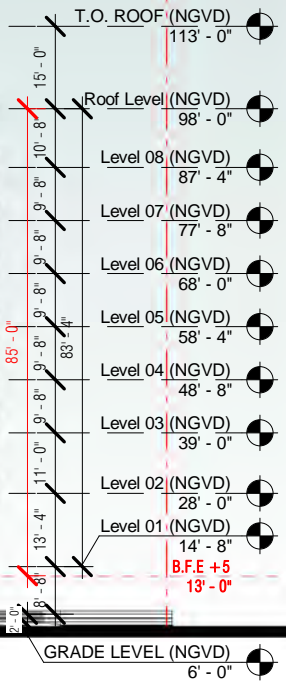
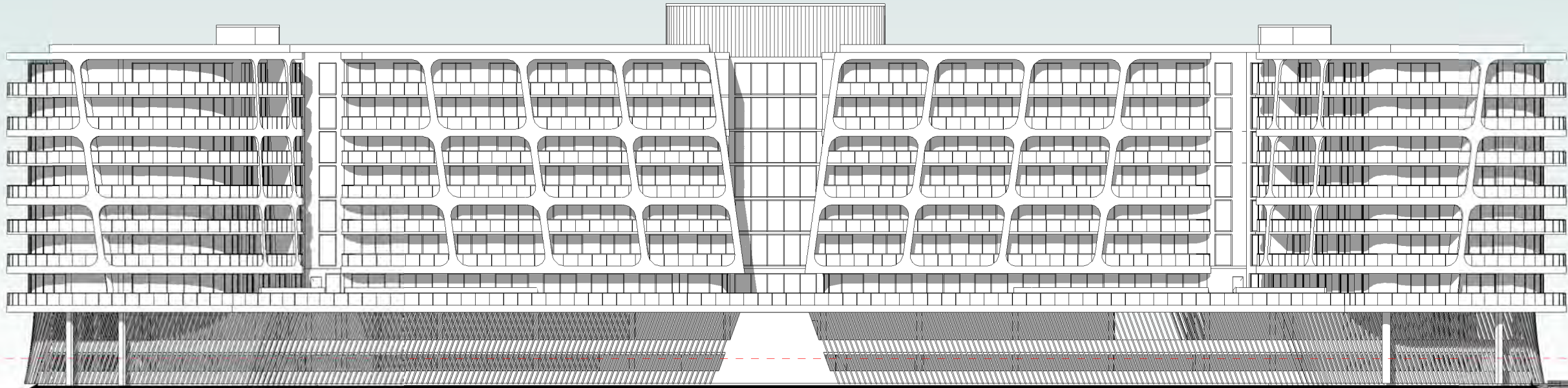
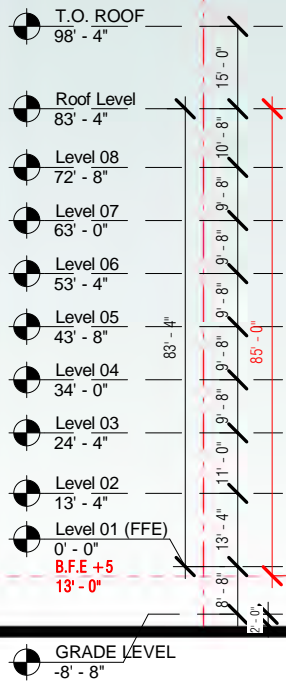




JULIA TUTTLE CSWY (195)



ALTON ROAD

STATE ROAD No. 907 ALTON ROAD



ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

DRB RESUBMITTAL
3900 ALTON ROAD, MIAMI
BEACH, FL 33140

SOUTH ELEVATION

SCALE: 1 : 420

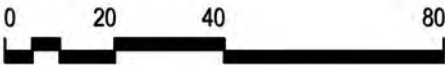
DATE:
11/08/2021

A2-04

JULIA TUTTLE CSWY (195)



STATE ROAD No. 907 ALTON ROAD



ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

DRB RESUBMITTAL
3900 ALTON ROAD, MIAMI
BEACH, FL 33140

SOUTH ELEVATION - RENDERED

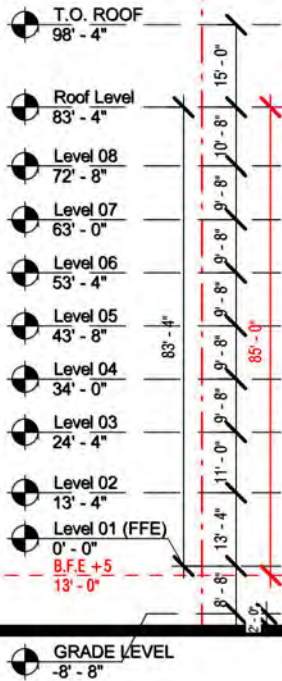
SCALE: 1" = 10' - 0"

DATE:
11/08/2021

A2-05A

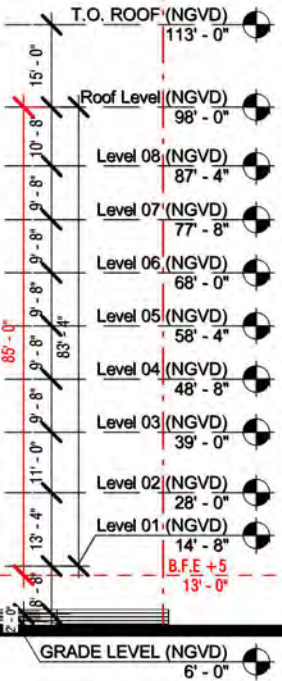
JULIA TUTTLE CSWY (195)

PROPERTY LINE



PROPERTY LINE

ALTON ROAD



STATE ROAD No. 907 ALTON ROAD



ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS OF WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

