1600 WASHINGTON AVE.
HPB FINAL SUBMITTAL

DATE: 07/13/2025 - FILE NUMBER: HPB25-0656
SCOPE OF WORK: NEW MULTISTORY RESIDENTIAL BUILDING AT 1600 WASHINGTON AVE. MIAMI BEACH, FL. 33139

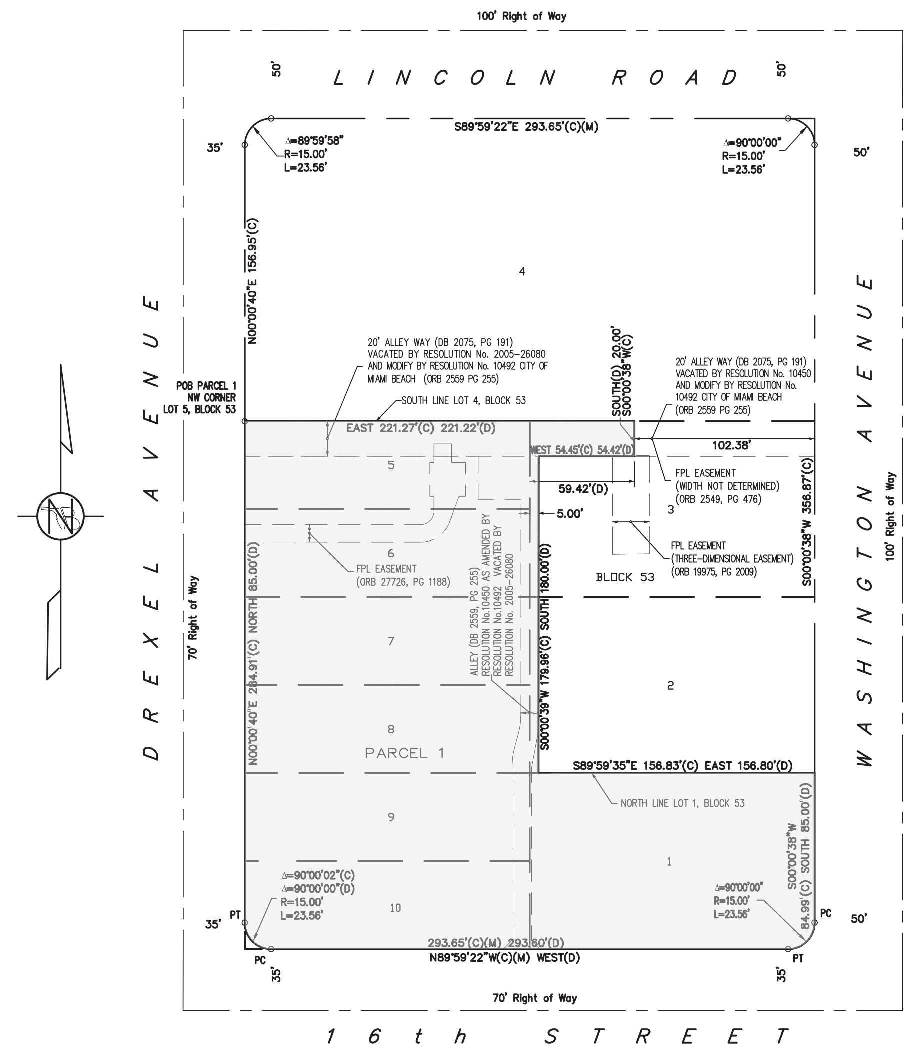
TEN ARQUITECTOS
Cuernavaca 114-P8, Col. Condesa, C.P. 06140, México D.F.
T (55) 5211.80.04 F (55) 5286.17.35

STATE OF FLORIDA
JOSE L GOMEZ
AR0015416
REGISTERED ARCHITECT

Digitally signed by Jose L Gomez
Date: 2025.07.12 14:53:32 -04'00'

BGA architects

SKETCH OF BOUNDARY SURVEY



LOCATION SKETCH

SCALE 1" = 50'

ADDRESSES:
1601 Drexel Avenue, Miami Beach, Florida 33139
Folio No. 02-3234-006-0040

1600 Washington Avenue, Miami Beach, Florida 33139
Folio No. 02-3234-006-0010

LEGAL DESCRIPTION:

Lots 1, 5, 6, 7, 8, 9 and 10, together with the West 5.0 feet of Lots 2 and 3 and the East 54.42 feet of the West 59.42 feet of the North 20.00 feet of Lot 3, all in Block 53, PINE RIDGE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 6 at Page 34 of the Public Records of Miami-Dade County, Florida.

Also Known as:

Lots 1, 5, 6, 7, 8, 9 and 10, together with the West 5.0 feet of Lots 2 and 3, together with that portion of the North 20 feet of Lot 3, which lies West of a line 102.38 feet West of and parallel with the East line of Lot 3, all in Block 53, PINE RIDGE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 6 at Page 34 of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

The legal description is based on the Miami-Dade County Property Appraiser's Property Search Summary Report for Tax Folio No. 02-3234-006-0040 and the QUIT CLAIM DEED recorded in Official Records Book 30009 at Page 4775; and the east adjacent Tax Folio No. 02-3234-006-0010 and the QUIT CLAIM DEED recorded in Official Records Book 26225 at Page 3774, as evidenced thereon. No title search has been conducted by nor was a title report provided to the surveyor. The dedications and easements noted on the said plat of PINE RIDGE SUBDIVISION, recorded in Plat Book 6 at Page 34 are Platted here on. There are no setbacks restrictions on the recorded plat, neither noted nor are there any other plottable restriction noted thereon. There may exist easements, rights of way and/or other encumbrances affecting the subject property not disclosed hereon that a title report would evidence.

Bearings are based on an assumed meridian, where the South line of Lot 4, Block 53, of said Pine Ridge Subdivision, bears East. All distances as shown are based on the US Survey foot.

Elevations are referred to the North American Vertical Datum, 1988 (NAVD88).

Benchmark references:

-BM Name: D-149
BM Elevation (NAVD 88): 2.62 feet
Location 1: NE 15 ST --- 37' SOUTH OF C/L
Location 2: MERIDIAN AVE --- 32' WEST OF C/L
Description 1: PK NAIL AND BRASS WASHER IN CONC GUTTER AT SW CORNER OF INTERSECTION

-BM Name: W-310
BM Elevation (NAVD 88): 3.91 feet
Location 1: 11 ST --- 74' SOUTH OF SOUTH CURB LINE
Location 2: JEFFERSON AVE --- 150' EAST OF C/L
Description 1: US C & G BRASS DISC AT SEWER PUMPING STATION, DIRECTLY OVER WET TANK, AT BASE OF EXHAUST STACK.

The accuracy obtained for all horizontal control measurements, based on a 95% confidence level and office calculations of closed geometric figures, meets or exceeds the standard of 1 foot in 10,000 feet for Commercial Areas. Elevation controls, for the survey was based on a closed level loop to the benchmark(s) noted above and meet or exceed a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles.

The Subject Property does lie within a Special flood Hazard Area (SFHA) as shown on the National Flood Insurance Programs, Flood Insurance Rate Map for Miami-Dade County, Florida and Incorporated Areas Map No. 12086C0317L, Community No. 120651, bearing an effective/revised date of September 11, 2009. Said map delineates the herein described land to be situated within Zone AE, base flood elevation 8 feet (NGVD29).

The Base Flood Elevations published on the National Flood Insurance Programs, Flood Insurance Rate Map for Miami-Dade County, Florida and Incorporated Areas Map are referred to the National Geodetic Vertical Datum, 1929 (NGVD29) and represents an elevation of the referenced Zone. The elevations as shown hereon are based North American Vertical Datum, 1988 (NAVD88), noting however verification of compliance with National Flood Insurance Program is referenced to NGVD29. The conversion of the orthometric height difference between NAVD88 and NGVD29 is site specific. The local conversion from NAVD88 to NGVD29 utilizing the US Army Corps of Engineers program Corpscon v6.0.1 based on the Vertcon 2.0 model (1994) was determined to be (+)1.56 feet.

This SKETCH OF BOUNDARY SURVEY of the surveyed parcel is based on: (i) recovered monumentation; (ii) the underlying record plat of PINE RIDGE SUBDIVISION, recorded in Plat Book 6 at Page 34 and (iii) the SKETCH OF BOUNDARY SURVEY - ALTA/ACSM LAND TITLE SURVEY, prepared by this office under Sketch No. LS-1991, dated May 18, 2015 and last revised July 15, 2015.

Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments or Right-of-Way other than as shown on the underlying record plat or as stated in the legal description or as noted in the recorded documents provided to the Surveyor.

A comparison between measured (M), deed (D), plat (P), and calculated (C) dimensions are delineated hereon. Dimensions indicated as (M) are based on direct and indirect measurement of recovered monumentation. Deed dimensions (D) are based on the legal description as provided. Platted dimensions (P) are based on the said PINE RIDGE SUBDIVISION, as recorded in Plat Book 6 at Page 34, of the Public Records of Miami-Dade County, Florida. Calculated dimensions (C) are a protraction based on the record plat mentioned above; the direct and indirect measurement of the recovered monumentation; the recorded legal description; the deed dimensions; and the field measurements.

In some instances graphic representations have been exaggerated to more clearly illustrate the relationship between physical improvements and/or lot lines. In all cases dimensions shall control the location of the improvements over scaled positions.

The dimensions and directions shown hereon are in substantial agreement with record and calculated values unless otherwise noted.

Obstructed corners are witnessed by improvements.

There is no observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

There is no observable evidence of recent street or sidewalk construction and or repairs within the Public Right of Way.

There are no additional changes in street right of way lines completed or proposed which have been made known to the Surveyor and are disclosed on the survey drawing.

There is no observable evidence that any portion of site lies within a wetland area, nor was there are any evidence provided to the surveyor that the site was delineated as a wetland area by the proper authorities.

Boundary Survey done by occupation, physical evidence, the recovery of existing property corners, field measurements, calculations, adjacent plats and legal description provided to the surveyor and also from the Miami-Dade County Public Records/ Property Appraiser Office and no claims as to ownership are made or implied.

Adjacent properties were not investigated at the time of this Survey.

Distances from property lines to fences or walls may slightly varies due to their irregularity, width and composition. Fences or walls not always travel on a straight line and in most cases meander through trees, hedges, vines and heavy landscaping usually located along boundary lines, therefore the resultant of said dimensions as shown hereon may vary slightly within 0.30' to 0.50' of a foot more or less.

Any fencing, walls, entrance features and landscaping could be subject to a "Safe Sight Distance Triangle" rule.

Not all property corners were recovered at the time of the updated survey work.

Building walls as shown hereon located near the property line were constructed with the intent to construct the building wall either on or very close to the lot boundary line. In many cases the construction of the wall is not always perfect and is subject to construction tolerances. Such walls can be either right on the lot line, clear of the lot line or crossing the lot line into the adjacent lot, therefore the resultant of said dimensions may vary slightly within 0.2 of a foot, more or less. The underground footings of walls along boundary lines were not located.

Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments or Right-of-Way other than as stated in the legal description or as shown on the underlying record plat. Right of Way should be verified by the owner and/or agent with the appropriate agency prior to design or construction. Right of Way as shown is based on the PINE RIDGE SUBDIVISION plat and has not been Verified.

No encroachments were noted by this survey, except as shown and noted hereon. The ownership of the fences and/or walls as shown hereon was not determined. Fence locations as shown are based on the recovered monumentation and calculations.

The location of utilities on or adjacent to the property was not secured. Only the above ground visible surface indications of the underground utilities have been located. There may be other underground utilities in addition to those evidenced by visible appurtenances as shown on this sketch. Underground utility references based on limited information provided by the utility company. Owner of his agent should verify all utility locations with the appropriate utility provider before using. The Surveyor has performed no subsurface investigation or determined the location of underground footers.

Call 811 or visit www.sunshine811.com before digging.

This survey was conducted for the purpose of a “Boundary Survey” only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity. This survey does not reflect or determine ownership.

The total area of the Surveyed Parcel as described herein including the area of the excluded alleys referenced therein, contains 66,708 square feet more or less (1.53 Acres more or less).

There are 479 standard parking spaces and 10 handicap parking spaces in the Parking Garage for a total of 489 parking spaces. (Based on May 18, 2015 survey, as last revised July 15, 2015).

This "SKETCH OF BOUNDARY SURVEY" shown hereon in its graphic form, is the record depiction of the surveyed lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital format of this Survey. This map is intended to be displayed at a scale of 1" = 30' or smaller. ***Caution, the scale of this drawing may have been altered by duplication, verify with the Graphic Scale and/or dimensional calls to determine if a scale factor applies.***

SURVEYOR'S CERTIFICATION:

To: 420 Lincoln Road Associates, LTD, a Florida limited partnership; 420 Lincoln Road Development, LLC, a Florida limited liability company and Time Out Market Miami, LLC:

This is to certify to the herein named firm and/or persons, that in my professional opinion, this map or plat of the herein described property is true and correct as recently surveyed and platted under my direction. I further certify that this map or plat and the survey on which it is based meets the Standards of Practice, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 5J-17, Florida Administrative Code and is a “BOUNDARY SURVEY” as defined therein.

Dated: 03/17/2025
E.R. BROWNELL & ASSOCIATES, INC.
Certificate of Authorization LB 761

Digitally signed by
Thomas Brownell
Date: 2025.04.10
14:05:18 -04'00'

The survey map and notes and/or report consisting of 2 Sheets. Each page shall not be considered full, valid, and complete unless attached to the others and has been electronically signed and sealed by Thomas Brownell, Professional Land Surveyor #2891, State of Florida using a Digital Signature and Date, pursuant to Chapter 5J-17, Florida Administrative Code, under Section 5J-17.062, on Sheet 1 of 2. ***The “Digital Date” may not reflect the date of survey or the latest revision date.*** Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

ABBREVIATIONS:

(1)	As-Built info. by others
A/C	Air Conditioner Unit
BLDG	Building
CONC.	Concrete
CBS	Concrete Block Structure
DDCV	Double Detector Check Valve
FDC	Fire Department Connection
FND.	Found
D/H	Drill Hole
N & D	Nail & Disc
IP	Iron Pipe
(0.2'W; 0.2'N)	Recovered monument from calculated location based on Plat (or CMA)
BFE	Base Flood Elevation
ELEV.	Elevation
F.F.ELEV.	Finish Floor Elevation
INV.	Invert Elevation
NGVD 29	National Geodetic Vertical Datum, of 1929
NAVD 88	North American Vertical Datum, of 1988
(C)	Calculated Dimension
(D)	Deed Dimension
(M)	Measured Dimension
(P)	Platted Dimension
(R)	Record Dimension
(CMA)	City of Miami Atlas Sheet
Δ	Delta
L	Arc Length
R	Radius
SEC.	Section
PB	Plat Book
PG	Page
ORB	Official Records Book
POC	Point of Commencement
POB	Point of Beginning
PC	Point of Curvature
PT	Point of Tangent
PI	Point of Intersection
R/W	Right of Way
PLNTR.	Planter

SYMBOL LEGEND:

- Fire Hydrant
- Water Valve
- Gas Valve
- Sanitary Valve
- Irrigation Valve
- Unknown Valve
- Post Indicator Valve
- Check Valve
- Double Detector Check Valve
- Cleanout
- Monitoring Well
- Catch Basin
- Drain Round
- Drain Square
- Curb Inlet
- Drainage Manhole
- Sanitary Manhole
- Electric Manhole
- Grease Trap Manhole
- Communications Manhole
- Light Pole
- Concrete Light Pole
- Metal Light Pole
- Signal Mast Arm
- Pedestrian Walk Signal
- Wood Pole
- Concrete Pole
- Metal Pole
- Flag Pole
- Guy Wire
- Single Support Sign
- Parking Meter
- Guard Post
- Bollards
- A/C Compressor Unit
- WATER Water Meter
- ELEC Electric Meter
- GAS Gas Meter
- UNK Unknown Meter
- HH Handhole
- Wire Pull Box
- EB Box Electric
- COM Box Communications
- TF Electrical Transformer
- Electrical Panel
- Iron Pipe
- Section Corner
- Handicap Space
- Mailbox
- FDC Fire Department Connection
- Fire Department Connection Wall
- Monument Line
- Center Line
- Section Line
- Property Line
- x.xx' Spot Elevation
- x.x' Ground Elevation
- Tree
- Palm Tree
- Flow of Traffic
- Asphalt
- Concrete
- Building Outline
- Concrete
- Gravel
- Pavers
- Tile
- Wood
- Wall
- Water

Plot Date: 4/10/2025 Saved by: JCeballo
Q:\Proj\58753-P100 1601 DREXEL & 1600 WASHINGTON AVE\CAD DWG\58753-P100 1601 DREXEL & 1601 WASHINGTON AVENUE BOUNDARY SURVEY 10-12-23.dwg

E.R. Brownell & Associates, Inc.
CONSULTING ENGINEERS • SURVEYORS & MAPPERS • LAND PLANNERS
4957 SW 74TH COURT MIAMI, FLORIDA 33155
PHONE: 305-860-3866 FAX: 305-860-3870 workrequest@erbrownell.com

1601 DREXEL & 1600 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

No.	Date	Apvd.	Job No.	Description

Certification No.	LB761
PLS/PSM No.	2891
Field Book No.	25477
Drawn by:	JC
Checked by:	TB
Scale:	1" : 30'
Date:	03/17/25
Job No.	58753

SEE SHEET 1 FOR CERTIFICATIONS.

Sheet No. 1 OF 2

Sketch No. LS-3579

SKETCH OF BOUNDARY SURVEY

ABBREVIATIONS:	
(†)	As-Built info, by others
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- ELEC Box Electric
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- Electrical Panel
- Iron Pipe
- Section Corner
- Handicap Space
- Mailbox
- Fire Department Connection
- Fire Department Connection Wall
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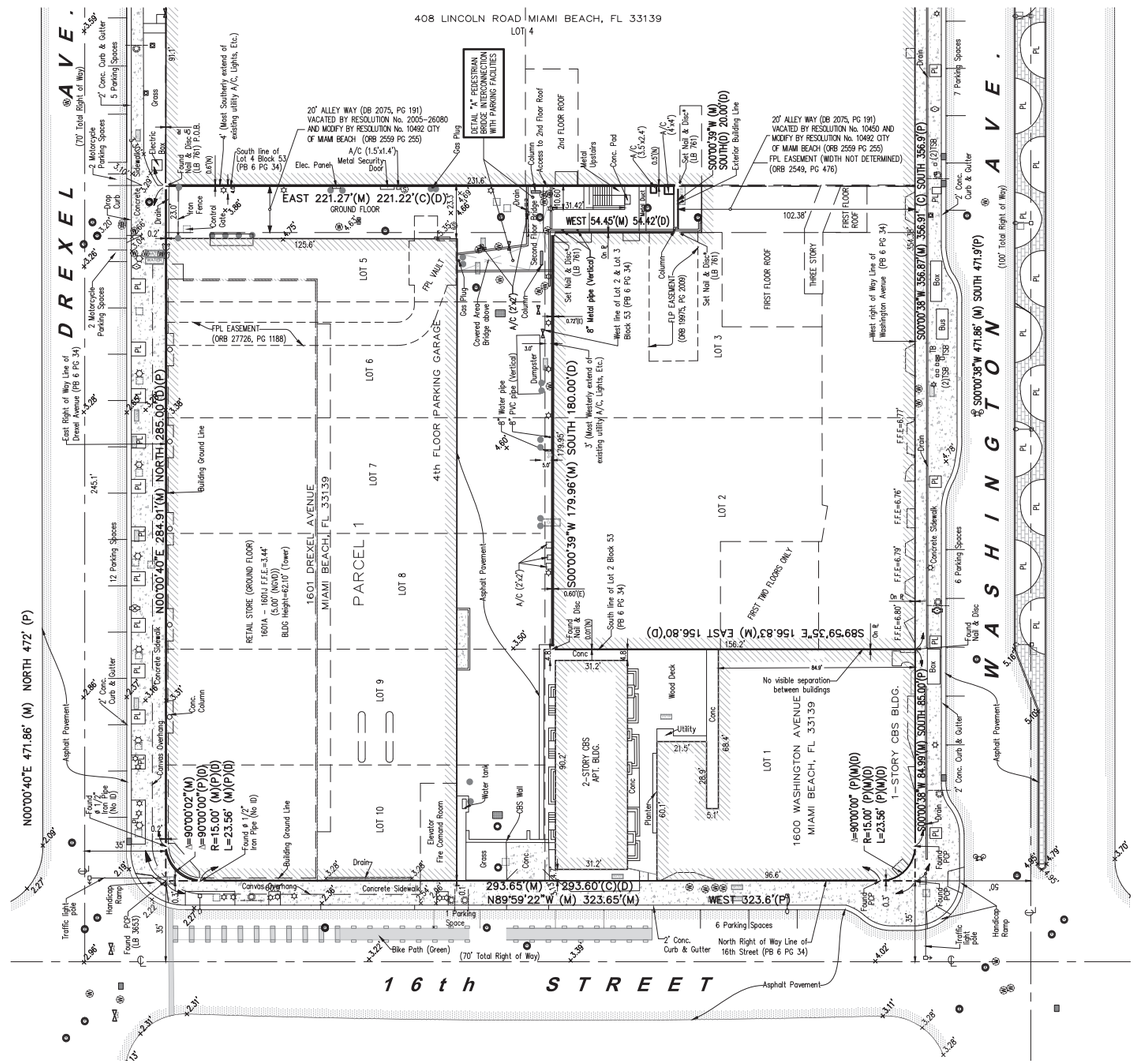
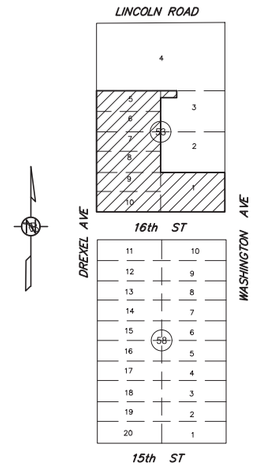
- Center Line
- Section Line
- Property Line
- Spot Elevation
- Ground Elevation
- Tree
- Palm Tree
- Flow of Traffic
- Asphalt
- Concrete
- Building Outline
- Concrete
- Gravel
- Pavers
- Tile
- Wood
- Wall
- Water



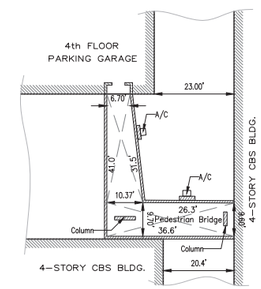
GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

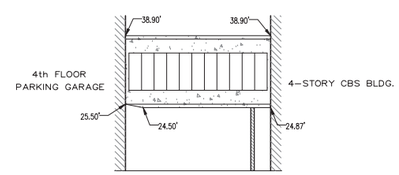


VICINITY MAP
Not to Scale

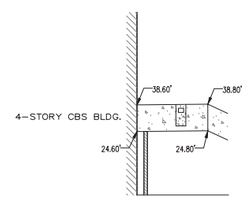
A Portion of Section 34, Township 53 South, Range 42 East
Miami-Dade County, Florida



DETAIL "A"
TOP VIEW
Scale: 1"=20'



DETAIL "A"
LEFT SIDE VIEW
Scale: 1"=20'



DETAIL "A"
FRONT VIEW
Scale: 1"=20'

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SEE SHEET 1 FOR CERTIFICATIONS.

Sheet No.
2 OF 2

Sketch No.
LS-3579

Plot Date: 4/10/2025 Saved by: JCabello
Q:\Proj\58753-P100 1601 DREXEL & 1600 WASHINGTON AVE\CAD DWG\58753-P100 1601 DREXEL & 1600 WASHINGTON AVENUE BOUNDARY SURVEY 10-12-23.dwg

ABBREVIATIONS

A

ACOUS.	ACOUSTICAL
A.C	AIR CONDITIONING
A.D.	AREA DRAIN
ADJ.	ADJUSTABLE
AGGR.	AGGREGATE
AL.	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
ASB.	ASBESTOS
ASPH.	ASPHALT

B

BD.	BOARD
BITUM.	BITUMINOUS
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BLKHD.	BULKHEAD
BM.	BEAM
BOT.	BOTTOM

C

CAB.	CABINET
CARP.	CARPET
C.B.	CATCH BASIN
CEM.	CEMENT
CER.	CERAMIC
C.I.	CAST IRON
C.G.	CORNER GUARD
CLG.	CEILING
CLKG.	CAULKING
CLO.	CLOSET
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
C.O.	CASED OPENING
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CORR.	CORRIDOR
CTSK.	COUNTERSUNK
CNTR.	COUNTER
C.T.	CERAMIC TILE
CTR.	CENTER

D

DBL.	DOUBLE
DEPT.	DEPARTMENT
D.F.	DRINKING FOUNTAIN
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DISP.	DISPENSER
DN.	DOWN
D.O.	DOOR OPENING
DR.	DOOR
DWR.	DRAWER
DS.	DOWN SPOUT
D.S.P.	DRY STANDPIPE
DWG.	DRAWING

E

E.	EAST
EA.	EACH
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EMER.	EMERGENCY
ENCL.	ENCLOSURE
E.P.	ELECTRICAL PANEL BOARD
EQ.	EQUAL
EQPT.	EQUIPMENT
E.S	EMERGENCY OVERFLOW SCUPPER
E.W.C.	ELECTRIC WATER COOLER
EXST.	EXISTING
EXP0.	EXPOSED
EXP.	EXPANSION
EXT.	EXTERIOR

F

F.A.	FIRE ALARM
F.B.	FLAT BAR
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CAB.
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH
FL.	FLOOR
FLASH.	FLASHING
FLUOR.	FLUORESCENT
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUDS
FPRF.	FIREPROOF
F.S.	FULL SIZE
FT.	FOOT OR FEET
FTG.	FOOTING
FURR.	FURRING
FUT.	FUTURE
F.V.	FIELD VERIFY
F.V.C.	FIRE VALVE CABINET

G

GA.	GAUGE
GALV.	GALVANIZED
G.B.	GRAB BAR
G.C.	GENERAL CONTRACTOR
GL.	GLASS
GND.	GROUND
GR.	GRADE
GYP.	GYPSUM
G.W.B.	GYPSUM WALLBOARD

H

H.B.	HOSE BIB
H.C.	HOLLOW CORE
HDWD.	HARD WOOD
HDWE.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HR.	HOUR
HGT.	HEIGHT

I

I.D.	INSIDE DIAMETER (DIM.)
IN.	INCH
INSUL.	INSULATION
INT.	INTERIOR
INV.	INVERT

J

JAN.	JANITOR
JST.	JOIST
JT.	JOINT

K

KIT.	KITCHEN

L

LAB.	LABORATORY
LAM.	LAMINATE
LAV.	LAVATORY
L.F.	LINEAR FEET
LKR.	LOCKER
LT.	LIGHT
LTG.	LIGHTING
LTWT.	LIGHT WEIGHT

M

MAX.	MAXIMUM
M.C.	MEDICINE CABINET
MACH.	MACHINE
MECH.	MECHANICAL
MEMB.	MEMBRANE
MET.	METAL
MFR.	MANUFACTURER
MH.	MANHOLE
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
M.L.	MATCH LINE
M.O.	MASONRY OPENING
MTD.	MOUNTED
MUL.	MULLION

N

N.	NORTH
N.I.C.	NOT IN CONTRACT
NO. OR #	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE

O

O.A.	OVERALL
OBS.	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIMENSION
OFF.	OFFICE
OPNG.	OPENING
OP. HD.	OPPOSITE HAND
OPP.	OPPOSITE

P

PRCST.	PRE-CAST
P.L.	PROPERTY LINE
P.T.	PRESSURE TREATED
PL.	PLATE
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
POL.	POLISHED
PR.	PAIR
PT.	POINT
P.T.D.	PAPER TOWEL DISPENSER
PTN.	PARTITION
PTR.	PAPER TOWEL RECEPTACLE

Q

Q.T.	QUARRY TILE

R

R.	RISER
RAD.	RADIUS
R.D.	ROOF DRAIN
REF.	REFERENCE
REFL.	REFLECTED
REFR.	REFRIGERATOR
RF.	ROOF
RGTR.	REGISTER
REINF.	REINFORCED
REQ.	REQUIRED
RESIL.	RESILIENT
RM.	ROOM
R.O.	ROUGH OPENING
RWD.	REDWOOD
R.W.L.	RAIN WATER LEADER

S

S.	SOUTH
SABF	SOUND ATTENUATION FIRE BLANKETS
S.C.	SOLID CORE
S.C.D.	SEAT COVER DISPENSER
SCHED.	SCHEDULE
S.D.	SOAP DISPENSER
SECT.	SECTION
SH.	SHELF
SHR.	SHOWER
SHT.	SHEET
SIM.	SIMILAR
S.N.D.	SANITARY NAPKIN DISPENSER
S.N.R.	SANITARY NAPKIN RECEPTACLE
SPEC.	SPECIFICATION
SQ.	SQUARE
S.ST.	STAINLESS STEEL
S.SK.	SERVICE SINK
STA.	STATION
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRL.	STRUCTURAL
SUSP.	SUSPEND
SYM.	SYMMETRICAL

T

TRD.	TREAD
T.B.	TOWEL BAR
T.C.	TOP OF CURB
TEL.	TELEPHONE
TEMP.	TEMPERED
T. & G.	TONGUE AND GROOVE
THK.	THICK
TOIL.	TOILET
T.P.	TOP OF PAVEMENT
T.P.D.	TOILET PAPER DISPENSER
T.V.	TELEVISION
T.W.	TOP OF WALL
TYP.	TYPICAL
T.O.B.	TOP OF BEAM
T.O.C.	TOP OF CONCRETE
T.O.S.	TOP OF SLAB

U

UNF.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
UR.	URINAL
	UNDERWRITERS LAB

V

V.I.F.	VERIFY IN FIELD
VERT.	VERTICAL
V.T.	VINYL TILE
VEST.	VESTIBULE
V.B.	VAPOR BARRIER

W

W.	WEST
WT.	WEIGHT
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
W/O	WITHOUT
WP.	WATERPROOF
WSCT.	WAINSCOT

PROJECT TEAM

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APPLICABLE CODES

GOVERNING ZONING CODE: CITY OF MIAMI BEACH, RESILIENCY CODE

BUILDING CODE: FLORIDA BUILDING CODE, 2023, 8th ED.

