



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



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

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.

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

Benchmark references:

BM Elevation (NAVD 88): 3.91 feet

The accuracy obtained for all horizontal control measurements, based on a 95% confidence level and

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

The Base Flood Elevations published on the National Flood Insurance Programs, Flood Insurance Rate Map for Miami-Dade County, Florida and Incorporated Areas Map are referred to the National

Corpscon v6.0.1 based on the Vertcon 2.0 model (1994) was determined to be (+)1.56 feet.

Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or

A comparison between measured (M), deed (D), plat (P), and calculated (C) dimensions are delineated below. Dimensions listed in parentheses are calculated from the plat dimensions.

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

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

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

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

made known to the Surveyor and are disclosed on the survey drawing.

Boundaries: Survey done by occupation, physical evidence, the recovery of existing property corners

ownership are made or implied.

Distances from property lines to fences or walls may slightly varies due to their irregularity, width and composition. Fences or walls not always travel on a straight line and in most cases meander through

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

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.

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

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

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

There are 470 standard parking spaces and 60 handicap parking spaces in the Parking Garage for

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

SURVEYOR'S CERTIFICATION:

This is to certify to the herein named firm and/or persons, that in my professional opinion, this map or

Chapter 472.027 Florida Statutes, as set forth in Chapter 5J-17, Florida Administrative Code and is a "BOUNDARY SURVEY" as defined therein.

Certificate of Authorization LB 761

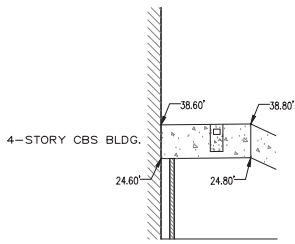
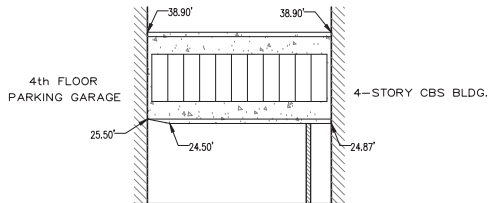
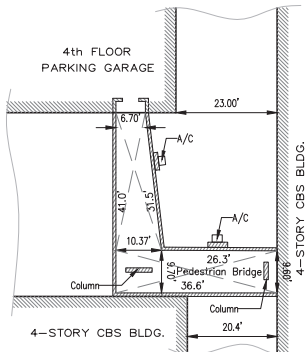
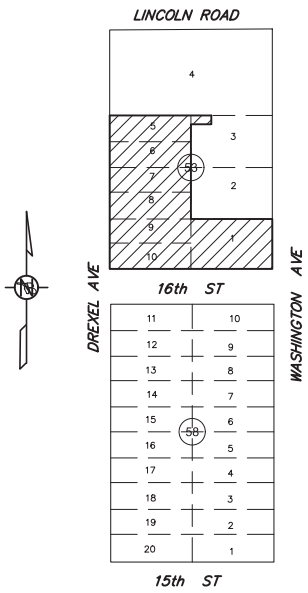
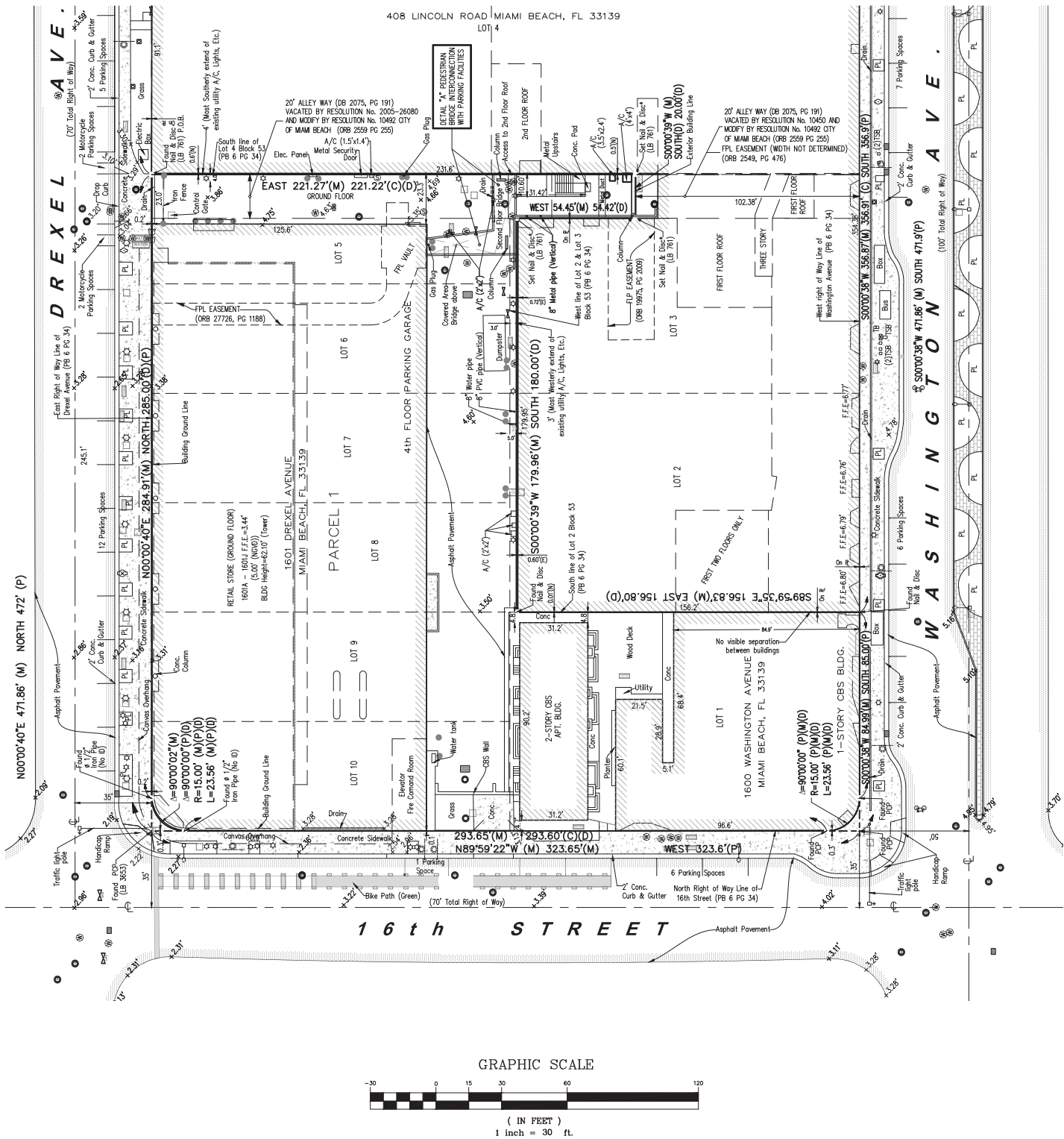
Date: 2025.04.10
14:05:18 -04'00'

by Thomas Brownell, Professional Land Surveyor #2891, State of Florida using a Digital Signature and Date, pursuant to Chapter 5J-17, Florida Administrative Code, under Section 5J-17.062, on Sheet 3 of 3. The "Digital Date" may, not reflect the date of review as the latest available date.

1601 DREXEL & 1600 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

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: 305-580-3866 FAX: 305-580-3870
workrequest@erbrownell.com

1601 DREXEL & 1600 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

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

SEE SHEET 1
FOR CERTIFICATIONS.

Sheet No.

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 EXPANDED 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 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
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. HDWE. 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 OBSOLETE 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.	PRE-CAST PROPERTY LINE PRESSURE TREATED PLATE PLASTIC LAMINATE PLASTER PLYWOOD POLISHED PAIR POINT PAPER TOWEL DISPENSER
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. WSCT.	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.

DRAWING INDEX

ARCHITECTURAL

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LANDSCAPE

LA0-01 LA1-01 LA1-02 LA1-03 LA1-04 LA2-01 LA2-02 LA2-03 LA2-04 LA2-05 LA2-06 LA3-01 LA3-02 LA3-03 LA3-04 LA3-05 LA3-06 LA3-07 LA3-08 LA4-01 LA4-02 LA4-03 LA4-04 LA4-05 LA5-01 LA5-02 LA5-03 LA5-04 LA5-05 LA5-06	KEY MAP EXISTING TREE DISPOSITION PLAN EXISTING TREE DISPOSITION PLAN EXISTING TREE DISPOSITION PLAN EXISTING TREE DISPOSITION PLAN PLANTING PLAN GROUND FLOOR PLANTING PLAN GROUND FLOOR PLANTING PLAN GROUND FLOOR PLANTING PLAN GROUND FLOOR PLANTING PLAN ROOF FLOOR PLANTING LIST ROOF FLOOR PLANTING SPECS & DETAILS PLANTING SPECS & DETAILS PLANTING SPECS & DETAILS PLANTING SPECS & DETAILS PLANTING SPECS & DETAILS PLANTING SPECS & DETAILS PLANTING SPECS & DETAILS PLANTING SPECS & DETAILS IRRIGATION PLAN GROUND FLOOR IRRIGATION PLAN GROUND FLOOR IRRIGATION PLAN GROUND FLOOR IRRIGATION PLAN ROOF FLOOR IRRIGATION PLAN ROOF FLOOR IRRIGATION SPECS & DETAILS IRRIGATION SPECS & DETAILS IRRIGATION SPECS & DETAILS IRRIGATION SPECS & DETAILS IRRIGATION SPECS & DETAILS IRRIGATION SPECS & DETAILS
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APPLICABLE CODES

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

MATERIAL LEGEND

SYMBOL LEGEND

	DOOR number wall construction		wall type
	room name / finish schedule		exterior & interior elevation symbol
	bldg. / partial & detail section symbol		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

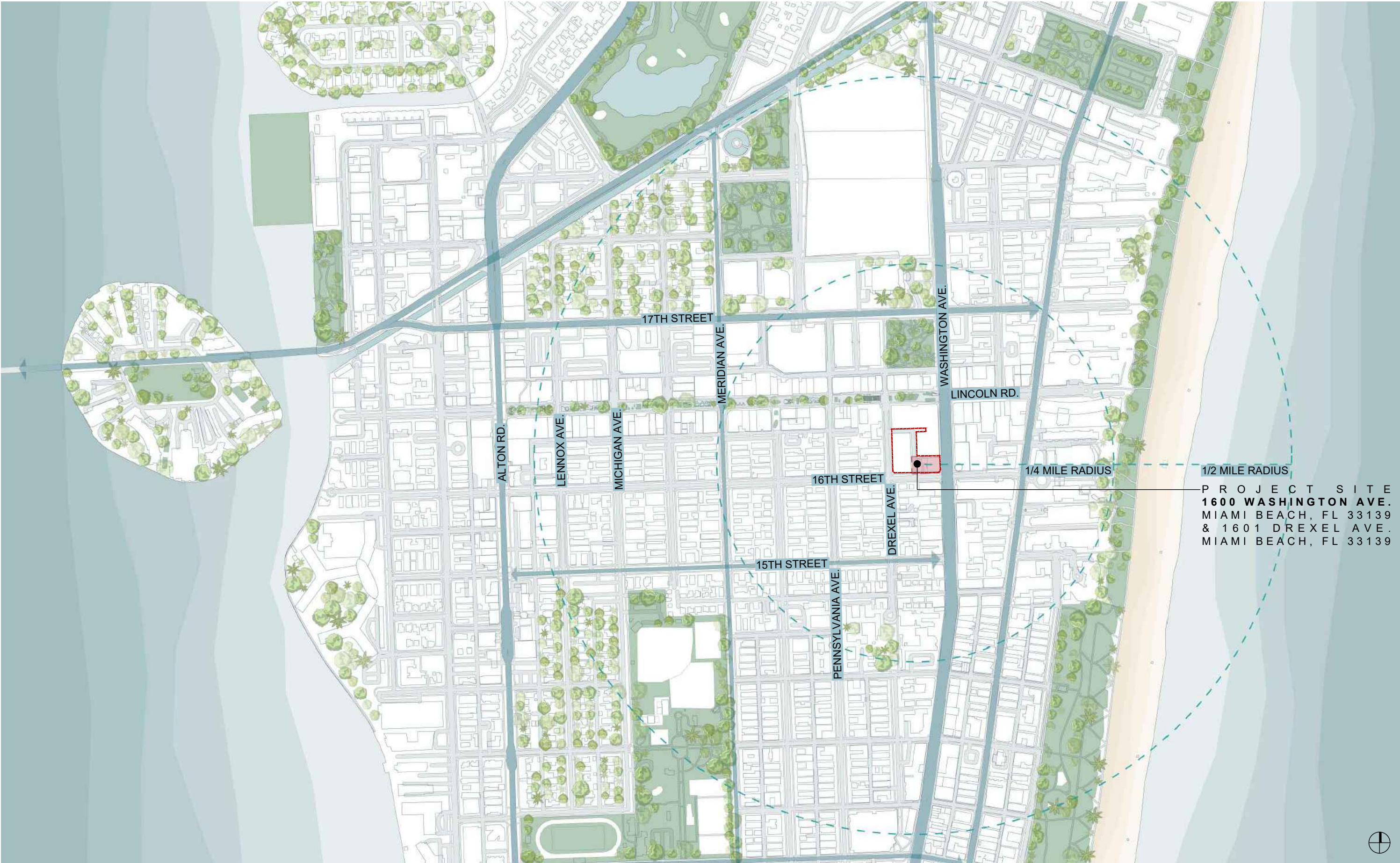
REVISION

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:	5.5' NGVD			
	ADJUSTED GRADE ((BFE+GRADE) / 2):	6.75' 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	3.24	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	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"	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	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 @ 1.10 (1000 TO 1200 SQ.FT.)	33.00			
	DESIGNATED GUEST PARKING (10%)	17.00			
	REQUIRED PARKING FOR THE NEW WORLD SYMPHONY (e)	175.00			
	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."

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.
6,464 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.
26,842 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
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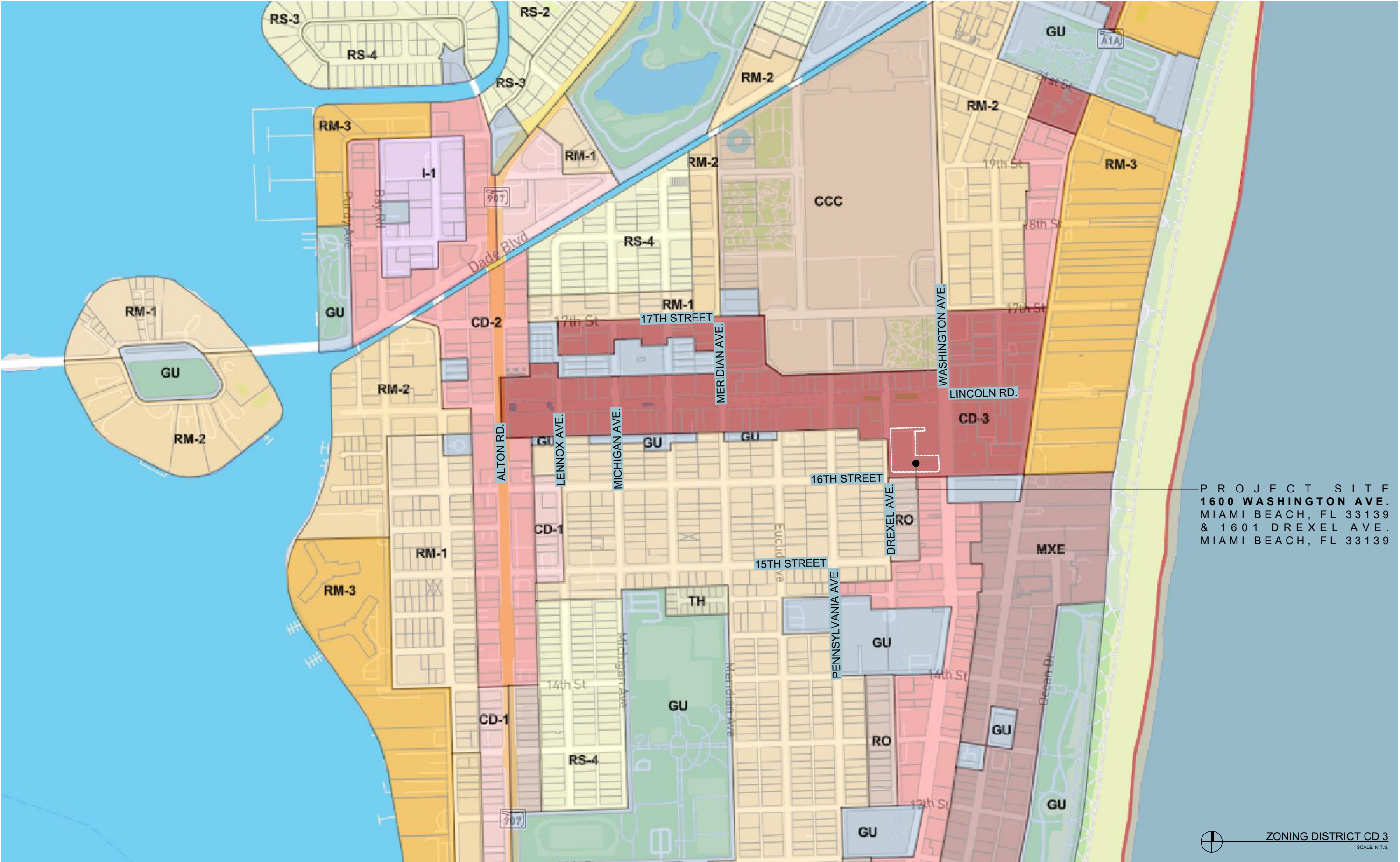
1600 WASHINGTON AVE
1600 WASHINGTON AVE
MIAMI BEACH



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

A-003



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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
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1600 WASHINGTON AVE
1600 WASHINGTON AVE
MIAMI BEACH

BGAarchitects
ARCHITECTURE
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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

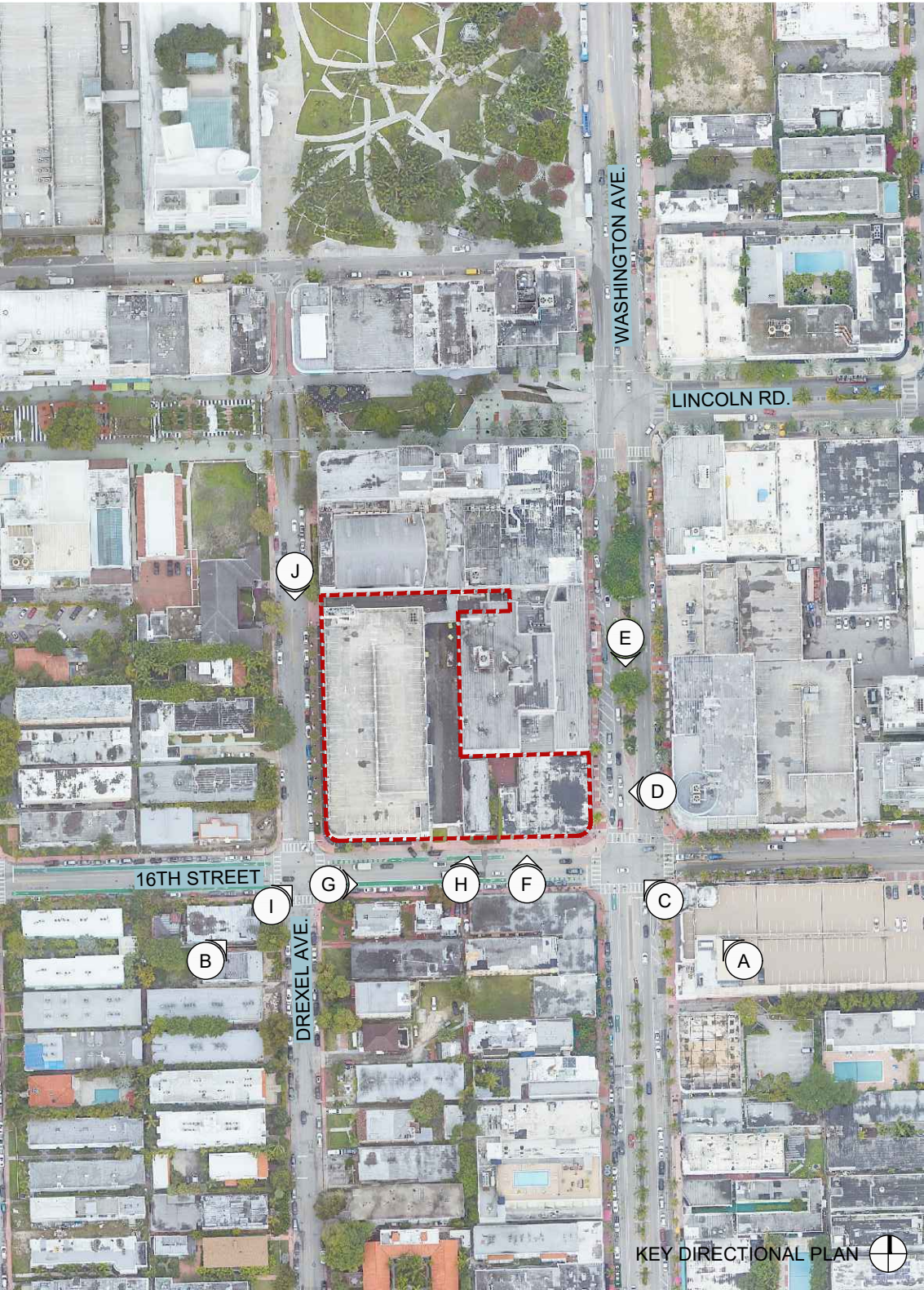
1601 WASHINGTON AVE
LNR Partners headquarters
EXISTING EIGHT
STORY BUILDING



1601 DREXEL AVE
EXISTING GARAGE
BUILDING TO REMAIN

425 16TH STREET
EXISTING BUILDING TO
BE DEMOLISHED

1600 WASHINGTON AVE
EXISTING BUILDING TO
BE DEMOLISHED



KEY DIRECTIONAL PLAN

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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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)



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.
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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.
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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.
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1600 WASHINGTON AVE
1600 WASHINGTON AVE
MIAMI BEACH

BGArchitects
ARCHITECTURE
AAC001062

JOSE L. GOMEZ 8101 BISCAYNE BLVD. S 309 310
MIAMI FL 33133-4614
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DWG. TITLE	CURRENT CONTEXT PHOTOGRAPHS
SCALE	VARIES
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PROJECT NO.	
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DATE	REVISION

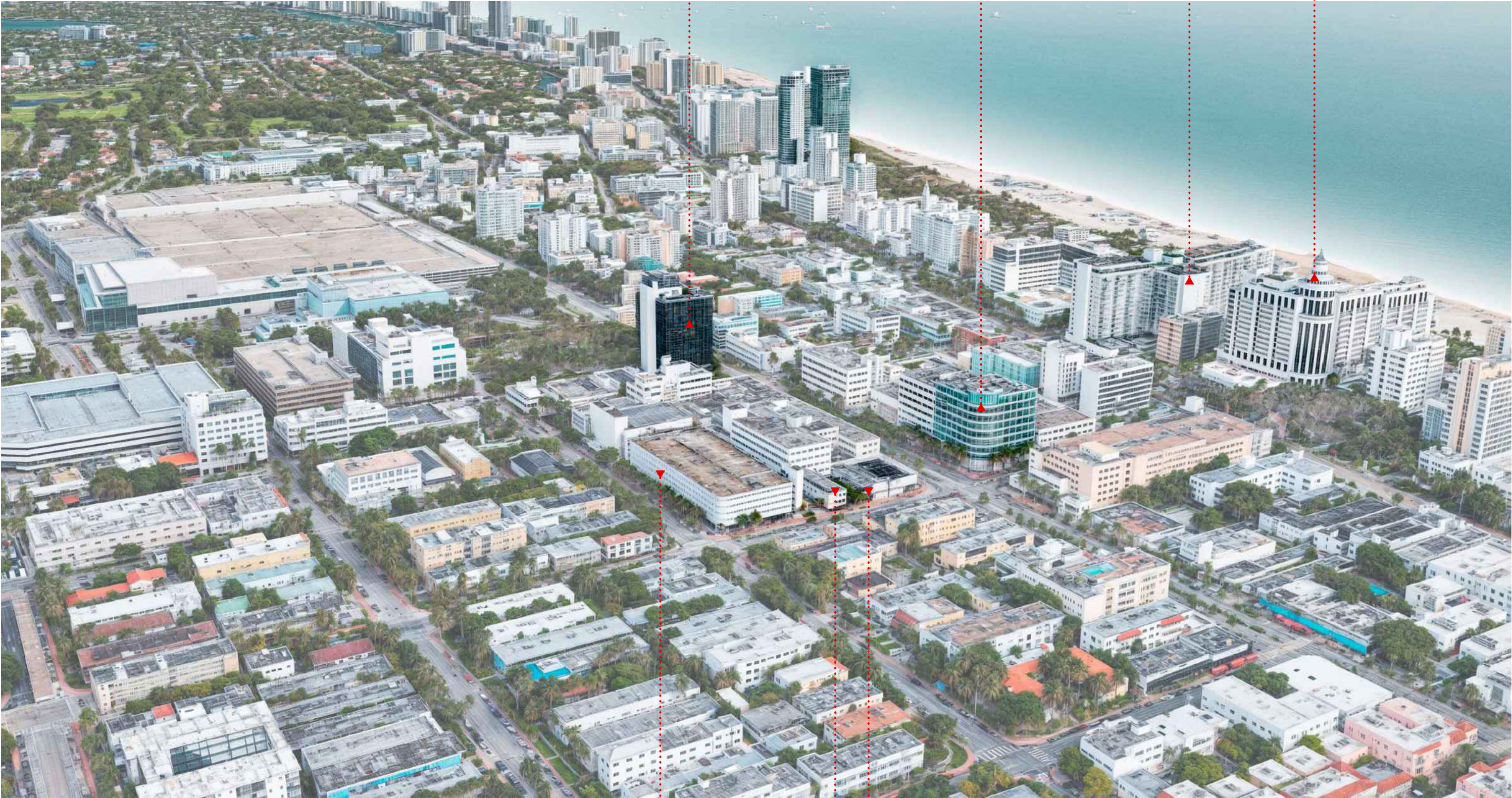
PH-003

407 LINCOLN ROAD
OFFICE TOWER
EXISTING THIRTEEN
STORY BUILDING

1601 WASHINGTON AVE
LNR Partners headquarters
EXISTING EIGHT
STORY BUILDING

100 LINCOLN RD.
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
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1600 WASHINGTON AVE
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MIAMI BEACH



