

27-APRIL-2016

Planning Department
City of Miami Beach
Miami Beach, Florida 33139

Project Address: 500 Alton Road, Miami Beach, FL 33139

Re: Clarifications to Comments for Planning Board Application

The following list contains the responses for Planning Board application comments for on drawings as revision 5:

PLANNING DEPARTMENT

1. Sidewalk widths are missing.

Response: Sidewalk widths shown on site plan and landscape plan.

2. Provide current photos.

Response: Current photos provided, see G101.

End of Document

500ALTON

500 ALTON RD :: MIAMI BEACH, FL 33139

ARCHITECT:



420 LINCOLN ROAD S.406 | MIAMI BEACH, FL 33139
T.786.246.4857 | F.786.768.2537 |
HTTP: // WWW.URBANROBOTASSOCIATES.COM
U R B A N R O B O T A S S O C I A T E S

500 ALTON PARKING LOT

APPLICABLE CODE :

FLORIDA BUILDING CODE 2014
FLORIDA FIRE PREVENTION CODE 2014

SCOPE OF WORK :

NEW CONSTRUCTION OF TEMPORARY OFF-STREET PARKING LOT
INCLUDING PAVING, DRAINAGE, LANDSCAPING AND LIGHTING.

DRAWING INDEX:

G-000	COVER PAGE
-----	500 ALTON - SURVEY
G-100	GENERAL NOTES AND ZONING DATA
G-101	SITE PHOTOS AND LOCATION
G-200	500 ALTON PARKING SITE PLAN
PGD-1	PAVING, GRADING, DRAINAGE SITE PLAN
L-100	LANDSCAPE PLAN - 500 ALTON

LOCATION MAP:

