







ABBREVIATIONS

<b>A</b>	ACOUS. A.C. A.D. ADJ. AGGR. AL. APPROX. ARCH. ASB. ASPH.	ACOUSTICAL AIR CONDITIONING AREA DRAIN ADJUSTABLE AGGREGATE ALUMINUM APPROXIMATE ARCHITECTURAL ASBESTOS ASPHALT	<b>C</b>	GA. GALV. G.B. G.C. GL. GND. GR. GYP. G.W.B.	GAUGE GALVANIZED GRAB BAR GENERAL CONTRACTOR GLASS GROUND GRADE GYPSUM GYPSUM WALLBOARD	<b>R</b>	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>B</b>	BD. BITUM. BLDG. BLK. BLKG. BLKHD. BM. BOT.	BOARD BITUMINOUS BUILDING BLOCK BLOCKING BULKHEAD BEAM BOTTOM	<b>F</b>	H.B. H.C. HDWD. HDWE. H.M. HORIZ. HR. HGT.	HOSE BIB HOLLOW CORE HARD WOOD HARDWARE HOLLOW METAL HORIZONTAL HOUR HEIGHT	<b>S</b>	S. SABF	SOUTH SOUND ATTENUATION FIRE BLANKETS SOLID CORE
<b>C</b>	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	<b>I</b>	I.D. IN. INSUL. INT. INV.	INSIDE DIAMETER (DIM.) INCH INSULATION INTERIOR INVERT	<b>S</b>	S.C. S.C.D. SCHED. S.D. SECT. SH. SHR. SHT. SIM. S.N.D.	SEAT COVER DISPENSER SCHEDULE SOAP DISPENSER SECTION SHELF SHOWER SHEET SIMILAR SANITARY NAPKIN DISPENSER SANITARY NAPKIN RECEPTACLE SPECIFICATION SQUARE S.T. S.S.K. STA. STD. STL. STOR. STRL. SUSP. SYM.
<b>D</b>	DBL. DEPT. D.F. DET. DIA. DIM. DISP. DN. D.O. DR. DWR. DS. D.S.P. DWG.	DOUBLE DEPARTMENT DRINKING FOUNTAIN DETAIL DIAMETER DIMENSION DISPENSER DOWN DOOR OPENING DOOR DRAWER DOWN SPOUT DRY STANDPIPE DRAWING	<b>J</b>	JAN. JST. JT.	JANITOR JOIST JOINT	<b>T</b>	TRD. T.B. T.C. TEL. TEMP. T. & G. THK. TOIL. T.P. T.P.D. 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
<b>E</b>	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	<b>K</b>	KIT.	KITCHEN	<b>U</b>	UNF. U.O.N. UR.	UNFINISHED UNLESS OTHERWISE NOTED URINAL UNDERWRITERS LAB
<b>F</b>	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	<b>M</b>	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	<b>V</b>	V.I.F. V.F. V.T. VEST. V.B.	VERIFY IN FIELD VERTICAL VINYL TILE VESTIBULE VAPOR BARRIER
<b>G</b>	G.A. GALV. G.B. G.C. GL. GND. GR. GYP. G.W.B.	GAUGE GALVANIZED GRAB BAR GENERAL CONTRACTOR GLASS GROUND GRADE GYPSUM GYPSUM WALLBOARD	<b>N</b>	N. N.I.C. NO. OR # NOM. N.T.S.	NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE	<b>W</b>	W. WT. W/ W.C. WD. W/O WP. WSCT.	WEST WEIGHT WITH WATER CLOSET WOOD WITHOUT WATERPROOF WAINSCOT
<b>H</b>	H.B. H.C. HDWD. HDWE. H.M. HORIZ. HR. HGT.	HOSE BIB HOLLOW CORE HARD WOOD HARDWARE HOLLOW METAL HORIZONTAL HOUR HEIGHT	<b>O</b>	O.A. OBS. O.C. O.D. OFF. OPNG. OP. HD. OPP.	OVERALL OBSCURE ON CENTER OUTSIDE DIMENSION OFFICE OPENING OPPOSITE HAND OPPOSITE	<b>X</b>	X	
<b>I</b>	I.D. IN. INSUL. INT. INV.	INSIDE DIAMETER (DIM.) INCH INSULATION INTERIOR INVERT	<b>P</b>	PRCST. 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	<b>Y</b>	Y	
<b>J</b>	JAN. JST. JT.	JANITOR JOIST JOINT	<b>Q</b>	Q.T.	QUARRY TILE			

PROJECT TEAM

<b>OWNER:</b> 420 LINCOLN RD DEVELOPMENT LLC 420 LINCOLN RD STE 330 MIAMI BEACH, FL 33139 TEL. (305) 531.5220	<b>DESIGN ARCHITECT:</b> 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
<b>ARCHITECT:</b> BELLINSON GOMEZ ARCHITECTS PA JOSE L. GOMEZ AR0015416 8101 BISCAYNE BLVD., SUITE 309-310 MIAMI, FL 33138-4664 TEL. (305) 559.1250 FAX. (305) 551.1740	<b>LAND USE:</b> AKERMAN LLP 98 SOUTHEAST SEVENTH STREET, SUITE 1100 MIAMI, FL 33131 TEL. (305) 374.5600
<b>LANDSCAPE ARCHITECT:</b> GSLA DESIGN, INC. KEN GARDNER, ASLA, LEED AP 17670 NW 78TH AVENUE, SUITE 214 MIAMI, FL 33015 TEL. (305) 392-1016	<b>STRUCTURAL ENGINEER:</b> 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
<b>ADDRESS:</b> 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
<b>ZONING DISTRICT:</b> CD-3-COMMERCIAL, HIGH INTENSITY

SITE SUMMARY

PROJECT INFORMATION

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

<b>GOVERNING ZONING CODE:</b> CITY OF MIAMI BEACH, RESILIENCY CODE
<b>BUILDING CODE:</b> FLORIDA BUILDING CODE, 2023, 8th ED.
<b>EXISTING BUILDING:</b> FLORIDA BUILDING CODE: EXISTING, 2023, 8th ED.
<b>ACCESSIBILITY:</b> FLORIDA BUILDING CODE - ACCESSIBILITY, 2023, 8th ED.
<b>FIRE PROTECTION:</b> FLORIDA FIRE PREVENTION CODE - 8th ED. LIFE SAFETY CODE - NFPA 101 - 2021 ED.
<b>STRUCTURAL:</b> FLORIDA BUILDING CODE, 2023, 8th ED. ASCE 7-16 MINIMUM DESIGN LOADS FOR BUILDING ACI 318-14 BUILDING CODE
<b>MECHANICAL, ELECTRICAL &amp; PLUMBING:</b> LIFE SAFETY CODE - NFPA 101 - 2021 ED. NATIONAL ELECTRICAL CODE - NFPA 70 - 2020 ED. NATIONAL FIRE PROTECTION ASSOCIATION - NFPA 72 - 2019 ED.
<b>FLORIDA FIRE PREVENTION CODE - 8th ED.</b> 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

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

ARCHITECTURAL

A-000	COVER SHEET	LA0-01	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
A-010	EXISTING F.A.R. DIAGRAMS	LA3-02	PLANTING SPECS & DETAILS
A-011	PROPOSED F.A.R. DIAGRAMS	LA3-03	PLANTING SPECS & DETAILS
A-012	PROPOSED F.A.R. DIAGRAMS	LA3-04	PLANTING SPECS & DETAILS
A-013	PROPOSED F.A.R. DIAGRAMS	LA3-05	PLANTING SPECS & DETAILS
A-014	PROPOSED F.A.R. DIAGRAMS	LA3-06	PLANTING SPECS & DETAILS
A-015	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	LA5-01	IRRIGATION SPECS & DETAILS
EXIST-100	EXISTING OVERALL SITE PLAN	LA5-02	IRRIGATION SPECS & DETAILS
EXIST-101	EXISTING DEMOLITION FLOOR PLAN	LA5-03	IRRIGATION SPECS & DETAILS
EXIST-201	EXISTING SOUTH ELEVATION (16TH ST.)	LA5-04	IRRIGATION SPECS & DETAILS
EXIST-202	EXISTING EAST ELEVATION (WASHINGTON AVE.)	LA5-05	IRRIGATION SPECS & DETAILS
EXIST-203	EXISTING RESIDENTIAL BUILDING ELEVATIONS	LA5-06	IRRIGATION SPECS & DETAILS
EXIST-204	EXISTING COMMERCIAL BLDG. ELEVATIONS (DEMO)		
A-100	PROPOSED OVERALL SITE PLAN		
A-101	PROPOSED GROUND FLOOR PLAN		
A-102	PROPOSED 2ND LEVEL FLOOR PLAN		
A-103	PROPOSED 3RD LEVEL FLOOR PLAN		
A-104	PROPOSED 4TH LEVEL FLOOR PLAN		
A-105	PROPOSED 5TH LEVEL FLOOR PLAN		
A-106	PROPOSED 6TH LEVEL FLOOR PLAN		
A-107	PROPOSED 7TH, 9TH, 10TH AND 14TH LEVELS FLOOR PLAN		
A-108	PROPOSED 8TH, 11TH TO 13TH AND 15TH LEVELS FLOOR PLAN		
A-109	PROPOSED ROOFTOP LEVEL FLOOR PLAN		
A-110	PROPOSED ROOF PLAN		
A-201	PROPOSED SOUTH ELEVATION (16TH ST.)		
A-202	PROPOSED EAST ELEVATION (WASHINGTON AVE.)		
A-203	PROPOSED WEST ELEVATION (DREXEL AVE)		
A-204	PROPOSED NORTH ELEVATION		
A-205	PROPOSED SOUTH ELEVATION - SIGHT LINE		
A-206	PROPOSED EAST ELEVATION - SIGHT LINE		
A-301	PROPOSED BUILDING SECTION		
A-302	PROPOSED BUILDING SECTION		
A-302	PROPOSED FRONTAGE AND WALL ENLARGED SECTION		
A-401	PROPOSED BUILDING MATERIALS		
A-402	PROPOSED BUILDING MATERIALS		
A-501	NEIGHBORING BUILDINGS - MATERIALS REFERENCE		
A-502	NEIGHBORING BUILDINGS - MATERIALS REFERENCE		
R-101	RENDERING - SOUTH-WEST VIEW		
R-102	RENDERING - SOUTH-EAST VIEW		
R-103	RENDERING - SOUTH FACADE		
R-104	RENDERING - WEST FACADE		

DRAWING INDEX

LANDSCAPE

**TEN ARQUITECTOS**  
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**1600 WASHINGTON AVE**  
1600 WASHINGTON AVE  
MIAMI BEACH

**BGA**rchitects

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

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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 3 0 5 . 5 5 9 . 1 2 5 0 | F 3 0 5 . 5 2 8 6 . 1 7 3 5 | WWW.TENARQUITECTOS.COM

DATE	REVISION	<b>A-001</b>
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# 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:	5.5' NGVD			
	ADJUSTED GRADE ((BFE+GRADE) / 2):	6.75' NGVD			
7	LOT WIDTH:	WEST PARCEL: 277'-9"		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	3.24	N/A
		216,801.00	40,172.00	216,389.00	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	<b>AT GRADE PARKING LOT ON SAME LOT</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
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"	10'-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	Existing to remain	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	731 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	<b>REQUIRED OPEN-SPACE RATIO (RPS, CPS)</b>	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 @ 1.10 (1000 TO 1200 SQ.FT.)	33.00			
	DESIGNATED GUEST PARKING (10%)	17.00			
	REQUIRED PARKING FOR THE NEW WORLD SYMPHONY (e)	175.00	492	492	N/A
	COMMERCIAL NEW BUILDING - RETAIL	22.00			
	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>6,464 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>26,842 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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**1600 WASHINGTON AVE**  
1600 WASHINGTON AVE  
MIAMI BEACH



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



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

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 MIAMI BEACH

**BGA**rchitects

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

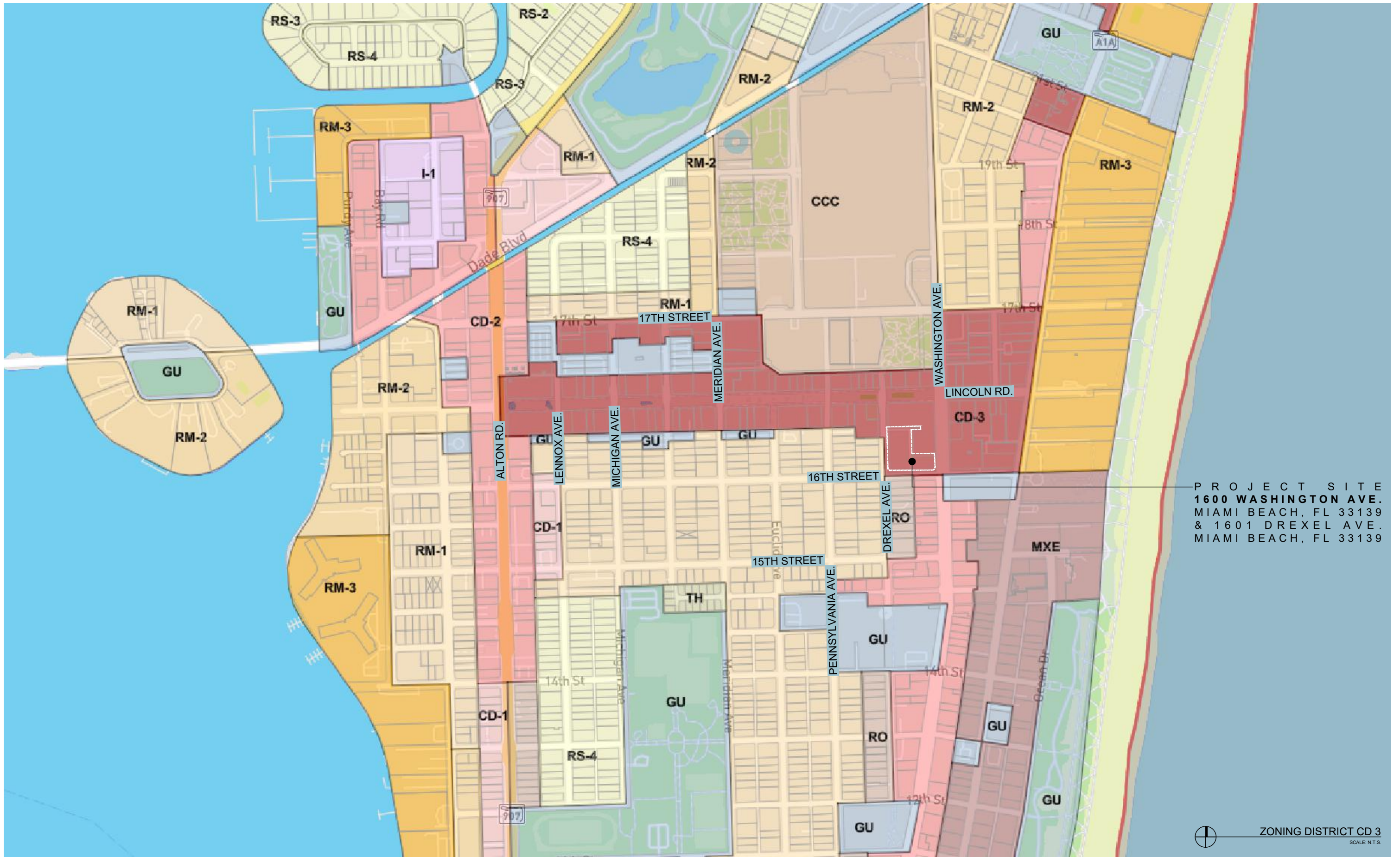
CONSULTANT

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ARCHITECTURE JOSE L. GOMEZ 8101 BISCAYNE BLVD. 3309 310 AAC001062 AR0015416 T 305.559.1255 S2702121554.COM

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.

**TEN ARQUITECTOS**  
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**1600 WASHINGTON AVE**  
 1600 WASHINGTON AVE  
 MIAMI BEACH

**BGA**rchitects

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

**A-004**

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 AAC001062 AR0154167 305.559.1255 5620212.1554.COM



PROJECT SITE  
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 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

**BGA**rchitects

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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 AAC001062 AR0015416 T 305.559.1255 S 305.559.1255

CONSULTANT

407 LINCOLN ROAD  
OFFICE TOWER  
EXISTING THIRTEEN  
STORY BUILDING

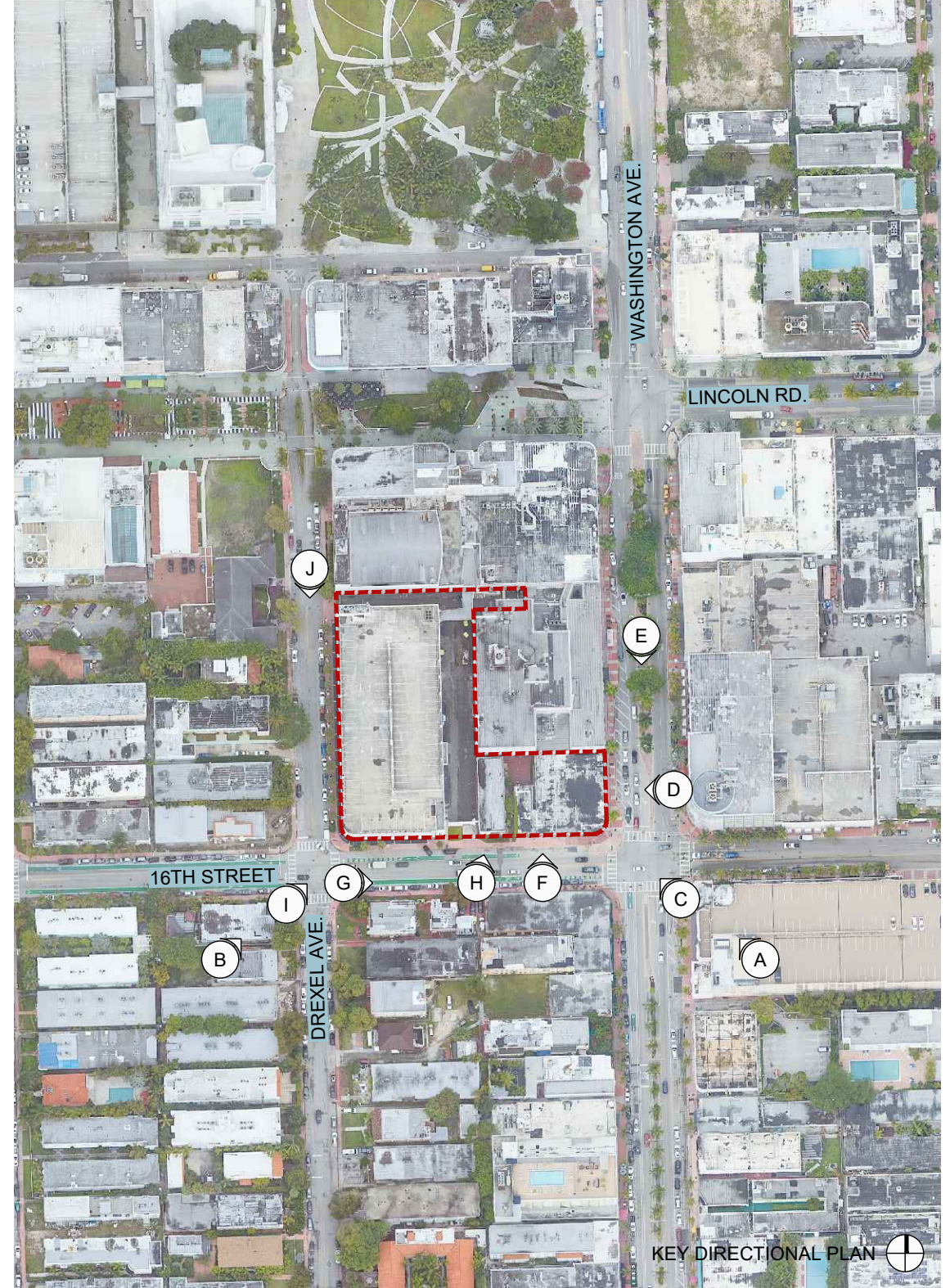
1601 WASHINGTON AVE  
LNR Partners headquarters  
EXISTING EIGHT  
STORY BUILDING



1601 DREXEL AVE  
EXISTING GARAGE  
BUILDING TO REMAIN

425 16TH STREET  
EXISTING BUILDING TO  
BE DEMOLISHED

1600 WASHINGTON AVE  
EXISTING BUILDING TO  
BE DEMOLISHED



KEY DIRECTIONAL PLAN

**TEN ARQUITECTOS**  
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**1600 WASHINGTON AVE**  
1600 WASHINGTON AVE  
MIAMI BEACH

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AAC001062 AR015416 T 305.559.1255 S322012@bga.com

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**  
Cuernavaca 114-PB, Col. Condesa, C.P. 06140, México D.F.  
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**1600 WASHINGTON AVE**  
1600 WASHINGTON AVE  
MIAMI BEACH

**BGA**rchitects  
ARCHITECTURE | JOSE L. GOMEZ | 8101 BISCAYNE BLVD. | 3309 310  
AAC001062 | AR015416 | 305.559.1255 | 5627012115416.com

DWG. TITLE	CURRENT CONTEXT PHOTOGRAPHS
SCALE	VARIES
DATE	01-15-25
PROJECT NO.	
SHEET NUMBER	2025-03
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**  
Cuernavaca 114-P8, 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

**BGA**rchitects

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AAC001062 AR0015416 T 305.559.1255 S 31.1312, -80.1446

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

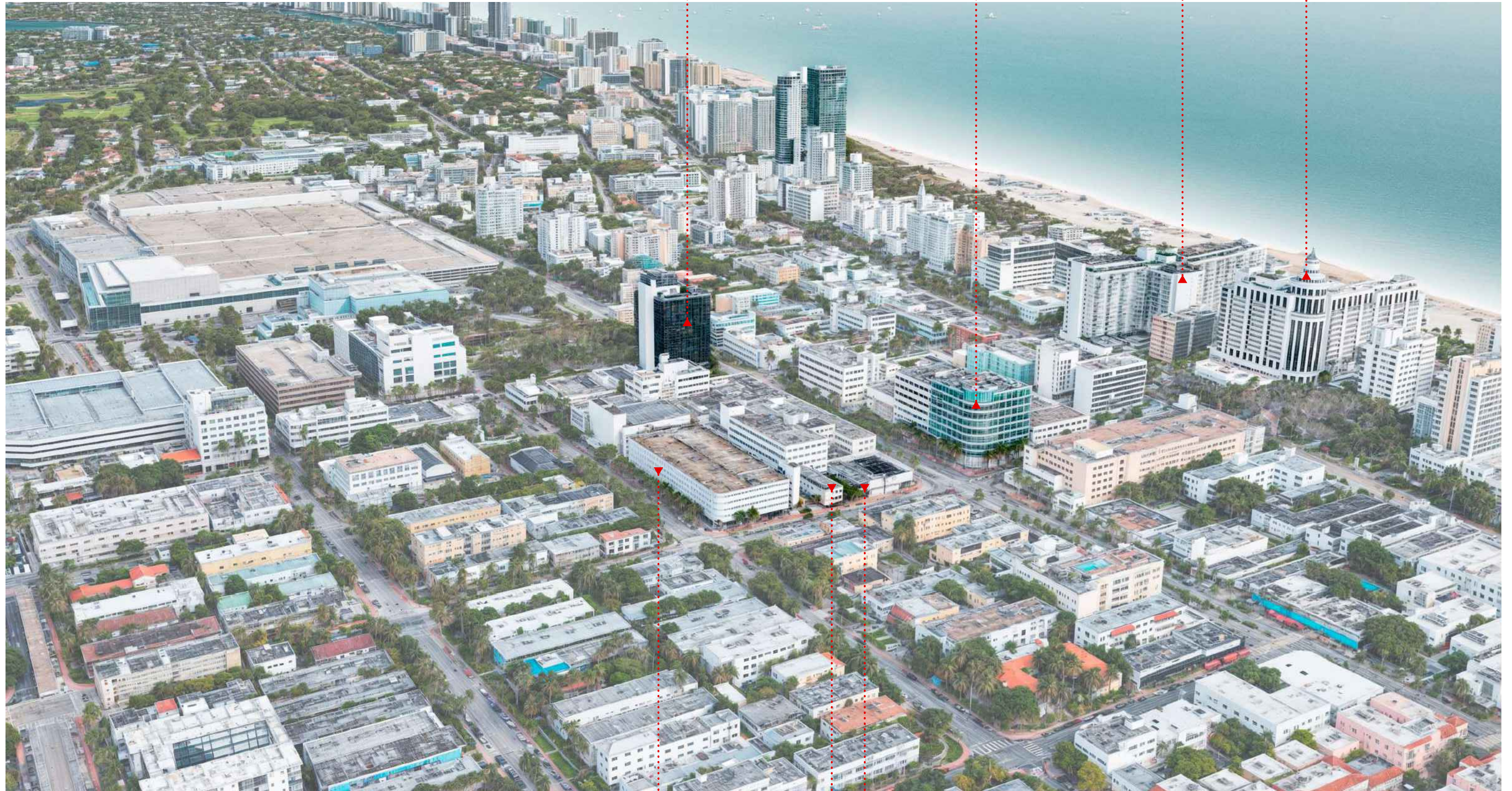
PH-003

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

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



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

CONSULTANT

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AAC001062 | AR015416 | T 305.559.1255 | S 305.559.1255

