



LAND

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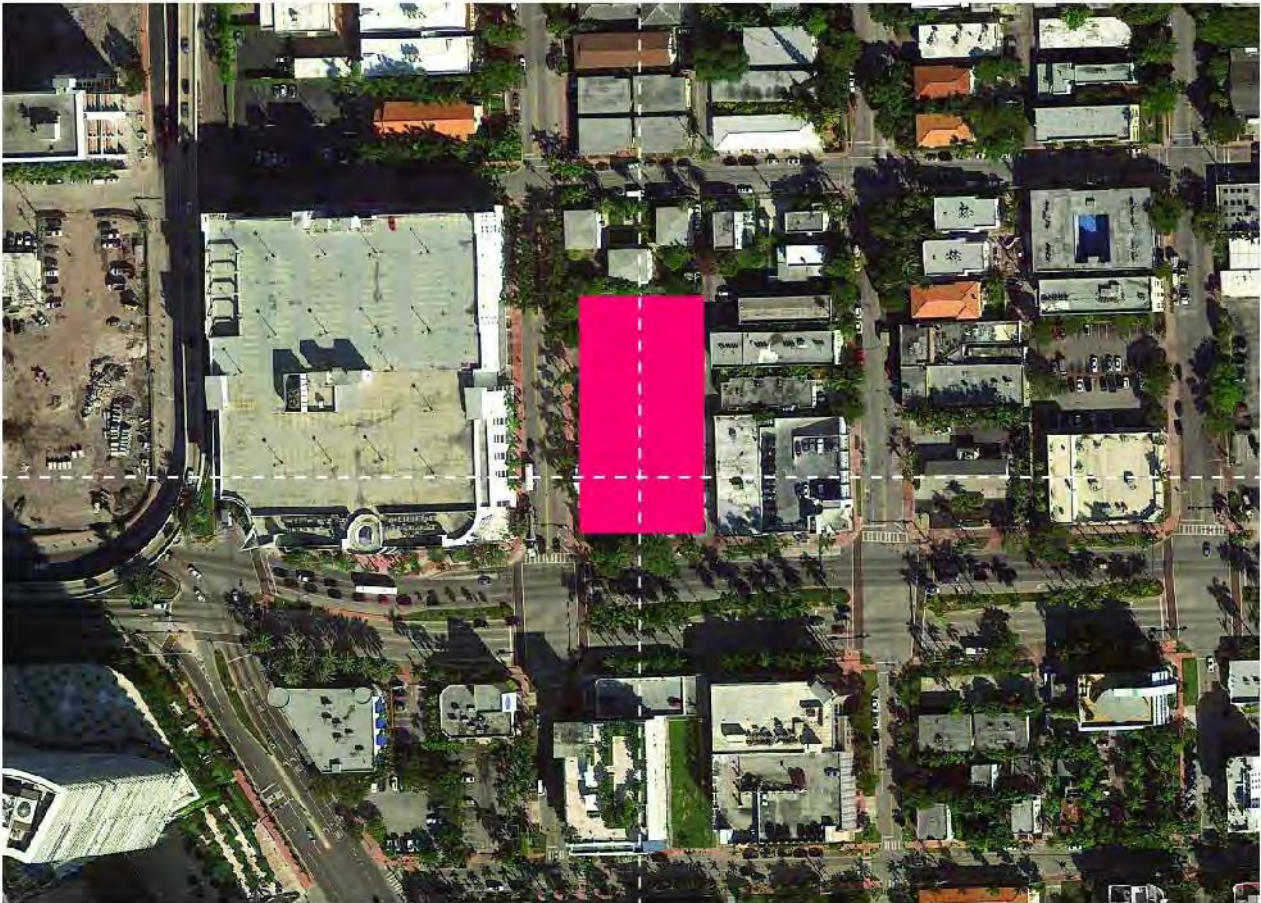
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SCOPE OF WORK

Certificate of Appropriateness for demolition of existing buildings and design of new 4-story retail building with structured parking, and associated variances of building height and open court along 5th Street