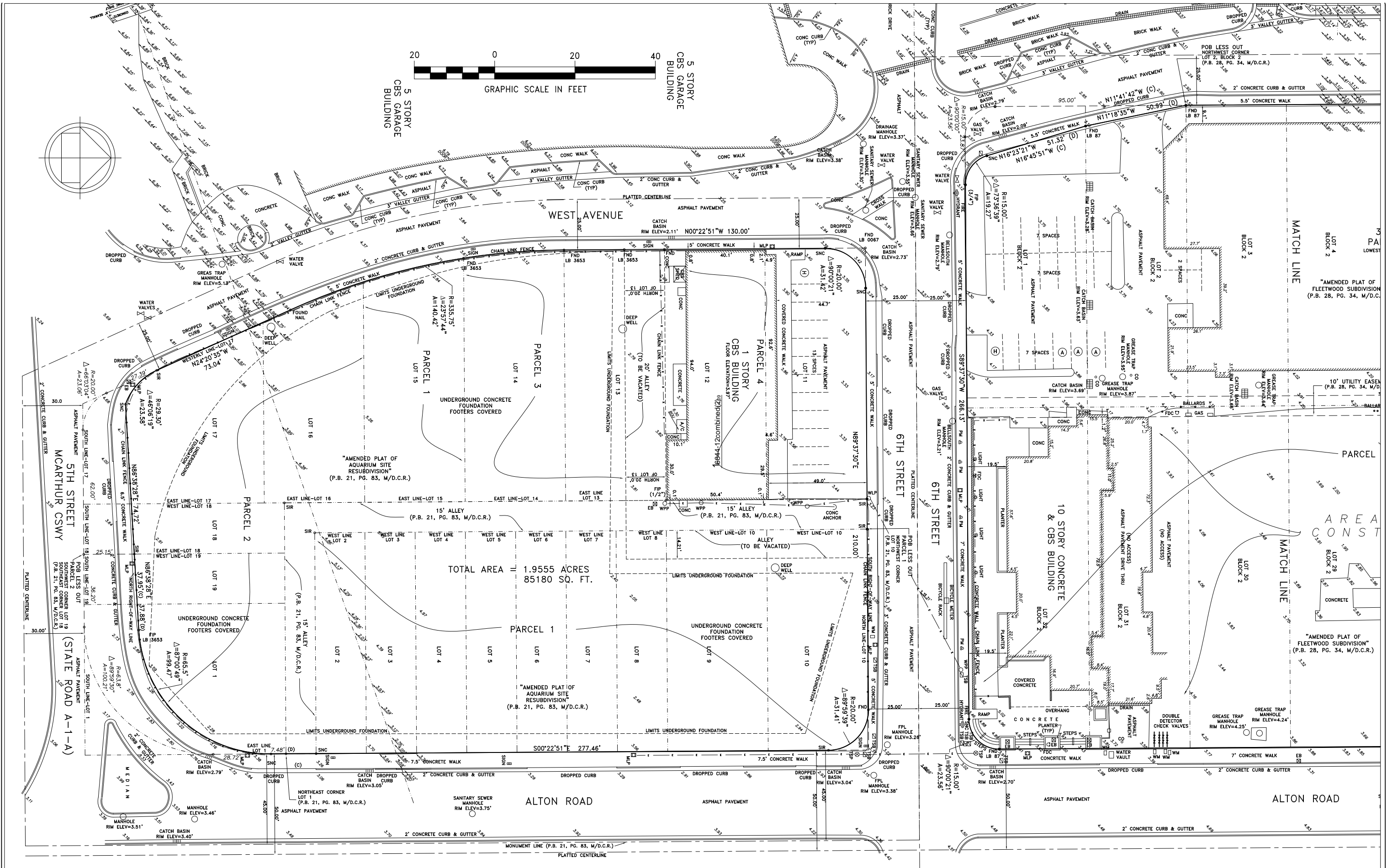


REVISIONS

No.	DESCRIPTION	DATE
02	OWNER / CMB COMMENTS	03/10/16
03	CMB APPLICATION COMMENTS	03/30/16
04	CMB APPLICATION COMMENTS	04/06/16
05	CMB APPLICATION COMMENTS	04/27/16

SUBMITTAL: PLANNING BOARD

DATE: MARCH 9, 2015



COUSINS SURVEYORS & ASSOCIATES, INC.

3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :

CRESCENT HEIGHTS

ALTON ROAD
MIAMI BEACH, FLORIDA

UNIFIED SURVEY

REVISIONS				DATE	FB/PG	DWN	CKD
COMBINED SITES ADDED GRADES PER THE CITY OF MIAMI BEACH & THE SITE AREA				10/30/14	---	AM	REC
				11/13/14	SKETCH	REC	REC

PROJECT NUMBER : 6844-12

SCALE : 1" = 20'

SHEET
2
OF
3
SHEETS

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CITY OF MIAMI BEACH PUBLIC WORKS NOTES

1.

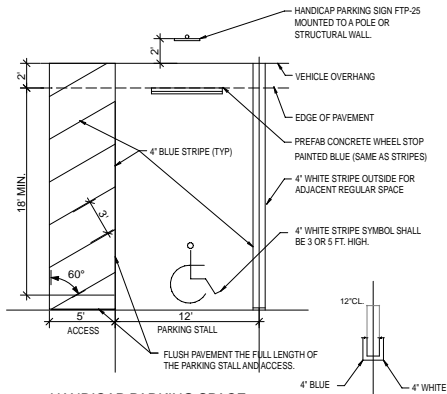
REMOVE AND REPLACE SIDEWALK ON PROPERTY AFFECTED BY NEW SCOPE OF WORK.
2.

ANY WORK AND/OR IMPROVEMENTS FROM/TO THE RIGHT-OF-WAY INCLUDING LANDSCAPING AND IRRIGATION REQUIRE A SEPARATE CITY OF MIAMI BEACH PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT.
3.

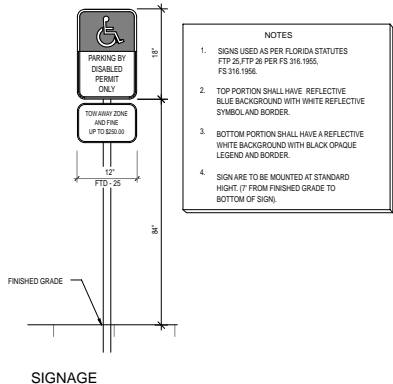
ALL CONSTRUCTION, IMPROVEMENTS (INCLUDING LANDSCAPING) AND/OR USE OF EQUIPMENT IN THE RIGHT OF WAY WILL REQUIRE A SEPARATE CITY OF MIAMI BEACH PUBLIC WORKS DEPARTMENT CONSTRUCTION PERMIT ALONG WITH AN FDOT PERMIT FOR ALTON ROAD AND WEST AVENUE PRIOR TO START OF CONSTRUCTION.
4.

NO ENCROACHMENT ABOVE AND/OR UNDERGROUND INTO THE RIGHT OF WAY IS ALLOWED.
5.

LANDSCAPING IMPROVEMENTS WITHIN THE RIGHT-OF-WAY WILL REQUIRE A PRELIMINARY APPROVAL FROM CITY OF MIAMI BEACH PLANNING AND PARKS DEPARTMENTS PRIOR TO APPLYING FOR PUBLIC WORKS CONSTRUCTION PERMIT.



