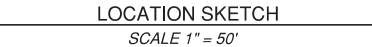




Plot Date: 4/10/2025 Saved by: JCeballos
 1601 DREVEL & 1601 WASHINGTON AVE/CAD NW/C169752 B100 1601 DREVEL & 1601 WASHINGTON AVE/IE BOIN/DABV SURVEY 10.12.22 dms



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

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

Also Known as:

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

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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.

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

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

Benchmark references:

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

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

Benchmark references:

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

-BM Name: W-310
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Description 1: US C & G BRASS DISC AT SEWER PUMPING STATION, DIRECTLY OVER WET
TANK, AT BASE OF EXHAUST STACK

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

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

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

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

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

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Obstructed corners are witnessed by improvements.

Obstructed corners are witnessed by improvements.

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

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

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

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

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

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

construction of the wall is not always perfect and is subject to construction tolerances. Such walls can be either right on the lot line, clear of the lot line or crossing the lot line into the adjacent lot, therefore the resultant of said dimensions may vary slightly within 0.2 of a foot, more or less. The underground footings of walls along boundary lines were not located.

The location of utilities on or adjacent to the property was not secured. Only the above ground visible surface indications of the underground utilities have been located. There may be other underground utilities in addition to those evidenced by visible appurtenances as shown on this sketch.

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

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

This "SKETCH OF BOUNDARY SURVEY" shown hereon in its graphic form, is the record depiction of the surveyed lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital format of this Survey. This map is intended to be displayed at a scale of

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:

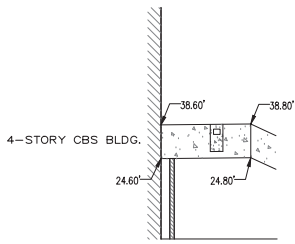
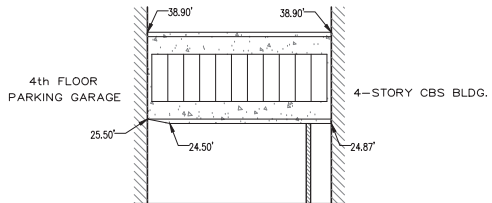
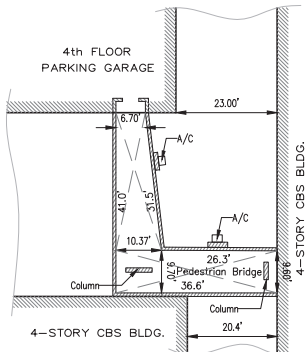
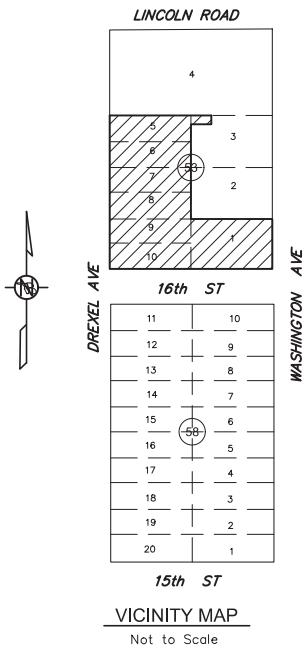
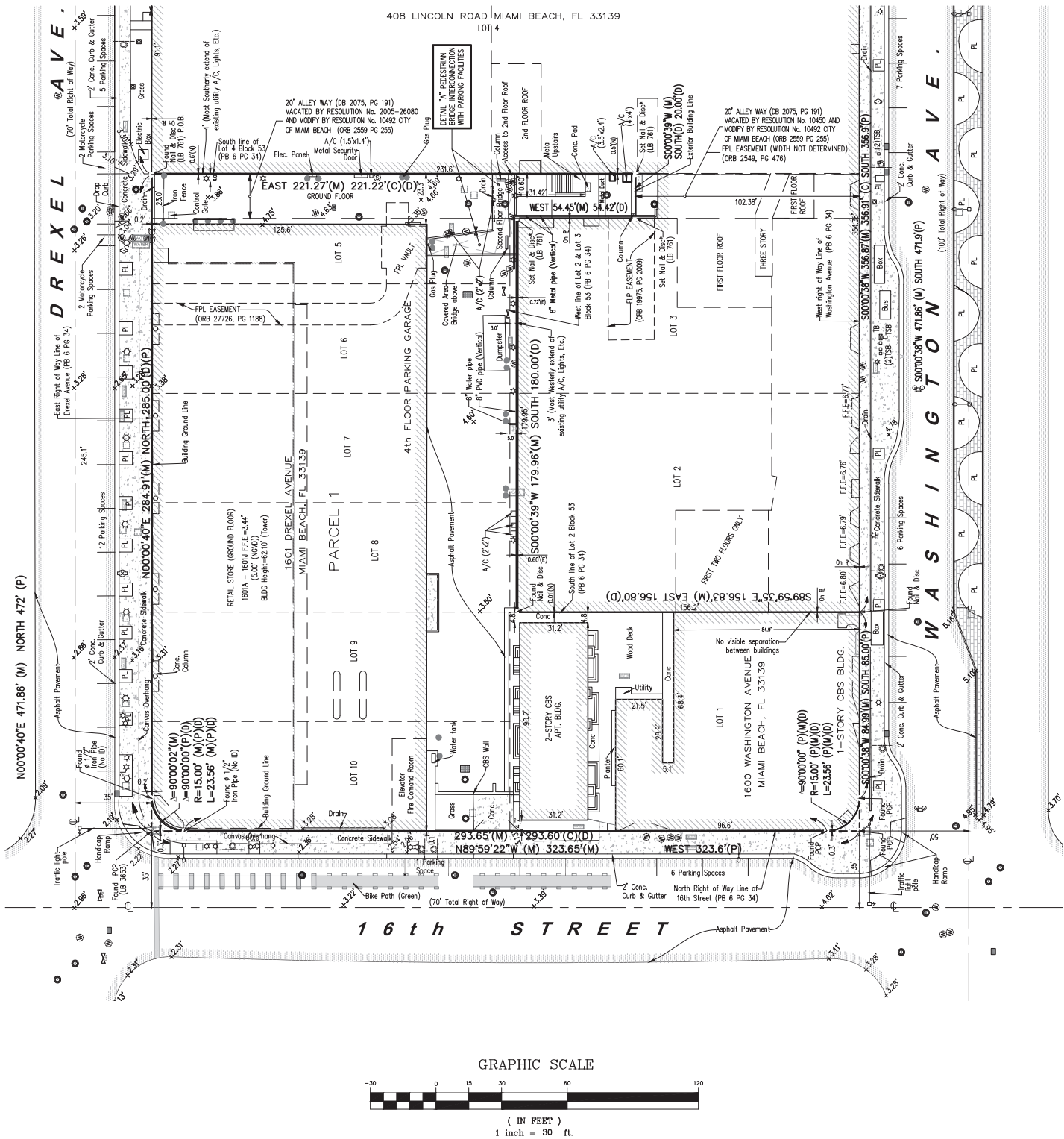
Dated: 03/17/2025
E.R. BROWNELL & ASSOCIATES, INC.
Certificate of Authorization LB 761

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.

						 E.R. Brownell & Associates, Inc. CONSULTING ENGINEERS • SURVEYORS & MAPPERS ■ LAND PLANNERS 4857 SW 74TH COURT MIAMI, FLORIDA 33155 PHONE: 305-860-3886 FAX: 305-860-3870 workrequest@erbrownell.com					
1601 DREXEL & 1600 WASHINGTON AVENUE						MIAMI BEACH, FLORIDA 33139					
Certification No.	L8761										Description
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:	
(1)	As-Built info, by others
A/C	Air Conditioner Unit
BLDG	Building
CONC.	Concrete
CBS	Concrete Block Structure
DDCV	Double Detector Check Valve
FD	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)	Dried Dimension
(M)	Measured Dimension
(P)	Platted Dimension
(R)	Record Dimension
(CMA)	City of Miami Atlas Sheet Delta
L	Arc Length
R	Radius
SEC.	Section
PB	Plat Book
PG	Page
ORB	Official Records Book
POC	Point of Commencement
POB	Point of Beginning
PC	Point of Curvature
PT	Point of Tangent
PI	Point of Intersection
R/W	Right of Way
PLNTR.	Planter
SYMBOL LEGEND:	
	Fire Hydrant
	Water Valve
	Gas Valve
	Sanitary Valve
	Irrigation Valve
	Unknown Valve
	Post Indicator Valve
	Check Valve
	Double Detector Check Valve
	Cleanout
	Monitoring Well
	Catch Basin
	Drain Round
	Drain Square
	Curb Inlet
	Drainage Manhole
	Sanitary Manhole
	Electric Manhole
	Grease Trap Manhole
	Communications Manhole
	Light Pole
	Concrete Light Pole
	Metal Light Pole
	Signal Mast Arm
	Pedestrian Walk Signal
	Wood Pole
	Concrete Pole
	Metal Pole
	Flag Pole
	Guy Wire
	Single Support Sign
	Parking Meter
	Guard Post
	Bollards
	A/C Compressor Unit
	Water 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

SKETCH OF BOUNDARY SURVEY



E.R. Brownell & Associates, Inc.

CONSULTING ENGINEERS • SURVEYORS & MAPPERS • LAND PLANNERS

4857 SW 74TH COURT
MIAMI, FLORIDA 33155

PHONE: 305-480-3866 FAX: 305-480-3870
workrequest@erbrownell.com

1601 DREXEL & 1600 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

Certification No.	LB761
PLS/PSM No.	2891
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Drawn by:	JC
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SEE SHEET 1
FOR CERTIFICATIONS.

Sheet No.

2 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
B	BD. BITUM. BLDG. BLK. BLKG. BLKHD. BM. BOT.	BOARD BITUMINOUS BUILDING BLOCK BLOCKING BULKHEAD BEAM BOTTOM
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
D	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
E	E. EA. E.J. EL. ELEC. ELEV. EMER. ENCL. E.P. EQ. EQPT. E.S. E.W.C. EXST. EXP. EXT.	EAST EACH EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMERGENCY ENCLOSURE ELECTRICAL PANEL BOARD EQUAL EQUIPMENT EMERGENCY OVERFLOW SCUPPER ELECTRIC WATER COOLER EXISTING EXPPOSED EXPANSION EXTERIOR
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 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
G	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
H	H.B. H.C. HDWD. HOWE. H.M. HORIZ. HR. HGT.	HOSE BIB HOLLOW CORE HARD WOOD HARDWARE HOLLOW METAL HORIZONTAL HOUR HEIGHT
I	I.D. IN. INSUL. INT. INV.	INSIDE DIAMETER (DIM.) INCH INSULATION INTERIOR INVERT
J	JAN. JST. JT.	JANITOR JOIST JOINT
K	KIT.	KITCHEN
L	LAB. LAM. LAV. L.F. LKR. LT. LTG. LTWT.	LABORATORY LAMINATE LAVATORY LINEAR FEET LOCKER LIGHT LIGHTING LIGHT WEIGHT
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
N	N. N.I.C. NO. OR # NOM. N.T.S.	NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE
O	O.A. OBS. O.C. O.D. OFF. OPNG. OP. HD. OPP.	OVERALL OBSURE ON CENTER OUTSIDE DIMENSION OFFICE OPENING OPPOSITE HAND OPPOSITE
P	PRCST. P.L. P.T. PL. P.LAM. PLAS. PLYWD. POL. PR. PT. P.T.D. PTN. PTR.	PRE-CAST PROPERTY LINE PRESSURE TREATED PLATE PLASTIC LAMINATE PLASTER PLYWOOD POLISHED PAIR POINT PAPER TOWEL DISPENSER PARTITION PAPER TOWEL RECEPTACLE
Q	Q.T.	QUARRY TILE
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
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.SK. STA. STD. STL. STOR. STRL. 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
T	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
U	UNF. U.O.N. UR.	UNFINISHED UNLESS OTHERWISE NOTED URINAL UNDERWRITERS LAB
V	V.I.F. VERT. V.T. VEST. V.B.	VERIFY IN FIELD VERTICAL VINYL TILE VESTIBULE VAPOR BARRIER
W	W. WT. W/ W.C. WD. W/O WP. WSC.T.	WEST WEIGHT WITH WATER CLOSET WOOD WITHOUT WATERPROOF WAINSCOT

PROJECT TEAM

OWNER: TEN 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 AR0015416 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) 392-1016	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

SITE SUMMARY

ADDRESS:	1601 DREXEL AVENUE, MIAMI BEACH, FLORIDA 33139 FOLIO NO. 02-3234-006-0040 1600 WASHINGTON AVENUE, MIAMI BEACH, FLORIDA 33139 FOLIO NO. 02-3234-006-0010
ZONING DISTRICT:	CD-3-COMMERCIAL, HIGH INTENSITY

LEGAL DESCRIPTION

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

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

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LA1-03	EXISTING TREE DISPOSITION PLAN
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LA2-02	PLANTING PLAN GROUND FLOOR
LA2-03	PLANTING PLAN GROUND FLOOR
LA2-04	PLANTING PLAN GROUND FLOOR
LA2-05	PLANTING PLAN ROOF FLOOR
LA2-06	PLANTING LIST ROOF FLOOR
LA3-01	PLANTING SPECS & DETAILS
LA3-02	PLANTING SPECS & DETAILS
LA3-03	PLANTING SPECS & DETAILS
LA3-04	PLANTING SPECS & DETAILS
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LA4-03	IRRIGATION PLAN GROUND FLOOR
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LA5-03	IRRIGATION SPECS & DETAILS
LA5-04	IRRIGATION SPECS & DETAILS
LA5-05	IRRIGATION SPECS & DETAILS
LA5-06	IRRIGATION SPECS & DETAILS

MATERIAL LEGEND

SYMBOL LEGEND

	DOOR number wall construction		wall type
	room name / finish schedule		room number exterior & interior elevation symbol
	bldg. / partial & detail section symbol		detail number construction detail symbol/ detailed area
	notes		COLUMN REFERENCE
	notes		ELEVATION
	drawing revision		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

BGArchitects

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 305.559.1250 bgaarchitectspa.com

DWG. TITLE

INDEX AND GENERAL NOTES

SCALE N.T.S.

DATE 01-15-25

PROJECT NO.

2025-03

SHEET NUMBER

A-001

CONSULTANT

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DATE

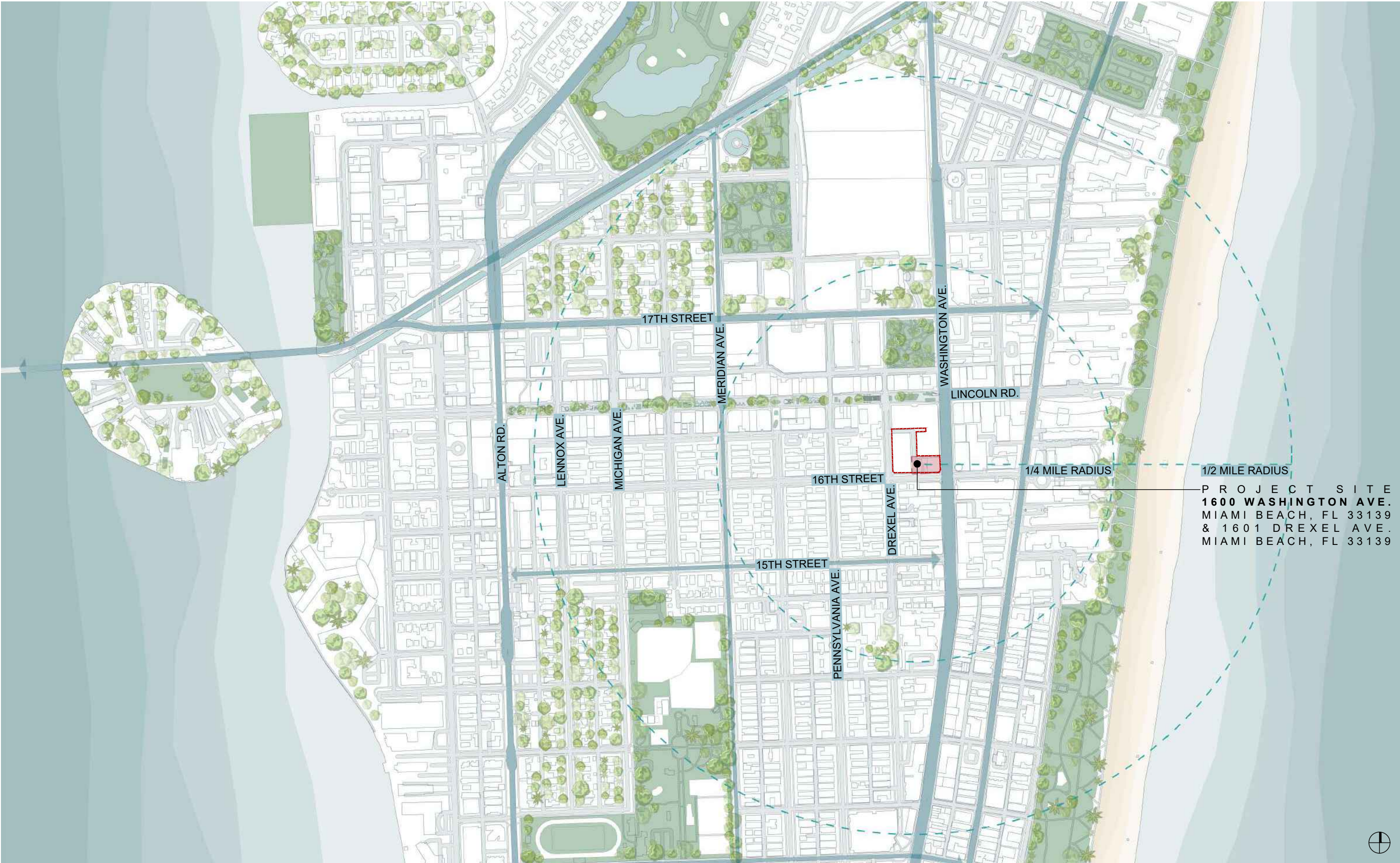
REVISION

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

Notes: Indicate N/A if not applicable.

- (a) Pursuant to pending legislation Washington Avenue Residential Plan which received favorable Planning Board recommendation on November 26, 2024. See Sec. 2.4.3a of the Code.
- (b) Property to be exempt from average unit size requirements via compliance with Sec. 7.2.12.3. footnote 6.
- (c) 440 Seats per Conditional Use Permit Order PB-23-0611, a.k.a. PB17-0113, a.k.a. PB16-006, f.k.a PB File No.1929 associated with the Parking Garage Building.
- (d) 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."

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



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

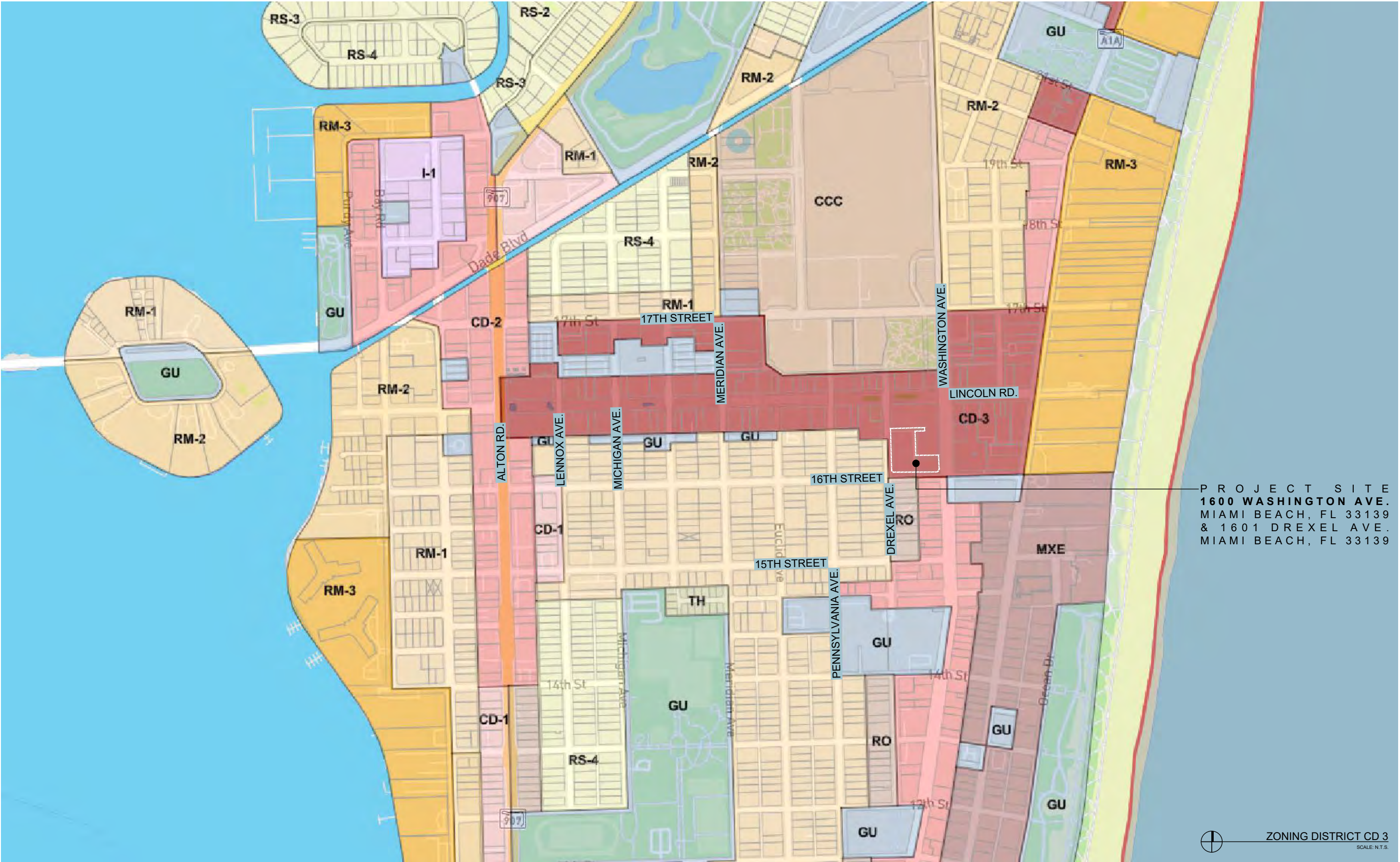
1600 WASHINGTON AVE
1600 WASHINGTON AVE
MIAMI BEACH



ARCHITECTURE JOSE L. GOMEZ 8101 BISCAYNE BLVD. S 309 310
AAC001062 AR0015416 Y 305.559.1250 bga@bgaarchitects.com

DWG. TITLE	CONTEXT AND VICINITY
LOCATION MAP	
SCALE	VARIES
DATE	01-15-25
PROJECT NO.	
SHEET NUMBER	2025-03
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
Cuernavaca 114-PB, Col. Condesa, C.P. 06140, México D.F.
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1600 WASHINGTON AVE
1600 WASHINGTON AVE
MIAMI BEACH

BGArchitects

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

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.

