

MIAMI BEACH, FLORIDA

230 LINCOLN ROAD

COMMERCIAL BUILDING

SIGNAGE SUBMITTAL INDEX		
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HPB FILE NUMBER: HPB16-0073

A DEVELOPMENT OF

CLARO DEVELOPMENT
19 NW SOUTH RIVER DR. - MIAMI, FL 33128
(305) 324 4700

ARCHITECT

REVUELTAARCHITECTURE INTERNATIONAL
2950 SW 27TH AVE , STE 110 MIAMI, FL 33133
(305) 590 5000

STRUCTURAL ENGINEER

DOUGLAS WOOD ASSOCIATES
2100 PONCE DE LEON BLVD , STE 120 CORAL GABLES, FL 33134
(305) 461 3450

MEP ENGINEERS

M2E CONSULTING ENGINEERS
5815 SW 68 TH STREET - MIAMI, FL 33143
(305) 669 9393

CIVIL ENGINEERS

KIMLEY- HORN ASSOCIATES
1221 BRICKELL AVE STE 400- MIAMI, FL 33131
(305) 673 2026

LANDSCAPE ARCHITECT

ML STUDIO
400 NW 26 TH STREET- MIAMI, FL 33127
(305) 417 9968

LIGHTING DESIGN CONSULTANT

DESIGN LIGHTING CONSULTANTS
7166 SW 47 TH STREET - MIAMI, FL 33155
(305) 773 4213

WATERPROOFING/ BUILDING ENVELOPE

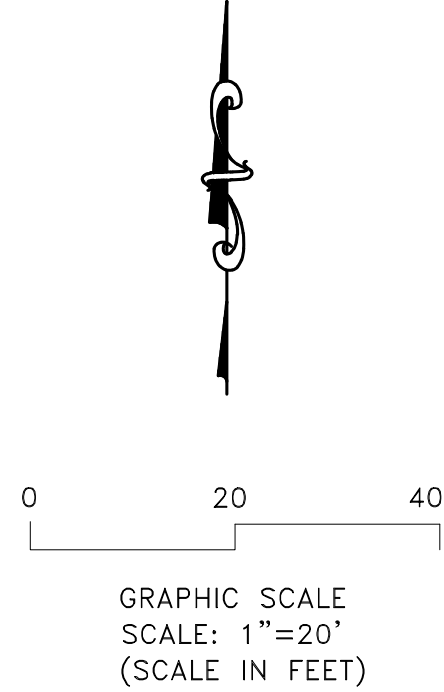
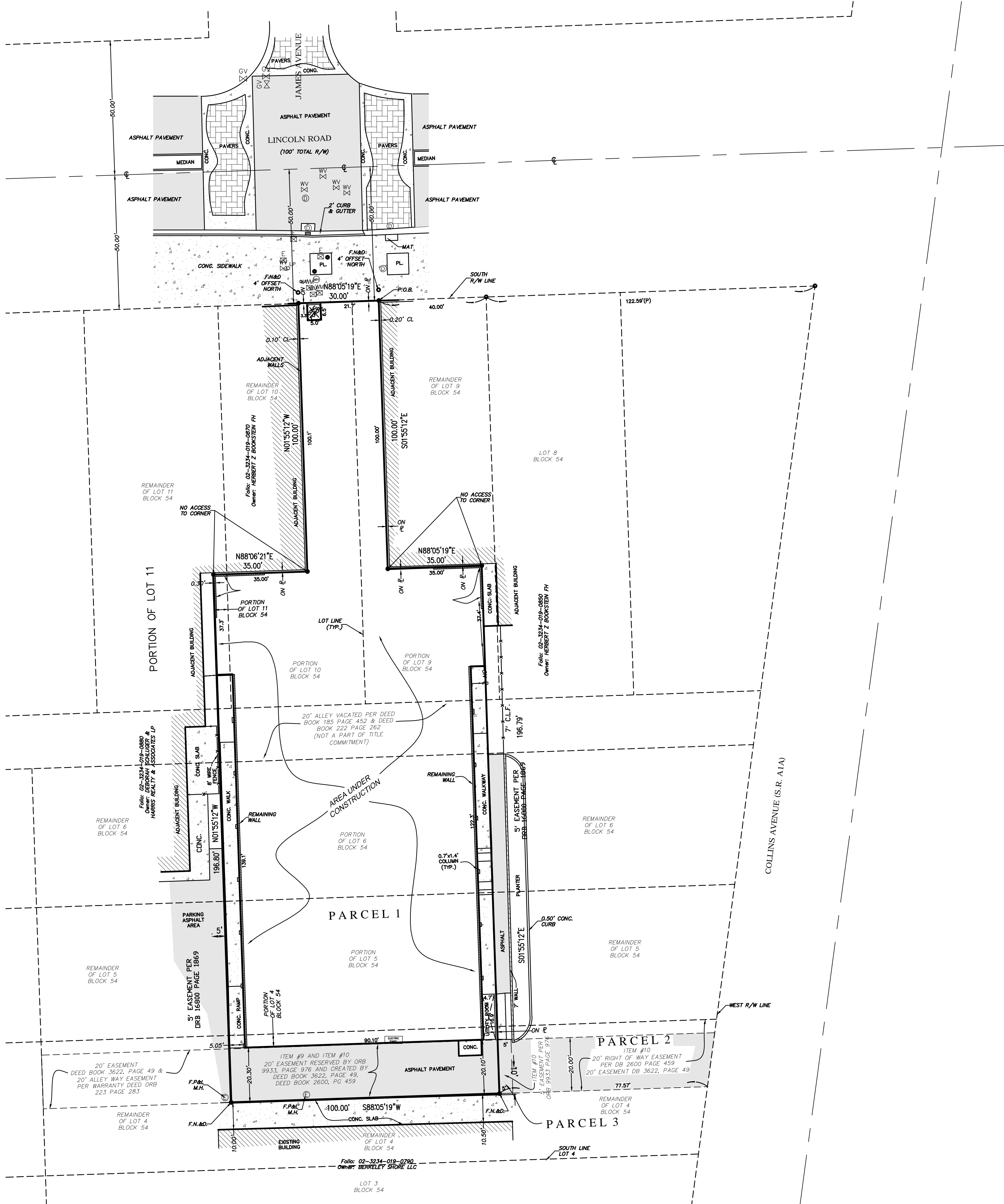
IBA CONSULTANTS
7104 NW 51ST STREET - MIAMI, FL 33166
(305) 594 8650



LEGEND
A = No
ASPH = Asphalt
BM = Bench Mark
BRG = Bearing
CB = Catch basin
CBS = Concrete Block Structure
CH = Chord
Chatta = Chatahoochee
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.P. = Found Iron Pipe
FD. = Found
L.P. = Light Pole
M = Measured
M.F. = Metal Fence
M.H. = Manhole
M = Monument Line
MON. = Monument
NA = Not Applicable
ND = Nail & Disc
NTS = Not to Scale
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
X/4 = Denotes Spot Elevations Taken

a) All maps shown herein are public unless otherwise noted.
b) No identification can be 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 scale as shown. Any reproduction of this document for any other purpose without the written consent of the surveyor is prohibited.
e) Accuracy: The expected use of land as classified in the Standards of Practice (S17-FAC), is "Suburban". The Minimum relative distance accuracy for the type of boundary survey is 1 foot in 750 feet. The surveyor has exercised due care in the measurement and calculation of a closed geometric figure was found to exceed this requirement.
f) Contact the appropriate authorities prior to any design work or excavation on the herein described parcel for building, zoning information and utilities location.

NOTE:
a) All encroachments and/or encroachments shown herein are of the apparent nature, hence legal ownership is not guaranteed.
b) The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the certification.
c) Under restriction of title search, not released in this survey.
d) Under restriction of title search, not released in this survey.
e) The food information shown herein 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 the firm or employee thereof.
f) Lands depicted herein were surveyed for legal description provided by client and no claims as to ownership or matters of title are made or implied.



This property described as:

PARCEL 1:

That part of Lots 4, 5, 6, 9, 10 and 11, and that part of a 20-foot strip of land formerly an alley lying immediately South of Lots 9, 10 and 11, of Block 54, of 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, more particularly described as follows:

Beginning at a point on the Southerly line of Lincoln Road at a distance of 40 feet Westerly from the Northeast corner of Lot 9 aforesaid (the Northerly line of Lot 9 and the Southerly line of Lincoln Road being identical); thence (1) run Westerly along the Southerly line of Lincoln Road a distance of 30 feet to a point; thence (2) run Southerly, parallel with the dividing line between Lots 9 and 10, of Block 54 aforesaid, 100 feet to a point; thence (3) run Westerly and parallel with the Southerly line of Lincoln Road a distance of 35 feet, more or less, to a point, which point is a distance of 5 feet Westerly from the dividing line of Lots 10 and 11, of Block 54 aforesaid; thence (4) run Southerly, along a line parallel with and 5 feet Westerly from the dividing line between Lots 10 and 11 and the extension thereof Southerly, a distance of 196.8 feet, more or less, to the Southerly line of the North 1/2 of Lot 4, Block 54 aforesaid; thence (5) run Easterly, along the Southerly line of the North 1/2 of the said Lot 4, a distance of 100 feet, more or less, to a point, said point being 5 feet Westerly from the dividing line between Lots 8 and 9, Block 54, extended Southerly; thence (6) run Northerly, along a line parallel with and 5 feet Westerly from the dividing line between the said Lots 8 and 9 (as extended Southerly), a distance of 196.8 feet, more or less, to a point 100 feet distant from the Southerly line of Lincoln Road; thence (7) run Westerly, parallel with the Southerly line of Lincoln Road, a distance of 35 feet to a point; thence (8) run Northerly, parallel with the dividing line between Lots 9 and 10 aforesaid, 100 feet to the place of beginning.

PARCEL 2:

TOGETHER WITH a non-exclusive easement granted pursuant to Easement Right over Private Road recorded in Deed Book 2600, Page 459, as affected by Declaration as to Permanent Easements recorded in Deed Book 3622, Page 49, both of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

That part of the South 20 feet of the North 1/2 of Lot 4, Block 54, of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the Plat thereof, recorded in Plat Book 2, Page 77, of the Public Records of Miami-Dade County, Florida, lying East of the dividing line between Lots 8 and 9, of said Block 54, as extended Southerly to a point where it intersects the Southerly line of the North 1/2 of said Lot 4.

PARCEL 3:

TOGETHER WITH a non-exclusive 5 foot easement over the South 20 feet of the North 1/2 of Lot 4, Block 54, of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the Plat thereof, recorded in Plat Book 2, Page 77, of the Public Records of Miami-Dade County, Florida, granted in that certain Warranty Deed recorded in Official Records Book 9933, Page 976, of the Public Records of Miami-Dade County, Florida; which said 5 foot strip of land is bounded on the East by the extension Southerly of the boundary line between Lots 8 and 9, of said Block 54, to a point where it intersects the Southerly line of the North 1/2 of said Lot 4; on the South by the Southerly line of the North 1/2 of said Lot 4; on the West by the East line of the land described as Parcel 1 herein; and on the North by the North line of the South 20 feet of the North 1/2 of said Lot 4.

230 Lincoln Road, Miami Beach, FL 33139

CERTIFY TO:

-Camford Corp
-C/O S Karam
-Carib Mall Associates LLC

"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."

