

# 1509 - 1515 WASHINGTON AVE.

## MIAMI BEACH, FLORIDA

FILE No. PB23-0625 FEBRUARY 25, 2024



### SCOPE OF WORK

Conditional Use Permit requests for new construction exceeding 50,000 gross square feet and neighborhood Impact Establishment for rooftop restaurant and pool deck.

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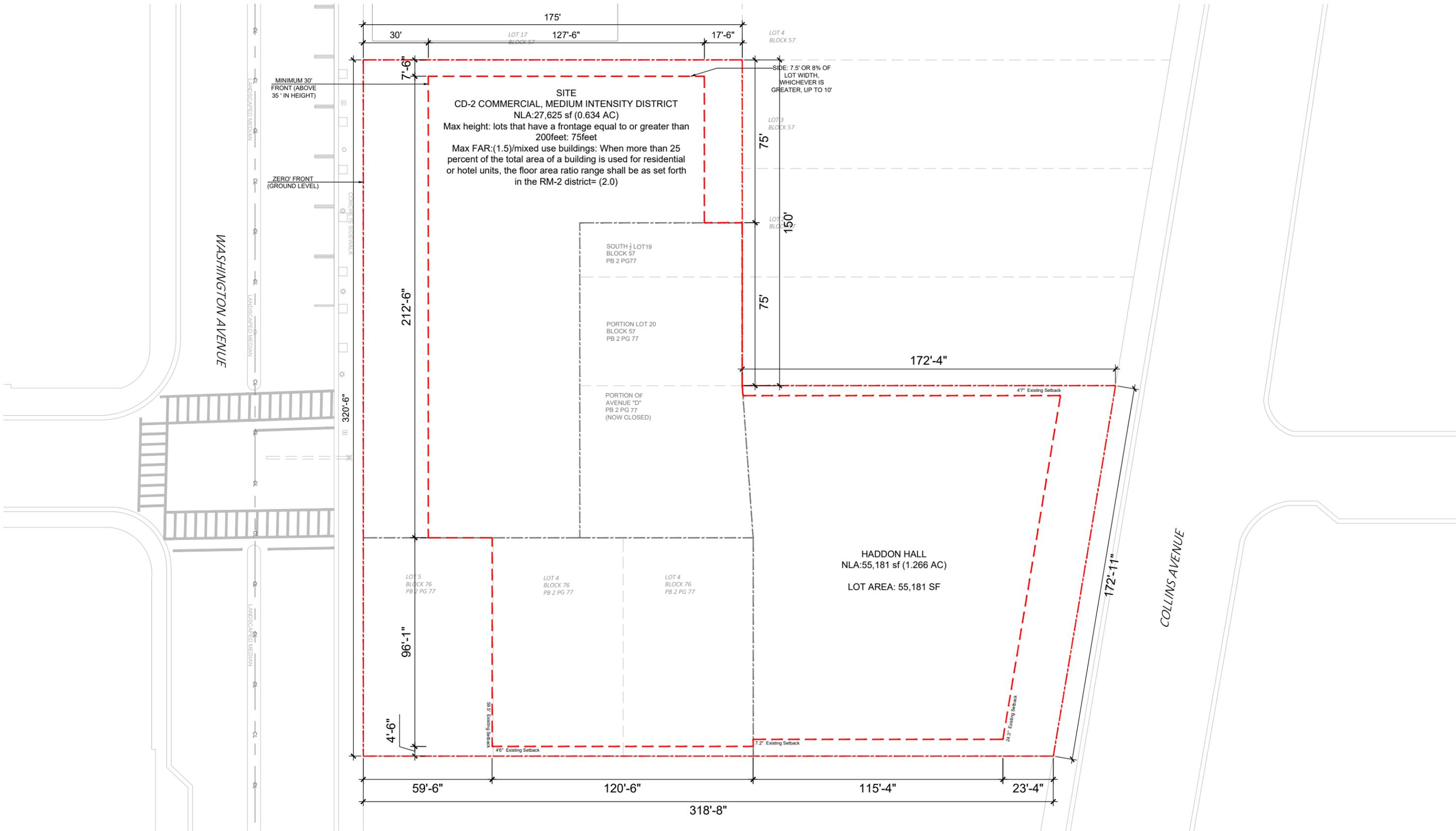
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A0-00



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**1509 - 1515 WASHINGTON AVE**  
**MIAMI BEACH, FL 33139**

PROJECT SITE



DATE:  
 FEB 25, 2024

**A0-01**

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET															
ITEM #	Zoning Information														
1	Address:	1509 - 1515 Washington Ave Miami Beach, FL 33139													
2	Board and file numbers :	PB23-0625/ HPB23-0591													
3	Folio number(s):	02-3234-019-1170; 02-3234-019-1180; 02-3234-019-1190													
4	Year constructed:	1948-1949	Zoning District / Overlay:		CD-2 - COMMERCIAL, MEDIUM INTENSITY DISTRICT										
5	Based Flood Elevation:	9'-0" NGVD	Grade value in NGVD:		5'-0" NGVD										
		MAIN PARCEL (1509 Washington Ave)			HADDON HALL HOTEL PARCEL (PARCEL 1)			CAMPTON BUILDING PARCEL (PARCEL 3)			HADDON HALL POOL (PARCEL 2)			GRAND TOTAL	
6	Lot Area:	27,625 SF			26,131 SF			18,000 SF			11,050 SF			82,806 SF	
7	Lot width/ Lot depth	220'-0" / 175'-0"													
8	Minimum Unit Size	200 SF	Average Unit Size: 203 SF												
9	Existing use/ Proposed use	RETAIL / HOTEL			HOTEL			RESIDENTIAL			AMENITY			VARIOUS	
		Allowed	Existing	Proposed	Allowed	Available	Existing	Allowed	Available	Existing	Allowed	Available	Existing	Allowed	Proposed
10	Height:	75'-0"	15'-0"	75'-0"			47'-4"				N/A		N/A		
11	Number of Stories:	N/A	1 story	7 stories	N/A	N/A	3 stories	N/A	N/A	2 stories	N/A		3 stories		
12	FAR	27,625 SF x 2.0 FAR = 55,250 SF	N/A											82,806 x 2.0	
13	Gross square footage:	N/A	N/A	94,665 SF	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	165,612 SF	157,838 SF
14	Square Footage by use:	N/A	N/A	Hotel : 83,163 SF (87.85%) F&B : 11,502 SF (12.15%)										Hotel : 83,163 SF (87.85%) F&B : 11,502 SF (12.15%)	
15	Number of units Residential:	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
16	Number of units Hotel:	N/A	N/A	238	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	238	
17	Number of seats:	N/A	N/A	478	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	478	
18	Occupancy load:	N/A	N/A	667	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	667	
19	Density (per Comprehensive Plan):	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
		Required	Existing	Proposed	Required	Existing	Required	Existing	Required	Existing	Required	Existing	Required	Proposed	
	<b>Subterranean:</b>														
20	Front Setback:	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
21	Side Setback:	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
22	Side Setback:	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
23	Side Setback facing street:	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
24	Rear Setback:	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	<b>Ground Level:</b>														
25	Front Setback:	0'-0"	0'-0"	0'-0"	0'-0"	24.3'	N/A	59.5'	N/A	N/A	N/A	N/A	N/A	N/A	
26	Side Setback (north):	7'-6"	* 3.3'	* 3.3'	0'-0"	4.7'	N/A	5.3'	N/A	N/A	N/A	N/A	N/A	N/A	
27	Side Setback (south):	10'-0"	4.7'	5'-0"	0'-0"	7.2'	N/A	4.6'	N/A	N/A	N/A	N/A	N/A	N/A	
28	Side Setback facing street:	N/A	N/A	N/A	0'-0"	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
29	Rear Setback:	10'-0" / 17'-6"	4.8' / 6.8'	13'-4" / 17'-6"	0'-0"	3.8'	N/A	5.3'	4.8'		4.8'				
	<b>Above the ground level up to 35 feet in height:</b>														
30	Front Setback:	0'-0"	N/A	0'-0"	0'-0"	24.3'	N/A	59.5'	N/A	N/A	N/A	N/A	N/A	N/A	
31	Side Setback (north):	7'-6"	N/A	* 3.3'	0'-0"	4.7'	N/A	5.3'	N/A	N/A	N/A	N/A	N/A	N/A	
32	Side Setback (south):	10'-0"	N/A	5'-0"	0'-0"	7.2'	N/A	4.6'	N/A	N/A	N/A	N/A	N/A	N/A	
33	Side Setback facing street:	N/A	N/A	N/A	0'-0"	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
34	Rear Setback (10% Lot Depth):	10'-0" / 17'-6"	N/A	13'-4" / 17'-6"	0'-0"	3.8'	N/A	5.3'	N/A	N/A	N/A	N/A	N/A	N/A	
	<b>Above 35 feet in height:</b>														
35	Front Setback:	30'-0"	N/A	30'-0"	0'-0"	24.3'	N/A	59.5'	N/A	N/A	N/A	N/A	N/A	N/A	
36	Side Setback (north):	7'-6"	N/A	* 3.3' / 7'-6"	0'-0"	4.7'	N/A	5.3'	N/A	N/A	N/A	N/A	N/A	N/A	
37	Side Setback (south):	10'-0"	N/A	30'-5" / 35'-2"	0'-0"	7.2'	N/A	4.6'	N/A	N/A	N/A	N/A	N/A	N/A	
38	Side Setback facing street:	N/A	N/A	N/A	0'-0"	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
39	Rear Setback (10% Lot Depth):	10'-0" / 17'-6"	N/A	13'-4" / 17'-6"	0'-0"	3.8'	N/A	5.3'	N/A	N/A	N/A	N/A	N/A	N/A	

\* Variance required

	Parking	Required	Existing	Proposed	Deficiencies
40	Parking district: 7	N/A	N/A	N/A	-
41	Total number of parking spaces:	N/A	N/A	N/A	
42	Number of parking spaces per use (Provide a separate chart for a breakdown calculation):	N/A	N/A	N/A	
43	Number of parking spaces per level (Provide a separate chart for a breakdown calculation):	N/A	N/A	N/A	
44	Parking Space Dimensions:	N/A	N/A	N/A	
45	Parking Space configuration (45°, 60°, 90°, Parallel):	N/A	N/A	N/A	
46	ADA Spaces:	N/A	N/A	N/A	
47	Tandem Spaces:	N/A	N/A	N/A	
48	Drive aisle width:	N/A	N/A	N/A	
49	Valet drop off and pick up:	N/A	N/A	N/A	
50	Loading spaces:	4	4 on street loading berth	N/A	Waiver required
51	Trash collection area:	N/A	N/A	N/A	
52	Short-term Bicycle Parking, location and Number of racks:	28 bikes		28 bikes	
53	Long-Term Bicycle Parking, location and Number of racks:	14 bikes		14 bikes	
	<b>Restaurants, Cafes, Bars, Lounges, Nightclubs</b>	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
54	Type of use:	N/A	N/A	Restaurant	
55	Number of seats located outside on private property:	N/A	N/A	N/A	
56	Number of seats inside:	N/A	N/A	382	
57	Total number of seats:	N/A	N/A	478	
58	Total number of seats per venue (Provide a separate chart for a breakdown calculation):	N/A	N/A	Interior seats: 382 Exterior seats: 96	
59	Total occupant content:	N/A	N/A	667	
60	Occupant content per venue (Provide a separate chart for a breakdown calculation):	N/A	N/A	Ground floor: 359 Level 7 Lounge: 308	
61	Proposed hours of operation:	See hours of operation listed below			
62	Is this an NIE? (Neighborhood Impact Establishment, see CMB 141-1361):		Yes		
63	Is dancing and/or entertainment proposed? (see CMB 141-1361):		No		
64	Is this a contributing building?:		Yes		
65	Located within a Local Historic District?:		Yes		

**VENUE - SUMMARY OF VENUES OPEN TO PUBLIC**

VENUE	FLOOR	INDOOR/OUTDOOR	OCCUPANCY	SEATS	ACCESS	HOURS OF OPERATION
INDOOR RESTAURANT	GROUND FL	INDOOR	294	247	PUBLIC	12PM - 2AM
OUTDOOR RESTAURANT	GROUND FL	OUTDOOR	65	40	PUBLIC	12PM - 2AM
LOUNGE	LEVEL 7	INDOOR	176	135	PUBLIC AFTER 5PM	7AM - 2AM
LOUNGE	LEVEL 7	OUTDOOR	132	56	PUBLIC AFTER 5PM	7AM - 2AM
<b>TOTALS:</b>			<b>667</b>	<b>478</b>		