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

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

407 LINCOLN ROAD
OFFICE TOWER
EXISTING THIRTEEN
STORY BUILDING

1601 WASHINGTON AVE
LNR Partners headquarters
EXISTING EIGHT
STORY BUILDING



1601 DREXEL AVE
EXISTING GARAGE
BUILDING TO REMAIN

425 16th STREET
EXISTING BUILDING TO
BE DEMOLISHED

1600 WASHINGTON AVE
EXISTING BUILDING TO
BE DEMOLISHED

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

BGArchitects

ARCHITECTURE JOSE L. GOMEZ 8101 BISCAYNE BLVD. S 305.310
AAC001062 AR0015416 T 305.559.1250 bgaarchitects.com

DWG. TITLE	CURRENT CONTEXT PHOTOGRAPHS
SCALE	VARIES
DATE	01-15-25
PROJECT NO.	2025-03
SHEET NUMBER	PH-001
DATE	REVISION

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



1600 WASHINGTON AVE
EXISTING BUILDING TO
BE DEMOLISHED
SOUTH FACADE



1600 WASHINGTON AVE
EXISTING BUILDING TO
BE DEMOLISHED

407 LINCOLN ROAD
OFFICE TOWER
EXISTING THIRTEEN
STORY BUILDING



1600 WASHINGTON AVE
EXISTING BUILDING TO
BE DEMOLISHED
EAST FACADE

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

BGArchitects
ARCHITECTURE
AAC001062

JOSE L. GOMEZ 8101 BISCAYNE BLVD. S 309 310
MIAMI, FL 33133 - A.E.A.
T 305.559.1250 bgaarchitects.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-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

BGAarchitects
ARCHITECTURE
AAC001062

JOSE L. GOMEZ 8101 BISCAYNE BLVD. S 305 310
MIAMI, FL 33133 P 305.559.1250 bgaarchitects.com

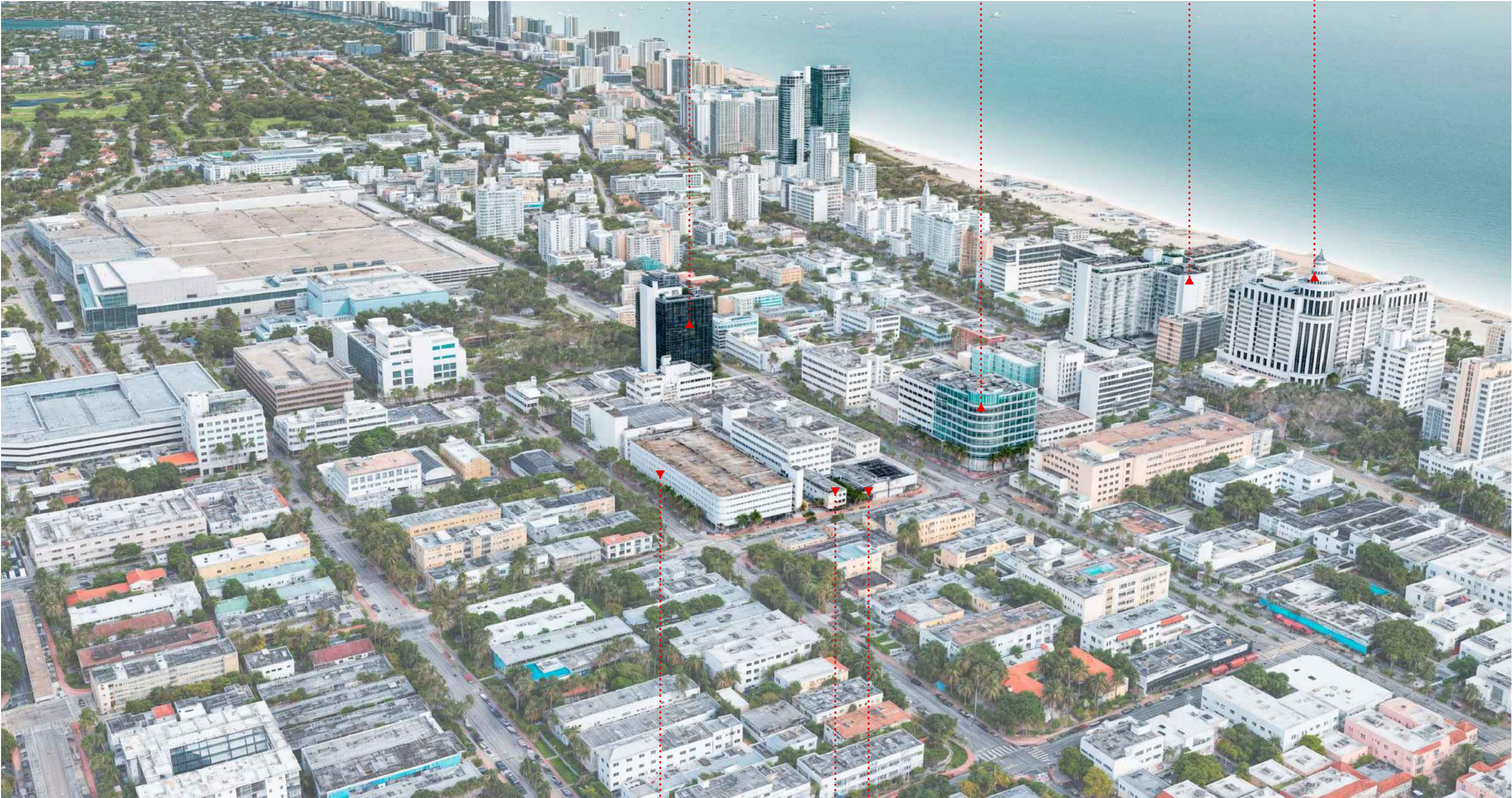
DWG. TITLE	CURRENT CONTEXT PHOTOGRAPHS
SCALE	VARIES
DATE	01-15-25
PROJECT NO.	2025-03
SHEET NUMBER	PH-003
DATE	REVISION

407 LINCOLN ROAD
OFFICE TOWER
EXISTING THIRTEEN
STORY BUILDING

1601 WASHINGTON AVE
LNR Partners headquarters
EXISTING EIGHT
STORY BUILDING

100 LINCOLN RD.
DECOPLAGE
EXISTING SIXTEEN
STORY BUILDING

1601 COLLINS AVE
LOEWS HOTEL
EXISTING FIFTEEN
STORY BUILDING



1601 DREXEL AVE
EXISTING GARAGE
BUILDING TO REMAIN

425 16th STREET
EXISTING BUILDING TO
BE DEMOLISHED

1600 WASHINGTON AVE
EXISTING BUILDING TO
BE DEMOLISHED

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

BGAarchitects

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

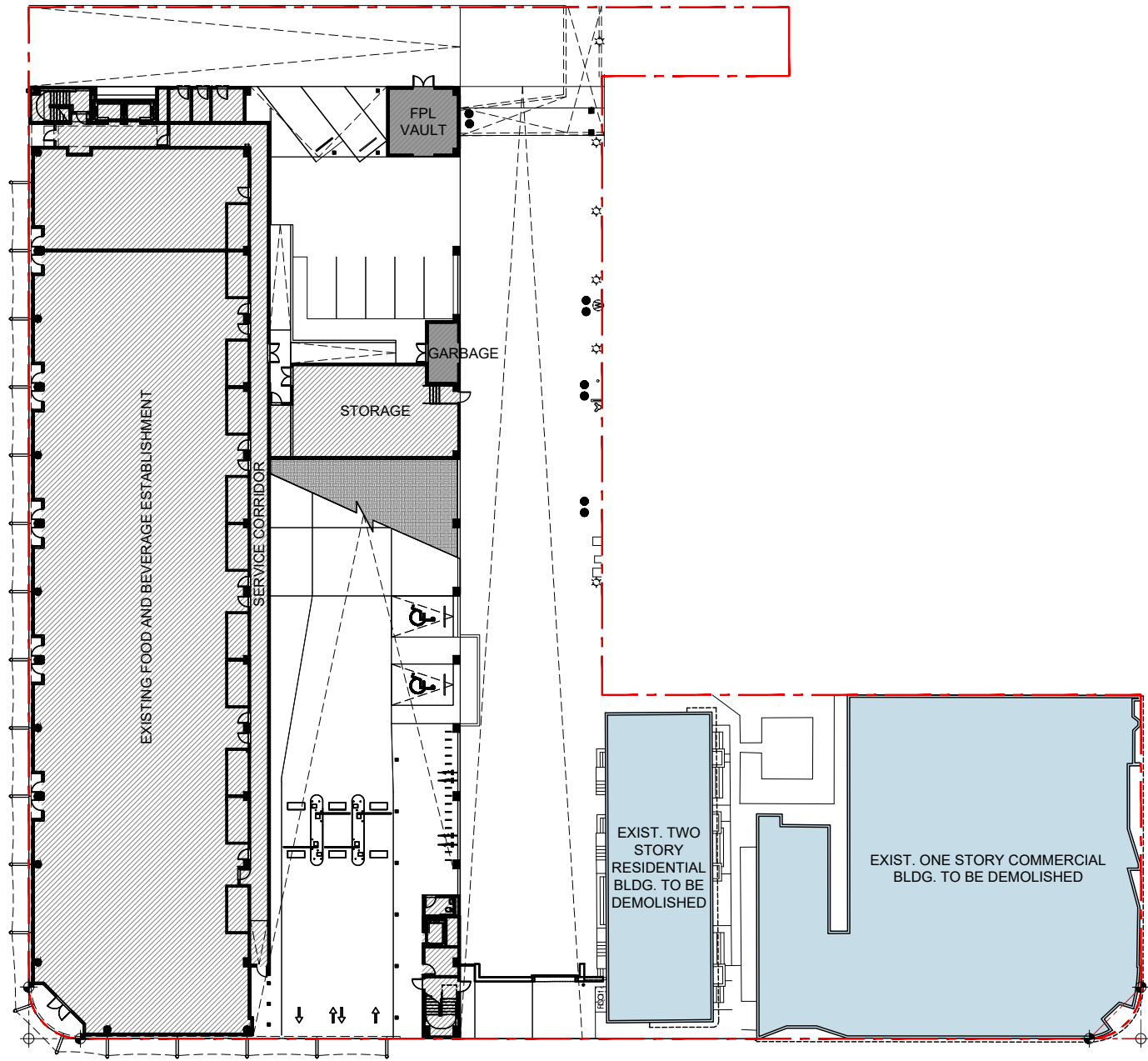
TEN ARQUITECTOS
Cuernavaca 114-PB, Col. Condesa, C.P. 06140, México D.F.
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1600 WASHINGTON AVE
1600 WASHINGTON AVE
MIAMI BEACH



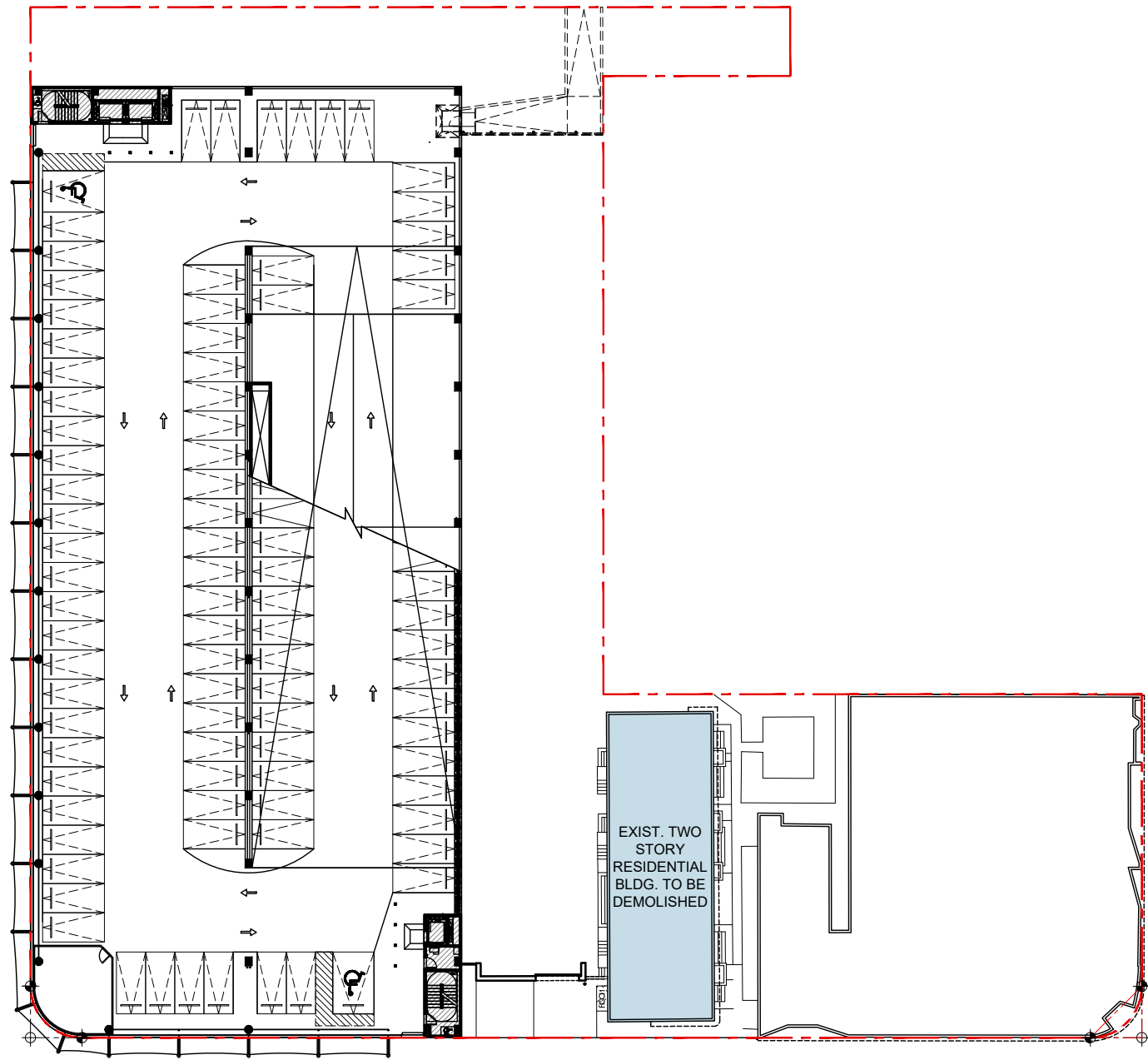
ARCHITECTURE JOSE L. GOMEZ 8101 BISCAYNE BLVD. S 309, 310
AAC001062 AR0015416 T 305.559.1250 bgaarchitects.com

DWG. TITLE	PROPOSED CONTEXT -
	OVERALL AERIAL PHOTO
SCALE	VARIES
DATE	01-15-25
PROJECT NO.	
SHEET NUMBER	2025-03
DATE	REVISION
	PH-005



FAR DIAGRAM - EXISTING GROUND 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 DIAGRAM - EXISTING SECOND LEVEL FLOOR PLAN

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

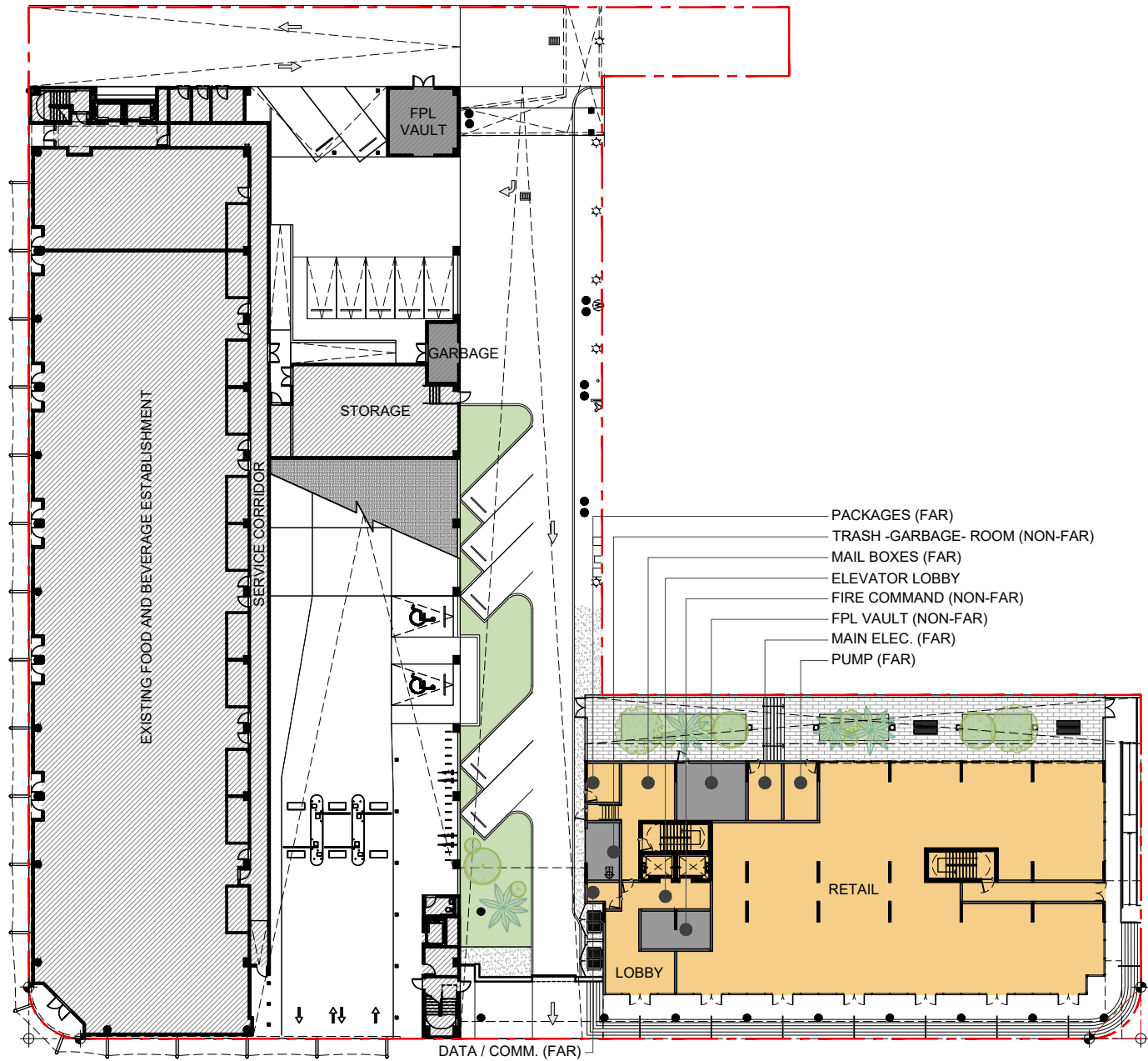
1600 WASHINGTON AVE
 1600 WASHINGTON AVE
 MIAMI BEACH



ARCHITECTURE | JOSE L. GOMEZ | 8101 BISCAYNE BLVD. S 309 310
 AAC001062 | AR0015416 | T 305.559.1250 bgaarchitectspa.com

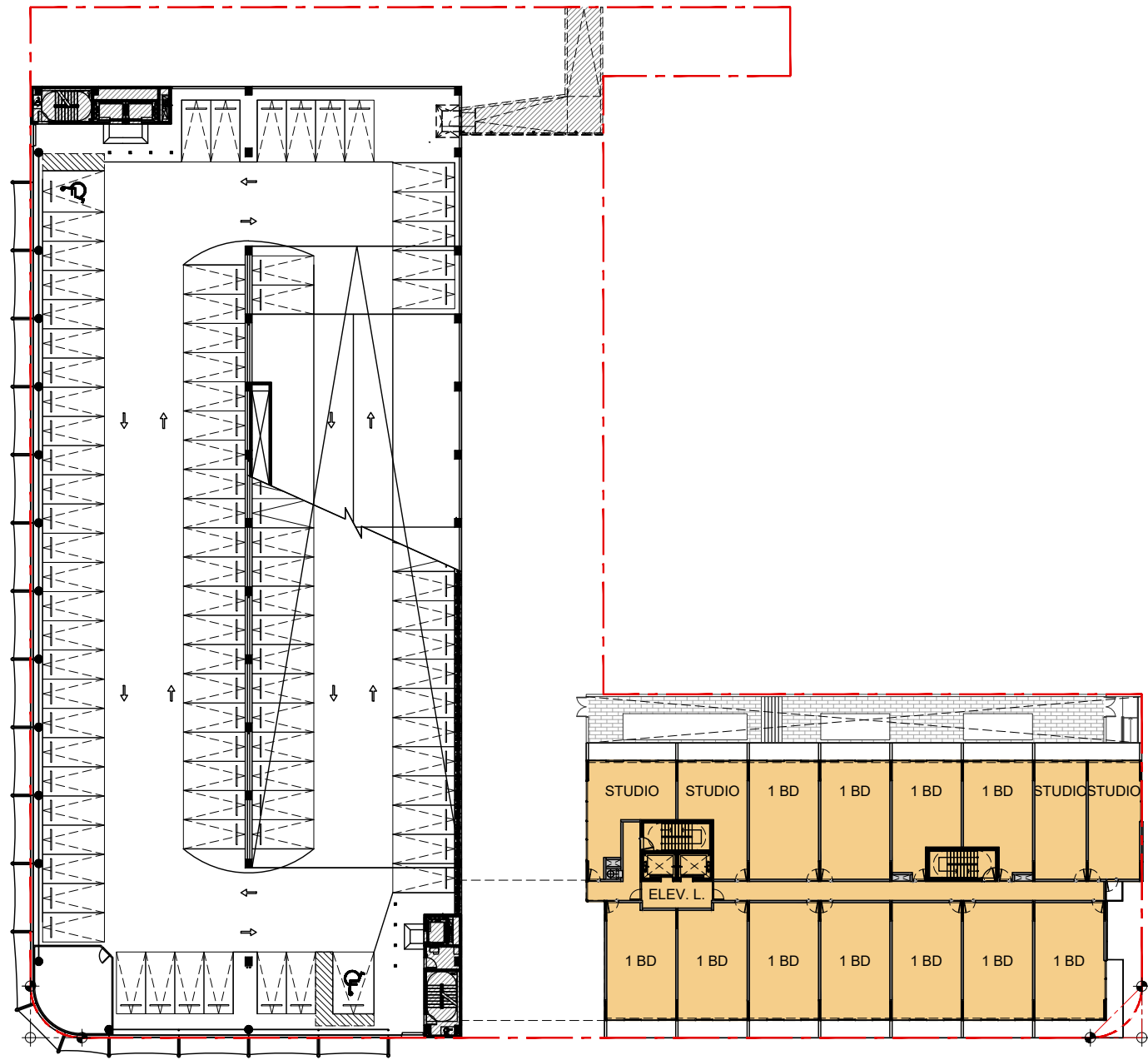
DWG. TITLE	EXISTING FAR DIAGRAMS
SCALE	N.T.S.
DATE	01-15-25
PROJECT NO.	
SHEET NUMBER	2025-03
DATE	REVISION

A-010



FAR DIAGRAM - PROPOSED GROUND LEVEL FLOOR PLAN

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

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.

