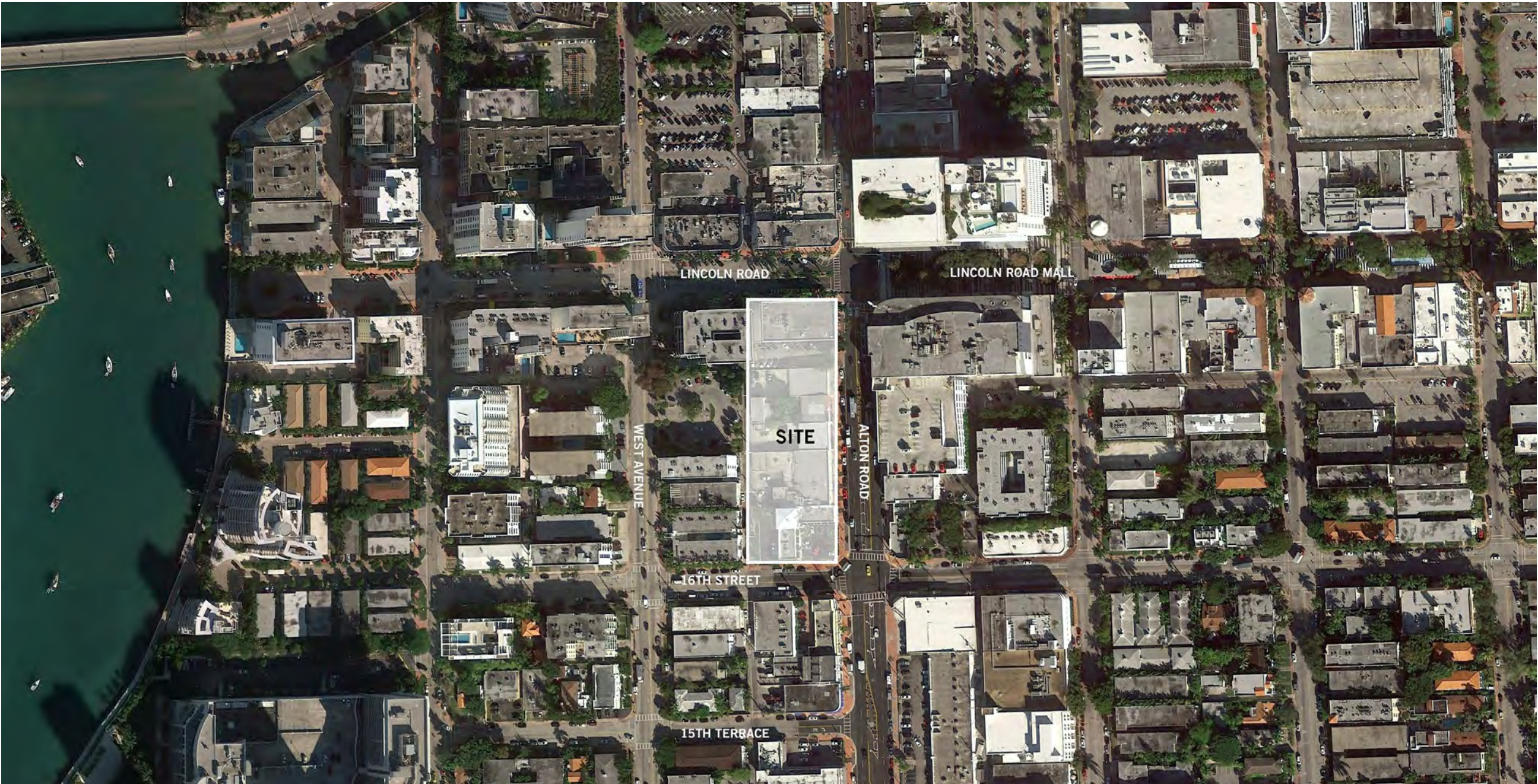


1212 LINCOLN

1212 LINCOLN ROAD
MIAMI BEACH, FLORIDA

PLANNING BOARD
FINAL SUBMITTAL
04-06-2016



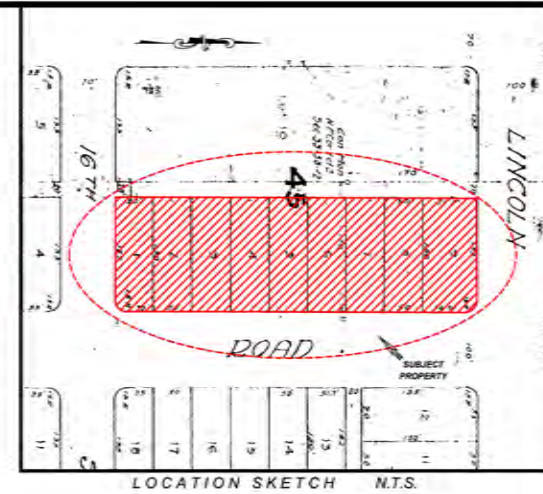
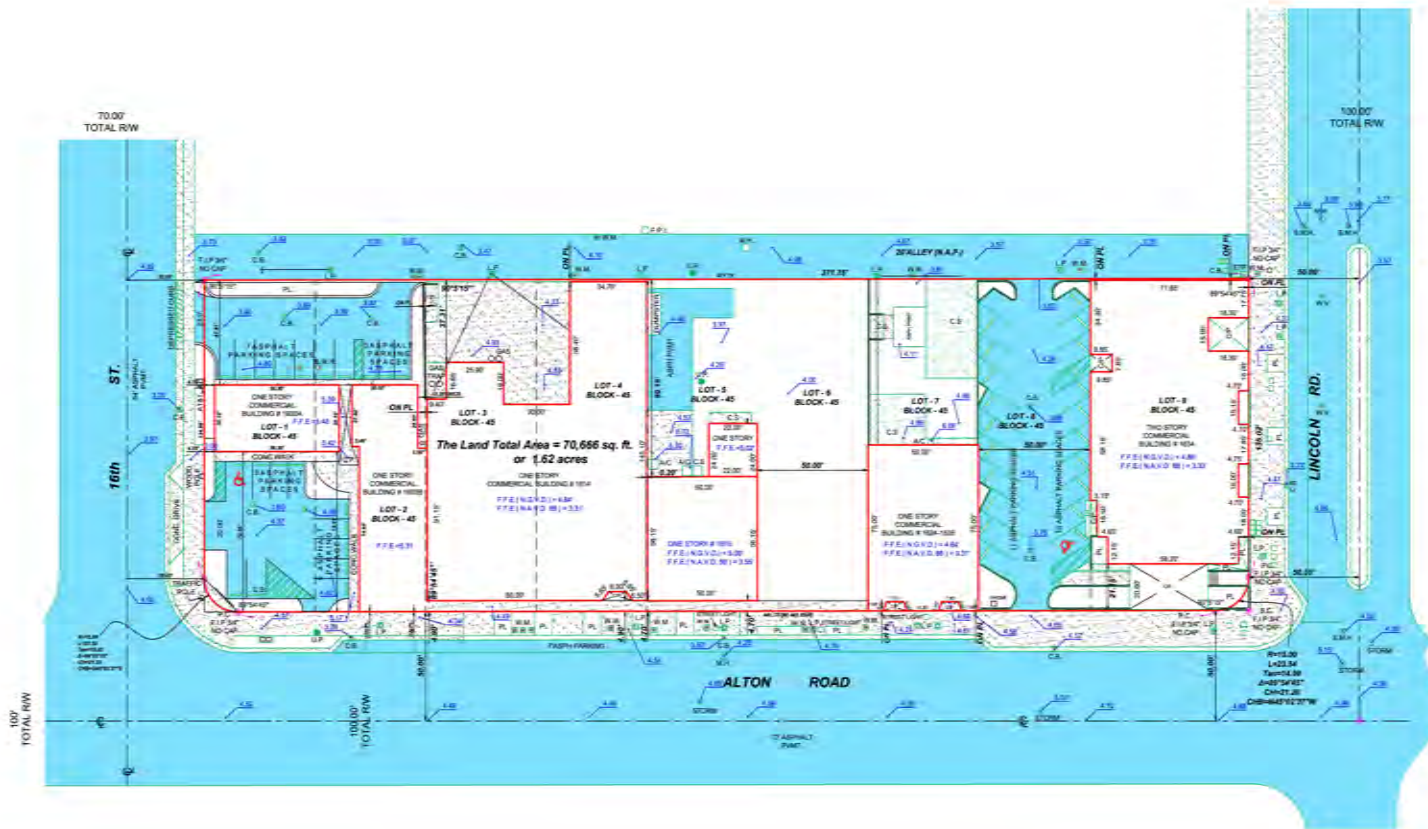
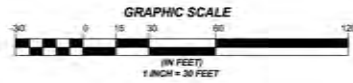
1355 NW 37 AV SUITE 200
MIAMI, FLORIDA 33172
TELEPHONE: (305) 264-2559
FAX: (305) 254-0229

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. MIAMI-DADE COUNTY BENCH MARK # D-104 LOCATOR NO. 4230 N. 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.
- 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 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: _____

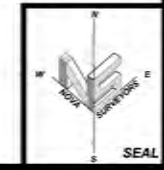
LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEYS):

- 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 CAREFUL AND 36 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 PLAT 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 = A/C	CONC = CONCRETE	PROP. CO. = PROPERTY CORNER	P.S. = PREVIOUS SURVEY	M.S. = MAIN ROAD
A.S. = A/C SURVEY	C.P. = CONCRETE PILE	PROP. CO. = PROPERTY CORNER	P.S. = PREVIOUS SURVEY	RES = RESERVATION
A.S. = A/C SURVEY	C.P. = CONCRETE PILE	PROP. CO. = PROPERTY CORNER	P.S. = PREVIOUS SURVEY	RES = RESERVATION
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A.S. = A/C SURVEY	C.P. = CONCRETE PILE	PROP. CO. = PROPERTY CORNER	P.S. = PREVIOUS SURVEY	RES = RESERVATION

M.S. = MAIN ROAD	RES = RESERVATION
M.S. = MAIN ROAD	RES = RESERVATION
M.S. = MAIN ROAD	RES = RESERVATION
M.S. = MAIN ROAD	RES = RESERVATION
M.S. = MAIN ROAD	RES = RESERVATION
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M.S. = MAIN ROAD	RES = RESERVATION
M.S. = MAIN ROAD	RES = RESERVATION
M.S. = MAIN ROAD	RES = RESERVATION



SURVEY INCLUDED FOR REFERENCE ONLY

PERKINS + WILL

806 DOUGLAS ROAD
SUITE 300
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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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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
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PARKING GARAGE ELEVATIONS	A00-012B
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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
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WEST AVENUE ELEVATION AXO	A00-22
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RENDERING	A00-24
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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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LLC

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MIAMI, FLORIDA

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FINAL SUBMITTAL
04-06-2016

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

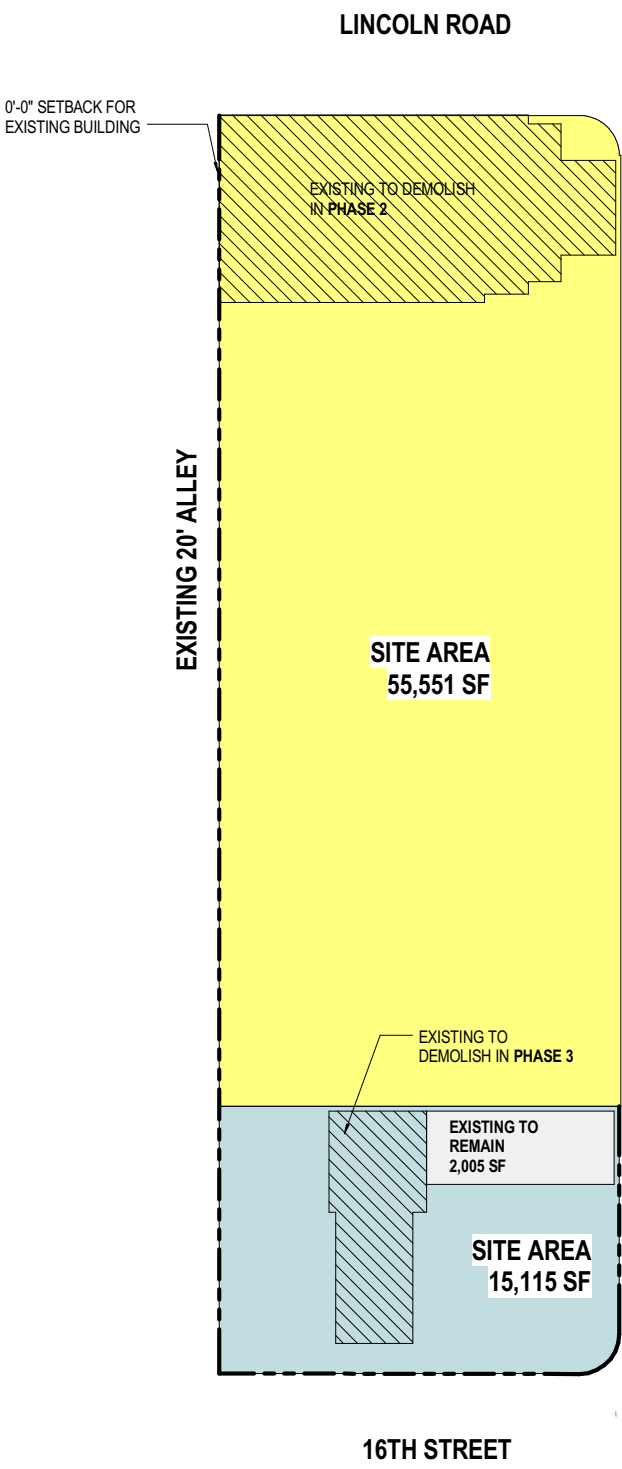
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DRAWING LIST

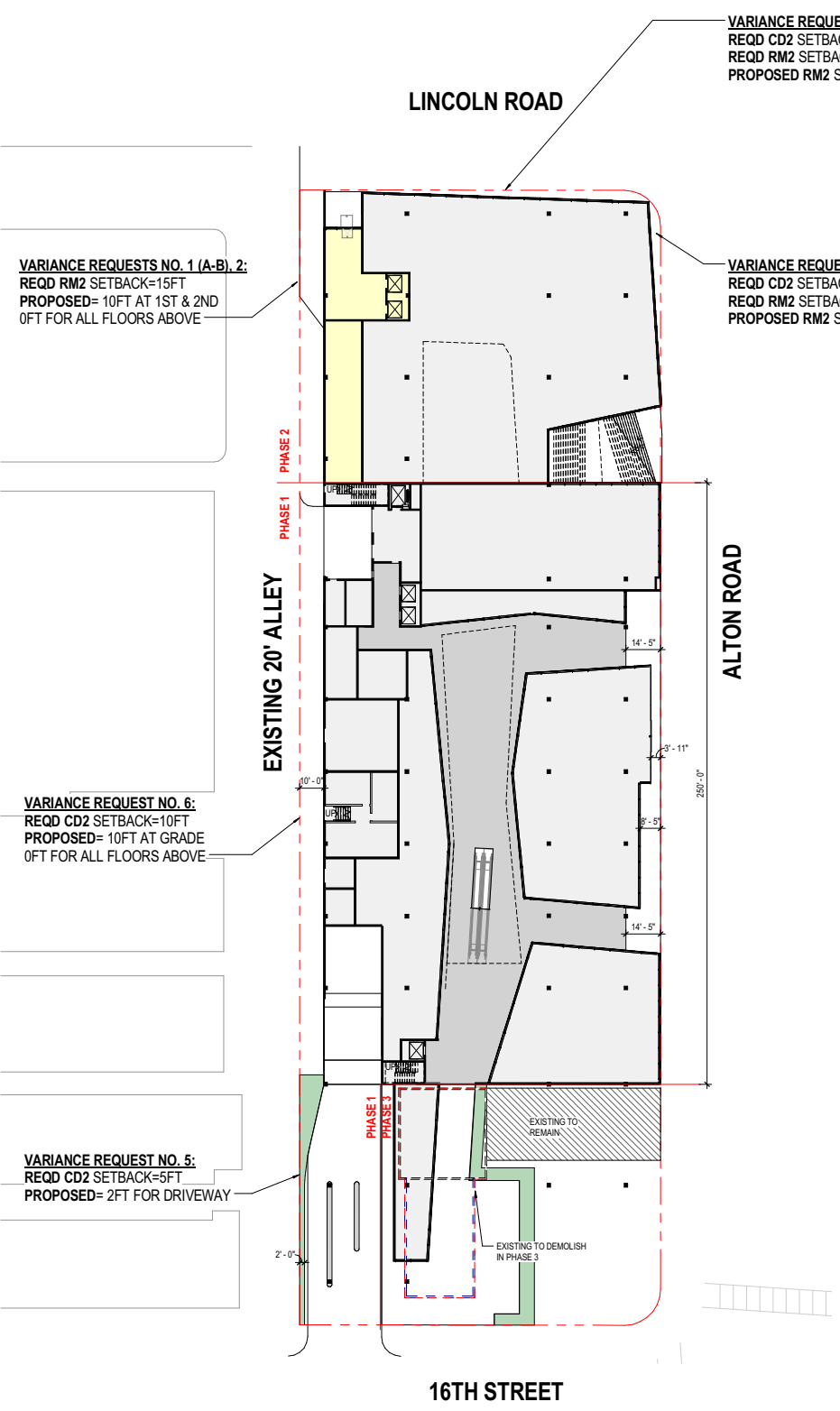
SHEET NUMBER

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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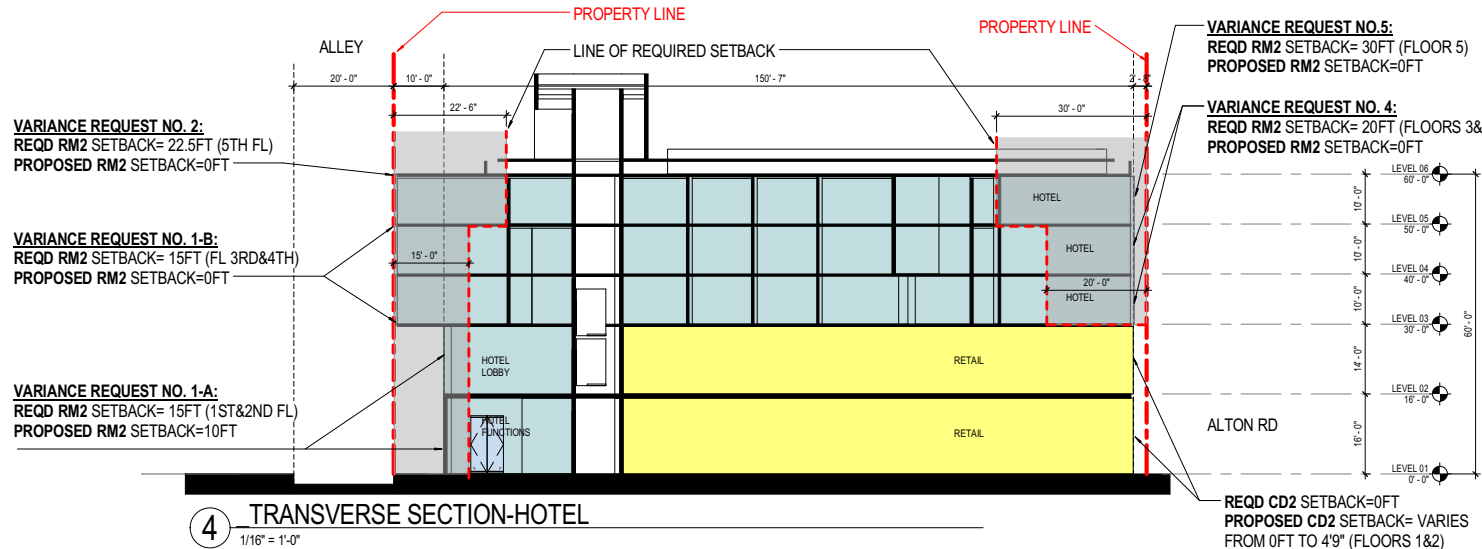
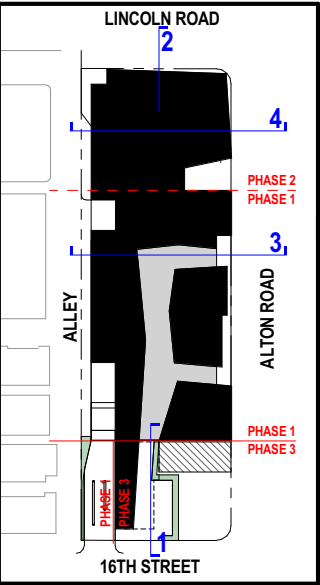
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04-06-2016**

ISSUED	ISSUE	DATE
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Drawn	Checker	
Checked	Approver	
Approved		

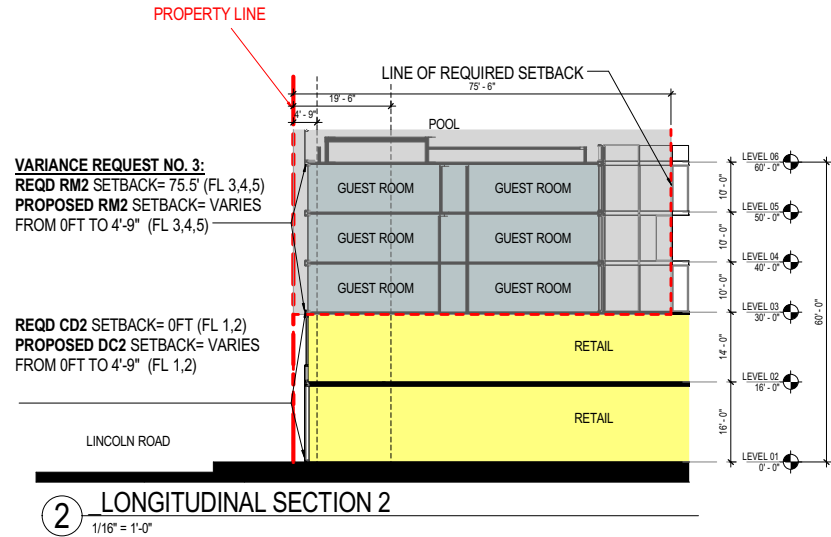
ZONING AND VARIANCES

SHEET NUMBER
A00-01A

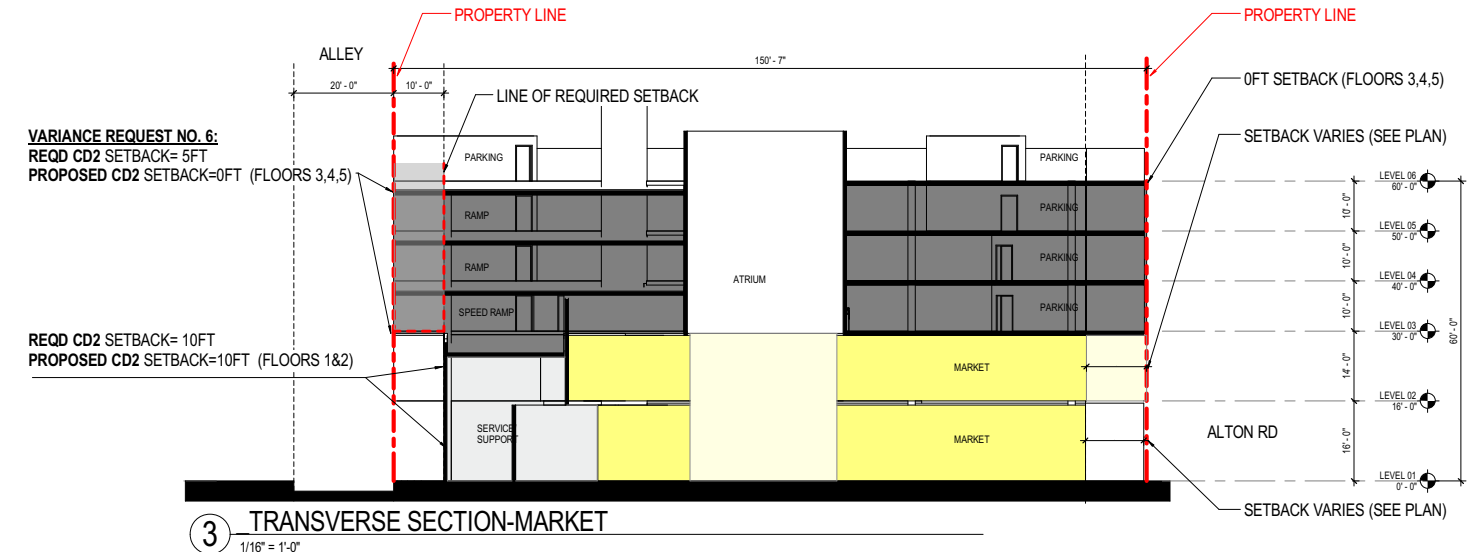
142-307 SETBACK REGULATIONS (CD2 applicable to COMMERCIAL MED, INTENSITY)		
REGULATION (PEDESTAL & TOWER)	REQUIREMENT	PROPOSED
FRONT	0 FT	VARIES; 0 FT TO 14'-5" FT
SIDE, INTERIOR	NA	NA
SIDE, FACING STREET	0 FT; 10 FT IF ABUTTING RESIDENTIAL	VARIES; 0 FT TO 58'-9" ON SOUTH, 0 FT TO 4'-9" ON NORTH
REAR	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)