**PH-004**

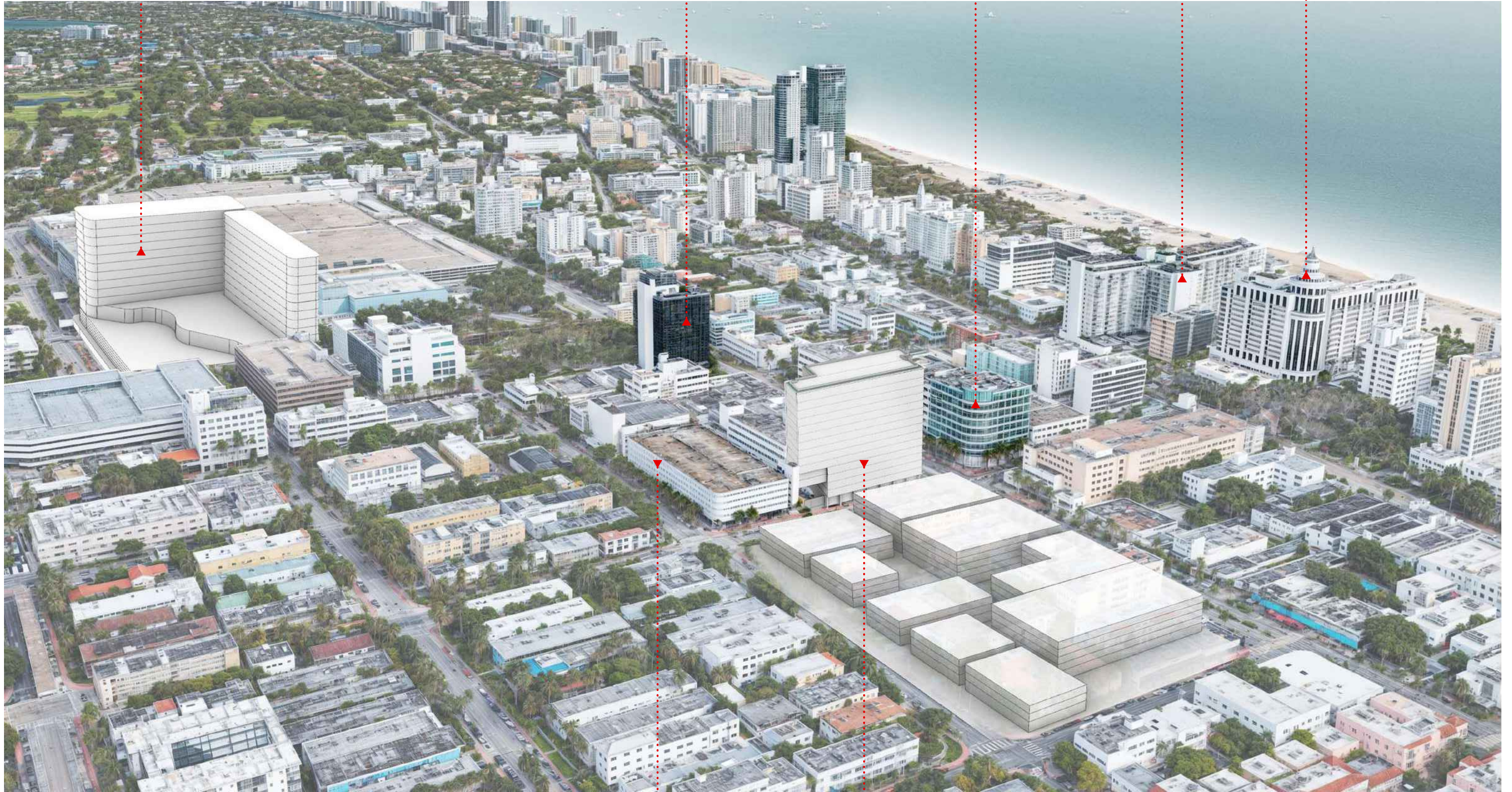
1701 CONVENTION CTR DR  
 FUTURE SEVENTEEN STORY  
 GRAND HYATT MIAMI BEACH  
 CONVENTION CENTER HOTEL

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

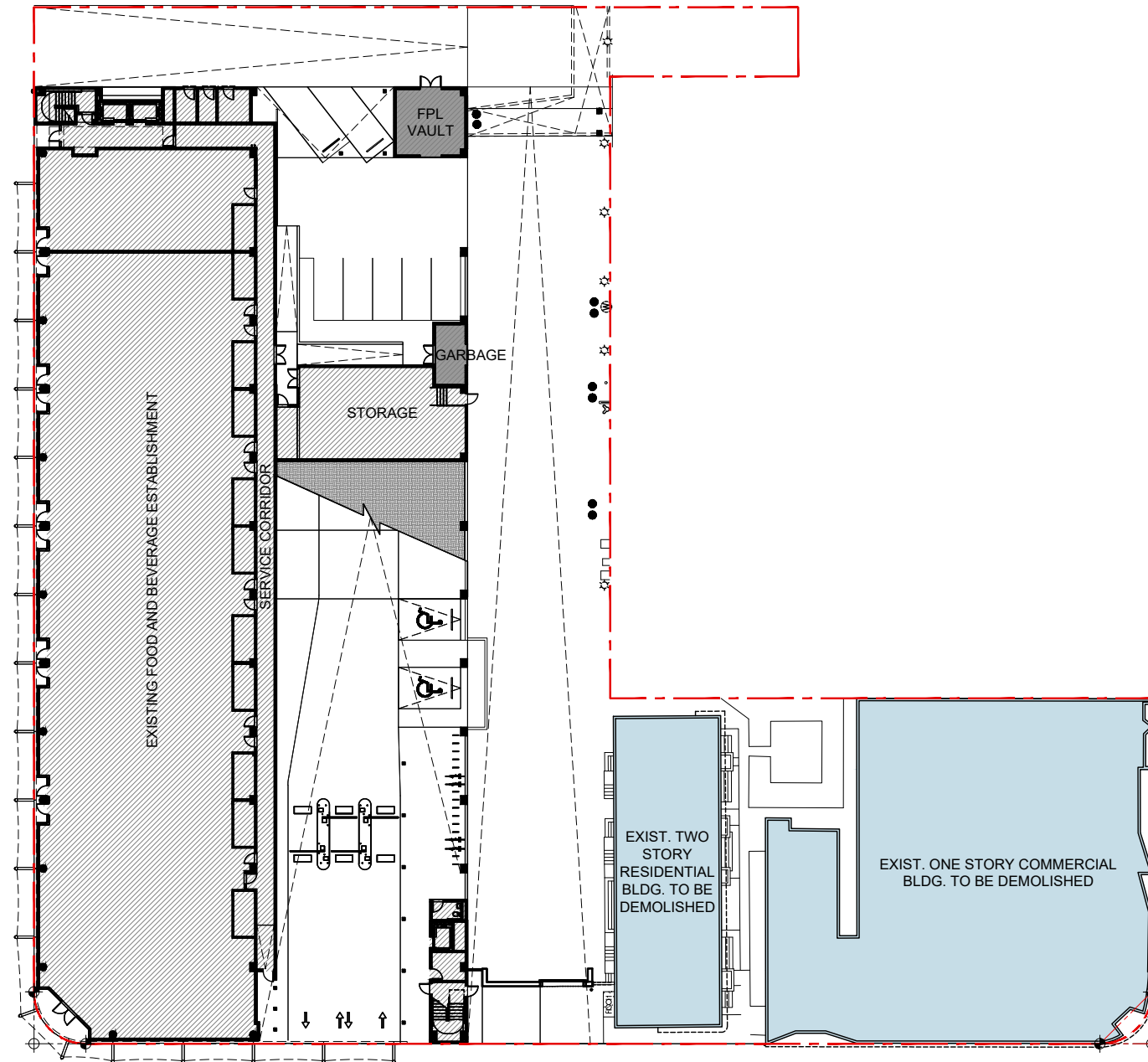
1600 WASHINGTON AVE  
 PROPOSED FIFTEEN  
 STORY BUILDING

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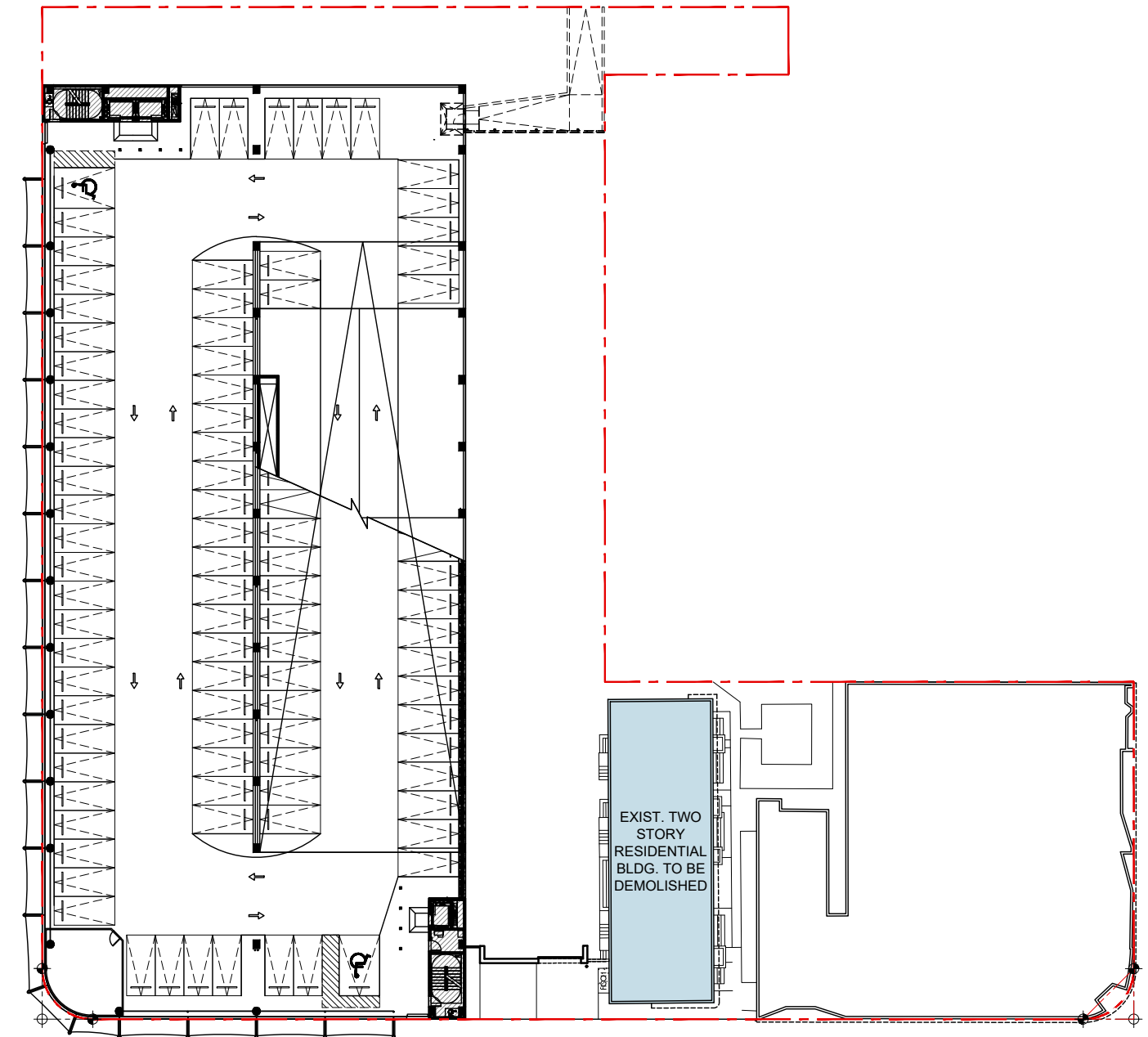
**1600 WASHINGTON AVE**  
 1600 WASHINGTON AVE  
 MIAMI BEACH



DWG. TITLE	PROPOSED CONTEXT - OVERALL AERIAL PHOTO
SCALE	VARIES
DATE	01-15-25
PROJECT NO.	
SHEET NUMBER	2025-03



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.
<b>TOTAL EXISTING FAR GROUND LEVEL</b>	<b>32991 SQ. FT.</b>
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.
<b>TOTAL EXISTING FAR GROUND LEVEL</b>	<b>7884 SQ. FT.</b>

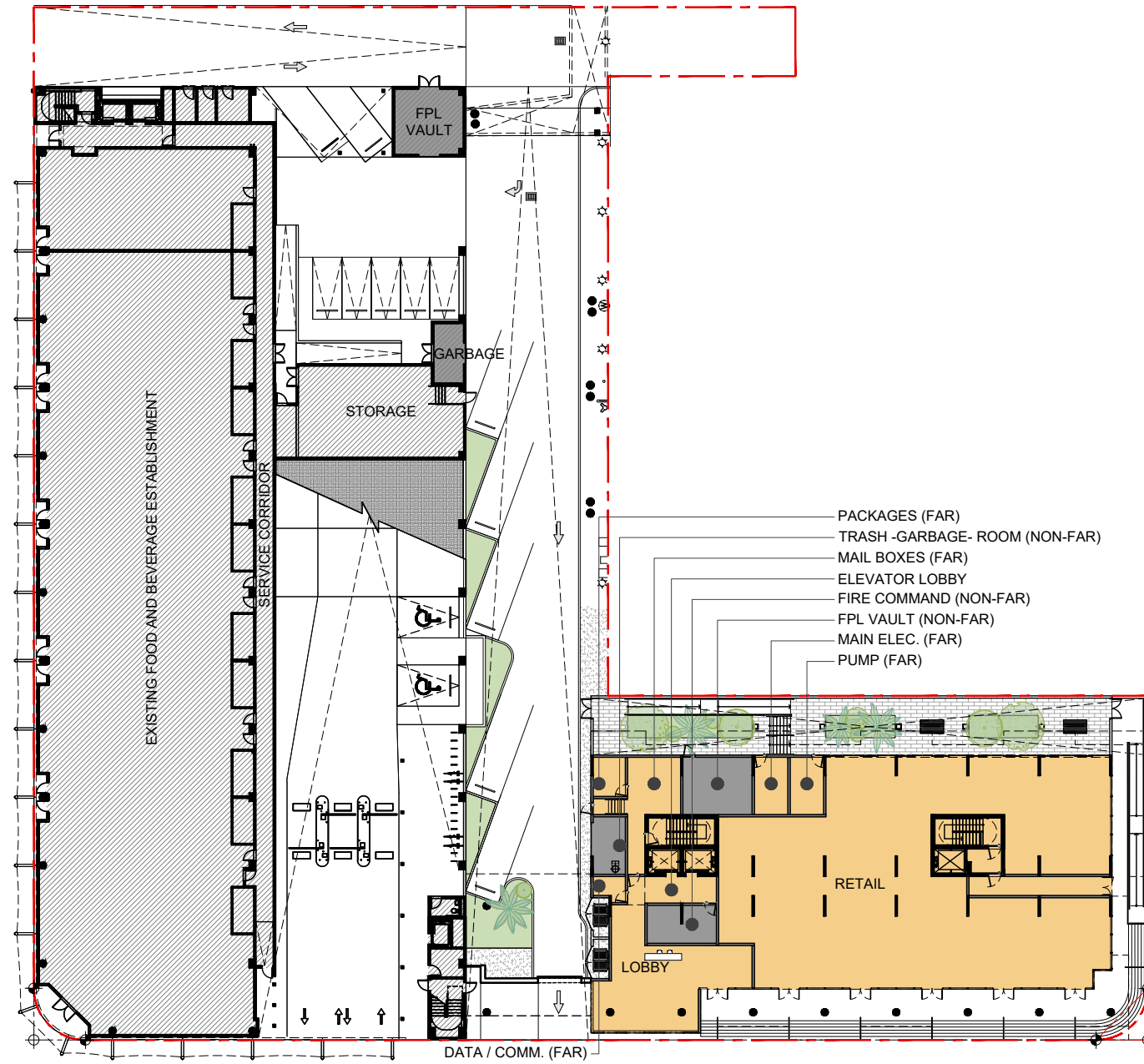
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**1600 WASHINGTON AVE**  
1600 WASHINGTON AVE  
MIAMI BEACH

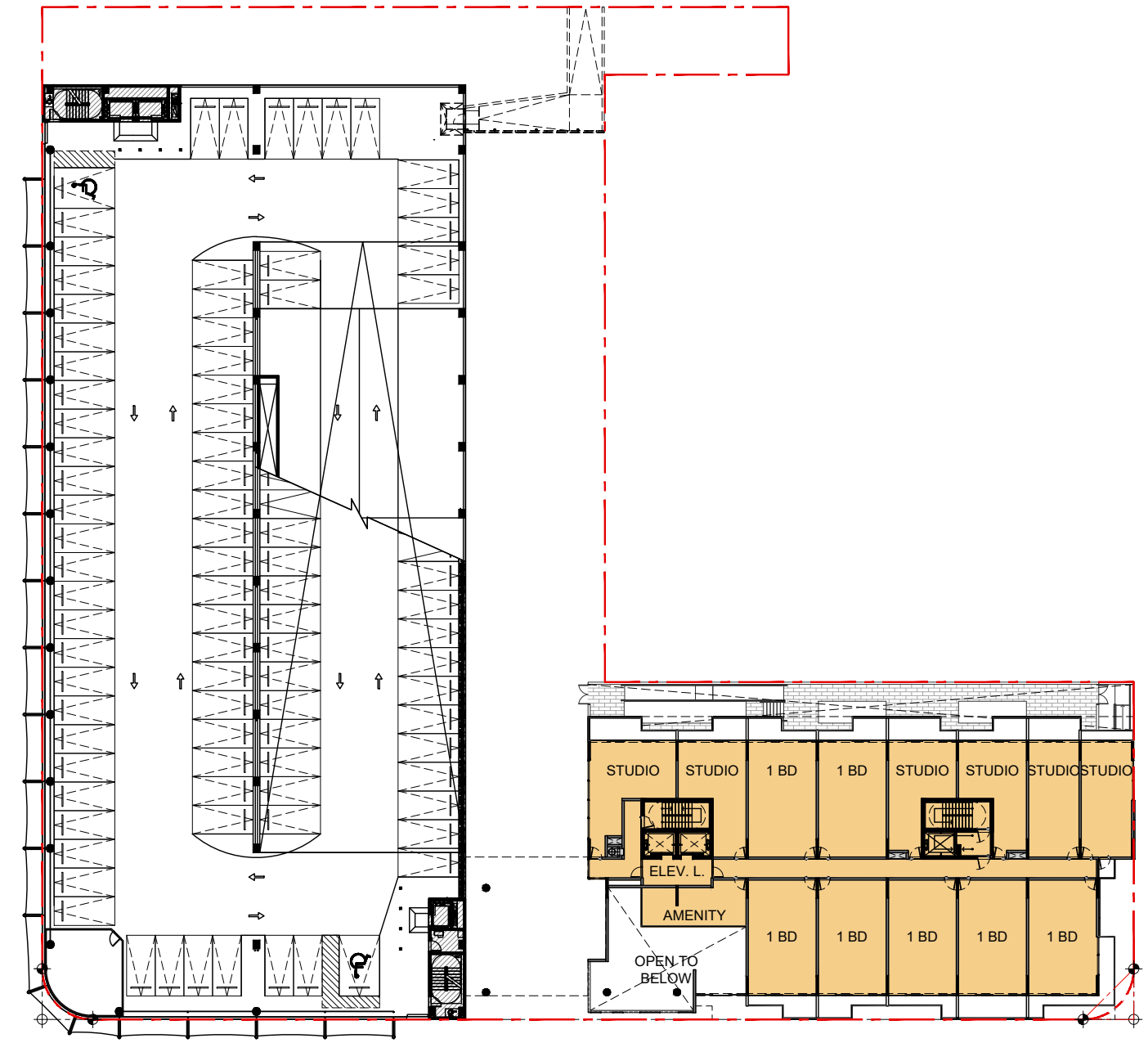


DWG. TITLE	EXISTING FAR DIAGRAMS
SCALE	N.T.S.
DATE	01-15-25
PROJECT NO.	
SHEET NUMBER	2025-03
DATE	REVISION

**A-010**



FAR DIAGRAM - PROPOSED GROUND LEVEL FLOOR PLAN



FAR DIAGRAM - PROPOSED SECOND (2) LEVEL FLOOR PLAN

FAR AREAS SCHEDULE	PROPOSED	EXISTING
RETAIL / COMMERCIAL	6464 SQ. FT.	
RESIDENCES LOBBY	1092 SQ. FT.	
ELEVATOR LOBBY	222 SQ. FT.	
B.O.H. SERVICE UTILITY (FAR)	1007 SQ. FT.	
CIRCULATION	977 SQ. FT.	
EXISTING GARAGE BLDG. FAR		20378 SQ. FT.
<b>TOTAL FAR GROUND LEVEL</b>	<b>9762 SQ. FT.</b>	<b>20378 SQ. FT.</b>
BACK OF HOUSE (NON-FAR)	787 SQ. FT.	
EXISTING FPL VAULT & GARBAGE (NON-FAR)		624 SQ. FT.

FAR AREAS SCHEDULE	PROPOSED	EXISTING
ELEVATOR LOBBY	164 SQ. FT.	
RESIDENTIAL - 1BD UNITS	5108 SQ. FT.	
RESIDENTIAL - STUDIOS UNITS	3405 SQ. FT.	
RESIDENTIAL AMENITIES	410 SQ. FT.	
B.O.H. SERVICE UTILITY (FAR)	63 SQ. FT.	
CIRCULATION	1496 SQ. FT.	
EXISTING GARAGE BLDG. FAR		837 SQ. FT.
<b>TOTAL FAR TYP. LEVEL</b>	<b>10646 SQ. FT.</b>	<b>837 SQ. FT.</b>

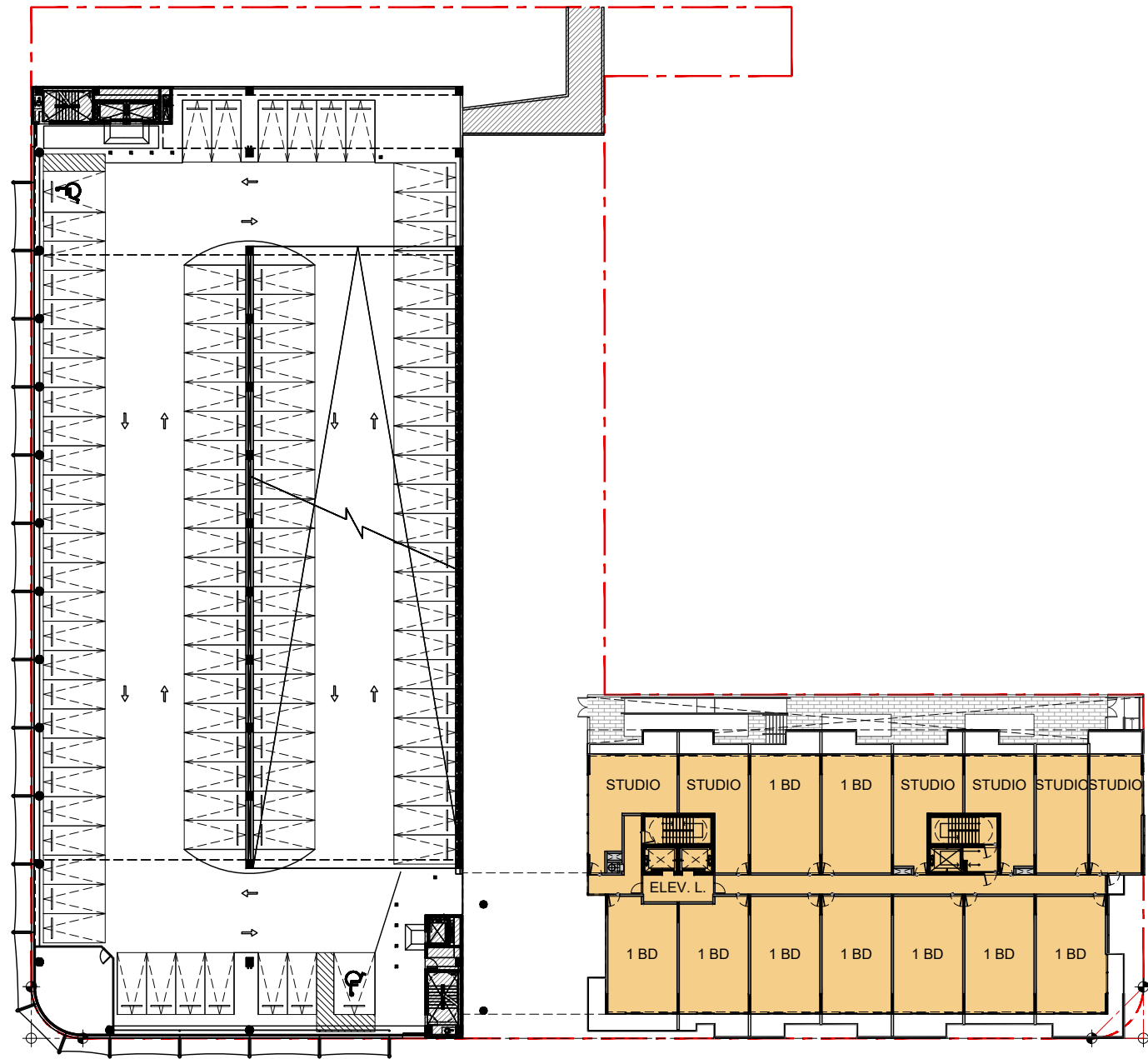
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MIAMI BEACH

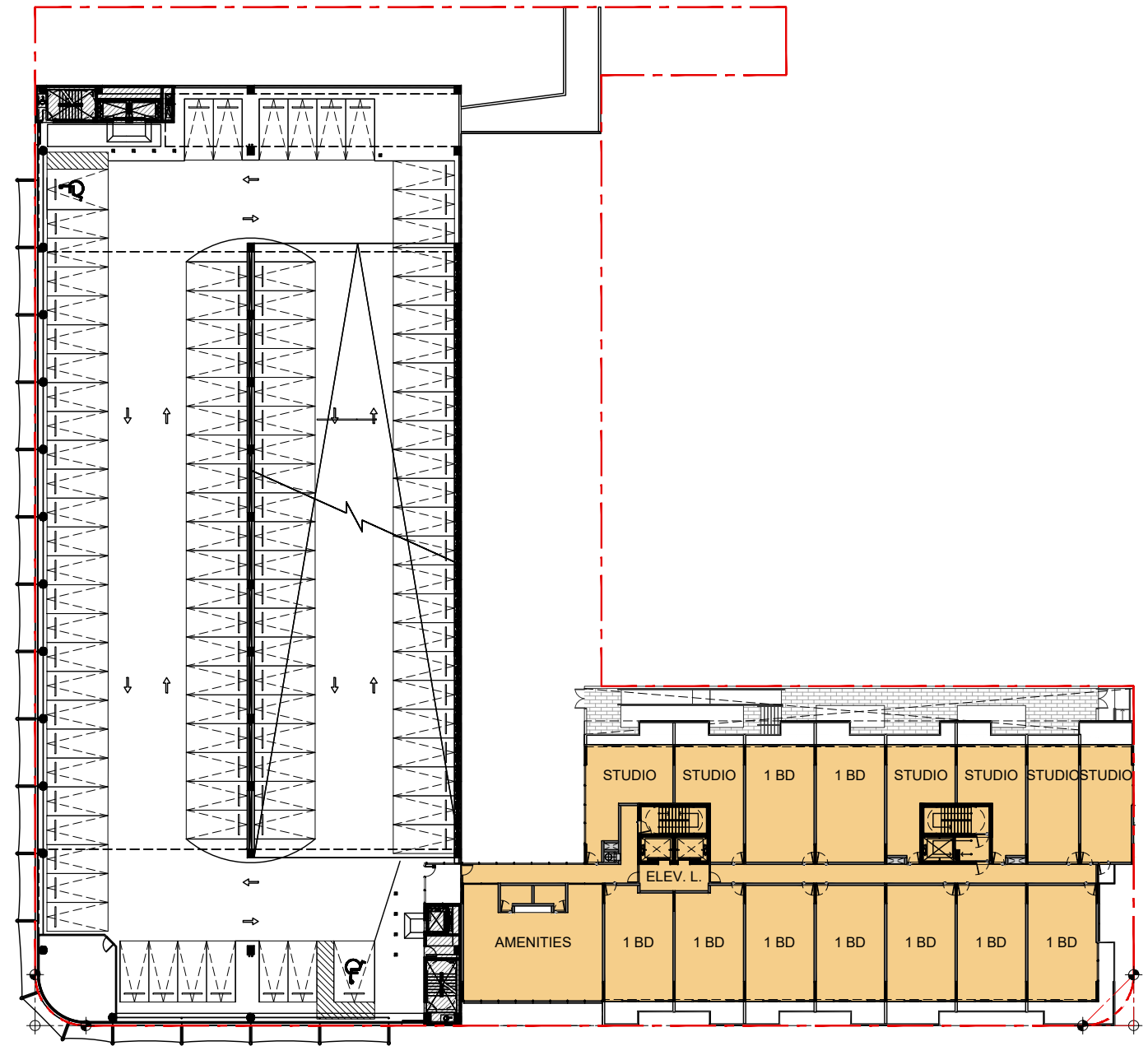


DWG. TITLE	PROPOSED FAR DIAGRAMS
SCALE	N.T.S.
DATE	01-15-25
PROJECT NO.	
SHEET NUMBER	2025-03

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FAR DIAGRAM - PROPOSED THIRD (3) LEVEL FLOOR PLAN



FAR DIAGRAM - PROPOSED FOURTH (4) LEVEL FLOOR PLAN

FAR AREAS SCHEDULE	PROPOSED	EXISTING
ELEVATOR LOBBY	164 SQ. FT.	
RESIDENTIAL - 1BD UNITS	6526 SQ. FT.	
RESIDENTIAL - STUDIOS UNITS	3405 SQ. FT.	
B.O.H. SERVICE UTILITY (FAR)	63 SQ. FT.	
CIRCULATION	1489 SQ. FT.	
EXISTING GARAGE BLDG. FAR		837 SQ. FT.
EXISTING PEDESTRIAN BRIDGE @ 3RD LEVEL		703 SQ. FT.
<b>TOTAL FAR TYP. LEVEL</b>	<b>11647 SQ. FT.</b>	<b>1540 SQ. FT.</b>

