

PLANNING BOARD

1790 ALTON ROAD

FINAL SUBMITTAL
06/02/2024

MIXED USE PROJECT
1790 ALTON ROAD MIAMI BEACH, FLORIDA, 33139
SCOPE OF WORK: Amendment to PB Approval to modify seat count and operational details.



Pistil Consortia

Project Leader: Agustina Grasso
214.329.9858
www.pistilconsortia.com

PROJECT NAME

1790 ALTON RD.

1790 ALTON RD.
MIAMI BEACH, FL 33141

OWNER



**FINVARB
GROUP**

DESIGN ARCHITECT

GEK ARCHITECTURE

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PROJ. NO.: **23-099**
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Cover

PB00

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Sheet Index

PB01



LOCATION MAP
1:300

LEGAL DESCRIPTION:

Lot 1, Block 17--A of "ISLAND VIEW SUBDIVISION", according to the plat thereof, as recorded in Plat Book 6, at Page 115, of the public Records of Miami-Dade County, Florida, less beginning at the northwesterly corner of Lot 1, thence south along the westerly line of Lot 1 for 169.41 feet to a point where the westerly line of Lot 1 intersects the northerly line of Dade Boulevard, thence northeasterly along the northerly line of Dade Boulevard for 65.7 feet to a point, thence northwesterly along a line deflecting 90 degrees to the left for 65.95 feet to a point, thence northerly along a line deflecting to the right 29 degrees 22'37" for 79.65 feet to a point being on the southerly line of 18th Street for 24.9 feet to the point of beginning, together with all the appurtenances thereunto belonging in anywise appertaining. (Special Warranty Deed, dated October 15th, 1993, recorded in Official Records Book 16367, Page 4229, Miami--Dade County Records).
Containing 10,368 Square Feet, 0.24 Acres, more or lees, by calculations
Property Address: 1790 Alton Road Miami Beach, Florida, 33139. Folio No: 02-3233-012-0700

SURVEYOR'S NOTES:

- 1) The above captioned property was surveyed and described based on the above Legal Description: Provided by Client.
- 2) The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat and the same, if any may not be shown on this section.
- 3) Bearings shown hereon are based on an assumed Meridian and referenced on the CENTERLINE OF DADE BLVD, BEARING N58°45'40"E.
- 4) Ownership subject to Opinion of Title.
- 5) Underground utilities are not depicted hereon.
- 6) Underground portions of Footings, Foundations or other improvements were not located.
- 7) Zoning and Setbacks are not verified by this survey.
- 8) Fence ownership not determined by this survey.
- 9) Flood Elevation Information:
Community: 120651 Miami-Dade County FIRM Panel: 12086C0317L Flood Zone: AE
Date of FIRM: 09/11/2009 Suffix: L Base Flood Elevation: 8
- 10) Elevation shown hereon are relative to the NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.29) based on a Benchmark supplied by the Engineering Department of Miami-Dade County, Florida.
Benchmark used: Y310 Miami-Dade County - FL
Elevation: 6.95 Feet (N.G.V.D.29)
- 11) The minimum relative distance accuracy for this type of Survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement. Well-identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 1/10 foot.
- 12) Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- 13) Roof overhang not located unless otherwise shown.
- 14) Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- 15) Wood Fence on West and Rear side of Property encroaching onto Right-of-Way.

ENCROACHMENT NOTES:

There are no above ground encroachments.

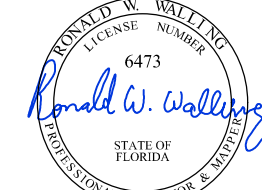
SURVEYOR'S CERTIFICATION:

I hereby certify that the BOUNDARY SURVEY hereon was completed under my direction on JANUARY 30, 2024 and that said survey is true and correct to the best of my knowledge and belief. .
I further certify that this survey meets the STANDARDS OF PRACTICE set forth by the FLORIDA BOARD OF SURVEYORS AND MAPPERS in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code pursuant to Section 472.027 Florida State Statutes.

LAST DATE OF FIELD WORK: 01/26/2024

LAST UPDATE: 04/25/2024

LEVEL TECH SURVEYORS, LLC



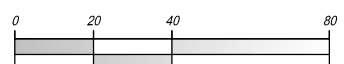
RONALD W. WALLING
PROFESSIONAL SURVEYOR AND MAPPER No. 6473
STATE OF FLORIDA

ABBREVIATIONS AND LEGEND

BLDG. = BUILDING	P.E. = PLAT BOOK	NO ID. = NO IDENTIFICATION NUMBER	F.P.L. TRANSFORMER	TREE	FLOOD ZONE
(D)A = DEED	CONC. = PAGE	N.T.S.A. = NOT TO SCALE	CATCH BASIN	+7.20 SPOT ELEVATION	- - - EASEMENT
CONC. = CONCRETE	PL. = PROPERTY LINE	WALK SIGNAL	BOLLARD	€ CENTER LINE	— BUILDING LINE
F.E. = FLOOR ELEVATION	(M) = RECORD	CONCRETE UTILITY POST	FIRE HYDRANT	ℓ PROPERTY LINE	— OVERHANG UTILITY
F.I.P. = FOUND IRON PIPE	R. = RADIUS	SIGNAL POLE	WATER METER	⊖ DRAIN	(D) DEED
F.N. = FOUND NAIL	R/W = RIGHT OF WAY	LIGHT FLOOD	BACK FLOW PREVENTOR	— CENTER LINE	— WOOD FENCE
F.N.D. = FOUND NAIL & DISK	RES. = RESIDENCE	LIGHT POLE	SIGN	— RIGHT OF WAY	— IRON FENCE
(M) = MEASURED	SEC. = SECTION	ELECTRIC BOX	PALM	— PROPERTY LINE	(C) CALCULATED

CERTIFIED TO:

RONALD J FINVARB



1 INCH = 40 FEET



LEVEL-TECH SURVEYORS, LLC.

777 NW 72ND AVENUE,
SUITE 3002,
MIAMI FL, 33126.
TEL:305.261.8483
LB # 7154

DRAWINGS ARE THE PROPERTY OF LEVEL-TECH SURVEYORS, LLC. AND MAY NOT BE USED BY CLIENTS ON OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO LEVEL-TECH SURVEYORS, LLC.

NAME AND TYPE OF PROJECT:	BOUNDARY SURVEY	
CLIENT:	RONALD J FINVARB	CLIENT ADDRESS:
CLIENT TELEPHONE:		
FILE PATH:		

SCALE:	1" : 40'
DATE:	01-30-2024
DRAWN BY:	A. R.
FIELD BOOK:	24-01--1935
PROJECT NO:	24-01-1935
SHEET:	1
	OF 1 SHEETS

Planning Board - Area Calculation

Level 1	4158	Sq. Ft
Level 2	3958	Sq. Ft
Level 3	3863	Sq. Ft
Level 4	3863	Sq. Ft
Level 5	3863	Sq. Ft
Roof Top	402	Sq. Ft
Total	20107	

Planning Board - Unit Count

Level 1	0	Units
Level 2	0	Units
Level 3	4	Units
Level 4	4	Units
Level 5	4	Units
Total Units:	12	

Planning Board - Parking Requirement

Apartments	9 Units x 1.5 Space	14
	3 Unit x 1.75 Space	5
Parking Total:		19

Restaurant Occupancy Calculations

Level 1 - Restaurant

	Area SF	Occupancy Factor	Occupants
Interior Seating	1644	Seating Count	44
Exterior Seating	712	Seating Count	20
Kitchen	255	1:200	2
Cheese Box	212	1:200	2
WIF	38	1:300	1
WIR	50	1:300	1
Cold Kitchen	82	1:200	1
Caviar Room	594	Seat Count	17
			88

Level 2 - Restaurant

	Area SF	Occupancy Factor	Occupants
Interior Seating	2760,92	Seating Count	140
Exterior Seating	3583,16	Seating Count	100
Kitchen	801	1:200	5
Storage	151	1:300	1
Office	64	1:150	1
Storage	32	1:300	1
			248

Zoning Data Sheet

Item #	Zoning Information Land Use: CD-2			
1	Address	1790 Alton Road, Miami Beach, FL 33139		
2	Board and File Numbers:	PB22-0548		
3	Folio Number(s):	02-3233-012-0700		
4	Year Constructed:	N/A	Zoning District:	CD-2 (Sunset Harbour Neighborhood)
5	Base Flood Elevation:	8' - 0" NGVD	Grade Value in NGVD:	5' - 4"
6	Adjusted Grade (Flood + Grade/2)	N/A	Lot Area:	10,368 SF
7	Lot Width	50' - 0"	Lot Depth:	137' - 0"
8	Minimum Unit Size	301 SF		
9	Existing User	VACANT	Proposed Use:	Mixed Use

		Maximum	Existing	Proposed	Deficiencies
10	Height	50' - 0"	0' - 0"	55' - 0"	Waiver Required
11	Number of Stories	5	N/A	5	-
12	FAR	2	N/A	1,95	-
13	Floor Area Square Footage	20,736 SF	N/A	20,107 SF	-
14	Gross Square Footage	N/A	N/A	34,679 SF	-
15	Number of Units Residential	N/A	N/A	10	-
16	Number of Units Hotel	N/A	N/A	0	-
17	Number of Seats	N/A	N/A	See Chart	-
18	Occupancy Load	N/A	N/A	See Chart	-

	Setbacks	Required	Existing	Proposed	Deficiencies
At Grade Parking (CD-2) Sunset Harbor					
19	Front Setback (North)	5' - 0"	N/A	N/A	-
20	Rear Setback (West)	5' - 0"	N/A	5' - 0"	-
21	Side Setback Facing Street (East)	5' - 0"	N/A	N/A	-
22	Side Setback Facing Street (South)	5' - 0"	N/A	N/A	-
Pedestal Level 1 (CD-2) Sunset Harbor					
23	Front Setback (North)	0' - 0"	N/A	0' - 0"	-
24	Rear Setback (West)	5' - 0"	N/A	5' - 0"	-
25	Side Setback Facing Street (East)	0' - 0"	N/A	5' - 0"	-
26	Side Setback Facing Street (South)	0' - 0"	N/A	5' - 0"	-

	Parking	Required	Existing	Proposed	Deficiencies
Parking District (District #5)					
32	Total # of Parking Spaces Required	19 spaces			
33	# of Parking Spaces Provided		N/A	19	
34	Parking Space Dimensions	8.5' x 18'	N/A	8.5' x 18'	
35	Parking Space Configurations (45°,...	90°	N/A	90°	
36	ADA Spaces	1	N/A	1	
37	Tandem Spaces	N/A	N/A	3	
38	Drive Aisle Width	22'	N/A	22'	
39	Valet Drop Off and Pick Up	N/A	N/A	N/A	
40	Loading Zones and Trash Collection...	2	N/A	2	Variance Required
41	Bikes (15% of Required Parking)	3	N/A	3	

47	Is this a Contributing Building?	NO
48	Located Within a Local Historic...	NO



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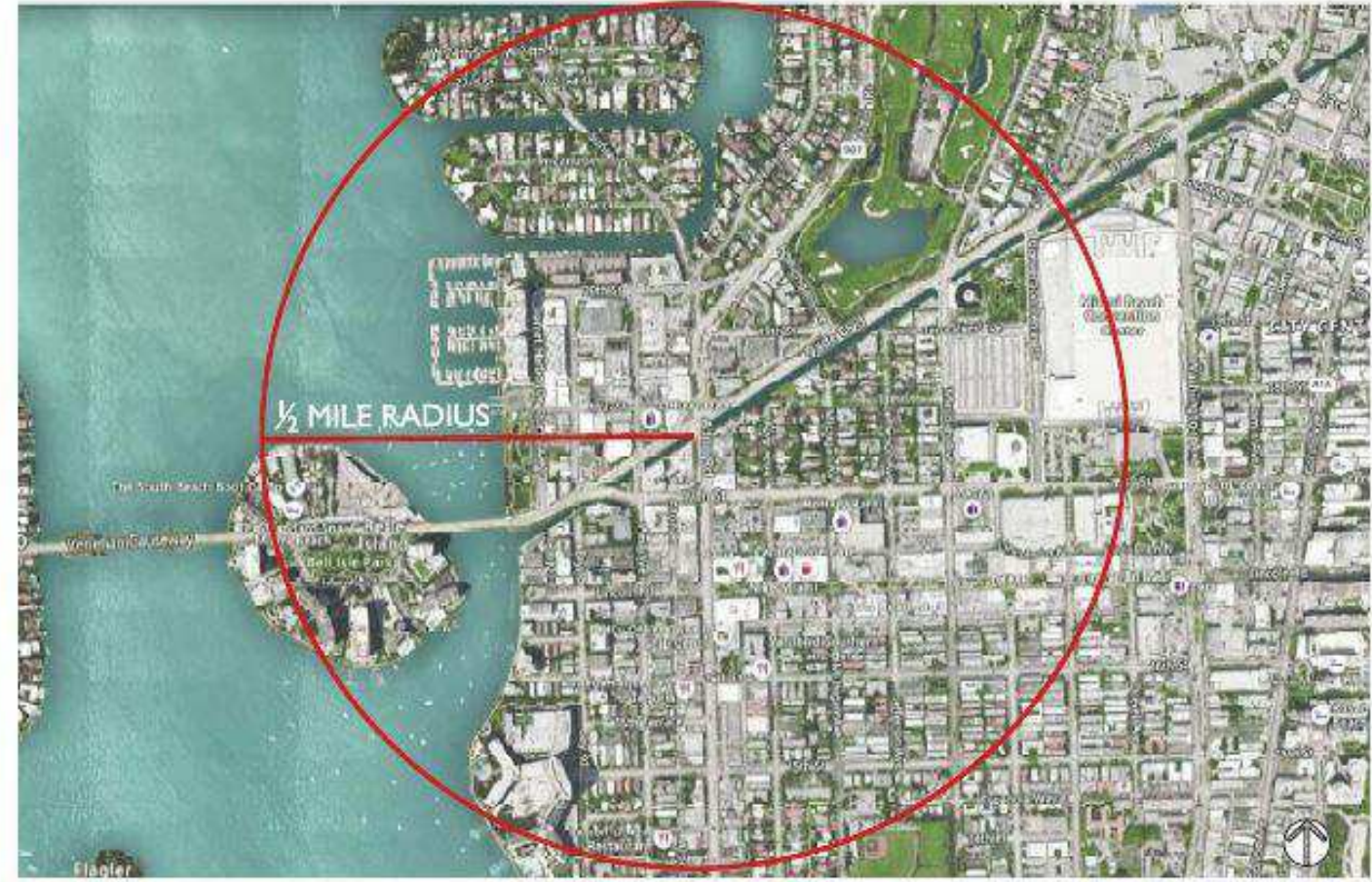
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Zoning Data

PB02



ANGLE AERIAL VIEW



AERIAL MAP



AERIAL MAP ENLARGED



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Aerial Views

PB07



SUNSET HARBOUR DR.

