

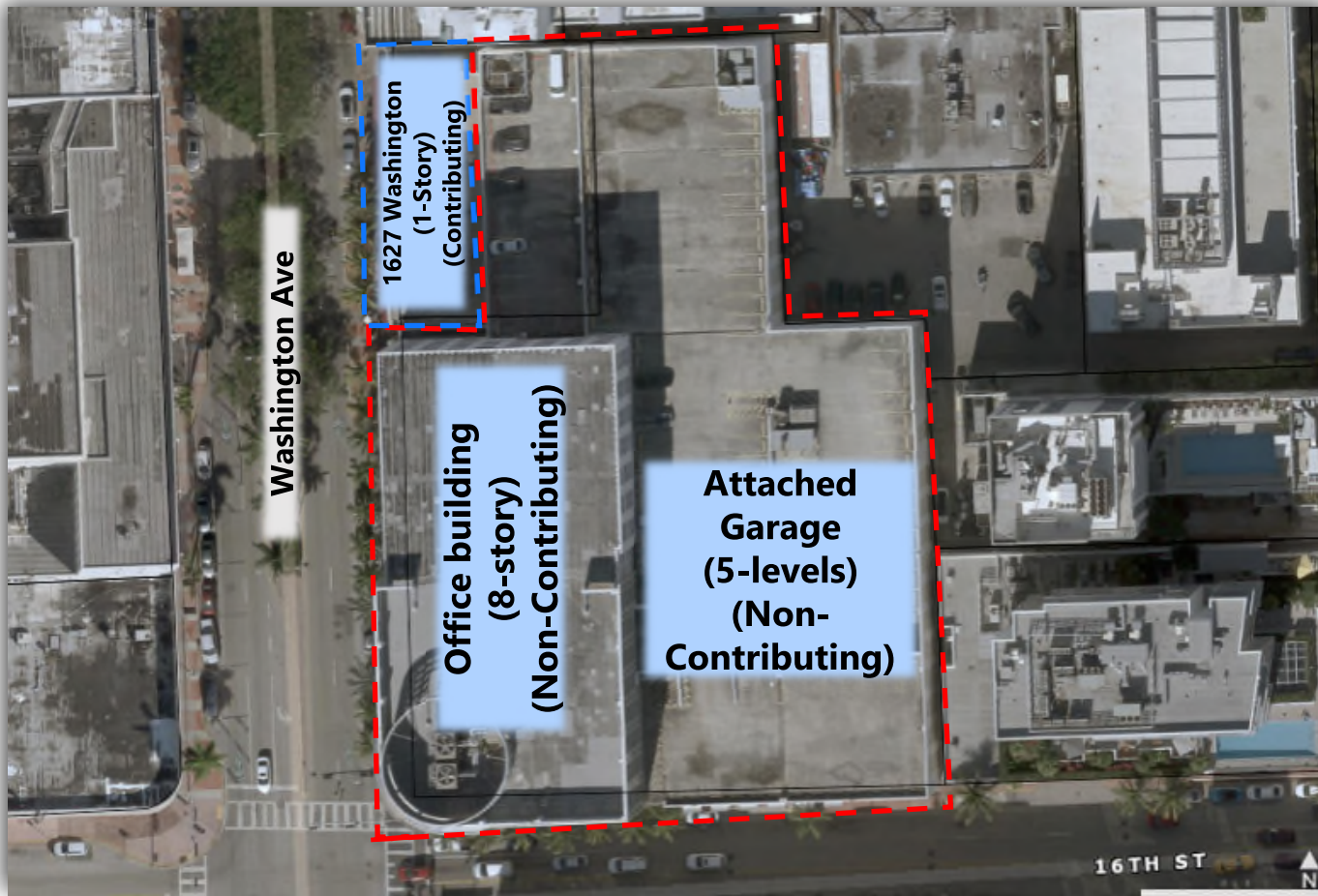
HPB23-0588: 1601 – 1627 Washington Avenue

Le Royale



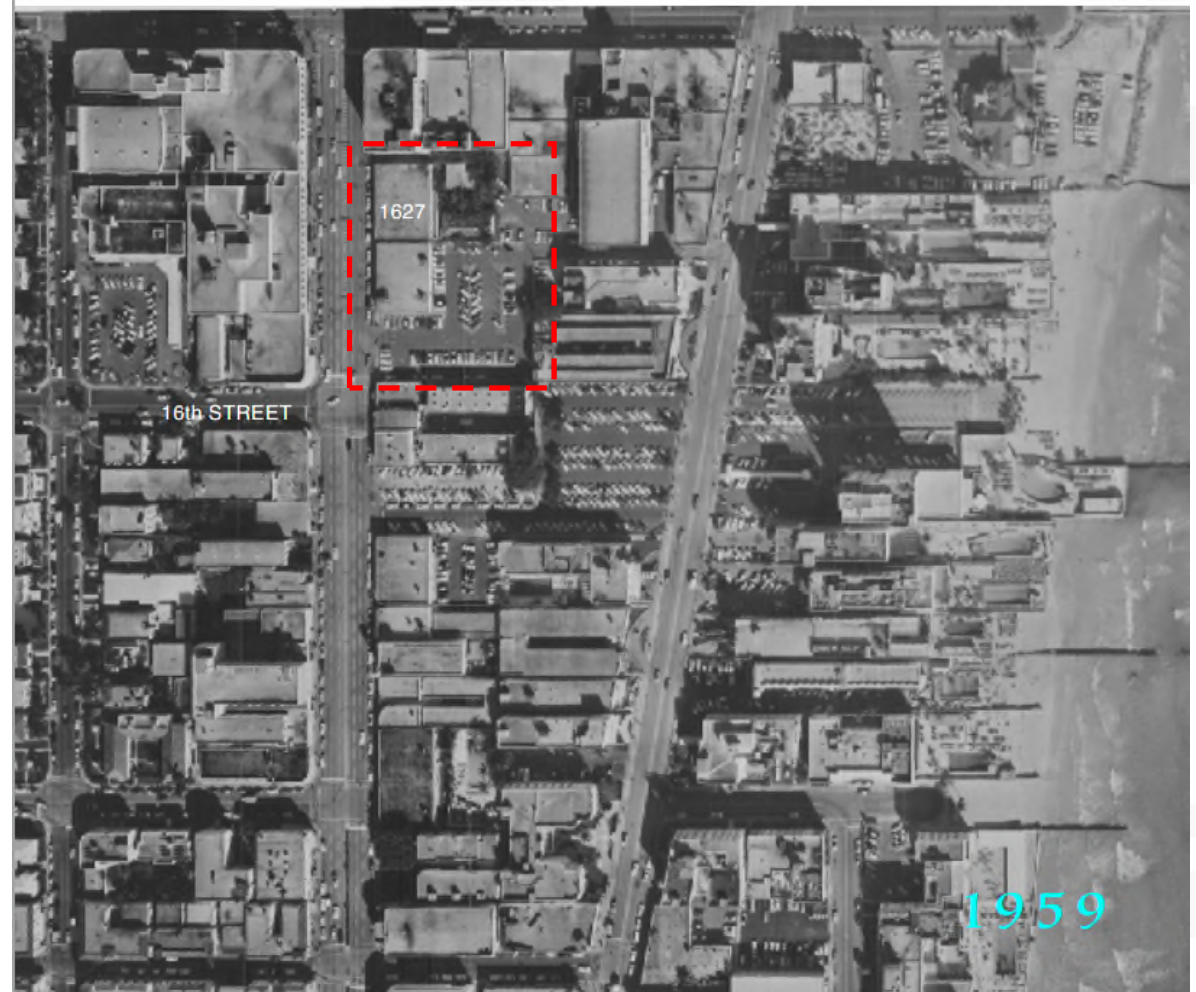
November 14, 2023 HPB Meeting - Item 7

1601 – 1627 Washington Ave

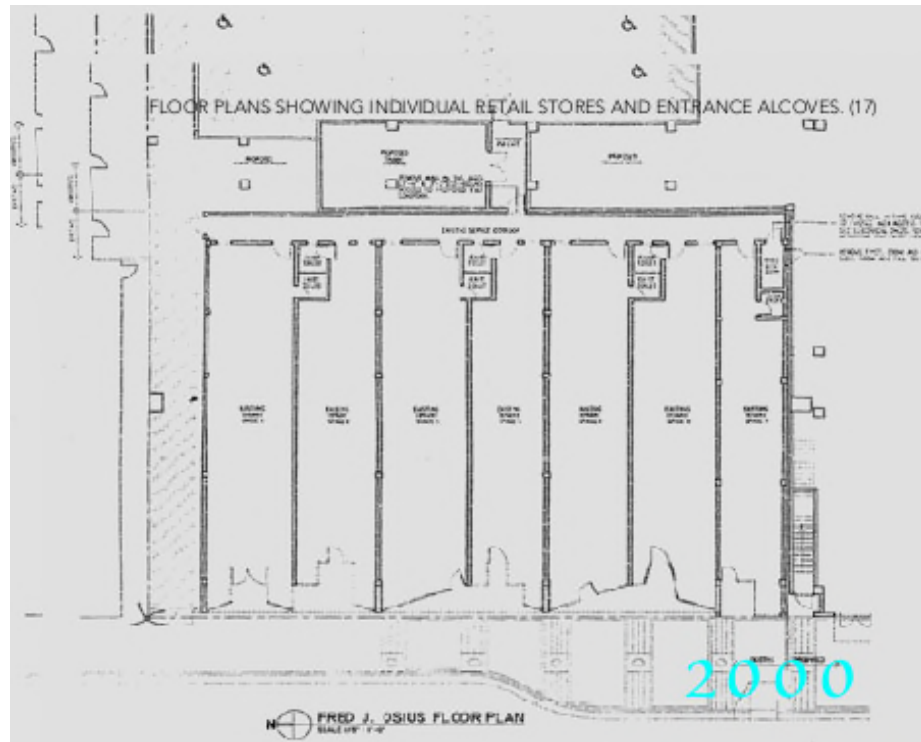


Site History

- **1950:** Fred J. Osius Building developed at 1627 Washington Ave
- **1999:** City enters into long-term ground lease of surface parking lot at 1601 Washington for development of "Lincoln Place"
- **2001:** Lincoln Place developed at 1601 Washington Ave



Fred J. Osius Building



TOP: 1989
PHOTOGRAPH(18)



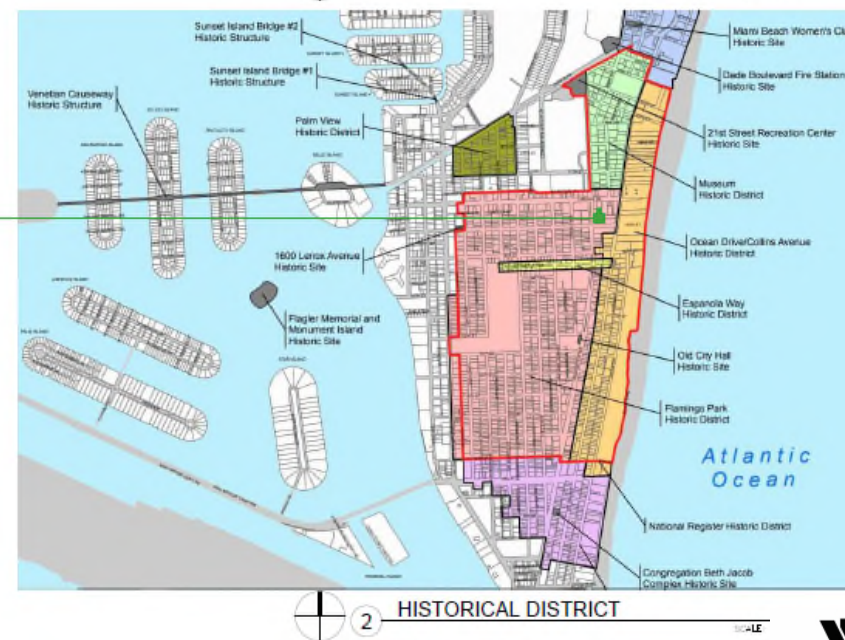
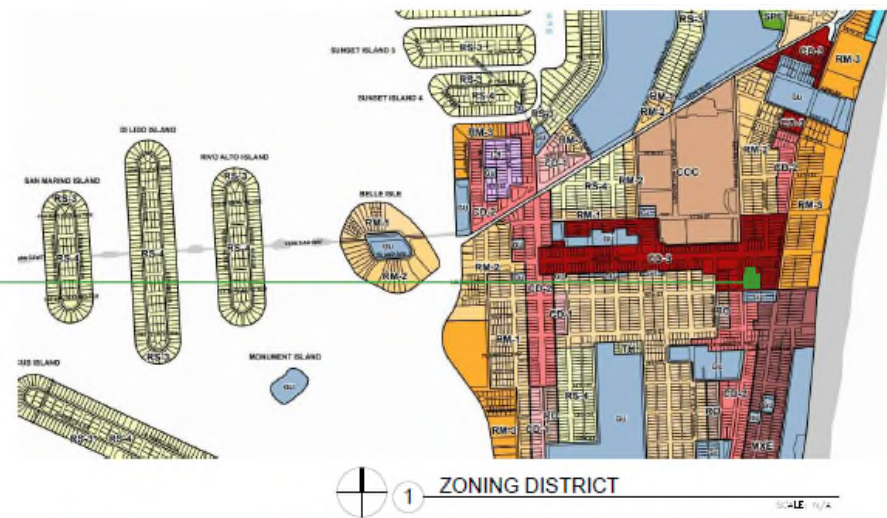
BELOW: 2023
PHOTOGRAPH(15)



