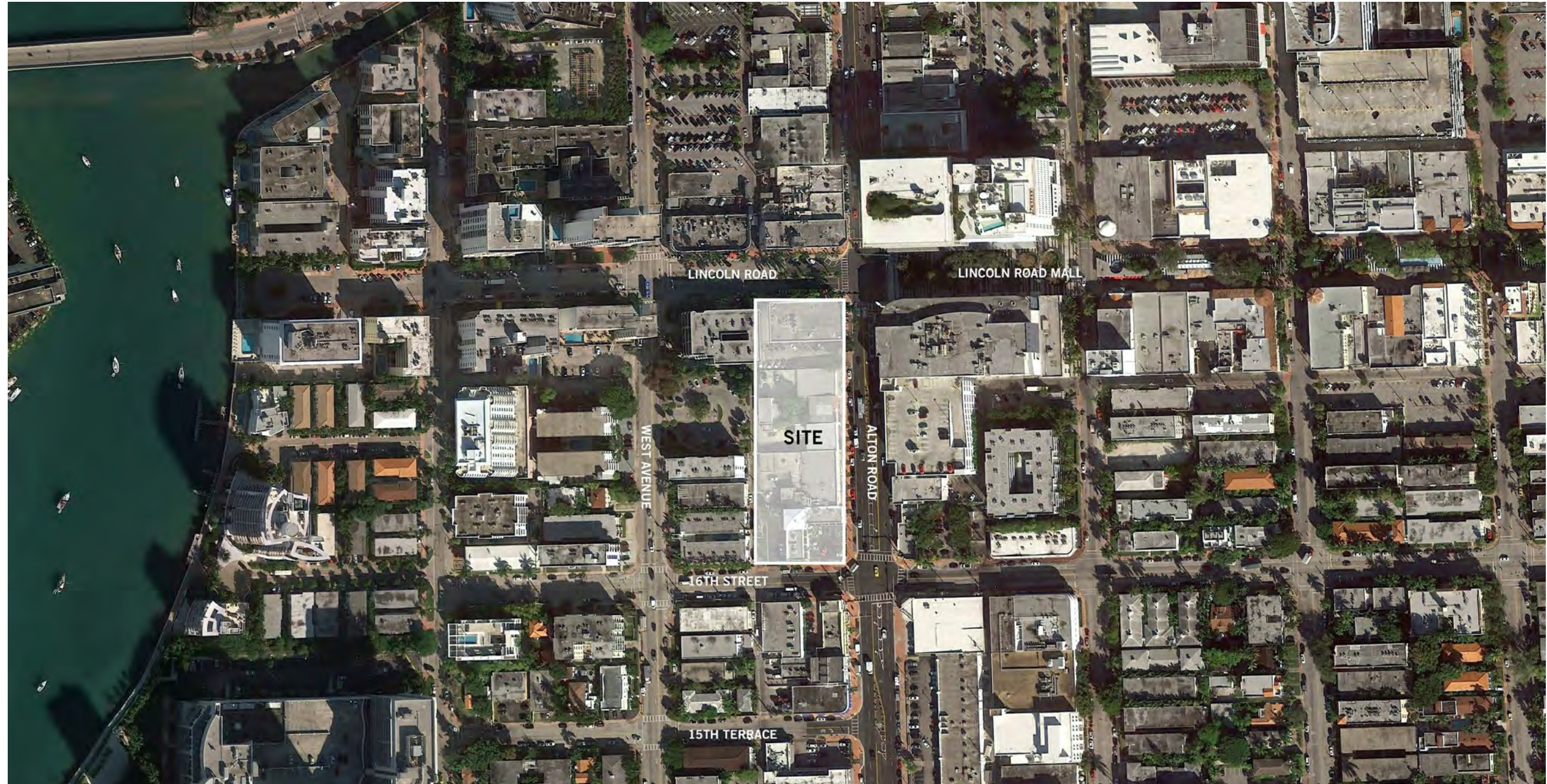


1212 LINCOLN

1212 LINCOLN ROAD
MIAMI BEACH, FLORIDA

PLANNING BOARD
FINAL SUBMITTAL
04-06-2016



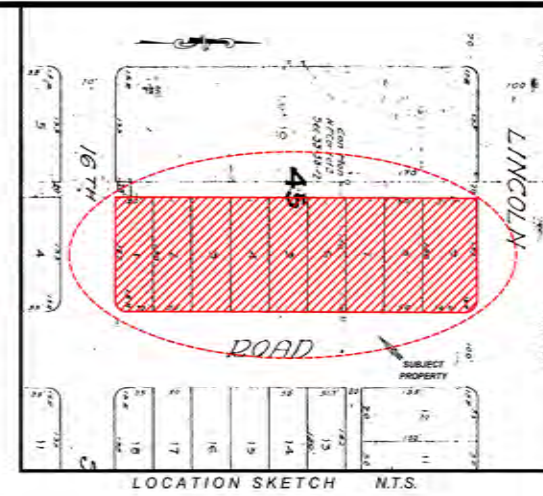
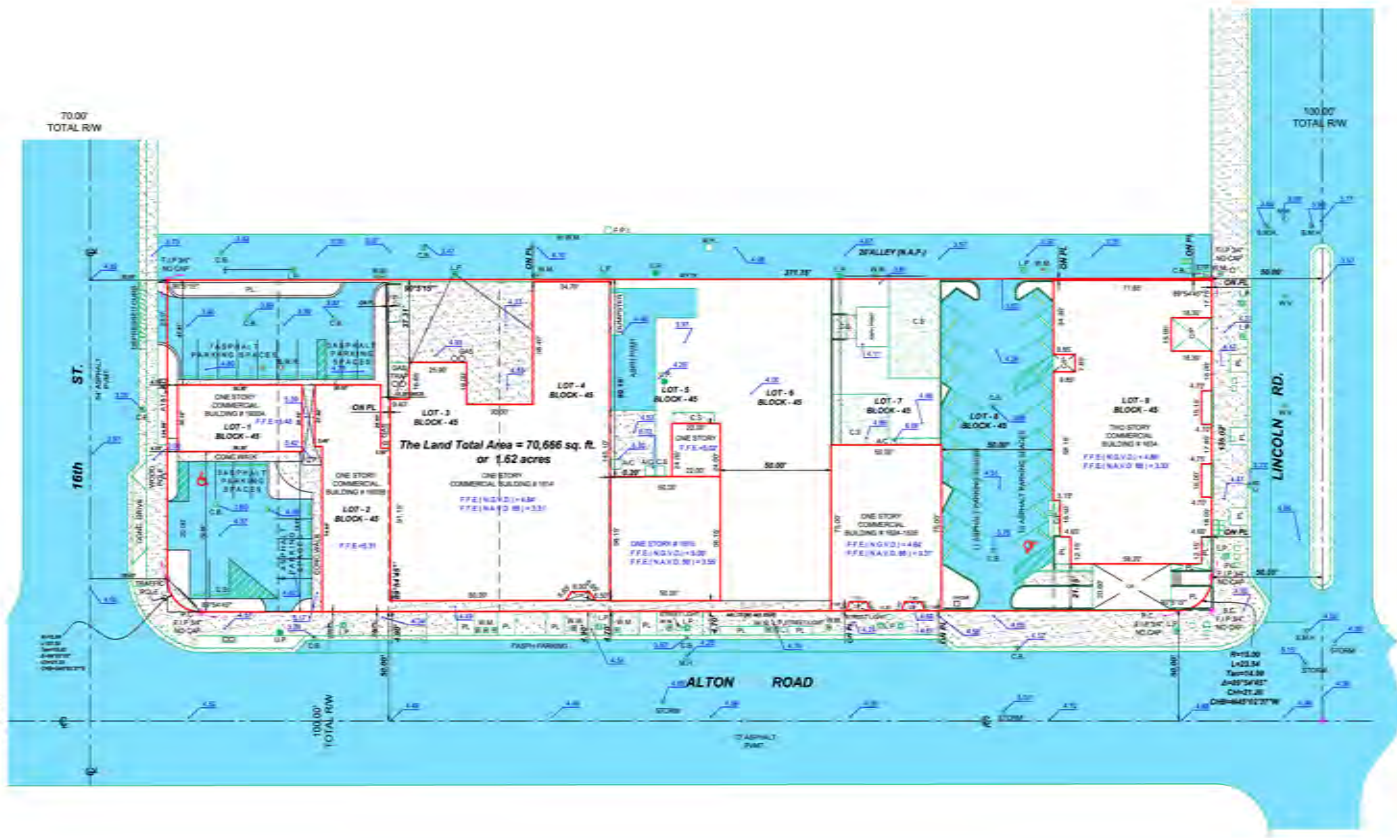
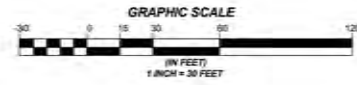
1355 NW 87 AV SUITE 200
MIAMI, FLORIDA 33172
TELEPHONE: (305) 364-2100
FAX: (305) 254-0229

Nova Surveyors Inc.
LAND SURVEYORS

SURVEY No. 14-0000224

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 6, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

1614-1634 ALTON RD
MIAMI BEACH, FL 33139

CERTIFICATIONS:

ARRP MIAMI, LLC
ARRP MIAMI II, LLC

SURVEYOR'S NOTES:

- IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY; IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.
- NORTH ARROW BASED ON PLAT
- ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929
MIAMI-DADE COUNTY BENCH MARK # D-104, LOCATOR NO. 4230 N
ELEVATION 3.04 FEET OF M.G.V.D. OF 1929
- FINISH FLOOR ELEVATIONS ALSO SHOWN IN NAVD 88
- THIS IS A SPECIFIC PURPOSE SURVEY.
- THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1.7500 FT.