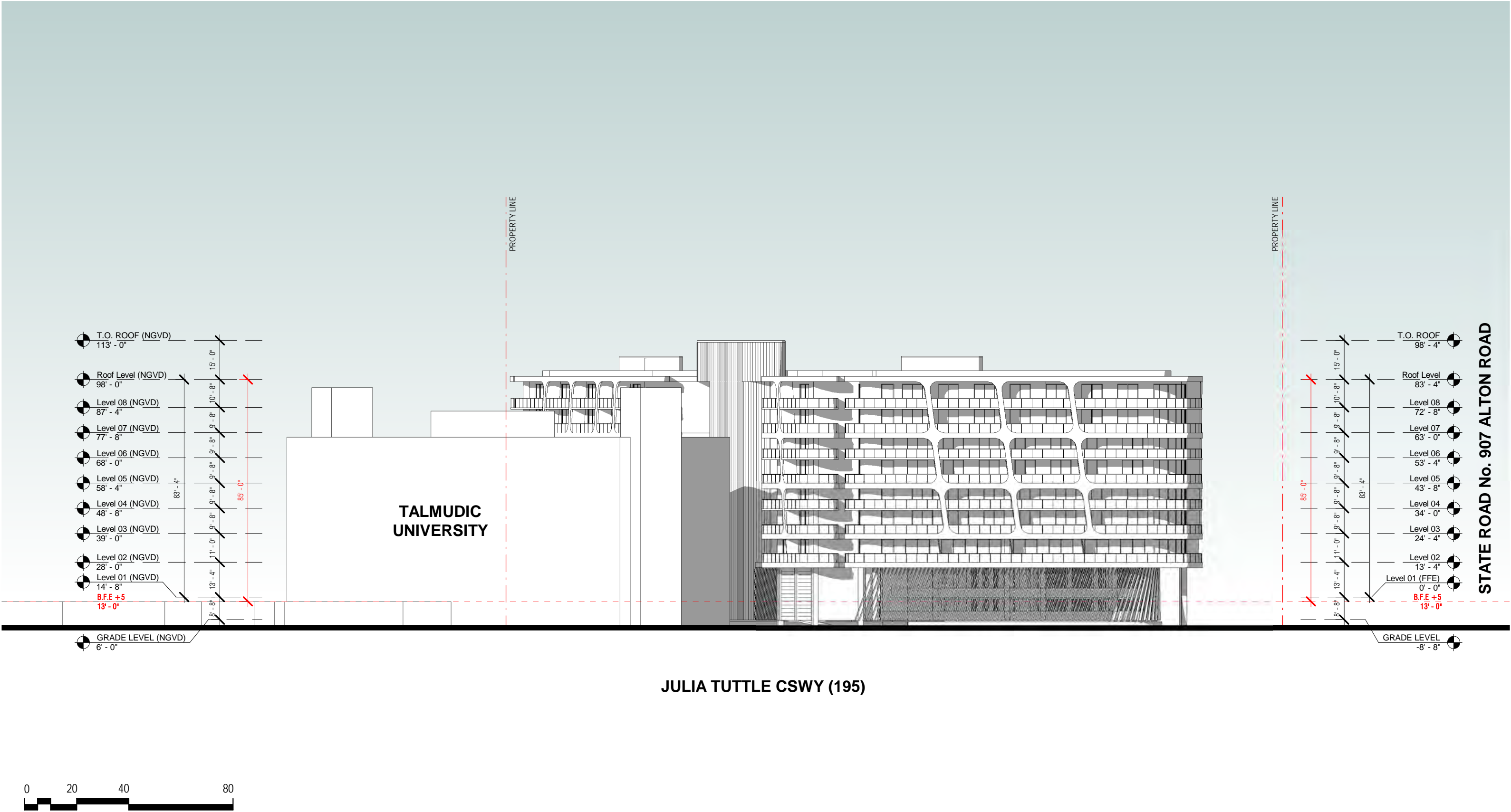
DRB RESUBMITTAL
3900 ALTON ROAD, MIAMI
BEACH, FL 33140

SOUTH ELEVATION - W/O EXISTING
PLANTING

SCALE: 1" = 50'-0"

