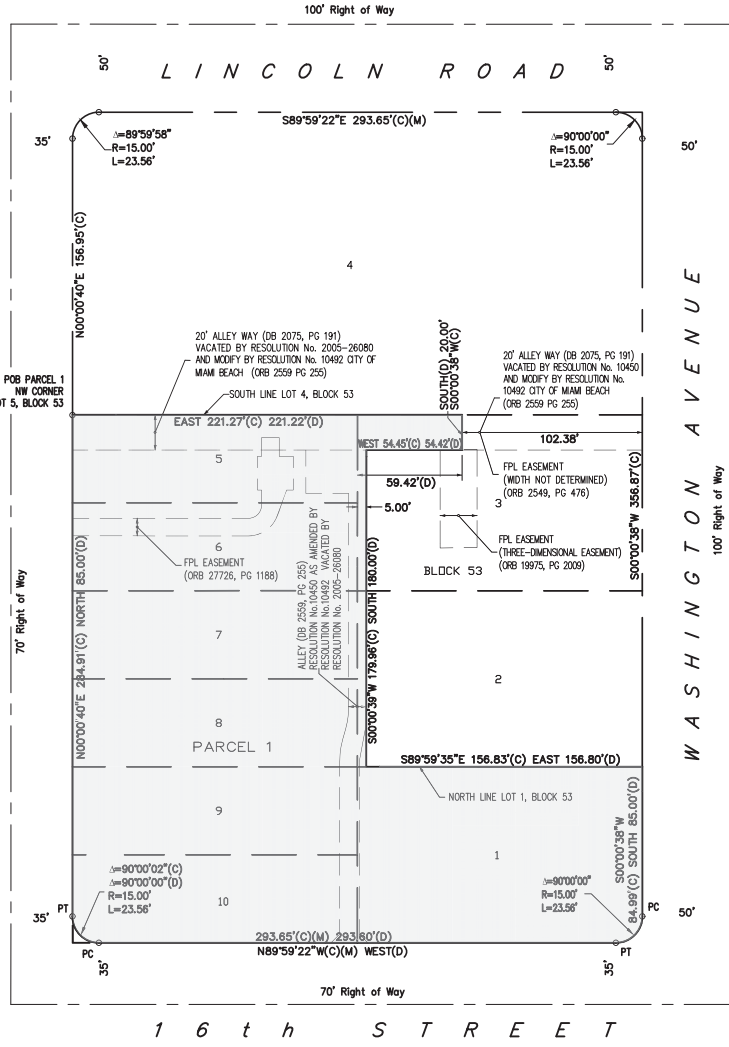




SKETCH OF BOUNDARY SURVEY

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 Ass Sheet
Δ	Delta
L	Arc Length
R	Radius
SEC.	Section
FB	Flat 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 Meter
	Electric Meter
	Gas Meter
	Unknown Meter
	Handhole
	Wire Pull Box
	Box Electric
	Box Communications
	Electrical Transformer
	Electrical Panel
	Iron Pipe
	Section Corner
	Handicap Space
	Mailbox
	Fire Department Connection
	Fire Department Connection Wall
	Monument Line
	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



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 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 102.36 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 26226 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 glottable 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 are shown as 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 CL
Location 2: MERIDIAN AVE -- 32' WEST OF CL
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 -- 157' EAST OF CL
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, 2005. 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 Corpcor v6.1i based on the Vertcon 2.2i model (1994) was determined to be (+)1.26 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 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 apertures as shown on this sketch. Underground utility references based on limited information provided by the utility company. Owner of this 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.sunshine11.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 66,706 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 supplemented 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 472.007 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: 2025.03.18 14:05:18 -0400

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 #2691, 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.

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 apertures as shown on this sketch. Underground utility references based on limited information provided by the utility company. Owner of this 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.

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The total area of the Surveyed Parcel as described herein including the area of the excluded alleys referenced therein, contains 66,706 square feet more or less (1.53 Acres more or less).

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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 supplemented 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.

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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 472.007 Florida Statutes, as set forth in Chapter 5J-17, Florida Administrative Code and is a "BOUNDARY SURVEY" as defined therein.

Dated: 03/17/2025
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Thomas Brownell
Date: 2025.03.18 14:05:18 -0400

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E.R. Brownell & Associates, Inc.
CONSULTING ENGINEERS • SURVEYORS & MAPPERS • LAND PLANNERS
MIAMI, FLORIDA 33155
4857 SW 74TH COURT
PHONE: 305-860-3886 FAX: 305-860-3870
workrequest@erbrownell.com

1601 DREXEL & 1600 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

Certification No.	LB/61
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	

ABBREVIATIONS

A	ACOUS. A.C. A.D. ADJ. AGGR. AL. APPROX. ARCH. ASB. ASPH.	ACOUSTICAL AIR CONDITIONING AREA DRAIN ADJUSTABLE AGGREGATE ALUMINUM APPROXIMATE ARCHITECTURAL ASBESTOS ASPHALT	C	GA. GALV. G.B. G.C. GL. GND. GR. GYP. G.W.B.	GAUZE GALVANIZED GRAB BAR GENERAL CONTRACTOR GLASS GROUND GRADE GYPSUM GYPSUM WALLBOARD	R	R. RAD. R.D. REF. REFL. REFR. RF. RGTR. REINF. REQ. RESIL. RM. R.O. RWD. R.W.L.	RISER RADIUS ROOF DRAIN REFERENCE REFLECTED REFRIGERATOR ROOF REGISTER REINFORCED REQUIRED RESILIENT ROOM ROUGH OPENING REDWOOD RAIN WATER LEADER
B	BD. BITUM. BLDG. BLK. BLKG. BLKHD. BM. BOT.	BOARD BITUMINOUS BUILDING BLOCK BLOCKING BULKHEAD BEAM BOTTOM	F	H.B. H.C. HDWD. HDWE. H.M. HORIZ. HR. HGT.	HOSE BIB HOLLOW CORE HARD WOOD HARDWARE HOLLOW METAL HORIZONTAL HOUR HEIGHT	S	S. SABF S.C. S.C.D. SCHED. S.D. SECT. SH. SHR. SHT. SIM. S.N.D. S.N.R. SPEC. SQ. S.S.T. S.S.K. STA. STD. STL. STOR. STR.L. SUSP. SYM.	SOUTH SOUND ATTENUATION FIRE BLANKETS SOLID CORE SEAT COVER DISPENSER SCHEDULE SOAP DISPENSER SECTION SHELF SHOWER SHEET SIMILAR SANITARY NAPKIN DISPENSER SANITARY NAPKIN RECEPTACLE SPECIFICATION SQUARE STAINLESS STEEL SERVICE SINK STATION STANDARD STEEL STORAGE STRUCTURAL SUSPEND SYMMETRICAL
C	CAB. CARP. C.B. CEM. CER. C.I. C.G. CLG. CLKG. CLO. CLR. C.M.U. C.O. COL. CONC. CONN. CONSTR. CONT. CORR. CTSK. CNTR. C.T. CTR.	CABINET CARPET CATCH BASIN CEMENT CERAMIC CAST IRON CORNER GUARD CEILING CAULKING CLOSET CLEAR CONCRETE MASONRY UNIT CASED OPENING COLUMN CONCRETE CONNECTION CONSTRUCTION CONTINUOUS CORRIDOR COUNTERSUNK COUNTER CERAMIC TILE CENTER	I	I.D. IN. INSUL. INT. INV.	INSIDE DIAMETER (DIM.) INCH INSULATION INTERIOR INVERT	T	TRD. T.B. T.C. TEL. TEMP. T. & G. THK. TOIL. T.P. T.V. T.W. TYP. T.O.B. T.O.C. T.O.S.	TREAD TOWEL BAR TOP OF CURB TELEPHONE TEMPERED TONGUE AND GROOVE THICK TOILET TOP OF PAVEMENT TOILET PAPER DISPENSER TELEVISION TOP OF WALL TYPICAL TOP OF BEAM TOP OF CONCRETE TOP OF SLAB
D	DBL. DEPT. D.F. DET. DIA. DIM. DISP. DN. D.O. DR. DWR. DS. D.S.P. DWG.	DOUBLE DEPARTMENT DRAINING FOUNTAIN DETAIL DIAMETER DIMENSION DISPENSER DOWN DOOR OPENING DOOR DRAWER DOWN SPOUT DRY STANDPIPE DRAWING	J	JAN. JST. JT.	JANITOR JOIST JOINT	M	MAX. M.C. MACH. MECH. MEMB. MET. MFR. MH. MIN. MIR. MISC. M.L. M.O. MTD. MUL.	MAXIMUM MEDICINE CABINET MACHINE MECHANICAL MEMBRANE METAL MANUFACTURER MANHOLE MINIMUM MIRROR MISCELLANEOUS MATCH LINE MASONRY OPENING MOUNTED MULLION
E	EA. E.J. EL. ELEC. ELEV. EMER. ENCL. E.P. EQ. EQPT. E.S. E.W.C. EXST. EXP. EXP. EXT.	EAST EACH EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMERGENCY ENCLOSURE ELECTRICAL PANEL BOARD EQUAL EQUIPMENT EMERGENCY OVERFLOW SCUPPER ELECTRIC WATER COOLER EXISTING EXPANDED EXPANSION EXTERIOR	K	KIT.	KITCHEN	N	N. N.I.C. NO. OR # NOM. N.T.S.	NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE
F	F.A. F.B. F.D. FDN. F.E. F.E.C. F.H.C. FIN. FL. FLASH. FLUOR. F.O.C. F.O.F. F.O.S. FPRF. F.S. FT. FTG. FURR. FUT. F.V. F.V.C.	FIRE ALARM FLAT BAR FLOOR DRAIN FOUNDATION FIRE EXTINGUISHER FIRE EXTINGUISHER CAB. FIRE HOSE CABINET FINISH FLOOR FLASHING FLUORESCENT FACE OF CONCRETE FACE OF FINISH FACE OF STUDS FIREPROOF FULL SIZE FOOT OR FEET FOOTING FURRING FUTURE FIELD VERIFY FIRE VALVE CABINET	L	L.AB. L.AM. L.AV. L.F. L.KR. L.T. L.TG. L.TWT.	LABORATORY LAMINATE LAVATORY LINEAR FEET LOCKER LIGHT LIGHTING LIGHT WEIGHT	O	O.A. OBS. O.C. O.D. OFF. OPNG. OP. HD. OPP.	OVERALL OBSCURE ON CENTER OUTSIDE DIMENSION OFFICE OPENING OPPOSITE HAND OPPOSITE
G	GALV. G.B. G.C. GL. GND. GR. GYP. G.W.B.	GALVANIZED GRAB BAR GENERAL CONTRACTOR GLASS GROUND GRADE GYPSUM GYPSUM WALLBOARD	M	M.AX. M.C. MACH. MECH. MEMB. MET. MFR. MH. MIN. MIR. MISC. M.L. M.O. MTD. MUL.	MAXIMUM MEDICINE CABINET MACHINE MECHANICAL MEMBRANE METAL MANUFACTURER MANHOLE MINIMUM MIRROR MISCELLANEOUS MATCH LINE MASONRY OPENING MOUNTED MULLION	U	UNF. U.O.N. UR.	UNFINISHED UNLESS OTHERWISE NOTED URINAL UNDERWRITERS LAB
H	H.B. H.C. HDWD. HDWE. H.M. HORIZ. HR. HGT.	HOSE BIB HOLLOW CORE HARD WOOD HARDWARE HOLLOW METAL HORIZONTAL HOUR HEIGHT	P	P.CST. P.L. P.T. PL. P.LAM. PLAS. PLYWD. POL. PR. PT. P.T.D.	PRE-CAST PROPERTY LINE PRESSURE TREATED PLATE PLASTIC LAMINATE PLASTER PLYWOOD POLISHED PAIR POINT PAPER TOWEL DISPENSER	V	V.I.F. VERT. V.T. VEST. V.B.	VERIFY IN FIELD VERTICAL VINYL TILE VESTIBULE VAPOR BARRIER
I	I.D. IN. INSUL. INT. INV.	INSIDE DIAMETER (DIM.) INCH INSULATION INTERIOR INVERT	Q	Q.T.	QUARRY TILE	W	W. WT. W/ W.C. WD. W/O WP. WSCT.	WEST WEIGHT WITH WATER CLOSET WOOD WITHOUT WATERPROOF WAINSCOT

PROJECT TEAM

OWNER: 420 LINCOLN RD DEVELOPMENT LLC 420 LINCOLN RD STE 330 MIAMI BEACH, FL 33139 TEL. (305) 531.5220	DESIGN ARCHITECT: TEN ARQUITECTOS ENRIQUE NORTEN CUERNAVACA 114-PB, COL. CONDESA C.P. 06140, MEXICO D.F. TEL. (55) 5211.80.04 FAX. (55) 5286.17.35
ARCHITECT: BEILINSON GOMEZ ARCHITECTS PA JOSE L. GOMEZ ARO015416 8101 BISCAYNE BLVD., SUITE 309-310 MIAMI, FL 33138-4664 TEL. (305) 559.1250 FAX. (305) 551.1740	LAND USE: AKERMAN LLP 98 SOUTHEAST SEVENTH STREET, SUITE 1100 MIAMI, FL 33131 TEL. (305) 374.5600
LANDSCAPE ARCHITECT: GSLA DESIGN, INC. KEN GARDNER, ASLA, LEED AP 17670 NW 78TH AVENUE, SUITE 214 MIAMI, FL 33015 TEL. (305) 962-1016	STRUCTURAL ENGINEER: YOUSSEF HACHEM CONSULTING ENG. YOUSSEF HACHEM PE43302 99 NW 27 AVE MIAMI, FL 33125 TEL. (305) 969.9423 FAX. (305) 969.9453

SCOPE OF WORK

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

SITE SUMMARY

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.

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.

ARCHITECTURAL

A-000 COVER SHEET	LAO-01 KEY MAP
S-001 BOUNDARY SURVEY	LA1-01 EXISTING TREE DISPOSITION PLAN
S-002 BOUNDARY SURVEY	LA1-02 EXISTING TREE DISPOSITION PLAN
A-001 GENERAL NOTES AND INDEX	LA1-03 EXISTING TREE DISPOSITION PLAN
A-002 ZONING INFORMATION (ZONING DATA SHEET)	LA1-04 EXISTING TREE DISPOSITION PLAN
A-003 CONTEXT AND VICINITY LOCATION MAP	
A-004 ZONING DISTRICTS MAPS	LA2-01 PLANTING PLAN GROUND FLOOR
A-005 HISTORIC DISTRICTS MAPS	LA2-02 PLANTING PLAN GROUND FLOOR
	LA2-03 PLANTING PLAN GROUND FLOOR
PH001 CURRENT CONTEXT PHOTOGRAPHS	LA2-04 PLANTING PLAN GROUND FLOOR
PH002 CURRENT CONTEXT PHOTOGRAPHS	LA2-05 PLANTING PLAN ROOF FLOOR
PH003 CURRENT CONTEXT PHOTOGRAPHS	LA2-06 PLANTING LIST ROOF FLOOR
PH004 CURRENT CONTEXT PHOTOGRAPHS - OVERALL AERIAL PHOTO	
PH005 PROPOSED CONTEXT PHOTOGRAPHS - OVERALL AERIAL PHOTO	LA3-01 PLANTING SPECS & DETAILS
	LA3-02 PLANTING SPECS & DETAILS
A-010 EXISTING F.A.R. DIAGRAMS	LA3-03 PLANTING SPECS & DETAILS
A-011 PROPOSED F.A.R. DIAGRAMS	LA3-04 PLANTING SPECS & DETAILS
A-012 PROPOSED F.A.R. DIAGRAMS	LA3-05 PLANTING SPECS & DETAILS
A-013 PROPOSED F.A.R. DIAGRAMS	LA3-06 PLANTING SPECS & DETAILS
A-014 F.A.R. AND AVERAGE UNIT SIZE CHART ANALYSIS	LA3-07 PLANTING SPECS & DETAILS
	LA3-08 PLANTING SPECS & DETAILS
A-020 OFF-STREET PARKING ANALYSIS	LA4-01 IRRIGATION PLAN GROUND FLOOR
A-021 OFF-STREET PARKING ANALYSIS	LA4-02 IRRIGATION PLAN GROUND FLOOR
A-022 OFF-STREET PARKING ANALYSIS	LA4-03 IRRIGATION PLAN GROUND FLOOR
A-023 ENLARGED TYPICAL LONG-TERM BICYCLE PARKING STORAGE	LA4-04 IRRIGATION PLAN ROOF FLOOR
	LA4-05 IRRIGATION PLAN ROOF FLOOR
A-030 ROOFTOP RAISED DECK DIAGRAMS - ANALYSIS	
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EXIST-101 EXISTING-DEMOLITION FLOOR PLAN	LA5-02 IRRIGATION SPECS & DETAILS
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DRAWING INDEX

LANDSCAPE

MATERIAL LEGEND

SYMBOL LEGEND

	DOOR number wall construction		wall type
	room name / bathroom		exterior & interior elevation symbol
	detail number / sheet number		construction detail symbol/ detailed area
	notes		COLUMN REFERENCE
	notes		ELEVATION
	notes		DRAWING REVISION
	notes		NUMBER OR LETTER
	notes		EL. 0'-0" FINISH FLOOR
	notes		REVISION

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

1600 WASHINGTON AVE
1600 WASHINGTON AVE
MIAMI BEACH



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

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 SUBTERRANEAN, 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			
	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	492	492	N/A
	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) Pursuant 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) Pursuant 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."

<p>180 PROPOSED UNITS 30 PROPOSED UNITS 10% OF THE PROPOSED RESIDENTIAL PARKINGS</p> <p>- As per Conditional Use Permit Order - PB File No.1929 associated with the Parking Garage Building.</p> <p>6,900 Sq.Ft. @ One space per every 300 Sq. Ft. of floor area.</p> <p>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.</p> <p>27,278 Sq.Ft. (20,378 Sq.Ft. Existing commercial area + 6,900 Sq.Ft. New commercial area)</p> <p>210 PROPOSED UNITS @ 1 Bicycle space per unit</p>	
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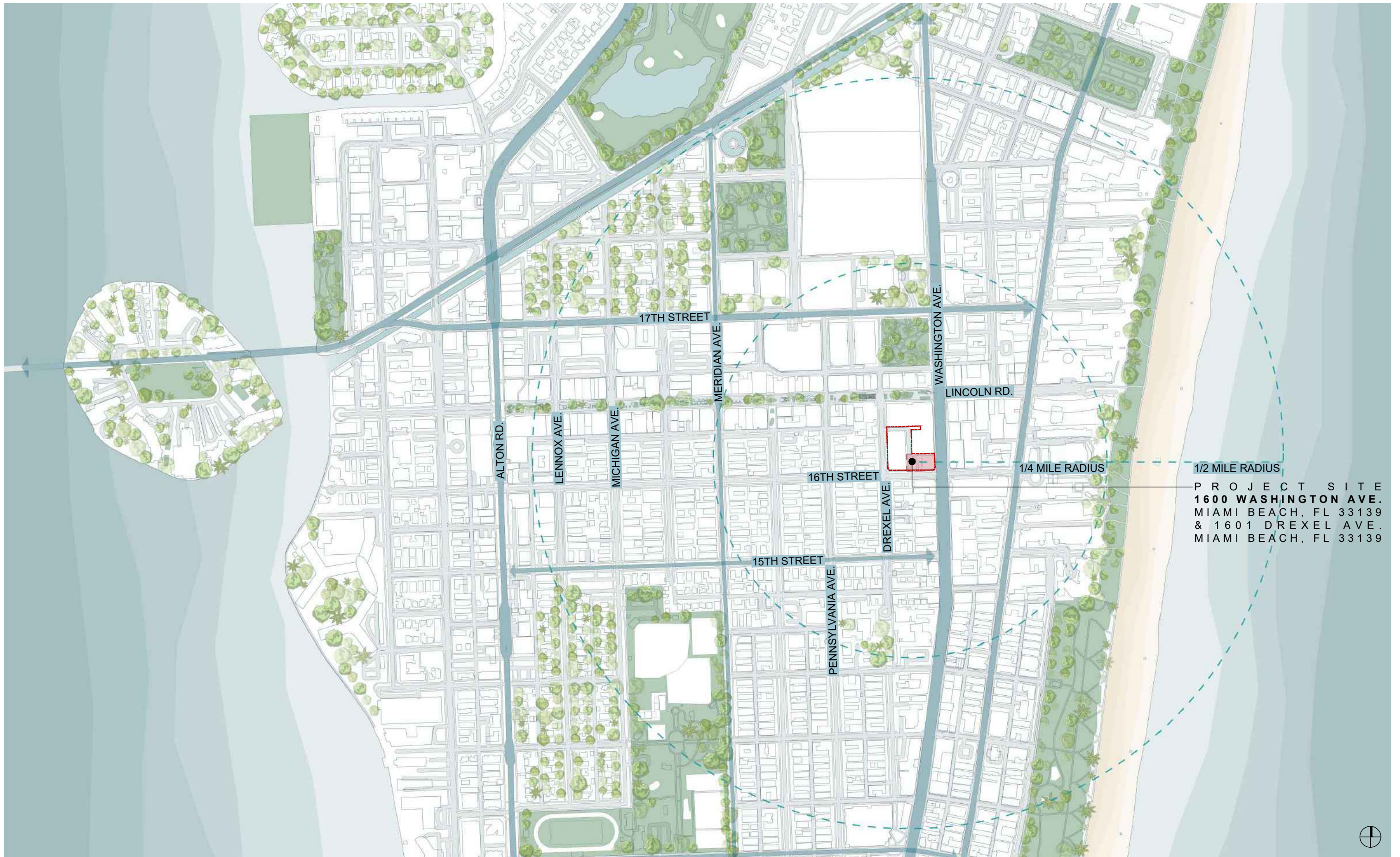
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1600 WASHINGTON AVE
MIAMI BEACH



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



PROJECT SITE
1600 WASHINGTON AVE.
 MIAMI BEACH, FL 33139
 & 1601 DREXEL AVE.
 MIAMI BEACH, FL 33139

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1600 WASHINGTON AVE
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DWG. TITLE	CONTEXT AND VICINITY LOCATION MAP
SCALE	VARIABLES
DATE	01-15-25
PROJECT NO.	
SHEET NUMBER	2025-03

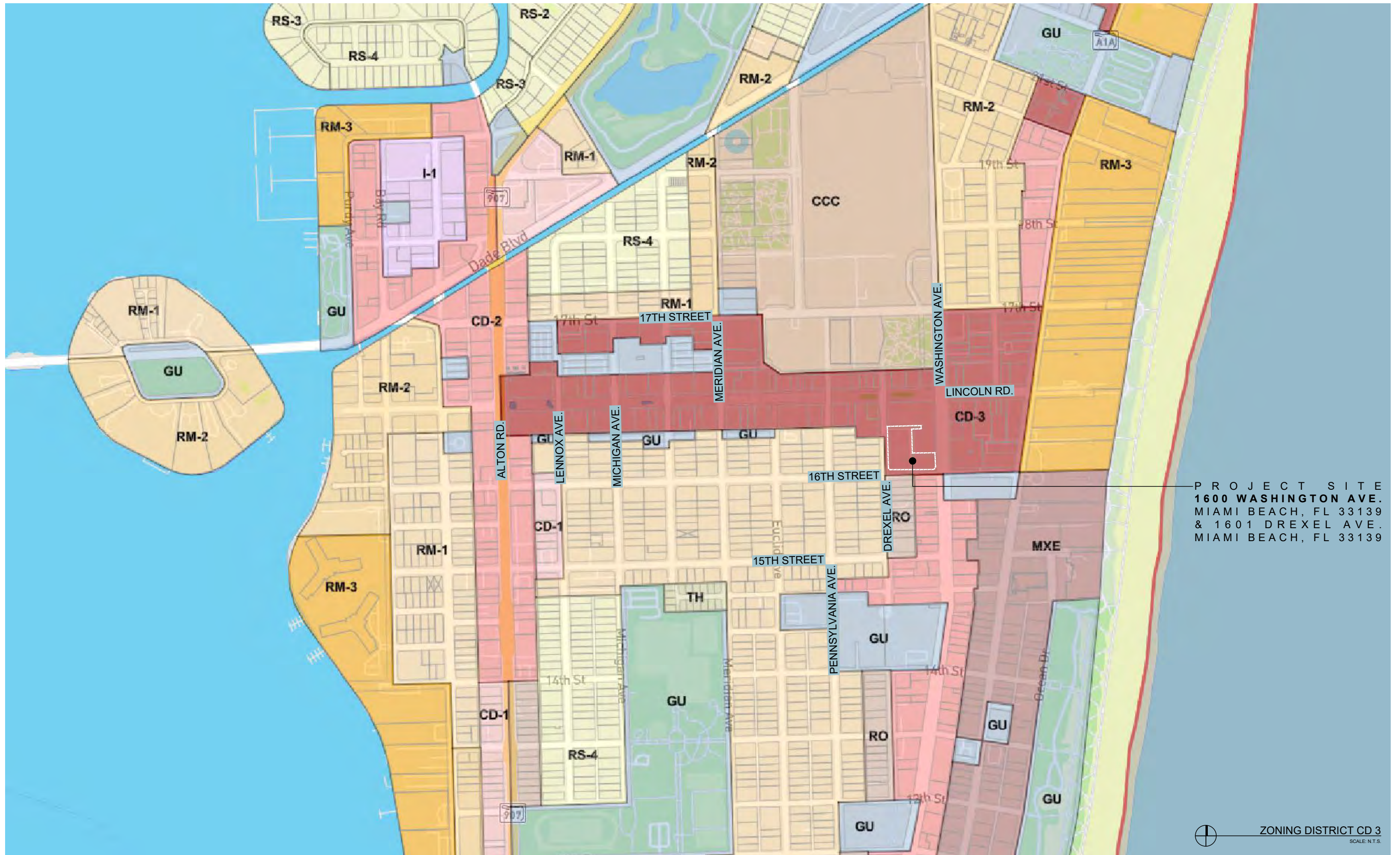
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 AAC001062 AR0015416 T 305.559.1255 S 305.559.1255

DATE	REVISION
------	----------

A-003



PROJECT SITE
 1600 WASHINGTON AVE.
 MIAMI BEACH, FL 33139
 & 1601 DREXEL AVE.
 MIAMI BEACH, FL 33139

ZONING DISTRICT CD 3
 SCALE: N.T.S.

