

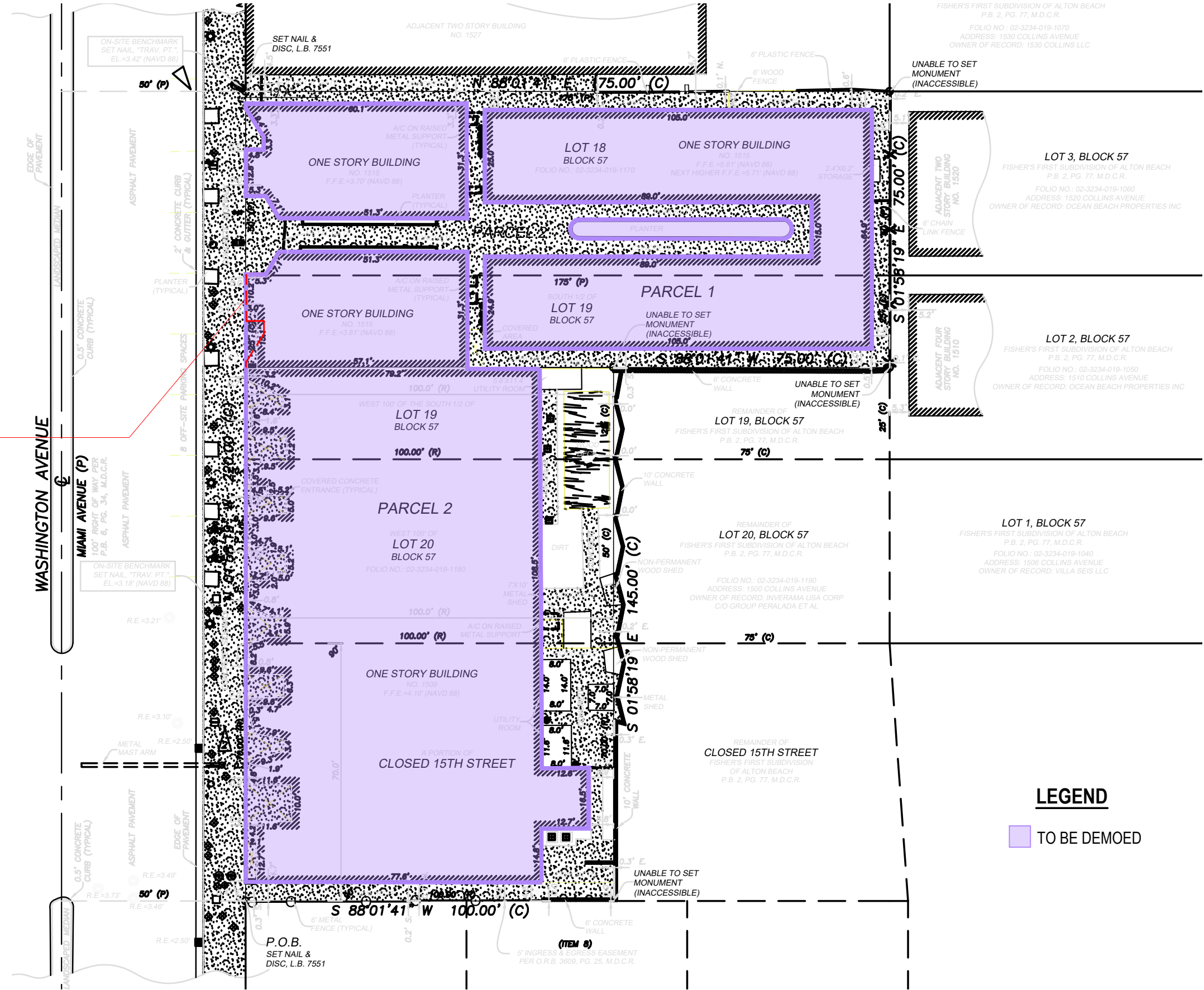
**NOTE: NEW PROPOSED FACADE TO MAINTAIN ORIGINAL DESIGN INTENT.**



**ACTUAL NON-HISTORICAL CASE TO BE DEMOED.**



**ACTUAL TERRAZO FLOORING.**



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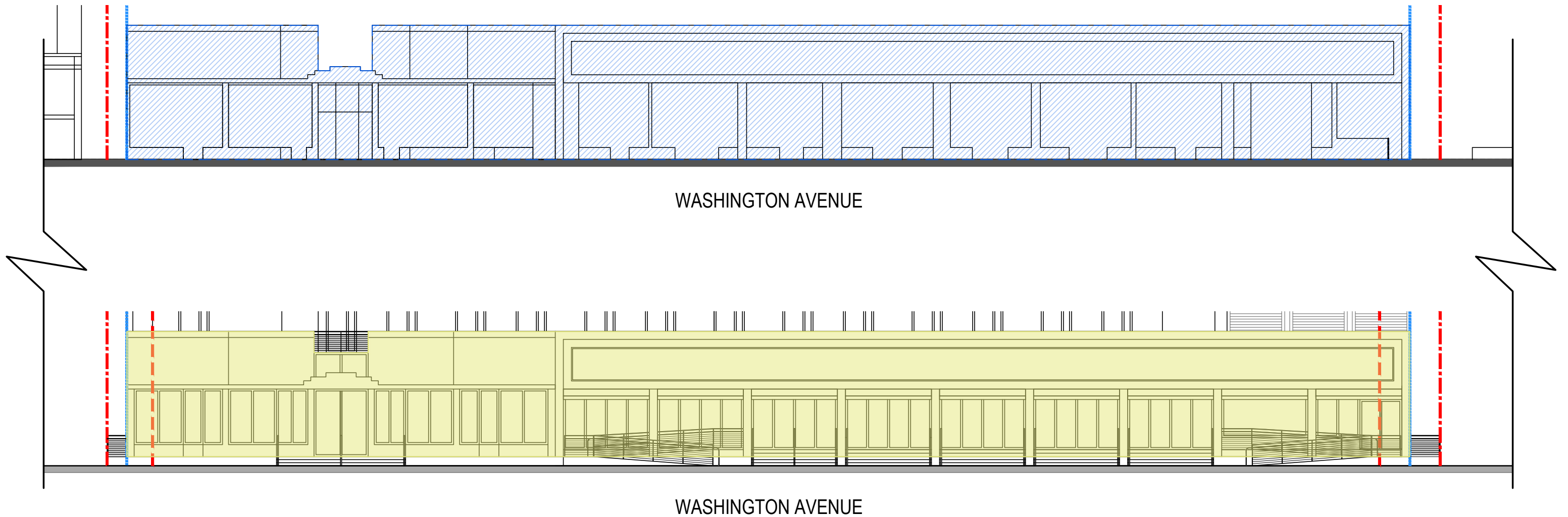
**HPB FINAL SUBMITTAL**  
1509 - 1515 WASHINGTON AVE  
MIAMI BEACH, FL, 33139

DEMOLITION DIAGRAM



DATE:  
03/10/2024

**A0-29**



**LEGEND**

- PROPERTY LINE
- EXISTING SETBACK LINE
- AREA TO BE DEMOLISHED
- AREA TO BE RECONSTRUCTED

Proposed total demolition and reconstructed to it's original design intent; to be elevated at the future crown of road in compliance with the MB resiliency code.

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DEMOLITION / PROPOSED  
WEST ELEVATION



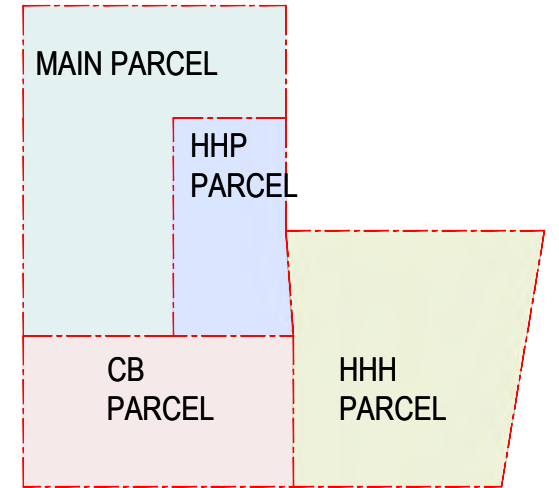
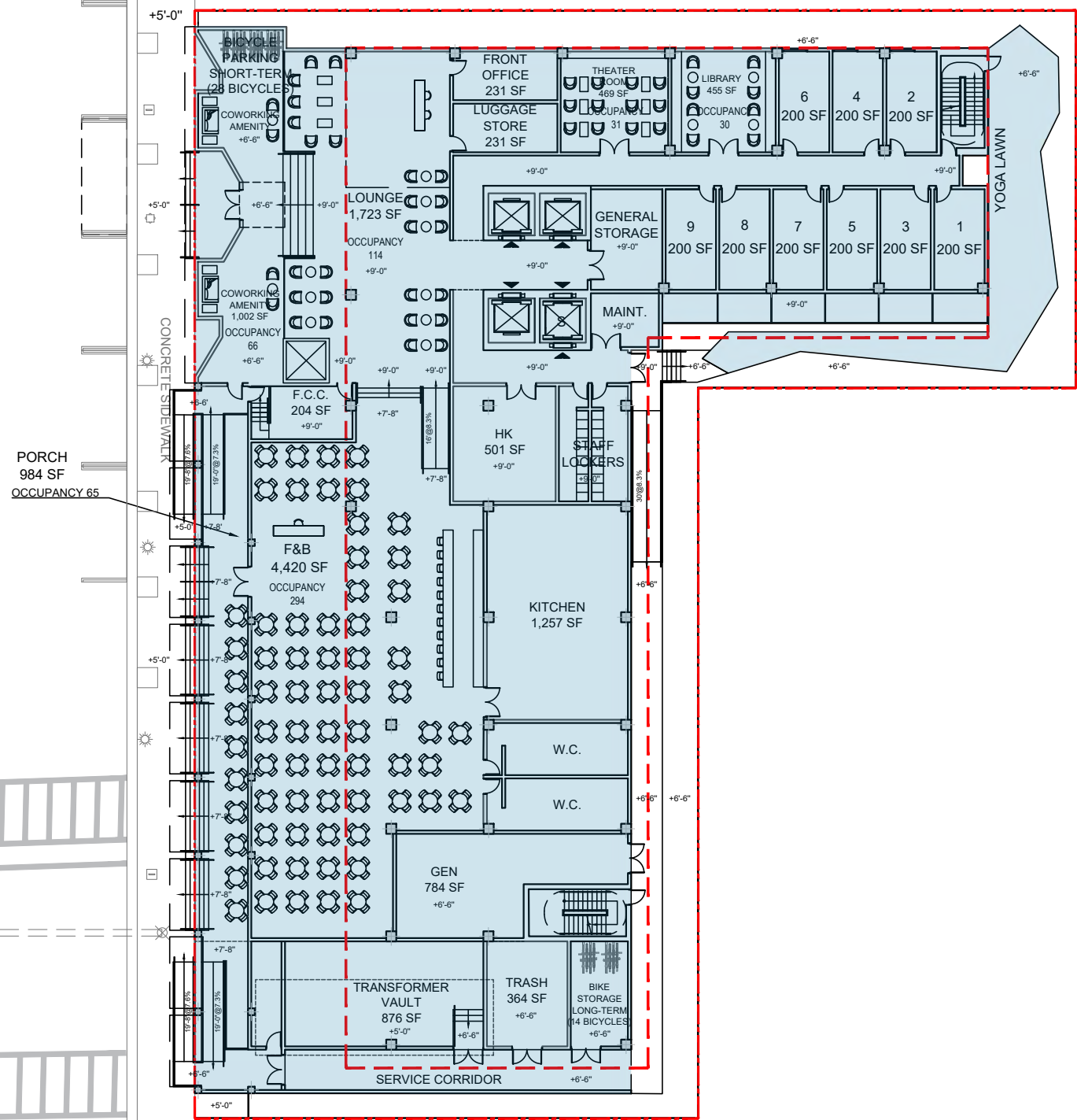
SCALE: 1/16" = 1'



DATE:  
03/10/2024

**A0-30**

WASHINGTON AVENUE



**KEY PLAN**

**LEGEND**

■ GSF: 23,032 SF

**GSF BY LEVEL**

|         |             |
|---------|-------------|
| GROUND  | : 23,032 SF |
| LEVEL 2 | : 20,039 SF |
| LEVEL 3 | : 12,583 SF |
| LEVEL 4 | : 12,583 SF |
| LEVEL 5 | : 12,583 SF |
| LEVEL 6 | : 12,583 SF |
| LEVEL 7 | : 13,436 SF |

**TOTAL GSF :106,839 SF**

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**GSF DIAGRAM - GROUND LEVEL**