18TH ST.

BAY RD.

DADE BLVD.

ALTON RD.

17TH ST.



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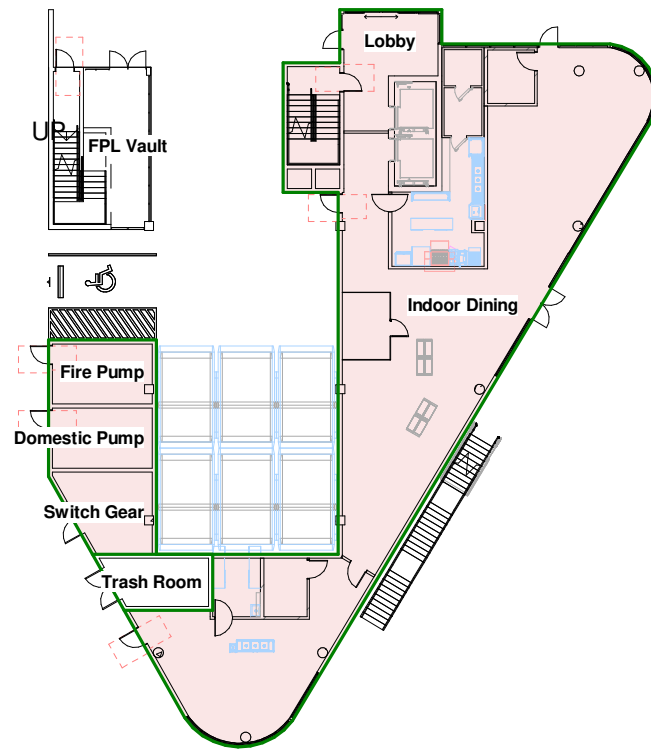
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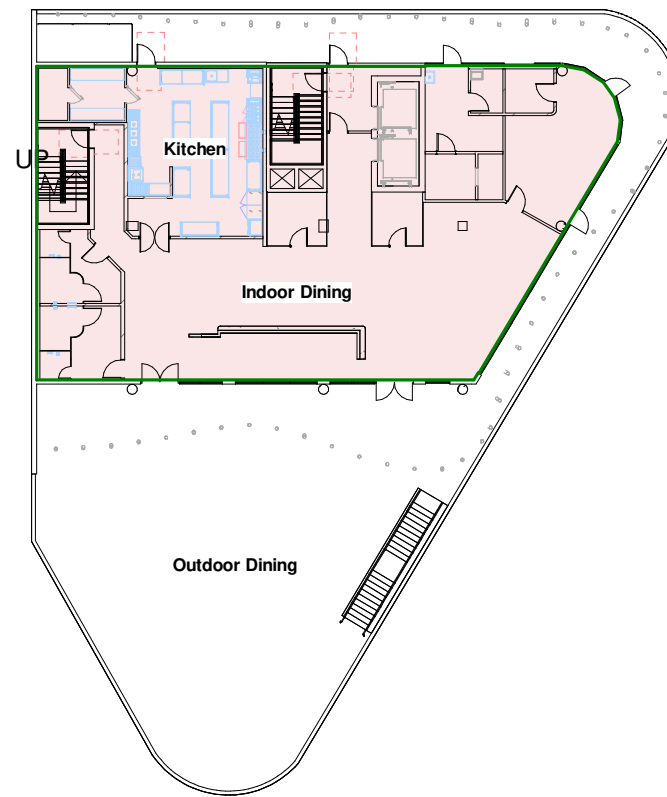
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Location Plan

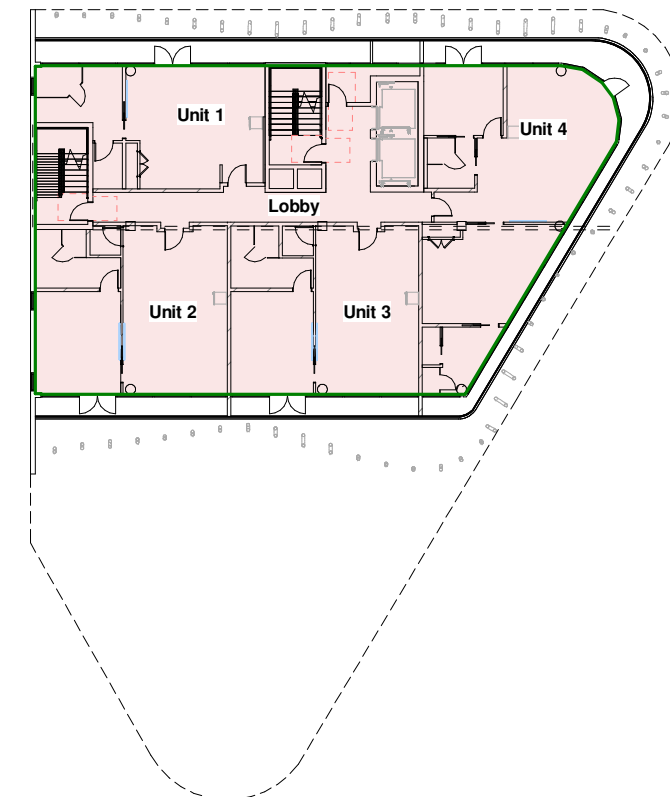
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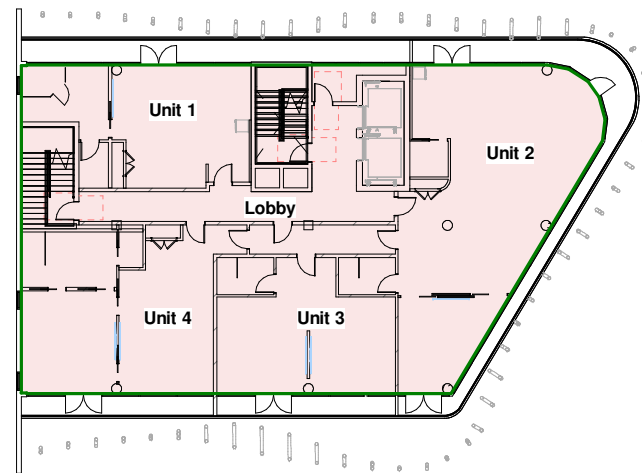
① Level 1 - FAR
1/32" = 1'-0"



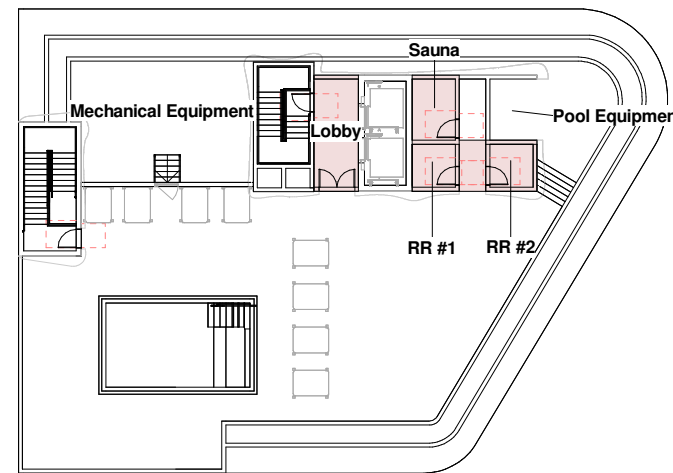
② Level 2 - FAR
1/32" = 1'-0"



③ Level 3 & 4 - FAR
1/32" = 1'-0"



④ Level 5 - FAR
1/32" = 1'-0"



⑤ Roof Top - FAR
1/32" = 1'-0"

Planning Board - Area Calculation		
Level 1	4158	Sq. Ft
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Far Diagrams

Approved by DRB & PB

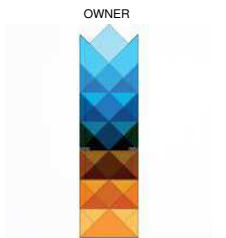
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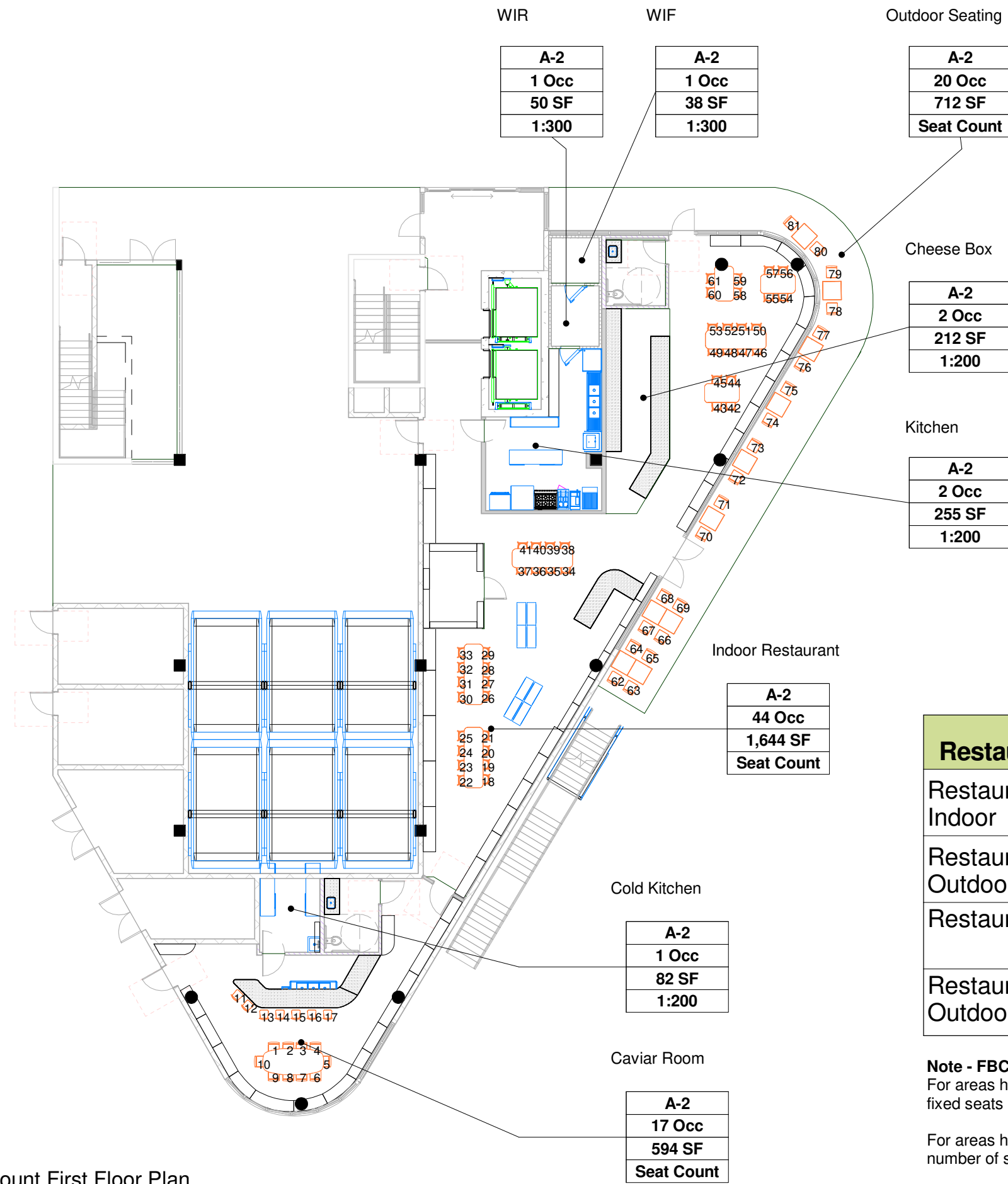
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Level	Seat...
Restaurant Ground Floor - Indoor	61
Restaurant Ground Floor - Outdoor	20
Total Seat Count	81

Restaurant Seat Counts	Area	Seats	ADA...	Total...
Restaurant Ground Floor - Indoor	2,238 SF	61	3	81
Restaurant Ground Floor - Outdoor	712 SF	20	2	
Restaurant Level 2 - Indoor	2410 SF	140	7	240
Restaurant Level 2 - Outdoor	3,637 SF	100	5	

Note - FBC 1004.6 Fixed Seating

For areas having fixed seats and aisles, the occupant load shall be determined by the number of fixed seats installed therein.

For areas having fixed seating without dividing arms, the occupant load shall be not less than the number of seats based on one person for each 18 inches (457 mm) of seating length.

The occupant load of seating booths shall be based on one person for each 24 inches (610 mm) of booth seat length measured at the backrest of the seating booth.