DATE:
11/08/2021

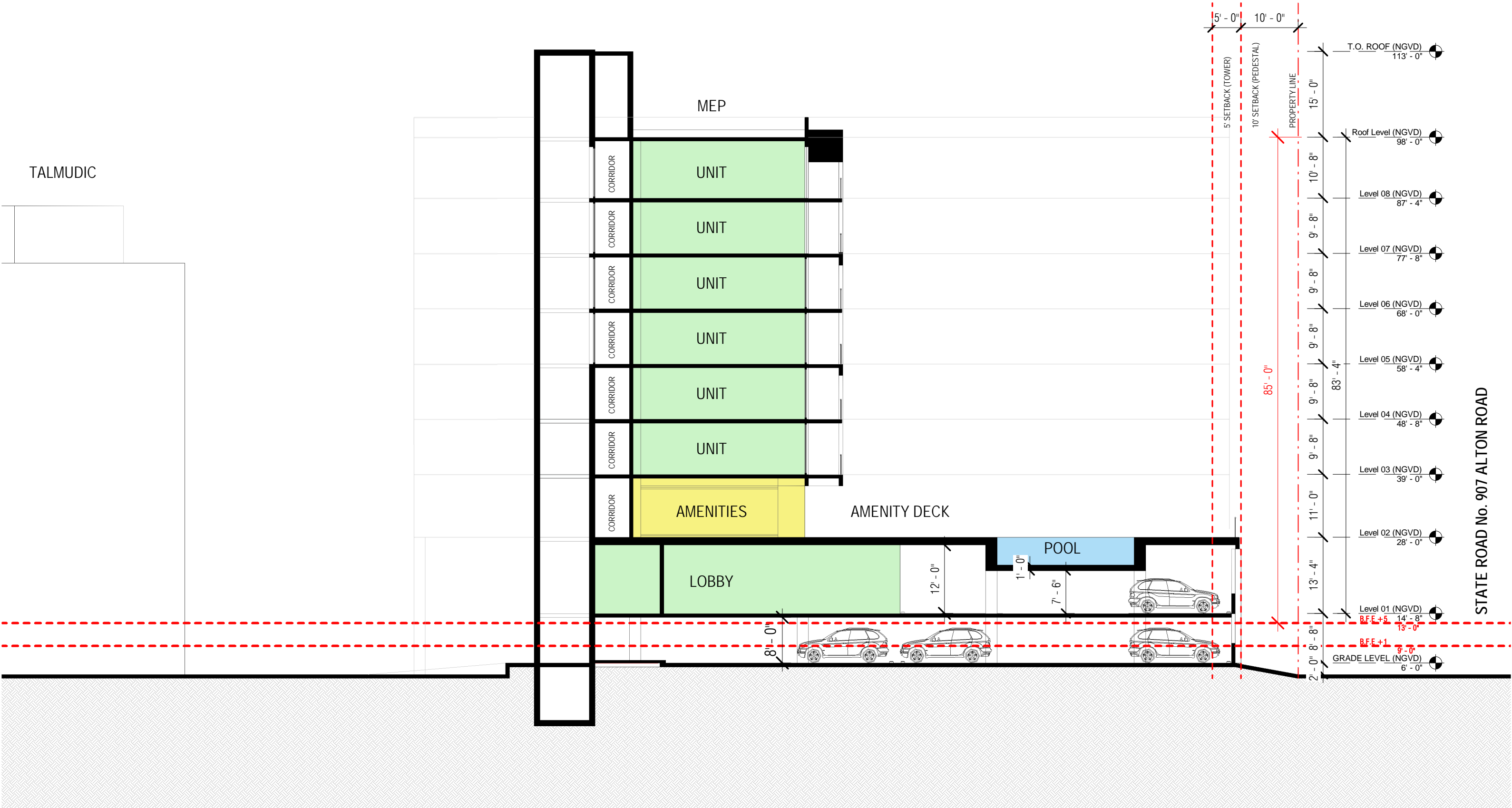
A2-05B

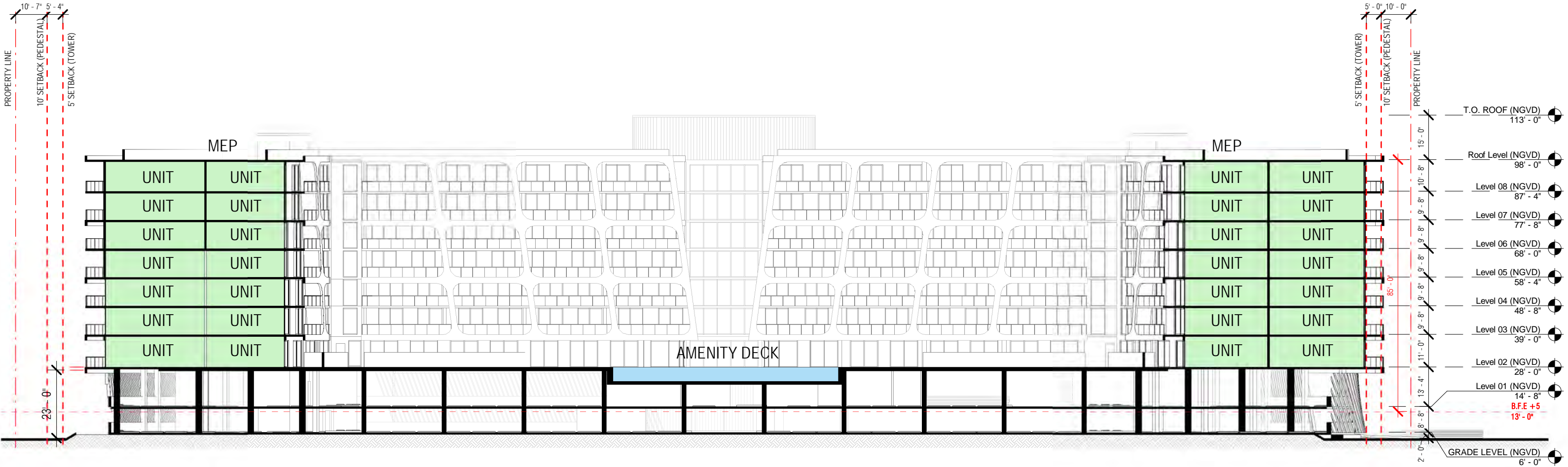




JULIA TUTTLE CSWY (195)

