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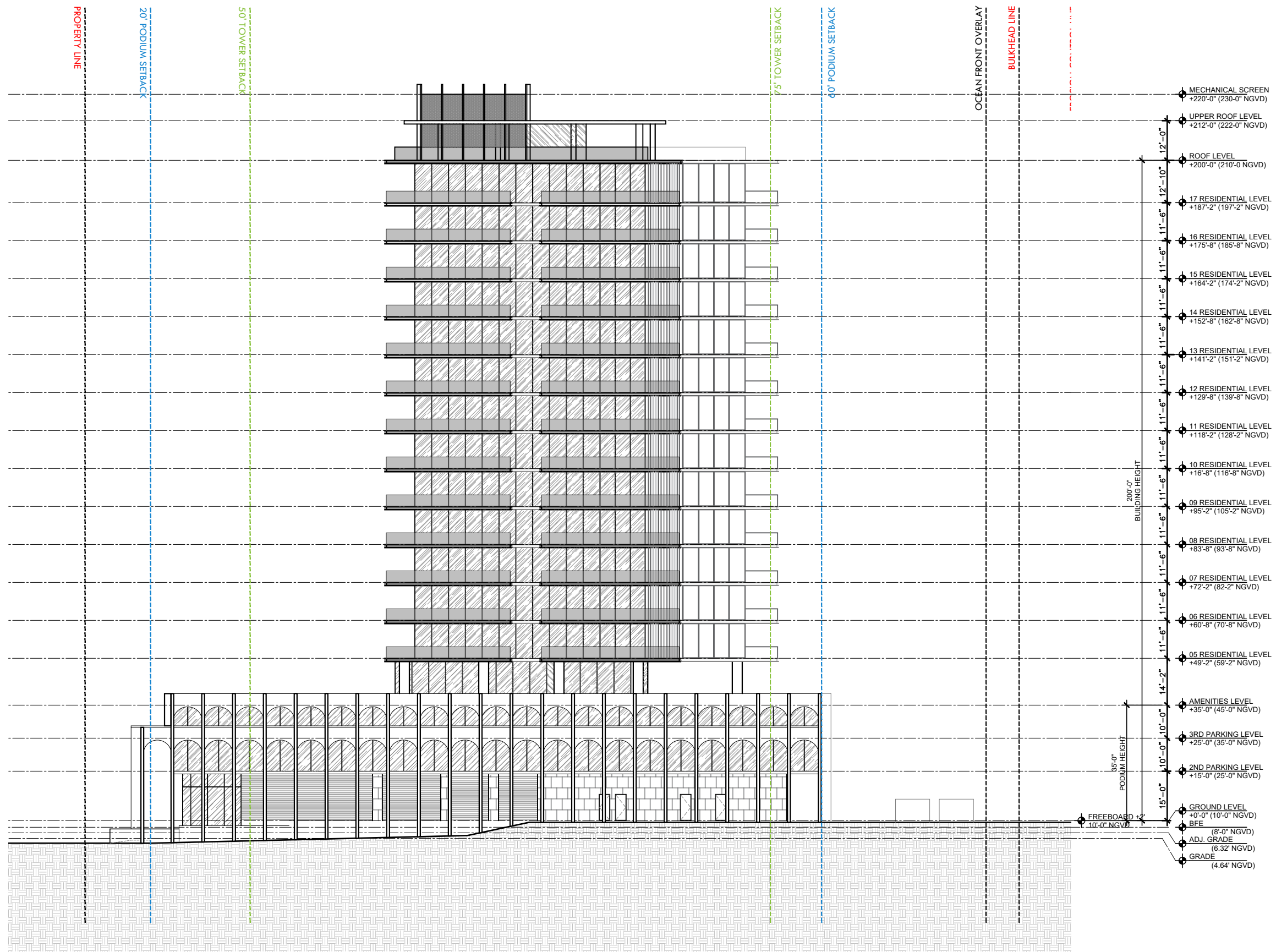
**Architect:**  
 Kobi Karp Architecture and Interior Design, Inc.  
 571 NW 28th Street  
 Miami, Florida 33127 USA  
 Tel: +1(305) 573 1818  
 Fax: +1(305) 573 3766



**ELEVATION**

① **EAST ELEVATION**  
 SCALE 1" = 32'-0"

Date: 7-10-2025	Sheet No.
Scale 1" = 32'-0"	A402
Project	



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**ELEVATION**

**1 SOUTH ELEVATION**  
 SCALE 1" = 32'-0"

Date: 7-10-2025	Sheet No.
Scale 1" = 32'-0"	A403
Project	



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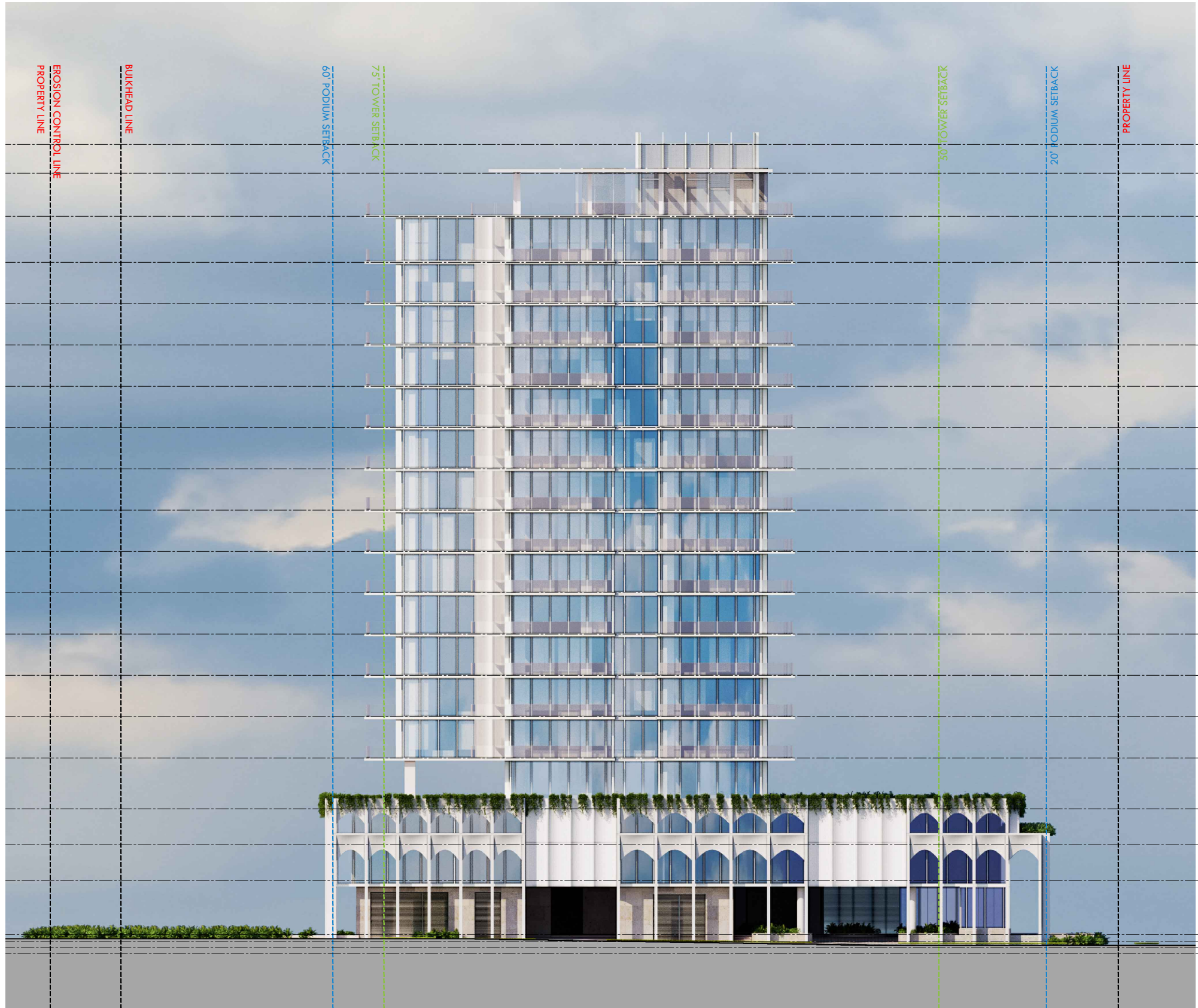
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 571 NW 28th Street  
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**ELEVATION**

① WEST ELEVATION  
 SCALE 1" = 32'-0"

Date: 7-10-2025	Sheet No.
Scale 1" = 32'-0"	A410
Project	



EROSION CONTROL LINE  
PROPERTY LINE

BULKHEAD LINE

60' PODIUM SETBACK

75' TOWER SETBACK

50' TOWER SETBACK

20' PODIUM SETBACK

PROPERTY LINE

- MECHANICAL SCREEN  
+220'-0" (230'-0" NGVD)
- UPPER ROOF LEVEL  
+212'-0" (222'-0" NGVD)
- ROOF LEVEL  
+200'-0" (210'-0" NGVD)
- 17 RESIDENTIAL LEVEL  
+187'-2" (197'-2" NGVD)
- 16 RESIDENTIAL LEVEL  
+175'-8" (185'-8" NGVD)
- 15 RESIDENTIAL LEVEL  
+164'-2" (174'-2" NGVD)
- 14 RESIDENTIAL LEVEL  
+152'-8" (162'-8" NGVD)
- 13 RESIDENTIAL LEVEL  
+141'-2" (151'-2" NGVD)
- 12 RESIDENTIAL LEVEL  
+129'-8" (139'-8" NGVD)
- 11 RESIDENTIAL LEVEL  
+118'-2" (128'-2" NGVD)
- 10 RESIDENTIAL LEVEL  
+16'-8" (116'-8" NGVD)
- 09 RESIDENTIAL LEVEL  
+95'-2" (105'-2" NGVD)
- 08 RESIDENTIAL LEVEL  
+83'-8" (93'-8" NGVD)
- 07 RESIDENTIAL LEVEL  
+72'-2" (82'-2" NGVD)
- 06 RESIDENTIAL LEVEL  
+60'-8" (70'-8" NGVD)
- 05 RESIDENTIAL LEVEL  
+49'-2" (59'-2" NGVD)
- AMENITIES LEVEL  
+35'-0" (45'-0" NGVD)
- 3RD PARKING LEVEL  
+25'-0" (35'-0" NGVD)
- 2ND PARKING LEVEL  
+15'-0" (25'-0" NGVD)
- FREEBOARD +2  
10'-0" NGVD
- GROUND LEVEL  
+0'-0" (10'-0" NGVD)
- BFE  
(8'-0" NGVD)
- ADJ. GRADE  
(6.32' NGVD)
- GRADE  
(4.64' NGVD)