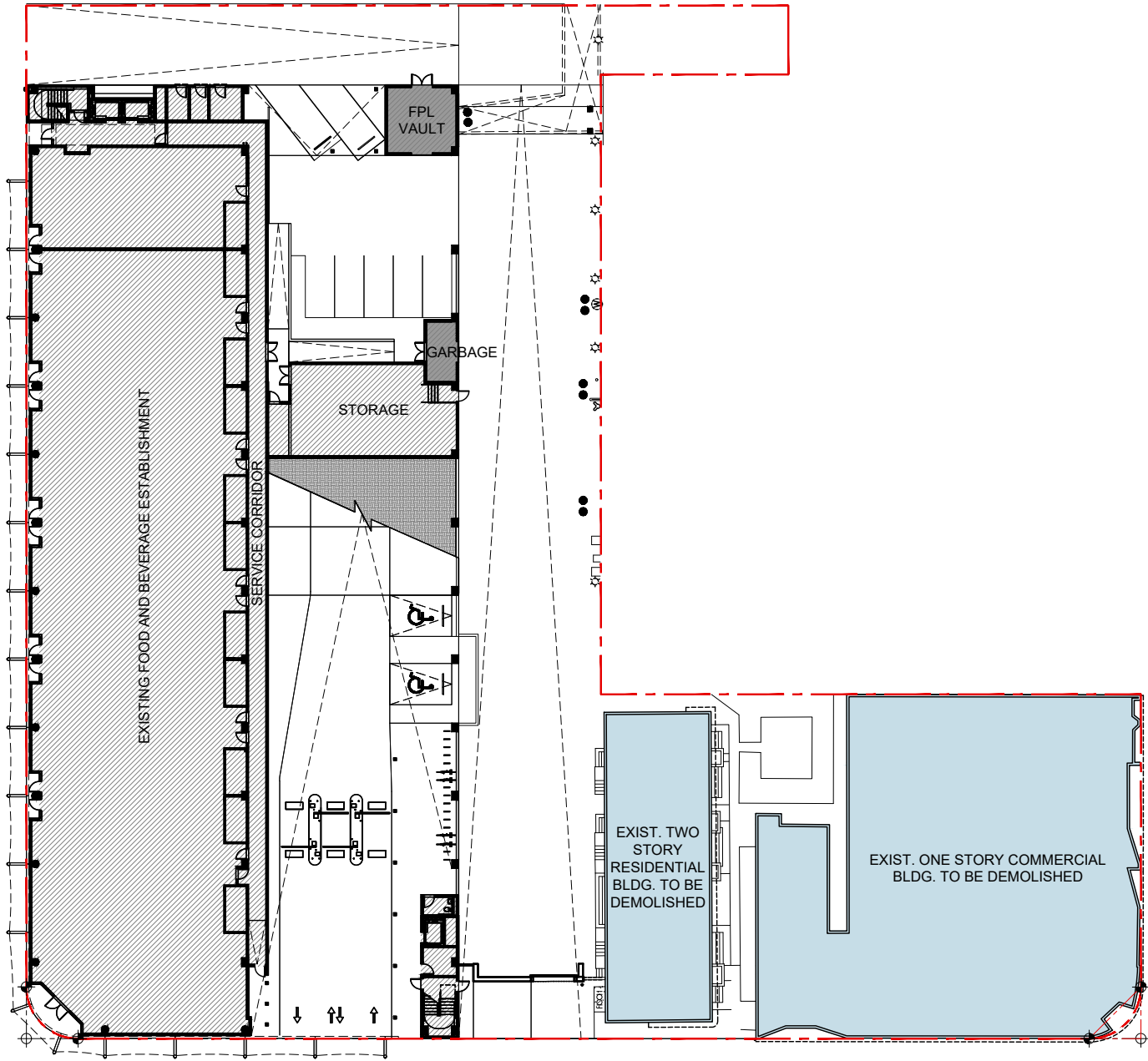
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SCALE	VARIES
DATE	01-15-25
PROJECT NO.	
SHEET NUMBER	2025-03
DATE	REVISION

CONSULTANT

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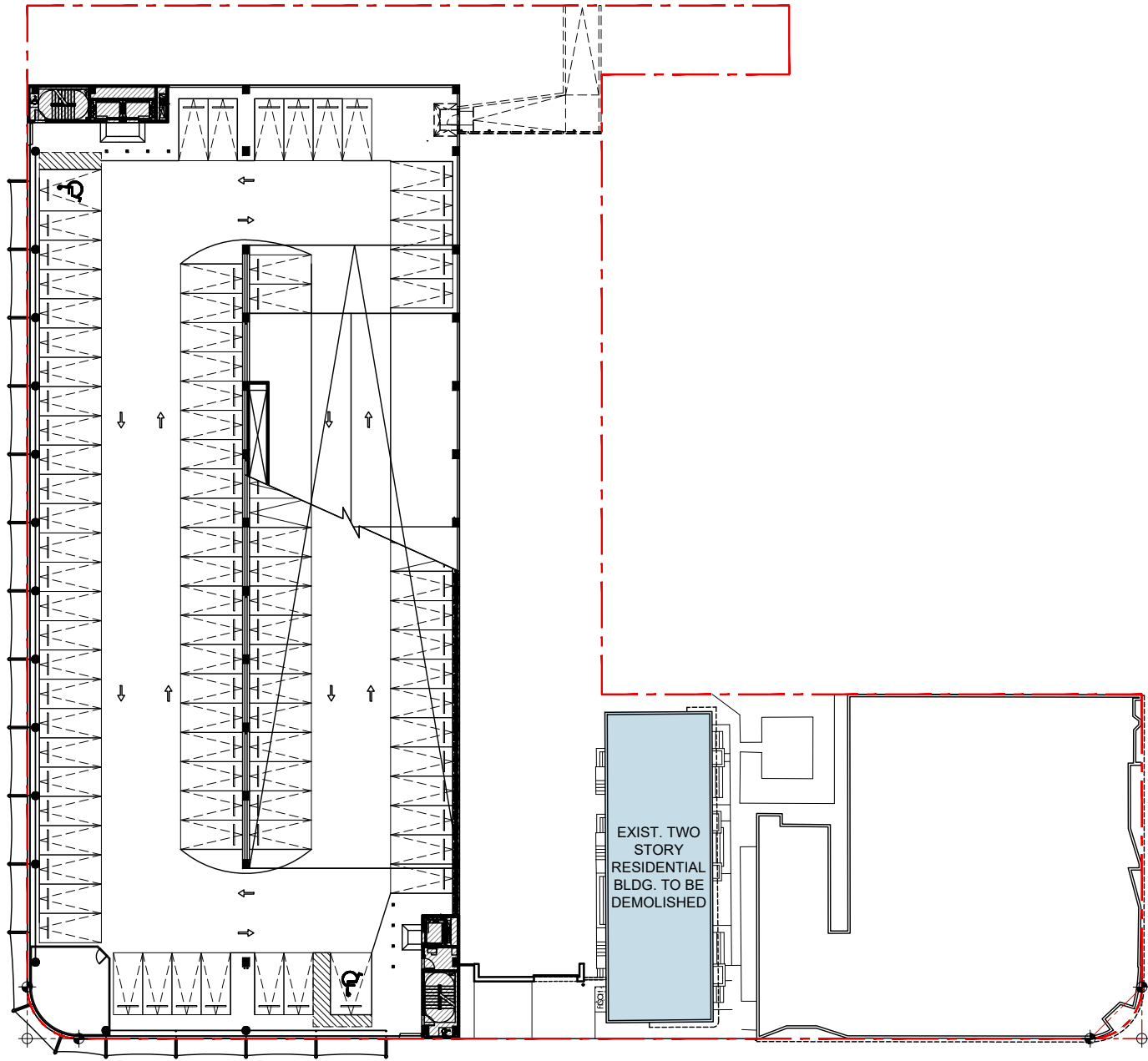
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PH-005



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
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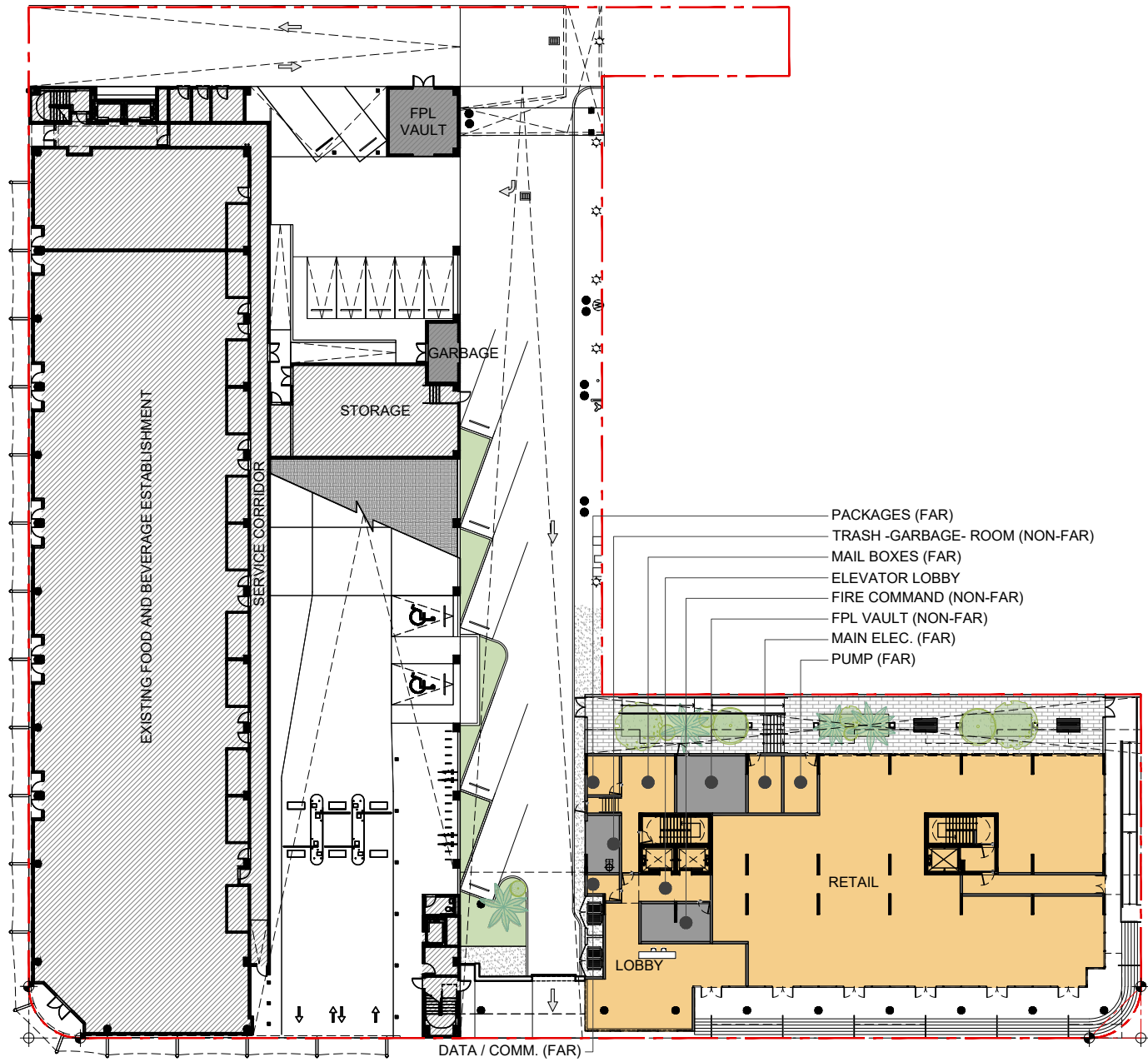
1600 WASHINGTON AVE
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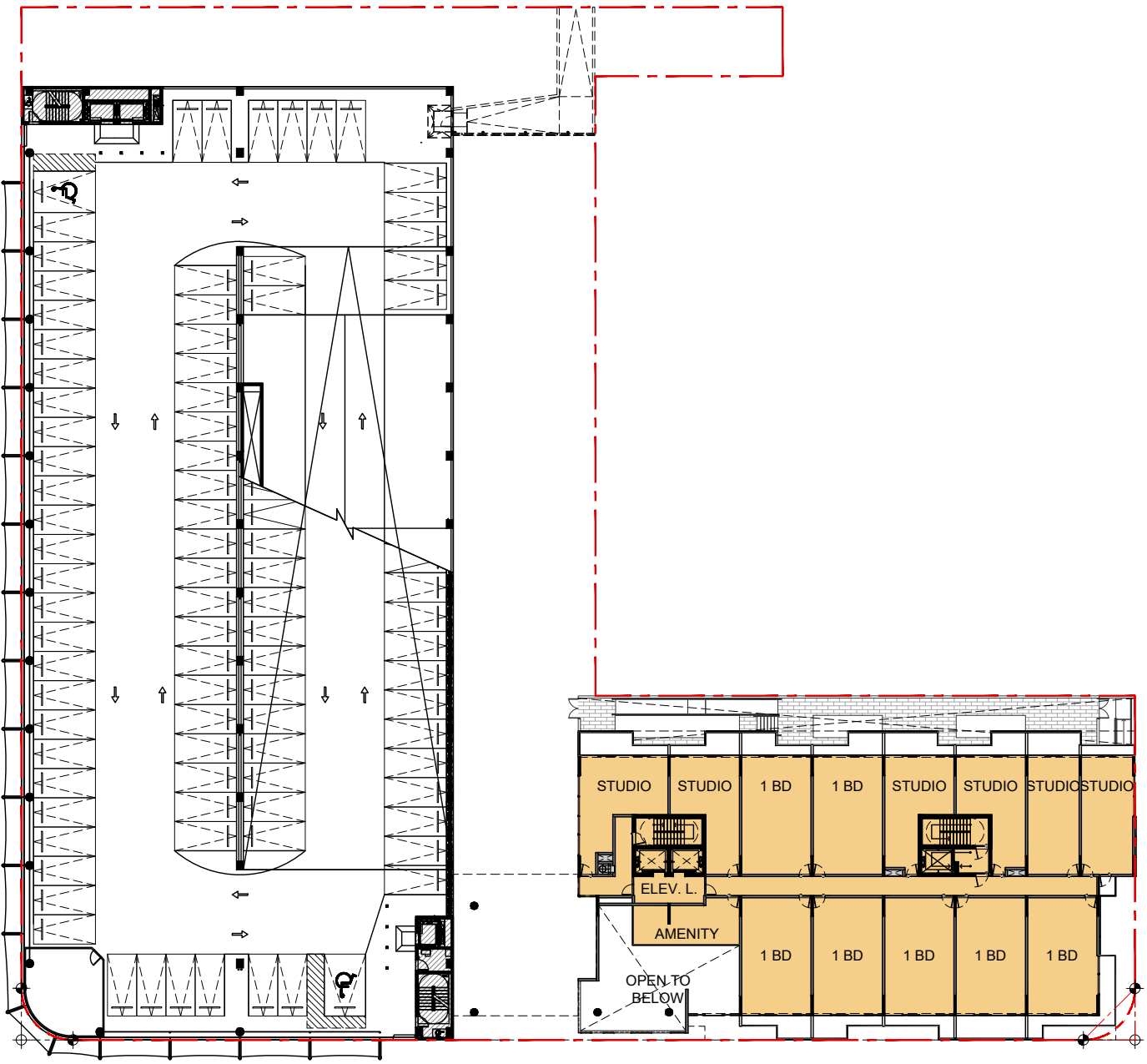
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SCALE		N.T.S.
DATE		01-15-25
PROJECT NO.		
SHEET NUMBER		2025-03
DATE	REVISION	

A-010



FAR DIAGRAM - PROPOSED GROUND LEVEL FLOOR PLAN

FAR AREAS SCHEDULE	PROPOSED	EXISTING
RETAIL / COMMERCIAL	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.
TOTAL FAR GROUND LEVEL	9762 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) LEVEL FLOOR PLAN

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.
TOTAL FAR TYP. LEVEL	10646 SQ. FT.	837 SQ. FT.

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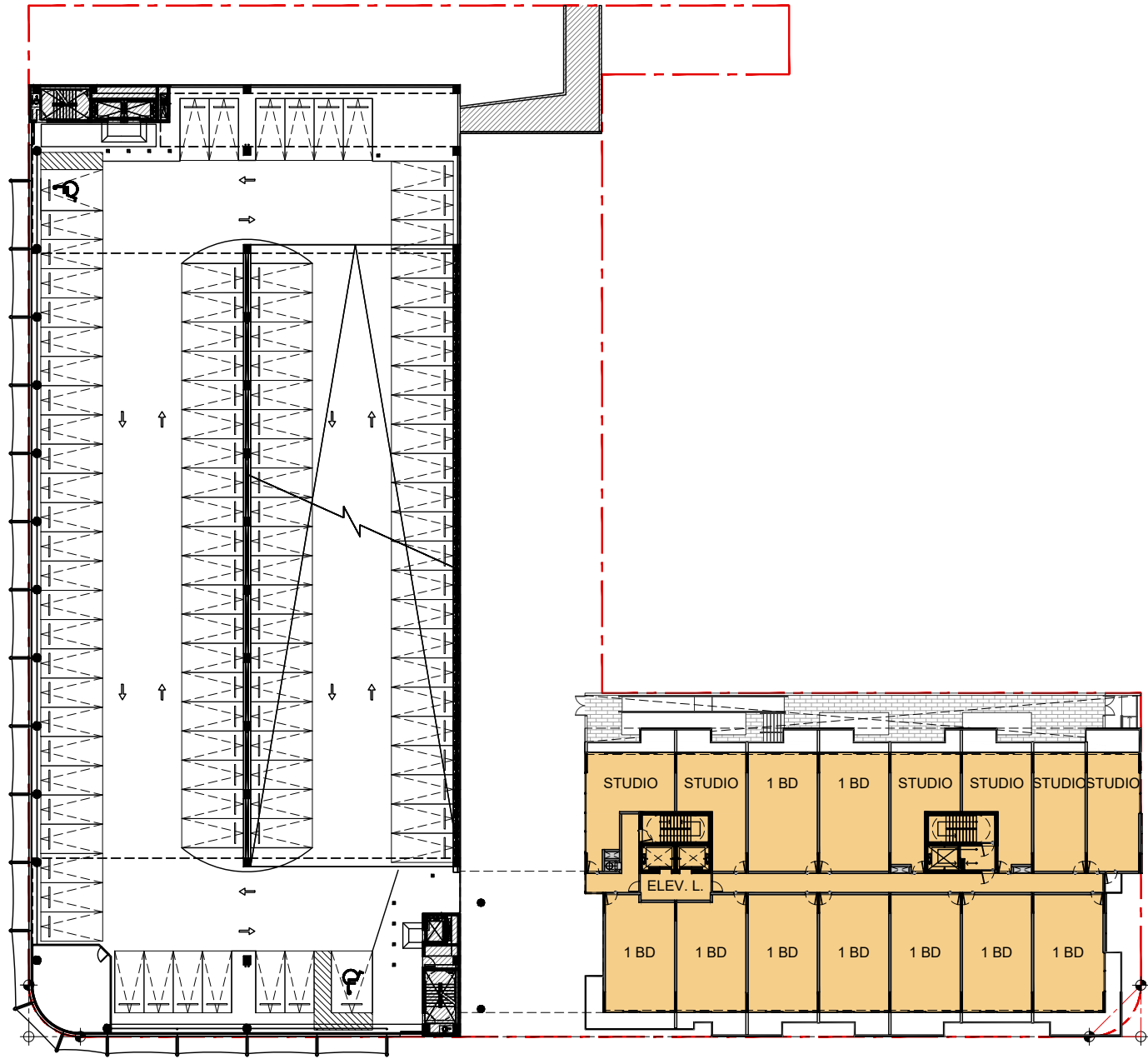
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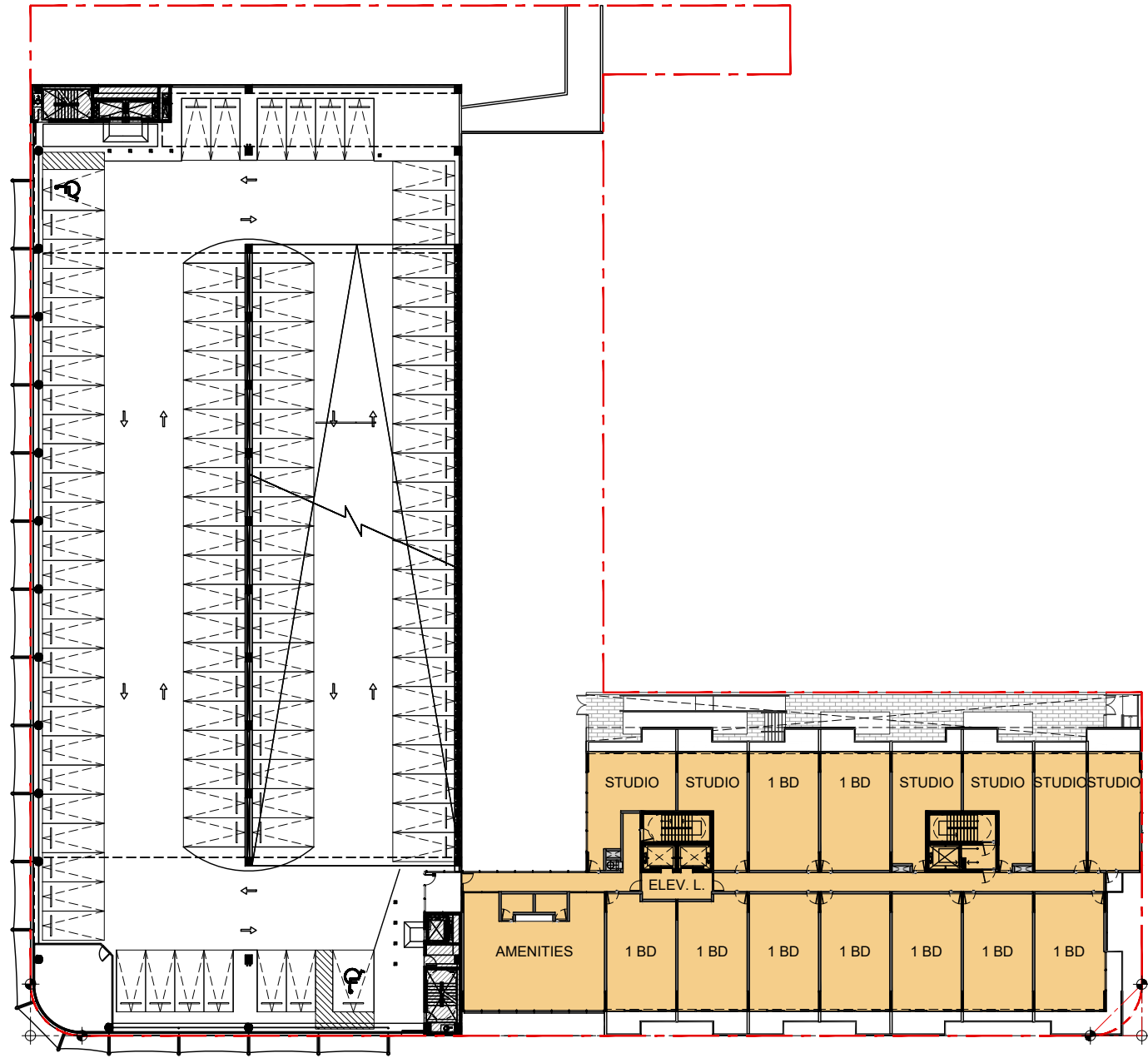
DWG. TITLE	PROPOSED FAR DIAGRAMS
SCALE	N.T.S.
DATE	01-15-25
PROJECT NO.	
SHEET NUMBER	2025-03
DATE	REVISION

A-011



FAR DIAGRAM - PROPOSED THIRD (3) 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.
TOTAL FAR TYP. LEVEL	11647 SQ. FT.	1540 SQ. FT.



FAR DIAGRAM - PROPOSED FOURTH (4) LEVEL FLOOR PLAN

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.
TOTAL FAR TYP. LEVEL	13310 SQ. FT.	837 SQ. FT.

