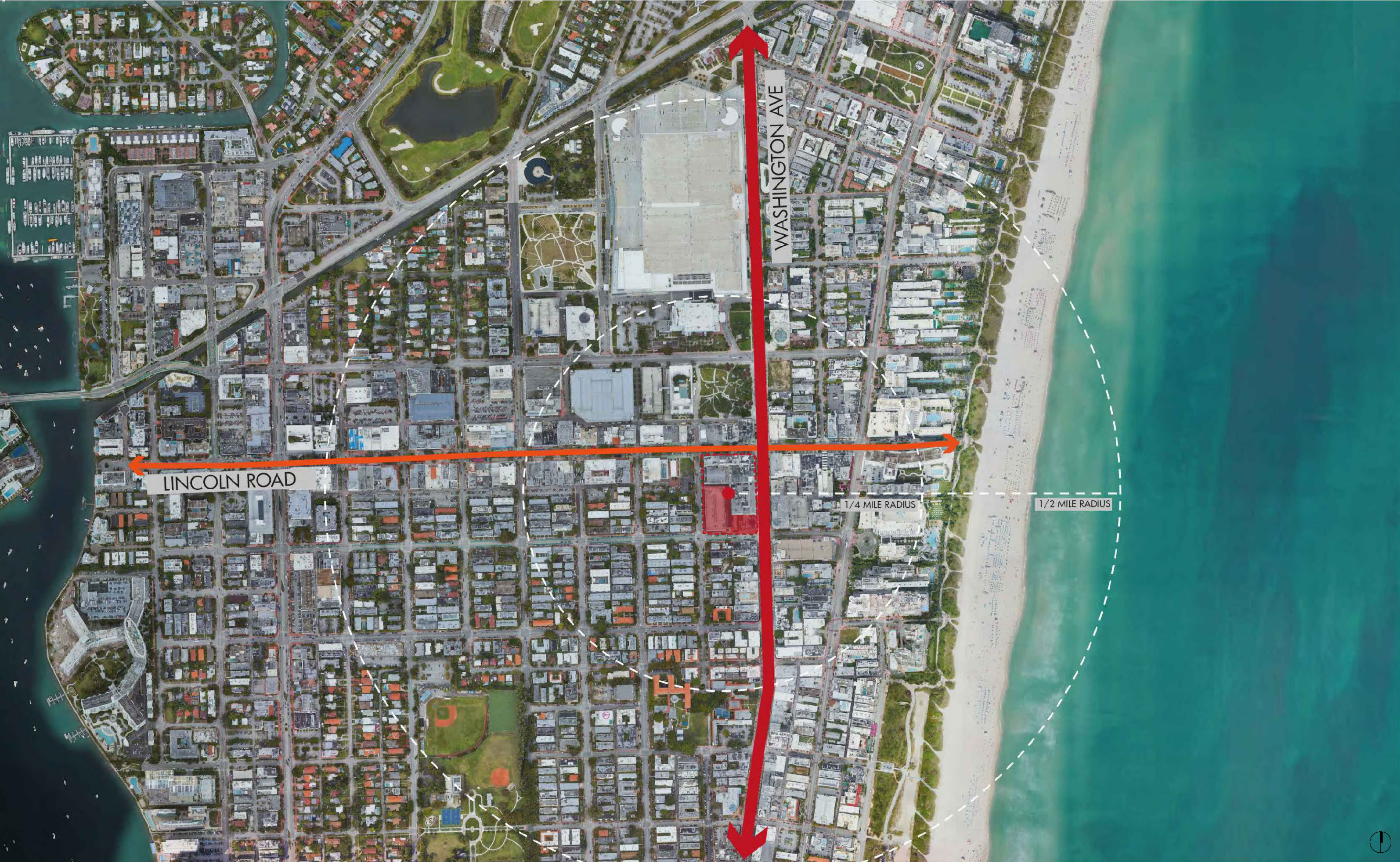




P L A N N I N G B O A R D 1 0 . 1 6 . 2 0 2 5
F I L E N U M B E R : P B 2 5 - 0 7 6 3

THE SITE



**MIAMI BEACH'S HISTORIC
AND CURRENT URBAN CORE**





View east on Lincoln Road toward the Mercantile National Bank Building (a.k.a. 420 Lincoln Rd. Building), 1950s.



Mercantile National Bank Building (a.k.a. 420 Lincoln Rd. Building) Lincoln Road Mall corner of Washington & Lincoln



Lincoln Road Mall fronting the Mercantile National Bank Building (a.k.a. 420 Lincoln Rd. Building) in 1962



1601 DREXEL AVE EXISTING
GARAGE BUILDING TO REMAIN

407 LINCOLN ROAD OFFICE TOWER
(Approx.186 FT. in height)



1601 WASHINGTON AVE...
(Approx.124 FT. in height)

...420 LINCOLN RD.
(Approx.107 FT. in height)

1601 DREXEL AVE EXISTING
GARAGE BUILDING TO REMAIN

407 LINCOLN ROAD OFFICE TOWER
(Approx.186 FT. in height)



1600 WASHINGTON AVE & 425 16th STREET
EXISTING BUILDINGS TO BE DEMOLISHED

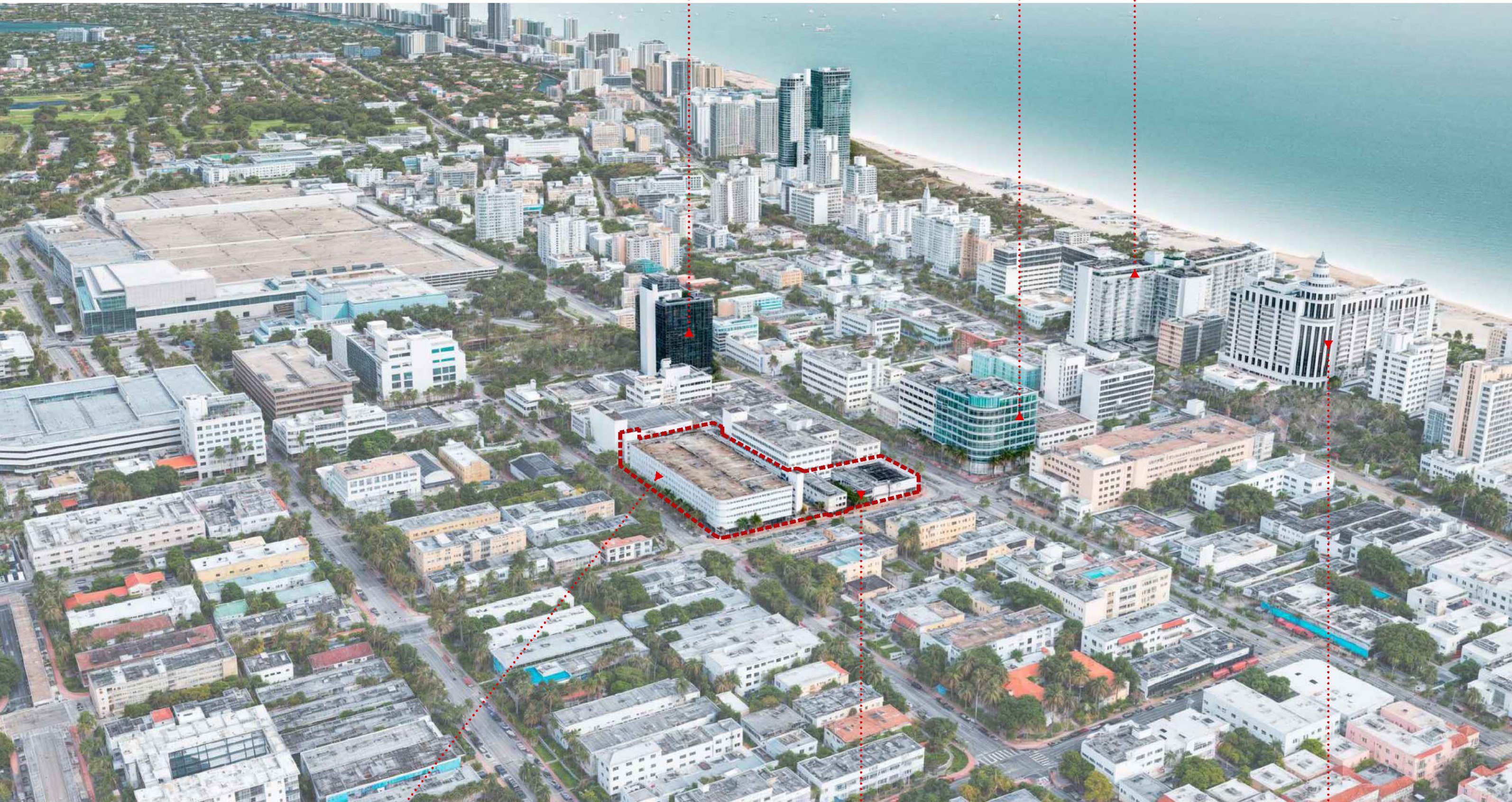
420 LINCOLN RD.
(Approx.107 FT. in height)