Bearing, if any, shown based on Plat Meridian (reference) NORTH \angle N88°05'19"E

REVISIONS:
04/06/16 Survey Update, *JA*

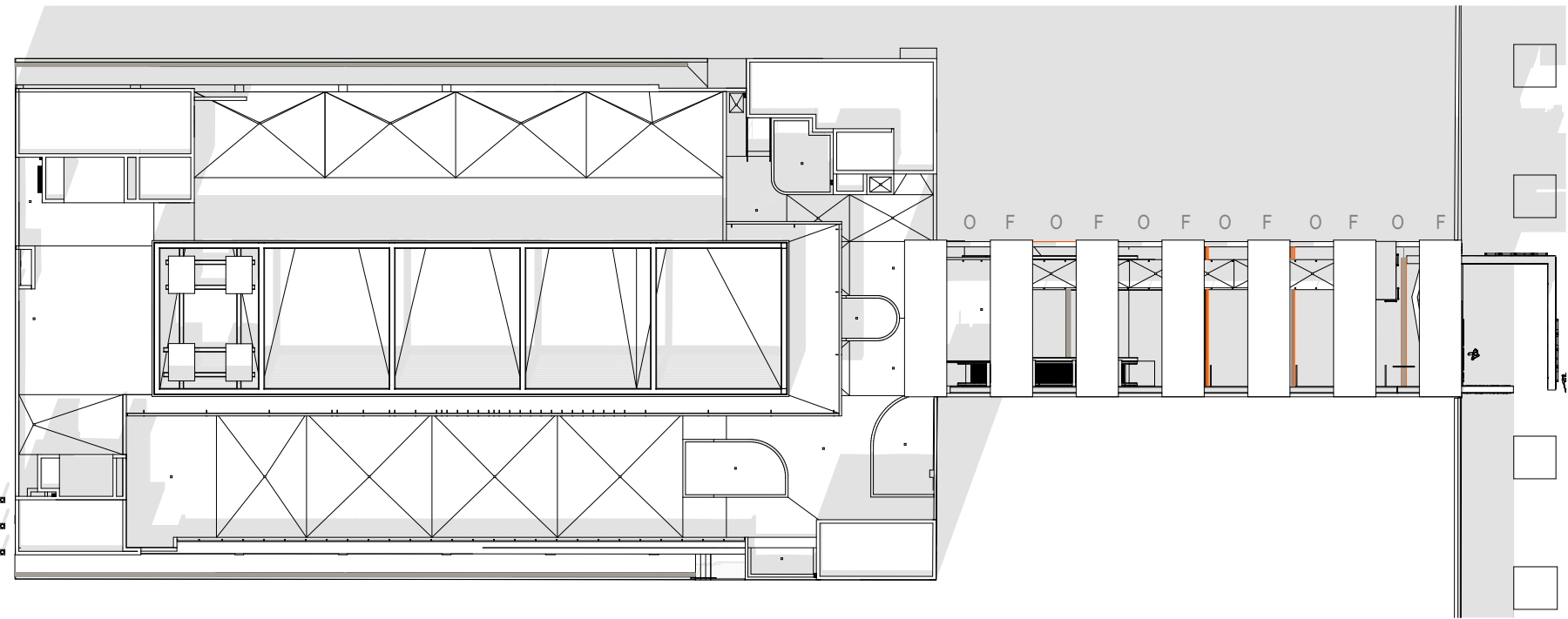
FLOOD ZONE	COMM. No.	PANEL No.	SUFFIX:	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
AE	120651	0317	L	
F.I.R.M.DATE	F.I.R.M.INDEX	BASE ELEV.		
09/11/09	09/11/09	+8FT N.G.V.D.		

BOUNDARY 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-1, Florida Administrative Code, pursuant to Section 372.027 Florida Statutes.
Rene Aiguesvives
RENE AIGUESVIVES 05/04/15
PROFESSIONAL SURVEYOR AND MAPPER No. 4327. State of Florida.

Alvarez, Aiguesvives and Associates, Inc. Surveyors, Mappers and Land Planners 5701 S.W. 107th Avenue #204, Miami, FL 33173 Phone 305.220.2424 Fax 305.552.8181 L.B. No. 6867 / E-mail: aaasurvey@aol.com			
Field Date 04/29/15	Scale: 1"=30'	Drawn by: R.S.	Drwg. No. 14-17163

HPB SIGNAGE SUBMITTAL 12/27/2016

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The Contractor Must Check And Verify All Dimensions On The Job And Be Responsible For Same. Reporting Any Discrepancies To The Architects Before Commencing Work. Drawing Not To Be Scaled.
File: BM Server: RA1 - BM Server: 181 1227_230 LINCOLN1227 - 230 LINCOLN - By #1 and saved by - Date: 12/20/17



1 SIGN 2

OPEN ROOF FEATURE PLAN - 50% RATIO

SCALE: 1/32" = 1'-0"

F= FILLED O= OPEN
TOTAL COMBINED OF 12 SPACES
6 F FILLED @ 8'-0" X 6 SPACES = 48'-0"
6 O (OPEN) @ 8'-0" X 6 SPACES = 50'-0"
@ 100'-0"
OPEN COURTYARD = 50% APPROX. - 50% OPEN REQUIREMENT.



MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

PLANNING DEPARTMENT
Tel: (305) 673-7550, Fax: (305) 673-7559

July 5, 2012

Mr. Harold Rosen
Rosen & Switkes P.L.
407 Lincoln Road
Penthouse Southeast
Miami Beach, FL 33139

Subject: 230 Lincoln Road - Existing Floor Area Calculations

Dear Mr. Rosen:

This letter is in response to your request for an administrative determination on the above referenced subject.

Based upon the plans submitted dated June 18, 2012, the existing building at the subject location consists of the following floor area:

Ground Floor	20,422.59 square feet
Loft Floor	4,344.28 square feet
Second Floor	16,475.43 square feet
Third Floor	7,215.53 square feet

Subtotal	48,457.83 square feet
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In addition, the 10,470.46 square feet of attic space above the ceiling framing of the former theater area is included in the calculation of existing floor area, as Section 114-1 of the City Code defines attic space whether or not a floor actually has been laid, which provides structural headroom of more than seven feet six inches, as floor area.

The total existing floor area, based upon these plans and the above information consists of **58,928.29 square feet**. This figure can be used to determine the maximum allowable floor area within the shell of the existing building that can be reconfigured as part of a proposed renovation without incurring a parking requirement.

As per Section 130-31(b), there shall be no off-street parking requirement for main or accessory uses associated with buildings that existed prior to October 1, 1993, which are located within the architectural district. Although this provision does not apply to renovations and new additions to existing buildings which create or add floor area to new construction, the redistribution of the existing 58,928.29 square feet within the shell of the existing building would remain exempt from parking requirements. Addition of additional floor area above this amount would be subject to the parking requirements of the City Code.

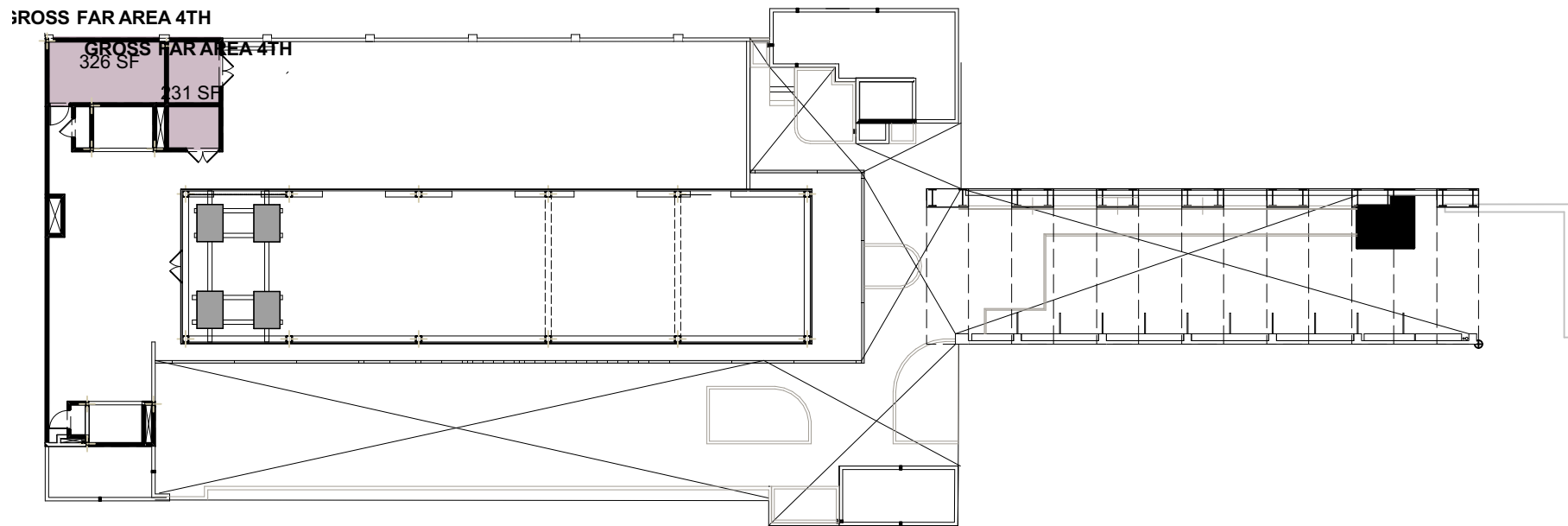
Sincerely,

Richard G. Lorber

Digitally signed by Richard Lorber
DN: cn=Richard Lorber, o=City of Miami
Beach, ou=Planning Department,
email=richardlorber@miamibeachfl.gov,
c=US
Date: 2012.07.05 13:57:01 -0400

Richard G. Lorber, AICP
Acting Planning Director

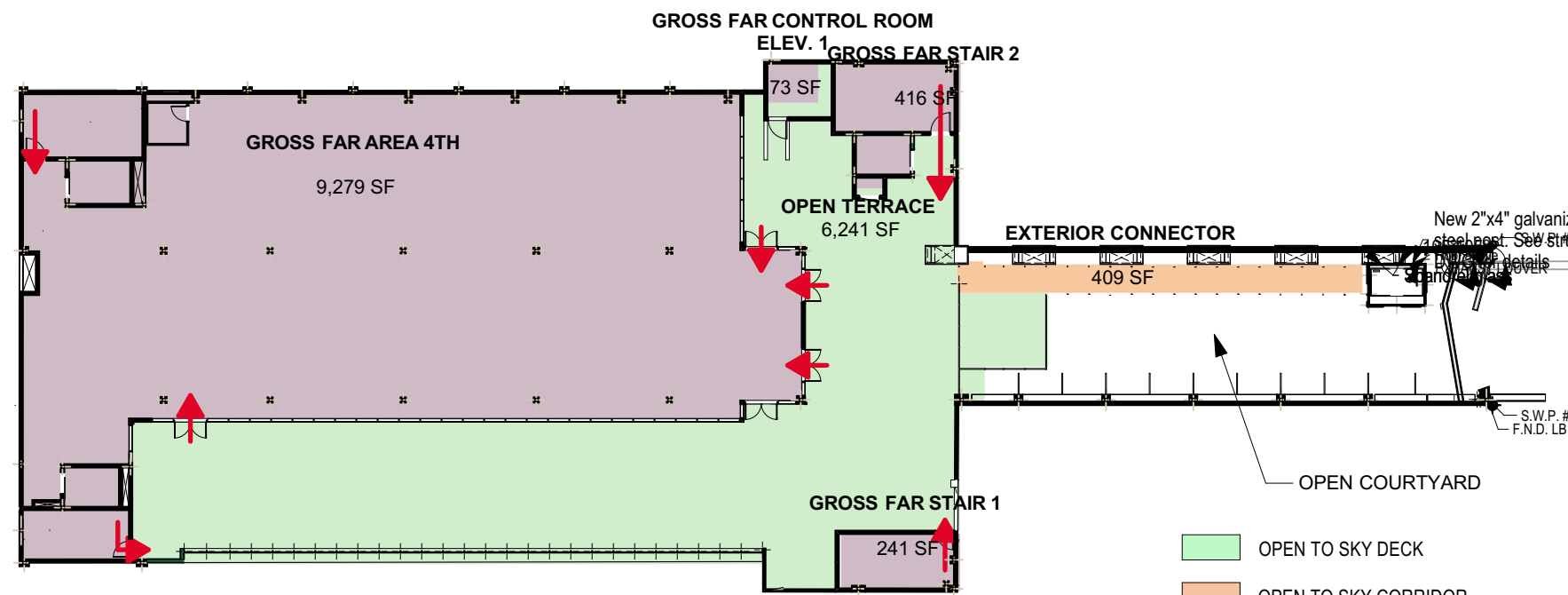
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6 SIGN 2

