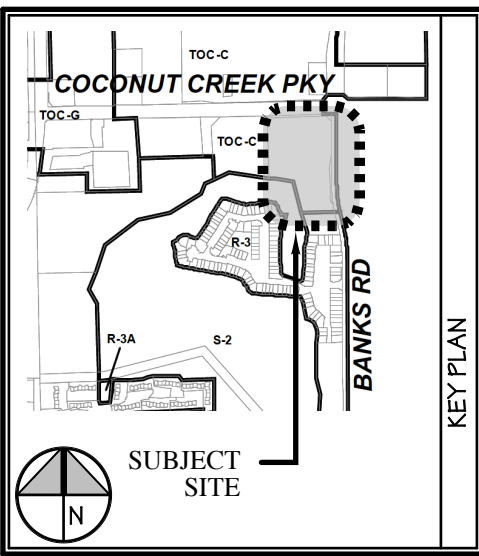
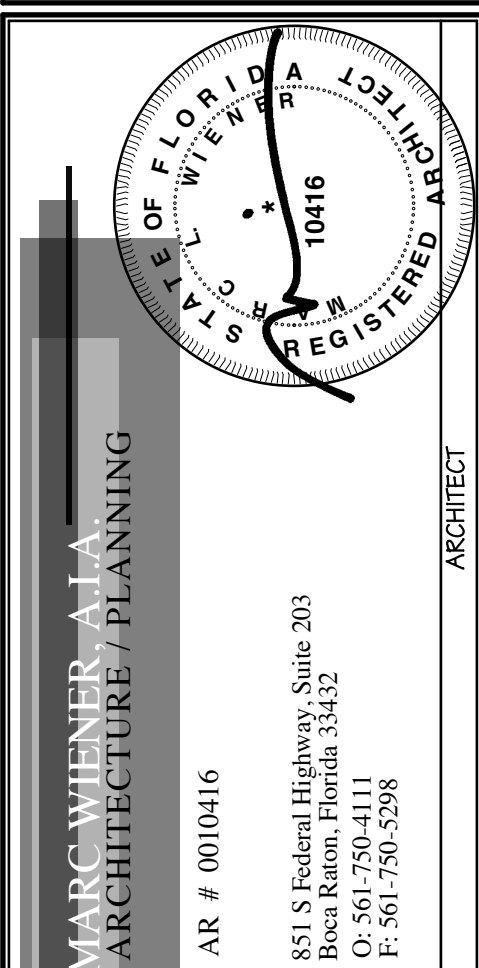




MARK	DESCRIPTION	DATE
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REVISION BLOCK



	CONSULTANT

Alliance XVI, LLC.
2601 South Bayshore Drive
Suite 100
Coconut Grove, FL 33133

CREEKBANK COMMONS

MARGATE, FLORIDA

BUILDING

JOB NUMBER	16115	PROJECT
SCALE	AS NOTED	
ISSUE DATE	17.03.21	
PERMIT DATE		
BID DATE		

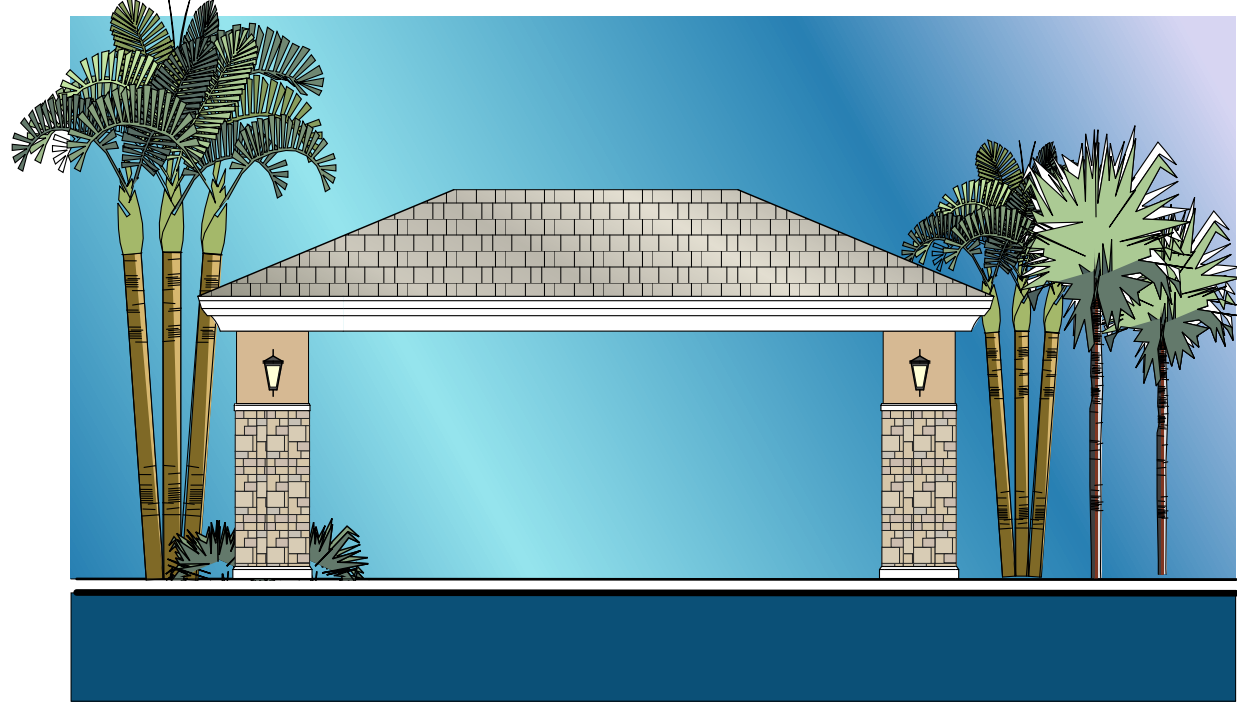
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CHECKED BY	MW	
DISCIPLINE	ARCHITECTURE	
PLAN TYPE		
SHEET NUMBER	ELEVATIONS AC3.01 I	

16115 - AC3.01-1.02 - 17.04.05
PLOT : 17.02.16

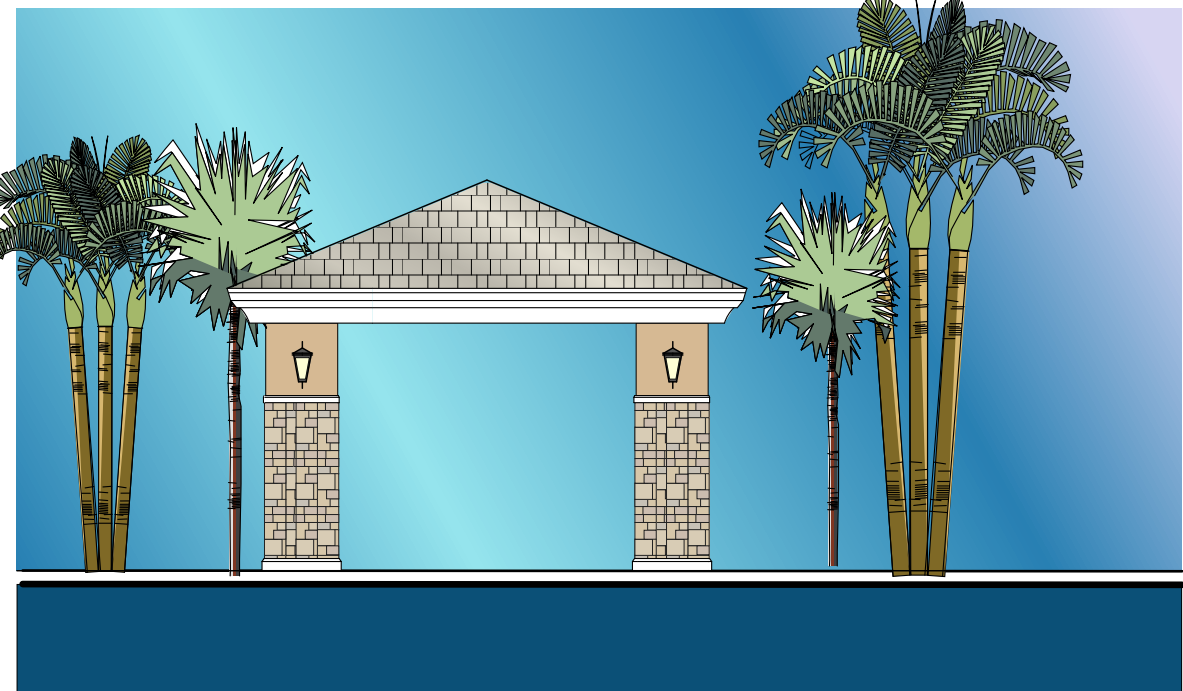
17.02.16

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TYPICAL BUILDING TYPE I



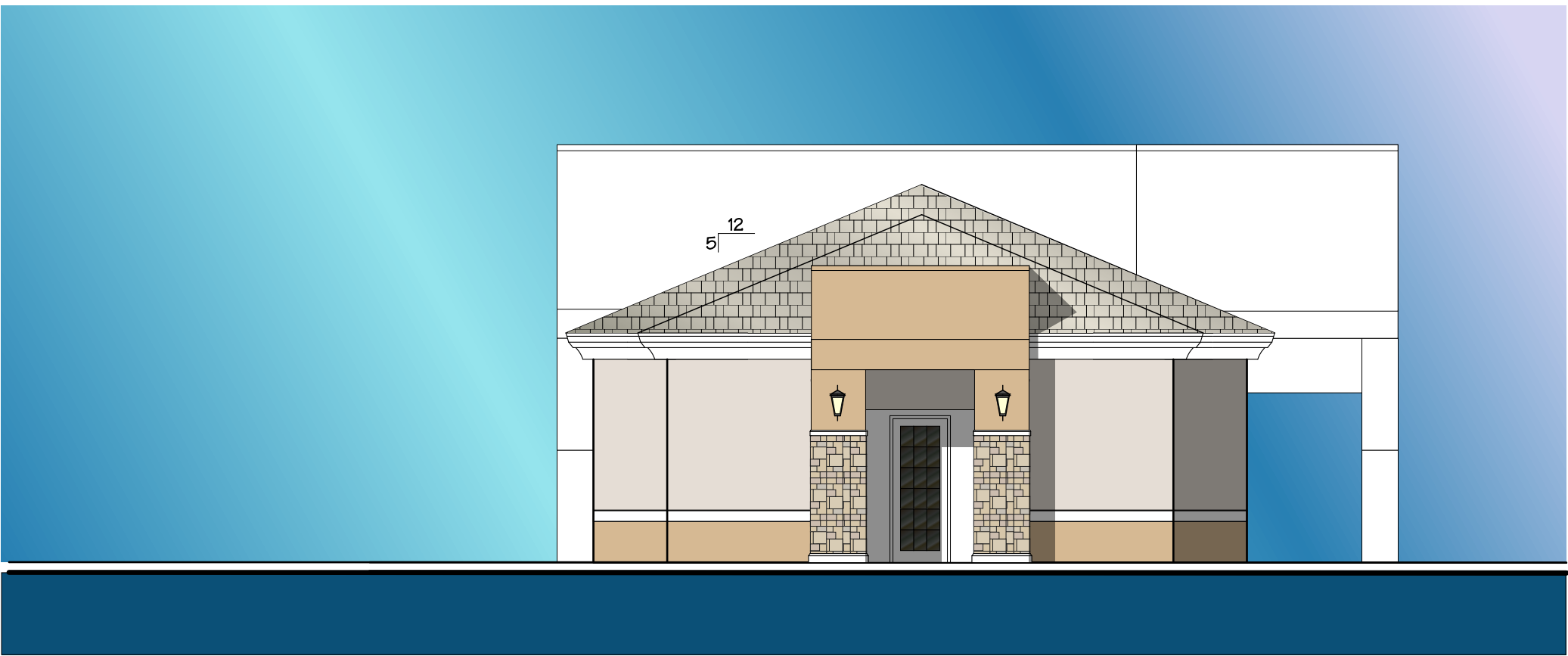
POOL GAZEBO FRONT & REAR ELEVATION
1/8" = 1'-0"



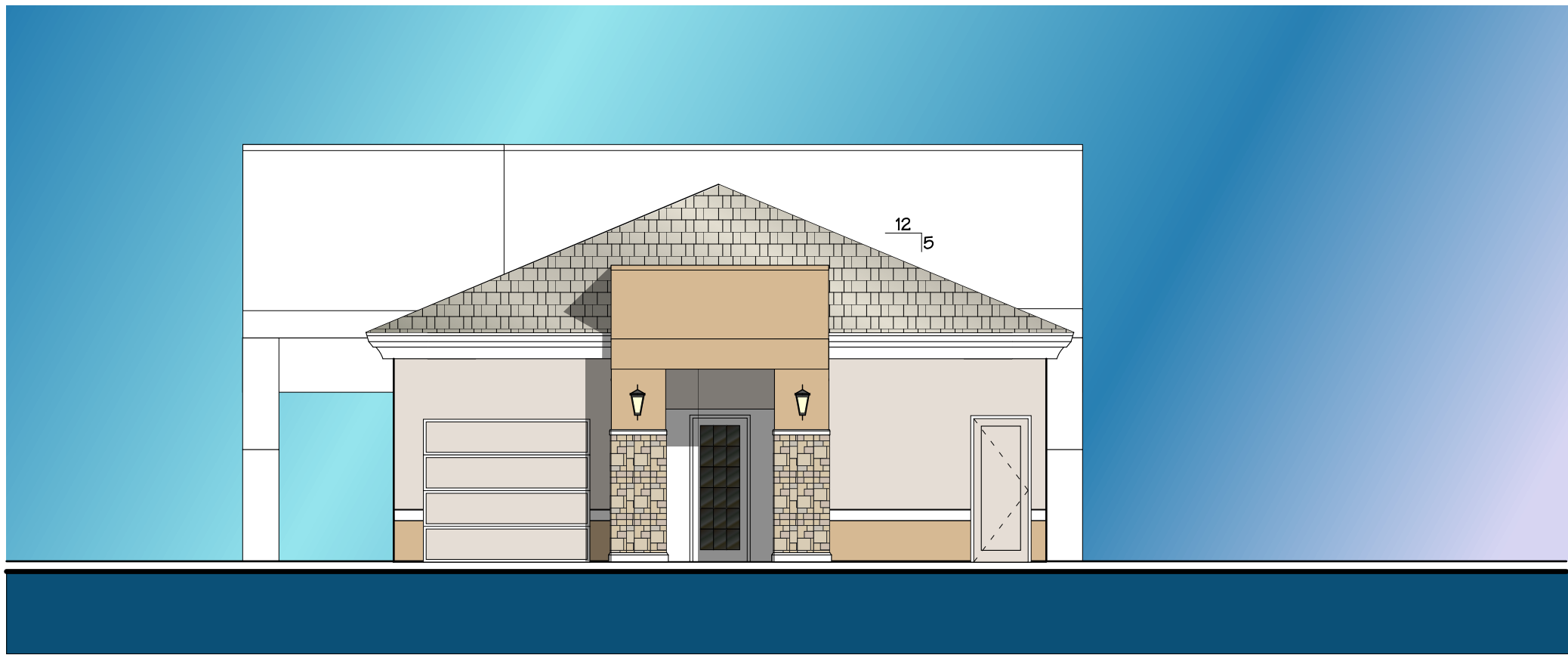
POOL GAZEBO SIDE ELEVATION
1/8" = 1'-0"



FRONT ELEVATION
1/8" = 1'-0"



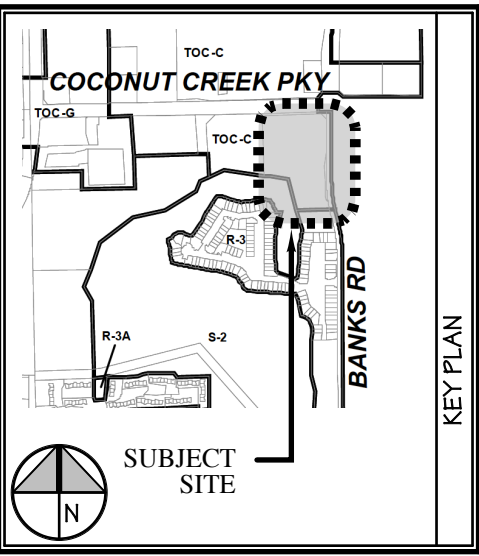
RIGHT SIDE ELEVATION
1/8" = 1'-0"



LEFT SIDE ELEVATION
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"



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Professional seal and stamp for Marc Wiener, AIA, Registered Professional Architect, No. 10416, State of Florida. The stamp includes the text: MARC WIENER, AIA, ARCHITECTURE / PLANNING, AR # 0010416, 851 S Federal Highway, Suite 203, Boca Raton, Florida 33432, O: 561.750.4111, F: 561.750.5298.