I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 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. : 2834
STATE OF FLORIDA
FIRM L.B. # 6044

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

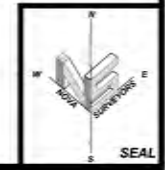
REVISED ON: _____
REVISED ON: _____

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):

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- LEGAL DESCRIPTION PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS: I DRAWING AND ICA LANDING REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SMALLER SCALE AND OF METRIC SCALE.
- EXEMPTIONS 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 FOR SUBMITTING PLAT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL, FOR AUTHORIZATION TO AUTHORITIES BY A REIN CONTRACTOR, 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 FINISH FLOOR MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN ZONE "M" - COMMUNITY PANEL SURVEY; LEGISLATIVE DATE OF FIRM 08/15/09.
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ABBREVIATIONS AND MEANINGS

A = ANT	CONC = CONCRETE	PROP. JOB = PROPERTY CORNER	P.S. = PERMANENT	M.S. = METRIC SCALE
A.C. = AIR CONDITIONING	C.C. = CONCRETE CURB	PROP. = PROPERTY	P.S. = PERMANENT	M.S. = METRIC SCALE
A.S. = ADDRESS SIGN	C.S. = CONCRETE SIGN	PROP. = PROPERTY	P.S. = PERMANENT	M.S. = METRIC SCALE
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SURVEY INCLUDED FOR REFERENCE ONLY

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

1212
LINCOLN ROAD

CRESCENT HEIGHTS
INSPIRATIONAL LIVING
2200 BISCAYNE BLVD.
MIAMI, FLORIDA 33137

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

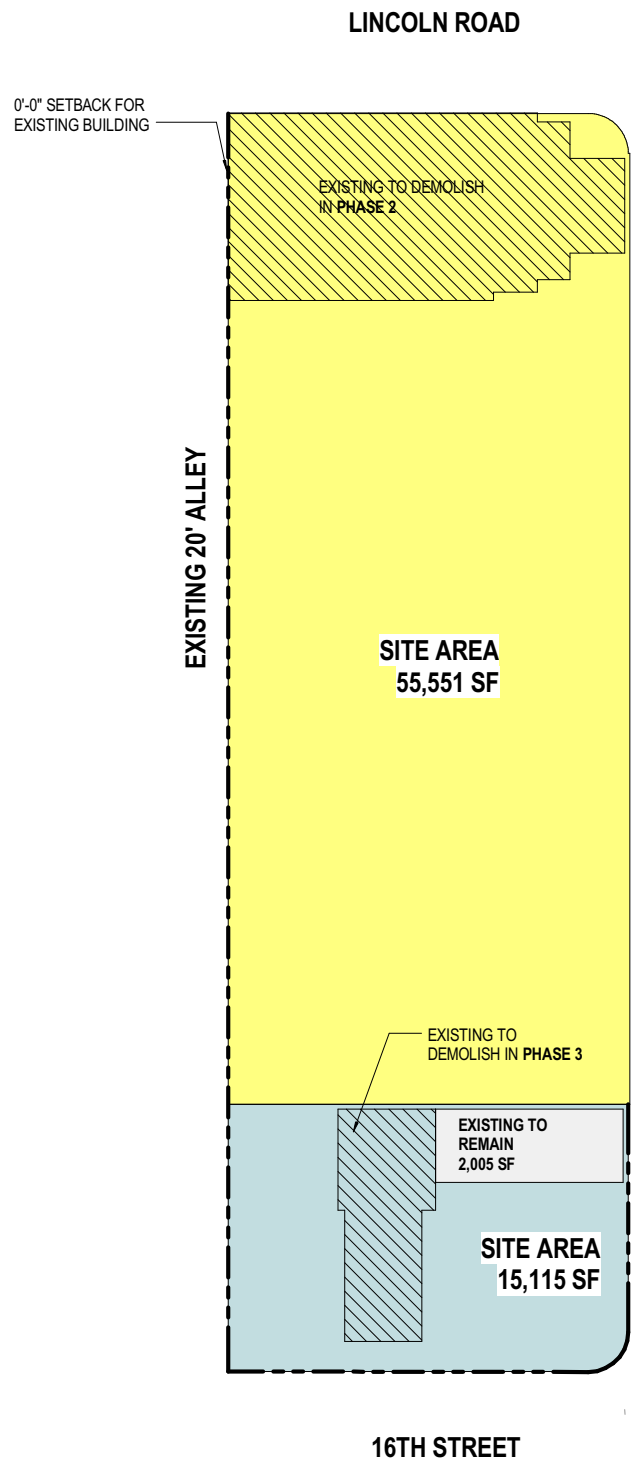
MEP
BR+A
2600 S. DOUGLAS ROAD
SUITE 1100
CORAL GABLES, FLORIDA

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

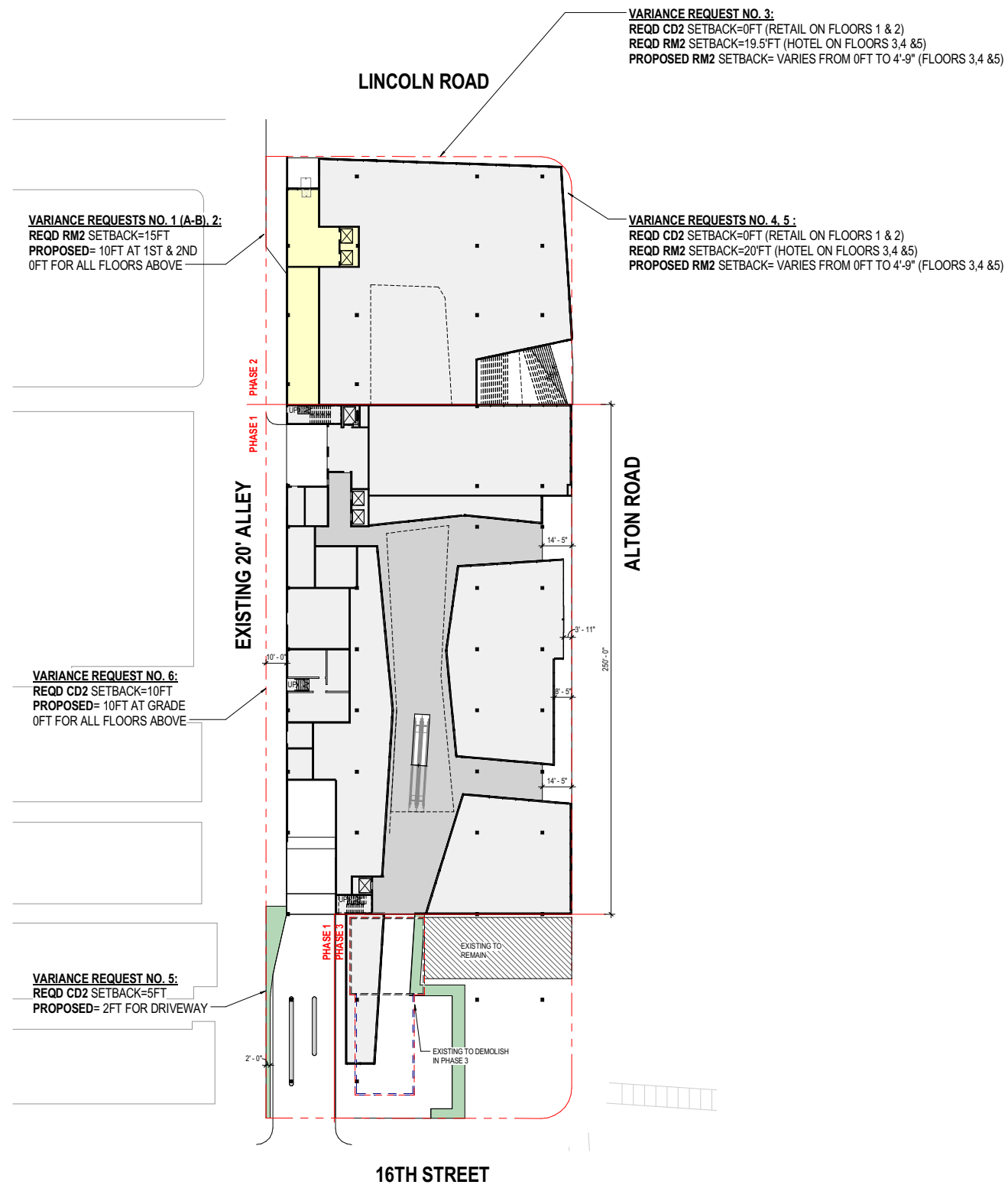
**PLANNING BOARD
FINAL SUBMITTAL
04-06-2016**

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

SURVEY
SHEET NUMBER
SUR-01



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



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

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

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

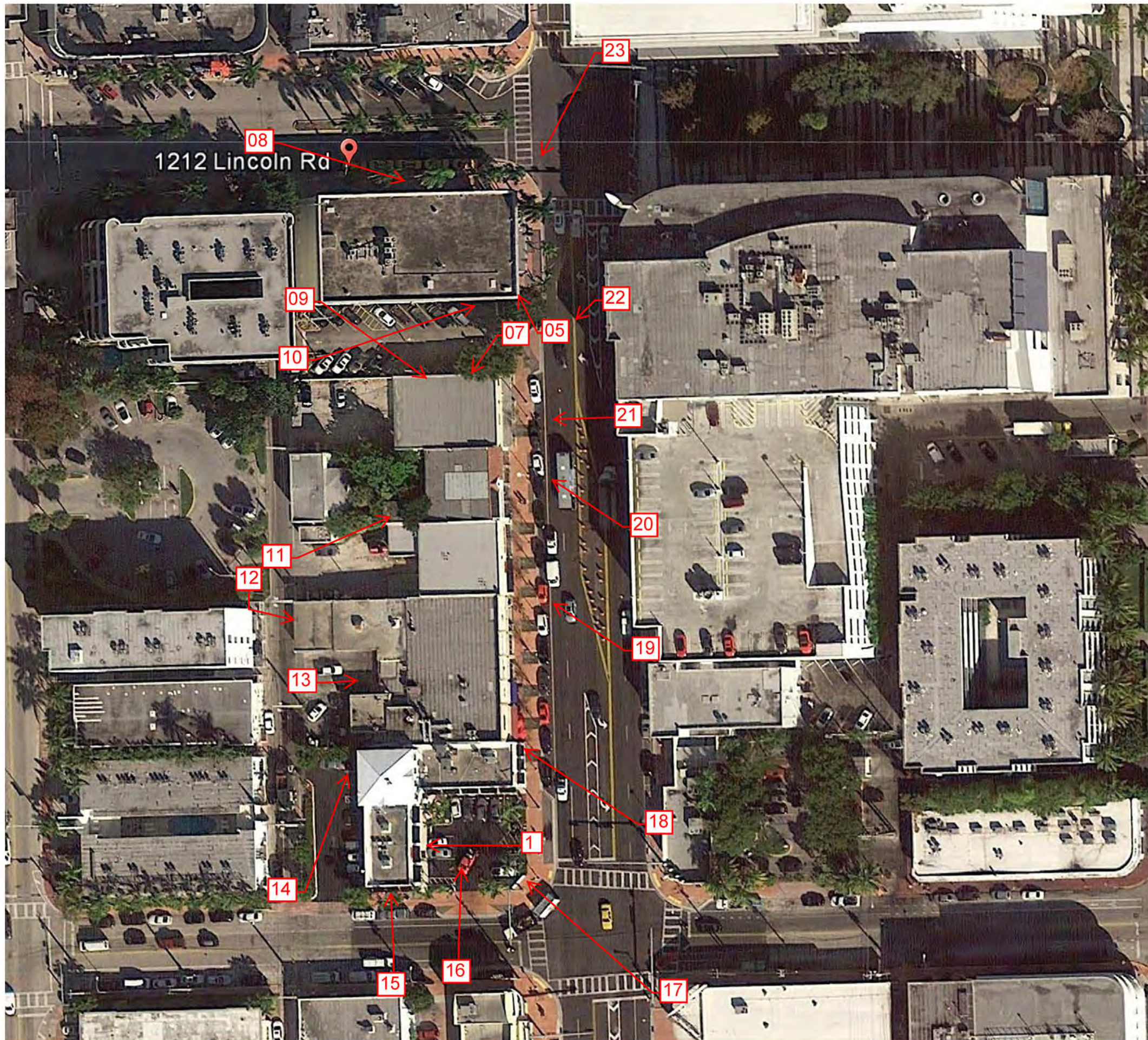
STRUCTURAL
YHCE ENGINEERING
12151 SW 128TH CT
SUITE 104
MIAMI, FLORIDA

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

DATE	ISSUE	SITE
Job Number	910414.000	
Drawn	Author	
Checked	Checker	
Approved	Approver	
TITLE		

