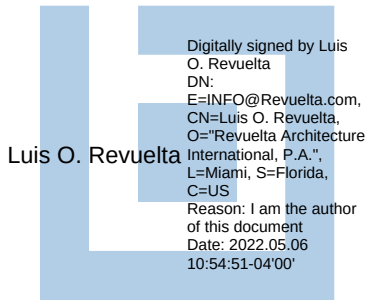




DRB AND STAFF BOARD:

THIS APPLICATION IS ONLY FOR **LIMITED CHANGES TO CURRENTLY-APPROVED** (DRB-20-0617), WHICH ARE TIED TO THE ELIMINATION OF THE HOTEL USE AND STAFF INPUT.
PLEASE LOOK FOR THE FOLLOWING ITEMS WE HAVE CLEARLY KEYED WITHIN THE APPLICATION:

1. IMPROVEMENTS TO THE HARDING FRONTAGE, GROUND FLOOR INCLUDING:

- a) ENLARGING AND BRINGING THE LOBBY CLOSER TO STREETFOR BETTER ACTIVATION ALONG HARDING AVE.
- b) REPLACING THE PORTE-COCHERE WITH STREET FRONT RETAIL TO REINFORCE THE STREETScape.
- c) INTERNALIZING THE DROP-OFF AREA.
- d) CHANGING OUT OF CAR ELEVATORS FOR A RAMP WHICH SHOULD IMPROVE TRAFFIC FLOW ALONG HARDING AVE.
- e) ADDING A DISPLAY WINDOW IN FRONT OF THE FPL VAULT TO IMPROVE THE PEDESTRIAN EXPERIENCE.
- f) ADDING ADDITIONAL LANDSCAPE.

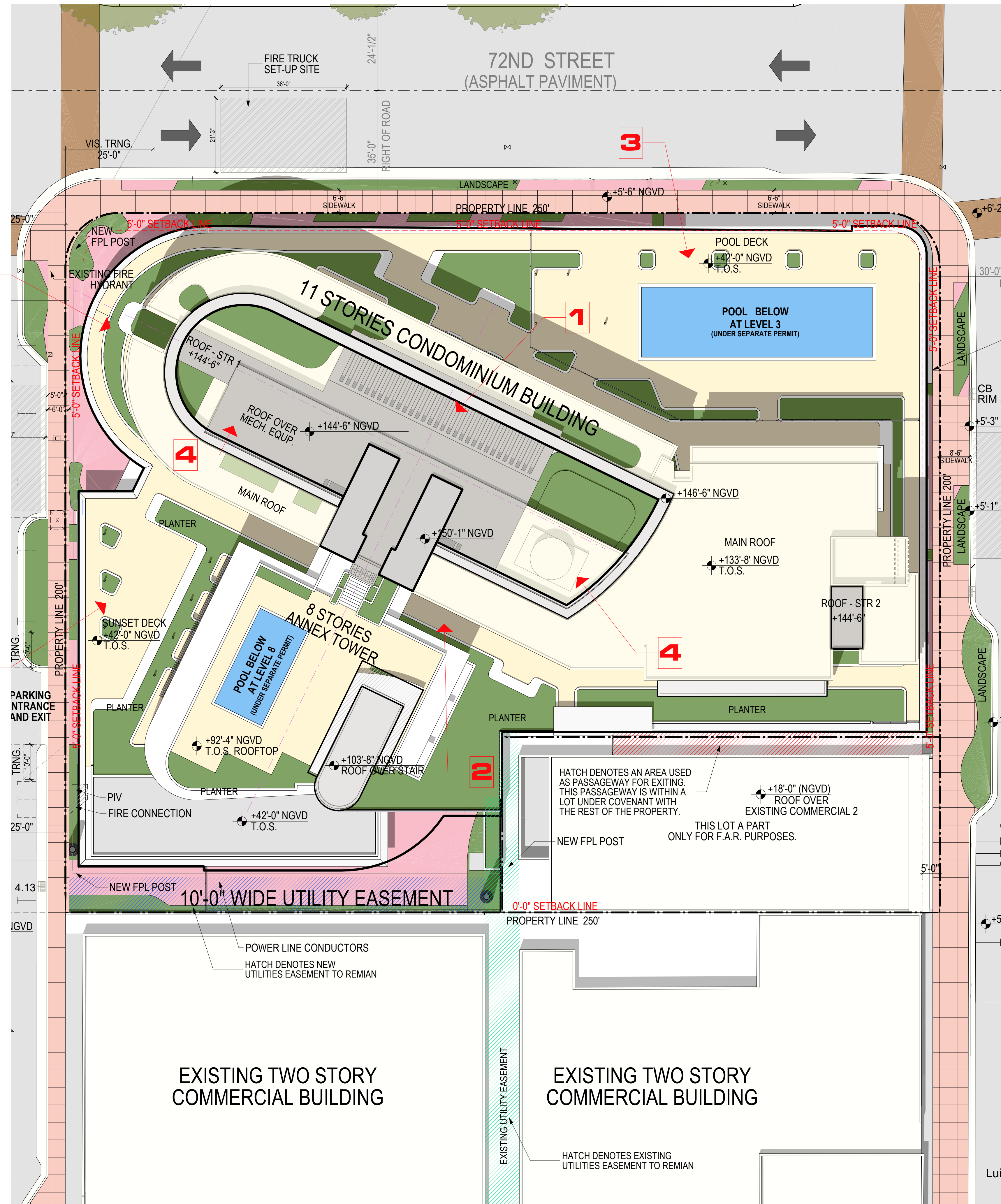
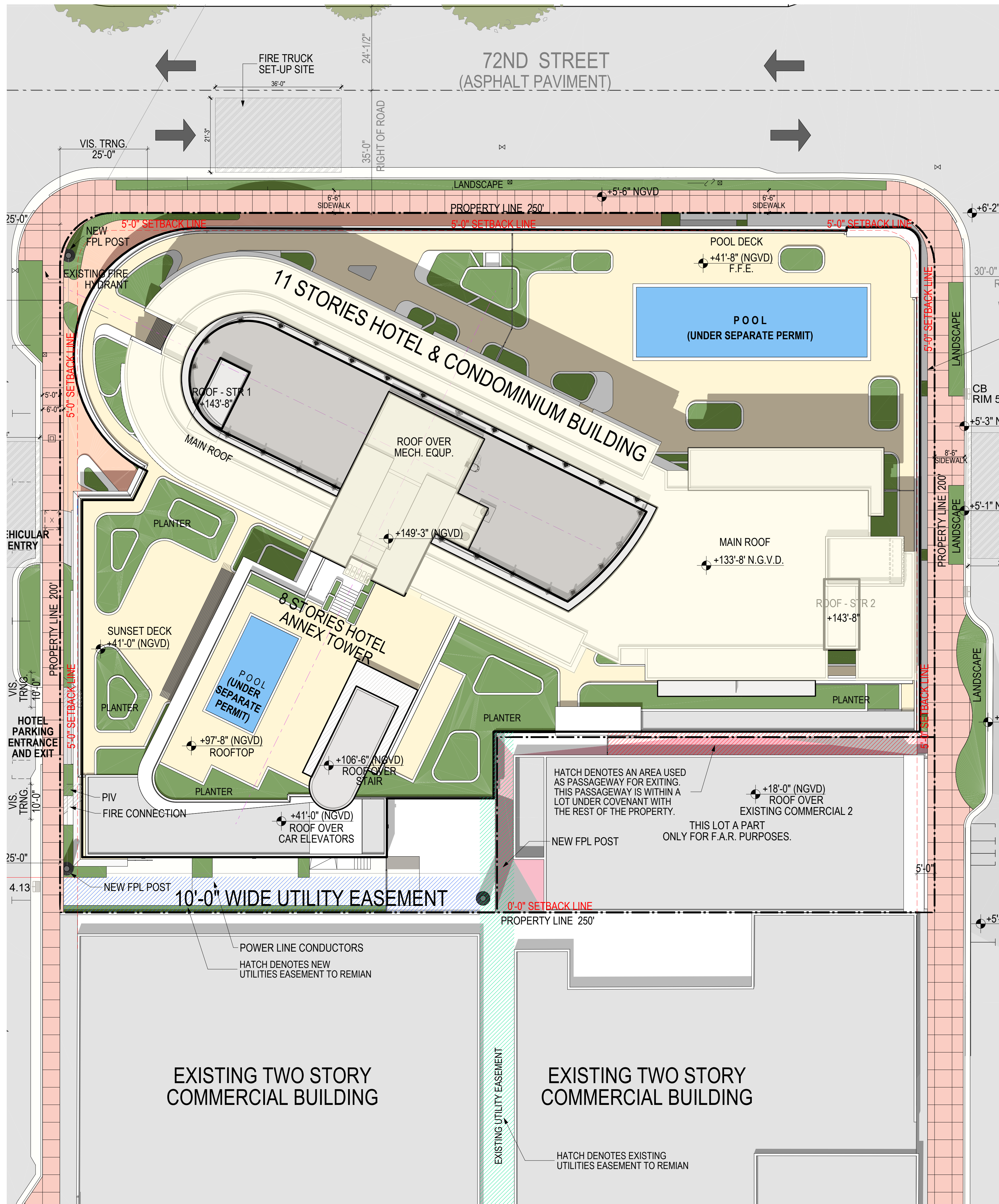
2. CHANGES TO UPPER-LEVEL BALCONIES STARTING ON LEVEL FOUR.