1601 WASHINGTON AVE
(Approx.124 FT. in height)

407 LINCOLN ROAD OFFICE TOWER
(Approx.186 FT. in height)

1601 WASHINGTON AVE
(Approx.124 FT. in height)

100 LINCOLN RD. DECOPLAGE
(Approx.183 FT. in height)



1601 DREXEL AVE EXISTING
GARAGE BUILDING TO REMAIN

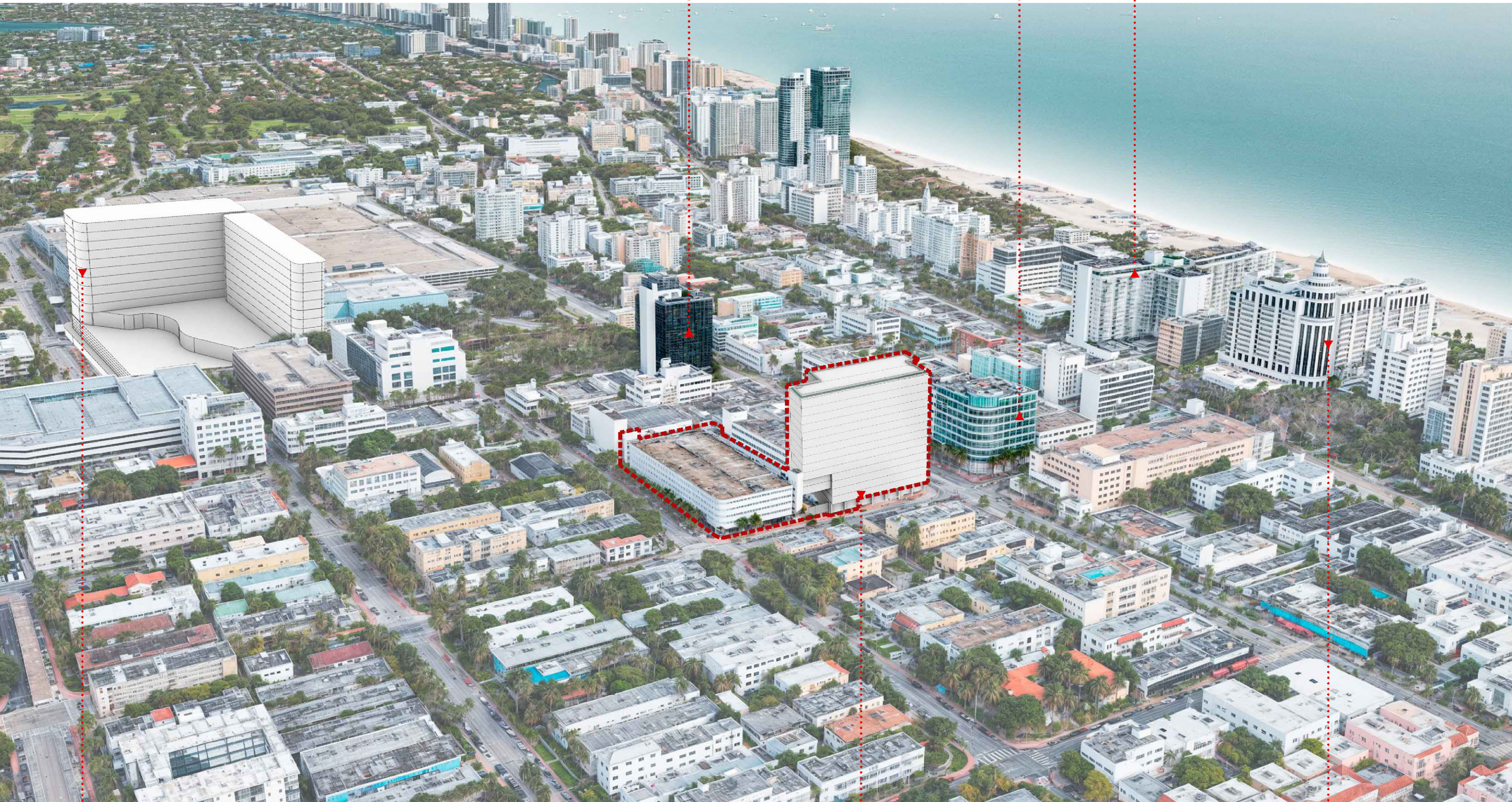
1600 WASHINGTON AVE & 425 16th STREET
EXISTING BUILDINGS TO BE DEMOLISHED

1601 COLLINS AVE LOEWS HOTEL
(Approx.272 FT. in height)

407 LINCOLN ROAD OFFICE TOWER
(Approx.186 FT. in height)

1601 WASHINGTON AVE
(Approx.124 FT. in height)

100 LINCOLN RD. DECOPLAGE
(Approx.183 FT. in height)

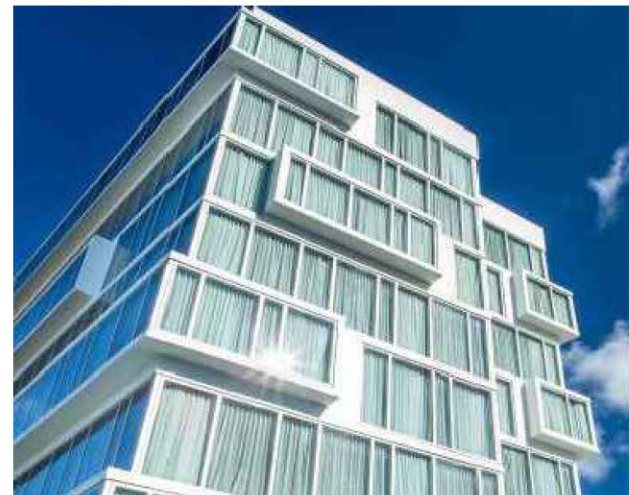


NEW CONVENTION CENTER HOTEL
(185 FT. in height) UNDER CONSTRUCTION

1600 WASHINGTON AVE
PROPOSED 15 STORY BUILDING

1601 COLLINS AVE LOEWS HOTEL
(Approx.272 FT. in height)

THE IMAGE