1 Seat Count First Floor Plan
1/16" = 1'-0"

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Seat Count
Diagram - Ground
Floor



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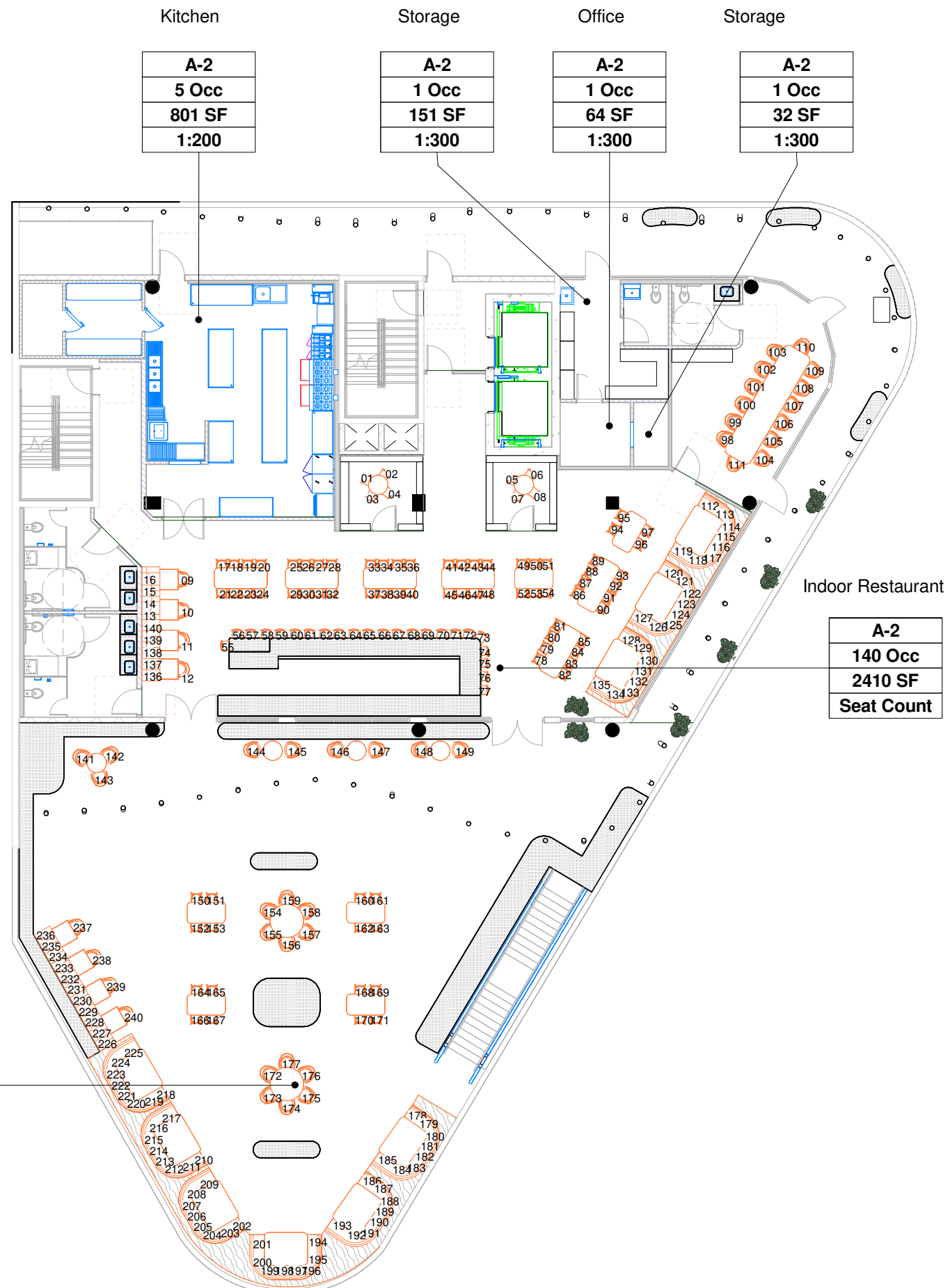
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Level	Seat Count
Restaurant Level 2 - Indoor	140
Restaurant Level 2 - Outdoor	100
Total Seat Count	240

Restaurant Seat Counts	Area	Seats	ADA...	Total...
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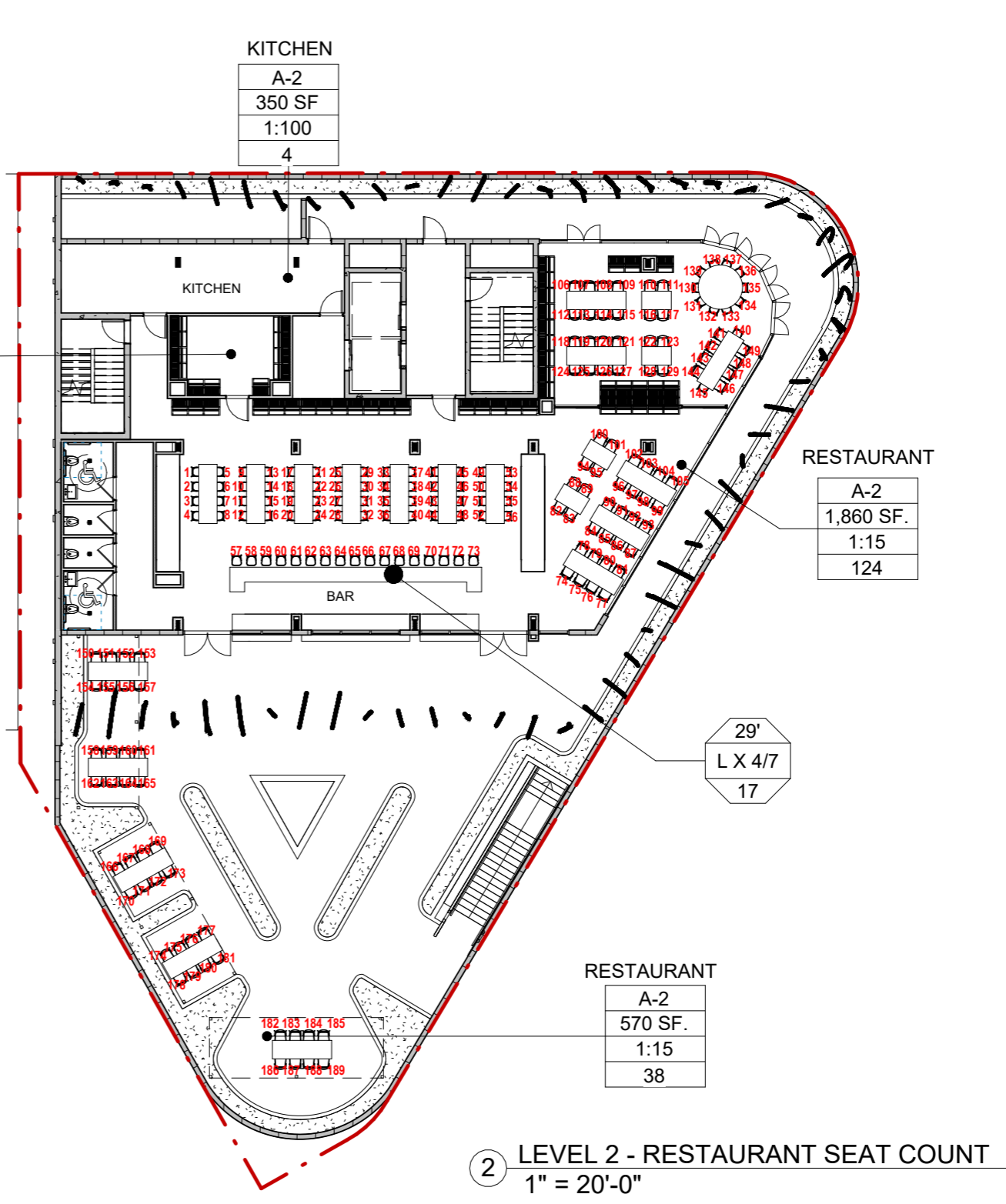
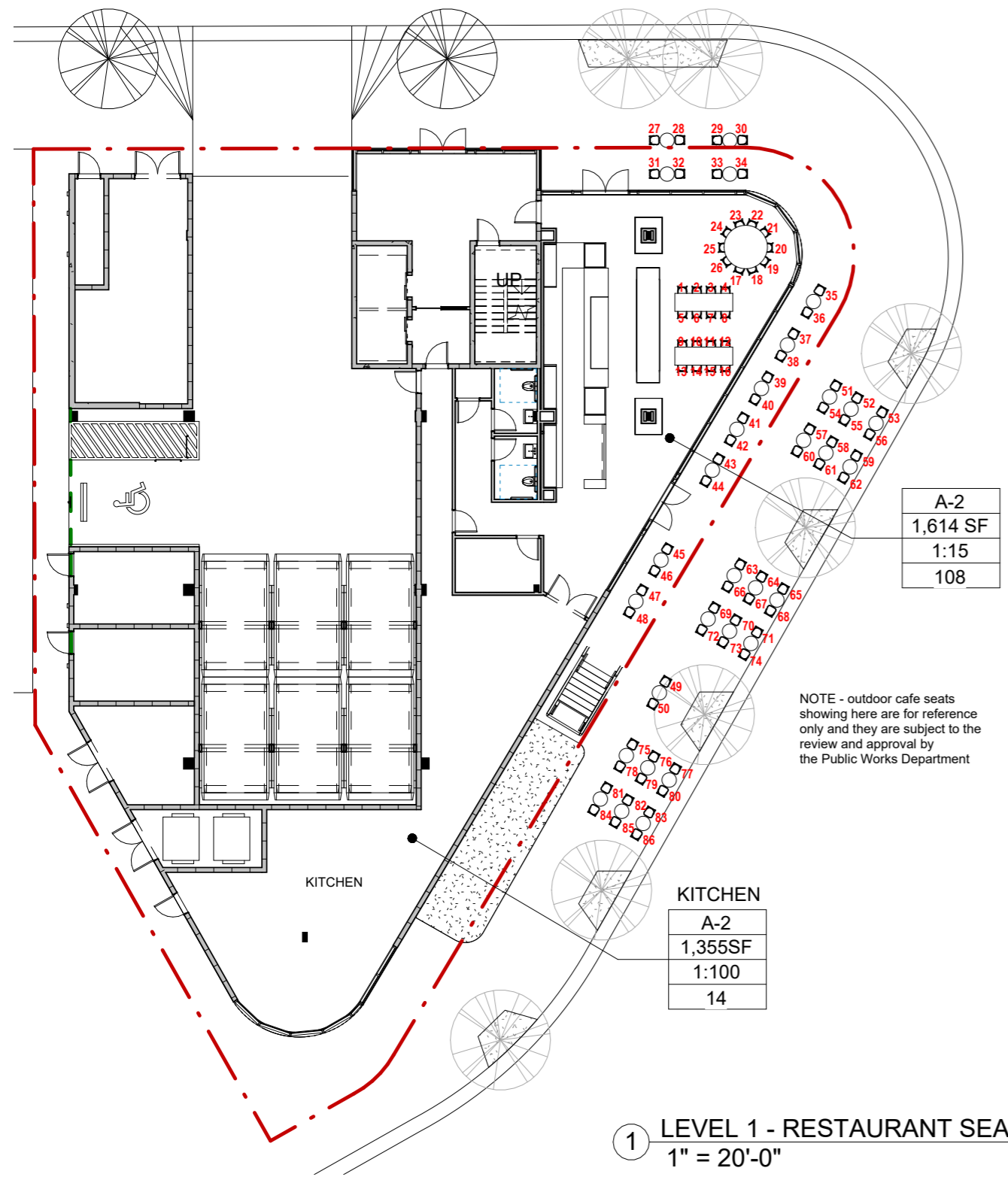
The occupant load of seating booths shall be based on one person for each 24 inches (610 mm) of booth seat length measured at the backrest of the seating booth.

1 Seat Count Second Floor Plan
1/16" = 1'-0"

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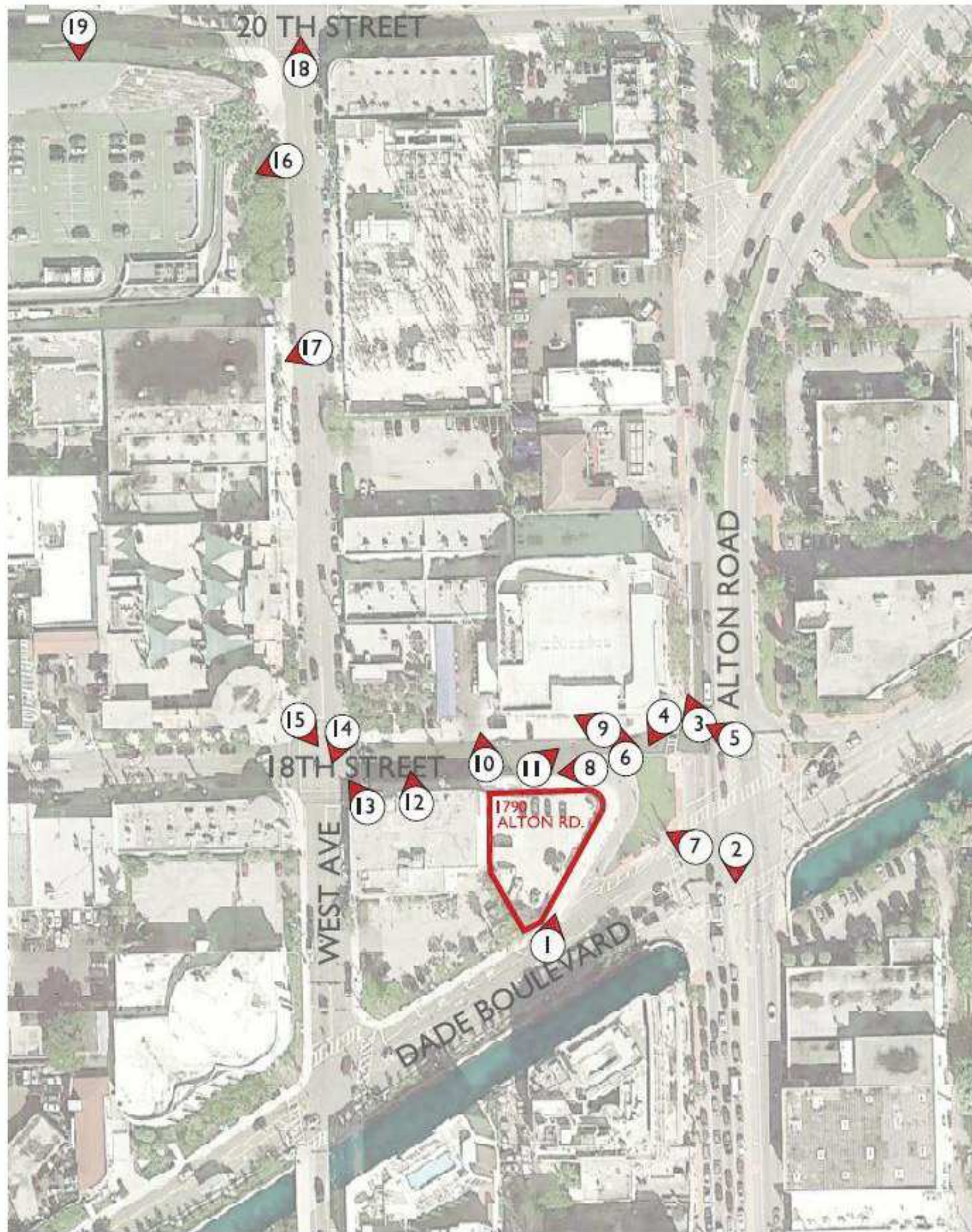
Seat Count
Diagram - 2nd
Floor

PB05



LEVEL	OCCUPANCY
RESTAURANT GROUND FLOOR	122
RESTAURANT LEVEL 2	194

RESTAURANT SEATS COUNTS	AREA	SEATS	INSIDE PROPERTY LINE	OUTSIDE PROPERTY LINE	ADA SEATS (5%)	TOTAL
RESTAURANT GROUND FLOOR	INDOOR - 3,215 SF	24			2	86
	OUTDOOR - 1,670 SF	57	18	39	3	
RESTAURANT LEVEL 2	INDOOR - 3,456 SF	141			8	189
	OUTDOOR - 3,405 SF	38			2	



KEY PLAN N.T.S. 