FAR AREAS SCHEDULE	PROPOSED	EXISTING
ELEVATOR LOBBY	164 SQ. FT.	
RESIDENTIAL - 1BD UNITS	6514 SQ. FT.	
RESIDENTIAL - STUDIOS UNITS	3405 SQ. FT.	
RESIDENTIAL AMENITIES	1464 SQ. FT.	
B.O.H. SERVICE UTILITY (FAR)	63 SQ. FT.	
CIRCULATION	1700 SQ. FT.	
EXISTING GARAGE BLDG. FAR		837 SQ. FT.
<b>TOTAL FAR TYP. LEVEL</b>	<b>13310 SQ. FT.</b>	<b>837 SQ. FT.</b>

**TEN ARQUITECTOS**  
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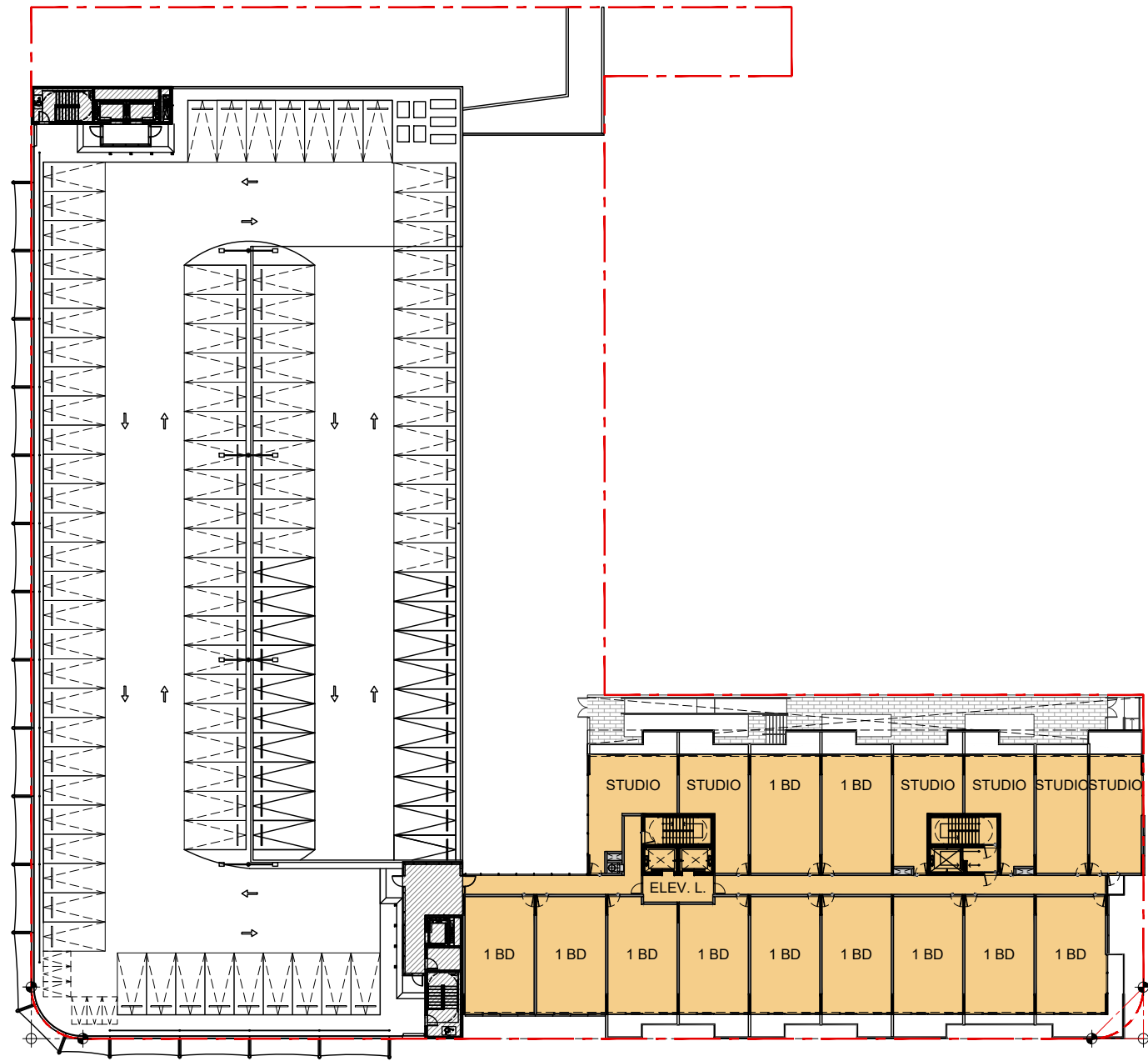
**1600 WASHINGTON AVE**  
1600 WASHINGTON AVE  
MIAMI BEACH



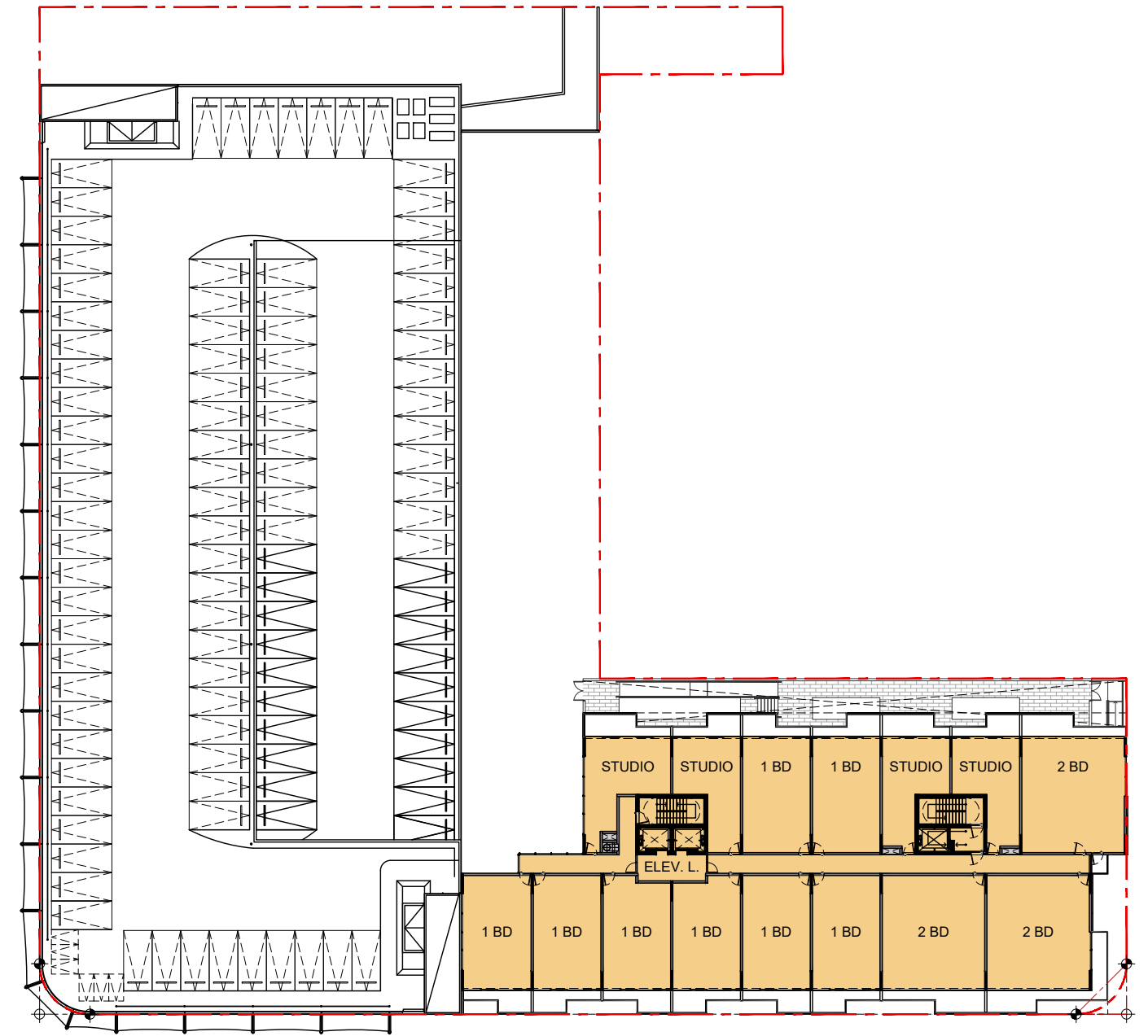
ARCHITECTURE | JOSE L. GOMEZ | 8101 BISCAYNE BLVD. S 309, 310  
A A C 0 0 1 0 6 2 | A R 0 0 1 5 4 1 6 | T 305.559.1255 | S 305.559.1255 | S 305.559.1255

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 FIFTH (5) LEVEL FLOOR PLAN



FAR DIAGRAM - PROPOSED SIXTH (6) LEVEL FLOOR PLAN

FAR AREAS SCHEDULE	PROPOSED	EXISTING
ELEVATOR LOBBY	164 SQ. FT.	
RESIDENTIAL - 2BD UNITS	---	
RESIDENTIAL - 1BD UNITS	7978 SQ. FT.	
RESIDENTIAL - STUDIOS UNITS	3405 SQ. FT.	
B.O.H. SERVICE UTILITY (FAR)	63 SQ. FT.	
CIRCULATION	1700 SQ. FT.	
EXISTING GARAGE BLDG. FAR		1215 SQ. FT.
<b>TOTAL FAR TYP. LEVEL</b>	<b>13310 SQ. FT.</b>	<b>1215 SQ. FT.</b>

FAR AREAS SCHEDULE	PROPOSED	EXISTING
ELEVATOR LOBBY	164 SQ. FT.	
RESIDENTIAL - 2BD UNITS	3303 SQ. FT.	
RESIDENTIAL - 1BD UNITS	5788 SQ. FT.	
RESIDENTIAL - STUDIOS UNITS	2288 SQ. FT.	
B.O.H. SERVICE UTILITY (FAR)	63 SQ. FT.	
CIRCULATION	1601 SQ. FT.	
<b>TOTAL FAR TYP. LEVEL</b>	<b>13207 SQ. FT.</b>	

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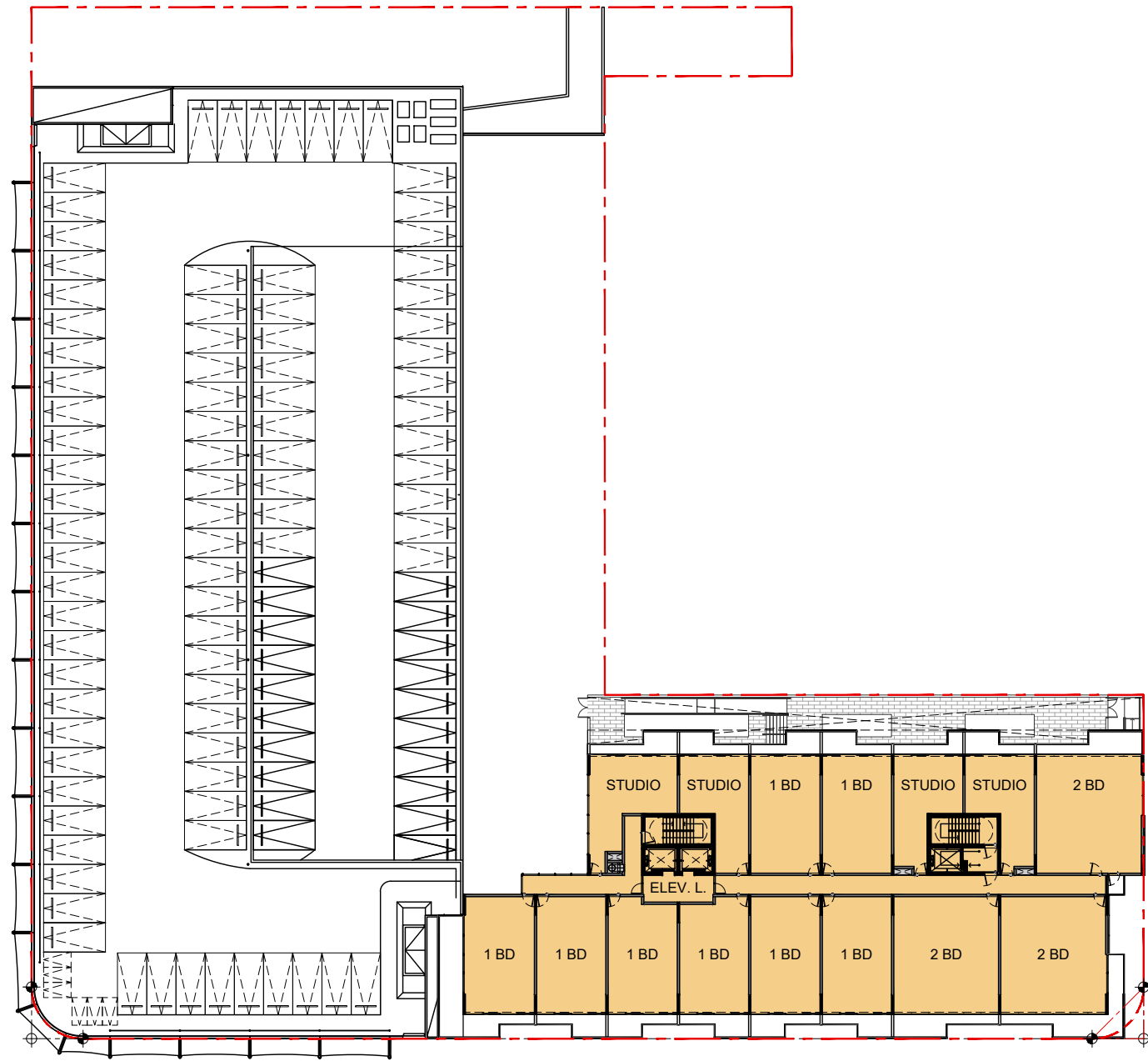
**1600 WASHINGTON AVE**  
1600 WASHINGTON AVE  
MIAMI BEACH



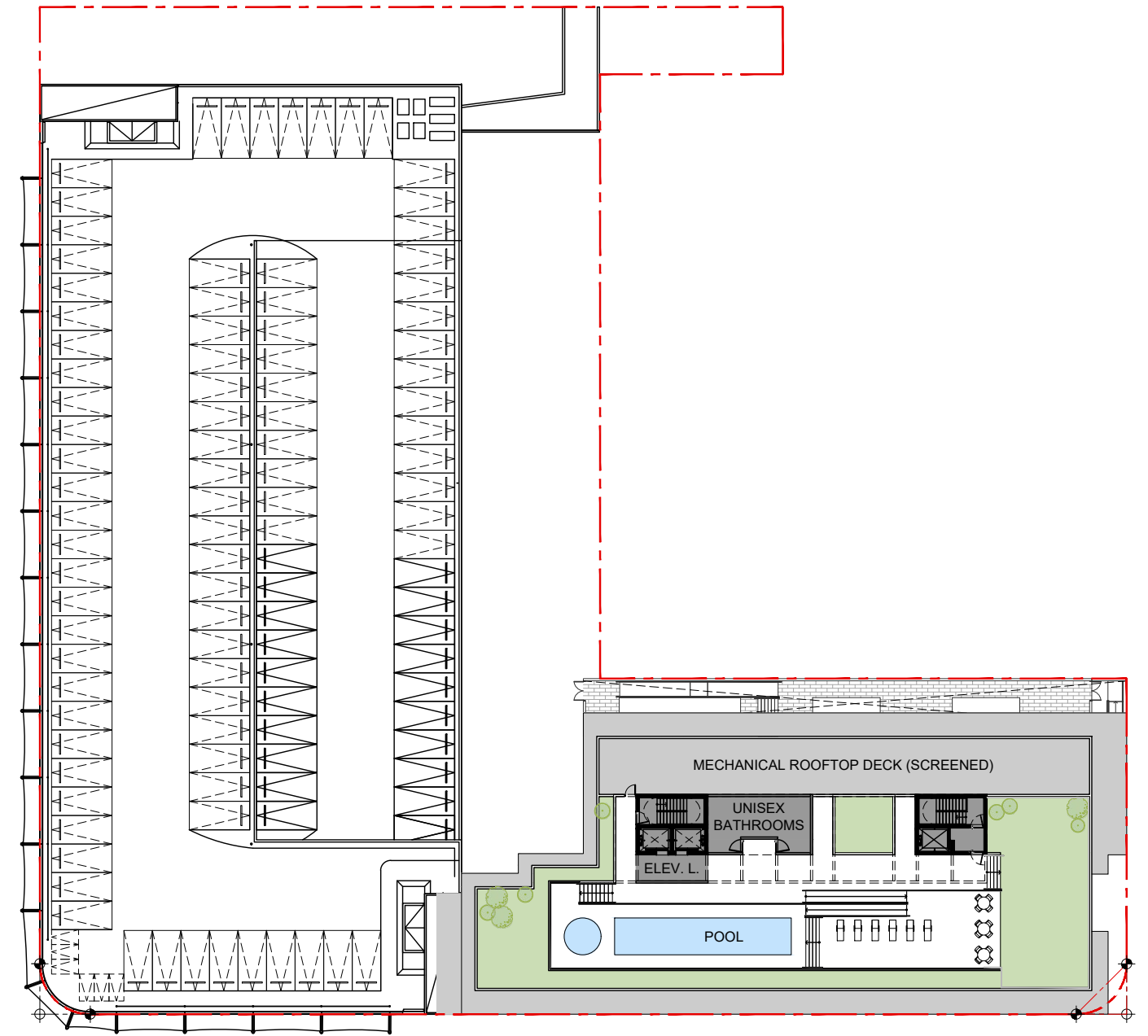
DATE	REVISION

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

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FAR DIAGRAM - PROPOSED SIXTH THE FIFTEENTH (7-15) LEVELS FLOOR PLAN



FAR DIAGRAM - PROPOSED ROOFTOP LEVEL FLOOR PLAN

FAR AREAS SCHEDULE	PROPOSED	EXISTING
ELEVATOR LOBBY	164 SQ. FT.	
RESIDENTIAL - 2BD UNITS	3303 SQ. FT.	
RESIDENTIAL - 1BD UNITS	5788 SQ. FT.	
RESIDENTIAL - STUDIOS UNITS	2288 SQ. FT.	
B.O.H. SERVICE UTILITY (FAR)	63 SQ. FT.	
CIRCULATION	1601 SQ. FT.	
<b>TOTAL FAR TYP. LEVEL</b>	<b>13207 SQ. FT.</b>	

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	---	
CIRCULATION -NON-FAR- ABOVE THE MAIN ROOF DECK	772 SQ. FT.	
ELEVATOR LOBBY -NON-FAR- ABOVE THE MAIN ROOF DECK	180 SQ. FT.	
<b>TOTAL NON-FAR ROOFTOP LEVEL</b>	<b>1468 SQ. FT.</b>	

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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

FLOOR AREA RATIO (SQ.FT.) TABULATION CHART ANALYSIS													
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	1092	222		6464		1007	977		366	180	241	9762	20378
2		164	410		8513	63	1496					10646	837
3		164			9931	63	1489					11647	1540
4		164	1464		9919	63	1700					13310	837
5		164			11383	63	1700					13310	837
6		164			11379	63	1601					13207	1215
7		164			11379	63	1601					13207	
8		164			11379	63	1601					13207	
9		164			11379	63	1601					13207	
10		164			11379	63	1601					13207	
11		164			11379	63	1601					13207	
12		164			11379	63	1601					13207	
13		164			11379	63	1601					13207	
14		164			11379	63	1601					13207	
15		164			11379	63	1601					13207	
ROOFTOP								1468				0	
SUB-TOTAL FAR (SQ.FT.) - PROPOSED & EXISTING												190745	25644
TOTAL FAR (SQ.FT.) - PROPOSED & EXISTING												<b>216389</b>	<b>3.24</b>

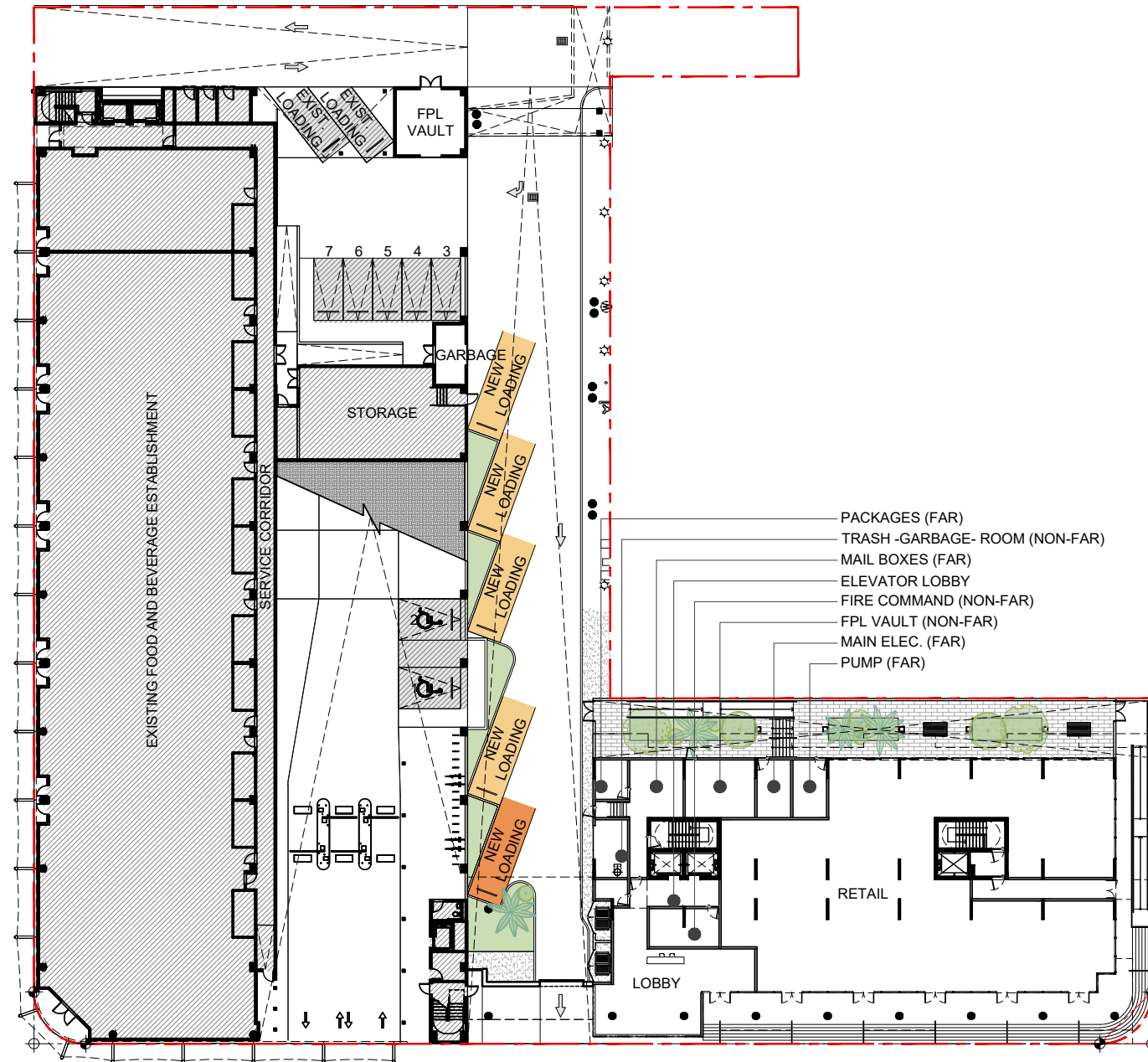
AVERAGE UNIT SIZE TABULATION CHART ANALYSIS																												
PROPOSED STUDIOS UNITS						PROPOSED 1 BD UNITS										PROPOSED 2 BD UNITS						UNITS	TOTAL SQ.FT.					
SQ.FT.	UNITS	SQ.FT.	UNITS	SQ.FT.	UNITS	SQ.FT.	UNITS	SQ.FT.	UNITS	SQ.FT.	UNITS	SQ.FT.	UNITS	SQ.FT.	UNITS	SQ.FT.	UNITS	SQ.FT.	UNITS	SQ.FT.	UNITS			SQ.FT.	UNITS	SQ.FT.	UNITS	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	
555	3	562	2	616	1	-	-	-	-	-	-	726	4	733	2	738	1	-	-	-	-	-	-	-	-	-	13	8513
555	3	562	2	616	1	-	-	703	1	715	1	726	4	733	2	738	1	-	-	-	-	-	-	-	-	-	15	9931
555	3	562	2	616	1	-	-	703	2	-	-	726	4	733	2	738	1	-	-	-	-	-	-	-	-	-	15	9919
555	3	562	2	616	1	-	-	703	2	-	-	726	5	733	2	738	2	-	-	-	-	-	-	-	-	-	17	11383
555	2	562	1	616	1	-	-	703	2	-	-	726	3	733	2	738	1	1,090	1	1,101	1	1,112	1	-	-	-	15	11379
555	2	562	1	616	1	-	-	703	2	-	-	726	3	733	2	738	1	1,090	1	1,101	1	1,112	1	-	-	-	15	11379
555	2	562	1	616	1	-	-	703	2	-	-	726	3	733	2	738	1	1,090	1	1,101	1	1,112	1	-	-	-	15	11379
555	2	562	1	616	1	-	-	703	2	-	-	726	3	733	2	738	1	1,090	1	1,101	1	1,112	1	-	-	-	15	11379
555	2	562	1	616	1	-	-	703	2	-	-	726	3	733	2	738	1	1,090	1	1,101	1	1,112	1	-	-	-	15	11379
555	2	562	1	616	1	-	-	703	2	-	-	726	3	733	2	738	1	1,090	1	1,101	1	1,112	1	-	-	-	15	11379
555	2	562	1	616	1	-	-	703	2	-	-	726	3	733	2	738	1	1,090	1	1,101	1	1,112	1	-	-	-	15	11379
555	2	562	1	616	1	-	-	703	2	-	-	726	3	733	2	738	1	1,090	1	1,101	1	1,112	1	-	-	-	15	11379
555	2	562	1	616	1	-	-	703	2	-	-	726	3	733	2	738	1	1,090	1	1,101	1	1,112	1	-	-	-	15	11379
555	2	562	1	616	1	-	-	703	2	-	-	726	3	733	2	738	1	1,090	1	1,101	1	1,112	1	-	-	-	15	11379
555	2	562	1	616	1	-	-	703	2	-	-	726	3	733	2	738	1	1,090	1	1,101	1	1,112	1	-	-	-	15	11379
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	
TOTAL STUDIO UNITS = 64						TOTAL 1BD UNITS = 116										TOTAL 2BD UNITS = 30						<b>210</b>	<b>153,536</b>					
AVERAGE UNITS SIZE (SQ.FT.)																											<b>731</b>	