200'-0"  
BUILDING HEIGHT

36'-0"  
PODIUM HEIGHT

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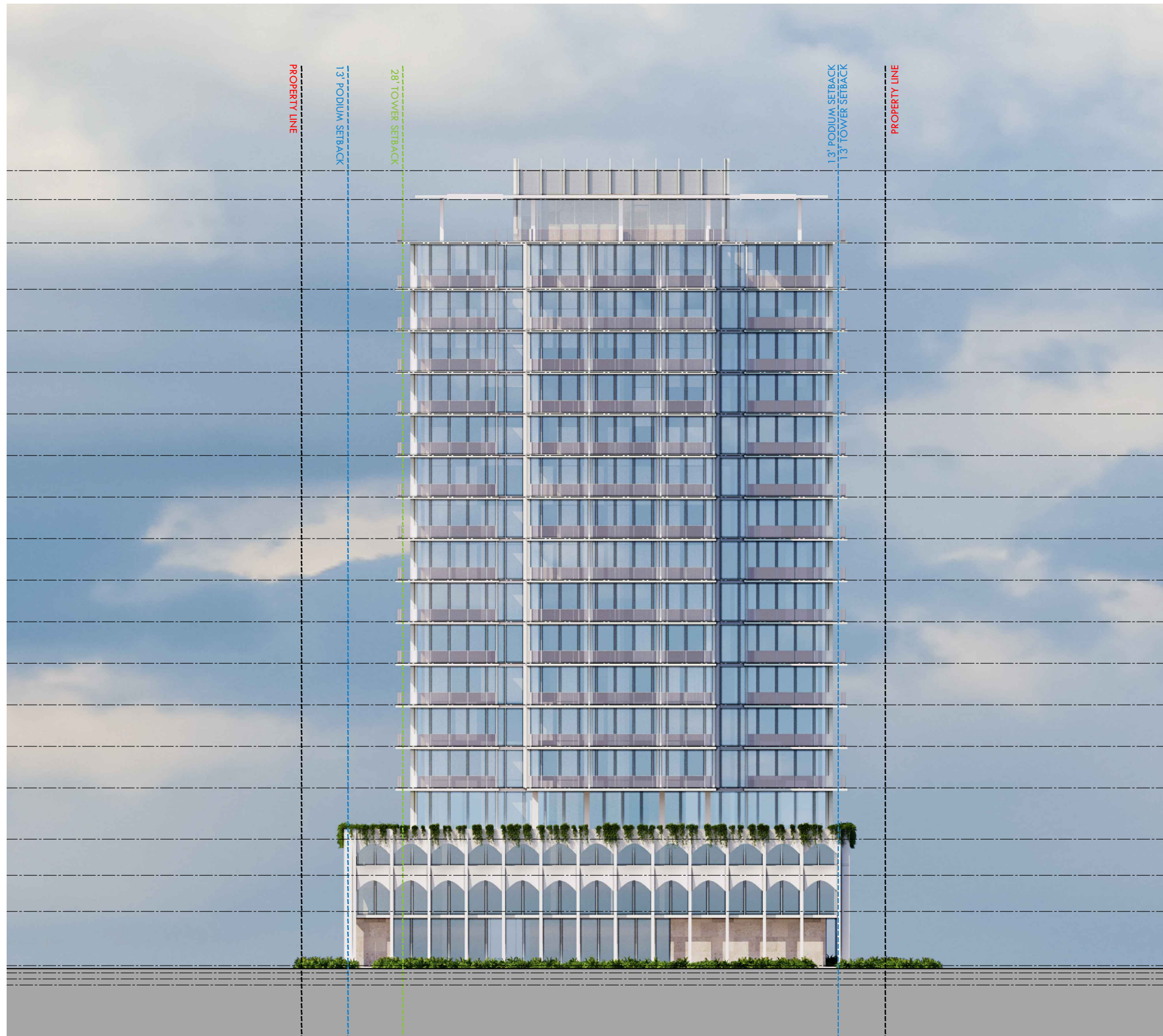
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ELEVATION

① NORTH ELEVATION  
SCALE 1" = 32'-0"

Date: 7-10-2025	Sheet No.
Scale 1" = 32'-0"	A411
Project	



PROPERTY LINE

13' PODIUM SETBACK

28' TOWER SETBACK

13' TOWER SETBACK

PROPERTY LINE

- MECHANICAL SCREEN  
+220'-0" (230'-0" NGVD)
- UPPER ROOF LEVEL  
+212'-0" (222'-0" NGVD)
- ROOF LEVEL  
+200'-0" (210'-0" NGVD)
- 17 RESIDENTIAL LEVEL  
+187'-2" (197'-2" NGVD)
- 16 RESIDENTIAL LEVEL  
+175'-8" (185'-8" NGVD)
- 15 RESIDENTIAL LEVEL  
+164'-2" (174'-2" NGVD)
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+16'-8" (116'-8" NGVD)
- 09 RESIDENTIAL LEVEL  
+95'-2" (105'-2" NGVD)
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- 05 RESIDENTIAL LEVEL  
+49'-2" (59'-2" NGVD)
- AMENITIES LEVEL  
+35'-0" (45'-0" NGVD)
- 3RD PARKING LEVEL  
+25'-0" (35'-0" NGVD)
- 2ND PARKING LEVEL  
+15'-0" (25'-0" NGVD)
- FREEBOARD +3'  
10'-0" NGVD
- GROUND LEVEL  
+0'-0" (10'-0" NGVD)
- BFE  
(8'-0" NGVD)
- ADJ. GRADE  
(6.32' NGVD)
- GRADE  
(4.64' NGVD)

200'-0"  
BUILDING HEIGHT

36'-0"  
PODIUM HEIGHT

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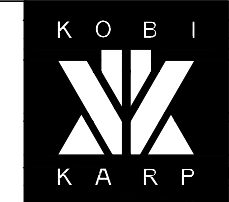
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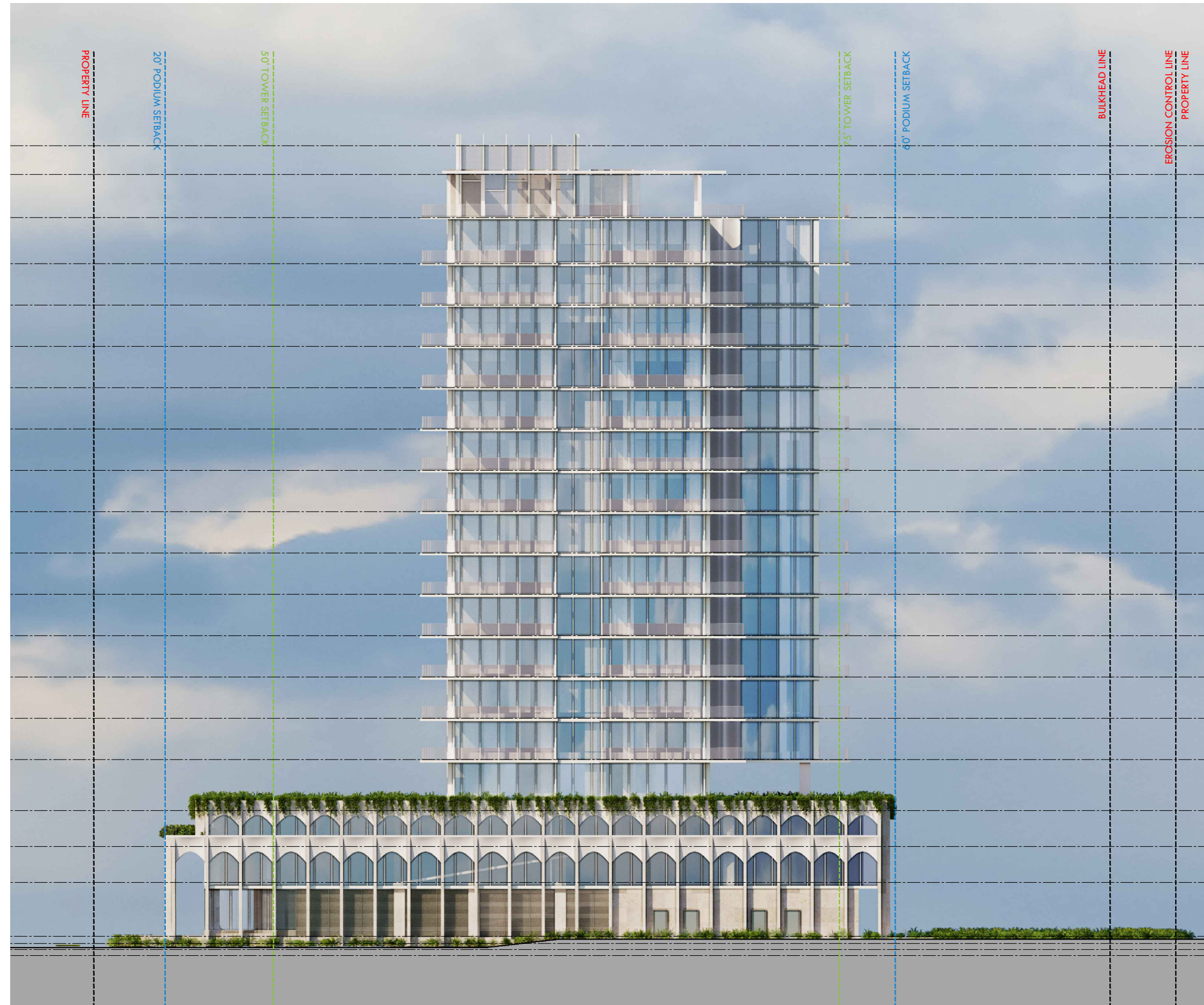
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**ELEVATION**

① **EAST ELEVATION**  
 SCALE 1" = 32'-0"

Date: 7-10-2025	Sheet No.
Scale 1" = 32'-0"	A412
Project	



Level	Height (NGVD)
MECHANICAL SCREEN	+220'-0" (230'-0" NGVD)
UPPER ROOF LEVEL	+212'-0" (222'-0" NGVD)
ROOF LEVEL	+200'-0" (210'-0" NGVD)
17 RESIDENTIAL LEVEL	+187'-2" (197'-2" NGVD)
16 RESIDENTIAL LEVEL	+175'-8" (185'-8" NGVD)
15 RESIDENTIAL LEVEL	+164'-2" (174'-2" NGVD)
14 RESIDENTIAL LEVEL	+152'-8" (162'-8" NGVD)
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07 RESIDENTIAL LEVEL	+72'-2" (82'-2" NGVD)
06 RESIDENTIAL LEVEL	+60'-8" (70'-8" NGVD)
05 RESIDENTIAL LEVEL	+49'-2" (59'-2" NGVD)
AMENITIES LEVEL	+35'-0" (45'-0" NGVD)
3RD PARKING LEVEL	+25'-0" (35'-0" NGVD)
2ND PARKING LEVEL	+15'-0" (25'-0" NGVD)
GROUND LEVEL	+0'-0" (10'-0" NGVD)
BFE	(8'-0" NGVD)
ADJ. GRADE	(6.32' NGVD)
GRADE	(4.64' NGVD)

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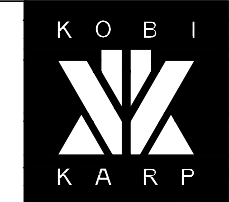
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**ELEVATION**

① **SOUTH ELEVATION**  
 SCALE 1" = 32'-0"

Date: 7-10-2025	Sheet No.
Scale 1" = 32'-0"	A413
Project	

**A** CORALINE STONE CLADDING



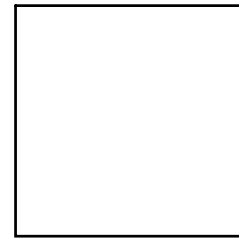
**C** GLASS RAILING



**D** WHITE GLAZING SYSTEM



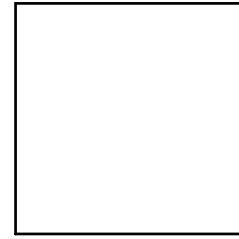
**E** WHITE GFRC PANELS



**F** FROSTED GLASS



**G** WHITE STUCCO



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**ENLARGED PODIUM ELEVATION**

