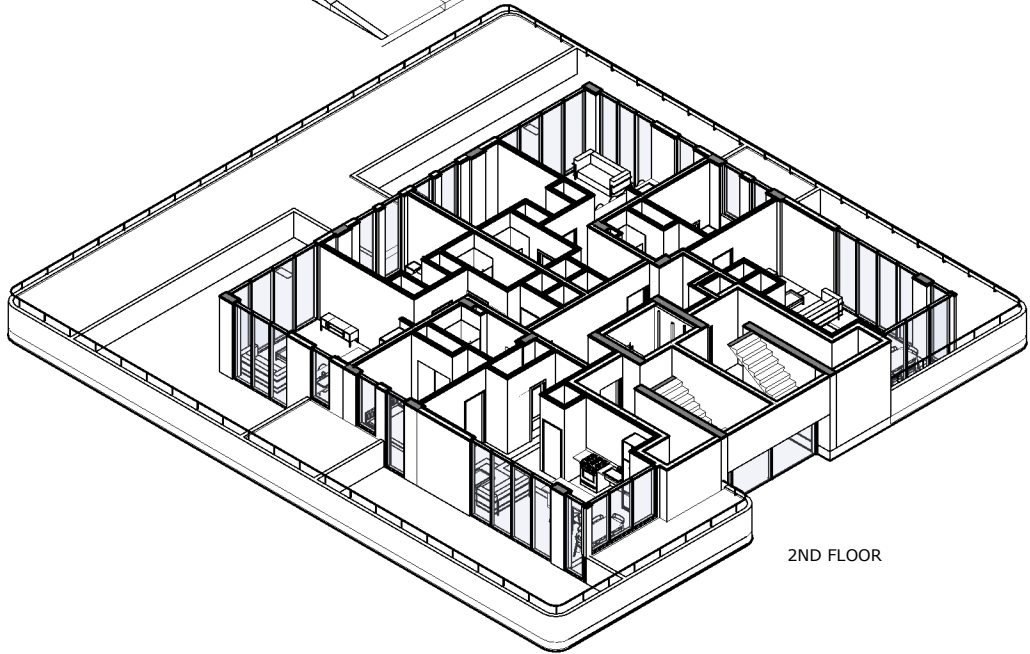
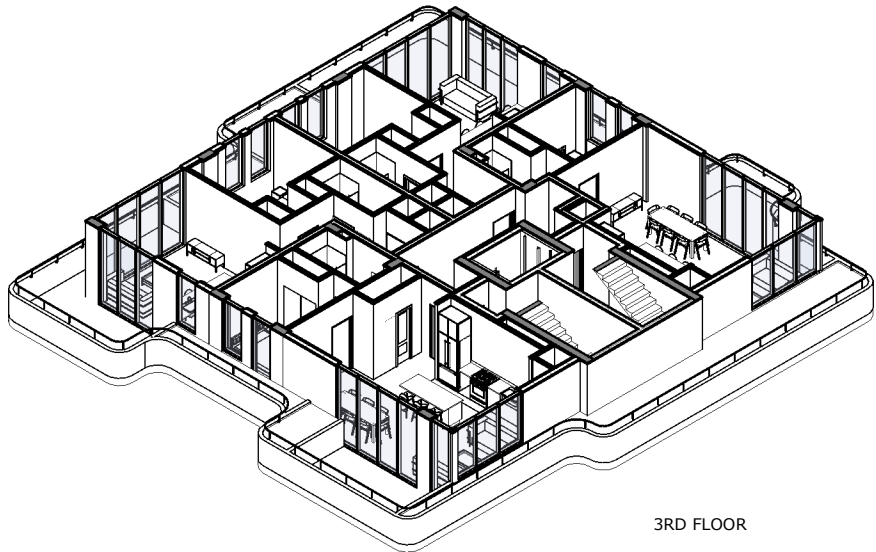