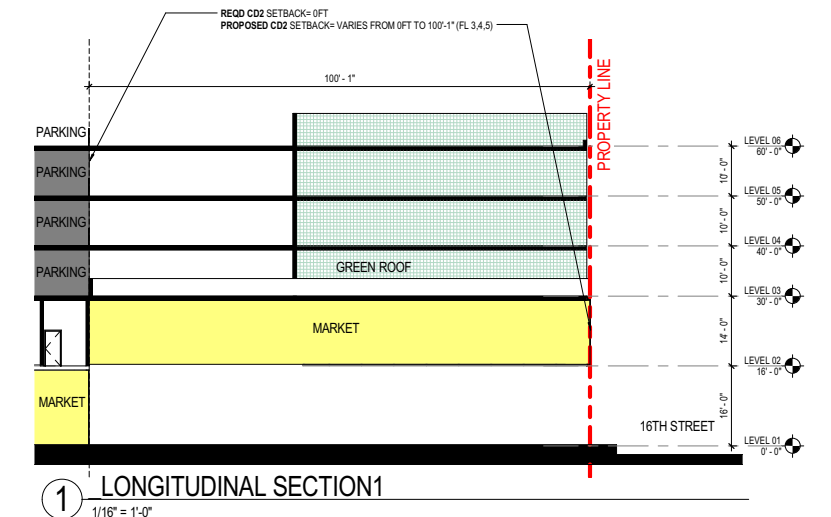
④ TRANSVERSE SECTION-HOTEL
1/16" = 1'-0"



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



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



① LONGITUDINAL SECTION1
1/16" = 1'-0"

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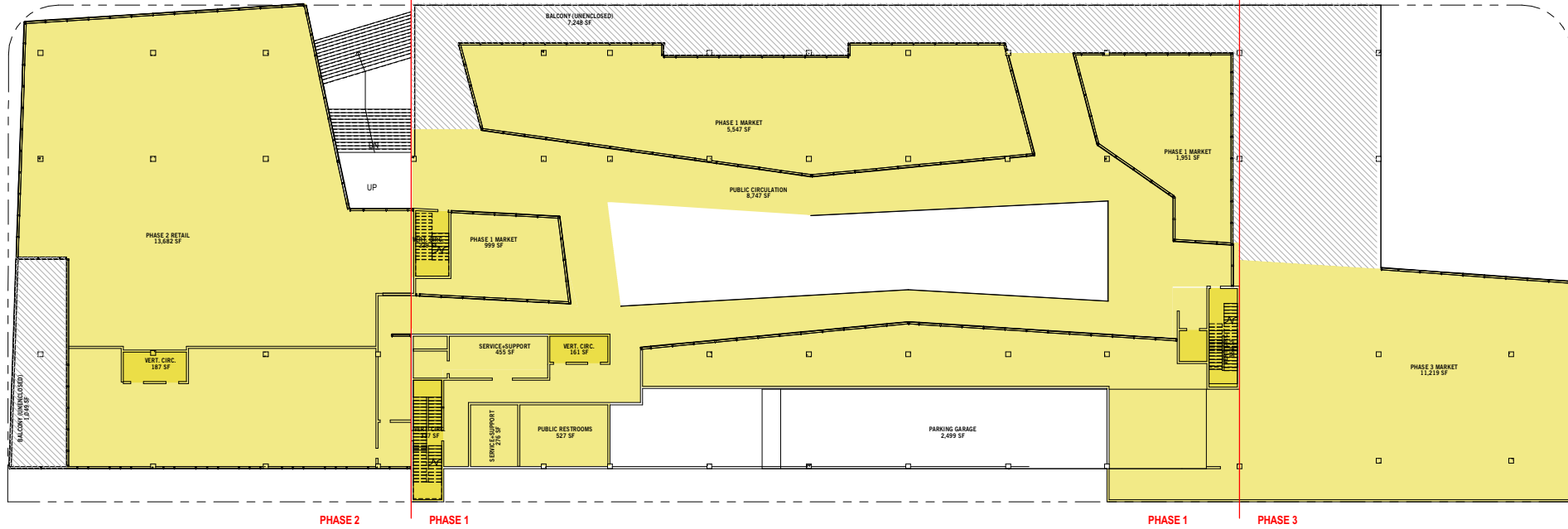
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Checked	Checker	
Approved	Approver	
TITLE		

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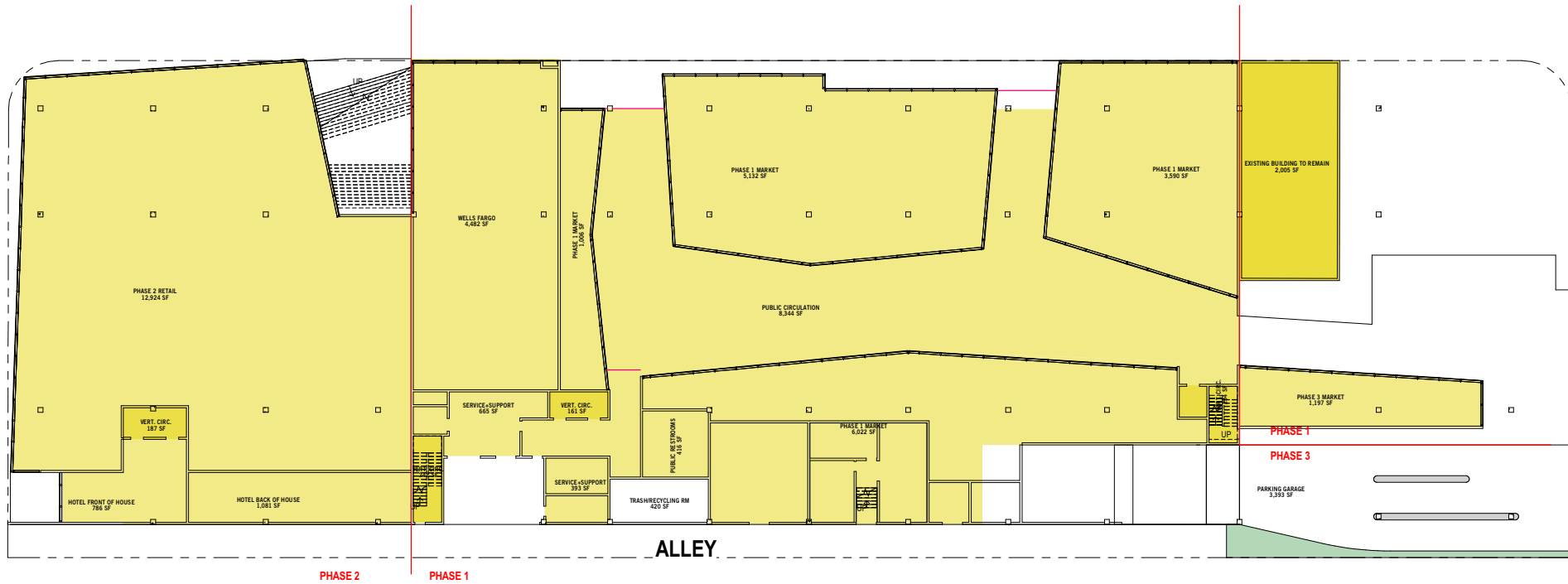
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2 LEVEL 02
1" = 20'-0"



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	8,344 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.	265 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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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

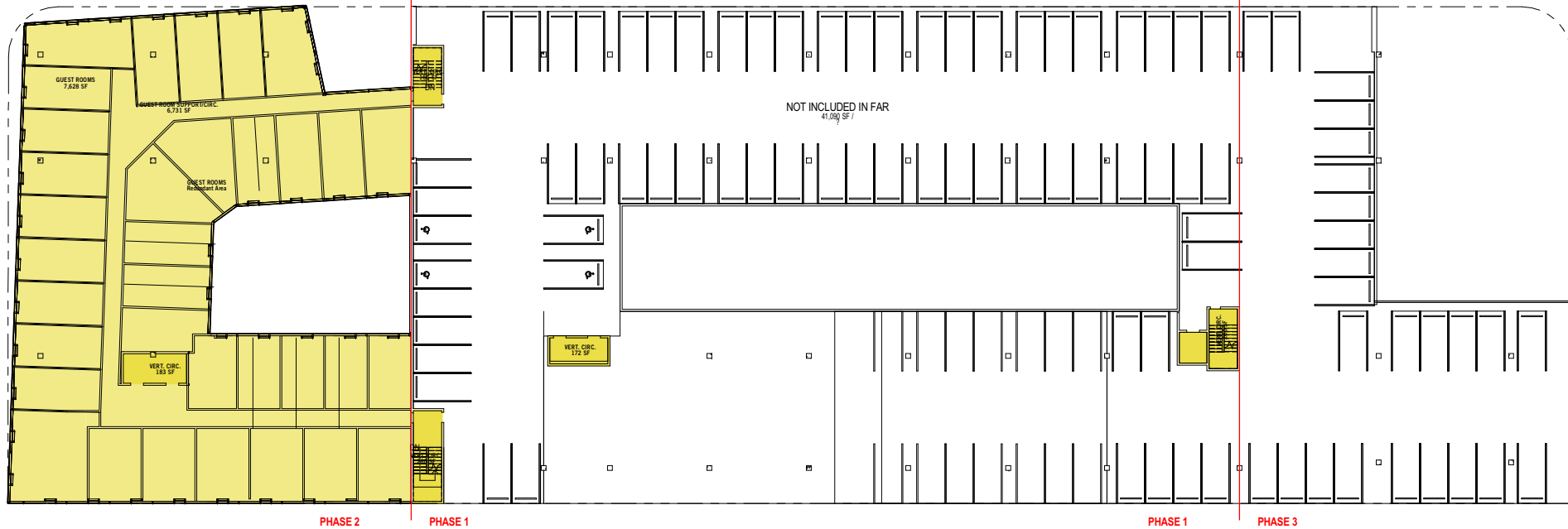
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Job Number		810414.000
Drawn	Author	
Checked	Checker	
Approved	Approver	
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FAR DIAGRAMS

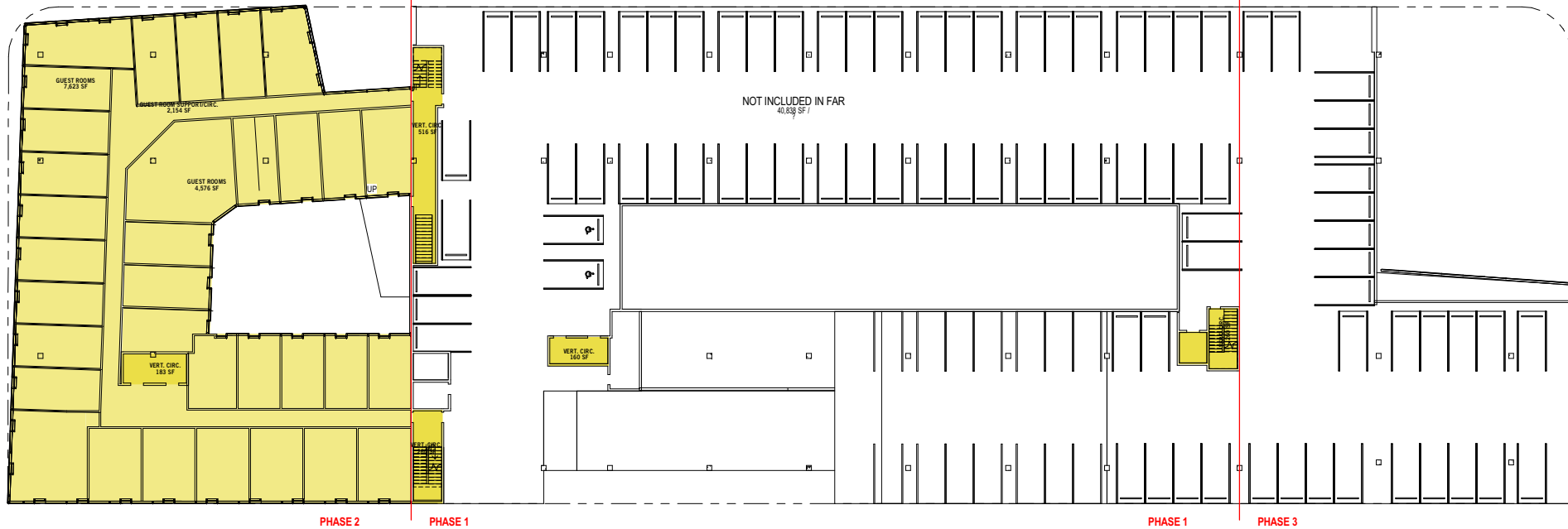
SHEET NUMBER

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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806 DOUGLAS ROAD
SUITE 300
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33134

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CRESCENT HEIGHTS
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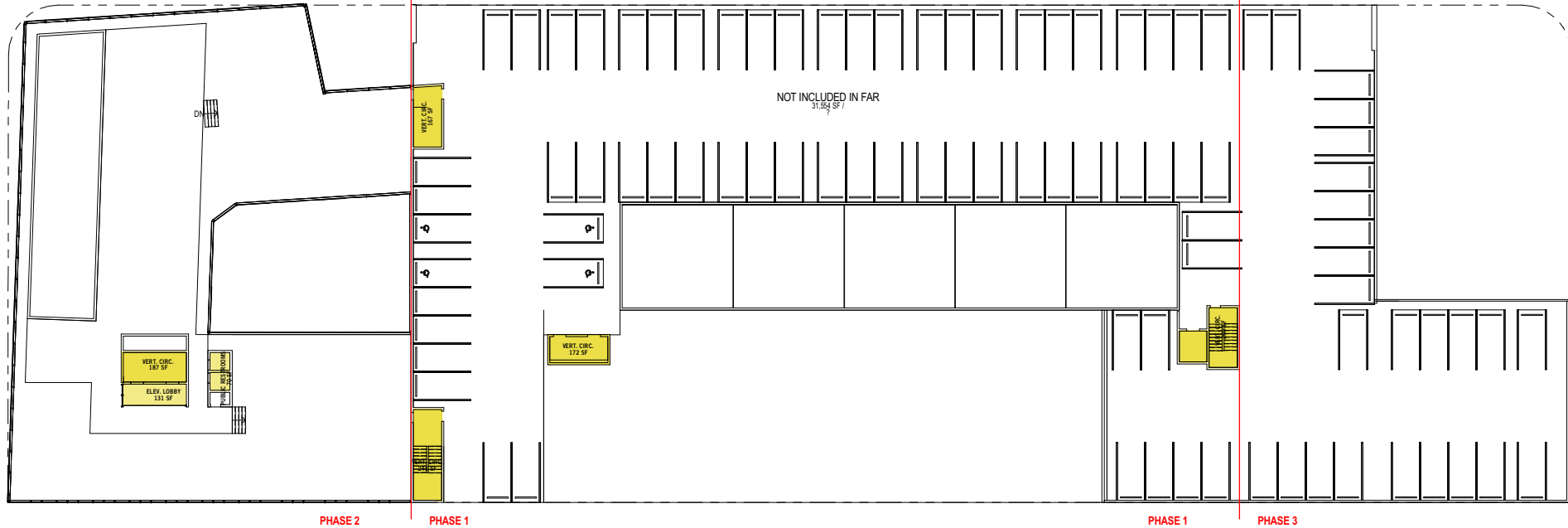
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TITLE		

FAR DIAGRAMS

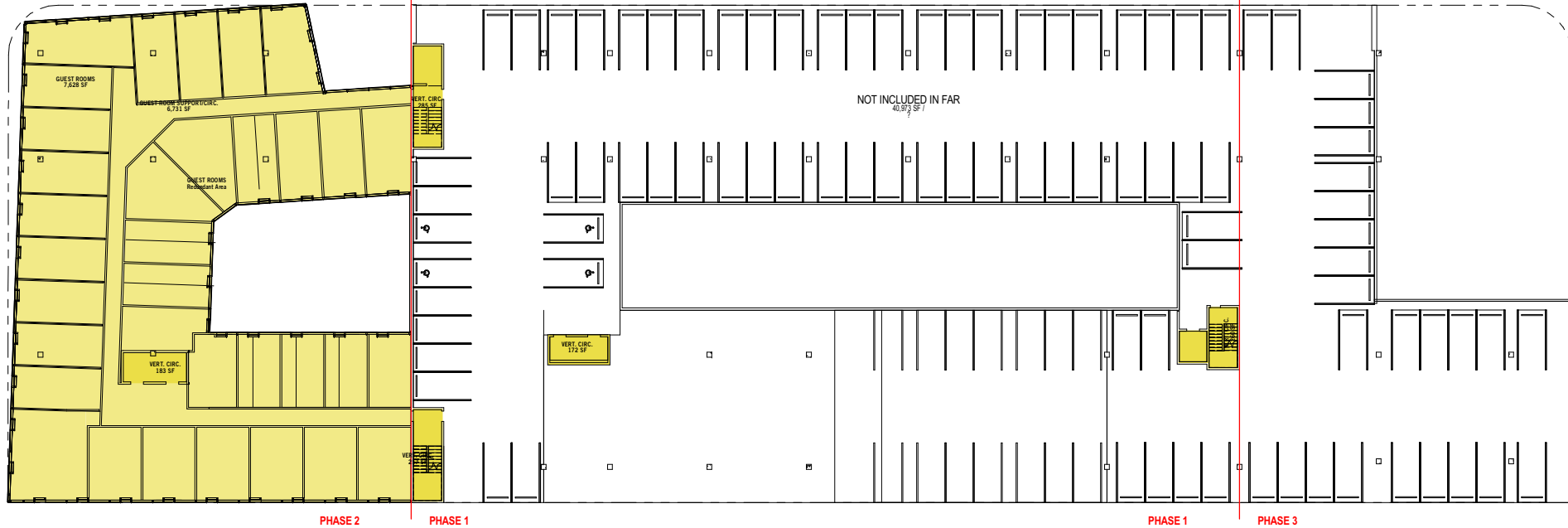
SHEET NUMBER

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
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LEVEL 01	VERT. CIRC.	187 SF
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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

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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
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LEVEL 04	GUEST ROOMS	Redundant Area
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LEVEL 05	GUEST ROOMS	Redundant Area
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LEVEL 05: 8		15,516 SF

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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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PLANNING BOARD FINAL SUBMITTAL 04-06-2016

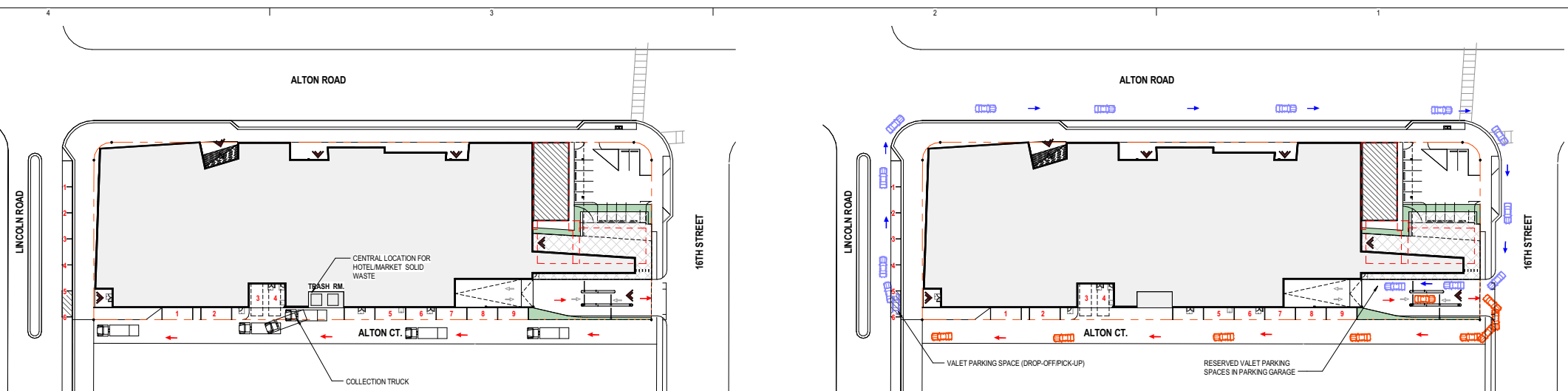
ISSUED	ISSUE	DATE
Job Number		810414.000
Drawn	Author	
Checked	Checker	
Approved	Approver	
TITLE		

FAR DIAGRAMS

SHEET NUMBER

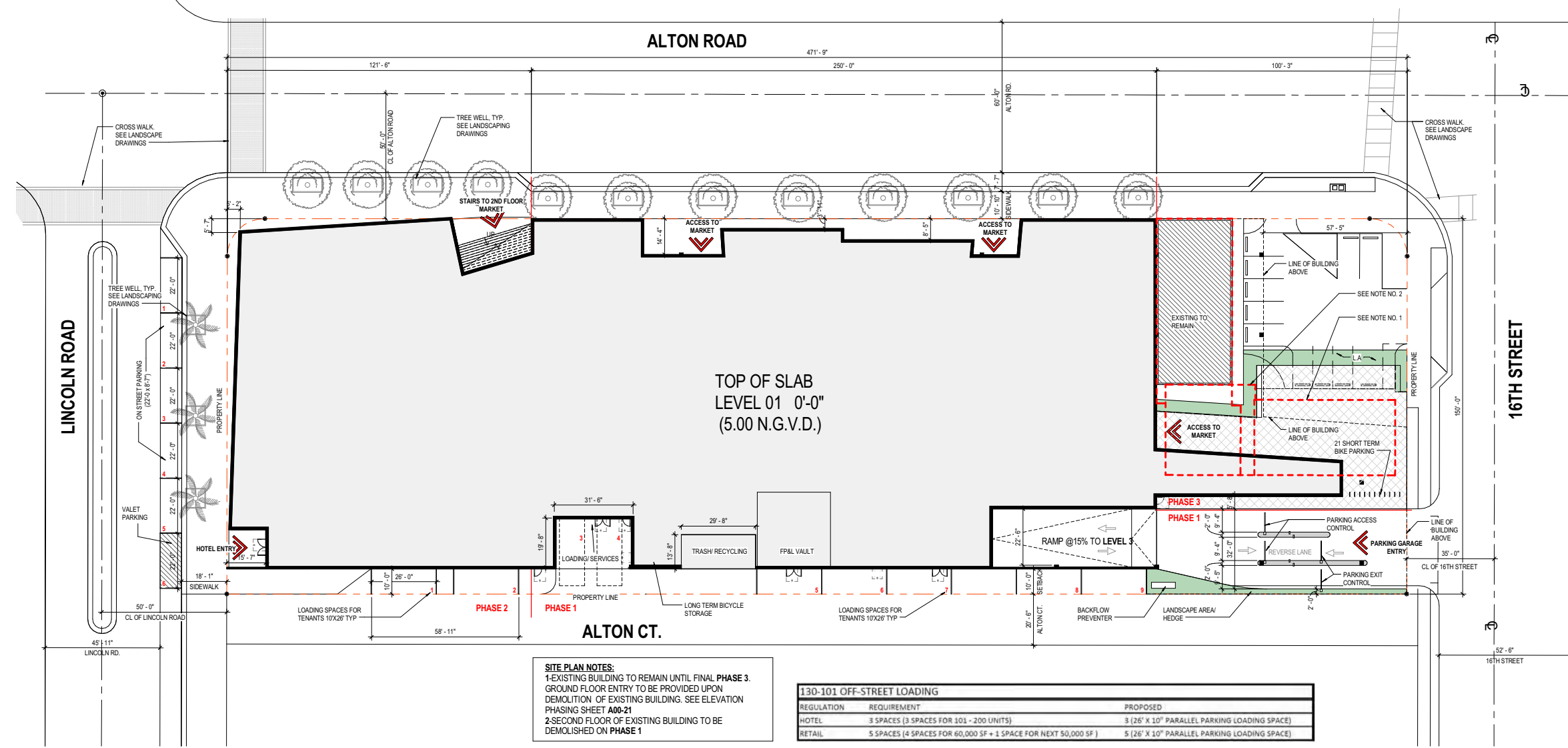
A00-01E

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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"