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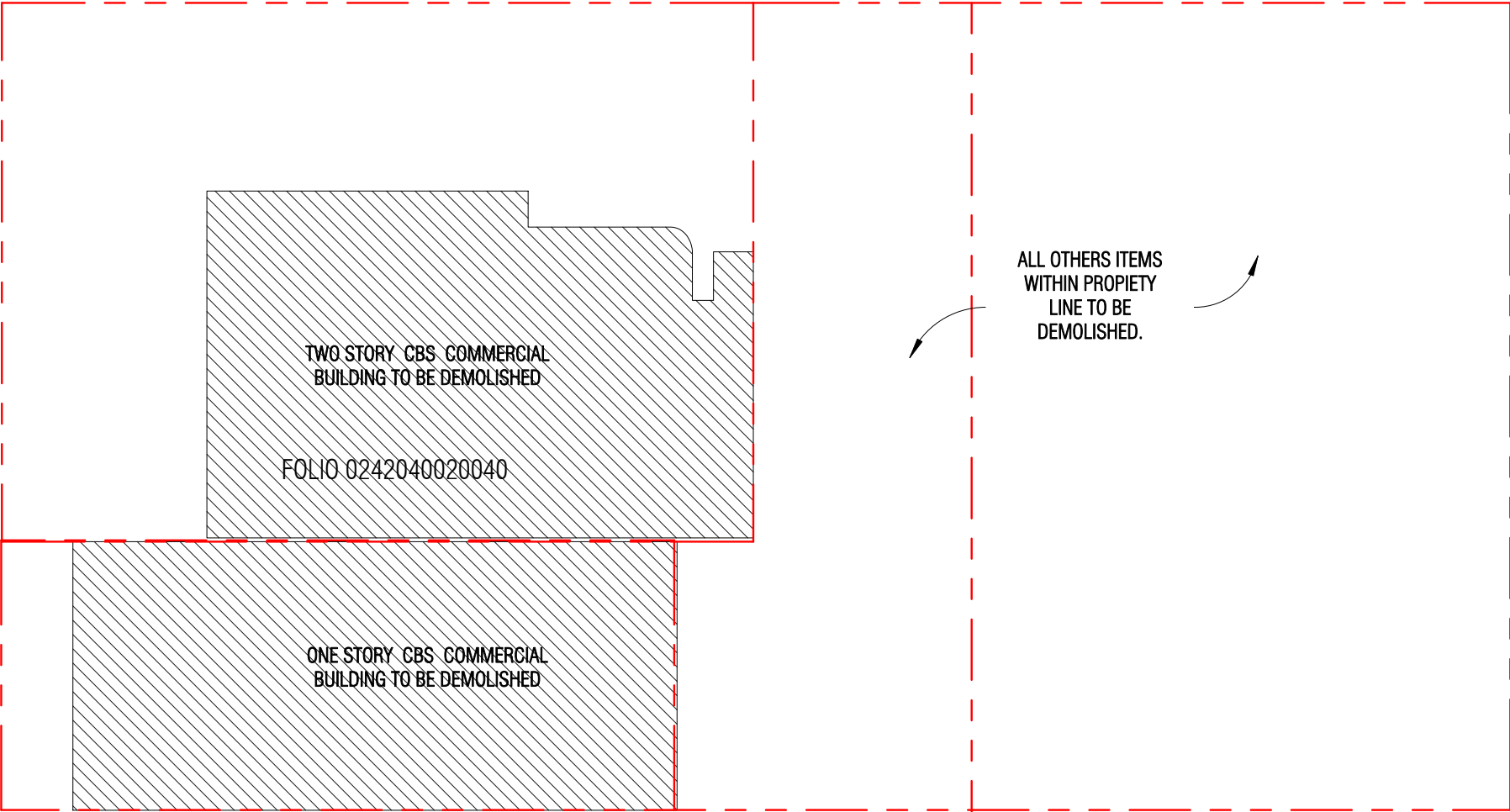
LOWEST FINISHED FLOOR ELEVATION: 5