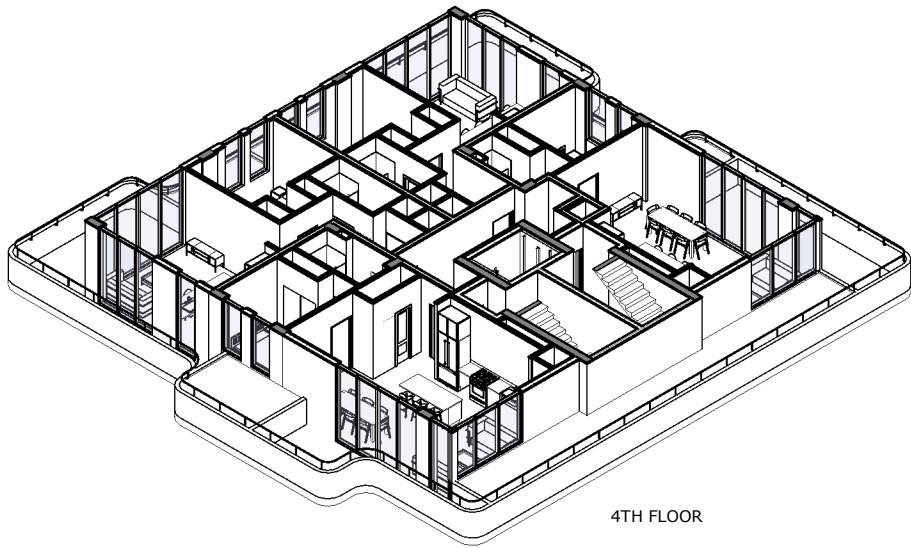
GROUND FLOOR



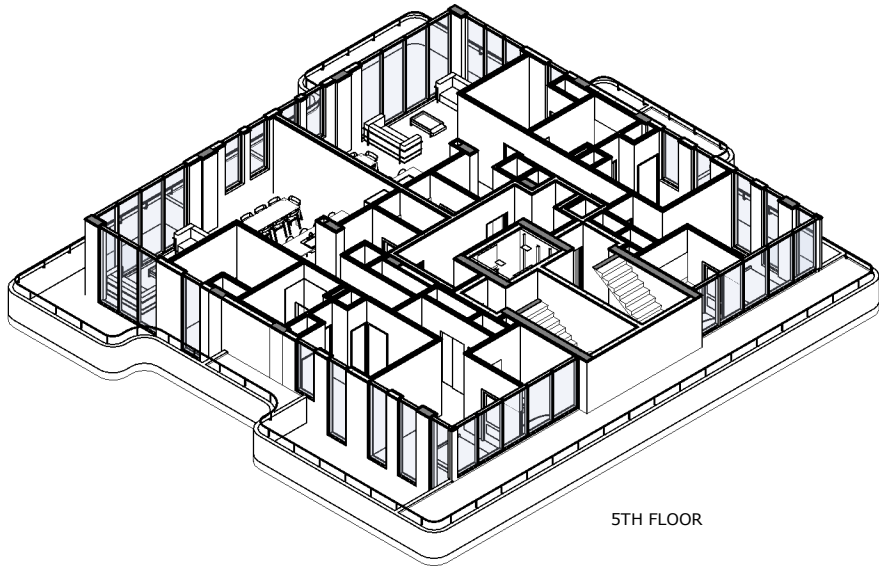
2ND FLOOR



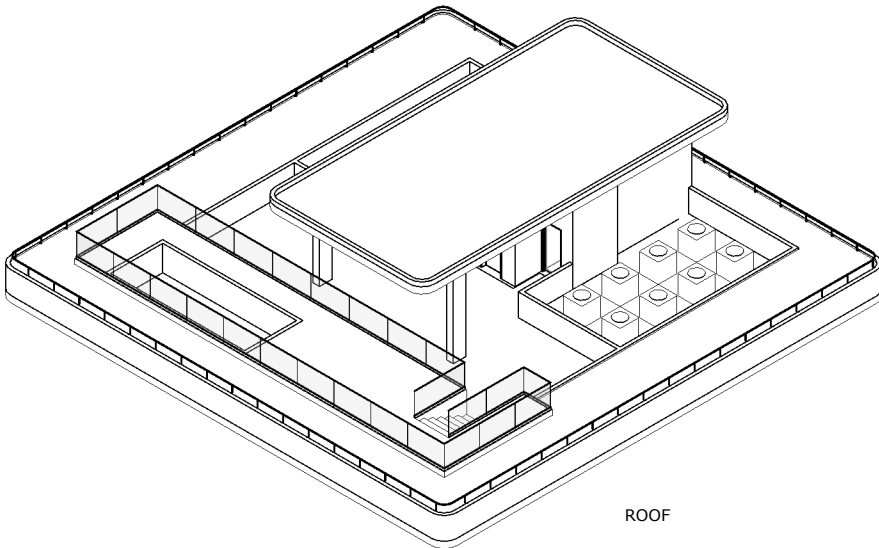
3RD FLOOR



4TH FLOOR



5TH FLOOR



ROOF



EXPOSED  
CONCRETE



TRANSPARENT GLASS FOR  
WINDOWS / STOREFRONTS



BLACK ALUMINUM FRAME FOR  
WINDOWS / STOREFRONTS



WOOD FOR  
EXTERIOR DOORS



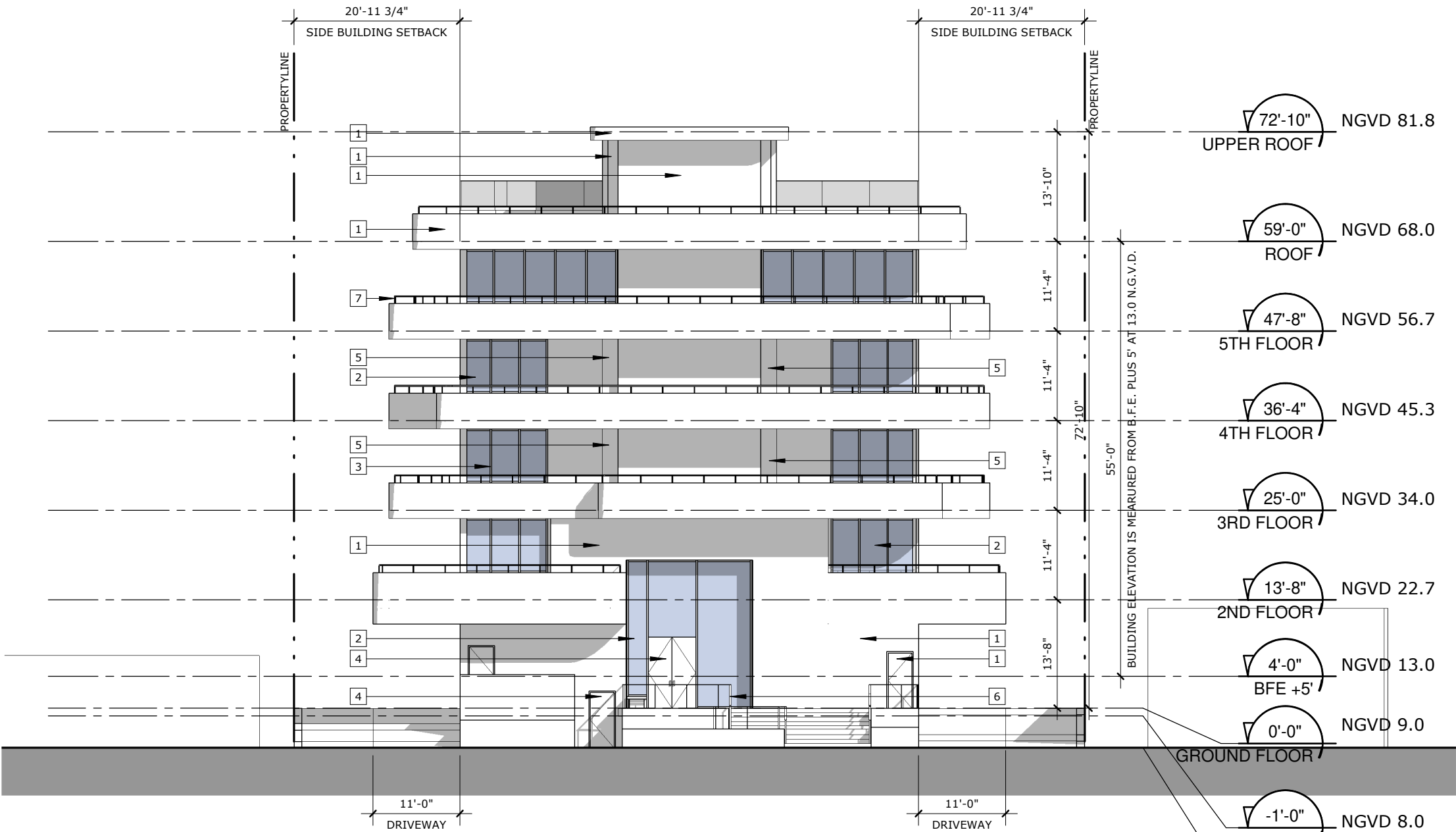
BURNT WOOD FOR  
EXTERIOR WALLS



EXTERIOR RAILINGS  
(PAINTED BLACK)



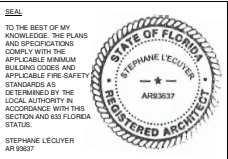
BALCONY GUARDRAILS



ELEVATION LEGEND

- 1 EXPOSED CONCRETE
- 2 TRANSPARENT GLASS FOR WINDOWS / STOREFRONTS
- 3 BLACK ALUMINUM FRAME FOR WINDOWS / STOREFRONTS
- 4 WOOD
- 5 BURNT WOOD
- 6 EXTERIOR RAILINGS (PAINTED BLACK)
- 7 BALCONY GUARDRAILS

1 FRONT ELEVATION (NORTH)  
A-501 SCALE: 1/16" = 1'-0"



ISSUE FOR: SITE PLAN APPROVAL

BISCAYNE POINT

700-710 82 STREET,  
MIAMI BEACH,  
FLORIDA 33141

TITLE  
FRONT ELEVATION (NORTH)