1601 WASHINGTON AVE
EXISTING 8 STORY BUILDING

407 LINCOLN ROAD
EXISTING 13 STORY BUILDING

1600 COLLINS AVE,
EXISTING 10 STORY TOWER

NEW WORLD SYMPHONY
EXISTING 6 STORY BUILDING

1000 VENETIAN WAY
EXISTING 22 STORY BUILDING



350 LINCOLN ROAD
EXISTING 5 STORY BUILDING



1701 COLLINS AVENUE
EXISTING 13 STORY BUILDING



1800 COLLINS AVENUE
EXISTING 19 STORY BUILDING



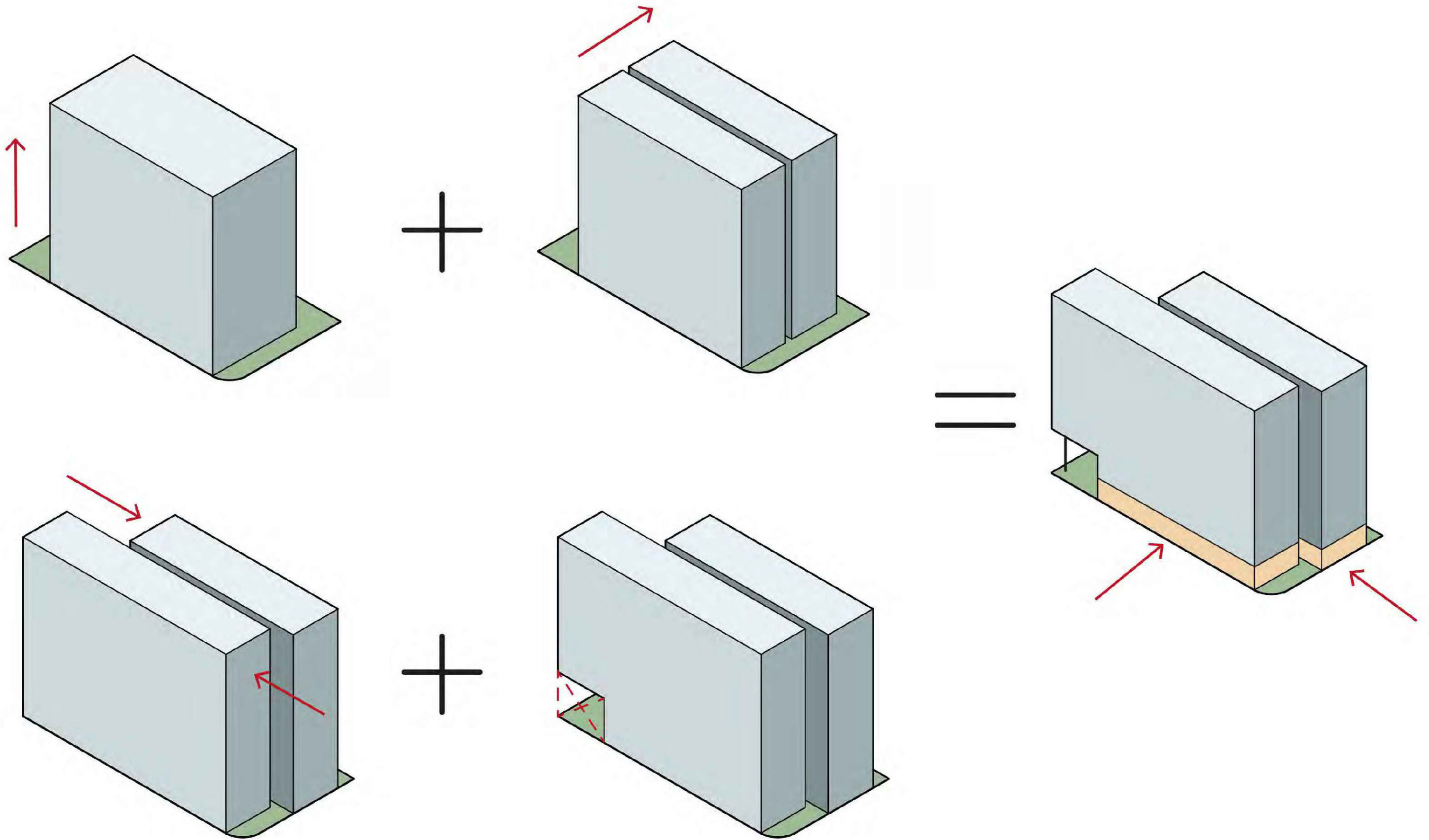
1801 COLLINS AVENUE
EXISTING 8 STORY BUILDING

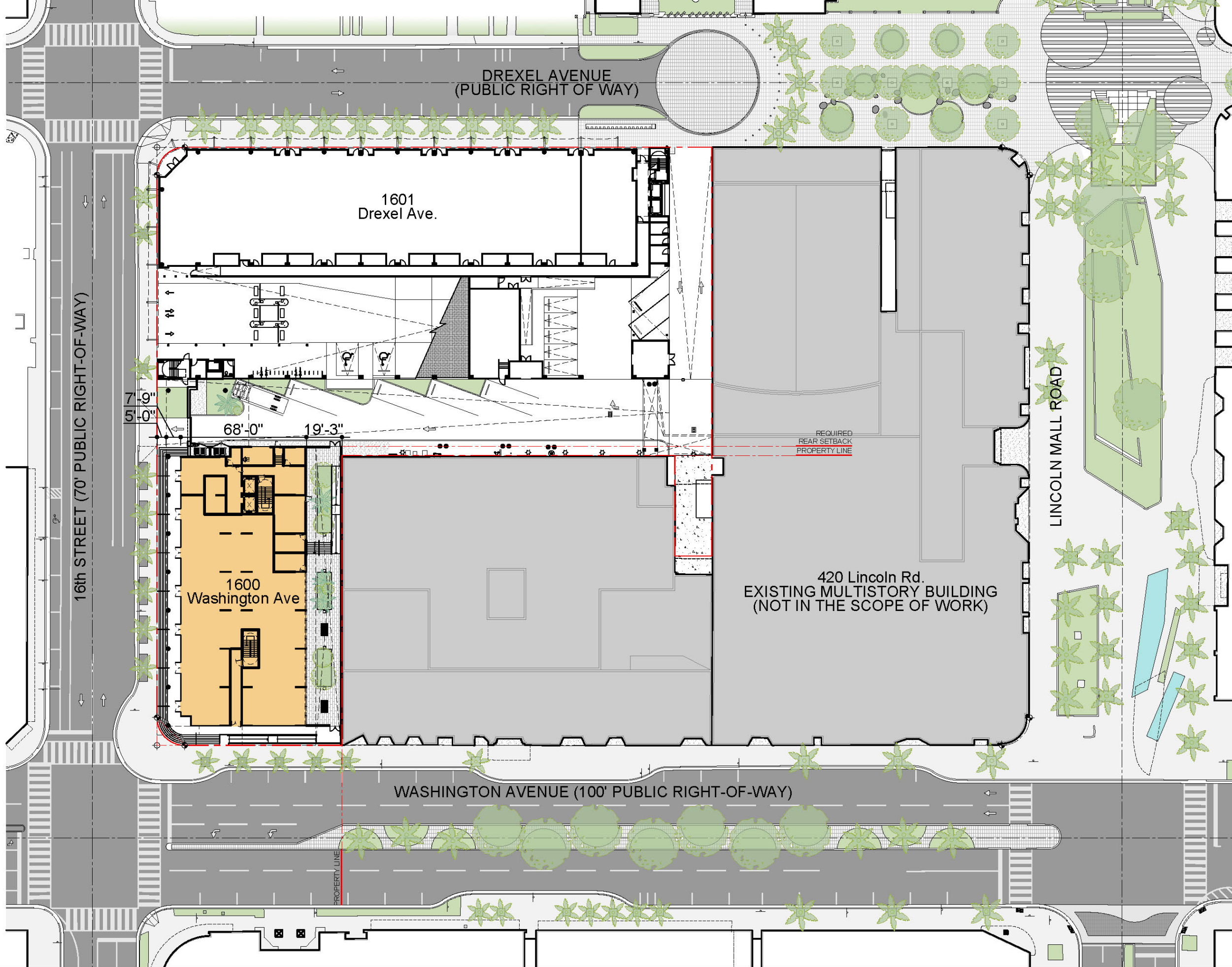


100 LINCOLN RD.
EXISTING 16 STORY BUILDING



THE PROJECT



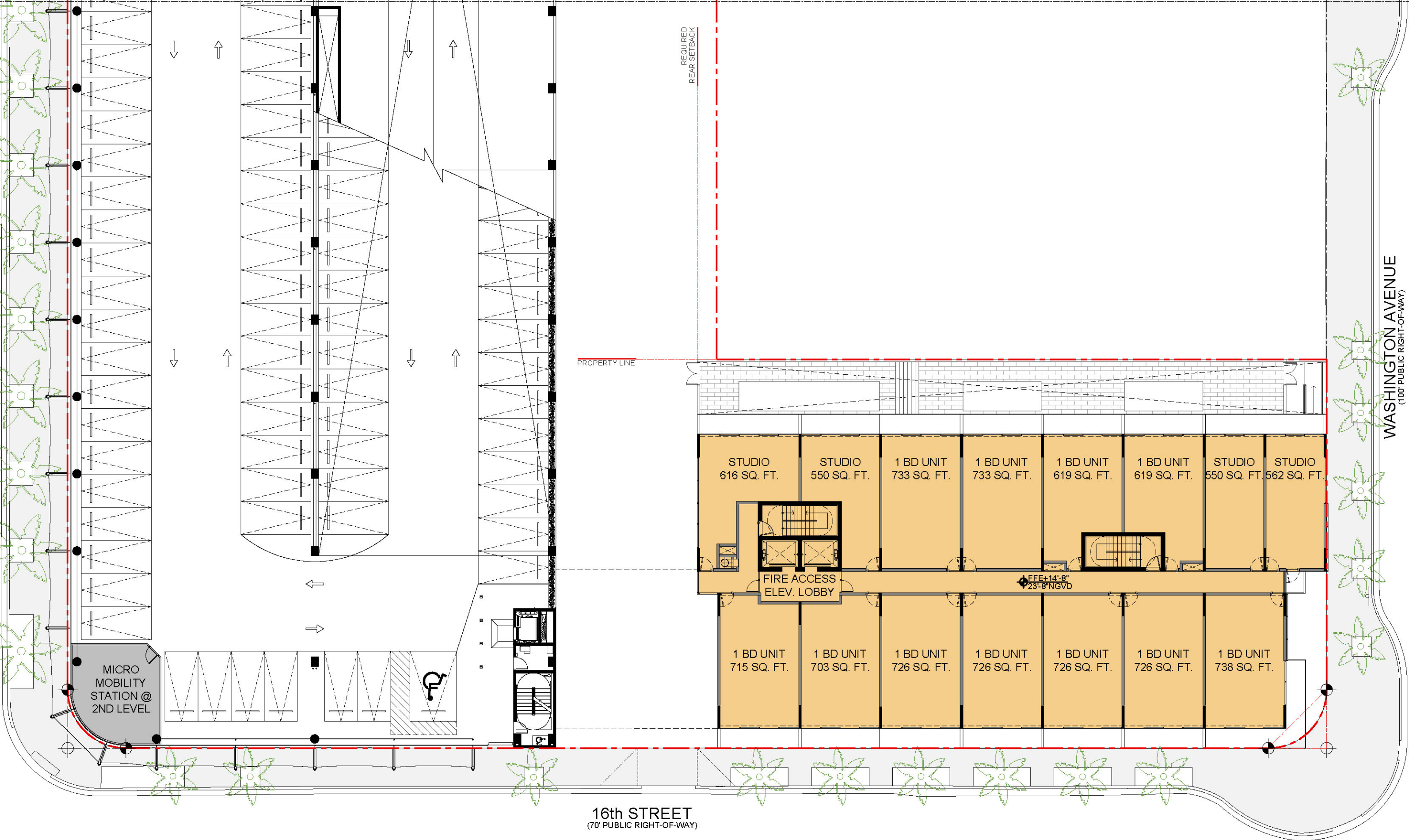


- SITE PLAN LEGEND**
- PROPOSED NEW BUILDING
 - EXISTING PARKING GARAGE BUILDING TO REMAIN
 - EXISTING ADJACENT BUILDINGS (NO PART OF THE SCOPE)
 - PROPERTY LINE
 - PROPERTY LINE/SETBACKS

OVERALL SITE PLAN
SCALE 1" = 300'