HANDICAP PARKING SPACE



SIGNAGE

1 HANDICAP PARKING SPACE DETAILS
SCALE: 1/8" = 1'-0"

LEGAL DESCRIPTION

PARCEL 1:

LOTS 2 THROUGH 10 INCLUSIVE, AND LOT 15, OF "AMENDED PLAT OF AQUARIUM SITE RESUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21 PAGE 83, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:

LOTS 1, 16,17,18 AND 19, OF "AMENDED PLAT OF AQUARIUM SITE RESUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21 PAGE 83, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE FOLLOWING DESCRIBED PARCELS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 19 OF "AMENDED PLAT OF AQUARIUM SITE RESUBDIVISION", AS RECORDED IN PLAT BOOK 21, PAGE 83, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, RUN NORTH ALONG THE WEST LINE OF SAID LOT 19 FOR A DISTANCE OF 25.15 FEET TO THE POINT OF INTERSECTION WITH THE RIGHT-OF-WAY LINE OF STATE ROAD A-1-A; THENCE DEFLECTING 87°01'19" TO THE RIGHT, RUN ALONG THE RIGHT-OF-WAY LINE OF STATE ROAD A-1-A FOR A DISTANCE OF 37.88 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE RUN ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 65.5 FEET AND A CENTRAL ANGLE OF 87°00'49", FOR AN ARC DISTANCE OF 99.47 FEET TO THE POINT OF TANGENCY WITH THE EAST LINE OF SAID LOT 1, SAID POINT BEING 7.48 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 1; THENCE RUN SOUTH ALONG THE EAST LINE OF LOT 1, FOR A DISTANCE OF 28.72 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE RUN ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 63.80 FEET AND A CENTRAL ANGLE OF 89°59'30", FOR AN ARC DISTANCE OF 100.21 FEET TO A POINT OF TANGENCY WITH THE SOUTH LINE OF LOT 1, AT A DISTANCE OF 11.20 FEET FROM THE SOUTHWEST CORNER OF LOT 1; THENCE RUN WEST ALONG SOUTH LINE OF SAID LOTS 1 AND 19 FOR A DISTANCE OF 36.20 FEET TO THE POINT OF BEGINNING.

AND

BEGINNING AT THE SOUTHEAST CORNER OF LOT 18 OF "AMENDED PLAT OF AQUARIUM SITE RESUBDIVISION", AS RECORDED IN PLAT BOOK 21, PAGE 83, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, RUN WEST ALONG THE SOUTH LINE OF LOTS 18 AND 17 A DISTANCE OF 62.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE RUN ALONG THE ARC OF SAID CIRCULAR CURVE, HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 66°03'04", FOR AN ARC DISTANCE OF 23.06 FEET TO THE POINT OF TANGENCY WITH THE WESTERLY LINE OF SAID LOT 17; THENCE RUN NORTHWESTERLY ALONG SAID WESTERLY LINE OF LOT 17, A DISTANCE OF 27.39 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF A TANGENTIAL CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 29.30 FEET AND A CENTRAL ANGLE OF 64°06'19", FOR AN ARC DISTANCE OF 23.58 FEET TO A POINT; THENCE RUN EASTERLY ALONG A STRAIGHT LINE A DISTANCE OF 74.72 FEET TO A POINT ON THE EAST LINE OF SAID LOT 18, SAID POINT BEING 25.15 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 18; THENCE RUN SOUTH ALONG SAID EAST LINE OF LOT 18, FOR A DISTANCE OF 25.15 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

LOTS 13 AND 14, OF "AMENDED PLAT OF AQUARIUM SITE RESUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21 PAGE 83, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 4

LOTS 11 AND 12, OF "AMENDED PLAT OF AQUARIUM SITE RESUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 83, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ZONING DATA

CODE OF THE CITY OF MIAMI BEACH

LOCATION: 500 ALTON RD, MIAMI BEACH, FLORIDA
FOLIO: 02-4204-006-0010
ZONING DISTRICT: CPS-2 (GENERAL MIXED-USE COMMERCIAL)

SITE DATA USE & OCCUPANCY CLASSIFICATION	REQUIRED / ALLOWED ---	EXISTING PARCEL 4 ONLY: (2,992 SF CONVENIENCE STORE) (2,759 SF OFFICE) PARCELS 1, 2, & 3: VACANT	PROPOSED EXISTING TO REMAIN PARKING LOT (TEMPORARY)
BUILDING DATA FAR TOTAL LOT AREA PARKING LOT AREA	2.0 60,000 SF MIN. N/A	N/A 85,180 SF N/A	N/A 85,180 SF 64,459 SF
SETBACKS: FRONT: SIDE, INTERIOR (NORTH & WEST): SIDE, STREET (N,S,E,W): REAR :	0'-0" 0'-0" 0'-0" N/A	N/A N/A N/A N/A	6'-0" MIN. 0'-0" 6'-0" MIN. 0'-0"
LANDSCAPE REQUIREMENTS: PARKING LOT AREA: LANDSCAPE AREA: INTERIOR LANDSCAPING:	N/A 20% (64,459 x 0.2) = 12,892 SF 5% (64,459 x 0.05) = 3,223 SF	N/A NONE NONE	03/10/16 64,459 SF 25.4% (16,384 SF) 5.9% (3,813 SF)
PARKING DATA: (PARKING DISTRICT NO. 6)			
TOTAL SPACES:	N/A	N/A	175 (INCLUDING H.C. SPACES)
HANDICAPPED SPACES : (FBC 2012 - ACCESSIBILITY)	6 (151 - 200 SPACES)		6 H.C. SPACES

GENERAL NOTES

1.