EXISTING BUILDING: FLORIDA BUILDING CODE: EXISTING, 2023, 8th ED.

ACCESSIBILITY: FLORIDA BUILDING CODE - ACCESSIBILITY, 2023, 8th ED.

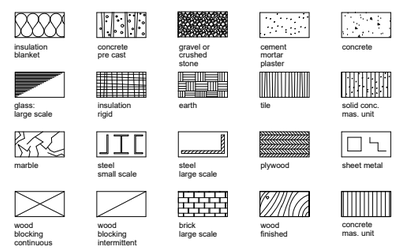
FIRE PROTECTION: FLORIDA FIRE PREVENTION CODE - 8th ED.
LIFE SAFETY CODE - NFPA 101 - 2021 ED.

STRUCTURAL: FLORIDA BUILDING CODE, 2023, 8th ED.
ASCE 7-16 MINIMUM DESIGN LOADS FOR BUILDING
ACI 318-14 BUILDING CODE

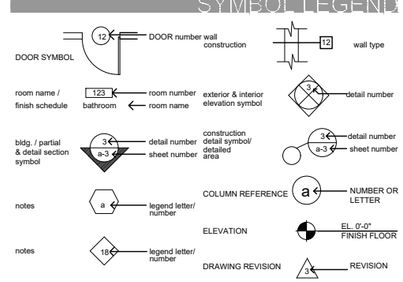
MECHANICAL, ELECTRICAL & PLUMBING:
LIFE SAFETY CODE - NFPA 101 - 2021 ED.
NATIONAL ELECTRICAL CODE - NFPA 70 - 2020 ED.
NATIONAL FIRE PROTECTION ASSOCIATION - NFPA 72 - 2019 ED.

FLORIDA FIRE PREVENTION CODE - 8th ED.
FLORIDA BUILDING CODE, 2023, 8th ED.
FLORIDA BUILDING CODE - MECHANICAL, 2023, 8th ED.
FLORIDA BUILDING CODE - PLUMBING, 2023, 8th ED.
FLORIDA BUILDING CODE - ENERGY CONS., 2023, 8th ED.
FLORIDA BUILDING CODE - FUEL GAS, 2023, 8th ED.

MATERIAL LEGEND



SYMBOL LEGEND



PROJECT INFORMATION

SCOPE OF WORK

- NEW MULTISTORY RESIDENTIAL BUILDING AT 1600 WASHINGTON AVE. MIAMI BEACH, FL. 33139

SITE SUMMARY

ADDRESS: 1601 DREXEL AVENUE,
MIAMI BEACH, FLORIDA 33139
FOLIO NO. 02-3234-006-0040

1600 WASHINGTON AVENUE,
MIAMI BEACH, FLORIDA 33139
FOLIO NO. 02-3234-006-0010

ZONING DISTRICT: CD-3-COMMERCIAL, HIGH INTENSITY

LEGAL DESCRIPTION

LOTS 1, 5, 6, 7, 8, 9 AND 10, TOGETHER WITH THE WEST 5.0 FEET OF LOTS 2 AND 3 AND THE EAST 54.42 FEET OF THE WEST 59.42 FEET OF THE NORTH 20.00 FEET OF LOT 3, ALL IN BLOCK 53, PINE RIDGE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6 AT PAGE 34 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ALSO KNOWN AS:
LOTS 1, 5, 6, 7, 8, 9 AND 10, TOGETHER WITH THE WEST 5.0 FEET OF LOTS 2 AND 3, TOGETHER WITH THAT PORTION OF THE NORTH 20 FEET OF LOT 3, WHICH LIES WEST OF A LINE 102.38 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF LOT 3, ALL IN BLOCK 53, PINE RIDGE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6 AT PAGE 34 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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ARCHITECTURAL

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LA5-04	IRRIGATION SPECS & DETAILS
LA5-05	IRRIGATION SPECS & DETAILS
LA5-06	IRRIGATION SPECS & DETAILS

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DATE	REVISION

DWG. TITLE: INDEX AND GENERAL NOTES
SCALE: N.T.S.
DATE: 01-15-25
PROJECT NO.: 2025-03
SHEET NUMBER: A-001

COMMERCIAL - ZONING DATA SHEET

ITEM	Project Information				
	ADDRESS:			FOLIO(S) / AREAS:	
1	WEST PARCEL: 1601 DREXEL AVE., MIAMI BEACH, FL 33139			02-3234-006-0040	
	EAST PARCEL: 1600 WASHINGTON AVE., MIAMI BEACH, FL 33139			02-3234-006-0010	
2	TOTAL LOT AREA (SQ.FT.)	ACRES	1.53	SQ.FT.	66,708.00
3	ZONING DISTRICT	CD-3 - COMMERCIAL. HIGH INTENSITY			
3	LOCATED WITHIN A HISTORIC DISTRICT	(YES) FLAMINGO PARK HISTORIC DISTRICT			
4	INDIVIDUAL HISTORIC SITE (YES OR NO):	WEST PARCEL: NO		EAST PARCEL: YES	
5	YEAR BUILT:	WEST PARCEL: 2012		EAST PARCEL: 1938	
6	BASE FLOOD ELEVATION (IN NGVD):	AE 8.0' NGVD			
	GRADE VALUE IN NGVD:	5.8' NGVD			
	ADJUSTED GRADE ((BFE+GRADE) / 2):	6.9' NGVD			
7	LOT WIDTH:	WEST PARCEL: 277'-5'		EAST PARCEL: 100'-0"	
8	LOT DEPTH:	WEST PARCEL: 161'-9"		EAST PARCEL: 161'-10"	
9	PROPOSED USE:	RESIDENTIAL / RETAIL			
10	PROPOSED ACCESORY USE:	N/A			
11	SIGNED AND SEALED LANDSCAPE PLANS:	YES			
	ZONING INFORMATION / CALCULATION	**Required**	**Existing**	**Proposed**	**Deficiencies**
12	FLOOR AREA RATIO (FAR / SQ. FT.)	3.25 (a)	0.60	3.25	N/A
		216,801.00	40,172.00	216,795.00	N/A
13	MAXIMUM DENSITY (DUA = 150)	229.00	N/A	210	N/A
14	BUILDING HEIGHT	150 (a)	24'-8"	150'-0"	N/A
	NUMBER OF STORIES	N/A	2	15	N/A
15	**AT GRADE PARKING LOT ON SAME LOT**	**N/A**	**N/A**	**N/A**	**N/A**
a	FRONT SETBACKS	0'-0"	N/A	N/A	N/A
b	SIDE INTERIOR SETBACK	0'-0"	N/A	N/A	N/A
c	SIDE FACING STREET SETBACK	0'-0"	N/A	N/A	N/A
d	REAR SETBACK	5'-0"	N/A	N/A	N/A
16	**SUBTERRENEAN, PEDESTAL & TOWER**	**Required**	**Existing**	**Proposed**	**Deficiencies**
a	FRONT SETBACK (WASHINGTON AVE)	0'-0"	0'-0"	0'-0"	N/A
b	SIDE FACING STREET SETBACK (16TH)	0'-0"	0'-0"	0'-0"	N/A
c	SIDE INTERIOR SETBACK	0'-0"	0'-0"	14'-3"	N/A
d	FRONT SETBACK (DREXEL AVE)	0'-0"	0'-0"	Existing to remain	N/A
e	REAR SETBACK (NORTH SIDE)	5'-0"	N/A	14'-3"	N/A
17	**MINIMUM APARTMENT UNIT SIZE**	**Required**	**Existing**	**Proposed**	**Deficiencies**
a	NEW CONSTRUCTION	550	N/A	550	N/A
b	REHABILITATED BUILDINGS	N/A	N/A	N/A	N/A
c	HOTEL UNIT	N/A	N/A	N/A	N/A
18	**AVERAGE APARTMENT UNIT SIZE**	**Required**	**Existing**	**Proposed**	**Deficiencies**
a	NEW CONSTRUCTION	0 (b)	N/A	739 Sq.Ft.	N/A
b	REHABILITATED BUILDINGS	N/A	N/A	N/A	N/A
c	HOTEL UNIT	N/A	N/A	N/A	N/A
20	**REQUIRED OPEN-SPACE RATIO (RPS, CPS)**	N/A	N/A	N/A	N/A
21	**PARKING (d)**	**Required**	**Existing**	**Proposed**	**Deficiencies**
	RESIDENTIAL @ 0.75 (550 TO 999 SQ.FT.)	135.00	492	492	N/A
	RESIDENTIAL @ 1.05 (1000 TO 1200 SQ.FT.)	32.00			
	DESIGNATED GUEST PARKING (10%)	17.00			
	REQUIRED PARKING FOR THE NEW WORLD SYMPHONY (e)	175.00			
	COMMERCIAL NEW BUILDING - RETAIL	23.00			
	COMMERCIAL EXISTING - RESTAURANT (c) One (1) Space per every four (4) seats	110.00			
	SHORT-TERM BICYCLE PARKING SPACES	3.00	17	Existing to remain	N/A
	LONG-TERM BICYCLE PARKING SPACES	210.00	-	210	N/A
22	**LOADING**	**Required**	**Existing**	**Proposed**	**Deficiencies**
	RESIDENTIAL NEW BUILDING	4 berths	N/A	4 berths	N/A
	COMMERCIAL NEW BUILDING	1 berth	N/A	1 berth	
	COMMERCIAL EXISTING	2 berths	2 berths	2 berths	

Notes: Indicate N/A if not applicable.

(a) Pursuant to pending legislation Washington Avenue Residential Plan which received favorable Planning Board recommendation on November 26, 2024. See Sec. 2.4.3a of the Code.

(b) Property to be exempt from average unit size requirements via compliance with Sec. 7.2.12.3. footnote 6.

(c) 440 Seats per Conditional Use Permit Order PB-23-0611, a.k.a. PB17-0113, a.k.a. PB16-006, f.k.a PB File No.1929 associated with the Parking Garage Building.

(d) Persuant to 5.2.4.2 Tier 2c "Any building or structure erected in Tier 2 area c may provide required parking on site as specified in parking tier 1. Such required parking, if provided, shall be exempt from FAR, in accordance with the regulations specified in chapter 1of these land development regulations"

(e) Persuant to 7.2.17.4.b "Required parking provided for performing arts and cultural facilities in this district, located off-site pursuant to section 5.2.8, shall not be included in permitted floor area wherever located, including outside of this district."

180	PROPOSED UNITS
30	PROPOSED UNITS
10%	OF THE PROPOSED RESIDENTIAL PARKINGS
-	As per Conditional Use Permit Order - PB File No.1929 associated with the Parking Garage Building.
6,900	Sq.Ft. @ One space per every 300 Sq. Ft. of floor area.
440	Seats per Conditional Use Permit Order PB-23-0611, a.k.a. PB17-0113 a.k.a. PB16-006 f.k.a PB File No.1929 associated with the Parking Garage Building.
27,278	Sq.Ft. (20,378 Sq.Ft. Existing commercial area + 6,900 Sq.Ft. New commercial area)
210	PROPOSED UNITS @ 1 Bicycle space per unit

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DATE	REVISION

DWG. TITLE: ZONING DATA SHEET
SCALE: VARIES
DATE: 01-15-25
PROJECT NO.: 2025-03
SHEET NUMBER: A-002

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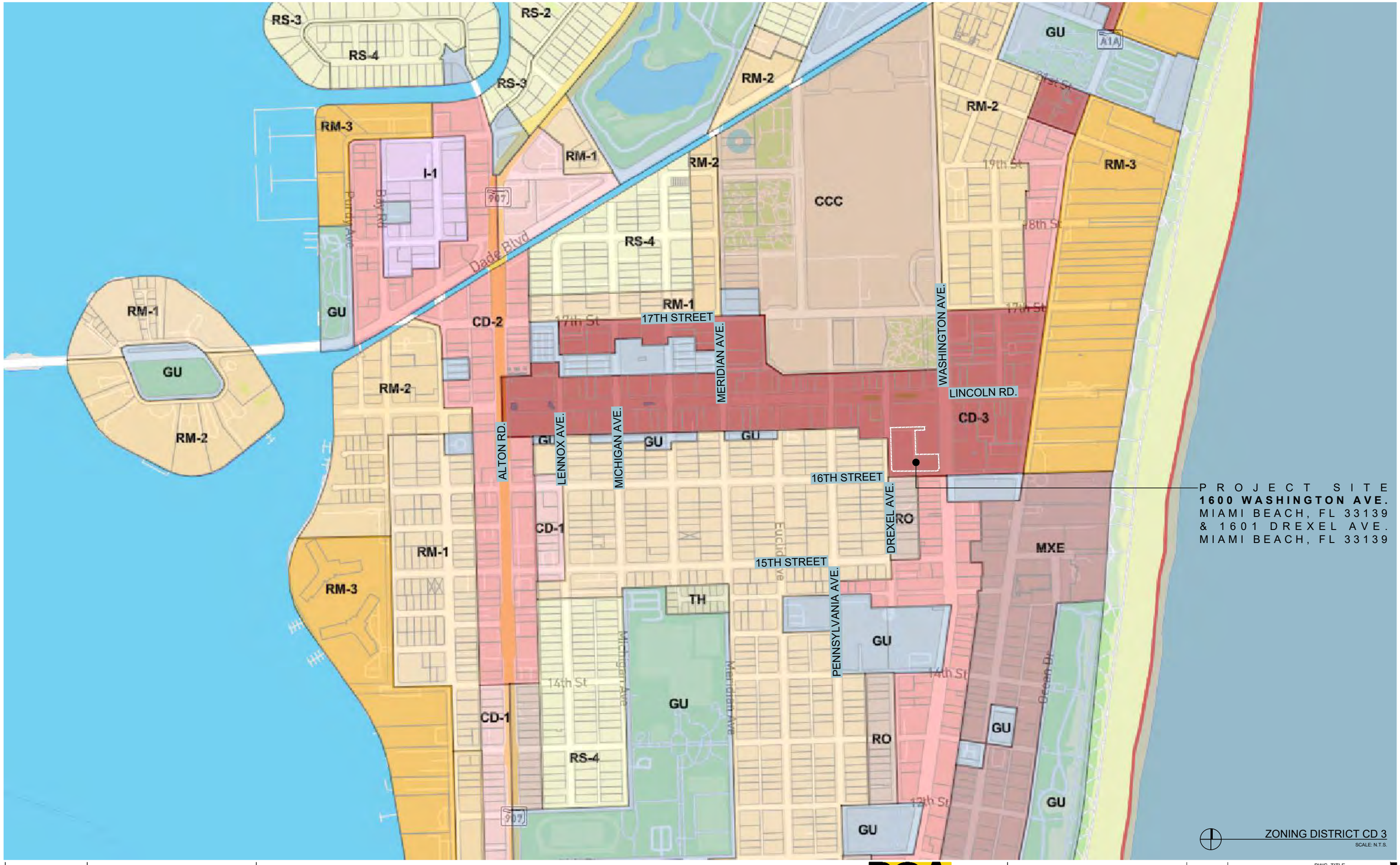
DATE	REVISION

DWG. TITLE: CONTEXT AND VICINITY LOCATION MAP
SCALE: VARIES
DATE: 01-15-25
PROJECT NO.: 2025-03
SHEET NUMBER: A-003



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DATE	REVISION

DWG. TITLE: ZONING DISTRIC MAP
SCALE: VARIES
DATE: 01-15-25
PROJECT NO.: 2025-03
SHEET NUMBER: A-004

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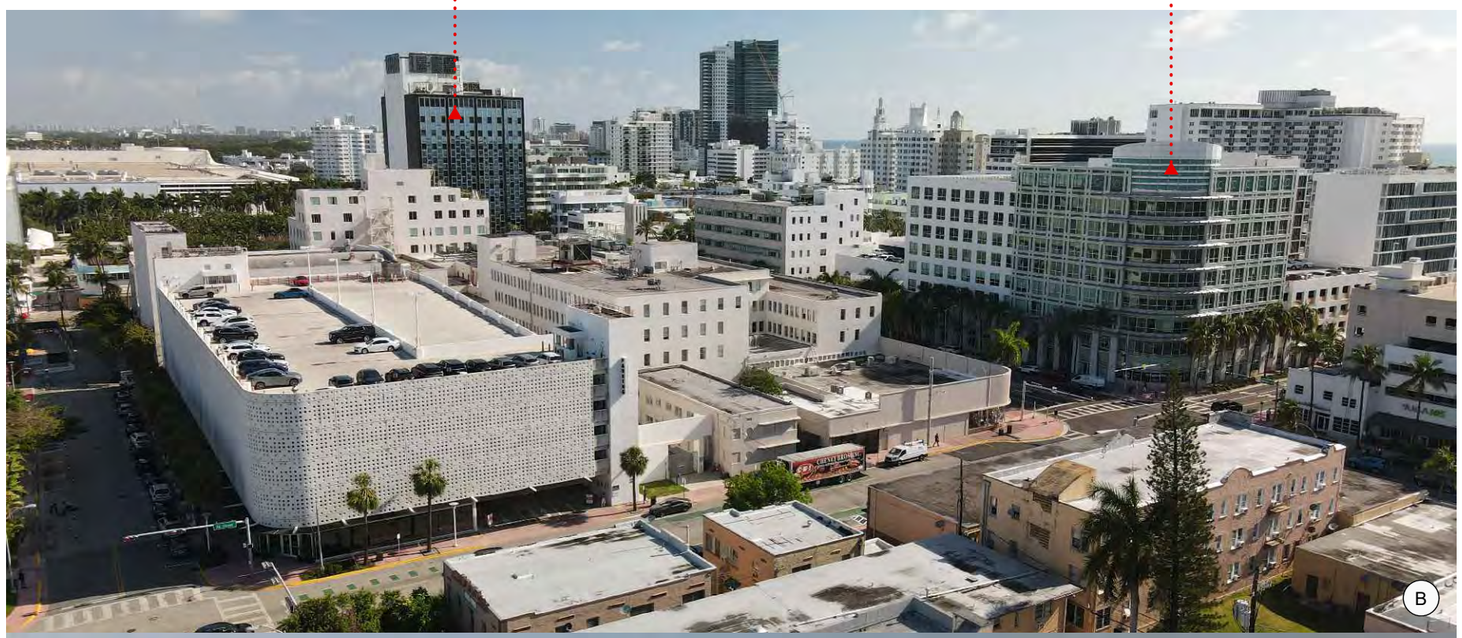
DATE	REVISION

DWG. TITLE: *HISTORIC DISTRICT MAP*
SCALE: *VARIES*
DATE: *01-15-25*
PROJECT NO.: *2025-03*
SHEET NUMBER: *A-005*

407 LINCOLN ROAD
OFFICE TOWER
EXISTING THIRTEEN
STORY BUILDING

1601 WASHINGTON AVE
LNR Partners headquarters
EXISTING EIGHT
STORY BUILDING



1601 DREXEL AVE
EXISTING GARAGE
BUILDING TO REMAIN

425 16th STREET
EXISTING BUILDING TO
BE DEMOLISHED

1600 WASHINGTON AVE
EXISTING BUILDING TO
BE DEMOLISHED

CONSULTANT

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1600 WASHINGTON AVE
MIAMI BEACH

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SCALE: VARIES
DATE: 01-15-25
PROJECT NO.: 2025-03
SHEET NUMBER: PH-001

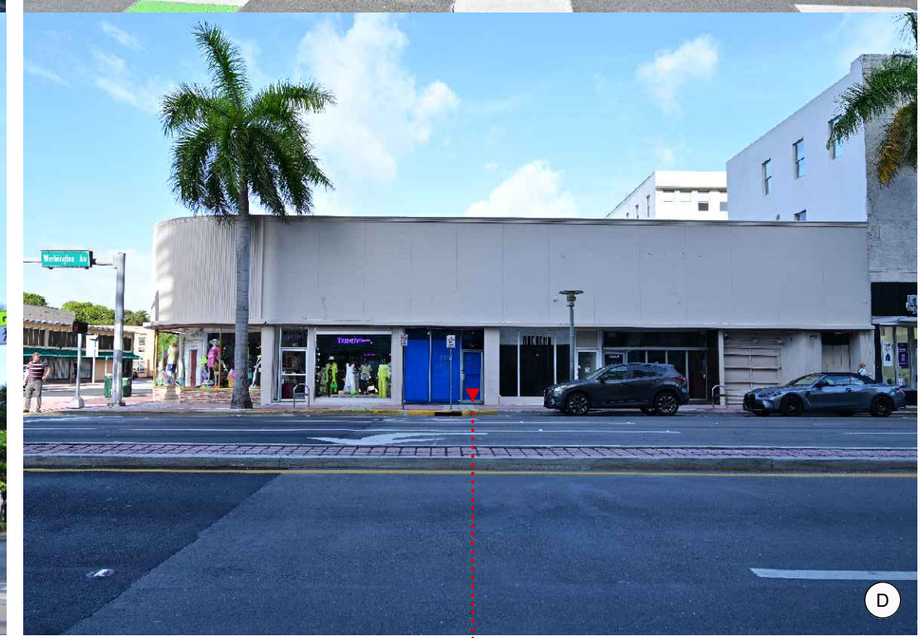
420 LINCOLN RD.
EXISTING MULTISTORY
BUILDING (NOT IN THE
SCOPE OF WORK)

E

1600 WASHINGTON AVE
EXISTING BUILDING TO
BE DEMOLISHED
SOUTH FACADE

F

C



D

1600 WASHINGTON AVE
EXISTING BUILDING TO
BE DEMOLISHED

407 LINCOLN ROAD
OFFICE TOWER
EXISTING THIRTEEN
STORY BUILDING

1600 WASHINGTON AVE
EXISTING BUILDING TO
BE DEMOLISHED
EAST FACADE

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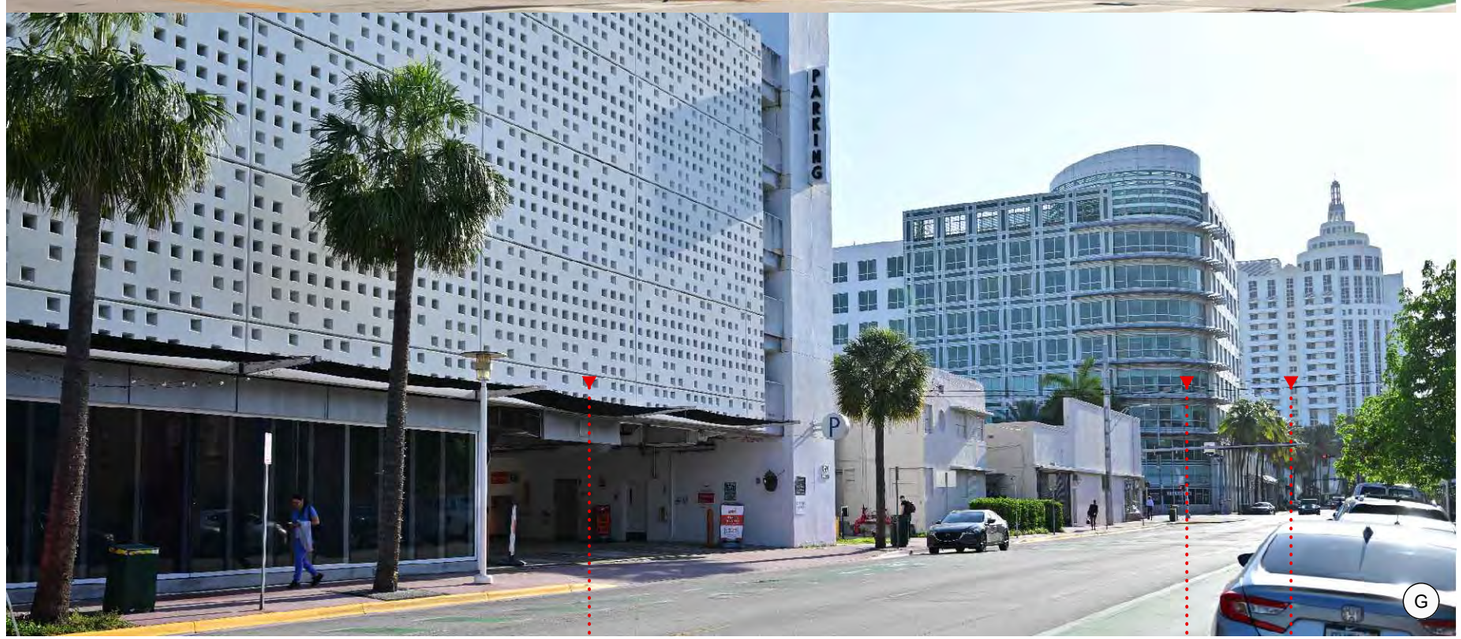
SCALE: VARIES
DATE: 01-15-25
PROJECT NO.: 2025-03
SHEET NUMBER: PH-002

1601 DREXEL AVE
EXISTING GARAGE
BUILDING TO REMAIN

I

J



G

H

1601 DREXEL AVE
EXISTING GARAGE
BUILDING TO REMAIN

1601 WASHINGTON AVE
LNR Partners headquarters
EXISTING EIGHT
STORY BUILDING

1601 COLLINS AVE
LOEWS HOTEL
EXISTING FIFTEEN
STORY BUILDING

425 16th STREET
EXISTING BUILDING TO
BE DEMOLISHED
SOUTH FACADE

CONSULTANT

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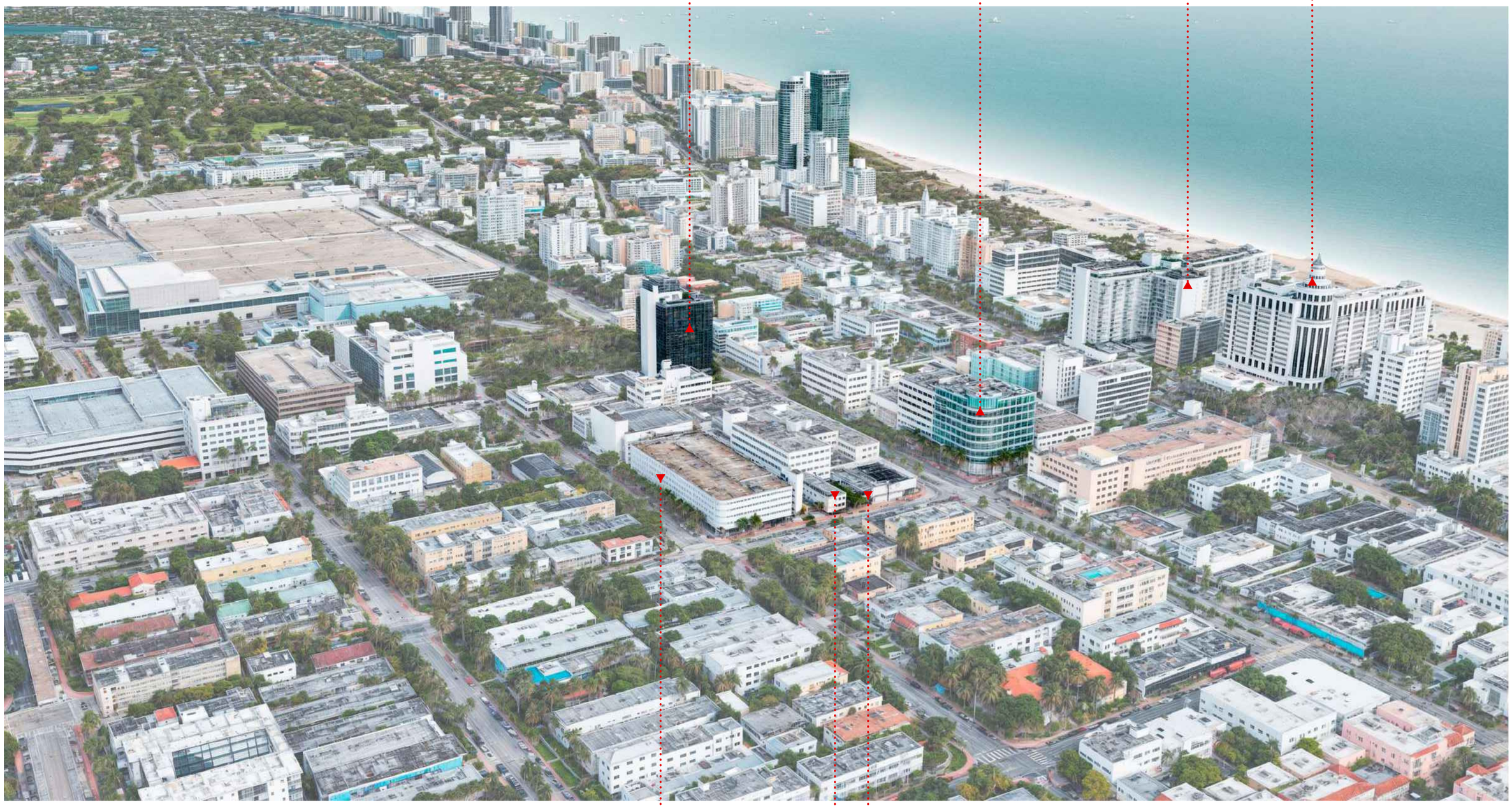
SCALE: VARIES
DATE: 01-15-25
PROJECT NO.: 2025-03
SHEET NUMBER: PH-003

407 LINCOLN ROAD
OFFICE TOWER
EXISTING THIRTEEN
STORY BUILDING

1601 WASHINGTON AVE
LNR Partners headquarters
EXISTING EIGHT
STORY BUILDING

100 LINCOLN RD
DECOPLAGE
EXISTING SIXTEEN
STORY BUILDING

1601 COLLINS AVE
LOEWS HOTEL
EXISTING FIFTEEN
STORY BUILDING



1601 DREXEL AVE
EXISTING GARAGE
BUILDING TO REMAIN

425 16th STREET
EXISTING BUILDING TO
BE DEMOLISHED

1600 WASHINGTON AVE
EXISTING BUILDING TO
BE DEMOLISHED

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DWG. TITLE
CURRENT CONTEXT – OVERALL AERIAL PHOTO
SCALE *VARIES*
DATE *01-15-25*
PROJECT NO. *2025-03*
SHEET NUMBER
PH-004