SCALE  
As indicated  
DRAWN BY  
JWU  
DATE  
12/20/2022





EXPOSED  
CONCRETE



TRANSPARENT GLASS FOR  
WINDOWS / STOREFRONTS



BLACK ALUMINUM FRAME FOR  
WINDOWS / STOREFRONTS



WOOD FOR  
EXTERIOR DOORS



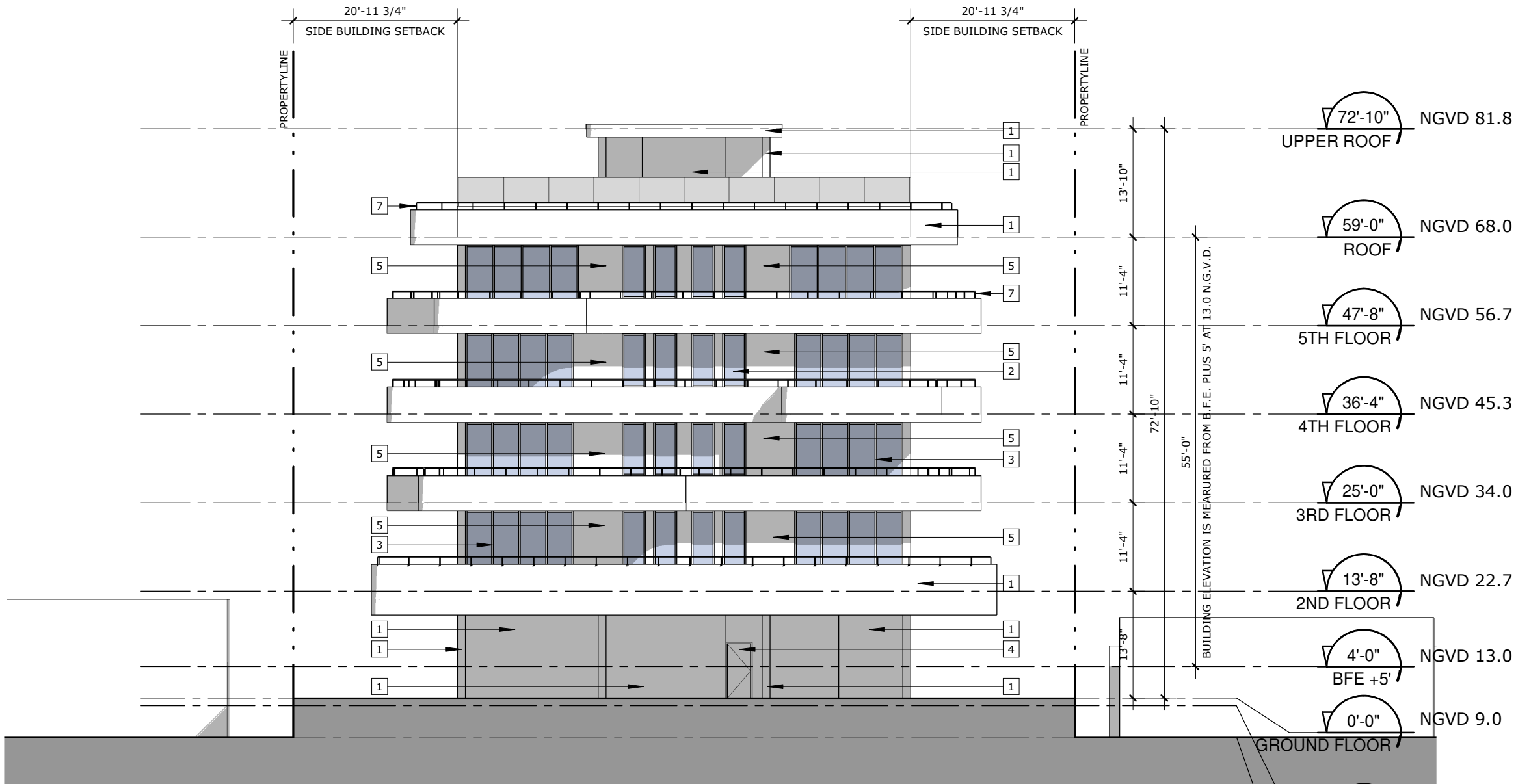
BURNT WOOD FOR  
EXTERIOR WALLS



EXTERIOR RAILINGS  
(PAINTED BLACK)



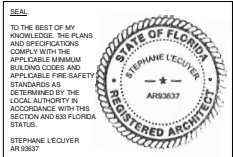
BALCONY GUARDRAILS



### ELEVATION LEGEND

- |   |  |
|---|--|
| 1 | EXPOSED CONCRETE                               |
| 2 | TRANSPARENT GLASS FOR WINDOWS / STOREFRONTS    |
| 3 | BLACK ALUMINUM FRAME FOR WINDOWS / STOREFRONTS |
| 4 | WOOD   |
| 5 | BURNT WOOD                                     |
| 6 | EXTERIOR RAILINGS (PAINTED BLACK)              |
| 7 | BALCONY GUARDRAILS                             |