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1600 WASHINGTON AVE
 1600 WASHINGTON AVE
 MIAMI BEACH



DWG. TITLE	ZONING DISTRICT MAP
SCALE	VARIES
DATE	01-15-25
PROJECT NO.	
SHEET NUMBER	2025-03
DATE	REVISION

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A-004



PROJECT SITE
1600 WASHINGTON AVE.
 MIAMI BEACH, FL 33139
 & 1601 DREXEL AVE.
 MIAMI BEACH, FL 33139

 **HISTORIC DISTRICT FLAMINGO**
 SCALE: N.T.S.

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1600 WASHINGTON AVE
 1600 WASHINGTON AVE
 MIAMI BEACH



DWG. TITLE	HISTORIC DISTRICT MAP
SCALE	VARIES
DATE	01-15-25
PROJECT NO.	
SHEET NUMBER	2025-03
DATE	REVISION

A-005

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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

TEN ARQUITECTOS
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1600 WASHINGTON AVE
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DWG. TITLE	CURRENT CONTEXT PHOTOGRAPHS
SCALE	VARIES
DATE	01-15-25
PROJECT NO.	
SHEET NUMBER	2025-03
DATE	REVISION

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

1600 WASHINGTON AVE
EXISTING BUILDING TO
BE DEMOLISHED

407 LINCOLN ROAD
OFFICE TOWER
EXISTING THIRTEEN
STORY BUILDING



D

1600 WASHINGTON AVE
EXISTING BUILDING TO
BE DEMOLISHED
EAST FACADE

TEN ARQUITECTOS
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1600 WASHINGTON AVE
MIAMI BEACH

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DWG. TITLE	CURRENT CONTEXT PHOTOGRAPHS
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DATE	REVISION

PH-002

1601 DREXEL AVE
EXISTING GARAGE
BUILDING TO REMAIN



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

TEN ARQUITECTOS
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1600 WASHINGTON AVE
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MIAMI BEACH

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DWG. TITLE	CURRENT CONTEXT PHOTOGRAPHS
SCALE	VARIES
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DATE	REVISION

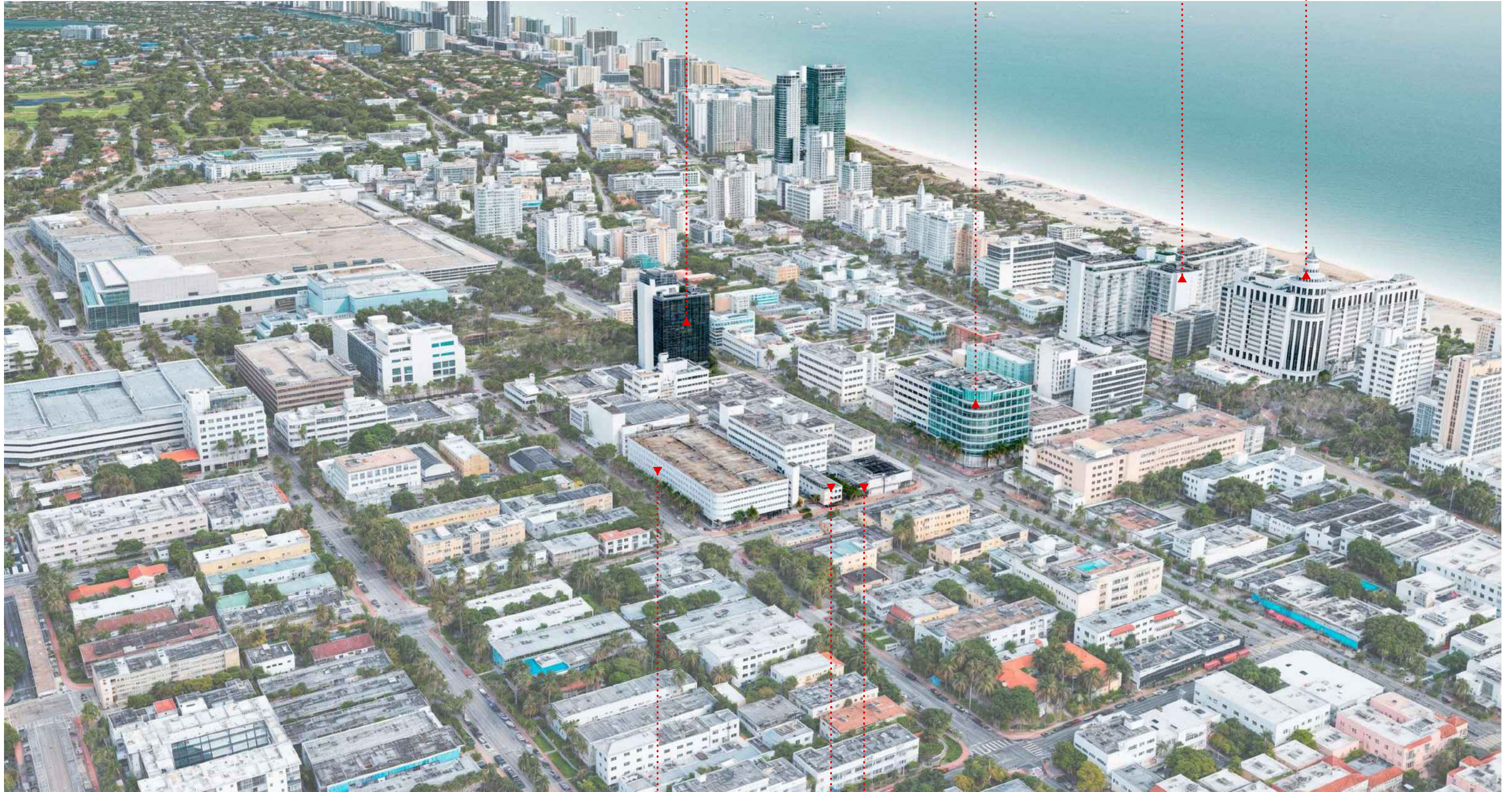
PH-003

407 LINCOLN ROAD
OFFICE TOWER
EXISTING THIRTEEN
STORY BUILDING

1601 WASHINGTON AVE
LNR Partners headquarters
EXISTING EIGHT
STORY BUILDING

100 LINCOLN RD.
D E C O P L A G E
EXISTING SIXTEEN
STORY BUILDING

1601 COLLINS AVE
L O E W S H O T E L
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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1600 WASHINGTON AVE
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OVERALL AERIAL PHOTO	
SCALE	VARIES
DATE	01-15-25
PROJECT NO.	
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DATE	REVISION

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

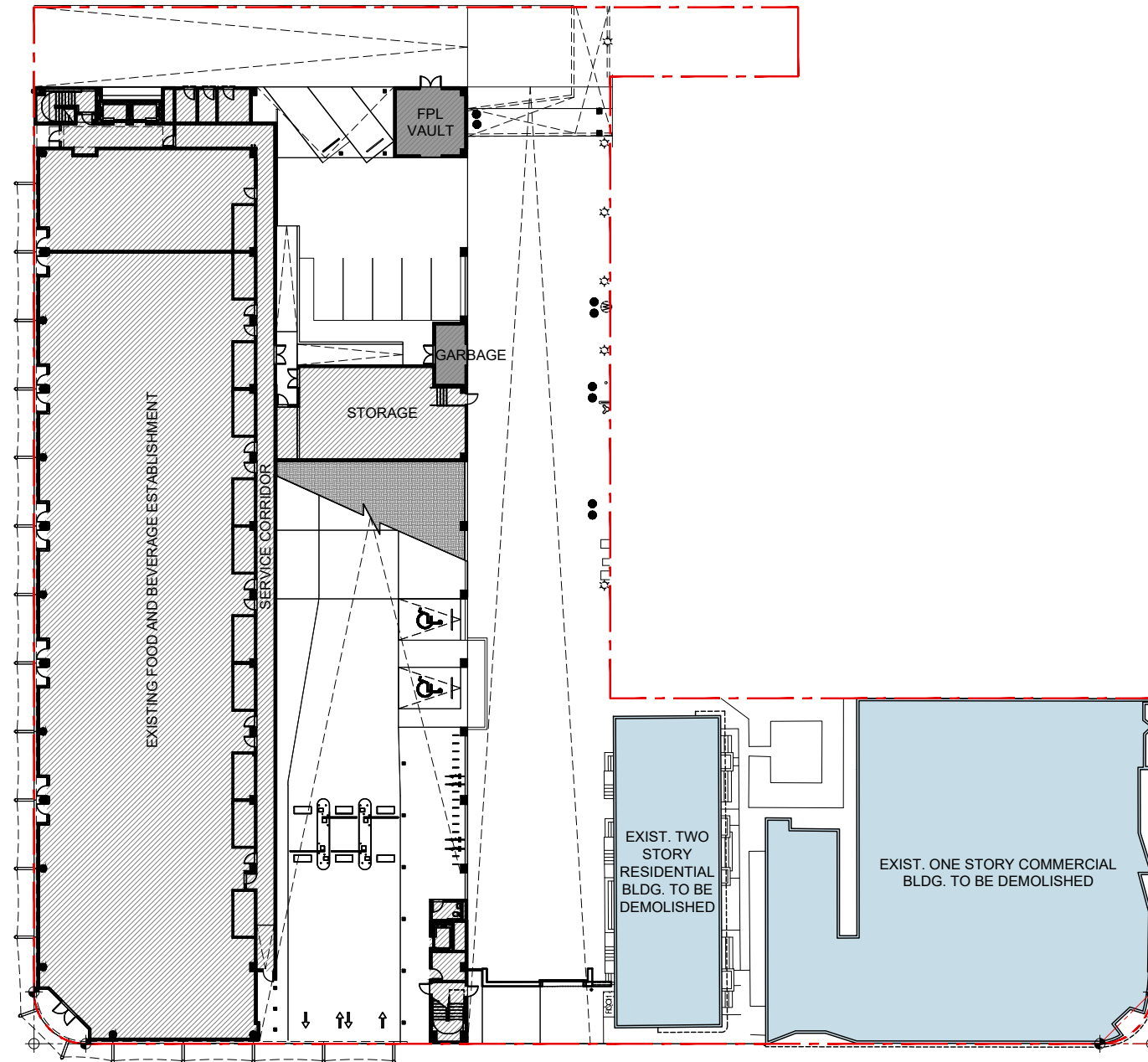
1600 WASHINGTON AVE
 PROPOSED FIFTEEN
 STORY BUILDING

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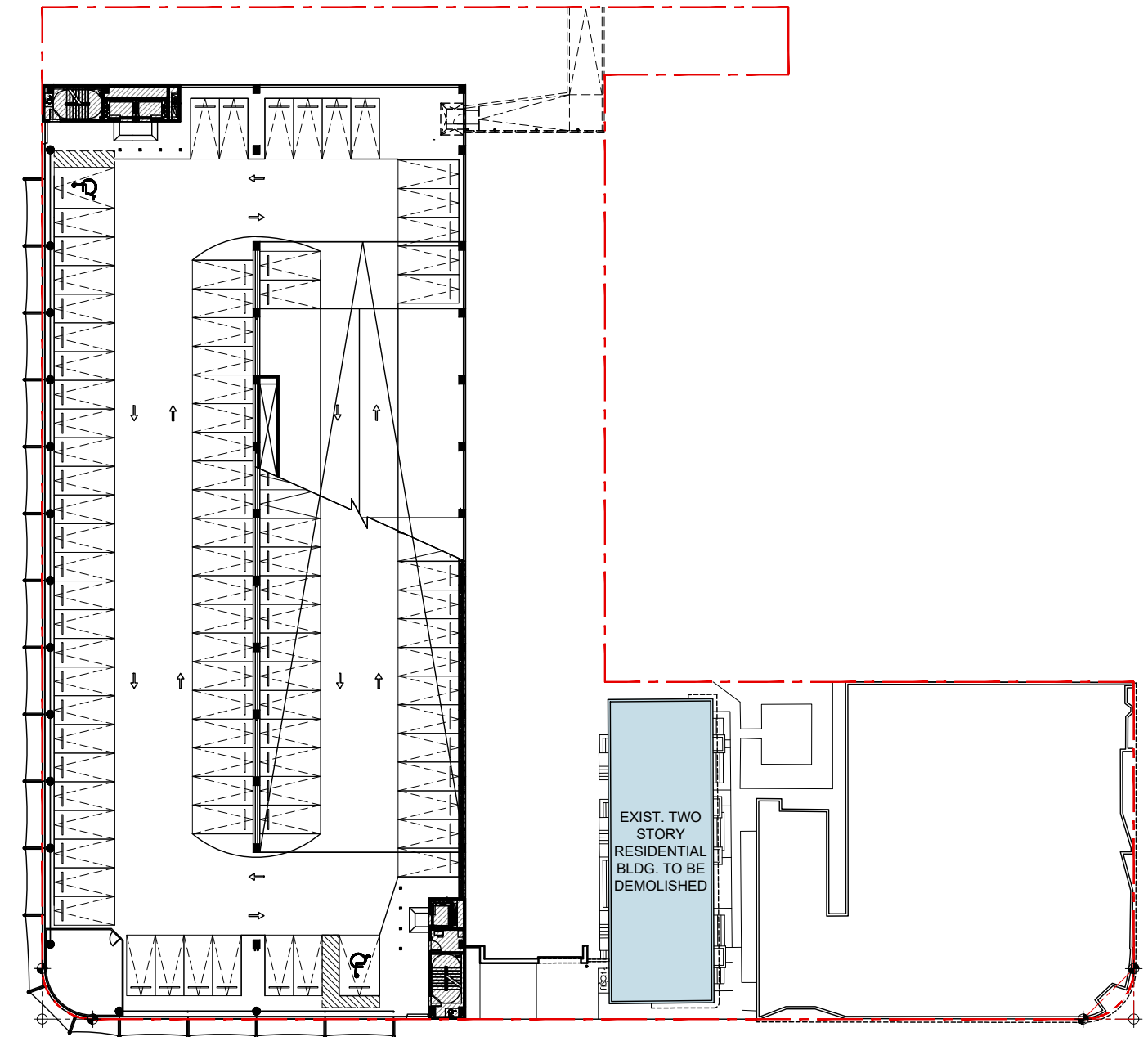
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 1600 WASHINGTON AVE
 MIAMI BEACH

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	OVERALL AERIAL PHOTO
SCALE	VARIES
DATE	01-15-25
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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.

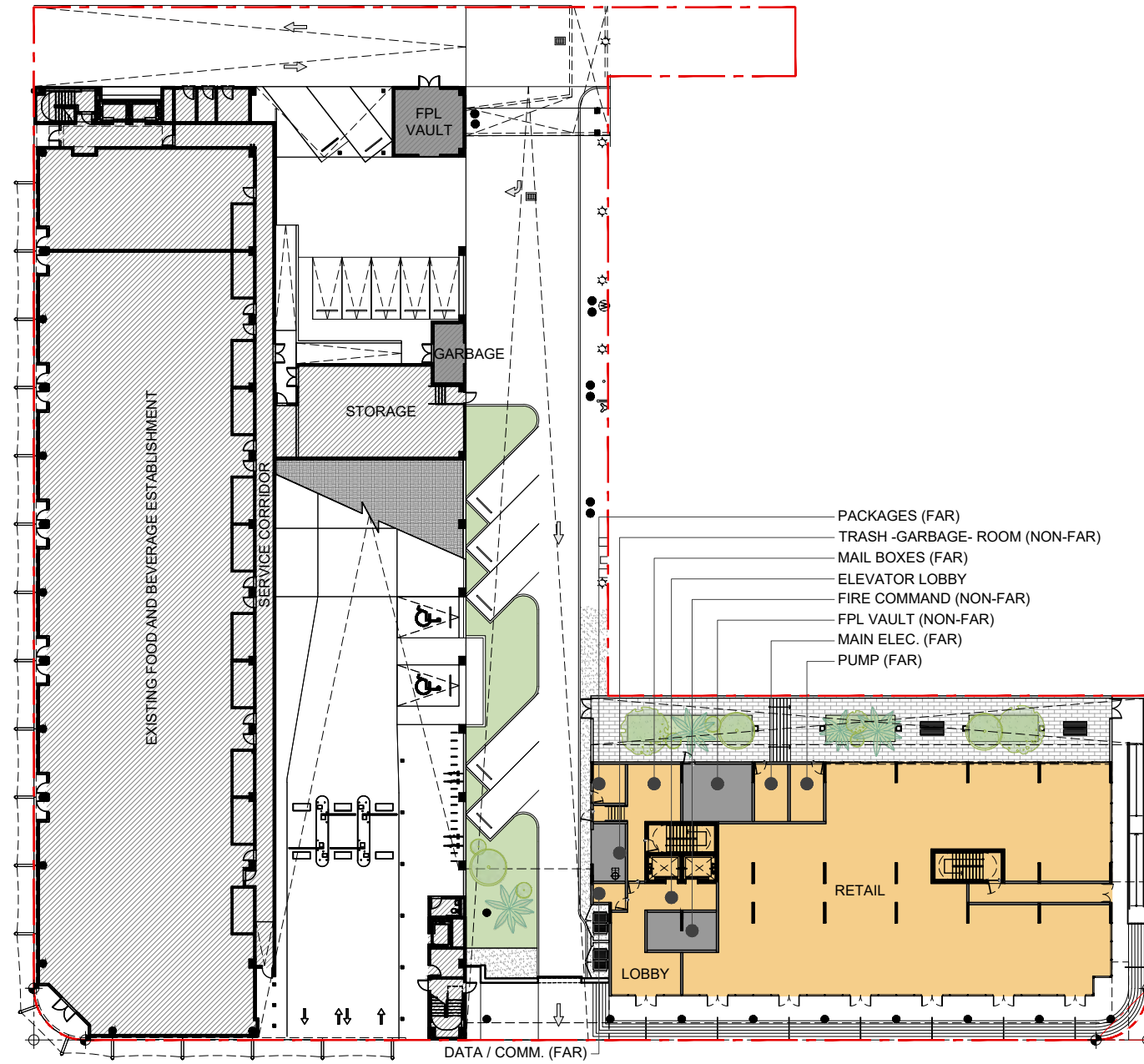
FAR AREAS SCHEDULE	EXISTING
RESIDENTIAL 2ND LEVEL (TO BE DEMO)	2803 SQ. FT.
EXISTING GARAGE BLD. FAR 2ND TO ROOF LVLS.	5081 SQ. FT.
TOTAL EXISTING FAR GROUND LEVEL	7884 SQ. FT.

TEN ARQUITECTOS
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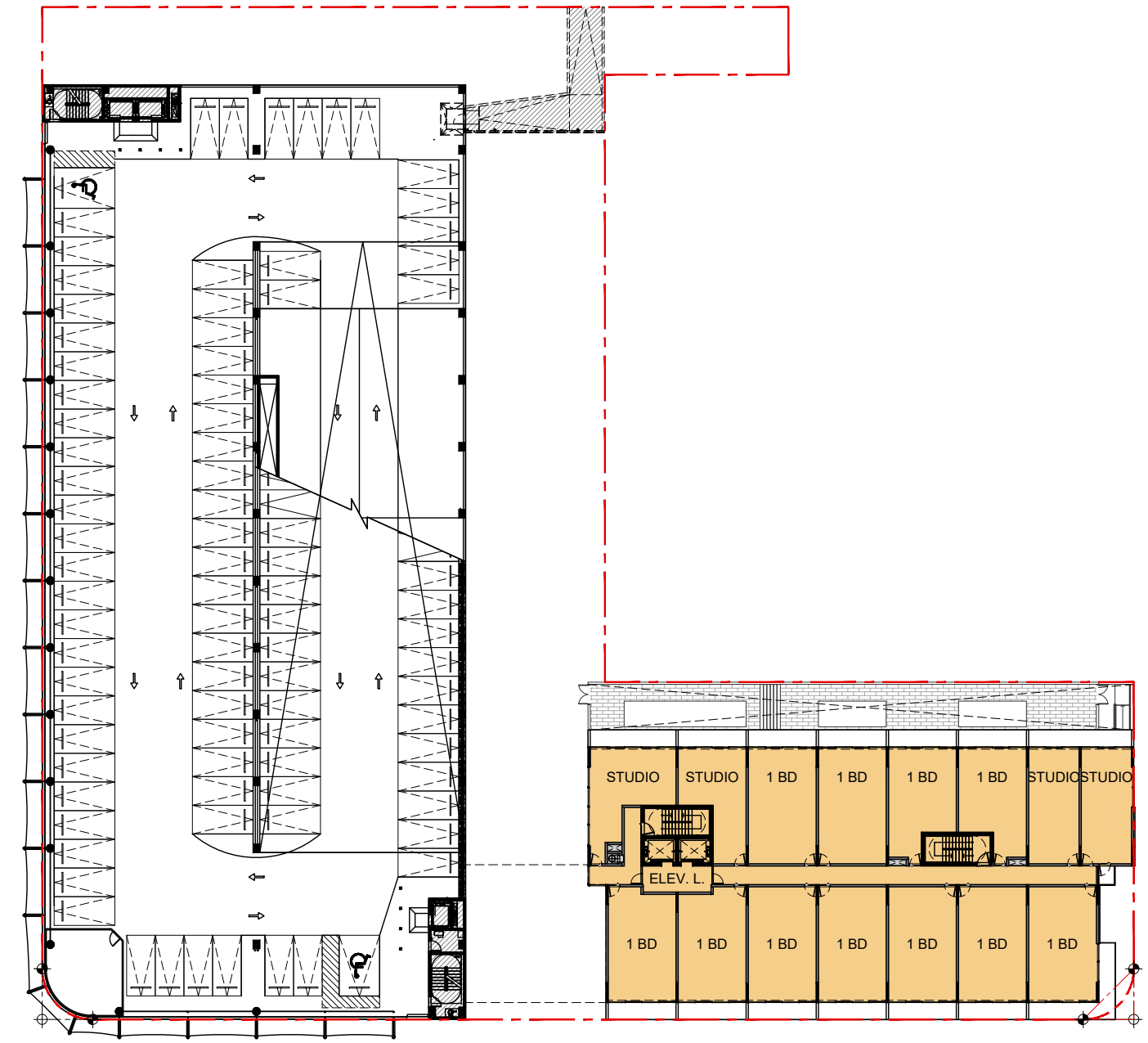
1600 WASHINGTON AVE
1600 WASHINGTON AVE
MIAMI BEACH



DWG. TITLE	EXISTING FAR DIAGRAMS
SCALE	N.T.S.
DATE	01-15-25
PROJECT NO.	
SHEET NUMBER	2025-03
DATE	REVISION



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.

