

BISCAYNE POINT

700-710 82 STREET, MIAMI BEACH, FLORIDA 33141

Project
21-866



1 21-866 - POINT ONE - MIAMI BEACH



2 GENERAL SITE INFORMATION

	STREET ADDRESS	FOLIO #	SITE AREA
PARCEL 1	700 82nd STREET, MIAMI BEACH, FL 33141	FOLIO # 02-3202-008-0930	5,625 SF - 0.129 AC
PARCEL 2	710 82nd STREET, MIAMI BEACH, FL 33141	FOLIO # 02-3202-008-0920	5,625 SF - 0.129 AC
TOTAL			11,250 SF - 0.258 AC

ISSUED: SITE PLAN APPROVAL FINAL SUBMITTAL DRB22-0900

04/10/2023

IF APPLICABLE, THE IMAGES ON THIS PAGE ARE AS REFERENCES ONLY.

04/10/2023

Project
21-866

ISSUED: SITE PLAN APPROVAL FINAL SUBMITTAL

BISCAYNE POINT

700-710 82 STREET, MIAMI BEACH, FLORIDA 33141

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TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND FOR FLORIDA STATUS.

STEPHANE L'ECOLIER
AP 9507

STATE OF FLORIDA
STEPHANE L'ECOLIER
ARCHITECT
AP 9507

ISSUE FOR: SITE PLAN APPROVAL

BISCAYNE POINT

700-710 82 STREET,
MIAMI BEACH,
FLORIDA 33141

TITLE
DRAWING INDEX

SCALE

DRAWN BY
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DATE
04/10/2023

A-000.5



LOCATION MAP - 1 (710 82ND STREET, MIAMI BEACH, FLORIDA 33141)



LOCATION MAP - 2 (710 82ND STREET, MIAMI BEACH, FLORIDA 33141)



3D AERIAL VIEW - 1 (LOOKING NORTH - EAST)



3D AERIAL VIEW - 2 (LOOKING SOUTH - EAST)

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STEPHANE LECLOUVER
AP 9587

STATE OF FLORIDA
STEPHANE LECLOUVER
REGISTERED ARCHITECT
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BISCAYNE POINT

700-710 82 STREET,
MIAMI BEACH,
FLORIDA 33141

TITLE
PROPERTY OVERVIEW

SCALE
1/8" = 1'-0"

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A-001

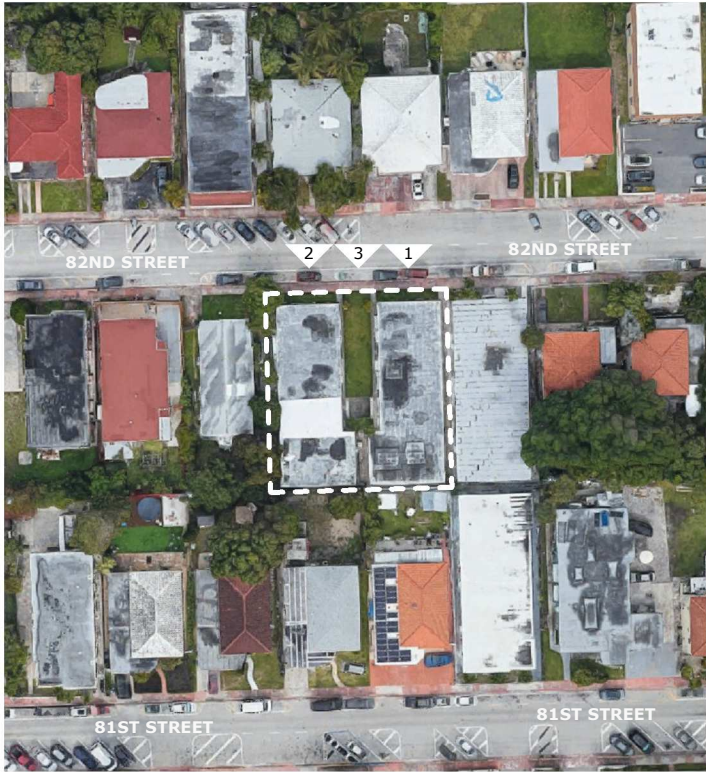
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VIEW 1: IN FRONT OF THE PROPERTY



VIEW 2: IN FRONT OF THE PROPERTY



SITE KEY MAP



VIEW 3: IN FRONT OF THE PROPERTY

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STEPHANE LECOLVER

AP 9507

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BISCAYNE POINT

700-710 82 STREET,
MIAMI BEACH,
FLORIDA 33141

TITLE

PROPERTY PHOTOGRAPHS

SCALE

12" = 1'-0"

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A-002

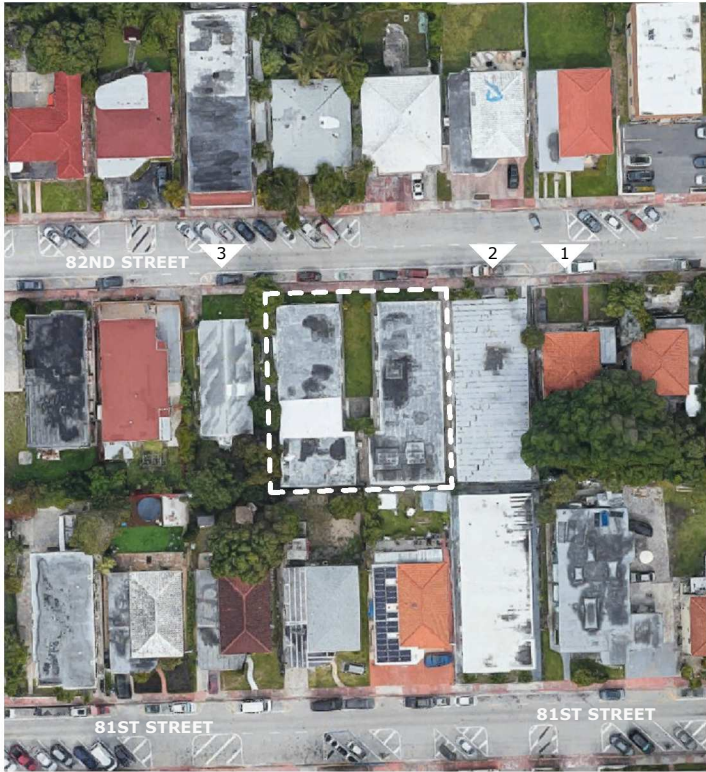
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VIEW 1: SURROUNDING PROPERTY