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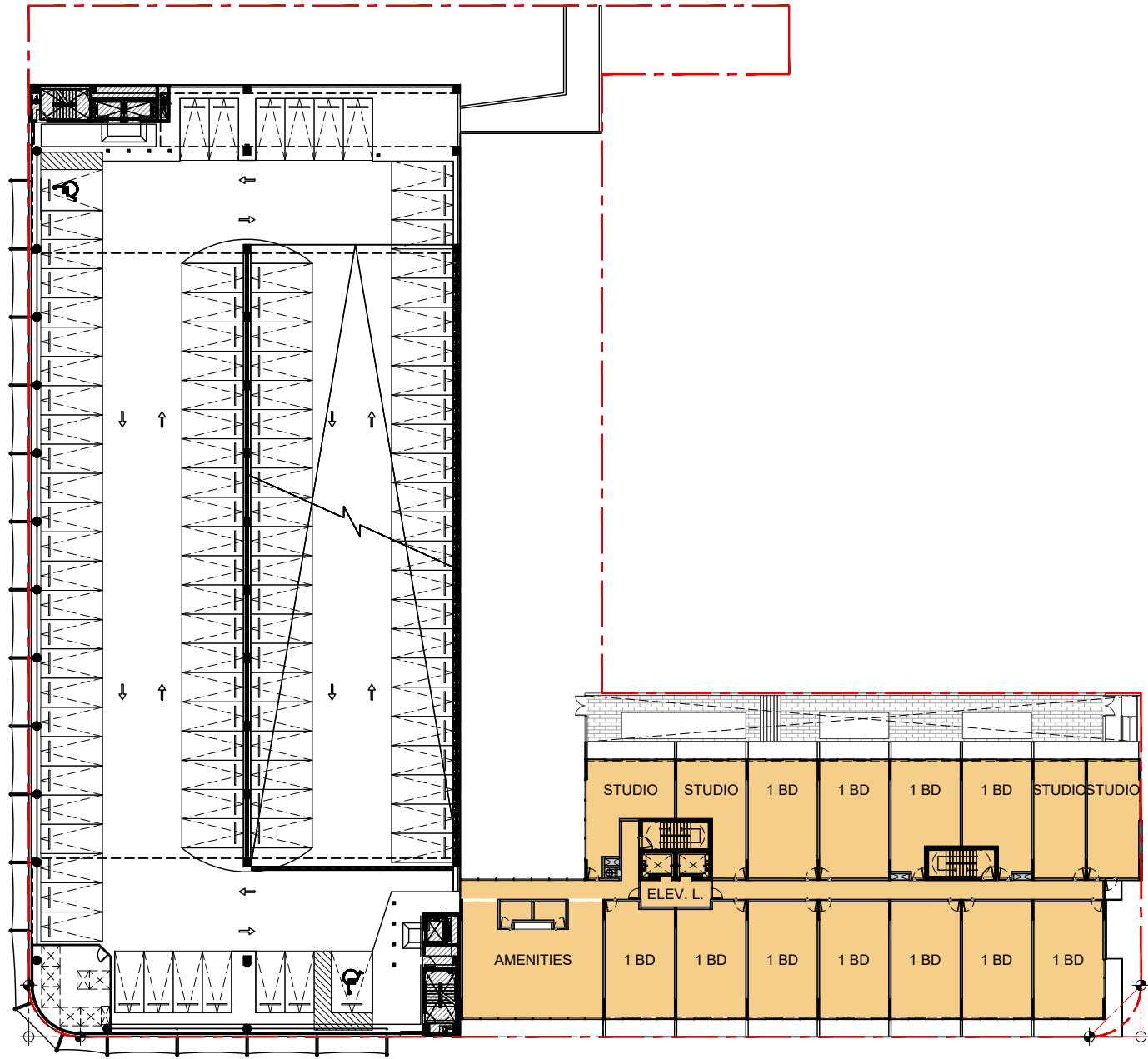
1600 WASHINGTON AVE
1600 WASHINGTON AVE
MIAMI BEACH

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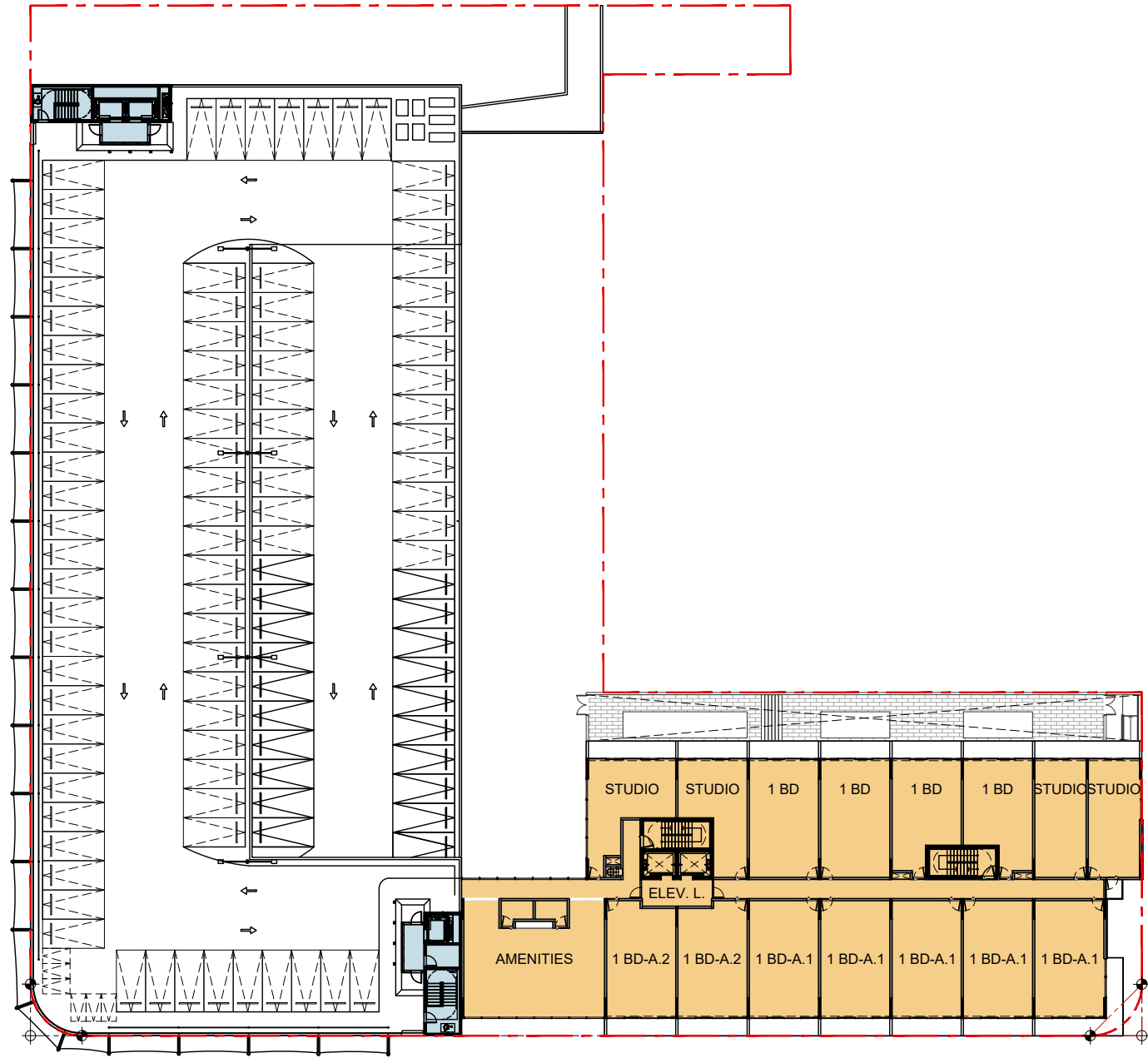
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A A C 001062 AR 0015416 Y 305.559.1250 bgaarchitects.com

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

A-011



FAR DIAGRAM - PROPOSED FOURTH (4) LEVEL FLOOR PLAN



FAR DIAGRAM - PROPOSED FIFTH (5) LEVEL FLOOR PLAN

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

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

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

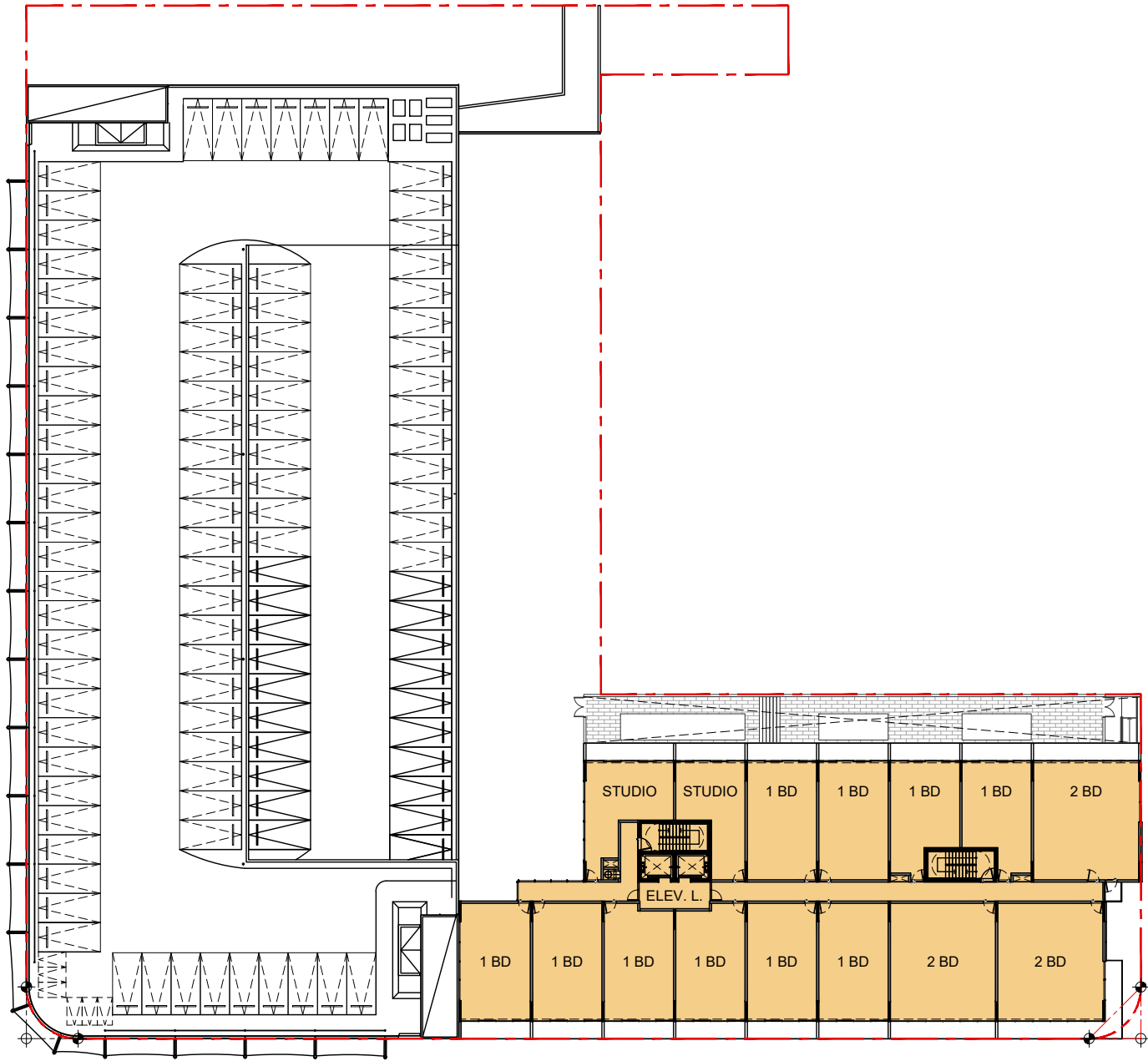
1600 WASHINGTON AVE
1600 WASHINGTON AVE
MIAMI BEACH



ARCHITECTURE JOSE L. GOMEZ 8101 BISCAYNE BLVD. S 309 310
AAC001062 AR0015416 T 305.559.1250 bgaarchitects.com

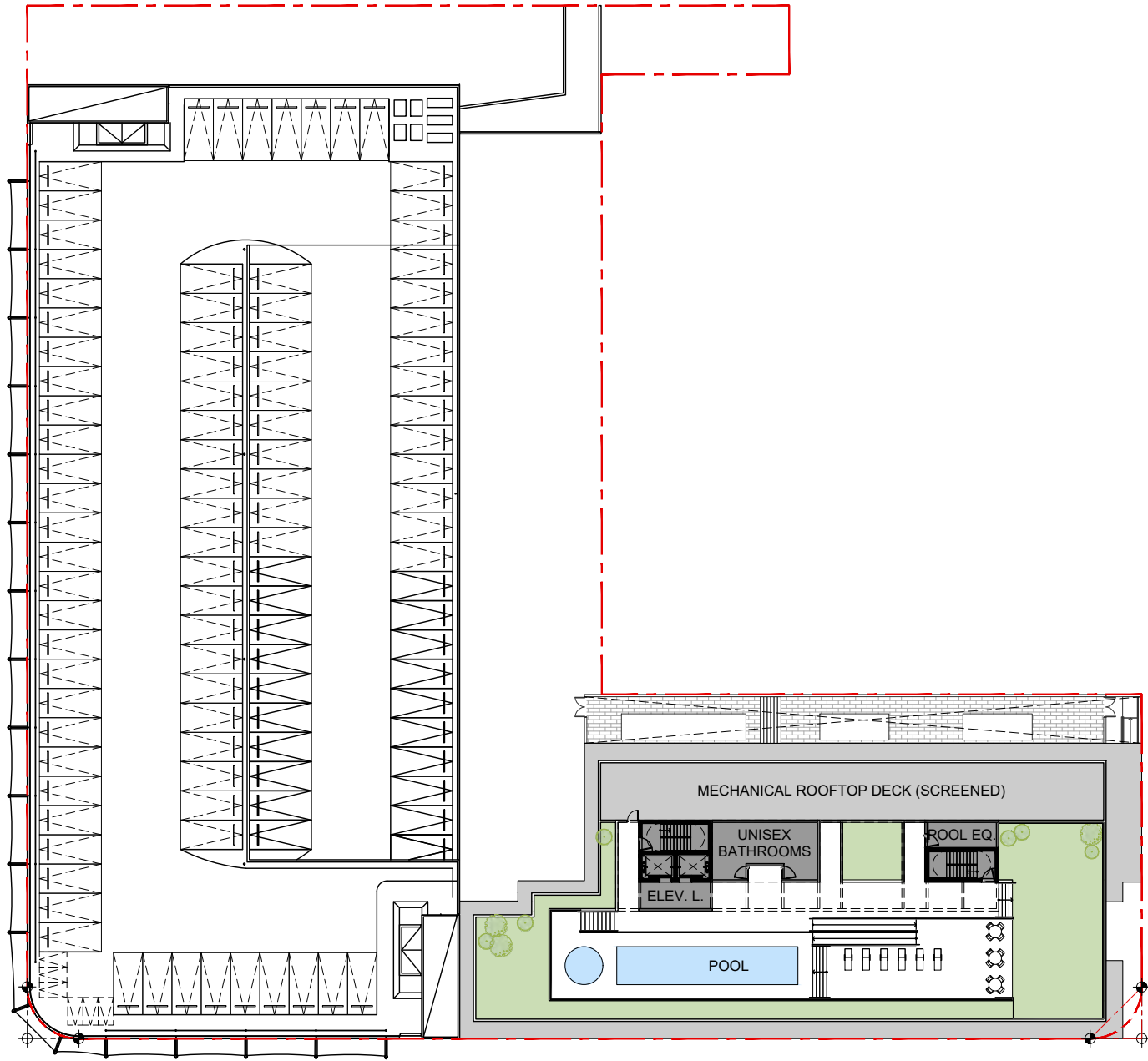
DWG. TITLE	PROPOSED FAR DIAGRAMS
SCALE	N.T.S.
DATE	01-15-25
PROJECT NO.	
SHEET NUMBER	2025-03
DATE	REVISION

A-012



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

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
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



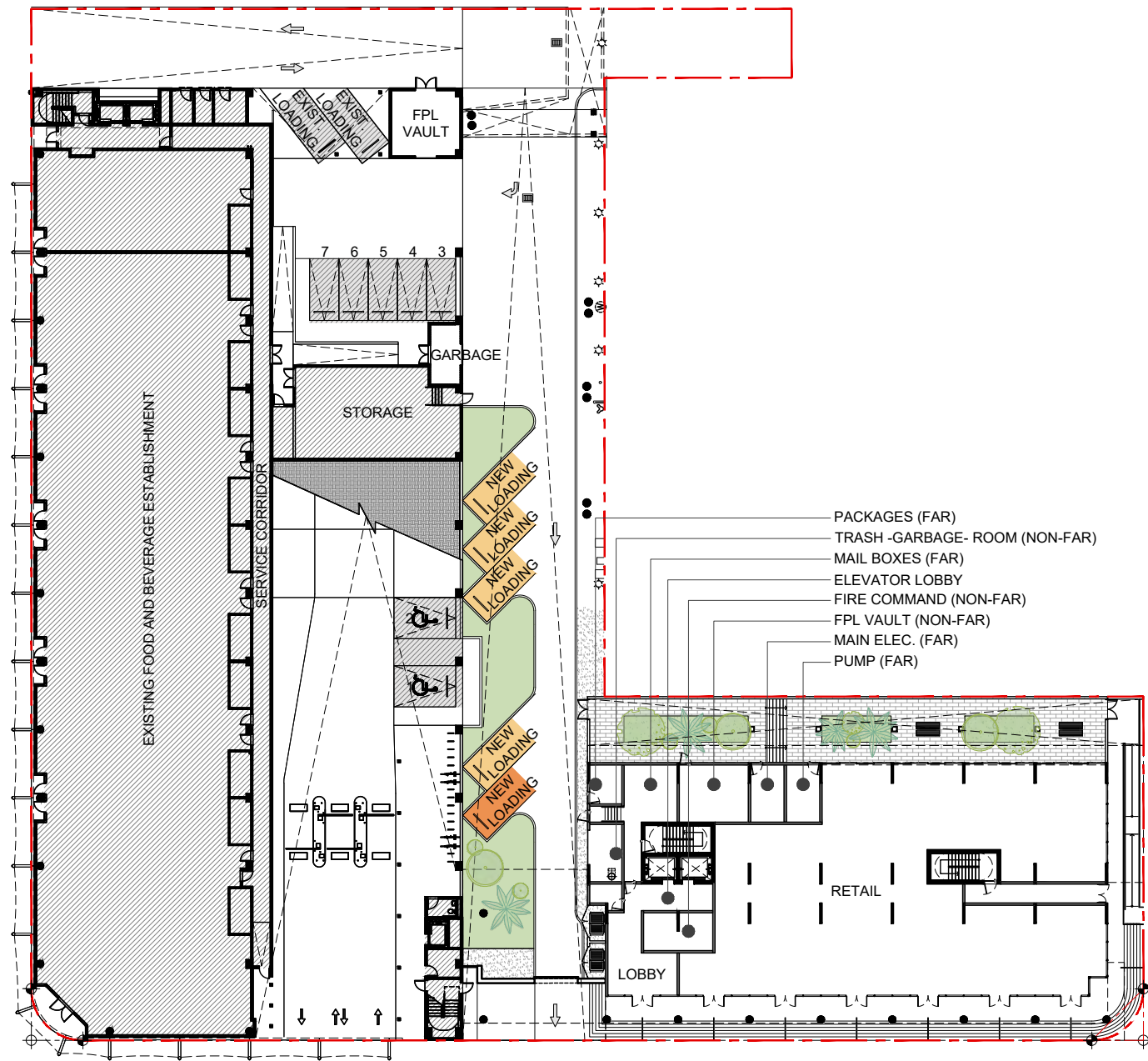
ARCHITECTURE | JOSE L. GOMEZ | 8101 BISCAYNE BLVD. S 309 310
A A C 0 0 1 0 6 2 | A R 0 0 1 5 4 1 6 | M I A M I , F L 3 3 1 3 9 - 4 8 4 4
T 305.559.1250 bgaarchitectspa.com

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

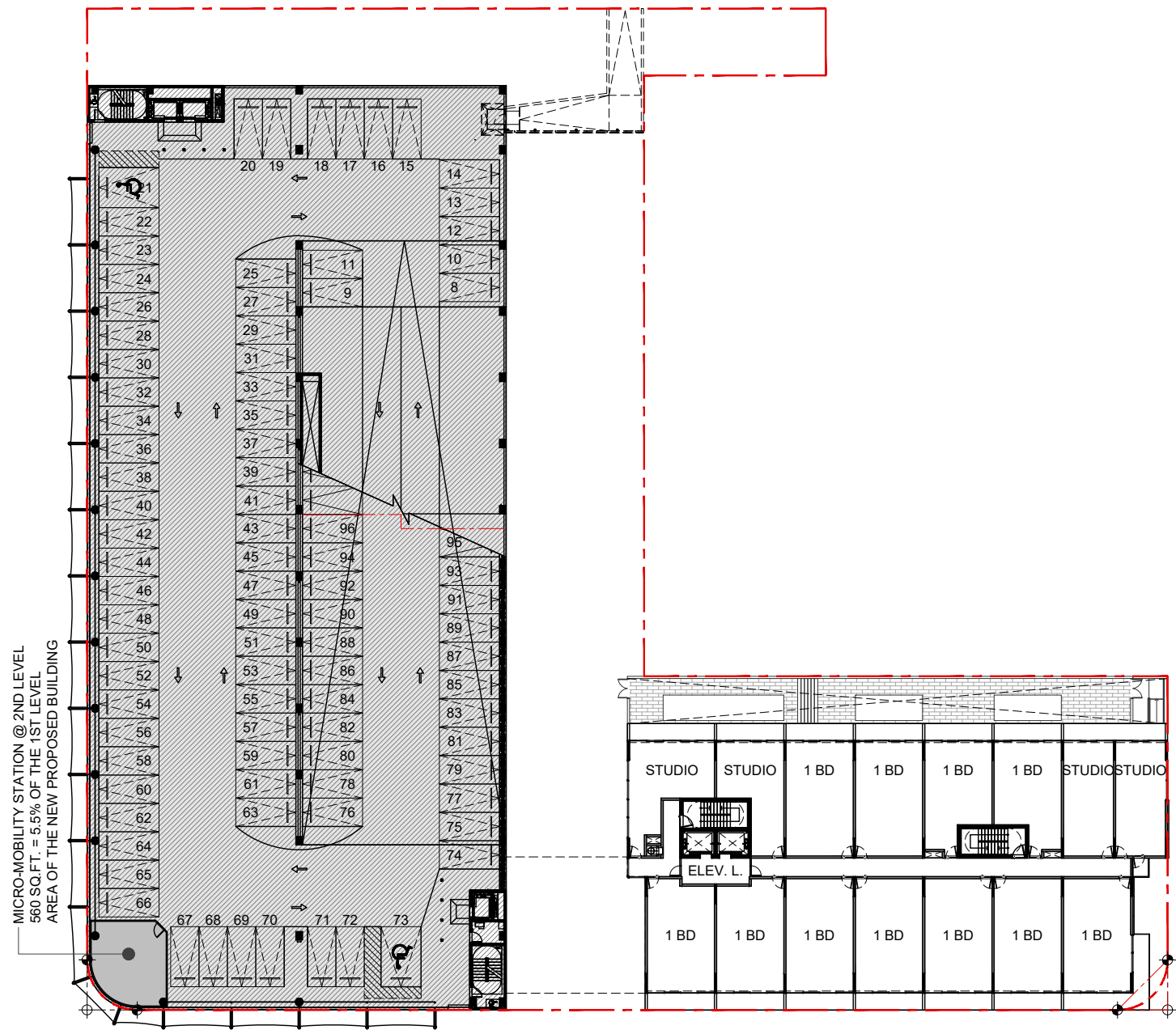
A-013

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

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



EXISTING GARAGE GROUND LEVEL FLOOR PLAN (1)