ITEM NO.	DATE-NAME	AUTHORITY	PRIORITY	COMMENTS
1	NA	F	N	NOT A SURVEY MATTER REVIEW
2	NA	F	N	NOT A SURVEY MATTER REVIEW
3	NA	F	N	NOT A SURVEY MATTER REVIEW
4	NA	F	N	NO DISCLOSURE INCARCERATION EVALUATION VIOLATION OF FEDERAL PROSECUTION
5	NA	F	N	DOCUMENTS OF PLANS OF DOCUMENTS NOT RECORDED IN PUBLIC RECORDS
6	NA	F	N	NOT A SURVEY MATTER REVIEW
7	NA	F	N	NOT A SURVEY MATTER REVIEW
8	NA	F	N	NOT A SURVEY MATTER REVIEW
9	E-01	T	N	PLAN OF OCCUPANCY FOR ADDITION NO. 3
10	E-01	T	N	PLAN OF OCCUPANCY FOR ADDITION NO. 3 AND 10 - CLASS NO. 10000 DESCRIPTION NO. 3
11	S201	BT	N	DISPOSITION



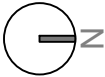
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LEGEND	AS ADJUST	RF RIGHT-OF-WAY	NSA NORTH	2 SURVEYOR'S CERTIFICATION
AD ADJUST	AP APPLICANT	RR RAILROAD RIGHT-OF-WAY	NSD NORTH	3 SURVEYOR'S CERTIFICATION
CD CLOSING DEED	APR APPROVED	RS ROAD RIGHT-OF-WAY	NSD NORTH	4 SURVEYOR'S CERTIFICATION
ED EASEMENT DEED	CD CLOSING DEED	RT RAILROAD TRAIL RIGHT-OF-WAY	NSD NORTH	5 SURVEYOR'S CERTIFICATION
FD FENCED	CD CLOSING DEED	RT RAILROAD TRAIL RIGHT-OF-WAY	NSD NORTH	6 SURVEYOR'S CERTIFICATION
GD GATED	CD CLOSING DEED	RT RAILROAD TRAIL RIGHT-OF-WAY	NSD NORTH	7 SURVEYOR'S CERTIFICATION
HD HATCHED	CD CLOSING DEED	RT RAILROAD TRAIL RIGHT-OF-WAY	NSD NORTH	8 SURVEYOR'S CERTIFICATION
ID IDENTIFIED	CD CLOSING DEED	RT RAILROAD TRAIL RIGHT-OF-WAY	NSD NORTH	9 SURVEYOR'S CERTIFICATION
LD LINED	CD CLOSING DEED	RT RAILROAD TRAIL RIGHT-OF-WAY	NSD NORTH	10 SURVEYOR'S CERTIFICATION
MD MARKED	CD CLOSING DEED	RT RAILROAD TRAIL RIGHT-OF-WAY	NSD NORTH	11 SURVEYOR'S CERTIFICATION
ND NOTED	CD CLOSING DEED	RT RAILROAD TRAIL RIGHT-OF-WAY	NSD NORTH	12 SURVEYOR'S CERTIFICATION
OD OBTAINED	CD CLOSING DEED	RT RAILROAD TRAIL RIGHT-OF-WAY	NSD NORTH	13 SURVEYOR'S CERTIFICATION
PD PLANNED	CD CLOSING DEED	RT RAILROAD TRAIL RIGHT-OF-WAY	NSD NORTH	14 SURVEYOR'S CERTIFICATION
RD RECORDED	CD CLOSING DEED	RT RAILROAD TRAIL RIGHT-OF-WAY	NSD NORTH	15 SURVEYOR'S CERTIFICATION
SD SAVED	CD CLOSING DEED	RT RAILROAD TRAIL RIGHT-OF-WAY	NSD NORTH	16 SURVEYOR'S CERTIFICATION
TD TYPED	CD CLOSING DEED	RT RAILROAD TRAIL RIGHT-OF-WAY	NSD NORTH	17 SURVEYOR'S CERTIFICATION
UD UNDERSTOOD	CD CLOSING DEED	RT RAILROAD TRAIL RIGHT-OF-WAY	NSD NORTH	18 SURVEYOR'S CERTIFICATION
VD VERIFIED	CD CLOSING DEED	RT RAILROAD TRAIL RIGHT-OF-WAY	NSD NORTH	19 SURVEYOR'S CERTIFICATION
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YD YOUNG	CD CLOSING DEED	RT RAILROAD TRAIL RIGHT-OF-WAY	NSD NORTH	44 SURVEYOR'S CERTIFICATION
ZD ZONED	CD CLOSING DEED	RT RAILROAD TRAIL RIGHT-OF-WAY	NSD NORTH	45 SURVEYOR'S CERTIFICATION