CONSULTANT

OWNER IDENTIFICATION
Alliance XVI, LLC,
2601 South Bayshore Drive
Suite 100
Coconut Grove, FL 33133

BUILDING
MARQUESA
MARGATE, FLORIDA

JOB NUMBER	16115
SCALE	AS NOTED
ISSUE DATE	17.03.21
PERMIT DATE	
BID DATE	

DRAWN BY	
CHECKED BY	MW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	
SHEET NUMBER	AC3.01 R



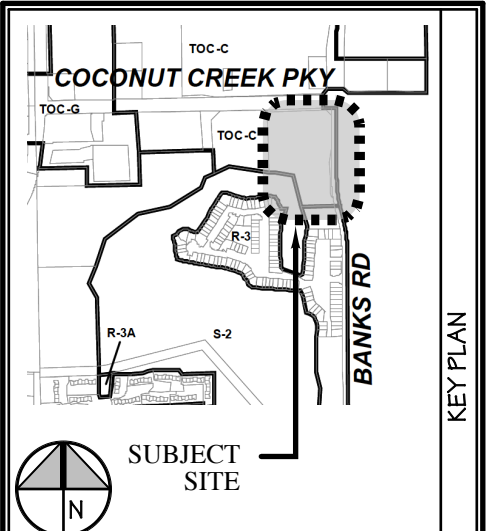
SECOND- FOURTH FLOOR PLAN

SCALE 3/32"=1'-0"



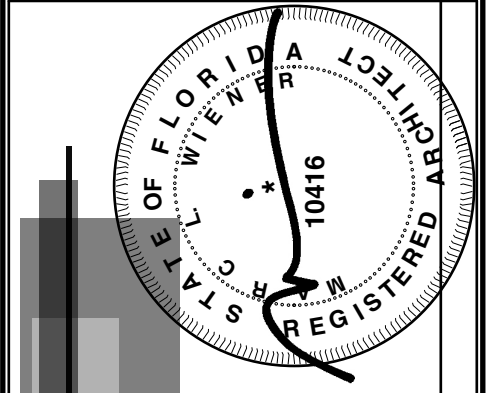
FIRST FLOOR PLAN

SCALE 3/32"=1'-0"



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REVISION BLOCK



MARC WIENER AIA
ARCHITECTURE / PLANNING

AR # 0010416

851 S Federal Highway, Suite 203
Boca Raton, Florida 33432
O: 561-750-4111
F: 561-750-5298

ARCHITECT

Alliance XVI, LLC.
2601 South Bayshore Drive
Suite 100
Coconut Grove, FL 33133

MARQUESA

MARGATE, FLORIDA

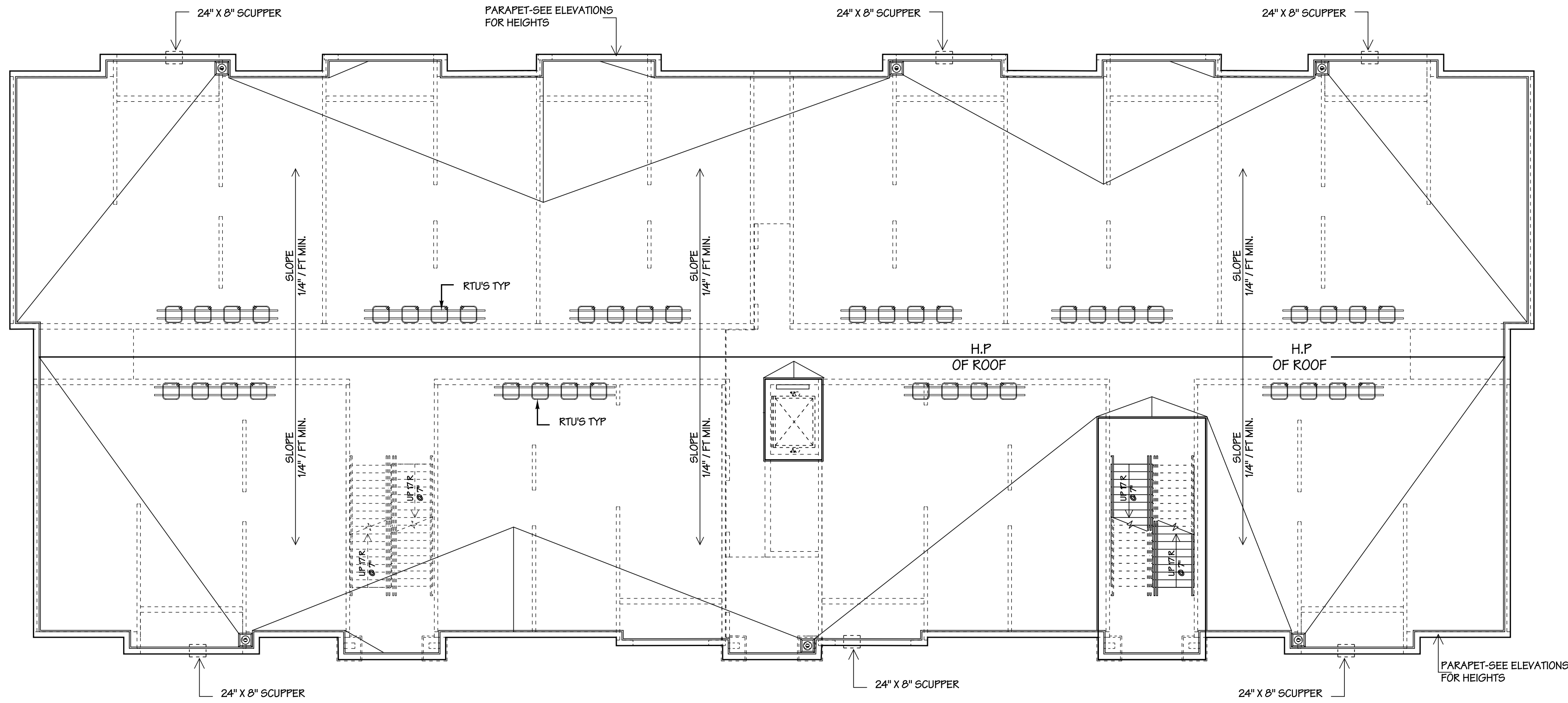
BUILDING

JOB NUMBER	16115	PROJECT
SCALE	AS NOTED	
ISSUE DATE	17.03.21	
PERMIT DATE		
BID DATE		

DRAWN BY		SHEET
CHECKED BY	MW	
DISCIPLINE	ARCHITECTURE	
PLAN TYPE		
SHEET NUMBER	A2.01 I	

16115- A2.01 | 01- 17.03.22
PLOT : 16.12.03

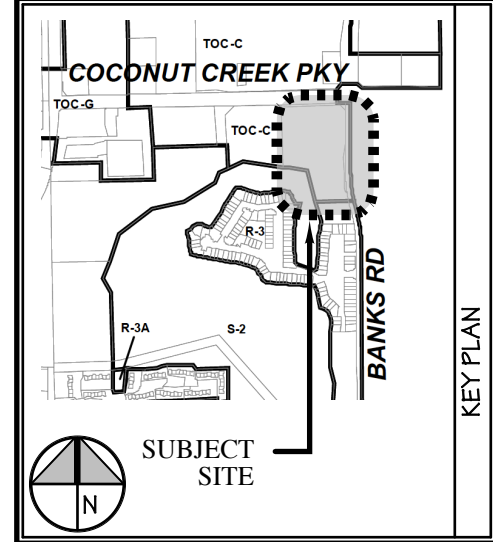
BUILDING TYPE I



ROOF PLAN

SCALE 3/32"=1'-0"

BUILDING TYPE I



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MARC WIENER, AIA
ARCHITECTURE / PLANNING

AR # 0010416
851 S Federal Highway, Suite 203
Boca Raton, Florida 33432
O: 561-750-4111
F: 561-750-5298

STATE OF FLORIDA
REGISTERED ARCHITECT
10416

ARCHITECT

	CONSULTANT
--	------------

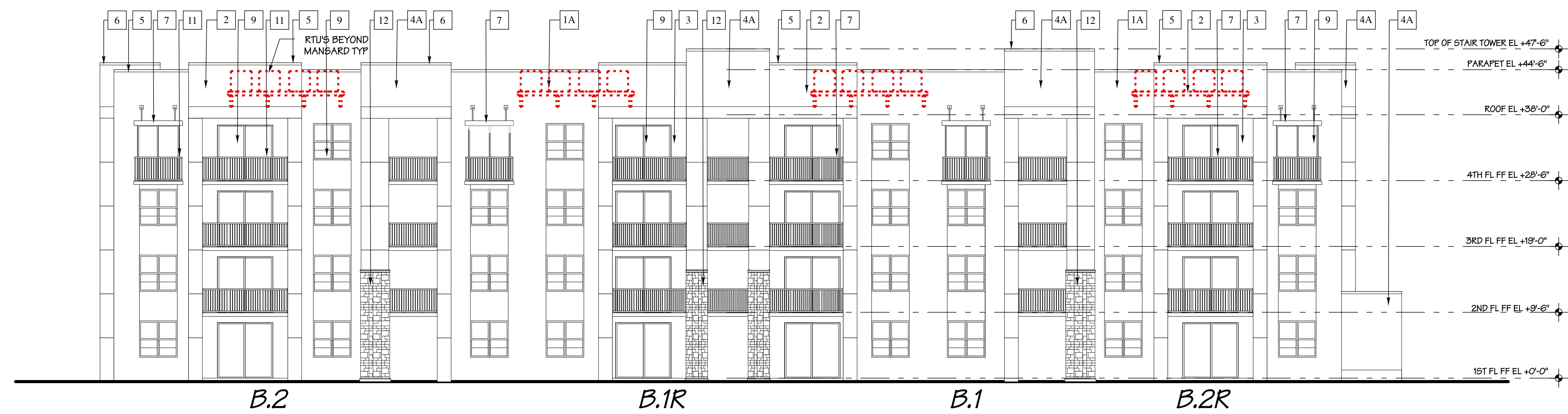
Alliance XVI, LLC. 2601 South Bayshore Drive Suite 100 Coconut Grove, FL 33133	OWNER IDENTIFICATION
---	----------------------

MARGATE, FLORIDA	BUILDING
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JOB NUMBER	16115	PROJECT
SCALE	AS NOTED	
ISSUE DATE	17.03.21	
PERMIT DATE		
BID DATE		

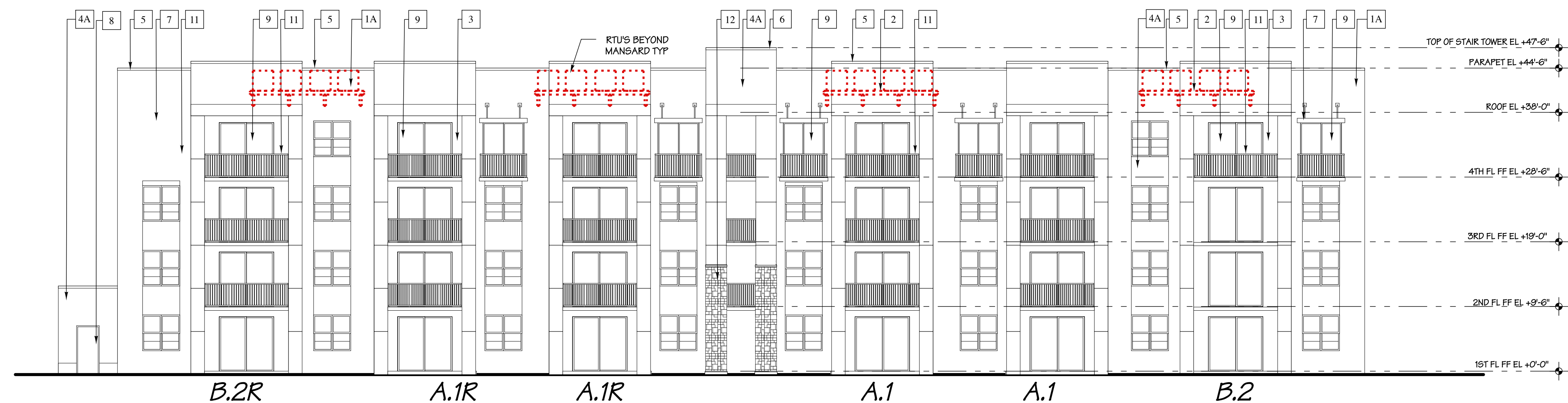
DRAWN BY		SHEET
CHECKED BY	MW	
DISCIPLINE	ARCHITECTURE	
PLAN TYPE		
SHEET NUMBER	A2.02 I	

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FRONT ELEVATION

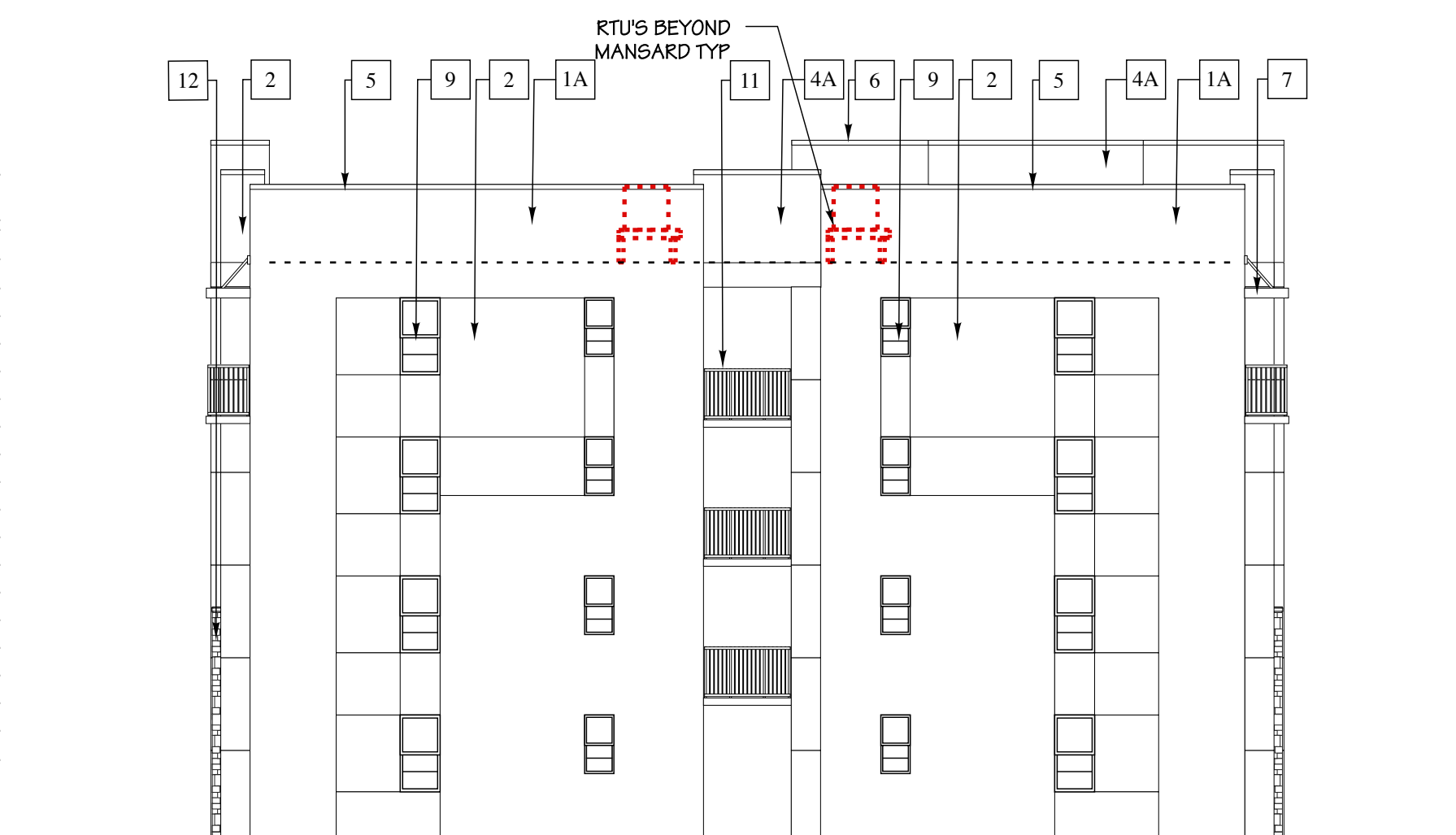
SCALE 3/32"=1'-0"