3. MINOR CHANGES TOT HE POOL DECK LEVEL, INCLUDING MOVING THE LINE OF GLAZING OUTBOARD OF THE COLUMNS AND INCREASING THE SEPARATION BETWEEN THE MAIN BUILDING AND THE ANNEX BUILDING

4. ADDITION OF ROOF-TOP AMENITIES.

CURRENTLY APPROVED

NEW PROPOSAL

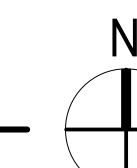


SCOPE OF THE REVISION

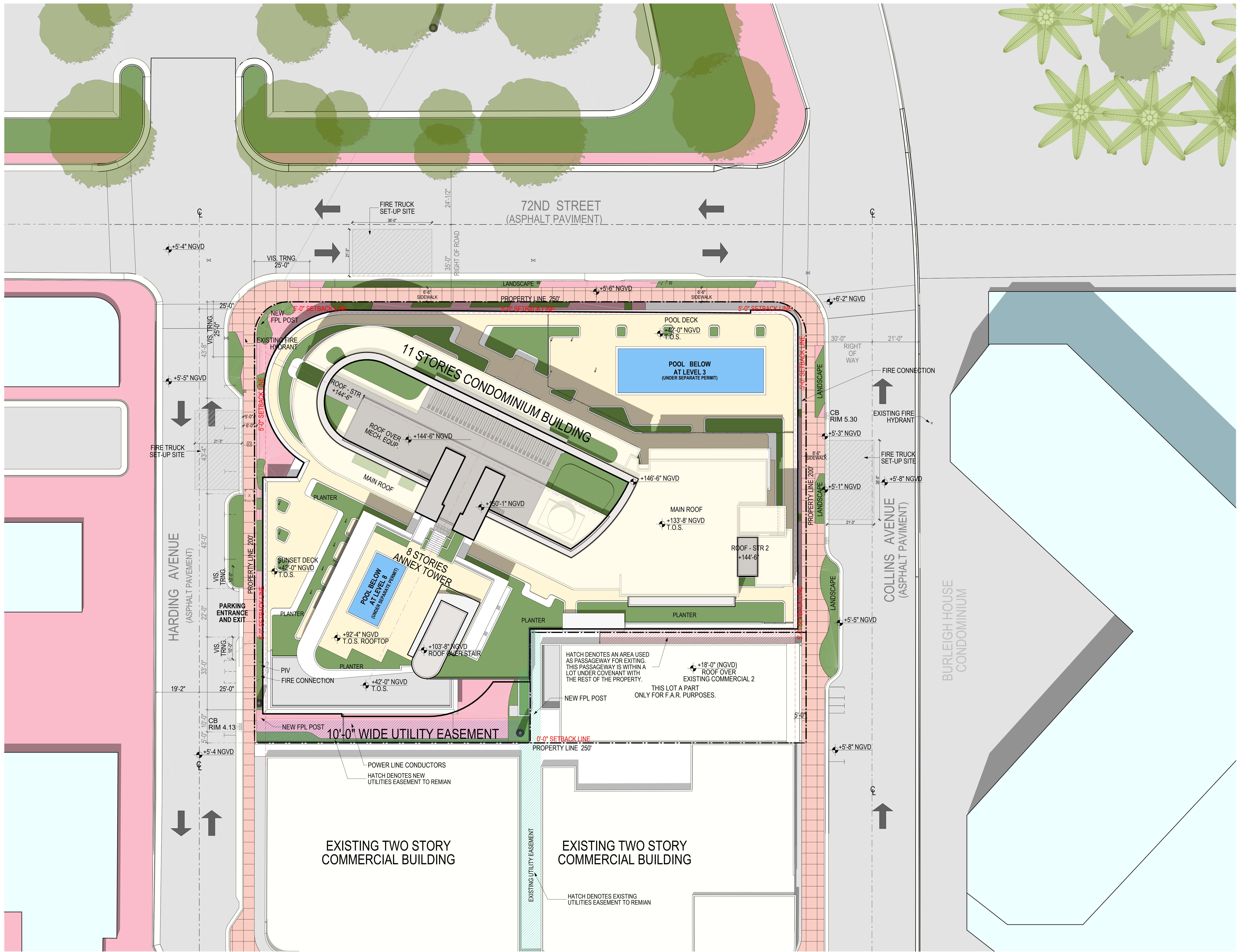
1. PROPOSED NEW ROOF-TOP
2. DISTANCE BETWEEN MAIN TOWER AND ANNEX BUILDING INCREASED TO IMPROVE BREEZEWAY LIGHT, AND VIEW OF CENTRAL UNITS
3. LANDSCAPE ADJUSTMENTS RESPONDING TO NEW UNITS AND NEW USE OF AREAS - BELOW AT POOL DECK
4. REORGANIZATION OF MECHANICAL AREAS

SITE PLAN | 1

SCALE 1/16"=1'-0"

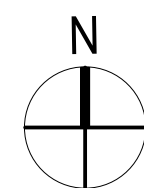


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SITE PLAN 1

SCALE 1/16"=1'-0"



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Revisions

Owner Information

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#Client Phone Number

Consultant

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O=Revuelta Architecture
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ST=Florida, C=US
Date: 2022.05.06
10:56:43-04'00'

Luis O. Revuelta

AR-0007872

DESIGN REVIEW
BOARD PRESENTATION

Date

12.15.2021

Scale

AS SHOWN

Project No.