1. VIEW OF SITE FACING NORTH



2. VIEW OF SITE FACING KIMPTON HOTEL TO THE SOUTH



3. VIEW OF NEIGHBORING BUILDING AT RETAIL AREA



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4. VIEW OF SITE FACING SOUTH-WEST



5. VIEW OF NEIGHBORING BUILDING AT RETAIL AREA FACING ALTON ROAD AND 18TH STREET



6. VIEW OF FACADE DETAIL AT NEIGHBORING BUILDING



7. VIEW OF SITE FACING NORTH-WEST

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12. VIEW OF SOUL TAVERN RESTAURANT ON THE CORNER OF 18TH STREET AND WEST AVE



13. VIEW OF FRESH MARKET AT 18TH STREET



14. VIEW OF SUSHI GARAGE RESTAURANT ON 18TH STREET



15. VIEW OF OFFICE DEPOT STORE FACING SOUTH-EAST

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Existing
Photography



8. VIEW FACING WEST ON 18TH STREET FROM NORTH SIDE OF THE SITE



9. VIEW OF NEIGHBORING BUILDING AT RETAIL AREA AT 18TH STREET



10. VIEW OF CAR WASH ON 18TH STREET



11. VIEW OF MICHAEL'S BUILDING NORTH OF THE SITE FACING NORTHEAST



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16. VIEW OF PUBLIX GARAGE ON WEST AVENUE AND 20TH STREET



17. VIEW OF PUBLIC STORAGE ON WEST AVENUE AND DADE BLVD



18. VIEW OF OFFICE BUILDING ON WEST AVENUE AND 20TH STREET



19. VIEW OF PUBLIX ON WEST AVENUE AND 20TH STREET

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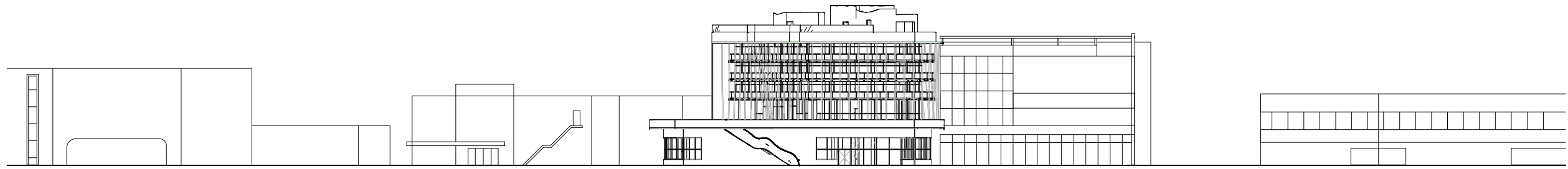
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OWNER

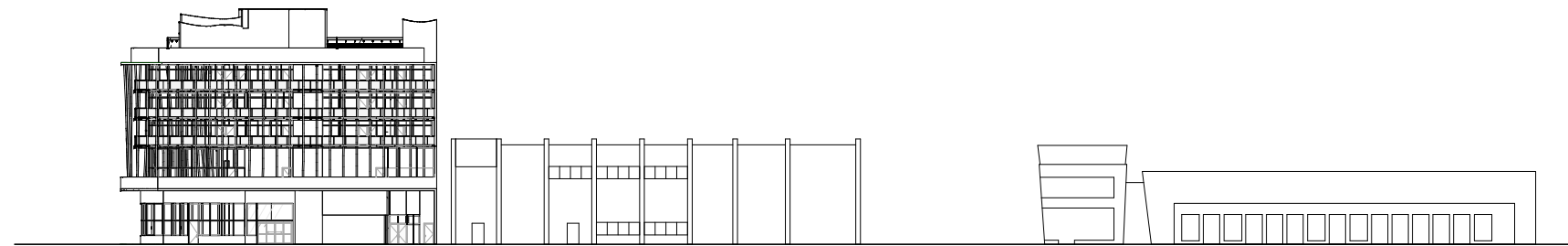


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GROUP

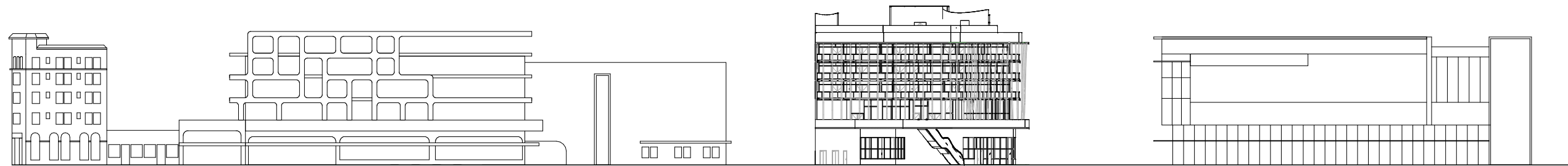
DESIGN ARCHITECT
GEK ARCHITECTURE



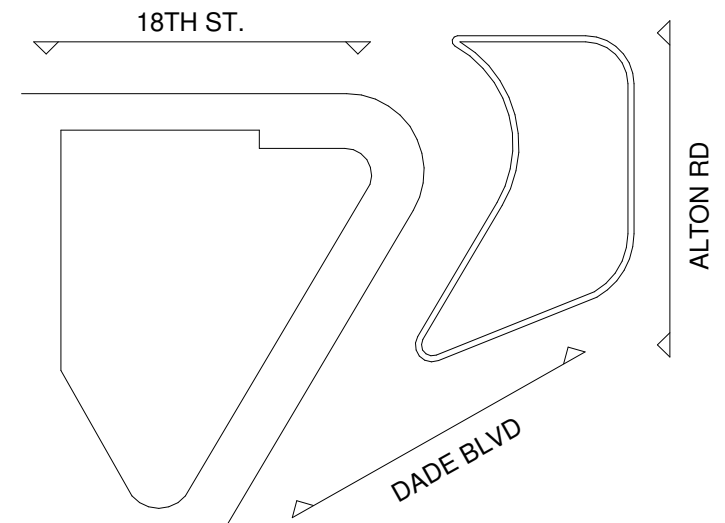
① **Dade Street Elevation**
1" = 60'-0"



② **18th Street Elevation**
1" = 60'-0"

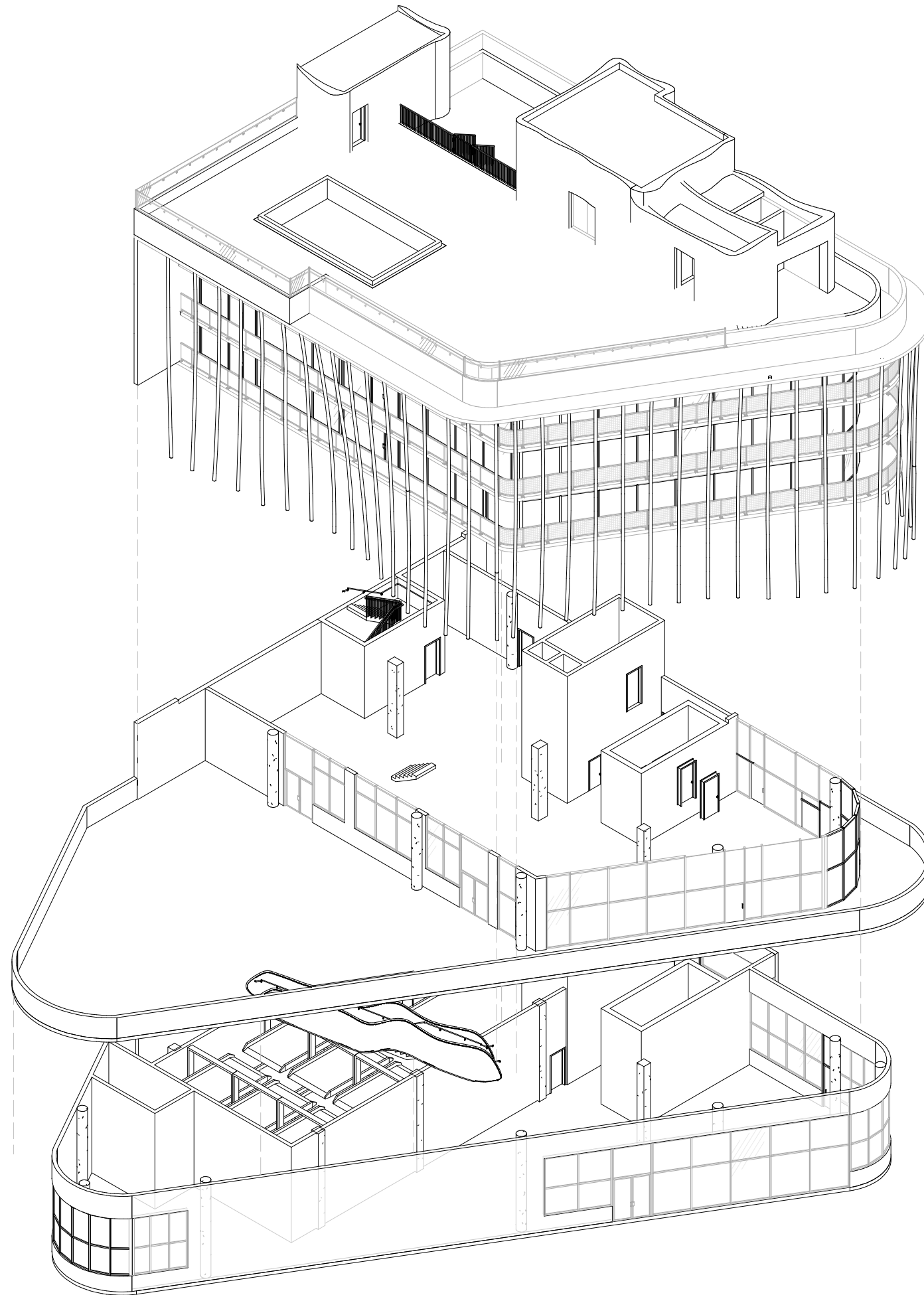


③ **Alton Road Elevation**
1" = 60'-0"



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Contextual Elevations



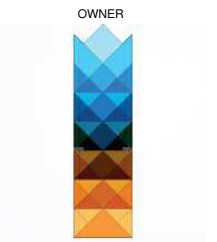
1 Exploded Axo



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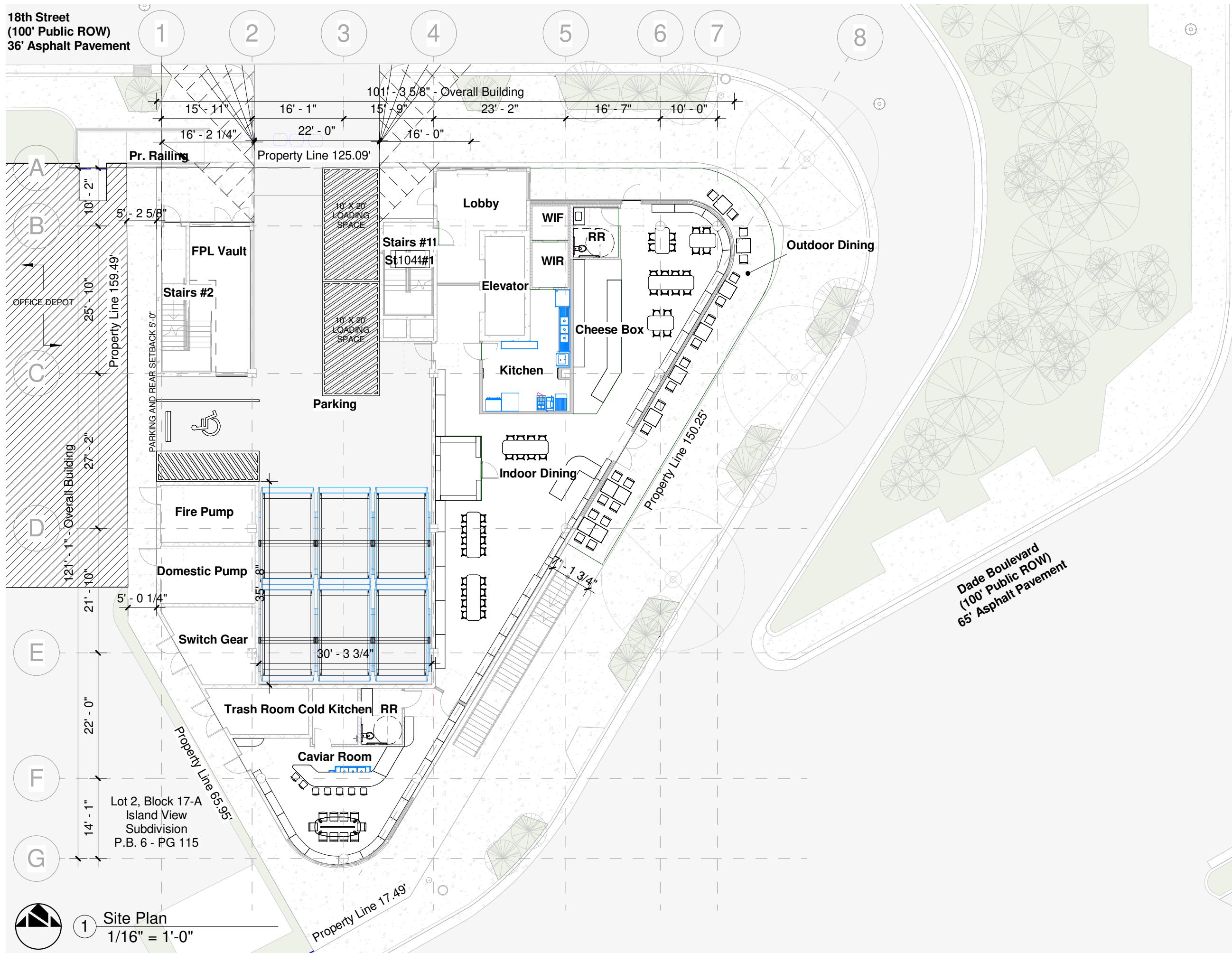
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Exploded
Axonometric