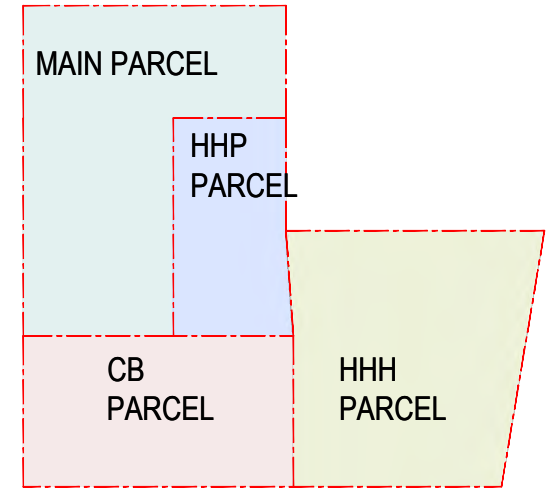
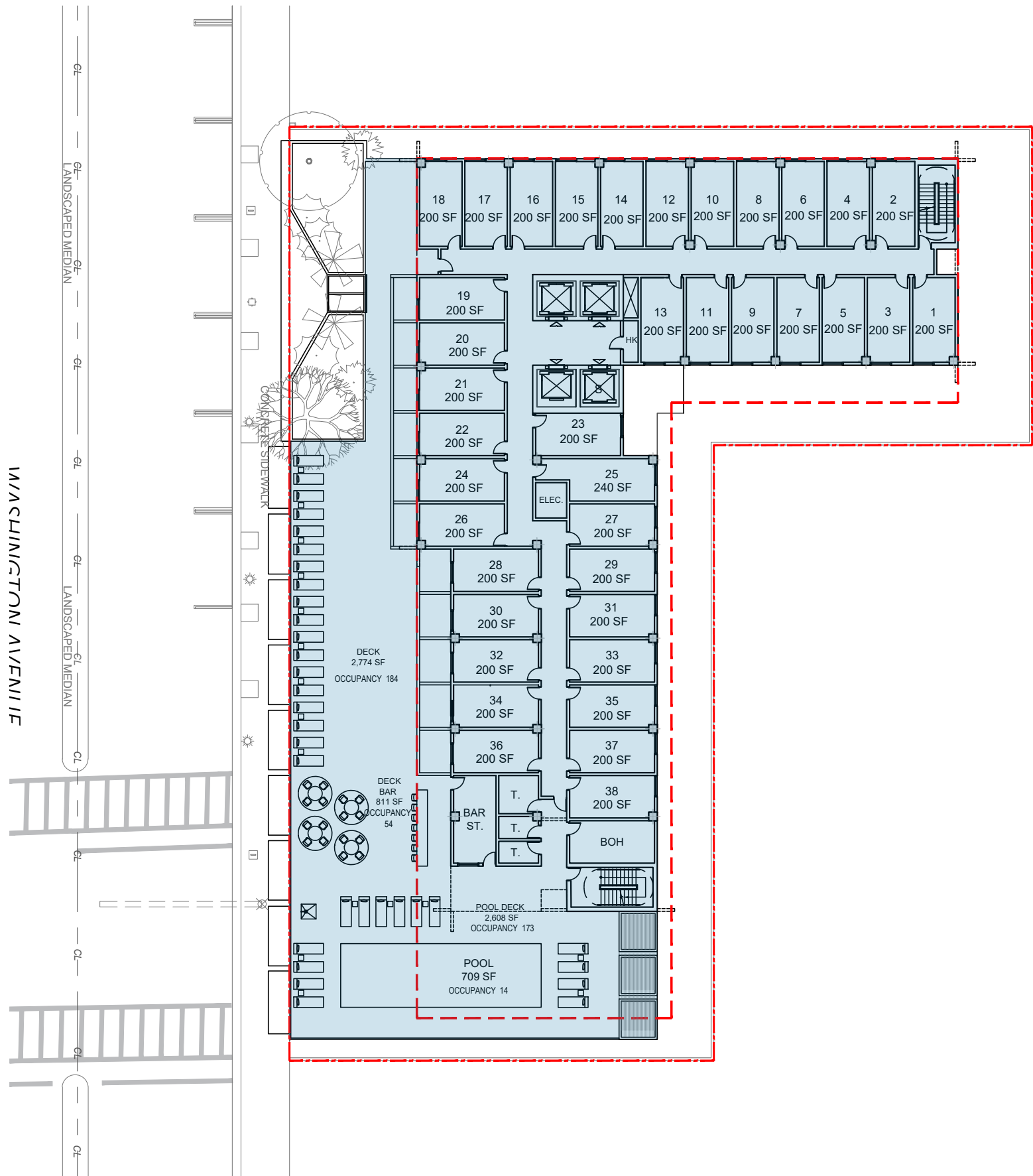
SCALE: 1" = 30'



DATE:  
03/10/2024

**A0-31**

WASHINGTON AVENUE



**KEY PLAN**

**LEGEND**

■ GSF: 20,039 SF

**GSF BY LEVEL**

|                  |                    |
|------------------|--------------------|
| GROUND           | : 23,032 SF        |
| LEVEL 2          | : 20,039 SF        |
| LEVEL 3          | : 12,583 SF        |
| LEVEL 4          | : 12,583 SF        |
| LEVEL 5          | : 12,583 SF        |
| LEVEL 6          | : 12,583 SF        |
| LEVEL 7          | : 13,436 SF        |
| <b>TOTAL GSF</b> | <b>:106,839 SF</b> |

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**GSF DIAGRAM - LEVEL 2**

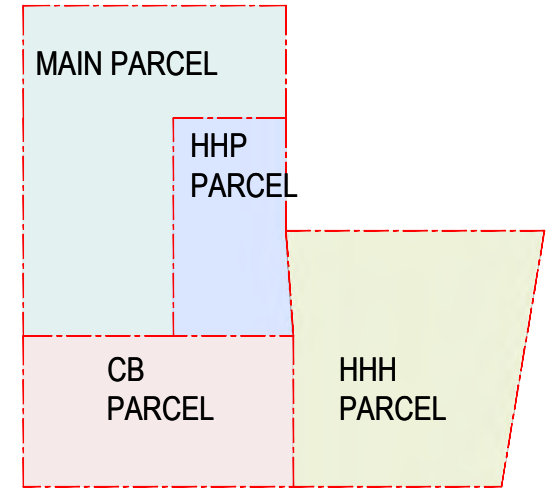
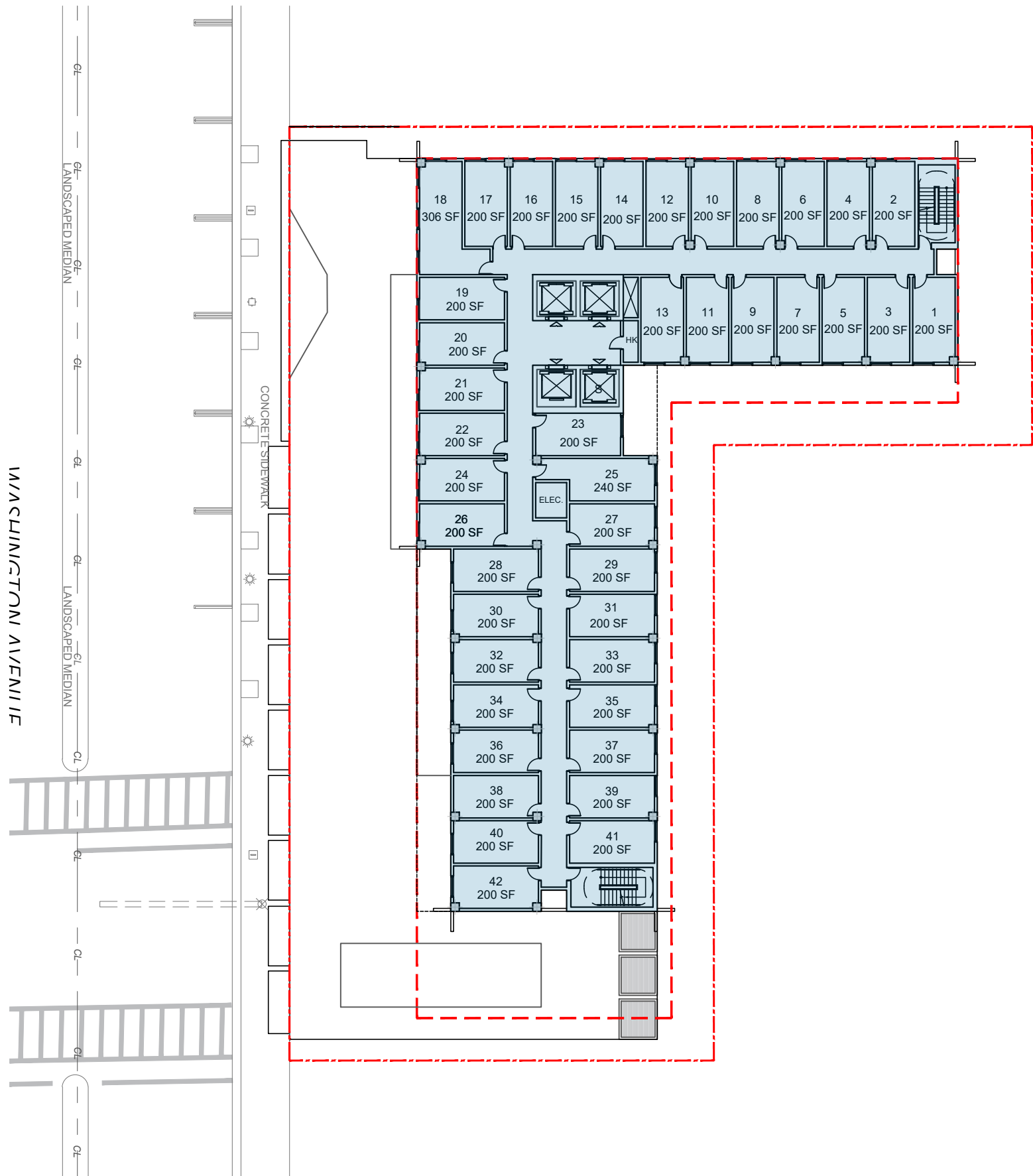


SCALE: 1" = 30'



DATE:  
03/10/2024

**A0-32**



**KEY PLAN**

**LEGEND**

GSF: 12,583 SF

**GSF BY LEVEL**

|                  |                    |
|------------------|--------------------|
| GROUND           | : 23,032 SF        |
| LEVEL 2          | : 20,039 SF        |
| LEVEL 3          | : 12,583 SF        |
| LEVEL 4          | : 12,583 SF        |
| LEVEL 5          | : 12,583 SF        |
| LEVEL 6          | : 12,583 SF        |
| LEVEL 7          | : 13,436 SF        |
| <b>TOTAL GSF</b> | <b>:106,839 SF</b> |

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GSF DIAGRAM - LEVEL 3 TO 6



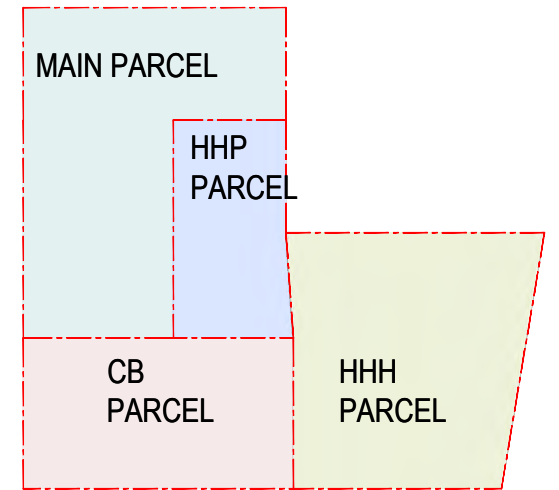
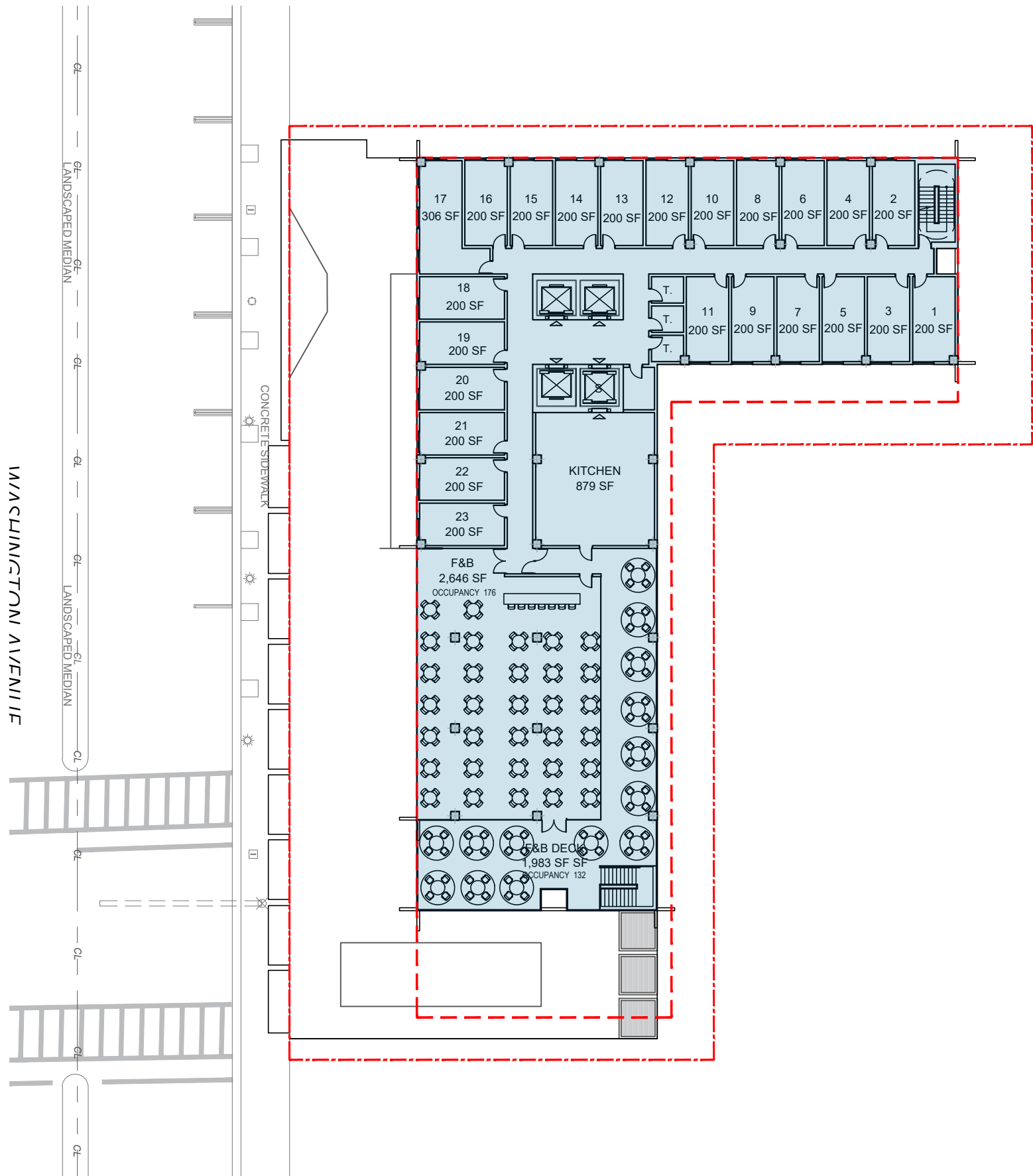
SCALE: 1" = 30'