2115

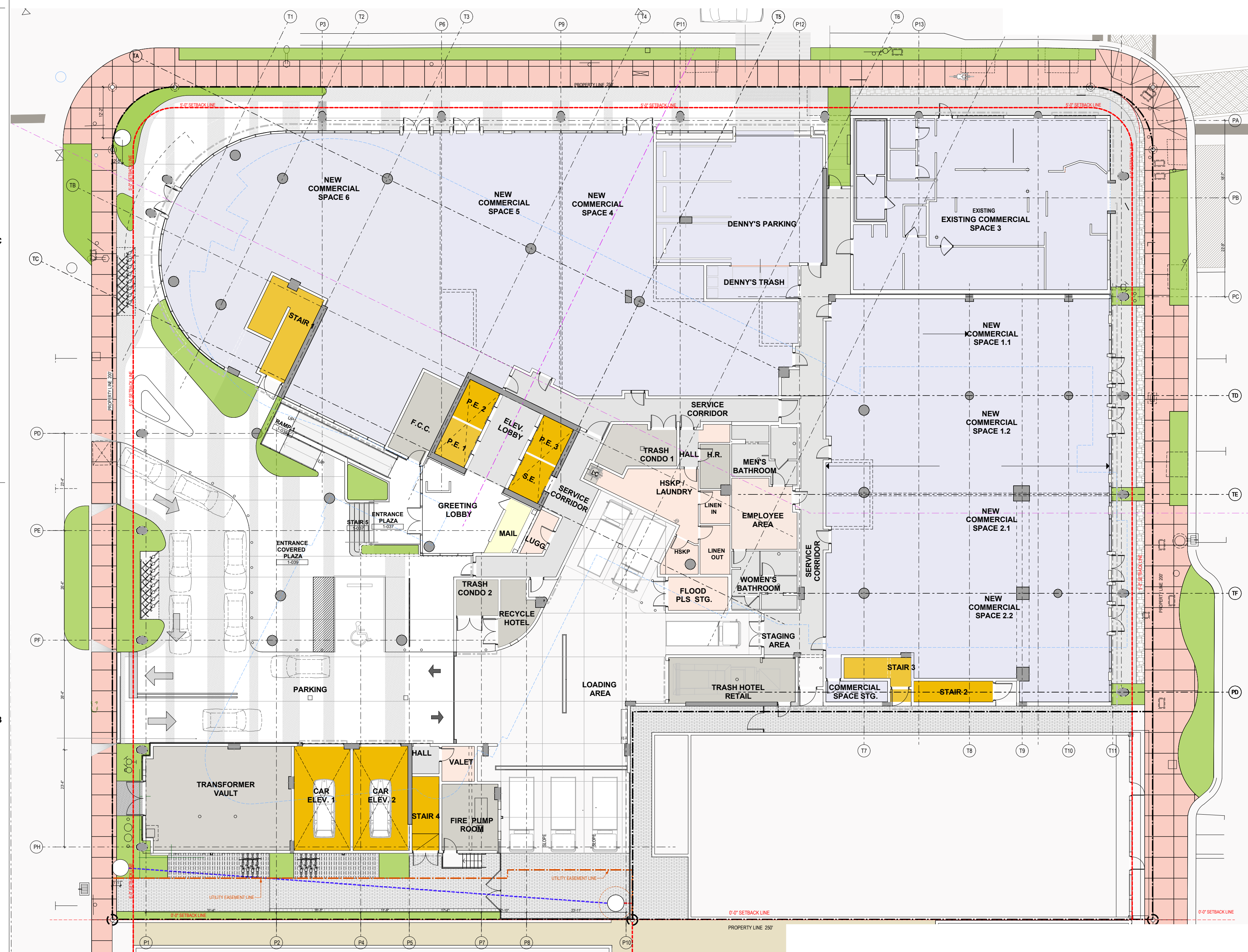
Sheet Name

SITE PLAN

Sheet No.

A-100.1

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NEW PROPOSAL



COLORS LEGEND

	CONDOMINIUM UNITS
	COMMON AREAS B.O.H.
	B.O.H. MECHANICAL
	VERTICAL CIRCULATIONS
	INTERIOR CIRCULATIONS
	B.O.H. MECHANICAL
	LANDSCAPE

SCOPE OF THE REVISION

1. ELIMINATION OF A CURB-CUT TO MAXIMIZE ACTIVATED FRONT ON HARDING AND INTERNALIZATION OF THE VEHICULAR DROP-OFF
2. REPLACEMENT OF CAR ELEVATORS BY A REGULAR RAMP
3. INTERNAL REORGANIZATION OF LOBBY AND LOADING AREAS

GROUND LEVEL-DROP OFF-LOADING COMMERCIAL 1

ELEVATION = +9'-0" N.G.V.D.

SCALE 1/16"=1'-0"

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DESIGN REVIEW
BOARD PRESENTATION

Date

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Project No.

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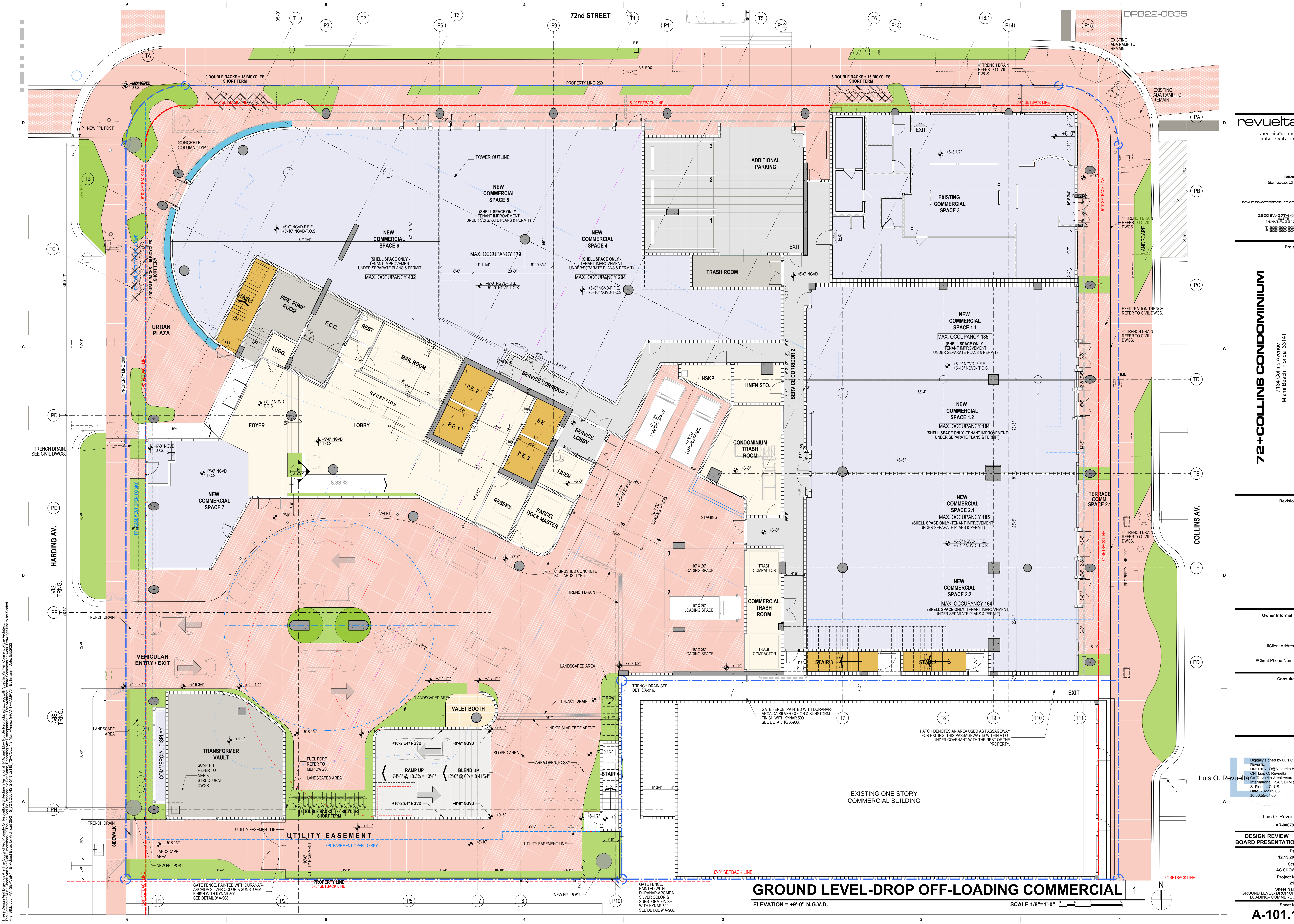
Sheet Name

FLOOR PLAN COMPARISON-

GROUND LEVEL

Sheet No.