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ZONING DATA

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A0-02



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ZONING MAP

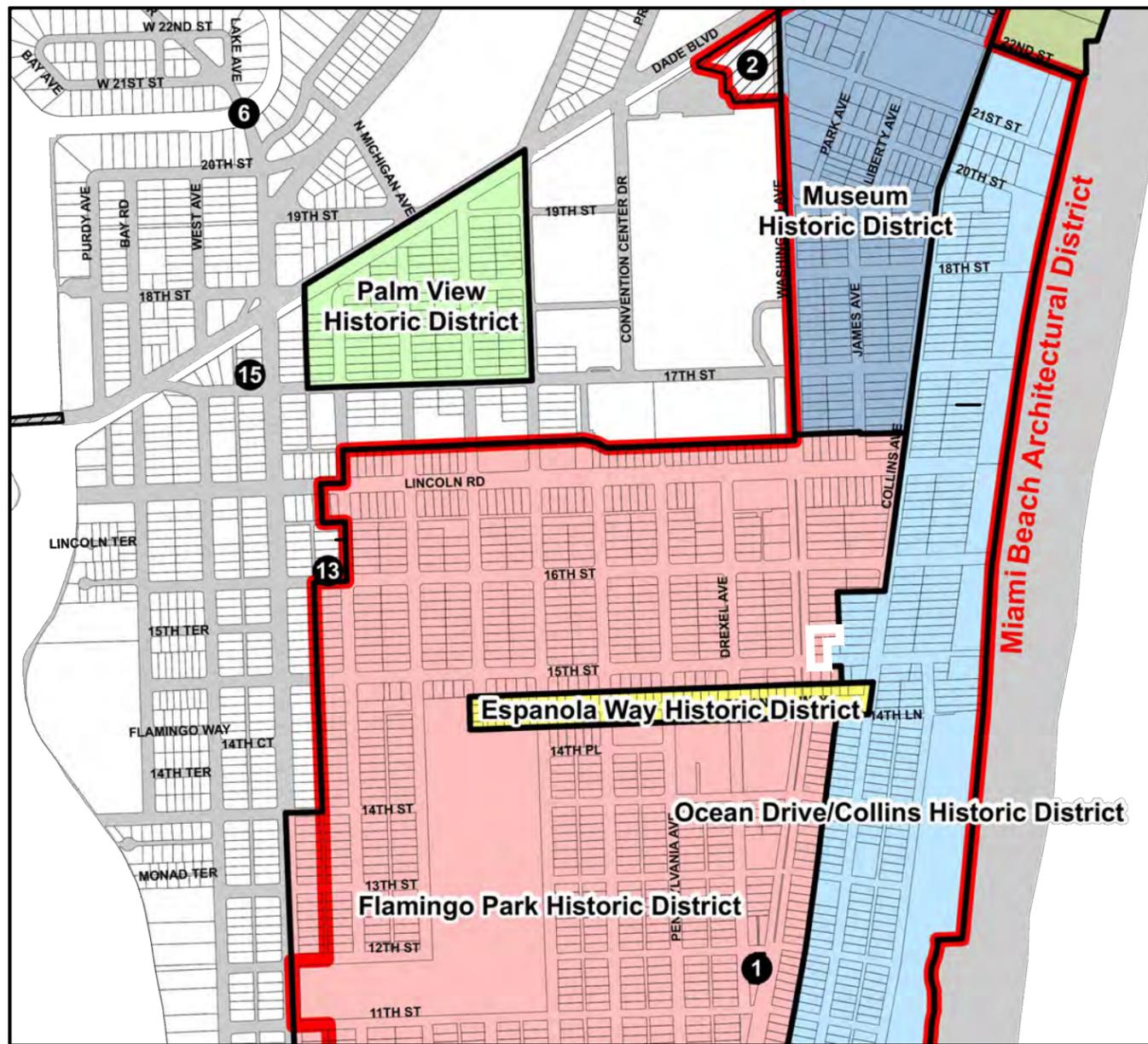


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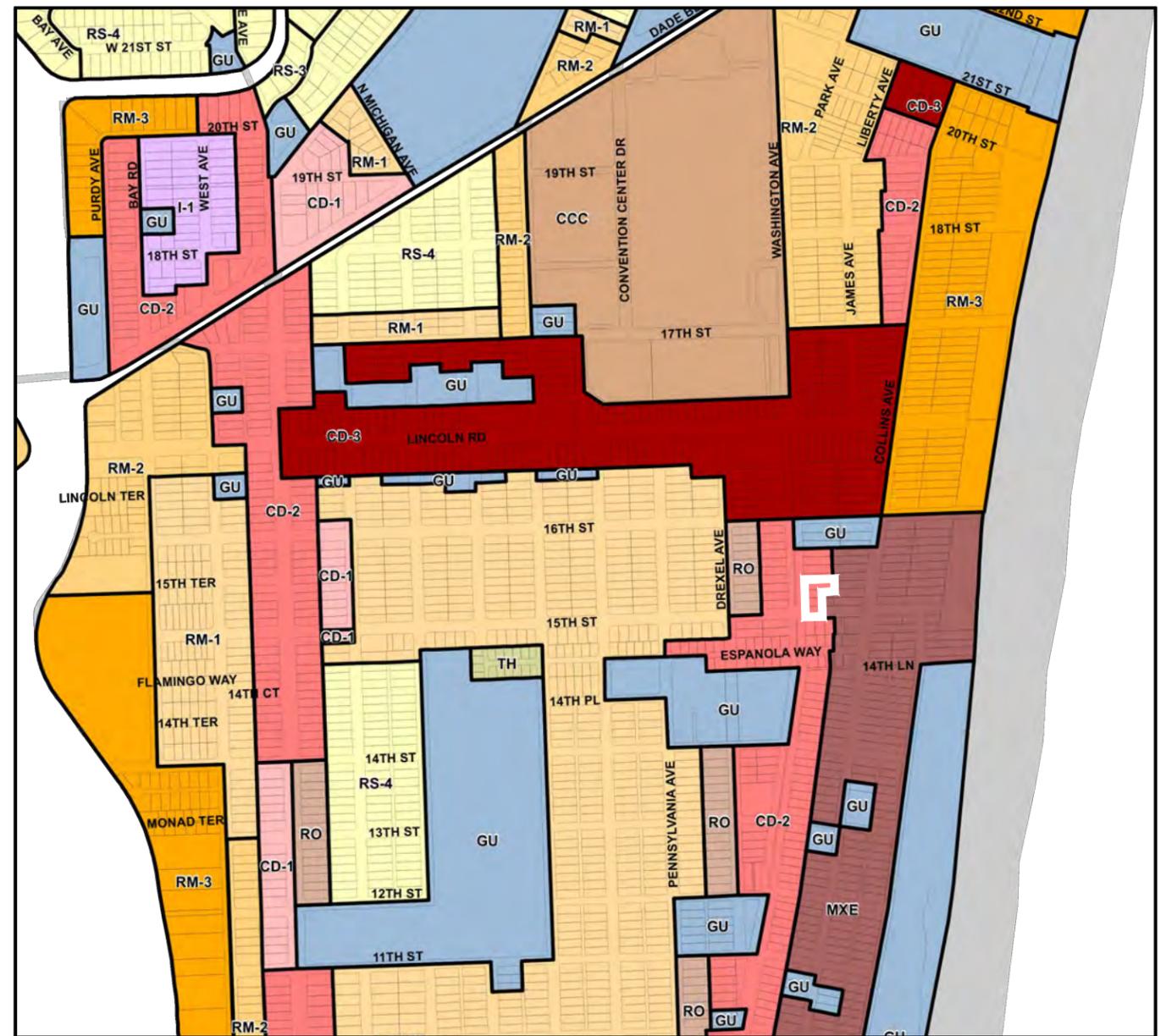


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**A0-03**



HISTORIC DISTRICT MAP



ZONING MAP

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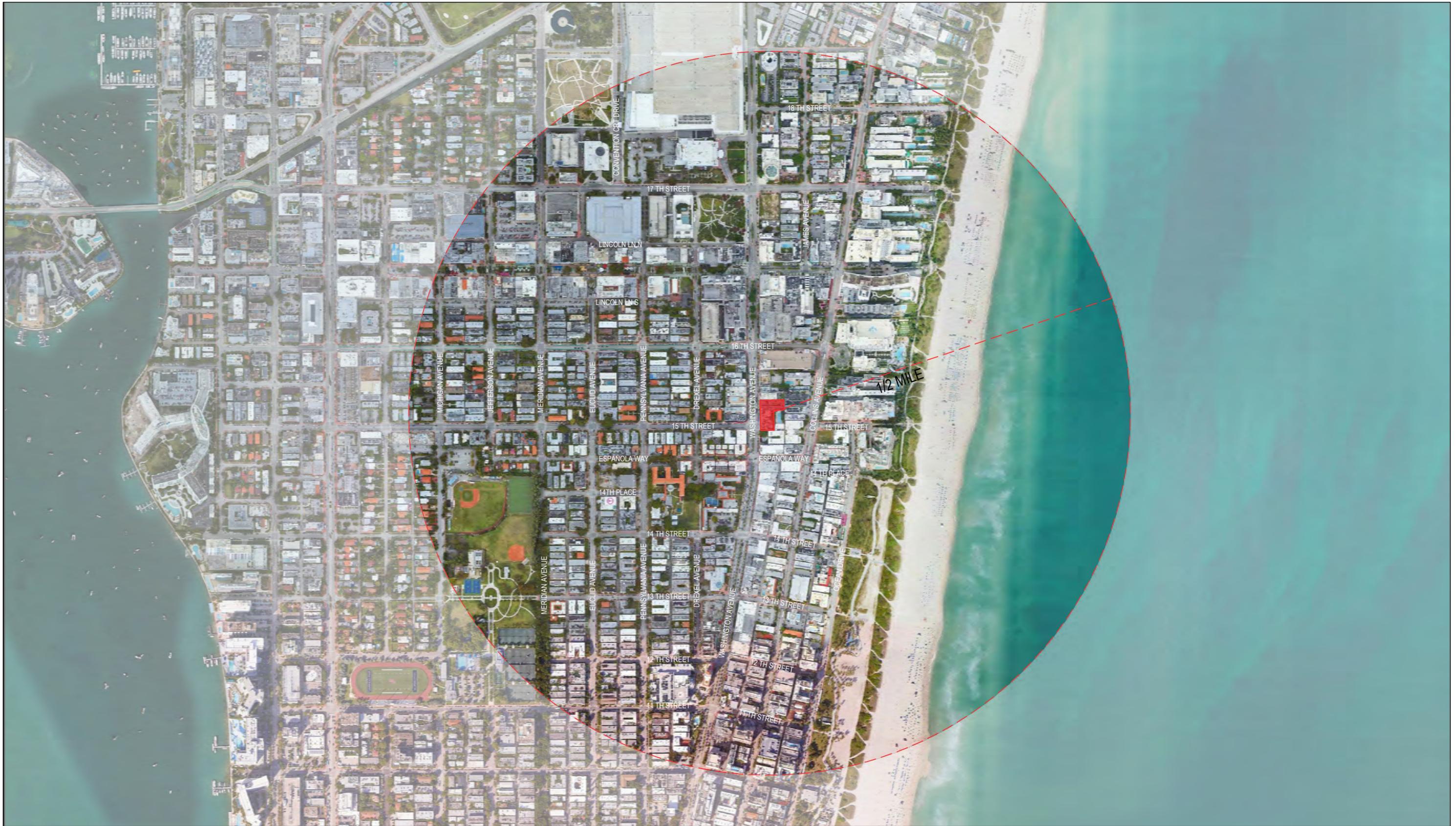
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HISTORIC DISTRICT MAP  
ZONING MAP



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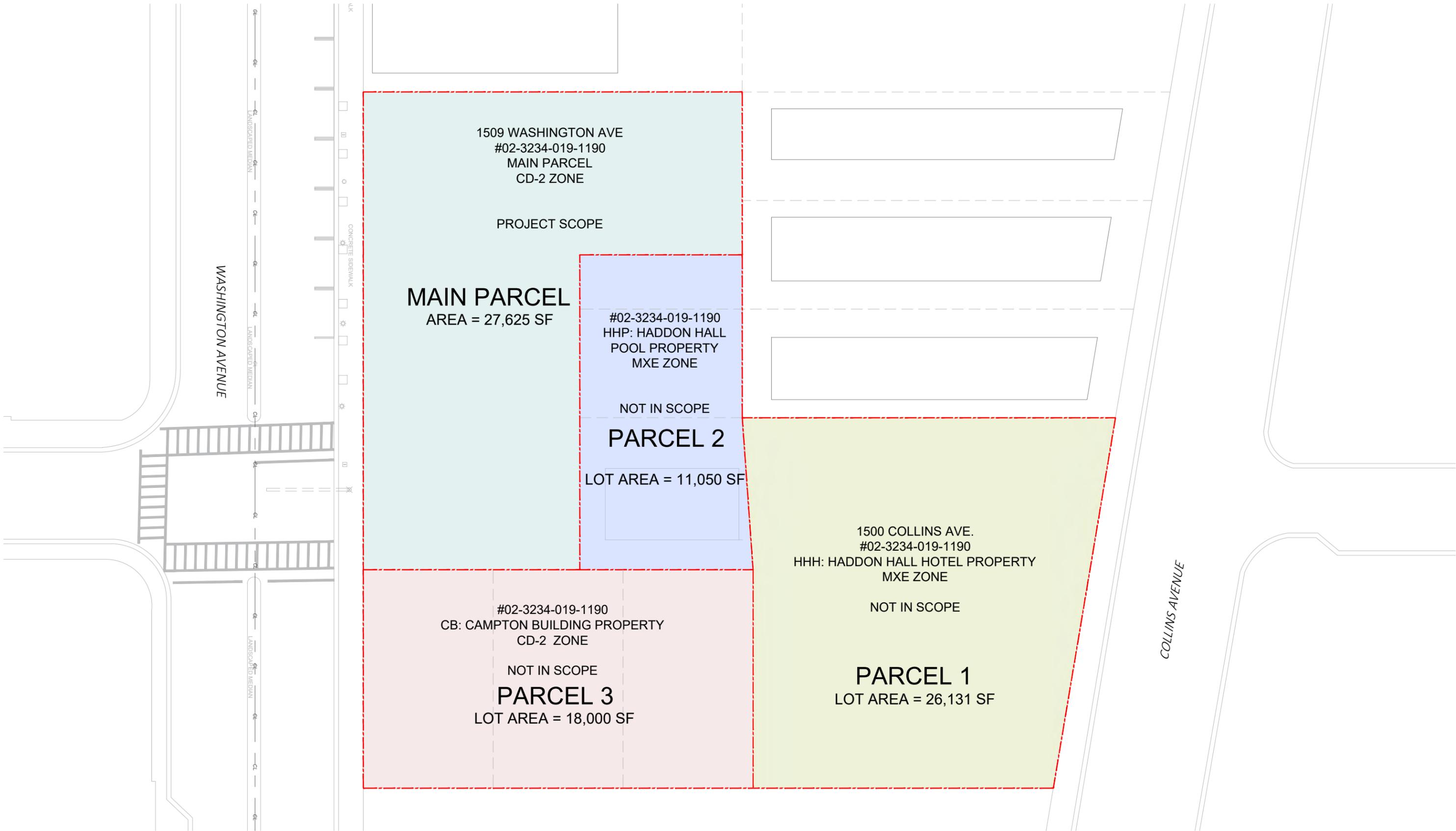
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**MIAMI BEACH, FL 33139**

