

HISTORIC PRESERVATION BOARD

SANCTUARY HOTEL

06/01/2020

- LEGEND
- A = Arc
ASPH = Asphalt
BM = Bench Mark
BRG = Bearing
CB = Catch basin
CBS = Concrete Block Structure
CH = Chord
Chatta = Chattahoochee
CL = Center Line
CLF = Chain Link Fence
CL = Clear
CONC = Concrete
D = Delta
Ø = Diameter
DH = Drill Hole
DME = Drainage & Maintenance Easement
E.B. = Electric Box
Enc. = Encroachment
F.F. = Finish Floor
F.H. = Fire Hydrant
F.I.R. = Found Iron Rebar
FPL = Florida Power & Light
F.I.P. = Found Iron Pipe
FD = Found
L.P. = Light Pole
M = Measured
M.F. = Metal Fence
M.H. = Manhole
M = Monument Line
MON. = Monument
N/A = Not Applicable
N/D = Nail & Disc
O/L = On Line
O/S = Offset
O.U.L. = Overhead Utility Lines
OH = Overhang
P = Plat
PB = Plat Book
PC = Point of Curvature
PCP = Permanent Control Point
PG = Page
P.I. = Point of Intersection
P.L. = Property Line
PL = Planter
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
P.P. = Power Pole
P.R.M. = Permanent Reference Monument
P.R.C. = Point of Reverse Curvature
PT = Point of Tangency
R = Radius
R/R = Railroad
PSM = Professional Surveyor Mapper
R/W = Right-of-Way
SWK = Sidewalk
Sec. = Section
(TYP.) = Typical
T = Tangent
U.E. = Utility Easement
W.F. = Wood Fence
W.M. = Water Meter
W.V. = Water Valve
= Denotes Spot Elevations Taken

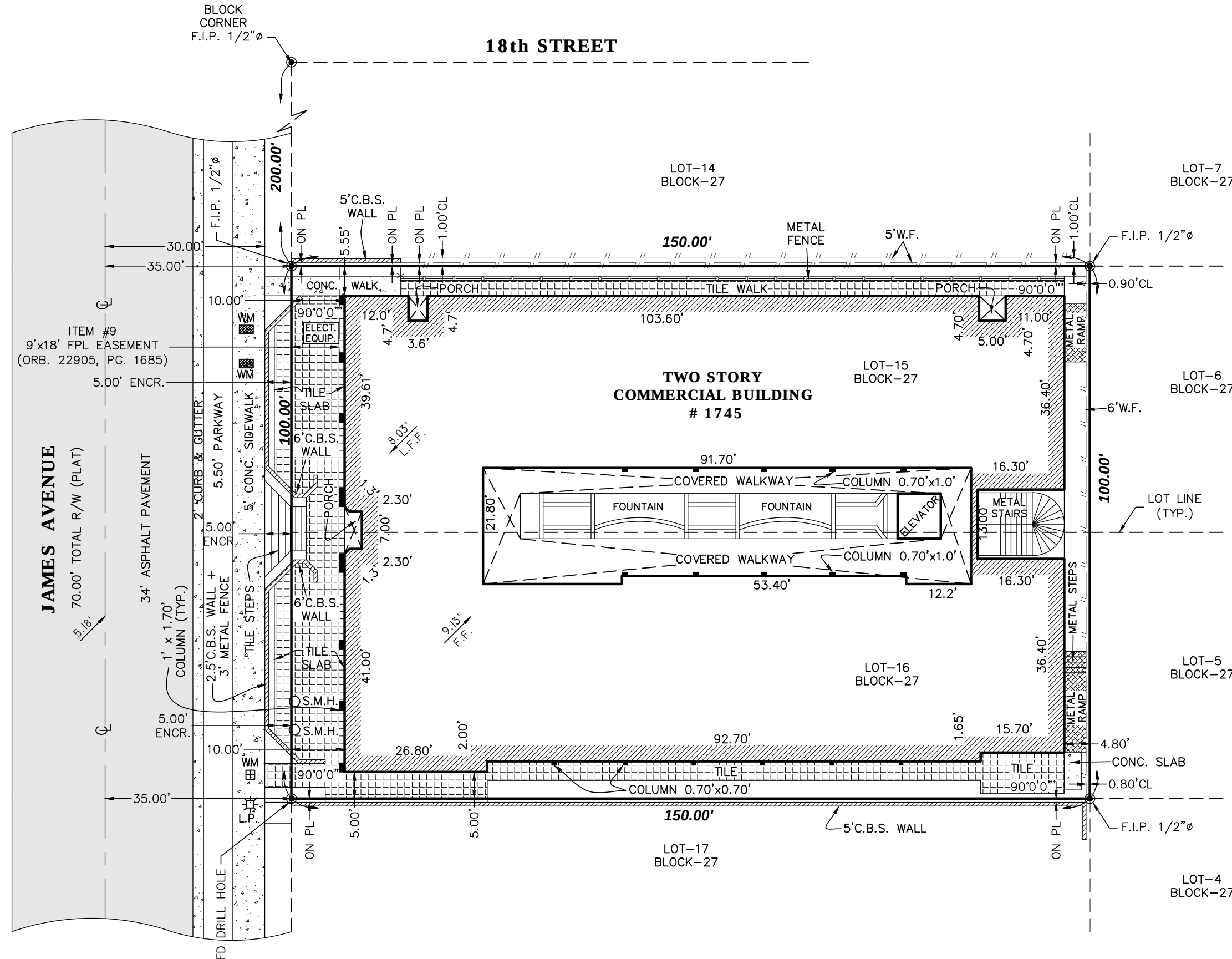
- NOTE: a) All roads shown hereon are public unless otherwise noted.
b) No identification cap found on property corners unless otherwise noted.
c) Distance along boundary are record and measured unless otherwise noted.
d) The graphic portions of this document are intended to be displayed at the graphic name scales as depicted. Said scale may be altered in reproductions and as such, should be considered when depicted.
e) Accuracy: The expected use of land as classified in the minimum technical standards (S17-FAC), is "Suburban". The Minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed survey figure was determined by the use of the minimum technical standards.
f) Contact the owner or the surveyor for any additional information or work or excavation on the herein described parcel for building, zoning information and utilities location.

- NOTE: a) All easements and/or encroachments shown hereon are of the apparent nature, fence legal ownership and not of the actual ownership.
b) The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the certification.
c) Code restrictions and title search not reflected in this survey.
d) The field information shown hereon does not imply that the subject property will or will not be free from flooding or damage and does not create liability on the part of the firm or employee thereof, for any damage that occurs from reliance on said information.
e) Lands depicted hereon were surveyed per legal description provided by client and no claims as to ownership or matters of title are made or implied.

"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

A portion of land in the N.E. 1/4, Section 34, Township 53 South, Range 42 East
Miami-Dade County, Florida.



This property described as:
Lots 15 and 16, Block 27, FISHER'S FIRST
SUBDIVISION OF ALTON BEACH, according
to the Plat thereof as recorded in Plat Book 2,
Page 77, of the Public Records of Miami-Dade
County, Florida.

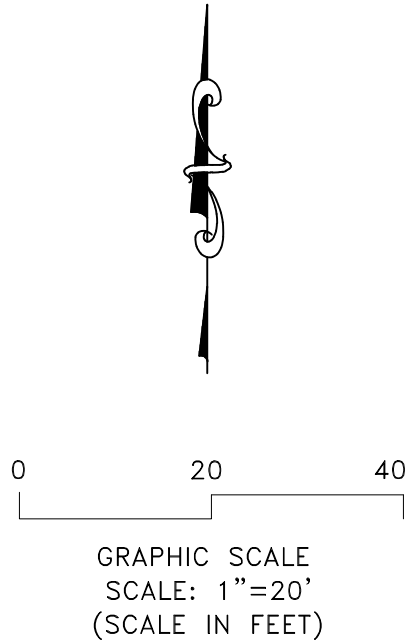
Address:
1745 James Avenue, Miami Beach, FL 33139

ALTA/NSPS SURVEY

To 1745 James LLC, a Florida limited liability company:
This is to certify that this map or plat and the survey on which it is based
were made in accordance with the 2016 Minimum Standard Detail
Requirements for ALTA/NSPS Land Title Surveys, jointly established
and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 8,
11(a), 13 and 14 of Table A thereof. The fieldwork was completed on
08/29/19.

Date of Plat or Map: 08/29/19

Rene A. Aguiar
Rene Aguiar
Florida PSM # 4327



LOCATION MAP
(N.T.S.)