DATE:  
03/10/2024

**A0-33**

WASHINGTON AVENUE



**KEY PLAN**

**LEGEND**

■ GSF: 13,436 SF

**GSF BY LEVEL**

|                  |                    |
|------------------|--------------------|
| GROUND           | : 23,032 SF        |
| LEVEL 2          | : 20,039 SF        |
| LEVEL 3          | : 12,583 SF        |
| LEVEL 4          | : 12,583 SF        |
| LEVEL 5          | : 12,583 SF        |
| LEVEL 6          | : 12,583 SF        |
| LEVEL 7          | : 13,436 SF        |
| <b>TOTAL GSF</b> | <b>:106,839 SF</b> |

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**GSF DIAGRAM - LEVEL 7**

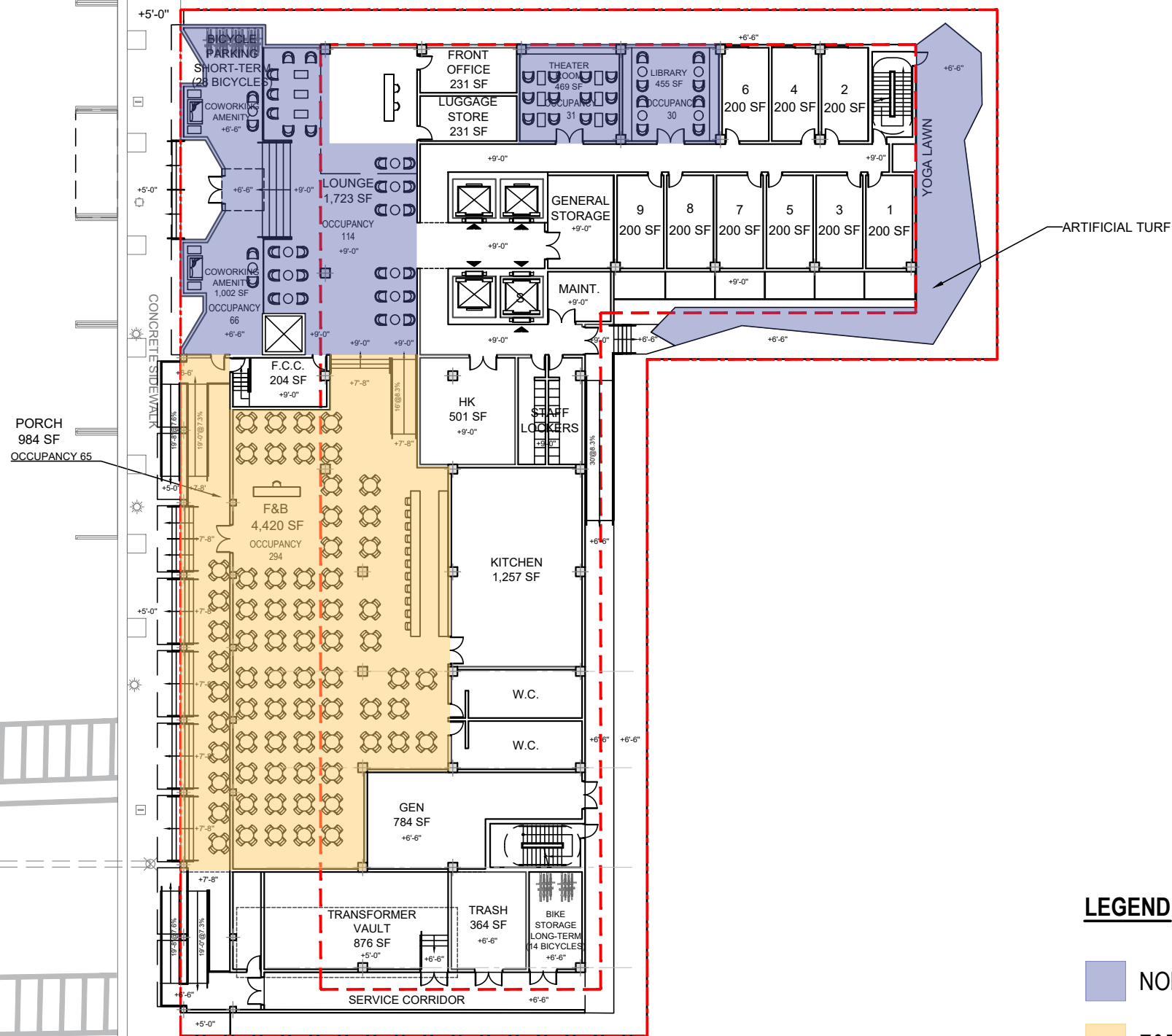


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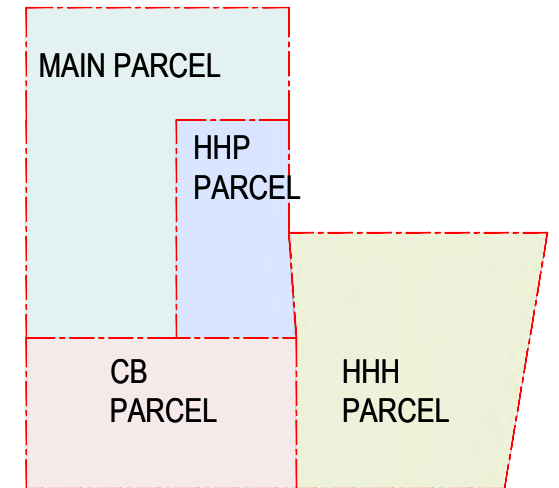
DATE:  
03/10/2024

**A0-34**



**LEGEND**

- NON F&B: 4,740 SF
- F&B: 5,578 SF
- TOTAL: 10,318 SF**

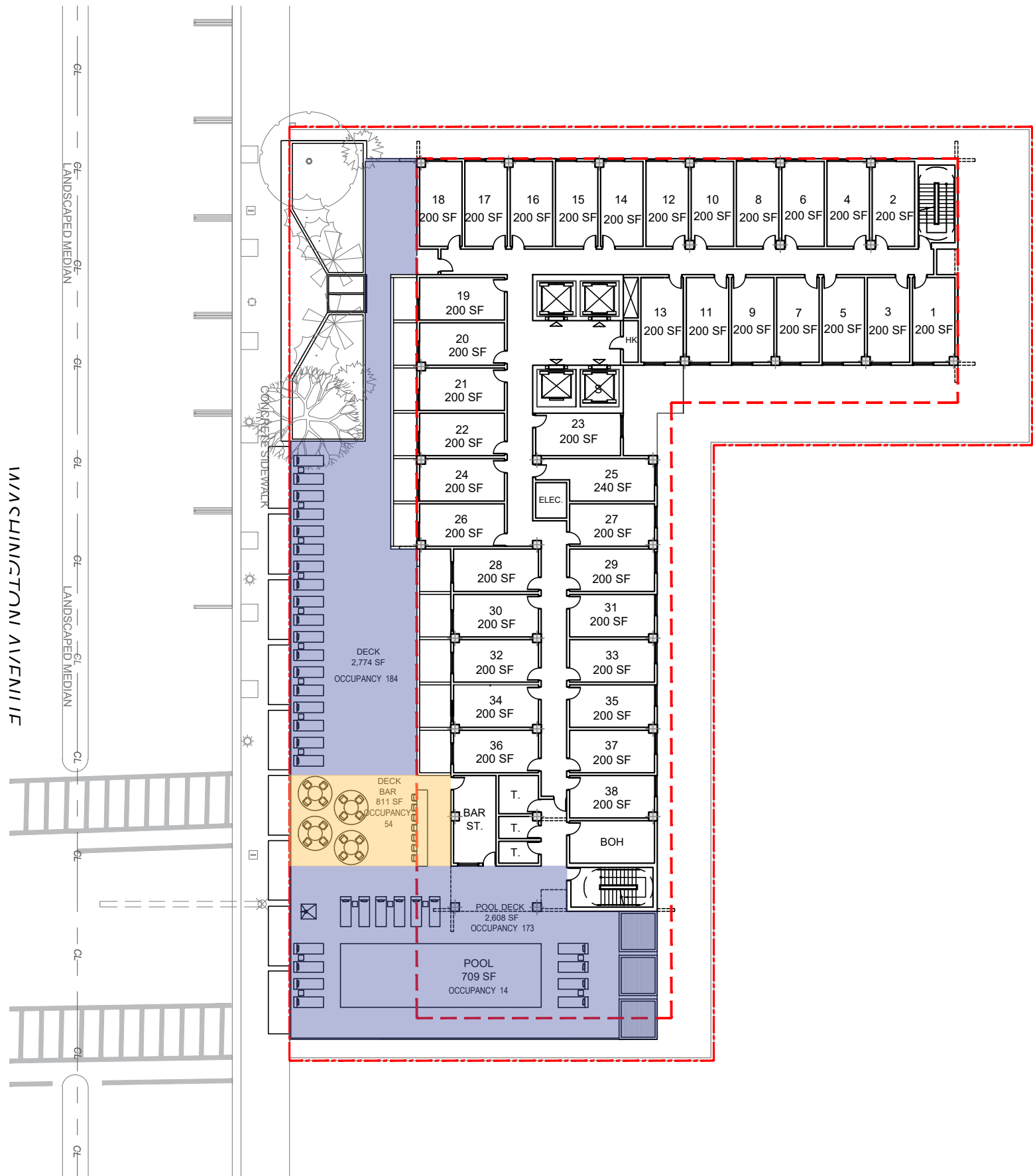


**KEY PLAN**

**TOTAL FIGURES**

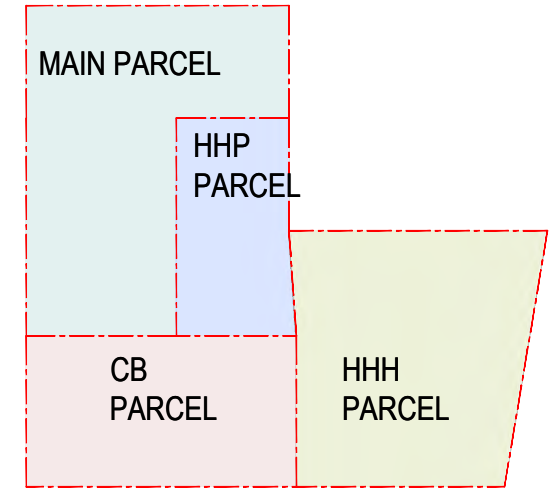
|                       | Non-F&B          | F&B              | Subtotals        |
|-----------------------|------------------|------------------|------------------|
| Ground                | 4,740 SF         | 5,578 SF         | 10,318 SF        |
| Level 2               | 6,091 SF         | 811 SF           | 6,902 SF         |
| Level 7               |                  | 4,629 SF         | 4,629 SF         |
| <b>Total Provided</b> |                  |                  | <b>21,849 SF</b> |
| Total GSF             |                  |                  | 106,839 SF       |
| Required (20% of GSF) |                  |                  | 21,368 SF        |
| 50% from F&B          |                  |                  | 10,684 SF        |
| <b>Total Provided</b> | <b>10,831 SF</b> | <b>10,684 SF</b> | <b>21,515 SF</b> |

WASHINGTON AVENUE



**LEGEND**

- NON F&B: 6,091 SF
- F&B: 811 SF
- TOTAL: 6,902 SF**



**KEY PLAN**

**TOTAL FIGURES**

|                       | Non-F&B          | F&B              | Subtotals        |
|-----------------------|------------------|------------------|------------------|
| Ground                | 4,740 SF         | 5,578 SF         | 10,318 SF        |
| Level 2               | 6,091 SF         | 811 SF           | 6,902 SF         |
| Level 7               |                  | 4,629 SF         | 4,629 SF         |
| <b>Total Provided</b> |                  |                  | <b>21,849 SF</b> |
| Total GSF             |                  |                  | 106,839 SF       |
| Required (20% of GSF) |                  |                  | 21,368 SF        |
| 50% from F&B          |                  |                  | 10,684 SF        |
| <b>Total Provided</b> | <b>10,831 SF</b> | <b>10,684 SF</b> | <b>21,515 SF</b> |

