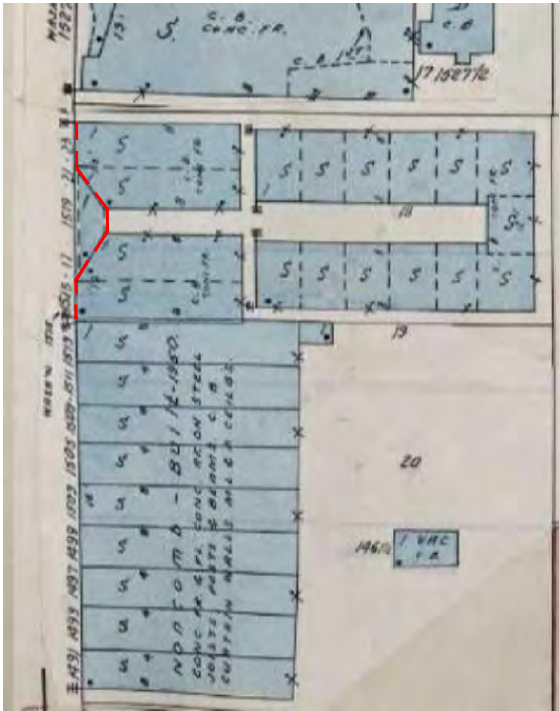




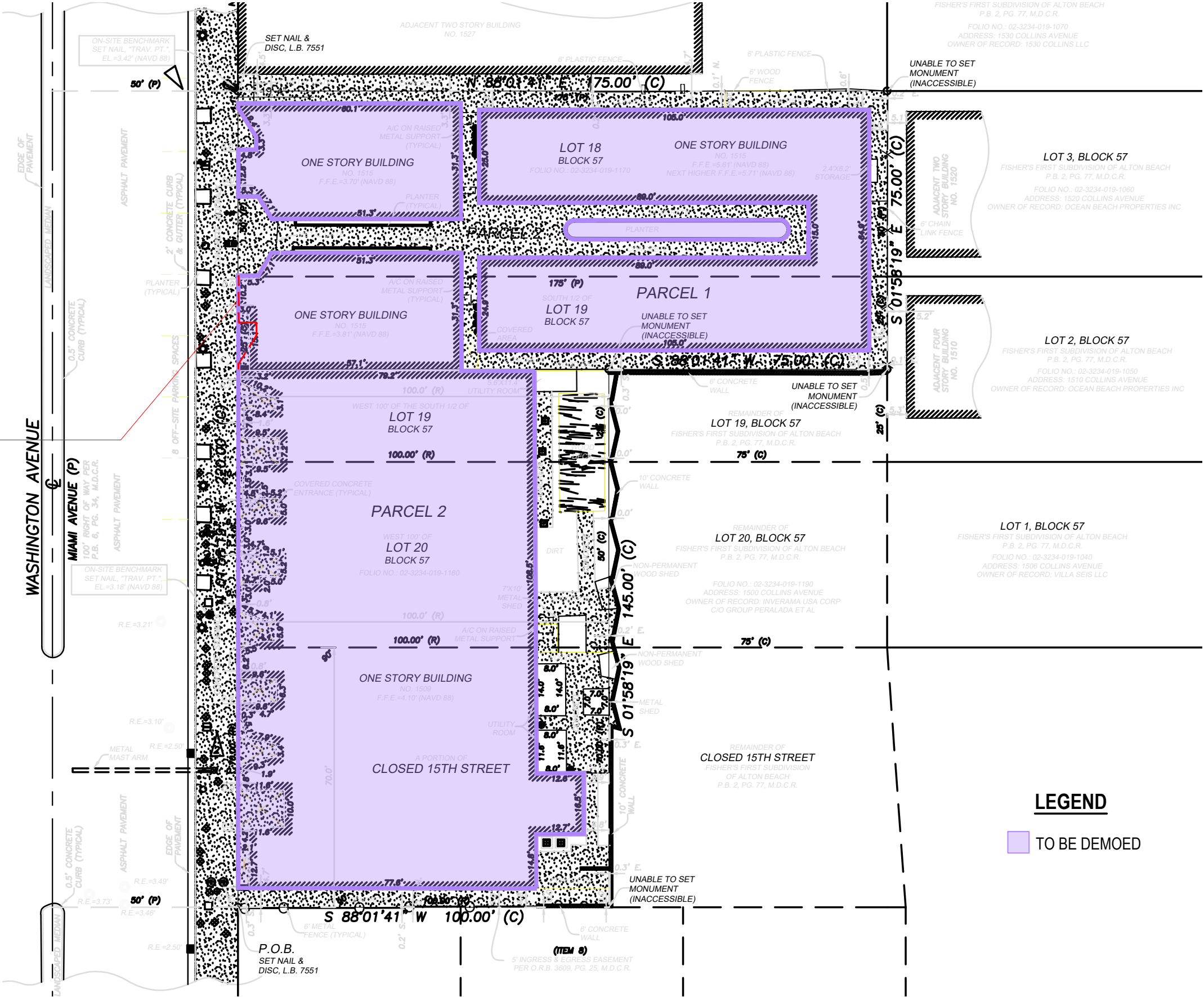
NOTE: NEW PROPOSED FACADE TO MAINTAIN ORIGINAL DESIGN INTENT.

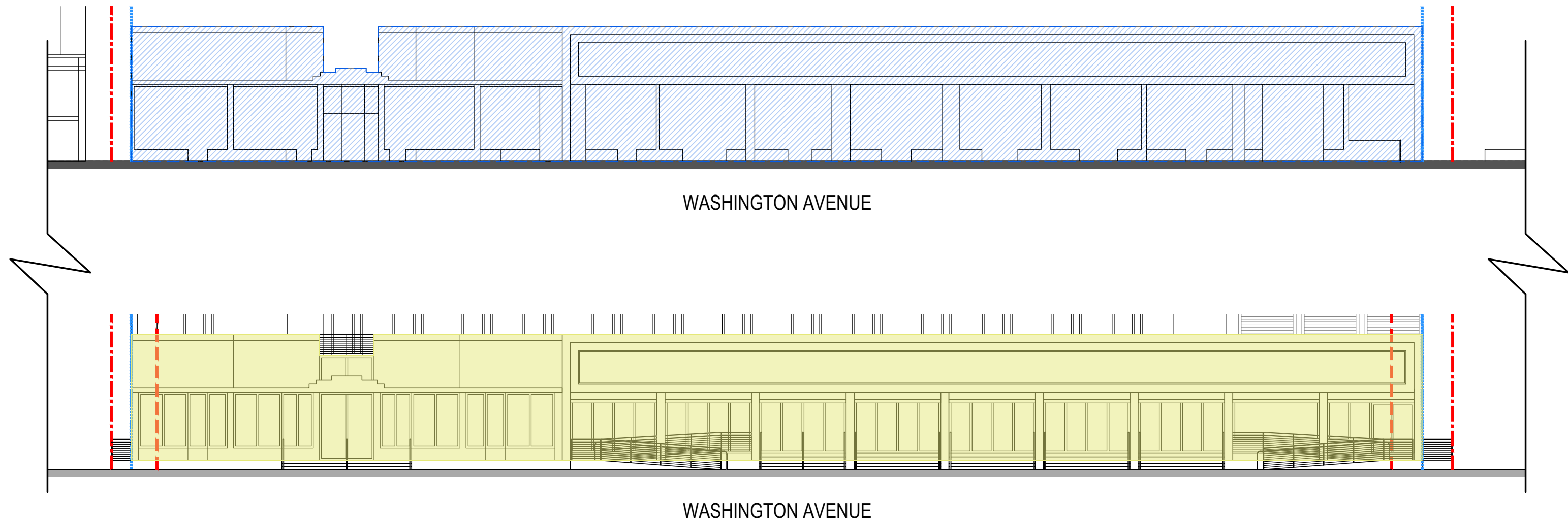


ACTUAL NON-HISTORICAL CASE TO BE DEMOED.



ACTUAL TERRAZO FLOORING.





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

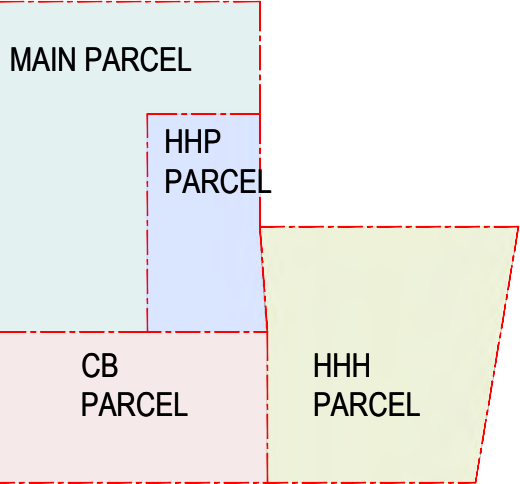
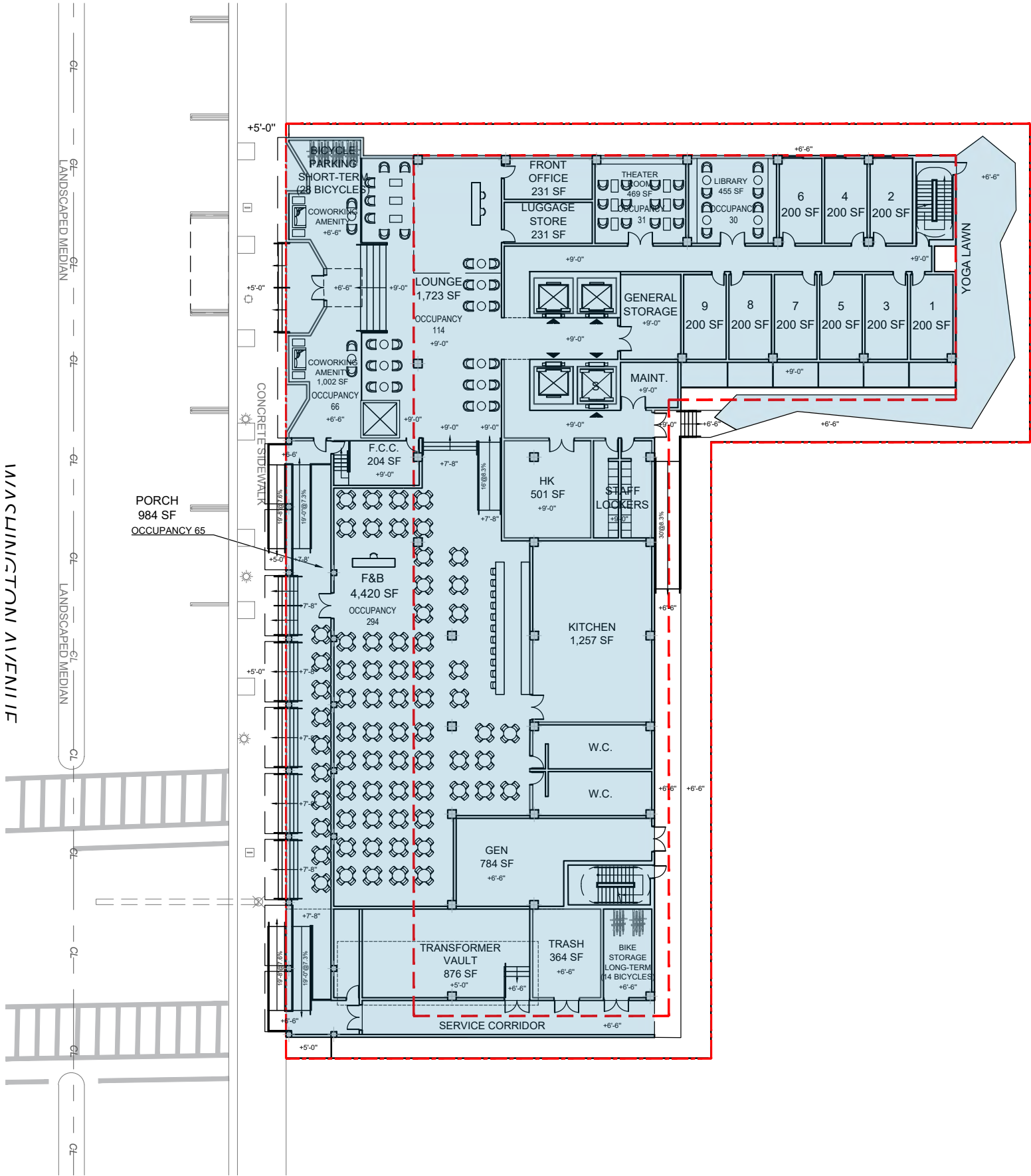
0 5 10 20