TITLE REVIEW NOTES:

With reference to Old Republic National Title Insurance Company Commitment No. 736312 A-2, dated July 19, 2019 at 11:00 P.M., I hereby certify as follows:

- Schedule B - Section II:
- Item # 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Commitment Date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by this Commitment. **NOT A MATTER OF SURVEY.**
 - Item # 2.
 - a. General or special taxes and assessments required to be paid in the year 2019 and subsequent years.
 - b. Rights or claims of parties in possession not recorded in the Public Records. **NONE VISIBLE.**
 - c. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land. **DEPICTED ON SURVEY IF ANY.**
 - d. Easements or claims of easements not recorded in the Public Records. **NONE VISIBLE.**
 - e. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records. **NOT A MATTER OF SURVEY.**
 - Item # 3. Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: *Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands. N/A.*
 - Item # 4. Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality. **NOT A MATTER OF SURVEY.**
 - Item # 5. Declaration of Condominium of SANCTUARY SOUTH BEACH, A CONDOMINIUM, and all exhibits attached thereto and recorded September 27, 2005, in O.R. Book 23815, Page 1529, together with amendments thereto recorded in: O.R. Book 30594, Page 3812, Public Records of Miami-Dade County, Florida (hereinafter "Declaration"). Such Declaration establishes provides without limitation for easements, liens, charges, assessments, and the prior approval of a future purchaser or occupant. **AFFECTS THE PROPERTY, NON PLOTTABLE.**
 - Item # 6. Restrictions, conditions, reservations, easements and other matters contained on the Plat of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, as recorded in Plat Book 2, Page 77, Public Records of Miami-Dade County, Florida. **DEPICTED ON SURVEY.**
 - Item # 7. Terms and conditions of Variance before the Zoning Board of Adjustment of the City of Miami Beach recorded in O.R. Book 12296, Page 284, and in O.R. Book 12296, Page 290, Public Records of Miami-Dade County, Florida. **NOT A MATTER OF SURVEY.**
 - Item # 8. Historic Preservation Board Order recorded in O. R. Book 20143, Page 4468, and in O.R. Book 20943, Page 3977, Public Records of Miami-Dade County, Florida. **NOT A MATTER OF SURVEY.**
 - Item # 9. Easement to Florida Power and Light Company for the construction, operation and maintenance of electric utility facilities contained in instrument recorded December 14, 2004, under O.R. Book 22905, Page 1685, Public Records of Miami-Dade County, Florida. **DEPICTED ON SURVEY.**
 - Item # 10. Any loss or damage caused by a lien for assessments pursuant to Sec. 718.1 16(5)(a), F.S., notwithstanding assurances to the contrary in any attached ALTA Endorsement 4.1-06, 5-06 or 9-06 as to the loan policy. **NOT A MATTER OF SURVEY.**
 - Item # 11. Any loss or damage for unpaid assessments pursuant to Sec. 718.1 16 (1) (a), F.S., notwithstanding any assurances to the contrary in any attached ALTA Endorsement 4.1 -06 or 5.1-06 as to the owner's policy. **NOT A MATTER OF SURVEY.**
 - Item # 12. Rights of the lessees under unrecorded leases. **NOT A MATTER OF SURVEY.**

AREA	
SQ. FT.	±15,000
ACRES	±0.344

Bearing, if any, shown based on N/A (reference) N/A

REVISIONS:				ALTA/NSPS SURVEY. I HEREBY CERTIFY: that this survey meets the standards of practice as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.  RENE AGUIAR 09/03/19 PROFESSIONAL SURVEYOR AND MAPPER No. 4327. State of Florida.		Alvarez, Aiguesvives and Associates, Inc. Surveyors, Mappers and Land Planners 9789 Sunset Drive, Miami, FL 33173 Phone 305.220.2424 Fax 305.552.8181 L.B. No. 6867 / E-mail: aaasurvey@aol.com				
FLOOD ZONE AE	COMM. No. 120651	PANEL No. 0317	SUFFIX: L			Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.	Field Date 08/29/19	Scale: 1"=20'	Drawn by: R.S.	Drwg. No. 19-21446
F.I.R.M.D. DATE 09 / 11 / 09	F.I.R.M. INDEX 09 / 11 / 09	BASE ELEV. 8 FT N.G.V.D.								

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect.
File: BIMcloud_PAL - BIM Server_1 - BIMcloud Basic for ARCHICAD 22/1922_SANCTUARY HOTEL OF 94 UNITS - By Allast saved by : Date: 03/09/2020

NOT FOR CONSTRUCTION



EXISTING BUILDING | 1

revuelta
architecture
international



Miami
Santiago, Chile
revuelta-architecture.com

2950 SW 27TH AVE
SUITE 110
MIAMI, FL 33133
T: 305.590.5000
F: 305.590.5000

Project

SANCTUARY HOTEL

1745 JAMES AVENUE
MIAMI BEACH, FLORIDA 33139

Revisions

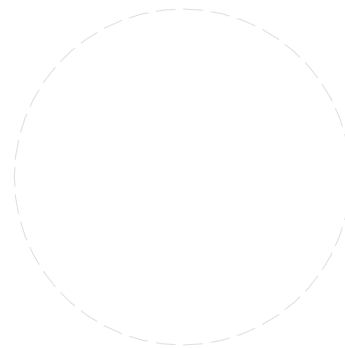
Owner Information

1745 JAMES LLC

1111 Kane Concourse
Bay Harbor Islands, Florida
33140

(305) 763-8166

Consultant



Luis O. Revuelta
AR-0007972

HPB FINAL SUBMITTAL

Date

03/09/2020

Scale

AS SHOWN

Project No.

1922

Sheet Name

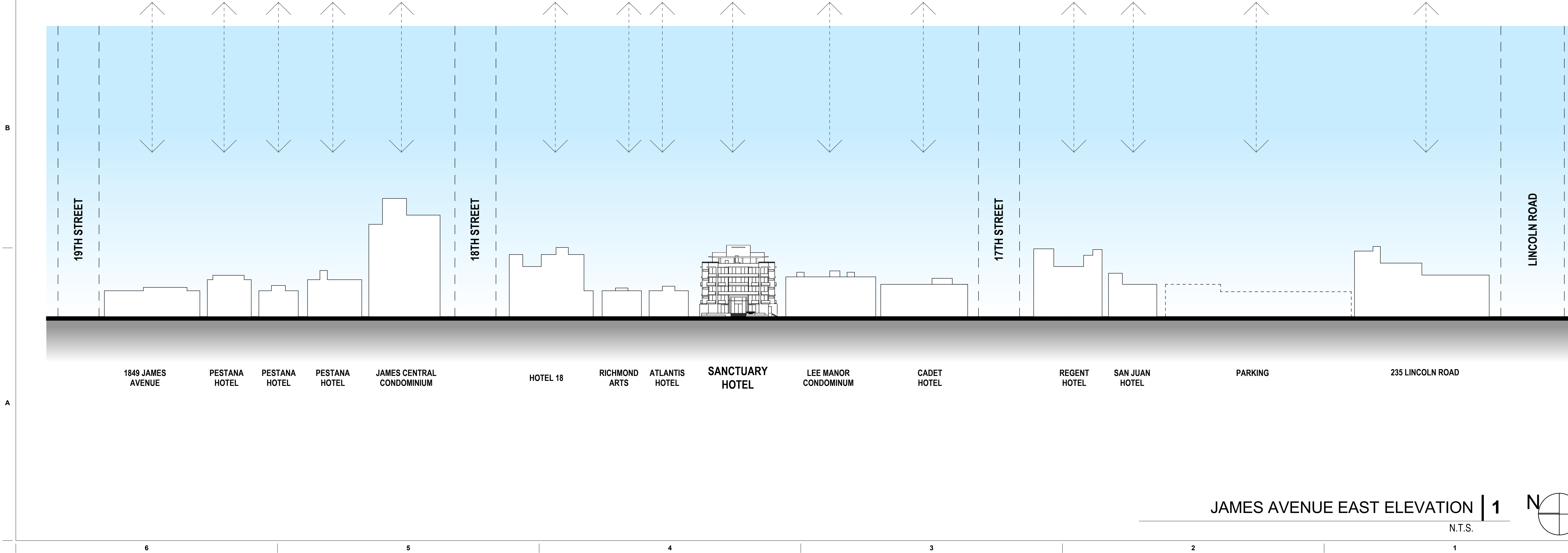
INTERIOR CONDITIONS

Sheet No.

A-004

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International, P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect.
File: BIMcloud_FAL - BIM Server_1 - BIMcloud Basic for ARCHICAD 22/1922_SANCTUARY HOTEL OF 94 UNITS - By: Alastair - Date: 05/09/2020

NOT FOR CONSTRUCTION



revuelta
architecture
international

Miami
Santiago, Chile
revuelta-architecture.com

2950 SW 27TH AVE
SUITE 110
MIAMI, FL 33133
T: 305.590.5000
F: 305.590.5000

Project

SANCTUARY HOTEL
1745 JAMES AVENUE
MIAMI BEACH, FLORIDA 33139

Revisions

Owner Information
1745 JAMES LLC
1111 Kane Concourse
Bay Harbor Islands, Florida
33140
(305) 763-8166
Consultant

Luis O. Revuelta
AR-0007972

HPB FINAL SUBMITTAL
Date
03/09/2020
Scale
AS SHOWN
Project No.
1922
Sheet Name
JAMES AVE. EAST ELEVATION
Sheet No.