WELCOME



1601 Washington Ave.
Miami Beach, FL 33139





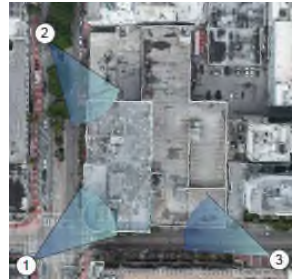
1 SITE PICTURE
SCALE: N/A



2 SITE PICTURE
SCALE: N/A



3 SITE PICTURE
SCALE: N/A



1 KEY PLAN
SCALE: N/A



4 SITE PICTURE
SCALE: N/A



5 SITE PICTURE
SCALE: N/A



6 SITE PICTURE
SCALE: N/A



2 KEY PLAN
SCALE: N/A



7 SITE PICTURE
SCALE: N/A



8 SITE PICTURE
SCALE: N/A



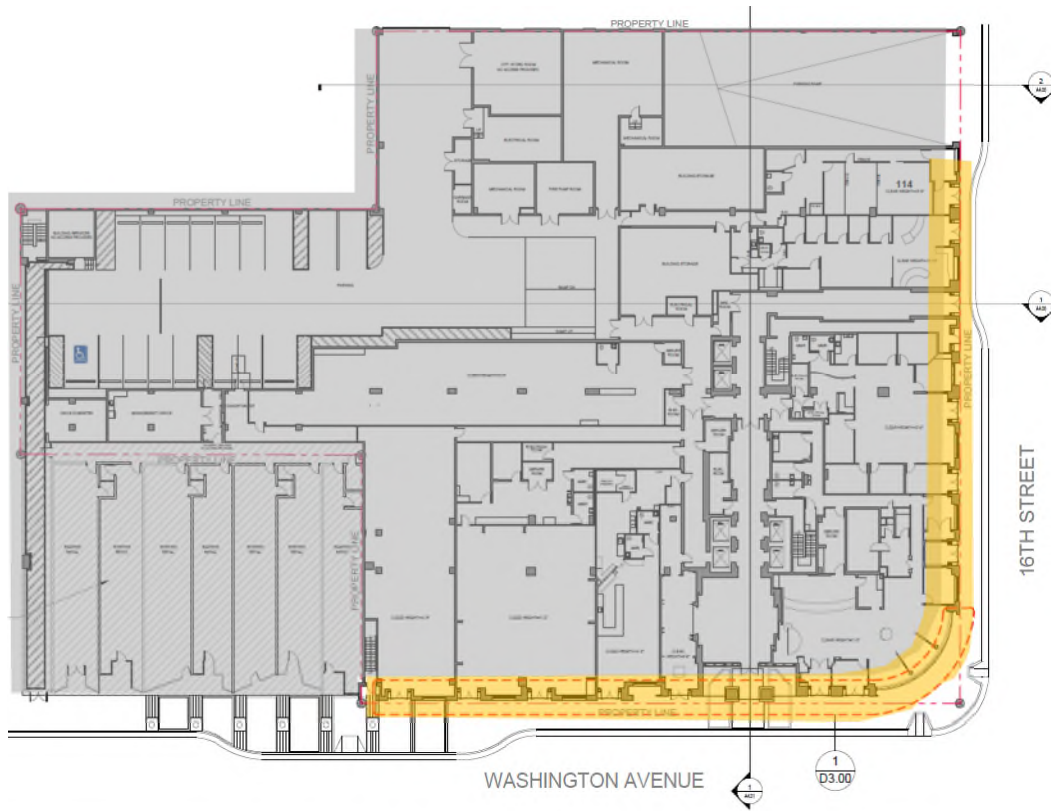
9 SITE PICTURE
SCALE: N/A



KEY PLAN
SCALE: N/A

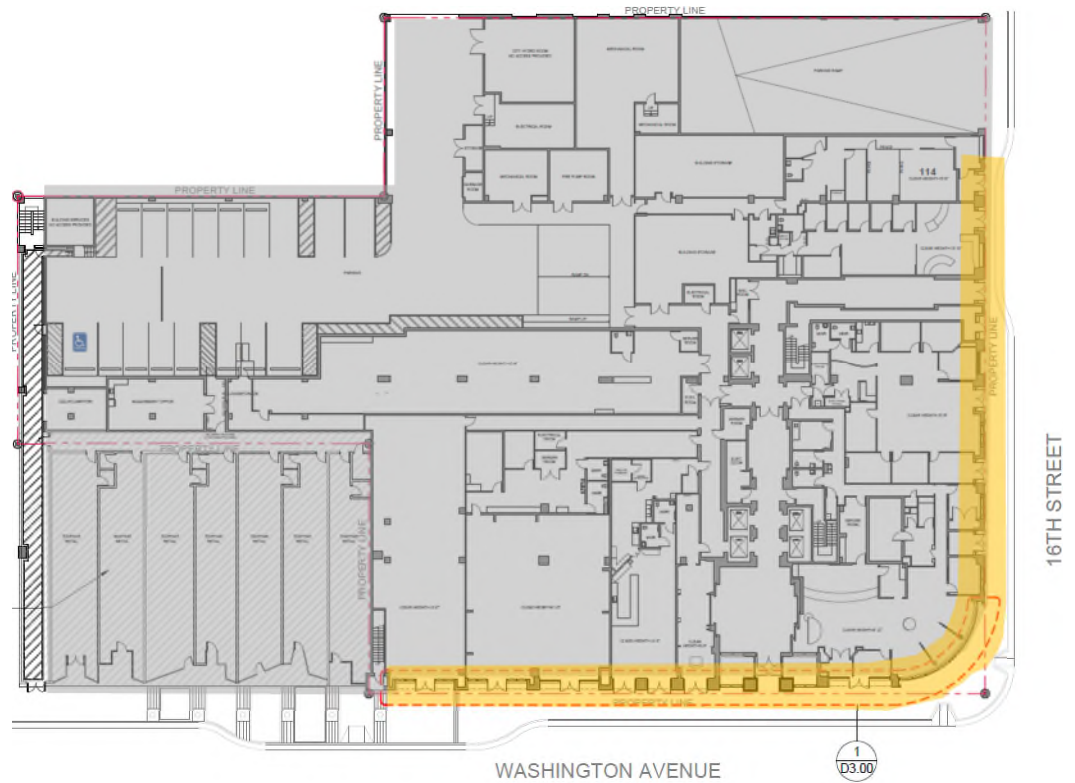




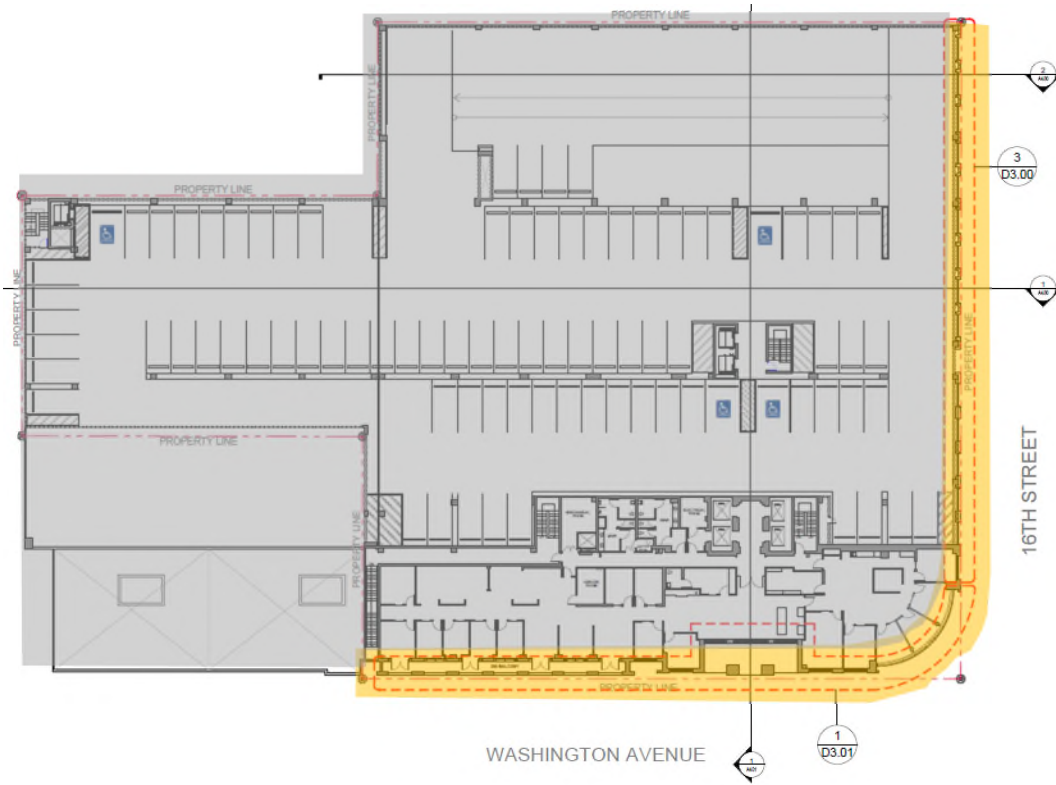


1 EXISTING GROUND FLOOR PLAN.
SCALE: 1/32" = 1'-0"

- THIS AREAS IS NOT PART OF THE SCOPE OF WORK
- AREA OF WORK