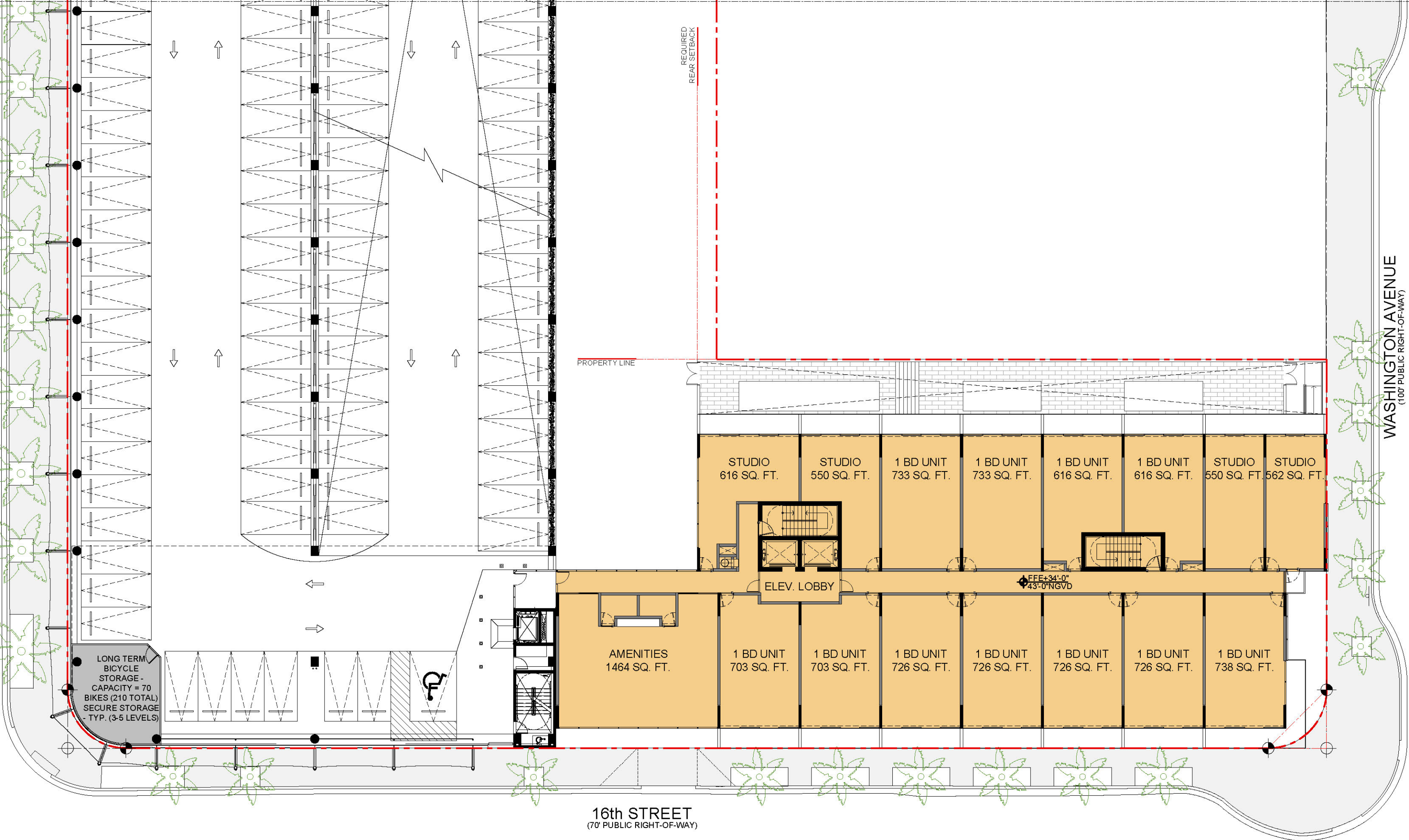
PROPOSED GROUND LEVEL FLOOR PLAN



16th STREET
(70' PUBLIC RIGHT-OF-WAY)

WASHINGTON AVENUE
(100' PUBLIC RIGHT-OF-WAY)

PROPOSED SECOND (2) AND THIRD (3) LEVELS FLOOR PLAN



PROPERTY LINE

REQUIRED REAR SETBACK

WASHINGTON AVENUE
(100' PUBLIC RIGHT-OF-WAY)

STUDIO 616 SQ. FT. STUDIO 550 SQ. FT. 1 BD UNIT 733 SQ. FT. 1 BD UNIT 733 SQ. FT. 1 BD UNIT 616 SQ. FT. 1 BD UNIT 616 SQ. FT. STUDIO 550 SQ. FT. STUDIO 562 SQ. FT.

ELEV. LOBBY

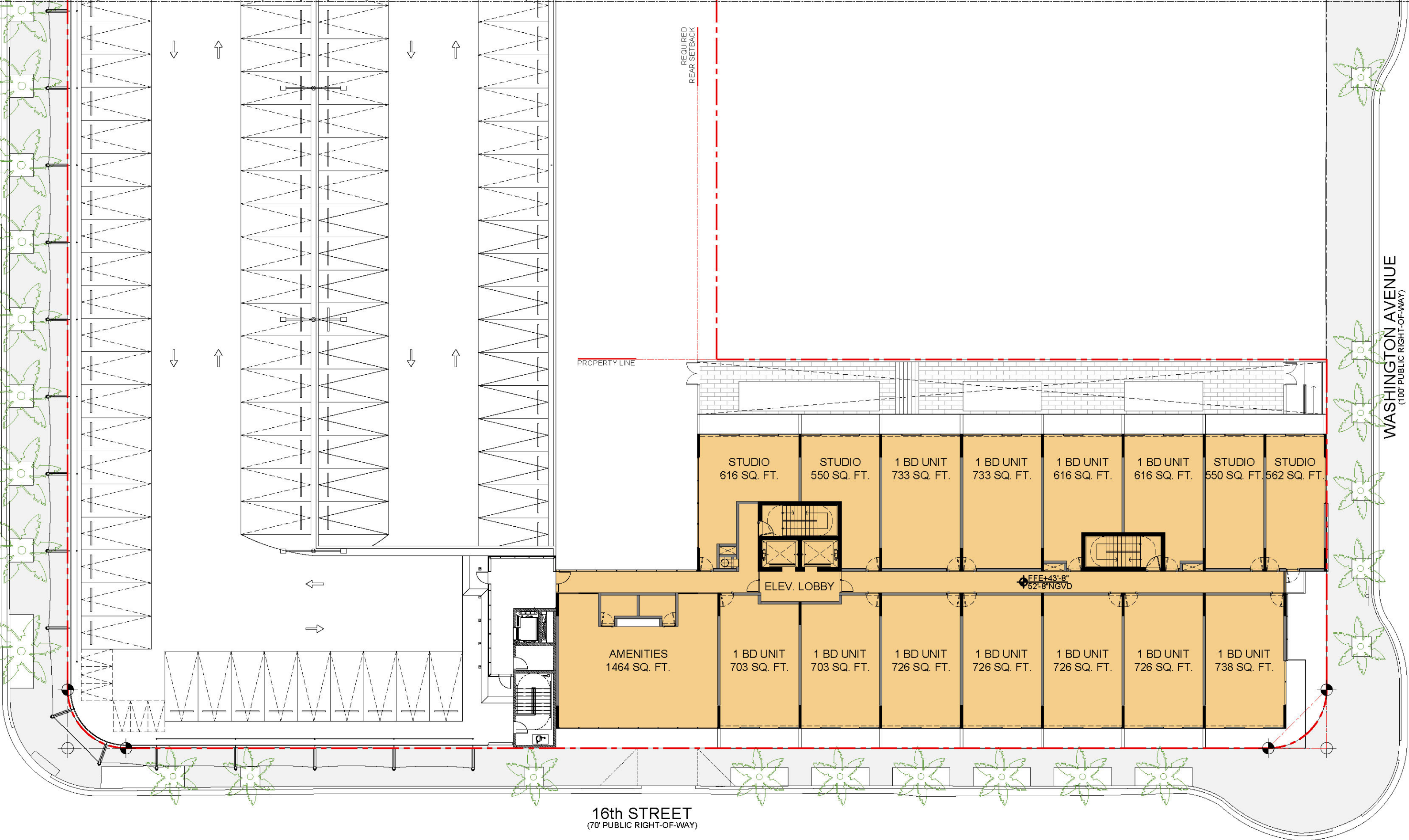
FFE+34'-0"
43'-0" NGVD

AMENITIES 1464 SQ. FT. 1 BD UNIT 703 SQ. FT. 1 BD UNIT 703 SQ. FT. 1 BD UNIT 726 SQ. FT. 1 BD UNIT 726 SQ. FT. 1 BD UNIT 726 SQ. FT. 1 BD UNIT 726 SQ. FT. 1 BD UNIT 738 SQ. FT.

LONG TERM BICYCLE STORAGE - CAPACITY = 70 BIKES (210 TOTAL) SECURE STORAGE - TYP. (3-5 LEVELS)

16th STREET
(70' PUBLIC RIGHT-OF-WAY)