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

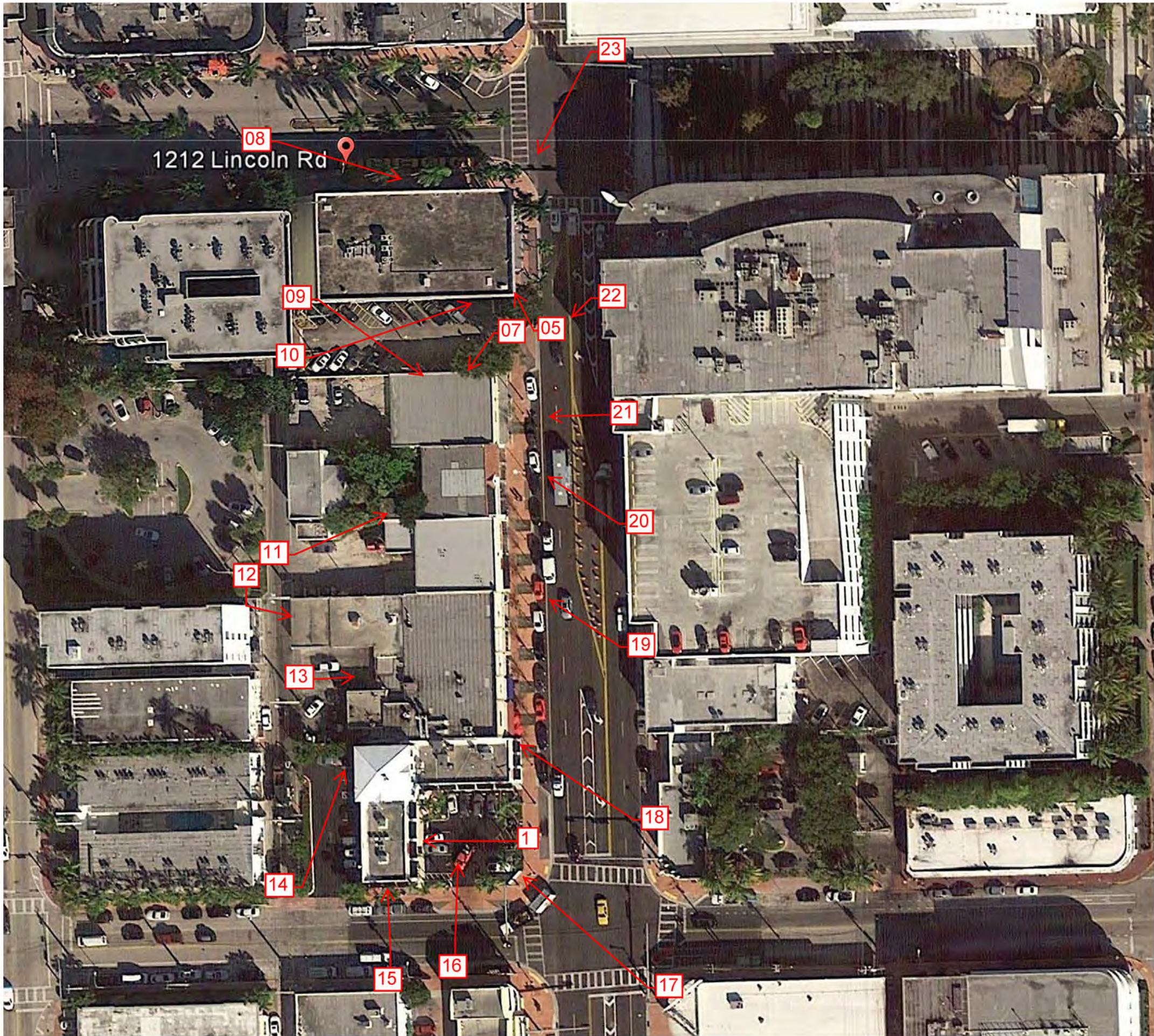
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Job Number	810414.000	
Drawn	Author	
Checked	Checker	
Approved	Approver	
TITLE		

SITE PLAN

SHEET NUMBER

A00-02

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LANDSCAPE ARCHITECT

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LLC**
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URBANROBOT.NET
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CORAL GABLES, FLORIDA

STRUCTURAL

YHCE ENGINEERING
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

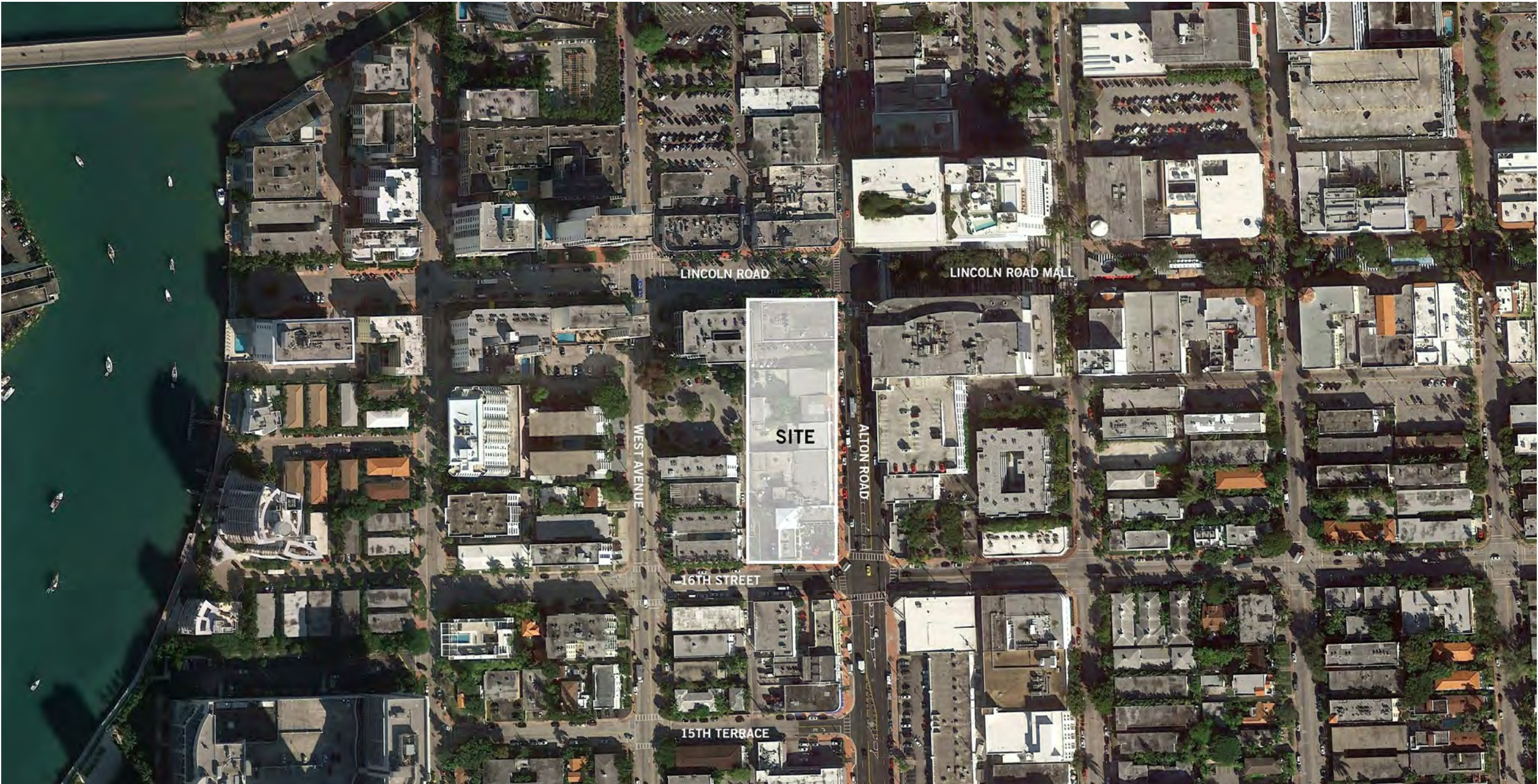
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1212 LINCOLN

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MIAMI BEACH, FLORIDA

PLANNING BOARD
FINAL SUBMITTAL
04-06-2016



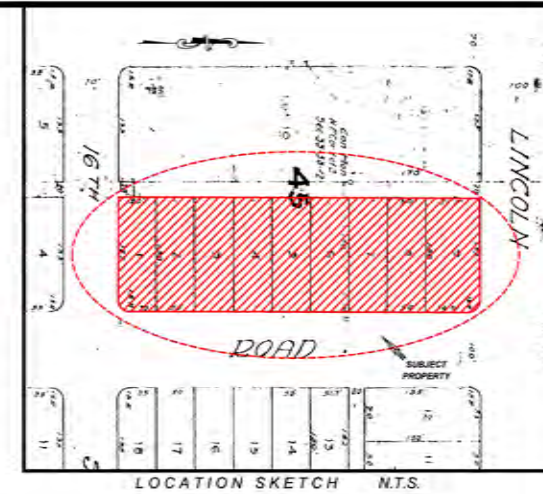
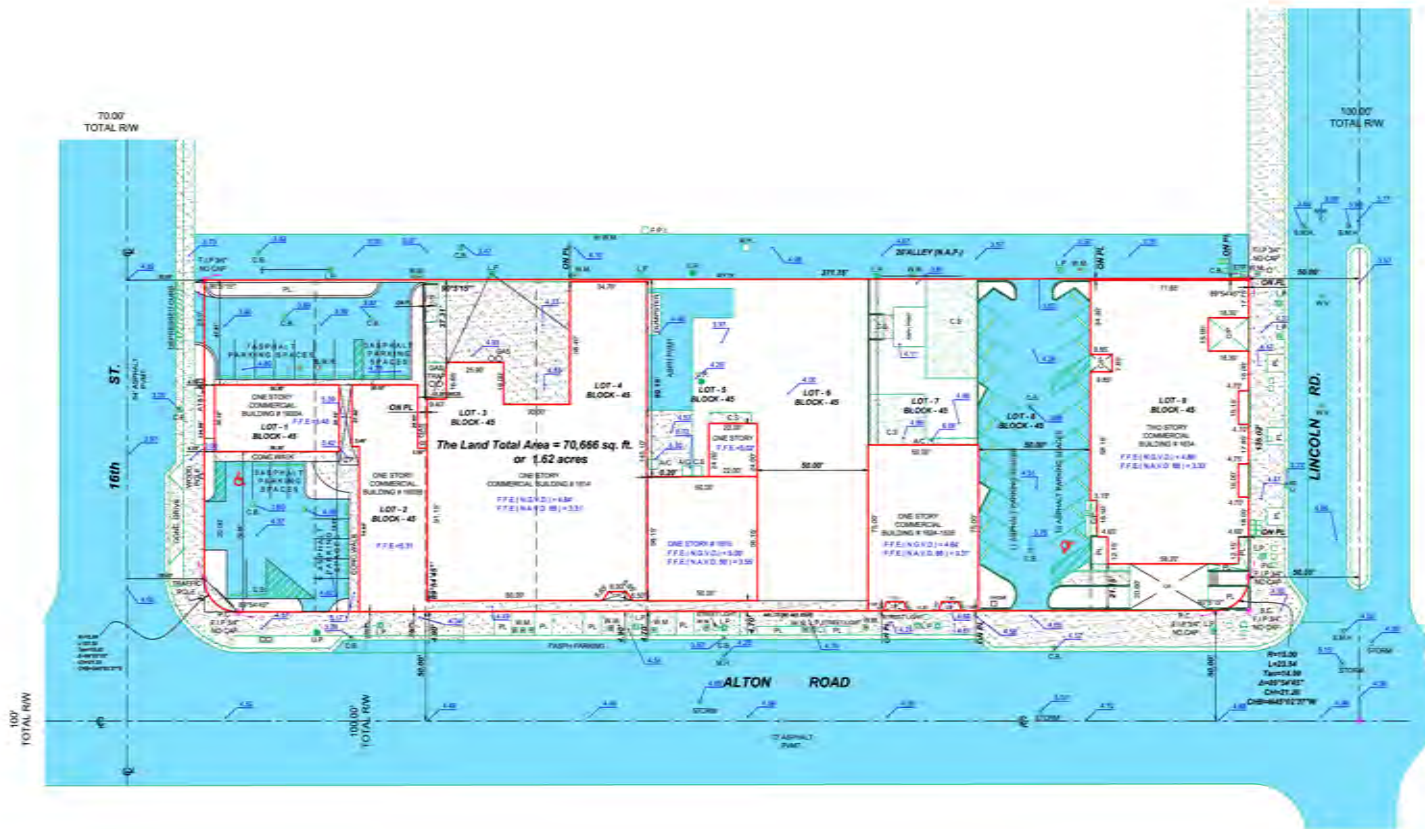
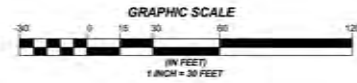
1355 NW 87 AV SUITE 200
MIAMI, FLORIDA 33172
TELEPHONE: (305) 264-2559
FAX: (305) 264-0229

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:

- 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. MIAMI-DADE COUNTY BENCH MARK # D-104 LOCATOR NO. 4230 N. ELEVATION 3.04 FEET OF N.G.V.D. OF 1929.
- 2a) FINISH FLOOR ELEVATIONS ALSO SHOWN IN NAVD 88
- 3) THIS IS A SPECIFIC PURPOSE SURVEY.
- 4) 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: 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: _____

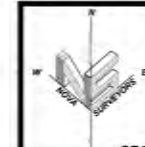
LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEYS):

- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS 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 DRAINAGE 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 PANEL SURVEY: 130555010, DATE OF FIRM: 08/11/2009. BASE FLOOD ELEVATION: 6 FEET.

ABBREVIATIONS AND MEANINGS

A = A/C	CONC = CONCRETE	PROP. CO. = PROPERTY CORNER	P.S. = PREVIOUS SURVEY	M.S. = MAIN ROAD
A.S. = A/C SURVEY	C.P. = CORNER POINT	PROP. CO. = PROPERTY CORNER	P.S. = PREVIOUS SURVEY	RES = RESERVATION
A.S. = A/C SURVEY	C.P. = CORNER POINT	PROP. CO. = PROPERTY CORNER	P.S. = PREVIOUS SURVEY	RES = RESERVATION
A.S. = A/C SURVEY	C.P. = CORNER POINT	PROP. CO. = PROPERTY CORNER	P.S. = PREVIOUS SURVEY	RES = RESERVATION
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A.S. = A/C SURVEY	C.P. = CORNER POINT	PROP. CO. = PROPERTY CORNER	P.S. = PREVIOUS SURVEY	RES = RESERVATION
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A.S. = A/C SURVEY	C.P. = CORNER POINT	PROP. CO. = PROPERTY CORNER	P.S. = PREVIOUS SURVEY	RES = RESERVATION

M.S. = MAIN ROAD	RES = RESERVATION
RES = RESERVATION	RES = RESERVATION
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SURVEY INCLUDED FOR REFERENCE ONLY

PERKINS + WILL

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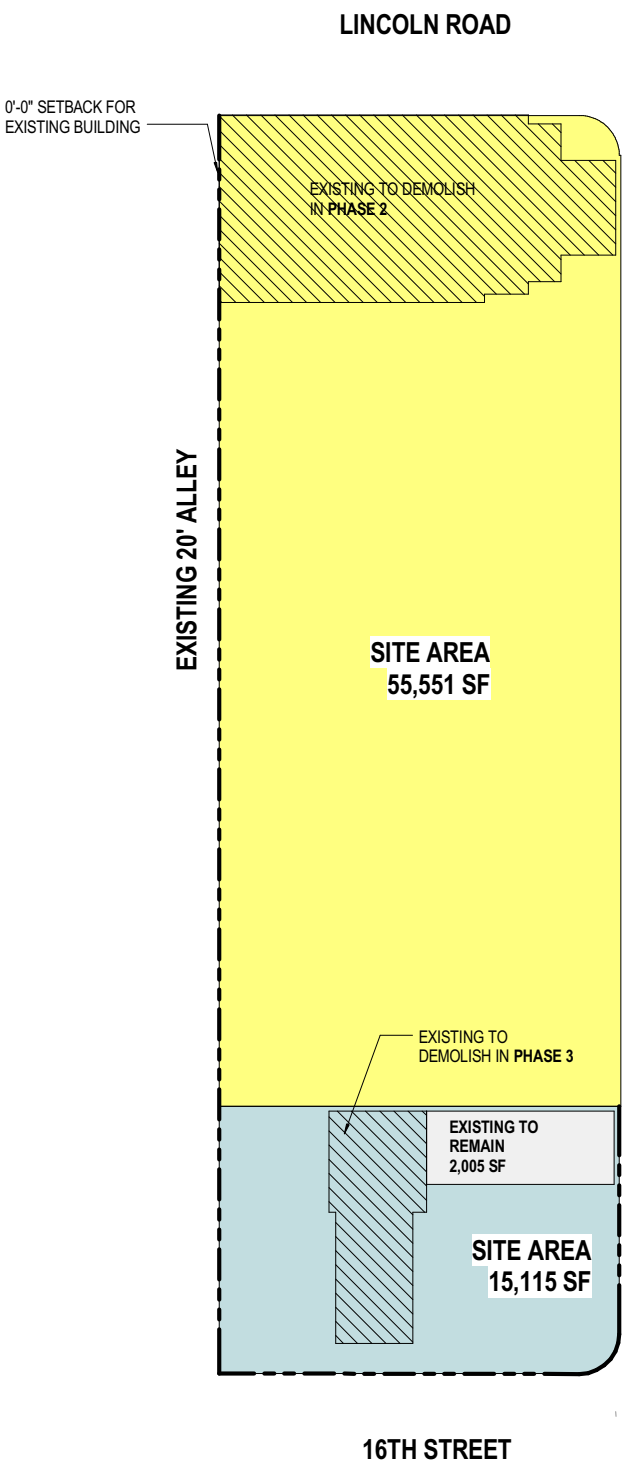
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Approved	Approver
TITLE	

SURVEY

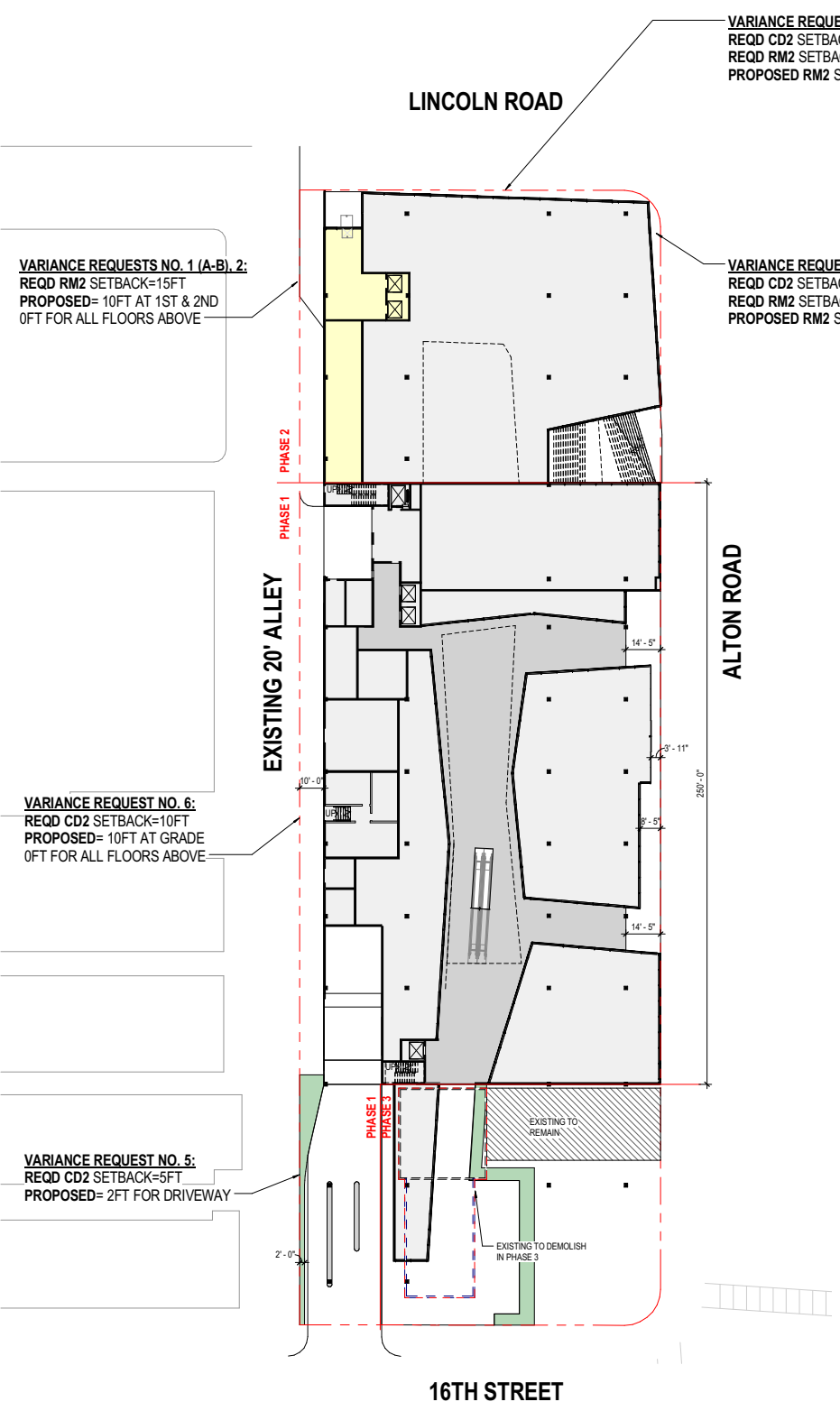
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SUR-01

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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