THE COMPLETE SCOPE OF WORK FOR THIS PROJECT IS NOT LIMITED TO THE INFORMATION INDICATED IN THE ARCHITECTURAL DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND COORDINATING THE WORK OF OTHERS INCLUDING, BUT NOT LIMITED TO CIVIL ENGINEERS AND LANDSCAPE ARCHITECT IN CONNECTION WITH THE DESIGN, ENGINEERING AND CONSTRUCTION OF ALL APPLICABLE SYSTEMS.
2.

THE CONTRACTOR SHALL COORDINATE THE TRADES OF OTHERS WITH EXISTING CONDITIONS AND REQUIREMENTS SHOWN ON THE CONTRACT DOCUMENTS AND SHALL SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
3.

THE CONTRACTOR SHALL REVIEW THE DRAWINGS TO COORDINATE WITH EXISTING BUILDING CONDITIONS. ANY VARIANCE OR DISCREPANCIES THAT ARISE FROM THE ABOVE REVIEW SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY FOR RESOLUTION. ALL DELAYS AND ADDITIONAL COST RESULTING FROM THE INCOMPLETE OR UNTIMELY SUBMISSION OF THE ABOVE REPORT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REMEDY.
4.

ALL WORK MATERIAL AND INSTALLATION SHALL BE IN FULL CONFORMANCE WITH THE A.D.A. AND LATEST FEDERAL, STATE AND LOCAL CODES, LAW AND ORDINANCES, INCLUDING THE MOST RECENT REVISIONS, ADDITIONS, AMENDMENTS, AND INTERPRETATIONS.
5.

THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT FOR IMMEDIATE RESOLUTION ANY CODE VIOLATIONS, INCORRECT CONSTRUCTION, OR SAFETY PROBLEMS THAT ARE EXISTING FIELD CONDITIONS.
6.

ALL EXISTING HAZARDOUS MATERIALS SHALL BE REPORTED TO OWNER/LANDLORD AND DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATES CODES. NO NEW OR EXISTING CONSTRUCTION SHALL CONTAIN HAZARDOUS OR PROHIBITED MATERIAL OF ANY KIND.
7.

ALL DIMENSIONS ARE TO BE AS INDICATED ON THE DRAWINGS OR AS CLARIFIED BY THE ARCHITECT IN WRITING. UNDER NO CIRCUMSTANCES SHALL DIMENSIONS BE DETERMINED BY SCALING THE DRAWINGS. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES FOUND IN THE DRAWINGS OR PART OF AN EXISTING FIELD CONDITION.
8.

DIMENSIONS ARE TO FACE OF CURBS AND PROPERTY LINES.
9.

THE CONTRACTOR SHALL NOT ADJUST ANY DIMENSION MARKED "CLEAR" WITHOUT WRITTEN INSTRUCTION FROM THE ARCHITECT.
10.

SCHEDULE ALL WORK IN COMPLIANCE WITH LOCAL ORDINANCES AND REQUIREMENTS.
11.

REMOVE AND LAWFULLY DISPOSE FROM THE SITE ALL RUBBISH AND DEBRIS RESULTING FROM CONTRACTORS OPERATION DAILY.
12.

THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT AREAS ADJACENT TO DEMOLITION AND NEW CONSTRUCTION FROM NOISE, DEBRIS AND DUST THROUGHOUT THE PERFORMANCE OF THE WORK.
13.

THE CONTRACTOR SHALL PROVIDE PROTECTION FOR ALL EXISTING FINISHES TO REMAIN, AND REPAIR ANY DAMAGES THAT OCCURS. PATCH AND FINISH DISTURBED AREAS TO MATCH ADJACENT MATERIALS AND FINISHES. EXTEND PATCH TO THE NEAREST NATURAL BREAK POINT, INSIDE CORNER, EXISTING JOINT OR LOCATION APPROVED BY ARCHITECT. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN THE INTEGRITY OF ALL SCAFFOLDING, DUST BARRIERS, BARRICADES, BRACING, SHORING, AND STRUCTURAL SYSTEMS REQUIRED FOR THE INSTALLATION OF THE WORK.
14.

