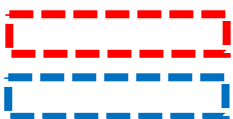


CONTEXT LOCATION PLAN



PROJECT SITE: 300 W 28TH STREET

1/2 MILE RADIUS

National Flood Hazard Layer FIRMette

80°8'2"W 25°48'32"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*

- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS OF FLOOD HAZARD

- NO SCREEN *Zone X*
- Effective LOMR *Zone D*
- Area of Undetermined Flood Hazard *Zone D*

OTHER AREAS

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

GENERAL STRUCTURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

OTHER FEATURES

- Digital Data Available
- No Digital Data Available
- Unmapped

MAP PANELS

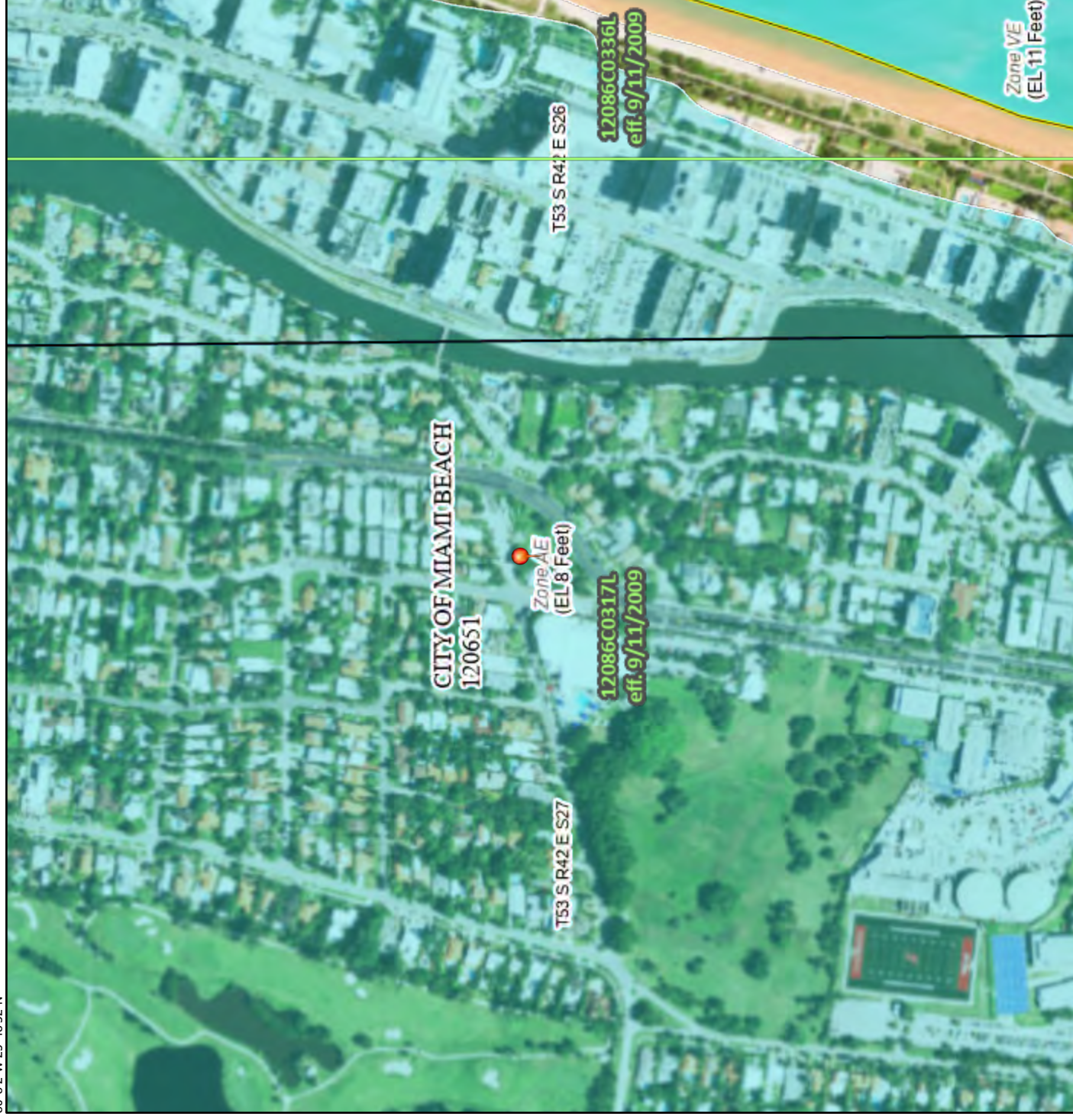


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/18/2022 at 11:09 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



80°7'25"W 25°48'N



Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

COMMERCIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY RESULT IN A FAILED REVIEW

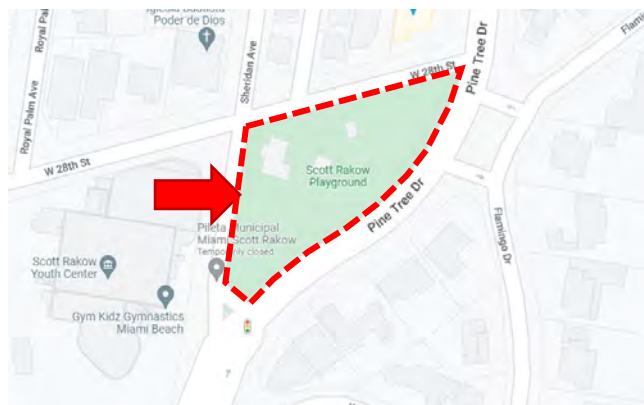
ITEM #	Project Information				
1	Address:	Folio number(s):		Year built:	
2	Board file number(s), Determination of Architectural Significance:			Lot Area:	
3	Located within a Local Historic District (Yes or No):	Zoning District:		Lot width:	
4	Individual Historic Site (Yes or No):			Lot Depth:	
5	Base Flood Elevation:		Grade value in NGVD:		
6	Adjusted grade (BFE+Grade / 2):		Free board:		
7	Proposed Use:				
8	Proposed Accessory Use:				
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):				
	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
13	Floor Area Ratio (FAR)				
14	Building Height				
15	At grade parking lot on the same lot				
a	Front setbacks				
b	Side interior setback				
c	Side facing street setback				
d	Rear setback				
16	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks				
b	Side interior setback				
c	Side facing street setback				
d	Rear setback				
17	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks				
b	Side interior setback				
c	Side facing street setback				
d	Rear setback				
18	Minimum Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction				
b	Rehabilitated Buildings				
c	Hotel Unit				
19	Average Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction				
b	Rehabilitated Buildings				
c	Hotel Unit				
20	Required Open-space ratio (RPS, CPS)				
21	Parking				
22	Loading				

Notes: Indicate N/A if not applicable.

EXISTING SITE PHOTOS



VIEW OF SITE FROM WEST

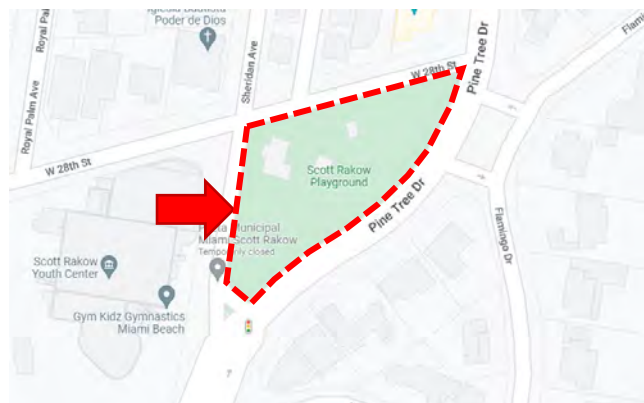


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF SITE FROM WEST

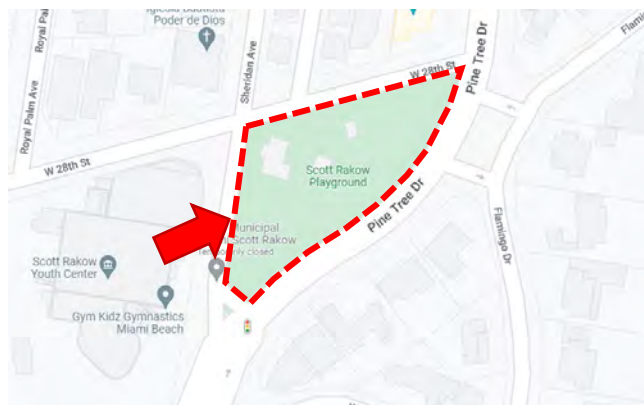


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF SITE FROM WEST

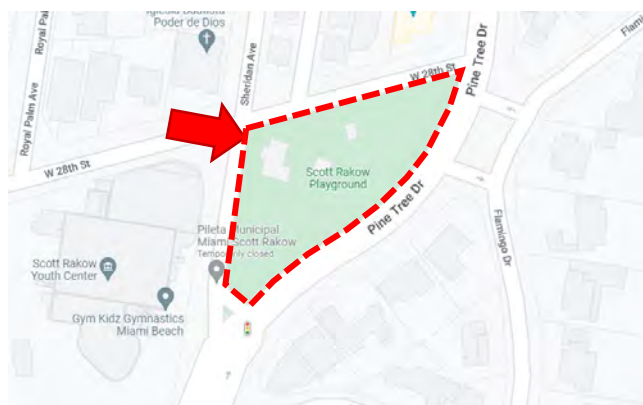


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF EXISTING BUILDING – WEST FACADE

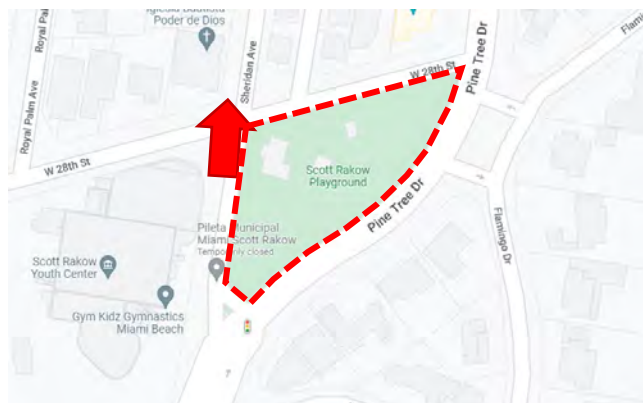


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF NEIGHBORING PROPERTY – NW CORNER