ROOF PLAN

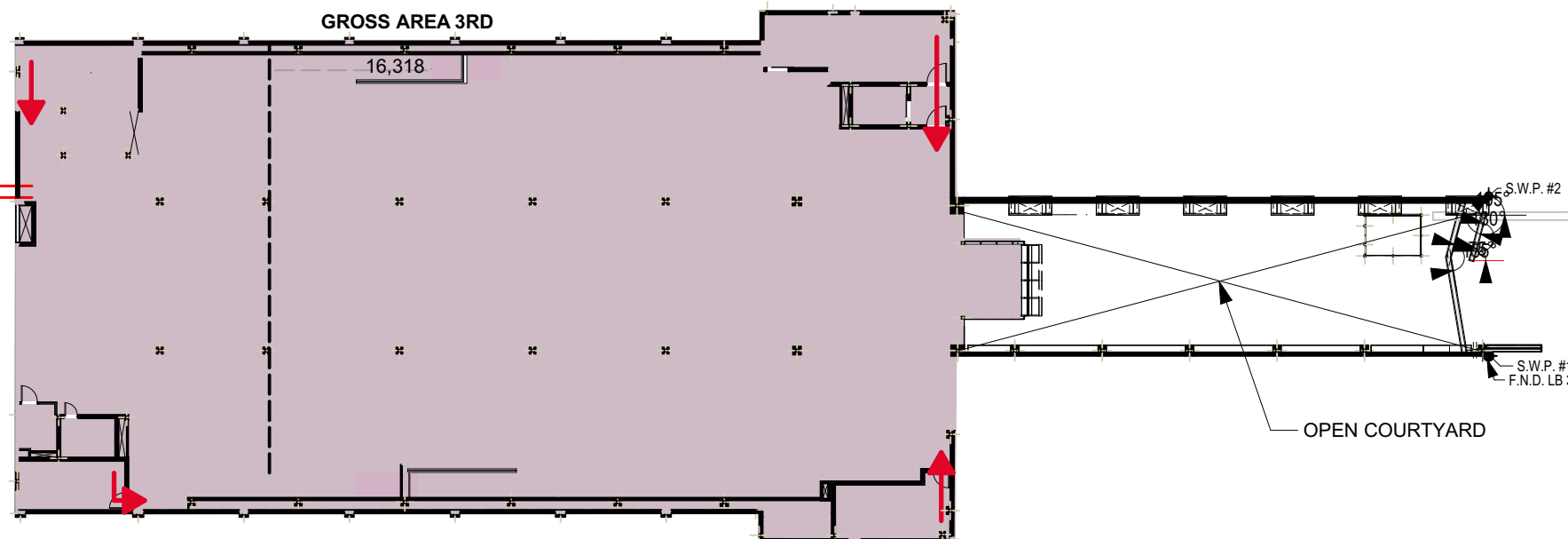
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5 SIGN 2

FOURTH LEVEL- F.A.R.

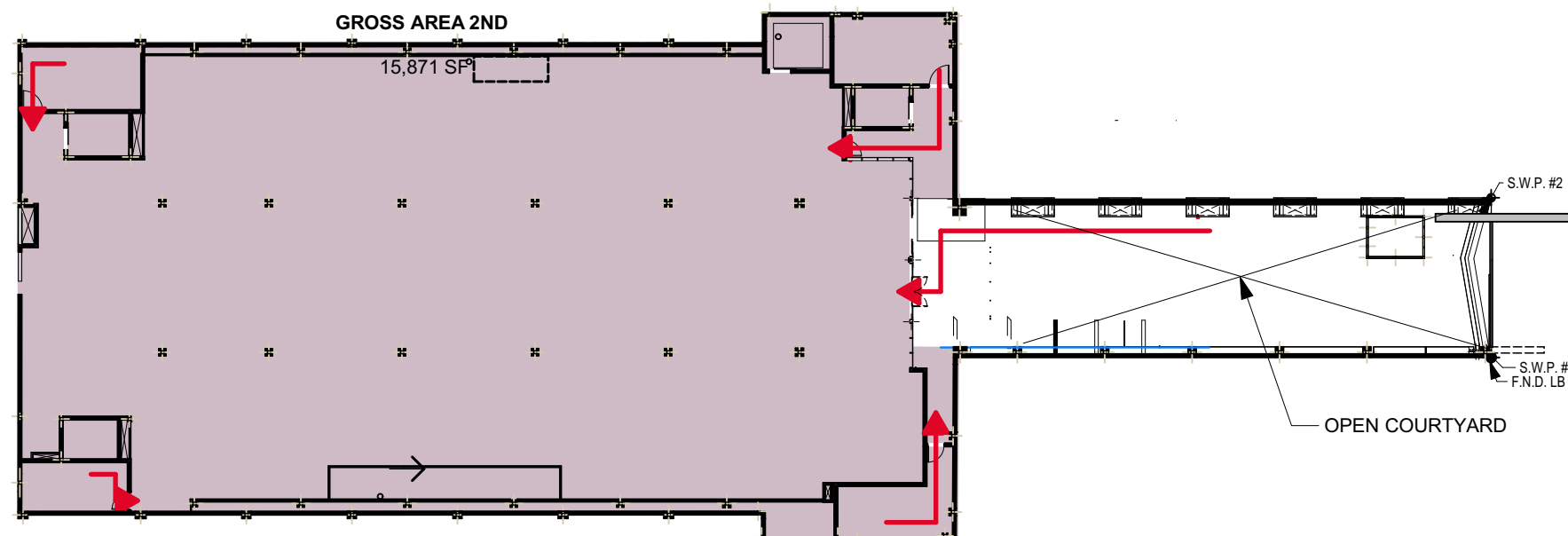
SCALE: 1/32" = 1'-0"



4 SIGN 2

THIRD LEVEL- F.A.R.

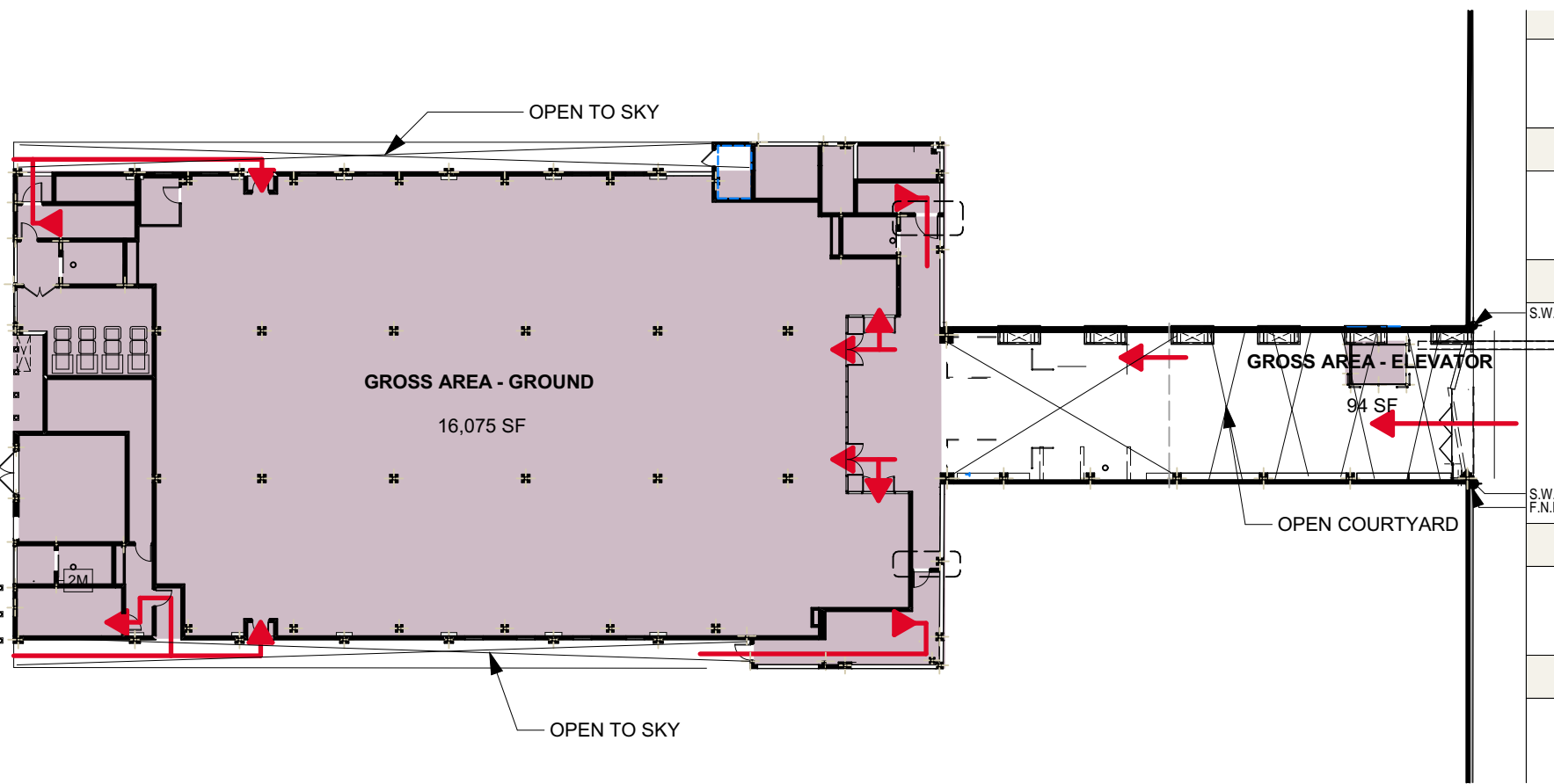
SCALE: 1/32" = 1'-0"



3 SIGN 2

SECOND LEVEL- F.A.R.

SCALE: 1/32" = 1'-0"



2 SIGN 2

GROUND LEVEL- F.A.R.