1701 CONVENTION CTR DR
FUTURE SEVENTEEN STORY
GRAND HYATT MIAMI BEACH
CONVENTION CENTER HOTEL

407 LINCOLN ROAD
OFFICE TOWER
EXISTING THIRTEEN
STORY BUILDING

1601 WASHINGTON AVE
LNR Partners headquarters
EXISTING EIGHT
STORY BUILDING

100 LINCOLN RD
DECOPLAGE
EXISTING SIXTEEN
STORY BUILDING

1601 COLLINS AVE
LOEWS HOTEL
EXISTING FIFTEEN
STORY BUILDING

1601 DREXEL AVE
EXISTING GARAGE
BUILDING TO REMAIN

1600 WASHINGTON AVE
PROPOSED FIFTEEN
STORY BUILDING

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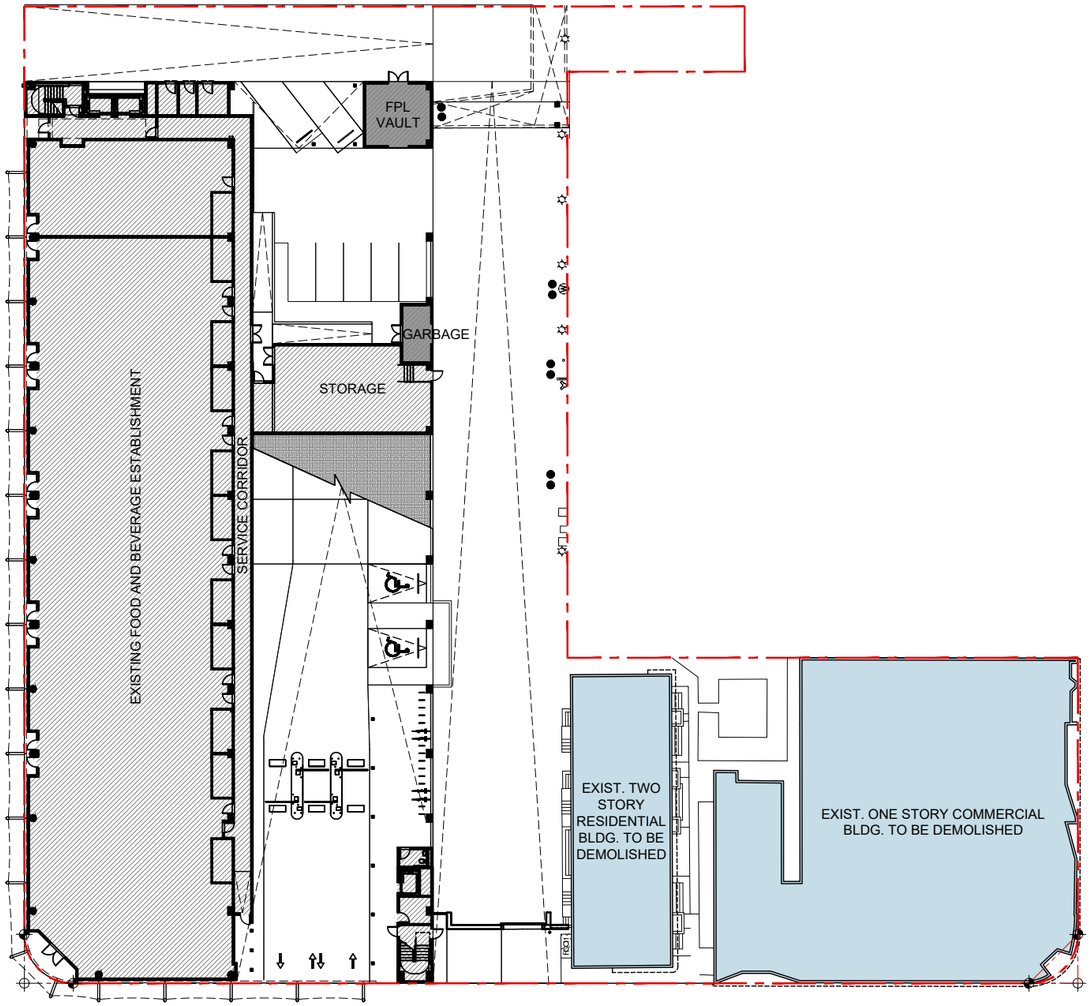
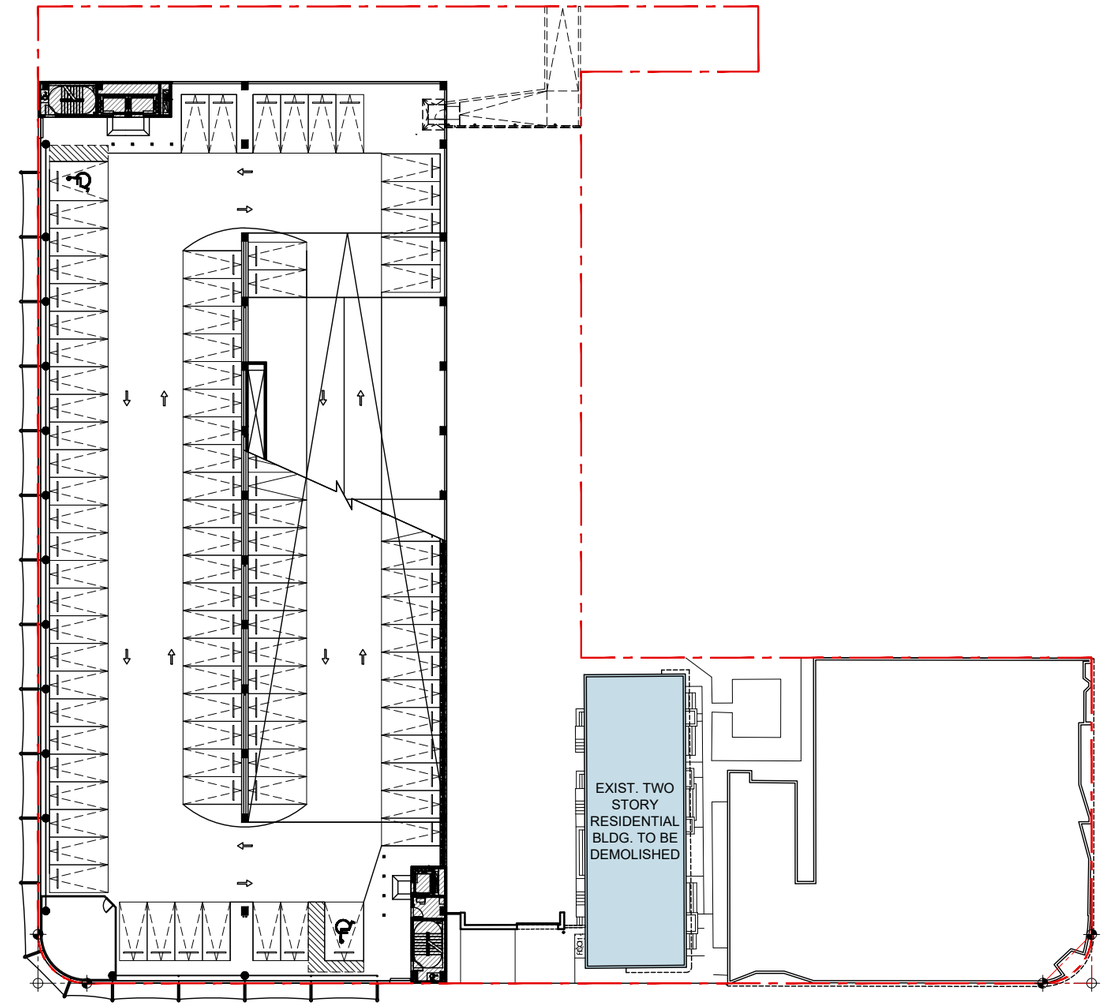
SCALE *VARIES*
DATE *01-15-25*
PROJECT NO. *2025-03*
SHEET NUMBER *PH-005*



FAR DIAGRAM - EXISTING GROUND LEVEL FLOOR PLAN



FAR DIAGRAM - EXISTING SECOND LEVEL FLOOR PLAN

FAR AREAS SCHEDULE	EXISTING
RESIDENTIAL GROUND LEVEL (TO BE DEMO)	2803 SQ. FT.
COMMERCIAL GROUND LEVEL (TO BE DEMO)	9810 SQ. FT.
EXISTING GARAGE BLDG. FAR	20378 SQ. FT.
TOTAL EXISTING FAR GROUND LEVEL	**32991 SQ. FT.**

EXISTING FPL VAULT & GARBAGE (NON-FAR) 624 SQ. FT.

FAR AREAS SCHEDULE	EXISTING
RESIDENTIAL 2ND LEVEL (TO BE DEMO)	2803 SQ. FT.
EXISTING GARAGE BLD. FAR 2ND TO ROOF LVS.	5081 SQ. FT.
TOTAL EXISTING FAR GROUND LEVEL	**7884 SQ. FT.**

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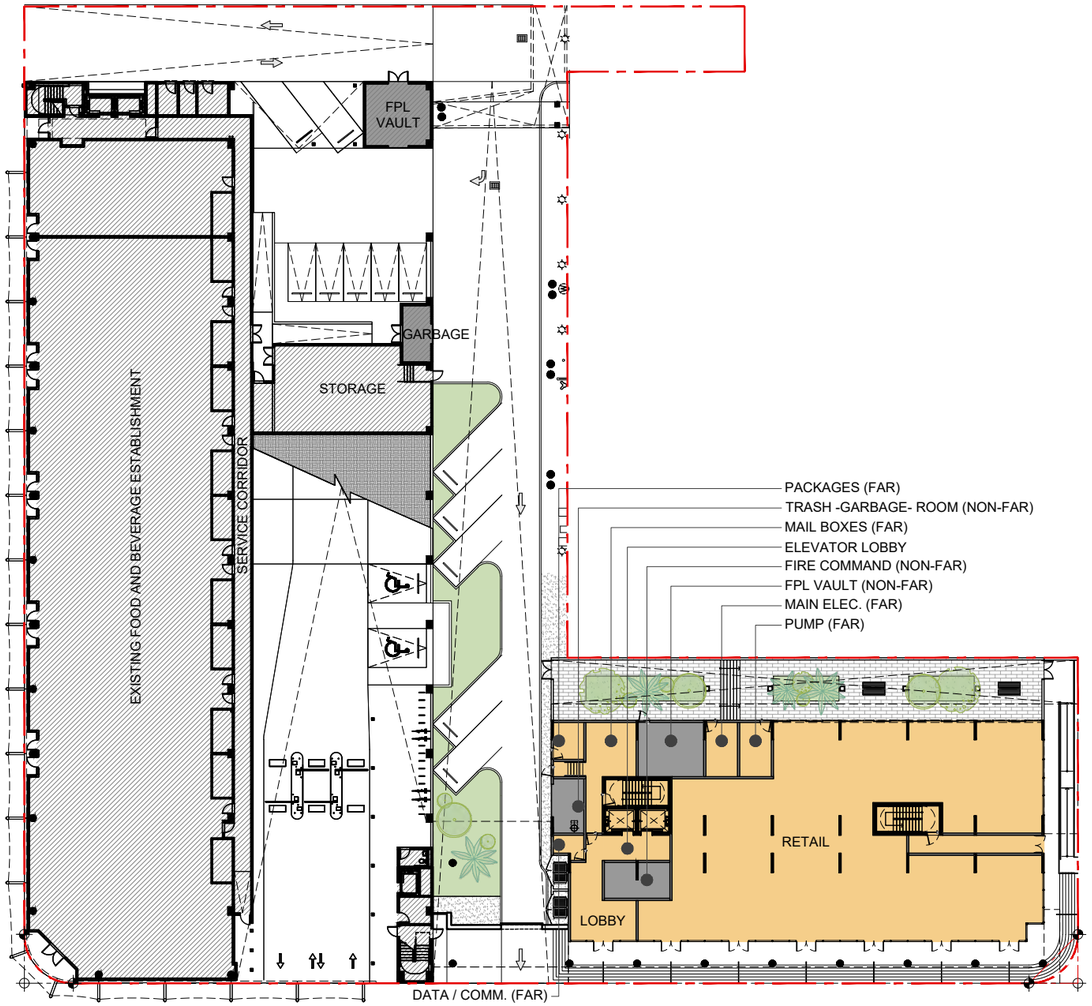
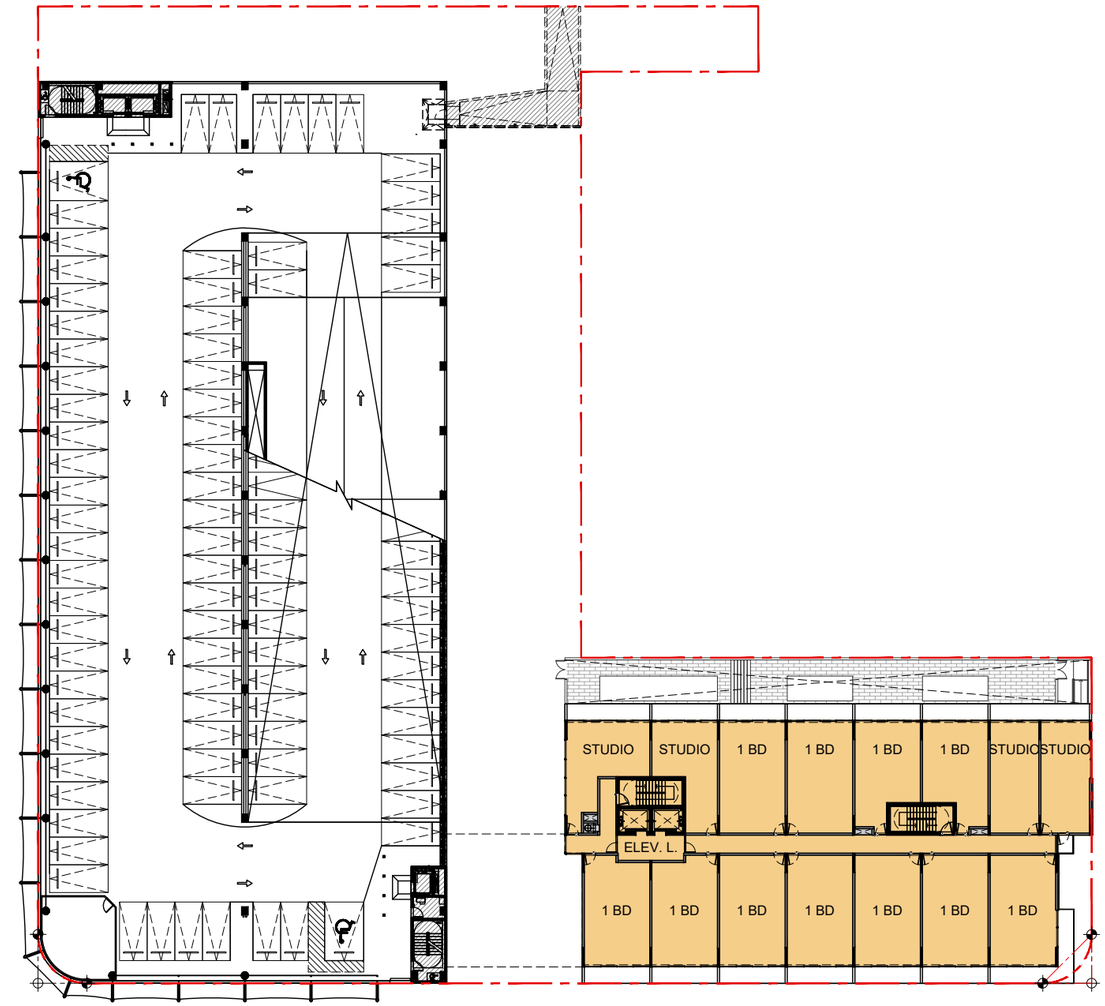
SCALE: N.T.S.
DATE: 01-15-25
PROJECT NO.: 2025-03
SHEET NUMBER: A-010



FAR DIAGRAM - PROPOSED GROUND LEVEL FLOOR PLAN



FAR DIAGRAM - PROPOSED SECOND (2) AND THIRD (3) LEVELS FLOOR PLAN

FAR AREAS SCHEDULE	PROPOSED	EXISTING
RETAIL / COMMERCIAL	6900 SQ. FT.	
RESIDENCES LOBBY	445 SQ. FT.	
ELEVATOR LOBBY	168 SQ. FT.	
B.O.H. SERVICE UTILITY (FAR)	1009 SQ. FT.	
CIRCULATION	818 SQ. FT.	
EXISTING GARAGE BLDG. FAR		20378 SQ. FT.
TOTAL FAR GROUND LEVEL	**9340 SQ. FT.**	**20378 SQ. FT.**

BACK OF HOUSE (NON-FAR) 787 SQ. FT.

EXISTING FPL VAULT & GARBAGE (NON-FAR) 624 SQ. FT.

FAR AREAS SCHEDULE	PROPOSED	EXISTING
ELEVATOR LOBBY	161 SQ. FT.	
RESIDENTIAL - 1BD UNITS	7764 SQ. FT.	
RESIDENTIAL - STUDIOS UNITS	2278 SQ. FT.	
B.O.H. SERVICE UTILITY (FAR)	60 SQ. FT.	
CIRCULATION	1388 SQ. FT.	
EXISTING GARAGE BLDG. FAR		837 SQ. FT.
EXISTING PEDESTRIAN BRIDGE @ 3RD LEVEL		703 SQ. FT.
TOTAL FAR TYP. LEVEL	**11651 SQ. FT.**	**837 SQ. FT.**

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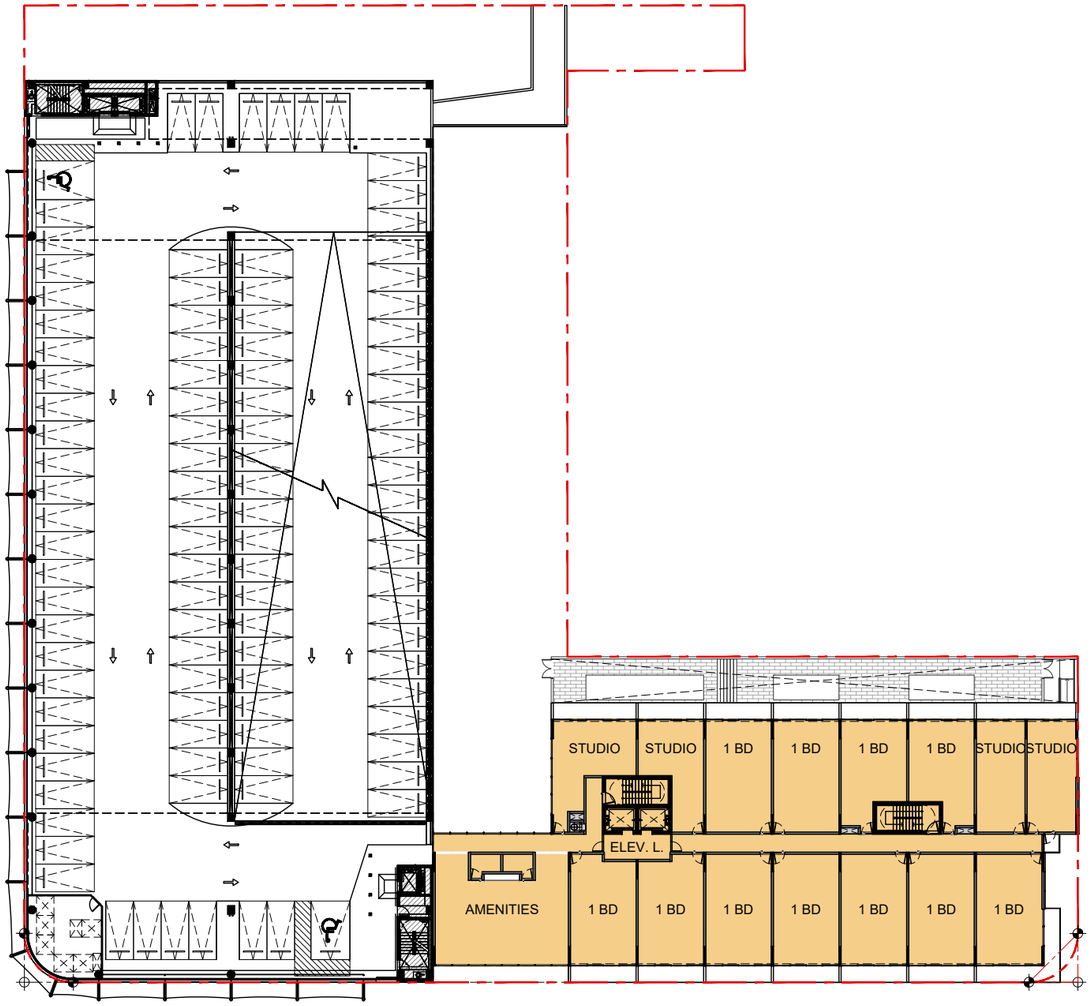
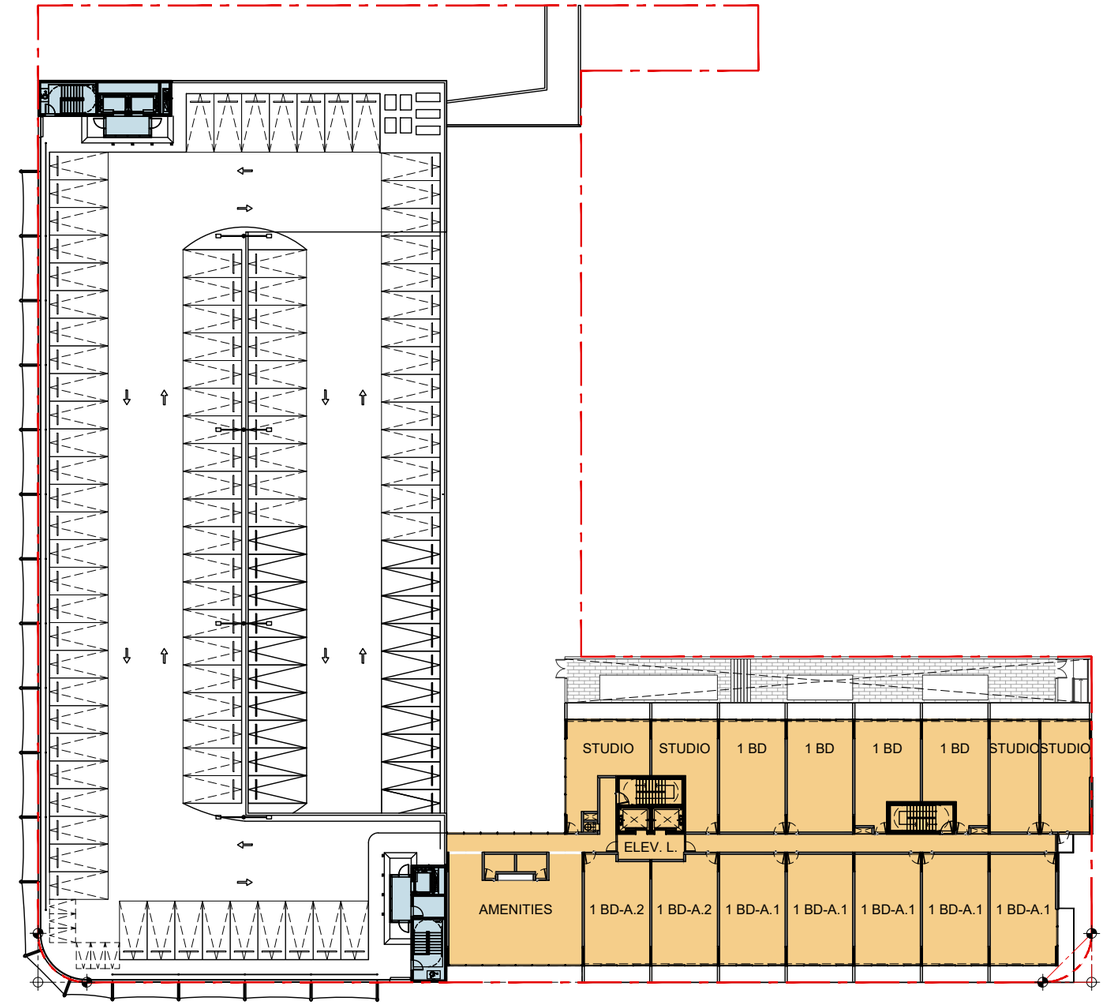
SCALE: *N.T.S.*
DATE: *01-15-25*
PROJECT NO.: *2025-03*
SHEET NUMBER: *A-011*



FAR DIAGRAM - PROPOSED FOURTH (4) LEVEL FLOOR PLAN



FAR DIAGRAM - PROPOSED FIFTH (5) LEVEL FLOOR PLAN

FAR AREAS SCHEDULE	PROPOSED	EXISTING
ELEVATOR LOBBY	161 SQ. FT.	
RESIDENTIAL - 1BD UNITS	7752 SQ. FT.	
RESIDENTIAL - STUDIOS UNITS	2278 SQ. FT.	
RESIDENTIAL AMENITIES	1464 SQ. FT.	
B.O.H. SERVICE AREAS (FAR)	60 SQ. FT.	
CIRCULATION	1592 SQ. FT.	
EXISTING GARAGE BLDG. FAR		1540 SQ. FT.
TOTAL FAR TYP. LEVEL	**13307 SQ. FT.**	**1540 SQ. FT.**

FAR AREAS SCHEDULE	PROPOSED	EXISTING
ELEVATOR LOBBY	161 SQ. FT.	
RESIDENTIAL - 1BD UNITS	7752 SQ. FT.	
RESIDENTIAL - STUDIOS UNITS	2278 SQ. FT.	
RESIDENTIAL AMENITIES	1464 SQ. FT.	
B.O.H. SERVICE AREAS (FAR)	60 SQ. FT.	
CIRCULATION	1592 SQ. FT.	
EXISTING GARAGE BLDG. FAR		1030 SQ. FT.
TOTAL FAR TYP. LEVEL	**13307 SQ. FT.**	**1030 SQ. FT.**

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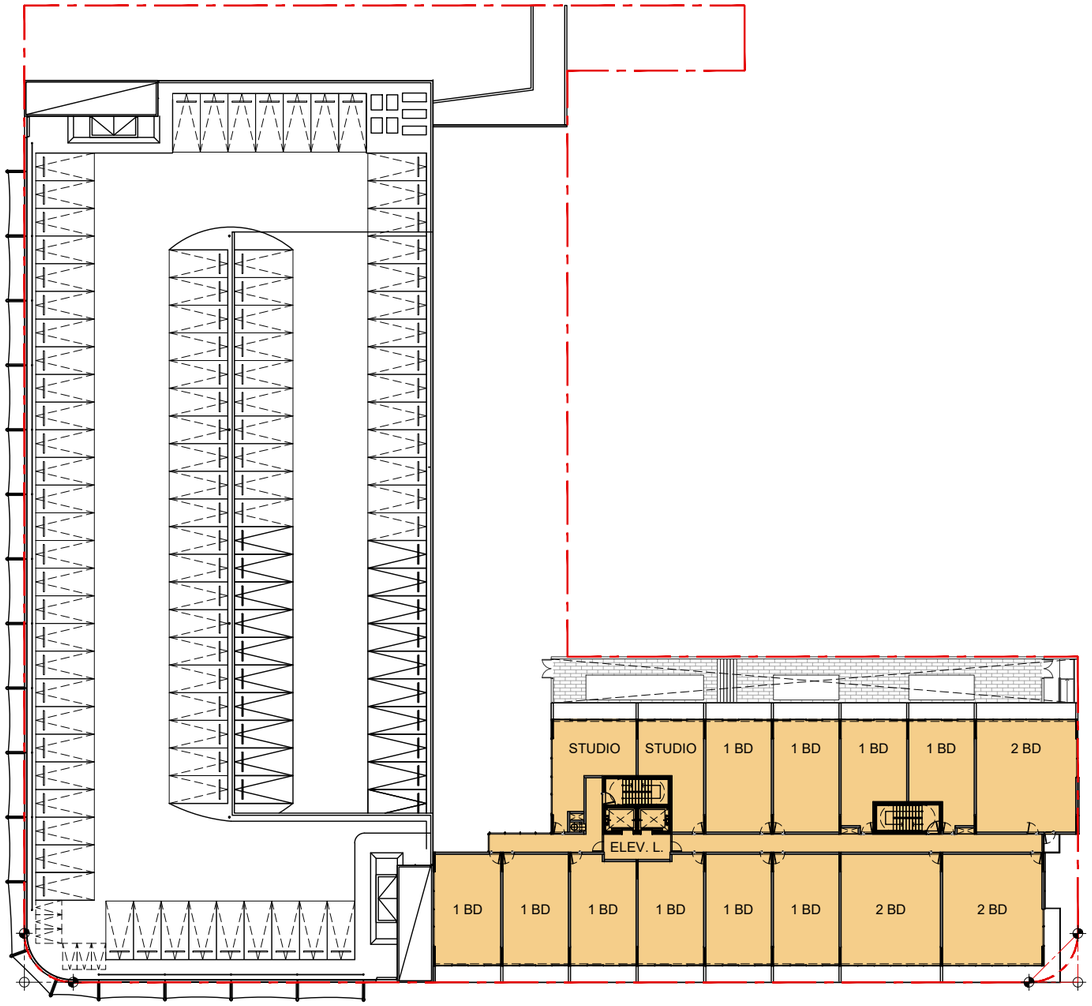
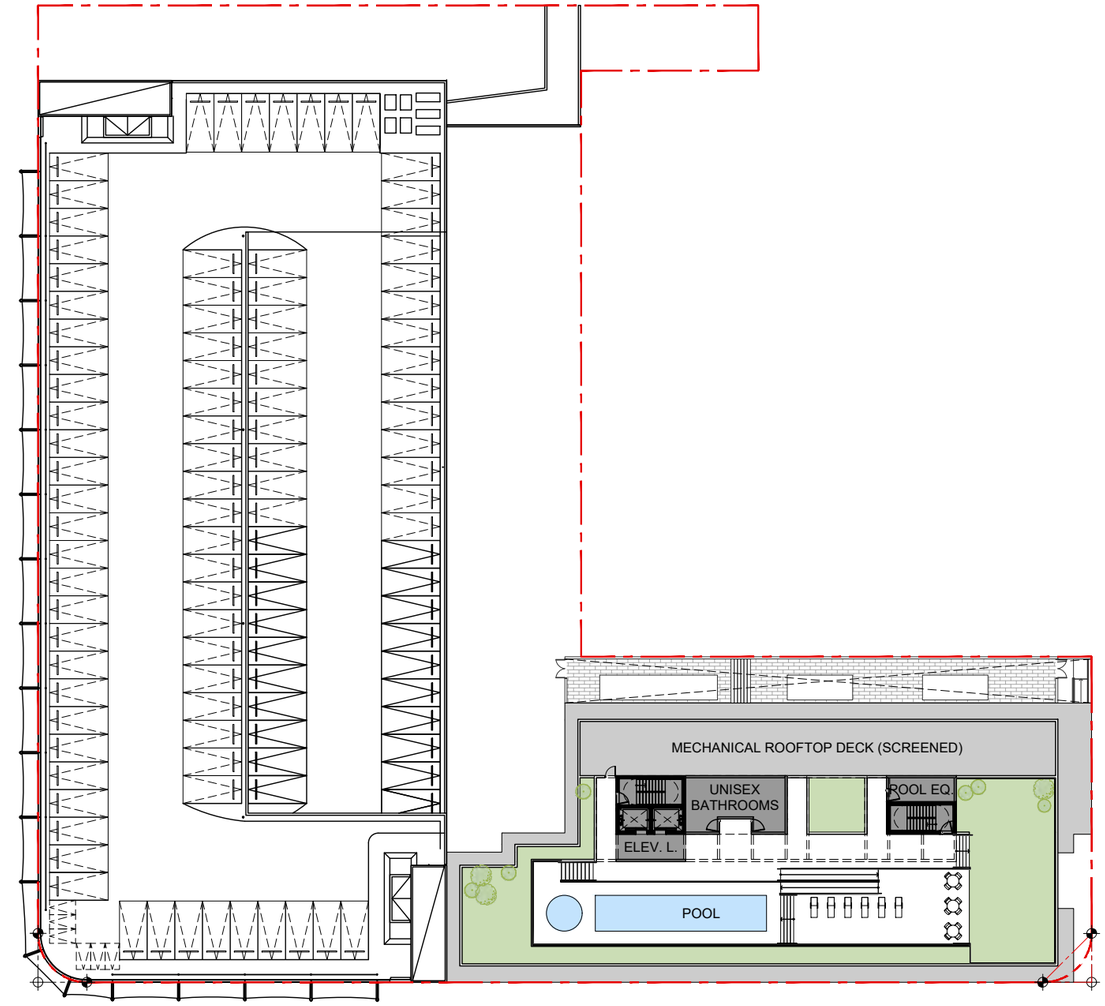
DATE	REVISION