SURFACES TO REMAIN, WHEN CUT, DAMAGED, OR OTHERWISE DISTURBED DURING DEMOLITION, INSTALLATION OF NEW WORK OR REMOVAL AND REINSTALLATION OF EXISTING ITEMS TO REMAIN SHALL BE RESTORED AS NECESSARY TO PROVIDE A SMOOTH, CLEAN, COMPLETE, PROPERLY DETAILED AND FINISHED INSTALLATION WITH APPEARANCE, FUNCTION, AND WEARING QUALITIES EQUAL TO NEW WORK.
15.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN, COORDINATION AND EXECUTION OF CONSTRUCTION METHODS AND PROCEDURES AND PROVIDE PROTECTION AS REQUIRED FOR SAFETY OF PEDESTRIANS AND JOB SITE PERSONNEL.
16.

CONSTRUCTION OPERATIONAL PROCEDURES AND METHODS ARE THE RESPONSIBILITY OF THE CONTRACTOR INSOFAR AS THEY DO NOT PRESENT HAZARDS TO PERSONNEL OR PROPERTY OR INFRINGE ON WORK SCHEDULES FOR NORMAL SITE ACTIVITIES, OTHER CONTRACTORS, VENDORS AND THE BUILDING STANDARDS FOR CONSTRUCTION ACTIVITIES.
17.

ALL WORK SHALL BE PLUMB, SQUARE, AND LEVEL, IN PROPER ALIGNMENT AND SECURELY FASTENED AS REQUIRED TO COMPLY WITH ALL APPLICABLE CODES AND STANDARDS.
18.

TRANSPORT, DELIVER, HANDLE AND STORE MATERIALS AND EQUIPMENT AT THE JOB SITE IN SUCH A MANNER AS TO PREVENT DAMAGE, INCLUDING DAMAGE WHICH MIGHT RESULT FROM INTRUSION OF FOREIGN MATTER OR MOISTURE FROM ANY SOURCE. COMPLY WITH MATERIAL AND MANUFACTURER'S INSTRUCTIONS REGARDING TEMPERATURE LIMITATIONS AND OTHER ENVIRONMENTAL CONDITIONS WHICH ARE REQUIRED TO MAINTAIN THE ORIGINAL QUALITY OF MATERIALS AND EQUIPMENT.
19.

THE CONTRACTOR SHALL MAINTAIN A COMPLETE SET OF THE CONTRACT DOCUMENTS FOR RECORD MARK-UP PURPOSES THROUGHOUT THE CONTRACT TIME. MARK-UP THESE DRAWINGS DURING THE PROGRESS OF THE WORK TO DOCUMENT CHANGES AND ACTUAL INSTALLATION IN SUFFICIENT FORM TO COMPRISE AN ACCURATE AND COMPLETE RECORD FOR THE OWNER'S PURPOSES. GIVE PARTICULAR ATTENTION TO WORK WHICH WILL BE CONCEALED AND DIFFICULT TO MEASURE AND RECORD AT A LATER DATE, AND TO WORK WHICH MAY REQUIRE SERVICING OR REPLACEMENT DURING THE LIFE OF THE PROJECT. BIND PRINTS INTO MANAGEABLE SETS WITH DURABLE PAPER COVERS LABELED "AS-BUILT DRAWINGS" AND TRANSMIT TO OWNER.
20.

CONTRACTOR TO PROVIDE 10' HIGH CONSTRUCTION CHAIN LINK FENCE AND SECURE JOB SITE AT ALL TIMES.

ARCHITECT:

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(786) 768-2537, F

M.E.P. ENGINEERS:

H. VIDAL & ASSOCIATES, INC.
241 NW SOUTH RIVER DRIVE
MIAMI, FL 33128
(305) 571-1860
(305) 571-1861, F

CIVIL ENGINEERS:

COASTAL SYSTEMS INT'L, INC.
464 SOUTH DIXIE HWY.
CORAL GABLES, FL 33146
(305) 661-3655
(305) 661-1914, F

GENERAL CONTRACTOR

500 ALTON PARKING LOT
500 ALTON RD :: MIAMI BEACH, FL 33139

SEAL

URBAN ROBOT LLC
AA26002760 IB26001634 LC26000516

REVISIONS

03/10/16 OWNER / CME

1410

PROJECT NO.