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

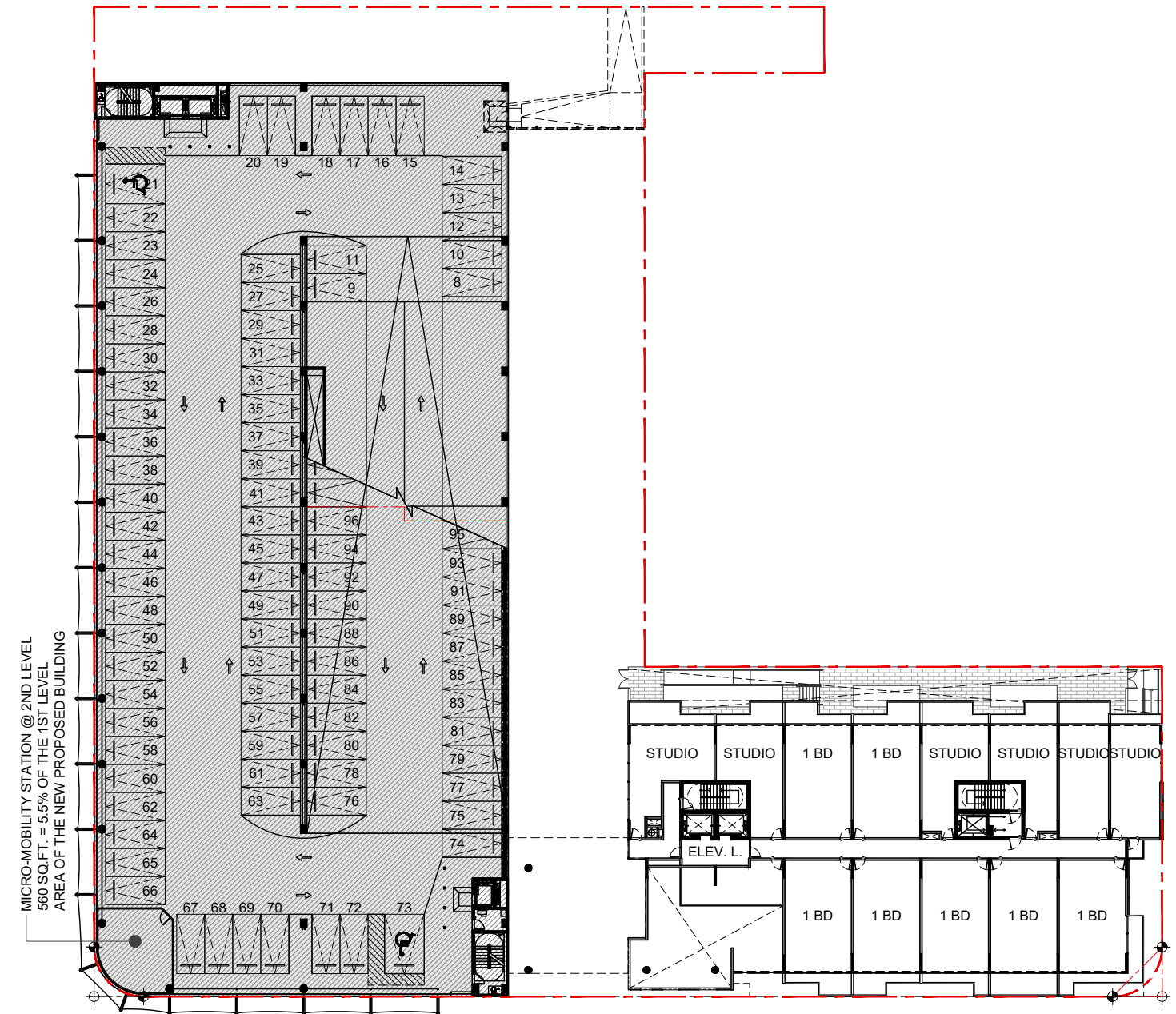
**1600 WASHINGTON AVE**  
1600 WASHINGTON AVE  
MIAMI BEACH



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



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
<b>TOTAL OFF-STREET PARKING</b>	<b>7 STALLS</b>
<b>SHORT-TERM BICYCLE PARKING SPACES</b>	<b>17 SPACES</b>

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
<b>TOTAL LOADING PARKING</b>	<b>7 BERTH</b>

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
<b>TOTAL OFF-STREET PARKING</b>	<b>89 STALLS</b>
<b>MICRO-MOBILITY STATION @ 2ND LEVEL</b>	<b>560 SQ.FT.</b>

**TEN ARQUITECTOS**  
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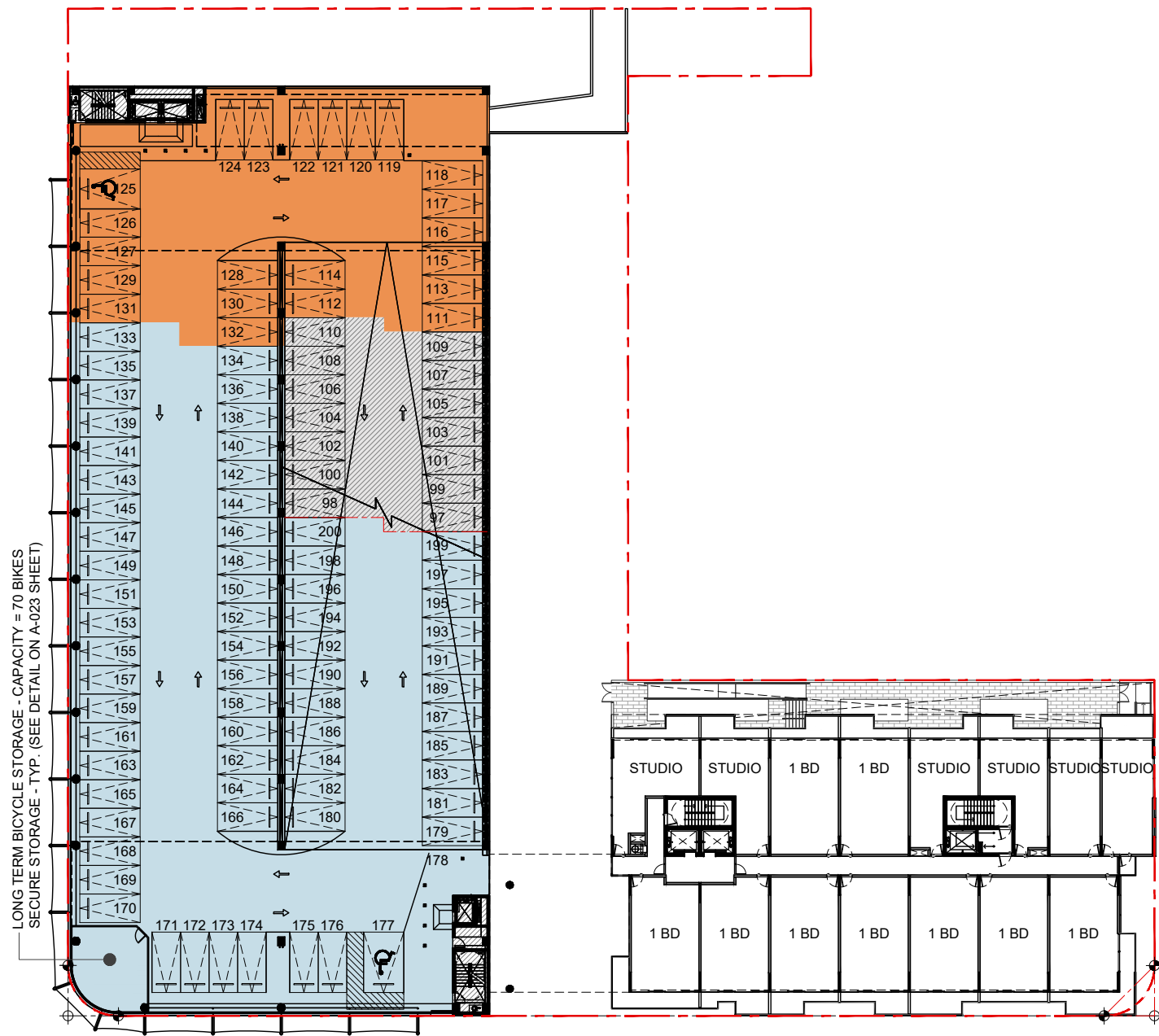
**1600 WASHINGTON AVE**  
1600 WASHINGTON AVE  
MIAMI BEACH



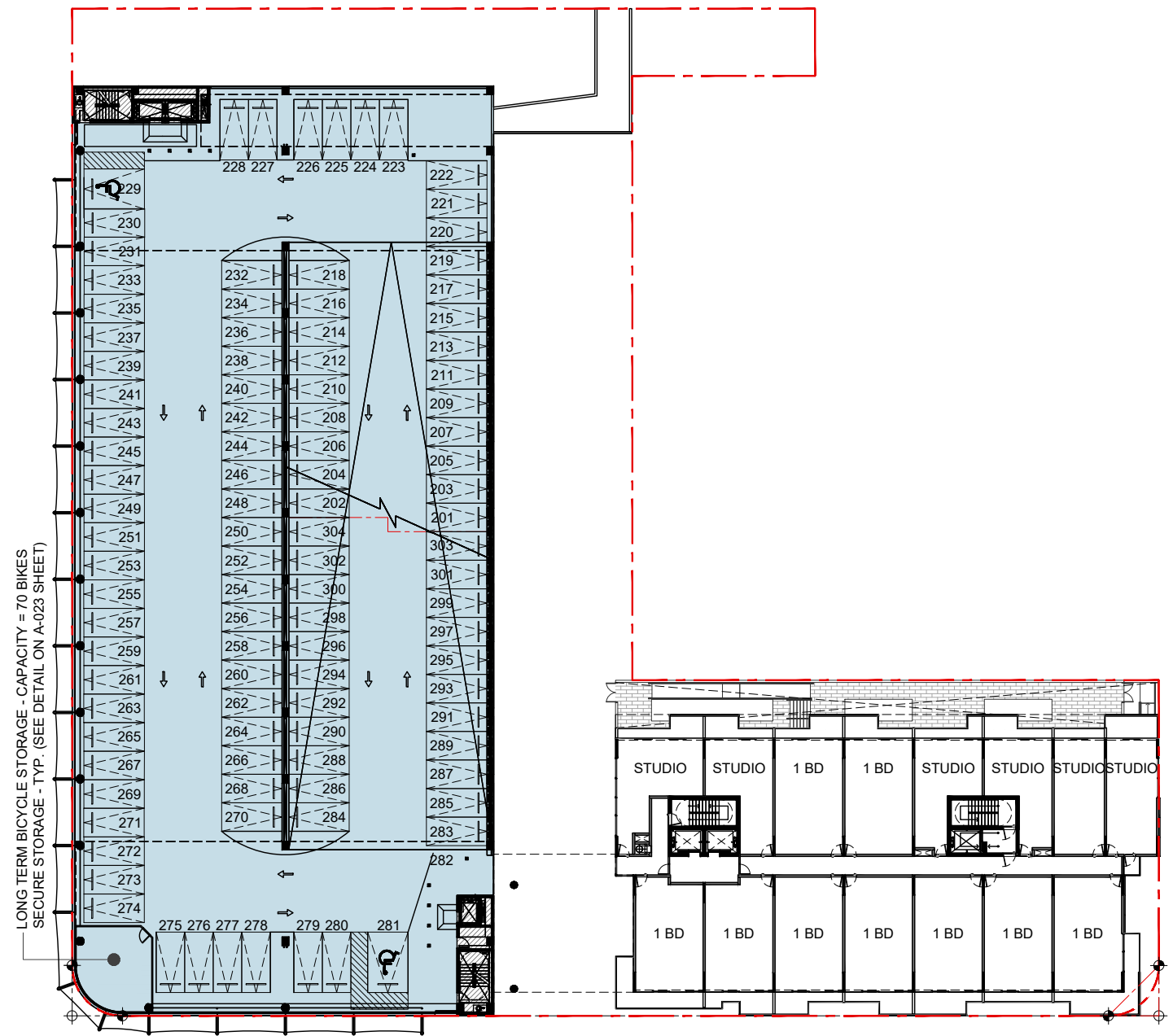
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A A C 0 0 1 0 6 2 | A R 0 0 1 5 4 1 6 | T 3 0 5 . 5 5 9 . 1 2 5 5 | S 3 2 1 . 3 3 1 . 4 8 8 4

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	22 STALLS
NEW WORLD SYMPHONY PARKINGS	68 STALLS
COMMERCIAL @ EXISTING BLDG. PARKINGS	14 STALLS
<b>TOTAL OFF-STREET PARKING</b>	<b>104 STALLS</b>
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
<b>TOTAL OFF-STREET PARKING</b>	<b>104 STALLS</b>
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) 5286.17.35

**1600 WASHINGTON AVE**  
 1600 WASHINGTON AVE  
 MIAMI BEACH

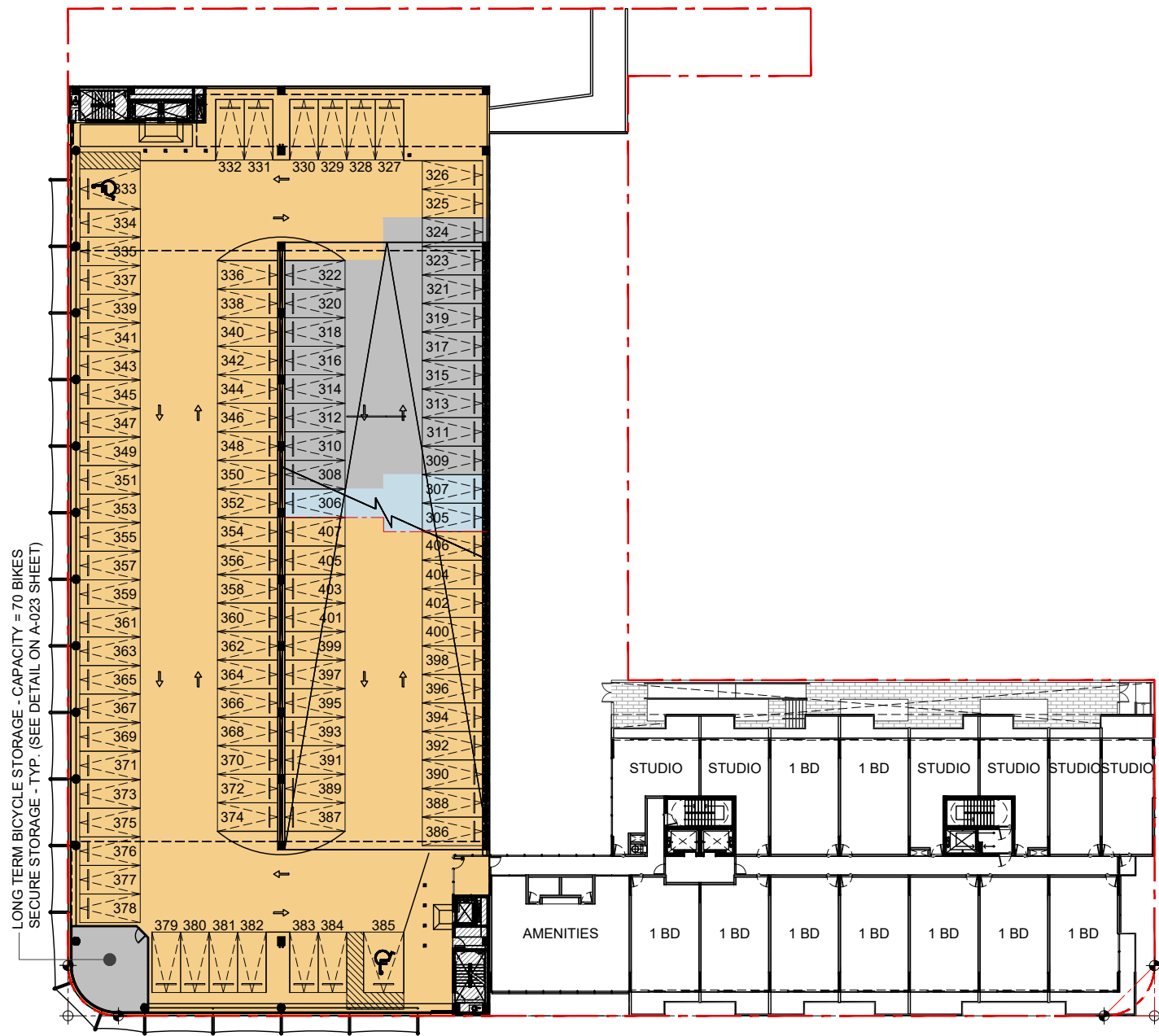


ARCHITECTURE | JOSE L. GOMEZ 8101 BISCAYNE BLVD. S 309 310  
 AAC001062 | AR0015416 | T 305.559.1255 | S 305.212.1552 | WWW.BGAARCHITECTS.COM

DATE	REVISION

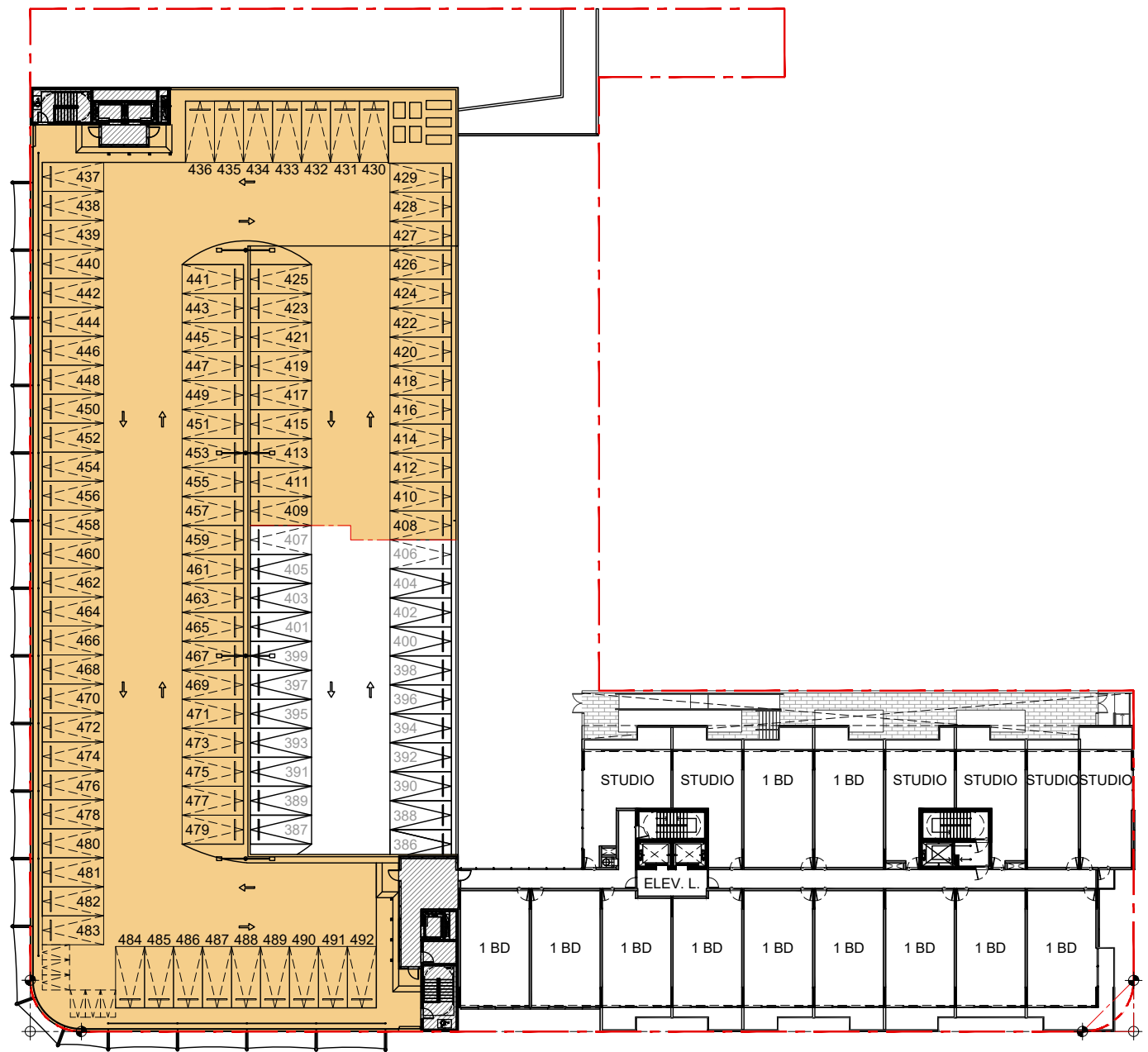
DWG. TITLE  
 OFF-STREET PARKING ANALYSIS  
 SCALE  
 N.T.S.  
 DATE  
 01-15-25  
 PROJECT NO.  
 2025-03  
 SHEET NUMBER  
**A-021**

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

LONG TERM BICYCLE STORAGE - CAPACITY = 70 BIKES  
SECURE STORAGE - TYP. (SEE DETAIL ON A-023 SHEET)



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

OFF-STREET PARKING SCHEDULE	
RESIDENTIAL PARKINGS	83 STALLS
RESIDENTIAL DESIGNATED GUEST PARKINGS	17 STALLS
COMMERCIAL @ NEW BLDG. PARKINGS	-- STALLS
NEW WORLD SYMPHONY PARKINGS	3 STALLS
COMMERCIAL @ EXISTING BLDG. PARKINGS	-- STALLS
<b>TOTAL OFF-STREET PARKING</b>	<b>103 STALLS</b>
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
<b>TOTAL OFF-STREET PARKING</b>	<b>85 STALLS</b>

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

**1600 WASHINGTON AVE**  
1600 WASHINGTON AVE  
MIAMI BEACH

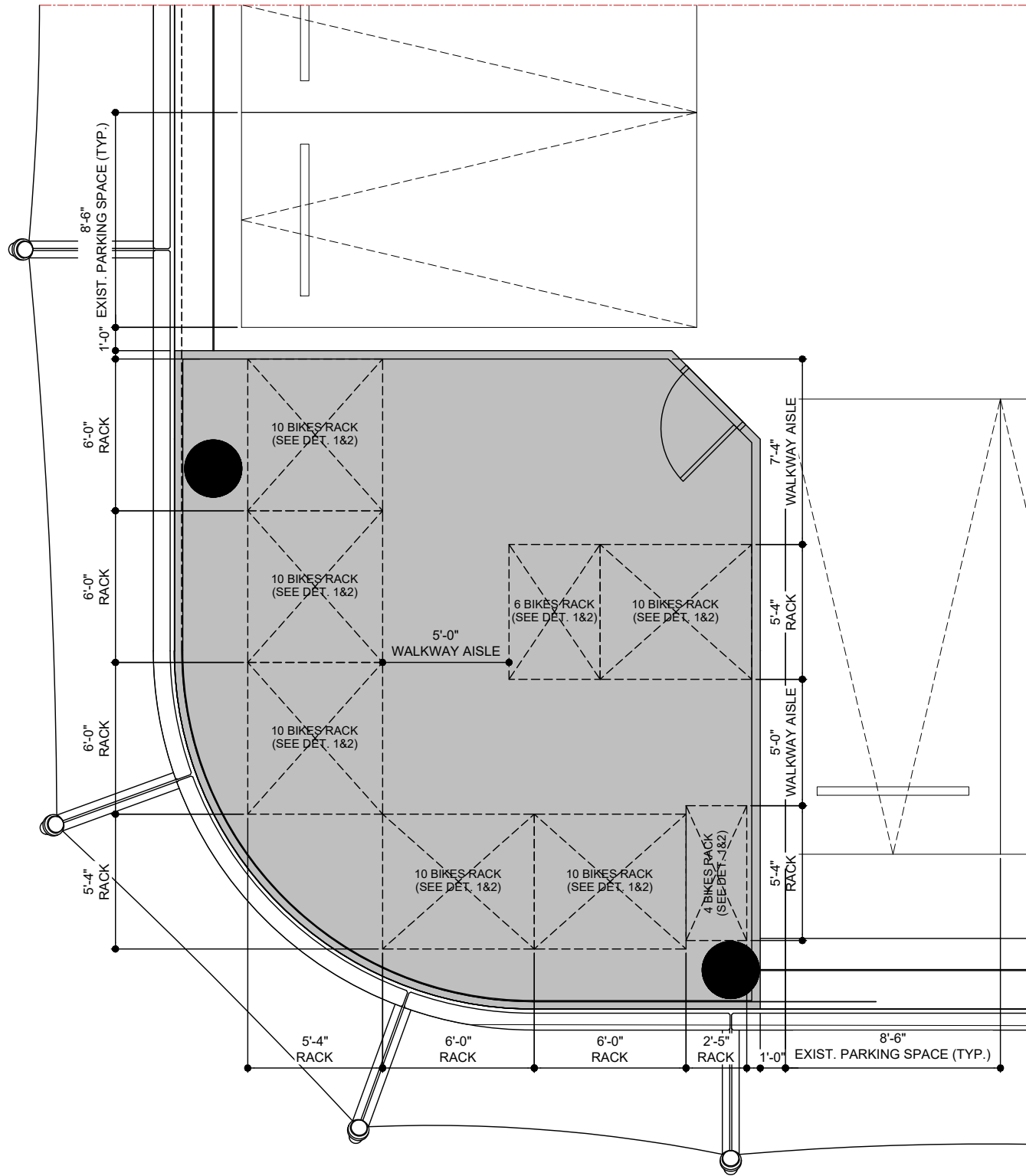


DWG. TITLE	OFF-STREET PARKING ANALYSIS
SCALE	N.T.S.
DATE	01-15-25
PROJECT NO.	2025-03
SHEET NUMBER	A-022

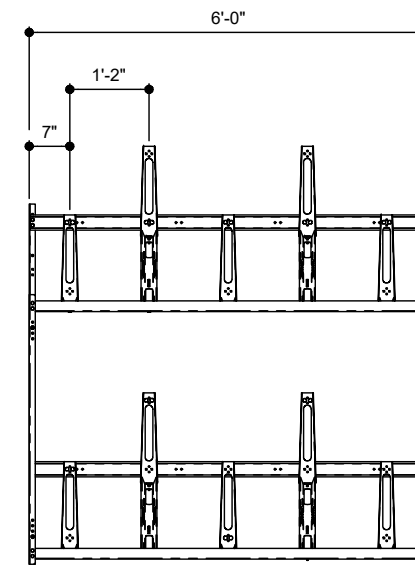
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ARCHITECTURE | JOSE L. GOMEZ | 8101 BISCAYNE BLVD. S. 309, 310  
A A C 0 0 1 0 6 2 | A R 0 0 1 5 4 1 6 | T 3 0 5 . 5 5 9 . 1 2 5 5 | S 3 2 1 . 3 3 7 . 4 8 8 6