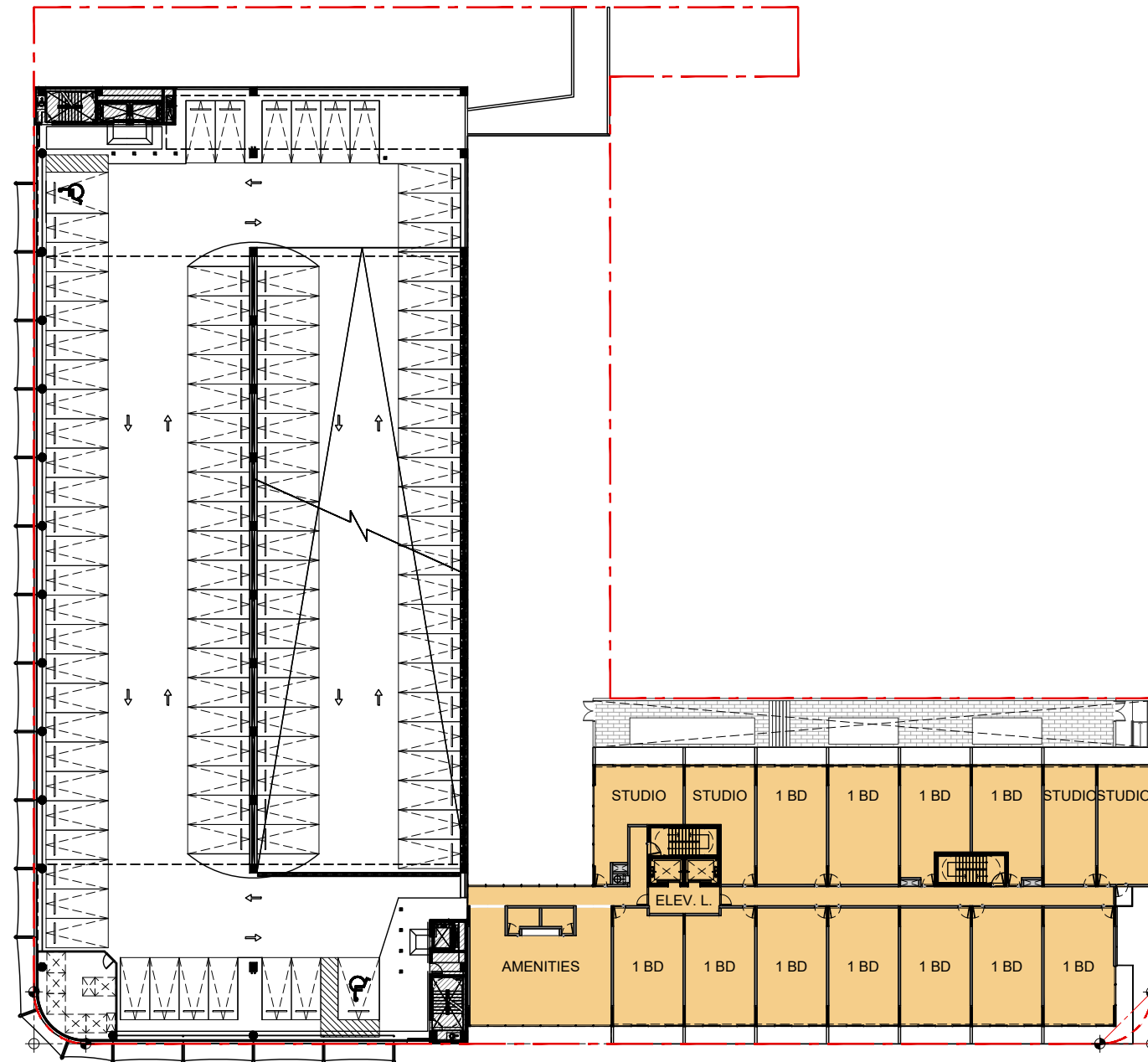
FAR AREAS SCHEDULE	PROPOSED	EXISTING
ELEVATOR LOBBY	161 SQ. FT.	
RESIDENTIAL - 1BD UNITS	7764 SQ. FT.	
RESIDENTIAL - STUDIOS UNITS	2278 SQ. FT.	
B.O.H. SERVICE UTILITY (FAR)	60 SQ. FT.	
CIRCULATION	1388 SQ. FT.	
EXISTING GARAGE BLDG. FAR		837 SQ. FT.
EXISTING PEDESTRIAN BRIDGE @ 3RD LEVEL		703 SQ. FT.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

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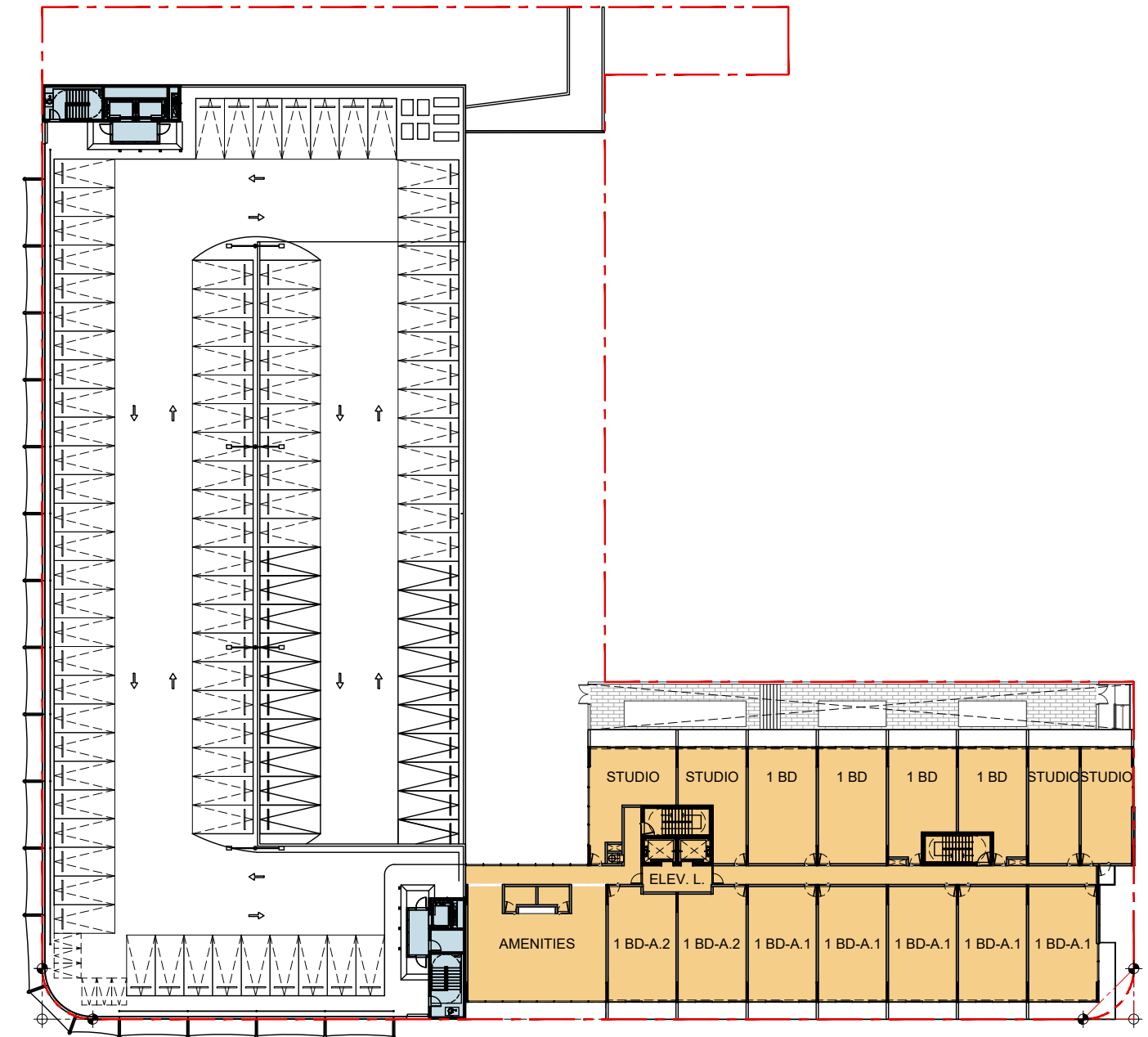
1600 WASHINGTON AVE
1600 WASHINGTON AVE
MIAMI BEACH



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



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.

TEN ARQUITECTOS
Cuernavaca 114-PB, Col. Condesa, C.P. 06140, México D.F.
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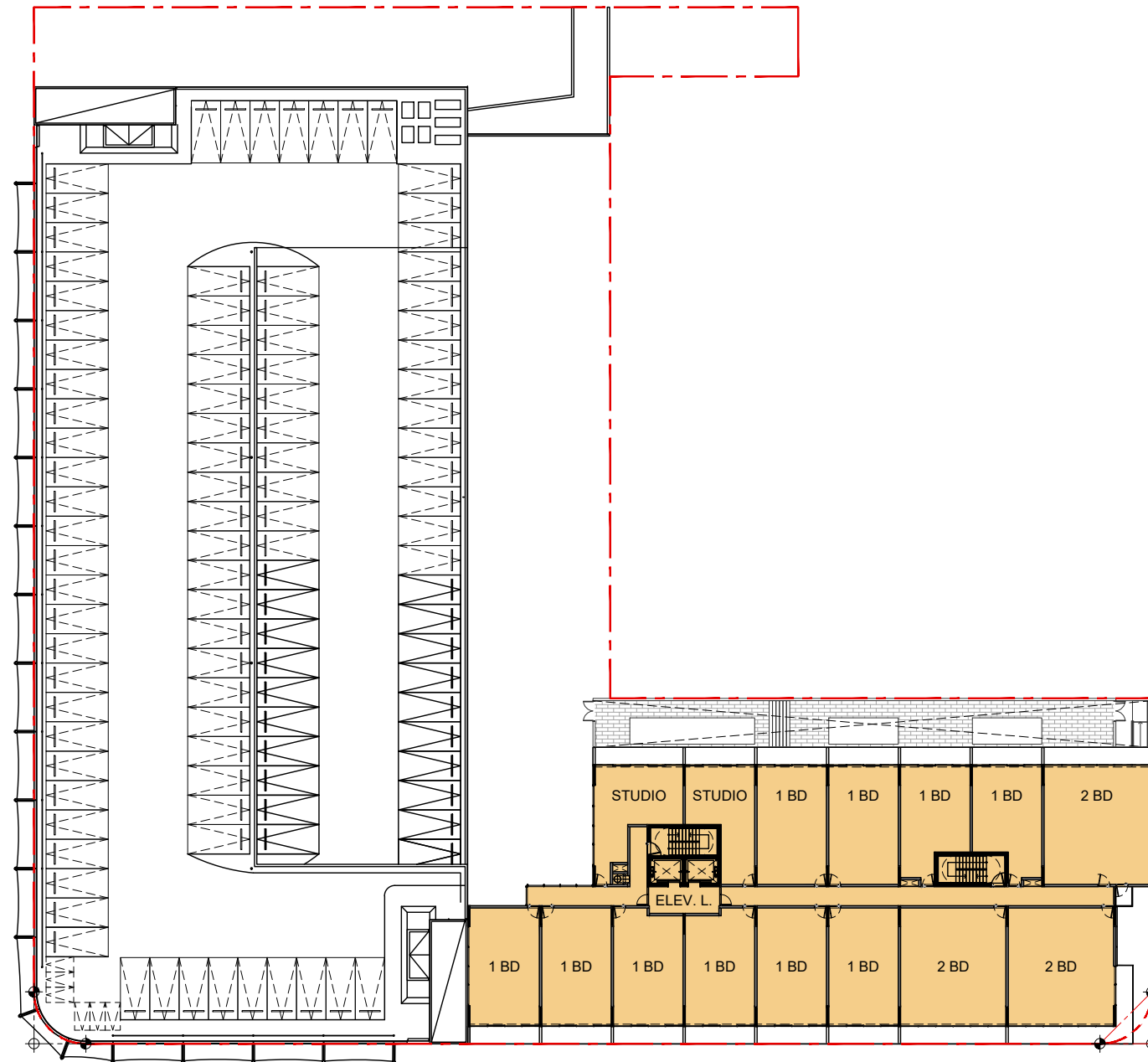
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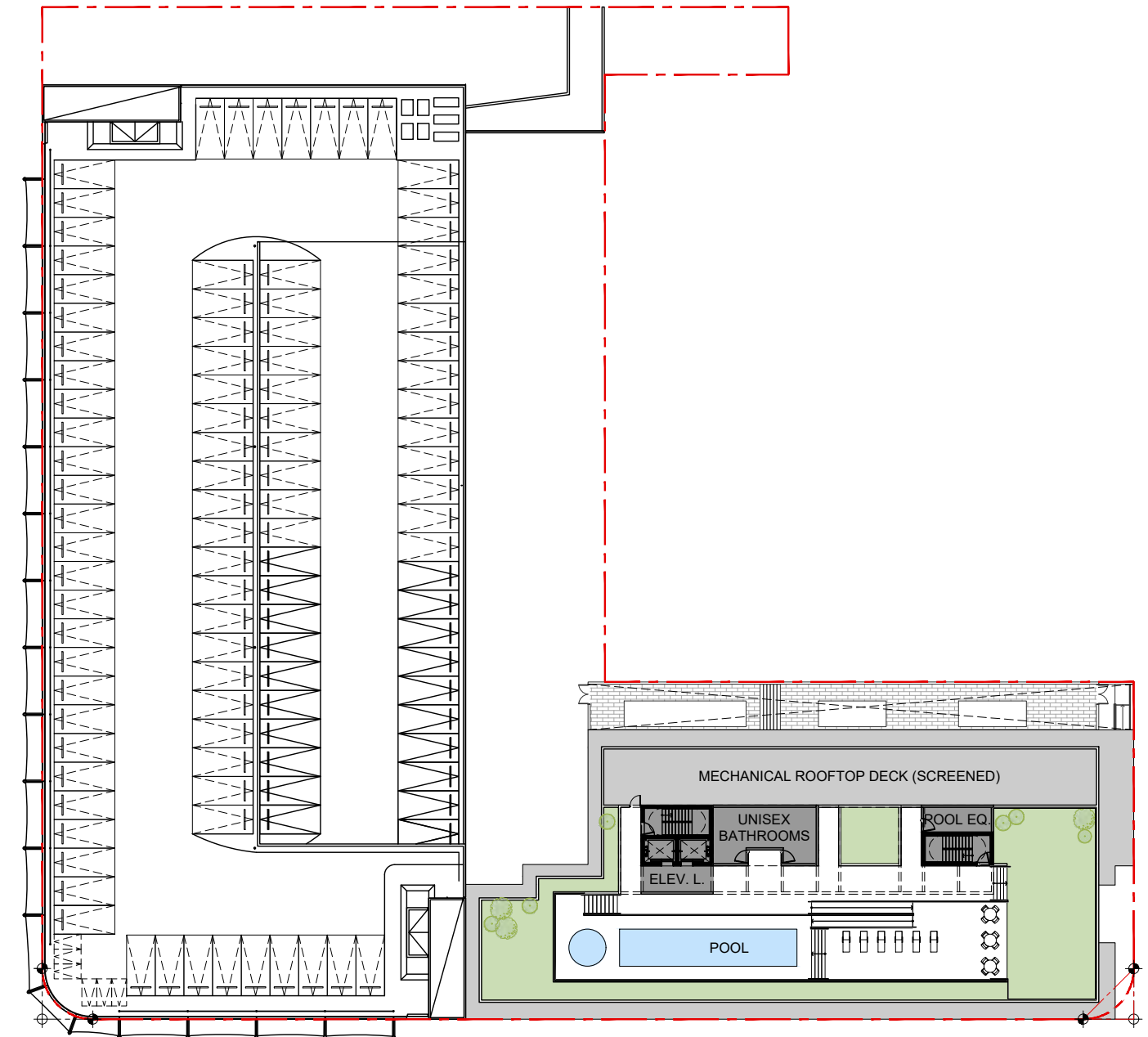
ARCHITECTURE | JOSE L. GOMEZ | 8101 BISCAYNE BLVD. S. 309, 310
A/C 001062 | A/R 015416 | T 305.559.1255 | S2702121592.COM

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.	

TEN ARQUITECTOS
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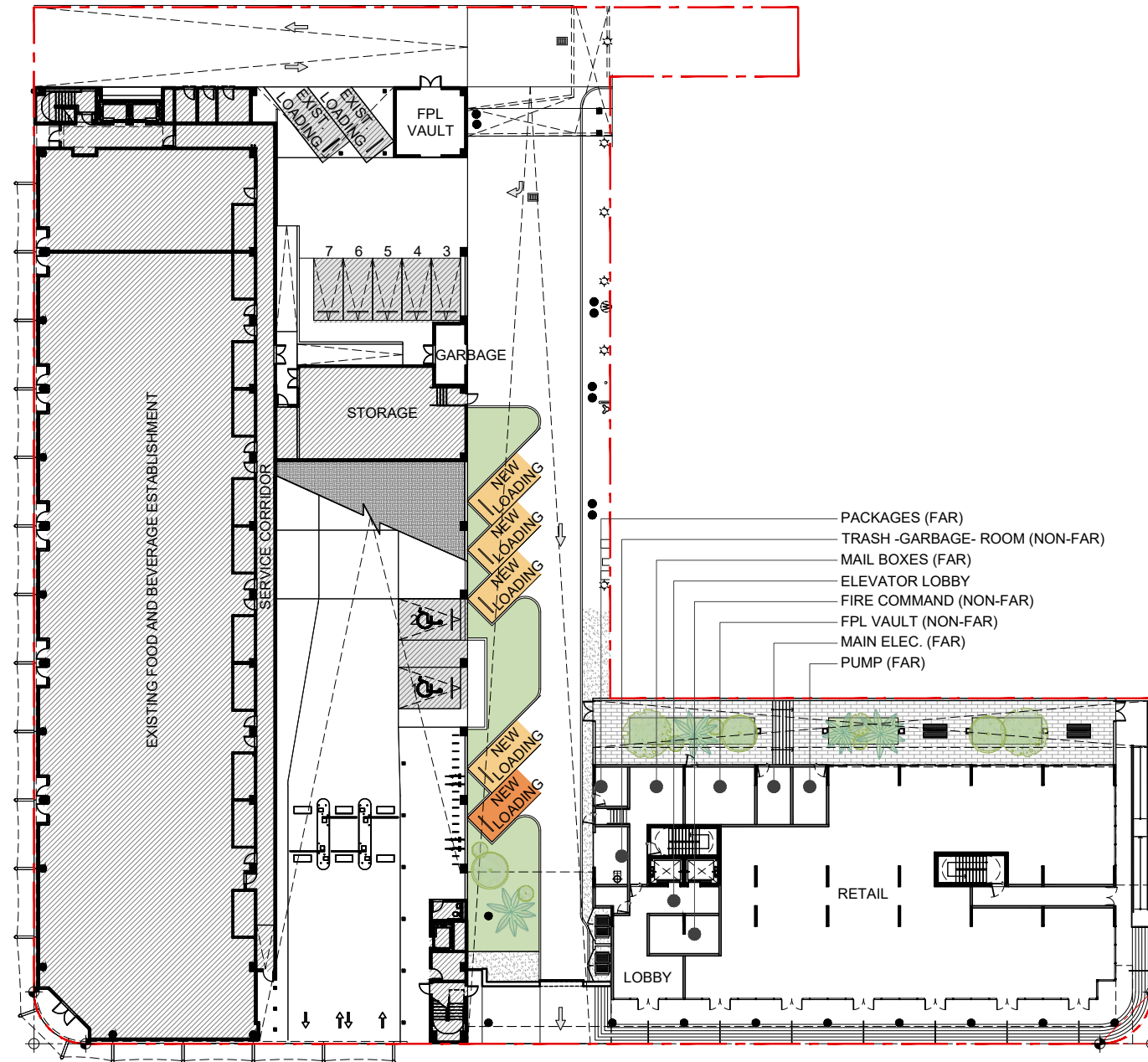
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1600 WASHINGTON AVE
MIAMI BEACH



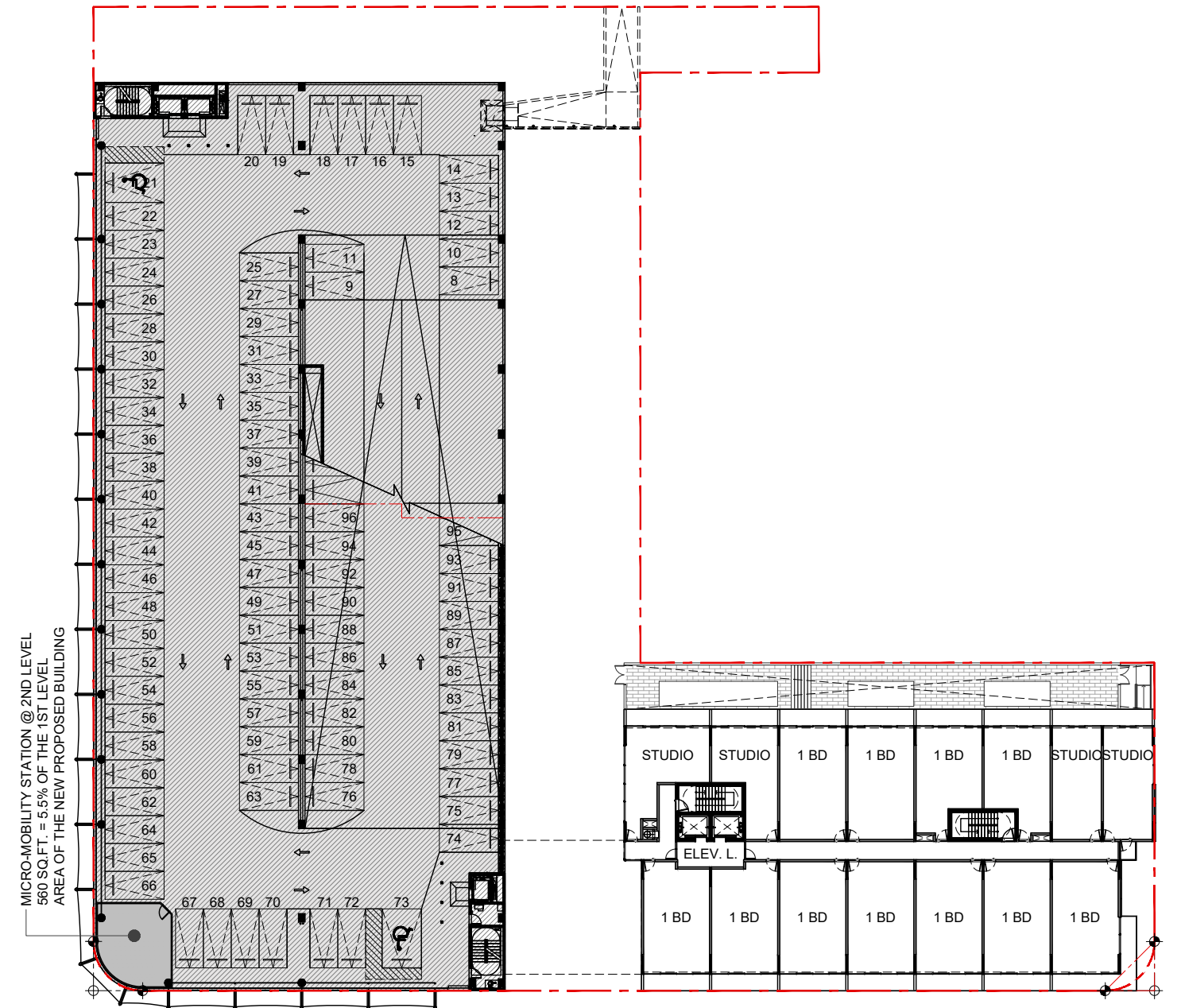
DWG. TITLE	PROPOSED FAR DIAGRAMS
SCALE	N.T.S.
DATE	01-15-25
PROJECT NO.	
SHEET NUMBER	2025-03

FLOOR AREA RATIO (SQ.FT.) TABULATION CHART ANALISYS													
LEVEL	FLOOR AREA RATIO (SQ.FT.)							NON-FAR (SQ.FT.)				FAR	
	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	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
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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
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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	