03/09/2015

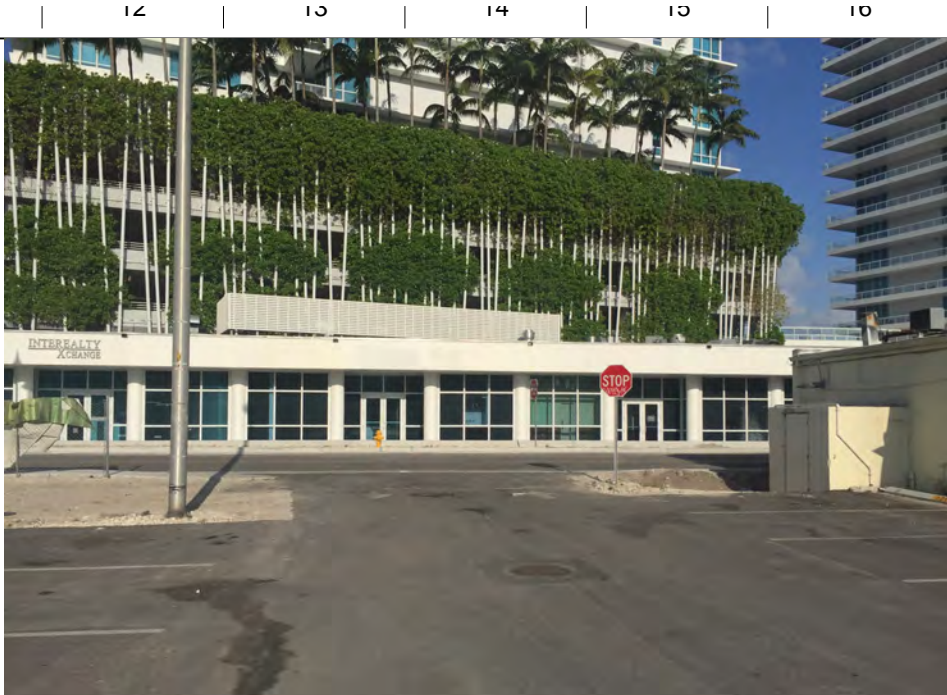
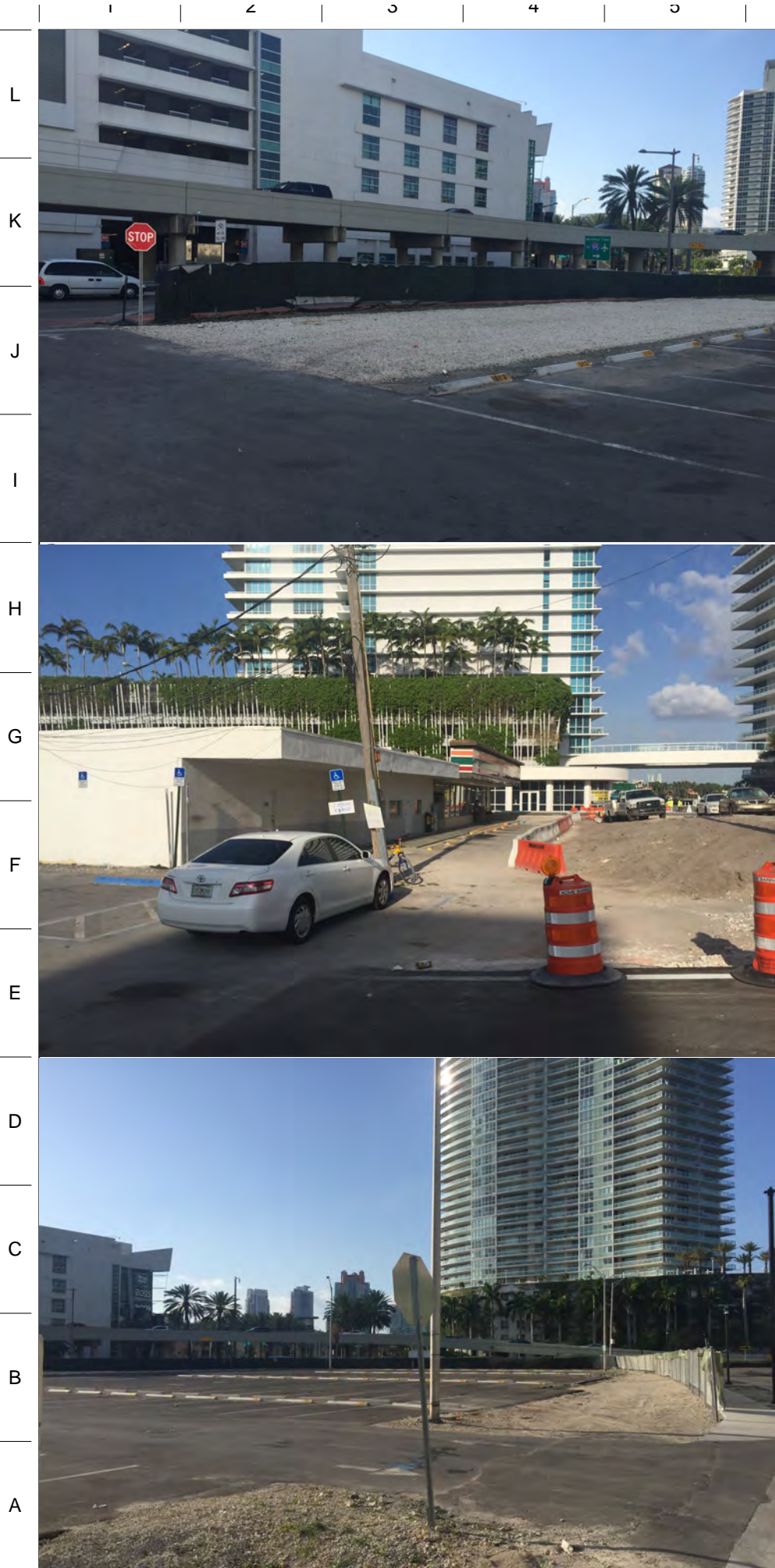
DATE