**1 WEST ELEVATION**  
 SCALE 1" = 32'-0"

Date: 7-10-2025	Sheet No.
Scale 1"= 16'-0"	A450
Project	

A CORALINE STONE CLADDING



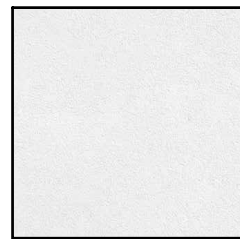
C GLASS RAILING



D WHITE GLAZING SYSTEM



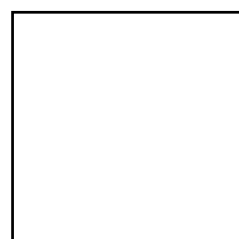
E WHITE GFRC PANELS



F FROSTED GLASS



G WHITE STUCCO



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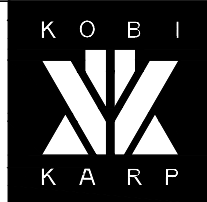
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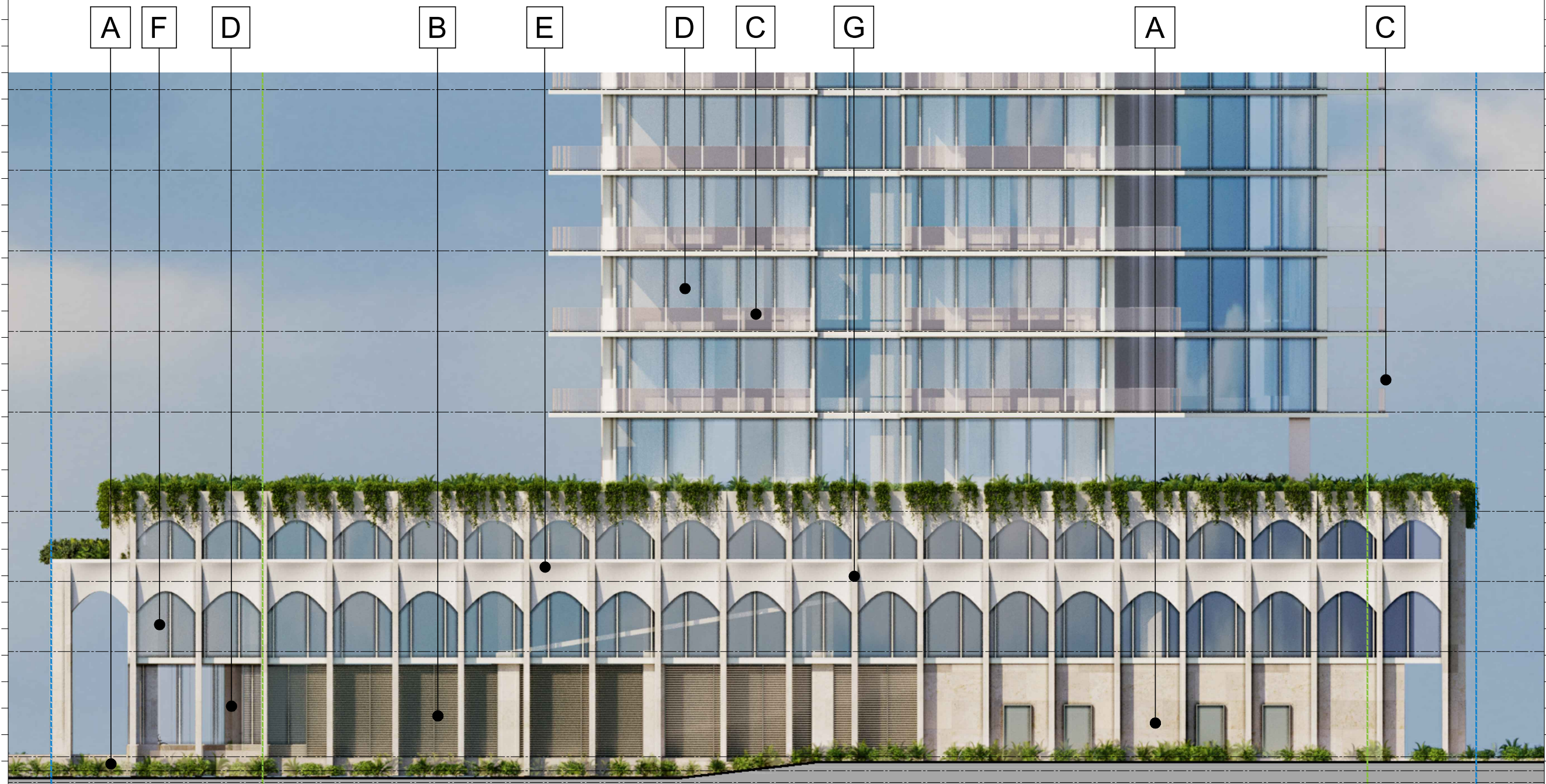
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ENLARGED PODIUM ELEVATION

Date: 7-10-2025	Sheet No.
Scale: 1" = 16'-0"	A451
Project	

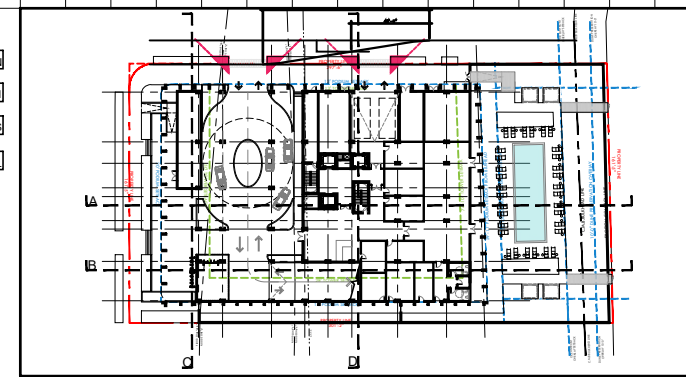


1 SOUTH ELEVATION SCALE 1" = 32'-0"

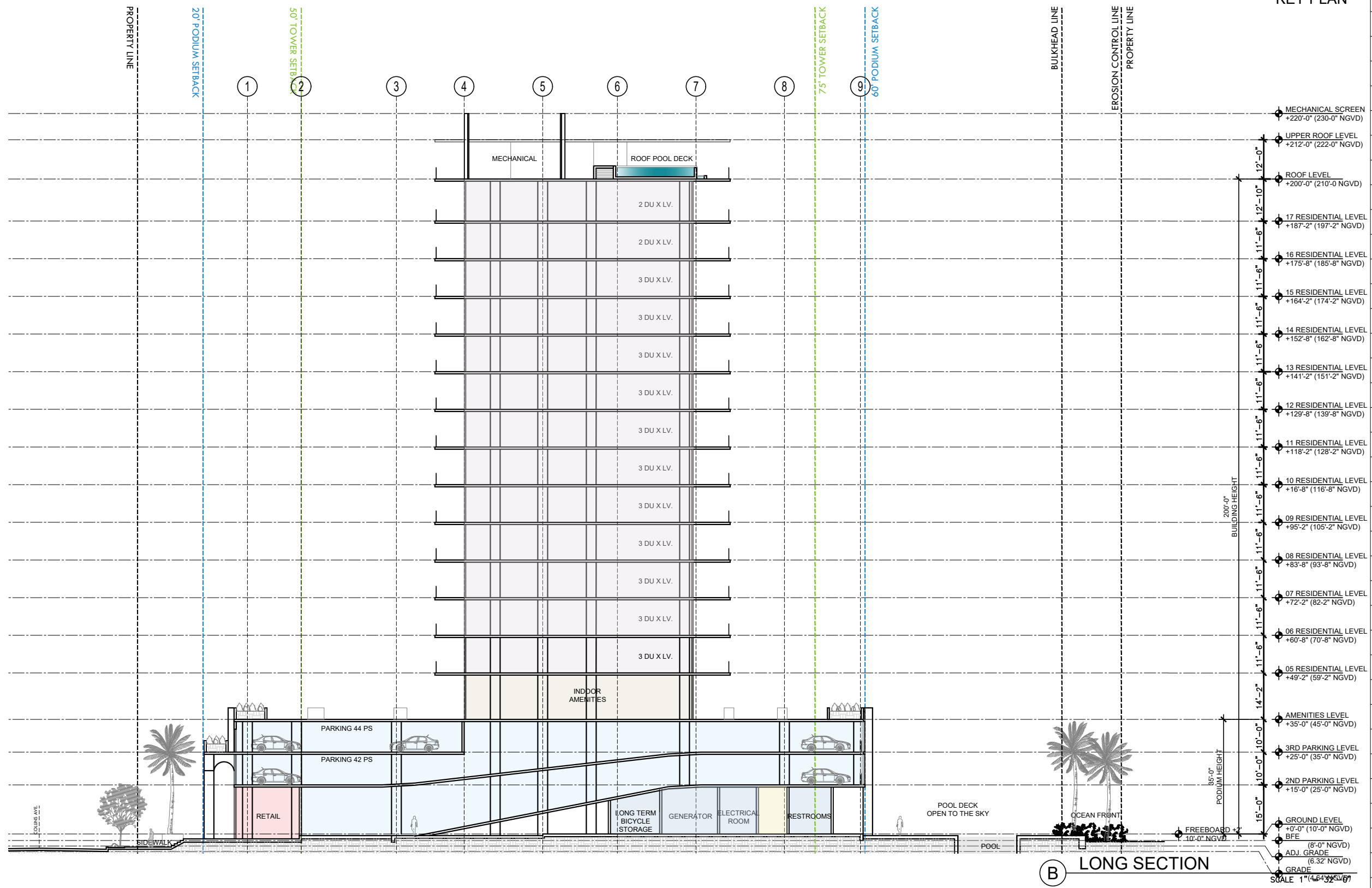


**PROGRAM LEGEND**

LOBBY	CIRCULATION
LOADING AREA	SERVICE/ BOH
PARKING ACCESS RAMP	AMENITIES
RETAIL/ COMMERCIAL	RESIDENTIAL



**KEY PLAN**



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**SECTION**

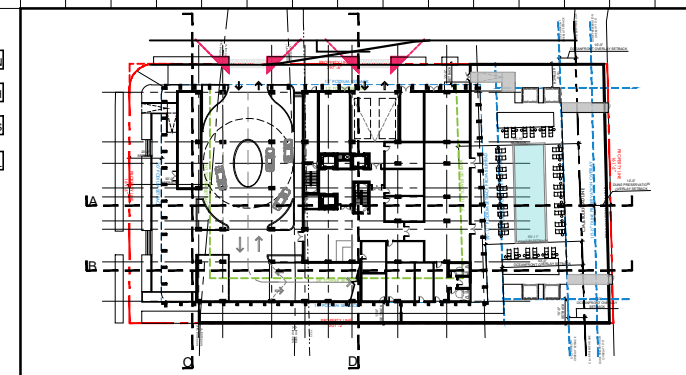
Date: 7-10-2025	Sheet No.
Scale: 1" = 32'-0"	A501
Project:	

**B LONG SECTION**

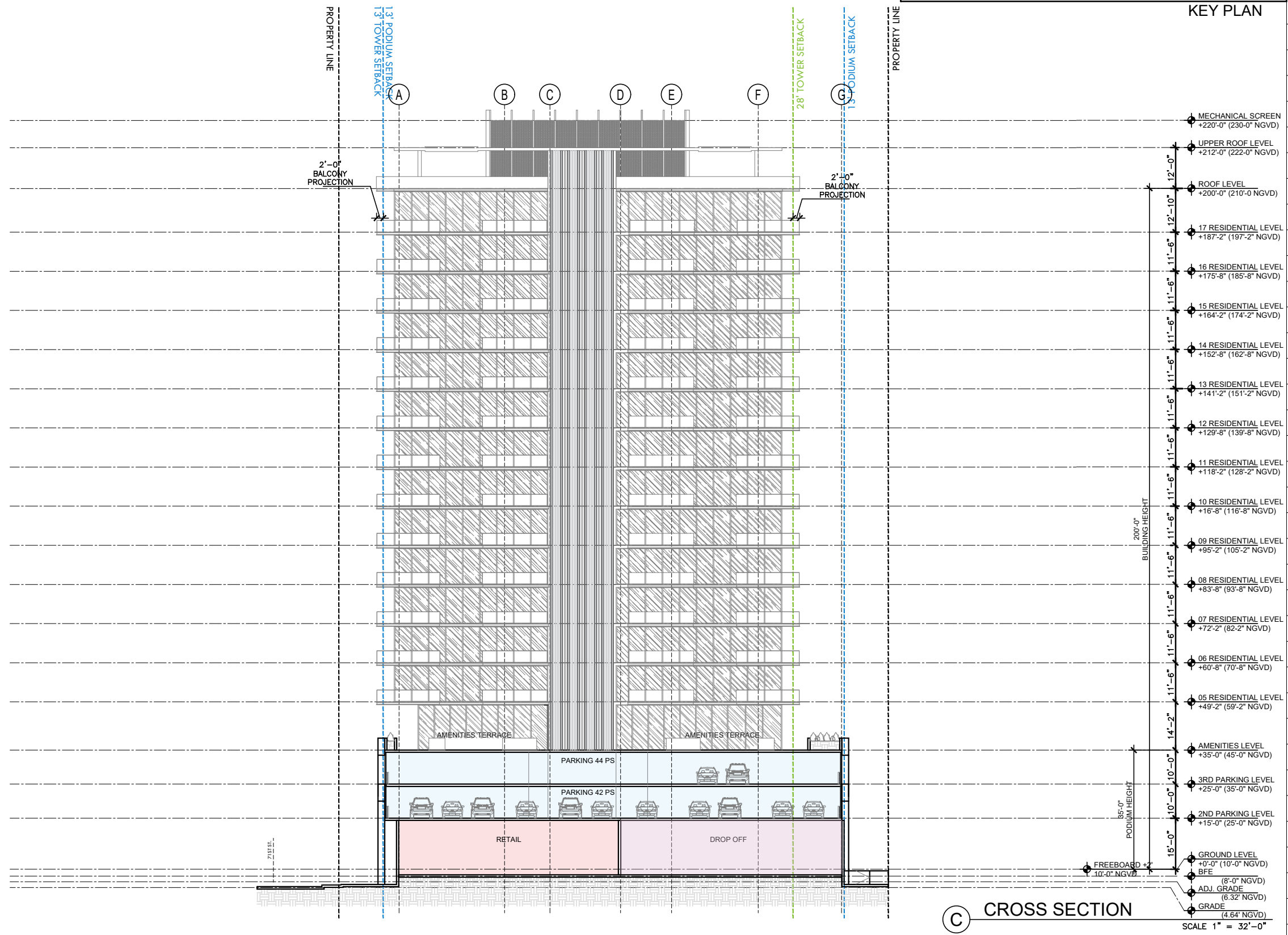
SCALE 1" = 32'-0"