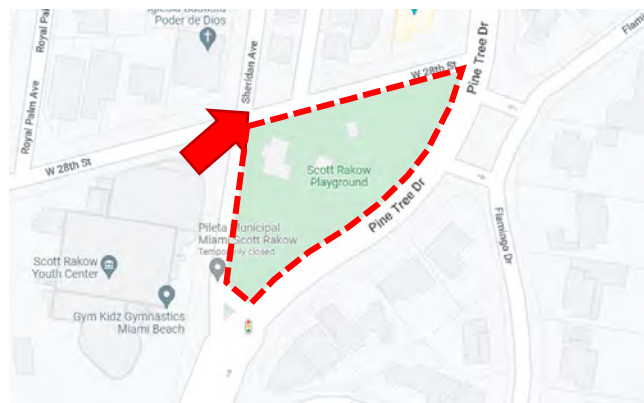


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF NEIGHBORING PROPERTY – NW CORNER

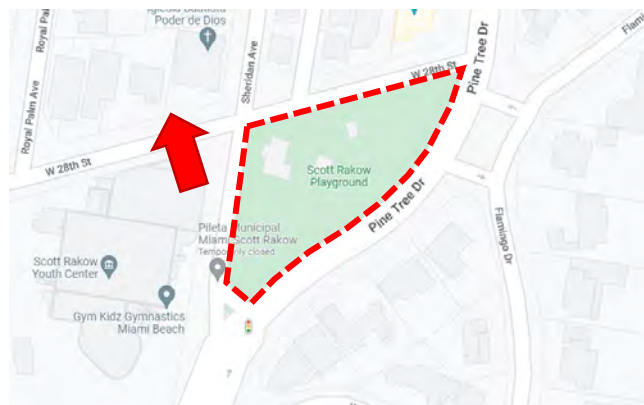


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF NEIGHBORING PROPERTY – NW CORNER

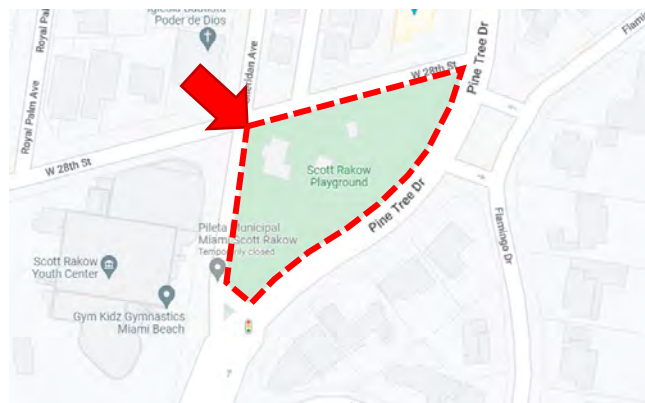


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF EXISTING BUILDING – NW CORNER

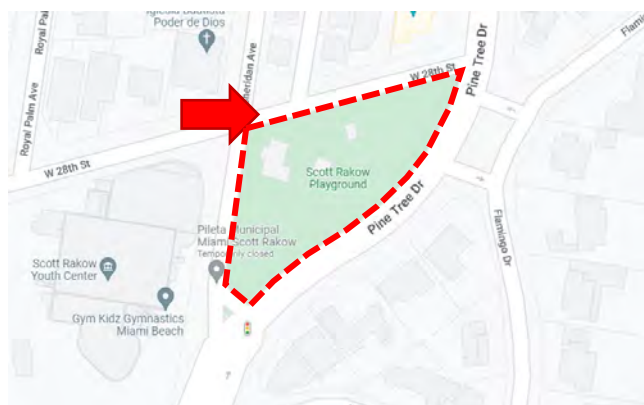


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF W 28TH STREET – NORTH OF SITE

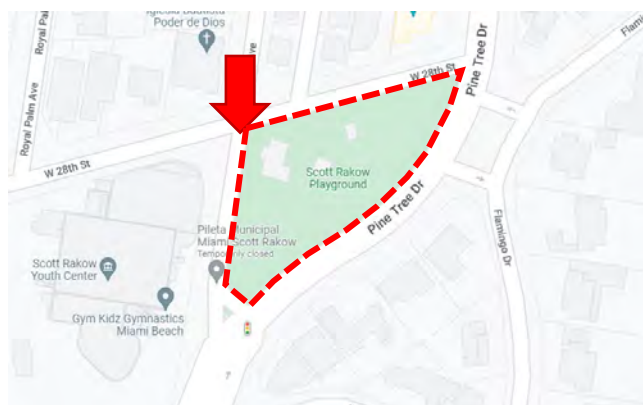


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF SHERIDAN AVE – WEST OF SITE

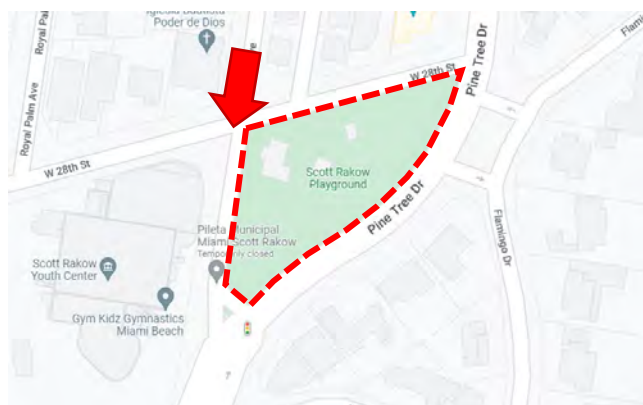


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF NEIGHBORING PROPERTY – NW CORNER

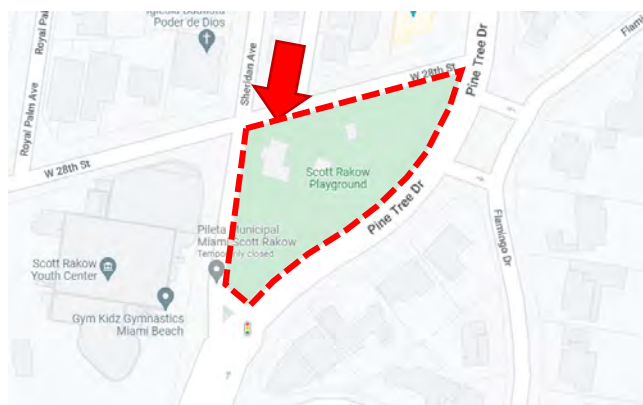


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF EXISTING BUILDING – NORTH FACADE

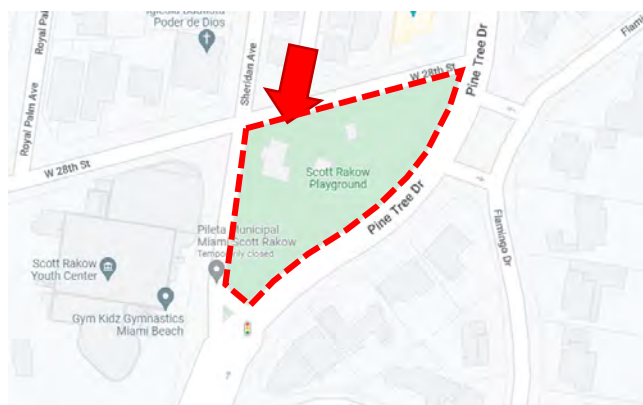


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF SITE FROM NORTH

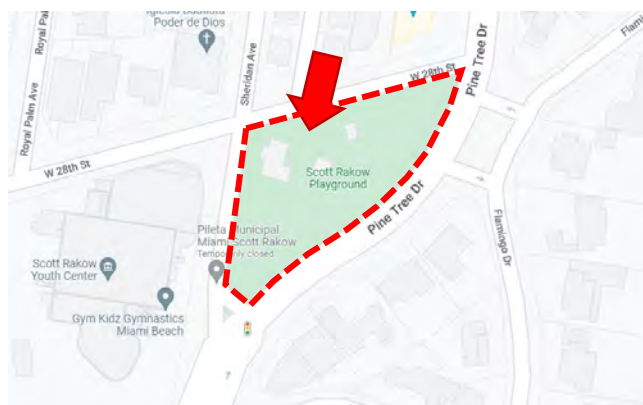


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF SITE FROM NORTH

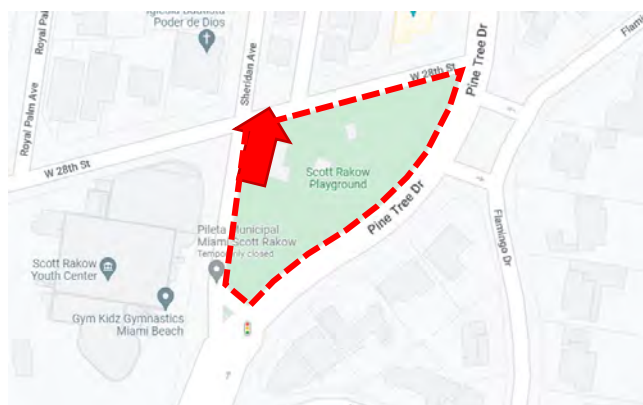


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF NEIGHBORING PROPERTY – NORTH

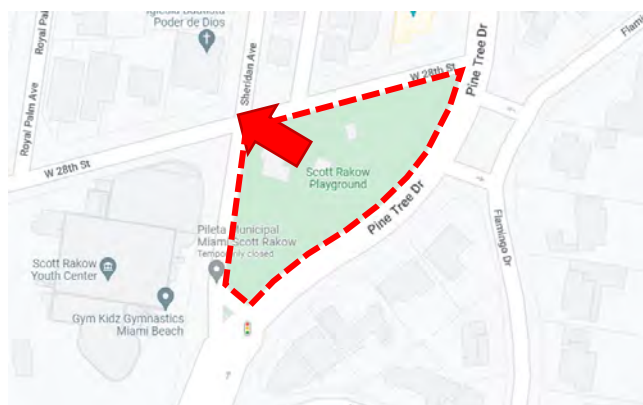


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF NEIGHBORING PROPERTY - NORTH