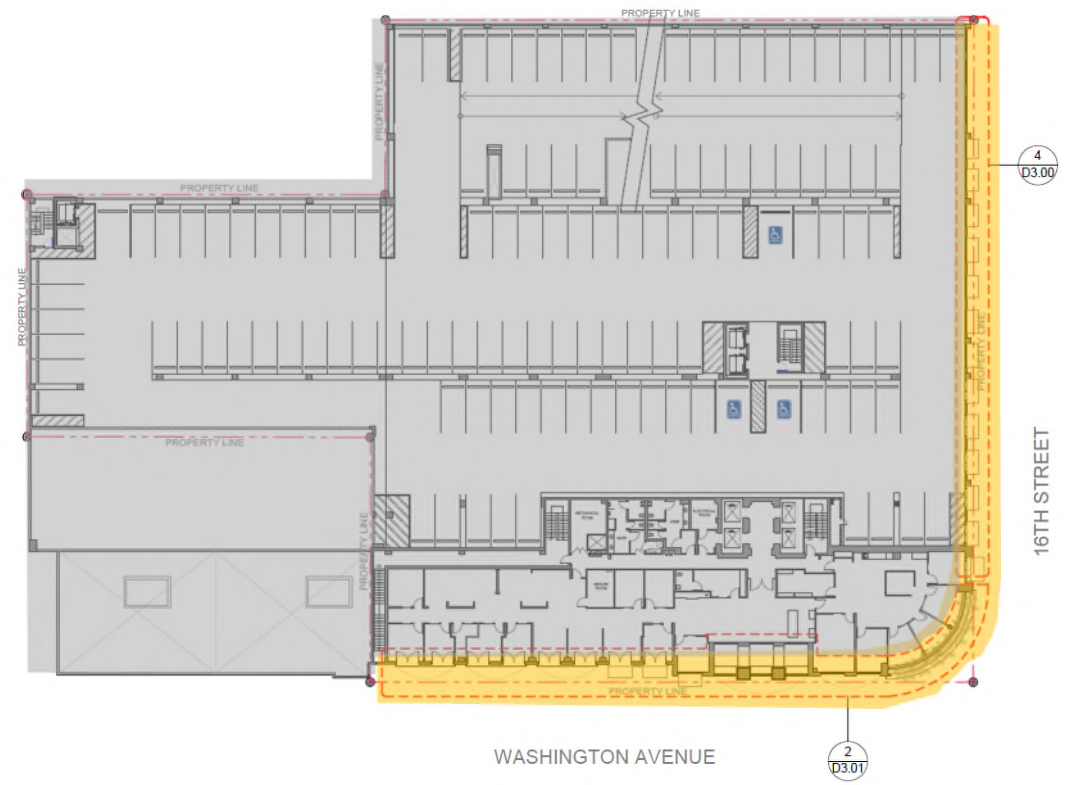


1 PROPOSED GROUND FLOOR PLAN.
SCALE: 1/32" = 1'-0"

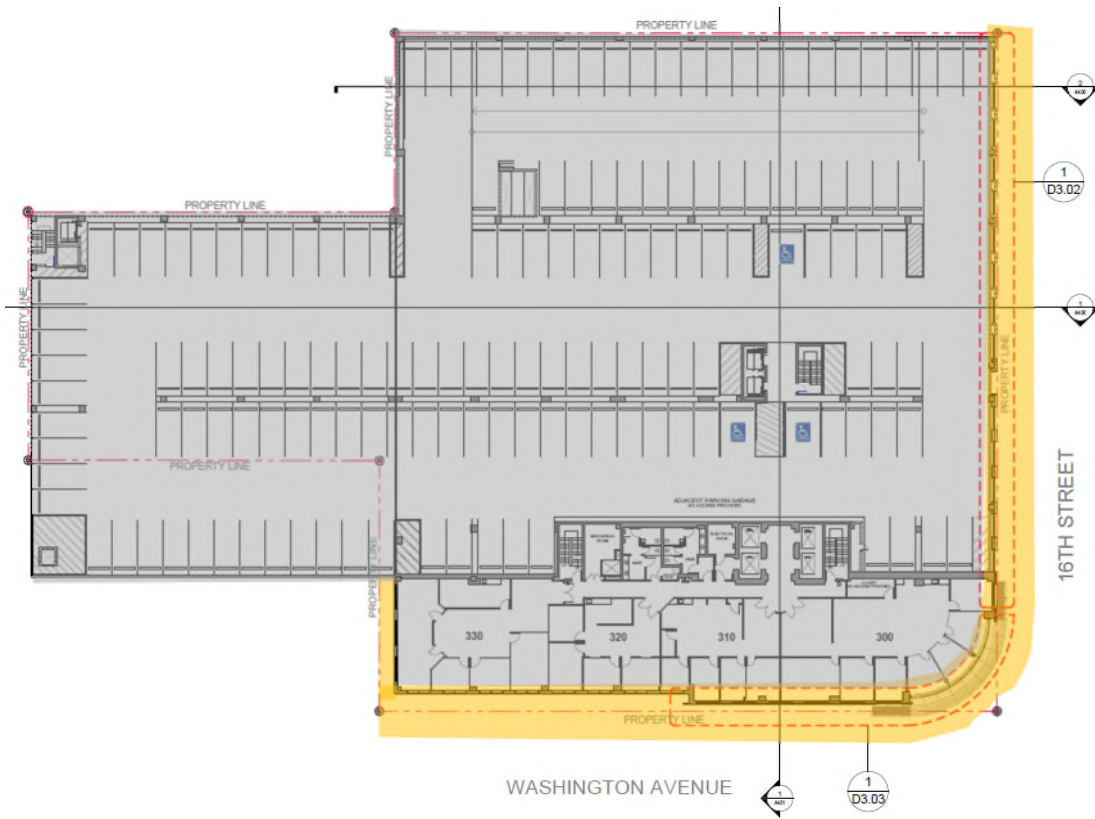


1 EXISTING 2nd FLOOR PLAN.
SCALE: 1/32" = 1'-0"

- THIS AREAS IS NOT PART OF THE SCOPE OF WORK
- AREA OF WORK

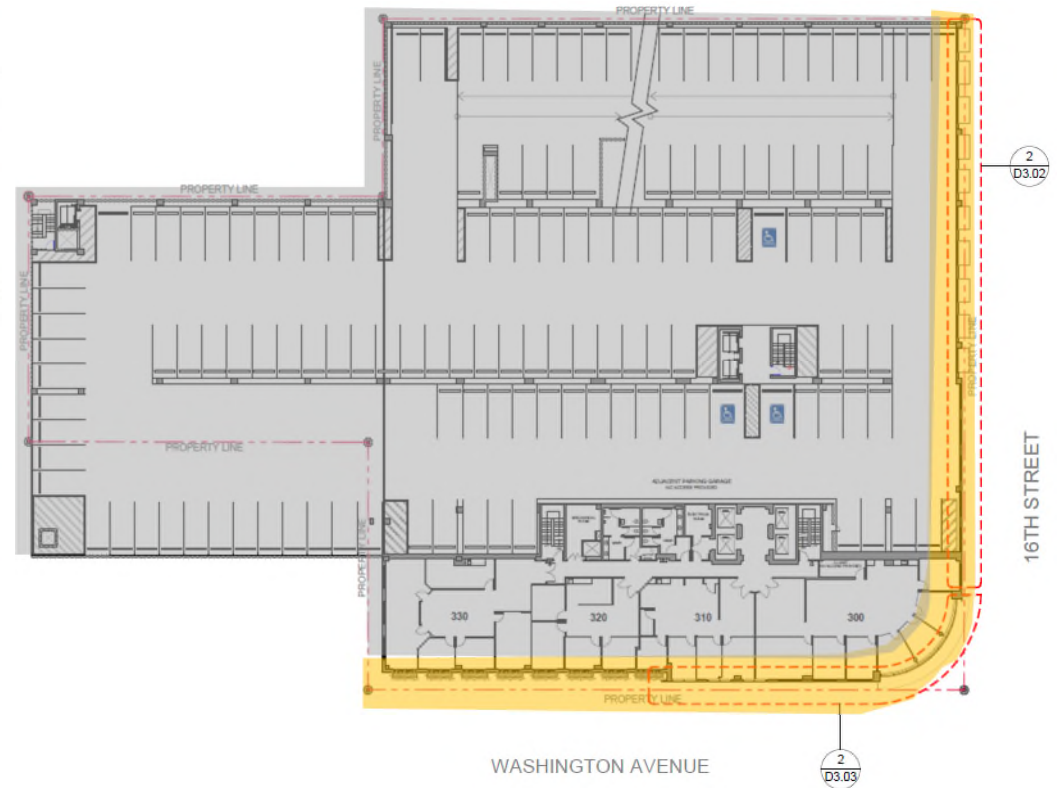


1 PROPOSED 2nd FLOOR PLAN.
SCALE: 1/32" = 1'-0"

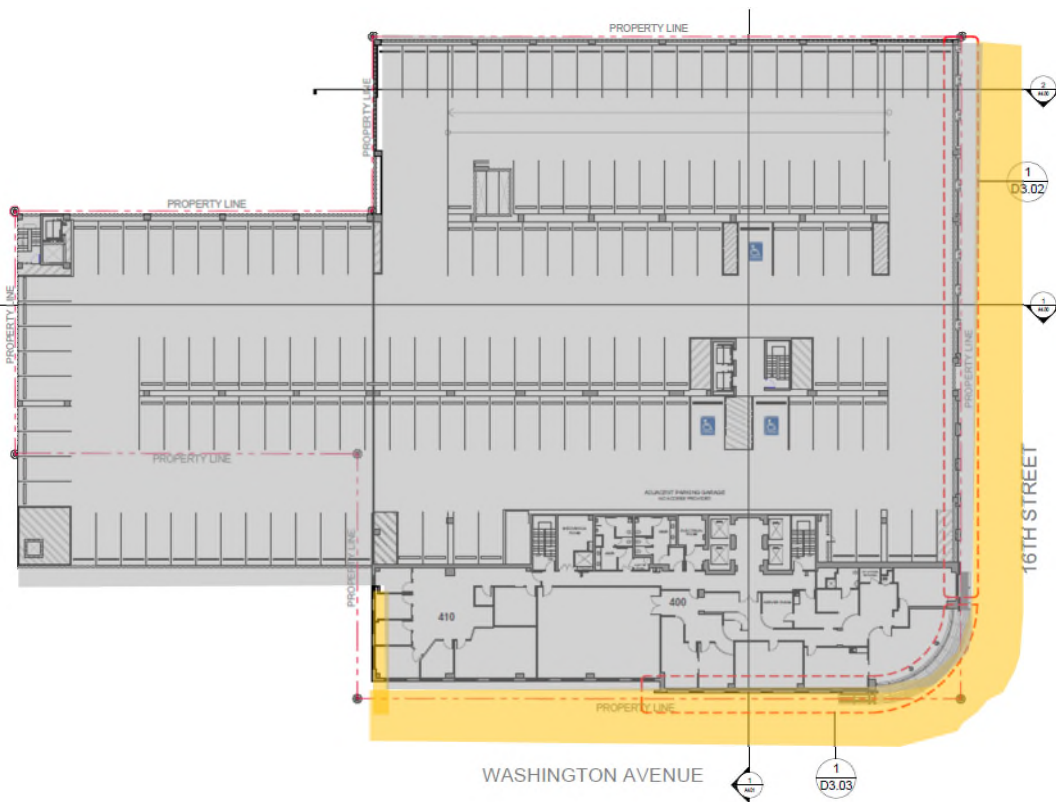


1 EXISTING 3rd FLOOR PLAN.
SCALE: 1/32" = 1'-0"

- THIS AREAS IS NOT PART OF THE SCOPE OF WORK
- AREA OF WORK

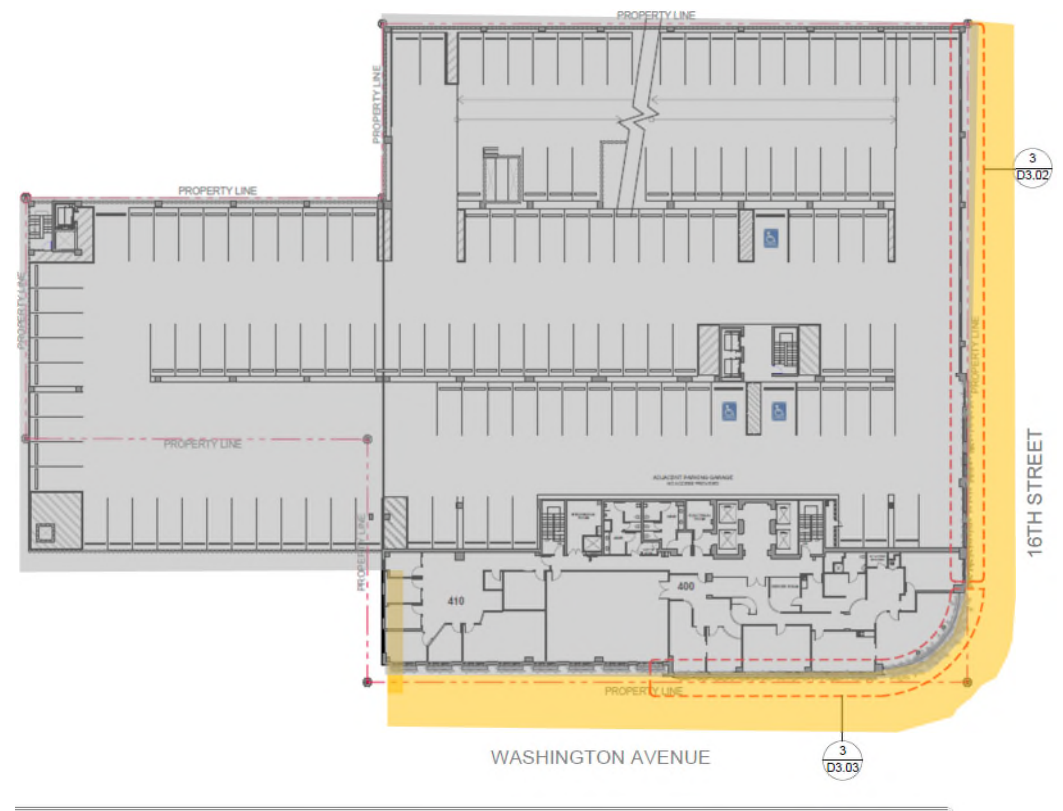


1 PROPOSED 3rd FLOOR PLAN.
SCALE: 1/32" = 1'-0"

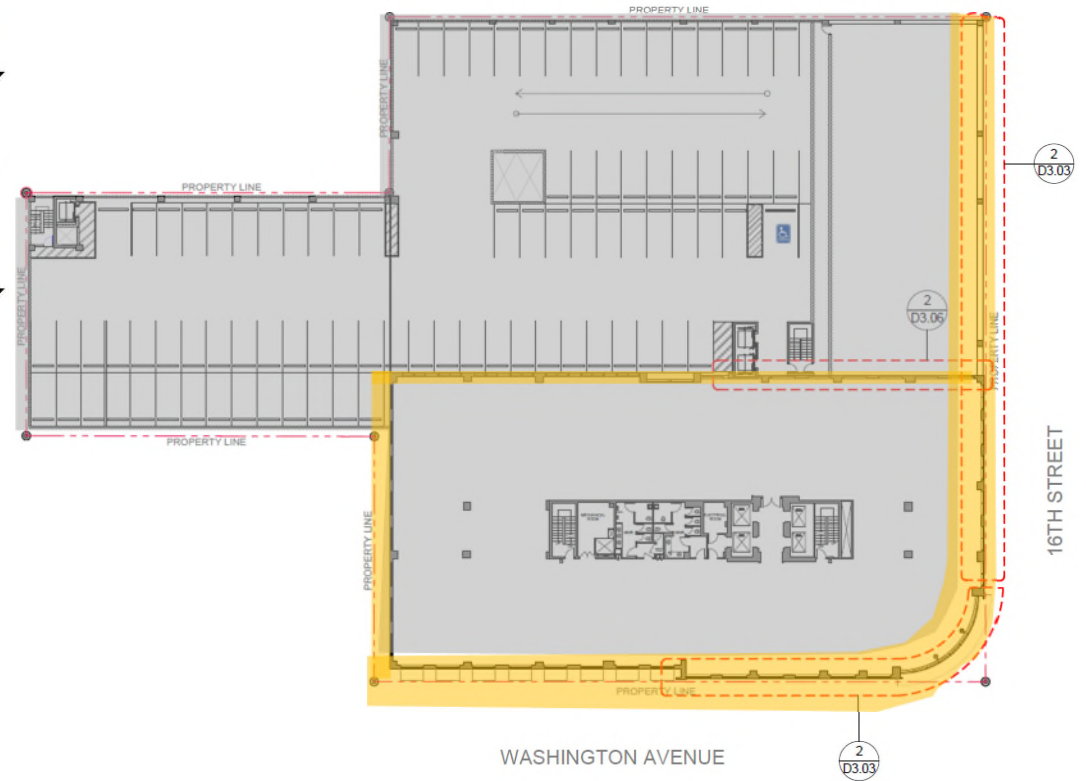
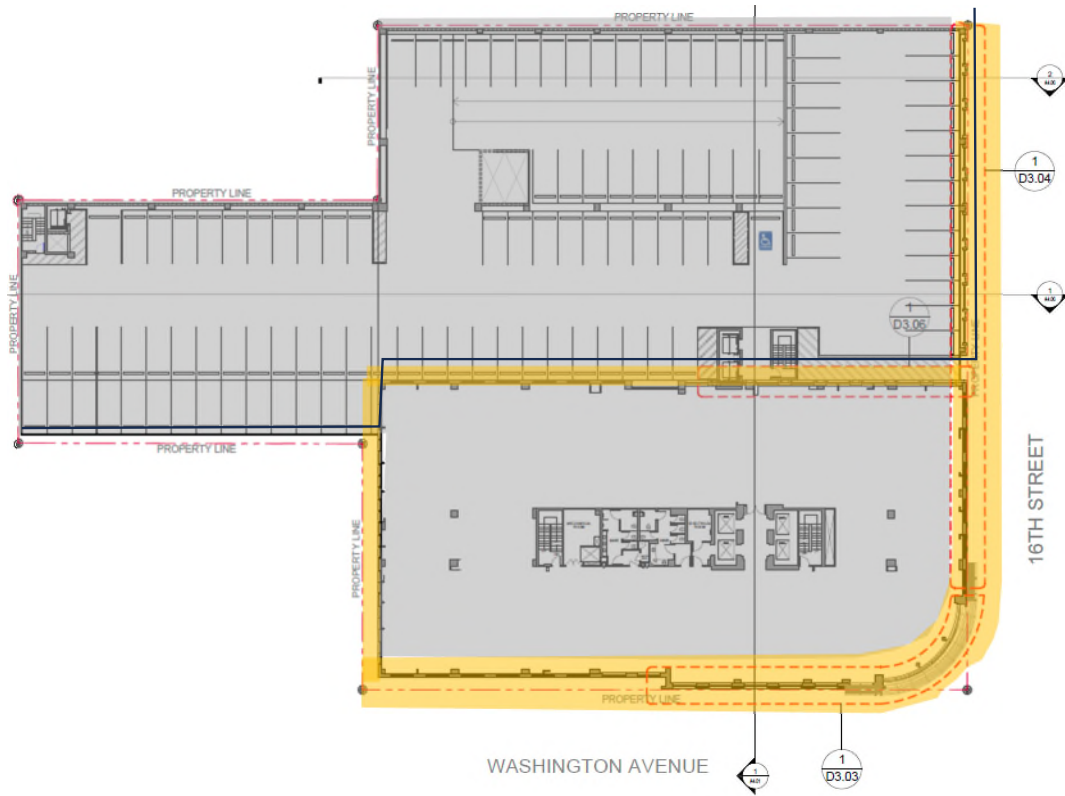


