

1 | LOCATION PLAN
SCALE: N.T.S.

1. WORK PERFORMED SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2014, (5TH EDITION), ALL APPLICABLE STATE AND LOCAL CODES, ORDINANCES AND REGULATIONS, NATIONAL.

2. THE GENERAL NOTES AND SPECIFICATIONS SHALL TAKE PRECEDENCE OVER THE GENERAL CONDITIONS IN CASE OF CONFLICT.

3. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NOTED DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

4. THE GENERAL NOTES AND DETAILS APPLY THROUGHOUT THE JOB UNLESS OTHERWISE NOTED OR SHOWN. ALL WORK THAT IS EITHER IMPLIED OR REASONABLY INFERABLE FROM THE CONTRACT DOCUMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH EXISTING CONDITIONS.

5. TURNKEY FINISHED SPACE TO THE OWNER ANY AND ALL DISCREPANCIES AND/OR OMISSIONS SHALL BE REPORTED TO THE OWNER'S ARCHITECT PRIOR TO COMMENCEMENT. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR.

6. ALL PERMITS, INSPECTIONS, AND APPROVALS, SHALL BE APPLIED FOR AND PAID BY THE CONTRACTOR FOR ALL DISCIPLINES OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION OF INSPECTIONS.

7. ALL COMPLETED WORK SHALL BE PROTECTED AT ALL TIMES AS THE CONTRACTOR IS RESPONSIBLE FOR THE FULL REPLACEMENT COST OF ALL DAMAGED WORK CAUSED BY HIS OPERATIONS. CONTRACTORS SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AS MAY BE NEEDED TO PROTECT LIFE AND PROPERTY.

8. BEFORE COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL FILE WITH THE OWNER'S CURRENT INSURANCE CERTIFICATION FOR WORKMAN COMPENSATION, COMPREHENSIVE GENERAL LIABILITY, BODILY INJURY AND PROPERTY DAMAGE. THE CONTRACTOR SHALL INDEMNIFY THE LANDLORD, OWNER, AND ARCHITECT FOR ANY AND ALL COSTS, CLAIMS, SUITS AND JUDGMENTS FOR PROPERTY DAMAGE AND PERSONAL INJURY, ARISING OUT OF WORK OF THE CONTRACTOR.

9. ALL MATERIALS USED SHALL BE NEW AND DELIVERED TO THE JOB IN ORIGINAL SEALED CONTAINERS BEARING ORIGINAL MANUFACTURER'S LABELS. ALL WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER MATCHING AND ALIGNING ALL SURFACES WHERE APPLICABLE TO AFFORD A FINISHED, NEAT APPEARANCE. CONTRACTOR SHALL CLEAN ALL SURFACES FREE OF ALL DIRT OR REFUSE CAUSED BY DEBRIS FROM ALL INSTALLATION TECHNIQUES OF THE TRADES. ALL ADJACENT SURFACES SHALL BE LEFT AS THEY APPEAR PRIOR TO COMMENCEMENT OR REFINISHED AS REQUIRED TO LIKE-NEW CONDITION.