EXISTING GARAGE SECOND LEVEL FLOOR PLAN (2)

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

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

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

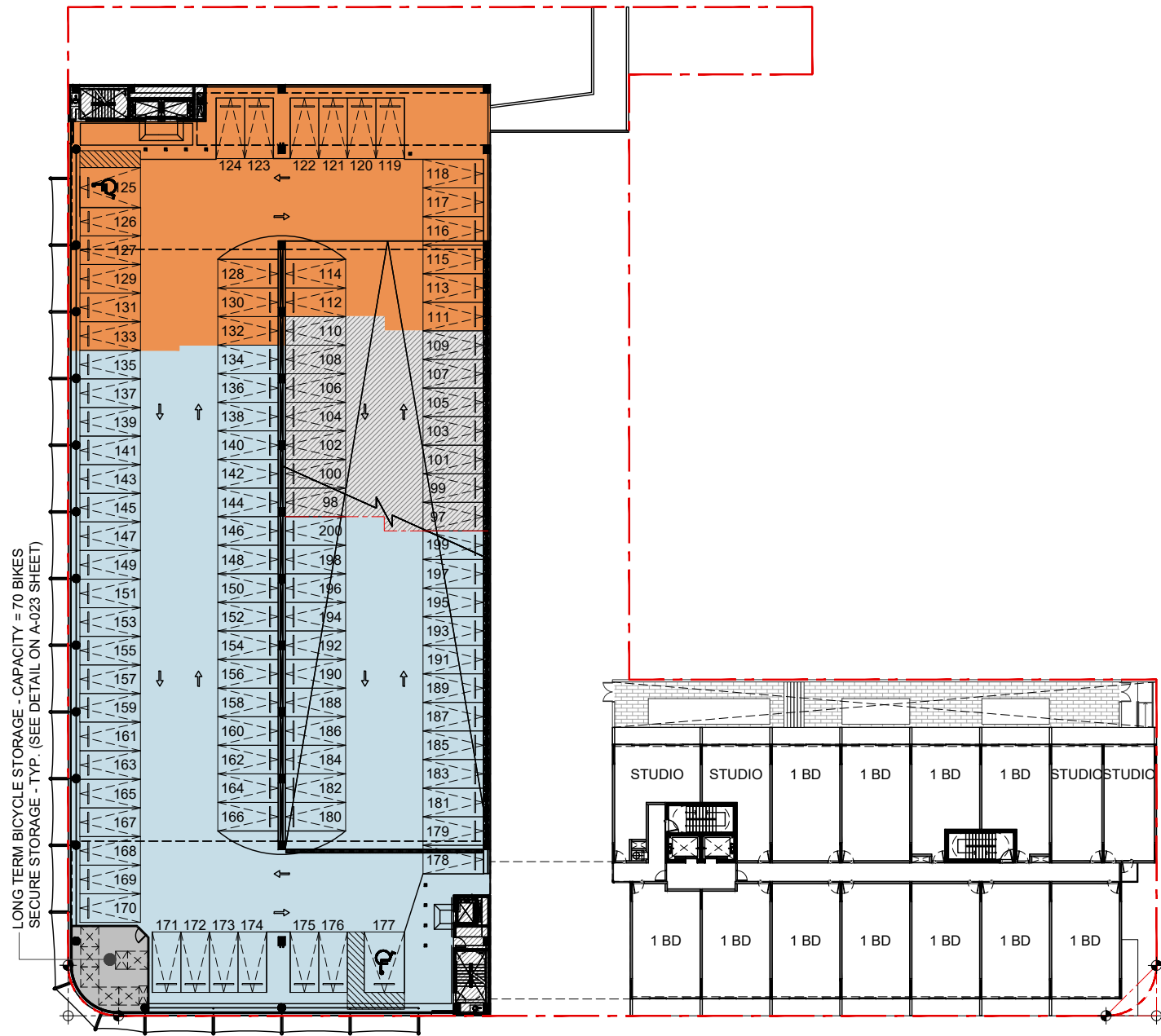
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1600 WASHINGTON AVE
1600 WASHINGTON AVE
MIAMI BEACH

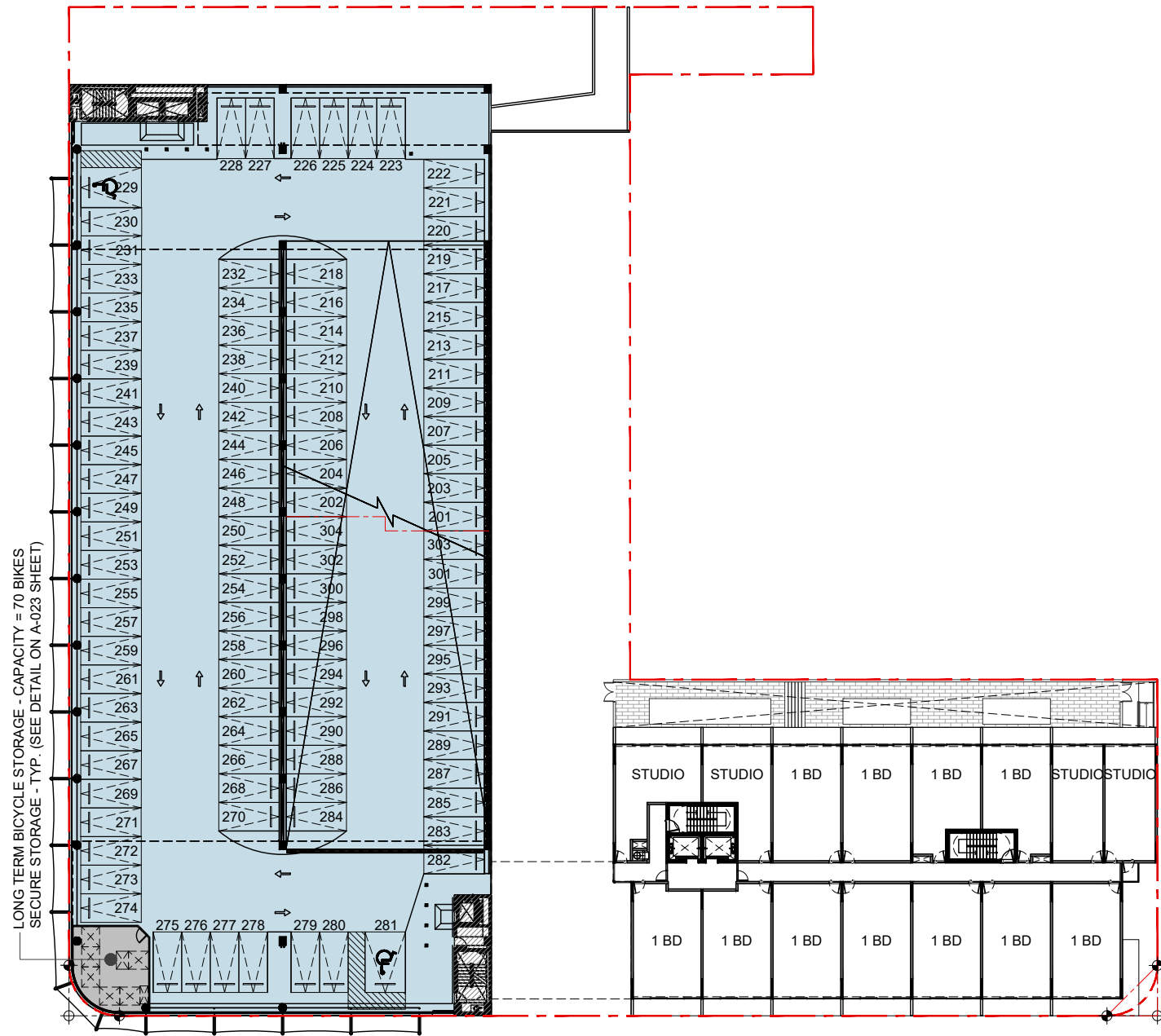
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DWG. TITLE	OFF-STREET PARKING ANALYSIS
SCALE	N.T.S.
DATE	01-15-25
PROJECT NO.	2025-03
SHEET NUMBER	A-020
DATE	REVISION



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

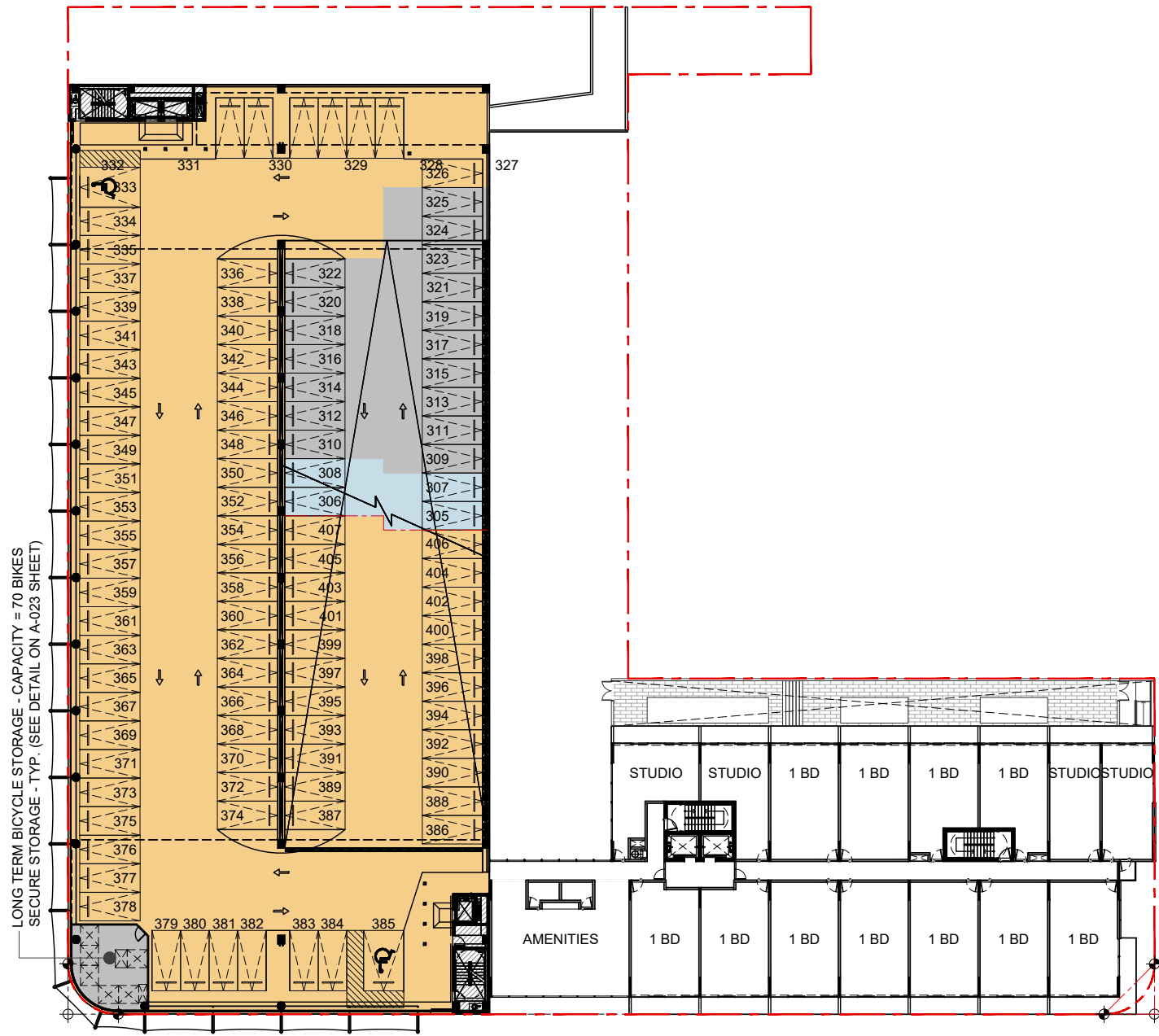
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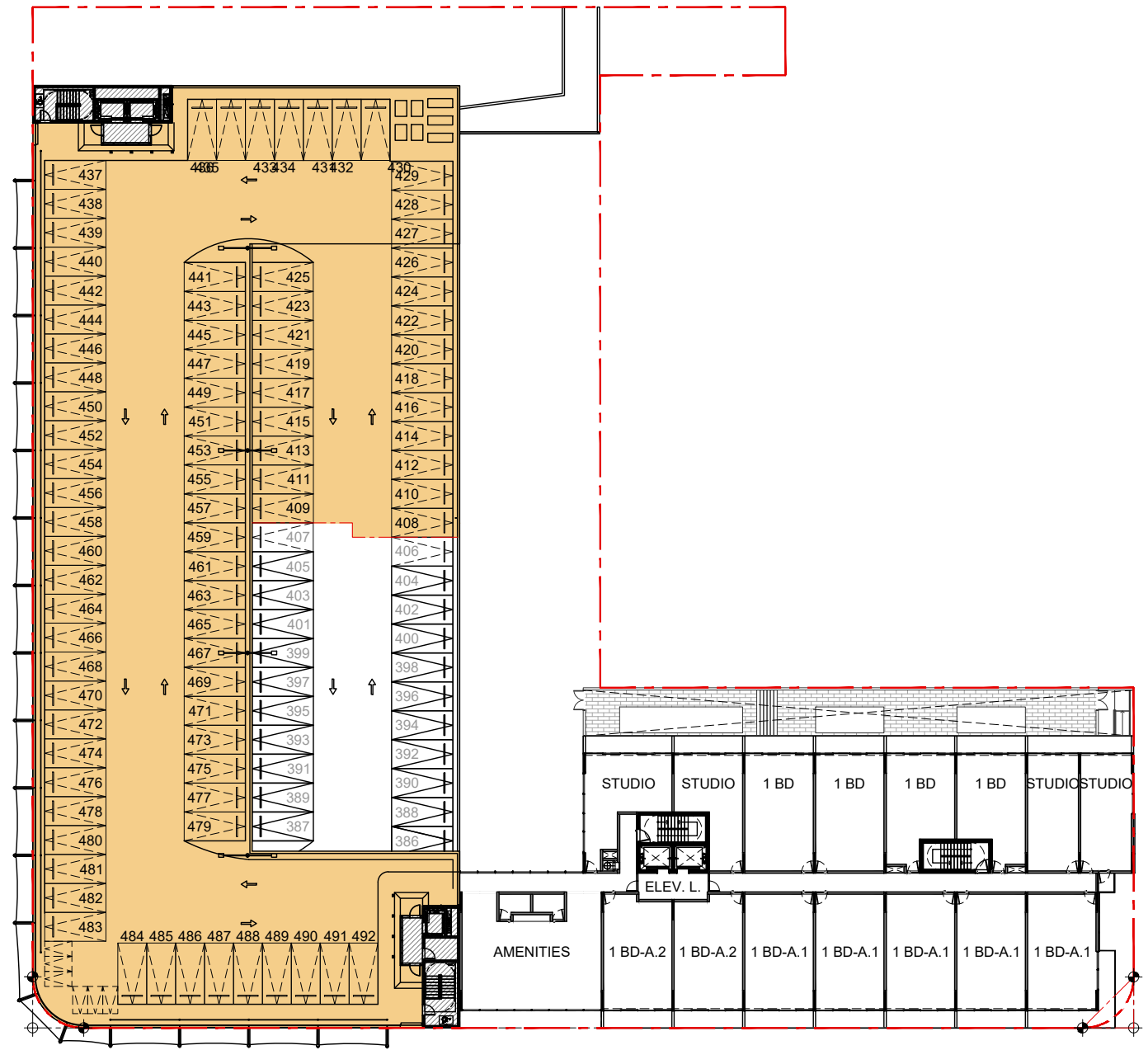
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DWG. TITLE	OFF-STREET PARKING ANALYSIS
SCALE	N.T.S.
DATE	01-15-25
PROJECT NO.	2025-03
SHEET NUMBER	A-021
DATE	REVISION



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



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

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

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

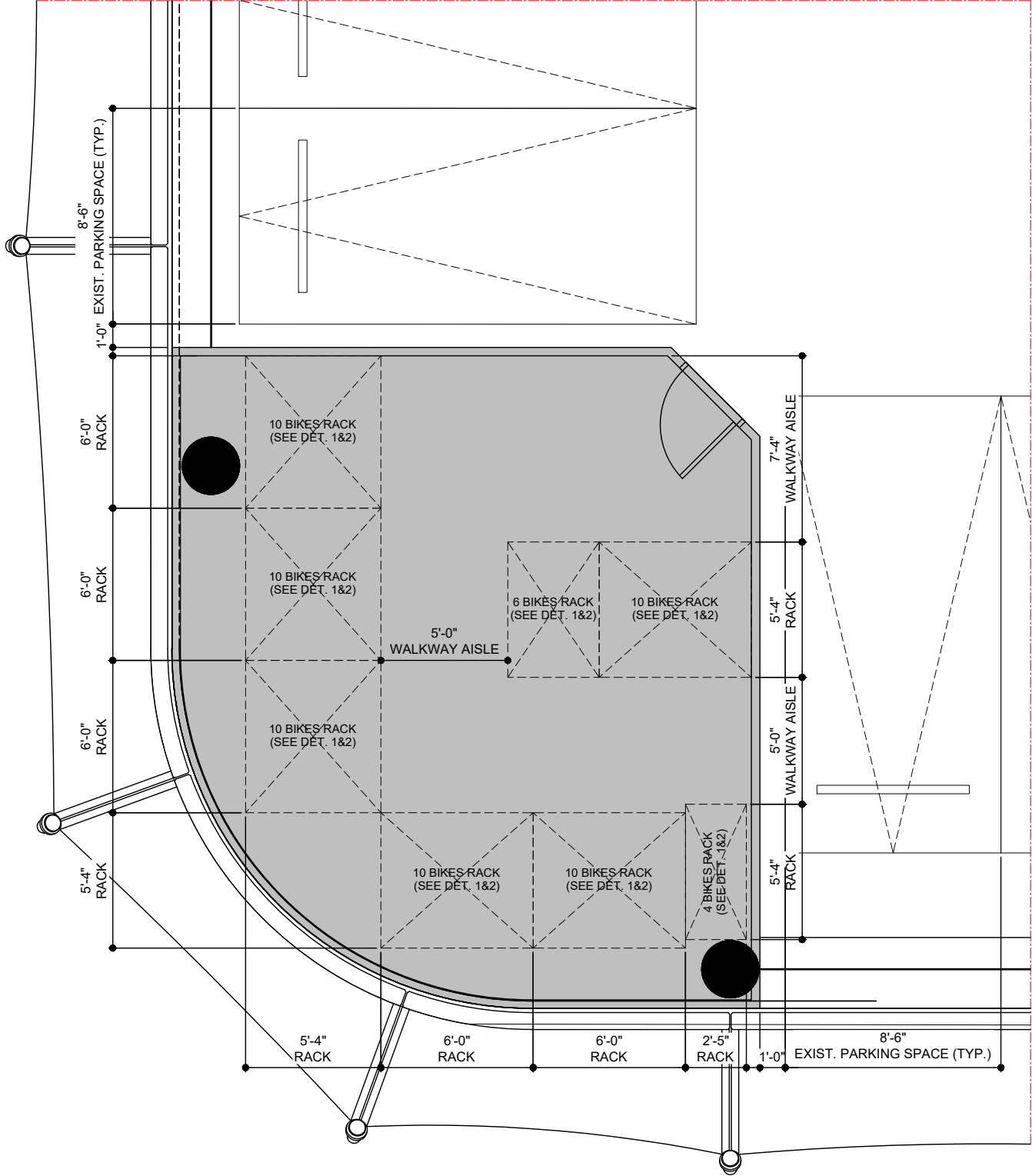
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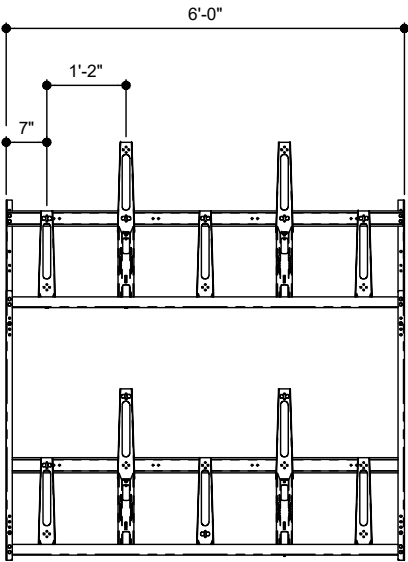


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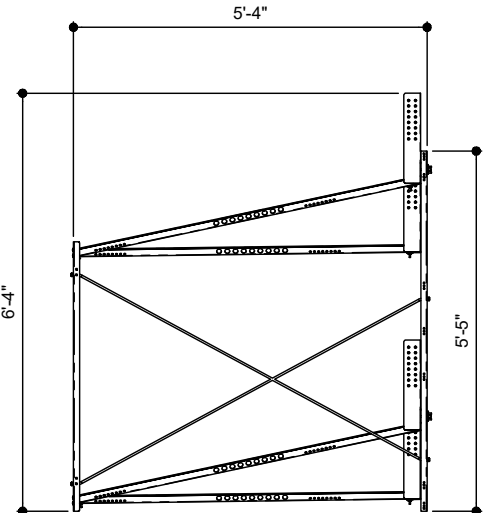
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SCALE	N.T.S.
DATE	01-15-25
PROJECT NO.	2025-03
SHEET NUMBER	A-022