REAR ELEVATION

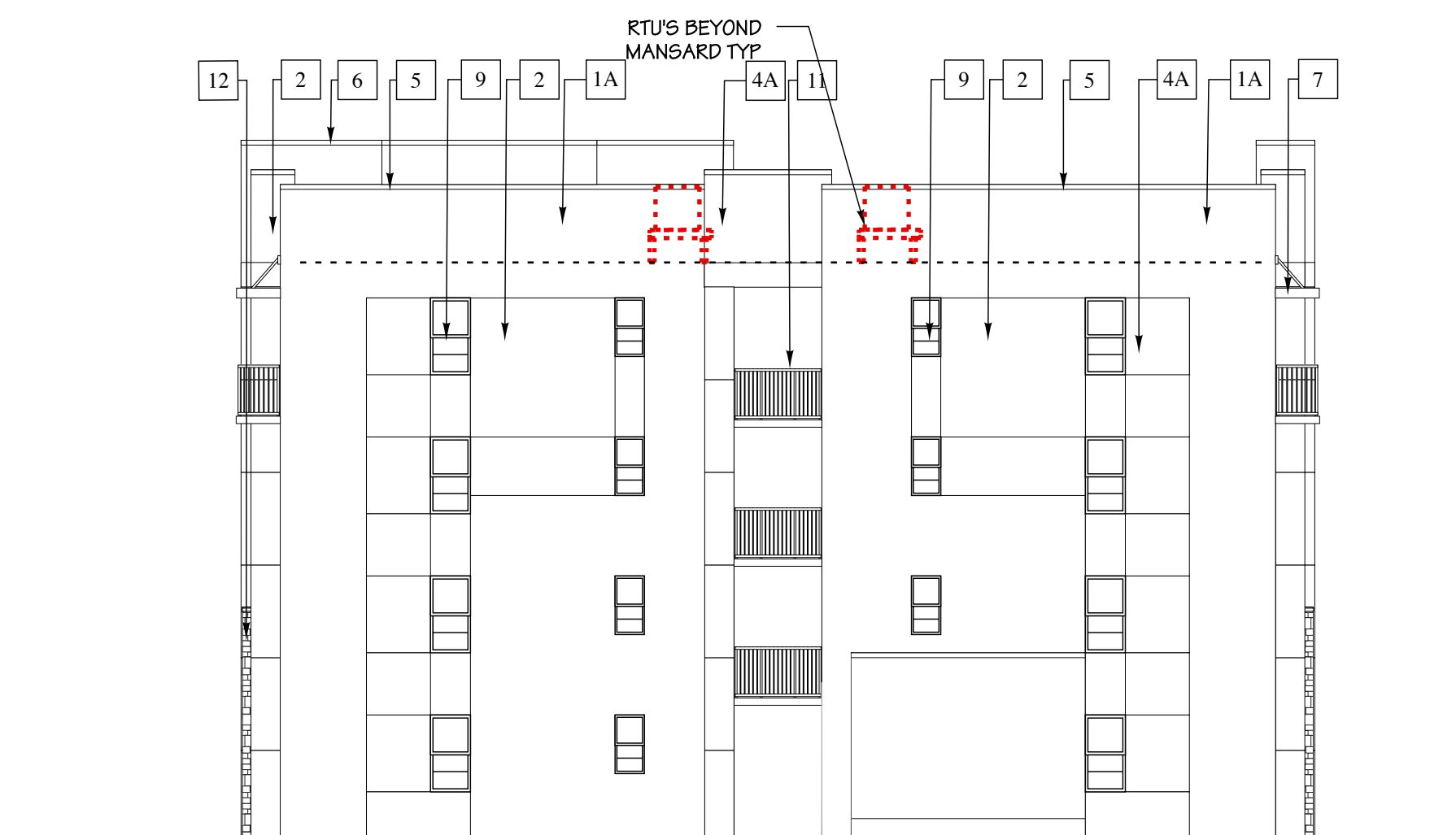
SCALE 3/32"=1'-0"

MATERIAL SCHEDULE					05/21/17
CATEGORY	MARK	MATERIAL	FINISH	COLOR	MANUFACTURER #
					SHERWIN WILLIAMS
EXTERIOR WALLS					
FIELD	1A	STUCCO	PAINT	OFF WHITE	SW 7036 ACCESSIBLE BEIGE
ACCENT	1B	TEXTURED STUCCO	PAINT	BEIGE	SW 7015 REPOSE GRAY
ACCENT	2	STUCCO SIDING	PAINT	WHITE	SW 7008 ALABASTER
ACCENT	3	STUCCO	PAINT	DARK GREIGE	SW 7039 VIRTUAL TAUPE
ACCENT	4A	STUCCO	PAINT	CREAM	SW 6107 NOMADIC DESERT
ACCENT	4B	STUCCO	PAINT	GREIGE	SW 7018 DOVETAIL
ACCENT & TRIM	5	E1F9/STUCCO/MTL	PAINT	WHITE	SW 7008 ALABASTER
ACCENT & TRIM	6	E1F9/STUCCO/WOOD	PAINT		MATCH BASE
CANOPY	7	METAL	GALVALUME MILL	SILVER	UNI-GLAD UC-3
ENTRY DOORS	8	HOLLOW METAL	PAINT		MATCH BASE
WINDOWS & SLDG GL DOORS	9	ALUMINUM & GLASS	ESP	WHITE	
OVERHEAD DOORS	10	RAILINGS	META	CHARCOAL	SW 7075 WEB GRAY
WAINSCOT	11	ALUMINUM	ESP	CHARCOAL	SW 7075 WEB GRAY
ROOF	12	CULTURED STONE	NATURAL	ALDERWOOD	ELDKRADO 'STACKED'
OVERHEAD DOORS	14	METAL			MATCH BASE



LEFT END ELEVATION

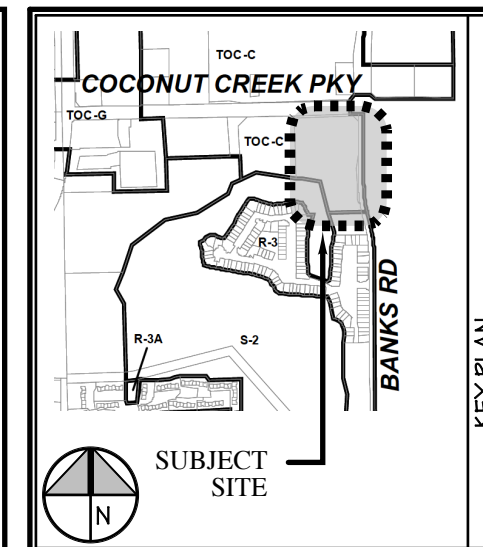
SCALE 3/32"=1'-0"



RIGHT END ELEVATION

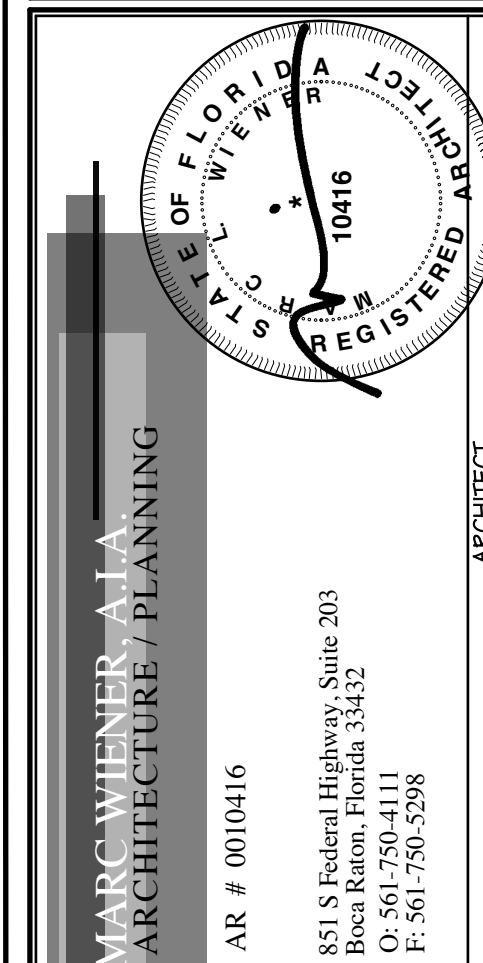
SCALE 3/32"=1'-0"

NOTE:
- ALL ROOF DRAINS
SHALL BE INTERNAL TO
THE BUILDING
- ALL ROOFTOP EQUIPMENT
SHALL BE SCREENED FROM
VIEW FROM A DISTANCE
OF 600' MIN
- EXTERIOR WALL CONSTRUCTION
SHALL COMPLY W/ FBC 602



MARK	DESCRIPTION	DATE
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PROVISION BLOCK

[illegible]

Alliance XVI, LLC.
2601 South Bayshore Drive
Suite 100
Coconut Grove, FL 33133

MARGATE, FLORIDA

MARGATE, FLORIDA

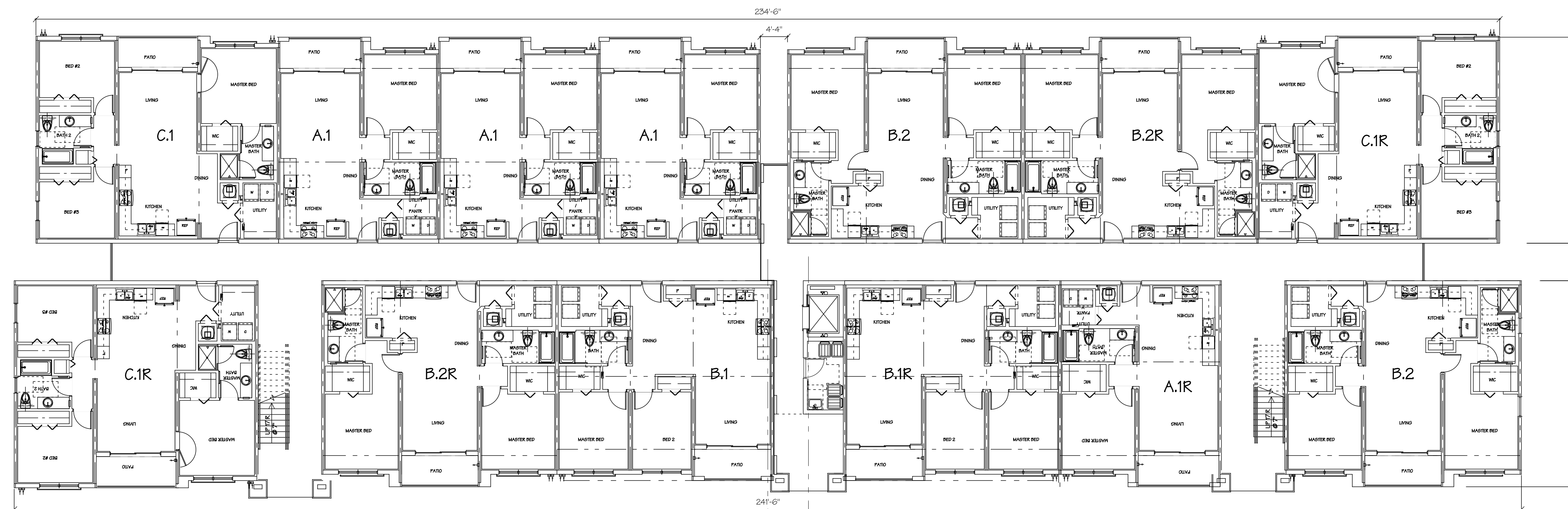
JOB NUMBER	16115
SCALE	AS NOTED
ISSUE DATE	17.03.21
PERMIT DATE	
BID DATE	

DRAWN BY	
CHECKED BY	MW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	ELEVATIONS
SHEET NUMBER	A3.01 I

16115 - A3.01-1 03 - 17.05.01
PLOT : 17.05.01

17.05.01

8 MARCUMENIER A 14



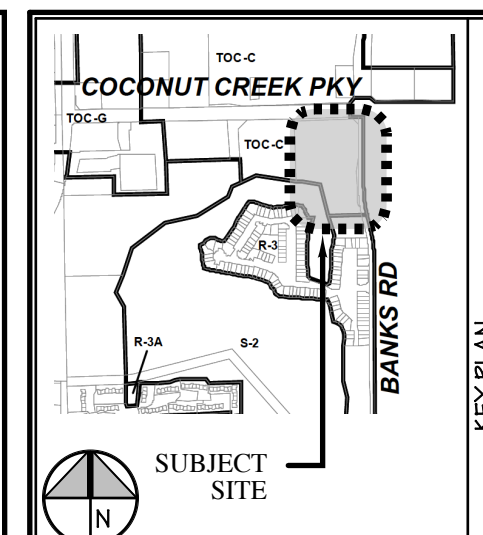
SECOND- FOURTH FLOOR PLAN

SCALE 3/32"=1'-0"

FIRST FLOOR PLAN

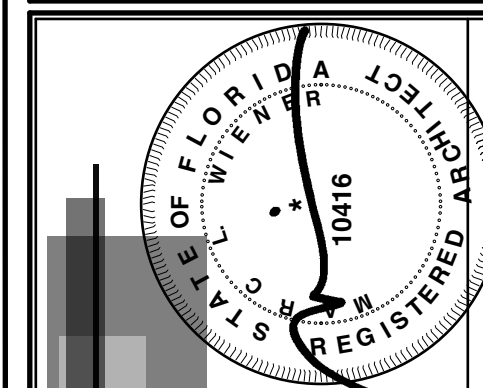
SCALE 3/32"=1'-0"

BUILDING TYPE II



MARK	DESCRIPTION	DATE
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PROVISIONAL LOCK



MARC WIENER, A.I.A.
ARCHITECTURE / PLANNING

AR # 0010416
351 S Federal Highway, Suite 203
Boca Raton, Florida 33432
O: 561-750-4111
F: 561-750-5298