TEN ARQUITECTOS
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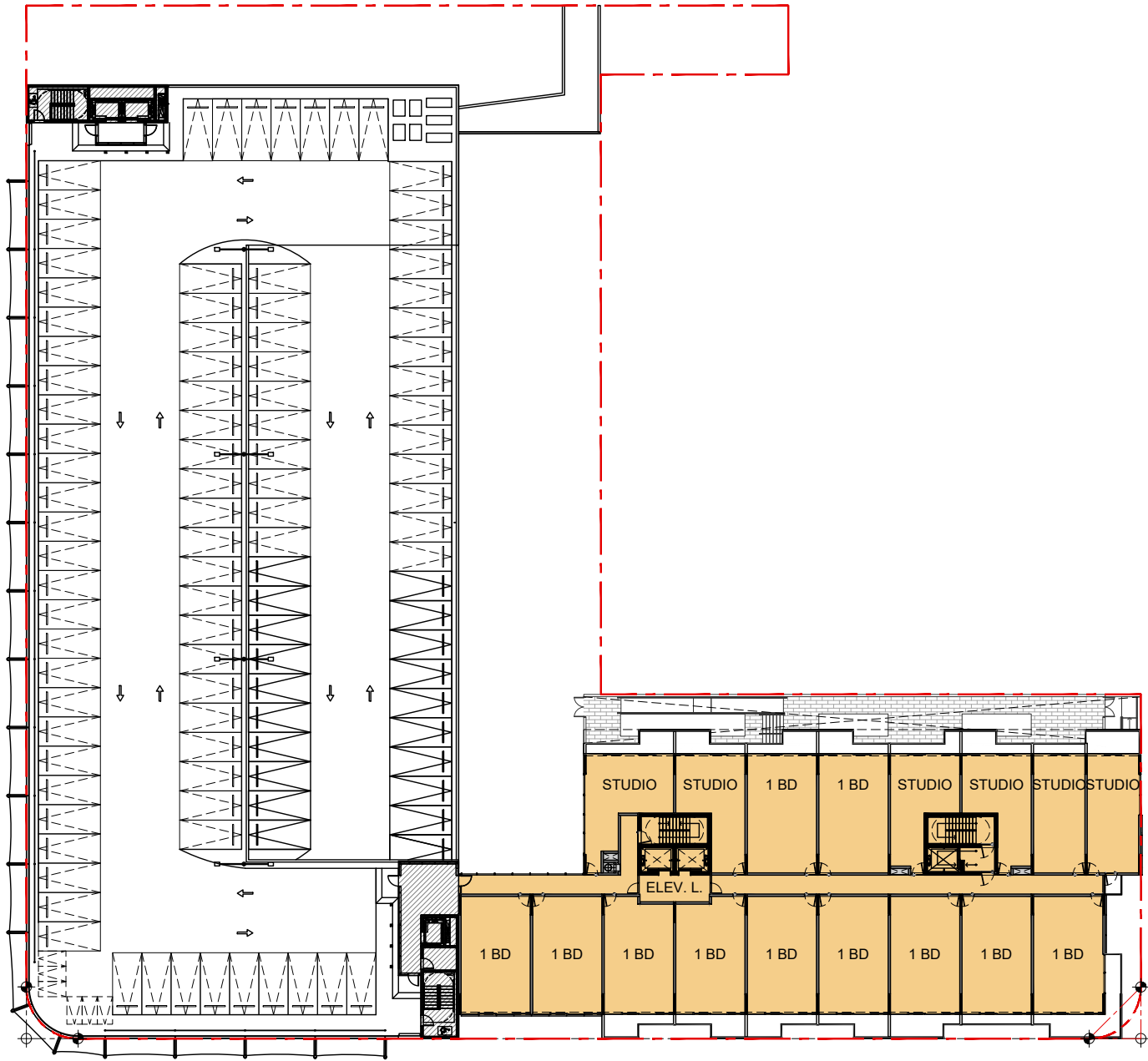
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MIAMI BEACH



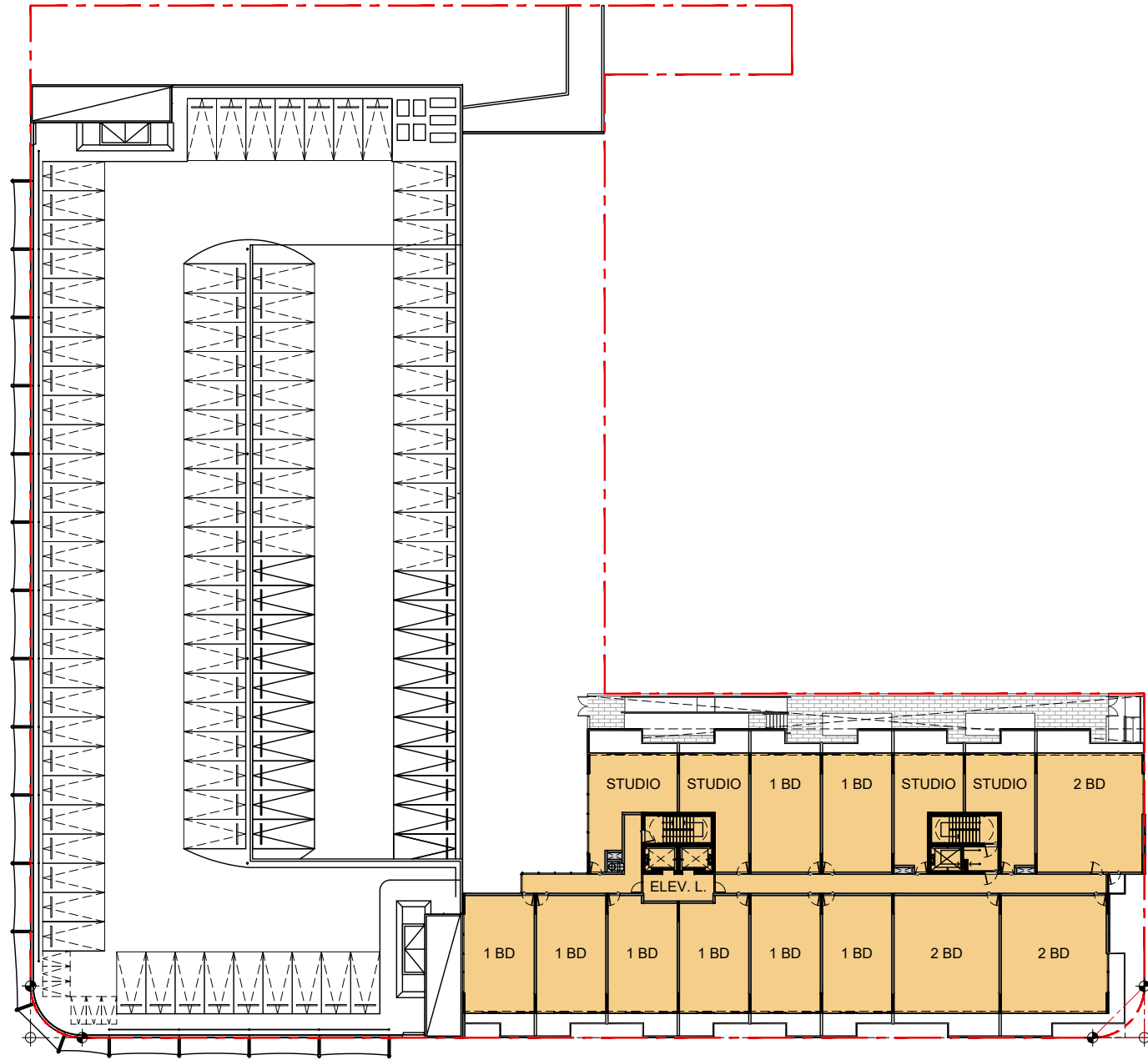
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DWG. TITLE	PROPOSED FAR DIAGRAMS
SCALE	N.T.S.
DATE	01-15-25
PROJECT NO.	
SHEET NUMBER	2025-03
DATE	REVISION

A-012



FAR DIAGRAM - PROPOSED 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.
TOTAL FAR TYP. LEVEL	13310 SQ. FT.	1215 SQ. FT.

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.	
TOTAL FAR TYP. LEVEL	13207 SQ. FT.	

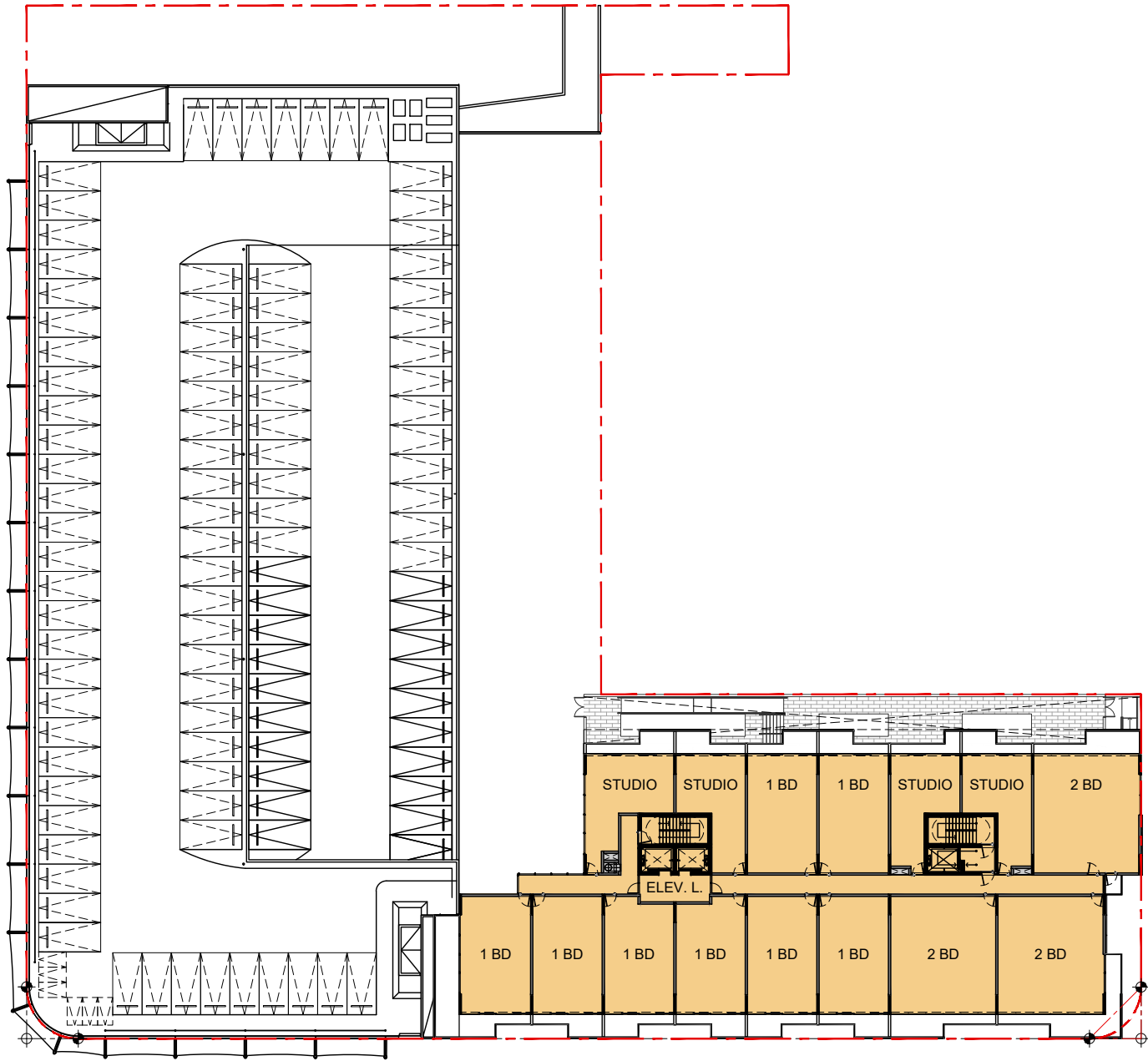
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1600 WASHINGTON AVE
1600 WASHINGTON AVE
MIAMI BEACH



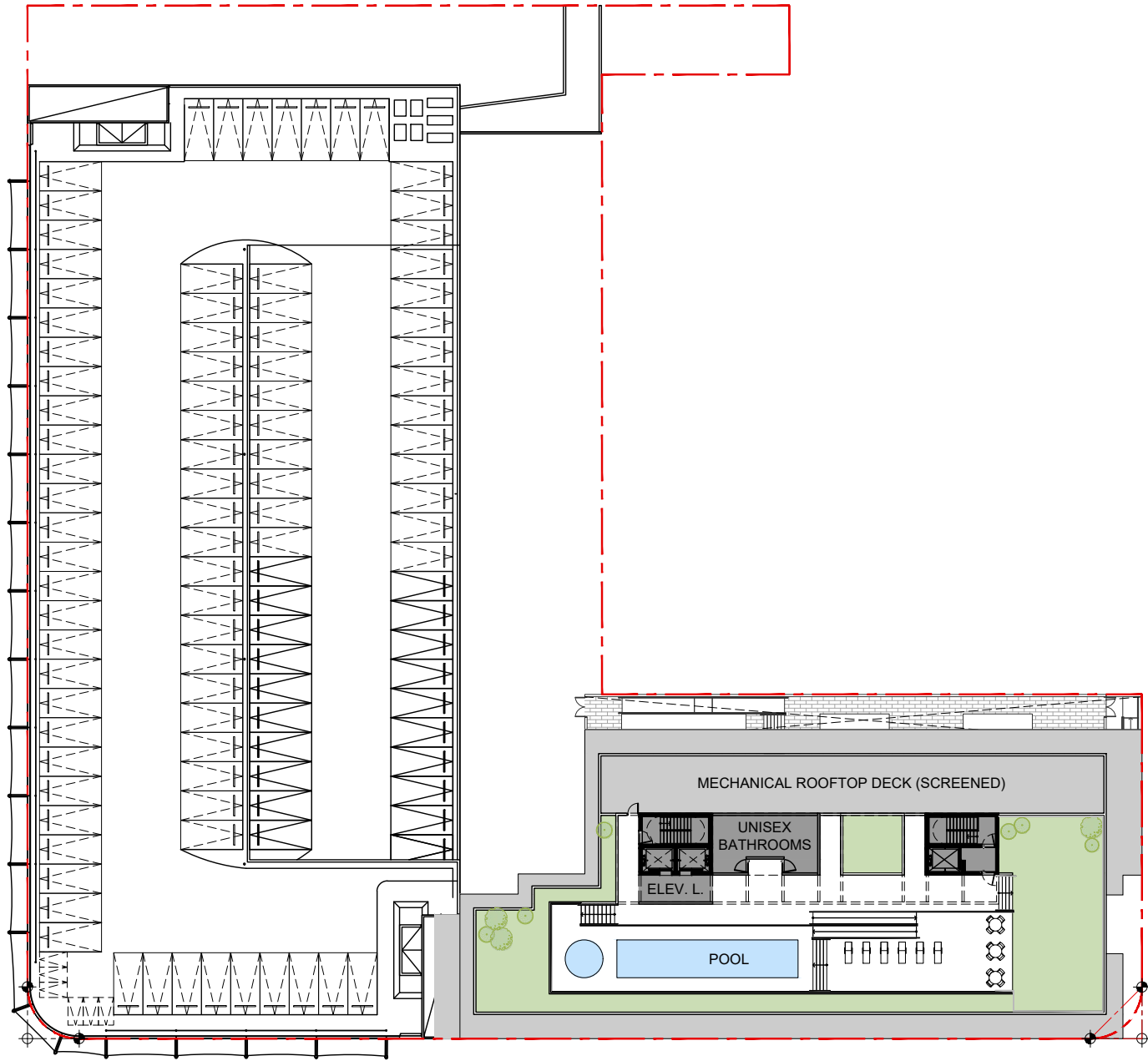
DWG. TITLE	PROPOSED FAR DIAGRAMS
SCALE	N.T.S.
DATE	01-15-25
PROJECT NO.	
SHEET NUMBER	2025-03
DATE	REVISION

A-013



FAR DIAGRAM - PROPOSED SIXTH THE FIFTEENTH (7-15) LEVELS 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.	
TOTAL FAR TYP. LEVEL	13207 SQ. FT.	



FAR DIAGRAM - PROPOSED ROOFTOP LEVEL FLOOR PLAN

FAR AREAS SCHEDULE	PROPOSED	EXISTING
UNISEX BATHROOMS - NON-FAR-	516 SQ. FT.	
PERMITTED UNDER F.B.C. 2023 ED.		
POOL EQ. ROOM - NON-FAR-	---	
ABOVE THE MAIN ROOF DECK		
CIRCULATION -NON-FAR-	772 SQ. FT.	
ABOVE THE MAIN ROOF DECK		
ELEVATOR LOBBY -NON-FAR-	180 SQ. FT.	
ABOVE THE MAIN ROOF DECK		
TOTAL NON-FAR ROOFTOP LEVEL	1468 SQ. FT.	

TEN ARQUITECTOS
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1600 WASHINGTON AVE
MIAMI BEACH

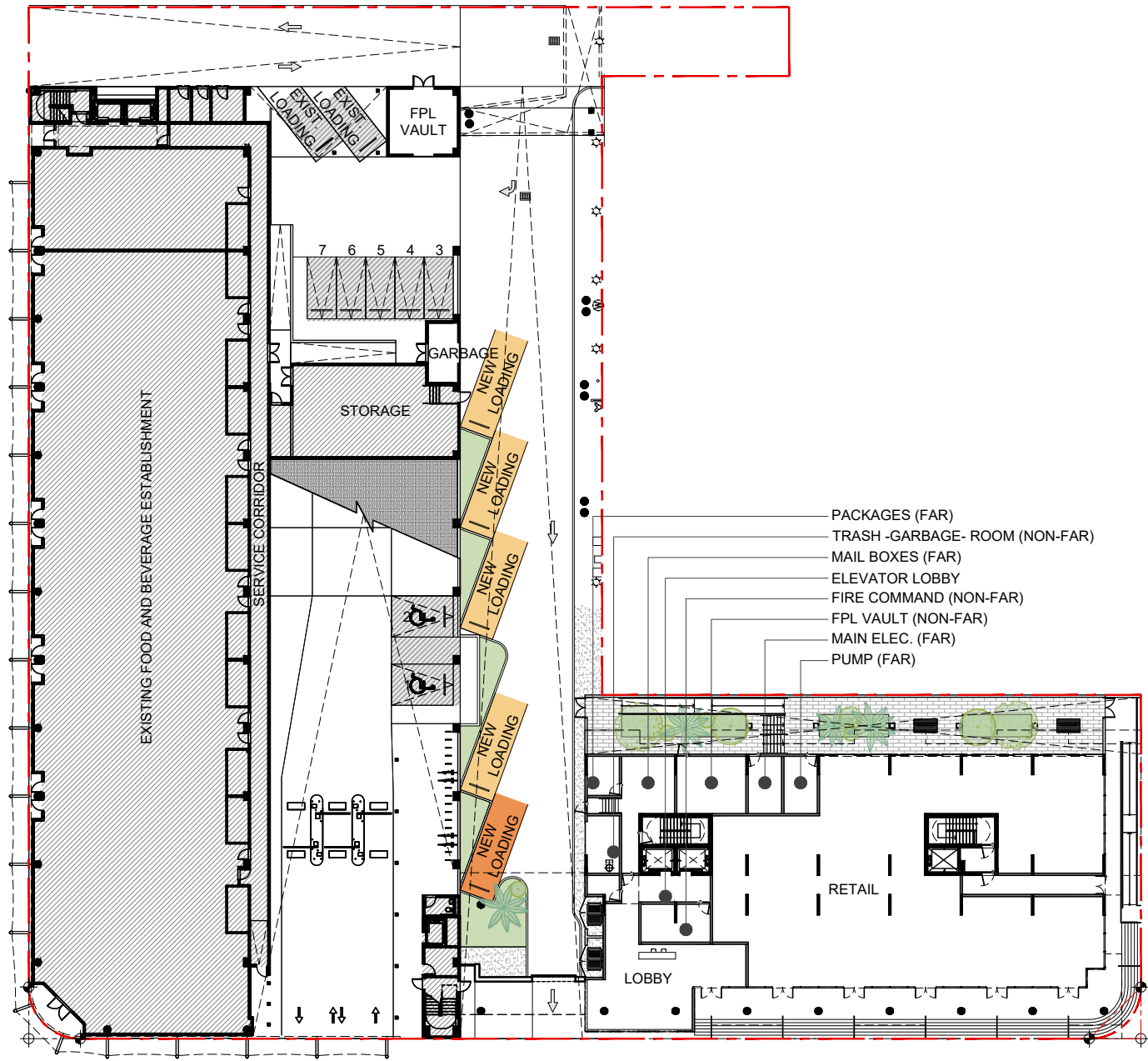
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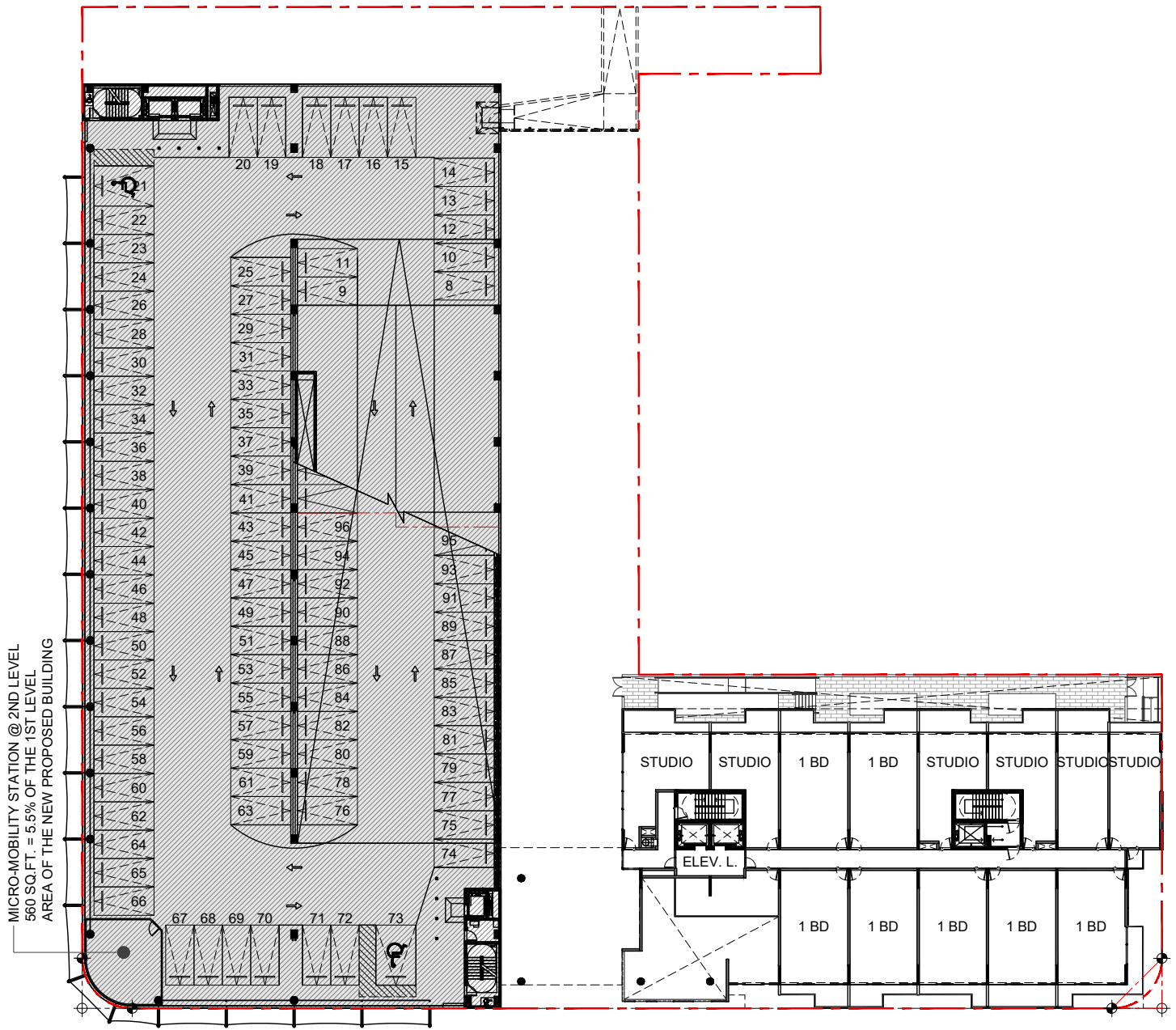
DWG. TITLE	PROPOSED FAR DIAGRAMS
SCALE	N.T.S.
DATE	01-15-25
PROJECT NO.	2025-03
SHEET NUMBER	A-014

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	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												216389	3.24

AVERAGE UNIT SIZE TABULATION CHART ANALISYS																											
PROPOSED STUDIOS UNITS						PROPOSED 1 BD UNITS												PROPOSED 2 BD UNITS						UNITS	TOTAL SQ.FT.		
SQ.FT.	UNITS	SQ.FT.	UNITS	SQ.FT.	UNITS	SQ.FT.	UNITS	SQ.FT.	UNITS	SQ.FT.	UNITS	SQ.FT.	UNITS	SQ.FT.	UNITS	SQ.FT.	UNITS	SQ.FT.	UNITS	SQ.FT.	UNITS	SQ.FT.	UNITS			SQ.FT.	UNITS
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	
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
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	
TOTAL STUDIO UNITS = 64						TOTAL 1BD UNITS = 116												TOTAL 2BD UNITS = 30						210	153,536		
AVERAGE UNITS SIZE (SQ.FT.)																								731			



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.