PROGRAM LEGEND

LOBBY	CIRCULATION
LOADING AREA	SERVICE/ BOH
PARKING ACCESS RAMP	AMENITIES
RETAIL/ COMMERCIAL	RESIDENTIAL



KEY PLAN



C CROSS SECTION

SCALE 1" = 32'-0"

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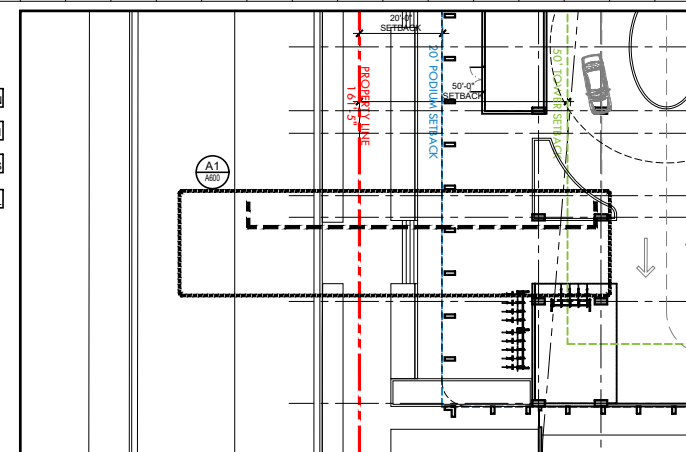
SECTION

Date: 7-10-2025	Sheet No.
Scale 1" = 32'-0"	A502
Project	



**PROGRAM LEGEND**

LOBBY	CIRCULATION
LOADING AREA	SERVICE/BOH
PARKING ACCESS RAMP	AMENITIES
RETAIL/COMMERCIAL	RESIDENTIAL



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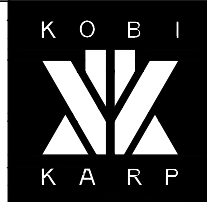
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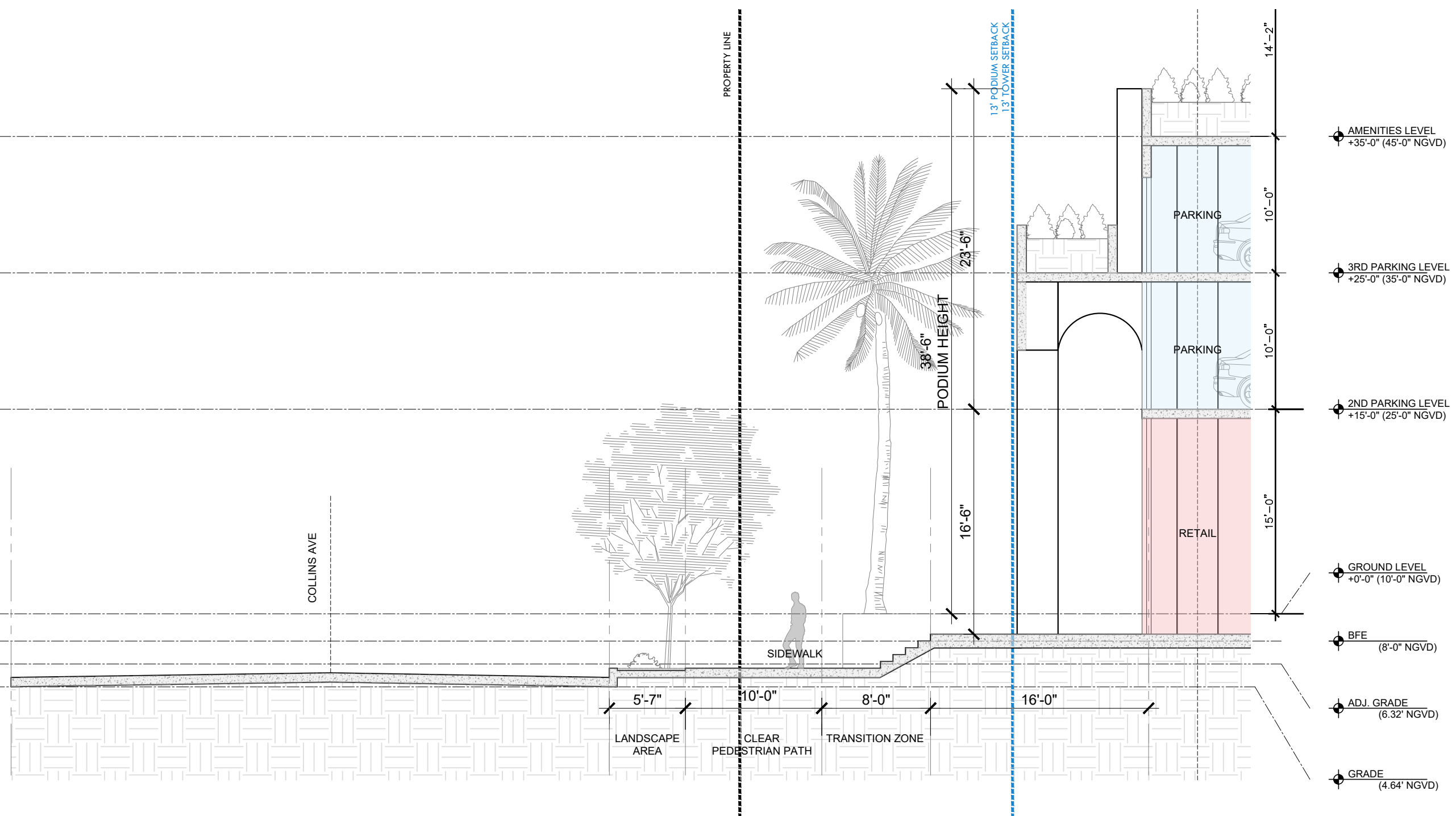
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**ENLARGED SIDEWALK SECTION**

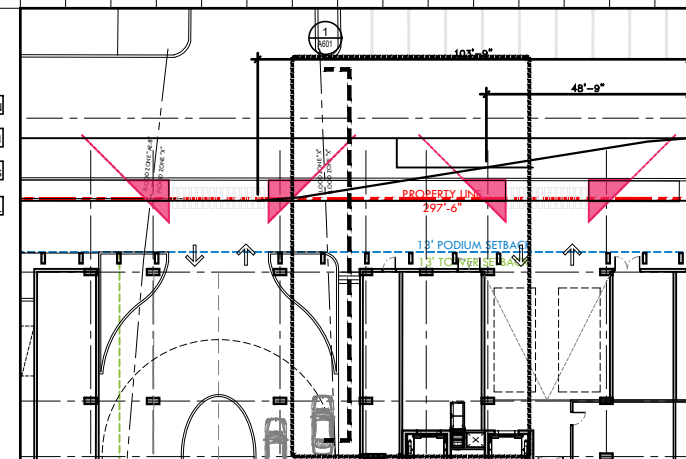


**(A) ENLARGED SHORT FRONTAGE**  
 SCALE 1" = 8'-0"

Date: 7-10-2025	Sheet No.
Scale: 1" = 8'-0"	A600
Project	

**PROGRAM LEGEND**

	LOBBY		CIRCULATION
	LOADING AREA		SERVICE/ BOH
	PARKING ACCESS RAMP		AMENITIES
	RETAIL/ COMMERCIAL		RESIDENTIAL



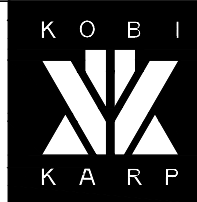
**KEY PLAN**

Rev.	Date	Rev.	Date

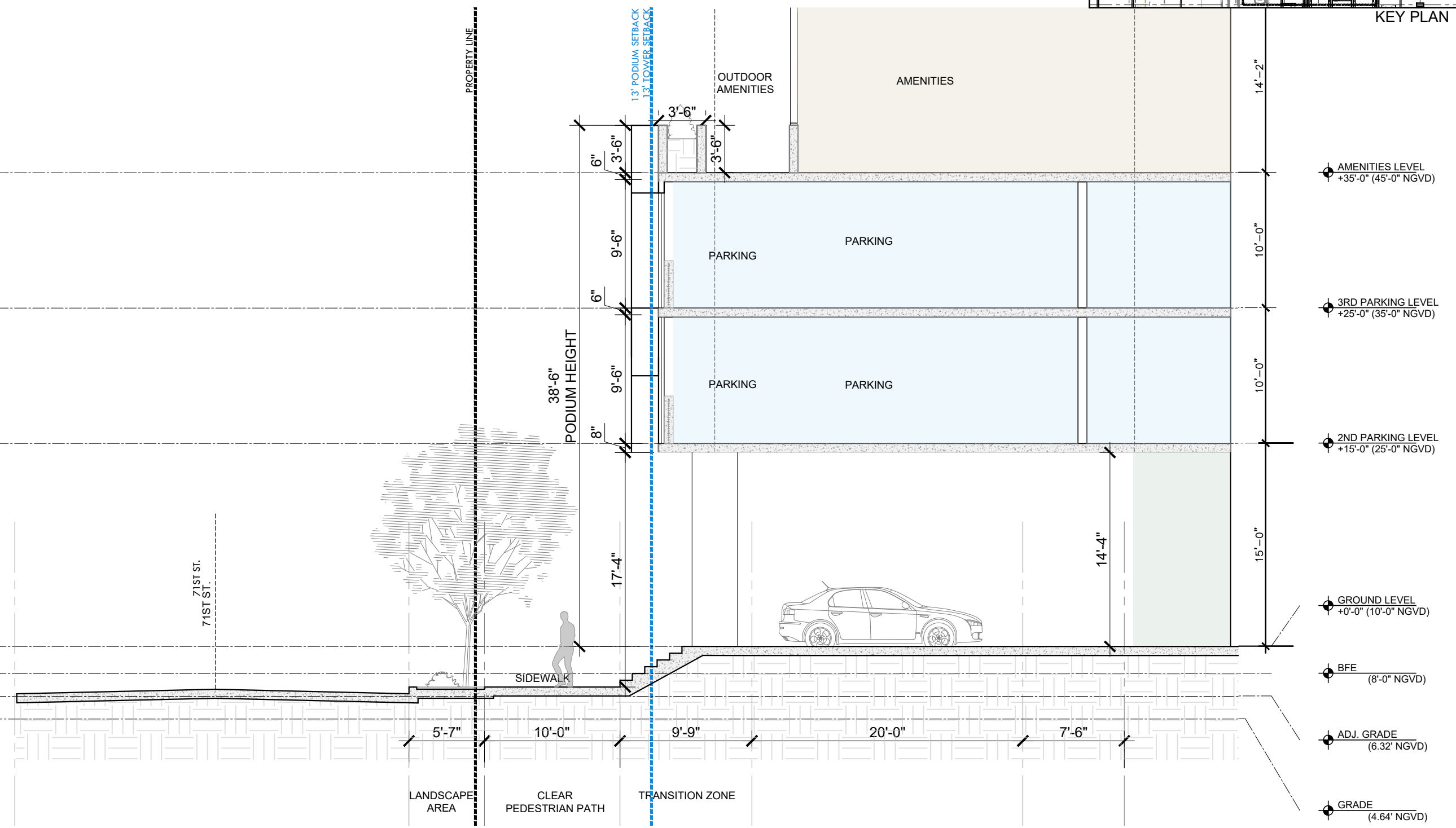
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<b>Architect:</b>	Kobi Karp Architecture and Interior Design, Inc. 571 NW 28th Street Miami, Florida 33127 USA Tel: +1(305) 573 1818 Fax: +1(305) 573 3766				