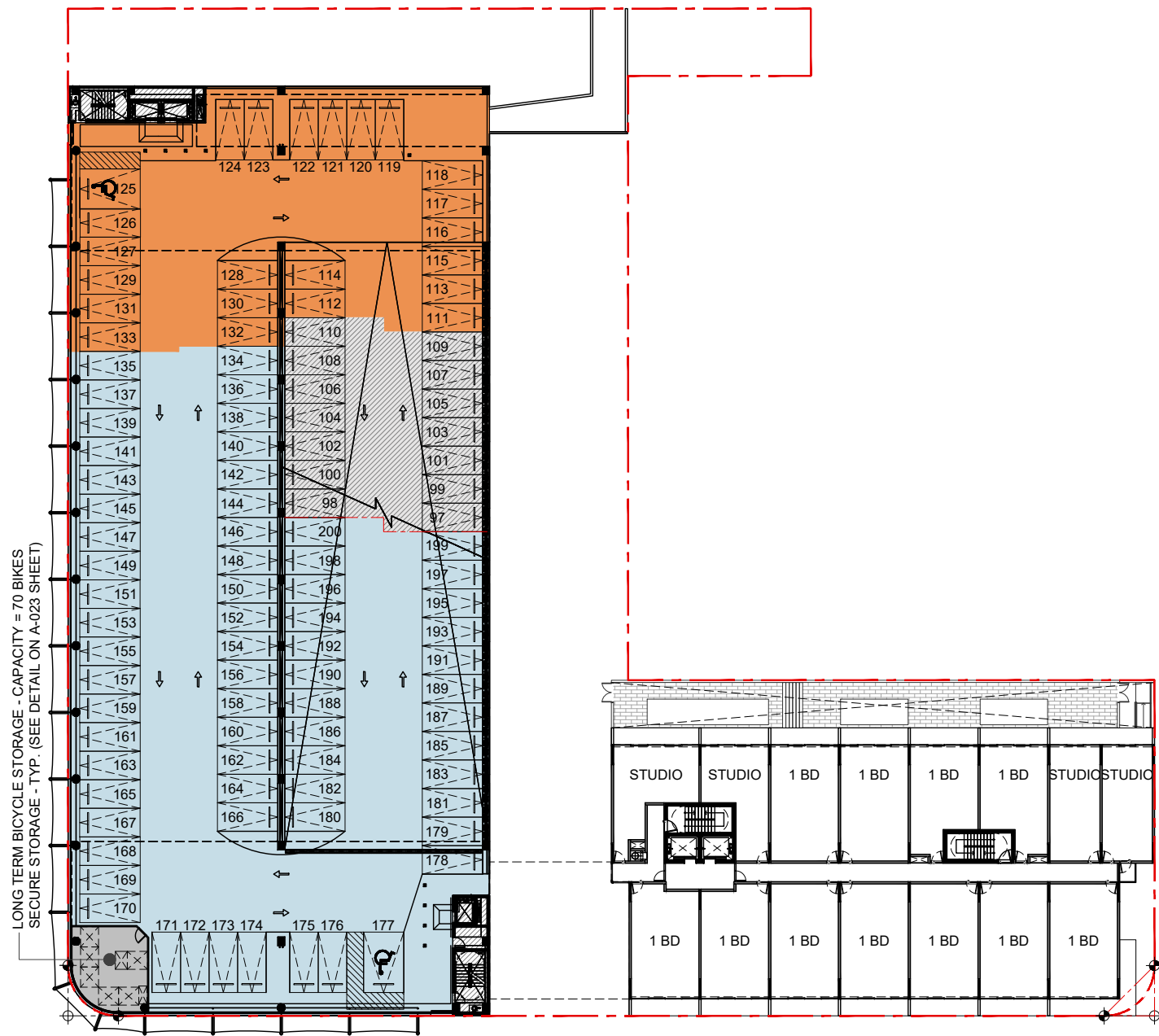
OFF-STREET PARKING SCHEDULE	
	RESIDENTIAL PARKINGS -- STALLS
	RESIDENTIAL DESIGNATED GUEST PARKINGS -- STALLS
	COMMERCIAL @ NEW BLDG. PARKINGS -- STALLS
	NEW WORLD SYMPHONY PARKINGS -- STALLS
	COMMERCIAL @ EXISTING BLDG. PARKINGS 89 STALLS
TOTAL OFF-STREET PARKING 89 STALLS	
MICRO-MOBILITY STATION @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

TEN ARCHITECTOS
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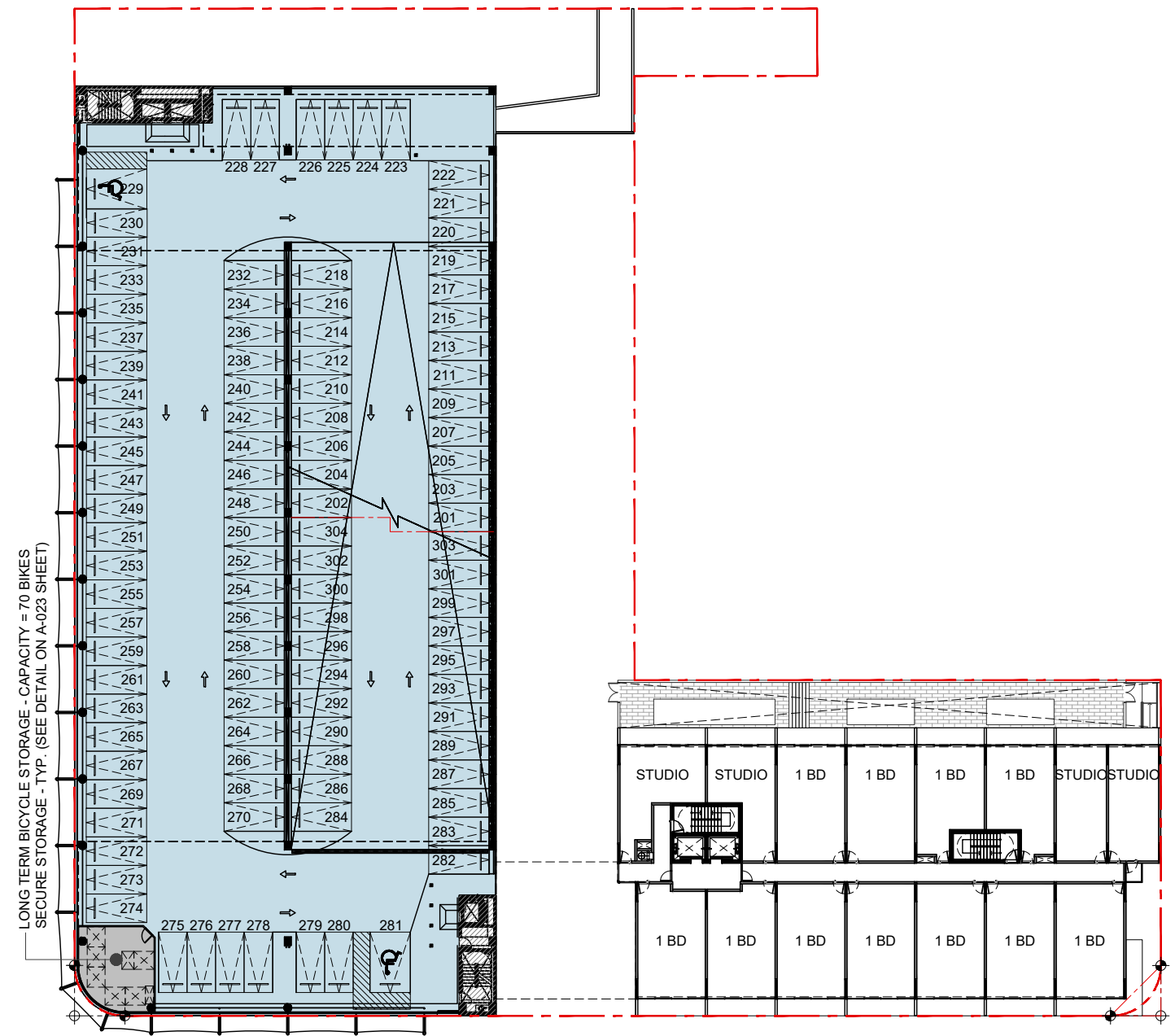
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MIAMI BEACH



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



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

TEN ARQUITECTOS
 Cuernavaca 114-PB, Col. Condesa, C.P. 06140, México D.F.
 T (55) 5211.80.04 F (55) 5284.17.35

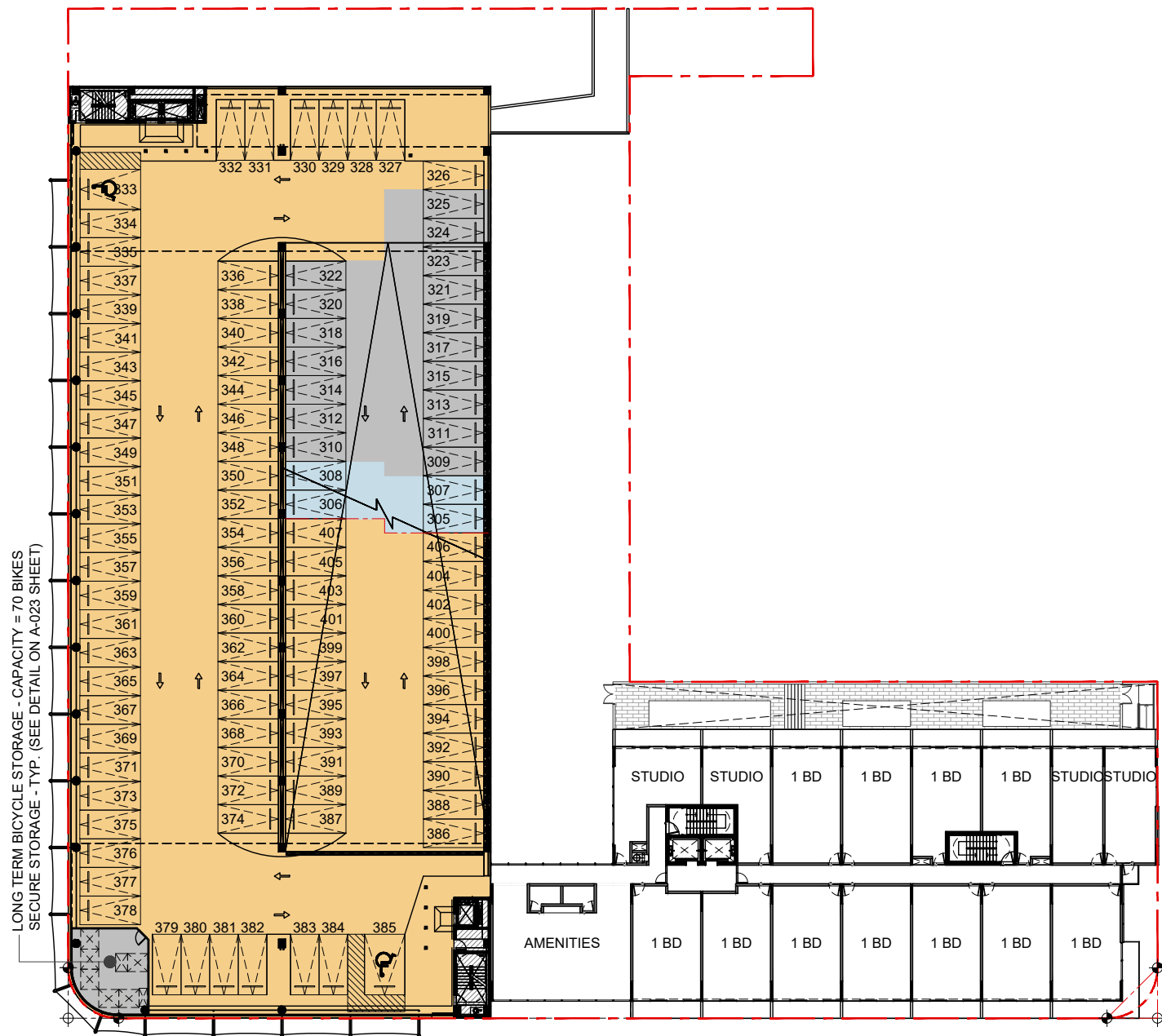
1600 WASHINGTON AVE
 1600 WASHINGTON AVE
 MIAMI BEACH



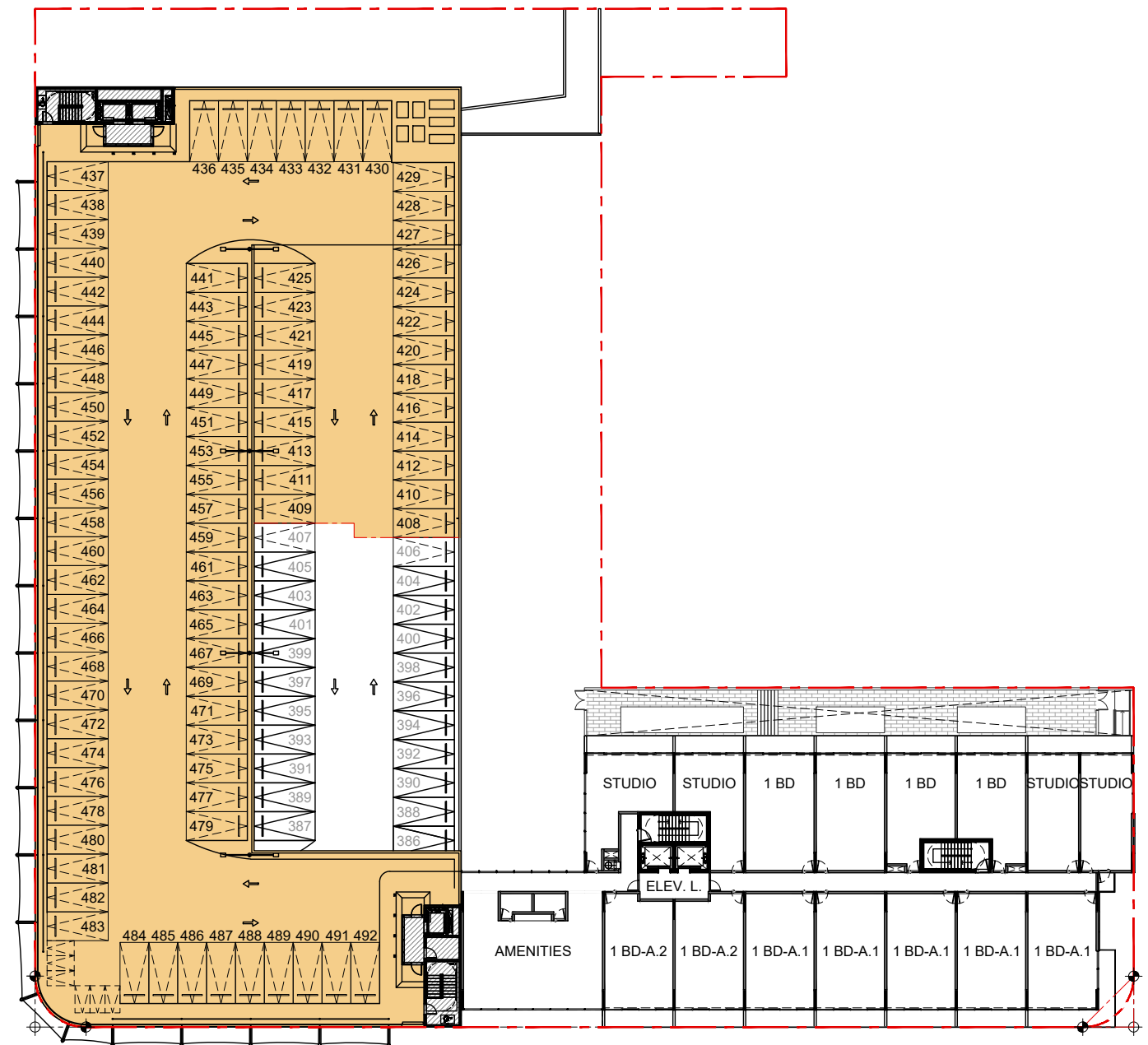
ARCHITECTURE JOSE L. GOMEZ 8101 BISCAYNE BLVD. S. 3092 310
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DWG. TITLE	OFF-STREET PARKING ANALYSIS
SCALE	N.T.S.
DATE	01-15-25
PROJECT NO.	2025-03
SHEET NUMBER	A-021
DATE	REVISION

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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

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

1600 WASHINGTON AVE
1600 WASHINGTON AVE
MIAMI BEACH

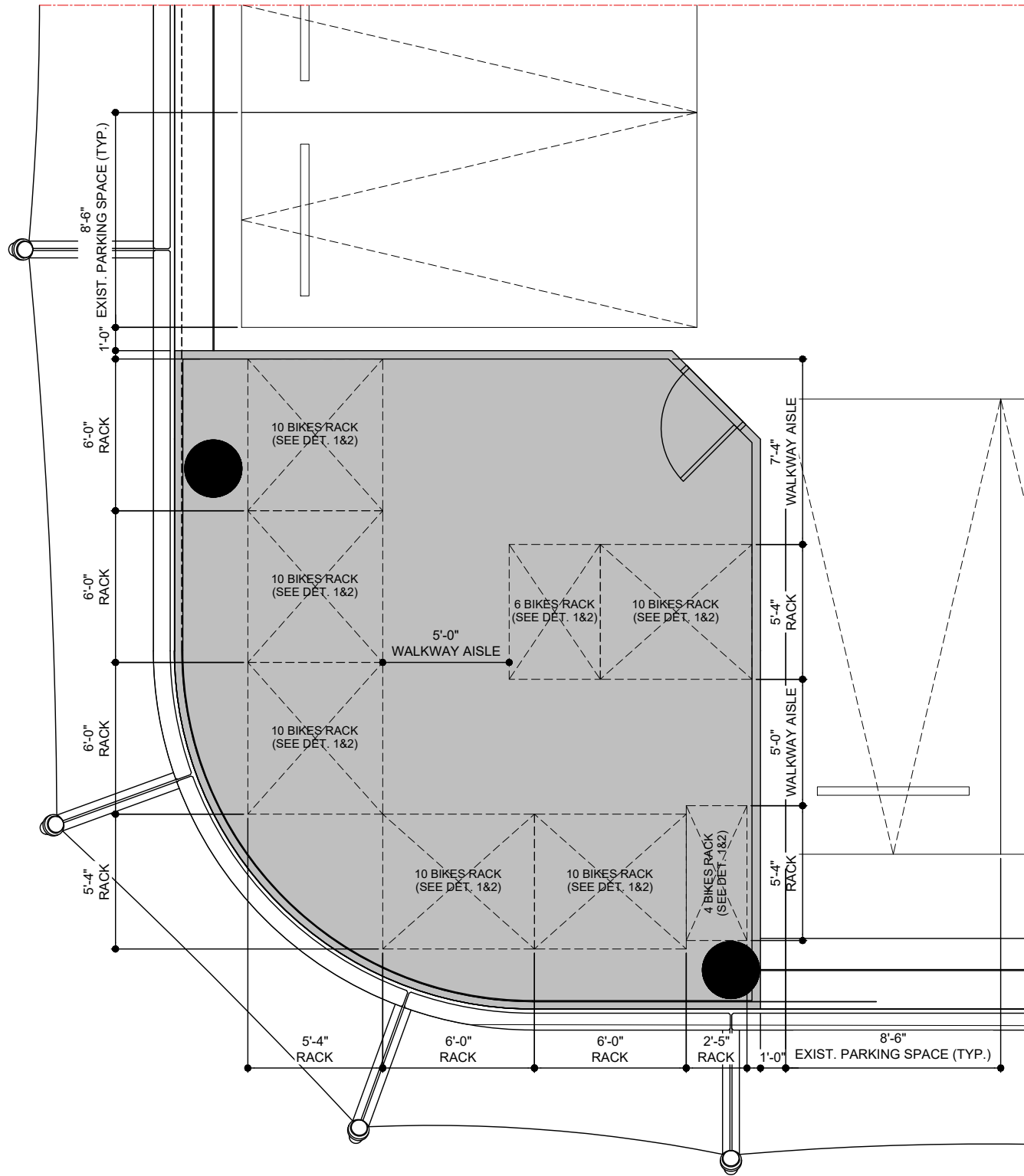
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DWG. TITLE
OFF-STREET PARKING ANALYSIS
SCALE
N.T.S.
DATE
01-15-25
PROJECT NO.
2025-03
SHEET NUMBER

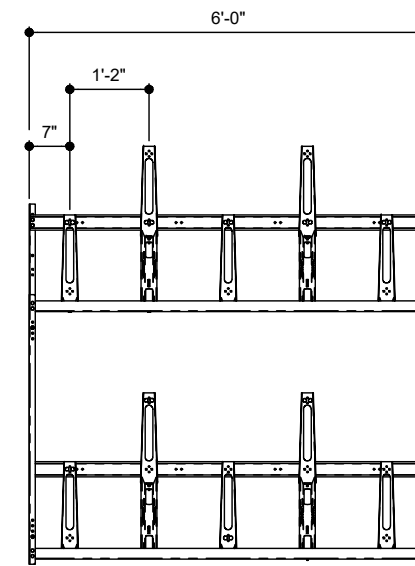
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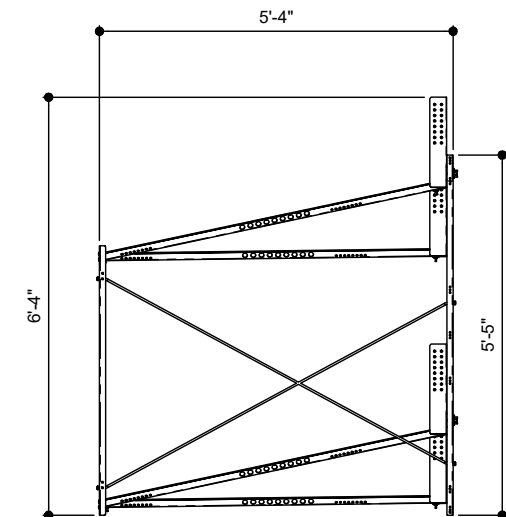
DATE REVISION **A-022**



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



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



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

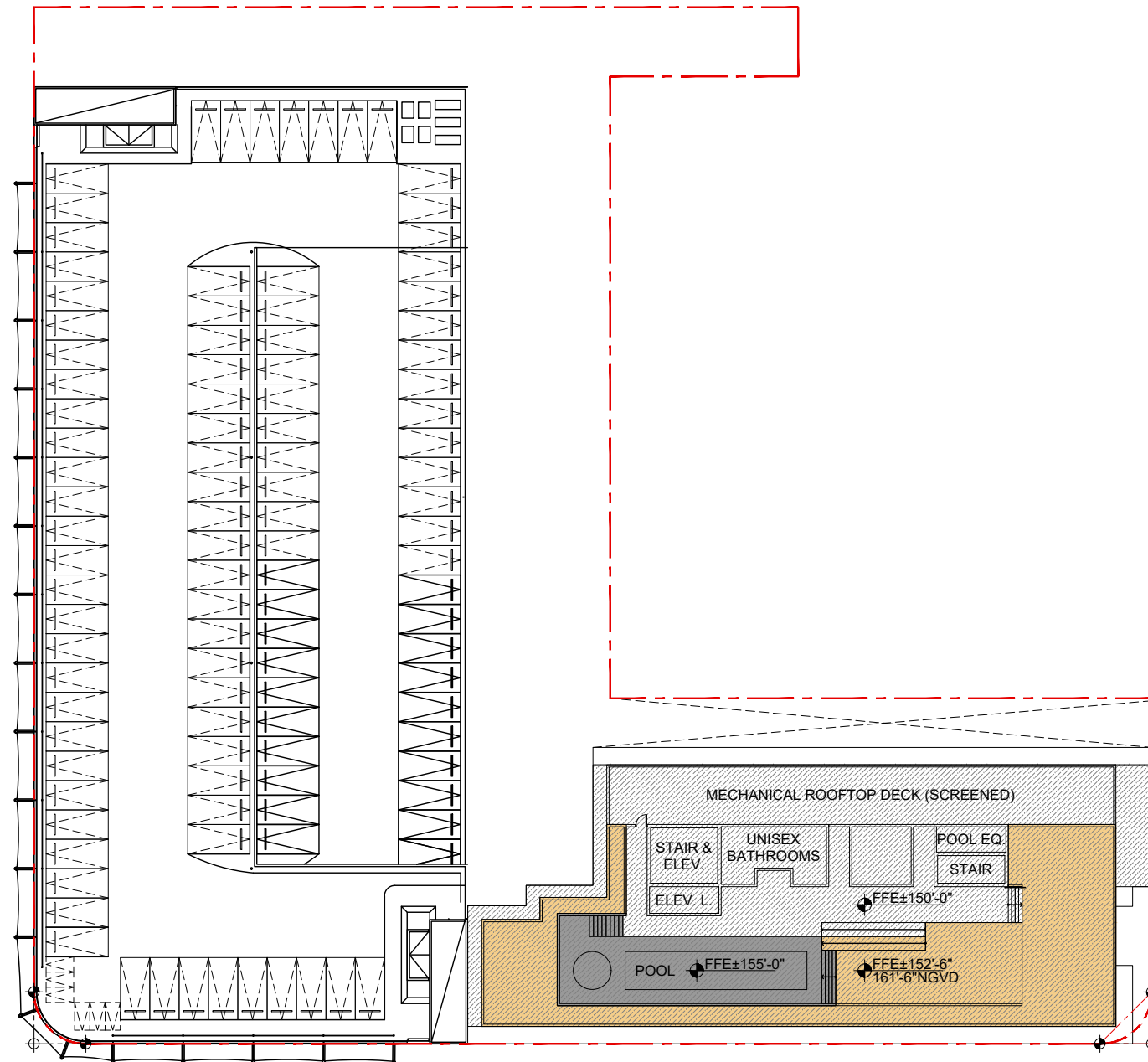
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T (55) 5211.80.04 F (55) 5286.17.35