**LOCATION MAP**



DATE:  
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**A0-05**



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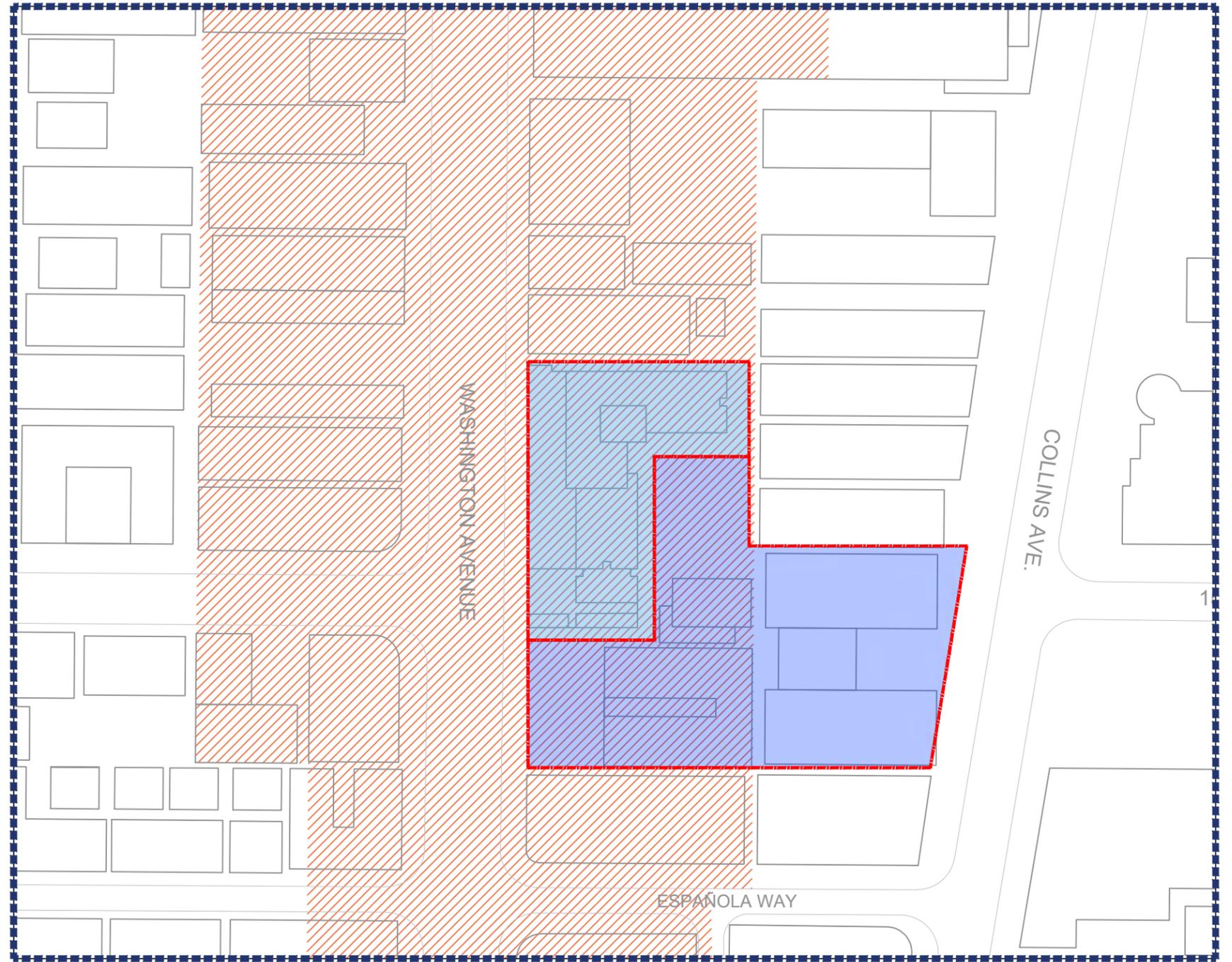
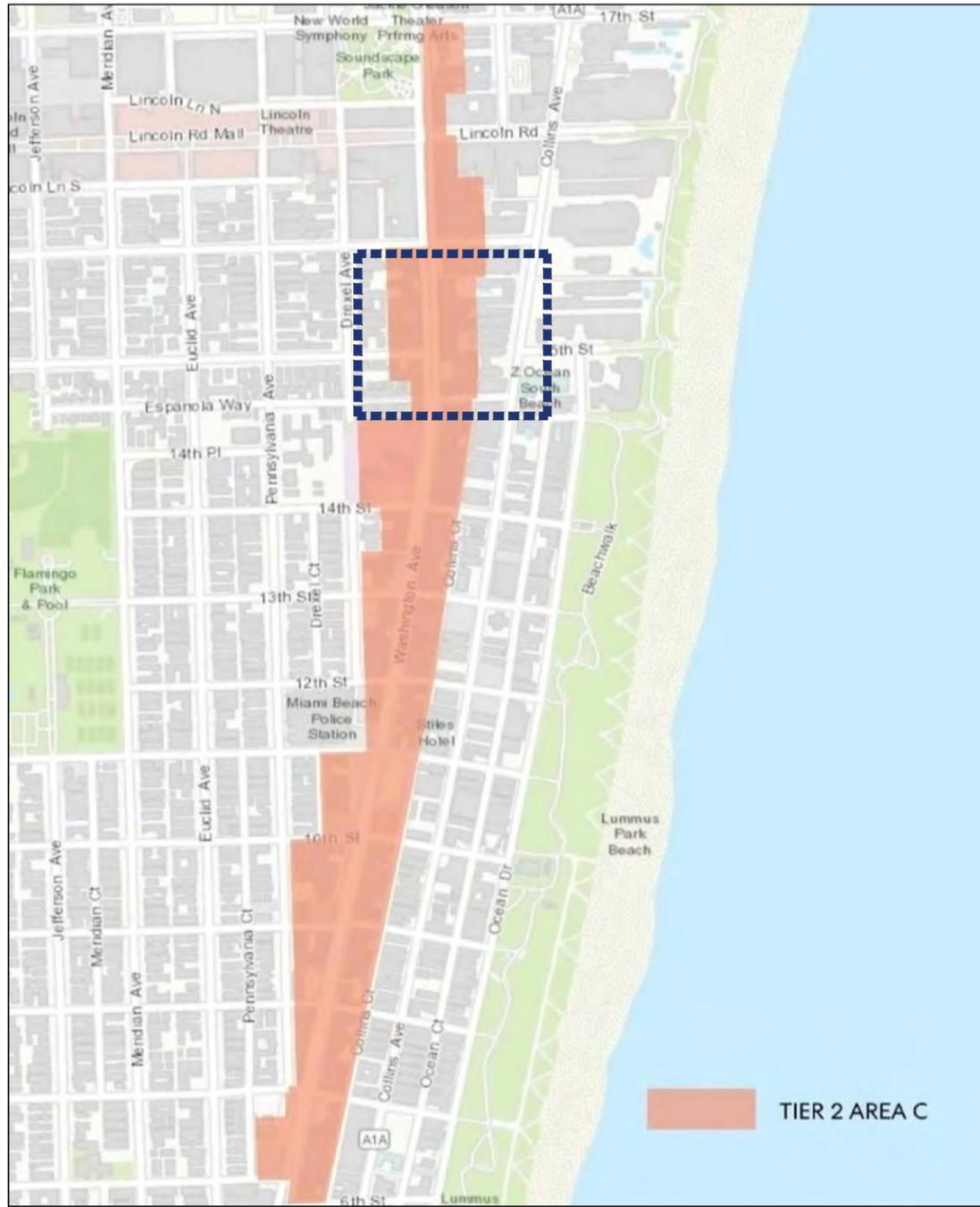
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OVERALL PARCEL PLAN



DATE:  
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**A0-06**



**OFF STREET PARKING REQUIREMENTS FOR PROPERTIES LOCATED WITHIN TIER 2 AREA C**

USE	OFF-STREET PARKING REQUIREMENT
	<b>LODGING</b>
Hotel and hostel	No parking requirement. For accessory uses to a hotel or hostel, the minimum parking is as set forth in parking tier. 1.

**BICYCLE PARKING REQUIREMENTS**

LAND USE	MINIMUM SHORT-TERM BICYCLE PARKING SPACES (WHICHEVER IS GREATER)	PROJECT	MINIMUM LONG-TERM BICYCLE PARKING SPACES (WHICHEVER IS GREATER)	PROJECT	TOTAL
COMMERCIAL	1 PER BUSINESS, 4 PER PROJECT OR 1 PER 10,000 SQUARE FEET	4	1 PER BUSINESS, OR 2 PER 5,000 SQUARE FEET	2	6
HOTEL	2 PER HOTEL OR 1 PER 10 ROOMS	24	1 PER HOTEL OR 1 PER 20 ROOMS	12	36
<b>TOTAL</b>					<b>42</b>

Quality restaurants	No parking requirement.
<b>OTHER</b>	
Approved parklets	No parking requirement

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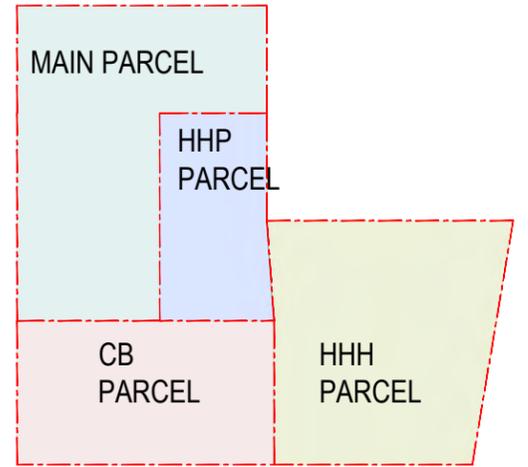
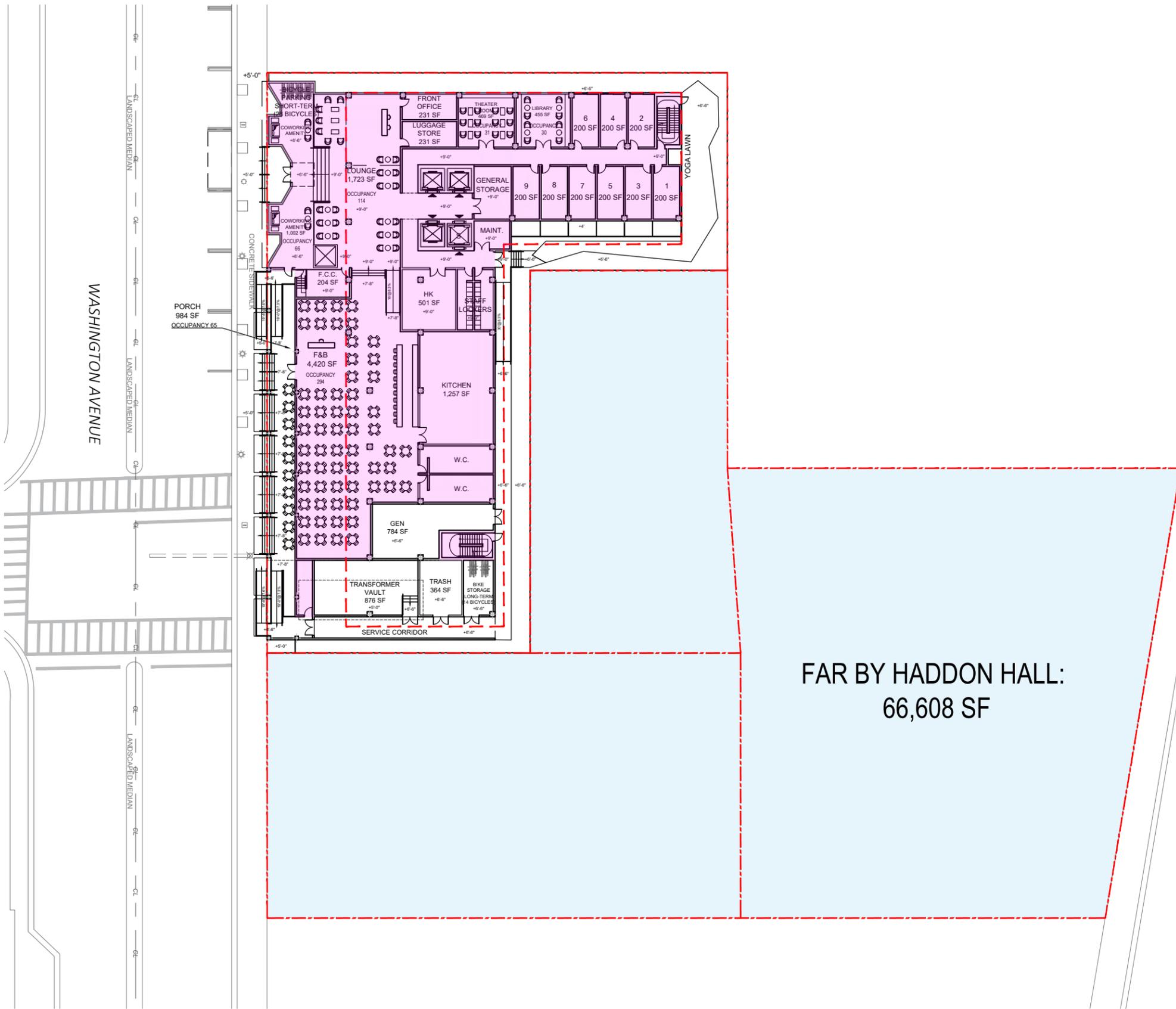
**PB FINAL SUBMITTAL**  
**1509 - 1515 WASHINGTON AVE**  
**MIAMI BEACH, FL 33139**