PB15

18th Street
 (100' Public ROW)
 36' Asphalt Pavement



Alton Road
 (100' Public ROW)
 65' Asphalt Pavement

Dade Boulevard
 (100' Public ROW)
 65' Asphalt Pavement

Lot 2, Block 17-A
 Island View
 Subdivision
 P.B. 6 - PG 115

1 Site Plan
 1/16" = 1'-0"



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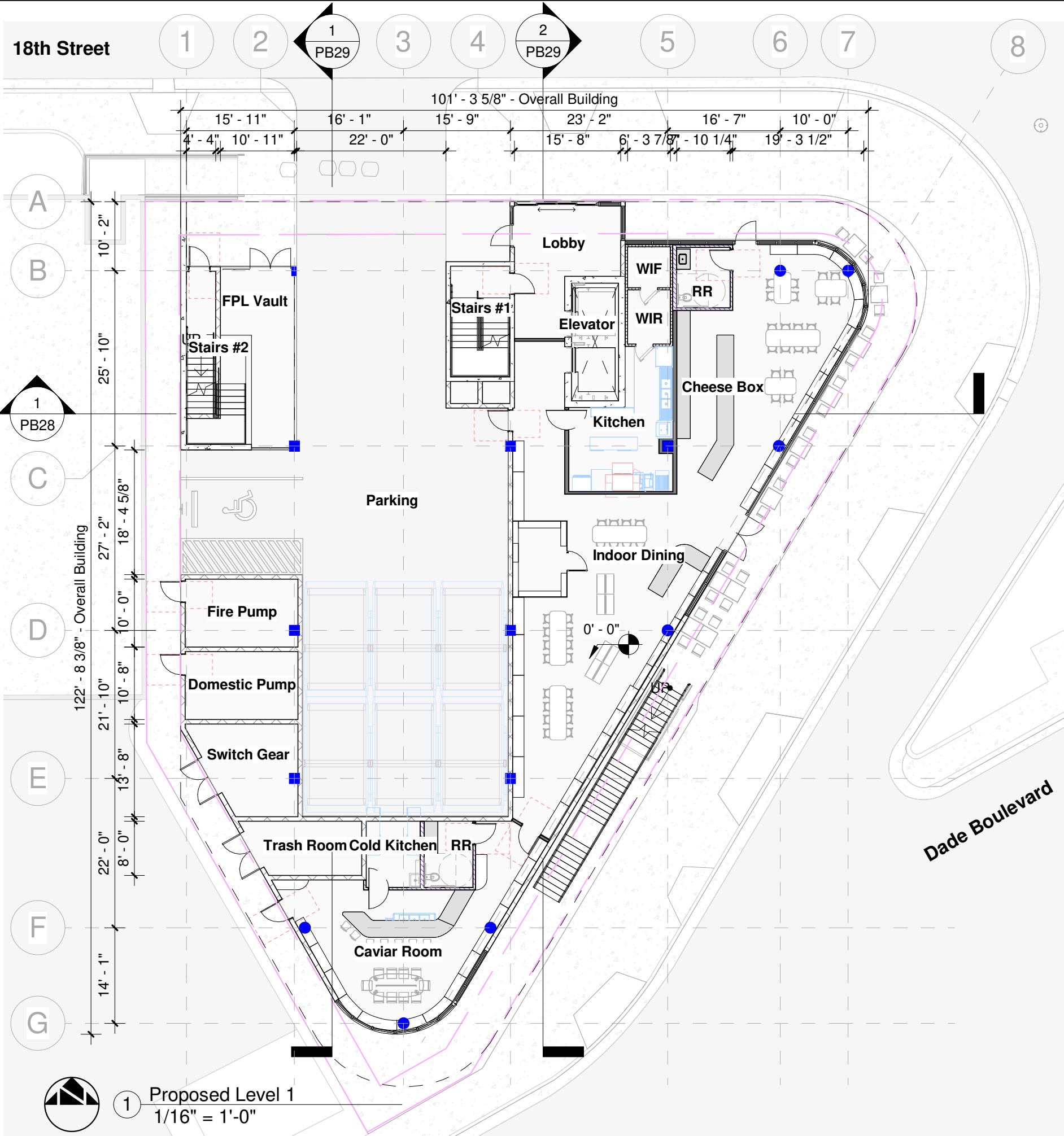
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Proposed Site
 Plan

PB17



Level	Seat...
Restaurant Ground Floor - Indoor	61
Restaurant Ground Floor - Outdoor	20
Total Seat Count	81



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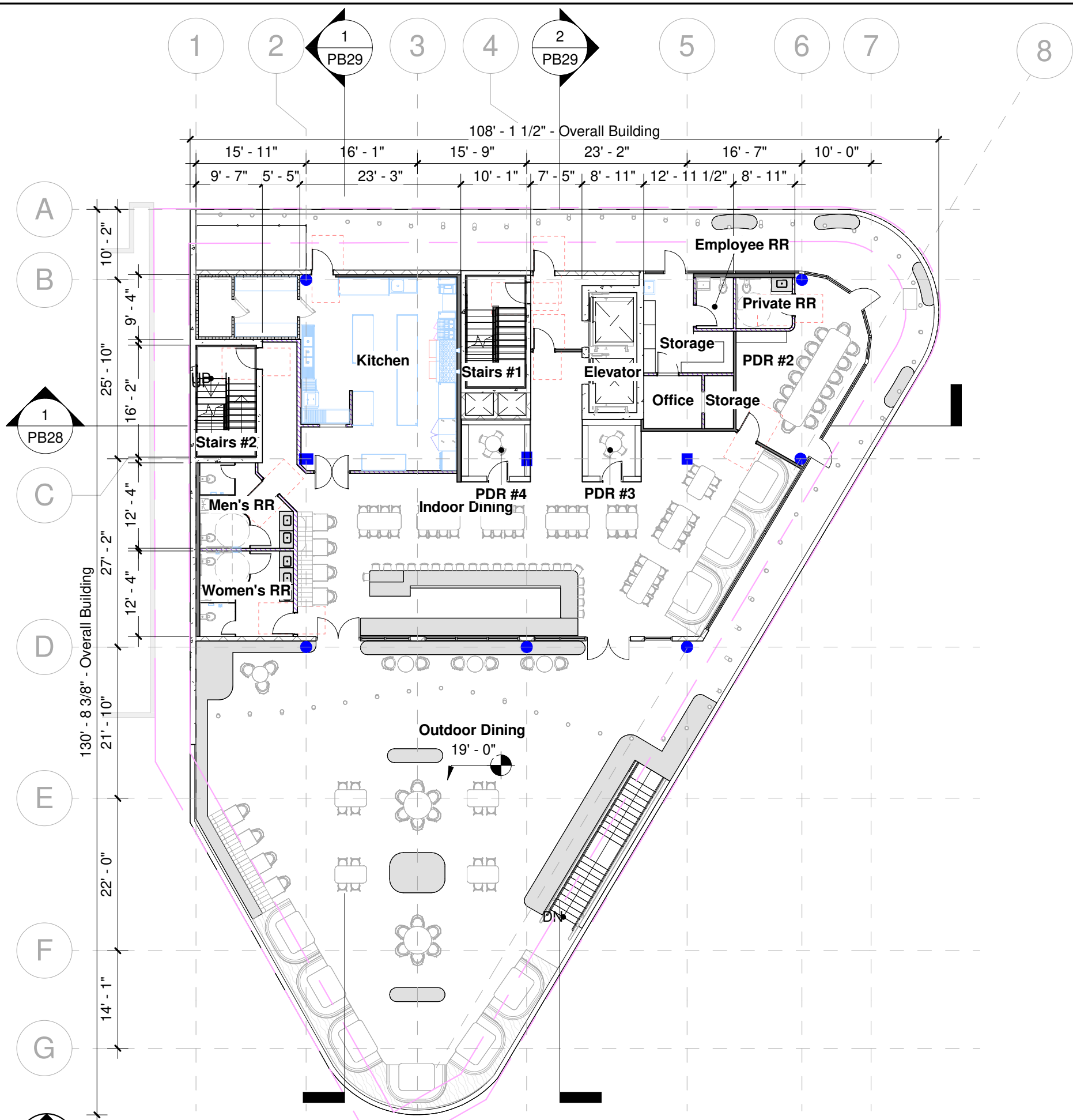
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 Proposed Level 1

PB18

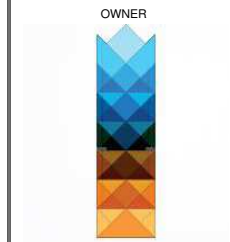


Level	Seat Count
Restaurant Level 2 - Indoor	140
Restaurant Level 2 - Outdoor	100
Total Seat Count	240



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Proposed Level 2

PB19

1 Proposed Level 2
 1/16" = 1'-0"



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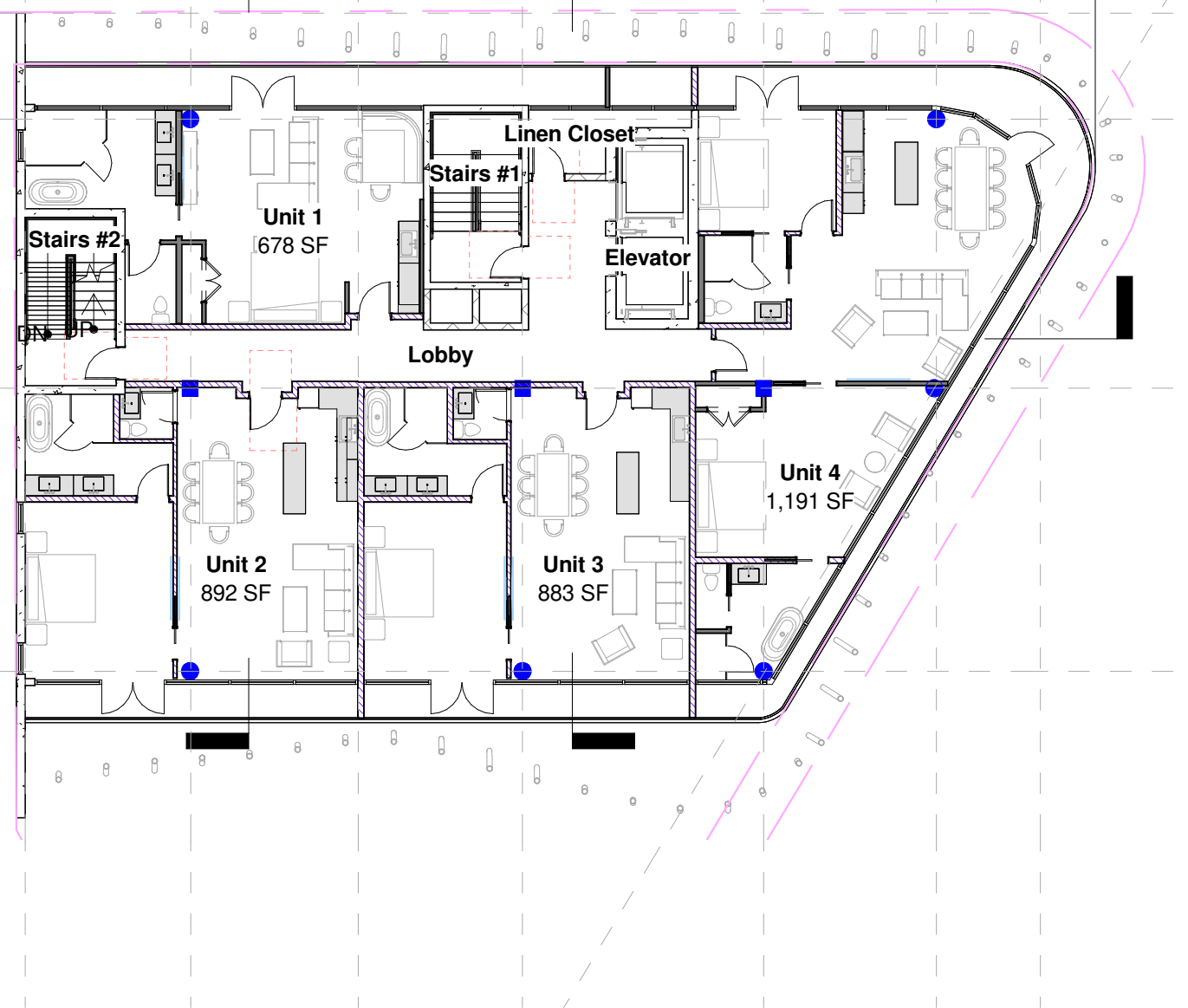
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DESIGN ARCHITECT
GEK ARCHITECTURE

1 2 1 PB29 3 4 2 PB29 5 6 7 8

103' - 7 1/4" - Overall Building
15' - 11" 16' - 1" 15' - 9" 23' - 2" 16' - 7" 10' - 0"
14' - 5 7/8" 10' - 1" 7' - 5" 8' - 11" 32' - 8 1/2"

A 10' - 2"
B 25' - 10"
1 PB28 68' - 1 3/8"
C 27' - 2"
D



1 Proposed Level 3 & 4
1/16" = 1'-0"

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Proposed Level 3 & 4

PB20



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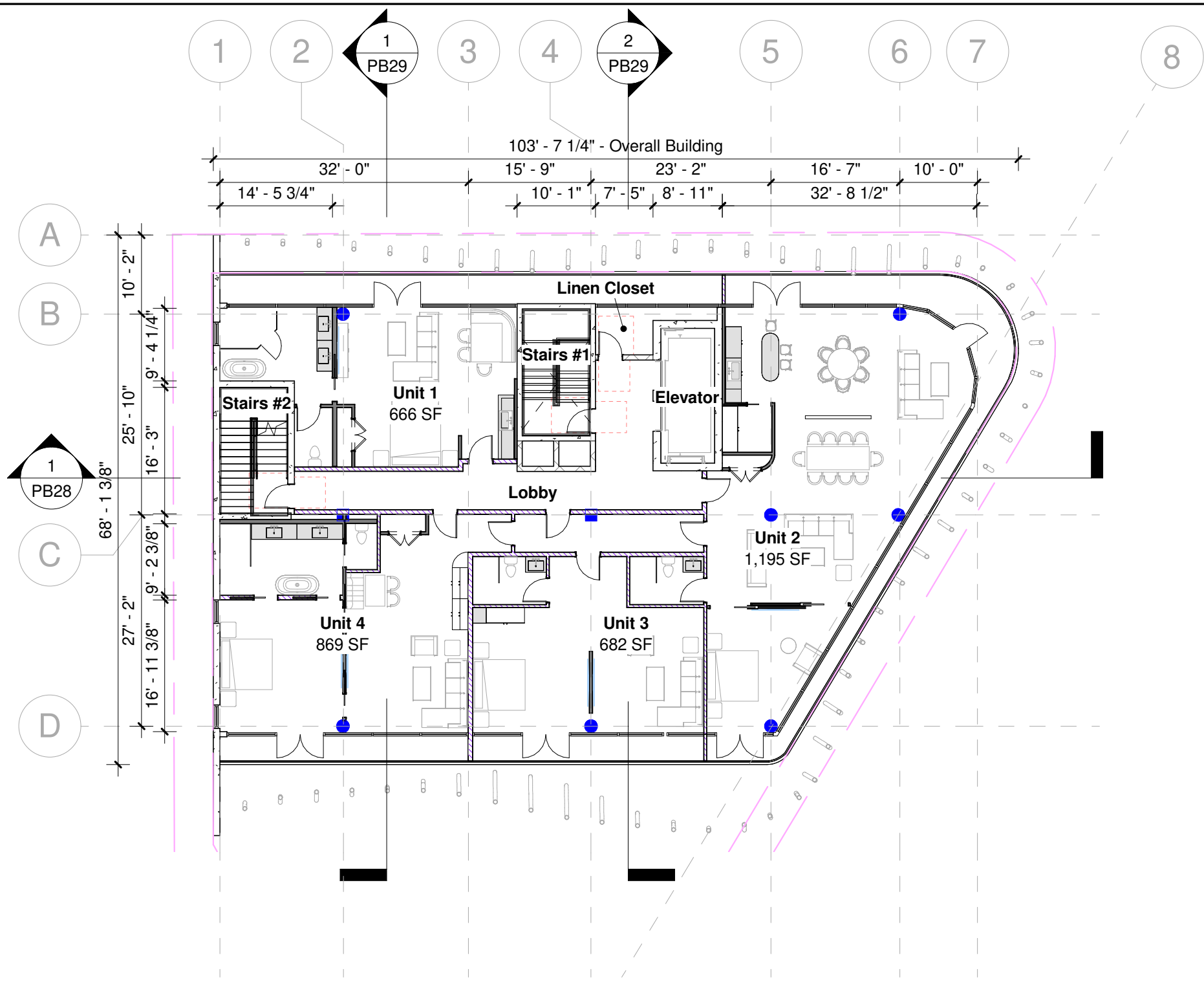
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Proposed Level 5