A-006

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect.
File: BIMcloud_Plan_1 - BIMcloud Basic for ARCHICAD 22/1922_SANCTUARY HOTEL OP 94 UNITS - By: Alastair saved by: Date: 01/10/2020

NOT FOR CONSTRUCTION

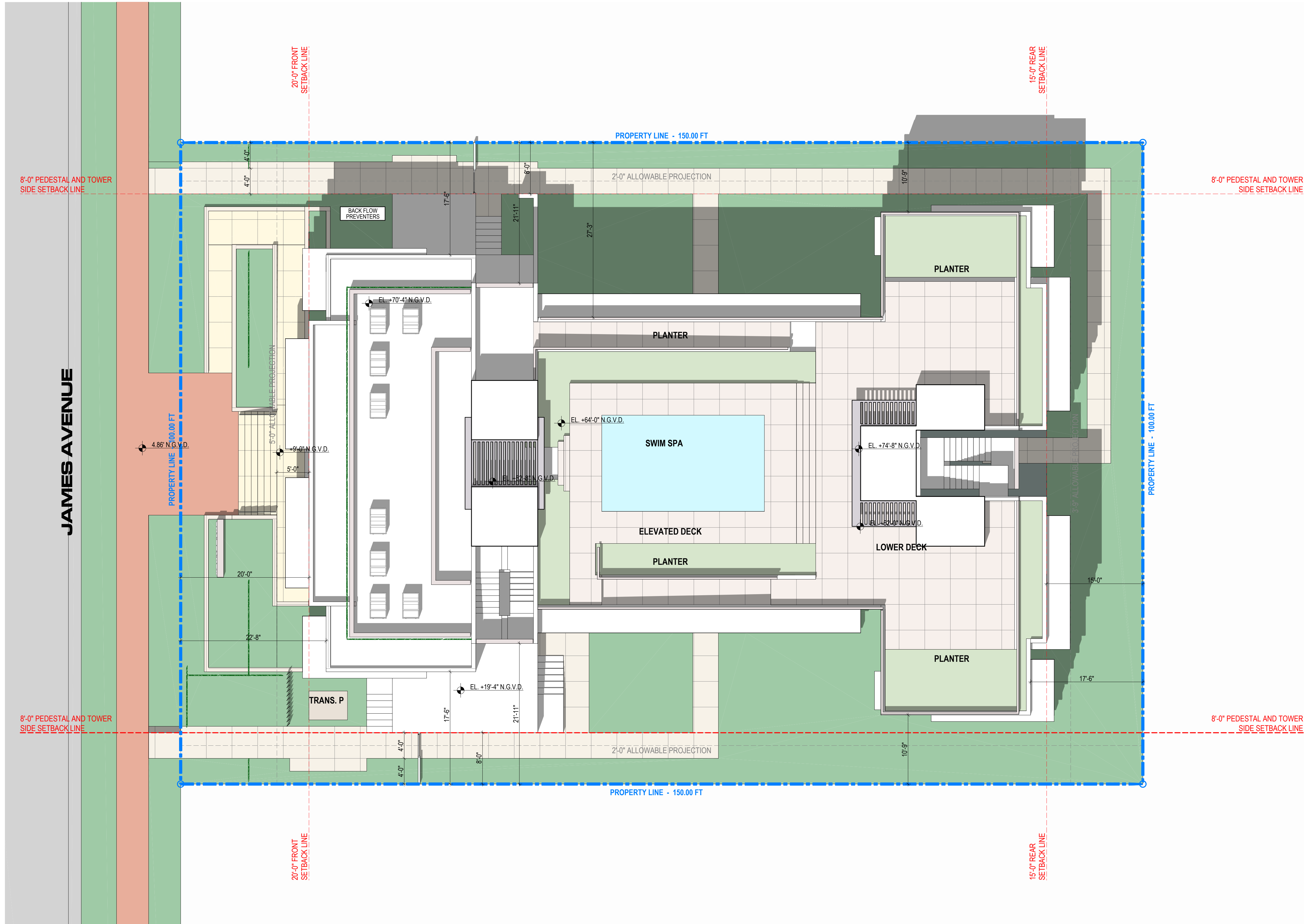


EXHIBIT A

revuelta
architecture
international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE
SUITE 110
MIAMI, FL 33133
T: 305.590.5000
F: 305.590.5000

Project

SANCTUARY HOTEL

1745 JAMES AVENUE
MIAMI BEACH, FLORIDA 33139

Revisions

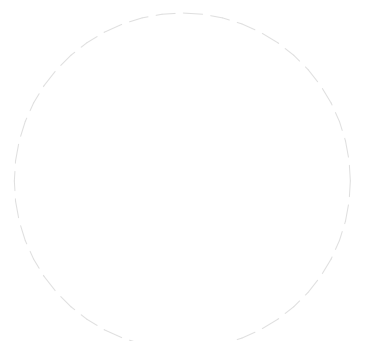
Owner Information

1745 JAMES LLC

1111 Kane Concourse
Bay Harbor Islands, Florida
33140

(305) 763-8166

Consultant



Luis O. Revuelta
AR-0007972

HPB FINAL SUBMITTAL

Date

06/01/2020

Scale

AS SHOWN

Project No.

1922

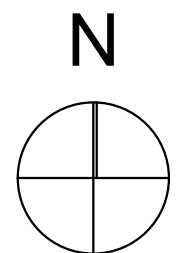
SITE PLAN

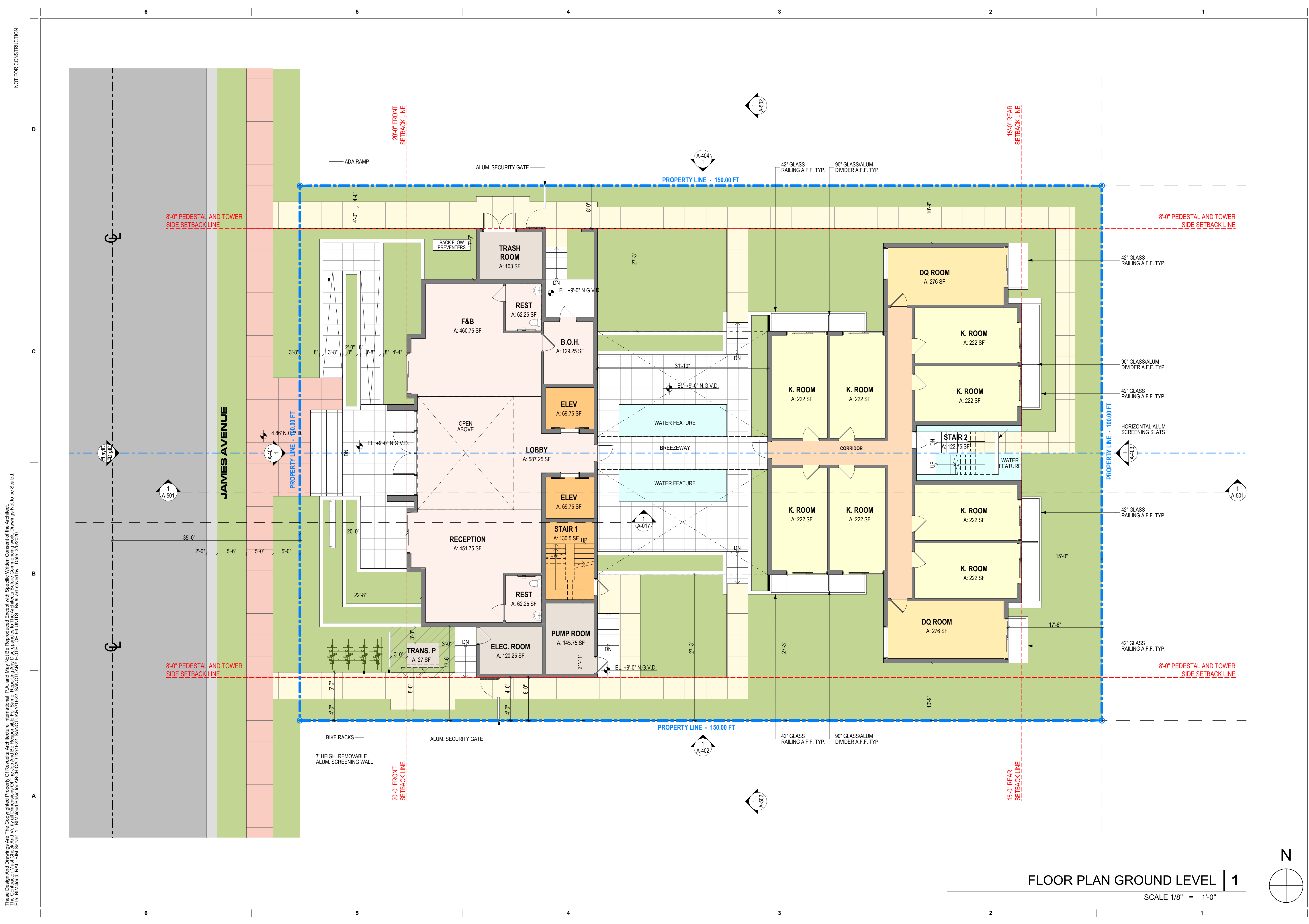
Sheet No.