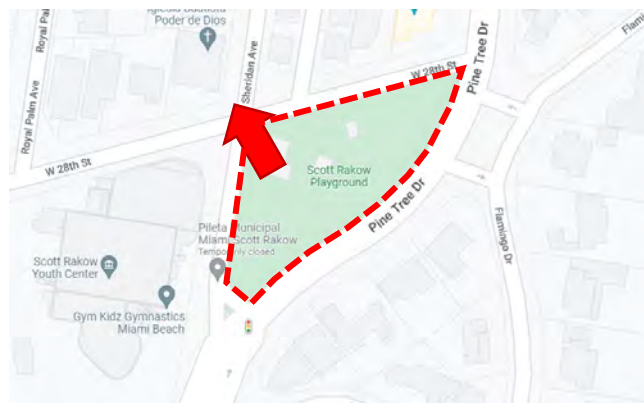


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF NW INTERSECTION (W 28TH STREET & SHERIDAN AVE)

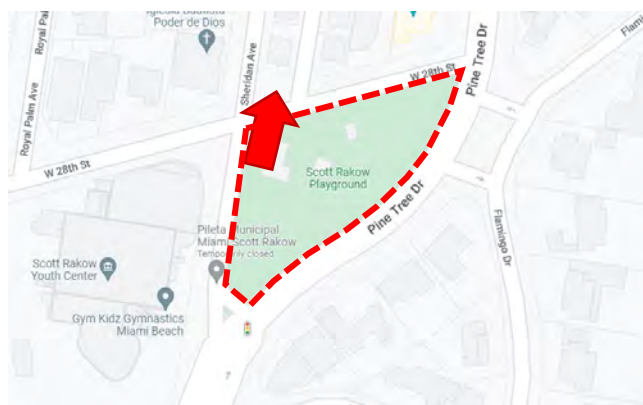


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF NEIGHBORING PROPERTY - NORTH

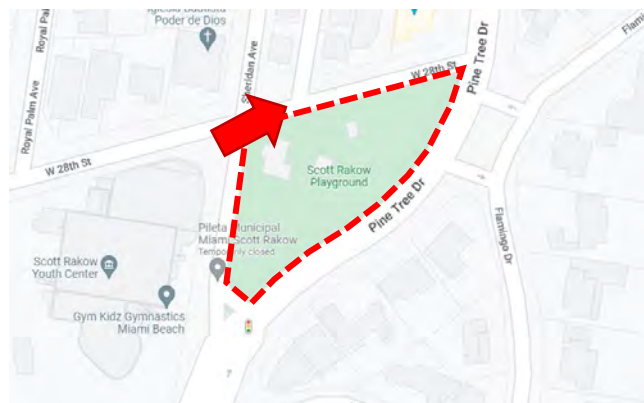


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF NEIGHBORING PROPERTY - NORTH

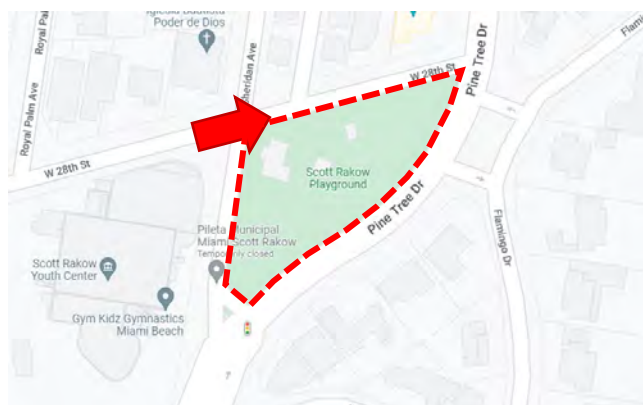


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF W 28TH STREET RIGHT OF WAY

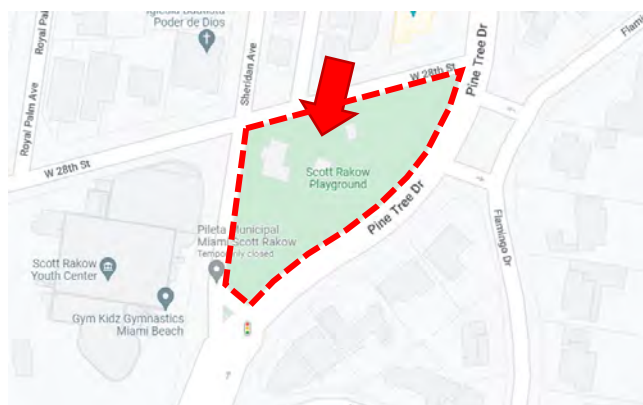


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF HISTORIC OBELISK – NORTH SIDE

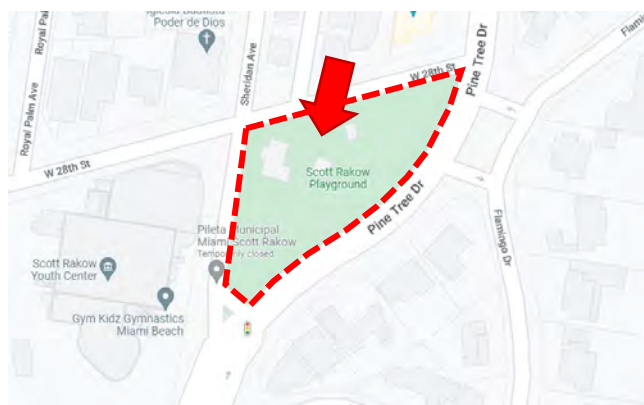


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF HISTORIC OBELISK – NORTH SIDE

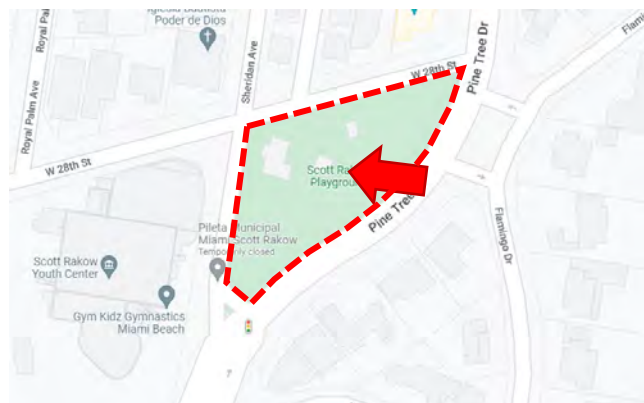


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF HISTORIC OBELISK – NE SIDE

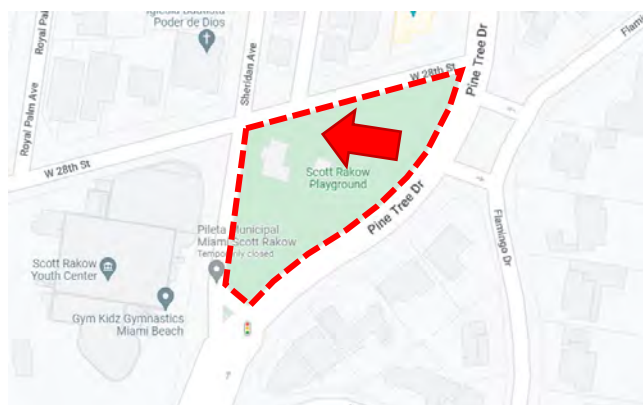


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF HISTORIC OBELISK – SE SIDE

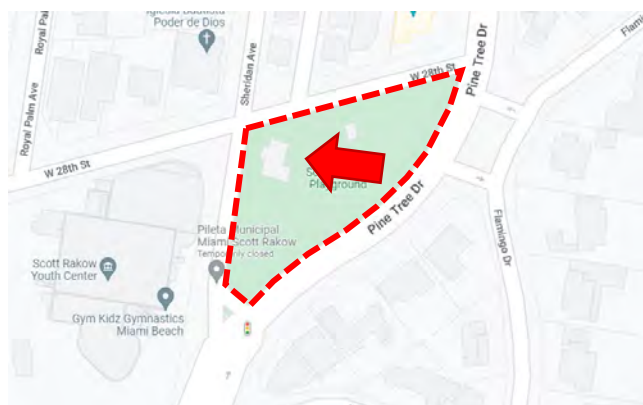


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF EXISTING BUILDING – EAST FACADE

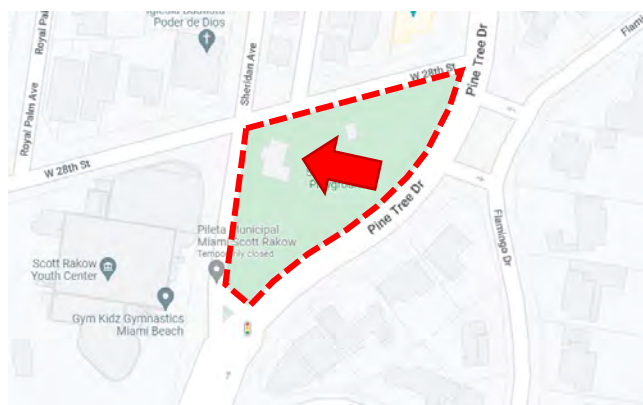


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF EXISTING BUILDING – EAST SIDE