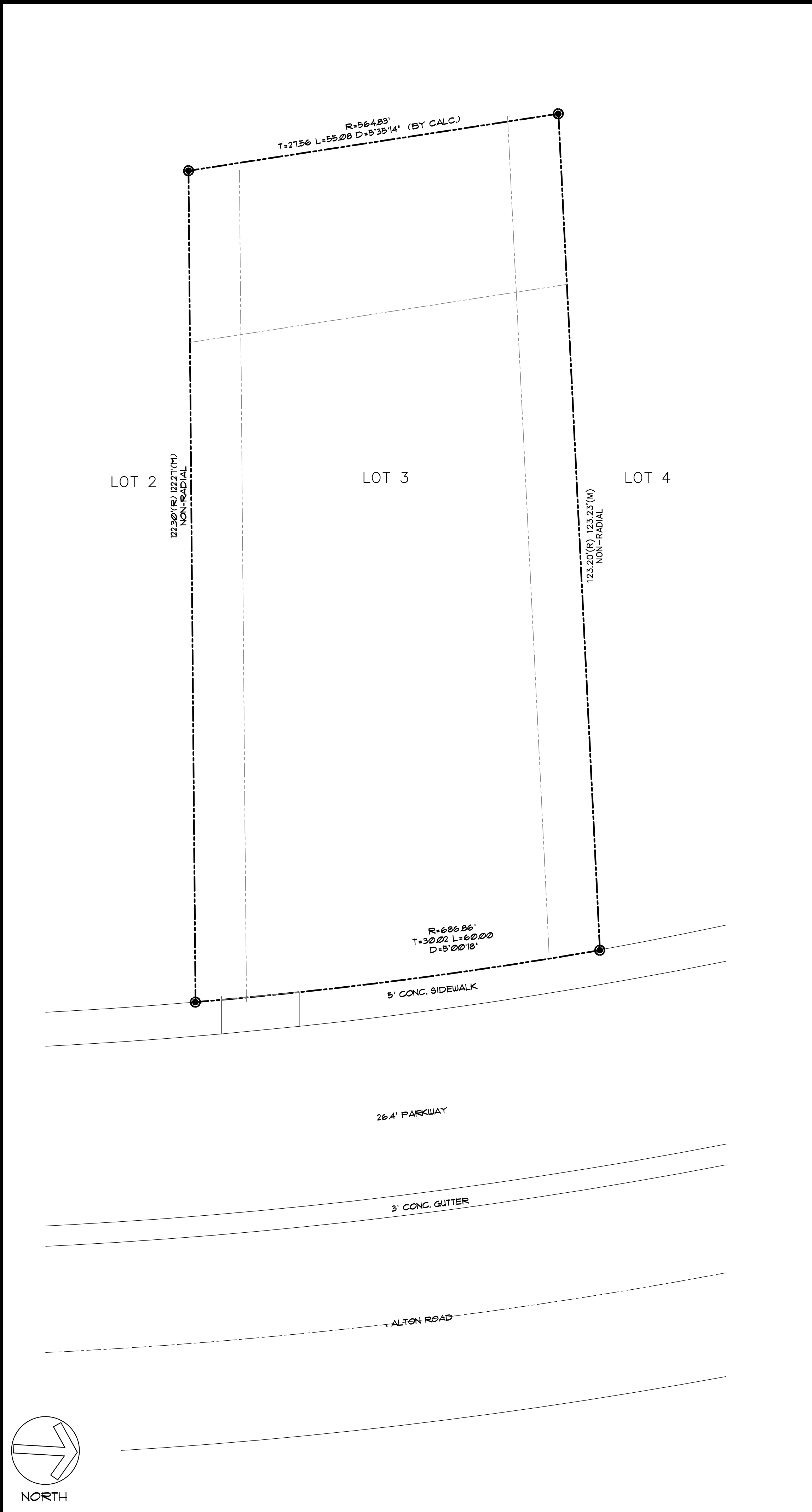
10. THE CONTRACTOR SHALL GUARANTEE IN WRITING, IN FORM ACCEPTABLE TO THE OWNER, ALL LABOR AND MATERIAL INSTALLED BY HIM FOR A PERIOD OF NOT LESS THAN ONE YEAR AFTER DATE OF FINAL ACCEPTANCE. SHOULD DEFECTS OCCUR, ALL WORK SHALL BE REPLACED OR PROPERLY REPAIRED AT NO ADDITIONAL COSTS TO THE OWNER. SUBSTANTIAL COMPLETION SHALL BE ATTAINED WHEN ALL PHASES OF THE WORK ARE COMPLETED AND THE SPACE CAN BE USED FOR WHAT IS INTENDED (EXCLUDING PUNCH LIST ITEMS).

11. ALL WORK AND/OR MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S OR INDUSTRY'S RECOMMENDATIONS OR STANDARDS.

12. CONTRACTORS SHALL BE FULLY RESPONSIBLE FOR THE COORDINATION OF ALL THE WORK OF HIS TRADES PLUS THE COORDINATION, REPAIR AND PREPARATION FOR THE WORK OF ANY OTHER TRADES THAT WILL BE SUBSEQUENTLY LET UNDER SEPARATE CONTRACT BY THE OWNER.

13. SURVEYOR TO LAY OUT ADDITION TO CONFIRM CONFORMANCE WITH SETBACKS BEFORE CONSTRUCTION STARTS.

2 | GENERAL NOTES



3 | SITE PLAN
SCALE: 1" = 10'-0"

SITE CALCULATIONS:		
TOTAL SITE AREA: 6,993 SF. OR 16 NET ACRES		
	ALLOWED	PROVIDED
MAX BUILDING FOOTPRINT AREA	2,091.9 SF. = 30%	
MAX. SF. AREA	3,496.5 SF. = 50%	

