINGS

A = AVE	CONE = CONCRETE	PROP. CO. = PROPERTY CORNER	P.S. = PREVIOUS SURVEY	M.S. = MAIN ROAD
A.C. = AIR CONDITIONING	C.P. = CONCRETE PILE	PROP. CO. = PROPERTY CORNER	P.S. = PREVIOUS SURVEY	RES = RESERVATION
A.E. = ANCHOR EMBLEM	C.P. = CONCRETE PILE	P.P. = PERMANENT POINT	P.S. = PREVIOUS SURVEY	R.F. = RIGHT-OF-WAY
A.S. = ACCESSORY DRIVE	C.P. = CONCRETE PILE	P.P. = PERMANENT POINT	P.S. = PREVIOUS SURVEY	R.F. = RIGHT-OF-WAY
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A.S. = ACCESSORY DRIVE	C.P. = CONCRETE PILE	P.P. = PERMANENT POINT	P.S. = PREVIOUS SURVEY	R.F. = RIGHT-OF-WAY

M.S. = MAIN ROAD	RES = RESERVATION
R.F. = RIGHT-OF-WAY	R.F. = RIGHT-OF-WAY
R.F. = RIGHT-OF-WAY	R.F. = RIGHT-OF-WAY
R.F. = RIGHT-OF-WAY	R.F. = RIGHT-OF-WAY
R.F. = RIGHT-OF-WAY	R.F. = RIGHT-OF-WAY
R.F. = RIGHT-OF-WAY	R.F. = RIGHT-OF-WAY
R.F. = RIGHT-OF-WAY	R.F. = RIGHT-OF-WAY
R.F. = RIGHT-OF-WAY	R.F. = RIGHT-OF-WAY
R.F. = RIGHT-OF-WAY	R.F. = RIGHT-OF-WAY
R.F. = RIGHT-OF-WAY	R.F. = RIGHT-OF-WAY



SURVEY INCLUDED FOR REFERENCE ONLY

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FINAL SUBMITTAL
04-06-2016**

ISSUE	DATE
Job Number	810414.000
Drawn	Author
Checked	Checker
Approved	Approver
TITLE	

SURVEY

SHEET NUMBER

SUR-01

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ZONING DATA

ZONING DATA SUMMARY		
SITE AREA = 70,666 SF		
ZONING DESIGNATION: CD2 COMMERCIAL MEDIUM INTENSITY		
142-306 DEVELOPMENT REGULATIONS		
REGULATION	REQUIREMENT	PROPOSED
MAXIMUM FAR	2.0 (MIXED USE)	2.0
MAXIMUM BUILDABLE AREA	2.0 X 70,666 = 141,332 SF MAX	141,215 (139,210 NEW + 2,005 EXISTING)
MIN % OF AREA FOR HOTEL	25% = 35,305 SF (141,215 * .25)	46,272 SF
MINIMUM LOT AREA	7,000 SF	70,666 SF
MINIMUM LOT WIDTH	50 FT	471'-9" FT
MAXIMUM BUILDING HEIGHT	60 FT	60 FT
142-307 SETBACK REGULATIONS (CD2 applicable to COMMERCIAL MED. INTENSITY)		
REGULATION (PEDESTAL & TOWER)	REQUIREMENT	PROPOSED
FRONT	0 FT	VARIES, 0 FT TO 14'-6" FT
SIDE, INTERIOR	NA	NA
SIDE, FACING STREET	0 FT, 10 FT IF ADJUTING RESIDENTIAL	VARIES, 0 FT TO 58'-9" ON SOUTH, 0 FT TO 4'-9" ON NORTH
REAR	5 FT	10 FT AT GRADE AND 2ND FLOOR, 0 FT FOR ALL LEVELS ABOVE (VARIANCE REQUEST NO. 4)
142-218 SETBACK REGULATIONS (RM2 applicable to HOTEL)		
PEDESTAL - FRONT	20 FT	VARIES, 0 FT TO 4'-9" (VARIANCE REQUEST NO. 4 FOR FLOORS ABOVE SECOND FLOOR)
PEDESTAL - SIDE, INTERIOR	NA	NA
PEDESTAL - SIDE, FACING STREET	75.5' (SUM OF SIDE YARDS = 16% OF LOT WIDTH)	VARIES, 0 FT TO 15'-7" HOTEL GROUND FLOOR & 2ND, 0 FT TO 4'-9" ABOVE 3RD (VARIANCE REQUEST NO. 3)
PEDESTAL - REAR	15 FT (10% OF LOT DEPTH)	VARIES, 10 FT AT HOTEL GROUND FLOOR & 2ND, 0' ABOVE THIRD FLOOR (VARIANCE REQUEST NO. 1A / 1B)
TOWER - FRONT	30 FT (20 FT + 1 FT FOR EVERY FT OVER 50 FT)	VARIES, 0 FT TO 4'-9" (VARIANCE REQUEST NO. 5)
TOWER - SIDE, INTERIOR	NA	NA
TOWER - SIDE, FACING STREET	75.5' (SUM OF SIDE YARDS = 16% OF LOT WIDTH)	VARIES, 0 FT TO 4'-9" (VARIANCE REQUEST NO. 3)
TOWER - REAR	22.5' (15% OF LOT DEPTH)	0 FT (VARIANCE REQUEST NO. 2)
130-33(c) OFF-STREET PARKING REQUIREMENTS FOR PARKING DISTRICTS 2, 3, 4, 5, AND 6		
REGULATION	REQUIREMENT	PROPOSED
HOTEL	50 (1 SPACE PER 2 UNITS)	50
RETAIL, FOOD STORES, PERSONAL SERVICE	310 SPACES = 92,725 SF/300 (1 SPACE PER 300 SF)	310
ADDITIONAL ROOF PARKING (UNCOVERED)	0	87
BICYCLE FOR RETAIL	10 SHORT TERM (1 PER 10,000 SF OF RETAIL) + 10 LONG TERM	10 SHORT TERM / 10 LONG TERM
BICYCLE FOR HOTEL	11 SHORT TERM (1 PER 10 ROOMS) + 1 PER 10% OF EMPLOYEES	11 SHORT TERM / TBD LONG TERM (SEE LONG TERM BIKE STORAGE AREA ON 1ST FLOOR)
130-101 OFF-STREET LOADING		
REGULATION	REQUIREMENT	PROPOSED
HOTEL	3 SPACES (3 SPACES FOR 101 - 200 UNITS)	3
RETAIL	5 SPACES (4 SPACES FOR 60,000 SF + 1 SPACE FOR NEXT 50,000 SF)	5

DRAWING LIST

Sheet Name	Sheet Number
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ZONING DATA AND DRAWING LIST	A00-00
LOCATION PLAN	A00-00A
ZONING AND VARIANCES	A00-01A
ZONING AND VARIANCES	A00-01B
FAR DIAGRAMS	A00-01C
FAR DIAGRAMS	A00-01D
FAR DIAGRAMS	A00-01E
HOTEL UNITS	A00-01G
ROOF LIGHTING PLAN	A00-01H
SITE PLAN	A00-02
EXISTING BUILDING KEY DIRECTIONAL PLAN	A00-03
EXISTING BUILDING SITE PHOTOS	A00-03A
EXISTING BUILDING SITE PHOTOS	A00-03B
EXISTING BUILDING SITE PHOTOS	A00-03C
EXISTING BUILDING SITE PHOTOS	A00-03D
EXISTING BUILDING SITE PHOTOS	A00-03E
EXISTING BUILDING SITE PHOTOS	A00-03F
EXISTING CONTEXT KEY DIRECTIONAL PLAN	A00-04
EXISTING CONTEXT SITE PHOTOS	A00-04A
EXISTING CONTEXT SITE PHOTOS	A00-04B
EXISTING CONTEXT SITE PHOTOS	A00-04C
EXISTING CONTEXT SITE PHOTOS	A00-04D
EXISTING CONTEXT SITE PHOTOS	A00-04E
EXISTING CONTEXT SITE PHOTOS	A00-04F
LEVEL 01 PLAN	A00-05
LEVEL 02 PLAN	A00-06
LEVEL 03 PLAN	A00-07
LEVEL 04 PLAN	A00-08
LEVEL 05 PLAN	A00-09
ROOF PLAN	A00-10
LEVEL 01 ALTERNATE PLAN	A00-11
EXTERIOR ELEVATIONS	A00-12A
PARKING GARAGE ELEVATIONS	A00-012B
BUILDING SECTIONS	A00-13
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LEVEL 02 PLAN - PHASE 1	A00-15
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LEVEL 04 PLAN - PHASE 1	A00-17
LEVEL 05 PLAN - PHASE 1	A00-18
ROOF PLAN - PHASE 1	A00-19
LEVEL 01 ALTERNATE PLAN - PHASE 1	A00-20
ELEVATION PHASING	A00-21
WEST AVENUE ELEVATION AXO	A00-22
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RENDERING	A00-24
RENDERING	A00-25
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LEVEL 02 PHOTOMETRIC PLAN	E00-02
LEVEL 03 PHOTOMETRIC PLAN	E00-03
LEVEL 04 PHOTOMETRIC PLAN	E00-04
LEVEL 05 PHOTOMETRIC PLAN	E00-05
ROOF PHOTOMETRIC PLAN	E00-06
GROUND FLOOR LANDSCAPE PLAN	L100
3RD LEVEL LANDSCAPE PLAN	L101
ROOF LANDSCAPE PLAN	L102
GREEN WALL DETAILS	L103
GROUND FLOOR LIGHTING PLAN	L200
3RD LEVEL LIGHTING PLAN	L201
ROOF LIGHTING PLAN	L202

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04-06-2016

ISSUED	ISSUE	DATE
Job Number		810414.000
Drawn	Author	
Checked	Checker	
Approved	Approver	

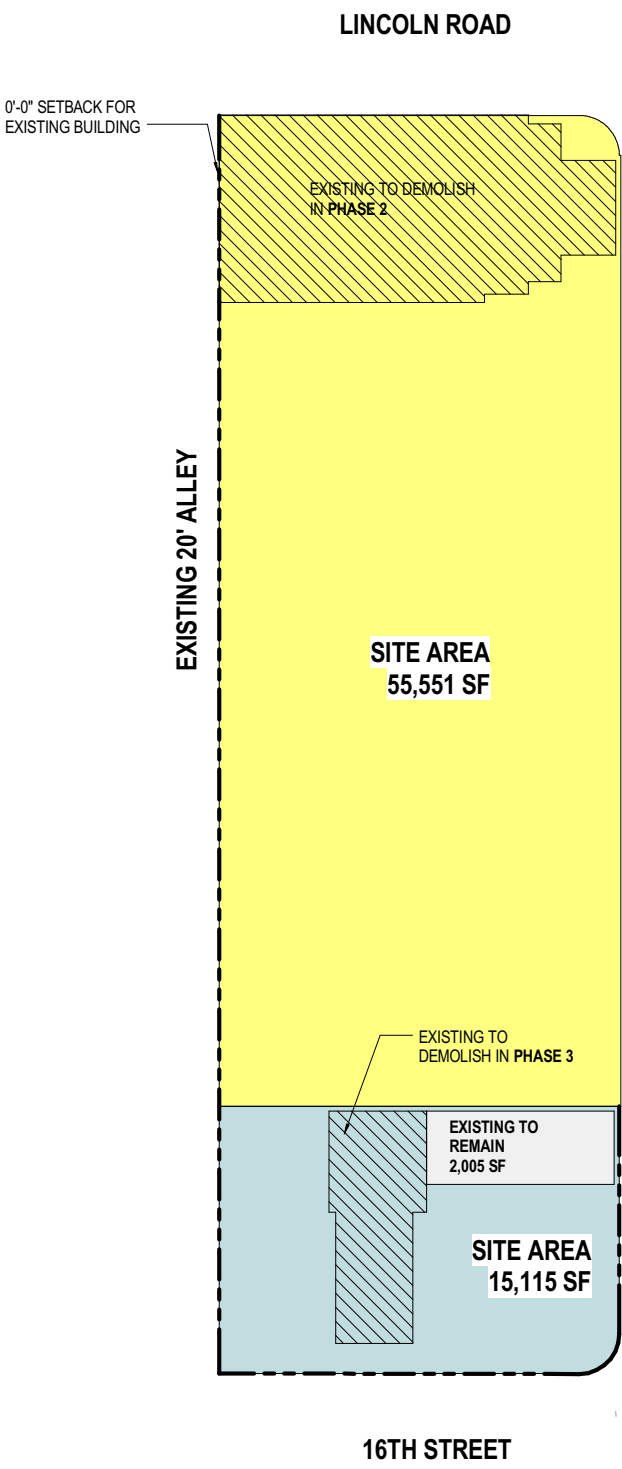
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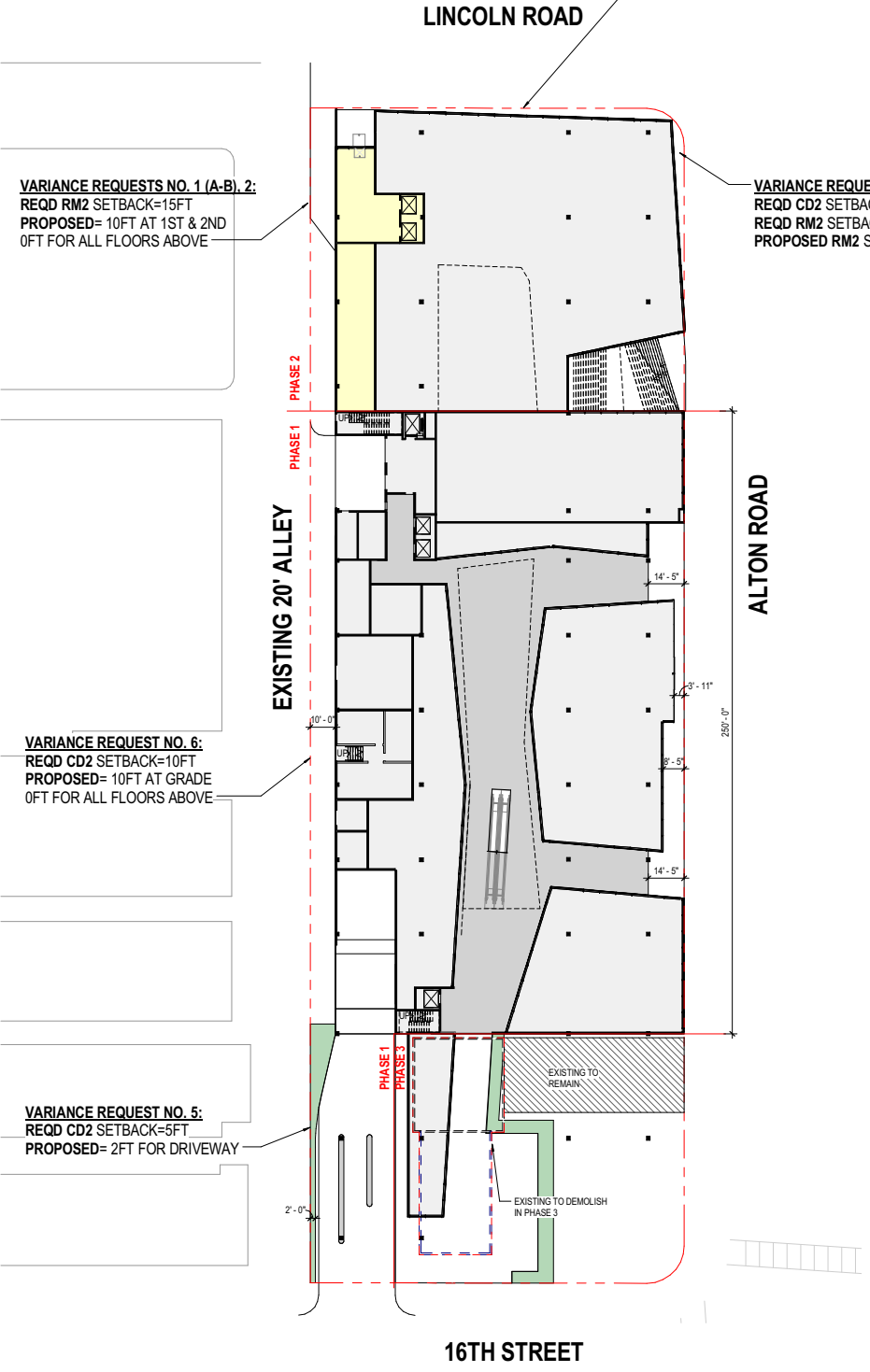
SHEET NUMBER

A00-00

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2 EXISTING CD2 COMMERCIAL MEDIUM DENSITY
1" = 30'-0"



1 PROPOSED CD2 COMMERCIAL MEDIUM DENSITY
1" = 30'-0"

*REFER TO SETBACK REGULATIONS TABLE AND BUILDING SECTIONS ON SHEET A00-01B

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Checked	Approver	
Approved		

ZONING AND VARIANCES

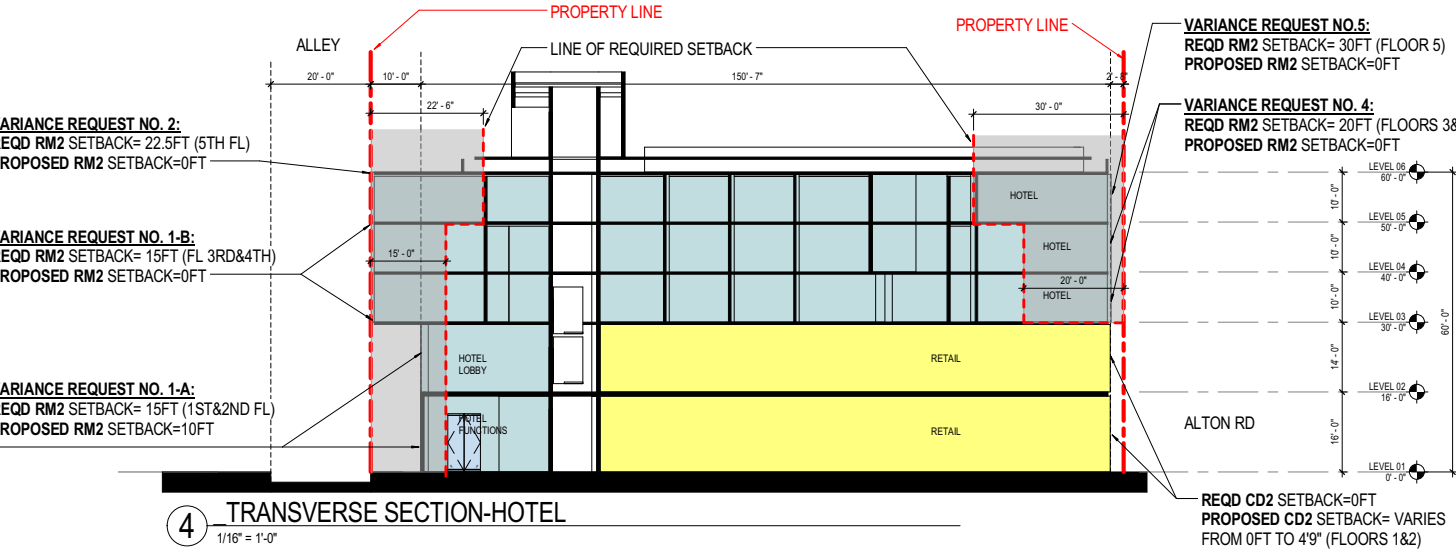
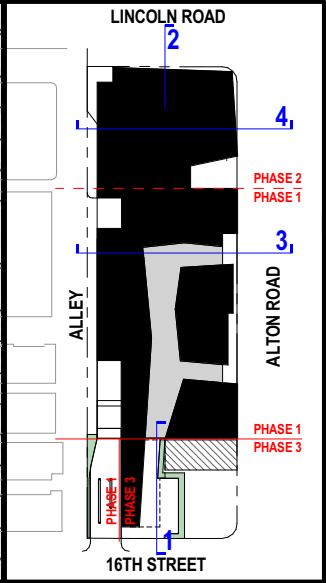
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A00-01A**

142-307 SETBACK REGULATIONS (CD2 applicable to COMMERCIAL MED, INTENSITY)

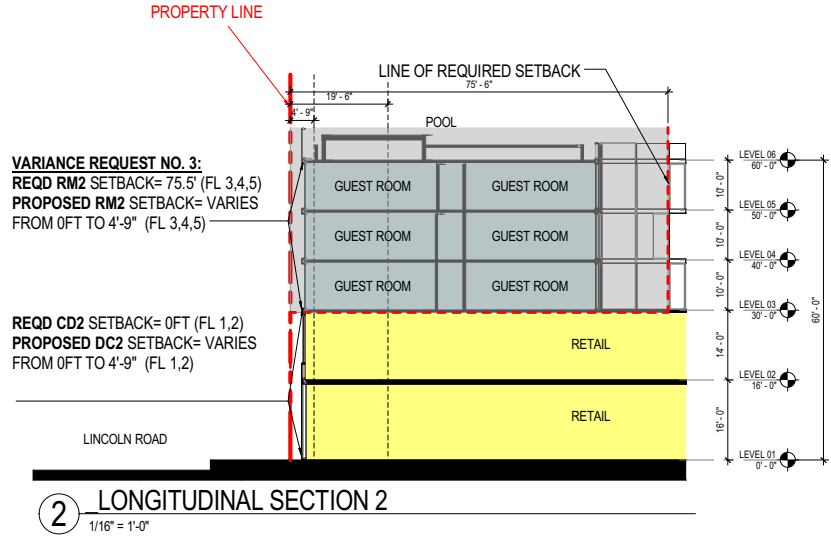
REGULATION (PEDESTAL & TOWER)	REQUIREMENT	PROPOSED
FRONT	0 FT	VARIES; 0 FT TO 14'-5" FT
SIDE, INTERIOR	NA	NA
SIDE, FACING STREET	0 FT; 10 FT IF ABUTTING RESIDENTIAL	VARIES; 0 FT TO 58'-9" ON SOUTH, 0 FT TO 4'-9" ON NORTH
REAR	5 FT	10 FT AT GRADE AND 2ND FLOOR, 0 FT FOR ALL LEVELS ABOVE (VARIANCE REQUEST NO. 6)

142-218 SETBACK REGULATIONS (RM2 applicable to HOTEL)

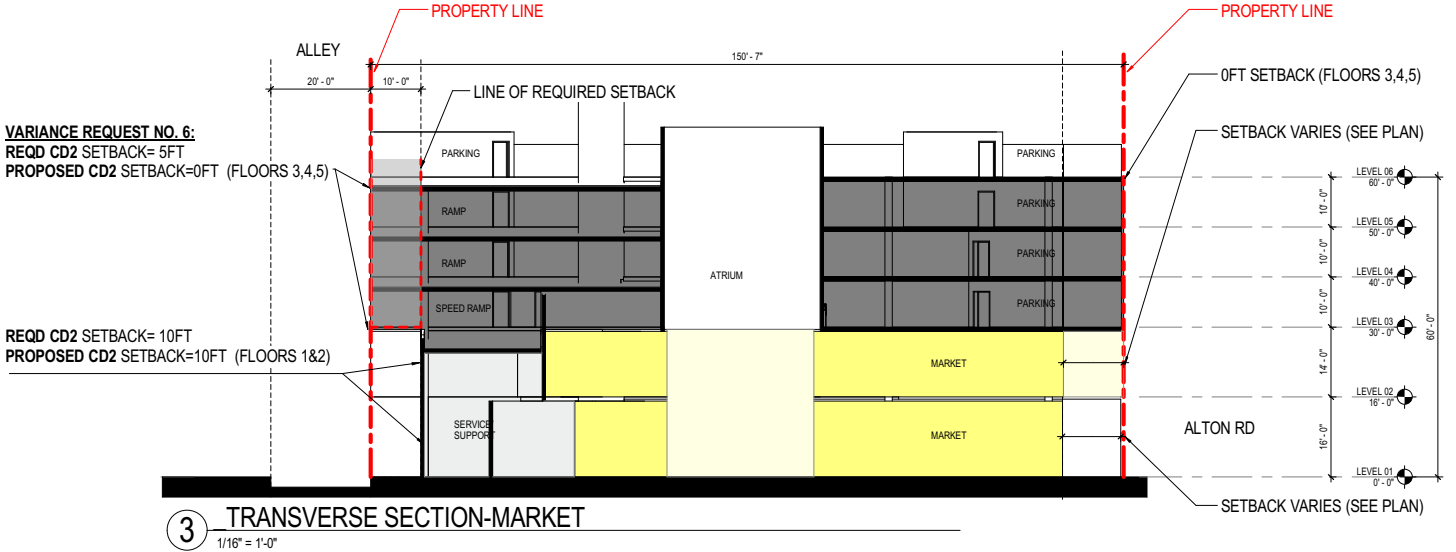
PEDESTAL - FRONT	20 FT	VARIES; 0 FT TO 4'-9" (VARIANCE REQUEST NO. 4 FOR FLOORS ABOVE SECOND FLOOR)
PEDESTAL - SIDE, INTERIOR	NA	NA
PEDESTAL - SIDE, FACING STREET	75.5' (SUM OF SIDE YARDS = 16% OF LOT WIDTH)	VARIES; 0 FT TO 15'-7" HOTEL GROUND FLOOR & 2ND, 0 FT TO 4'-9" ABOVE 3RD (VARIANCE REQUEST NO. 3)
PEDESTAL - REAR	15 FT (10% OF LOT DEPTH)	VARIES; 10 FT AT HOTEL GROUND FLOOR & 2ND, 0' ABOVE THIRD FLOOR (VARIANCE REQUEST NO. 1A /18)
TOWER - FRONT	30 FT (20 FT + 1 FT FOR EVERY FT OVER 50 FT)	VARIES; 0 FT TO 4'-9" (VARIANCE REQUEST NO. 5)
TOWER - SIDE, INTERIOR	NA	NA
TOWER - SIDE, FACING STREET	75.5' (SUM OF SIDE YARDS = 16% OF LOT WIDTH)	VARIES; 0 FT TO 4'-9" (VARIANCE REQUEST NO. 3)
TOWER - REAR	22.5' (15% OF LOT DEPTH)	0 FT (VARIANCE REQUEST NO. 2)



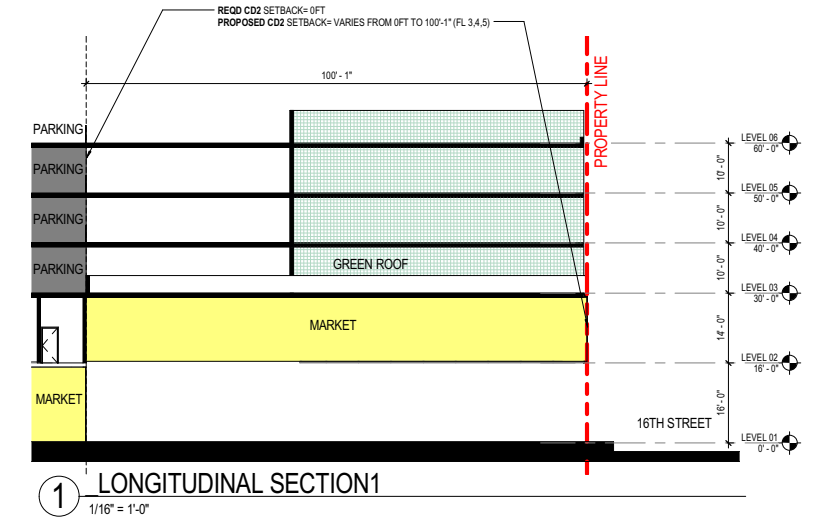
④ TRANSVERSE SECTION-HOTEL
1/16" = 1'-0"



② LONGITUDINAL SECTION 2
1/16" = 1'-0"



③ TRANSVERSE SECTION-MARKET
1/16" = 1'-0"



① LONGITUDINAL SECTION 1
1/16" = 1'-0"

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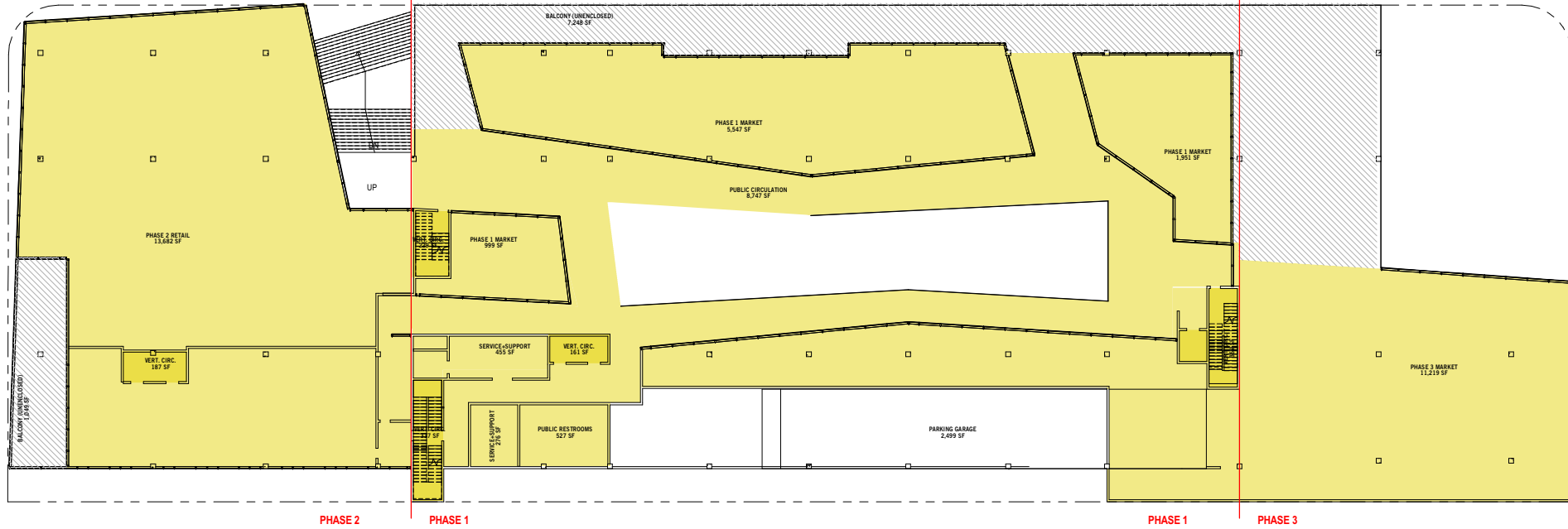
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Approved	Approver	
TITLE		

ZONING AND
VARIANCES

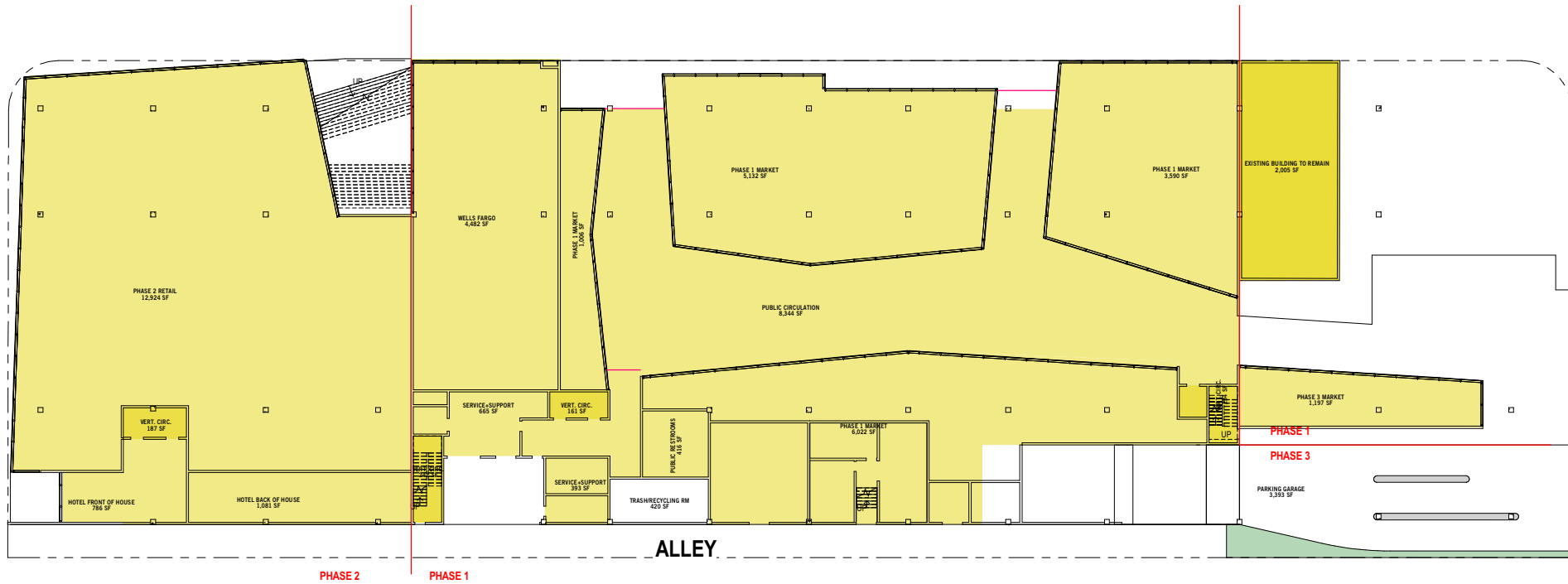
SHEET NUMBER

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2 LEVEL 02
1" = 20'-0"



1 LEVEL 01
1" = 20'-0"

FAR AREA		
LEVEL	AREA NAME	AREA
LEVEL 01	PHASE 2 RETAIL	12,324 SF
LEVEL 01	WELLS FARGO	4,462 SF
LEVEL 01	PHASE 1 MARKET	1,006 SF
LEVEL 01	PHASE 1 MARKET	3,590 SF
LEVEL 01	HOTEL FRONT OF HOUSE	786 SF
LEVEL 01	HOTEL BACK OF HOUSE	1,081 SF
LEVEL 01	PHASE 3 MARKET	1,197 SF
LEVEL 01	PHASE 1 MARKET	6,022 SF
LEVEL 01	PHASE 1 MARKET	5,132 SF
LEVEL 01	PUBLIC CIRCULATION	9,344 SF
LEVEL 01	VERT. CIRC.	254 SF
LEVEL 01	VERT. CIRC.	187 SF
LEVEL 01	VERT. CIRC.	161 SF
LEVEL 01	SERVICE+SUPPORT	665 SF
LEVEL 01	PUBLIC RESTROOMS	416 SF
LEVEL 01	SERVICE+SUPPORT	383 SF
LEVEL 01	VERT. CIRC.	242 SF
LEVEL 01	EXISTING BUILDING TO REMAIN	2,005 SF
LEVEL 01: 18		46,866 SF

LEVEL 02	VERT. CIRC.	187 SF
LEVEL 02	VERT. CIRC.	161 SF
LEVEL 02	VERT. CIRC.	364 SF
LEVEL 02	PHASE 1 MARKET	999 SF
LEVEL 02	PHASE 1 MARKET	1,951 SF
LEVEL 02	PHASE 3 MARKET	11,219 SF
LEVEL 02	PHASE 2 RETAIL	13,682 SF
LEVEL 02	PHASE 1 MARKET	5,547 SF
LEVEL 02	PUBLIC CIRCULATION	8,747 SF
LEVEL 02	SERVICE+SUPPORT	276 SF
LEVEL 02	PUBLIC RESTROOMS	527 SF
LEVEL 02	VERT. CIRC.	229 SF
LEVEL 02	VERT. CIRC.	337 SF
LEVEL 02	SERVICE+SUPPORT	455 SF
LEVEL 02: 14		44,680 SF

LEVEL 03	VERT. CIRC.	160 SF
LEVEL 03	VERT. CIRC.	260 SF
LEVEL 03	VERT. CIRC.	183 SF
LEVEL 03	GUEST ROOM SUPPORT/CIRC.	2,154 SF
LEVEL 03	GUEST ROOMS	7,623 SF
LEVEL 03	VERT. CIRC.	260 SF
LEVEL 03	GUEST ROOMS	4,576 SF
LEVEL 03	VERT. CIRC.	516 SF
LEVEL 03: 8		15,731 SF

LEVEL 04	VERT. CIRC.	172 SF
LEVEL 04	VERT. CIRC.	260 SF
LEVEL 04	VERT. CIRC.	260 SF
LEVEL 04	VERT. CIRC.	183 SF
LEVEL 04	GUEST ROOM SUPPORT/CIRC.	6,731 SF
LEVEL 04	GUEST ROOMS	7,628 SF
LEVEL 04	GUEST ROOMS	Redundant Area
LEVEL 04	VERT. CIRC.	166 SF
LEVEL 04: 8		15,400 SF

LEVEL 05	VERT. CIRC.	172 SF
LEVEL 05	VERT. CIRC.	260 SF
LEVEL 05	VERT. CIRC.	257 SF
LEVEL 05	VERT. CIRC.	183 SF
LEVEL 05	GUEST ROOM SUPPORT/CIRC.	6,731 SF
LEVEL 05	GUEST ROOMS	7,628 SF
LEVEL 05	GUEST ROOMS	Redundant Area
LEVEL 05	VERT. CIRC.	285 SF
LEVEL 05: 8		15,516 SF

LEVEL 06	VERT. CIRC.	172 SF
LEVEL 06	VERT. CIRC.	260 SF
LEVEL 06	VERT. CIRC.	187 SF
LEVEL 06	VERT. CIRC.	167 SF
LEVEL 06	VERT. CIRC.	245 SF
LEVEL 06: 5		1,031 SF
		141,247 SF

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SUITE 300
CORAL GABLES, FLORIDA
33134

1212
LINCOLN ROAD



2200 BISCAYNE BLVD.
MIAMI, FLORIDA 33137

LANDSCAPE ARCHITECT

URBAN ROBOT LLC

420 LINCOLN ROAD
SUITE 600
MIAMI BEACH, FLORIDA
URBANROBOT.NET
LA 6666853

MEP

BR+A

2600 S. DOUGLAS ROAD
SUITE 1100
CORAL GABLES, FLORIDA

STRUCTURAL

YHCE ENGINEERING

12151 SW 128TH CT
SUITE 104
MIAMI, FLORIDA

PLANNING BOARD FINAL SUBMITTAL 04-06-2016

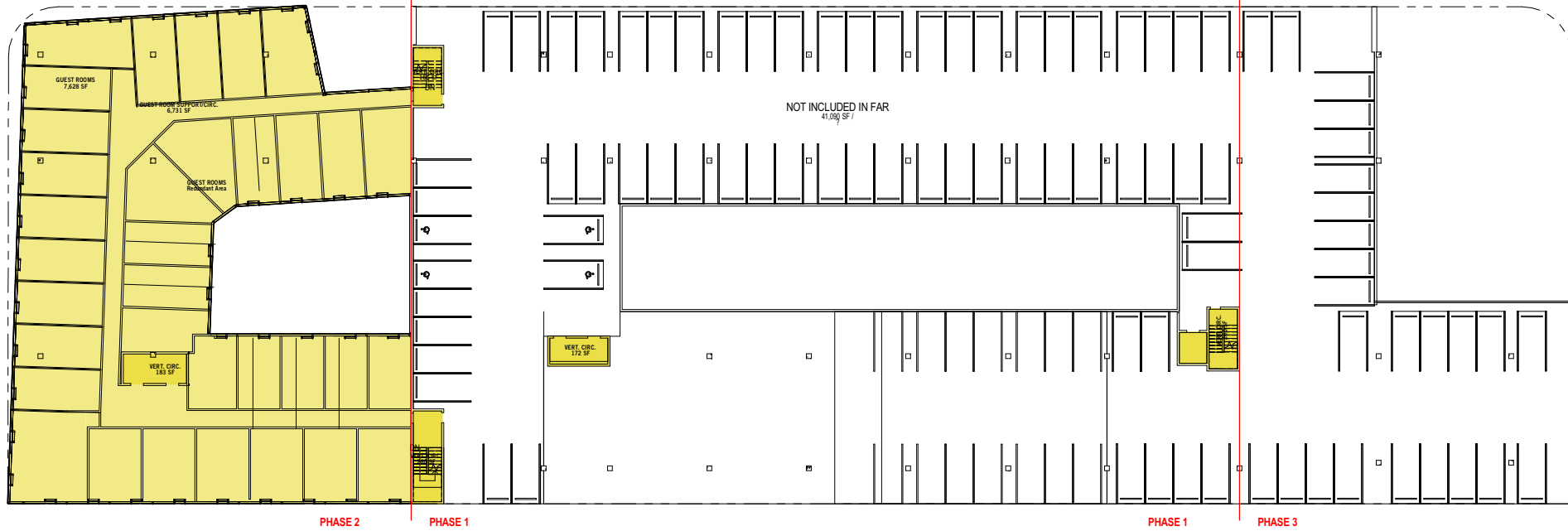
ISSUED	ISSUE	DATE
Job Number		810414.000
Drawn	Author	
Checked	Checker	
Approved	Approver	
TITLE		

FAR DIAGRAMS

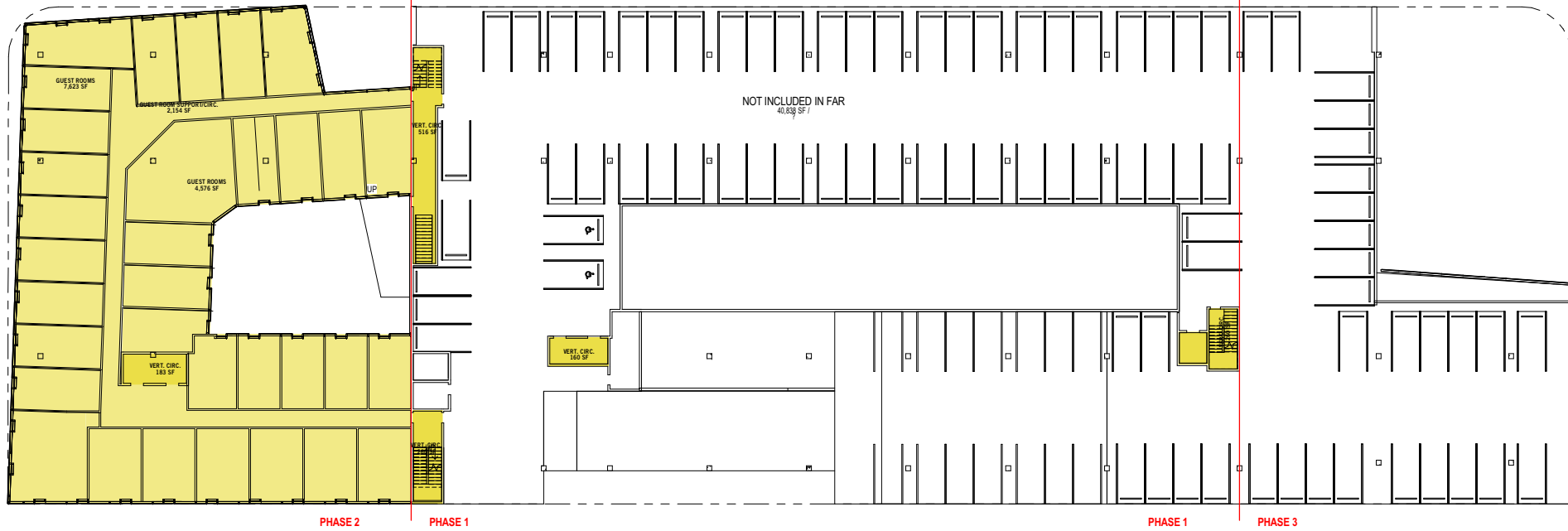
SHEET NUMBER

A00-01C

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2 LEVEL 04
1" = 20'-0"



1 LEVEL 03
1" = 20'-0"

FAR AREA		
LEVEL	AREA NAME	AREA
LEVEL 01	PHASE 2 RETAIL	12,324 SF
LEVEL 01	WELLS FARGO	4,482 SF
LEVEL 01	PHASE 1 MARKET	1,006 SF
LEVEL 01	PHASE 1 MARKET	3,590 SF
LEVEL 01	HOTEL FRONT OF HOUSE	786 SF
LEVEL 01	HOTEL BACK OF HOUSE	1,081 SF
LEVEL 01	PHASE 3 MARKET	1,197 SF
LEVEL 01	PHASE 1 MARKET	6,022 SF
LEVEL 01	PHASE 1 MARKET	5,132 SF
LEVEL 01	PUBLIC CIRCULATION	9,344 SF
LEVEL 01	VERT. CIRC.	254 SF
LEVEL 01	VERT. CIRC.	187 SF
LEVEL 01	VERT. CIRC.	161 SF
LEVEL 01	SERVICE+SUPPORT	665 SF
LEVEL 01	PUBLIC RESTROOMS	416 SF
LEVEL 01	SERVICE+SUPPORT	383 SF
LEVEL 01	VERT. CIRC.	242 SF
LEVEL 01	EXISTING BUILDING TO REMAIN	2,005 SF
LEVEL 01: 18		48,886 SF

LEVEL 02	VERT. CIRC.	187 SF
LEVEL 02	VERT. CIRC.	161 SF
LEVEL 02	VERT. CIRC.	364 SF
LEVEL 02	PHASE 1 MARKET	999 SF
LEVEL 02	PHASE 1 MARKET	1,951 SF
LEVEL 02	PHASE 3 MARKET	11,219 SF
LEVEL 02	PHASE 2 RETAIL	13,682 SF
LEVEL 02	PHASE 1 MARKET	5,547 SF
LEVEL 02	PUBLIC CIRCULATION	8,747 SF
LEVEL 02	SERVICE+SUPPORT	276 SF
LEVEL 02	PUBLIC RESTROOMS	527 SF
LEVEL 02	VERT. CIRC.	229 SF
LEVEL 02	VERT. CIRC.	337 SF
LEVEL 02	SERVICE+SUPPORT	455 SF
LEVEL 02: 14		44,680 SF

LEVEL 03	VERT. CIRC.	160 SF
LEVEL 03	VERT. CIRC.	280 SF
LEVEL 03	VERT. CIRC.	183 SF
LEVEL 03	GUEST ROOM SUPPORT/CIRC.	2,154 SF
LEVEL 03	GUEST ROOMS	7,623 SF
LEVEL 03	VERT. CIRC.	260 SF
LEVEL 03	GUEST ROOMS	4,576 SF
LEVEL 03	VERT. CIRC.	516 SF
LEVEL 03: 8		15,731 SF

LEVEL 04	VERT. CIRC.	172 SF
LEVEL 04	VERT. CIRC.	280 SF
LEVEL 04	VERT. CIRC.	183 SF
LEVEL 04	GUEST ROOM SUPPORT/CIRC.	6,731 SF
LEVEL 04	GUEST ROOMS	7,628 SF
LEVEL 04	GUEST ROOMS Redundant Area	
LEVEL 04	VERT. CIRC.	166 SF
LEVEL 04: 8		15,400 SF

LEVEL 05	VERT. CIRC.	172 SF
LEVEL 05	VERT. CIRC.	280 SF
LEVEL 05	VERT. CIRC.	257 SF
LEVEL 05	VERT. CIRC.	183 SF
LEVEL 05	GUEST ROOM SUPPORT/CIRC.	6,731 SF
LEVEL 05	GUEST ROOMS	7,628 SF
LEVEL 05	GUEST ROOMS Redundant Area	
LEVEL 05	VERT. CIRC.	285 SF
LEVEL 05: 8		15,516 SF

LEVEL 06	VERT. CIRC.	172 SF
LEVEL 06	VERT. CIRC.	280 SF
LEVEL 06	VERT. CIRC.	187 SF
LEVEL 06	VERT. CIRC.	167 SF
LEVEL 06	VERT. CIRC.	245 SF
LEVEL 06: 5		1,031 SF
		141,247 SF