ZONING AND VARIANCES

SHEET NUMBER
A00-01A



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

**1212
LINCOLN ROAD**

CRESCENT HEIGHTS®
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2200 BISCAYNE BLVD.
MIAMI, FLORIDA 33137

LANDSCAPE ARCHITECT

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

MEP

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

STRUCTURAL

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

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

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

TITLE

**EXISTING BUILDING
KEY DIRECTIONAL
PLAN**

SHEET NUMBER

A00-03

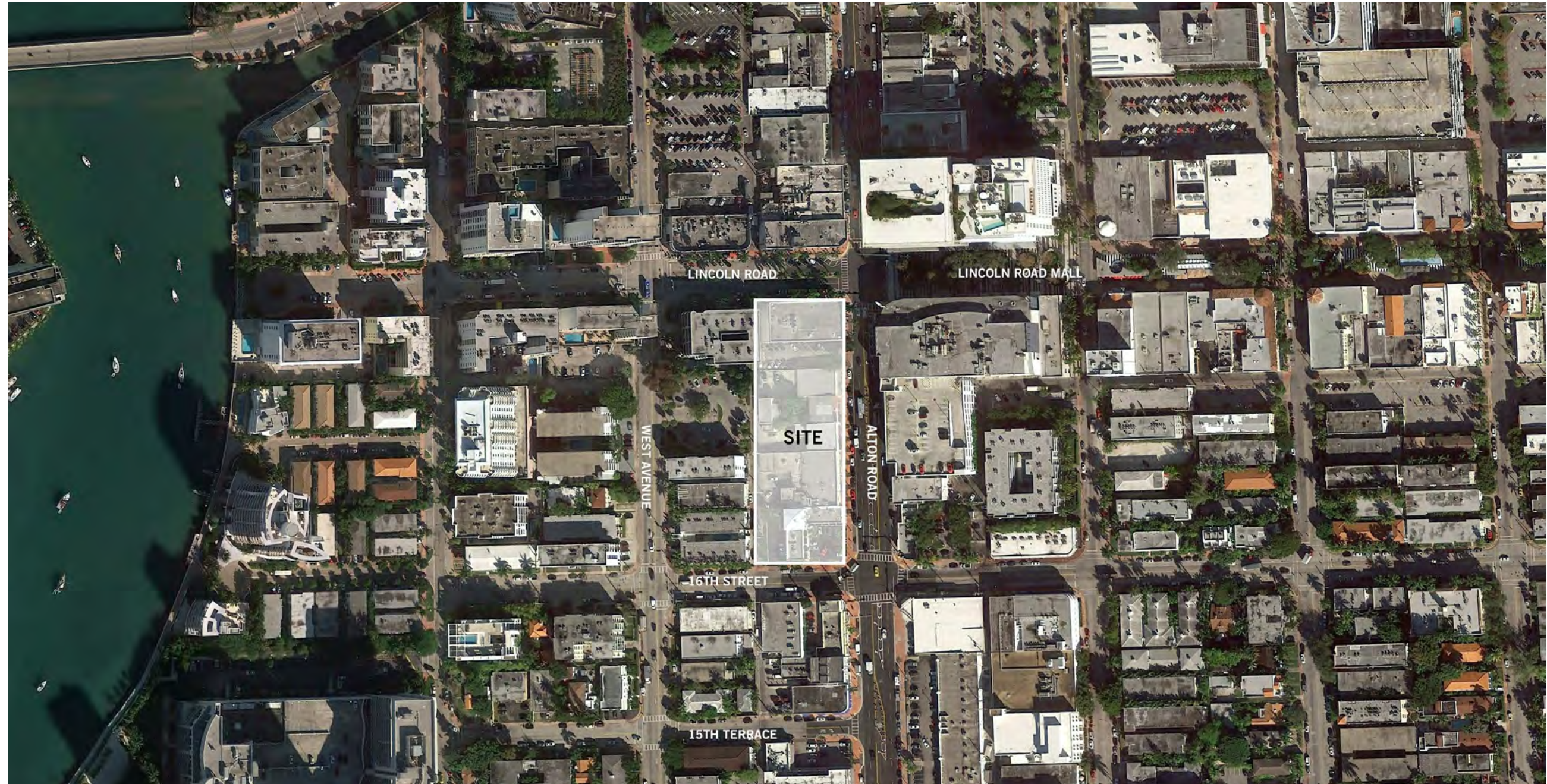
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1212 LINCOLN

1212 LINCOLN ROAD
MIAMI BEACH, FLORIDA

PLANNING BOARD
FINAL SUBMITTAL
04-06-2016



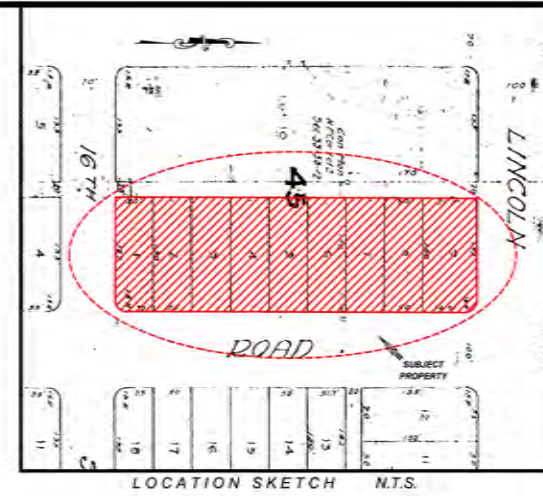
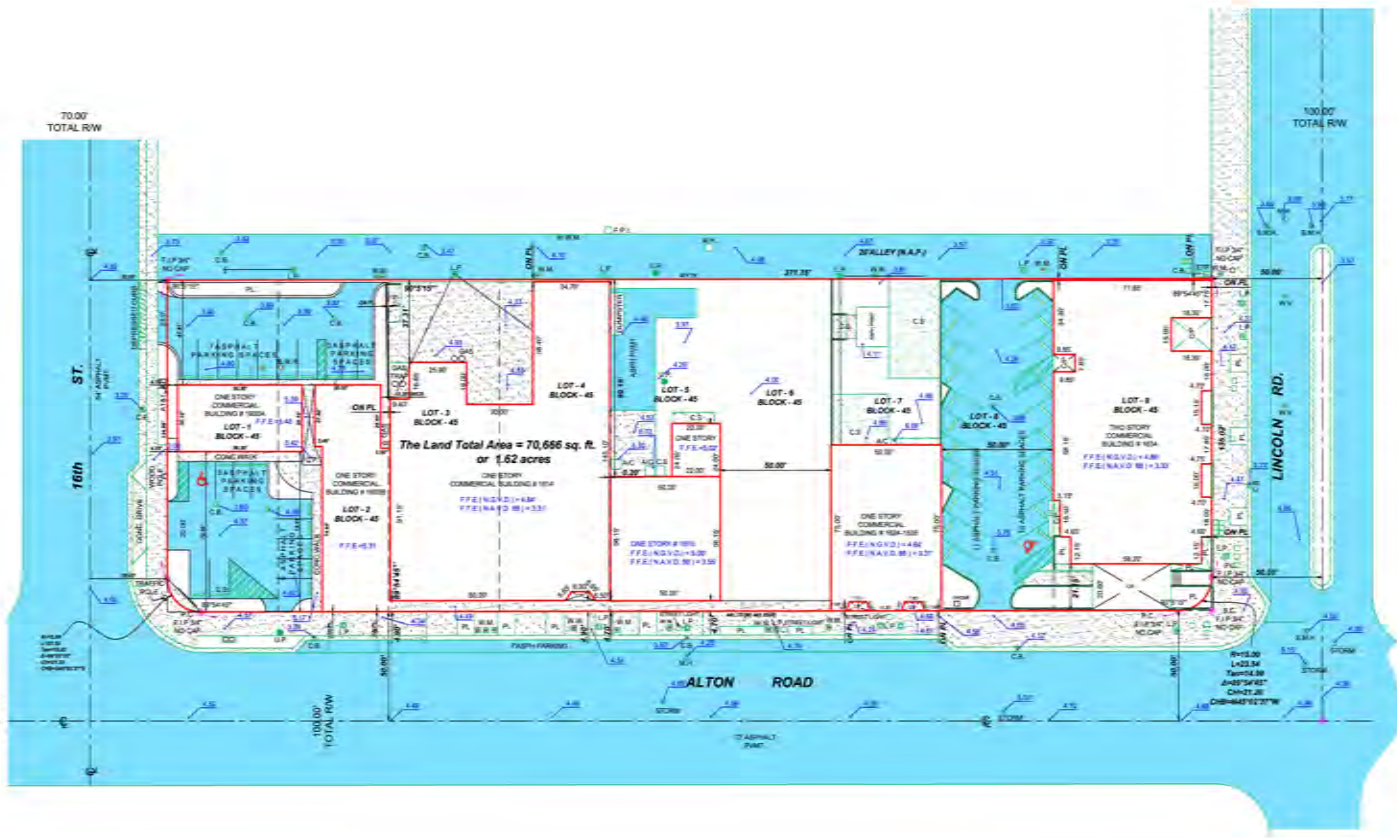
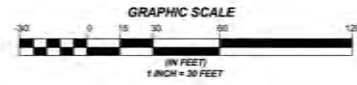
1335 NW 87 AV SUITE 200
MIAMI, FLORIDA 33172
TELEPHONE: (305) 364-2100
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Nova Surveyors Inc.
LAND SURVEYORS

SURVEY No. 14-0000224

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 6, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

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MIAMI BEACH, FL 33139

CERTIFICATIONS:

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ARRP MIAMI II, LLC

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BY: GEORGE IBARRA (DATE OF FIELD WORK)
PROFESSIONAL LAND SURVEYOR NO. : 2834
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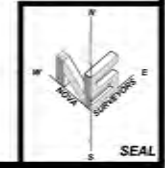
REVISED ON: _____
REVISED ON: _____

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SURVEY INCLUDED FOR REFERENCE ONLY