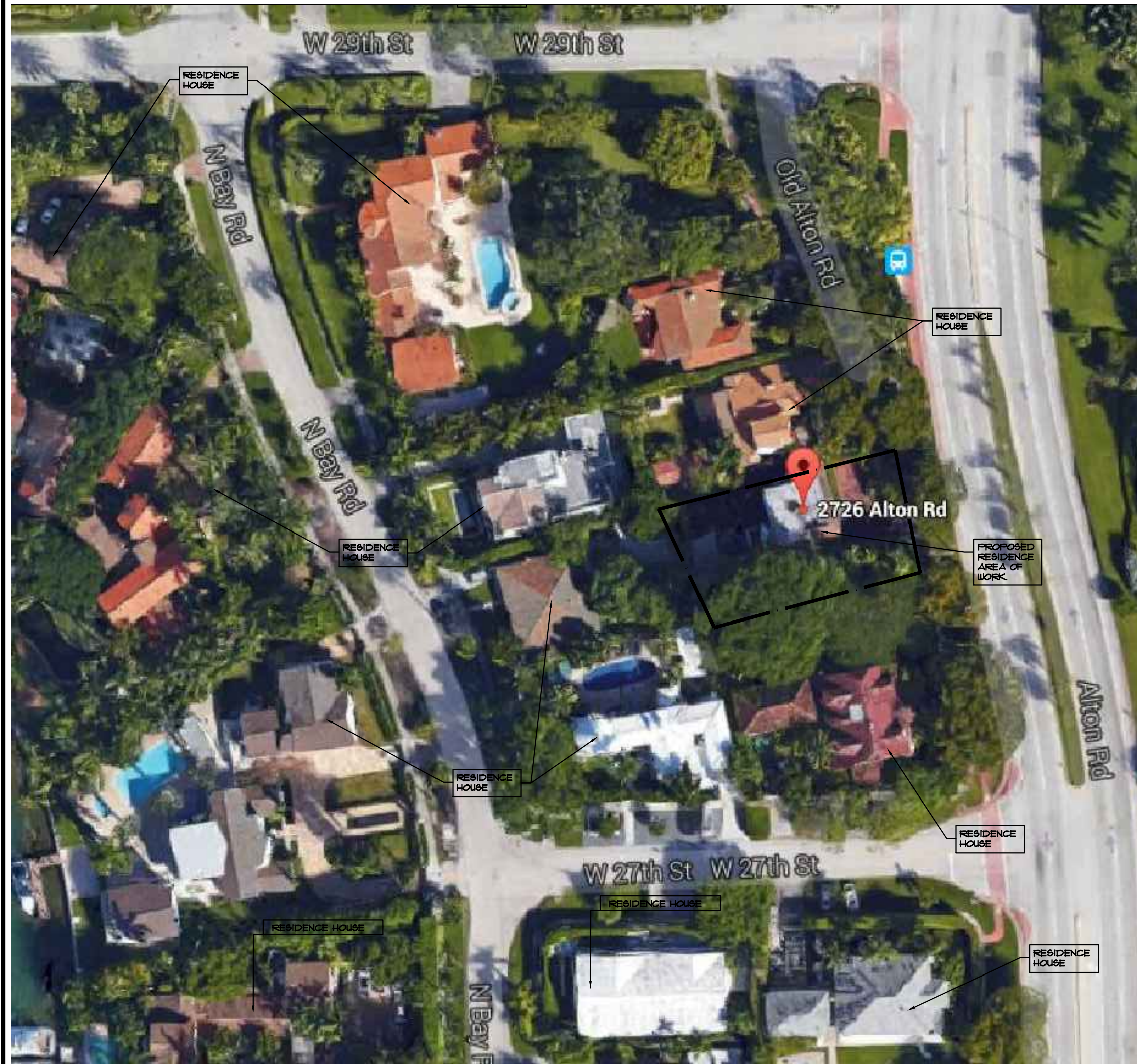
ZONING LEGEND:		
ZONING DISTRICT: RS-4		
SETBACKS	REQUIRED	PROVIDED
FRONT	20'-0"	
REAR	20'-0" MIN. (18'-4")	
SIDE	25% OF WIDTH (13.15')	

BUILDING HEIGHT	
MAX HEIGHT	21'-0"
LOT COVERAGE	
MAX ALLOWED	2,091.9 SF. = 30%
REQUIRED	2,091.9 SF. = 30%
PROVIDED	
UNIT SIZE	
REQUIRED	3,496.5 SF. = 50%
PROVIDED	

4 | BUILDING CALCULATION

LOT 3, BLOCK 11 OF 'SUNSET LAKE SUBDIVISION' ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8 AT PAGE 52, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. PROPERTY CONTAINS 6,993 SQUARE FEET, MORE OR LESS OR 0.160 ACRES MORE OR LESS.

5 | LEGAL DESCRIPTION



6 | CONTEXT AERIAL


LLR Architects, Inc.

ARCHITECTURE & PLANNING

12980 SW 52 STREET
MIRAMAR, FLORIDA 33027

(O) - 305-403-7926
(F) - 305-403-7928
E-MAIL: LLAROSAB@LLRARCHITECTS.COM

REVISION:	BY:

PROPOSED REMOVAL OF HISTORIC DESIGNATION FOR:
SILVIA NUNEZ
2726 ALTON ROAD
MIAMI BEACH, FLORIDA

SEAL: AR 0017852
LUIS LA ROSA

DRAWN	CC.
CHECKED	LLR
DATE	04/16/2018
SCALE	AS NOTED
JOB. NO.	013-006
SHEET	
SP-1.1	
OF	SHEETS

MAY 3, 2018-FINAL HISTORIC BOARD SUBMITTAL

SYMBOL LEGEND:



1	REC
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100	REC

FLOOD INFORMATION:

COMMUNITY NUMBER : 120651
PANEL NUMBER : 12086C0317L
SUFFIX : L
DATE OF FIRM : 09-11-2009
FIRM ZONE : AE
BASE FLOOD ELEVATION : 8.00'
DATE FIELD WORK : 11-23-2015
DATE DRAFTING : 11-23-2015
DATE SIGNED AND SEALED : 11-23-2015
REVISED FIELD SURVEY : 05-03-2018

SURVEYOR'S NOTES:

- EXAMINATION OF THE ABSTRACT OF THE TITLE WILL HAVE TO BE MADE TO DETERMINE RECORD INSTRUMENTS IF ANY, AFFECTING THE PROPERTY.
- LOCATION AND IDENTIFICATION OF UNDERGROUND ENCROACHMENTS OR UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SECURED AS SUCH INFORMATION WAS NOT REQUESTED.
- NO SEARCH OF PUBLIC RECORDS HAS BEEN MADE (BY THIS OFFICE) FOR ACCURACY AND OR OMISSIONS.
- THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED, IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM FROM ENCUMBRANCES, "TITLE" ABSTRACT NOT REVIEWED.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF ENTITIES NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.
- DIMENSIONS, BEARINGS OR ANGLES INDICATED HEREIN ARE MEASURED AND ARE THE SAME AS PLAT VALUES UNLESS OTHERWISE INDICATED.
- PLAT VALUES ARE BASED ON SHOWN PLAT VALUES (IF ANY) OR AN ASSUMED VALUE.
- ALL RIGHTS OF WAYS SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED.
- UTILITY FACILITIES WITHIN UTILITY EASEMENTS NOT NOTED AS VIOLATIONS, DRIVEWAYS OR PORTIONS THEREOF WITHIN ROADWAYS NOT NOTED AS VIOLATIONS OR ENCROACHMENTS.
- PLAT LINES DEPICTED HEREON ARE REFERENCED TO THE PLATS OF PUBLIC RECORD (LISTED BELOW) NO ADDITIONAL INFORMATION WAS PROVIDED TO THIS OFFICE REGARDING CHANGES IN RIGHTS OF WAY, DEDICATIONS, LOT LINES, PROPERTY LINES, ZONING, ETC.
- THIS DRAWING IS PROPERTY OF ZURWELLE-WHITTAKER, INC. AND CANNOT BE REPRODUCED WITHOUT WRITTEN CONSENT.
- THE ELEVATION INFORMATION SHOWN HEREON (IF ANY) IS RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM, (N.G.V.D.), OF 1929, UNLESS OTHERWISE NOTED.
- BENCHMARK USED: NO ELEVATION REQUESTED.
- COORDINATES SHOWN ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983/90/2007 NSRS ADJUSTMENT.
- COORDINATE CONVERSIONS (IF ANY) HAVE BEEN CONVERTED USING CORPSCON VERSION 6.6.1, FROM U.S. ARMY CORPS OF ENGINEERS, ALEXANDRIA, VIRGINIA.
- UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
- ACCURACY OF HORIZONTAL CONTROL: (FOR EXPECTED USE OF LAND AS DEFINED BY (S) 17) THE FIELD MEASUREMENTS VERIFIED BY CALCULATIONS OF A CLOSED GEOMETRIC FIGURE BASED UPON FIELD INFORMATION TAKEN IN THE FIELD BY TOTAL STATION AND OR GPS/GNSS.

RELATIVE DISTANCE ACCURACY FOR THIS SURVEY IS MORE OR LESS:

COMMERCIAL/HIGH RISK	LINEAR: 1 FOOT IN 10,000 FEET
SUBURBAN	LINEAR: 1 FOOT IN 7,500 FEET
RURAL	LINEAR: 1 FOOT IN 5,000 FEET

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED "BOUNDARY SURVEY" WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY MEETS MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027.

BOUNDARY SURVEY

LEGAL DESCRIPTION:

LOT 3, BLOCK 11 OF "SUNSET LAKE SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8 AT PAGE 52, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

PROPERTY CONTAINS 6,993 SQUARE FEET, MORE OR LESS OR 0.160 ACRES MORE OR LESS.

LOT 4 BLOCK 11
PB 8 PG 52

F.I.P. 1/2" Ø
(NO CAP.)

100' TOTAL RW

26' PARKWAY

ALTON ROAD
30 ASPHALT PAV.

CURVE DATA
R=686.86'
T=30.02
L=60.00
Δ=5°00'18"

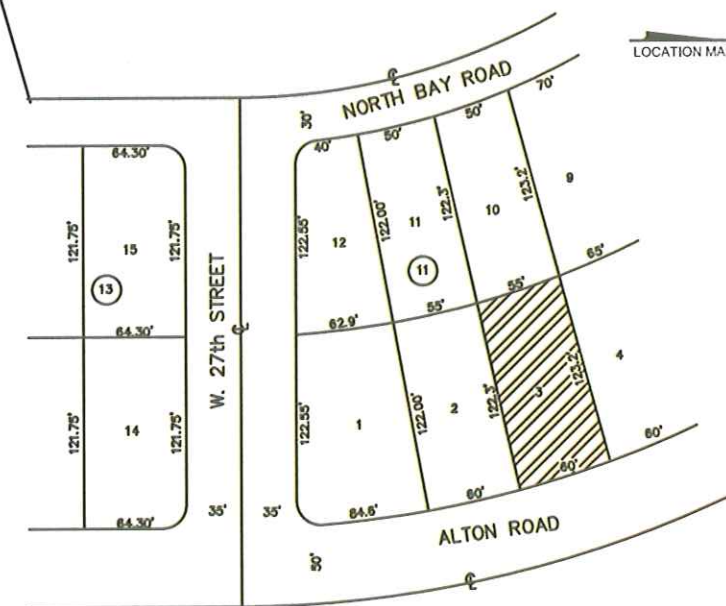
CURVE DATA
R=564.83'
T=27.56 L=55.08
D=5°35'14"
(BY CALC.)

LOT 10 BLOCK 11
PB 8 PG 52

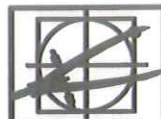
F.I.P. 3/4" Ø
(NO CAP.)

LOT 2 BLOCK 11
PB 8 PG 52

BLOCK CORNER
F.I.P. 1/2" Ø
(NO CAP.)



LOCATION MAP (N.T.S.)



ESTAB. 1926
ZURWELLE-WHITTAKER, INC.
CONSULTING ENGINEERS AND SURVEYORS
105260 OVERSEAS HIGHWAY, KEY LARGO FL. 33037
PH: (305) 334-4686 FAX: (305) 551-4589
WWW.ZURWELLE-WHITTAKER.COM
CERTIFICATE OF AUTHORIZATION NO. LB0000186 ED 0028651
MEMBER: FLORIDA LAND SURVEYORS' COUNCIL, FLORIDA SURVEYING AND MAPPING SOCIETY

Colli
EDDIE A. MARTINEZ
PROFESSIONAL SURVEYOR AND
MAPPER NO. 130156
STATE OF FLORIDA

**2726 ALTON RD
MIAMI BEACH, FL 33140**

PROJECT:

JOB No.