PERKINS + WILL
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04-06-2016**

ISSUED	ISSUE	DATE
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Approved		

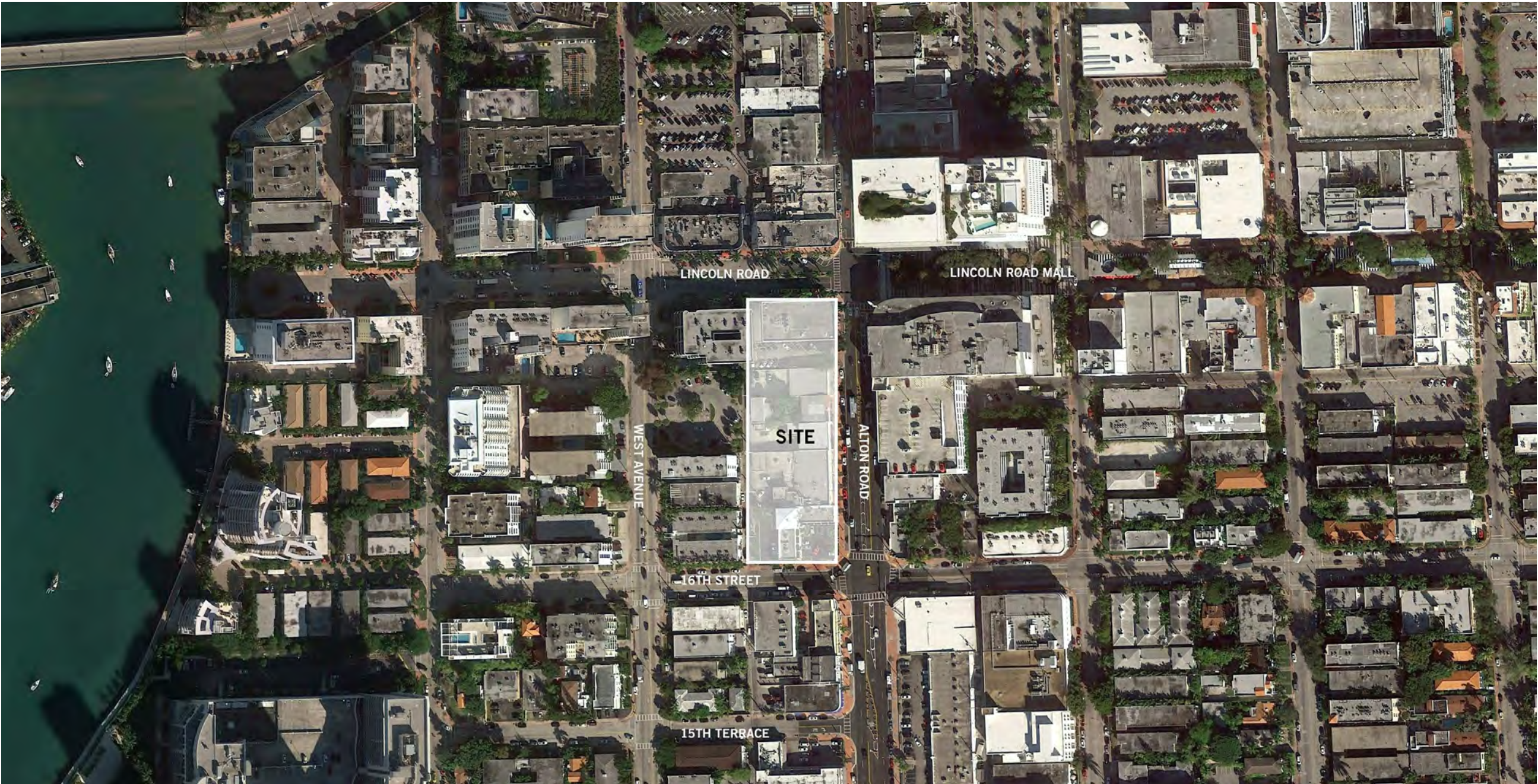
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SHEET NUMBER
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1212 LINCOLN

1212 LINCOLN ROAD
MIAMI BEACH, FLORIDA

PLANNING BOARD
FINAL SUBMITTAL
04-06-2016



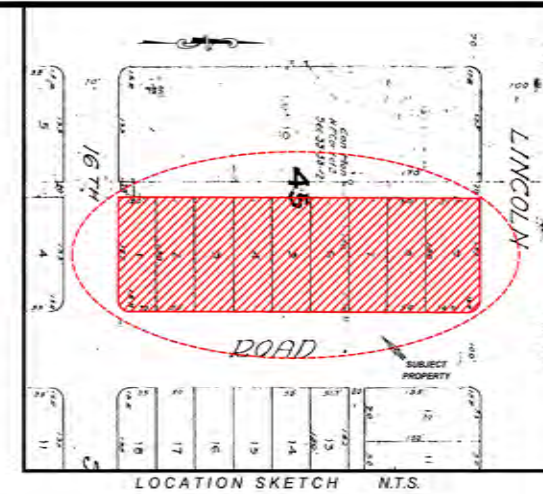
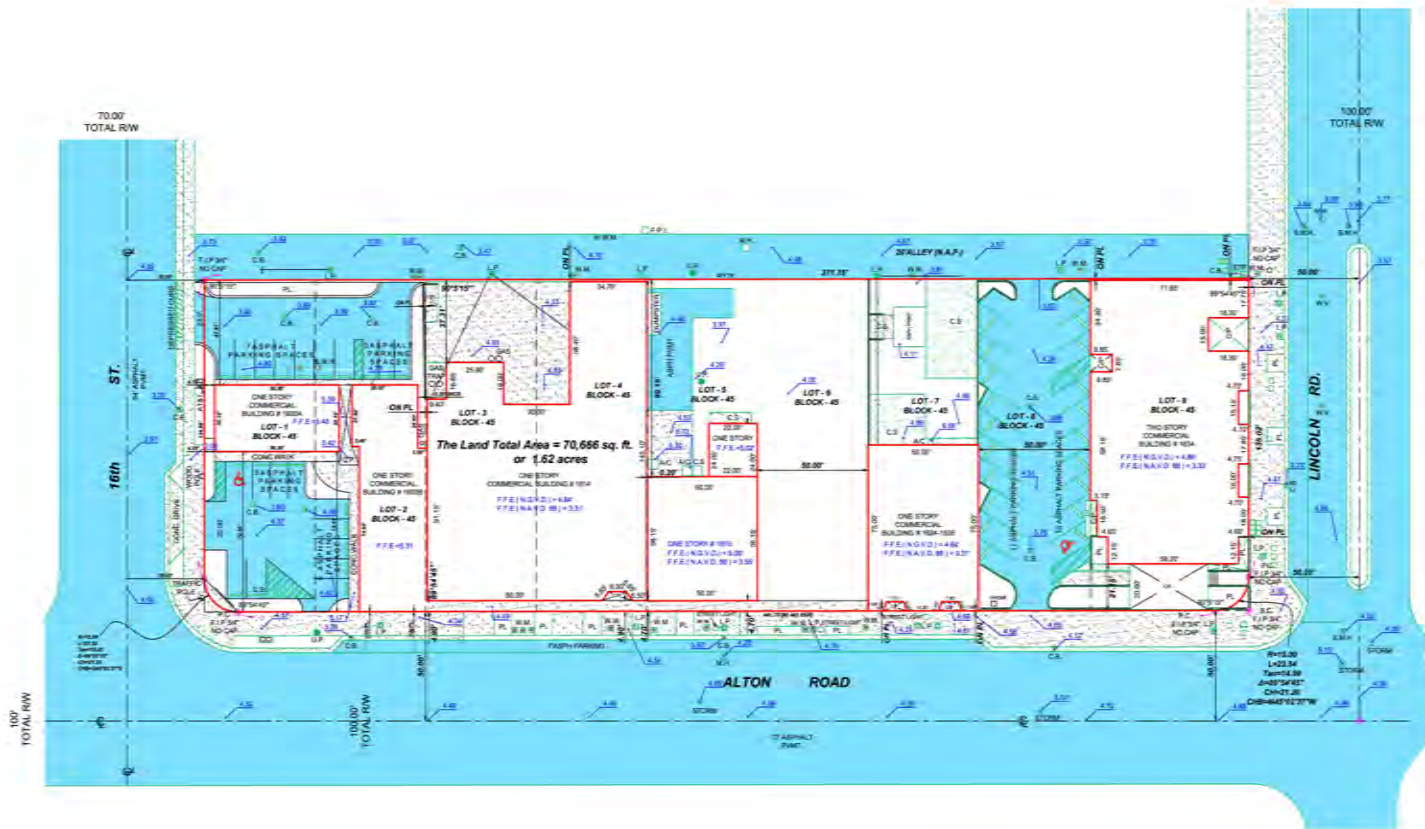
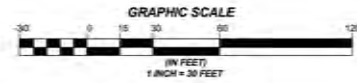
1355 NW 87 AV SUITE 200
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TELEPHONE: (305) 264-2559
FAX: (305) 264-0229

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LAND SURVEYORS

SURVEY No. 14-00000224

SHEET No. 1 OF 1

BOUNDARY SURVEY



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CERTIFICATIONS:

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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. MIAMI-DADE COUNTY BENCH MARK # D-104 LOCATOR NO. 4230 N. ELEVATION 3.04 FEET OF N.G.V.D. OF 1929.
- 2a) FINISH FLOOR ELEVATIONS ALSO SHOWN IN NAVD 88
- 3) THIS IS A SPECIFIC PURPOSE SURVEY.
- 4) 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: 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: _____

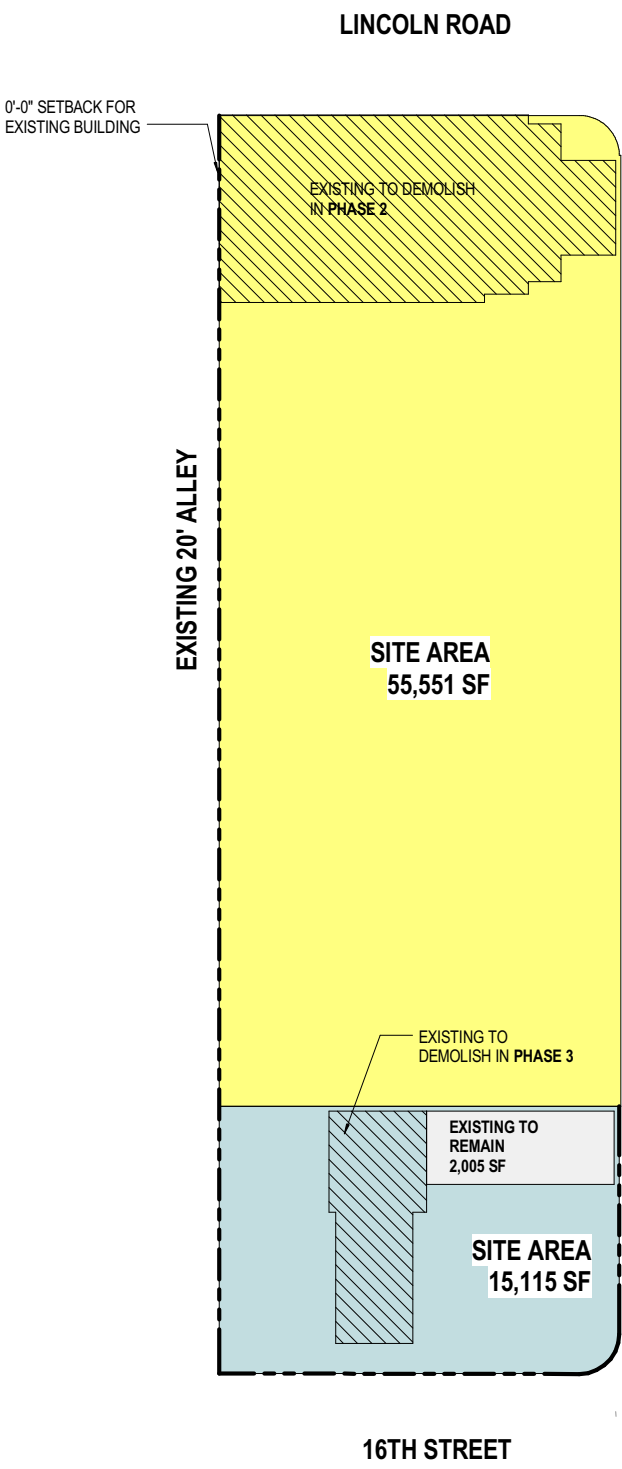
REVISED ON: _____

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEYS):

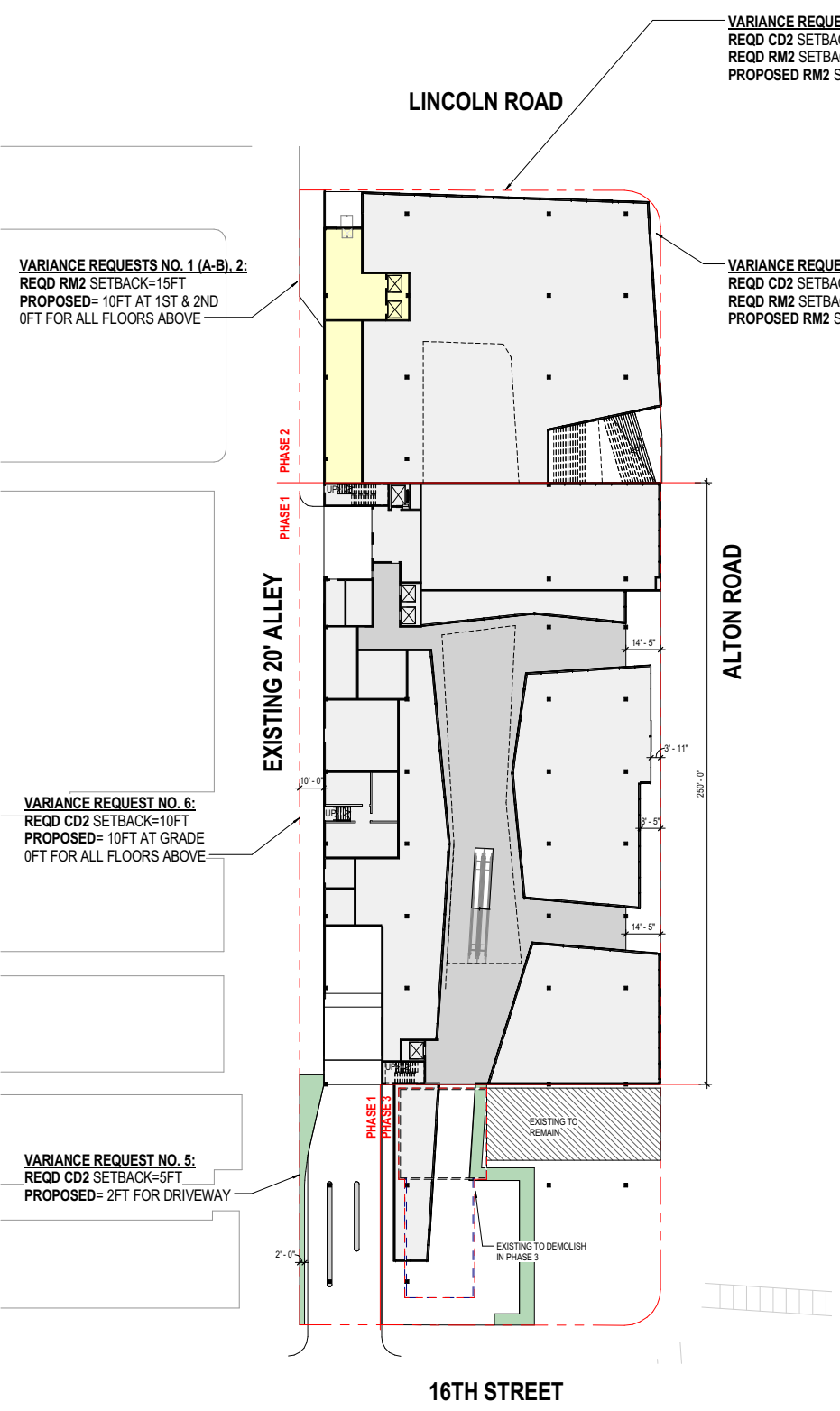
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS IF ANY AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO EASEMENTS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTION PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEYOR MAKES A DRAINAGE 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 PANEL SURVEY: 130555010, DATE OF FIRM: 08/11/2009. BASE FLOOD ELEVATION: 6 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. = AIR EXHAUST	C.P. = CONCRETE PILE	P.S. = PREVIOUS SURVEY	P.S. = PREVIOUS SURVEY	R.F. = RIGHT-OF-WAY
A.G. = AIR GROUND	C.P. = CONCRETE PILE	P.S. = PREVIOUS SURVEY	P.S. = PREVIOUS SURVEY	R.P. = RIGHT-OF-WAY
A.H. = AIR HEAT	C.P. = CONCRETE PILE	P.S. = PREVIOUS SURVEY	P.S. = PREVIOUS SURVEY	R.S. = RIGHT-OF-WAY
A.I. = AIR INSULATION	C.P. = CONCRETE PILE	P.S. = PREVIOUS SURVEY	P.S. = PREVIOUS SURVEY	R.T. = RIGHT-OF-WAY
A.L. = AIR LEAKAGE	C.P. = CONCRETE PILE	P.S. = PREVIOUS SURVEY	P.S. = PREVIOUS SURVEY	R.V. = RIGHT-OF-WAY
A.M. = AIR MOUNT	C.P. = CONCRETE PILE	P.S. = PREVIOUS SURVEY	P.S. = PREVIOUS SURVEY	R.W. = RIGHT-OF-WAY
A.N. = AIR NOISE	C.P. = CONCRETE PILE	P.S. = PREVIOUS SURVEY	P.S. = PREVIOUS SURVEY	R.Y. = RIGHT-OF-WAY
A.O. = AIR OIL	C.P. = CONCRETE PILE	P.S. = PREVIOUS SURVEY	P.S. = PREVIOUS SURVEY	R.Z. = RIGHT-OF-WAY
A.P. = AIR PUMP	C.P. = CONCRETE PILE	P.S. = PREVIOUS SURVEY	P.S. = PREVIOUS SURVEY	R.A. = RIGHT-OF-WAY
A.Q. = AIR QUALITY	C.P. = CONCRETE PILE	P.S. = PREVIOUS SURVEY	P.S. = PREVIOUS SURVEY	R.B. = RIGHT-OF-WAY
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A.C. = AIR CLOSURE	C.P. = CONCRETE PILE	P.S. = PREVIOUS SURVEY	P.S. = PREVIOUS SURVEY	R.F. = RIGHT-OF-WAY
A.D. = AIR DRAINAGE	C.P. = CONCRETE PILE	P.S. = PREVIOUS SURVEY	P.S. = PREVIOUS SURVEY	R.G. = RIGHT-OF-WAY
A.E. = AIR EMISSION	C.P. = CONCRETE PILE	P.S. = PREVIOUS SURVEY	P.S. = PREVIOUS SURVEY	R.H. = RIGHT-OF-WAY
A.F. = AIR FLOW	C.P. = CONCRETE PILE	P.S. = PREVIOUS SURVEY	P.S. = PREVIOUS SURVEY	R.I. = RIGHT-OF-WAY
A.G. = AIR GROUND	C.P. = CONCRETE PILE	P.S. = PREVIOUS SURVEY	P.S. = PREVIOUS SURVEY	R.J. = RIGHT-OF-WAY
A.H. = AIR HEAT	C.P. = CONCRETE PILE	P.S. = PREVIOUS SURVEY	P.S. = PREVIOUS SURVEY	R.K. = RIGHT-OF-WAY
A.I. = AIR INSULATION	C.P. = CONCRETE PILE	P.S. = PREVIOUS SURVEY	P.S. = PREVIOUS SURVEY	R.L. = RIGHT-OF-WAY
A.L. = AIR LEAKAGE	C.P. = CONCRETE PILE	P.S. = PREVIOUS SURVEY	P.S. = PREVIOUS SURVEY	R.M. = RIGHT-OF-WAY
A.M. = AIR MOUNT	C.P. = CONCRETE PILE	P.S. = PREVIOUS SURVEY	P.S. = PREVIOUS SURVEY	R.N. = RIGHT-OF-WAY
A.N. = AIR NOISE	C.P. = CONCRETE PILE	P.S. = PREVIOUS SURVEY	P.S. = PREVIOUS SURVEY	R.O. = RIGHT-OF-WAY
A.O. = AIR OIL	C.P. = CONCRETE PILE	P.S. = PREVIOUS SURVEY	P.S. = PREVIOUS SURVEY	R.P. = RIGHT-OF-WAY
A.P. = AIR PUMP	C.P. = CONCRETE PILE	P.S. = PREVIOUS SURVEY	P.S. = PREVIOUS SURVEY	R.Q. = RIGHT-OF-WAY
A.Q. = AIR QUALITY	C.P. = CONCRETE PILE	P.S. = PREVIOUS SURVEY	P.S. = PREVIOUS SURVEY	R.R. = RIGHT-OF-WAY
A.R. = AIR RADIATION	C.P. = CONCRETE PILE	P.S. = PREVIOUS SURVEY	P.S. = PREVIOUS SURVEY	R.S. = RIGHT-OF-WAY
A.S. = AIR SMOKE	C.P. = CONCRETE PILE	P.S. = PREVIOUS SURVEY	P.S. = PREVIOUS SURVEY	R.T. = RIGHT-OF-WAY
A.T. = AIR THERMIST	C.P. = CONCRETE PILE	P.S. = PREVIOUS SURVEY	P.S. = PREVIOUS SURVEY	R.U. = RIGHT-OF-WAY
A.U. = AIR UNIT	C.P. = CONCRETE PILE	P.S. = PREVIOUS SURVEY	P.S. = PREVIOUS SURVEY	R.V. = RIGHT-OF-WAY
A.V. = AIR VENT	C.P. = CONCRETE PILE	P.S. = PREVIOUS SURVEY	P.S. = PREVIOUS SURVEY	R.W. = RIGHT-OF-WAY
A.W. = AIR WIND	C.P. = CONCRETE PILE	P.S. = PREVIOUS SURVEY	P.S. = PREVIOUS SURVEY	R.X. = RIGHT-OF-WAY
A.X. = AIR X-RAY	C.P. = CONCRETE PILE	P.S. = PREVIOUS SURVEY	P.S. = PREVIOUS SURVEY	R.Y. = RIGHT-OF-WAY
A.Y. = AIR YIELD	C.P. = CONCRETE PILE	P.S. = PREVIOUS SURVEY	P.S. = PREVIOUS SURVEY	R.Z. = RIGHT-OF-WAY
A.Z. = AIR ZONE	C.P. = CONCRETE PILE	P.S. = PREVIOUS SURVEY	P.S. = PREVIOUS SURVEY	R.A. = RIGHT-OF-WAY
A.A. = AIR AREA	C.P. = CONCRETE PILE	P.S. = PREVIOUS SURVEY	P.S. = PREVIOUS SURVEY	R.B. = RIGHT-OF-WAY
A.B. = AIR BARRIER	C.P. = CONCRETE PILE	P.S. = PREVIOUS SURVEY	P.S. = PREVIOUS SURVEY	R.C. = RIGHT-OF-WAY
A.C. = AIR CLOSURE	C.P. = CONCRETE PILE	P.S. = PREVIOUS SURVEY	P.S. = PREVIOUS SURVEY	R.D. = RIGHT-OF-WAY
A.D. = AIR DRAINAGE	C.P. = CONCRETE PILE	P.S. = PREVIOUS SURVEY	P.S. = PREVIOUS SURVEY	R.E. = RIGHT-OF-WAY
A.E. = AIR EMISSION	C.P. = CONCRETE PILE	P.S. = PREVIOUS SURVEY	P.S. = PREVIOUS SURVEY	R.F. = RIGHT-OF-WAY
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A.M. = AIR MOUNT	C.P. = CONCRETE PILE	P.S. = PREVIOUS SURVEY	P.S. = PREVIOUS SURVEY	R.L. = RIGHT-OF-WAY
A.N. = AIR NOISE	C.P. = CONCRETE PILE	P.S. = PREVIOUS SURVEY	P.S. = PREVIOUS SURVEY	R.M. = RIGHT



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
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SUITE 300
CORAL GABLES, FLORIDA
33134

1212 LINCOLN ROAD

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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