SCALE: 1/32" = 1'-0"

PROJECT DATA

ADDRESS: 230 LINCOLN ROAD, MIAMI BEACH, FLORIDA 33140

THE SITE IS LOCATED IN MIAMI BEACH, FLORIDA, WITHIN THE FLAMINGO PARK HISTORIC DISTRICT. AS SUCH, ANY MAJOR ALTERATION TO THE EXISTING STRUCTURE WILL REQUIRE THE REVIEW AND APPROVAL OF THE HISTORIC PRESERVATION BOARD.

DEVELOPMENT LOT FRONTAGE:

NORTH: 30 FEET FACING LINCOLN ROAD
EAST: 296.80 FEET WITH INTERIOR BLOCKS PARTIAL OF 5, 6, 8 & 9 TOWARD (COLLINS AVE)
SOUTH: 88.7 FEET WITH INTERIOR ALLEY TOWARD BLOCK 4
WEST: 296.80 FEET WITH INTERIOR BLOCKS (PARTIAL OF 5, 6, 10 & 11) TOWARD WASHINGTON AVE

PROPOSED USE:

COMMERCIAL RETAIL AND RESTAURANT(FUTURE EXPANSION) WITH ATTACHED OPEN TO SKY ATRIUM

SITE ZONING CLASSIFICATION:

CD-3

PERMITTED USES:

COMMERCIAL HIGH INTENSITY DISTRICT

FLOOD ZONE:

AE-8

BASE FLOOD ELEVATION:

8'-0" NGVD

AVERAGE SIDEWALK ELEVATION:

7'-0" NGVD

SITE LOT AREA: BASED ON TOTAL GROSS SF

1ST SECTION BLOCKS 9 & 10 : 3,000 SF
(100' LENGTH X 30' WIDTH)
2ND SECTION BLOCKS 5, 6, 9, 10 19,680 SF
VACTED ALLEY BETWEEN 6, 8, 9 & 10
(196.80 FEET X 100 FEET WIDTH)

TOTAL SITE AREA: 22,680 SF (0.5207 ACRES)

FAR (2.75 GROSS)

22,680 SF X 2.75 = 62,370 TOTAL ALLOWED OF WHICH 58,928.29 SF HAS BEEN GRANFATHERED FOR PARKING COUNT

SETBACKS:

	REQUIRED (FT)	PROVIDED (FT)
PRIMARY FRONTAGE: (LINCOLN ROAD):	0'-0"	0'-0"
REAR: SECONDARY FRONTAGE (20' ALLEY) (LIMITED BY ACTUAL SERVICE ACCESS)	5'-0"	20'-0" (EXISTING EASMENT CONDITION)
SIDE (INTERIOR BLOCKS):	0'-0"	0'-0" + 5'-0 FOR EGRESS

BUILDING STATISTICS:

	ALLOWABLE (FT)	PROVIDED (FT)
HEIGHT PER AVERAGE SIDE WALK (7'-0" NGVD):	50'-0"	56'-10" (63.8 NGVD EXISTING BUILDING SHELL AND PARAPET HEIGHT TO REMAIN)
NUMBER OF FLOORS:	5 STORIES	4 STORIES

FAR BUILDING AREAS:

	EXISTING (TRANSFERED PER ZONING LETTER)	PROPOSED
UNDERGROUND LEVEL (EXISTING F.P.L. VAULT)	NOT INCLUDED	NOT INCLUDED
GROUND FLOOR	20,422.59 SF	16,169 SF
2ND FLOOR	4,344.28 SF (EXISTING MEZZANINE)	15,871 SF
3RD FLOOR	16,475.43 SF (EXISTING LOFT)	16,318 SF
4TH FLOOR	7,215.53 SF (EXISTING VOID CEILING)	10,009 SF
ROOF LEVEL		557 SF
TOTAL FAR AREA	58,928.29 SF (SEE ENCLOSED ZONING LETTER)	58,924 SF

PARKING DATA CALCULATION:

(Based on 3439 SF in difference between Existing and Proposed FAR)	REQUIRED***	PROVIDED
RETAIL (300 SF/PERSON)	11.46 APPROX=12 P.SPACES	GRANDFATHERED
LOADING BERTH (1000SF/PERSON)	1	AT ALLEY
HANDICAP SPACES - AS PER F.B.C. SEC 11-4.1.2 - NONE PUBLIC PARKING TO BE PROVIDED		GRANDFATHERED
*** NO PARKING REQUIRED UP TO 58,928 SF (EXISTING SQFT) PER ZONING LETTER		

FAR CALCULATIONS: ACCORDING TO THE SHADING AREAS PER FLOOR PLANS DIAGRAMS

FAR AREA		
Zone Name	Floor (Story)	Measured Area
GROSS FAR AREA 4TH	ROOF LEVEL	231
GROSS FAR AREA 4TH	ROOF LEVEL	326
GROSS FAR CONTROL ROOM (NELEV. 1)	4TH FLOOR	73
GROSS FAR STAIR 1	4TH FLOOR	241
GROSS FAR STAIR 2	4TH FLOOR	416
GROSS FAR AREA 4TH	4TH FLOOR	9,279
GROSS AREA 3RD	3RD FLOOR	16,318
GROSS AREA 2ND	2ND FLOOR	15,871
GROSS AREA - ELEVATOR	STREET LEVEL	94
GROSS AREA - GROUND	STREET LEVEL	16,075
		58,924 sq ft

TOTAL Allowed Building FAR has not been maximized.

Architectural Feature Structure over the courtyard area at ground level has been designed open in more than 50% therefore has not been counted as part of the FAR tabulation.

FOR ADDITIONAL BUILDING AND ZONING INFORMATION REFER TO SHEET 002- GENERAL NOTES

HPB-0616-0041 PREVIOUSLY
APPROVED ON 9/30/2016

SUBMITTED AS PART OF
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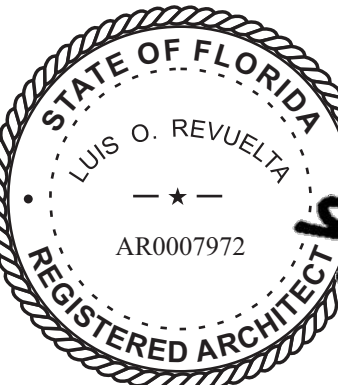
revuelta
architecture
international

Miami
Atlanta
Santiago, Chile

revuelta.com

2800 BAY 27TH AVENUE, SUITE 110
MIAMI, FL 33155
T: 305.590.5000
F: 305.590.5040

DESIGN BY



Luis O. Revuelta
AR 0007972

PROJECT

230 LINCOLN - RETAIL BLDG

3001 N.W. 10TH AVE., SUITE 1000
MIAMI, FL 33139
HISTORIC PRESERVATION BOARD APPLICATION - SIGNAGE PACKAGE

OWNER INFORMATION

AMERICAS
TRADE
CENTER LLC
230 LINCOLN RD, MIAMI
BEACH, FL 33139

SIGNAGE FOR
HPB

Permit Revisions

CONSULTANTS

Date

Drawing

Check by

Scale

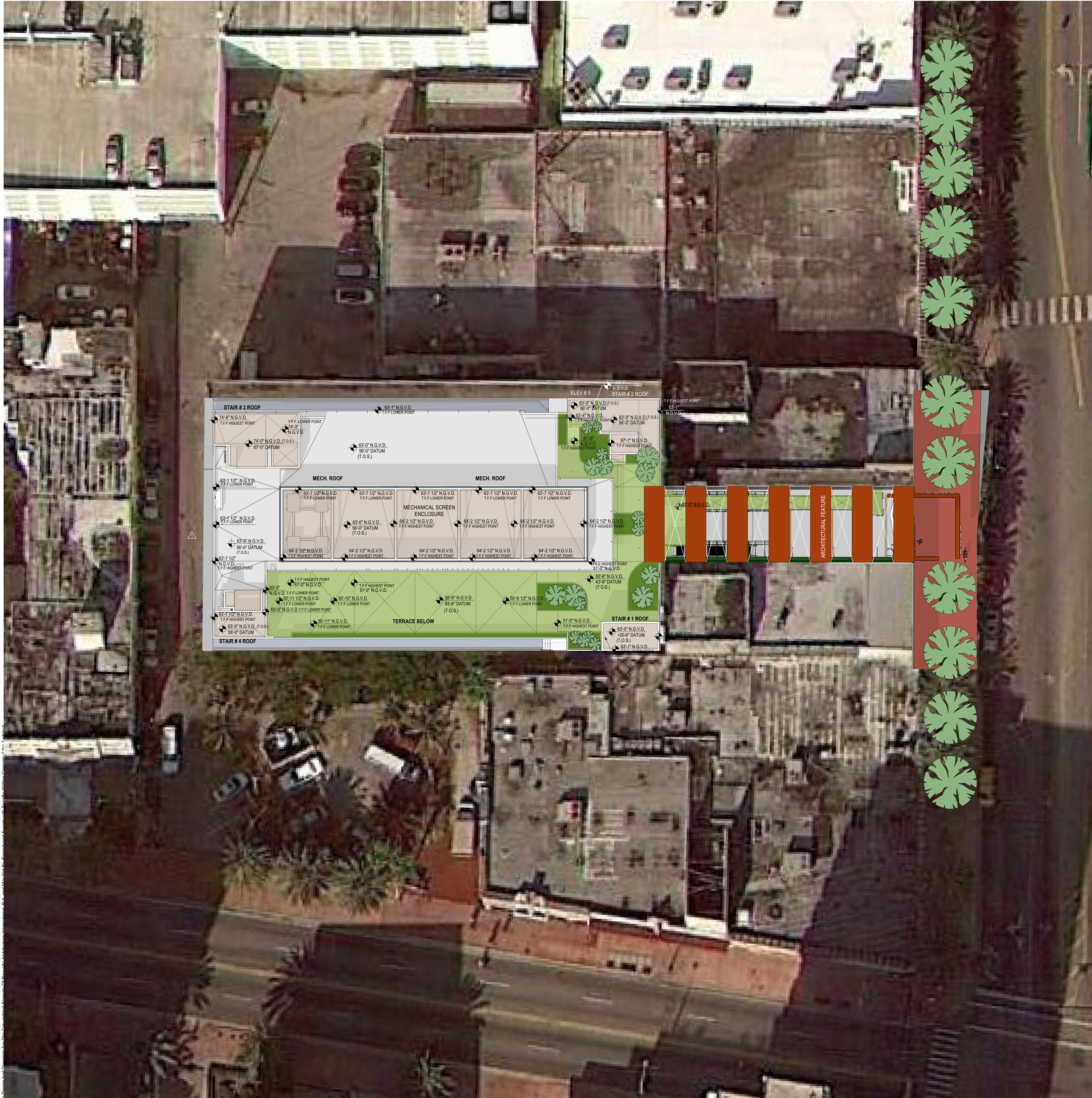
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Project No.

1227

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SIGN 2

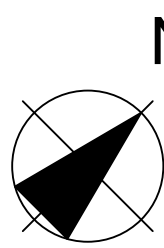


This Drawing And Description Are The Considered Of Plans And Specifications For The Proposed Work. It Is The Responsibility Of The Client To Verify The Accuracy Of The Information Provided. The Client Shall Be Responsible For Obtaining All Necessary Permits And Approvals From The Appropriate Authorities. The Client Shall Be Responsible For Obtaining All Necessary Permits And Approvals From The Appropriate Authorities. The Client Shall Be Responsible For Obtaining All Necessary Permits And Approvals From The Appropriate Authorities.