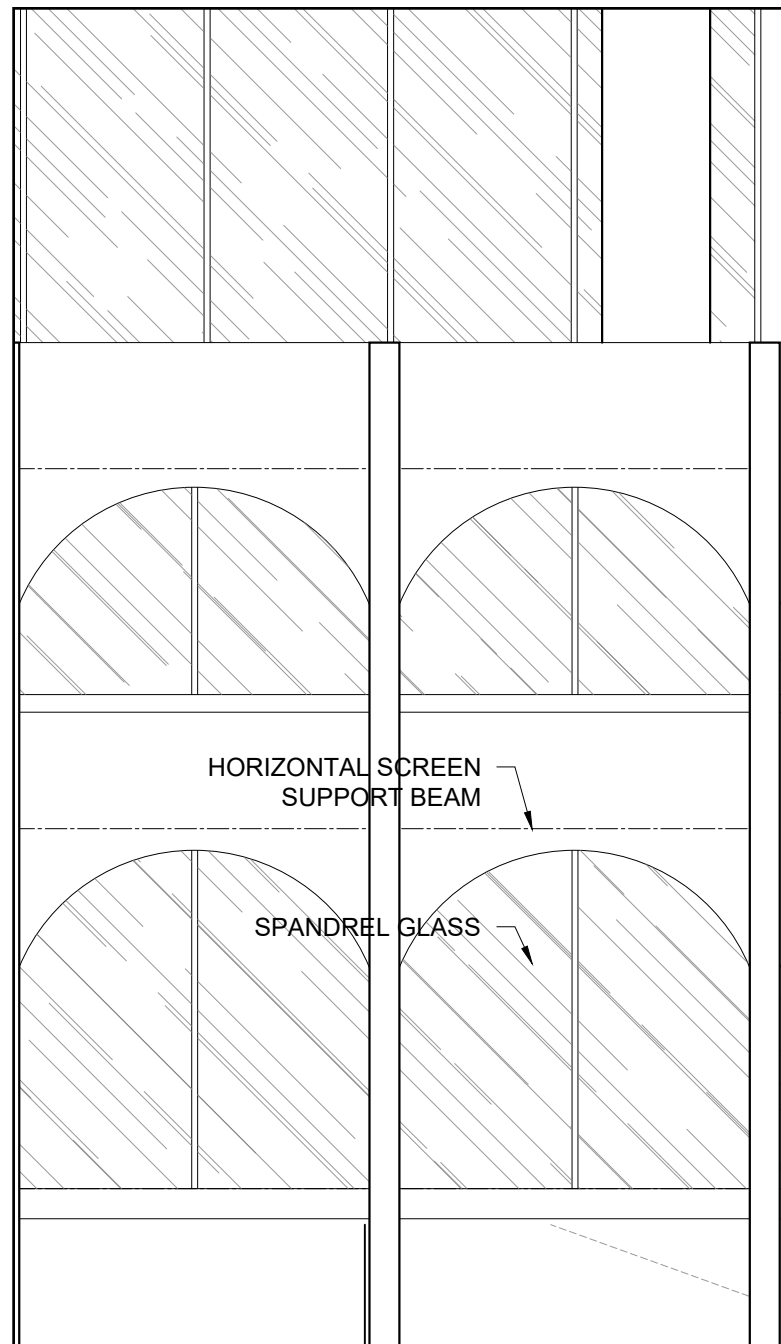


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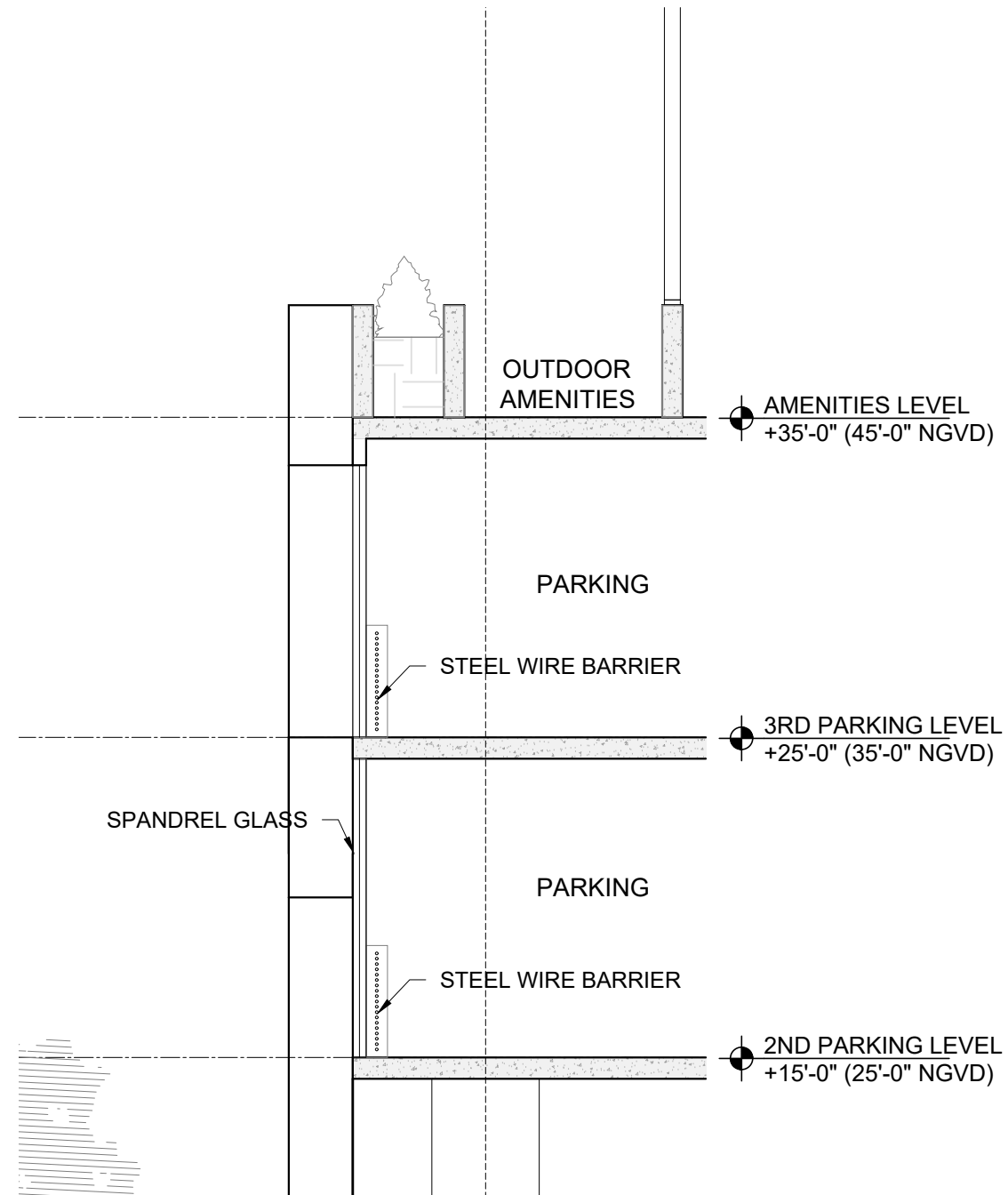


**D ENLARGED LONG FRONTAGE**  
 SCALE 1" = 32'-0"

Date: 7-10-2025	Sheet No.
Scale 1" = 8'-0"	A601
Project	



**B** SCREEN ELEVATION  
SCALE 3" = 16'-0"



**C** SCREEN SECTION  
SCALE 3" = 16'-0"

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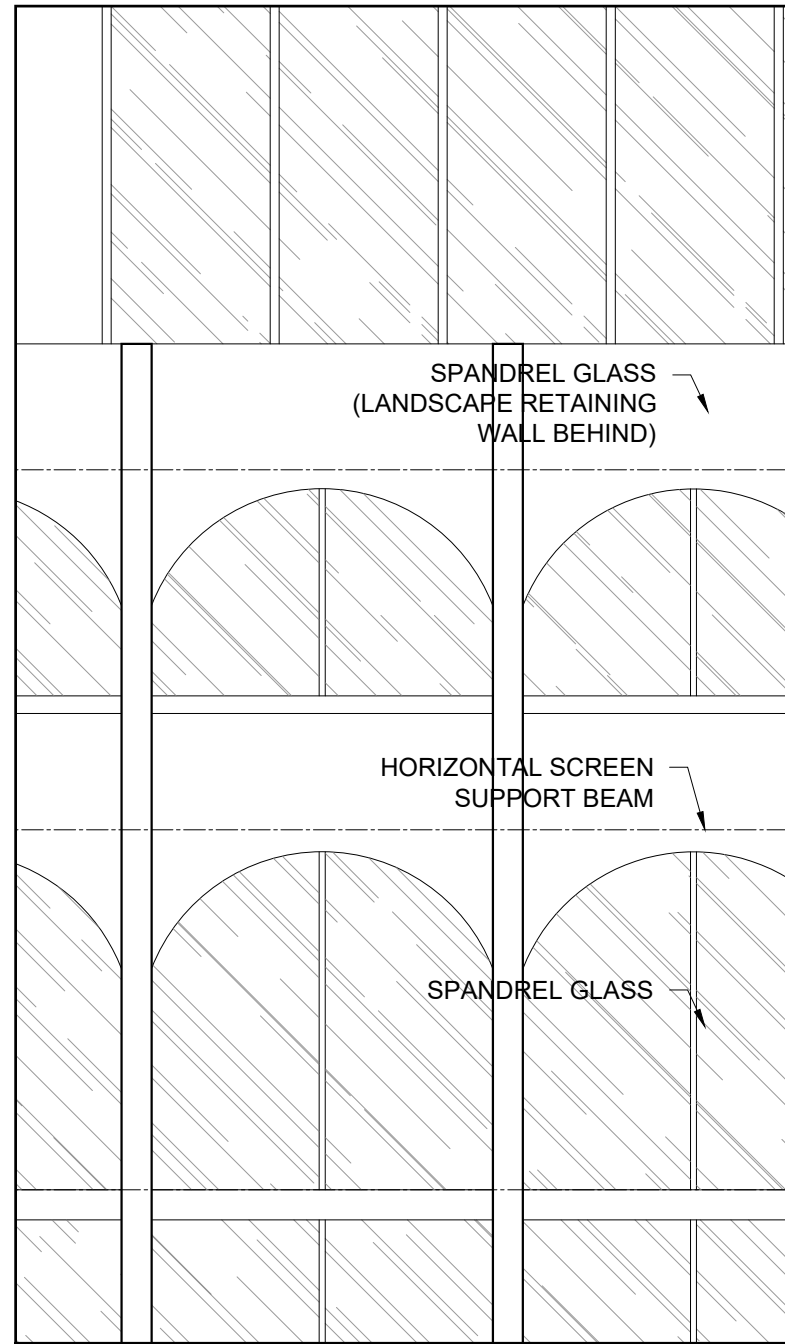
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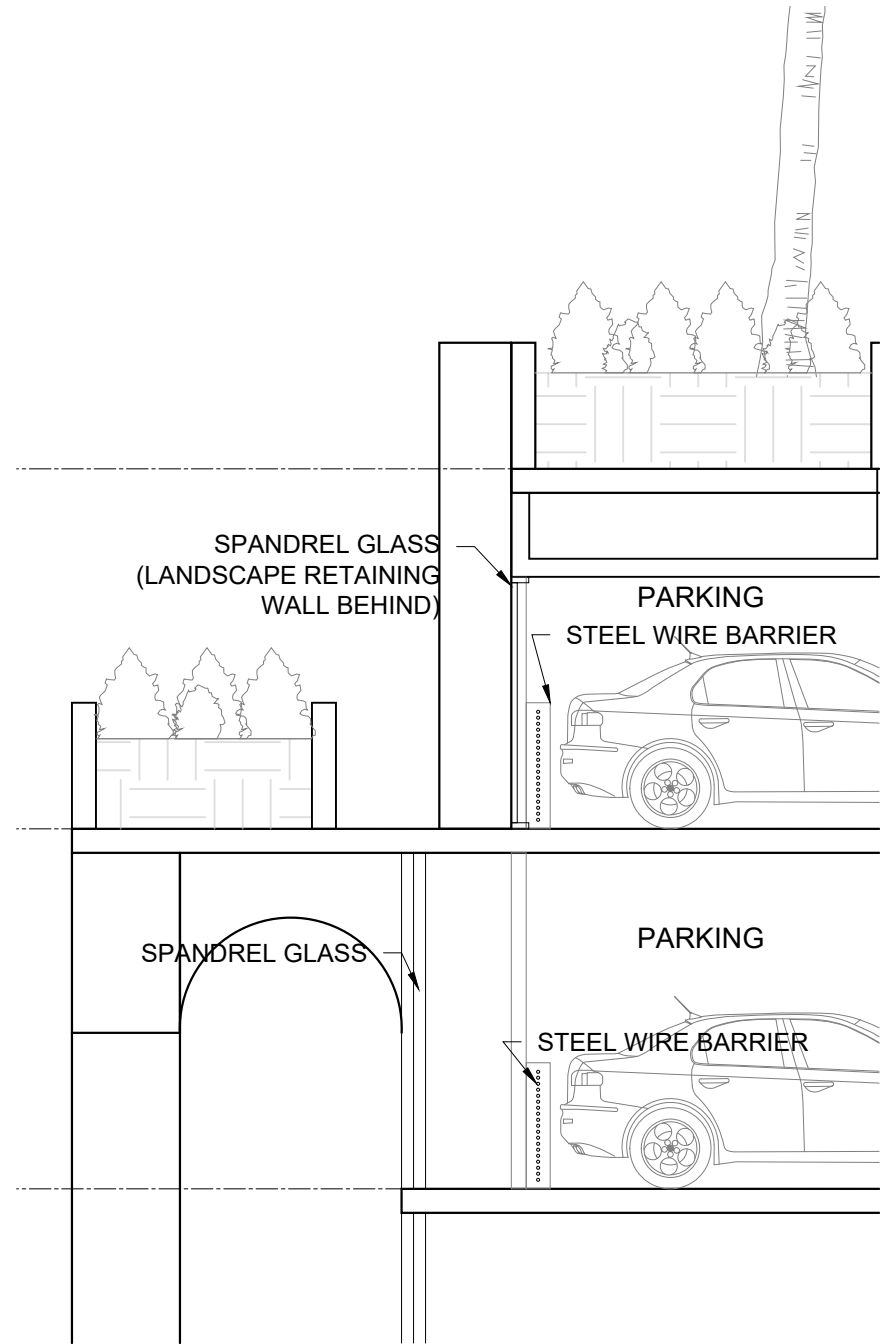