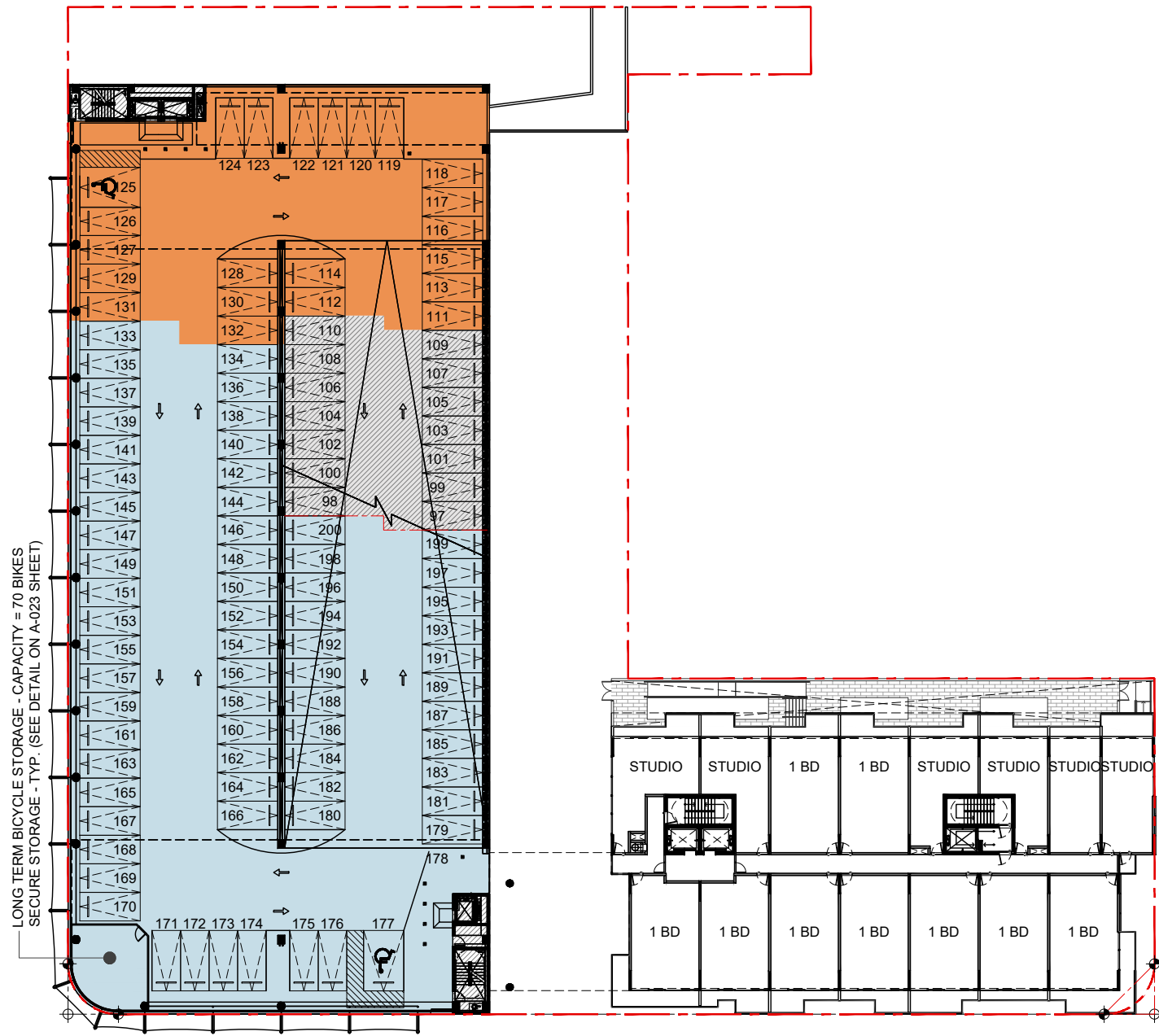
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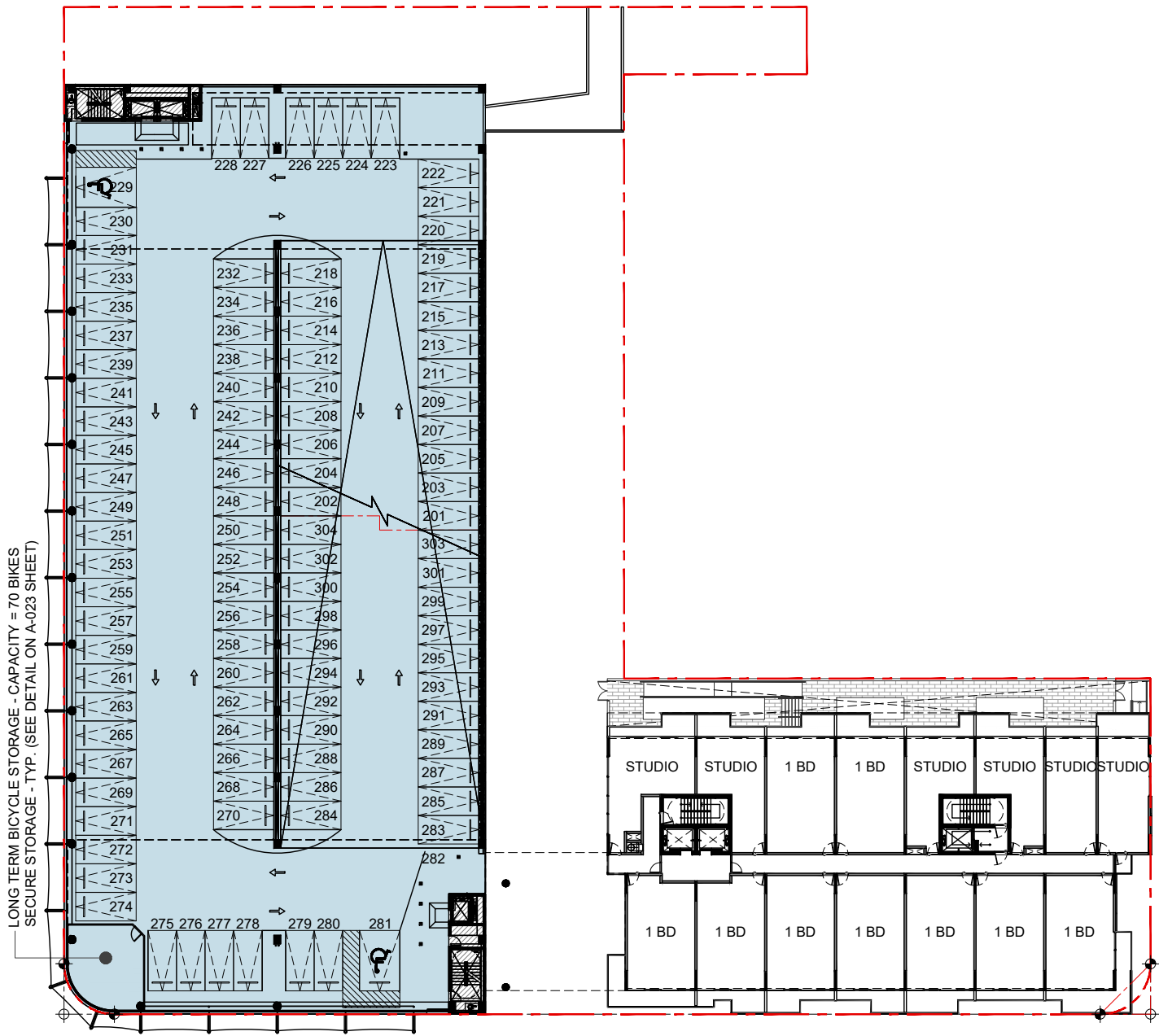
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DWG. TITLE	OFF-STREET PARKING ANALYSIS
SCALE	N.T.S.
DATE	01-15-25
PROJECT NO.	2025-03
SHEET NUMBER	A-020
DATE	REVISION



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	22 STALLS
	NEW WORLD SYMPHONY PARKINGS	68 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

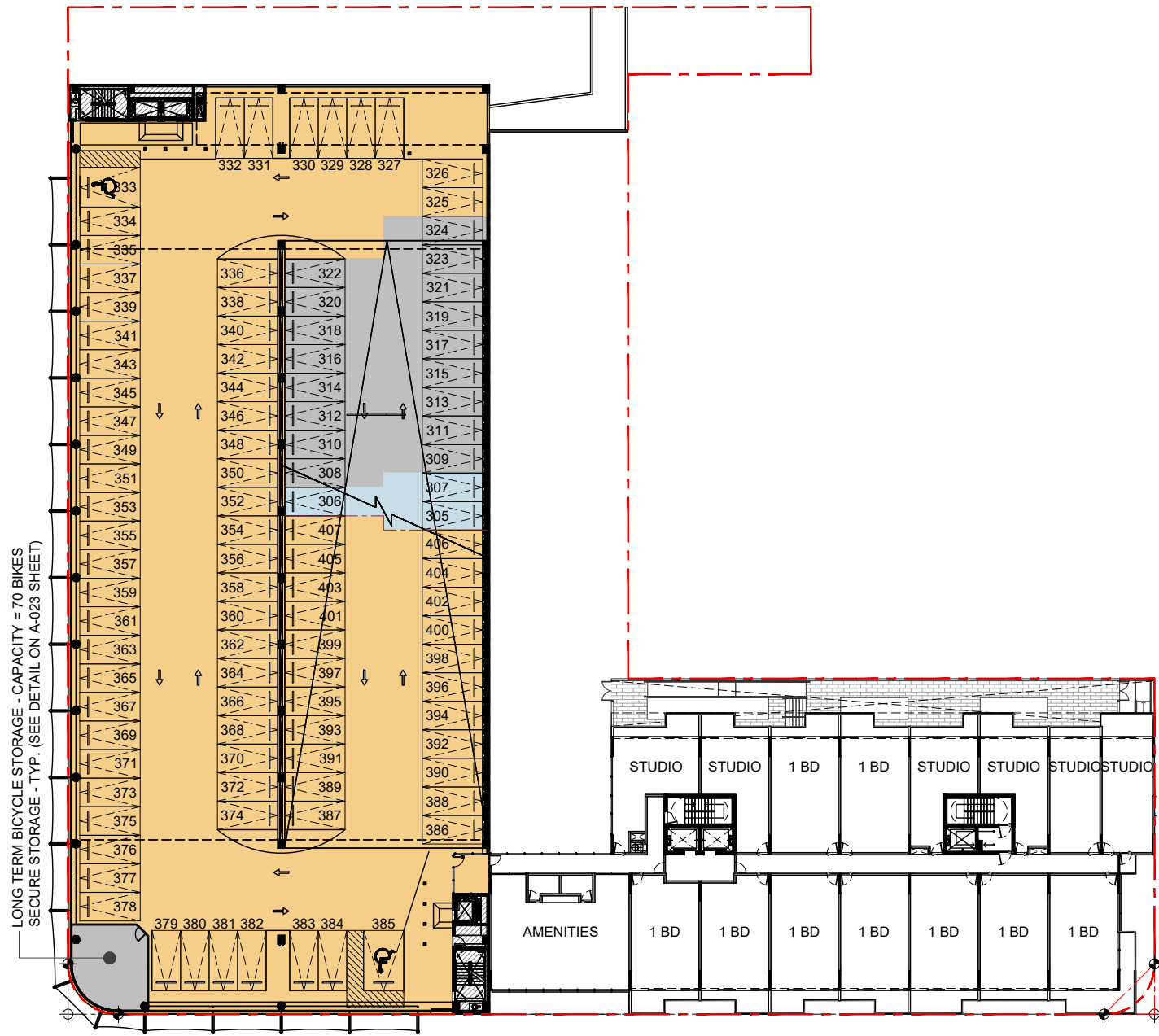
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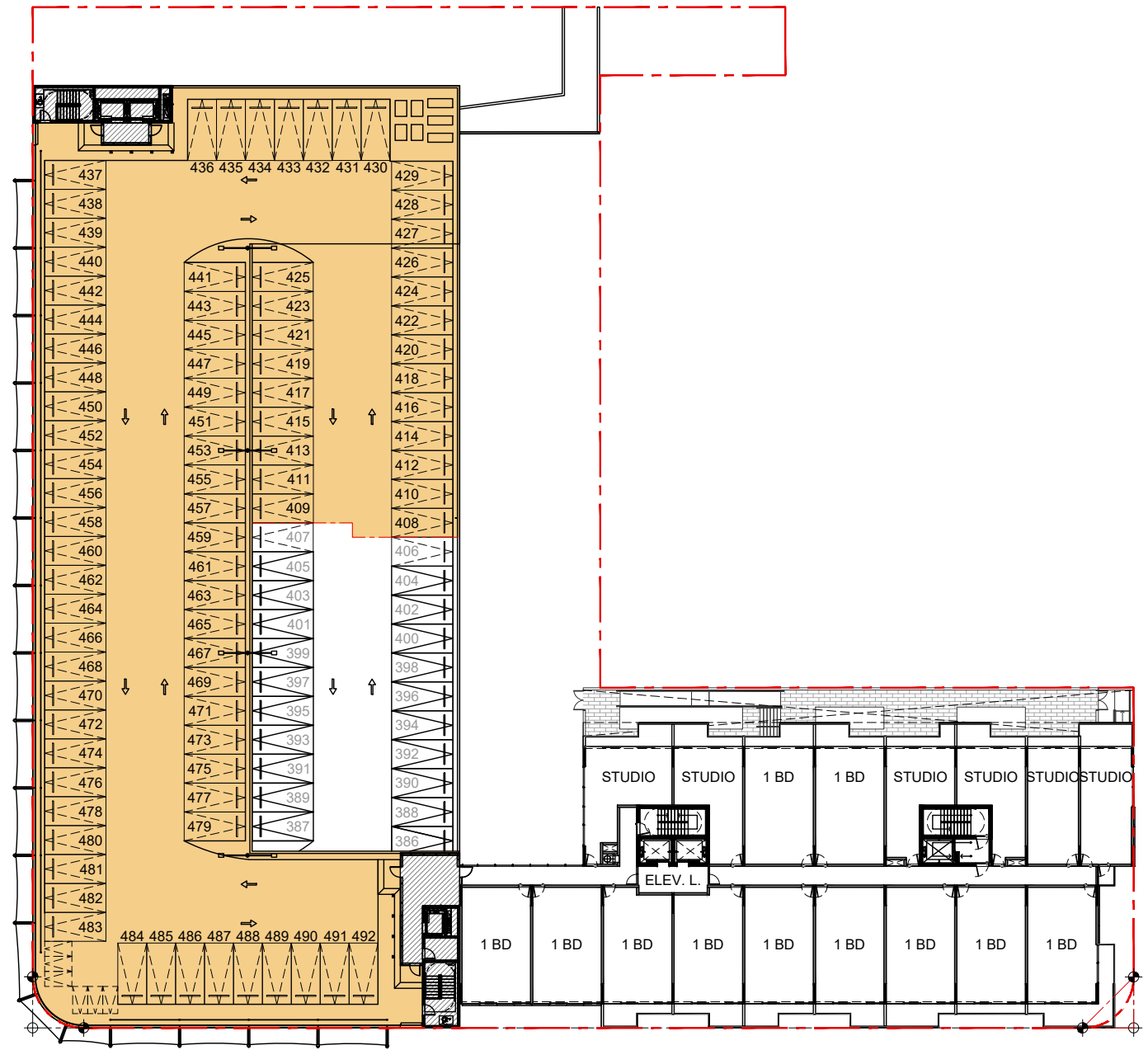
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DWG. TITLE	OFF-STREET PARKING ANALYSIS
SCALE	N.T.S.
DATE	01-15-25
PROJECT NO.	2025-03
SHEET NUMBER	A-021
DATE	REVISION



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	83 STALLS
	RESIDENTIAL DESIGNATED GUEST PARKINGS	17 STALLS
	COMMERCIAL @ NEW BLDG. PARKINGS	-- STALLS
	NEW WORLD SYMPHONY PARKINGS	3 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

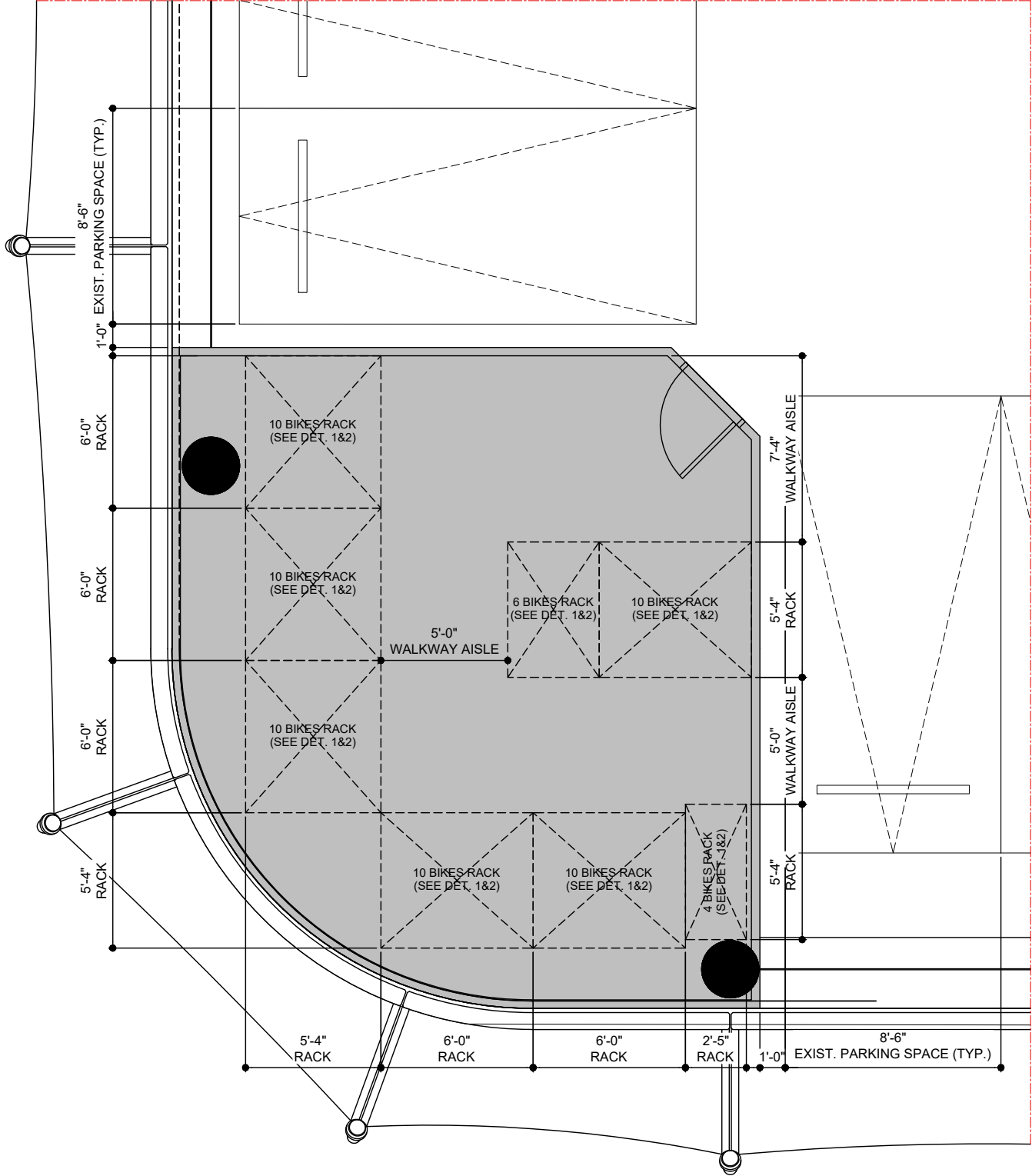
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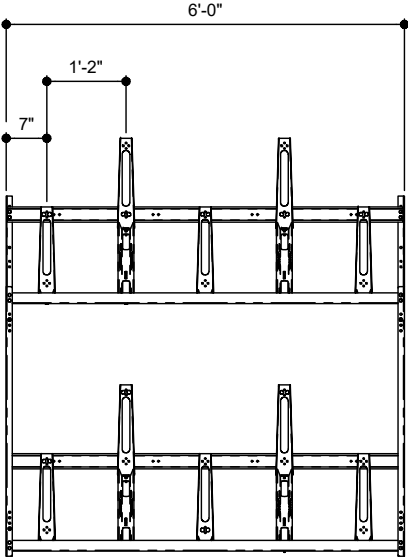


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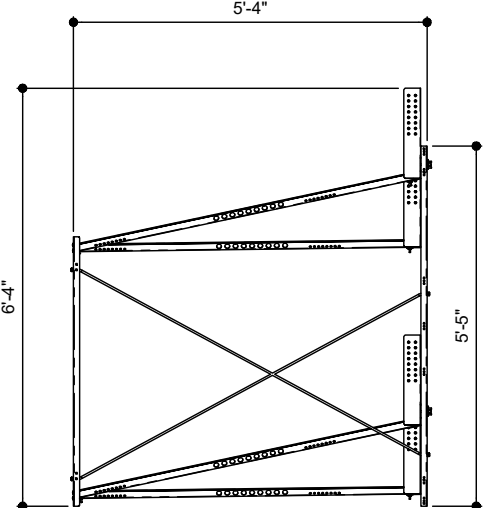
DWG. TITLE	OFF-STREET PARKING ANALYSIS
SCALE	N.T.S.
DATE	01-15-25
PROJECT NO.	2025-03
SHEET NUMBER	A-022
DATE	REVISION



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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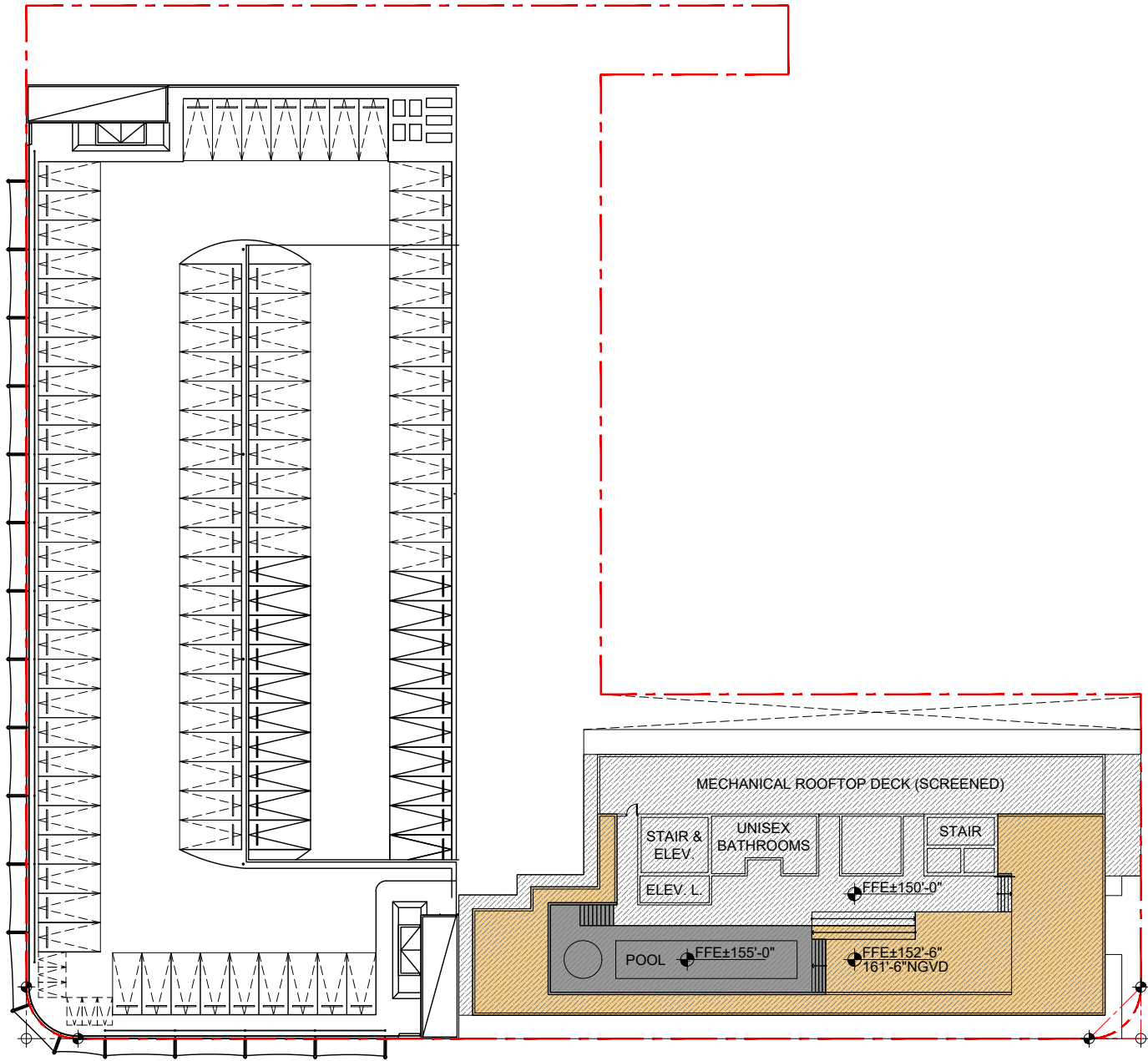
1600 WASHINGTON AVE
1600 WASHINGTON AVE
MIAMI BEACH