SCALE: 1/16" = 1'



DATE:
FEB 25, 2024

A0-30



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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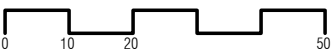
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GSF DIAGRAM - GROUND LEVEL



SCALE: 1" = 30'



DATE:
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A0-31



WASHINGTON AVENUE

LEGEND

GSF: 20,039 SF

MAIN PARCEL

HHP
PARCEL

CB
PARCEL

HHH
PARCEL

KEY PLAN

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 - LEVEL 2



SCALE: 1" = 30'



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A0-32



WASHINGTON AVENUE

LEGEND

GSF: 12,583 SF

MAIN PARCEL

HHP
PARCEL

CB
PARCEL

HH
PARCEL

KEY PLAN

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 - LEVEL 3 TO 6

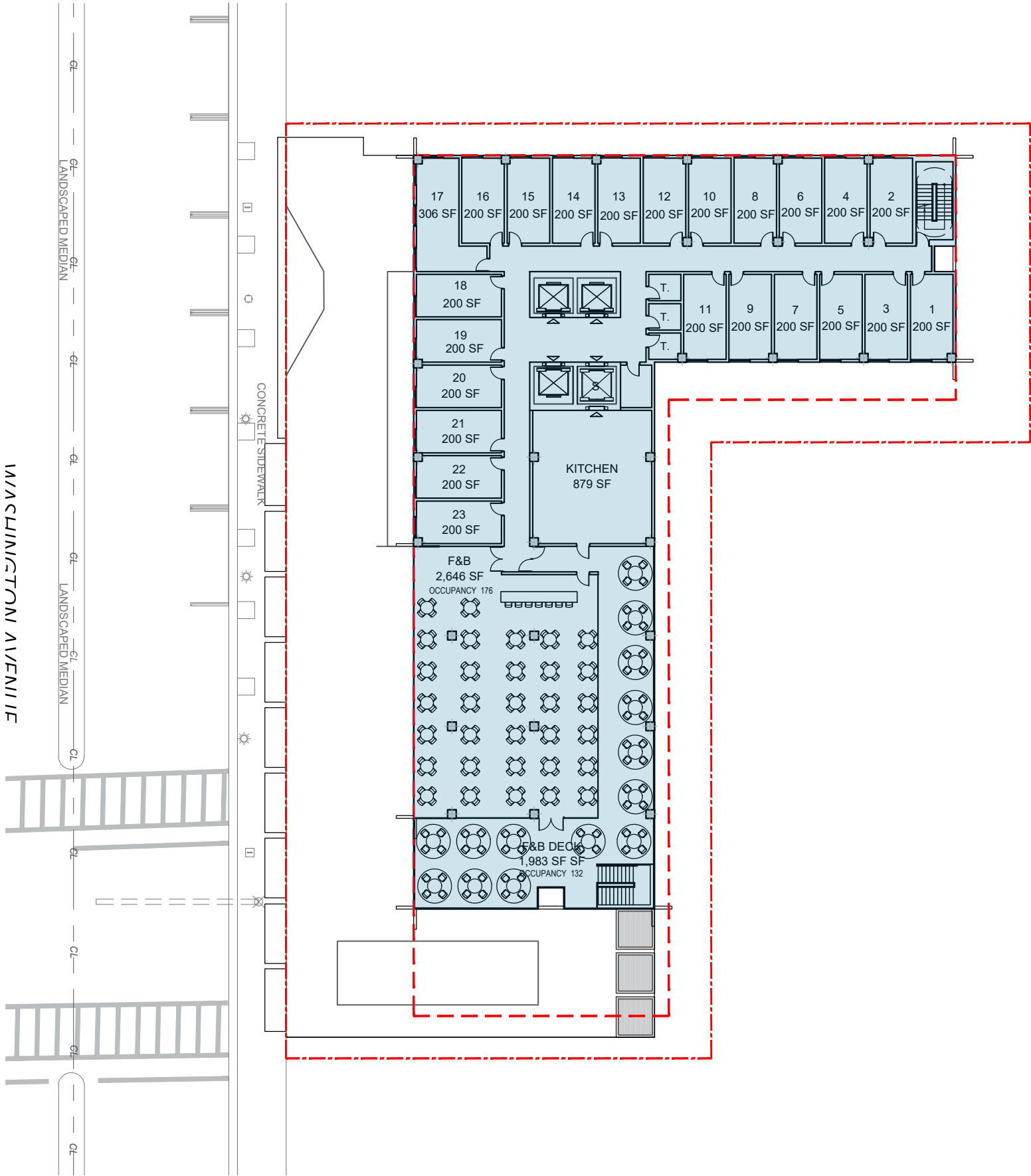


SCALE: 1" = 30'



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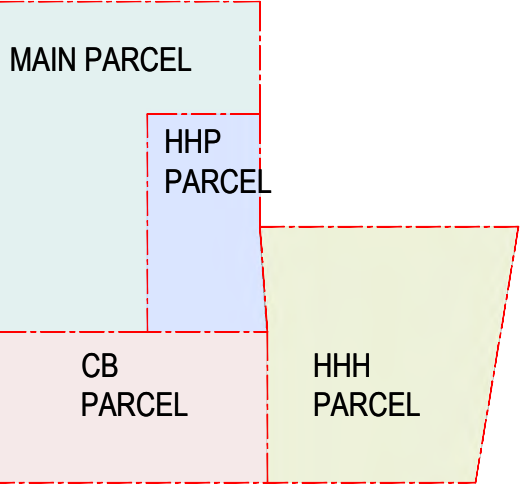
A0-33



WASHINGTON AVENUE

LEGEND

GSF: 13,436 SF



KEY PLAN

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 - LEVEL 7

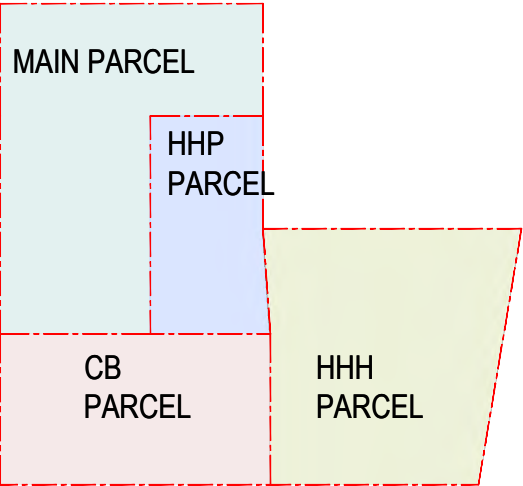
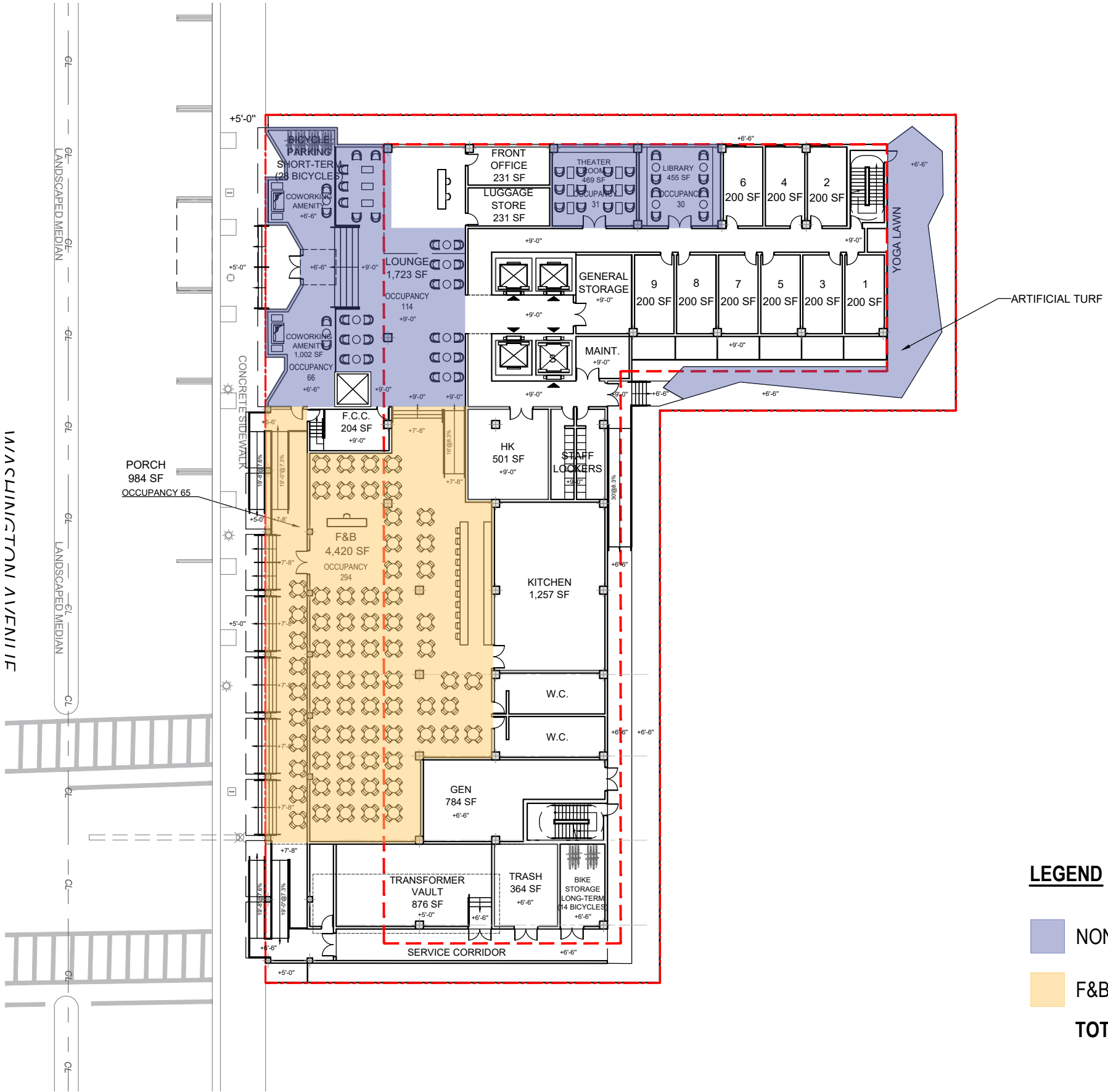


SCALE: 1" = 30'



DATE:
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A0-34



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
Total Provided			21,849 SF
Total GSF Required (20% of GSF)			106,839 SF
50% from F&B			21,368 SF
Total Provided	10,831 SF	10,684 SF	10,684 SF
			21,515 SF

LEGEND

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

ARQUITECTONICA

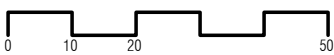
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AMENITY DIAGRAM - GROUND LEVEL