1 REAR ELEVATION (SOUTH)  
A-502 SCALE: 1/16" = 1'-0"



ISSUE FOR: SITE PLAN APPROVAL

BISCAYNE POINT

700-710 82 STREET,  
MIAMI BEACH,  
FLORIDA 33141

TITLE  
REAR ELEVATION (SOUTH)  
SCALE  
As indicated  
DRAWN BY  
JWU  
DATE  
12/20/2022



EXPOSED  
CONCRETE



TRANSPARENT GLASS FOR  
WINDOWS / STOREFRONTS



BLACK ALUMINUM FRAME FOR  
WINDOWS / STOREFRONTS



WOOD FOR  
EXTERIOR DOORS



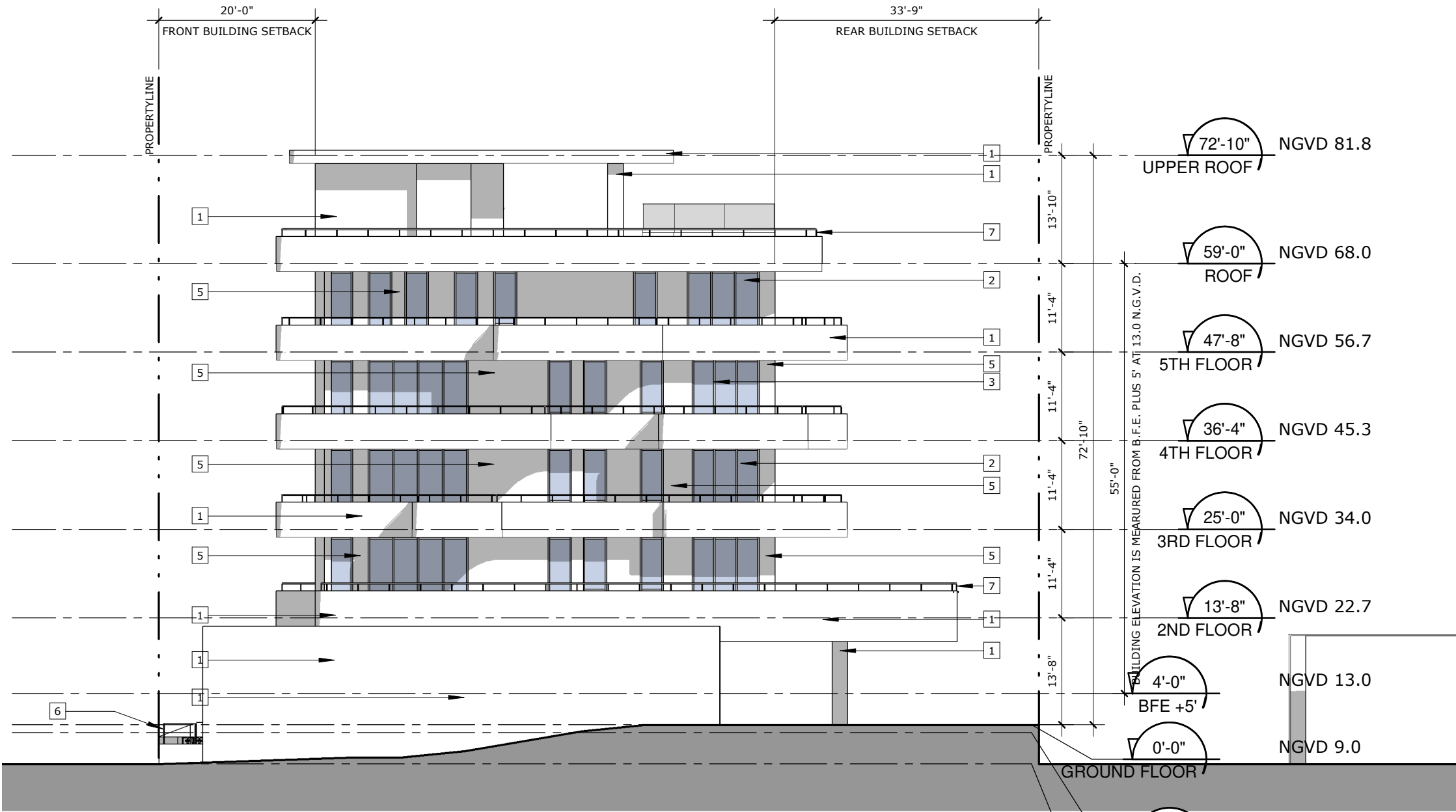
BURNT WOOD FOR  
EXTERIOR WALLS



EXTERIOR RAILINGS  
(PAINTED BLACK)



BALCONY GUARDRAILS



ELEVATION LEGEND

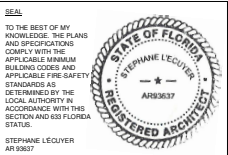
- 1 EXPOSED CONCRETE
- 2 TRANSPARENT GLASS FOR WINDOWS / STOREFRONTS
- 3 BLACK ALUMINUM FRAME FOR WINDOWS / STOREFRONTS
- 4 WOOD
- 5 BURNT WOOD
- 6 EXTERIOR RAILINGS (PAINTED BLACK)
- 7 BALCONY GUARDRAILS

1 SIDE ELEVATION (WEST)  
A-503 SCALE: 1/16" = 1'-0"



absolute-idea.com  
ARCH. LICENSE NO. 1871 AAS001058  
CANAL PARK  
3323 NE 163rd Street, Suite 200 North Miami Beach, FL 33160  
305.792.0015 305.931.0279 info@absolute-idea.com

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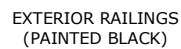
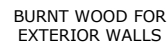
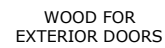
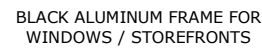
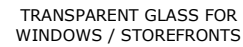
ISSUE FOR: SITE PLAN APPROVAL