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LANDSCAPE ARCHITECT

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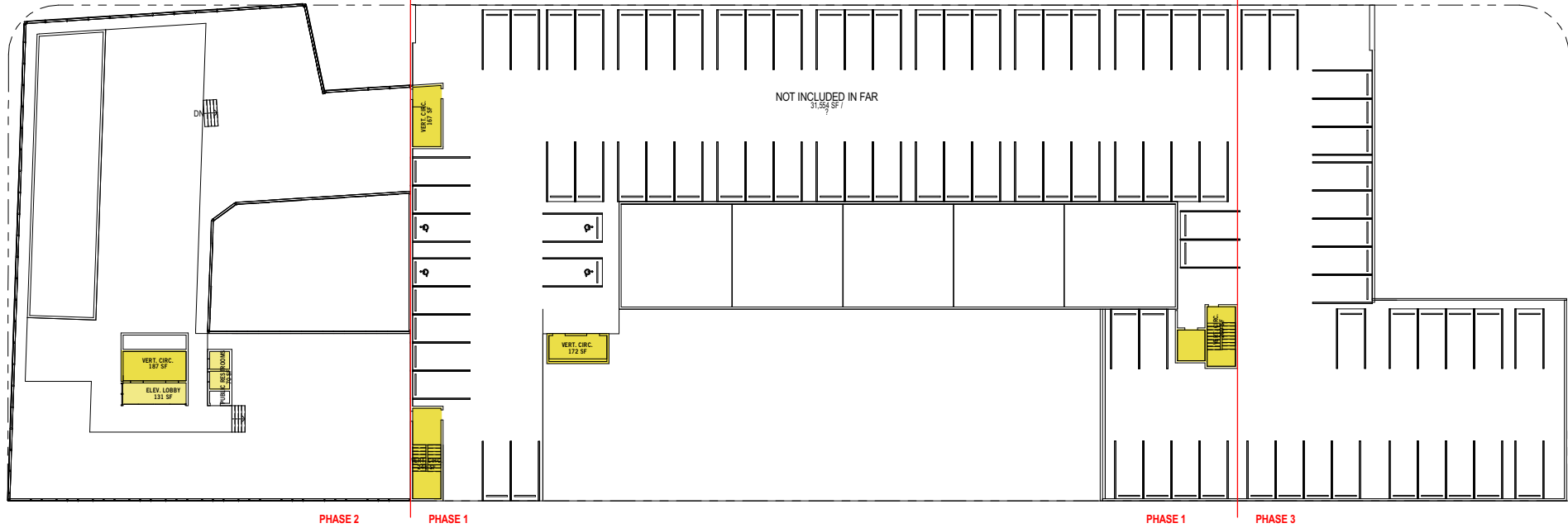
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Approved	Approver	
TITLE		

FAR DIAGRAMS

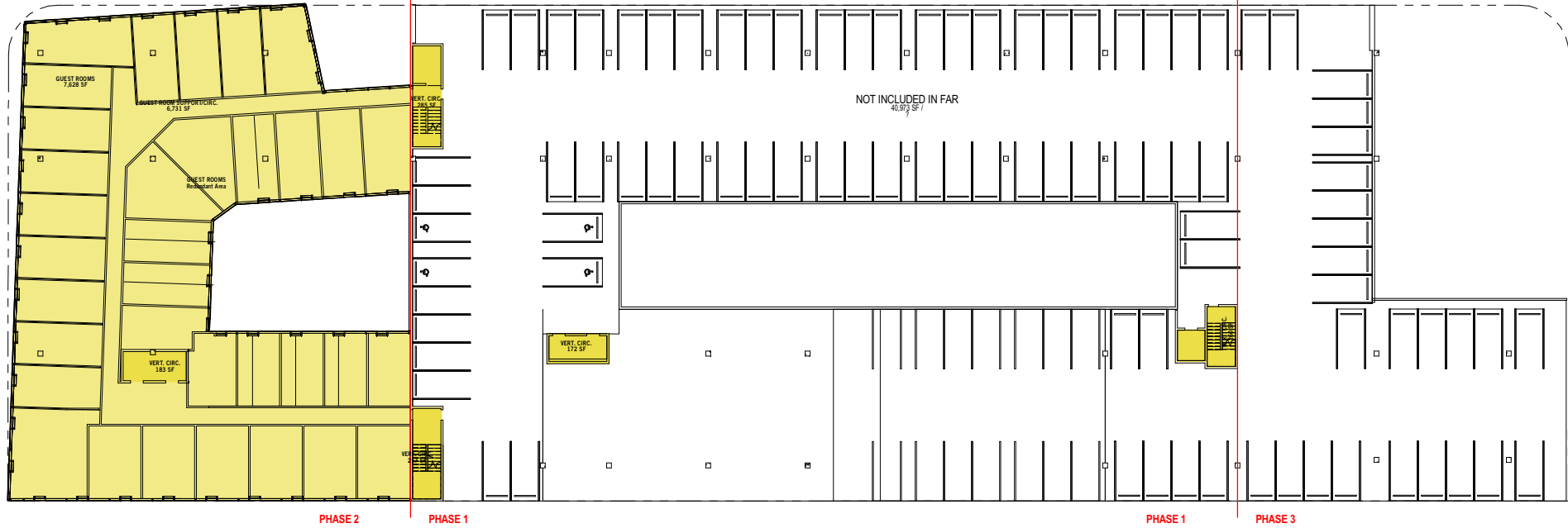
SHEET NUMBER

A00-01D

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2 LEVEL 06
1" = 20'-0"



1 LEVEL 05
1" = 20'-0"

FAR AREA		
LEVEL	AREA NAME	AREA
LEVEL 01	PHASE 2 RETAIL	12,924 SF
LEVEL 01	WELLS FARGO	4,482 SF
LEVEL 01	PHASE 1 MARKET	1,006 SF
LEVEL 01	PHASE 1 MARKET	3,990 SF
LEVEL 01	HOTEL FRONT OF HOUSE	786 SF
LEVEL 01	HOTEL BACK OF HOUSE	1,081 SF
LEVEL 01	PHASE 3 MARKET	1,197 SF
LEVEL 01	PHASE 1 MARKET	6,022 SF
LEVEL 01	PHASE 1 MARKET	5,132 SF
LEVEL 01	PUBLIC CIRCULATION	9,344 SF
LEVEL 01	VERT. CIRC.	254 SF
LEVEL 01	VERT. CIRC.	187 SF
LEVEL 01	VERT. CIRC.	161 SF
LEVEL 01	SERVICE+SUPPORT	665 SF
LEVEL 01	PUBLIC RESTROOMS	416 SF
LEVEL 01	SERVICE+SUPPORT	383 SF
LEVEL 01	VERT. CIRC.	242 SF
LEVEL 01	EXISTING BUILDING TO REMAIN	2,005 SF
LEVEL 01: 18		46,866 SF

LEVEL 02	VERT. CIRC.	187 SF
LEVEL 02	VERT. CIRC.	161 SF
LEVEL 02	VERT. CIRC.	364 SF
LEVEL 02	PHASE 1 MARKET	999 SF
LEVEL 02	PHASE 1 MARKET	1,951 SF
LEVEL 02	PHASE 3 MARKET	11,219 SF
LEVEL 02	PHASE 2 RETAIL	13,682 SF
LEVEL 02	PHASE 1 MARKET	5,547 SF
LEVEL 02	PUBLIC CIRCULATION	8,747 SF
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LEVEL 02	PUBLIC RESTROOMS	527 SF
LEVEL 02	VERT. CIRC.	229 SF
LEVEL 02	VERT. CIRC.	337 SF
LEVEL 02	SERVICE+SUPPORT	455 SF
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LEVEL 03	VERT. CIRC.	160 SF
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LEVEL 03	GUEST ROOMS	7,623 SF
LEVEL 03	VERT. CIRC.	260 SF
LEVEL 03	GUEST ROOMS	4,576 SF
LEVEL 03	VERT. CIRC.	516 SF
LEVEL 03: 8		15,731 SF

LEVEL 04	VERT. CIRC.	172 SF
LEVEL 04	VERT. CIRC.	260 SF
LEVEL 04	VERT. CIRC.	183 SF
LEVEL 04	GUEST ROOM SUPPORT/CIRC.	6,731 SF
LEVEL 04	GUEST ROOMS	7,628 SF
LEVEL 04	GUEST ROOMS	Redundant Area
LEVEL 04	VERT. CIRC.	166 SF
LEVEL 04: 8		15,400 SF

LEVEL 05	VERT. CIRC.	172 SF
LEVEL 05	VERT. CIRC.	260 SF
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LEVEL 05	GUEST ROOM SUPPORT/CIRC.	6,731 SF
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LEVEL 05	GUEST ROOMS	Redundant Area
LEVEL 05	VERT. CIRC.	285 SF
LEVEL 05: 8		15,516 SF

LEVEL 06	VERT. CIRC.	172 SF
LEVEL 06	VERT. CIRC.	260 SF
LEVEL 06	VERT. CIRC.	187 SF
LEVEL 06	VERT. CIRC.	167 SF
LEVEL 06	VERT. CIRC.	245 SF
LEVEL 06: 5		1,031 SF
		141,247 SF

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LA 6666853

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12151 SW 128TH CT
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PLANNING BOARD FINAL SUBMITTAL 04-06-2016

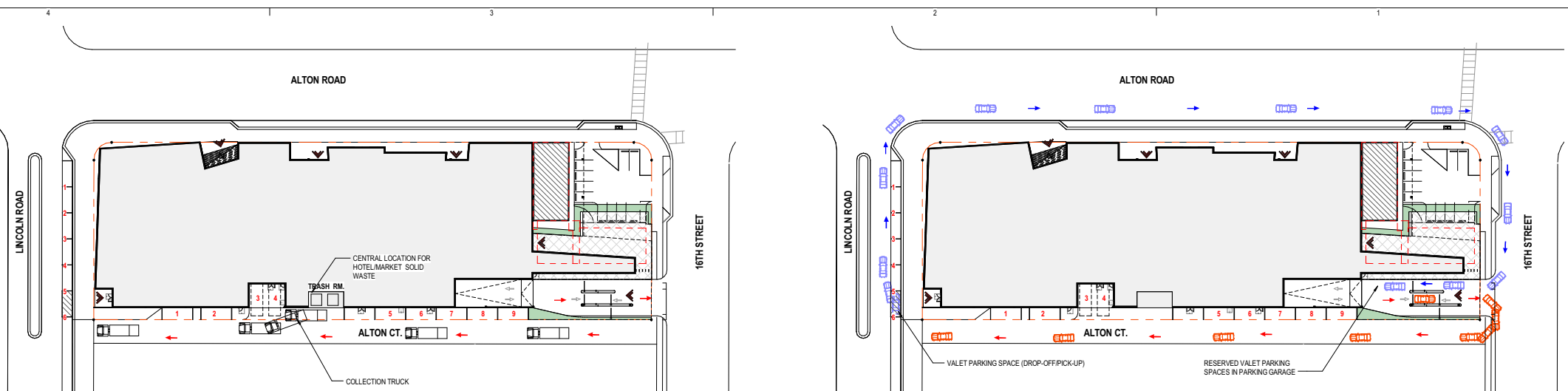
ISSUED	ISSUE	DATE
Job Number		810414.000
Drawn	Author	
Checked	Checker	
Approved	Approver	
TITLE		

FAR DIAGRAMS

SHEET NUMBER

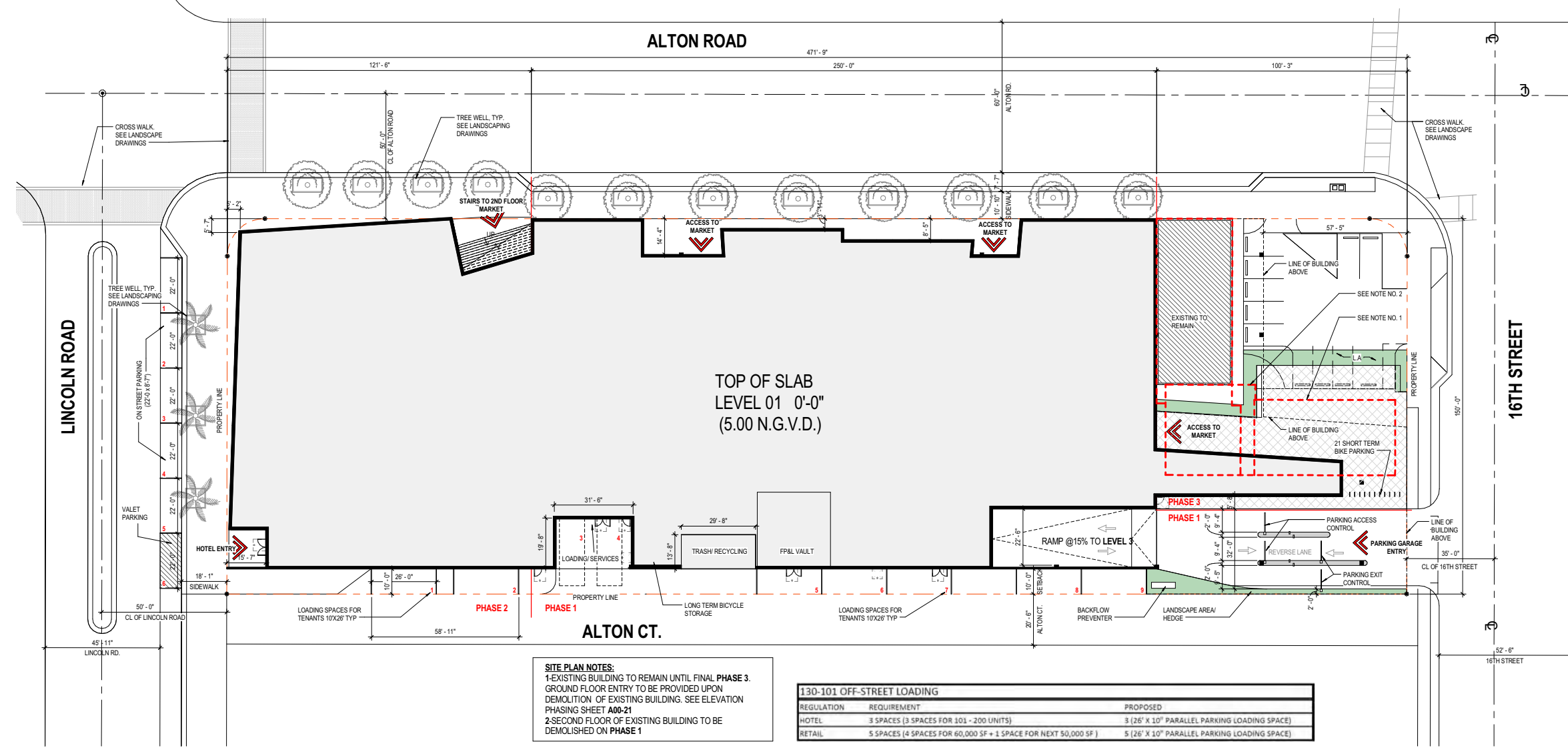
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3 WASTE MANAGEMENT OPERATION
1" = 50'-0"

2 VALET OPERATION
1" = 50'-0"



SITE PLAN NOTES:
1-EXISTING BUILDING TO REMAIN UNTIL FINAL PHASE 3.
GROUND FLOOR ENTRY TO BE PROVIDED UPON
DEMOLITION OF EXISTING BUILDING. SEE ELEVATION
PHASING SHEET A00-21
2-SECOND FLOOR OF EXISTING BUILDING TO BE
DEMOLISHED ON PHASE 1

130-101 OFF-STREET LOADING		
REGULATION	REQUIREMENT	PROPOSED
HOTEL	3 SPACES (3 SPACES FOR 101 - 200 UNITS)	3 (26' X 10" PARALLEL PARKING LOADING SPACE)
RETAIL	5 SPACES (4 SPACES FOR 60,000 SF + 1 SPACE FOR NEXT 50,000 SF)	5 (26' X 10" PARALLEL PARKING LOADING SPACE)

1 SITE PLAN
3/64" = 1'-0"

**PERKINS
+ WILL**
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CORAL GABLES, FLORIDA
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**1212
LINCOLN ROAD**

CRESCENT HEIGHTS
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LLC**
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URBANROBOT.NET
LA 6666853

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STRUCTURAL
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12151 SW 128TH CT
SUITE 104
MIAMI, FLORIDA

**PLANNING BOARD
FINAL SUBMITTAL
04-06-2016**

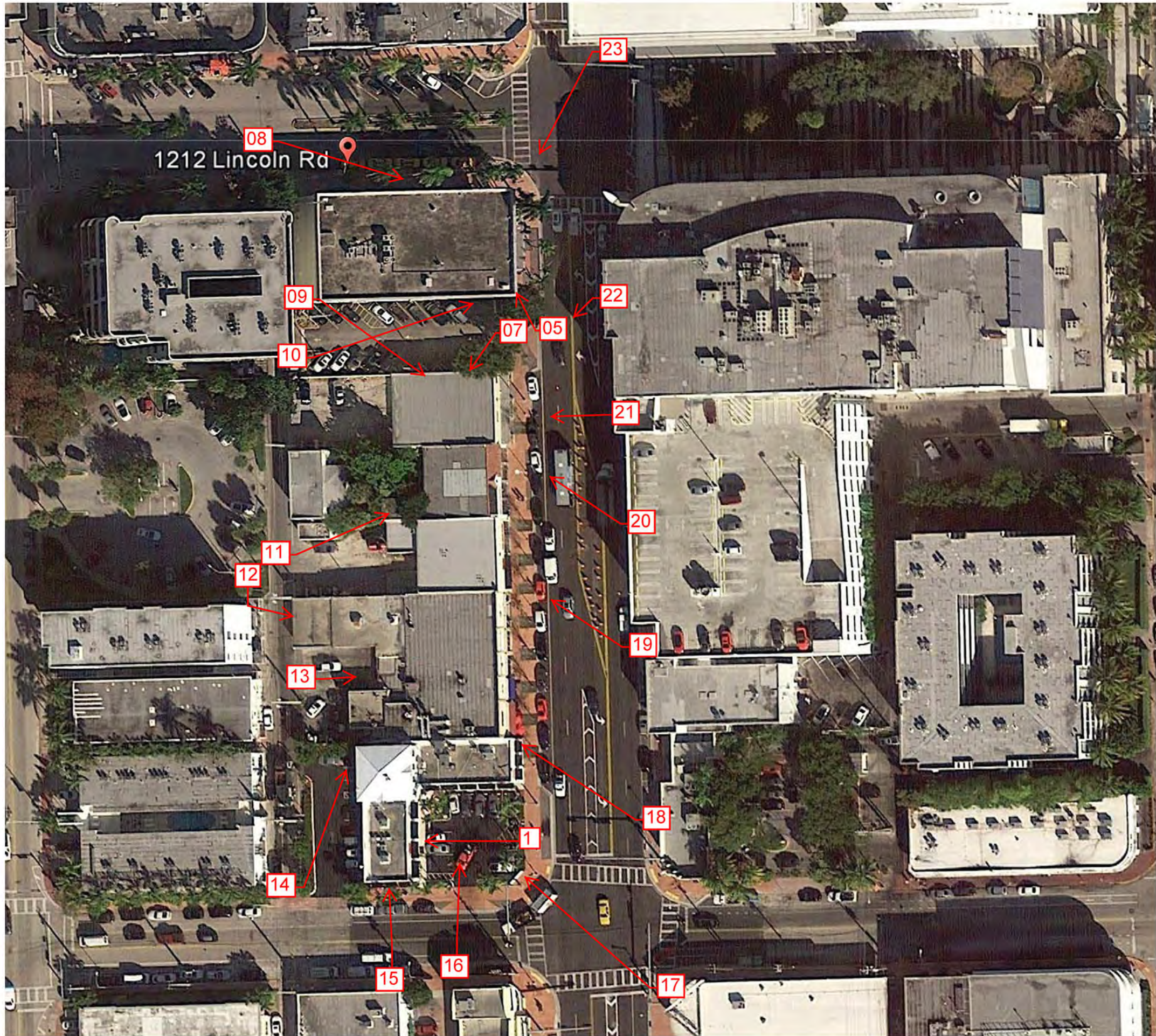
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Job Number	810414.000	
Drawn	Author	
Checked	Checker	
Approved	Approver	
TITLE		

SITE PLAN

SHEET NUMBER

A00-02

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LANDSCAPE ARCHITECT

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LLC**
420 LINCOLN ROAD
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LA 6666853

MEP

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SUITE 1100
CORAL GABLES, FLORIDA

STRUCTURAL

YHCE ENGINEERING
12151 SW 128TH CT
SUITE 104
MIAMI, FLORIDA

**PLANNING BOARD
FINAL SUBMITTAL
04-06-2016**

USER	WORK	DATE
Job Number	810414.000	
Drawn	Author	
Checked	Checker	
Approved	Approver	

TITLE

**EXISTING BUILDING
KEY DIRECTIONAL
PLAN**

SHEET NUMBER

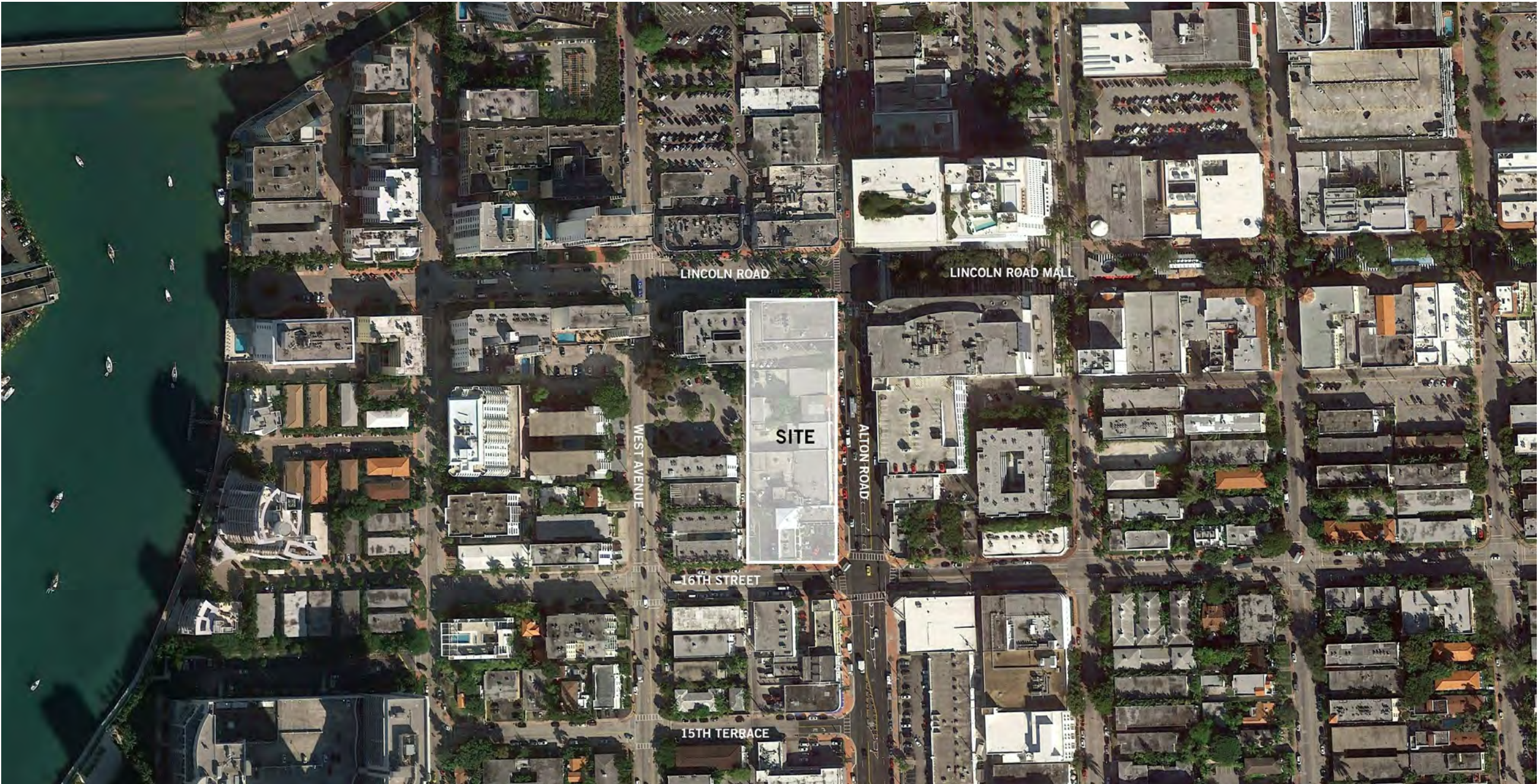
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1212 LINCOLN

1212 LINCOLN ROAD
MIAMI BEACH, FLORIDA

PLANNING BOARD
FINAL SUBMITTAL
04-06-2016



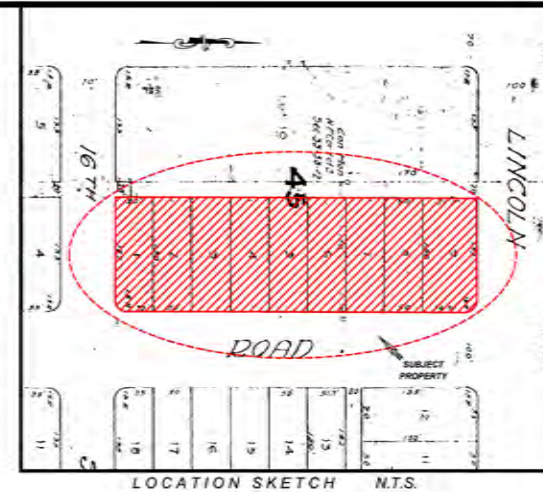
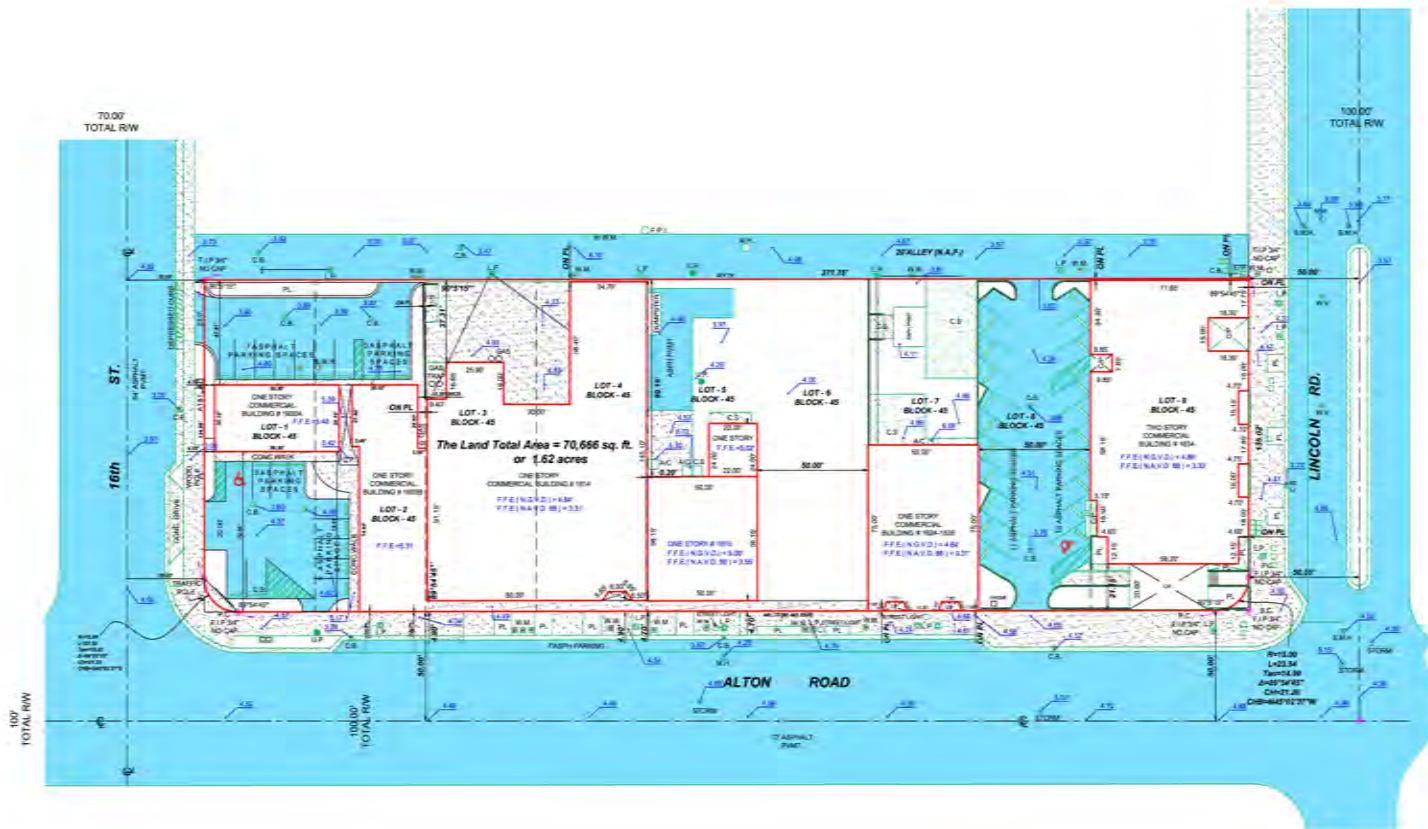
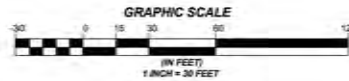
1355 NW 37 AV SUITE 200
MIAMI, FLORIDA 33172
TELEPHONE: (305) 264-2000
FAX: (305) 264-0229

Nova Surveyors Inc.
LAND SURVEYORS

SURVEY No. 14-00000224

SHEET No. 1 OF 1

BOUNDARY SURVEY



LEGAL DESCRIPTION:

SURVEY OF LOT 1-9, BLOCK 45, OF COMMERCIAL SUBDIVISION
ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 8,
PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

1614-1634 ALTON RD
MIAMI BEACH, FL 33139

CERTIFICATIONS:

ARRP MIAMI, LLC
ARRP MIAMI II, LLC

SURVEYOR'S NOTES:

- 1) IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.
- 2) ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929. ELEVATION 3.04 FEET OF N.G.V.D. OF 1929.
- 3) FINISH FLOOR ELEVATIONS ALSO SHOWN IN NAVD 88.
- 4) THIS IS A SPECIFIC PURPOSE SURVEY.

I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-4, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

LAND TOTAL AREA
70,666 SQ. FT. OR 1.62 ACRES

BY: GEORGE IBARRA (DATE OF FIELD WORK)
PROFESSIONAL LAND SURVEYOR NO. : 2534
STATE OF FLORIDA
FIRM L.B. # 5044

(VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR)

REVISED ON: _____
REVISED ON: _____

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEYS):
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDS INFLUENCING IF ANY AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO EASEMENTS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTION PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- RECENTLY SURVEYED MAPS, CHANGES AND OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SMALL SCALE AND OR NOT TO SCALE.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE NOTED.
- "THE TERM ENCROACHMENT" MEANS VISIBLE ON AND ABOVE GROUND ENCROACHMENT.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE OF SUBMITTING PLAT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL, FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTION, UNLESS OTHERWISE NOTED; THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
- THE FINAL FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN ZONE "AE" COMMUNITY PANELS: 130555010, DATE OF FIRM: 08/11/2009
BASE FLOOD ELEVATION: 8 FEET.

ABBREVIATIONS AND MEANINGS

A = AVE	CONE = CONCRETE	PROP. CO. = PROPERTY CORNER	P.S. = PREVIOUS SURVEY	M.S. = MAIN ROAD
A.C. = ADJACENT CORNER	C.P. = CONCRETE PILE	PROP. CO. = PROPERTY CORNER	P.S. = PREVIOUS SURVEY	RES = RESERVATION
A.C. = ADJACENT CORNER	C.P. = CONCRETE PILE	PROP. CO. = PROPERTY CORNER	P.S. = PREVIOUS SURVEY	R.F. = RIGHT-OF-WAY
A.C. = ADJACENT CORNER	C.P. = CONCRETE PILE	PROP. CO. = PROPERTY CORNER	P.S. = PREVIOUS SURVEY	R.F. = RIGHT-OF-WAY
A.C. = ADJACENT CORNER	C.P. = CONCRETE PILE	PROP. CO. = PROPERTY CORNER	P.S. = PREVIOUS SURVEY	R.F. = RIGHT-OF-WAY

M.S. = MAIN ROAD	RES = RESERVATION
R.F. = RIGHT-OF-WAY	R.F. = RIGHT-OF-WAY
R.F. = RIGHT-OF-WAY	R.F. = RIGHT-OF-WAY
R.F. = RIGHT-OF-WAY	R.F. = RIGHT-OF-WAY
R.F. = RIGHT-OF-WAY	R.F. = RIGHT-OF-WAY



SURVEY INCLUDED FOR REFERENCE ONLY

PERKINS + WILL

806 DOUGLAS ROAD
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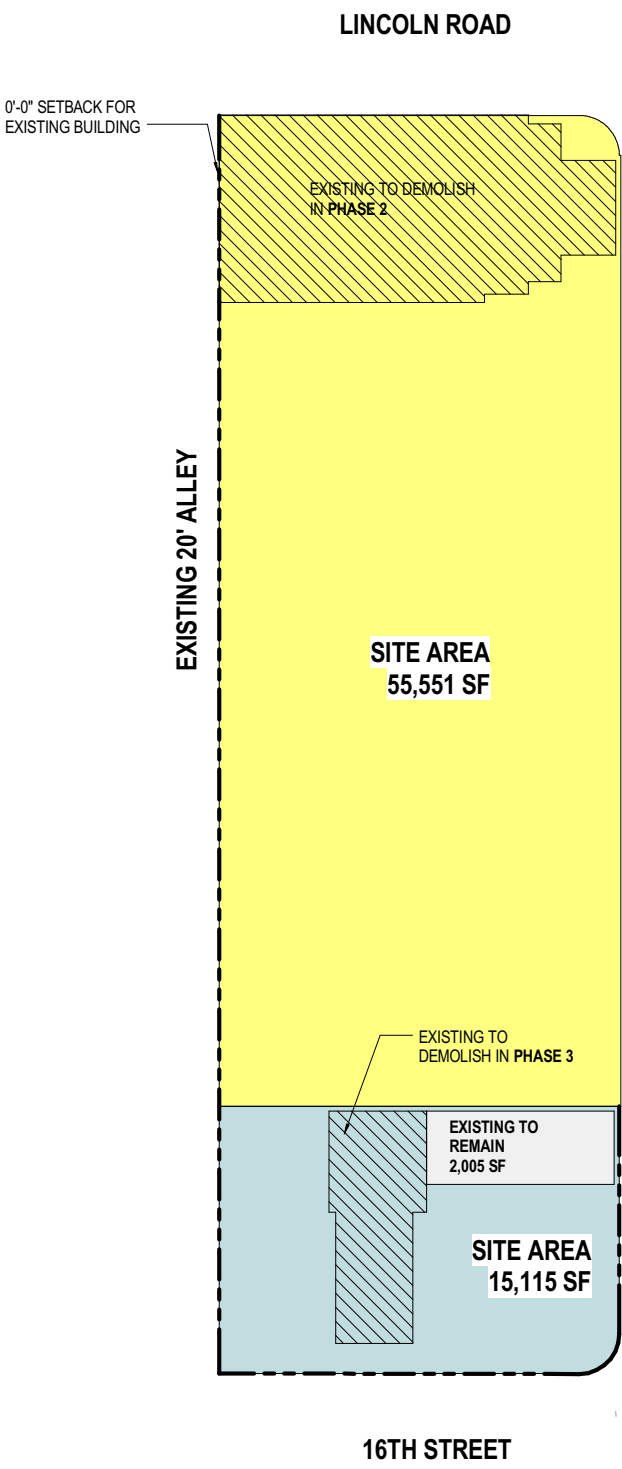
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Approved	Approver
	TITLE

SURVEY

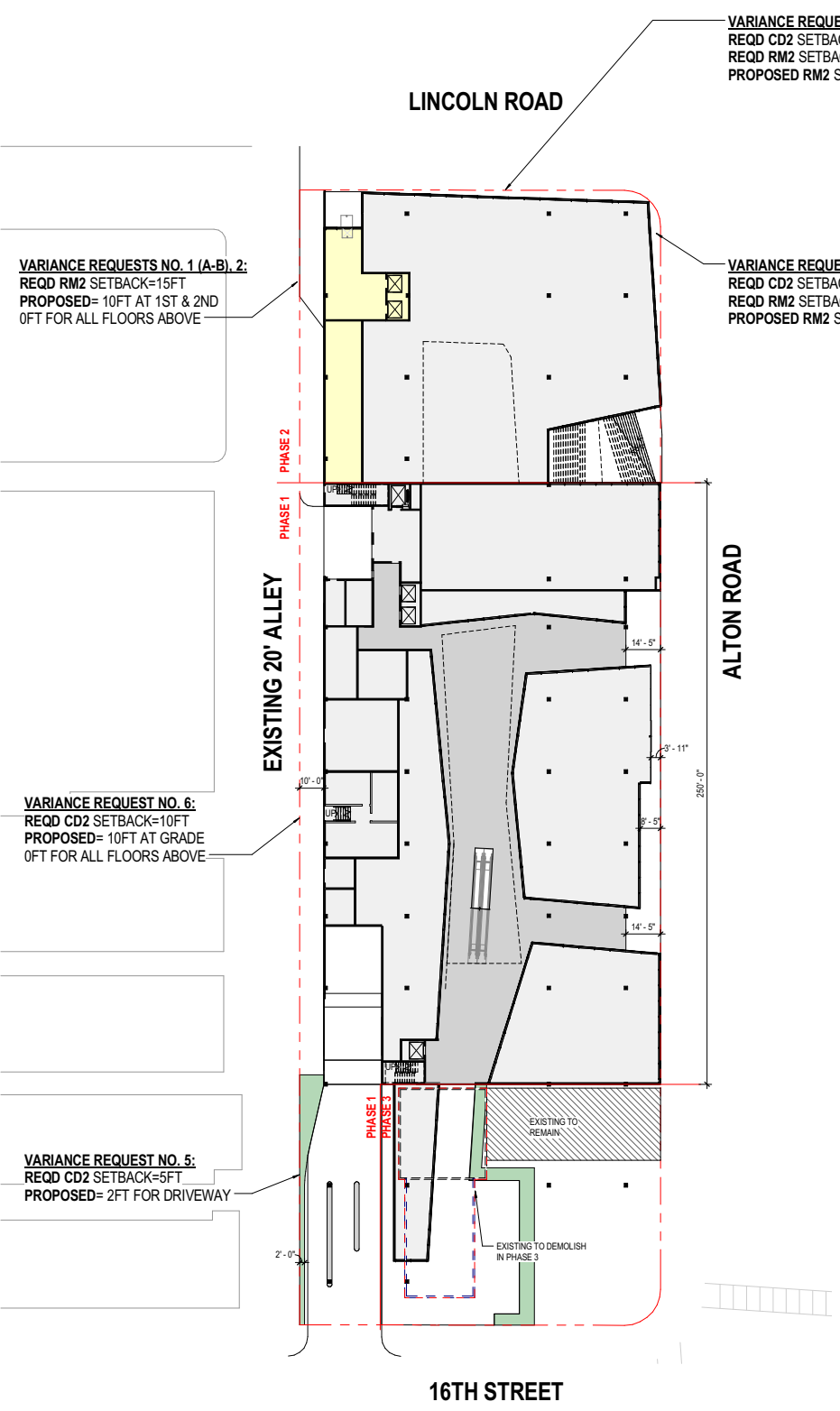
SHEET NUMBER

SUR-01

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2 EXISTING CD2 COMMERCIAL MEDIUM DENSITY
1" = 30'-0"



1 PROPOSED CD2 COMMERCIAL MEDIUM DENSITY
1" = 30'-0"

*REFER TO SETBACK REGULATIONS TABLE AND BUILDING SECTIONS ON SHEET A00-01B

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Job Number	Author	9/10/14.000
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Checked	Approver	
Approved		

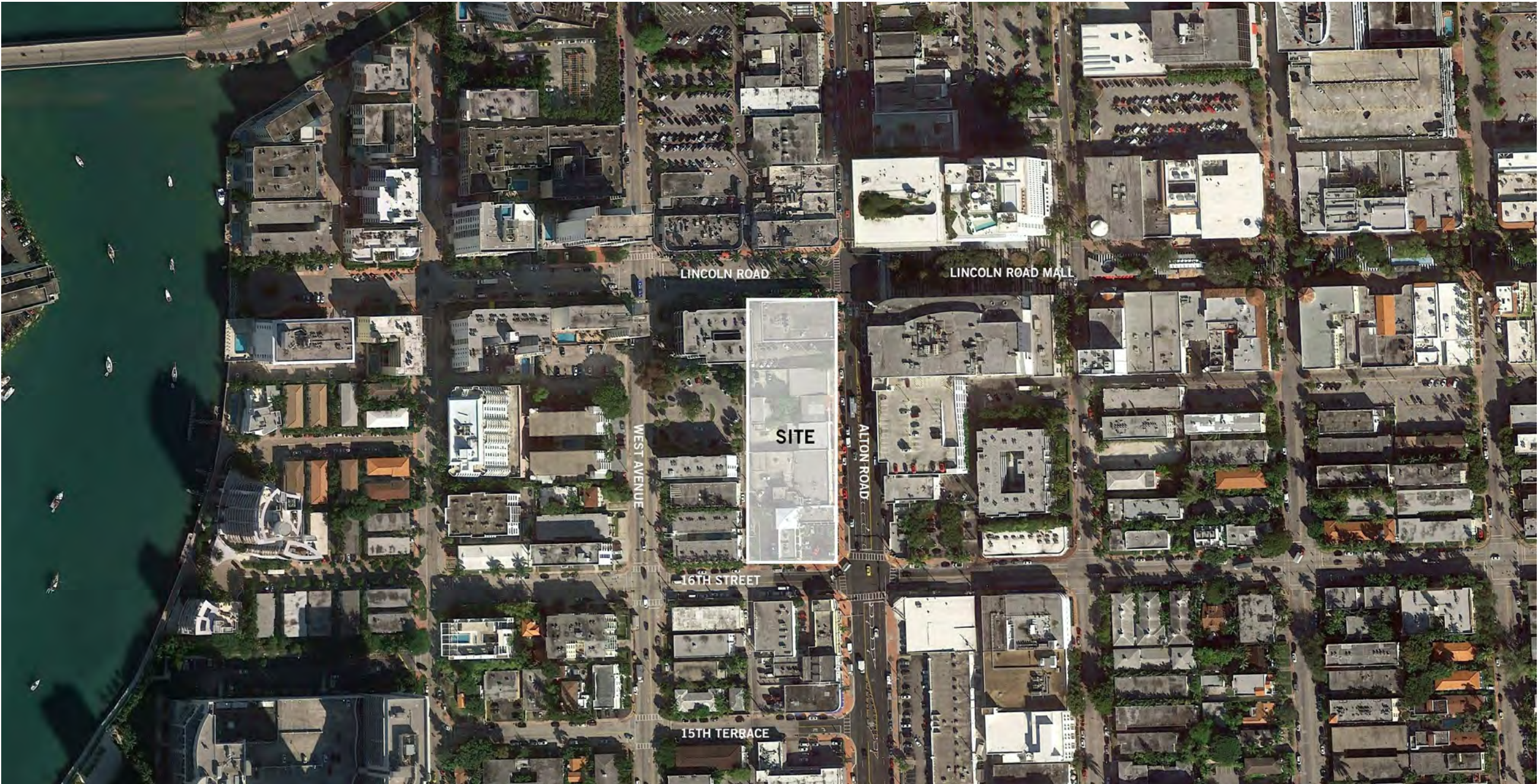
ZONING AND VARIANCES

**SHEET NUMBER
A00-01A**

1212 LINCOLN

1212 LINCOLN ROAD
MIAMI BEACH, FLORIDA

PLANNING BOARD
FINAL SUBMITTAL
04-06-2016



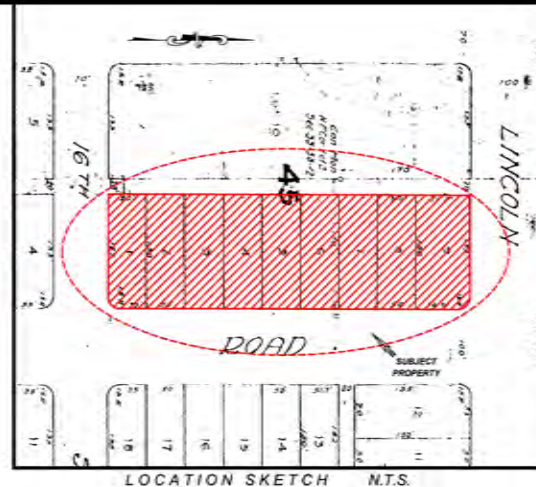
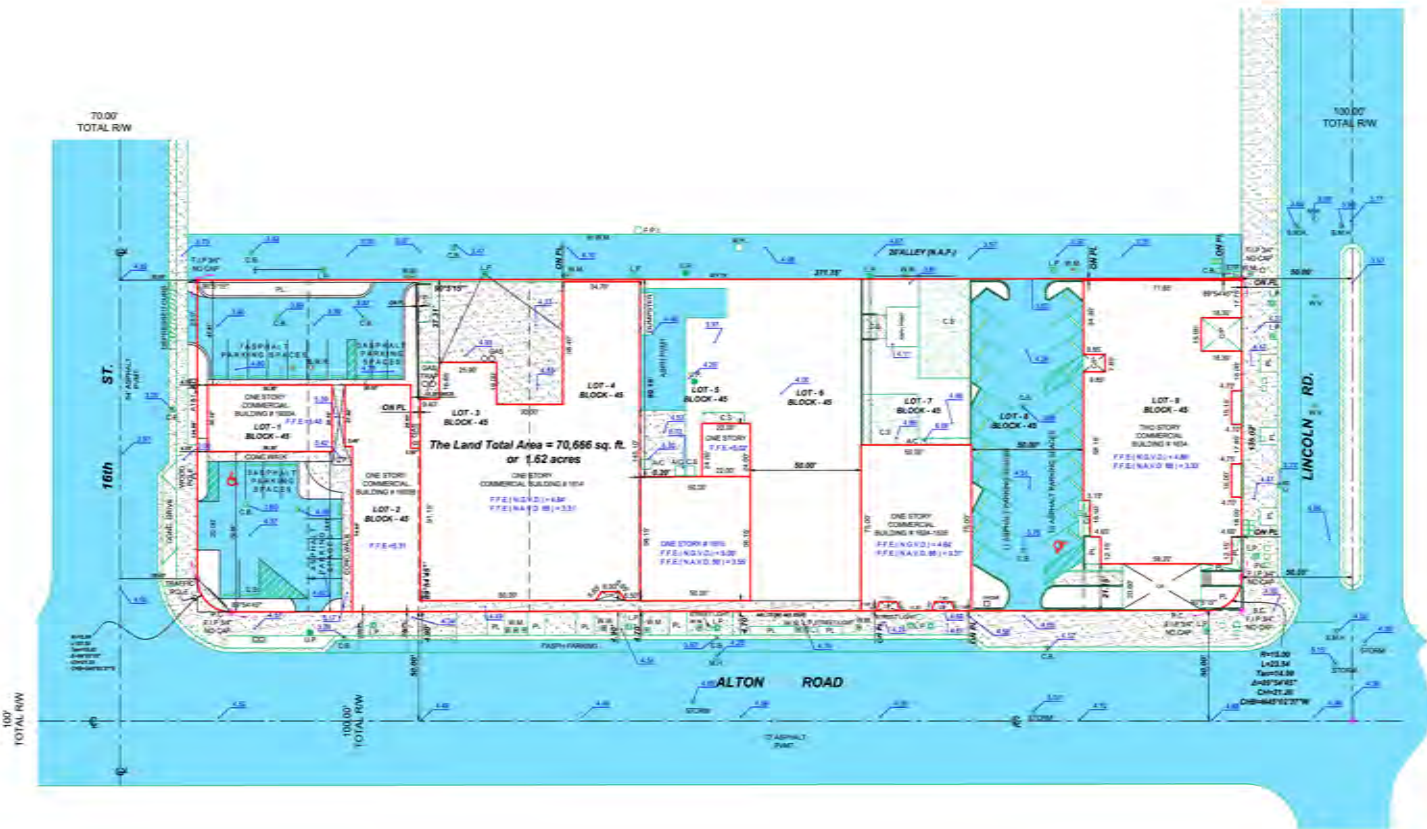
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SHEET No. 1 OF 1

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LAND TOTAL AREA
70,666 SQ. FT. OR 1.62 ACRES

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STATE OF FLORIDA
FIRM L.B. # 5044

(VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR)

REVISED ON: _____

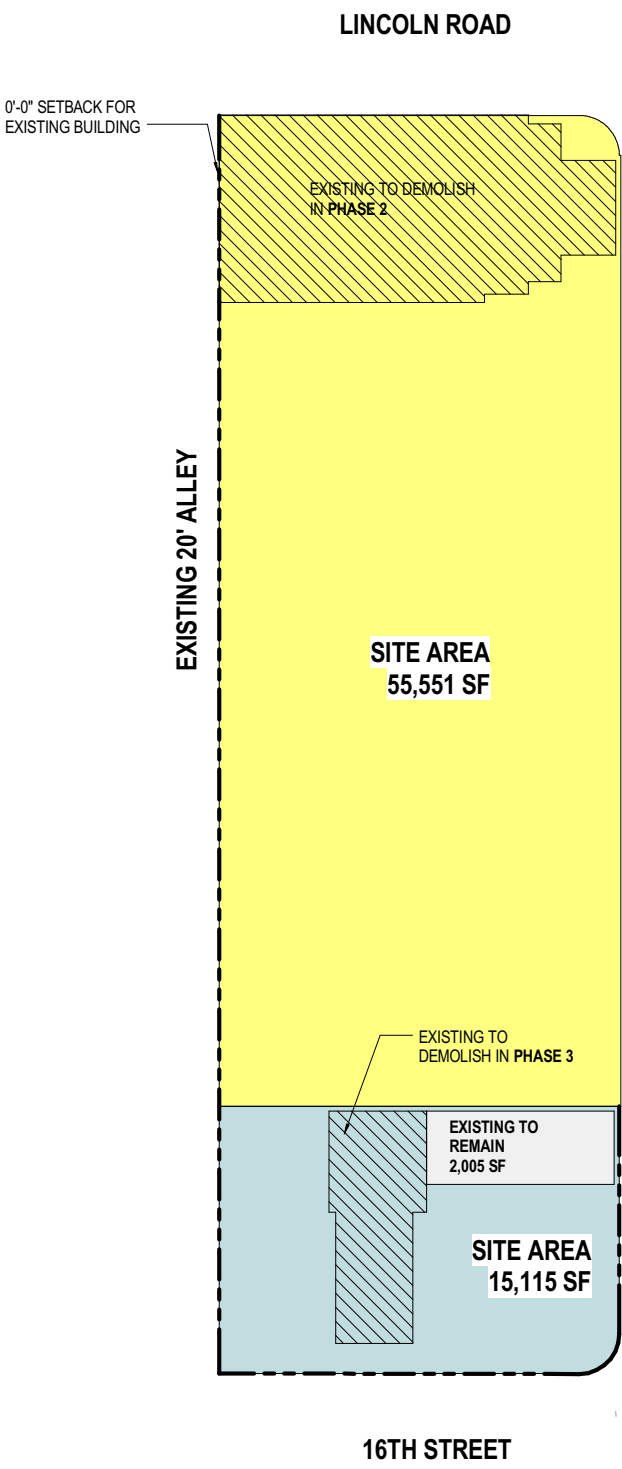
REVISED ON: _____

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEYS):

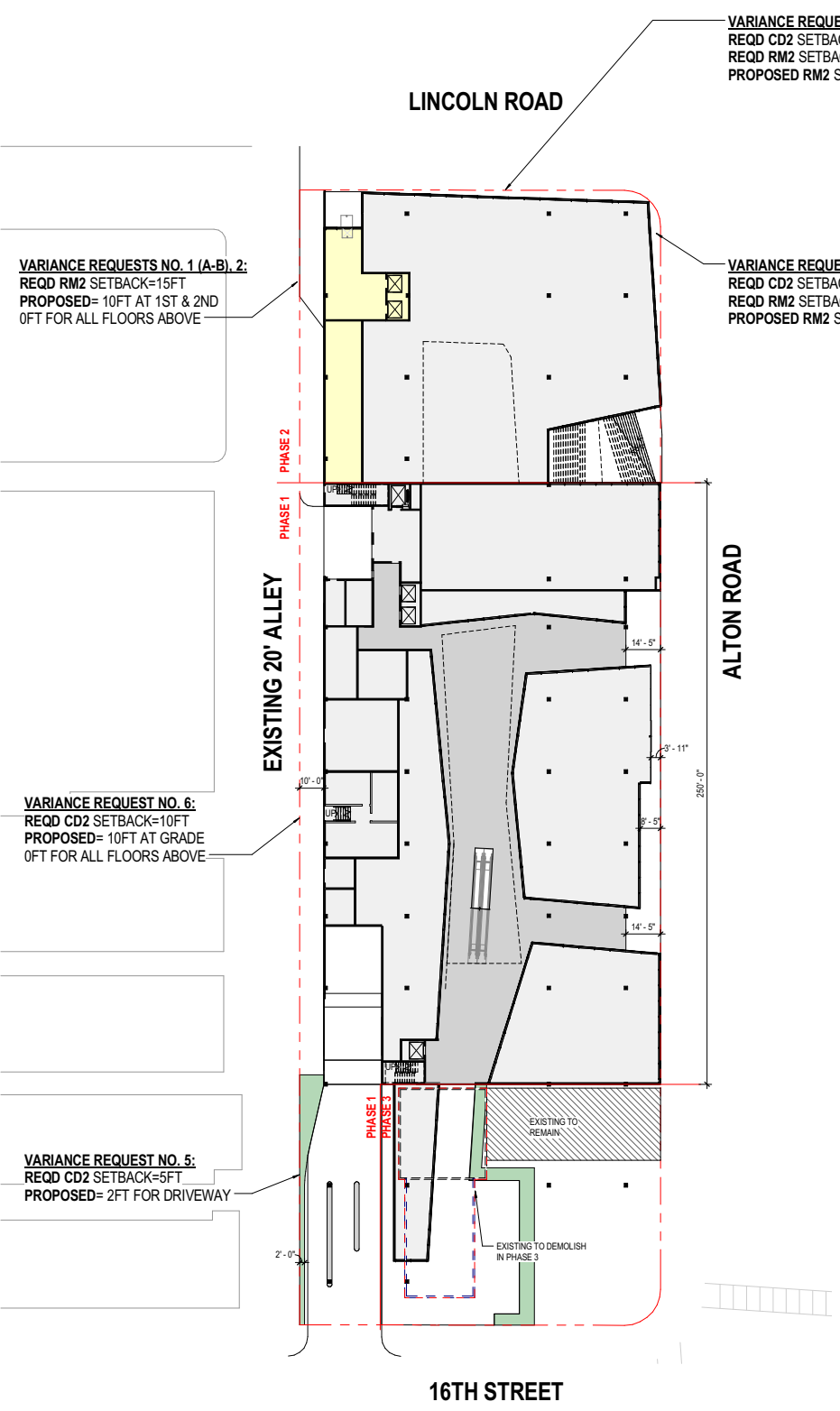
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDS INFLUENCING IF ANY AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO EASEMENTS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTION PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEYOR MAKES A DEDICATED AND 3D GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SMALL SCALE AND OR NOT TO SCALE.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE NOTED.
- "THE TERM ENCROACHMENT" MEANS VISIBLE ON AND ABOVE GROUND ENCROACHMENT.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE OF SUBMITTING PLAT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL, FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTION, UNLESS OTHERWISE NOTED; THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
- THE FINAL FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN ZONE "AE" COMMUNITY PANELS: 1305550101, DATE OF FIRM: 08/11/2009.
- BASE FLOOD ELEVATION: 8 FEET.