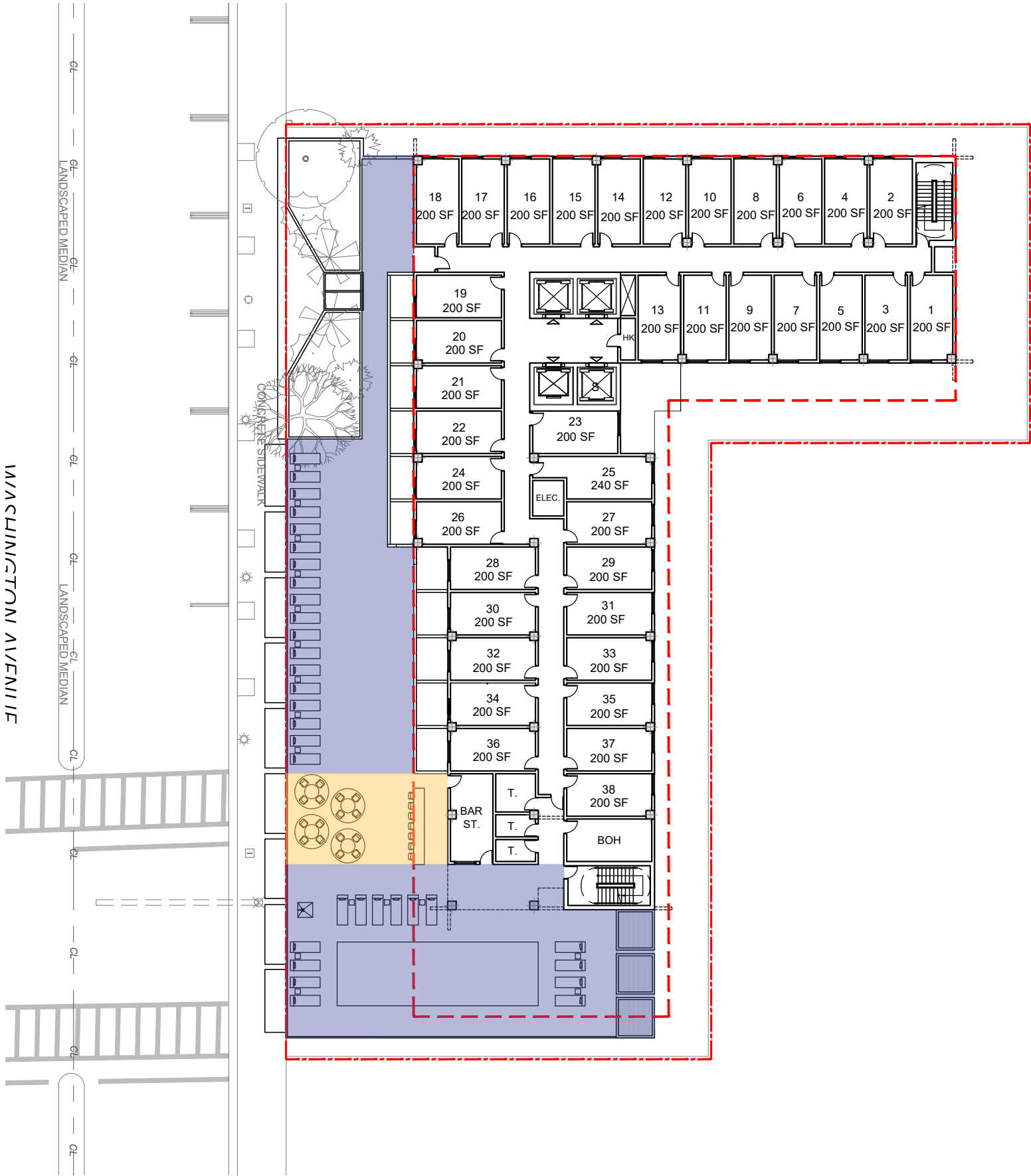


SCALE: 1" = 30'



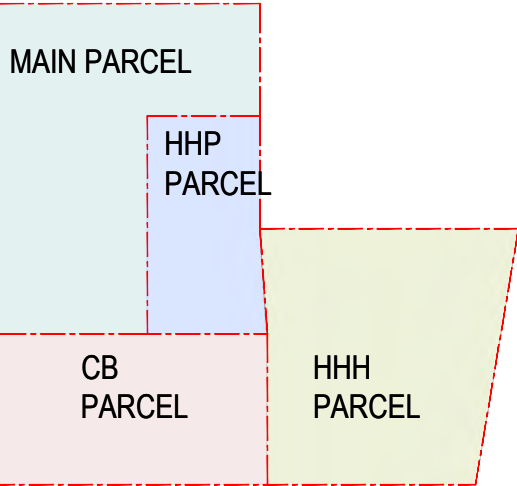
DATE:
FEB 25, 2024

A0-35



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
Total Provided			21,849 SF
Total GSF Required (20% of GSF)			106,839 SF
50% from F&B			21,368 SF
Total Provided	10,831 SF	10,684 SF	10,684 SF
			21,515 SF

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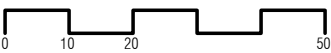
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AMENITY DIAGRAM - LEVEL 2

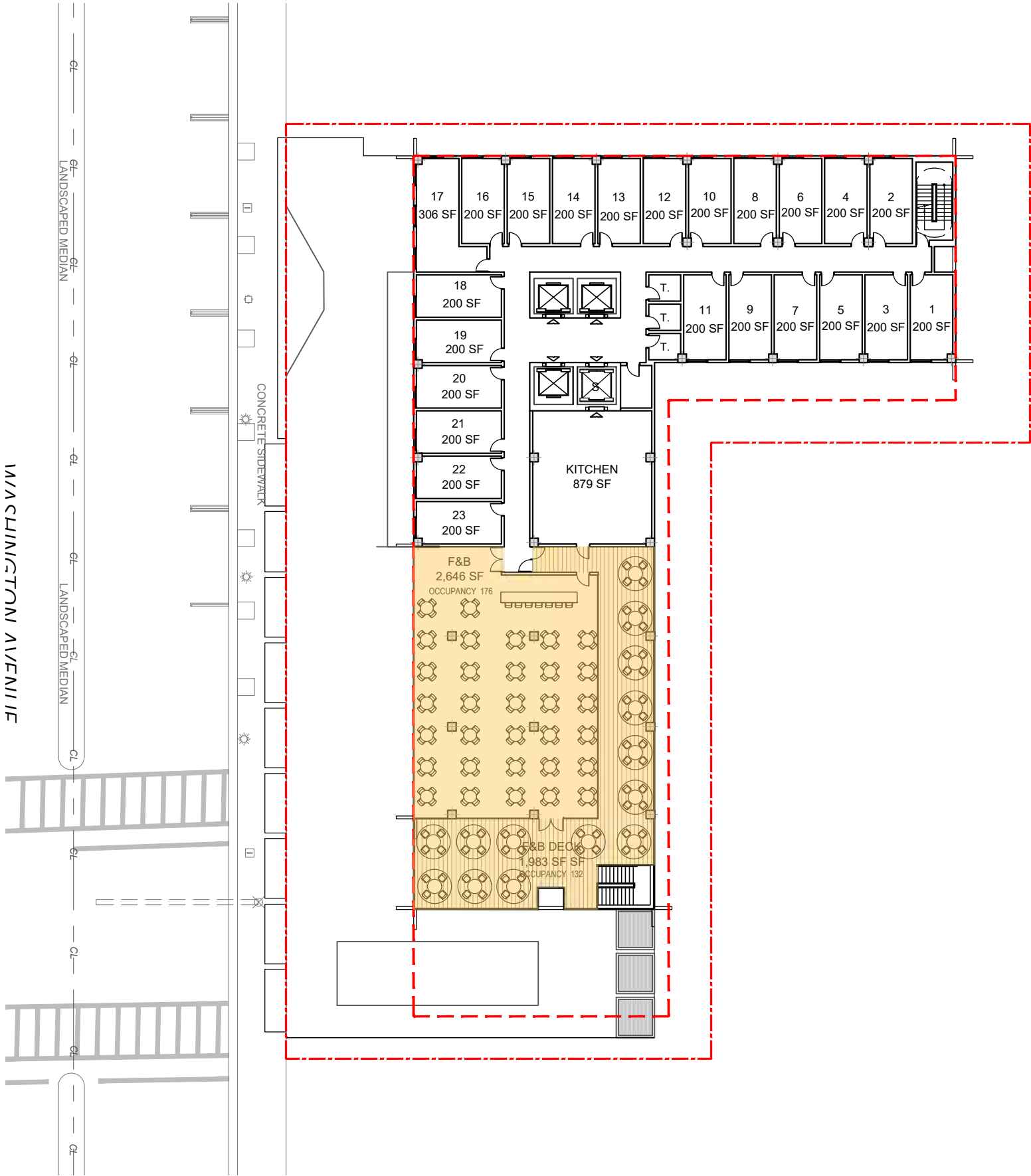


SCALE: 1" = 30'



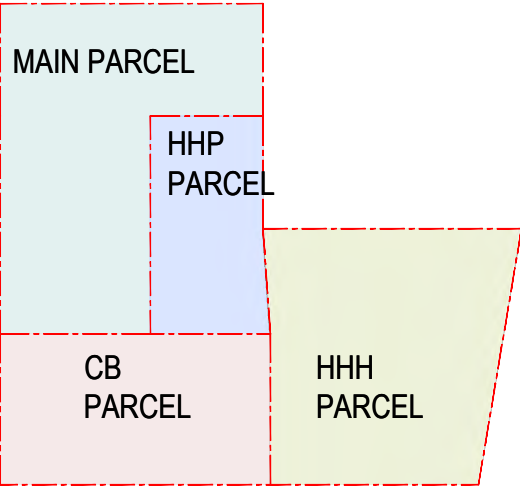
DATE:
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A0-36



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
Total Provided			21,849 SF
Total GSF			106,839 SF
Required (20% of GSF)			21,368 SF
50% from F&B			10,684 SF
Total Provided	10,831 SF	10,684 SF	21,515 SF

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AMENITY DIAGRAM - LEVEL 7

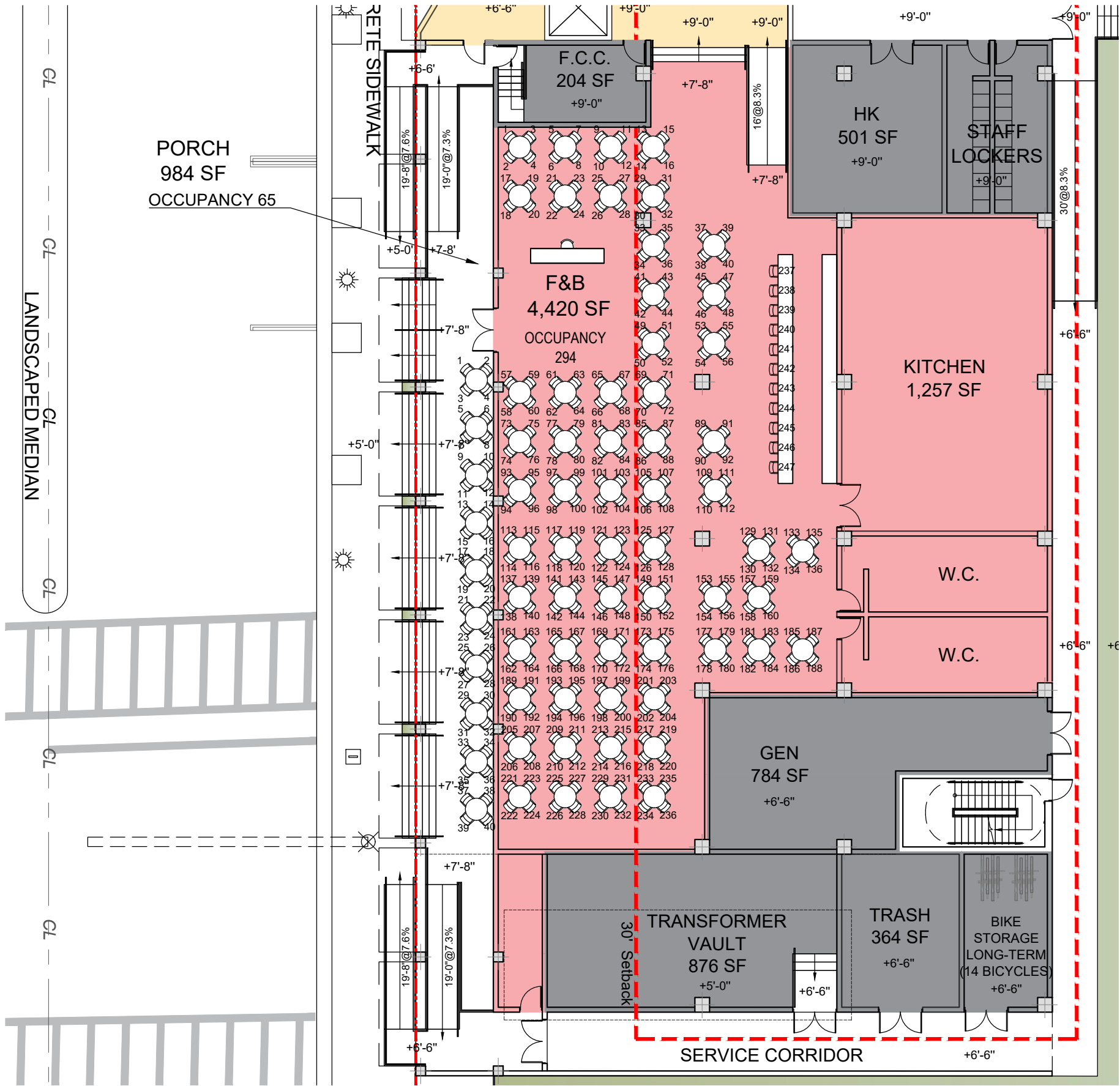


SCALE: 1" = 30'