VIEW 2: SURROUNDING PROPERTY



SITE KEY MAP



VIEW 3: SURROUNDING PROPERTY

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AP 9507

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BISCAYNE POINT

700-710 82 STREET,
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TITLE

PROPERTY PHOTOGRAPHS

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A-003

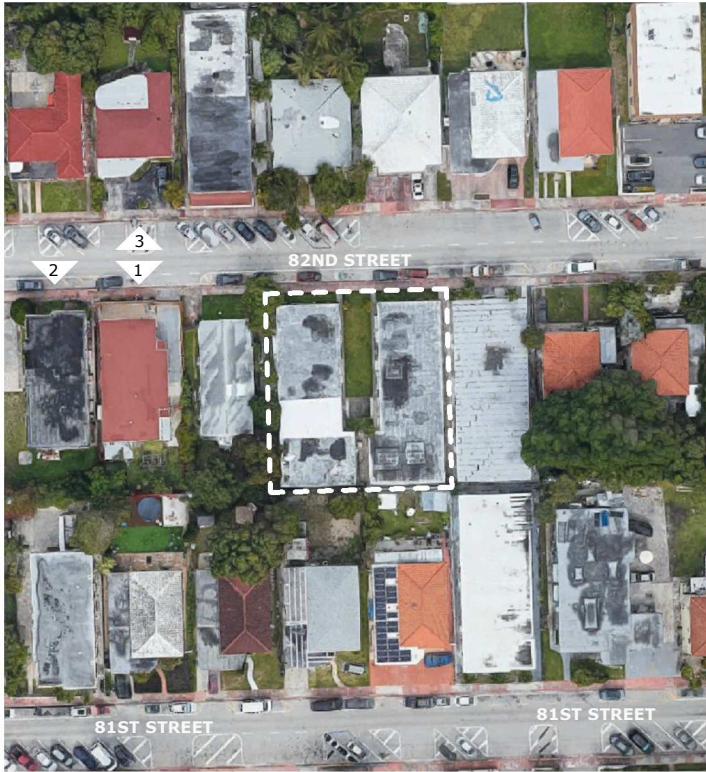
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VIEW 1: SURROUNDING PROPERTY



VIEW 2: SURROUNDING PROPERTY



SITE KEY MAP



VIEW 3: SURROUNDING PROPERTY

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AP 9507

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PROPERTY PHOTOGRAPHS

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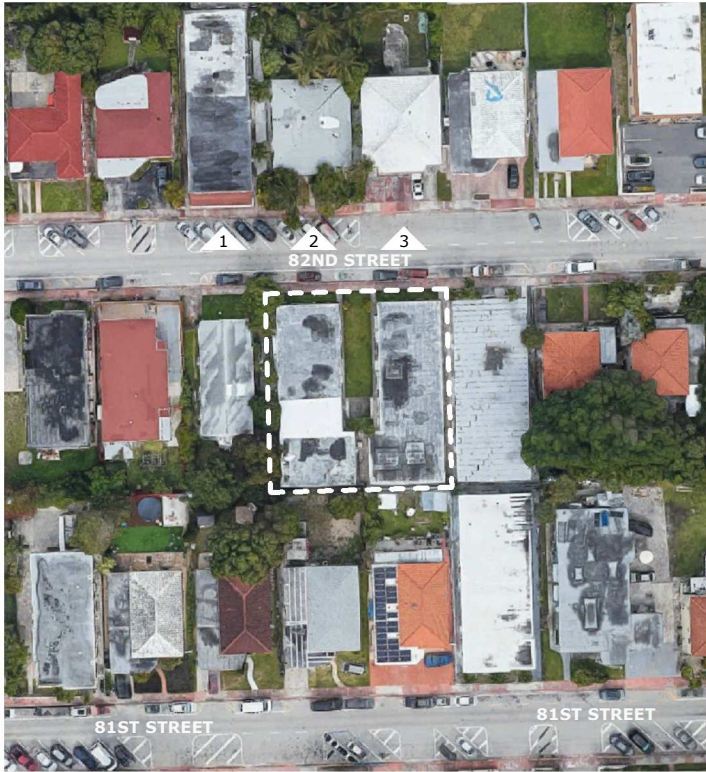
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VIEW 2: SURROUNDING PROPERTY



SITE KEY MAP



VIEW 3: SURROUNDING PROPERTY

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STEPHANE LECOLVER

AP 9507

STATE OF FLORIDA

STEPHANE LECOLVER

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VIEW 2: SURROUNDING PROPERTY



SITE KEY MAP



VIEW 3: SURROUNDING PROPERTY

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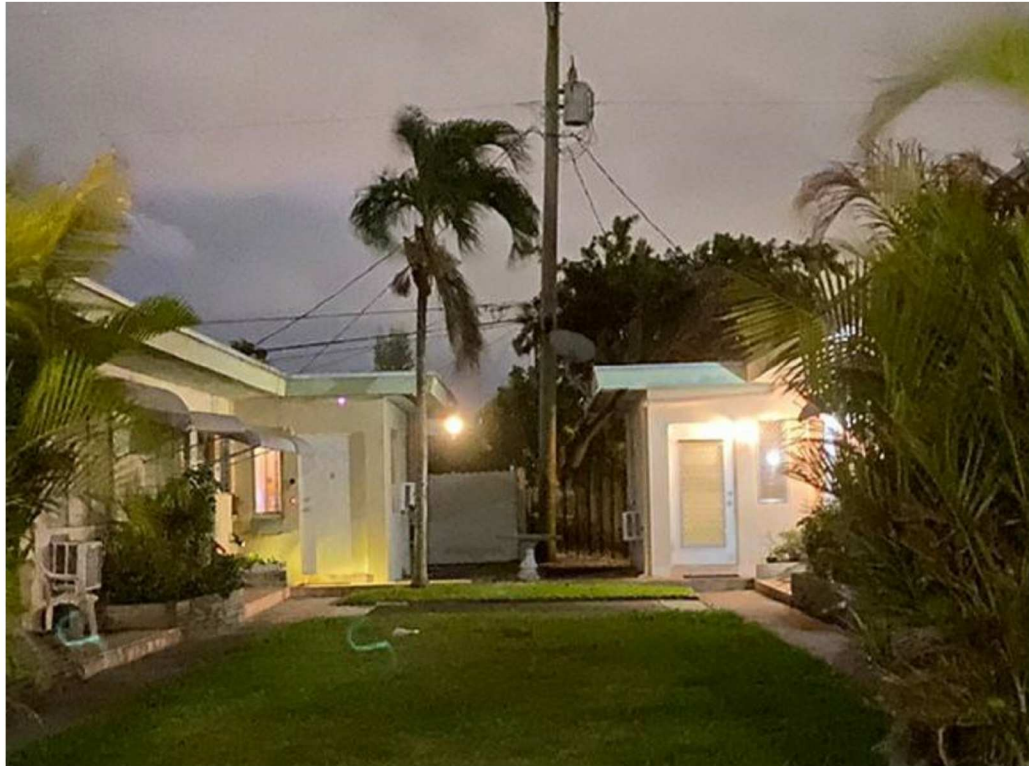
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PROPERTY PHOTOGRAPHS