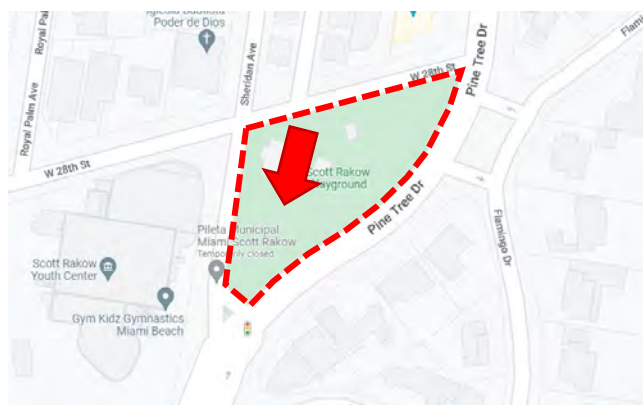


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF EXISTING PEDESTRIAN WALKWAY FROM PLAZA

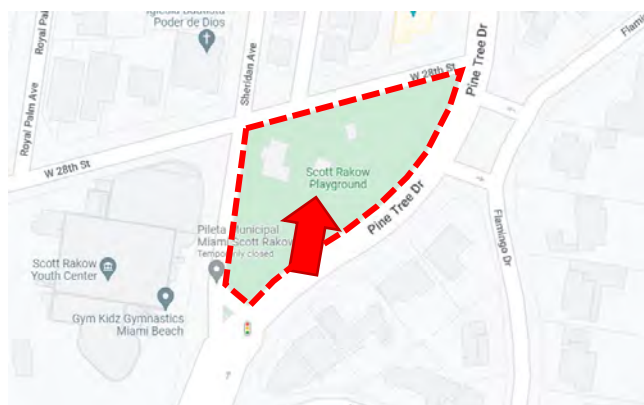


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF HISTORIC OBELISK – SOUTH SIDE

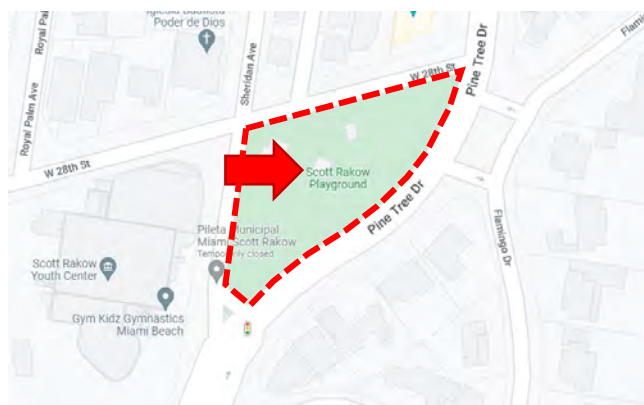


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF HISTORIC OBELISK – WEST SIDE

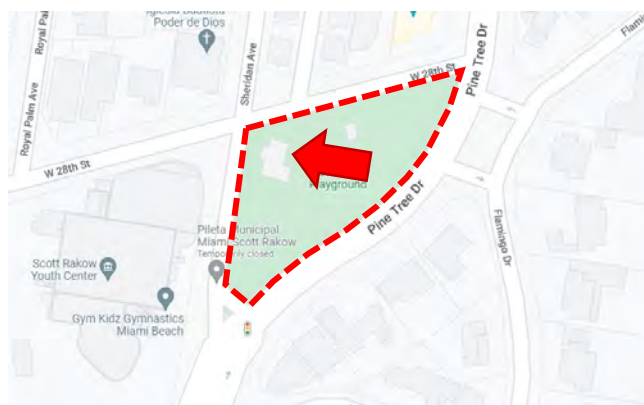


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF EXISTING BUILDING (FUEL TANK ENCLOSURE) – EAST FACADE

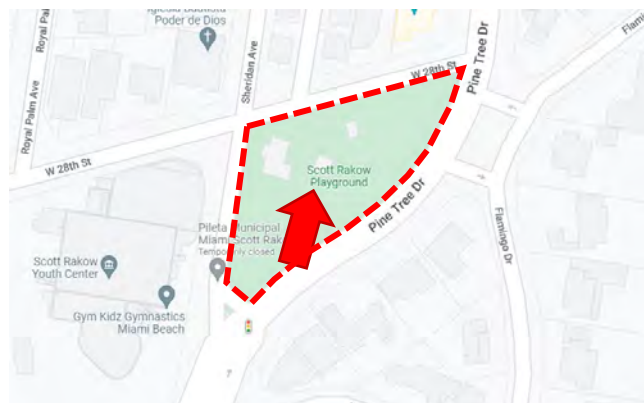


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF HISTORIC OBELISK – SOUTH APPROACH

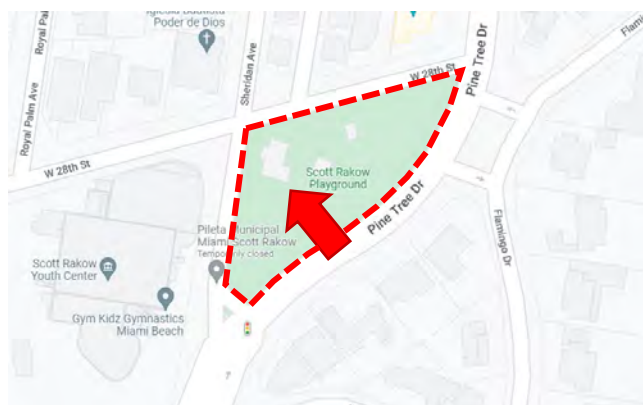


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF EXISTING BUILDING – SE CORNER

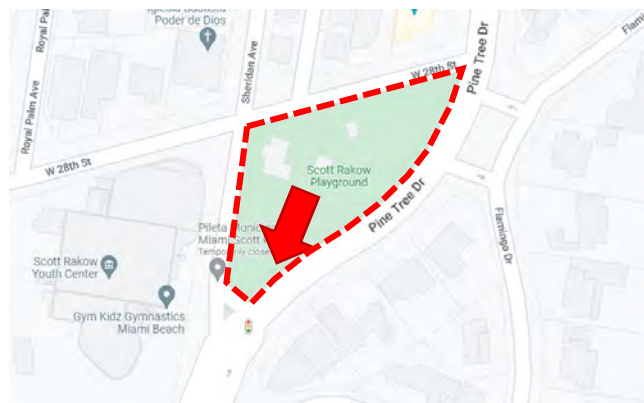


LOCATION MAP

EXISTING SITE PHOTOS



SOUTHWARD VIEW FROM HISTORIC OBELISK – PEDESTRIAN WALKWAY

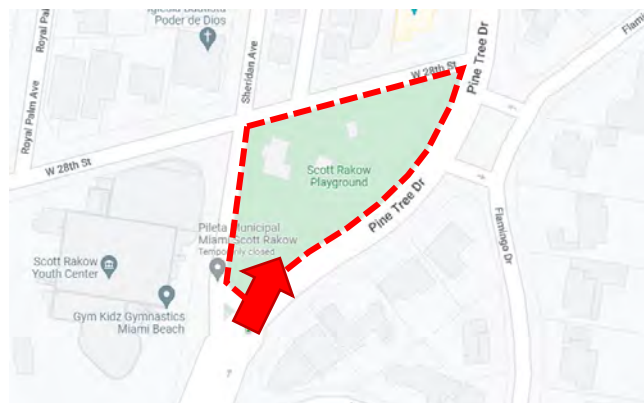


LOCATION MAP

EXISTING SITE PHOTOS



NORTHWARD VIEW FROM PINETREE DRIVE – PEDESTRIAN WALKWAY

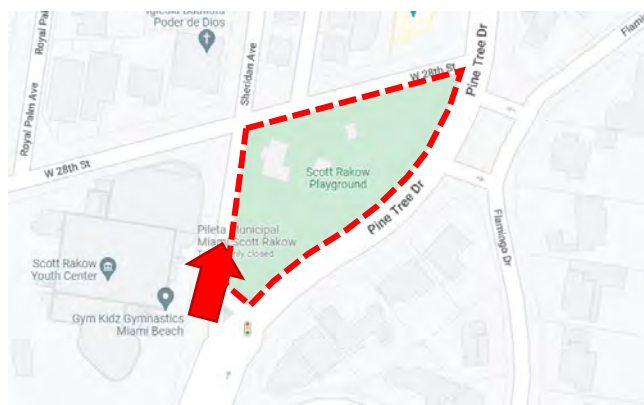


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF W SHERIDAN AVE ROW – WEST OF SITE

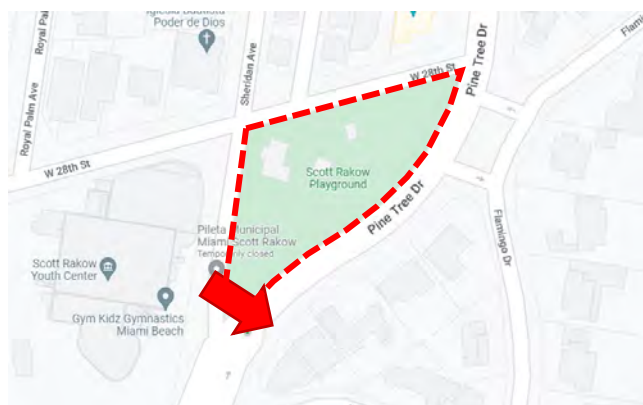


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF NEIGHBORING PROPERTIES – SE CORNER

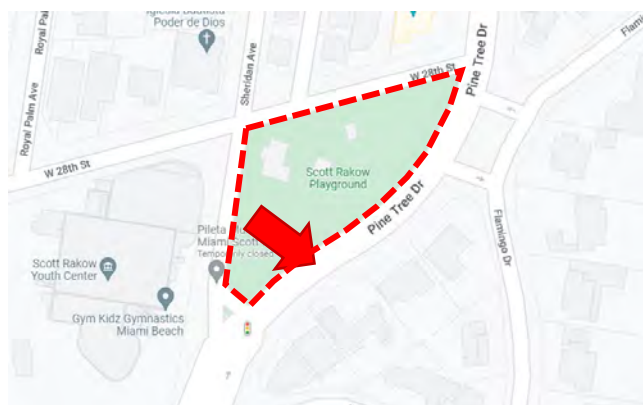


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF NEIGHBORING PROPERTIES – SE CORNER