**TIER 2 AREA C MAP**



DATE:  
FEB 25, 2024

**A0-07**



**KEY PLAN**

**LEGEND**

FAR: 16,906 SF

<b>FAR BY LEVEL</b>	
GROUND	: 16,906 SF
LEVEL 2	: 12,583 SF
LEVEL 3	: 12,583 SF
LEVEL 4	: 12,583 SF
LEVEL 5	: 12,583 SF
LEVEL 6	: 12,583 SF
LEVEL 7	: 11,409 SF
<b>TOTAL FAR</b>	<b>: 91,230 SF</b>

\* BUILDING PERMIT NUMBER: B1402502

**ARQUITECTONICA**

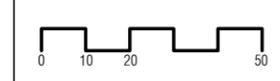
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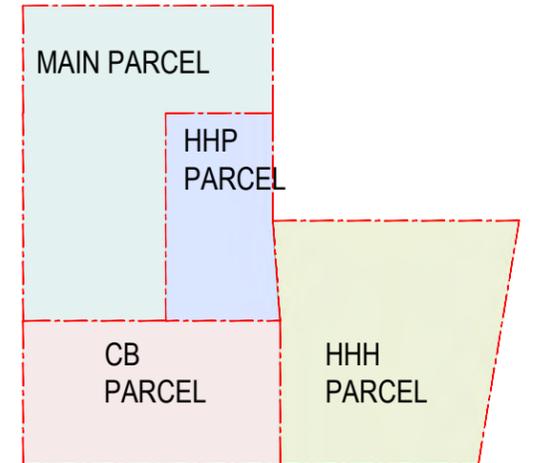
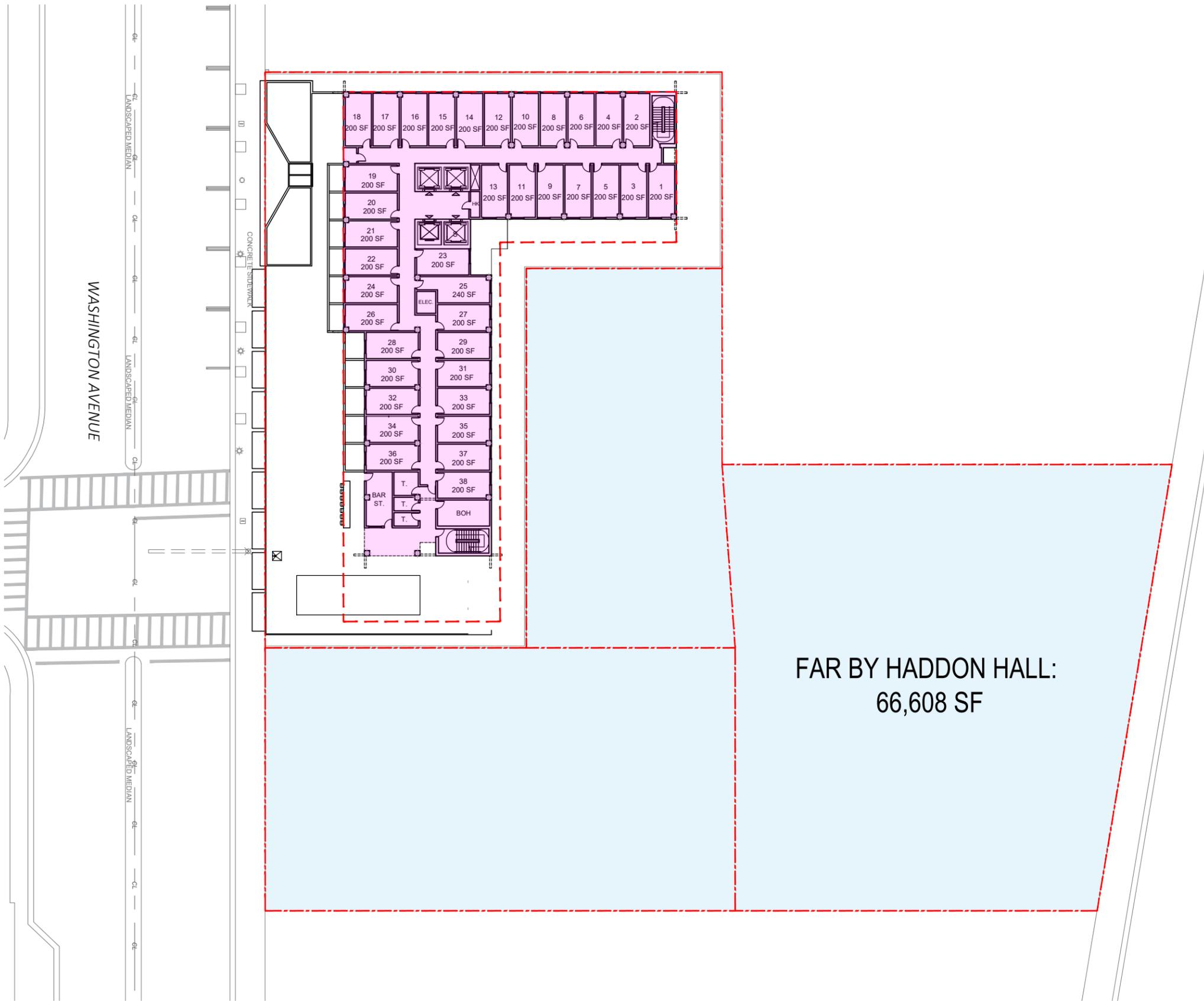
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**FAR DIAGRAM - GROUND LEVEL**



DATE:  
FEB 25, 2024

**A0-08**



**KEY PLAN**

**LEGEND**

FAR: 12,583 SF

<b>FAR BY LEVEL</b>	
GROUND	: 16,906 SF
LEVEL 2	: 12,583 SF
LEVEL 3	: 12,583 SF
LEVEL 4	: 12,583 SF
LEVEL 5	: 12,583 SF
LEVEL 6	: 12,583 SF
LEVEL 7	: 11,409 SF
<b>TOTAL FAR</b>	<b>: 91,230 SF</b>

\* BUILDING PERMIT NUMBER: B1402502

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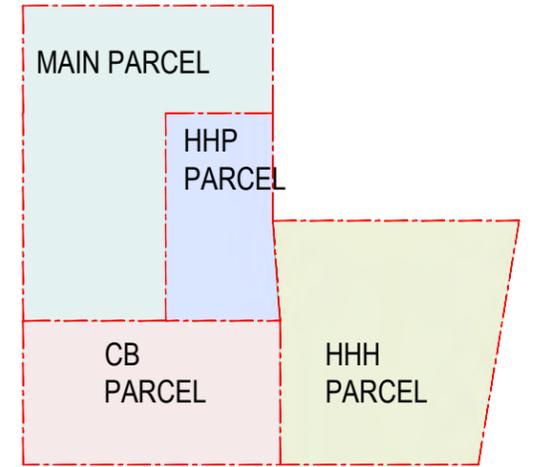
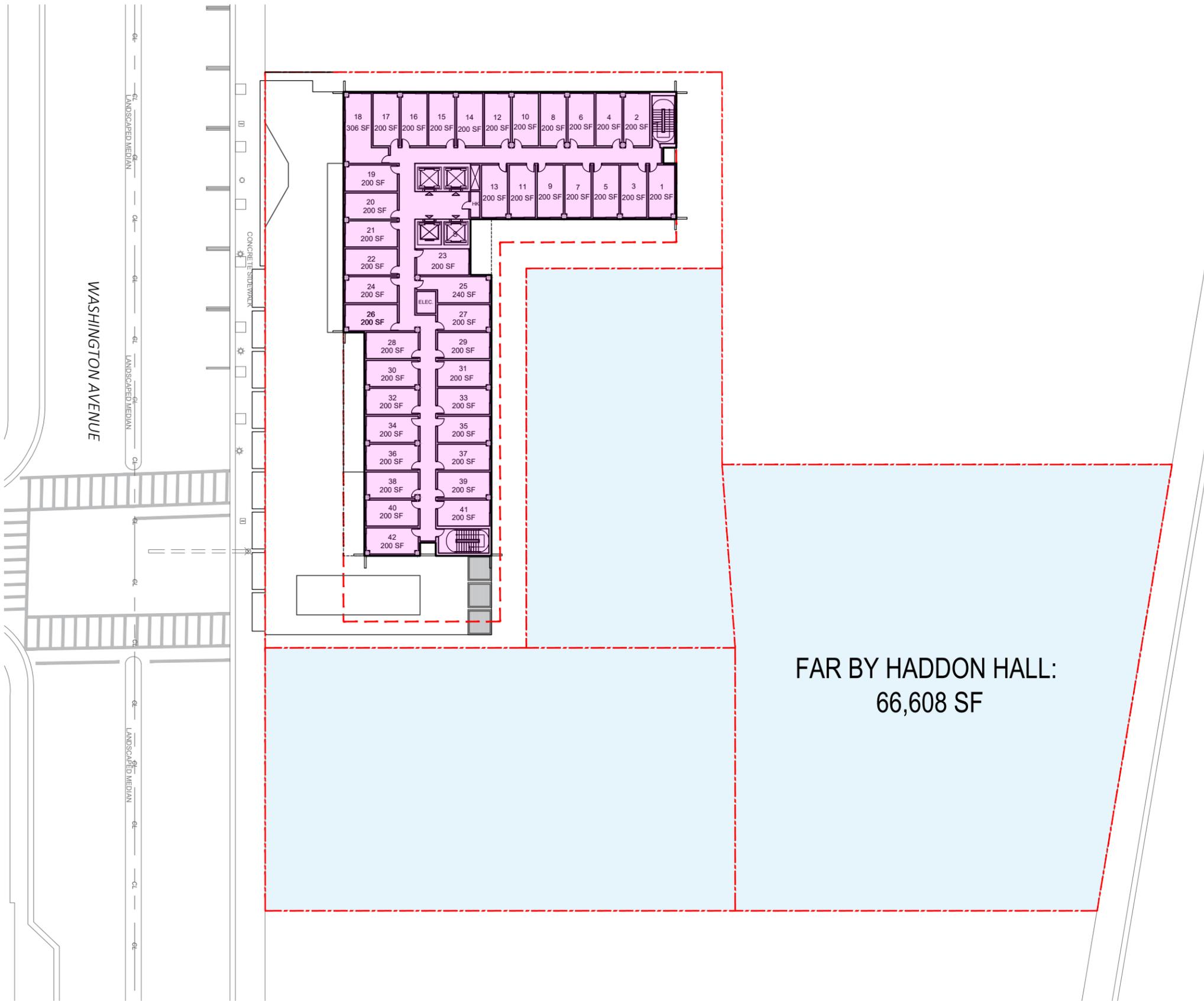
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FAR DIAGRAM - LEVEL 2



DATE:  
FEB 25, 2024

**A0-09**



**KEY PLAN**

**LEGEND**

 FAR: 12,583 SF

<b>FAR BY LEVEL</b>	
GROUND	: 16,906 SF
LEVEL 2	: 12,583 SF
LEVEL 3	: 12,583 SF
LEVEL 4	: 12,583 SF
LEVEL 5	: 12,583 SF
LEVEL 6	: 12,583 SF
LEVEL 7	: 11,409 SF
<b>TOTAL FAR</b>	<b>: 91,230 SF</b>