ABSTRACT

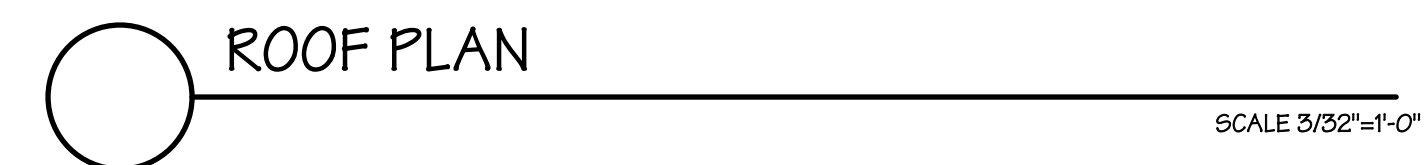
CONCULITAE

Alliance XVI, LLC.
2601 South Bayshore Drive
Suite 100
Coconut Grove, FL 33133

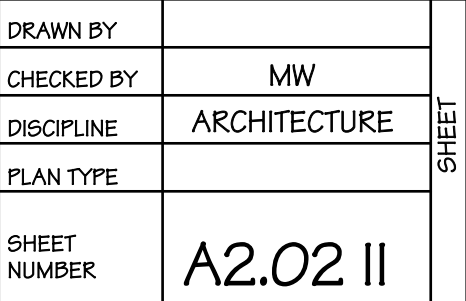
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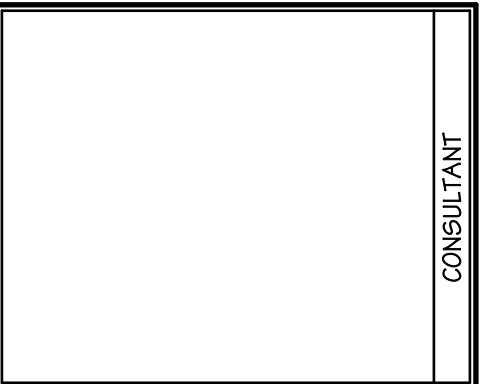
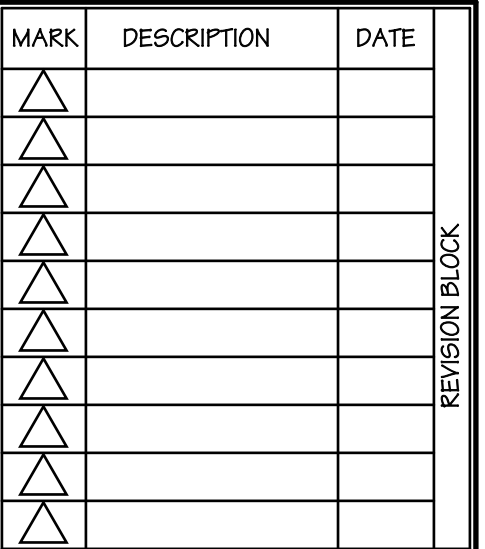
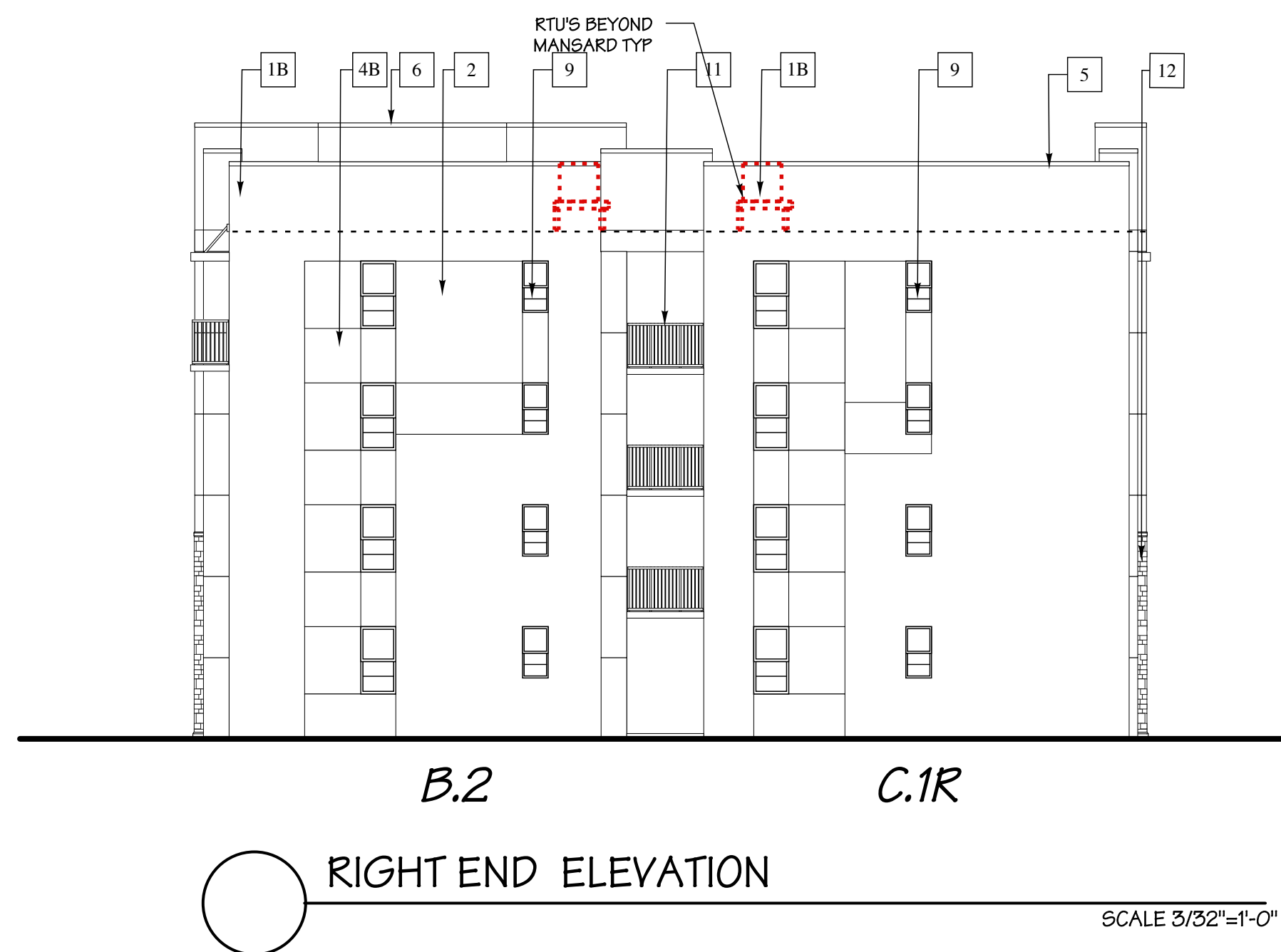
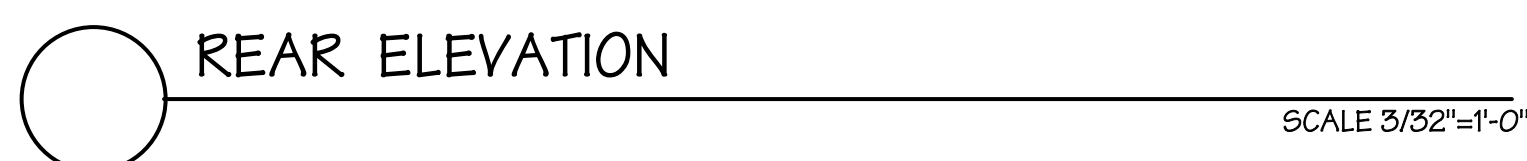
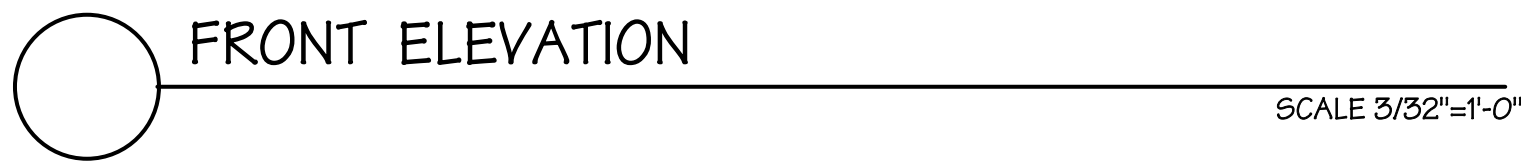
MARQUESA

JOB NUMBER	16115
SCALE	AS NOTED
ISSUE DATE	17.03.21
PERMIT DATE	
BID DATE	
DRAWN BY	
CHECKED BY	MW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	
SHEET NUMBER	A2.01 II



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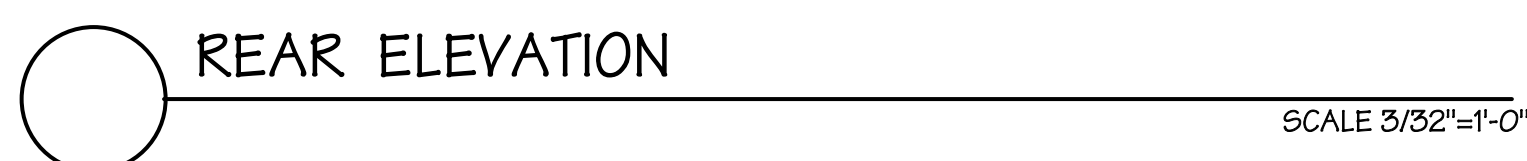
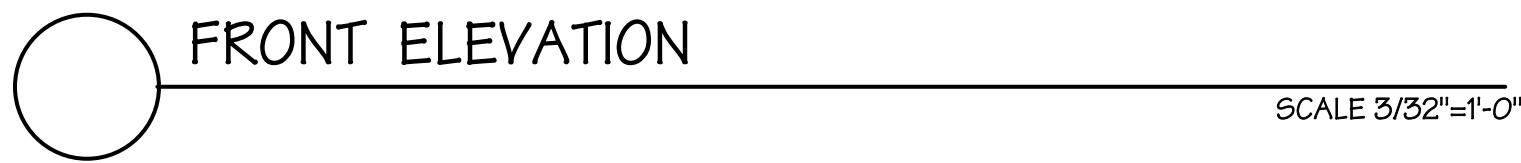
MARGATE, FLORIDA

MARQUESA

BUILDING

DRAWN BY		SHEET
CHECKED BY	MW	
DISCIPLINE	ARCHITECTURE	
PLAN TYPE		
SHEET NUMBER	ELEVATIONS A3.01 II	

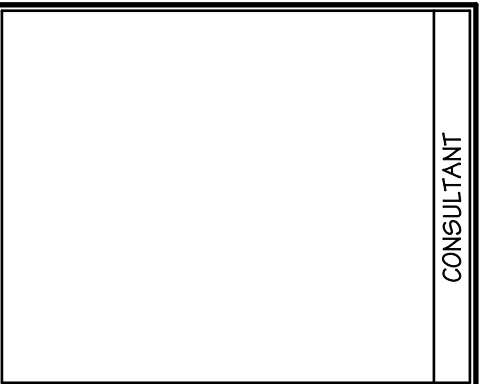
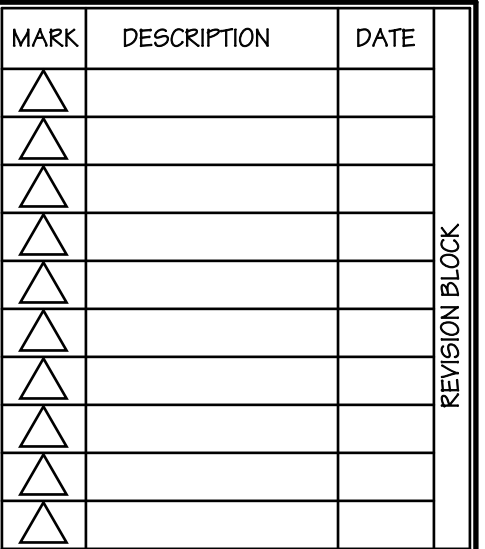
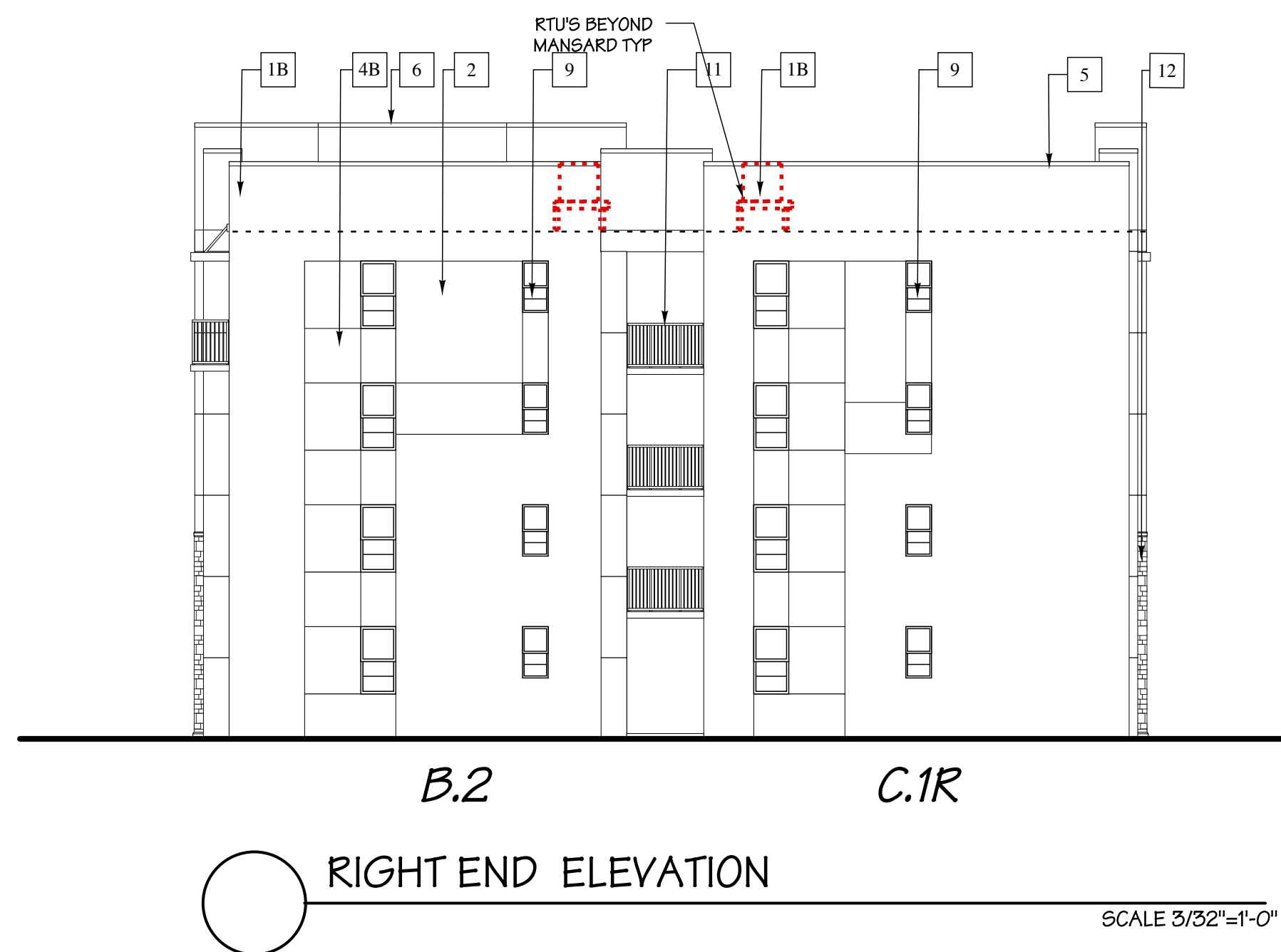
16115 - A3.01-II 03 - 17.05.01
PLOT : 17.05.01



RTUS BEYOND MANSARD TYPE

LEFT END ELEVATION

SCALE 3/32"=1'-0"