DWG. TITLE: *PROPOSED FAR DIAGRAMS*
SCALE: *N.T.S.*
DATE: *01-15-25*
PROJECT NO.: *2025-03*
SHEET NUMBER: *A-012*



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



FAR DIAGRAM - PROPOSED ROOFTOP LEVEL FLOOR PLAN

FAR AREAS SCHEDULE	PROPOSED	EXISTING
ELEVATOR LOBBY	161 SQ. FT.	
RESIDENTIAL - 2BD UNITS	3303 SQ. FT.	
RESIDENTIAL - 1BD UNITS	7026 SQ. FT.	
RESIDENTIAL - STUDIOS UNITS	1166 SQ. FT.	
B.O.H. SERVICE UTILITY (FAR)	60 SQ. FT.	
CIRCULATION	1492 SQ. FT.	
TOTAL FAR TYP. LEVEL	**13208 SQ. FT.**	

FAR AREAS SCHEDULE	PROPOSED	EXISTING
UNISEX BATHROOMS - NON-FAR- PERMITTED UNDER F.B.C. 2023 ED.	516 SQ. FT.	
POOL EQ. ROOM - NON-FAR- ABOVE THE MAIN ROOF DECK	171 SQ. FT.	
CIRCULATION -NON-FAR- ABOVE THE MAIN ROOF DECK	600 SQ. FT.	
ELEVATOR LOBBY -NON-FAR- ABOVE THE MAIN ROOF DECK	180 SQ. FT.	
TOTAL NON-FAR ROOFTOP LEVEL	**1467 SQ. FT.**	

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DWG. TITLE: PROPOSED FAR DIAGRAMS
SCALE: N.T.S.
DATE: 01-15-25
PROJECT NO.: 2025-03
SHEET NUMBER: A-013

FLOOR AREA RATIO (SQ.FT.) TABULATION CHART ANALISYS

	FLOOR AREA RATIO (SQ.FT.)							NON-FAR (SQ.FT.)				FAR	
LEVEL	LOBBY	ELEV. LOBBY	AMENITIES	COMMERCIAL	RESIDENTIAL	B.O.H.	CIRCULATION	CIRCULATION, ELEV. LOBBY UNISEX BATHROOMS	MECH./FPL POOL EQ.	GARBAGE	FIRE	PROPOSED FAR SQ.FT.	EXISTING GARAGE FAR
1	445	168		6900		1009	818		366	180	241	9340	20378
2		161			10042	60	1388					11651	837
3		161			10042	60	1388					11651	1540
4		161	1464		10030	60	1592					13307	837
5		161	1464		10030	60	1592					13307	837
6		161			11495	60	1492					13208	1030
7		161			11495	60	1492					13208	
8		161			11495	60	1492					13208	
9		161			11495	60	1492					13208	
10		161			11495	60	1492					13208	
11		161			11495	60	1492					13208	
12		161			11495	60	1492					13208	
13		161			11495	60	1492					13208	
14		161			11495	60	1492					13208	
15		161			11495	60	1492					13208	
ROOFTOP								1296	171			0	
SUB-TOTAL FAR (SQ.FT.) - PROPOSED & EXISTING												191336	25459
TOTAL FAR (SQ.FT.) - PROPOSED & EXISTING												**216795**	**3.25**

AVERAGE UNIT SIZE TABULATION CHART ANALISYS

PROPOSED STUDIOS UNITS						PROPOSED 1 BD UNITS												PROPOSED 2 BD UNITS						UNITS	TOTAL SQ.FT.
SQ.FT.	UNITS	SQ.FT.	UNITS	SQ.FT.	UNITS	SQ.FT.	UNITS	SQ.FT.	UNITS	SQ.FT.	UNITS	SQ.FT.	UNITS	SQ.FT.	UNITS	SQ.FT.	UNITS	SQ.FT.	UNITS	SQ.FT.	UNITS	SQ.FT.	UNITS		
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
550	2	562	1	616	1	619	2	703	1	715	1	726	4	733	2	738	1	-	-	-	-	-	-	15	10042
550	2	562	1	616	1	619	2	703	1	715	1	726	4	733	2	738	1	-	-	-	-	-	-	15	10042
550	2	562	1	616	1	619	2	703	2	-	-	726	4	733	2	738	1	-	-	-	-	-	-	15	10030
550	2	562	1	616	1	619	2	703	2	-	-	726	4	733	2	738	1	-	-	-	-	-	-	15	10030
550	1	-	-	616	1	619	2	703	2	-	-	726	3	733	2	738	1	1,090	1	1,101	1	1,112	1	15	11495
550	1	-	-	616	1	619	2	703	2	-	-	726	3	733	2	738	1	1,090	1	1,101	1	1,112	1	15	11495
550	1	-	-	616	1	619	2	703	2	-	-	726	3	733	2	738	1	1,090	1	1,101	1	1,112	1	15	11495
550	1	-	-	616	1	619	2	703	2	-	-	726	3	733	2	738	1	1,090	1	1,101	1	1,112	1	15	11495
550	1	-	-	616	1	619	2	703	2	-	-	726	3	733	2	738	1	1,090	1	1,101	1	1,112	1	15	11495
550	1	-	-	616	1	619	2	703	2	-	-	726	3	733	2	738	1	1,090	1	1,101	1	1,112	1	15	11495
550	1	-	-	616	1	619	2	703	2	-	-	726	3	733	2	738	1	1,090	1	1,101	1	1,112	1	15	11495
550	1	-	-	616	1	619	2	703	2	-	-	726	3	733	2	738	1	1,090	1	1,101	1	1,112	1	15	11495
550	1	-	-	616	1	619	2	703	2	-	-	726	3	733	2	738	1	1,090	1	1,101	1	1,112	1	15	11495
550	1	-	-	616	1	619	2	703	2	-	-	726	3	733	2	738	1	1,090	1	1,101	1	1,112	1	15	11495
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
TOTAL STUDIO UNITS				=	36	TOTAL 1BD UNITS								=	144			TOTAL 2BD UNITS				=	30	**210**	155,094
AVERAGE UNITS SIZE (SQ.FT.)																								**739**	

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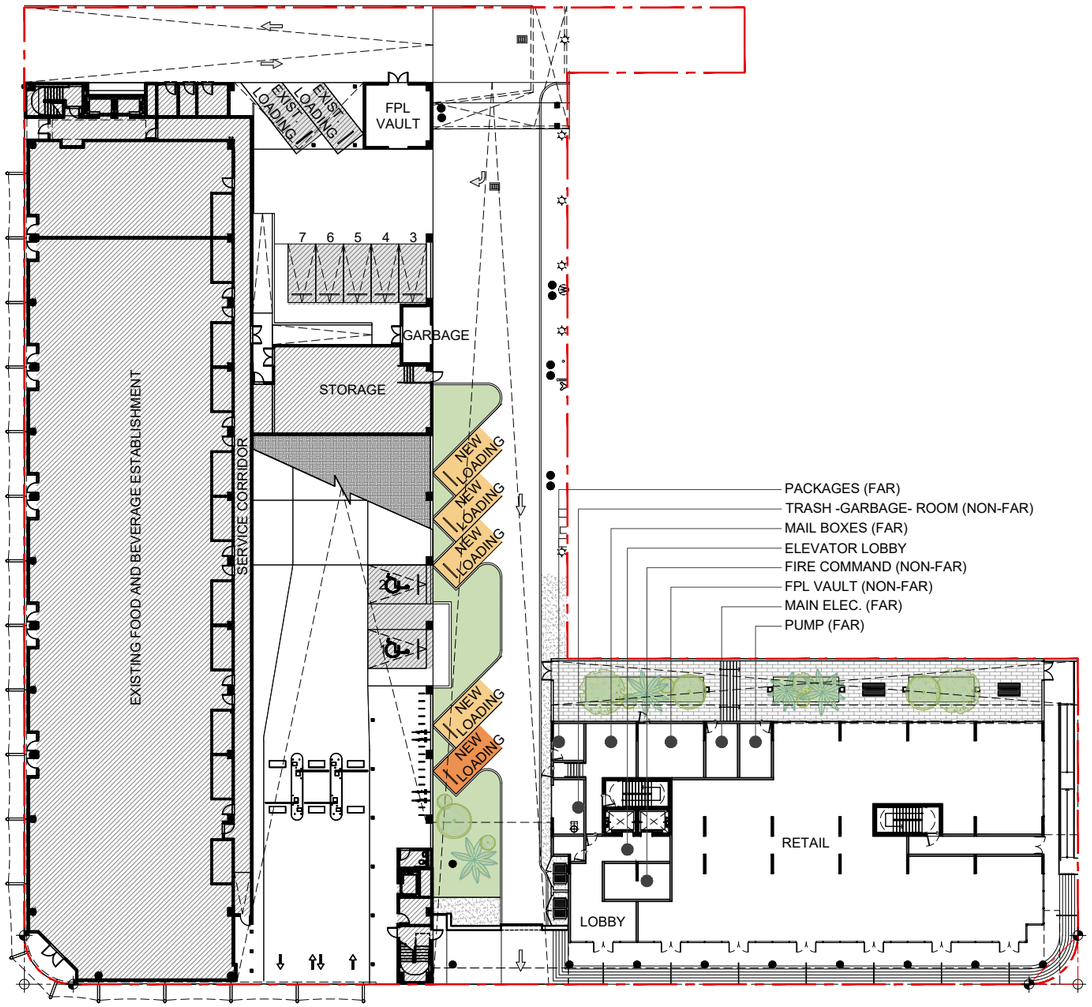
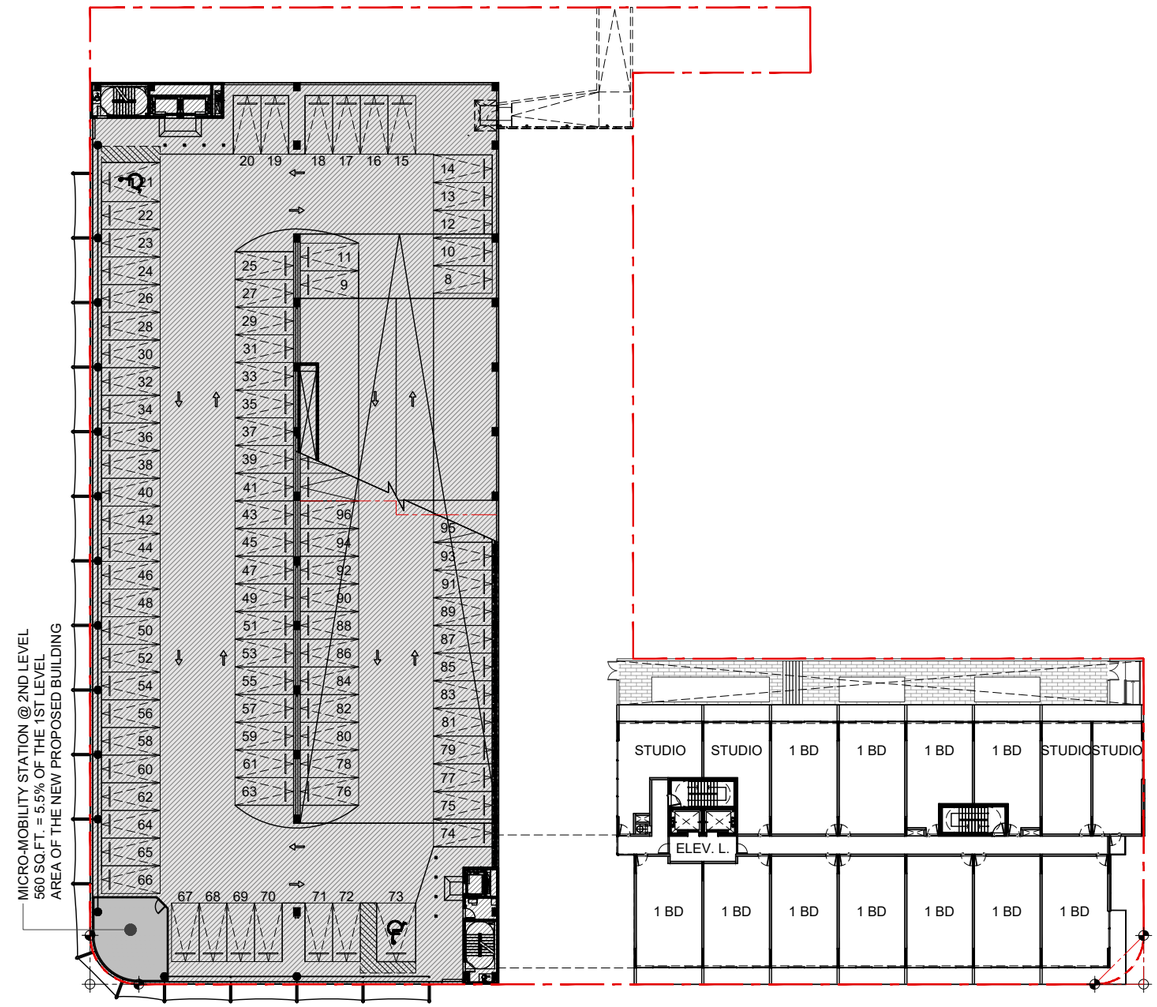
DATE	REVISION

DWG. TITLE
FAR AND AVERAGE UNIT SIZE CHART ANALYSIS
SCALE *N.T.S.*
DATE *01-15-25*
PROJECT NO. *2025-03*
SHEET NUMBER *A-014*



EXISTING GARAGE GROUND LEVEL FLOOR PLAN (1)



EXISTING GARAGE SECOND LEVEL FLOOR PLAN (2)

OFF-STREET PARKING SCHEDULE	
RESIDENTIAL PARKINGS	-- STALLS
RESIDENTIAL DESIGNATED GUEST PARKINGS	-- STALLS
COMMERCIAL @ NEW BLDG. PARKINGS	-- STALLS
NEW WORLD SYMPHONY PARKINGS	-- STALLS
COMMERCIAL @ EXISTING BLDG. PARKINGS	7 STALLS
TOTAL OFF-STREET PARKING	**7 STALLS**
SHORT-TERM BICYCLE PARKING SPACES	17 SPACES

OFF-STREET LOADING PARKING SCHEDULE	
LOADING PARKING - NEW RESIDENTIAL BLDG.	4 BERTH
LOADING PARKING - COMMERCIAL @ NEW BLDG.	1 BERTH
LOADING PARKING - COMMERCIAL @ EXIST. BLDG.	2 BERTH
TOTAL LOADING PARKING	**7 BERTH**

OFF-STREET PARKING SCHEDULE	
RESIDENTIAL PARKINGS	-- STALLS
RESIDENTIAL DESIGNATED GUEST PARKINGS	-- STALLS
COMMERCIAL @ NEW BLDG. PARKINGS	-- STALLS
NEW WORLD SYMPHONY PARKINGS	-- STALLS
COMMERCIAL @ EXISTING BLDG. PARKINGS	89 STALLS
TOTAL OFF-STREET PARKING	**89 STALLS**
MICRO-MOBILITY STATION @ 2ND LEVEL	560 SQ.FT.

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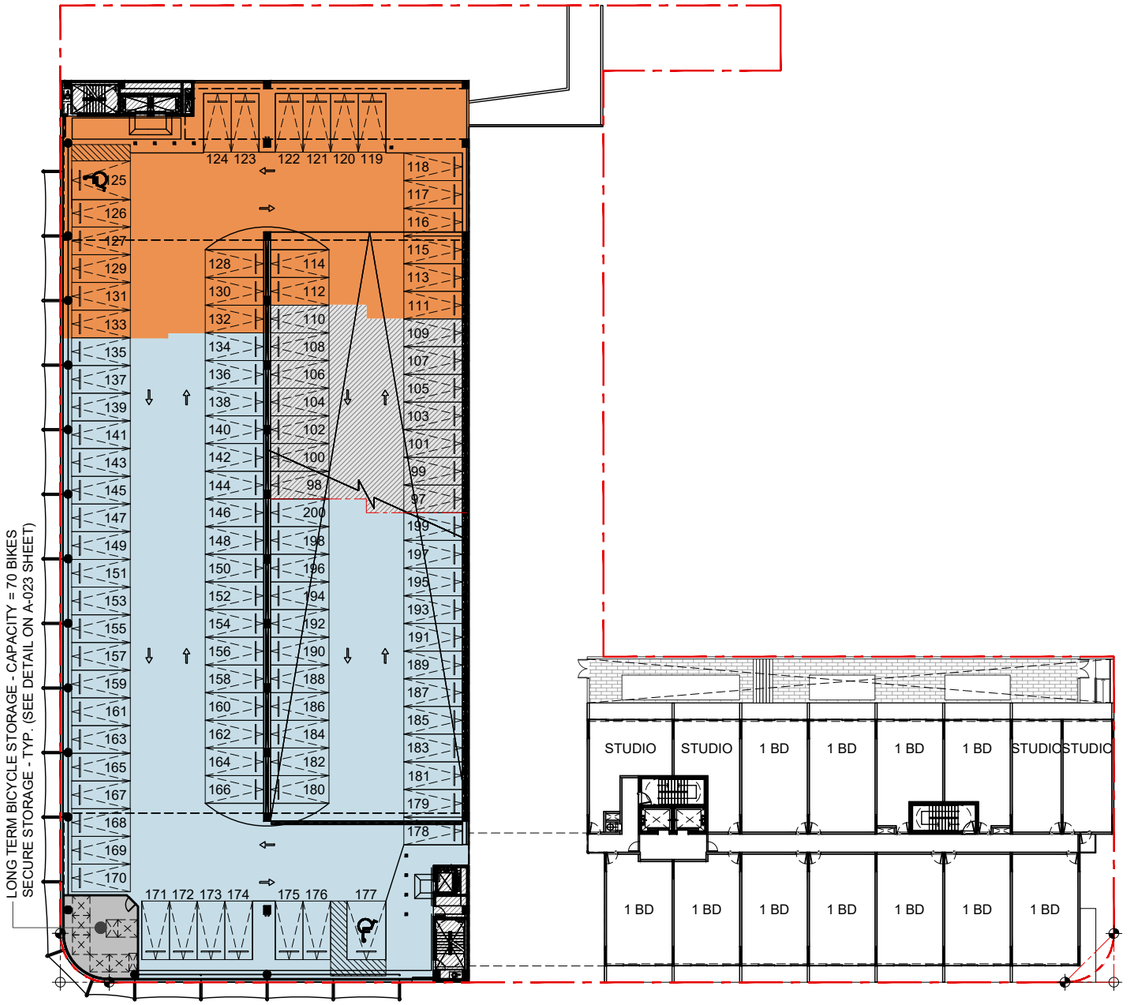
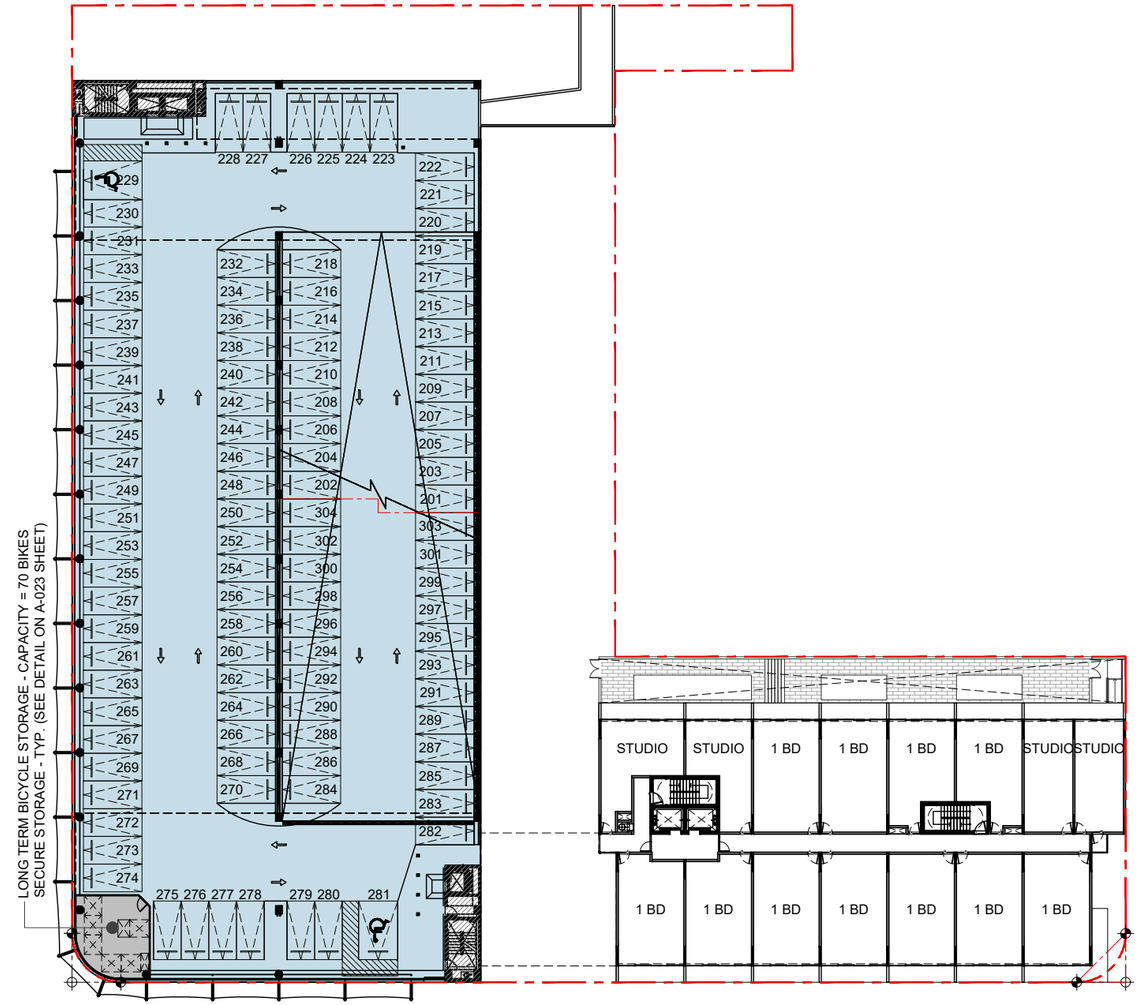
DATE	REVISION

DWG. TITLE: OFF-STREET PARKING ANALYSIS
SCALE: N.T.S.
DATE: 01-15-25
PROJECT NO.: 2025-03
SHEET NUMBER: A-020



EXISTING GARAGE THIRD LEVEL FLOOR PLAN (3)



EXISTING GARAGE FOURTH LEVEL FLOOR PLAN (4)

OFF-STREET PARKING SCHEDULE	
RESIDENTIAL PARKINGS	-- STALLS
RESIDENTIAL DESIGNATED GUEST PARKINGS	-- STALLS
COMMERCIAL @ NEW BLDG. PARKINGS	23 STALLS
NEW WORLD SYMPHONY PARKINGS	67 STALLS
COMMERCIAL @ EXISTING BLDG. PARKINGS	14 STALLS
TOTAL OFF-STREET PARKING	**104 STALLS**
LONG-TERM BICYCLE PARKING SPACES	80 SPACES

OFF-STREET PARKING SCHEDULE	
RESIDENTIAL PARKINGS	-- STALLS
RESIDENTIAL DESIGNATED GUEST PARKINGS	-- STALLS
COMMERCIAL @ NEW BLDG. PARKINGS	-- STALLS
NEW WORLD SYMPHONY PARKINGS	104 STALLS
COMMERCIAL @ EXISTING BLDG. PARKINGS	-- STALLS
TOTAL OFF-STREET PARKING	**104 STALLS**
LONG-TERM BICYCLE PARKING SPACES	80 SPACES

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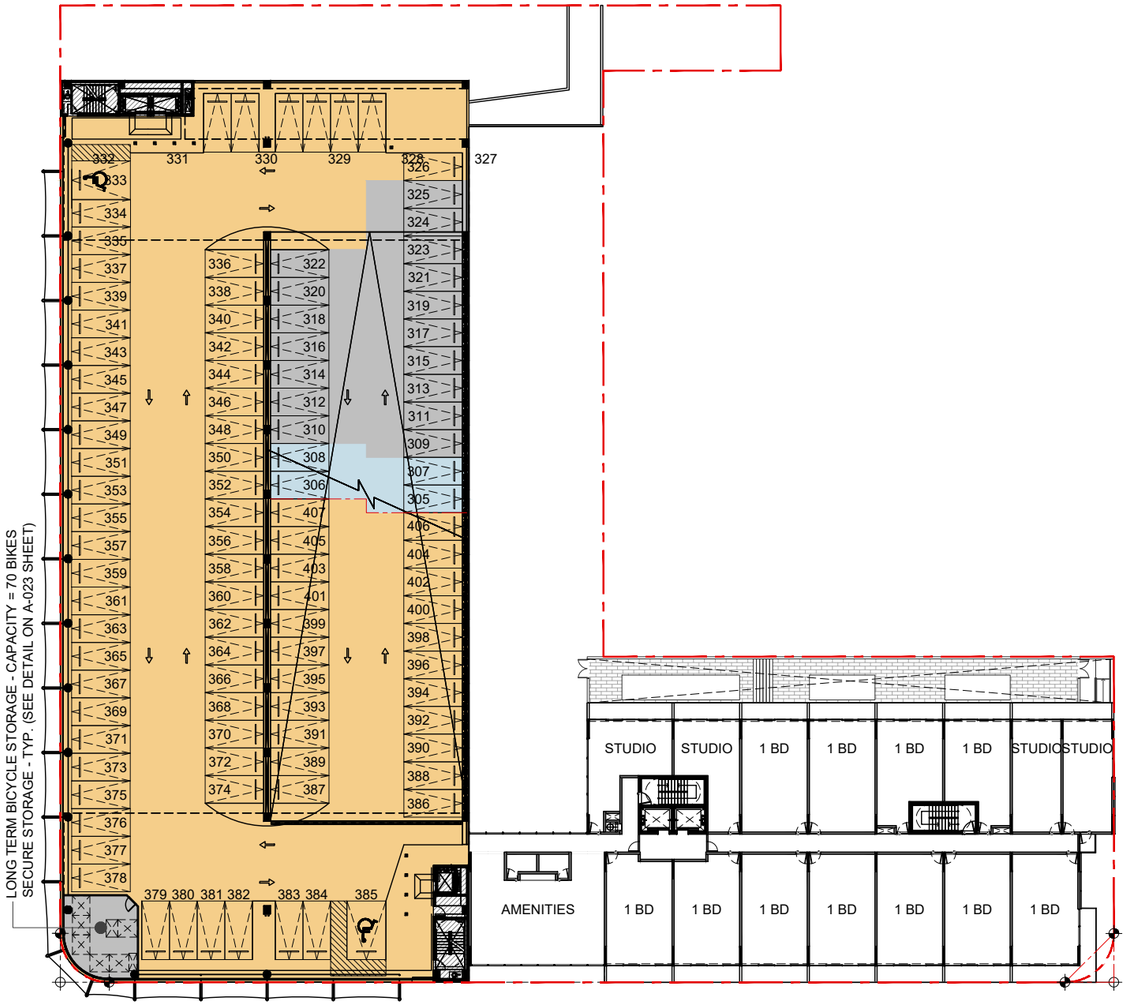
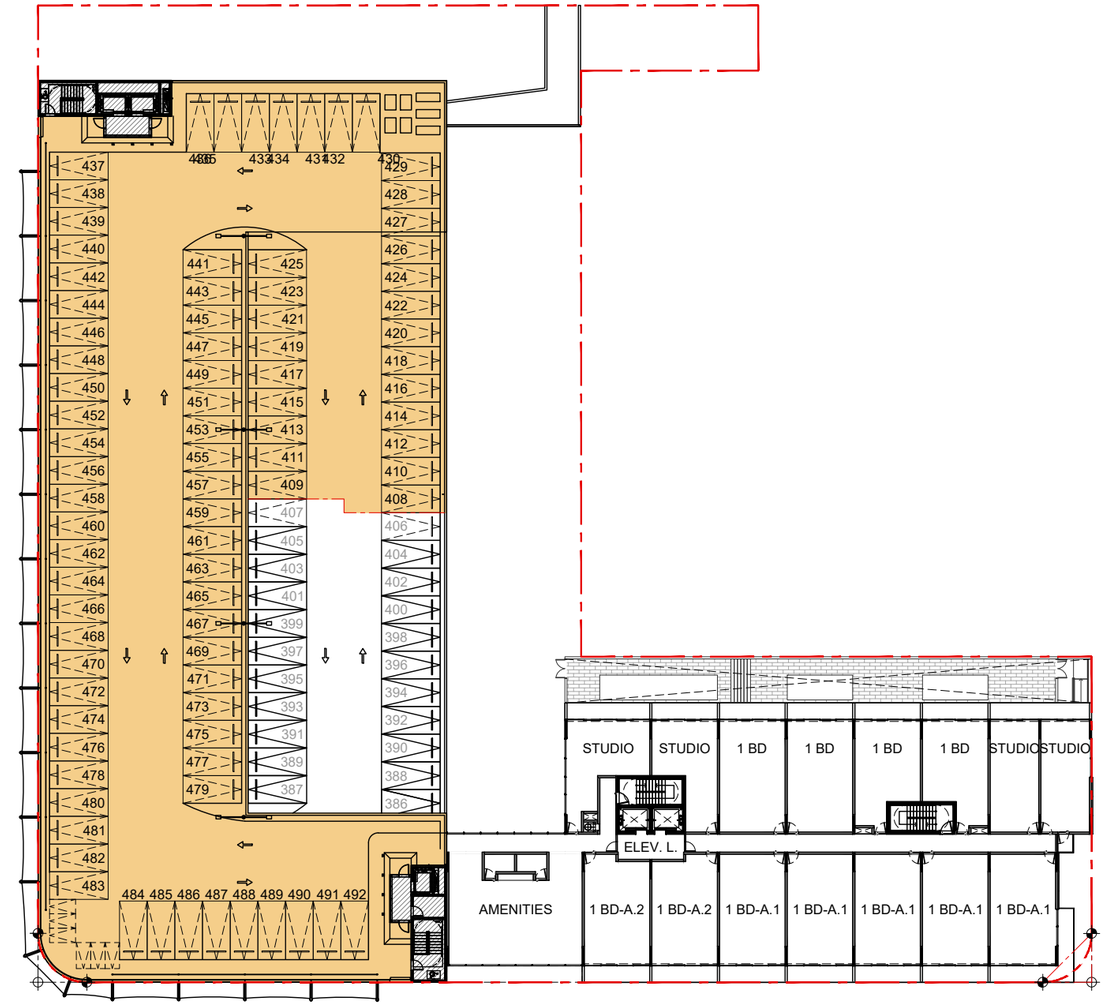
DATE	REVISION