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



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



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

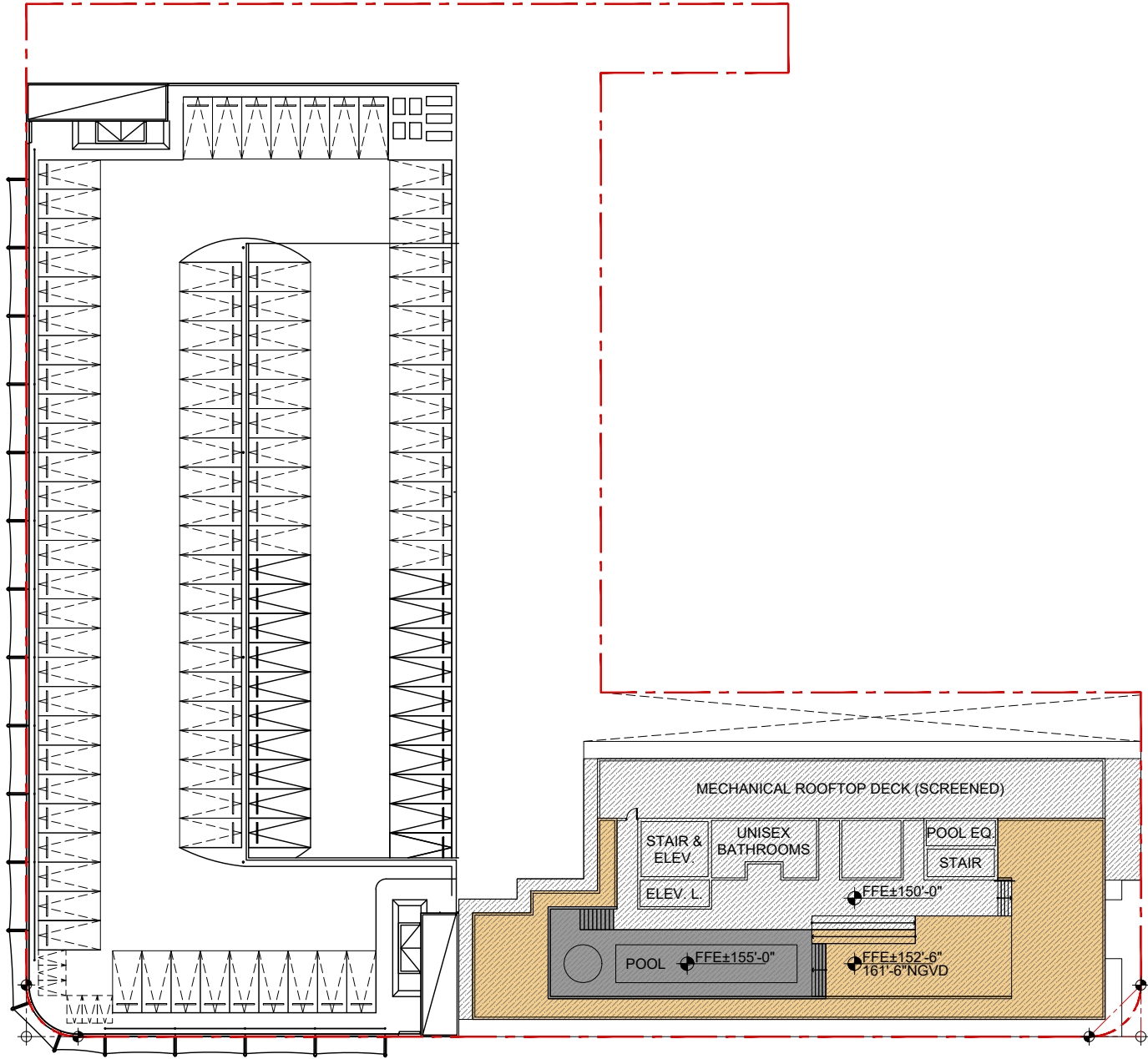
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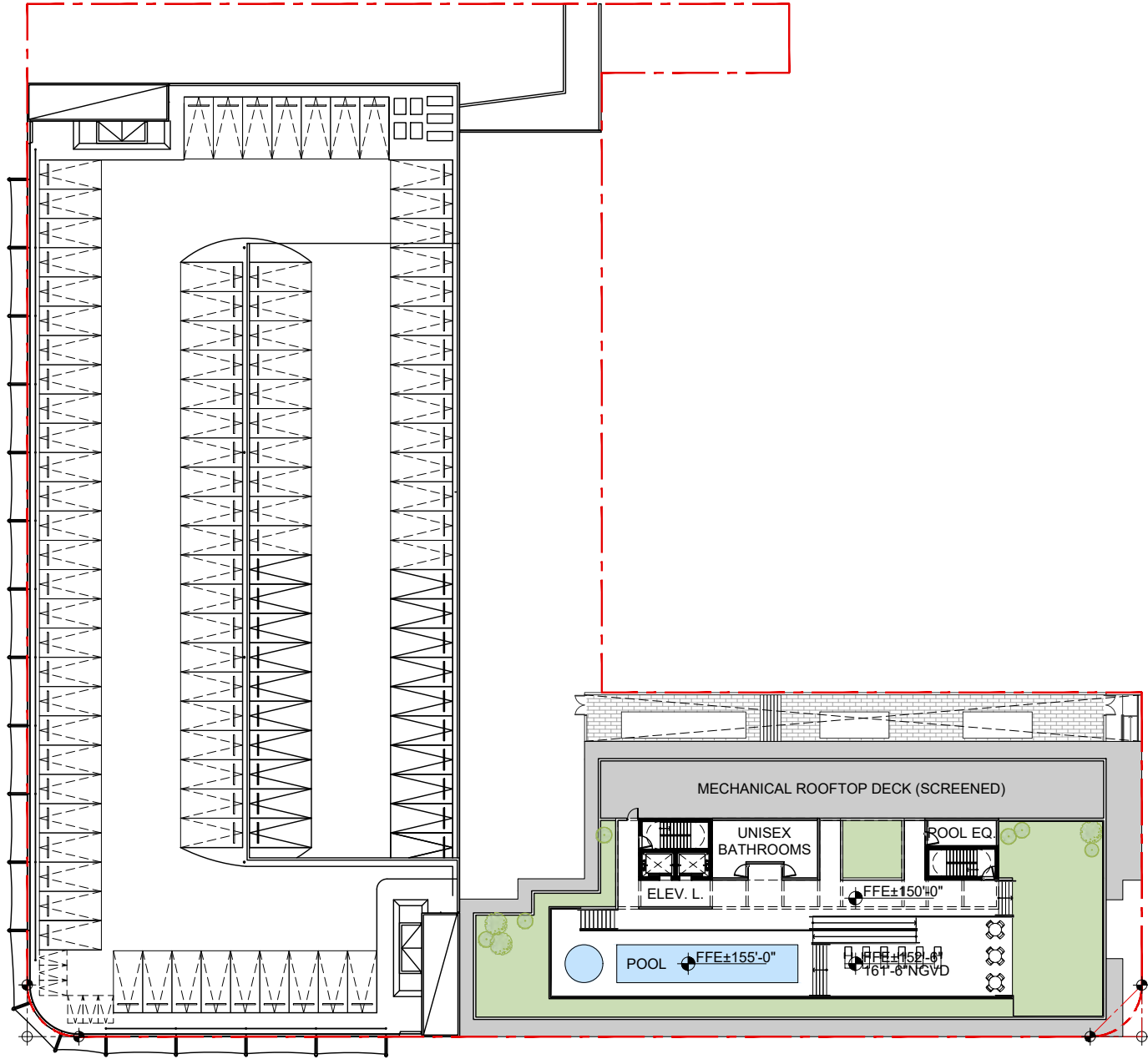


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DWG. TITLE	TYP. LONG-TERM BICYCLE PARKING STORAGE
SCALE	N.T.S.
DATE	01-15-25
PROJECT NO.	2025-03
SHEET NUMBER	A-023
DATE	REVISION



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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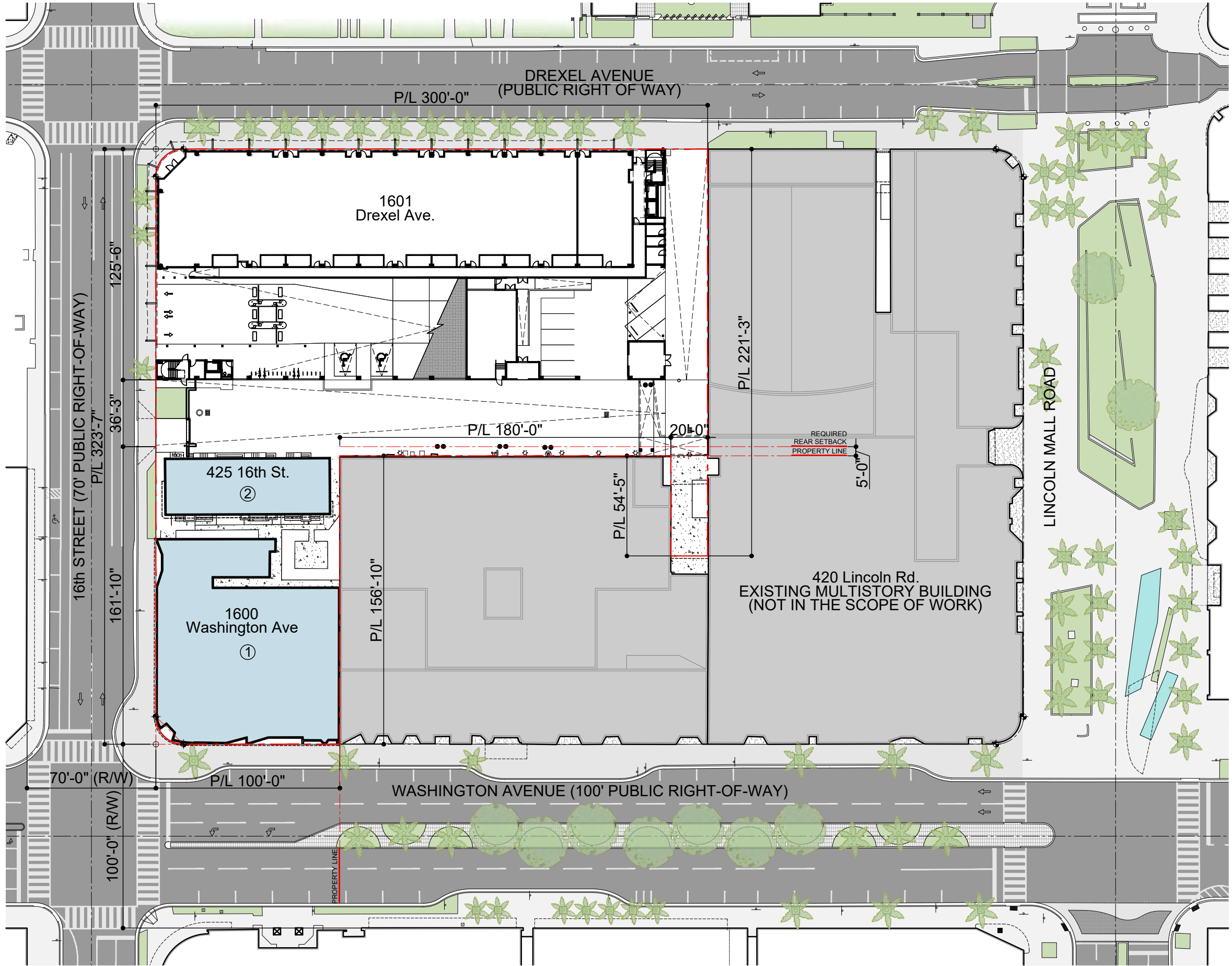
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AAC001062 AR0015416 MIAMI, FL 33133 P. 404.4

DWG. TITLE	ROOFTOP RAISED DECK
DIAGRAMS - ANALYSIS	
SCALE	N.T.S.
DATE	01-15-25
PROJECT NO.	
SHEET NUMBER	2025-03
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'

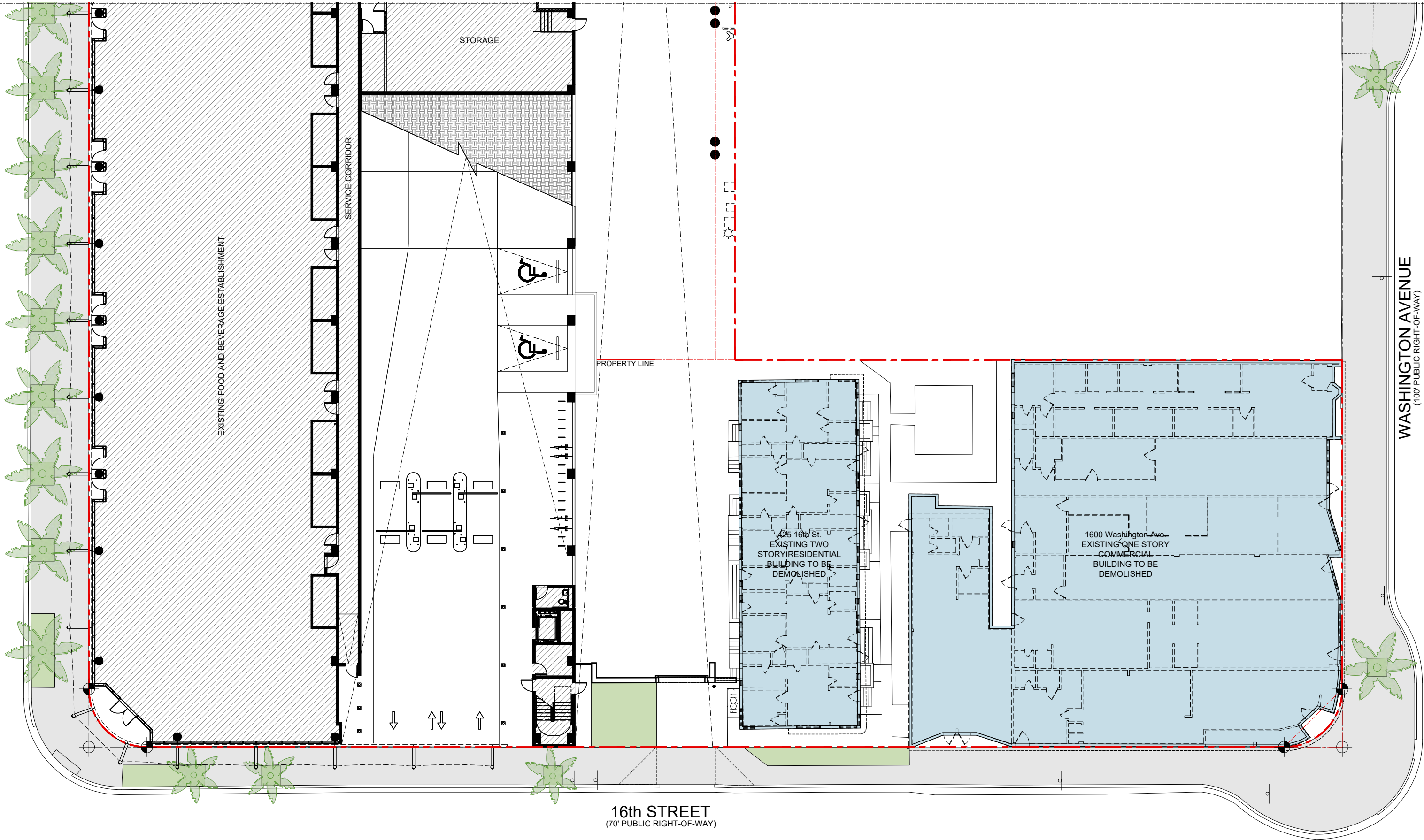
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DWG. TITLE	EXISTING OVERALL SITE PLAN
SCALE	VARIES
DATE	01-15-25
PROJECT NO.	2025-03
SHEET NUMBER	EXIST-100
DATE	REVISION



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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
DATE	REVISION

PROPERTY LINE

PROPERTY LINE

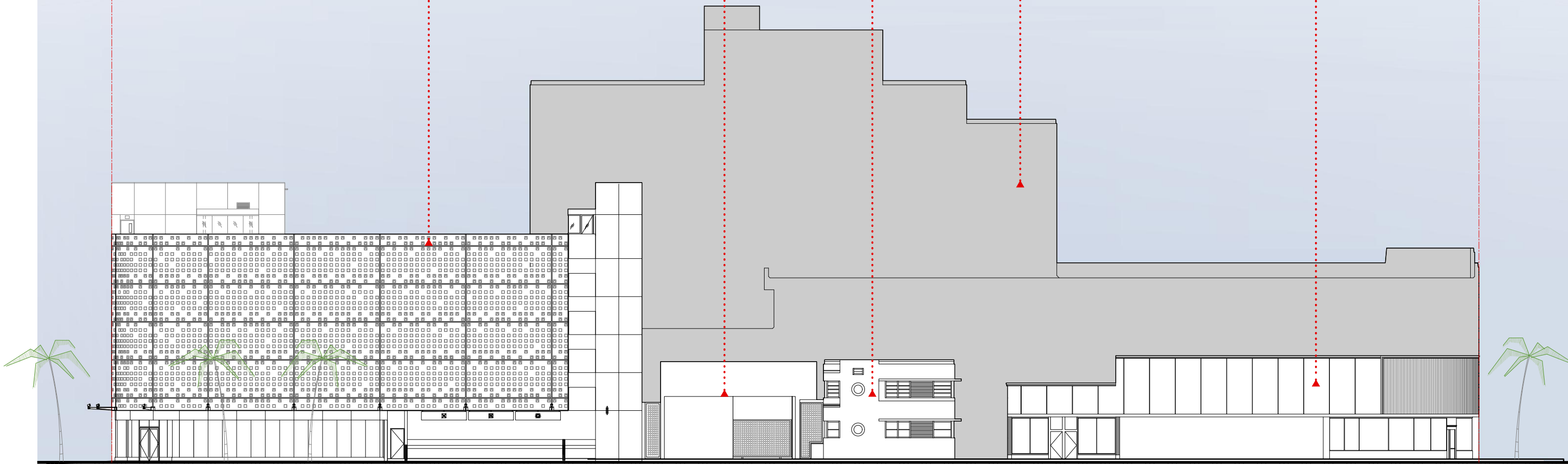
1601 Drexel Ave.
EXISTING GARAGE
STRUCTURE TO
REMAIN

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



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1600 WASHINGTON AVE
MIAMI BEACH

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

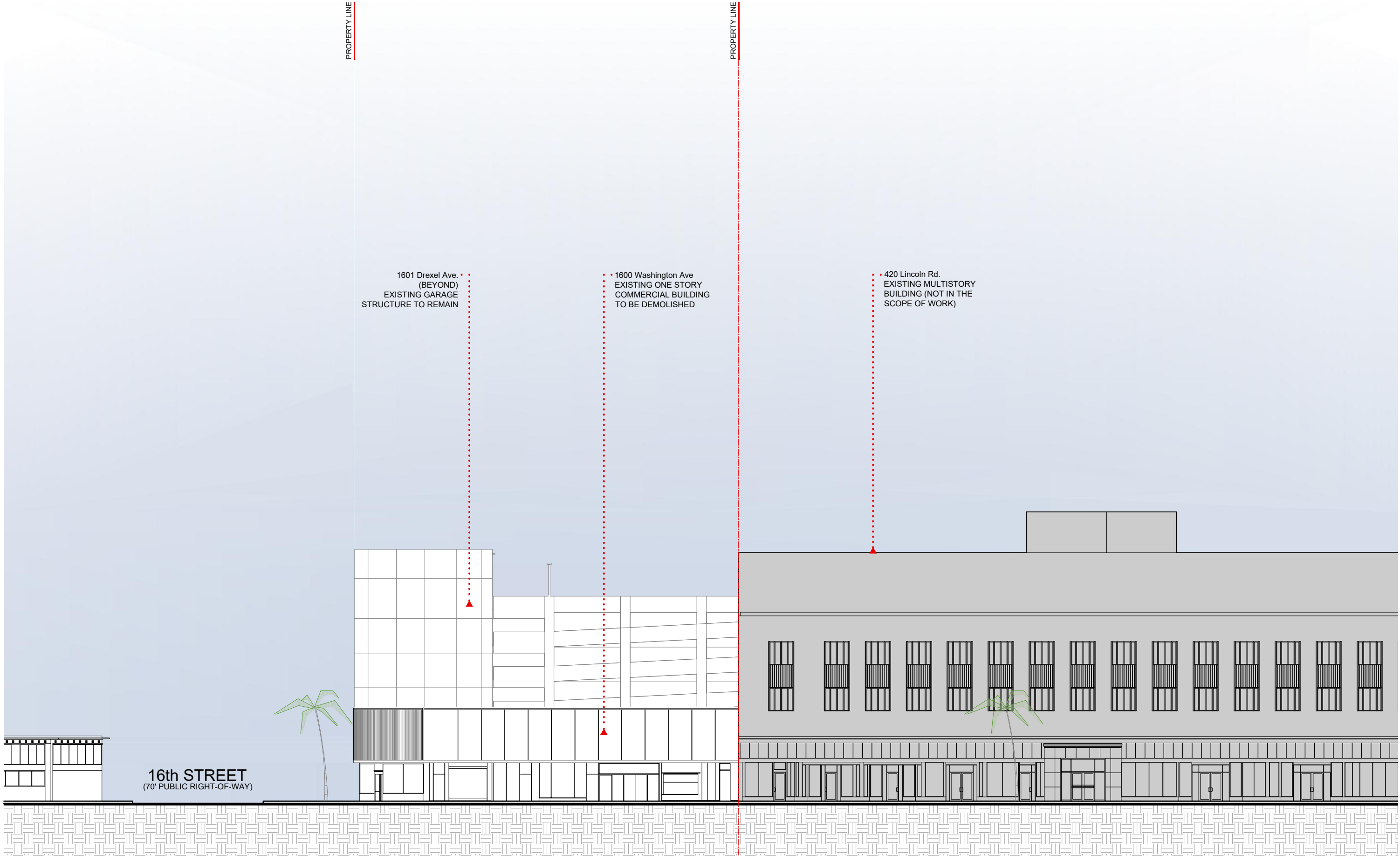
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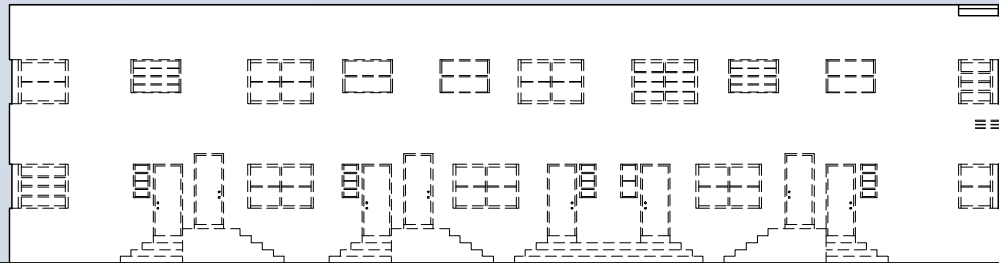


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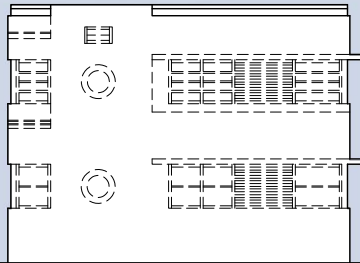
		DWG. TITLE EXISTING EAST ELEVATION (WASHINGTON AVE)
		SCALE 3/32" = 1'-0"
		DATE 01-15-25
		PROJECT NO.
		SHEET NUMBER 2025-03
Δ DATE	REVISION	

EXIST-202

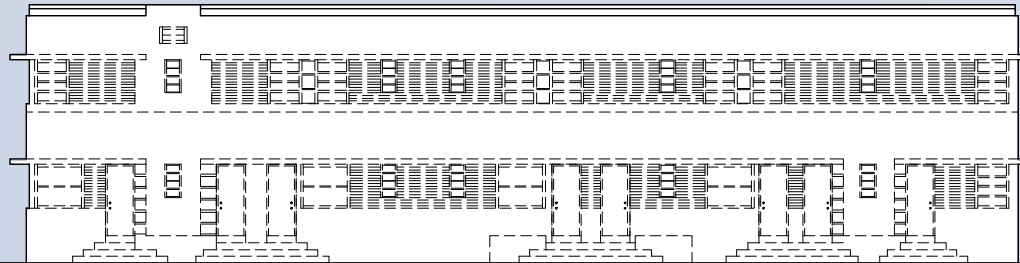
• 425 16th St.
WEST ELEVATION
TO BE DEMOLISHED