A-101



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DESIGN REVIEW
BOARD PRESENTATION

Date

12.15.2021

Scale

AS SHOWN

Project No.

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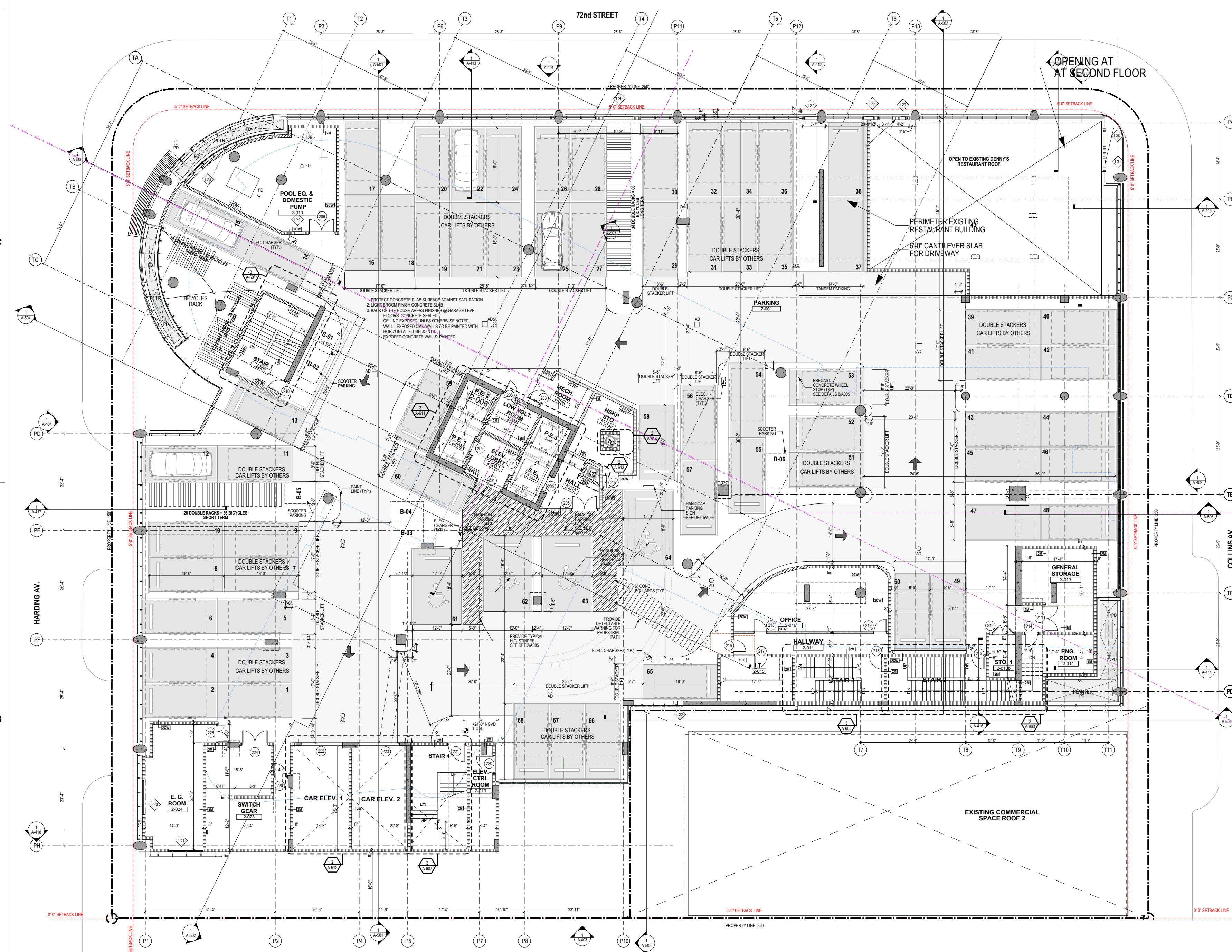
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GROUND LEVEL-DROP OFF-
LOADING-COMMERCIAL

Sheet No.

A-101.1

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NEW PROPOSAL



COLORS LEGEND

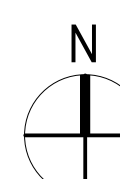
	CONDOMINIUM UNITS
	COMMON AREAS B.O.H.
	B.O.H. MECHANICAL
	VERTICAL CIRCULATIONS
	INTERIOR CIRCULATIONS
	B.O.H. MECHANICAL
	LANDSCAPE