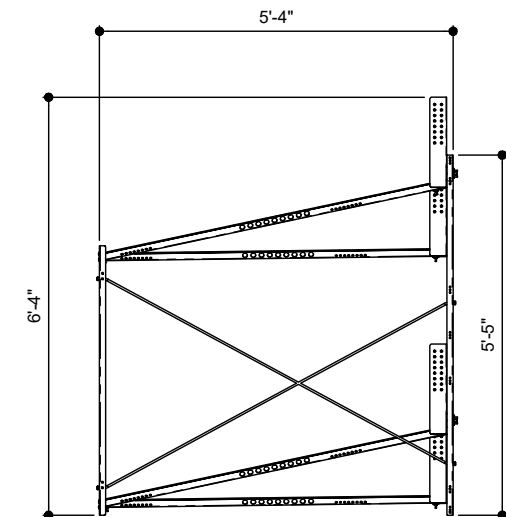
DATE	REVISION
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ENLARGED TYPICAL LONG-TERM BICYCLE PARKING STORAGE  
(TYPICAL @ 3RD, 4TH AND 5TH LEVELS ON THE PARKING GARAGE BUILDING)



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



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

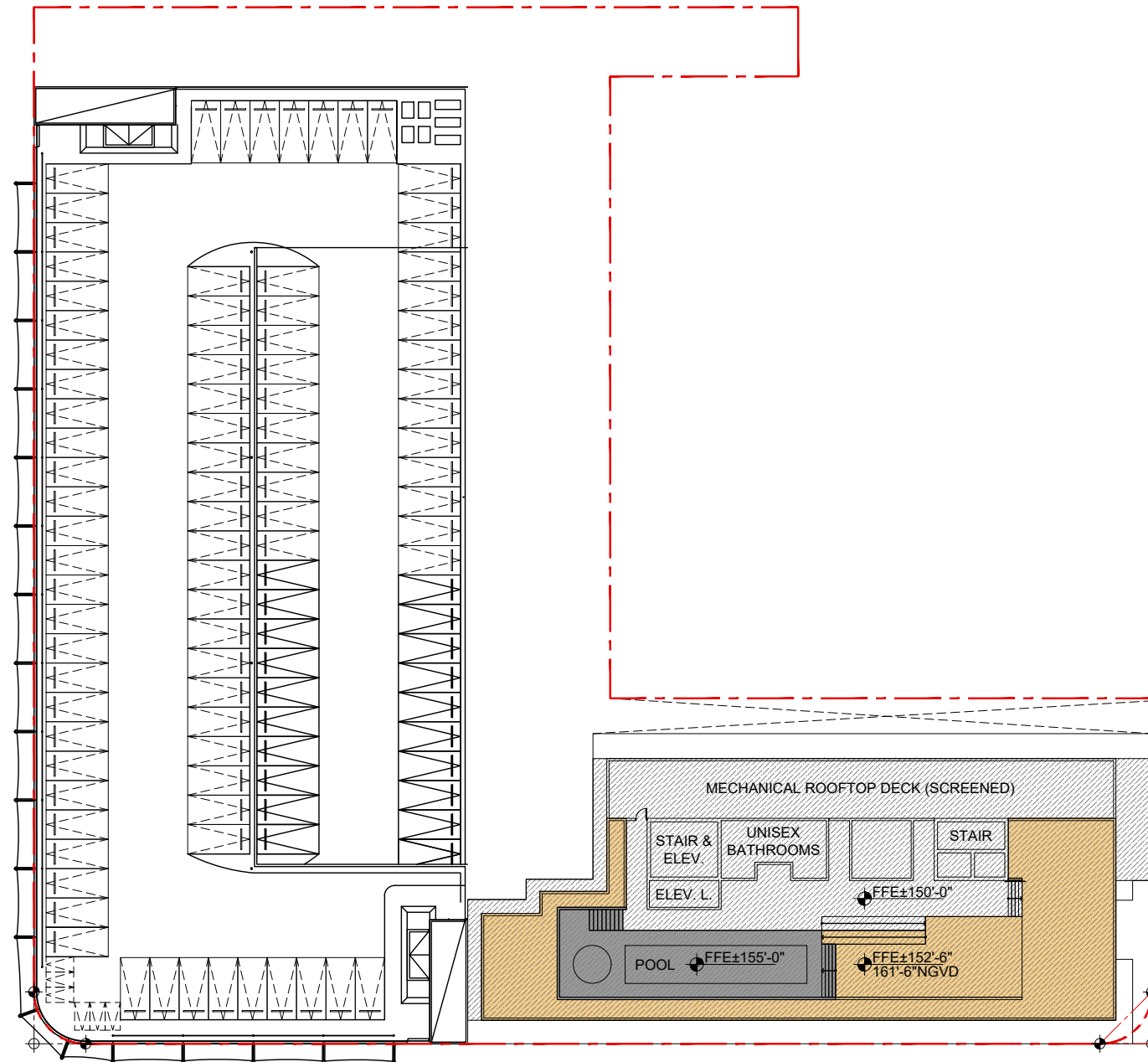
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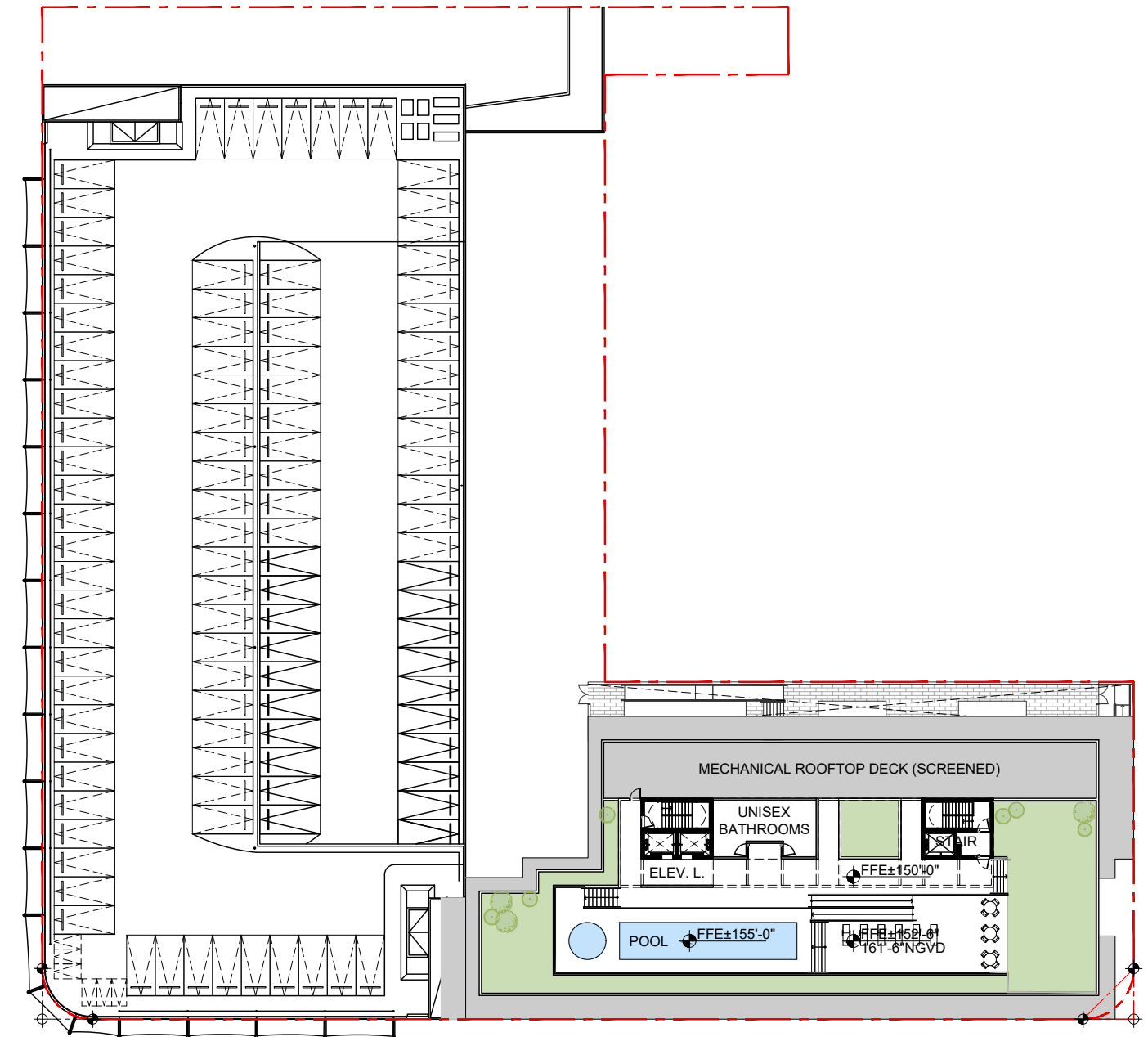


ARCHITECTURE | JOSE L. GOMEZ | 8101 BISCAYNE BLVD. S. 309, 310  
A A C 0 0 1 0 6 2 | A R 0 0 1 5 4 1 6 | T 305.559.1255 | 5627cni12.1592.com

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

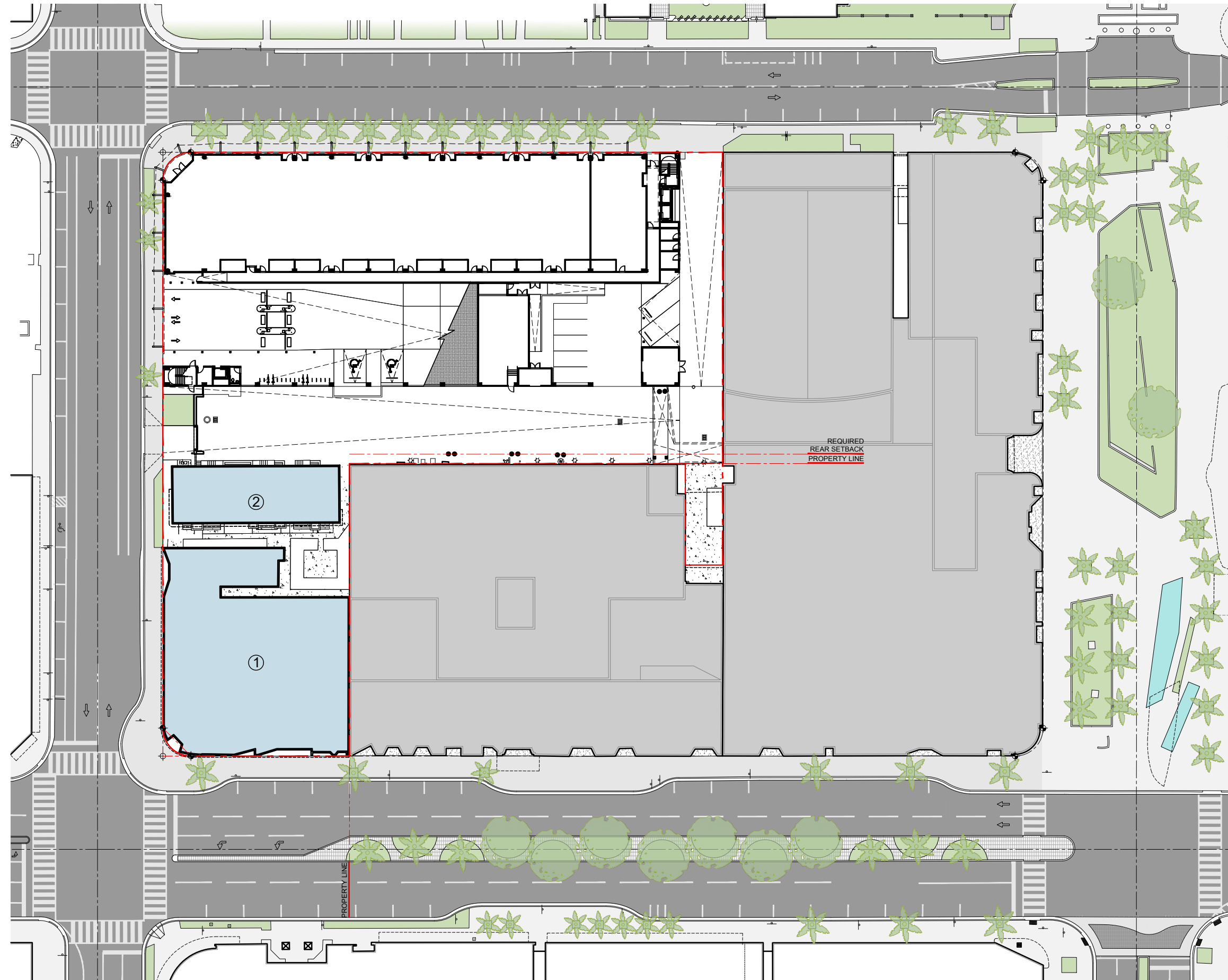
FAR AREAS SCHEDULE	PROPOSED	%
ENCLOSED FLOOR AREA BELOW	<b>13208 SQ. FT.</b>	<b>100%</b>
DECK NOT EXCEEDING 3FT.	4600 SQ. FT.	34.8%
POOL DECK NOT EXCEEDING 5FT	1727 SQ. FT.	13.0%
<b>COMBINED RAISED DECK AREA</b>	<b>6327 SQ. FT.</b>	<b>47.8%</b>

**TEN ARQUITECTOS**  
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**1600 WASHINGTON AVE**  
 1600 WASHINGTON AVE  
 MIAMI BEACH



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'

**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

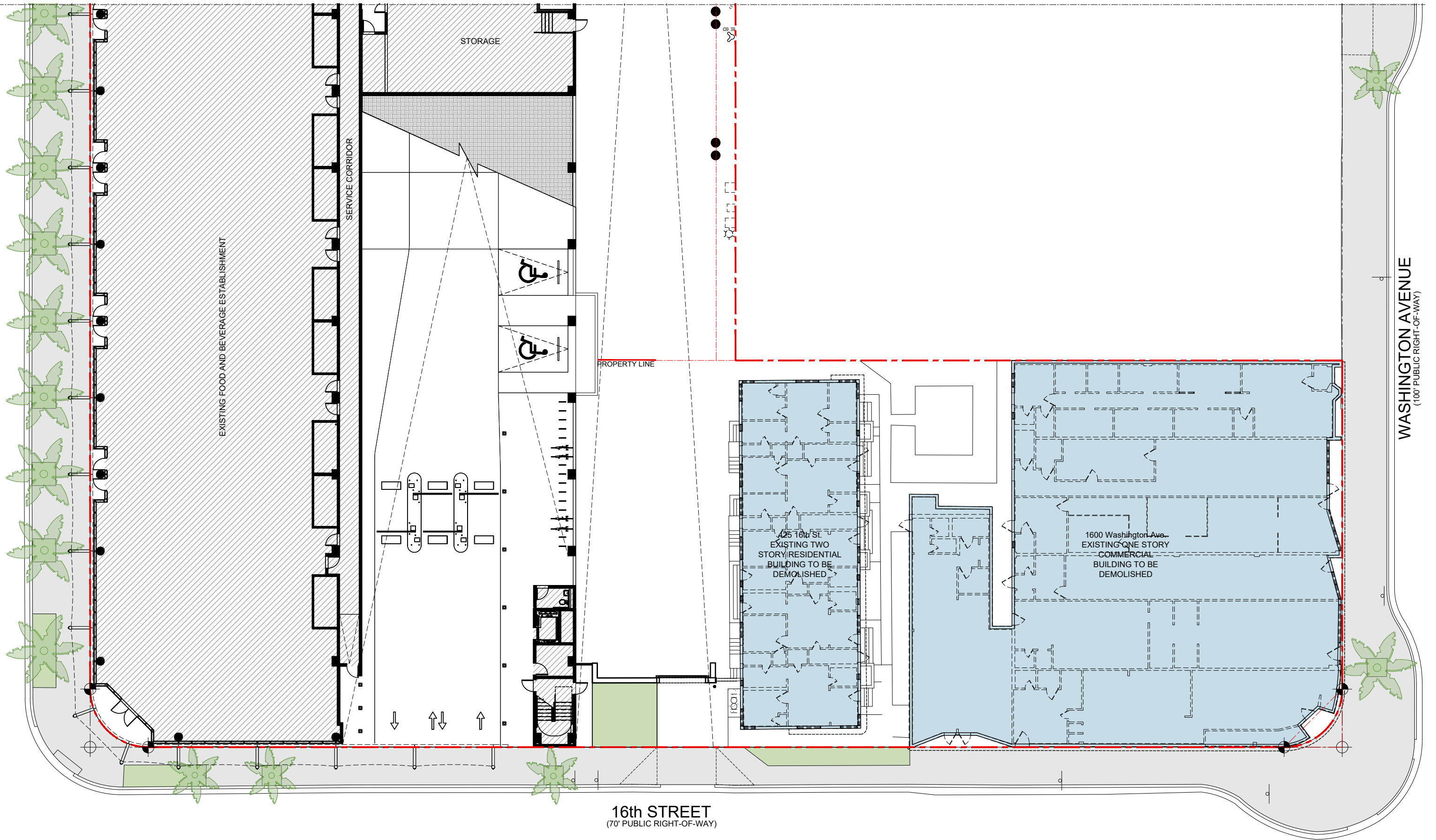
**BGA**rchitects

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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**



**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



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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 AAC001062 | AR0015416 | 305.559.1255 | 562701211592.COM

DATE REVISION

CONSULTANT

PROPERTY LINE

PROPERTY LINE

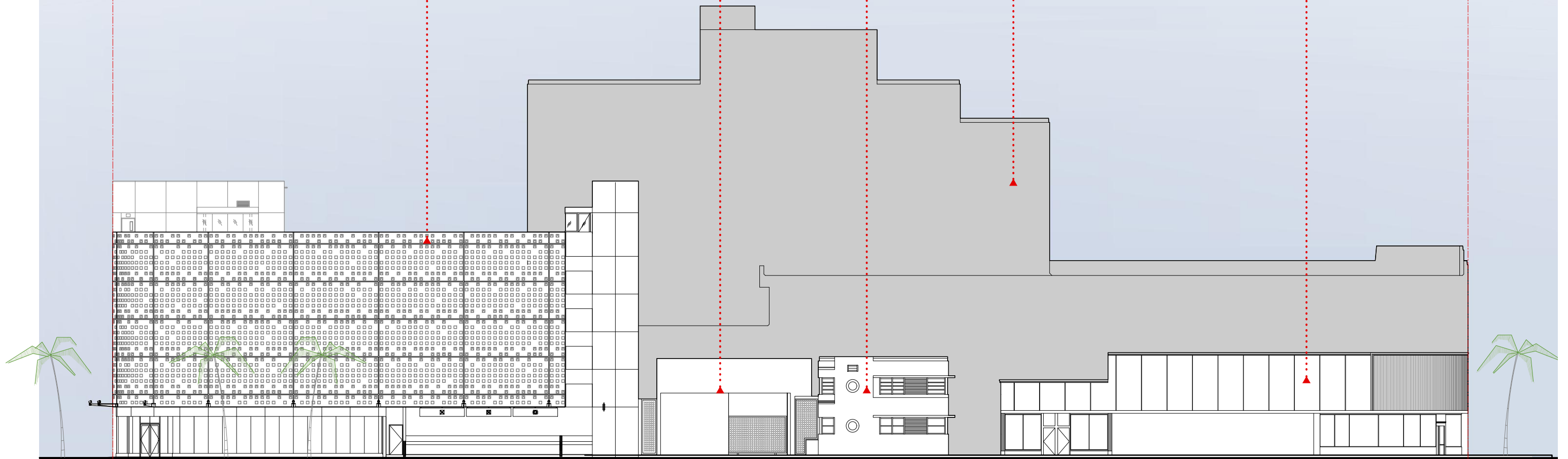
1601 Drexel Ave.  
EXISTING GARAGE  
STRUCTURE TO  
REMAIN

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**  
Cuernavaca 114-P8, Col. Condesa, C.P. 06140, México D.F.  
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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

CONSULTANT

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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

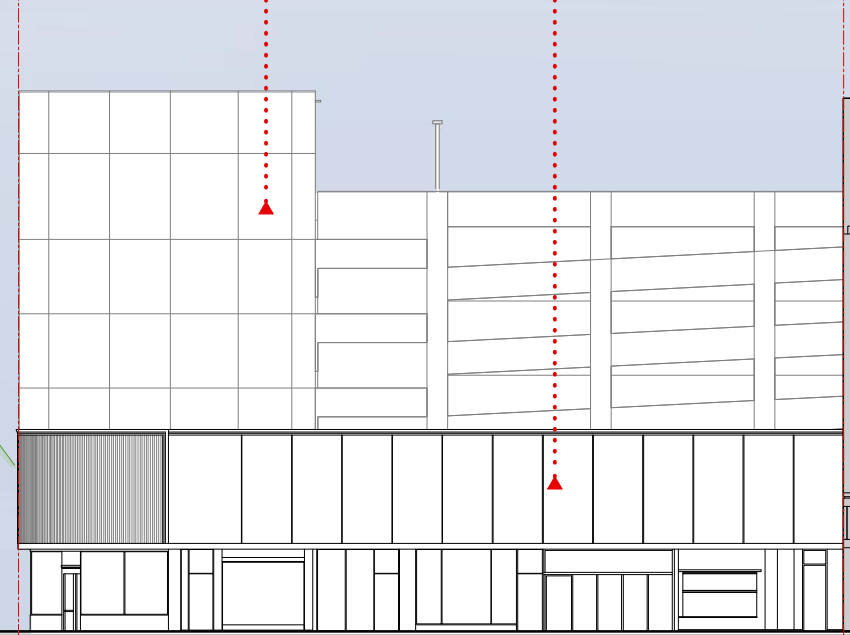
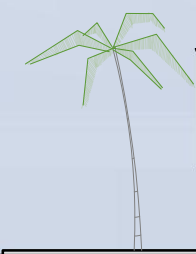
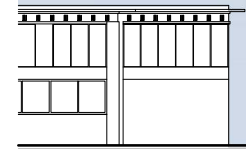
PROPERTY LINE

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)



**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  
EXISTING EAST ELEVATION  
(WASHINGTON AVE.)  
SCALE  
3/32" = 1'-0"  
DATE  
01-15-25  
PROJECT NO.  
2025-03  
SHEET NUMBER  
**EXIST-202**

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ARCHITECTURE | JOSE L. GOMEZ | 8101 BISCAYNE BLVD. S 309, 310  
AAC001062 | AR0015416 | 305.559.1255 | 5627c012@bga.com

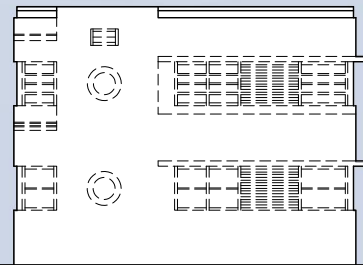
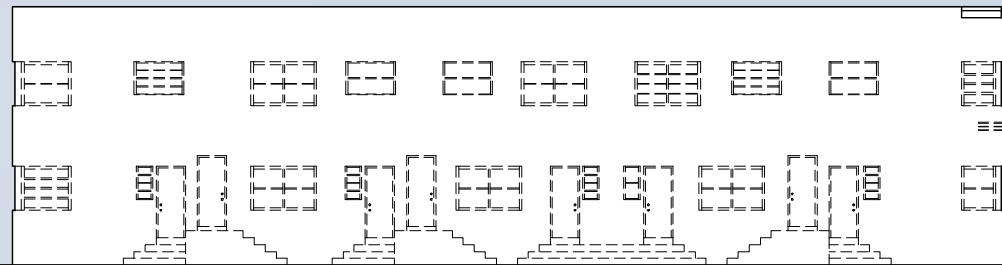
DATE | REVISION

CONSULTANT

• 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

**BGA**rchitects

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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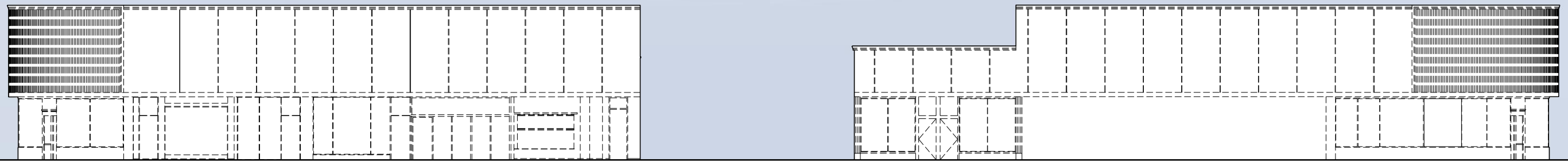
ARCHITECTURE JOSE L. GOMEZ 8101 BISCAYNE BLVD. S 309, 310  
AAC001062 AR0015416 T 305.559.1255 56270812@bga.com