A-100

SITE PLAN | 1

SCALE 1/8" = 1'-0"





NOT FOR CONSTRUCTION

revuelta
architecture
international

Miami
Santiago, Chile
revuelta-architecture.com
2950 SW 27TH AVE
SUITE 110
MIAMI, FL 33133
T: 305.590.5000
F: 305.590.5000
Project

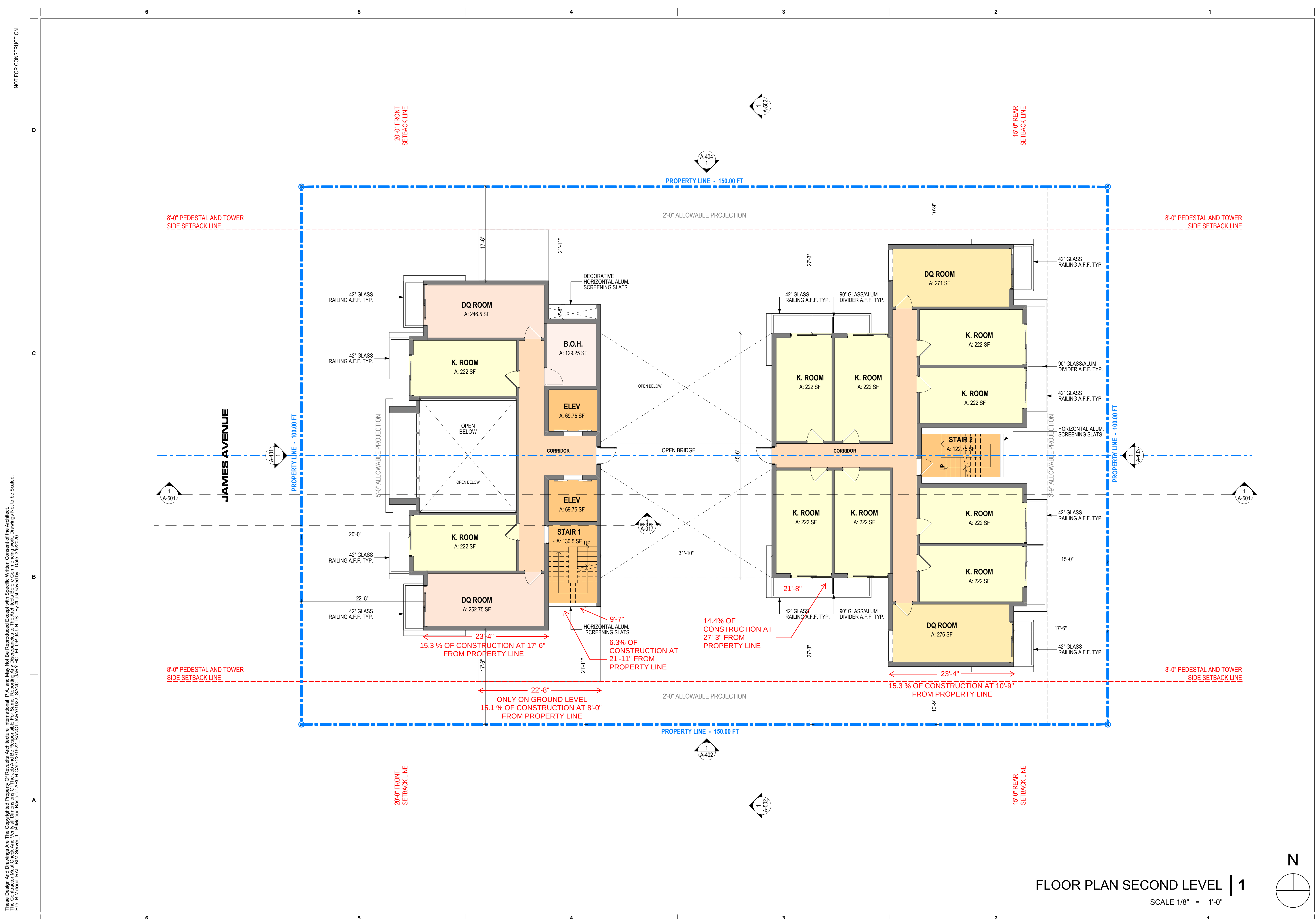
SANCTUARY HOTEL
1745 JAMES AVENUE
MIAMI BEACH, FLORIDA 33139

Revisions

Owner Information
1745 JAMES LLC
1111 Kane Concourse
Bay Harbor Islands, Florida
33140
(305) 763-8166
Consultant

Luis O. Revuelta
AR-0007972
HPB FINAL SUBMITTAL
Date
03/09/2020
Scale
AS SHOWN
Project No.
1922
Sheet Name
FLOOR PLAN GROUND LEVEL
Sheet No.
A-101

FLOOR PLAN GROUND LEVEL | 1
SCALE 1/8" = 1'-0"



NOT FOR CONSTRUCTION

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect. File: BIMcloud_Plan - BIMcloud Basic for ARCHICAD 22/1922 - SANCTUARY HOTEL OF 94 UNITS - By email saved by: Date: 05/09/2020

revuelta
architecture
international

Miami
Santiago, Chile
revuelta-architecture.com

2950 SW 27TH AVE
SUITE 110
MIAMI, FL 33133
T: 305.590.5000
F: 305.590.5000

Project

SANCTUARY HOTEL
1745 JAMES AVENUE
MIAMI BEACH, FLORIDA 33139

Revisions

Owner Information
1745 JAMES LLC
1111 Kane Concourse
Bay Harbor Islands, Florida 33140
(305) 763-8166
Consultant

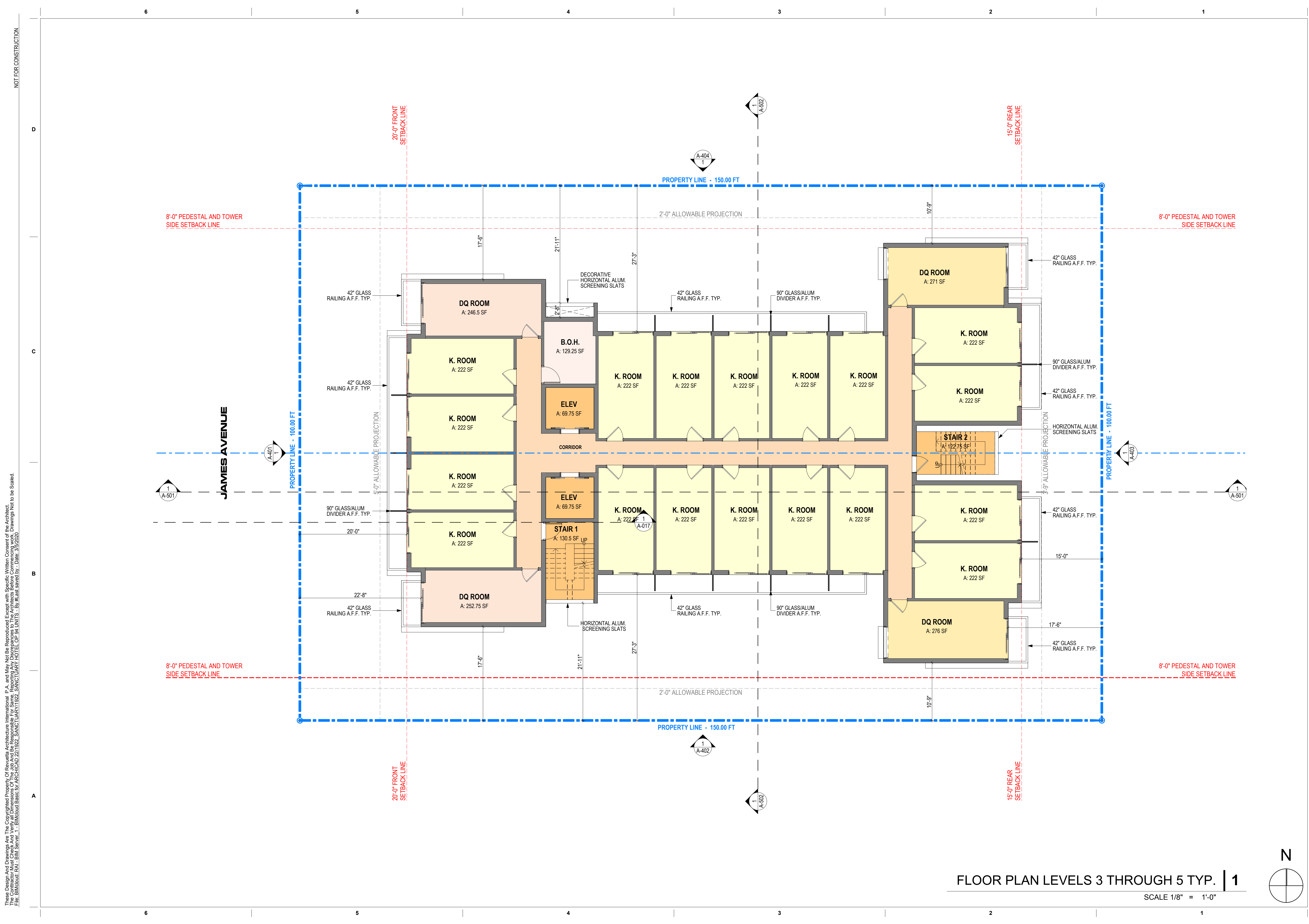
Luis O. Revuelta
AR-0007972

HPB FINAL SUBMITTAL
Date
03/09/2020
Scale
AS SHOWN
Project No.
1922
Sheet Name
FLOOR PLAN LEVEL 2
Sheet No.