\* BUILDING PERMIT NUMBER: B1402502

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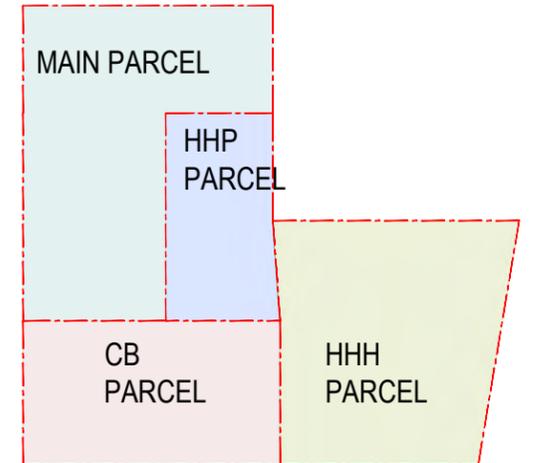
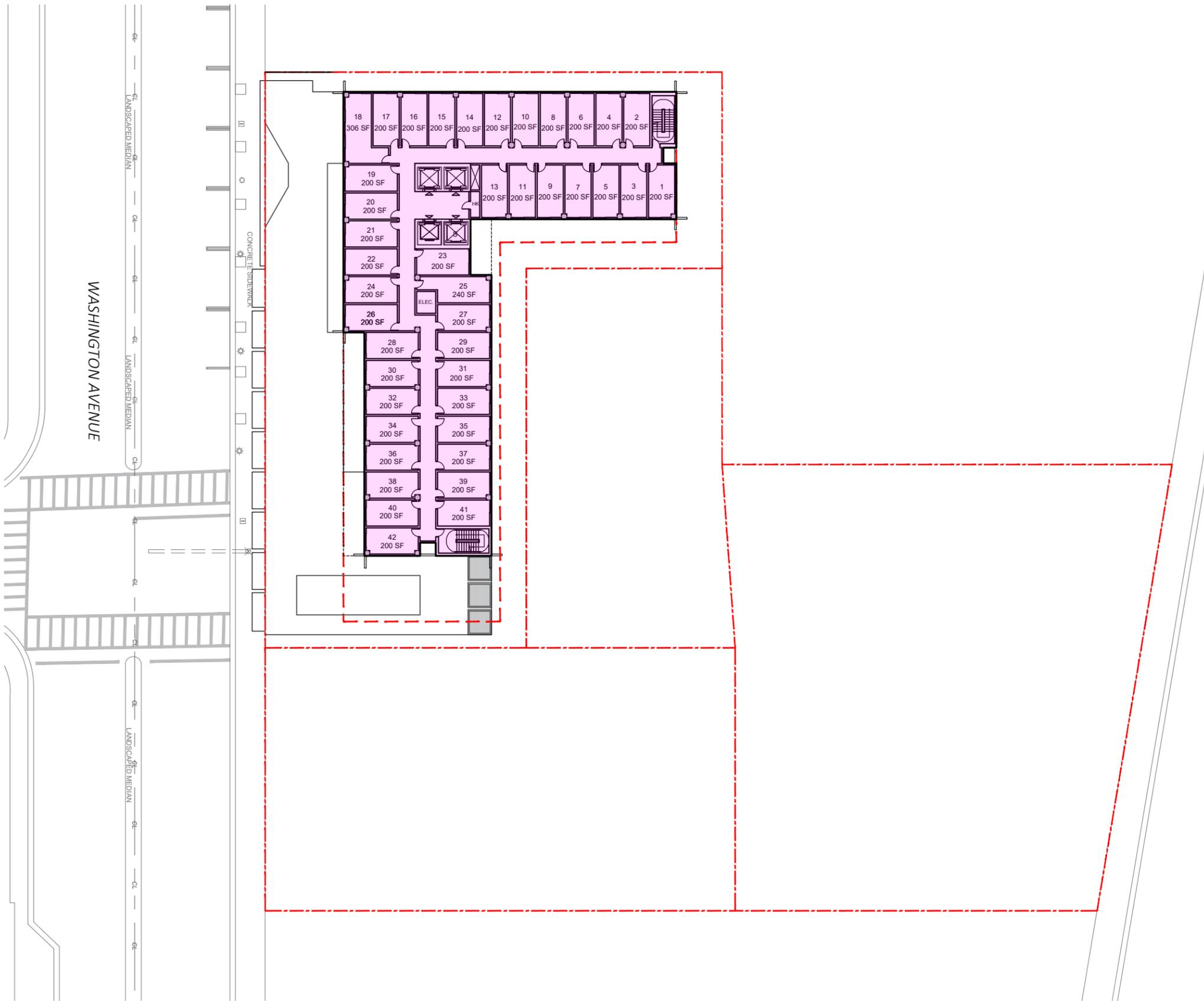


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FAR DIAGRAM - LEVEL 3

DATE:  
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**A0-10**



**KEY PLAN**

**LEGEND**

FAR: 12,583 SF

<b>FAR BY LEVEL</b>	
GROUND	: 16,906 SF
LEVEL 2	: 12,583 SF
LEVEL 3	: 12,583 SF
LEVEL 4	: 12,583 SF
LEVEL 5	: 12,583 SF
LEVEL 6	: 12,583 SF
LEVEL 7	: 11,409 SF
<b>TOTAL FAR</b>	<b>: 91,230 SF</b>

\* BUILDING PERMIT NUMBER: B1402502

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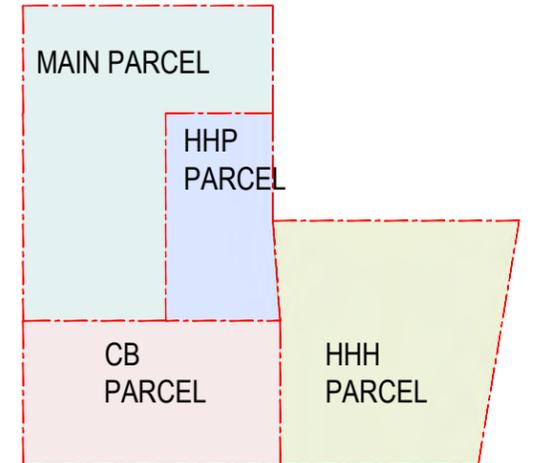
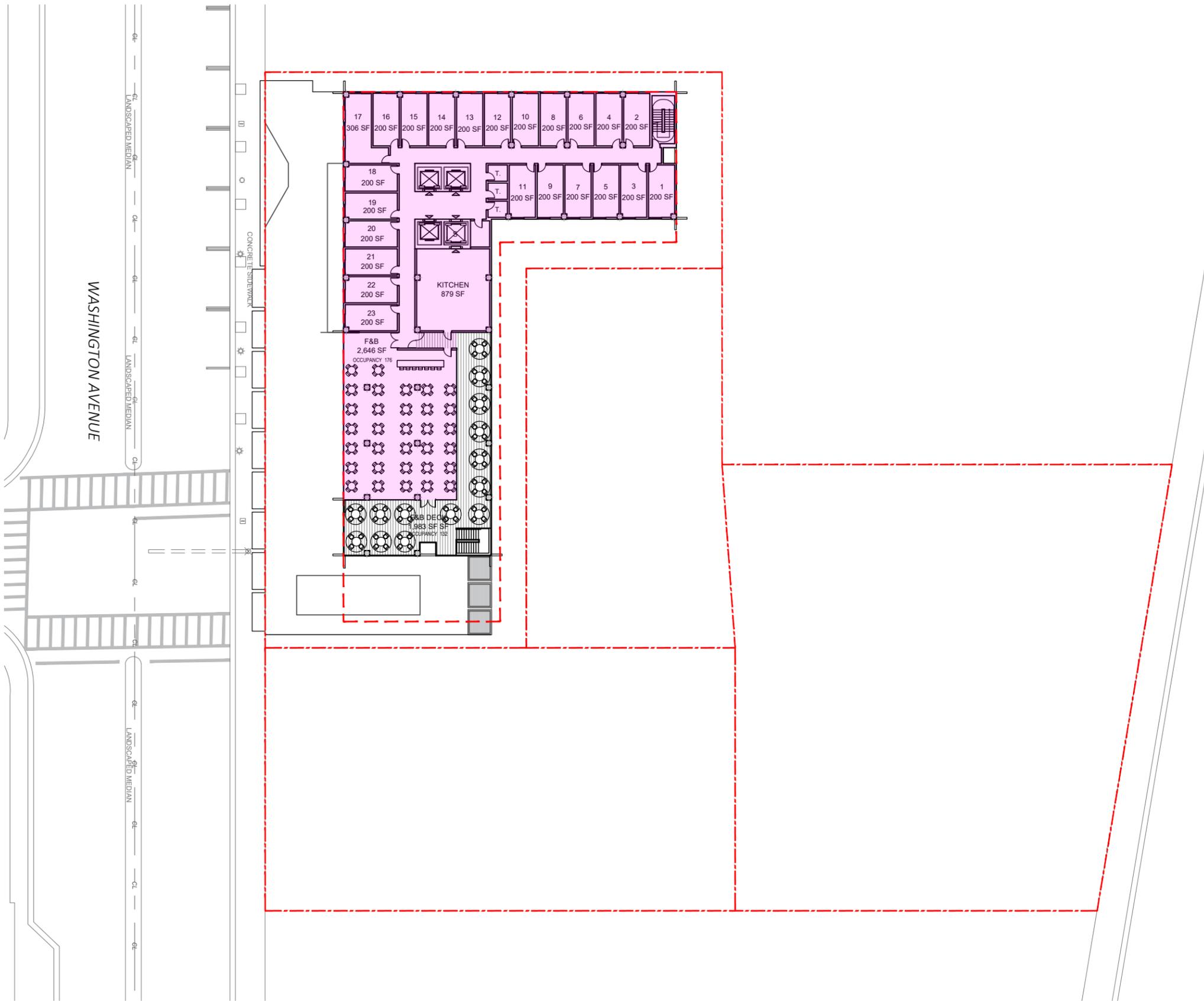


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MIAMI BEACH, FL 33139

FAR DIAGRAM - LEVEL 4 TO 6

DATE:  
FEB 25, 2024

**A0-11**



**KEY PLAN**

**LEGEND**

FAR: 11,409 SF

<b>FAR BY LEVEL</b>	
GROUND	: 16,906 SF
LEVEL 2	: 12,583 SF
LEVEL 3	: 12,583 SF
LEVEL 4	: 12,583 SF
LEVEL 5	: 12,583 SF
LEVEL 6	: 12,583 SF
LEVEL 7	: 11,409 SF
<b>TOTAL FAR</b>	<b>: 91,230 SF</b>

\* BUILDING PERMIT NUMBER: B1402502

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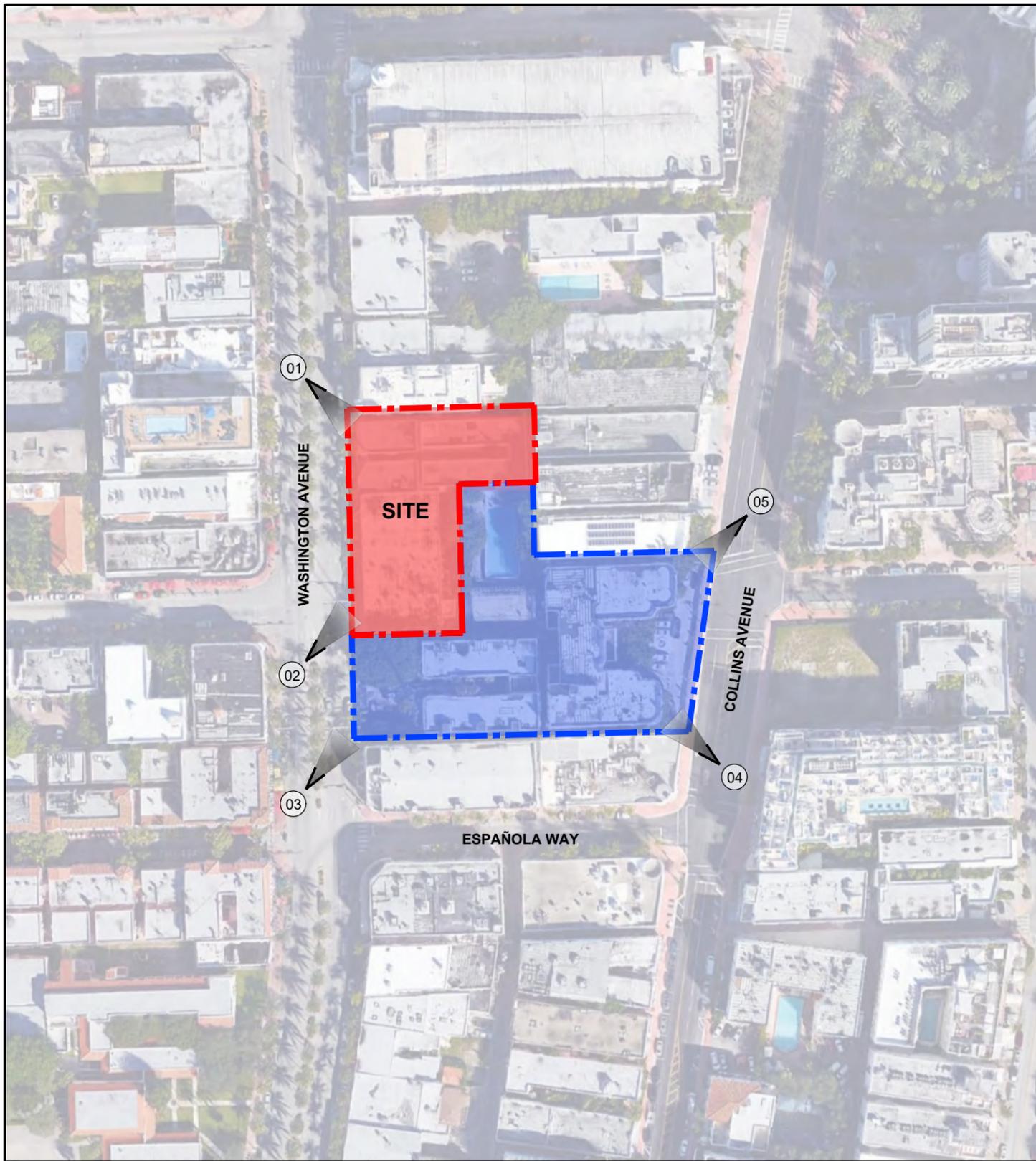
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FAR DIAGRAM - LEVEL 7