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

1212
LINCOLN ROAD

CRESCENT HEIGHTS
INSPIRATIONAL LIVING
2200 BISCAYNE BLVD.
MIAMI, FLORIDA 33137

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

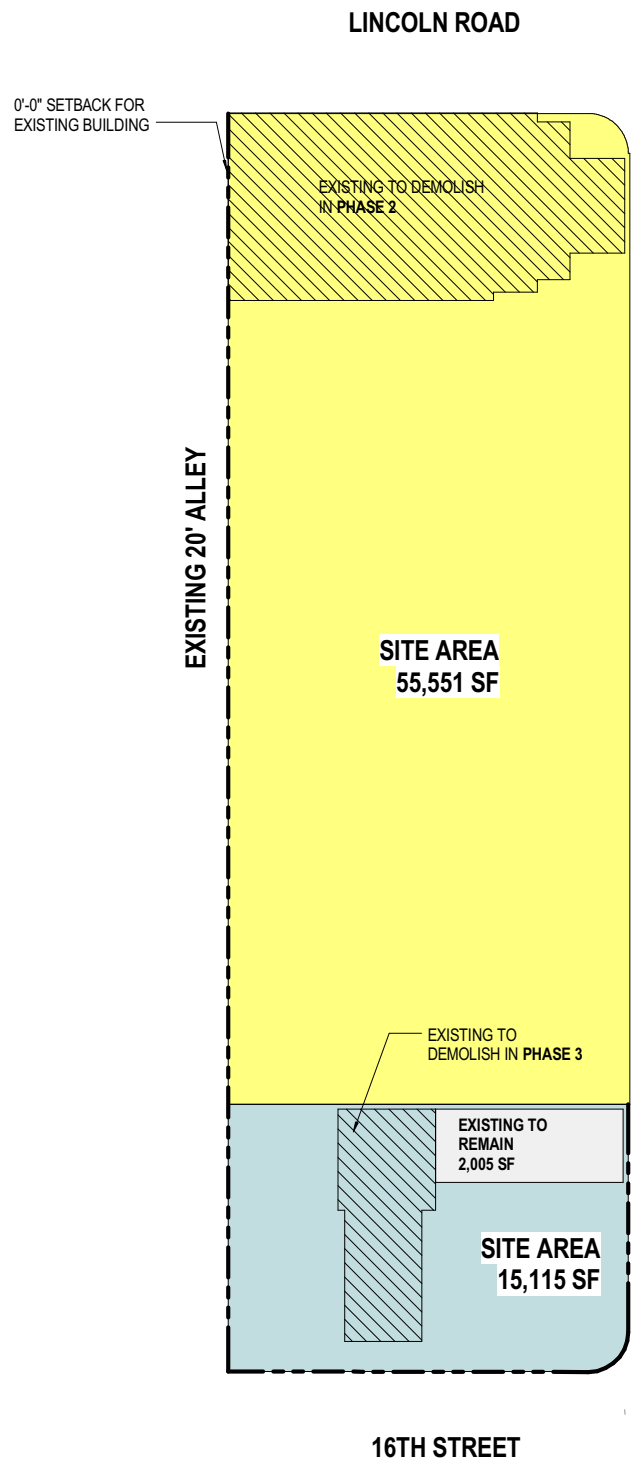
MEP
BR+A
2600 S. DOUGLAS ROAD
SUITE 1100
CORAL GABLES, FLORIDA

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

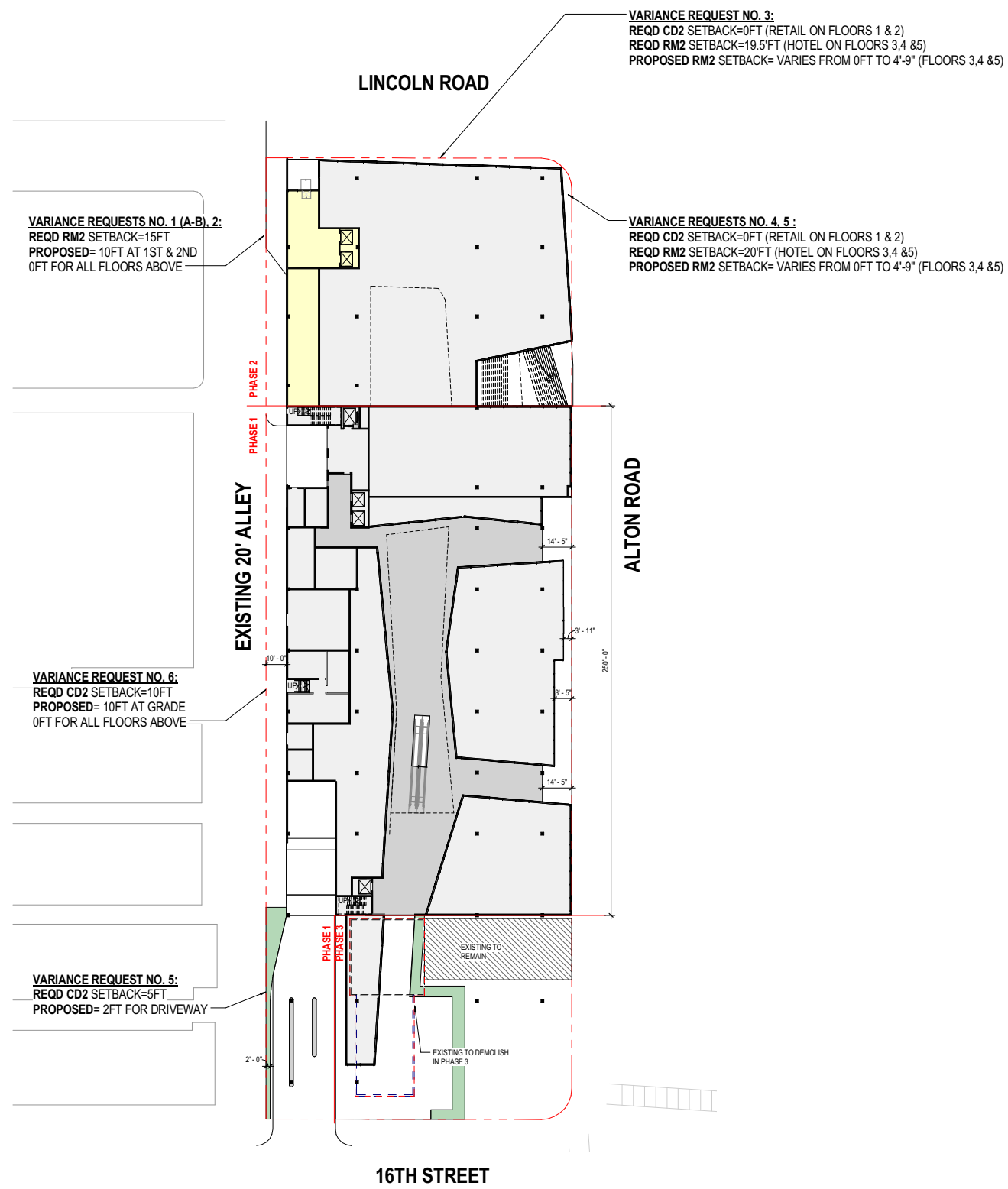
**PLANNING BOARD
FINAL SUBMITTAL
04-06-2016**

Job Number	910414.000
Drawn	Author
Checked	Checker
Approved	Approver
TITLE	

SURVEY
SHEET NUMBER
SUR-01



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

DATE	ISSUE	SITE
Job Number	910414.000	
Drawn	Author	
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TITLE		

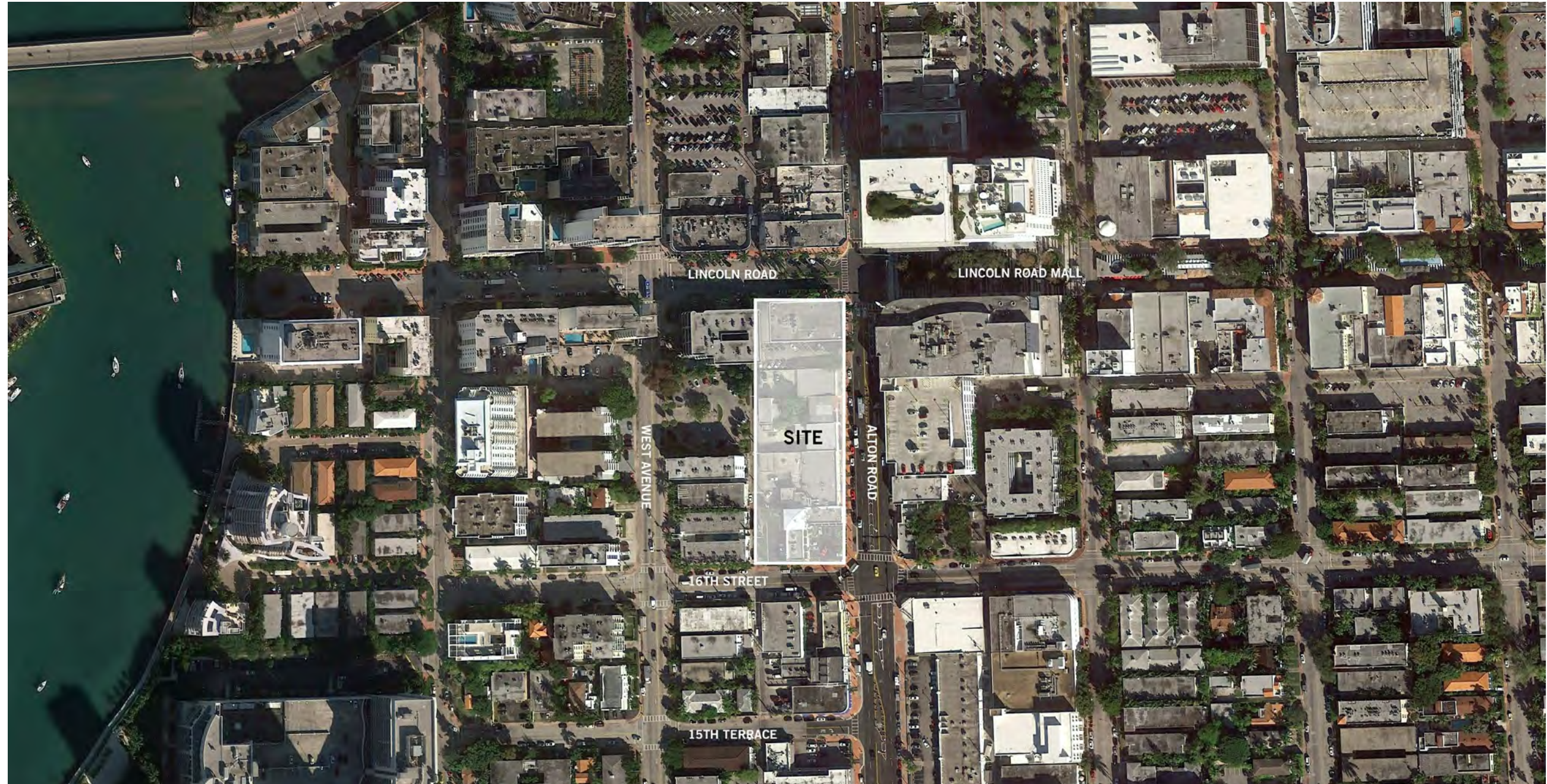
ZONING AND VARIANCES

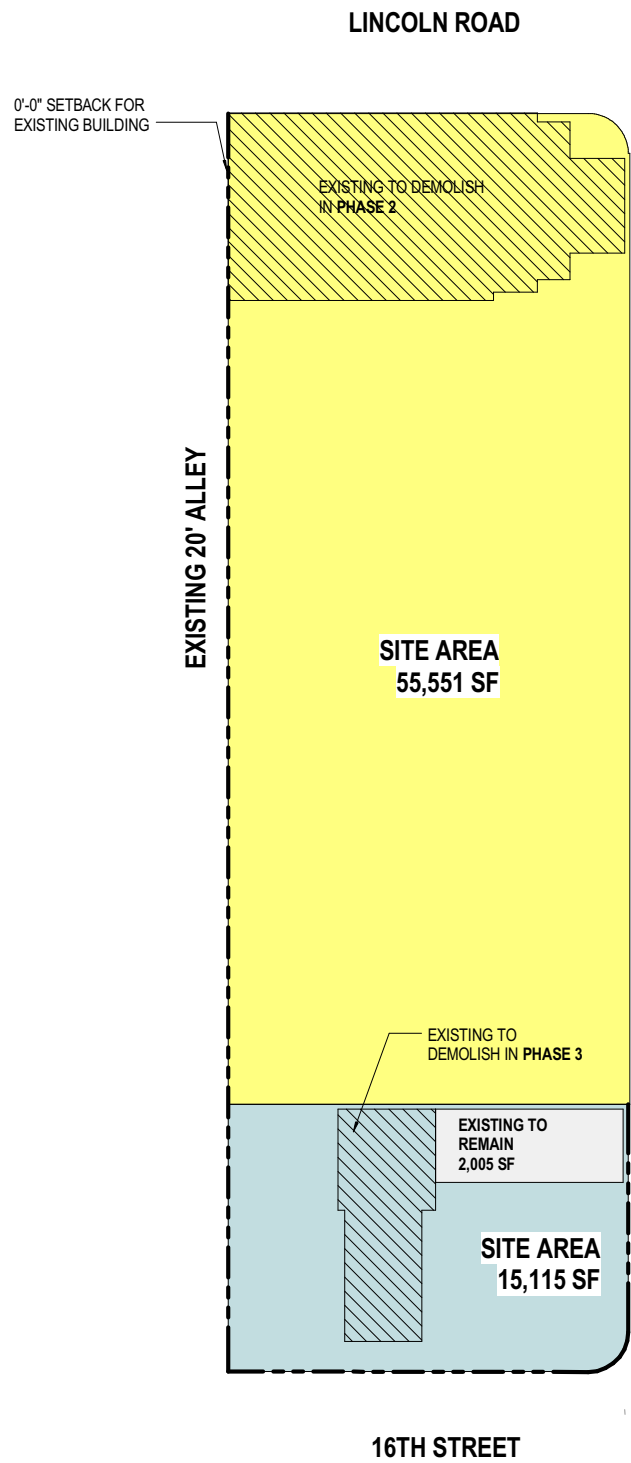
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A00-01A