A-102

FLOOR PLAN SECOND LEVEL | 1

SCALE 1/8" = 1'-0"



NOT FOR CONSTRUCTION

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect. File: BIMcloud_Plan - BIMcloud Basic for ARCHICAD 22/1922 - SANCTUARY HOTEL OF 94 UNITS - By email saved by: Date: 05/09/2020

revuelta
architecture
international

Miami
Santiago, Chile
revuelta-architecture.com

2950 SW 27TH AVE
SUITE 110
MIAMI, FL 33133
T: 305.590.5000
F: 305.590.5000

Project

SANCTUARY HOTEL
1745 JAMES AVENUE
MIAMI BEACH, FLORIDA 33139

Revisions

Owner Information
1745 JAMES LLC
1111 Kane Concourse
Bay Harbor Islands, Florida
33140
(305) 763-8166
Consultant

Luis O. Revuelta
AR-0007972

HPB FINAL SUBMITTAL

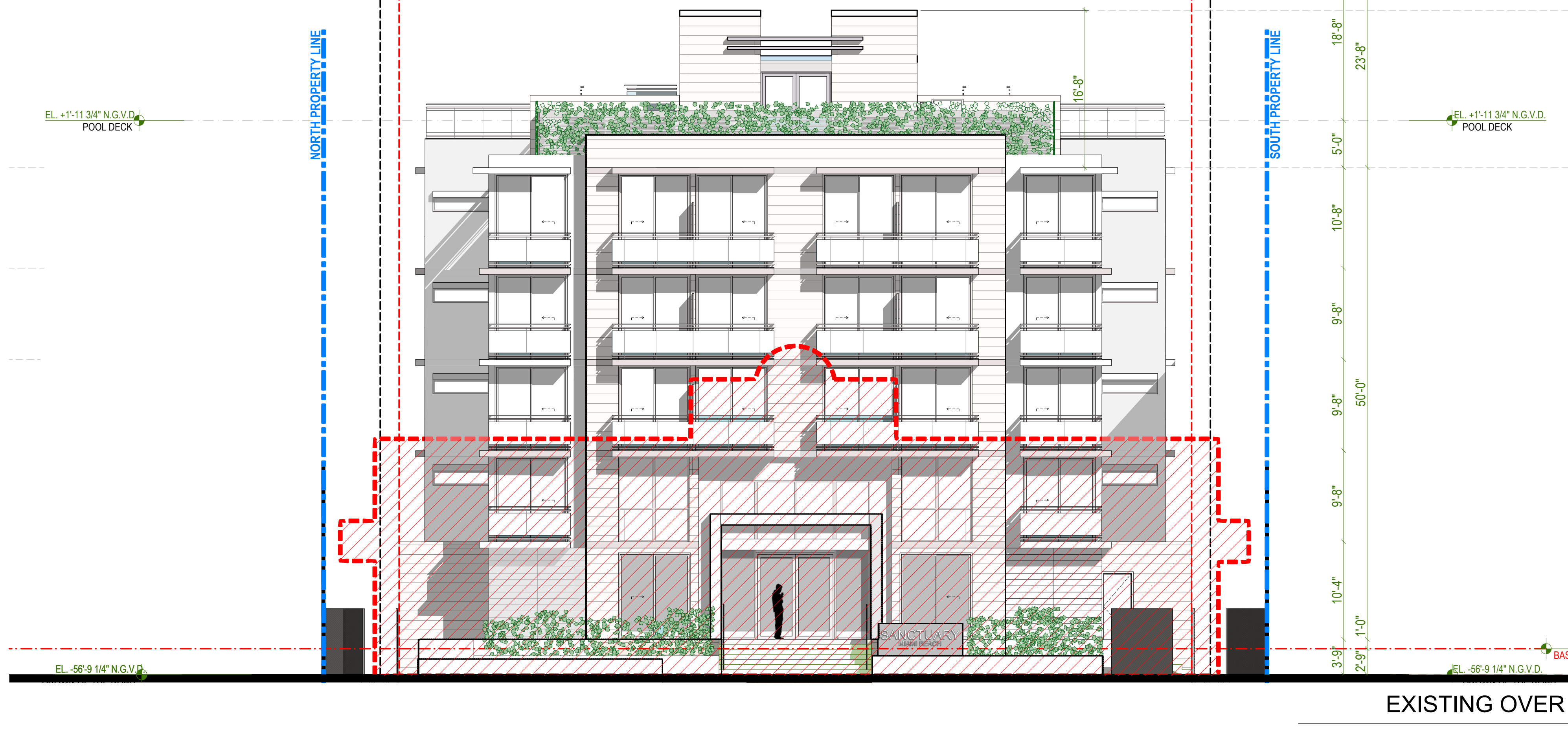
Date
03/09/2020
Scale
AS SHOWN
Project No.
1922

FLOOR PLAN TYPICAL
3 THRU 5
Sheet No.

A-103

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect.
File: BIMcloud: P.A.I. - BIM Server: 1 - BIMcloud Basic for ARCHICAD 22/1922 - SANCTUARY HOTEL OP 94 UNITS - By: Alastair saved by: Date: 01/10/2020

NOT FOR CONSTRUCTION



EXISTING ELEVATION | 9
SCALE 1/8" = 1'-0"

EXISTING OVER PROPOSED ELEV. | 8
SCALE 1/8" = 1'-0"

EXHIBIT A

revuelta
architecture
international

Miami
Santiago, Chile
revuelta-architecture.com

2950 SW 27TH AVE
SUITE 110
MIAMI, FL 33133
T: 305.550.5000
F: 305.550.5000

Project

SANCTUARY HOTEL 1745 JAMES AVENUE MIAMI BEACH, FLORIDA 33139

Revisions

Owner Information

1745 JAMES LLC
1111 Kane Concourse
Bay Harbor Islands, Florida
33140

(305) 763-8166

Consultant

Luis O. Revuelta
AR-0007972

HPB FINAL SUBMITTAL

Date

06/01/2020

Scale

AS SHOWN

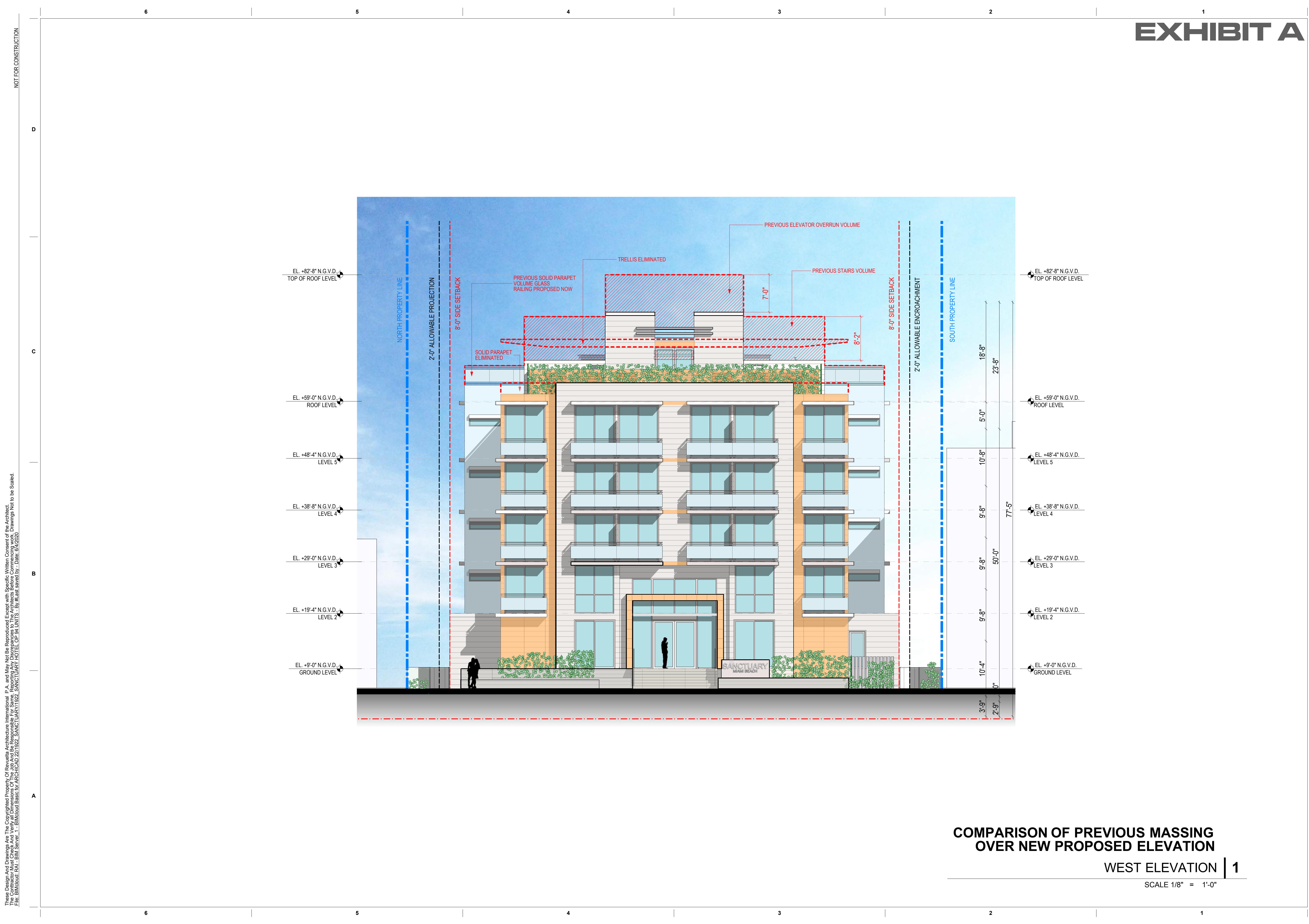
Project No.