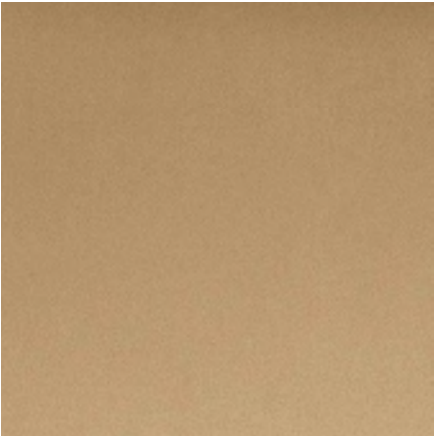








01- BRONZE WINDOW WALL SYSTEM



02- BRONZE METAL FINISH



03- WHITE METAL FINISH



04- GRAY GLASS



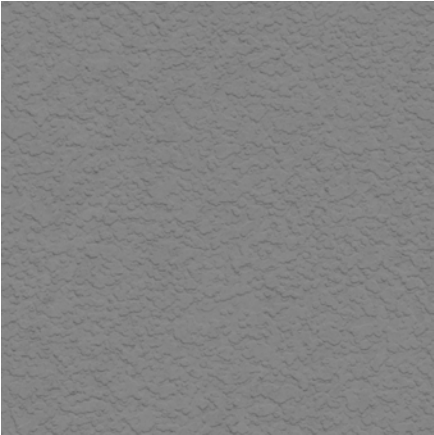
05- CLEAR GLASS



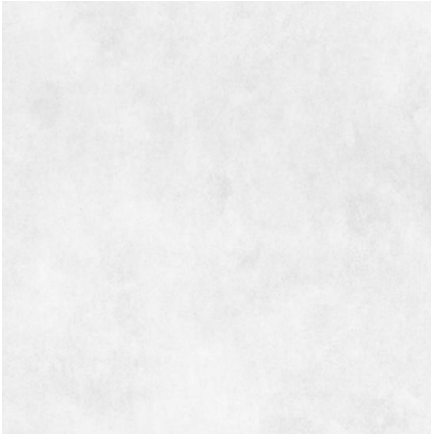
06- GLASS RAILING



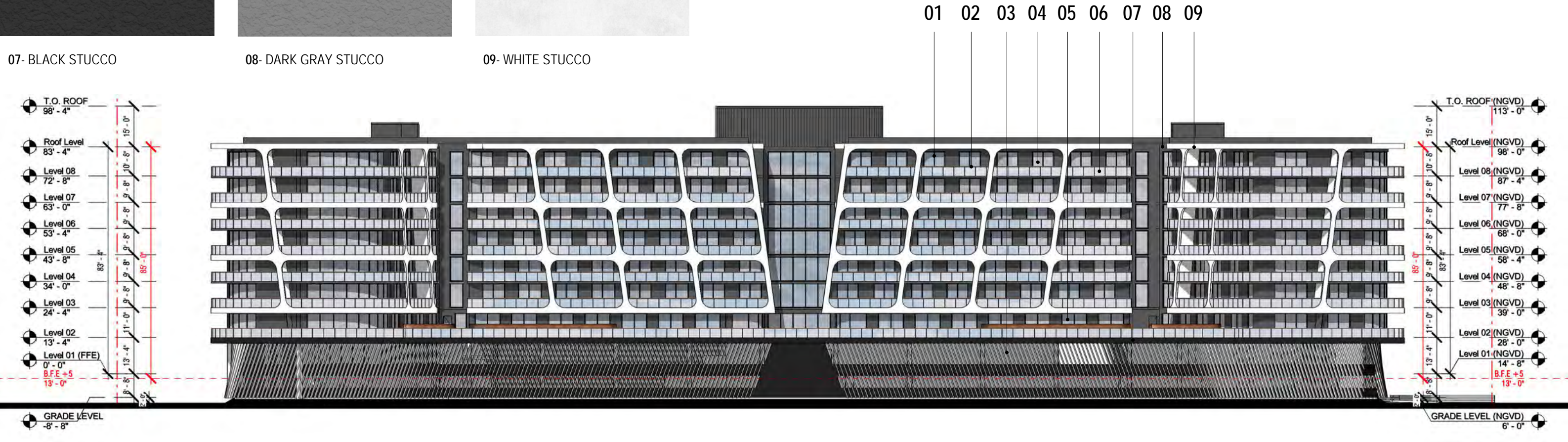
07- BLACK STUCCO

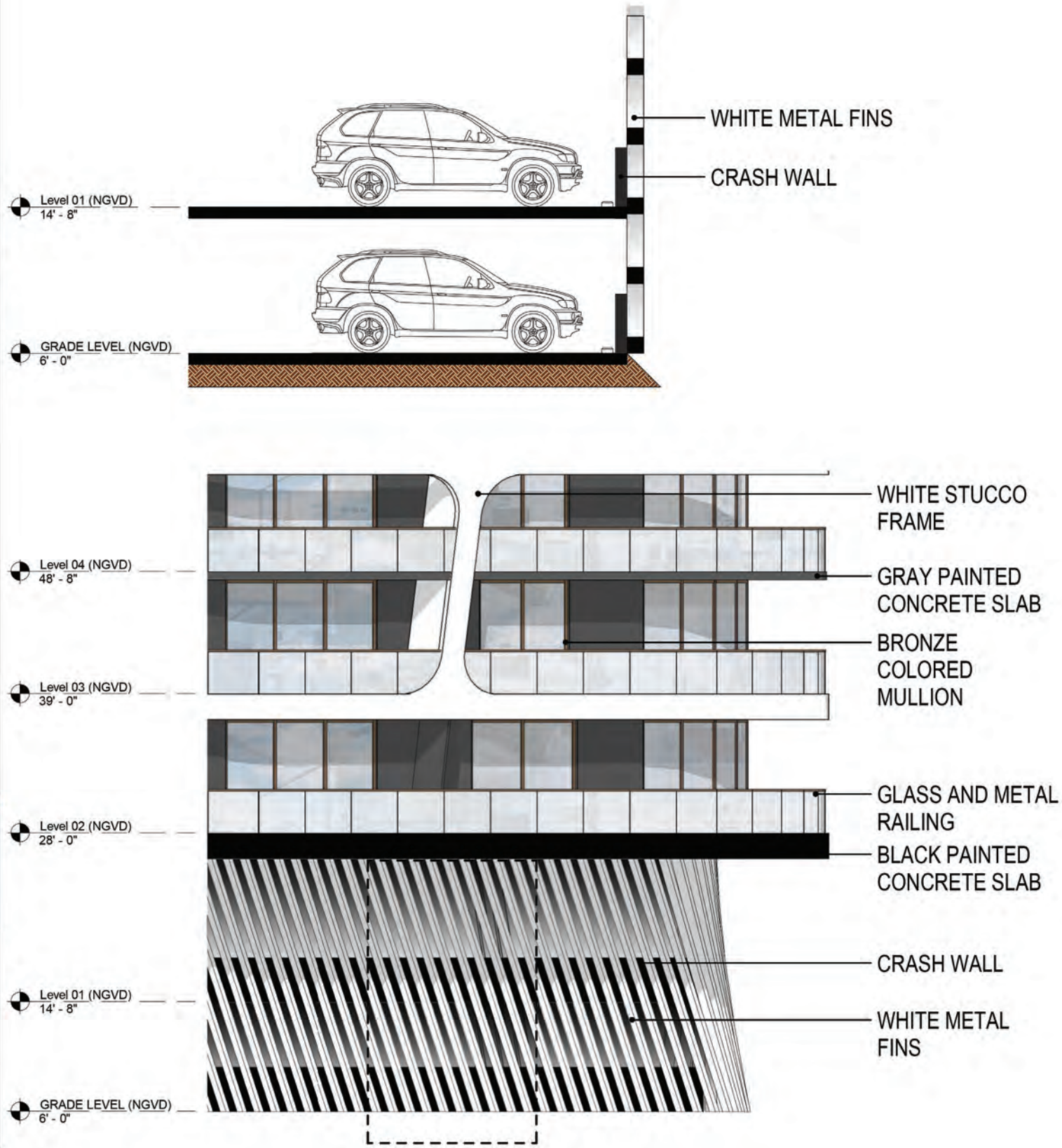
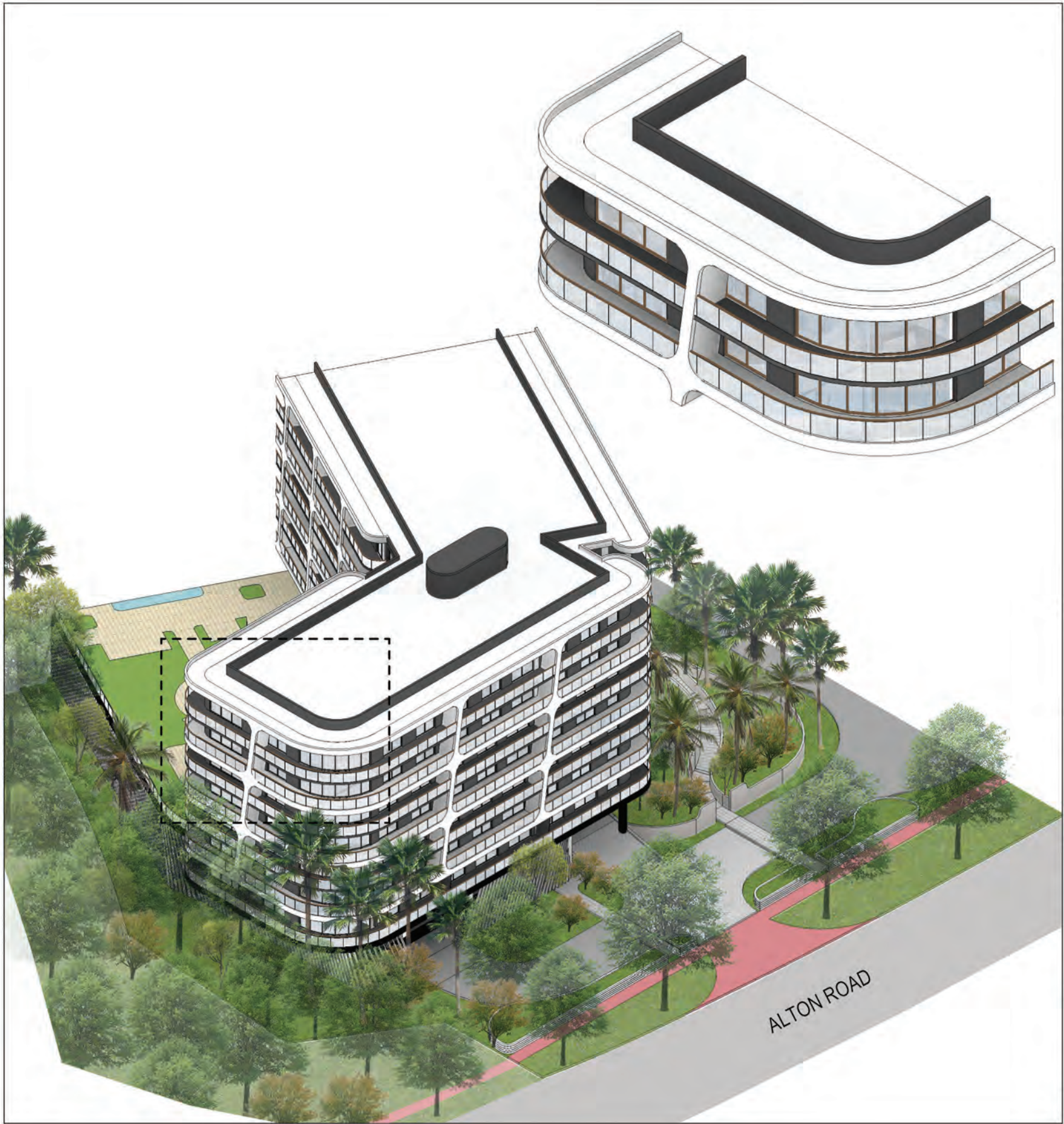