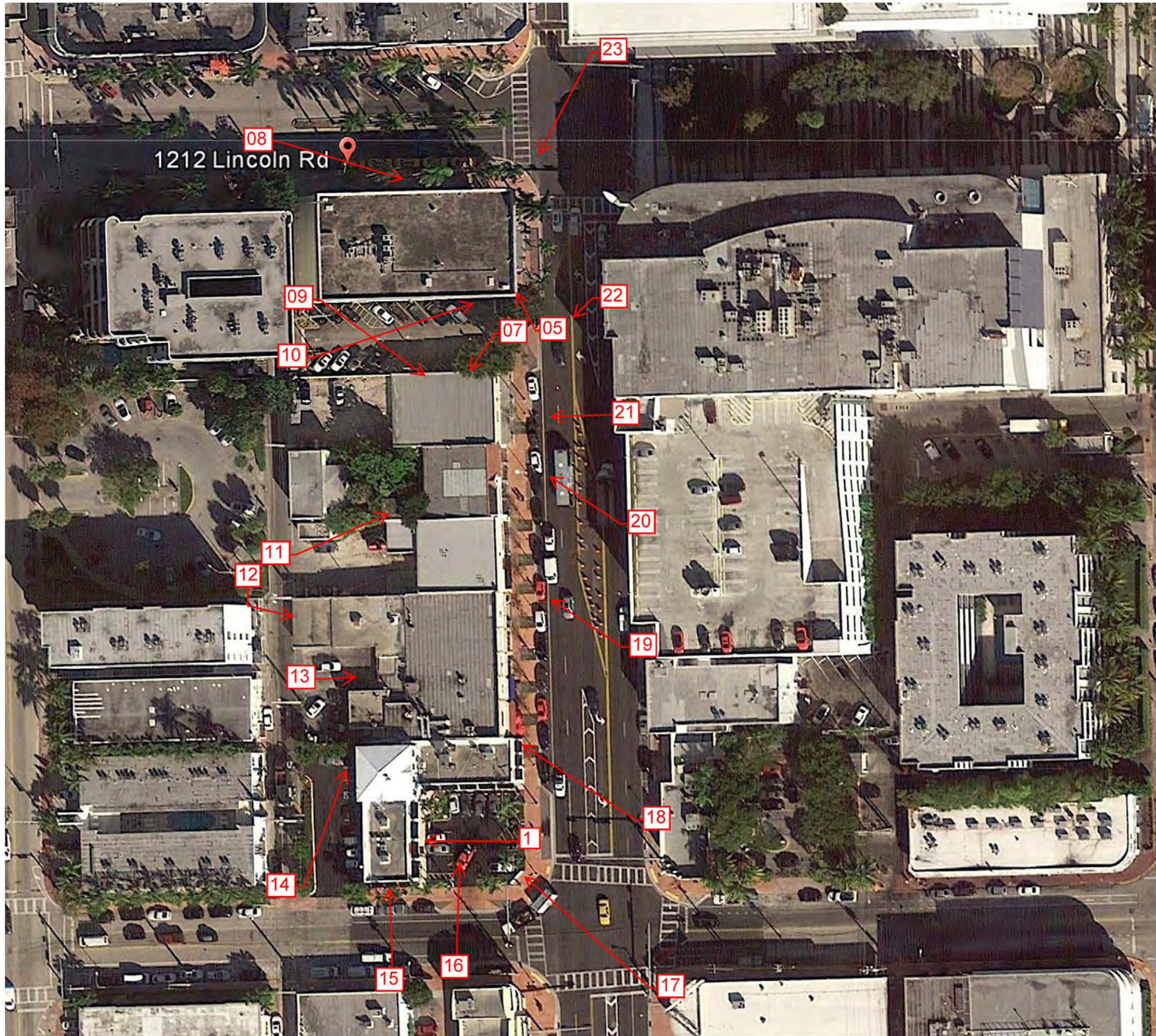
STRUCTURAL
YHCE ENGINEERING
12151 SW 128TH CT
SUITE 104
MIAMI, FLORIDA

**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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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

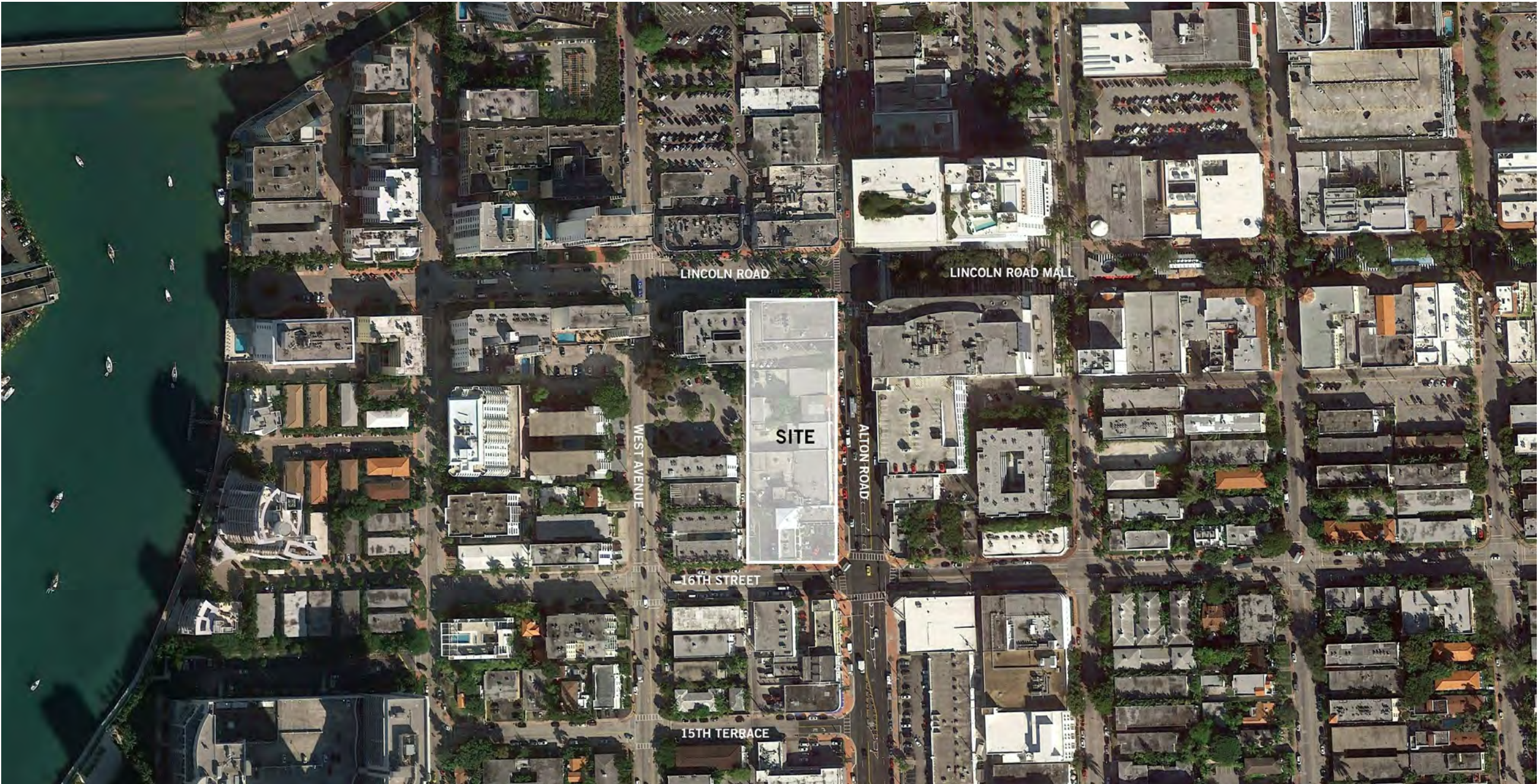
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MIAMI BEACH, FLORIDA

PLANNING BOARD
FINAL SUBMITTAL
04-06-2016



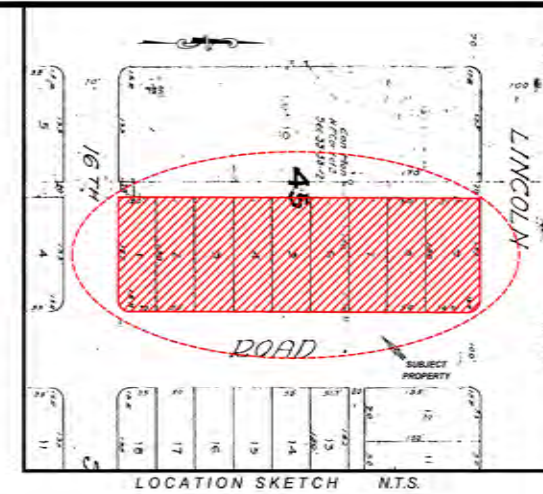
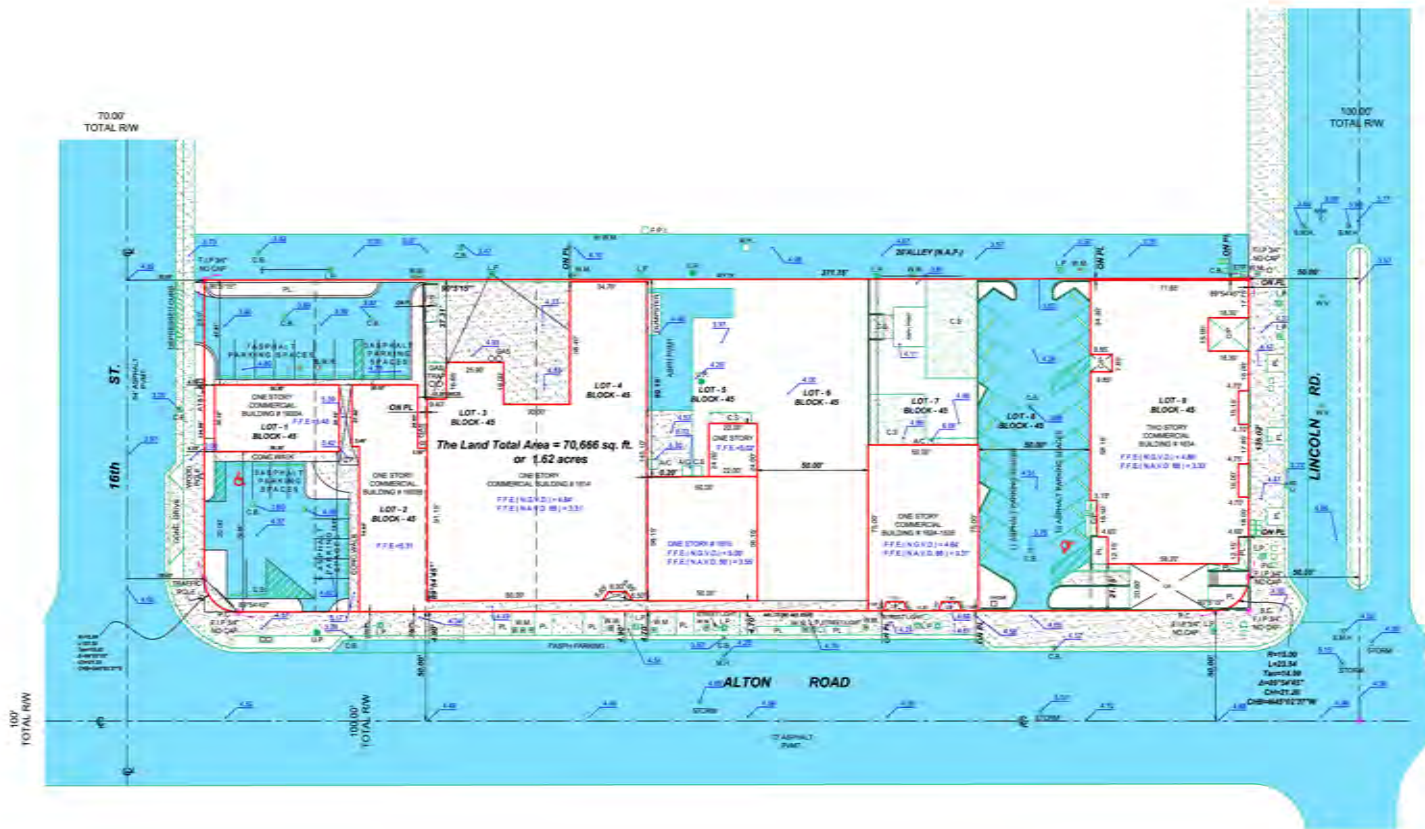
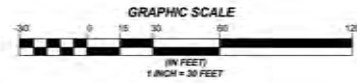
1355 NW 87 AV SUITE 200
MIAMI, FLORIDA 33172
TELEPHONE: (305) 264-2559
FAX: (305) 264-0229

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:

- 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. MIAMI-DADE COUNTY BENCH MARK # D-104 LOCATOR NO. 4230 N. ELEVATION 3.04 FEET OF N.G.V.D. OF 1929.
- 2a) FINISH FLOOR ELEVATIONS ALSO SHOWN IN NAVD 88
- 3) THIS IS A SPECIFIC PURPOSE SURVEY.
- 4) 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: 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: _____

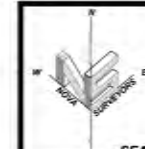
LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEYS):

- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS 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 DRAINAGE 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 PLAT MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN ZONE "A2" COMMUNITY PANEL SURVEY: 120555000, DATE OF FIRM: 08/11/2009. BASE FLOOD ELEVATION: 8 FEET.

ABBREVIATIONS AND MEANINGS

A = A/C	CONC = CONCRETE	PROP. CO. = PROPERTY CORNER	P.S. = PREVIOUS SURVEY	M.S. = MAIN ROAD
A.C. = AIR CONDITIONING	C.P. = CORNER POINT	PROP. CO. = PROPERTY CORNER	P.S. = PREVIOUS SURVEY	RES = RESERVATION
A.C. = AIR CONDITIONING	C.P. = CORNER POINT	PROP. CO. = PROPERTY CORNER	P.S. = PREVIOUS SURVEY	RES = RESERVATION
A.C. = AIR CONDITIONING	C.P. = CORNER POINT	PROP. CO. = PROPERTY CORNER	P.S. = PREVIOUS SURVEY	RES = RESERVATION
A.C. = AIR CONDITIONING	C.P. = CORNER POINT	PROP. CO. = PROPERTY CORNER	P.S. = PREVIOUS SURVEY	RES = RESERVATION

M.S. = MAIN ROAD	RES = RESERVATION
M.S. = MAIN ROAD	RES = RESERVATION
M.S. = MAIN ROAD	RES = RESERVATION
M.S. = MAIN ROAD	RES = RESERVATION
M.S. = MAIN ROAD	RES = RESERVATION



SURVEY INCLUDED FOR REFERENCE ONLY

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SUITE 300
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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**

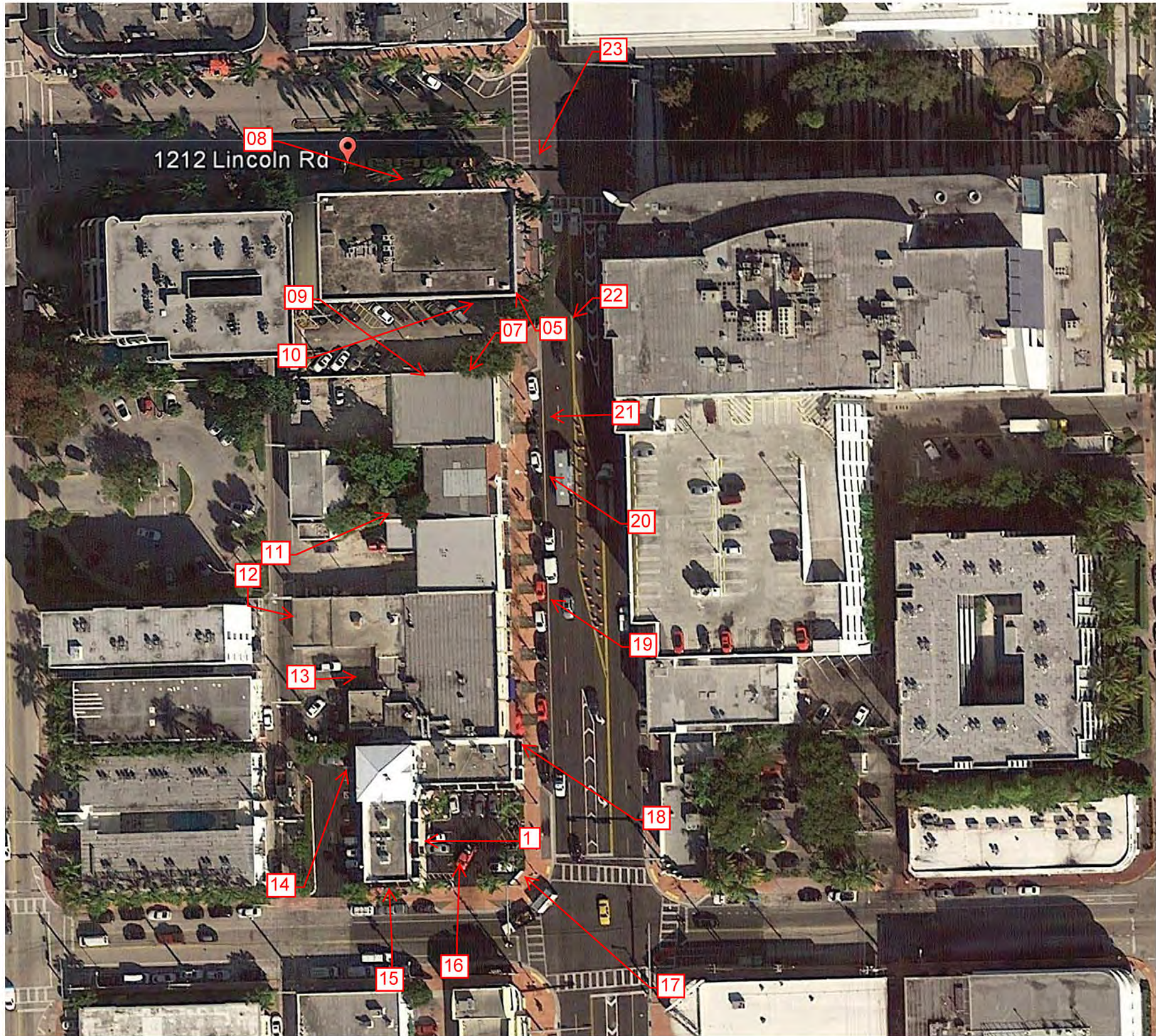
ISSUE	DATE
Job Number	810414.000
Drawn	Author
Checked	Checker
Approved	Approver
TITLE	

SURVEY

SHEET NUMBER

SUR-01

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LA 6666853

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04-06-2016**

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Approved	Approver

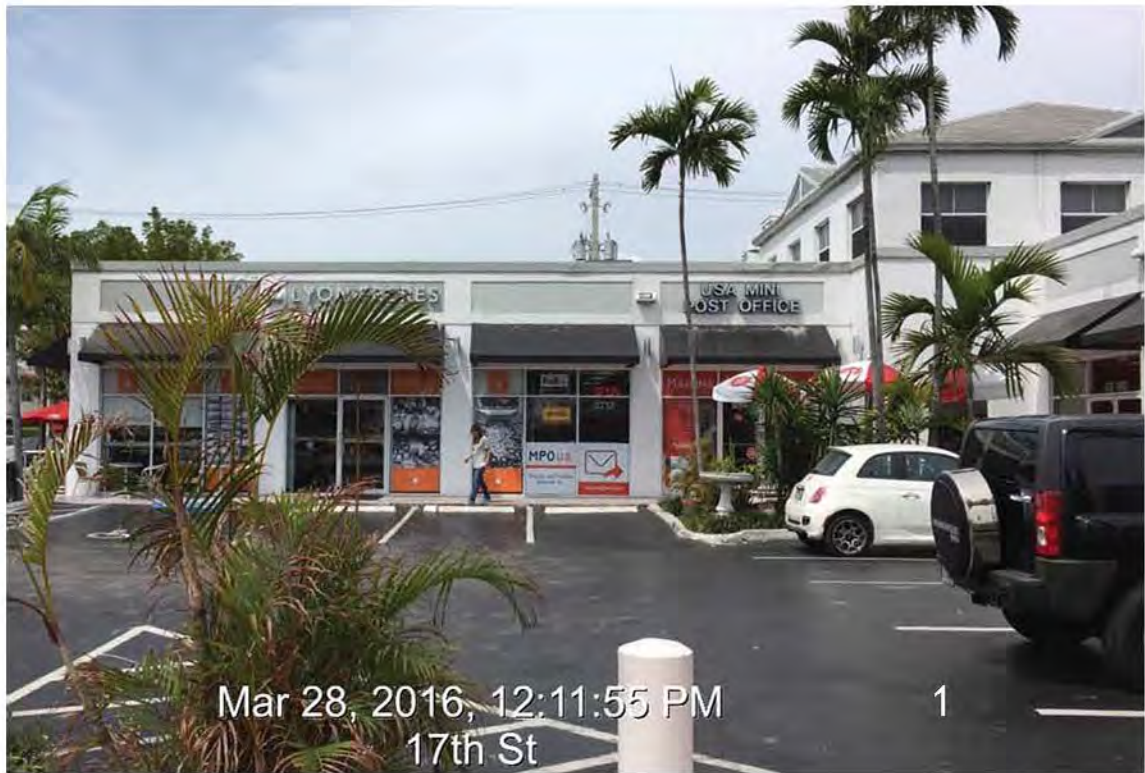
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**EXISTING BUILDING
KEY DIRECTIONAL
PLAN**

SHEET NUMBER

A00-03

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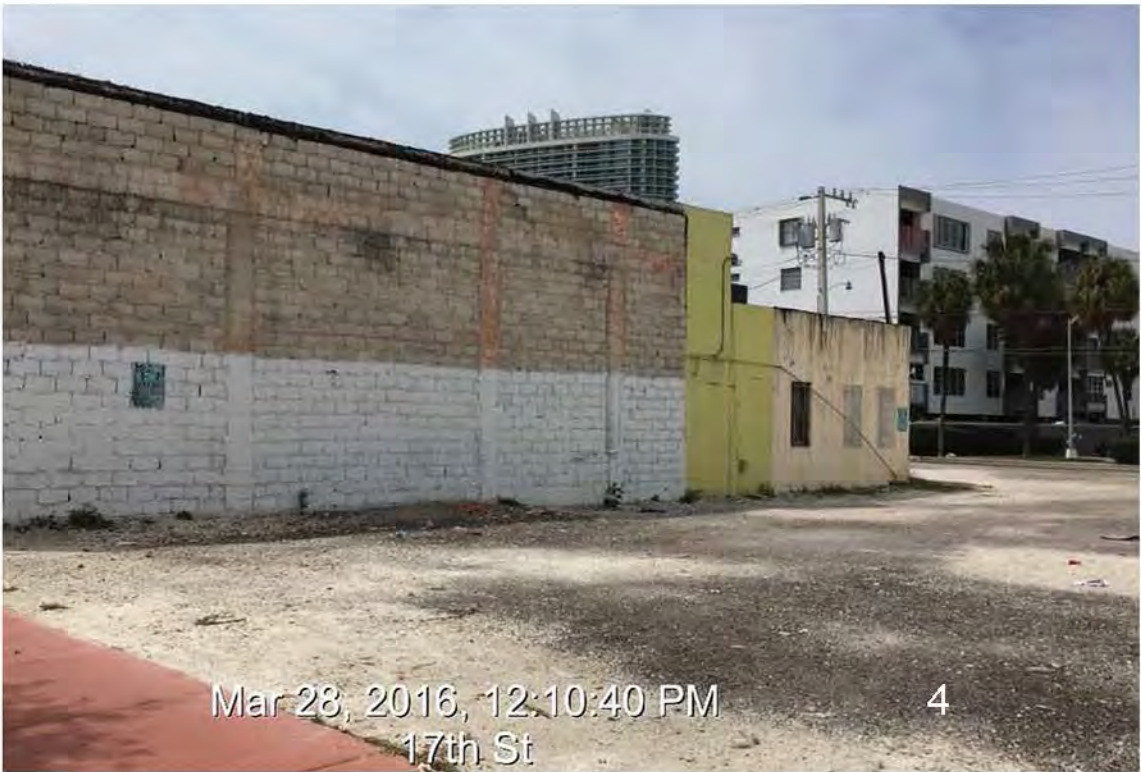
ALTON ROAD



ALTON ROAD



ALTON ROAD



ALTON ROAD

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+ WILL**
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SUITE 1100
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12151 SW 128TH CT
SUITE 104
MIAMI, FLORIDA

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FINAL SUBMITTAL
04-06-2016**

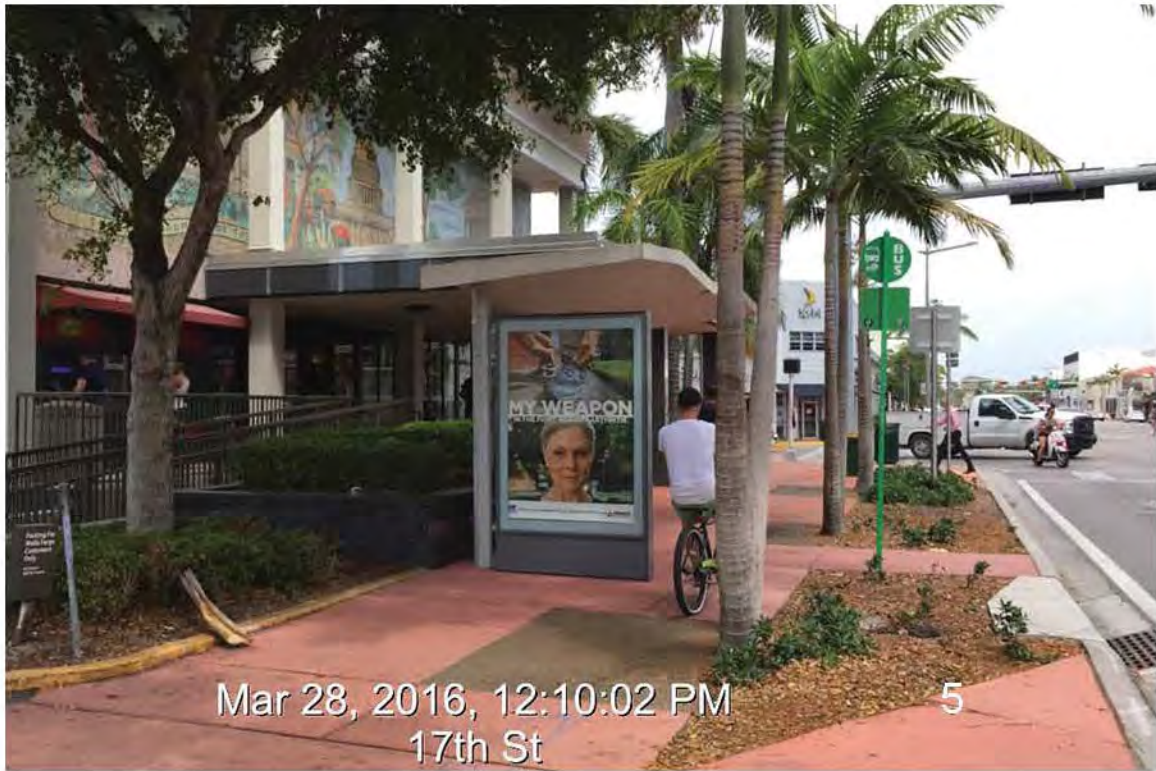
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Drawn	Author	
Checked	Checker	
Approved	Approver	
TITLE		