1212 LINCOLN

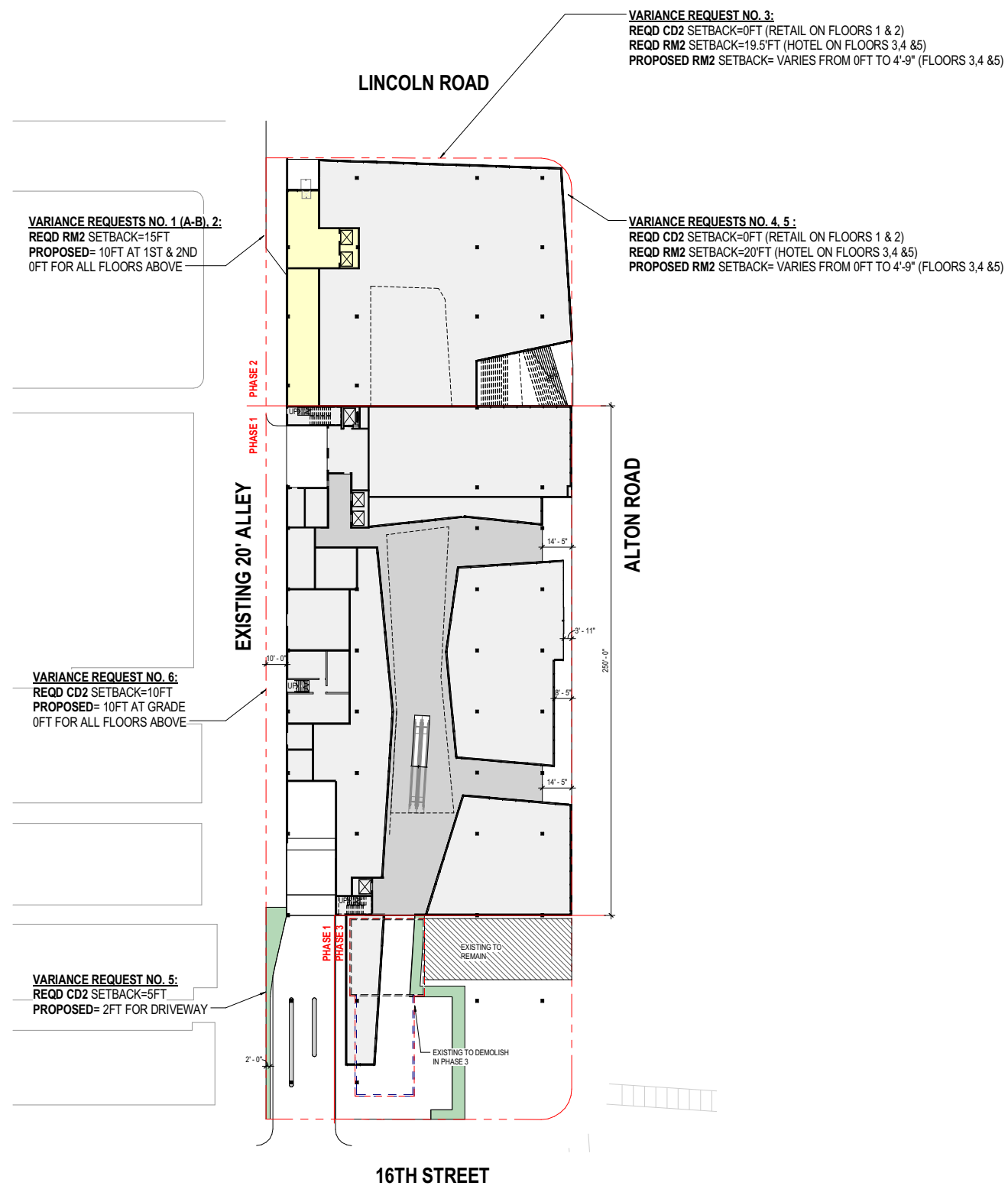
1212 LINCOLN ROAD
MIAMI BEACH, FLORIDA

PLANNING BOARD
FINAL SUBMITTAL
04-06-2016





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



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

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PERKINS + WILL

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SUITE 300
CORAL GABLES, FLORIDA
33134

1212
LINCOLN ROAD

CRESCENT HEIGHTS
INSPIRATIONAL LIVING

2200 BISCAYNE BLVD.
MIAMI, FLORIDA 33137

LANDSCAPE ARCHITECT

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MIAMI BEACH, FLORIDA
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LA 6666853

MEP

BR+A

2600 S. DOUGLAS ROAD
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CORAL GABLES, FLORIDA

STRUCTURAL

YHCE ENGINEERING

12151 SW 128TH CT
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MIAMI, FLORIDA

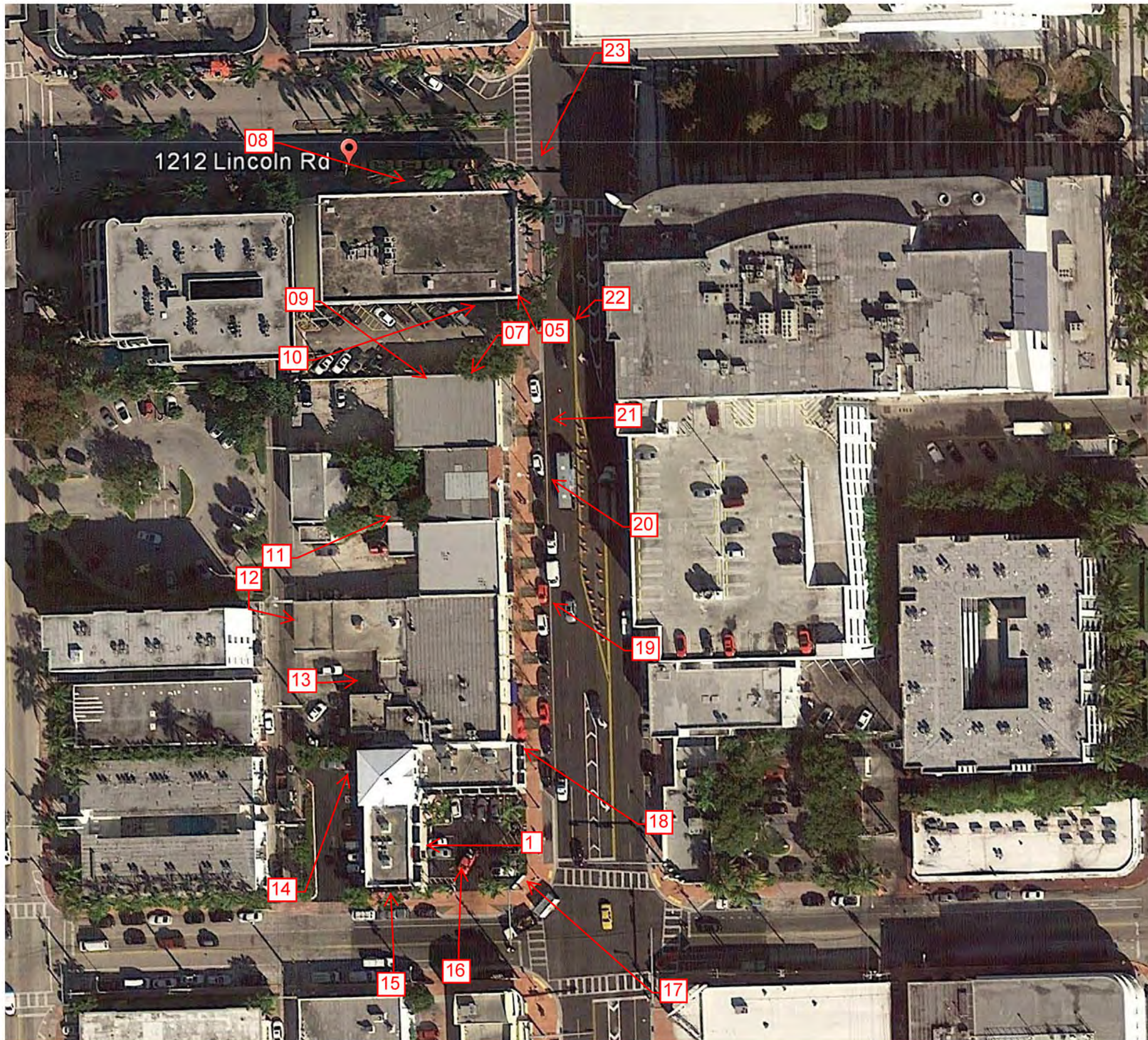
**PLANNING BOARD
FINAL SUBMITTAL
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Job Number	910414.000	
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ZONING AND VARIANCES