08- DARK GRAY STUCCO



09- WHITE STUCCO





ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

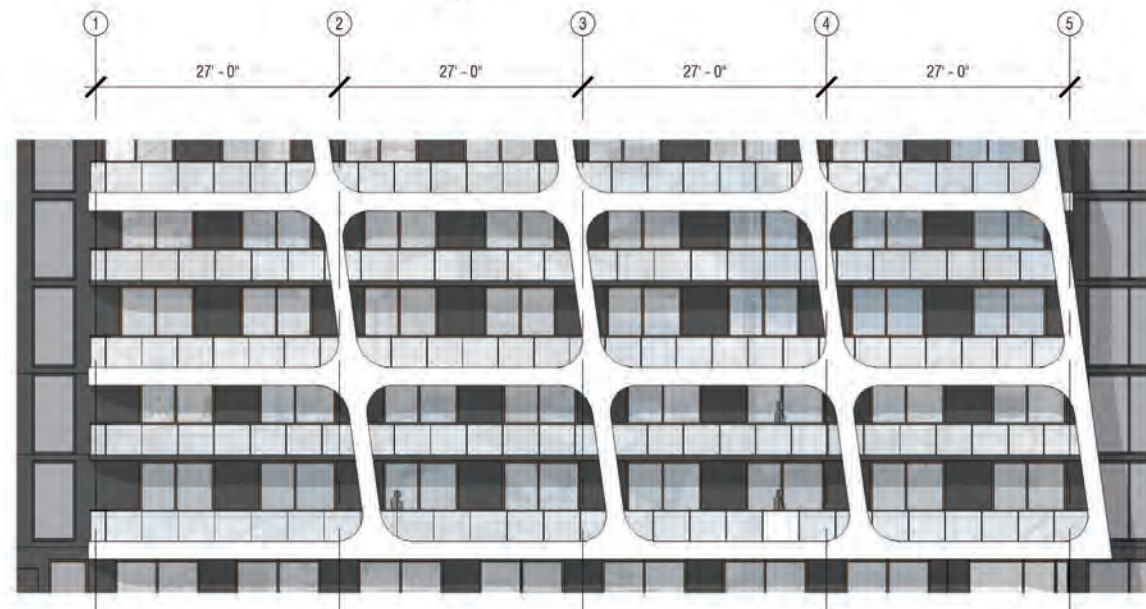
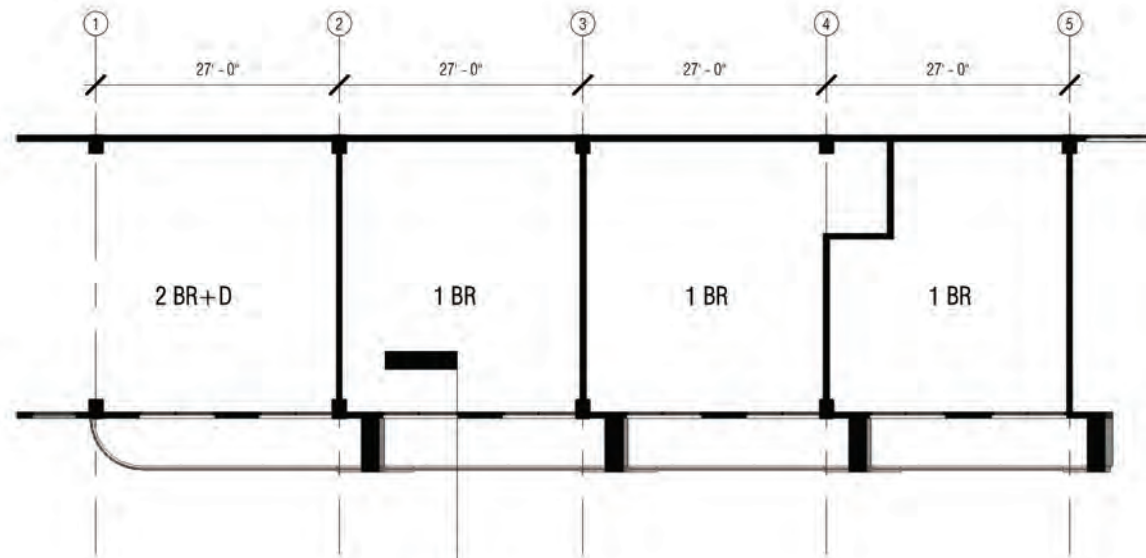
DRB RESUBMITTAL
3900 ALTON ROAD, MIAMI
BEACH, FL 33140

TYPICAL FACADE DETAILS (PODIUM)