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**A0-12**





LOCATION MAP



VIEW 01



VIEW 02

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SITE PHOTOS



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A0-14



VIEW 03



VIEW 04



VIEW 05

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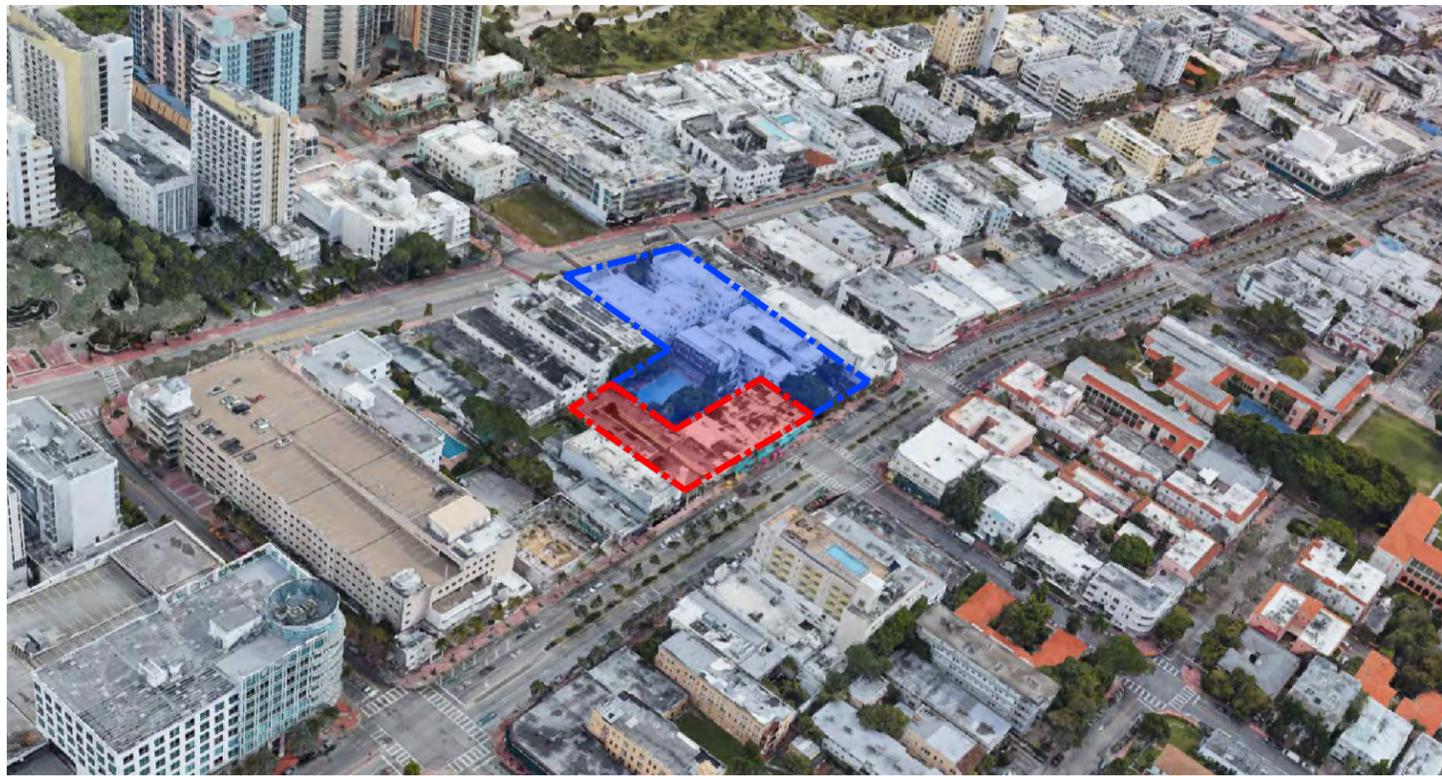
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SITE PHOTOS

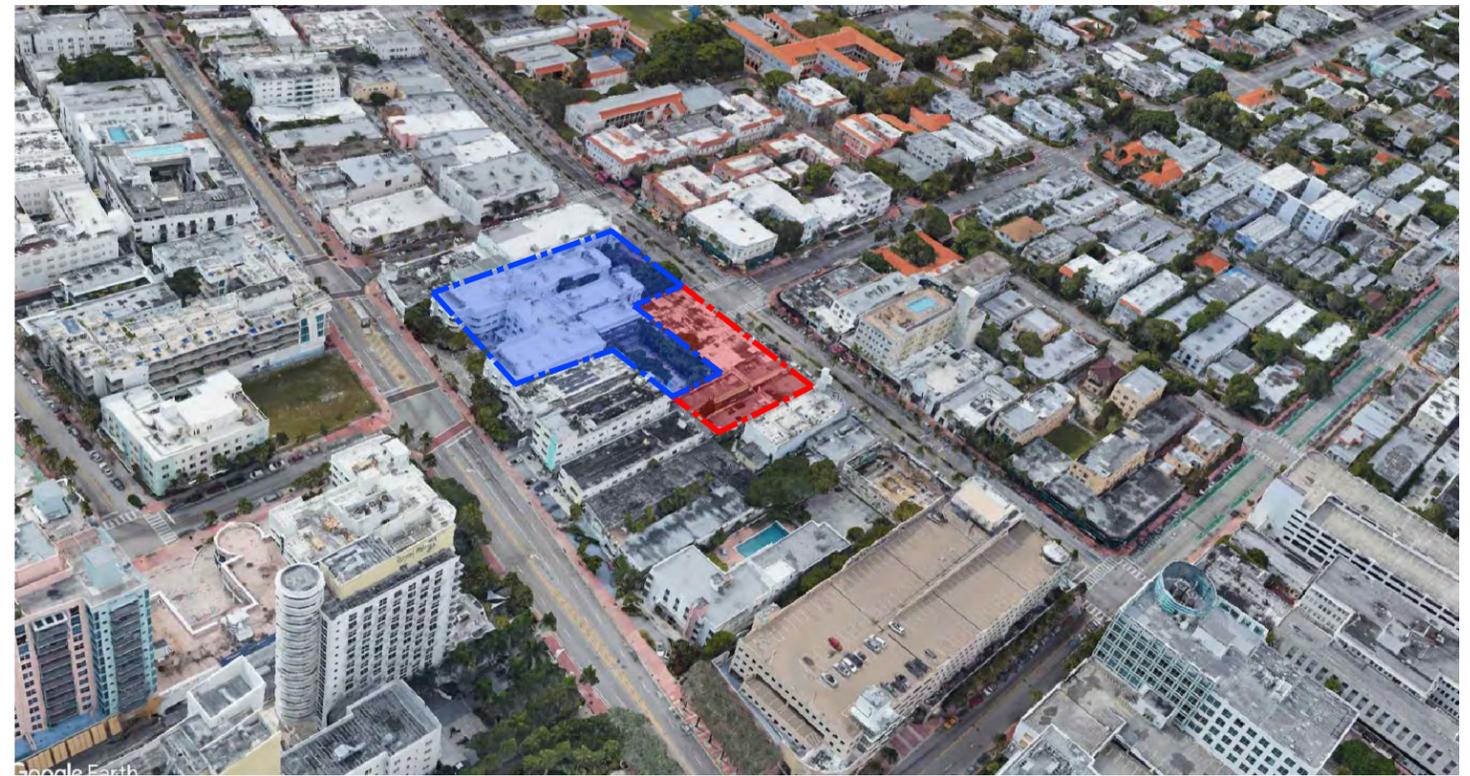


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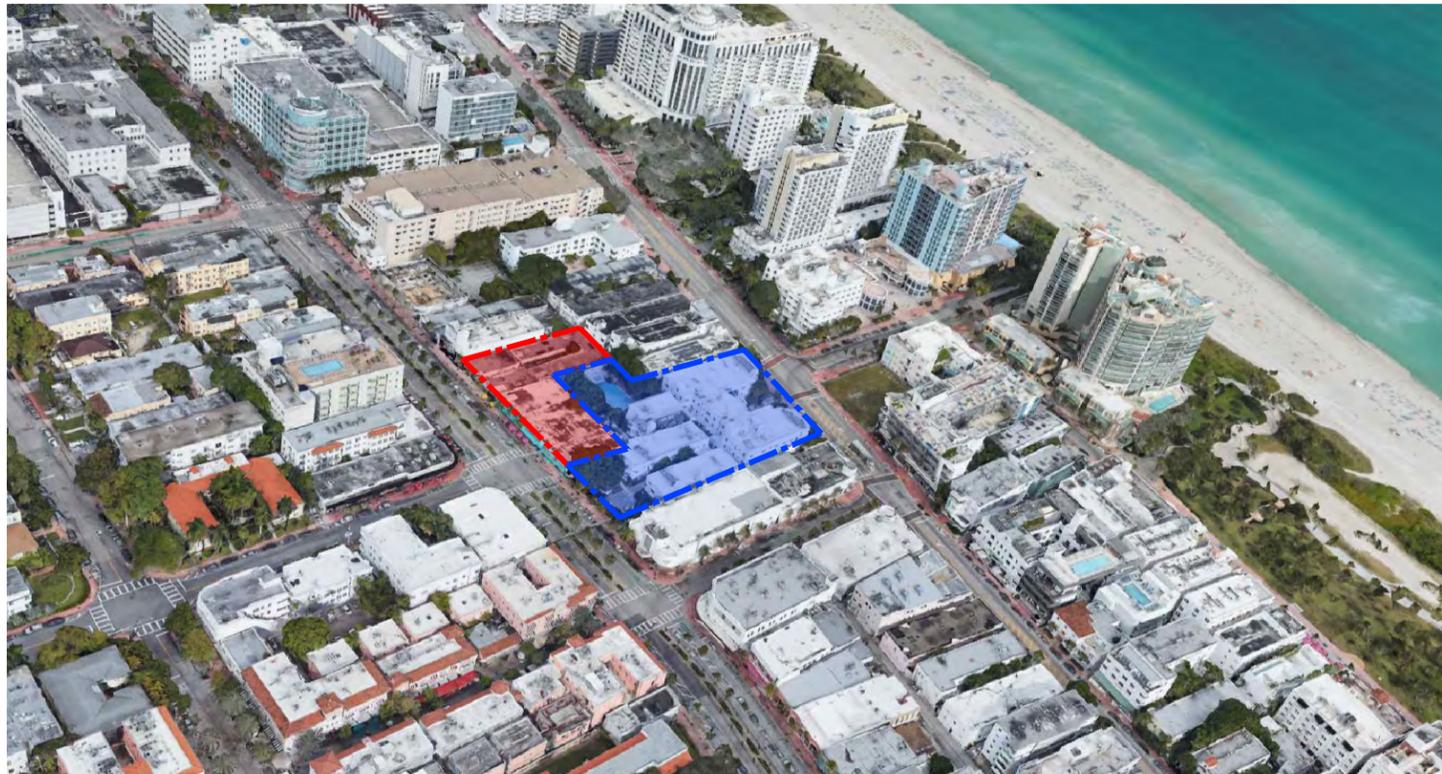
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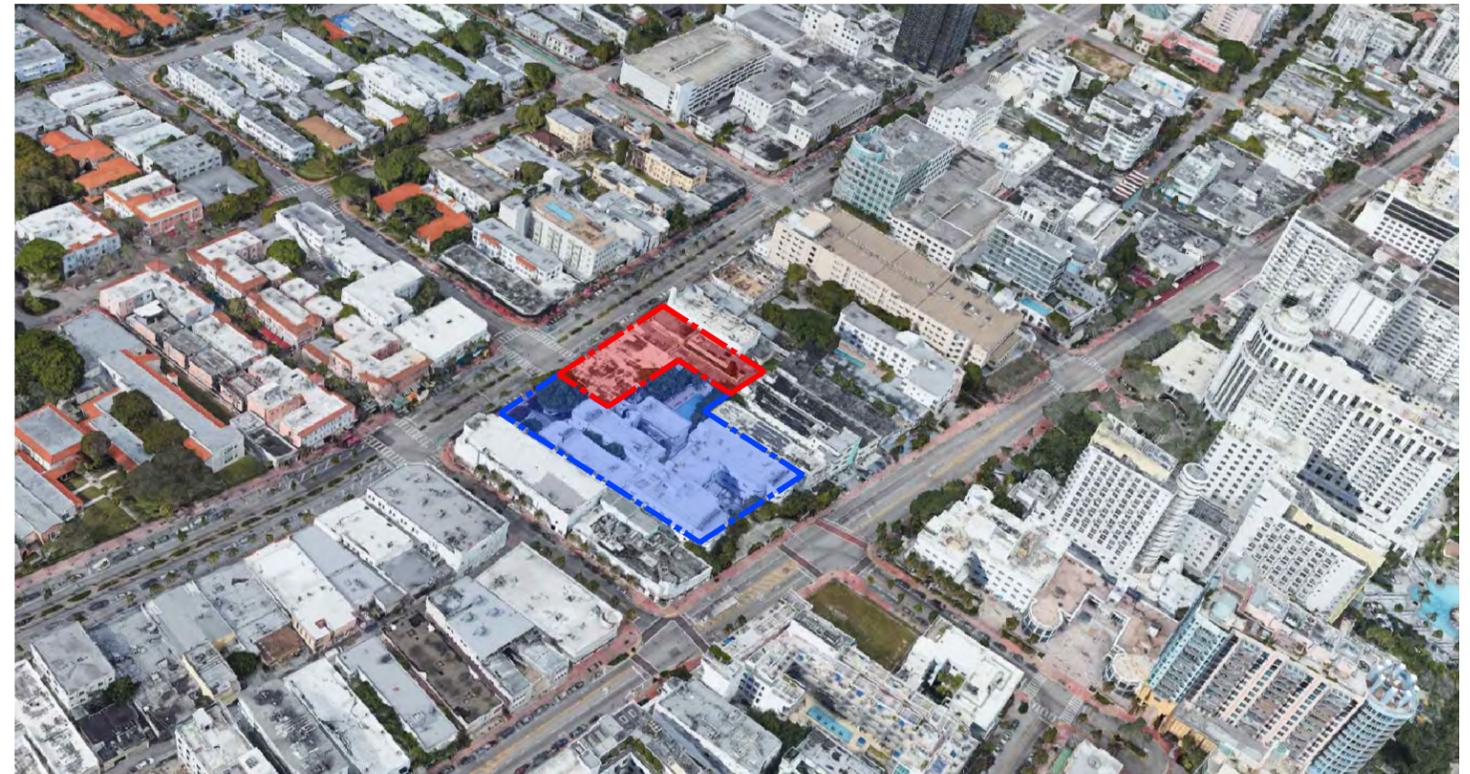
VIEW TOWARDS NORTH-WEST