N/A

FIELD BOOK:

J.C. CUREGA

SCALE:

1"=20'

DRAWN:

JMR

REVISED:

ENH

REVISIONS:

02-28-2009

(BY C.L.S.)

03-25-2014

SHEET No.

1 OF 1

CAD FILE

LAND PROJECTS

2726 ALTON RD

MIAMI BEACH, FL 33140

1) THE WORK SHALL INCLUDE THE FURNISHING OF ALL MATERIALS, CUTTING, EXTENDING, CONNECTING, REPAIRING, ADAPTING, AND OTHER WORK COINCIDENTAL HERETO. TOGETHER WITH SUCH TEMPORARY INSTALLATIONS AS MAY BE NECESSARY TO SATISFY THE DEMOLITION PROGRAM. APPROVAL SHALL BE SECURED FROM THE OWNER PRIOR TO CUTTING/DRILLING OF ANY STRUCTURAL SUPPORT.

2) ALL BUILDING CONSTRUCTION AFFECTED BY THE REMOVAL, RELOCATION, INSTALLATION OF ANY PIECE OF EQUIPMENT SHALL BE REPAIRED AND FINISHED AS REQUIRED TO MATCH EXISTING CONDITION OR AS DIRECTED BY THE ARCHITECTURAL DRAWINGS, SPECIFICATIONS, OR OWNER'S REPRESENTATIVE.

3) CONTRACTOR SHALL DEMOLISH ANY INTERIOR FINISHES TO COMPLETE THE NECESSARY AND PROPOSED WORK AS DIRECTED BY THE ARCHITECTURAL DRAWINGS, INTERIOR DESIGN DRAWINGS, SPECIFICATIONS, OR BY OWNER REPRESENTATIVES.

4) EXISTING FIXTURES, EQUIPMENT, AND ALL DEBRIS WHICH ARE REQUIRED TO BE REMOVED SHALL BE REMOVED BY THE CONTRACTOR. CONTRACTOR TO COORDINATE WITH OWNER REPRESENTATIVES PRIOR TO REMOVAL OF SUCH.

5) ALL ELECTRICAL AND PLUMBING LINES WHICH REQUIRE REMOVAL OR ALTERATION ARE TO BE DONE SO BY THE CONTRACTOR. LINES TO BE CAPPED AND PREPARED FOR REMOVAL OR REROUTING AS SPECIFIED ON THE PLANS.

6) REMOVE ALL UTILITIES IN DEMOLITION AREAS AND CONSTRUCTION AREAS IN A MANNER AND IN THE TIME, SATISFACTORY TO THE UTILITY COMPANY DESIRED TO EFFECT THE REMOVAL OF THE MATERIALS. THEY SHALL BE PERMITTED TO DO SO.

7) COVER ITEMS AS SPECIFIED BY OWNER REPRESENTATIVE TO PROTECT FROM DUST AND DEBRIS.