• 425 16th St.
FRONT ELEVATION
TO BE DEMOLISHED



• 425 16th St.
FRONT ELEVATION
TO BE DEMOLISHED



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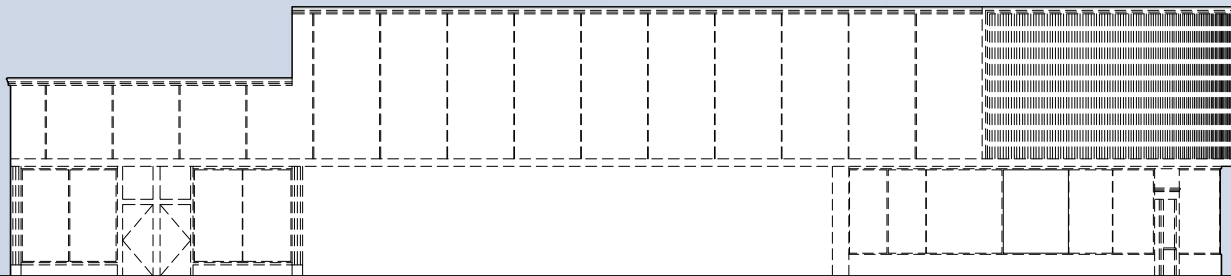
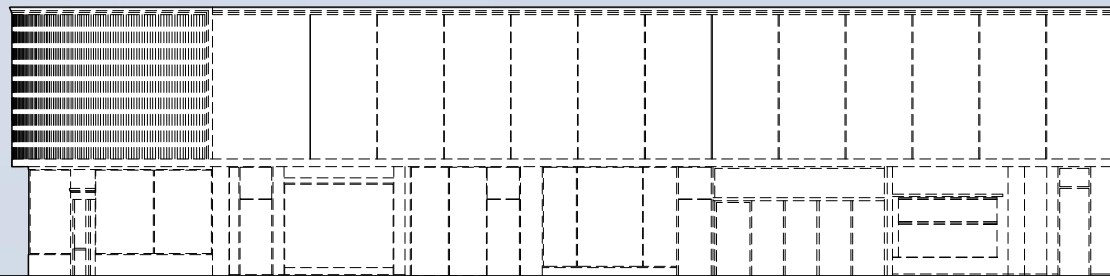
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DWG. TITLE	EXISTING RESIDENTIAL BLDG. ELEVATIONS (DEMO)
SCALE	1/8" = 1'-0"
DATE	01-15-25
PROJECT NO.	
SHEET NUMBER	2025-03
DATE	REVISION

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
MIAMI BEACH



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Δ DATE

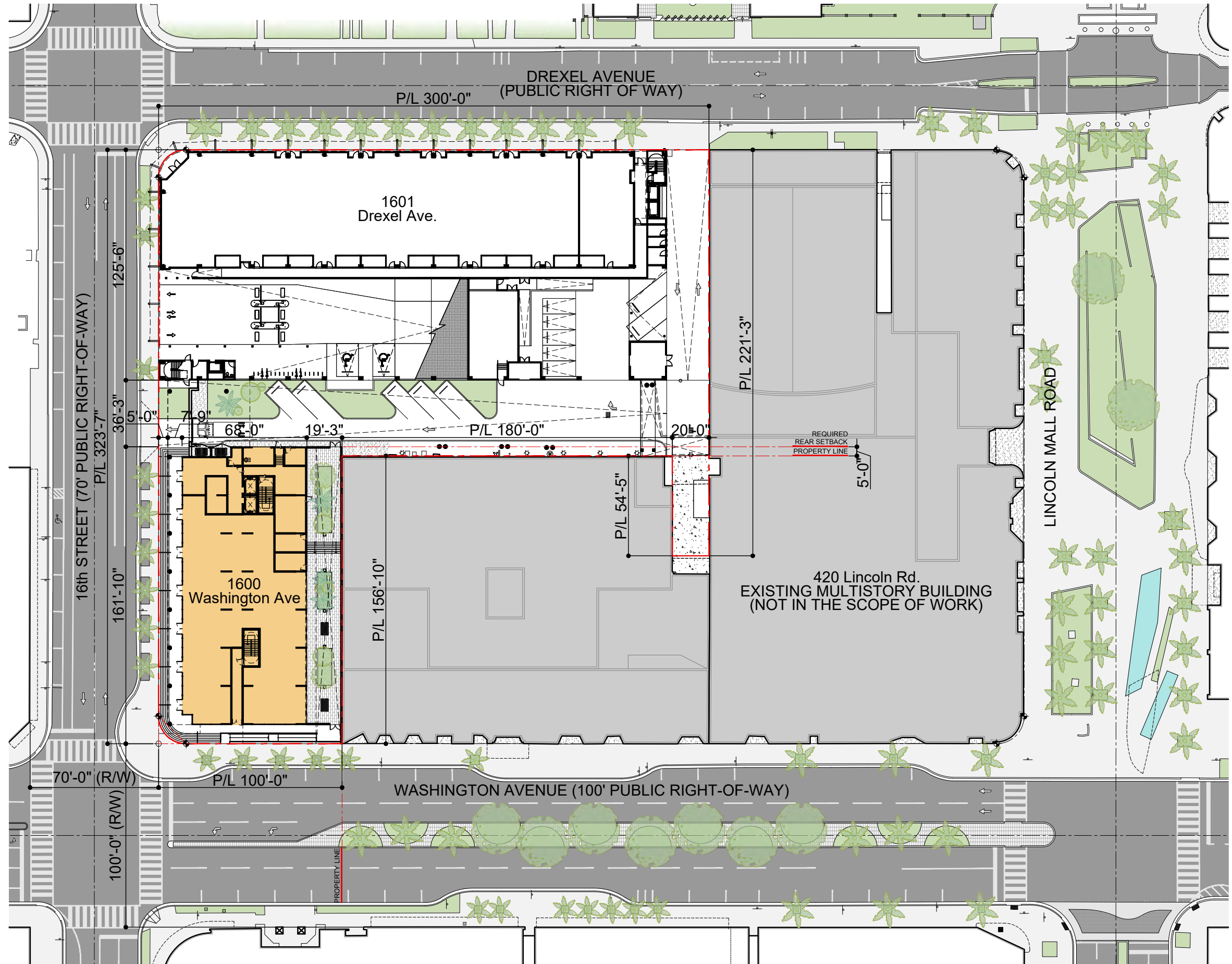
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DWG. TITLE
EXISTING COMMERCIAL
BLDG. ELEVATIONS (DEMO)
SCALE 1/8" = 1'-0"
DATE 01-15-25
PROJECT NO.
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EXIST-204

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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'

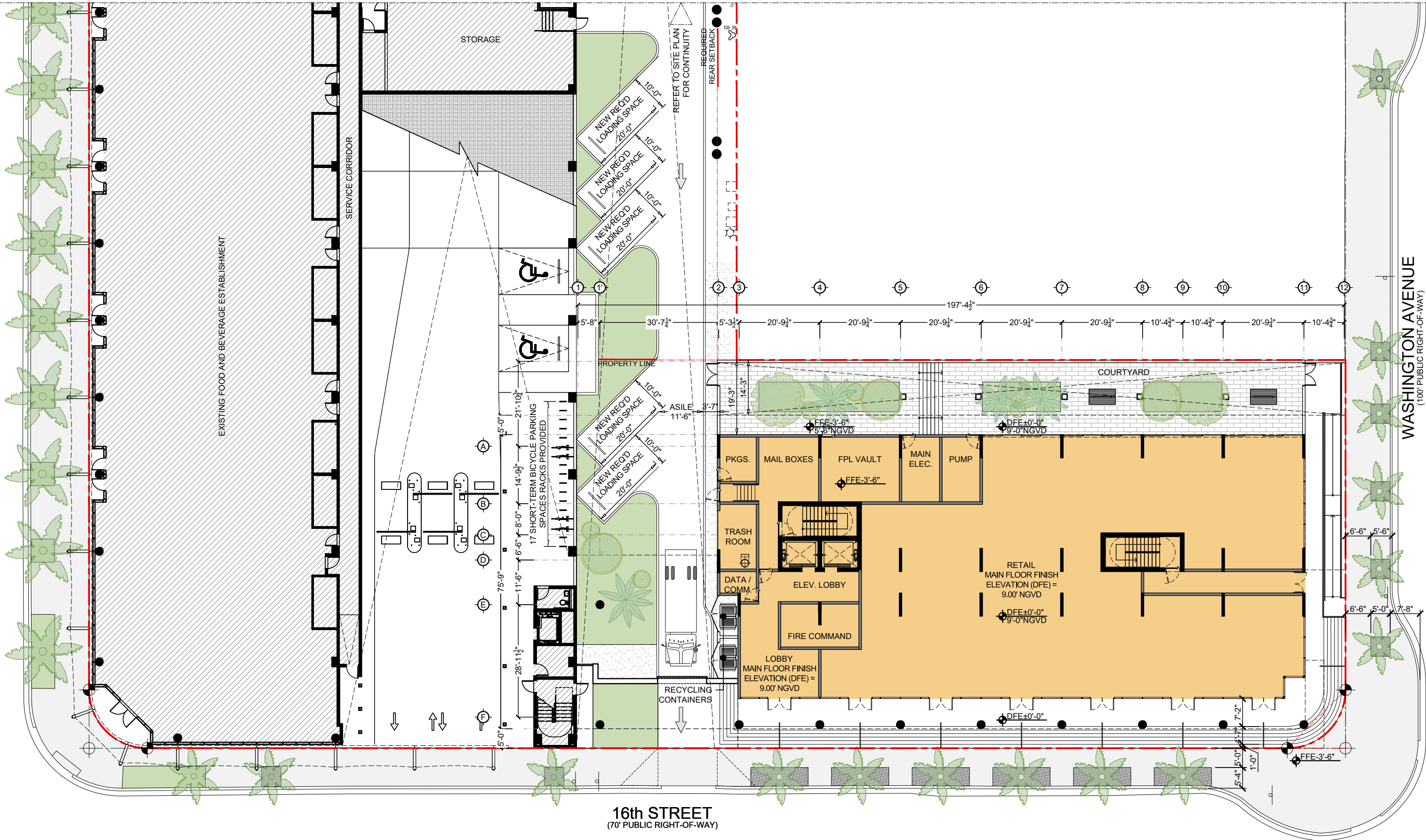
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MIAMI BEACH



ARCHITECTURE JOSE L. GOMEZ 8101 BISCAYNE BLVD. S 309 310
A/C 001062 AR 0015416 T 305.559.1250 bgaarchitects.com

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



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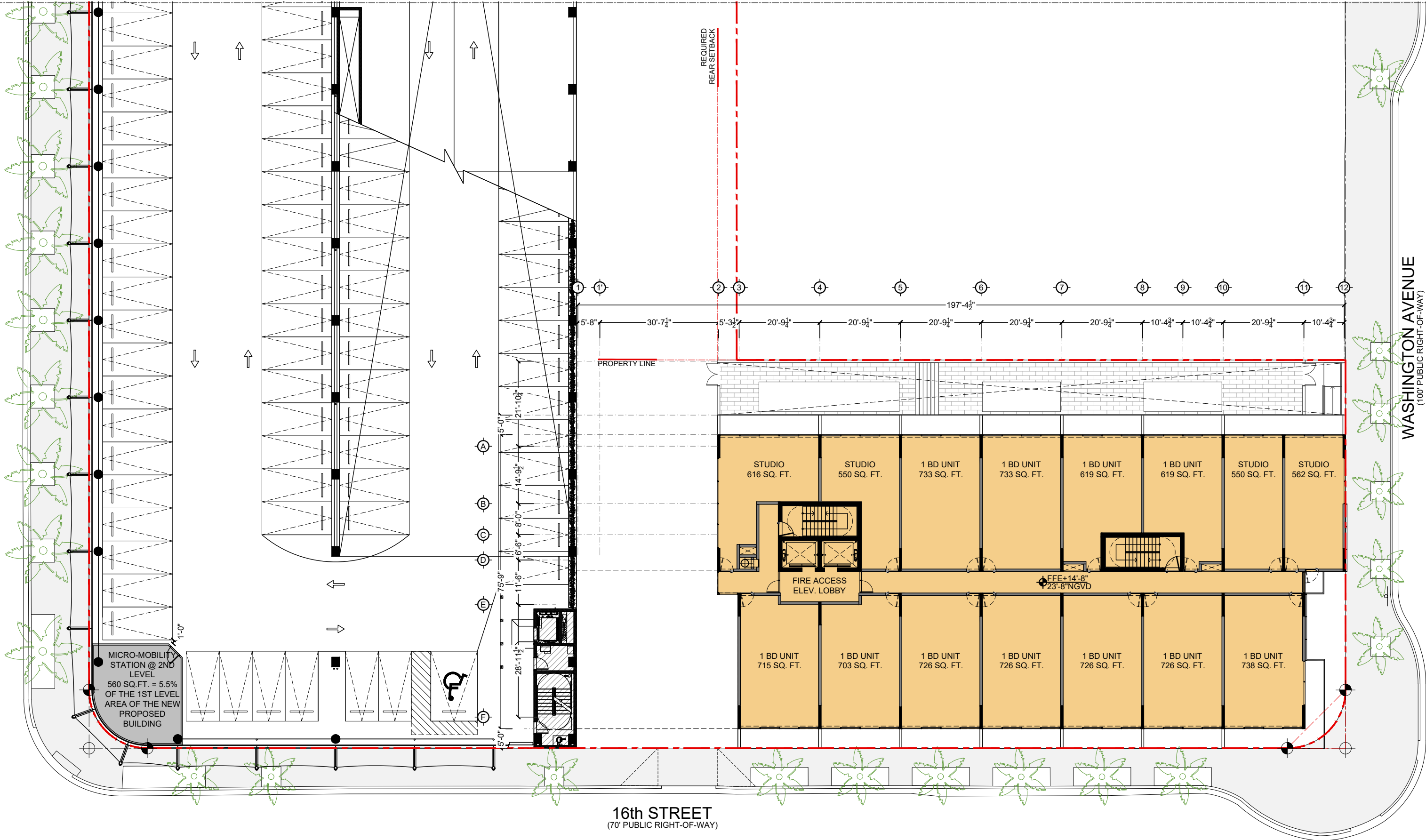
BGArchitects

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AAC001062 AR0015416 T 305.559.1250 bgaarchitects.com

PROPOSED GROUND LEVEL FLOOR PLAN

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

DATE REVISION



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

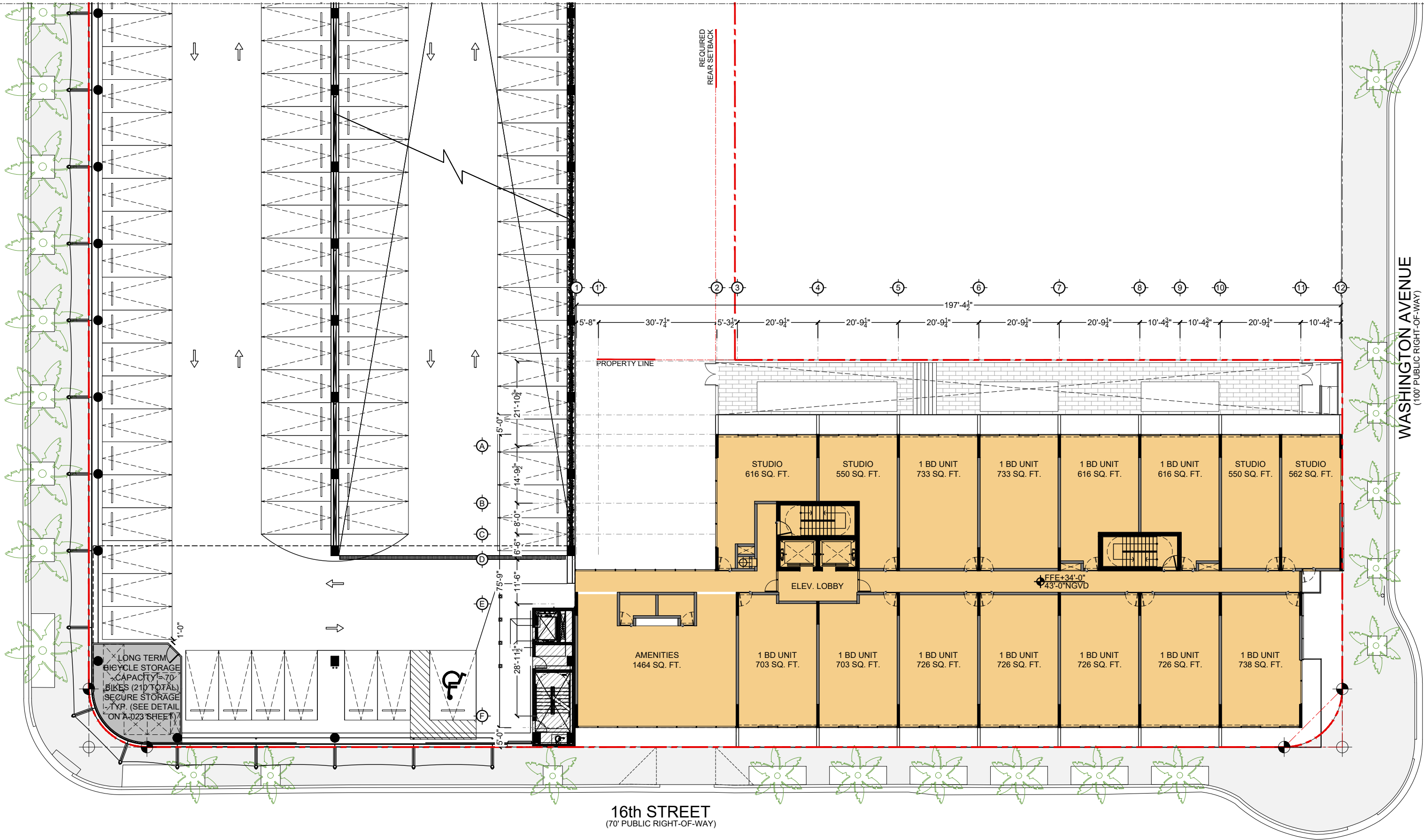
DWG. TITLE	PROPOSED 2ND AND 3RD FLOOR PLANS
SCALE	3/32" = 1'-0"
DATE	01-15-25
PROJECT NO.	2025-03
SHEET NUMBER	A-102

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DATE

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PROPOSED FOURTH (4) LEVEL FLOOR PLAN

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

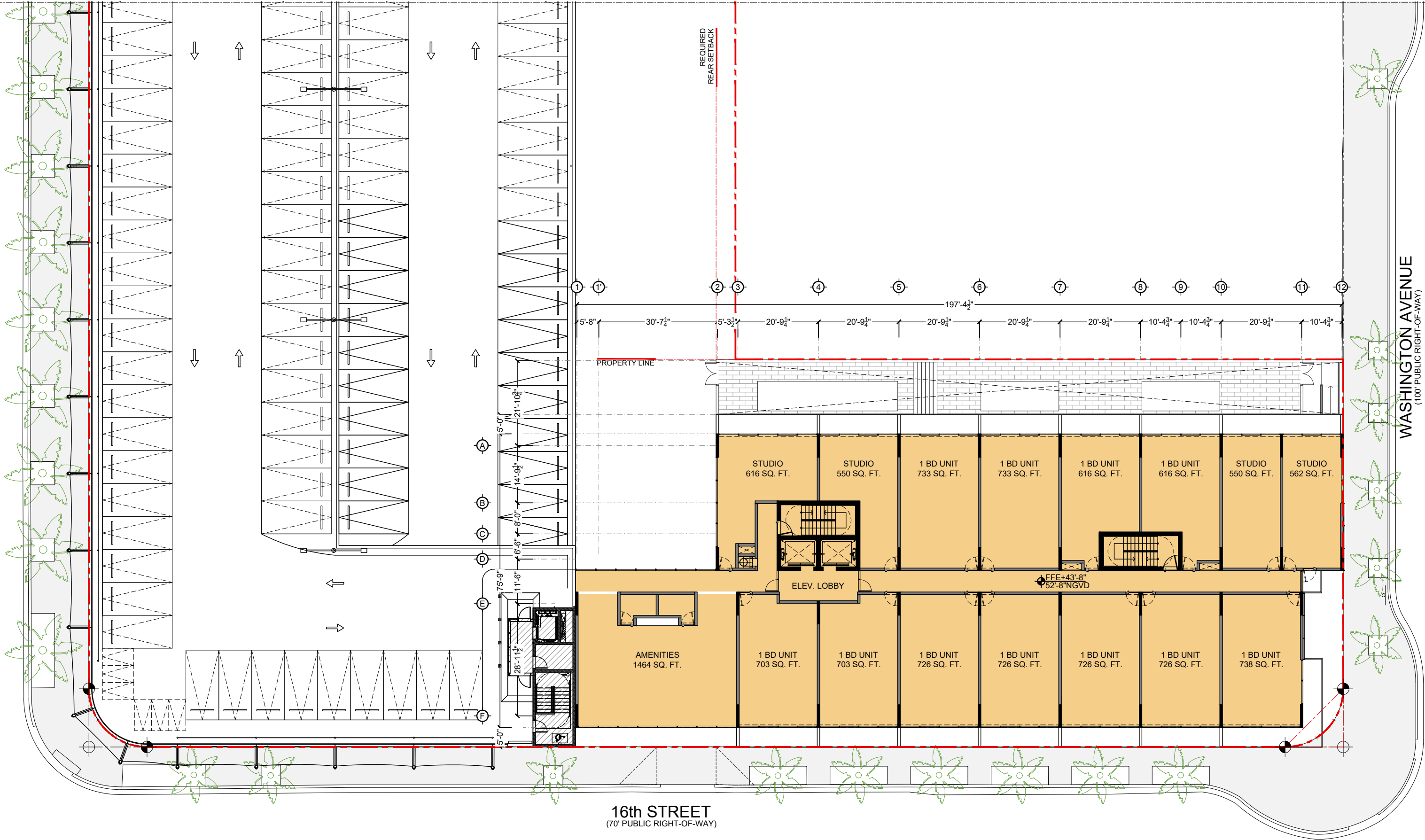
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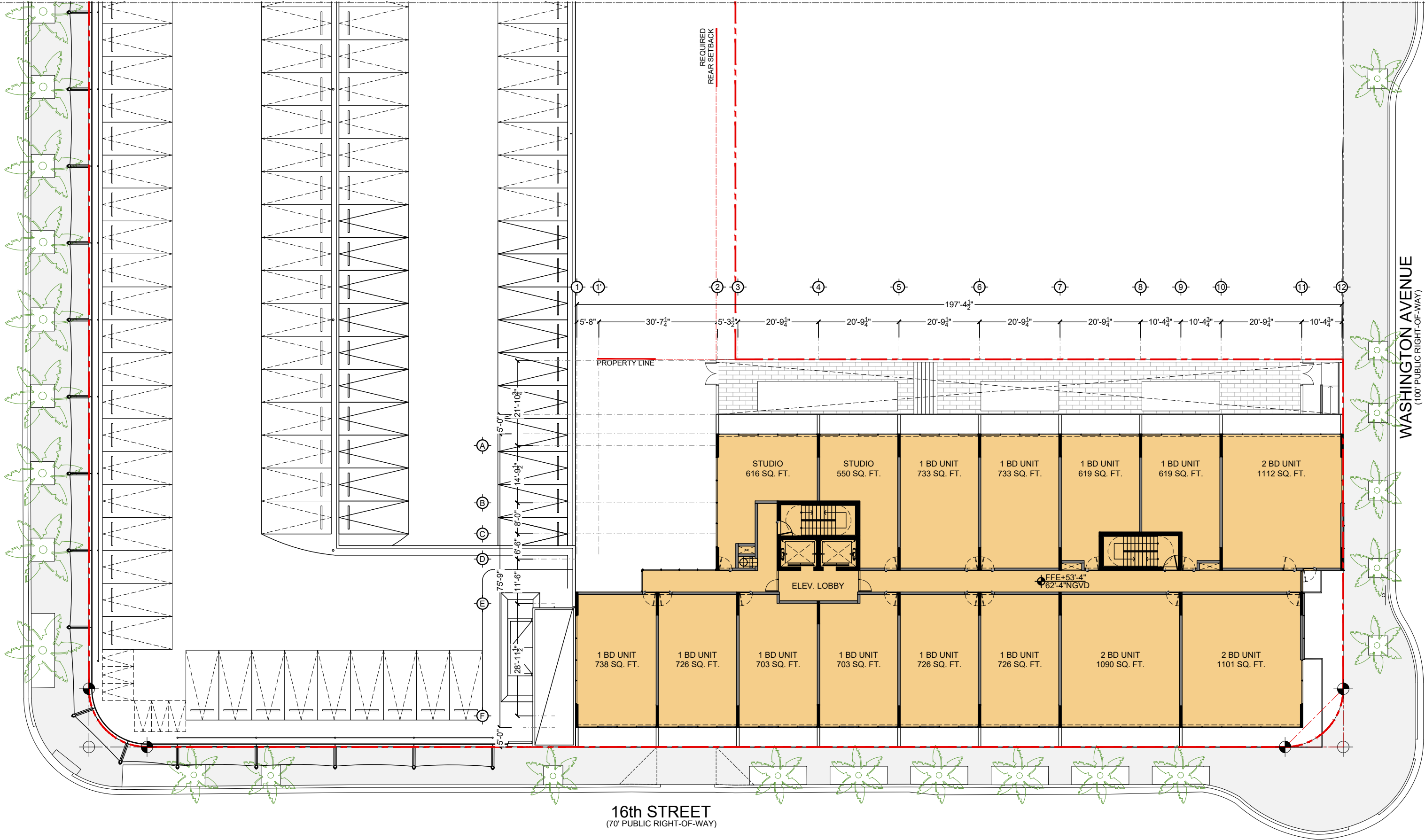
1600 WASHINGTON AVE
1600 WASHINGTON AVE
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PROPOSED FIFTH (5) LEVEL FLOOR PLAN