SCALE
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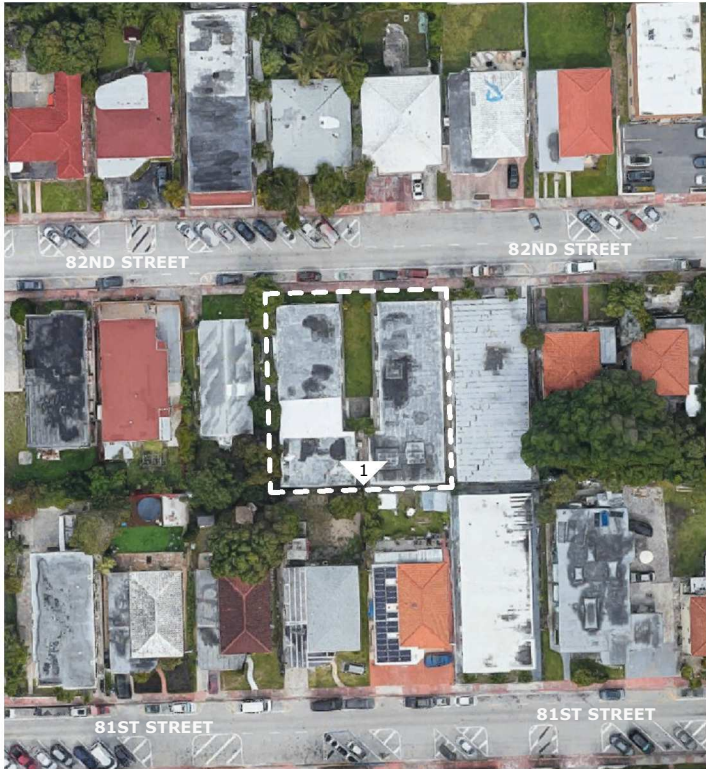
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A-006



VIEW 1: SURROUNDING PROPERTY



SITE KEY MAP



INTERIOR VIEWS OF EXISTING BUILDINGS

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3

DEVELOPMENT REGULATIONS AND AREA REQUIREMENTS

DESCRIPTION	VALUE	CODE SECTION	ALLOWED / REQUIRED	PROVIDED
ZONING	EXISTING ZONING DESIGNATION = RM-1	CITY OF MIAMI BEACH MUNICODE SEC. 142-151	THE RM-1 RESIDENTIAL MULTIFAMILY, LOW DENSITY DISTRICT IS DESIGNED FOR LOW INTENSITY, LOW RISE, SINGLE-FAMILY AND MULTIPLE-FAMILY RESIDENCES.	
	HISTORIC DISTRICT = NOT APPLICABLE			
PERMITTED USES	The main permitted uses in the RM-1 Residential multifamilu, low density district are single-family detached dwelling; townhomes; apartments; apartments hotels, hotels, and suite hotels for properties fronting harding Avenue or Collins Avenue, from the city line on the north, to 74rd street on the south; and bed and breakfast inn.	CITY OF MIAMI BEACH MUNICODE SEC. 142-152	MULTI-FAMILY	MULTI-FAMILY
FLOOR AREA RATIO (F.A.R.)	Floor area ratio means the floor area of the building on any lot divided by the area of the lot. Floor Area means the sum of the gross horizontal areas of the floors of a building, measured from the exterior faces of exterior walls or from the exterior face of an architectural projection. Floor area includes ; stairwells, stairways, covered steps, elevator shafts at every floor, and mechanical chutes and chases at every floor. Floor area DOES NOT INCLUDE ; Floor space used for required accessory off-street parking spaces. However, up to a maximum of 2 spaces per residential unit may be provided without being included in the calculation of F.A.R.; Mechanical equipment rooms located above main roof deck; exterior UNENCLOSED private balconies; Enclosed garbage rooms.	CITY OF MIAMI BEACH MUNICODE SEC. 142-155 Article (A) (1)	MAX. F.A.R. = 1.25 = (1.25) X (11,250 SF) = 14,062.50 SF	14,052.46 SF
MINIMUM YARD ELEVATION	The minimum elevation of a required yard shall be no less than 5 feet NAVD (6.56 feet NGVD), with the exception of driveways, walkways, transition areas, green infrastructure, and areas where existing landscaping is to be preserved.	CITY OF MIAMI BEACH MUNICODE SEC. 142-155 Article (A) (3)	MINIMUM 5.00 NAVD 6.56 NGVD	6.56 NGVD
LOT COVERAGE	The maximum Lot Coverage for a lot or lots greater than 65' in width shall not exceed 45 percent . In addition to the building areas included in lot coverage (sec. 114-1) impervious parking areas and impervious driveways shall also be included in the lot coverage calculation. THE DESIGN REVIEW BOARD , as applicable, may WAIVE the lot coverage requirements in accordance with the design review or certificate of appropriateness criteria, as applicable. DEFINITION ; Lot coverage means the % of the total area of a lot that, when viewed directly from above, would be covered by all principal and accessory building and structure, or portions thereof; provided, however, that exterior unenclosed private balconies, shall not be included in determining the building area.	CITY OF MIAMI BEACH MUNICODE SEC. 142-155 Article (E)	MAXIMUM 45%	BUILDING AREA 3,364.94 ft² (30%)
GROUND FLOOR REQUIREMENTS	A minimum height of 12 feet shall be provided, as measured from base flood elevation plus minimum freeboard to the underside of the first floor slab. The design review board, may WAIVE this height requirement by up to 2 feet , in accordance with the design review of certificate of appropriateness criteria, as applicable.	CITY OF MIAMI BEACH MUNICODE SEC. 142-155 Article (F) (1)	MINIMUM GROUND FLOOR HEIGHT 12'-0"	11'-0" (BFE TO B.O.S.) 10'-0" (CLEARANCE)
GROUND FLOOR USES	In RM-1, residential district, all floors of a building containing parking spaces shall incorporate the following; Residential Uses at the first level along every façade facing a street, sidewalk or waterway. For properties not having access to an alley, the required residential space shall accommodate entrance and exit drives.	CITY OF MIAMI BEACH MUNICODE SEC. 142-156 Article (B)	RESIDENTIAL USE FACING A STREET ON THE GROUND FLOOR	APPLICABLE
MAXIMUM BUILDING HEIGHT	(A) When the min. finished floor elevation is located between grade and base flood elevation plus "City of Miami Beach Freeboard", Height shall be measured from the minimum finished floor elevation to the highest point of the roof; measure to the HIGHEST point of a flat roof.	CITY OF MIAMI BEACH MUNICODE SEC. 142-155 Article (B)	55'-0" - For properties outside a local historic district with a ground level consisting of non-habitable parking and/or amenity uses.	52'-0"
UNIT SIZE	Minimum UNIT SIZE = New Construction - 550 Sq. Ft. Average UNIT SIZE - New Construction - Minimum 800 Sq. Ft.	CITY OF MIAMI BEACH MUNICODE SEC. 142-155 Article (B)	Min. 550 SF Avg. 800 SF	MIN = 627 SQ.FT. AVG = 784 SQ.FT.