DATE:
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A0-37



F&B GROUND FLOOR

OCCUPANCY COUNT

F&B	294
PORCH	65
TOTAL	359

*BASED ON CODE OCCUPANCY PER SF

SEATING COUNT

F&B (interior seats)	247
PORCH (exterior seats)	40
TOTAL	287

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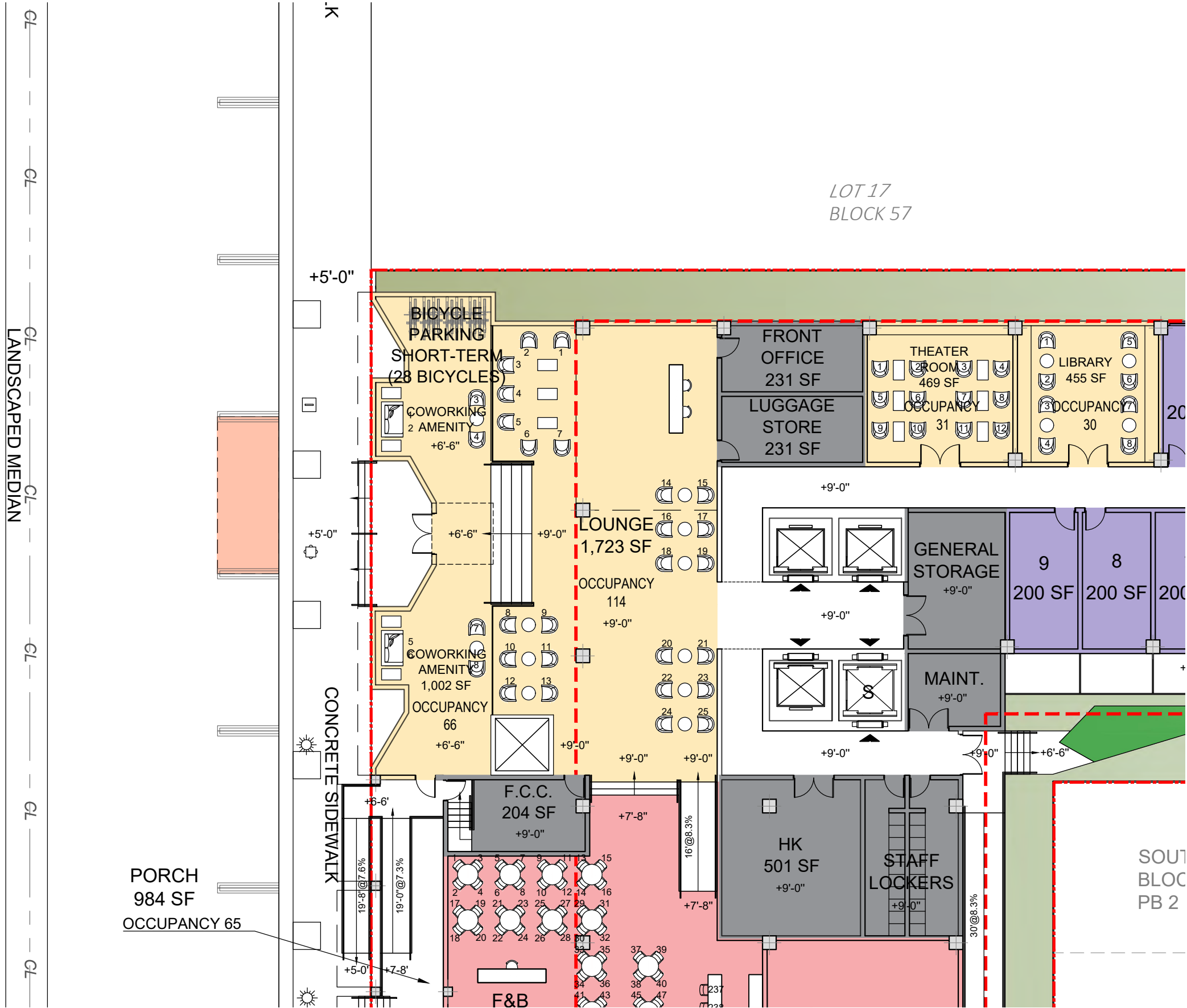
SEATING DIAGRAM - GROUND LEVEL



SCALE: 1/16" = 1'

DATE:
FEB 25, 2024

A0-38



LOBBY GROUND FLOOR

OCCUPANCY COUNT

COWORKING	66
LOUNGE	114
THEATER ROOM	31
LIBRARY	30

TOTAL 241

*BASED ON CODE OCCUPANCY PER SF

SEATING COUNT

COWORKING	8
LOUNGE	25
THEATER ROOM	12
LIBRARY	8

TOTAL 53

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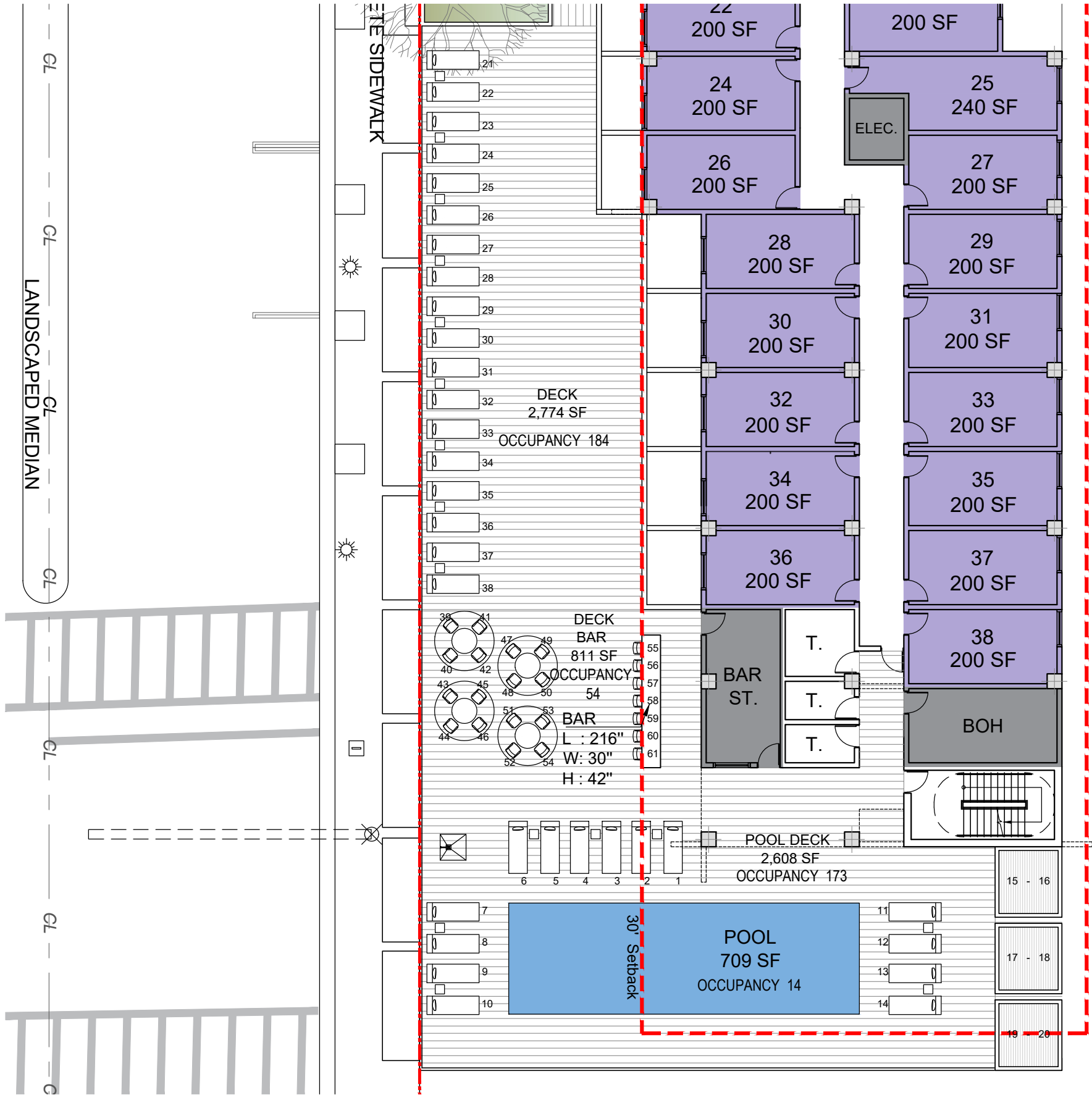
SEATING DIAGRAM - GROUND LEVEL



SCALE: 1/16" = 1'