Existing FAR

Scale: 1" = 30'-0"



EXISTING FAR
<i>FOLIO: 02-4204-002-0040</i> 6,156 SF LEVEL 1 <u>3,656 SF MEZ. LEVEL</u> 9,812 SF
<i>FOLIO: 02-4204-002-0030</i> 5,568 SF LEVEL 1
15,380 SF TOTAL FAR

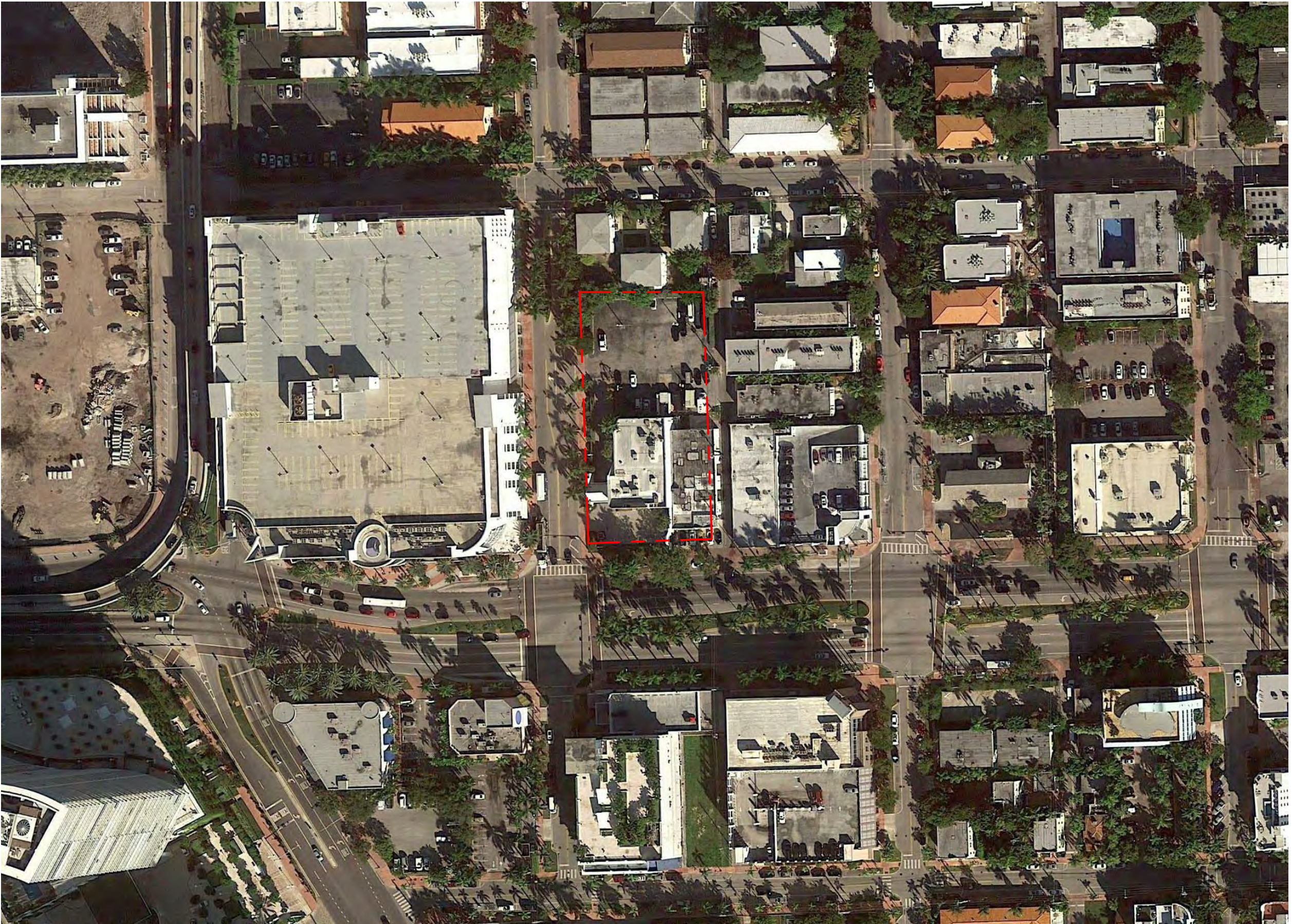


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The BLVD at Lenox

Miami Beach, Florida

Context Aerial

10/24/2016

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View 1