ABBREVIATIONS AND MEANINGS

A.A. = ADJ. ADJUSTMENT	CONC. = CONCRETE	PROP. CO. = PROPERTY CORNER	P.C. = POINT OF CURVATURE	P.S. = POINT OF SIGHT
A.C. = ADJ. CURB	C.C. = CONC. CURB	P.C.D. = PERMANENT CURVATURE DIFFERENCE	P.T. = POINT OF TANGENCY	P.T. = POINT OF TANGENCY
A.D. = ADJ. DRIVE	C.E. = CONC. EASEMENT	P.F. = POINT OF FENCE	P.V. = POINT OF VERTICAL CURVATURE	P.V. = POINT OF VERTICAL CURVATURE
A.E. = ADJ. EASEMENT	C.F. = CONC. FENCE	P.L. = POINT OF LINE	P.W. = POINT OF WEDGE	P.W. = POINT OF WEDGE
A.G. = ADJ. GROUND	C.G. = CONC. GROUND	P.R. = POINT OF ROAD	P.Y. = POINT OF YIELD	P.Y. = POINT OF YIELD
A.H. = ADJ. HATCH	C.H. = CONC. HATCH	P.S. = POINT OF SIGHT	P.Z. = POINT OF ZONE	P.Z. = POINT OF ZONE
A.I. = ADJ. INTERIOR	C.I. = CONC. INTERIOR	P.T. = POINT OF TANGENCY	P.V. = POINT OF VERTICAL CURVATURE	P.V. = POINT OF VERTICAL CURVATURE
A.L. = ADJ. LINE	C.L. = CONC. LINE	P.V. = POINT OF VERTICAL CURVATURE	P.W. = POINT OF WEDGE	P.W. = POINT OF WEDGE
A.M. = ADJ. MOUNTAIN	C.M. = CONC. MOUNTAIN	P.W. = POINT OF WEDGE	P.Y. = POINT OF YIELD	P.Y. = POINT OF YIELD
A.N. = ADJ. NORTH	C.N. = CONC. NORTH	P.Y. = POINT OF YIELD	P.Z. = POINT OF ZONE	P.Z. = POINT OF ZONE
A.O. = ADJ. OFF	C.O. = CONC. OFF	P.Z. = POINT OF ZONE	P.V. = POINT OF VERTICAL CURVATURE	P.V. = POINT OF VERTICAL CURVATURE
A.P. = ADJ. OFF	C.P. = CONC. OFF	P.V. = POINT OF VERTICAL CURVATURE	P.W. = POINT OF WEDGE	P.W. = POINT OF WEDGE
A.R. = ADJ. ROAD	C.R. = CONC. ROAD	P.W. = POINT OF WEDGE	P.Y. = POINT OF YIELD	P.Y. = POINT OF YIELD
A.S. = ADJ. SIDEWALK	C.S. = CONC. SIDEWALK	P.Y. = POINT OF YIELD	P.Z. = POINT OF ZONE	P.Z. = POINT OF ZONE
A.T. = ADJ. TANGENCY	C.T. = CONC. TANGENCY	P.Z. = POINT OF ZONE	P.V. = POINT OF VERTICAL CURVATURE	P.V. = POINT OF VERTICAL CURVATURE
A.U. = ADJ. UPRIGHT	C.U. = CONC. UPRIGHT	P.V. = POINT OF VERTICAL CURVATURE	P.W. = POINT OF WEDGE	P.W. = POINT OF WEDGE
A.V. = ADJ. VERTICAL	C.V. = CONC. VERTICAL	P.W. = POINT OF WEDGE	P.Y. = POINT OF YIELD	P.Y. = POINT OF YIELD
A.W. = ADJ. WEDGE	C.W. = CONC. WEDGE	P.Y. = POINT OF YIELD	P.Z. = POINT OF ZONE	P.Z. = POINT OF ZONE
A.X. = ADJ. X	C.X. = CONC. X	P.Z. = POINT OF ZONE	P.V. = POINT OF VERTICAL CURVATURE	P.V. = POINT OF VERTICAL CURVATURE
A.Y. = ADJ. Y	C.Y. = CONC. Y	P.V. = POINT OF VERTICAL CURVATURE	P.W. = POINT OF WEDGE	P.W. = POINT OF WEDGE
A.Z. = ADJ. Z	C.Z. = CONC. Z	P.W. = POINT OF WEDGE	P.Y. = POINT OF YIELD	P.Y. = POINT OF YIELD
A.A. = ADJ. ADJUSTMENT	C.A. = CONC. AREA	P.Y. = POINT OF YIELD	P.Z. = POINT OF ZONE	P.Z. = POINT OF ZONE
A.B. = ADJ. BENCH	C.B. = CONC. BENCH	P.Z. = POINT OF ZONE	P.V. = POINT OF VERTICAL CURVATURE	P.V. = POINT OF VERTICAL CURVATURE
A.C. = ADJ. CURB	C.C. = CONC. CURB	P.V. = POINT OF VERTICAL CURVATURE	P.W. = POINT OF WEDGE	P.W. = POINT OF WEDGE
A.D. = ADJ. DRIVE	C.D. = CONC. DRIVE	P.W. = POINT OF WEDGE	P.Y. = POINT OF YIELD	P.Y. = POINT OF YIELD
A.E. = ADJ. EASEMENT	C.E. = CONC. EASEMENT	P.Y. = POINT OF YIELD	P.Z. = POINT OF ZONE	P.Z. = POINT OF ZONE
A.F. = ADJ. FENCE	C.F. = CONC. FENCE	P.Z. = POINT OF ZONE	P.V. = POINT OF VERTICAL CURVATURE	P.V. = POINT OF VERTICAL CURVATURE
A.G. = ADJ. GROUND	C.G. = CONC. GROUND	P.V. = POINT OF VERTICAL CURVATURE	P.W. = POINT OF WEDGE	P.W. = POINT OF WEDGE
A.H. = ADJ. HATCH	C.H. = CONC. HATCH	P.W. = POINT OF WEDGE	P.Y. = POINT OF YIELD	P.Y. = POINT OF YIELD
A.I. = ADJ. INTERIOR	C.I. = CONC. INTERIOR	P.Y. = POINT OF YIELD	P.Z. = POINT OF ZONE	P.Z. = POINT OF ZONE
A.L. = ADJ. LINE	C.L. = CONC. LINE	P.Z. = POINT OF ZONE	P.V. = POINT OF VERTICAL CURVATURE	P.V. = POINT OF VERTICAL CURVATURE
A.M. = ADJ. MOUNTAIN	C.M. = CONC. MOUNTAIN	P.V. = POINT OF VERTICAL CURVATURE	P.W. = POINT OF WEDGE	P.W. = POINT OF WEDGE
A.N. = ADJ. NORTH	C.N. = CONC. NORTH	P.W. = POINT OF WEDGE	P.Y. = POINT OF YIELD	P.Y. = POINT OF YIELD
A.O. = ADJ. OFF	C.O. = CONC. OFF	P.Y. = POINT OF YIELD	P.Z. = POINT OF ZONE	P.Z. = POINT OF ZONE
A.P. = ADJ. OFF	C.P. = CONC. OFF	P.Z. = POINT OF ZONE	P.V. = POINT OF VERTICAL CURVATURE	P.V. = POINT OF VERTICAL CURVATURE
A.R. = ADJ. ROAD	C.R. = CONC. ROAD	P.V. = POINT OF VERTICAL CURVATURE	P.W. = POINT OF WEDGE	P.W. = POINT OF WEDGE
A.S. = ADJ. SIDEWALK	C.S. = CONC. SIDEWALK	P.W. = POINT OF WEDGE	P.Y. = POINT OF YIELD	P.Y. = POINT OF YIELD
A.T. = ADJ. TANGENCY	C.T. = CONC. TANGENCY	P.Y. = POINT OF YIELD	P.Z. = POINT OF ZONE	P.Z. = POINT OF ZONE
A.U. = ADJ. UPRIGHT	C.U. = CONC. UPRIGHT	P.Z. = POINT OF ZONE	P.V. = POINT OF VERTICAL CURVATURE	P.V. = POINT OF VERTICAL CURVATURE
A.V. = ADJ. VERTICAL	C.V. = CONC. VERTICAL	P.V. = POINT OF VERTICAL CURVATURE	P.W. = POINT OF WEDGE	P.W. = POINT OF WEDGE
A.W. = ADJ. WEDGE	C.W. = CONC. WEDGE	P.W. = POINT OF WEDGE	P.Y. = POINT OF YIELD	P.Y. = POINT OF YIELD
A.X. = ADJ. X	C.X. = CONC. X	P.Y. = POINT OF YIELD	P.Z. = POINT OF ZONE	P.Z. = POINT OF ZONE
A.Y. = ADJ. Y	C.Y. = CONC. Y	P.Z. = POINT OF ZONE	P.V. = POINT OF VERTICAL CURVATURE	P.V. = POINT OF VERTICAL CURVATURE
A.Z. = ADJ. Z	C.Z. = CONC. Z	P.V. = POINT OF VERTICAL CURVATURE	P.W. = POINT OF WEDGE	P.W. = POINT OF WEDGE
A.A. = ADJ. ADJUSTMENT	C.A. = CONC. AREA	P.W. = POINT OF WEDGE	P.Y. = POINT OF YIELD	P.Y. = POINT OF YIELD
A.B. = ADJ. BENCH	C.B. = CONC. BENCH	P.Y. = POINT OF YIELD	P.Z. = POINT OF ZONE	P.Z. = POINT OF ZONE
A.C. = ADJ. CURB	C.C. = CONC. CURB	P.Z. = POINT OF ZONE	P.V. = POINT OF VERTICAL CURVATURE	P.V. = POINT OF VERTICAL CURVATURE
A.D. = ADJ. DRIVE	C.D. = CONC. DRIVE	P.V. = POINT OF VERTICAL CURVATURE	P.W. = POINT OF WEDGE	P.W. = POINT OF WEDGE
A.E. = ADJ. EASEMENT	C.E. = CONC. EASEMENT	P.W. = POINT OF WEDGE	P.Y. = POINT OF YIELD	P.Y. = POINT OF YIELD
A.F. = ADJ. FENCE	C.F. = CONC. FENCE	P.Y. = POINT OF YIELD	P.Z. = POINT OF ZONE	P.Z. = POINT OF ZONE
A.G. = ADJ. GROUND	C.G. = CONC. GROUND	P.Z. = POINT OF ZONE	P.V. = POINT OF VERTICAL CURVATURE	P.V. = POINT OF VERTICAL CURVATURE
A.H. = ADJ. HATCH	C.H. = CONC. HATCH	P.V. = POINT OF VERTICAL CURVATURE	P.W. = POINT OF WEDGE	P.W. = POINT OF WEDGE
A.I. = ADJ. INTERIOR	C.I. = CONC. INTERIOR	P.W. = POINT OF WEDGE	P.Y. = POINT OF YIELD	P.Y. = POINT OF YIELD
A.L. = ADJ. LINE	C.L. = CONC. LINE	P.Y. = POINT OF YIELD	P.Z. = POINT OF ZONE	P.Z. = POINT OF ZONE
A.M. = ADJ. MOUNTAIN	C.M. = CONC. MOUNTAIN	P.Z. = POINT OF ZONE	P.V. = POINT OF VERTICAL CURVATURE	P.V. = POINT OF VERTICAL CURVATURE
A.N. = ADJ. NORTH	C.N. = CONC. NORTH	P.V. = POINT OF VERTICAL CURVATURE	P.W. = POINT OF WEDGE	P.W. = POINT OF WEDGE
A.O. = ADJ. OFF	C.O. = CONC. OFF	P.W. = POINT OF WEDGE	P.Y. = POINT OF YIELD	P.Y. = POINT OF YIELD
A.P. = ADJ. OFF	C.P. = CONC. OFF	P.Y. = POINT OF YIELD	P.Z. = POINT OF ZONE	P.Z. = POINT OF ZONE
A.R. = ADJ. ROAD	C.R. = CONC. ROAD	P.Z. = POINT OF ZONE	P.V. = POINT OF VERTICAL CURVATURE	P.V. = POINT OF VERTICAL CURVATURE
A.S. = ADJ. SIDEWALK	C.S. = CONC. SIDEWALK	P.V. = POINT OF VERTICAL CURVATURE	P.W. = POINT OF WEDGE	P.W. = POINT OF WEDGE
A.T. = ADJ. TANGENCY	C.T. = CONC. TANGENCY	P.W. = POINT OF WEDGE	P.Y. = POINT OF YIELD	P.Y. = POINT OF YIELD
A.U. = ADJ. UPRIGHT	C.U. = CONC. UPRIGHT	P.Y. = POINT OF YIELD	P.Z. = POINT OF ZONE	P.Z. = POINT OF ZONE
A.V. = ADJ. VERTICAL	C.V. = CONC. VERTICAL	P.Z. = POINT OF ZONE	P.V. = POINT OF VERTICAL CURVATURE	P.V. = POINT OF VERTICAL CURVATURE
A.W. = ADJ. WEDGE	C.W. = CONC. WEDGE	P.V. = POINT OF VERTICAL CURVATURE	P.W. = POINT OF WEDGE	P.W. = POINT OF WEDGE
A.X. = ADJ. X	C.X. = CONC. X	P.W. = POINT OF WEDGE	P.Y. = POINT OF YIELD	P.Y. = POINT OF YIELD
A.Y. = ADJ. Y	C.Y. = CONC. Y	P.Y. = POINT OF YIELD	P.Z. = POINT OF ZONE	P.Z. = POINT OF ZONE
A.Z. = ADJ. Z	C.Z. = CONC. Z	P.Z. = POINT OF ZONE	P.V. = POINT OF VERTICAL CURVATURE	P.V. = POINT OF VERTICAL CURVATURE
A.A. = ADJ. ADJUSTMENT	C.A. = CONC. AREA	P.V. = POINT OF VERTICAL CURVATURE	P.W. = POINT OF WEDGE	P.W. = POINT OF WEDGE
A.B. = ADJ. BENCH	C.B. = CONC. BENCH	P.W. = POINT OF WEDGE	P.Y. = POINT OF YIELD	P.Y. = POINT OF YIELD
A.C. = ADJ. CURB	C.C. = CONC. CURB	P.Y. = POINT OF YIELD	P.Z. = POINT OF ZONE	P.Z. = POINT OF ZONE
A.D. = ADJ. DRIVE	C.D. = CONC. DRIVE	P.Z. = POINT OF ZONE	P.V. = POINT OF VERTICAL CURVATURE	P.V. = POINT OF VERTICAL CURVATURE
A.E. = ADJ. EASEMENT	C.E. = CONC. EASEMENT	P.V. = POINT OF VERTICAL CURVATURE	P.W. = POINT OF WEDGE	P.W. = POINT OF WEDGE
A.F. = ADJ. FENCE	C.F. = CONC. FENCE	P.W. = POINT OF WEDGE	P.Y. = POINT OF YIELD	P.Y. = POINT OF YIELD
A.G. = ADJ. GROUND	C.G. = CONC. GROUND	P.Y. = POINT OF YIELD	P.Z. = POINT OF ZONE	P.Z. = POINT OF ZONE
A.H. = ADJ. HATCH	C.H. = CONC. HATCH	P.Z. = POINT OF ZONE	P.V. = POINT OF VERTICAL CURVATURE	P.V. = POINT OF VERTICAL CURVATURE
A.I. = ADJ. INTERIOR	C.I. = CONC. INTERIOR	P.V. = POINT OF VERTICAL CURVATURE	P.W. = POINT OF WEDGE	P.W. = POINT OF WEDGE
A.L. = ADJ. LINE	C.L. = CONC. LINE	P.W. = POINT OF WEDGE	P.Y. = POINT OF YIELD	P.Y. = POINT OF YIELD
A.M. = ADJ. MOUNTAIN	C.M. = CONC. MOUNTAIN	P.Y. = POINT OF YIELD	P.Z. = POINT OF ZONE	P.Z. = POINT OF ZONE
A.N. = ADJ. NORTH	C.N. = CONC. NORTH	P.Z. = POINT OF ZONE	P.V. = POINT OF VERTICAL CURVATURE	P.V. = POINT OF VERTICAL CURVATURE
A.O. = ADJ. OFF	C.O. = CONC. OFF	P.V. = POINT OF VERTICAL CURVATURE	P.W. = POINT OF WEDGE	P.W. = POINT OF WEDGE
A.P. = ADJ. OFF	C.P. = CONC. OFF	P.W. = POINT OF WEDGE	P.Y. = POINT OF YIELD	P.Y. = POINT OF YIELD
A.R. = ADJ. ROAD	C.R. = CONC. ROAD	P.Y. = POINT OF YIELD	P.Z. = POINT OF ZONE	P.Z. = POINT OF ZONE
A.S. = ADJ. SIDEWALK	C.S. = CONC. SIDEWALK	P.Z. = POINT OF ZONE	P.V. = POINT OF VERTICAL CURVATURE	P.V. = POINT OF VERTICAL CURVATURE
A.T. = ADJ. TANGENCY	C.T. = CONC. TANGENCY	P.V. = POINT OF VERTICAL CURVATURE	P.W. = POINT OF WEDGE	P.W. = POINT OF WEDGE
A.U. = ADJ. UPRIGHT	C.U. = CONC. UPRIGHT	P.W. = POINT OF WEDGE	P.Y. = POINT OF YIELD	P.Y. = POINT OF YIELD
A.V. = ADJ. VERTICAL	C.V. = CONC. VERTICAL	P.Y. = POINT OF YIELD	P.Z. = POINT OF ZONE	P.Z. = POINT OF ZONE
A.W. = ADJ. WEDGE	C.W. = CONC. WEDGE	P.Z. = POINT OF ZONE	P.V. = POINT OF VERTICAL CURVATURE	P.V. = POINT OF VERTICAL CURVATURE
A.X. = ADJ. X	C.X. = CONC. X	P.V. = POINT OF VERTICAL CURVATURE	P.W. = POINT OF WEDGE	P.W. = POINT OF WEDGE
A.Y. = ADJ. Y	C.Y. = CONC. Y	P.W. = POINT OF WEDGE	P.Y. = POINT OF YIELD	P.Y. = POINT OF YIELD
A.Z. = ADJ. Z	C.Z. = CONC. Z	P.Y. = POINT OF YIELD	P.Z. = POINT OF ZONE	P.Z. = POINT OF ZONE
A.A. = ADJ. ADJUSTMENT	C.A. = CONC. AREA	P.Z. = POINT OF ZONE	P.V. = POINT OF VERTICAL CURVATURE	P.V. = POINT OF VERTICAL CURVATURE
A.B. = ADJ. BENCH	C.B. = CONC. BENCH	P.V. = POINT OF VERTICAL CURVATURE	P.W. = POINT OF WEDGE	P.W. = POINT OF WEDGE
A.C. = ADJ. CURB	C.C. = CONC. CURB	P.W. = POINT OF WEDGE	P.Y. = POINT OF YIELD	P.Y. = POINT OF YIELD
A.D. = ADJ. DRIVE	C.D. = CONC. DRIVE	P.Y. = POINT OF YIELD	P.Z. = POINT OF ZONE	P.Z. = POINT OF ZONE
A.E. = ADJ. EASEMENT	C.E. = CONC. EASEMENT	P.Z. = POINT OF ZONE	P.V. = POINT OF VERTICAL CURVATURE	P.V. = POINT OF VERTICAL CURVATURE
A.F. = ADJ. FENCE	C.F. = CONC. FENCE	P.V. = POINT OF VERTICAL CURVATURE	P.W. = POINT OF WEDGE	P.W. = POINT OF WEDGE
A.G. = ADJ. GROUND	C.G. = CONC. GROUND	P.W. = POINT OF WEDGE	P.Y. = POINT OF YIELD	P.Y. = POINT OF YIELD
A.H. = ADJ. HATCH	C.H. = CONC. HATCH	P.Y. = POINT OF YIELD	P.Z. = POINT OF ZONE	P.Z. = POINT OF ZONE
A.I. = ADJ. INTERIOR	C.I. = CONC. INTERIOR	P.Z. = POINT OF ZONE	P.V. = POINT OF VERTICAL CURVATURE	P.V. = POINT OF VERTICAL CURVATURE
A.L. = ADJ. LINE	C.L. = CONC. LINE	P.V. = POINT OF VERTICAL CURVATURE	P.W. = POINT OF WEDGE	P.W. = POINT OF WEDGE
A.M. = ADJ. MOUNTAIN	C.M. = CONC. MOUNTAIN	P.W. = POINT OF WEDGE	P.Y. = POINT OF YIELD	P.Y. = POINT OF YIELD
A.N. = ADJ. NORTH	C.N. = CONC. NORTH	P.Y. = POINT OF YIELD	P.Z. = POINT OF ZONE	P.Z. = POINT OF ZONE
A.O. = ADJ. OFF	C.O. = CONC. OFF	P.Z. = POINT OF ZONE	P.V. = POINT OF VERTICAL CURVATURE	P.V. = POINT OF VERTICAL CURVATURE
A.P. = ADJ. OFF	C.P. = CONC. OFF	P.V. = POINT OF VERTICAL CURVATURE	P.W. = POINT OF WEDGE	P.W. = POINT OF WEDGE
A.R. = ADJ. ROAD	C.R. = CONC. ROAD	P.W. = POINT OF WEDGE	P.Y. = POINT OF YIELD	P.Y. = POINT OF YIELD
A.S. = ADJ. SIDEWALK	C.S. = CONC. SIDEWALK	P.Y. = POINT OF YIELD	P.Z. = POINT OF ZONE	P.Z. = POINT OF ZONE
A.T. = ADJ. TANGENCY	C.T. = CONC. TANGENCY	P.Z. = POINT OF ZONE	P.V. = POINT OF VERTICAL CURVATURE	P.V. = POINT OF VERTICAL CURVATURE
A.U. = ADJ. UPRIGHT	C.U. = CONC. UPRIGHT	P.V. = POINT OF VERTICAL CURVATURE	P.W. = POINT OF WEDGE	P.W. = POINT OF WEDGE
A.V. = ADJ. VERTICAL	C.V. = CONC. VERTICAL	P.W. = POINT OF WEDGE	P.Y. = POINT OF YIELD	P.Y. = POINT OF YIELD
A.W. = ADJ. WEDGE	C.W. = CONC. WEDGE	P.Y. = POINT OF YIELD	P.Z. = POINT OF ZONE	P.Z. = POINT OF ZONE
A.X. = ADJ. X	C.X. = CONC. X	P.Z. = POINT OF ZONE	P.V. = POINT OF VERTICAL CURVATURE	P.V. = POINT OF VERTICAL CURVATURE
A.Y. = ADJ. Y	C.Y. = CONC. Y	P.V. = POINT OF VERTICAL CURVATURE	P.W. = POINT OF WEDGE	P.W. = POINT OF WEDGE
A.Z. = ADJ. Z	C.Z. = CONC. Z	P.W. = POINT OF WEDGE	P.Y. = POINT OF YIELD	P.Y. = POINT OF YIELD
A.A. = ADJ. ADJUSTMENT	C.A. = CONC. AREA	P.Y. = POINT OF YIELD	P.Z. = POINT OF ZONE	P.Z. = POINT OF ZONE
A.B. = ADJ. BENCH	C.B. = CONC. BENCH	P.Z. = POINT OF ZONE	P.V. = POINT OF VERTICAL CURVATURE	P.V. = POINT OF VERTICAL CURVATURE
A.C. = ADJ. CURB	C.C. = CONC. CURB	P.V. = POINT OF VERTICAL CURVATURE	P.W. = POINT OF WEDGE	P.W. = POINT OF WEDGE
A.D. = ADJ. DRIVE	C.D. = CONC. DRIVE	P.W. = POINT OF WEDGE	P.Y. = POINT OF YIELD	P.Y. = POINT OF YIELD
A.E. = ADJ. EASEMENT	C.E. = CONC. EASEMENT	P.Y. = POINT OF YIELD	P.Z. = POINT OF ZONE	P.Z. = POINT OF ZONE
A.F. = ADJ. FENCE	C.F. = CONC. FENCE	P.Z. = POINT OF ZONE	P.V. = POINT OF VERTICAL CURVATURE	P.V. = POINT OF VERTICAL CURVATURE
A.G. = ADJ. GROUND	C.G. = CONC. GROUND	P.V. = POINT OF VERTICAL CURVATURE	P.W. = POINT OF WEDGE	P.W. = POINT OF WEDGE
A.H. = ADJ. HATCH	C.H. = CONC. HATCH	P.W. = POINT OF WEDGE	P.Y. = POINT OF YIELD	P.Y. = POINT OF YIELD
A.I. = ADJ. INTERIOR	C.I. = CONC. INTERIOR	P.Y. = POINT OF YIELD	P.Z. = POINT OF ZONE	P.Z. = POINT OF ZONE
A.L. = ADJ. LINE	C.L. = CONC. LINE	P.Z. = POINT OF ZONE	P.V. = POINT OF VERTICAL CURVATURE	P.V. = POINT OF VERTICAL CURVATURE
A.M. = ADJ. MOUNTAIN	C.M. = CONC. MOUNTAIN	P.V. = POINT OF VERTICAL CURVATURE	P.W. = POINT OF WEDGE	P.W. = POINT OF WEDGE
A.N. = ADJ. NORTH	C.N. = CONC. NORTH	P.W. = POINT OF WEDGE	P.Y. = POINT OF YIELD	P.Y. = POINT OF YIELD
A.O. = ADJ. OFF	C.O. = CONC. OFF	P.Y. = POINT OF YIELD	P.Z. = POINT OF ZONE	P.Z. = POINT OF ZONE
A.P. = ADJ. OFF	C.P. = CONC. OFF	P.Z. = POINT OF ZONE	P.V. = POINT OF VERTICAL CURVATURE	P.V. = POINT OF VERTICAL CURVATURE
A.R. = ADJ. ROAD	C.R. = CONC. ROAD	P.V. = POINT OF VERTICAL CURVATURE	P.W. = POINT OF WEDGE	P.W. = POINT OF WEDGE
A.S. = ADJ. SIDEWALK	C.S. = CONC. SIDEWALK	P.W. = POINT OF WEDGE	P.Y. = POINT OF YIELD	P.Y. = POINT OF YIELD
A.T. = ADJ. TANGENCY	C.T. = CONC. TANGENCY	P.Y. = POINT OF YIELD	P.Z. = POINT OF ZONE	P.Z. = POINT OF ZONE
A.U. = ADJ. UPRIGHT	C.U. = CONC. UPRIGHT	P.Z. = POINT OF ZONE	P.V. = POINT OF VERTICAL CURVATURE	P.V. = POINT OF VERTICAL CURVATURE
A.V. = ADJ. VERTICAL	C.V. = CONC. VERTICAL	P.V. = POINT OF VERTICAL CURVATURE	P.W. = POINT OF WEDGE	P.W. = POINT OF WEDGE
A.W. = ADJ. WEDGE	C.W. = CONC. WEDGE	P.W. = POINT OF WEDGE	P.Y. = POINT OF YIELD	P.Y. = POINT OF YIELD
A.X. = ADJ. X	C.X. = CONC. X	P.Y. = POINT OF YIELD	P.Z. = POINT OF ZONE	P.Z. = POINT OF ZONE
A.Y. = ADJ. Y	C.Y. = CONC. Y	P.Z. = POINT OF ZONE	P.V. = POINT OF VERTICAL CURVATURE	P.V. = POINT OF VERTICAL CURVATURE
A.Z. = ADJ. Z	C.Z. = CONC. Z	P.V. = POINT OF VERTICAL CURVATURE	P.W. = POINT OF WEDGE	P.W. = POINT OF WEDGE
A.A. = ADJ. ADJUSTMENT	C.A. = CONC. AREA	P.W. = POINT OF WEDGE	P.Y. = POINT OF YIELD	P.Y. = POINT OF YIELD
A.B. = ADJ. BENCH	C.B. = CONC. BENCH	P.Y. = POINT OF YIELD	P.Z. = POINT OF ZONE	P.Z. = POINT OF ZONE
A.C. = ADJ. CURB	C.C. = CONC. CURB	P.Z. = POINT OF ZONE	P.V. = POINT OF VERTICAL CURVATURE	P.V. = POINT OF VERTICAL CURVATURE
A.D. = ADJ. DRIVE	C.D. = CONC. DRIVE	P.V. = POINT OF VERTICAL CURVATURE	P.W. = POINT OF WEDGE	P.W. = POINT OF WEDGE
A.E. = ADJ. EASEMENT	C.E. = CONC. EASEMENT	P.W. = POINT OF WEDGE	P.Y. = POINT OF YIELD	P.Y. = POINT OF YIELD
A.F. = ADJ. FENCE	C.F. = CONC. FENCE	P.Y. = POINT OF YIELD	P.Z. = POINT OF ZONE	P.Z. = POINT OF ZONE
A.G. = ADJ. GROUND	C.G. = CONC. GROUND	P.Z. = POINT OF ZONE	P.V. = POINT OF VERTICAL CURVATURE	P.V. = POINT OF VERTICAL CURVATURE
A.H. = ADJ. HATCH	C.H. = CONC. HATCH	P.V. = POINT OF VERTICAL CURVATURE	P.W. = POINT OF WEDGE	P.W. = POINT OF WEDGE
A.I. = ADJ. INTERIOR	C.I. = CONC. INTERIOR	P.W. = POINT OF WEDGE	P.Y. = POINT OF YIELD	P.Y. = POINT OF YIELD
A.L. = ADJ. LINE	C.L. = CONC. LINE	P.Y. = POINT OF YIELD	P.Z. = POINT OF ZONE	P.Z. = POINT OF ZONE
A.M. = ADJ. MOUNTAIN	C.M. = CONC. MOUNTAIN	P.Z. = POINT OF ZONE	P.V. = POINT OF VERTICAL CURVATURE	P.V. = POINT OF VERTICAL CURVATURE
A.N. = ADJ. NORTH	C.N. = CONC. NORTH	P.V. = POINT OF VERTICAL CURVATURE	P.W. = POINT OF WEDGE	P.W. = POINT OF WEDGE
A.O. = ADJ. OFF	C.O. = CONC. OFF	P.W. = POINT OF WEDGE	P.Y. = POINT OF YIELD	P.Y. = POINT OF YIELD
A.P. = ADJ. OFF	C.P. = CONC. OFF	P.Y. = POINT OF YIELD	P.Z. = POINT OF ZONE	P.Z. = POINT OF ZONE
A.R. = ADJ. ROAD	C.R. = CONC. ROAD	P.Z. = POINT OF ZONE	P.V. = POINT OF VERTICAL CURVATURE	P.V. = POINT OF VERTICAL CURVATURE
A.S. = ADJ. SIDEWALK	C.S. = CONC. SIDEWALK	P.V. = POINT OF VERTICAL CURVATURE	P.W. = POINT OF WEDGE	P.W. = POINT OF WEDGE
A.T. = ADJ. TANGENCY	C.T. = CONC. TANGENCY	P.W. = POINT OF WEDGE	P.Y. = POINT OF YIELD	P.Y. = POINT OF YIELD
A.U. = ADJ. UPRIGHT	C.U. = CONC. UPRIGHT	P.Y. = POINT OF YIELD	P.Z. = POINT OF ZONE	P.Z. = POINT OF ZONE
A.V. = ADJ. VERTICAL	C.V. = CONC. VERTICAL	P.Z. = POINT OF ZONE	P.V. = POINT OF VERTICAL CURVATURE	P.V. = POINT OF VERTICAL CURVATURE
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A.Y. = ADJ. Y	C.Y. = CONC. Y	P.Y. = POINT OF YIELD	P.Z. = POINT OF ZONE	P.Z. = POINT OF ZONE
A.Z. = ADJ. Z	C.Z. = CONC. Z	P.Z. = POINT OF ZONE	P.V. = POINT OF VERTICAL CURVATURE	P.V. = POINT OF VERTICAL CURVATURE
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A.V. = ADJ. VERTICAL	C.V. = CONC. VERTICAL	P.Y. = POINT OF YIELD	P.Z. = POINT OF ZONE	P.Z. = POINT OF ZONE
A.W. = ADJ. WEDGE	C.W. = CONC. WEDGE	P.Z. = POINT OF ZONE	P.V. = POINT OF VERTICAL CURVATURE	P.V. = POINT OF VERTICAL CURVATURE
A.X. = ADJ. X	C.X. = CONC. X	P.V. = POINT OF VERTICAL CURVATURE	P.W. = POINT OF WEDGE	P.W. = POINT OF WEDGE
A.Y. = ADJ. Y	C.Y. = CONC. Y	P.W. = POINT OF WEDGE	P.Y. = POINT OF YIELD	P.Y. = POINT OF YIELD
A.Z. = ADJ. Z	C.Z. = CONC. Z	P.Y. = POINT OF YIELD	P.Z. = POINT OF ZONE	P.Z. = POINT OF ZONE
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A.C. = ADJ. CURB	C.C. = CONC. CURB	P.W. = POINT OF WEDGE	P.Y. = POINT OF YIELD	P.Y. = POINT OF YIELD



2 EXISTING CD2 COMMERCIAL MEDIUM DENSITY
1" = 30'-0"



1 PROPOSED CD2 COMMERCIAL MEDIUM DENSITY
1" = 30'-0"

*REFER TO SETBACK REGULATIONS TABLE AND BUILDING SECTIONS ON SHEET A00-01B

PERKINS + WILL
806 DOUGLAS ROAD
SUITE 300
CORAL GABLES, FLORIDA 33134

1212 LINCOLN ROAD

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INSPIRATIONAL LIVING
2200 BISCAYNE BLVD.
MIAMI, FLORIDA 33137

LANDSCAPE ARCHITECT
URBAN ROBOT LLC
420 LINCOLN ROAD
SUITE 600
MIAMI BEACH, FLORIDA
URBANROBOT.NET
LA 6666853

MEP
BR+A
2600 S. DOUGLAS ROAD
SUITE 1100
CORAL GABLES, FLORIDA

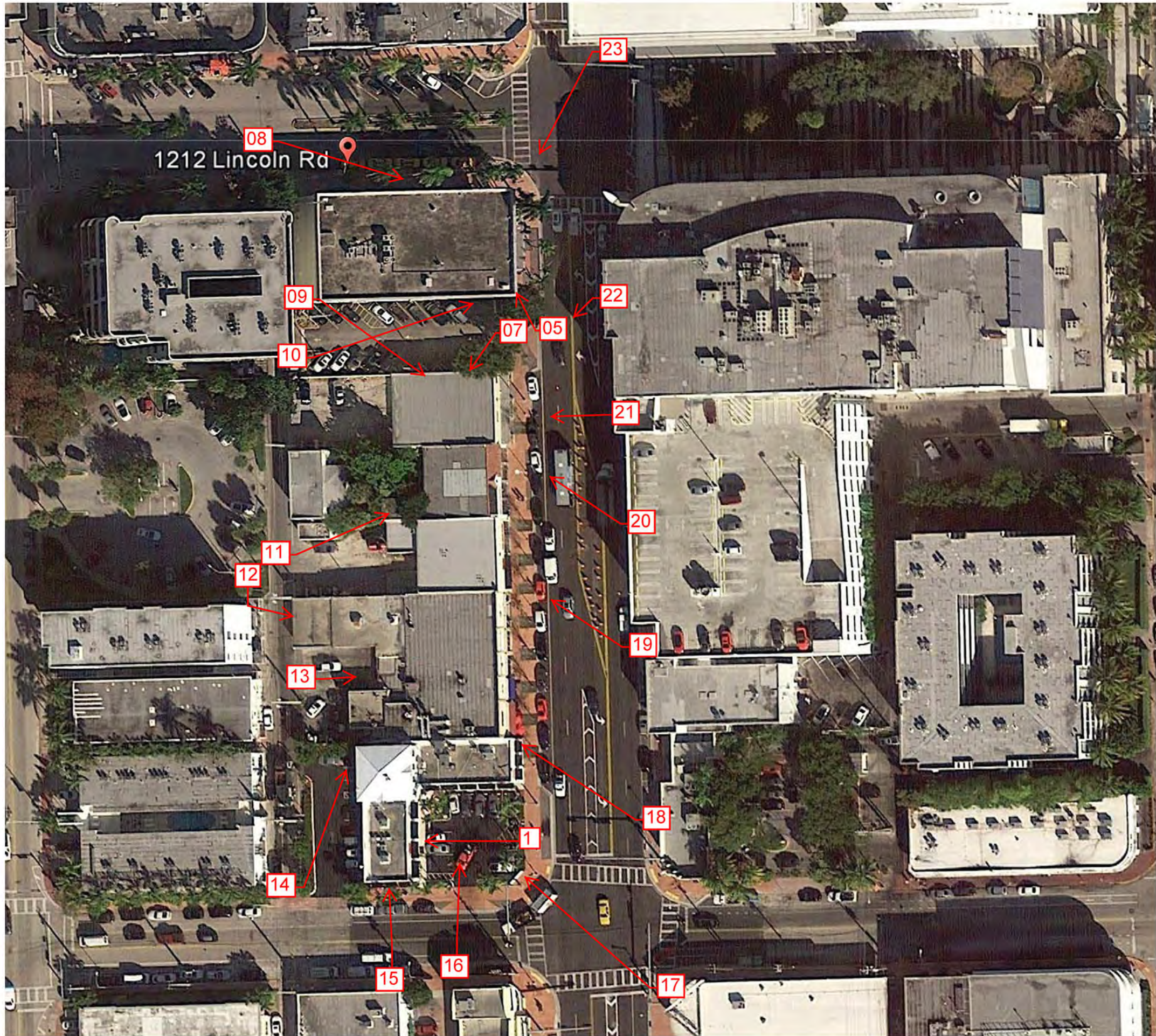
STRUCTURAL
YHCE ENGINEERING
12151 SW 128TH CT
SUITE 104
MIAMI, FLORIDA

**PLANNING BOARD
FINAL SUBMITTAL
04-06-2016**

ISSUED	ISSUE	DATE
Job Number	Author	9/10/14.000
Drawn	Checker	
Checked	Approver	
Approved		

ZONING AND VARIANCES

SHEET NUMBER
A00-01A



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33134

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LA 6666853

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12151 SW 128TH CT
SUITE 104
MIAMI, FLORIDA

**PLANNING BOARD
FINAL SUBMITTAL
04-06-2016**

Drawn	DATE
Job Number	810414.000
Drawn	Author
Checked	Checker
Approved	Approver

TITLE

**EXISTING BUILDING
KEY DIRECTIONAL
PLAN**

SHEET NUMBER

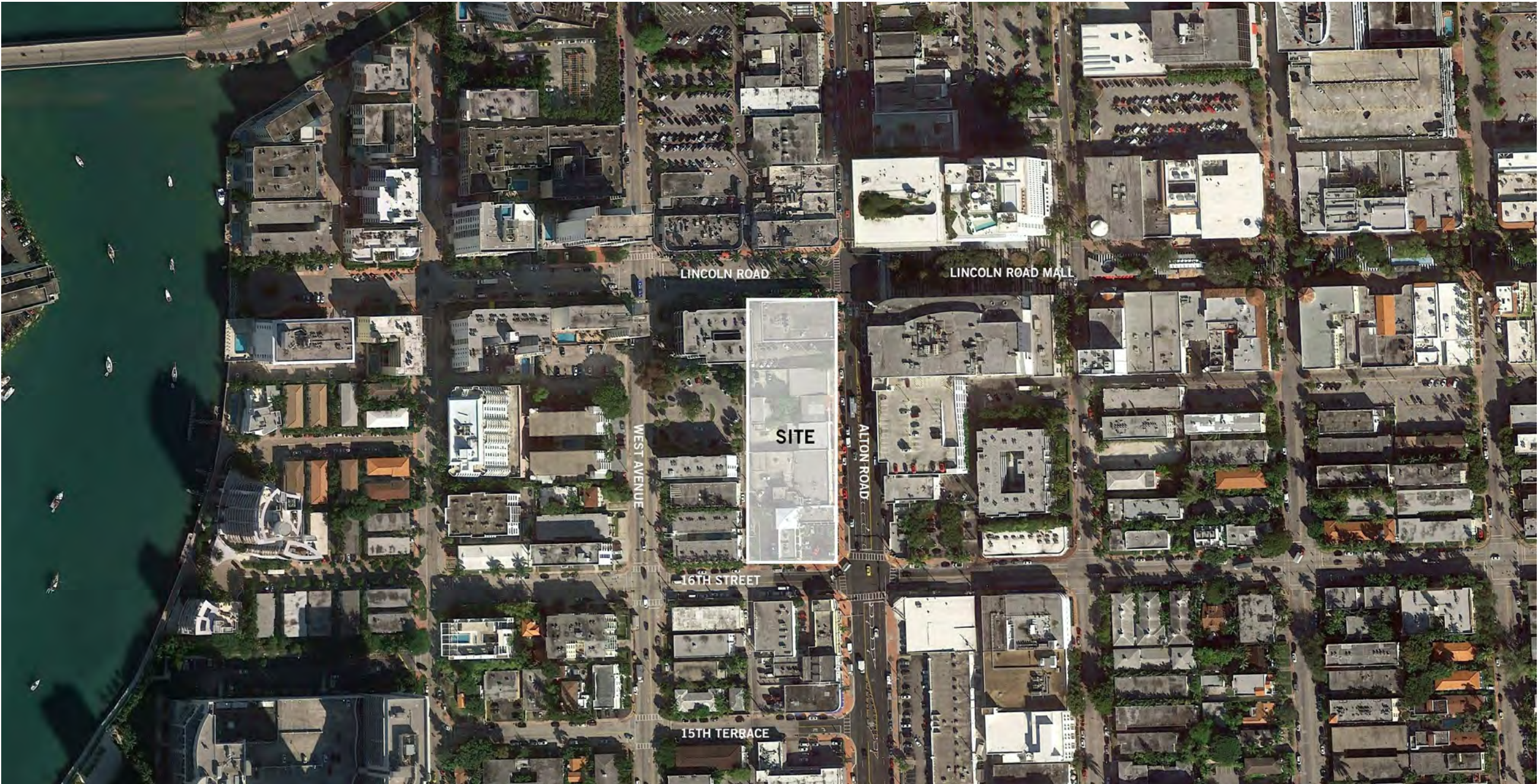
A00-03

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1212 LINCOLN

1212 LINCOLN ROAD
MIAMI BEACH, FLORIDA

PLANNING BOARD
FINAL SUBMITTAL
04-06-2016



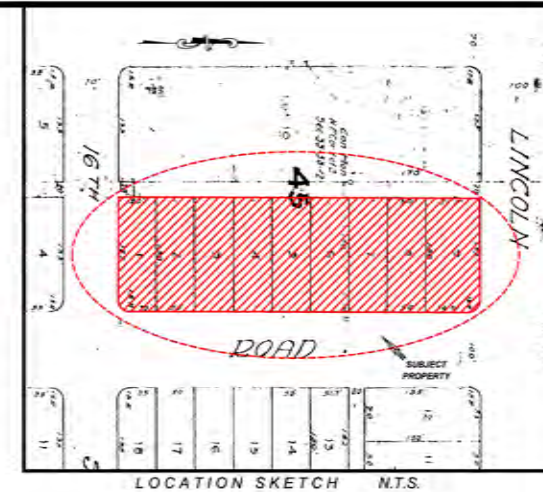
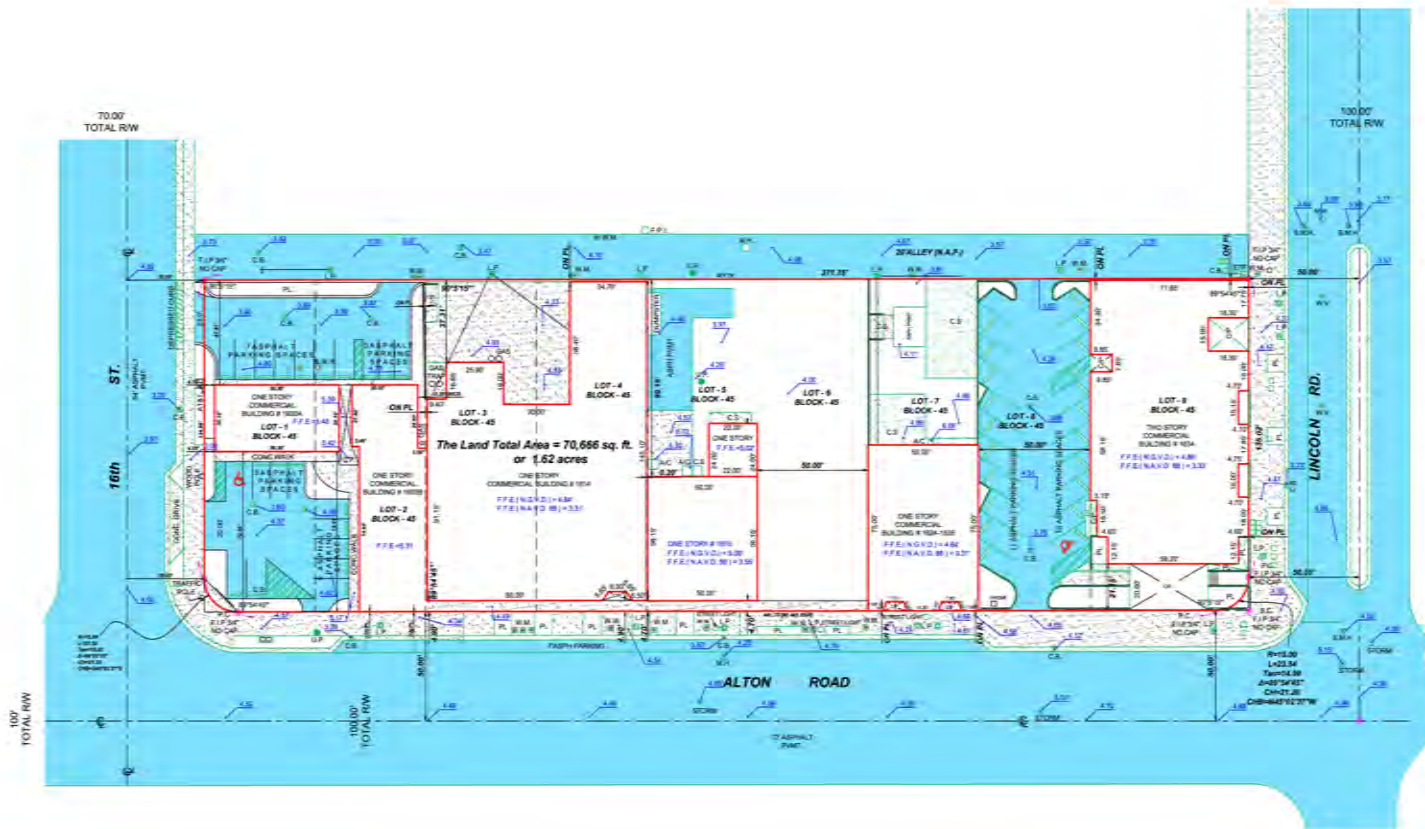
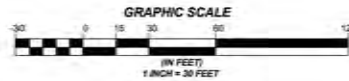
1355 NW 37 AV SUITE 200
MIAMI, FLORIDA 33172
TELEPHONE: (305) 264-2559
FAX: (305) 254-0229

Nova Surveyors Inc.
LAND SURVEYORS

SURVEY No. 14-00000224

SHEET No. 1 OF 1

BOUNDARY SURVEY



LEGAL DESCRIPTION:

SURVEY OF LOT 1-9, BLOCK 45, OF COMMERCIAL SUBDIVISION
ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 8,
PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

1614-1634 ALTON RD
MIAMI BEACH, FL 33139

CERTIFICATIONS:

ARRP MIAMI, LLC
ARRP MIAMI II, LLC

SURVEYOR'S NOTES:

- 1) IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.
- 2) ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929. ELEVATION 3.04 FEET OF N.G.V.D. OF 1929.
- 3) FINISH FLOOR ELEVATIONS ALSO SHOWN IN NAVD 88.
- 4) THIS IS A SPECIFIC PURPOSE SURVEY.