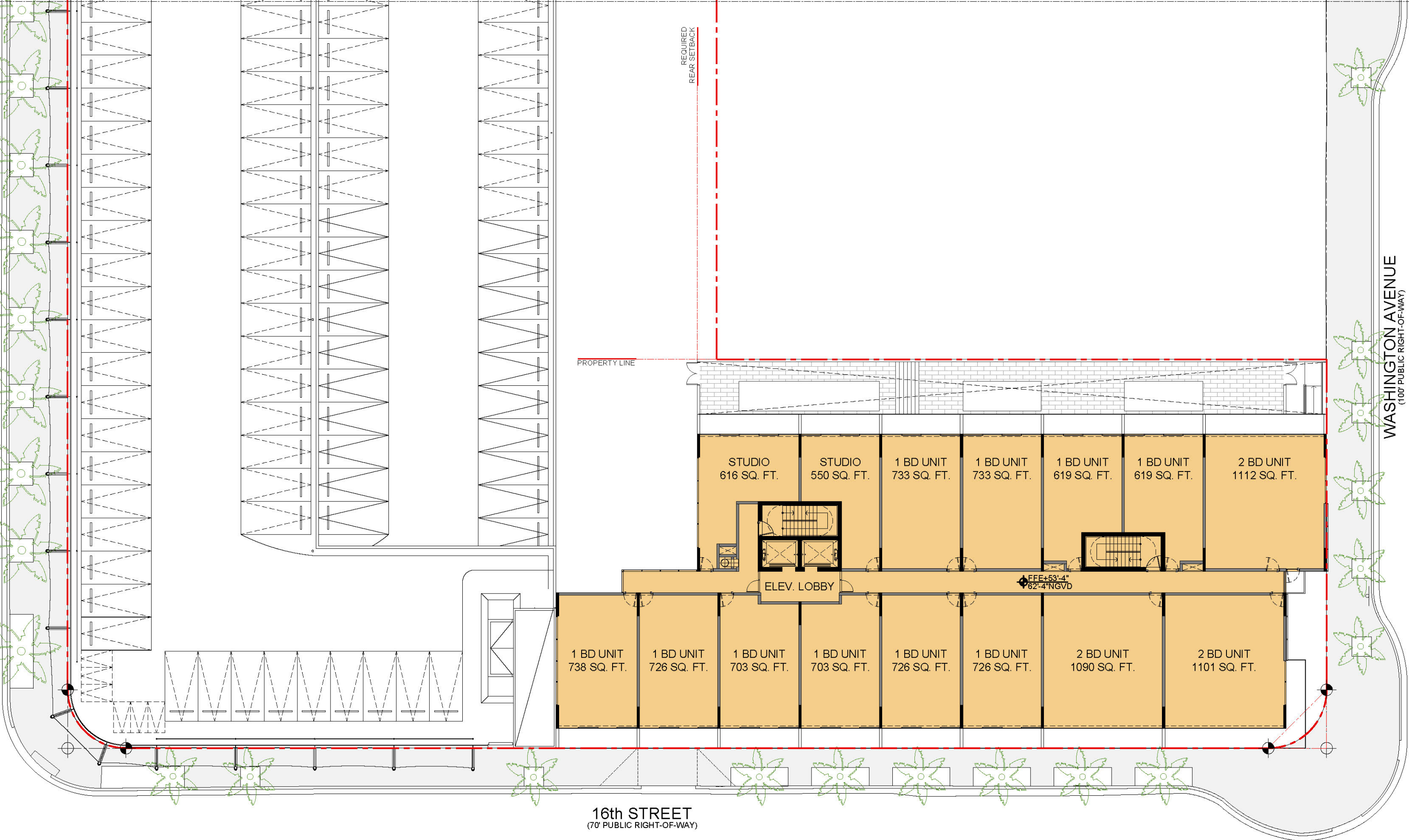
PROPOSED FOURTH (4) LEVEL FLOOR PLAN



16th STREET
(70' PUBLIC RIGHT-OF-WAY)

WASHINGTON AVENUE
(100' PUBLIC RIGHT-OF-WAY)

PROPOSED FIFTH (5) LEVEL FLOOR PLAN



REQUIRED
REAR SETBACK

PROPERTY LINE

16th STREET
(70' PUBLIC RIGHT-OF-WAY)

WASHINGTON AVENUE
(100' PUBLIC RIGHT-OF-WAY)

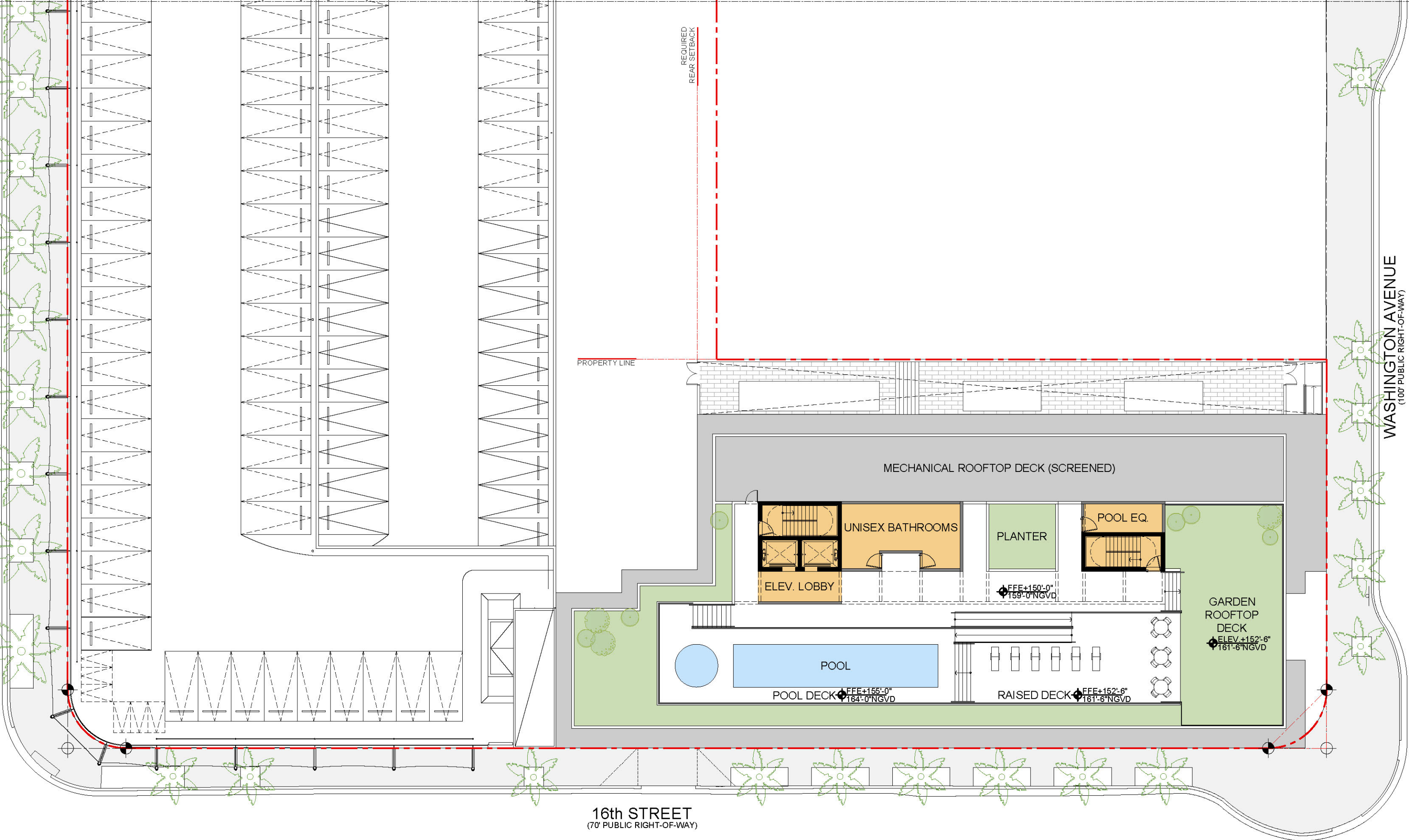
STUDIO 616 SQ. FT. STUDIO 550 SQ. FT. 1 BD UNIT 733 SQ. FT. 1 BD UNIT 733 SQ. FT. 1 BD UNIT 619 SQ. FT. 1 BD UNIT 619 SQ. FT. 2 BD UNIT 1112 SQ. FT.

ELEV. LOBBY

FFE+53'-4"
62'-4"NGVD

1 BD UNIT 738 SQ. FT. 1 BD UNIT 726 SQ. FT. 1 BD UNIT 703 SQ. FT. 1 BD UNIT 703 SQ. FT. 1 BD UNIT 726 SQ. FT. 1 BD UNIT 726 SQ. FT. 2 BD UNIT 1090 SQ. FT. 2 BD UNIT 1101 SQ. FT.

PROPOSED SIXTH THE FIFTEENTH (6-15) LEVELS FLOOR PLAN



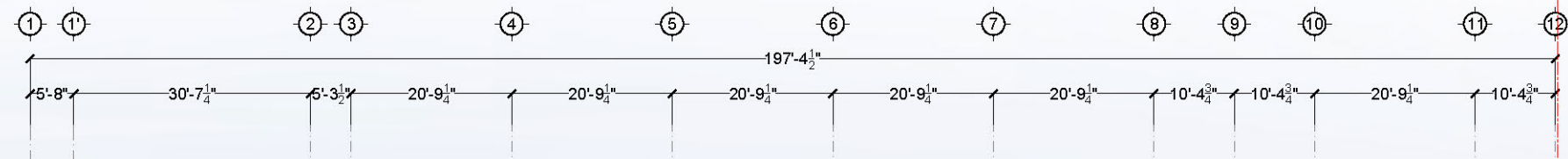
16th STREET
(70' PUBLIC RIGHT-OF-WAY)

WASHINGTON AVENUE
(100' PUBLIC RIGHT-OF-WAY)

PROPOSED ROOFTOP LEVEL FLOOR PLAN

PROPERTY LINE

PROPERTY LINE



TEMPERED SAFETY GLASS
GUARDRAIL AT ROOFTOP DECK (POOL
AND GARDEN DECKS)