VIEW TOWARDS NORTH-EAST



VIEW TOWARDS SOUTH-WEST



VIEW TOWARDS SOUTH-EAST

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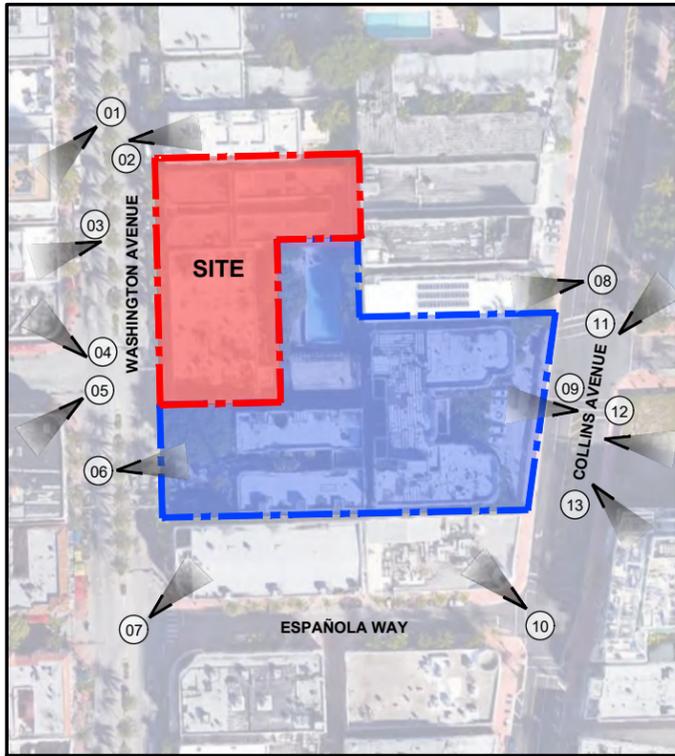
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CONTEXT - AERIAL VIEWS



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**A0-16**



LOCATION MAP



VIEW 01



VIEW 02



VIEW 03



VIEW 04



VIEW 05



VIEW 06



VIEW 07

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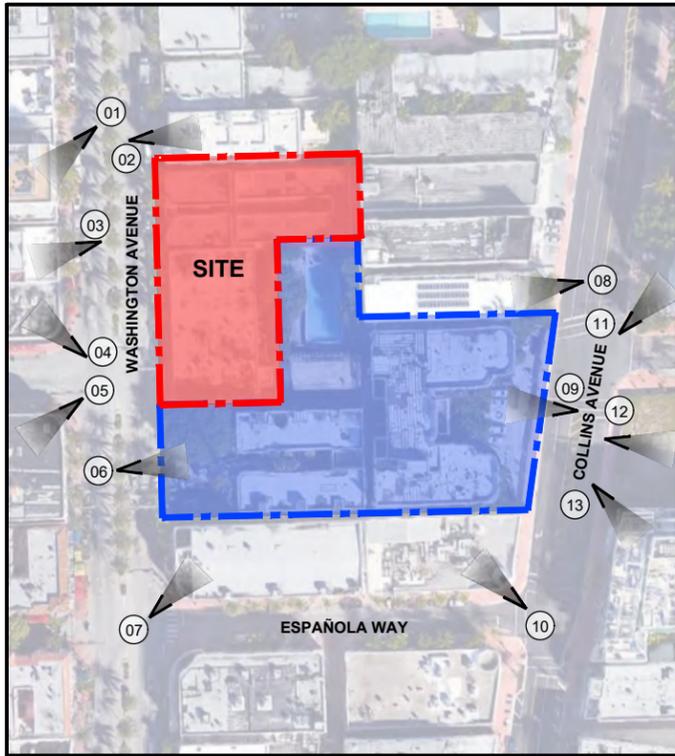
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CONTEXT PHOTOS  
WASHINGTON AVENUE



DATE:  
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A0-17



LOCATION MAP



VIEW 08



VIEW 09



VIEW 10



VIEW 11



VIEW 12



VIEW 13

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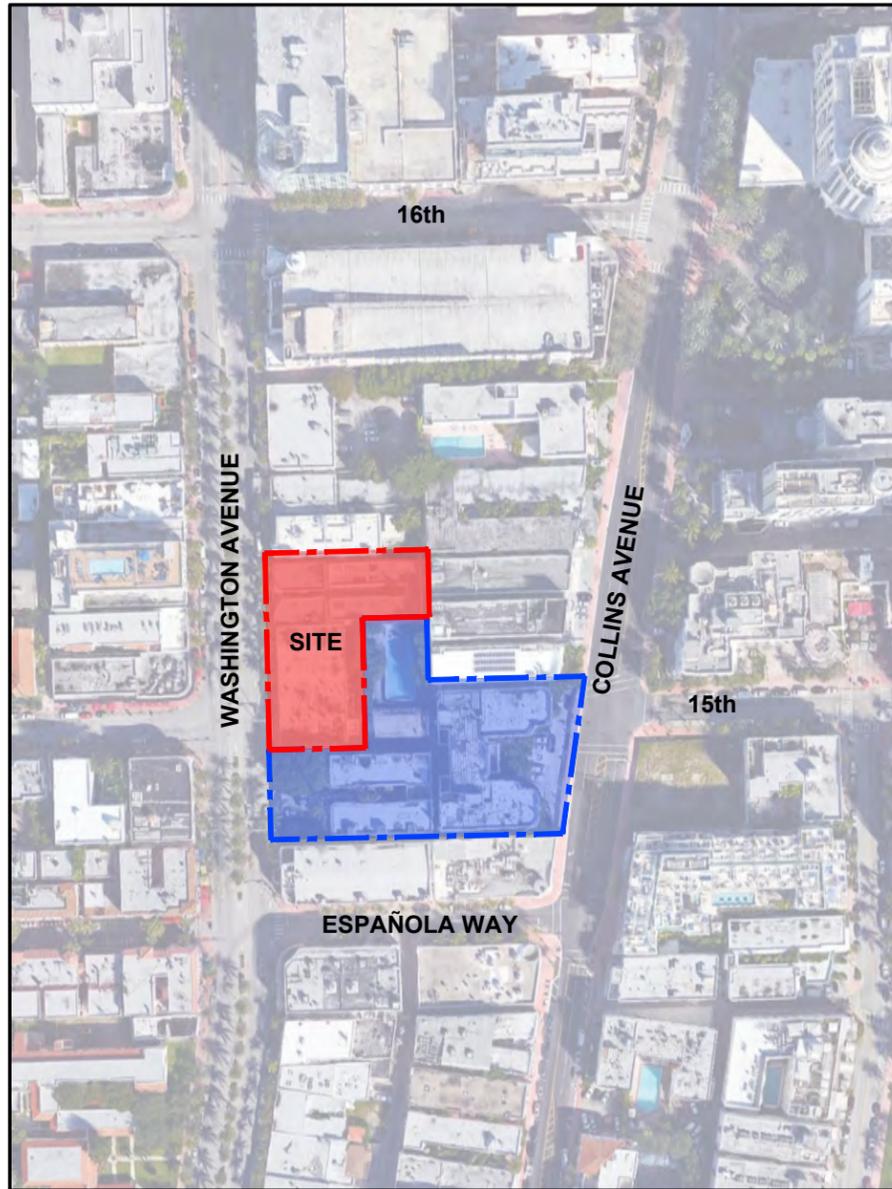
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CONTEXT PHOTOS  
COLLINS AVENUE



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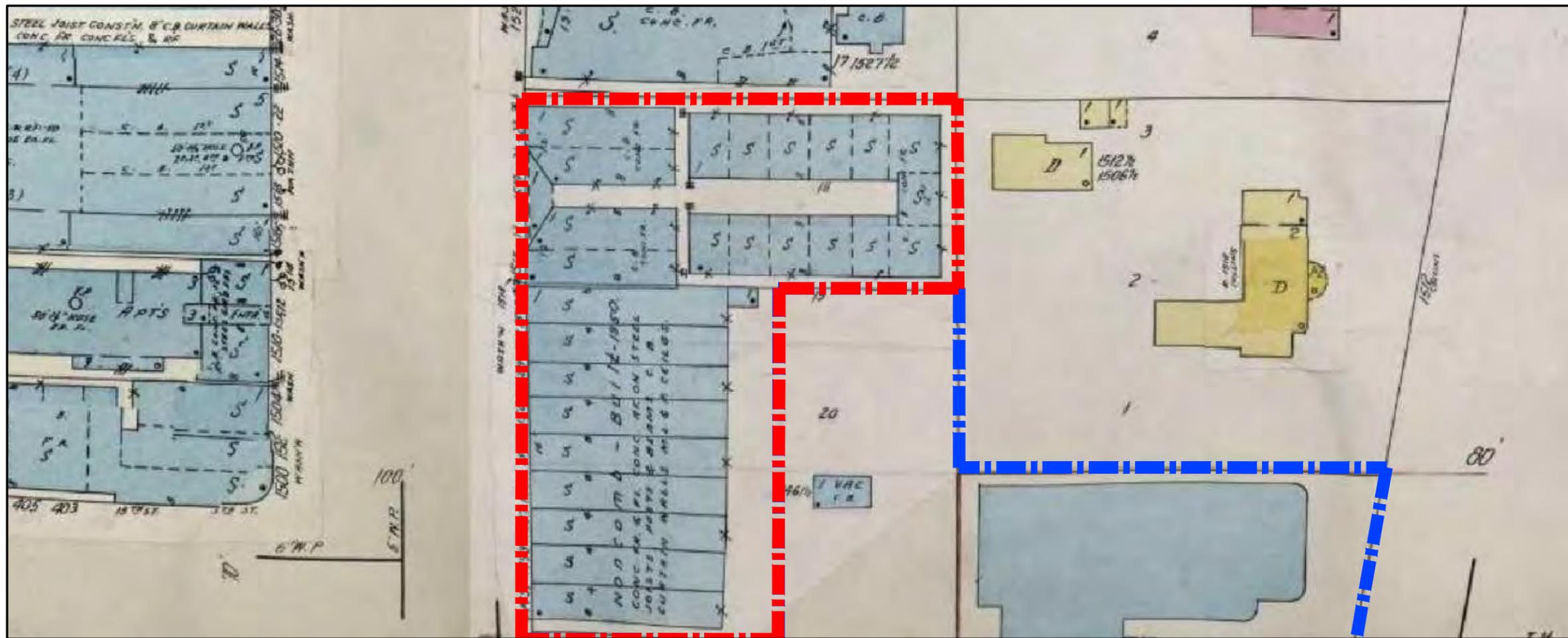
A0-18



CURRENT SITE PLAN (2023)



PLAT MAP 1935 (REVISED 1940)  
(REAL ESTATE PLAT BOOK OF THE CITY OF MIAMI BEACH, FLORIDA)



SANBORN MAP 1491-1513-1523 WASHINGTON AVE. (1951 LIBRARY OF CONGRESS)



AT MIAMI BEACH, this new commercial building, containing nine store units, has just been completed at 15th st. and Washington ave. for Daniel I. Taradash. Constructed by the Leifert Construction Co. from plans drawn by Architect Albert Anis, the building fronts 140 feet on Washington ave. and extends 80 feet in depth. Management of the building is by Taradash Properties, 927 Lincoln rd.

HISTORIC CONTEXT: FACADE OF THE EXISTING BUILDING

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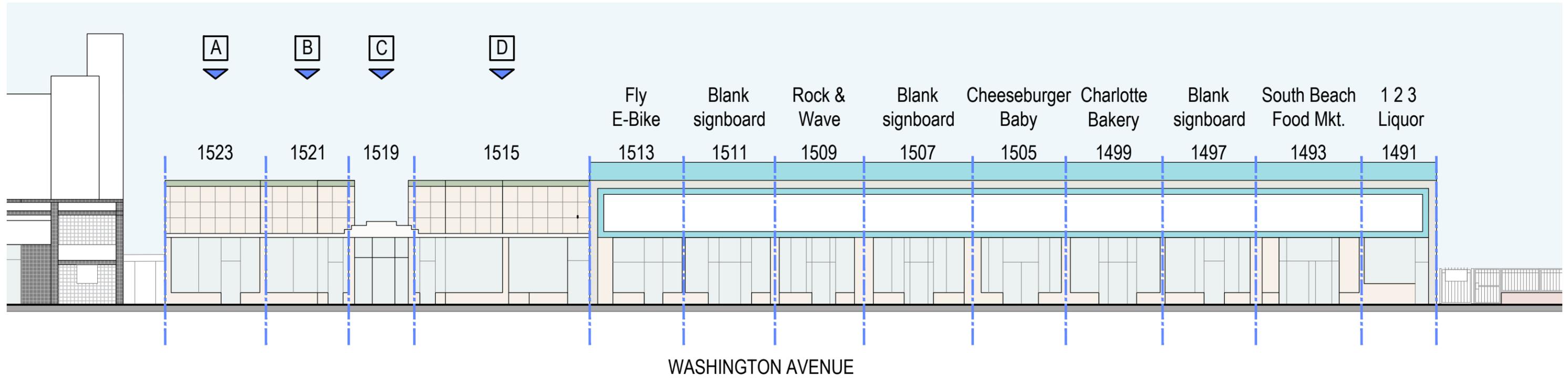