DATE

REVISION

• 1600 Washington Ave.  
FRONT EAST ELEVATION  
TO BE DEMOLISHED

1600 Washington Ave. •  
FRONT SOUTH ELEVATION  
TO BE DEMOLISHED

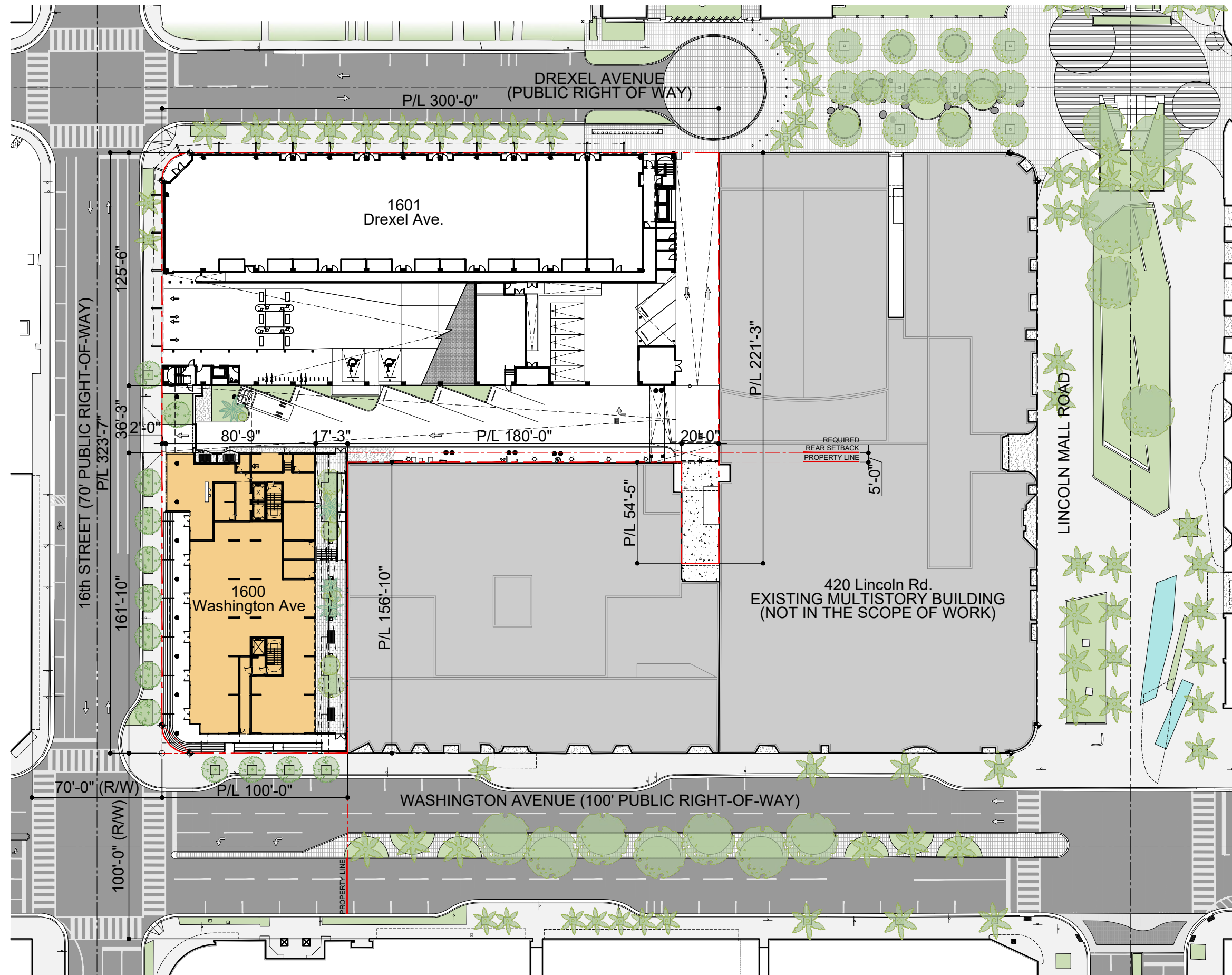


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**1600 WASHINGTON AVE**  
1600 WASHINGTON AVE  
MIAMI BEACH



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



- 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'

**TEN ARQUITECTOS**  
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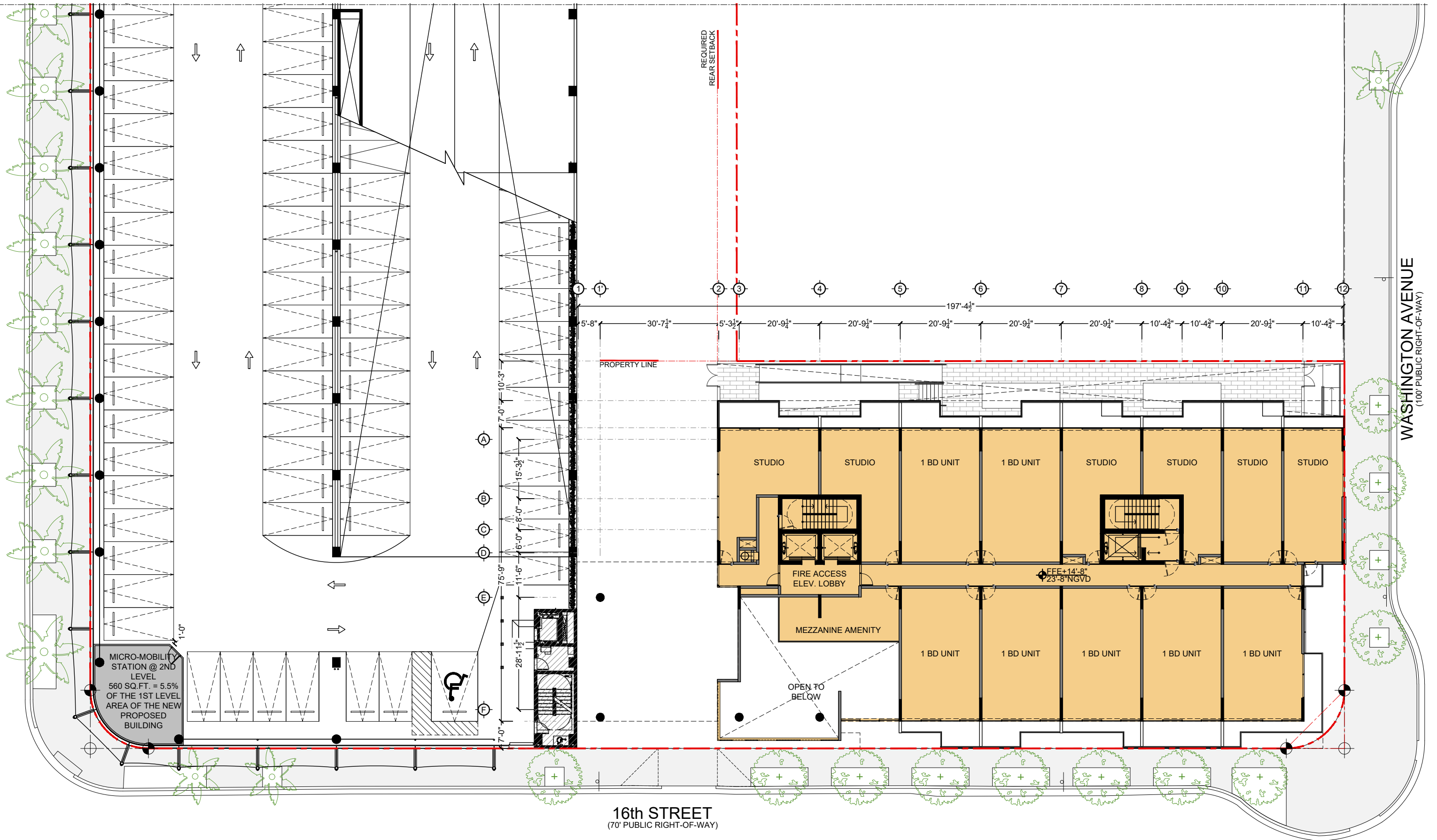
**1600 WASHINGTON AVE**  
1600 WASHINGTON AVE  
MIAMI BEACH



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

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**1600 WASHINGTON AVE**  
 1600 WASHINGTON AVE  
 MIAMI BEACH



PROPOSED SECOND (2) LEVEL FLOOR PLAN

DWG. TITLE	PROPOSED SECOND (2) LEVEL FLOOR PLAN
SCALE	3/32" = 1'-0"
DATE	01-15-25
PROJECT NO.	
SHEET NUMBER	2025-03

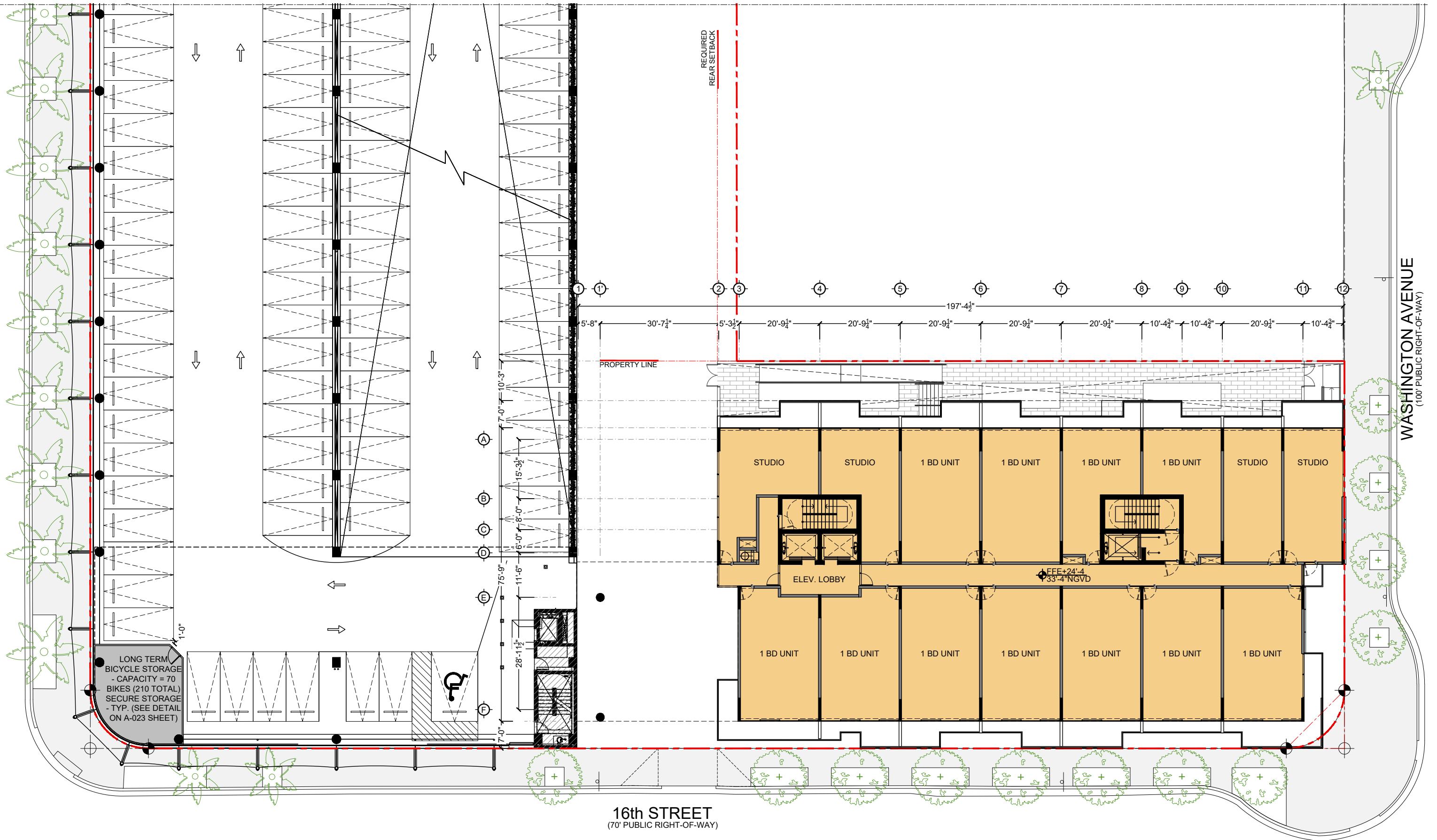
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ARCHITECTURE | JOSE L. GOMEZ | 8101 BISCAYNE BLVD. S. 309, 310  
 AAC001062 | AR0015416 | 305.559.1255 | 5620n12.1592.com

DATE | REVISION

A-102



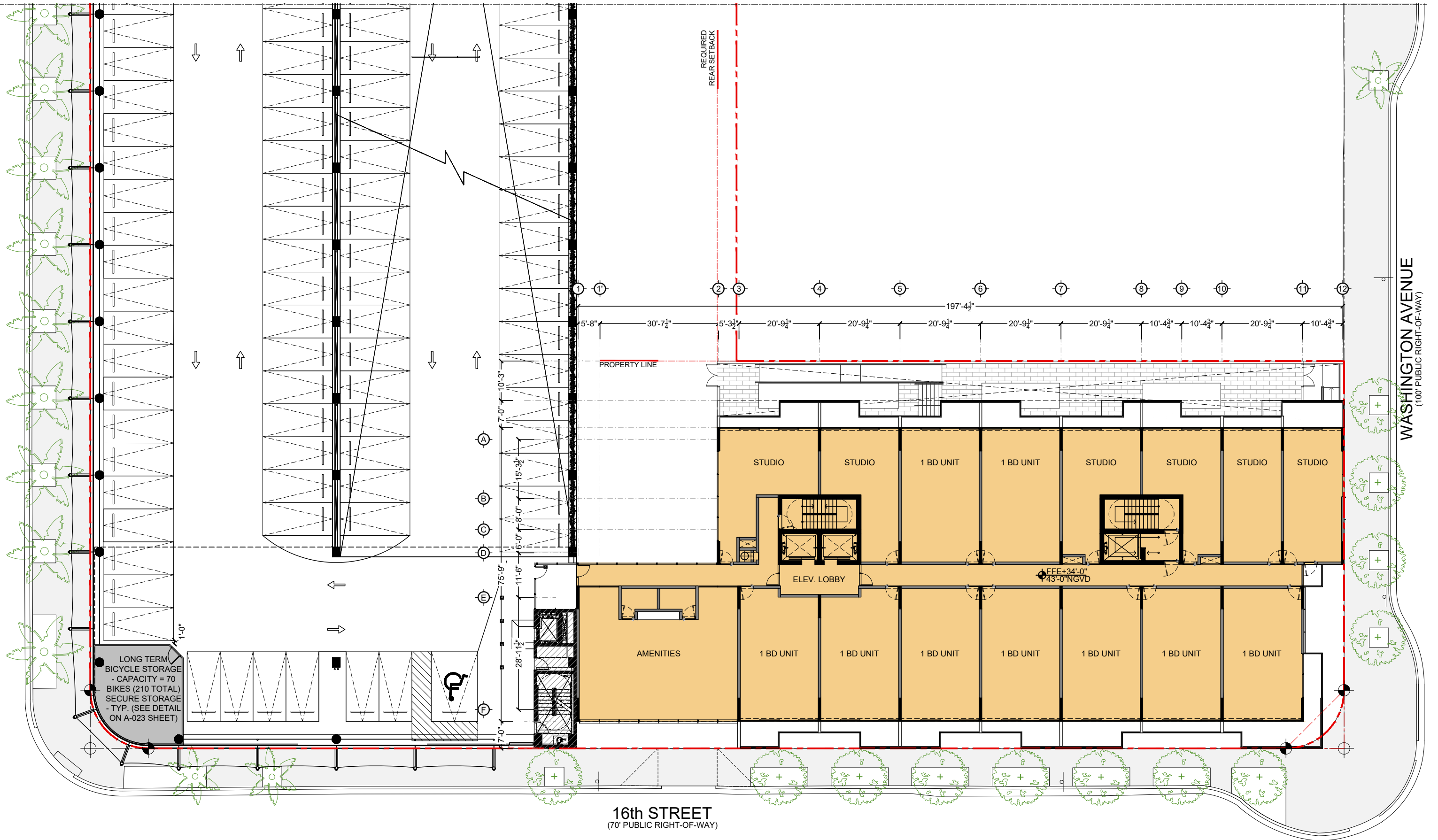
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 T (55) 5211.80.04 F (55) 5286.17.35

**1600 WASHINGTON AVE**  
 1600 WASHINGTON AVE  
 MIAMI BEACH



PROPOSED THIRD (3) LEVEL FLOOR PLAN

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



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**1600 WASHINGTON AVE**  
 1600 WASHINGTON AVE  
 MIAMI BEACH



PROPOSED FOURTH (4) LEVEL FLOOR PLAN

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

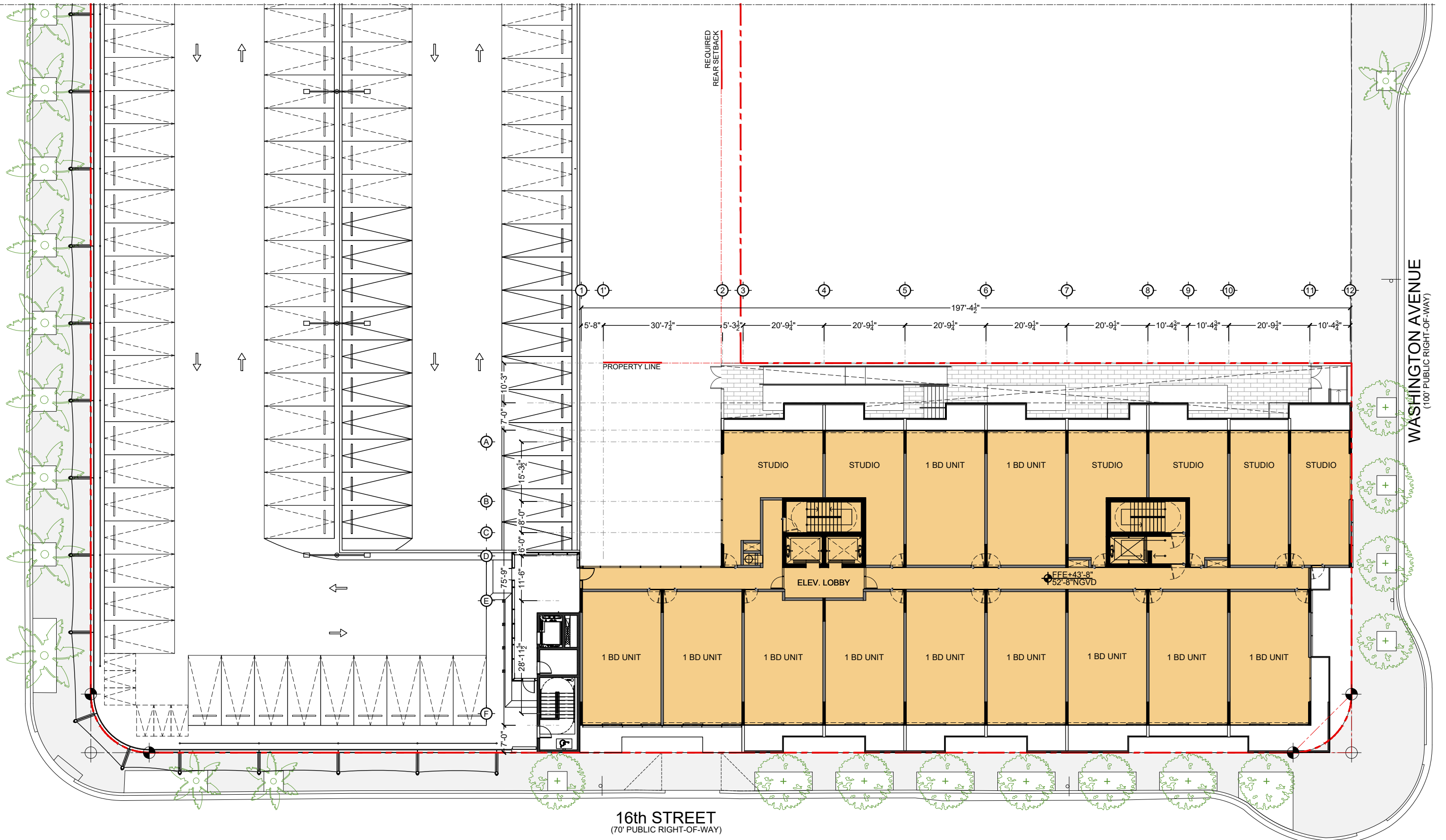
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A-104



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

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

PROPOSED FIFTH (5) LEVEL FLOOR PLAN

**TEN ARQUITECTOS**  
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**1600 WASHINGTON AVE**  
1600 WASHINGTON AVE  
MIAMI BEACH

**BGA**rchitects

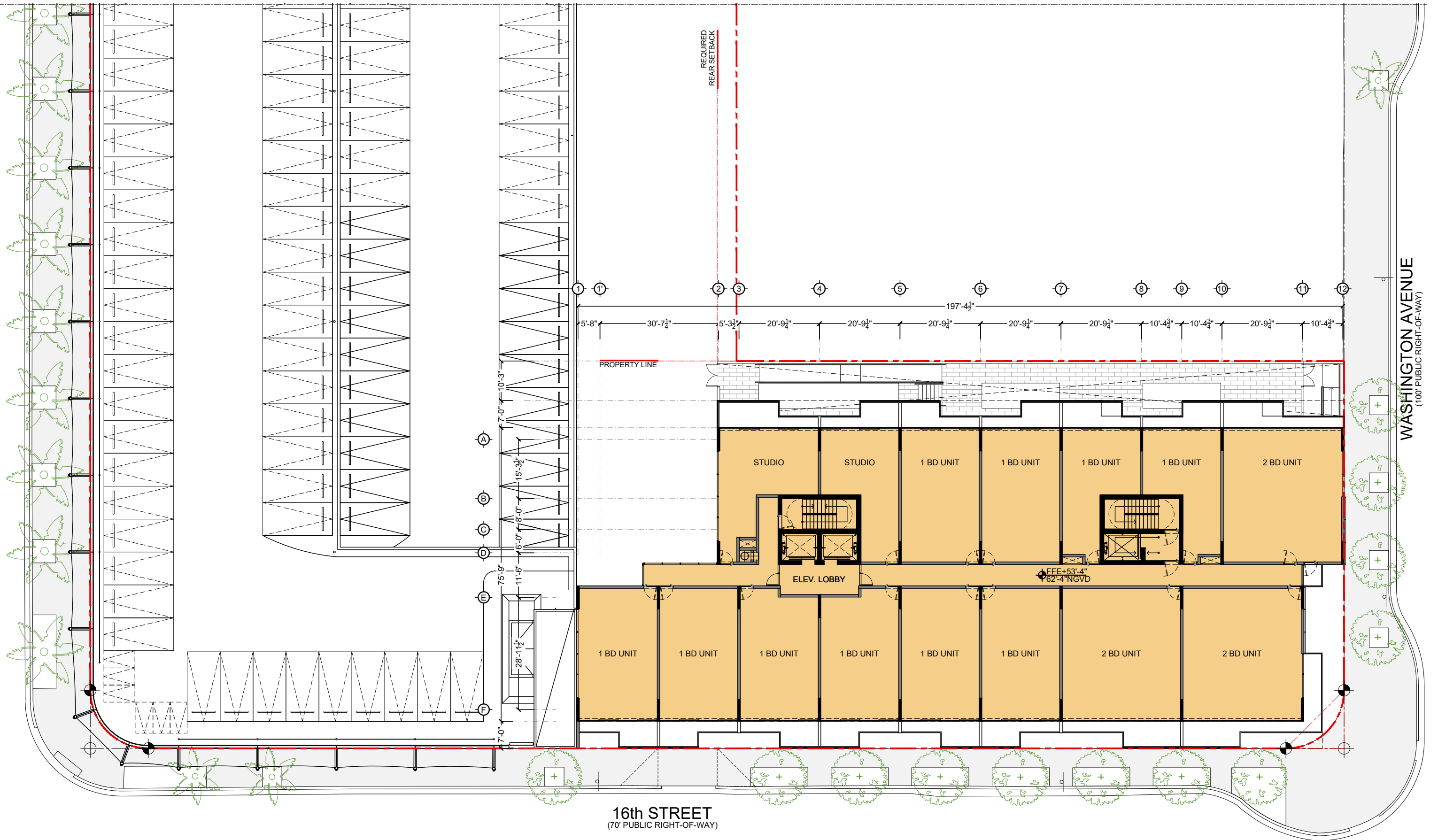
DWG. TITLE	PROPOSED FIFTH (5) LEVEL FLOOR PLAN
SCALE	3/32" = 1'-0"
DATE	01-15-25
PROJECT NO.	
SHEET NUMBER	2025-03
DATE	REVISION

**A-105**

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CONSULTANT

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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 | E 3 0 5 . 2 0 1 2 . 1 5 5 2 . 4 8 4



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**1600 WASHINGTON AVE**  
 1600 WASHINGTON AVE  
 MIAMI BEACH



PROPOSED SIXTH (6) LEVEL FLOOR PLAN

DWG. TITLE	PROPOSED SIXTH (6) LEVEL FLOOR PLAN
SCALE	3/32" = 1'-0"
DATE	01-15-25
PROJECT NO.	
SHEET NUMBER	2025-03

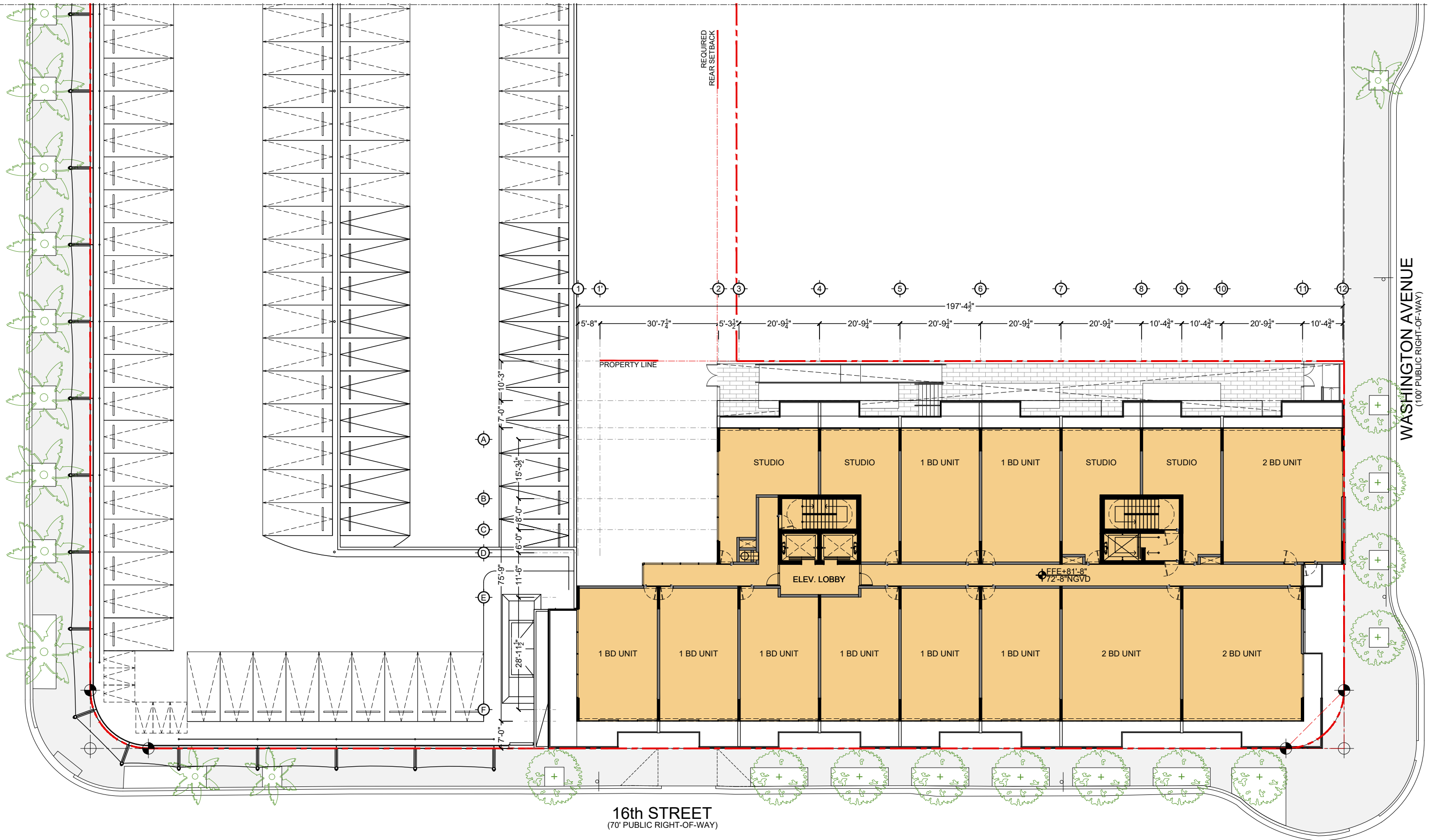
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DATE | REVISION