SMOOTH STUCCO FINISH PAINTED
IN WHITE BALCONY DIVIDER

DOUBLE GLAZED CLEAR ANODIZED
ALUMINUM SLIDING DOORS AT
RESIDENTIAL UNITS BALCONIES

EXPOSED CONCRETE STAIR STEPS
GRAY FINISH

ROOF TOS
169'-8"NGVD
POOL DECK
164'-0"NGVD
RAISED DECK
161'-8"NGVD

ROOFTOP
158'-0"NGVD

15TH FL.
149'-4"NGVD

14TH FL.
139'-8"NGVD

13TH FL.
130'-0"NGVD

12TH FL.
120'-4"NGVD

11TH FL.
110'-8"NGVD

10TH FL.
101'-0"NGVD

9TH FL.
91'-4"NGVD

8TH FL.
81'-8"NGVD

7TH FL.
72'-0"NGVD

6TH FL.
62'-4"NGVD

5TH FL.
52'-8"NGVD

4TH FL.
43'-0"NGVD

3RD FL.
33'-4"NGVD

2ND FL.
23'-8"NGVD

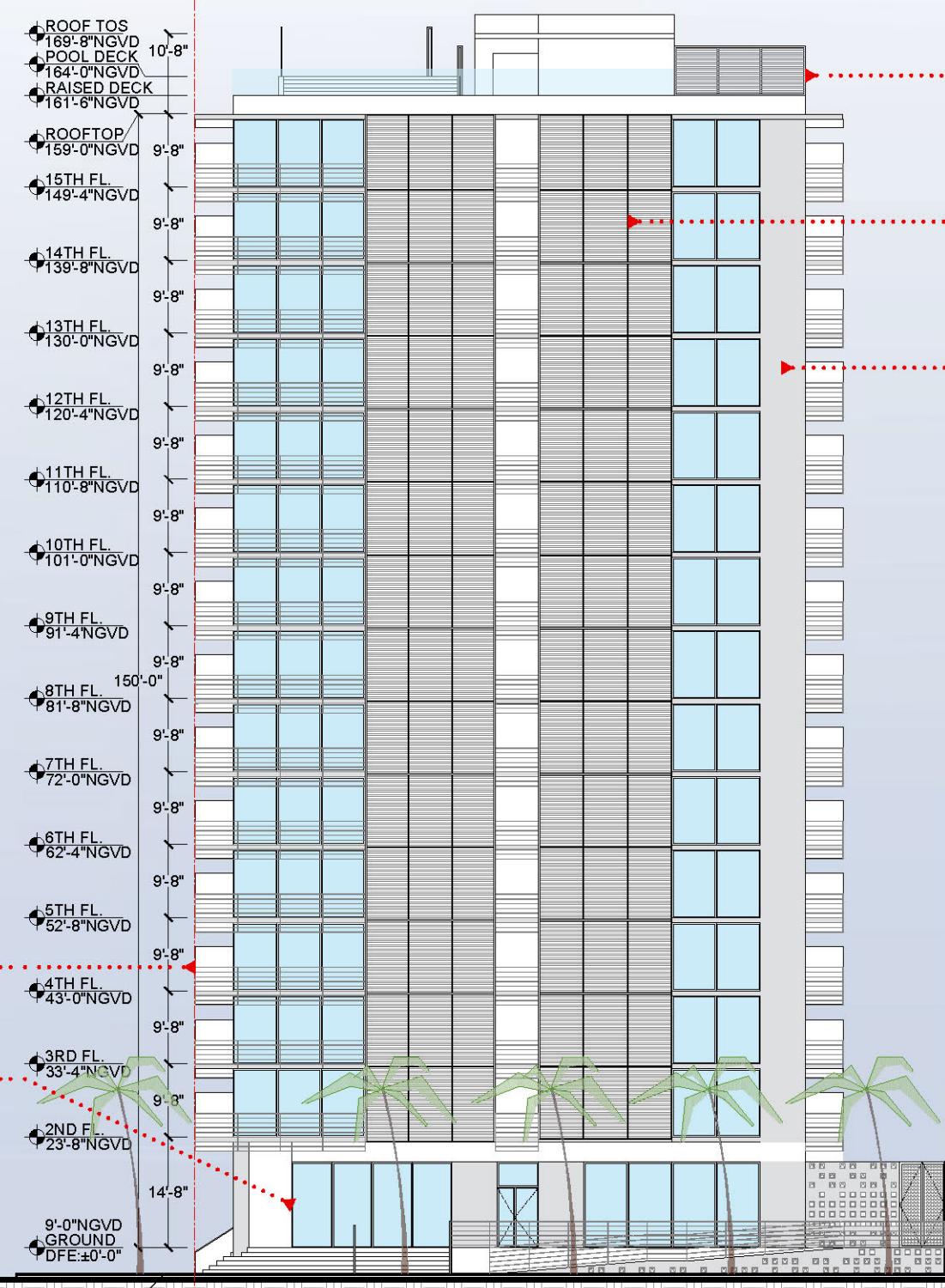
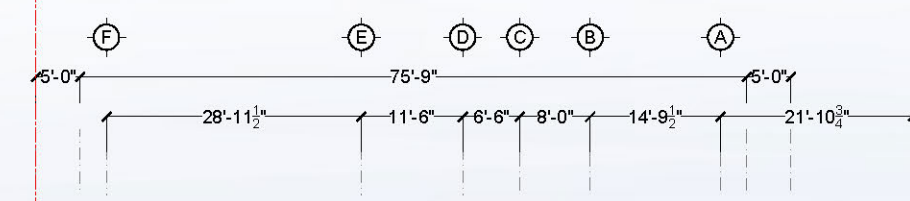
14'-8"

9'-0"NGVD
GROUND
DFE: +0'-0"

GRADE
5'-6"NGVD

PROPOSED SOUTH ELEVATION (16TH ST.)

PROPERTY LINE



ALUMINUM 'Z' LOUVERED SCREEN FOR THE MECHANICAL EQUIPMENT AT ROOF LEVEL

ALUMINUM 'Z' LOUVERS ATTACHED THE THE BUILDING FACADE

STRUCTURAL MEMBER TO BE EXPOSED CONCRETE GRAY FINISH

HORIZONTAL RECTANGULAR/FLAT BAR PROFILE GUARD / HANDRAIL (ALL WELDED, NO MECHANICAL CONNECTION)

'STICK' STOREFRONT SYSTEMS OVER CLEAR ANODIZED ALUMINUM FOR RETAIL AND RESIDENTIAL LOBBY

16th STREET
(70' PUBLIC RIGHT-OF-WAY)



PROPOSED EAST ELEVATION (WASHINGTON AVE.)

PROPERTY LINE

PROPERTY LINE

ROOFTOP
FFE: +150'-0"

150'-0"

9'-0" NGVD
GROUND
DFE: ±0'-0"

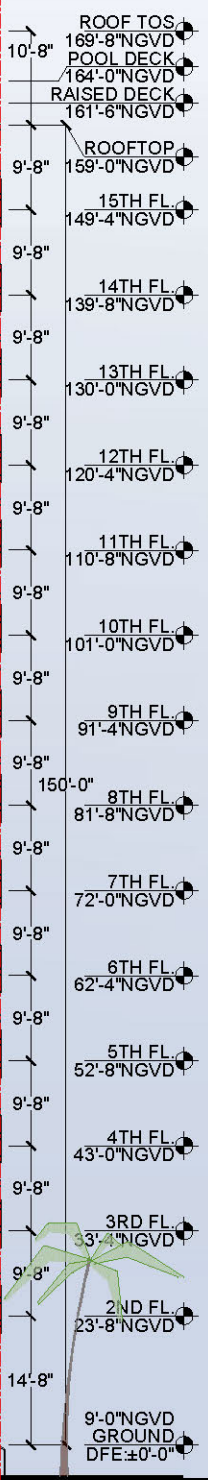
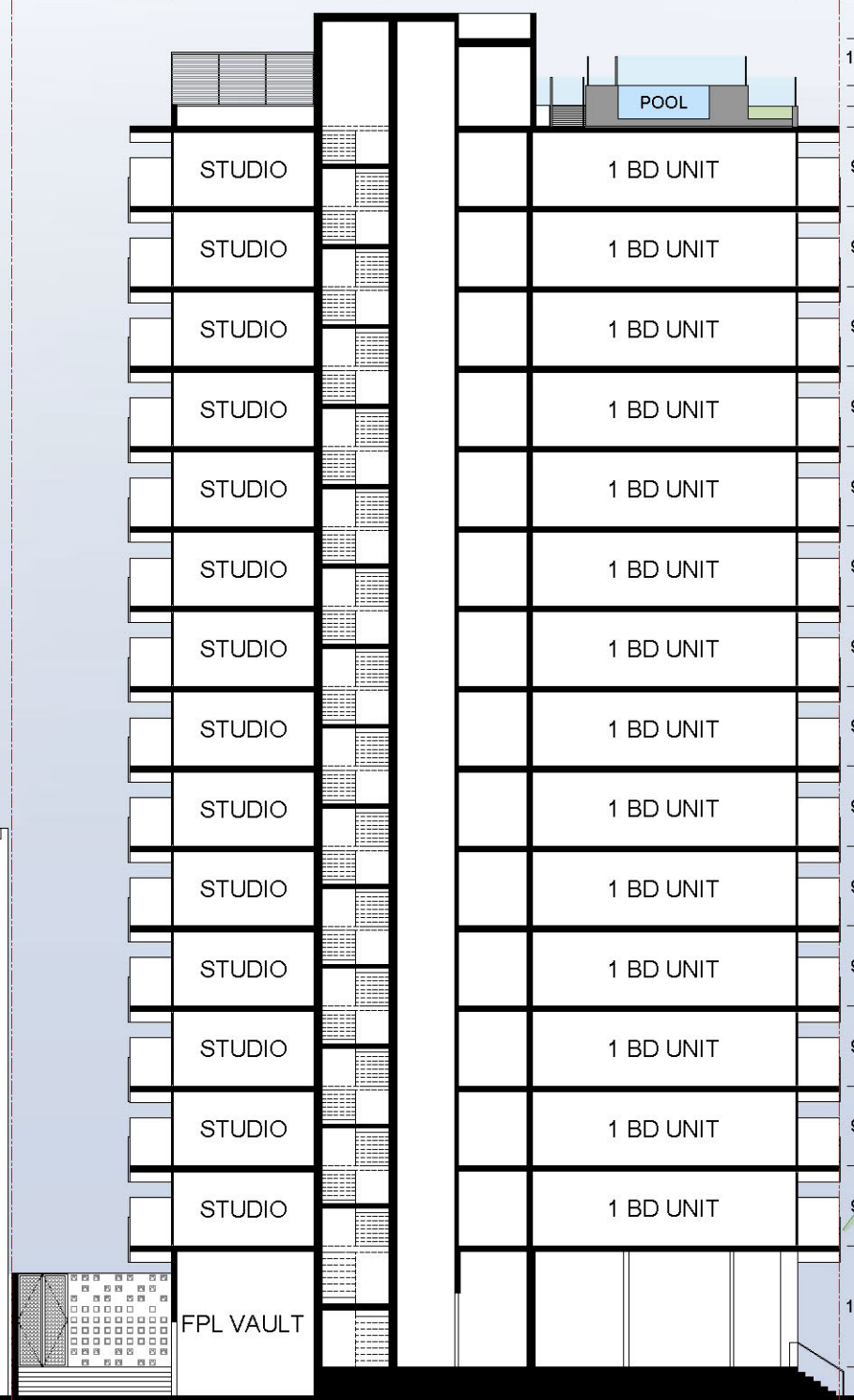
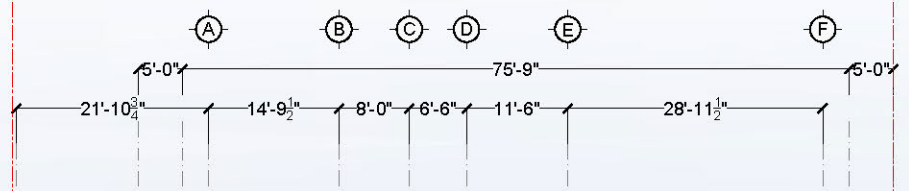
WASHINGTON AVENUE
(100' PUBLIC RIGHT-OF-WAY)