1922

EXISTING & PROPOSED ELEV.
OVERLAY

Sheet No.

A-020



These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect. If Reproduced Without Written Consent, The User Assumes All Liability For Any And All Damages, Including Reasonable Attorneys Fees. Drawings Not to be Scaled. File: BIMcloud_PAI - BIM Server_1 - BIMcloud Basic for ARCHICAD 22/1922_SANCTUARY HOTEL OP 94 UNITS - By: Alastair saved by: Date: 06/01/2020

revuelta
architecture
international

Miami
Santiago, Chile
revuelta-architecture.com

2950 SW 27TH AVE
SUITE 110
MIAMI, FL 33133
T: 305.590.5000
F: 305.590.5000

Project

SANCTUARY HOTEL
1745 JAMES AVENUE
MIAMI BEACH, FLORIDA 33139

Revisions

Owner Information
1745 JAMES LLC
1111 Kane Concourse
Bay Harbor Islands, Florida
33140
(305) 763-8166
Consultant

Luis O. Revuelta
AR-0007972

HPB FINAL SUBMITTAL

Date
06/01/2020
Scale
AS SHOWN
Project No.
1922

WEST ELEVATION

Sheet No.
A-401.1

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect.
If a drawing is reproduced without the written consent of the Architect, the user agrees to indemnify and hold the Architect harmless from all claims, damages, and expenses, including reasonable attorneys' fees.
File: BIMcloud: RA1 - BIM Server_1 - BIMcloud Basic for ARCHICAD 22/1922_SANCTUARY HOTEL OP 94 UNITS - By: Alastair saved by: Date: 04/04/2020

NOT FOR CONSTRUCTION

EXHIBIT A

revuelta
architecture
international



Miami
Santiago, Chile
revuelta-architecture.com

2950 SW 27TH AVE
SUITE 110
MIAMI, FL 33133
T: 305.590.5000
F: 305.590.5000

Project

SANCTUARY HOTEL
1745 JAMES AVENUE
MIAMI BEACH, FLORIDA 33139

Revisions

Owner Information
1745 JAMES LLC
1111 Kane Concourse
Bay Harbor Islands, Florida
33140
(305) 763-8166
Consultant

Luis O. Revuelta
AR-0007972

HPB FINAL SUBMITTAL

Date
06/01/2020
Scale
AS SHOWN
Project No.
1922

WEST ELEVATION

Sheet No.

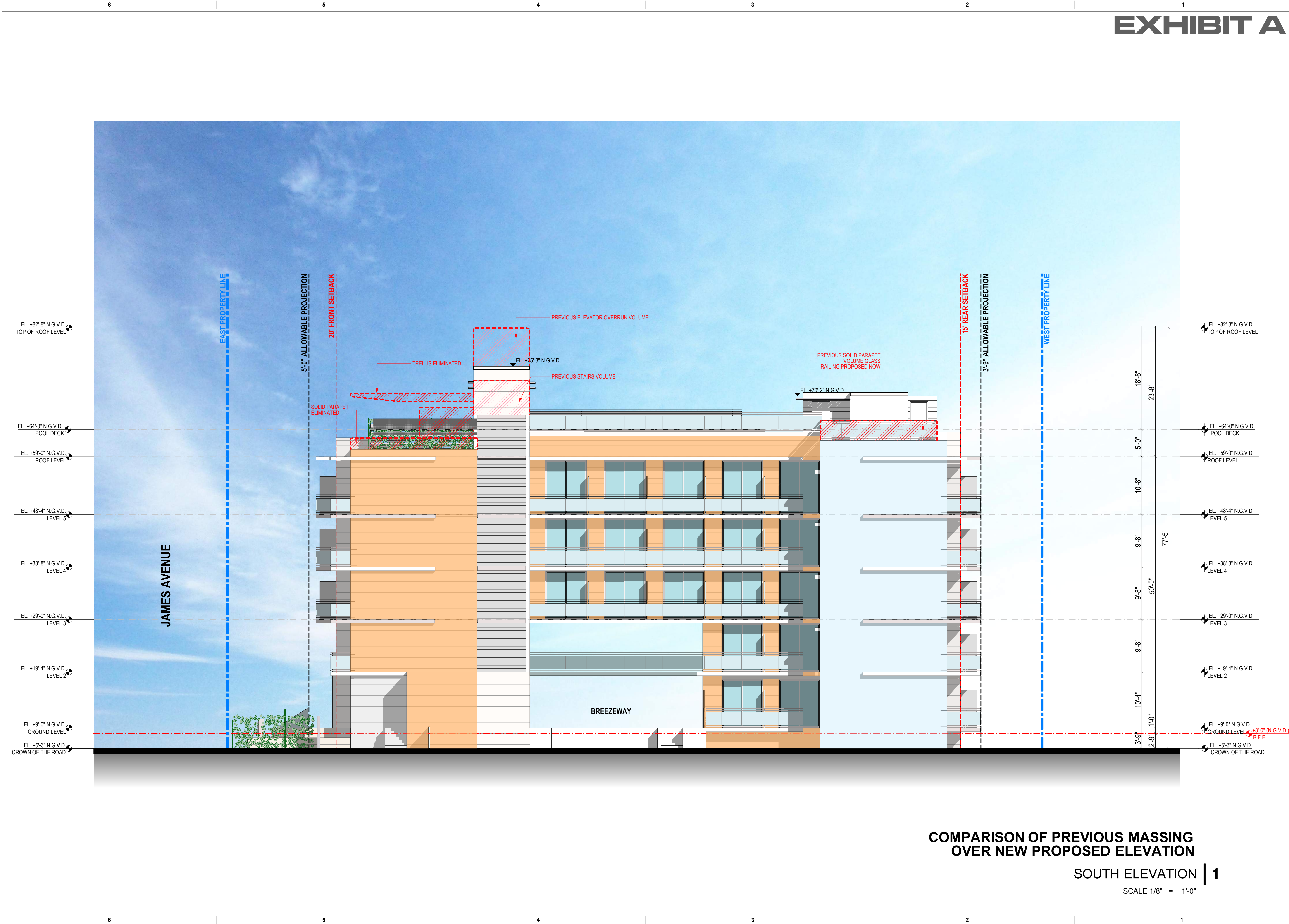
A-401



NEW REVISED
WEST ELEVATION | 1
SCALE 1/8" = 1'-0"

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect.
File: BIMcloud_Plan - BIMcloud Basic for ARCHICAD 22/1922_SANCTUARY HOTEL OP 94 UNITS - By: Alastair saved by: Date: 04/02/2020

NOT FOR CONSTRUCTION



revuelta
architecture
international

Miami
Santiago, Chile
revuelta-architecture.com

2950 SW 27TH AVE
SUITE 110
MIAMI, FL 33133
T: 305.590.5000
F: 305.590.5000

Project

SANCTUARY HOTEL
1745 JAMES AVENUE
MIAMI BEACH, FLORIDA 33139

Revisions

Owner Information
1745 JAMES LLC
1111 Kane Concourse
Bay Harbor Islands, Florida
33140
(305) 763-8166
Consultant

Luis O. Revuelta
AR-0007972

HPB FINAL SUBMITTAL
Date
06/01/2020
Scale
AS SHOWN
Project No.
1922

SOUTH ELEVATION
Sheet No.
A-402.1

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect.
File: BIMcloud: RAI - BIM Server_1 - BIMcloud Basic for ARCHICAD 22/1922_SANCTUARY HOTEL OP 94 UNITS - By: Alastair saved by: Date: 04/02/2020

NOT FOR CONSTRUCTION

EXHIBIT A

revuelta
architecture
international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE
SUITE 110
MIAMI, FL 33133
T: 305.590.5000
F: 305.590.5000

Project

SANCTUARY HOTEL

1745 JAMES AVENUE
MIAMI BEACH, FLORIDA 33139

Revisions

Owner Information

1745 JAMES LLC

1111 Kane Concourse
Bay Harbor Islands, Florida
33140

(305) 763-8166

Consultant

Luis O. Revuelta

AR-0007972

HPB FINAL SUBMITTAL

Date

06/01/2020

Scale

AS SHOWN

Project No.