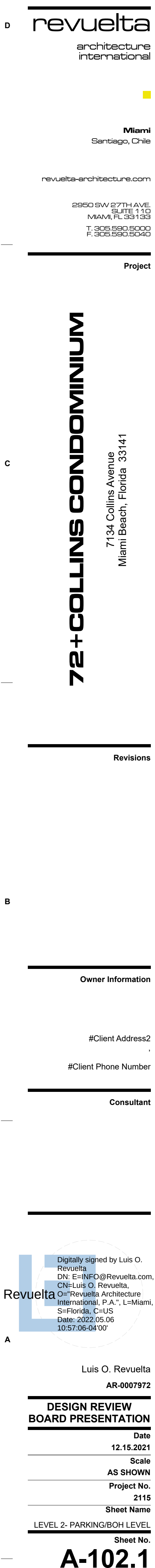
SCOPE OF THE REVISION

1. REPLACEMENT OF CAR ELEVATORS BY A REGULAR RAMP
2. INTERNAL READJUSTMENTS ON DISTRIBUTION OF SPACES AND CIRCULATION

LEVEL 2 - PARKING / BOH | 1

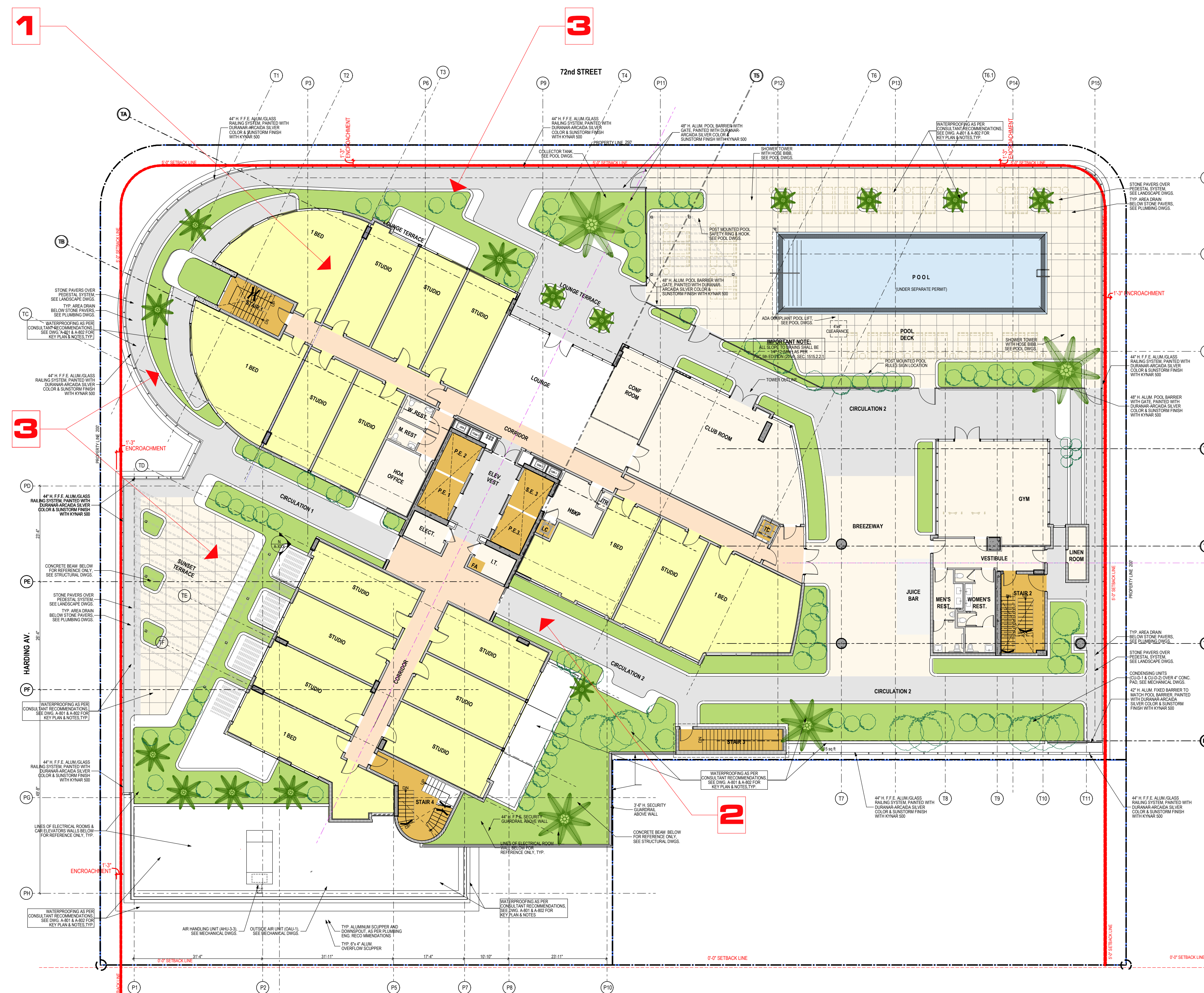
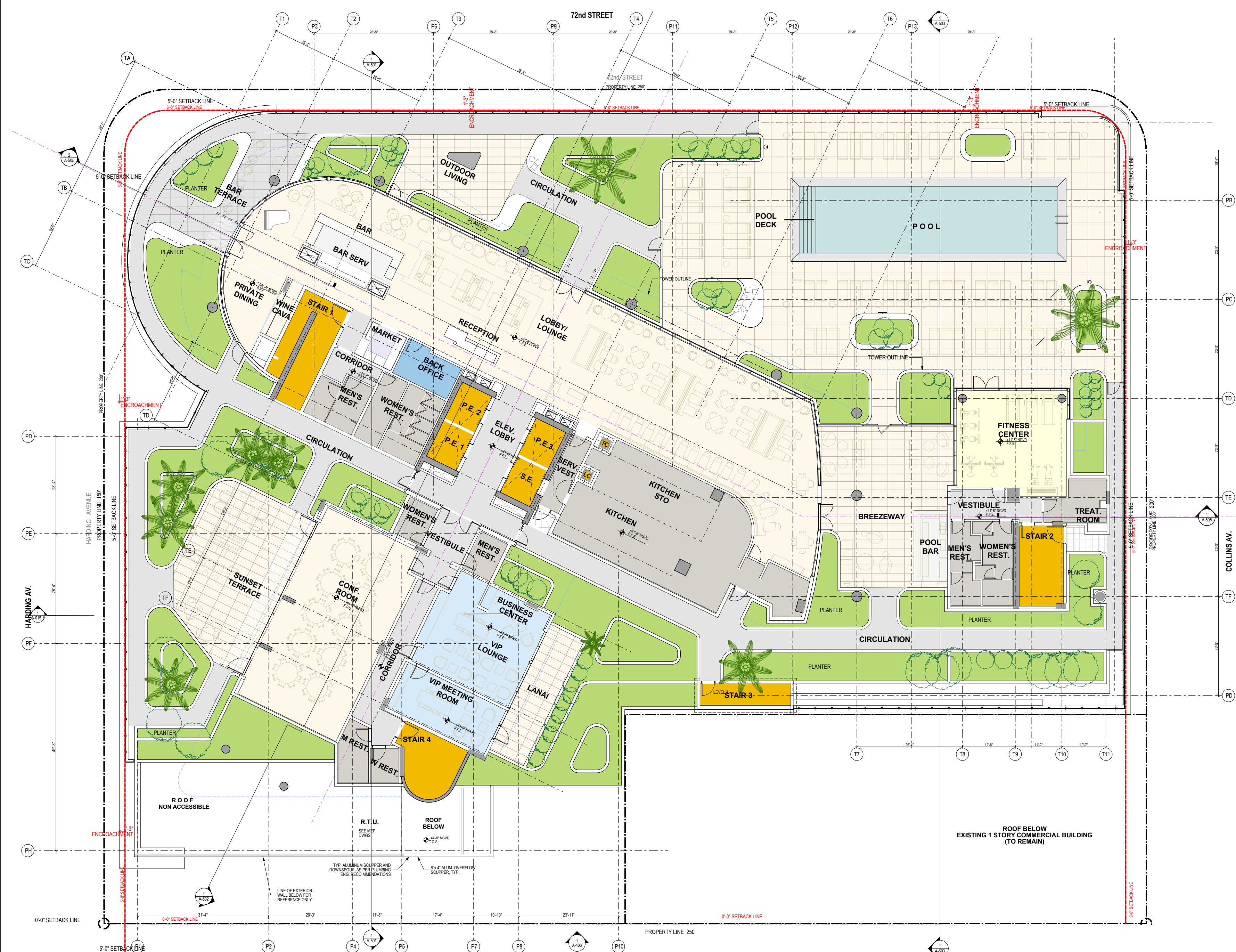
ELEVATION = +25'-2" N.G.V.D. SCALE 1/16"=1'-0"