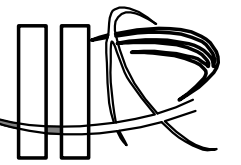
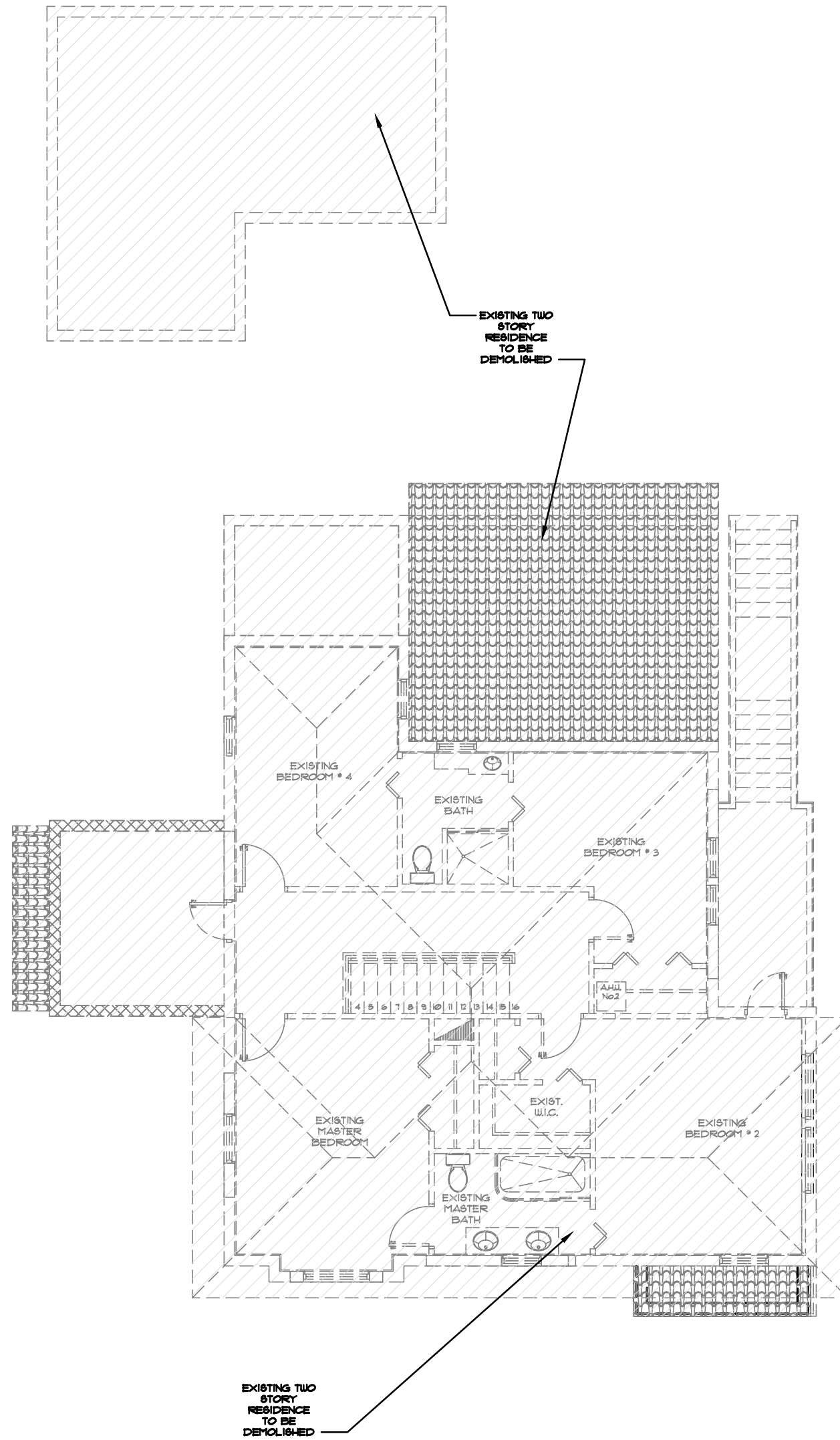
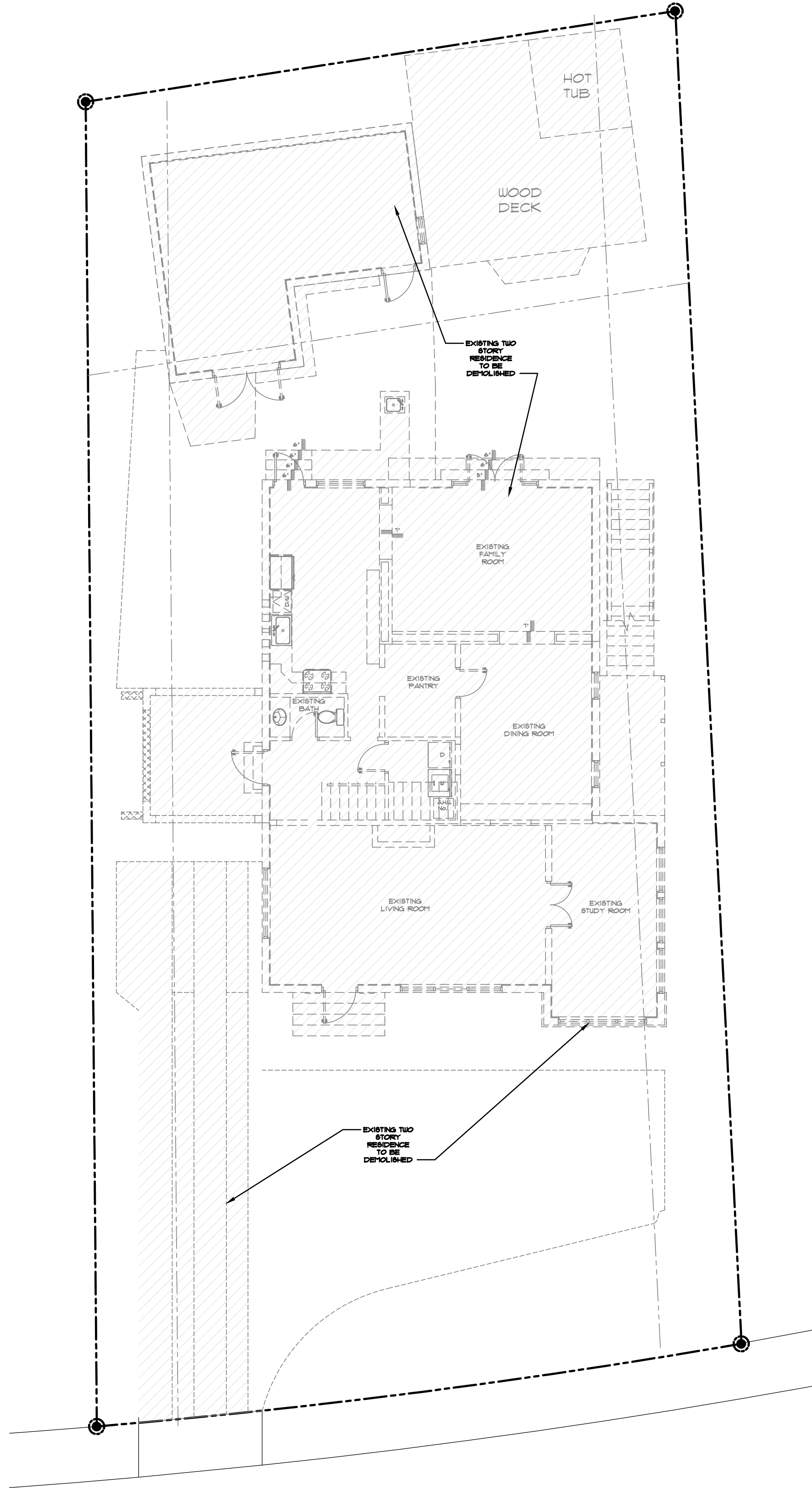
8) SALVAGED MATERIALS SHALL BE REMOVED, CLEANED, AND PREPARED FOR RE-INSTALLATION. OWNER MAINTAINS OWNERSHIP OF ALL MATERIALS UNLESS OTHERWISE SPECIFIED.