DATE:
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A0-39



LEVEL 02

OCCUPANCY COUNT

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

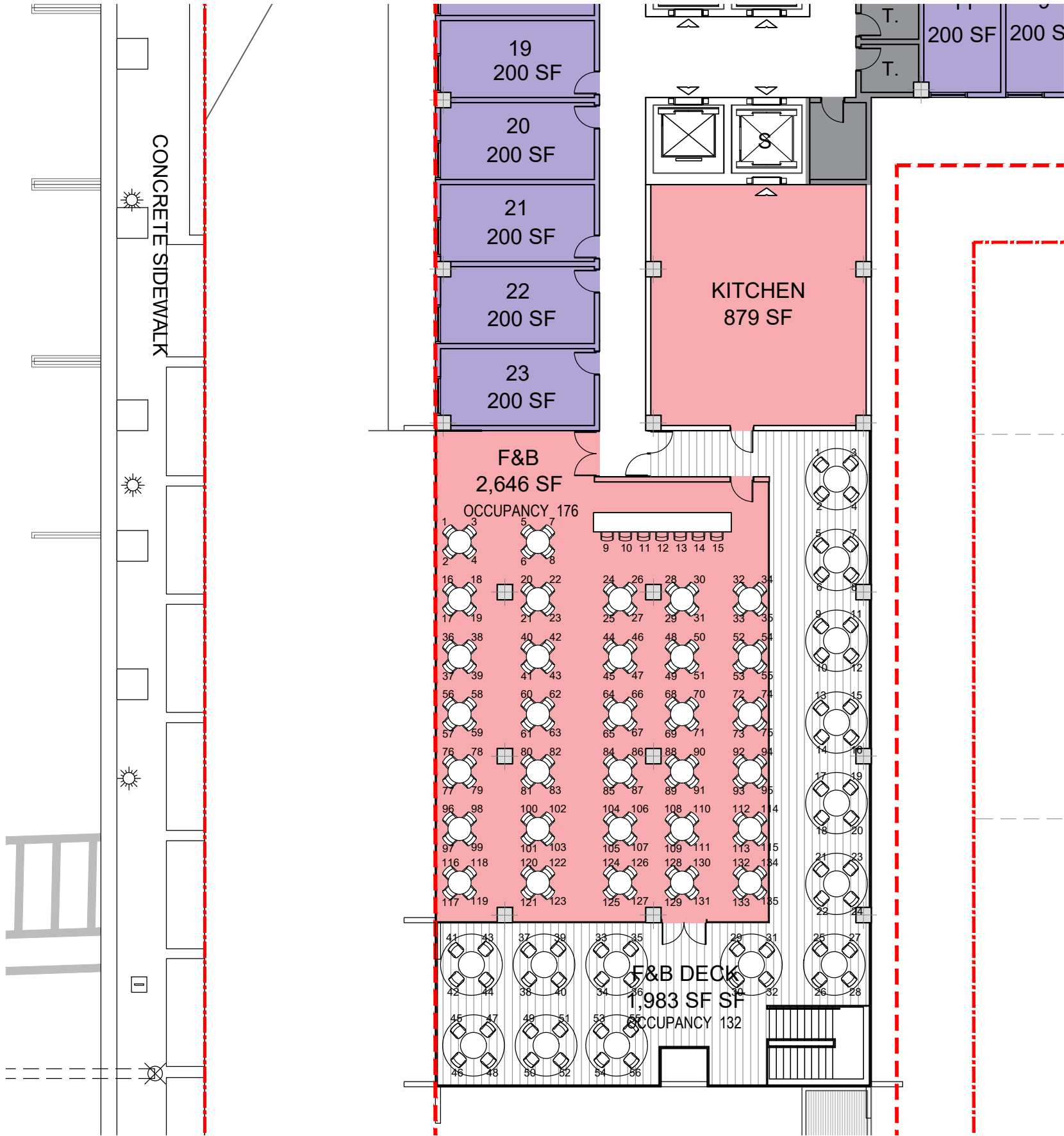
TOTAL 431

*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



LEVEL07

OCCUPANCY COUNT

F&B	176
F&B DECK	132
TOTAL	308

*BASED ON CODE OCCUPANCY PER SF

SEATING COUNT

F&B (interior seats)	135
F&B DECK (exterior seats)	56
TOTAL	191

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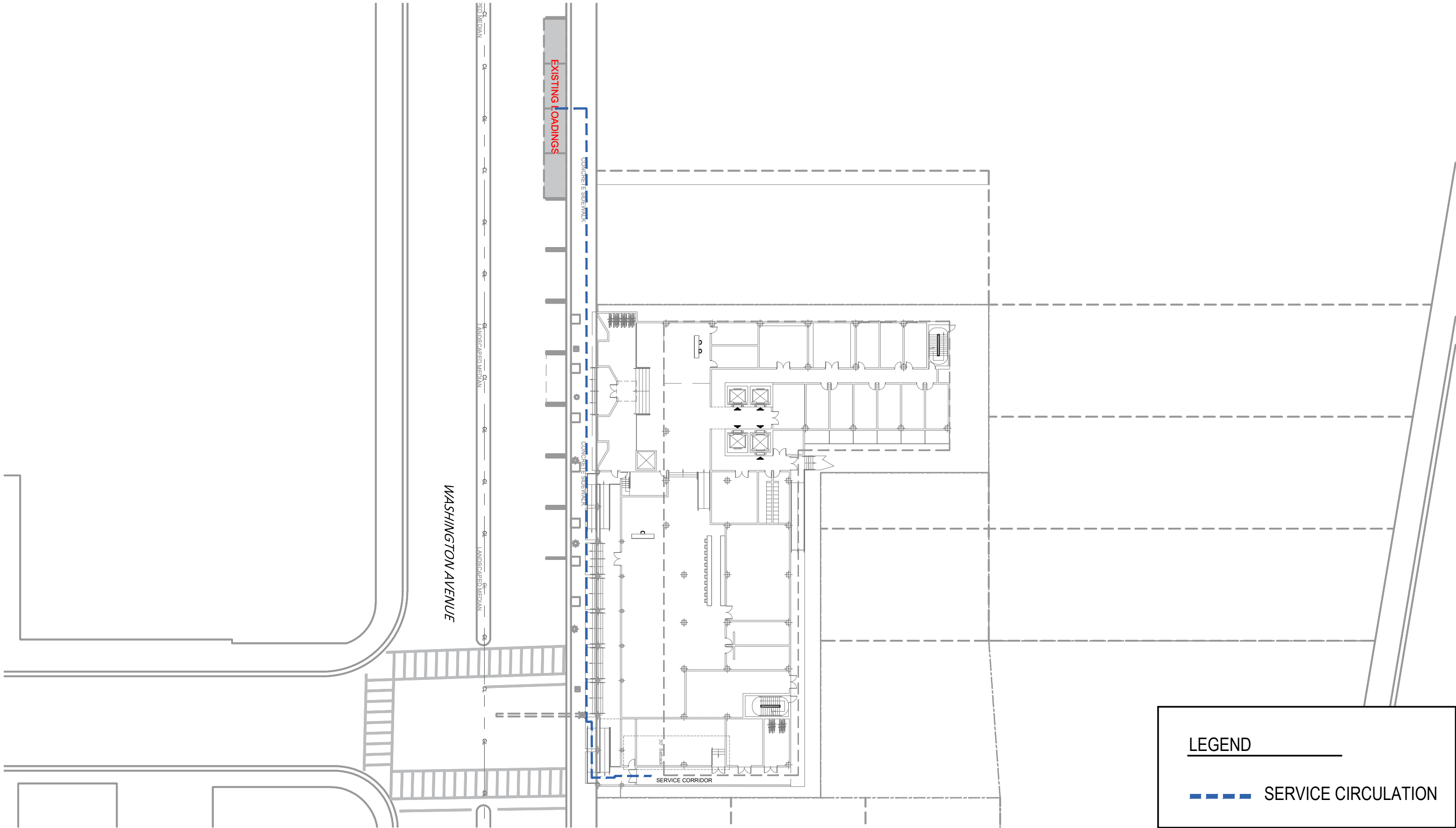
SEATING DIAGRAM - LEVEL 7



SCALE: 1/16" = 1'

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LOADING DIAGRAM

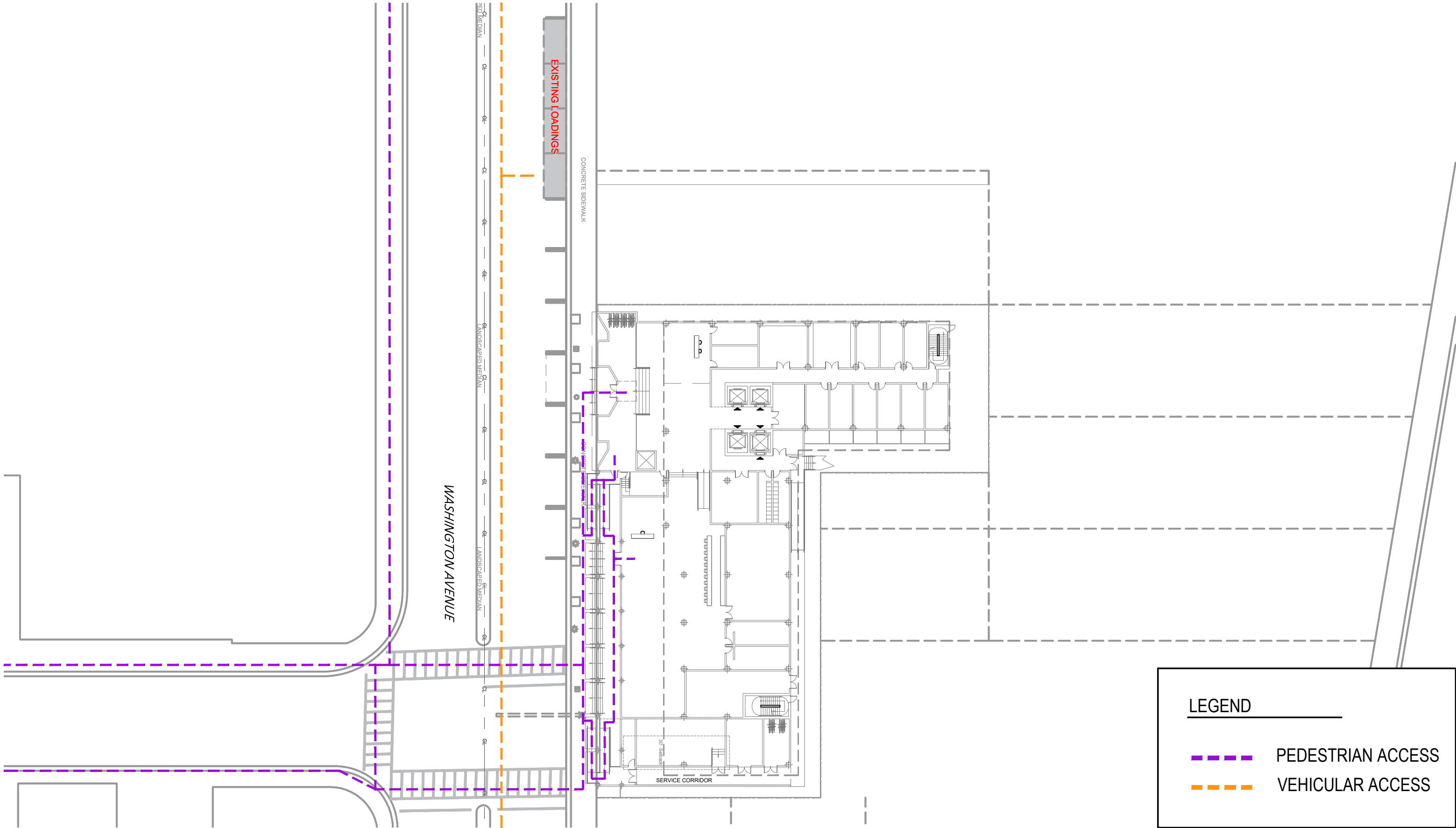


SCALE: 1/40" = 1'



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ACCESS DIAGRAM



SCALE: 1/40" = 1'



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A0-43



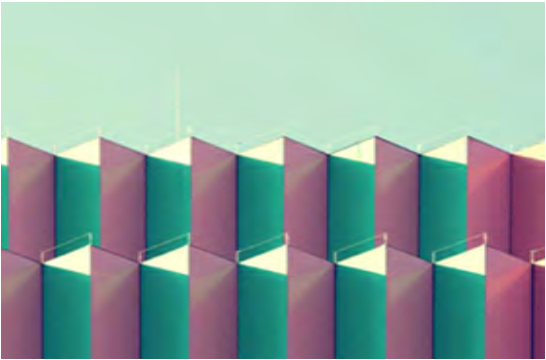
Albert Anis - Architectural ornamentation and movement of the facade.



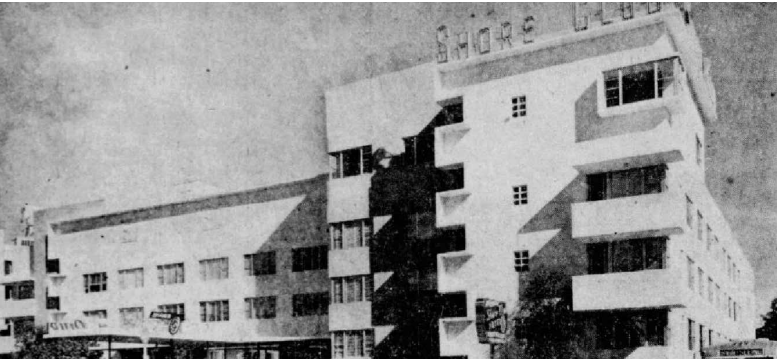
Proposed rendering - Architectural ornamentation and movement of the facade.