SCALE: As indicated

DATE:
11/08/2021

A3-03



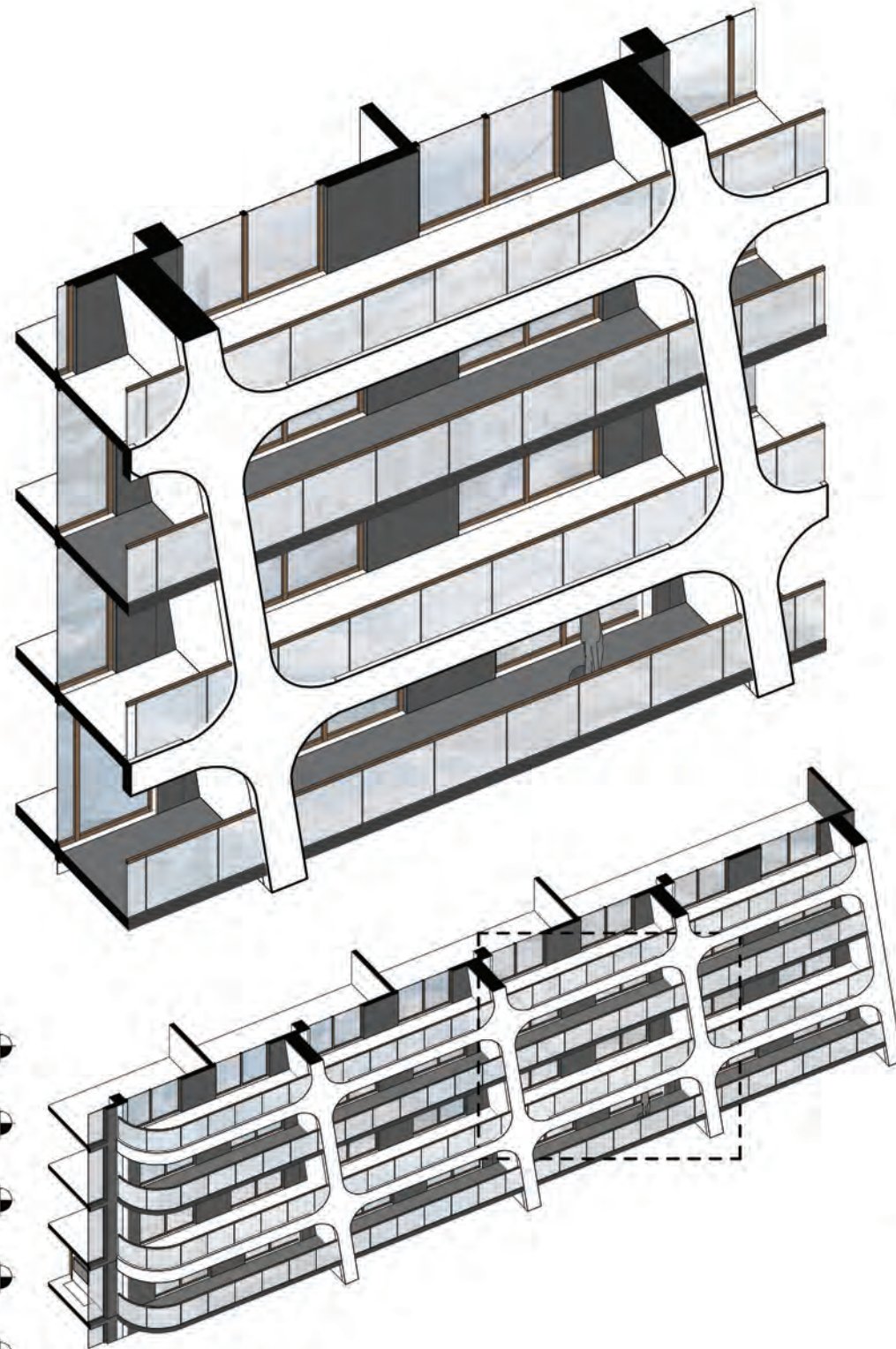
Level 07
63' - 0"

Level 06
53' - 4"

Level 05
43' - 8"

Level 04
34' - 0"

Level 03
24' - 4"



BRONZE FINISH
RECTANGULAR
CAP

SEGMENTED
GLASS RAIL

DIVIDER VOID

GRAY STUCCO

GLASS
RAILING

GRAY PAINTED
CONCRETE SLAB

BRONZE COLORED
MULLION

Level 05
43' - 8"

Level 04
34' - 0"

Level 03
24' - 4"

9' - 8"

9' - 8"



ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

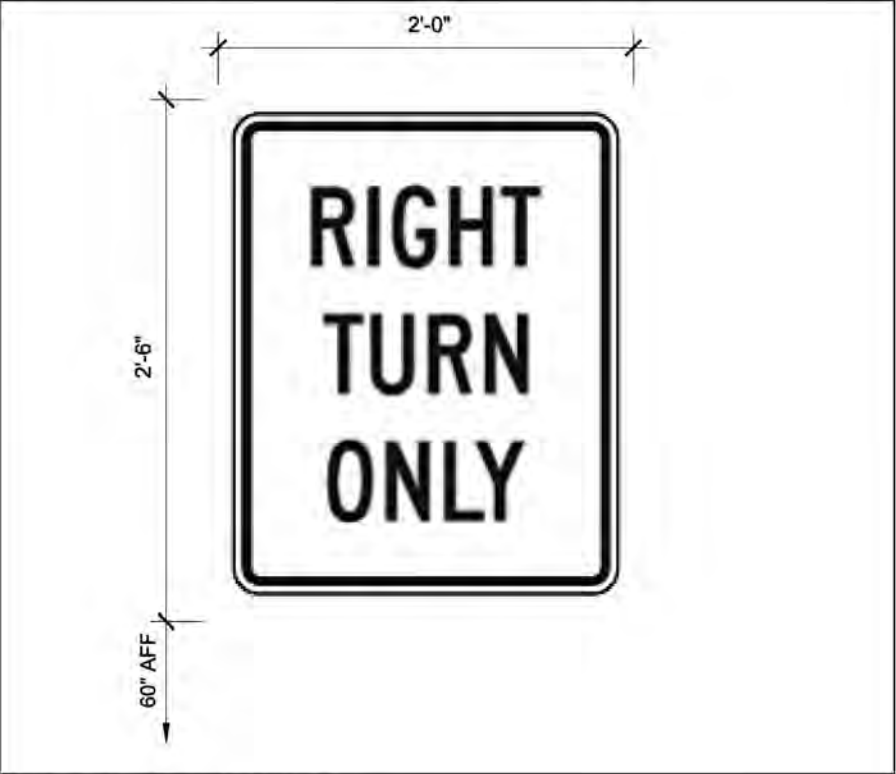
DRB RESUBMITTAL
3900 ALTON ROAD, MIAMI
BEACH, FL 33140

TYPICAL FACADE DETAILS (BALCONY)