1600 WASHINGTON AVE
1600 WASHINGTON AVE
MIAMI BEACH

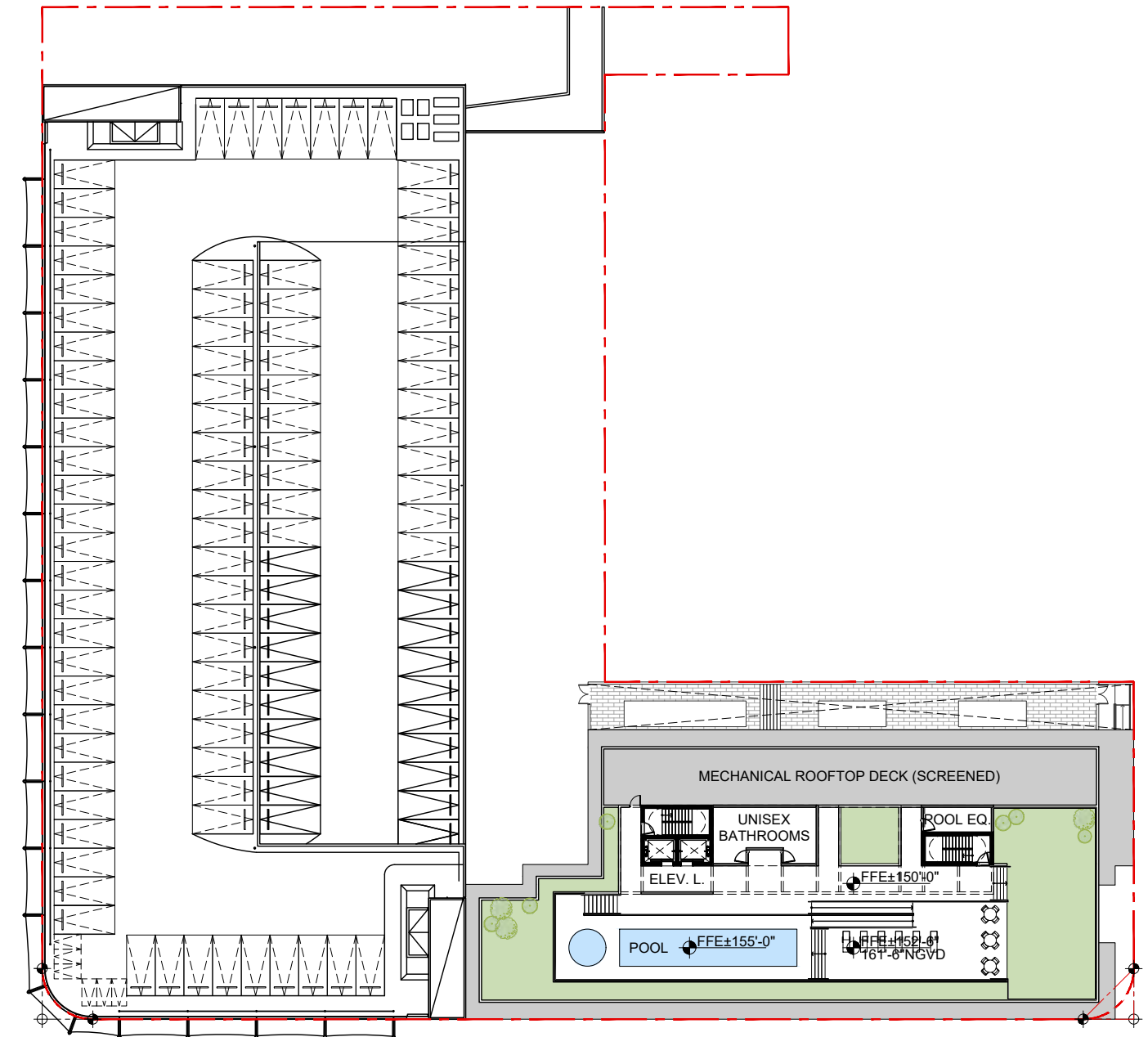


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DWG. TITLE	TYP. LONG-TERM BICYCLE PARKING STORAGE
SCALE	N.T.S.
DATE	01-15-25
PROJECT NO.	2025-03
SHEET NUMBER	A-023
DATE	REVISION



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

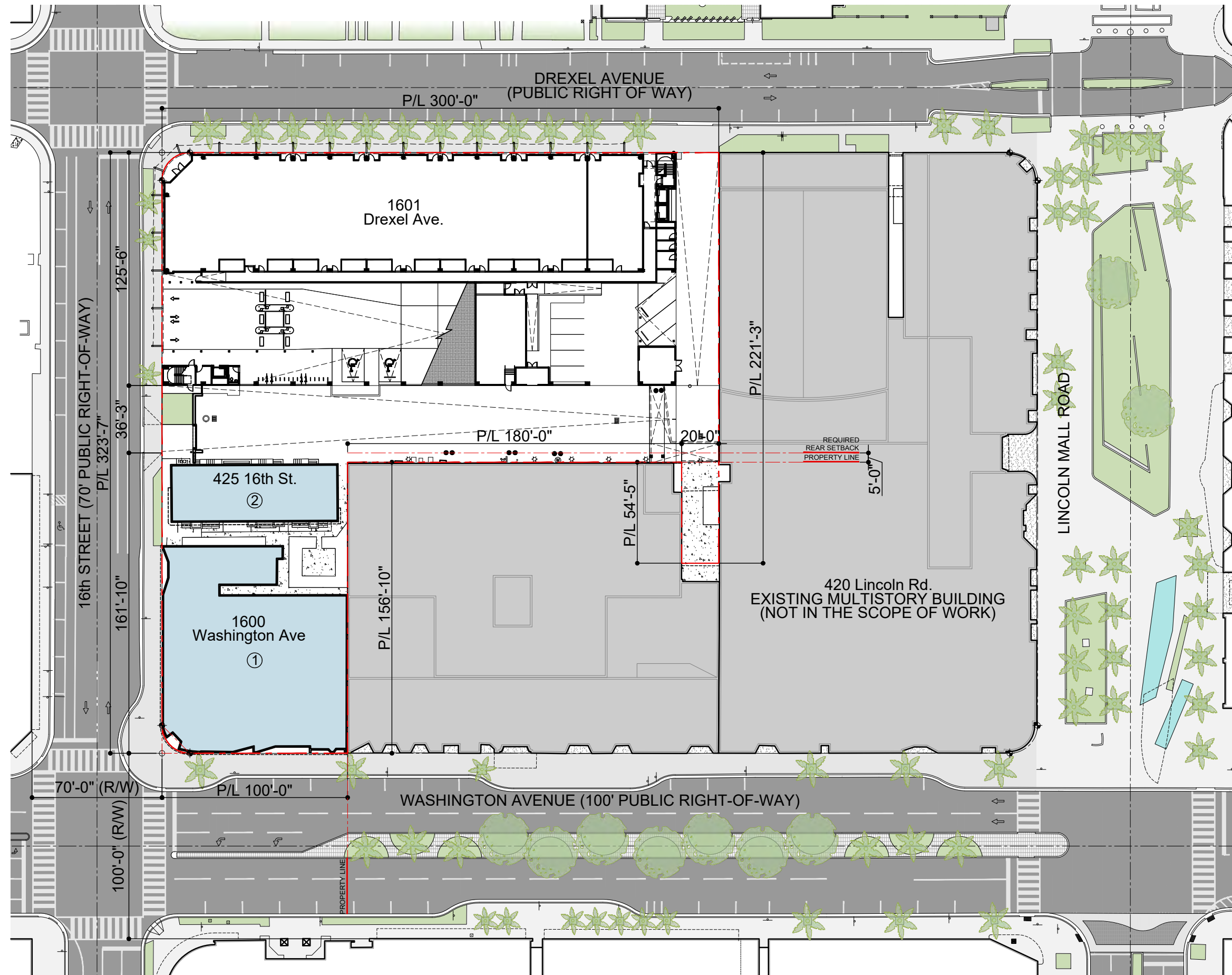
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A A C 0 0 1 0 6 2 | A R 0 0 1 5 4 1 6 | M I A M I , F L 3 3 1 3 3 - 4 0 8 4
T 3 0 5 . 5 5 9 . 1 2 5 0 | S 2 7 2 7 2 1 2 . 1 5 5 2 . C O M

DATE REVISION

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'

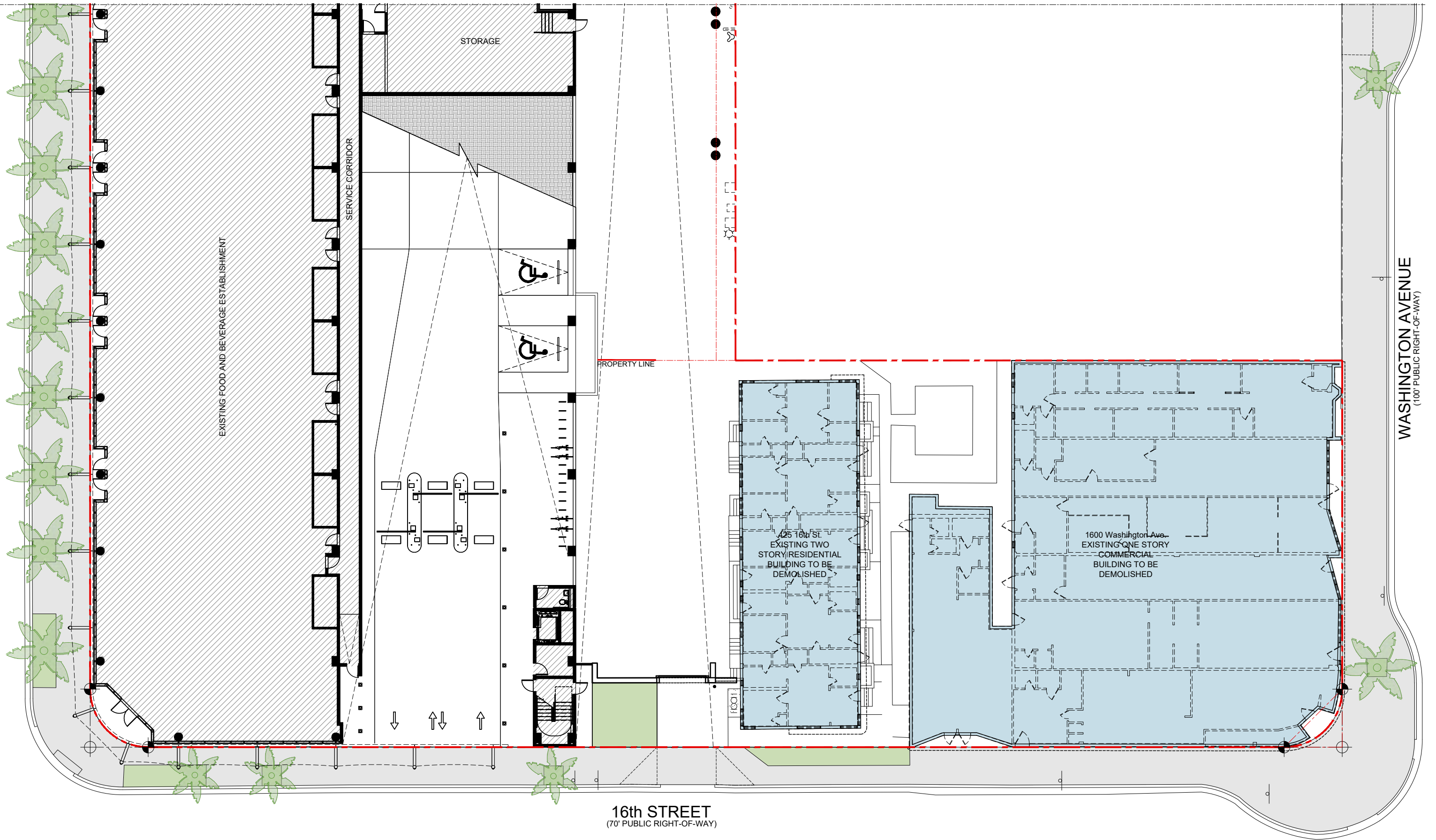
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 1600 WASHINGTON AVE
 MIAMI BEACH



EXISTING-DEMOLITION FLOOR PLAN

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

CONSULTANT

PROPERTY LINE

PROPERTY LINE

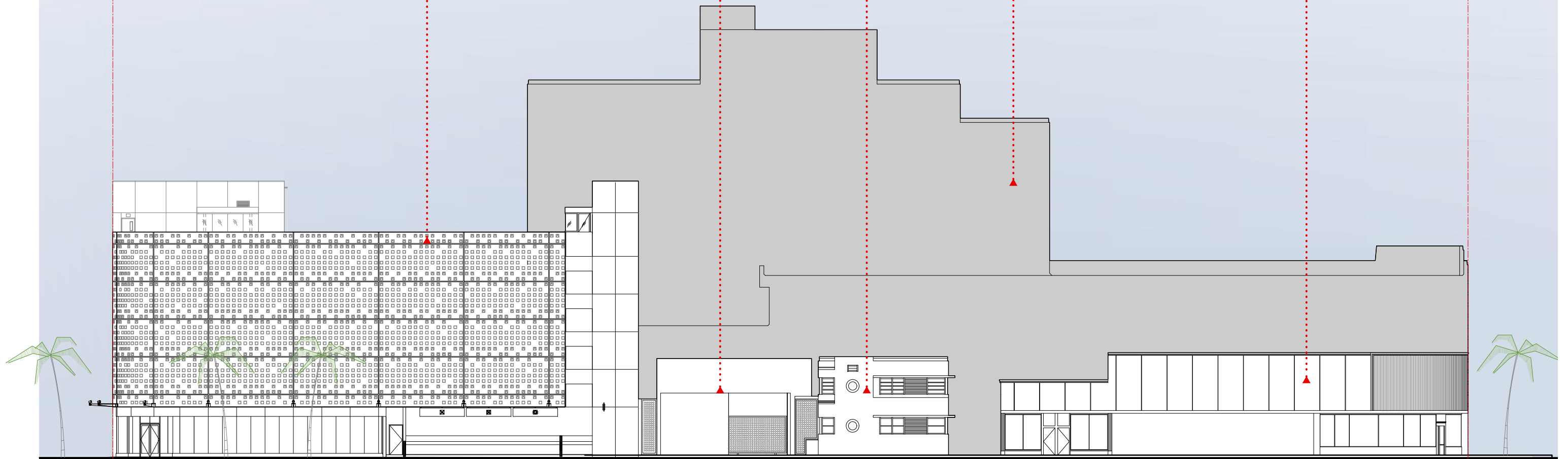
1601 Drexel Ave.
EXISTING GARAGE
STRUCTURE TO
REMAIN

1601 Drexel Ave.
EXISTING ALLEY
ACCESS STRUCTURE
TO REMAIN

425 16th St.
EXISTING TWO STORY
RESIDENTIAL BUILDING
TO BE DEMOLISHED

420 Lincoln Rd. (BEYOND)
EXISTING MULTISTORY
BUILDING (NOT IN THE
SCOPE OF WORK)

1600 Washington Ave
EXISTING ONE STORY
COMMERCIAL BUILDING
TO BE DEMOLISHED



TEN ARQUITECTOS
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1600 WASHINGTON AVE
1600 WASHINGTON AVE
MIAMI BEACH



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

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A A C 0 0 1 0 6 2 | A R 0 0 1 5 4 1 6 | T 305.559.1255 | S 313.331.4844

DATE REVISION

EXIST-201

PROPERTY LINE

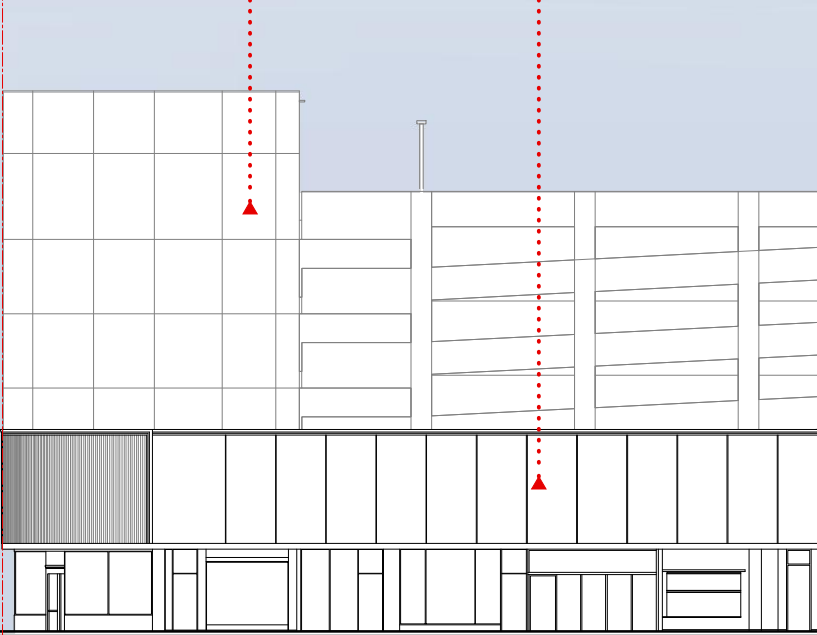
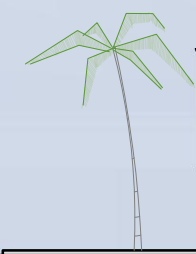
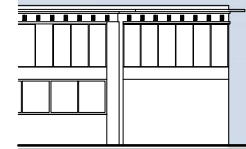
PROPERTY LINE

1601 Drexel Ave.
(BEYOND)
EXISTING GARAGE
STRUCTURE TO REMAIN

1600 Washington Ave
EXISTING ONE STORY
COMMERCIAL BUILDING
TO BE DEMOLISHED

420 Lincoln Rd.
EXISTING MULTISTORY
BUILDING (NOT IN THE
SCOPE OF WORK)

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



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T (55) 5211.80.04 F (55) 5284.17.35

1600 WASHINGTON AVE
1600 WASHINGTON AVE
MIAMI BEACH



ARCHITECTURE | JOSE L. GOMEZ | 8101 BISCAYNE BLVD. S 309, 310
AAC001062 | AR0015416 | 305.559.1255 | jose@bgaarchitects.com

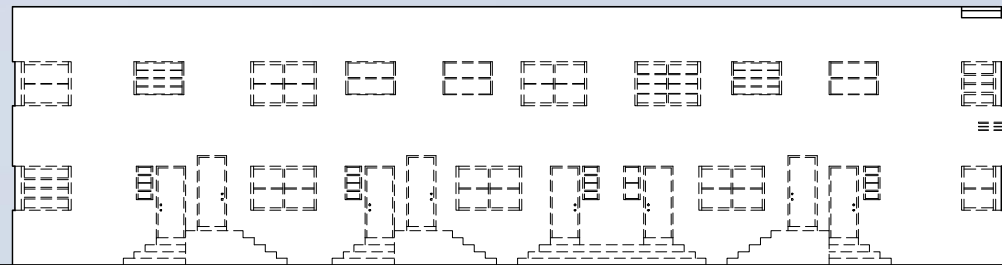
DWG. TITLE	EXISTING EAST ELEVATION (WASHINGTON AVE.)
SCALE	3/32" = 1'-0"
DATE	01-15-25
PROJECT NO.	
SHEET NUMBER	2025-03
DATE	REVISION

EXIST-202

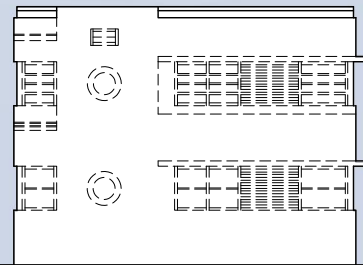
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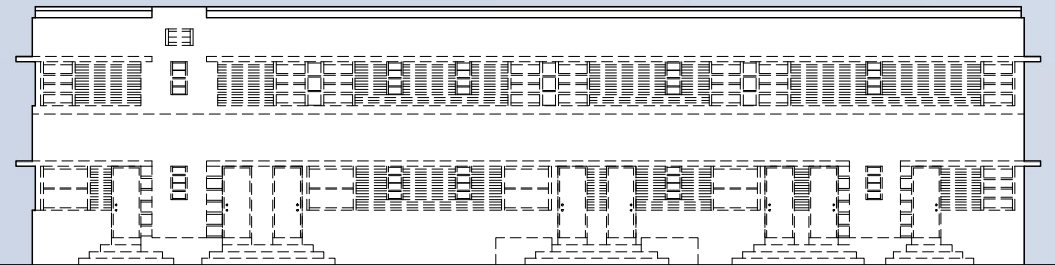
• 425 16th St.
WEST ELEVATION
TO BE DEMOLISHED



• 425 16th St.
FRONT ELEVATION
TO BE DEMOLISHED



• 425 16th St.
FRONT ELEVATION
TO BE DEMOLISHED



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1600 WASHINGTON AVE
1600 WASHINGTON AVE
MIAMI BEACH

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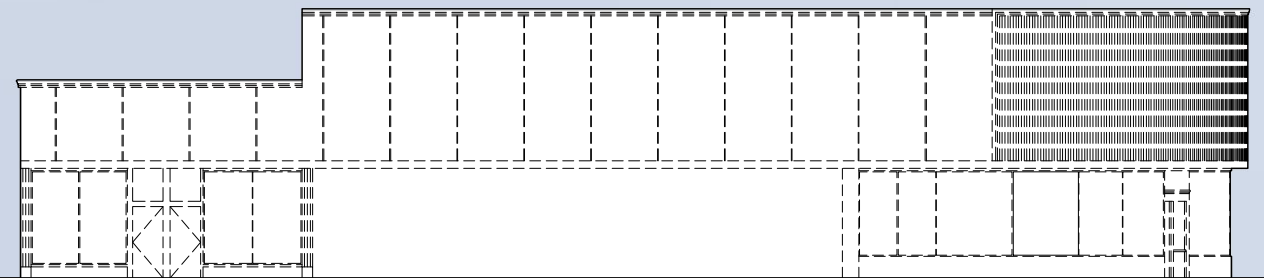
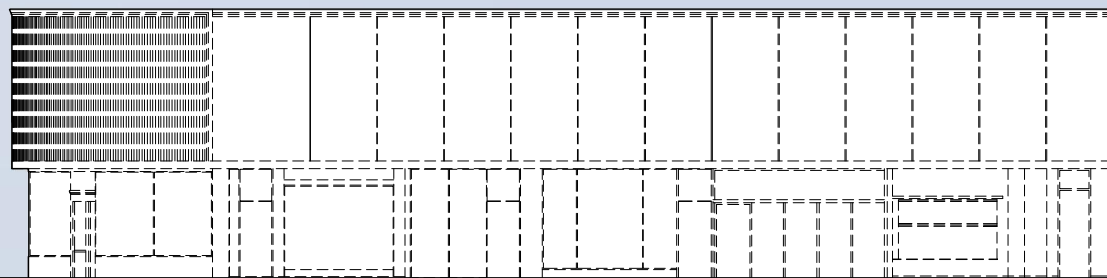
ARCHITECTURE | JOSE L. GOMEZ | 8101 BISCAYNE BLVD. S 309, 310
A A C 0 0 1 0 6 2 | A R 0 0 1 5 4 1 6 | T 305.559.1255 | S 305.559.1255 | S 305.559.1255 | S 305.559.1255