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

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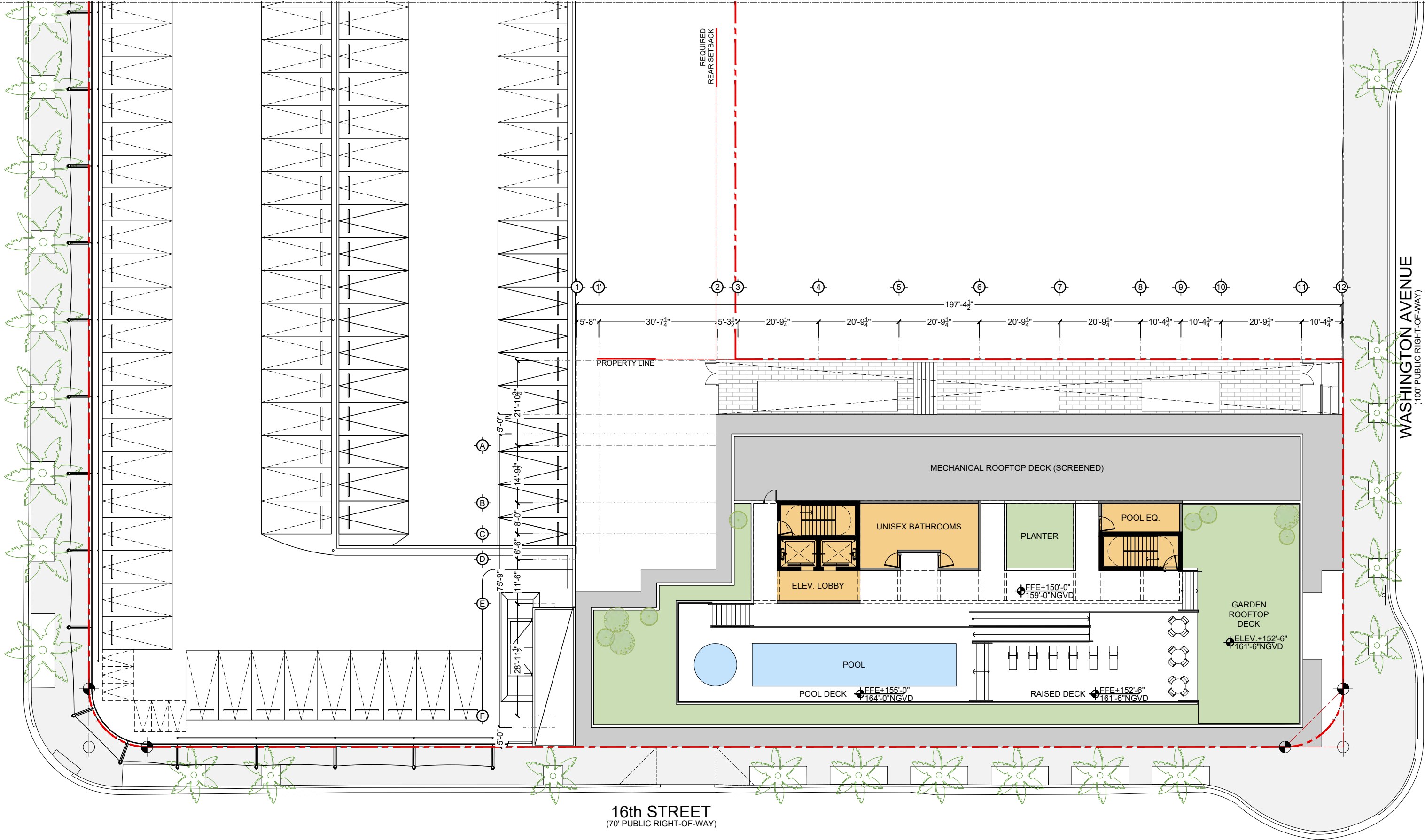
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A A C 0 0 1 0 6 2 A R 0 0 1 5 4 1 6 T 3 0 5 5 5 9 1 2 5 0 b g a r c h i t e c t s p a . c o m

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

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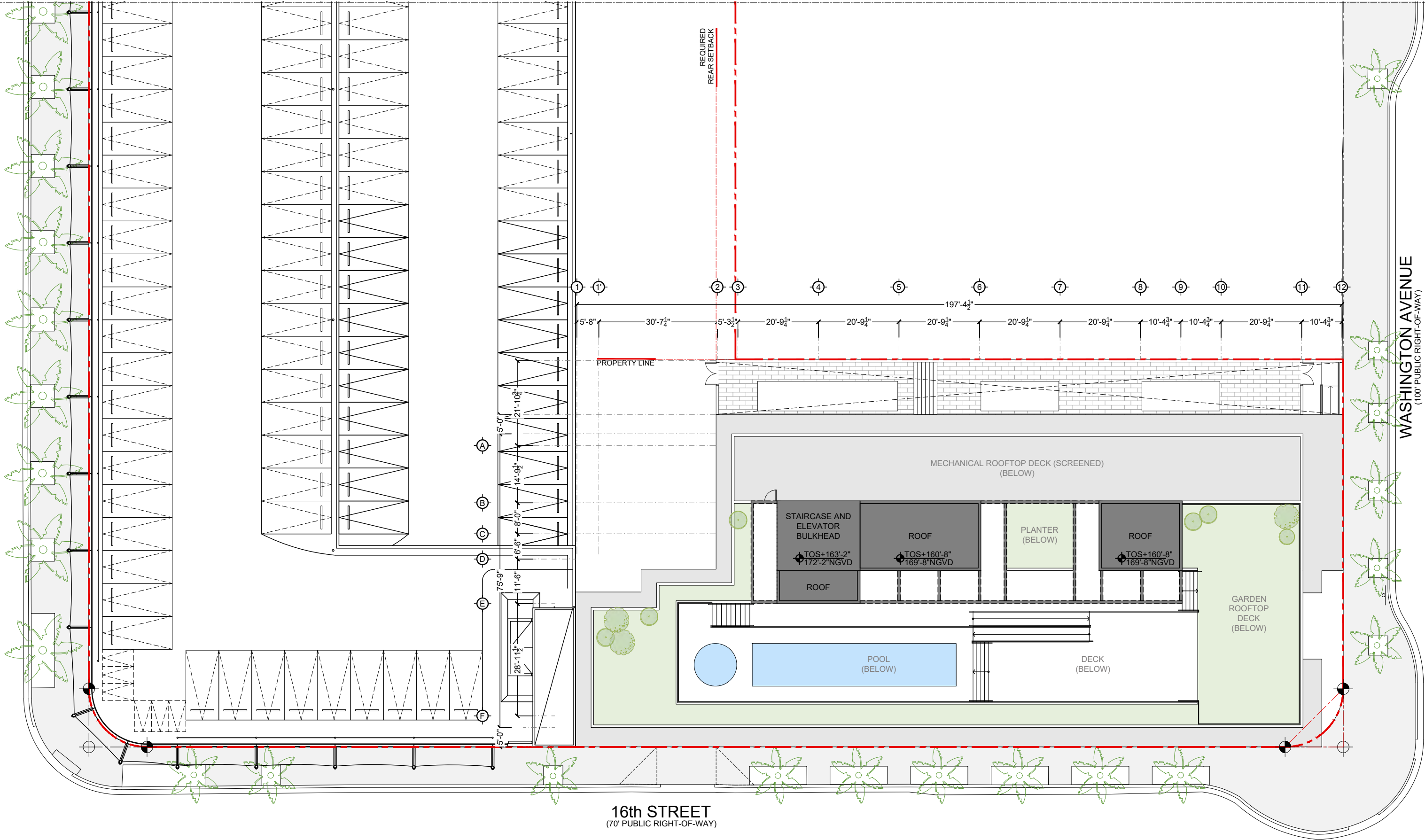
ARCHITECTURE JOSE L. GOMEZ 8101 BISCAYNE BLVD. S 309 310
AAC001062 AR0015416 T 305.559.1250 bgaarchitects.com

PROPOSED ROOFTOP LEVEL FLOOR PLAN

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

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PROPOSED UPPER ROOF LEVEL FLOOR PLAN

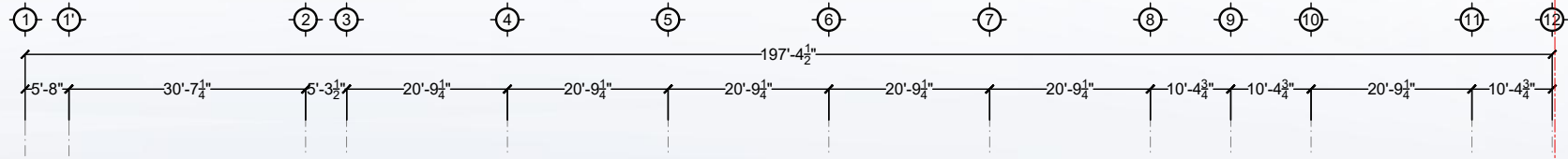
DWG. TITLE	PROPOSED ROOF PLAN
SCALE	3/32" = 1'-0"
DATE	01-15-25
PROJECT NO.	
SHEET NUMBER	2025-03

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

- 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

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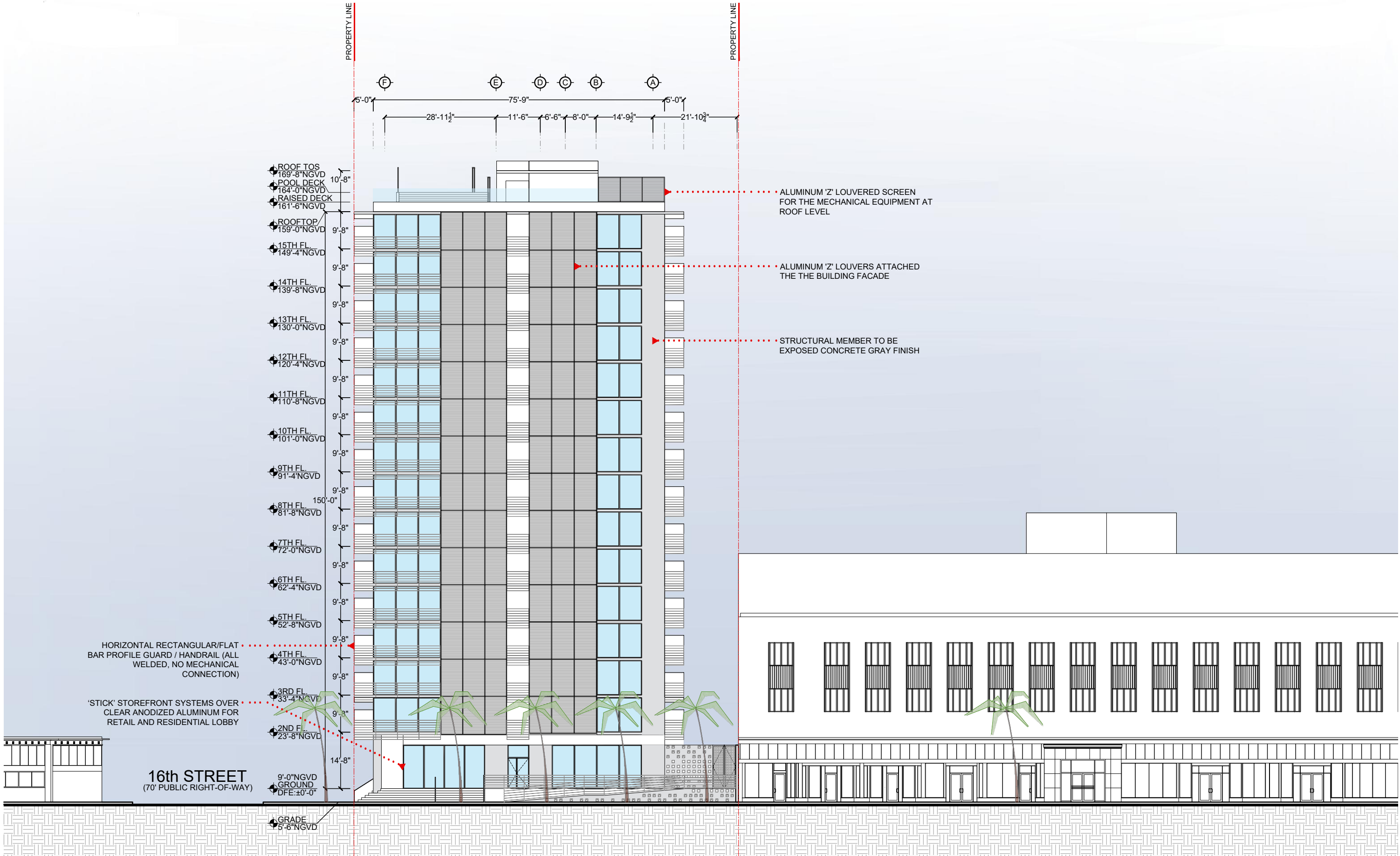
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AAC001062 AR0015416 T 305.559.1250 bgaarchitects.com

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

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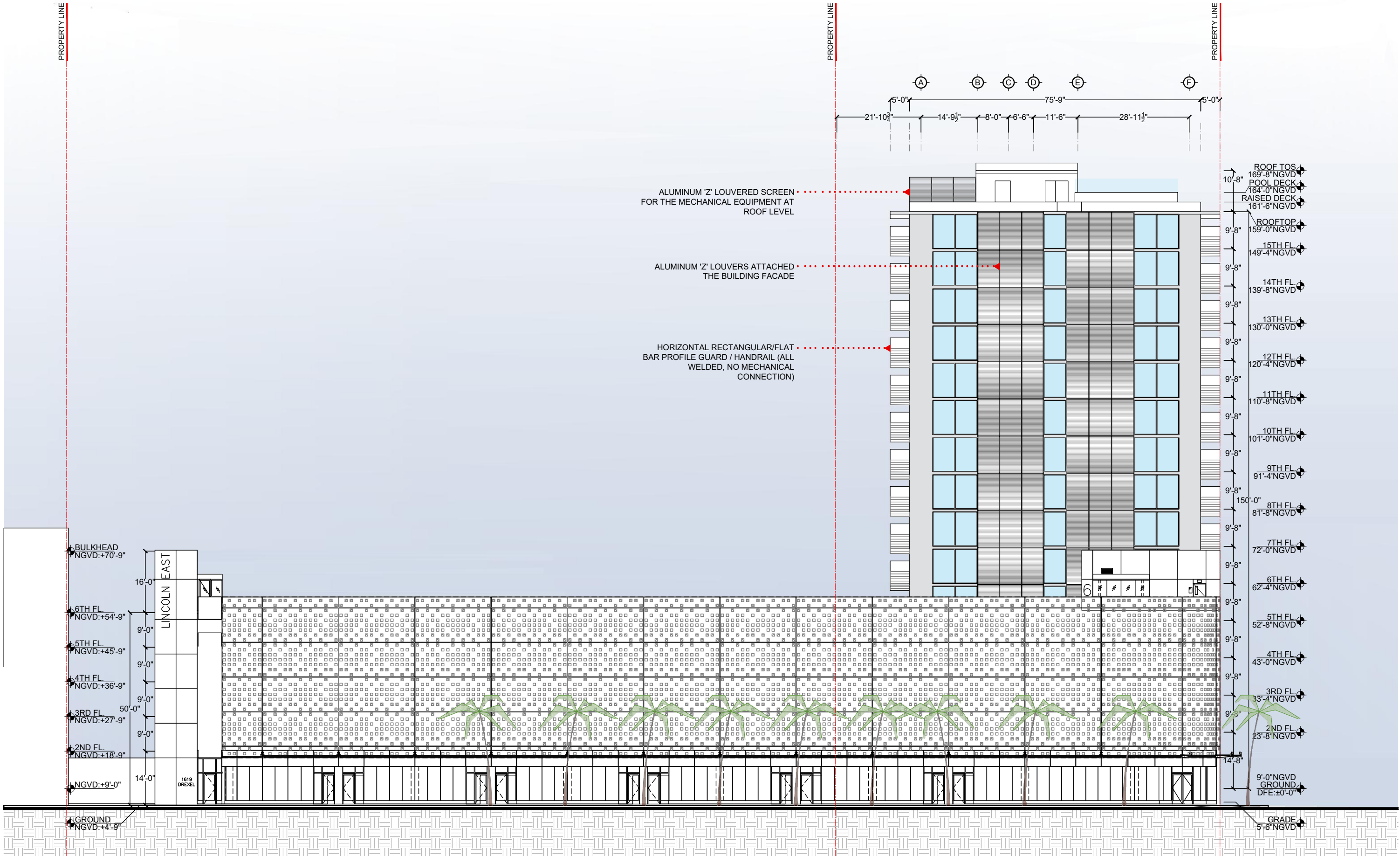
1600 WASHINGTON AVE
1600 WASHINGTON AVE
MIAMI BEACH



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AAC 001062 AR 0015416 T 305.559.1250 bgaarchitects.com

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

A-202



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

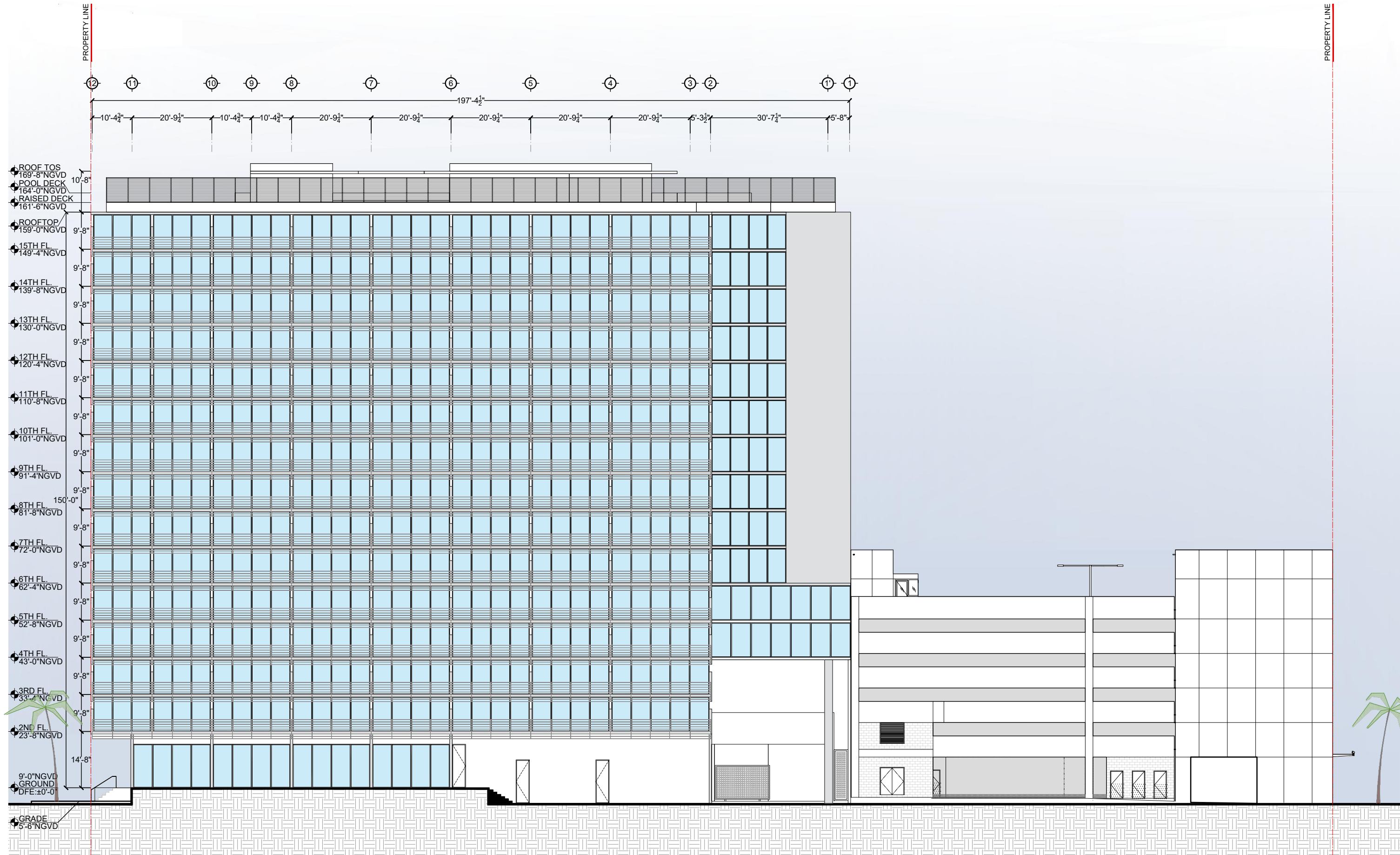
1600 WASHINGTON AVE
1600 WASHINGTON AVE
MIAMI BEACH



ARCHITECTURE | JOSE L. GOMEZ 8101 BISCAYNE BLVD. S 309 310
A A C 001062 | A R 0015416 T 305.559.1250 bgaarchitects.com

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

A-203



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T (55) 5211.80.04 F (55) 5286.17.35