I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-4, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

LAND TOTAL AREA
70,666 SQ. FT. OR 1.62 ACRES

BY: GEORGE IBARRA (DATE OF FIELD WORK)
PROFESSIONAL LAND SURVEYOR NO. : 2534
STATE OF FLORIDA
FIRM L.B. # 5044

(VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR)

REVISED ON: _____

REVISED ON: _____

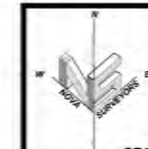
LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEYS):

- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDS INFLUENCING IF ANY AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO EASEMENTS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTION PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEYOR MAKES A DRAWING AND A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SMALL SCALE AND OR NOT TO SCALE.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE NOTED.
- "THE TERM ENCROACHMENT" MEANS VISIBLE ON AND ABOVE GROUND ENCROACHMENT.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE OF SUBMITTING PLAT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL, FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTION, UNLESS OTHERWISE NOTED; THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
- THE FINAL FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN ZONE "AE" COMMUNITY PANELSUFFIX: 1205550000, DATE OF FIRM: 08/10/09.
- BASE FLOOD ELEVATION: 8 FEET.

ABBREVIATIONS AND MEANINGS

A = A/C	C = CONCRETE	CONC. = CONCRETE	CONC. = CONCRETE	CONC. = CONCRETE	CONC. = CONCRETE
A/C = AIR CONDITIONING	C = CONCRETE	CONC. = CONCRETE	CONC. = CONCRETE	CONC. = CONCRETE	CONC. = CONCRETE
A/C = AIR CONDITIONING	C = CONCRETE	CONC. = CONCRETE	CONC. = CONCRETE	CONC. = CONCRETE	CONC. = CONCRETE
A/C = AIR CONDITIONING	C = CONCRETE	CONC. = CONCRETE	CONC. = CONCRETE	CONC. = CONCRETE	CONC. = CONCRETE
A/C = AIR CONDITIONING	C = CONCRETE	CONC. = CONCRETE	CONC. = CONCRETE	CONC. = CONCRETE	CONC. = CONCRETE
A/C = AIR CONDITIONING	C = CONCRETE	CONC. = CONCRETE	CONC. = CONCRETE	CONC. = CONCRETE	CONC. = CONCRETE
A/C = AIR CONDITIONING	C = CONCRETE	CONC. = CONCRETE	CONC. = CONCRETE	CONC. = CONCRETE	CONC. = CONCRETE
A/C = AIR CONDITIONING	C = CONCRETE	CONC. = CONCRETE	CONC. = CONCRETE	CONC. = CONCRETE	CONC. = CONCRETE
A/C = AIR CONDITIONING	C = CONCRETE	CONC. = CONCRETE	CONC. = CONCRETE	CONC. = CONCRETE	CONC. = CONCRETE
A/C = AIR CONDITIONING	C = CONCRETE	CONC. = CONCRETE	CONC. = CONCRETE	CONC. = CONCRETE	CONC. = CONCRETE

M = MUD	M = MUD	M = MUD	M = MUD	M = MUD	M = MUD
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M = MUD	M = MUD	M = MUD	M = MUD	M = MUD	M = MUD



SURVEY INCLUDED FOR REFERENCE ONLY

PERKINS + WILL

806 DOUGLAS ROAD
SUITE 300
CORAL GABLES, FLORIDA
33134

1212
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LANDSCAPE ARCHITECT

URBAN ROBOT LLC

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URBANROBOT.NET
LA 6666853

MEP

BR+A

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STRUCTURAL

YHCE ENGINEERING

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SUITE 104
MIAMI, FLORIDA

**PLANNING BOARD
FINAL SUBMITTAL
04-06-2016**

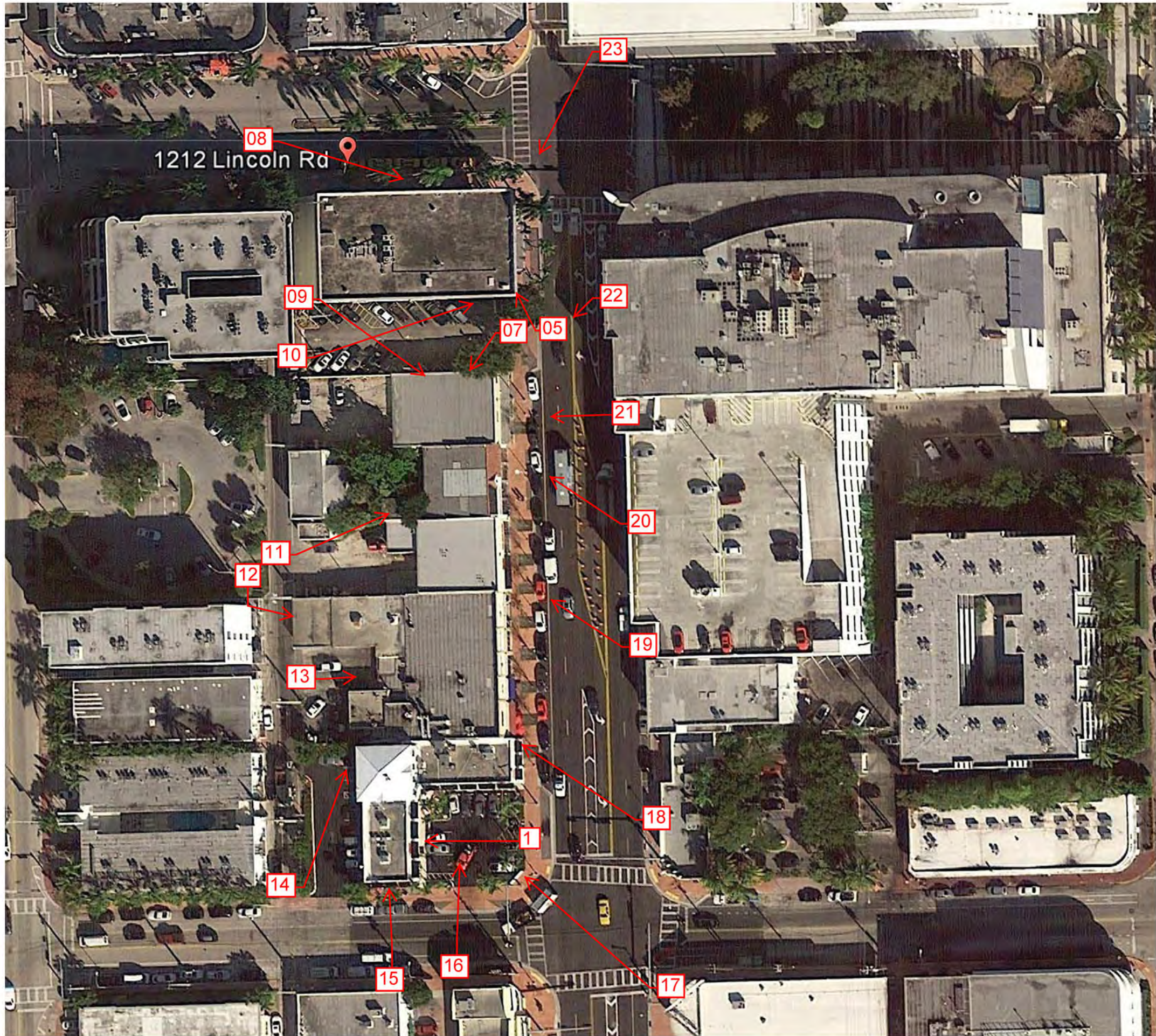
ISSUE	DATE
Job Number	810414.000
Drawn	Author
Checked	Checker
Approved	Approver
TITLE	

SURVEY

SHEET NUMBER

SUR-01

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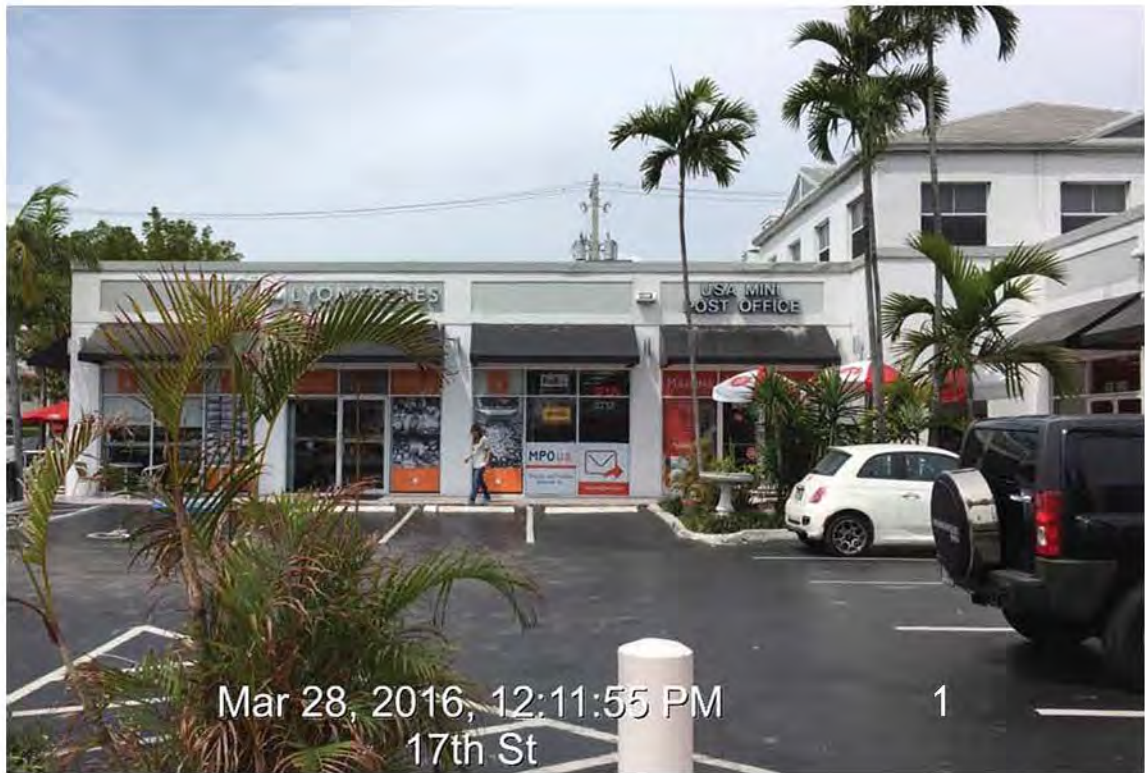
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**EXISTING BUILDING
KEY DIRECTIONAL
PLAN**

SHEET NUMBER

A00-03

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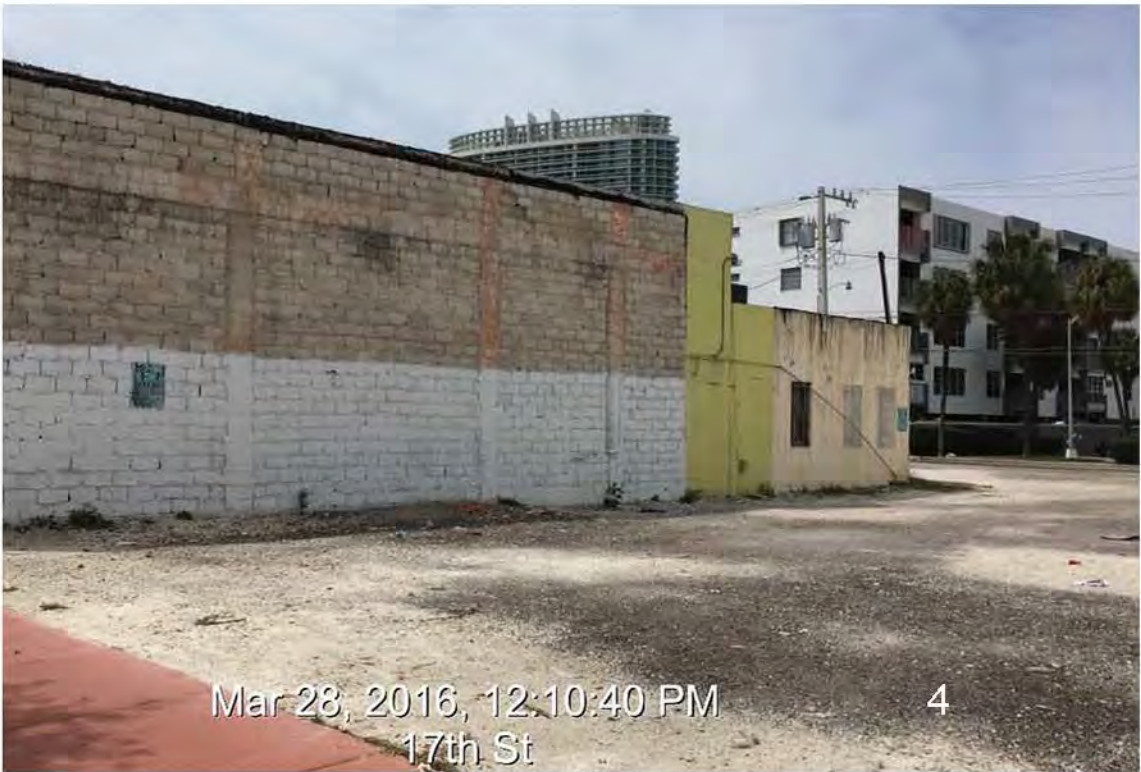
ALTON ROAD



ALTON ROAD



ALTON ROAD



ALTON ROAD

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SUITE 600
MIAMI BEACH, FLORIDA
URBANROBOT.NET
LA 6666853

MEP

BR+A
2600 S. DOUGLAS ROAD
SUITE 1100
CORAL GABLES, FLORIDA

STRUCTURAL

YHCE ENGINEERING
12151 SW 128TH CT
SUITE 104
MIAMI, FLORIDA

**PLANNING BOARD
FINAL SUBMITTAL
04-06-2016**

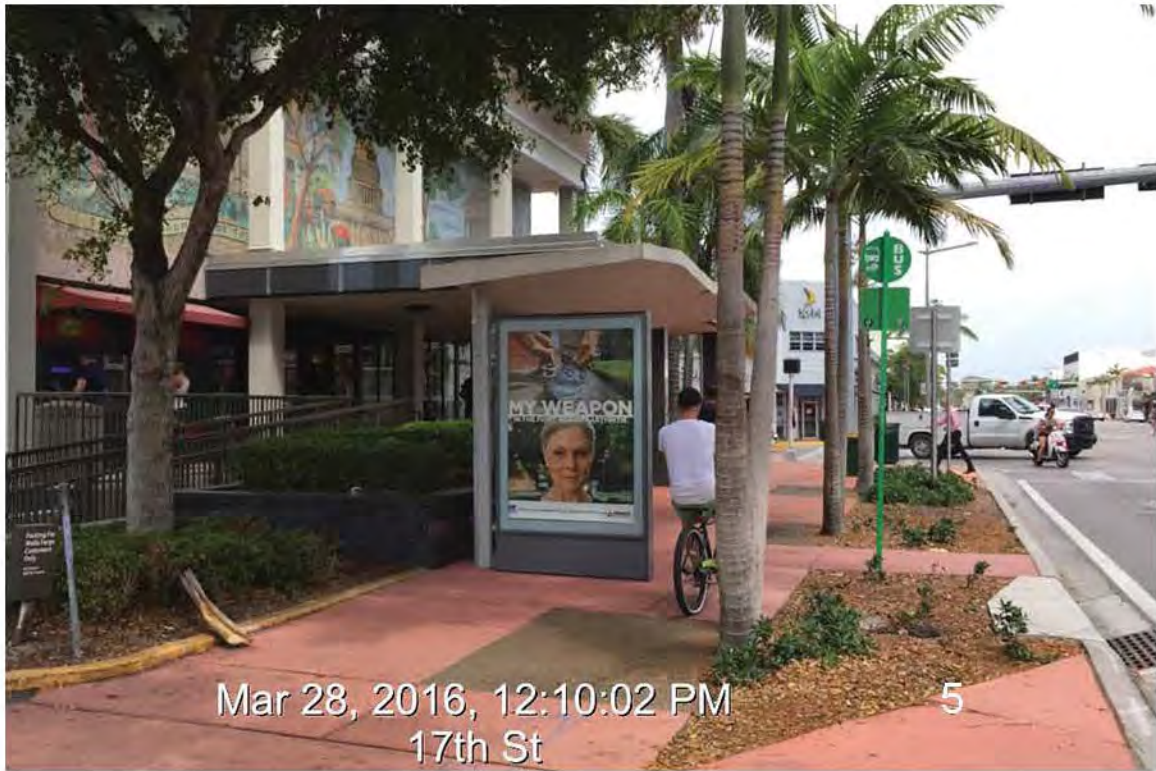
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Drawn	Author	
Checked	Checker	
Approved	Approver	
TITLE		

**EXISTING BUILDING
SITE PHOTOS**

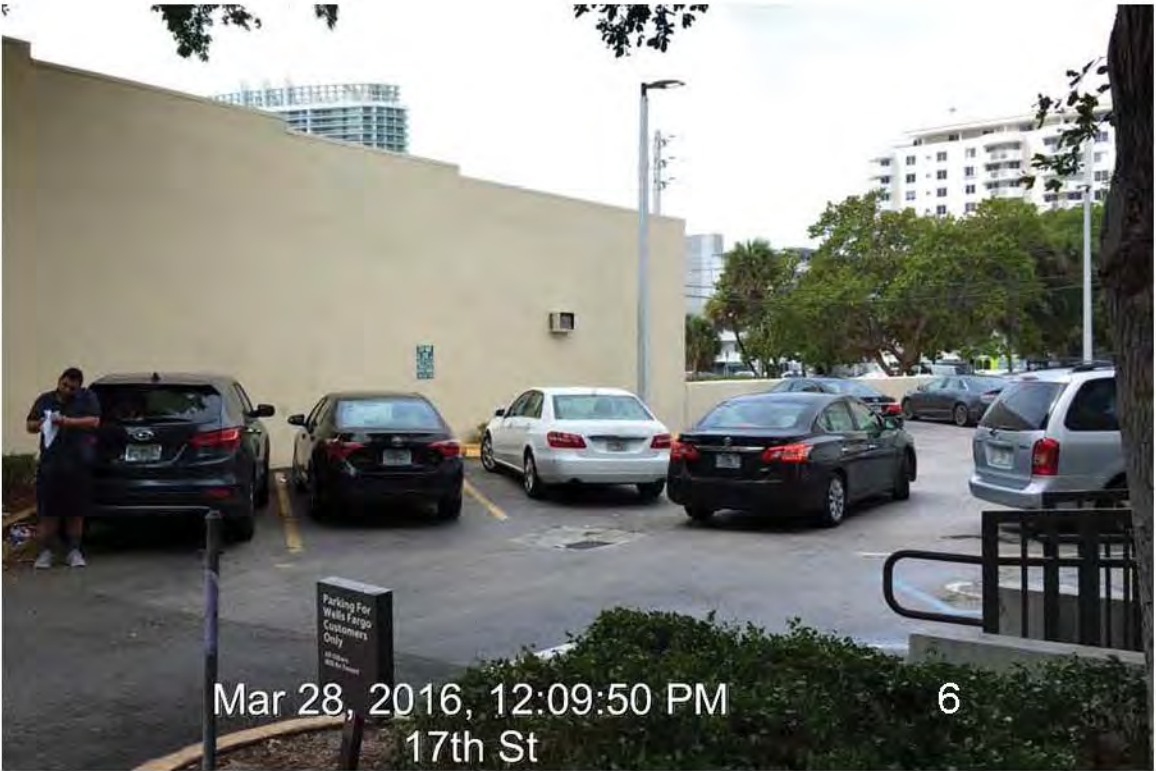
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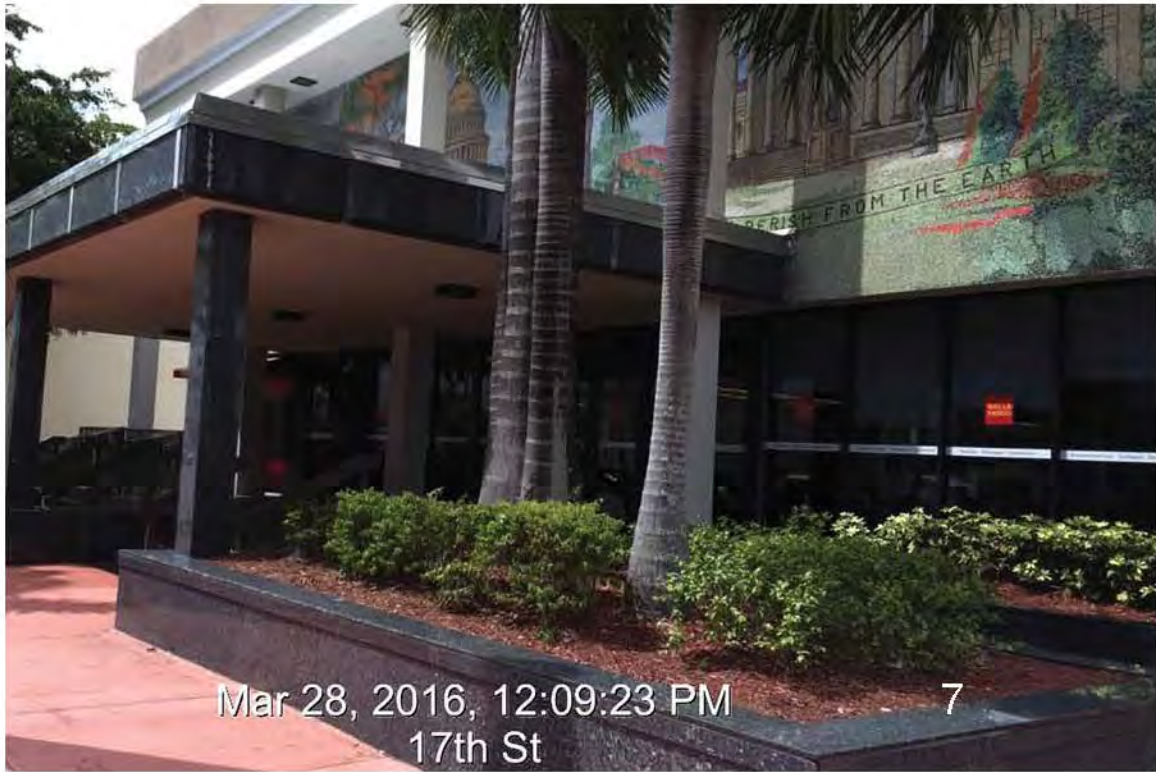
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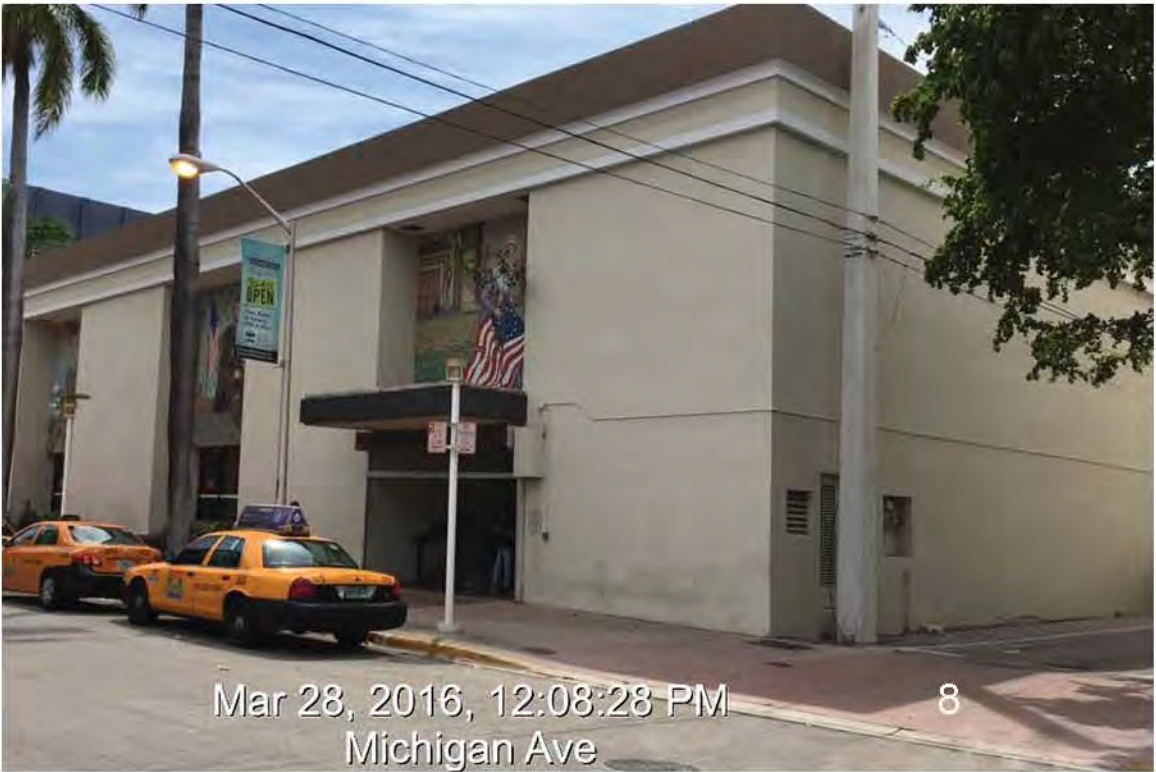
ALTON ROAD



ALTON ROAD



ALTON ROAD



LINCOLN ROAD (WEST OF ALTON RD)

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+ WILL**

806 DOUGLAS ROAD
SUITE 300
CORAL GABLES, FLORIDA
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LINCOLN ROAD**

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LANDSCAPE ARCHITECT

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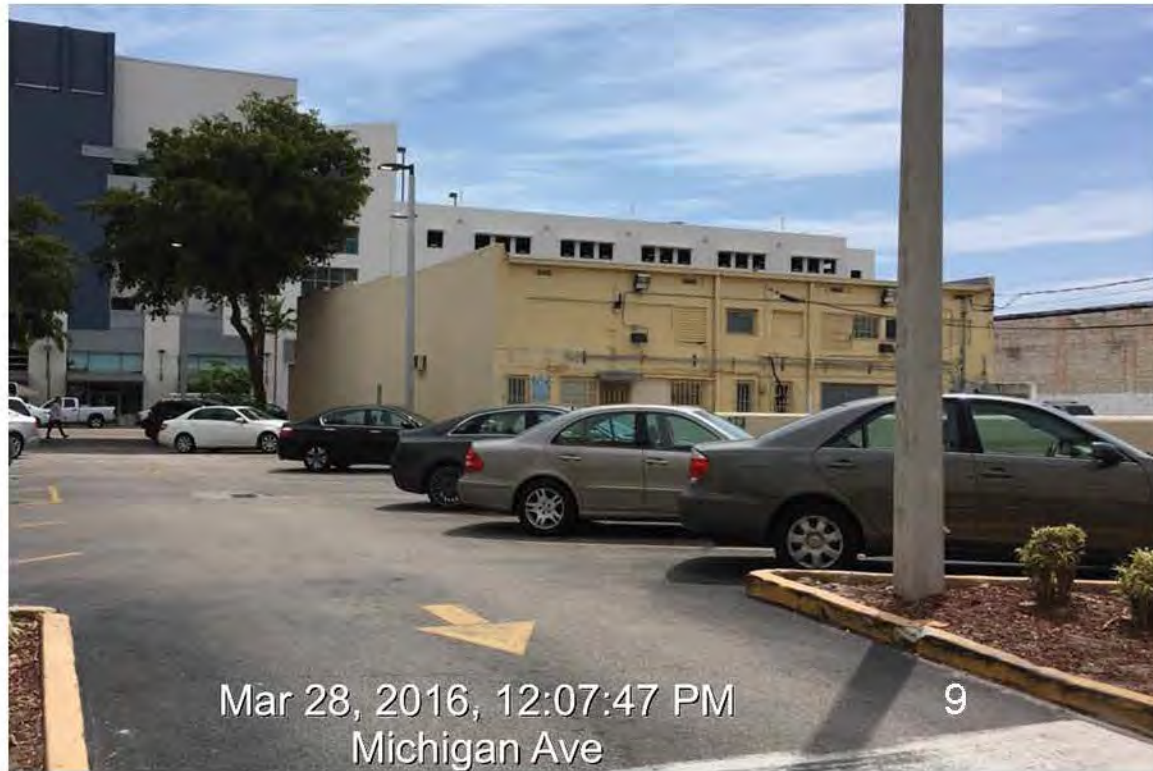
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Drawn	Author	
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Approved	Approver	
TITLE		

**EXISTING BUILDING
SITE PHOTOS**

SHEET NUMBER

A00-03B

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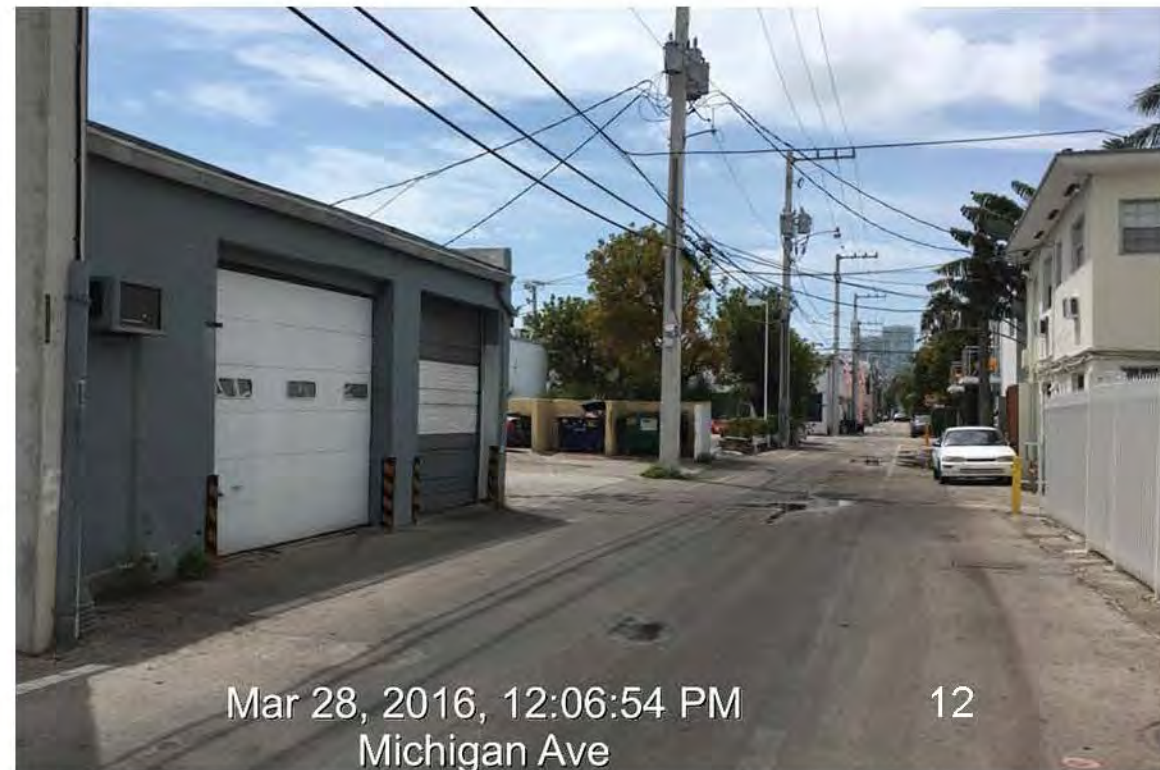
ALTON COURT



ALTON COURT



ALTON COURT



ALTON COURT

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Drawn	Author	
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TITLE		

EXISTING BUILDING
SITE PHOTOS

SHEET NUMBER

A00-03C

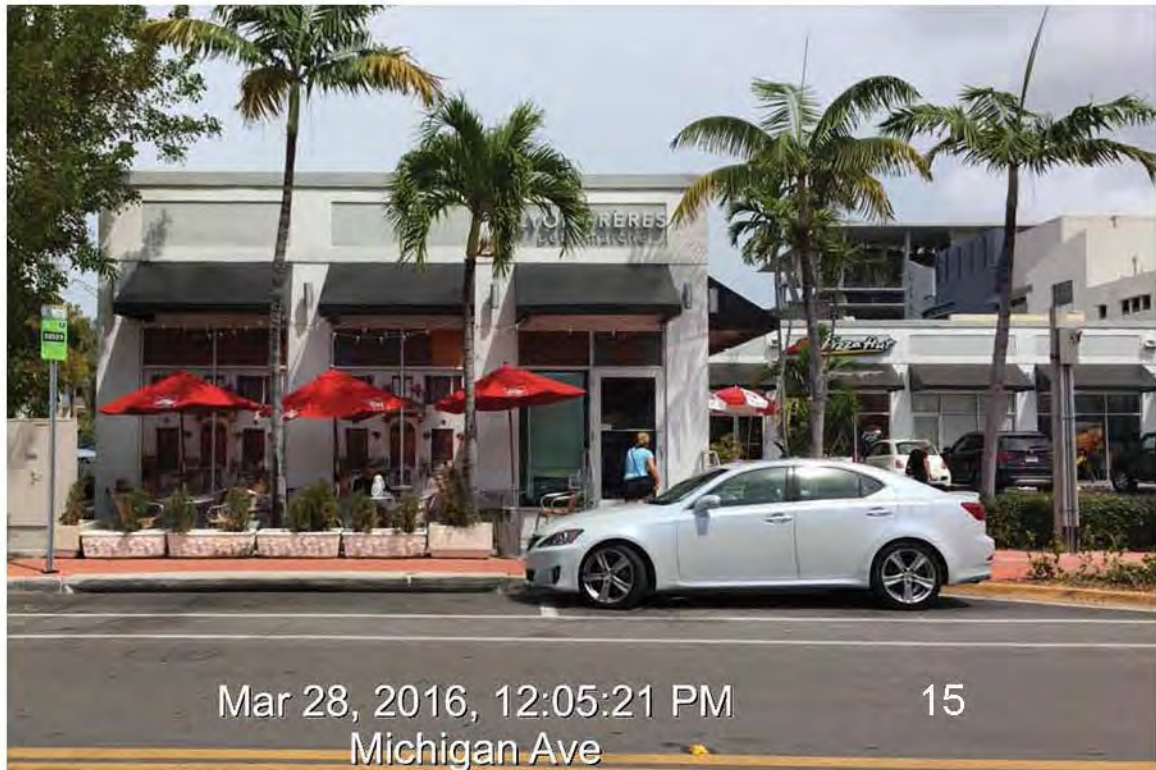
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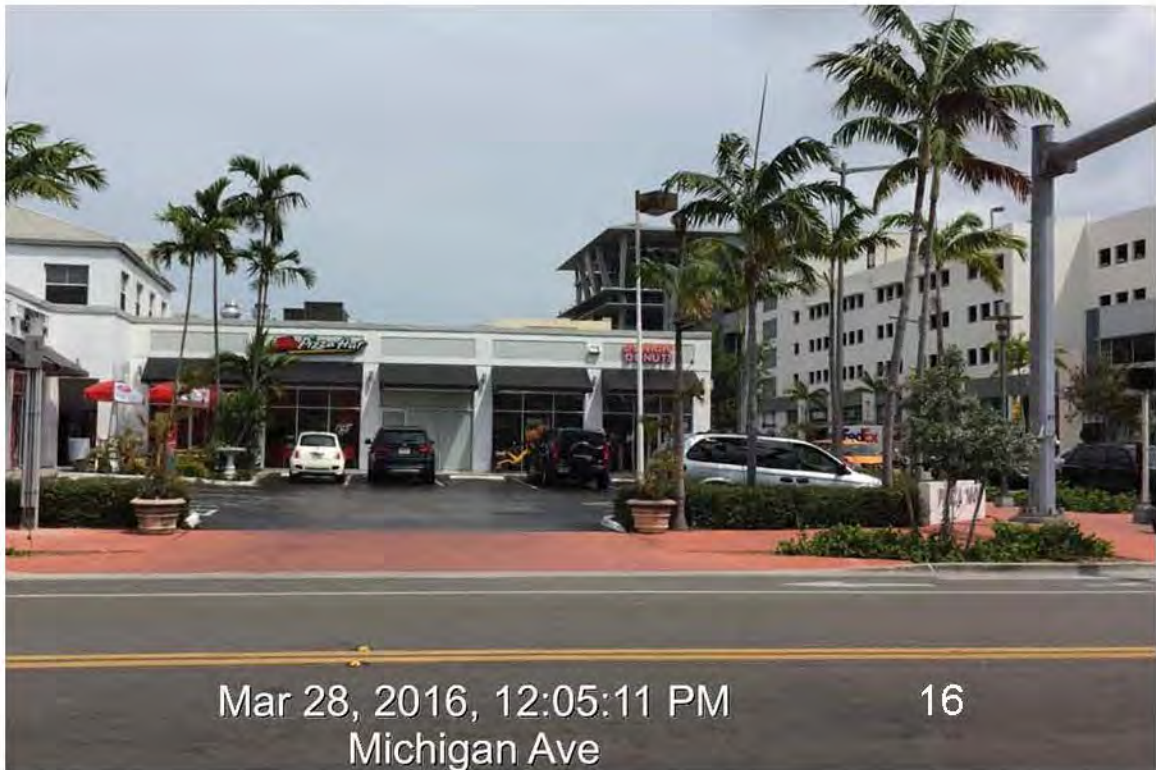
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ALTON COURT



Mar 28, 2016, 12:05:45 PM 14
Michigan Ave
ALTON COURT



Mar 28, 2016, 12:05:21 PM 15
Michigan Ave
ALTON COURT



Mar 28, 2016, 12:05:11 PM 16
Michigan Ave
ALTON COURT

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SUITE 104
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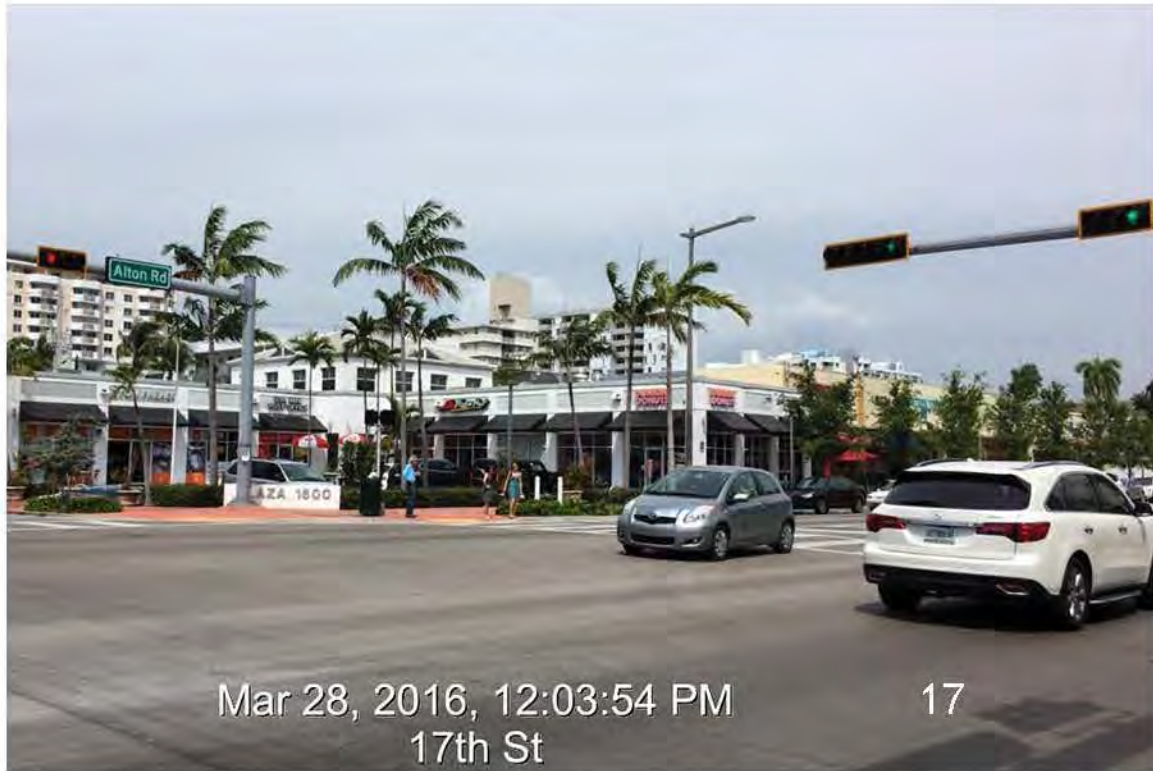
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Approved	Approver	
TITLE		

**EXISTING BUILDING
SITE PHOTOS**

SHEET NUMBER

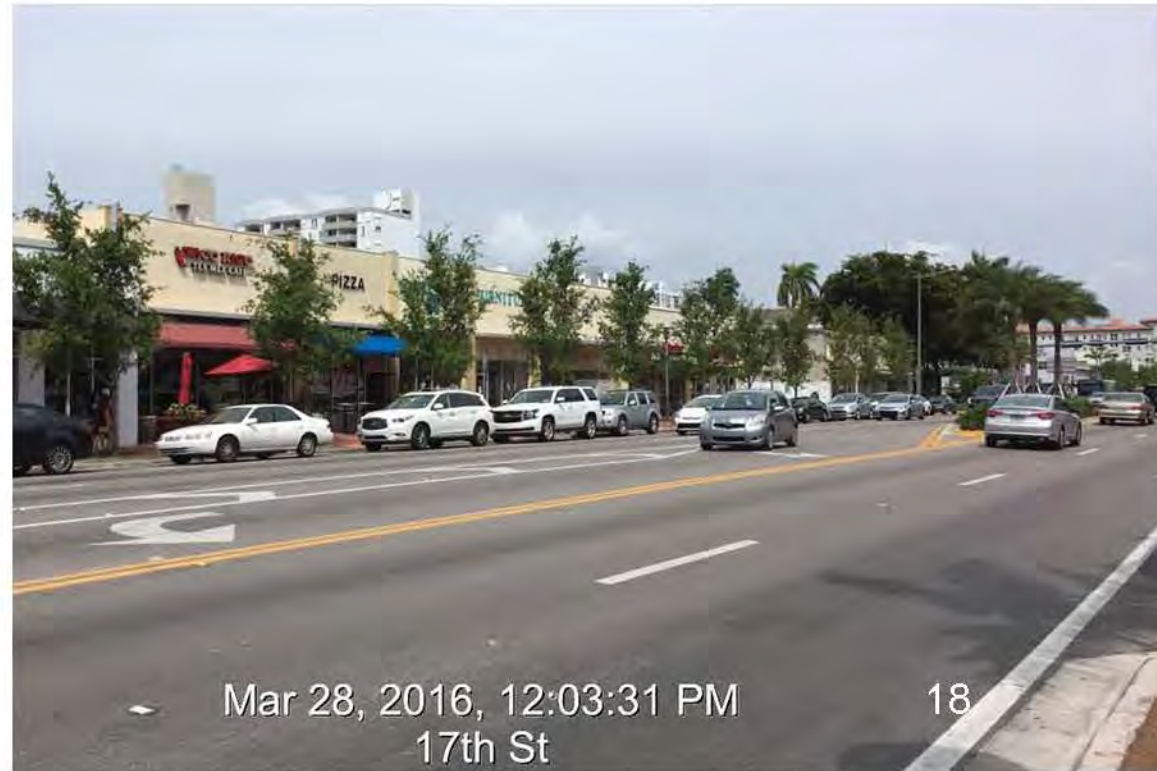
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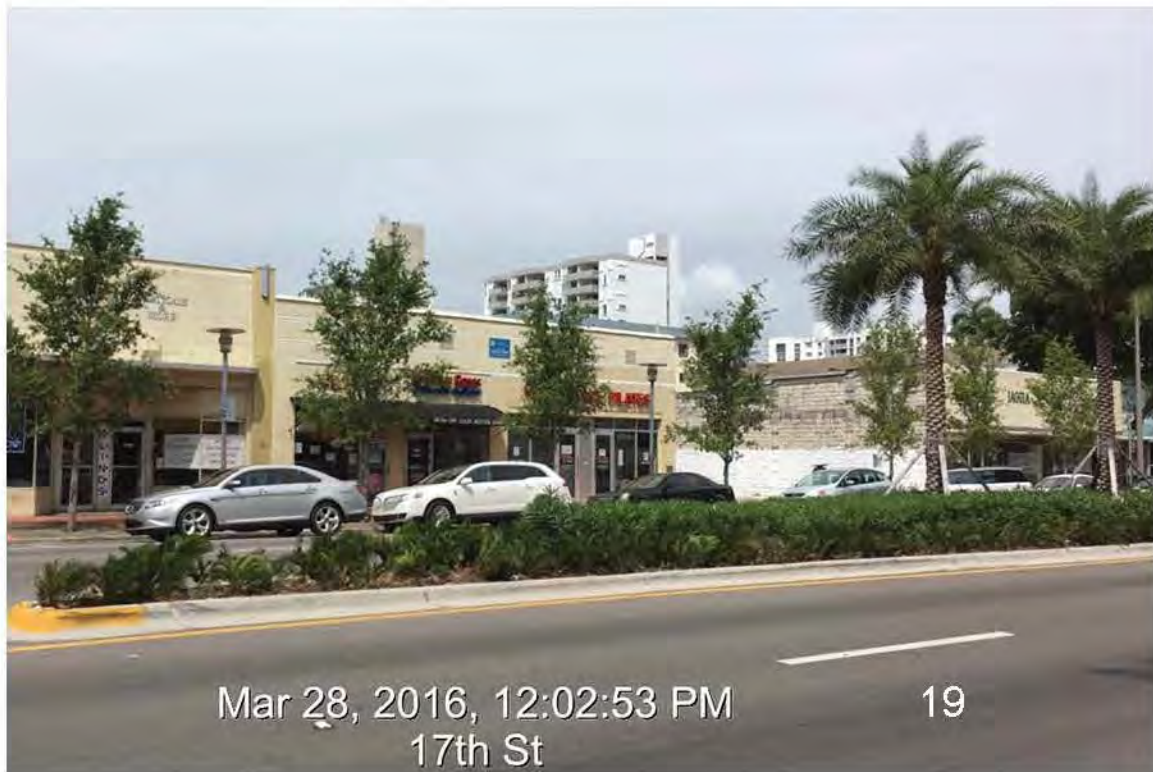
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ALTON ROAD