1
SIGN 3

PROPOSED ROOF PLAN

SCALE: 1/16" = 1'-0"



HPB SIGNAGE SUBMITTAL 12/27/2016

Date

Drawing

Check by

Scale

As Shown

Project No.

1227

CONSULTANTS

Permit Revisions

SIGNAGE FOR

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AMERICAS
TRADE
CENTER LLC
230 LINCOLN RD. MIAMI
BEACH, FL 33139

OWNER INFORMATION

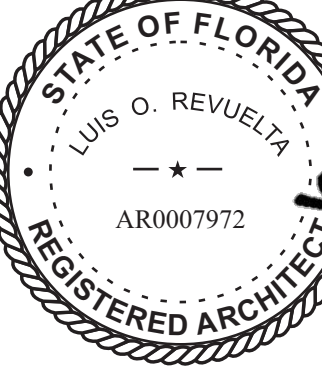
230 LINCOLN - RETAIL BLDG
230 LINCOLN RD. MIAMI
BEACH, FL 33139
HISTORIC PRESERVATION BOARD APPLICATION - SIGNAGE PACKAGE

PROJECT

Luis O. Revuelta

AR 0007972

01/20/2017



DESIGN BY

2800 SW 27TH AVENUE,
SUITE 110
MIAMI, FL 33155
T: 305.590.5000
F: 305.590.5040

revuelta.com

Miami
Atlanta
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APPROVED ON 9/30/2016

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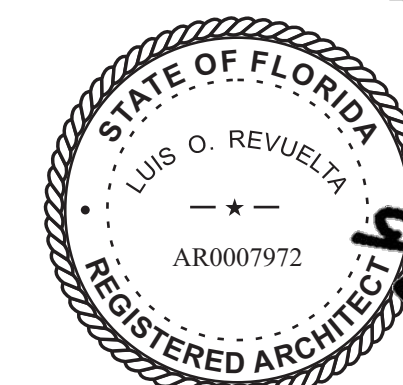
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Atlanta
Santiago, Chile

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2850 SW 27TH AVENUE,
SUITE 110
MIAMI, FL 33133
T. 305.590.5000
F. 305.590.5040

DESIGN BY



91/29/2017

Luis O. Revuelta

PROJECT

230 LINCOLN - RETAIL BLDG

230 LINCOLN ROAD
MIAMI BEACH, FLORIDA 33139

OWNER INFORMATION

AMERICAS
TRADE
CENTER LLC
230 LINCOLN RD, MIAMI
BEACH, FL 33139

SIGNAGE FOR HPB

Permit Revisions

CONSULTANTS

Drawing

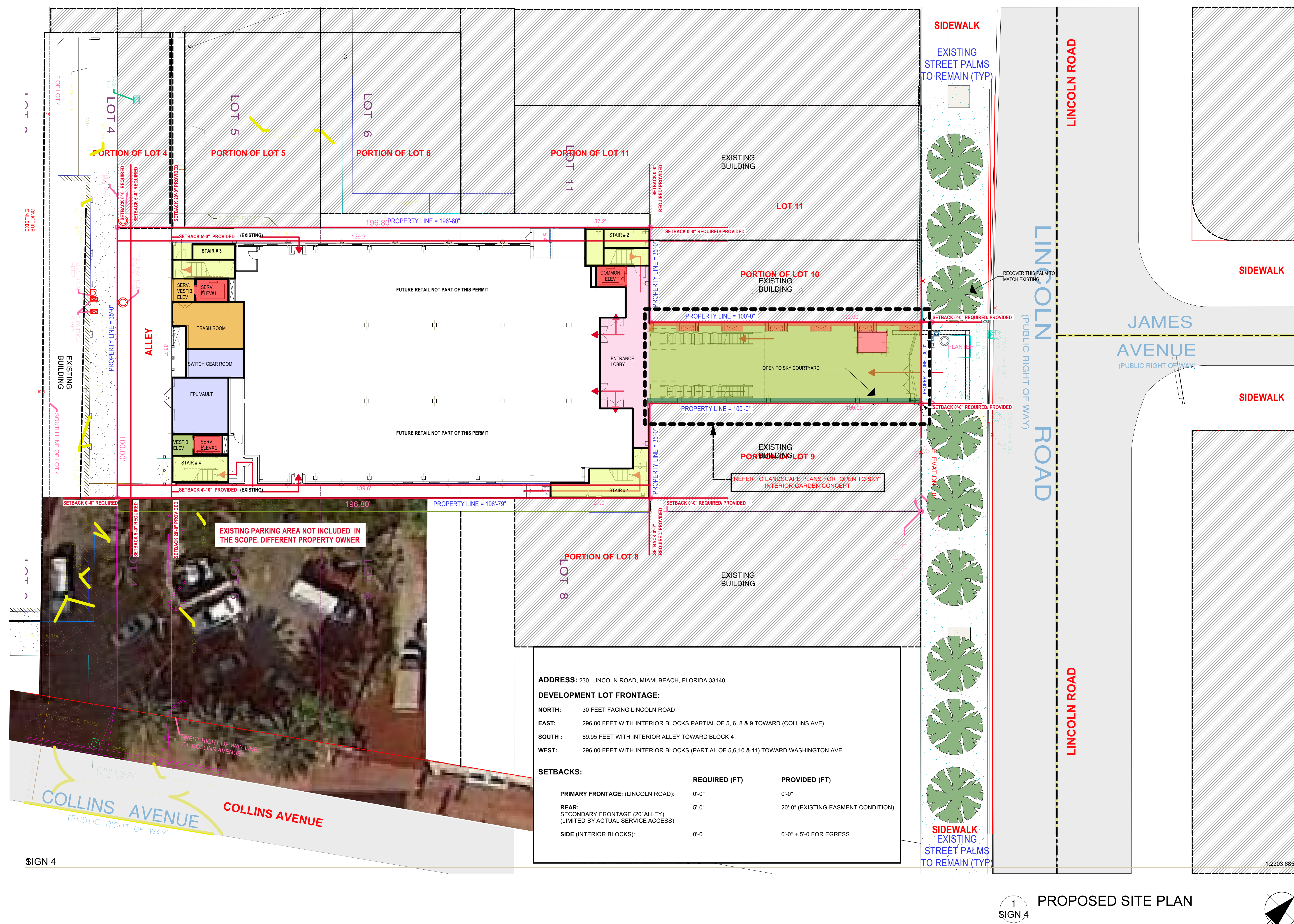
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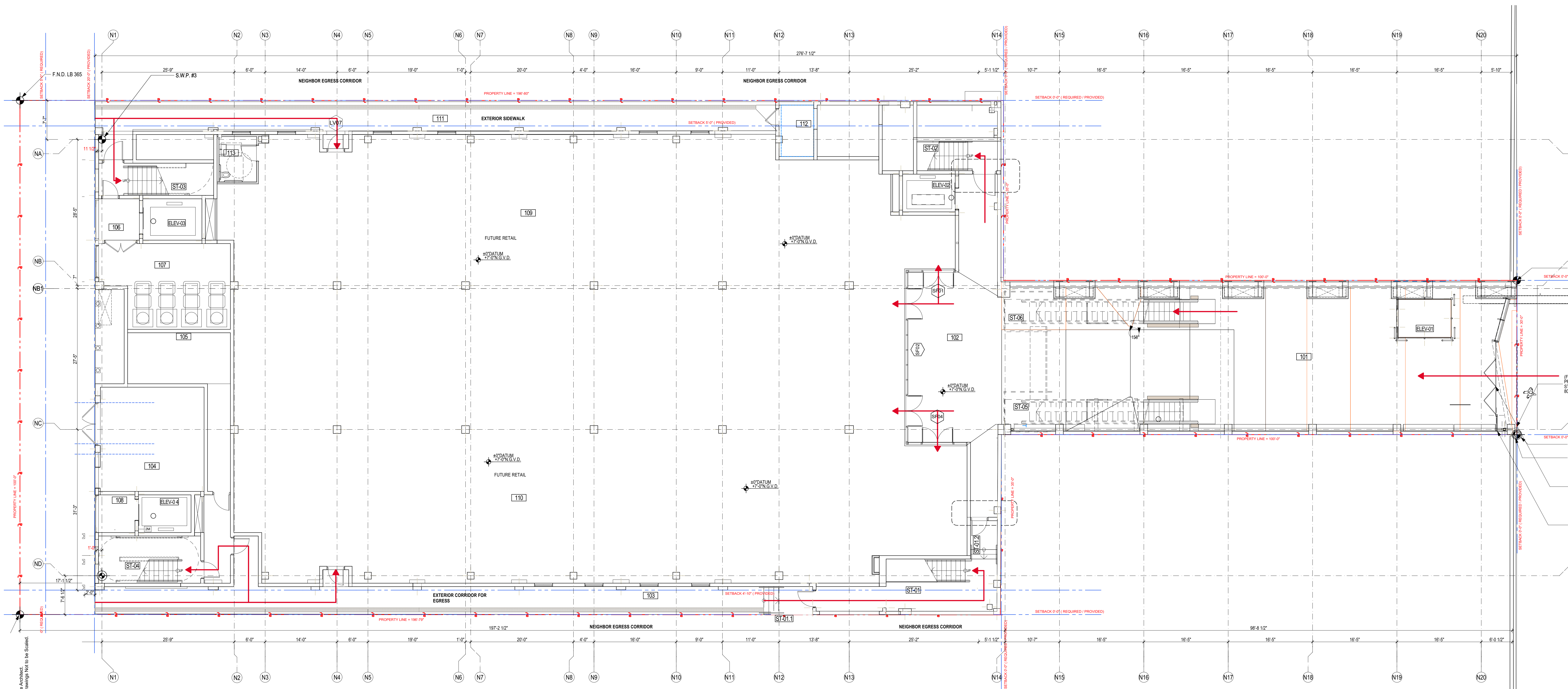
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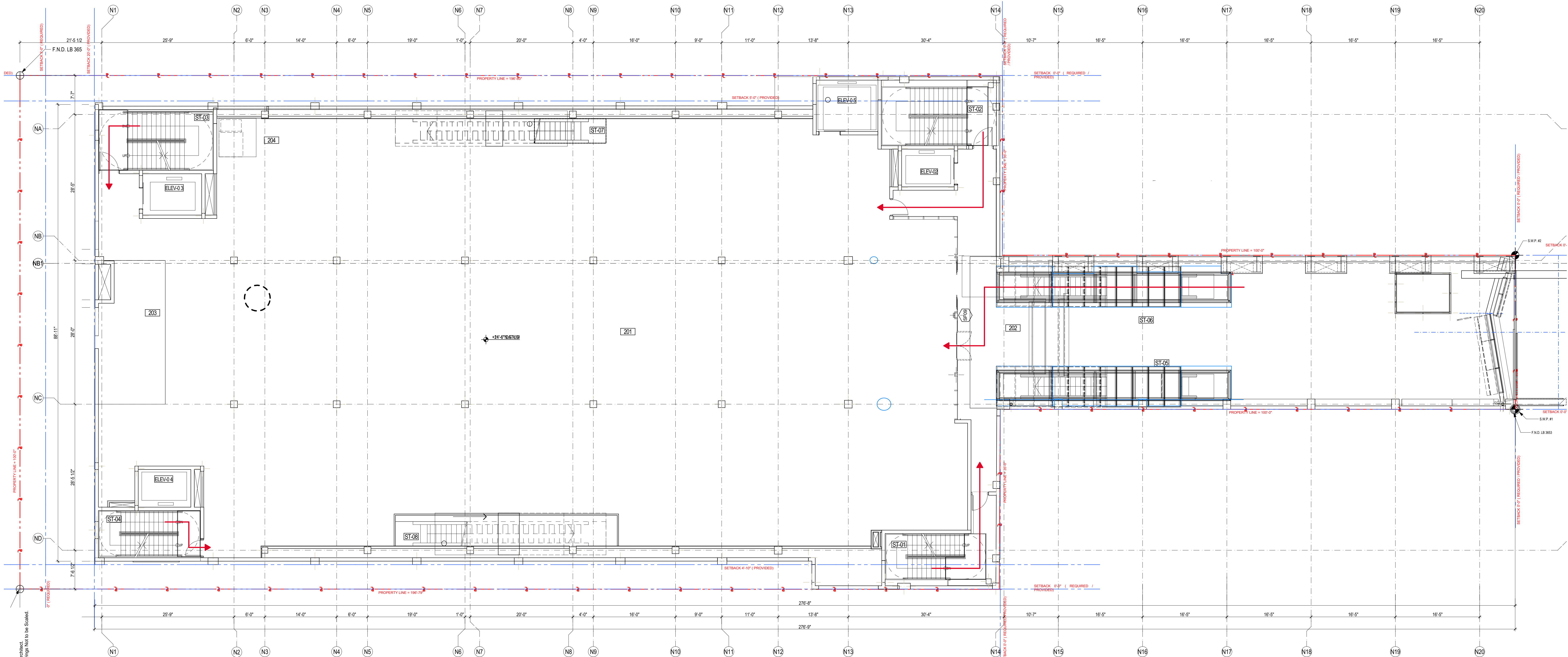
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SIGN 5
STREET LEVEL
SCALE: 1/8" = 1'-0"