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

EXIST-203

• 1600 Washington Ave.
FRONT EAST ELEVATION
TO BE DEMOLISHED

1600 Washington Ave. •
FRONT SOUTH ELEVATION
TO BE DEMOLISHED



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1600 WASHINGTON AVE
1600 WASHINGTON AVE
MIAMI BEACH

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

CONSULTANT

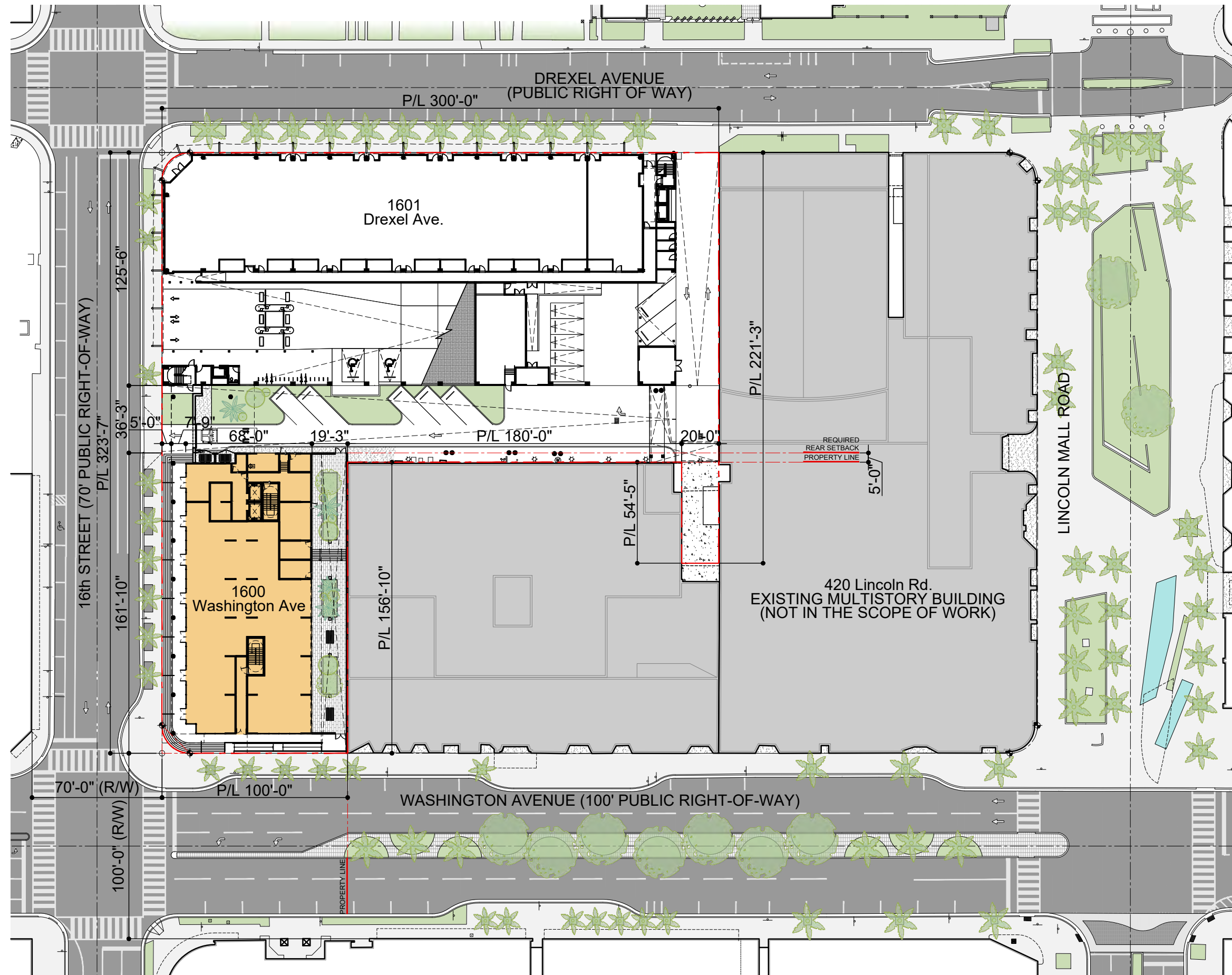
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AAC001062 | AR0015416 | 305.559.1255 | 56270112@bga.com

DATE

REVISION

EXIST-204



- 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'

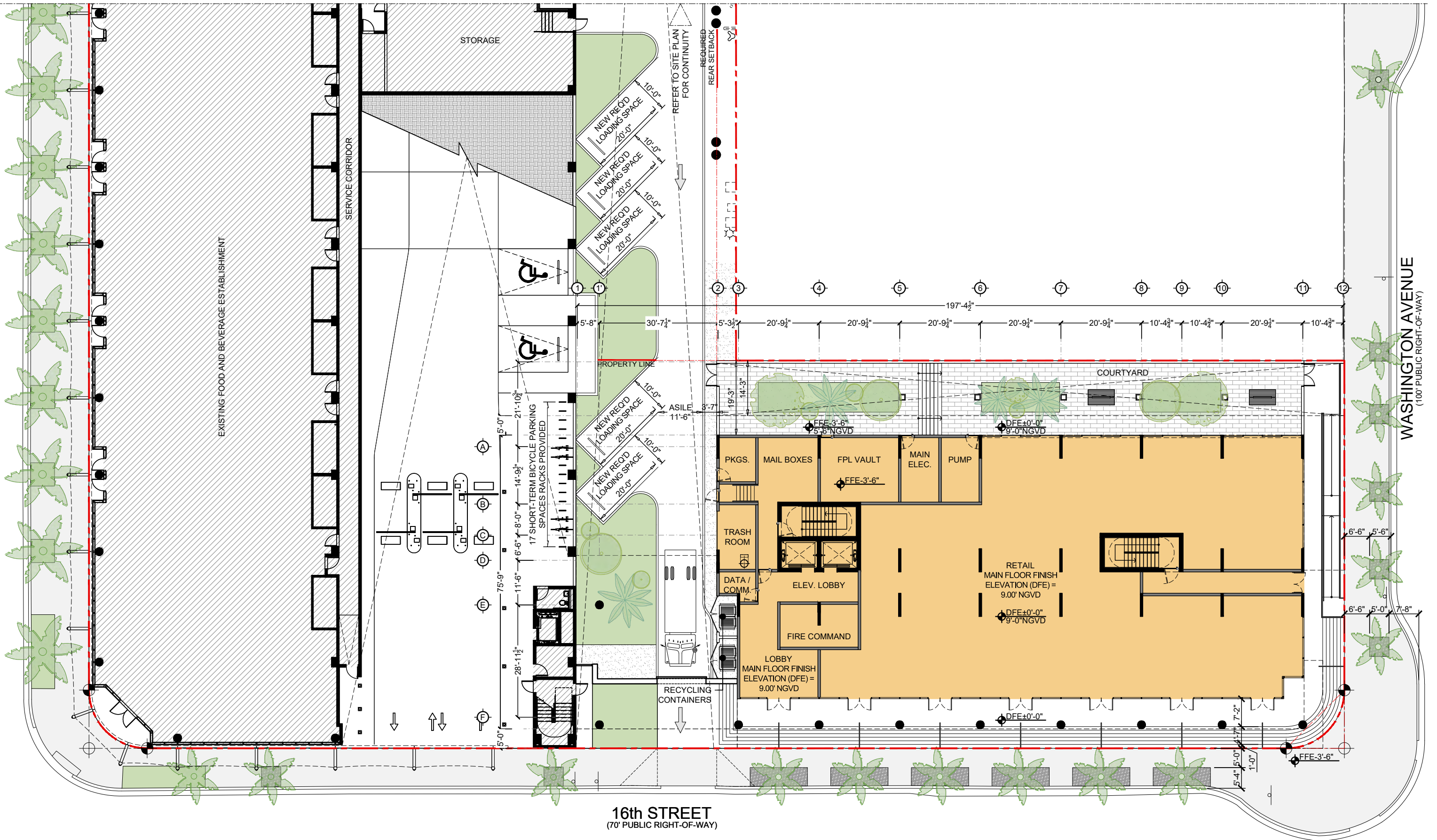
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1600 WASHINGTON AVE
1600 WASHINGTON AVE
MIAMI BEACH



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

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

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

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1600 WASHINGTON AVE
1600 WASHINGTON AVE
MIAMI BEACH



PROPOSED GROUND LEVEL FLOOR PLAN

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

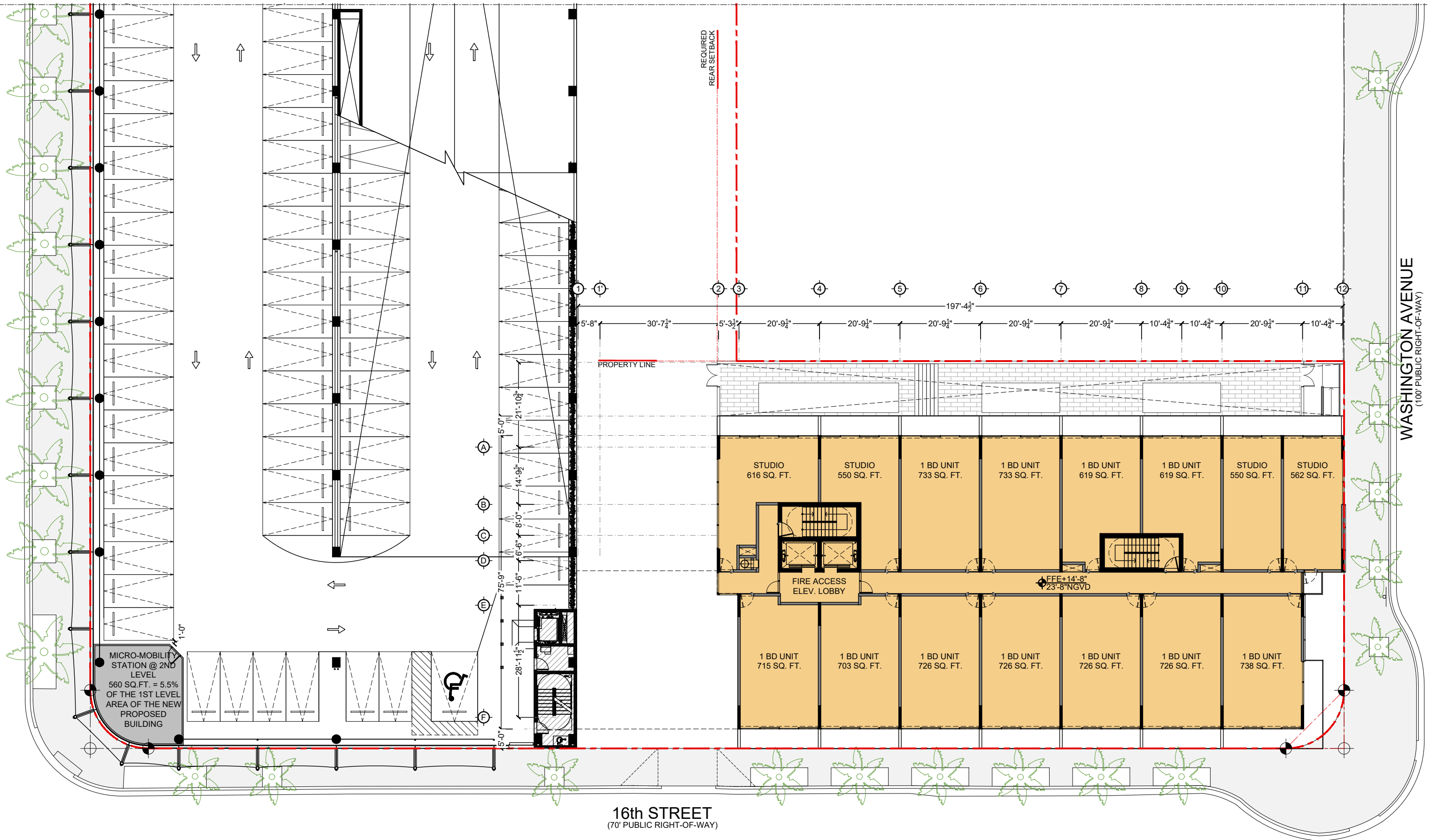
A-101

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1600 WASHINGTON AVE
MIAMI BEACH

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

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

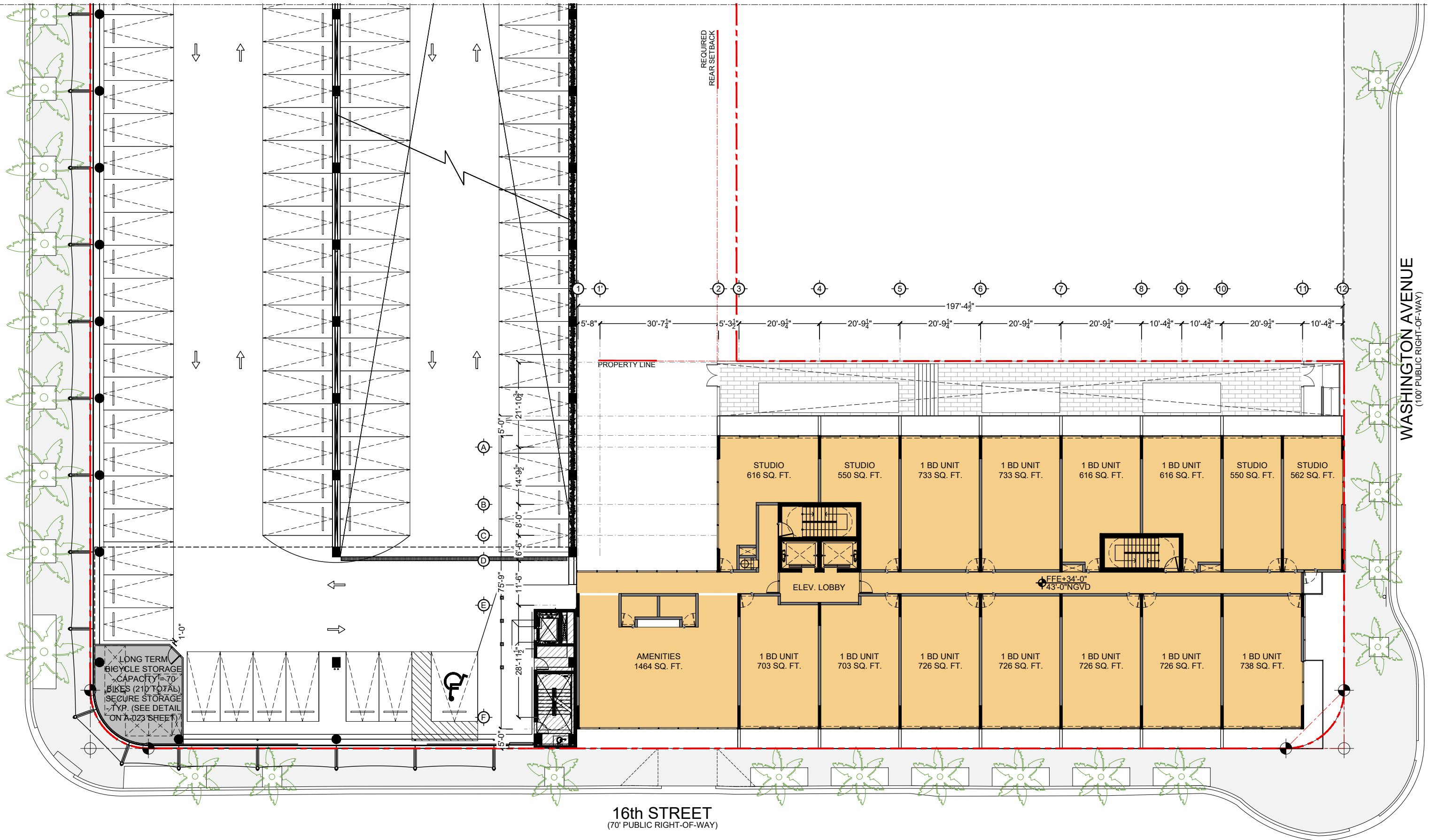
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1600 WASHINGTON AVE
 1600 WASHINGTON AVE
 MIAMI BEACH



PROPOSED FOURTH (4) LEVEL FLOOR PLAN

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

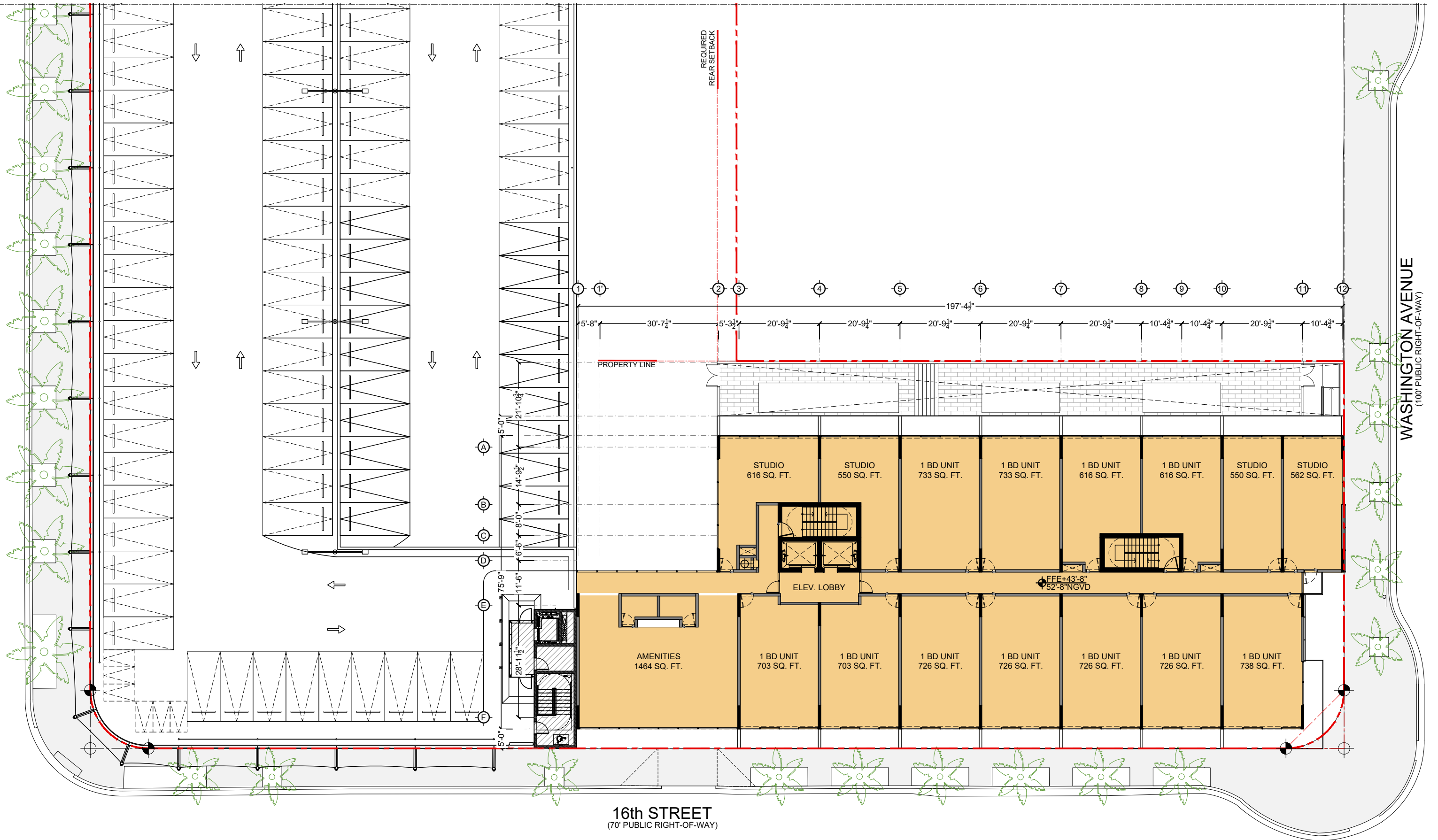
A-103

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DATE | REVISION

CONSULTANT



16th STREET
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WASHINGTON AVENUE
(100' PUBLIC RIGHT-OF-WAY)

PROPOSED FIFTH (5) LEVEL FLOOR PLAN

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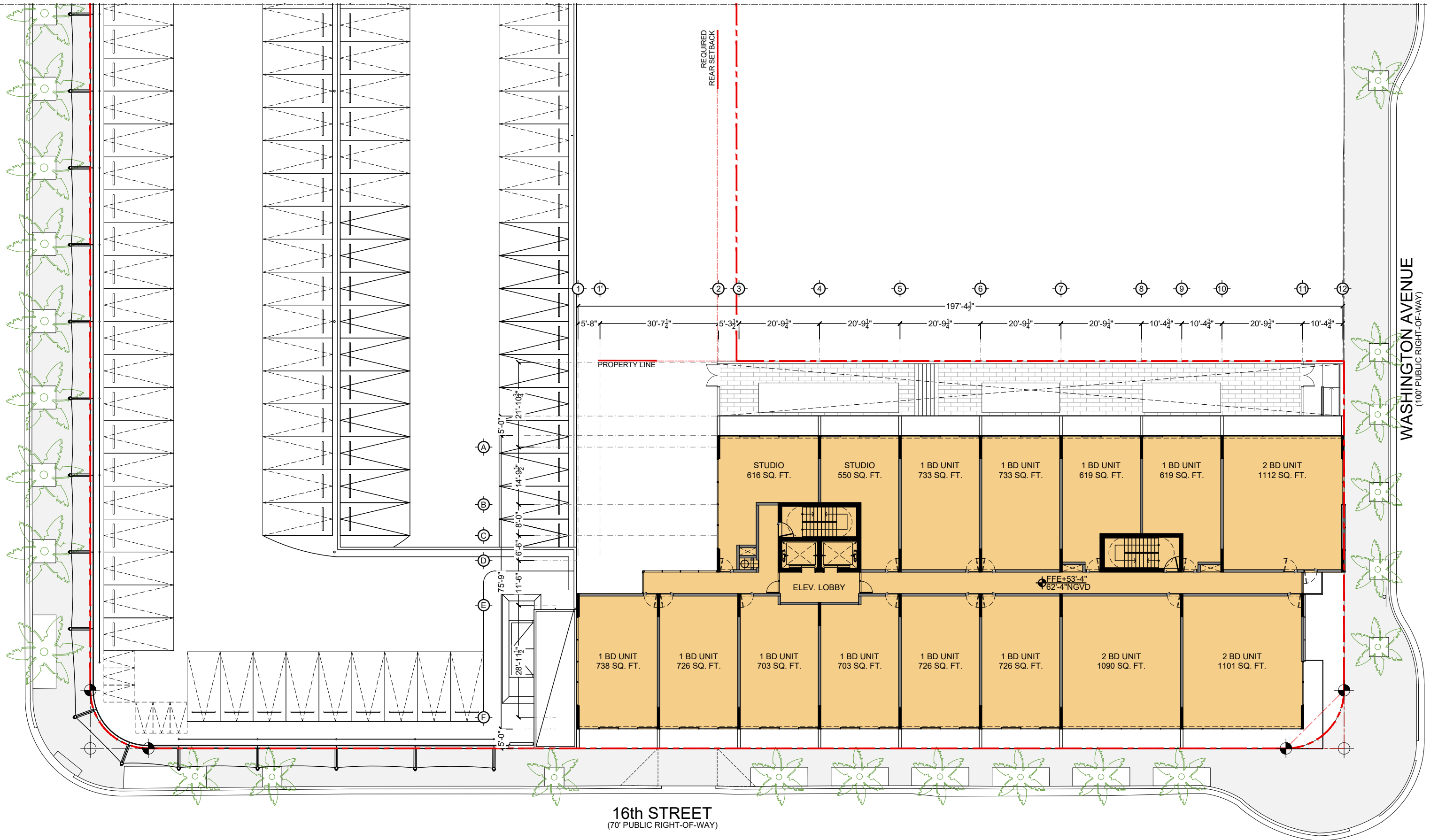
DWG. TITLE	PROPOSED 5TH FLOOR PLAN
SCALE	3/32" = 1'-0"
DATE	01-15-25
PROJECT NO.	2025-03
SHEET NUMBER	A-104

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A A C 0 0 1 0 6 2 | A R 0 0 1 5 4 1 6 | T 3 0 5 . 5 5 9 . 1 2 5 5 | E 3 2 7 . 2 1 2 . 1 5 5 2 . 4 8 4

DATE | REVISION



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

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

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

TEN ARQUITECTOS
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T (55) 5211.80.04 F (55) 5286.17.35