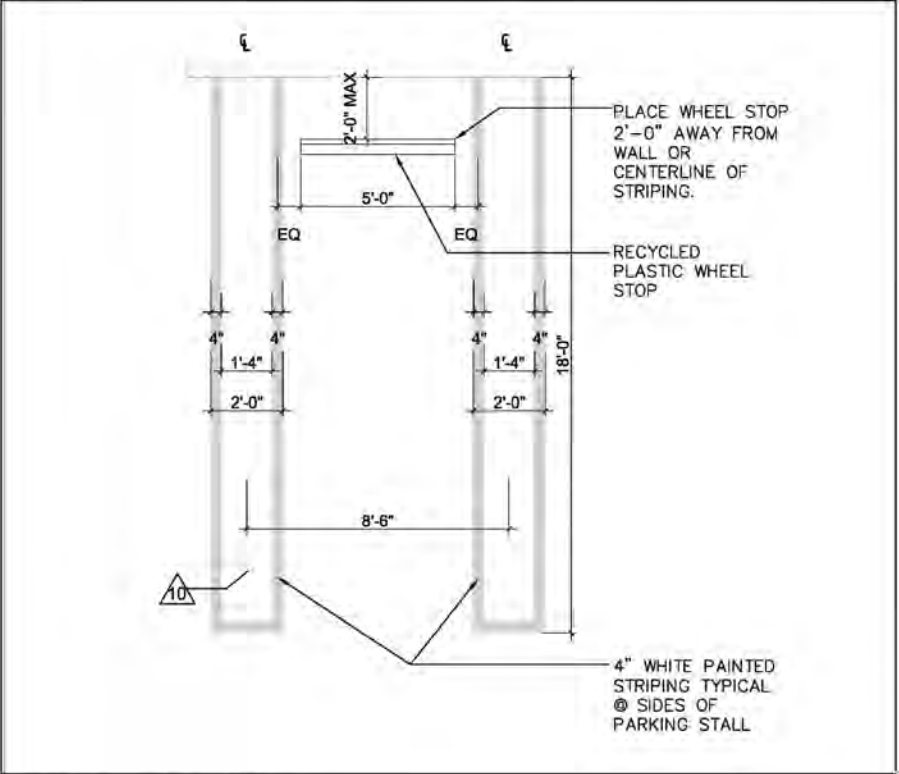
SCALE: As indicated

DATE:
11/08/2021

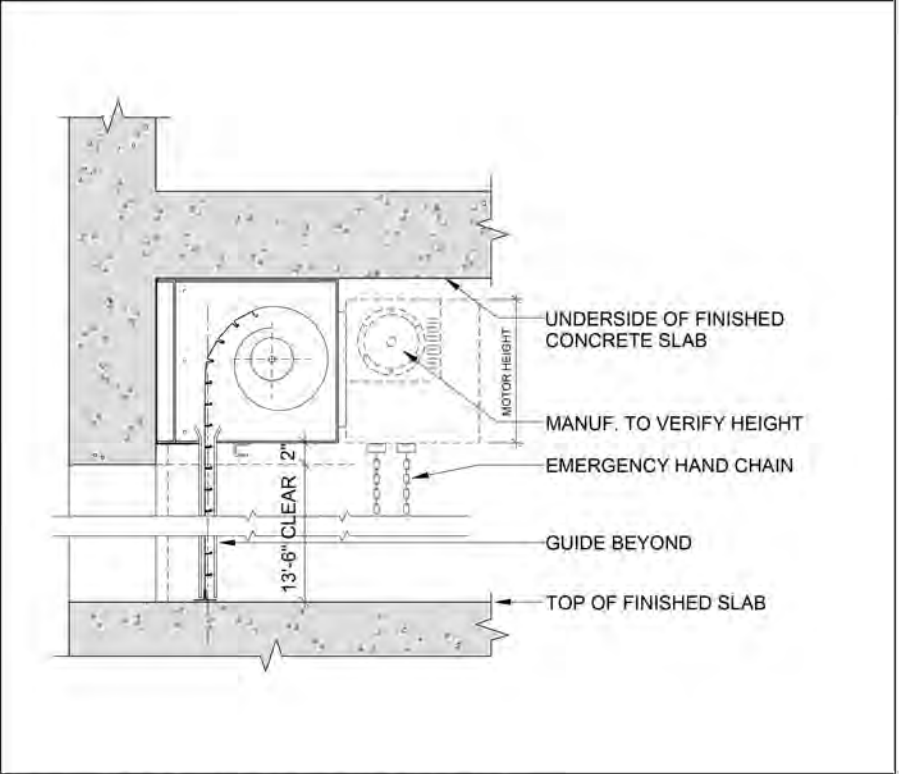
A3-04



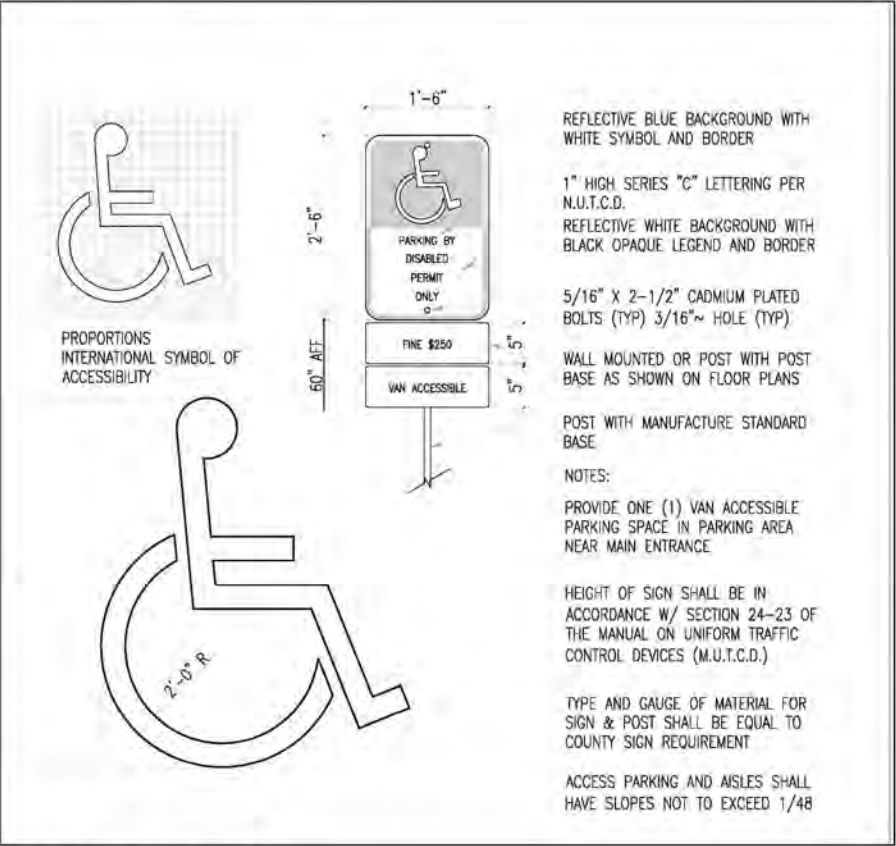
RIGHT TURN ONLY SIGNAGE



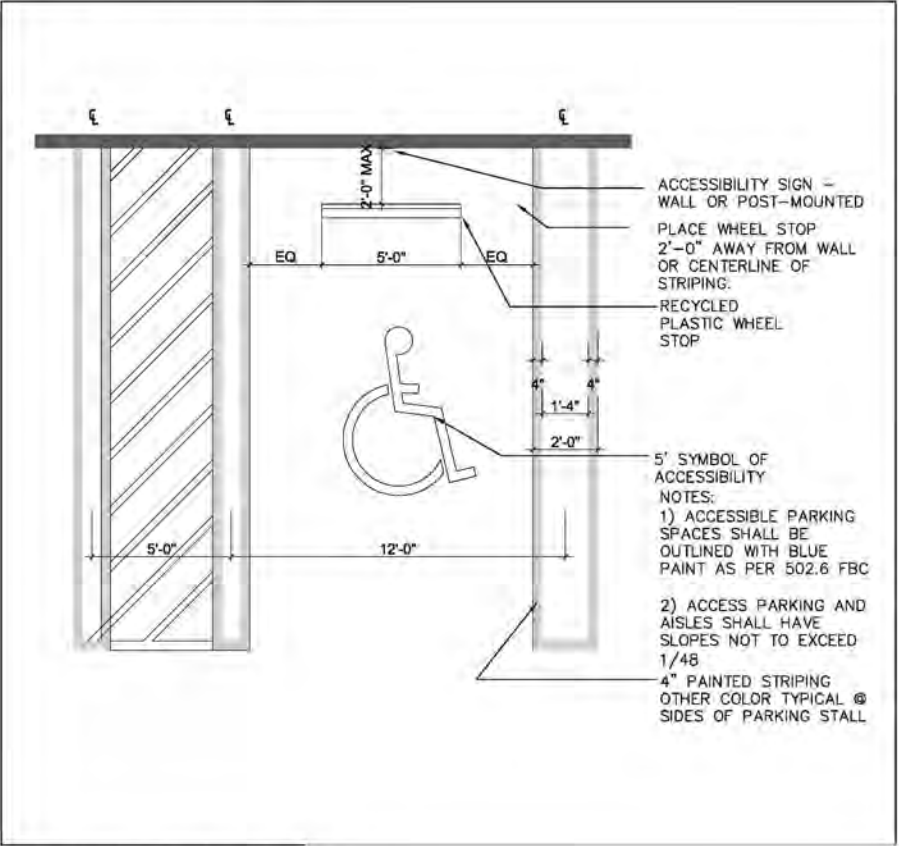
TYPICAL PARKING STALL



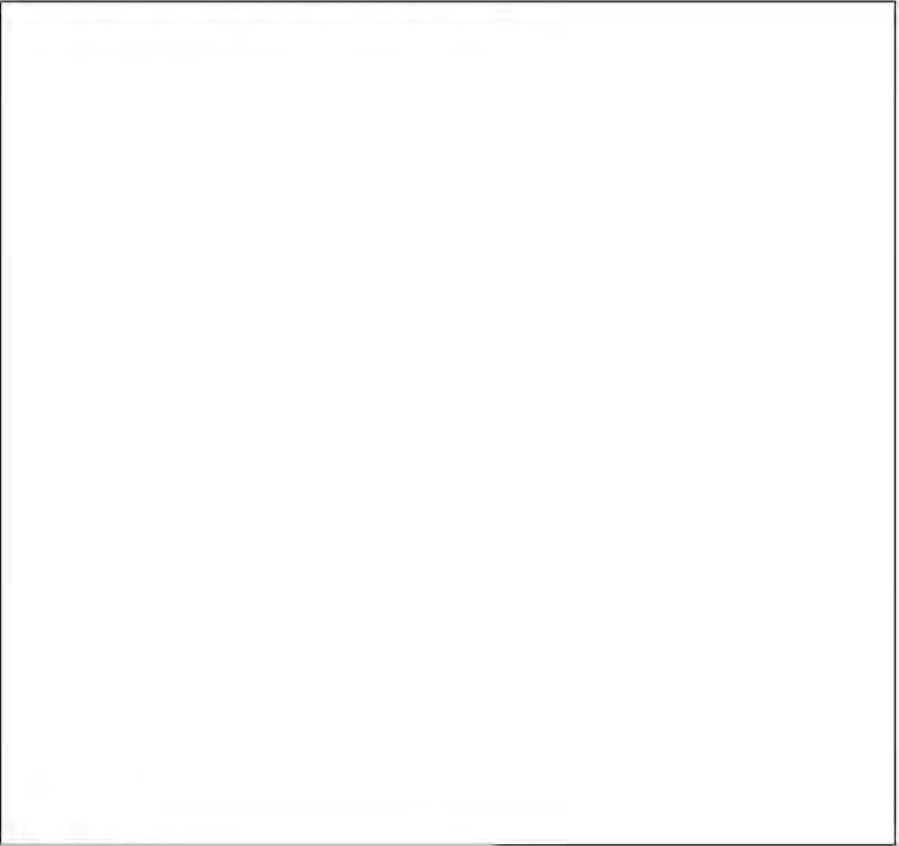
OVERHEAD COILING DOOR - HEAD SECTION



HC PARKING SIGNAGE



ACCESSIBLE PARKING STALL



NOT USED



ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

DRB RESUBMITTAL
3900 ALTON ROAD, MIAMI
BEACH, FL 33140

RENDERING 01

SCALE: 1" = 160'-0"

DATE:
11/08/2021

A4-00



ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS OF WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

DRB RESUBMITTAL
3900 ALTON ROAD, MIAMI
BEACH, FL 33140

RENDERING 02

SCALE: 1" = 160'-0"

DATE:
11/08/2021

A4-01



ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

DRB RESUBMITTAL
3900 ALTON ROAD, MIAMI
BEACH, FL 33140

RENDERING 03

SCALE: 1" = 160'-0"

DATE:
11/08/2021

A4-02



ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

DRB RESUBMITTAL
3900 ALTON ROAD, MIAMI
BEACH, FL 33140

RENDERING 04

SCALE: 1" = 160'-0"

DATE:
11/08/2021

A4-03



ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