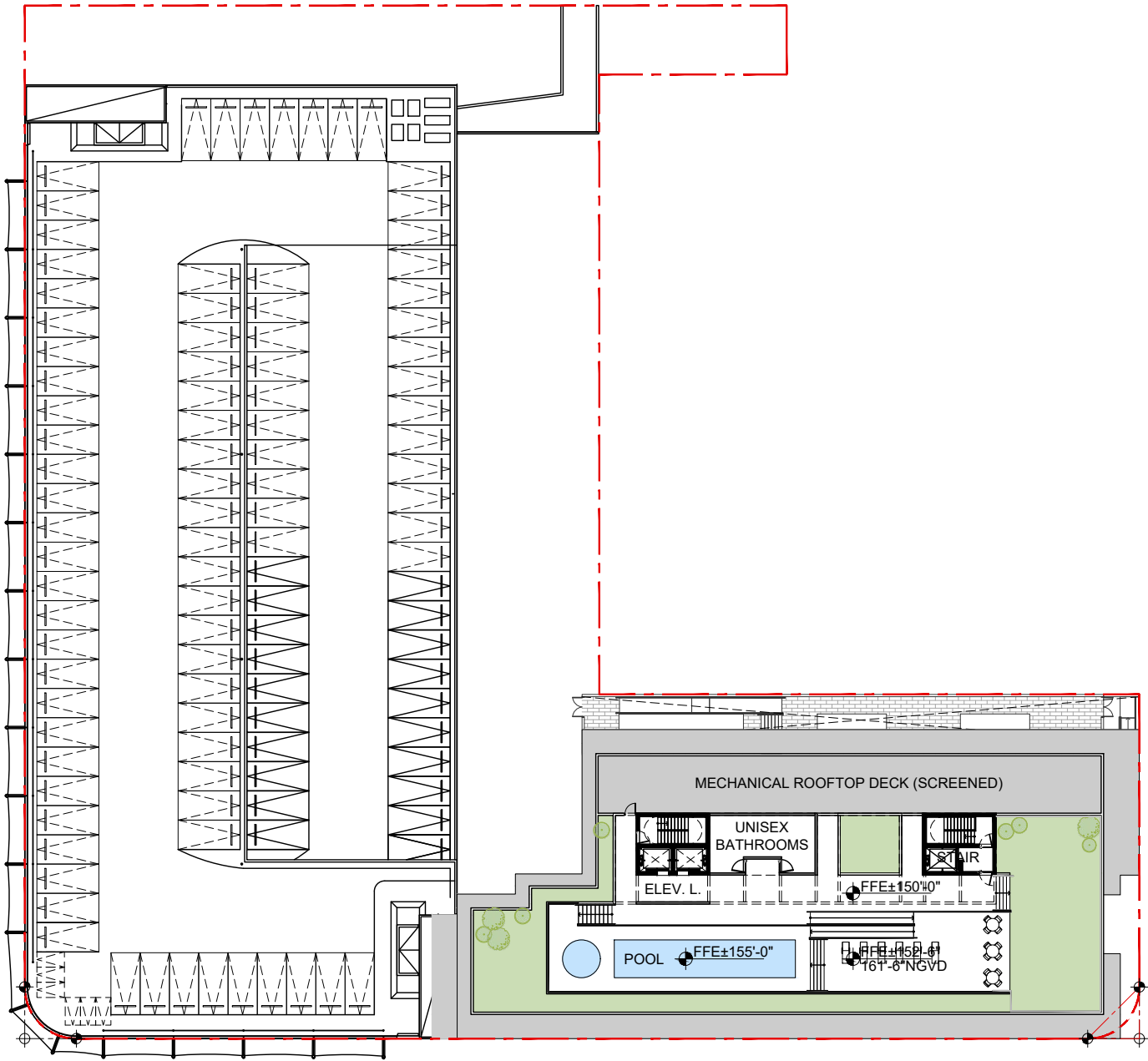
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	DWG. TITLE
	TYP. LONG-TERM BICYCLE PARKING STORAGE
	SCALE N.T.S.
	DATE 01-15-25
	PROJECT NO.
	2025-03
	SHEET NUMBER
Δ DATE	REVISION

A-023



ROOFDECK HEIGHT EXCEPTIONS DIAGRAM - PROPOSED ROOFTOP LEVEL FLOOR PLAN



PROPOSED ROOFTOP LEVEL FLOOR PLAN

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

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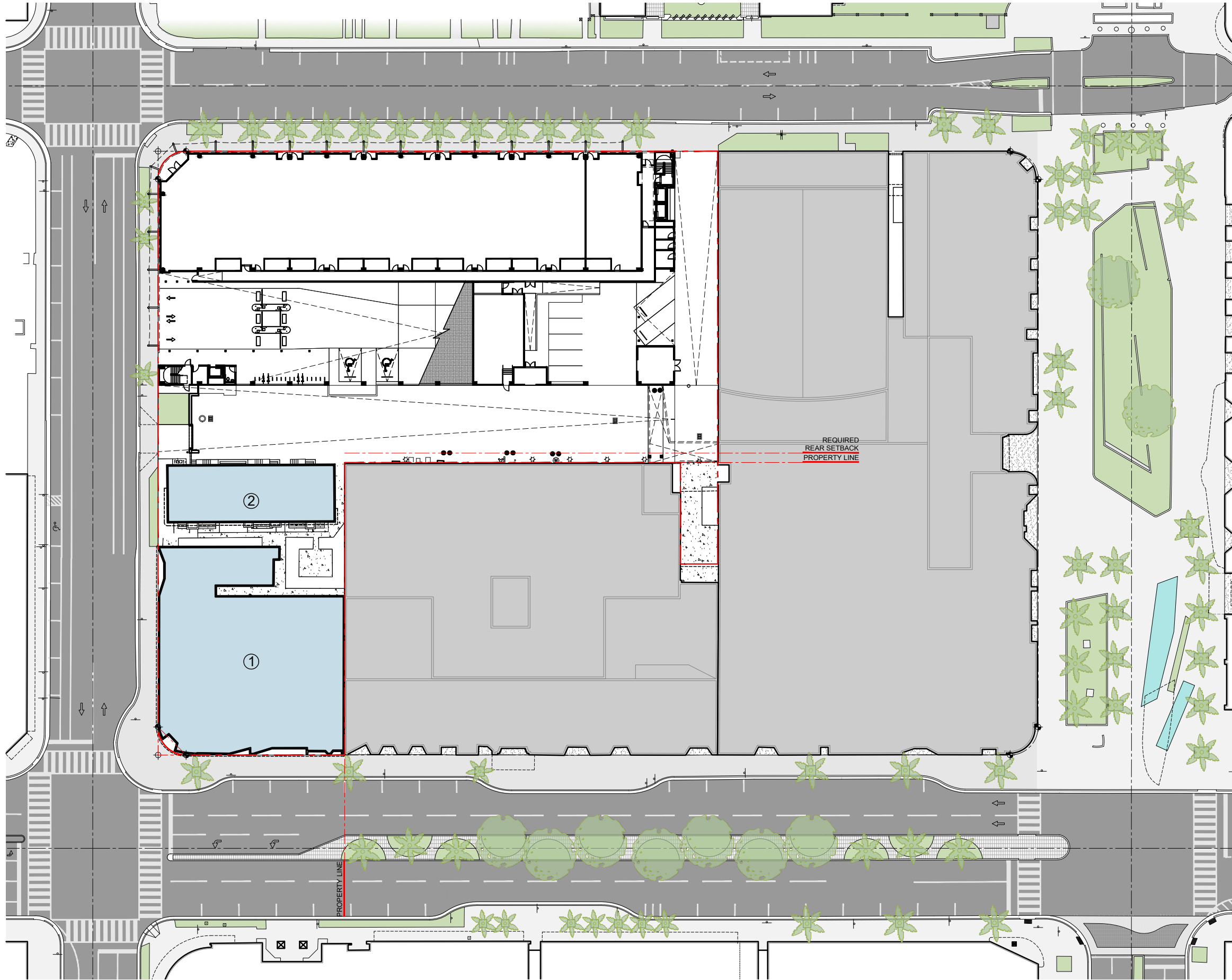
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AAC001062 AR0015416 MIAMI, FL 33133 P. 404.4

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

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'

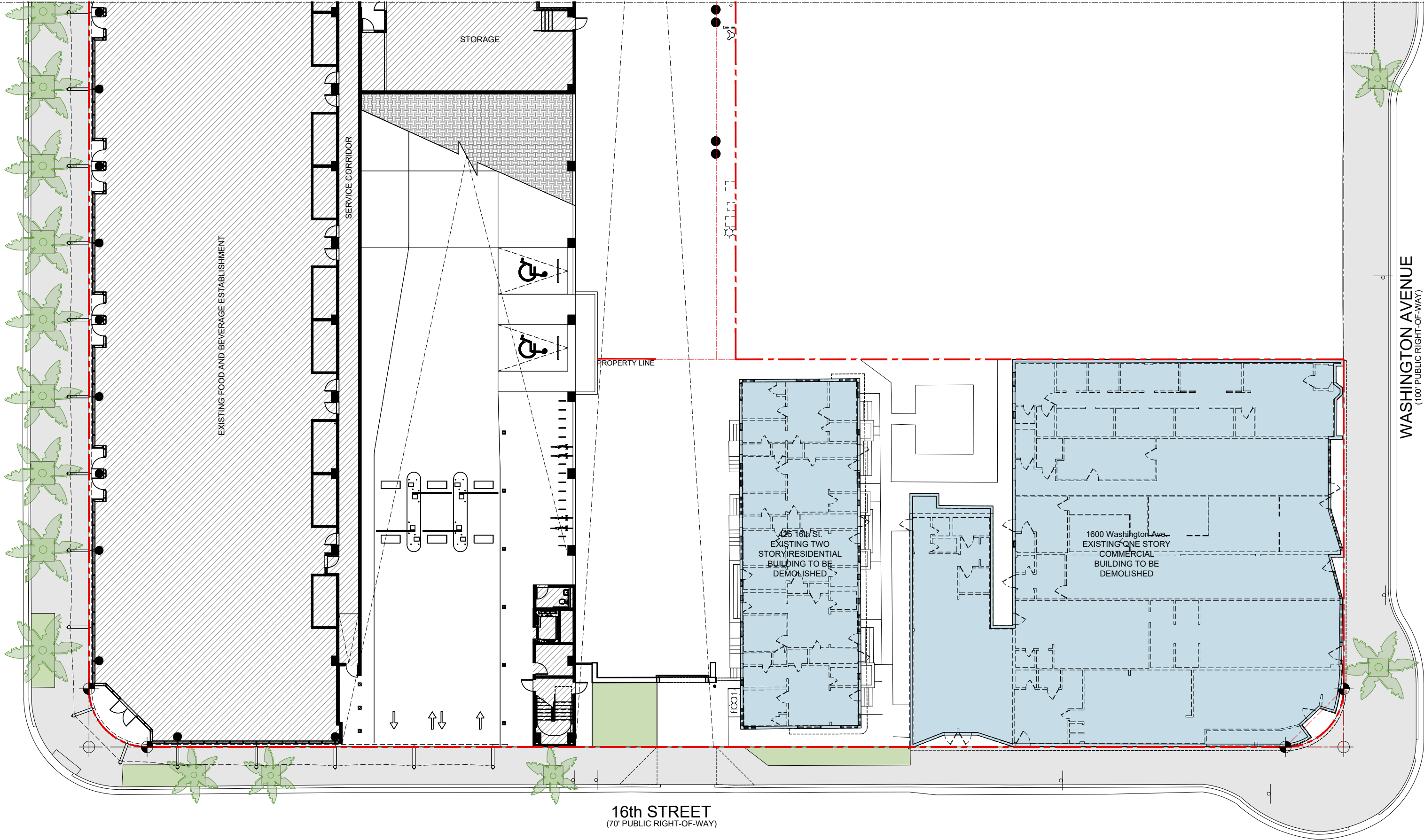
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DWG. TITLE	EXISTING OVERALL SITE PLAN
SCALE	VARIES
DATE	01-15-25
PROJECT NO.	2025-03
SHEET NUMBER	EXIST-100
DATE	REVISION



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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

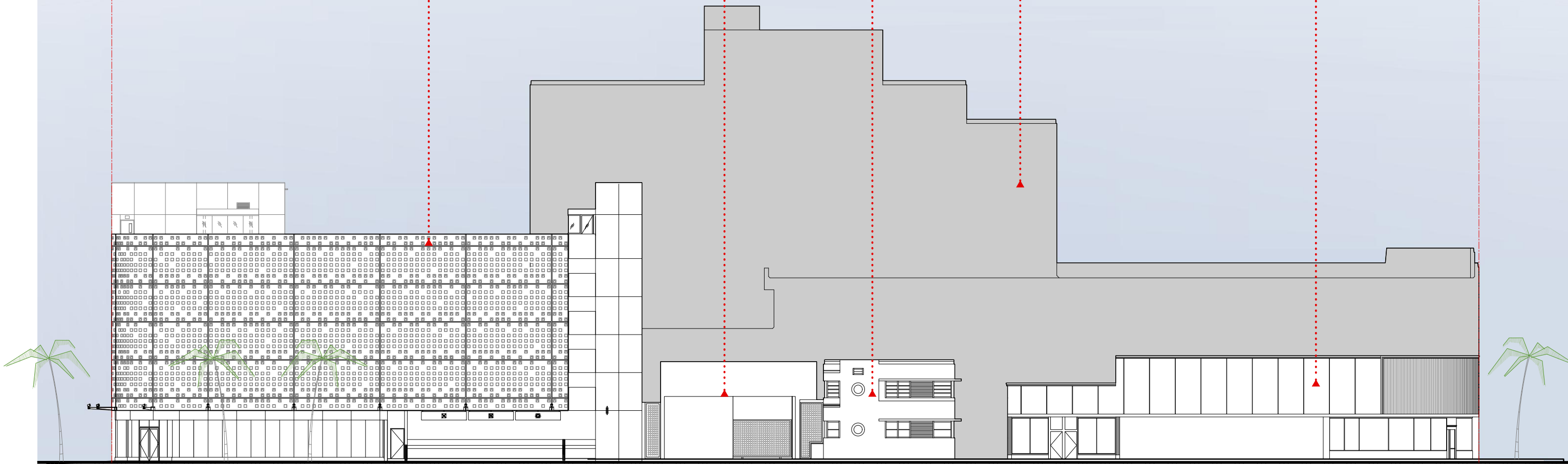
1601 Drexel Ave.
EXISTING GARAGE
STRUCTURE TO
REMAIN

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

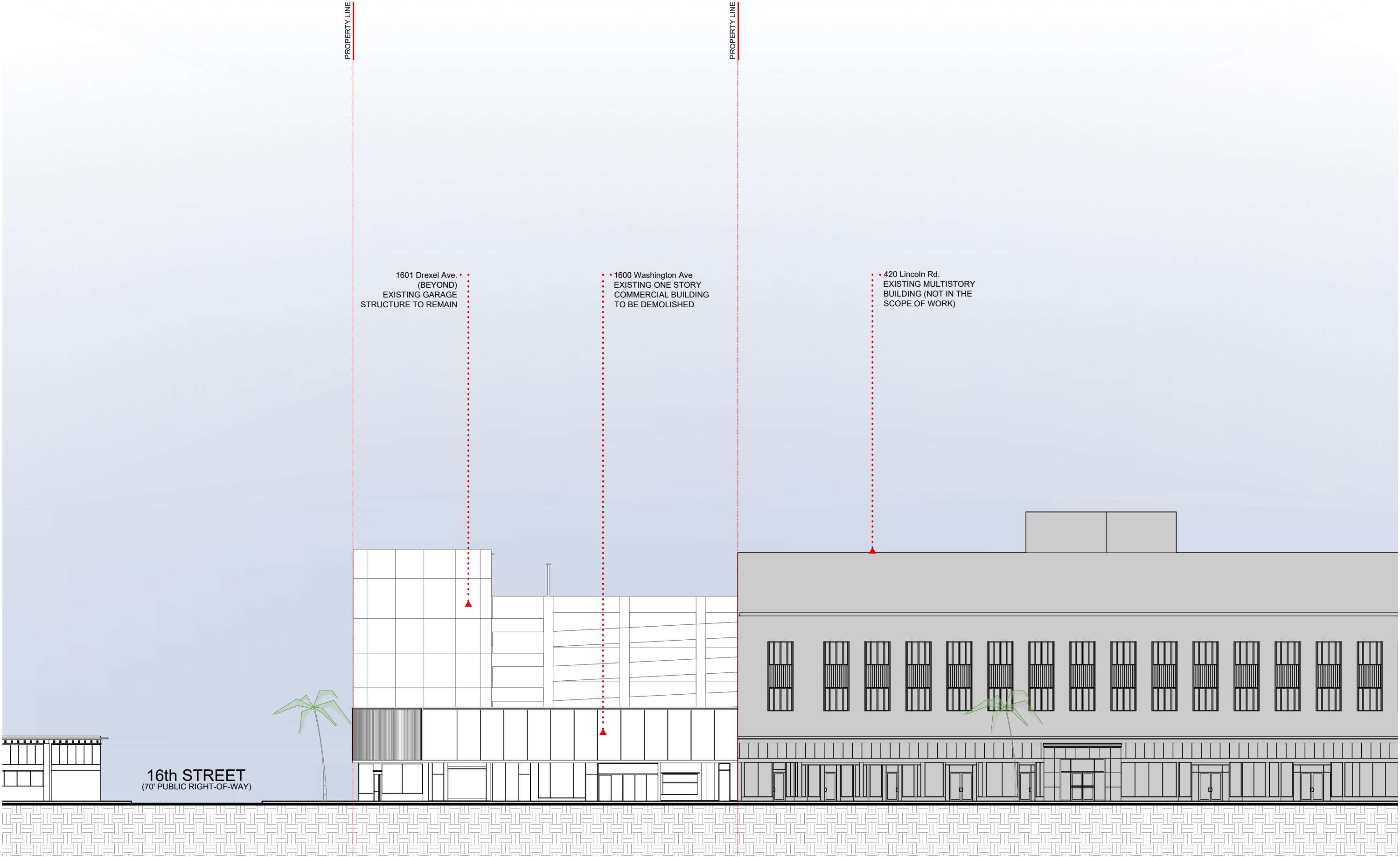
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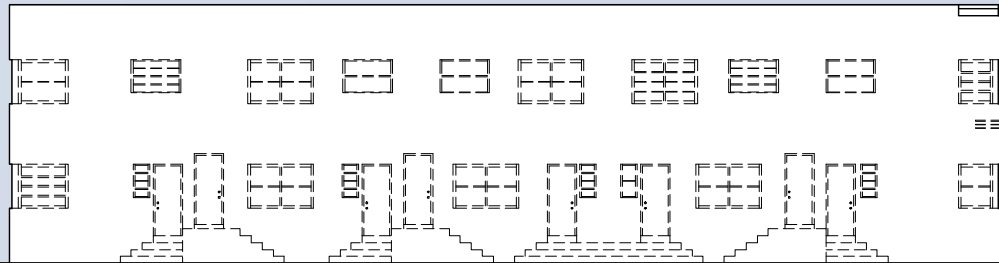


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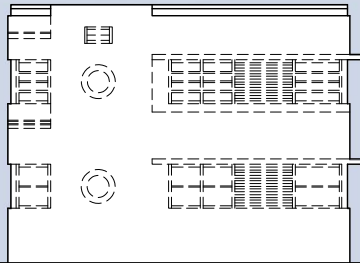
DWG. TITLE	EXISTING EAST ELEVATION (WASHINGTON AVE)
SCALE	3/32" = 1'-0"
DATE	01-15-25
PROJECT NO.	
SHEET NUMBER	2025-03
DATE	REVISION

EXIST-202

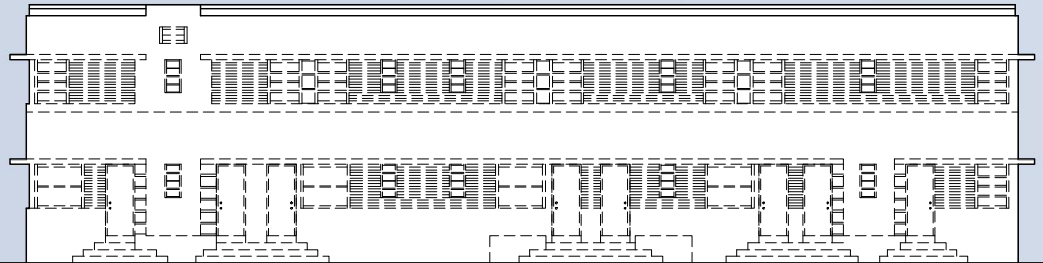
• 425 16th St.
WEST ELEVATION
TO BE DEMOLISHED



• 425 16th St.
FRONT ELEVATION
TO BE DEMOLISHED



• 425 16th St.
FRONT ELEVATION
TO BE DEMOLISHED



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MIAMI BEACH



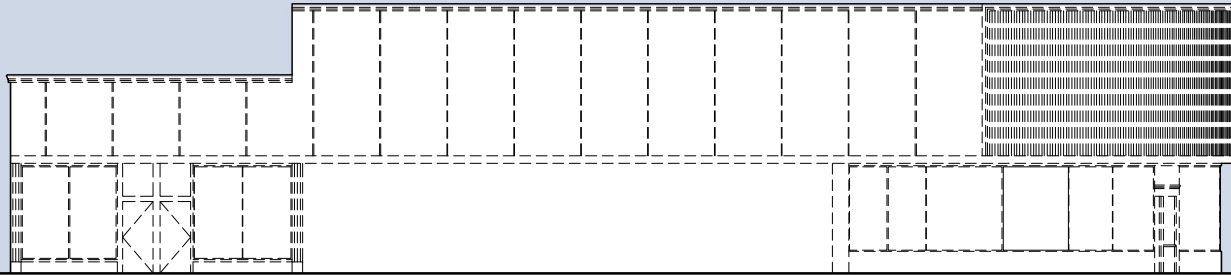
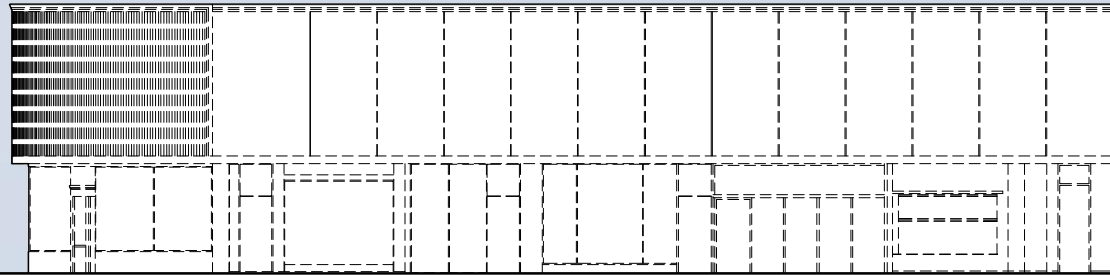
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DWG. TITLE	EXISTING RESIDENTIAL BLDG. ELEVATIONS (DEMO)
SCALE	1/8" = 1'-0"
DATE	01-15-25
PROJECT NO.	
SHEET NUMBER	2025-03
DATE	REVISION

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

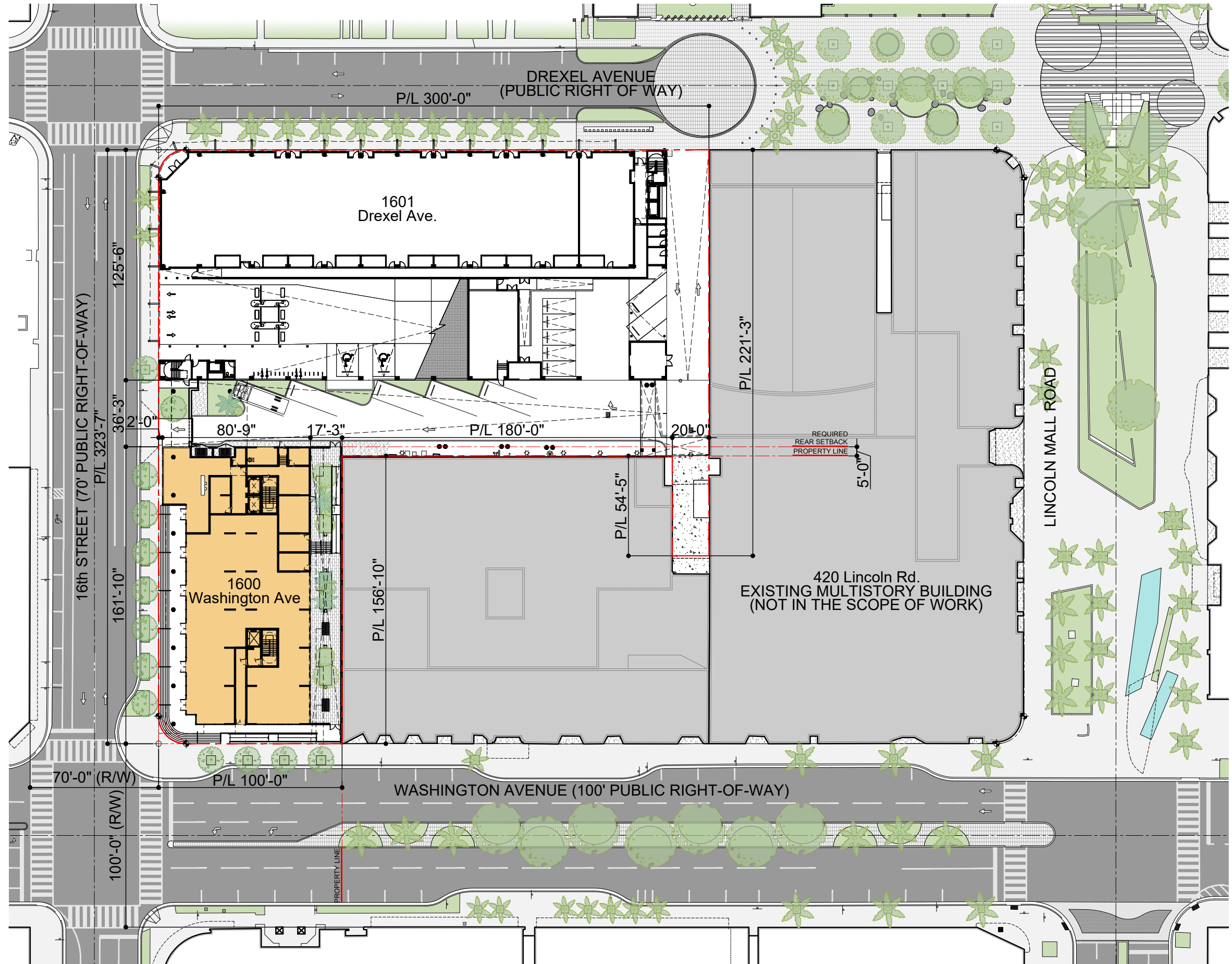
REVISION

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

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'