1600 WASHINGTON AVE
1600 WASHINGTON AVE
MIAMI BEACH

BGArchitects

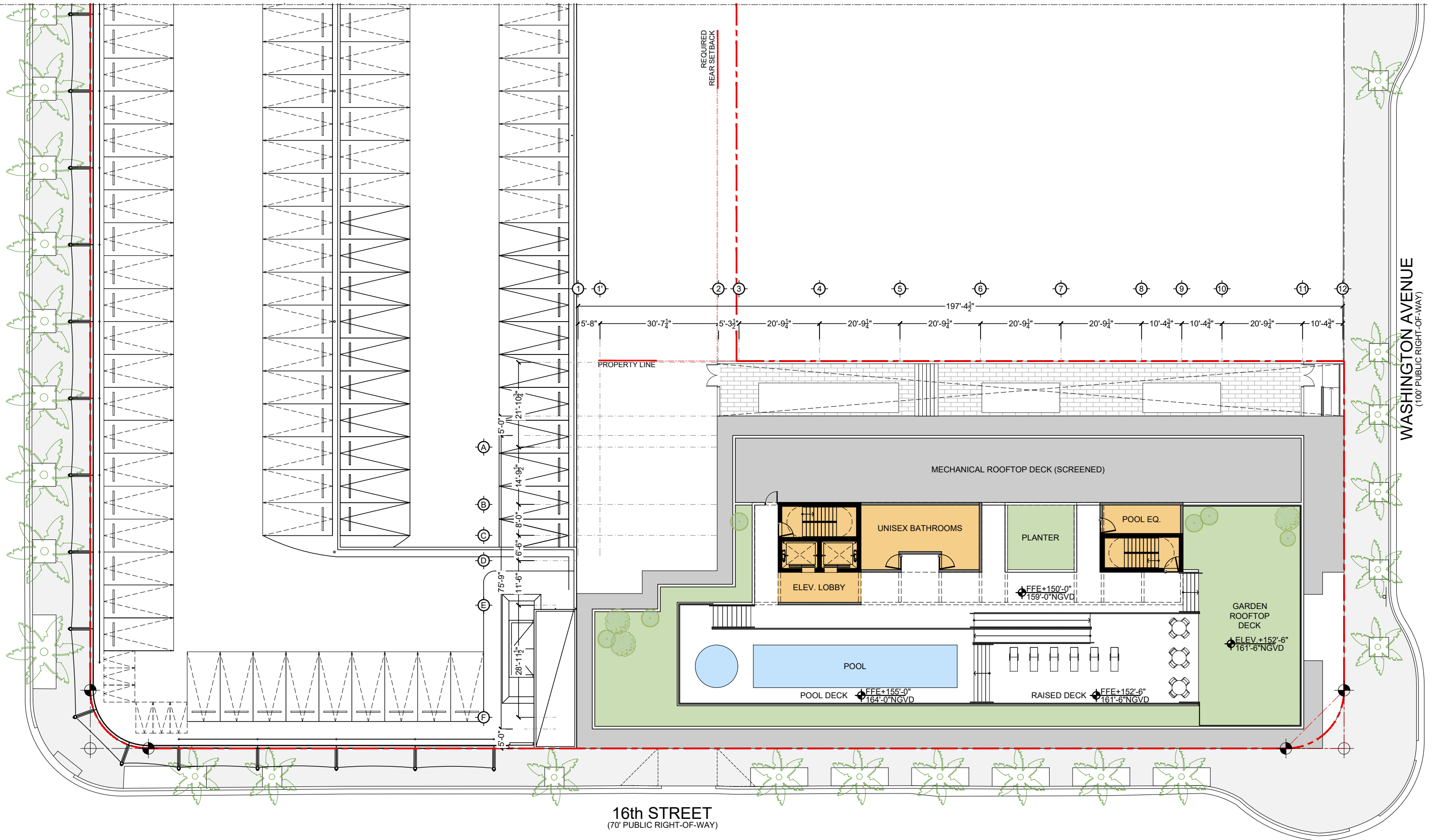
DWG. TITLE	PROPOSED 6TH TO 15TH FLOOR PLANS
SCALE	3/32" = 1'-0"
DATE	01-15-25
PROJECT NO.	2025-03
SHEET NUMBER	A-105

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A A C 0 0 1 0 6 2 | A R 0 0 1 5 4 1 6 | T 3 0 5 . 5 5 9 . 1 2 5 5 | E 3 2 7 . 0 1 1 2 . 1 5 9 2 . 4 0 4

DATE	REVISION
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1600 WASHINGTON AVE
 1600 WASHINGTON AVE
 MIAMI BEACH



PROPOSED ROOFTOP LEVEL FLOOR PLAN

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

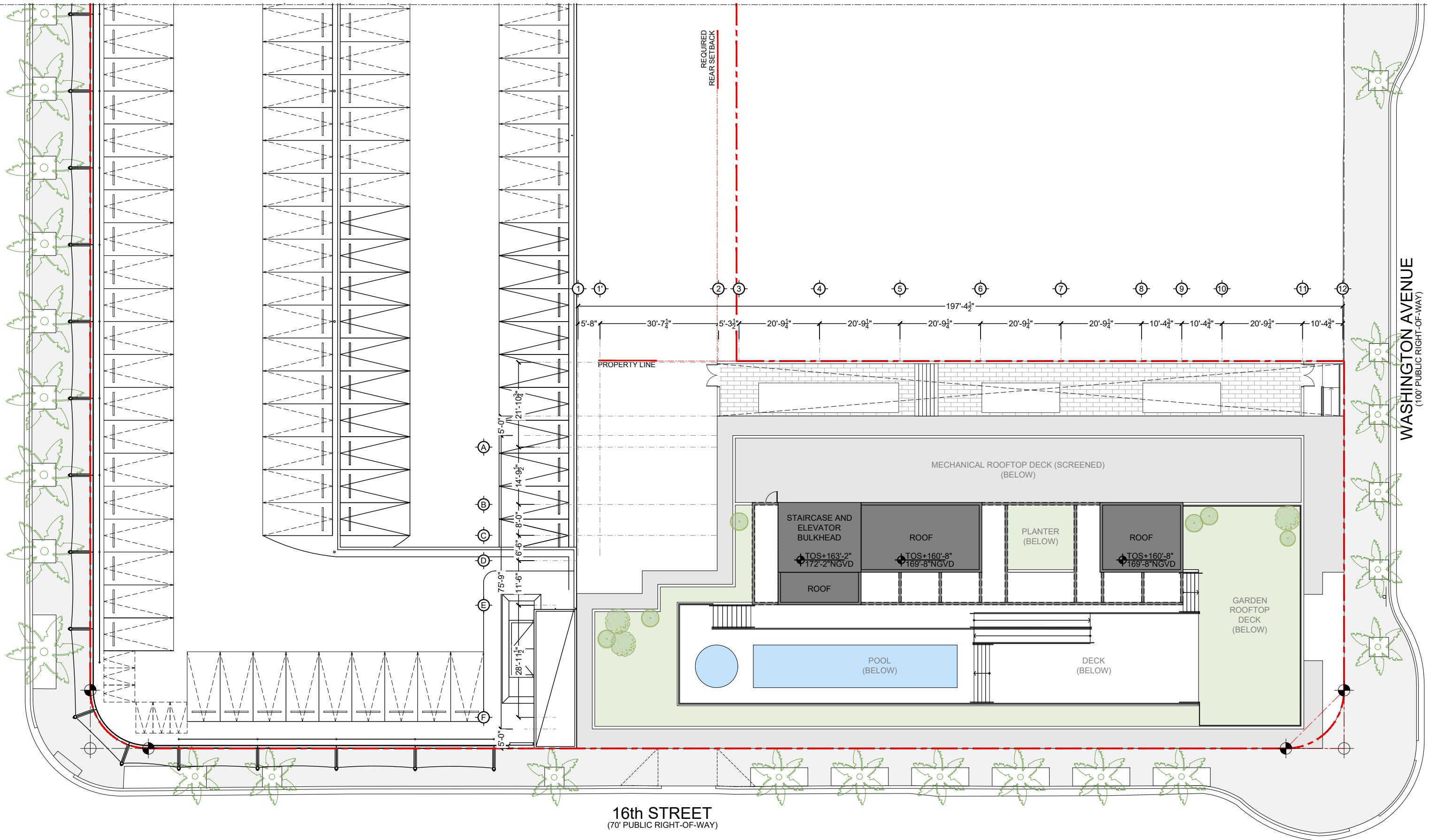
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A-106



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1600 WASHINGTON AVE
 1600 WASHINGTON AVE
 MIAMI BEACH



PROPOSED UPPER ROOF LEVEL FLOOR PLAN

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

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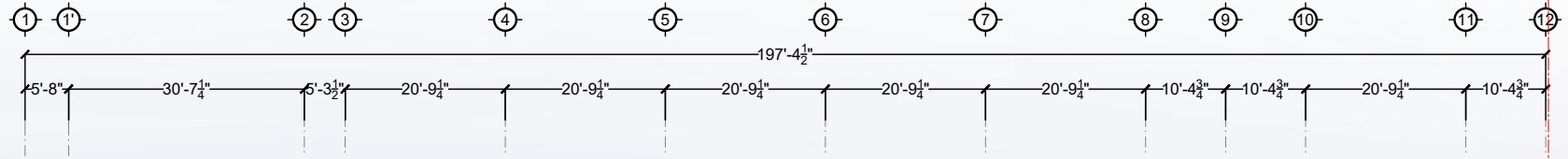
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DATE | REVISION

A-107

PROPERTY LINE

PROPERTY LINE

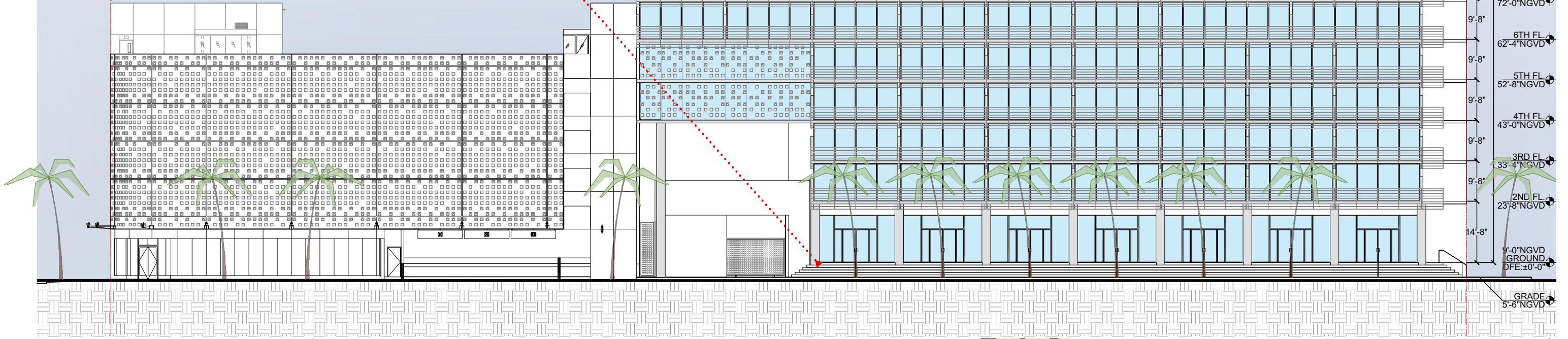
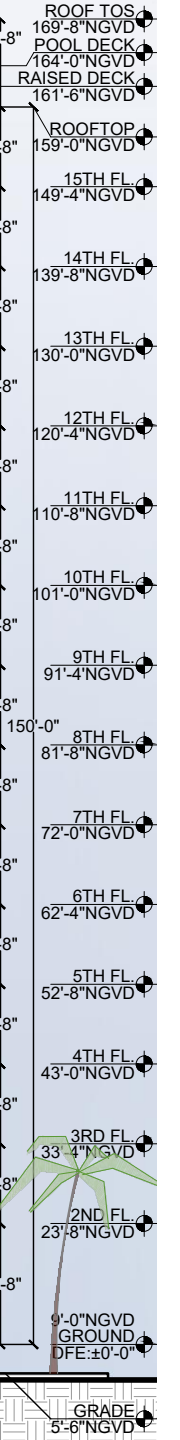


TEMPERED SAFETY GLASS
GUARDRAIL AT ROOFTOP DECK (POOL
AND GARDEN DECKS)

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



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1600 WASHINGTON AVE
1600 WASHINGTON AVE
MIAMI BEACH

BGArchitects

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

PROPERTY LINE

PROPERTY LINE

F E D C B A

5'-0" 28'-11 1/2" 11'-6" 6'-6" 8'-0" 14'-9 1/2" 21'-10 1/4" 5'-0"

ROOF TOS 169'-8" NGVD
 POOL DECK 164'-0" NGVD
 RAISED DECK 161'-6" NGVD
 ROOFTOP 159'-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
 9'-0" NGVD GROUND DFE: ±0'-0"
 GRADE 5'-6" NGVD

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)



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 1600 WASHINGTON AVE
 MIAMI BEACH

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

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 AAC001062 AR0015416 T 305.559.1255 S 331.3.4.8.4

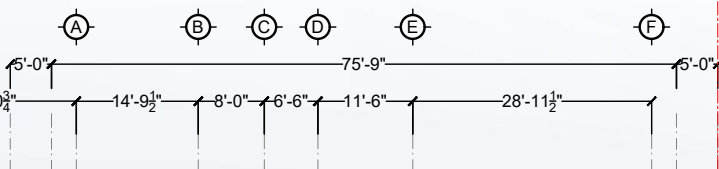
DATE REVISION

A-202

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE



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

ALUMINUM 'Z' LOUVERS ATTACHED THE BUILDING FACADE

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

- ROOF TOS 169'-8" NGVD
- POOL DECK 164'-0" NGVD
- RAISED DECK 161'-6" NGVD
- ROOFTOP 159'-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
- 9'-0" NGVD GROUND DFE: ±0'-0"

- BULKHEAD NGVD: +70'-9"
- 6TH FL. NGVD: +54'-9"
- 5TH FL. NGVD: +45'-9"
- 4TH FL. NGVD: +36'-9"
- 3RD FL. NGVD: +27'-9"
- 2ND FL. NGVD: +18'-9"
- NGVD: +9'-0"
- GROUND NGVD: +4'-9"

LINCOLN EAST

1619 DREXEL

TEN ARCHITECTOS
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1600 WASHINGTON AVE
 1600 WASHINGTON AVE
 MIAMI BEACH

BGArchitects

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

A-203

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DATE	REVISION
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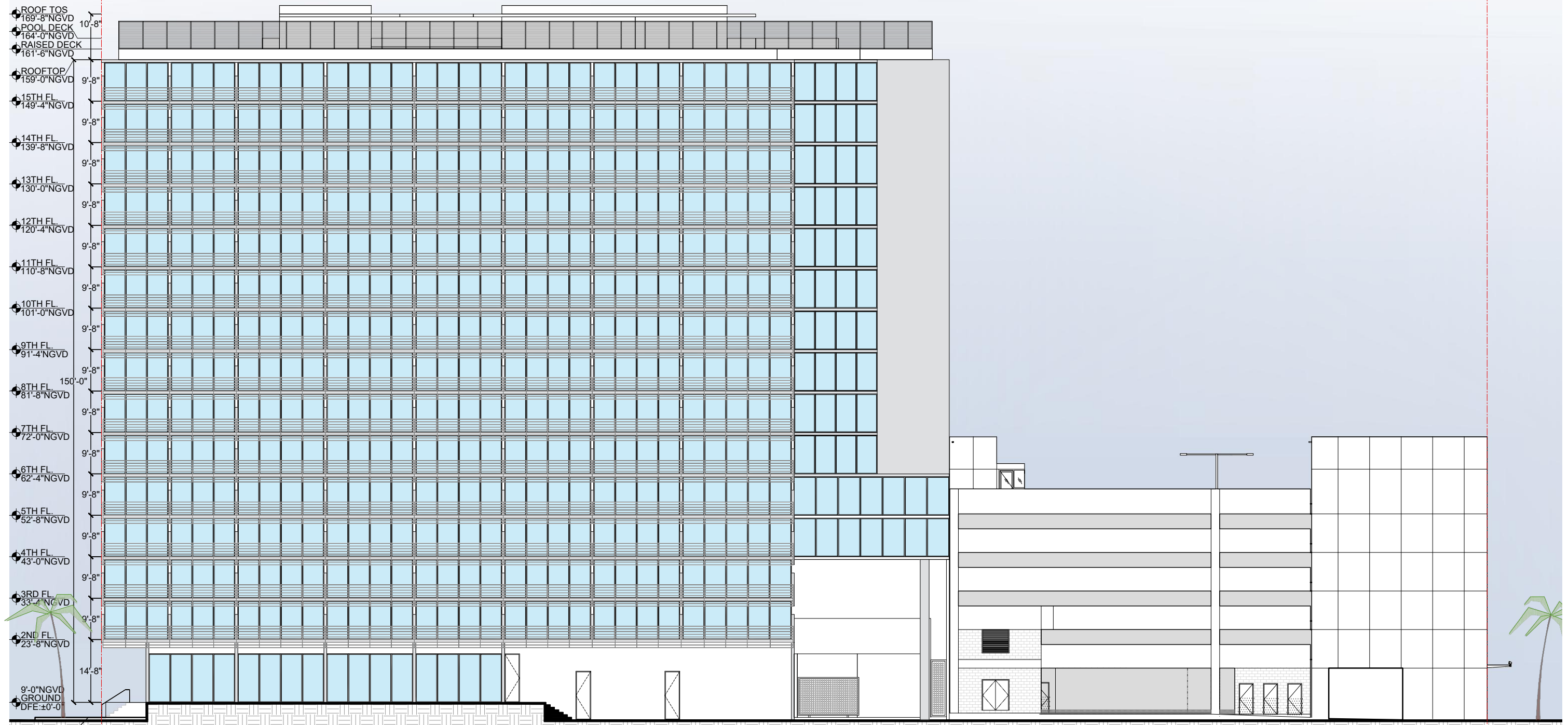
PROPERTY LINE

PROPERTY LINE

12 11 10 9 8 7 6 5 4 3 2 1 1

10'-4 3/4" 20'-9 1/4" 10'-4 3/4" 10'-4 3/4" 20'-9 1/4" 20'-9 1/4" 197'-4 1/2" 20'-9 1/4" 20'-9 1/4" 20'-9 1/4" 5'-3 1/2" 30'-7 1/4" 5'-8"

ROOF TOS 169'-8" NGVD
 POOL DECK 164'-0" NGVD
 RAISED DECK 161'-6" NGVD
 ROOFTOP 159'-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
 9'-0" NGVD GROUND DFE: ±0'-0"
 GRADE 15'-6" NGVD



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1600 WASHINGTON AVE
 1600 WASHINGTON AVE
 MIAMI BEACH



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

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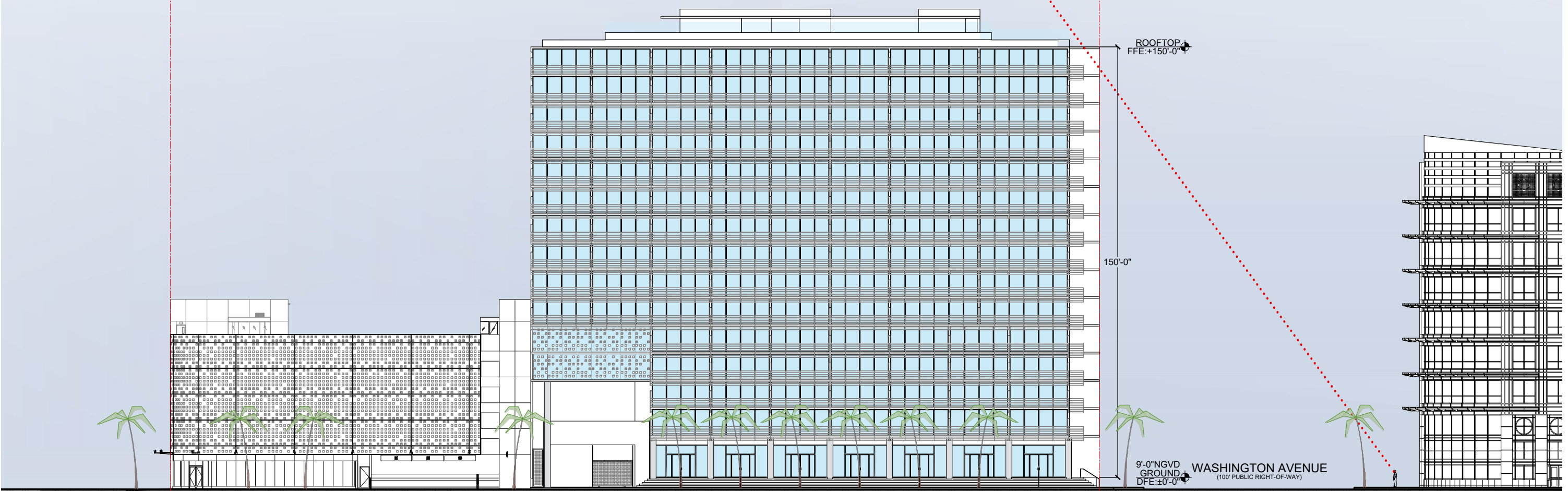
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A-204

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

TEN ARQUITECTOS
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1600 WASHINGTON AVE
1600 WASHINGTON AVE
MIAMI BEACH

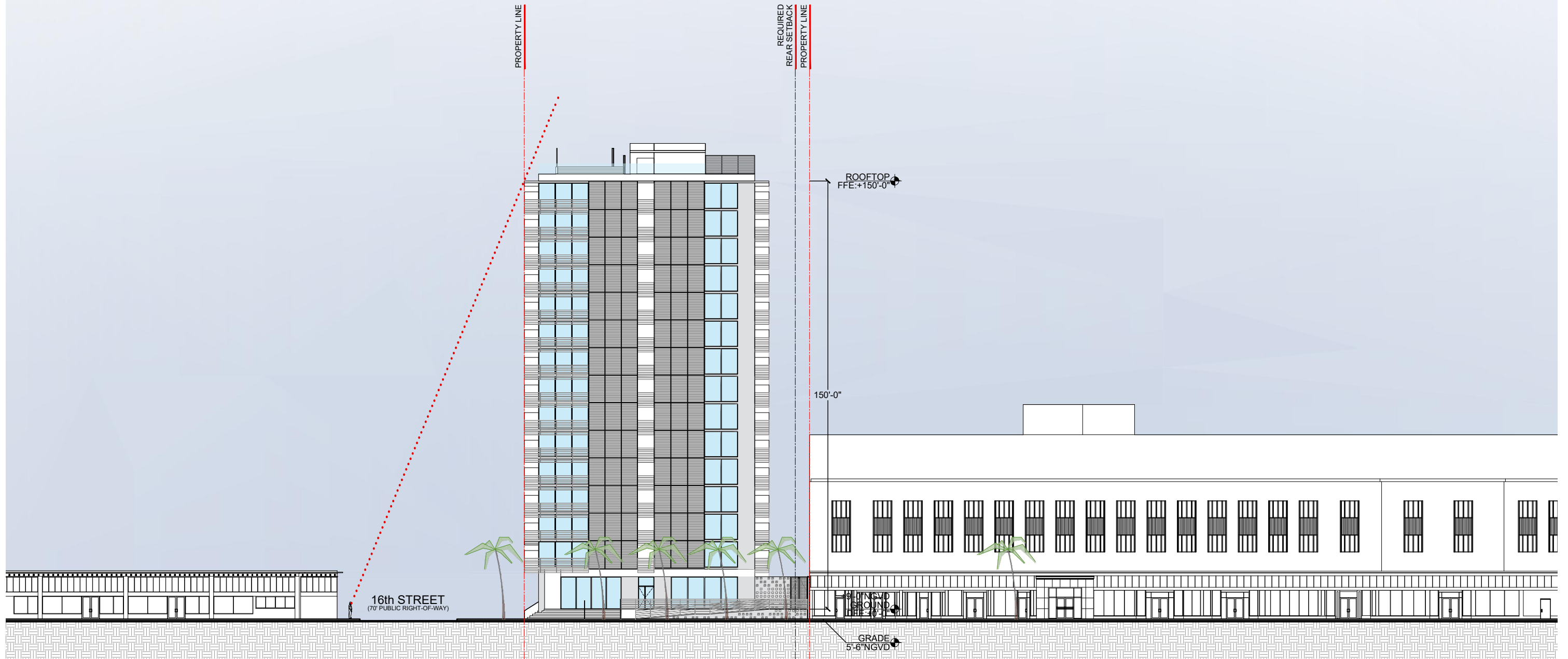
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AAC001062 AR015416 T 305.559.1250 5627012@bga.com