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AMENITY DIAGRAM - LEVEL 2



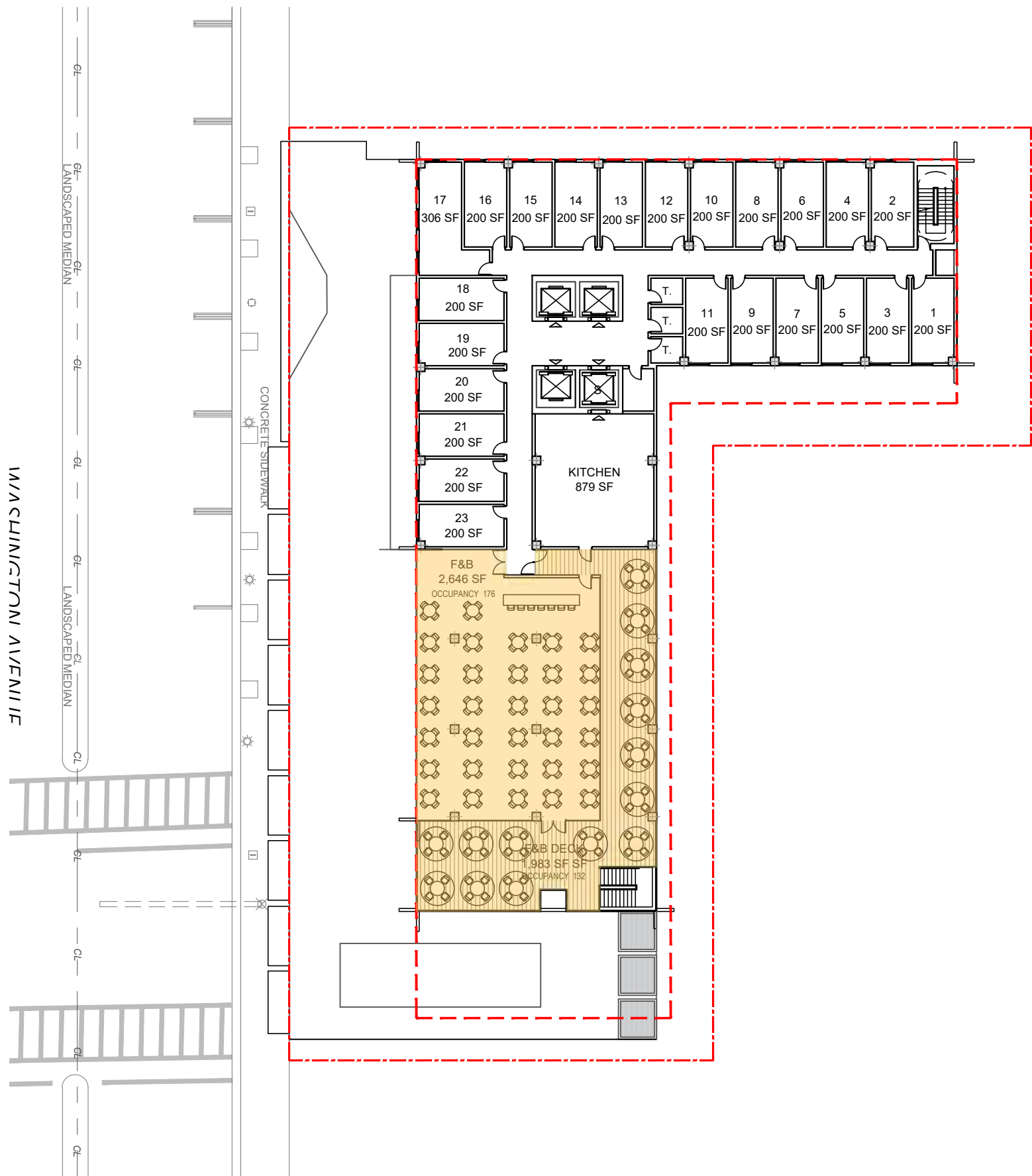
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DATE:  
03/10/2024

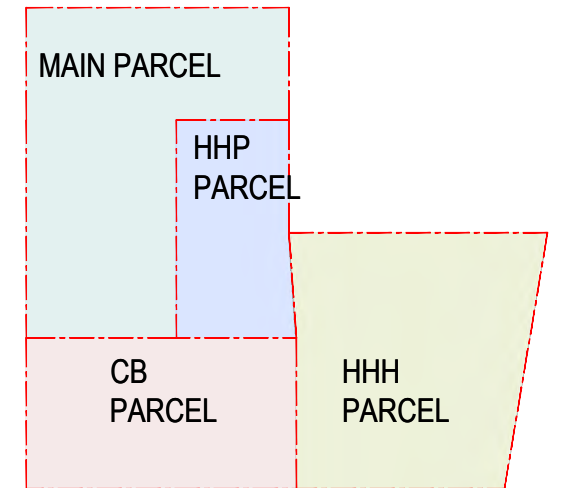
**A0-36**

WASHINGTON AVENUE



**LEGEND**

F&B 4,629 SF  
**TOTAL: 4,629 SF**



**KEY PLAN**

**TOTAL FIGURES**

|                       | Non-F&B          | F&B              | Subtotals        |
|-----------------------|------------------|------------------|------------------|
| Ground                | 4,740 SF         | 5,578 SF         | 10,318 SF        |
| Level 2               | 6,091 SF         | 811 SF           | 6,902 SF         |
| Level 7               |                  | 4,629 SF         | 4,629 SF         |
| <b>Total Provided</b> |                  |                  | <b>21,849 SF</b> |
| Total GSF             |                  |                  | 106,839 SF       |
| Required (20% of GSF) |                  |                  | 21,368 SF        |
| 50% from F&B          |                  |                  | 10,684 SF        |
| <b>Total Provided</b> | <b>10,831 SF</b> | <b>10,684 SF</b> | <b>21,515 SF</b> |

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AMENITY DIAGRAM - LEVEL 7

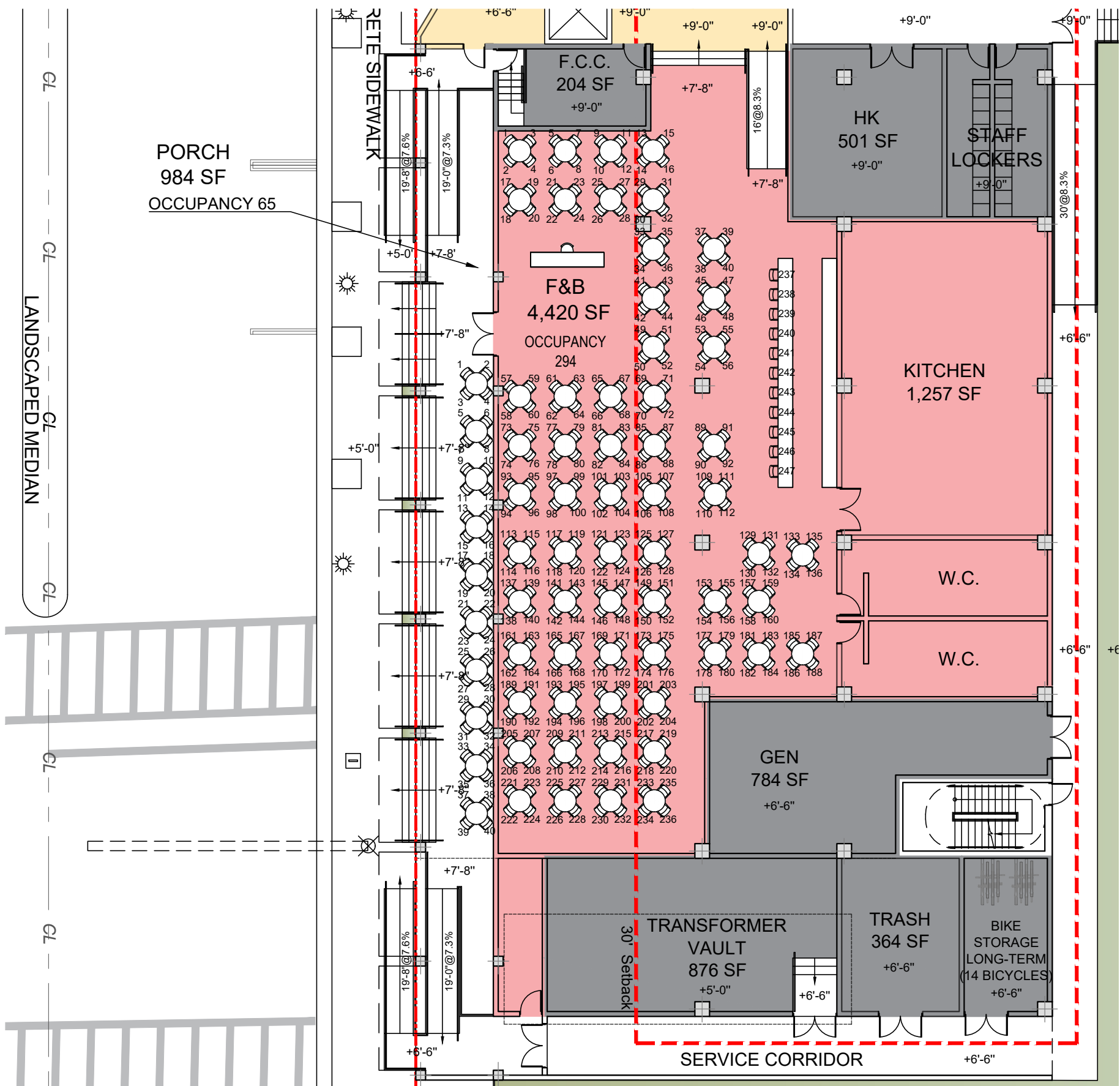


SCALE: 1" = 30'



DATE:  
03/10/2024

**A0-37**



**F&B GROUND FLOOR**

**OCCUPANCY COUNT**

|              |            |
|--------------|------------|
| F&B          | 294        |
| PORCH        | 65         |
| <b>TOTAL</b> | <b>359</b> |

\*BASED ON CODE OCCUPANCY PER SF

**SEATING COUNT**

|                        |            |
|------------------------|------------|
| F&B (interior seats)   | 247        |
| PORCH (exterior seats) | 40         |
| <b>TOTAL</b>           | <b>287</b> |



LOT 17  
BLOCK 57

**LOBBY GROUND FLOOR**

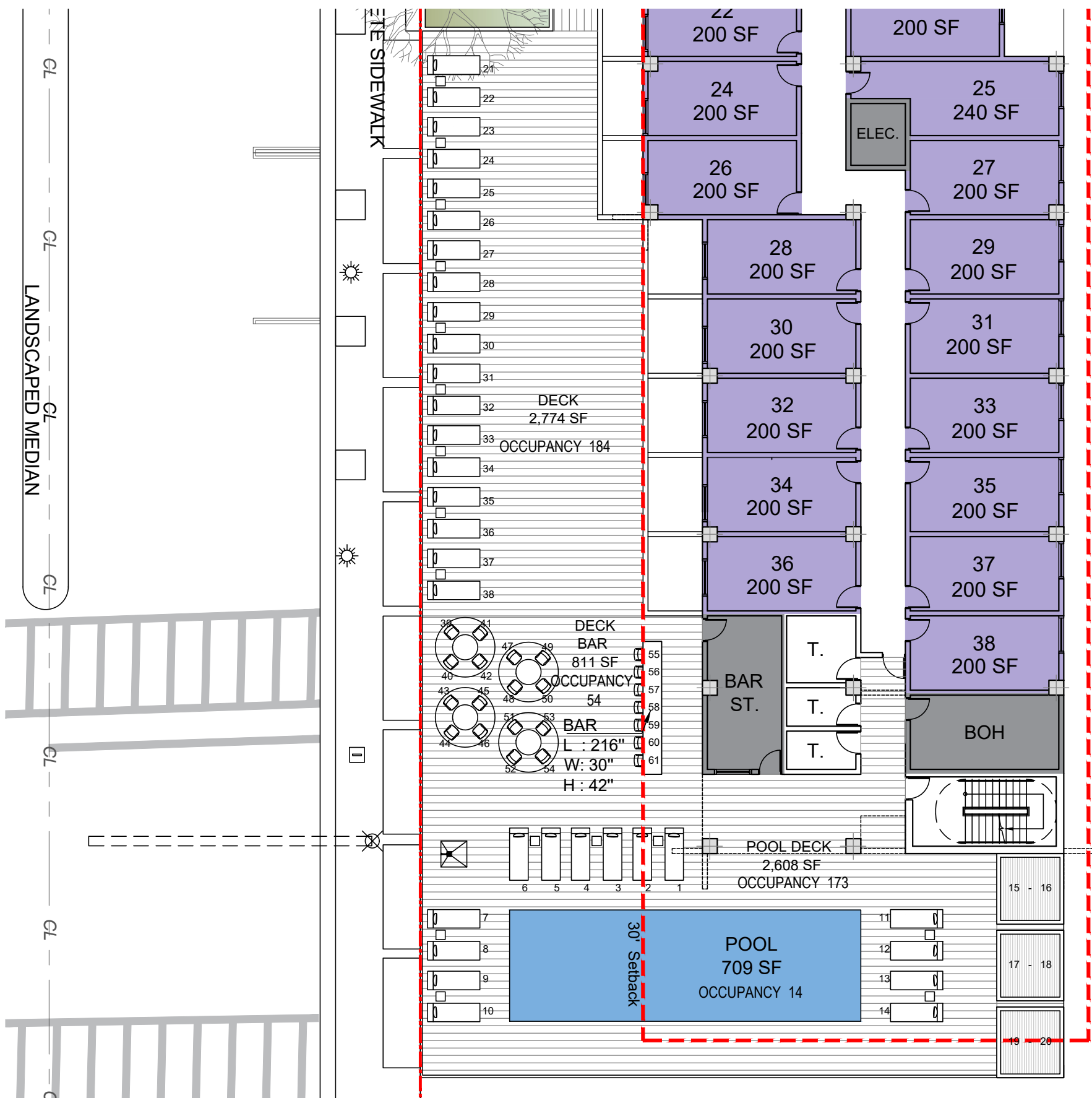
**OCCUPANCY COUNT**

|              |            |
|--------------|------------|
| COWORKING    | 66         |
| LOUNGE       | 114        |
| THEATER ROOM | 31         |
| LIBRARY      | 30         |
| <b>TOTAL</b> | <b>241</b> |

\*BASED ON CODE OCCUPANCY PER SF

**SEATING COUNT**

|              |           |
|--------------|-----------|
| COWORKING    | 8         |
| LOUNGE       | 25        |
| THEATER ROOM | 12        |
| LIBRARY      | 8         |
| <b>TOTAL</b> | <b>53</b> |



**LEVEL 02**

**OCCUPANCY COUNT**

|           |                  |
|-----------|------------------|
| F&B DECK  | 54               |
| POOL DECK | 173              |
| DECK      | 184              |
| POOL      | 14               |
| CABANAS   | 6 (2 PER CABANA) |