9) WHERE EXISTING WALLS, CEILINGS, AND FIXTURES HAVE BEEN REMOVED, AREAS SHALL BE PATCHED TO MATCH EXISTING FINISHES. OR FINISHES TO BE ADDED AS PER PLANS, OR AS PER OWNER'S REP.

10) WHERE EXISTING WORK IS DAMAGED IN THE EXECUTION OF THIS CONTRACT, OR WHERE OPENINGS ARE LEFT DUE TO THE REMOVAL OF PIPES, EQUIPMENT OR APPARATUS, THE SAME SHALL BE REPAIRED OR CLOSED UP TO CORRESPOND IN MATERIAL, QUALITY, SHAPE AND FINISH WITH THAT OF SIMILAR AND ADJOINING WORK, UNLESS OTHERWISE CALLED FOR. WHERE DAMAGE IS UNREPAIRABLE, NEW ITEMS OR EQUIPMENT SHALL BE PROVIDED. CONTRACTOR SHALL PROVIDE ALL NECESSARY WATERPROOFING, FIRE STOPPING AND SEALING OF PENETRATIONS LEFT FROM REMOVED EQUIPMENT OR PRODUCED BY THIS WORK.

11) INTERRUPTION OF EXISTING SERVICES AND/OR OPERATION OF FACILITIES SHALL BE KEPT TO A MINIMUM. CONTRACTOR SHALL FURNISH ALL MATERIALS REQUIRED WHENEVER TEMPORARY CONNECTIONS ARE NECESSARY TO MAINTAIN CONTINUITY OF SERVICE. INTERRUPTION OF EXISTING SERVICES, THE INSTALLATION OF TEMPORARY FACILITIES, AND THE WORK OF MAKING FINAL CONNECTIONS TO THE NEW WORK SHALL BE DONE ONLY AT SUCH TIMES PERMITTED AND SCHEDULED IN ADVANCE BY THE ARCHITECT/OWNER WITHOUT ADDITIONAL COST. CARE MUST BE USED IN REMOVING SERVICES TO AREAS BEING DEMOLISHED SO THAT SERVICES TO OTHER AREAS WHICH MIGHT BE SERVED THROUGH THESE AREAS WILL NOT BE INTERRUPTED.

NOTE:
EXISTING TWO
STORY WAS
DEMOLITION.
(REFERENCE
ONLY)



LLR Architects, Inc.

ARCHITECTURE & PLANNING
12980 SW 52 STREET
MIAMI, FLORIDA 33027
(P) 305-403-7928
(F) 305-403-7928
E-MAIL: LLAROSA@LLAROSAARCHITECTS.COM

REVISION:	BY:

PROPOSED REMOVAL OF HISTORIC DESIGNATION FOR:

SILVIA NUNEZ

2726 ALTON ROAD
MIAMI BEACH, FLORIDA

SEAL: AR 0017852
LUIS LA ROSA

DRAWN	C.C.
CHECKED	LLR
DATE	04/16/2018
SCALE	AS NOTED
JOB. NO.	013-006
SHEET	D-1

D-1

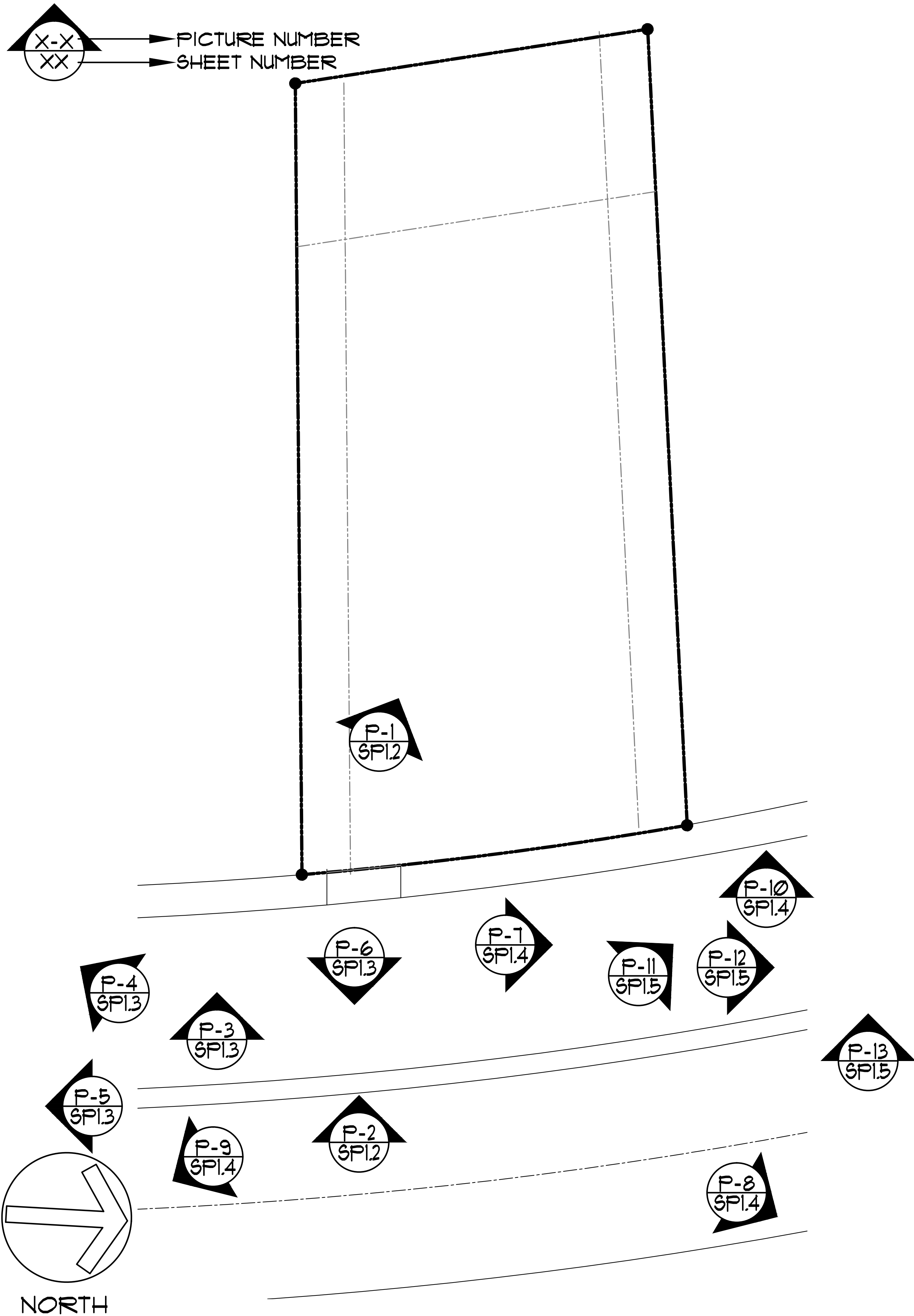
OF SHEETS

1 DEMOLITION NOTES

2 FIRST FLOOR PLAN DEMOLITION
SCALE: 1/8" = 1'-0"

3 SECOND FLOOR PLAN DEMOLITION
SCALE: 1/8" = 1'-0"

MAY 3, 2018-FINAL HISTORIC BOARD SUBMITTAL



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1 SITE PLAN

SCALE: 1" = 20'-0"

2 PICTURES

LLR Architects, Inc.
 ARCHITECTURE & PLANNING
 12800 SW 32 STREET
 MIAMI, FLORIDA 33127
 (305) 325-403-7828
 (305) 325-403-7828
 E-MAIL: LLR@LLRARCHITECTS.COM

REVISION	BY

PROPOSED REMOVAL OF HISTORIC DESIGNATION FOR:
 SILVIA NUNEZ
 2726 ALTON ROAD
 MIAMI BEACH, FLORIDA

SEAL: AR 0017852
 LUIS LA ROSA

DRAWN: C.C.
 CHECKED: LLR
 DATE: 04/16/2018
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 JOB. NO.: 013-006
 SHEET

SP-12

OF SHEETS

MAY 3, 2018-FINAL HISTORIC BOARD SUBMITTAL



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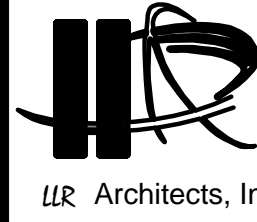
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P-5



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LLR Architects, Inc.

ARCHITECTURE & PLANNING

12000 SW 32 STREET

MIAMI, FLORIDA 33127

(P) 305-403-7000

(F) 305-403-7000

E-MAIL: LLR@LLRARCHITECTS.COM

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PROPOSED REMOVAL OF HISTORIC DESIGNATION FOR:

SILVIA NUNEZ

2726 ALTON ROAD

MIAMI BEACH, FLORIDA

MAY 3, 2018-FINAL HISTORIC BOARD SUBMITTAL

SEAL: AR 0017852

LUIS LA ROSA

DRAWN

CC

CHECKED

LLR

DATE

04/16/2018

SCALE

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JOB. NO.

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SHEET

SP-13

OF

SHEETS



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ARCHITECTURE & PLANNING

12880 SW 82 STREET
MIAMI, FLORIDA 33127

(P) 305-403-7828
(F) 305-403-7828
E-MAIL: LLR@LLRARCHITECTS.COM

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SHEET	SP-1.4

OF SHEETS

MAY 3, 2018-FINAL HISTORIC BOARD SUBMITTAL



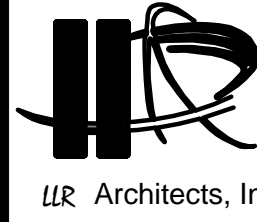
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P-12



P-13



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ARCHITECTURE & PLANNING

12000 SW 82 STREET

MIAMI, FLORIDA 33127

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(F) 305-403-7828

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2726 ALTON ROAD
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SEAL: AR 0017852
LUIS LA ROSA

DRAWN

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SCALE

AS NOTED

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013-006

SHEET

SP-15

OF SHEETS