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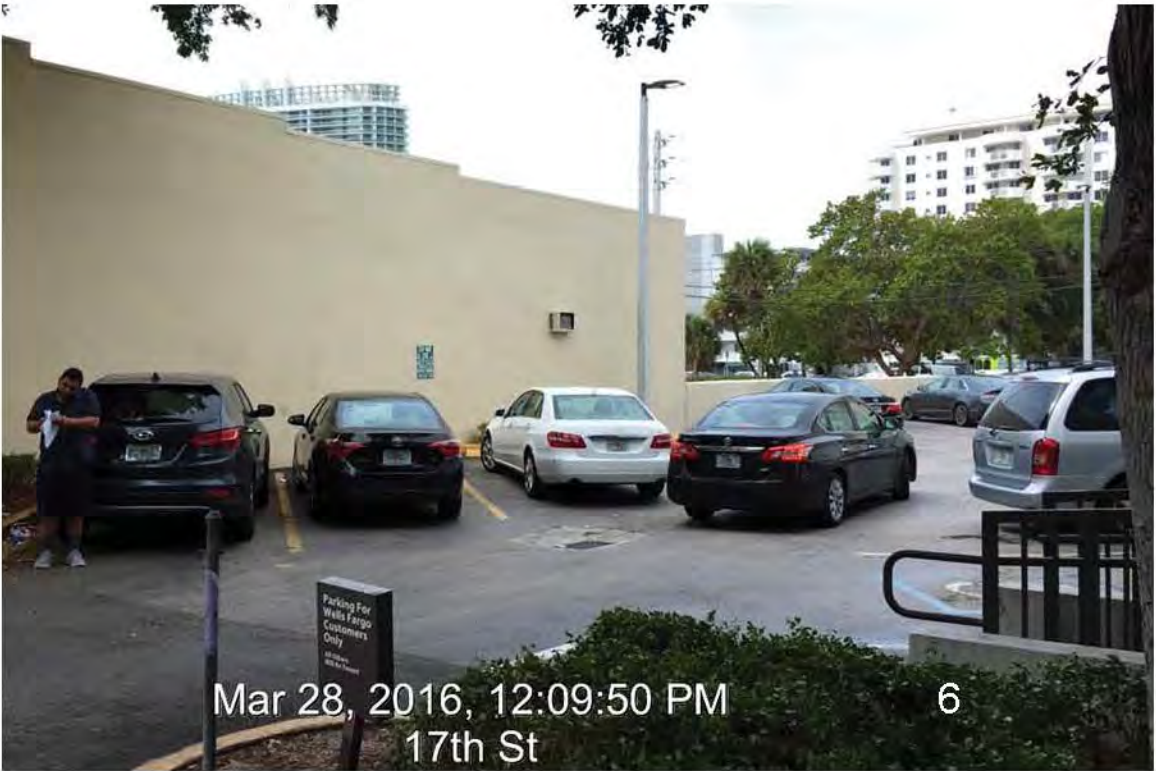
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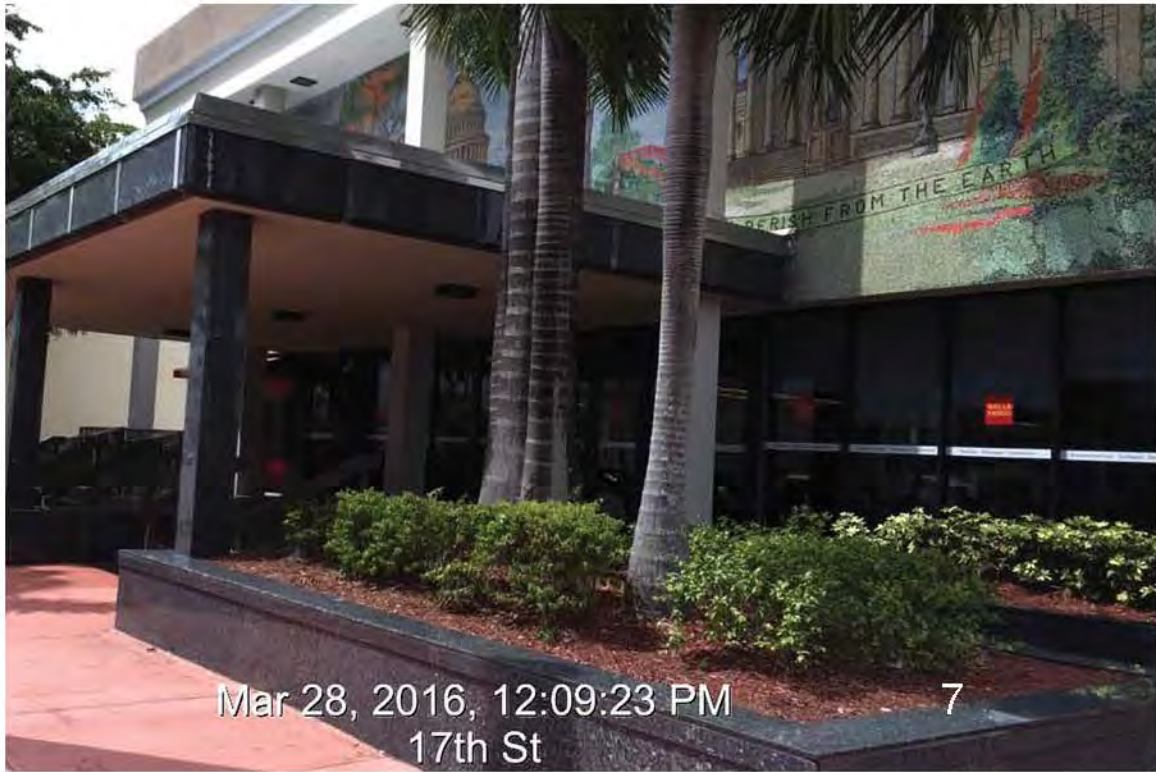
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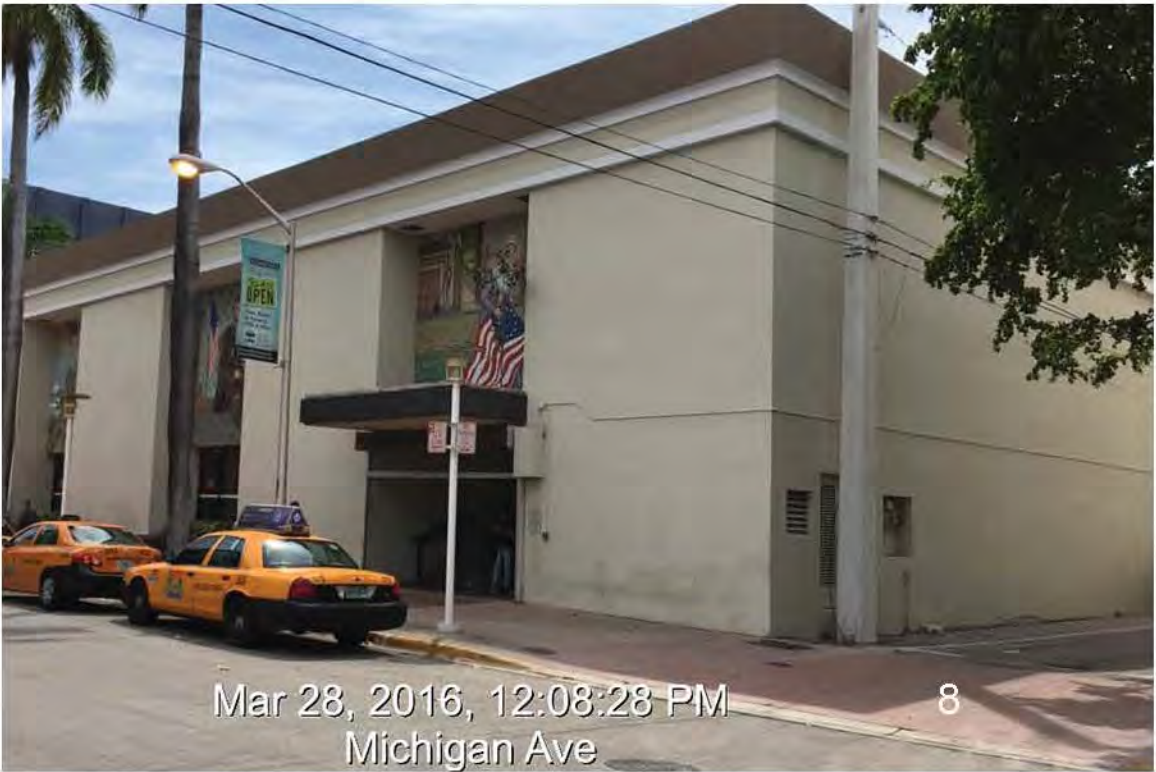
ALTON ROAD



ALTON ROAD



ALTON ROAD



LINCOLN ROAD (WEST OF ALTON RD)

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+ WILL**
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LA 6666853

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MIAMI, FLORIDA

**PLANNING BOARD
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USER	ROLE	DATE
Job Number	810414.000	
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Checked	Checker	
Approved	Approver	
TITLE		

**EXISTING BUILDING
SITE PHOTOS**

SHEET NUMBER
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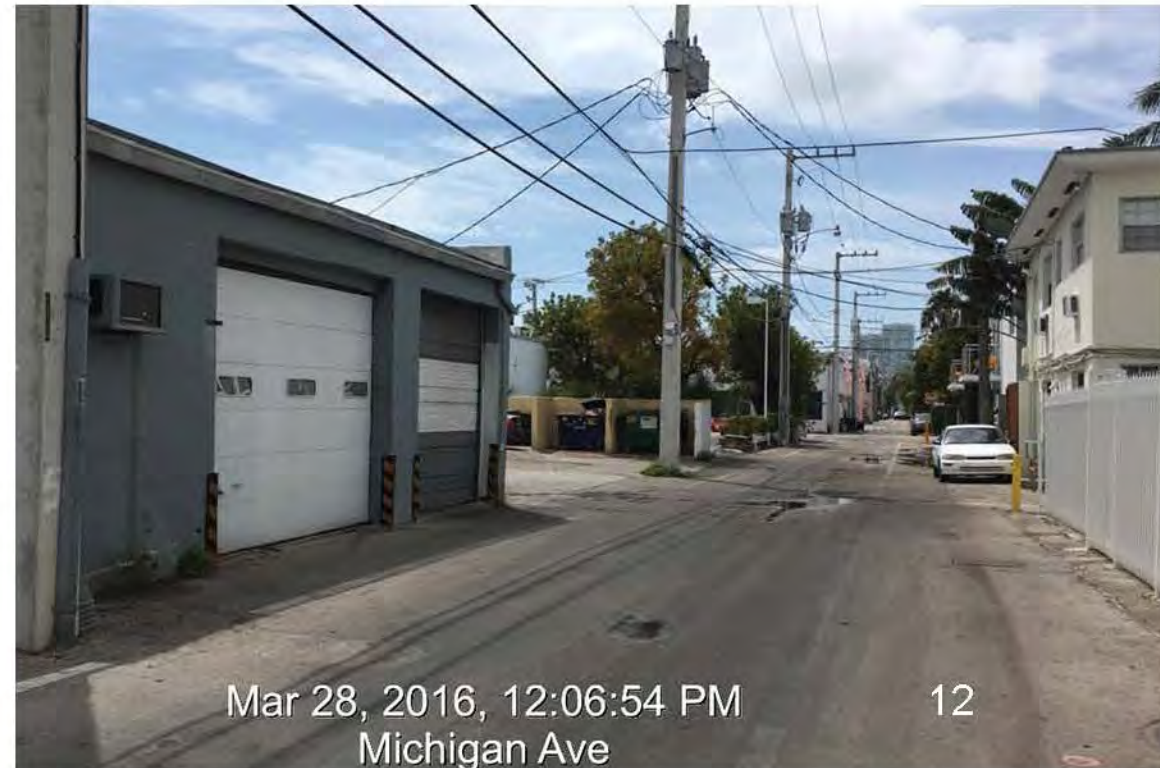
ALTON COURT



ALTON COURT



ALTON COURT



ALTON COURT

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LLC**

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MIAMI BEACH, FLORIDA
URBANROBOT.NET
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Approved	Approver	
TITLE		

**EXISTING BUILDING
SITE PHOTOS**

SHEET NUMBER

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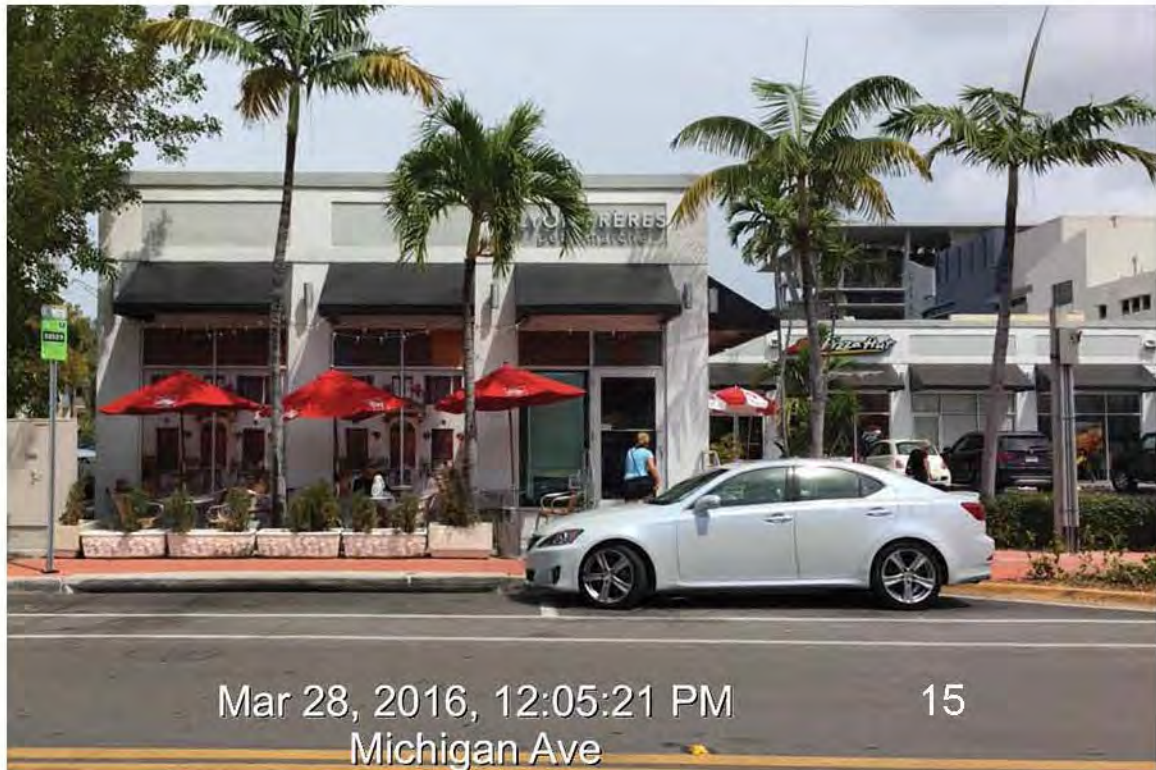
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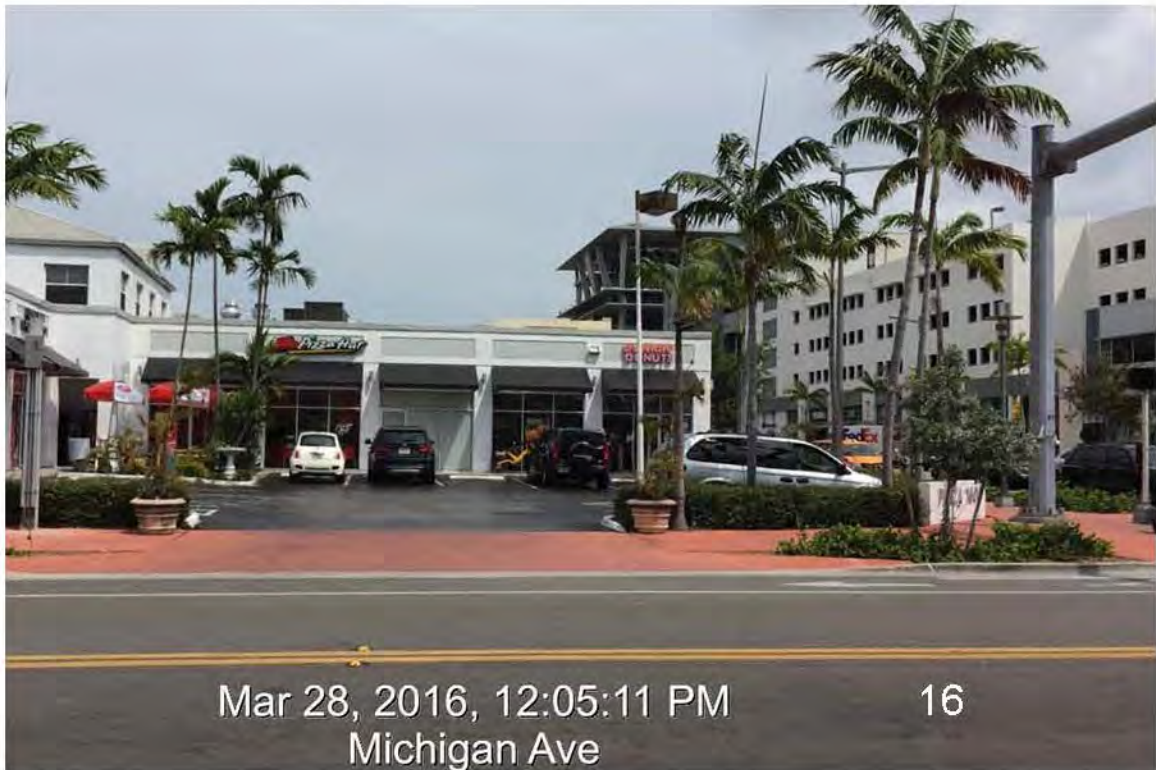
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ALTON COURT



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ALTON COURT



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Michigan Ave
ALTON COURT



Mar 28, 2016, 12:05:11 PM 16
Michigan Ave
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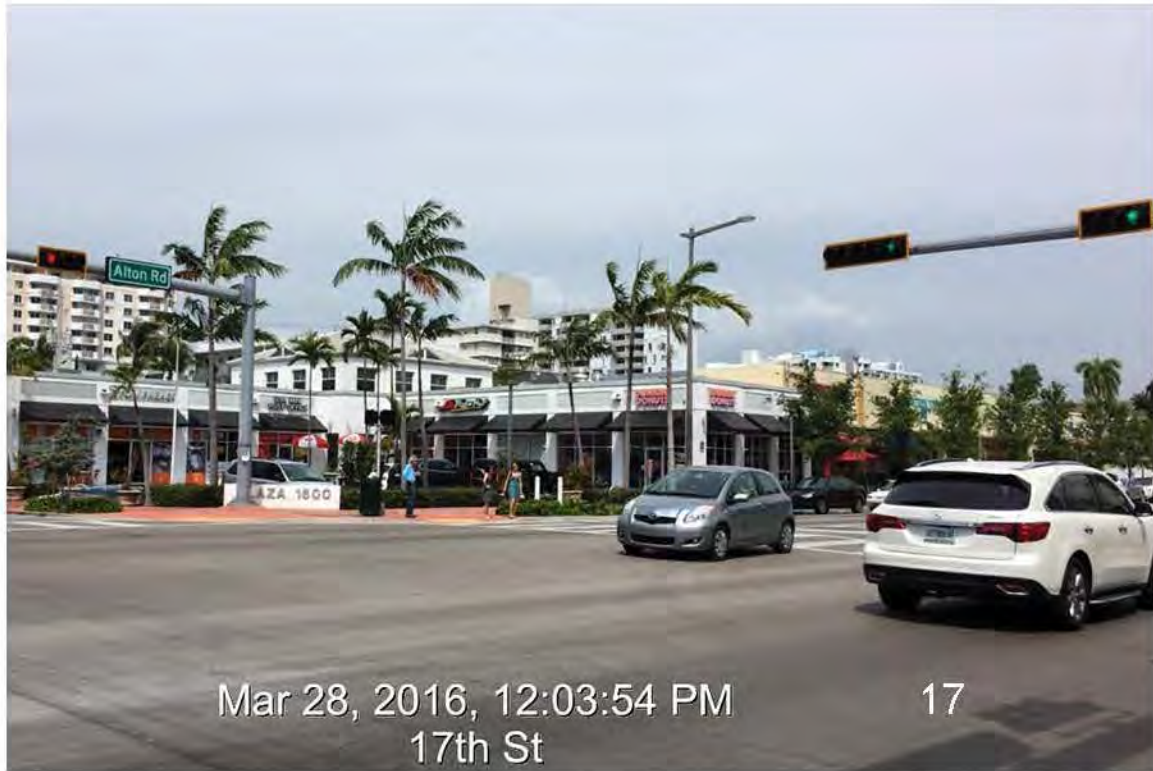
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YHCE ENGINEERING
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SUITE 104
MIAMI, FLORIDA

PLANNING BOARD
FINAL SUBMITTAL
04-06-2016

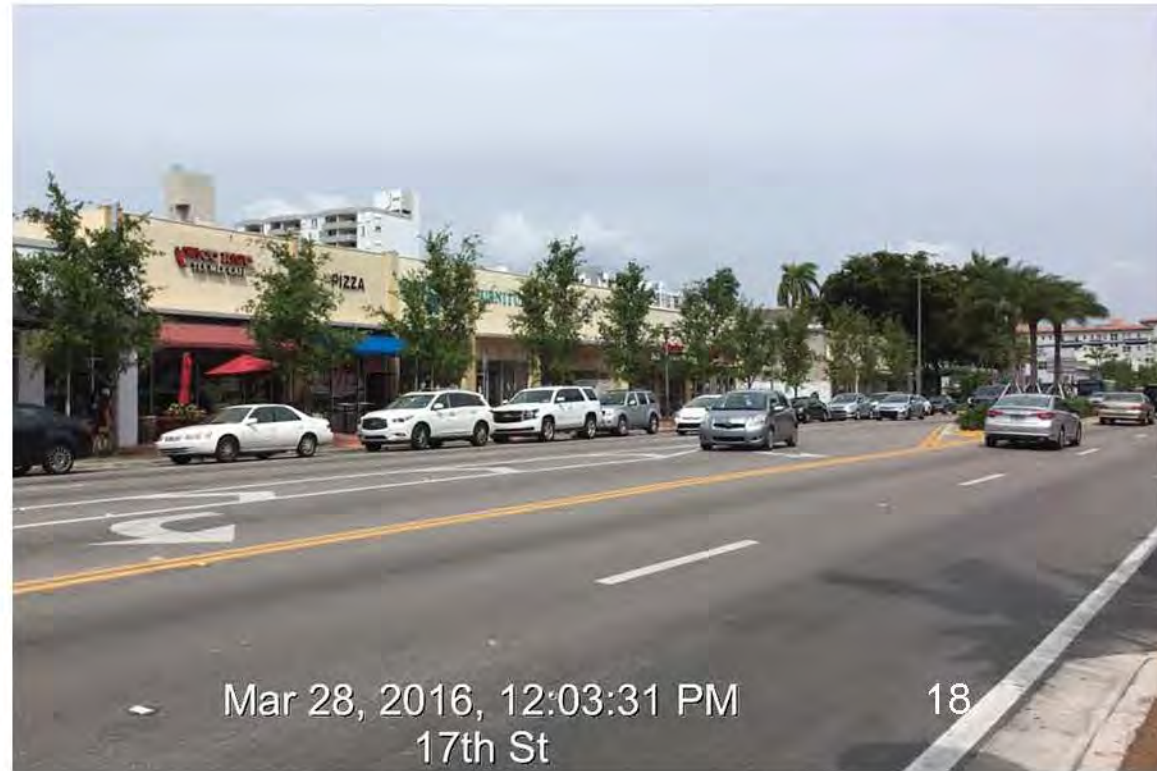
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Approved	Approver	
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EXISTING BUILDING
SITE PHOTOS