View 2



View 3

The BLVD at Lenox

Miami Beach, Florida

Context (1)

10/24/2016

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View 4



View 5



View 6

The BLVD at Lenox

Miami Beach, Florida

Context (2)

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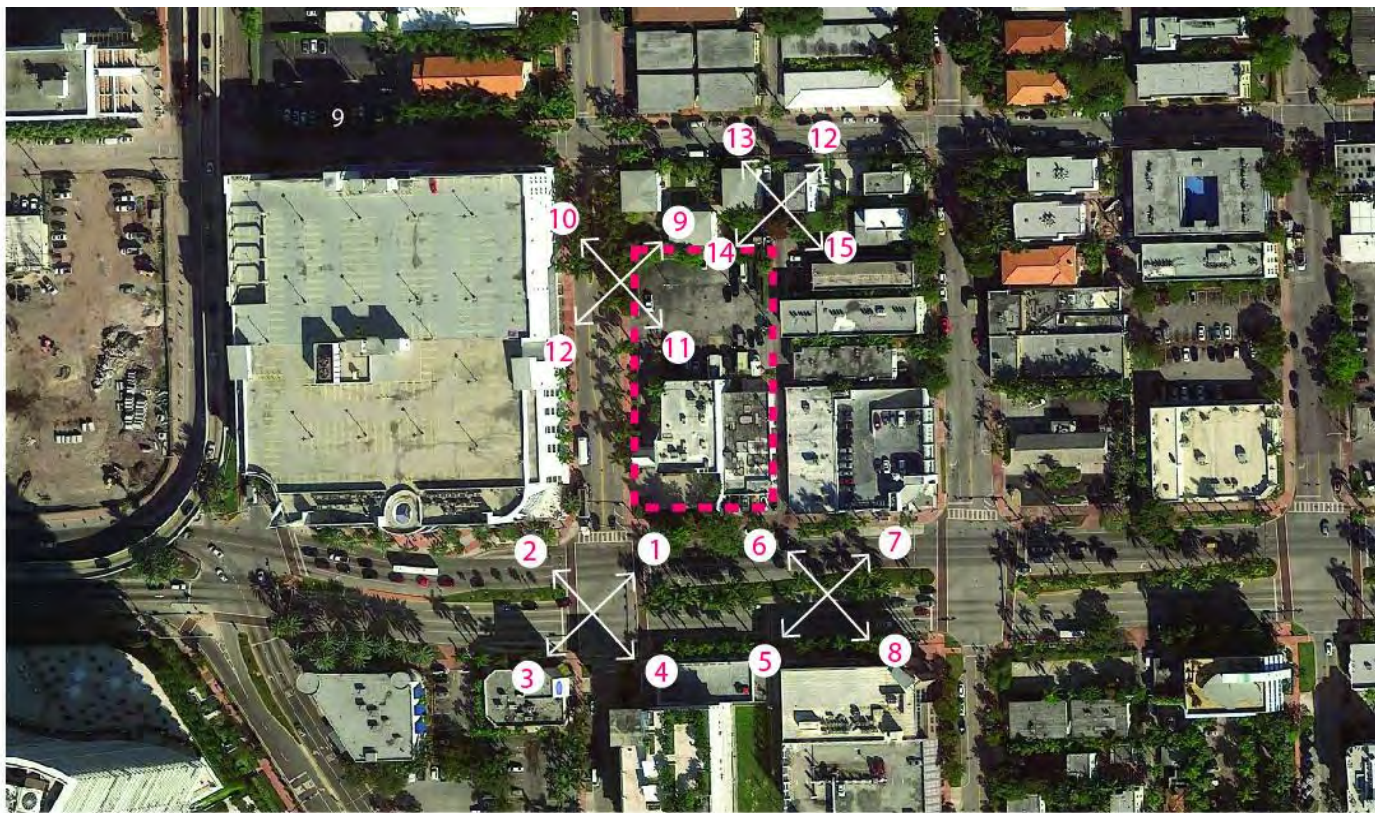
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View 7