**ENLARGED PARKING SCREEN  
LONG FRONTAGE**

Date: 7-10-2025	Sheet No.
Scale	A602
Project	



**B** SCREEN ELEVATION  
SCALE 3" = 16'-0"



**C** SCREEN SECTION  
SCALE 3" = 16'-0"

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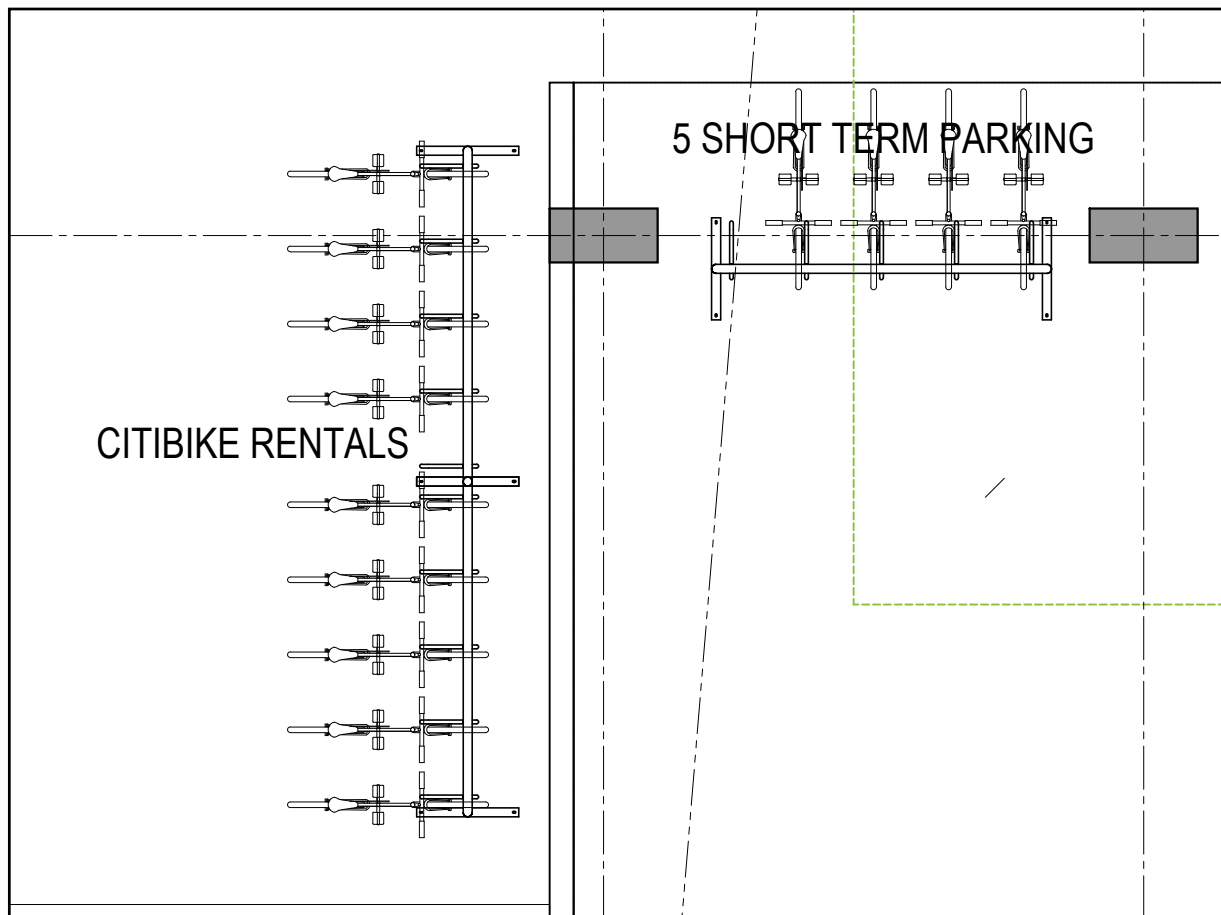
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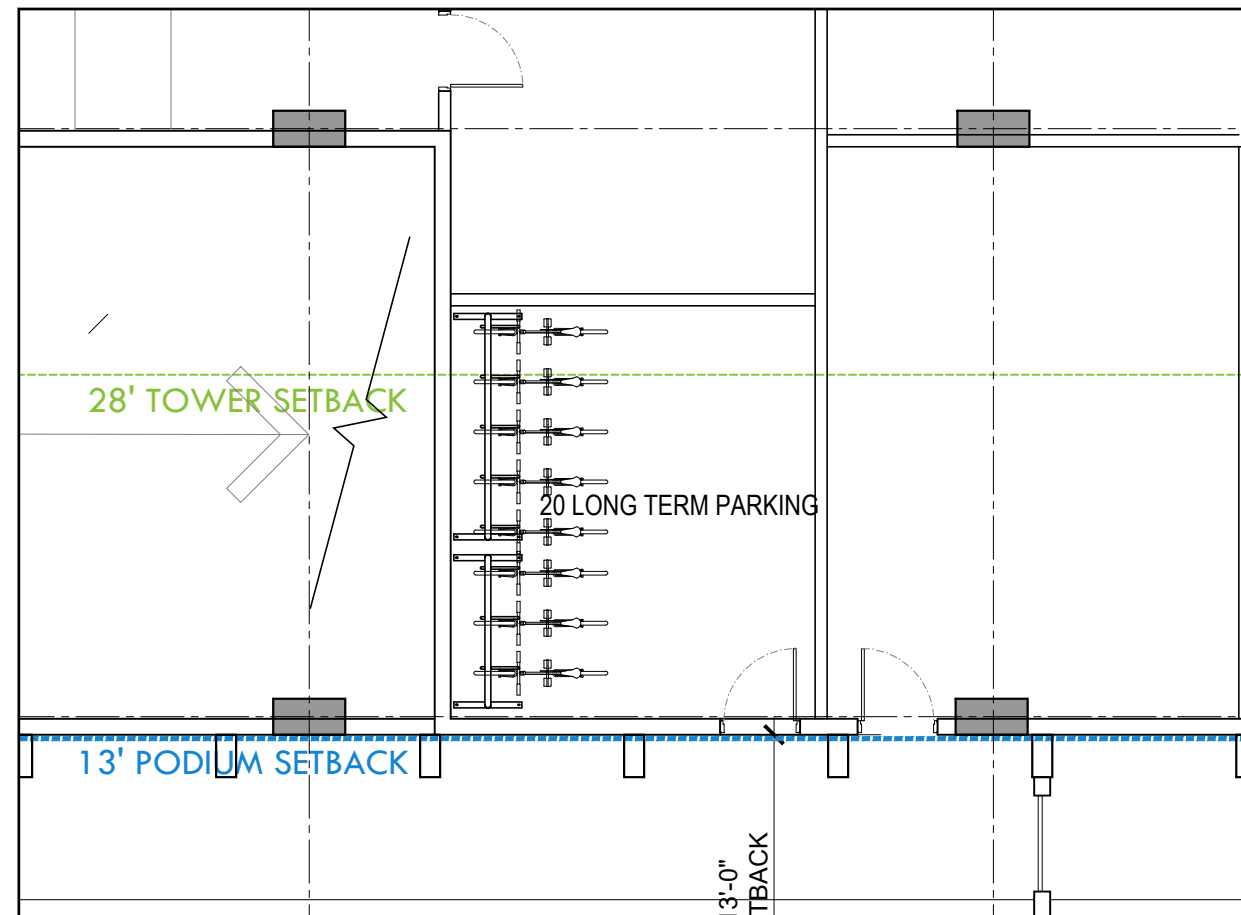


**ENLARGED PARKING SCREEN  
SHORT FRONTAGE**

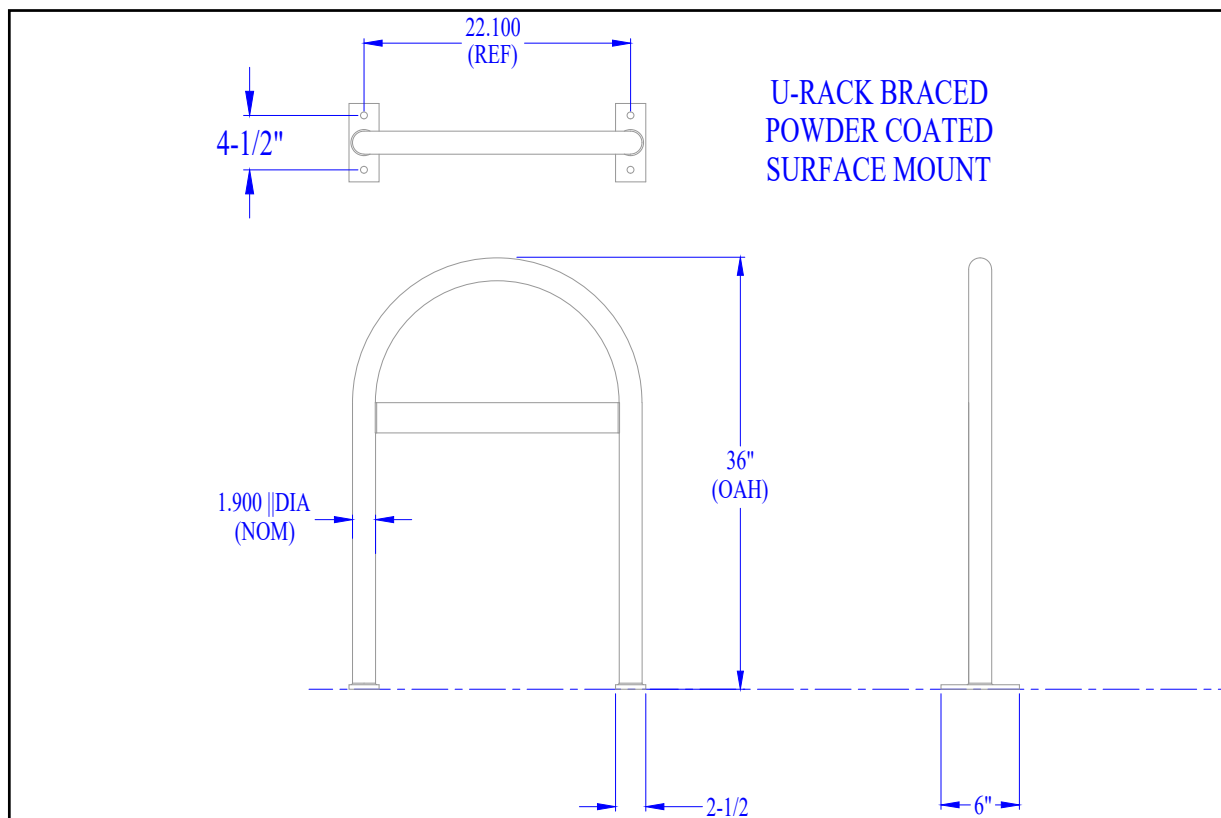
Date: 7-10-2025	Sheet No.
Scale	A603
Project	