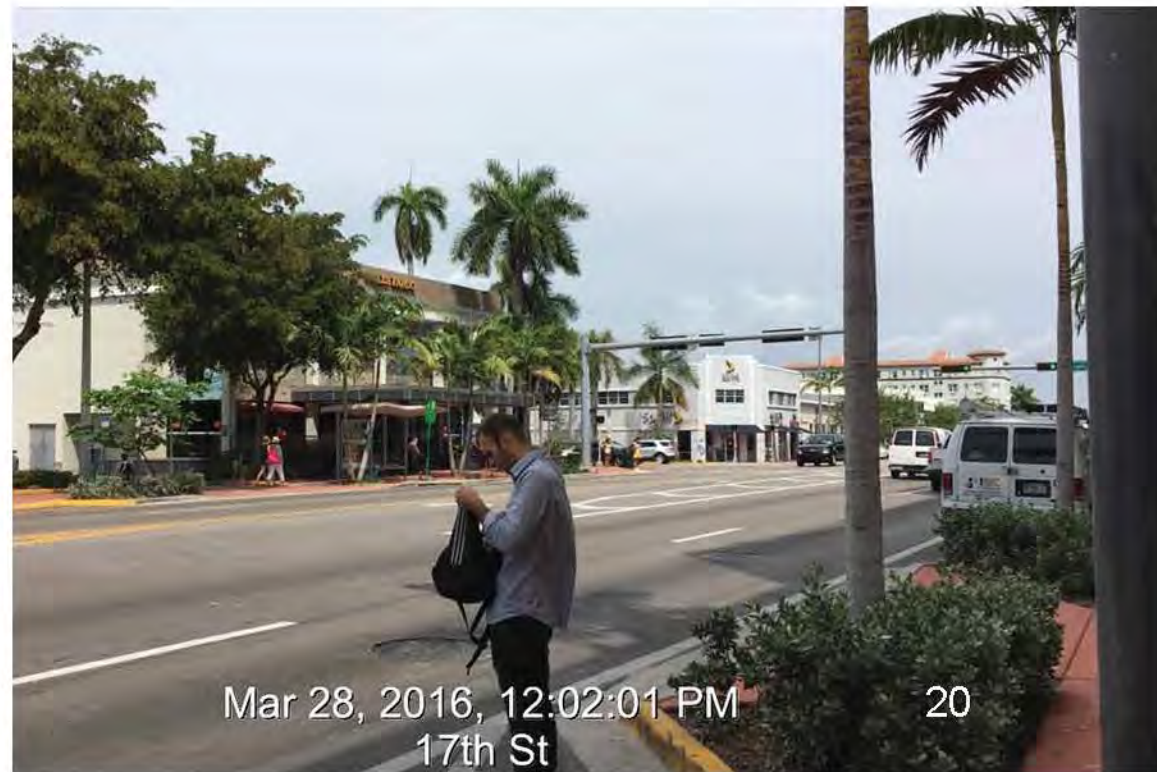
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17th St

ALTON ROAD



Mar 28, 2016, 12:02:53 PM 19
17th St

ALTON ROAD



Mar 28, 2016, 12:02:01 PM 20
17th St

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MIAMI, FLORIDA

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FINAL SUBMITTAL
04-06-2016**

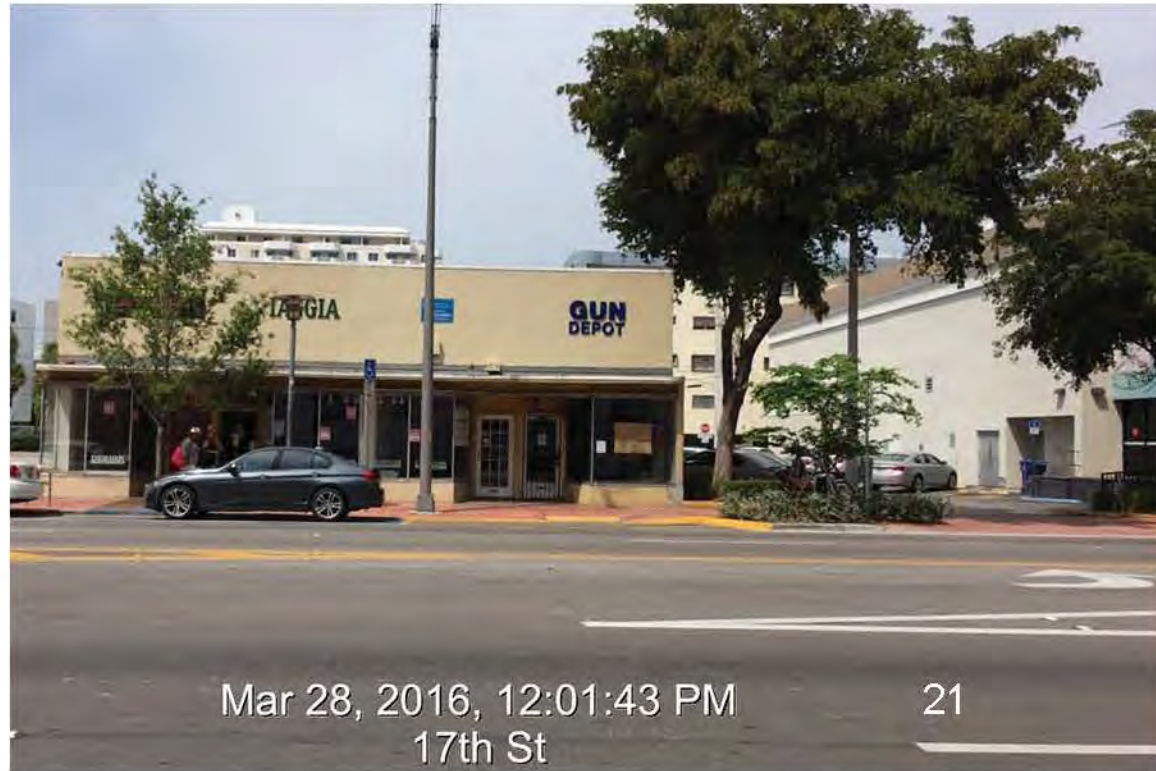
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Drawn	Author	
Checked	Checker	
Approved	Approver	
TITLE		

**EXISTING BUILDING
SITE PHOTOS**

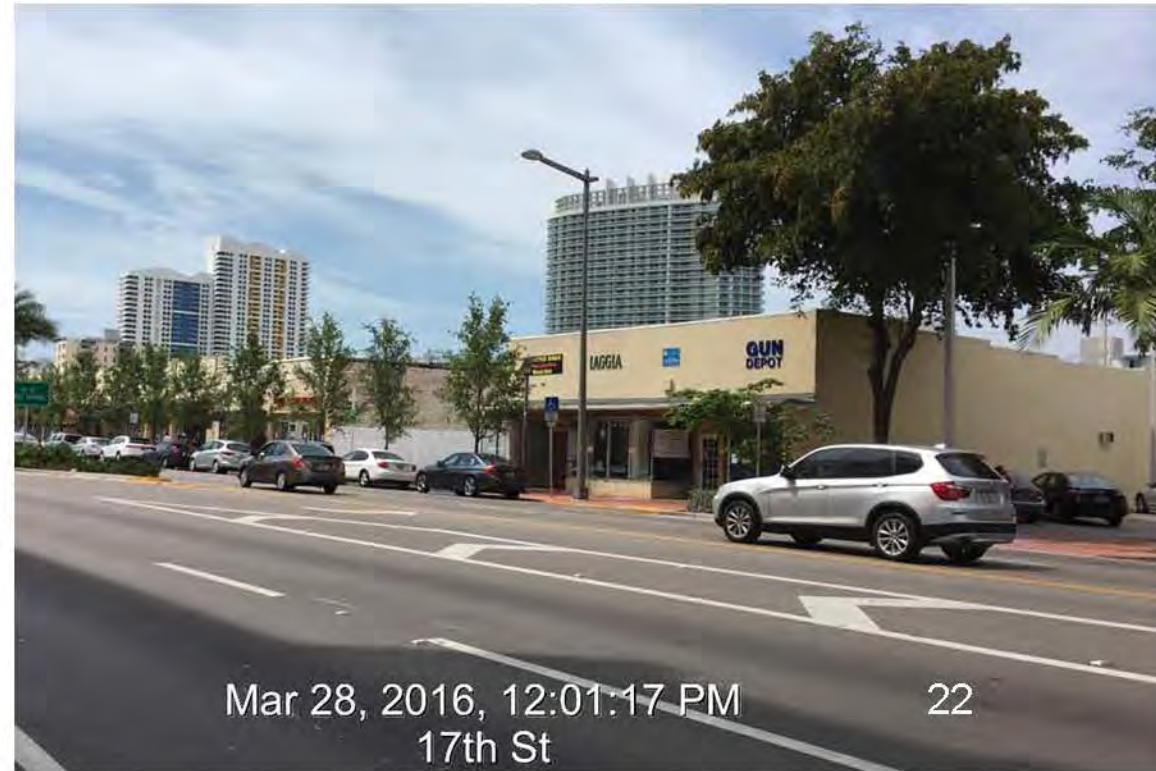
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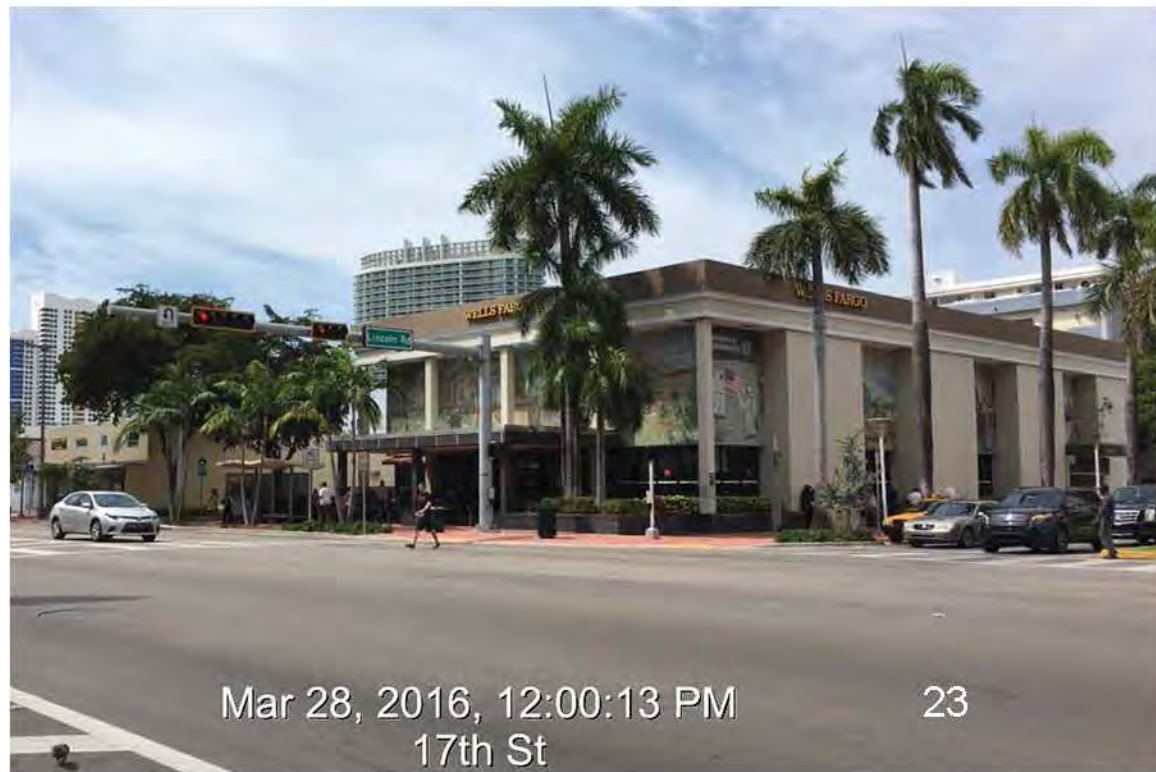
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04-06-2016**

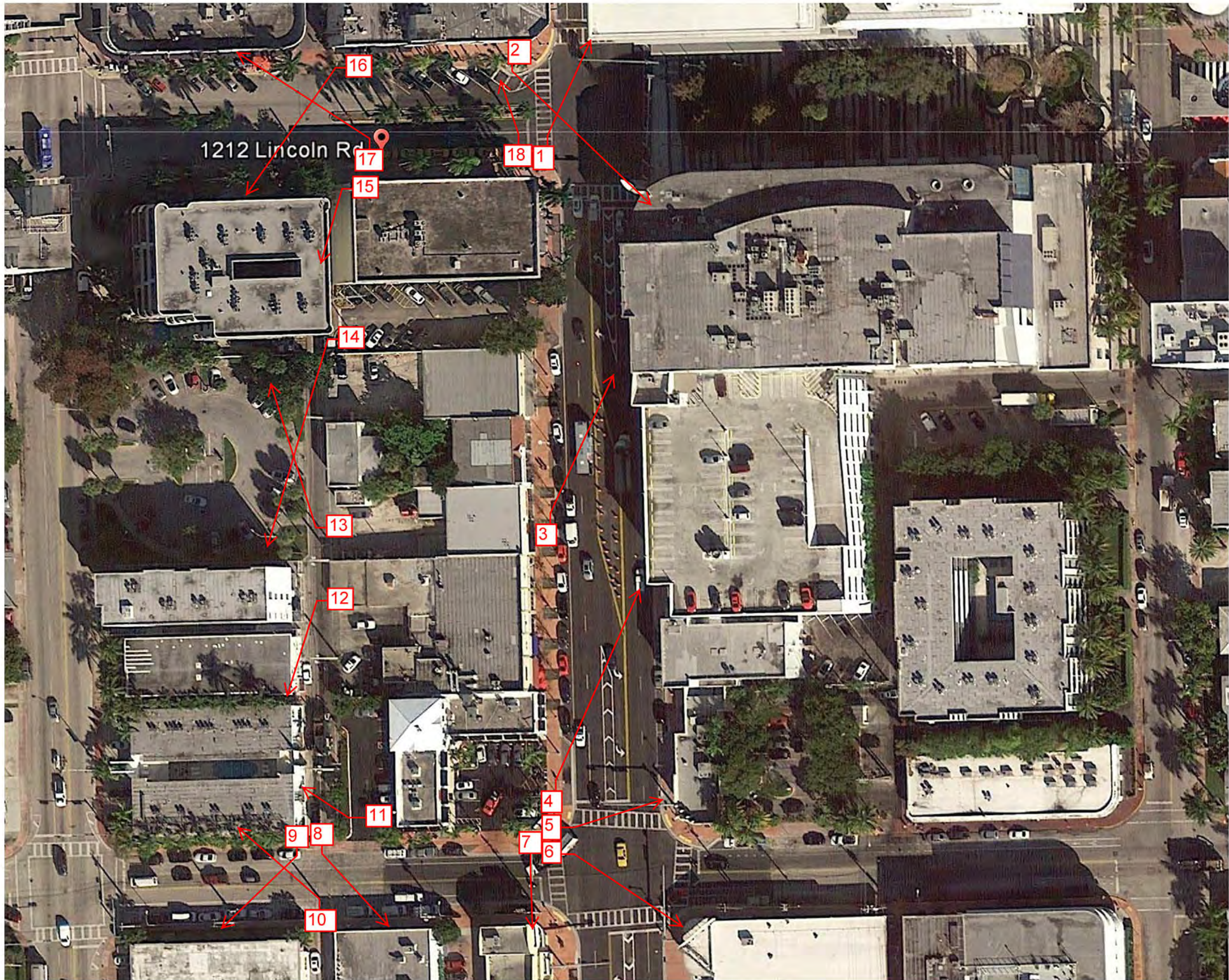
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Job Number	810414.000	
Drawn	Author	
Checked	Checker	
Approved	Approver	
TITLE		

**EXISTING BUILDING
SITE PHOTOS**

SHEET NUMBER

A00-03F

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**PLANNING BOARD
FINAL SUBMITTAL
04-06-2016**

Drawn	DATE
Job Number	80414.000
Drawn	Author
Checked	Checker
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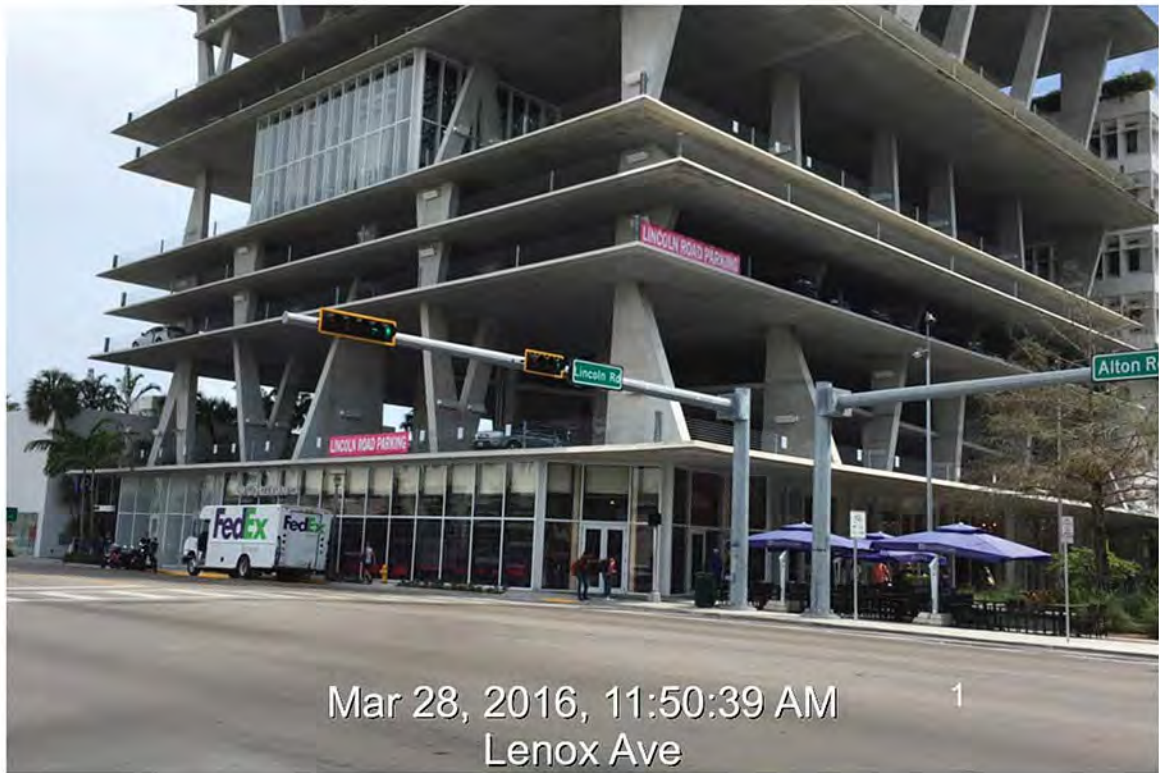
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**EXISTING CONTEXT
KEY DIRECTIONAL
PLAN**

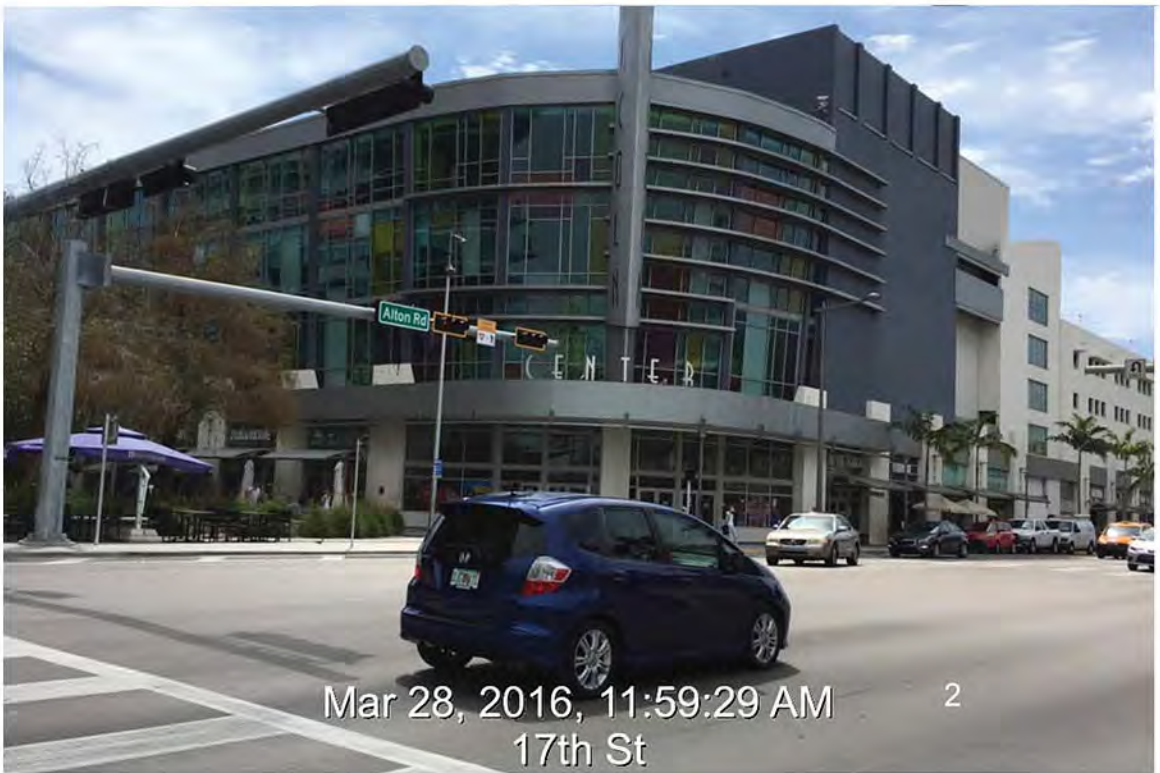
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A00-04

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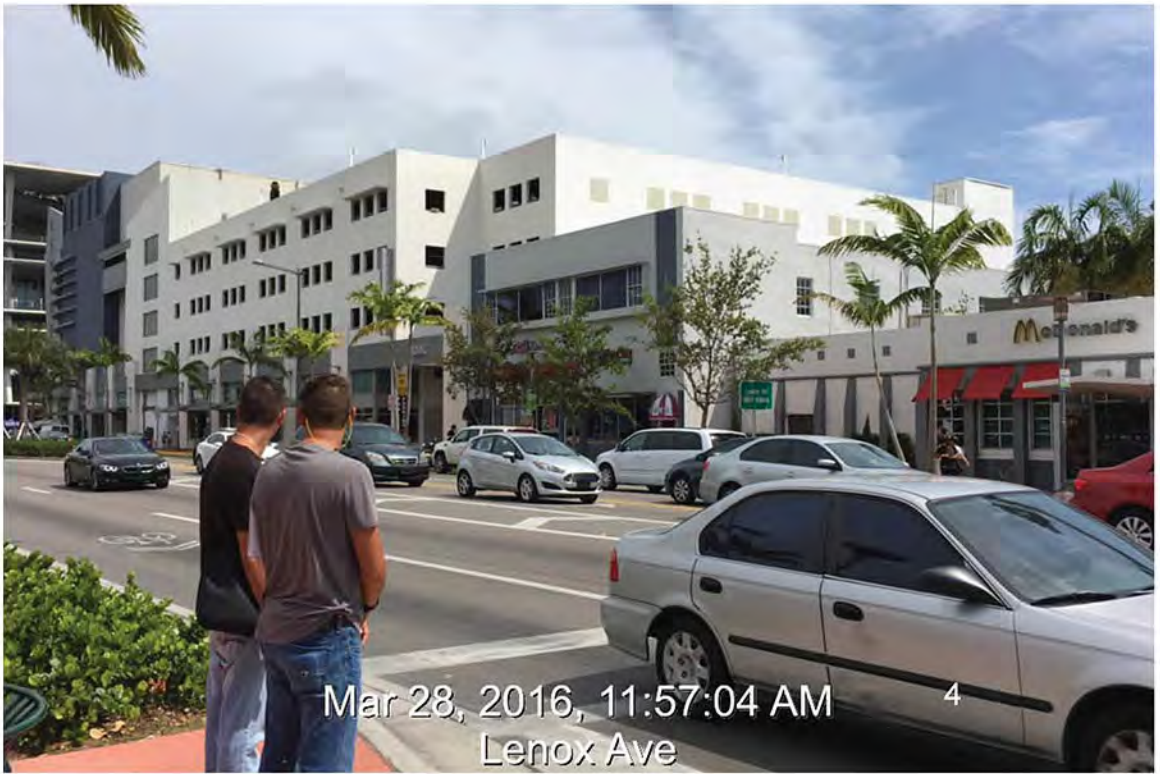
ALTON ROAD



ALTON ROAD



ALTON ROAD



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SUITE 104
MIAMI, FLORIDA

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FINAL SUBMITTAL
04-06-2016**

USER	ROLE	DATE
Job Number	80414.000	
Drawn	Author	
Checked	Checker	
Approved	Approver	
TITLE		

**EXISTING CONTEXT
SITE PHOTOS**

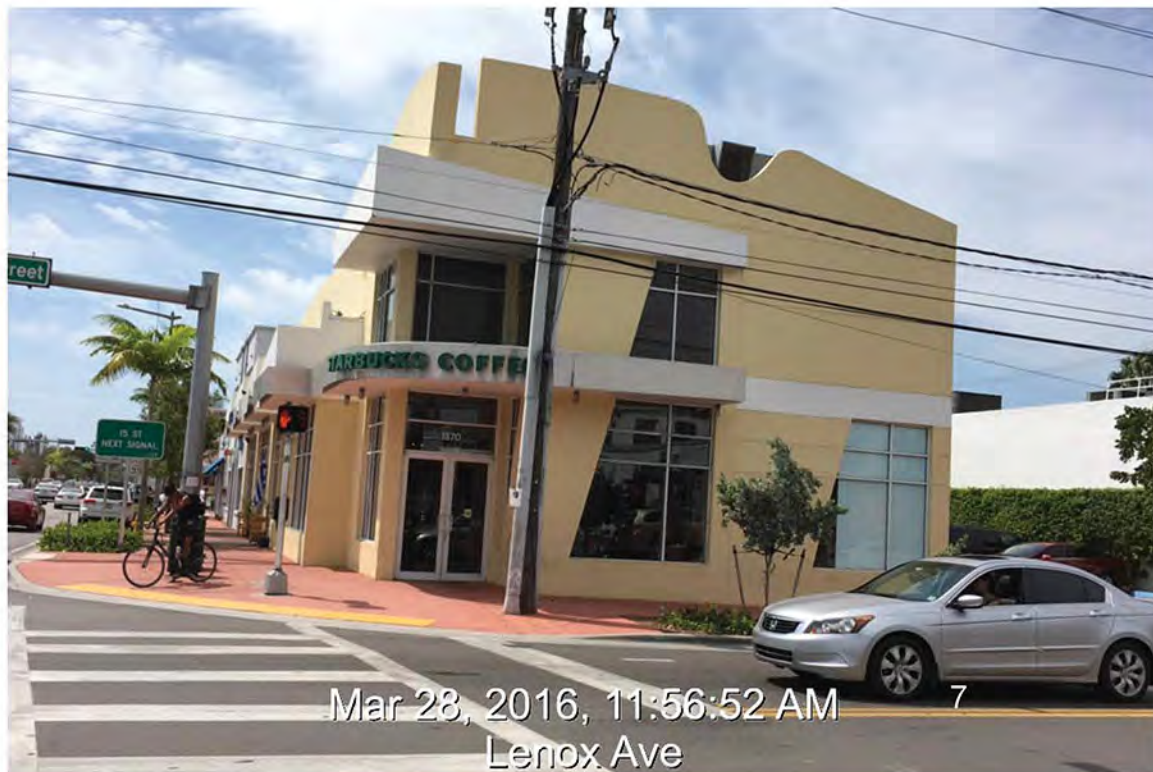
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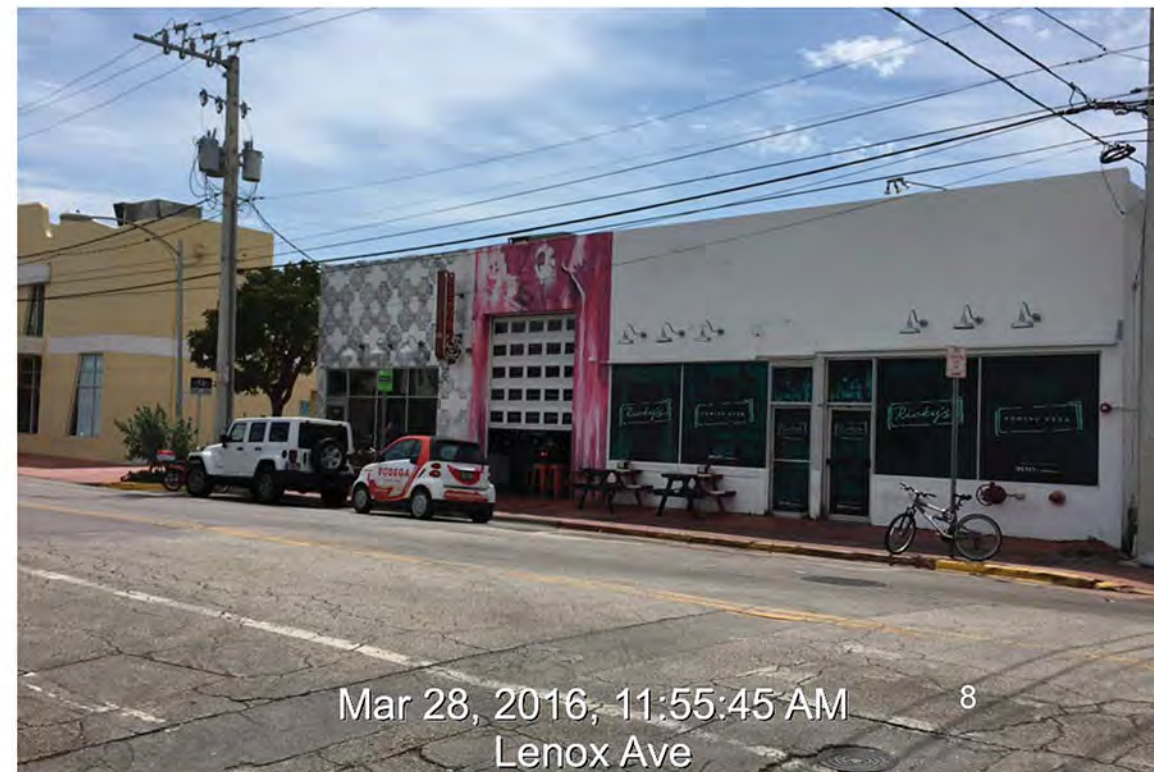
ALTON/16TH STREET



ALTON/16TH STREET



ALTON/16TH STREET



16TH STREET

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SUITE 104
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DATE	WORK	DATE
Job Number	810414.000	
Drawn	Author	
Checked	Checker	
Approved	Approver	
TITLE		

EXISTING CONTEXT
SITE PHOTOS

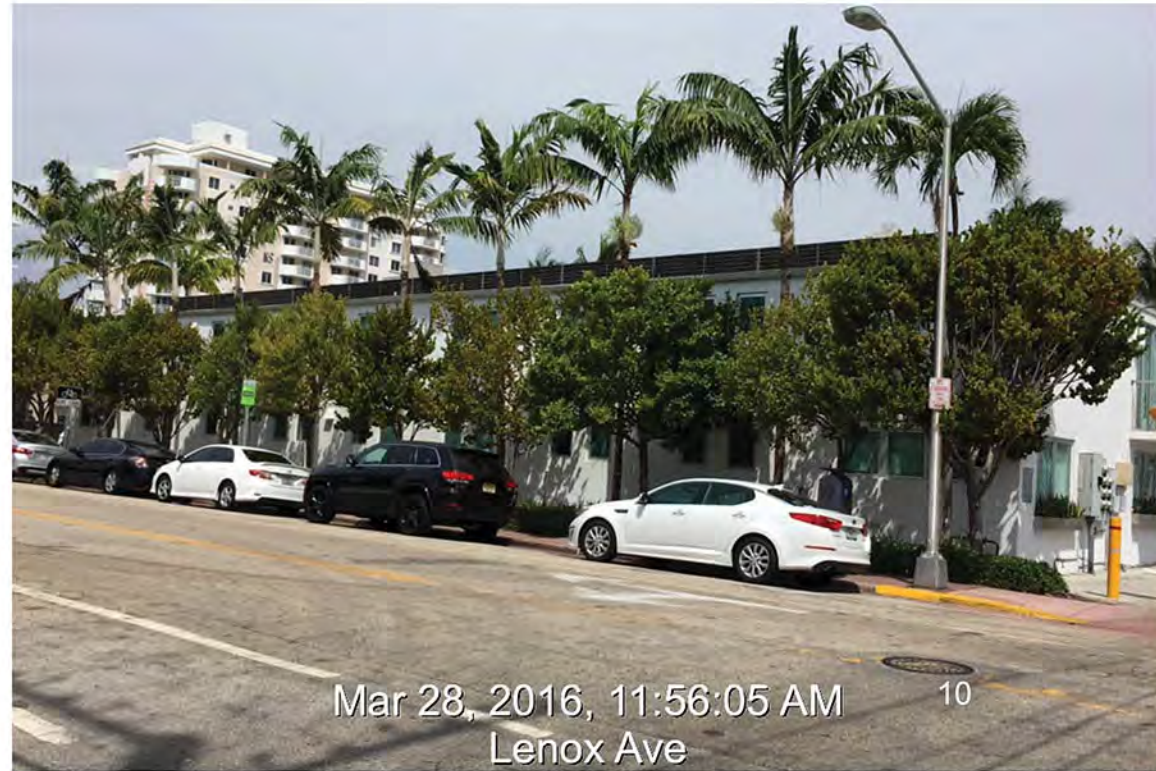
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A00-04B

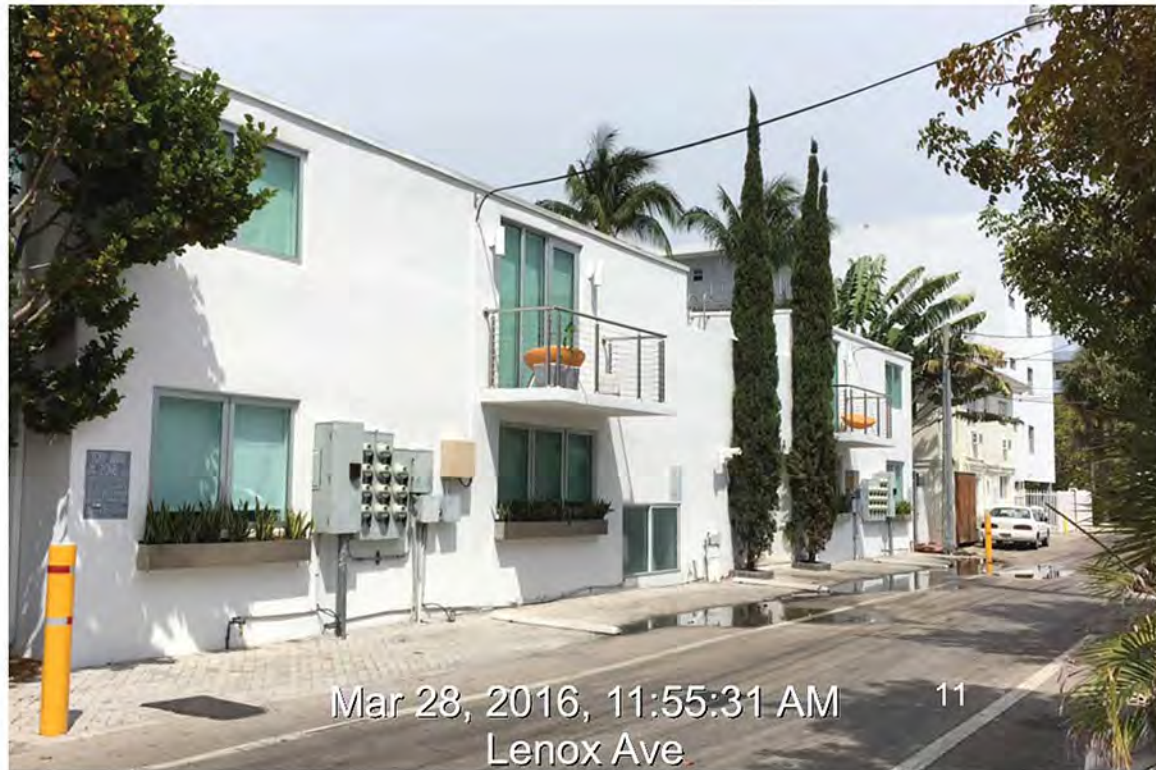
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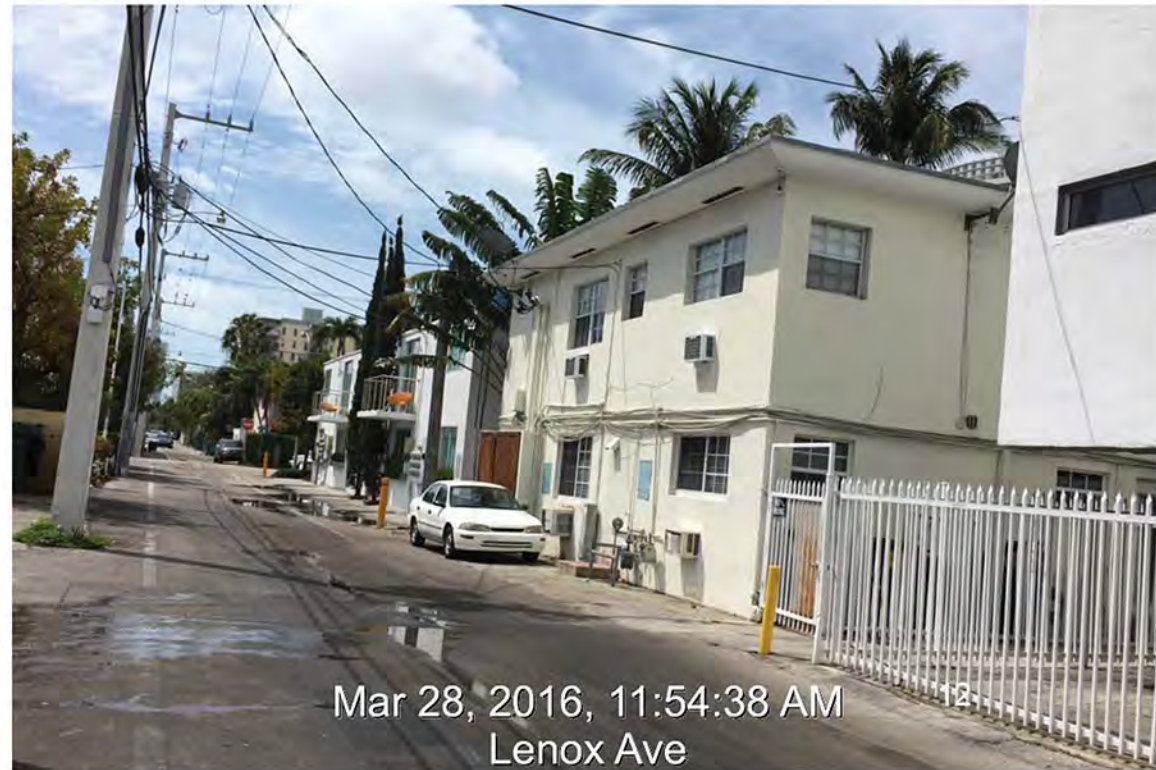
16TH STREET



16TH STREET



ALTON COURT



ALTON COURT LOOKING NORTH

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FINAL SUBMITTAL
04-06-2016**

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Drawn	Author	
Checked	Checker	
Approved	Approver	
TITLE		

**EXISTING CONTEXT
SITE PHOTOS**

SHEET NUMBER

A00-04C

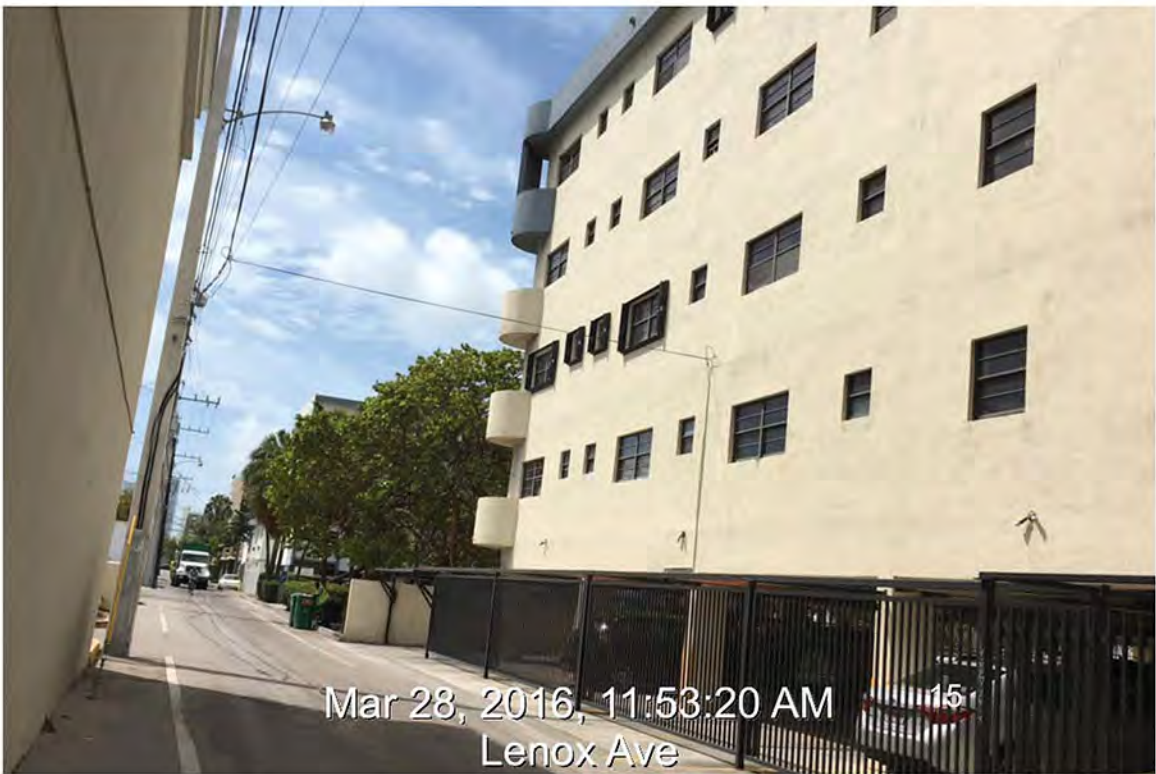
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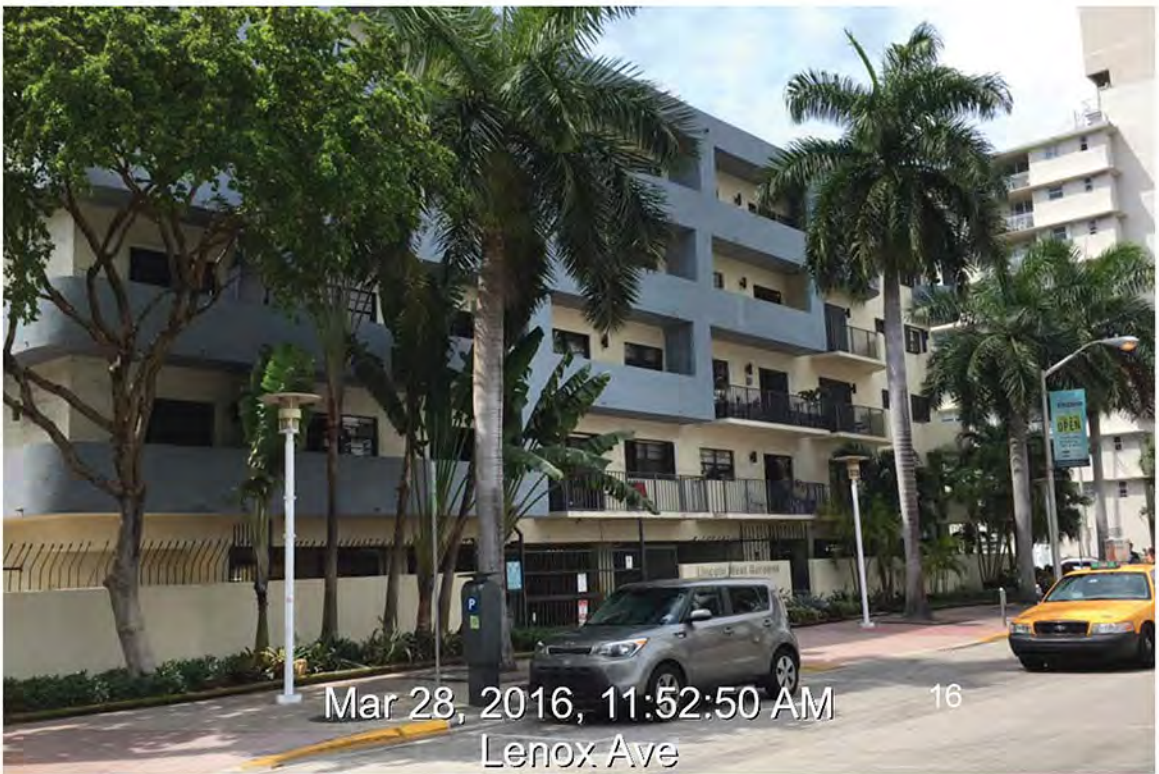
ALTON COURT



ALTON COURT



ALTON COURT



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FINAL SUBMITTAL
04-06-2016**

USER	ROLE	DATE
Job Number	810414.000	
Drawn	Author	
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Approved	Approver	
TITLE		

**EXISTING CONTEXT
SITE PHOTOS**

SHEET NUMBER

A00-04D

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LINCOLN ROAD WEST OF ALTON ROAD



LINCOLN ROAD WEST OF ALTON ROAD

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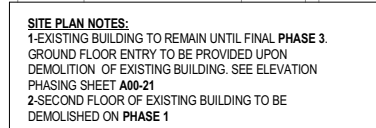
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SITE PHOTOS**