View 8



View 9

The BLVD at Lenox

Miami Beach, Florida

Context (3)

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View 10



View 11



View 12

The BLVD at Lenox

Miami Beach, Florida

Context (4)

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View 13 from the Alley looking South



View 14 from the Alley looking South



View 15 from the Alley looking East

The BLVD at Lenox

Miami Beach, Florida

Context (5)

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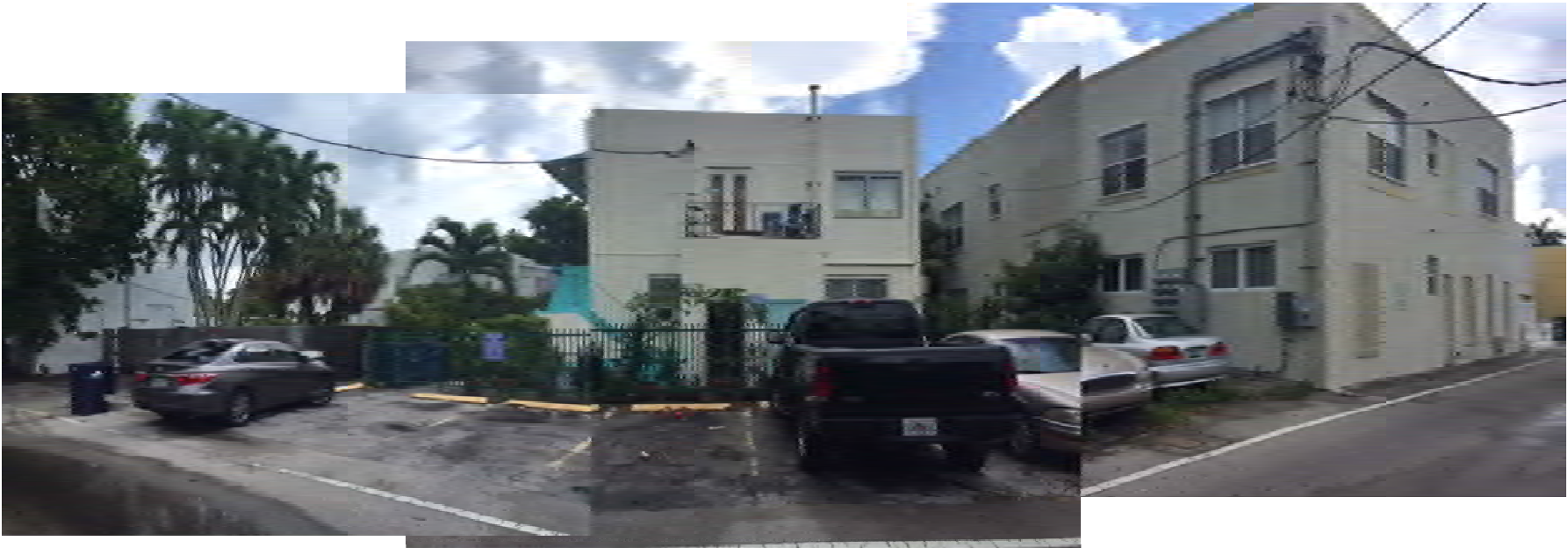
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Alley Images - North Side