1922

SOUTH ELEVATION

Sheet No.

A-402

NEW REVISED
SOUTH ELEVATION | 1

SCALE 1/8" = 1'-0"





These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect. If reproduced without written consent, the user agrees to indemnify and hold the Architect harmless from all claims, damages, and expenses, including reasonable attorneys' fees. File: BIMcloud: EAL - BIM Server - 1 - BIMcloud Basic for ARCHICAD 22/1922 - SANCTUARY HOTEL OP 94 UNITS - By: Last saved by: Date: 04/04/2020

revuelta
architecture
international

Miami
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE
SUITE 110
MIAMI, FL 33133
T: 305.590.5000
F: 305.590.5000

Project

SANCTUARY HOTEL
1745 JAMES AVENUE
MIAMI BEACH, FLORIDA 33139

Revisions

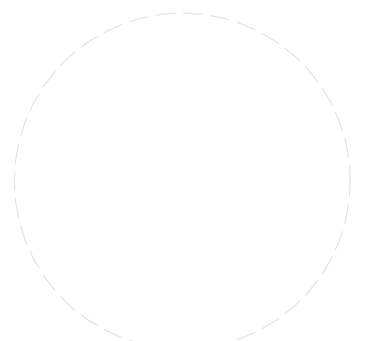
Owner Information

1745 JAMES LLC

1111 Kane Concourse
Bay Harbor Islands, Florida
33140

(305) 763-8166

Consultant



Luis O. Revuelta

AR-0007972

HPB FINAL SUBMITTAL

Date

06/01/2020

Scale

AS SHOWN

Project No.

1922

EAST ELEVATION

Sheet No.

A-403.1

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect.
If a drawing is reproduced without the Architect's written consent, the user assumes all liability for any and all consequences.
File: BIMcloud_PAL - BIM Server_1 - BIMcloud Basic for ARCHICAD 22/1922_SANCTUARY HOTEL OP 94 UNITS - By: Last saved by: Date: 04/04/2020

NOT FOR CONSTRUCTION



EXHIBIT A

revuelta
architecture
international

Miami
Santiago, Chile
revuelta-architecture.com

2950 SW 27TH AVE
SUITE 110
MIAMI, FL 33133
T: 305.590.5000
F: 305.590.5000

Project

SANCTUARY HOTEL
1745 JAMES AVENUE
MIAMI BEACH, FLORIDA 33139

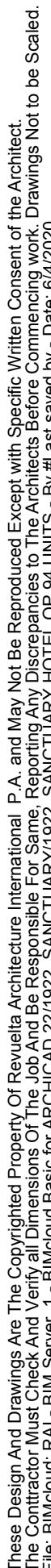
Revisions

Owner Information
1745 JAMES LLC
1111 Kane Concourse
Bay Harbor Islands, Florida
33140
(305) 763-8166
Consultant

Luis O. Revuelta
AR-0007972

HPB FINAL SUBMITTAL
Date
06/01/2020
Scale
AS SHOWN
Project No.
1922

EAST ELEVATION
Sheet No.
A-403



These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect.
File: BIMcloud.rvt - BIM Server - 1 - BIMcloud Basic for ARCHICAD 22/1922 - SANCTUARY HOTEL OF 34 UNITS - By: Alastair saved by: Date: 04/04/2020

NOT FOR CONSTRUCTION



EXHIBIT A

revuelta
architecture
international

Miami
Santiago, Chile
revuelta-architecture.com

2950 SW 27TH AVE
SUITE 110
MIAMI, FL 33133
T: 305.590.5000
F: 305.590.5000

Project

SANCTUARY HOTEL
1745 JAMES AVENUE
MIAMI BEACH, FLORIDA 33139

Revisions

Owner Information
1745 JAMES LLC
1111 Kane Concourse
Bay Harbor Islands, Florida
33140
(305) 763-8166
Consultant

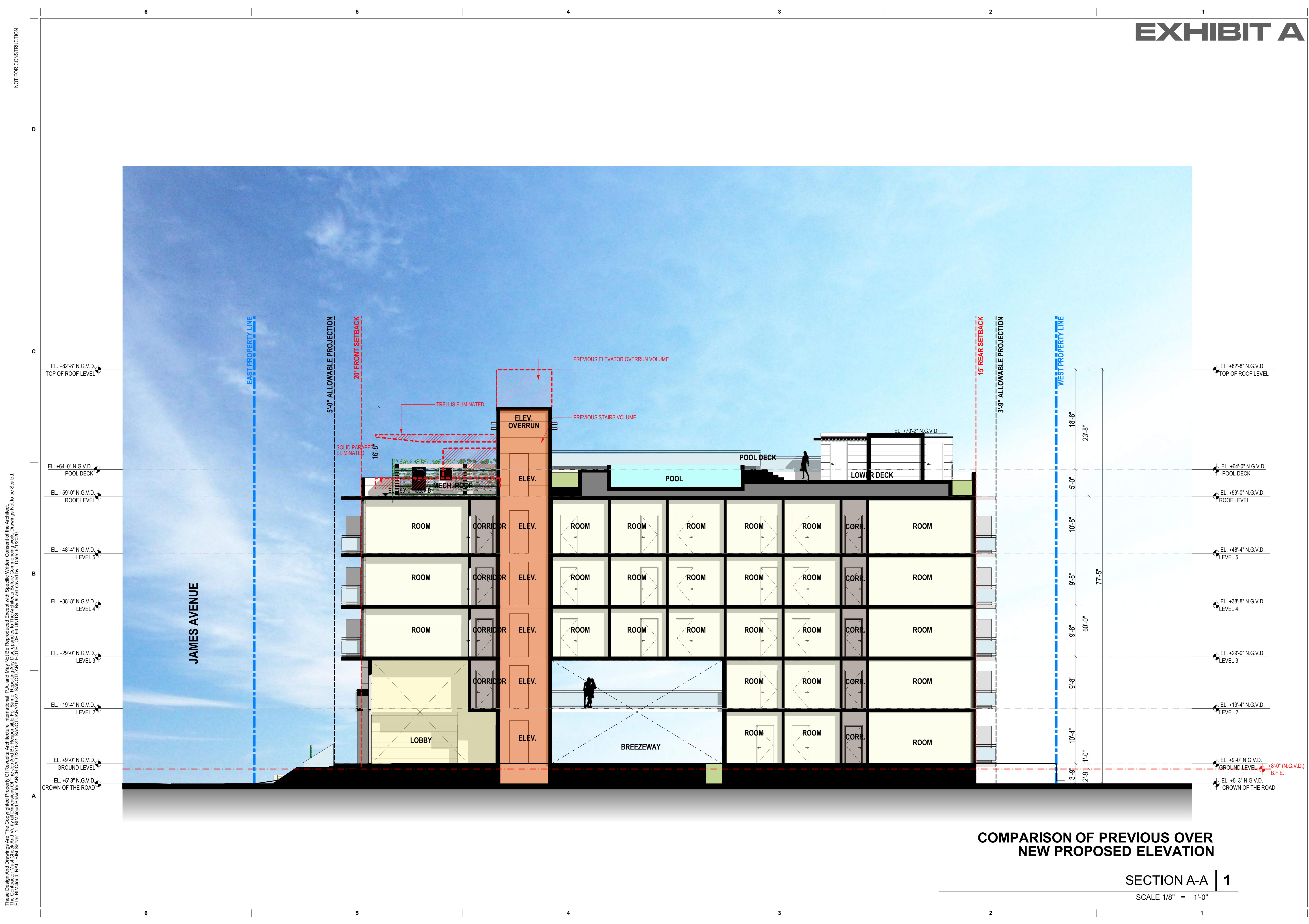
Luis O. Revuelta
AR-0007972

HPB FINAL SUBMITTAL
Date
06/01/2020
Scale
AS SHOWN
Project No.
1922

NORTH ELEVATION
Sheet No.