SHEET NUMBER

A00-04E

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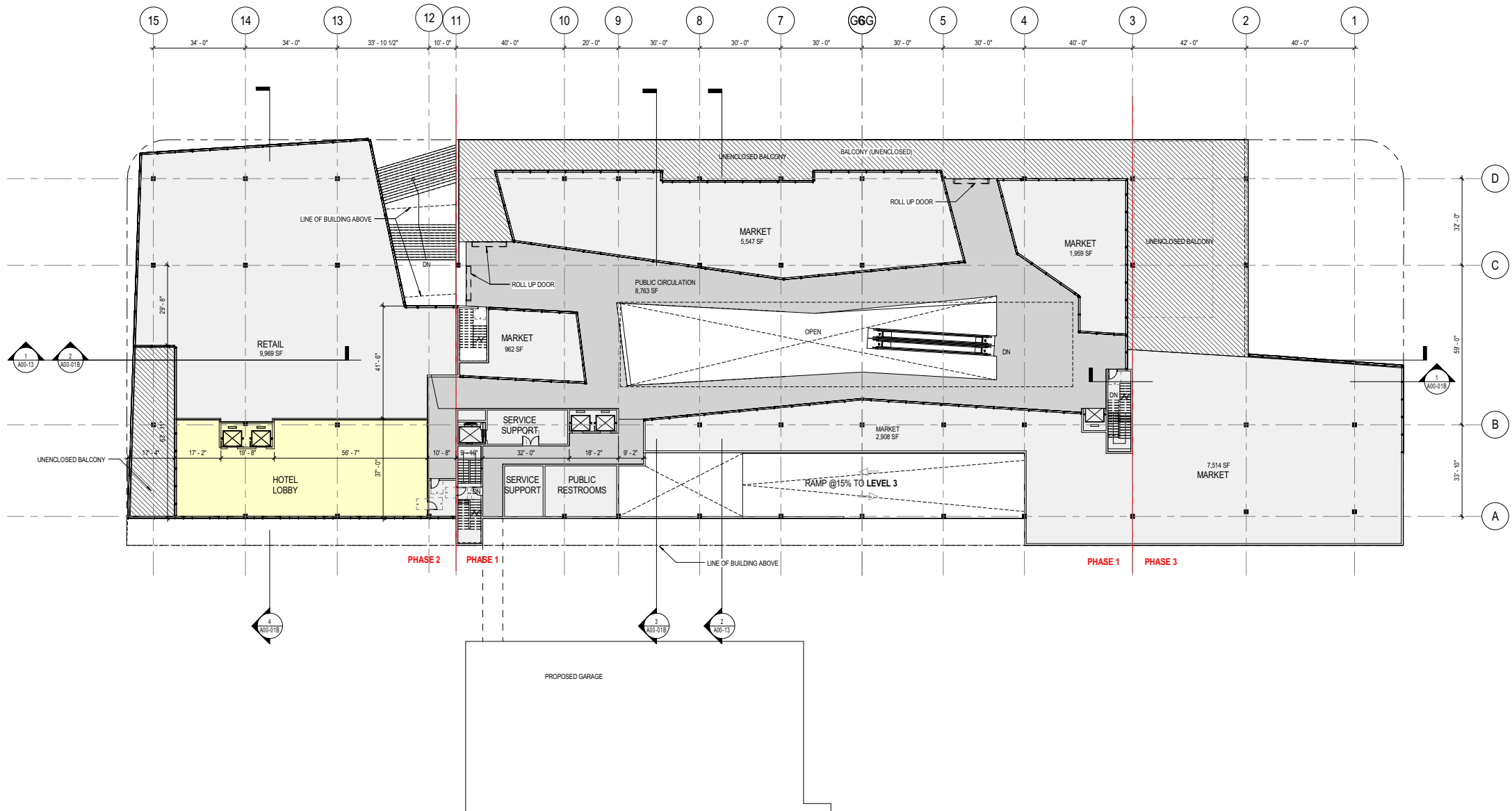
Area Schedule Level 01					
Level	Name	CC, Net/Gross, P W/hq	Area		Comments
LEVEL 01	PHASE 2 RETAIL	Gross	12,924 SF	LEASABLE AREA	
LEVEL 01	WELLS FARGO	Gross	4,482 SF	LEASABLE AREA	
LEVEL 01	PHASE 1 MARKET	Gross	1,006 SF	LEASABLE AREA	
LEVEL 01	PHASE 1 MARKET	Gross	3,590 SF	LEASABLE AREA	
LEVEL 01	HOTEL FRONT OF HOUSE	Gross	786 SF	HOTEL	
LEVEL 01	HOTEL BACK OF HOUSE	Gross	1,081 SF	HOTEL	
LEVEL 01	PHASE 3 MARKET	Gross	1,197 SF	LEASABLE AREA	
LEVEL 01	PHASE 1 MARKET	Gross	8,022 SF	LEASABLE AREA	
LEVEL 01	PHASE 1 MARKET	Gross	5,123 SF	LEASABLE AREA	
LEVEL 01	PUBLIC CIRCULATION	Gross	3,346 SF		
LEVEL 01	VERT. CIRC.	Gross	254 SF		
LEVEL 01	VERT. CIRC.	Gross	187 SF	HOTEL	
LEVEL 01	VERT. CIRC.	Gross	161 SF		
LEVEL 01	SERVICE+UPPORT	Gross	1665 SF		
LEVEL 01	PUBLIC RESTROOMS	Gross	419 SF		
LEVEL 01	SERVICE+UPPORT	Gross	393 SF		
LEVEL 01	TRASH/RECYCLING RM	Gross	420 SF	NOT INCLUDED IN PAR	
LEVEL 01	PARKING GARAGE	Gross	3,393 SF	NOT INCLUDED IN PAR	
LEVEL 01	VERT. CIRC.	Gross	242 SF		
LEVEL 01	EXISTING BUILDING TO REMAIN	Gross	2,005 SF		



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CC - Occupant Load & Min. Egress Width Calcs - Level 2 (Areas)					
OCCUPANCY NAME	OCCUPANCY	SQ. FTG.	CO DE	OCC. LOAD FACTOR	OCC. LOAD
BALCONY UNENCLOSED	ASSEMBLY - UNCONC. TABLES & CHAIRS	3,841 SF	IBC	15 SF	257
BALCONY UNENCLOSED	ASSEMBLY - UNCONC. TABLES & CHAIRS	1,049 SF	IBC	15 SF	70
SERVICE+SUPPORT	MEDICAL EQUIP./STOR.	535 SF	IBC	300 SF	2
SERVICE+SUPPORT	MEDICAL EQUIP./STOR.	276 SF	IBC	300 SF	1
PHASE 1 MARKET	MERCANTILE - OTHER	5,547 SF	IBC	60 SF	93
PHASE 1 MARKET	MERCANTILE - OTHER	1,958 SF	IBC	60 SF	33
PHASE 1 MARKET	MERCANTILE - OTHER	8,780 SF	IBC	60 SF	147
PHASE 1 MARKET	MERCANTILE - OTHER	999 SF	IBC	60 SF	17
PHASE 1 MARKET	MERCANTILE - OTHER	1,368 SF	IBC	60 SF	23
PHASE 1 MARKET	MERCANTILE - OTHER	2,768 SF	IBC	60 SF	47
PHASE 2 RETAIL	MERCANTILE - OTHER	13,682 SF	IBC	60 SF	229
PHASE 3 MARKET	MERCANTILE - OTHER	6,968 SF	IBC	60 SF	117
PUBLIC RESTROOMS	MERCANTILE - OTHER	527 SF	IBC	60 SF	9
VERT. CIRC.	MERCANTILE - OTHER	229 SF	IBC	60 SF	4
VERT. CIRC.	MERCANTILE - OTHER	161 SF	IBC	60 SF	3
VERT. CIRC.	MERCANTILE - OTHER	364 SF	IBC	60 SF	7
PARKING GARAGE	PARKING GARAGE	2,499 SF	IBC	200 SF	13
VERT. CIRC.	RESIDENTIAL	187 SF	IBC	200 SF	1
VERT. CIRC.	RESIDENTIAL	337 SF	IBC	200 SF	2
		52,073 SF			
					1076

Area Schedule Level 02				
Level	Name	CC, NetGross, P WPhyq	Area	Comments
LEVEL 02	VERT. CIRC.	Gross	187 SF	HOTEL
LEVEL 02	VERT. CIRC.	Gross	161 SF	
LEVEL 02	VERT. CIRC.	Gross	364 SF	
LEVEL 02	PHASE 1 MARKET	Gross	999 SF	LEASABLE AREA
LEVEL 02	PHASE 1 MARKET	Gross	1,951 SF	LEASABLE AREA
LEVEL 02	PHASE 3 MARKET	Gross	11,219 SF	LEASABLE AREA
LEVEL 02	PHASE 2 RETAIL	Gross	13,682 SF	LEASABLE AREA
LEVEL 02	PHASE 1 MARKET	Gross	5,547 SF	LEASABLE AREA
LEVEL 02	PUBLIC CIRCULATION	Gross	8,747 SF	
LEVEL 02	BALCONY (UNENCLOSED)		7,248 SF	
LEVEL 02	BALCONY (UNENCLOSED)		1,949 SF	
LEVEL 02	SERVICE+SUPPORT	Gross	276 SF	
LEVEL 02	PUBLIC RESTROOMS	Gross	527 SF	
LEVEL 02	PARKING GARAGE		2,499 SF	NOT INCLUDED IN FAR
LEVEL 02	VERT. CIRC.	Gross	229 SF	
LEVEL 02	VERT. CIRC.	Gross	337 SF	
LEVEL 02	SERVICE+SUPPORT	Gross	455 SF	
LEVEL 02: 17			55,476 SF	
Grand total: 17			55,476 SF	



1 LEVEL 02
1" = 20'-0"

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URBANROBOT.NET
LA 6666853

MEP

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STRUCTURAL

YHCE ENGINEERING

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SUITE 104
MIAMI, FLORIDA

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Job Number	810414.000	
Drawn	Author	
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LEVEL 02 PLAN

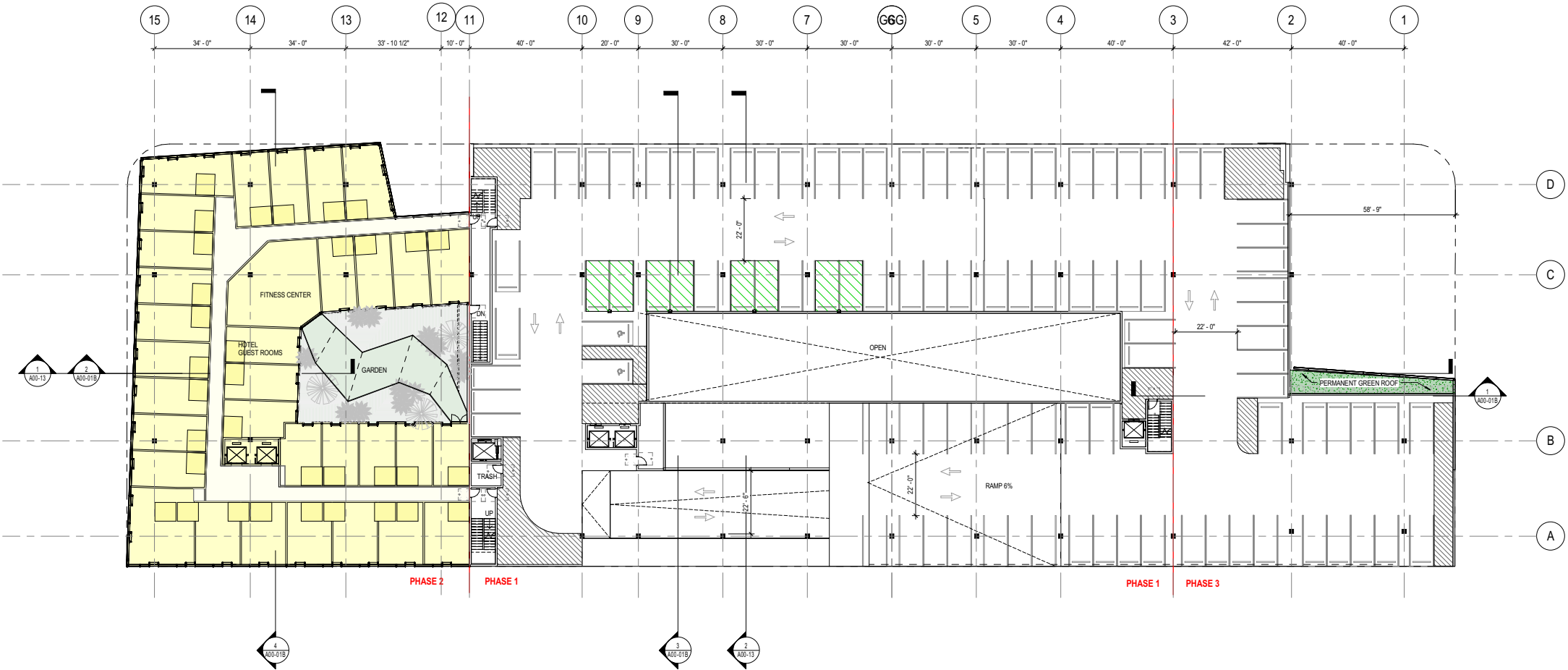
SHEET NUMBER

A00-06

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CC - Occupant Load & Min. Egress Width Calcs - Level 3 (Areas)					
OCCUPANCY NAME	OCCUPANCY	SQ. FTG.	CO DE	OCC. LOAD FACTOR	OCC. LOAD
PARKING GARAGE	PARKING GARAGE	40,838 SF	IBC	200 SF	205
VERT. CIRC.	PARKING GARAGE	160 SF	IBC	200 SF	1
VERT. CIRC.	PARKING GARAGE	280 SF	IBC	200 SF	2
HOTEL	RESIDENTIAL	7,628 SF	IBC	200 SF	39
HOTEL	RESIDENTIAL	6,731 SF	IBC	200 SF	34
HOTEL	RESIDENTIAL	Redundant Area	IBC	200 SF	
VERT. CIRC.	RESIDENTIAL	183 SF	IBC	200 SF	1
VERT. CIRC.	RESIDENTIAL	260 SF	IBC	200 SF	2
VERT. CIRC.	RESIDENTIAL	516 SF	IBC	200 SF	3
		56,576 SF			287

Area Schedule Level 03				
Level	Name	CC, NetGross, P W/Proj	Area	Comments
LEVEL 03	VERT. CIRC.	Gross	160 SF	
LEVEL 03	VERT. CIRC.	Gross	280 SF	
LEVEL 03	VERT. CIRC.	Gross	183 SF	HOTEL
LEVEL 03	GUEST ROOM SUPPORT/CIRC.	Gross	2,154 SF	HOTEL
LEVEL 03	GUEST ROOMS	Gross	7,623 SF	HOTEL
LEVEL 03	VERT. CIRC.	Gross	280 SF	
LEVEL 03	GUEST ROOMS	Gross	4,576 SF	HOTEL
LEVEL 03	VERT. CIRC.	Gross	516 SF	
LEVEL 03	PARKING GARAGE		40,838 SF	NOT INCLUDED IN FAR
LEVEL 03: 9			56,569 SF	
Grand total: 9			56,569 SF	



1 LEVEL 03
1" = 20'-0"

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LEVEL 03 PLAN

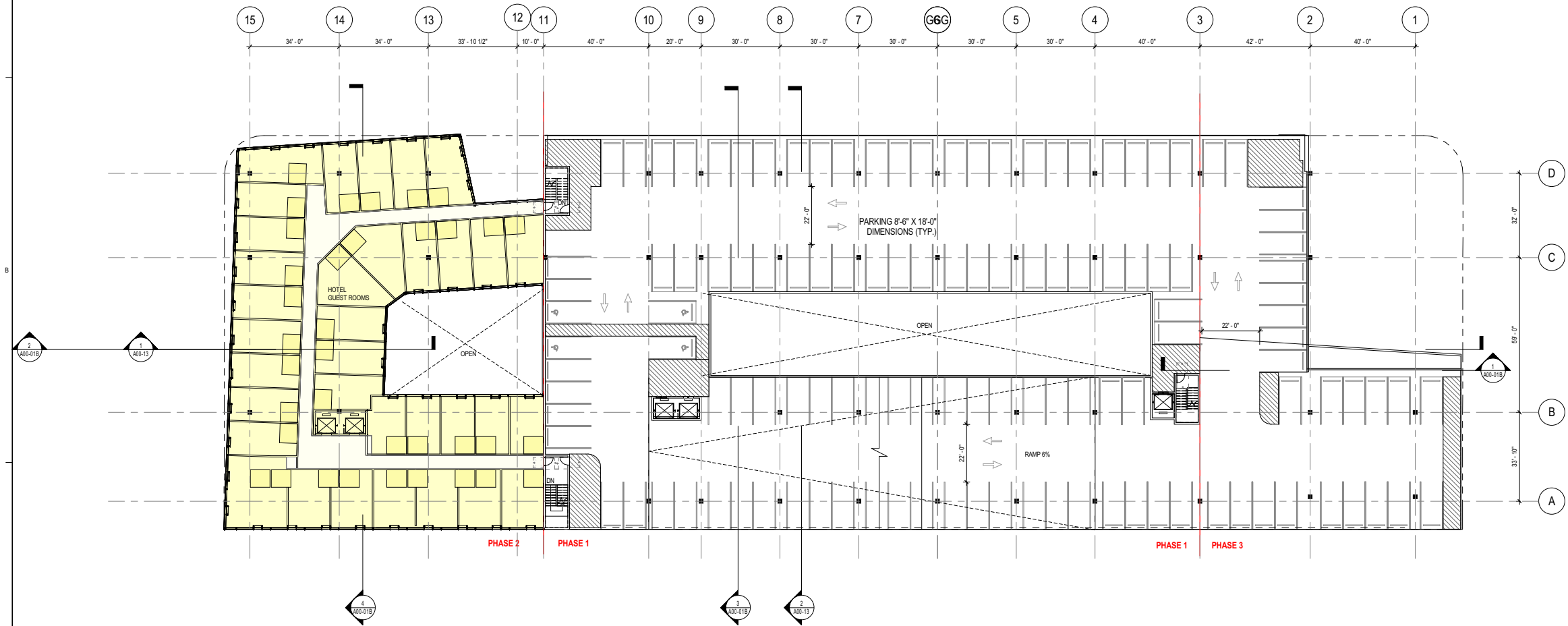
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A00-07

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CC - Occupant Load & Min. Egress Width Calcs - Level 4 (Areas)					
OCCUPANCY NAME	OCCUPANCY	SQ. FTG.	CO DE	OCC. LOAD FACTOR	OCC. LOAD
PARKING GARAGE	PARKING GARAGE	41,090 SF	IBC	200 SF	208
VERT. CIRC.	PARKING GARAGE	172 SF	IBC	200 SF	1
VERT. CIRC.	PARKING GARAGE	260 SF	IBC	200 SF	2
HOTEL	RESIDENTIAL	7,628 SF	IBC	200 SF	39
HOTEL	RESIDENTIAL	6,731 SF	IBC	200 SF	34
HOTEL	RESIDENTIAL	Redundant Area	IBC	200 SF	
VERT. CIRC.	RESIDENTIAL	183 SF	IBC	200 SF	1
VERT. CIRC.	RESIDENTIAL	260 SF	IBC	200 SF	2
VERT. CIRC.	RESIDENTIAL	186 SF	IBC	200 SF	1
56,489 SF					286

Area Schedule Level 04				
Level	Name	CC, NetOrGross, P WPrty	Area	Comments
LEVEL 04	VERT. CIRC.	Gross	172 SF	
LEVEL 04	VERT. CIRC.	Gross	260 SF	
LEVEL 04	VERT. CIRC.	Gross	260 SF	
LEVEL 04	VERT. CIRC.	Gross	183 SF	HOTEL
LEVEL 04	GUEST ROOM SUPPORT/CIRC.	Gross	6,731 SF	HOTEL
LEVEL 04	GUEST ROOMS	Gross	7,628 SF	HOTEL
LEVEL 04	GUEST ROOMS	Gross	Redundant Area	HOTEL
LEVEL 04	VERT. CIRC.	Gross	186 SF	
LEVEL 04	PARKING GARAGE		41,090 SF	NOT INCLUDED IN FAR
LEVEL 04: 9			56,489 SF	
Grand total: 9			56,489 SF	



1 LEVEL 04
1" = 20'-0"

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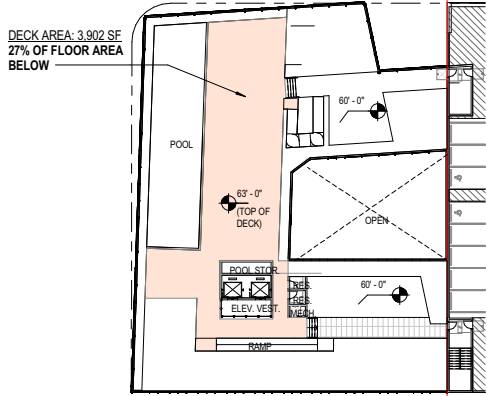
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Approved	Approver	
TITLE		

LEVEL 04 PLAN

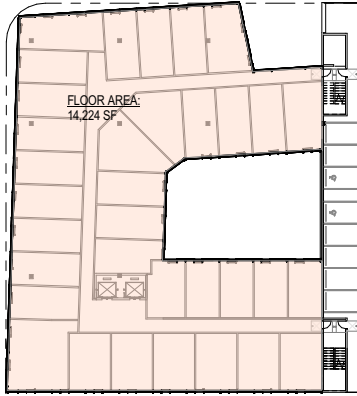
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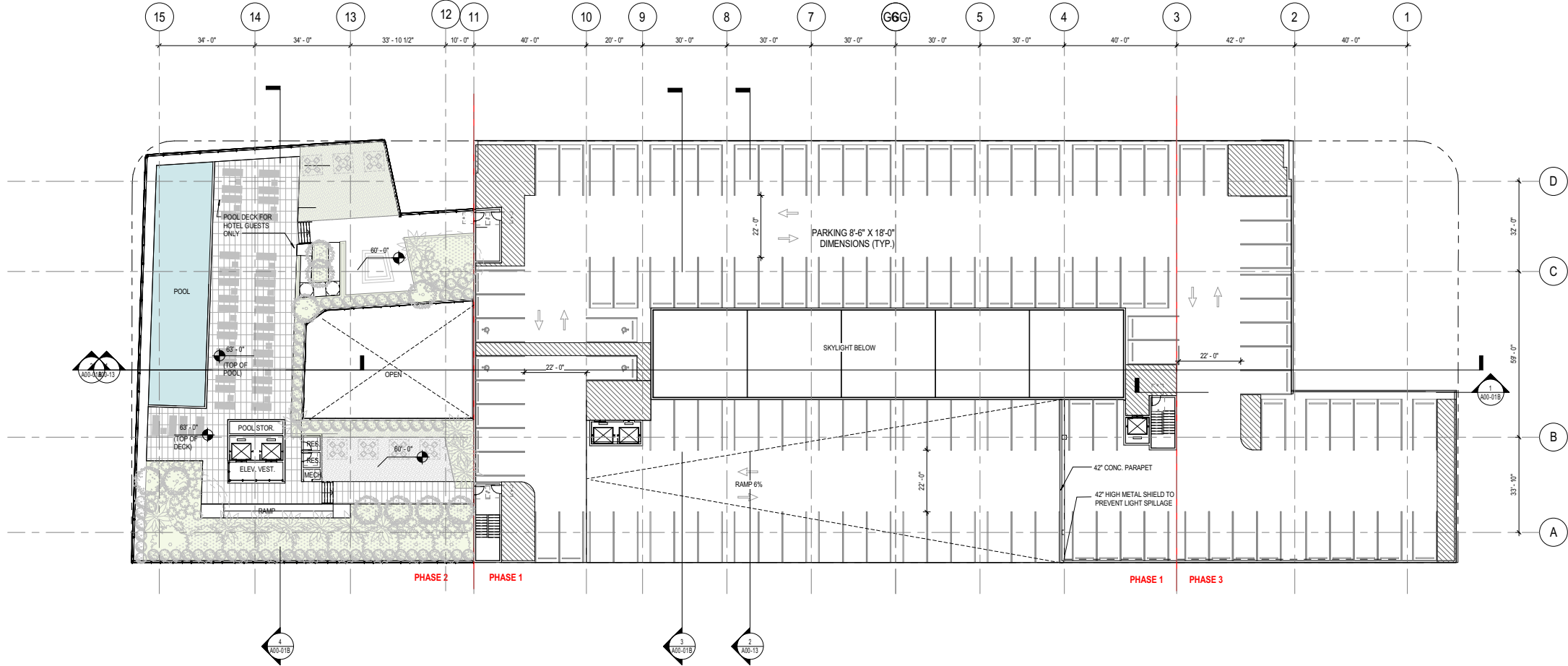
2 LEVEL 06
NOT TO SCALE



3 LEVEL 05
NOT TO SCALE

CC - Occupant Load & Min. Egress Width Calcs - Level 6 (Areas)					
OCCUPANCY NAME	OCCUPANCY	SQ. FTG.	CO DE	OCC. LOAD FACTOR	OCC. LOAD
PARKING GARAGE	PARKING GARAGE	172 SF	IBC	200 SF	1
PARKING GARAGE	PARKING GARAGE	260 SF	IBC	200 SF	2
PARKING GARAGE	PARKING GARAGE	31,554 SF	IBC	200 SF	158
PUBLIC RESTROOMS	RESIDENTIAL	72 SF	IBC	200 SF	1
VERT. CIRC.	RESIDENTIAL	187 SF	IBC	200 SF	1
VERT. CIRC.	RESIDENTIAL	167 SF	IBC	200 SF	1
VERT. CIRC.	RESIDENTIAL	248 SF	IBC	200 SF	2
ROOF TOP POOL DECK	SWIMMING POOL	1,794 SF	IBC	50 SF	36
ROOF TOP POOL DECK	SWIMMING POOL DECK	5,609 SF	IBC	15 SF	374
		40,062 SF	577		

Area Schedule Level 06				
Level	Name	CC, Net/Gross, P, V, Whq	Area	Comments
LEVEL 06	VERT. CIRC.	Gross	172 SF	
LEVEL 06	VERT. CIRC.	Gross	260 SF	
LEVEL 06	VERT. CIRC.	Gross	167 SF	HOTEL
LEVEL 06	VERT. CIRC.	Gross	167 SF	
LEVEL 06	VERT. CIRC.	Gross	245 SF	
LEVEL 06	ELEV. LOBBY		131 SF	HOTEL
LEVEL 06	PUBLIC RESTROOMS		70 SF	HOTEL
LEVEL 06	PARKING GARAGE		31,554 SF	NOT INCLUDED IN FAR
LEVEL 06: 8			32,786 SF	
Grand total: 8			32,786 SF	



1 LEVEL 06
1" = 20'-0"

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ROOF PLAN

SHEET NUMBER

A00-10

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**LEVEL 01 ALTERNATE
PLAN**

SHEET NUMBER

A00-11

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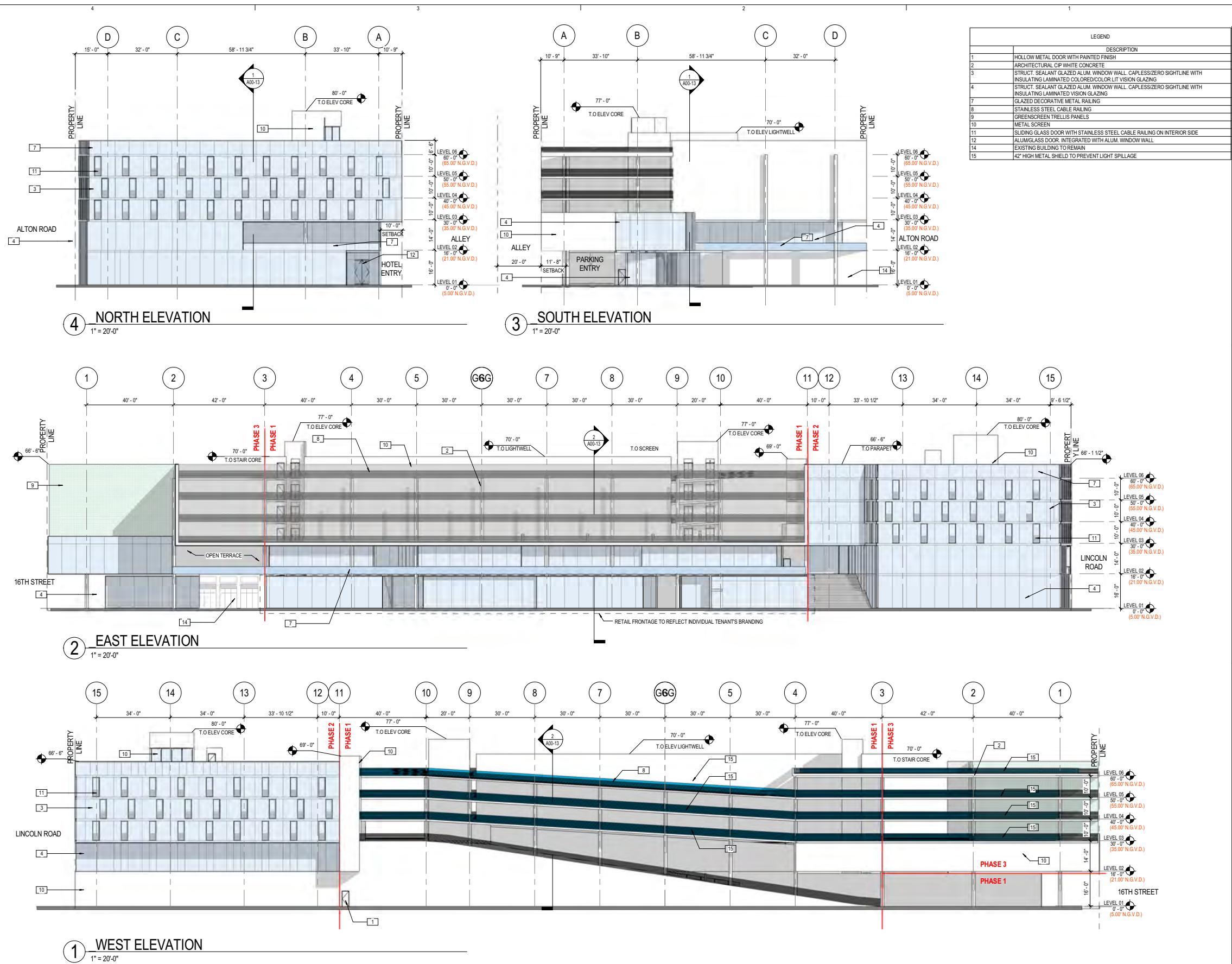
LINCOLN ROAD

ALTON ROAD

ALLEY

1 LEVEL 01 ALTERNATE PLAN

1" = 20'-0"



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**EXTERIOR
ELEVATIONS**

SHEET NUMBER

A00-12A

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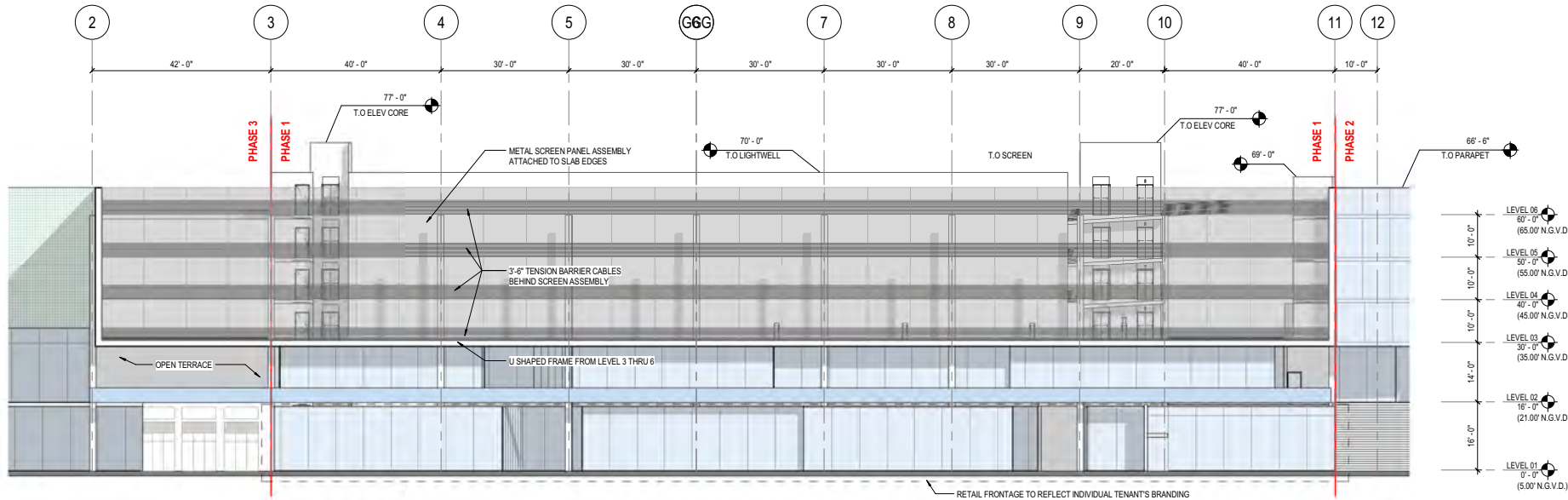
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**PARKING GARAGE
ELEVATIONS**

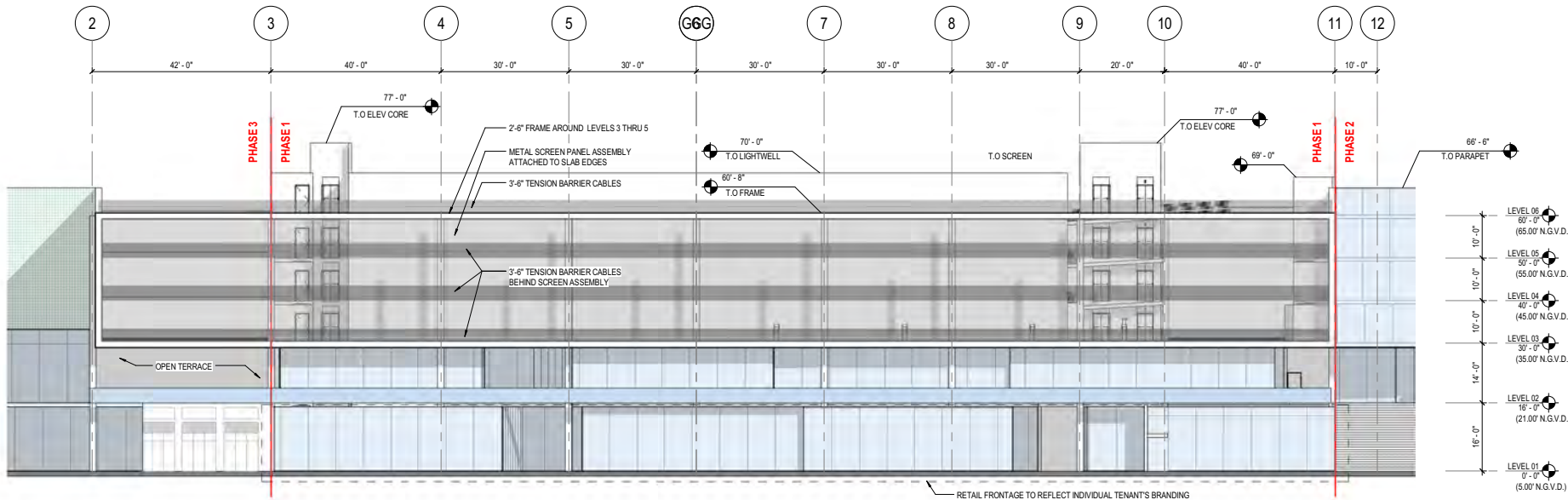
SHEET NUMBER

A00-012B

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1 PARKING GARAGE ELEVATION OPTION A
1/16" = 1'-0"



2 PARKING GARAGE ELEVATION OPTION B
1/16" = 1'-0"

LEGEND	
DESCRIPTION	
3	STRUCT. SEALANT GLAZED ALUM. WINDOW WALL CAPLESS/ZERO SIGHTLINE WITH INSULATING LAMINATED COLORED/COLOR LIT VISION GLAZING
13	GLAZED ALUMINUM INTERIOR STOREFRONT, BUTT JOINT VERTICALS

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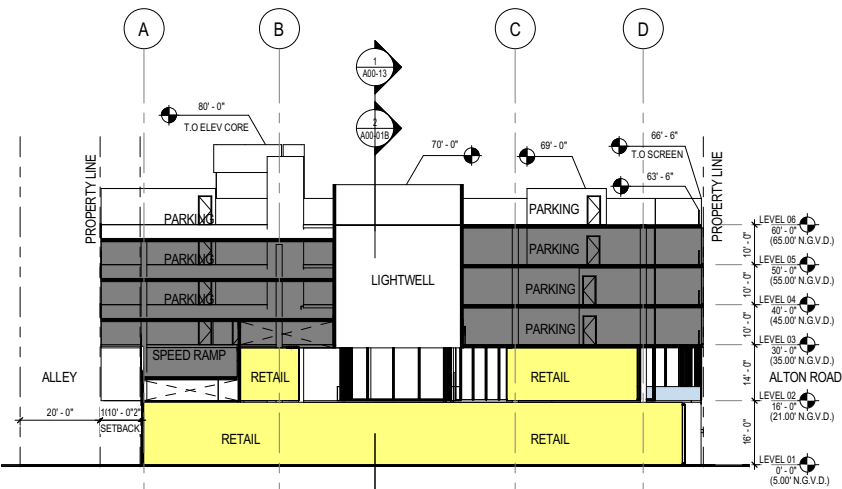
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BUILDING SECTIONS

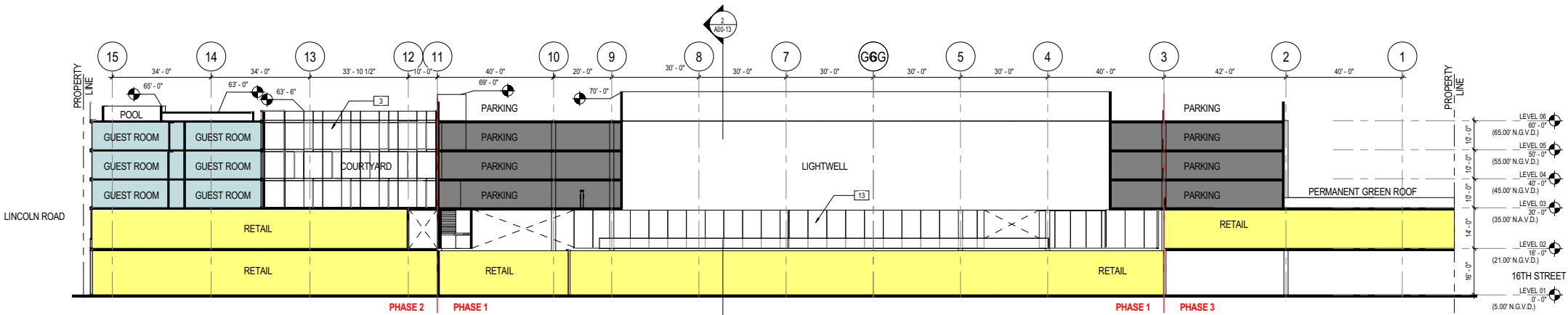
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A00-13

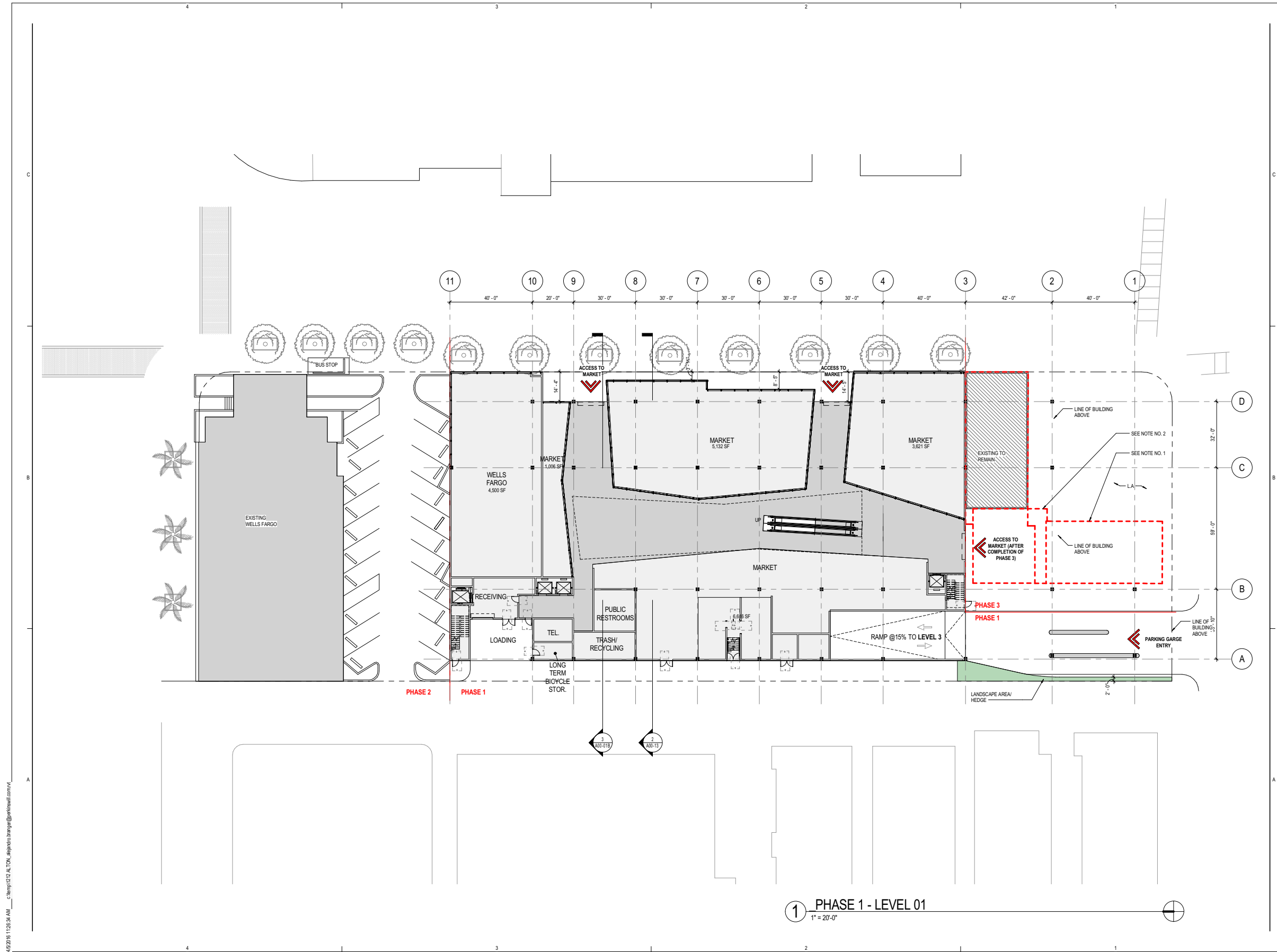
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2 TRANSVERSE SECTION
1" = 20'-0"



1 LONGITUDINAL SECTION
1" = 20'-0"



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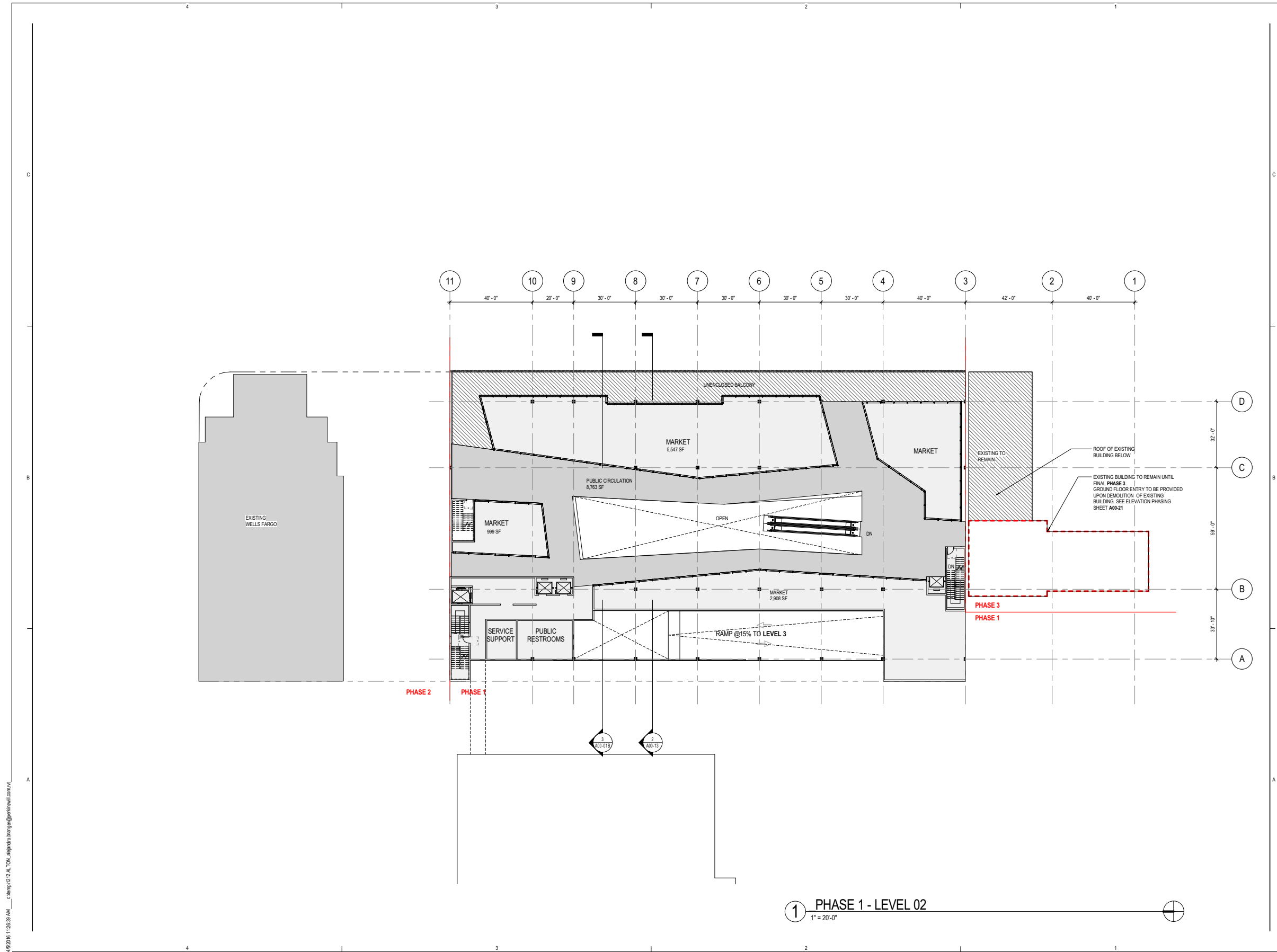
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**LEVEL 01 PLAN -
PHASE 1**

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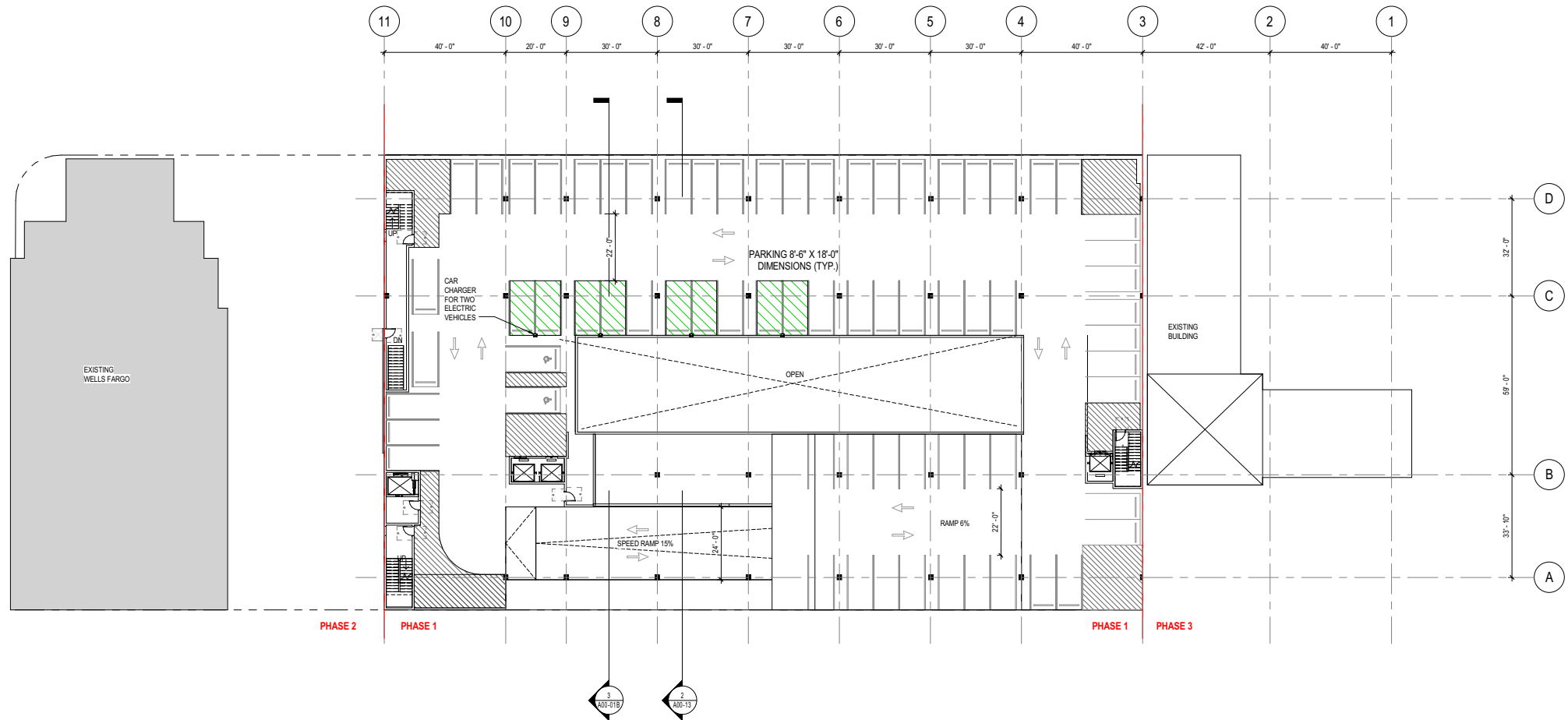
**LEVEL 02 PLAN -
PHASE 1**