DWG. TITLE: *OFF-STREET PARKING ANALYSIS*
SCALE: *N.T.S.*
DATE: *01-15-25*
PROJECT NO.: *2025-03*
SHEET NUMBER: *A-021*



EXISTING GARAGE FIFTH LEVEL FLOOR PLAN (5)
CONNECTION TO PROPOSED NEW BUILDING FOURTH LEVEL (4)



EXISTING GARAGE ROOF LEVEL FLOOR PLAN (6)
CONNECTION TO PROPOSED NEW BUILDING FIFTH LEVEL (5)

OFF-STREET PARKING SCHEDULE	
RESIDENTIAL PARKINGS	82 STALLS
RESIDENTIAL DESIGNATED GUEST PARKINGS	17 STALLS
COMMERCIAL @ NEW BLDG. PARKINGS	-- STALLS
NEW WORLD SYMPHONY PARKINGS	4 STALLS
COMMERCIAL @ EXISTING BLDG. PARKINGS	-- STALLS
TOTAL OFF-STREET PARKING	**103 STALLS**
LONG-TERM BICYCLE PARKING SPACES	80 SPACES

OFF-STREET PARKING SCHEDULE	
RESIDENTIAL PARKINGS	85 STALLS
RESIDENTIAL DESIGNATED GUEST PARKINGS	-- STALLS
COMMERCIAL @ NEW BLDG. PARKINGS	-- STALLS
NEW WORLD SYMPHONY PARKINGS	-- STALLS
COMMERCIAL @ EXISTING BLDG. PARKINGS	-- STALLS
TOTAL OFF-STREET PARKING	**85 STALLS**

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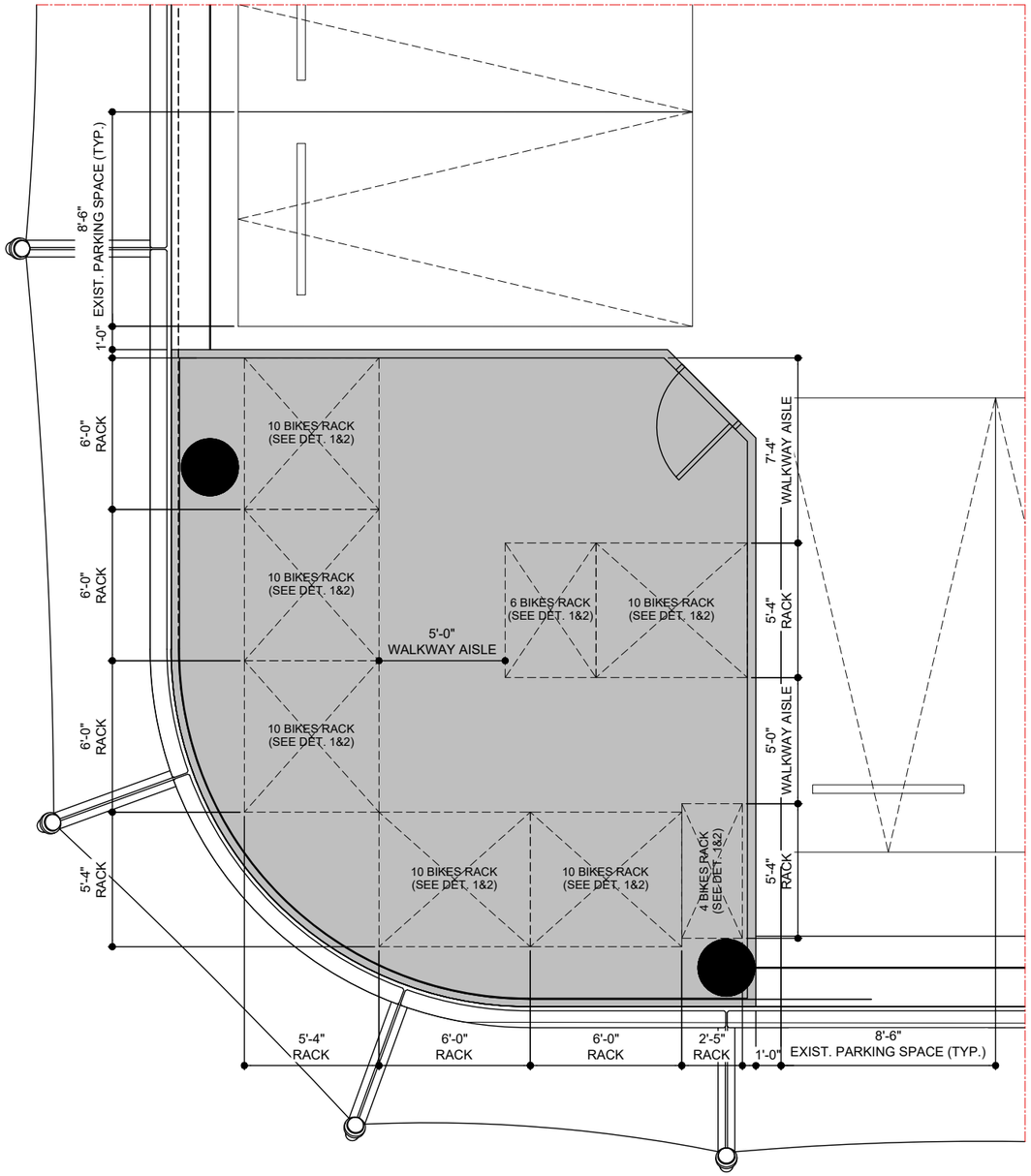
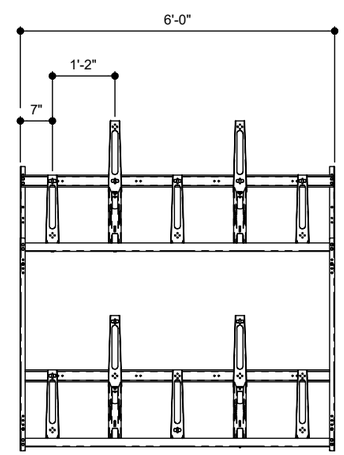
DATE	REVISION

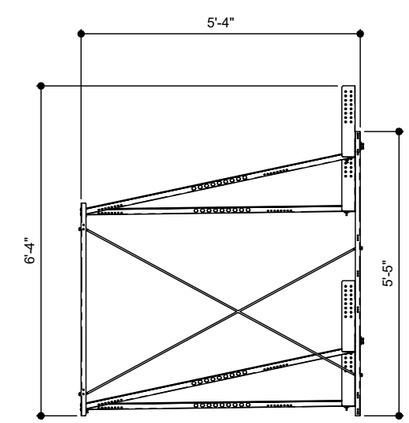
DWG. TITLE
OFF-STREET PARKING ANALYSIS
SCALE *N.T.S.*
DATE *01-15-25*
PROJECT NO. *2025-03*
SHEET NUMBER *A-022*



ENLARGED TYPICAL LONG-TERM BICYCLE PARKING STORAGE
(TYPICAL @ 3RD, 4TH AND 5TH LEVELS ON THE PARKING GARAGE BUILDING)



HIGHLAND BIKE STORAGE RACK (TYP.) 1
FRONT VIEW (NOT TO SCALE)



HIGHLAND BIKE STORAGE RACK (TYP.) 2
SIDE VIEW (NOT TO SCALE)

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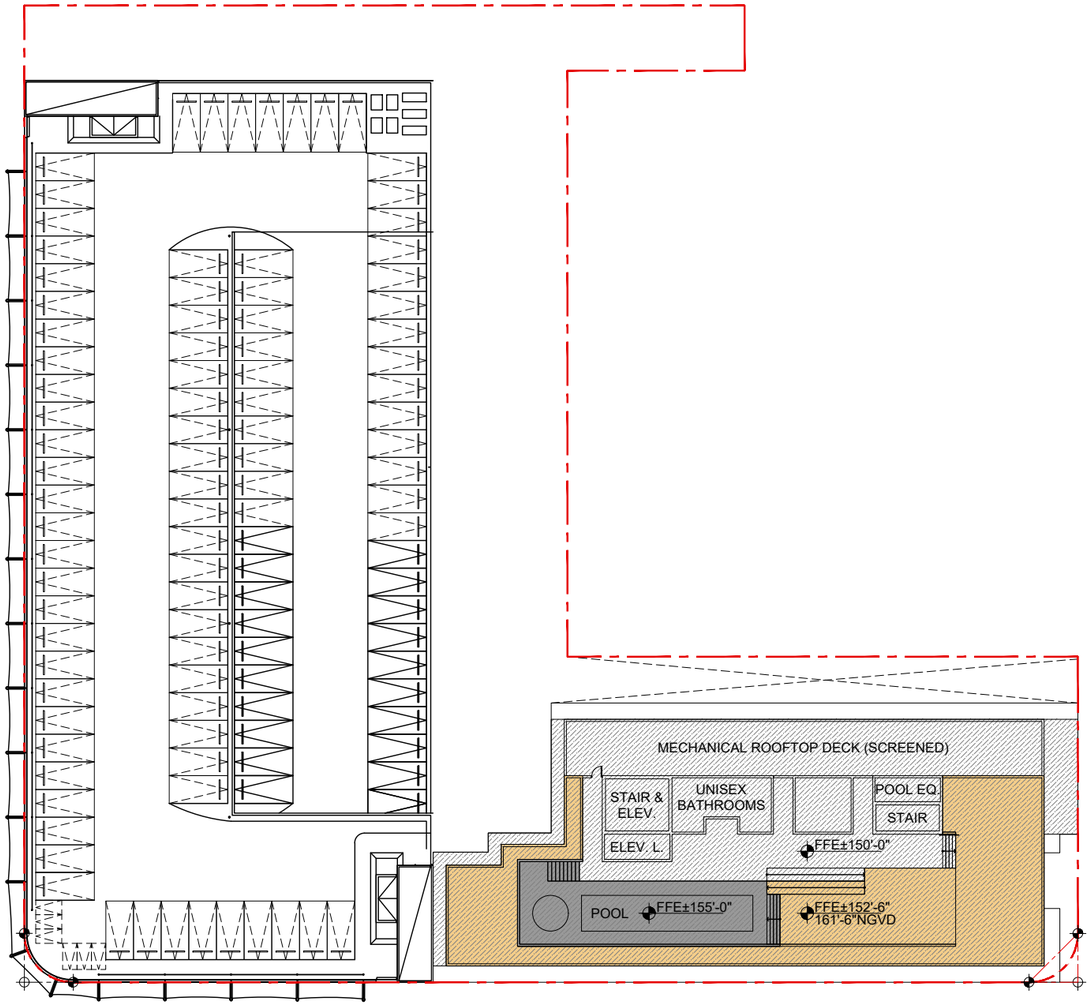
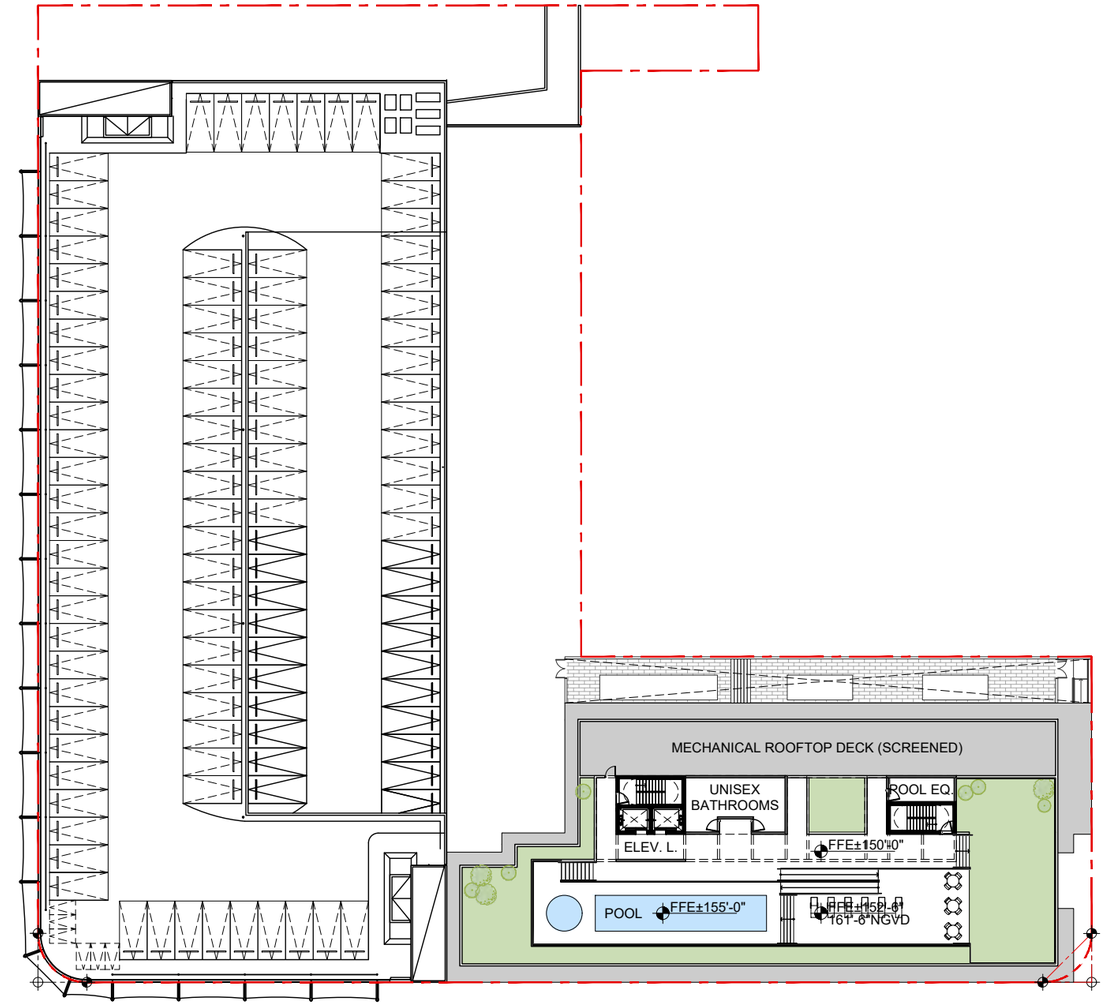
DATE | REVISION

DWG. TITLE: TYP. LONG-TERM BICYCLE PARKING STORAGE
SCALE: N.T.S.
DATE: 01-15-25
PROJECT NO.: 2025-03
SHEET NUMBER: A-023



ROOFDECK HEIGHT EXCEPTIONS DIAGRAM - PROPOSED ROOFTOP LEVEL FLOOR PLAN



PROPOSED ROOFTOP LEVEL FLOOR PLAN

FAR AREAS SCHEDULE	PROPOSED	%
ENCLOSED FLOOR AREA BELOW	**13208 SQ. FT.**	**100%**
DECK NOT EXCEEDING 3FT.	4600 SQ. FT.	34.8%
POOL DECK NOT EXCEEDING 5FT	1727 SQ. FT.	13.0%
COMBINED RAISED DECK AREA	6327 SQ. FT.	47.8%

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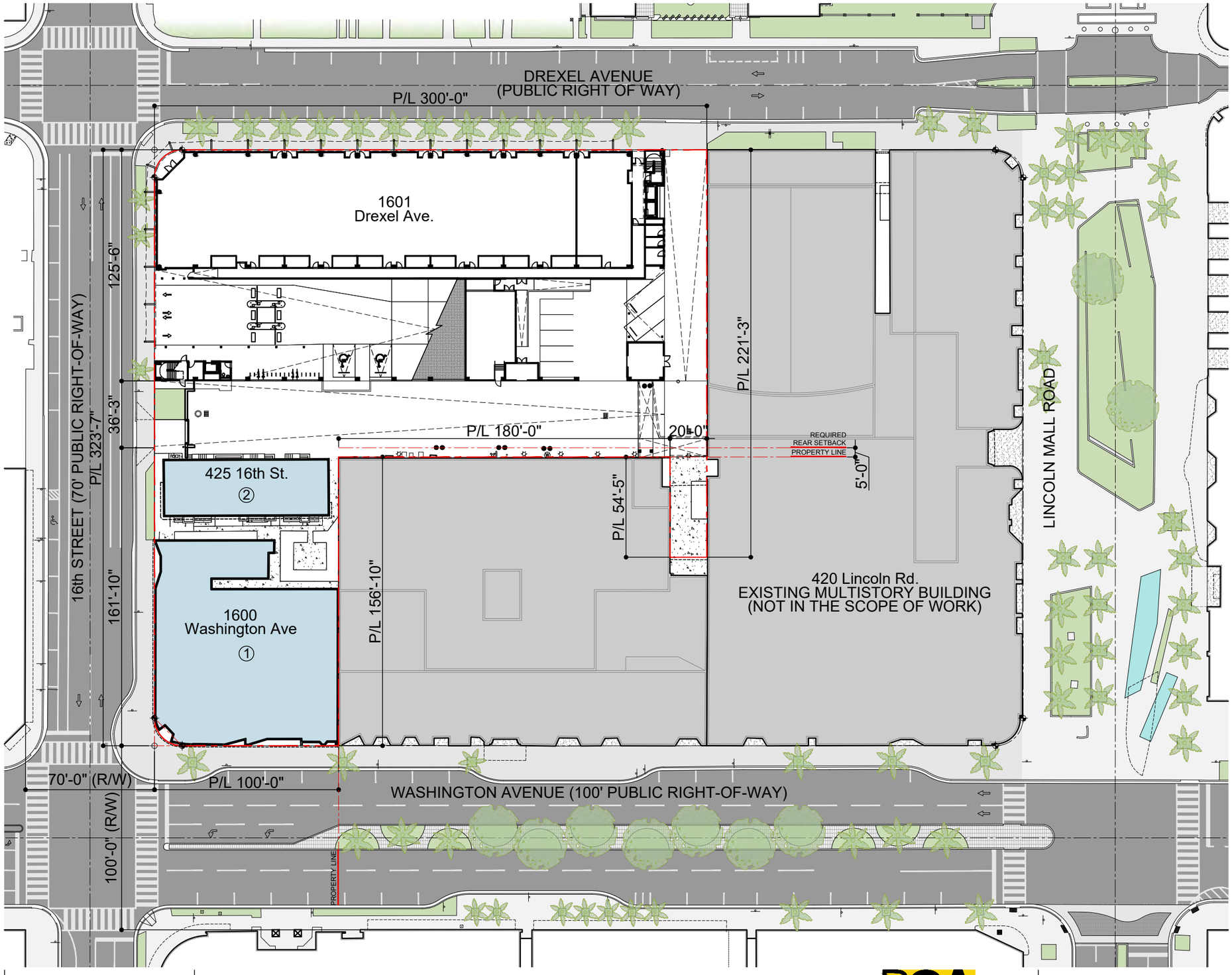
DATE	REVISION

DWG. TITLE
ROOFTOP RAISED DECK DIAGRAMS - ANALYSIS
SCALE *N.T.S.*
DATE *01-15-25*
PROJECT NO. *2025-03*
SHEET NUMBER *A-030*



SITE PLAN LEGEND

- ① EXISTING ONE STORY COMMERCIAL BUILDING TO BE DEMOLISHED
- ② EXISTING TWO STORY RESIDENTIAL BUILDING TO BE DEMOLISHED
- EXISTING PARKING GARAGE BUILDING TO REMAIN
- EXISTING ADJACENT BUILDINGS (NO PART OF THE SCOPE)
- PROPERTY LINE
- PROPERTY LINE/SETBACKS

EXISTING SITE PLAN

SCALE: 1' = 300'

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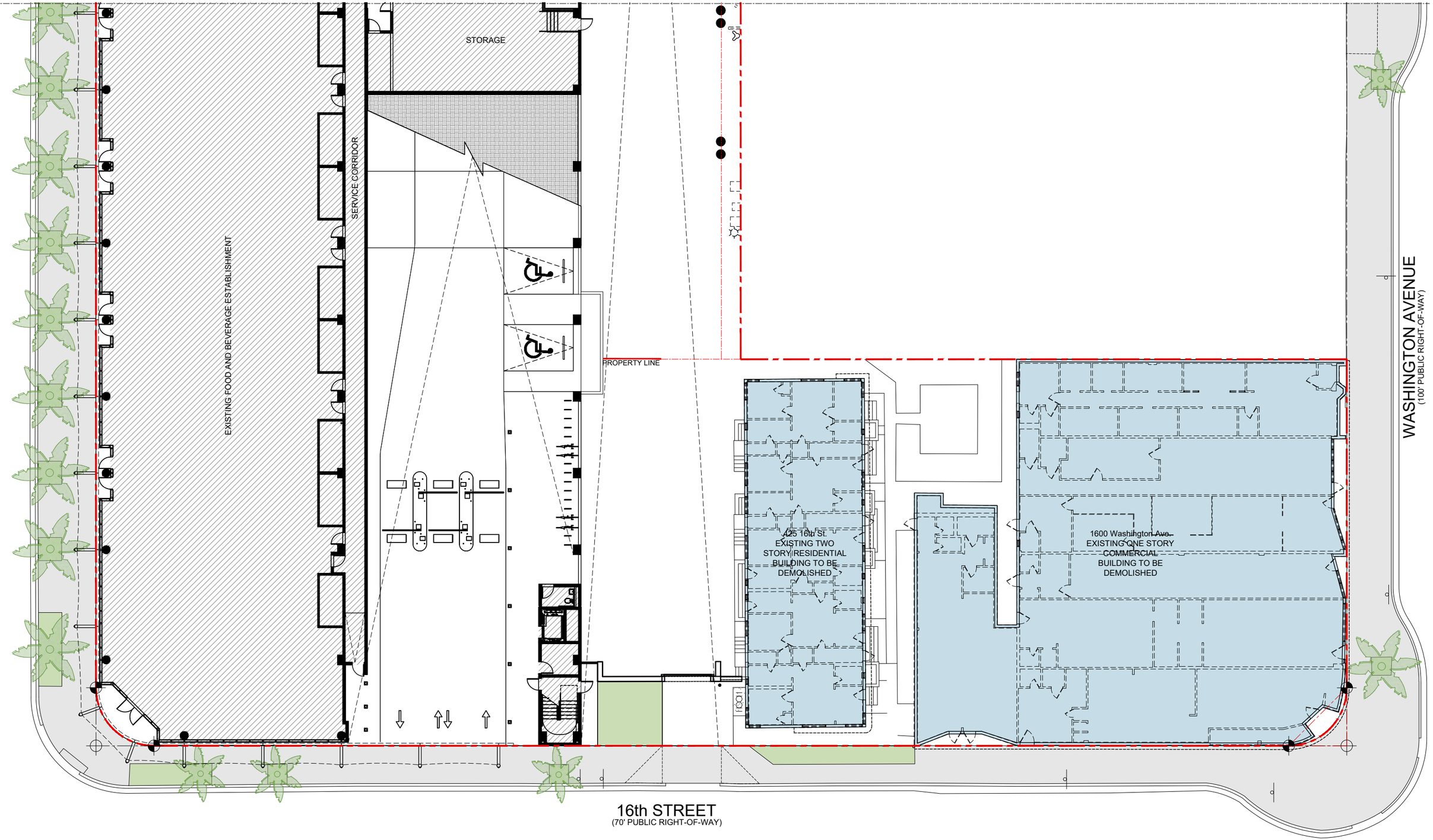
DATE	REVISION

DWG. TITLE	EXISTING OVERALL SITE PLAN
SCALE	VARIES
DATE	01-15-25
PROJECT NO.	2025-03
SHEET NUMBER	EXIST-100



EXISTING-DEMOLITION FLOOR PLAN

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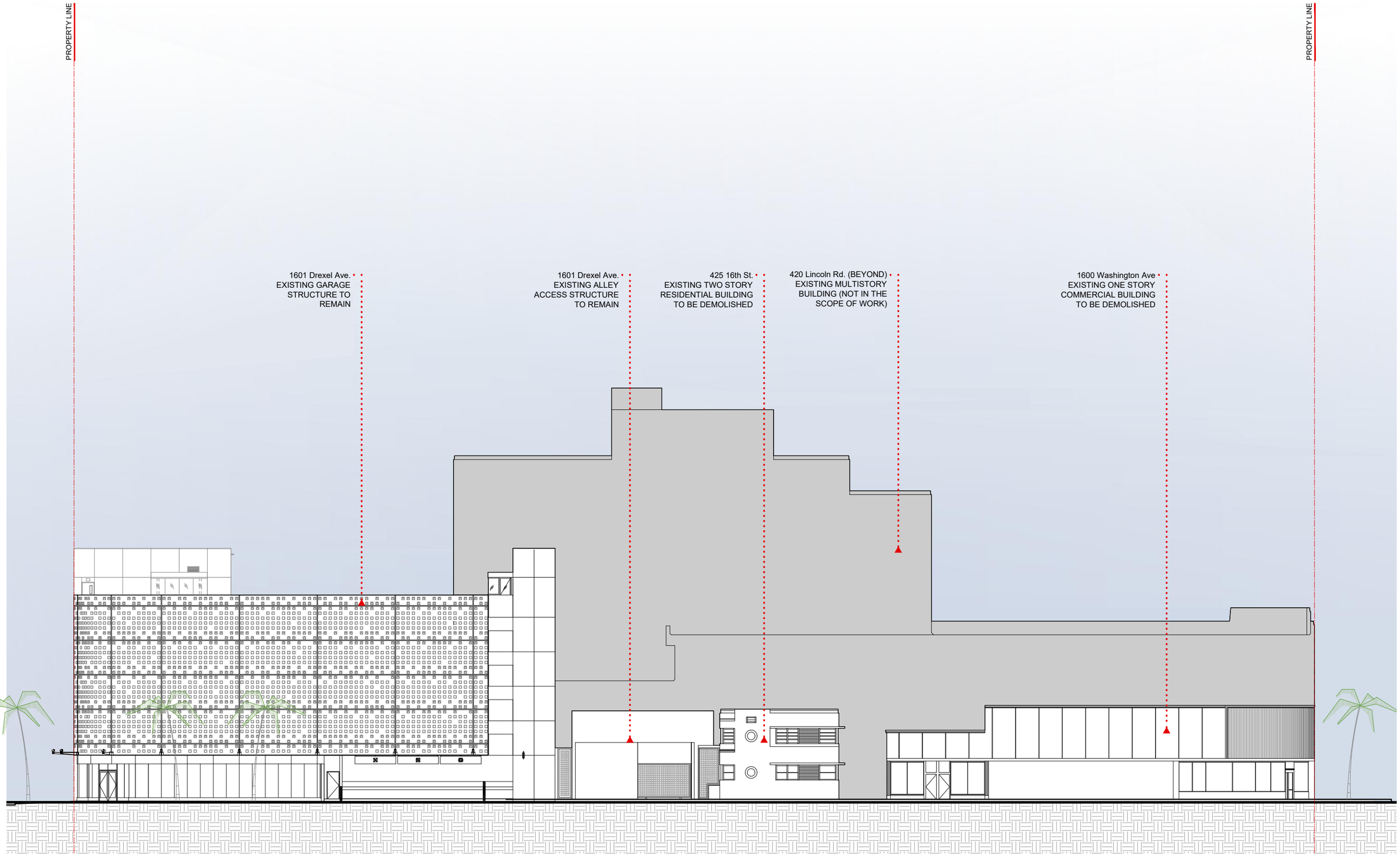
DATE	REVISION