**TOTAL 431**

\*BASED ON CODE OCCUPANCY PER SF

**SEATING COUNT**

|           |                  |
|-----------|------------------|
| F&B DECK  | 23               |
| POOL DECK | 32               |
| POOL      | 0                |
| CABANAS   | 6 (2 PER CABANA) |

**TOTAL (exterior seats) 61**

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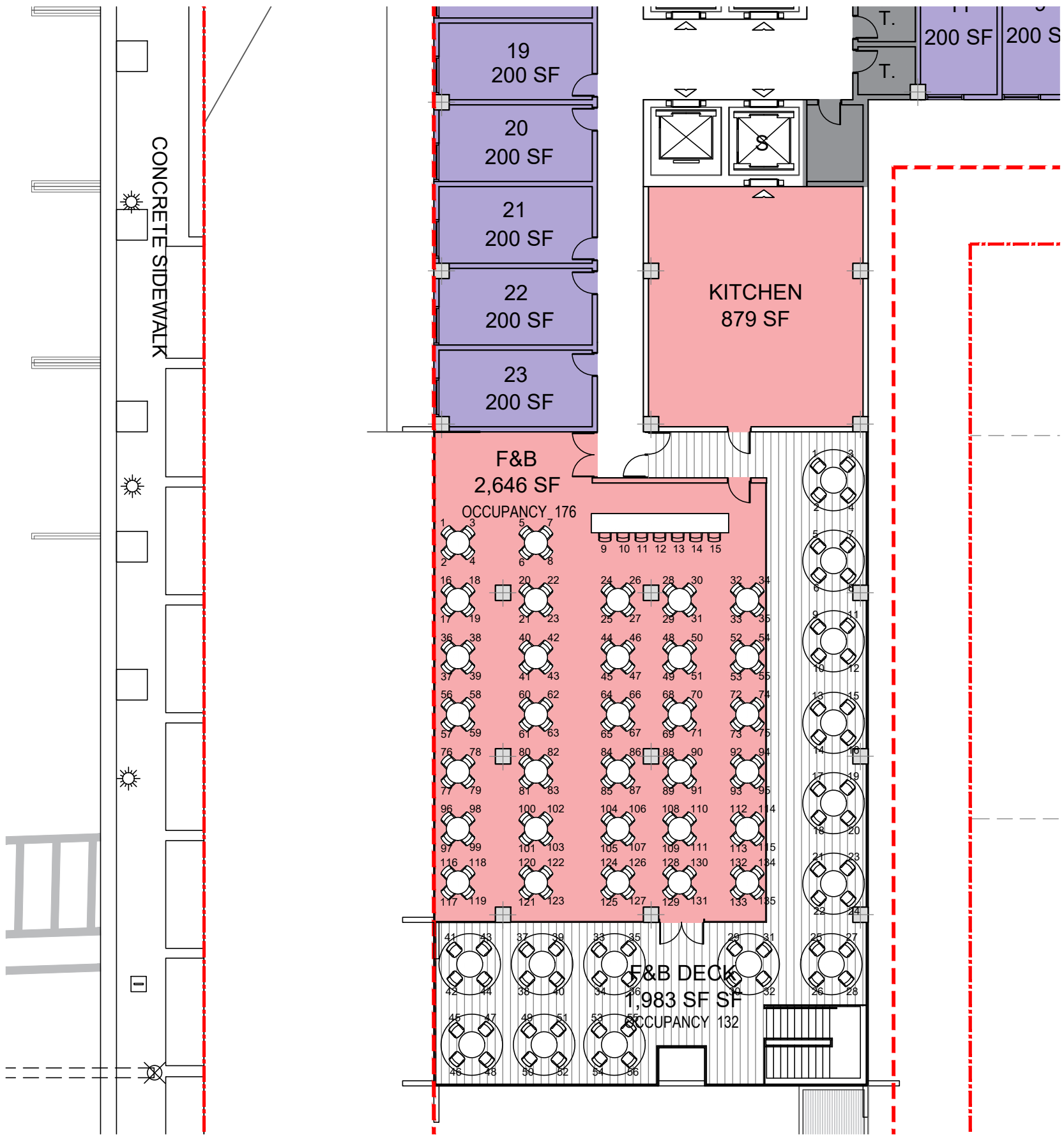
SEATING DIAGRAM - LEVEL 2



SCALE: 1/16" = 1'

DATE:  
03/10/2024

**A0-40**



**LEVEL 07**

**OCCUPANCY COUNT**

|              |            |
|--------------|------------|
| F&B          | 176        |
| F&B DECK     | 132        |
| <b>TOTAL</b> | <b>308</b> |

\*BASED ON CODE OCCUPANCY PER SF

**SEATING COUNT**

|                           |            |
|---------------------------|------------|
| F&B (interior seats)      | 135        |
| F&B DECK (exterior seats) | 56         |
| <b>TOTAL</b>              | <b>191</b> |

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SEATING DIAGRAM - LEVEL 7

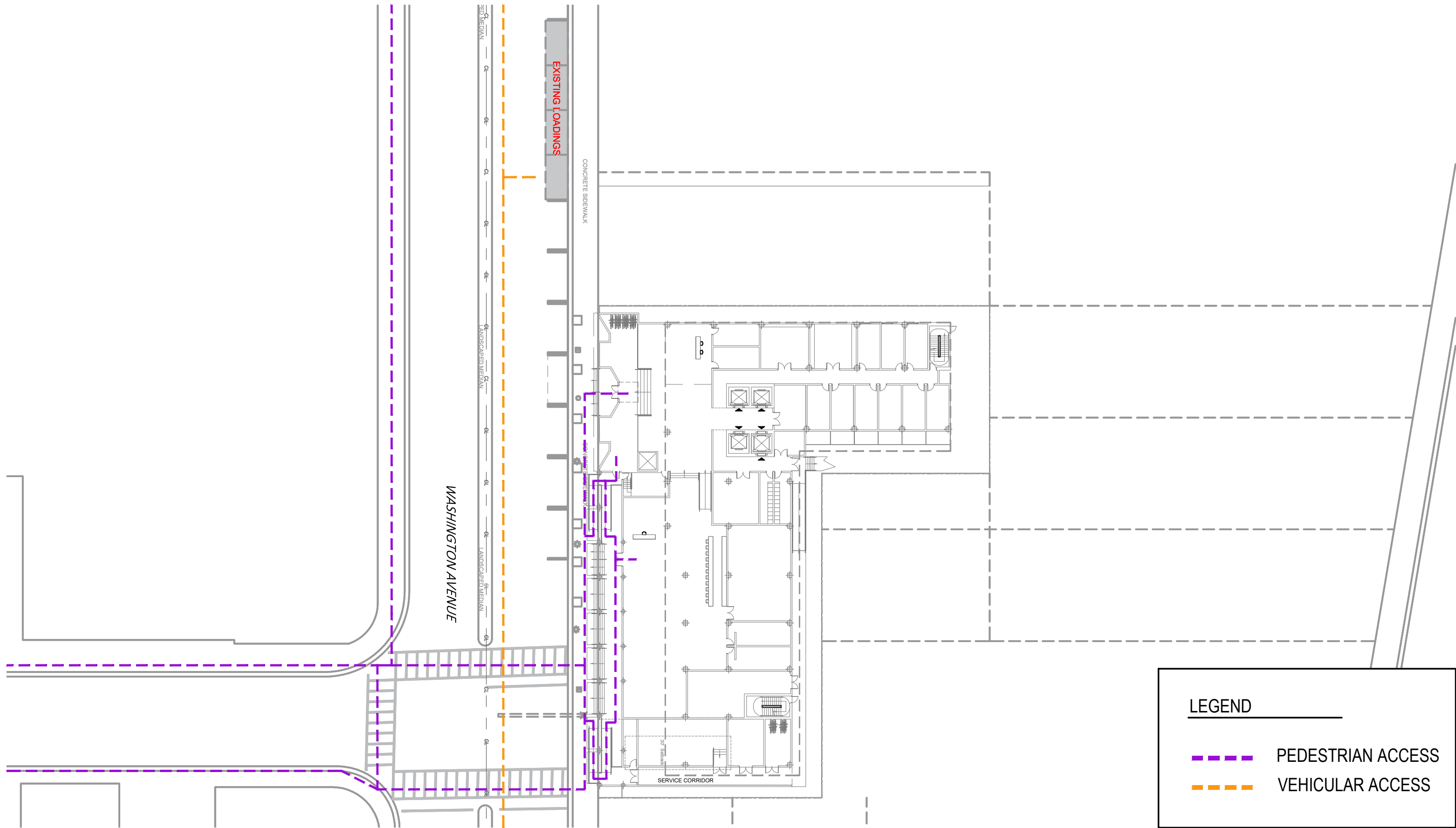


SCALE: 1/16" = 1'

DATE:  
03/10/2024

**A0-41**





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MIAMI BEACH, FL, 33139

**ACCESS DIAGRAM**

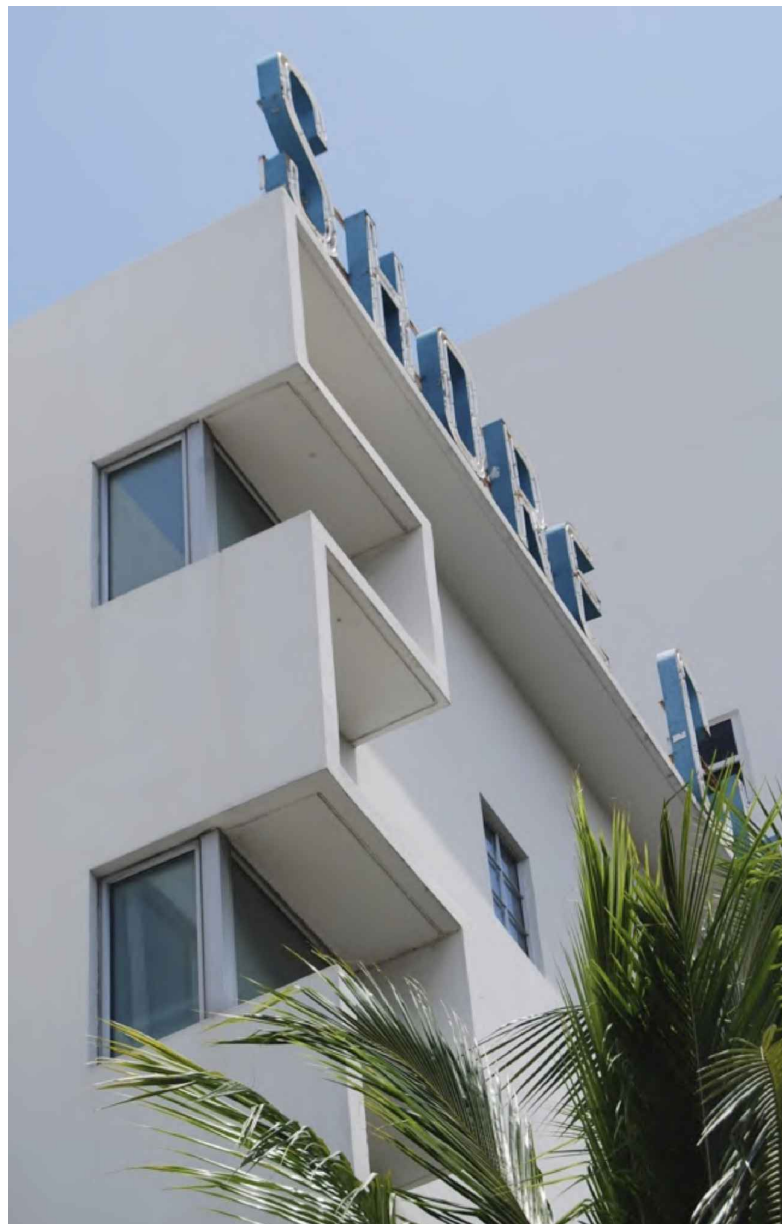


SCALE: 1/40" = 1'



DATE:  
03/10/2024

**A0-43**



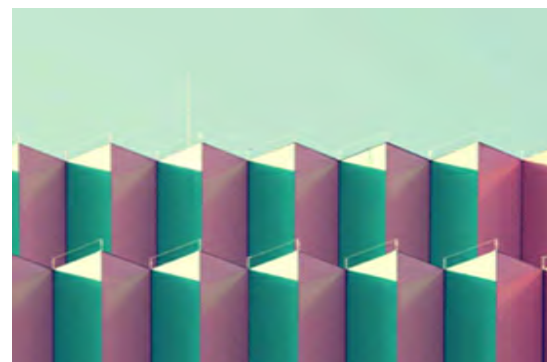
Albert Anis - Architectural ornamentation and movement of the facade.



Proposed rendering - Architectural ornamentation and movement of the facade.



AT MIAMI BEACH, this new commercial building, containing nine store units, has just been completed at 15th st. and Washington ave. for Daniel I. Taradash. Constructed by the Leifer Construction Co. from plans drawn by Architect Albert Anis, the building fronts 140 feet on Washington ave. and extends 80 feet in depth. Management of the building is by Taradash Properties, 927 Lincoln rd.



Geometric Pattern.



Albert Anis - Architectural ornamentation and movement of the facade.



Geometric Pattern.