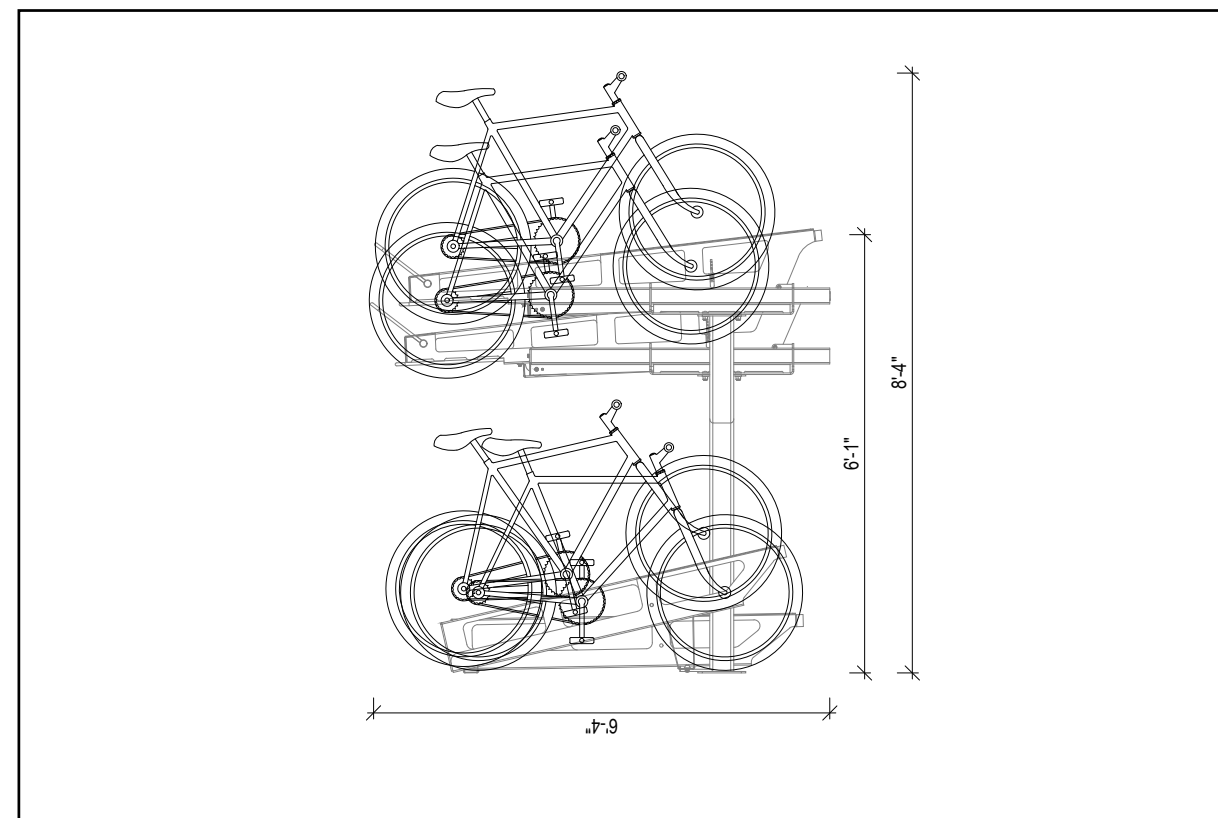
1 GROUND FLOOR - SHORT TERM BICYCLE STORAGE  
SCALE: 3/16" = 1'-0"



2 GROUND FLOOR - LONG TERM BICYCLE STORAGE  
SCALE: 1/8" = 1'-0"



3 PROPOSED SHORT TERM BICYCLE RACK  
SCALE: N.T.S



4 PROPOSED LONG TERM BIKE RACK  
SCALE: 3/8" = 1'-0"

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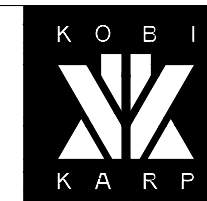
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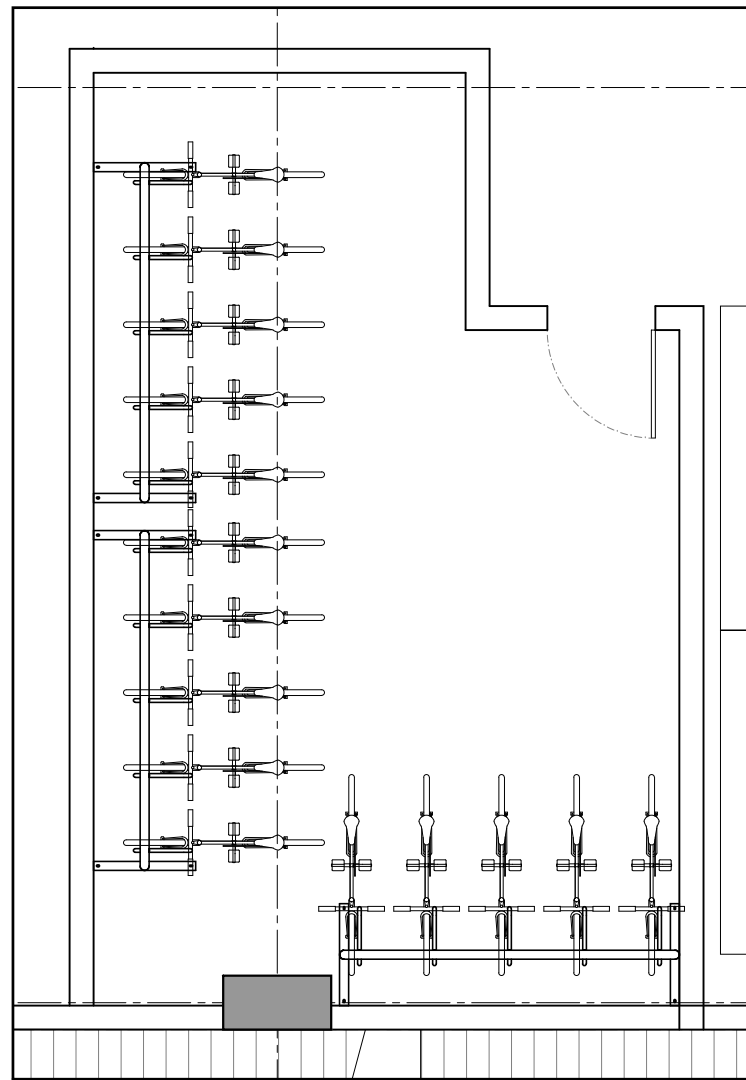
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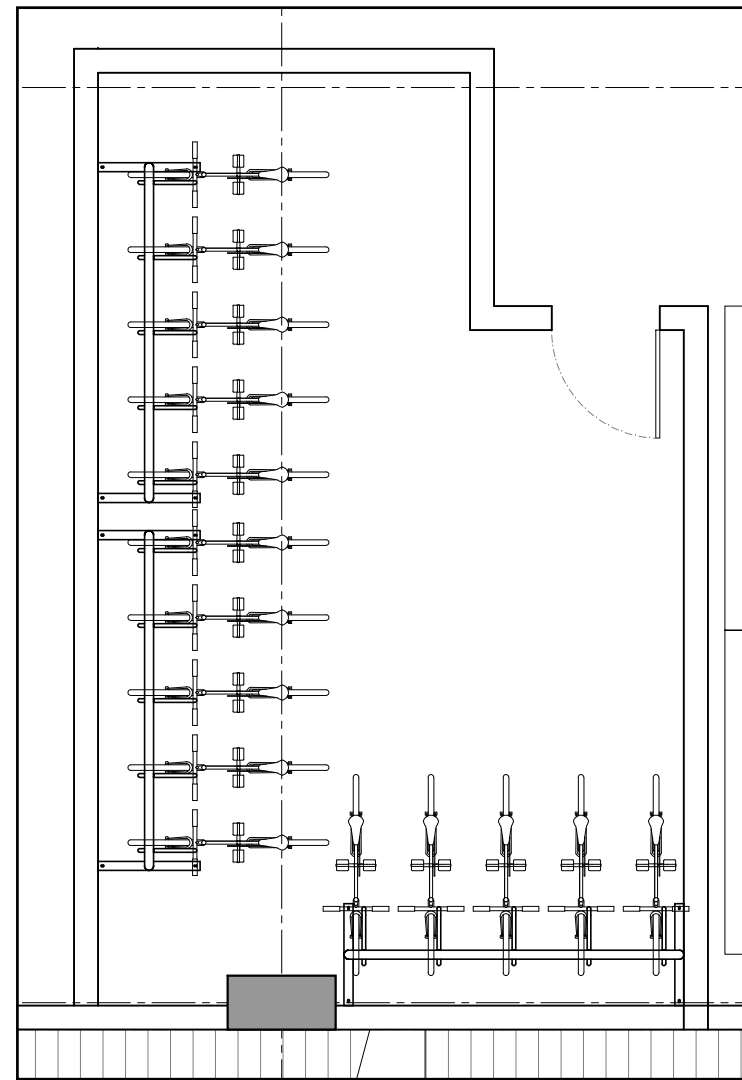


ENLARGED BICYCLE STORAGE

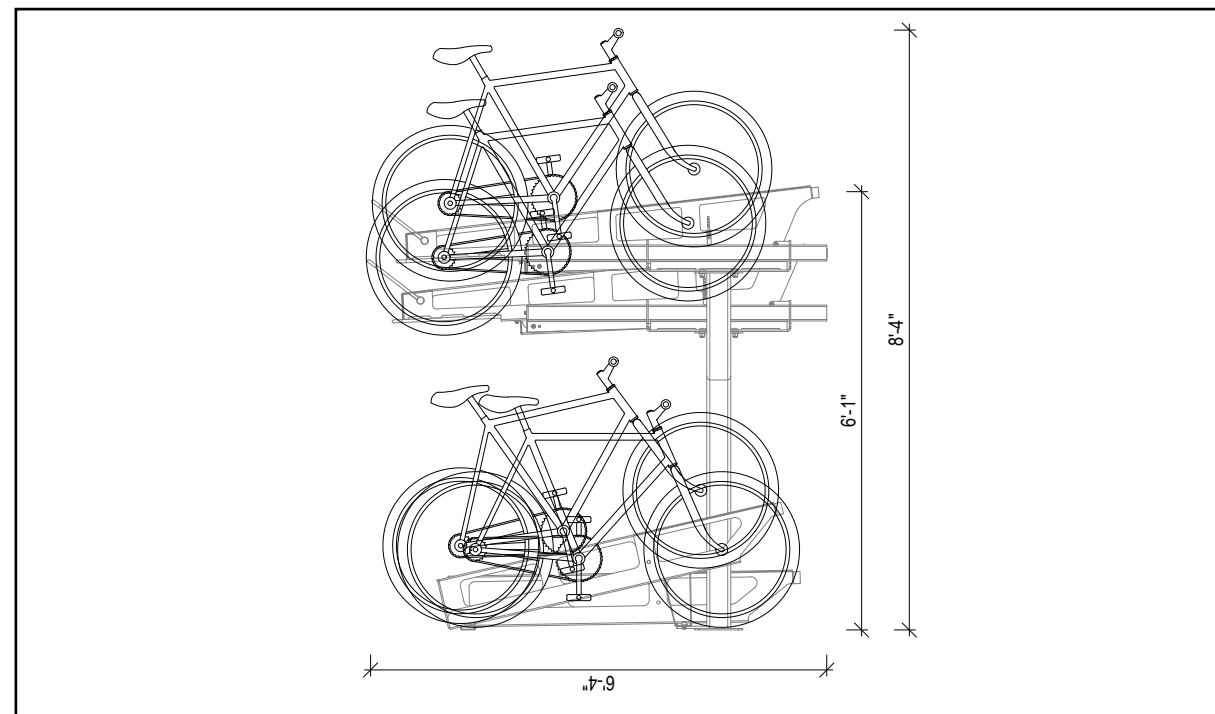
Date: 7-10-2025	Sheet No.
Scale: 3/8" = 1'-0"	A604
Project	



① LEVEL 2 - LONG TERM BICYCLE STORAGE  
SCALE: 3/16" = 1'-0"