DWG. TITLE	PROPOSED SOUTH ELEVATION - SIGHT LINE
SCALE	1/16" = 1'-0"
DATE	01-15-25
PROJECT NO.	2025-03
SHEET NUMBER	A-205
DATE	REVISION

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1600 WASHINGTON AVE
 1600 WASHINGTON AVE
 MIAMI BEACH



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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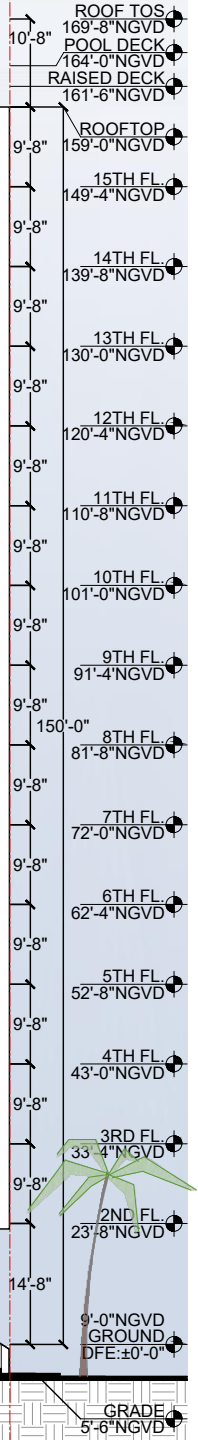
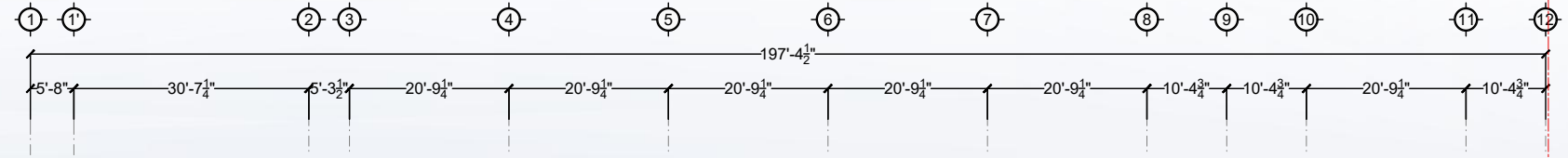
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DATE REVISION

PROPERTY LINE

PROPERTY LINE



POOL		POOL					
1 BD UNIT	1 BD UNIT	1 BD UNIT	1 BD UNIT	1 BD UNIT	1 BD UNIT	2 BD UNIT	2 BD UNIT
1 BD UNIT	1 BD UNIT	1 BD UNIT	1 BD UNIT	1 BD UNIT	1 BD UNIT	2 BD UNIT	2 BD UNIT
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AMENITIES		1 BD UNIT	1 BD UNIT	1 BD UNIT	1 BD UNIT	1 BD UNIT	1 BD UNIT
AMENITIES		1 BD UNIT	1 BD UNIT	1 BD UNIT	1 BD UNIT	1 BD UNIT	1 BD UNIT
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		1 BD UNIT	1 BD UNIT	1 BD UNIT	1 BD UNIT	1 BD UNIT	1 BD UNIT
LOBBY						RETAIL	



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 MIAMI BEACH



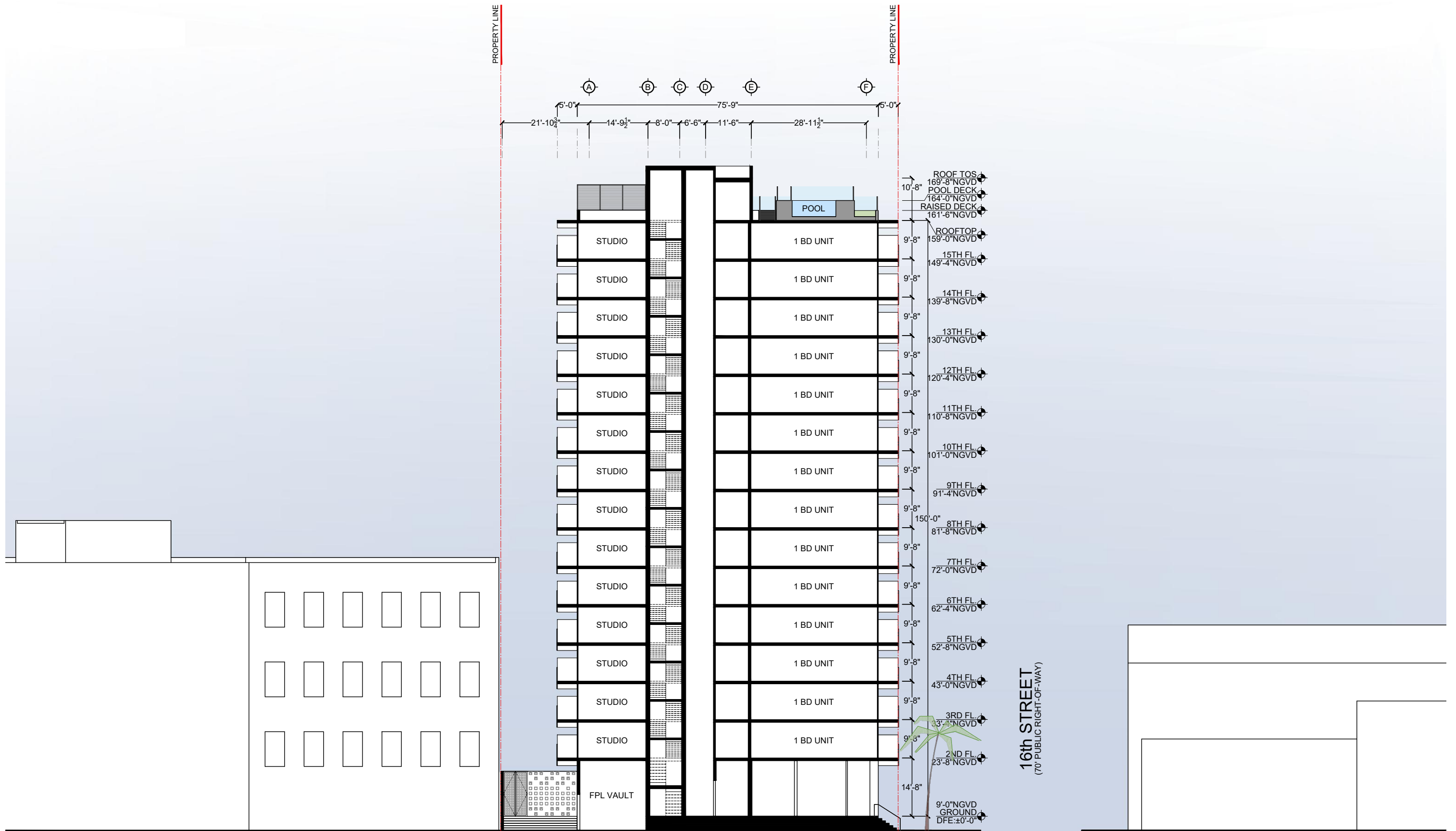
DWG. TITLE	PROPOSED BUILDING SECTION
SCALE	3/32" = 1'-0"
DATE	01-15-25
PROJECT NO.	2025-03
SHEET NUMBER	A-301

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1600 WASHINGTON AVE
 1600 WASHINGTON AVE
 MIAMI BEACH

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

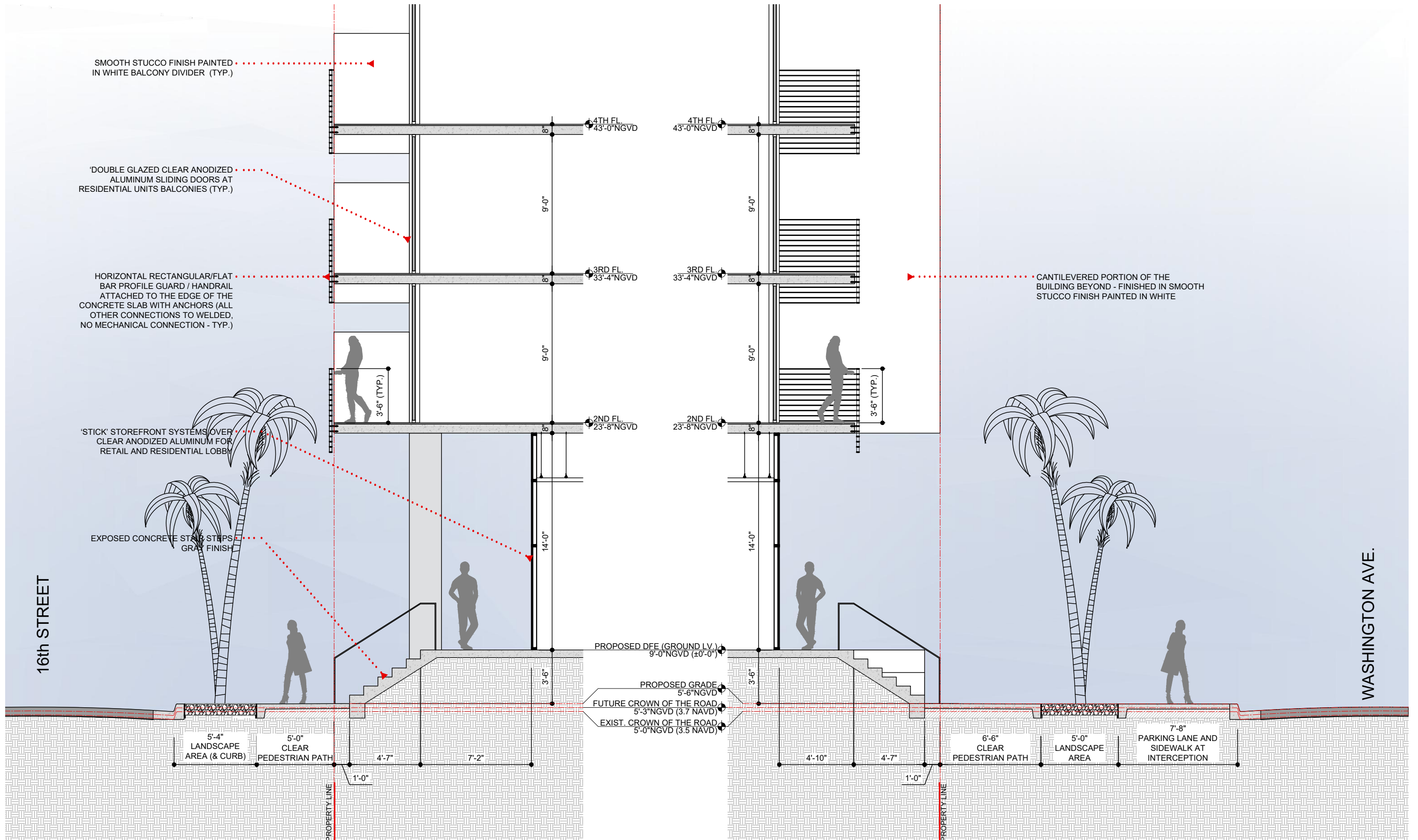
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 A A C 0 0 1 0 6 2 | A R 0 1 5 4 1 6 | T 3 0 5 . 5 5 9 . 1 2 5 5 | S 3 2 1 . 3 2 1 . 4 8 4 4

DATE REVISION

A-302



LONG FRONTAGE @ 16TH STREET ENLARGED SECTION

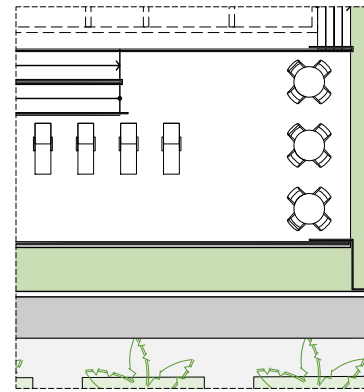
SHORT FRONTAGE @ WASHINGTON AVENUE ENLARGED SECTION

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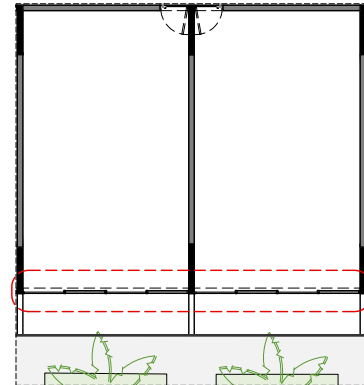
1600 WASHINGTON AVE
 1600 WASHINGTON AVE
 MIAMI BEACH

BGArchitects

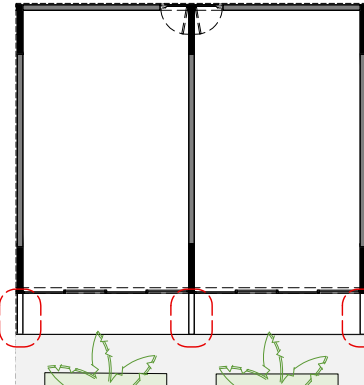
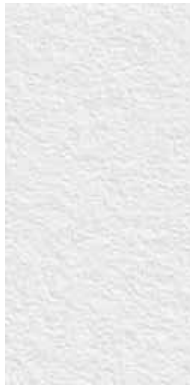
DWG. TITLE	PROPOSED FRONTAGE AND WALL SECTION
SCALE	3/32" = 1'-0"
DATE	01-15-25
PROJECT NO.	
SHEET NUMBER	2025-03
DATE	REVISION



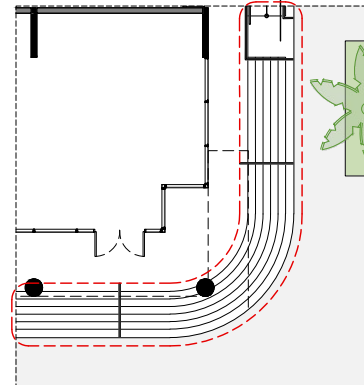
TEMPERED SAFETY GLASS GUARDRAIL AT ROOFTOP DECK



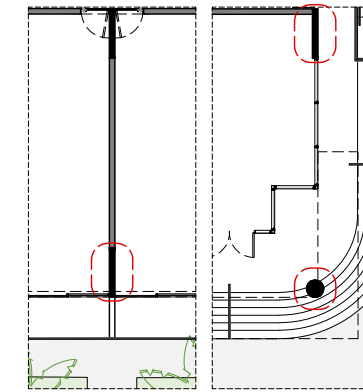
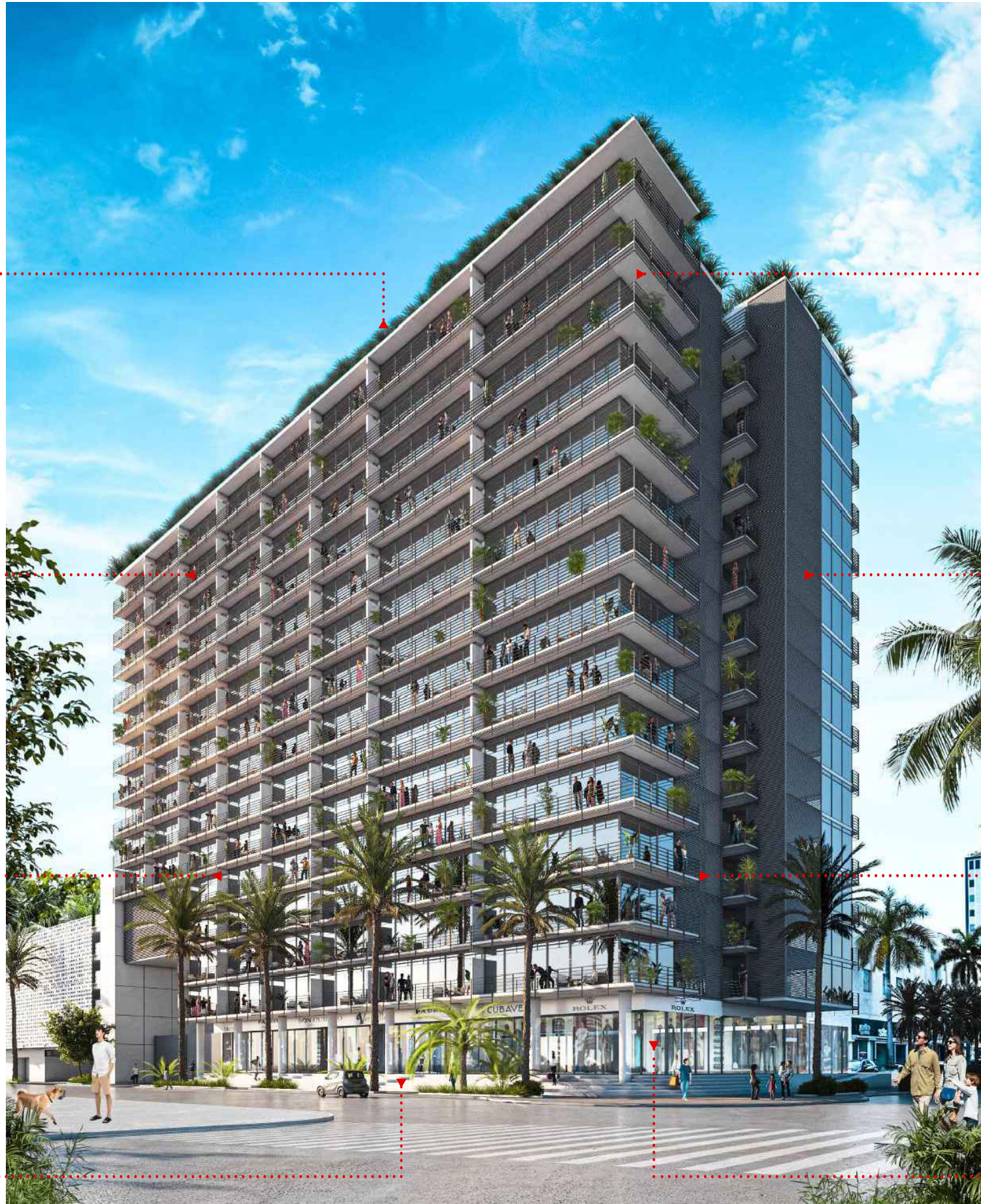
DOUBLE GLAZED CLEAR ANODIZED ALUMINUM SLIDING DOORS AT RESIDENTIAL UNITS BALCONIES



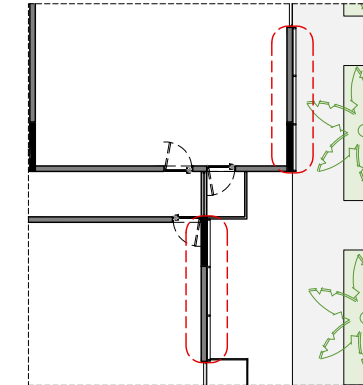
SMOOTH STUCCO FINISH PAINTED IN WHITE



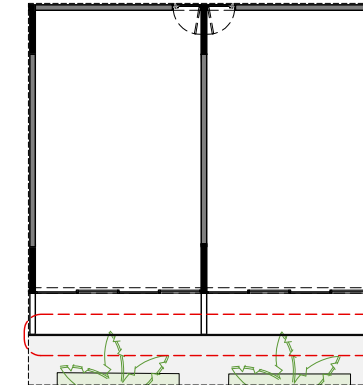
EXPOSED CONCRETE STAIR STEPS GRAY FINISH



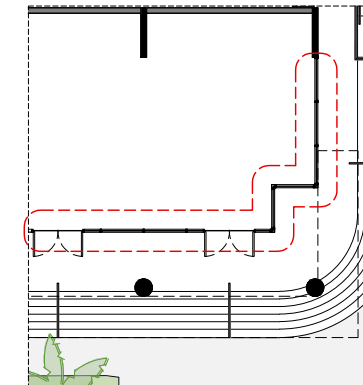
STRUCTURAL MEMBER TO BE EXPOSED CONCRETE GRAY FINISH



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

TEN ARQUITECTOS
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BGAarchitects

ARCHITECTURE JOSE L. GOMEZ 8101 BISCAYNE BLVD. S 309, 310
AAC001062 AR015416 T 305.559.1255 S 305.559.1255 S 305.559.1255 S 305.559.1255

DATE	REVISION	DWG. TITLE	MATERIALS
			N.T.S.
			01-15-25
			2025-03
			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



TEN ARQUITECTOS
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1600 WASHINGTON AVE
1600 WASHINGTON AVE
MIAMI BEACH



ARCHITECTURE | JOSE L. GOMEZ | 8101 BISCAYNE BLVD. S 309, 310
A A C 0 0 1 0 6 2 | A R 0 0 1 5 4 1 6 | T 305.559.1255 | 562701211592.COM

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

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



TEN ARQUITECTOS
Cuernavaca 114-P8, Col. Condesa, C.P. 06140, México D.F.
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1600 WASHINGTON AVE
1600 WASHINGTON AVE
MIAMI BEACH



ARCHITECTURE | JOSE L. GOMEZ | 8101 BISCAYNE BLVD. 3 309 310
AAC001062 | AR0015416 | 305.559.1255 | 562701211592.COM

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

A-502

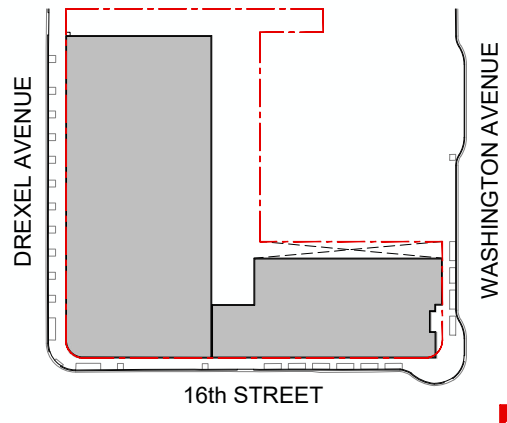


TEN ARQUITECTOS
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1600 WASHINGTON AVE
 1600 WASHINGTON AVE
 MIAMI BEACH



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



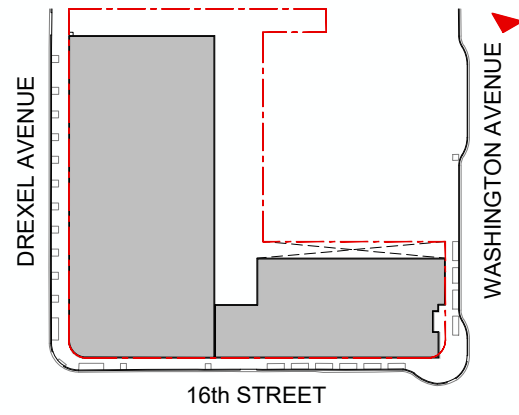
TEN ARQUITECTOS
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 T (55) 5211.80.04 F (55) 5284.17.35

1600 WASHINGTON AVE
 1600 WASHINGTON AVE
 MIAMI BEACH



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

R-102

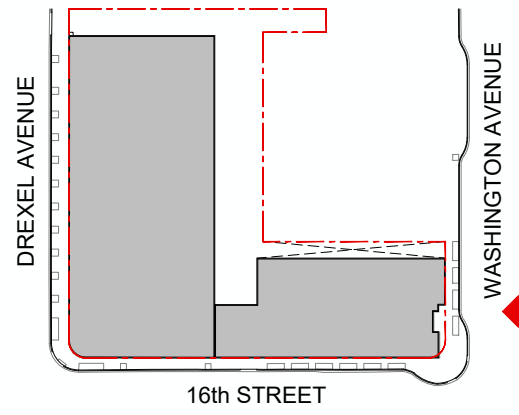


TEN ARQUITECTOS
 Cuernavaca 114-PB, Col. Condesa, C.P. 06140, México D.F.
 T (55) 5211.80.04 F (55) 5284.17.35

1600 WASHINGTON AVE
 1600 WASHINGTON AVE
 MIAMI BEACH



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



TEN ARQUITECTOS
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1600 WASHINGTON AVE
 1600 WASHINGTON AVE
 MIAMI BEACH



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



TEN ARQUITECTOS
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1600 WASHINGTON AVE
 1600 WASHINGTON AVE
 MIAMI BEACH



ARCHITECTURE JOSE L. GOMEZ 8101 BISCAYNE BLVD. 3 309 310
 AAC001062 AR015416 Y 305.559.1255 5620n12.159.4.com

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