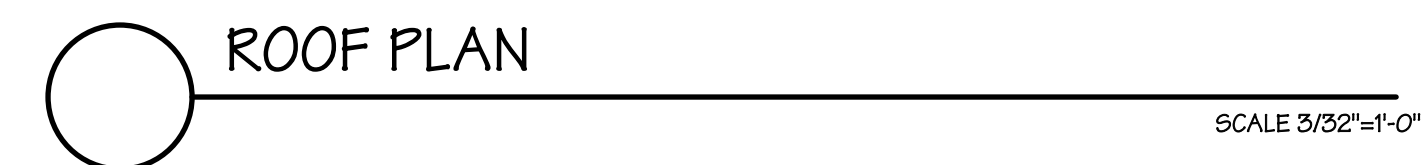


MARGATE, FLORIDA

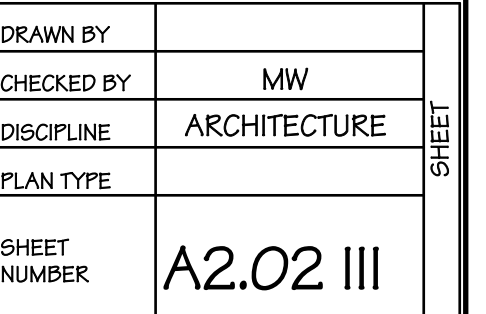
MARQUESA

BUILDING

DRAWN BY		SHEET
CHECKED BY	MW	
DISCIPLINE	ARCHITECTURE	
PLAN TYPE		
SHEET NUMBER	ELEVATIONS A3.01 II	



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FRONT ELEVATION

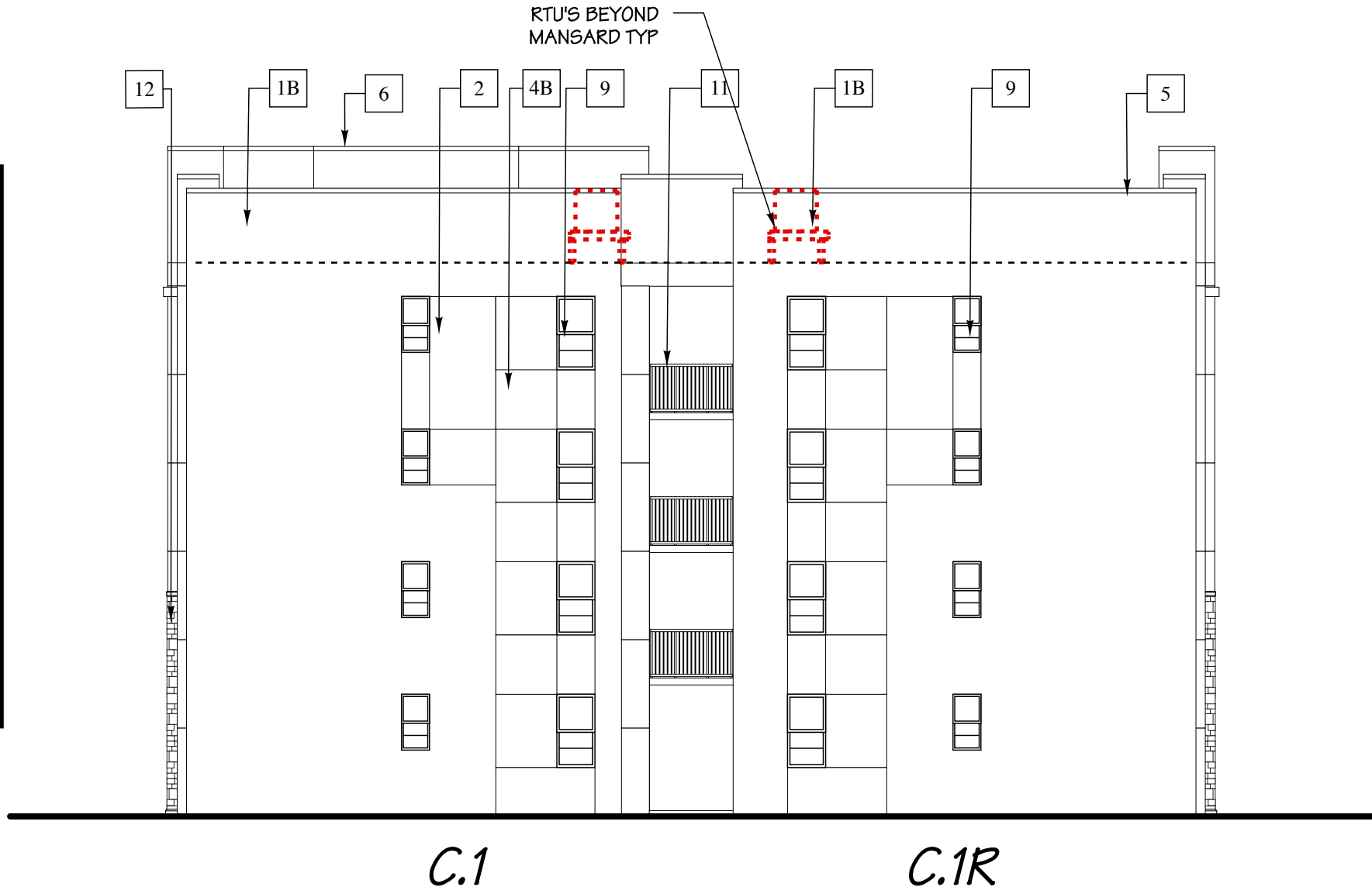
SCALE 3/32"=1'-0"



REAR ELEVATION

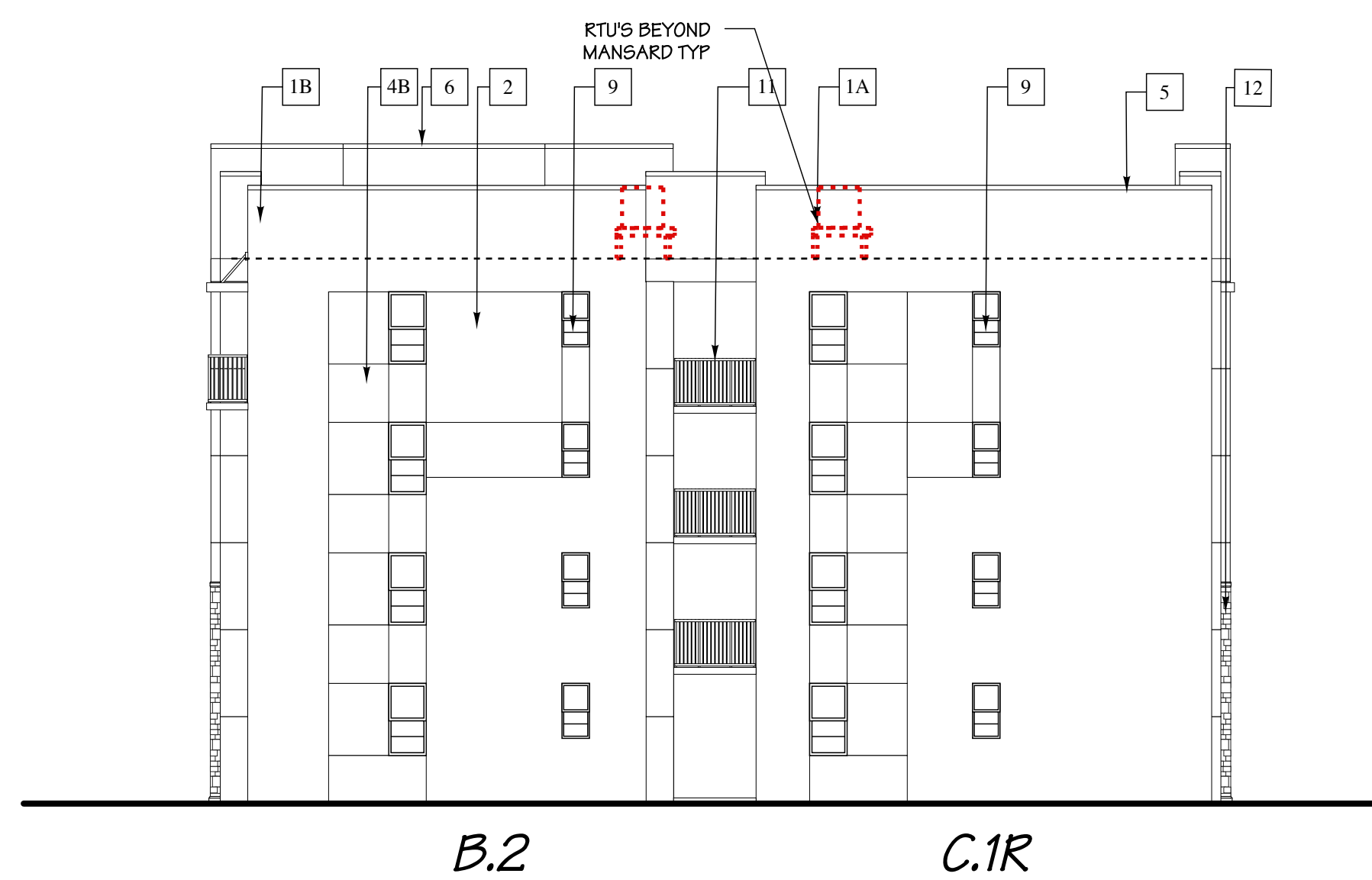
SCALE 3/32"=1'-0"

MATERIAL SCHEDULE					
CATEGORY	MARK	MATERIAL	FINISH	COLOR	MANUFACTURER #
SHERWIN WILLIAMS					
EXTERIOR WALLS					
FIELD	1A	STUCCO	PAINT	OFF WHITE	SW 7036 ACCESSIBLE BEIGE
ACCENT	1B	TEXTURED STUCCO	PAINT	BEIGE	SW 7015 REPOSE GRAY
ACCENT	2	STUCCO SIDING	PAINT	WHITE	SW 7009 ALABASTER
ACCENT	3	STUCCO	PAINT	DARK GREIGE	SW 7039 VIRTUAL TAUPE
ACCENT	4A	STUCCO	PAINT	CREAM	SW 6107 NOMADIC DESERT
ACCENT	4B	STUCCO	PAINT	GREIGE	SW 7018 DOVETAIL
ACCENT & TRIM	5	EIFS/STUCCO/MTL	PAINT	WHITE	SW 7009 ALABASTER
ACCENT & TRIM	6	EIFS/STUCCO/WOOD	PAINT		MATCH BASE
CANOPY	7	METAL	GALVALUME MILL	SILVER	UNI-GLAD UC-3
ENTRY DOORS	8	HOLLOW METAL	PAINT		MATCH BASE
WINDOWS & BLDG GL DOORS	9	ALUMINUM & GLASS	ESP	WHITE	
OVERHEAD DOORS	10	METAL		CHARCOAL	SW 7075 WEB GRAY
RAILINGS	11	ALUMINUM	ESP	CHARCOAL	SW 7075 WEB GRAY
WAINSCOT	12	CULTURED STONE	NATURAL	ALDERWOOD	ELDORADO 'STACKED'
ROOF	13	CONCRETE TILE			
OVERHEAD DOORS	14	METAL			MATCH BASE



LEFT END ELEVATION

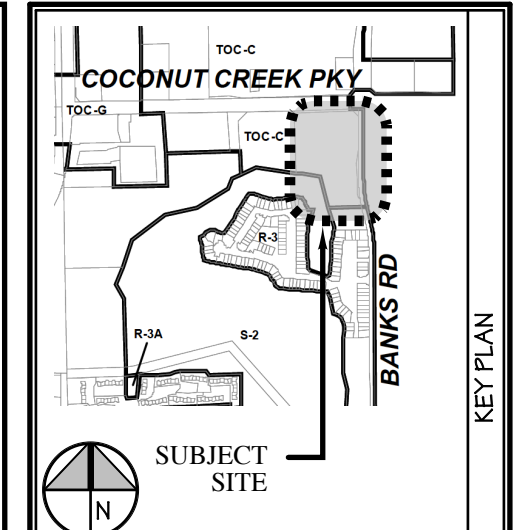
SCALE 3/32"=1'-0"



RIGHT END ELEVATION

SCALE 3/32"=1'-0"

TYPICAL BUILDING TYPE III



MARK	DESCRIPTION	DATE
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REVISION BLOCK

MARC WIENER, AIA
ARCHITECTURE / PLANNING
AR # 0010416
851 S Federal Highway, Suite 203
Boca Raton, Florida 33432
O: 561-750-4111
F: 561-750-5298

ARCHITECT

CONSULTANT

OWNER IDENTIFICATION

Alliance XVI, LLC.
2601 South Bayshore Drive
Suite 100
Coconut Grove, FL 33133

MARGATE, FLORIDA

BUILDING

JOB NUMBER	16115
SCALE	AS NOTED
ISSUE DATE	17.03.21
PERMIT DATE	
BID DATE	

DRAWN BY	
CHECKED BY	MW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	ELEVATIONS
SHEET NUMBER	A3.01 III



SECOND- FOURTH FLOOR PLAN

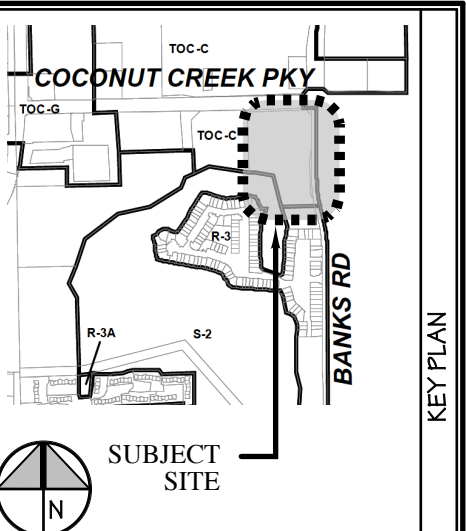
SCALE 3/32"=1'-0"



FIRST FLOOR PLAN

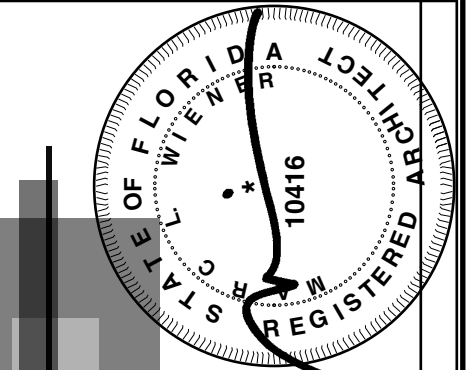
SCALE 3/32"=1'-0"

BUILDING TYPE IV



MARK	DESCRIPTION	DATE
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REVISION BLOCK



MARC WIENER, AIA
ARCHITECTURE / PLANNING

AR # 0010416

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Boca Raton, Florida 33432
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F: 561-750-5298

ARCHITECT

CONSULTANT

OWNER IDENTIFICATION

Alliance XVI, LLC.
2601 South Bayshore Drive
Suite 100
Coconut Grove, FL 33133

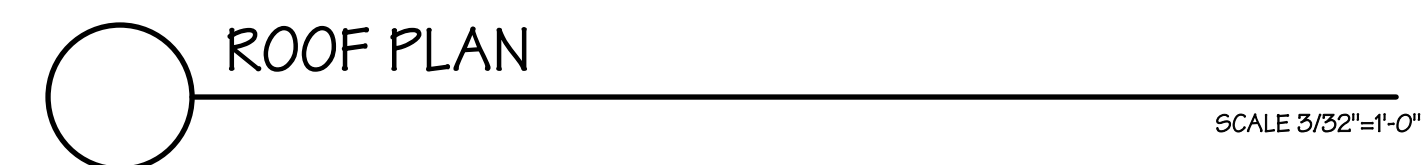
MARGATE, FLORIDA

BUILDING

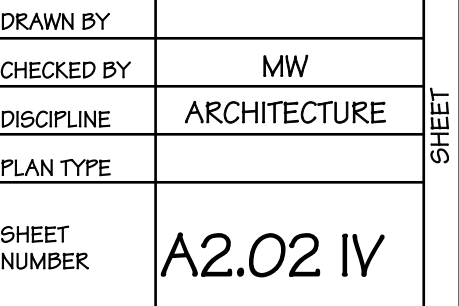
JOB NUMBER	16115	PROJECT
SCALE	AS NOTED	
ISSUE DATE	17.03.21	
PERMIT DATE		
BID DATE		
DRAWN BY		SHEET
CHECKED BY	MW	
DISCIPLINE	ARCHITECTURE	
PLAN TYPE		
SHEET NUMBER	A2.01 IV	

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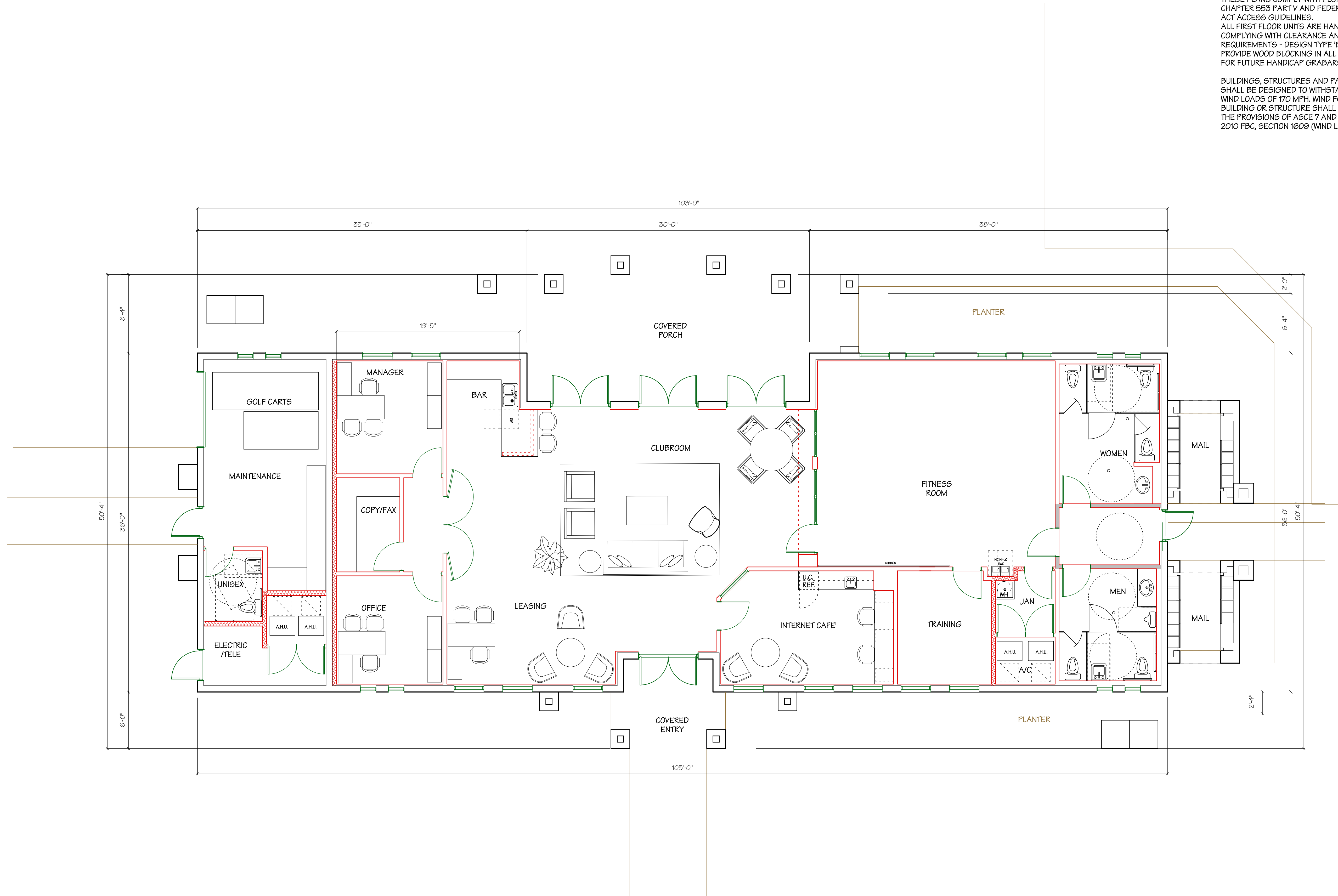
16115- A2.01 IV 02 - 17.04.07
PLOT : 17.04.07