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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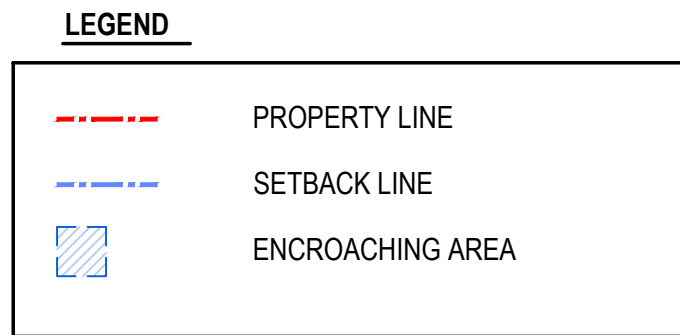


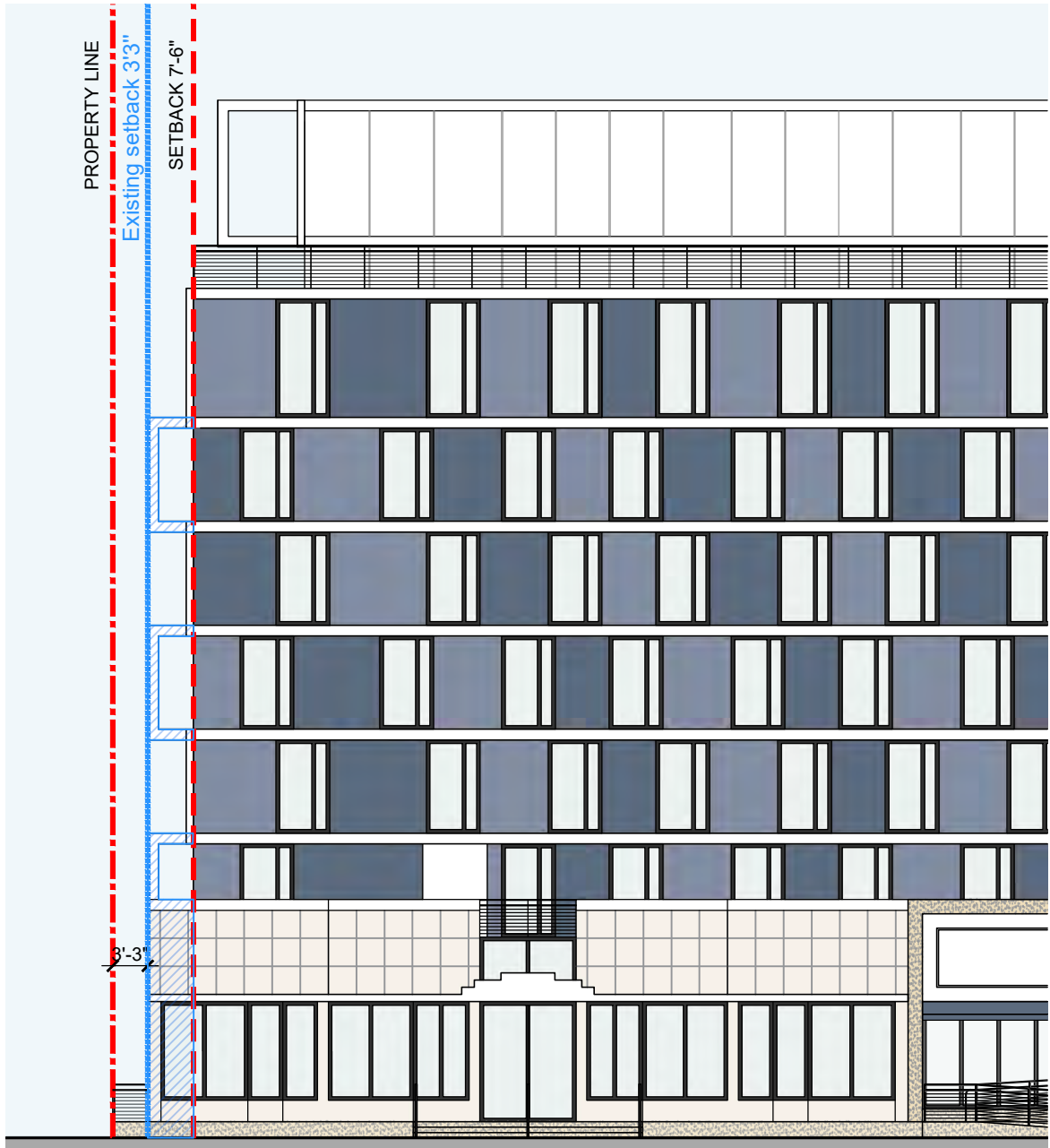
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INSPIRATIONAL DIAGRAM

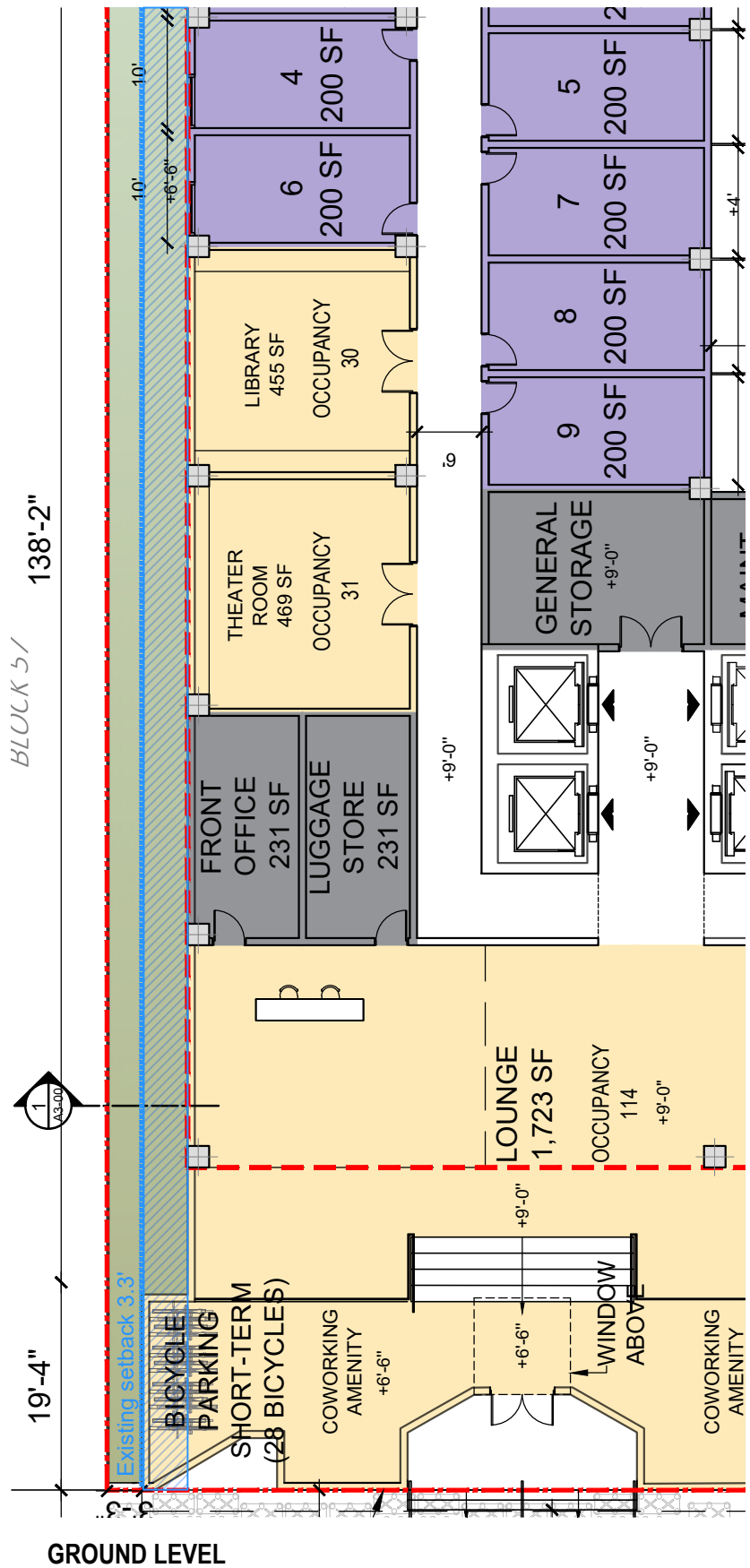
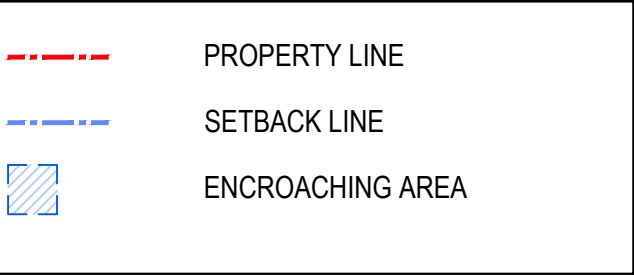
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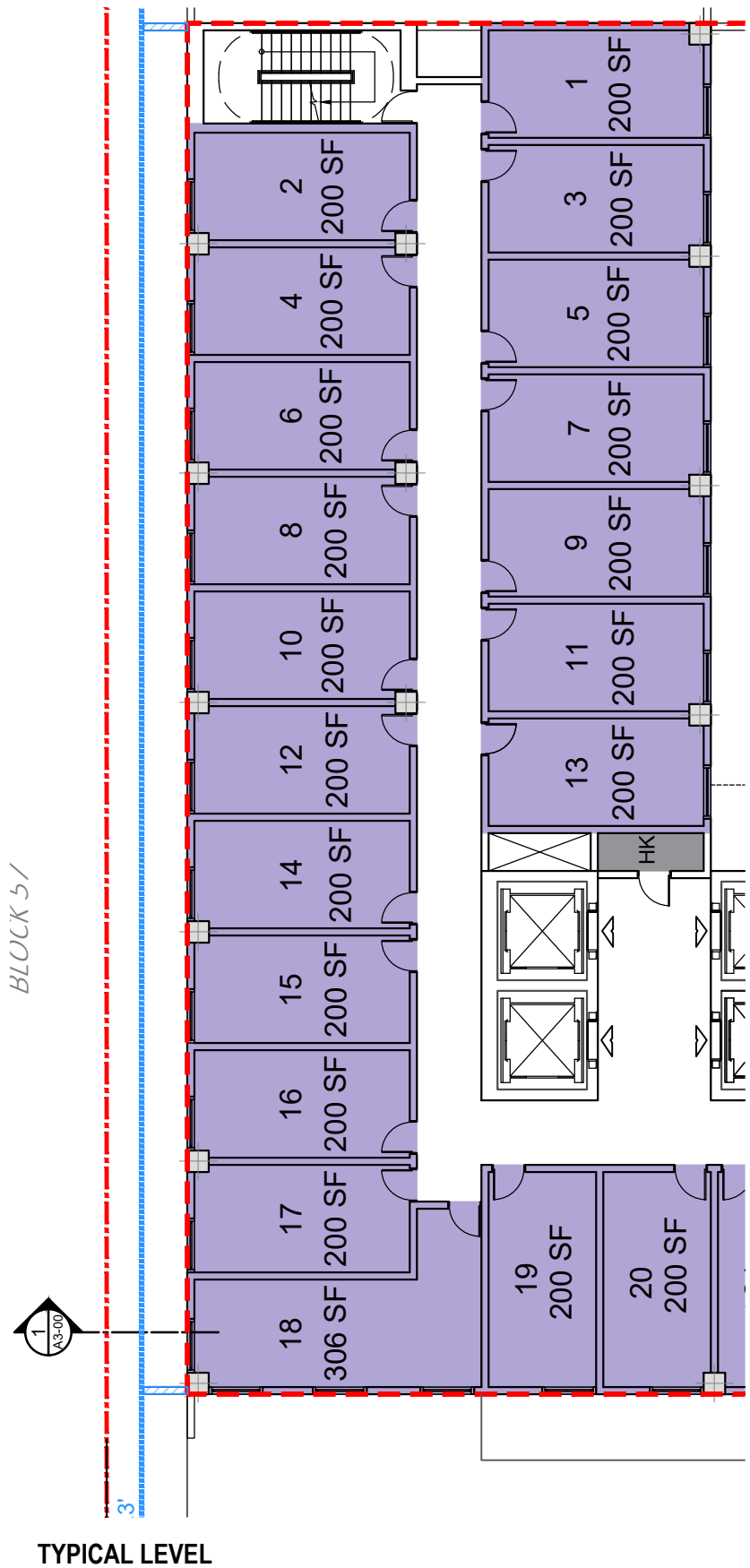




LEGEND



GROUND LEVEL



TYPICAL LEVEL

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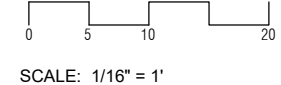