A-106



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

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

PROPOSED SEVENTH TROUGH FOURTEENTH (7,9,10,14) LEVELS FLOOR PLAN

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

**1600 WASHINGTON AVE**  
1600 WASHINGTON AVE  
MIAMI BEACH



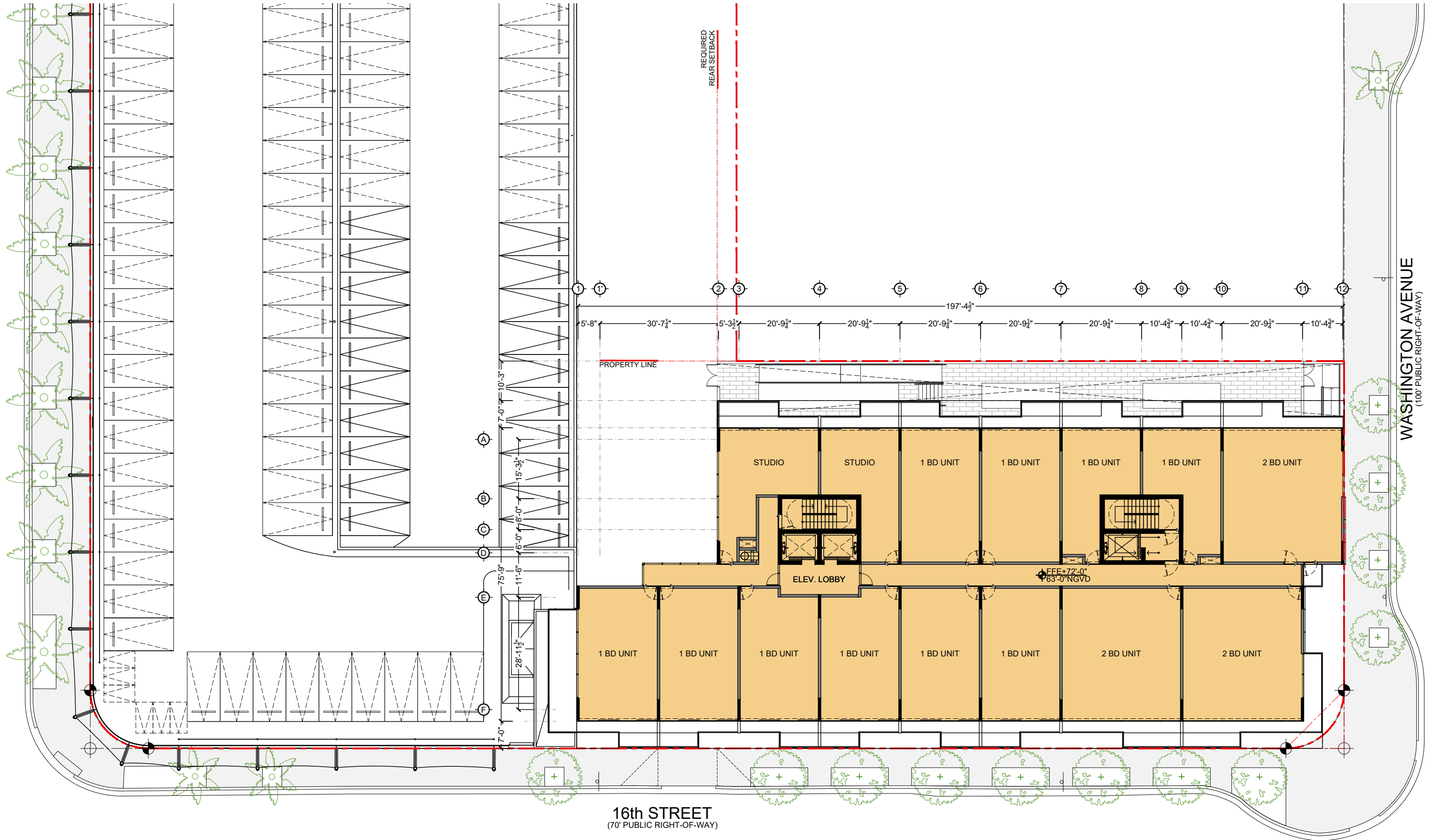
DWG. TITLE	PROPOSED 7,9-10,14 LEVELS FLOOR PLAN
SCALE	3/32" = 1'-0"
DATE	01-15-25
PROJECT NO.	2025-03
SHEET NUMBER	A-107

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ARCHITECTURE | JOSE L. GOMEZ | 8101 BISCAYNE BLVD. | 3309, 310  
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**1600 WASHINGTON AVE**  
 1600 WASHINGTON AVE  
 MIAMI BEACH



PROPOSED EIGHT TROUGH FIFTEENTH (8,11-13,15) LEVELS FLOOR PLAN

DWG. TITLE  
 PROPOSED 8,11-13,15  
 LEVELS FLOOR PLAN  
 SCALE  
 3/32" = 1'-0"  
 DATE  
 01-15-25  
 PROJECT NO.  
 2025-03  
 SHEET NUMBER

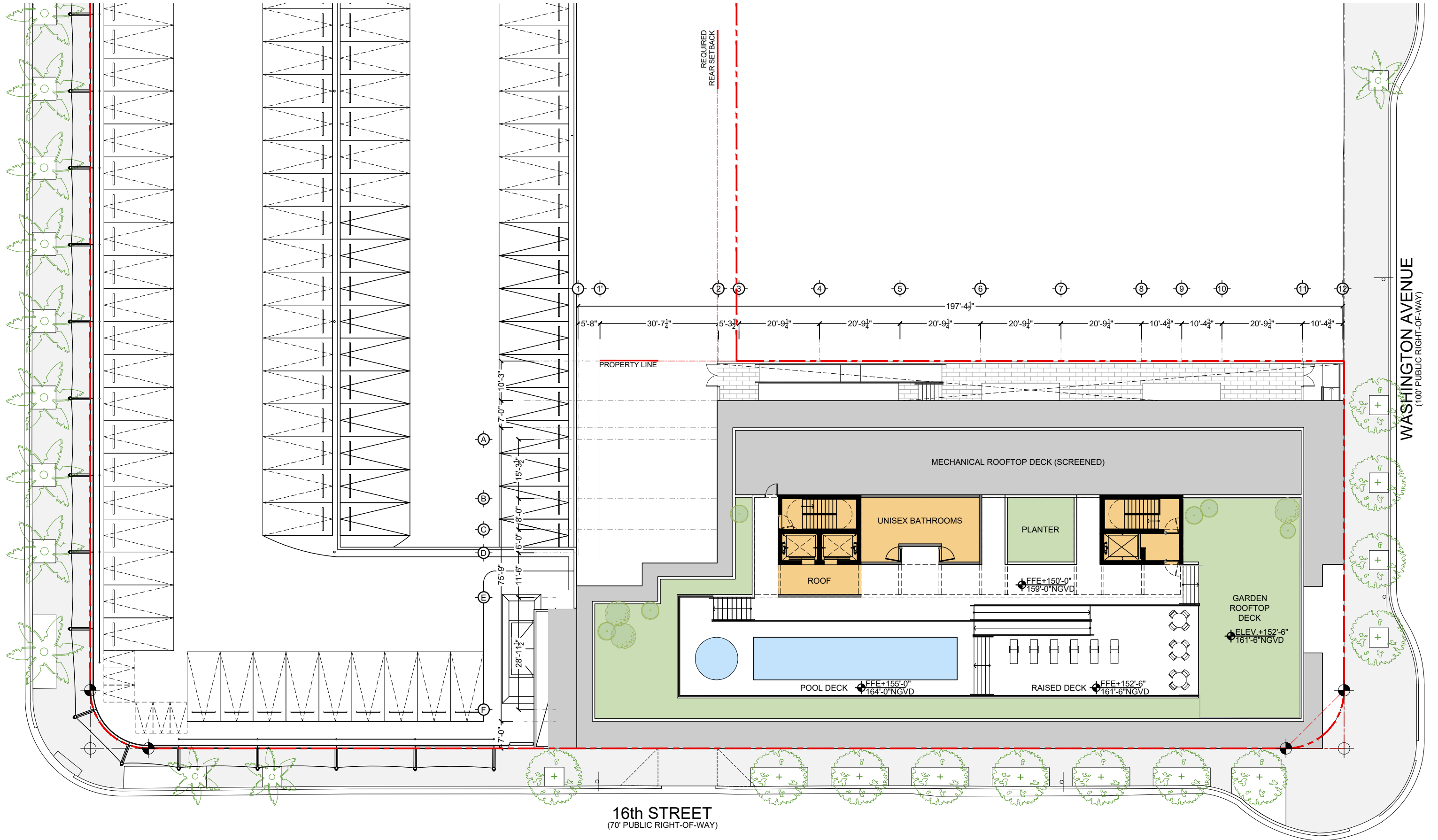
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DATE | REVISION

A-108



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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

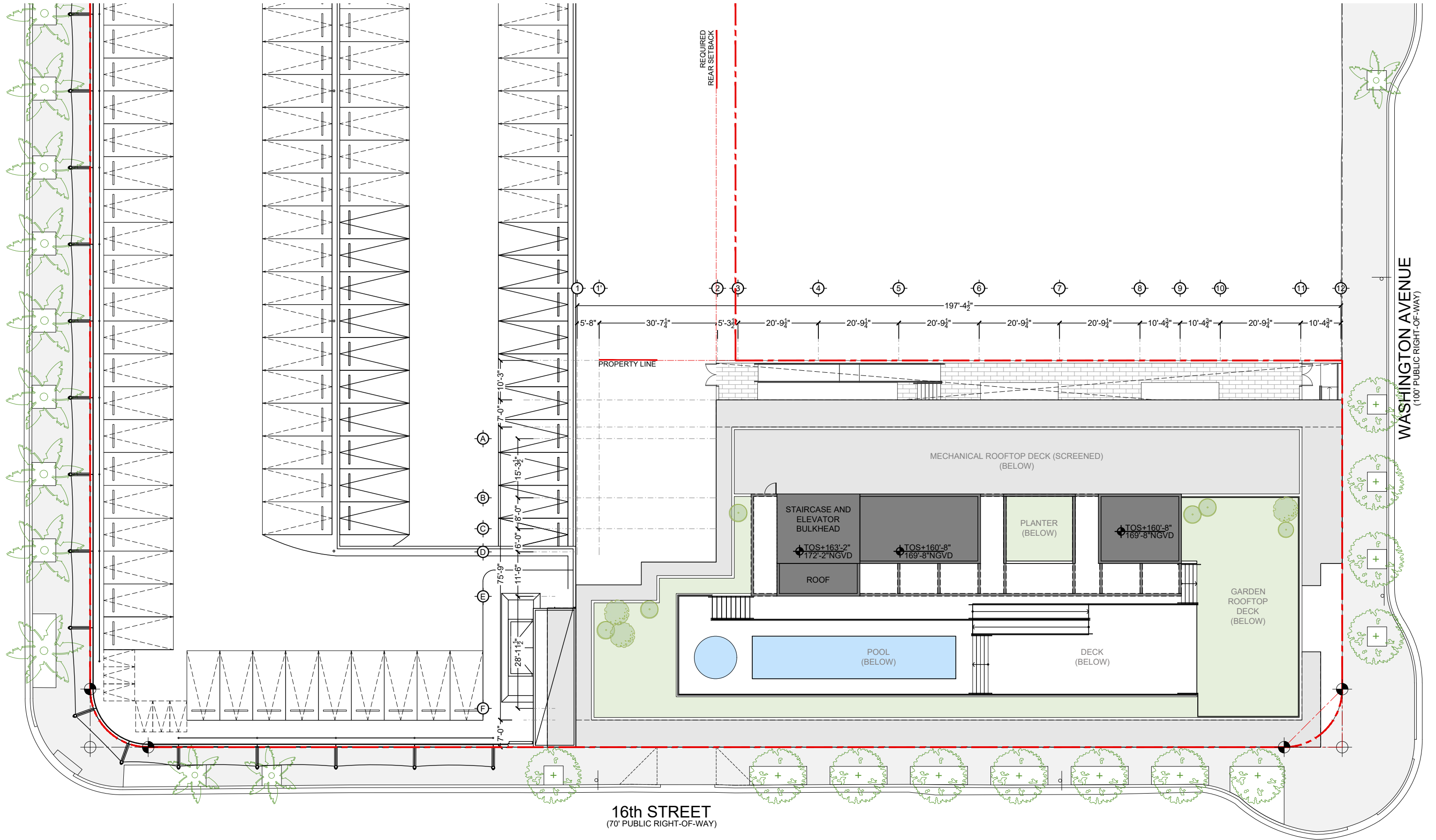
**A-109**

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DATE | REVISION



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**1600 WASHINGTON AVE**  
 1600 WASHINGTON AVE  
 MIAMI BEACH

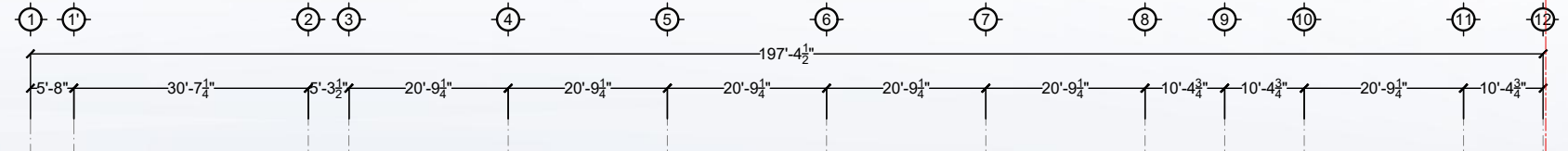


PROPOSED UPPER ROOF LEVEL FLOOR PLAN

DWG. TITLE	PROPOSED ROOF PLAN
SCALE	3/32" = 1'-0"
DATE	01-15-25
PROJECT NO.	2025-03
SHEET NUMBER	A-110

PROPERTY LINE

PROPERTY LINE



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

SMOOTH STUCCO FINISH PAINTED  
IN WHITE BALCONY DIVIDER

DOUBLE GLAZED CLEAR ANODIZED  
ALUMINUM SLIDING DOORS AT  
RESIDENTIAL UNITS BALCONIES

EXPOSED CONCRETE STAIR STEPS  
GRAY FINISH

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



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



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

7'-0" 75'-9" 7'-0" 10'-3"

28'-11 1/2" 11'-6" 6'-0" 8'-0" 15'-3 1/2"

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)



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

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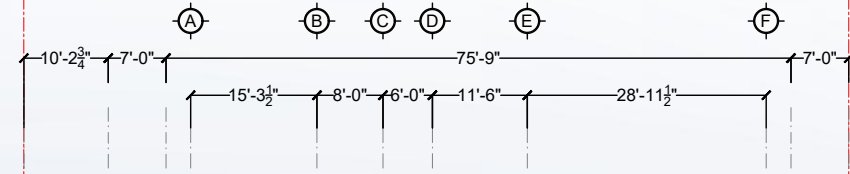
ARCHITECTURE | JOSE L. GOMEZ | 8101 BISCAYNE BLVD. S. 309, 310  
A A C 0 0 1 0 6 2 | A R 0 1 5 4 1 6 | T 3 0 5 . 5 5 9 . 1 2 5 5 | S 3 2 7 . 3 2 7 . 4 8 4 4

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

A-203

CONSULTANT

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ARCHITECTURE | JOSE L. GOMEZ 8101 BISCAYNE BLVD. S. 309, 310  
 AAC001062 | AR0015416 | 305.559.1255 | 5627012-159-0-0.com

DATE	REVISION
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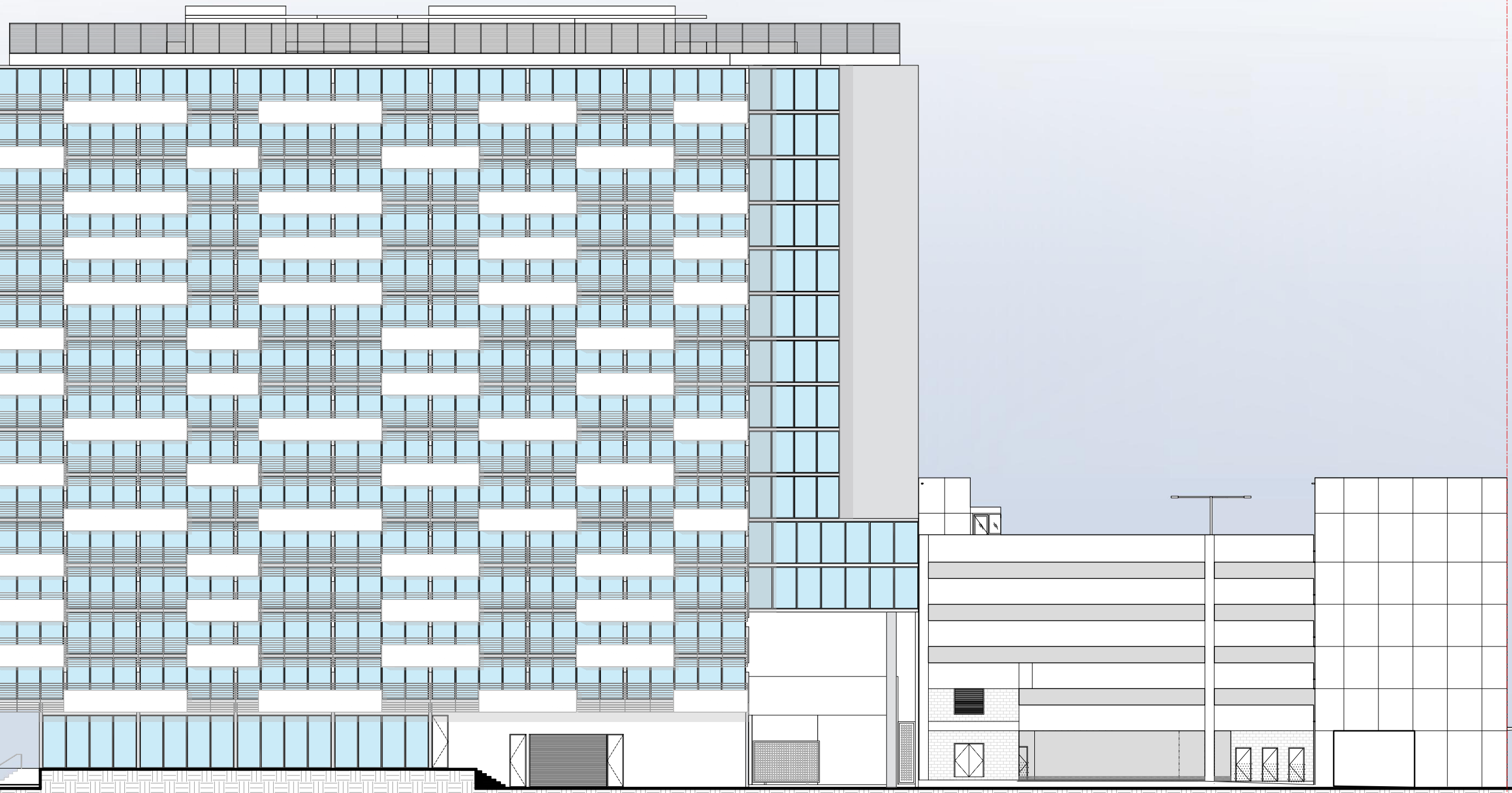
PROPERTY LINE

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

CONSULTANT

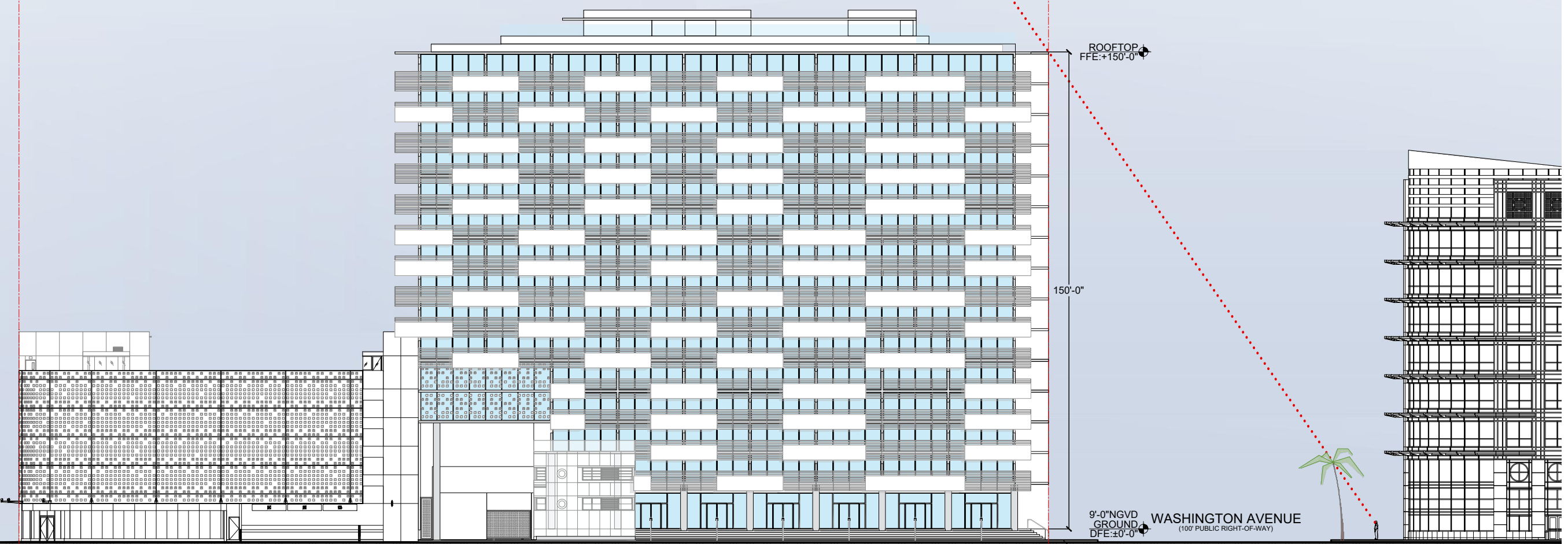
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 AAC001062 AR0015416 T 305.559.1255 S3202121554.COM

A-204

PROPERTY LINE

PROPERTY LINE



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 T (55) 5211.80.04 F (55) 5286.17.35

**1600 WASHINGTON AVE**  
 1600 WASHINGTON AVE  
 MIAMI BEACH

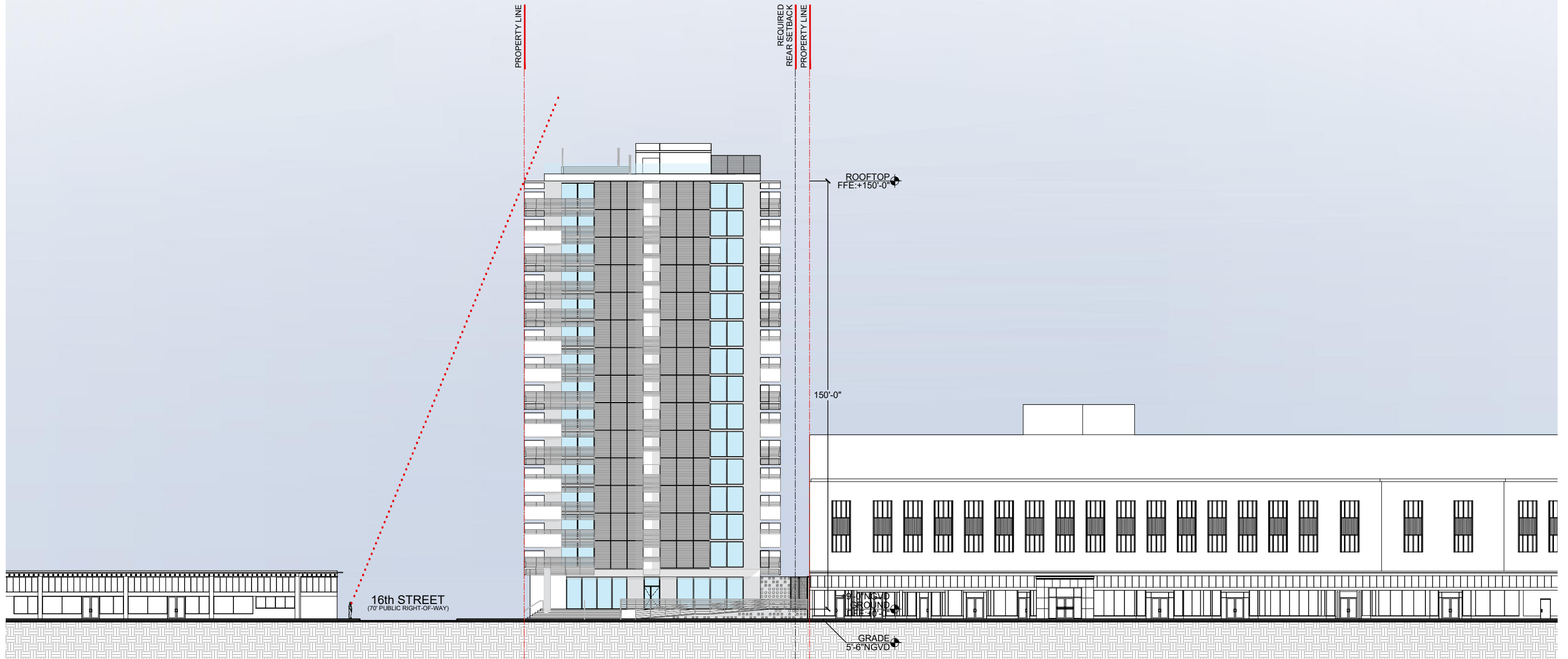


ARCHITECTURE JOSE L. GOMEZ 8101 BISCAYNE BLVD. S 309, 310  
 AAC001062 AR0015416 T 305.559.1255 S 311.3.4.8.4

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

CONSULTANT

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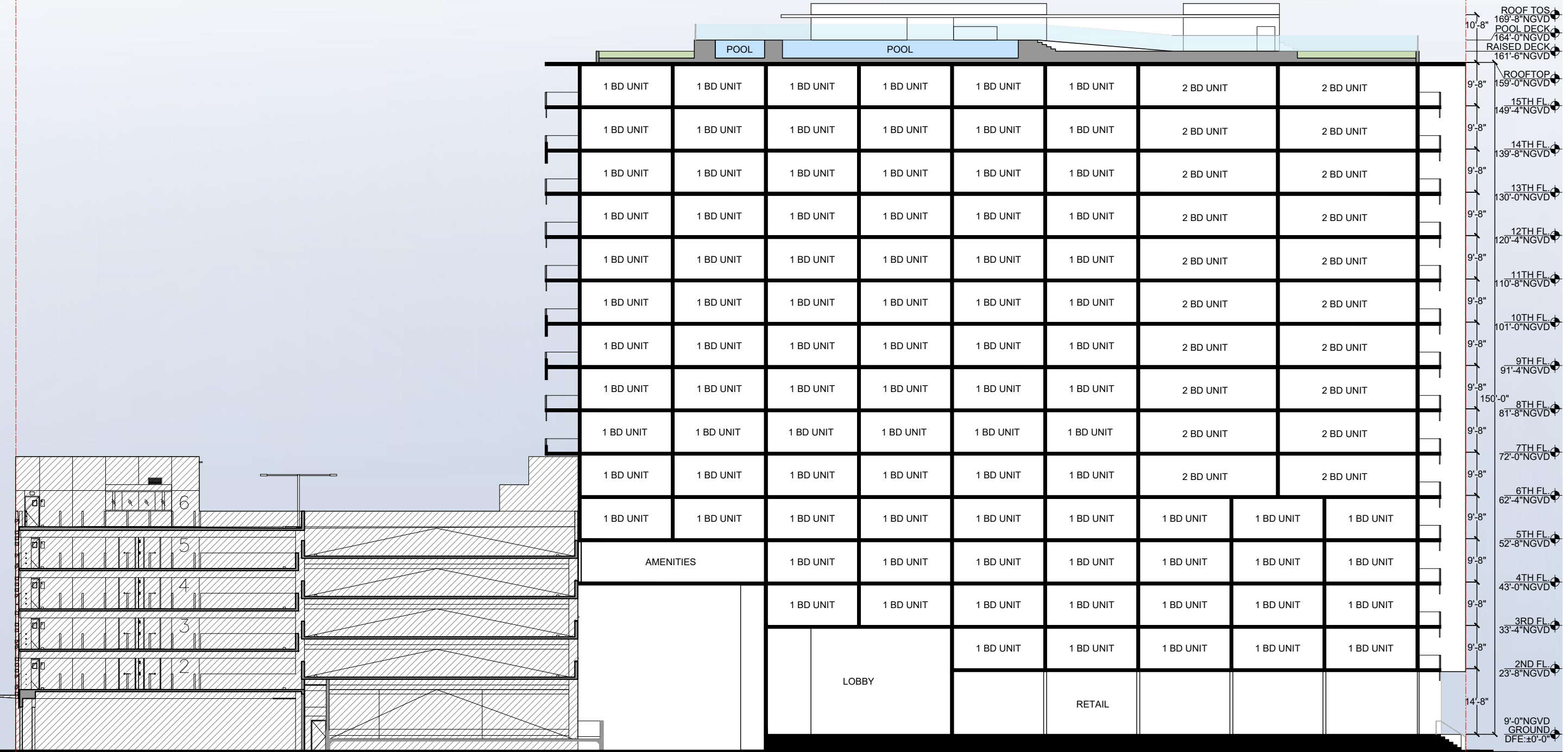
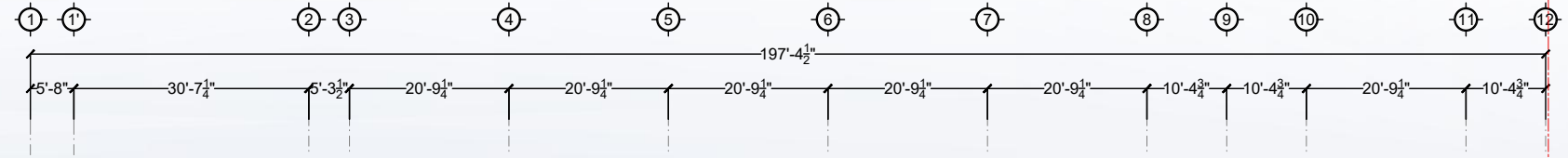
**1600 WASHINGTON AVE**  
 1600 WASHINGTON AVE  
 MIAMI BEACH