→ ACCESS TO ALL RETAIL SHOPS

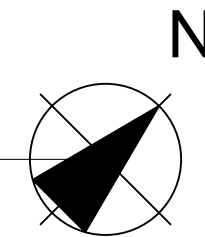
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1
SIGN 6
SCALE: 1/8" = 1'-0"

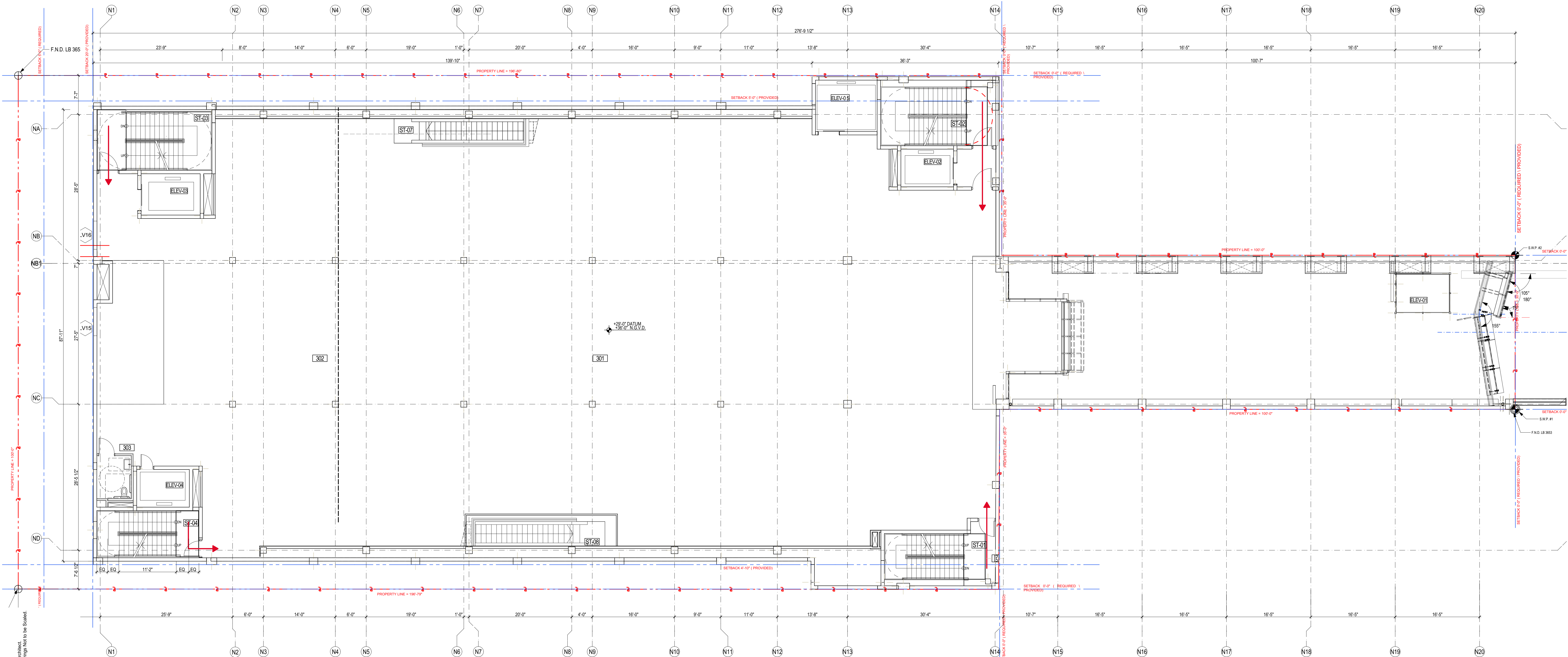


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1
SIGN 7
3RD FLOOR
SCALE: 1/8" = 1'-0"

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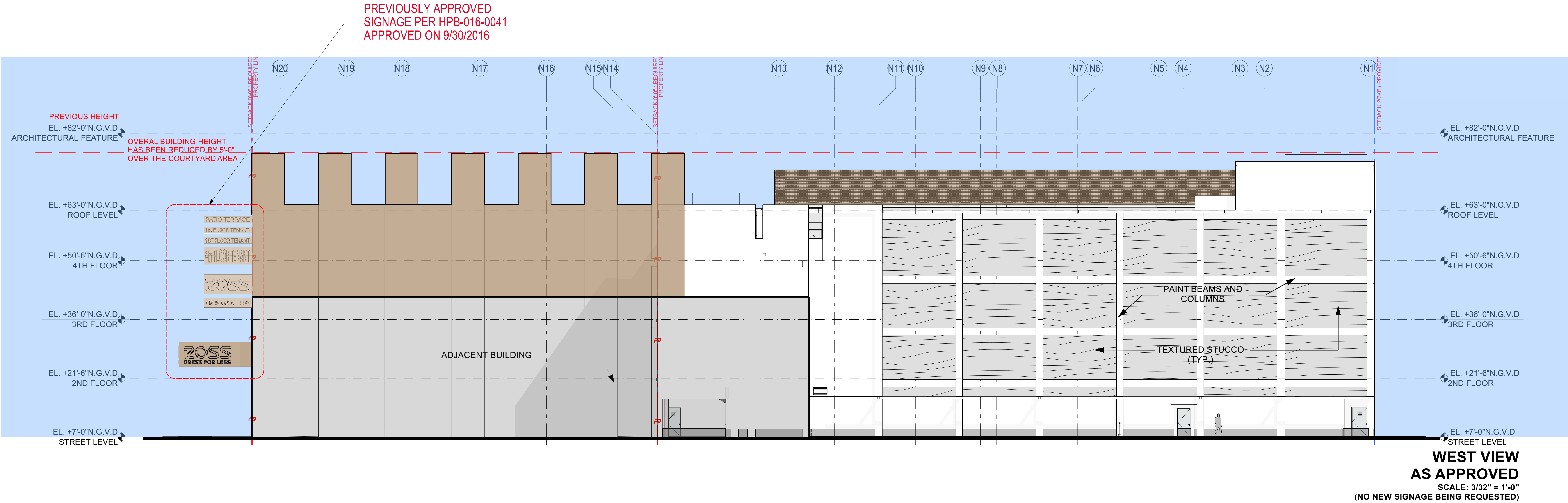
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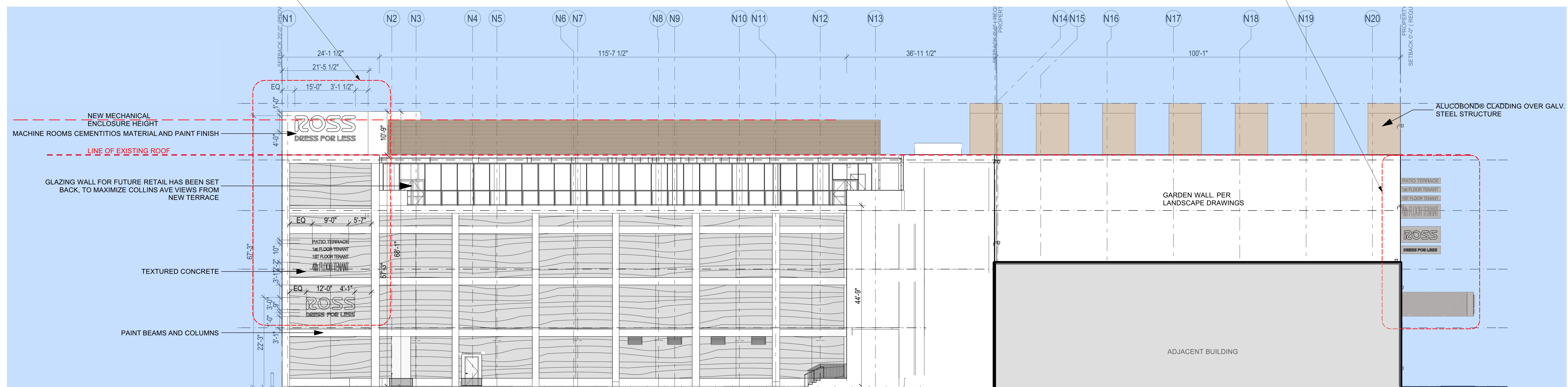


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PREVIOUSLY APPROVED
SIGNAGE PER HPB-016-0041
APPROVED ON 9/30/2016



EAST VIEW
PROPOSED SIGNAGE
SCALE: 3/32" = 1'-0"

VARIANCE REQUESTED
A. VARIANCE REQUESTED TO RELOCATE. VARIANCE REQUESTED FOR SIZE.
B. VARIANCE REQUESTED TO RELOCATE AND FOR SIZE. (SIZE VARIANCE REQUESTED FOR 87 SF)