① LEVEL 3 - LONG TERM BICYCLE STORAGE  
SCALE: 3/16" = 1'-0"



④ PROPOSED LONG TERM BIKE RACK  
SCALE: 3/8" = 1'-0"

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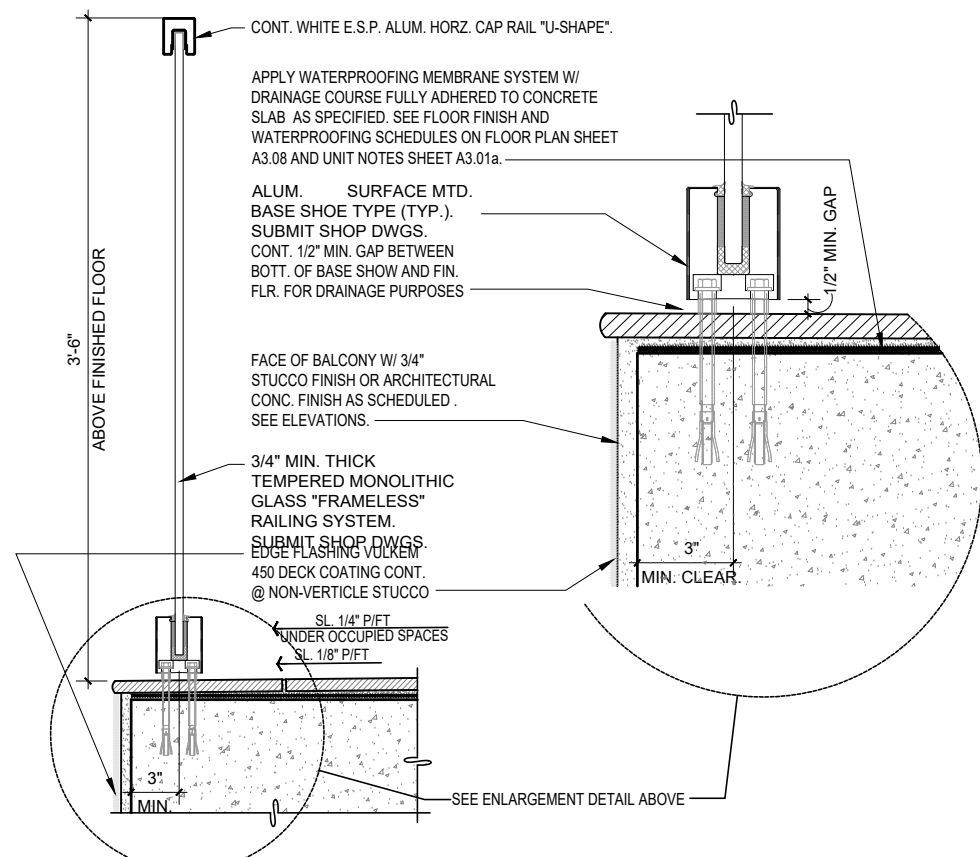
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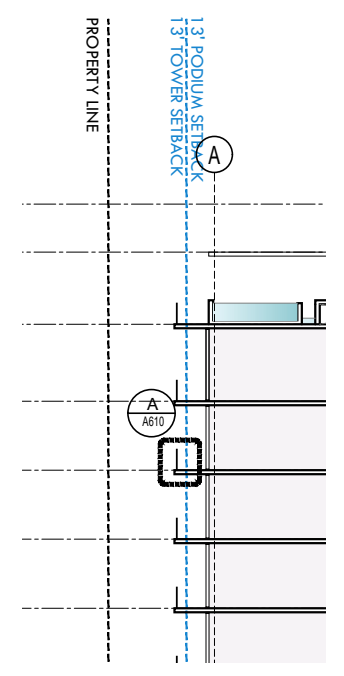


ENLARGED BICYCLE STORAGE

Date: 7-10-2025	Sheet No.
Scale: 3/16" = 0'	A605
Project	



**A ENLARGED RAILING DETAIL**  
SCALE 1" = 1'-0"



**KEY PLAN**

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**SECTION**

Date: 7-10-2025	Sheet No.
Scale: 1" = 32'-0"	A503
Project	



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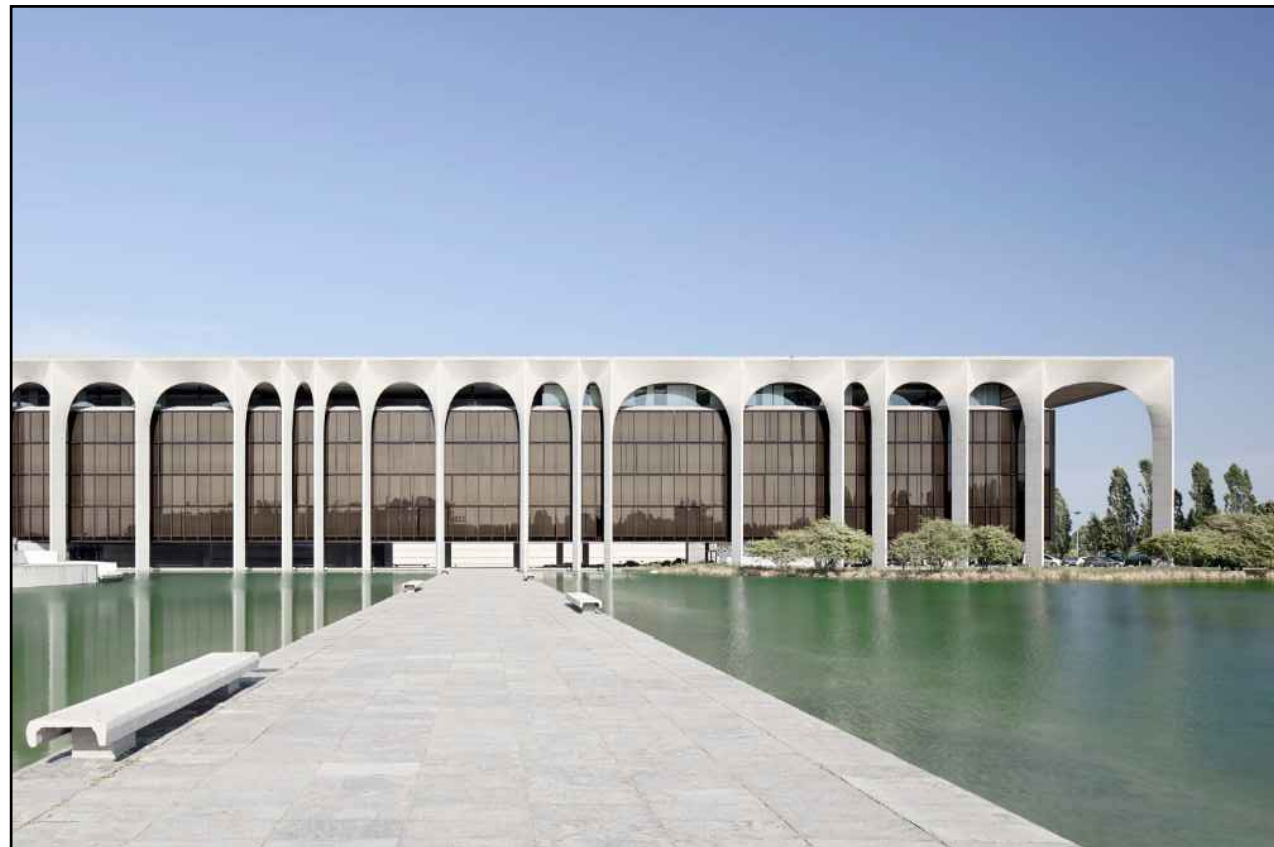
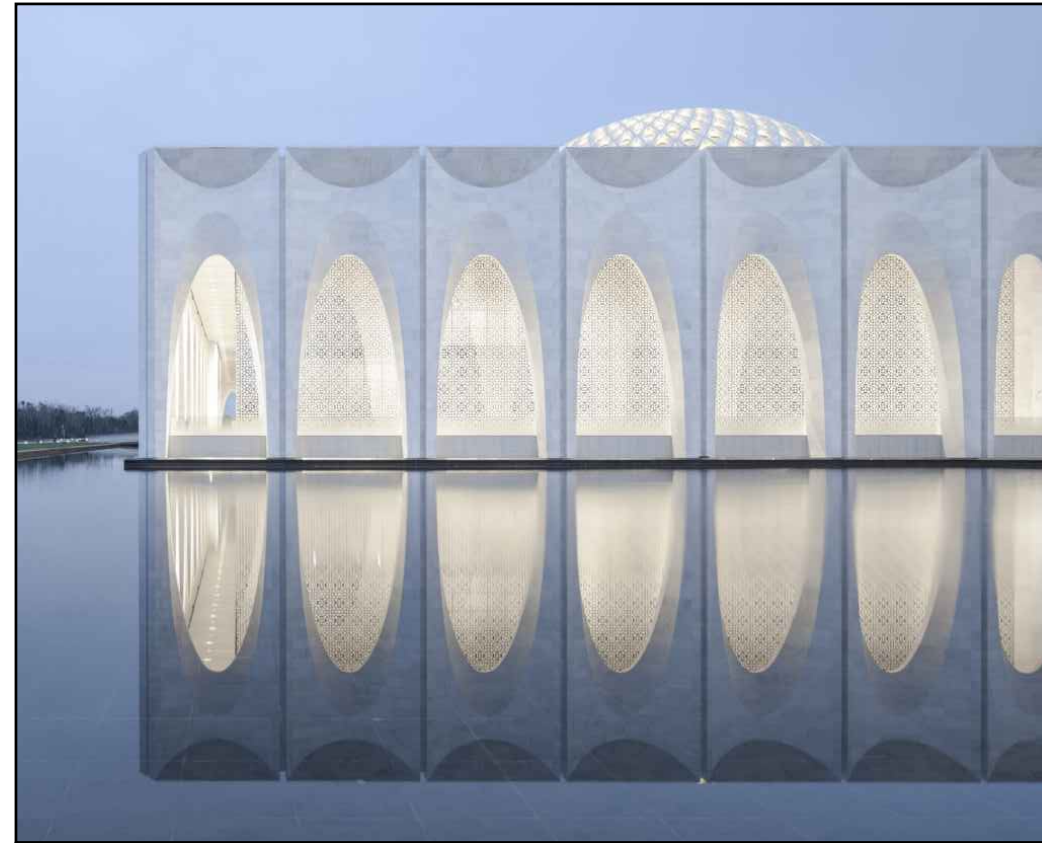
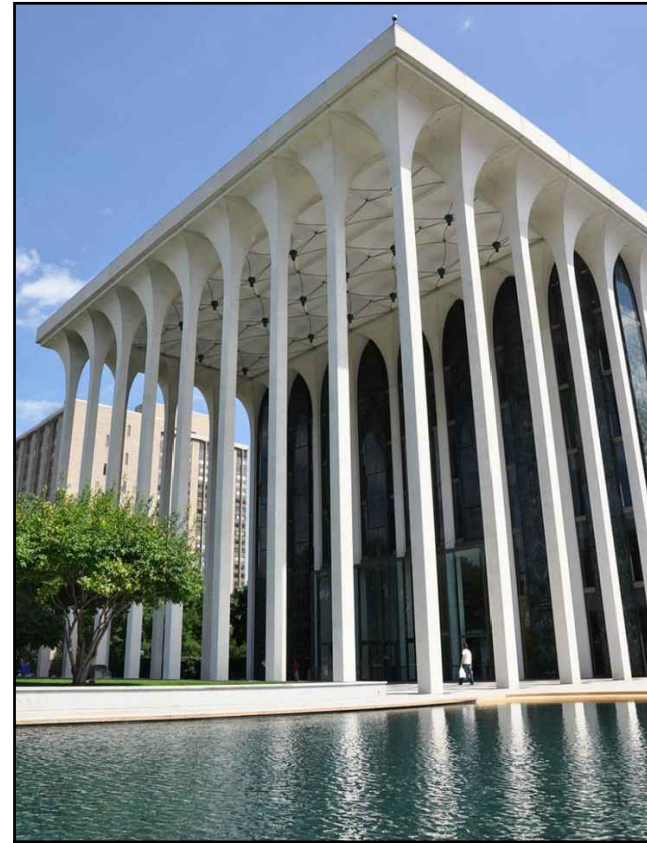
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Scale: N/A	A800
Project	



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INSPIRATION REFERENCE

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