DWG. TITLE	EXISTING-DEMOLITION FLOOR PLAN
SCALE	3/32" = 1'-0"
DATE	01-15-25
PROJECT NO.	2025-03
SHEET NUMBER	EXIST-101



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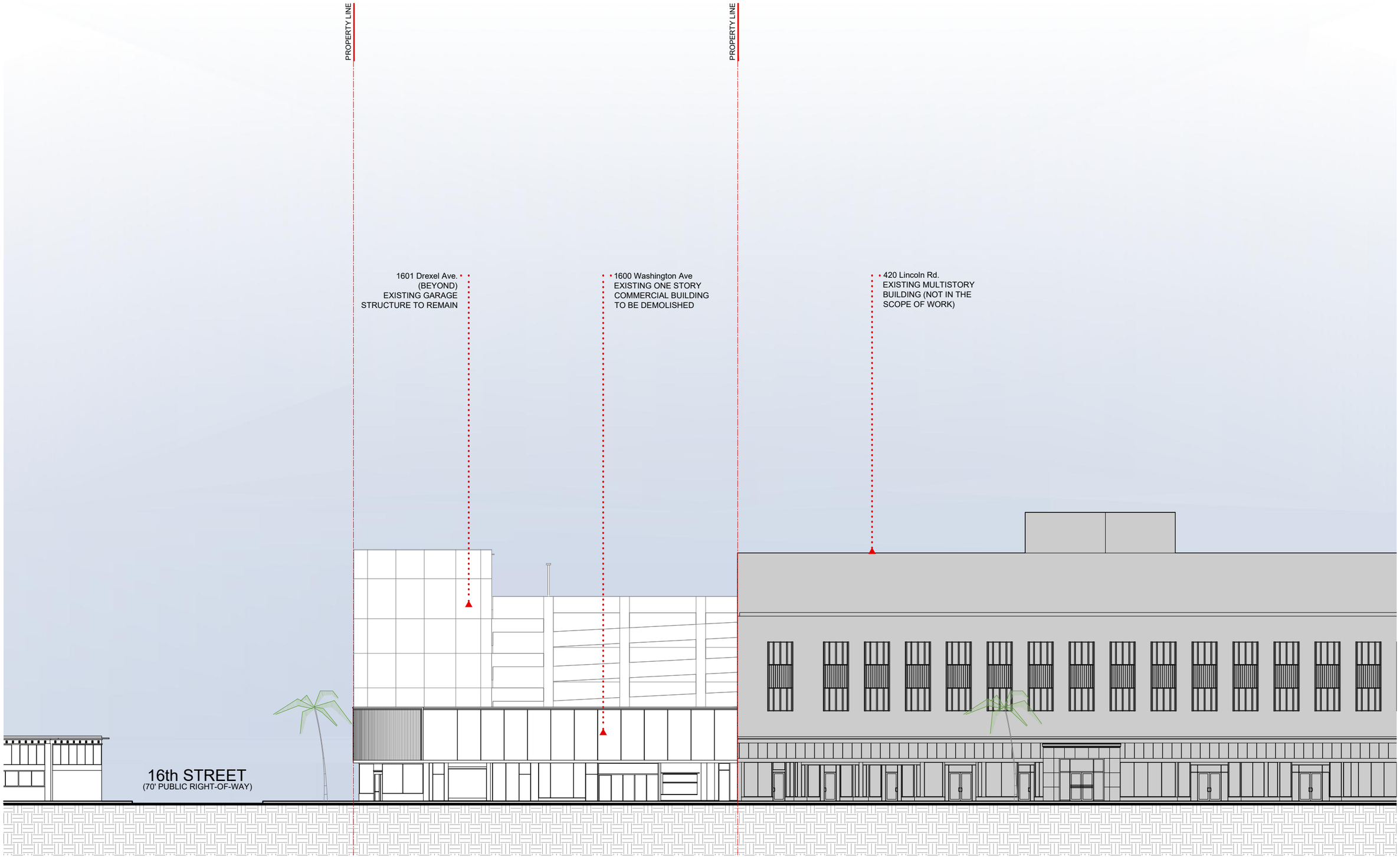
DATE	REVISION

DWG. TITLE: EXISTING SOUTH ELEVATION (16TH ST.)
SCALE: 3/32" = 1'-0"
DATE: 01-15-25
PROJECT NO.: 2025-03
SHEET NUMBER: EXIST-201



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DATE	REVISION

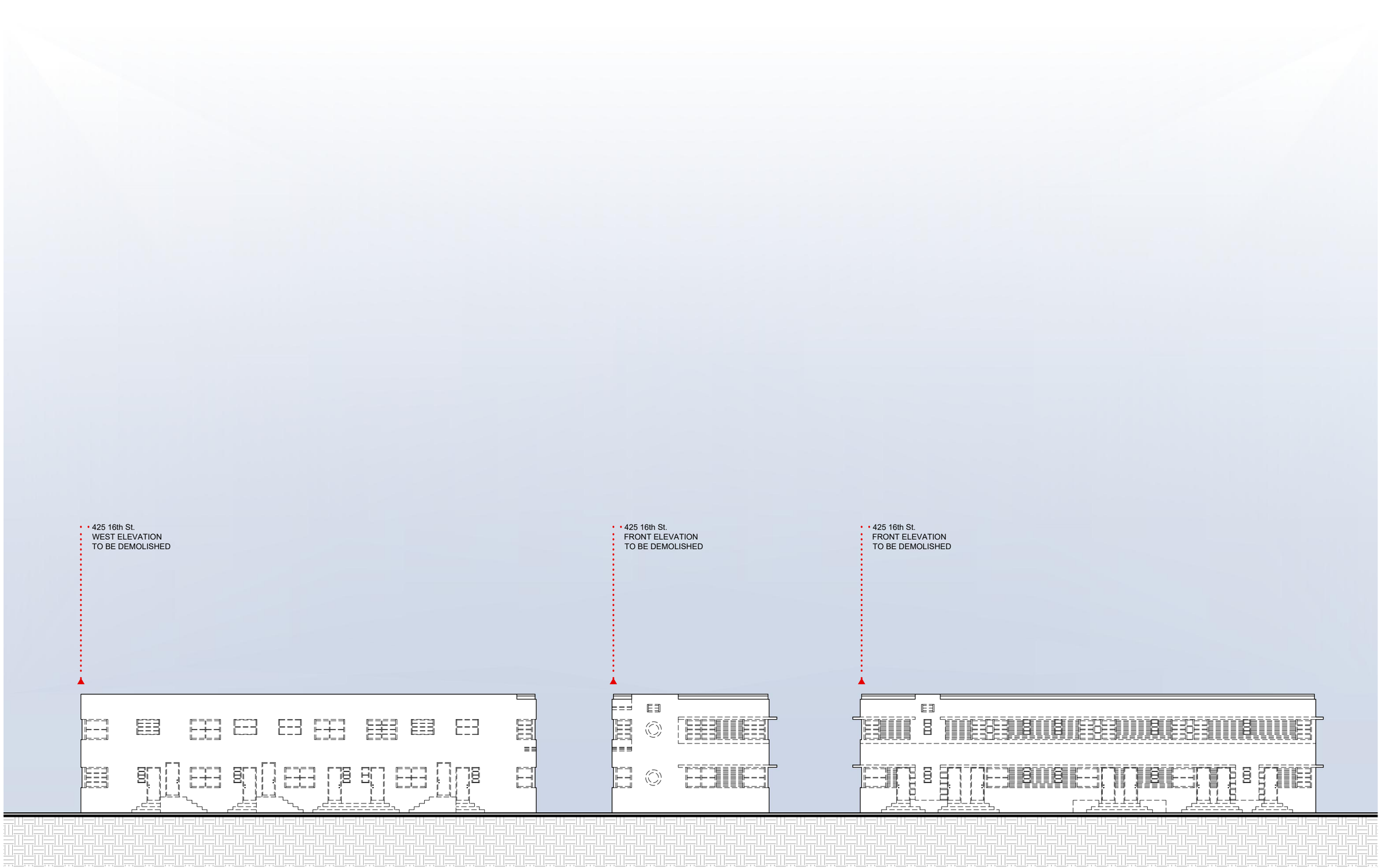
DWG. TITLE
EXISTING EAST ELEVATION (WASHIGNTON AVE.)

SCALE *3/32" = 1'-0"*

DATE *01-15-25*

PROJECT NO. *2025-03*

SHEET NUMBER *EXIST-202*



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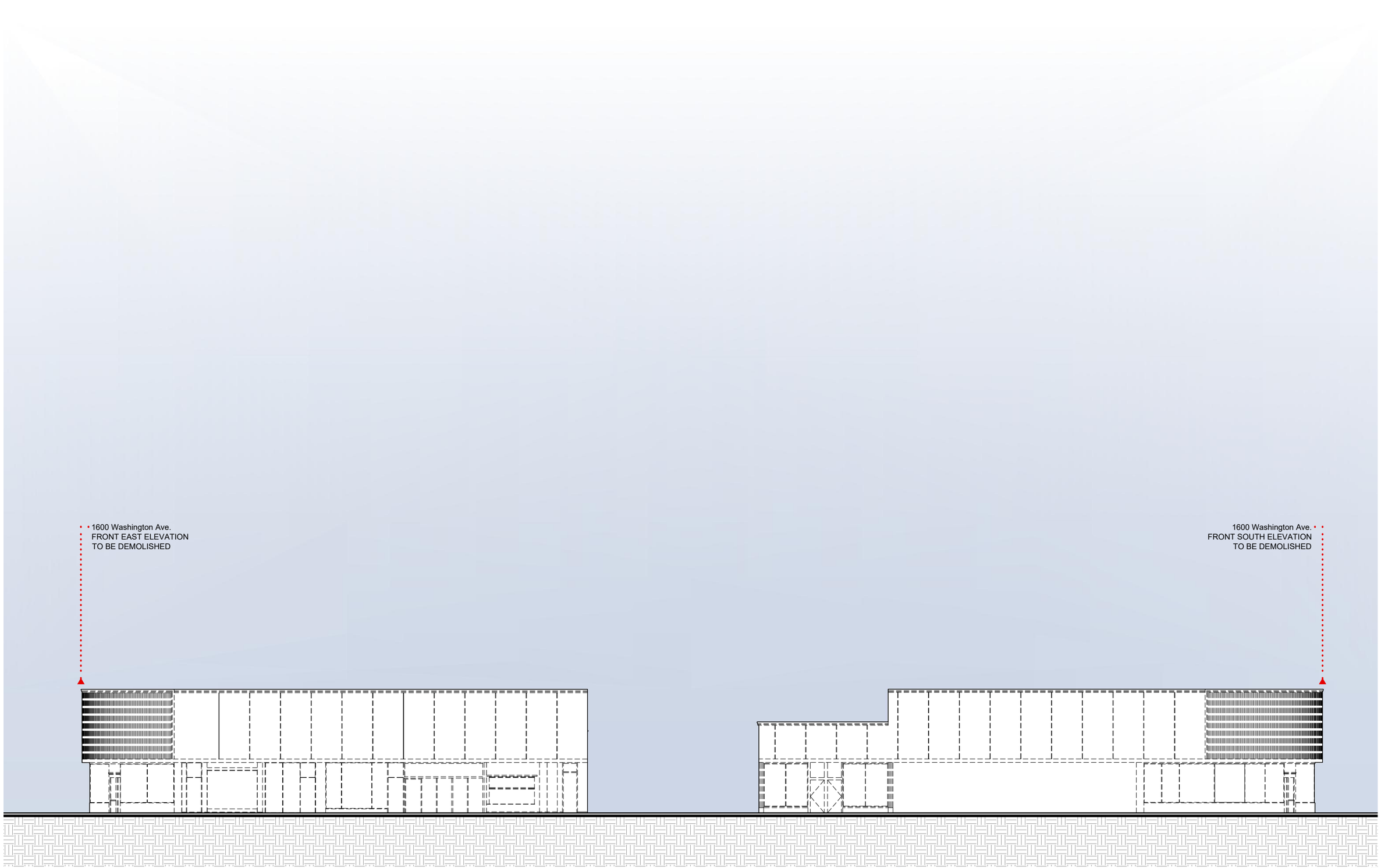
DATE	REVISION

DWG. TITLE
EXISTING RESIDENTIAL BLDG.
ELEVATIONS (DEMO)

SCALE 1/8" = 1'-0"
DATE 01-15-25
PROJECT NO. 2025-03
SHEET NUMBER EXIST-203



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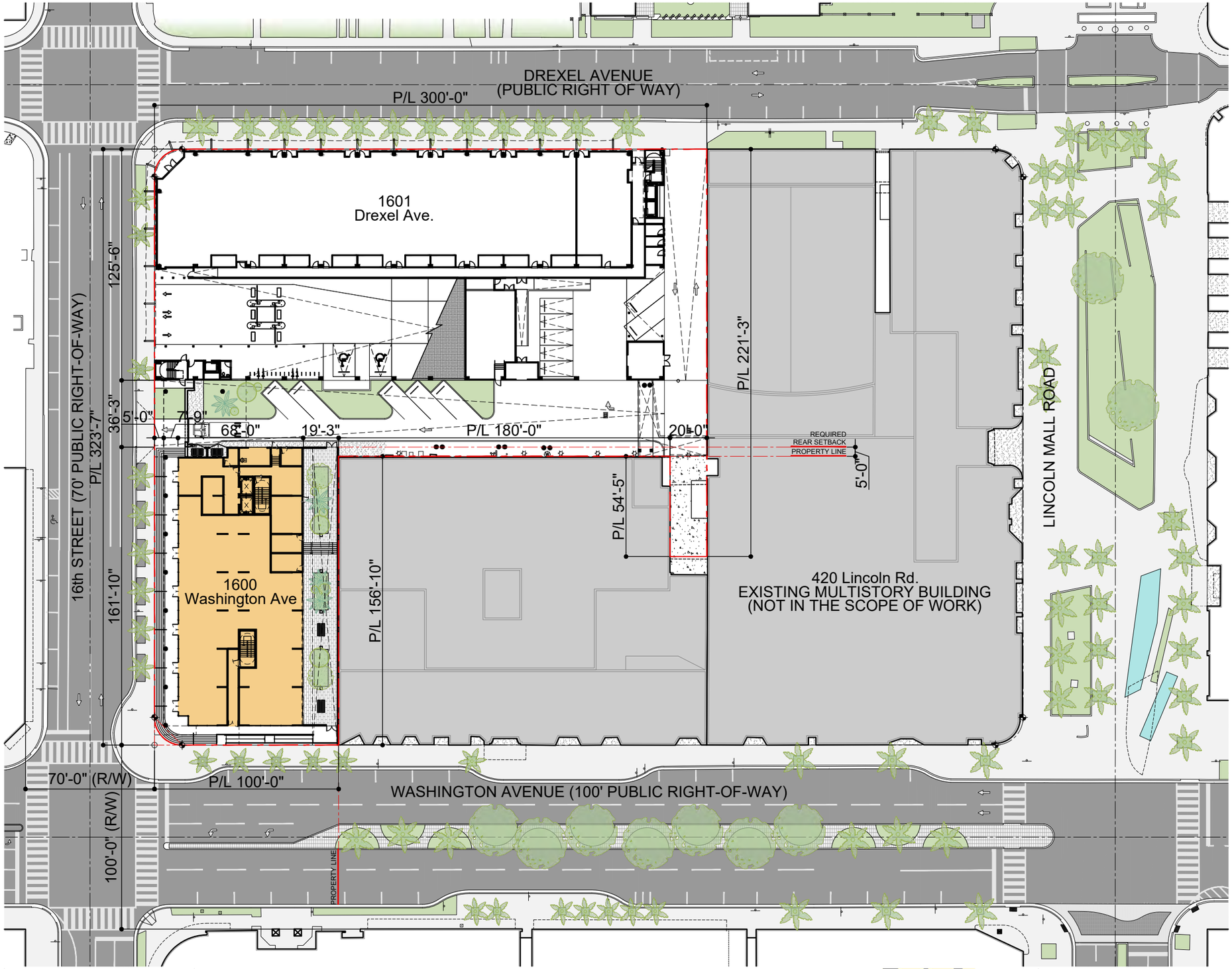
DWG. TITLE	EXISTING COMMERCIAL BLDG. ELEVATIONS (DEMO)
SCALE	1/8" = 1'-0"
DATE	01-15-25
PROJECT NO.	2025-03
SHEET NUMBER	EXIST-204

DATE | REVISION



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'

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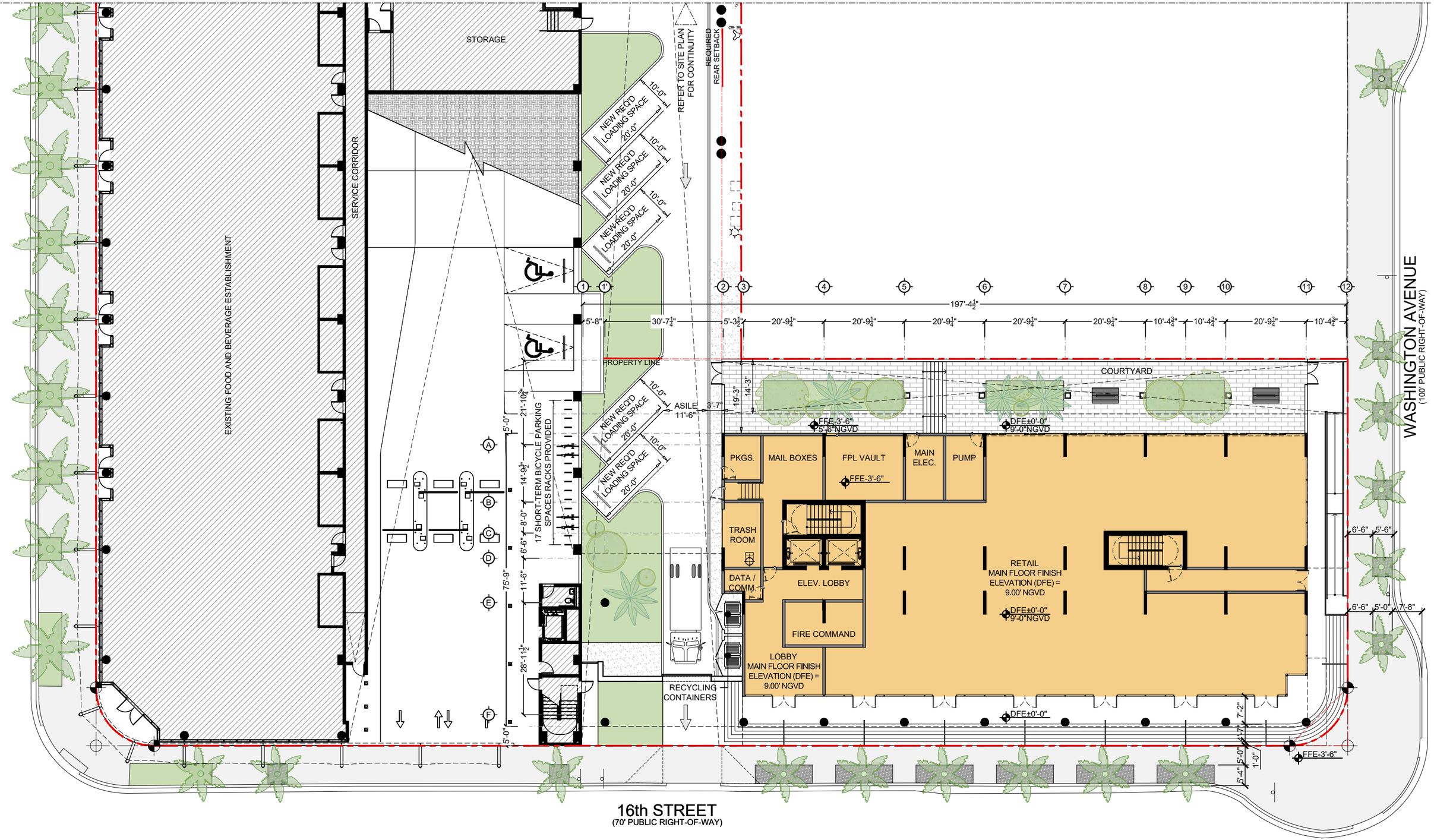
DATE	REVISION

DWG. TITLE	PROPOSED OVERALL SITE PLAN
SCALE	VARIES
DATE	01-15-25
PROJECT NO.	2025-03
SHEET NUMBER	A-100



PROPOSED GROUND LEVEL FLOOR PLAN

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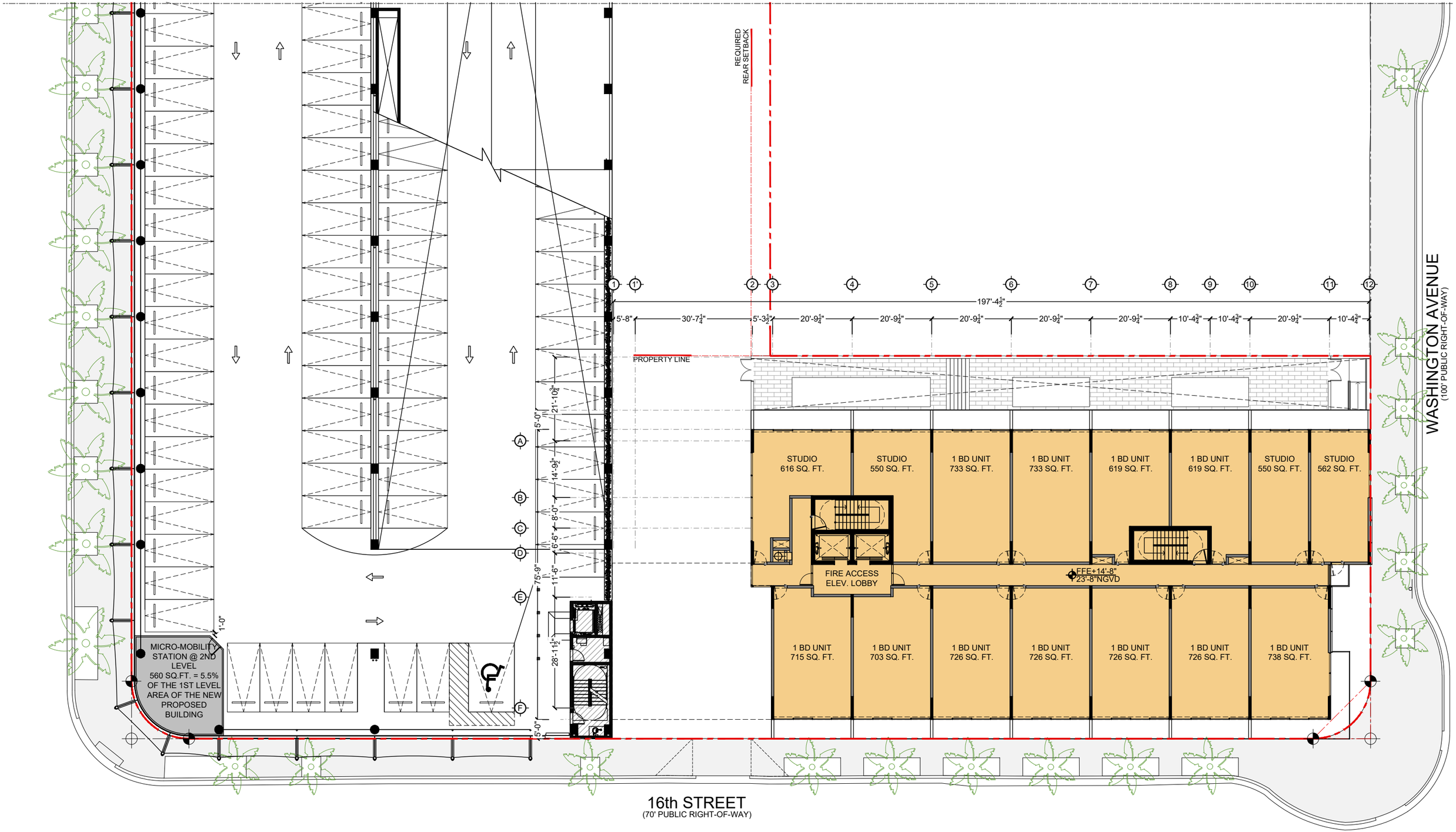
DATE	REVISION

DWG. TITLE	PROPOSED GROUND FLOOR PLAN
SCALE	3/32" = 1'-0"
DATE	01-15-25
PROJECT NO.	2025-03
SHEET NUMBER	A-101



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

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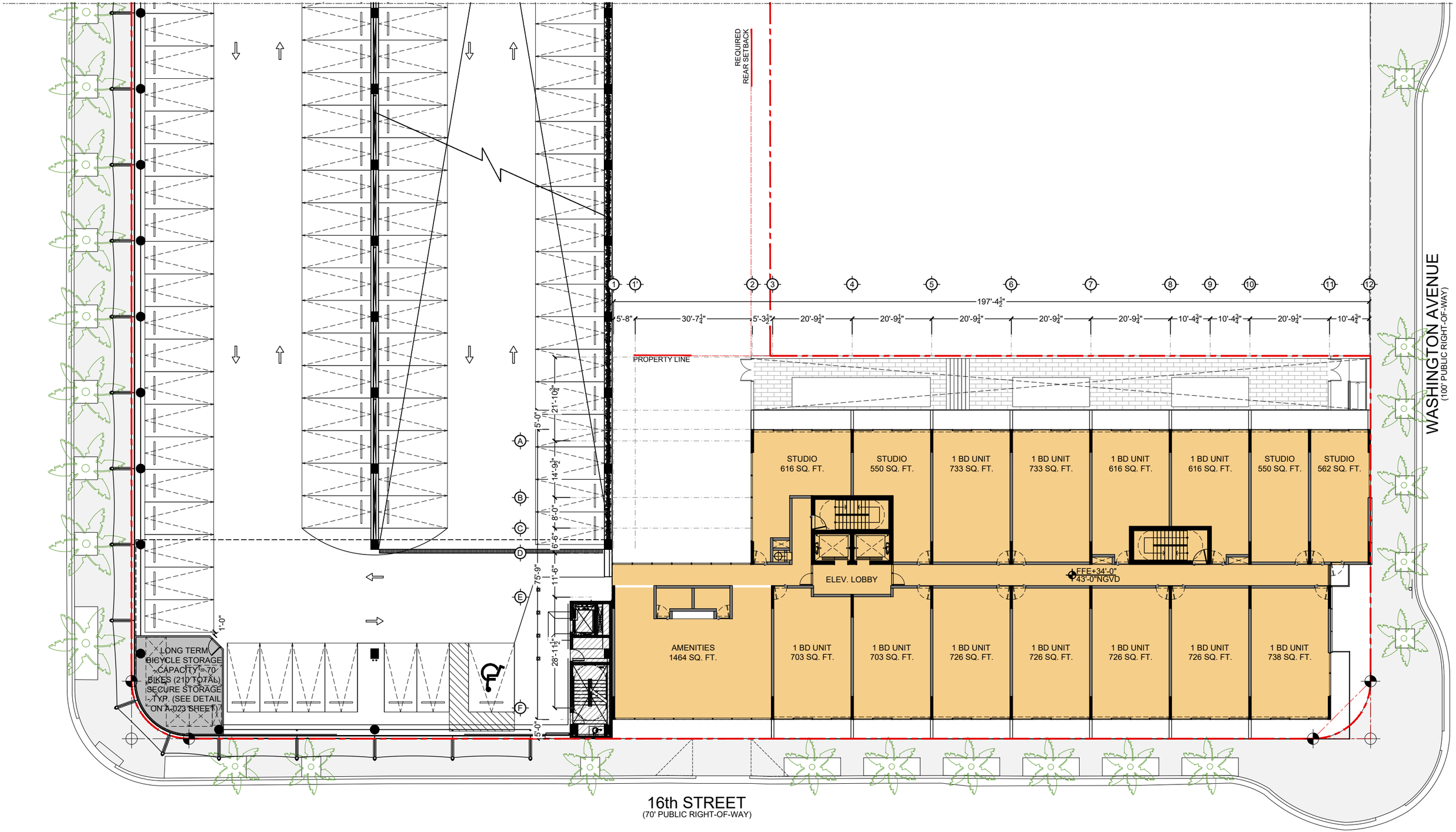
DATE	REVISION

DWG. TITLE: *PROPOSED 2ND AND 3RD FLOOR PLANS*
SCALE: *3/32" = 1'-0"*
DATE: *01-15-25*
PROJECT NO.: *2025-03*
SHEET NUMBER: *A-102*



PROPOSED FOURTH (4) LEVEL FLOOR PLAN

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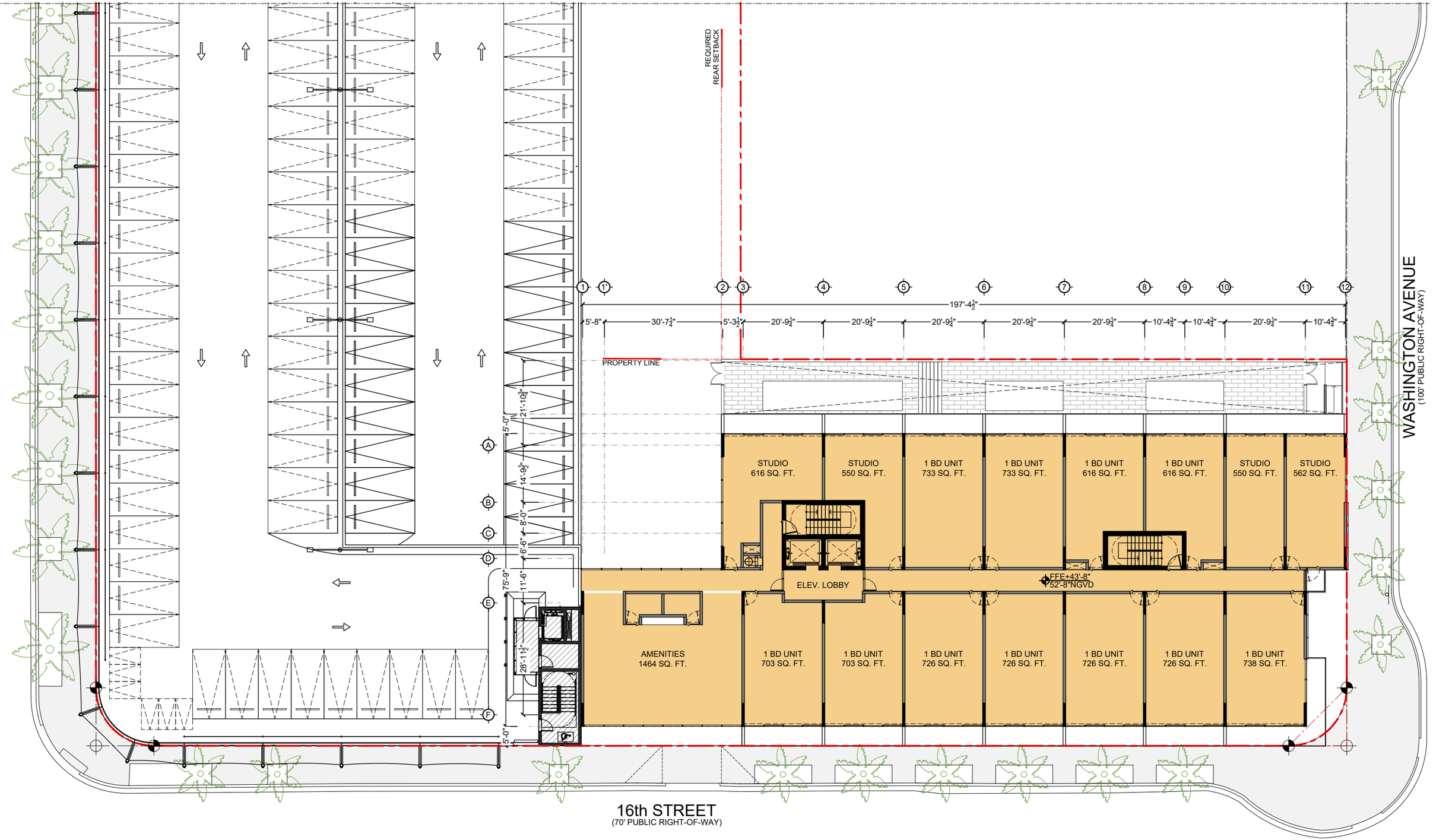
DATE	REVISION