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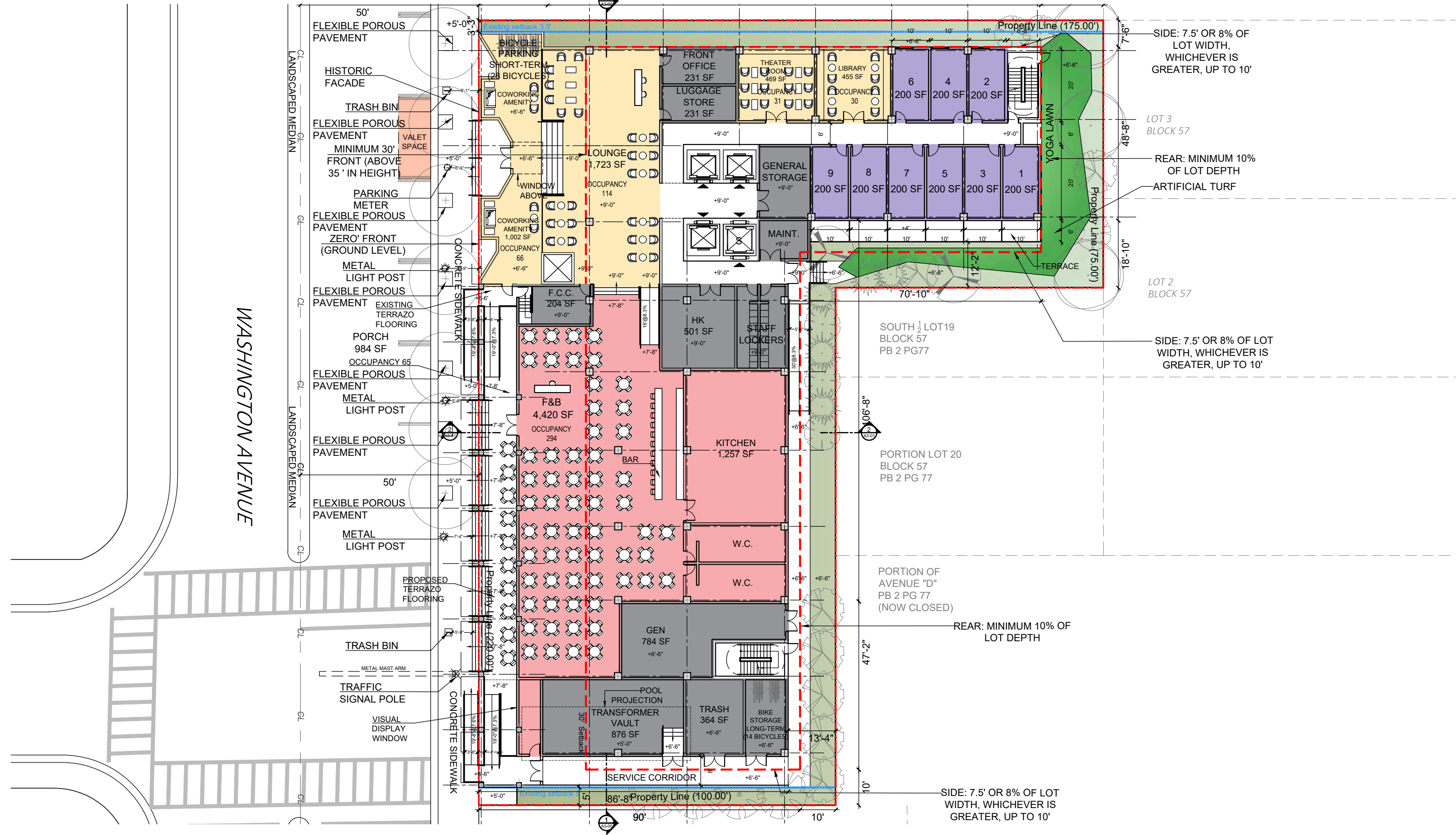
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NORTH VARIANCE DIAGRAM



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A0-46



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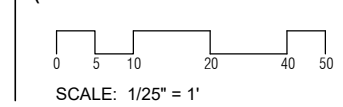
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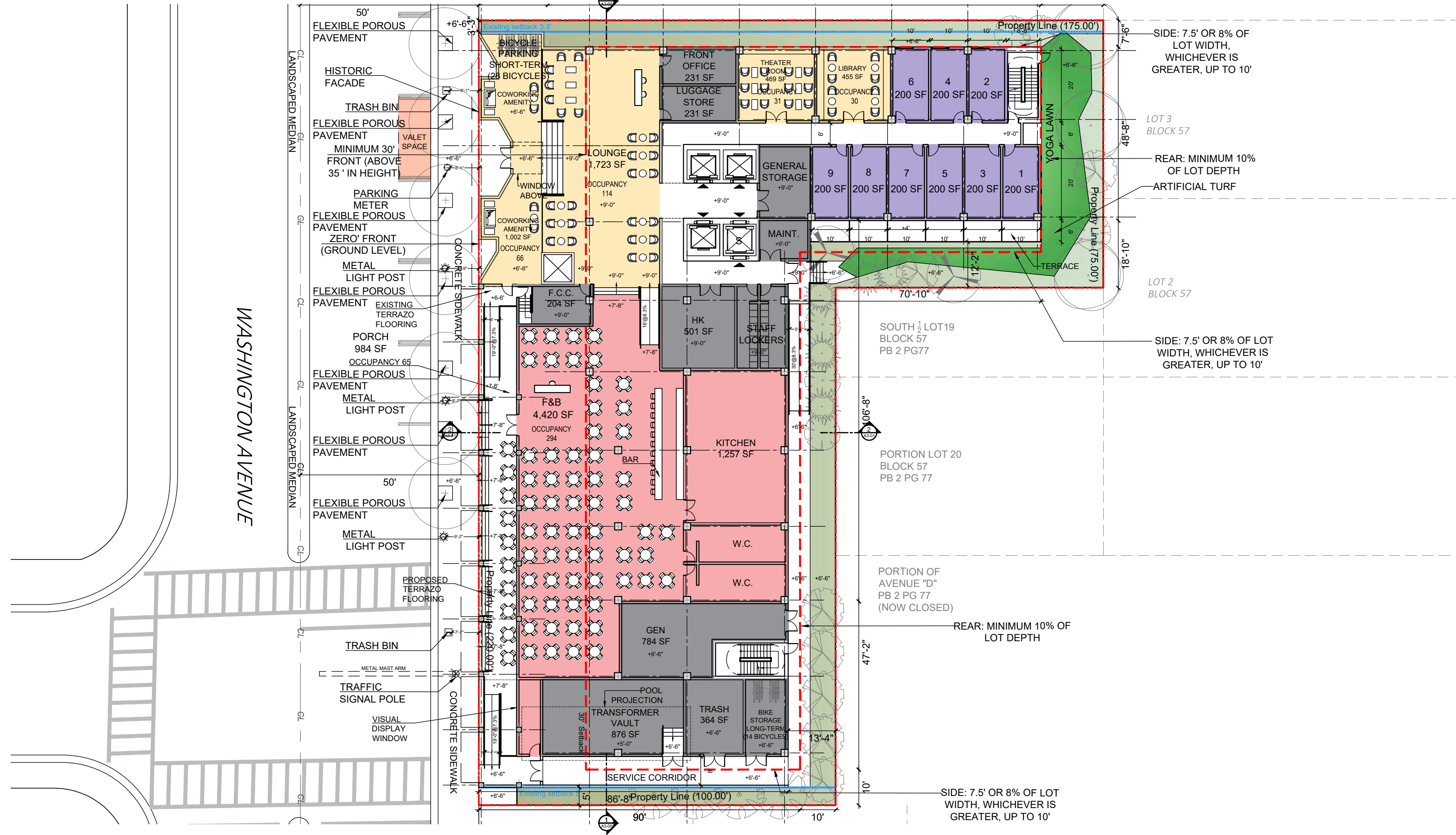
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GROUND LEVEL
(CURRENT R.O.W. CONDITION)



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A1-00a



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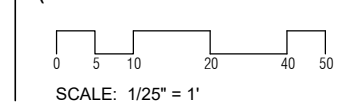
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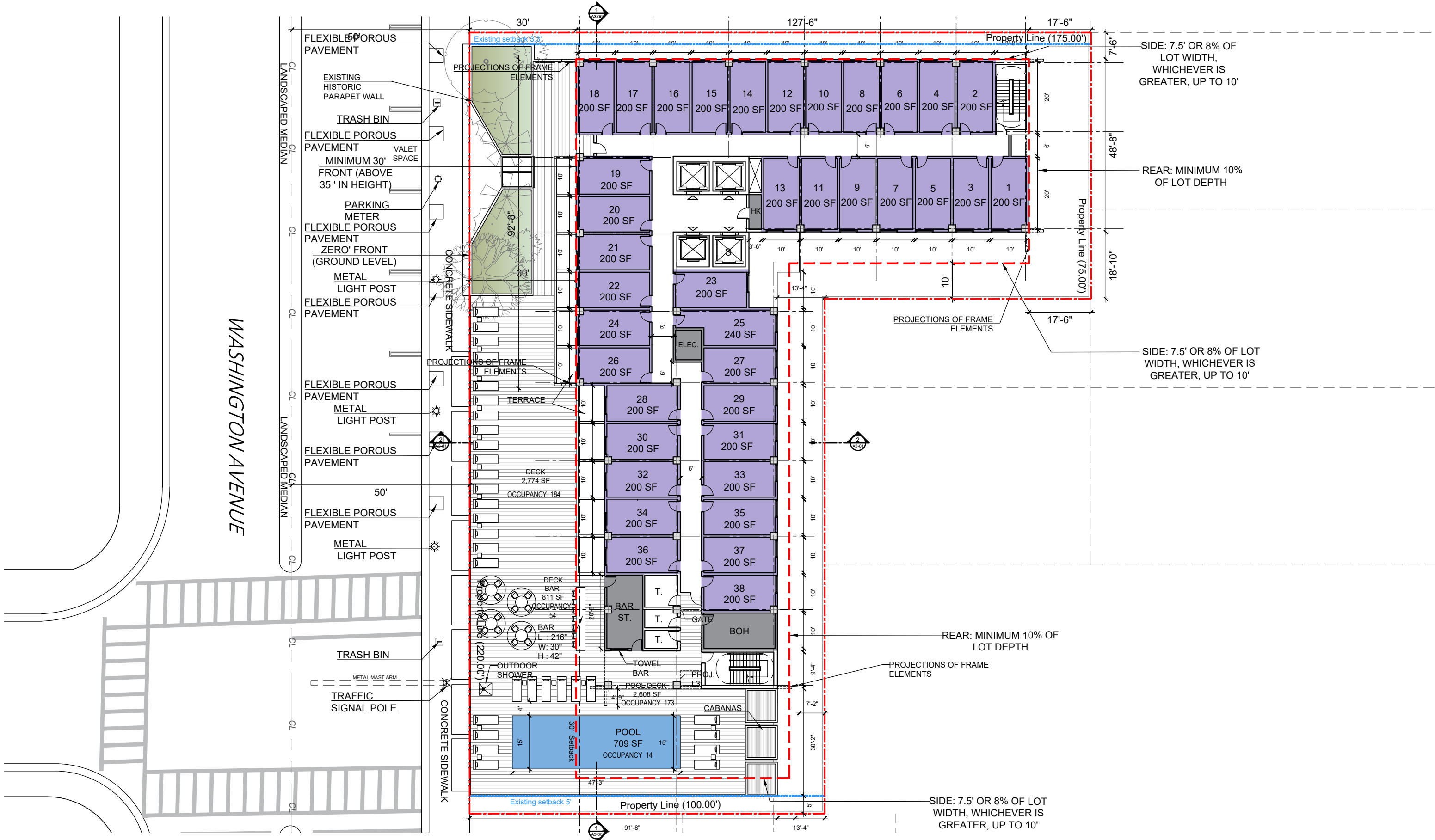
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GROUND LEVEL
(FUTURE R.O.W. CONDITION)