AR / JJ / ML / JV

DRAWN / CHECKED

GENERAL NOTES
AND ZONING DATA

G-100



ARCHITECT:

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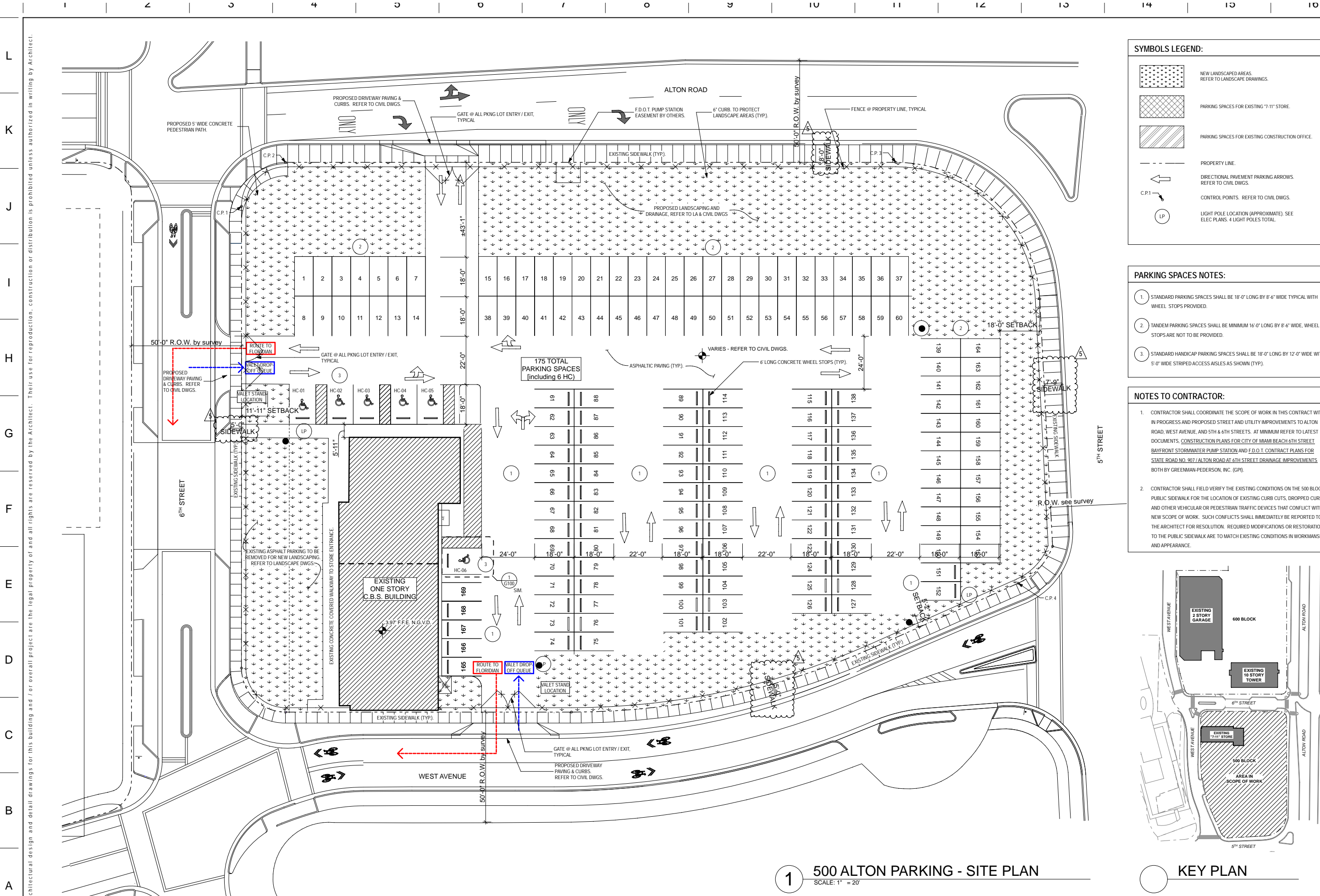
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AR / JJ / ML / JV
DRAWN / CHECKED