HPB SIGNAGE SUBMITTAL 12/27/2016

Date
12/27/2016

Drawing

Check by

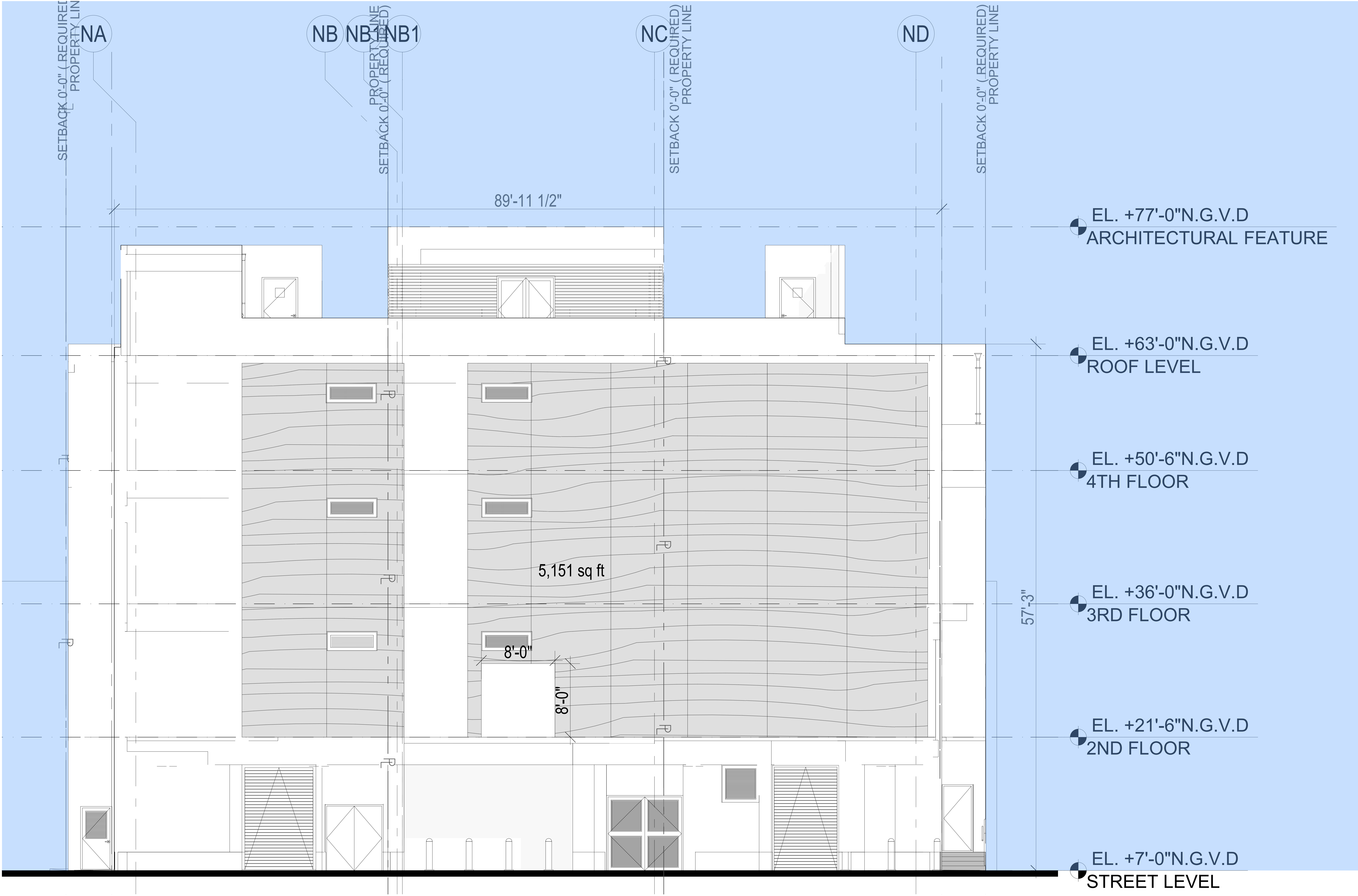
Scale
As Shown

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SIGN 11

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REAR VIEW
AS APPROVED
SCALE: 1/4" = 1'-0"
(NO NEW SIGNAGE BEING REQUESTED)

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Notes:

- LANDLORD TO PROVIDE:
- ADEQUATE ACCESS BEHIND LOGO LETTERS FOR INSTALLATION AND MAINTENANCE, PER ARTICLE 600 OF THE N.E.C.
 - ONE (1) 20 AMP 120V ISOLATED SIGN CIRCUIT AND J-BOX TO EACH SIGN LOCATION CONNECTED TO ENERGY MANAGEMENT SYSTEM.
 - AT LEAST 1/2" THICK PLYWOOD BACKING BEHIND ALL E.I.F.S. WALL SYSTEMS FOR SIGN AND BANNER SUPPORT

TEXTURED THERMOCHROMEX FINISH COLOR AT "D" TO BE CONFIRMED BY LANDLORD: ROSS RESERVES THE RIGHT TO CHANGE THE LETTER FACE AND RETURN COLORS TO BLUE AND WHITE RESPECTIVELY IF LRV OF WALL COLOR IS GREATER THAN 50%.

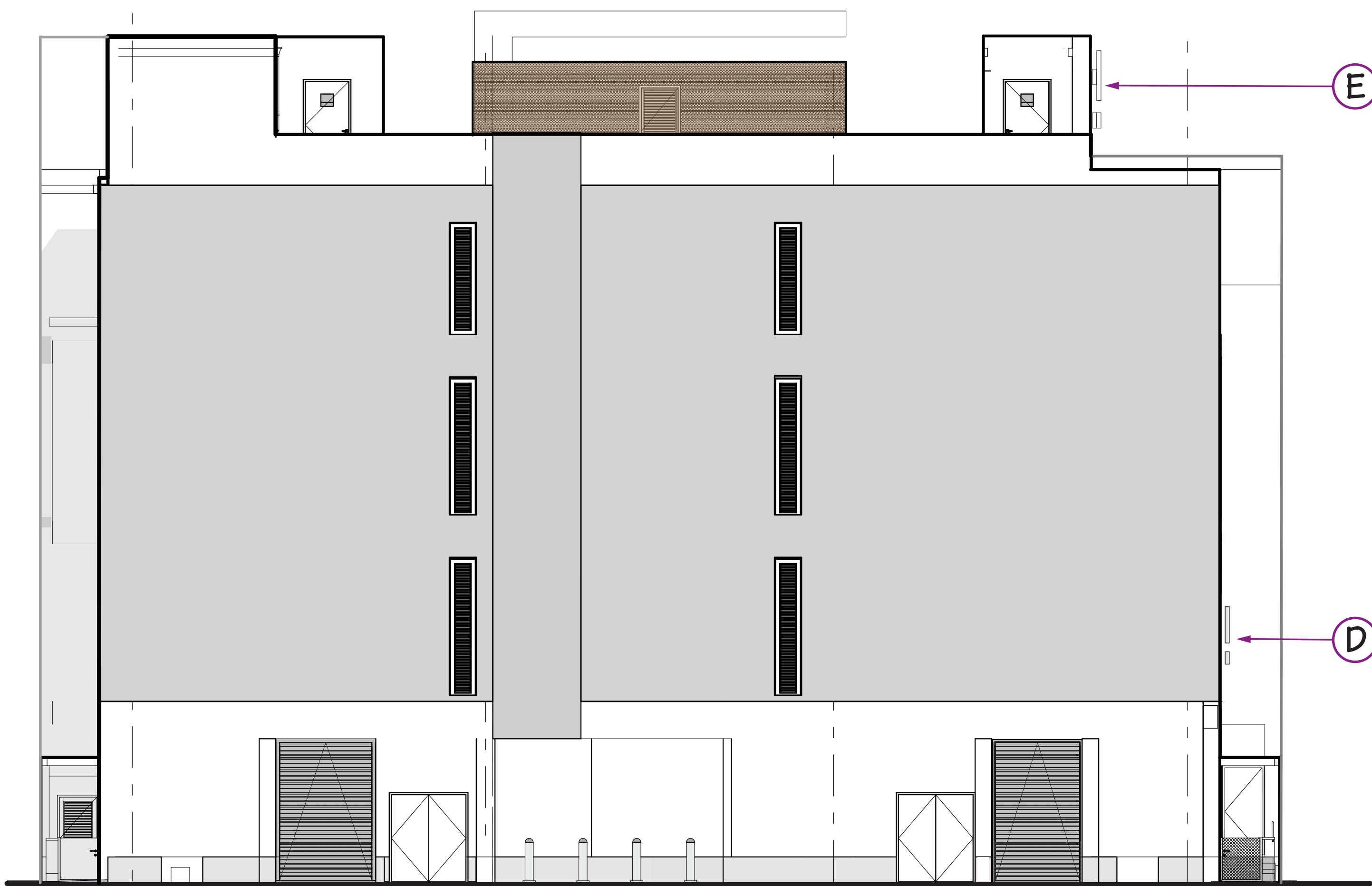
SIGN FASCIA AT "E" TO BE FREE OF JOINTS & REVEALS, AND OF A LIGHT COLOR (MINIMUM 80% L.R.V.) TO PROVIDE HIGH CONTRAST AND VISIBILITY FOR THE SIGN.

ALL COLORS ARE SUBJECT TO ROSS STORES, INC. REVIEW AND APPROVAL. COLOR APPEARANCE MAY BE ALTERED BY PRINTING, SEE APPROVED FINAL CONSTRUCTION DRAWINGS FOR COLOR SPECIFICATIONS.

- D** SIGN D:
36"H "ROSS" AND 12"H "DRESS FOR LESS"
INDIVIDUALLY ILLUMINATED PAN CHANNEL LETTERS
FACES: MATTE WHITE
RETURNS: 5"D ALUM. W/ BLUE FINISH
TRIM CAP: 1" BLUE JEWELITE
LETTER BACKS: ALUMINUM
LEDs: INSEM SS-KBD2CL-B BLUE
- E** SIGN E:
48"H "ROSS" AND 15"H "DRESS FOR LESS"
INDIVIDUALLY ILLUMINATED "PAN CHANNEL LETTERS
FACES: TUF-GLAS SG 21210-E4 MATTE BLUE
RETURNS: 5"D ALUM. W/ WHITE FINISH
TRIM CAP: 1" WHITE JEWELITE
LETTER BACKS: ALUMINUM
LEDs: INSEM SS-KDL2CL-RW 9000K WHITE
MOUNTING: RACEWAY REQUIRED