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16115 - A2.01R 01 - 17.04.17
PLOT DATE: 17.05.01



NOTES:
THESE PLANS COMPLY WITH FLORIDA STATUTES CHAPTER 553 PART V AND FEDERAL FAIR HOUSING ACT ACCESS GUIDELINES.
ALL FIRST FLOOR UNITS ARE HANDICAP ACCESSIBLE COMPLYING WITH CLEARANCE AND ADAPTABILITY REQUIREMENTS - DESIGN TYPE 'B'.
PROVIDE WOOD BLOCKING IN ALL FIRST FLOOR UNITS FOR FUTURE HANDICAP GRABARS

BUILDINGS, STRUCTURES AND PARTS THEREOF SHALL BE DESIGNED TO WITHSTAND THE MINIMUM WIND LOADS OF 170 MPH. WIND FORCES ON EVERY BUILDING OR STRUCTURE SHALL BE DETERMINED BY THE PROVISIONS OF ASCE 7 AND THE PROVISIONS OF 2010 FBC, SECTION 1609 (WIND LOADS).

KEY PLAN

MARK

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REVISION BLOCK

ARCHITECT

MARC WIENER, AIA

ARCHITECTURE / PLANNING

AR # 0010416

851 S. Federal Highway, Suite 203
Boca Raton, Florida 33432
O: 561-750-4111
F: 561-750-5298

CONSULTANT

OWNER IDENTIFICATION

Alliance XVI, LLC.
2601 South Bayshore Drive
Suite 100
Coconut Grove, FL 33133

MARGATE, FLORIDA

BUILDING

JOB NUMBER	16115
SCALE	AS NOTED
ISSUE DATE	17.03.21
PERMIT DATE	
BID DATE	

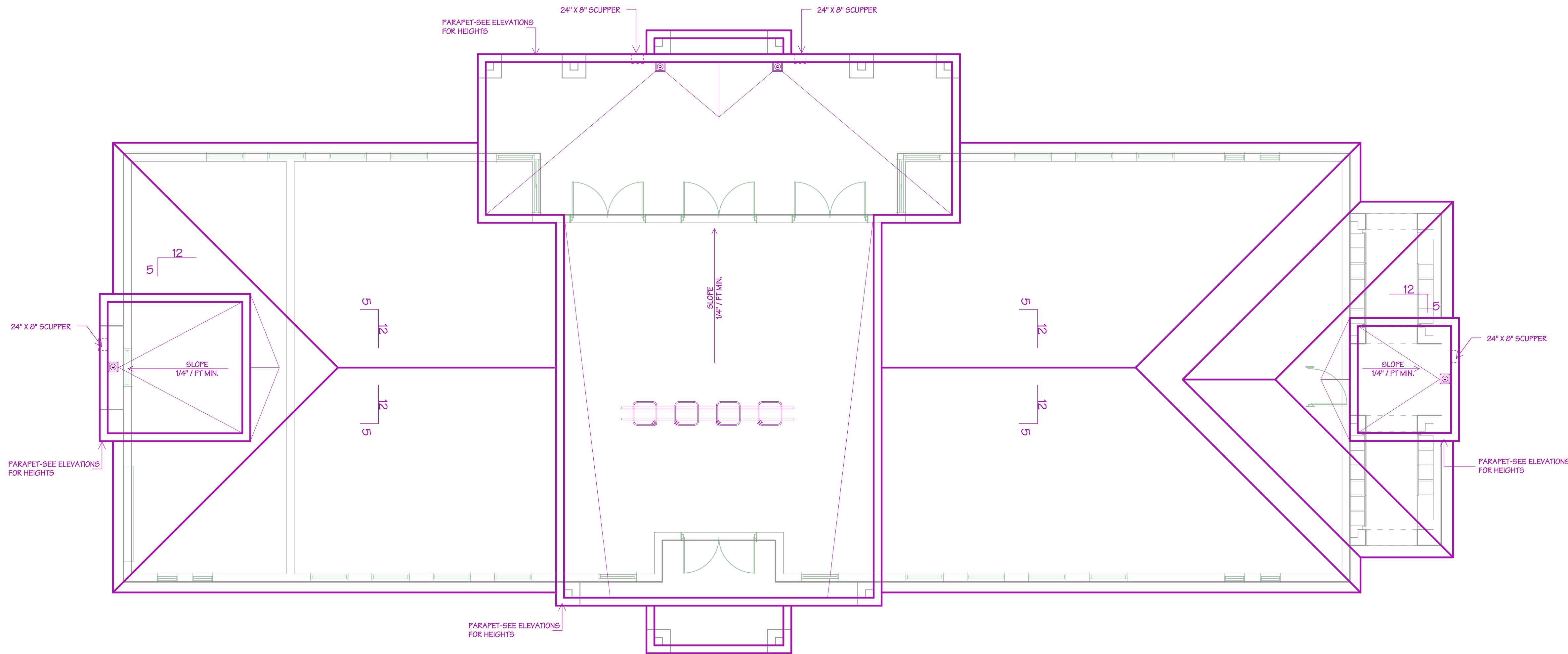
PROJECT

DRAWN BY	
CHECKED BY	MW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	
SHEET NUMBER	A2.01R

SHEET

FLOOR PLAN
3,518 sf
3/16" = 1'-0"

RECREATION / LEASING CENTER



ROOF PLAN
3/16" = 1'-0"

RECREATION / LEASING CENTER

KEY PLAN

MARK	DESCRIPTION	DATE
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REVISION BLOCK

MARC WIENER, AIA
ARCHITECTURE / PLANNING
AR # 0010416
851 S. Federal Highway, Suite 203
Boca Raton, Florida 33432
O: 561-750-4111
F: 561-750-5298

ARCHITECT

CONSULTANT

OWNER IDENTIFICATION

Alliance XVI, LLC.
2601 South Bayshore Drive
Suite 100
Coconut Grove, FL 33133

MARQUESA

MARGATE, FLORIDA

BUILDING

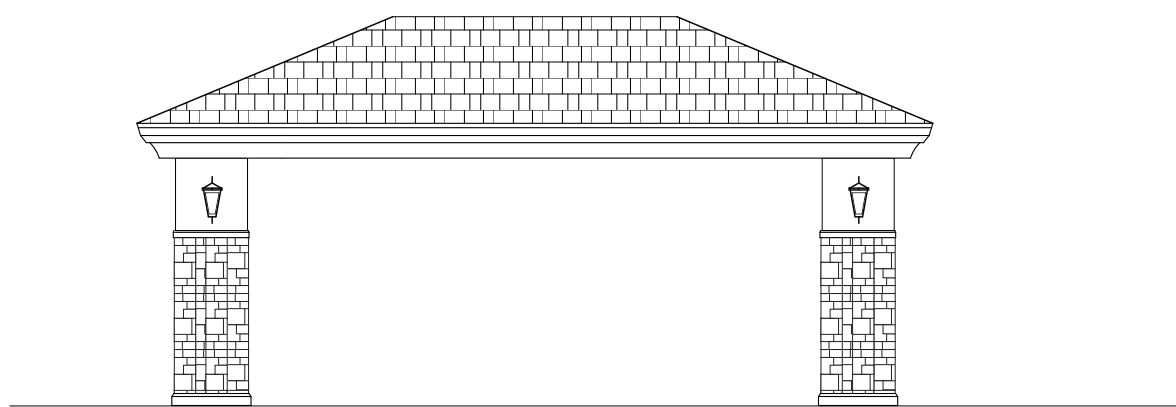
JOB NUMBER	16115
SCALE	AS NOTED
ISSUE DATE	17.03.21
PERMIT DATE	
BID DATE	

PROJECT

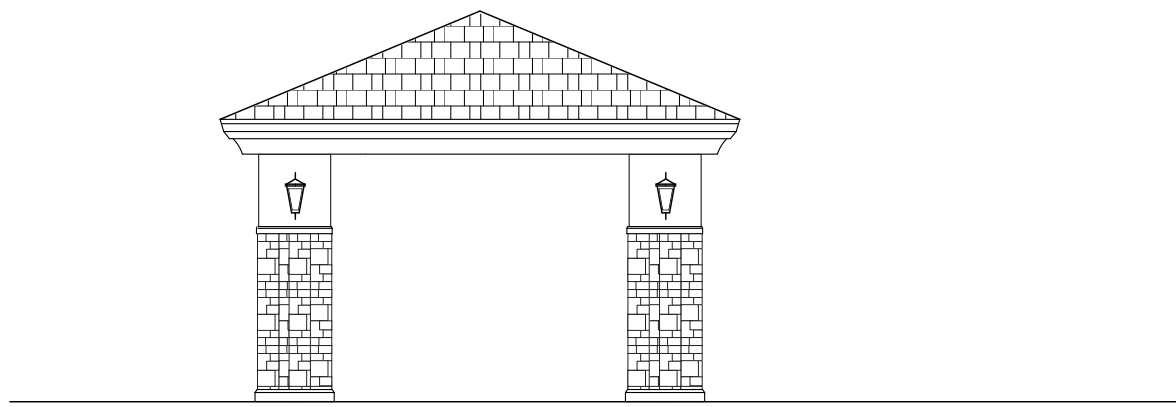
DRAWN BY	
CHECKED BY	MW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	
SHEET NUMBER	A2.02 R

SHEET

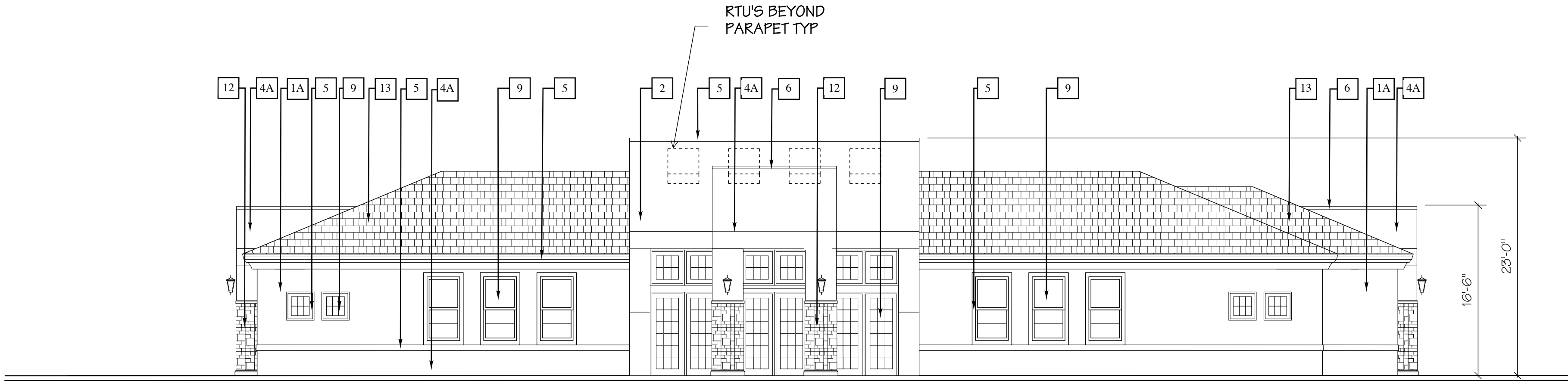
© MARC WIENER, AIA



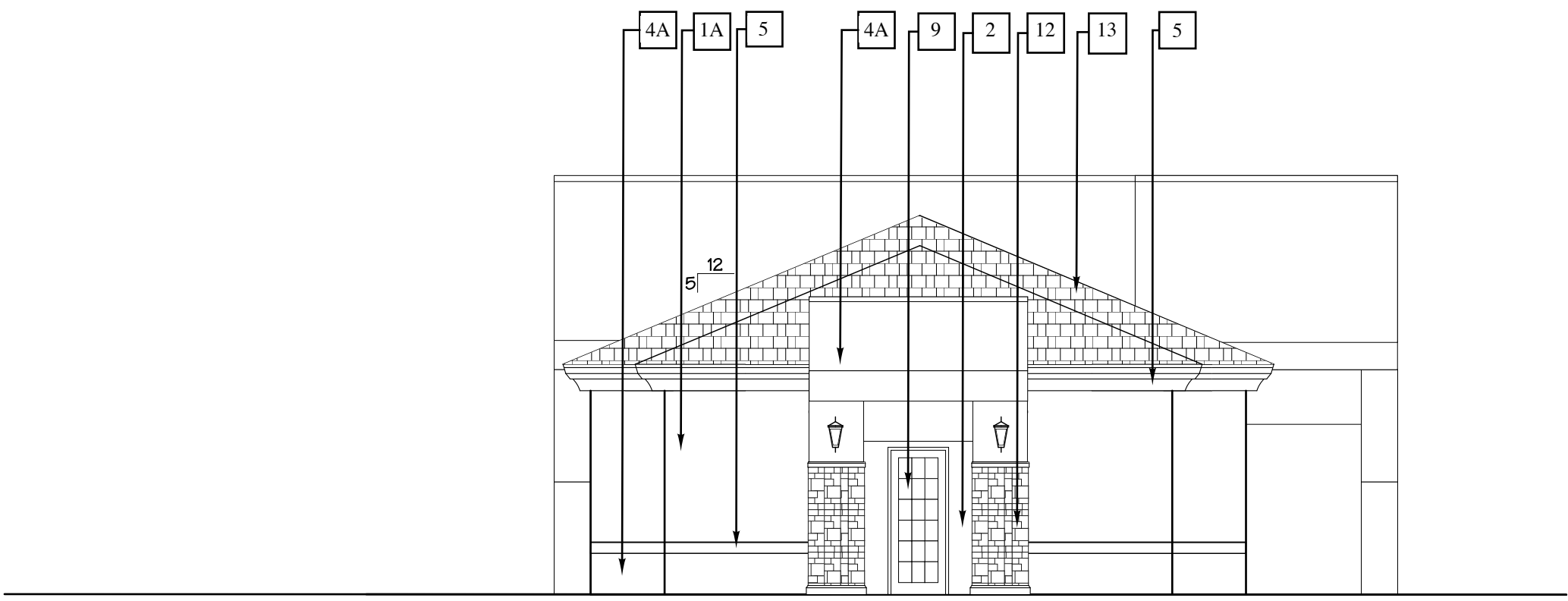
POOL GAZEBO FRONT & REAR ELEVATION
1/8" = 1'-0"