4

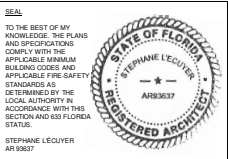
BUILDING SETBACKS

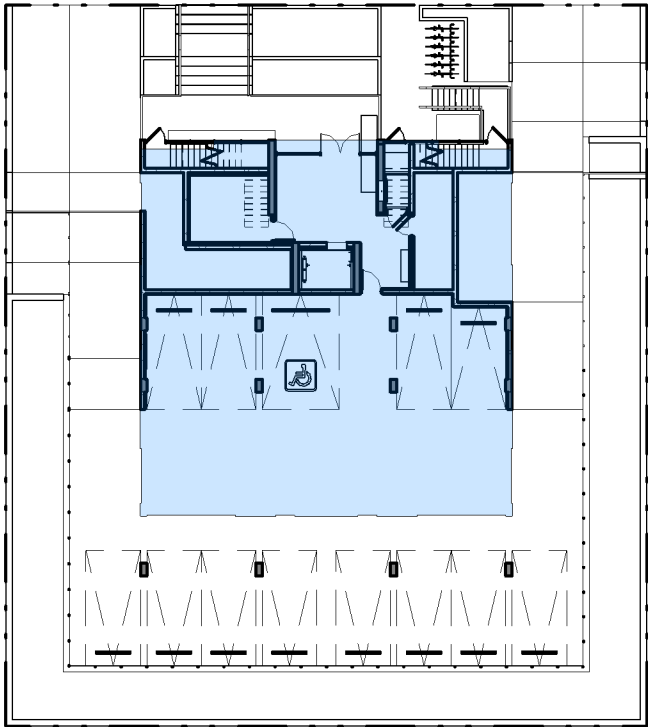
DESCRIPTION	VALUE	CODE SECTION	ALLOWED / REQUIRED	PROVIDED
FRONT SETBACK	For Subterranean and pedestal; 20 feet, excepts lots A and 1- 30 of the amended plat indian beach, corporation subdivision and lots 231-237 of the amended plat of first; ocean front subdivision - 50 feet.	CITY OF MIAMI BEACH MUNICODE SEC. 142-156 Article (A)	20'-0"	20'-0"
SIDE, INTERIOR SETBACK	Lots equal to or greater than 65 feet in width ; Minimum 10 feet or 8% of lot width, whichever is greater, and sum of the side yards shall equal 16% of lot width.	CITY OF MIAMI BEACH MUNICODE SEC. 142-156 Article (A)	10'-0"	10'-0"
SIDE, FACING A STREET SETBACK	Lots equal to or greater than 65 feet in width ; Minimum 10 feet or 8% of lot width, whichever is greater, and sum of the side yards shall equal 16% of lot width.	CITY OF MIAMI BEACH MUNICODE SEC. 142-156 Article (A)	N/A	N/A
REAR SETBACK	10% of lot depth. Notwithstanding the foregoing, rooftop additions to non-ocean front contribnuting structures in a historic district and individually designated historic buildings may follow existing nonconforming rear pedestal setbacks.	CITY OF MIAMI BEACH MUNICODE SEC. 142-156 Article (A)	11'-3"	11'-3"