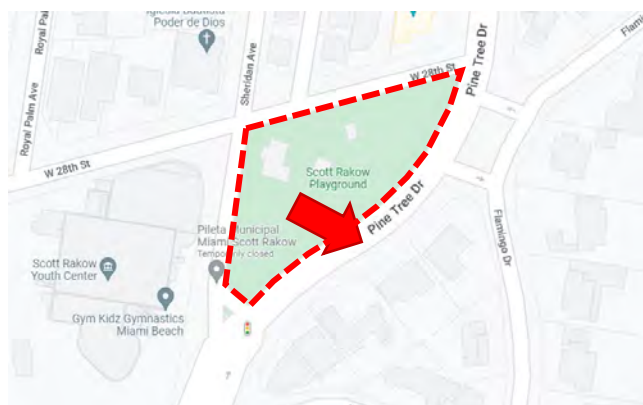


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF NEIGHBORING PROPERTIES – EAST SIDE

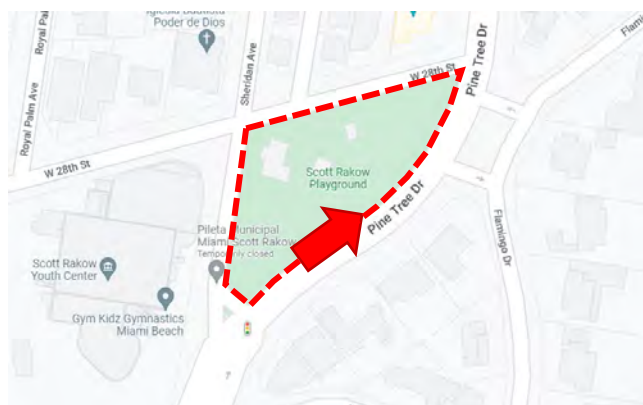


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF PINETREE DRIVE ROW – EAST SIDE

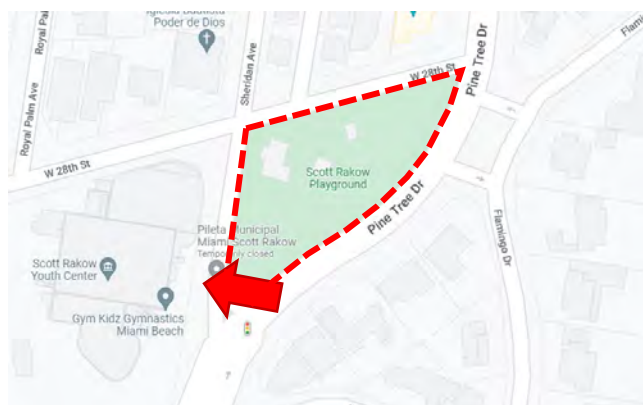


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF NEIGHBORING PROPERTY – SW CORNER

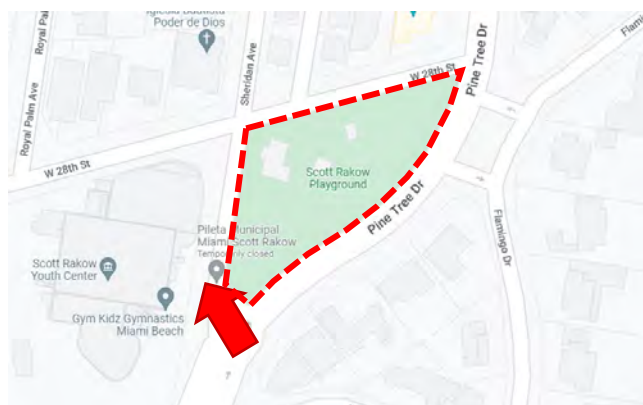


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF NEIGHBORING PROPERTY – WEST SIDE

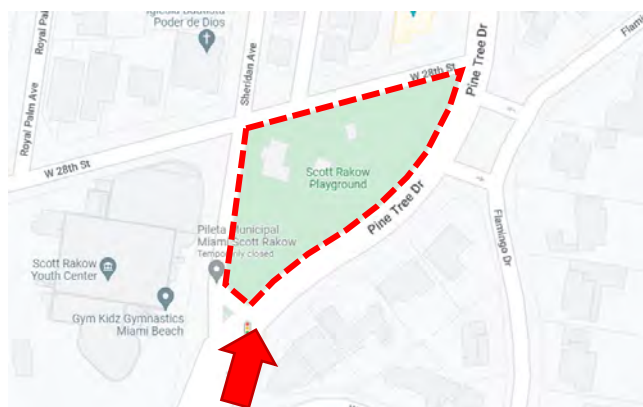


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF SITE FROM SE CORNER – PINETREE DRIVE

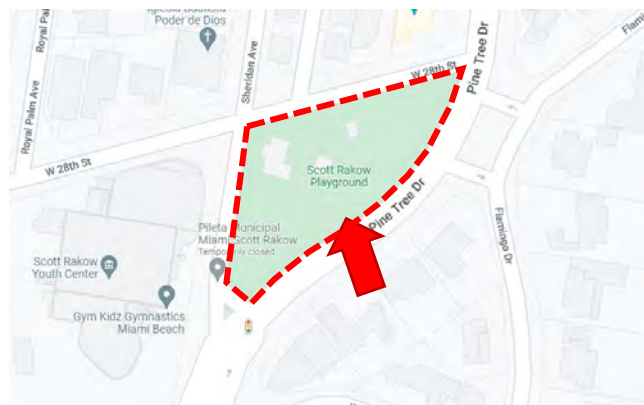


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF SITE FROM EAST SIDE – PINETREE DRIVE

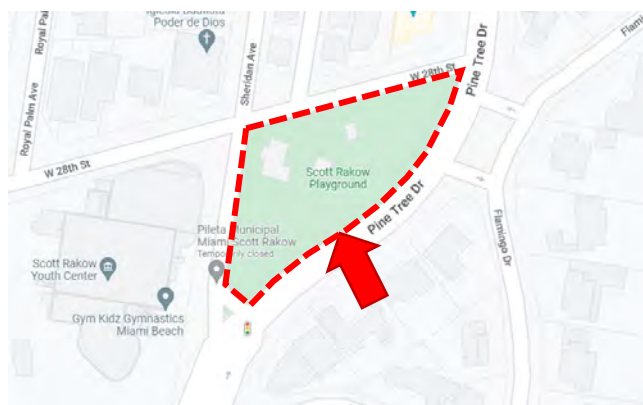


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF SITE FROM EAST SIDE – PINETREE DRIVE

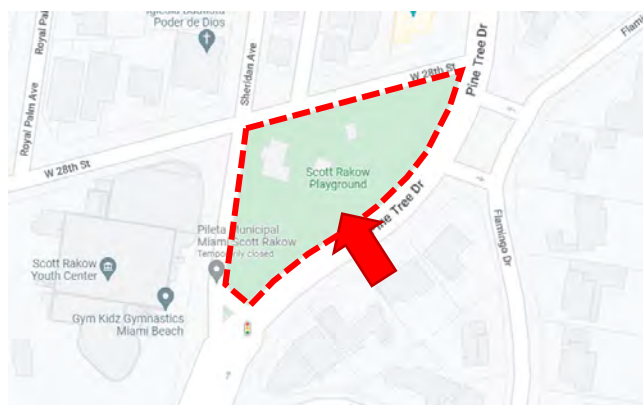


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF SITE FROM EAST SIDE – PINETREE DRIVE

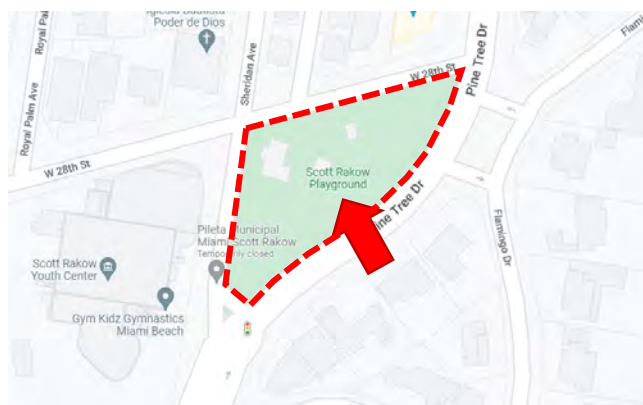


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF SITE FROM EAST SIDE – PINETREE DRIVE

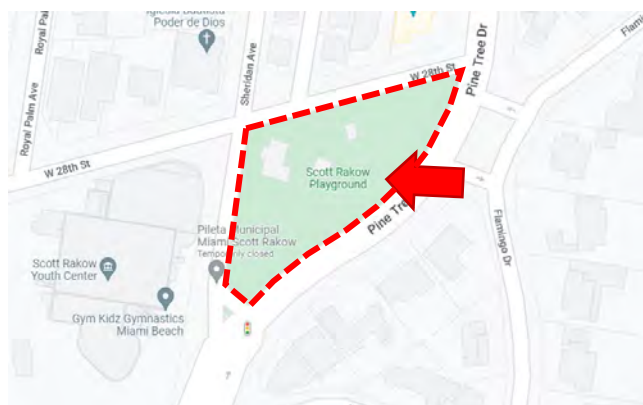


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF SITE FROM EAST SIDE – PINETREE DRIVE

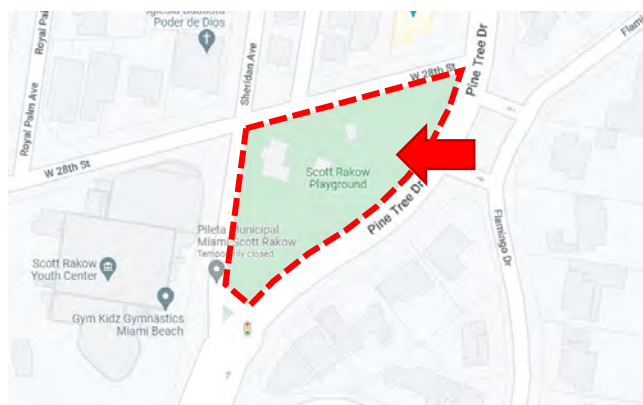


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF SITE FROM EAST SIDE – PINETREE DRIVE