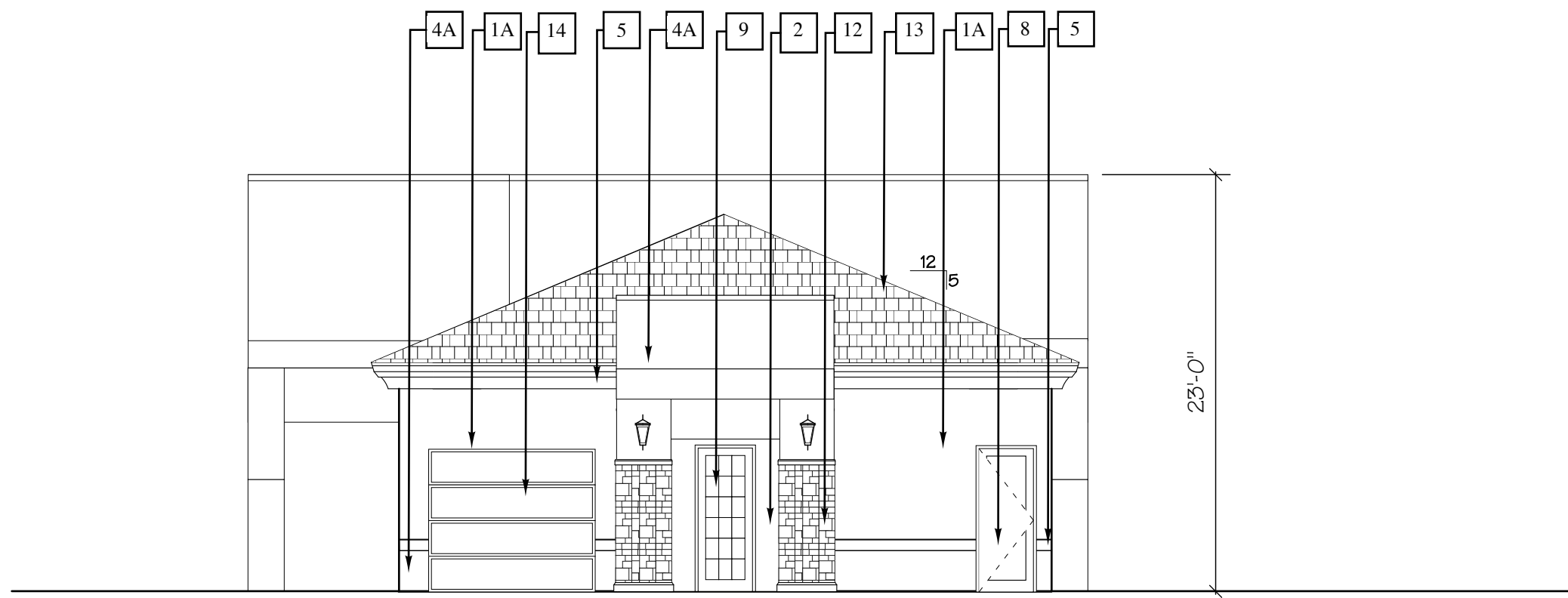
POOL GAZEBO SIDE ELEVATION
1/8" = 1'-0"



FRONT ELEVATION
1/8" = 1'-0"

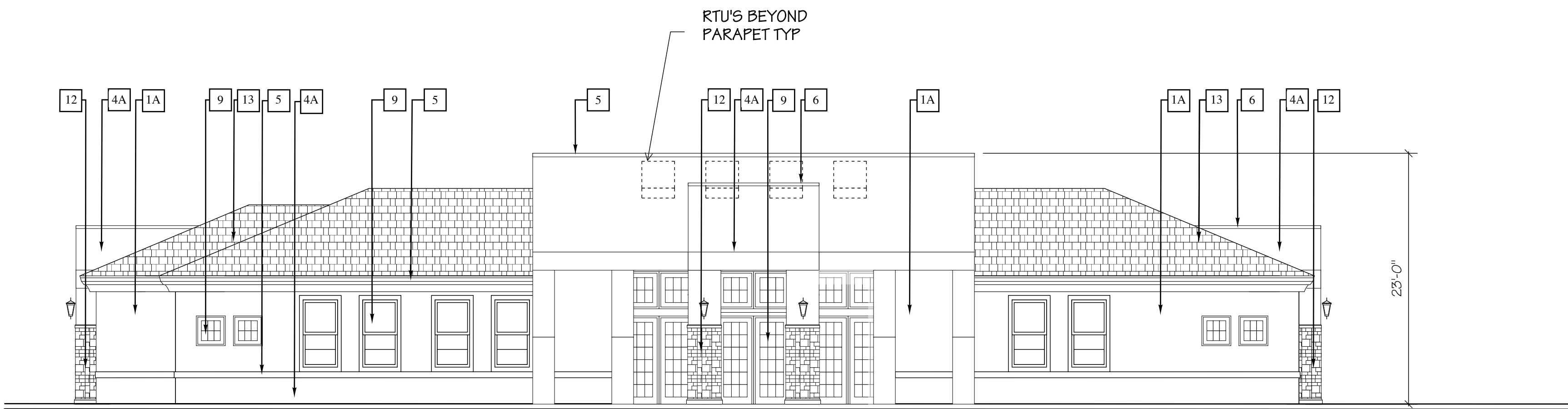


RIGHT SIDE ELEVATION
1/8" = 1'-0"

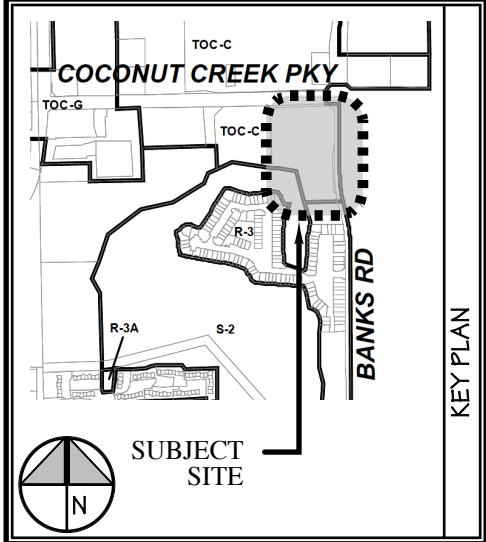


LEFT SIDE ELEVATION
1/8" = 1'-0"

MATERIAL SCHEDULE					
CATEGORY	MARK	MATERIAL	FINISH	COLOR	MANUFACTURER #
EXTERIOR WALLS					
FIELD	1A	STUCCO	PAINT	OFF WHITE	SW 7036 ACCESSIBLE BEIGE
ACCENT	1B	TEXTURED STUCCO	PAINT	BEIGE	SW 7015 REPOSE GRAY
ACCENT	2	STUCCO SIDING	PAINT	WHITE	SW 7008 ALABASTER
ACCENT	3	STUCCO	PAINT	DARK GREIGE	SW 7039 VIRTUAL TAUPE
ACCENT	4A	STUCCO	PAINT	CREAM	SW 6107 NOMADIC DESERT
ACCENT	4B	STUCCO	PAINT	GREIGE	SW 7018 DOVETAIL
ACCENT & TRIM	5	EIFS/STUCCO/MTL	PAINT	WHITE	SW 7008 ALABASTER
ACCENT & TRIM	6	EIFS/STUCCO/WOOD	PAINT		MATCH BASE
CANOPY	7	METAL	GALVALUME MILL	SILVER	UNI-CLAD UC-3
ENTRY DOORS	8	HOLLOW METAL	PAINT		MATCH BASE
WINDOWS & SLDG GL DOORS	9	ALUMINUM & GLASS	ESP	WHITE	
OVERHEAD DOORS	10	METAL		CHARCOAL	SW 7075 WEB GRAY
RAILINGS	11	ALUMINUM	ESP	CHARCOAL	SW 7075 WEB GRAY
WAINSCOT	12	CULTURED STONE	NATURAL	ALDERWOOD	ELDORADO 'STACKED'
ROOF	13	CONCRETE TILE			
OVERHEAD DOORS	14	METAL			MATCH BASE



REAR ELEVATION
1/8" = 1'-0"