5

PARKING AND LOADING REQUIREMENTS

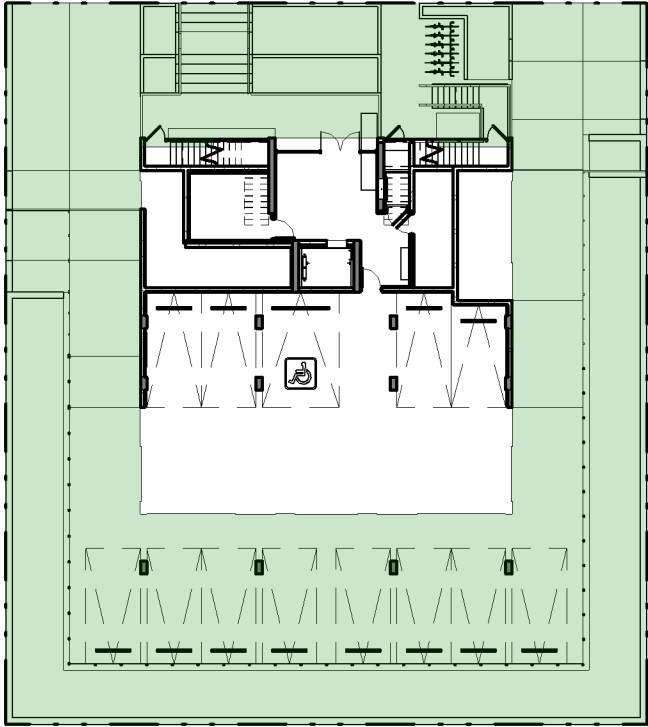
DESCRIPTION	VALUE	CODE SECTION	ALLOWED / REQUIRED	PROVIDED
PARKING SPACE DIMENSION	STANDARD = 8'-6" x 18'-0" / ADA = 12'-0" X 18'-0" - All ADA parking spaces are required and linked with a (60) inches access aisles. parking minimum are 8'-6" x 21'-0" Tandem parking minimum are 8'-6" x 16'-0"	CITY OF MIAMI BEACH MUNICODE SEC. 130-61 Article (1)	STANDARD : 8'-6" x 18'-0" ADA : 12'-0" x 18'-0"	STANDARD : 8'-6" x 18'-0" ADA : 12'-0" x 18'-0" COMPACT : 8'-6" x 16'-0"
AISLES WIDTH	90 DEGREES STALL (1 WAY = 22'-0" / 2 WAY = 22'-0")	CITY OF MIAMI BEACH MUNICODE SEC. 130-63 Article (1)	90 DEGREES STALL 22'-0" AISLES	90 DEGREES STALL 22'-0" AISLES
DRIVEWAYS WIDTH	Drives shall have a minimum width of 22 feet for two-way traffic and 11 feet for one-wau traffic. Notwithstanding the foregoing, for residential buildings with fewer than 25 units, drives shall have a minimum width of 18 feet for two-way	CITY OF MIAMI BEACH MUNICODE SEC. 130-64 Article (1)	ONE-WAY DRIVES 11'-0" TWO-WAY DRIVES 18'-0"	ONE-WAY DRIVES 11'-0"
PARKING REQUIREMENT & PARKING COUNT	IN PARKING DISTRICT #1, LOT WIDER THAN 65'-0" RESIDENTIAL = 1 PS FOR EVERY UNITS BETWEEN 550 - 1600 SF RESIDENTIAL = 2 PS FOR EVERY UNITS OVER 1600 SF GUEST = NOT REQUIRED, IF LESS THAN 20 UNITS	CITY OF MIAMI BEACH MUNICODE SEC. 130-32 Article (6) (B)	14 UNITS BETWEEN 550 SF - 1600 SF	14 PARKING SPACES
ADA PARKING REQUIREMENT	All spaces provided for this setion shall be located at the closest point to the entrance of the building for which the parking is required, or to the elevators lobbies of the use.	CITY OF MIAMI BEACH MUNICODE SEC. 130-61 Article (1)	TOTAL 14 PS REQUIRED 1 ADA PS	1 ADA PARKING SPACE
TANDEM PARKING	Tandem parking spaces may be utilized for self-parking only in multifamily residential buildings and shall have a restrictive covenant, approved as to form by the city attorney's office and recorded in the public records of the county as a covenant running with the land, limiting the use of each par of tandem parking spaces to the SAME UNIT OWNER.	CITY OF MIAMI BEACH MUNICODE SEC. 130-251 Article (C)	ALLOWED	NOT PROVIDED
LOADING REQUIREMENTS	FOR ANY RESIDENTIAL BUILDING OR HOTEL BUILDING UNDER 36 UNITS, A LOADING BAY IS NOT REQUIRED	CITY OF MIAMI BEACH MUNICODE SEC. 130-101 Article (3)	N/A	N/A





FLOOR AREA = 3,364.94 SQ.FT. LOT SIZE = 11,250 SQ.FT.
LOT COVERAGE = 3,364.94 SQ.FT. / 11,250 SQ.FT. = 30%

1 LOT COVERAGE DIAGRAM
A-009 SCALE: 1" = 30'-0"



FLOOR AREA = 7885.07 SQ.FT.

2 OPEN SPACE DIAGRAM
A-009 SCALE: 1" = 30'-0"

5 UNITS MATRIX

UNIT 2A	
LEVEL	FLOOR AREA (SQ.FT.)
EXTERIOR	379.60
INTERIOR	627.29
TOTAL	1,006.89

UNIT 2B	
LEVEL	FLOOR AREA (SQ.FT.)
EXTERIOR	421.84
INTERIOR	660.28
TOTAL	1,082.12

UNIT 2C	
LEVEL	FLOOR AREA (SQ.FT.)
EXTERIOR	590.30
INTERIOR	657.90
TOTAL	1,248.20

UNIT 2D	
LEVEL	FLOOR AREA (SQ.FT.)
EXTERIOR	590.30
INTERIOR	657.90
TOTAL	1,248.20

UNIT 3A	
LEVEL	FLOOR AREA (SQ.FT.)
EXTERIOR	136.58
INTERIOR	721.40
TOTAL	857.98

UNIT 3B	
LEVEL	FLOOR AREA (SQ.FT.)
EXTERIOR	150.56
INTERIOR	752.24
TOTAL	902.80

UNIT 3C	
LEVEL	FLOOR AREA (SQ.FT.)
EXTERIOR	267.73
INTERIOR	657.90
TOTAL	925.63

UNIT3D	
LEVEL	FLOOR AREA (SQ.FT.)
EXTERIOR	238.36
INTERIOR	657.90
TOTAL	896.26

UNIT 4A	
LEVEL	FLOOR AREA (SQ.FT.)
EXTERIOR	254.09
INTERIOR	721.40
TOTAL	975.49

UNIT 4B	
LEVEL	FLOOR AREA (SQ.FT.)
EXTERIOR	165.20
INTERIOR	752.24
TOTAL	917.44

UNIT 4C	
LEVEL	FLOOR AREA (SQ.FT.)
EXTERIOR	241.37
INTERIOR	657.90
TOTAL	899.27

UNIT 4D	
LEVEL	FLOOR AREA (SQ.FT.)
EXTERIOR	279.57
INTERIOR	657.90
TOTAL	937.47

UNIT 5A	
LEVEL	FLOOR AREA (SQ.FT.)
EXTERIOR	381.38
INTERIOR	1,382.69
TOTAL	1,764.07

UNIT 5B	
LEVEL	FLOOR AREA (SQ.FT.)
EXTERIOR	473.93
INTERIOR	1,409.46
TOTAL	1,883.39

TOTAL	10,974.40
# UNITS	14.00
AVERAGE SF / UNIT	783.89

21-866 - BISCAYNE POINT - MIAMI BEACH - 2022-12-20

	RENTABLE RESIDENTIAL	RESIDENTIAL BALCONIES	COMMON AREAS	VERTICAL CIRCULATION	SERVICES	POOL DECK	PARKING	PLANTERS & ARCHITECTURAL FEATURES	TOTAL
Roof Deck	-	-	-	421.53	909.19	1,799.12	-	1,752.18	4,882.02
5th Level	2,792.15	855.30	165.83	375.37	13.83	-	-	708.10	4,910.58
4th Level	2,789.38	940.22	165.83	375.37	13.83	-	-	669.12	4,953.75
3rd Level	2,789.38	793.22	165.83	375.37	13.83	-	-	661.31	4,798.94
2nd Level	2,603.36	1,982.04	165.83	579.33	13.83	-	-	1,376.25	6,720.64
Ground Level	-	-	337.73	308.66	482.52	-	5,780.99	1,190.09	8,099.99
TOTAL	10,974.27	4,570.78	1,001.05	2,435.63	1,447.03	1,799.12	5,780.99	6,357.05	34,365.92