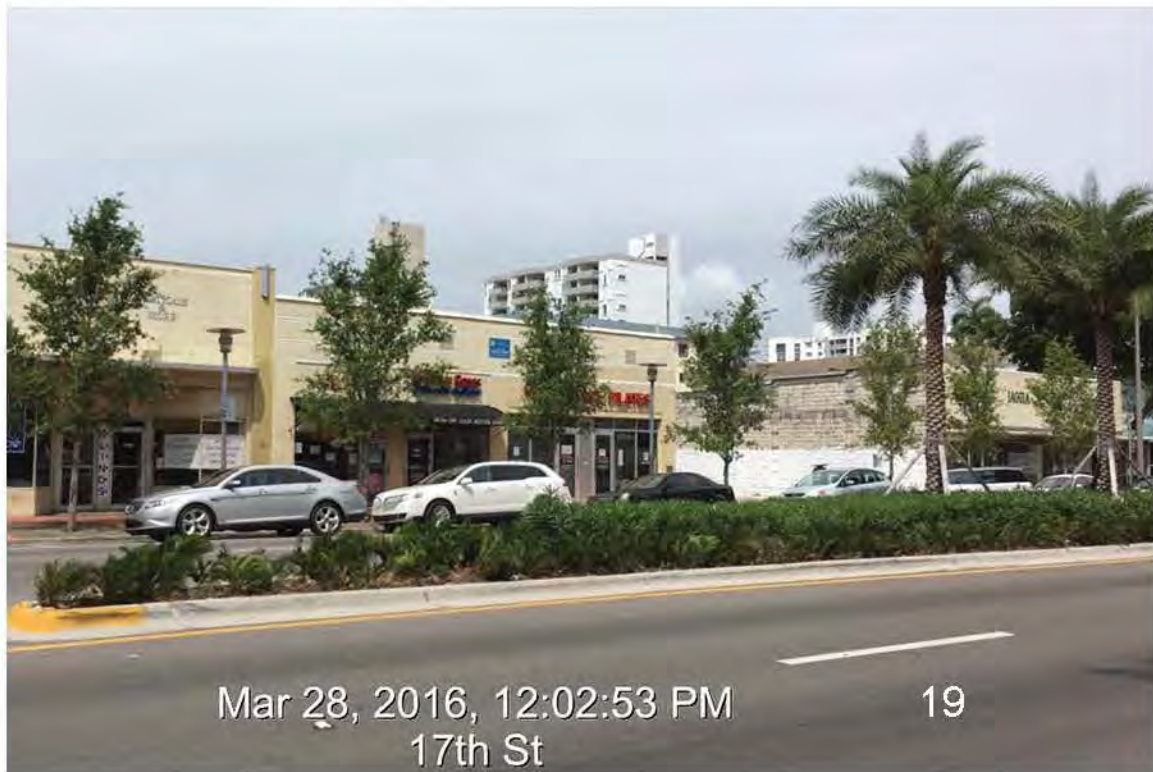
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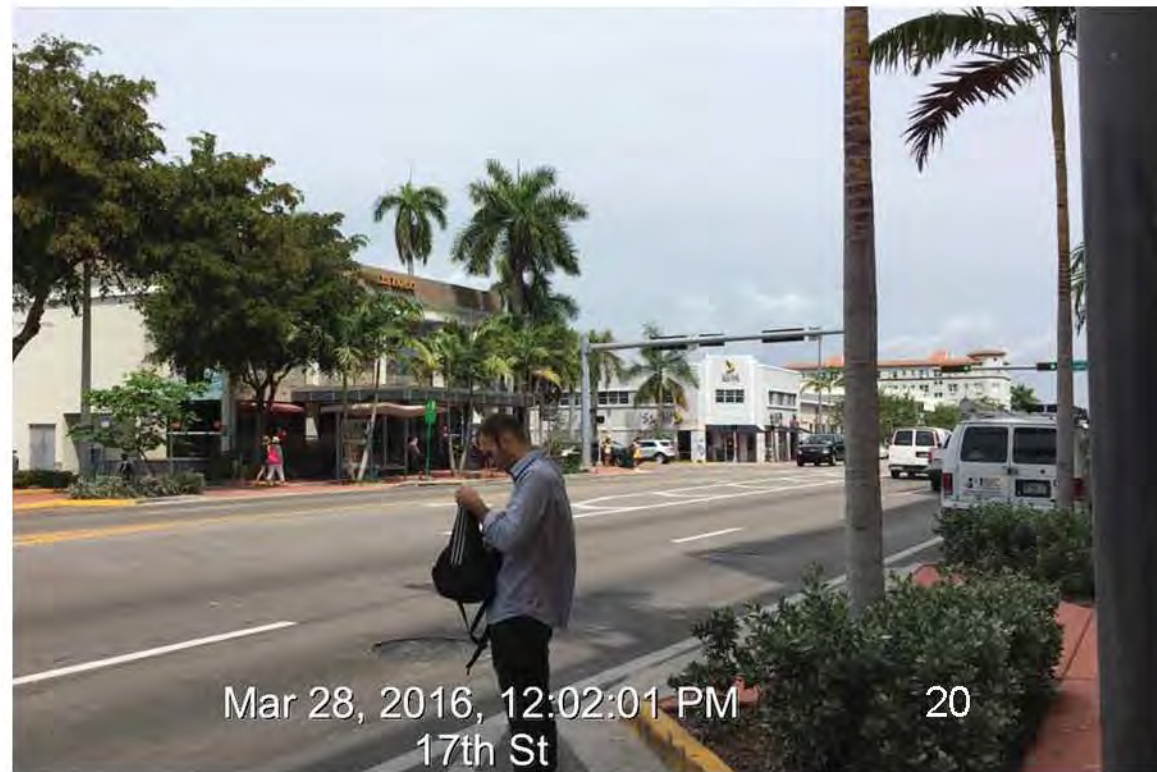
ALTON ROAD



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URBANROBOT.NET
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
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04-06-2016**

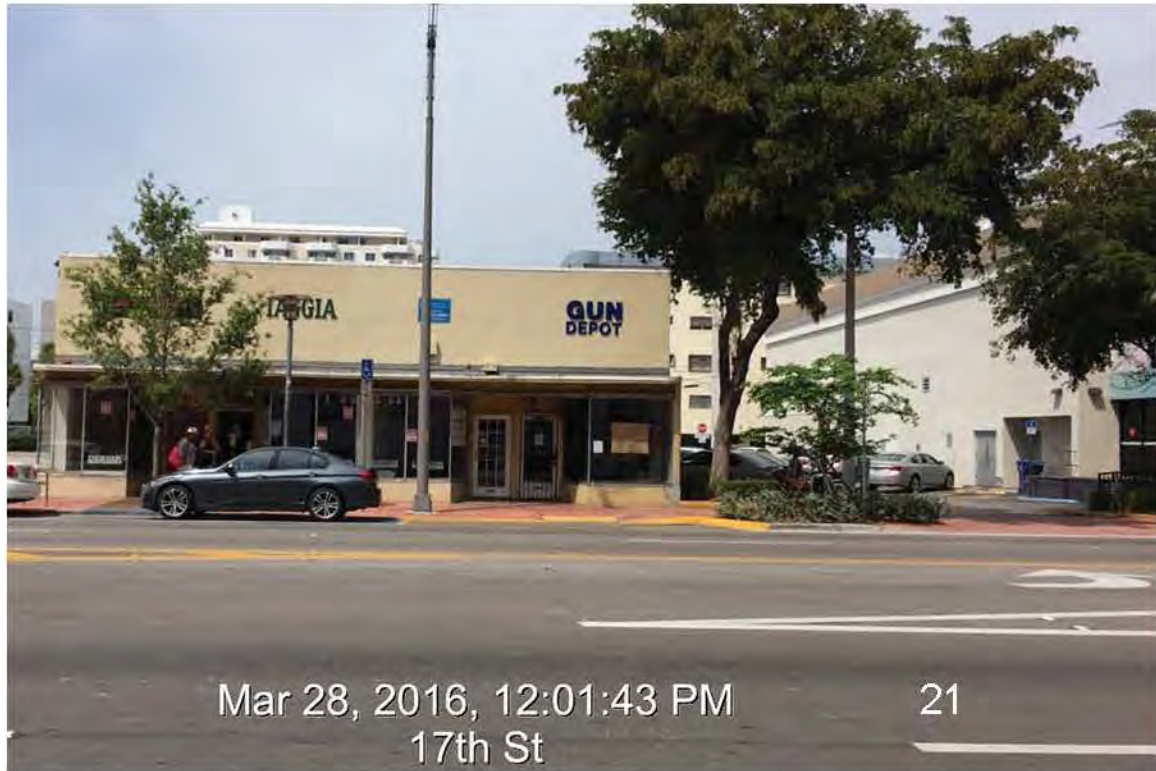
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**EXISTING BUILDING
SITE PHOTOS**

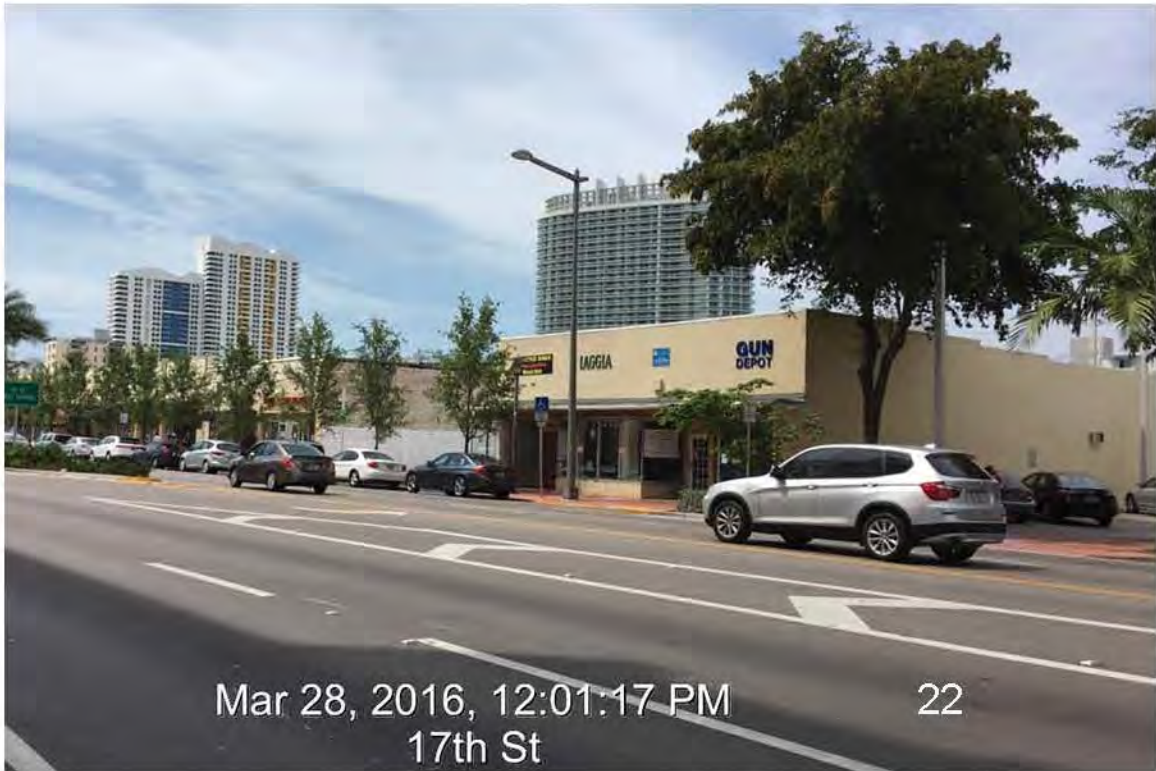
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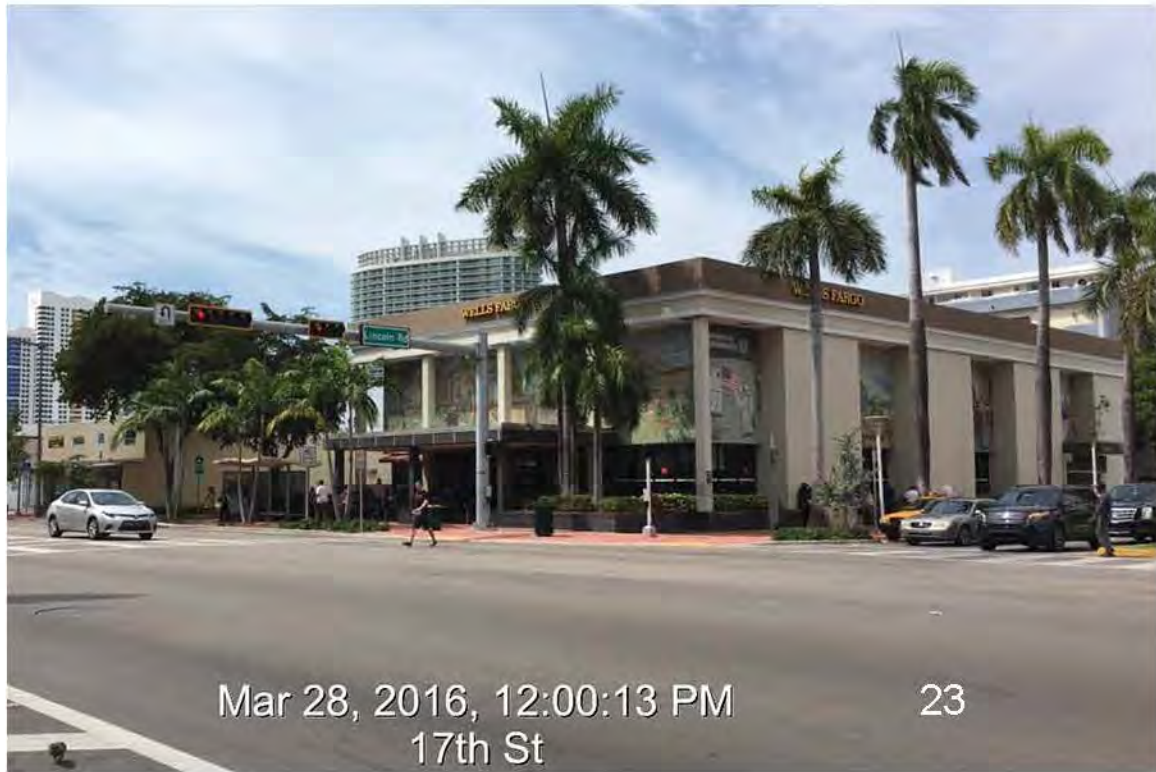
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ALTON ROAD



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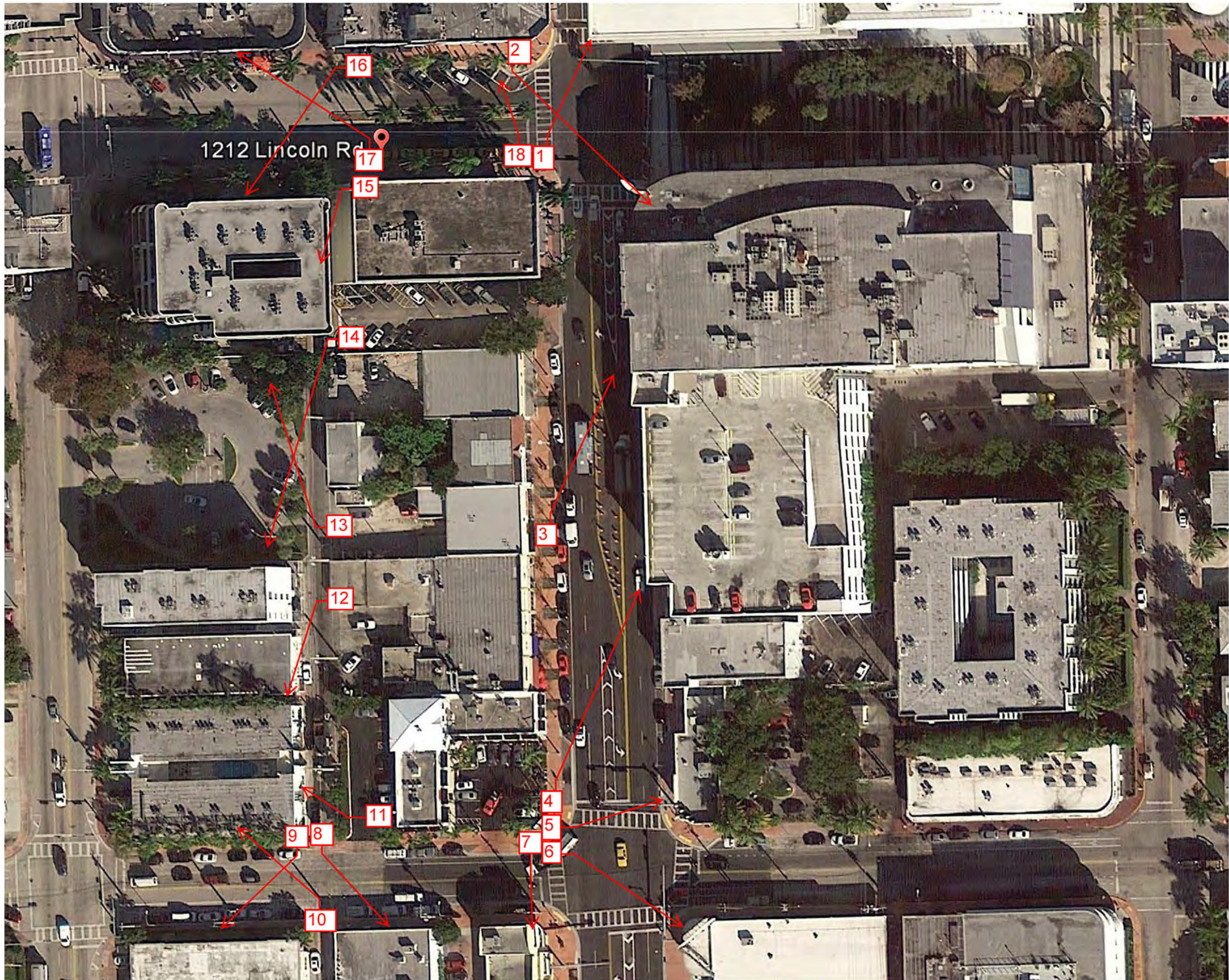
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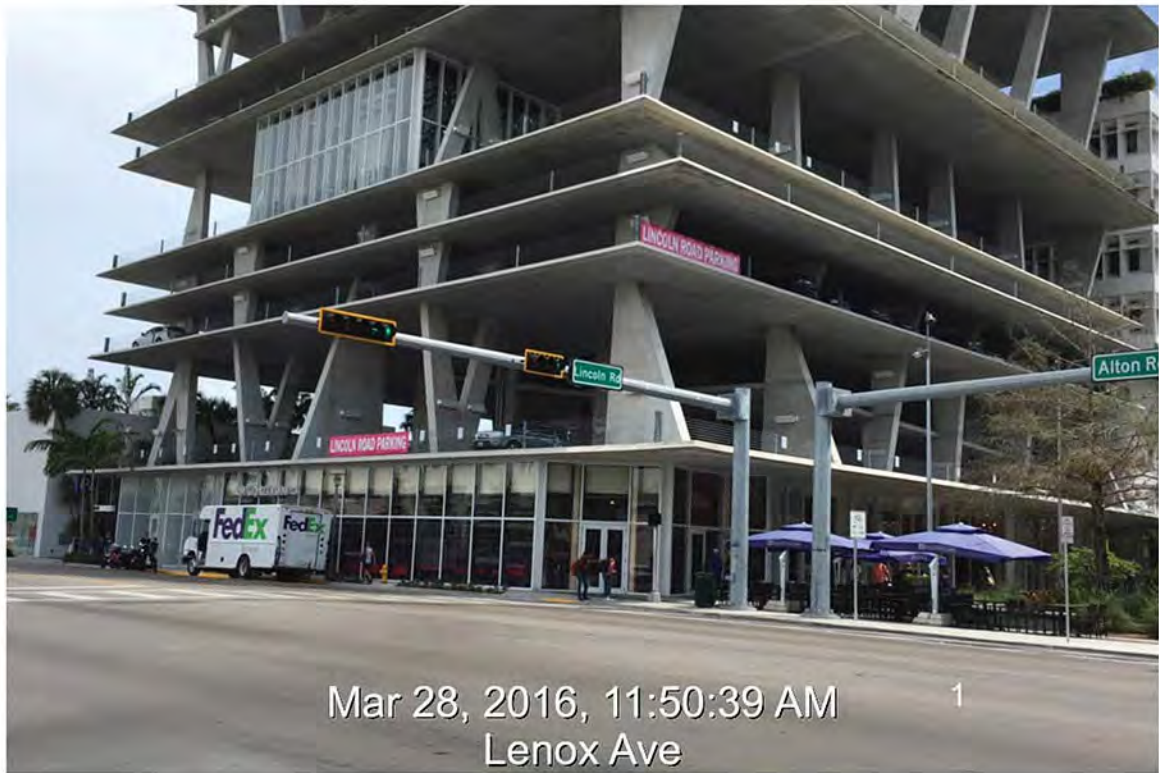
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KEY DIRECTIONAL
PLAN**