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1 PHASE 1 - LEVEL 03
1" = 20'-0"

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**LEVEL 03 PLAN -
PHASE 1**

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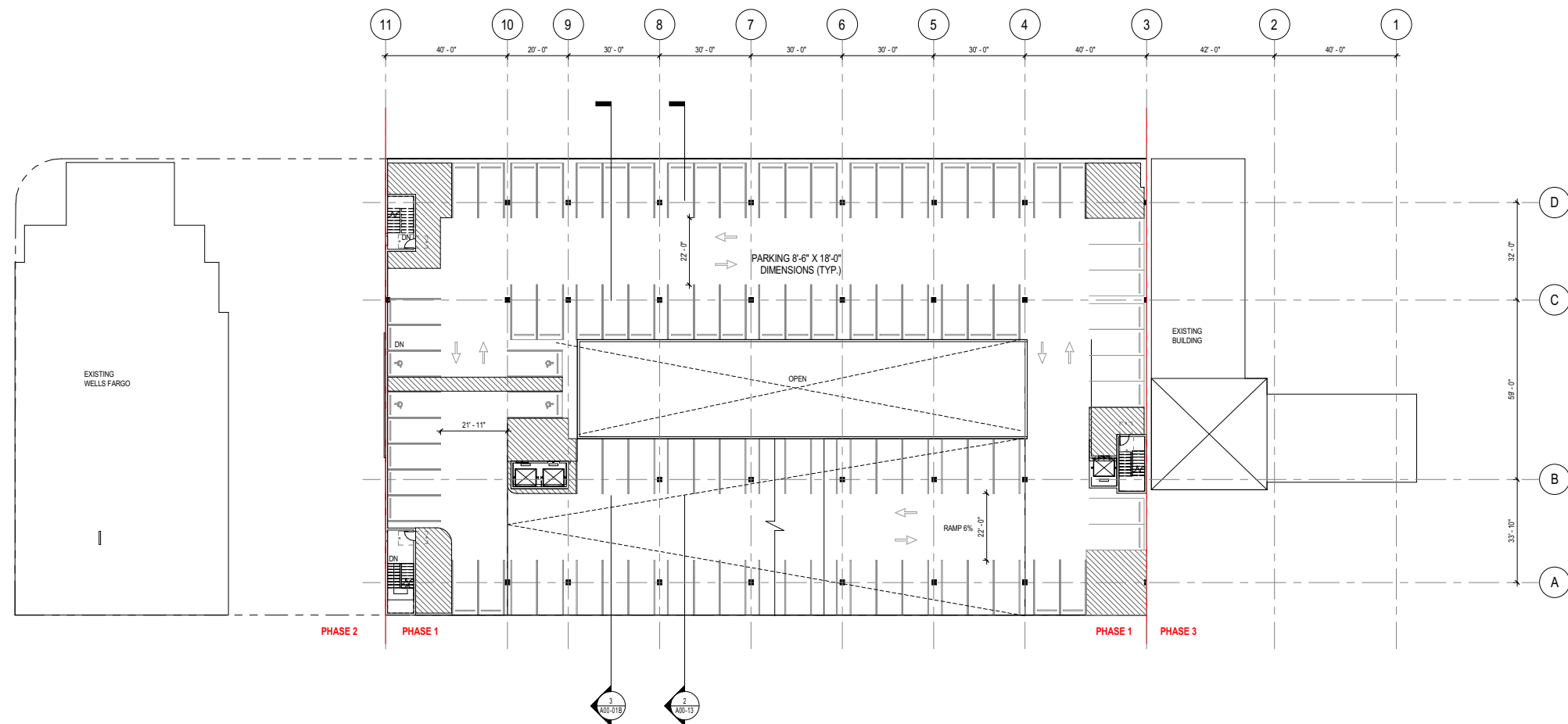
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LEVEL 04 PLAN -
PHASE 1

SHEET NUMBER

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1 PHASE 1 - LEVEL 04
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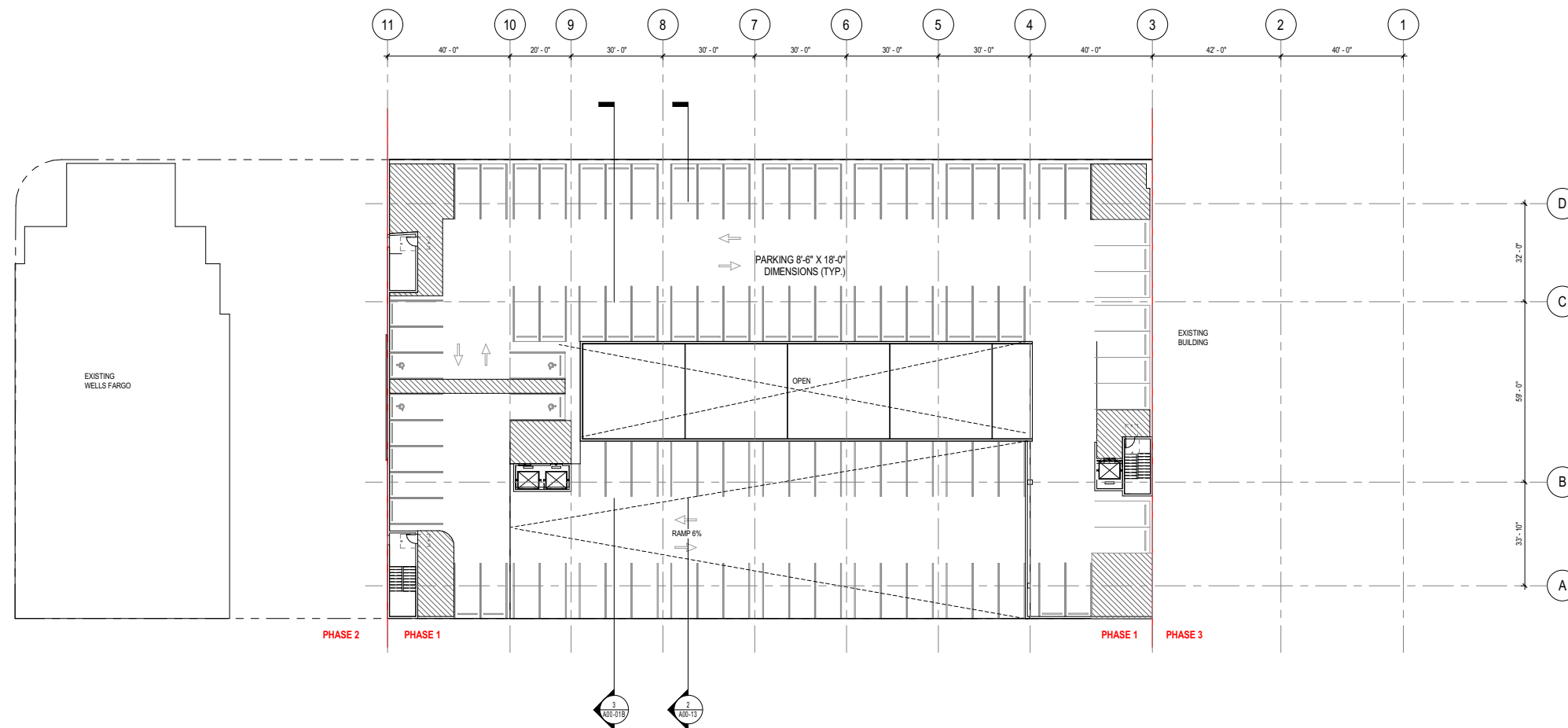
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ROOF PLAN - PHASE 1

SHEET NUMBER

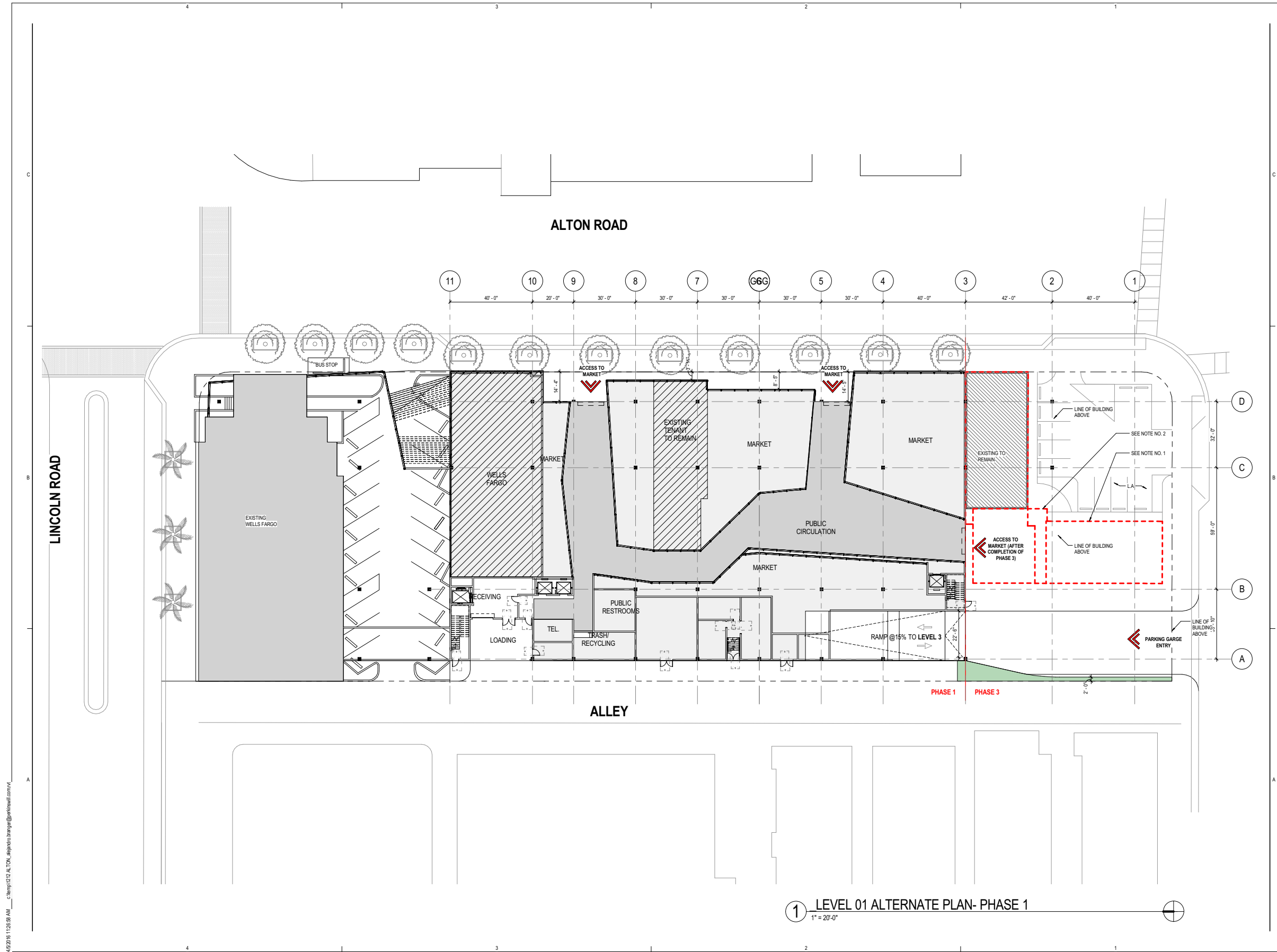
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1 PHASE 1 - LEVEL 06
1" = 20'-0"

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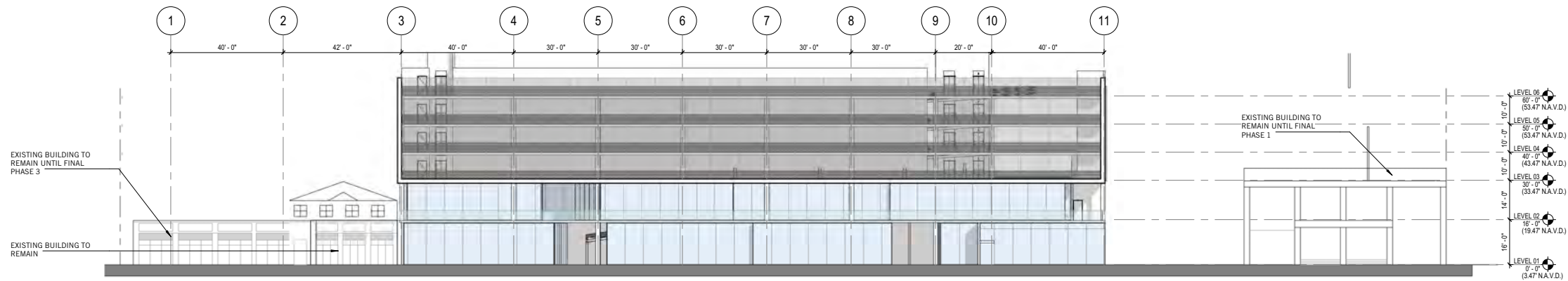
**LEVEL 01 ALTERNATE
PLAN - PHASE 1**

SHEET NUMBER

A00-20

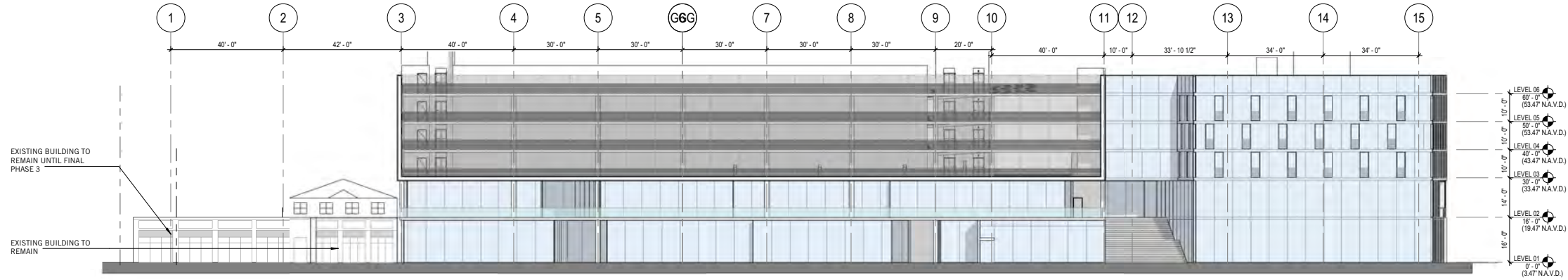
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PHASE 1



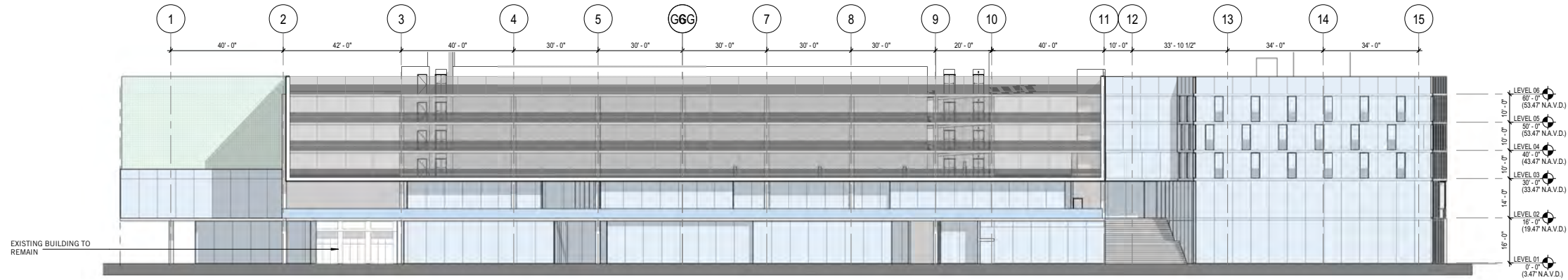
1 EAST ELEVATION_PHASE 1
1" = 20'-0"

PHASE 2



2 EAST ELEVATION_PHASE 2
1" = 20'-0"

PHASE 3



3 EAST ELEVATION_PHASE 3
1" = 20'-0"

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LANDSCAPE ARCHITECT

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LA 6666853

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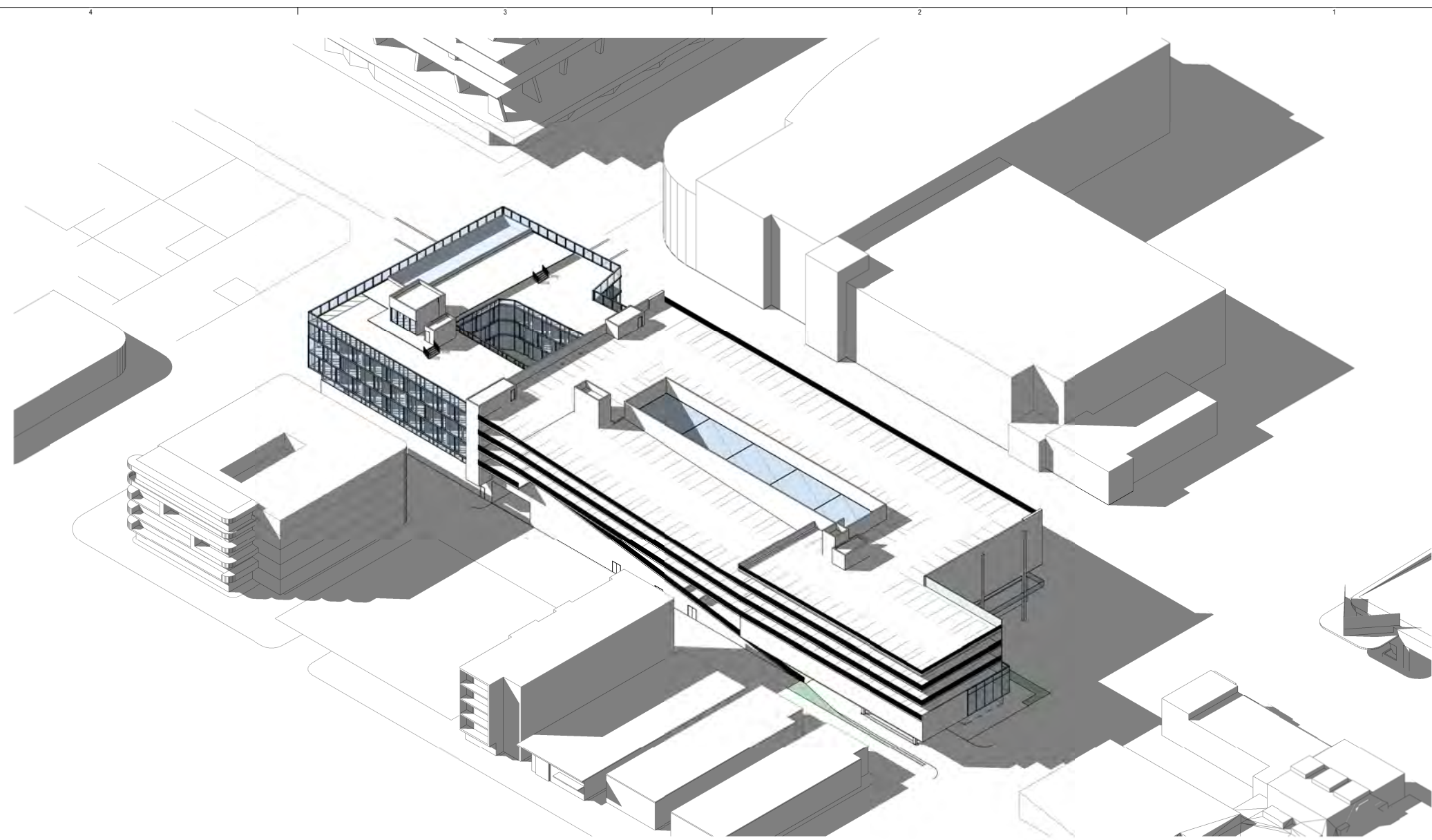
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ELEVATION PHASING

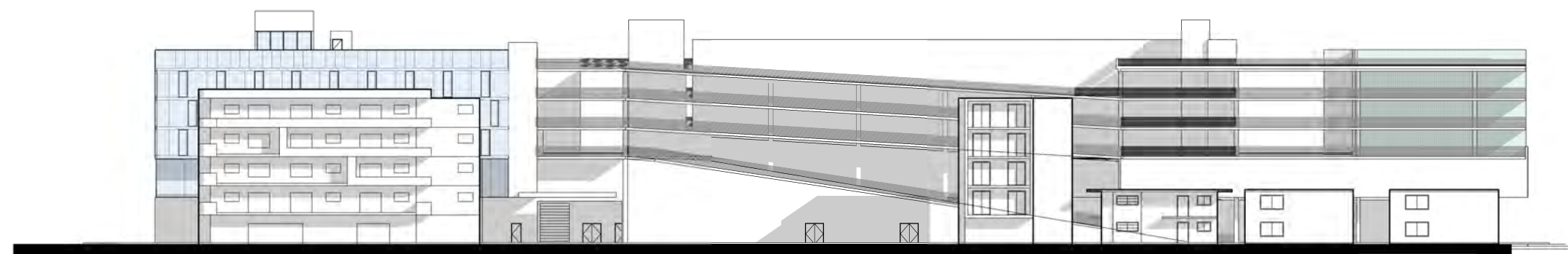
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① WEST AVENUE AXONOMETRIC



② WEST AVENUE CONTEXT ELEVATION
1" = 20'-0"

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**WEST AVENUE
ELEVATION AXO**

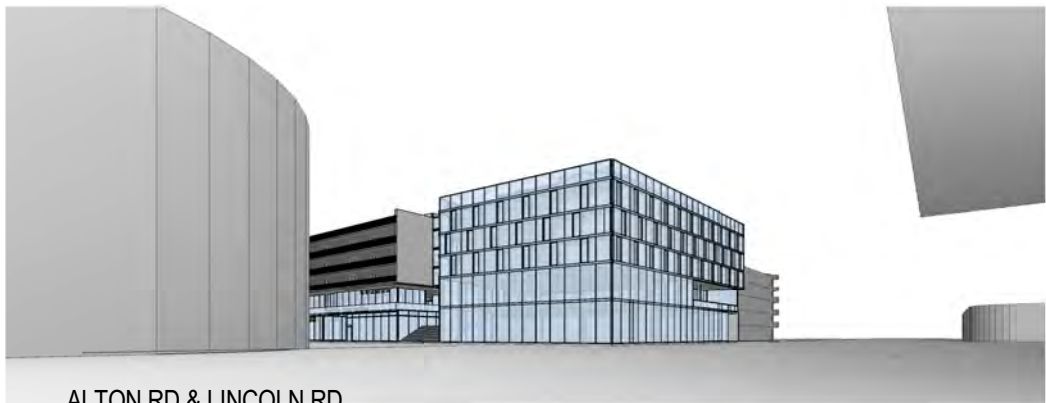
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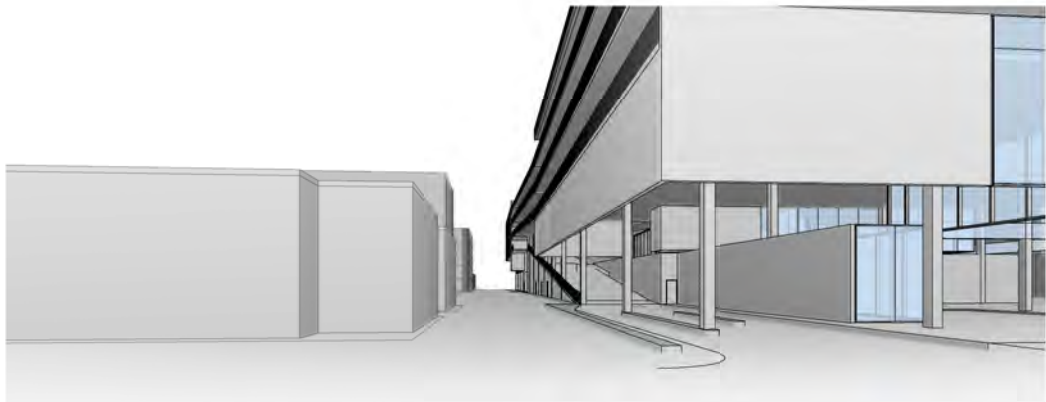
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⑥ 16TH & ALTON CT. (ALLEY VIEW)



⑤ ALTON RD & LINCOLN RD
INTERSECTION



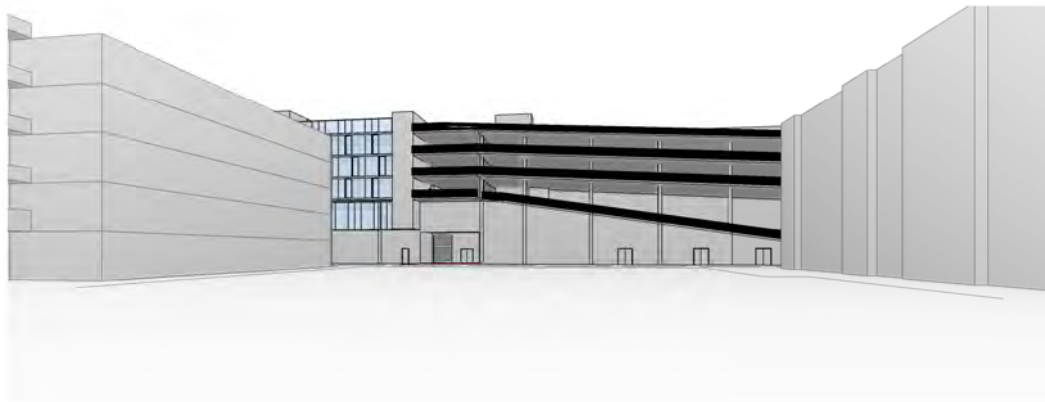
④ 3D View 1



③ 16TH & ALTON (ALLEY VIEW)



② ALTON ROAD & 16TH INTERSECTION



① WEST AVENUE

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DEPICTING OPTION A FOR PARKING GARAGE SCREEN

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RENDERING

DEPICTING OPTION B FOR PARKING GARAGE SCREEN

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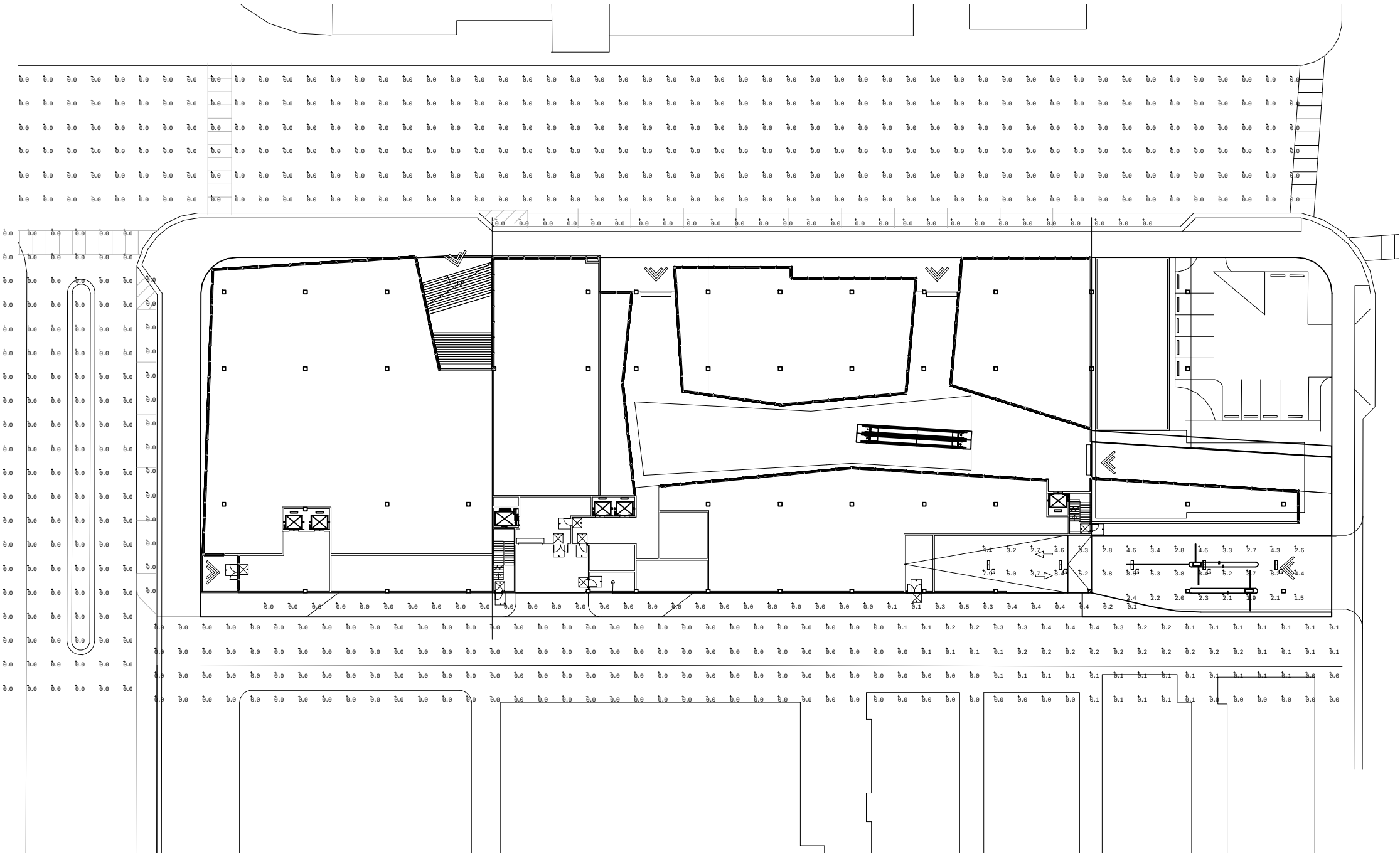
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LEVEL 01
PHOTOMETRIC PLAN

SHEET NUMBER

E00-01

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Luminaire Schedule					
Project 1212 ALTON ROAD GND REV3					
Symbol	Qty	Label	Description	Luminaire/Land	L30 L50 LLF LUX WATTs TOTAL WATTs
☐	3	G	RESHELLI B100WLESLCHIT700V14100-877V	NA	1000 1000 0.850 47.86 13953

Calculation Summary					
Project 1212 ALTON ROAD GND REV3					
Label	Avg	Max	Min	Avg/Ft ²	Max/Ft ²
ALLEY PARKING_Planner	0.09	0.5	0.0	NA	NA
GND LEVEL_Planner	4.08	6.5	1.5	0.72	0.67
PARKING AT ALTON RD_Planner	0.00	0.0	0.0	NA	NA
PARKING AT LINCOLN RD_Planner	0.00	0.0	0.0	NA	NA
SPL. ALTON RD_Planner	0.00	0.0	0.0	NA	NA
SPL. ALLEY_Planner	0.04	0.4	0.0	NA	NA
SPL. LINCOLN RD_Planner	0.00	0.0	0.0	NA	NA

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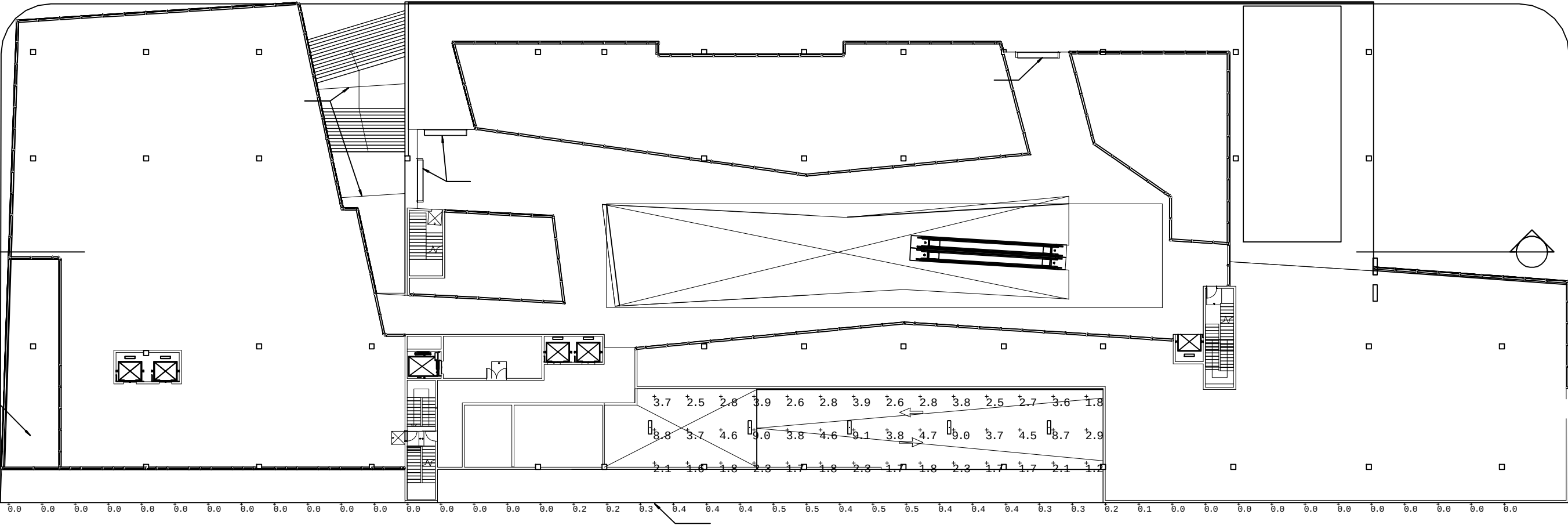
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LEVEL 02
PHOTOMETRIC PLAN

SHEET NUMBER

E00-02

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Luminaire Schedule								
Project: 1212 ALTON ROAD RAMP TO 3RD LEVEL REV3								
Symbol	Qty	Label	Description	Lumens/Lamp	LLD	LDD	LLF	Total Watts
•	5	G	BEGHELLI BS100LEDLC4H150WWT41120-277V	NA	1000	1000	0.850	47.86
								239.3

Calculation Summary					
Project: 1212 ALTON ROAD RAMP TO 3RD LEVEL REV3					
Label	Avg	Max	Min	Avg/Min	Max/Min
Room_Floor	3.55	9.1	1.2	2.96	7.58
SPILL	0.14	0.5	0.0	NA	NA

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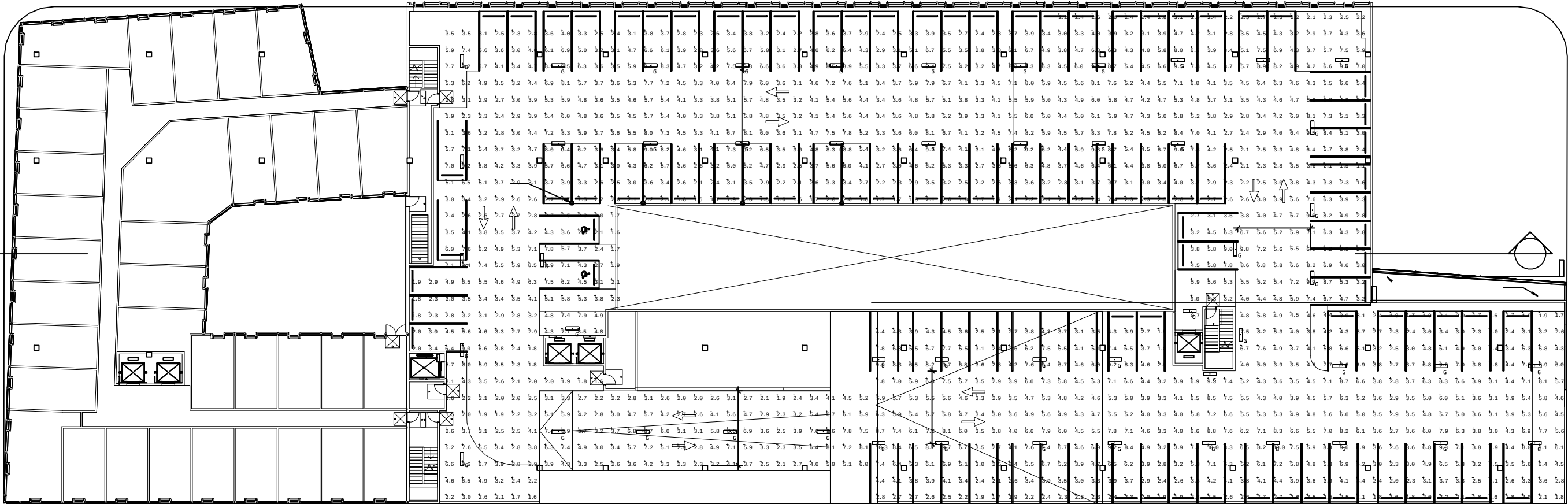
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LEVEL 03
PHOTOMETRIC PLAN

SHEET NUMBER

E00-03

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Luminaire Schedule									
Project: 1212 ALTON ROAD 3RD REV3									
Symbol	Qty	Label	Description	Lumens/Lamp	LLD	LDD	LLF	Lum. Watts	Total Watts
•	52	G	BEGHELLI BS100LEDLCH4HT50VWV741120-277V	NA.	1000	1000	0.850	4786	248872

Calculation Summary					
Project: 1212 ALTON ROAD 3RD REV3					
Label	Avg	Max	Min	Avg/Min	Max/Min
LEVEL 3_Floor	456	103	11	415	936

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LEVEL 04
PHOTOMETRIC PLAN

SHEET NUMBER

E00-04

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Luminaire Schedule						
Project: 1212 ALTON ROAD 4TH REV3						
Symbol	Qty	Label	Description	Lumens/Lamp	LLD	Total Watts
•	55	G	BEGHELLI BS100LEDOLC4HT50WV741120-277V	NA	1000	2632.3

Calculation Summary						
Project: 1212 ALTON ROAD 4TH REV3						
Label	Avg	Max	Min	Avg/Min	Max/Min	
Room_Floor	4.51	10.8	1.0	4.51	10.80	

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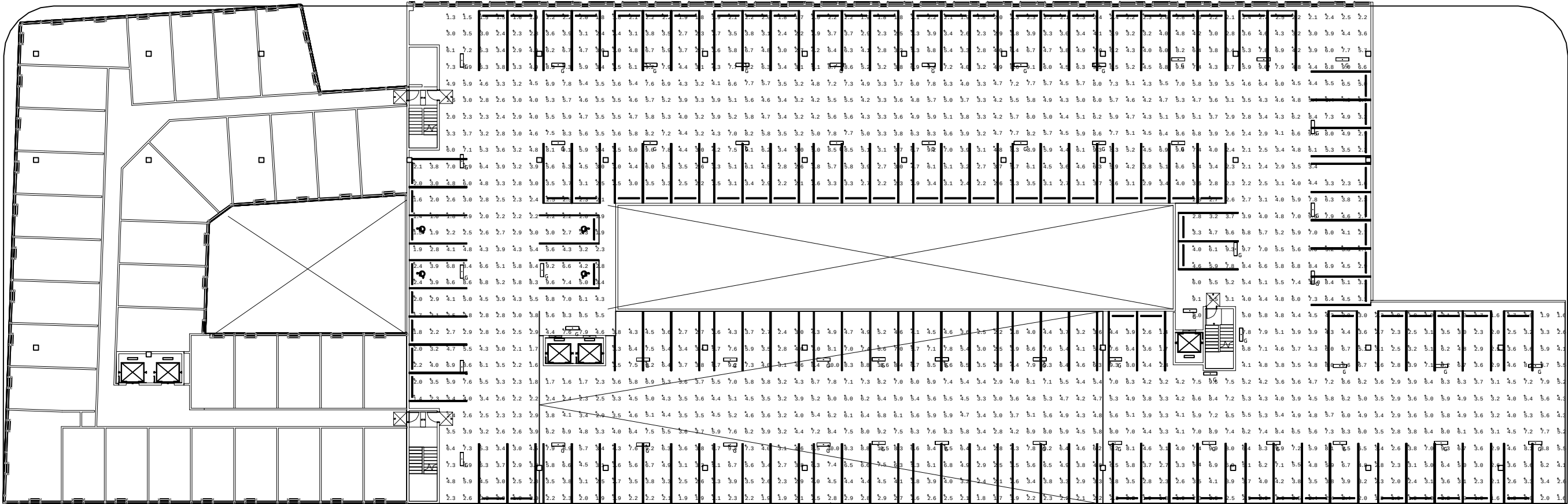
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APR	Approved	
TITLE		

LEVEL 05
PHOTOMETRIC PLAN

SHEET NUMBER

E00-05

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Luminaire Schedule						
Project: 1212 ALTON ROAD 5TH REV3						
Symbol	Qty	Label	Description	Lumens/Lamp	LLD	Total Watts
☐	55	G	BEGHELLI BS100LEDLCH4HT50WWT41120-277V	NA	1000	2632.3

Calculation Summary					
Project: 1212 ALTON ROAD 5TH REV3					
Label	Avg	Max	Min	Avg/Min	Max/Min
Room_Floor	4.56	10.6	1.3	3.51	8.15

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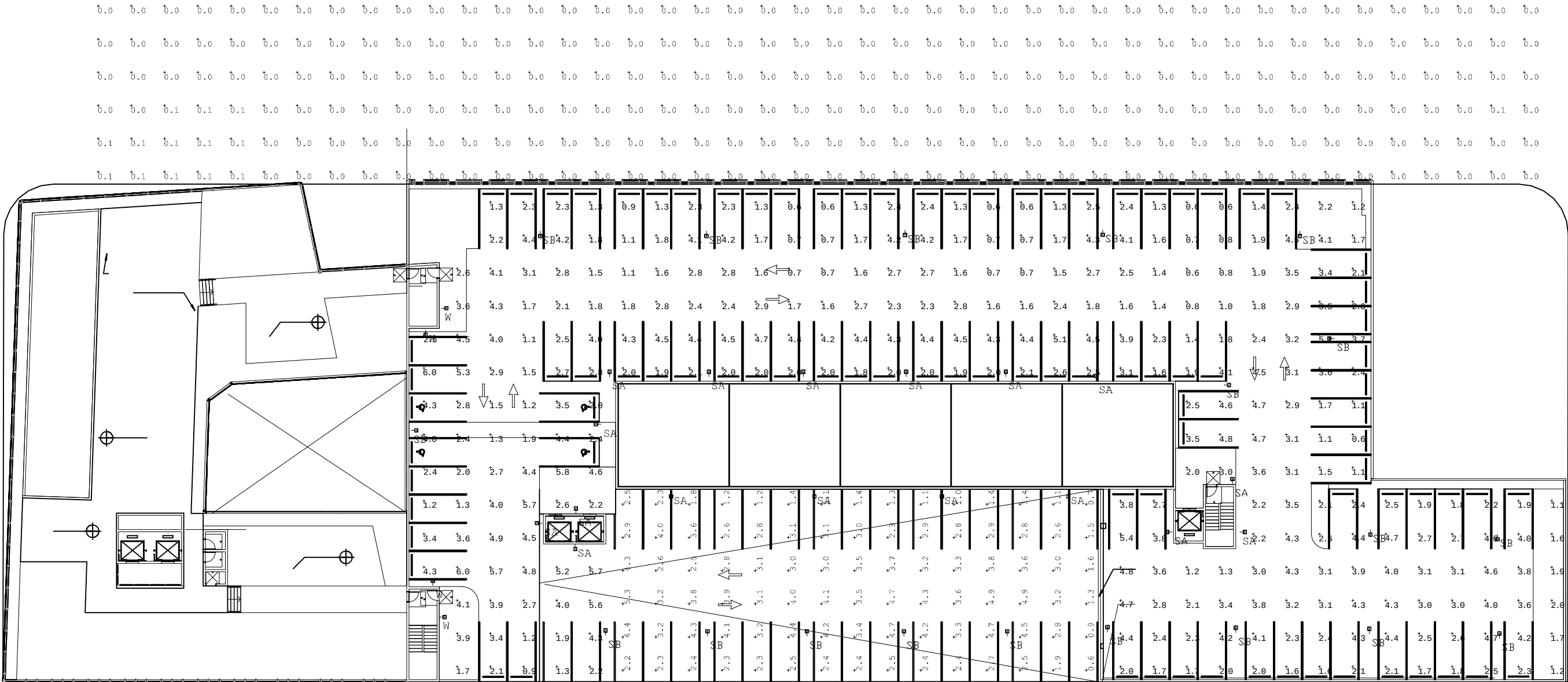
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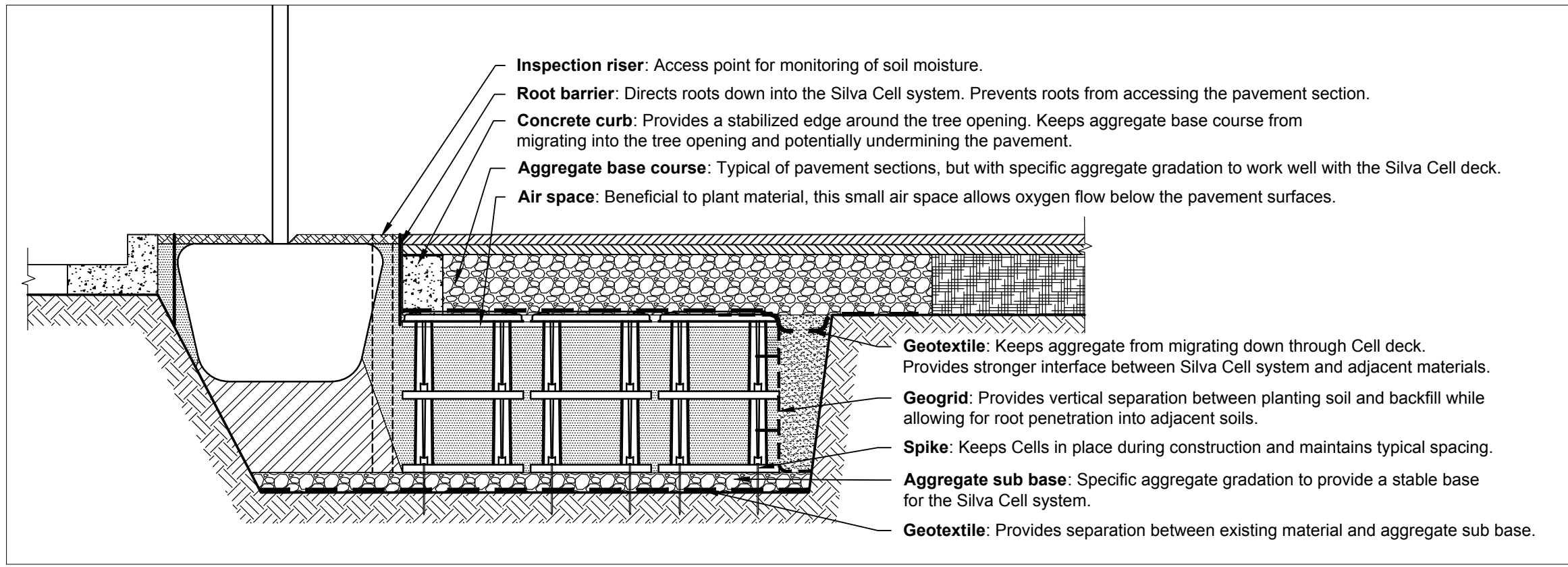
ROOF LEVEL
PHOTOMETRIC PLAN

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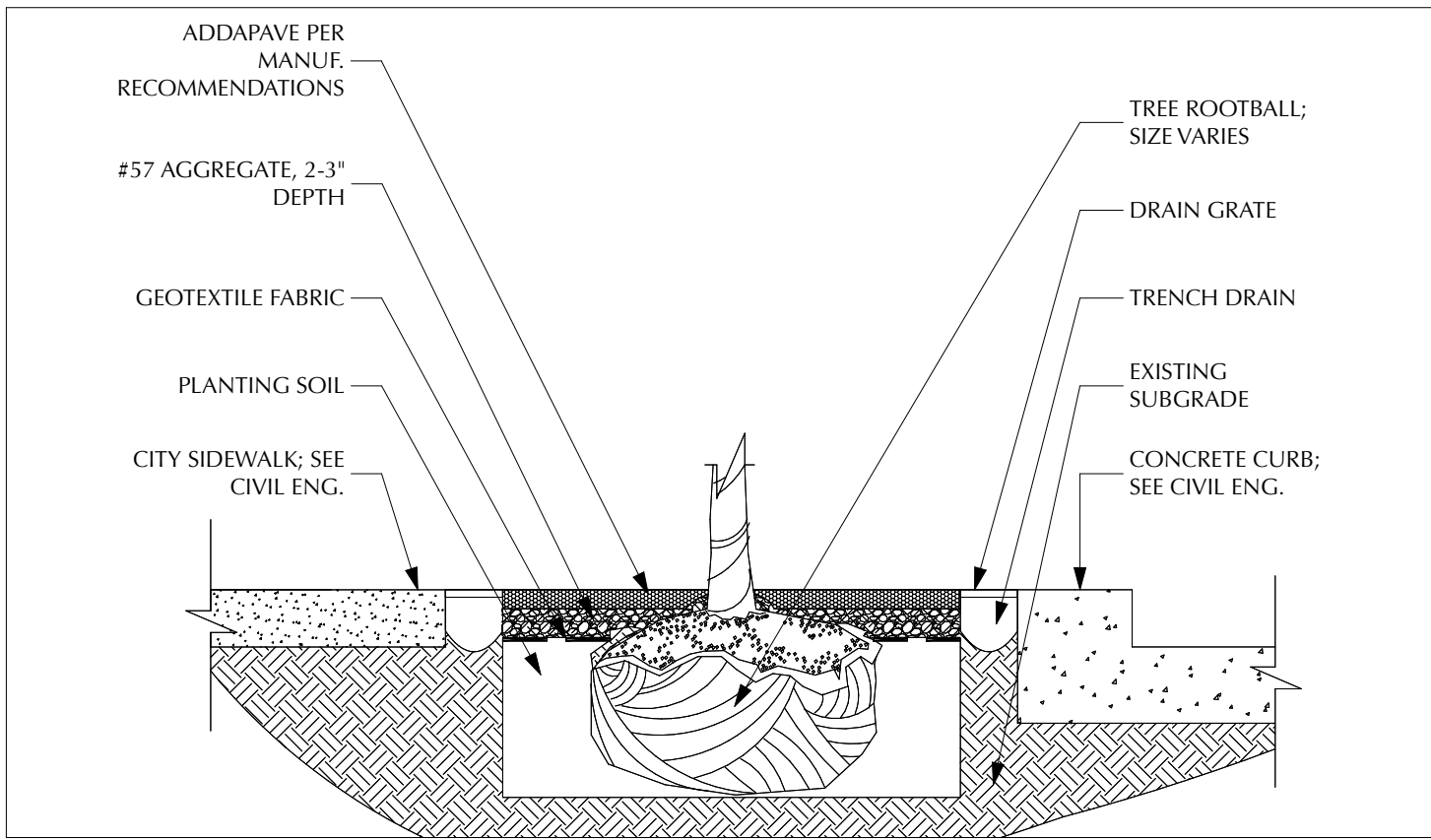
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3 SILVA CELL COMPONENTS
NOT TO SCALE



2 HEALTHY TREE PIT / ADDAPAVE DETAIL
NOT TO SCALE

SYMBOL LEGEND



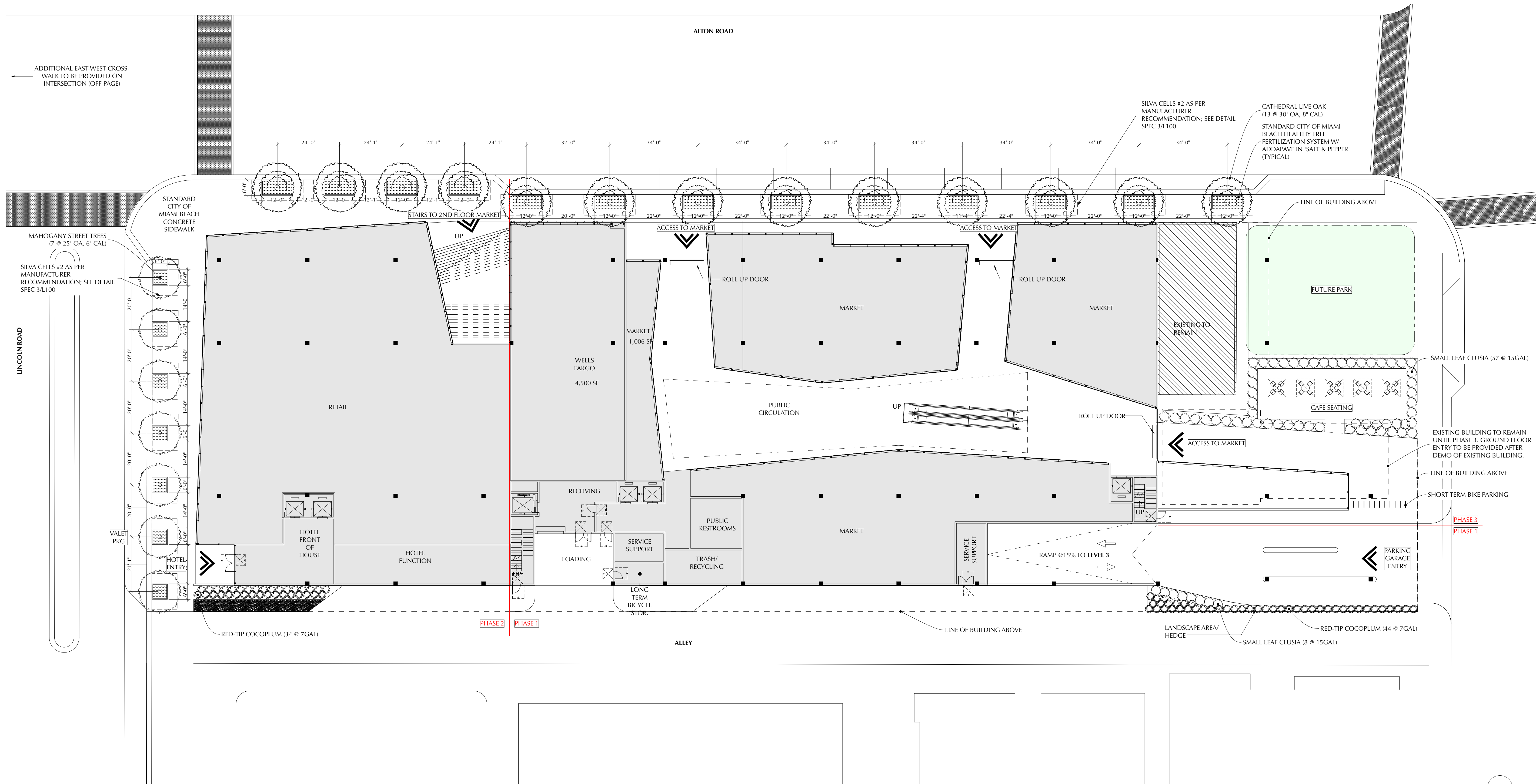
NOTES

PROJECT INFORMATION
REFER TO ARCHITECTURE FOR SITE, BUILDING & ZONING INFORMATION.