Alley Images - Middle



Alley Images - Middle



NIGHT CLUB



EXOTIC CAR RENTAL

Exisiting use/Structure to be demolished.

The BLVD at Lenox	Miami Beach, Florida	Building - Nightclub	NEW 10/24/2016
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5 TH STREET

LENOX AVENUE

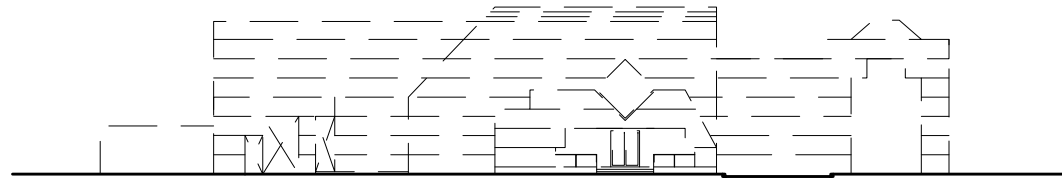
MEDIAN TO BE DEMOLISHED

TWO STORY CBS COMMERCIAL
BUILDING TO BE DEMOLISHED

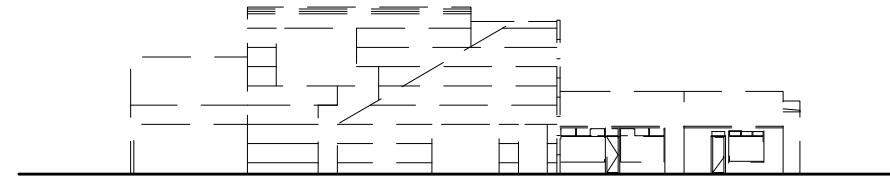
ONE STORY CBS COMMERCIAL
BUILDING TO BE DEMOLISHED

ALL OTHERS ITEMS
WITHIN PROPERTY
LINE TO BE
DEMOLISHED.

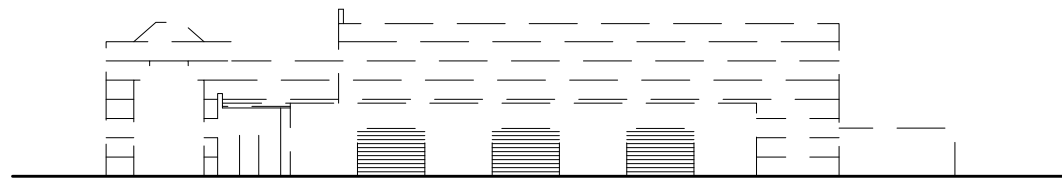
ALLEY



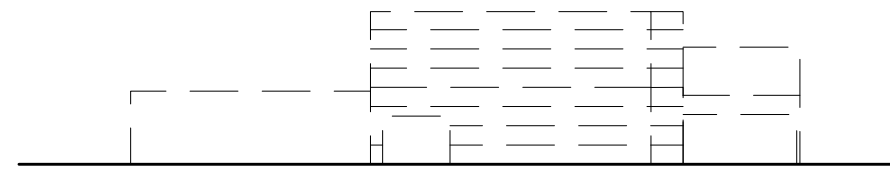
West Elevation



South Elevation



East Elevation



North Elevation

The BLVD at Lenox

Miami Beach, Florida

Demolition Elevations

1" = 40'-0"

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15.3



View : 5th and lenox intersection



View at intersection 5th and the alley.



View : Rear parking lot looking North.



View : 5th and lenox intersection



View from parking lot looking East.