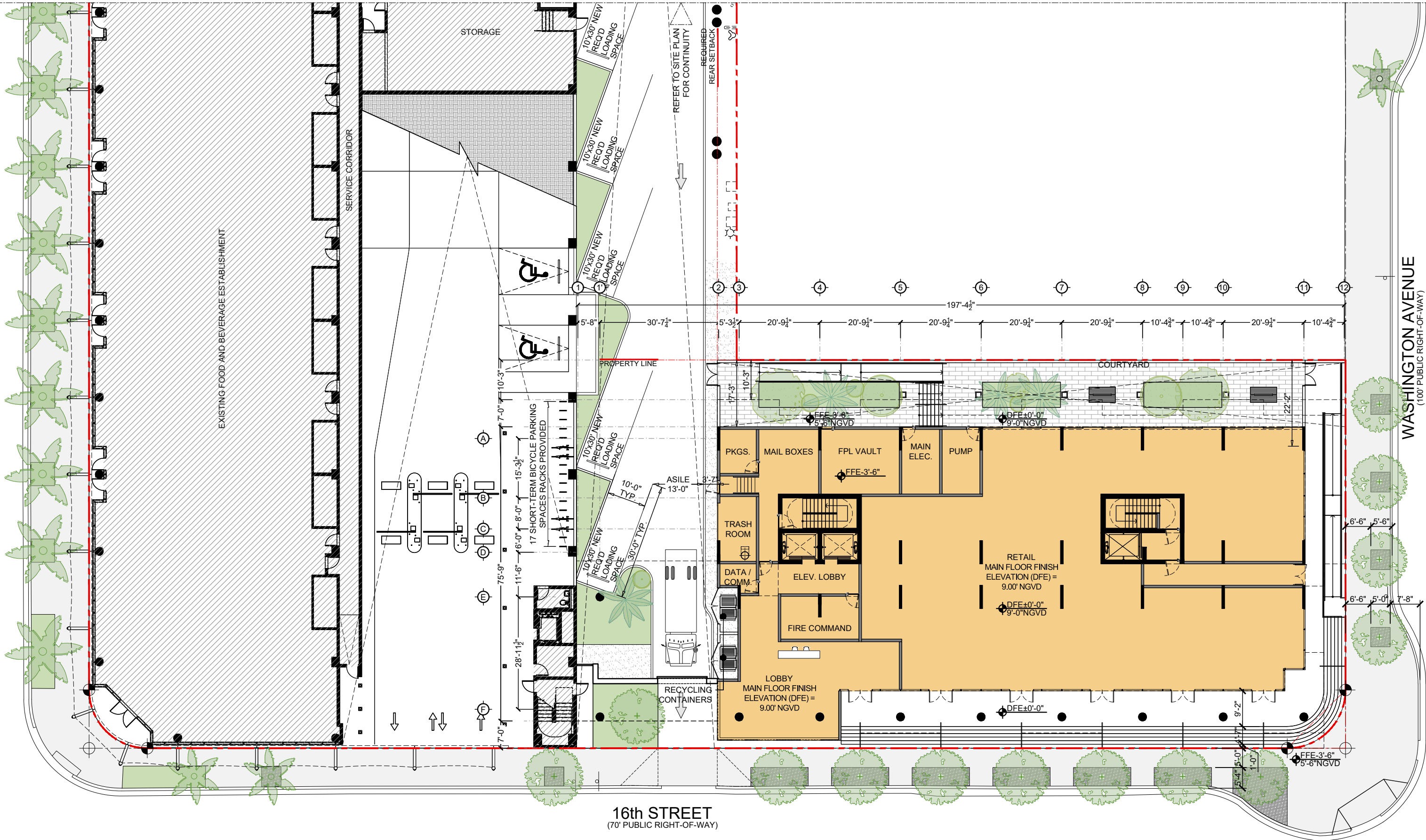
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1600 WASHINGTON AVE
1600 WASHINGTON AVE
MIAMI BEACH



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

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



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PROPOSED GROUND LEVEL FLOOR PLAN

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

A-101

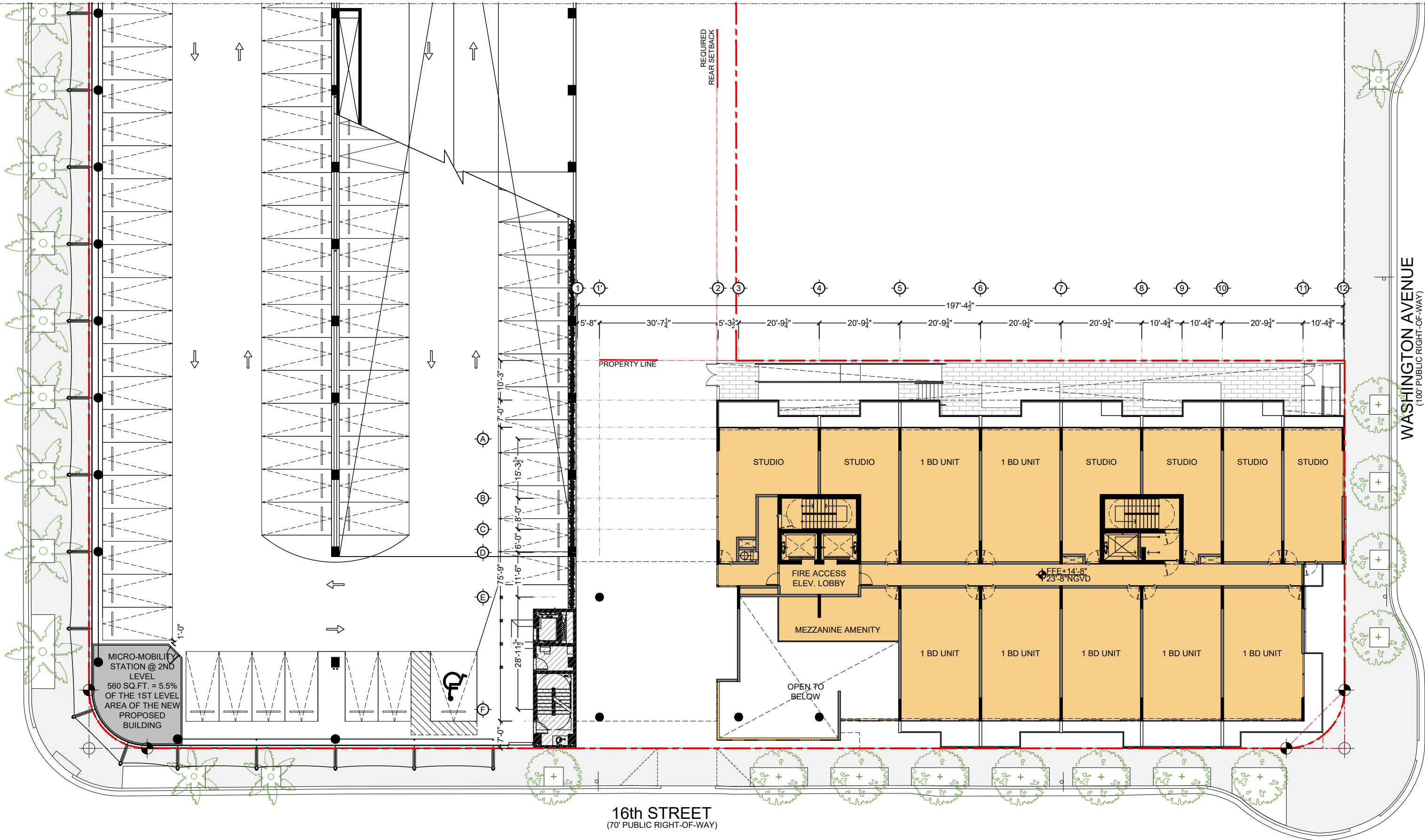
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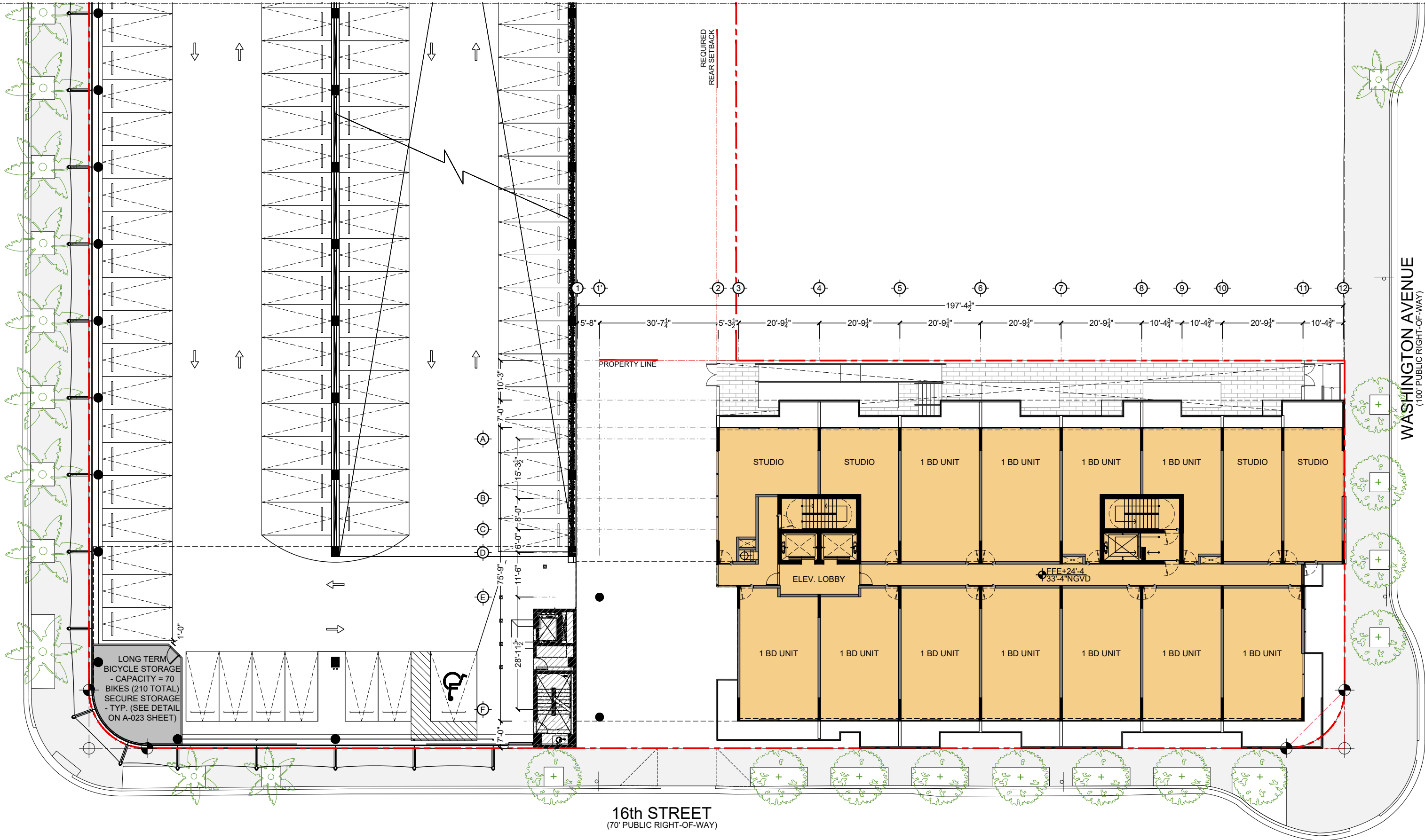
PROPOSED SECOND (2) LEVEL FLOOR PLAN

DWG. TITLE	PROPOSED SECOND (2) LEVEL FLOOR PLAN
SCALE	3/32" = 1'-0"
DATE	01-15-25
PROJECT NO.	2025-03
SHEET NUMBER	A-102

DATE REVISION

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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.	2025-03
SHEET NUMBER	A-103

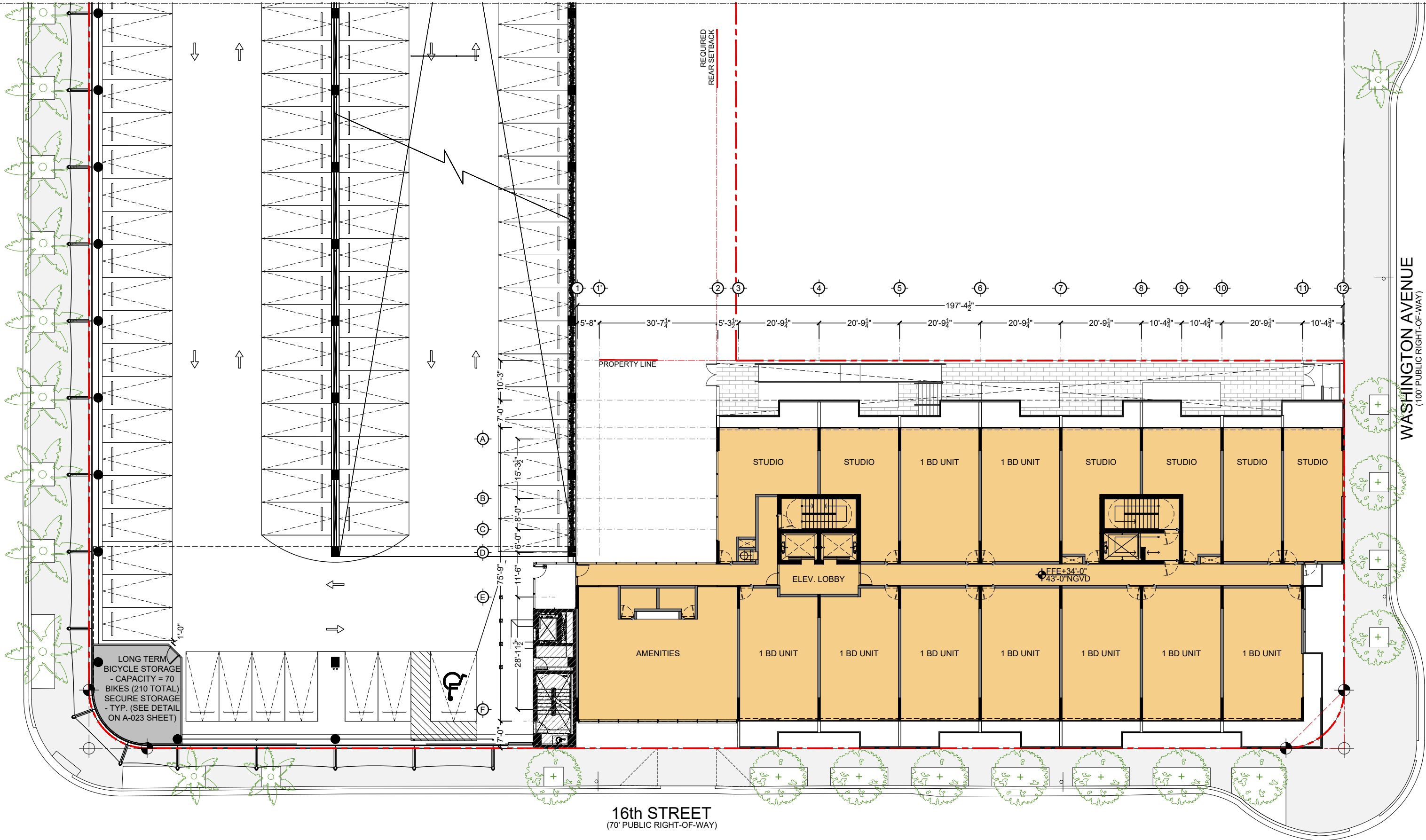
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PROPOSED FOURTH (4) LEVEL FLOOR PLAN

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

A-104

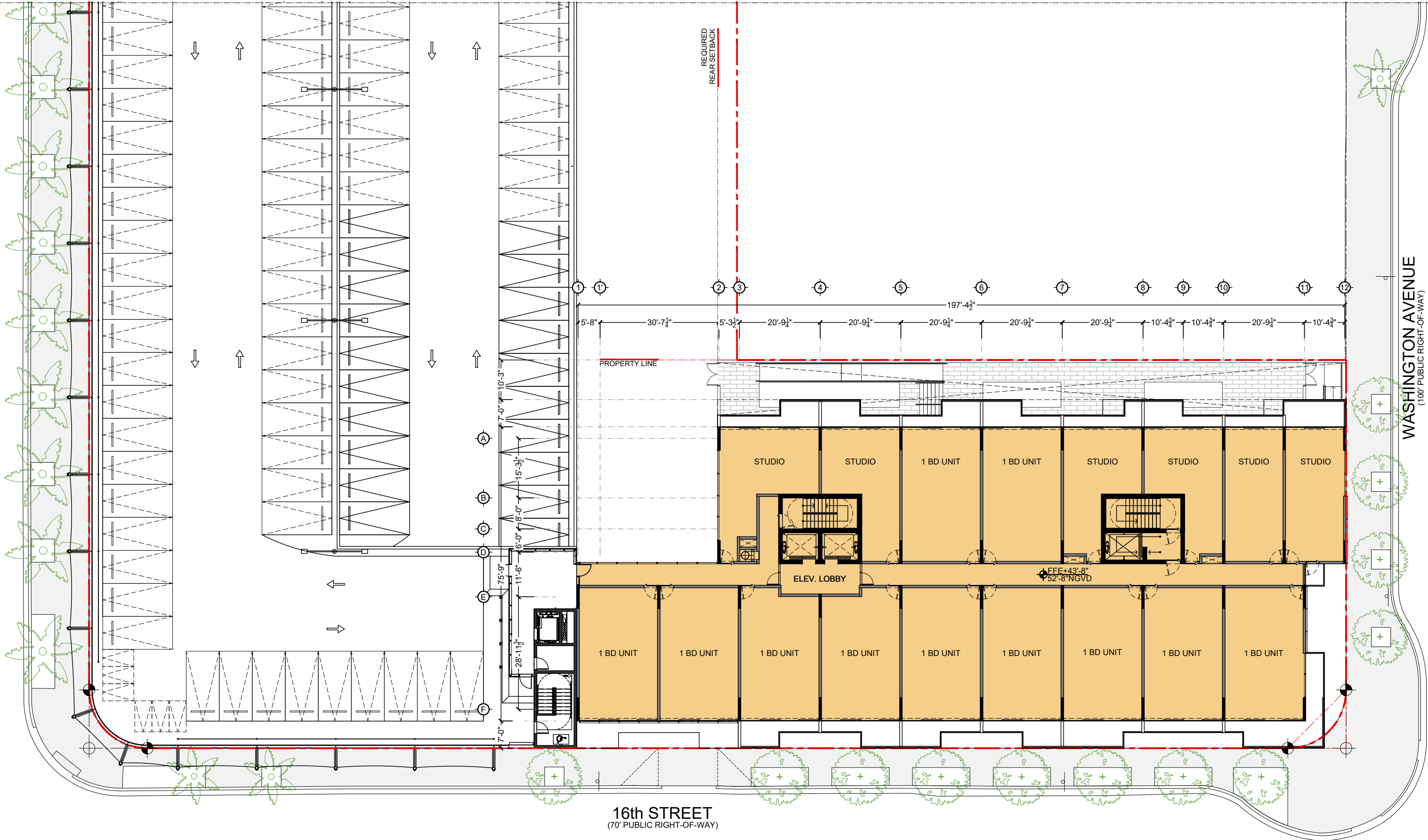
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PROPOSED FIFTH (5) LEVEL FLOOR PLAN

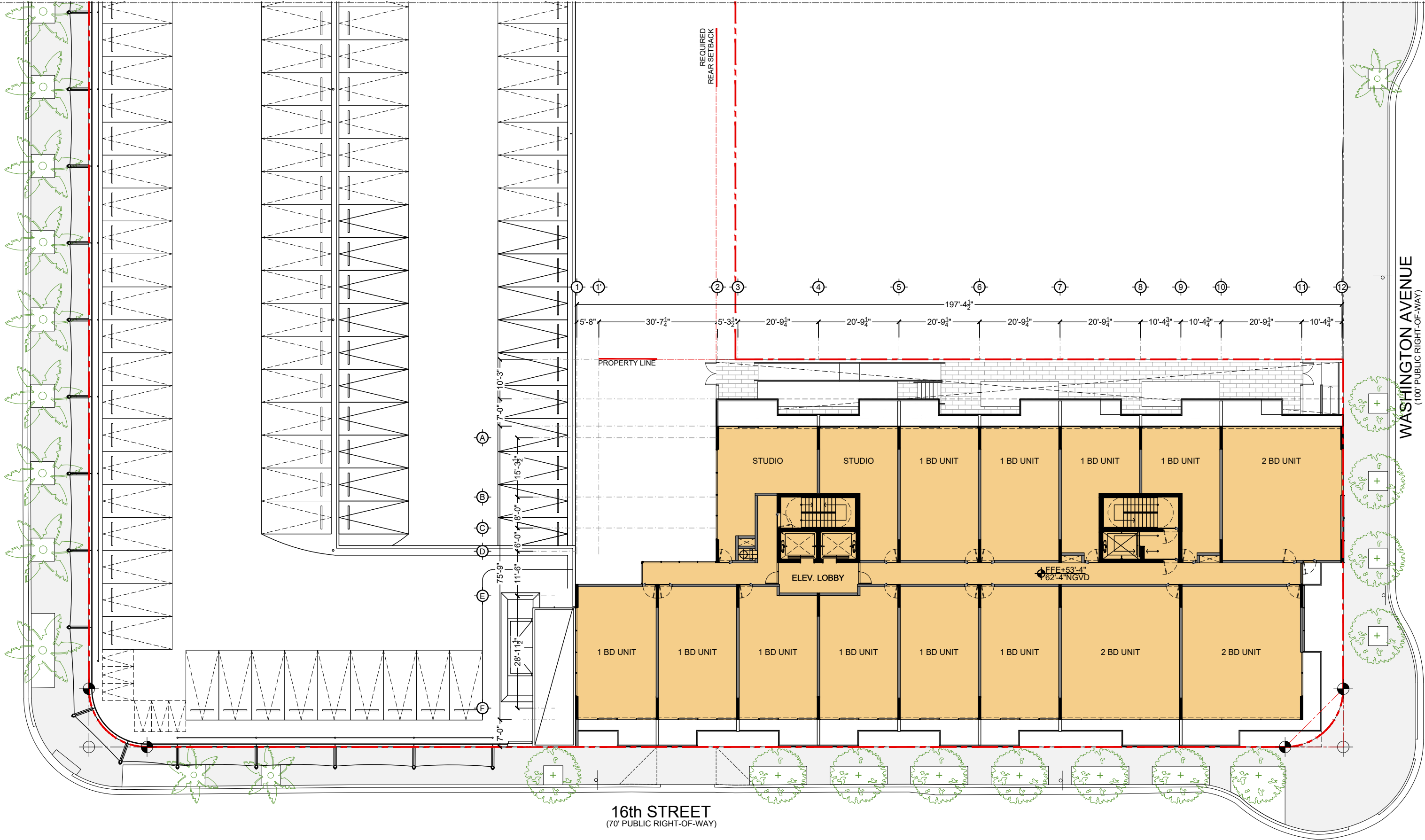
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MIAMI BEACH



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DWG. TITLE	PROPOSED FIFTH (5) LEVEL FLOOR PLAN
SCALE	3/32" = 1'-0"
DATE	01-15-25
PROJECT NO.	2025-03
SHEET NUMBER	A-105
DATE	REVISION



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PROPOSED SIXTH (6) LEVEL FLOOR PLAN

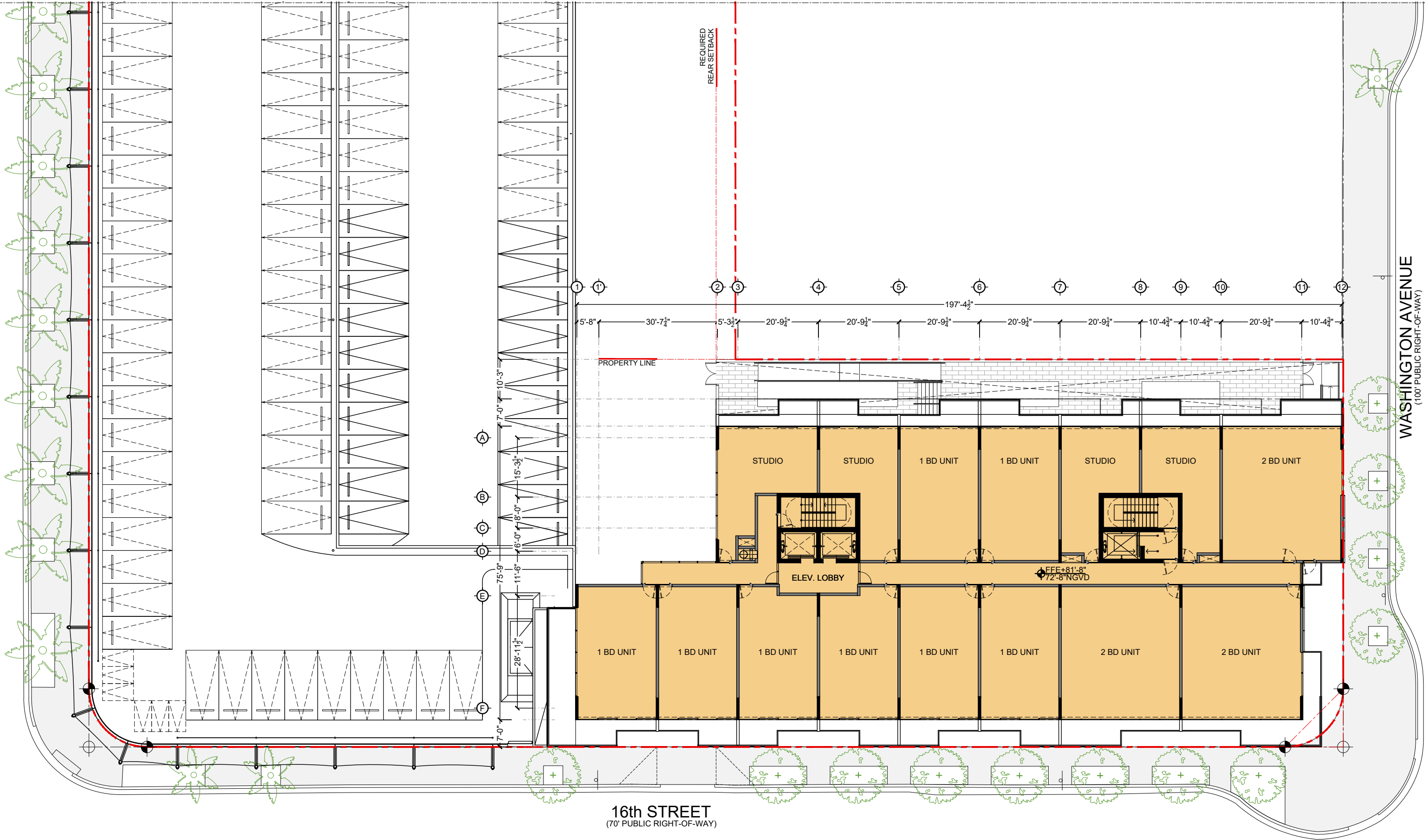
DWG. TITLE	PROPOSED SIXTH (6) LEVEL FLOOR PLAN
SCALE	3/32" = 1'-0"
DATE	01-15-25
PROJECT NO.	2025-03
SHEET NUMBER	A-106