A-404

NEW REVISED
NORTH ELEVATION | 1
SCALE 1/8" = 1'-0"



NOT FOR CONSTRUCTION

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International, P.A. and May Not Be Reproduced Except With Specific Written Consent of the Architect. File: BIMcloud: EAL - BIM Server: 1 - BIMcloud Basic for ARG ROAD 22/1922 - SANCTUARY HOTEL OF 94 UNITS - By: Alastair saved by: Date: 01/10/2020

EXHIBIT A

revuelta
architecture
international

Miami
Santiago, Chile
revuelta-architecture.com
2950 SW 27TH AVE
SUITE 110
MIAMI, FL 33133
T: 305.550.5000
F: 305.550.5000
Project

SANCTUARY HOTEL
1745 JAMES AVENUE
MIAMI BEACH, FLORIDA 33139

Revisions

Owner Information
1745 JAMES LLC
1111 Kane Concourse
Bay Harbor Islands, Florida
33140
(305) 763-8166
Consultant

Luis O. Revuelta
AR-0007972

HPB FINAL SUBMITTAL
Date
06/01/2020
Scale
AS SHOWN
Project No.
1922

SECTION A-A
Sheet No.
A-501

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect.
If a drawing is reproduced without the Architect's written consent, the user assumes all liability for any and all consequences.
File: BIMcloud_PAL - BIM Server - 1 - BIMcloud Basic for ARCHICAD 22/1922 - SANCTUARY HOTEL OP 94 UNITS - By: Alastair saved by: Date: 01/10/2020

NOT FOR CONSTRUCTION

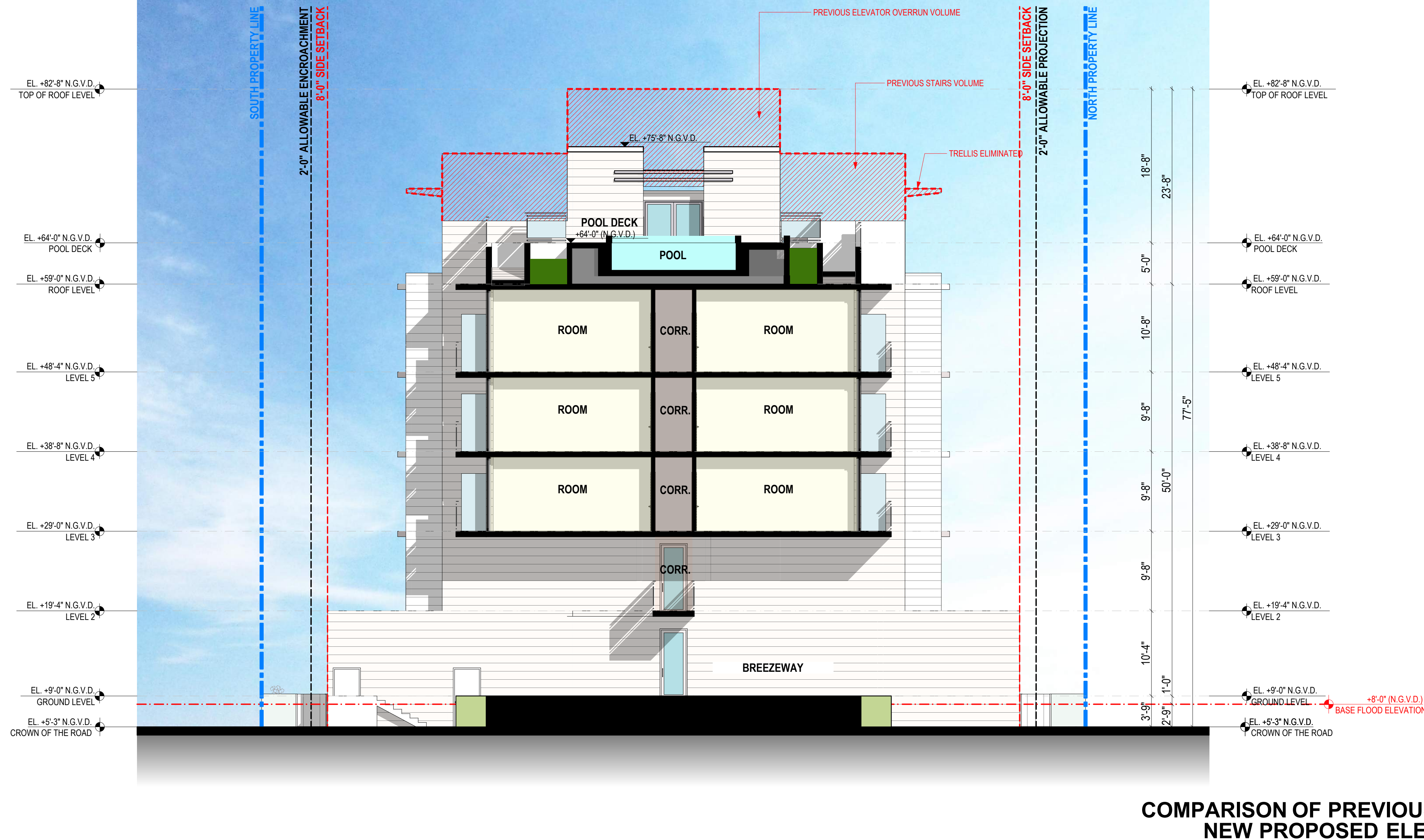


EXHIBIT A

revuelta
architecture
international

Miami
Santiago, Chile
revuelta-architecture.com

2950 SW 27TH AVE
SUITE 110
MIAMI, FL 33133
T: 305.590.5000
F: 305.590.5000

Project

SANCTUARY HOTEL
1745 JAMES AVENUE
MIAMI BEACH, FLORIDA 33139

Revisions

Owner Information
1745 JAMES LLC
1111 Kane Concourse
Bay Harbor Islands, Florida
33140
(305) 763-8166
Consultant

Luis O. Revuelta
AR-0007972

HPB FINAL SUBMITTAL
Date
06/01/2020
Scale
AS SHOWN
Project No.
1922

SECTION B-B

Sheet No.

A-502

SECTION B-B | 1

SCALE 1/8" = 1'-0"

NOT FOR CONSTRUCTION

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect.
File: BIMcloud_PAL - BIM Server_1 - BIMcloud Basic for ARCHICAD 22/192 - SANCTUARY HOTEL OP 94 UNITS - By Allast saved by: Date: 05/05/2020

ORIGINAL PROPOSAL SUBMITTED



STREET VIEW | 1

revuelta
architecture
international

Miami
Santiago, Chile
revuelta-architecture.com

2950 SW 27TH AVE
SUITE 110
MIAMI, FL 33133
T: 305.550.5000
F: 305.550.5000

Project

SANCTUARY HOTEL

1745 JAMES AVENUE
MIAMI BEACH, FLORIDA 33139

Revisions

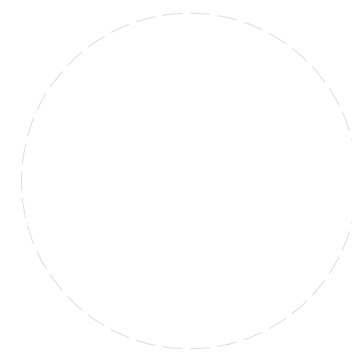
Owner Information

1745 JAMES LLC

1111 Kane Concourse
Bay Harbor Islands, Florida
33140

(305) 763-8166

Consultant



Luis O. Revuelta
AR-0007972

HPB FINAL SUBMITTAL

Date

03/09/2020

Scale

AS SHOWN

Project No.

1922

Sheet Name

STREET VIEW

Sheet No.

A-012

NOT FOR CONSTRUCTION

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect.
File: BIMcloud.rvt - BIMcloud Server - 1 - BIMcloud Basic for ARCHICAD 22/1922 - SANCTUARY HOTEL OF 94 UNITS - By Itinam - Date: 04/2020

EXHIBIT A

NEW REVISED PROPOSAL



STREET VIEW | 1
SCALE 1:227.8460

revuelta
architecture
international

Miami
Santiago, Chile
revuelta-architecture.com

2950 SW 27TH AVE
SUITE 110
MIAMI, FL 33133
T: 305.550.5000
F: 305.550.5000

Project

SANCTUARY HOTEL
1745 JAMES AVENUE
MIAMI BEACH, FLORIDA 33139

Revisions

Owner Information
1745 JAMES LLC
1111 Kane Concourse
Bay Harbor Islands, Florida
33140
(305) 763-8166
Consultant

Luis O. Revuelta
AR-0007972

HPB FINAL SUBMITTAL
Date
06/01/2020
Scale
AS SHOWN
Project No.
1922

SHEET VIEW
Sheet No.

A-012

NOT FOR CONSTRUCTION

These Design And Drawings Are The Copyrighted Property Of Revuelta Architecture International P.A. and May Not Be Reproduced Except with Specific Written Consent of the Architect.
File: BIMcloud: RA1 - BIM Server - 1 - BIMcloud Basic for ARCHICAD 22/1922 - SANCTUARY HOTEL 06/1922 - By Email saved by: Date: 06/01/2020



AERIAL VIEW | 1
SCALE 1:211.4189

EXHIBIT A
NEW REVISED PROPOSAL

revuelta
architecture
international

Miami
Santiago, Chile
revuelta-architecture.com

2950 SW 27TH AVE
SUITE 110
MIAMI, FL 33133
T: 305.590.5000
F: 305.590.5000
Project

SANCTUARY HOTEL
1745 JAMES AVENUE
MIAMI BEACH, FLORIDA 33139

Revisions

Owner Information
1745 JAMES LLC
1111 Kane Concourse
Bay Harbor Islands, Florida 33140
(305) 763-8166
Consultant

Luis O. Revuelta
AR-0007972
HPB FINAL SUBMITTAL
Date
06/01/2020
Scale
AS SHOWN
Project No.
1922

AERIAL VIEW
Sheet No.
A-013

THANK YOU