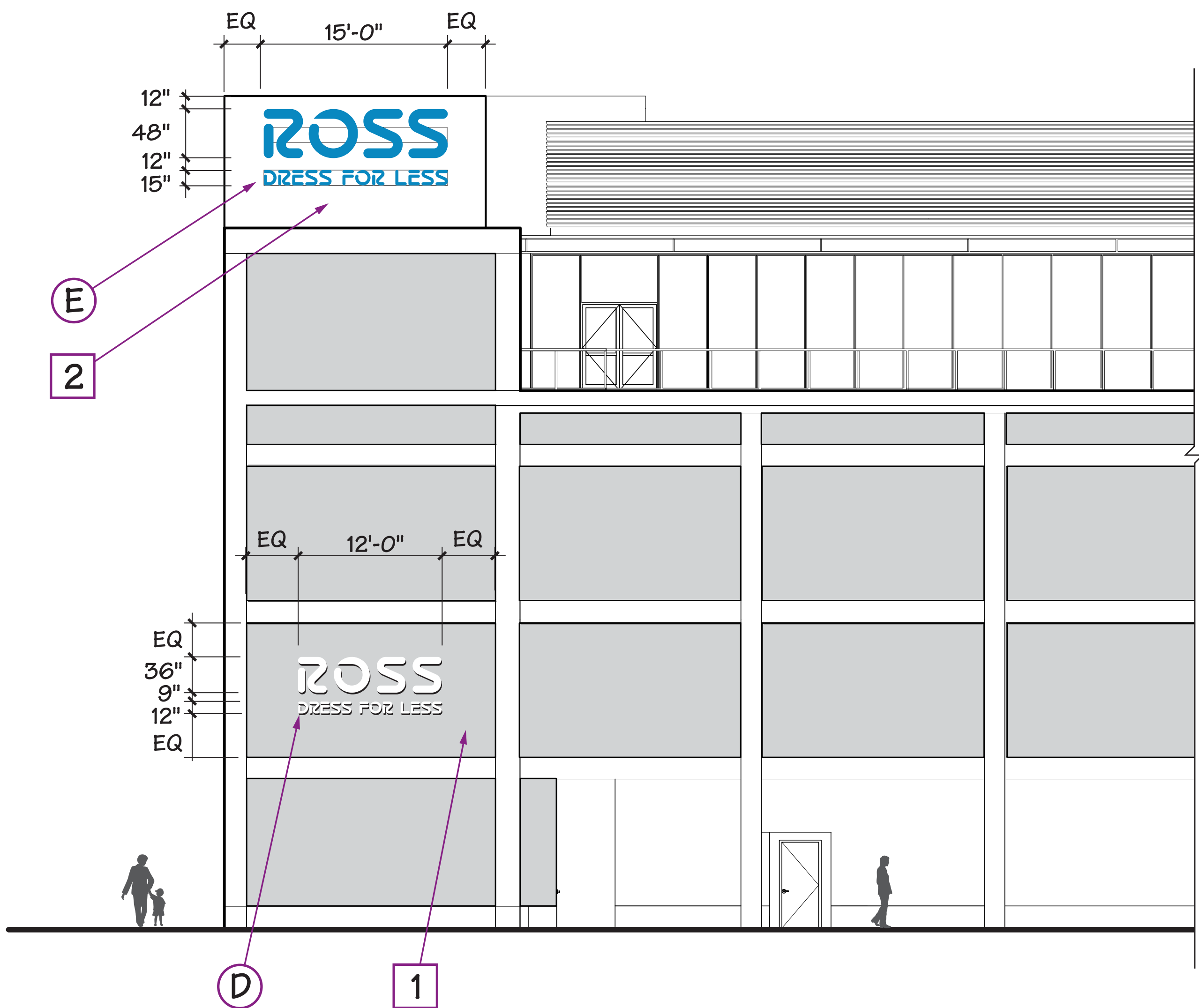
- 1** SIGN BACKGROUND BY LANDLORD
SEE NOTES

- 2** SIGN BACKGROUND BY LANDLORD
RACEWAY REQUIRED FOR INSTALLATION
ON ELEVATOR TOWER.
SEE NOTES



2 REAR • SOUTH • ELEVATION

SCALE: 1/16" = 1'- 0"



1 PARTIAL EAST • COLLINS AVE. • ELEVATION

SCALE: 1/16" = 1'- 0"

RB-E

bma
bill moore & associates

1057 solano ave.
p.o. box 6153
albany, ca 94706-0153
510/526-0296 fax 526-6092
www.billmoore.com



#1816 SOUTH BEACH
The Shops at Carib
SWC Lincoln Road & Collins Ave.
Miami Beach, FL

drawn	12/11/13
Per JG and YS notes	02/10/14
Exhibit J	09/25/14
Sign size / location	09/17/15
revised for estimates	01/28/16
Per Ross/LL conference	06/24/16
Rev Elevations A-401	06/29/16
Revised Sign E	09/29/16
Per City 'preferred' notes	11/28/16

SHEET
S2

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MAIN TENANT PROPOSED BLADE SIGNS

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SIGN 14

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1 EAST VIEW RENDERING
SIGN 15 SCALE: 1:0.8330

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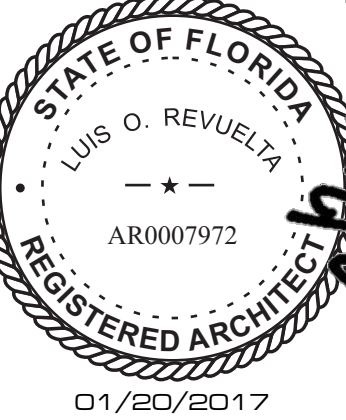
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Miami
Atlanta
Santiago, Chile

revuelta.com

8800 SW 27TH AVENUE, SUITE 110
MIAMI, FL 33155
T: 305.590.5000
F: 305.590.5040

DESIGN BY



Luis O. Revuelta
AR 0007972

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SIGN 15

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1 WEST VIEW RENDERING
SIGN 16 SCALE: 1:0.8330

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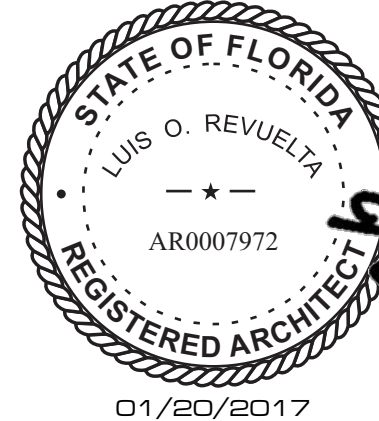
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Atlanta
Santiago, Chile

revuelta.com

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MIAMI, FL 33155
T: 305.590.5000
F: 305.590.5040

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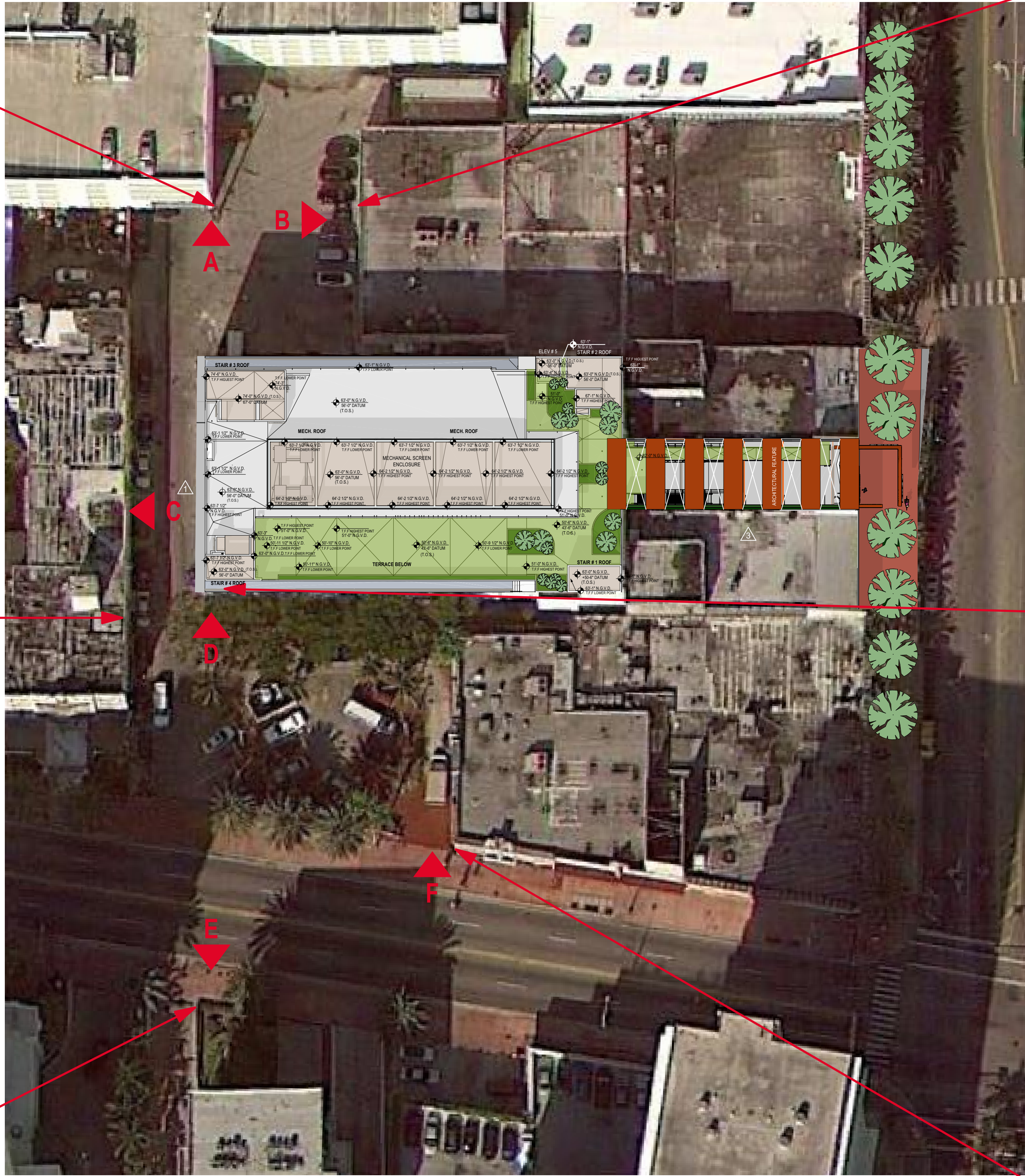
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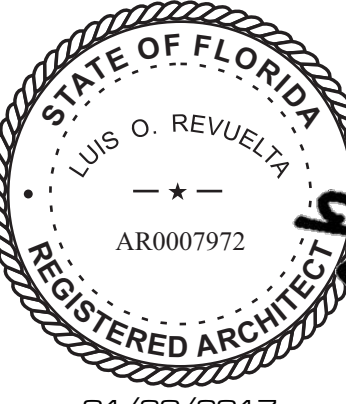
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Miami
Atlanta
Santiago, Chile

revuelta.com

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MIAMI, FL 33135
T: 305.590.5000
F: 305.590.5040

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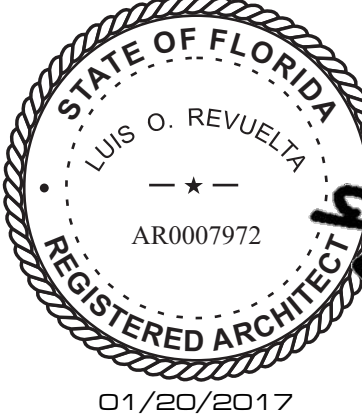
VIEW A



VIEW B

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VIEW C



VIEW D

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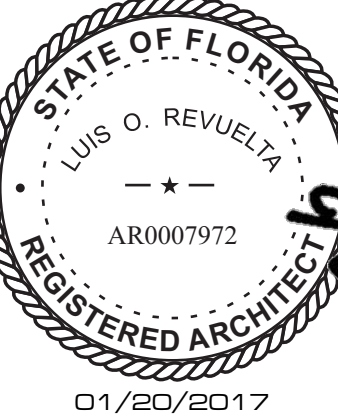


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Atlanta
Santiago, Chile

revuelta.com

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MIAMI, FL 33135
T: 305.590.5000
F: 305.590.5040

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AR 0007972

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VIEW E



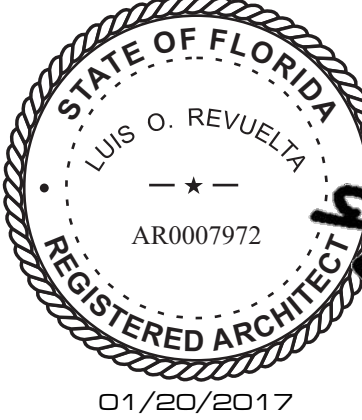
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