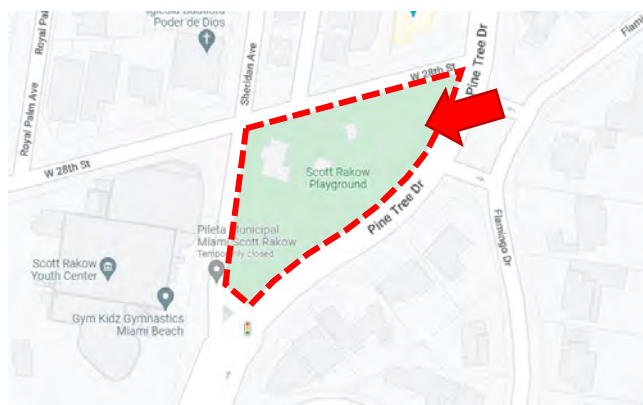


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF SITE FROM NORTHEAST CORNER – PINETREE DRIVE

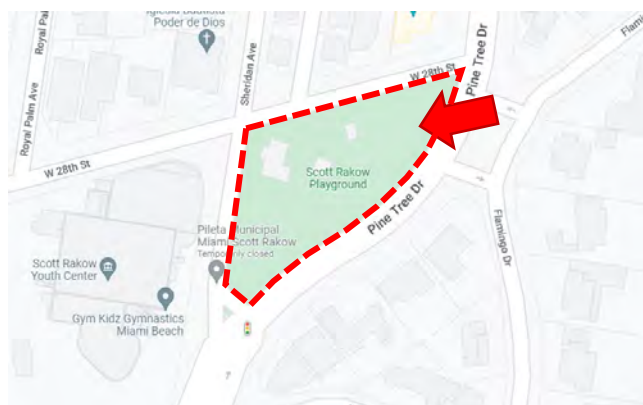


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF SITE FROM NORTHEAST CORNER – PINETREE DRIVE

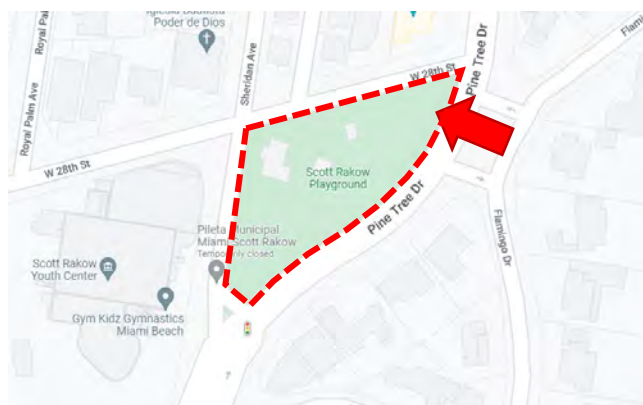


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF SITE FROM NORTHEAST CORNER – PINETREE DRIVE

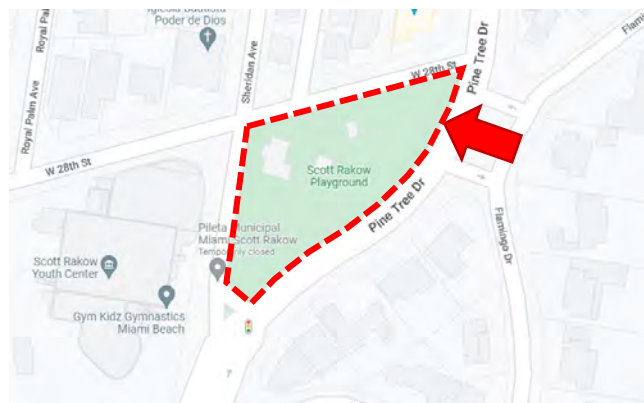


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF SITE FROM NORTHEAST CORNER – PINETREE DRIVE

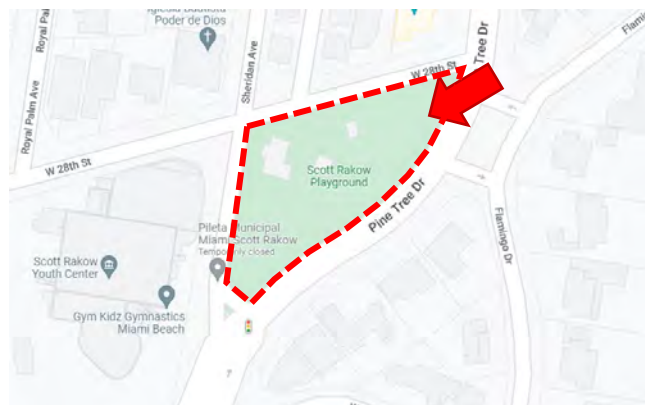


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF SITE – NE CORNER

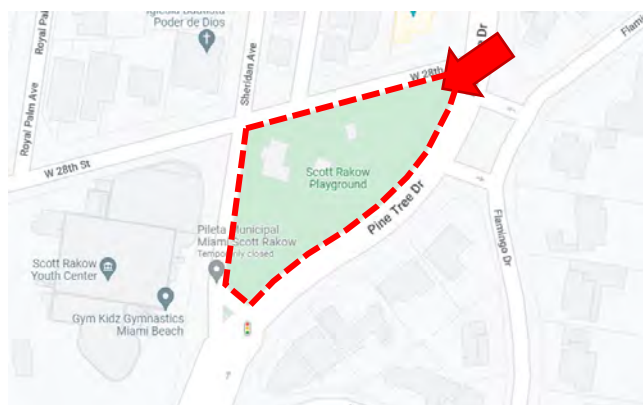


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF SITE – NE CORNER

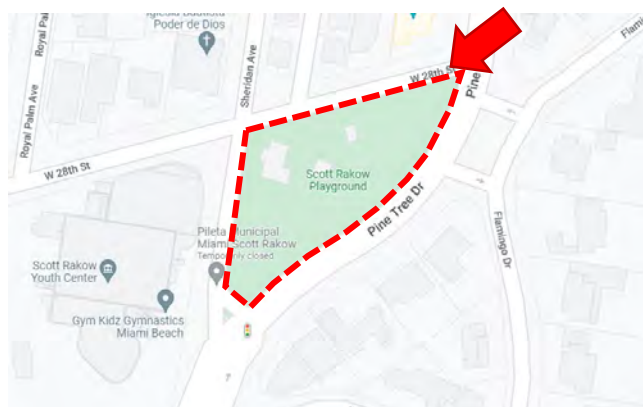


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF SITE – NE CORNER

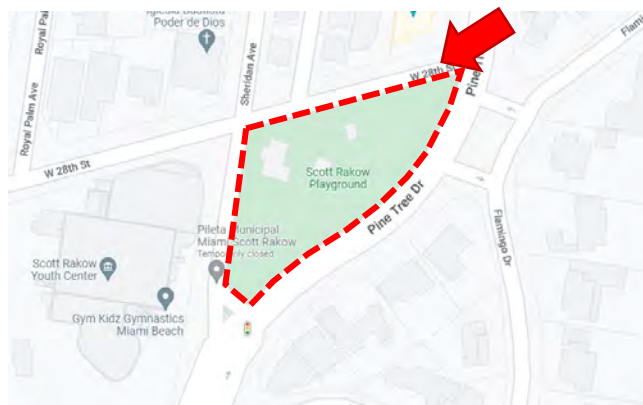


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF SITE – NE CORNER

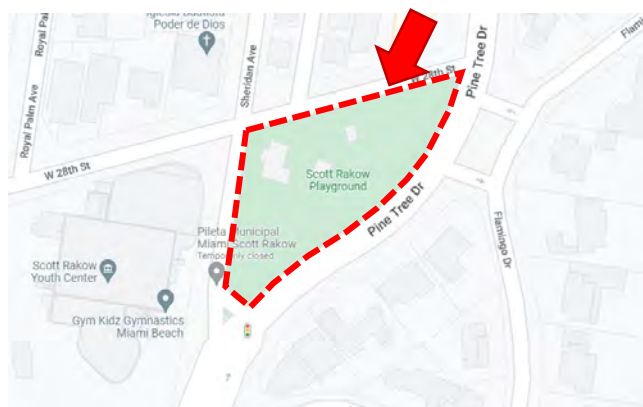


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF SITE – NORTH SIDE

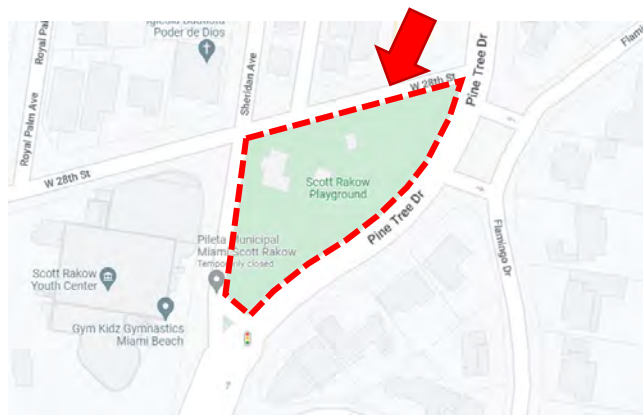


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF SITE – NORTH SIDE

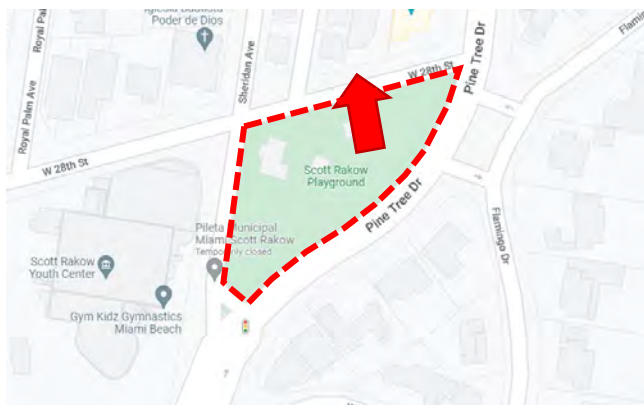


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF NEIGHBORING PROPERTY – NORTH SIDE