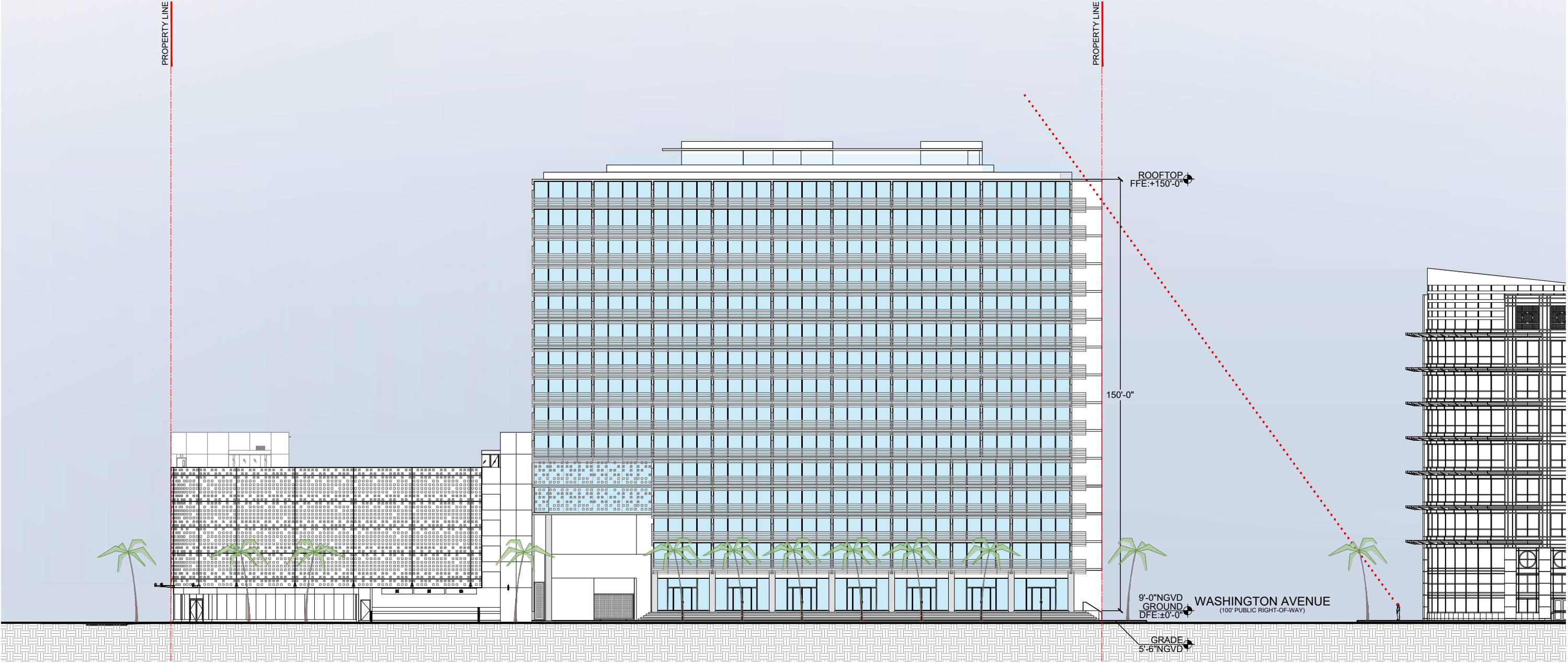
1600 WASHINGTON AVE
1600 WASHINGTON AVE
MIAMI BEACH



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AAC001062 | AR0015416 T 305.559.1250 bgaarchitects.com

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

A-204



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T (55) 5211.80.04 F (55) 5286.17.35

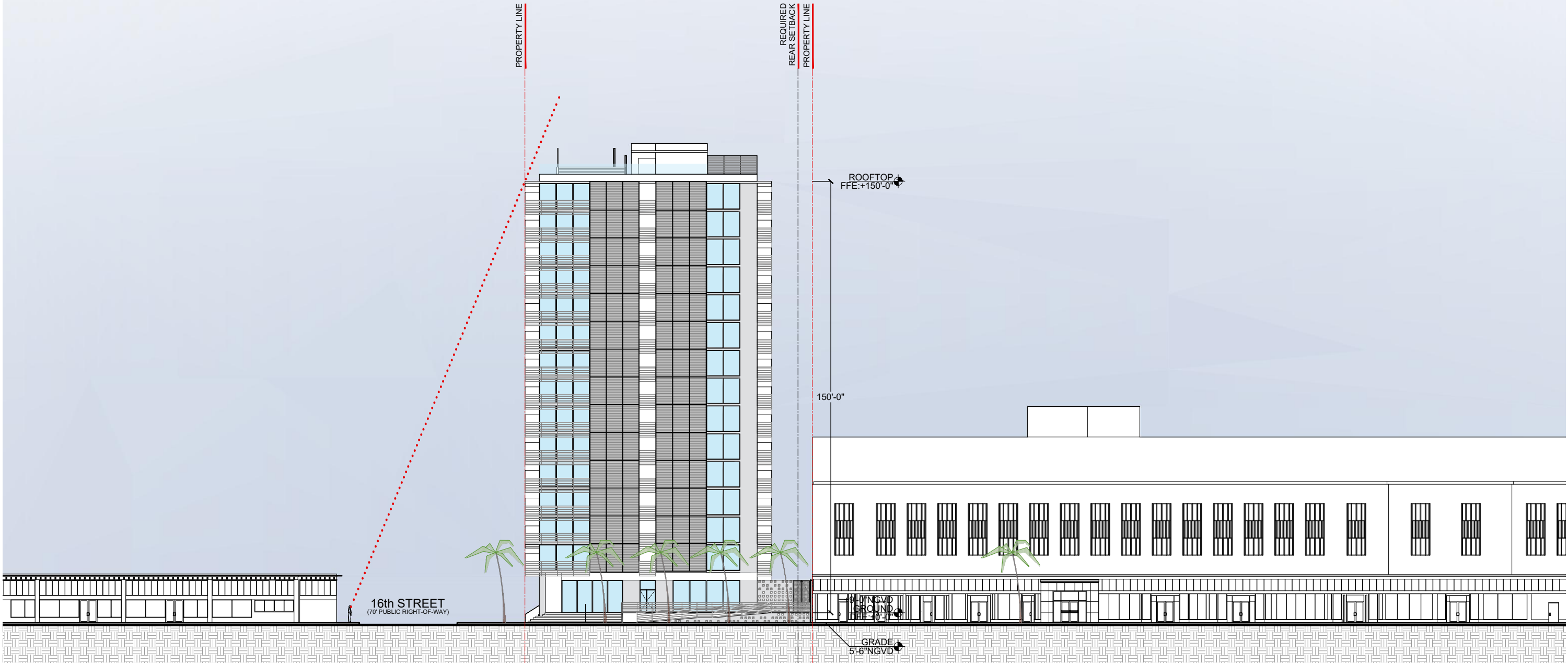
1600 WASHINGTON AVE
1600 WASHINGTON AVE
MIAMI BEACH



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AAC001062 AR0015416 T 305.559.1250 bgaarchitects.com

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

A-205



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AAC001062 | AR0015416 MIAMI, FL 33133 - 404 4

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

A-206



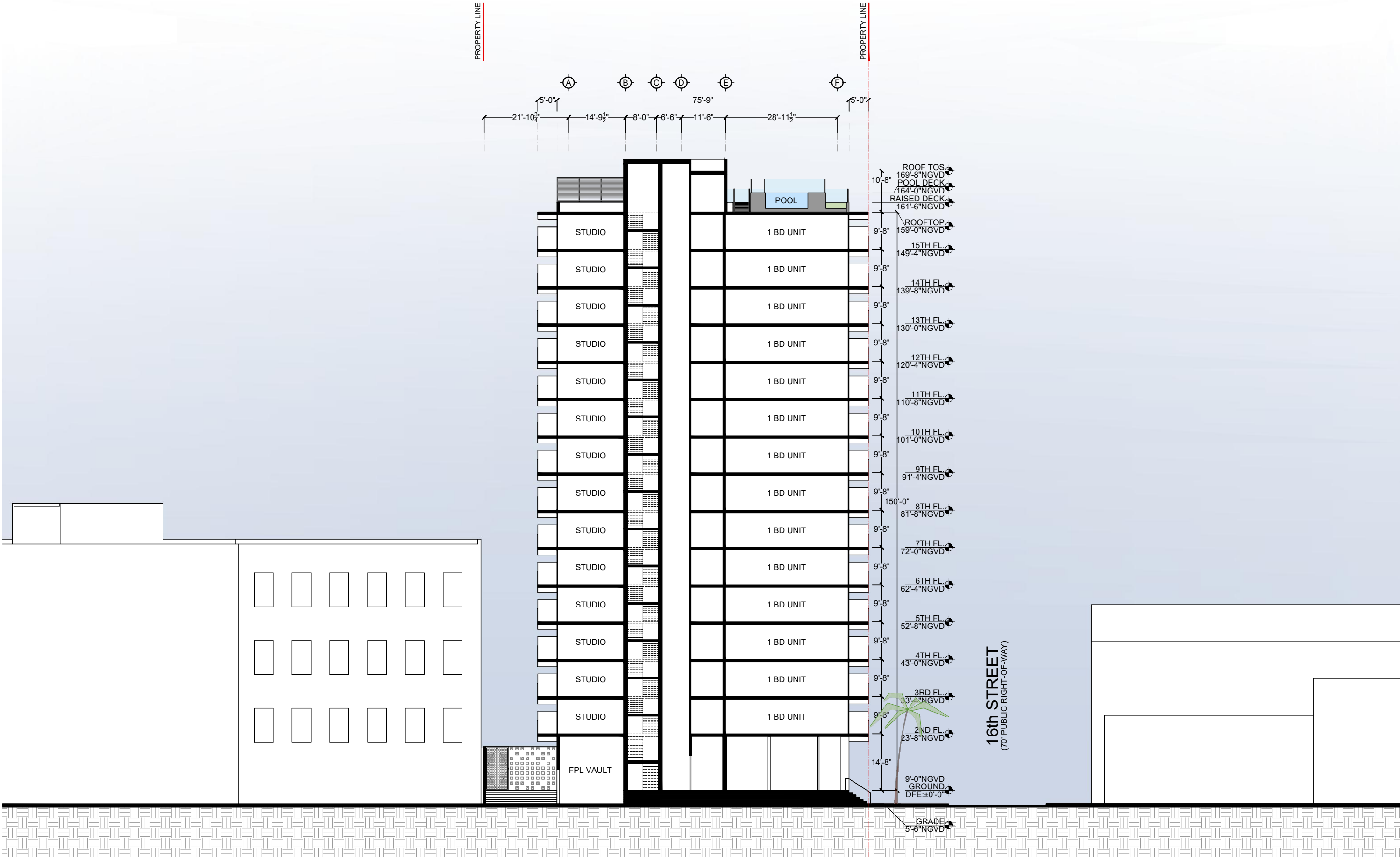
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A A C 0 0 1 0 6 2 | A R 0 0 1 5 4 1 6 | T 305.559.1250 bgaarchitectspdx.com

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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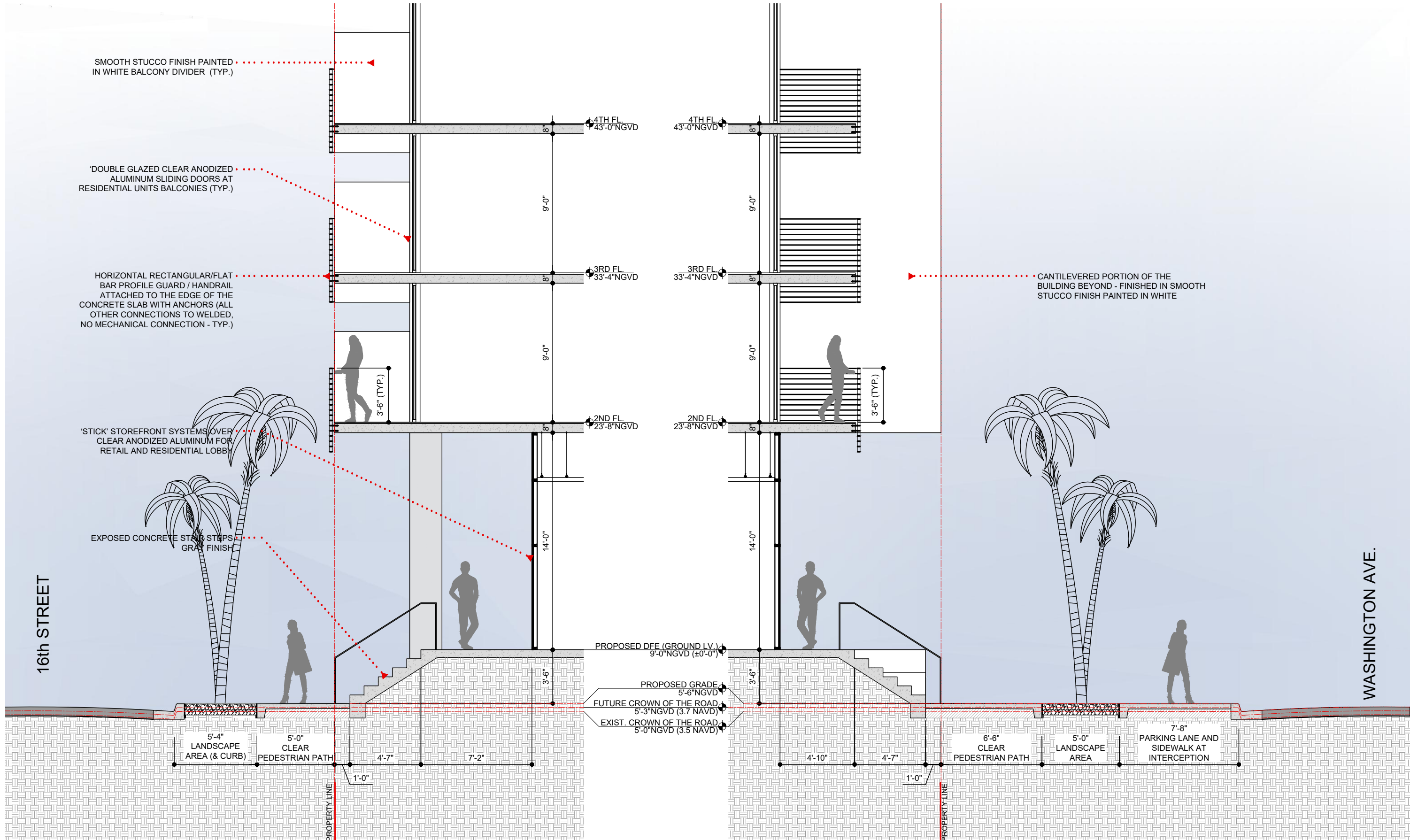
1600 WASHINGTON AVE
1600 WASHINGTON AVE
MIAMI BEACH



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A A C 001062 AR 0015416 T 305.559.1250 bgaarchitectspa.com

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

A-302



LONG FRONTAGE @ 16TH STREET ENLARGED SECTION

SHORT FRONTAGE @ WASHINGTON AVENUE ENLARGED SECTION

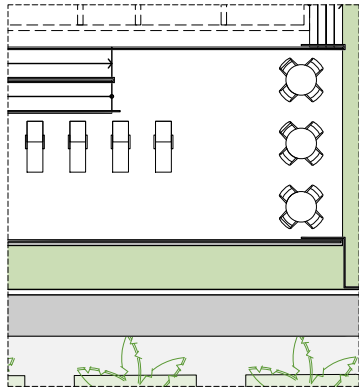
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1600 WASHINGTON AVE
1600 WASHINGTON AVE
MIAMI BEACH

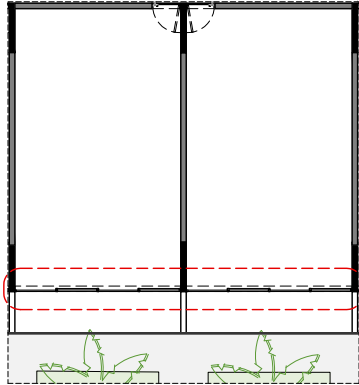
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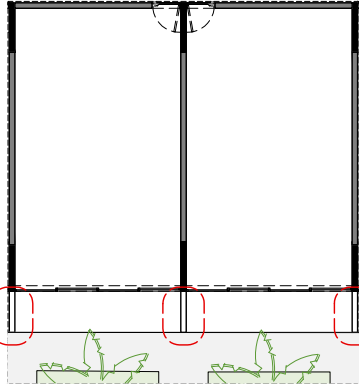
DWG. TITLE	PROPOSED FRONTAGE AND WALL SECTION
SCALE	3/32" = 1'-0"
DATE	01-15-25
PROJECT NO.	
SHEET NUMBER	2025-03
DATE	REVISION
	A-303



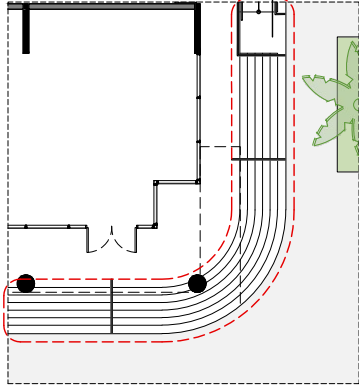
TEMPERED SAFETY GLASS GUARDRAIL AT ROOFTOP DECK



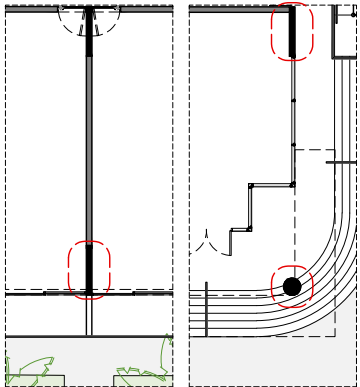
DOUBLE GLAZED CLEAR ANODIZED ALUMINUM SLIDING DOORS AT RESIDENTIAL UNITS BALCONIES



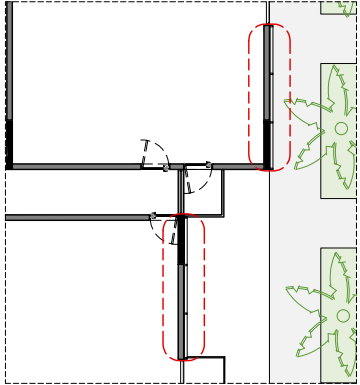
SMOOTH STUCCO FINISH PAINTED IN WHITE



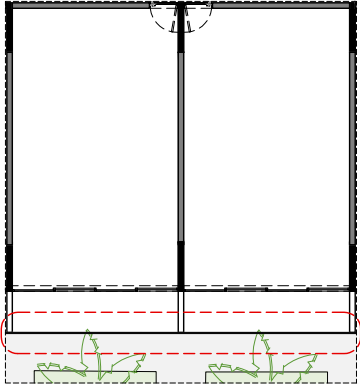
EXPOSED CONCRETE STAIR STEPS GRAY FINISH



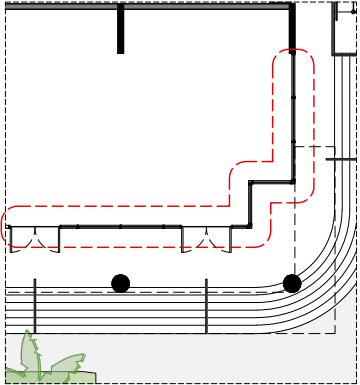
STRUCTURAL MEMBER TO BE EXPOSED CONCRETE GRAY FINISH



ALUMINUM 'Z' LOUVERS ATTACHED THE BUILDING FACADE



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



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

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MIAMI BEACH



ARCHITECTURE JOSE L. GOMEZ 8101 BISCAYNE BLVD. S 305 310
AAC001062 AR0015416 T 305.559.1250 bgaarchitects.com

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

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1601 WASHINGTON AVE
LNR PARTNERS HEADQUARTERS
EXISTING EIGHT STORY BUILDING



407 LINCOLN ROAD
OFFICE TOWER
EXISTING THIRTEEN STORY BUILDING



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



500 17TH STREET
NEW WORLD SYMPHONY
EXISTING SIX STORY BUILDING



1000 VENETIAN WAY
RESIDENTIAL TOWER
EXISTING TWENTY-TWO STORY BUILDING



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MIAMI BEACH



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AAC001062 | AR0015416 | M I A M I , F L 3 3 1 3 9 - 4 4 4 4
T 305.559.1250 bgaarchitects.com

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

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
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MIAMI BEACH



ARCHITECTURE JOSE L. GOMEZ 8101 BISCAYNE BLVD. S 309 310
AAC001062 AR0015416 MIAMI, FL 33133 P. 404.4
T 305.559.1250 bgaarchitects.com

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



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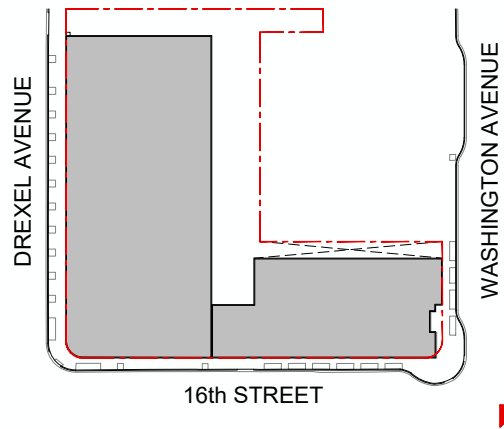
DWG. TITLE	RENDERING - SOUTH FACADE VIEW
SCALE	N.T.S.
DATE	01-15-25
PROJECT NO.	2025-03
SHEET NUMBER	R-101

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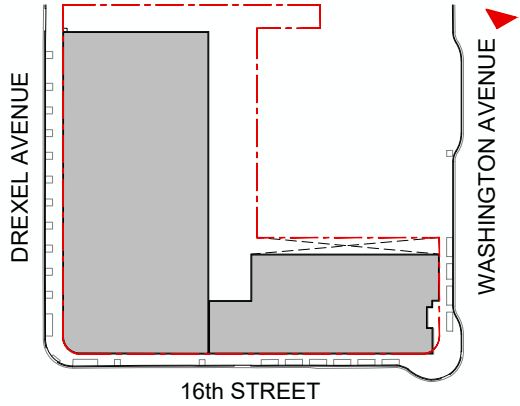


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DWG. TITLE	RENDERING - SOUTH-EAST VIEW
SCALE	N.T.S.
DATE	01-15-25
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SHEET NUMBER	2025-03

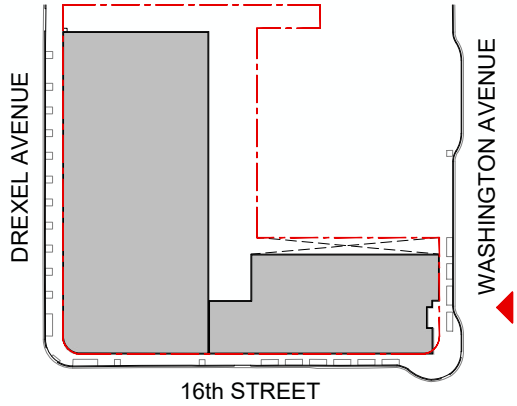


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		DWG. TITLE	RENDERING - NORTH-EAST VIEW
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DWG. TITLE	RENDERING - EAST FACADE VIEW
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		DWG. TITLE
		RENDERING - AERIAL VIEW
		SCALE N.T.S.
		DATE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