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

PROPERTY LINE

PROPERTY LINE



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**1600 WASHINGTON AVE**  
 1600 WASHINGTON AVE  
 MIAMI BEACH



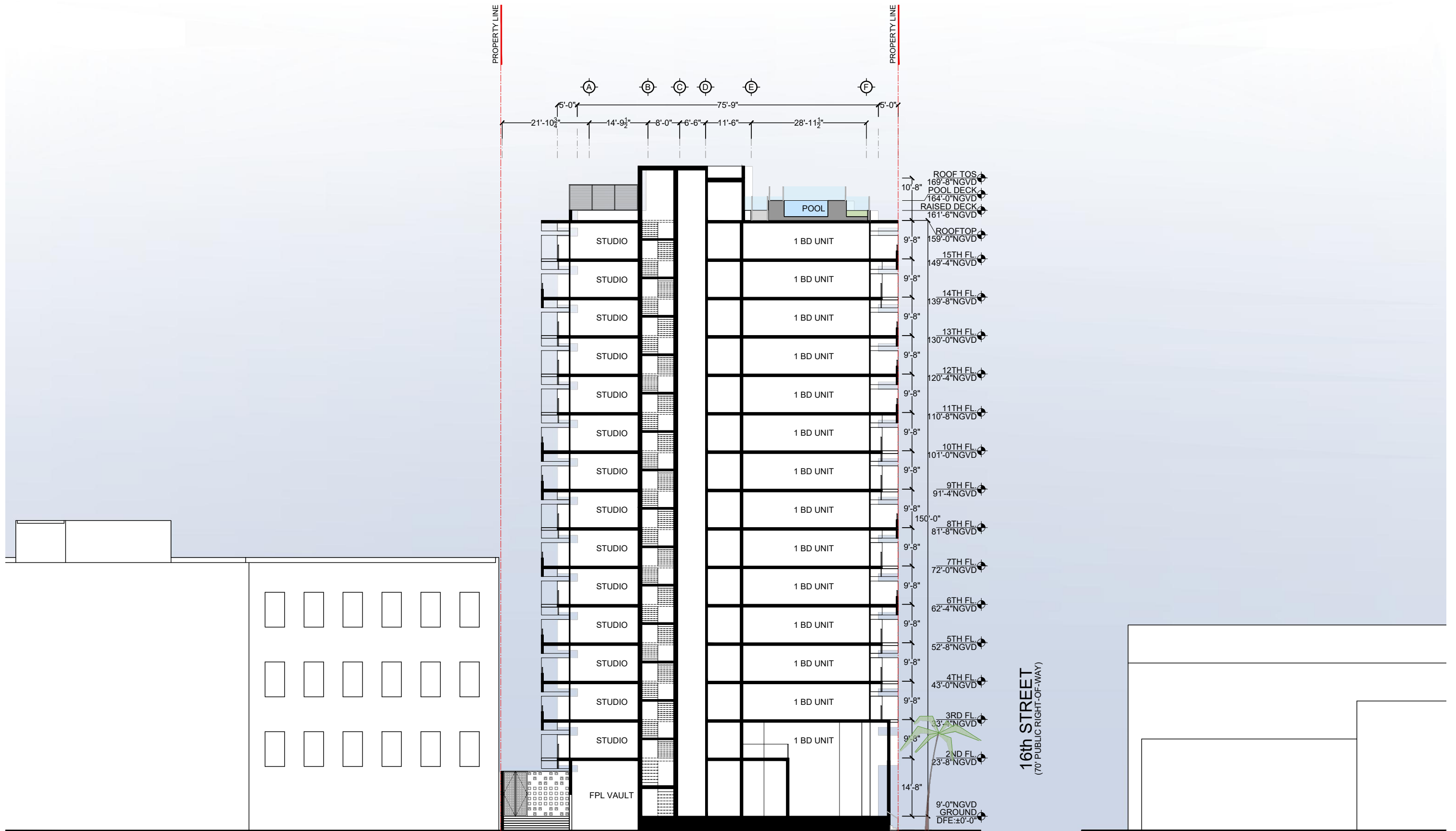
DWG. TITLE	PROPOSED BUILDING SECTION
SCALE	3/32" = 1'-0"
DATE	01-15-25
PROJECT NO.	2025-03
SHEET NUMBER	A-301

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 AAC001062 | AR015416 | T 305.559.1255 | S 305.559.1255 | WWW.BGAARCHITECTS.COM

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**1600 WASHINGTON AVE**  
 1600 WASHINGTON AVE  
 MIAMI BEACH

**BGA**rchitects

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

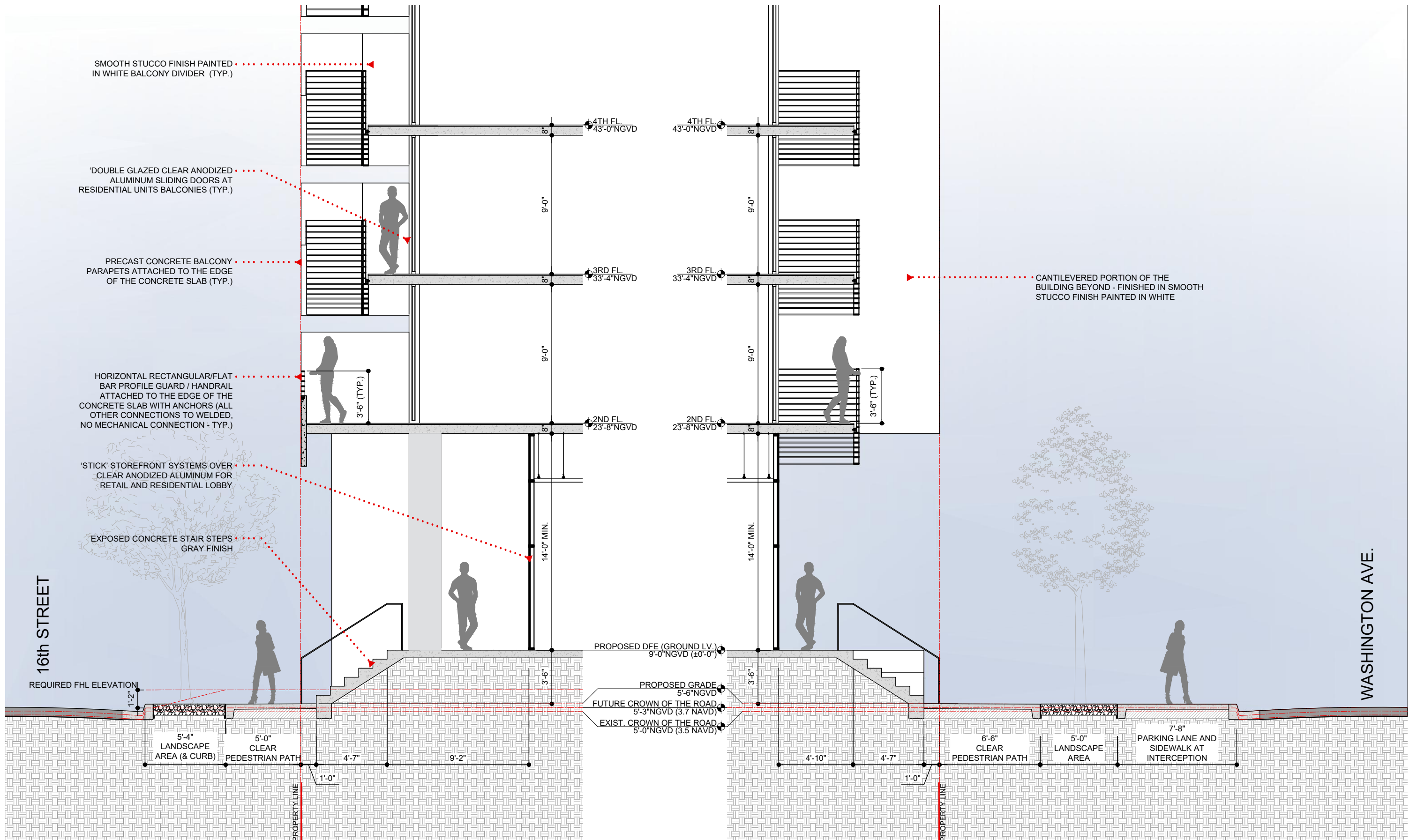
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 A A C 0 0 1 0 6 2 | A R 0 1 5 4 1 6 | T 3 0 5 . 5 5 9 . 1 2 5 5 | S 3 2 1 . 3 2 1 . 4 8 4 4

DATE REVISION

**A-302**



LONG FRONTAGE @ 16TH STREET ENLARGED SECTION

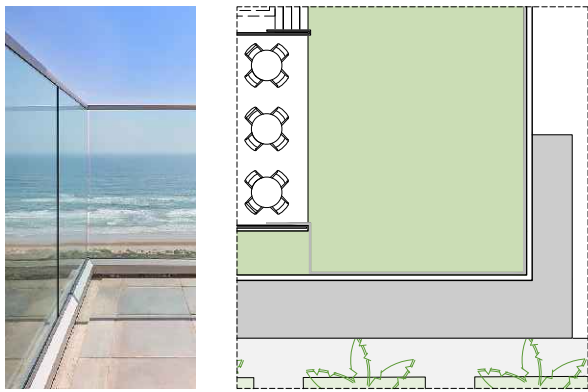
SHORT FRONTAGE @ WASHINGTON AVENUE ENLARGED SECTION

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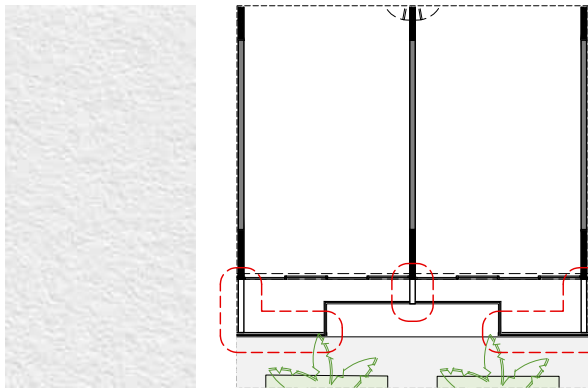
**1600 WASHINGTON AVE**  
 1600 WASHINGTON AVE  
 MIAMI BEACH

**BGA**rchitects

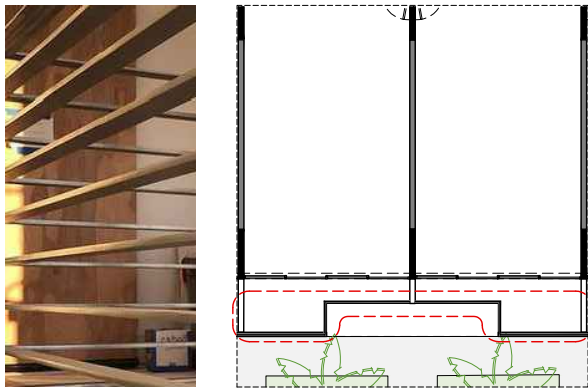
DWG. TITLE	PROPOSED FRONTAGE AND WALL SECTION
SCALE	3/32" = 1'-0"
DATE	01-15-25
PROJECT NO.	
SHEET NUMBER	2025-03



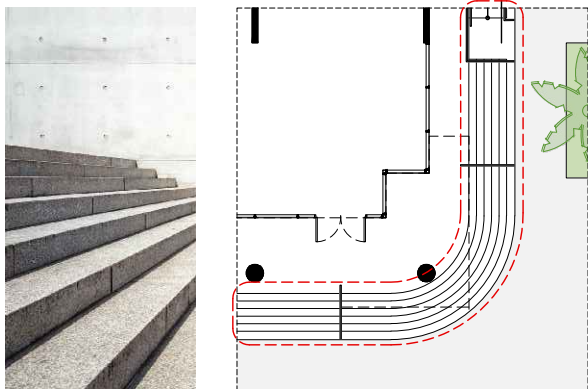
TEMPERED SAFETY GLASS GUARDRAIL AT ROOFTOP DECK



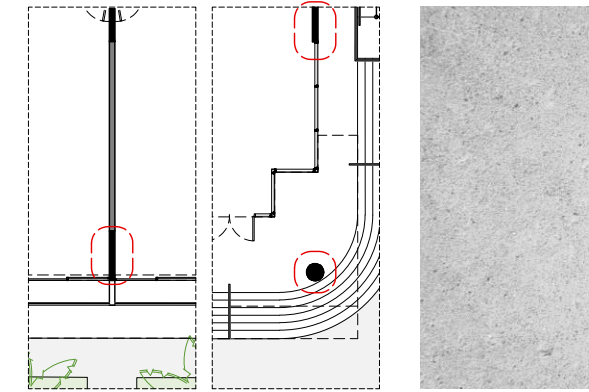
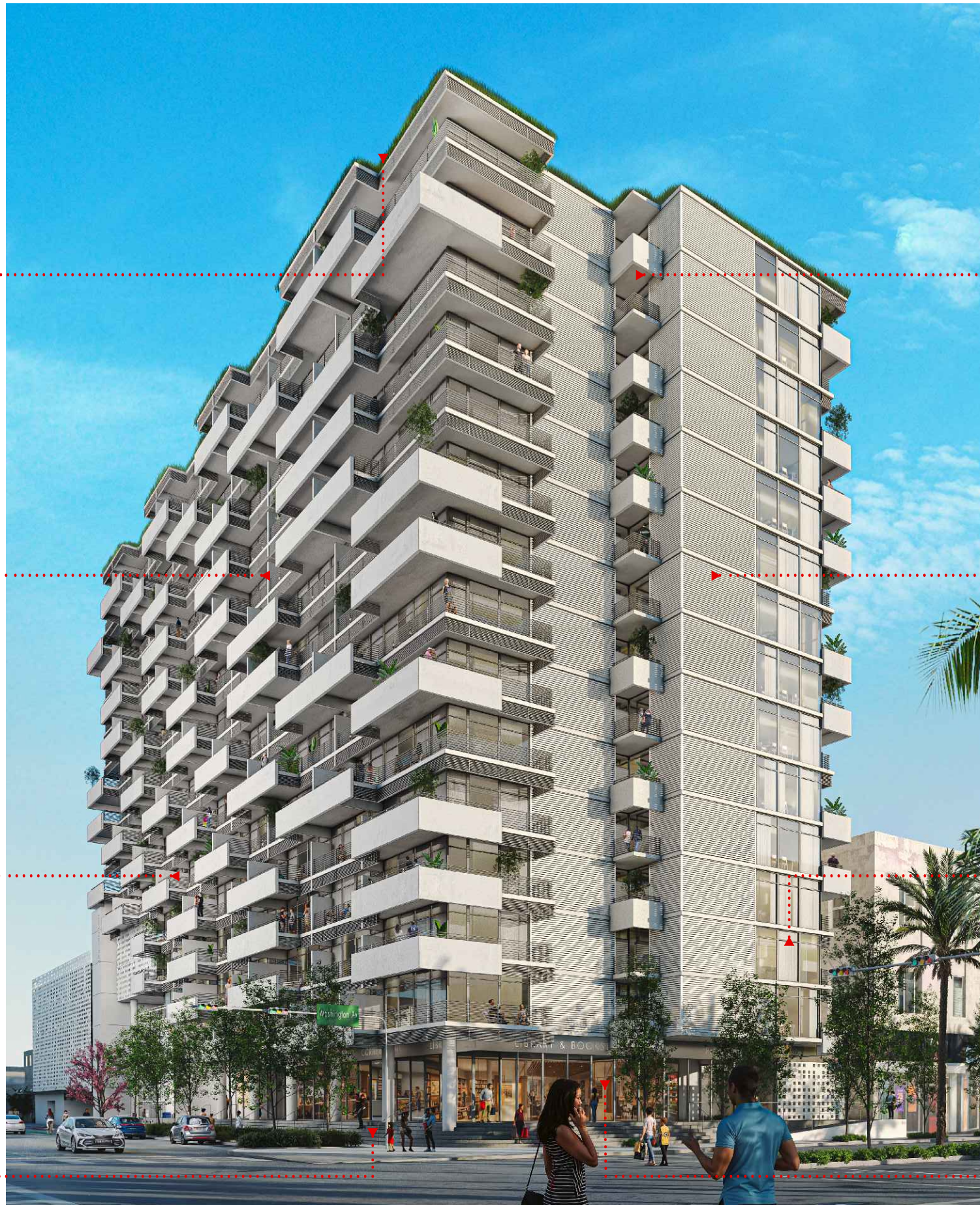
SMOOTH STUCCO FINISH PAINTED IN WHITE



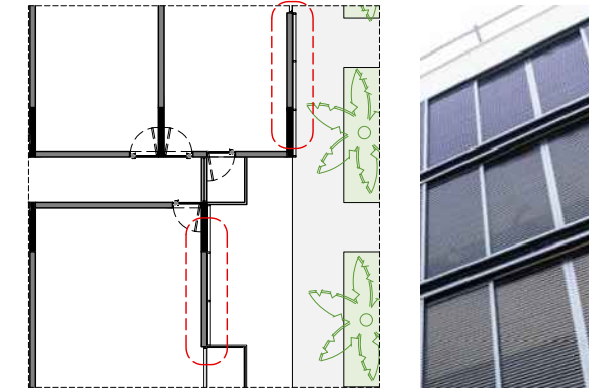
HORIZONTAL RECTANGULAR/FLAT BAR PROFILE GUARD/HANDRAIL (ALL WELDED, NO MECHANICAL CONNECTIONS)



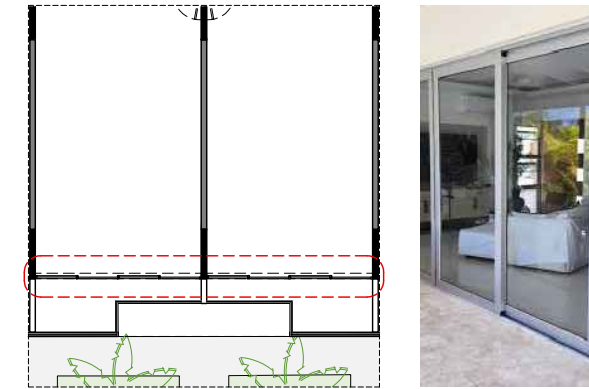
EXPOSED CONCRETE STAIR STEPS GRAY FINISH



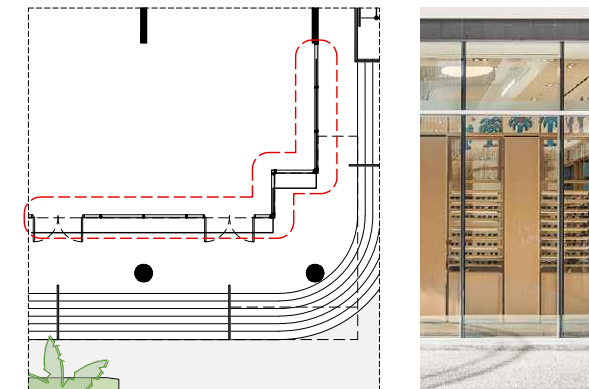
STRUCTURAL MEMBER TO BE EXPOSED CONCRETE GRAY FINISH



ALUMINUM 'Z' LOUVERS ATTACHED THE BUILDING FACADE



DOUBLE GLAZED CLEAR ANODIZED ALUMINUM SLIDING DOORS AT RESIDENTIAL UNITS BALCONIES



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

**TEN ARQUITECTOS**  
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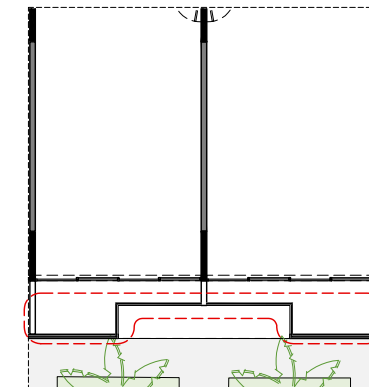
**1600 WASHINGTON AVE**  
1600 WASHINGTON AVE  
MIAMI BEACH



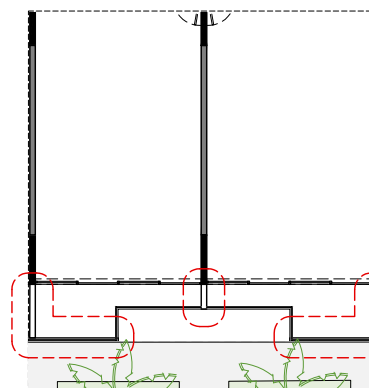
DWG. TITLE	PROPOSED BUILDING MATERIALS
SCALE	N.T.S.
DATE	01-15-25
PROJECT NO.	2025-03
SHEET NUMBER	A-401



• DOUBLE GLAZED CLEAR ANODIZED ALUMINUM SLIDING DOORS AT RESIDENTIAL UNITS BALCONIES



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



• SMOOTH STUCCO FINISH PAINTED IN WHITE

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

**BGA**rchitects

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

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**  
Cuernavaca 114-PB, 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. 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 | 5627012@bga.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-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	NEIGHBORING BUILDINGS - MATERIALS REFERENCE
SCALE	N.T.S.
DATE	01-15-25
PROJECT NO.	
SHEET NUMBER	2025-03
DATE	REVISION



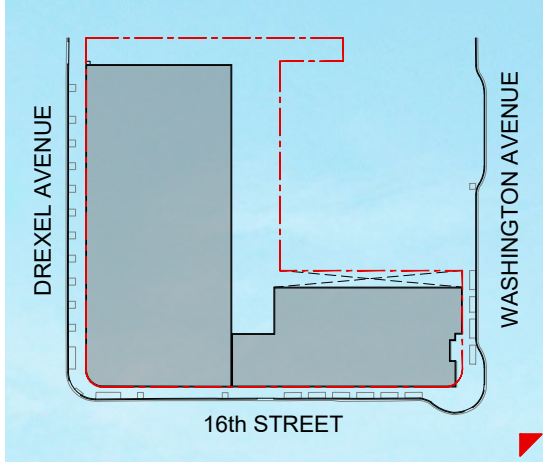
**TEN ARQUITECTOS**  
Cuernavaca 114-PB, Col. Condesa, C.P. 06140, México D.F.  
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**1600 WASHINGTON AVE**  
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MIAMI BEACH



ARCHITECTURE | JOSE L. GOMEZ | 8101 BISCAYNE BLVD. | 3309 310  
AAC001062 | AR0015416 | 305.559.1255 | jose@bga.com

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



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**1600 WASHINGTON AVE**  
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 MIAMI BEACH



ARCHITECTURE | JOSE L. GOMEZ | 8101 BISCAYNE BLVD. | 3309 310  
 AAC001062 | AR0015416 | 305.559.1255 | 5620n12.1154.com

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



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**1600 WASHINGTON AVE**  
 1600 WASHINGTON AVE  
 MIAMI BEACH



ARCHITECTURE JOSE L. GOMEZ 8101 BISCAYNE BLVD. S 309 310  
 AAC001062 AR015416 T 305.559.1255 S3270212.1554.COM

DWG. TITLE	SOUTH FACADE
SCALE	N.T.S.
DATE	01-15-25
PROJECT NO.	2025-03
SHEET NUMBER	R-103



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 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



ARCHITECTURE | JOSE L. GOMEZ | 8101 BISCAYNE BLVD. | 3309 310  
 AAC001062 | ARO15416 | 305.559.1255 | 5627012.154.606

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