1 EXISTING 4th FLOOR PLAN.
SCALE: 1/32" = 1'-0"

- THIS AREAS IS NOT PART OF THE SCOPE OF WORK
- AREA OF WORK



1 PROPOSED 4th FLOOR PLAN.
SCALE: 1/32" = 1'-0"

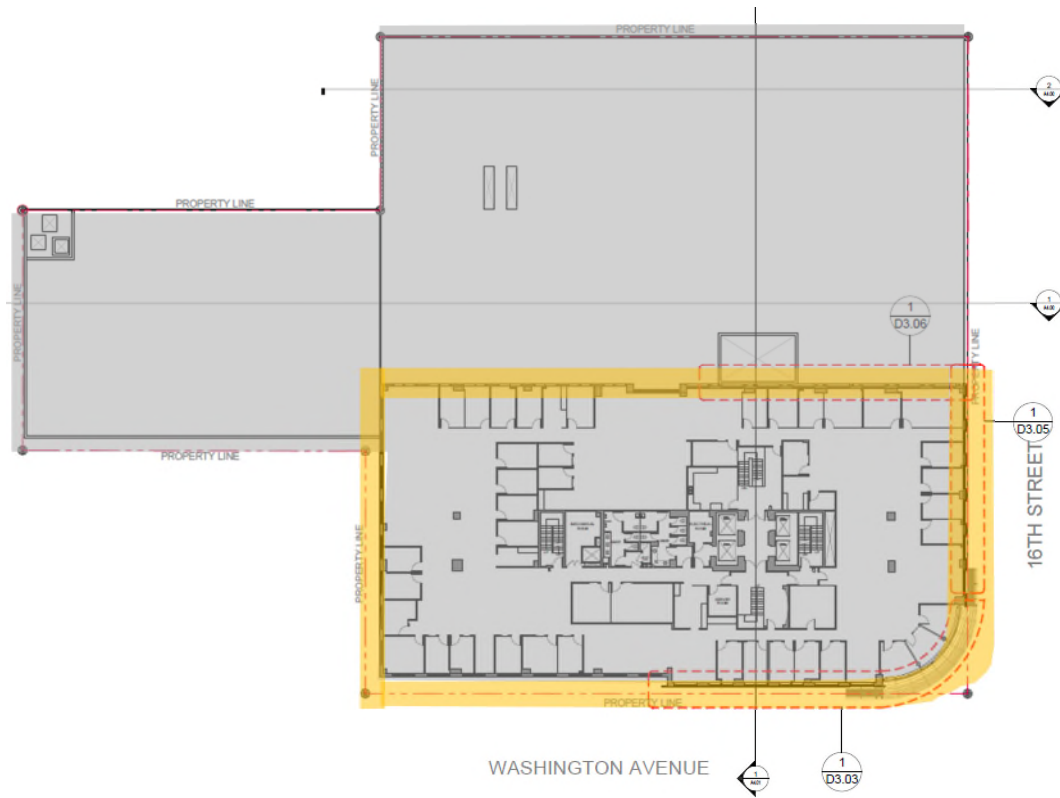


1 EXISTING 5th FLOOR PLAN. SCALE: 1/32" = 1'-0"

1 PROPOSED 5th FLOOR PLAN. SCALE: 1/32" = 1'-0"

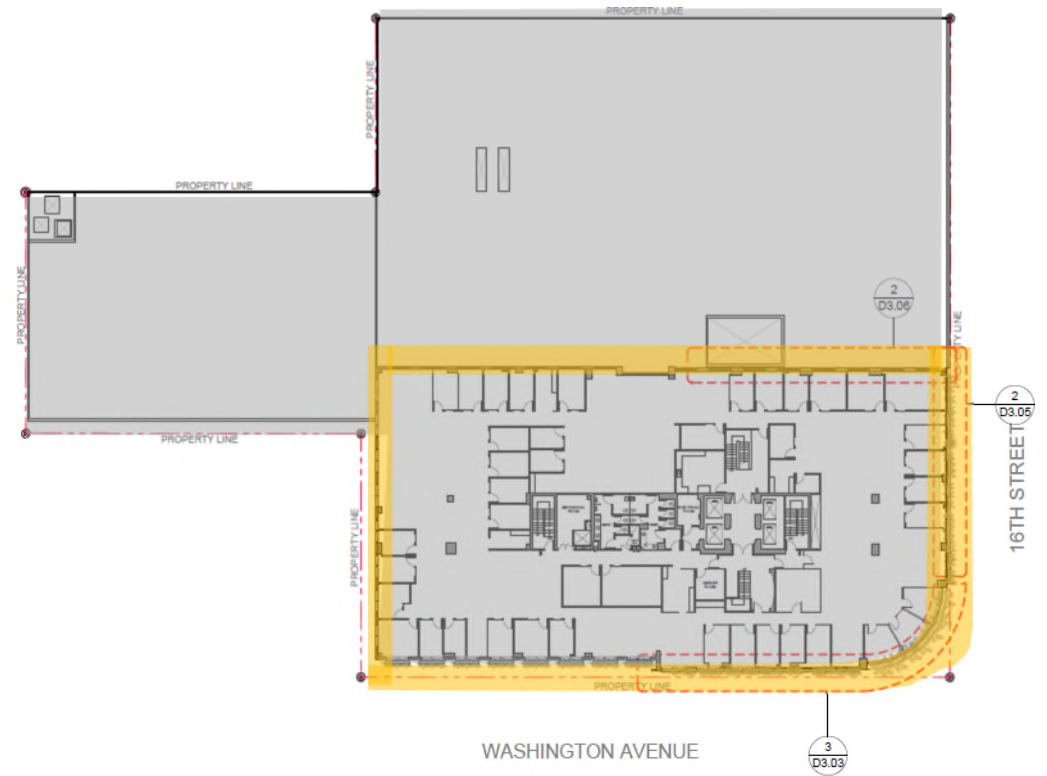
THIS AREAS IS NOT PART
OF THE SCOPE OF WORK