GRADE
5'-6" NGVD

PROPOSED SOUTH ELEVATION - BUILDING IN CONTEXT

PROPERTY LINE

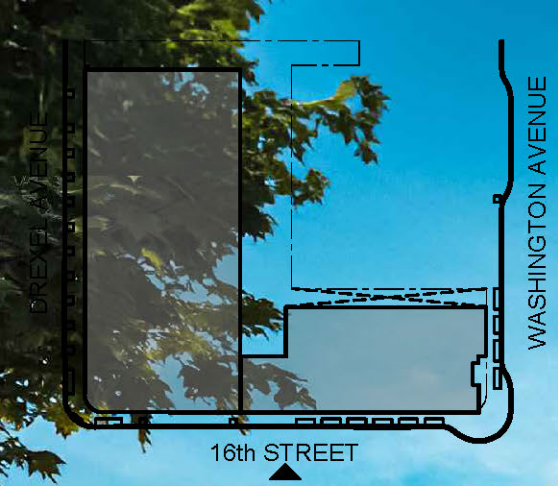
PROPERTY LINE

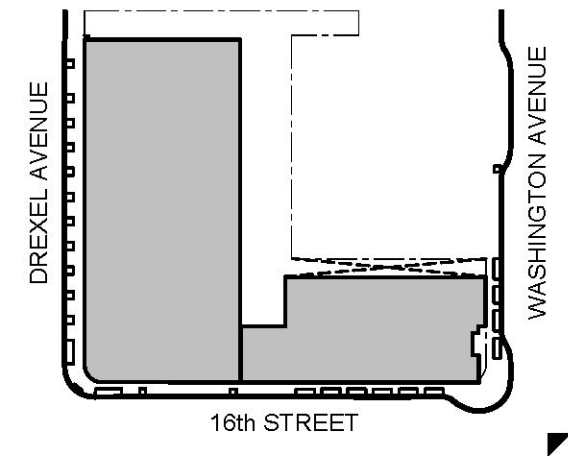


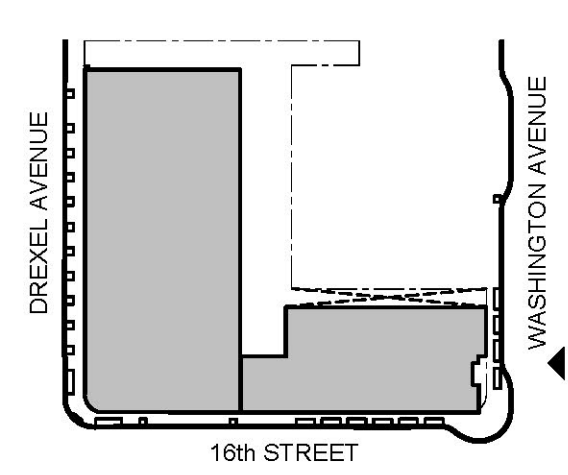
16th STREET
(70' PUBLIC RIGHT-OF-WAY)