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A1-00b



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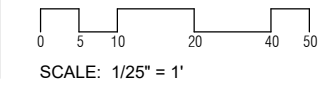
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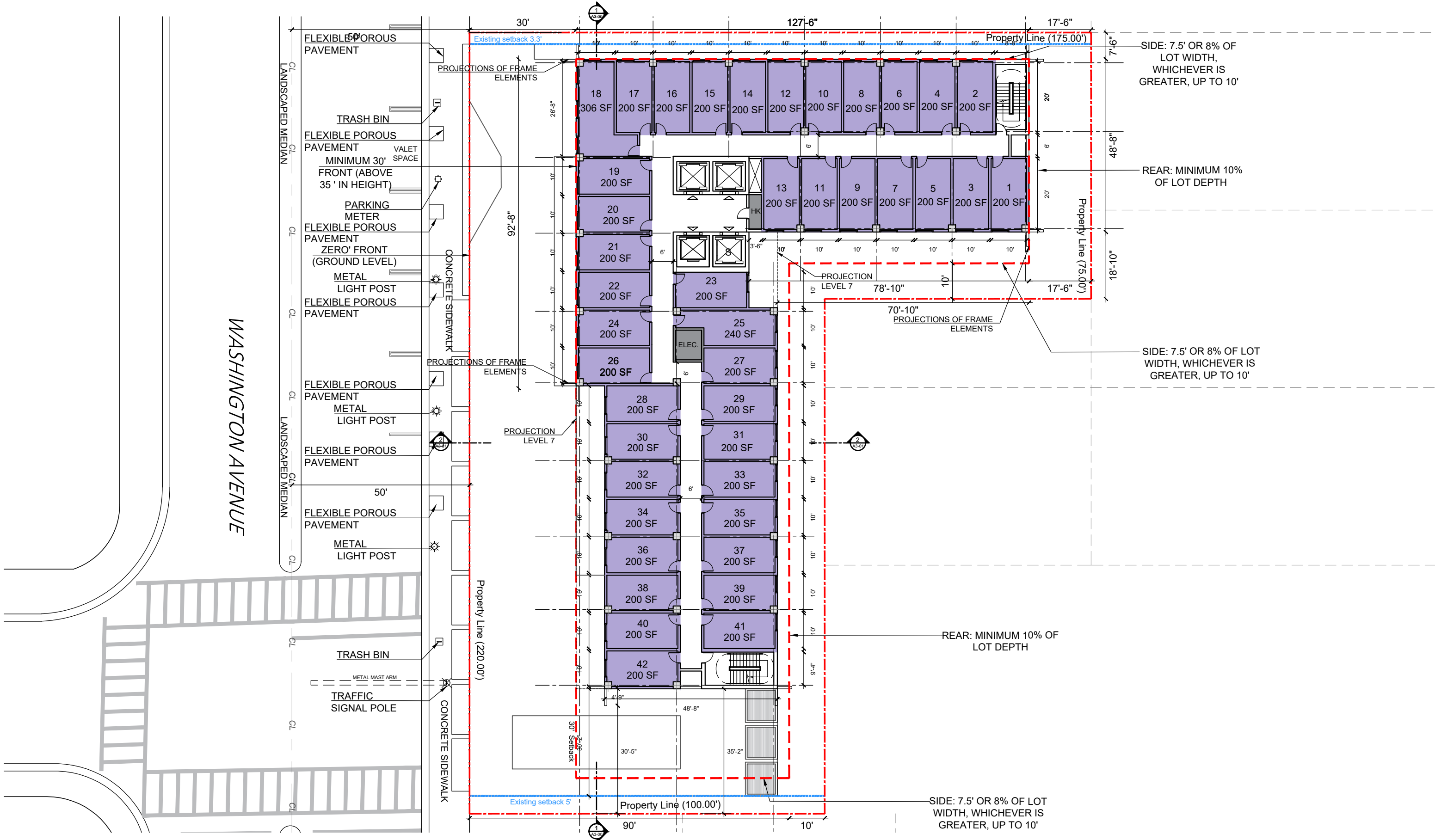
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LEVEL 2



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A1-01



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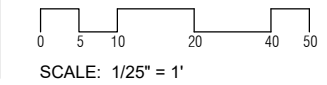
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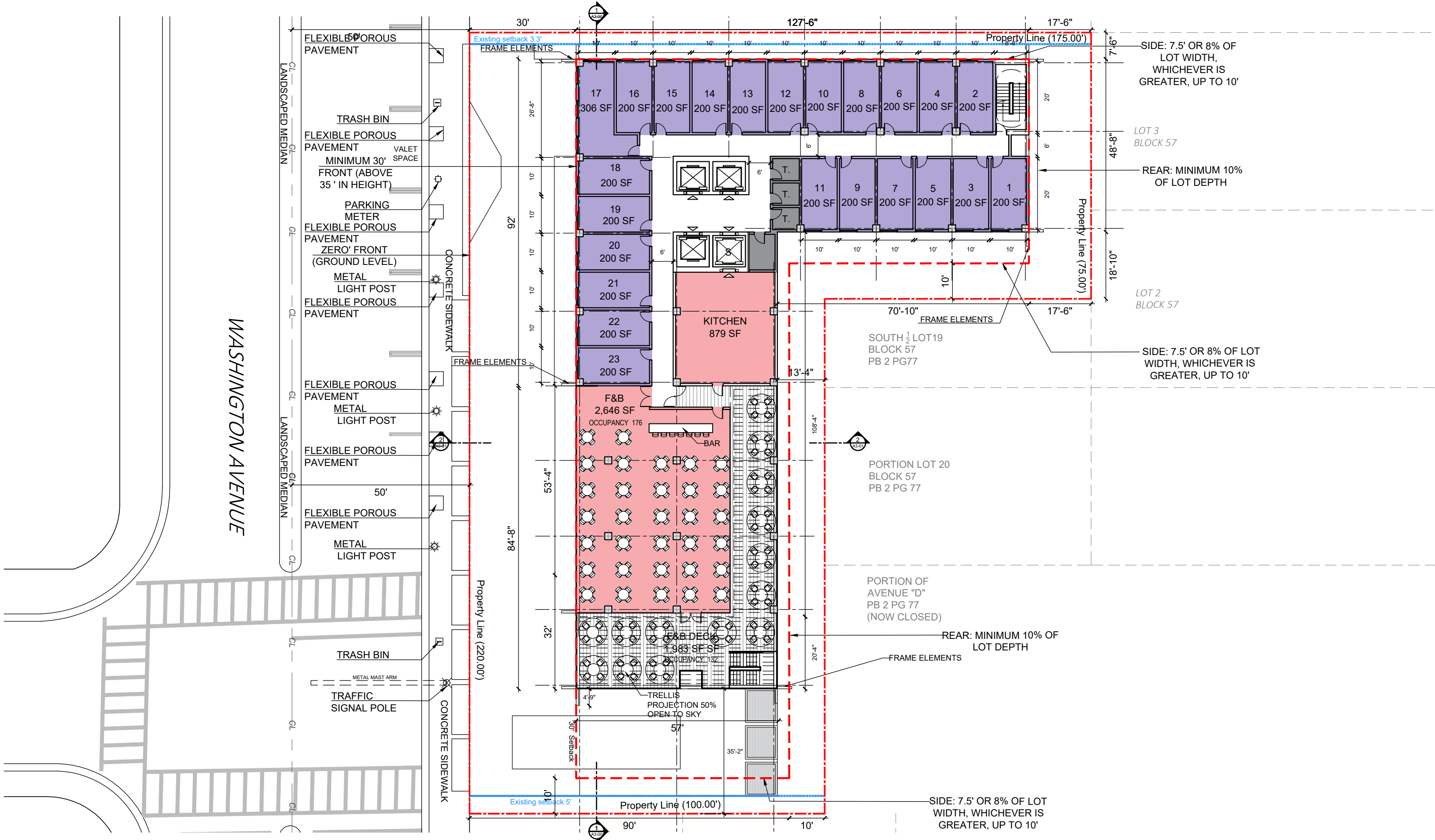
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TYPICAL LEVEL 3 - 6



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A1-02



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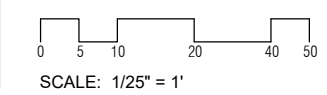
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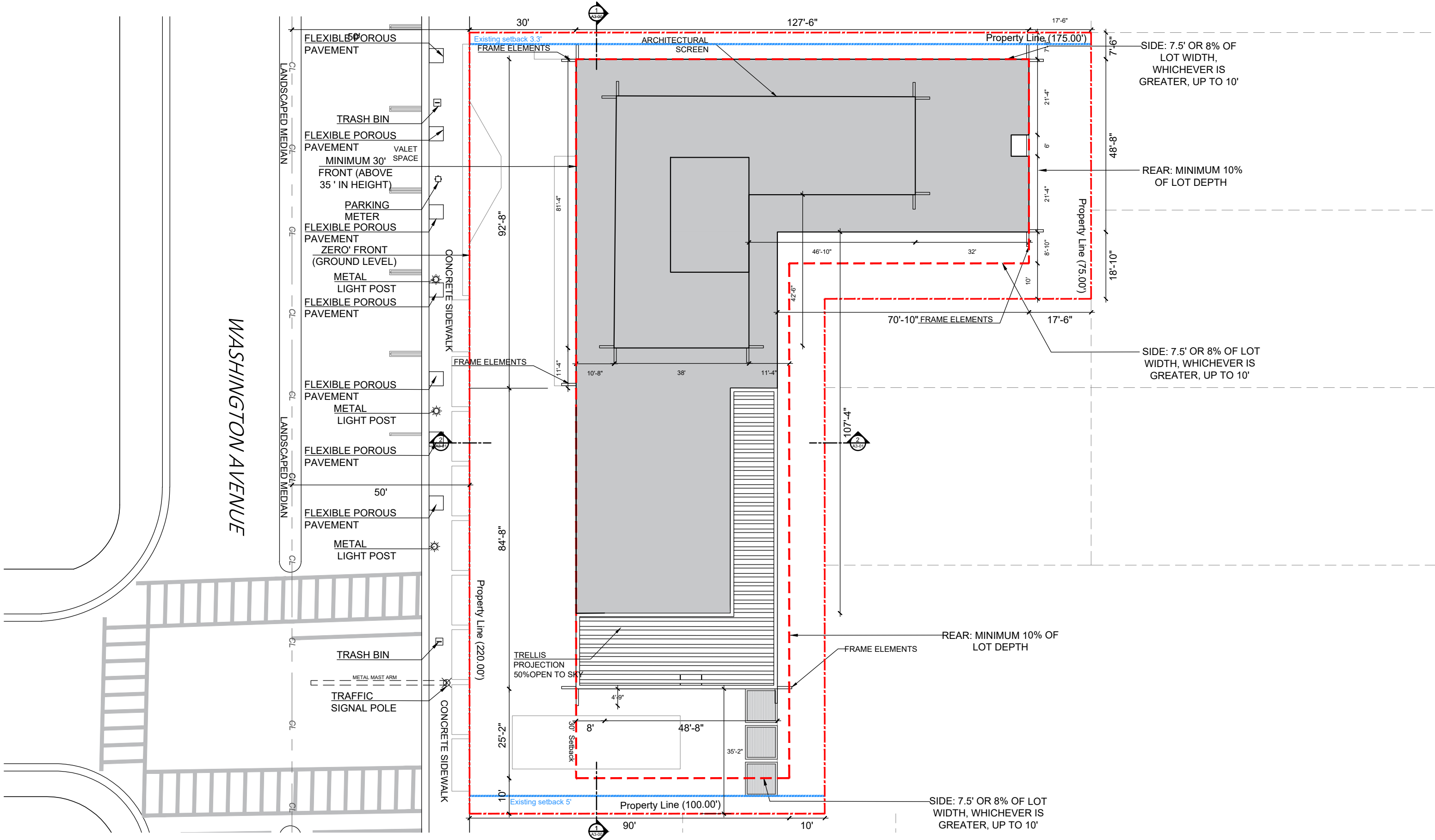
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LEVEL 7



DATE:
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A1-03



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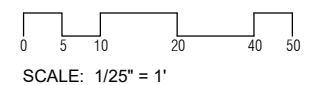
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T. O ROOF TOP



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A1-04