AREA OF WORK

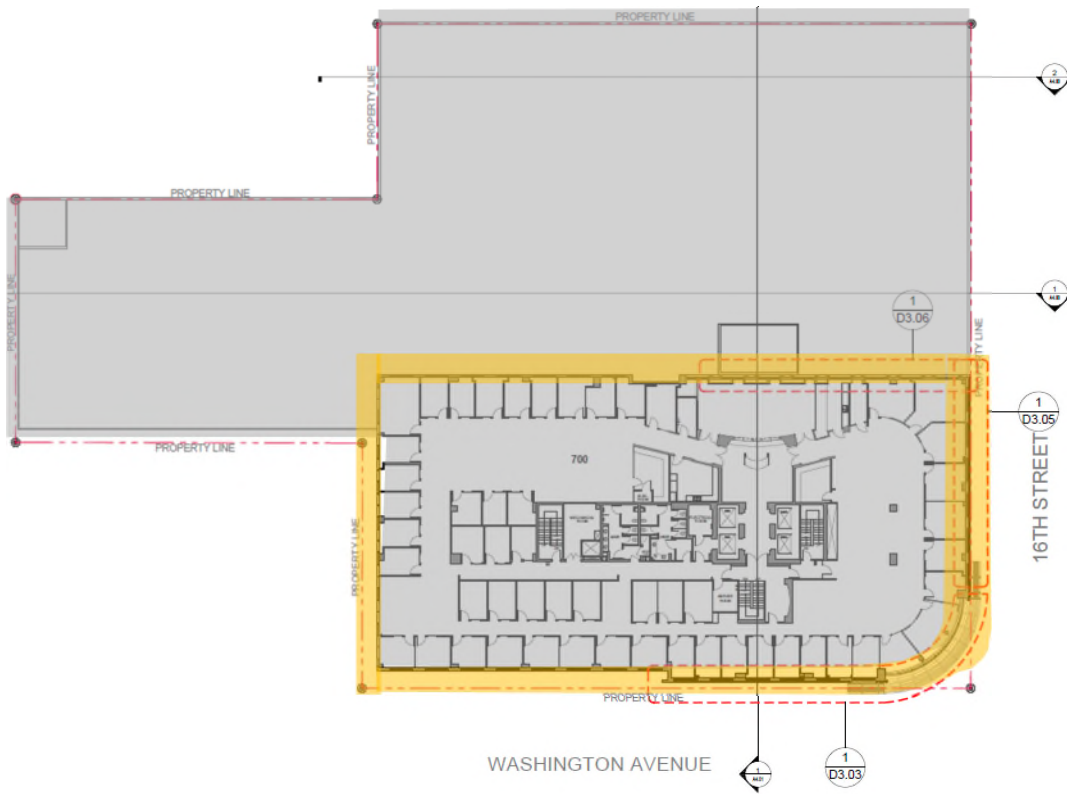


1 EXISTING 6th FLOOR PLAN.
SCALE: 1/32" = 1'-0"

- THIS AREAS IS NOT PART OF THE SCOPE OF WORK
- AREA OF WORK

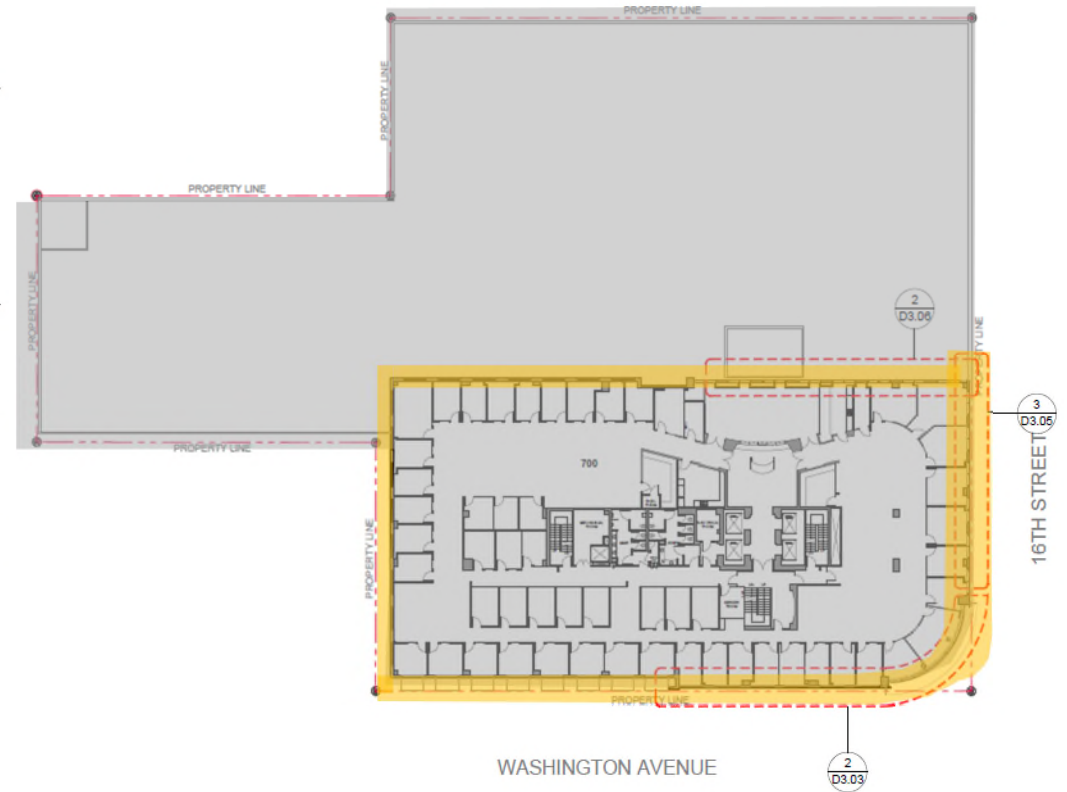


1 PROPOSED 6th FLOOR PLAN.
SCALE: 1/32" = 1'-0"

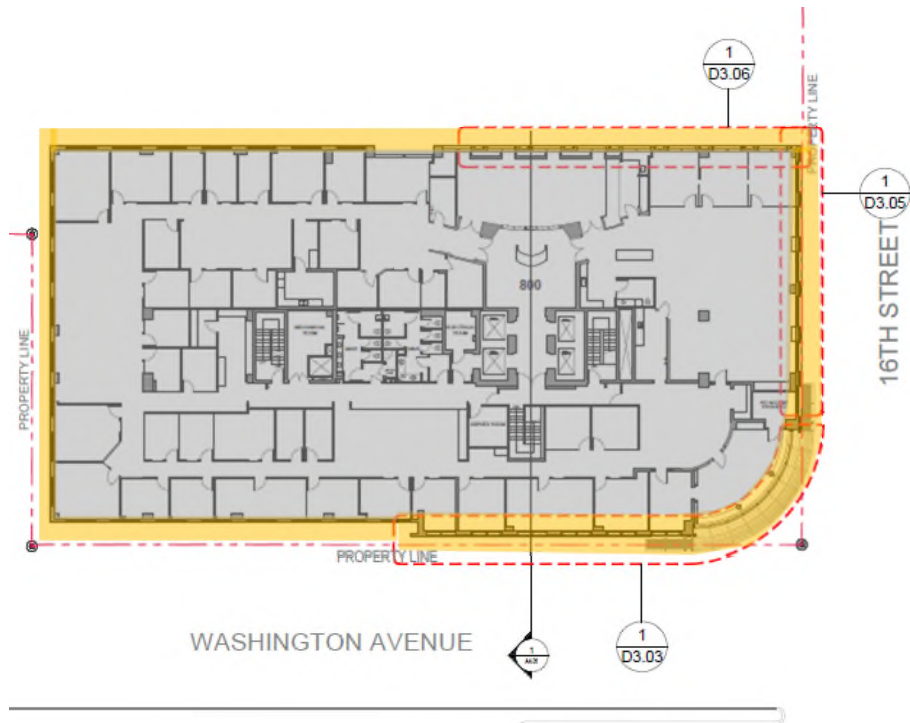


1 EXISTING 7th FLOOR PLAN.
SCALE: 1/32" = 1'-0"

- THIS AREAS IS NOT PART OF THE SCOPE OF WORK
- AREA OF WORK



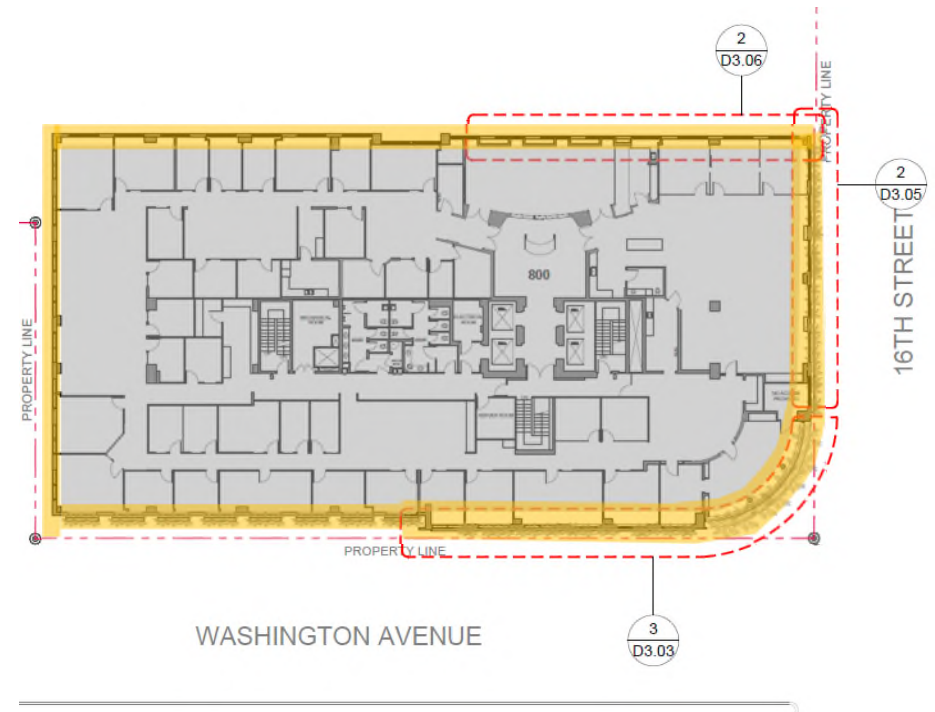
1 PROPOSED 7th FLOOR PLAN.
SCALE: 1/32" = 1'-0"



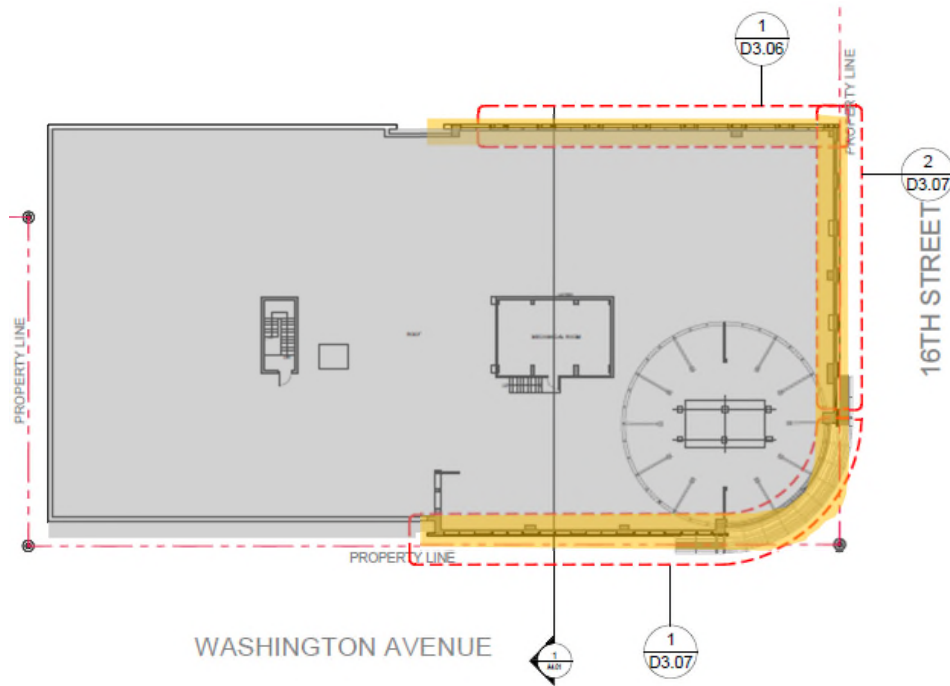
1 EXISTING 8th FLOOR PLAN.
SCALE: 1/16" = 1'-0"

THIS AREAS IS NOT PART
OF THE SCOPE OF WORK

AREA OF WORK

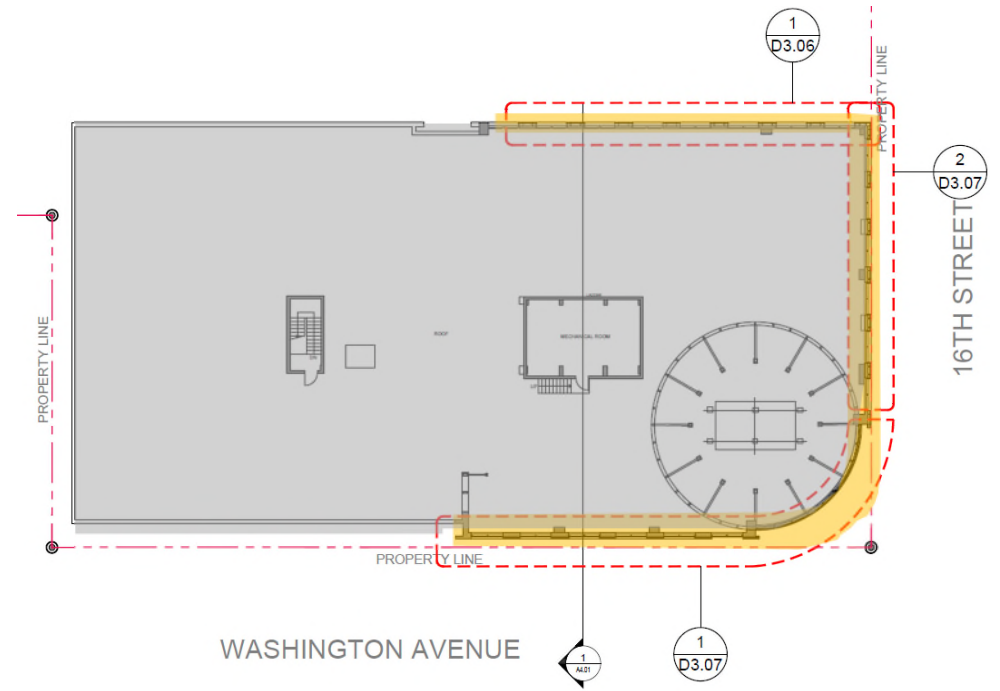


1 PROPOSED 8th FLOOR PLAN.
SCALE: 1/132" = 1'-0"



1 EXISTING 9th ROOF PLAN. SCALE: 1/16" = 1'-0"

- THIS AREAS IS NOT PART OF THE SCOPE OF WORK
- AREA OF WORK



1 EXISTING 9th ROOF PLAN. SCALE: 1/16" = 1'-0"



NOTES

- EXISTING SCREEN FRAMING STRUCTURE TO BE CLADDED MATCH THE PROPOSED FACADE.
- EXISTING ALUMINUM & GLASS WINDOWS AND DOORS TO REMAIN AND PREPARE TO RECEIVE A NEW BRONZE ESP COATING (ELECTRO-STATIC PAINT) OVER EXIST. ALUM STOREFRONTS, WINDOWS, FRAMES AND MULLIONS. (EXCLUDING THOSE ON THE CURVED FACADE THAT WILL BE REMOVED.)
- REMOVE & REPLACE ALL EXISTING ALUMINUM & GLASS DOORS AND WINDOWS OF THE CORNER CURVED FACADE. ALL NEW ALUM/GLASS WINDOWS AND DOORS INSTALLED IN EXISTING OPENINGS SHALL BE IMPACT RESISTANT WITH PRODUCT APPROVAL NOA WITHOUT THE USE OF SHUTTERS. ALL GLAZING SHALL BE CATEGORY II LAMINATED SAFETY TESTED FOR LARGE MISSILE IMPACT. GLAZING TO AT A MIN. TO HAVE A U-FACTOR OF 1.00 AND A MIN. SHGC OF 0.50 WITH MIN 45% HEAT REJECTION. ALUM/GLASS WINDOWS AND DOORS ARE A SEPARATED DEFERRAL PERMIT SUBMITTAL. REMOVE AND REPLACE ALL EXISTING DOORS, FRAMES AND FINISH HARDWARE. INSTALL IN EXISTING OPENINGS SAME SIZE, PROVIDE AN IMPACT RESISTANT ASSEMBLY WITH PRODUCT APPROVAL NOA AS A SEPARATE DEFERRAL PERMIT SUBMITTAL. GC SHALL CONFIRM AND FIELD VERIFY EVERY EXISTING WALL OPENING, QUANTITIES, SIZES AND TYPES PRIOR TO REMOVAL OF EXISTING AND FABRICATION OF NEW TO REPLACE. ALL OPENING SHALL HAVE JOINT SEALANT TO MATCH COLOR OF WINDOWS, DOORS OR LOUVERS AND BE COMPATIBLE FOR PERFORMANCE OF A WEATHER TIGHT ASSEMBLY.
- REMOVE EXISTING FACADE DECORATION AND REPLACE FOR NEW METAL CLADDING FINISH. REF. SHEET A5.0 DETAILS.
- REMOVE EXISTING STUCCO AND REPLACE FOR NEW STONE VENEER FINISH. REF. SHEET A5.0 DETAILS.
- EXISTING PARKING GARAGE OPENINGS TO REMAIN.