PB21



1 Fifth Floor Plan
1/16" = 1'-0"



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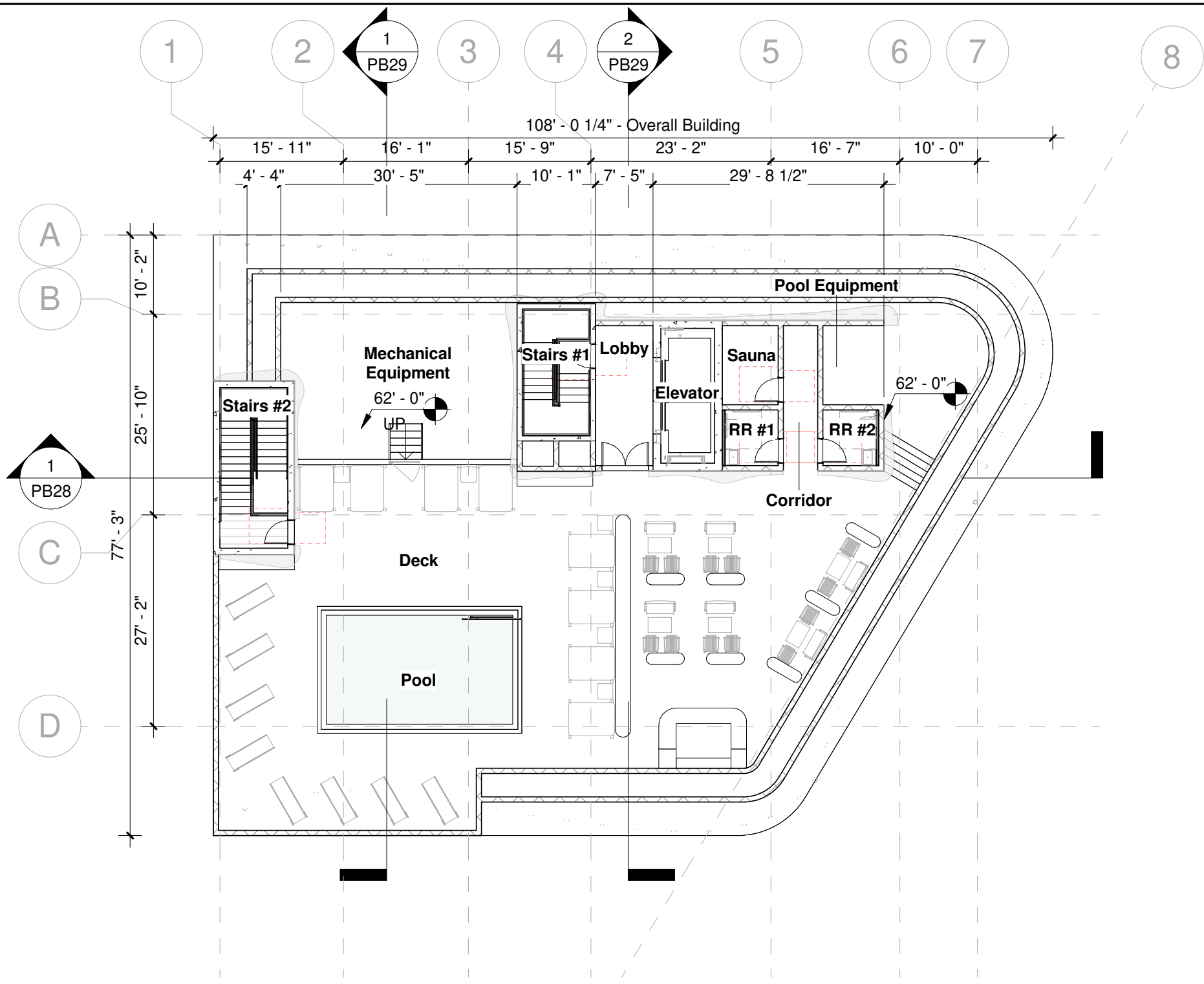
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Proposed
Rooftop

PB22



1 Roof Top Plan
1/16" = 1'-0"



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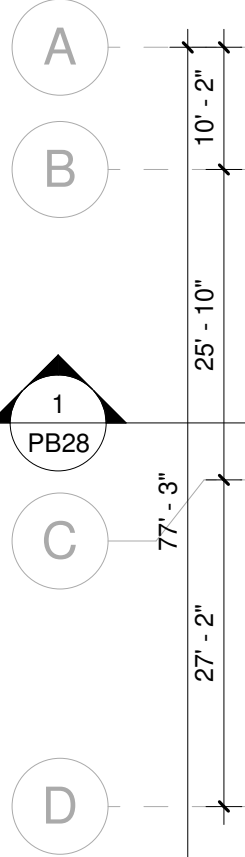
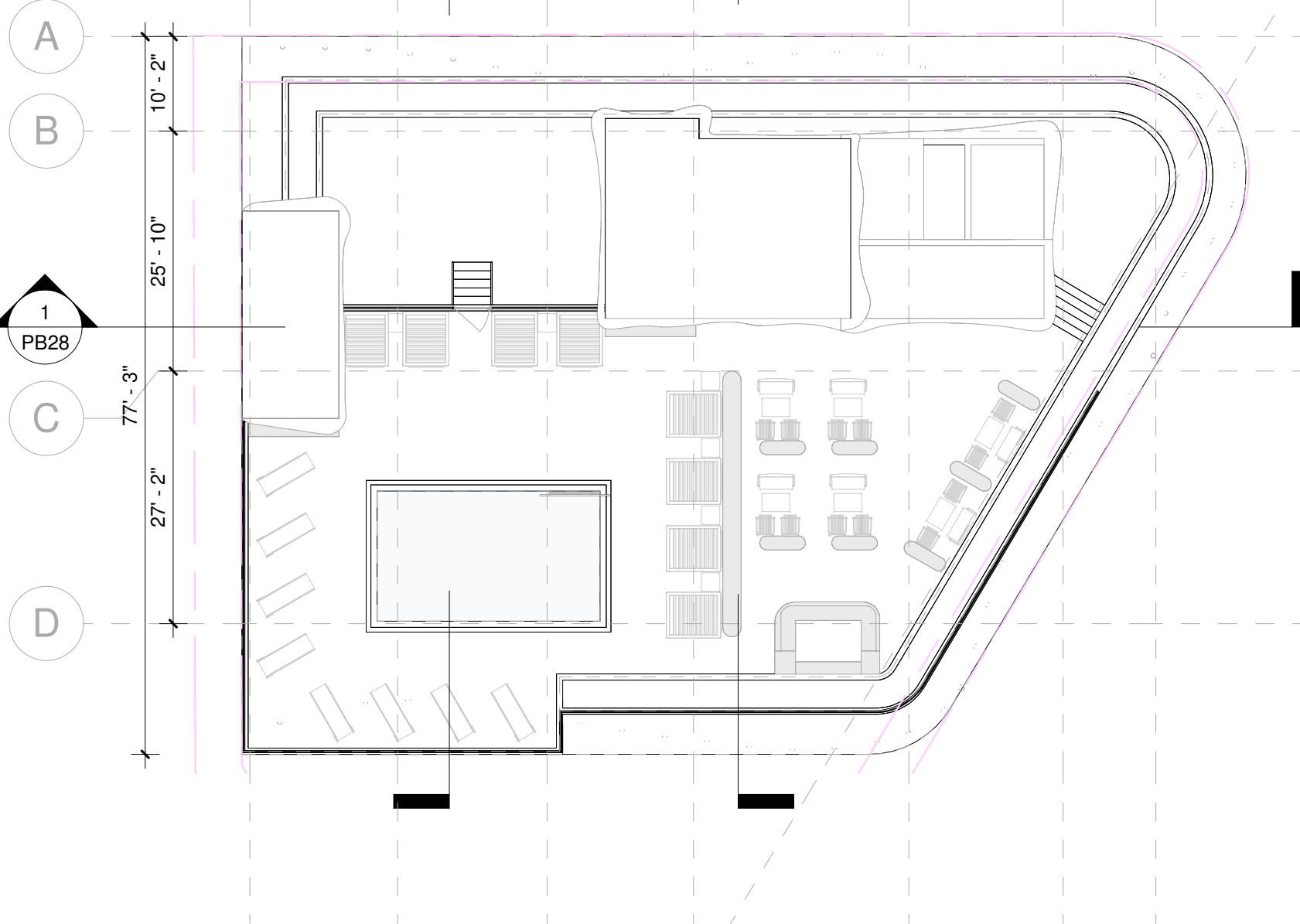
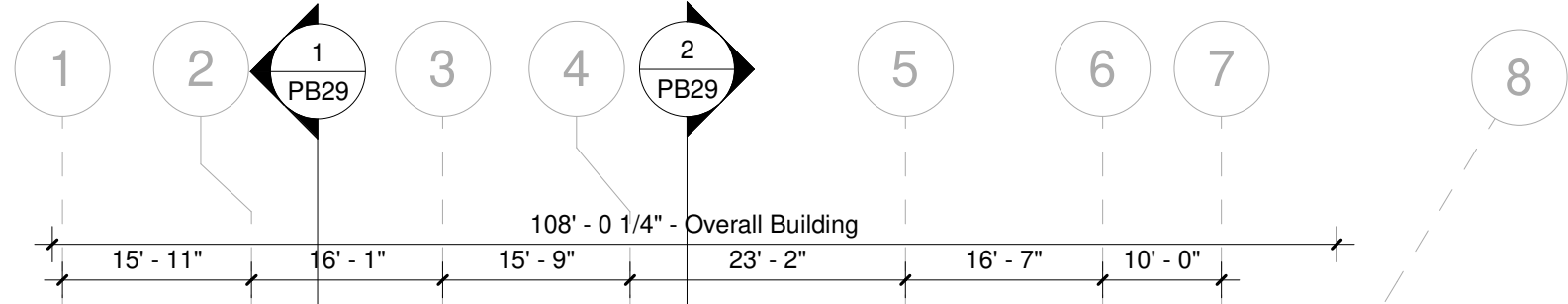
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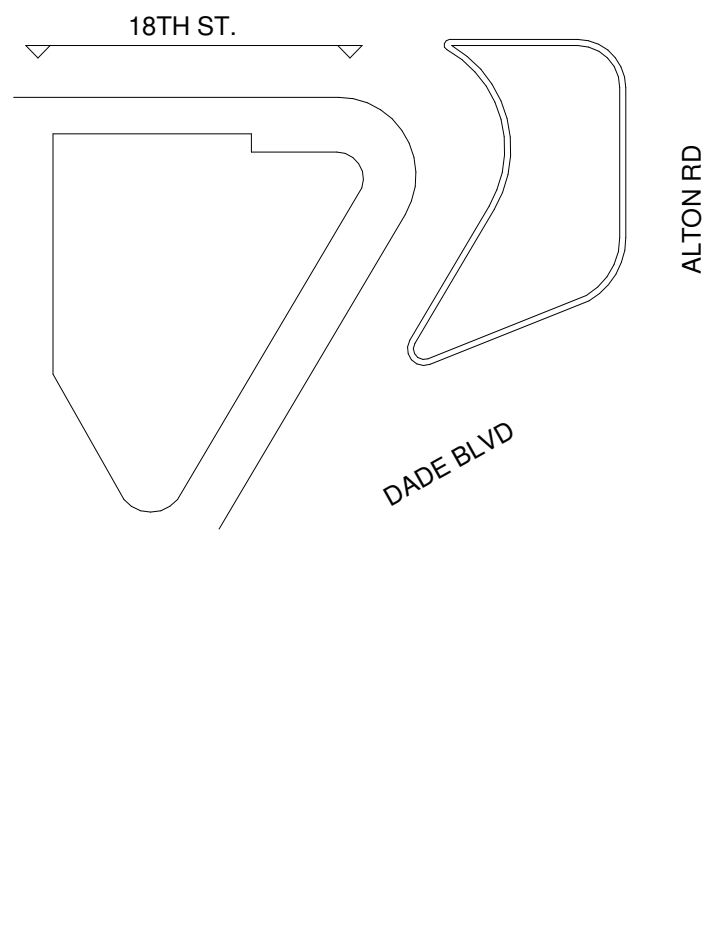
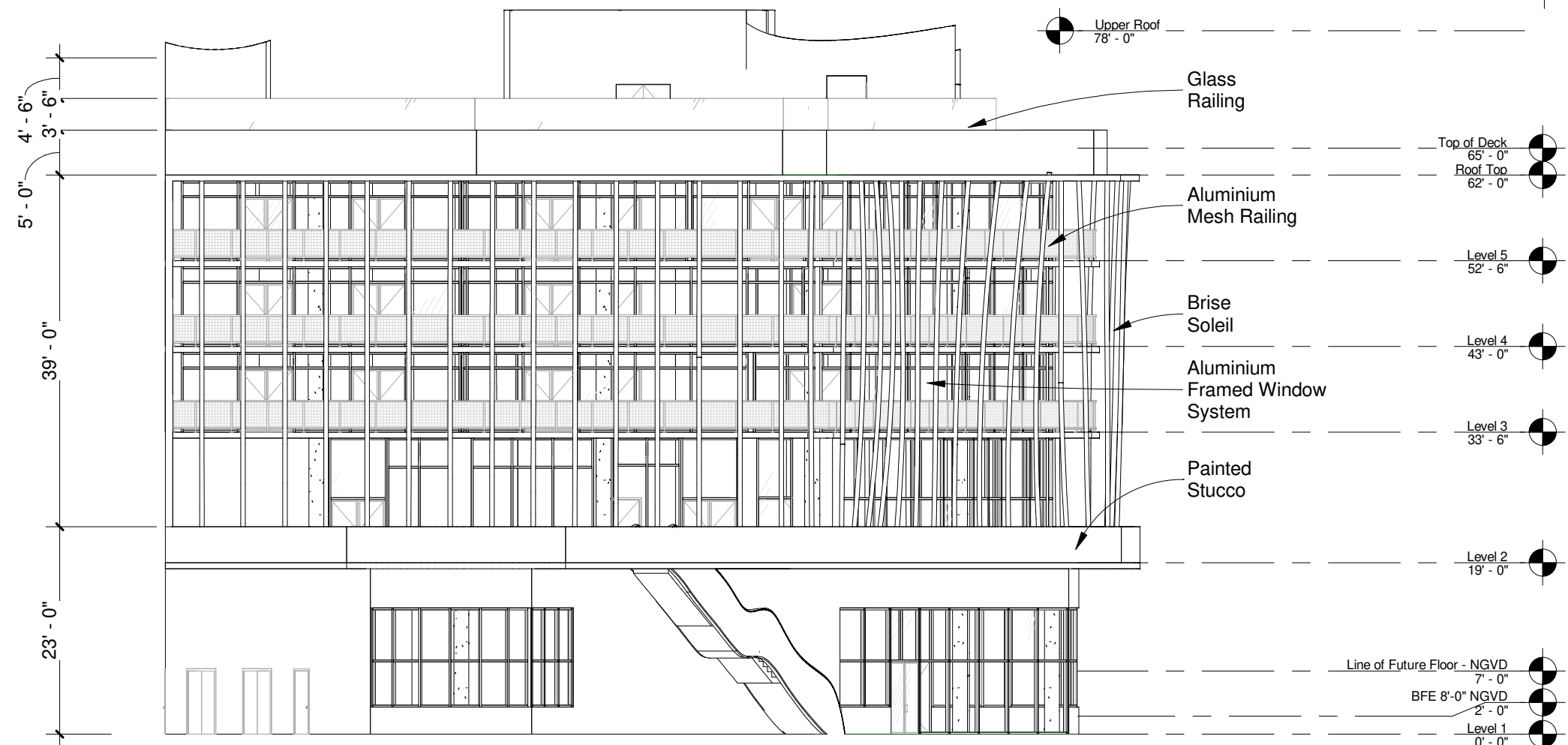