DWG. TITLE: PROPOSED 4TH FLOOR PLAN
SCALE: 3/32" = 1'-0"
DATE: 01-15-25
PROJECT NO.: 2025-03
SHEET NUMBER: A-103



PROPOSED FIFTH (5) LEVEL FLOOR PLAN

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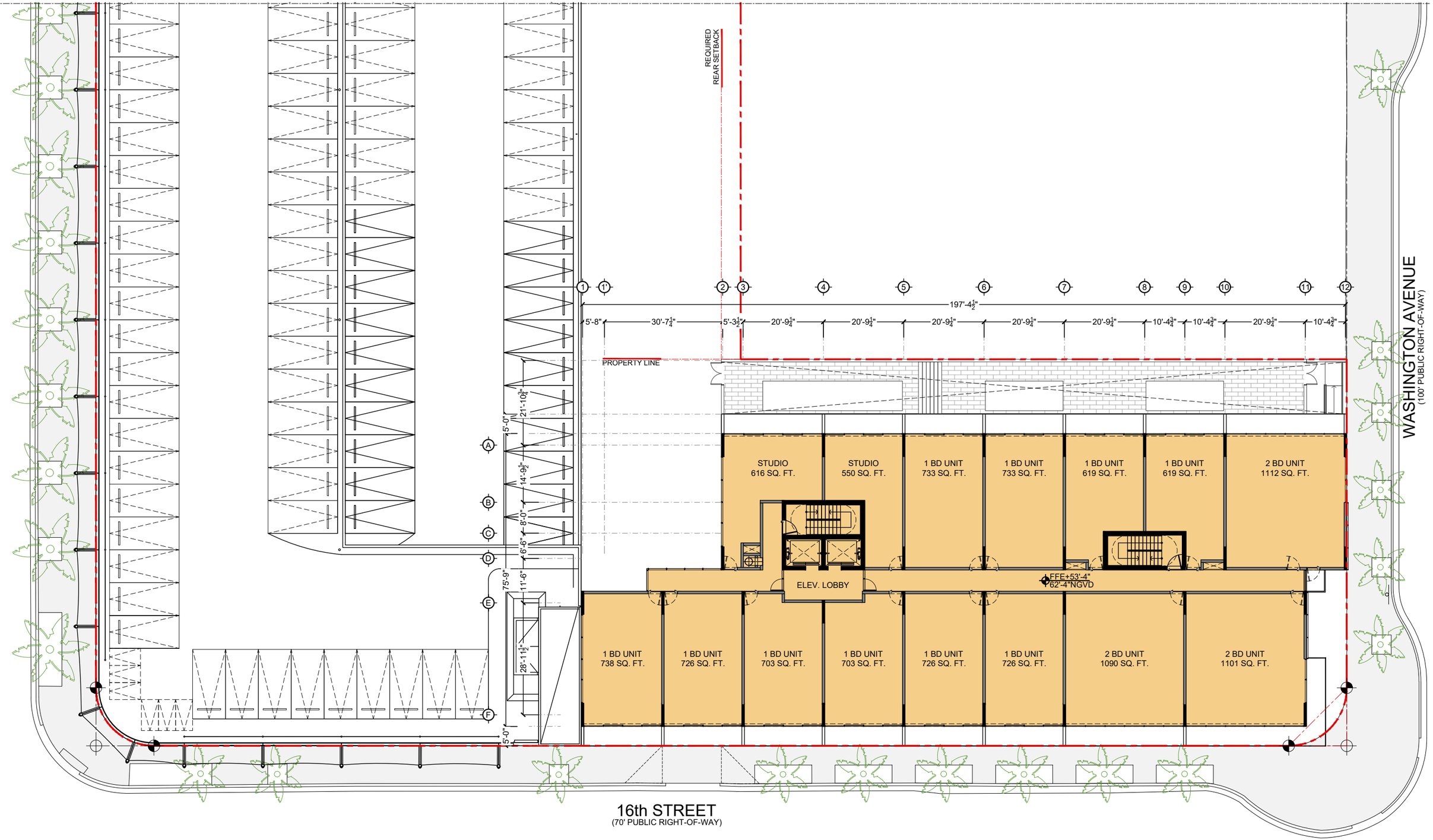
DATE	REVISION

DWG. TITLE	PROPOSED 5HT FLOOR PLAN
SCALE	3/32" = 1'-0"
DATE	01-15-25
PROJECT NO.	2025-03
SHEET NUMBER	A-104



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

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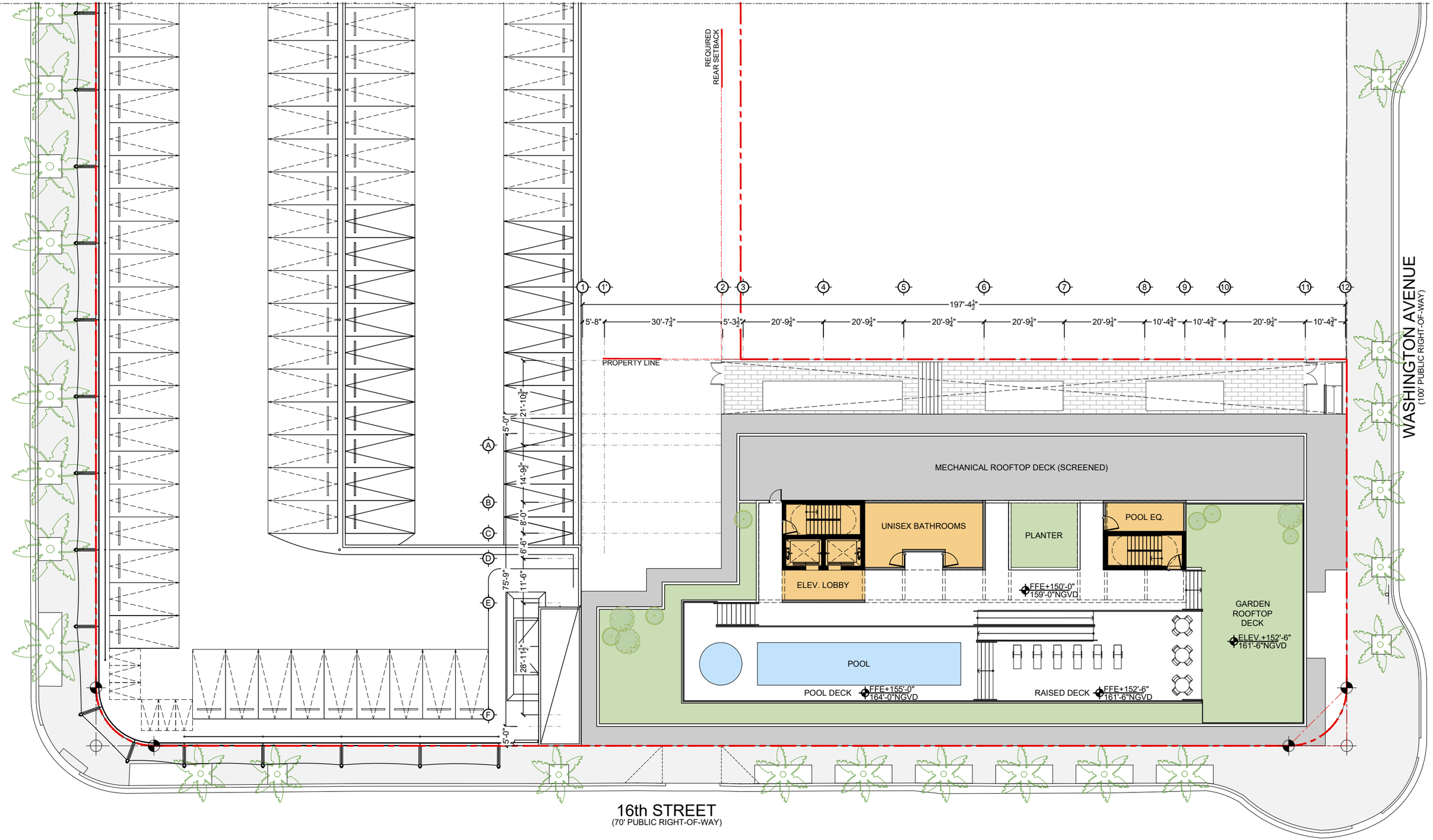
DATE	REVISION

DWG. TITLE: *PROPOSED 6HT TO 15TH FLOOR PLANS*
SCALE: *3/32" = 1'-0"*
DATE: *01-15-25*
PROJECT NO.: *2025-03*
SHEET NUMBER: *A-105*



PROPOSED ROOFTOP LEVEL FLOOR PLAN

CONSULTANT

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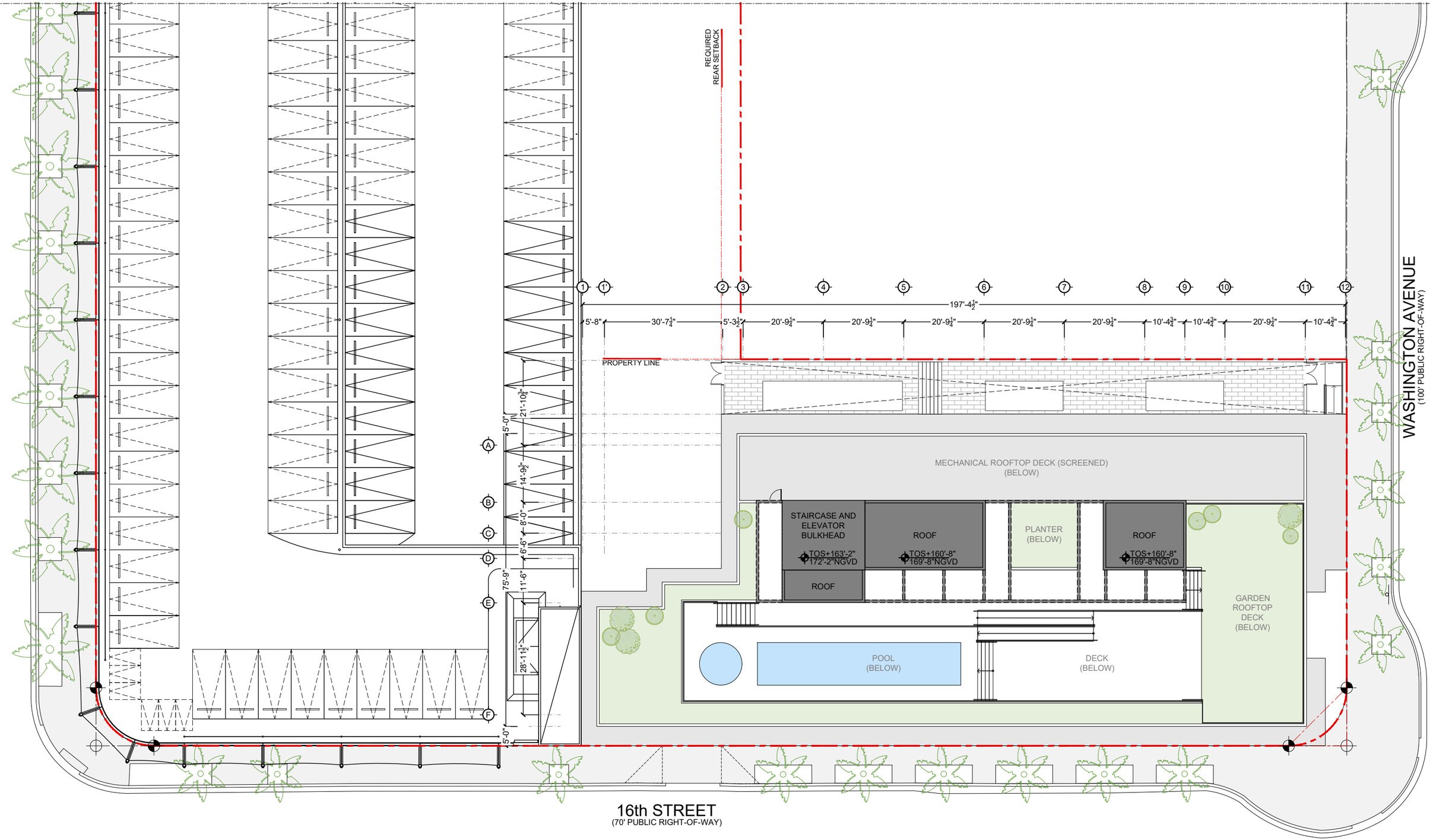
DATE	REVISION

DWG. TITLE	PROPOSED ROOFTOP FLOOR PLAN
SCALE	3/32" = 1'-0"
DATE	01-15-25
PROJECT NO.	2025-03
SHEET NUMBER	A-106



PROPOSED UPPER ROOF LEVEL FLOOR PLAN

CONSULTANT

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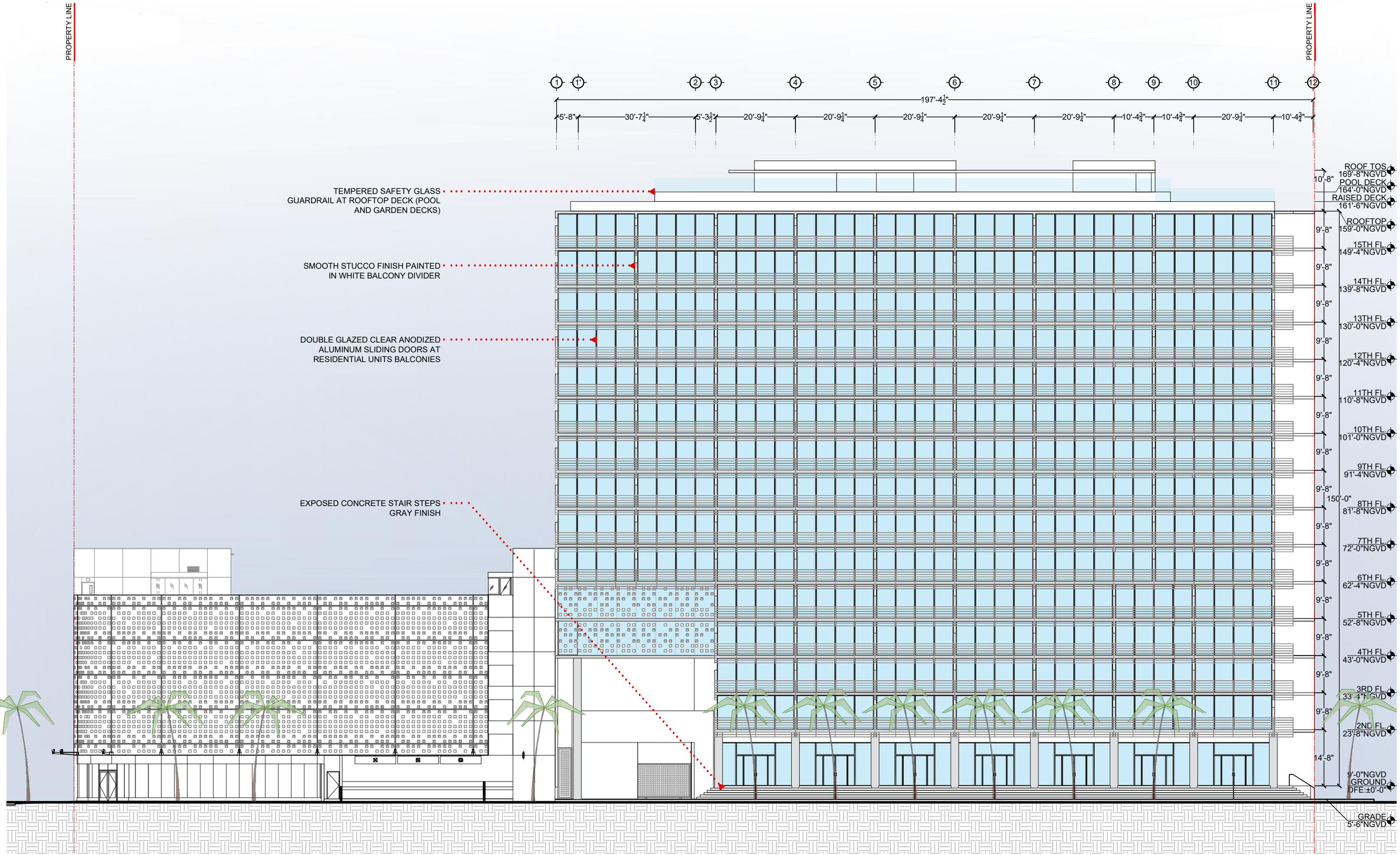
DATE	REVISION

DWG. TITLE	PROPOSED ROOF PLAN
SCALE	3/32" = 1'-0"
DATE	01-15-25
PROJECT NO.	2025-03
SHEET NUMBER	A-107



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DATE	REVISION

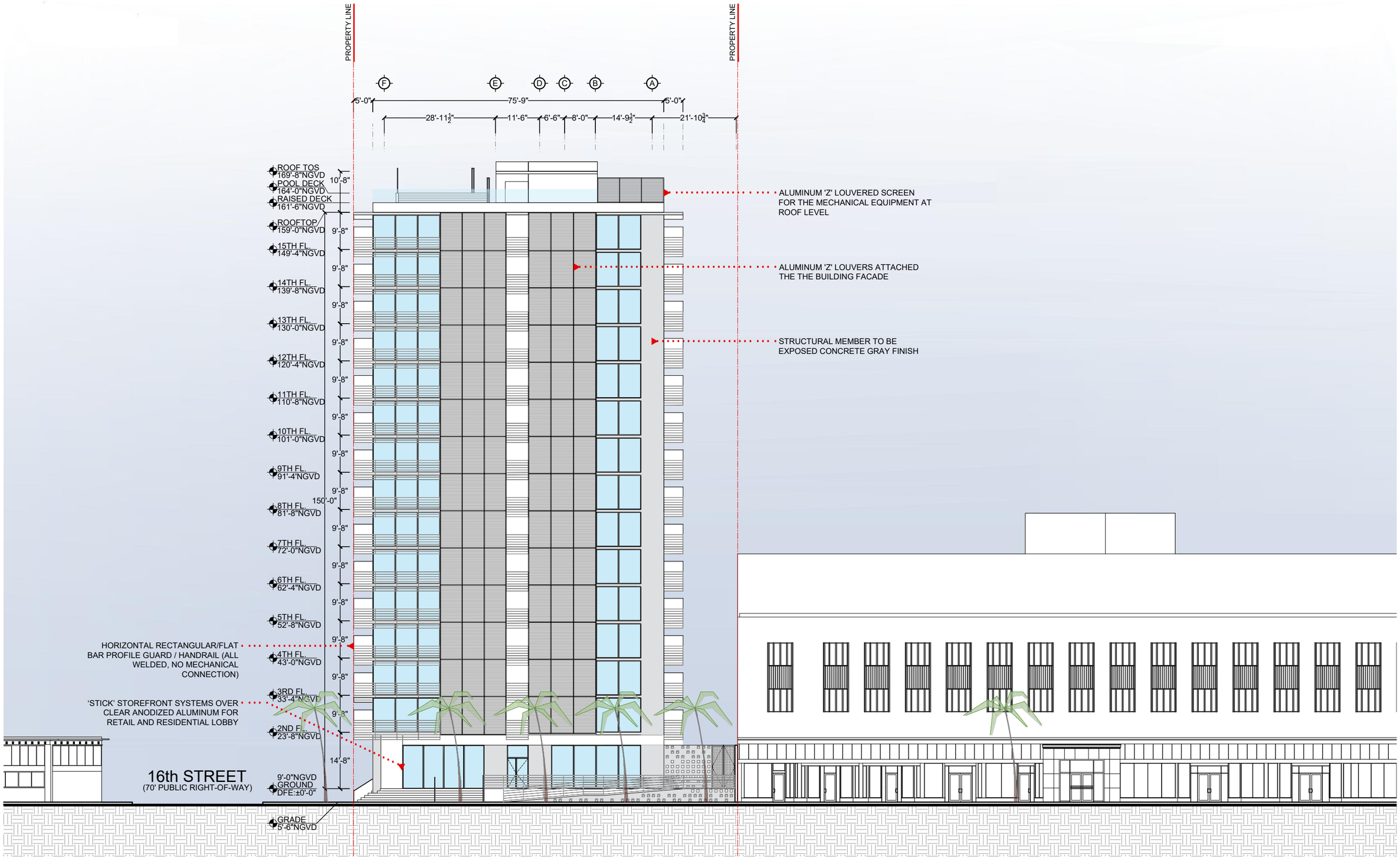
DWG. TITLE
PROPOSED SOUTH ELEVATION (16TH ST.)

SCALE *3/32" = 1'-0"*

DATE *01-15-25*

PROJECT NO. *2025-03*

SHEET NUMBER *A-201*



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MIAMI FL 33138-4664
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DATE | REVISION

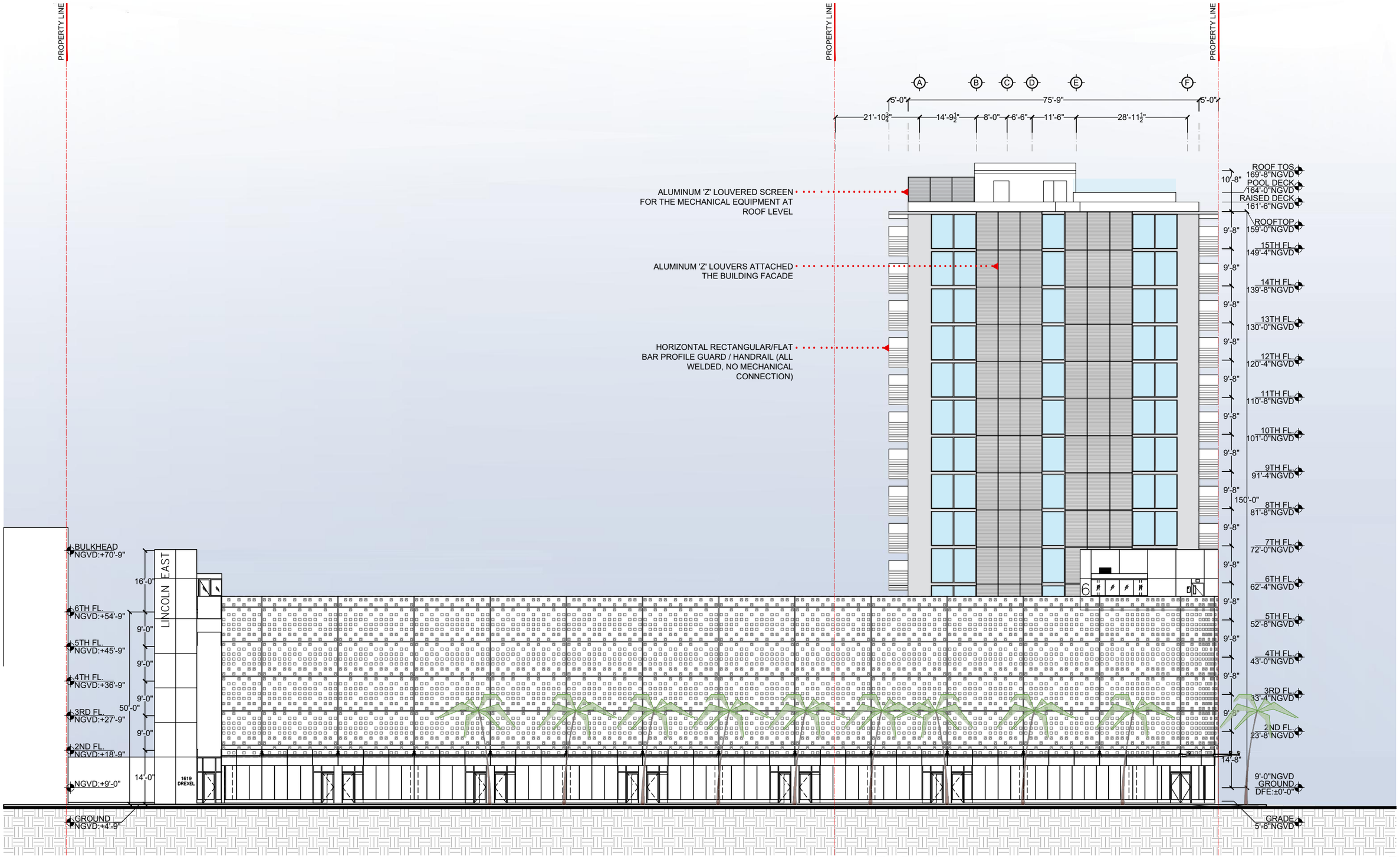
DWG. TITLE
PROPOSED EAST ELEVATION (WASHINGTON AVE.)