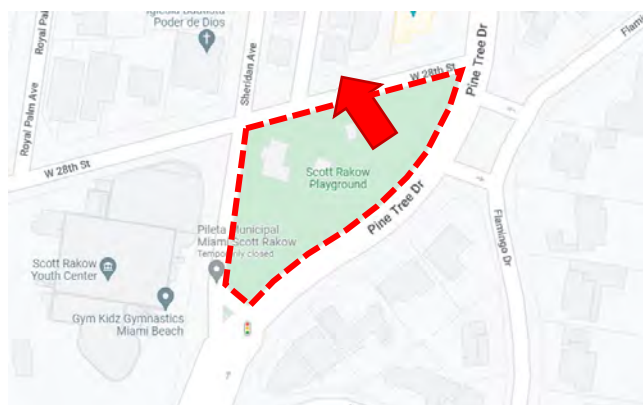


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF NEIGHBORING PROPERTY – NORTH SIDE

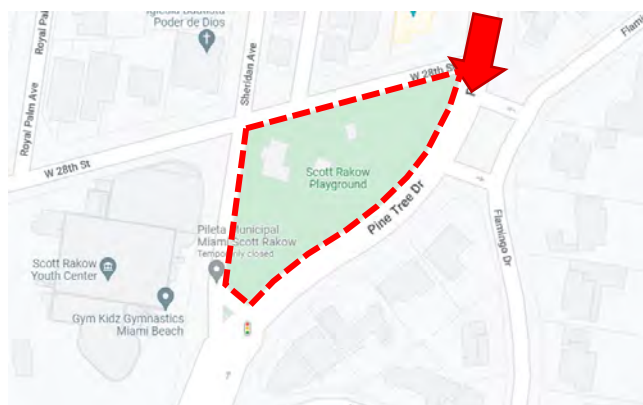


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF PINETREE DRIVE ROW – EAST SIDE

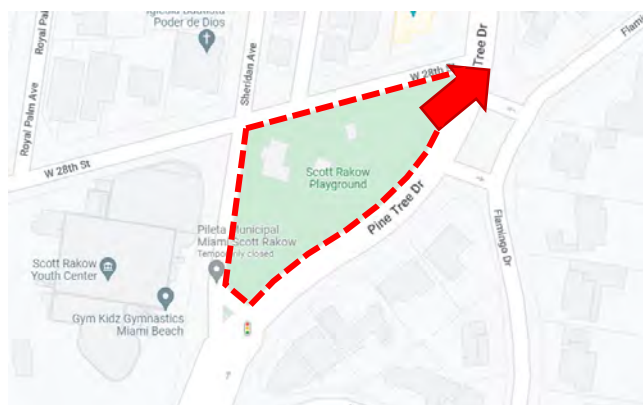


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF NEIGHBORING PROPERTY – NE CORNER

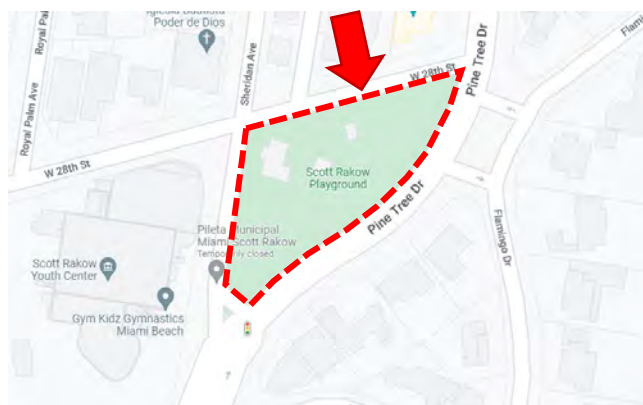


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF SITE – NORTH SIDE

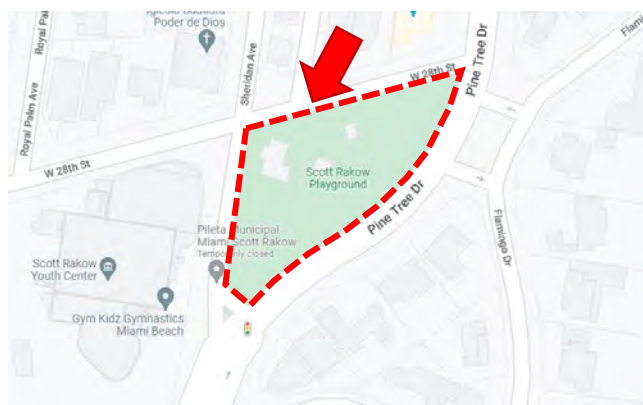


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF SITE – NORTH SIDE

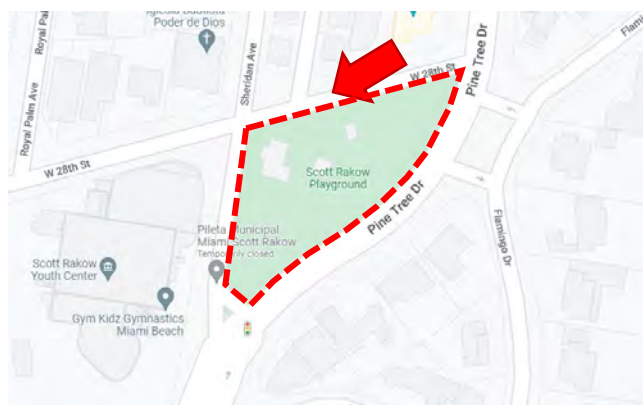


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF W 28TH STREET ROW – NORTH SIDE

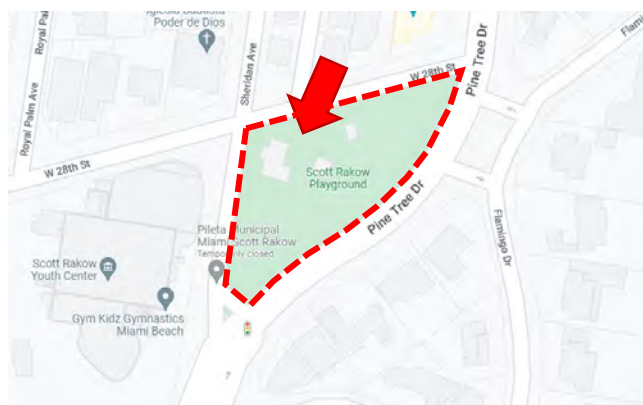


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF EXISTING BUILDING – NORTH FACADE