BISCAYNE POINT

700-710 82 STREET,  
MIAMI BEACH,  
FLORIDA 33141

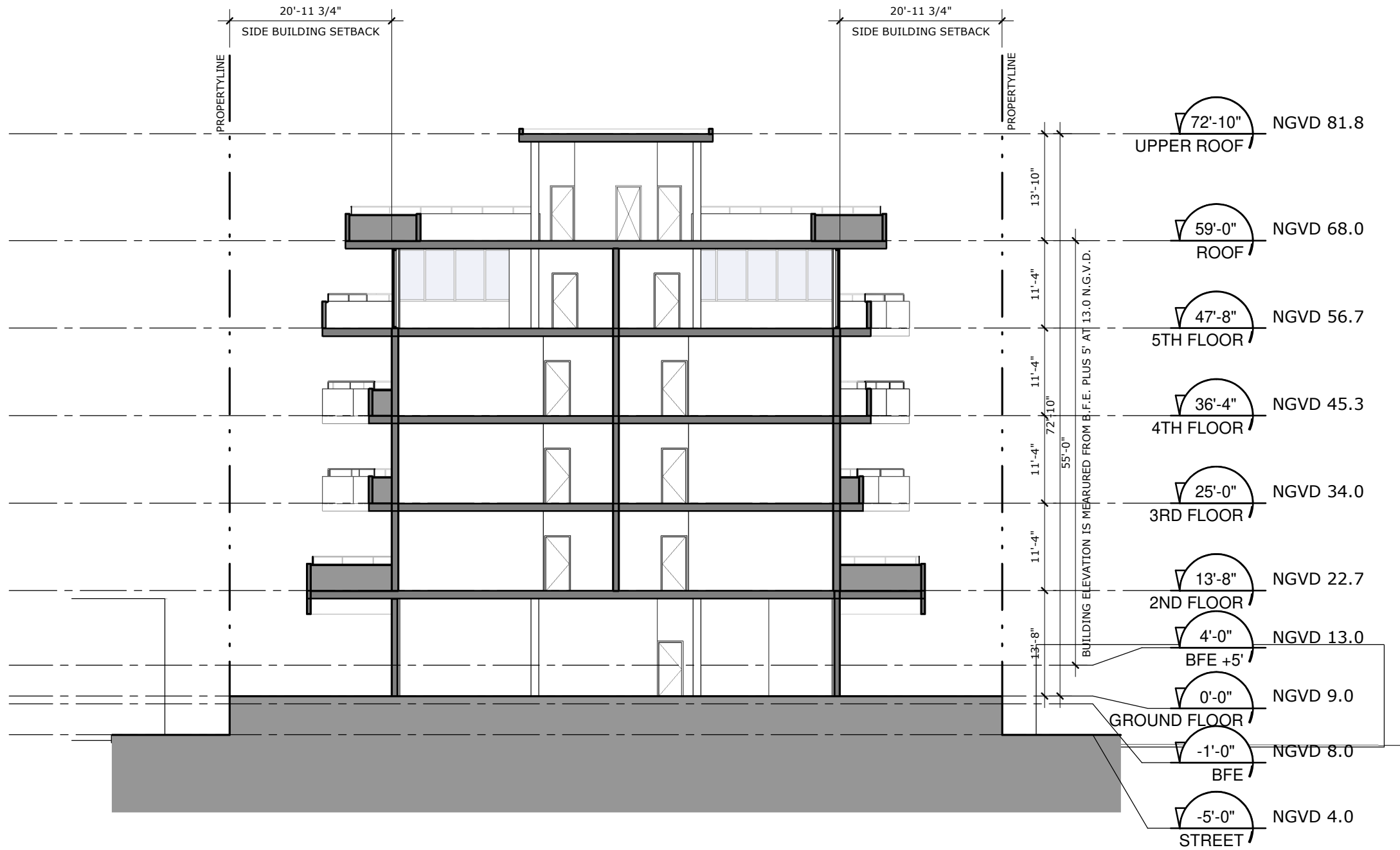
TITLE  
SIDE ELEVATION (WEST)  
SCALE  
As indicated  
DRAWN BY  
JWU  
DATE  
12/20/2022