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MIAMI BEACH



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

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

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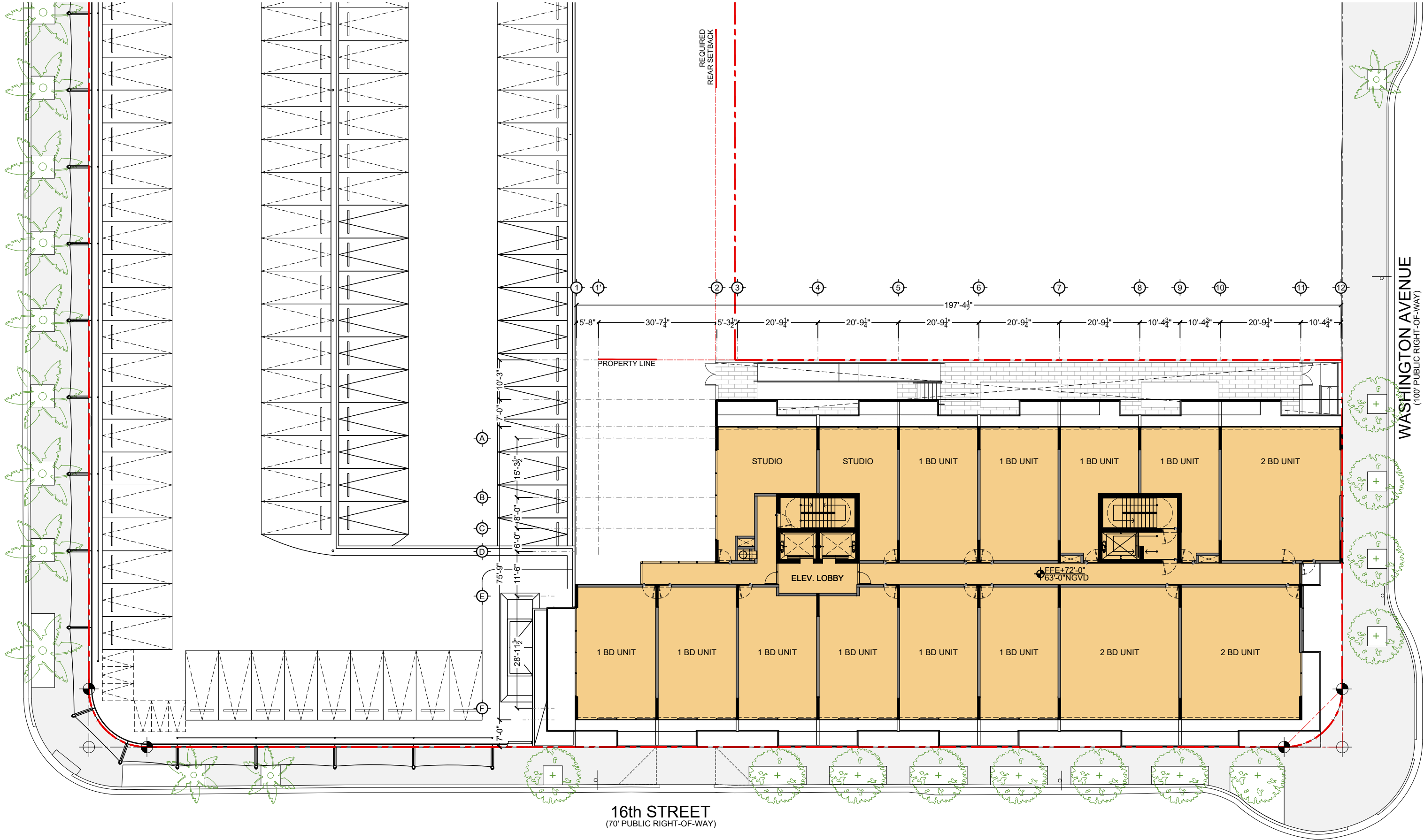
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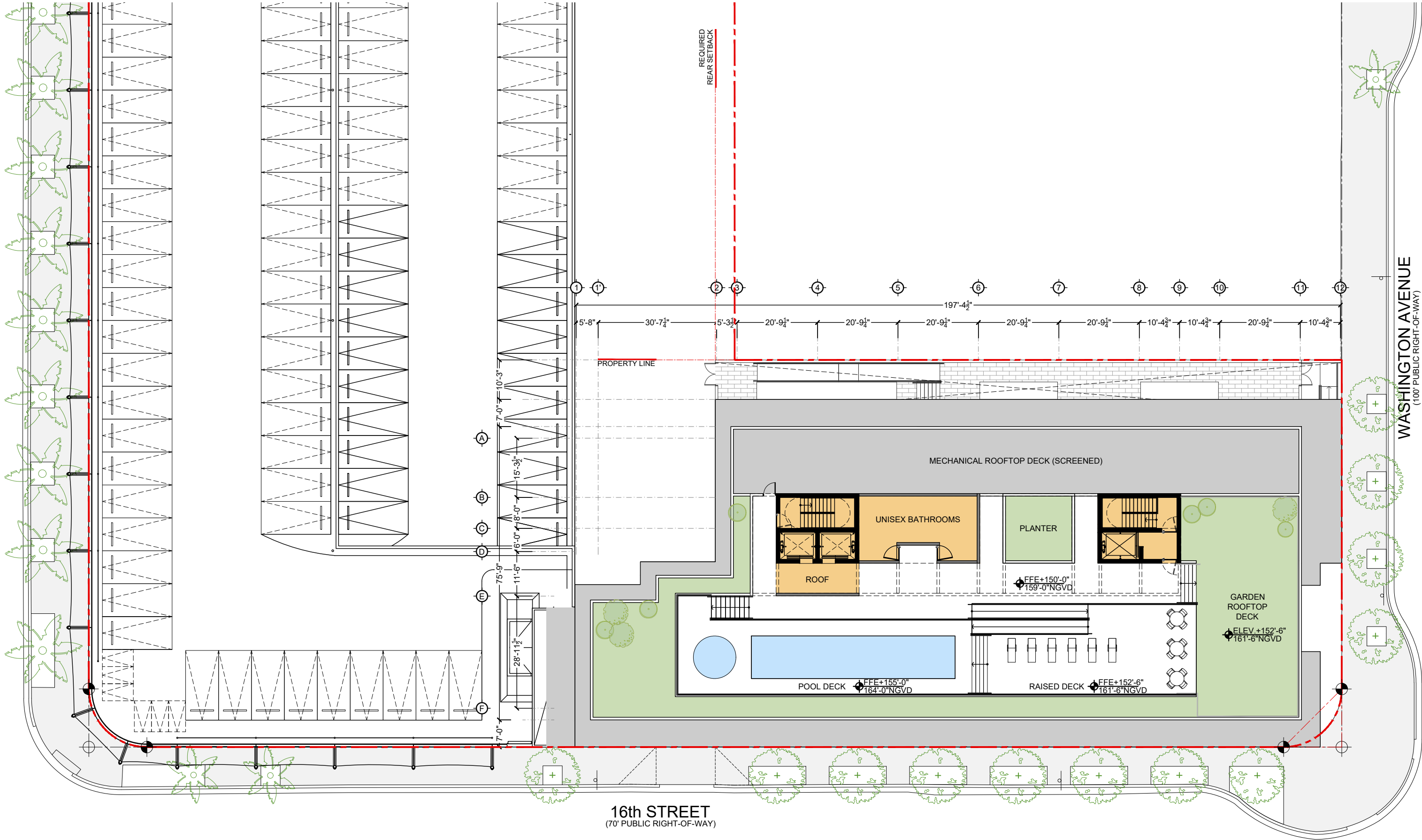
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PROPOSED EIGHT TROUGH FIFTEENTH (8,11-13,15) LEVELS FLOOR PLAN

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

DATE REVISION

A-108



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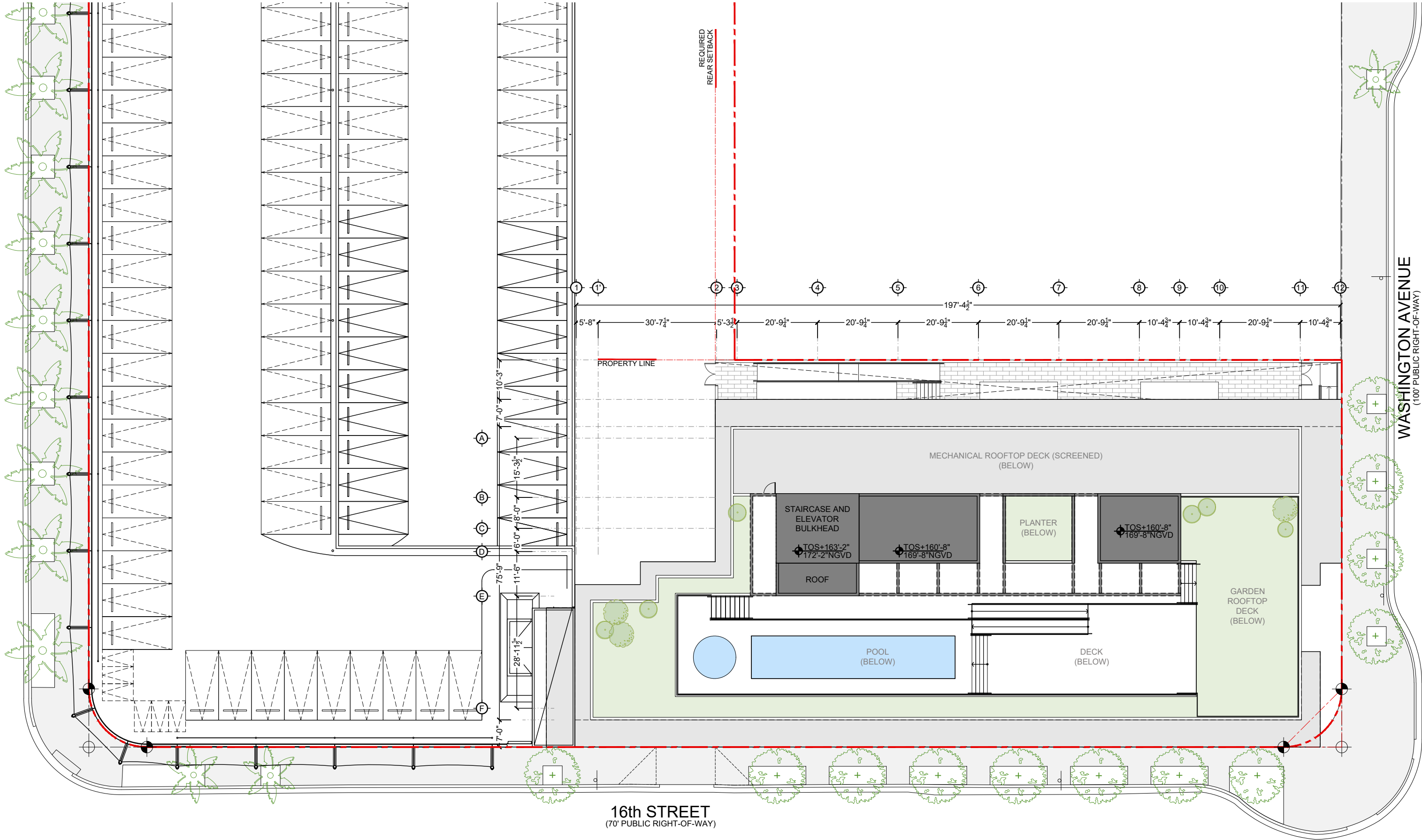
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PROPOSED ROOFTOP LEVEL FLOOR PLAN

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

A-109



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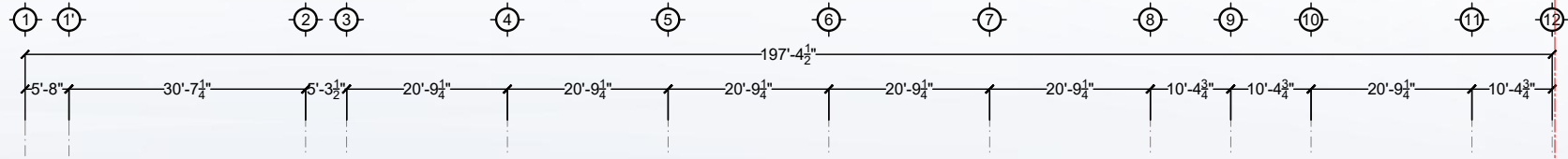
PROPOSED UPPER ROOF LEVEL FLOOR PLAN

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

DATE REVISION

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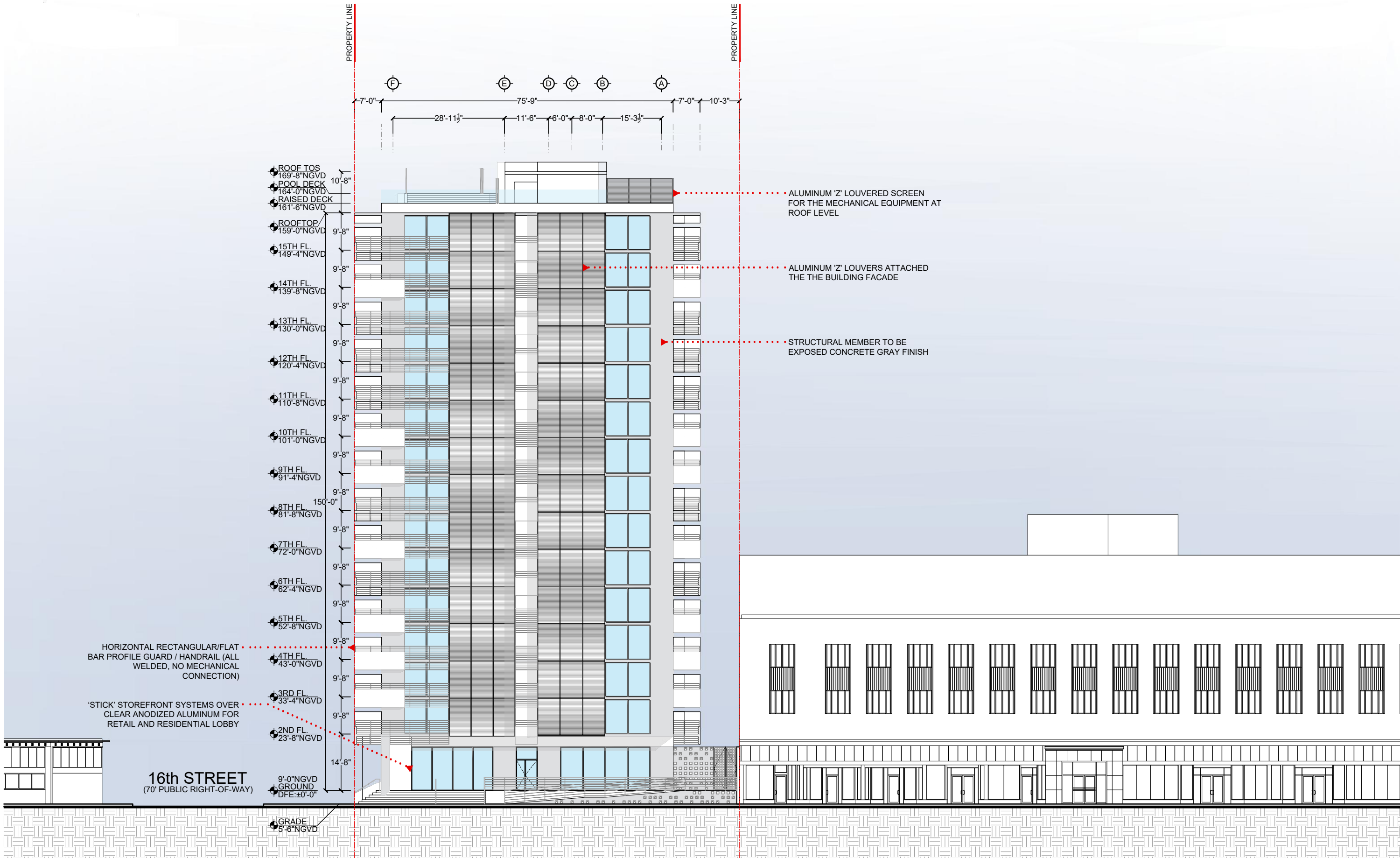
DWG. TITLE PROPOSED SOUTH ELEVATION (16TH ST.)
SCALE 3/32" = 1'-0"
DATE 01-15-25
PROJECT NO.
SHEET NUMBER 2025-03
A-201

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1600 WASHINGTON AVE
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MIAMI BEACH



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

CONSULTANT

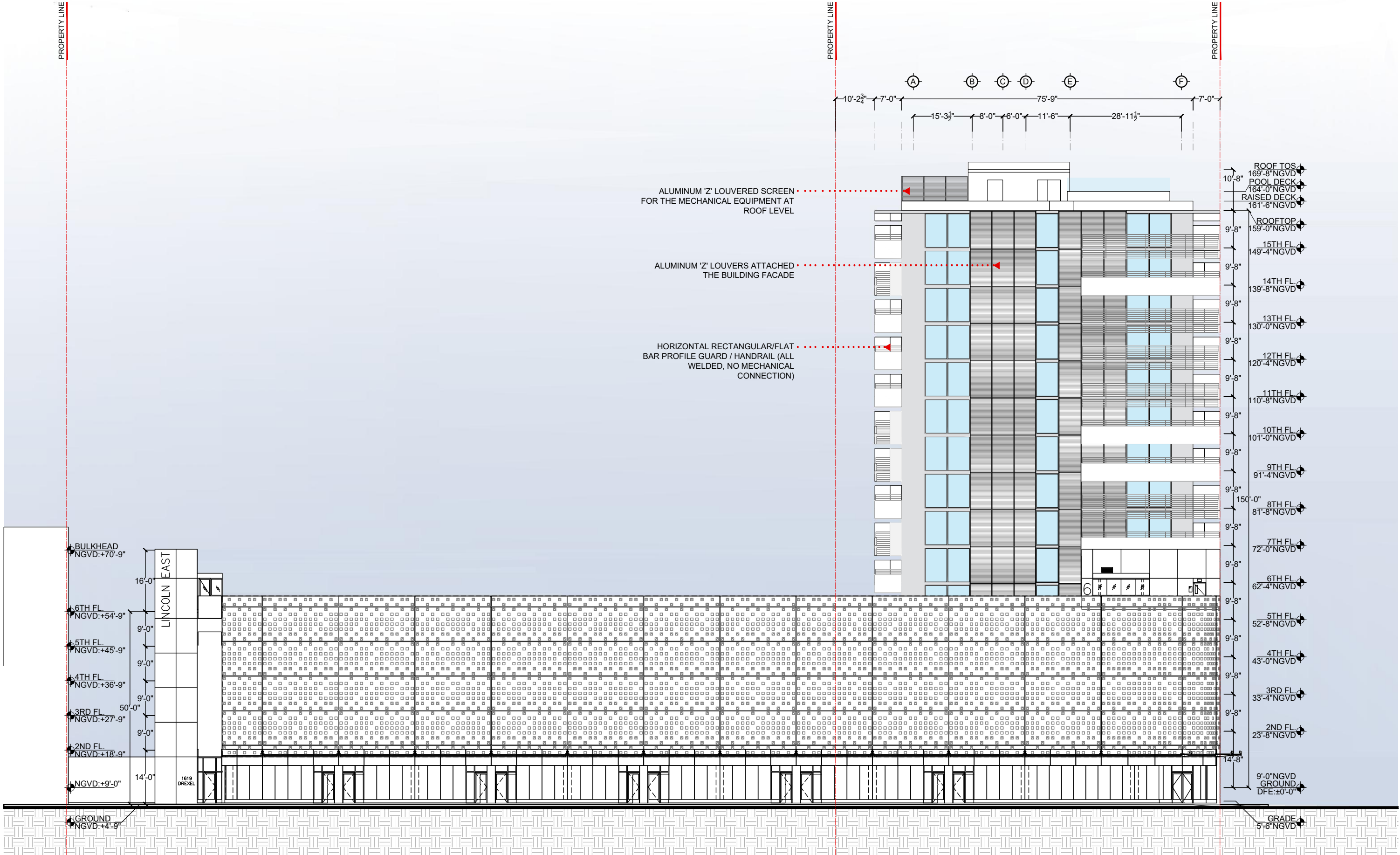
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A-202



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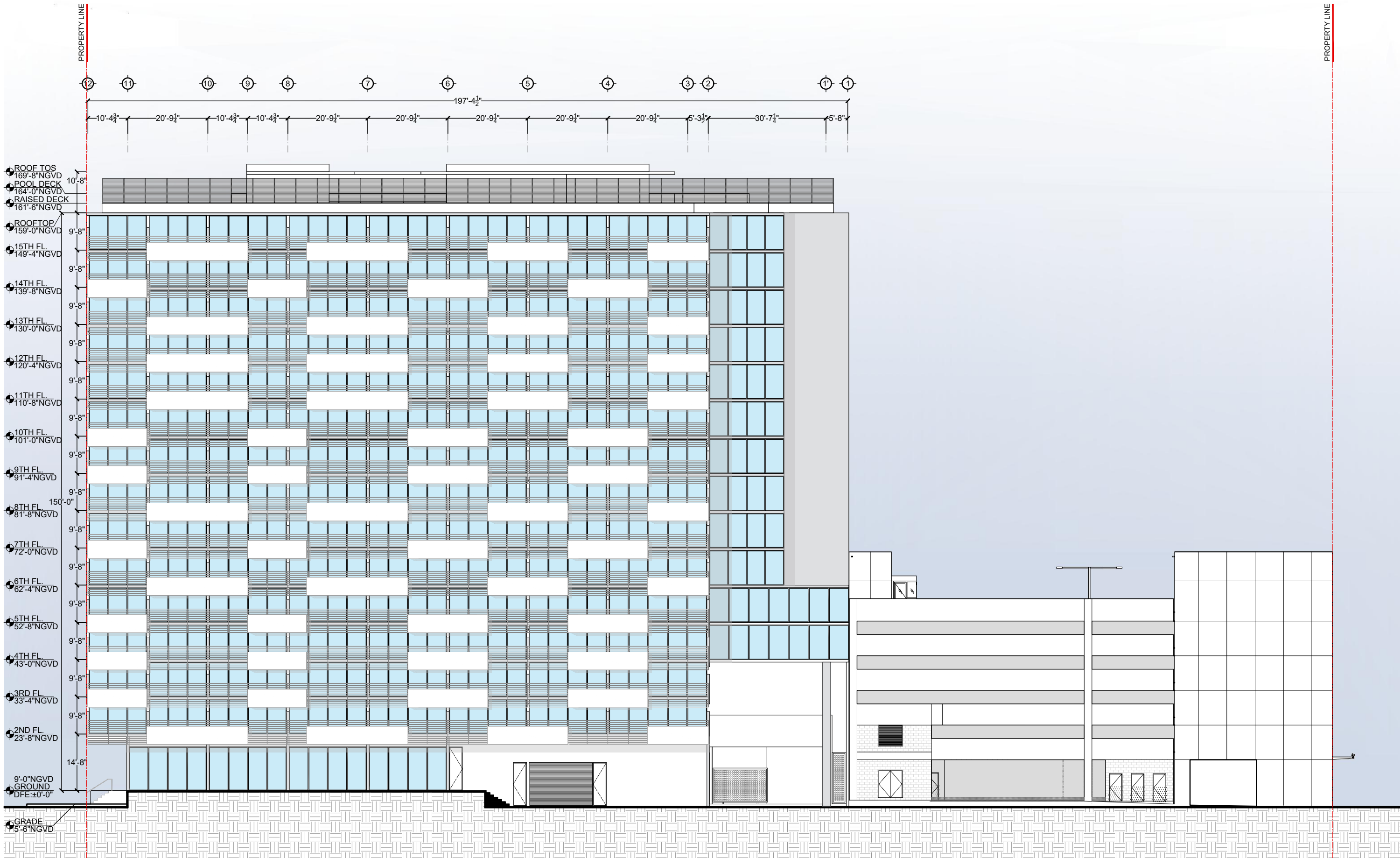
1600 WASHINGTON AVE
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DWG. TITLE PROPOSED WEST
ELEVATION (DREXEL AVE)
SCALE 3/32" = 1'-0"
DATE 01-15-25
PROJECT NO.
SHEET NUMBER 2025-03