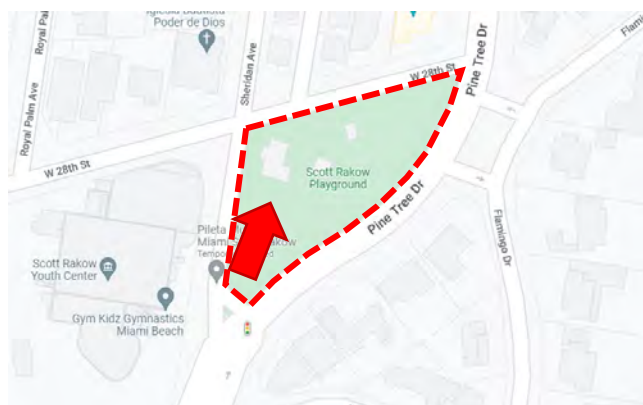


LOCATION MAP

EXISTING SITE PHOTOS



VIEW OF EXISTING BUILDING – SOUTH FACADE

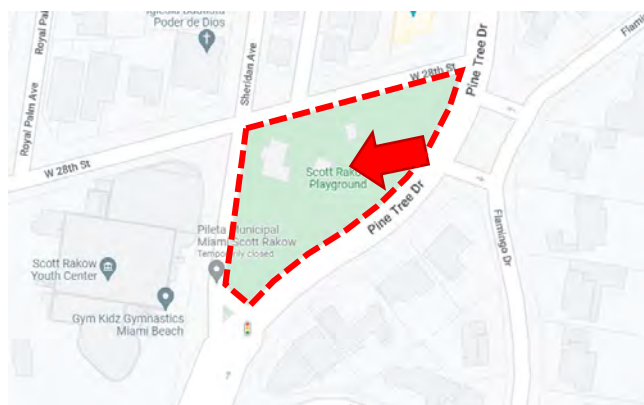


LOCATION MAP

EXISTING SITE PHOTOS



HISTORIC OBELISK DETAIL VIEW

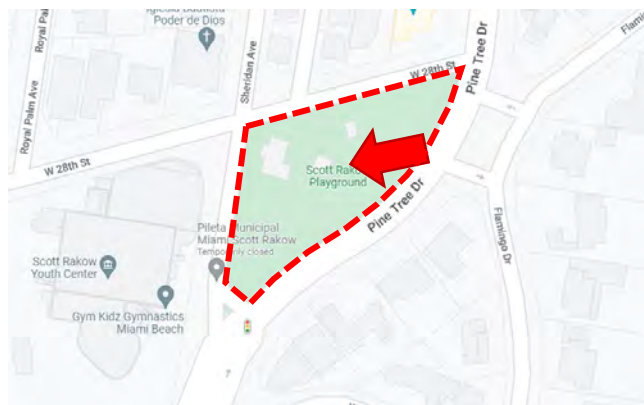


LOCATION MAP

EXISTING SITE PHOTOS



HISTORIC OBELISK DETAIL VIEW

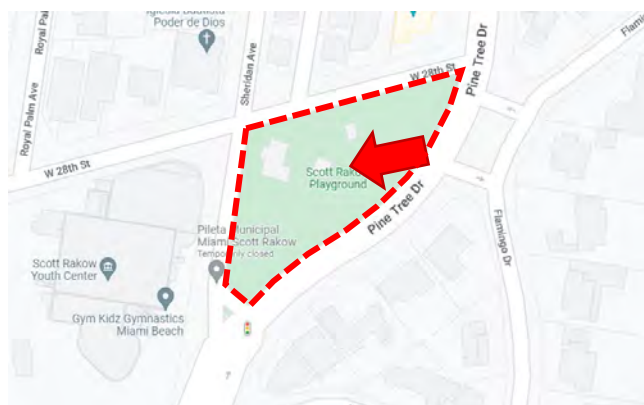


LOCATION MAP

EXISTING SITE PHOTOS



HISTORIC OBELISK DETAIL VIEW

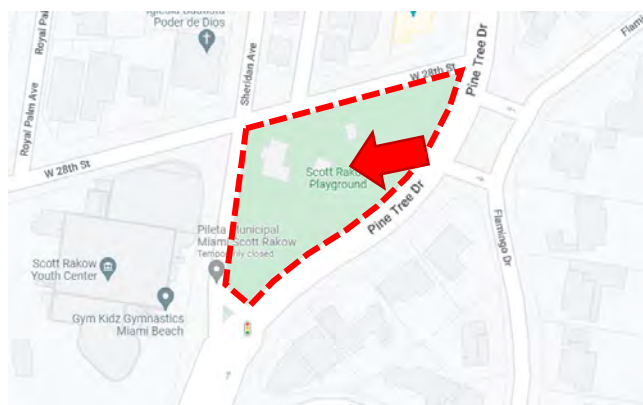


LOCATION MAP

EXISTING SITE PHOTOS



IMAGE ID

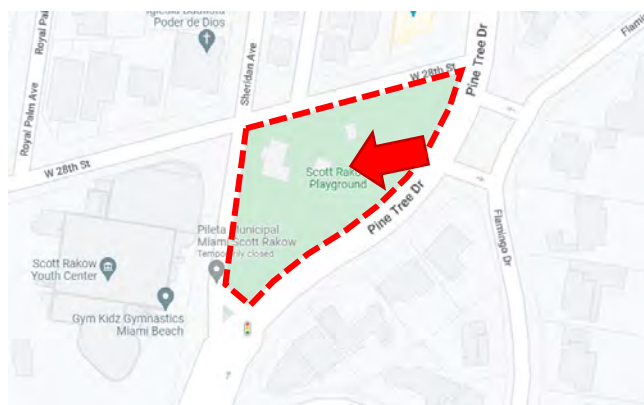


LOCATION MAP

EXISTING SITE PHOTOS



HISTORIC OBELISK DETAIL VIEW

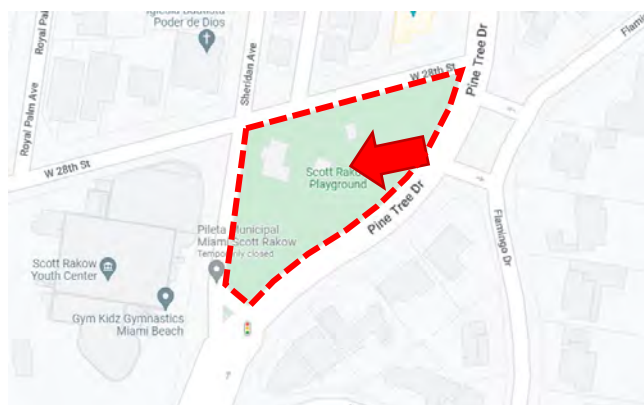


LOCATION MAP

EXISTING SITE PHOTOS



HISTORIC OBELISK DETAIL VIEW

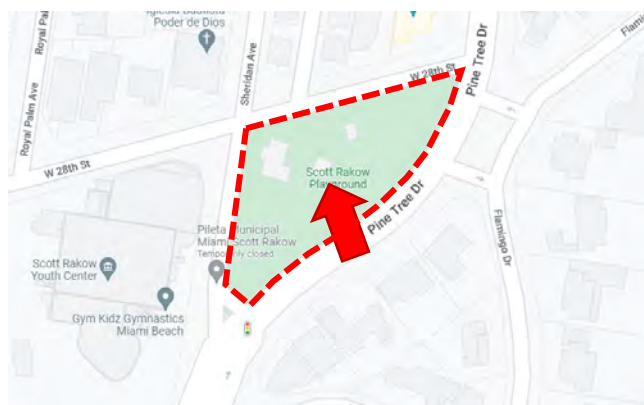


LOCATION MAP

EXISTING SITE PHOTOS



HISTORIC OBELISK DETAIL VIEW

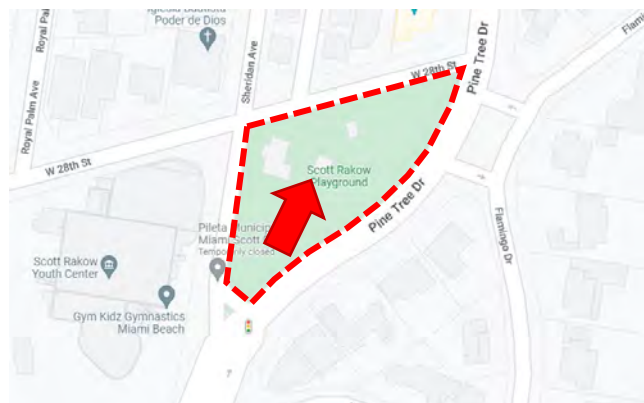


LOCATION MAP

EXISTING SITE PHOTOS



HISTORIC OBELISK DETAIL VIEW

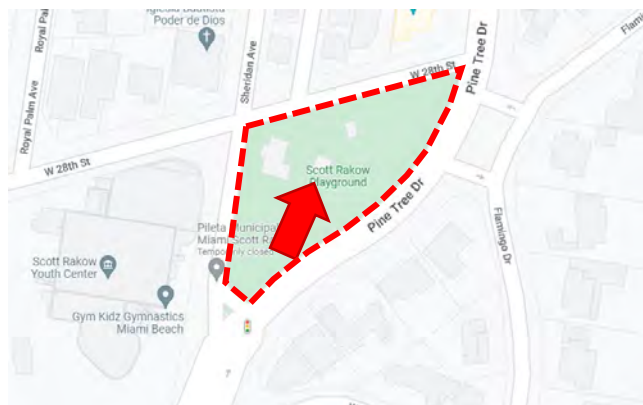


LOCATION MAP

EXISTING SITE PHOTOS



HISTORIC OBELISK DETAIL VIEW

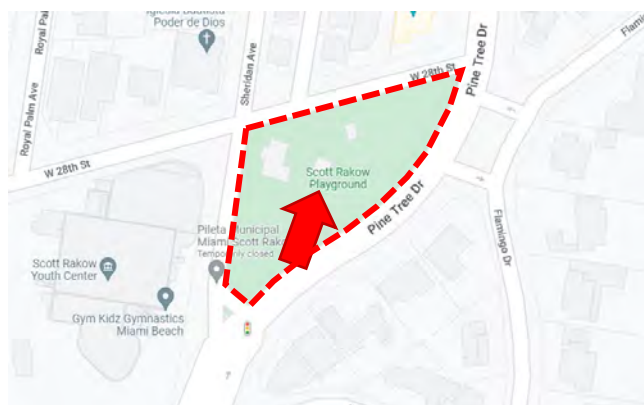


LOCATION MAP

EXISTING SITE PHOTOS



HISTORIC OBELISK DETAIL VIEW

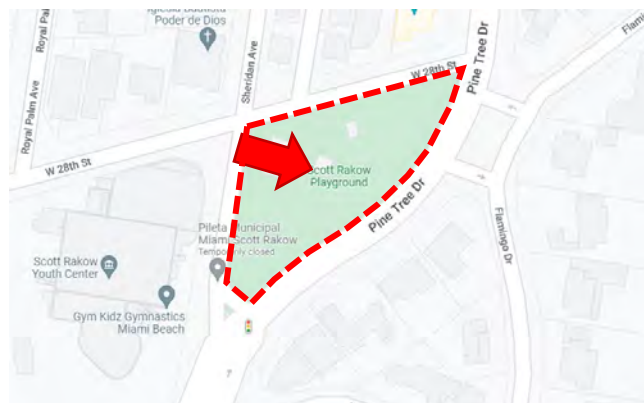


LOCATION MAP

EXISTING SITE PHOTOS



HISTORIC OBELISK DETAIL VIEW

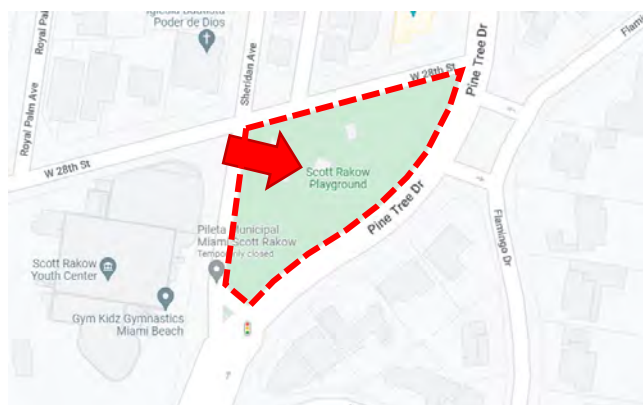


LOCATION MAP

EXISTING SITE PHOTOS



HISTORIC OBELISK DETAIL VIEW

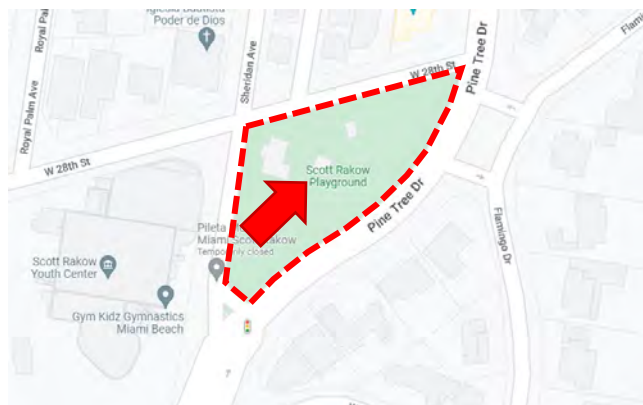


LOCATION MAP

EXISTING SITE PHOTOS



HISTORIC OBELISK DETAIL VIEW



LOCATION MAP