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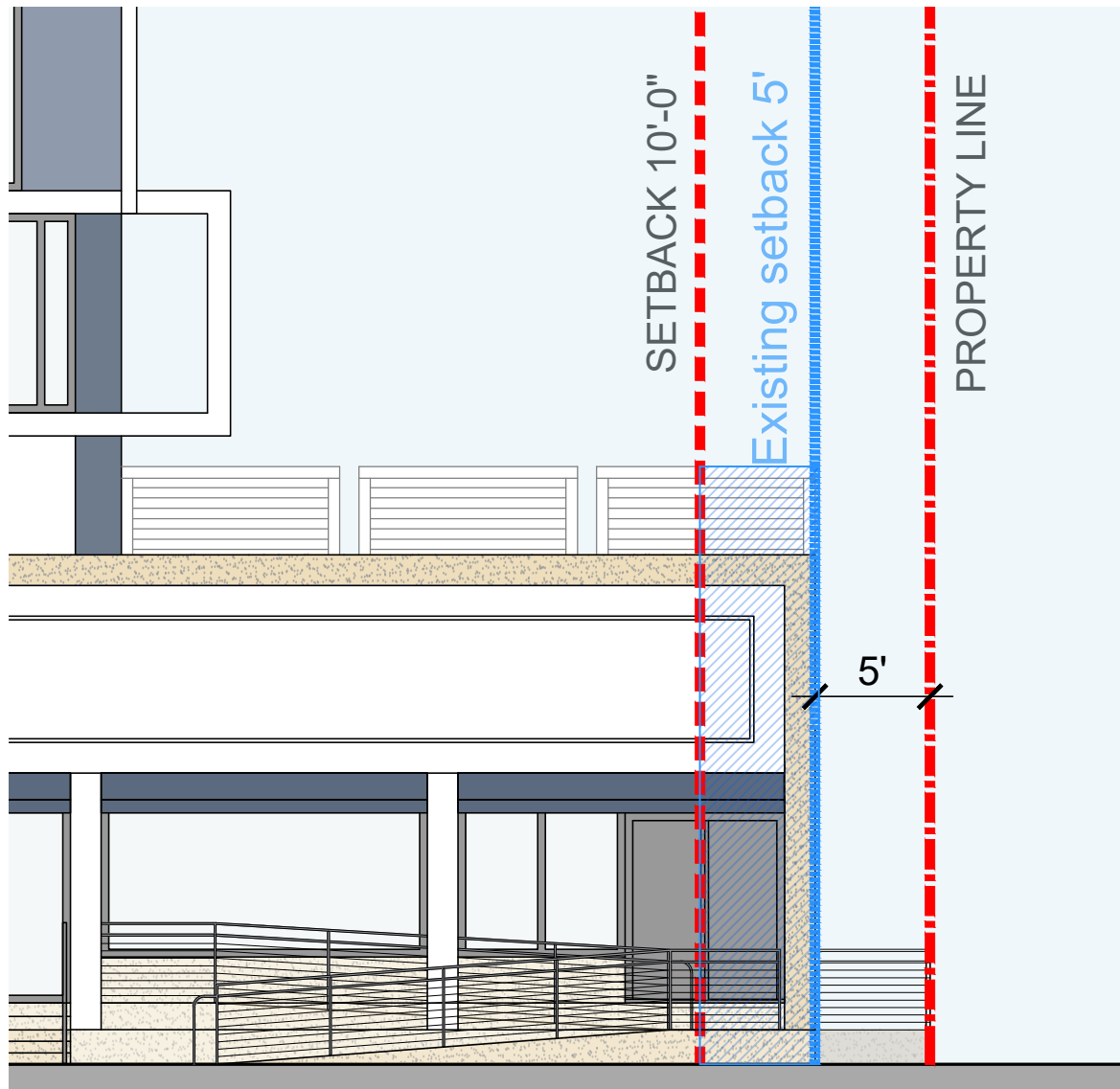


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MIAMI BEACH, FL, 33139

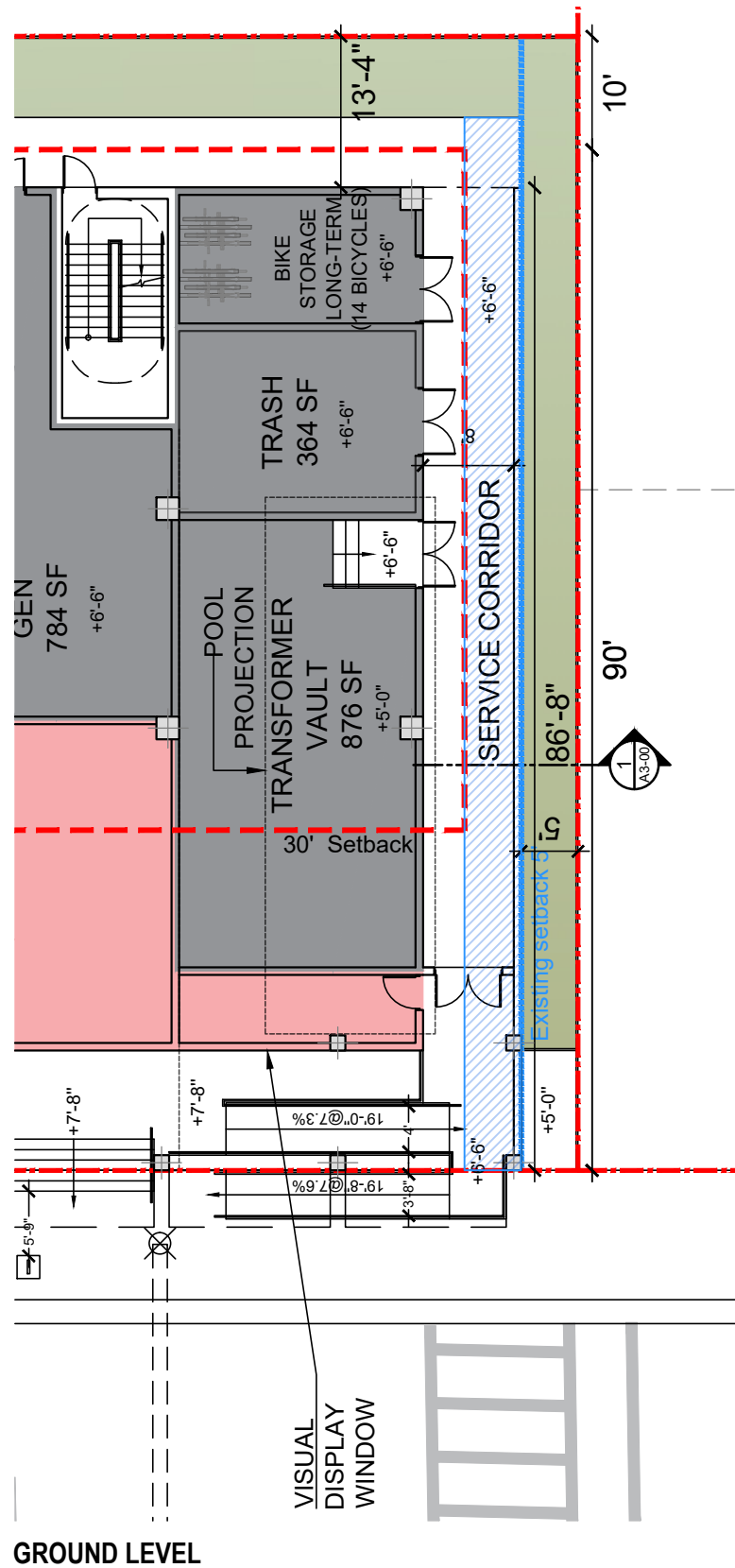
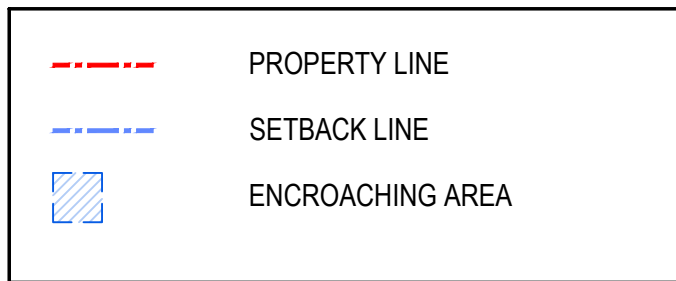
INSPIRATIONAL DIAGRAM

DATE:  
03/10/2024

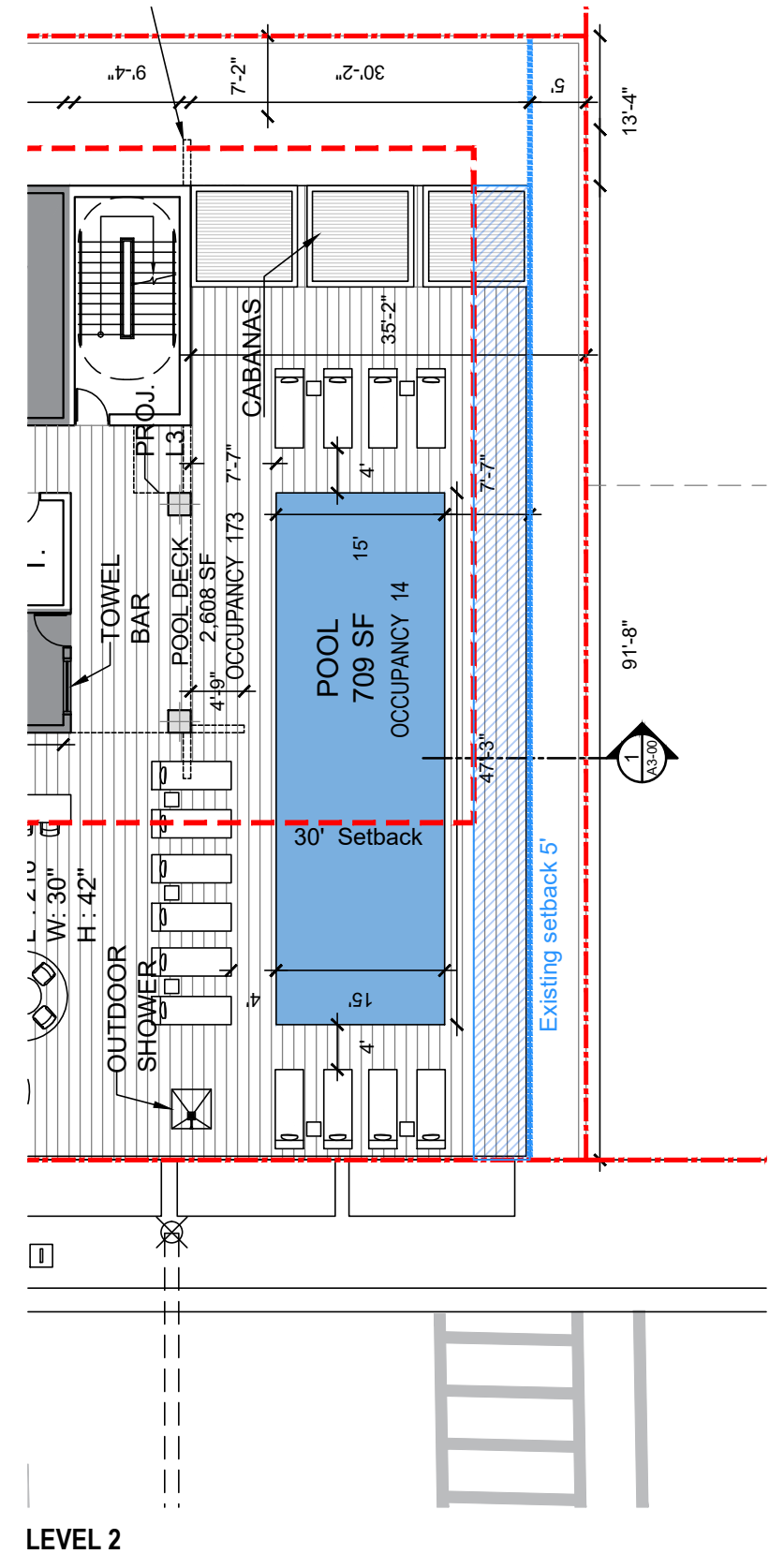
A0-44



**LEGEND**



GROUND LEVEL



LEVEL 2

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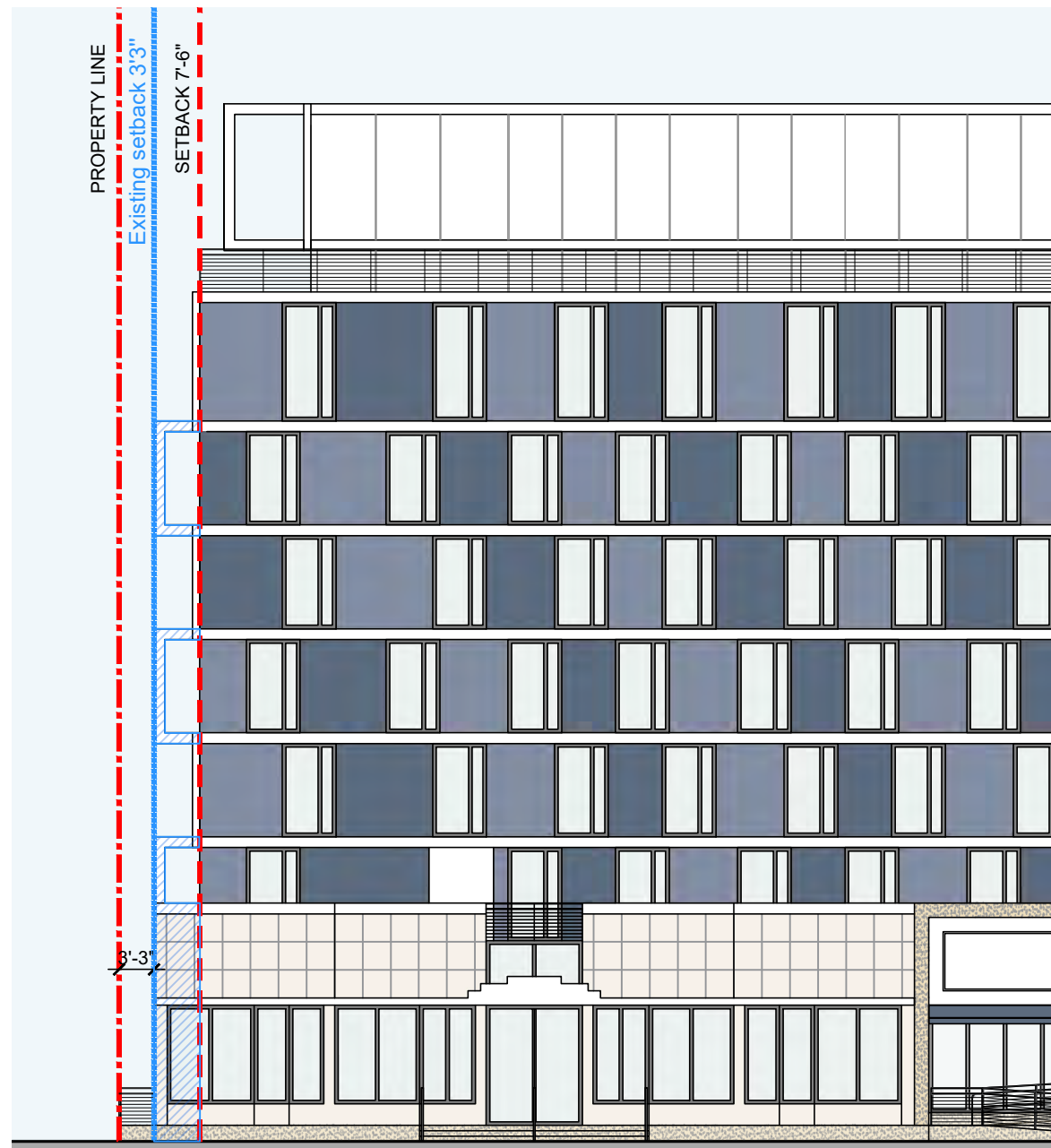
**SOUTH SETBACK DIAGRAM**