A-203



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

A-204

PROPERTY LINE

PROPERTY LINE

ROOFTOP
FFE: +150'-0"

150'-0"

9'-0" NGVD
GROUND
DFE: ±0'-0"

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

GRADE
5'-6" NGVD

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

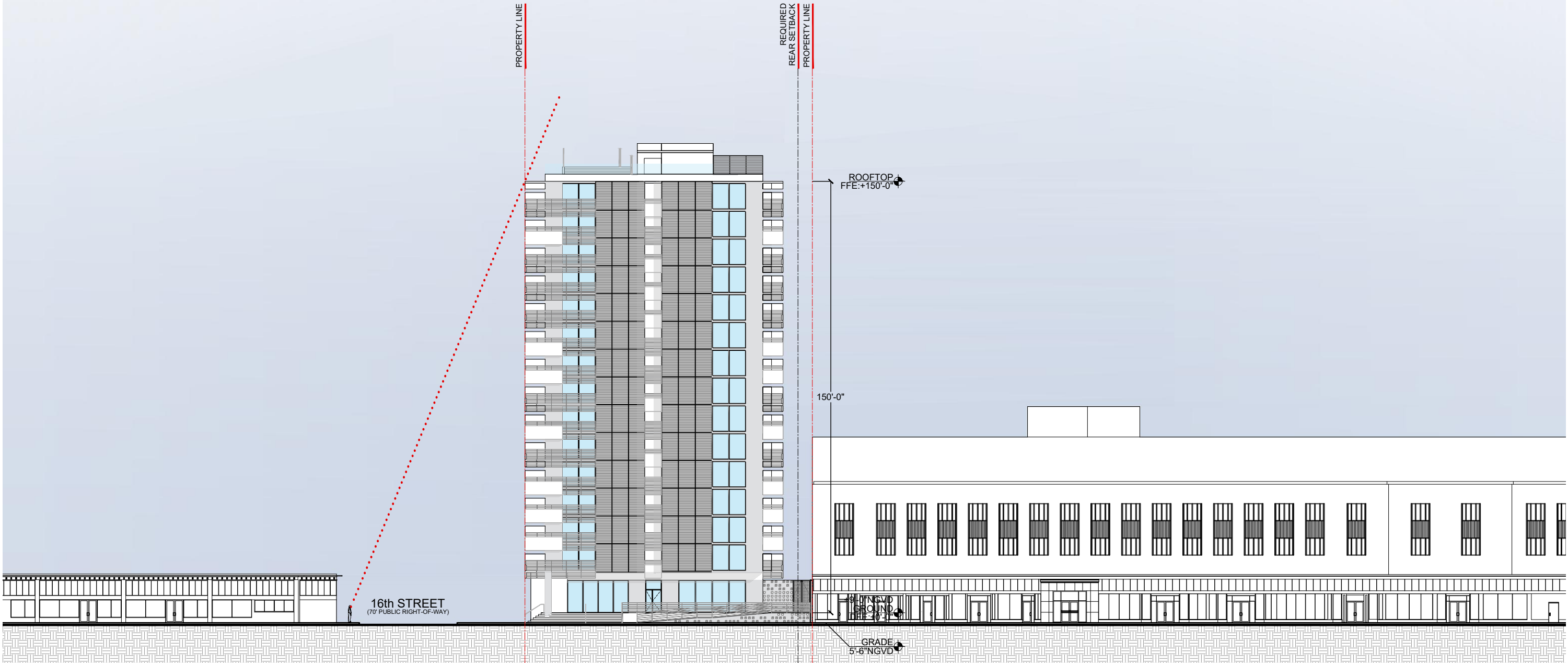
A-205

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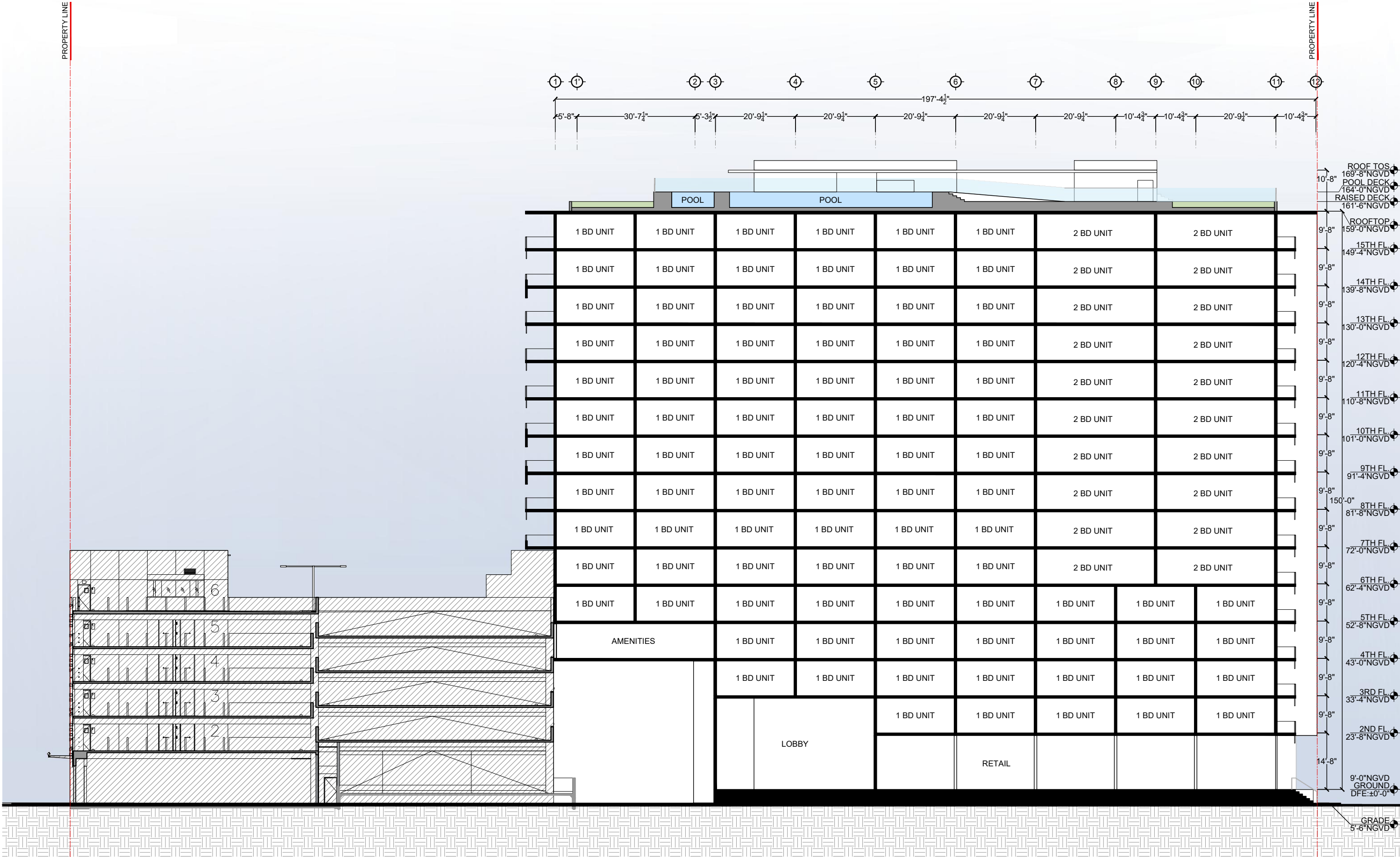
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DWG. TITLE	PROPOSED EAST
ELEVATION - SIGHT LINE	
SCALE	1/16" = 1'-0"
DATE	01-15-25
PROJECT NO.	
SHEET NUMBER	2025-03
DATE	REVISION

A-206



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

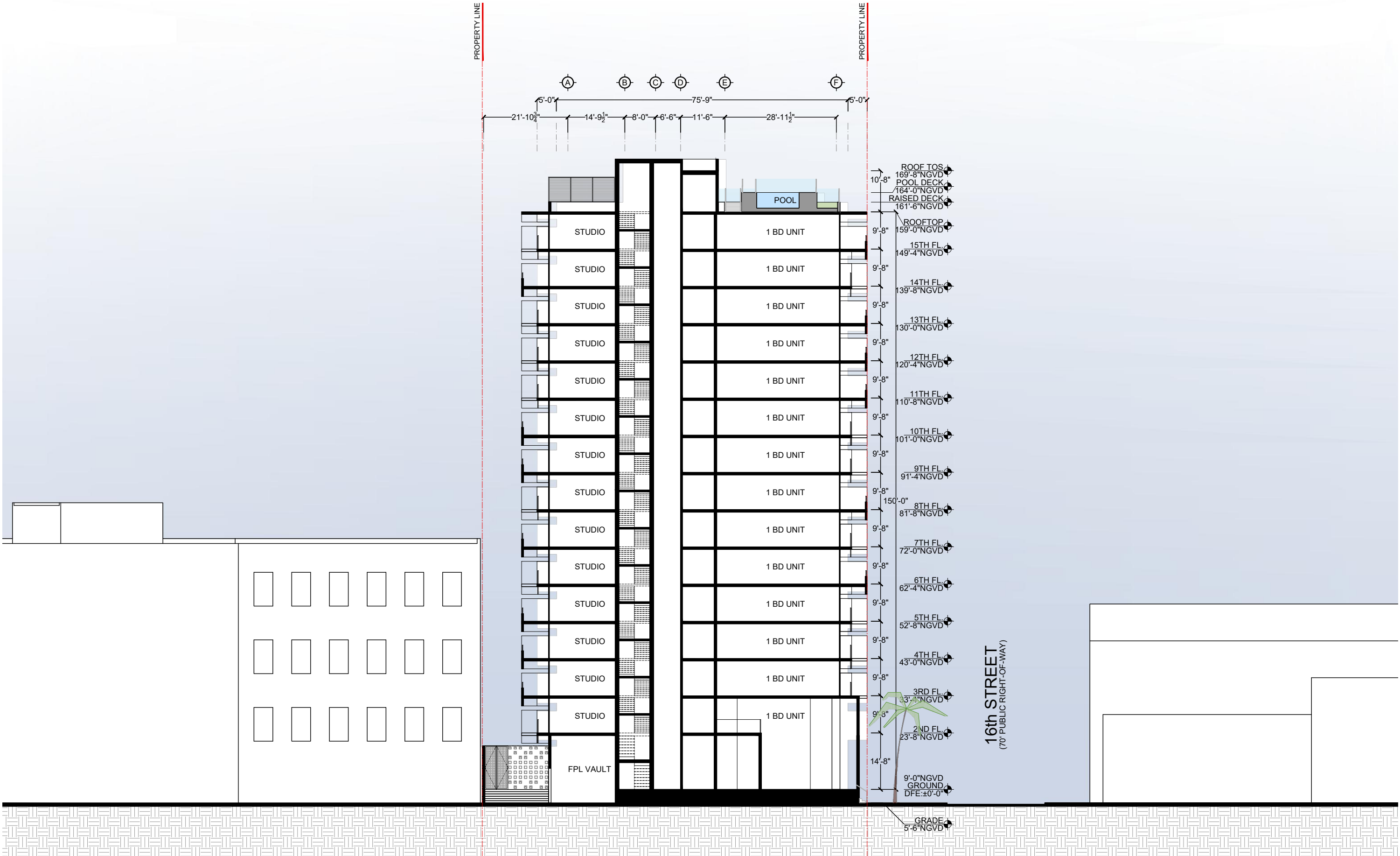
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A-301



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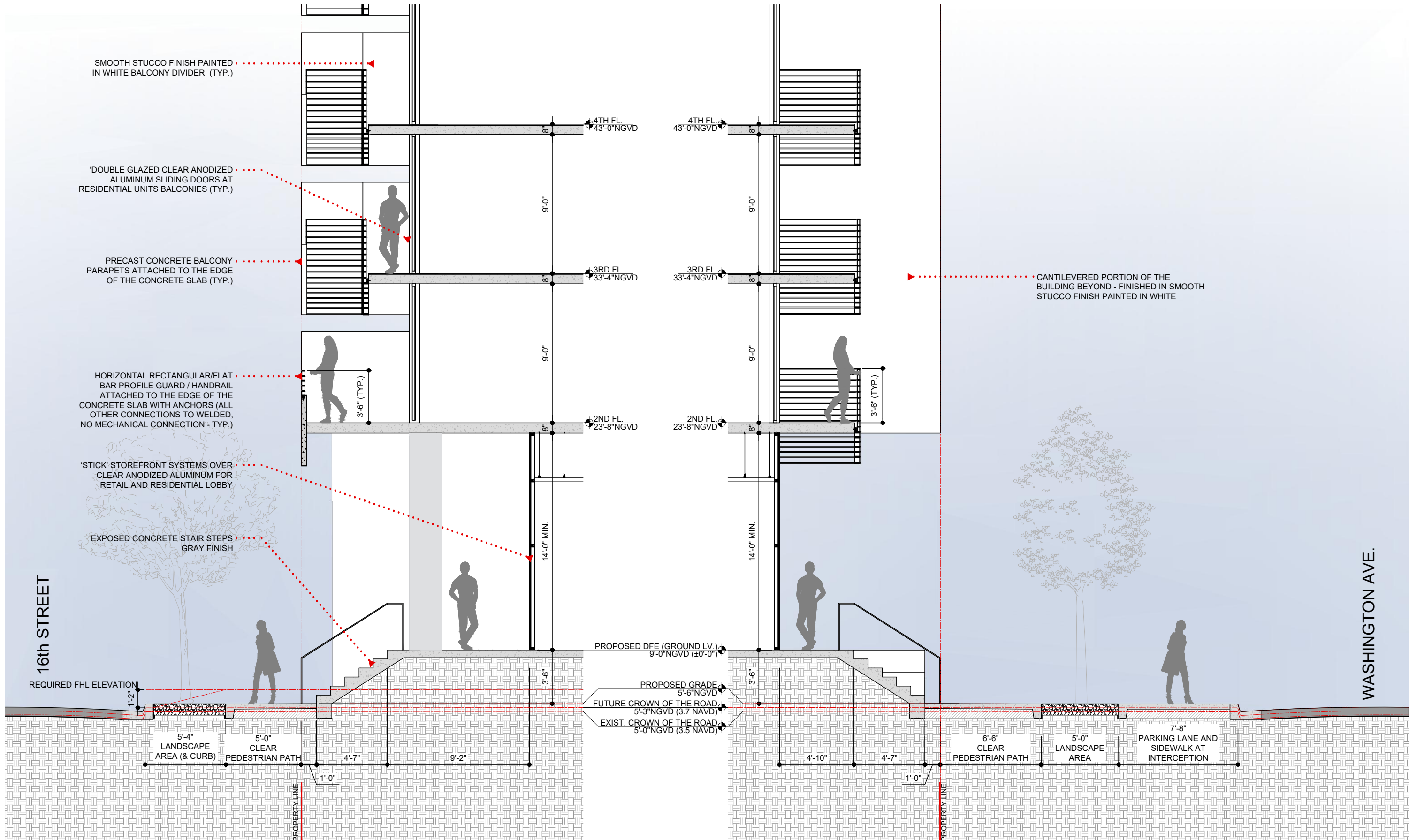
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DWG. TITLE
PROPOSED BUILDING
SECTION
SCALE
3/32" = 1'-0"
DATE
01-15-25
PROJECT NO.
SHEET NUMBER
2025-03

A-302



LONG FRONTAGE @ 16TH STREET ENLARGED SECTION

SHORT FRONTAGE @ WASHINGTON AVENUE ENLARGED SECTION

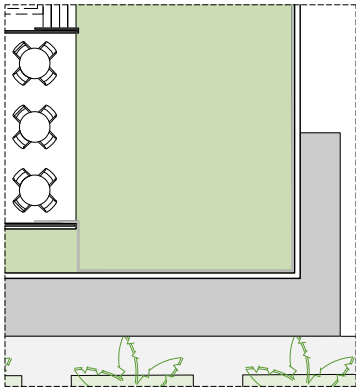
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T (55) 5211.80.04 F (55) 5286.17.35

1600 WASHINGTON AVE
1600 WASHINGTON AVE
MIAMI BEACH

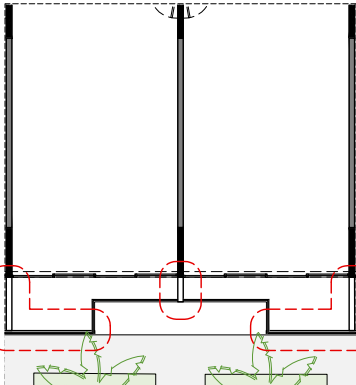
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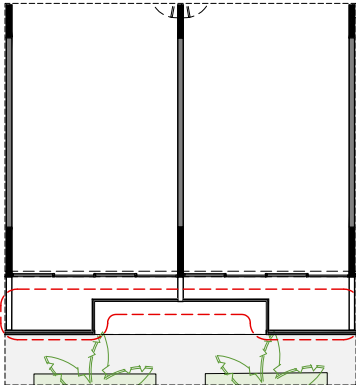
DWG. TITLE	PROPOSED FRONTAGE AND WALL SECTION
SCALE	3/32" = 1'-0"
DATE	01-15-25
PROJECT NO.	2025-03
SHEET NUMBER	A-303
DATE	REVISION



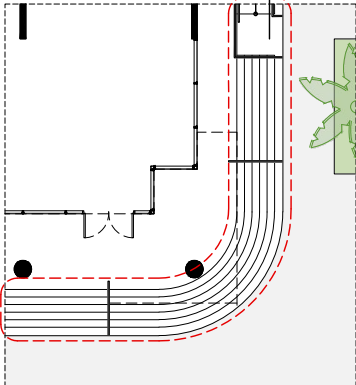
TEMPERED SAFETY GLASS GUARDRAIL AT ROOFTOP DECK



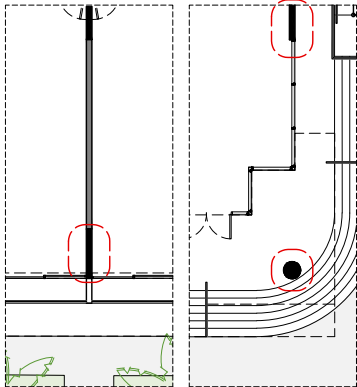
SMOOTH STUCCO FINISH PAINTED IN WHITE



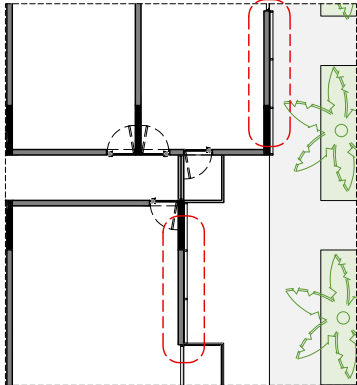
HORIZONTAL RECTANGULAR/FLAT BAR PROFILE GUARD/HANDRAIL
(ALL WELDED, NO MECHANICAL CONNECTIONS)



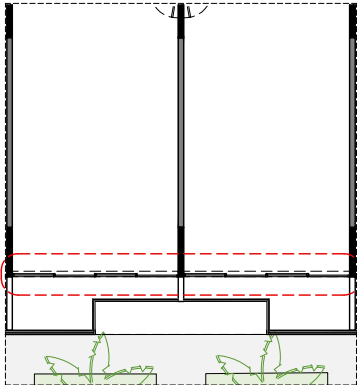
EXPOSED CONCRETE STAIR STEPS GRAY FINISH



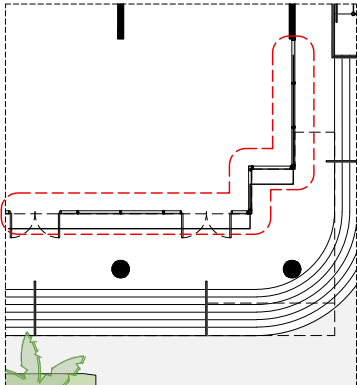
STRUCTURAL MEMBER TO BE EXPOSED CONCRETE GRAY FINISH



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

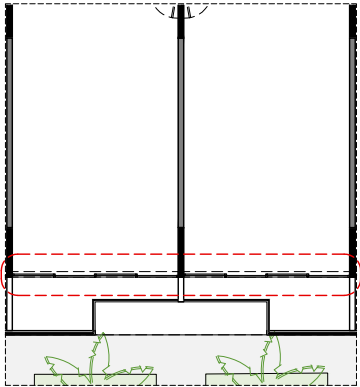
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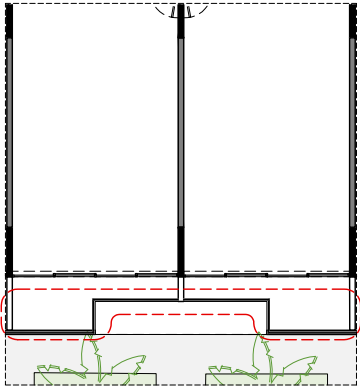
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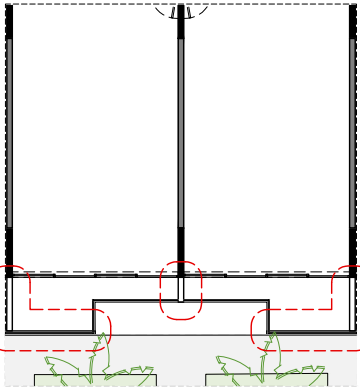
DWG. TITLE	PROPOSED BUILDING MATERIALS
SCALE	N.T.S.
DATE	01-15-25
PROJECT NO.	2025-03
SHEET NUMBER	A-401
DATE	REVISION



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



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



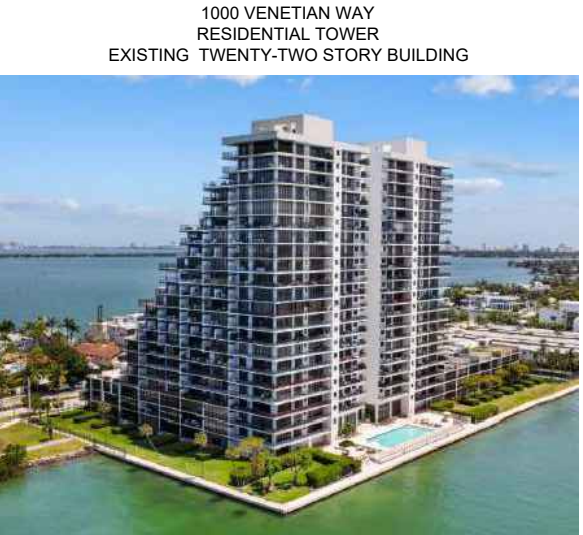
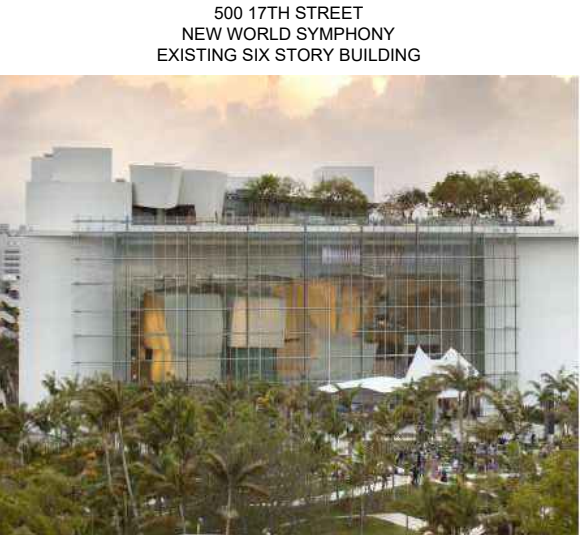
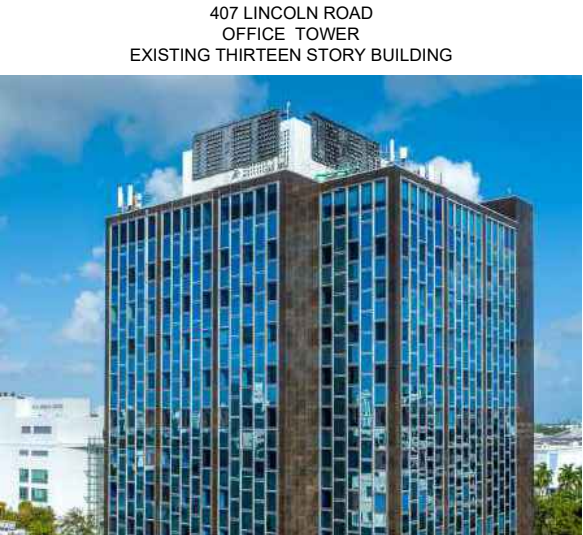
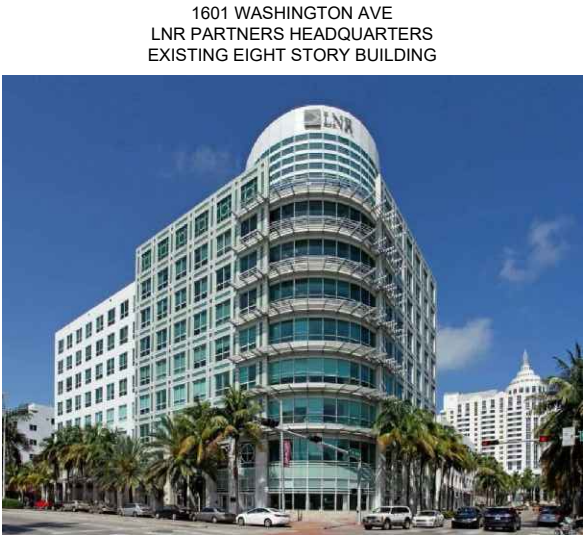
• SMOOTH STUCCO FINISH PAINTED IN WHITE

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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-402



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



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

CONSULTANT

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AAC001062 | AR0015416 Y 305.559.1250 bgaarchitects.com

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

R-102



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



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