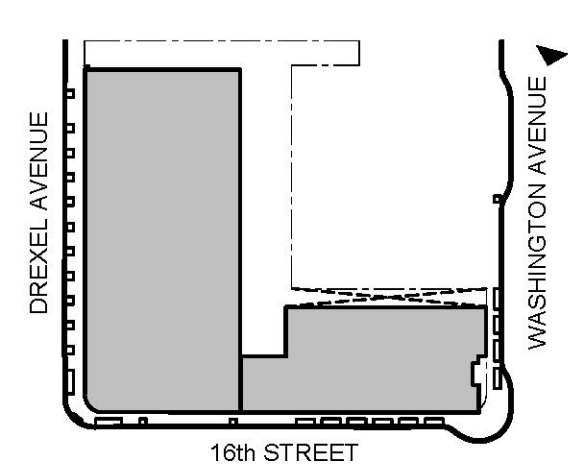
GRADE
5'-6" NGVD

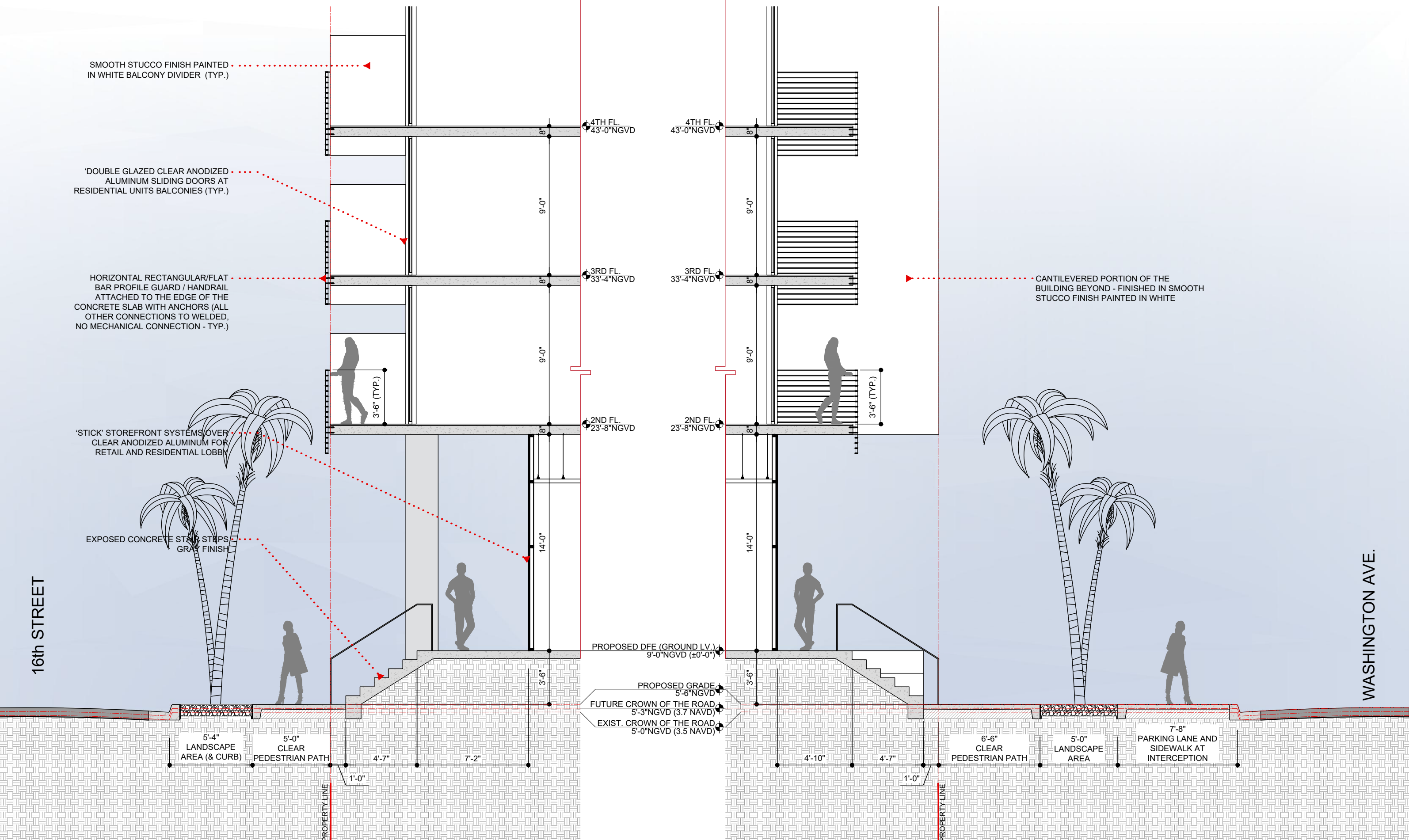
PROPOSED BUILDING SECTION





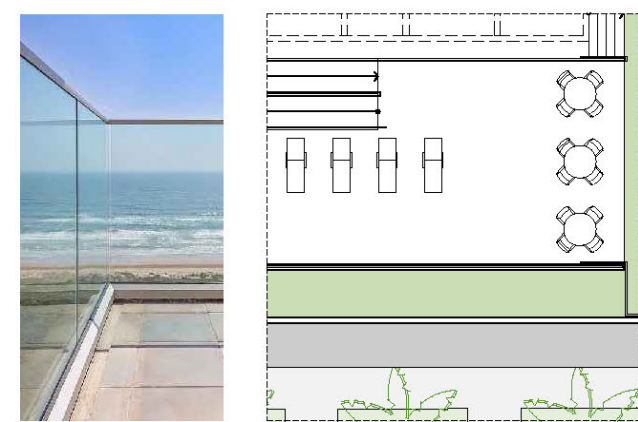




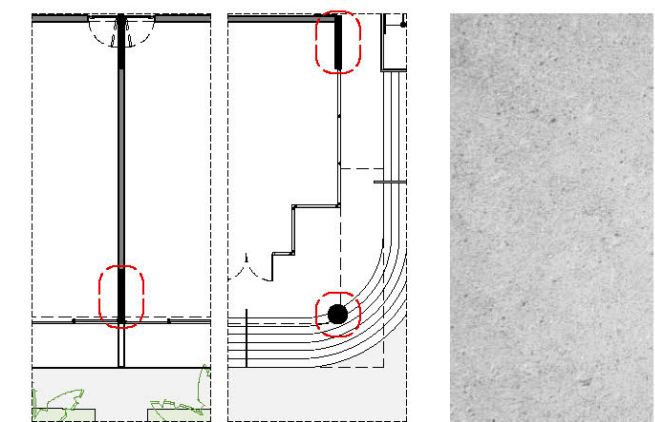


LONG FRONTAGE @ 16TH STREET ENLARGED SECTION

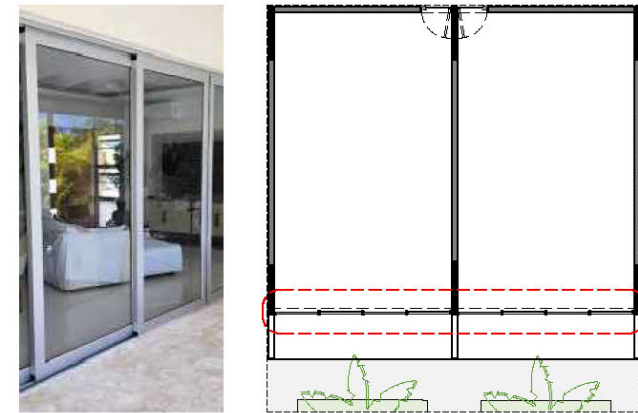
SHORT FRONTAGE @ WASHINGTON AVENUE ENLARGED SECTION



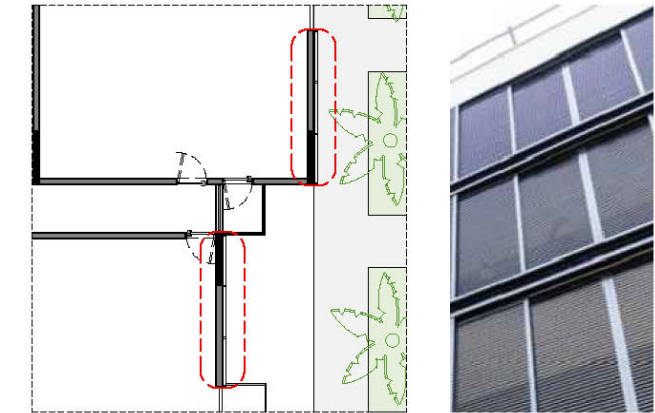
TEMPERED SAFETY GLASS GUARDRAIL AT ROOFTOP DECK



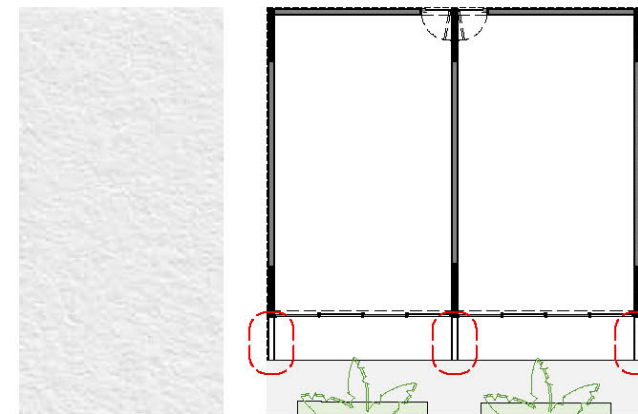
STRUCTURAL MEMBER TO BE EXPOSED CONCRETE GRAY FINISH



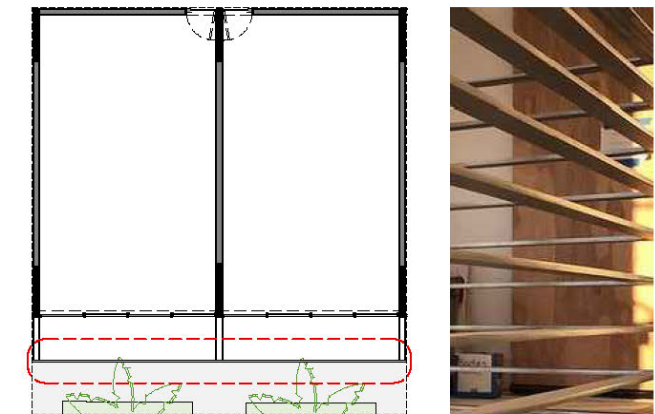
DOUBLE GLAZED CLEAR ANODIZED ALUMINUM SLIDING DOORS AT RESIDENTIAL UNITS BALCONIES



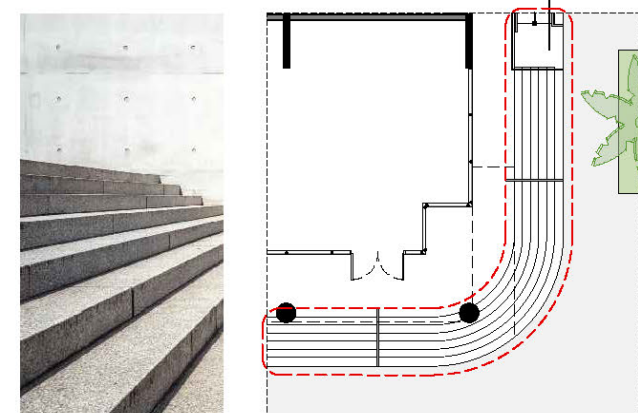
ALUMINUM 'Z' LOUVERS ATTACHED THE BUILDING FACADE



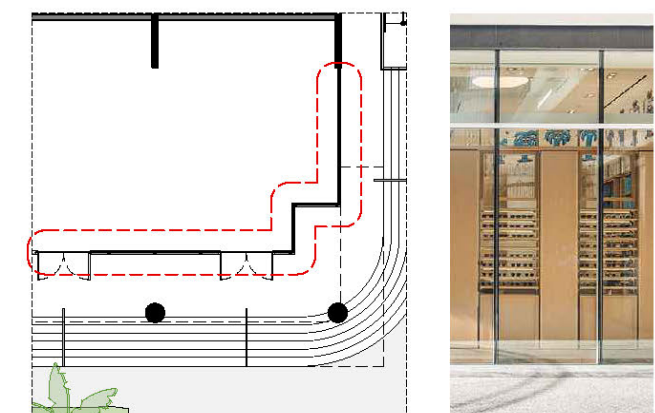
SMOOTH STUCCO FINISH PAINTED IN WHITE



HORIZONTAL RECTANGULAR/FLAT BAR PROFILE GUARD/HANDRAIL (ALL WELDED, NO MECHANICAL CONNECTIONS)



EXPOSED CONCRETE STAIR STEPS GRAY FINISH



'STICK' STOREFRONT SYSTEMS OVER CLEAR ANODIZED ALUMINUM FOR RETAIL AND RESIDENTIAL LOBBY



O P E R A T I O N S P L A N

- STAFFING LEVELS - APPROXIMATELY 6-8 EMPLOYEES STAFFED AT ANY POINT IN TIME. THIS INCLUDES A LOBBY ATTENDANT, SECURITY, SANITATION AND OFFICE STAFF. STAFFING LEVELS ARE ADEQUATE TO SUPPORT OPERATION OF THE PROJECT.
- SECURITY PLAN - SECURITY LEVELS OF SERVICE WILL BE PROVIDED COMMENSURATE WITH REQUIREMENTS FOR SIMILAR APARTMENT BUILDINGS IN MIAMI BEACH INCLUDING ROUTINE WALKTHROUGHS OF ALL COMMON AREAS, ACCESS CONTROLS, SECURITY CAMERA MONITORING AND STAFF SECURITY TRAINING.
- PARKING PLAN - ALTHOUGH NO PARKING IS REQUIRED BY CODE FOR THE RESIDENTIAL UNITS, THE PROJECT WILL BE SERVED BY THE 492 SPACES AT THE EXISTING PARKING GARAGE ON THE WESTERN SIDE OF THE PROPERTY. 184 SPACES ARE SPECIFICALLY ALLOCATED FOR THE RESIDENTIAL UNITS.
- SANITATION PLAN AND DELIVERIES - CITY APPROVED WASTE COLLECTION COMPANY FOR DAILY COLLECTIONS TO OCCUR BETWEEN 10:00 AM AND 4:00 PM OUTSIDE OF PEAK TRAFFIC HOURS. THE TRASH ROOM IS LOCATED NEXT TO THE ALLEY WHERE LOADING WILL OCCUR FOR SEAMLESS COLLECTIONS. COURIER AND PACKAGE DELIVERIES MAY BE MADE THROUGH THE ALLEY. A DEDICATED MAILROOM IS PROVIDED FOR RESIDENTS, ALONG WITH A SECURE PACKAGE ROOM FOR THE TEMPORARY STORAGE OF LARGE PACKAGES WHEN RESIDENTS ARE UNAVAILABLE TO RETRIEVE THEM.