1 Upper Roof
1/16" = 1'-0"

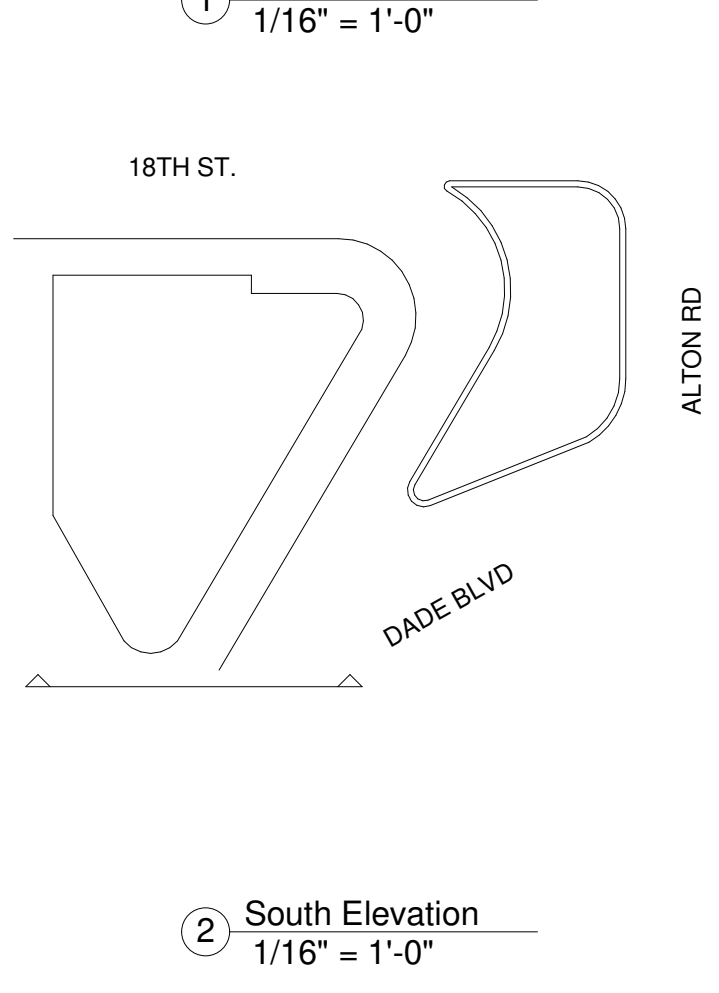
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Proposed Upper
Roof

PB23



1 North Elevation
1/16" = 1'-0"



2 South Elevation
1/16" = 1'-0"



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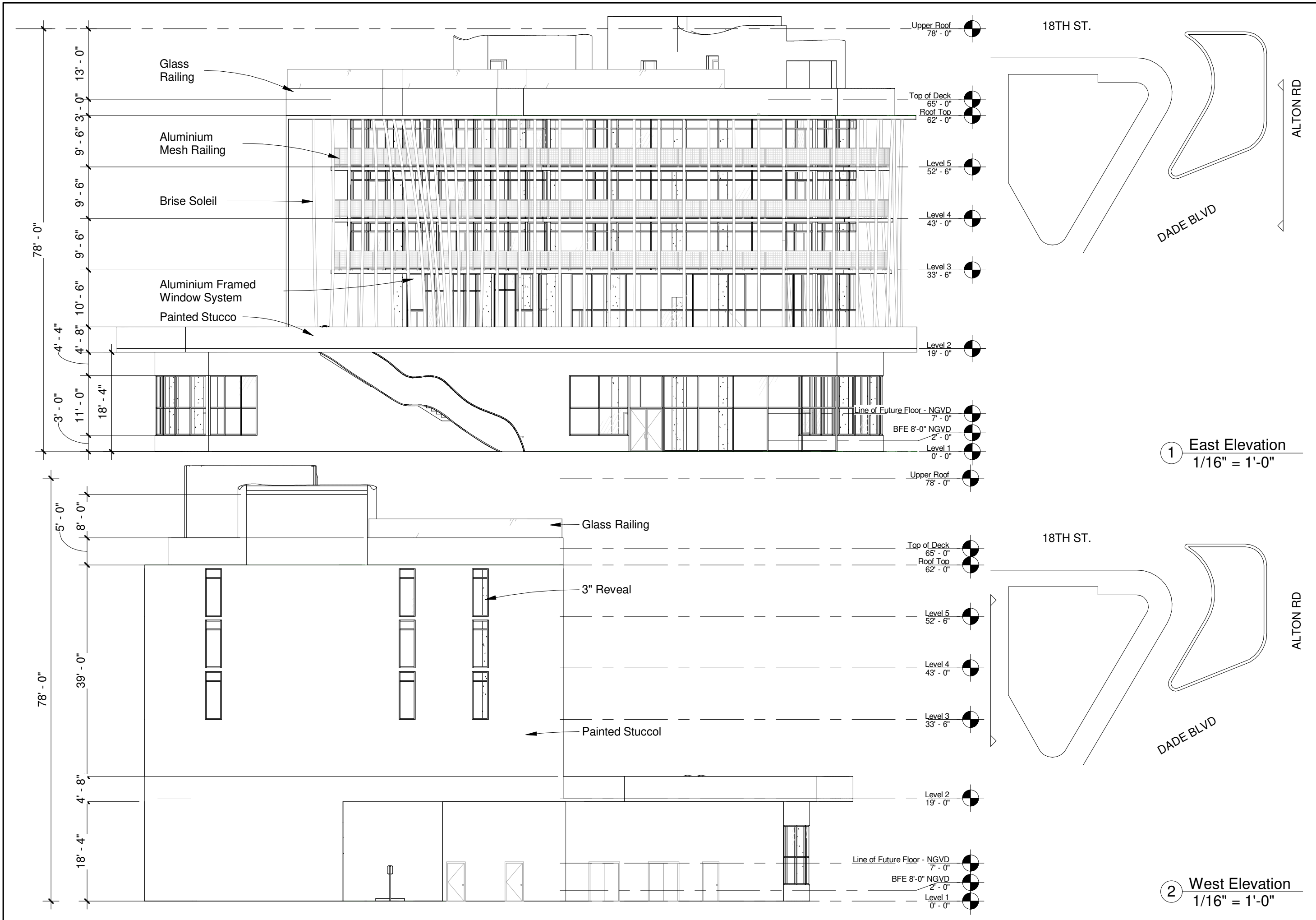
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Proposed Elevations

PB24



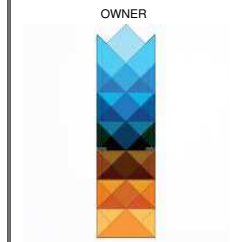
1 East Elevation
1/16" = 1'-0"

2 West Elevation
1/16" = 1'-0"



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Proposed
 Elevations

PB25



① Dade Street Elevation - Rendered
1/16" = 1'-0"



② 18th Street Elevation - Rendered
1/16" = 1'-0"



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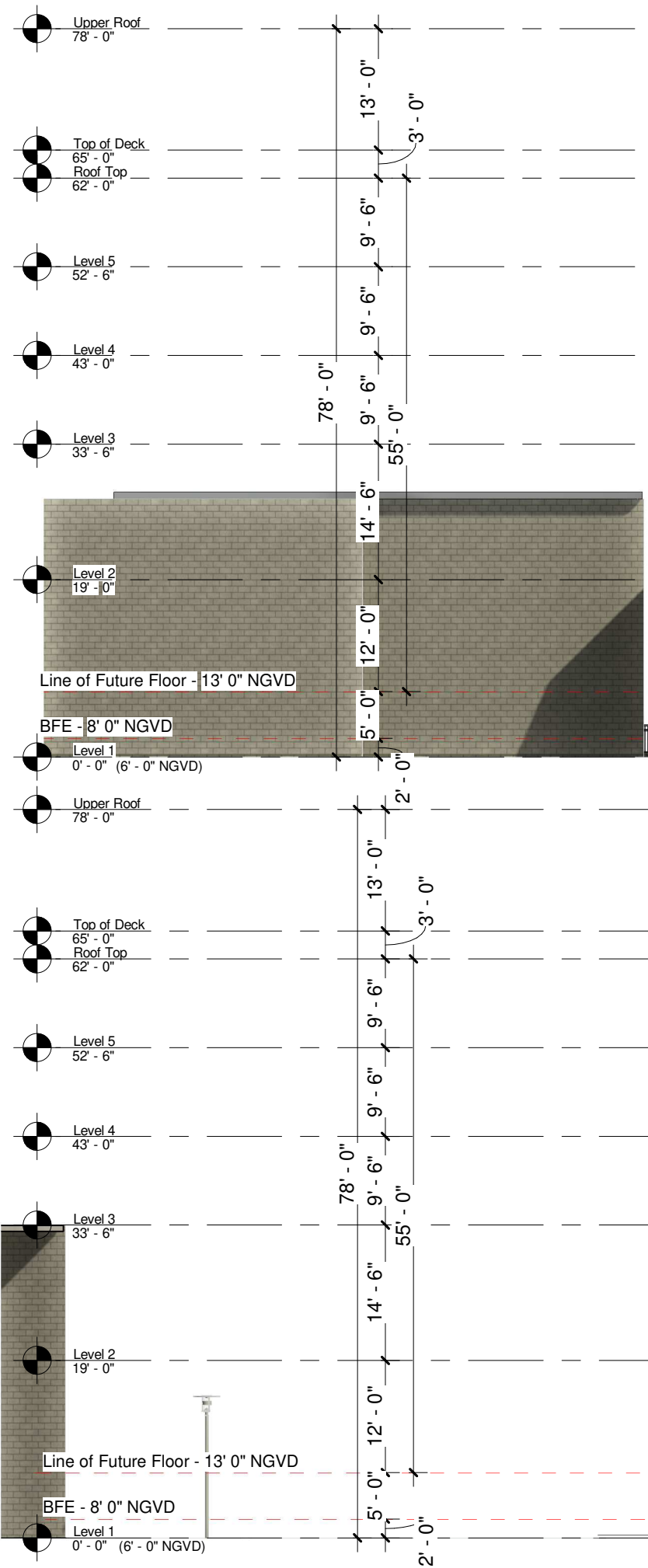
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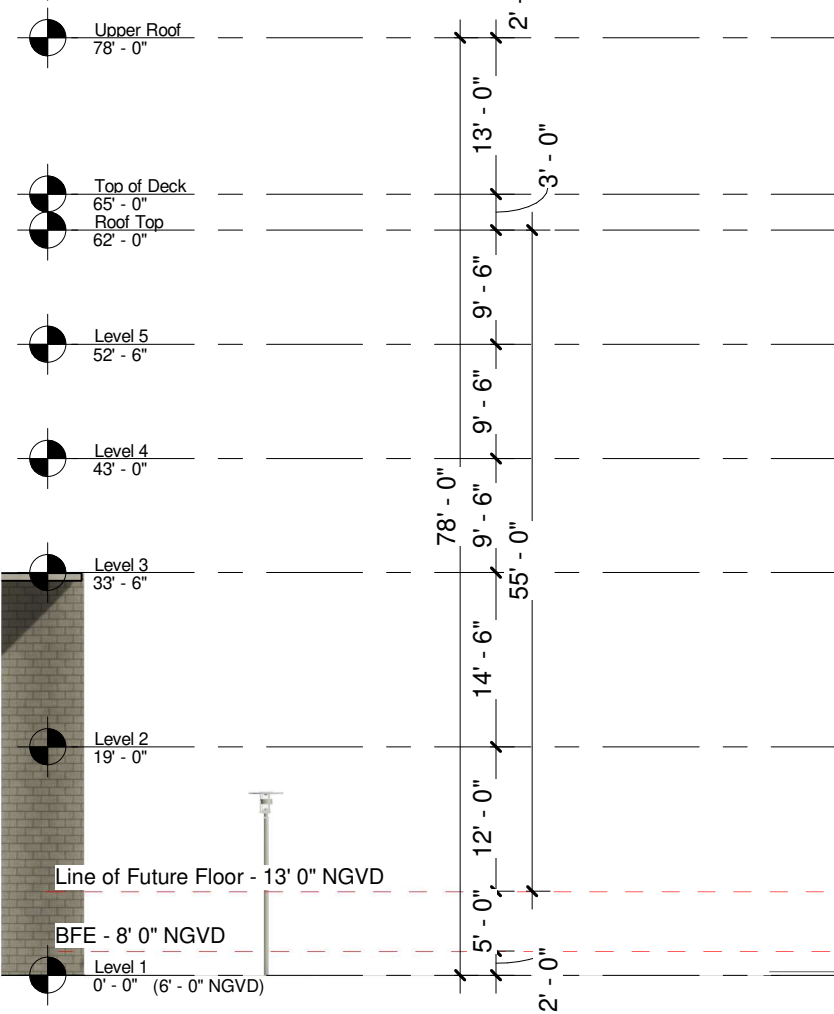
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Proposed
Rendered
Elevations