SITE PHOTOS AND
LOCATION MAP

G-101



1 500 ALTON PARKING - SITE PLAN
SCALE: 1" = 20'

SYMBOLS LEGEND:

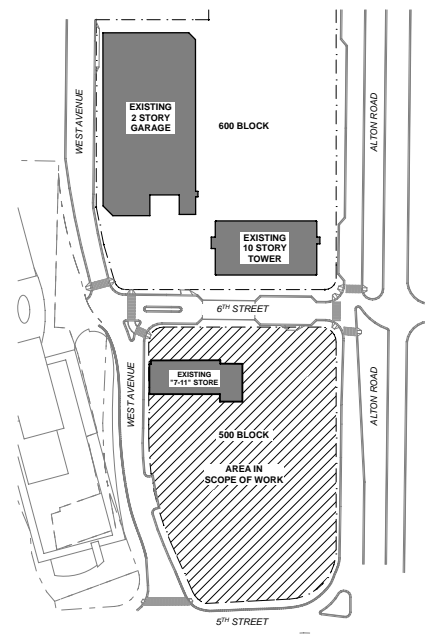
- [Patterned Box] NEW LANDSCAPED AREAS. REFER TO LANDSCAPE DRAWINGS.
- [Patterned Box] PARKING SPACES FOR EXISTING 7'-11" STORE.
- [Patterned Box] PARKING SPACES FOR EXISTING CONSTRUCTION OFFICE.
- [Dashed Line] PROPERTY LINE.
- [Arrow] DIRECTIONAL PAVEMENT PARKING ARROWS. REFER TO CIVIL DWGS.
- [C.P. 1] CONTROL POINTS. REFER TO CIVIL DWGS.
- [LP] LIGHT POLE LOCATION (APPROXIMATE). SEE ELEC PLANS. 4 LIGHT POLES TOTAL.

PARKING SPACES NOTES:

- STANDARD PARKING SPACES SHALL BE 18'-0" LONG BY 8'-6" WIDE TYPICAL WITH WHEEL STOPS PROVIDED.
- TANDEM PARKING SPACES SHALL BE MINIMUM 16'-0" LONG BY 8'-6" WIDE, WHEEL STOPS ARE NOT TO BE PROVIDED.
- STANDARD HANDICAP PARKING SPACES SHALL BE 18'-0" LONG BY 12'-0" WIDE WITH 5'-0" WIDE STRIPED ACCESS AISLES AS SHOWN (TYP).

NOTES TO CONTRACTOR:

- CONTRACTOR SHALL COORDINATE THE SCOPE OF WORK IN THIS CONTRACT WITH IN PROGRESS AND PROPOSED STREET AND UTILITY IMPROVEMENTS TO ALTON ROAD, WEST AVENUE, AND 5TH & 6TH STREETS. AT MINIMUM REFER TO LATEST DOCUMENTS, CONSTRUCTION PLANS FOR CITY OF MIAMI BEACH 6TH STREET BAYFRONT STORMWATER PUMP STATION AND F.D.O.T. CONTRACT PLANS FOR STATE ROAD NO. 907 / ALTON ROAD AT 6TH STREET DRAINAGE IMPROVEMENTS BOTH BY GREENMAN-PEDERSON, INC. (GPI).
- CONTRACTOR SHALL FIELD VERIFY THE EXISTING CONDITIONS ON THE 500 BLOCK PUBLIC SIDEWALK FOR THE LOCATION OF EXISTING CURB CUTS, DROPPED CURBS, AND OTHER VEHICULAR OR PEDESTRIAN TRAFFIC DEVICES THAT CONFLICT WITH NEW SCOPE OF WORK. SUCH CONFLICTS SHALL IMMEDIATELY BE REPORTED TO THE ARCHITECT FOR RESOLUTION. REQUIRED MODIFICATIONS OR RESTORATION TO THE PUBLIC SIDEWALK ARE TO MATCH EXISTING CONDITIONS IN WORKMANSHIP AND APPEARANCE.



KEY PLAN

ARCHITECT:

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SEAL

URBAN ROBOT LLC
AA26002780 IB26001534 LC26000516

REVISIONS

1	04/20/15 DRB
2	03/10/16 OWNER / CME
3	03/30/16 CMB
5	04/27/16 CMB PB APP

1410
PROJECT NO.

03/09/2015
DATE

AR / JJ / ML / JV

DRAWN / CHECKED

500 ALTON
PARKING SITE
PLAN
G-200