SHEET NUMBER

A00-01A



**PERKINS
+ WILL**
806 DOUGLAS ROAD
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33134

**1212
LINCOLN ROAD**

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MIAMI, FLORIDA 33137

LANDSCAPE ARCHITECT

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SUITE 104
MIAMI, FLORIDA

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

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

TITLE

**EXISTING BUILDING
KEY DIRECTIONAL
PLAN**

SHEET NUMBER

A00-03

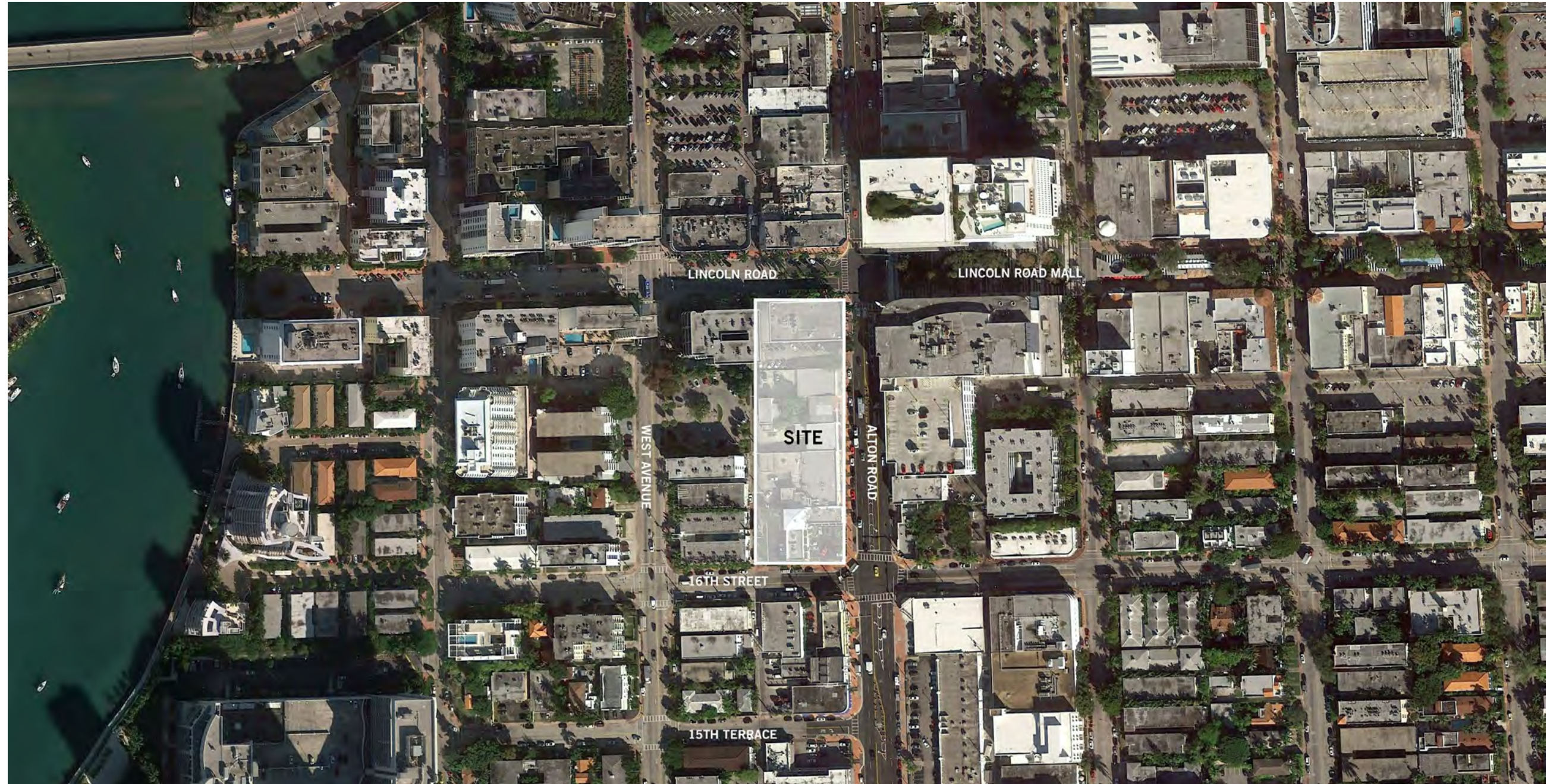
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1212 LINCOLN

1212 LINCOLN ROAD
MIAMI BEACH, FLORIDA

PLANNING BOARD
FINAL SUBMITTAL
04-06-2016



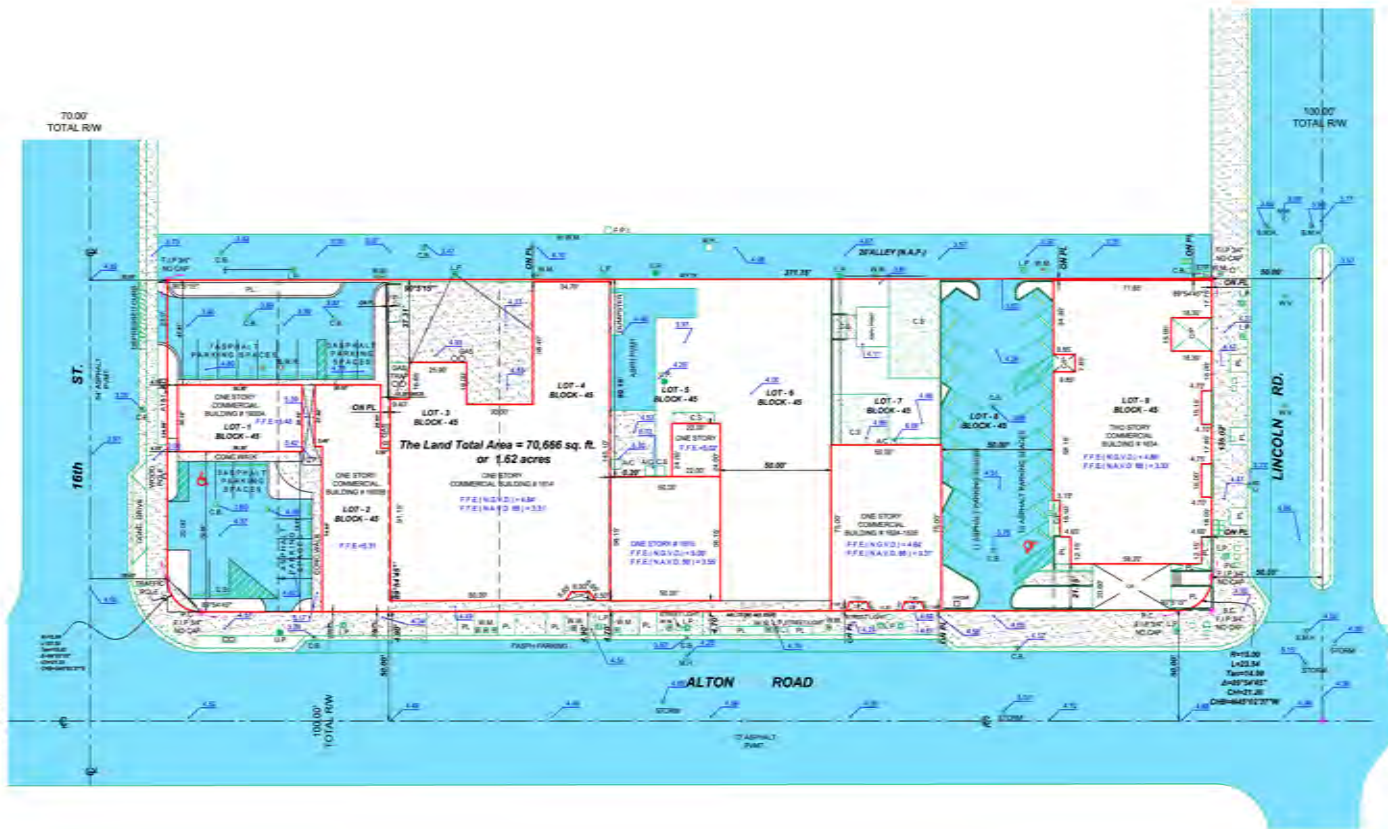
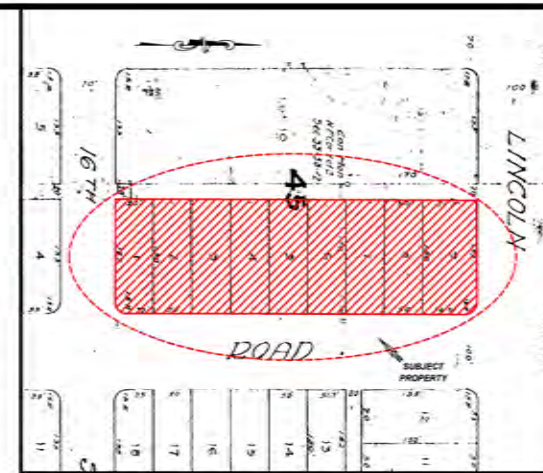
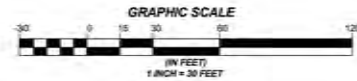
1355 NW 87 AV SUITE 200
MIAMI, FLORIDA 33172
TELEPHONE: (305) 264-2100
FAX: (305) 264-0229

Nova Surveyors Inc.
LAND SURVEYORS

SURVEY No. 14-0000224

SHEET No. 1 OF 1

BOUNDARY SURVEY



LEGAL DESCRIPTION:

SURVEY OF LOT 1-8, BLOCK 45, OF COMMERCIAL SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

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MIAMI BEACH, FL 33139

CERTIFICATIONS:

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ARRP MIAMI II, LLC

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LAND TOTAL AREA:
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BY: GEORGE IBARRA (DATE OF FIELD WORK)
PROFESSIONAL LAND SURVEYOR NO. : 2834
STATE OF FLORIDA
FIRM L.B. # 6044

(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 (SURVEY):

- EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDS INSTRUMENTS IF ANY AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DESIGNATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR SUBDIVISIONS OF RECORD.
- LEGAL DESCRIPTION PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS: I. DRAWING AND I/O. A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD. COULD BE DRAWN AT A SMALL SCALE AND ON METRIC 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 FOR SUBMITTING PLAT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL. FOR AUTHORIZATION TO AUTHORITIES BY A REFIN 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 FINISH FLOOR MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN ZONE "M" COMBINATION PLAN/SURVEY. 1355555555. DATE OF FIRM 8/11/2009. BASE FLOOD ELEVATION 4 FEET.

ABBREVIATIONS AND MEANINGS

A = AREA	CONC = CONCRETE	F.P.C. = PROPERTY CORNER	P.B. = PERMANENT	M.S. = METRIC SCALE
A.C. = AREA CALCULATION	C.M. = CONCRETE MASONRY	F.P.C. = PROPERTY CORNER	P.C. = PERMANENT	N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
A.S. = AREA SURVEY	C.S. = CONCRETE SURFACE	F.P.C. = PROPERTY CORNER	P.C. = PERMANENT	P.M. = PERMANENT
A.S. = AREA SURVEY	C.S. = CONCRETE SURFACE	F.P.C. = PROPERTY CORNER	P.C. = PERMANENT	P.M. = PERMANENT
A.S. = AREA SURVEY	C.S. = CONCRETE SURFACE	F.P.C. = PROPERTY CORNER	P.C. = PERMANENT	P.M. = PERMANENT



SURVEY INCLUDED FOR REFERENCE ONLY

PERKINS + WILL

806 DOUGLAS ROAD
SUITE 300
CORAL GABLES, FLORIDA
33134

1212
LINCOLN ROAD

CRESCENT HEIGHTS[®]