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Architect

absolute-idea.com

ENG. CA No. 26787

ARCH. LICENSE 163P AAS001058

CANAL PARK

3323 NE 163rd Street, Suite 200 North Miami Beach, FL 33160

305.792.0015

305.931.0279

info@absolute-idea.com

21-866

SEAL

TO THE BEST OF MY KNOWLEDGE, THE PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH THIS SECTION AND FOR FLORIDA STATUS.

STEPHANE LECLOUVER

AP 95837

STATE OF FLORIDA

STEPHANE LECLOUVER

REGISTERED ARCHITECT

AP 95837

ISSUE FOR: SITE PLAN APPROVAL

BISCAYNE POINT

700-710 82 STREET,
MIAMI BEACH,
FLORIDA 33141

TITLE
GFA TABLE & UNITS MATRIX

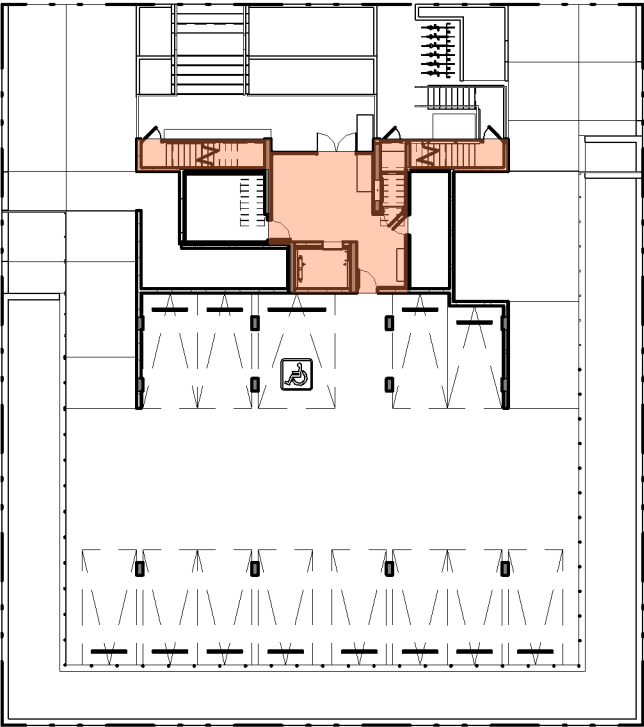
SCALE
1" = 30'-0"

DRAWN BY
JWU

DATE
04/10/2023

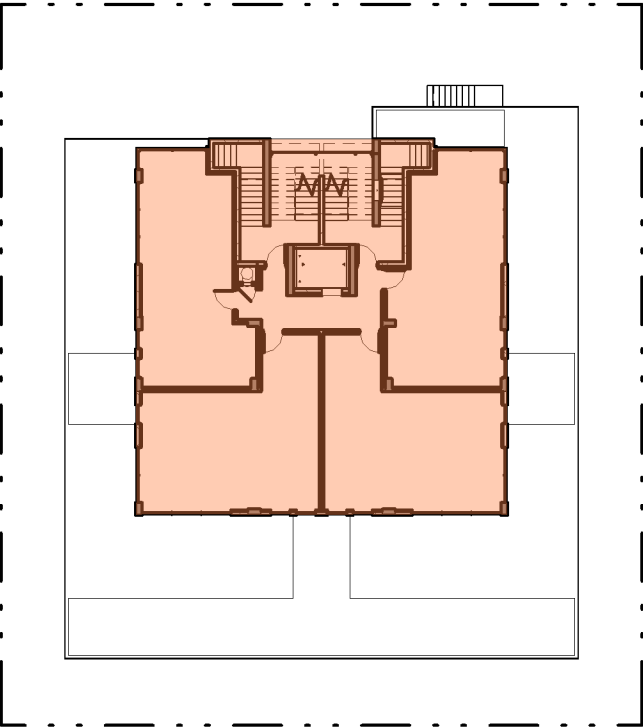
A-009

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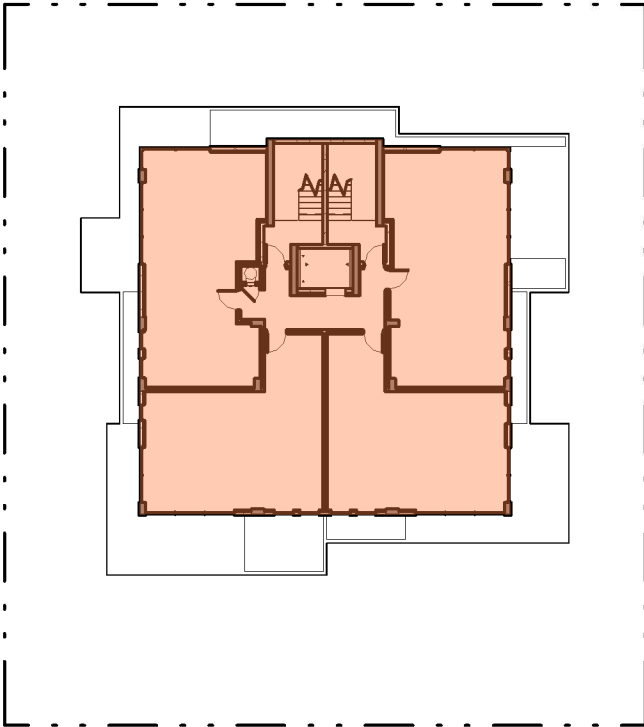
FLOOR AREA = 644.25 SQ.FT.