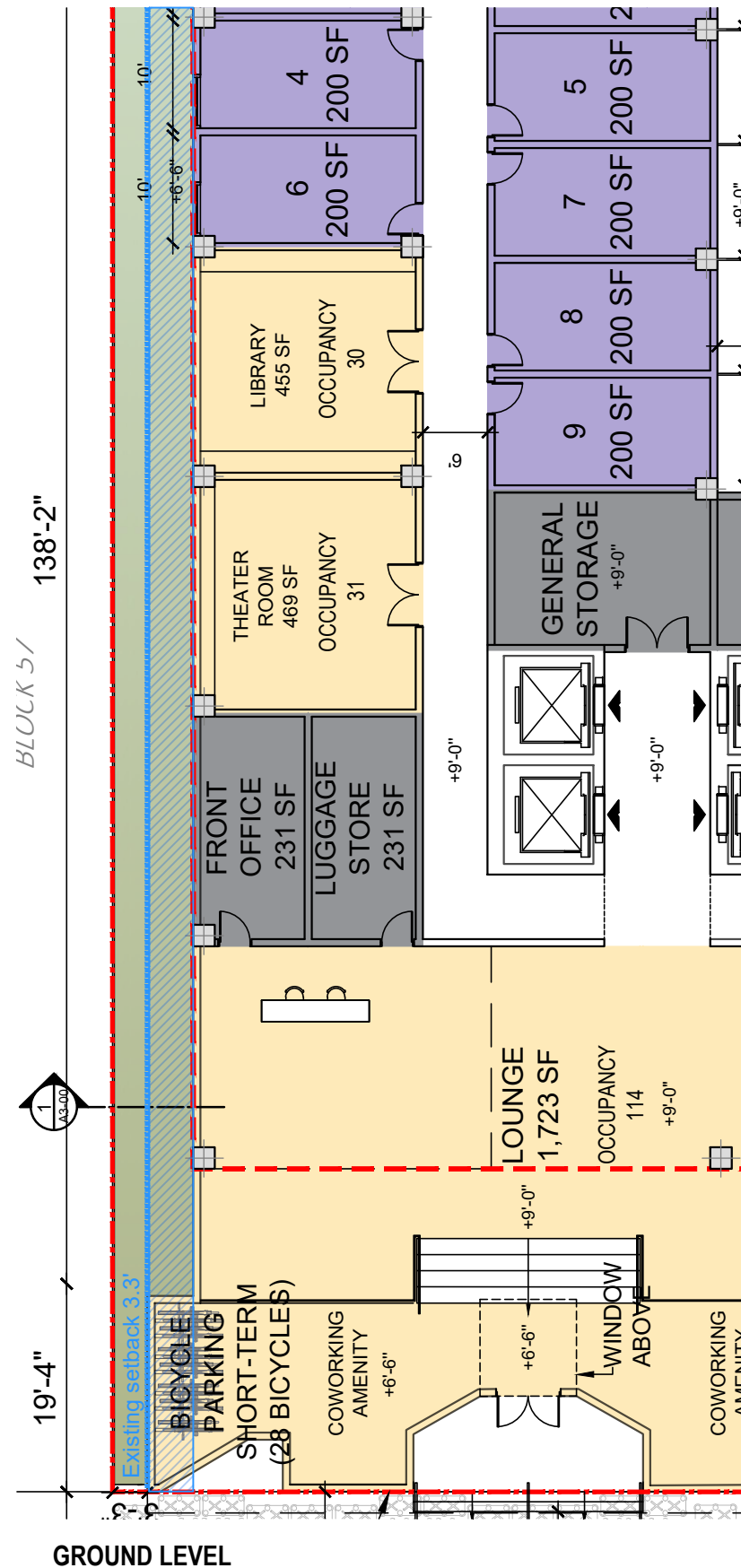
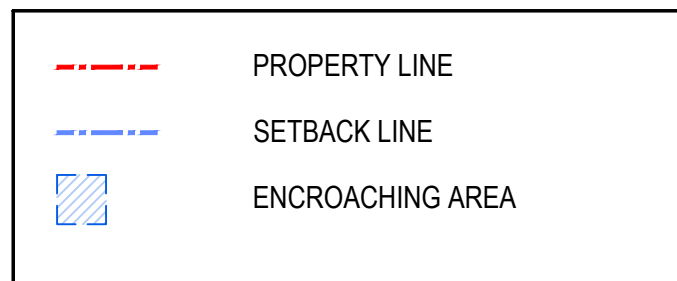
SCALE: 1/16" = 1'

DATE:  
03/10/2024

**A0-45**



**LEGEND**



GROUND LEVEL



TYPICAL LEVEL

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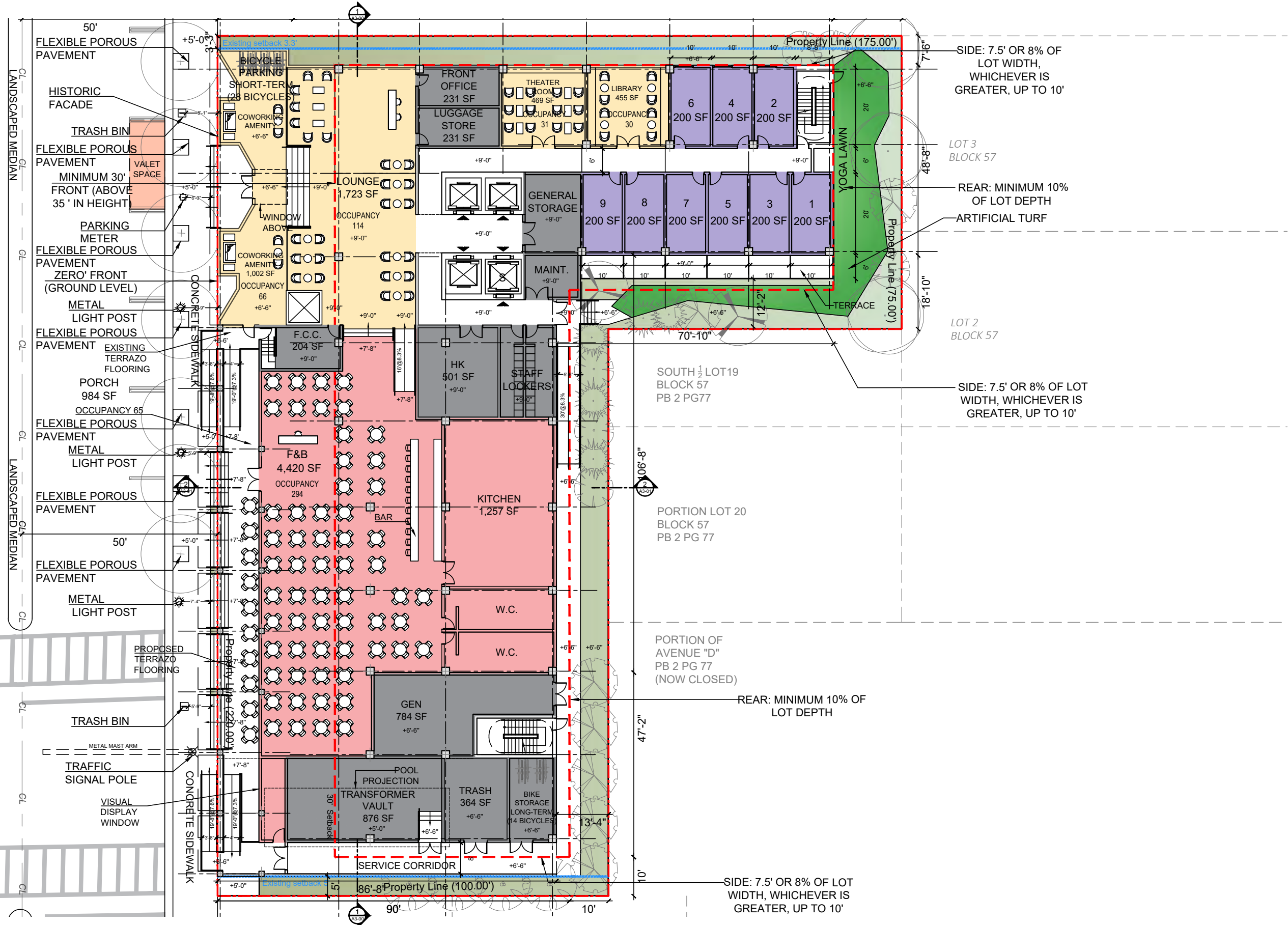
**NORTH VARIANCE DIAGRAM**



SCALE: 1/16" = 1'

DATE:  
03/10/2024

**A0-46**



WASHINGTON AVENUE

SIDE: 7.5' OR 8% OF LOT WIDTH, WHICHEVER IS GREATER, UP TO 10'

LOT 3 BLOCK 57

REAR: MINIMUM 10% OF LOT DEPTH  
ARTIFICIAL TURF

LOT 2 BLOCK 57

SIDE: 7.5' OR 8% OF LOT WIDTH, WHICHEVER IS GREATER, UP TO 10'

SOUTH 1/2 LOT 19 BLOCK 57 PB 2 PG 77

PORTION LOT 20 BLOCK 57 PB 2 PG 77

PORTION OF AVENUE "D" PB 2 PG 77 (NOW CLOSED)

REAR: MINIMUM 10% OF LOT DEPTH

SIDE: 7.5' OR 8% OF LOT WIDTH, WHICHEVER IS GREATER, UP TO 10'

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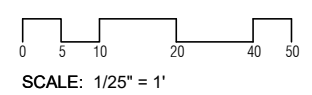
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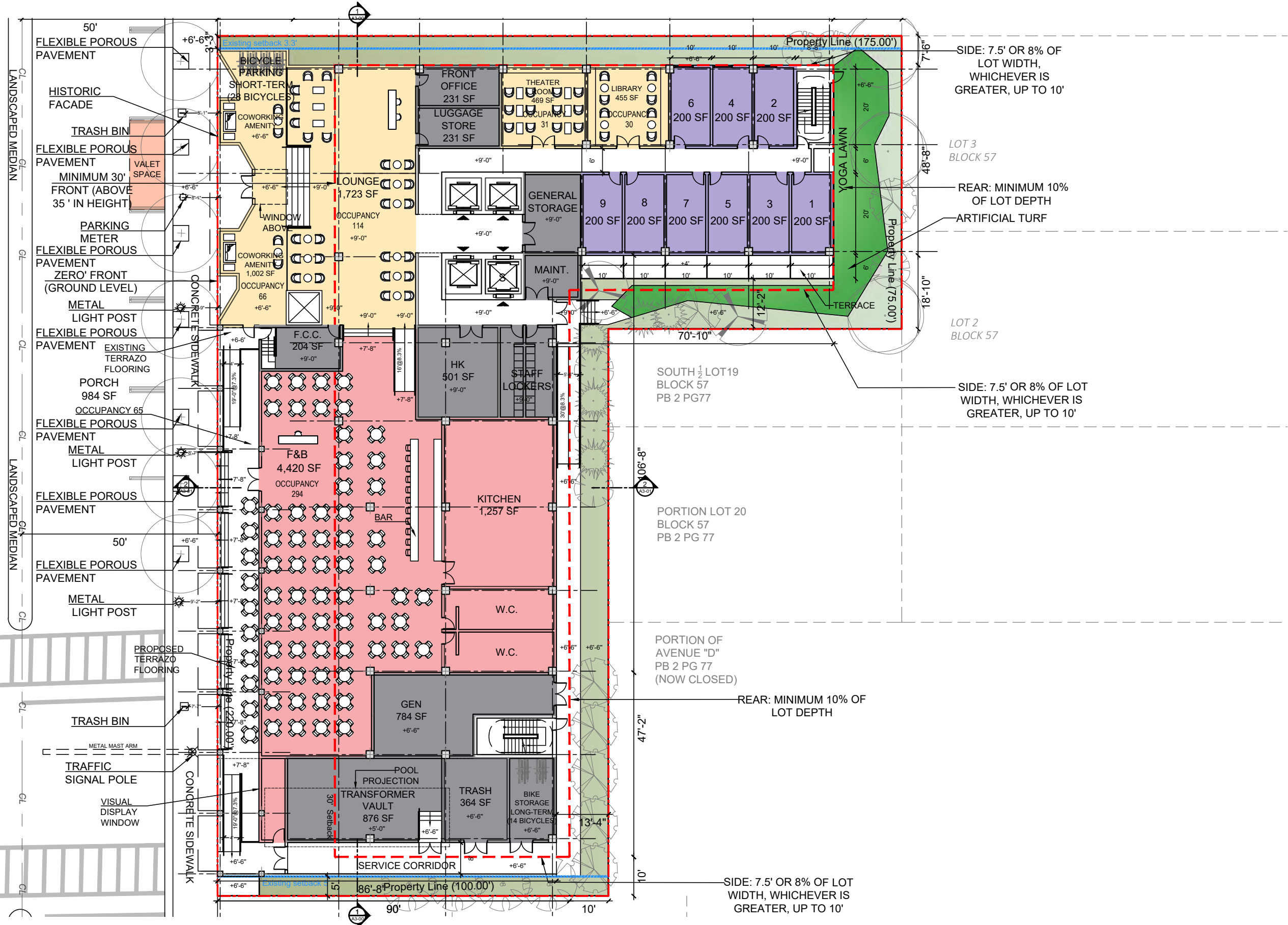
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GROUND LEVEL  
(CURRENT R.O.W. CONDITION)