INSPIRATIONAL LIVING

2200 BISCAYNE BLVD.
MIAMI, FLORIDA 33137

LANDSCAPE ARCHITECT

URBAN ROBOT LLC

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

MEP

BR+A

2600 S. DOUGLAS ROAD
SUITE 1100
CORAL GABLES, FLORIDA

STRUCTURAL

YHCE ENGINEERING

12151 SW 128TH CT
SUITE 104
MIAMI, FLORIDA

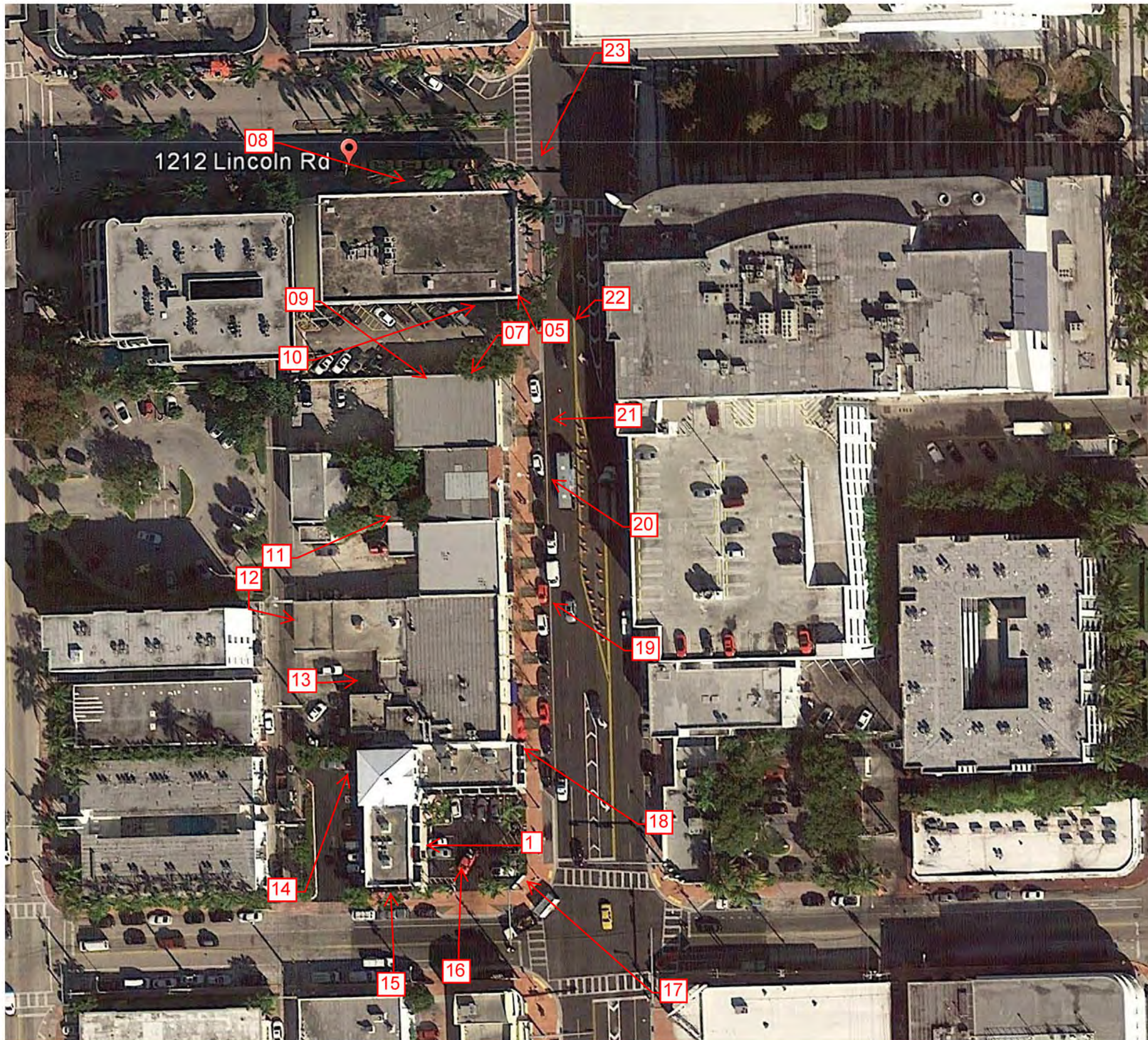
PLANNING BOARD FINAL SUBMITTAL 04-06-2016

Job Number	810414.000
Drawn	Author
Checked	Checker
Approved	Approver
	TITLE

SURVEY

SHEET NUMBER

SUR-01



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

**1212
LINCOLN ROAD**

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LANDSCAPE ARCHITECT

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LLC**
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MEP

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SUITE 1100
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STRUCTURAL

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

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

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

TITLE

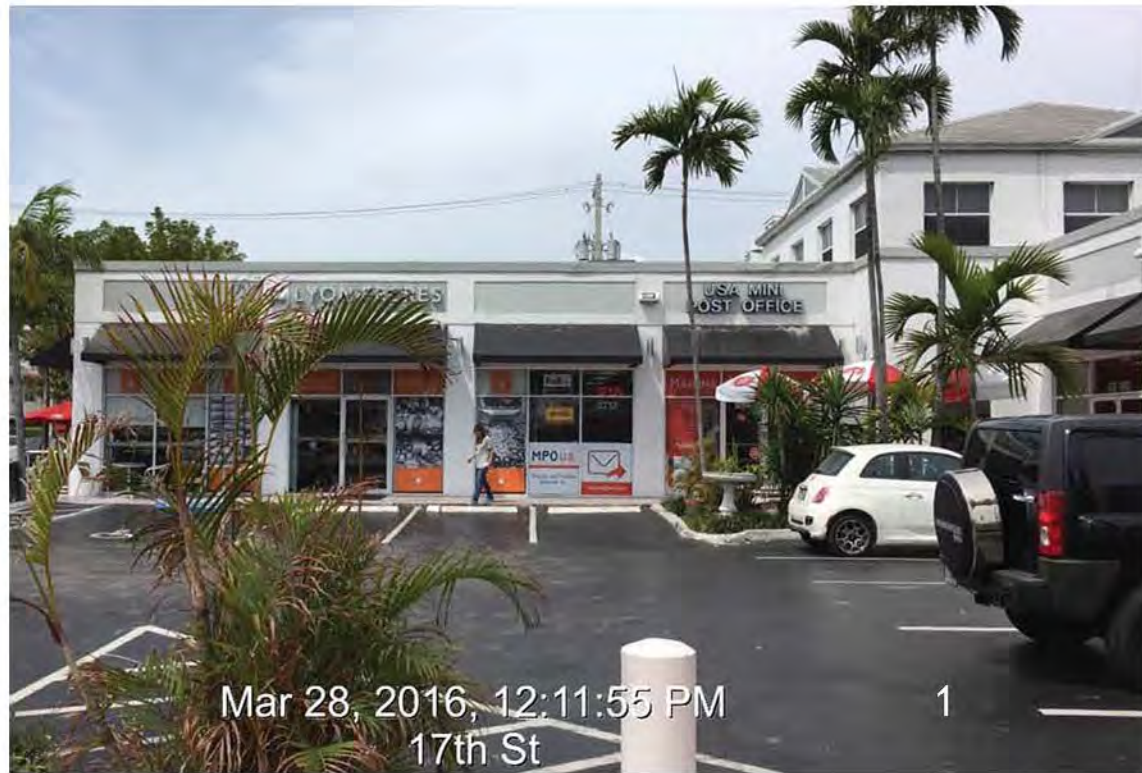
**EXISTING BUILDING
KEY DIRECTIONAL
PLAN**

SHEET NUMBER

A00-03

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17th St

1

ALTON ROAD



Mar 28, 2016, 12:11:53 PM
17th St

2

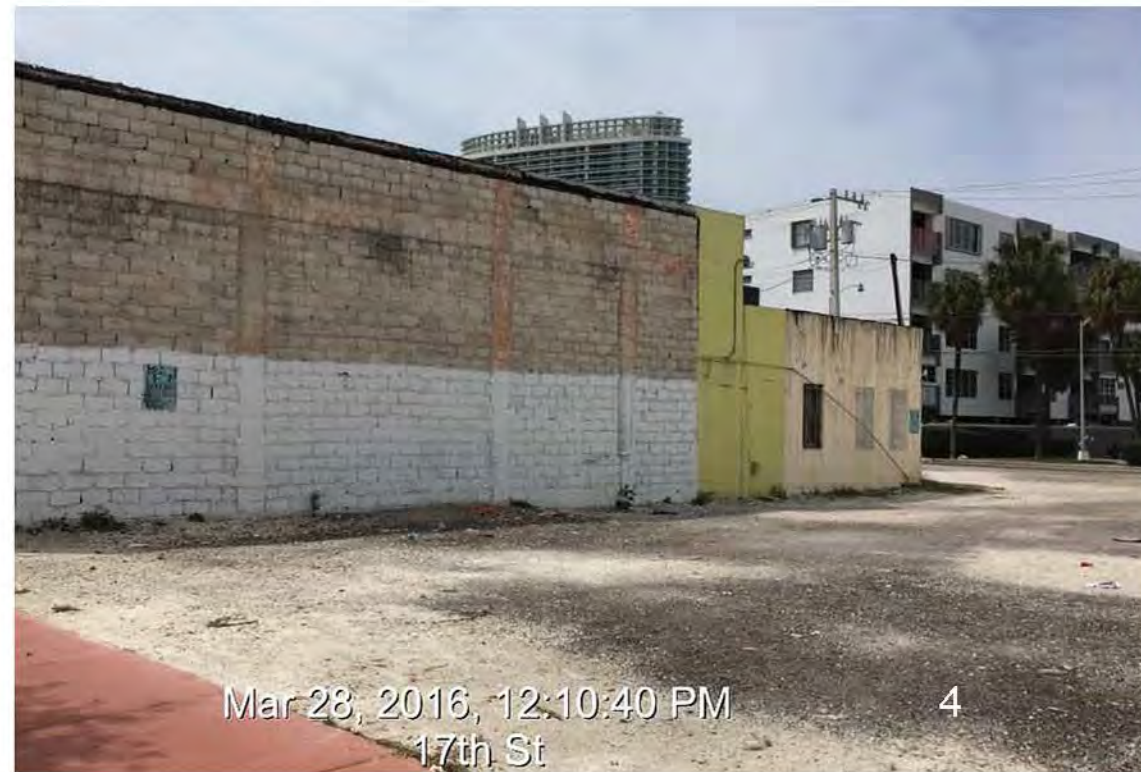
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Mar 28, 2016, 12:11:10 PM
17th St