1 F.A.R. DIAGRAM - GROUND FLOOR
A-010 SCALE: 1" = 30'-0"



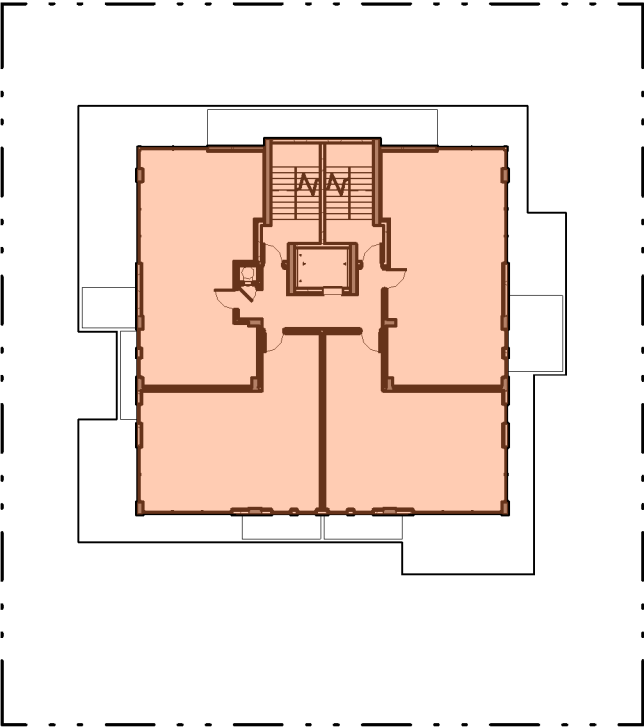
FLOOR AREA = 3,364.93 SQ.FT.

2 F.A.R. DIAGRAM - 2ND FLOOR
A-010 SCALE: 1" = 30'-0"



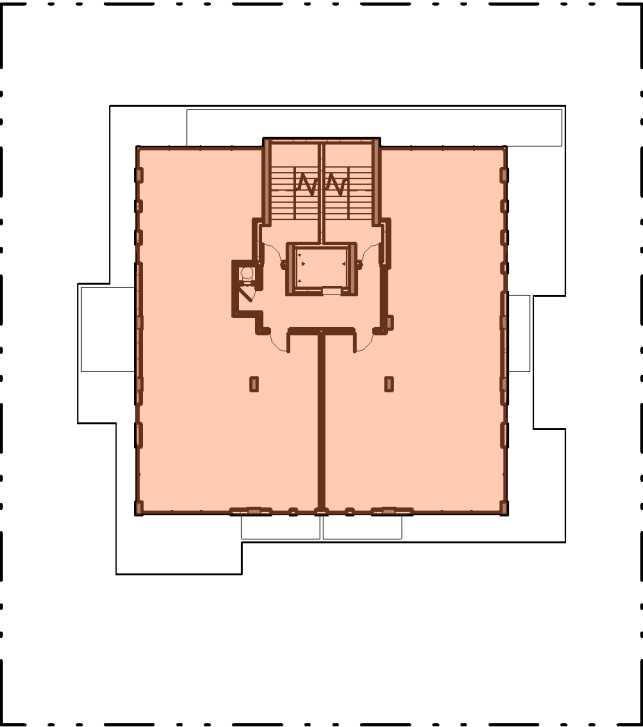
FLOOR AREA = 3,348.74 SQ.FT.

3 F.A.R. DIAGRAM - 3RD FLOOR
A-010 SCALE: 1" = 30'-0"



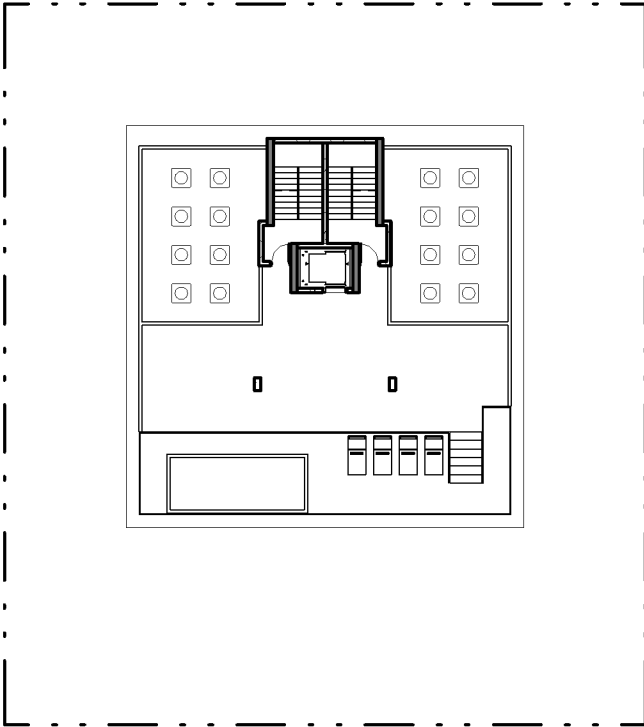
FLOOR AREA = 3,348.11 SQ.FT.

4 F.A.R. DIAGRAM - 4TH FLOOR PLAN
A-010 SCALE: 1" = 30'-0"



FLOOR AREA = 3,346.43 SQ.FT.

5 F.A.R. DIAGRAM - 5TH FLOOR PLAN
A-010 SCALE: 1" = 30'-0"



FLOOR AREA = 0 SQ.FT.

6 F.A.R. DIAGRAM - ROOF PLAN
A-010 SCALE: 1" = 30'-0"

5 F.A.R. CALCULATION	
LEVEL	FLOOR AREA (SQ.FT.)
GROUND	644.25
LEVEL 02	3,364.93
LEVEL 03	3,348.74
LEVEL 04	3,348.11
LEVEL 05	3,346.43
ROOF DECK	0.00
TOTAL	14,052.46
ALLOWED / REQUIRED	14,062.50

idea
Architect

absolute-idea.com
ARCH. LIC. NO. 1691 AA0001059

CANAL PARK
3323 NE 163rd Street, Suite 200 North Miami Beach, FL 33160
305.792.0015 305.931.0279 info@absolute-idea.com

21-866

SEAL
TO THE BEST OF MY
KNOWLEDGE, THE PLANS
AND SPECIFICATIONS
COMPLY WITH THE
APPLICABLE MINIMUM
BUILDING CODES AND
APPLICABLE FIRE SAFETY
STANDARDS AS
DETERMINED BY THE
LOCAL AUTHORITY IN
ACCORDANCE WITH THIS
SECTION AND FOR FLORIDA
STATUS.
STEPHANE L'ECUYER
ARCHITECT