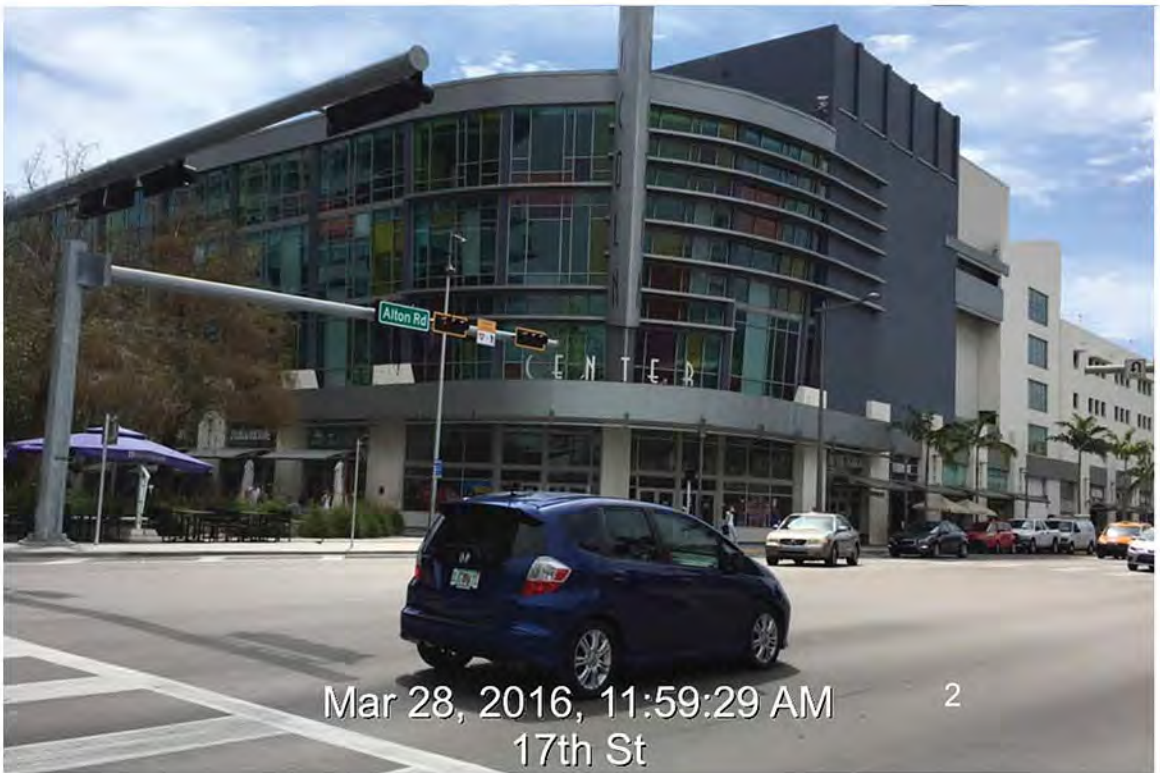
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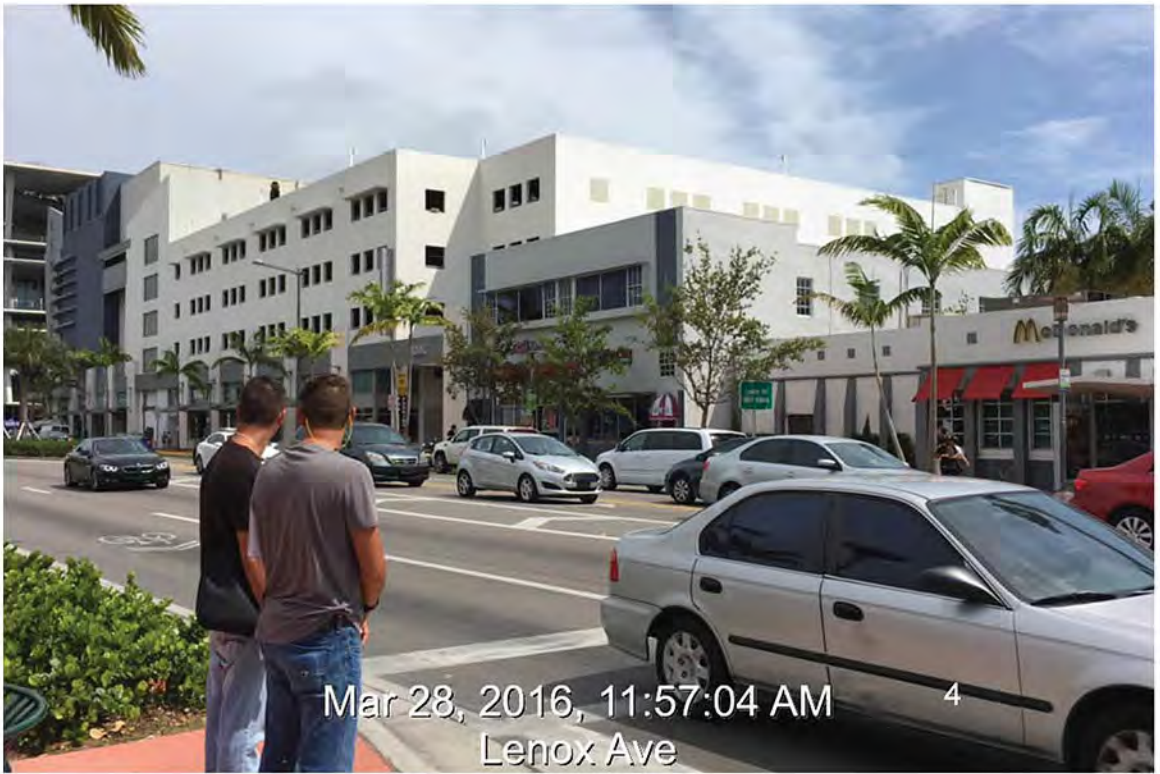
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SITE PHOTOS**

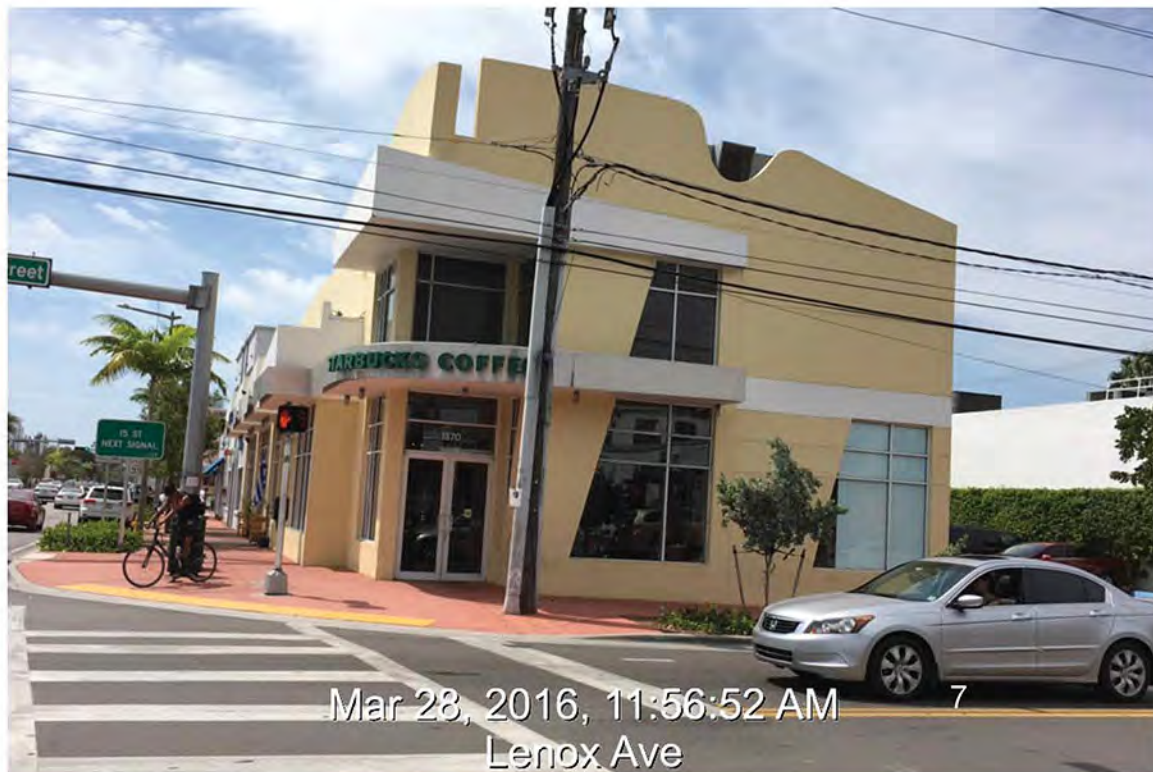
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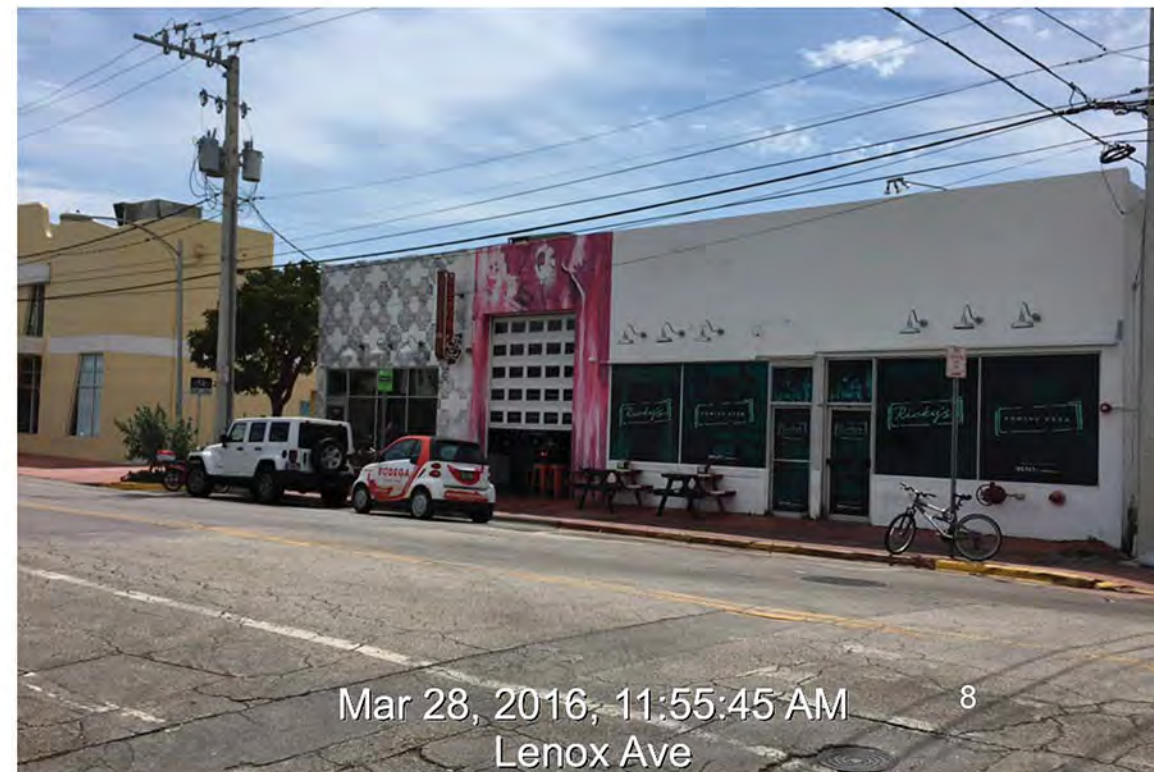
ALTON/16TH STREET



ALTON/16TH STREET



ALTON/16TH STREET



16TH STREET

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EXISTING CONTEXT
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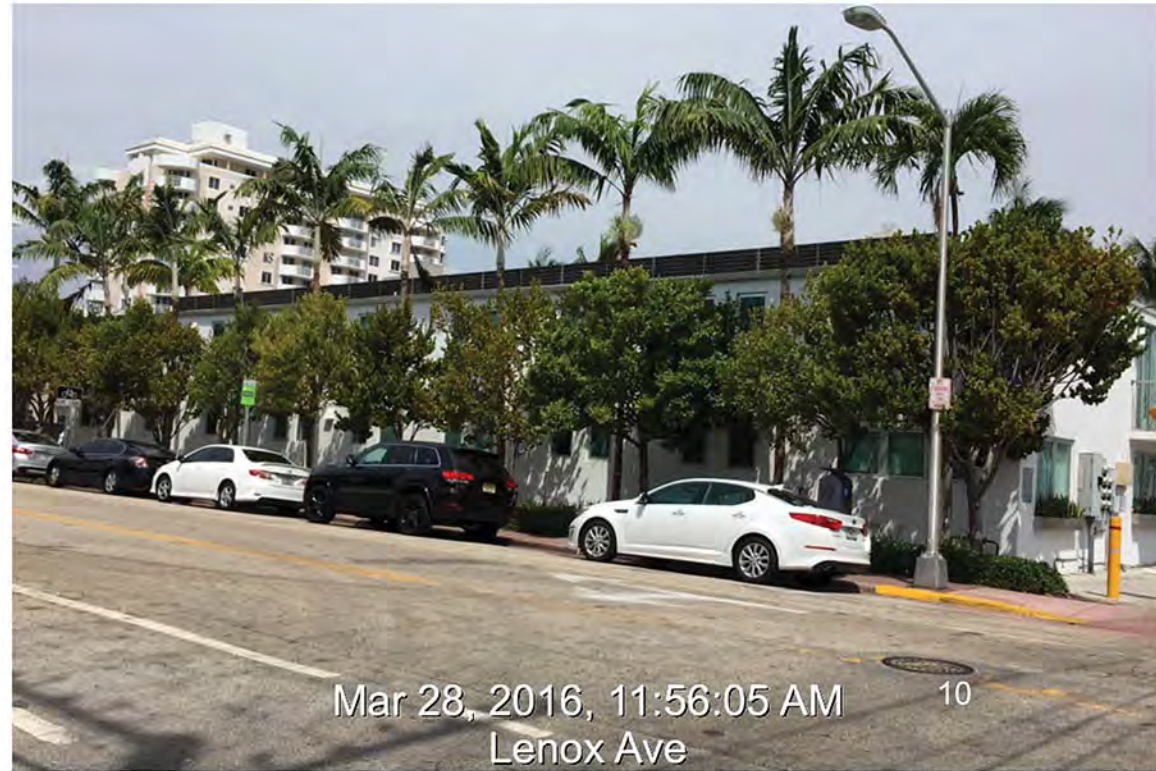
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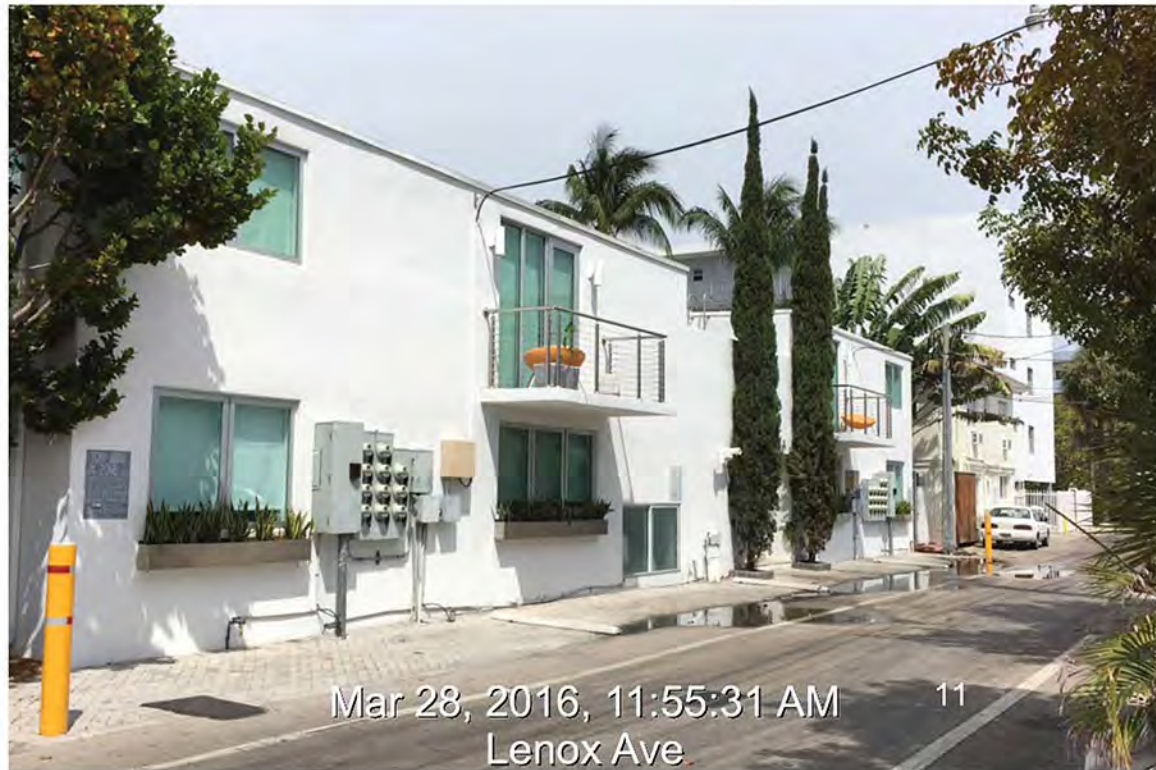
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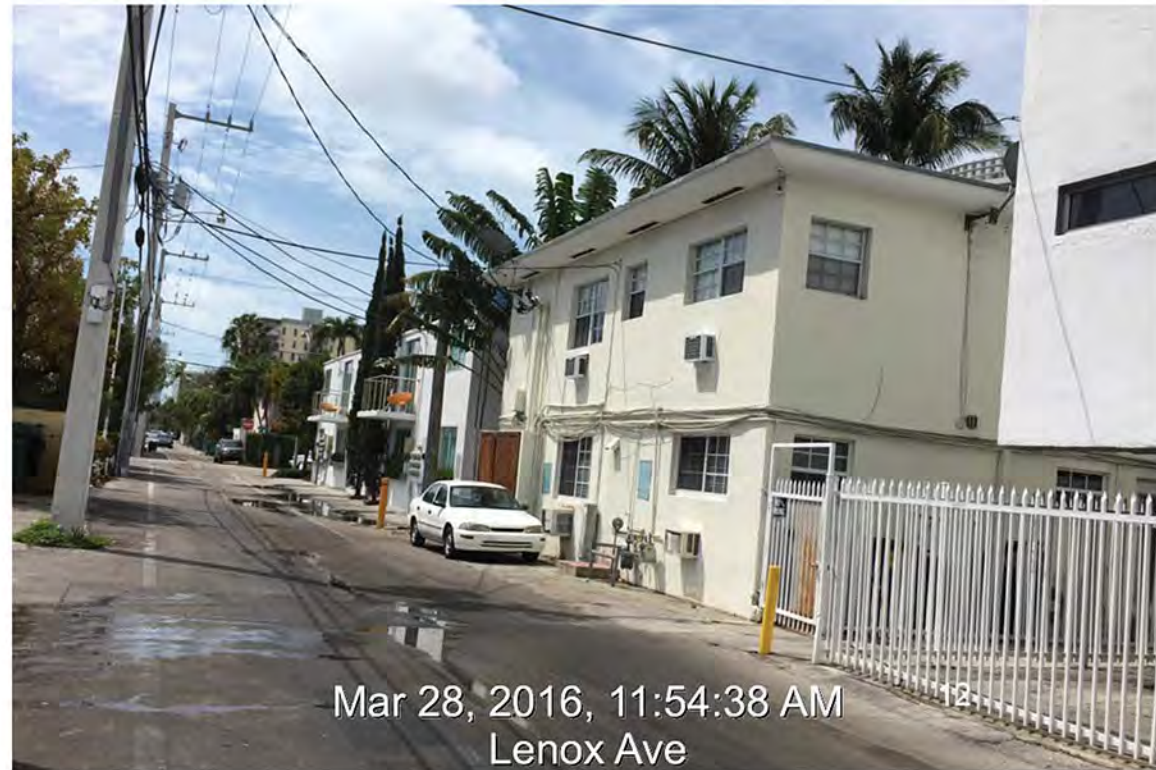
16TH STREET



16TH STREET



ALTON COURT



ALTON COURT LOOKING NORTH

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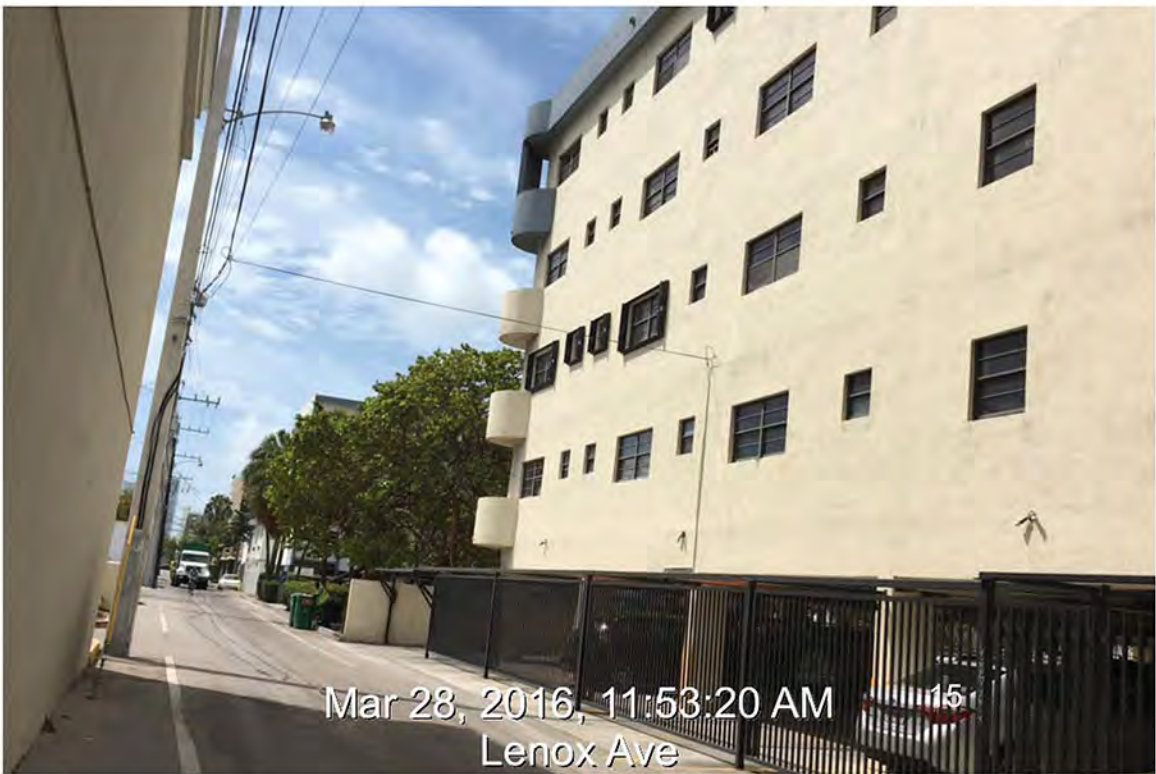
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ALTON COURT



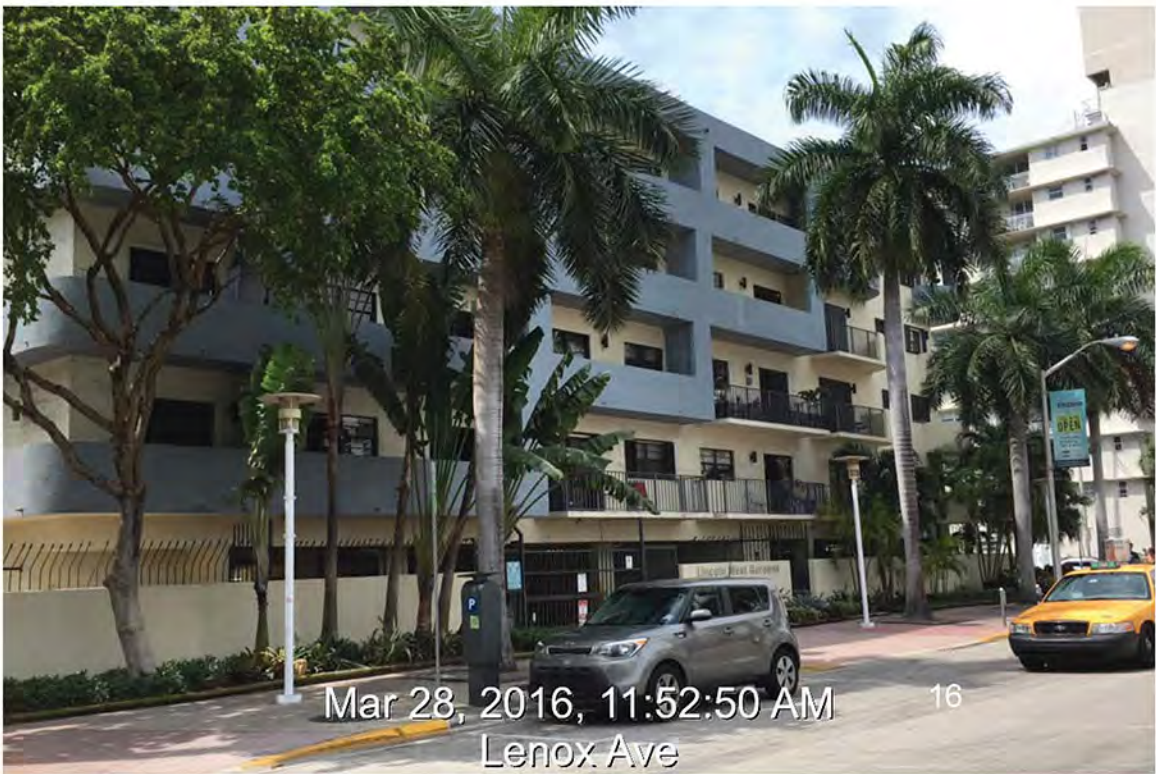
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ALTON COURT



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Lenox Ave

ALTON COURT



Mar 28, 2016, 11:52:50 AM 16
Lenox Ave

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**EXISTING CONTEXT
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LINCOLN ROAD WEST OF ALTON ROAD

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