MARK	DESCRIPTION	DATE
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FLORIDA
REGISTERED ARCHITECT
10416

CONSULTANT

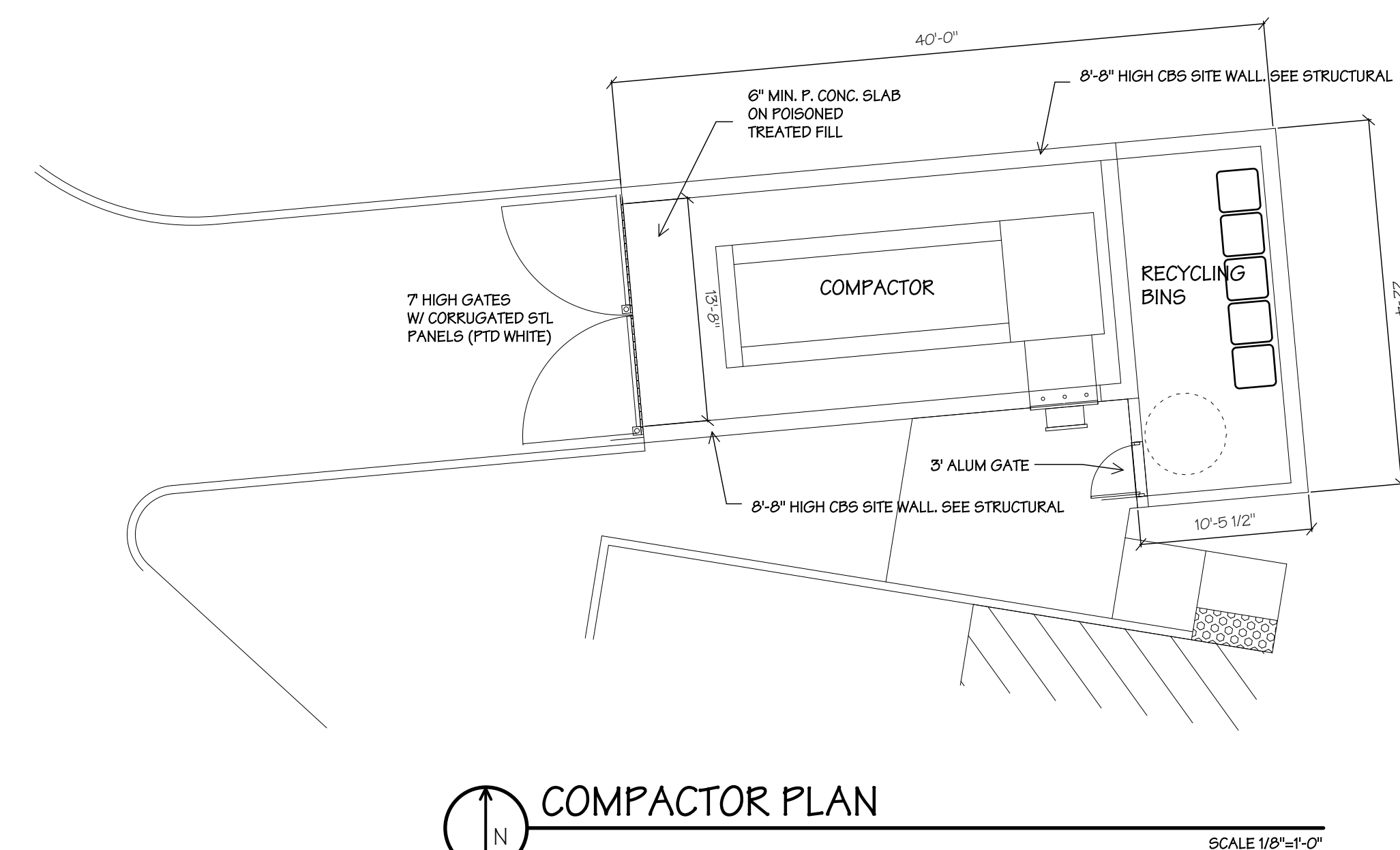
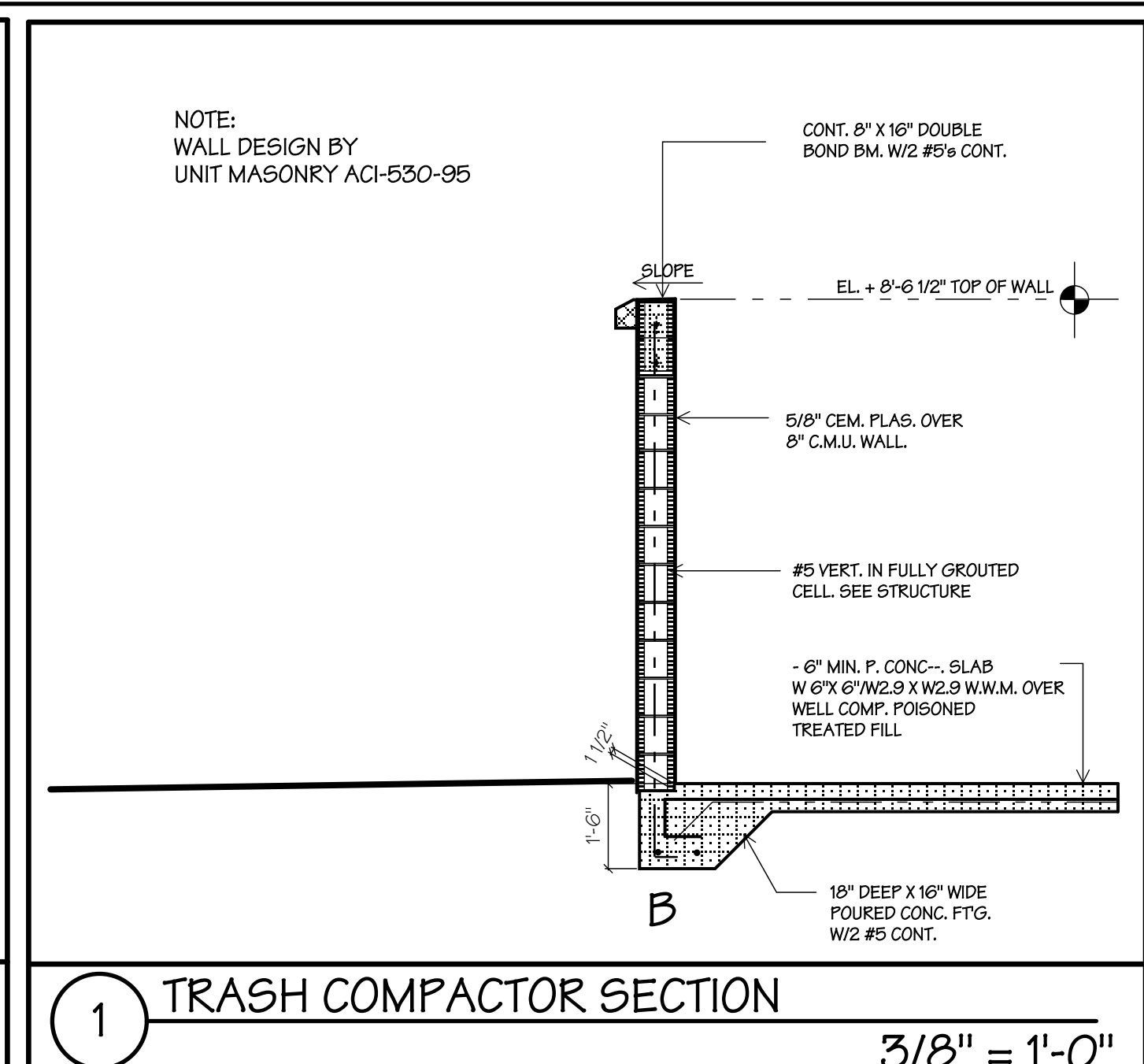
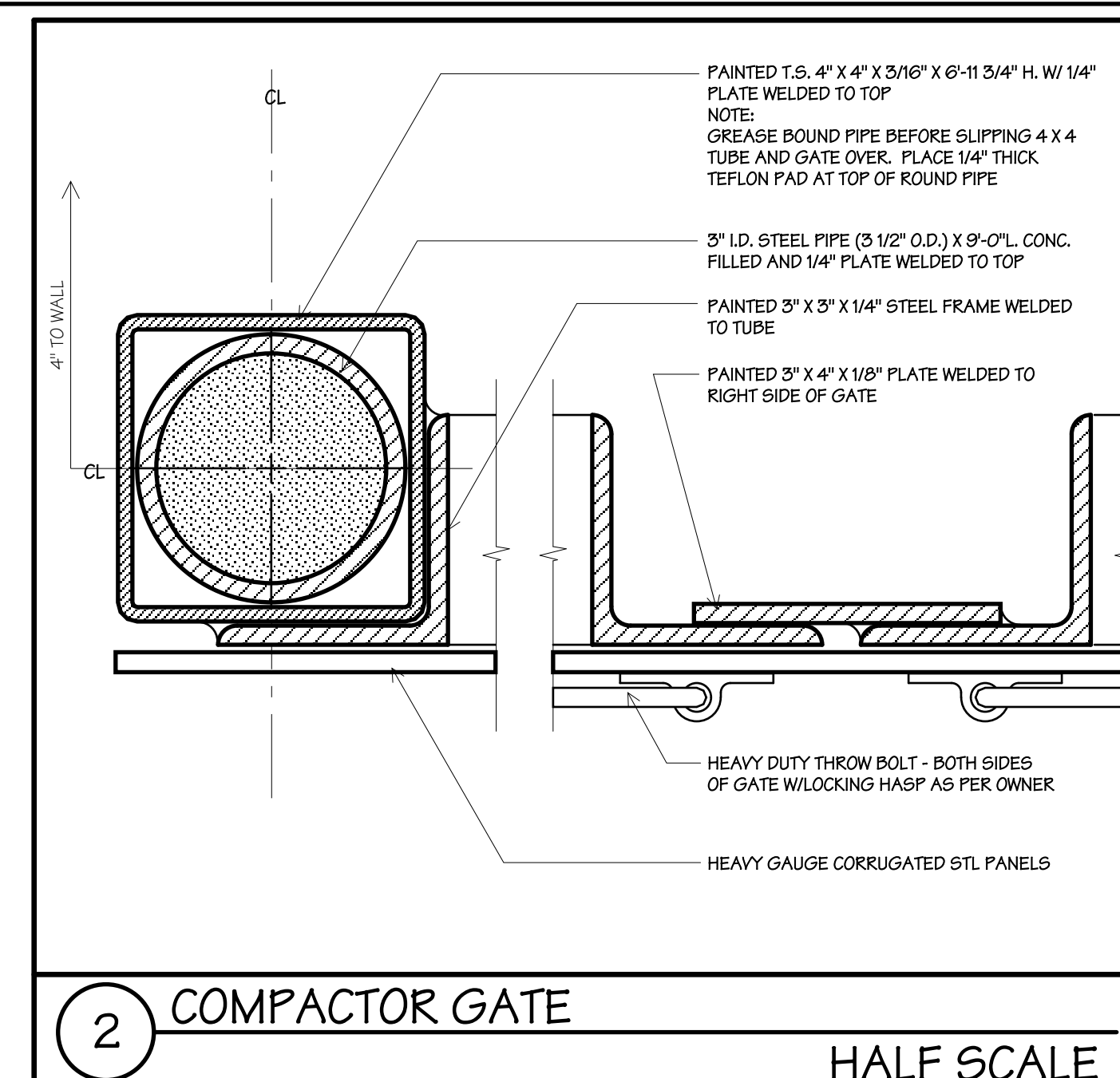
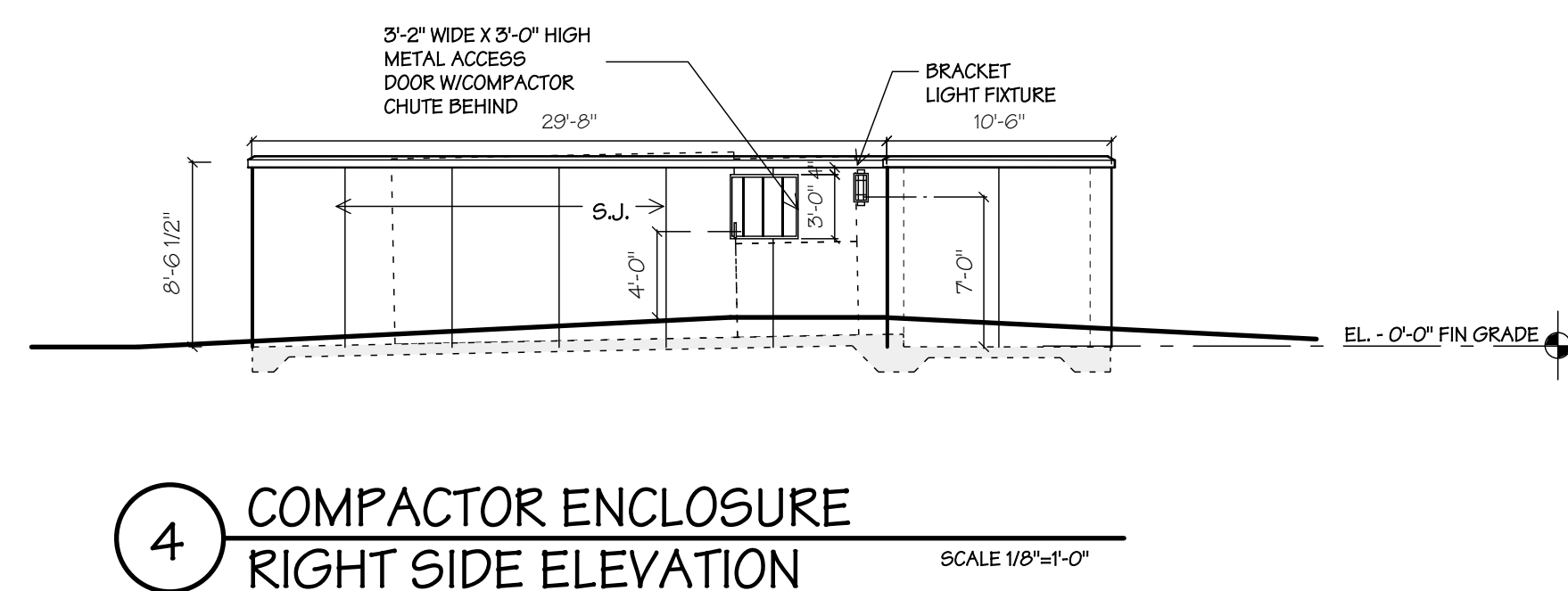
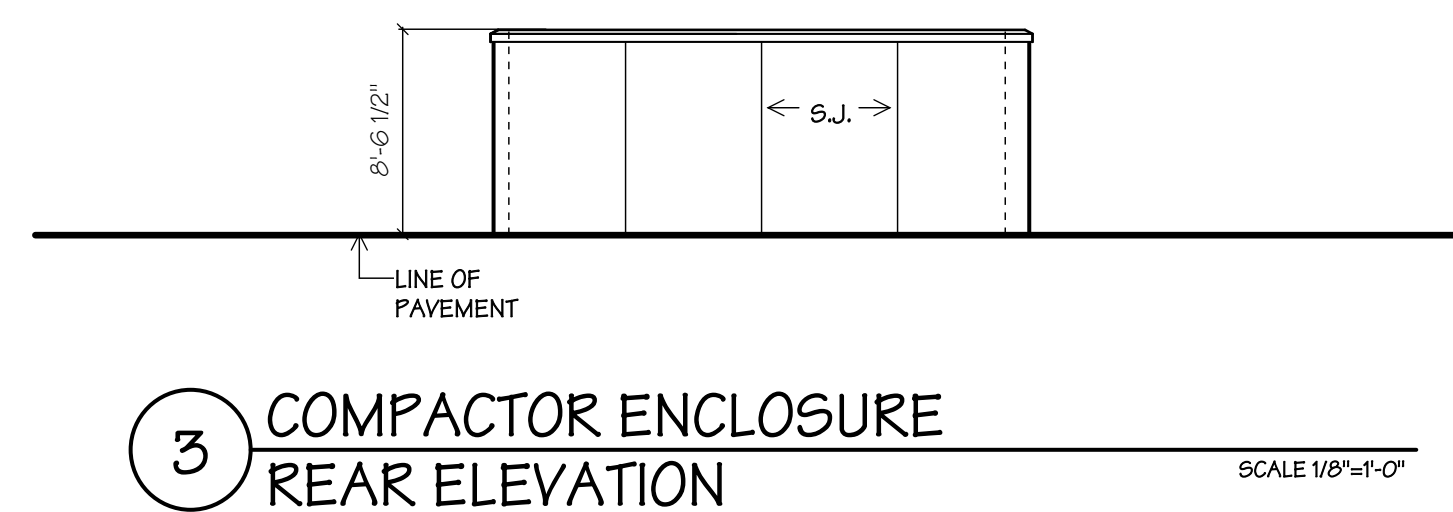
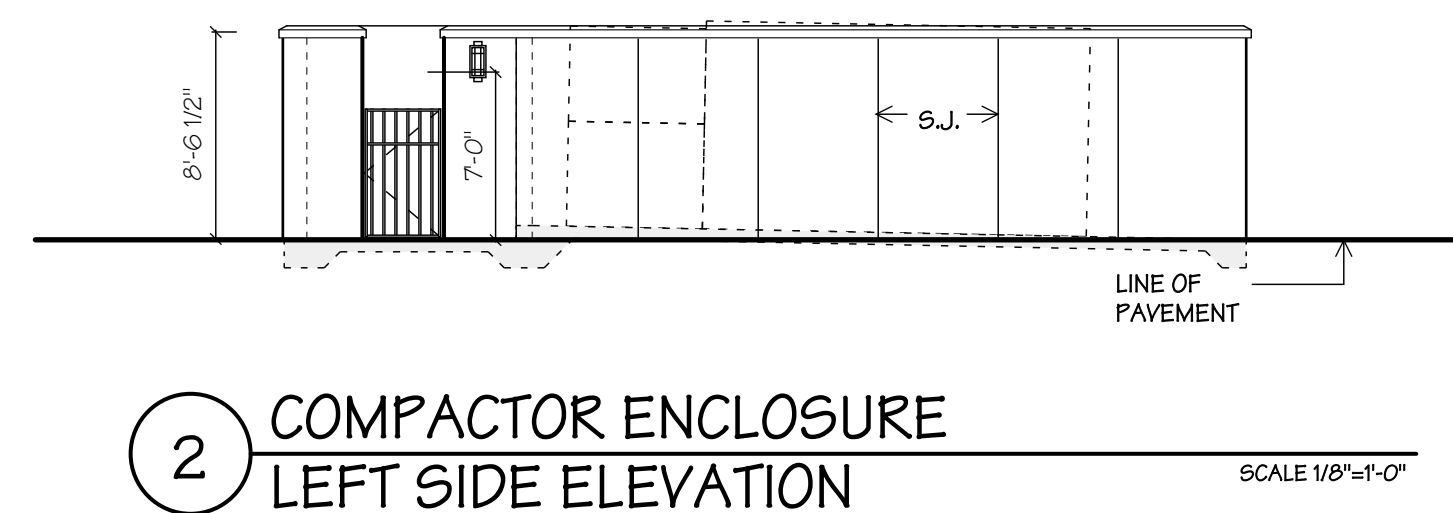
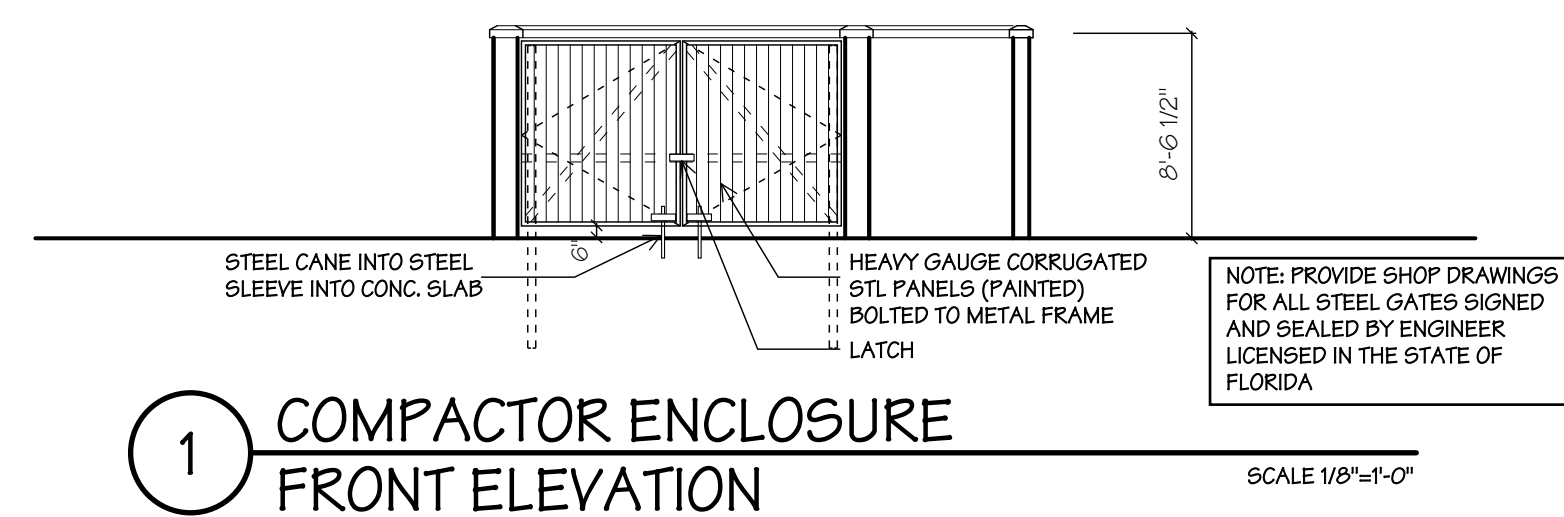
OWNER IDENTIFICATION
Alliance XVI, LLC.
2601 South Bayshore Drive
Suite 100
Coconut Grove, FL 33133

MARGATE, FLORIDA

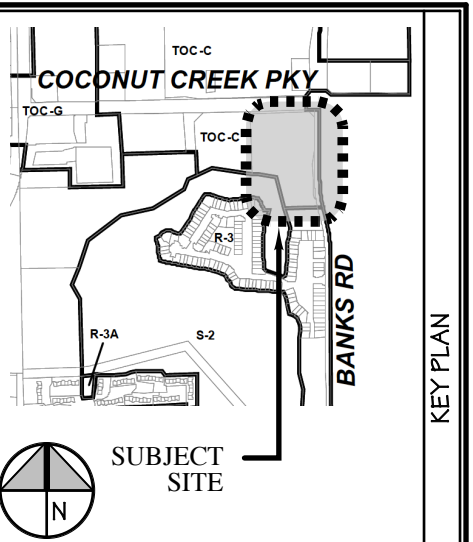
JOB NUMBER	16115
SCALE	AS NOTED
ISSUE DATE	17.03.21
PERMIT DATE	
BID DATE	

DRAWN BY	
CHECKED BY	MW
DISCIPLINE	ARCHITECTURE
PLAN TYPE	
SHEET NUMBER	A3.01 R

RECREATION / LEASING CENTER



NOTE:
THIS COMPACTOR DOES NOT OPERATE AUTOMATICALLY,
POWER UNIT IS CONTROLLED BY A KEY-LOCK START SWITCH.
THERE SHALL BE NO USAGE OF THE CONTROLS BY TENANTS
ONLY AUTHORIZED, TRAINED PERSONELL SHALL OPERATE
THIS UNIT. PERIODICALLY THROUGH THE DAY, PERSONELL
SHALL ACTIVATE UNIT AS TO CLEAR THE HOPPER OF TRASH.
THE KEY SHALL NEVER BE LEFT IN THE KEY SWITCH.



MARK	DESCRIPTION	DATE
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REVISION BLOCK

MARC WIENER AIA
ARCHITECTURE / PLANNING

AR # 0010416

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O: 561-750-4111
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STATE OF FLORIDA
REGISTERED ARCHITECT
10416
W. A. R.

ARCHITECT

	CONSULTANT
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Alliance XVI, LLC.
2601 South Bayshore Drive
Suite 100
Coconut Grove, FL 33133

MARQUESA
MARGATE, FLORIDA
BUILDING

JOB NUMBER	16115	PROJECT
SCALE	AS NOTED	
ISSUE DATE	17.03.21	
PERMIT DATE		
BID DATE		

DRAWN BY		SHEET
CHECKED BY	MW	
DISCIPLINE	ARCHITECTURE	
PLAN TYPE	COMPACTOR ENCLOSURE	
SHEET NUMBER	A8.01 VI	