DEMO WEST ELEVATION

NOTES

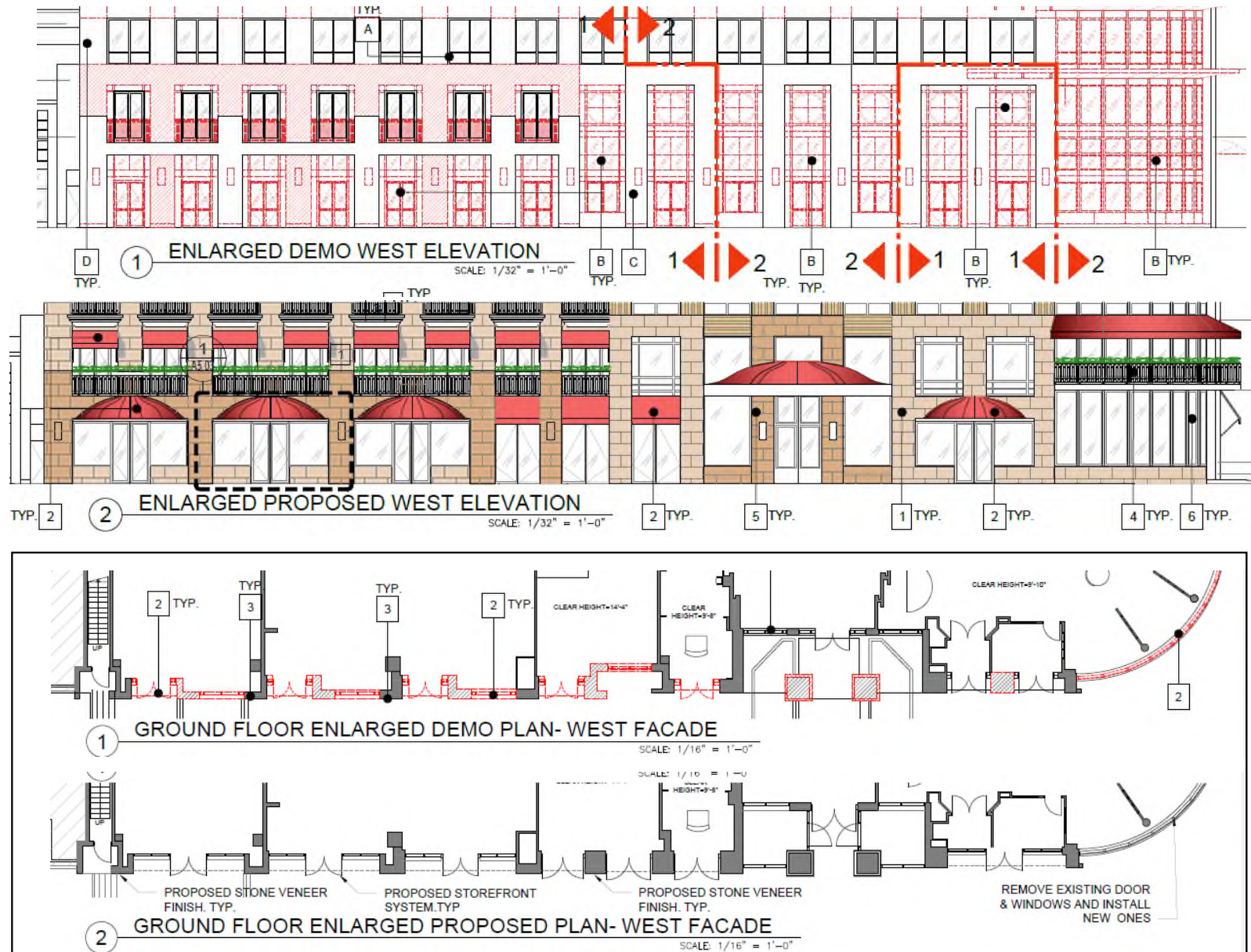
- PROPOSED LOUVERS.
- PROPOSED ALUMINUM & GLASS DOORS AND WINDOWS ON THE CORNER CURVED FACADE. ALL NEW ALUM/GLASS WINDOWS AND DOORS INSTALLED IN EXISTING OPENINGS SHALL BE IMPACT RESISTANT WITH PRODUCT APPROVAL NOA WITHOUT THE USE OF SHUTTERS. ALL GLAZING SHALL BE CATEGORY II LAMINATED SAFETY TESTED FOR LARGE MISSILE IMPACT. GLAZING TO AT A MIN. TO HAVE A U-FACTOR OF 1.00 AND A MIN. SHGC OF 0.50 WITH MIN 45% HEAT REJECTION. ALUM/GLASS WINDOWS AND DOORS ARE A SEPARATED DEFERRAL PERMIT SUBMITTAL. REMOVE AND REPLACE ALL EXISTING DOORS, FRAMES AND FINISH HARDWARE. INSTALL IN EXISTING OPENINGS SAME SIZE, PROVIDE AN IMPACT RESISTANT ASSEMBLY WITH PRODUCT APPROVAL NOA AS A SEPARATE DEFERRAL PERMIT SUBMITTAL. GC SHALL CONFIRM AND FIELD VERIFY EVERY EXISTING WALL OPENING, QUANTITIES, SIZES AND TYPES PRIOR TO REMOVAL OF EXISTING AND FABRICATION OF NEW TO REPLACE. ALL OPENING SHALL HAVE JOINT SEALANT TO MATCH COLOR OF WINDOWS, DOORS OR LOUVERS AND BE COMPATIBLE FOR PERFORMANCE OF A WEATHER TIGHT ASSEMBLY.



PROPOSED WEST ELEVATION



KOBI KARP

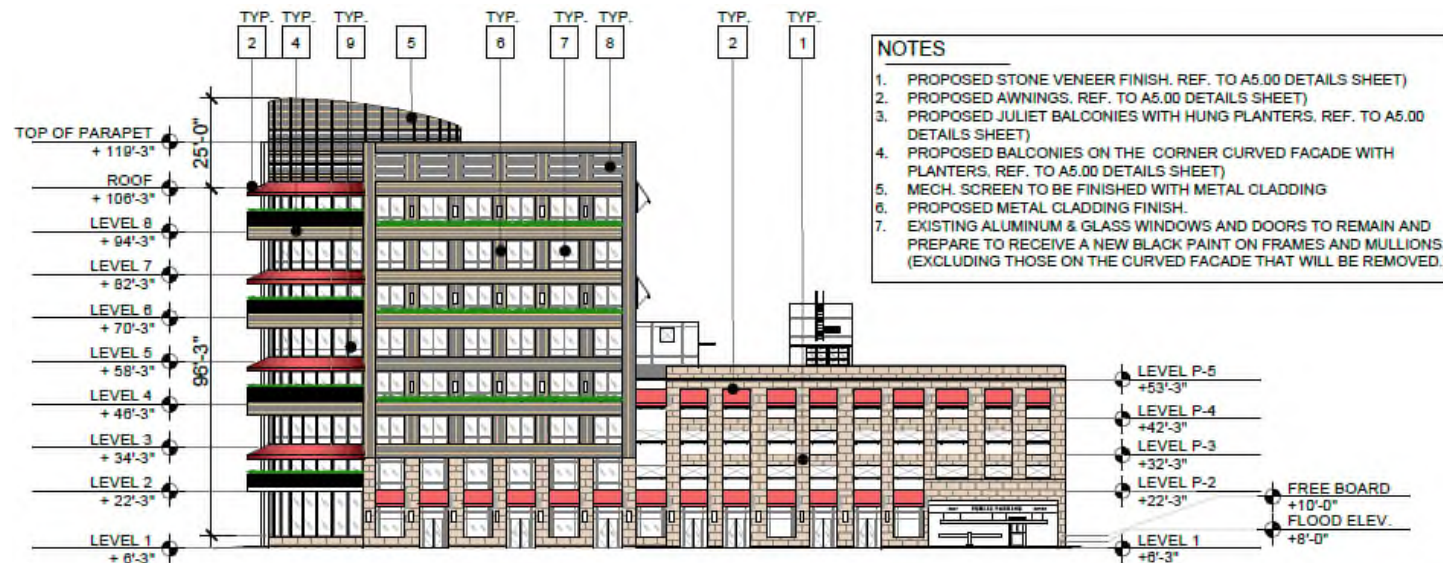




DEMO SOUTH ELEVATION

NOTES

1. EXISTING SCREEN FRAMING STRUCTURE TO BE CLADDED MATCH THE PROPOSED FACADE.
2. EXISTING ALUMINUM & GLASS WINDOWS AND DOORS TO REMAIN AND PREPARE TO RECEIVE A NEW BRONZE ESP COATING (ELECTRO-STATIC PAINT) OVER EXIST. ALUM STOREFRONTS, WINDOWS, FRAMES AND MULLIONS. (EXCLUDING THOSE ON THE CURVED FACADE THAT WILL BE REMOVED.)
3. REMOVE & REPLACE ALL EXISTING ALUMINUM & GLASS DOORS AND WINDOWS OF THE CORNER CURVED FACADE. ALL NEW ALUM/GLASS WINDOWS AND DOORS INSTALLED IN EXISTING OPENINGS SHALL BE IMPACT RESISTANT WITH PRODUCT APPROVAL NOA WITHOUT THE USE OF SHUTTERS. ALL GLAZING SHALL BE CATEGORY II LAMINATED SAFETY TESTED FOR LARGE MISSILE IMPACT. GLAZING TO AT A MIN. TO HAVE A U-FACTOR OF 1.00 AND A MIN. SHGC OF 0.50 WITH MIN 45% HEAT REJECTION. ALUM/GLASS WINDOWS AND DOORS ARE A SEPARATED DEFERRER PERMIT SUBMITTAL. REMOVE AND REPLACE ALL EXISTING DOORS, FRAMES AND FINISH HARDWARE. INSTALL IN EXISTING OPENINGS SAME SIZE, PROVIDE AN IMPACT RESISTANT ASSEMBLY WITH PRODUCT APPROVAL NOA AS A SEPARATE DEFERRER PERMIT SUBMITTAL. GC. SHALL CONFIRM AND FIELD VERIFY EVERY EXISTING WALL OPENING, QUANTITIES, SIZES AND TYPES PRIOR TO REMOVAL OF EXISTING AND FABRICATION OF NEW TO REPLACE. ALL OPENING SHALL HAVE JOINT SEALANT TO MATCH COLOR OF WINDOWS, DOORS OR LOUVERS AND BE COMPATIBLE FOR PERFORMANCE OF A WEATHER TIGHT ASSEMBLY.
4. REMOVE EXISTING FACADE DECORATION AND REPLACE FOR NEW METAL CLADDING FINISH. REF. SHEET A5.0 DETAILS.
5. REMOVE EXISTING STUCCO AND REPLACE FOR NEW STONE VENEER FINISH. REF. SHEET A5.0 DETAILS.
6. EXISTING PARKING GARAGE OPENINGS TO REMAIN.



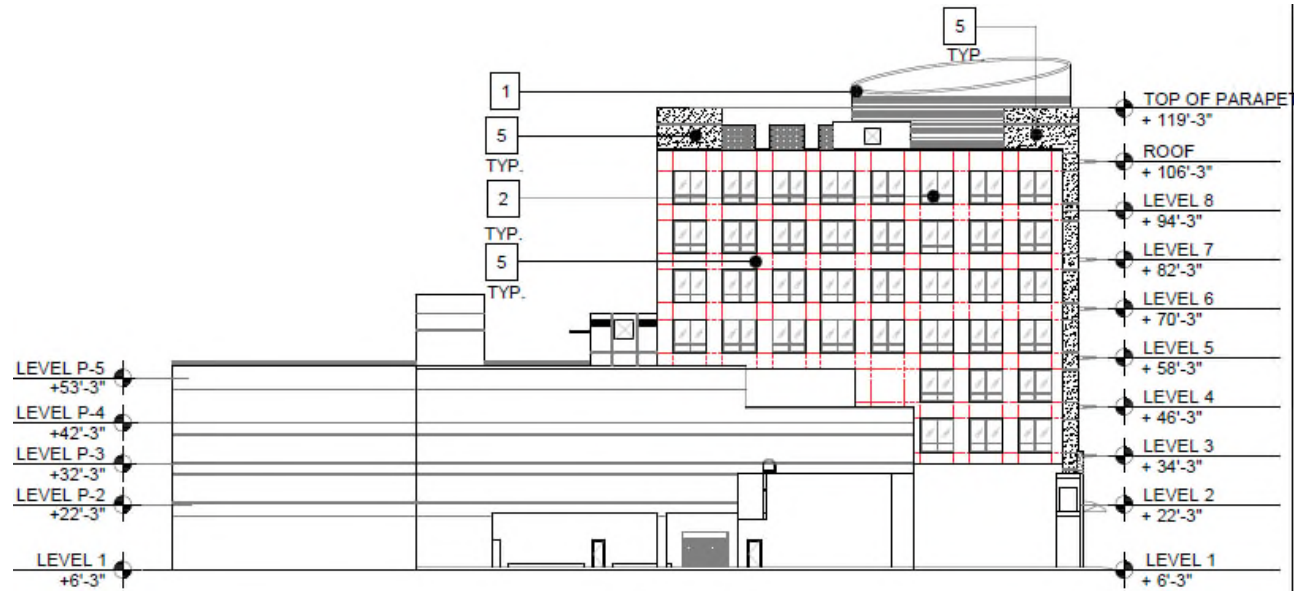
PROPOSED SOUTH ELEVATION

NOTES

1. PROPOSED STONE VENEER FINISH. REF. TO A5.00 DETAILS SHEET)
2. PROPOSED AWNINGS. REF. TO A5.00 DETAILS SHEET)
3. PROPOSED JULIET BALCONIES WITH HUNG PLANTERS. REF. TO A5.00 DETAILS SHEET)
4. PROPOSED BALCONIES ON THE CORNER CURVED FACADE WITH PLANTERS. REF. TO A5.00 DETAILS SHEET)
5. MECH. SCREEN TO BE FINISHED WITH METAL CLADDING
6. PROPOSED METAL CLADDING FINISH.
7. EXISTING ALUMINUM & GLASS WINDOWS AND DOORS TO REMAIN AND PREPARE TO RECEIVE A NEW BLACK PAINT ON FRAMES AND MULLIONS. (EXCLUDING THOSE ON THE CURVED FACADE THAT WILL BE REMOVED.)