PLANTING
ALL PLANT MATERIAL SHALL MEET OR EXCEED THE MINIMUM STANDARDS FOR FLORIDA NUMBER ONE AS PROVIDED IN THE MOST CURRENT EDITION OF "GRADES AND STANDARDS FOR NURSERY PLANTS, PART 1 AND II".

STREET TREES
STREET TREES SHALL BE COORDINATED WITH FDOT AND CMB TO MATCH NEW ALTON ROAD MASTER PLAN.

PUBLIC WORKS
REMOVE AND REPLACE SIDEWALK, RECONSTRUCT SWALE, MILL AND RESURFACE 2 IN. AVG. USING TYPE S-III ASPHALT MIX DESIGN ON THE DRIVING LANE. ANY WORK AND/OR IMPROVEMENTS TO THE RIGHT OF WAY INCLUDING LANDSCAPING AND IRRIGATION REQUIRE A SEPARATE CMB PUBLIC WORKS DEPT. ROW CONSTRUCTION PERMIT.



1 GROUND FLOOR LANDSCAPE PLAN



1" = 20'-0"

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GROUND FLOOR
LANDSCAPE PLAN

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NUMBER

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3RD LEVEL
LANDSCAPE PLAN

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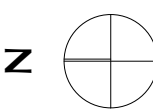
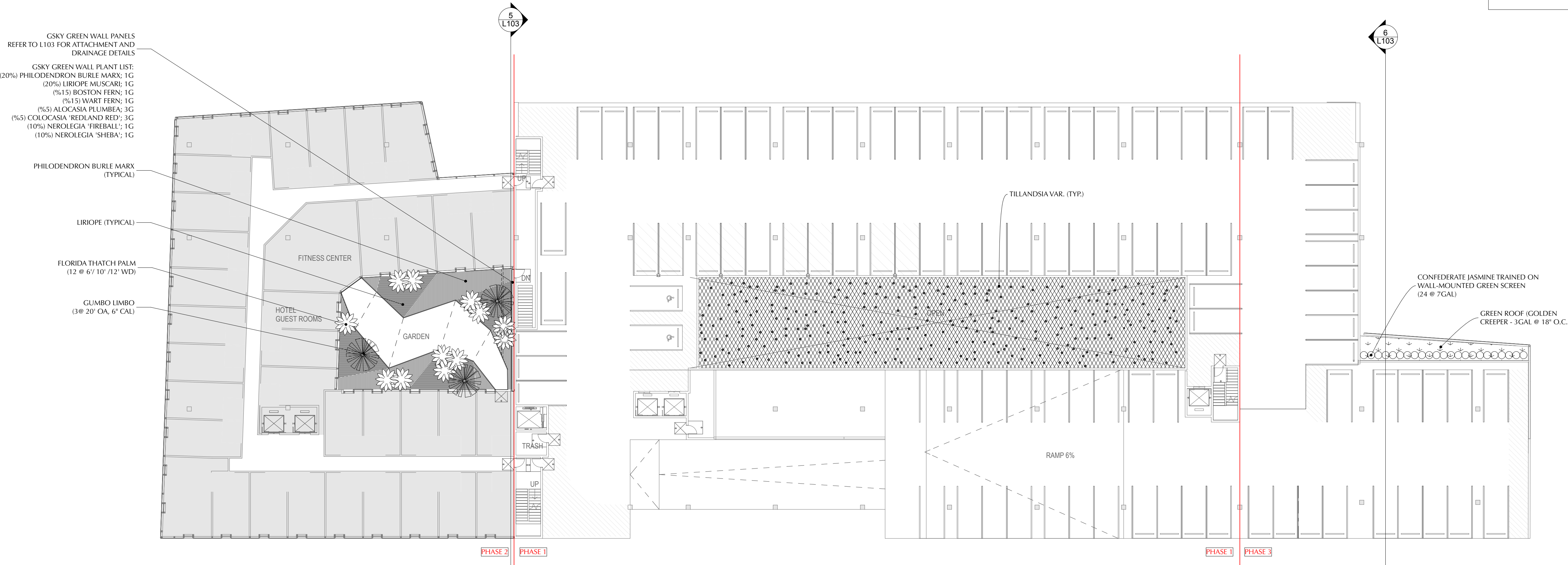
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SYMBOL LEGEND

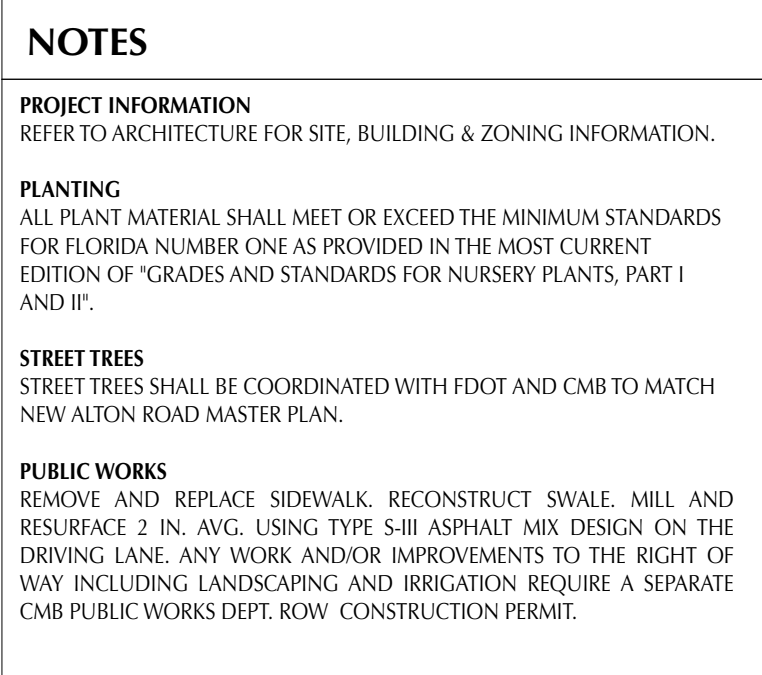
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- GOLDEN CREEPER
- LIRIOPE
- PHILODENDRON BURLE MARX



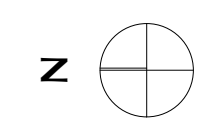
1" = 20'-0"

3RD LEVEL LANDSCAPE PLAN

1



2 AIRDRAIN ARTIFICIAL TURF DETAIL

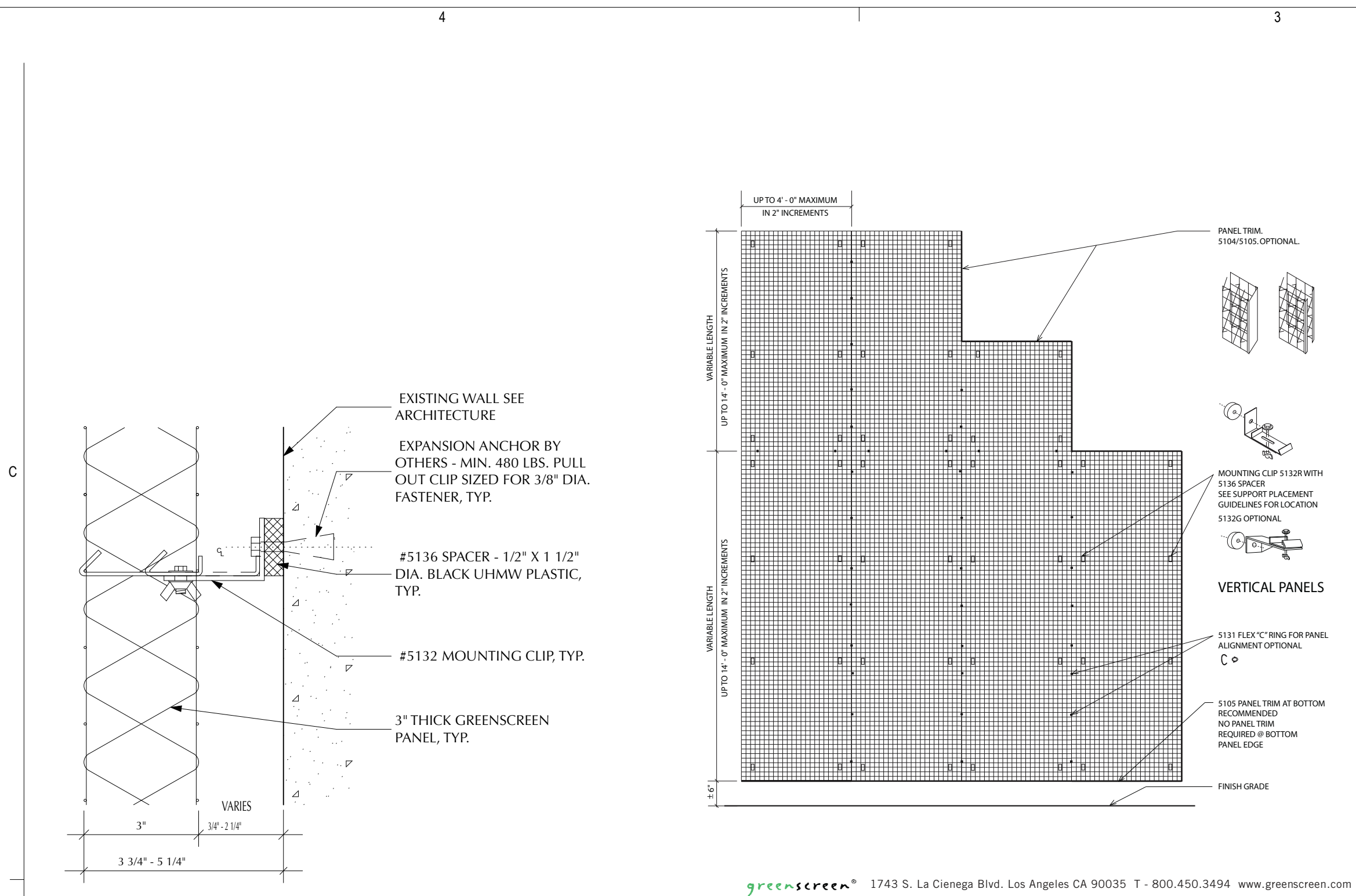

$$1'' = 20' - 0''$$

**ROOF LANDSCAPE
PLAN**

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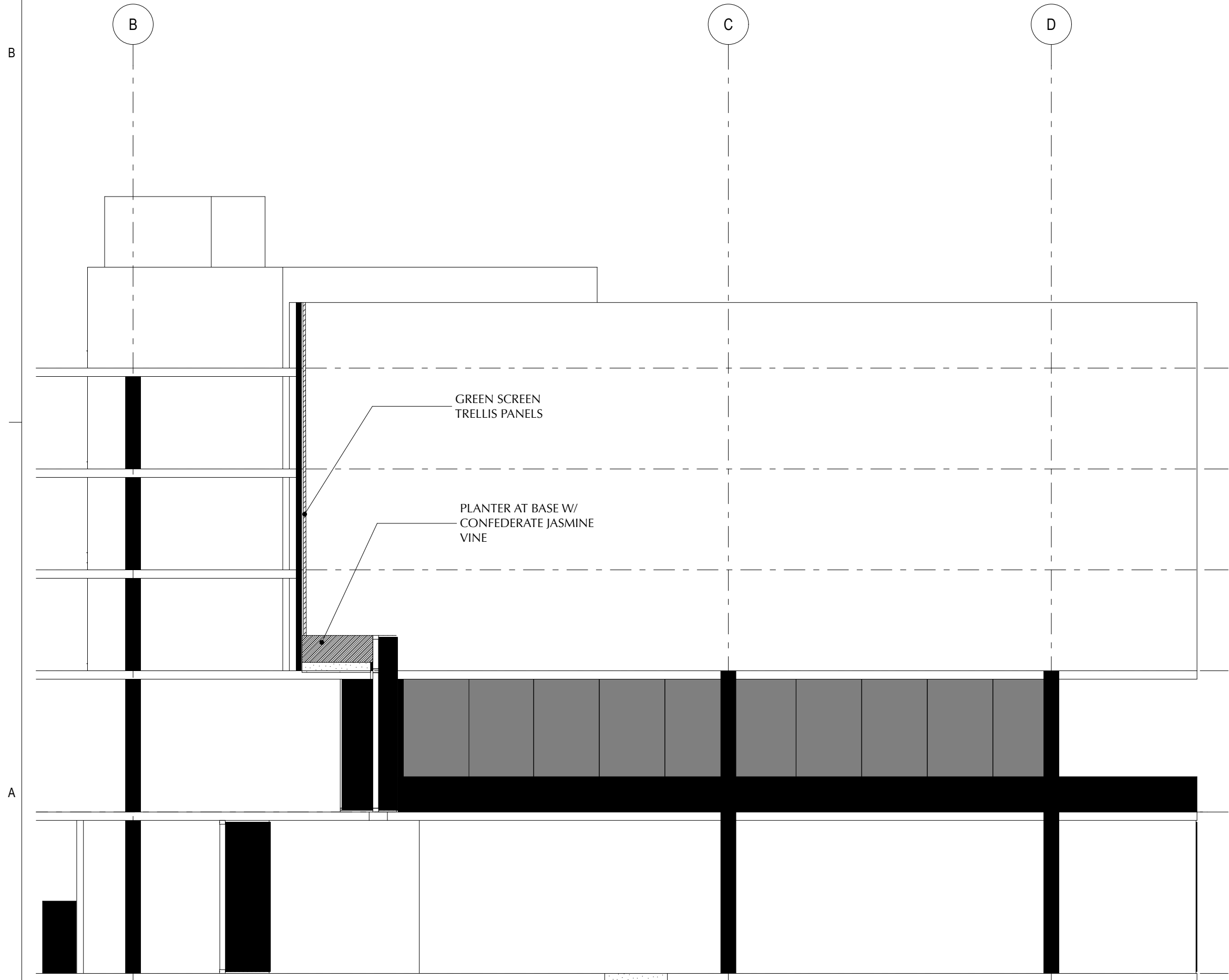
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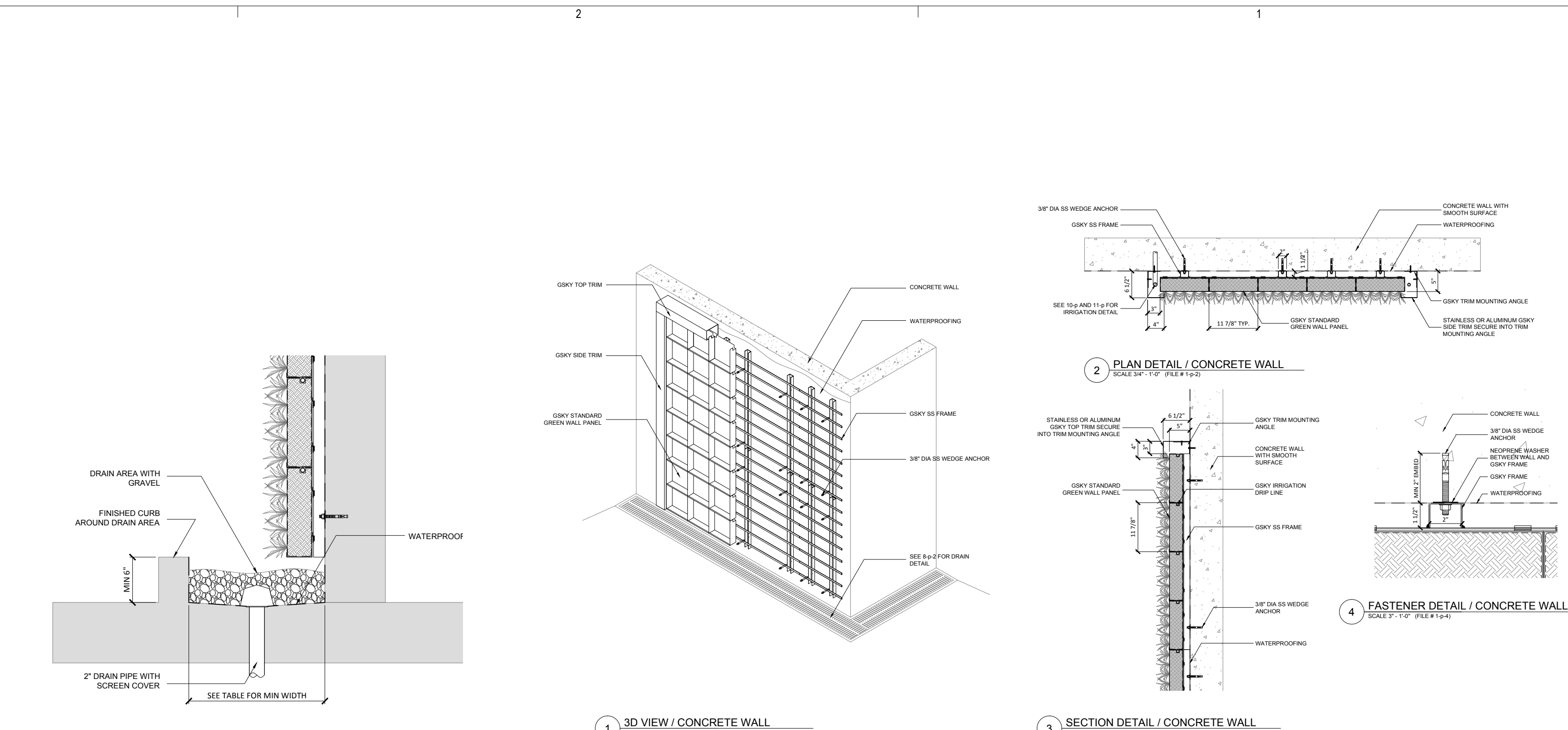


4 GREENSCREEN WALL MOUNTING DETAIL
NOT TO SCALE

5 GREENSCREEN TRELLIS PANELS
NOT TO SCALE



6 EAST-WEST BUILDING SECTION THROUGH LV03 EXTERIOR PLANTER
SCALE: 1" = 10'

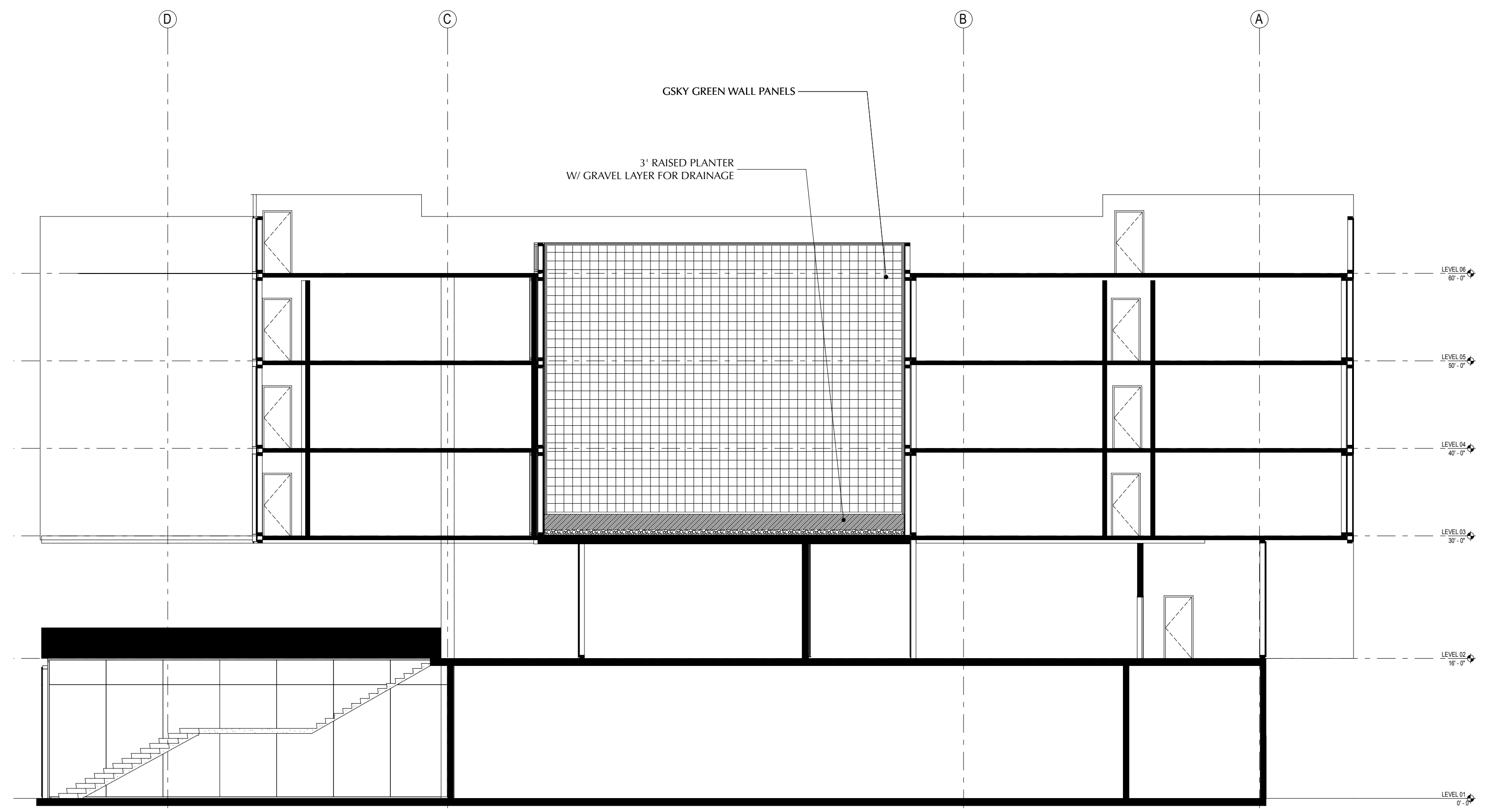


1 GSKY GREEN WALL PANELS
NOT TO SCALE

2 GSKY GREEN WALL DRAINAGE SYSTEM
NOT TO SCALE

3 SECTION DETAIL / CONCRETE WALL
SCALE 3/4" = 1'-0" (FILE # 1-p-3)

4 FASTENER DETAIL / CONCRETE WALL
SCALE 3/4" = 1'-0" (FILE # 1-p-4)



5 EAST-WEST BUILDING SECTION THROUGH COURTYARD
SCALE: 1" = 10'

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GREEN WALL
DETAILS

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L103

[illegible]

15. The Contractor shall check in with the on-site Construction Manager prior to start of work. During construction, the Contractor shall coordinate all work with the Owner and the on-site Construction Manager.
16. The Contractor shall verify the locations of site utilities prior to the commencement of work. Existing utilities shall be protected or rerouted as required to accommodate the new work.
17. The Contractor shall inspect the surfaces and substrate conditions of all existing surfaces, substrates and conditions.
18. Prior to final acceptance, Contractor shall adjust all lighting to Owner's satisfaction.
19. The Landscape Architect shall have final decision as to whether work of poor quality and/or substandard workmanship shall be repaired or replaced.
20. The Contractor shall arrange for all building permits and inspections by the building authorities. Cost of all permits, fees, and special inspections shall be in the Bid wherever necessary.
21. The Contractor shall provide proof of insurance and shall not send or employ on this project any laborers or subcontractors. Insurance shall provide protection against public liability and property damage for duration of work.
22. The Contractor shall provide a minimum of one full year warranty for any and all labor and materials they provide, install, or apply.
23. The Contractor shall verify the condition of all existing materials, system, or devices prior to reuse or connection to such materials, systems or devices. Contractor shall bear the full responsibility for reuse of such items and shall provide a minimum 1 year guarantee for all work, materials, and system.
24. These drawings and documents, as instruments of service, are the property of the Landscape Architect and may not be used or reproduced in any manner without his/her express consent.
25. It shall not be the intent of these plans and/or specifications to show every minor detail of construction. The Contractor shall be expected to furnish and install all items for a complete system and provide all requirements necessary for equipment to be placed in proper working order.
26. All conduit runs are shown diagrammatically. Exact routing shall be determined in the field, otherwise noted.
27. As-Built drawings shall be furnished to the Owner upon completion of work.

**URBAN ROBOT
LLC**
420 LINCOLN ROAD
SUITE 600
MIAMI BEACH, FLORIDA
URBANROBOT.NET
LA 6666853

YHCE ENGINEERING
12151 SW 128TH CT
SUITE 104
MIAMI, FLORIDA

L200

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Urban Robot Associates



Model: MM Micro Max (Micro Series)

APPLICATION:
Decks, Decks, Railings, Gazebos, Frontiers, Porchs, Outdoor Kitchens, Benches, Fences, Stairs, Planters, Lamps, Kitchen Cabinets, Wine Racks, ...

CONSTRUCTED and DESIGNED for MAXIMUM HEAT TRANSFER:
- 100% Anodized Aluminum (BLK Model)
- High Performance C360 Solid Brass (BR Model)

LED RATES LIFE (HOURS) for 80% LUMEN Maintenance:
- 15 Year: 100,000

DRIVER SYSTEM:
Internal Driver constructed with advanced electronics, engineered for optimal heat transfer

INPUT VOLTAGE:
11 to 20 Vdc AC/DC

INSTALLATION and HARDWARE:
- "Waterproof" / Submersible

LEAD WIRES:
Total lead length is 72"

WARRANTY:
Electronics: 20 years, Housing: Aluminum - 20 years, Solid Brass - Lifetime

IP68 Rated

AVAILABLE FINISHES:
Black (BLK)
C360 Solid Brass (BR)

LED DATA:
Single LED Output
3,000K Warm White Color Temperature

15W
Halogen Equivalent
1 Watt
Consumption
15 Lumens

Note To Order: Choose 1 Item From Each Column.
Example: 15 Watt, 60", Brass, White LED
Series # MM, Voltage 15, Optics (6), Finish (BR), Output (WH)
Final Part # is: MM156 BR WH

Model #	Wattage	Optics	Finish	Light Output
MM	15	6 (for 60") 9 (for 90")	BLK BR	(White)

Twinkle Light

liniLED® Deco White & Monocolor **ORGANIC LIGHTING SYSTEMS**

Flexible linear LED Module

Monocolor specification

Color	White	Natural	Warm	Blue	Red	Amber	Green
White	3000K	4000K	5000K				

liniLED Top
Extruded reflector with optically clear encapsulation of LEDs.
Dimensions: 1/4" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"

liniLED Side
Extruded reflector with optically clear encapsulation of LEDs.
Dimensions: 1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"

power connector kit, Push fit connection - no crimping or soldering required. 3' or 15'

Mounting & Dimensions

ies Distribution curve

liniLED Mono color - Specifications

LED
SMD 5050A Tri-LED

Number of LEDs
11 per 15' (35 per meter, 360, 3000K / 4000K)

LED color
C360: White, 30-35 lumens/W
Warm White, 30-35 lumens/W
SMD: 10-15W x 0.5W (10-15W x 0.5W)

beam / flux
C360: White, 30-35 lumens/W
Warm White, 30-35 lumens/W
SMD: 10-15W x 0.5W (10-15W x 0.5W)

Dimensions
1/2" x 1/2" x 1/2" x 1/2" x 1/2" x 1/2"

Length (m)
1.2' (36m)

Weight & offset
1.2' (36m)

Indoor / outdoor (IP68)
200°C, 100% RH, 100% RH, 100% RH

Heat and voltage
UVW protected PVC encapsulation

Material
Pulse Width Modulation, or 0-10V, or 120V Electronic with special power supply

Life
50,000 hours white, up to 100,000 hours for colors (incl. data at 40°C/104°F, 7 years typical warranty)

Notes
Select appropriate wattage power supplies, according to our length and number of runs.
Driving controllers, Clear PET adhesive backed mounting channel, mounting hardware, power cord sets, extension cords, aluminum extrusions and diffusers

ROADS, UL, ETLcs, CE

organic lighting systems 511 N. Virginia Ave., Azusa, CA 91702 t 626-969-6140 f 626-609-4288 e sales@organiclighting.com

Linear LED

DELTA STAR™

CATALOG NUMBER LOGIC

Example: 05 - LED - 400 - 30' - 12' - 11' - A - 3000K

Material: 05 - Aluminum
06 - Stainless Steel

Series: 05 - Delta Star™

Source: LED - "Technology with Integrated Shimming System (ISS) for best color balance"

LED Type: 400 - 4000K/24
401 - 4000K/24
402 - 4000K/24

Optics: 400 - Normal Beam (30° beam angle)
401 - Spot (15° beam angle)
402 - Spot (15° beam angle)

Adjust - Lumens "Output Intensity" (Intensity range)
05 - 100% (100% beam angle)
06 - 100% (100% beam angle)

Finish:

Aluminum Finish	Base Finish	Finish	Finish
05 - Anodized Aluminum	06 - Anodized Aluminum	07 - Anodized Aluminum	08 - Anodized Aluminum
09 - Anodized Aluminum	10 - Anodized Aluminum	11 - Anodized Aluminum	12 - Anodized Aluminum
13 - Anodized Aluminum	14 - Anodized Aluminum	15 - Anodized Aluminum	16 - Anodized Aluminum
17 - Anodized Aluminum	18 - Anodized Aluminum	19 - Anodized Aluminum	20 - Anodized Aluminum
21 - Anodized Aluminum	22 - Anodized Aluminum	23 - Anodized Aluminum	24 - Anodized Aluminum
25 - Anodized Aluminum	26 - Anodized Aluminum	27 - Anodized Aluminum	28 - Anodized Aluminum
29 - Anodized Aluminum	30 - Anodized Aluminum	31 - Anodized Aluminum	32 - Anodized Aluminum
33 - Anodized Aluminum	34 - Anodized Aluminum	35 - Anodized Aluminum	36 - Anodized Aluminum
37 - Anodized Aluminum	38 - Anodized Aluminum	39 - Anodized Aluminum	40 - Anodized Aluminum
41 - Anodized Aluminum	42 - Anodized Aluminum	43 - Anodized Aluminum	44 - Anodized Aluminum
45 - Anodized Aluminum	46 - Anodized Aluminum	47 - Anodized Aluminum	48 - Anodized Aluminum
49 - Anodized Aluminum	50 - Anodized Aluminum	51 - Anodized Aluminum	52 - Anodized Aluminum
53 - Anodized Aluminum	54 - Anodized Aluminum	55 - Anodized Aluminum	56 - Anodized Aluminum
57 - Anodized Aluminum	58 - Anodized Aluminum	59 - Anodized Aluminum	60 - Anodized Aluminum
61 - Anodized Aluminum	62 - Anodized Aluminum	63 - Anodized Aluminum	64 - Anodized Aluminum
65 - Anodized Aluminum	66 - Anodized Aluminum	67 - Anodized Aluminum	68 - Anodized Aluminum
69 - Anodized Aluminum	70 - Anodized Aluminum	71 - Anodized Aluminum	72 - Anodized Aluminum
73 - Anodized Aluminum	74 - Anodized Aluminum	75 - Anodized Aluminum	76 - Anodized Aluminum
77 - Anodized Aluminum	78 - Anodized Aluminum	79 - Anodized Aluminum	80 - Anodized Aluminum
81 - Anodized Aluminum	82 - Anodized Aluminum	83 - Anodized Aluminum	84 - Anodized Aluminum
85 - Anodized Aluminum	86 - Anodized Aluminum	87 - Anodized Aluminum	88 - Anodized Aluminum
89 - Anodized Aluminum	90 - Anodized Aluminum	91 - Anodized Aluminum	92 - Anodized Aluminum
93 - Anodized Aluminum	94 - Anodized Aluminum	95 - Anodized Aluminum	96 - Anodized Aluminum
97 - Anodized Aluminum	98 - Anodized Aluminum	99 - Anodized Aluminum	100 - Anodized Aluminum

Lens Type: 12 - Soft Focus Lens
13 - Soft Focus Lens

Shielding: 14 - No Shielding
15 - No Shielding

Cap Style: 16 - 1/2" Hex Mounting
17 - 1/2" Hex Mounting

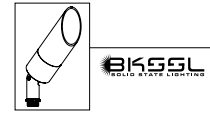
Option: 18 - 1/2" Hex Mounting

DRIVER DATA

LM79 DATA	Input Voltage	Input Current	Output Voltage	Output Current	Operating Temperature
LM79-1	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-2	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-3	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-4	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-5	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-6	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-7	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-8	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-9	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-10	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-11	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-12	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-13	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-14	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-15	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-16	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-17	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-18	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-19	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-20	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-21	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-22	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-23	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-24	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-25	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-26	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-27	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-28	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-29	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-30	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-31	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-32	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-33	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-34	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-35	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-36	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-37	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-38	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-39	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-40	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-41	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-42	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-43	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-44	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-45	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-46	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-47	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-48	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-49	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-50	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-51	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-52	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-53	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-54	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-55	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-56	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-57	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-58	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-59	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-60	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-61	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-62	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-63	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-64	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-65	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-66	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-67	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-68	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-69	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-70	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-71	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-72	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-73	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-74	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-75	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-76	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-77	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-78	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-79	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-80	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-81	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-82	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-83	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-84	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-85	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-86	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-87	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-88	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-89	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-90	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-91	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-92	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-93	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-94	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-95	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-96	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-97	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-98	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-99	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-100	12VDC	100mA	12VDC	100mA	0°C to 40°C

LM79 DATA

LM79 DATA	Input Voltage	Input Current	Output Voltage	Output Current	Operating Temperature
LM79-1	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-2	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-3	12VDC	100mA	12VDC	100mA	0°C to 40°C
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LM79-12	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-13	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-14	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-15	12VDC	100mA	12VDC	100mA	0°C to 40°C
LM79-16</					



DELTA STAR™

PROJECT:

TYPE:

CATALOG NUMBER:

ISSUES:

NOTES:

CATALOG NUMBER LOGIC

Example

Material

Series

Source

LED Type

Optics*

Adjust-a-Lume® Output Intensity**

Finish

Lens Type

Shielding

Cap Style

Options

DRIVER DATA

LM79 DATA

L70 DATA

*OPTICAL DATA

B-K LIGHTING

4050 Biscayne Blvd • Miami, FL 33137 • USA
www.b-k-lighting.com • P.O. Box 100000

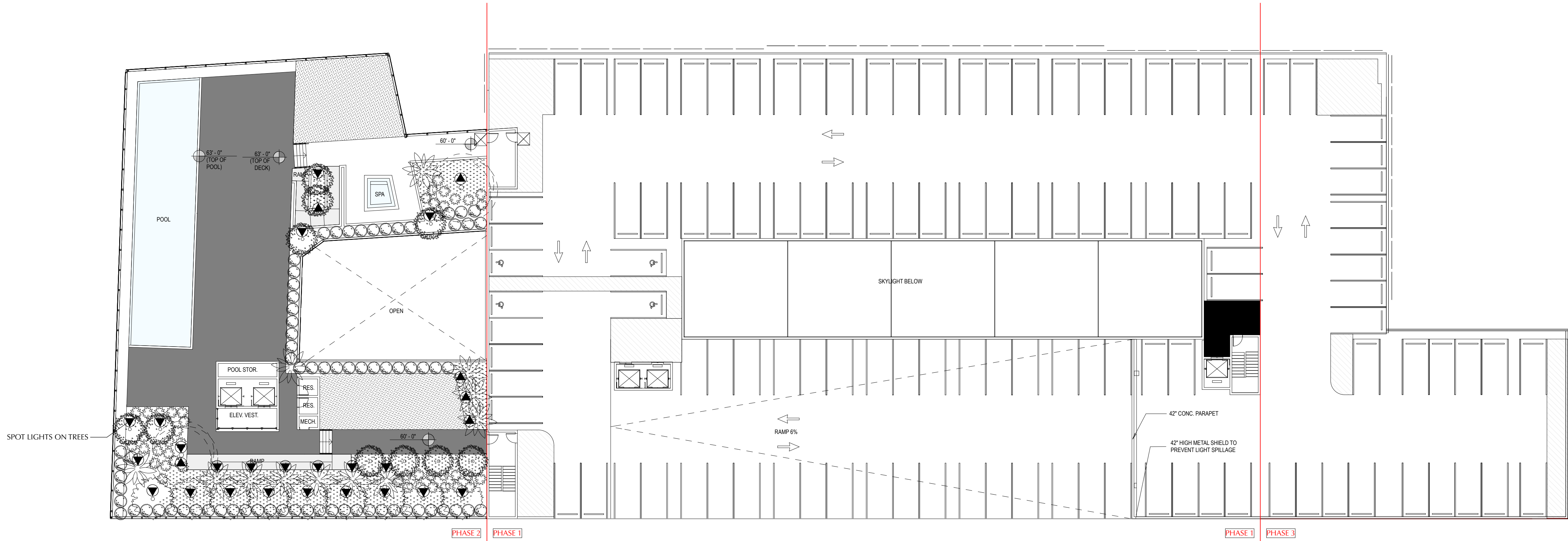
SUBMITTAL DATE: 1-8-14

DRAWING NUMBER: SL20000033

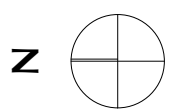
LANDSCAPE LIGHTING SPECIFICATIONS

1. All work shall comply with these drawings, the latest version of the Florida Building Code, and all Applicable Codes and Regulations. Code Compliance is the complete responsibility of the Contractor and any modifications required shall be performed at no additional charge.
2. The Contractor is to familiarize himself with and confirm all Drawings, Specifications, and existing materials and conditions prior to Bid and commencing the work. Notify the Landscape Architect immediately of any discrepancies. The contractor shall include in his Bid all costs necessary for a complete and operational installation and shall visit the job site prior to bid date.
3. All materials furnished on the job site shall be new and stored in such a manner as to protect them from the elements.
4. Lighting plans are schematic in nature. Fixture symbols are not to scale. Verify exact location and orientation of each fixture in the field with Landscape Architect (L.A.). Verify all quantities, dimensions, and conditions in the field. Confirm fixture finishes & specs with Landscape Architect before purchase.
5. All Contractors are to keep the job site clean and free of debris at all times.
6. Do not scale drawings. Dimensions and/or existing conditions govern. Notify the Landscape Architect immediately of any discrepancies. Stop work in areas of discrepancy until all issues are resolved.
7. All work shall be in strict accordance with the best practices of the construction trade.
8. Contractor to coordinate programming, controls, and electrical with MEP & L.A.
9. All details, sections, diagrams, etc. are intended to be typical and shall be construed to apply to any similar situation elsewhere in the project.
10. The Contractor shall verify all utilities and placement locations of pipe, conduit, equipment, ductwork, etc., prior to submitting Bid to the Owner.
11. Where conflicts and/or variances exist in the Drawings or Specifications, the arrangement of better quality, greater quantity, and higher cost shall be included in the Bid price. The Landscape Architect will have the final decision regarding item and manner in which work shall be installed.
12. All fixtures to be UL-listed and wet-rated.
13. Owner cannot guarantee that internal changes have not occurred since these Drawings have been prepared. It is the responsibility of the Contractor to field check all dimensions and conditions.
14. Any penetrations or modifications to structural steel or concrete must be coordinated with the project's Structural Engineer. All lumber in contact with concrete or masonry shall be pressure treated.
15. The Contractor shall check in with the on-site Construction Manager prior to start of work. During construction, the Contractor shall coordinate all work with the Owner and the on-site Construction Manager.
16. The Contractor shall verify the locations of site utilities prior to the commencement of work. Existing utilities shall be protected or rerouted as required to accommodate the new work.
17. The Contractor shall inspect the surfaces and substrate conditions on/in which the work shall be performed. Beginning of work means acceptance of existing surfaces, substrates and conditions.
18. Prior to final acceptance, Contractor shall adjust all lighting to Owner's satisfaction.
19. The Landscape Architect shall have final decision as to whether work of poor quality and/or substandard workmanship shall be repaired or replaced.
20. The Contractor shall arrange for all building permits and inspections by the building authorities. Cost of all permits, fees, and special inspections shall be in the Bid wherever necessary.
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22. The Contractor shall provide a minimum of one full year warranty for any and all labor and materials they provide, install, or apply.
23. The Contractor shall verify the condition of all existing materials, system, or devices prior to reuse or connection to such materials, systems or devices. Contractor shall bear the full responsibility for reuse of such items and shall provide a minimum 1 year guarantee for all work, materials, and system.
24. These drawings and documents, as instruments of service, are the property of the Landscape Architect and may not be used or reproduced in any manner without his/her express consent.
25. It shall not be the intent of these plans and/or specifications to show every minor detail of construction. The Contractor shall be expected to furnish and install all items for a complete system and provide all requirements necessary for equipment to be placed in proper working order.
26. All conduit runs are shown diagrammatically. Exact routing shall be determined in the field, unless otherwise noted.
27. As-Built drawings shall be furnished to the Owner upon completion of work.

FIXTURE LEGEND		
QUANTITY	SYMBOL	FIXTURE TYPE
28		SPOT LIGHT
0		CMB STANDARD WELL LIGHT
0		RECESSED WALL LIGHT
0		LINEAR LED
0		TWINKLE LIGHT



ROOF LIGHTING PLAN



1" = 20'-0"

PERKINS
+ WILL
806 DOUGLAS ROAD
SUITE 300
CORAL GABLES,
FLORIDA
33134

1212
LINCOLN ROAD

CRESCENT HEIGHTS
INSPIRATIONAL LIVING

2200 BISCAYNE BLVD.
MIAMI , FLORIDA 33137

LANDSCAPE ARCHITECT

URBAN ROBOT
LLC
420 LINCOLN ROAD
SUITE 600
MIAMI BEACH, FLORIDA
URBANROBOT.NET
LA 6666853

MEP

BR+A
2600 S. DOUGLAS ROAD
SUITE 1100
CORAL GABLES, FLORIDA

STRUCTURAL

YHCE ENGINEERING
12151 SW 128TH CT
SUITE 104
MIAMI, FLORIDA

PLANNING BOARD
FINAL SUBMITTAL
04-06-2016

MARK	ISSUE	DATE
Job Number	810414	
Drawn	Author	
Checked	Author	
Approved	Approver	
TITLE		

ROOF LIGHTING
PLAN

SHEET
NUMBER

L202