DATE:  
03/10/2024

**A1-00a**



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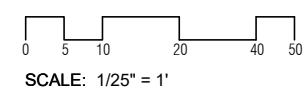
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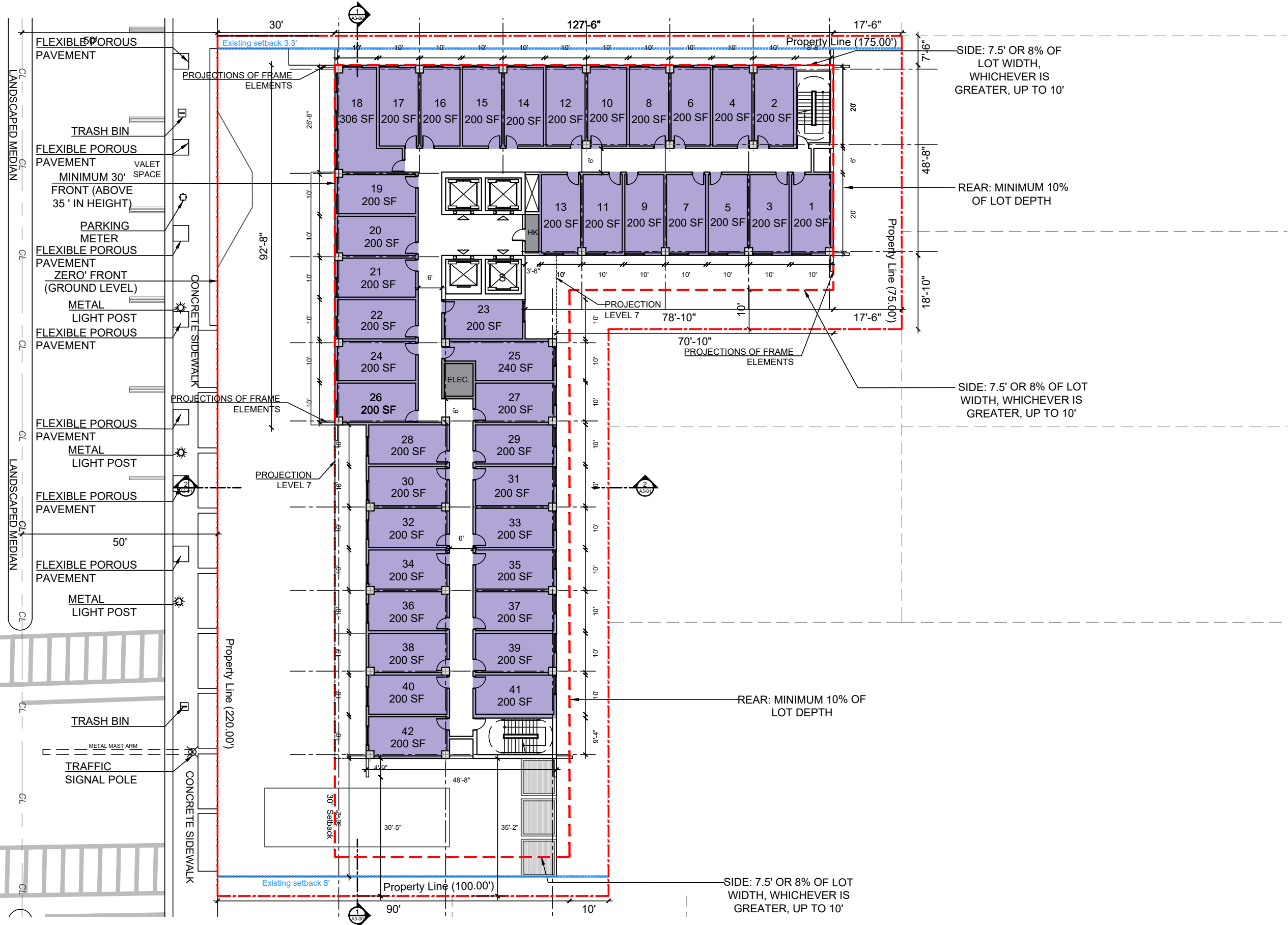
GROUND LEVEL  
 (FUTURE R.O.W. CONDITION)



DATE:  
 03/10/2024

**A1-00b**





**ARQUITECTONICA**

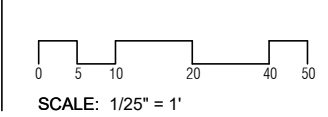
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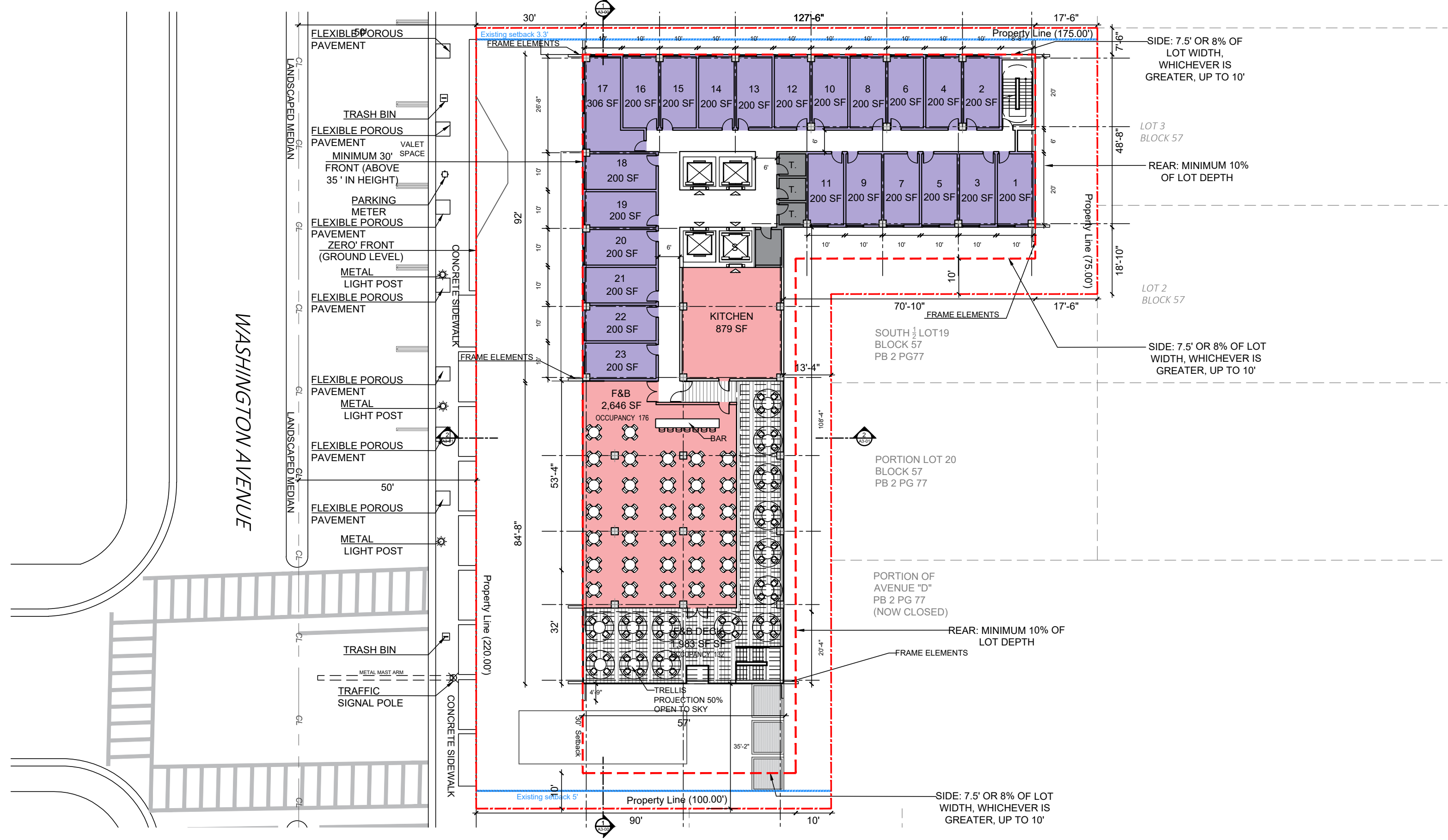
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TYPICAL LEVEL 3 - 6



DATE:  
03/10/2024

**A1-02**



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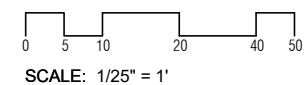
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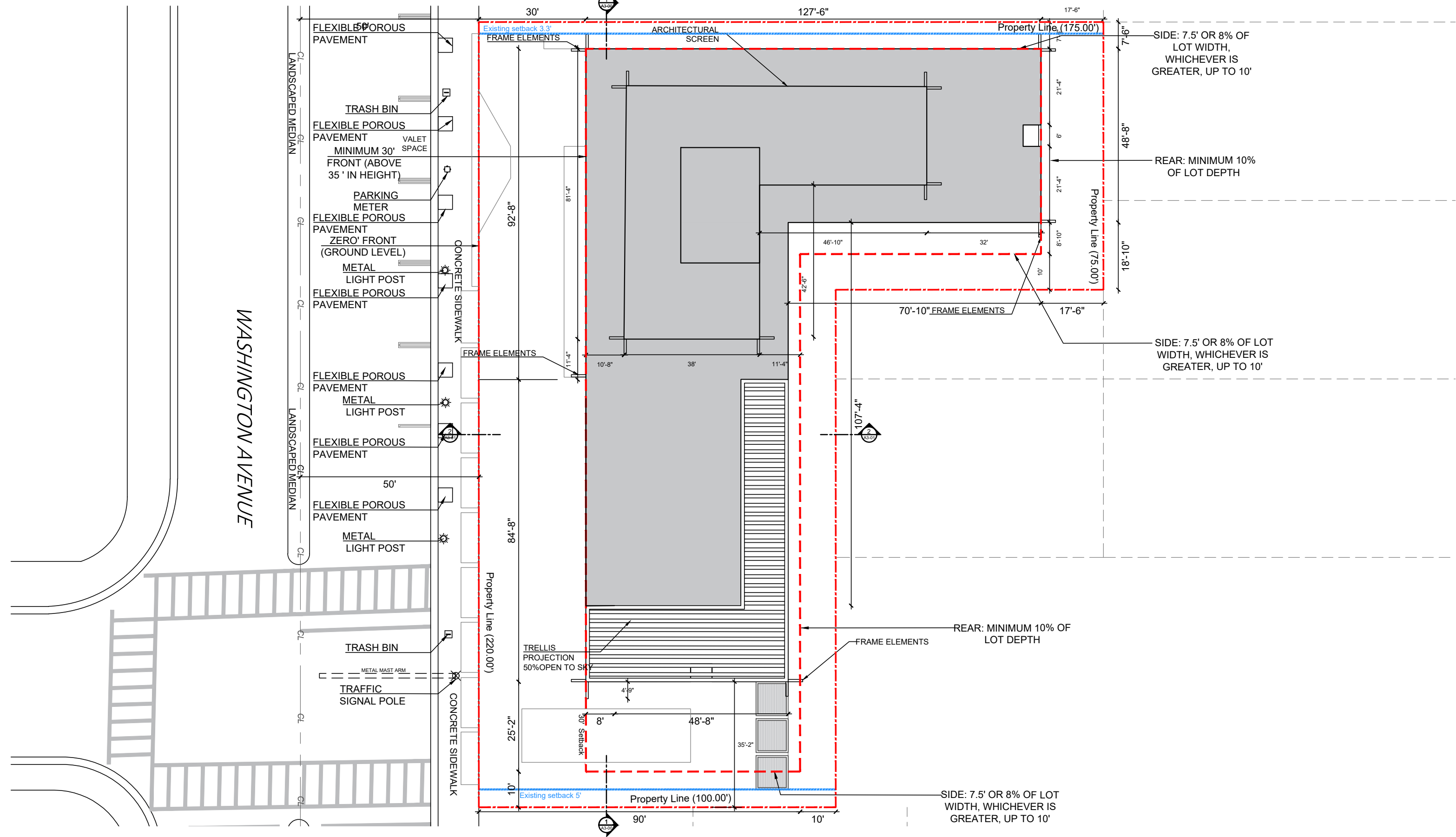
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LEVEL 7



DATE:  
 03/10/2024

**A1-03**



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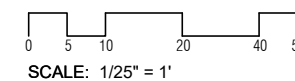
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T. O ROOF TOP



DATE:  
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**A1-04**