KOBI KARP



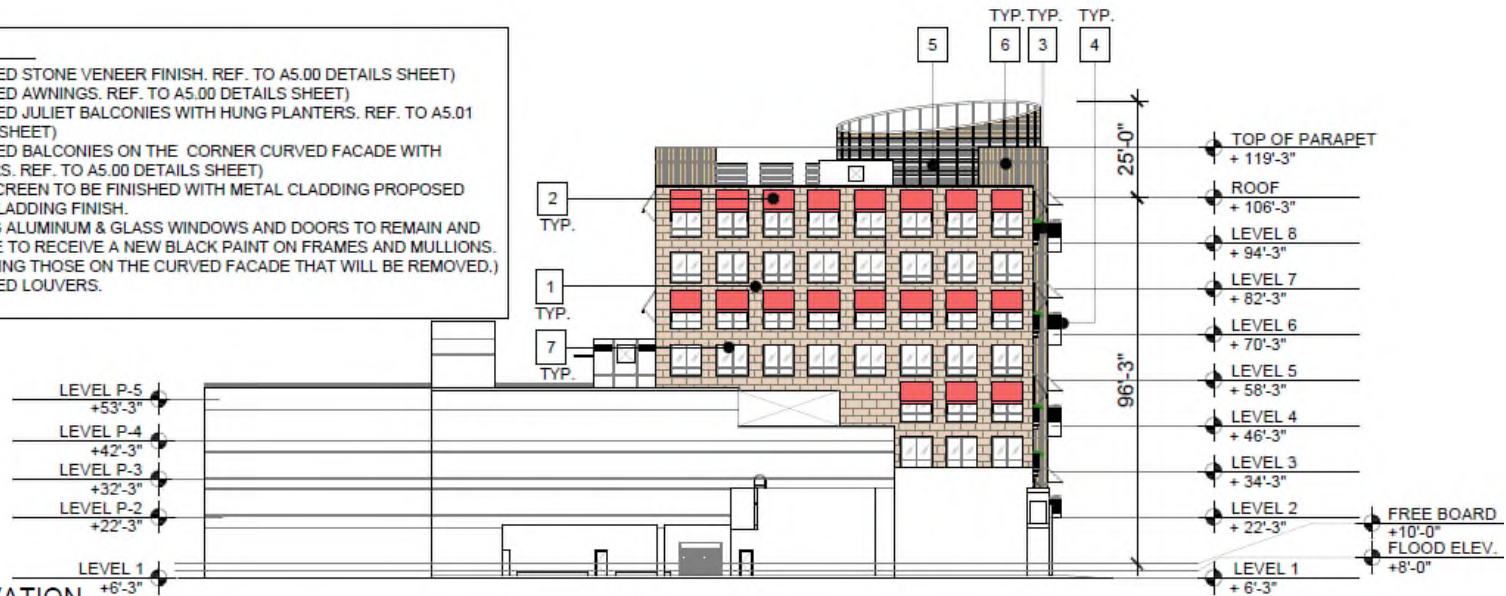
DEMO NORTH ELEVATION

NOTES

1. EXISTING SCREEN FRAMING STRUCTURE TO BE CLADDED MATCH THE PROPOSED FACADE.
2. EXISTING ALUMINUM & GLASS WINDOWS AND DOORS TO REMAIN AND PREPARE TO RECEIVE A NEW BRONZE ESP COATING (ELECTRO-STATIC PAINT) OVER EXIST. ALUM STOREFRONTS, WINDOWS, FRAMES AND MULLIONS. (EXCLUDING THOSE ON THE CURVED FACADE THAT WILL BE REMOVED.)
3. REMOVE & REPLACE ALL EXISTING ALUMINUM & GLASS DOORS AND WINDOWS OF THE CORNER CURVED FACADE. ALL NEW ALUM/GLASS WINDOWS AND DOORS INSTALLED IN EXISTING OPENINGS SHALL BE IMPACT RESISTANT WITH PRODUCT APPROVAL NOA WITHOUT THE USE OF SHUTTERS. ALL GLAZING SHALL BE CATEGORY II LAMINATED SAFETY TESTED FOR LARGE MISSILE IMPACT. GLAZING TO AT A MIN. TO HAVE A U-FACTOR OF 1.00 AND A MIN. SHGC OF 0.50 WITH MIN 45% HEAT REJECTION. ALUM/GLASS WINDOWS AND DOORS ARE A SEPARATED DEFERRED PERMIT SUBMITTAL. REMOVE AND REPLACE ALL EXISTING DOORS, FRAMES AND FINISH HARDWARE. INSTALL IN EXISTING OPENINGS SAME SIZE, PROVIDE AN IMPACT RESISTANT ASSEMBLY WITH PRODUCT APPROVAL NOA AS A SEPARATE DEFERRAL PERMIT SUBMITTAL. GC. SHALL CONFIRM AND FIELD VERIFY EVERY EXISTING WALL OPENING, QUANTITIES, SIZES AND TYPES PRIOR TO REMOVAL OF EXISTING AND FABRICATION OF NEW TO REPLACE. ALL OPENING SHALL HAVE JOINT SEALANT TO MATCH COLOR OF WINDOWS, DOORS OR LOUVERS AND BE COMPATIBLE FOR PERFORMANCE OF A WEATHER TIGHT ASSEMBLY.
4. REMOVE EXISTING FACADE DECORATION AND REPLACE FOR NEW METAL CLADDING FINISH. REF. SHEET A5.0 DETAILS.
5. REMOVE EXISTING STUCCO AND REPLACE FOR NEW STONE VENEER FINISH. REF. SHEET A5.0 DETAILS.
6. EXISTING PARKING GARAGE OPENINGS TO REMAIN.

NOTES

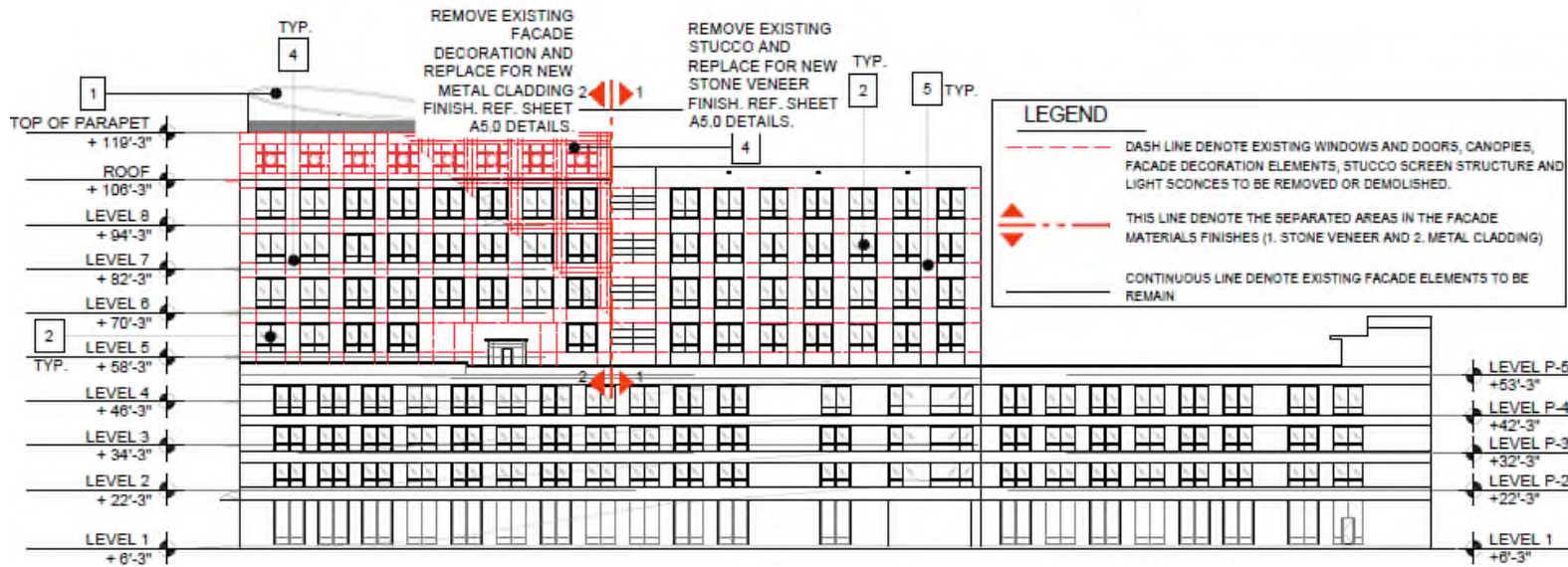
1. PROPOSED STONE VENEER FINISH. REF. TO A5.00 DETAILS SHEET)
2. PROPOSED AWNINGS. REF. TO A5.00 DETAILS SHEET)
3. PROPOSED JULIET BALCONIES WITH HUNG PLANTERS. REF. TO A5.01 DETAILS SHEET)
4. PROPOSED BALCONIES ON THE CORNER CURVED FACADE WITH PLANTERS. REF. TO A5.00 DETAILS SHEET)
5. MECH. SCREEN TO BE FINISHED WITH METAL CLADDING PROPOSED METAL CLADDING FINISH.
6. EXISTING ALUMINUM & GLASS WINDOWS AND DOORS TO REMAIN AND PREPARE TO RECEIVE A NEW BLACK PAINT ON FRAMES AND MULLIONS. (EXCLUDING THOSE ON THE CURVED FACADE THAT WILL BE REMOVED.)
7. PROPOSED LOUVERS.



PROPOSED NORTH ELEVATION



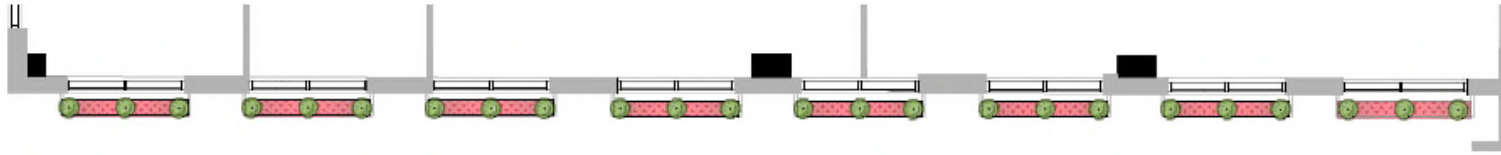
KOBI KARP



DEMOS EAST ELEVATION



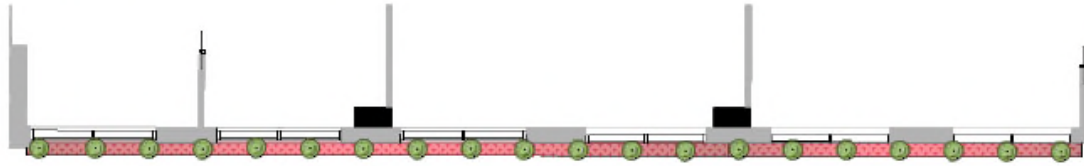
PROPOSED EAST ELEVATION



1 BALCONY TYPOLOGY - TYP. OF 8

1/8" = 1'-0"

143-721-000-01

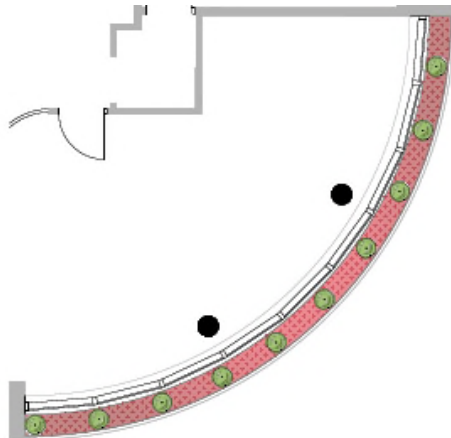


2 BALCONY TYPOLOGY 2 - TYP. OF 2

1/8" = 1'-0"

143-721-000-02

GOLDEN CREEPER

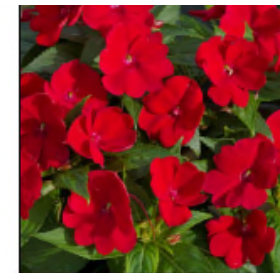


3 BALCONY TYPOLOGY 3 - TYP. OF 1

1/8" = 1'-0"