3

ALTON ROAD



Mar 28, 2016, 12:10:40 PM
17th St

4

ALTON ROAD

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+ WILL**

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LINCOLN ROAD

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SUITE 104
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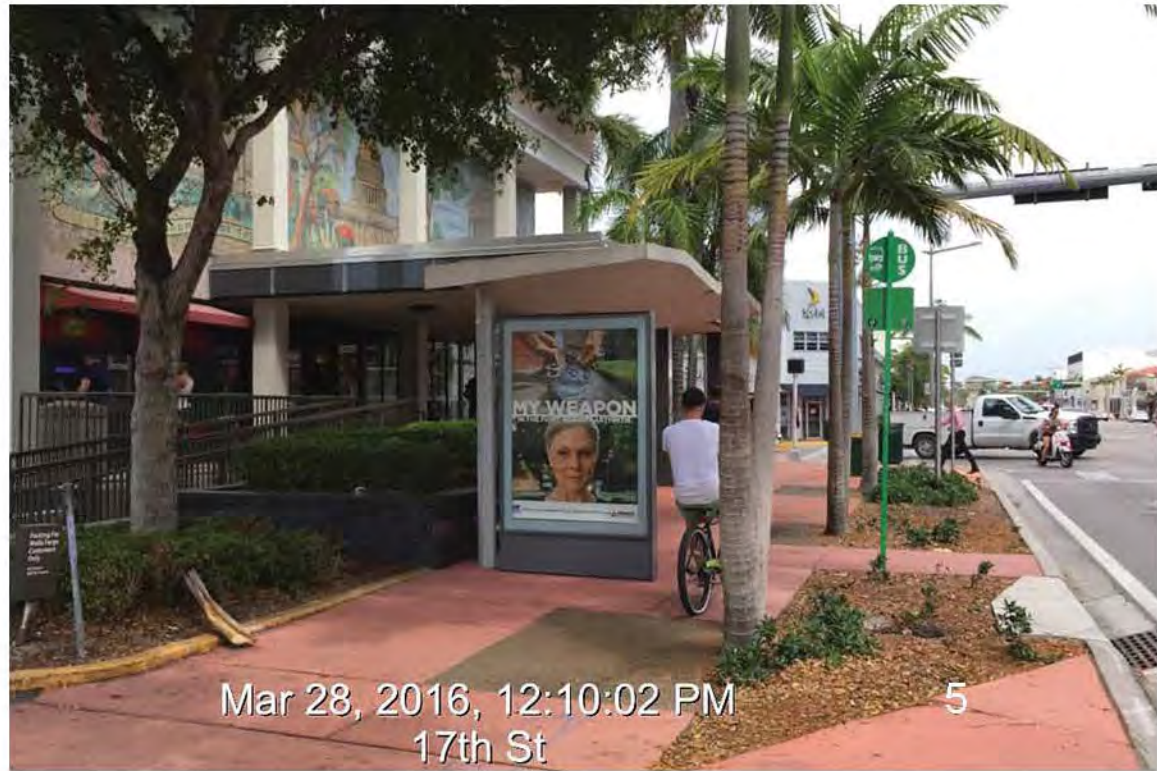
**PLANNING BOARD
FINAL SUBMITTAL
04-06-2016**

DATE	ISSUE	DATE
Job Number	810414000	
Drawn	Author	
Checked	Checker	
Approved	Approver	
TITLE		

**EXISTING BUILDING
SITE PHOTOS**

SHEET NUMBER

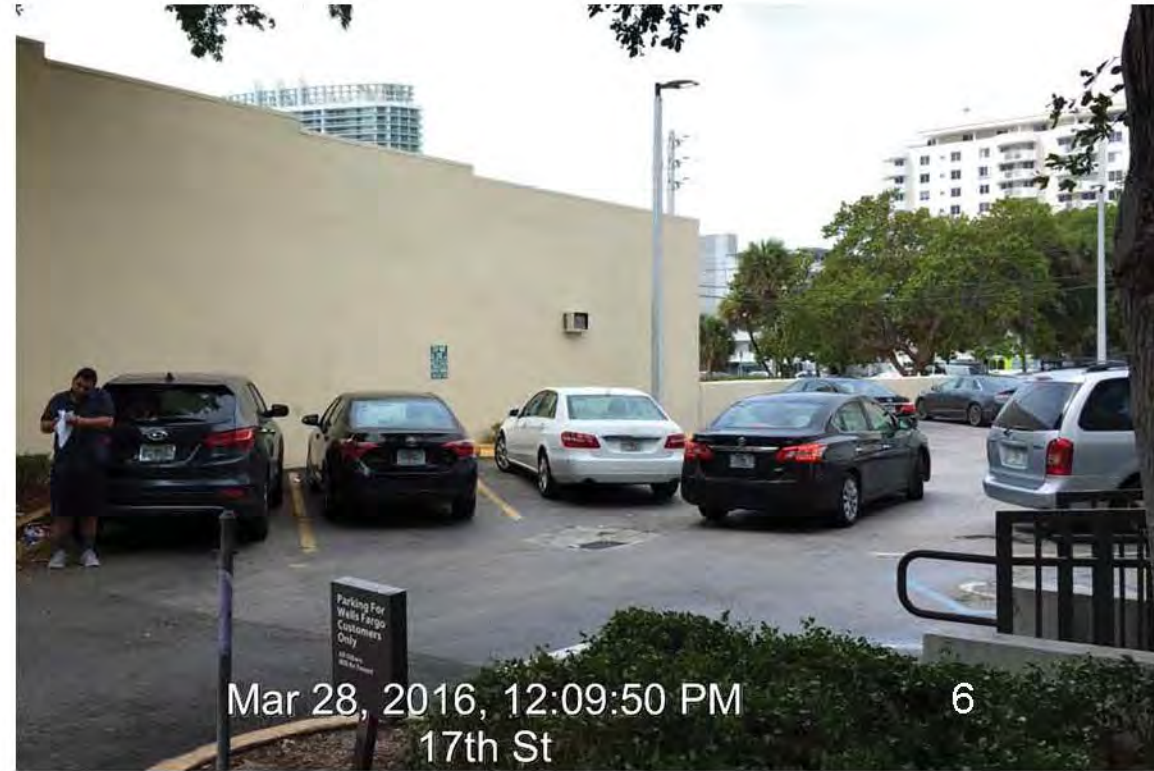
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17th St

5

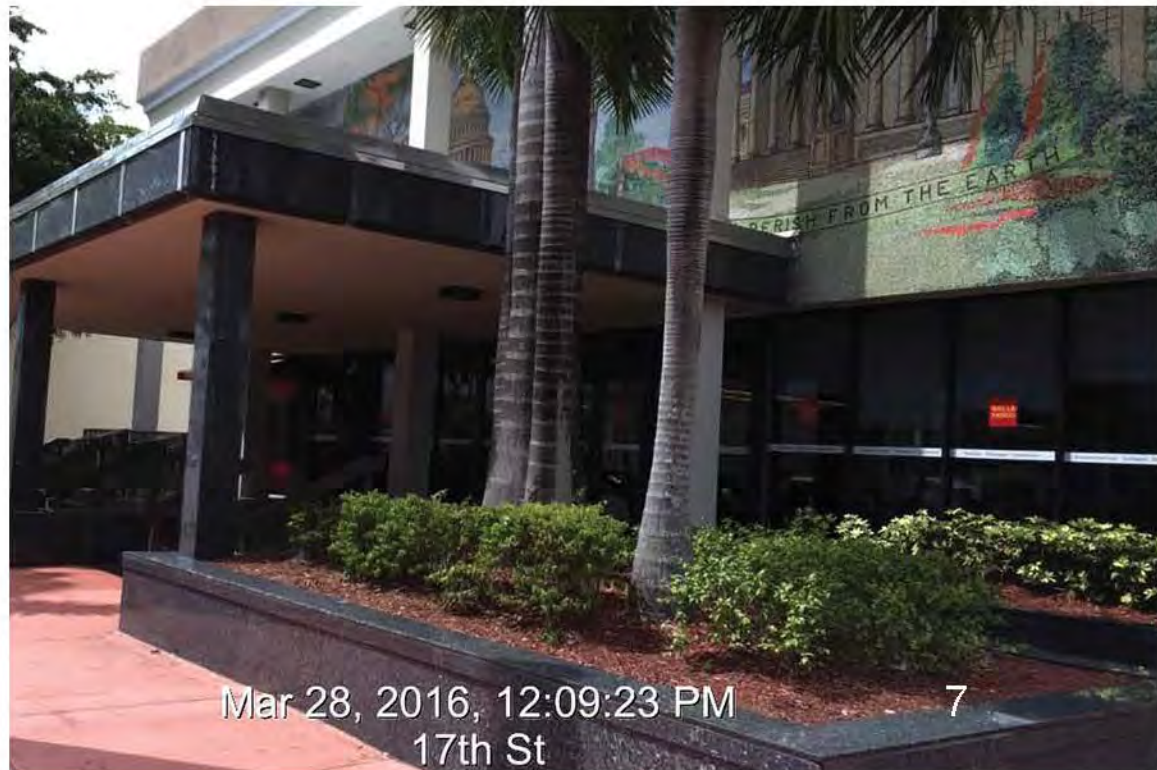
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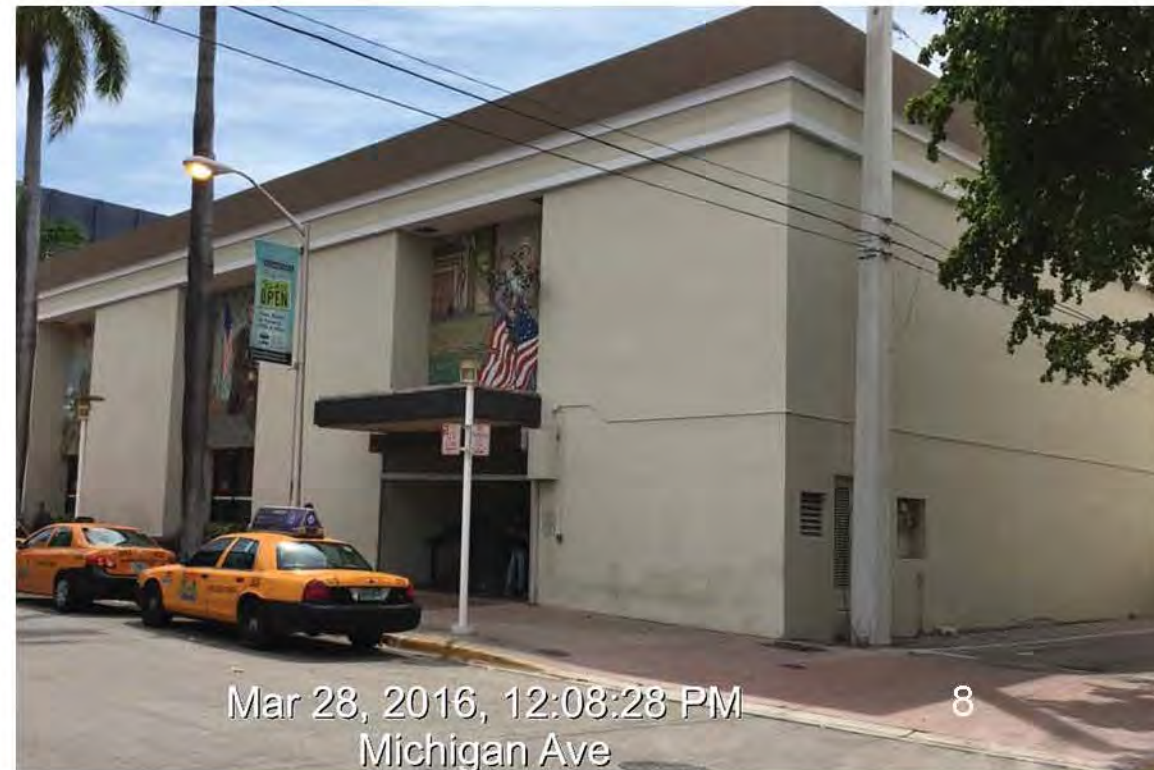
ALTON ROAD



Mar 28, 2016, 12:09:23 PM
17th St

7

ALTON ROAD



Mar 28, 2016, 12:08:28 PM
Michigan Ave

8

LINCOLN ROAD (WEST OF ALTON RD)

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LINCOLN ROAD

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SUITE 104
MIAMI, FLORIDA

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

Issue	Date	Issue
Job Number	810414.000	
Drawn	Author	
Checked	Checker	
Approved	Approver	

TITLE

EXISTING BUILDING
SITE PHOTOS

SHEET NUMBER

A00-03B

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