The BLVD at Lenox

Miami Beach, Florida

Building Photos

10/24/2016

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View 1 : 5th and Lenox intersection



View 1: 5th and Lenox intersection

The BLVD at Lenox

Miami Beach, Florida

Building (1)

10/24/2016

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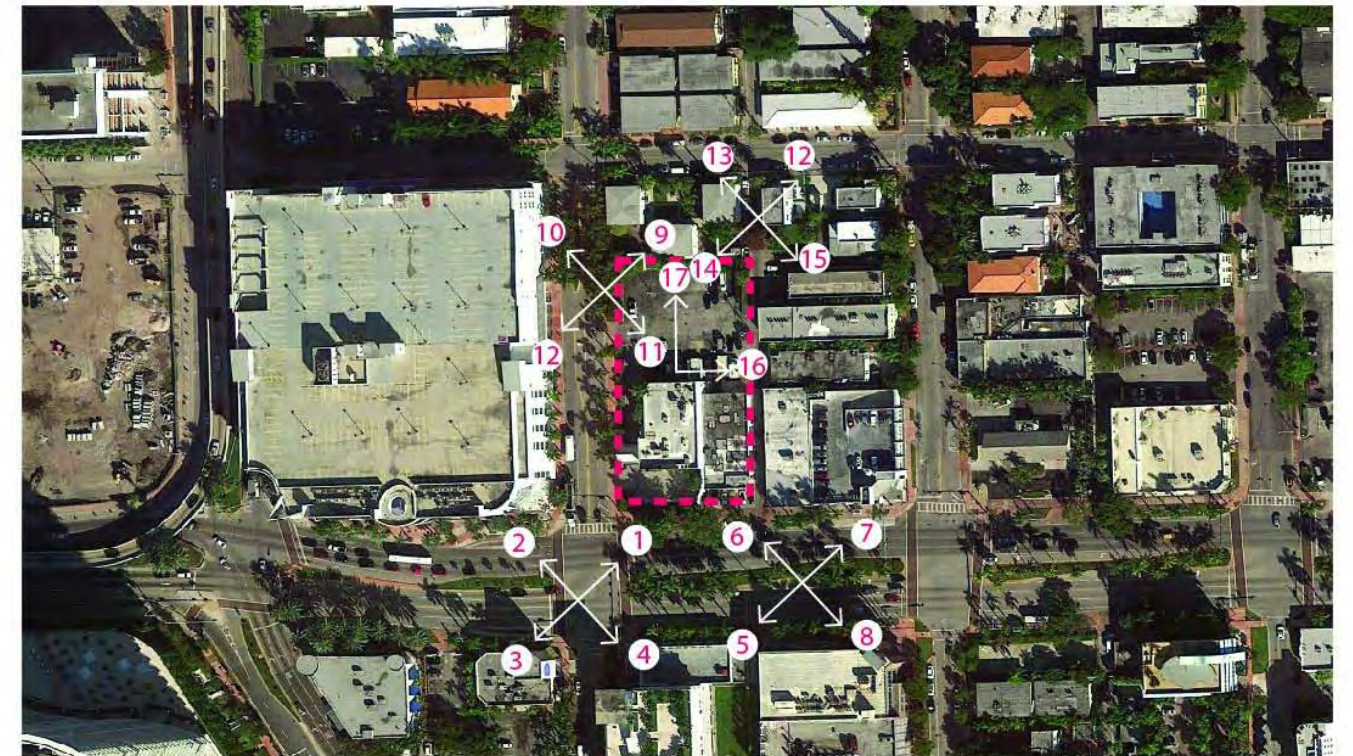
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View 6: Intersection 5th and the alley



View 16: from parking looking East



View 17: Rear parking lot looking North



SIDE AT PROPERTY ON 5TH STREET



SIDE AT PROPERTY ON LENOX



SIDE AT 5th & ALTON ON LENOX

The BLVD at Lenox

Miami Beach, Florida

Existing Sidewalk Conditions

NEW

10/24/2016

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