STATE OF FLORIDA
REGISTERED ARCHITECT
ARCHITECT
AHS3637

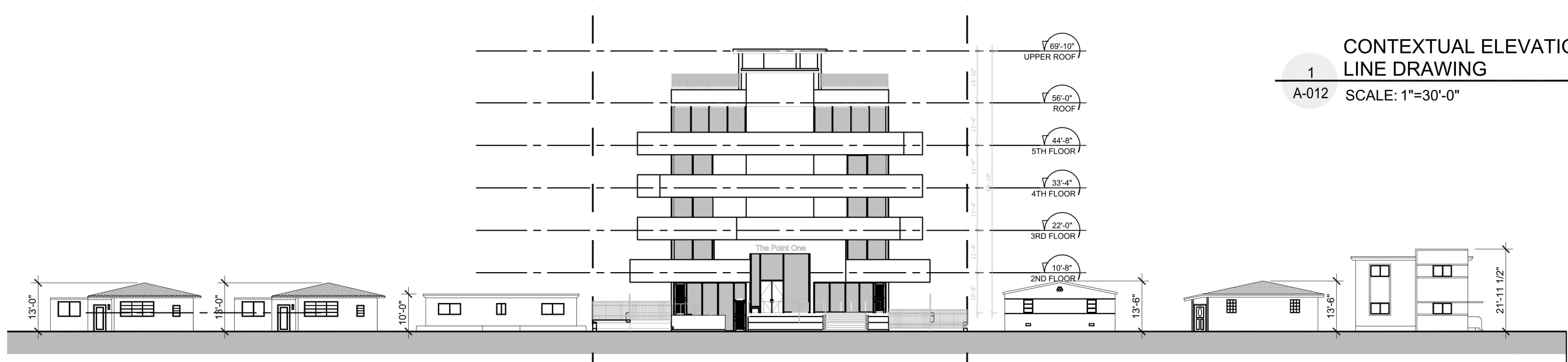
ISSUE FOR: SITE PLAN APPROVAL

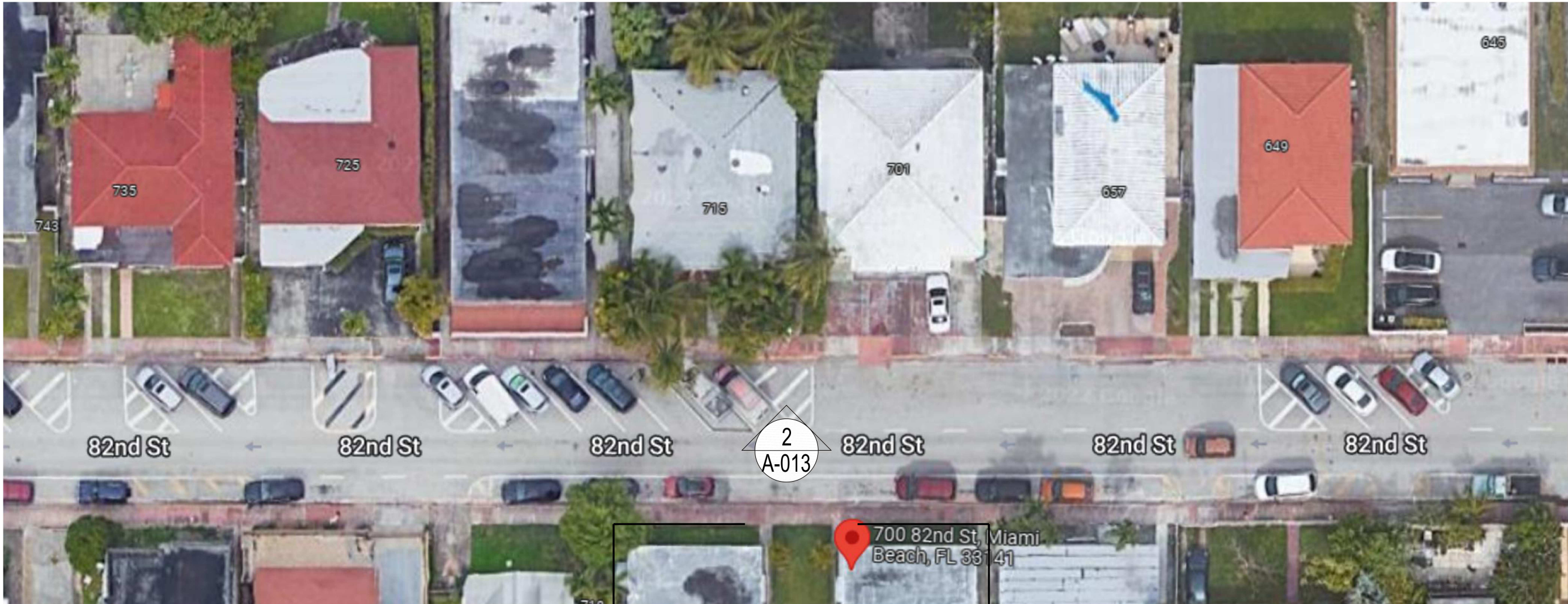
BISCAYNE POINT

700-710 82 STREET,
MIAMI BEACH,
FLORIDA 33141

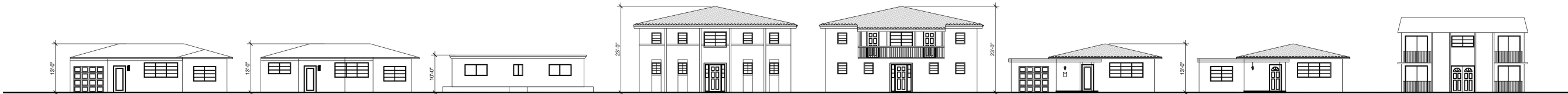
TITLE
PROPOSED FAR SHADED
DIAGRAMS
SCALE
1" = 30'-0"
DRAWN BY
JWU
DATE
04/10/2023

A-010





1
A-013
CONTEXTUAL ELEVATION
LINE DRAWING-2
SCALE: 1"=30'-0"



2
A-013
CONTEXTUAL ELEVATION
LINE DRAWING-2
SCALE: 1"=30'-0"

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305.792.0015

305.931.0279

info@absolute-idea.com

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STEPHANE LECOLVER
AP 9507

STATE OF FLORIDA

— ★ —

REGISTERED ARCHITECT

ISSUE FOR: SITE PLAN APPROVAL

BISCAYNE POINT

700-710 82 STREET,
MIAMI BEACH,
FLORIDA 33141

TITLE

CONTEXTUAL ELEVATIONS

SCALE

DRAWN BY
JWU

DATE
04/10/2023

A-012

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