DRB RESUBMITTAL
3900 ALTON ROAD, MIAMI
BEACH, FL 33140

RENDERING 05

SCALE: 1" = 160'-0"

DATE:
11/08/2021

A4-04



ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

DRB RESUBMITTAL
3900 ALTON ROAD, MIAMI
BEACH, FL 33140

RENDERING 06

SCALE: 1" = 160'-0"

DATE:
11/08/2021

A4-05



ARQUITECTONICA

2900 Oak Avenue, Miami, FL 33133
T 305.372.1812 F 305.372.1175

ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF ARQUITECTONICA INTERNATIONAL CORP. NO COPIES, TRANSMISSIONS, REPRODUCTIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN THE WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF ARQUITECTONICA INTERNATIONAL CORP. DESIGN INTENT SHOWN IS SUBJECT TO REVIEW AND APPROVAL OF ALL APPLICABLE LOCAL AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ALL COPYRIGHTS RESERVED © 2019. THE DATA INCLUDED IN THIS STUDY IS CONCEPTUAL IN NATURE AND WILL CONTINUE TO BE MODIFIED THROUGHOUT THE COURSE OF THE PROJECTS DEVELOPMENT WITH THE EVENTUAL INTEGRATION OF STRUCTURAL, MEP AND LIFE SAFETY SYSTEMS. AS THESE ARE FURTHER REFINED, THE NUMBERS WILL BE ADJUSTED ACCORDINGLY.

DRB RESUBMITTAL
3900 ALTON ROAD, MIAMI
BEACH, FL 33140

RENDERING 07

SCALE: 1" = 160'-0"

DATE:
11/08/2021

A4-06