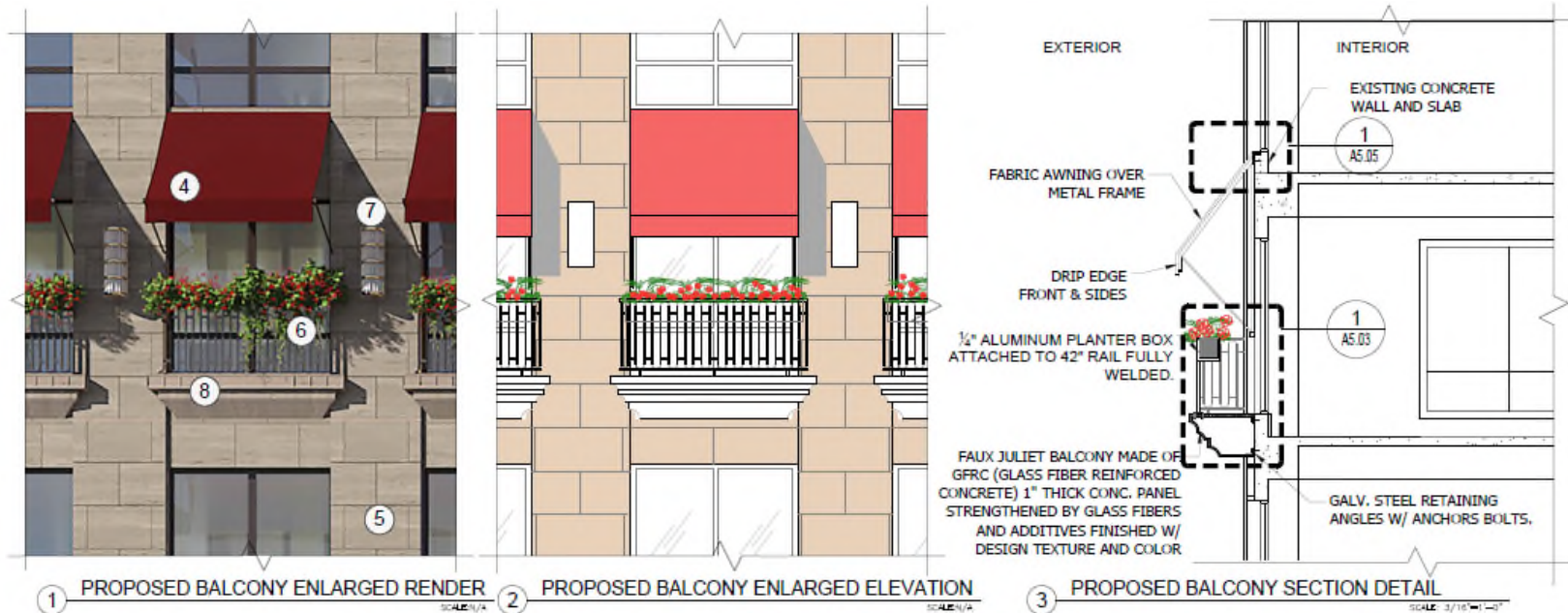
143-721-000-03

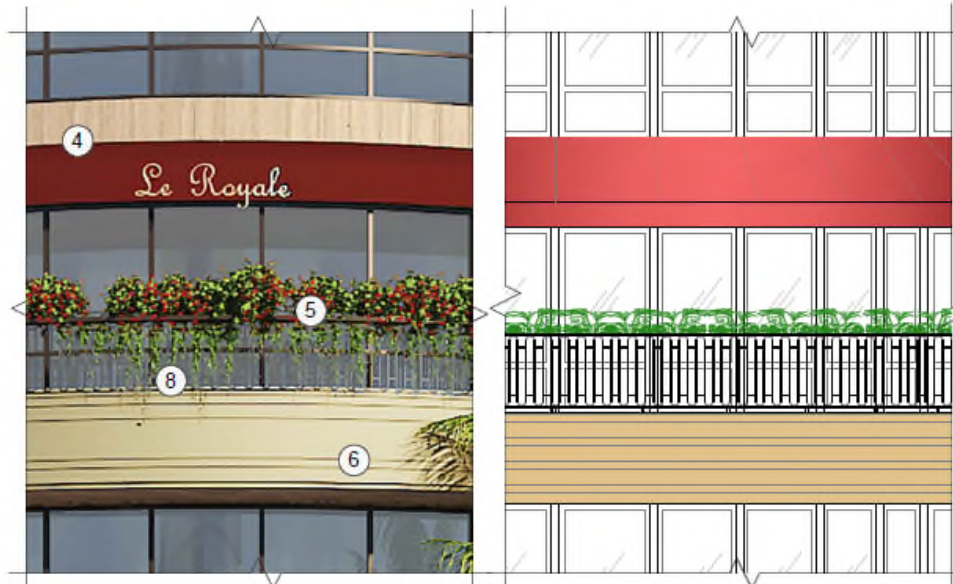
SUNPATIENS



PLANTER TYPICAL FOR LEVELS 2, 4, 6, 8 - PLANT LIST

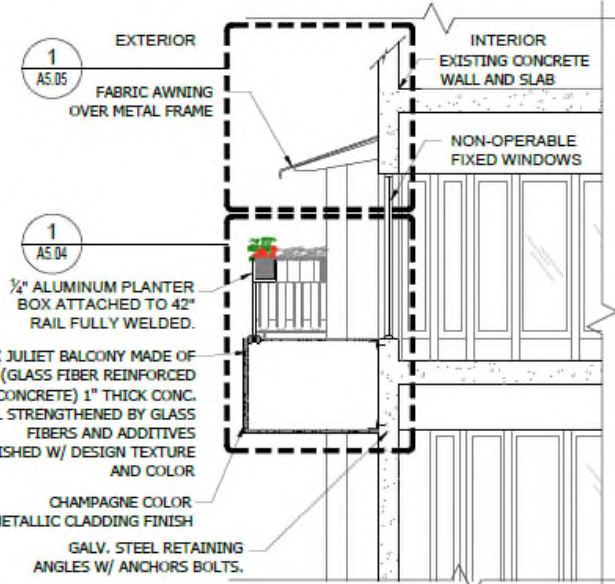
ACCENT PLANT	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER/PALETTES	SPACING	SIZE	NATIVE	REMARKS
1	B	41 76	BRICKELL LITTORALIS GOLDEN CREEPER	CONT.	AS KNOWN	17' X 17'	YES	
GROUND COVER	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER/PALETTES	SPACING	SIZE	NATIVE	REMARKS
2	N	41 213	SPATIPHEX S. TRAILING/POOF COMPACT FIRE RED SUNPATIENS	CONT.	12' O.C.	4' X 8'	NO	12' 6.6



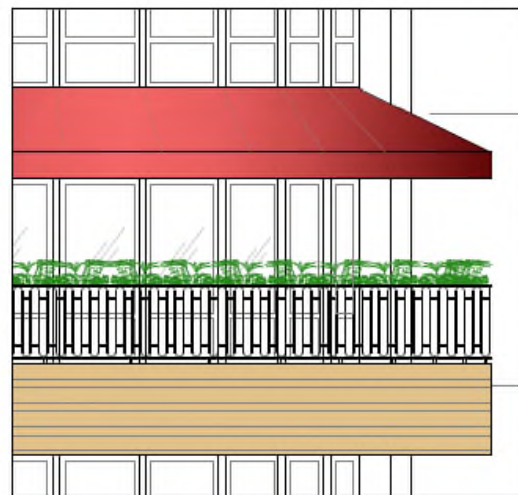


1 PROPOSED BALCONY ENLARGED RENDER
SCALE: 1/4" = 1'-0"

2 PROPOSED BALCONY ENLARGED ELEVATION
SCALE: 1/4" = 1'-0"



3 PROPOSED BALCONY SECTION DETAIL
SCALE: 3/16" = 1'-0"



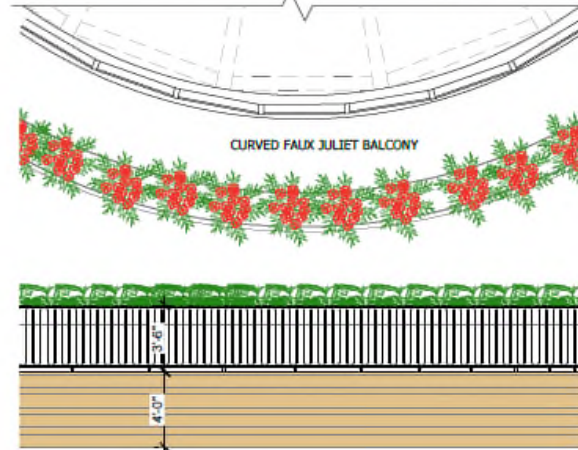
4 PROPOSED ELEVATION
SCALE: 1/4" = 1'-0"



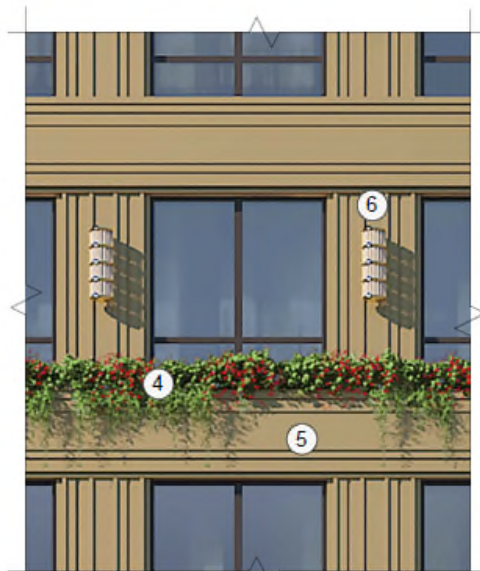
5 PROPOSED FLOWERS
SCALE: 1/4" = 1'-0"
• SUNPATIENS DEEP RED



6 PROPOSED METAL CLADDING
SCALE: 1/4" = 1'-0"
• CHAMPAGNE COLOR
METAL CLADDING FINISH



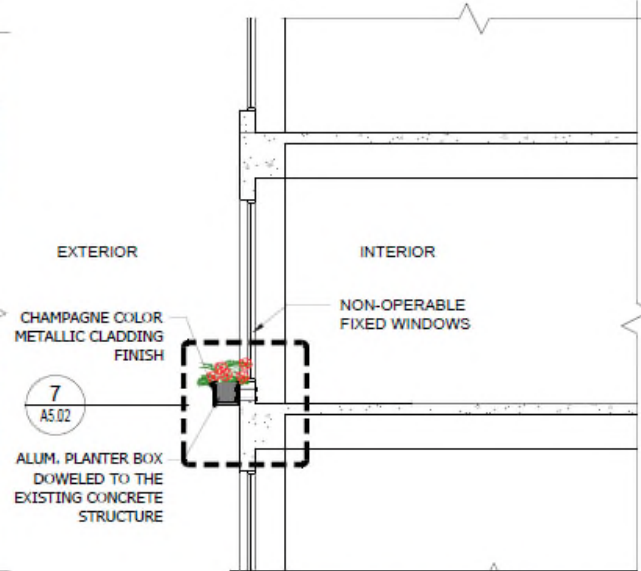
7 PROPOSED RAILING DETAILS
SCALE: 1/4" = 1'-0"



1 PROPOSED BALCONY ENLARGED RENDER
SCALE: 1/4"



2 PROPOSED BALCONY ENLARGED ELEVATION
SCALE: 1/4"



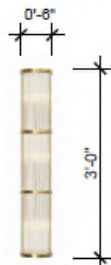
3 PROPOSED BALCONY SECTION DETAIL
SCALE: 3/16" = 1'-0"



4 PROPOSED FLOWERS
SCALE: N/A
• SUNPATIENS DEEP RED



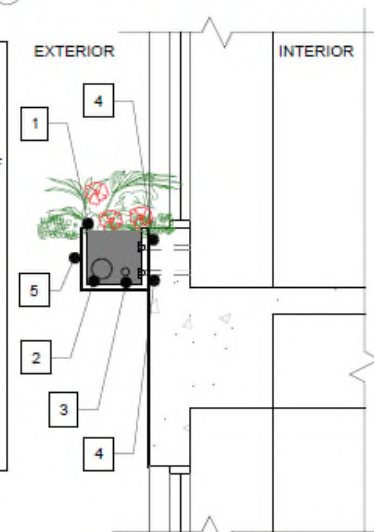
5 PROPOSED METAL CLADDING
• CHAMPAGNE COLOR METAL CLADDING FINISH
SCALE: N/A



6 PROPOSED WALL SCONCE
SCALE: N/A

NOTE:
CONCEPT DESIGN ONLY FOR ACTUAL
PLANTER AND RAILING DESIGN.
FABRICATION AND INSTALLATION
SHALL REQUIRED SPECIALTY
ENGINEER DRAWINGS WITH
CALCULATIONS FROM A FL. LICENCE
CONSULTANT.

LEGEND:	
1	12" x 15" x 1/2" ALUMINUM PLANTER BOX FULLY WELDED
2	PVC DRAIN FOR PLANTER AT END OF PLANTER BOXES (REF. TO LANDSCAPING DWG'S)
3	IRRIGATION TUBE FOR WATER SUPPLY, AT END OF PLANTER BOX (REF. TO LANDSCAPING DWG'S)
4	ANCHOR BOLT ATTACHMENT TO EXISTING EXTERIOR WALL
5	CHAMPAGNE COLOR METAL CLADDING FINISH PLANTER BOX



7 PLANTER BOX SECTION DETAIL
SCALE: 1/2" = 1'-0"



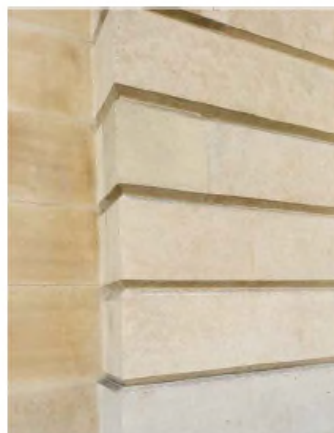
① PROPOSED GROUND LEVEL ENLARGED ELEV. RENDER
SCALE: N/A



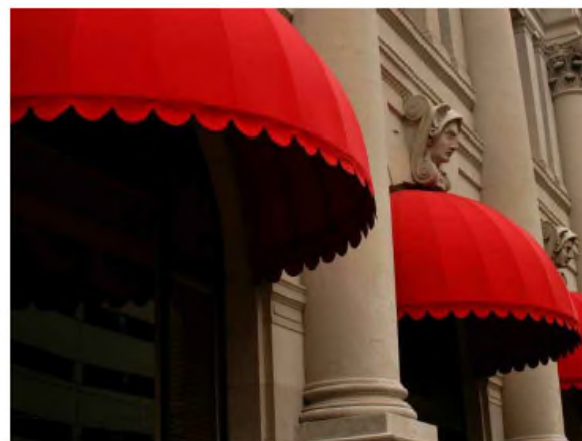
② PROPOSED GROUND LEVEL ENLARGED ELEV.
SCALE: N/A



③ PROPOSED WALL SCONCE
SCALE: N/A



④ PROPOSED STONE VENEER
SCALE: N/A



⑤ PROPOSED AWNING EXAMPLE
SCALE: N/A

Thank you!

Le Royale