SCALE *3/32" = 1'-0"*

DATE *01-15-25*

PROJECT NO. *2025-03*

SHEET NUMBER *A-202*



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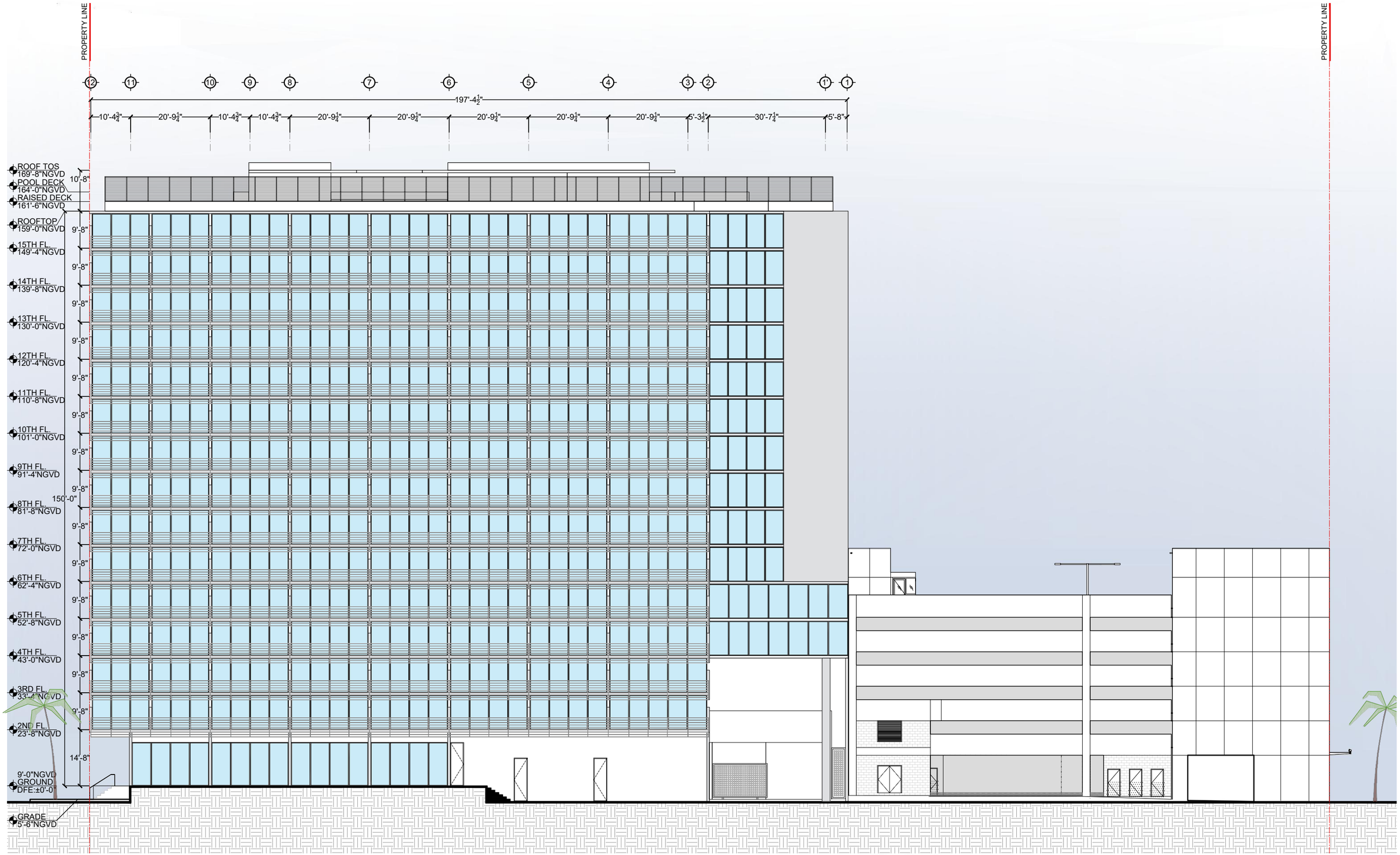
DWG. TITLE	PROPOSED WEST ELEVATION (DREXEL AVE)
SCALE	3/32" = 1'-0"
DATE	01-15-25
PROJECT NO.	2025-03
SHEET NUMBER	A-203

DATE | REVISION



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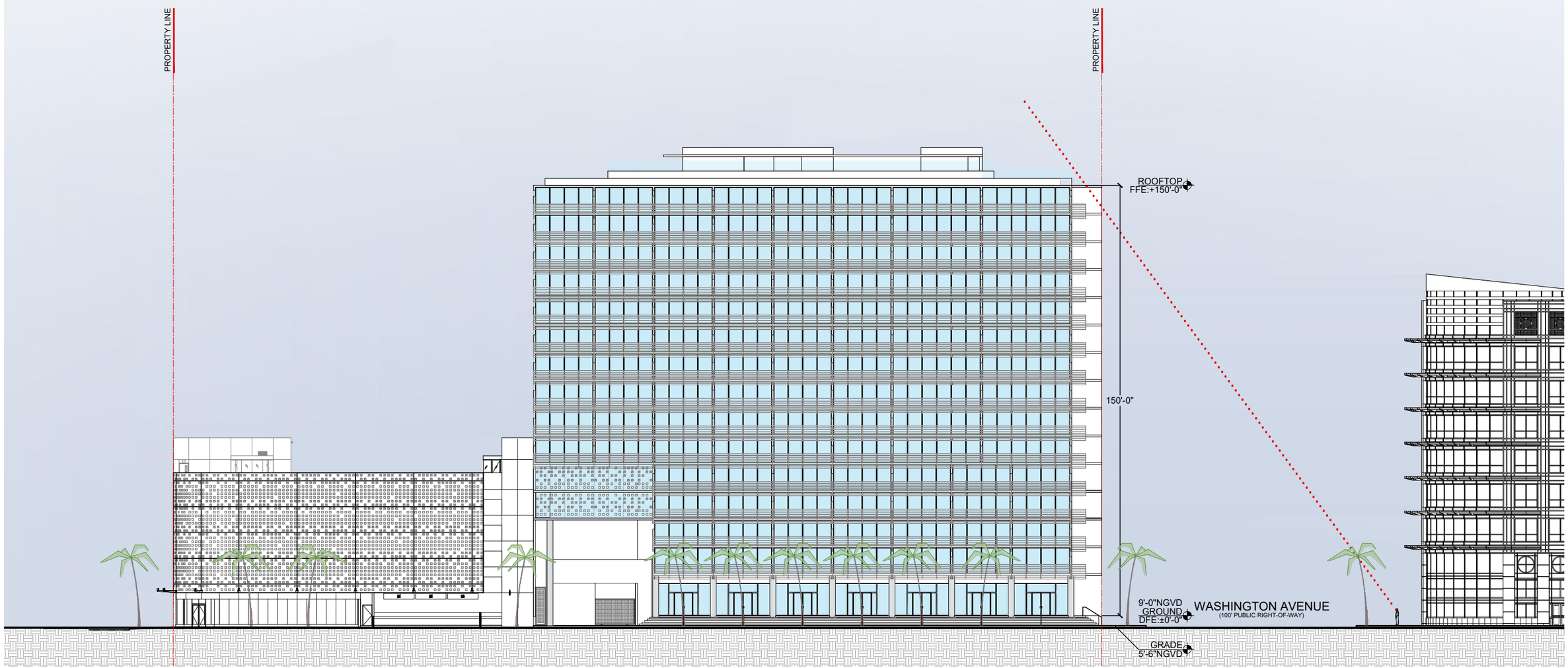
DWG. TITLE	PROPOSED NORTH ELEVATION
SCALE	3/32" = 1'-0"
DATE	01-15-25
PROJECT NO.	2025-03
SHEET NUMBER	A-204

DATE | REVISION



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DATE	REVISION

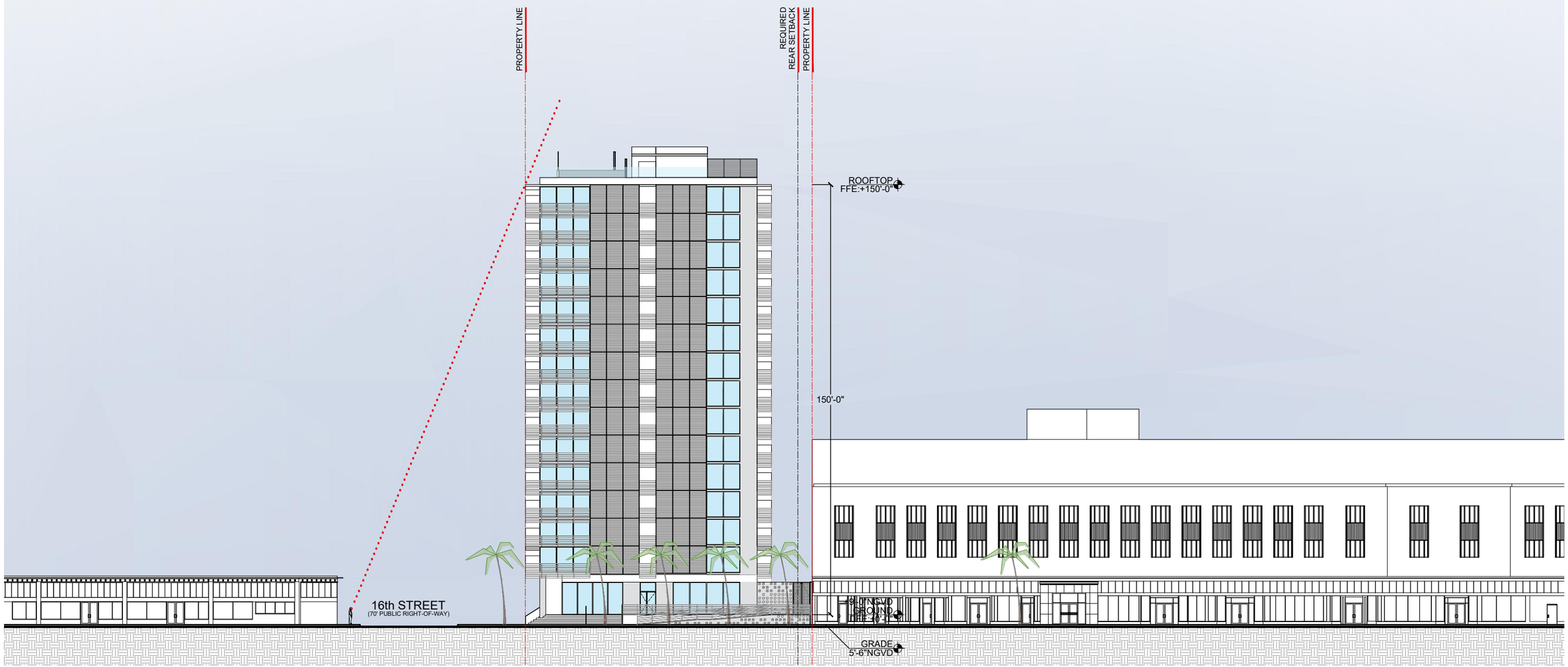
DWG. TITLE
PROPOSED SOUTH ELEVATION - SIGHT LINE

SCALE *1/16" = 1'-0"*

DATE *01-15-25*

PROJECT NO. *2025-03*

SHEET NUMBER *A-205*



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DATE | REVISION

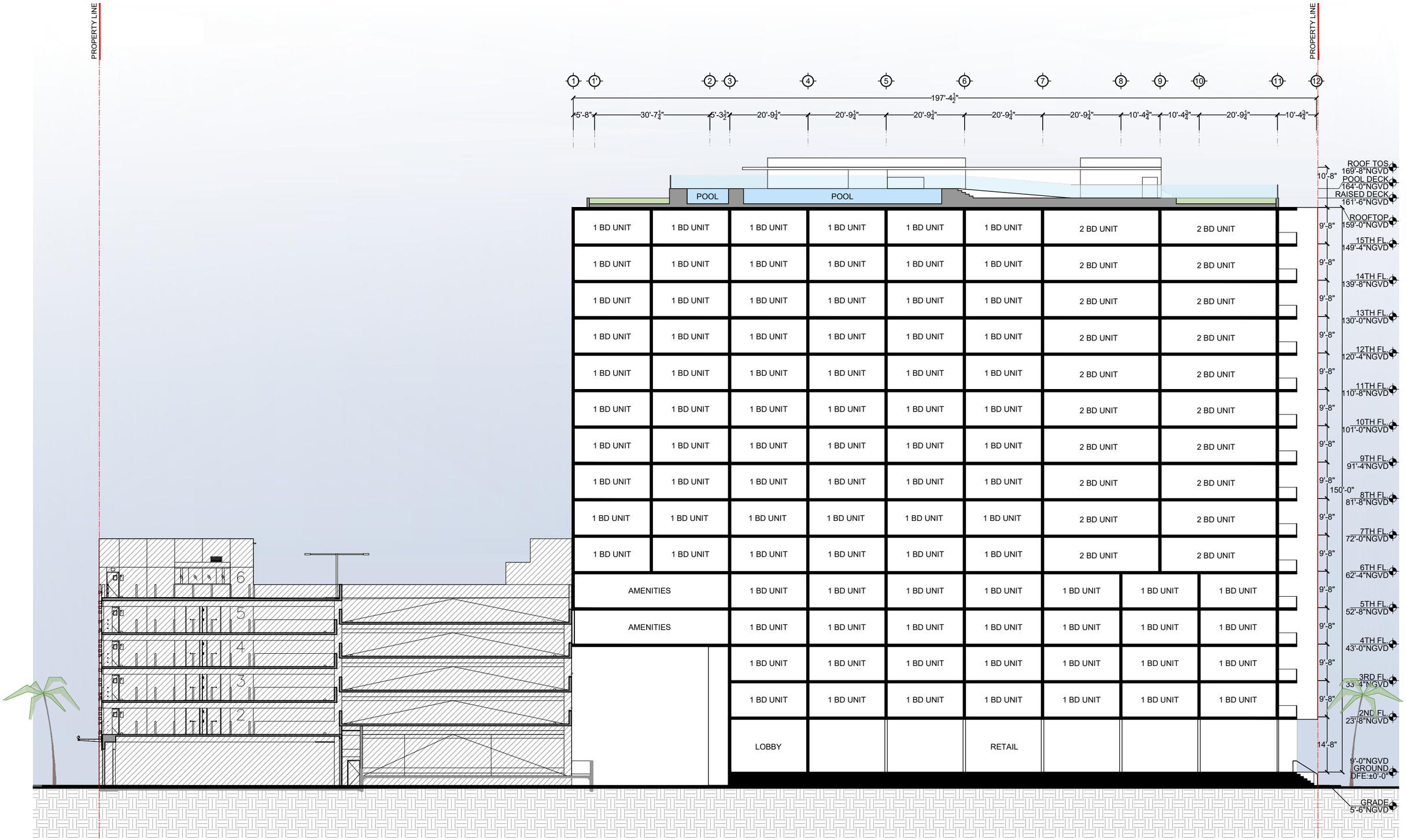
DWG. TITLE
PROPOSED EAST ELEVATION - SIGHT LINE

SCALE
1/16" = 1'-0"

DATE
01-15-25

PROJECT NO.
2025-03

SHEET NUMBER
A-206



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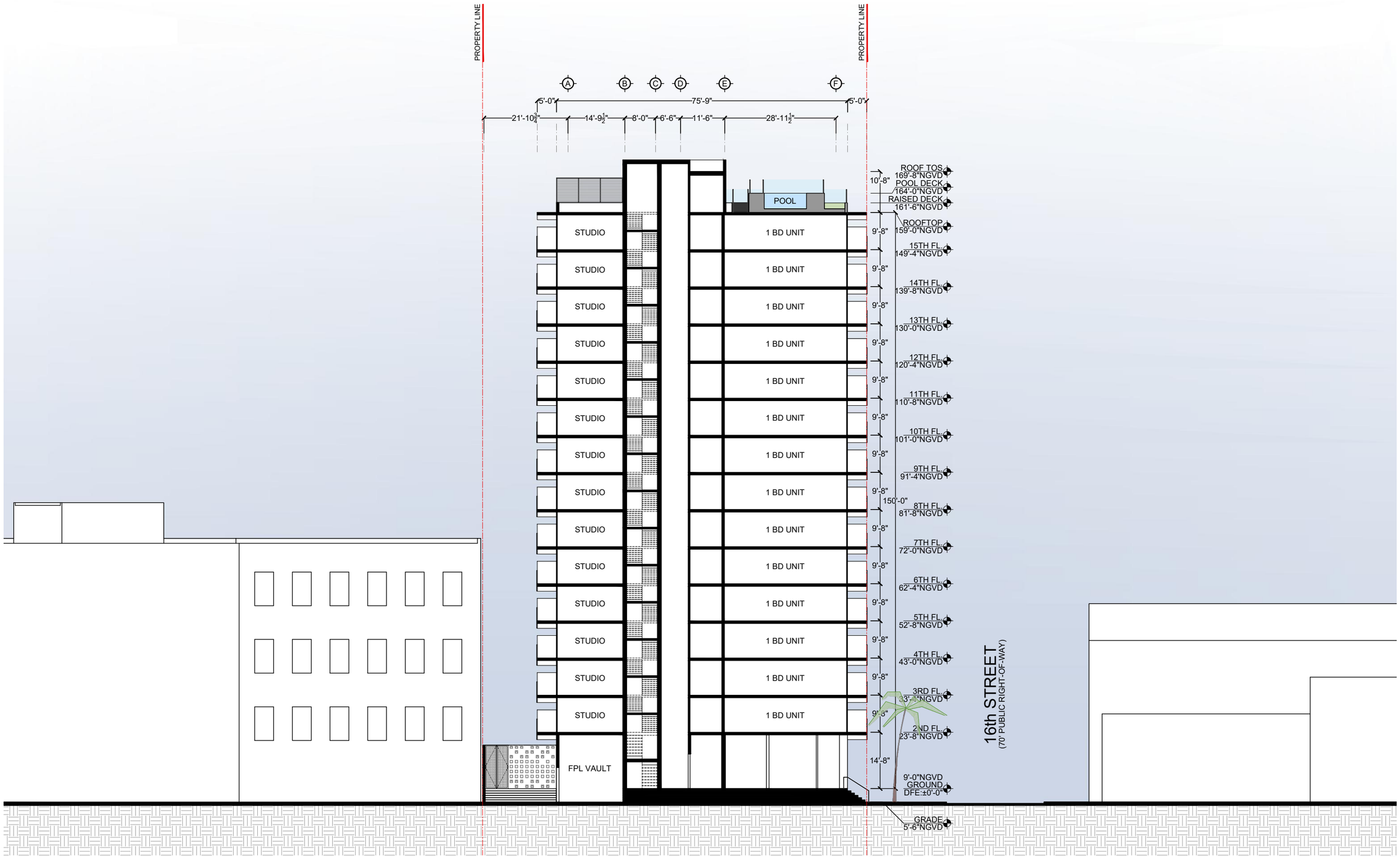
DATE	REVISION

DWG. TITLE *PROPOSED BUILDING SECTION*
SCALE *3/32" = 1'-0"*
DATE *01-15-25*
PROJECT NO. *2025-03*
SHEET NUMBER *A-301*



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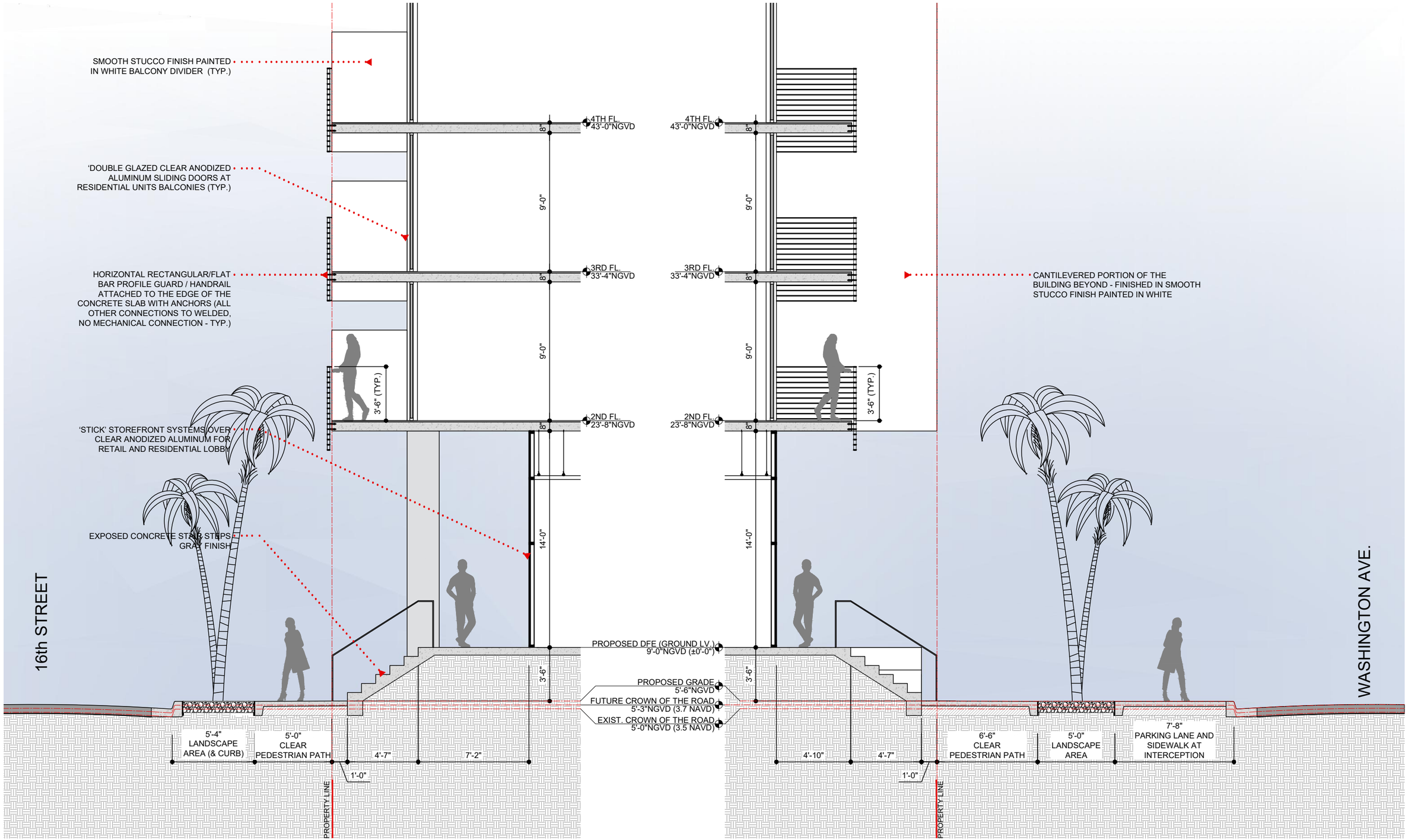
DWG. TITLE *PROPOSED BUILDING SECTION*
SCALE *3/32" = 1'-0"*
DATE *01-15-25*
PROJECT NO. *2025-03*
SHEET NUMBER *A-302*



LONG FRONTAGE @ 16TH STREET ENLARGED SECTION

SHORT FRONTAGE @ WASHINGTON AVENUE ENLARGED SECTION

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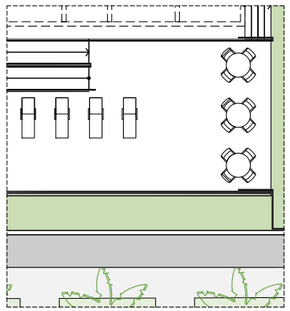
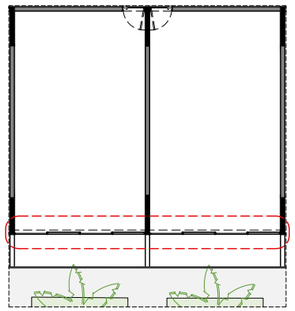
DATE	REVISION

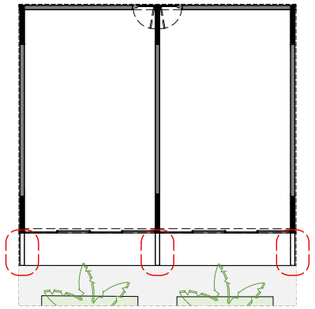
DWG. TITLE: *PROPOSED FRONTAGE AND WALL SECTION*
SCALE: *3/32" = 1'-0"*
DATE: *01-15-25*
PROJECT NO.: *2025-03*
SHEET NUMBER: *A-303*



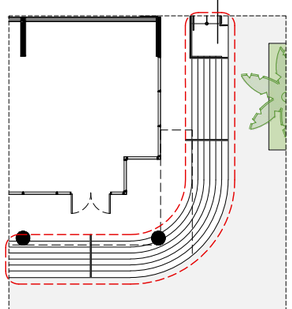
TEMPERED SAFETY GLASS GUARDRAIL AT ROOFTOP DECK



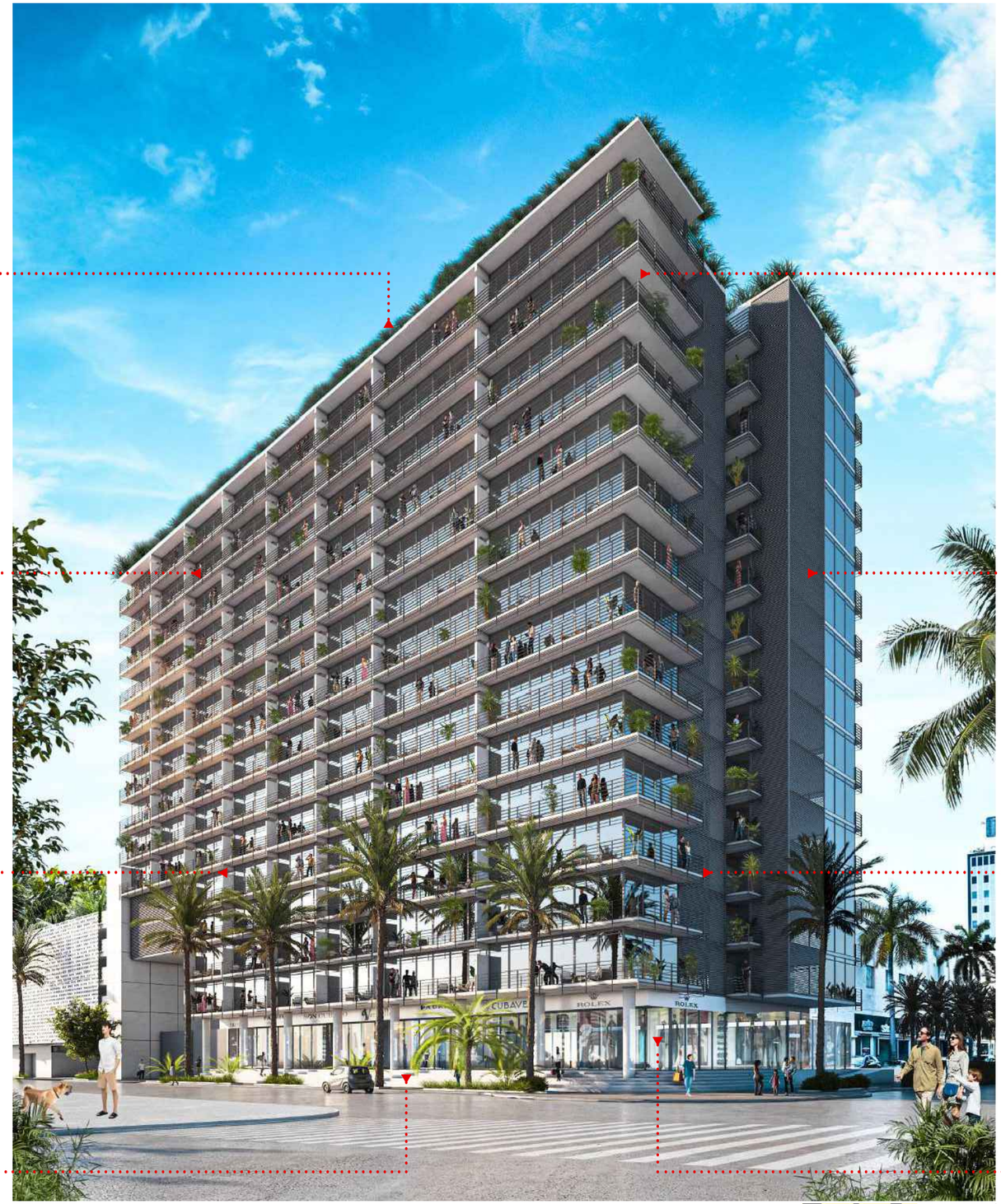
DOUBLE GLAZED CLEAR ANODIZED ALUMINUM SLIDING DOORS
AT RESIDENTIAL UNITS BALCONIES

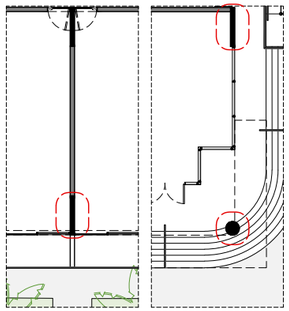


SMOOTH STUCCO FINISH PAINTED IN WHITE

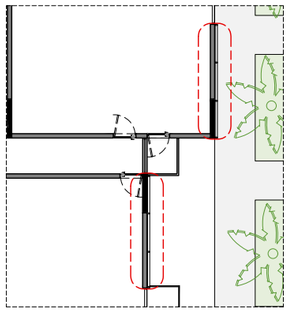


EXPOSED CONCRETE STAIR STEPS GRAY FINISH

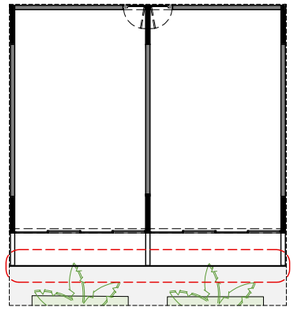




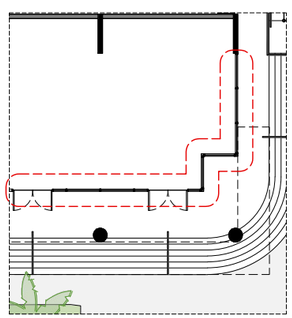
STRUCTURAL MEMBER TO BE EXPOSED CONCRETE GRAY FINISH



ALUMINUM 'Z' LOUVERS ATTACHED THE BUILDING FACADE



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



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

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DATE	REVISION

DWG. TITLE: *MATERIALS*
SCALE: *N.T.S.*
DATE: *01-15-25*
PROJECT NO.: *2025-03*
SHEET NUMBER: *A-401*

1601 WASHINGTON AVE
LNR PARTNERS HEADQUARTERS
EXISTING EIGHT STORY BUILDING

407 LINCOLN ROAD
OFFICE TOWER
EXISTING THIRTEEN STORY BUILDING

1600 COLLINS AVE,
HYATT CENTRIC SOUTH BEACH
EXISTING TEN STORY GLASS TOWER

500 17TH STREET
NEW WORLD SYMPHONY
EXISTING SIX STORY BUILDING

1000 VENETIAN WAY
RESIDENTIAL TOWER
EXISTING TWENTY-TWO STORY BUILDING

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DATE	REVISION

DWG. TITLE
NEIGHBORING BUILDINGS – MATERIALS REFERENCE
SCALE *N.T.S.*
DATE *01-15-25*
PROJECT NO. *2025-03*
SHEET NUMBER *A-501*

350 LINCOLN ROAD
COMMERCIAL-OFFICE BUILDING
EXISTING FIVE STORY ART-DECO BUILDING

1701 COLLINS AVENUE
SLS SOUTH BEACH HOTEL
EXISTING THIRTEEN STORY ART-DECO BUILDING

1800 COLLINS AVENUE
TOWER 1800
EXISTING NINETEEN STORY BUILDING

1801 COLLINS AVENUE
SHELBORNE SOUTH BEACH HOTEL
EXISTING EIGHT STORY ART-DECO BUILDING

100 LINCOLN RD.
DECOPLAGE PROPERTIES
EXISTING SIXTEEN STORY BUILDING

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DATE	REVISION

DWG. TITLE
NEIGHBORING BUILDINGS – MATERIALS REFERENCE
SCALE *N.T.S.*
DATE *01-15-25*
PROJECT NO. *2025-03*
SHEET NUMBER *A-502*

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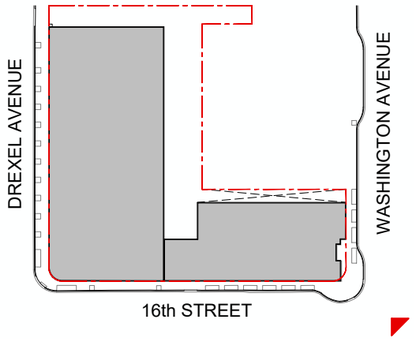
DATE	REVISION

DWG. TITLE: RENDERING - SOUTH FACADE VIEW
SCALE: N.T.S.
DATE: 01-15-25
PROJECT NO.: 2025-03
SHEET NUMBER: R-101



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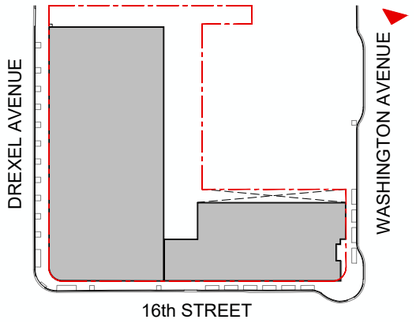
DATE	REVISION

DWG. TITLE	RENDERING - SOUTH-EAST VIEW
SCALE	N.T.S.
DATE	01-15-25
PROJECT NO.	2025-03
SHEET NUMBER	R-102



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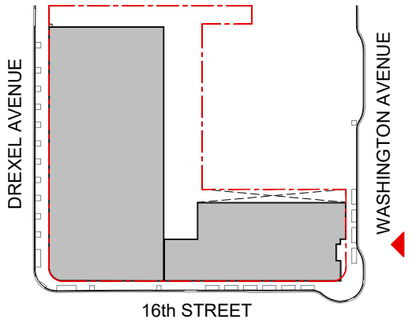
DATE	REVISION

DWG. TITLE: RENDERING - NORTH-EAST VIEW
SCALE: N.T.S.
DATE: 01-15-25
PROJECT NO.: 2025-03
SHEET NUMBER: R-103



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DATE	REVISION

DWG. TITLE: RENDERING - EAST FACADE VIEW
SCALE: N.T.S.
DATE: 01-15-25
PROJECT NO.: 2025-03
SHEET NUMBER: R-104

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DATE	REVISION

DWG. TITLE
RENDERING - AERIAL VIEW
SCALE *N.T.S.*
DATE *01-15-25*
PROJECT NO. *2025-03*
SHEET NUMBER *R-105*