PB26



① Alton Road Elevation - Rendered
1/16" = 1'-0"



② West Elevation - Rendered
1/16" = 1'-0"



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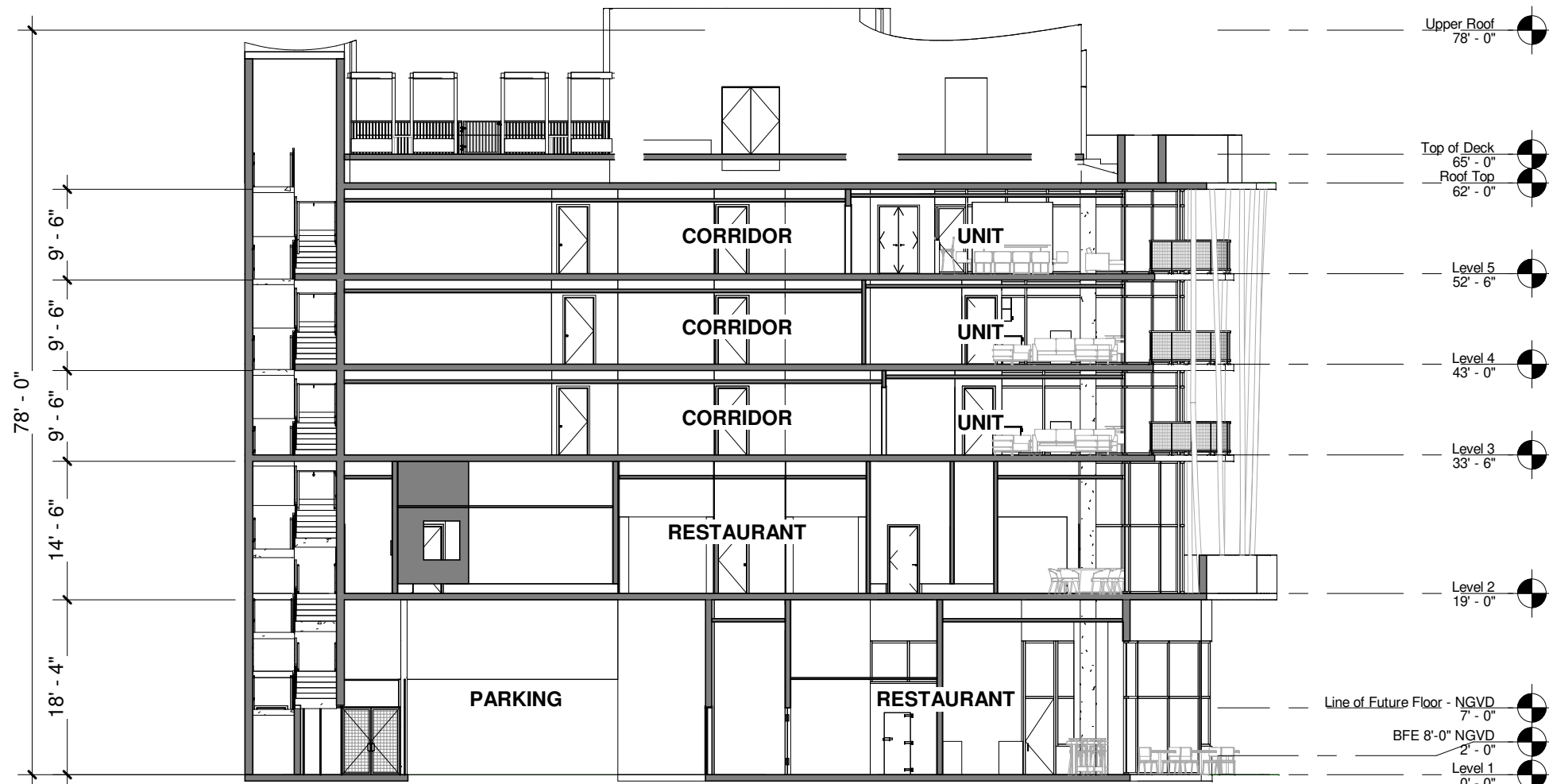
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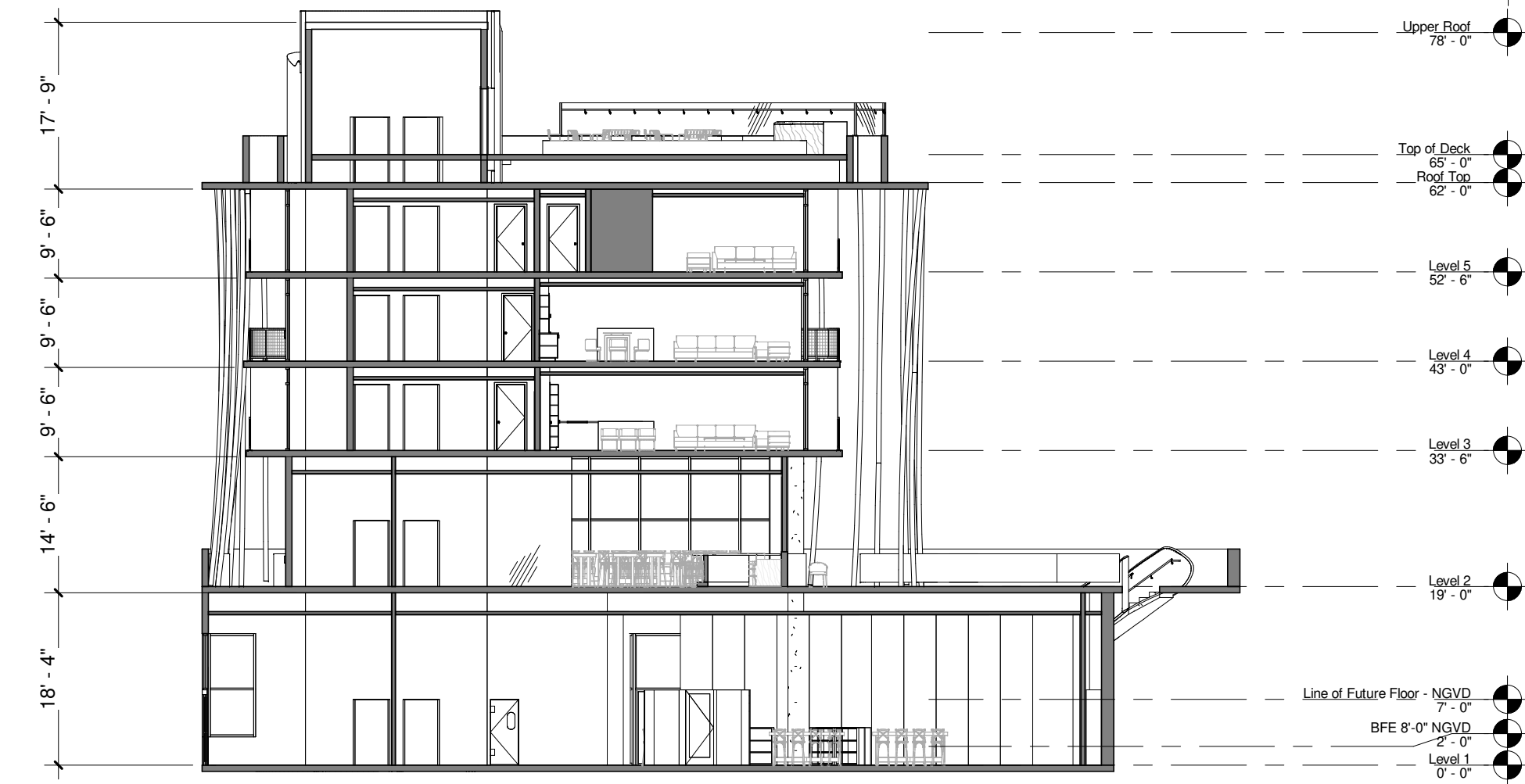
Proposed
Rendered
Elevations

PB27



- Upper Roof 78' - 0"
- Top of Deck 65' - 0"
- Roof Top 62' - 0"
- Level 5 52' - 6"
- Level 4 43' - 0"
- Level 3 33' - 6"
- Level 2 19' - 0"
- Line of Future Floor - NGVD 7' - 0"
- BFE 8'-0" NGVD 2' - 0"
- Level 1 0' - 0"

1 Building Section A
1/16" = 1'-0"



- Upper Roof 78' - 0"
- Top of Deck 65' - 0"
- Roof Top 62' - 0"
- Level 5 52' - 6"
- Level 4 43' - 0"
- Level 3 33' - 6"
- Level 2 19' - 0"
- Line of Future Floor - NGVD 7' - 0"
- BFE 8'-0" NGVD 2' - 0"
- Level 1 0' - 0"

2 Building Section B
1/16" = 1'-0"



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Proposed Sections

PB28



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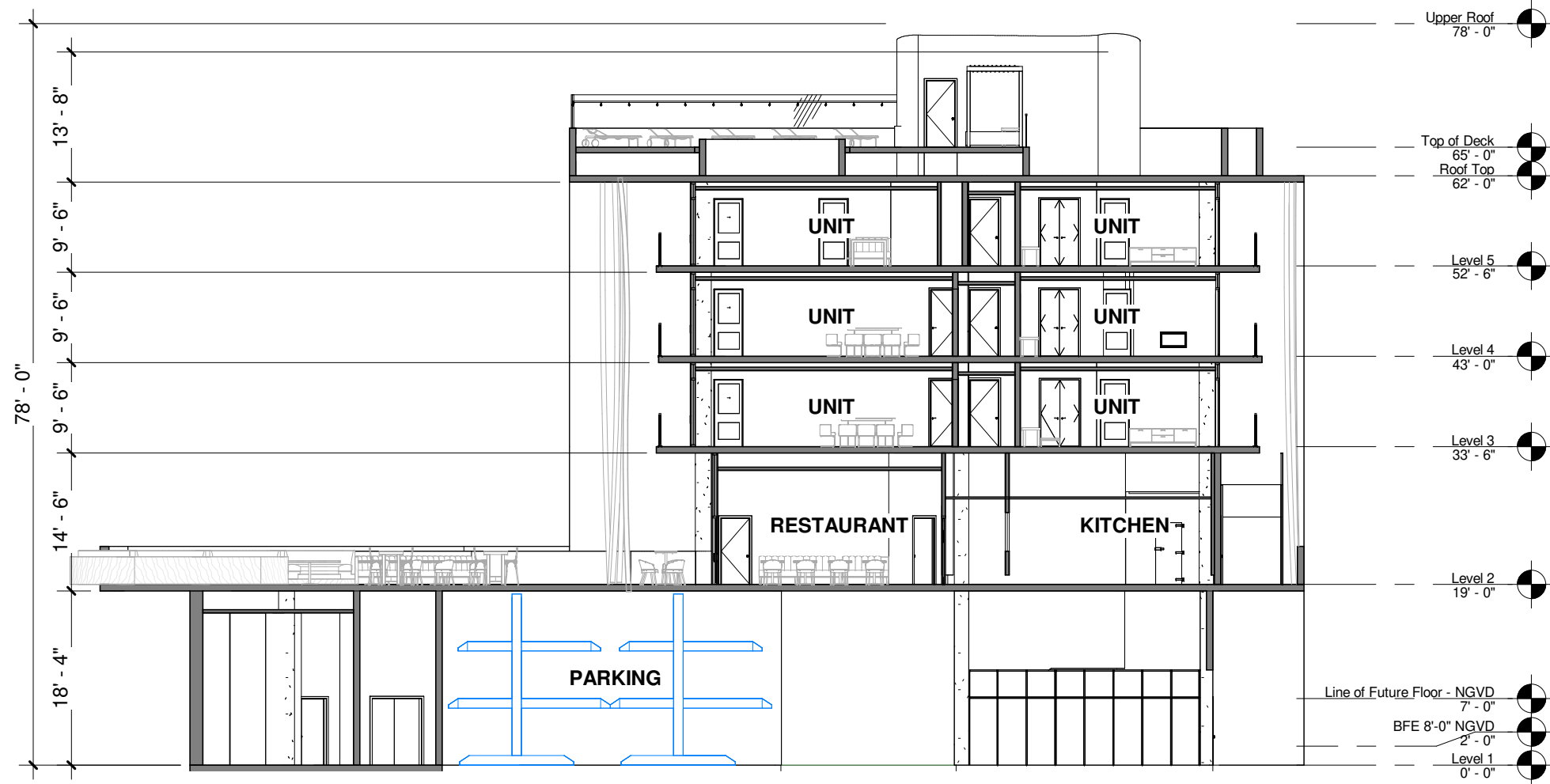
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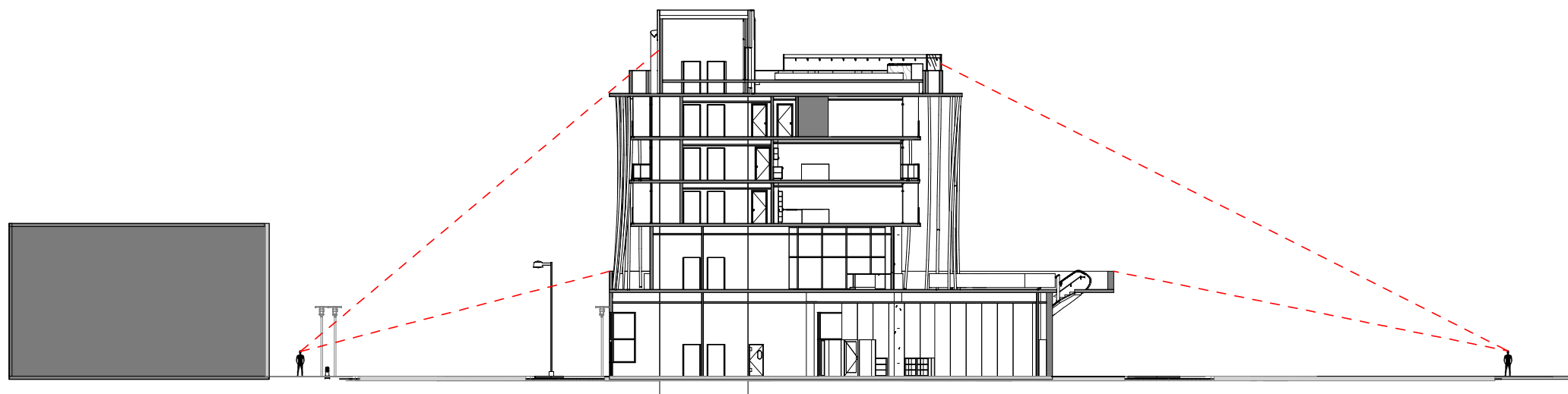


**FINVARB
GROUP**

DESIGN ARCHITECT
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① Building Section C
1/16" = 1'-0"



② Line of Sight Diagram
1/32" = 1'-0"

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Proposed Sections



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Rendering