A-503

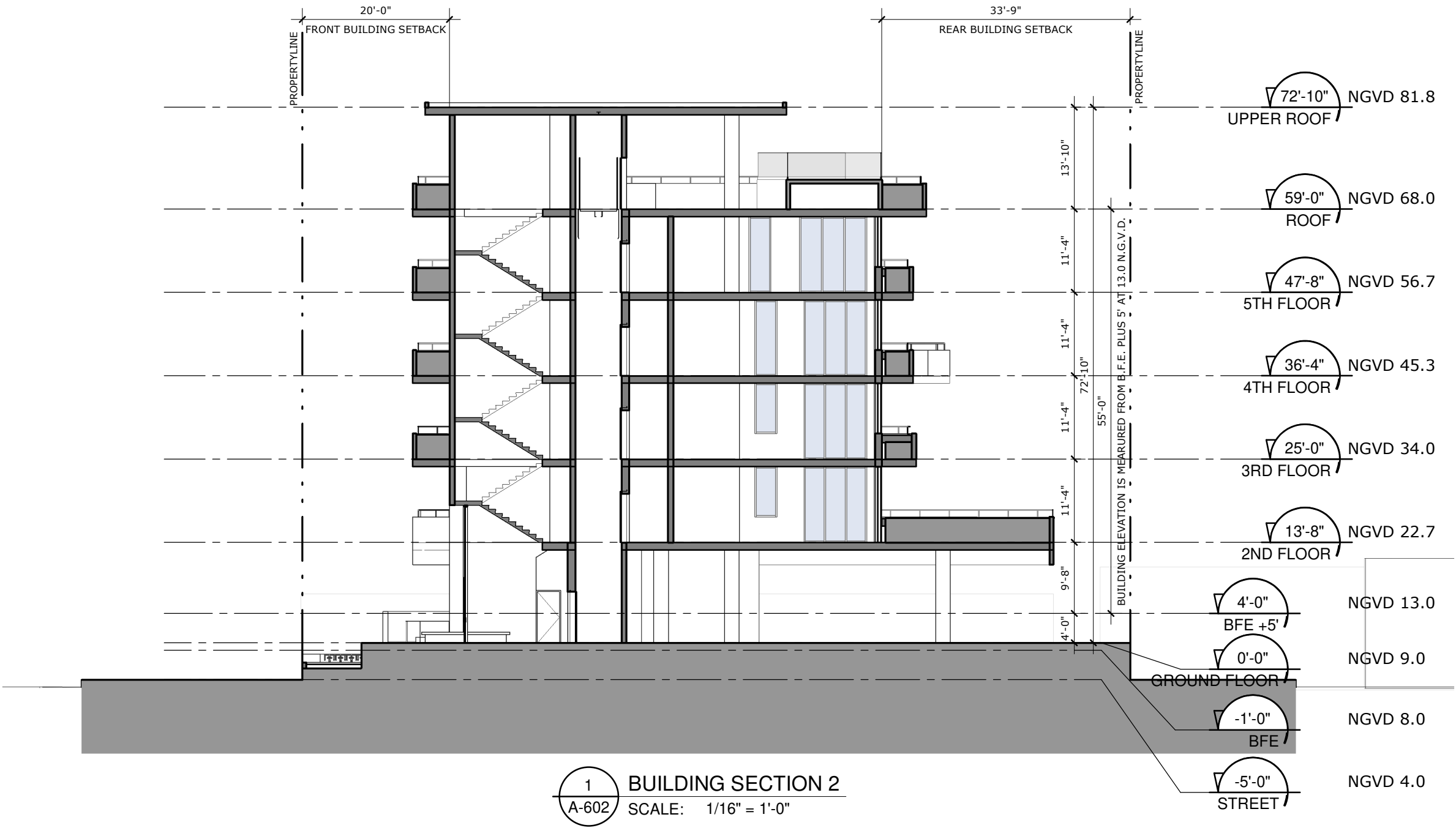


- 1 EXPOSED CONCRETE
- 2 TRANSPARENT GLASS FOR WINDOWS / STOREFRONTS
- 3 BLACK ALUMINUM FRAME FOR WINDOWS / STOREFRONTS
- 4 WOOD
- 5 BURNT WOOD
- 6 EXTERIOR RAILINGS (PAINTED BLACK)
- 7 BALCONY GUARDRAILS

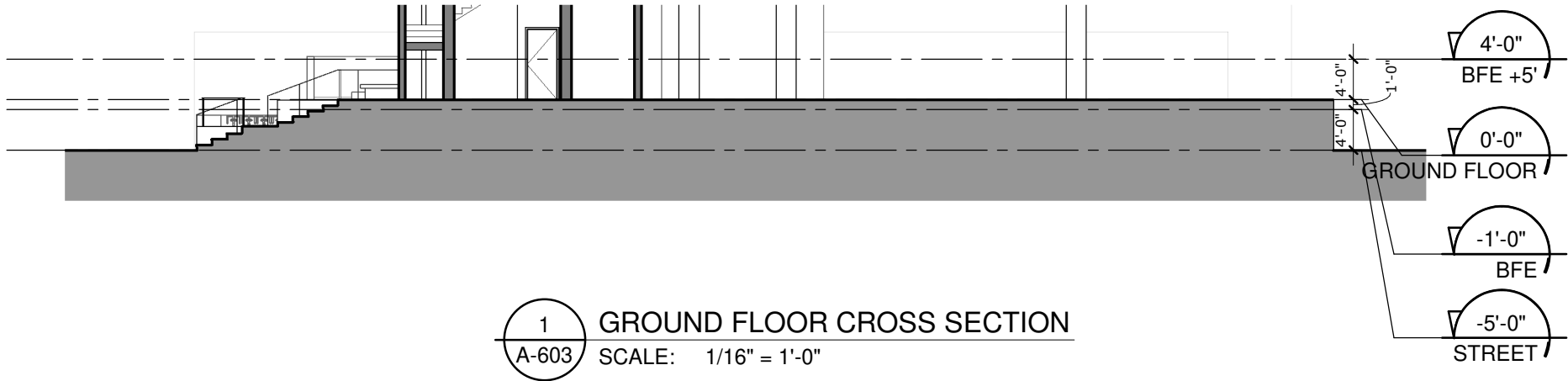
1 SIDE ELEVATION (EAST)  
A-504 SCALE: 1/16" = 1'-0"