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A0-20



A



B



C



D

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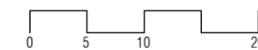
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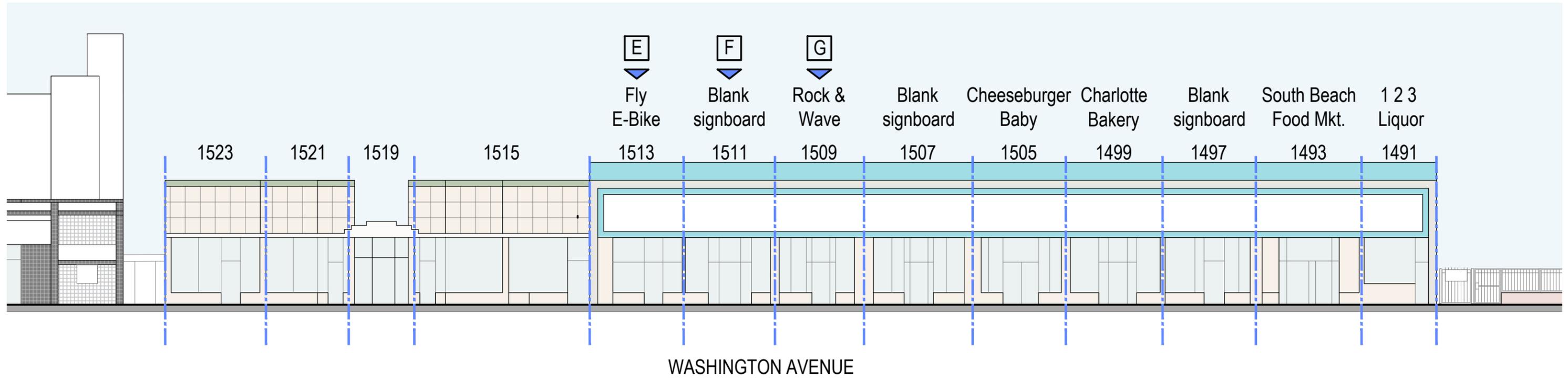
EXISTING CONDITIONS



SCALE: 1/16" = 1'

DATE:  
 FEB 25, 2024

A0-21



E

F

G

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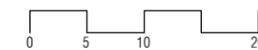
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PB FINAL SUBMITTAL  
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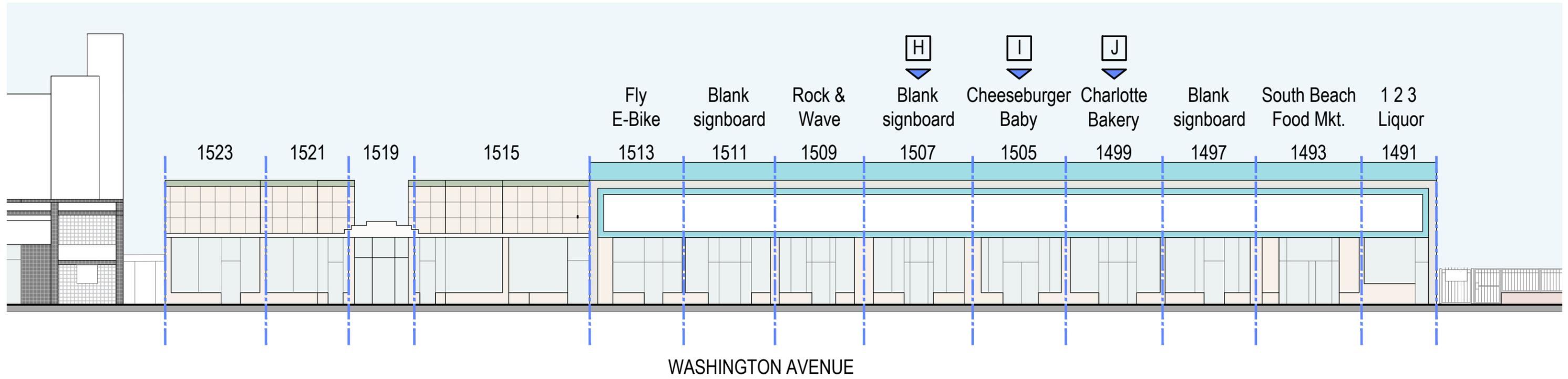
EXISTING CONDITIONS



SCALE: 1/16" = 1'

DATE:  
FEB 25, 2024

A0-22



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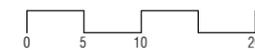
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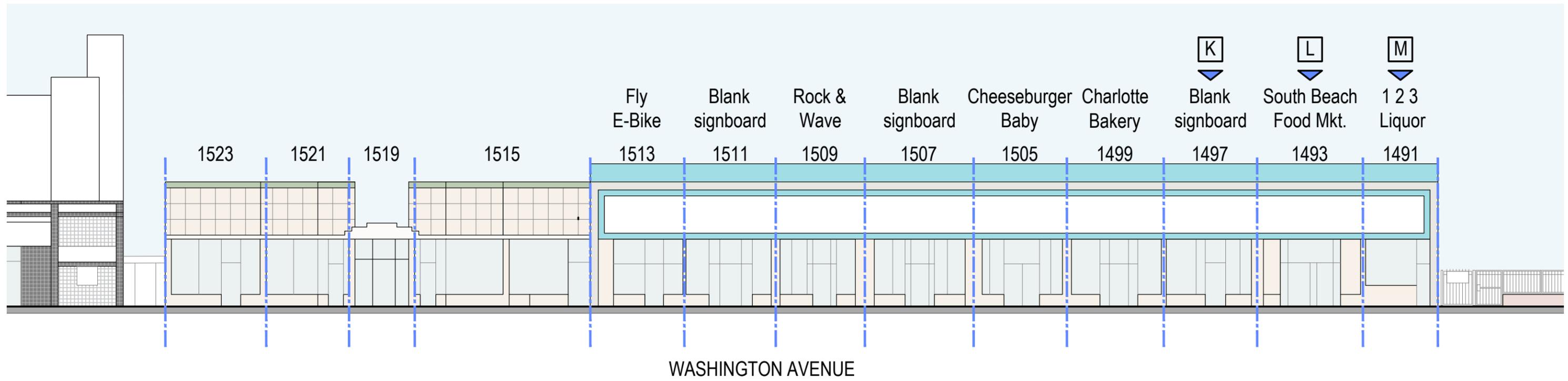
EXISTING CONDITIONS



SCALE: 1/16" = 1'

DATE:  
FEB 25, 2024

A0-23



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M

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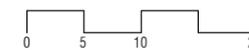
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EXISTING CONDITIONS



SCALE: 1/16" = 1'

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A0-24



WASHINGTON AVE.  
(PROPOSED)



WASHINGTON AVE.  
(EXISTING)

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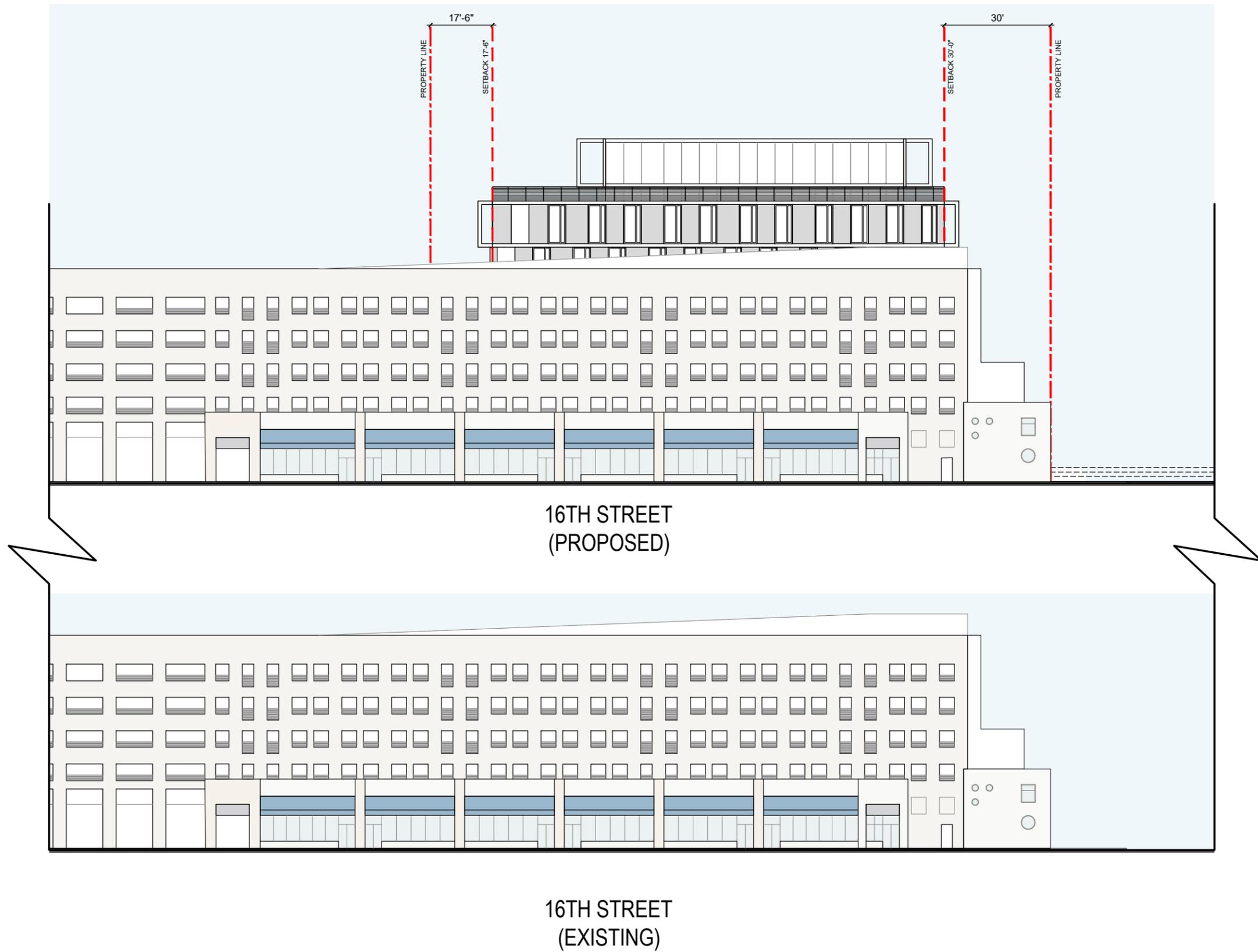
CONTEXT ELEVATION WEST



SCALE: 1/30" = 1'

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**A0-25**



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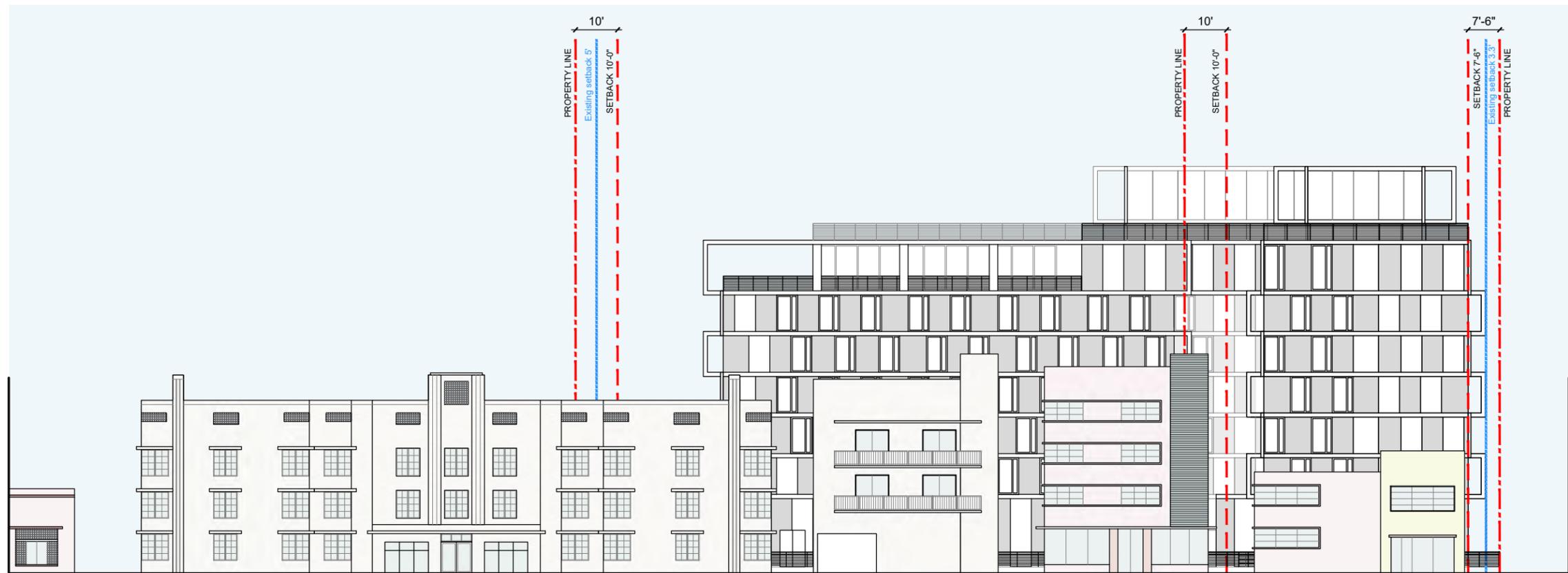
CONTEXT ELEVATION NORTH



SCALE: 1/30" = 1'

DATE:  
FEB 25, 2024

**A0-26**



COLLINS AVE.  
(PROPOSED)



COLLINS AVE.  
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CONTEXT ELEVATION EAST



SCALE: 1/30" = 1'

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**A0-27**



ESPAÑOLA WAY  
(PROPOSED)



ESPAÑOLA WAY  
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CONTEXT ELEVATION SOUTH



SCALE: 1/30" = 1'

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**A0-28**