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NEW PROPOSAL



COLORS LEGEND

	CONDOMINIUM UNITS
	COMMON AREAS B.O.H.
	B.O.H. MECHANICAL
	VERTICAL CIRCULATIONS
	INTERIOR CIRCULATIONS
	B.O.H. MECHANICAL
	LANDSCAPE

SCOPE OF THE REVISION

1. INTERIOR ORGANIZATION TO ACCOMMODATE CO-LIVING UNITS
2. DISTANCE BETWEEN MAIN TOWER AND ANNEX BUILDING INCREASED TO IMPROVE BREEZEWAY LIGHT, AND VIEW OF CENTRAL UNITS
3. LANDSCAPE ADJUSTMENTS RESPONDING TO NEW UNITS AND NEW USE OF AREAS

LEVEL 3 - AMENITIES / BUILDING PLAN | 1

ELEVATION = +42'-0" N.G.V.D.

SCALE 1/16"=1'-0"



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DESIGN REVIEW
BOARD PRESENTATION

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Sheet Name

FLOOR PLAN COMPARISON -

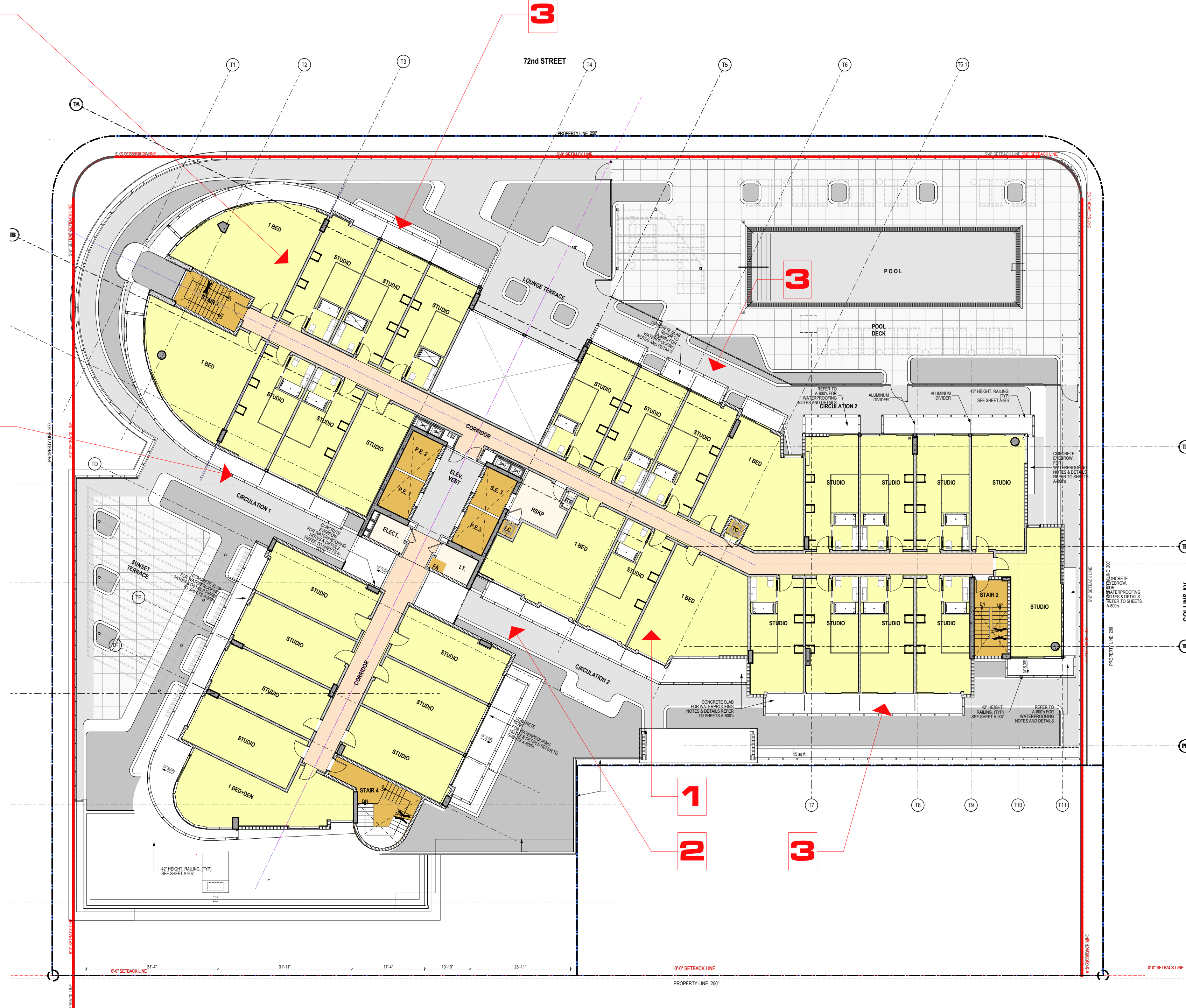
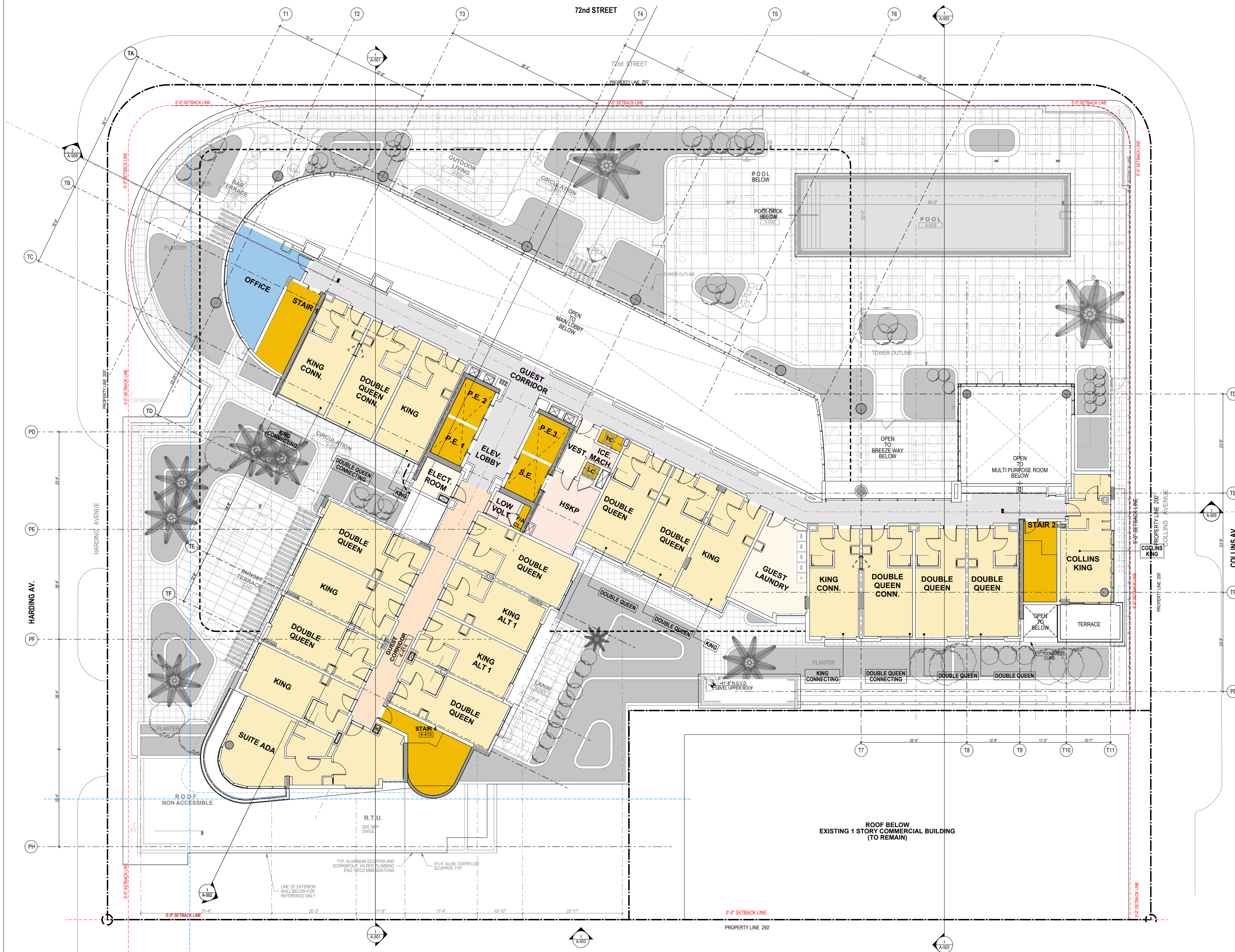
LEVEL 3

Sheet No.

A-103

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NEW PROPOSAL



COLORS LEGEND

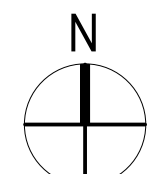
- CONDOMINIUM UNITS
- COMMON AREAS B.O.H.
- B.O.H. MECHANICAL
- VERTICAL CIRCULATIONS
- INTERIOR CIRCULATIONS
- B.O.H. MECHANICAL
- LANDSCAPE
- HOTEL ROOM

SCOPE OF THE REVISION

- INTERIOR ORGANIZATION TO ACCOMMODATE CO-LIVING UNITS
- DISTANCE BETWEEN MAIN TOWER AND ANNEX BUILDING INCREASED TO IMPROVE BREEZEWAY LIGHT, AND VIEW OF CENTRAL UNITS
- BALCONIES AT NEW CO-LIVING UNITS

LEVEL 4 - BUILDING PLAN | 1

ELEVATION = +53'-0" N.G.V.D. SCALE 1/16"=1'-0"



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DESIGN REVIEW

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Sheet Name

FLOOR PLAN COMPARISON-
LEVEL 4

Sheet No.

A-104



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**DESIGN REVIEW
BOARD PRESENTATION**

Date
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Sheet Name
LEVEL 4

Sheet No.
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