1 BUILDING SECTION 1  
A-601 SCALE: 1/16" = 1'-0"









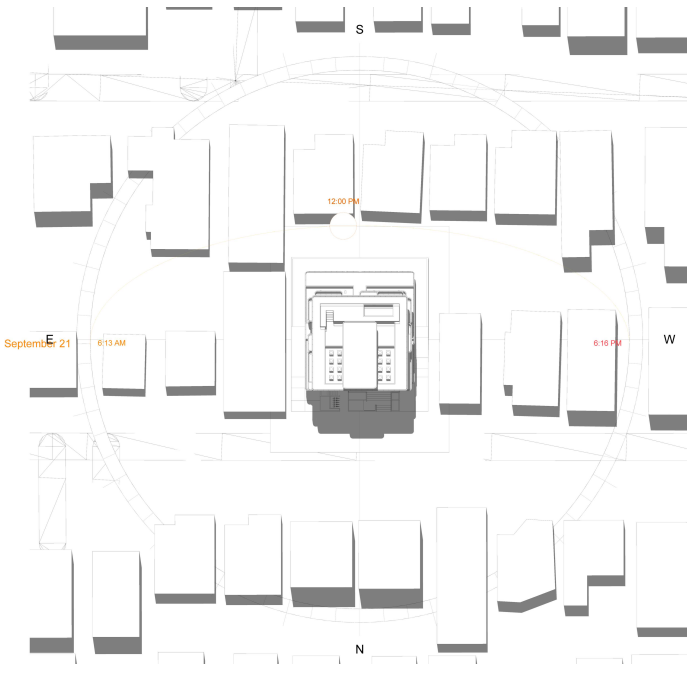
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JUNE 21ST 12:00PM



MARCH 21ST 12:00PM



SEPTEMBER 21ST 12:00PM



ISSUE FOR: SITE PLAN APPROVAL

BISCAYNE POINT

700-710 82 STREET,  
MIAMI BEACH,  
FLORIDA 33141

TITLE  
SUN STUDY (2D)

SCALE

DRAWN BY

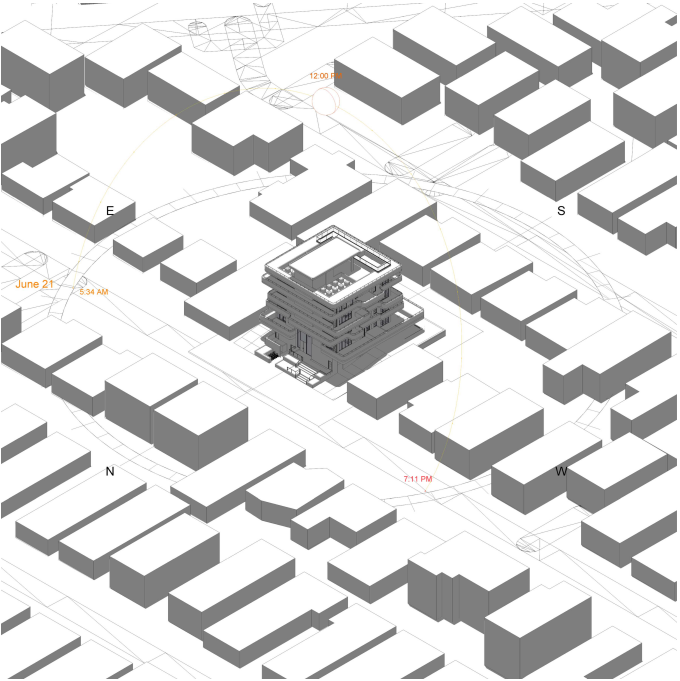
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DATE

01/09/23



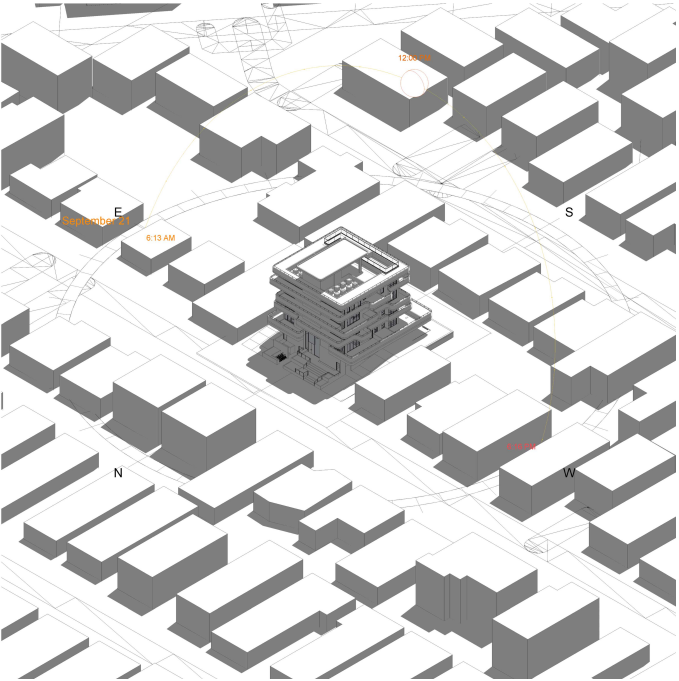
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